Protocol

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

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

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

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

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

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

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

Approval of Minutes from September 8, 2022 Meeting
Agenda Item #1

5 Killians Street
TMS # 460-07-01-018

Request for demolition of historic structure.
Site visit 9/22/22 at 8:30 am.

Not Rated | Westside | c. 1935 | Historic Materials Demolition Purview
Agenda Item #1

Applicant’s Presentation
5 Killians Street
Charleston SC 29403

Background
The Freedman’s Cottage at 5 Killians Street was constructed between 1902 and 1916, based on Sanborn maps and deed references. New Holmes Street Baptist Church relocated to 7 Killians Street (then called Holmes Street) in 1938, when the wood framed church was first built, and purchased the property at 5 Killians in 1965. Over its history, the Cottage has functioned as a store, a dwelling, and a support building for the Church, for outreach and education.

At the March 24, 2022, BAR-S meeting, the Church submitted a request to demolish the Cottage, citing a lack of funds to repair the structure, which was denied.

Who has been involved since the March BAR meeting
We are thankful for a large team working collaboratively to save this Cottage. This includes, in no particular order:

- Gwen and Thad Miller, members of New Holmes Street Baptist Church
- Jack Schaeffer and Josette Bailey, friends of New Holmes Street Baptist Church
- Historic Charleston Foundation
- Preservation Society of Charleston
- Frankie Pinto (BAR), Ken Granata (BID) and Alvin Ashby (Livability), City of Charleston staff
- LFA Architecture
- Michael H. Hance, PE, LLC (structural engineering)
- Charles F. Dawley Surveying
- Meadors Inc. Design Services (3D scanning)
- Charleston Habitat for Humanity (contractor)

What we have done
There have been many, many meetings with members of the group above, working to document the existing conditions and to find a way to save this structure. We have accomplished much in just four months.

- Fully documented the existing structure: Meadors Inc. provided a 3D scan of the building, which was used in conjunction with on site field measurements by LFA Architecture, to create complete existing architectural drawings (Revit 3D model). In addition, HCF interns provided the architectural description and documentation of existing materials.
- Historical research: PSC interns researched deeds, newspapers, maps, photos, and more to provide a detailed timeline and historical record of 5 and 7 Killians Street and the New Holmes Street Baptist Church.
- Grant applications:
  - An application was submitted to the National Trust Preservation Fund and the project was awarded $5000 toward planning costs for the rehabilitation of 5 Killians Street. These funds will be used to pay structural engineering and surveying fees.
  - An application has been submitted to St. Michaels Church, for up to $5000 towards the project construction costs.
A Letter of Intent has been submitted to the National Trust for their Preserving Black Churches grant. This grant could be up to $200,000, to be used for work within the church building (the Cottage is not eligible). This work would include a new kitchen, ADA restrooms, new HVAC, and ramps to make the church building both functional and accessible to all. These spaces will support the community center planned for the Cottage.

- Temporary Stabilization/Shoring Plans: A full set of stabilization plans was created by LFA Architecture, with assistance from Michael Hance (structural engineer). Those drawings were then completely reworked and revised, after the roof fell during storms on July 22.
- Stabilization of the structure: Charleston Habitat for Humanity began work on August 31 to remove the collapsed roof and stabilize the remaining structure. During this work, the north wall continued to shift and lean toward the church, the front brick chimney toppled, and the gable at the street wall fell. The interior of the building was cleared of debris (until the floor became unsafe), and the north wall has been stabilized with exterior bracing.

What we've done: Timeline
- March 24: Initial demolition application denied by BAR-S
- May 4: Initial meeting with Church members and Charleston Habitat for Humanity
- May 18: LFA Architecture was contracted by New Holmes Street Baptist Church; onsite field measuring took place
- June 1: Submitted grant application for National Trust Preservation Funds; meeting with PSC and HCF; Meadors performs fieldwork for 3D scan
- June 22: Meeting with HCF and PSC about collaborative efforts and intern assistance
- June 30: Existing building drawings completed
- July 1: Site meeting about stabilization methods, with PSC, Charleston Habitat, and structural engineer
- July 6: Meeting with HCF and PSC about historic findings
- July 19: Meeting with BAR staff about preservation plan
- July 22: Storms cause the main gable roof to collapse
- July 27: Meeting with Chief Building Official about stabilization and substantial improvement
- August 3: Temporary stabilization/shoring plans submitted to city
- August 24: Permits were approved for pickup
- August 31: Cleanup and stabilization work started
- September 1: During stabilization work and storms, the chimney and front gable fell.
- August 31 – September 2: Contacted Chief Building Official, BAR Staff, PSC, and HCF about further building collapse in storm
- September 7: Site meeting with HCF and contractor about the path forward

Why are we here: Challenges facing restoration
The Cottage is intended to serve as a base for the New Holmes Street Community Development Center, which would distribute food and other necessities, provide tutoring to area school children, and offer meeting space for the church and neighborhood.
This project includes every possible challenge to an old building in Charleston: historic preservation (without being in an historic district), flood concerns, a lack of funding, the need for ADA accessibility, gentrification...the list goes on. Unfortunately, the solutions to these challenges often conflict with one another.

- **The Church's goals:**
  - Accessibility to the building, since it will serve as a community center.
  - Durability and low maintenance, since the Church doesn’t have funds or people to keep up regular maintenance. Building materials would ideally be low maintenance (fiberglass or vinyl doors/windows, composite trim/siding, etc.).
  - Low cost, of course, because the Church has less than 30 members.

- **Preservation goals:**
  - Keep as much historic fabric as possible and retain the building's form.
  - Where material must be replaced, use like materials (i.e. replace damaged wood siding with wood siding, use TDL wood windows, etc.).
  - Keep the same basic structural system and appropriate interior finishes, especially if requesting National Trust for Preservation grant money.

- **ADA requirements:**
  - As a commercial use (community center), the building must meet ADA standards for accessibility. This would be best achieved by ramp(s) and keeping the building low.

- **Flood requirements:**
  - Restoration of the Cottage will likely be a substantial improvement, even if costs of corrections for code violations are deducted from the overall costs.
  - Base flood elevation is approximately 5 feet above grade. In addition, a 2-foot freeboard would be required because the restoration is a substantial improvement. The building either needs to be elevated or dry floodproofed to about 7 feet above ground level.
    - The wood framed walls (even if “upgraded” to 2x8 studs) could not withstand the hydrostatic pressure. Per the structural engineer, dry floodproofing would require changing the foundation to a CMU stem wall and extra thick slab floor, then continuing the CMU walls up 5 feet above the floor level.
      - Changing to CMU walls would impact the ability to meet Secretary of Interior standards and potentially eliminate grant opportunities.
    - If the building is elevated, accessibility becomes an issue.
      - A FEMA variance is not an option. The property is outside of the “zone” to allow a FEMA variance (i.e. National Register district & expansion area), and the building in its current condition could not be listed on the National Register individually.

- **Funding:**
  - While construction costs cannot be considered by the Board, funding is a very real issue for this project. All costs for the building (consultants, construction, furnishings, etc.) have to come through fundraising and grants. Certain decisions related to accessibility and flood mitigation may prohibit historic rehabilitation grants.
Current building status
The Cottage has evolved much over its lifetime. The footprint and porch locations completely changed between 1944 and 1951, and other renovations have taken place since the Church bought the property. The rearmost addition and front porch roof both have modern lumber. A few repairs to the floor system were made of pressure treated lumber in recent years.

At this point, following the roof collapse and removal, there is little material remaining that is sound. In order to restore the building, even more material would need to be removed, such as pulling off all exterior siding to add plywood or change the wall structure for a good envelope and flood mitigation. The interior wall finishes (what little remains) would be removed, to potentially salvage and reuse the beadboard located behind the plaster. The remaining studs would not stand up.

The north wall has been pushed back into place and supported, so it will not fall on the Church, but the bottom of that wall is no longer attached to the floor system or foundation. The only sound floor joists are a few pressure-treated ones that have been sistered on in the past few years. The construction crew had to stop removing debris because they were literally falling through the floor. An old reclaimed floor beam visible from the exterior at the south side of the building fell out September 2, and the next floor beam along that wall is in danger of crumbling at any moment. The studs along that side don’t bear on anything, so south wall moves when touched. The two chimneys are both broken at the floor level. The remaining chimney is being held up by the house.

During the stabilization, salvageable historic material was set aside. There is only a small pile of wood, as much of the rafters and roof sheathing were termite damaged and brittle, breaking in short pieces. A half pallet of brick from the chimney has been removed from the Cottage interior and stacked onsite for reuse.

BAR Request
Sadly, we are requesting demolition of this Cottage, but this is no longer demolition by neglect. Our team of church members/friends, city staff, preservation officers, consultants, and contractors have worked diligently over the past four months to document and save this Freedmans Cottage. However, nature has worked against us. When weighing all the challenges of project, to meet the Church’s goals, preservation standards, and flood codes, it is simply not feasible to preserve this building. Instead, it needs to be deconstructed, salvaging as much historic material as possible, for reuse.

Respectfully submitted,
Laura F. Altman, AIA
LFA Architecture, LLC
September 9, 2022
5 Killians Street, owned by New Holmes Street Baptist Church (at right, 7 Killians Street)

West side of Killians Street (photo taken May 25, 2022)
5 Killians Street, on May 25, 2022

Interior view toward the south (photo taken May 18, 2022)
Interior view toward the front of the building and Killians Street (photo taken May 18, 2022)

Interior view toward the rear of the building (photo taken May 4, 2022)
5 Killians Street, on July 24, 2022: storms collapsed the gable roof on July 22

Interior view through the front window (photo taken July 24, 2022)
View through the front window (photo taken September 8, 2022)
Henry Powell
Educational
Building c. 1902-1916
No. 5 Killians Street
Charleston, SC

HISTORIC TIMELINE

1893: Nunan Farm is subdivided into 59 lots including 5 Killians Street, which was then known as lot 38 on Holmes Street ¹

1902: A one-room structure labeled “D” for dwelling at roughly same position in the block as the later structures at 3 Killians Street, then addressed as B Holmes Street, is present on the Sanborn map ²

1906: Earliest reference of 5 Killians Street, then 5 or C Holmes Street, appears in local newspapers ³

1916: 5 Killians Property and specified buildings therein, then lot 38 or 5/ C Holmes Street, is sold to William Smalls by Sarah Simmons for $5 and other considerations⁴

1919: Peoples Baptist Church is established by Rev. Daniel Joseph Jenkins at 44 Beaufain Street ⁵

1919-27: Leadership passed to Rev. Morris and the church is renamed Morris Tabernacle Church. Earliest appearance of this new name in local newspapers was 1927 ⁶

1929: A larger building labeled “S” for Shop at 5 Killians Street, then addressed as 5 Holmes Street, with larger footprint is present on the Sanborn map ⁷

1931: Parcel and buildings on 5 Killians Street, then 5 Holmes Street, is forfeited to the Sheriff and Forfeited Land Commission for non-payment of taxes by William Smalls ⁸

1932: Parcel and buildings on 5 Killians Street, then 5 Holmes Street, is purchased by John German for $25 from the Charleston Forfeited Land Commission ⁹

1932: Parcel and buildings on 5 Killians Street, then 5 Holmes Street, conveyed to Joe and Bertha Mott ¹⁰

¹ Frederick Smith, Division of Nunan Farm (Retrieved from Charleston County Register of Deeds Office, June 10, 1893).
² Sanborn Map Company, Sanborn Fire Insurance Map from Charleston, Charleston County, South Carolina, 1902, 1902.
⁵ “History-The New Holmes Baptist Church,” August 26, 2018.
⁶ “History-The New Holmes Baptist Church.”
⁷ Sanborn Map Company, Sanborn Fire Insurance Map from Charleston, Charleston County, South Carolina, 1929, 1929.
⁹ Charleston County Register of Deeds.
1935: Structure is confirmed to be constructed, as indicated by tax records (LFA fact sheet)

1938: City school Board purchases rights of Orphan Aid Society lot and buildings at 44 Beaufain Street, occupied by the Morris Tabernacle Baptist Church for $4,000 for new Junior High School buildings as part of an expanded Memminger School 11

1938: Rev. Eli Morris appears before Zoning Adjustment Board for permission to construction two similar churches in Charleston at 7 Holmes Street and 142 Bogard Street for $200 and $300 respectively 12

1938: The church, now called the Holmes Street Baptist Church, purchases 7 Killians Street, then 7 Holmes Street, for a price of $150, labeled contract #330 13

1938: Church enters building contract to build church for aforementioned price of $200 and building is described in the paper as a one-story frame church building with a 3.5-ft side-yard and a 20-ft front yard 14

1940: Second church acquisition of 7 Killians Street, then 7 Holmes Street, recorded in newspaper by Ramon Smith et al as Trustees of the Holmes Street Baptist Church, formerly property of Sam and Martha Vanderhorst for $150 15

1944: On the Sanborn map, a “D” for dwelling replaces the “S” label for the building at 5 Killians Street, then 5 Holmes Street, while the floorplan remains consistent with the 1929 map 16

1944: On the Sanborn map, 7 Killians Street, then 7 Holmes Street, is labeled “chapel” replacing a two-story home visible on the 1929 map 17

1947: Rev. Morris dies, and Rev. Isiah Middleton becomes pastor 18

1951: John German and his wife Inez German sell the lot and buildings at 5 Killians Street, then 5 Holmes Street, to Joe Mott, son of Louise Scott Mott, and his wife Bertha Mott for $2,850 19 (1965 Deed Record indicates this occurred in 1932)

1951: A building at 5 Killians Street, then 5 Holmes Street, more closely resembling the modern plan, notably the piazza extending all the way to the front elevation, is present on the Sanborn map 20

1960: Rev. Middleton dies, and Henry Howell becomes pastor. He had been interim pastor for 5 years during Middleton’s long illness 21

1963: Sara J. R. Killians, wife of William R. Killians and resident of 2 Killians Street, then 2 Holmes Street, dies 22

1963: Holmes Street is officially renamed Killians Street along with many other Charleston city streets to remove the presence of duplicates 23

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15 “Charleston News and Courier,” December 18, 1940.
17 Sanborn Map Company.
18 “History-The New Holmes Baptist Church.”
21 “History-The New Holmes Baptist Church.”
1965: Holmes Street Baptist Church purchases lot and building on 5 Killians Street from Joe and Bertha Mott for $7,600.

