Protocol

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

To view or participate in the Board Meeting, please refer to the following options:
• **In-Person**: Public Meeting Room at 2 George Street, First Floor
• **YouTube Streaming** (to view live or after the meeting): The meeting will be recorded and livestreamed to the City of Charleston BAR-L YouTube channel at https://www.youtube.com/channel/UCBofP1rUHr3PnAGIY3w7a5Q/playlists.

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

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

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

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

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

1640 FOLLY RD.
427-00-00-022

Reconsideration of the Design Review Board’s decision to deny the demolition. The applicant again request approval for the demolition of a 1-story house over 50 years of age.
August 26, 2022

Via Email: meeksd@charleston-sc.gov
City of Charleston Design Review Board
Attn: David Meeks, D.R.B. Administrator

RE: DRB2022-000132
1640 Folly Road (TMS# 427-00-00-022)

Good Afternoon Mr. Meeks,

Please allow this correspondence to serve as Scan Assets, LLC’s formal notice of appeal and request for Design Review Board reconsideration of its review and determination on August 15, 2022 of Scan Assets, LLC’s request for approval for the demolition of the 1 story structure located at 1640 Folly Road (TMS# 427-00-00-022). Specifically, this appeal and reconsideration request is sought to direct the attention of the Design Review Board to new facts, to seek clarification of the Board’s findings of fact and law, to correct any mistakes of fact and law in the original Design Review Board review and determination, to correct any clerical errors, and to obtain Design Review Board approval of Scan Assets, LLC’s request. Please let me know if any monetary fee is needed to process this request as well as any other forms which we need to submit in order to formally appeal and request reconsideration.

Sincerely,

Ian O’Shea
August 30, 2022

Mr. Charles Wilson
1640 Folly Road
Charleston, SC 29412

Dear Mr. Wilson,

On August 30, 2022 McSweeney Engineers, LLC conducted a structural inspection at the dwelling located at 1640 Folly Road in Charleston, SC. The following narrative should be considered an update to, and used in conjunction with, our previous inspection report dated November 12, 2020. Both investigations were conducted by the same South Carolina registered Professional Engineer.

The previous inspection report noted, and provided photographic evidence of, widespread structural deficiencies associated with the structure. Our analysis concluded that the structure was unsafe and not suitable for habitation. Our recommendation following the 2020 inspection was to demolish the structure. Furthermore, we indicated that widespread failures and/or partial collapse were likely if the structure was not demolished.

The results of the current investigation only serve to bolster our nearly two year old analysis and recommendation. The following changes in structural condition were noted during the current inspection:

- The previous report noted floor bucking in several locations. While this is still true, the floor has partially collapsed as shown in Photograph 1.
- The partial collapse of the ceiling, as shown in Photograph 2, was not noted in the previous inspection.
- The chimney has collapsed as shown in Photograph 3. This was not previously noted.
- The previous report noted widespread deterioration of the floor and sill members, and that these members were bearing on isolated unfilled block piers. Photograph 4 shows an overall view of the left side of the structure. It is likely that foundation and/or sill failure caused subsequent floor, chimney, and roof collapse in this area. This collapse was not noted in the previous inspection.

Commentary:
We maintain that the structure is not safe for habitation or suitable for any use. As a South Carolina registered Engineer, it is my opinion that the repair, alteration, relocation or improvement of this dwelling cannot be made at a reasonable cost in relation to the value of the dwelling. Considering the severe deterioration and partial collapse, coupled with widespread mold, mildew, and water damage; there is no salvage value left in any of the structural components. The current investigation verifies the validity of our previous recommendation: demolish the structure or it will continue to demolish itself.
**Recommendation:**
The structure should be demolished.

If you have any questions or need additional information please contact me at your convenience.

Very truly yours,

[Signature]

William D. Barna, P.E. (SC #25057)
Photograph 1: Interior Floor Collapse – Not Noted in the 2020 Inspection

Photograph 2: Ceiling Collapse – Not Noted in 2020 Inspection
Photograph 3: Brick Chimney and Partial Foundation Collapse – Not Noted in 2020 Inspection

Photograph 4: Partial Roof Collapse – Not Noted in 2020 Inspection
3 August 2022

City of Charleston
Department of Planning, Preservation and Sustainability
2 George Street
Charleston, SC  29401

Re: Community Corner
Demolishment of House at 1642 Folly Road

MPS project#: 021452.00

City of Charleston Design Review Board,

We respectfully submit this application and supporting document package for the demolition of the structure at 1640 Folly Road Property.

Folly Road is experiencing a significant transformation, guided by the community’s investment into its vision, and is on its way to a rebirth. We strongly believe its potential has a much greater opportunity to be achieved once we let go of what is left of the structure at 1640 Folly Road. We appreciate your attention and review of the submittal documents.

Description of submittal package:

- Completed Design Review Board Application
- Cover Letter
- Survey by Alexander Peabody
- TMS Registration
- Charleston County Assessor’s property value
- Exterior photos of the structure
- Historic Aerial Photo of Folly and Grimball Road
- Portion of the James Island & Johns Island Historical Survey (list of eligible properties)
- Screen Capture of SC ArchSite Public Web Map
- Structural Inspection Engineering Reports (Spartan Engineering Services & McSweeney Engineers)

The survey information provided shows three structures on the site. Per the survey by Alexander Peabody the structure in question is labeled 1642 Folly Road. The other two structures shown on the survey do not exist. Specifically, 1646 Folly Road, the old corner store, was lost as a result of a traffic accident where-in a vehicle drove through the structure.

