



City of Charleston

BOARD OF ARCHITECTURAL REVIEW - SMALL

Virtual Meeting of October 15, 2020

4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

www.charleston-sc.gov/bar

To participate in the Virtual Board Meeting please refer to the following instructions:

Use the following link for online access: <https://us02web.zoom.us/j/86728746225> . If you have issues accessing the Zoom meeting, please call: (843)577-1686.

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

Public Comment Instructions:

Use one of the following methods to request to speak at the meeting or provide comments. **Provide your name, address, telephone number, meeting date, and project number. Requests to speak at the meeting and comments must be received by 12:00 p.m. EST, Wednesday, October 15:**

Call 843-724-3765; or

Complete the form at <http://innovate.charleston-sc.gov/comments/>; or

Send an email to Boards@charleston-sc.gov; or

Mail comments to: Department of Planning, Preservation & Sustainability, 2 George St, Charleston, SC 29401.

The following applications will be considered. Information on the applications, will be available at www.charleston-sc.gov/bar in advance of the meeting.

MEETING PROTOCOL

- Staff will control the PowerPoint presentation that includes everything submitted by the applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation.
- Applicants, staff and Board members are required to give their name whenever speaking.
- Video and microphone has been disabled for all attendees. Attendees (not Board members or staff) will only be given the capabilities to speak when they are called on during the public comment period.
- Chat and the Q & A functions have been disabled for everyone.
- Public Comment:
 - The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.
 - Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.
 - Those members of the public that have registered will be called in order by project.
 - Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.
 - Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.

MEETING PROTOCOL (continued)

Board:

- Board members will be polled by the chair for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nay, not in favor”. The Chairman shall re-read the motion verbatim and the Board member making the motion should correct the Chairman if he has not re-read the motion accurately.
- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.
- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.
- Staff will issue meeting results, including staff comments and Board Motion to the applicant following the meeting. Results will also be posted on the City website at www.charleston-sc.gov/bar .
- For additional information:
 - Contact BAR@charleston-sc.gov
 - Visit www.charleston-sc.gov/bar if you are experiencing technical difficulties during the meeting.
- These proceedings are being recorded.

Agenda Item #1

0 GEORGE STREET (BEHIND 25 GEORGE)
TMS # 458-01-01-054

Request extension of final approval for demolition.

Not Rated / (none) / c. 1979 / Old and Historic District

Agenda Item #1

Applicant's Presentation

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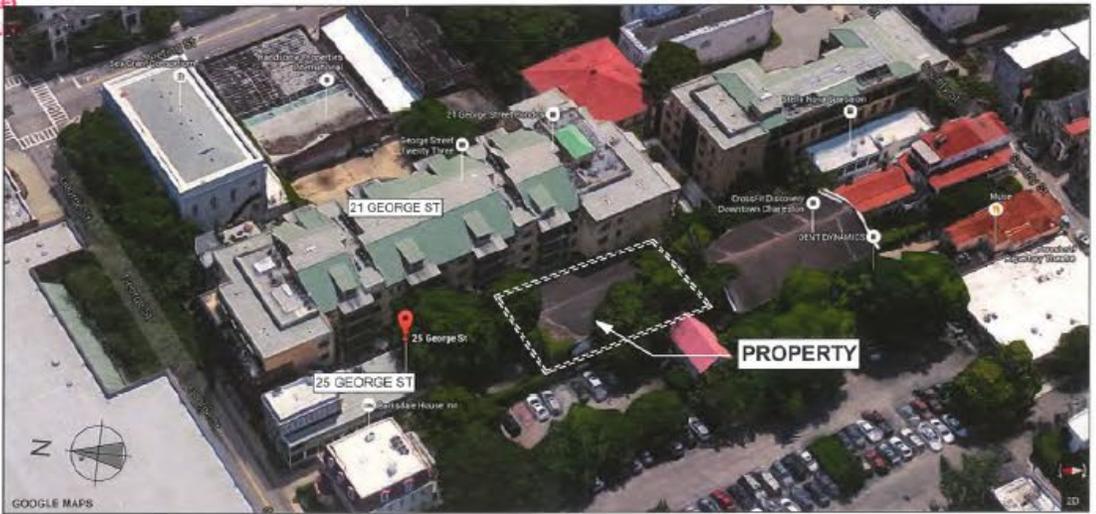
30A1 OF ARCHITECTURAL REVIEW
 APPLICATION 1610-13-2 REQUEST: Approval for
 Demolition of one-story masonry building
 APPROVED AS SUBMITTED NEW CONSTRUCTION
 DEVELOPED WITH CONDITIONS ALTERATION
 DEFERRED DEMOLITION
 NOTES: Approved as submitted

GEORGE STREET

PROPERTY BEHIND 25 GEORGE STREET (TO BE ACCESSED THRU 21 GEORGE STREET)
 CHARLESTON, SOUTH CAROLINA 29401

DATE: 10/13/16
 PRESERVATION OFFICER (OR DESIGNEE): *Allyssa Hinkle*

THIS APPROVAL EXPRES IN TWO YEARS, IT DOES NOT CONSTITUTE APPROVAL BY CITY BOARDS OR DEPARTMENTS.



City of Charleston GIS Department Property Report Card

Property Information
 Parcel Information
 THIS : 487046416 - Address : 4 GEORGE ST

Zoning Information
 Property may be included in additional zoning districts. Please verify with map.
 Code : MU-2
 Mixed Use, MU-2 District. The MU-2 district is intended to permit high density residential uses in a commercial zoning district that permits the same commercial uses as the General Business district.

Zoning Layers
 Property is included in the following:
 Property may be included in additional zoning districts. Please verify with map.
 Old City Height Districts - 80/90
 The Old City Height District is comprised of several height district classifications and includes all of peninsula Charleston from south of Pleasant St and the oceanfront to the north of the peninsula, the Magnolia redevelopment area (west of 125' South of Hagood St and about 100' north of Albemarle St), and portions of West Ashley, old and new, generally within the area bounded by Hwy 17, Ashby Point Drive-SC 301 and Albemarle Rd. Certain height districts in the Old City Height District have minimum and maximum height requirements and some have additional building setback requirements.
 Accommodations Overlay
 The A Overlay Zone identifies properties in Charleston where accommodations uses (commercial uses providing lodging or sleeping units where the intended duration of occupancy would not exceed 20 consecutive days - see full definition in Sec. 54-220) of the zoning ordinance may be permitted by the 12-2 as a zoning special exception if the Board determines that requirements of Sec. 54-220 of the zoning ordinance are satisfied.
 Old and Historic Districts
 Amusement & Recreation Overlay
 The AR Overlay Zone applies to all areas of the peninsula section of the city south of Mount Pleasant Street as extended across the entire peninsula from the Ashley River to Tom Creek and bounded by Tom Creek, the Cooper River, Charleston Harbor and Ashley River. Within the AR Overlay Zone, restrictions on amusement and recreation services apply in addition to regulations for each underlying zone.



SCANNED



SCOPE OF WORK:
 DEMOLITION OF A SINGLE-STORY CONCRETE BLOCK ABANDONED HANDBALL COURT

PROJECT CONTACT INFORMATION
 PROJECT #: 16117
 PROJECT ADDRESS: 3 GEORGE STREET PROPERTY SOUTH OF 25 GEORGE ST TO BE ACCESSED VIA 1ST FLOOR PARKING GARAGE OF 21 GEORGE ST CONDO BUILDING CHARLESTON, SC 29401
 ARCHITECT: NEIL STEVENSON ARCHITECTS
 NEIL STEVENSON, REGISTERED ARCHITECT
 CONTACT PERSON: AMY KAY STONEY
 501 KING ST. SUITE 20
 CHARLESTON, SC 29403
 PH: (843) 553-6800 F: 303
 F: (843) 553-6800
 E-MAIL: AMY@NEILSTEVENSONARCHITECTS.COM

CODE / ZONING INFORMATION
 ZONING JURISDICTION: CITY OF CHARLESTON
 APPLICABLE CODES:
 ALL WORK, MATERIALS, AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ALL ORDINANCES, AND THE LATEST ADOPTED EDITIONS OF THE NATIONAL, STATE AND LOCAL BUILDING CODES, INCLUDING BUT NOT LIMITED TO THE 2015 INTERNATIONAL BUILDING CODE, THE IBC, IBCS, IBCS, SAFETY AND HEALTH REQUIREMENTS AND 2009 INTERNATIONAL ENERGY CONSERVATION CODE.
 BUILDING CLASSIFICATION:
 OCCUPANCY CLASSIFICATION: S-2 STORAGE
 CONSTRUCTION TYPE: III

ZONING INFORMATION
 T.M.S. #: 457-04-04-119
 FLOOD ZONE: FLOOD ZONE 3
 FIRST FLOOR ELEVATION: 14.5' ABOVE M.S.L. (EXISTING SLAB)
 PROPERTY AREA: 3,612 SF

ZONING DISTRICT: MU-2
SETBACKS: NO RESTRICTIONS
 NO CHANGE

LOT COVERAGE: NO RESTRICTIONS
 EXISTING LOT SIZE IS 3,613 SF
 EXISTING FOOTPRINT IS 3,612 SF

HEIGHT DISTRICT: 84/90 HEIGHT DISTRICT
 EXISTING HEIGHT IS: 27'-8"

USE: ABANDONED

COVER SHEET

GEORGE STREET BUILDING
 CHARLESTON, SC 29401

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A, Job #: 16117
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Date: 9/20/2016
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Agenda Item #2

62 HANOVER STREET
TMS # 459-05-04-103

Request approval for demolition.

Category 4- / (East Side) / c. 1872 / Old City District

Agenda Item #2

Applicant's Presentation



LAMBERT ENGINEERING COMPANY

1845 W Canning Drive
Mt. Pleasant, South Carolina 29466
(843) 822-7426

29 March 2020

Vanderhorst Memorial Christian Methodist Episcopal Church
66 Hanover Street
PO Box 20193-29413
Charleston, SC 29403
c/o Earl Brown Earlbrown189@gmail.com

RE: Structural investigation and report for
62 Hanover Street, Charleston, SC

Dear Mr. Brown:

This is to report on observations made during a site visit to the property listed above, which is located next door and to the south of the church. The purpose of this site visit was to assess the condition of this structure.

OBSERVATIONS

1. This is a wood frame Charleston single house constructed over a crawl space. The house is covered with a metal roof which is badly corroded and leaking. The house is clad with what appears to be asbestos siding.
2. According to Charleston County tax records for parcel TMS #4590504103 the house was constructed in 1872, making it 148 years old.
3. The property is located in flood zone AE EI 13 according to FEMA Flood Insurance Rate Map panel 45019C0512J dated 14 November 2004. First floor elevation is unknown, but is likely below the required flood elevation.
4. The windows and doors are boarded up to secure access, however a collapsed area on the right rear corner created an opening that has allowed access by a homeless person who was found in an upstairs rear bedroom during the site visit. This person was evicted and the opening was boarded up subsequent to the site visit. (see photos 7 and 15).

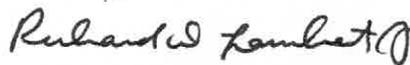
5. The piazza supports have fallen, leaving the second floor unsupported. (see photos 3 and 4).
6. The metal roofing is leaking and has caused water damage to plaster ceilings and walls throughout the house. (see photos 8 through 14).
7. Termite activity is evident wherever the structural framing was visible such as walls where the plaster has fallen off and at the left rear corner. (see photos 8 and 16).
8. The wood sills are rotten and termite damaged, causing the floor to fall and become severely out of level. Floor settlement has warped the window and door openings throughout the house.
9. Asbestos is a known carcinogen and the house is clad with what appears to be asbestos siding.

CONCLUSIONS AND RECOMMENDATIONS

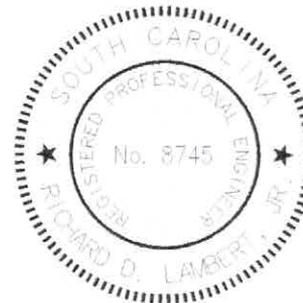
This building is in extremely poor condition. Structural framing has been damaged from termite infestation and wood rot and would require extensive repair in excess of 50% of the value to rehabilitate the building. If renovation exceeds 50% of the value, the entire building is required to be brought up to meet all current building code requirements. In addition to extensive structural repairs, the building would need to be raised above the flood elevation to comply with the 2018 IRC. The building is in such a serious state of disrepair that it would not be economically prudent to renovate. The building is unsafe due to its advanced state of deterioration. Structural components are very weak and continuing to deteriorate from termite activity and water intrusion. Despite being boarded up and having some roofing still intact, water is still getting in which will continue to attract termites and wood rot.

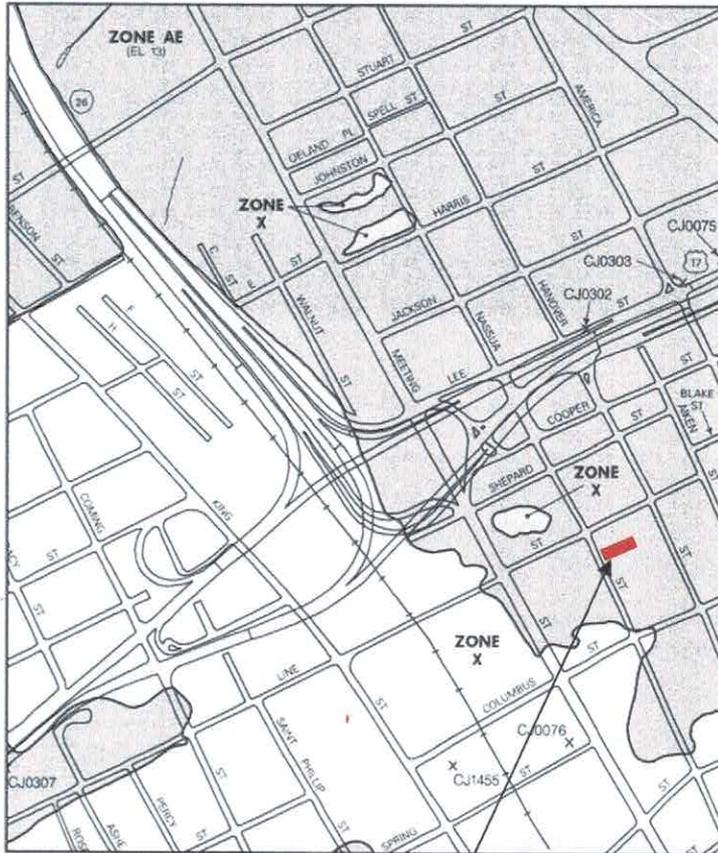
If you have any questions regarding this report, please do not hesitate to call. You can reach me on my mobile phone at 843-822-7426.

Sincerely,

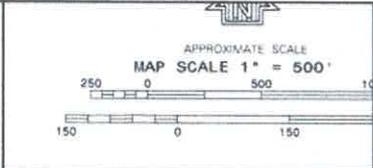


Richard D. Lambert, Jr., P.E.





62 Hanover Street



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
CHARLESTON COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 512 OF 855

SEE MAP INDEX FOR PANELS NOT PRINTED

CONTRACT	SUMBER	PANEL	SHEET
SHARPLES, LEE, JR.	4642	702	1

THIS IS AN OFFICIAL COPY OF A PORTION OF THE ABOVE REFERENCED FIRM MAP. IT WAS EXTRACTED USING FIRM'S COM-Link. THIS MAP DOES NOT REFLECT CHANGES OR AMENDMENTS WHICH MAY HAVE BEEN MADE SUBSEQUENT TO THE DATE ON THE TITLE BLOCK. FOR THE LATEST PRODUCT INFORMATION ABOUT NATIONAL FLOOD INSURANCE PROGRAM FIRM MAPS CHECK THE FIRM's Flood Map Store AT WWW.FIRM.FEMA.GOV

MAP NUMBER
45019C05121

EFFECTIVE DATE
NOVEMBER 17, 2004

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced firm map. It was extracted using FIRM's COM-Link. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program firm maps check the FIRM's Flood Map Store at www.firm.fema.gov

62 Hanover Street Photos:



1. Front / left side isometric of house



2. Front / right side isometric of house



3. Right side of house



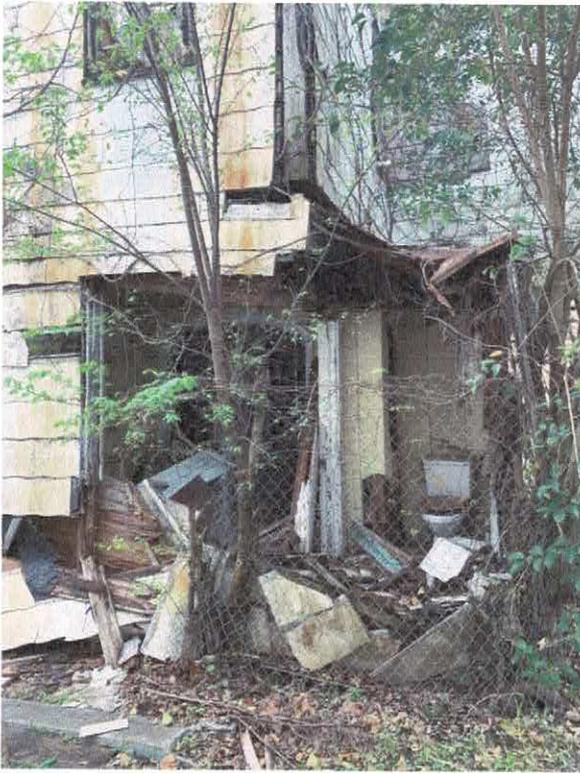
4. Closer view of unsupported piazza



5. Rear view of house



6. Another rear view of house



7. Right rear corner



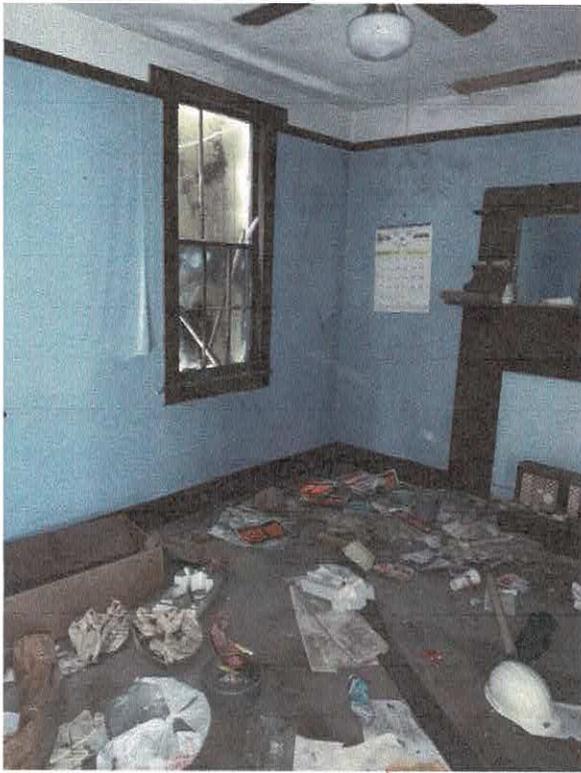
8. Termite and water damage inside



9. Water damage living rm ceiling



10. Water damage kitchen ceiling



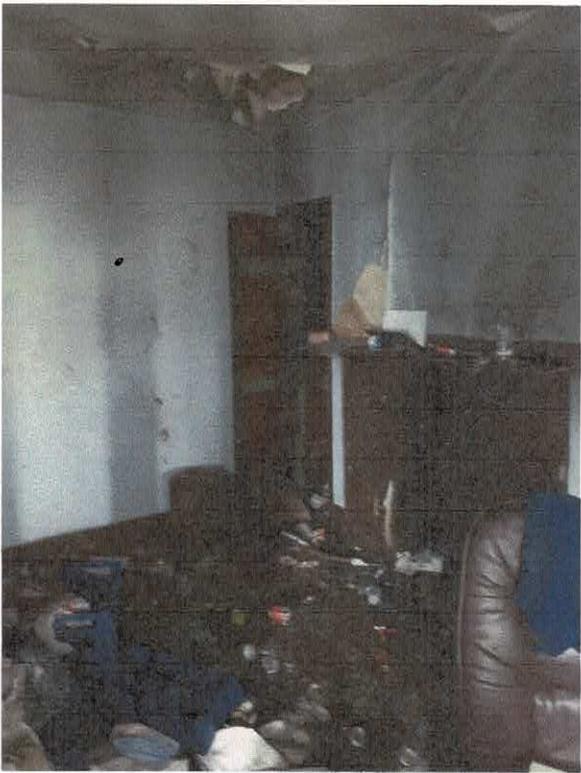
11. Water damage



12. Water damage



13. Water damage stairway



14. Water damage

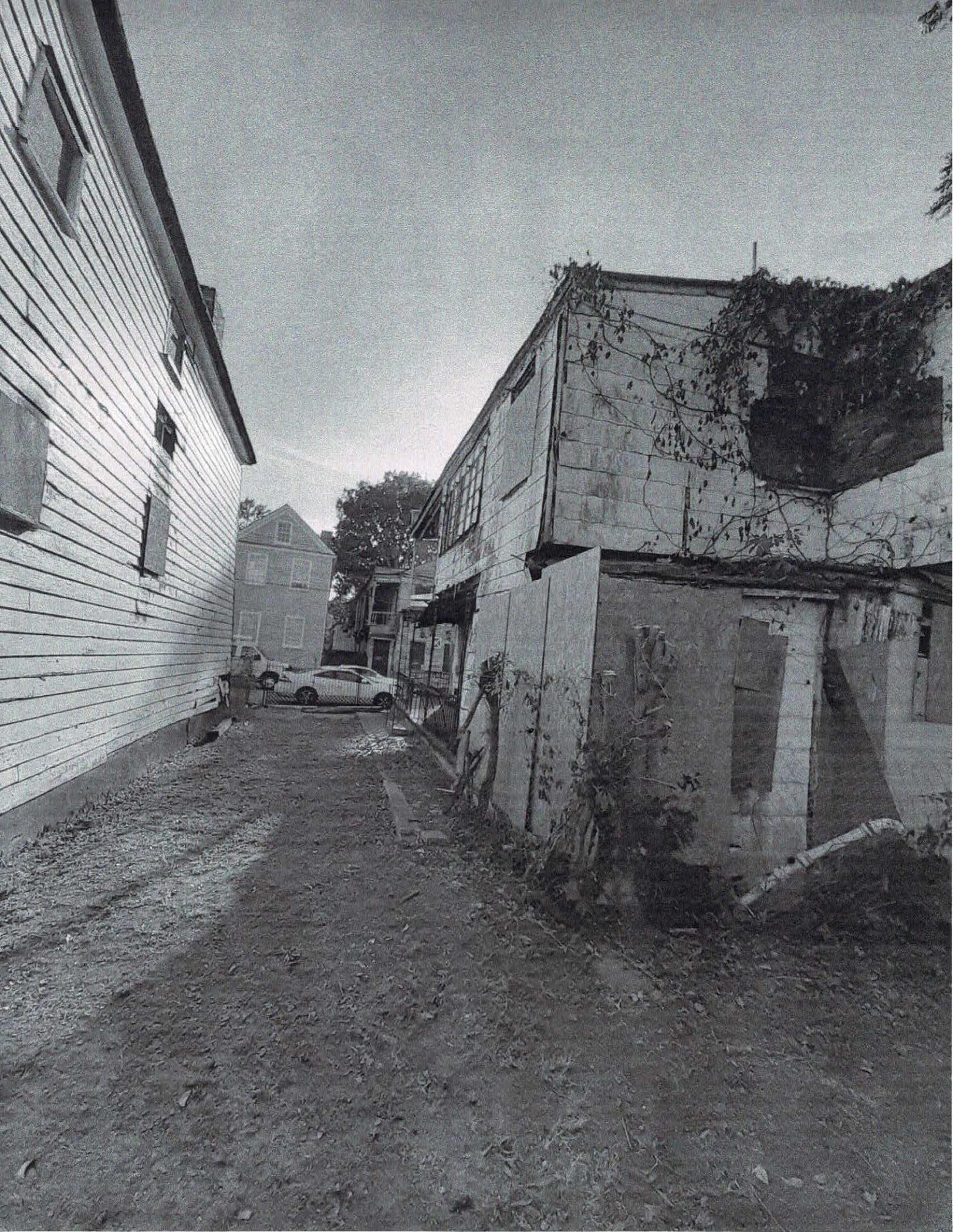


15. Open access at collapsed rear corner



16. Termite damage at collapsed rear sill











ITE NAME: 62 Hanover St.