1977: The church is officially incorporated as a non-profit as the Holmes Street Baptist Church listed under Rev. Powell and Ernest A. Murray.

1977-1978: The church building at 7 Killians Street is renovated and “bricked in” and the church becomes known as the New Holmes Baptist Street Church.


2002: Naomi Johnston Brown sells lot and buildings at 9 Killians Street to Holmes Street Baptist church for $60,000.

2010-2011: The church undergoes renovations of the sanctuary, education building, choir stand, and kitchen.


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24 Charleston County Register of Deeds, “Deed Book Y83, Page 96.”
26 “History-The New Holmes Baptist Church.”
27 “History-The New Holmes Baptist Church.”
29 “History-The New Holmes Baptist Church.”
30 “History-The New Holmes Baptist Church.”
5 Killians Street is located in the Westside neighborhood in Charleston, South Carolina. The building sits on the west side of Killians Street between Nunan Street and Fishburne Street. 5 Killians belongs to New Holmes Street Baptist Church and is located in a residential neighborhood. The building has a rectangular plan and is situated in the center of its lot butting up to the sidewalk.

The primary facade of the building faces east and is located on Killians Street. The building is a one-story structure, two bays wide along the primary facade. The southern bay is a door that leads to a porch where the primary entrance of the building is located. The northern bay consists of a two-over-two combination window. This facade sits on a continuous brick foundation using a running bond, has Dutch lap siding, and an asphalt shingle roof.

The secondary facade of the house faces south towards Nunan Street. It is five bays wide consisting of the front door towards the primary facade and four windows. The foundation consists of brick piers and stacked Concrete Masonry Unit (CMU) piers. The facade includes an open porch towards the primary facade as well as covered back door porch with CMU stairs towards the north facade. The exterior is clad in wood Dutch lap siding. The sections of the facade including the porch towards the south and enclosed center of the house are covered with an asphalt shingle roof, while the covered porch towards the north is covered under a metal roof over asphalt shingles.

Figure 1: View of the primary facade of house facing east. Photo taken by Laura Altman
Figure 2: View of the corner of primary and secondary facade of house. Photo taken by Laura Altman.

Figure 3: View of the secondary facade of house facing south. Photo taken by Laura Altman.
Figure 4: Detail view of porch and back door on the secondary facade. Photo taken by Laura Altman
In 1882, the portion of Charleston’s “Neck” to which Killians Street would eventually belong, then denoted as Ward 12, was far from developable land. To quote author Christina Rae Butler on the development of the area, “Wards 11 and 12 (home to new suburban-style development in the early twentieth century) were still dotted with lowlands, farms, industry, and scattered working-class housing, and until the next bout of speculative subdivisions altered the Neck further.” As a result, it should come as no surprise that the neighborhoods contained in wards 11 and 12 would be plagued with flooding problems in the decades and century to follow.

The first specific recorded reference to what is now 5 Killians Street was in 1893 when Nunan Farm, a tract of land bound by the south and north side of Fishburn Street, west of Payne was divided into 59 buildings lots by request of Colin McK. Grant and William E. Holmes, Esq, and on the original plat (Figure 5. + 6.), the empty lot denoted as 5 Killians was denoted as lot 38.

![Figure 5: Nunan Farm Division Details, 1893](image)

![Figure 6: Nunan Farm Division Map, 1893](image)

32 Butler, 115.
33 Smith, “Division of Nunan Farm.”
On the 1902 Sanborn Map, a simple one-room dwelling appears in the vicinity of what would become 5 Killians but does not appear to occupy the same lot but rather one slightly south (Figure 7.) 34. The first recorded reference to 5 Killians, then 5 or C Holmes Street, was in a death notice in the 1906 Evening Post for an infant named Rosalie Williams with a listed address of 5 Holmes Street (Figure 8.) 35. Additionally, the first deed transaction recorded for 5 Killians Street, then 5 Holmes Street occurred in 1916 when William Smalls purchased the parcel of land and buildings therein from Sarah Simmons for $5 and “other considerations” 36.

Figure 7: Sanborn Map, 1902

Figure 8: Evening Post, 1906

36 Charleston County Register of Deeds, “Deed Book N28, Page 58.”
On the 1929 Sanborn Map, there is now a building present on what is unquestionably the 5 Killians/5 Holmes lot (Figure 9.) 37. The building is labeled “S” for shop and is a single-story wood structure with a south-oriented piazza and floorplan loosely consistent with the plan of the Freemans’ Cottage house typology. On the next iteration of the Sanborn Map series, 1944, the usage and plan of the structure on the do not change markedly, but the building is now marked “D” for dwelling (Figure 10.) 38.

Figure 9: Sanborn, 1929

Figure 10: Sanborn, 1944

On the final map of the Sanborn series, the 1951 Map, the plan of the building present on the site has noticeably (Figure 11.) 39. It features a piazza now stretching all the way to the front of the structure on the Holmes Street facing elevation and a resultingly smaller interior in the front of the building. The rear appears to have been widened and expanded considerably in the seven-year span between 1944 and 1951 40. This plan closely resembles the building’s current floorplan (Figure 12.) with the exception of a more recent addition in the rear-most portion of the structure.

40 Sanborn Map Company.
Agenda Item #2

651 King Street
TMS # 460-04-04-095

Request preliminary approval for new mixed-use building.

Not Surveyed | Cannonborough / Elliottborough | New | Old and Historic District
Agenda Item #2

Applicant’s Presentation
BAR'S CONCEPTUAL COMMENTS/CONDITIONS 07/28/2022

BOARD CONDITIONS:
A) SLIGHTLY TONE DOWN 3RD FLOOR MASSING, SPECIFICALLY SOUTH SIDE AND HEIGHT / OVERHANG AT THE EAST.

B) RESTUDY NORTH WALL DETAILING

C) CLARIFY ALL MATERIALITY

STAFF COMMENTS:
2) THE NORTH WALL, WHICH WILL BE MINIMALLY VISIBLE, RELIES ON IVY TO COVER A SIGNIFICANT PORTION OF THE FIRST FLOOR. APPLICANT SHOULD EXPLAIN CONSIDERATIONS FOR SUCCESS OF THE PLANT GROWTH HERE.

3) THE HARD CANOPIES AT THE WEST AND SOUTH ELEVATION SECONDARY ENTRIES SHOULD BE THINNED FROM THE PROPOSED 14" IN HEIGHT AS THEY ARE SHALLOW IN DEPTH AND COMPETE WITH THE STOREFRONT CORNICE.

4) CONSIDER PANELS IN THE BOTTOM OF THE PAIR OF STOREFRONT DOORS TO MIMIC THE PANELS BENEATH THE WINDOWS.

DESIGN TEAM RESPONSE 09/22/2022

BOARD CONDITIONS:
A) WE RESTUDIED THE THIRD FLOOR PENTHOUSE WITH THE INTENT TO REDUCE THE PROMINENCE ON KING STREET BY DECREASING THE DEPTH OF THE ROOF OVERHANG BY APPROX 1'7" AND REPLACING THE TWO LARGE COLUMNS WITH MINIMAL ANGLED STEEL BRACKETS. WE PULLED THE NORTH AND SOUTH WALLS IN AS MUCH AS POSSIBLE ADDITIONAL 10" ON EACH SIDE TO 2'-6" FROM THE PARAPET FACES. WE FEEL THAT THE 5'-0" TOTAL OFFSET (SITE IS ONLY APPROX 26'-0" WIDE) IS ALL THAT WE COULD PRACTICALLY REDUCE THE THIRD FLOOR WIDTH.

B) WE FURTHER DEVELOPED THE NORTH ELEVATION AS DISCUSSED. SINCE THE ELEVATION IS MINIMALLY VISIBLE AND TIGHT TO THE PROPERTY LINE WE FOCUSED THE DETAILING TOWARDS THE KING STREET SIDE BY WRAPPING THE CORNER WITH A SIMILAR WOOD STOREFRONT ELEMENT AND CONTINUED THE RECESSED BRICK RHYTHM / PATTERNING ON THE SECOND FLOOR.

C) PLEASE REFER TO SHEET G003 AND ELEVATIONS FOR DETAILED EXPLANATION OF THE PROPOSED MATERIALS.

STAFF COMMENTS:
2) THE DESIGN NO LONGER RELIES ON IVY OR VEGETATION AS A DESIGN ELEMENT.

3) THE CANOPIES HAVE BEEN REDUCED AS MUCH AS POSSIBLE TO STILL HOUSE AN EMERGENCY EGRESS DOWNLIGHT.

4) PANELS HAVE BEEN ADDED TO THE WOOD STOREFRONT DOORS AND THE STOREFRONT HAS BEEN FURTHER DEVELOPED.
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<td>GENERAL SHALE - PAINTED RED WIRECUT, SHERWIN WILLIAMS - ALABASTER OR SIMILAR</td>
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**Material Color Samples**

Material color samples will be provided for review at the board meeting unless specifically requested otherwise.
651 KING STREET SITE- VIEW FACING WEST

651 KING STREET SITE- VIEW FACING SOUTH

651 KING STREET SITE- VIEW FACING NORTH

651 KING STREET SITE- VIEW FACING EAST
NEW RENDERING - FACING NORTH -
09/22/2022

651 KING - MIXED USE
651 KING STREET
CHARLESTON, SC

Project Number
Issued for Review
Issued for Permit
Issued for Construction

The Middleton Group
4289 Spruill Avenue, Suite 100,
North Charleston, SC 29405
ARCHITECTURE.THEMIDDLETONGROUP.NET

Revisions
9/9/2022 2:26:13 PM

G010
NEW RENDERING-
FACING NORTH AT DUSK
- 09/22/2022

- BAR-S PRELIMINARY SUBMISSION
- 09/22/2022
- 651 KING STREET, CHARLESTON, SC

Project Number
Issued for Review
Issued for Permit
Issued for Construction
### Door Schedule