The Aerial photograph provides a reminder of the context that once existed along this stretch of Folly Road. Folly Road and Grimball is a very different place today, with a vision for this area described in the Rethink Folly Road, to “re-establish civic spaces as socially healthy gathering places” and “Build new street-facing buildings on the corridor with parking at the rear of the lot”. In all there are eight “Key Recommendations” for this area along with a complete street design captured in the vision.
In 1989, the structures on the parcel and specifically what was referred to as the Halter House was included in a Historical and Architectural Inventory. Per Page 54 of that report:

The following recommendations are based upon the completed evaluation of the James Island and Johns Island Historical Survey (1989) by the State Historic Preservation Office staff, which feels that these properties meet the eligibility criteria for inclusion in the National Register of Historic Places. These recommendations are based on the present architectural integrity and available historical information for the properties included in the survey. Should changes occur or additional information become available, additional properties may be determined potentially eligible by that office.

The survey did not include the Halter House in their review of the criteria that warranted preservation. Several pages from that report are included for reference.

Additionally, per the SC ArchSite Public Web Map, the structure can be confirmed to be classified as “Not Eligible” for the National Register of historic places.

The team has investigated the integrity of the existing structure and a summary of their findings are included in two reports. One by Spartan Engineering and a second by McSweeney Engineers.

In addition to the information below supporting the demolishment of the house, we have contacted house moving companies for relocation and the three we have contacted have stated that the house would not survive a move from its current location.

Thank you again for your attention and consideration of this request and look forward to the conversation with the Board.

Best regards,

Nathan Schutte, AIA
Corporate Studio Leader, Charleston
### AERIAL PHOTO NO. 3

<table>
<thead>
<tr>
<th>1. T. M. No. 427 — 0</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>2. TITLE 0</td>
<td></td>
</tr>
<tr>
<td>3. HAY OIL COMPANY, INC.</td>
<td></td>
</tr>
<tr>
<td>4. HARDIE BROTHERS, INC.</td>
<td></td>
</tr>
<tr>
<td>5. HALE, Lizetta R.</td>
<td>10-24-76 H117 354</td>
</tr>
<tr>
<td>6. HALE, Henry Bruce</td>
<td>4-2-03 T442 767</td>
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<tr>
<td>7.</td>
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<tr>
<td>8.</td>
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<td>9.</td>
<td></td>
</tr>
<tr>
<td>10. PROPERTY LOCATION</td>
<td>Sally Rd</td>
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<tr>
<td>11. Lot</td>
<td>7</td>
</tr>
<tr>
<td>Block</td>
<td></td>
</tr>
<tr>
<td>Tr</td>
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<tr>
<td>Parc</td>
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<tr>
<td>Plat</td>
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<td>12. ACRES:</td>
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<tr>
<td>High Land</td>
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<td>Mosch Land</td>
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<tr>
<td>Total Acres</td>
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<td>13. ACCESS:</td>
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<tr>
<td>Road Frontage</td>
<td>X X X</td>
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<tr>
<td>14. PLATS RECORDED</td>
<td>W-23 U87-220</td>
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<tr>
<td>REF: 12/31/67 ACCE#094555 W-23 1.10 Acc</td>
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<tr>
<td>15. YEAR ASSESSMENT FOR</td>
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<tr>
<td>16. LAND ASSESSMENT</td>
<td>$150 7/8/74</td>
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<tr>
<td>17. BUILDING ASSESSMENT</td>
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<td>18. TOTAL ASSESSMENT</td>
<td>$1650</td>
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<td>19. NUMBER OF BUILDINGS</td>
<td>2</td>
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<td>21. BUILDING PERMIT</td>
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<tr>
<td>PERMIT NUMBER</td>
<td>1</td>
</tr>
<tr>
<td>DATE OF ISSUE</td>
<td>1-1-03</td>
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<td>DESCRIPTION OF WORK</td>
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</tr>
<tr>
<td>22.</td>
<td></td>
</tr>
<tr>
<td>23.</td>
<td></td>
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<td>24.</td>
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<td>25.</td>
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PIN: 4270000022
This data is as-of 11-18-2020

The information on this page is for Tax Year 2020 and reflects the status of the property for that tax year. This includes building information, values and information on exemptions, discounts and special assessments. Any changes for Tax Year 2021 will not be displayed until later in 2021.

Value Info

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<thead>
<tr>
<th>Legal Residence</th>
<th>LR Pct</th>
<th>AgUse</th>
<th>ATI 25Pct Exemption</th>
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<td>0</td>
<td>N</td>
<td>N</td>
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<td>$45,800</td>
<td>$644,750</td>
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<td>Capped Value *</td>
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<td>$644,750</td>
</tr>
<tr>
<td>Taxable/Use Value **</td>
<td>$598,950</td>
<td>$45,800</td>
<td>$644,750</td>
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Value History

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<td>$615,000</td>
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<td>$615,000</td>
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<tr>
<td>Taxable/Use Value **</td>
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<td>$36,900</td>
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</table>

* Capped Value: At County-wide reassessments the increase in the value of a property for tax purposes is limited (capped) at no more than 15%.

** Taxable/Use Value: The Capped Value and Taxable/Use Value are usually the same. If the property has been approved for Agricultural Use the values will be different.

 Dwelling Info

<table>
<thead>
<tr>
<th>Extension</th>
<th>House Type</th>
<th>Year Built</th>
<th>Total Finished Living Area</th>
<th>Bedroom Count</th>
<th>Full Bath Count</th>
<th>Half Bath Count</th>
<th>Total Stories</th>
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<tbody>
<tr>
<td>R01</td>
<td>12 Bungalow</td>
<td>1960</td>
<td>1060</td>
<td>3</td>
<td>1</td>
<td>0</td>
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</table>

Additional Improvements

No data available
JAMES ISLAND & JOHNS ISLAND HISTORICAL SURVEY
Survey Report

JAMES ISLAND AND JOHNS ISLAND
HISTORICAL AND ARCHITECTURAL INVENTORY

Preservation Consultants, Inc.