ITE NUMBER: c-459-5-4:103

RECORDED BY: Geier Brown Renfrow Architects, Washington, D.C.

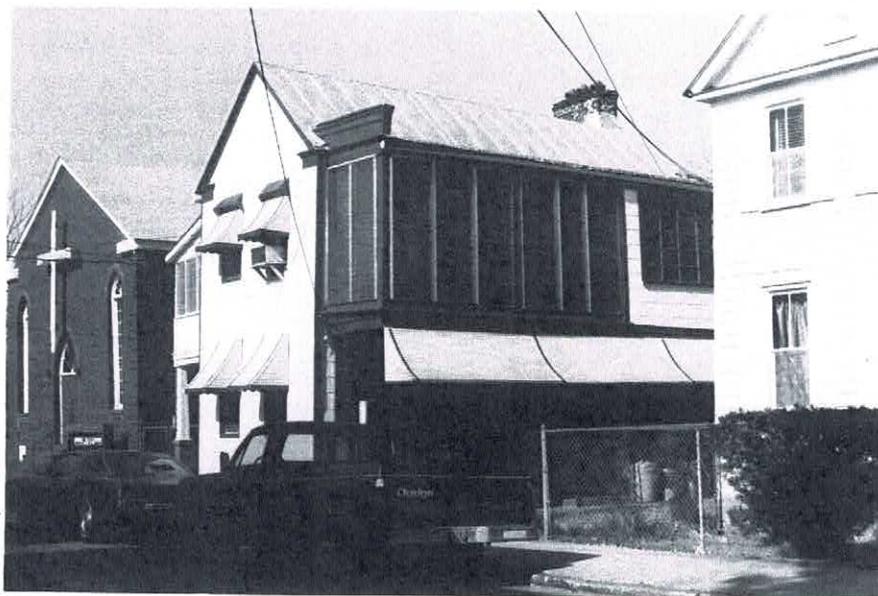
DATE: 4/12/85

LEW: w/s

EG. FILE #: 36:25

LOCATION: City of Charleston

COUNTY: Charleston



S.C. DEPARTMENT OF ARCHIVES AND HISTORY

SITE No.: c-459-5-4:103

HISTORIC NAME:

COMMON NAME:

ADDRESS: 62 Hanover Street

CLASSIFICATION: Building

TYPE: residence

ARCHITECT/CONTRACTOR:

DESCRIPTION: 2-s. frame single hse. of 2x5 bays; gable roof w/ fascia boards & partial returns; 6/6 windows; center door @ ea. s. of proch elev.; 2-s. porch w/ facade parapet; interior chimneys. ALTERED: clad in asbestos shingle siding, piazza screen removed, metal window awnings, porch glazed/enclosed & posts removed & replaced w/ metal (1950s) supports

RELATIONSHIP TO SURROUNDINGS: Urban; largely residential

HISTORICAL SIGNIFICANCE: not on 1872 Drie's View

POTENTIAL: NHL NR NRHD NAER

OWNER/ADDRESS: Geo. Pinckney
55 Hanover Street

PRESENT USE: residence

CONDITION: good

CONSTRUCTION: frame

BIBLIOGRAPHIC & RELATED DATA:

INFORMANT/ADDRESS:

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

EVALUATION: 4-

COUNTY: Charleston

REGION: B-C-D

CITY: Charleston

DATE OF CONSTRUCTION: 1872-1885

ACREAGE/LOT SIZE: 37'x110'

STYLE: single house

THEME(S): architecture

PUBLIC ACCESS: restricted/unrestricted

OUTBUILDINGS: none

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

PREVIOUS OWNERS:

ORIGINAL SITE/MOVED (DATE:)

ORIGINAL USE: residence

ALTERED/UNALTERED: see DESCRIPTION

ROOF: standing seam metal

FOUNDATION: stuccoed brick; brick piers

INITIALED: RW

PHOTO. DATA: 1 (36:25)

[s37]



Charleston Police Department
180 Lockwood Dr.
Charleston, SC 29403

April 10, 2020

RE: Prosecution of trespassers on my property at 62 Hanover Street.

Dear Sir:

I, Earl W. Brown, hereby request the City of Charleston Police Department to remove any unauthorized persons from my property at above address. The property has been posted with "No Trespassing" signs, and I wish to prosecute anyone caught on the premises without my permission.

In order that I be notified of court dates, my day and evening telephone numbers are provided below. I understand that these numbers will be kept by the City of Charleston Police Department and agree to notify you of any changes in them.

Signature: Earl W. Brown Day Phone(s): 843-343-2051

Date: 4/10/2020 Eve. Phone(s): 843-343-2051

Notary: Hattie M. Ellerbe

Commission expires: 05-20-2021

Agenda Item #3

350 GROVE STREET
TMS # 463-13-04-015

Request approval for demolition of garage.

Category 4 / (Hampton Terrace) / c. 1947 / Historic Materials Demolition Purview

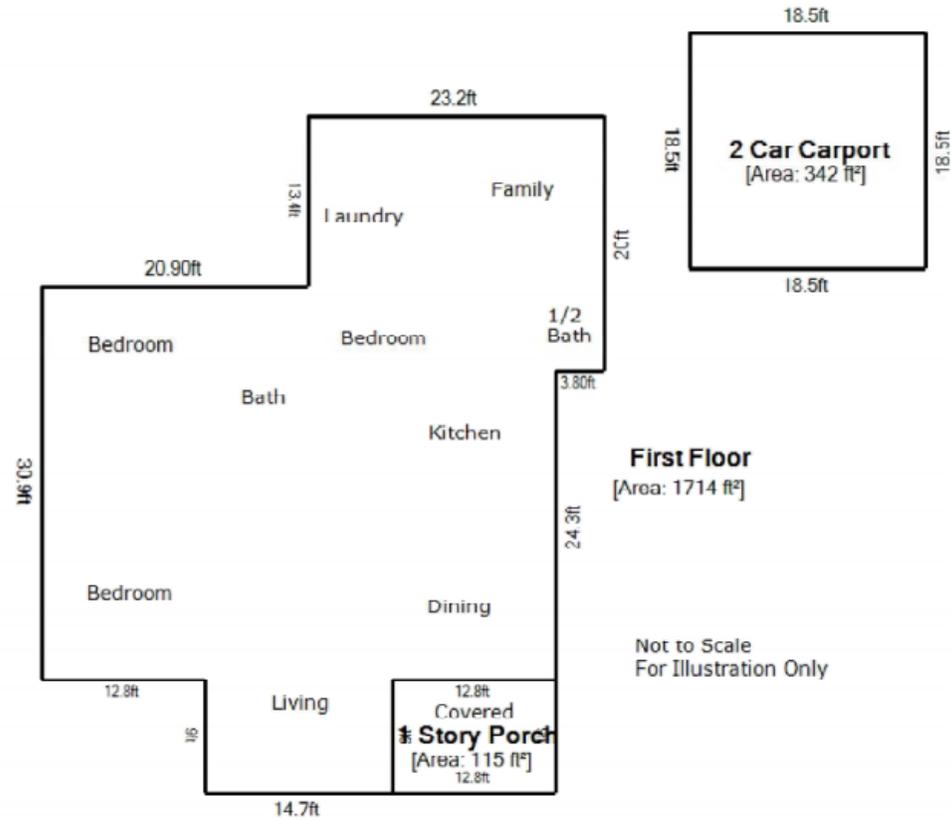
Agenda Item #3

Applicant's Presentation

350 Grove Street Owner: James Hall

Demolition of dilapidated detached garage

Site Sketch



View from Street



View from West (Neighbor's Yard)



View of roof from South
(House view)



View from North



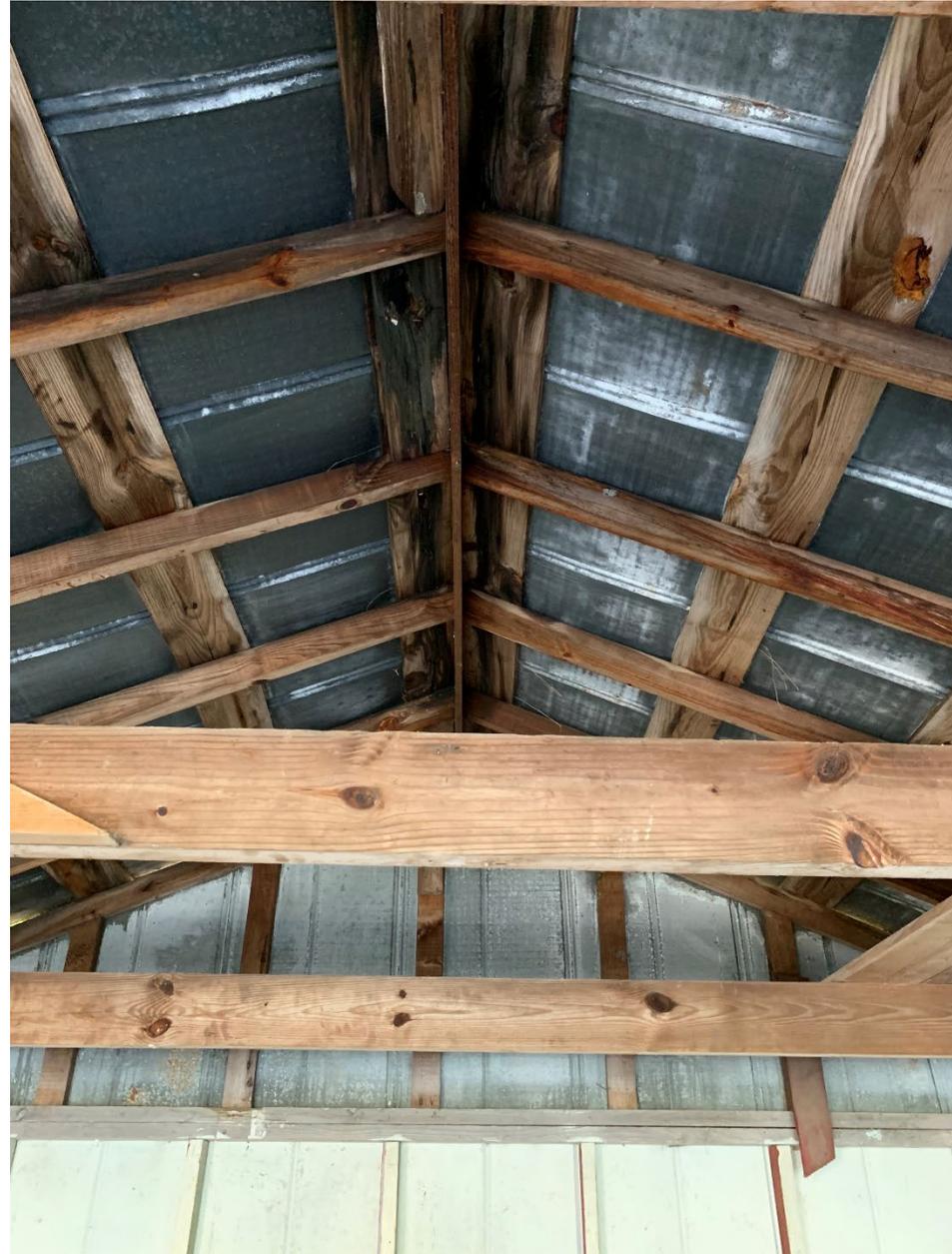
View from East



Adjacent utility shed –
Proposing to keep,
after replacing roof.
Roof is shared by
utility shed and
garage.



View of Roof



View of Roof



Year Built per Charleston County GIS

Dwelling Info

Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	12 Bungalow	1947	1848	3	1	1	1

Additional Improvements

Imp_Extension	Year Built	Improvement Type	Improvement Descr
R01	1950	UTLSHED	
R01	1950	DETGAR	

Agenda Item #4

20 SHEPPARD STREET
TMS # 459-05-04-130

Request approval for demolition of additions.

Category 4 / (East Side) / c.1890's / Historic Materials Demolition Purview

Agenda Item #4

Applicant's Presentation

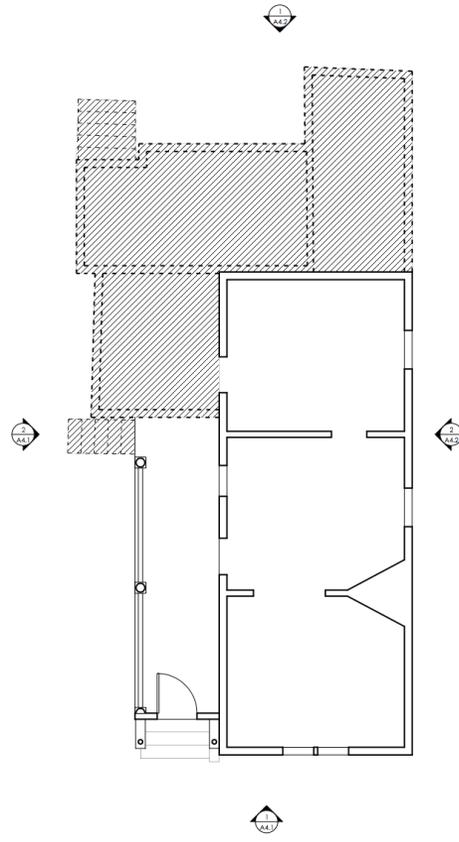
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 authorization is prohibited.
 date of revision

aj architects

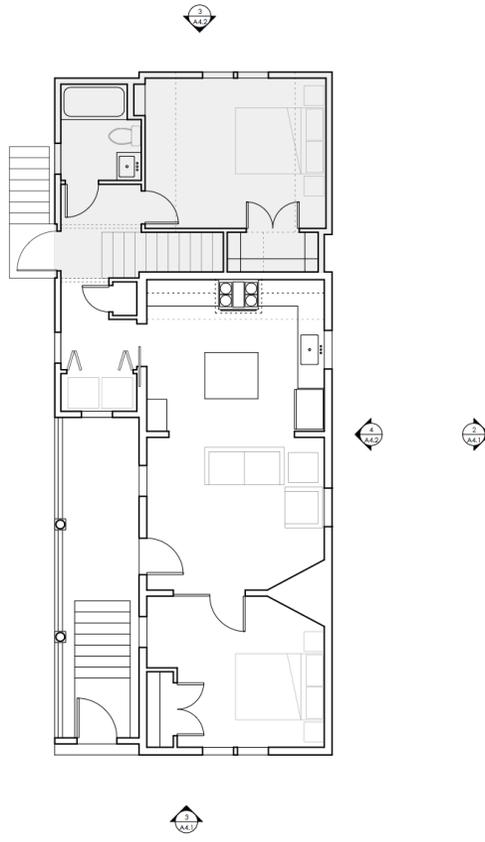
STATE OF SOUTH CAROLINA
 ASHLEY KLUTZ JENNINGS
 Charleston, SC
 05303
 REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
 AJ ARCHITECTS
 LLC
 Charleston, SC
 897008
 REGISTERED ARCHITECT

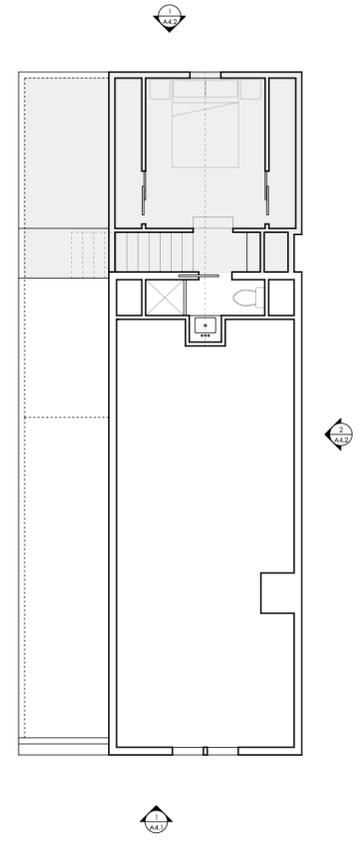
538 KING STREET
 CHARLESTON, S.C.
 29403
 843-577-7030 phone
 843-577-8060 fax



existing first floor plan: 1/4" = 1'-0"
 Hatching indicates area proposed for demolition



proposed first floor plan: 1/4" = 1'-0"
 Solid grey indicates area proposed for addition



proposed second floor plan: 1/4" = 1'-0"
 Solid grey indicates area proposed for addition

renovation/addition
 20 Shepard Street
 CHARLESTON, SC

DESIGNED
 gkj
 DRAWN
 gkj
 CHECKED
 gkj

D A T E
 09-21-2020
 REVISIONS

S H E E T
A3.1
 FLOOR PLANS



1 existing south elevation: 1/4" = 1'-0" 0 2 4 8



2 existing west elevation: 1/4" = 1'-0" 0 2 4 8



3 proposed south elevation: 1/4" = 1'-0" 0 2 4 8



4 proposed west elevation: 1/4" = 1'-0" 0 2 4 8

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gj architects

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

STATE OF SOUTH CAROLINA
AJ ARCHITECTS
LLC
Charleston, SC
89708
REGISTERED ARCHITECT

538 KING STREET
CHARLESTON, S.C.
29403
843-577-7030 phone
843-577-8060 fax

renovation/addition
20 Shepard Street
CHARLESTON, SC

S&A1

DESIGNED
gkj

DRAWN
gkj

CHECKED
gkj

DATE
09-21-2013

REVISIONS

SHEET

A4.1

ELEVATIONS

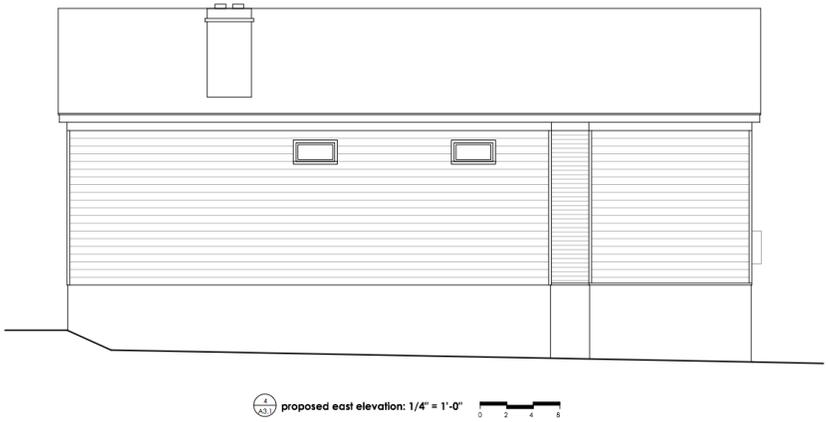
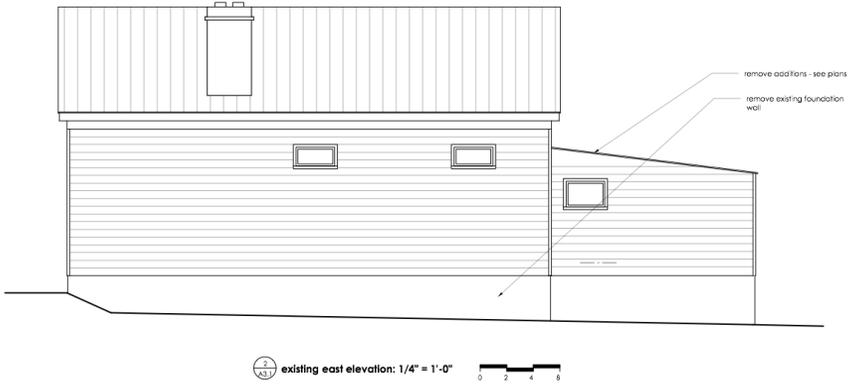
all drawings are property of architect
contractor shall verify the accuracy
of information as indicated
date of revision

gj architects

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ASHLEY KLITZ
JENNINGS
Charleston, SC
05303
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
AJ ARCHITECTS
LLC
Charleston, SC
897008
REGISTERED ARCHITECT

538 KING STREET
CHARLESTON, S.C.
29403
843-577-7030 phone
843-577-8060 fax



renovation/addition
20 Shepard Street
CHARLESTON, SC

3/8/21

DESIGNED
AKJ
DRAWN
AKJ
CHECKED
AKJ

DATE
09-21-2020
REVISIONS

SHEET
A4.2
ELEVATIONS



south view from Sheppard Street



southwest view from Sheppard Street



southeast view from Sheppard Street

all drawings property of architect
 licensed under contract. The architect
 shall retain all copyright
 in all drawings.

gj architects

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

STATE OF SOUTH CAROLINA
 GJ ARCHITECTS
 LLC
 Charleston, SC
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538 KING STREET
 CHARLESTON, S.C.
 29403

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

renovation/addition
 20 Sheppard Street
 CHARLESTON, SC

S&E1

DESIGNED
 gkj

DRAWN
 gkj

CHECKED
 gkj

DATE
 09-21-2023

REVISIONS

SHEET

PH-1



north view from adjacent property



northwest view from adjacent property

all drawings property of architect
 and shall not be used for any other
 purpose without the architect's
 written consent

aj architects

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 ASHLEY KLITZ JENNINGS
 Charleston, SC
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 REGISTERED ARCHITECT

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 29403

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

renovation/addition
 20 Sheppard Street
 CHARLESTON, SC

S&E1

DESIGNED
 ajk

DRAWN
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CHECKED
 ajk

DATE
 09-21-2020

REVISIONS

SHEET

PH-2

Agenda Item #5

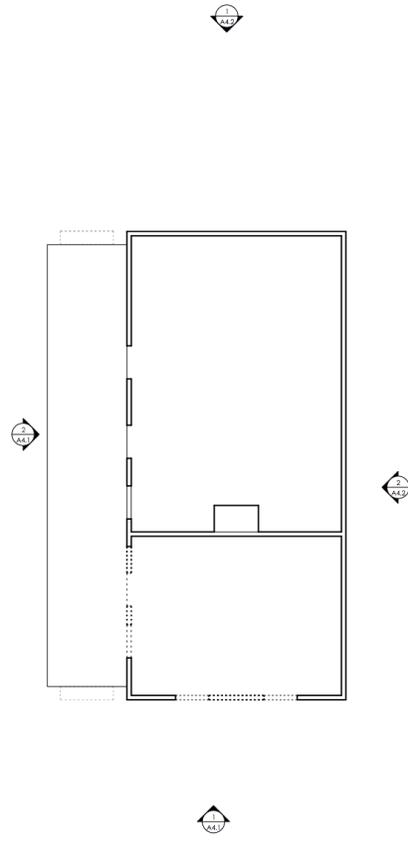
22 SHEPPARD STREET
TMS # 459-05-04-131

Request approval for demolition of door and window openings, and a portion of the front façade.