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<td>3' - 0&quot;</td>
<td>7' - 0&quot;</td>
<td>TRUSTILE WD PTD WD PTD BARN DOOR, FROSED FG</td>
<td></td>
</tr>
<tr>
<td>203A D4</td>
<td>2' - 6&quot;</td>
<td>7' - 0&quot;</td>
<td>TRUSTILE WD PTD WD PTD</td>
<td></td>
</tr>
<tr>
<td>204 D5</td>
<td>3' - 0&quot;</td>
<td>7' - 0&quot;</td>
<td>TRUSTILE WD PTD WD PTD BARN DOOR, FROSED FG</td>
<td></td>
</tr>
<tr>
<td>205 D4</td>
<td>3' - 0&quot;</td>
<td>7' - 0&quot;</td>
<td>TRUSTILE WD PTD WD PTD</td>
<td></td>
</tr>
<tr>
<td>206 D4</td>
<td>3' - 0&quot;</td>
<td>7' - 0&quot;</td>
<td>TRUSTILE WD PTD WD PTD</td>
<td></td>
</tr>
<tr>
<td>207 D5</td>
<td>3' - 0&quot;</td>
<td>7' - 0&quot;</td>
<td>TRUSTILE WD PTD WD PTD BARN DOOR, FROSED FG</td>
<td></td>
</tr>
<tr>
<td>208 D4</td>
<td>3' - 0&quot;</td>
<td>7' - 0&quot;</td>
<td>TRUSTILE WD PTD WD PTD</td>
<td></td>
</tr>
<tr>
<td>209 D5</td>
<td>3' - 0&quot;</td>
<td>7' - 0&quot;</td>
<td>TRUSTILE WD PTD WD PTD BARN DOOR, FROSED FG</td>
<td></td>
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<tr>
<td>210 D4</td>
<td>3' - 0&quot;</td>
<td>7' - 0&quot;</td>
<td>TRUSTILE WD PTD WD PTD</td>
<td></td>
</tr>
<tr>
<td>211 D5</td>
<td>3' - 0&quot;</td>
<td>7' - 0&quot;</td>
<td>TRUSTILE WD PTD WD PTD BARN DOOR, FROSED FG</td>
<td></td>
</tr>
<tr>
<td>213 D5</td>
<td>3' - 0&quot;</td>
<td>7' - 0&quot;</td>
<td>TRUSTILE WD PTD WD PTD BARN DOOR, FROSED FG</td>
<td></td>
</tr>
<tr>
<td>301A D4</td>
<td>2' - 6&quot;</td>
<td>7' - 0&quot;</td>
<td>TRUSTILE WD PTD WD PTD</td>
<td></td>
</tr>
</tbody>
</table>

### Window Schedule

<table>
<thead>
<tr>
<th>W1</th>
<th>Type Mark</th>
<th>Rough Opening</th>
<th>Window Type</th>
<th>Material</th>
<th>Finish</th>
<th>Style</th>
<th>Glazing</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>3' - 6&quot; 7' - 0&quot;</td>
<td>KOLBE- ULTRA SERIES- 6/6 DOUBLE HUNG</td>
<td>ALUM CLAD WD PREFINISHED- COLOR CORBEAU</td>
<td>1-1/4&quot; IGU- CLEAR, LOW-E IMPACT RATED, DIVIDED LITE (BLACK SPACERS)</td>
<td>14</td>
<td></td>
<td></td>
</tr>
<tr>
<td>W2</td>
<td></td>
<td>3' - 6&quot; 5' - 4&quot;</td>
<td>KOLBE- ULTRA SERIES- 6/6 DOUBLE HUNG</td>
<td>ALUM CLAD WD PREFINISHED- COLOR CORBEAU</td>
<td>1-1/4&quot; IGU- CLEAR, LOW-E IMPACT RATED, DIVIDED LITE (BLACK SPACERS)</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>W3</td>
<td></td>
<td>2' - 10&quot; 5' - 4&quot;</td>
<td>KOLBE- ULTRA SERIES- 6/6 DOUBLE HUNG</td>
<td>ALUM CLAD WD PREFINISHED- COLOR CORBEAU</td>
<td>1-1/4&quot; IGU- CLEAR, LOW-E IMPACT RATED</td>
<td>8</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Door and Window Schedules**

**Page:** A601
SANBORN MAP - 1888
SANBORN MAP - 1902
SANBORN MAP - 1951

SANBORN MAP
- 1888
SANBORN MAP
- 1902
SANBORN MAP
- 1951

KING STREET SKETCH - 1872

HISTORY - SITE

SANBORN MAP
- 1888
SANBORN MAP
- 1902
SANBORN MAP
- 1951

HISTORY - SITE
SITE NAME: 651 King Street
SITE NUMBER: c-460-4-4:95
RECORDED BY: Geier Brown Renfrow Architects, Washington, D.C.
DATE: 3/04/85
VIEW: S/E
NEG. FILE #: 19:20

LOCATION: City of Charleston
COUNTY: Charleston

DATE: 9/22/2022
TIME: 2:25:24 PM

HISTORY: BUILDING
22030
651 KING- MIXED USE
BAR-S PRELIMINARY SUBMISSION
09/22/2022
651 KING STREET
CHARLESTON, SC
651 KING STREET

649 KING STREET - BUILDING 2
4 STORIES

**Imagery by Robert A.M. Stern Architects - 649 King Street Submittal**
From BAR-L Agenda 01/12/2022 - Conceptually Approved
Shown for Reference Only

**Imagery by Sottile & Sottile - 635 King Street Submittal**
From BAR-L Agenda 06/22/2022 - Conceptually Approved
Shown for Reference Only

**Image by Robert A.M. Stern Architects - Context: Upcoming Developments South of Line Street**
CORNER OF KING AND LINE

CORNER OF ST PHILIP AND SPRING

222 ST PHILIP

CORNER OF COMING AND BOGARD

CORNER OF COMING AND CANNON- MULTIPLE 3RD STORY SET BACK MODERN PENTHOUSES

CORNER OF ST. PHILIP AND CANNON- MULTIPLE 3RD STORY SET BACK MODERN PENTHOUSES
 ORIGINAL 651 KING STREET BUILDING - 1985

651 KING STREET PROPOSED DIAGRAM - TRANSITION BETWEEN RESIDENTIAL AND COMMERCIAL - HISTORIC AND MODERN

651 KING STREET PROPOSED DIAGRAM - KING STREET TRANSITION OF SCALE

651 KING STREET PROPOSED DIAGRAM - ALIGNMENT WITH CONTEXT
Agenda Item #3

91 Nassau Street
TMS # 459-05-03-053

Request conceptual approval for new rear residence.

Category 4 | East Side | c. 1852 | Old City District
Agenda Item #3

Applicant’s Presentation
NEW RESIDENCE

91 NASSAU STREET
CHARLESTON, SOUTH CAROLINA  29403
TMS # 459 05 03 053

ARCHITECTURAL DRAWINGS FOR BAR REVIEW

T1.0  TITLE SHEET
T1.1  CURRENT SURVEY
T1.2  SITE PLAN AND PROPERTY INFORMATION
T1.3  PROPERTY SECTION
T1.4  CONTEXT PHOTOS
A1.0  FLOOR PLANS
A2.0  EXTERIOR ELEVATIONS
A2.1  EXTERIOR ELEVATIONS

THE OWNER SEAN McLOUGHLIN MET WITH ZONING ASSOCIATE PLANNER SEAN KILLION TO REVIEW DRAWINGS AND CONFIRM THE PROJECT IS ZONING COMPLIANT ON 7/1/2022.

THIS PROJECT WAS DEFERRED BEFORE PRESENTATION AT THE JULY 28TH BAR-S MEETING. THE BOARD REQUEST THE APPLICANT RESUBMIT WITH ALL SUBMITTAL REQUIREMENTS. ITEMS ADDED TO THIS SET OF DRAWINGS INCLUDE:
1. ANY REFERENCE TO SHORT TERM RENTAL REMOVED FROM DRAWINGS.
2. ADJACENT PROPERTIES ADDED TO SITE PLAN.
3. SP1.1 PROPERTY SECTION ADDED TO SHOW EXISTING STRUCTURE AND PROPOSED SUBORDINATE STRUCTURE.
4. CP1.0 CONTEXT PHOTOS ADDED FOR REFERENCE.
5. PREVIOUS VERSIONS ARE SHOWN FOR COMPARISON.

THESE PROJECT WAS PRESENTED AT THE AUGUST 25TH BAR-S MEETING BY THE OWNER, SEAN McLOUGHLIN. THE BOARD HAD SEVERAL COMMENTS.
1. THE METAL SIDING SEEMS INAPPROPRIATE.
2. THE WINDOW SCHEME SEEMS DISPROPORTIONATE.
3. THE MONO SLOPE ROOF SEEMS INAPPROPRIATE.

THIS REVISED SET OF DRAWINGS INCLUDES:
1. THE PROPOSED SIDING IS NOW ARTISAN STYLE HORIZONTAL FIBER CEMENT SIDING.
2. THE NUMBER OF WINDOWS IS REDUCED BY EIGHT.
3. THE WINDOWS CHANGED FROM CASEMENT TO 6/6 DOUBLE OR SINGLE HUNG.
4. THE ROOF IS NOW A GABLE ROOF AND 9 INCHES LOWER.

THIS PROJECT WAS DEFERRED BEFORE PRESENTATION AT THE JULY 28TH BAR-S MEETING. THE BOARD REQUEST THE APPLICANT RESUBMIT WITH ALL SUBMITTAL REQUIREMENTS. ITEMS ADDED TO THIS SET OF DRAWINGS INCLUDE:
1. ANY REFERENCE TO SHORT TERM RENTAL REMOVED FROM DRAWINGS.
2. ADJACENT PROPERTIES ADDED TO SITE PLAN.
3. SP1.1 PROPERTY SECTION ADDED TO SHOW EXISTING STRUCTURE AND PROPOSED SUBORDINATE STRUCTURE.
4. CP1.0 CONTEXT PHOTOS ADDED FOR REFERENCE.
5. PREVIOUS VERSIONS ARE SHOWN FOR COMPARISON.
CURRENT SURVEY DATED 5/5/2022

GEORGE ZOURZOUKIS
GENERAL CONTRACTOR

30 May 2022

CLARK ARCHITECT
Cell 918 378 0753
LICENSED WITH STATE OF SOUTH CAROLINA
FERGUSON MAIL@CLARKFERGUSON.COM
316 HYDRANGEA STREET
SUMMERVILLE, SOUTH CAROLINA 29483

91 NASSAU STREET
CHARLESTON, SOUTH CAROLINA 29403

91 NASSAU STREET
CHARLESTON, SOUTH CAROLINA 29403

DRAWING FOR REVIEW

DO NOT SCALE DRAWINGS
SEE "S" SERIES DRAWINGS FOR MEMBER SIZING, ETC.
**PROPOSED SITE PLAN**

**PROPERTY INFORMATION:**
1. This site plan was developed from the survey by Palmetto 4 and Surveying, Inc.
2. TMS # 459 05 03 053
3. Land surveying is shown as printed on the survey map of 01/29/2021.
4. Property is located on 2 Nassau Street.

**REQUIRED OFF STREET PARKING SPACES:**
- Minimum spaces for proposed new residence = 2
- Total proposed spaces = 4

**PROJECT NOTES:**
1. A full preliminary layout is recommended before final site design or construction.
2. This site plan should be verified with the governing municipality before design and construction.
3. Verify the drainage capacity before design and construction.
5. Notify architect before final site design or construction.

**FLOOD ZONES:**
- Flood Zone AE 10 and Flood Zone X as shown on the FEMA Flood Zones Map

**PROPERTY SIZE:**
- Property size - 0.098 acres - 4,287 square feet
- Lot size - 0.098 acres - 4,287 square feet

**SETBACKS:**
- Front setback = 89'-7"
- Rear setback = 3'-0"
- North setback = 3'-0"
- South setback = 11'-8"

**BUILDING COVERAGE:**
- Proposed new residence = 722 square feet
- Existing dwelling with elevated HVAC = 1,150 square feet

**LOT COVERAGE CALCULATIONS:**
- Total lot coverage existing and proposed = 44% = 1,872 square feet

**EROSION CONTROL NOTES:**
1. Silt fence is required to be embedded towards construction site.
2. Stakes are to be spaced no more than six feet.
3. Erosion control notes to be determined before final site design or construction.
4. Notify architect if any discrepancies.

**SITE PLAN**

**GRAPHIC SCALE**

**NOTE:** All symbols may not be used on this sheet.
NOTE: PROPOSED NEW RESIDENCE DOES NOT CROSS THE LINE OF SITE OF THE EXISTING STRUCTURE FROM THE STREET.
ADJACENT GRADE ELEVATION = 11' - 0"

FIRST FLOOR ELEVATION = 12' - 6"

FIRST FLOOR CEILING ELEVATION = 20' - 6"

SECOND FLOOR ELEVATION = 22' - 0"

TOP OF ROOF ELEVATION = 34' - 9"

EXISTING STRUCTURE IN FOREGROUND

HORIZONTAL FIBER CEMENT SIDING

PATIO DOORS

CABLE RAILING SYSTEM

EGRESS WINDOW AT BEDROOM #2

CANTILEVERED BALCONY

GABLE ROOF WITH STANDING SEAM METAL ROOFING

SECOND FLOOR CEILING ELEVATION = 14' - 0"

RECESSED PORCH

FIBER CEMENT CASING AT ALL WINDOWS, TYP.