1. Name of Survey

James Island and Johns Island Historical Survey
Charleston County, South Carolina

2. Boundaries of Survey Area

Survey boundaries of James Island (including Sol Legare Island) were the Stono River to the west; Elliott(s) Cut and Wappoo Creek to the north; Ashley River and Charleston Harbor to the northeast; Parrot(s) Point Creek, Clark Sound, and Secessionville Creek to the east and southeast; and Folly Creek and King(s) Flats Creek to the south.

Survey boundaries of Johns Island were the Stono River to the east, north, and northwest; Church Creek and Bohicket Creek to the west; Haulover Creek to the southwest; and Kiawah River to the south.

3. Number of Properties Surveyed

330 sites were surveyed.
201 sites were surveyed on James Island.
129 sites were surveyed on Johns Island.

There are an additional fourteen sites on James Island and one site on Johns Island which have previously been surveyed and listed on the National Register of Historic Places.

4. Number of Square Miles Surveyed

James Island comprises 35.7 square miles, and Johns Island 49.8 square miles. These figures include both high ground and marshlands.

5. Surveyors

Sarah Fick
David Schneider
Robert P. Stockton, Project Historian
Preservation Consultants, Inc.
Post Office Box 1112
Charleston, South Carolina 29402

6. Beginning and Ending Dates of Survey

(g) Evaluation of Potential National Register Properties in the Survey Area

The following recommendations are based upon the completed evaluation of the James Island and Johns Island Historical Survey (1989) by the State Historic Preservation Office staff, which feels that these properties meet the eligibility criteria for inclusion in the National Register of Historic Places. These recommendations are based on the present architectural integrity and available historical information for the properties included in the survey. Should changes occur or additional information become available, additional properties may be determined potentially eligible by that office.

JAMES ISLAND

<table>
<thead>
<tr>
<th>Site #</th>
<th>Location</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>2490002</td>
<td>Riverland Drive</td>
<td>Sons and Daughters of Jerusalem Church</td>
</tr>
<tr>
<td>2490030</td>
<td>Sol Legare Road</td>
<td>Seashore Farmers Lodge</td>
</tr>
<tr>
<td>2490039</td>
<td>Riverland Drive</td>
<td>King Solomon Farmers' Union, Lodge Hall #3</td>
</tr>
<tr>
<td>2490041</td>
<td>Grimball Road</td>
<td>White House</td>
</tr>
<tr>
<td>2490056</td>
<td>Peas Hill Road</td>
<td>Washington House</td>
</tr>
<tr>
<td>2490065</td>
<td>683 Fort Sumter Road</td>
<td>Heyward House</td>
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JOHNS ISLAND

<table>
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<th>Site #</th>
<th>Location</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>2570001</td>
<td>3917 Chisolm Road</td>
<td>Belvidere; Rivers House</td>
</tr>
<tr>
<td>2970002</td>
<td>Restricted</td>
<td>Stanyarne (Brick House) Cemetery</td>
</tr>
<tr>
<td>2970023</td>
<td>Hamilton Road, East side</td>
<td>Gibbs House Ruins</td>
</tr>
<tr>
<td>2970045</td>
<td>2624 Burden Creek Road</td>
<td>Bosomworth House (Ruins)</td>
</tr>
<tr>
<td>2970081.00</td>
<td>River Road (at Johns Island Airport)</td>
<td>Bosomworth Smokehouse (Ruins)</td>
</tr>
<tr>
<td>2970081.01</td>
<td>River Road (at Johns Island Airport)</td>
<td>Bosomworth Kitchen (Ruins)</td>
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<tr>
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<td>Andell House</td>
</tr>
<tr>
<td>4350001</td>
<td>4480 Bohicket Road</td>
<td>Mt. Hebron Church</td>
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<tr>
<td>5320030</td>
<td>4060 Bohicket Road</td>
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</tr>
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</table>

(h) Sites Worthy of Further Investigation to Determine Potential National Register Eligibility

JAMES ISLAND

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<thead>
<tr>
<th>Site #</th>
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<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>2490020</td>
<td>Sol Legare Island</td>
<td>Mosquito Beach Oyster Factory</td>
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<tr>
<td>2490050</td>
<td>1575 Folly Road</td>
<td>Limehouse, W. L., House</td>
</tr>
<tr>
<td>2490063</td>
<td>Fort Johnson Road</td>
<td>Stoney Memorial Gates</td>
</tr>
<tr>
<td>2490064</td>
<td>1013 Oceanview Road</td>
<td>Clark-Oswald House</td>
</tr>
<tr>
<td>2490067</td>
<td>Oak Point Road</td>
<td>Oak Point</td>
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</table>
JOHNS ISLAND

<table>
<thead>
<tr>
<th>Site #</th>
<th>Location</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>2570007-08</td>
<td>Main Road at SCL Railroad</td>
<td>Stono Station/ Market</td>
</tr>
<tr>
<td>2870082</td>
<td>Main Road near Chisolm Rd. Johns Island Fire Tower</td>
<td></td>
</tr>
<tr>
<td>5320010</td>
<td>4667 Chisolm Road</td>
<td>Ravenswood Plantation Oak Avenue</td>
</tr>
</tbody>
</table>

13. Data Gaps

a) The project did not include a review of archaeological site files housed at the South Carolina Institute of Archaeology or at the Charleston Museum.

b) The location of James Town (ca. 1672) has not been determined. Conflicting information was found regarding early settlers on the islands, i.e. William Rivers' mid-nineteenth century remarks about "Dutch" immigrants. It is known that a number of individual early settlers were Quakers, but the written record did not provide information about Quaker meeting houses or societies.