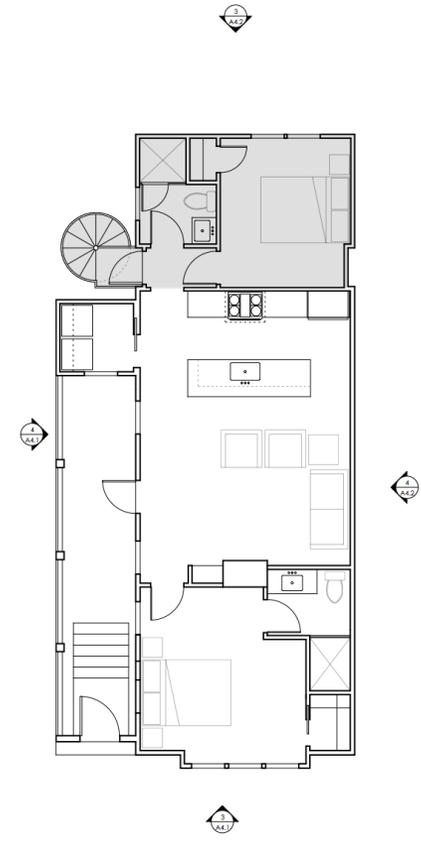
Category 4 / (East Side) / c.1890's / Historic Materials Demolition Purview

Agenda Item #5

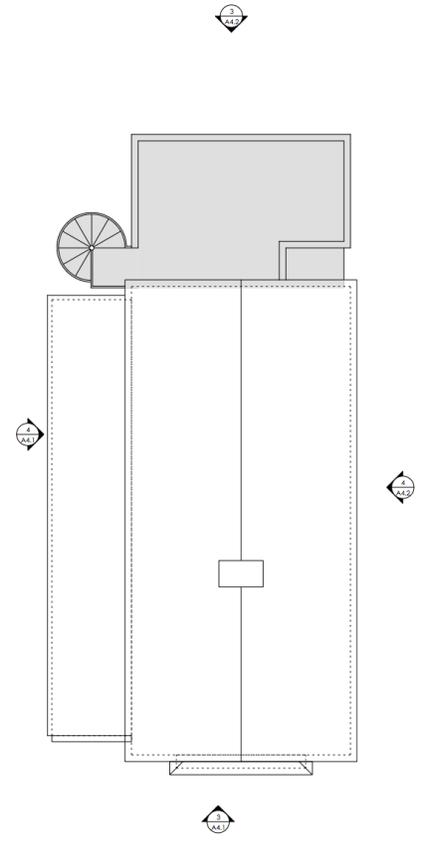
Applicant's Presentation



existing first floor plan: 1/4" = 1'-0"
 ::::: indicates area proposed for demolition



proposed first floor plan: 1/4" = 1'-0"
 ■ indicates area proposed for addition



proposed roof plan: 1/4" = 1'-0"
 ■ indicates area proposed for addition

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 Charleston, SC
 05303
 REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
 AJ ARCHITECTS, LLC
 Charleston, SC
 89708
 REGISTERED ARCHITECT

538 KING STREET
 CHARLESTON, S.C.
 29403

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

renovation/addition
 22 Shepard Street
 CHARLESTON, SC

SHEET

DESIGNED
 gkj

DRAWN
 gkj

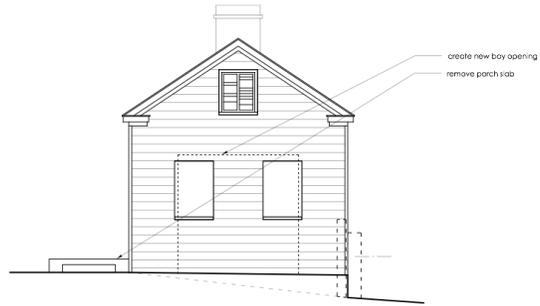
CHECKED
 gkj

DATE
 09-21-2020

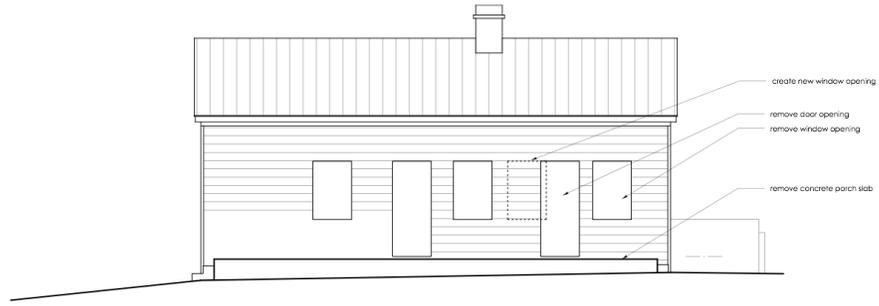
REVISIONS

SHEET

A3.1
 FLOOR PLANS



1 existing south elevation: 1/4" = 1'-0" 0 2 4 8



2 existing west elevation: 1/4" = 1'-0" 0 2 4 8



3 proposed south elevation: 1/4" = 1'-0" 0 2 4 8



4 proposed west elevation: 1/4" = 1'-0" 0 2 4 8

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S H E E T
 A4.1
 FLOOR PLANS

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contractor shall verify the accuracy
of information as provided
date of revision

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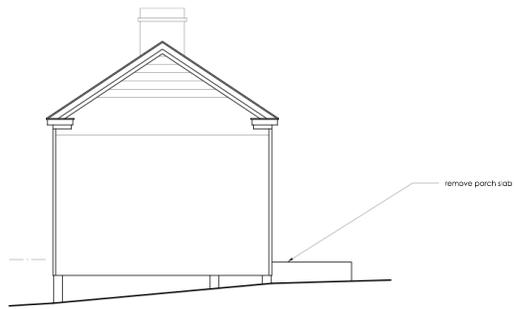
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AKJ

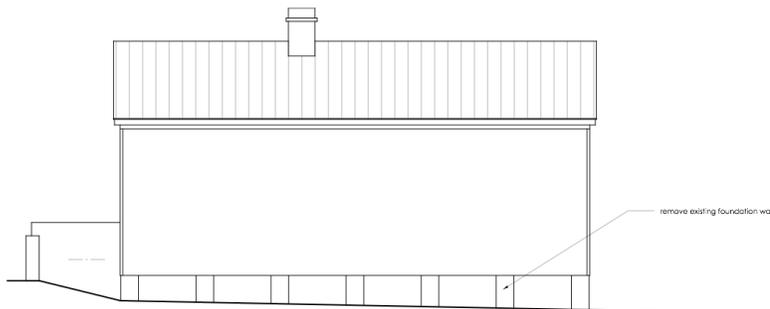
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09-21-2020
REVISIONS

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A4.2
FLOOR PLANS



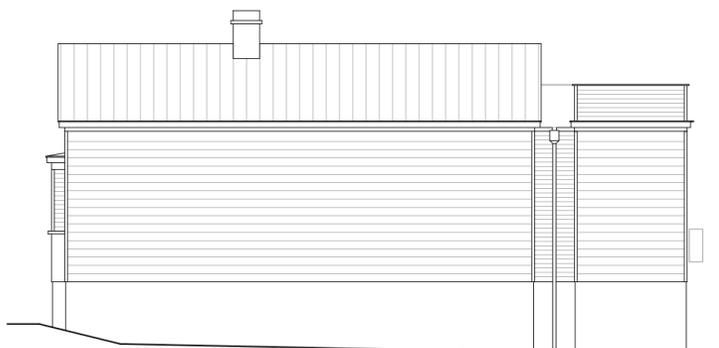
1 existing north elevation: 1/4" = 1'-0" 0 2 4 8



2 existing east elevation: 1/4" = 1'-0" 0 2 4 8



3 proposed north elevation: 1/4" = 1'-0" 0 2 4 8



4 proposed east elevation: 1/4" = 1'-0" 0 2 4 8



south view from Sheppard Street



southwest view from Sheppard Street



southeast view from Sheppard Street

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DATE
 09-21-2023

REVISIONS

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 PH-1



north view from adjacent property



northwest view from adjacent property

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R E V I S I O N S

S H E E T

PH-2

Agenda Item #6

145 MOULTRIE STREET
TMS # 460-02-04-010

Request after-the-fact approval for demolition of roof.

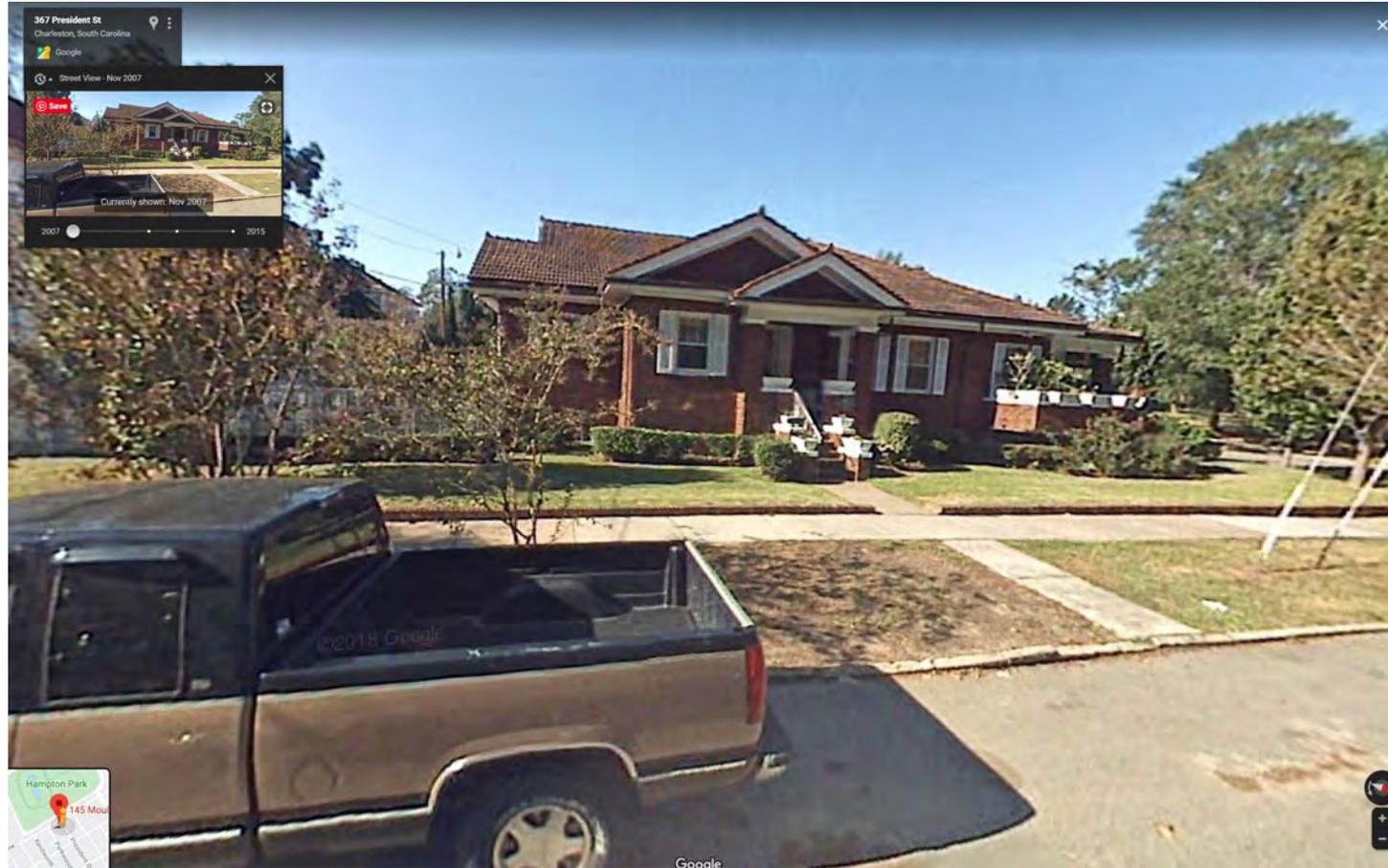
Category 4 / (Hampton Terrace) / c. 1931 / Historic Materials Demolition Purview

Agenda Item #6

Applicant's Presentation

145 Moultrie Street

2007



June 2012



August 2012



2015



2017



April 20, 2020

James Meadors
145 Moultrie Street
Charleston, South Carolina 29403

RE: 145 Moultrie Street

Dear James,

This past Tuesday, April 14, 2020 I met you at your house at 145 Moultrie Street. I understand you have been renovating the house, and it looks near complete. The purpose of my visit was to view the roof framing in the finished attic space of the house with the roofing material in mind, as that material has not been decided upon yet.

The roof of the house is principally hip shaped with one gable to the east. Viewing the roof lines from the street, one can see obvious long-term deflection problems with the roof structure. I happen to live right around the corner from this house, and know that the previous roofing material, and probably the original roofing material was concrete tile, which weighs about the same as a slate roof.

Upon entering the attic space, it is clearly evident as to why the roof is sagging, and it is not entirely clear as to how the roof structure works, but like many historic structures, buildings have a mind of their own and an inherit nature of finding new load paths. I strongly suspect that the original roof was supported at the exterior walls and by the perimeter knee wall that sits on the attic joist framing and is tied into the roof framing, thus becoming a load bearing wall for the roof. There is also evidence that posts, supporting the many ridges of the roof, were removed, either long ago, or by the previous owner. The resulting structural configuration of hip beams, valley beams and ridge 'boards', all unsupported in the center of the attic cannot be structurally proven to work 'by the numbers', yet it does, and has 'worked' for at least the amount of time the previous owner had the house, perhaps much longer. This does not necessarily mean the roof framing is structurally adequate.

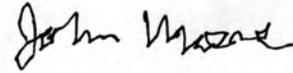
The perimeter knee walls, being a load bearing wall has in turn loaded interior partition walls below and their supports, none of which were ever intended to support a roof, much less a particularly heavy roof. Their deformations have contributed to the deformations in the roof.

Installing a heavy roofing material such as concrete tile or slate would require engineering and constructing a structurally reinforced roof framing system of added posts, sistered beams and elaborate connections. This of course would then put roof loads where they have never been, or have not been in quite some time, leading to further deformation of the house below, and in further deformation of the roof. After all that is done, the roof may or may not meet current code requirements for roof load.

The structurally prudent roofing material to put on the house would be as light as possible, a metal roof would be ideal. I would strongly recommend not putting concrete tiles or slate on the roof.

If you have any questions or would like to discuss this further, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "John Moore". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

John Moore, PE

MICHAEL H. HANCE, PE LLC
STRUCTURAL DESIGN AND CONSULTING

1133 Club Terrace
Mount Pleasant, S.C. 29464
Telephone: (843) 556-2649
mhancepe@comcast.net

April 27, 2020

James Meadors
145 Moultrie Street
Charleston, South Carolina 29412

Subject: Structural Assessment – Roof Framing
145 Moultrie Street
Charleston, South Carolina 29412

Mr. Meadors

As was previously discussed in the roof closure system assessment issued on October 9, 2019 for the subject property, the installation of slate or concrete tiles similar to the existing roofing is not recommended due to the inability of the current roof framing configuration to adequately support the weight introduced by this material. The existing main roof system at the subject property is constructed of a hip roof configuration with a front and rear gable extension. Hip rafters and dormer framing extend to a center ridge line and terminate at exterior walls. To create useable space on the second floor, modifications performed by previous owners included the removal of vertical support below the ridge line. The removal of ridge support has resulted in loading of the intermediate second floor knee walls. The weight of the existing concrete tile roofing and removal of vertical ridge support resulted in significant deflection of hip rafter framing and the ridge line. The support of second floor knee walls and the transfer of roof loads to the floor framing and foundation below are not known. Based on these findings and as-built conditions observed, it is recommended the new roof closure system be limited to copper or asphalt shingle roofing only.

To provide adequate support of a concrete tile roof system, modifications to the existing roof framing will be required. In addition, modification to first and second floor framing as well as the foundation should also be anticipated. The following bulleted items detail structural components that should be addressed for modification to support concrete tile roofing.

Structural Modifications – Concrete Tile Roofing:

- *Vertical Ridge Support:* Vertical ridge support removed during earlier renovations will need to be reinstalled and extend from the ridge to the second floor framing. Support of the vertical supports will require removal of interior finishes to verify second floor framing conditions. The installation of new second floor beams to support vertical loads should be anticipated. The transfer of these loads to the first floor framing and the foundation below will also need to be verified to determine if additional structure and foundation support is required. It should be noted the installation of vertical support below the ridge line will also result in limitations in the useable space in the second floor.
- *Second Floor Knee Walls:* The existing knee walls constructed at the interior space of the second floor will be required to provide support of rafter framing and hip beams throughout. Removal of interior finishes will be required to identify current load paths for roof framing support and verify second floor framing below the knee walls. The installation of new second

Structural Assessment – Roof Framing
145 Moultrie Street
Charleston, South Carolina 29412
April 27, 2020
Page Two

Structural Modifications – Concrete Tile Roofing:

- *Second Floor Knee Walls (Continued)*

floor beams to support the knee walls above might be required. The transfer of these loads to the first floor framing and the foundation below will also need to be verified to determine if additional structure and foundation support is required.

- *Rafters, Hip Roof Beams and Ridge Board:* In addition to vertical ridge support required for a concrete tile load, the installation of a new ridge beam below the existing ridge board might be required. All rafter and hip roof beam spans should also be analyzed to determine if additional structure will be required to support tile loading. Based on this analysis, additional roof framing or intermediate support might be required.

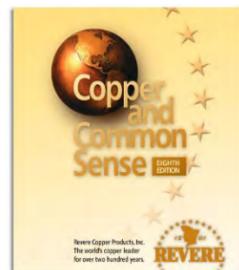
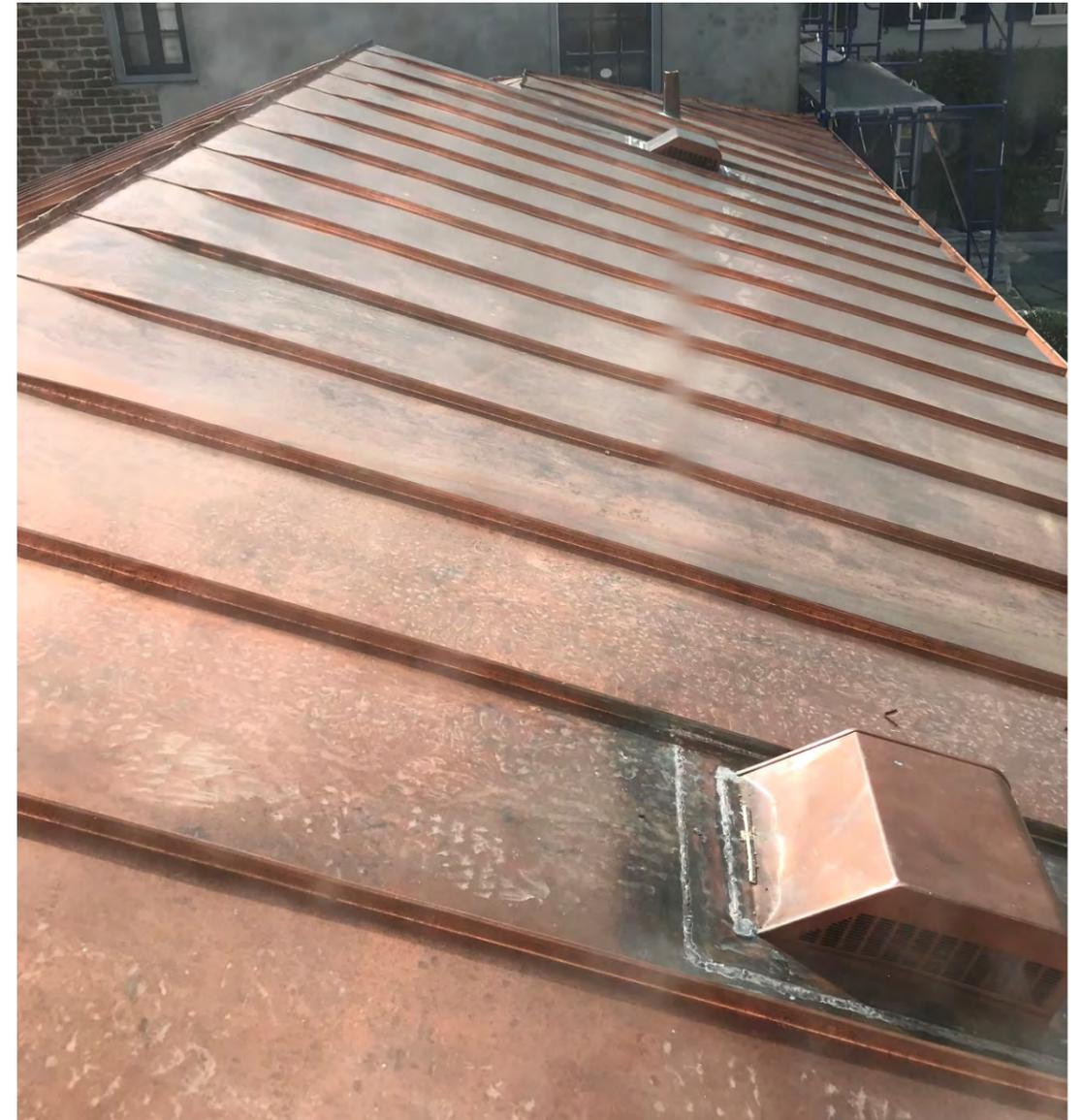
I appreciate the opportunity to provide you with this report and if I can answer any questions or provide any additional services, please contact my office.

Respectfully yours,

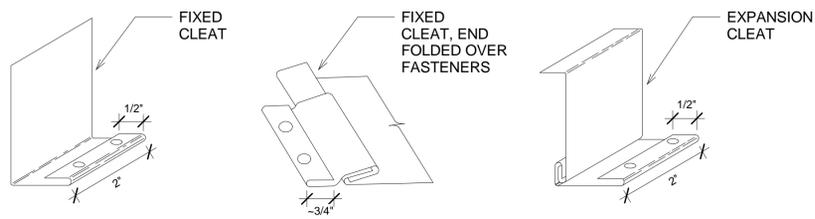


Michael H. Hance, PE
Michael H. Hance PE LLC

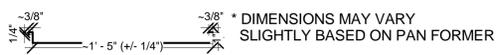




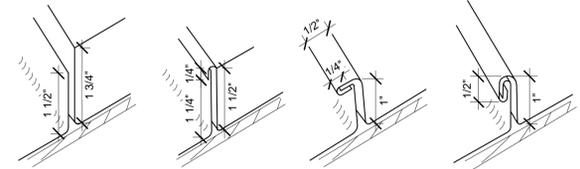
Example of standing seam copper roof that is representative of the roof proposed to be installed on 145 Moultrie Street. Roof to be hand crimped, double lock, standing seam 16 oz. copper. Roof to be installed according to Revere's Copper and Common Sense specifications.