STANDING SEAM METAL ROOFING

ELEVATED CONCRETE SLAB FOUNDATION

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

GENERAL CONTRACTOR: George Zourzoukis

ORIGINAL: 30 May 2022

CLARK FERGUSON

LICENSED WITH STATE OF SOUTH CAROLINA

Mail @ Clark Ferguson.com

316 Hydrangea Street
Summerville, South Carolina 29483

CHARLESTON, SOUTH CAROLINA 29403

91 NASSAU STREET

DRAWING FOR REVIEW

EXTERIOR ELEVATIONS

PREVIOUS EAST ELEVATION

PREVIOUS SOUTH ELEVATION

REVISED: 09/05/2022

DO NOT SCALE DRAWINGS

SEE "S" SERIES DRAWINGS FOR MEMBER SIZING, ETC.
Agenda Item #4

6 Prioleau Street
TMS # 458-09-04-075

Request final approval for construction of two single-family buildings on a vacant lot
governed by Factors Walk PUD.

Not Surveyed | French Quarter | New | Old and Historic District
Agenda Item #4

Applicant’s Presentation
LOT INFORMATION:
ADDRESS: 6 PRIOLEAU STREET
CHARLESTON, SC 29401
TMS NO: 458-09-04-075
FLOOD ZONE: AE 11
ZONING: FACTORS WALK PUD
SETBACKS:
NORTH: 0'-0"
EAST: 0'-0"
SOUTH: 15'-0" TYPE B LANDSCAPE BUFFER
WEST: 0'-0"
MAX HEIGHT: 50' MEASURED FROM B.F.E. AT TOP OF
ADJACENT CURB TO TALLEST POINT OF RIDGE
MAX DWELLING UNITS: 2 SINGLE FAMILY RESIDENTIAL
MAX IMPERVIOUS LOT COVERAGE: 50% OF HIGH GROUND
HIGH GROUND: 7,950 SF
MAX ALLOWABLE IMPERVIOUS: 3,975 SF
PARKING: NOT LESS THAN 3 OFFSTREET PARKING SPACES

AERIAL VIEW OF THE LOT
ZONING MAP
PREVIOUS APPROVALS:
BZA-S APPROVAL TO REMOVE 19" LIVE OAK (01.05.22)
BAR-S CONCEPTUAL APPROVAL (02.28.2008)
BAR-S CONCEPTUAL APPROVAL (04.28.22)
BAR-S PRELIMINARY APPROVAL (09.21.22)

SCOPE OF WORK:
NEW CONSTRUCTION OF 2 SINGLE FAMILY RESIDENTIAL UNITS

APPLICABLE CODES:
2018 INTERNATIONAL RESIDENTIAL CODE, 2009 INTERNATIONAL
CONSERVATION CODE, 2015 FIRE PREVENTION CODE, 2015 LIFE SAFETY CODE

SHEET INDEX
S1 EXISTING SURVEY
S2 PROPOSED SITE PLAN
S3 AERIAL VIEW OF THE SITE
S4 PHOTOGRAPHS OF THE STREETSCAPE
S5 DRAWINGS OF STREETSCAPE: HEIGHT, SCALE, MASS
L1 CONCEPTUAL LANDSCAPE DESIGN
L2 LANDSCAPE INSPIRATION AND MATERIALS
A1.0 GROUND FLOOR PLANS
A1.1 FIRST FLOOR PLANS
A1.2 SECOND FLOOR PLANS
A1.3 THIRD FLOOR PLANS
A1.4 ROOF PLANS
A2.1 NORTH ELEVATIONS
A2.2 EAST ELEVATIONS
A2.3 SOUTH ELEVATIONS
A2.4 WEST ELEVATIONS
A2.5 BUILDING SECTIONS E
A2.6 BUILDING SECTION F, G
A3.1 WALL SECTIONS
A3.2 WALL SECTIONS
A3.3 DETAILS
A3.4 DETAILS
A3.5 CUT SHEETS
A4.1 DOOR AND WINDOW SCHEDULE
A5.1 COLOR + MATERIAL INSPIRATION
A5.2 PARTIAL ELEVATION + MATERIALS
3D PERSPECTIVES
3D PERSPECTIVES

PROJECT TEAM
ARCHITECTURAL DESIGN:
AMBER AUMENT
1 COOL BLOW ST. #136
CHARLESTON, SC 29403
843-822-0426
amber@amberaument.com

GENERAL CONTRACTOR:
SOUTHEASTERN CONSTRUCTION CO
A. DAVID WILLY
PO BOX 3370
SUMMERVILLE, SC 29484
843.514.1790
david@seconstructionco.com

STRUCTURAL ENGINEER:
BRIAN WELLS , PE, LLC
501 BELLE HALL PARKWAY UNIT 201
MOUNT PLEASANT, SC 29464
843.514.1790
brian@wellsengineer.net

LANDSCAPE DESIGN:
GLEN R. GARDNER
6 1/2 JUDITH STREET
CHARLESTON, SC 29403
843.722.5885
glen@garderla.com

VANDERKING LLC . 6 PRIOLEAU ST. CHARLESTON, SC 29401
amber aument design studio. 1 cool blow street. unit 136. charleston, south carolina 29403 843.822.0426
BAR-S FINAL REVIEW : 09.22.22

YAM PERSPECTIVES
YAM PERSPECTIVES

VANDERKING LLC . 6 PRIOLEAU ST. CHARLESTON, SC 29401
amber aument design studio. 1 cool blow street. unit 136. charleston, south carolina 29403 843.822.0426
BAR-S FINAL REVIEW : 09.22.22
F.E.M.A SPECIAL FLOOD HAZARD LINE
ZONE AE (11)
ZONE AE (12)

LOT SIZE: 7,977 SF
28" LIVE OAK
TREE MITIGATION: 60 SF
TYPE B REQUIRED PLANTINGS PER 100 FT
3 RECOMMENDED TREES
4 UNDERSTORY TREES
20 BUFFER SHRUBS

FLOOD ZONE: AE 11, AE 12
TMS #: 458-090-04-075

LOT SIZE: 7,977 SF

2 PRIOLEAU STREET
8 PRIOLEAU STREET
ROOF TERRACE

12" RECOMMENDED TREE
PRIOLEAU STREET
CONCORD STREET

EXISTING TREE
RECOMMENDED TREE
UNDERSTORY TREE
BUFFER SHRUBS

12" RECOMMENDED TREE  12" RECOMMENDED TREE  12" RECOMMENDED TREE

BUILDING A: FRONTING PRIOLEAU ST
BUILDING B: FRONTING CONCORD ST

PRINCIPAL BUILDING AREA: 2,108 SF
PRINCIPAL BUILDING AREA: 1,725 SF

HEATED GROUND FLOOR: XXX SF
HEATED GROUND FLOOR: XXX SF

HEATED FIRST FLOOR: 2,020 SF
HEATED FIRST FLOOR: 1,725 SF

HEATED SECOND FLOOR: 2,020 SF
HEATED SECOND FLOOR: 1,725 SF

HEATED THIRD FLOOR: 746 SF
HEATED THIRD FLOOR: 602 SF

TOTAL HEATED: 4,786 SF
TOTAL HEATED: 4,072 SF

PERVIOUS DRIVEWAY: 180 SF
PERVIOUS DRIVEWAY: 97 SF

PERVIOUS WALKWAYS: 204 SF
PERVIOUS WALKWAYS: 250 SF

PRINCIPAL BUILDING AREA: 3,833 SF: 48.05% LOT COVERAGE
SITE PHOTOGRAPHS OF THE LOT AND ADJACENT BUILDINGS
GROUND FLOOR PLAN
scale 3/16"=1'-0"

GENERAL NOTES:
1. THIS GROUND FLOOR PLAN IS FOR DESCRIPTIVE PURPOSES ONLY AND IS INTENDED TO BE USED IN CONJUNCTION WITH FOUNDATION PLAN PROVIDED BY THE STRUCTURAL ENGINEER. SEE STRUCTURAL FOUNDATION PLAN FOR ALL MATERIALS, CONNECTIONS, NOTES, & DETAILS.
2. ALL DIMENSIONS TO FACE/CENTER OF BLOCK UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO PROVIDE ANY NECESSARY HYDROSTATIC VENTS AT ELEVATOR SHAFT AND STORAGE AREAS AS REQUIRED BY CODE.
4. SEE LANDSCAPE DRAWINGS FOR ALL GRADING AND DRAINAGE.
5. ALL MATERIALS BELOW B.F.E. ARE CLASS 4 OR 5.

BUILDING A
FOOTPRINT: 2,108 SF
GROUND FLOOR HEATED: 1,060 SF
OUTDOOR LIVING ROOM: 248 SF
FIRST FLOOR HEATED: 2,820 SF
SECOND FLOOR HEATED: 1,200 SF
TOTAL HEATED: 6,440 SF

BUILDING B
FOOTPRINT: 1,725 SF
GROUND FLOOR HEATED: 1,725 SF
FIRST FLOOR HEATED: 1,725 SF
SECOND FLOOR HEATED: 1,725 SF
TOTAL HEATED: 4,052 SF

COMBINED STRUCTURES: 3,833 SF: 48.05% LOT COVERAGE

ELEVATED SLAB ELEV.
OUTDOOR LIVING ROOM
FOOTPRINT: 516 SF
GROUND FLOOR HEATED: XXX SF

ELEVATED SLAB ELEV.
OUTDOOR LIVING ROOM
FOOTPRINT: 328 SF

FIRST FLOOR HEATED: 1,725 SF
SECOND FLOOR HEATED: 1,725 SF
THIRD FLOOR HEATED: 602 SF
TOTAL HEATED: 4,052 SF

LANDSCAPE PLANS TO FOLLOW

GATE
USE EXISTING CURB CUT
PRIVACY WALL TO REMAIN
GARAGE BAYS RECESSED
GARAGE: 8'-0" CEILING HT.
ELEC. CHARGER
OUTDOOR LIVING: 328 SF
ELEVATED SLAB ELEV.
CEILING HEIGHT 8'-0"

GATE
2'-0" EAST SETBACK
398 SF

GATE
30'-0" SOUTH SETBACK
0'-0" NORTH SETBACK
0'-0" WEST SETBACK

ELEC. CHARGER
OUTDOOR LIVING
ELEVATED SLAB ELEV.
CEILING HEIGHT 8'-0"

AIR HANDLER
AIR HANDLER
AIR HANDLER
AIR HANDLER

VANDERKING LLC . 6 PRIOLEAU ST. CHARLESTON, SC 29401
amber aurret design studio. 1 cool blow street. unit 136. charleston, south carolina 29403 843.822.0426

BAR-S FINAL REVIEW : 09.22.22

A- A

A1.0
GENERAL NOTES

1. SEE A3.1 FOR ALL MATERIALS AND DETAIL INFORMATION
2. ALL MATERIALS BELOW B.F.E. ARE CLASS 4 OR 5
3. ALL WALLS BELOW FLOOD ARE BREAK AWAY CONSTRUCTION
4. SEE A1.3 FOR ALL ROOF SLOPES, GUTTER LOCATIONS, AND LIGHTNING RODS
5. SEE A4.1 FOR DOOR AND WINDOW SCHEDULE
6. SEE LANDSCAPE DRAWINGS FOR ALL GRADING AND DRAINAGE
B. EAST ELEVATION: BUILDING A: PRIOLEAU

GENERAL NOTES
1. SEE A3.1 FOR ALL MATERIALS AND DETAIL INFORMATION
2. ALL MATERIALS BELOW B.F.E. ARE CLASS 4 OR 5
3. ALL WALLS BELOW FLOOD ARE BREAK AWAY CONSTRUCTION
4. SEE A1.3 FOR ALL ROOF SLOPES, GUTTER LOCATIONS, AND LIGHTNING RODS
5. SEE A4.1 FOR DOOR AND WINDOW SCHEDULE
6. SEE LANDSCAPE DRAWINGS FOR ALL GRADING AND DRAINAGE

PAINTED BRICK
STO LIMESTONE SMOOTH STUCCO FINISH

PARAPET WITH CAST STONE COPING

10" ROUND WOOD COLUMN

50'-0" HEIGHT LIMIT

OUTLINE OF BUILDING A

SCALE 3/16"=1'-0"