c) Primary and secondary source material specific to James and Johns islands is limited. Only incomplete historical research has been done regarding individual plantations. A few sites, such as Fenwick Hall and Stono Plantation, have been researched in depth, but information is limited regarding most plantations. The relationships of planters with each other and planters on other Sea Islands, as well as their connections with Charleston or other cities, has not been documented. Thorough study has not been made into the written record - warrants, plats, grants, deeds and titles - and made available to researchers.

d) Black ownership data specific to James and Johns islands, including evidence of Reconstruction-era land ownership patterns, has not been researched. Post-War black communities have been identified and researched at Sol Legare Island and Stono Plantation. It was expected that evidence would be found of antebellum free black land ownership on the islands, but no information was found to prove this assumption.

e) Insufficient research has been done to determine whether rice cultivation has been a part of the agricultural history of James and Johns islands. Only limited primary or secondary source material was found regarding agriculture, or early industries on James and Johns islands. Available references to Bennett's Mill and the James Island shipyard do not permit locating their sites exactly. It is known that there were several sawmills on the islands, but no information was found in the written record, and their locations remain unknown. With the exception of the Mosquito Beach Oyster Factory, no sites were identified pertaining to the seafood industry or its economic role, although it had been expected that seafood would have been important to the islands.

f) There is a lack of primary and secondary source material regarding roads, ferries and other transportation routes, including private roads and landings, on the islands. Research into railroad history particular to Johns Island has not been done.

g) Only limited primary or secondary source material was found regarding emerging political patterns, white and black, after the Civil War. Site-specific data was found helpful in identifying locations of agricultural clubs, military societies, and community service
Limited Assessment Follow-up Report
for
An Existing Dilapidated Residential Structure

Date: November 30, 2020

Mr. Charles Wilson
1614 Grimball Road Extension
Charleston, SC 29412

Re: Limited assessment of 1640 Folly Road...

Mr. Wilson,

Per your request, we visited the above address to assess the structural condition of the on-site building. Based on our observations, it is our opinion that the building is in structurally poor condition with some areas observed to be in danger of collapsing. We observed that the foundation systems were compromised at several locations and that termite damage was rampant throughout the floor system and likely within the wall system. The roof was observed to be rotted at several locations and had significant deflection at the area between the chimney at the rear porch.

We recommend limiting access to this structure as well as the addition of caution tape surrounding the building in case of collapse. It is also our understanding that house relocation contractors reviewed the possibility of moving this structure but determined it was not possible to do so safely. We agree with this assessment as any attempt to move this structure will result in structural failure or collapse. It is also our opinion that, based on the amount of damage and deterioration of this building, repair is likely not economically feasible and therefore this structure should be demolished. Finally, this building shall be demolished from the outside by professional demolition contractors with careful attention to outward collapse of the exterior walls and chimney.
If there are any questions regarding this follow-up report, please do not hesitate to contact us.

With kindest regards, I am

Howard D. Althen  
President, Spartan Engineering Services  
2424 Cotton Creek Drive  
Mount Pleasant, SC 29466
Photo Documentary

Photo 1 - heavily damaged perimeter beam and foundation

Photo 2 - heavily damaged perimeter beam and foundation
Photo 3 - heavily damaged perimeter beam and foundation

Photo 4 - chimney connection rotted / heavily damaged
Photo 5 - heavily damaged perimeter beam and foundation

Photo 6 - heavily damaged siding and support perimeter beam
Photo 7 – damaged porch roof / siding / CMU stem wall

Photo 8 – heavily damaged perimeter / heavily damaged / near collapsing wall area
Photo 9 – extremely heavy floor deflection due to termite damage

Photo 10 – extremely heavy floor deflection due to termite damage
Photo 11 – improperly constructed, unstable foundation system

Photo 12 – improperly constructed, unstable foundation system
Photo 13 - Improperly constructed, unstable foundation system
Photo 14 – heavily damaged roof sheathing / gable rake

Photo 15 – heavily damaged roof shingles / rotted roof rake
Photo 16 – sagging middle roof area between chimney and porch
LIMITED Structural Terms and Conditions
for
1640 Folly Road, Charleston, SC

Structural Engineering Services (SES) shall perform the services outlined in this agreement for the stated fee arrangement.

Scope of the LIMITED Assessment
Spartan Engineering Services, LLC agrees to conduct limited structural services of a limited defined area only for the purpose of informing the customer of deficiencies of that particular area only. No other area within the structure or the surrounding property has been evaluated or assessed as these are considered out of our scope of work. The assessment and report are performed and prepared for the sole, confidential and exclusive use and possession of the customer.

It is understood and agreed upon that this design repair will be of the defined areas only and will be limited in nature. Inaccessible areas and latent and concealed defects and/or deficiencies are excluded from this assessment. Equipment and systems, both major and minor, will not be dismantled, as this is out of the scope of this assessment.

It is also understood that the limited design repair and report will not address the loading adequacy, either lateral or vertical, of beams, columns, piers, joists, etc., within the structure nor does this report address code compliance with the latest building codes unless expressly stated otherwise. A structural analysis will not be performed. The assessment and subsequent report is NOT a guarantee and should NOT be used as such regarding the adequacy, condition, or performance of any inspected structure, system, item or surrounding property. Spartan Engineering Services, LLC is NOT an insurer of ANY assessed conditions.

The assessment and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances or environmental hazards including but not limited to radon gas, asbestos, mold, lead paint, urea formaldehyde, toxic or flammable chemicals and water or airborne hazards. Also excluded are assessments of swimming pools, security systems, sprinkler systems, water softeners, central vacuum systems, wells, septic systems, fire and safety equipment as these are outside of scope of the commercial inspector. In addition, the presence or absence of termites, wood boring insects, rodents and other pests are not addressed in this report.