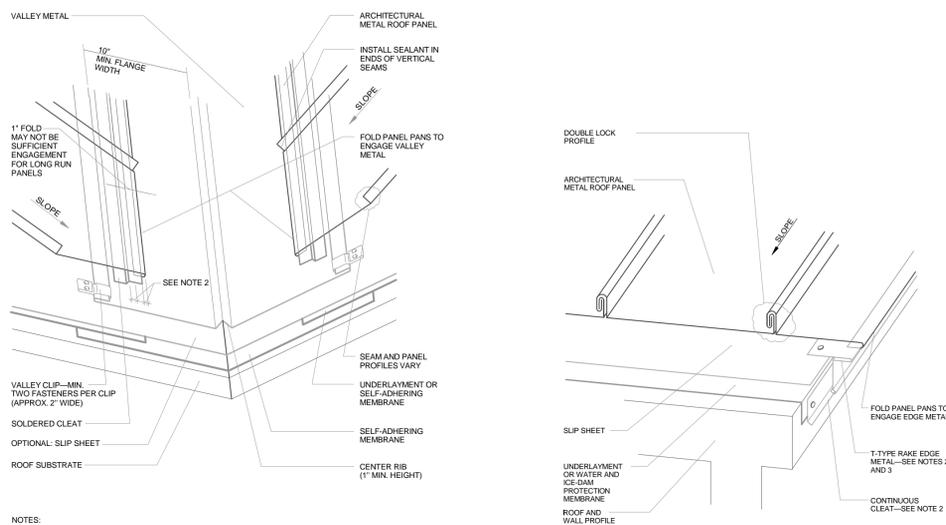
1 COPPER CLEAT TYPES AND DETAILS
6" = 1'-0"



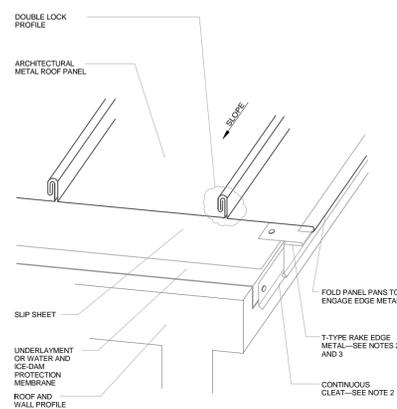
7 COPPER PAN FORM DETAIL
1 1/2" = 1'-0"



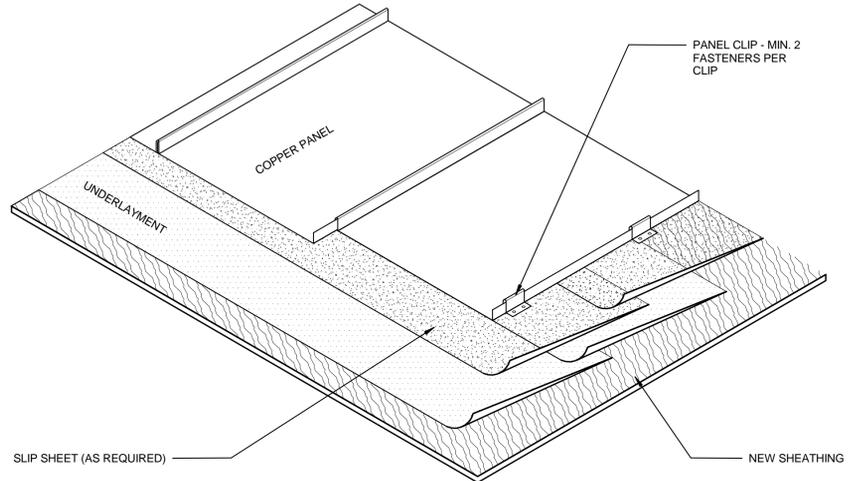
6 COPPER STANDING SEAM DETAILS
6" = 1'-0"



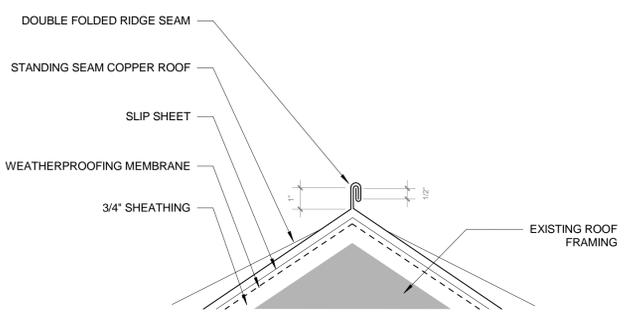
2 OPEN METAL VALLEY FOR SOLDERABLE METALS
1 1/2" = 1'-0"



3 RAKE EDGE FLASHING
1 1/2" = 1'-0"



4 STANDING SEAM OVER NAILABLE DECK
1 1/2" = 1'-0"



5 FOLDED RIDGE DETAIL
3" = 1'-0"

Agenda Item #7

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

Request conceptual approval for renovations to existing outbuilding.

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

Agenda Item #7

Applicant's Presentation

RENOVATIONS: 109 RUTLEDGE AVE - OUTBUILDING

CONTACT INFORMATION

OWNER: 109 RUTLEDGE AVENUE LLC
 ARCHITECT: AJ ARCHITECTS, LLC
 CONTACT: ASHLEY KUTTE JENNINGS
 538 KING STREET
 CHARLESTON, SOUTH CAROLINA 29403
 T. 843.577.7030

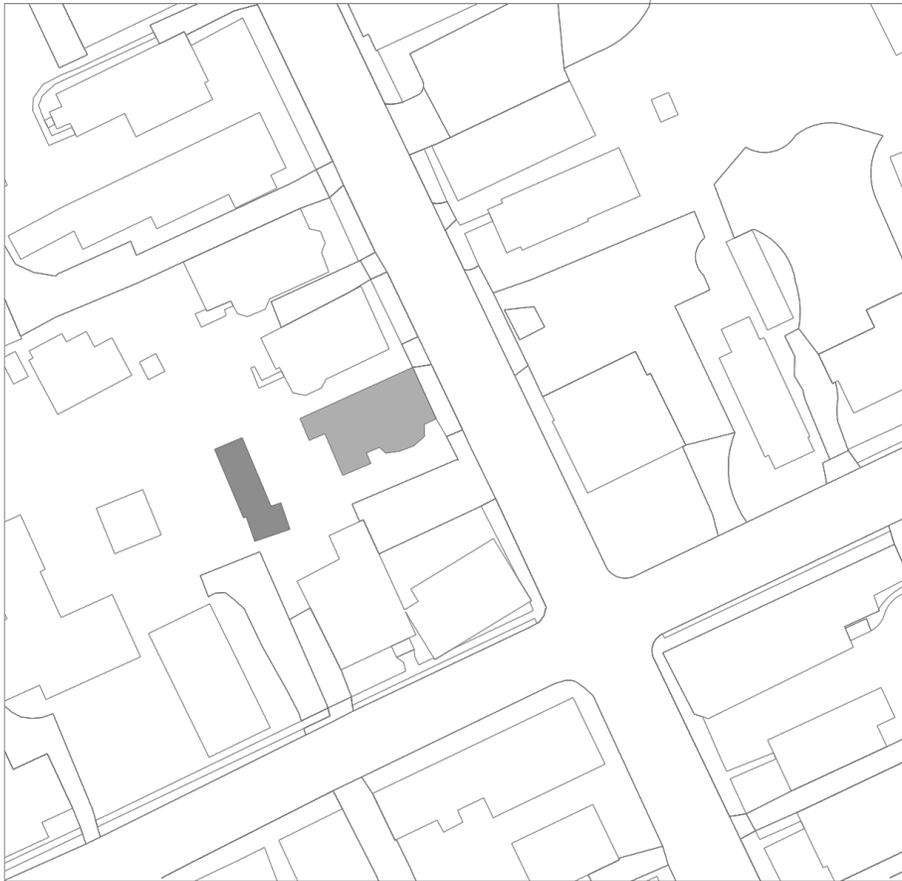
GENERAL ZONING INFORMATION

TMS#: 457.03.01.103
 FLOOD ZONE: Zone AE (1%) *this property will require a FEMA variance
 ZONED: S18
 LOT SIZE: 5,326 SF
 EXISTING BLDG FOOTPRINT: 1,730SF FRONT BUILDING, 869SF OUTBUILDING
 PROPOSED BLDG FOOTPRINT: 1,730SF FRONT BUILDING, 869SF OUTBUILDING
 EXISTING LOT COVERAGE: 48% (50% MAX) CONFORMING
 PROPOSED LOT COVERAGE: 48% (50% MAX) CONFORMING
 EXISTING USE: 3 residential units, EXISTING NON-CONFORMING
 PROPOSED USE: 3 residential units, EXISTING NON-CONFORMING
 SETBACKS: front: 25' 0" EXISTING NON-CONFORMING
 rear: 25' 0" EXISTING NON-CONFORMING
 front: 12' 0" EXISTING NON-CONFORMING
 no side: 6' 0" EXISTING NON-CONFORMING
 EXISTING PARKING: 4 spaces provided, 5 required, EXISTING NON-CONFORMING
 PROPOSED PARKING: 4 spaces provided, 5 required, EXISTING NON-CONFORMING

PREVIOUS CITY REVIEWS

8.27.20 BAR CONCEPTUAL DEFERRAL
 -remove the roof-top terrace
 -restudy the front porch element
 -consider casement windows
 -consider hoods over the windows

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



context plan: NTS



key plan: NTS

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RENOVATIONS:
 CARRIAGE HOUSE
 109 RUTLEDGE AVENUE
 CHARLESTON, SC

CONCEPTUAL BAR2

DESIGNED
 dk
 DRAWN
 dk | RRP
 CHECKED
 dk

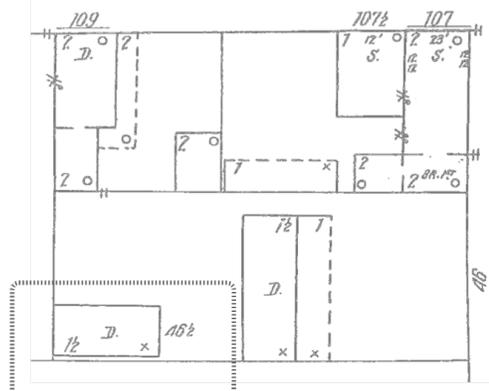
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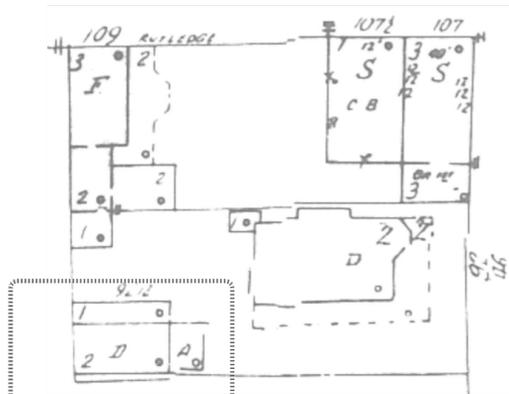
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 CONCEPT MAP



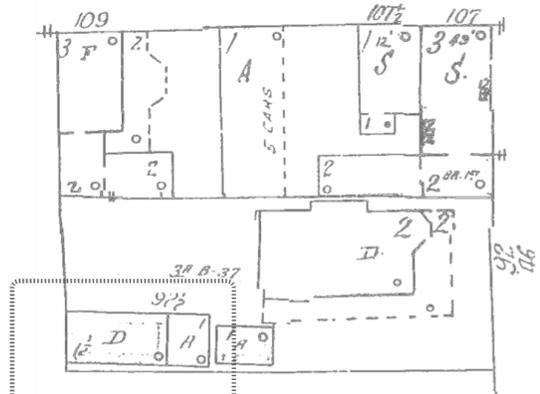
1929 SANBORN MAP



1902 SANBORN MAP



1967 SANBORN MAP



1944 SANBORN MAP

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RENOVATIONS:
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 109 RUTLEDGE AVENUE
 CHARLESTON, SC
 CONCEPTUAL BASED

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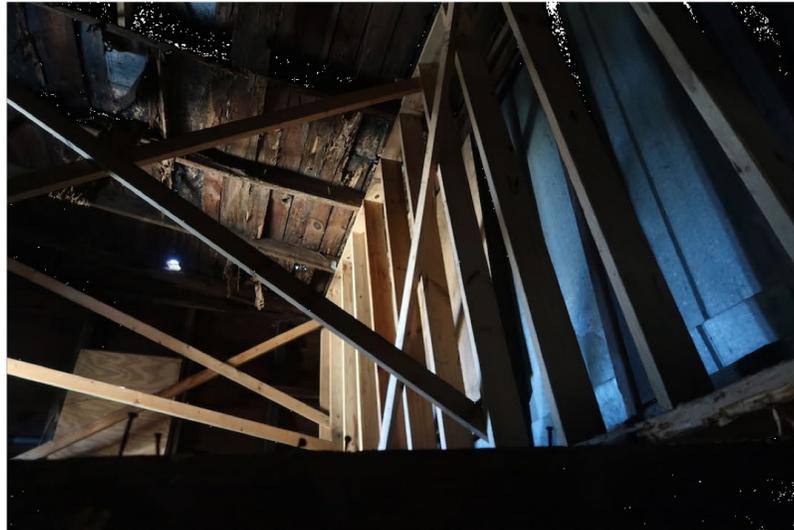
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RENOVATIONS:
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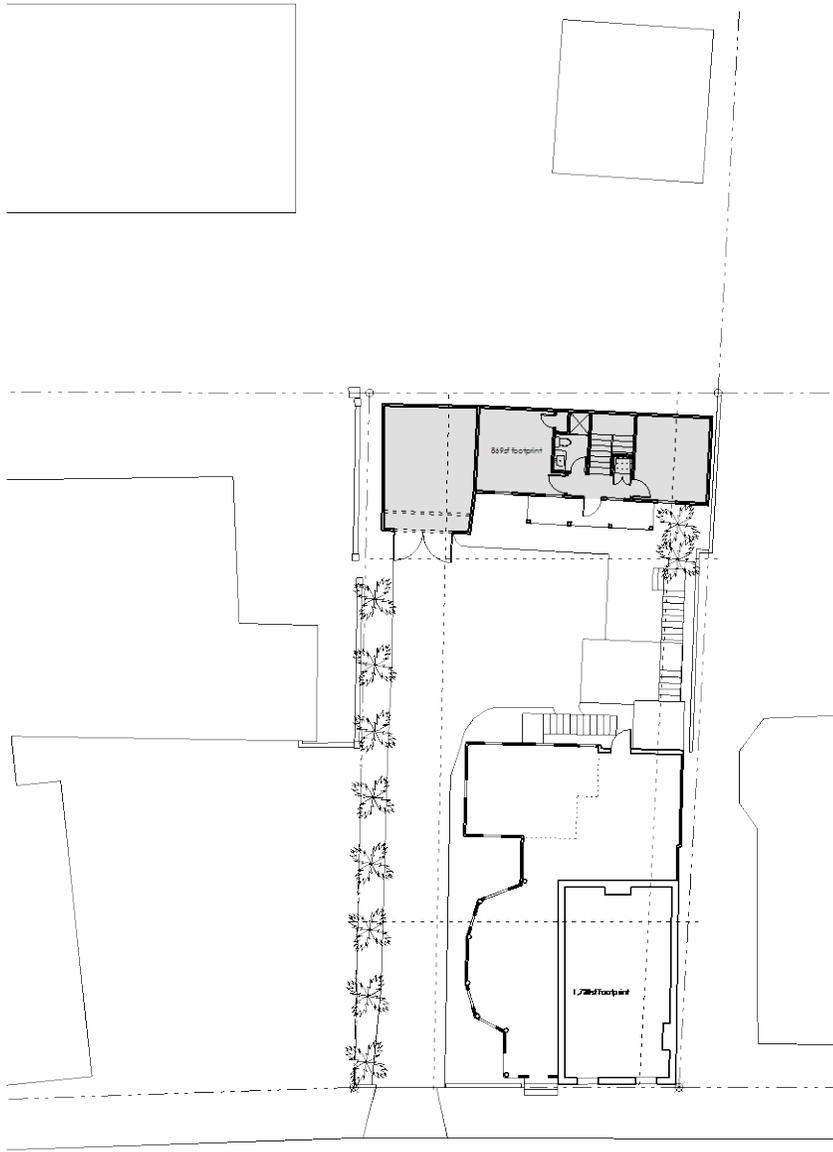
RENOVATIONS:
 CARRIAGE HOUSE
 109 RUTLEDGE AVENUE
 CHARLESTON, SC

CONCEPTUAL BASE

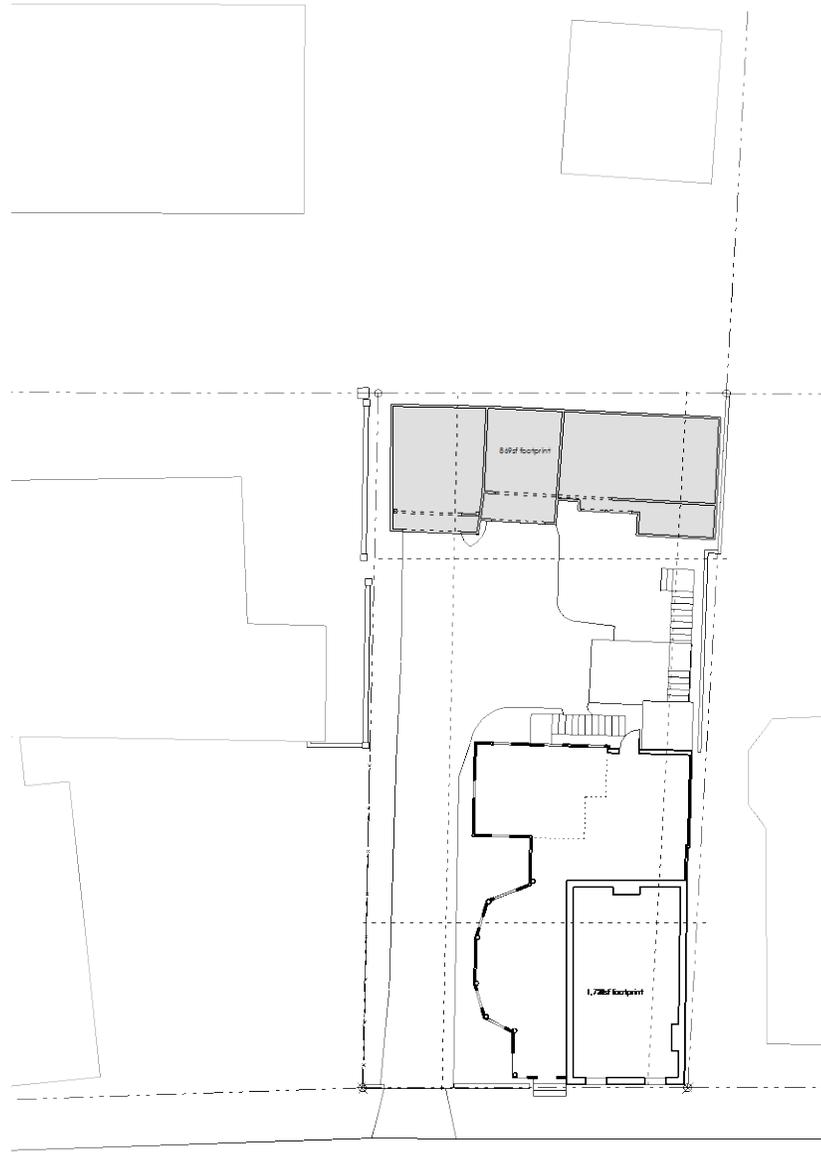
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 mk

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



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

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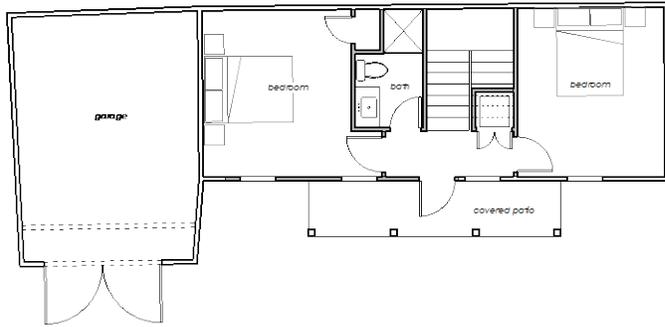
RENOVATIONS
CARRIAGE HOUSE
109 KUMEDGE AVENUE
CHARLESTON, SC

CONCEPT MAP

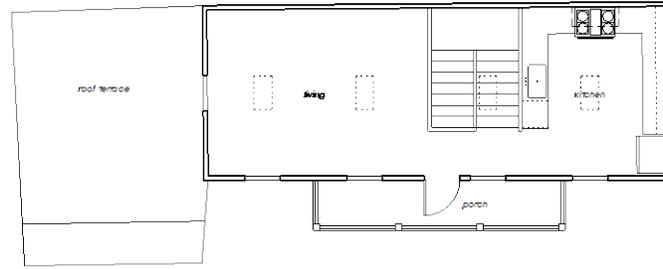
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BY

DATE
9-28-2020
REVISIONS

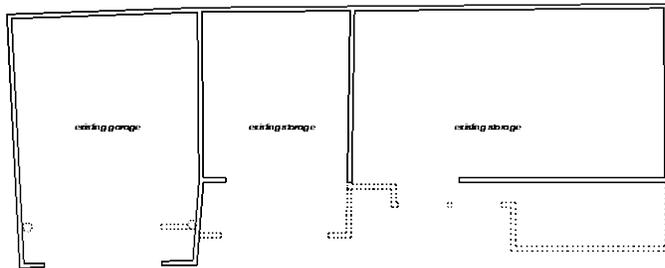
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ME PLAN



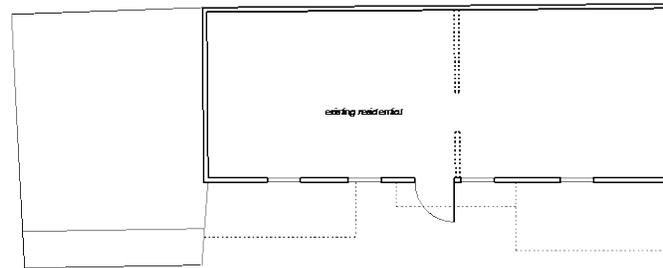
proposed first floor plan: 1/4" = 1'-0"
 ▬ indicates renovation



proposed second floor plan: 1/4" = 1'-0"
 ▬ indicates renovation



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



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

of the University of South Carolina,
 for the purpose of the proposed
 subdivision of a parcel.
 L.A. 10/10/10



530 KING STREET
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 29403
 843.577.7030 PHONE
 843.577.8040 FAX

RENOVATIONS:
 CARRIAGE HOUSE
 109 BURLIDGE AVENUE
 CHARLESTON, SC
 CONCEPTUAL RAS

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 (14)
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 (14)
 CHECKED
 (14)

DATE
 9-30-2020
 REVISIONS

S H E E T
 A3.1
 FLOOR PLAN

all dimensions are in feet and inches, unless otherwise noted. all materials are to be installed in accordance with manufacturer's instructions.