B. EAST ELEVATION: BUILDING B: CONCORD

GENERAL NOTES
1. SEE A3.1 FOR ALL MATERIALS AND DETAIL INFORMATION
2. ALL MATERIALS BELOW B.F.E. ARE CLASS 4 OR 5
3. ALL WALLS BELOW FLOOD ARE BREAK AWAY CONSTRUCTION
4. SEE A1.3 FOR ALL ROOF SLOPES, GUTTER LOCATIONS, AND LIGHTNING RODS
5. SEE A4.1 FOR DOOR AND WINDOW SCHEDULE
6. SEE LANDSCAPE DRAWINGS FOR ALL GRADING AND DRAINAGE

PAINTED BRICK
STO LIMESTONE SMOOTH STUCCO FINISH

PARAPET WITH CAST STONE COPING

COPPER LANTERNS

PANELED MAHOGANY DOOR

PANELED MAHOGANY CARRIAGE GARAGE DOORS

KOLBE ALUM CLAD WOOD WINDOW:
SEE SHEET A4.1 FOR SIZE AND TYPE

CAST STONE LINTELS AND SILLS

KYNAR FINISH STANDING SEAM METAL ROOF

CAST STONE CORNICE RETURN BEYOND

BAR-S FINAL REVIEW: 09.22.22

VANDERKING LLC. 6 PRIOLEAU ST. CHARLESTON, SC 29401
amber augment design studio. 1 cool blow street. unit 136. charleston, south carolina 29403. 843.822.0426

A- A

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amber augment design studio. 1 cool blow street. unit 136. charleston, south carolina 29403. 843.822.0426

A2.2
GENERAL NOTES:

1. SEE A3.1 FOR ALL MATERIALS AND DETAIL INFORMATION
2. ALL MATERIALS BELOW B.F.E. ARE CLASS 4 OR 5
3. ALL WALLS BELOW FLOOD ARE BREAK AWAY CONSTRUCTION
4. SEE A1.3 FOR ALL ROOF SLOPES, GUTTER LOCATIONS, AND LIGHTNING RODS
5. SEE A4.1 FOR DOOR AND WINDOW SCHEDULE
6. SEE LANDSCAPE DRAWINGS FOR ALL GRADING AND DRAINAGE

VANDERKING LLC . 6 PRIOLEAU ST. CHARLESTON, SC 29401
amber aumen design studio. 1 cool blow street. unit 136. charleston, south carolina 29403 843.822.0426
D. WEST ELEVATION: BUILDING A: PRIOLEAU
scale 3/16"=1'-0"

ROUND WOOD RAIL AND 1X1-1/2 WOOD PICKETS
14" ROUND WOOD COLUMN
CAST STONE LINTELS AND SILLS
KYNAR FINISH STANDING SEAM METAL ROOF
PANELED MAHOGANY CARRIAGE GARAGE DOORS
STO LIMESTONE SMOOTH STUCCO FINISH CHIMNEY AND BISHOP'S ARCH
12" ROUND WOOD COLUMN
STO LIMESTONE SMOOTH STUCCO FINISH; PIERs EXPRESSED
11'-0"
6'-6" GRADE
AE 11
5'-10" TOP OF SLAB
50'-0" HEIGHT LIMIT
10" ROUND WOOD COLUMN
STO LIMESTONE SMOOTH STUCCO FINISH PARAPET WITH CAST COPING
16'-0" FIRST FLOOR FFE
28'-4" SECOND FLOOR FFE
39'-8" THIRD FLOOR FFE
2'-0" FREEBOARD
PAINTED BRICK

GENERAL NOTES:
1. SEE A3.1 FOR ALL MATERIALS AND DETAIL INFORMATION
2. ALL MATERIALS BELOW B.F.E. ARE CLASS 4 OR 5
3. ALL WALLS BELOW FLOOD ARE BREAK AWAY CONSTRUCTION
4. SEE A1.3 FOR ALL ROOF SLOPES, GUTTER LOCATIONS, AND LIGHTNING RODS
5. SEE A4.1 FOR DOOR AND WINDOW SCHEDULE
6. SEE LANDSCAPE DRAWINGS FOR ALL GRADING AND DRAINAGE

D. WEST ELEVATION: BUILDING B: CONCORD
scale 3/16"=1'-0"

KYNAR FINISH STANDING SEAM METAL ROOF
CAST STONE CORNICE RETURN
KOLBE ALUM CLAD WOOD WINDOW: SEE SHEET A4.1 FOR WINDOW SIZE AND TYPE
OUTLINE OF BUILDING A
OBSTRUCTING ELEVATION FROM PRIOLEAU ST
OUTDOOR LIVING ROOM

GENERAL NOTES:
1. SEE A3.1 FOR ALL MATERIALS AND DETAIL INFORMATION
2. ALL MATERIALS BELOW B.F.E. ARE CLASS 4 OR 5
3. ALL WALLS BELOW FLOOD ARE BREAK AWAY CONSTRUCTION
4. SEE A1.3 FOR ALL ROOF SLOPES, GUTTER LOCATIONS, AND LIGHTNING RODS
5. SEE A4.1 FOR DOOR AND WINDOW SCHEDULE
6. SEE LANDSCAPE DRAWINGS FOR ALL GRADING AND DRAINAGE
GRADE BEAM, SEE STRUCT. DWGS.

1'-6" GRAVEL RAIN CATCH AT PERIMETER OF FOUNDATION, TYP.

NOTE: SEE STRUCTURAL DRAWINGS FOR SIZE, DEPTH, AND REINFORCING REQUIREMENTS FOR ALL ELEMENTS OF BUILDING FOUNDATION

4" CONCRETE SLAB

WALL SECTION

SCALE: 3/8" = 1'-0"

GARAGE SLAB

ELEV. 5'-10"

SLOPE GRADE AWAY FROM FOUNDATION, TYP.

MIN. 6"

SEE STRUCTURAL FOR GRADE BEAM ATTACHMENT TO PILES AS REQ'D BY V ZONE

GRADE

ELEV. 5'6"

2X6 PLATE, SEE STRUCT. DWGS.

BAND BEAM, SEE STRUCT. DWGS.

CMU PIER, STUCCO FINISH TO ALIGN, SEE STRUCT. DWGS.

STO LIMESTONE SMOOTH STUCCO FINISH

PT 2X12 SILL PLATE

CAST STONE SILL

CAST STONE BANDBOARD WITH EMBEDDED ANGLE CONNECTIONS: SEE SHEET A3.4 FOR SPECS

BRICKMOLD

ALUM CLAD WOOD SDL LITE: SEE SHEET A4.1 FOR SIZE AND TYPE

1/2" PLYWOOD SHEATHING

WEATHER PERM. VAPOR BARRIER

2X BLOCKING

2X RAFTERS, SEE STRUCT. DWGS.

2X6 STUD WALL W/ INSULATION (R-13 MIN)

1/2" GYPSUM BOARD

2X BLOCKING REQ'D AT ALL PANEL EDGES, SEE STRUCT. DWGS.

BRICKMOLD

ALUM CLAD WOOD WINDOW SDL: SEE SHEET A4.1 FOR SIZE AND TYPE

1/2" PLYWOOD SHEATHING

WEATHER PERM. VAPOR BARRIER

2X BLOCKING

(2)2X6 TOP PLATE FOR RAFTER BEARING

(2)12" FILL, EXCAVATED FROM FOUNDATION

2X8 CEILING JOISTS, SEE STRUCT. DWGS.

1/2" PLYWOOD SHEATHING

WEATHER PERM. VAPOR BARRIER

COPPER FLASHING

CAST STONE CORNICE WITH INTEGRATED GUTTER

2X8 ROOF RAFTER TO BE SISTERED ONTO PRIMARY ROOF RAFTERS, SEE STRUCT. DWGS.

ROOF SHEATHING, RUN CONTINUOUS OVER SHIPLAP, SEE STRUCT. DWGS.

PROVIDE ICE & WATER SHEILD

KYNAR FINISH STANDING SEAM METAL ROOF

COPPER FLASHING

CAST STONE LINTEL

CAST STONE SILL

CAST STONE SILL

CAST STONE LINTEL
GRADE BEAM, SEE STRUCT. DWGS.

1'-6" GRAVEL RAIN CATCH AT PERIMETER OF FOUNDATION, TYP.

NOTE: SEE STRUCTURAL DRAWINGS FOR SIZE, DEPTH, AND REINFORCING REQUIREMENTS FOR ALL ELEMENTS OF BUILDING FOUNDATION

2X6 PLATE, SEE STRUCT. DWGS.

BAND BEAM, SEE STRUCT. DWGS.

CMU PIER, STUCCO FINISH TO ALIGN, SEE STRUCT. DWGS.

STONE LIMESTONE SMOOTH STUCCO FINISH

PT 2X12 SILL PLATE

CAST STONE BANDBOARD WITH EMBEDDED ANGLE CONNECTIONS: SEE SHEET A3.4 FOR SPECS

1/2" PLYWOOD SHEATHING

WEATHER PERM. VAPOR BARRIER

2X BLOCKING

PIER AND COLUMN SHAFT ALIGN

FRIEZE AND COLUMN SHAFT ALIGN

ARCHITRAVE AND COLUMN SHAFT ALIGN

KYNAR FINISH STANDING SEAM METAL ROOF

1/2" PLYWOOD SHEATHING

WEATHER PERM. VAPOR BARRIER

COPPER FLASHING

CAST STONE CORNICE WITH INTEGRATED GUTTER

2X RAFTERS, SEE STRUCT. DWGS.

2X6 STUD WALL W/ INSULATION (R-13 MIN)

1/2" GYPSUM BOARD

2X BLOCKING REQ'D AT ALL PANEL EDGES, SEE STRUCT. DWGS.

2X6 PLATE, SEE STRUCT. DWGS.

1/2" PLYWOOD SHEATHING

WEATHER PERM. VAPOR BARRIER

2X BLOCKING

2X RAFTERS, SEE STRUCT. DWGS.

2X6 STUD WALL W/ INSULATION (R-13 MIN)

1/2" GYPSUM BOARD

2X BLOCKING REQ'D AT ALL PANEL EDGES, SEE STRUCT. DWGS.
SECTION

IRON RAIL DETAIL
SCALE: 1"=1'-0"

POWDER COATED
1/4" PLATE STEEL

SECTION

WOOD RAIL DETAIL
SCALE: 1"=1'-0"

POWDER COATED
1/4" PLATE STEEL

amber aument design studio. 1 cool blow street. unit 136. charleston, south carolina 29403   843.822.0426

VANDERKING LLC . 6 PRIOLEAU ST. CHARLESTON, SC 29401

A3.3
CMRS MULTI-RIB
CMRS MULTI-RIB Design Is Unmatched In Performance Durability.
(29 GA and 26 GA)

CMRS R-PANEL
A Superior Roof or Wall Panel with Maximum Strength.
(26 GA and 24 GA)

CMRS 5-V
The 5-V’s Stunning Design Makes It Very Popular with Residential and Commercial Customers.
(26 GA and 24 GA) Call for color availability in 26 GA

CMRS NAIL STRIP
Revolutionary Design Eliminates the need for Through Fasteners.
(26 GA and 24 GA)

SAFETY PRECAUTIONS
Gloves should be worn to prevent injury while handling steel panels. Safety glasses should be worn to prevent eye injury when cutting or drilling steel panels with power tools. Use care when walking, sitting or kneeling on a steel roof to avoid a fall. Steel panels may become slippery when wet. Do not work on the steel panels when wet or when climatic conditions are not suitable for safe installation. Failure to comply with these procedures relieves the manufacturer of responsibility for any resultant damage to or deterioration of the product and VOID ALL WARRANTIES. THERE IS NO IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR PURPOSE.
### Exterior Finish Schedule