LIMITATION OF LIABILITY
It is understood and agreed that should Spartan Engineering Services, LLC and/or its agents, members, or employees be found liable for any loss or damage resulting from failure to perform any of its obligations, including but not limited to negligence, breach of contract or otherwise, the liability of Spartan Engineering Services, LLC and/or its agents, members or employees shall be limited to the amount of the fee paid by the customer for this assessment and report.
Hidden Conditions and Hazardous Materials

A structural condition is hidden if concealed by existing finishes or if it cannot be investigated by reasonable visual observation. If SES has reason to believe that such a condition may exist, SES shall notify the Client who shall authorize and pay for all costs associated with the investigation of such a condition and, if necessary, all costs necessary to correct said condition. If (1) the Client fails to authorize such investigation or correction after due notification, or (2) SES has no reason to believe that such a condition exists, the Client is responsible for all risks associated with this condition, and SES shall not be responsible for the existing condition nor any resulting damages to persons or property. SES shall have no responsibility for the discovery, presence, handling, removal, disposal or exposure of persons to hazardous materials of any form.

Indemnifications

The Client shall indemnify and hold harmless SES and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorney’s fees) arising out of or resulting from the performance of the services, provided that any such claims, damage, loss or expense is caused in whole or in part by the negligent act or omission and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except SES) or anyone for whose acts any of them may be liable. This indemnification shall include any claim, damage or losses due to the presence of hazardous materials.
November 12, 2020

Mr. Charles Wilson
1640 Folly Road
Charleston, SC 29412

Dear Mr. Wilson,

On November 11, 2020 McSweeney Engineers, LLC conducted a structural inspection at the dwelling located at 1640 Folly Road in Charleston, SC. The investigation was conducted by a South Carolina registered Professional Engineer. The following brief narrative and accompanying photographs presents our findings and recommendations based on the results of that inspection.

Summary of Findings:

1. The structure is currently uninhabitable and does not adhere to any current building codes.

2. The foundation elements consist of non-continuous concrete masonry piers. These piers are not filled with grout and the extent of any footings could not be verified.

3. The wood floor joists and sill members exhibited widespread deterioration due to rot and termite infestation.

4. Complete sections of the floor were missing.

5. Extensive water damage was observed throughout the structure.

6. Damage to the roof structure was evident.

7. The floor was buckling in several locations.

Commentary:

The structure is not safe for habitation or suitable for any use. Extensive structural deficiencies were observed throughout the building. If left in its current state, localized or widespread failures (including partial collapse) are likely to occur in the future.
Recommendations:

Based on the level of deterioration encountered throughout the building we recommend complete demolition of the structure.

If you have any questions or need additional information please contact me at your convenience.

Very truly yours,

William D. Barna, P.E. (SC #25057)
Photograph 1: Front elevation.

Photograph 2: Rear Elevation
Photograph 3: Substandard Foundation Elements

Photograph 4: Concrete Masonry Pier - Block Not Filled with Grout
Photograph 5: Extensive Deterioration of Floor Joists.

Photograph 6: Extensive Deterioration of Wood Sill and Floor Joists
Photograph 7: Missing Section of Floor

Photograph 8: Separation Between Floor and Wall
Photograph 9: Abandoned Wiring and HVAC

Photograph 10: Extensive Deterioration of Wood Joists and Sill
Photograph 11: Deterioration of the Roof

Photograph 12: Interior Water Damage
Agenda Item #2

1770 ASHLEY RIVER RD.
351-11-00-003, 004

Request conceptual approval for a new gas station and convenience store.
August 3, 2022

REV. DATE: September 06, 2022

City of Charleston
Department of Planning,
Preservation and Sustainability
2 George Street, 3rd Floor
Charleston, South Carolina, 29401

SAM RITTENBERG AND ASHLEY RD. CP: 2220290
1770 ASHLEY RIVER ROAD
CHARLESTON, SC, 29407

Dear City of Charleston,

Attached please find in PDF format the following, hereby submitted for DRB Conceptual Review and placement on the September 19, 2022 agenda:

1. DRB application
2. DRB Conceptual Checklist
3. Civil and Landscape Set
4. Architectural Floor Plan
5. Architectural Elevations
The Parkers Kitchen project is situated at the corner of Sam Rittenberg Blvd. and Ashley River Road. Improvements consist of a new Parkers Kitchen 6 MPD canopy gas station and convenience store, approx. 23 vehicular parking spaces, onsite fuel tank infrastructure, underground stormwater detention system, an improved full access driveway along Ashley River Road and a revised entrance on Sam Rittenberg Blvd. Several grand trees existing on site have been incorporated into the design of the landscaping and the new buildings have been situated around the existing landscape to remain.

The proposed Site Plan places the C-Store building near the northeast corner of the lot. Several alternative layouts were studied; however, they were not conducive to maintaining the mature landscaping that currently exists on site.

In coordination with City Planning and Zoning Staff, Technical Review Committee Staff and Design Review Board Staff, the enclosed site layout is determined to be the most preferred and feasible to address City concerns and ensure project viability.