- board and batten shutters with vented-out exterior casing siding
- 3/4" diameter wood bsp rail
- 3/4" p.l. pickets @ 4" o.c.
- 4x4 p.l. wood post
- renewed window, see detailed ltr.
- board and batten shutters with vented-out exterior casing siding
- renewing to match existing
- 4x4 p.l. wood post
- line of existing ground plane - renewal and foundation system
- renewed floor structure

proposed east elevation 3/16" = 1'-0"



- remove existing window frame
- renew siding where possible
- remove existing non-habitable addition

existing east elevation 3/16" = 1'-0"

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ASHLEY BURT BARNES
Charleston, SC
2009

STATE OF SOUTH CAROLINA
J. ARCHER
Charleston, SC
2009

538 KING STREET
CHARLESTON, S.C.
29403

843-577-7030 phone
843-577-8040 fax

RENOVATIONS
CARRIAGE HOUSE
109 SUMMIT AVENUE
CHARLESTON, SC

CONCEPTUAL BASED

DESIGNED
1/15

DRAWN
1/15 | 1/15

CHECKED
1/15

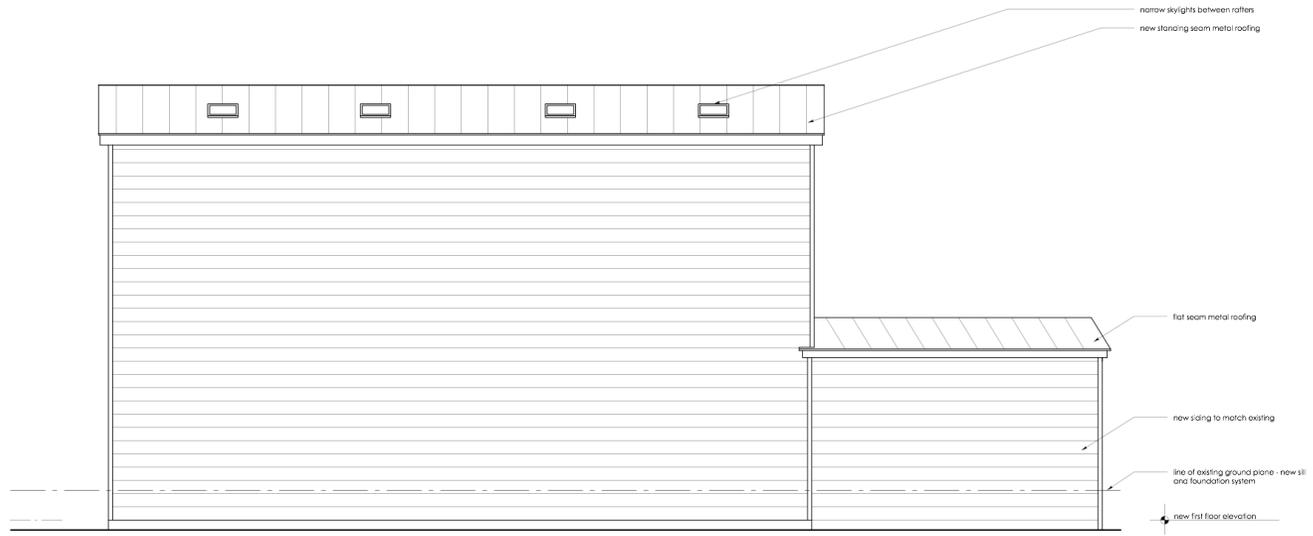
DATE
9-30-2020

REVISIONS

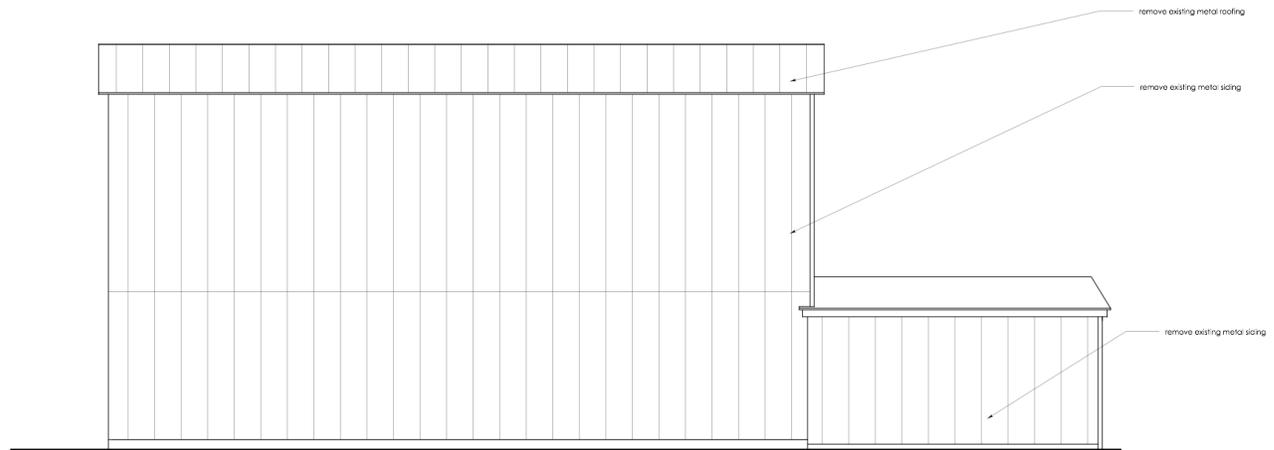
SHEET

A4.1

ELEVATION



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



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

an equal and opposite of the amount of the...
 the...
 the...
 the...

gj architects

STATE OF SOUTH CAROLINA
 ASHLEY
 BLITZ
 JENNINGS
 Charleston, SC
 29503
 REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
 GJ ARCHITECTS
 LLC
 Charleston, SC
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 REGISTERED ARCHITECT

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

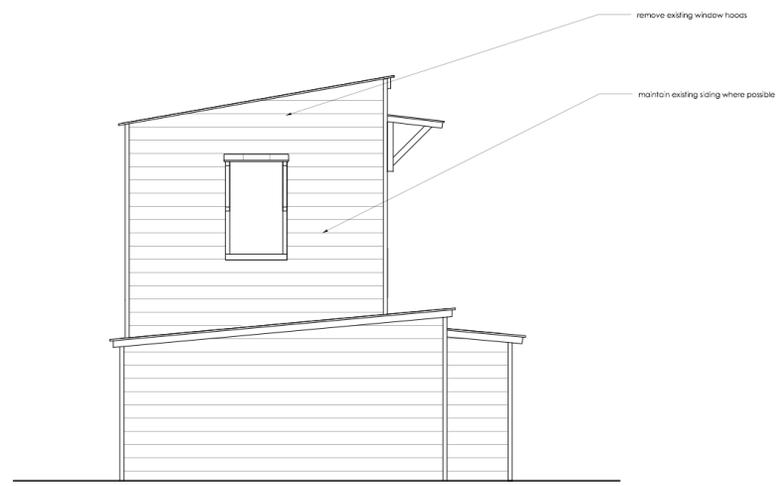
DESIGNED
 by
 DRAWN
 by
 CHECKED
 by

DATE
 9-30-2020
 REVISIONS

SHEET
 A4.2
 ELEVATION



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



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

all drawings are part of a project.
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RENOVATIONS:
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 109 RUTLEDGE AVENUE
 CHARLESTON, SC
 CONCEPTUAL BASE

DESIGNED
 BY
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 BY
 CHECKED
 BY

DATE
 9-30-2020
 REVISIONS

SHEET
 A4.3
 ELEVATION

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all drawings are to be read in conjunction
with the contract documents and specifications
and are not to be used for any other purpose
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l.l.c.

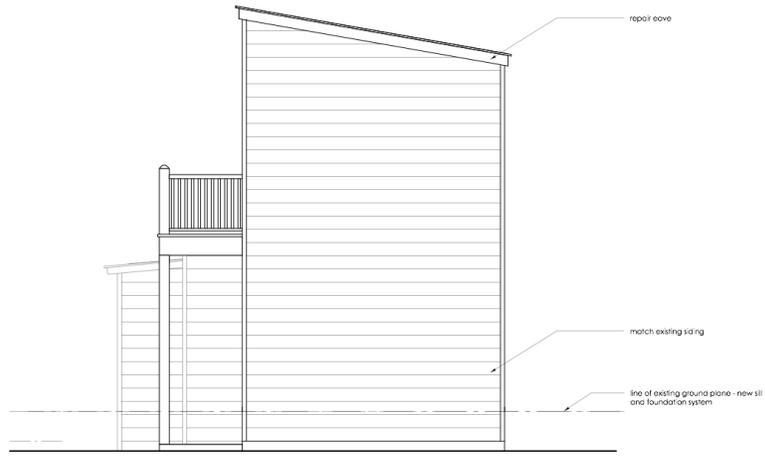
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BLITZ
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Charleston, SC
29203
REGISTERED ARCHITECT

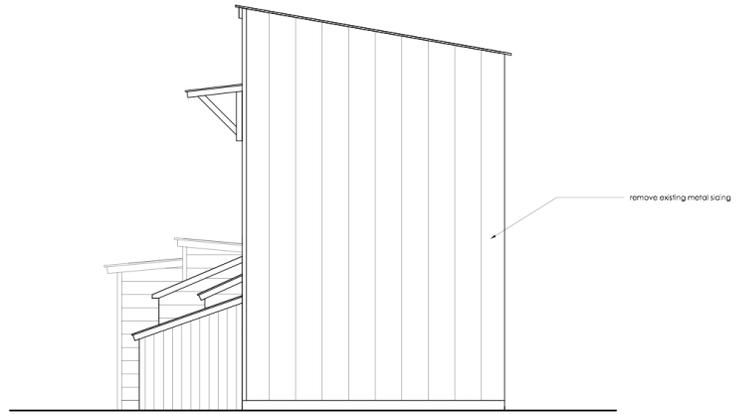
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L.L.C.
Charleston, SC
29203
REGISTERED ARCHITECT

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CHARLESTON, S.C.
29403

843-577-7030 phone
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proposed north elevation: 3/8" = 1'-0"



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

RENOVATIONS:
CARRIAGE HOUSE
109 RUTLEDGE AVENUE
CHARLESTON, SC

CONCEPTUAL BASED

D E S I G N E D
g.j.

D R A W N
mk | hsg

C H E C K E D
ak

D A T E
9-30-2020

R E V I S I O N S

S H E E T

A4.4

ELEVATION



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



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

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RENOVATIONS
GARAGE HOUSE
109 BUNNICK AVENUE
CHARLESTON, SC

CONCEPTUAL BASED

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1/15

DRAWN
1/15 | 1/15

CHECKED
1/15

DATE
9-30-2020

REVISIONS

SHEET

A4.5

OVERALL ELEVATION



existing end (rubble) overall elevation: 1/4" = 1'-0"



proposed end (rubble) overall elevation: 1/4" = 1'-0"



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RENOVATIONS
CARRIAGE HOUSE
109 SUMMIT AVENUE
CHARLESTON, SC

CONCEPTUAL BASED

DESIGNED
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DRAWN
1/15

CHECKED
1/15

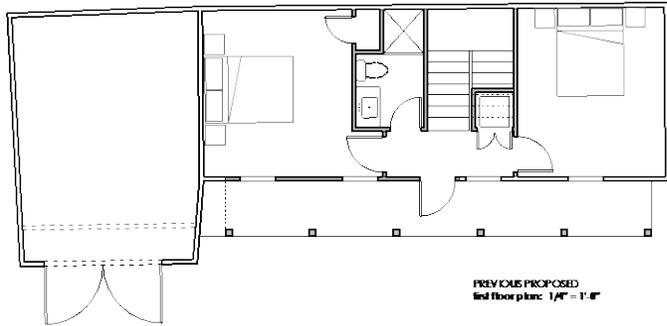
DATE
9-30-2020

REVISIONS

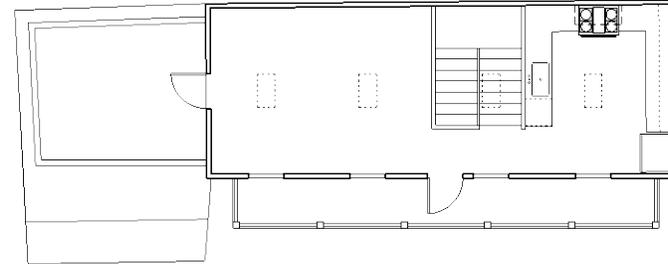
SHEET

A4.6

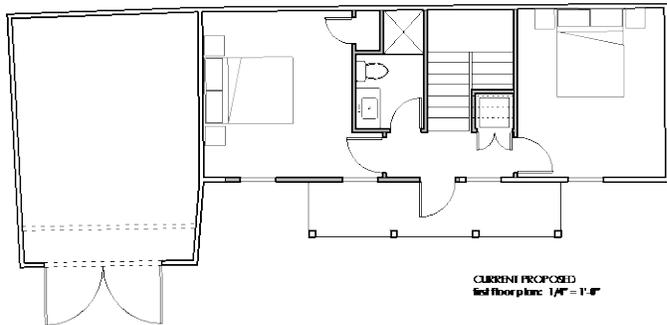
OVERALL ELEVATION



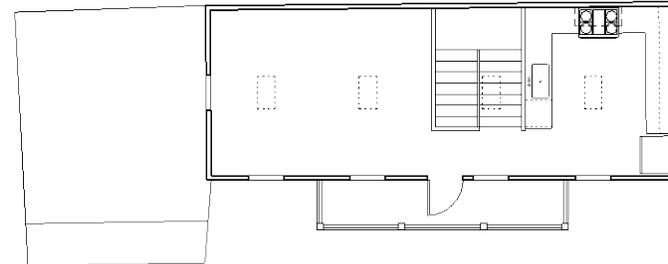
PREVIOUS PROPOSED
1st floor plan: 1/4" = 1'-0"



PREVIOUS PROPOSED
second floor plan: 1/4" = 1'-0"



CURRENT PROPOSED
1st floor plan: 1/4" = 1'-0"



CURRENT PROPOSED
second floor plan: 1/4" = 1'-0"

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RENOVATIONS:
CARRIAGE HOUSE
109 BUNNICK AVENUE
CHARLESTON, SC

CONCEPTUAL BASED

DESIGNED
(18)
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CHECKED
(18)

DATE
9-30-2020
REVISIONS

SHEET
COMP1
FLOOR PLANS



PREVIOUS PROPOSED
east elevation: 1/4" = 1'-0"



PREVIOUS PROPOSED
south elevation: 1/4" = 1'-0"



CURRENT PROPOSED
east elevation: 1/4" = 1'-0"



CURRENT PROPOSED
south elevation: 1/4" = 1'-0"

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RENOVATIONS
CARRIAGE HOUSE
109 BUNNICK AVENUE
CHARLESTON, SC

CONCEPTUAL BASED

DESIGNED
1/13

DRAWN
1/13 | 1/13

CHECKED
1/13

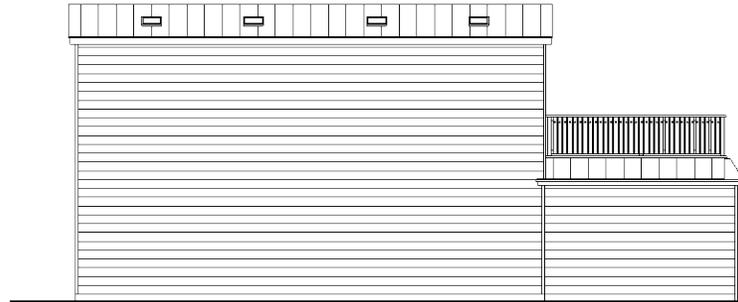
DATE
9-30-2020

REVISIONS

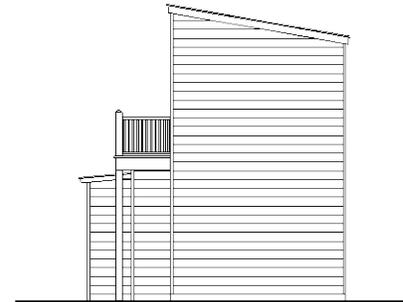
SHEET

COMP2

REVISIONS



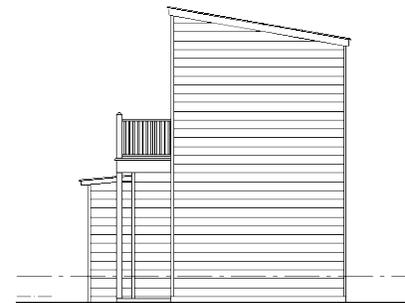
PREVIOUS PROPOSED
west elevation: 1/4" = 1'-0"



PREVIOUS PROPOSED
north elevation: 1/4" = 1'-0"



CURRENT PROPOSED
west elevation: 1/4" = 1'-0"



CURRENT PROPOSED
north elevation: 1/4" = 1'-0"

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CHARLESTON, SC

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(18)

DATE

9-30-2020

REVISIONS

SHEET

COMP3

03/18/2020

Agenda Item #8

735 KING STREET
TMS # 457-12-03-153

Request preliminary approval for construction of a new one-story drive thru café.

New Construction / (North Central) / Historic Corridor District

Agenda Item #8

Applicant's Presentation

PREVIOUS REVIEW DATES:

BAR (CONCEPTUAL) 01.23.2020
TRC (SITE PLAN) 01.27.2020
TRC (SUBMITTAL #2) 07.13.2020
TRC (SUBMITTAL #3) 08.24.2020

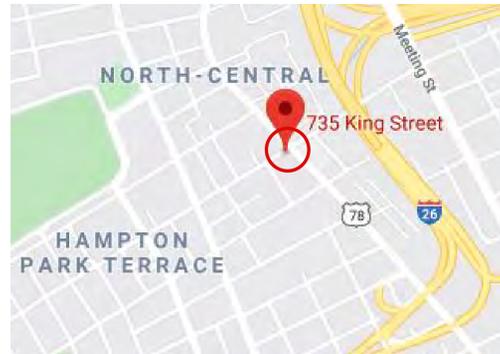
BAR COMMENTS FROM PREVIOUS REVIEW:

CONCEPTUAL APPROVAL WITH BOARD COMMENTS TO STUDY MAXIMIZING GREEN SPACE, INCLUDING SHIELDING DRIVEWAY, ENTRY AND EXIT, AND RESTUDY OF ROOF AND FACADE MATERIALS.

RESPONSE TO BAR COMMENTS:

THE COLOR OF ROOF MATERIAL HAS BEEN CHANGED TO BE "SANDSTONE" INSTEAD OF THE PREVIOUS "POLAR WHITE" TO SOFTEN THE AESTHETIC OF THE ROOF. THE RAILINGS ON THE PORCH WERE ELIMINATED AND REPLACED WITH A BUILT IN WOOD BENCH TO ADD WARMTH. THE WOOD CEILING ALSO ADDS WARMTH.

6 PROJECT NOTES
G101 SCALE: N/A



5 LOCATION MAP
G101 SCALE: N/A

A.F.F. = ABOVE FINISH FLOOR

CL = CENTER LINE

CONC = CONCRETE

CONT = CONTINUOUS

ELEV. = ELEVATION

EQ = EQUAL

EXT = EXTERIOR

F.O.B. = FACE OF BLOCK

F.O.S. = FACE OF STUD

F.O.W. = FACE OF WALL, (BRICK OR FINISH)

FTG = FOOTING

HDG = HOT DIPPED GALVANIZED

INT = INTERIOR

KD = KILN DRIED

N.I.C. = NOT IN CONTRACT

MR = MOISTURE RESISTANT

O.C. = ON CENTER

O.P.C.I. = OWNER PROVIDED,
CONTRACTOR INSTALLED

O.P.O.I. = OWNER PROVIDED,
OWNER INSTALLED

OPP = OPPOSITE

PEMB = PRE ENGINEERED METAL BUILDING

PT = PRESSURE TREATED

PTD = PAINTED

SIM = SIMILAR

SYP = SOUTHERN YELLOW PINE

TBD = TO BE DETERMINED

TBS = TO BE SELECTED

TYP = TYPICAL

VIF = VERIFY IN FIELD

WD = WOOD

WRC = WESTER RED CEDAR

DOOR DESIGNATION SYMBOL

A WINDOW DESIGNATION SYMBOL

— DIMENSION TO CENTER LINE

— STRUCTURAL COLUMN LINE

XXXXXX INSULATION

4 ABBREVIATIONS & SYMBOLS
G101 SCALE: N/A

1. THIS PROJECT IS AN 815 SF NEW CONSTRUCTION BUILDING INTENDED FOR USE AS A DRIVE THRU COFFEE SHOP. THERE IS 242 SF OF COVERED PATIO FOR WALK UP PATRONS. THERE IS NO INTERIOR PATRON USE AREA. A RESTROOM FOR PATRON USE IS PROVIDED.

2. THE PROJECT JURISDICTION IS THE CITY OF CHARLESTON. APPLICABLE CODES, INCLUDING SC MODIFICATIONS:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2018 FIRE PREVENTION CODE
2017 ICC / ANSI A117.1

3. THE BUILDING OCCUPANCY TYPE IS B (PER IBC 2018 303.1.1).

4. THE BUILDING CONSTRUCTION TYPE IS TYPE IIIB, NOT SPRINKLERED

5. ALLOWABLE BUILDING HEIGHT (IBC 2018 TABLE 504.3): 55' (3 STORIES)
PROPOSED BUILDING HEIGHT: 17'-7" (1 STORY)

6. ALLOWABLE BUILDING AREA (IBC 2018 TABLE 506.2): 19,000 SF
PROPOSED BUILDING AREA: 815 SF

7. BASE ZONING LAYER - GB (GENERAL BUSINESS)

8. ZONING OVERLAY LAYERS

OLD CITY HEIGHTS DISTRICT 2.5

AMUSEMENT & RECREATION OVERLAY

HISTORIC CORRIDOR DISTRICT

9. HEIGHT, AREA, AND SETBACK REGULATIONS (ZONING MUNICODE TABLE 3.1)

FRONT SETBACK - NOT REQUIRED

REAR SETBACK - NOT REQUIRED

SIDE SETBACKS - NOT REQUIRED

MAX. HEIGHT OF STRUCTURES - 55'

10. FLOOD ZONE - AE 13

3 PROJECT NOTES
G101 SCALE: N/A

G101 - TITLE SHEET
G102 - SURVEY
G103 - SITE PHOTOS
G104 - PRODUCT SPECS
C4.0 - SITE PLAN
C5.0 - GRADING & DRAINAGE PLAN
C9.0 - LANDSCAPE PLAN
C9.1 - LANDSCAPE DETAILS
A100 - ARCHITECTURAL SITE PLAN
A101 - FLOOR PLAN
A102 - EQUIPMENT PLAN
A103 - ROOF PLAN
A201 - EXTERIOR ELEVATIONS
A202 - EXTERIOR ELEVATIONS
A203 - EXTERIOR ELEVATIONS
A204 - EXTERIOR PERSPECTIVE VIEW
A205 - EXTERIOR PERSPECTIVE VIEW
A301 - BUILDING SECTION
A302 - SECTION DETAILS
A502 - WINDOW TYPES
A503 - WINDOW DETAILS
A701 - MILLWORK DETAILS
A900 - LIGHTING SCHEDULE
A901 - REFLECTED CEILING PLAN

2 DRAWING LIST
G101 SCALE: N/A

LODI COFFEE
735 KING STREET
CHARLESTON, SC 29403

TMS # 460-030-2005

BAR PRELIMINARY SUBMITTAL
09.10.2020



DAVID THOMPSON ARCHITECT



ARCHITECTURE AND PROJECT MANAGEMENT

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ERICA.CHASE@STANTEC.COM

STRUCTURAL ENGINEERING

JOHN MOORE - 843-722-1992

JMOORE@4SEINC.COM

MECHANICAL, ELECTRICAL, PLUMBING ENGINEERING

HENSLEY & GOERLING CONSULTING ENGINEERS

DEREK HENSLEY - 843-826-444

DWHENSLEY@HGCENG.COM

OWNER

JOHNNY GROSSO

JOHNNYGROSSO@YAHOO.COM

1 PROJECT TEAM
G101 SCALE: N/A



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WWW.DTHOMPSONARCHITECT.COM

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ISSUED DATE / REVISIONS

BAR CONCEPTUAL 12.19.2019
DESIGN DEVELOPMENT 05.06.2020
TRC SUBMITTAL 07.13.2020
BAR PRELIMINARY 09.10.2020

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 BAR CONCEPTUAL 12.19.2019
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 BAR PRELIMINARY 09.10.2020

LODI COFFEE
 735 King Street
 Charleston, SC 29403



SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A PROFESSIONAL LAND SURVEYOR OF THE STATE OF SOUTH CAROLINA CERTIFIES TO (i) MARY L. MILTON, ETAL; (ii) DAVID THOMPSON; AND (iii) _____ (ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTEREST MAY APPEAR).

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1-5, 6b, 7a1, 7c, 8, 9, 11, 13, 14, 16-18, 20, 26 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 12, 2019.

- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.
- THE SURVEY WAS MADE ON THE GROUND APRIL 12, 2019 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHT OF WAYS OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- THERE ARE NO OBSERVABLE ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, OR ALLEYS, OR (b) BY IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS, OR ALLEYS UPON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTABLE PUBLIC STREET OR HIGHWAY.
- EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE.