**Factory Walk Residence**  
6 Proleau Street  
Charleston, SC 29401

<table>
<thead>
<tr>
<th>MATERIAL</th>
<th>MANUFACTURER</th>
<th>SIZE</th>
<th>FINISH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof</td>
<td>Standing Seam</td>
<td>24 gauge, 12&quot; Reveal</td>
<td>Bronze Kynar</td>
</tr>
<tr>
<td>Downspouts</td>
<td>Metal</td>
<td></td>
<td>Match roof</td>
</tr>
<tr>
<td>Gutters</td>
<td>Integrated in Cast Stone Cornice</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chimney Cap</td>
<td>Painted Brick Bishop's Arch</td>
<td>Sherwin-Williams</td>
<td>Aunt Betty's China</td>
</tr>
<tr>
<td>Chimney</td>
<td>Smooth Cast Stucco</td>
<td>Sto Limestone</td>
<td>Match house body</td>
</tr>
<tr>
<td>Cornice</td>
<td>Cast Stone</td>
<td>Continental Caststone</td>
<td>Match house body</td>
</tr>
<tr>
<td>Bandboard</td>
<td>Cast Stone</td>
<td>Continental Caststone</td>
<td>Match house body</td>
</tr>
<tr>
<td>Lintels</td>
<td>Cast Stone</td>
<td>Continental Caststone</td>
<td>Match house body</td>
</tr>
<tr>
<td>Door + Window Trim</td>
<td>Cast Stone</td>
<td>Continental Caststone</td>
<td>Match house body</td>
</tr>
<tr>
<td>Ground floor siding</td>
<td>Smooth Cast Stucco</td>
<td>Sto limestone</td>
<td>Match house body</td>
</tr>
<tr>
<td>Stair</td>
<td>Painted Queen Brick</td>
<td>Sherwin-Williams</td>
<td>Aunt Betty's China</td>
</tr>
<tr>
<td>Windows</td>
<td>Alum Clad Wood Windows</td>
<td>Mann or Kofke</td>
<td>See Schedule</td>
</tr>
<tr>
<td>Doors</td>
<td>Wood Doors - Mahogany or Sim</td>
<td>MW Millwork</td>
<td>Mahogany, Stained</td>
</tr>
<tr>
<td>Porch Ceiling</td>
<td>Painted tongue and groove</td>
<td>Sherwin-Williams</td>
<td>Aunt Betty's China</td>
</tr>
<tr>
<td>Beams</td>
<td>Wood</td>
<td>Sherwin-Williams</td>
<td>12&quot;x12&quot; round column Aunt Betty's China</td>
</tr>
<tr>
<td>Columns</td>
<td>Wood</td>
<td>Sherwin-Williams</td>
<td>8&quot;x8&quot; Box column Aunt Betty's China</td>
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<tr>
<td>Porch Railing</td>
<td>PT Wood</td>
<td>Sherwin-Williams</td>
<td>See detail Aunt Betty's China</td>
</tr>
<tr>
<td>Decking</td>
<td>IPE</td>
<td></td>
<td>Natural</td>
</tr>
<tr>
<td>Stairs</td>
<td>Cast Stone</td>
<td>Continental Caststone</td>
<td>Match house body</td>
</tr>
<tr>
<td>Entry Railing</td>
<td>Wrought Iron, Powder coated Steel</td>
<td></td>
<td>Bronze</td>
</tr>
<tr>
<td>Driveway+ walkways</td>
<td>Brick or Bluestone Pavers</td>
<td></td>
<td>Match Existing</td>
</tr>
<tr>
<td>Privacy Walls</td>
<td>Stucco with Stucco cap</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gates</td>
<td>Wrought Iron or Powder Coated Steel</td>
<td></td>
<td>Clipper</td>
</tr>
<tr>
<td>Lanterns</td>
<td>Copper Exterior Lighting</td>
<td>Bevolo or Urban Elec</td>
<td>Copper</td>
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<tr>
<td>Landscape Lighting</td>
<td>Low Voltage Uplighting</td>
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<td></td>
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<tr>
<td>Irrigation</td>
<td>Copper</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor Living Room</td>
<td>Natural Stone Tile or Bluestone Pavers</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>#</th>
<th>MANUFACTURER</th>
<th>COLOR</th>
<th>SHEEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>PT-1 beams, columns, rail</td>
<td>Sherwin-Williams</td>
<td>Aunt Betty's China</td>
<td>Satin</td>
</tr>
<tr>
<td>PT-2 brick siding</td>
<td>Sherwin-Williams</td>
<td>Aunt Betty's China</td>
<td>Matte</td>
</tr>
<tr>
<td>PT-3 handle siding</td>
<td>Sherwin-Williams</td>
<td>Aunt Betty's China</td>
<td>Matte</td>
</tr>
<tr>
<td>PT-6 Insurer doors</td>
<td>Sherwin-Williams</td>
<td>Aunt Betty's China</td>
<td>Semi Gloss</td>
</tr>
</tbody>
</table>
Agenda Item #5

23 Ann Street
TMS # 458-09-04-075

Request conceptual approval for new mural on east façade of the Children’s Museum.

Category 2 | Mazyck-Wraggborough | c. 1840 | Old and Historic District
Agenda Item #5

Applicant’s Presentation
Applicant name:

23 Ann Street Restaurant, LLC
Mitch Banchik

Project:

East Facade of Children’s Museum Mural

Address:

23 Ann Street, Charleston, SC 29401
Children’s Museum

Architectural elevation of mural location -- east facade of Children’s museum

Mural located on east facade from Ann Street to John Street

CAMDEN ALLEY
CHARLESTON, SC
P.O. Box 20486
Charleston, SC 29413

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Drawing No.
Job No.
Date:
Scale: 3/32" = 1' - 0"

REVISIONS:

SITE PLAN AND ELEVATIONS

CHILDRENS MUSEUM

(WE UNDERSTAND THE FRONT DOOR TO THE MUSEUM IS CHANGING TO OPPOSITE SIDE OF THIS BUILDING. AS PART OF A SEPARATE PROJECT)

BUS SHED

ANN STREET

JOHN STREET

CAMDEN ALLEY

GATE

CAMDEN ALLEY MARQUEE TO SPRING FROM SHED TO SHED BEHIND EACH TOWER

ANN STREET LANDSCAPE BED TO BE AUGMENTED WITH ADDITIONAL LANDSCAPE IN THE BED.

"CAFE STRING LIGHTS" FROM BUILDING TO BUILDING - DOWN ENTIRE LENGTH OF CAMDEN ALLEY

END OF OUR SPACE

108 109 122

RESTAURANT ELEVATION
CHILDREN’S MUSEUM ELEVATION

Restaurant Elevation

Children’s Museum Elevation
Final mural art

The mural depicts an ocean scene showing sunrise to sunset (John street end is sunrise, Ann street end is sunset with nighttime in the middle. The ships, stars, birds, etc are all based and created from musical notations.)

Final mural art applied to architectural elevation
Agenda Item #6

16 Murray Boulevard
TMS # 457-16-03-006

Request conceptual approval to infill corner voids while maintaining current footprint.

Not Surveyed | Charlestowne | c. 1997 | Old and Historic District
Agenda Item #6

Applicant’s Presentation
A Proposed Renovation for Susan & Chris McHugh

PROJECT INFORMATION

TMS # 407163836
BUILT TYPE SITE

AREA:
HIGH GROUND:
BUILDING:
GROUND FLOOR:
CONDITIONED:
FIRST FLOOR AREA: 1,171 SF
SECOND FLOOR AREA: 1,235 SF
TOTAL HEATED AREA: 2,406 SF
LOT COVERAGE:
BUILDING FOOTPRINT: 1,768 SF
SCREENED/Covered: 625 SF
STAIRS: 100 SF
OPEN DECK: 100 SF

PRIMARY DRIVES/WALKS:
HVAC:
TOTAL LOT COVERAGE:

PROJECT NOTES:
1. MODIFY INTERIOR STAIR TO BE LESS OBTRUSIVE AND MORE EFFICIENT
2. EXPAND SQUARE FOOTAGE BY CAPTURING VOIDED CORNERS IF POSSIBLE
3. OWNER BATHROOM TO EXPAND, INCORPORATING VOID CORNER. ADD A SHANGRI LA TABLE AND DOUBLE VANITY
4. ONE BEDROOM TO POTENTIALLY HAVE A MURPHY BED AND HAVE SPACE FOR FELTON
5. ADD A PANTRY OFF KITCHEN, UTILIZING THE VOIDED CORNER ADJACENT TO THE POWDER ROOM
6. REPLACE WINDOWS AS REQUIRED. WOULD PREFER LARGE FIXED WINDOWS ON THE FRONT ELEVATION
7. RAISE SILL HEIGHT ON KITCHEN WINDOWS TO ALLOW COUNTERTOP TO EXTEND TO BAR
8. ADD A CUSTOM IRON FENCE AROUND PERIMETER OF SITE, SIMILAR TO NEIGHBORS
9. REMOVE WATER FEATURE IN BACKYARD. ADD A PLUNGE POOL
10. ADD AN ELECTRIC CAR CHARGER IN PARKING AREA
11. REPLACE EXTERIOR RAILINGS WITH POWDER COATED FENCES AND MODERN HARDWOOD TOPRAIL
12. RELOCATE HVAC TO AN EQUIPMENT STAND
13. LANDSCAPE DESIGN FORTHCOMING

Owner
Susan and Chris McHugh
16 Murray Blvd
Charleston, SC 29401

Architect
Thomas & Denzinger, Architects
138 St. Philip Street Suite 200
Charleston, South Carolina 29403

Structural Engineer

Contractor
Rockwell Construction
18 Broad St Suite 101
Charleston, SC 29401

Landscape Designer
Surculus Design
91-B Broad Street
Charleston, SC 29401

Owner
Susan and Chris McHugh
16 Murray Blvd
Charleston, SC 29401

Architect
Thomas & Denzinger, Architects
138 St. Philip Street Suite 200
Charleston, South Carolina 29403

Structural Engineer

Contractor
Rockwell Construction
18 Broad St Suite 101
Charleston, SC 29401

Landscape Designer
Surculus Design
91-B Broad Street
Charleston, SC 29401
VIEW FROM ENTRY PORCH LOOKING SOUTH

VIEW FROM FRONT PORCH

VIEW LOOKING NORTH FROM ENTRY PORCH

VIEW LOOKING INTO COURTYARD TO THE NORTH
Drawing No. BAR-4

Scale

Date

September 2022

Drawing Title

Context Photos

Project Title

McHugh Residence

16 Murray Blvd
Charleston, SC 29401
SANDBORN MAPS

1944

1/8" = 1'-0"

1951

1/8" = 1'-0"

1955

1/8" = 1'-0"

Drawing
No.
Scale
Date
Drawing Title
Project Title

CONCEPTUAL DESIGN
SEPT 2022
1/8" = 1'-0"

McHugh Residence
16 Murray Blvd
Charleston, SC 29401
Existing Site Plan

1/16" = 1'-0"
1. Existing South Elevation - Murray Blvd
   1/16" = 1'-0"
   OPPOSING STREET ELEVATION IS THE SEA WALL

2. Existing West Elevation - Battery Place
   1/16" = 1'-0"
1. REMOVE FOUNTAIN
2. ADD WROUGHT IRON FENCE TO TOP OF EXISTING STUCCO GARDEN WALL
3. ADD PLUNGING POOL WITH NEW LANDSCAPING
1. Proposed West Elevation- Battery Place
   1/16" = 1'-0"
   
   OPPOSING STREET ELEVATION IS THE SEA WALL

2. Proposed South Elevation- Murray Blvd
   1/16" = 1'-0"
Existing Foundation Plan

1/4" = 1'-0"
Existing First Floor Plan

1/4" = 1'-0"
Existing Second Floor
1/4" = 1'-0"
Existing Roof Plan

1/4" = 1'-0"
Existing West Elevation

1/4" = 1'-0"
Existing South Elevation
1/4" = 1'-0"

McHugh Residence
16 Murray Blvd
Charleston, SC 29401

CONCEPTUAL DESIGN
SEPTEMBER 2022

Drawing No.
A.006
1 Existing East Elevation

1/4" = 1'-0"
Existing North Elevation
1/4" = 1'-0"
Existing Section 1

1/4" = 1'-0"
Existing Section 3

1/4" = 1'-0"
Existing Section 4
1/4" = 1'-0"
Existing Section 2

1/4" = 1'-0"
Proposed Second Floor

1/4" = 1'-0'

GRAPHIC LEGEND

DEMOLITION
NEW CONSTRUCTION
NEARLY CONDITIONED SPACE

FLOOR INFILL
GLASS INFILL
POWDER RM
KITCHEN
REUSE APPLIANCES
SHORTER WINDOWS, ALIGNED WITH WINDOWS BELOW
RELOCATED STAIR

Proposed Second Floor Plan

McHugh Residence
16 Murray Blvd
Charleston, SC 29401

CONCEPTUAL DESIGN
SEPTEMBER 2022

Drawing Title
Proposed Second Floor Plan

Drawing No.
A.102
PROPOSED WEST ELEVATION

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

1/4" = 1'-0"
PROPOSED EAST ELEVATION

1/4" = 1'-0"
1 PROPOSED SOUTH ELEVATION

1/4" = 1'-0"
Proposed Section 1

1/4" = 1'-0"
Proposed Section 2

1/4" = 1'-0"
Proposed Section 3

$1/4" = 1'-0"$
1. Proposed Section at Infill
   1/2" = 1'-0"

2. Proposed Section at Infill 2
   1/2" = 1'-0"
VIEW FROM THE INTERSECTION AT MURRAY BLVD AND BATTERY PLACE

FRONT ELEVATION FROM MURRAY BLVD

VIEW OF MURRAY BLVD FACING NORTHWEST
McHugh Residence
16 Murray Blvd
Charleston, SC 29401

VIEW DOWN BATTERY PLACE

VIEW OF REAR COURTYARD LOOKING TOWARD MURRAY BLVD
Agenda Item #7

18 Church Street
TMS # 457-11-04-048

Request conceptual approval for the renovation of non-historic carriage house.