Please review and comment as you see fit. Please note that monument sign locations in the renders are for reference only, please refer to revised civil site plan submittal page 3/sheet #SP3 for placement. If you have any questions, or require any additional information, please do not hesitate to contact me at (407) 661-9100 ext. 9128, or via email at betzandra.garciarocha@c-p.com.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

Betzandra Garcia Rocha
Assistant Project Manager
SMALL FORMAT PROTOTYPE

Rear Elevation (Northeast)

Right Elevation (Southeast)

Color & Material Schedule

Benjamin Moore
OC-129  Alabaster
Benjamin Moore
HC-170  Stonington Gray
Storefront Metal & Trolleys
Standing Seam Awning
ACME MENAWA BRICK
Romabio Bianca White
Request preliminary approval for the construction of 2 new operations buildings for Dominion Energy.
DESC SOUT HH CHARLESTON  
CREW QUARTERS BUILDING  
PRELIMINARY PHASE REVIEW

2310 HENRY TECKLENBURG DRIVE  
CHARLESTON, SOUTH CAROLINA

BUILDING AREAS:
OFFICE AREA: 13,239 SF - INSIDE FACE OF WALL  
WAREHOUSE AREA: 4,858 SF - OUTSIDE FACE OF WALL  
TOTAL AREA: 18,177 SF - OUTSIDE FACE OF WALL

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NOTICE: THIS DRAWING IS THE PROPERTY OF MCA ARCHITECTURE INC. AND IS FURNISHED WITH THE CONDITION THAT IT IS NOT TO BE COPIED, REPRODUCED OR USED BY OTHERS EXCEPT AS REQUIRED FOR THE WORK OF THIS SPECIFIC PROJECT.
BUILDING AREAS
OFFICE AREA: 13,239 SF - INSIDE FACE OF WALL
WAREHOUSE AREA: 4,608 SF - OUTSIDE FACE OF WALL
TOTAL AREA: 18,372 SF - OUTSIDE FACE OF WALL
FLOOR PLAN

B.O. DECK OFFICE ROOF

12'-8"

T.O. PRECAST CONCRETE SLAB. SEE STRUCTURAL 15 MIL STEGO VAPOR BARRIER

C

F.O. PANEL

13'-2"

POWDER COATED TUBE STEEL METAL BRACKETS

KYNAR FINISHED ALUM GUTTER

STANDING SEAM METAL ROOF SYSTEM ON METAL DECK. 16" PANEL SIZE

1 1/2" STEEL ROOF DECK - SEE STRUCTURAL ICE AND WATER SHIELD MEMBRANE (TYP.)

0.040 KYNAR FINISHED ALUM FLASHING METAL LINEAR SOFFIT PANELS

3/4" CONT. EXTERIOR GRADE PLYWOOD

0.040 KYNAR FINISHED ALUM DRIP EDGE TRIM WITH CLEAT

KYNAR FINISHED ALUM DOWNSPOUT

6' METAL STUDS @ 16" O.C. TO ROOF DECK ABOVE CONCRETE INSULATED PRECAST PANEL

5/8" TYPE X GYP BD CONCRETE SLAB. SEE STRUCTURAL EXPANSION MATERIAL CONCRETE FOOTING - SEE STRUCTURAL

10'-0" CEILING HEIGHT

ICE AND WATER SHIELD MEMBRANE (TYP.)

SIMPLE SAVER LINER FABRIC

5/8" TYPE X GYP BD

DESIGN SOUTH CHARLESTON ELECTRIC OPS OFFICE BLDG A

GREENVILLE, SC 29401

ANDERSON, SC 29624

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NOTICE: THIS DRAWING IS THE PROPERTY OF MCA ARCHITECTURE INC. AND IS FURNISHED WITH THE CONDITION THAT IT IS NOT TO BE COPIED, REPRODUCED OR USED BY OTHERS EXCEPT AS REQUIRED FOR THE WORK OF THIS SPECIFIC PROJECT.

DRAWN BY:

CHECKED BY:

SCALE:

A-304A

WALL SECTIONS
As indicated by the drawing:

1. AT CORNERS:
   - At the building corner or the corner of equipment to be protected.
   - Conc. footing below 1'-6".
   - Use 8"Ø bollard pipe, Schedule 40 (H.D.G.) with 4 3/4" dia. x 8" headed studs into slab filled with concrete, round top.
   - Door "Z" track guards equal to 3/4"Ø x 8" headed stud (4) places 4" reflective band seals.

2. AT DRIVE IN DOORS:
   - See conc. footing below 1'-6".
   - Use 8"Ø bollard pipe, Schedule 40 (H.D.G.) with (4) 3/4" dia. x 8" headed studs into slab filled with concrete, round top.
   - Door "Z" track guards equal to 3/4"Ø x 8" headed stud (4) places 4" reflective band seals.

Notice: This drawing is the property of MCA Architecture Inc. and is furnished with the condition that it is not to be copied, reproduced or used by others except as required for the work of this specific project.
Installation Notes

1. Concrete shall be placed in conformance with ACI 318-83.
2. Concrete shall be ready mixed to develop a minimum compressive strength of 3000 psi in 28 days and contain 5% entrained air.
3. Install sign level and plumb.
4. Replace excavated soil around foundation to conform to the surrounding grade.
5. After sign box is installed, make electrical hookup and test to insure proper operation.
6. Replace lifting eye bolt with nut, flat washer and caulk. Secure all face holding fasteners.
7. Clean sign and perform any necessary paint touch-up. Clean area of all construction debris.

General Notes

1. The sign vendor is responsible for design of support structure and sign components by a Professional Engineer.
2. Sign shall be designed for minimum 30 PSF.
3. Sign shall meet UL and NEC requirements.
4. Inside of cabinet to be painted with 74200 SP ZAP white light enhancement paint.
5. All fasteners shall be stainless steel. Paint exposed fasteners to match surrounding sign components.
6. Aluminum sheet shall be 3003-H14 alloy. Aluminum extrusions shall be 6063-T6 alloy.
7. These drawings are for illustration only and not for construction.
Cabinet Detail

Scale: 3/4"=1'-0"

NOTE: Face Not Shown For Illustration Purposes

Section C-C

Scale: 3/4"=1'-0"

Lifting Eyebolt, Remove After Installation, Replace With Stainless Steel Bolt, Paint To Match Cabinet

125 Aluminum Base Cladding

Steel Base Plate

10"

LED Power Supplies As Required

See Detail C

125 Aluminum Face with Push-Thru Graphics

Steel Top Plate

Cabinet Extrusion

Baffled Weep Holes As Required

Weatherproof Disconnect Toggle Switch

Tork flush Mounted 3000 Series Photocell

Sag Rod

.090" Aluminum LED Pan, Painted with 74200 SP ZAP White Light Enhancement Paint

LED Modules, Coordinate With LED Provider To Determine LED Placement Configuration.