LEGEND:

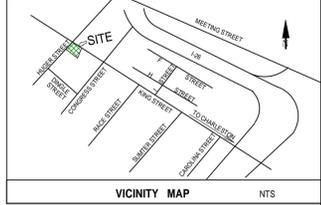
- | | |
|---------------|---|
| 1. RRSPIKE(F) | - RAIL ROAD SPIKE FOUND, OLD. |
| 2. IPF1(PT) | - 1" PINCHED TOP PIPE FOUND, OLD. |
| 3. REBAR(F) | - 5/8" REBAR FOUND, OLD. |
| 4. MAG(S) | - MAGNETIC NAIL SET, NEW. |
| 5. PUNCH(F) | - PUNCH MARK SET, NEW. |
| 6. LP | - LIGHT POLE. |
| 7. PP | - POWER POLE. |
| 8. GUY | - GUY WIRE. |
| 9. EM | - ELECTRICAL METER. |
| 10. GV | - GAS VALVE. |
| 11. GM | - GAS METER. |
| 12. WM | - WATER METER. |
| 13. WV | - WATER VALVE. |
| 14. FHYD | - FIRE HYDRANT. |
| 15. OHH | - COMMUNICATION HAND HOLE. |
| 16. BSMH | - BELL SOUTH MANHOLE. |
| 17. SDGI | - STORM DRAIN GRATE INLET. |
| 18. SDCI | - STORM DRAIN CURB INLET. |
| 19. SDMH | - STORM DRAIN MANHOLE. |
| 20. MH | - MANHOLE. |
| 21. MW | - SUBSURFACE MONITORING WELL. |
| 22. VCP | - VITRIFIED CLAY PIPE. |
| 23. DIP | - DUCTILE IRON PIPE. |
| 24. IE | - INVERT ELEVATION. |
| 25. FFE | - FINISHED FLOOR ELEVATION. |
| 26. ELT.1' | - SPOT ELEVATION 7.1' M.S.L. NGVD29. |
| 28. 8"PECAN | - 8" PECAN DIAMETER AT BREAST HEIGHT. |
| 27. 16"PALM | - 16" PALM DIAMETER AT BREAST HEIGHT. |
| 28. 8"CHACK | - 8" HACKBERRY DIAMETER AT BREAST HEIGHT. |
| 29. P.O.B. | - POINT OF BEGINNING. |
| 30. ENC | - PLOTTABLE ENCROACHMENT. |
| 31. N.F. | - NOW OR FORMERLY OWNED BY. |

REFERENCES:

- PLAT BK "C", PG. 057
BY DAWSON ENGINEERING CO., INC.
RECORDED MAY 12, 1914
- PLAT BK "E", PG. 046
BY DAWSON ENGINEERING CO., INC.
RECORDED AUGUST 18, 1927
- PLAT IN DEED BK "J44", PG. 211
BY W.L. GAILLARD
RECORDED AUGUST 2, 1944
- PLAT BK "L", PG. 138
BY JOSEPH NEEDLE
RECORDED JULY 21, 1958
- PLAT BK "AJ", PG. 109
BY GEORGE A.Z. JOHNSON, JR., INC.
RECORDED OCTOBER 20, 1977

NOTES:

- THE UNDERGROUND UTILITY LOCATIONS WERE PERFORMED BY LOWCOUNTRY LOCATING, LLC. OTHER UNDERGROUND UTILITIES COULD BE PRESENT.
- THE BEARINGS SHOWN HERE ARE MAGNETIC AND SUBJECT TO LOCAL ATTRACTION.
- PRIOR TO ANY PLANNING OR CONSTRUCTION OF ANY KIND, IT IS STRONGLY RECOMMENDED THE OWNER/BUILDER CHECK WITH THE GOVERNING PLANNERS AND BUILDING OFFICIALS AS TO THE CURRENT FLOOD REQUIREMENTS AND BUILDING REQUIREMENTS.
- ZONING - GB (GENERAL BUSINESS) (NO ZONING REPORT PROVIDED, ZONING BASED ON CITY OF CHARLESTON GIS ZONING MAPS)
- SETBACK: GB NON RESIDENTIAL
FRONT = NOT REQUIRED
REAR = NOT REQUIRED
SIDE = NOT REQUIRED
- EXISTING BUILDING HEIGHTS: 26.0' NGVD29 DATUM
- PARKING SPACES: THERE ARE NO DESIGNATED PARKING SPACES.
- CURRENTLY OWNED BY MARY L. MILTON, ETAL.
CURRENT DEED BOOK "S225", PG. 451 & 453
- THERE ARE NO CURRENT OR PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY, AND THERE IS NOT ANY EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. THERE IS CURRENTLY NO EVIDENCE OF EARTH MOVING WORK, OR ANY BUILDING CONSTRUCTION OR BUILDING ADDITIONS. (TABLE A, ITEM 16 & 17)
- THERE ARE NO WETLANDS PRESENT ON THIS SITE. (TABLE A, ITEM 18)
- THE ADDRESS IS No. 731 & 735 KING STREET CHARLESTON, SC. 29403.
- ALL TREES 6" DIAMETER AT BREAST HEIGHT AND LARGERS SHOWN HEREON.
- ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY DISK F 69 1952.
- SCHEDULE B - SECTION II NOT PROVIDED. OTHER EASEMENTS MAY EXIST.



PERIMETER DATA FOR LOTS 11 & 12

(FOUND) APRIL 12, 2019		PLAT IN DEED BK "F44", PG. 211 (CALLED)			
Id	Bearing	Distance	Id	Bearing	Distance
A-B	S 35°17'32" E	70.17'	A-B		70.0'
B-E	N 68°07'08" E	107.77'	B-E		107.2'
E-F	N 21°14'43" W	68.04'	E-F		68.3'
F-A	N 67°58'49" E	90.74'	F-A		91.0'

PERIMETER DATA FOR LOT 10 & PART OF LOTS 8 & 9

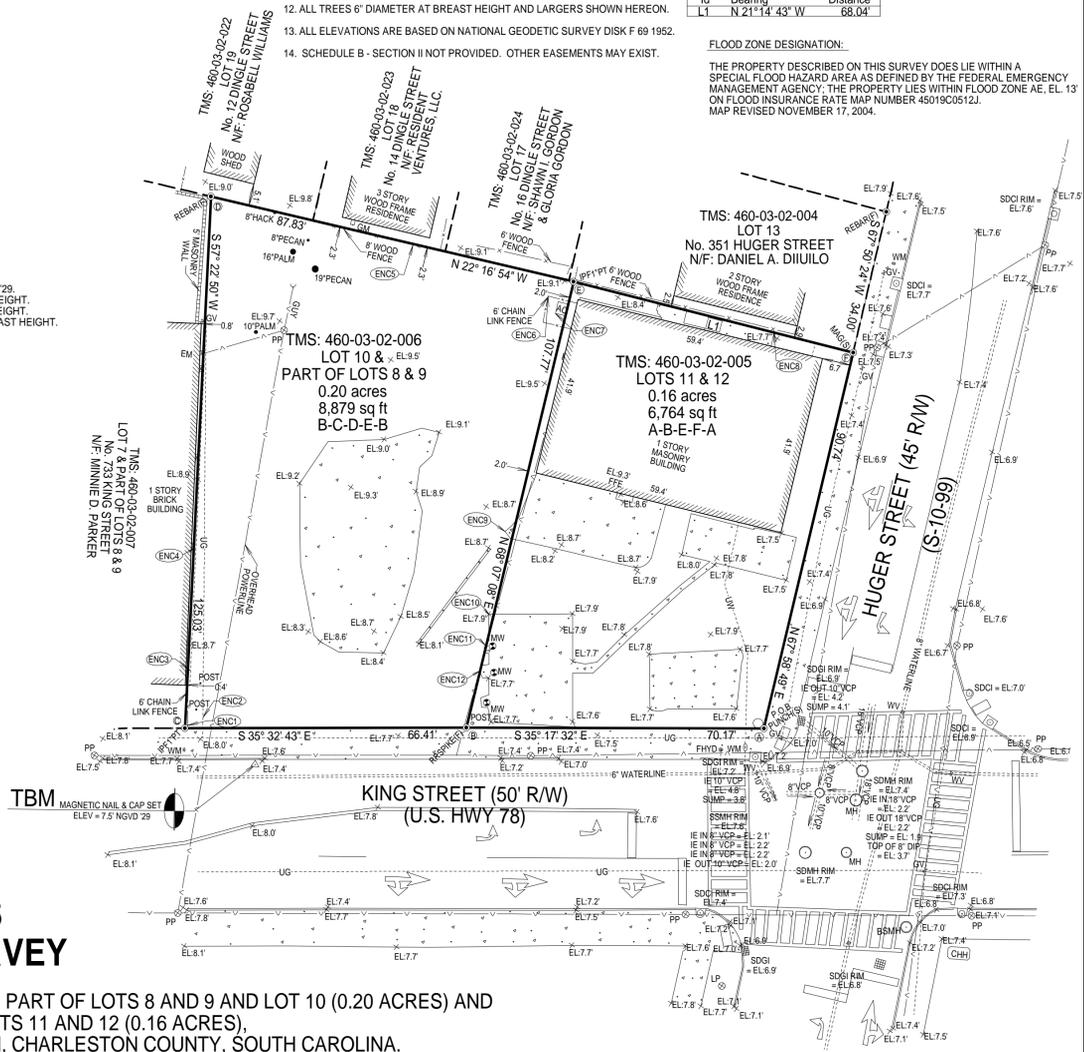
(FOUND) APRIL 12, 2019		PLAT BK "AJ", PG. 109 (CALLED)			
Id	Bearing	Distance	Id	Bearing	Distance
B-C	S 35°32'43" E	66.41'	B-C	S 47°00'00" E	66.50'
C-D	S 57°22'30" W	125.03'	C-D	S 45°40'00" W	125.00'
D-E	N 22°16'54" W	87.83'	D-E	N 33°26'00" W	88.30'
E-B	N 68°07'08" E	107.77'	E-B	N 56°34'00" E	107.15'

LINE TABLE

Id	Bearing	Distance
L1	N 21°14'43" W	68.04'

FLOOD ZONE DESIGNATION:

THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN FLOOD ZONE AE. EL. 13 ON FLOOD INSURANCE RATE MAP NUMBER 45019C0512J. MAP REVISED NOVEMBER 17, 2004.



**ALTA / NSPS
 LAND TITLE SURVEY**

OF TMS: 460-03-00-006 PART OF LOTS 8 AND 9 AND LOT 10 (0.20 ACRES) AND TMS: 460-03-00-005 LOTS 11 AND 12 (0.16 ACRES), CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA. PRESENTLY OWNED MARY L. MILTON, ETAL. PREPARED FOR DAVID THOMPSON.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



SCALE: 1" = 20'
 DATE: APRIL 12, 2019
 REF: AS SHOWN
 TMS: 460-03-02-005
 TMS: 460-03-02-006

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



CHARLESTON COUNTY
 SOUTH CAROLINA

ENCROACHMENT TABLE

ENC1	FENCE OVER PROPERTY LINE BY +/- 0.7'
ENC2	UNDERGROUND GASLINE OVER PROPERTY LINE BY +/- 4.2'
ENC3	EAVE OVERHANGS PROPERTY LINE BY +/- 0.7'
ENC4	BUTTRESS COLUMN OVER PROPERTY LINE BY +/- 0.1'
ENC5	FENCE OVER PROPERTY LINE BY +/- 0.2'
ENC6	FENCE OVER PROPERTY LINE BY +/- 5.0'
ENC7	AIR CONDITIONER OVER PROPERTY LINE BY +/- 2.4'
ENC8	CONCRETE WALK OVER PROPERTY LINE BY +/- 0.3'
ENC9	CONCRETE PAD OVER PROPOERTY LINE BY 2.0'
ENC10	CONCRETE PAD OVER PROPOERTY LINE BY 1.1'
ENC11	CONCRETE PAD OVER PROPOERTY LINE BY 0.3'
ENC12	CONCRETE PAD OVER PROPOERTY LINE BY 0.1'



VIEW OF SITE FROM OPPOSITE SIDE OF STREET



VIEW FROM CORNER OF KING AND HUGER LOOKING SOUTH



VIEW FROM KING STREET LOOKING NORTH



VIEW FROM SITE LOOKING TO OPPOSITE SIDE OF KING STREET



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 BAR CONCEPTUAL 12.19.2019
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 TRC SUBMITTAL 07.13.2020
 BAR PRELIMINARY 09.10.2020

LODI COFFEE
 735 King Street
 Charleston, SC 29403





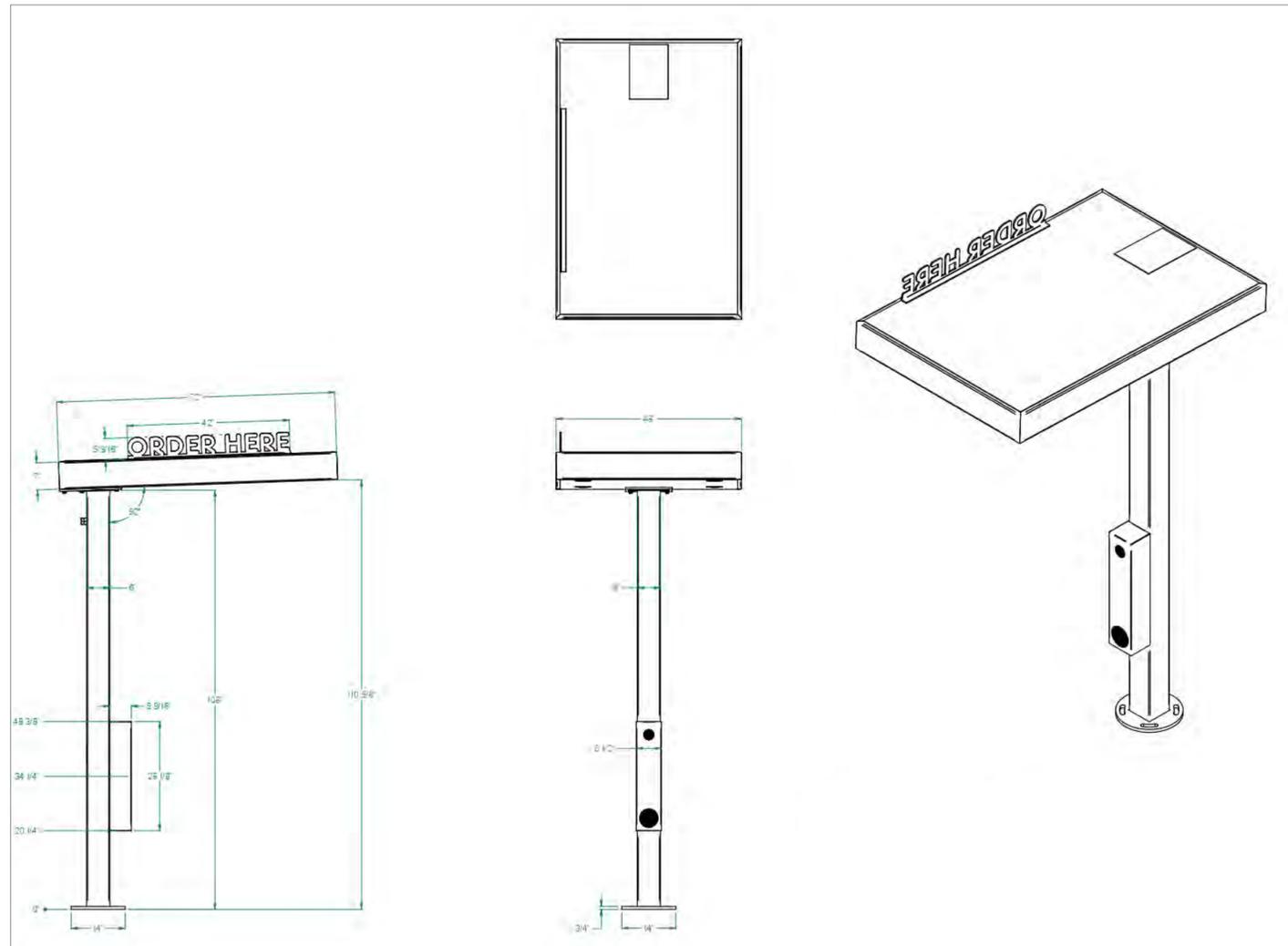
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3 ORDER CANOPY SPEC - TYP. OF 2
 G104

55" Double Samsung Digital Menu Board
 Designed for your digital signage application



QSRDMB255

The PDG QSRDMB255 is made for the QSR industry and supports (2) Samsung 55" OHF displays. This digital drive thru menu board is rated for temperatures of -20f to 122f and is wind load rated up to 140 mph. This system is unique in that there are no custom designed display cabinets. The Samsung OHF display is already IP56 rated and does not require additional protection from the environment.

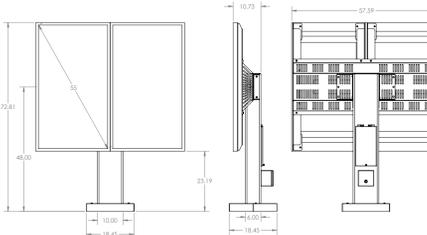
Since this solution is a digital board mount you can buy the display or PDG can purchase IT if that is preferred. PDG stocks this solution and can ship in (24) hours.

Constructed using 7 GA. high impact steel braces and 1 1/2" thick walled tubing which will insure longevity and years of use. This DMB solution is first primed with a zinc rich primer and can be painted virtually any color you want. For high traffic areas there is an optional front cover bumper housing available.





This solution comes equipped with a 4-outlet quad box and a Zero Surge model OEM6-20W-120 power filter. With this fully designed system surge issues are a thing of the past.

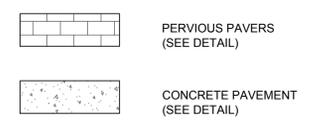


palmerdigitalgroup.com | Palmer Digital Group 619 N Loucks St. Aurora, IL 60505

1 MENU BOARD SPEC - TYP. OF 2
 G104



Legend



CITY OF CHARLESTON TRAFFIC AND STREET NAME SIGN STANDARDS

- TRAFFIC SIGNS SHOULD BE DESIGNED AND PLACED IN ACCORDANCE WITH THE LATEST REVISION OF THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.
- NON-TRAFFIC RELATED SIGNS SHOULD BE APPROVED BY THE DEPARTMENT OF TRAFFIC AND TRANSPORTATION.
- REGULATORY, WARNING, AND GUIDE SIGNS SHALL BE FABRICATED WITH ASTM INTERNATIONAL, FORMERLY AMERICAN SOCIETY FOR TESTING AND MATERIALS, TYPE III (HIGH INTENSITY) OR GREATER RETROREFLECTIVE SHEETING, UPON APPROVAL BY THE DEPARTMENT OF TRAFFIC AND TRANSPORTATION PARKING SIGNS AND NONTRAFFIC RELATED SIGNS MAY BE FABRICATED WITH ASTM TYPE I (ENGINEER GRADE) OR GREATER MATERIAL.
- STREET NAME SIGNS SHALL BE FABRICATED USING EXTRUDED ALUMINUM BLADES 9" IN HEIGHT. THE MINIMUM LENGTH IS 24" WITH 48" AS THE MAXIMUM. THE ACTUAL LENGTH OF THE BLADE WILL BE DICTATED BY THE NUMBER OF LETTERS IN THE NAME.
- THE STREET NAME COLOR SCHEME SHOULD BE WHITE ASTM TYPE III LETTERING ON A GREEN BACKGROUND.
- THE STREET NAME LETTER FONT (OR TYPEFACE) SHOULD BE FHWA SERIES "C", COMMONLY KNOWN AS HIGHWAY GOTHIC "C".
- ALL STREET NAMES ARE TO CONSIST OF 6" UPPER-CASE LETTERS WITH 4 5/8" LOWER-CASE LETTERS. THE STREET DESIGNATIONS, E.G., ST, RD, DR, CIR, PKWY, AVE, BLVD ARE TO BE 50% SUPERSCRIPIT.
- THE STREET NAME, INCLUDING THE SUPERSCRIPIT DESIGNATION, SHALL BE CENTERED VERTICALLY AND HORIZONTALLY ON THE BLADE.
- THE SPACING FROM THE BLADE EDGE TO THE BEGINNING AND END OF THE STREET NAME, INCLUDING THE SUPERSCRIPIT DESIGNATION, SHOULD BE A MINIMUM OF 2".
- STREET NAME SIGNS SHOULD BE MOUNTED WITH A VERTICAL CLEARANCE OF AT LEAST 8' MEASURED FROM THE BOTTOM OF THE SIGN TO THE NEAR EDGE OF THE PAVEMENT. ALL OTHER SIGNS SHALL BE MOUNTED AT LEAST 7' FROM THE BOTTOM OF THE SIGN TO THE NEAR EDGE OF THE PAVEMENT EXCEPT WHEN A SUPPLEMENTAL PLAQUE OR SECONDARY SIGN IS PERMITTED.
- IF A SUPPLEMENTAL PLAQUE OR SECONDARY SIGN IS PERMITTED TO BE MOUNTED ON THE SAME ASSEMBLY AS ANOTHER SIGN, THE MAJOR (MOST IMPORTANT) SIGN SHALL BE INSTALLED ABOVE THE SUPPLEMENTAL PLAQUE OR SECONDARY SIGN. THE MINIMUM HEIGHT FROM THE BOTTOM OF THE SUPPLEMENTAL PLAQUE OR SECONDARY SIGN TO THE NEAR EDGE OF THE PAVEMENT SHALL BE 6".
- THE MINIMUM LATERAL OFFSET FOR INSTALLED SIGNS SHOULD BE 2' MEASURED FROM THE NEAREST SIGN EDGE TO THE PAVEMENT EDGE (OR THE FACE OF CURB). A MINIMUM OFFSET OF 1' FROM THE FACE OF THE CURB MAY BE USED IN AREAS WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING POLES ARE CLOSE TO THE CURB.
- ALL TRAFFIC SIGN POSTS SHOULD BE SECURELY INSTALLED AT LEAST 2' IN THE GROUND. TRAFFIC SIGN POSTS SHOULD BE GREEN, 3 LBS/FT STEEL U-CHEMEL POSTS, BREAKAWAY, AND 12" IN LENGTH EXCEPT FOR STREET NAME SIGN POSTS. ALL STREET NAME POSTS SHOULD BE ROUND, 2 3/8" OD, BREAKAWAY, ALUMINUM OR STEEL, AND AT LEAST 10' IN LENGTH.

STREET LIGHTING NOTES

- ALL PROPOSED STREET LIGHTING REQUIRES AN APPROVED AND SIGNED LIGHTING PLAN FROM DOMINION ENERGY PRIOR TO ANY ASSOCIATED LIGHTING CONDUIT INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL CONDUIT IN ACCORDANCE WITH DOMINION ENERGY SPECIFICATIONS.
- ALL CONDUIT MUST BE INSPECTED BY THE PROPER LIGHTING OFFICIALS FROM DOMINION ENERGY BEFORE CONDUIT IS BURIED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDUIT IS INSTALLED ACCORDING TO DOMINION ENERGY STANDARDS.
- ALL STREET LIGHT POLE FOOTINGS SHALL BE STAKED OUT IN THE FIELD AND APPROVED BY THE DEPARTMENT OF PARKS PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY POLE LOCATIONS THAT ARE NOT PREVIOUSLY APPROVED.

SITE ADDRESSING NOTES

- STREET ADDRESS SHALL BE POSTED IN NOT LESS THAN 4 INCH LETTERS/NUMBERS (RECOMMEND 6 INCH) IN A MANNER THAT IS PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY AS REQUIRED BY IFC SECTION 506.1. INDIVIDUAL SUITES OR SUBDIVISION WITHIN THE BUILDING SHALL INCLUDE THE SUITE DESIGNATION IN A 4 INCH MINIMUM LETTER/NUMBER. STREET MARQUEES SHALL INCLUDE THE SITE ADDRESS.

CUT AND FILL VOLUME ANALYSIS

- SEE BELOW TABLE FOR CUT AND FILL VOLUMES FOR THE SITE BELOW THE 100-YEAR WATER SURFACE ELEVATION (WSE) OF 11.44 (NGVD 29). 100-YEAR WSE FROM MEMO BY JMT TO CITY OF CHARLESTON, DATED APRIL 14, 2020
- AS SHOWN ON THE BELOW TABLE, NO NET FILL IS BEING PROVIDED ON SITE BELOW THE 100-YEAR WSE.