Category 2 | Charlestowne | c. 1840 | Old and Historic District
Agenda Item #7

Applicant’s Presentation
Note: These drawings are strictly representations of the existing conditions of the structure and are the result of on-site measurement of accessible areas. All dimensions and scaled elements noted herein are for reference only and should be verified by all individuals utilizing these documents for any other purpose.
General Notes

1. Contractor shall maintain a neat & orderly construction site at all times and shall not allow the unnecessary accumulation of construction debris. Contractor's hours, access, staging area, dumpster, and portable w.c. location to be coordinated with and approved by Owner prior to commencement of work.

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

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

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

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

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

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

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

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

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

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

12. The Owner, Engineer, and Architect waive all responsibility & liability for Contractor's failure to follow the associated plans, specification notes, & design they convey, or for problems which arise from others' failure to obtain/follow the Owner's / Engineer's / Architect's guidance with respect to any inconsistencies, errors, omissions, ambiguities or conflicts which are alleged.
1. Contractor shall maintain a neat & orderly construction site at all times and shall not allow the unnecessary accumulation of construction debris. Contractor's hours, access, staging area, dumpster, and portable w.c. location to be coordinated with and approved by Owner prior to commencement of work.

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

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

4. All demolition and construction shall be in accordance with current applicable building codes and local regulations, including the City of Charleston Board of Architectural Review and Building Inspection Departments.

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

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

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

General Notes:

1. The Owner shall provide a list & sequence of construction site at all levels to be completed per the Architect's & Contractor's schedule, excepting any "out of sequence" work that is mutually agreed upon.
2. The Architect shall verify the contractor's submitted work plans, and new construction shall be in accordance with this email.
3. The Architect and Contractor shall verify all trades and sub-trades and the contractor shall maintain a neat & orderly construction site.
4. The design adequacy & safety of all temporary supports, bracing, scaffolding, shoring is the sole responsibility of the Contractor.
5. The Contractor shall notify the Architect & Contractor immediately upon any condition that may have the potential for alteration of the drawings or specification.
6. The Contractor shall maintain a neat & orderly construction site, and shall not allow the unnecessary accumulation of construction debris. Contractor's hours, access, staging area, dumpster, and portable w.c. location shall be coordinated with and approved by Owner prior to commencement of work.
7. The Contractor shall be responsible for securing all required permits and approvals.
8. The Contractor shall provide documentation that structure is protected by an owner approved chemical termiticide treatment which shall be in conformance with current contractor shall be responsible for ensuring that all new standing seam metal roof re-proposed insulated impact resistant windows and doors to be removed. Windows located +107' from public R.O.W.
9. Contractor shall notify Architect, Engineer and Owner immediately upon any condition that may have the potential for alteration of the drawings.
10. The Architect and Contractor shall verify all HVAC, Plumbing, and Electrical equipment fixture specifications and locations with Architect and Engineer prior to purchase.
11. The Contractor shall notify the Architect and Contractor immediately upon any condition that may have the potential for alteration of the drawings or specification.
12. The Contractor shall notify the Architect and Contractor immediately upon any condition that may have the potential for alteration of the drawings or specification.
13. The Contractor shall notify the Architect and Contractor immediately upon any condition that may have the potential for alteration of the drawings or specification.
14. The Contractor shall notify the Architect and Contractor immediately upon any condition that may have the potential for alteration of the drawings or specification.
15. The Contractor shall notify the Architect and Contractor immediately upon any condition that may have the potential for alteration of the drawings or specification.
16. The Contractor shall notify the Architect and Contractor immediately upon any condition that may have the potential for alteration of the drawings or specification.
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18. The Contractor shall notify the Architect and Contractor immediately upon any condition that may have the potential for alteration of the drawings or specification.
19. The Contractor shall notify the Architect and Contractor immediately upon any condition that may have the potential for alteration of the drawings or specification.
20. The Contractor shall notify the Architect and Contractor immediately upon any condition that may have the potential for alteration of the drawings or specification.
Agenda Item #8

24 Humphrey Court
TMS # 460-08-01-215

Request final approval for new construction of single-family affordable housing. (Previously received final approval June 11, 2020; which has since expired.)

Not Surveyed | Cannon-Elliottborough | New | Old City District
Agenda Item #8

Applicant’s Presentation
A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
24 HUMPHREY COURT
CHARLESTON, SOUTH CAROLINA

TMS #: 460-08-01-215
ZONING DISTRICT: DR-2F (OLD CITY HEIGHTS DISTRICT 2.5-3)
GOVERNING CODE: IRC 2018
FLOOD ZONE: X

OWNER/DEVELOPER
EPISCOPAL Diocese COMMUNITY HOUSING DEVELOPMENT AUTHORITY

SQUARE FOOTAGE:
FIRST FLOOR: 522 SQ FT
SECOND FLOOR: 522 SQ FT
TOTAL: 1044 SQ FT

DRAWING SCHEDULE:
A-001 TITLE + DRAWING SCHEDULE
A-002 CONTEXT PHOTOS
A-003 SURVEY
A-004 SITE PLAN AND SANBORN MAPS
A-101 1st & 2nd FLOOR PLANS
A-102 ROOF PLAN + GENERAL NOTES
A-201 EXTERIOR ELEVATIONS
A-202 STREETScape
A-301 DETAILS
A-302 DETAILS
E-101 ELEC. LAYOUTS + FIXTURE SELECTIONS

**STRUCTURAL ENGINEERING TO ACCOMPANY THIS SET FOR PERMITTING AND CONSTRUCTION**

THE DESIGN FULLY COMPLIES WITH THE ZONING ORDINANCE REQUIREMENTS FOR AFFORDABLE HOUSING IN A DR-2F DISTRICT. EASEMENTS AS INDICATED.

ALL DESIGNS REPRESENTED ON THIS SHEET ARE THE PROPERTY OF JULIA F. MARTIN, Architects, LLC. ANY UNAUTHORIZED USE OR REPRODUCTION IS SUBJECT TO LEGAL ACTION. POSSESSION IN ANY FORM CONSTITUTES ACCEPTANCE OF THESE CONDITIONS.

24 HUMPHREY COURT
CHARLESTON, SC

COLOR STUDY (‘COTTAGE RED’ - PLY GEM WINDOWS)
TRIM + MINOR VOLUME PAINTED TO MATCH:
(COLORS SUBJECT TO B.A.R. REVIEW + APPROVAL: COORD. w/ARCH.)
2nd FLOOR
SILL: 1'-8"
HDR: 6'-10"

SILL: 2'-4"
HDR: 8'-2"
GRADE @ ±14.2' PER SURVEY

1st FLOOR @ ± 15.3'

ALUMINUM CLAD
WOOD D-H WINDOWS
(7 PUTTY PROFILE SDL w/SPACER BAR)

SMOOTH FINISH
CEMENTITIOUS SIDING W/ 4" EXPOSURE

SIMPLE CANTILEVERED DOOR OVERHANG - SEE DETAIL ON A-302

4-LITE, 1-PANEL SOLID WOOD DOOR w/ 5/4x4 CEMENTITIOUS DOOR TRIM

FENCE HEIGHT BEYOND RAISED SLAB W/ 3-COAT TRADITIONAL LIME-BASED STUCCO

MAX. 7 3/4" RISE TO POURED CONC. LANDING (ADJUST GRADE TO ACCOMMODATE IF NEEDED)

NOTE: NO SCREENS PROPOSED FOR WINDOWS

ALUMINUM CLAD WINDOWS
(2 7 3/8" FIXED); HDR @ 3'-0" A.F.

NOTE: GABLE WINDOW (1-8 / 2-0 FIXED); HDR @ 3'-0"

LOW-SLOPED MEMBRANE ROOF, HIPPED @ MINOR VOLUME

ARCHITECTURAL SHINGLE ROOF
HORIZ. WHITE MAILBOX (Salsbury Industries, Traditional/Standard)

RATED EXTERIOR WALL; OPENINGS NOT TO EXCEED 25% OF WALL AREA - AS DESIGNED, OPENING IS 3% OF WALL AREA

CONFIRM VENT LOCATIONS w/ARCHITECT IF DIFFERENT FROM INDICATED QTY./PLACEMENT

SIMPLE CANTILEVERED DOOR OVERHANGS - SEE DETAIL ON A-302

4-LITE, 1-PANEL SOLID WOOD DOOR w/ 5/4x4 CEMENTITIOUS DOOR TRIM

MAX. 7 3/4" RISE TO POURED CONC. LANDING (ADJUST GRADE TO ACCOMMODATE IF NEEDED)

LOW-SLOPED MEMBRANE ROOF, HIPPED & SMOOTHER VOLUMES

ARCHITECTURAL SHINGLE ROOF
HORIZ. WHITE MAILBOX (Salsbury Industries, Traditional/Standard)

RATED EXTERIOR WALL; OPENINGS NOT TO EXCEED 25% OF WALL AREA - AS DESIGNED, OPENING IS 3% OF WALL AREA

CONFIRM VENT LOCATIONS w/ARCHITECT IF DIFFERENT FROM INDICATED QTY./PLACEMENT

LOW-SLOPED MEMBRANE ROOF, HIPPED & SMOOTHER VOLUMES

ALUMINUM CLAD WINDOWS
(2 7 3/8" FIXED); HDR @ 3'-0" A.F.

NOTE: GABLE WINDOW (1-8 / 2-0 FIXED); HDR @ 3'-0"

LOW-SLOPED MEMBRANE ROOF, HIPPED & SMOOTHER VOLUMES

ALUMINUM CLAD WINDOWS
(2 7 3/8" FIXED); HDR @ 3'-0" A.F.

NOTE: GABLE WINDOW (1-8 / 2-0 FIXED); HDR @ 3'-0" A.F.
NOTE:
OTHER BUILDINGS ALONG HUMPHREY COURT HAVE ENTRANCES OR PIAZZAS ON SOUTH OR WEST SIDES.

24 HUMPHREY COURT DESIGN @ 28 HUMPHREY COURT (POSSIBLE FUTURE 'SISTER' HOUSE)

OUTLINE OF 24 HUMPHREY COURT

OUTLINE OF 24 HUMPHREY COURT DESIGN @ 28 HUMPHREY COURT (POSSIBLE FUTURE 'SISTER' HOUSE)

24 HUMPHREY COURT

OUTLINE OF 24 HUMPHREY COURT

STREETSCAPE (NORTH SIDE OF HUMPHREY COURT)