Prop Rod (2 Req'd)

Steel Structural Support

Aluminum Angle Support, As Required

Aluminum Angle Base Frame

.090" Aluminum LED Pan, Painted with 74200 SP ZAP White Light Enhancement Paint

Sag Rod

Baffled Weep Holes As Required

Weatherproof Disconnect Toggle Switch

Tork flush Mounted 3000 Series Photocell

.125 Aluminum Base Cladding

LED Power Supplies As Required

See Detail C

Steel Top Plate

10"

Lifting Eyebolt, Remove After Installation, Replace With Stainless Steel Bolt, Paint To Match Cabinet

125 Aluminum Base Cladding

Steel Base Plate

10"
Alternate Layout with Secondary Copy (Single Line)

Secondary Copy to Be 3M 7725-10 White Vinyl, Font to Be Univers 65 Bold

Scale: 1"=1'-0"
**Optional External Lighting Requirements**

1. LED Floodlights, Kim Lighting  
   Model # 4348P70/32L5KUV-DB
2. Fixture Color: Dark Bronze

**Foundation Notes**

1. Concrete shall be ready-mixed or portable mixer concrete such as Quikcrete or equal.
2. Lighting fixtures and fixture installation shall meet U.L. and NEC requirements.

**Foundation Notes**

**Floodlight Foundation Detail - Typical**

Not To Scale
D-6 Directional Sign

Scale: 3/4"=1'-0"

NOTE: Sample Layouts Shown, Message Will Vary By Site Requirements
D-6 Installation Detail

Scale: 3/4"=1'-0"

Concrete foundation, exact size to be determined by sign installation height and wind load requirements

Section N
Scale: Half

125° Aluminum Face

Extruded Aluminum Posts
SignComp (#1233)

Extruded Aluminum Reveal
SignComp (#1200)

Extruded Aluminum Frame
SignComp (#1275)

Extruded Aluminum Face Attached To Face Frame with LORD 406-19GB or Equal

Extruded Aluminum Post Cover
SignComp (#5407)

Section O
Scale: Half

Extruded Aluminum Post
SignComp (#1233)

Extruded Aluminum Reveal/Filler
SignComp (#1200)

Extruded Aluminum Frame
SignComp (#1275)

General Notes

1. Sign shall be designed for minimum 30 PSF.
2. Surfaces of dissimilar material to be coated or separated with vinyl film to prevent direct contact.
3. Aluminum sheet shall be 5005-H14 alloy. Aluminum extrusions shall be 6063-T6 alloy.
4. These drawings are for illustration only and not for construction.

Installation Notes

1. Concrete shall be placed in conformance with ACI 318-83.
2. Concrete shall be ready mixed to develop a minimum compressive strength of 3000 psi in 28 days and contain 5% entrained air.
3. Install sign level and plumb.
4. Replace excavated soil around foundation to conform to the surrounding grade.
5. Clean sign and perform any necessary paint touch-up. Clean area of all construction debris.
DESC SOUTH CHARLESTON ELECTRIC OPS BUILDING B
TRUCK/EQUIPMENT SHED

2310 HENRY TECKLENBURG DRIVE
CHARLESTON, SOUTH CAROLINA

TOTAL AREA: 15,520 SF - OUTSIDE FACE OF WALL
FINISHED FLOOR
0"

T.O. GIRT
17'
-
10"

T.O. SMOOTH FACE CMU
9'
-
4"

A-502B
1

04 20 00.51
13 34 19.2
13 34 19.8
07 41 13.9

07 41 13.1
13 34 19.14
03 30 00.6
03 30 00.3
-1'-4"

T.O. SPLITFACE CMU
8'
-
8"

A-503B
1

04 20 00.27
13 34 19.11
13 34 19.7
1906x1978
-1'-4"

15'-0"

03 30 00.3
07 41 13.3

13 34 19.2
13 34 19.7
07 41 13.26
07 41 13.1
13 34 19.11

03 30 00.6
04 20 00.51
05 12 00.12
04 20 00.27
13 34 19.14
13 34 19.2
Keynote Legend by Sheet

Key Value Keynote Text

03 30 00.6 7" CONCRETE SLAB ON GRADE ON 6" WA SHED STONE ON COMPACTED SUBGRADE - SEE STRUCTURAL

04 20 00.27 8" X 8" X 16" COLORED SMOOTH FACE CMU BOND BEAM

04 20 00.51 8" X 8" X 16" COLORED SPLIT FACE CMU W/ HORIZONTAL JOINT REINFORCING @ 16" O.C. SEE STRUCTURAL FOR REBAR LOCATIONS.