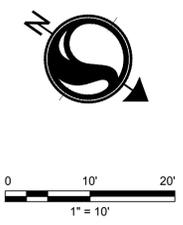
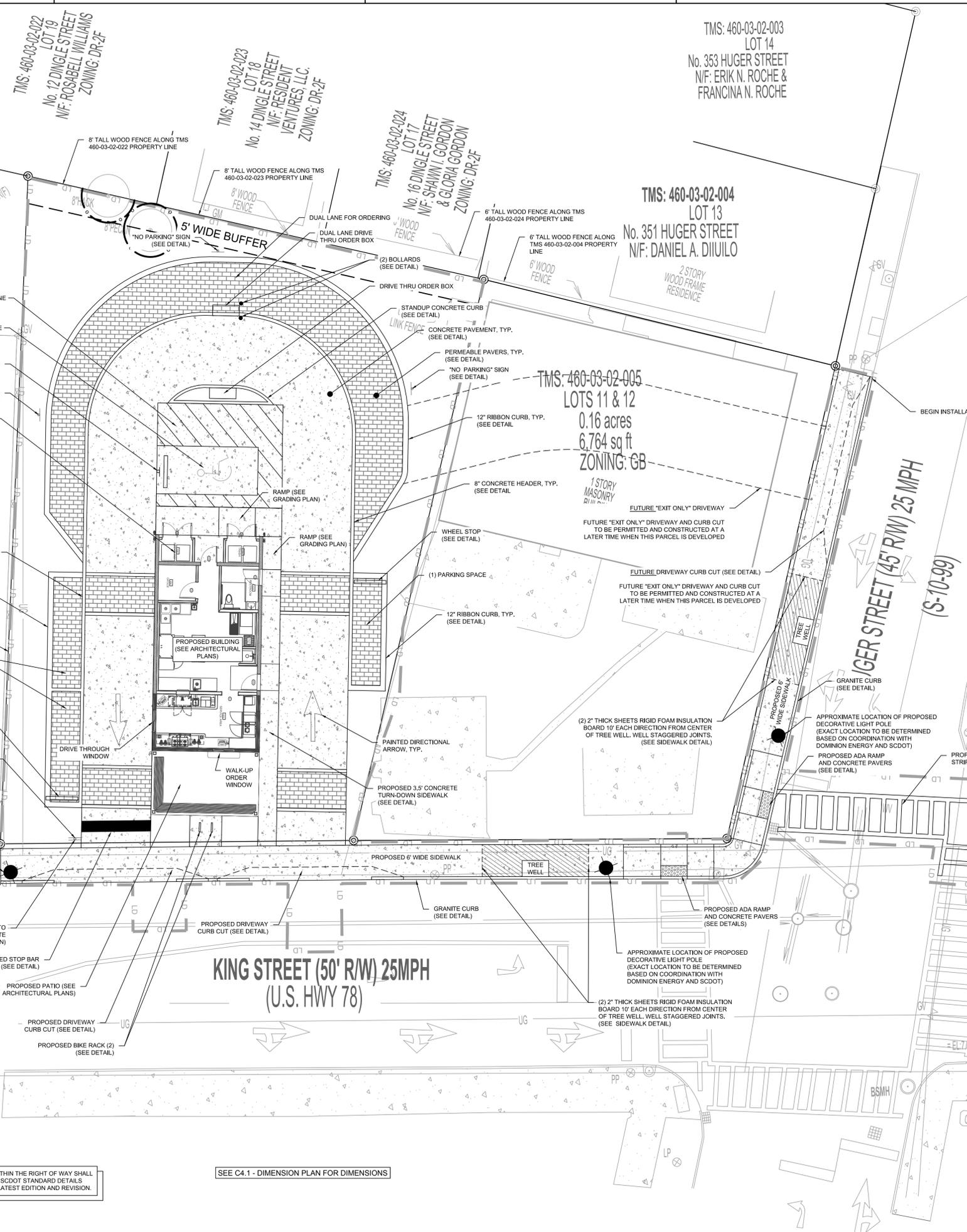
CUT/FILL VOLUME ANALYSIS BELOW 100-YEAR WATER SURFACE ELEVATION OF 11.44 (NGVD 29)	
CUT VOLUME	103.9 CY
FILL VOLUME	75.3 CY
NET CUT / FILL VOLUME	28.6 CY NET CUT

SITE DATA:
TMS# 460-03-02-006
TOTAL PARCEL AREA = 0.20 AC
ZONE: GB (GENERAL BUSINESS DISTRICT)
BUILDING HEIGHT DISTRICT: 2.5
PROPOSED BUILDING: 1 STORY

OVERLAY DISTRICTS:
OLD CITY HEIGHT
AMUSEMENT AND RECREATION
SRCATZ
HISTORIC CORRIDOR DISTRICT

BUFFER REQUIREMENTS:
FRONT - NONE
NORTH SIDE - NONE
SOUTH SIDE - NONE
REAR - 5' WIDE BUFFER
6' WALL + 1 EVERGREEN TREE EVERY 25 LINEAL FEET
6' WIDE LANDSCAPE BUFFER PROVIDED. EXISTING FENCES ALONG ADJACENT PROPERTY OWNERS TO BE USED TO MEET 6' WALL REQUIREMENT)

PARKING REQUIREMENTS:
1 SPACE PER EMPLOYEE AT MAXIMUM SHIFT INSIDE PATRON, 1 SPACE PER DELIVERY VEHICLE AND 1 SPACE PER 200 SQ FT OF OUTSIDE PATRON USE AREA (2 EMPLOYEES + 0 DELIVERY VEHICLE + 200 SF OUTDOOR = 3 SPACES REQUIRED)
3 SPACES + 1 VAN ACCESSIBLE ADA SPACE PROVIDED



ALL IMPROVEMENTS WITHIN THE RIGHT OF WAY SHALL BE CONSTRUCTED PER SCDOT STANDARD DETAILS AND SPECIFICATIONS, LATEST EDITION AND REVISION.

SEE C4.1 - DIMENSION PLAN FOR DIMENSIONS



Revision	By	Appd	YYYY.MM.DD
BAR SUBMITTAL	JTP	JL	20.09.14
TRC SUBMITTAL #3	JTP	JL	20.08.24
TRC SUBMITTAL #2	JTP	JL	20.07.13
SCDOT ENCROACHMENT APPLICATION	JTP	EC	20.01.29
TRC SUBMITTAL #1	JTP	EC	20.01.27
Issued			YY.MM.DD

File Name: 20946_C4_SITE
Dwn. Dsgn. Chkd. YYYY.MM.DD

Permit/Seal

Client/Project Logo

Client/Project
LODI COFFEE LLC
735 KING STREET
CHARLESTON, SC

SITE PLAN

Project No. 178420946
Revision Sheet
Scale
Drawing No. C4.0

Legend

- EL.7.7 X EXISTING GRADE SURFACE SPOT ELEVATION
- 9.00 FINISHED GRADE SURFACE SPOT ELEVATION
- 9.00TC FINISHED GRADE SURFACE SPOT ELEVATION - TOP OF CURB
- LD LIMITS OF DISTURBANCE (CLEARING LIMITS)
- ← FLOW ARROW

Revision	By	Appd	YYYY.MM.DD
BAR SUBMITTAL	JTP	JL	20.09.14
TRC SUBMITTAL #3	JTP	JL	20.08.24
TRC SUBMITTAL #2	JTP	JL	20.07.13
SCDOT ENCROACHMENT APPLICATION	JTP	EC	20.01.29
TRC SUBMITTAL #1	JTP	EC	20.01.27
Issued		By	Appd.
			YY.MM.DD

File Name: 20946_C5_GRAD_DRAIN
Dwn. Dsgn. Chkd. YYYY.MM.DD

Permit/Seal



Client/Project Logo

Client/Project
LODI COFFEE LLC

735 KING STREET

CHARLESTON, SC

GRADING & DRAINAGE PLAN

Project No. 178420946	Scale
Revision Sheet	Drawing No. C5.0

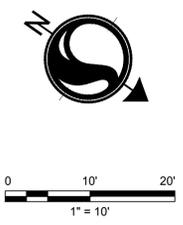
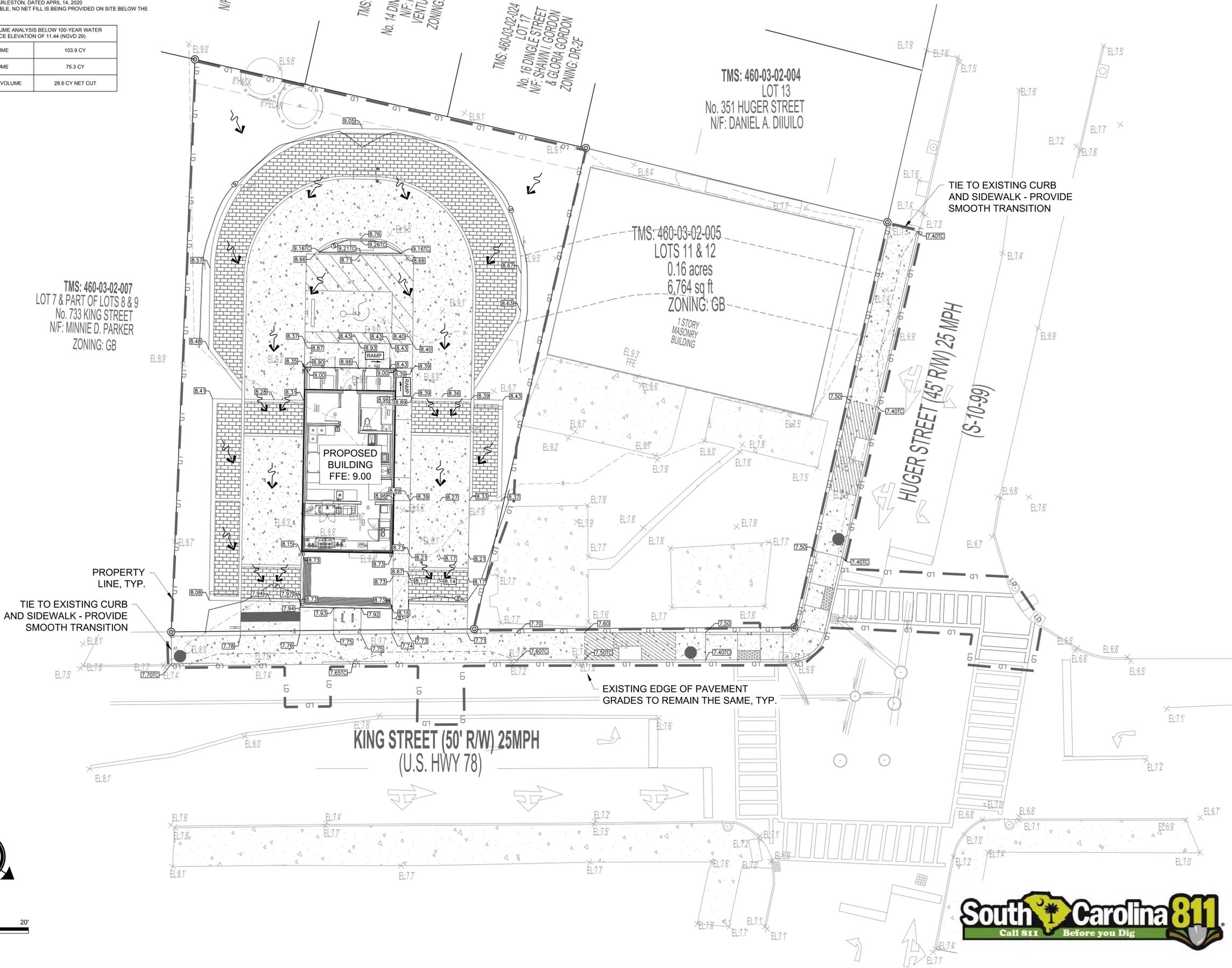
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CUT/FILL VOLUME ANALYSIS BELOW 100-YEAR WATER SURFACE ELEVATION OF 11.44 (NGVD 29)	
CUT VOLUME	103.9 CY
FILL VOLUME	75.3 CY
NET CUT / FILL VOLUME	28.6 CY NET CUT

GRADING AND DRAINAGE NOTES:

- CONTRACTOR IS RESPONSIBLE FOR PROVIDING 80% COVERAGE OF PERMANENT GRASS GROWTH ON ALL UN-PAVED DISTURBED AREAS.



v:\178420946\178420946\Drawings\Grading\20200914\20200914_C5_grad.dwg
20200914 10:28:57 AM



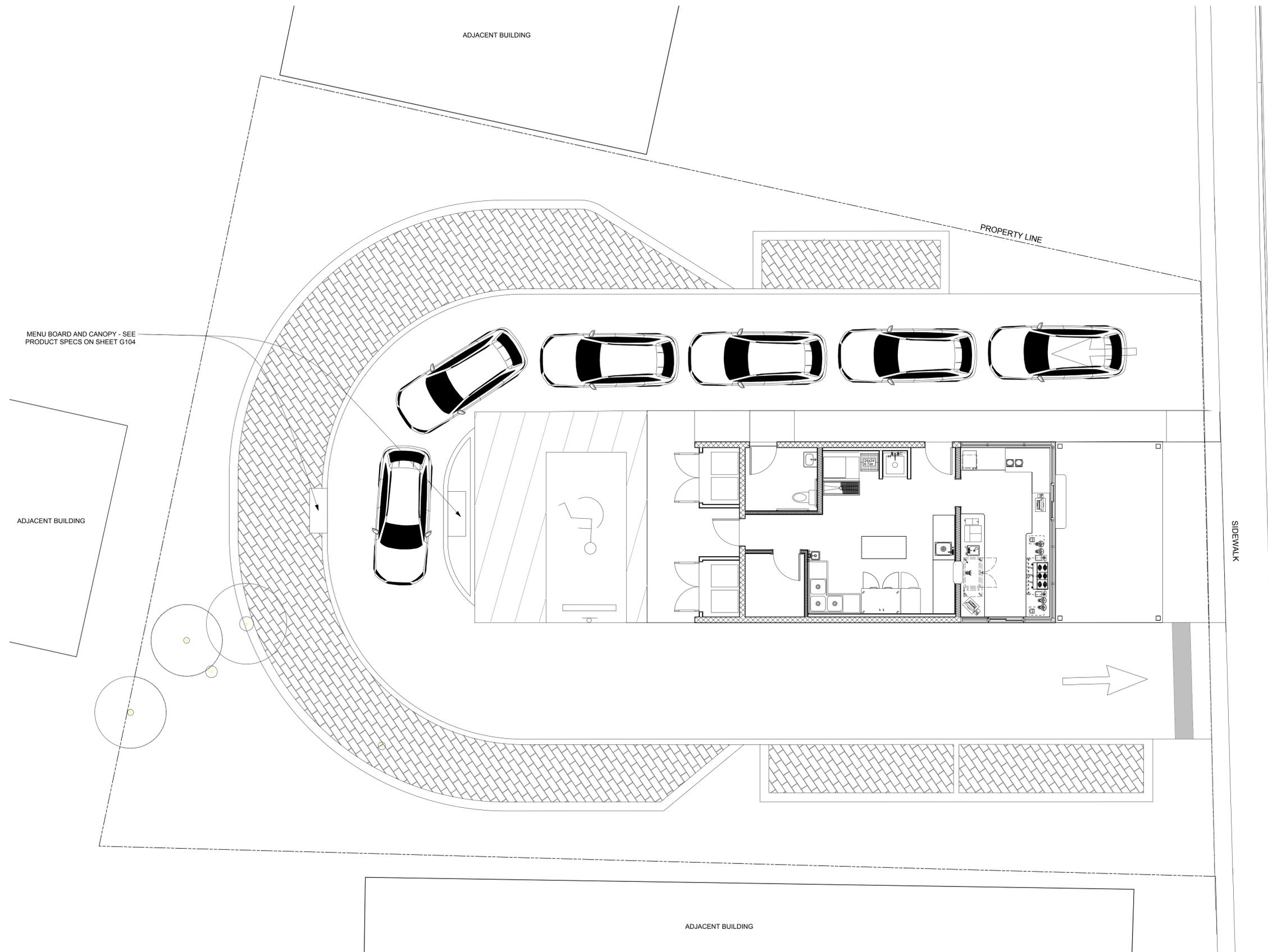
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 DESIGN DEVELOPMENT 05.06.2020
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 BAR PRELIMINARY 09.10.2020

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 735 King Street
 Charleston, SC 29403



1
 A100 ARCHITECTURAL SITE PLAN
 SCALE: 3/16" = 1'-0"



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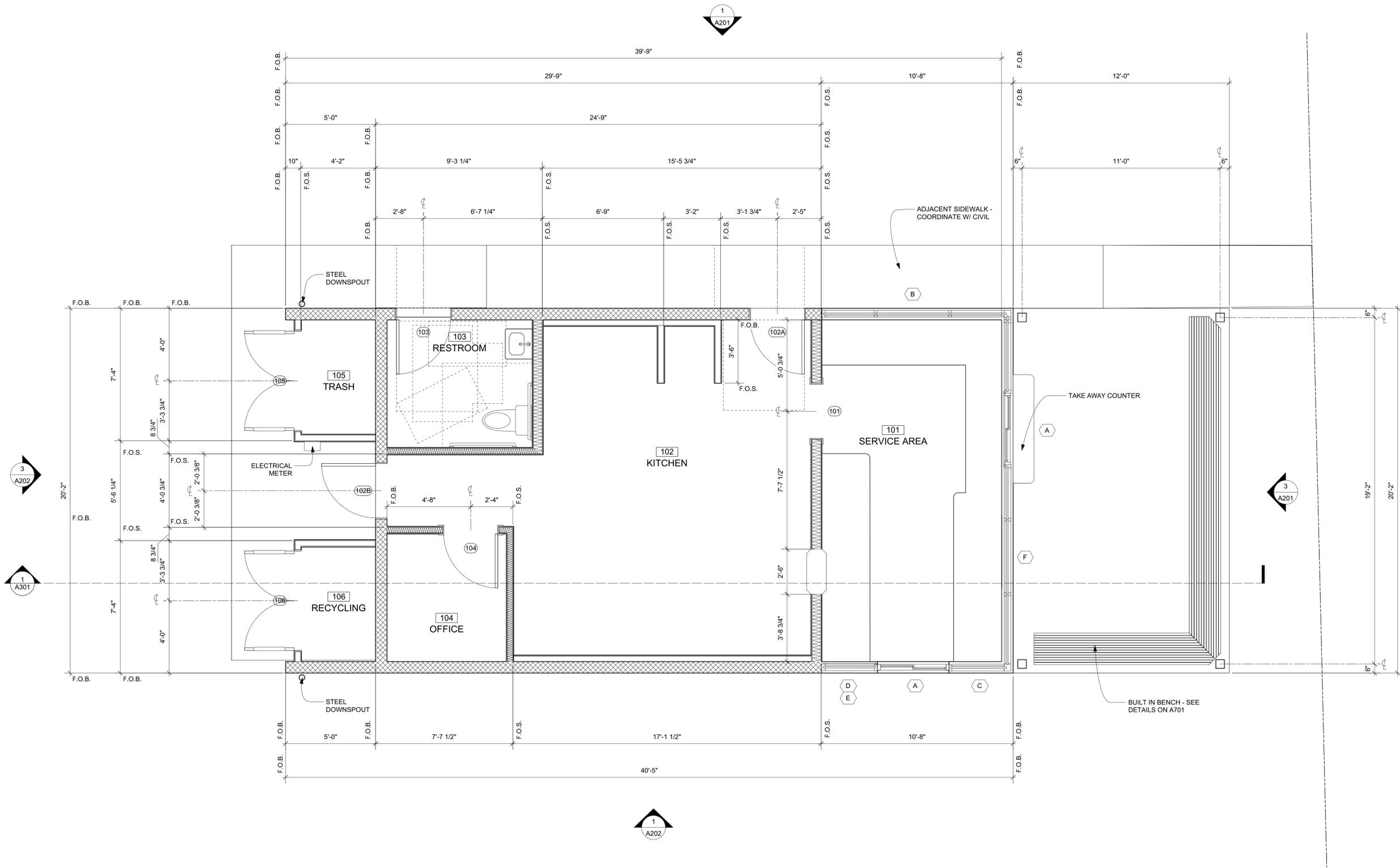
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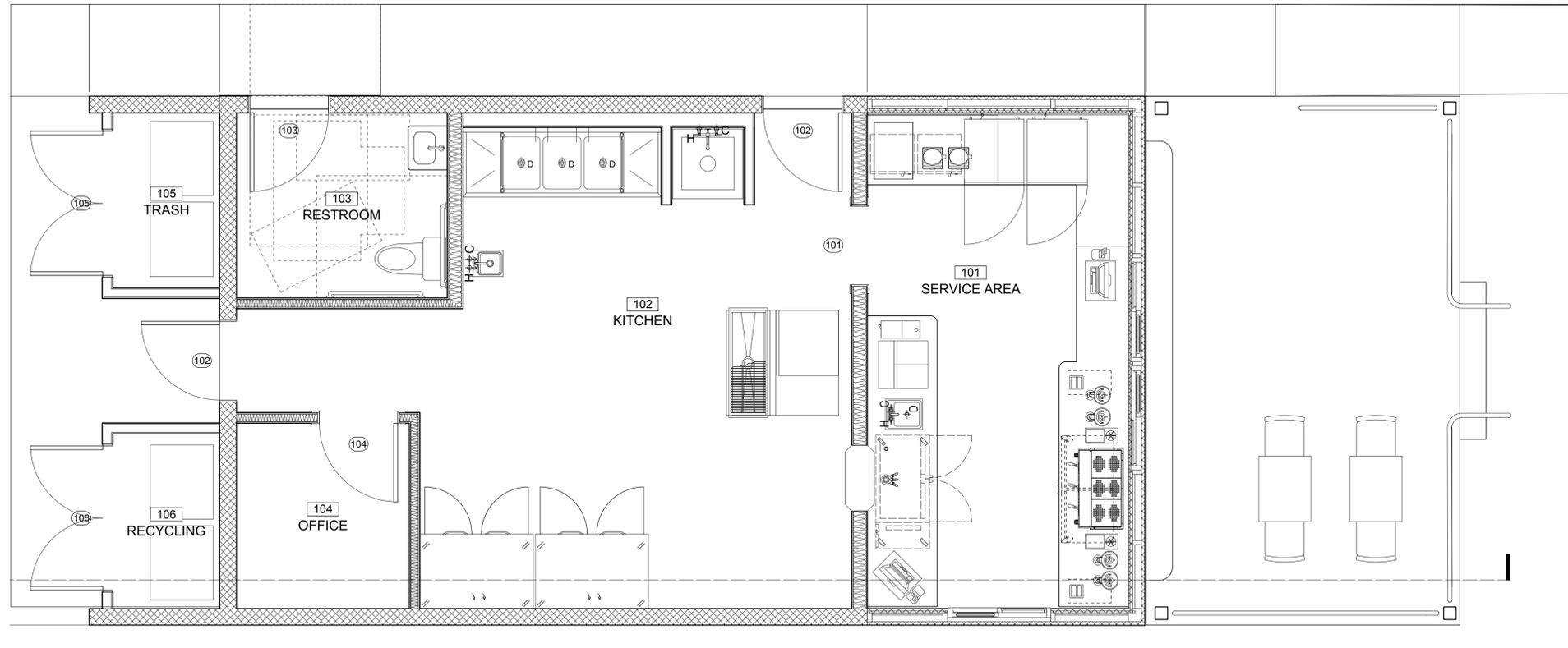
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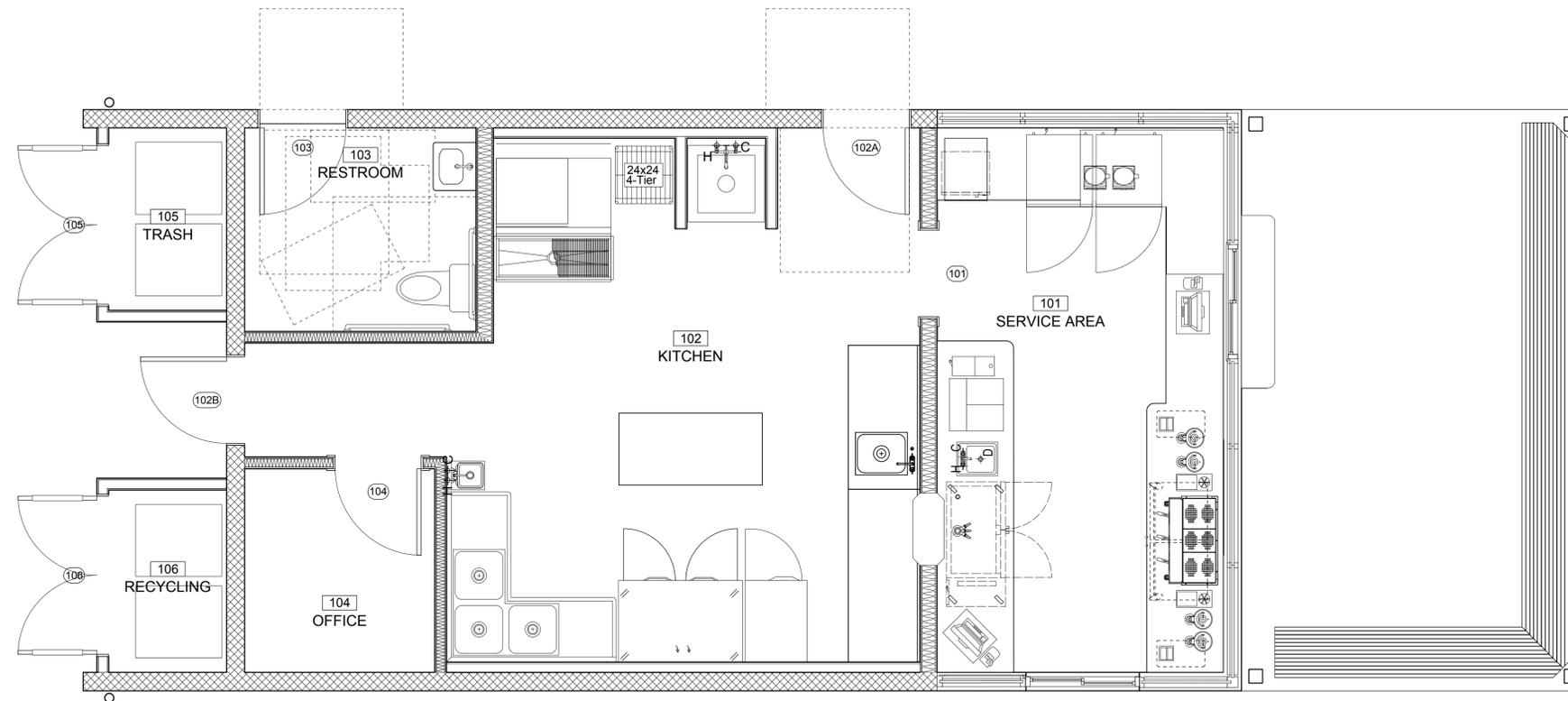
A101



1
 A101 FLOOR PLAN
 SCALE: 3/8" = 1'-0"



2 PREVIOUS - EQUIPMENT PLAN
A102 SCALE: 3/8" = 1'-0"



KITCHEN EQUIPMENT IS SHOWN FOR COORDINATION AND DESIGN INTENT ONLY, BUT WILL BE OWNER PROVIDED, N.I.C.