STREETSCAPE (SOUTH SIDE OF HUMPHREY COURT)
SINGLE-PIECE FORMED SHEET METAL W/ INTEGRATED WALL FLASHING AND DRIP EDGE
30# ROOFING FELT, APPROPRIATE FOR METAL ROOF UNDERLAYMENT
HIGH-TEMP ICE + WATER SHIELD
5/8" ROOF SHEATHING - SEE STRUCTURAL DRAWINGS
CEMENTITIOUS 5/4x FASCIA @ FACE + SIDES
CEMENTITIOUS PANEL CEILING
2x RIM JOIST - SEE STRUCTURAL DRAWINGS
TAPERED 2x6s - SEE STRUCTURAL DRAWINGS
2x6 - SEE STRUCTURAL DRAWING FOR ATTACHMENT SPECS
SIDE ELEVATION:
5/4x4 CEMENTITIOUS DOOR SURROUND
NOTE: CONTRACTOR TO PROVIDE PROPER FLASHING @ INTERSECTION WITH WALL
ASPECT LED 4.75" ULTRA-THIN RECESSED LIGHT, BRONZE TRIM (SEE IMAGE + DIMENSIONS @ RIGHT)
(CEMENTITIOUS 5/4x FASCIA TRIM, TYP. @ PERIMETER)
NOTE: ENTIRE CANOPY TO BE PAINTED TO MATCH ADJACENT SIDING ('COTTAGE RED' TO MATCH WINDOWS @ FRONT DOOR / 'CHARLESTON WHITE' @ BACK DOOR, TBV - COORD. w/ARCH.)
12' 1.5" 10' 8'-0" FINISHED 2ND FLOOR
2x8 ATTIC FLOOR SYSTEM (SEE STRUCTURAL DRAWINGS)
NOTE: SEE STRUCTURAL PLANS FOR FINAL FRAMING & FOUNDATION SPECS - TYP.
NOTE: HURRICANE TIES & ANCHORS TO BE INSTALLED PER STRUCTURAL ENGINEER'S SPECIFICATIONS - TYP.
NOTE: FLASHING DETAILS NOT INDICATED ON THESE DRAWINGS - TYP. FLASHING TO BE INSTALLED AND APPROVED BY BUILDER - TYP. BUILDER TO ASSUME SOLE RESPONSIBILITY.
2x6 RAFTERS @ BAY
1/2" STRUCTURAL EXTERIOR SHEATHING (SEE STRUCTURAL DRAWINGS FOR TYPE, THICKNESS, & ATTACHMENT SPECS)
DRAINABLE HOUSE WRAP (E.G. HYDROGAP) INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
2x6 STUDS @ 16" O.C. (SEE STRUCTURAL DRAWINGS)
R-30 (MIN.) OPEN CELL SPRAYFOAM INSULATION - MUST MEET IGNITION BARRIER REQUIREMENTS PER SC RES. CODE R316.5.3
ARCHITECTURAL SHINGLES (MIN. CLASS 'C' - IBC 1505.1) - PER MANUFACTURER'S RECOMMENDATIONS
HIGH-TEMP ICE + WATER SHIELD - DOUBLE AT TRANSITION
30# ROOFING FELT
METAL DRIP EDGE @ EAVE (TYP.) EXTENDED MIN. 4" UP ROOF SHEATHING OR PER ROOFING MANUFACTURER'S RECOMMENDATIONS, IF DIFFERENT
FINISHED P.T. 1x4 VERT. @ 4" O.C.
FINISHED P.T. 2x CAP
FINISHED P.T. 2x4 STRUCTURE
FINISHED P.T. 1x4 VERT. @ 4" O.C.
FINISHED P.T. 2x CAP (IDEALLY RIP TO 3" FOR SLIGHT INSET @ PARKING SIDE)
SECTION
3' WIDE ACCESS GATE - FINISHED P.T. 2x FRAME + CROSS BRACING @ REAR, HEAVY-DUTY HINGES (@ REAR), & HEAVY-DUTY POST-MOUNT LATCH
NOTE:  USE #1 KDAT LUMBER (TYP.) + ARCH. RECOMMENDS SOLID STAIN FINISH VS. PAINT FOR WOOD FENCING (COLOR T.B.D.)

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DRAWN BY: J.F.M.
CHECKED BY: R.G.B.
DATE: 25 JUNE, 2020
PROJECT NO.: 2019-42

A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT CHARLESTON, SC
24 HUMPHREY COURT
CHARLESTON, SC 29403
BUILDING SIZE: 2,500 SQ. FT.
GARAGE: 2 CARS (12’ x 18’)
1 FLOOR: 1,280 SQ. FT.
2ND FLOOR: 1,220 SQ. FT.
BEDROOMS: 3
BATHROOMS: 2
BASMENT: NO
TERRACES: NO
TOTAL COST: $375,000

DETAILS
A-302

1'-6"

1/2" STRUCTURAL SHEATHING - SEE STRUCTURAL DRAWINGS
LOW SLOPE MODERN ROOFING - BAY, PERIMETER
WALNUT DRIP EDGE @ SAVE (TYP.) ON ROOF SHAPES
OR SHEET METAL MANUFACTURER'S RECOMMENDATIONS, IF DIFFERENT
SPLIT LEVEL FINISH CEMENTITIOUS ICE + WATER SHIELD
SPLIT LEVEL FINISH CEMENTITIOUS LAP SIDING (3/4" THICKENAED, 3.25" WIDTH, & IF EXPOSED) TYP. AL ROOF EDGE OR MANUFACTURER'S RECOMMENDATIONS
DRAINABLE HOUSE WRAP (B.G.) HORDOS (TYP. ) TO MANUFACTURER'S RECOMMENDATIONS
2x6 STRUCTURAL SHEATHING (SEE STRUCTURAL DRAWINGS) ENRICHED FOR TYPE, THICKNESS, & ATTACHMENT SPECS
SA SIZE @ 14" O.C. (SEE STRUCTURAL DRAWINGS) W/ ATTACHMENT
ROOF SHEATHING - SEE STRUCTURAL DRAWINGS
1.5" = 1'-0" (3/8" IN DIA.)
1.5" = 1'-0" (3/8" IF HALF-SIZED)
1/4" = 1'-0" (3/8" IF HALF-SIZED)
1" = 1'-0" (1/2" IF HALF-SIZED)
3/4" = 1'-0" (3/8" IF HALF-SIZED)
1/2" = 1'-0" (3/8" IF HALF-SIZED)
1/4" = 1'-0" (3/8" IF HALF-SIZED)
1/8" = 1'-0"

RECESS ED LIGHT @ CANOPY
BRONZE TRIM @ FRONT DOOR, WHITE TRIM @ BACK DOOR

DOOR CANOPY
1.125" x 1.5" (3/4" x 1" MIN.)

WALL SECTION THROUGH MINOR VOLUME @ SECOND FLOOR

3/4" = 1'-0" (3/8" IF HALF-SIZED)

TYPICAL FENCE DETAIL
1" = 1'-0" (1/2" IF HALF-SIZED)
**Electrical Layout @ First Floor**

1. **110 Vac Därre Outlet** (water-proof)
2. **Rug Outlet** (owner to approve location)
3. **Switch** (owner to approve location)
4. **110 Vac Därre Outlet** (grouphand touch plate)
5. **Light Switch** (owner to approve location)
6. **Light Switch** (owner to approve location)
7. Refer to manufacturer's specifications (height/mount)

**Electrical Legend**

- **Light Switch**
- **Three Way Light Switch**
- **Dimmer Switch**
- **Light Fixture**
- **THREE WAY LIGHT SWITCH**
- **DIMMER SWITCH**
- **LIGHT FIXTURE**
- **RECIPROD DIRECTIONAL SPOTLIGHT (VOLP TYPE)**
- **RECIPROD DIRECTIONAL SPOTLIGHT (VOLP TYPE)**
- **OH-DOMAIN GAS H.M.**
- **H.V.A.D.**
- **ELECTRICAL PANEL**
- **SUB PANEL**
- **VERIFICATION LOCATION**
- **DISPORER**
- **W/P AIR SWITCH**
- **CABLE DATA RECEPTACLE**
- **GAS CONNECTION**
- **THERMOSTAT**
- **MECHANICAL DOORBELL (SEE DETAILS @ RIGHT)**
- **SMOKE & CO DETECTOR**

**Mechanical Doorbell**

1108 Vermont Street, Charleston, SC 29403

**Electrical Layout @ Second Floor**

- **Hose BB**
- **Master Fan**
- **Floor Fan**
- **Ceiling Fan**
- **Lighting**

**Lighting**

- **Light Fixture**
- **Light Switch**
- **Three Way Light Switch**
- **Dimmer Switch**
- **Light Fixture**
- **Light Fixture**

**Electrical Plan**

1. **110 Vac Därre Outlet** (water-proof)
2. **Light Switch**
3. **Three Way Light Switch**
4. **Dimmer Switch**
5. **Light Fixture**
6. **Light Fixture**
7. **Light Fixture**

**Acknowledgments**

- **Checked by:**
- **Drawn by:**
- **Date:** 25 June, 2020

**Project No.:**

**R E F E R E N C E S:**

- **www.vandykes.com**
- **(SEE DETAILS @ RIGHT)**
- **(W/P = Waterproof)**
- **E.G. LIVEX LIGHTING**
- **E.G. MINKA AIRE**
- **AERO**
- **CHARLESTON, SC**
- **CAPTIVE LIGHTING**
- **EXTERIOR LIGHT (recessed @ corner of wall)**
- **ULTRA-THIN RECESSED LIGHT, (VERIFY TYPE)**
- **RECESSED IN WALL**

**Additional Information:**

- **1/2" = 1'-0" (1/4" IF HALF-SIZED)_WP**
- **WP**
- **WP**

**Energy Notes:**

- **'ENERGY STAR' RATED**
- **SEALED**
- **PERIM. OF CONDITIONED ENVELOPE SHALL BE SEALED.**
- **R-13 @ WALLS, AND R-30 @ ATTIC. (NO CRAWL SPACE)**
- **REQUIREMENTS OF THE CURRENTLY-ENFORCED IECC.**
- **Governing bodies.**

**Codes:**

- **ALL ELECTRICAL INSTALLATIONS TO BE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE (NEC).**
- **ALL ELECTRICAL INSTALLATIONS TO BE IN ACCORDANCE WITH LOCAL ELECTRICAL CODES.**
- **ALLOW $75**
- **ALLOW $150**

**Notes:**

- **VERIFIED IN FIELD W/ ARCHITECT PRIOR TO INSTALLATION**
- **VERIFIED IN FIELD W/ ARCHITECT PRIOR TO INSTALLATION**

**References:**

- **(VERIFY TYPE)**

**Planning:**

- **NEW [AFFORDABLE] SINGLE FAMILY RESIDENCE AT 24 Humphrey Court, Charleston, SC**

**Conclusion:**

- **CONFIRM SUBSTITUTIONS**
- **ARCHITECT**

*CONFIRM SUBSTIUTIONS w/ARCHITECT*
Agenda Item #9

43 Hasell Street
TMS # 457-05-01-063
Request conceptual approval for solar panels.

Category 3 | Ansonborough | c. 1840 | Old and Historic District
Agenda Item #9

Applicant’s Presentation
INSTALLATION OF A SOLAR PANEL ARRAY AT
43 HASSELL STREET
CHARLESTON, SOUTH CAROLINA

PROPOSED ADD'L SCOPE OF WORK:
INSTALLATION OF A SOLAR ARRAY, TO COVER 92% OF THE PROJECTED
ENERGY NEEDS OF THE PROPERTY.  NOTE:
· THE MAJORITY OF THE PANELS PROPOSED WILL BE LOCATED ON
  LOW SLOPE ROOFS AT THE REAR OF THE PROPERTY (I.E. NO VISIBILITY
  FROM PUBLIC R.O.W.)
· IN ORDER TO MAKE THE INSTALLATION VIABLE (GIVEN SUNLIGHT
  CONDITIONS, AND ELECTRIC COMPANY'S BILLING STRUCTURES+
  BUY-BACK LIMITATIONS), SEVERAL ADDITIONAL PANELS ARE NEEDED
  AT THE MAIN ROOF
· THE MATERIAL OF THE ROOF IS NON-HISTORIC ASPHALT SHINGLES
· ALL THE EXISTING ROOFING IS SUFFERING FROM DEFERRED
  MAINTENANCE AND WILL BE REPAIRED
· VISIBILITY OF THE ROOF HAS BEEN STUDIED EXTENSIVELY AND THE
  PROPOSED LOCATION IS AT THE REAR OF THE EAST SIDE. WHILST
  PANELS WOULD BE minimally VISIBLE FROM THE R.O.W. IF AT ALL.
BIRDSEYE VIEWS

Installation of a Solar Panel Array at 43 Hassell Street, Charleston SC 29401

PROPOSED ARRAY LOCATION

BIRDSEYE VIEW FROM SOUTH

BIRDSEYE VIEW FROM WEST

BIRDSEYE VIEW FROM NORTH

BIRDSEYE VIEW FROM EAST
**SYSTEM DETAILS**

**YOUR SOLAR SYSTEM PERFORMANCE**

92% 

OF YOUR ENERGY 

GENERATED FROM SOLAR

Equipment Details:

35 REC REC05AA Pure Black
36 Enphase Energy Inc. IQ8M 72 2 USB

14.18 kW

All Your Electrical Needs in One Place.

BIOSS ENERGY LLC | 4365 DORCHESTER ROAD, NORTH CHARLESTON, SC | 843.864.7503

**PERFORMANCE**

The proposed system will offer an estimated production of 17,787 kWh in the first year. This value is a variable of local weather.

17,787

Of the property’s 19,313 kWh annual energy usage, the proposed solar equipment will contribute 92% annually. This value will vary throughout the year.

92

The system will save an average of $193 per month and a total of $2,312 in the first year of generation.

193

Including national and local incentives, the system will have a ROI of 8.8 years.

8.8

All Your Electrical Needs in One Place.

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