05 12 00.5 STRUCTURAL STEEL CHANNEL - BY PEMB

05 40 00.1 6" EXTERIOR METAL STUDS @ 16" O.C. SEE STRUCTURAL

05 50 00.2 BOLLARD - 6" STANDARD STEEL PIPE SCHEDULE 40 CONCRETE FILLED 48" ABOVE GROUND W/ (4) 3/4" X 8" HEADED STUDS INTO SLAB

06 46 00.1 1X TRIM BOARD  PAINT FINISH

07 41 13.1 STANDING SEAM METAL ROOF SYSTEM. 16" PANEL SIZE

07 41 13.18 MANUFACTURER ROOF CLIP W/ BEARING PLATE. SEAL ALL FASTENER HEADS WITH SILICONE SEALANT WATERTIGHT

13 34 19.2 METAL BUILDING SYSTEM METAL WALL PANELS

13 34 19.8 METAL BUILDING SYSTEM HORIZONTAL GIRT

13 34 19.11 EXIST METAL BUILDING SYSTEM EAVE STRUT

13 34 19.14 METAL BUILDING SYSTEM BASE GIRT TO BE DESIGNED, PROVIDED AND INSTALLED BY METAL BUILDING COMPANY (OR DESIGNATED SUB-CONTRACTOR). DESIGN TO INCLUDE HORIZONTIAL LOAD FROM CMU TO BE TRANSFERRED TO THE METAL BUILDING FRAME. MECHANICAL CONNECTION AT GIRT TO CMU TO BE DEFINED BY METAL BUILDING COMPANY, INSTALLED BY GENERAL CONTRACTOR.
Agenda Item #4

WILLIAM E. MURRAY BLVD. @ GLENN MCCONNELL
306-00-00-933, 975, 973

Request conceptual approval for a new multi-family development with 228 Apartments, 23 townhomes and an amenity building.
William E. Murray Blvd.
Apartments
Charleston, NC

Design Review Package
Sept. 7, 2022

Note: This is a preliminary design package for DRB review. It is conceptual in nature and subject to change as the project evolves.
COMBINATION PLAT
SHOWING THE PROPERTY LINE ABANDONMENT BETWEEN PARCEL 1-A, RMS 304-00-00-933 (1.12 ACRES), AND PARCEL 2-C, RMS 306-00-00-975 (5.004 ACRES) TO CREATE NEW TRACT C (6.126 AC), PROPERTIES OF UNIVERSITY MEDICAL ASSOCIATES OF MUSC, LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA.

DATE: JUNE 10, 2021  
SCALE: 1"=50'
All traffic sign posts should be securely installed at least 2' in the ground. Traffic sign posts should be green, 3' where sidewalk width is limited or where existing poles are close to the curb.

The minimum lateral offset for installed signs should be 2' measured from the nearest sign edge to the near edge of the pavement, except when a supplemental plaque or secondary sign is permitted.

Non-traffic related signs should be approved by the Department of Traffic and Transportation.

Traffic signs should be designed and placed in accordance with the latest revision of the 2009 Manual on City of Charleston Traffic & Street Name Sign Standard.
Area Site Map

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
A.3

William E. Murray Blvd. Apartments
Charleston, NC

Context

Note: This plan is conceptual in nature and subject to change.
Views from William E. Murray Blvd.

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Apartment Building Type 1 - Ground Floor Plan

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC

SGA|NW

Zimmer Development Company
Apartment Building Type 1 - Front (Parking Side) Elevation (Rear Elevation Sim.)

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Apartment Building Type 1 - Side Elevation

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Apartment Building Type 2 - Ground Floor Plan

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Apartment Building Type 2 - Outside Lower Leg (South) Elevation (West Elevation Sim.)

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Apartment Building Type 2 - Inside Lower Leg (North) Elevation (East Elevation Sim.)

William E. Murray Blvd. Apartments
Charleston, NC

Note: This plan is conceptual in nature and subject to change.

SGA | NW
design company

Zimmer Development Company
Apartment Building Type 2 - Side Elevation

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC

SGA|NW
a |BF design company

N.T.S.

ZIMMER
DEVELOPMENT COMPANY

A.11
Townhouse Building Type 3 - Ground Floor Plan (4 Units Total)
Townhouse Building Type 4 - (5 Units Total)

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC

A.12
N.T.S.
Townhouse Building Type 3 - Elevations (Building Type 4 - Sim.)

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC

A.13
N.T.S.
Clubhouse - Building Plan - 5,970 SF

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Clubhouse - West Elevation

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC

SGA NW

Zimmer Development Company
Clubhouse - North Elevation

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC

Fitness/Exercise  Multi-Purpose/ Yoga  Mail/Package

96'
28'
Clubhouse - South Elevation (Pool Facing)

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC

ZIMMER
DEVELOPMENT COMPANY
Unit Type A - One Bedroom - 730 SF

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Unit Type B - Two Bedroom - 1,061 SF

William E. Murray Blvd. Apartments
Charleston, NC

Note: This plan is conceptual in nature and subject to change.

SGA|NW

ZIMMER
DEVELOPMENT COMPANY
Unit Type D - Three Bedroom Corner Unit - 1,370 SF

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Unit Type E - Two Bedroom End Unit - 1,210 SF

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Unit Type F - Three Bedroom - 1,732 SF

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Unit Type G - Two Bedroom - 1,474 SF

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
## Tabulation Summary - Zimmer

### Building Type I - 4 Story

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### Apartment Tabulation

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### Townhouses Type IV

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**TOTAL TOWNHOUSES**: 22

---

**Unit Tabulation**

Note: This plan is conceptual in nature and subject to change.

**William E. Murray Blvd. Apartments**

Charleston, NC
Material Examples

Face Brick

Cyberspace 7078
Siding, Front Door, Garage Doors
DARK BLUE

Westhighland White 7566
Trim, Shutters, Gables, Garage Doors
CREAM - Looks White

Wood Skin 6148
Siding, Trim, Garage Doors
GREEN BEIGE - Looks Creamy

Tricore Black 6258
Shutters, Front Door
BLACK

Alum. Railing

Siding and Standing
Seam Mt. Roofing

Windows and Doors

William E. Murray Blvd. Apartments
Charleston, NC
Agenda Item B.1 and B.2

Approval of minutes from the 8/1/22 meeting

Approval of minutes from the 8/15/22 meeting