1 PROPOSED - EQUIPMENT PLAN
A102 SCALE: 3/8" = 1'-0"



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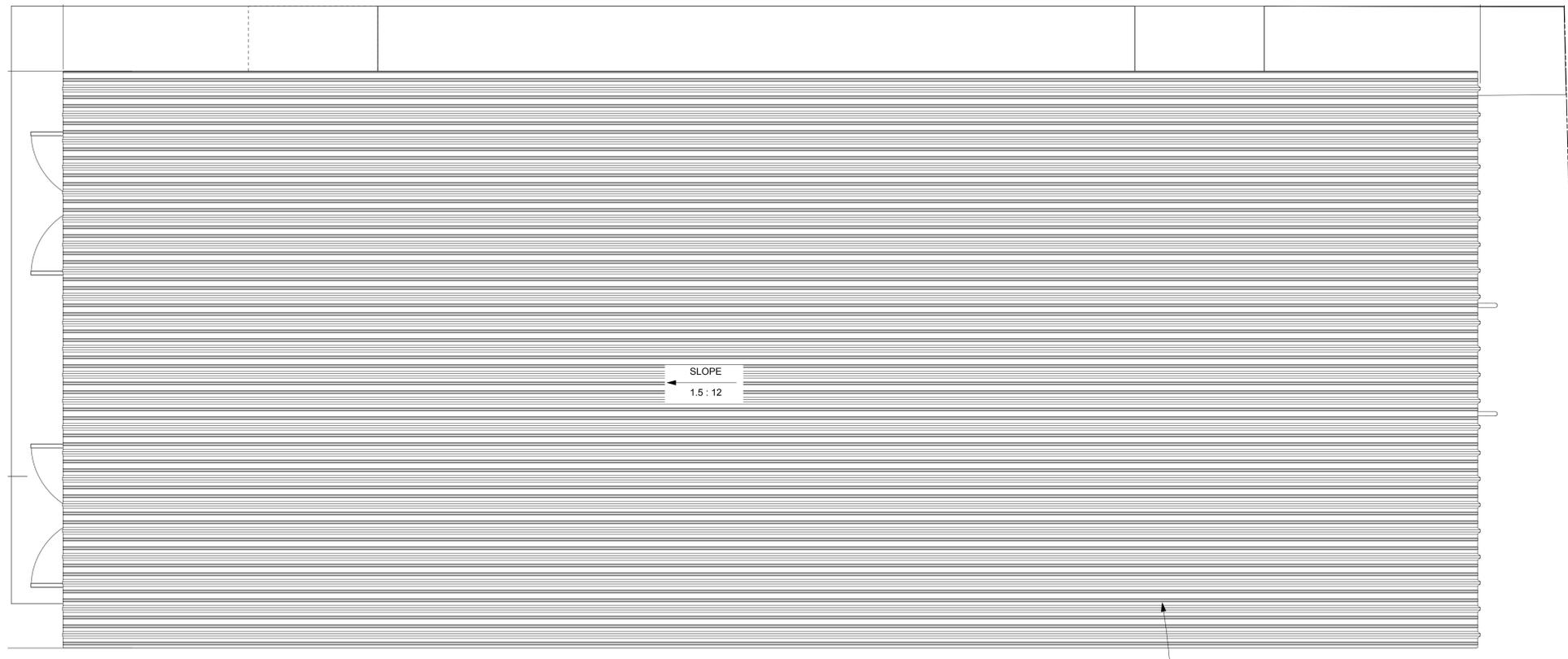
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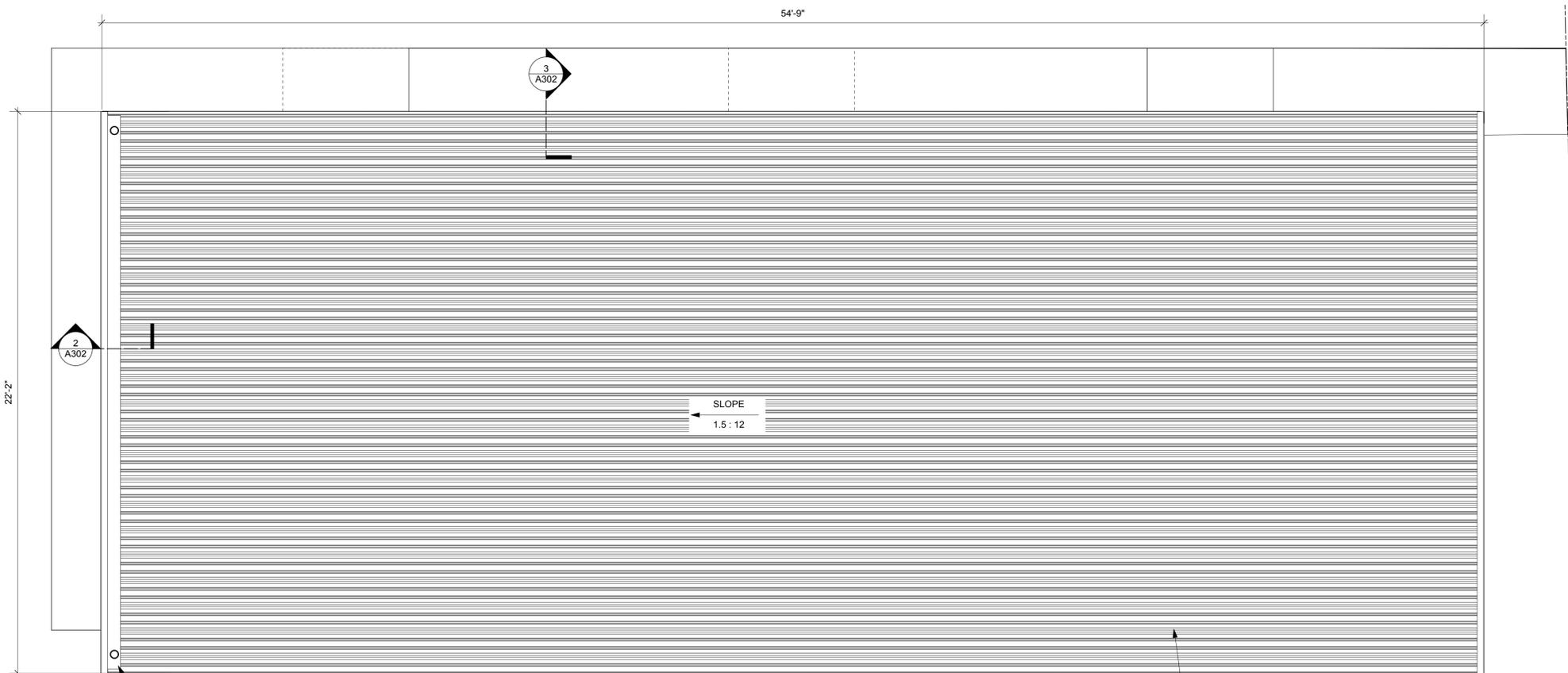
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2 PREVIOUS - ROOF PLAN
 SCALE: 3/8" = 1'-0"

R PANEL BY EAGLE METALS
 - 26 GAUGE - POLAR WHITE



1 PROPOSED - ROOF PLAN
 SCALE: 3/8" = 1'-0"

CONCEALED GUTTER TO STEEL
 PIPE DOWNSPOUTS (2)

DRIVE THRU AWNING

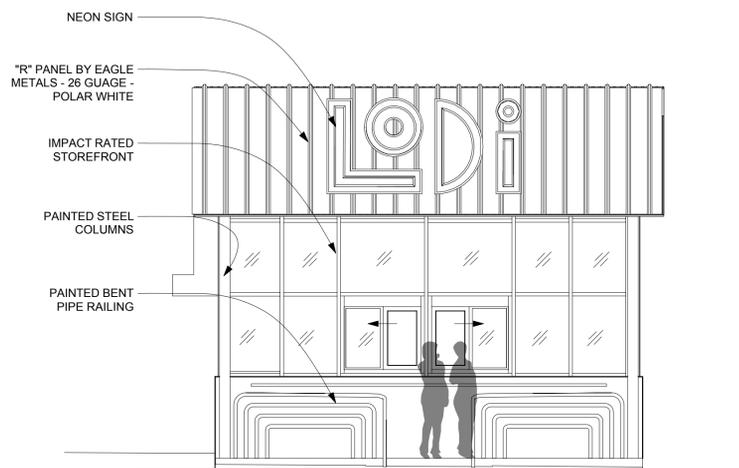
R-PANEL BY MCELROY
 METAL (FINISH: SANDSTONE)



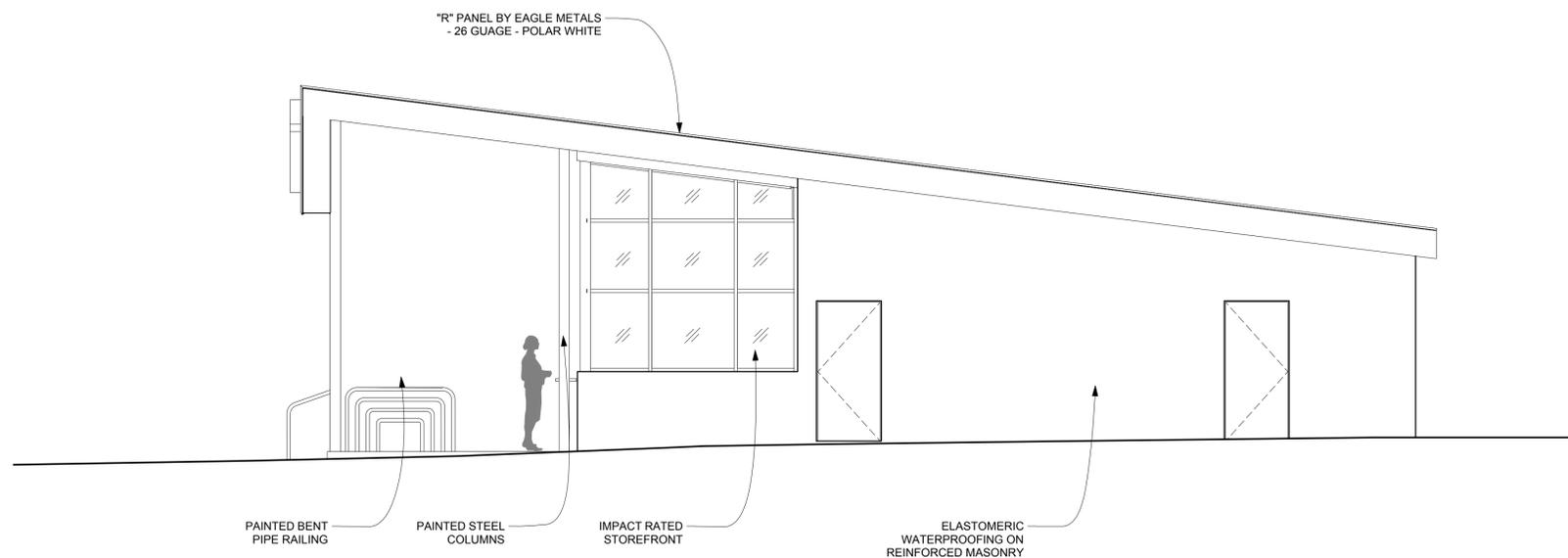


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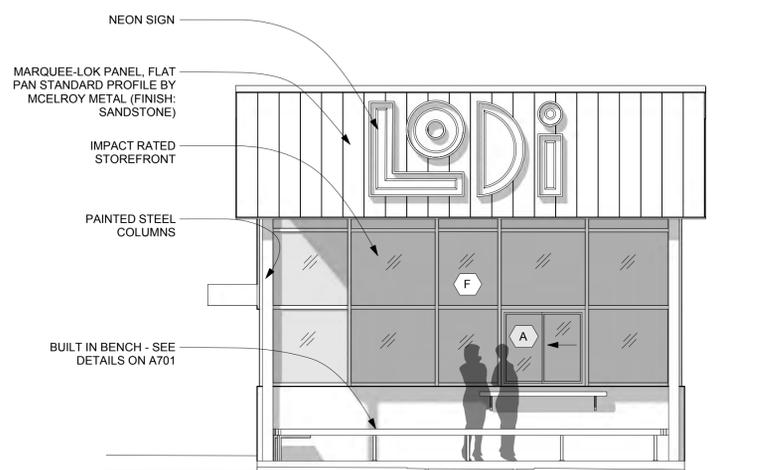
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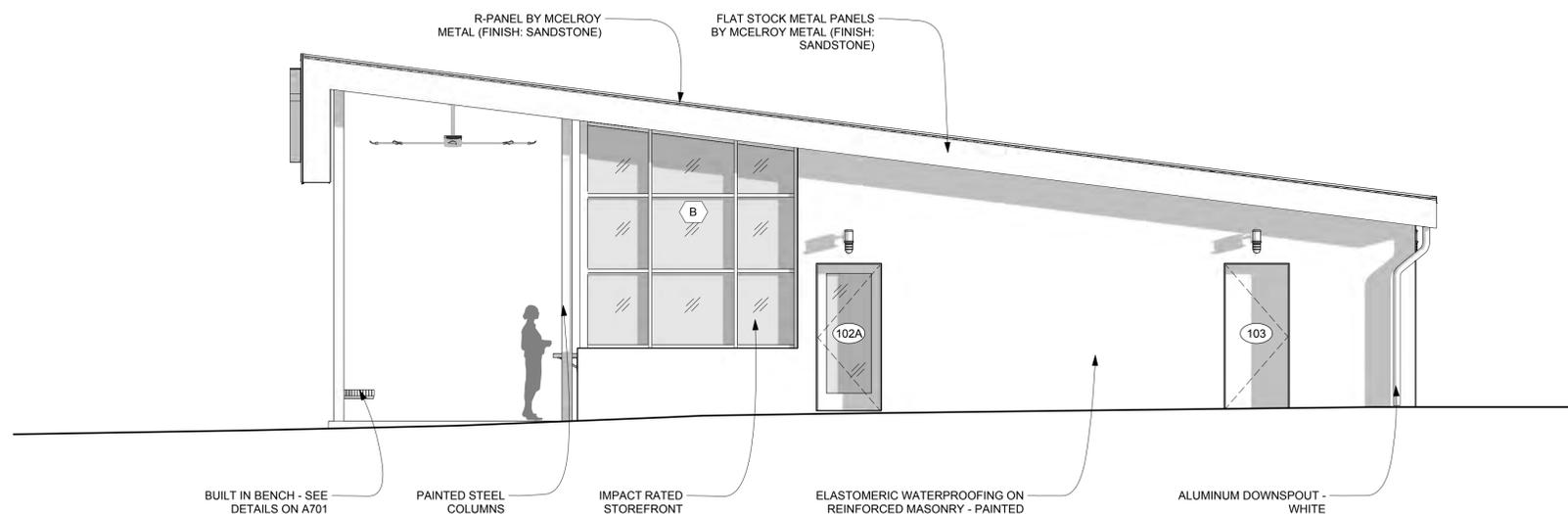
4 PREVIOUS - EAST ELEVATION
 A201 SCALE: 1/4" = 1'-0"



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



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



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

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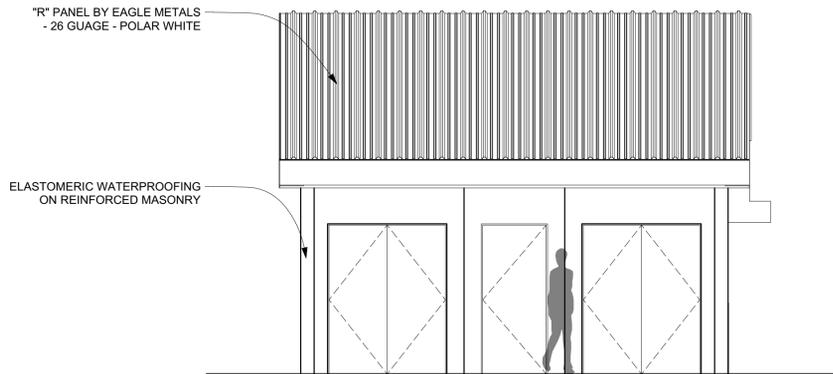
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A201

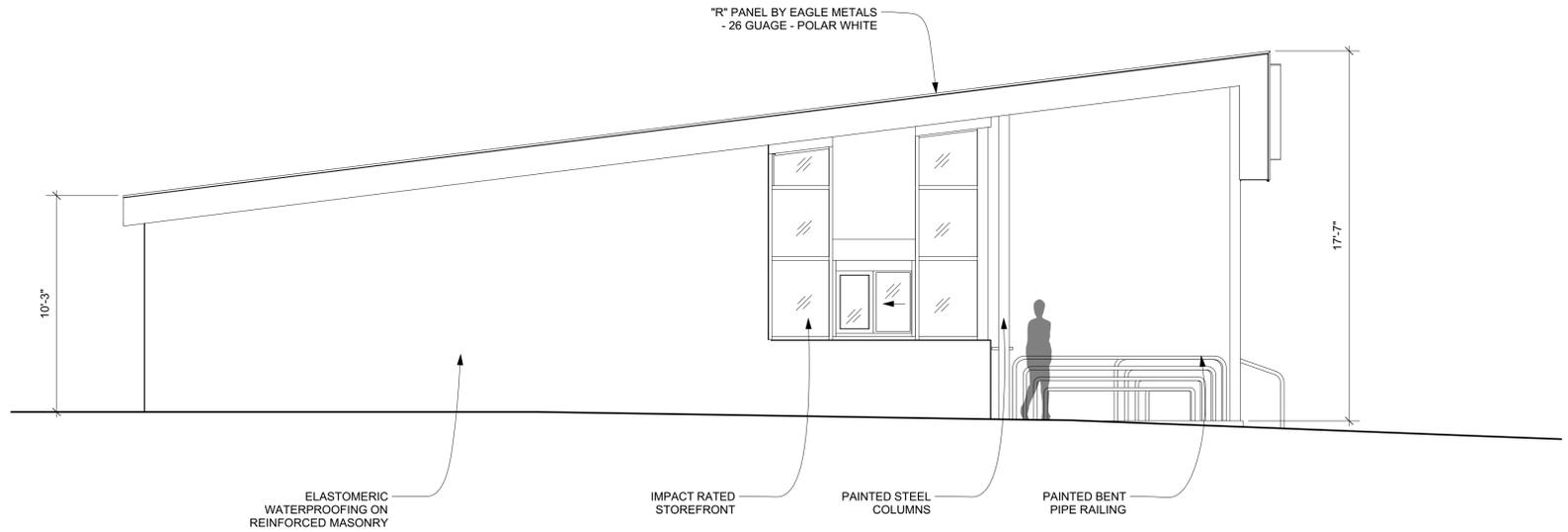


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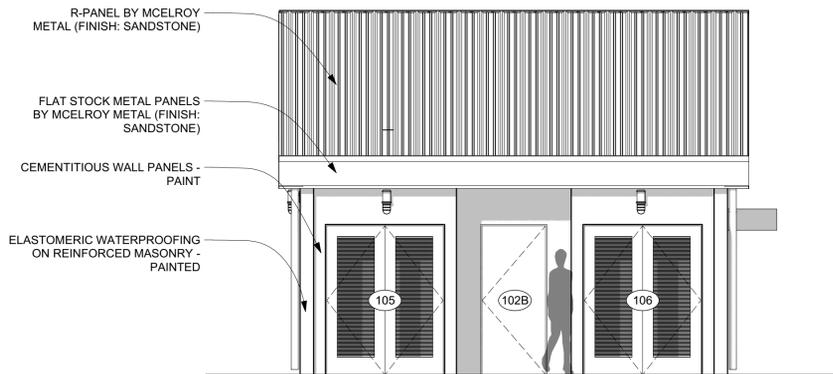
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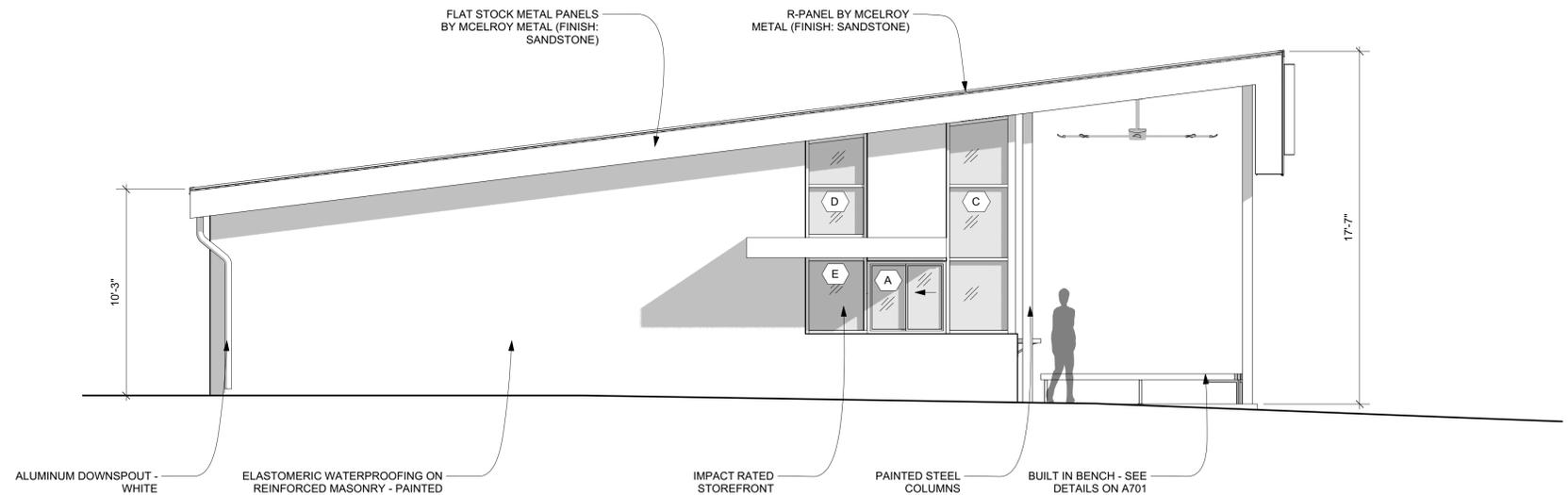
4 PREVIOUS - WEST ELEVATION
 A202 SCALE: 1/4" = 1'-0"



2 PREVIOUS - SOUTH ELEVATION
 A202 SCALE: 1/4" = 1'-0"



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



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

ISSUED DATE / REVISIONS
 BAR CONCEPTUAL 12.19.2019
 DESIGN DEVELOPMENT 05.06.2020
 TRC SUBMITTAL 07.13.2020
 BAR PRELIMINARY 09.10.2020

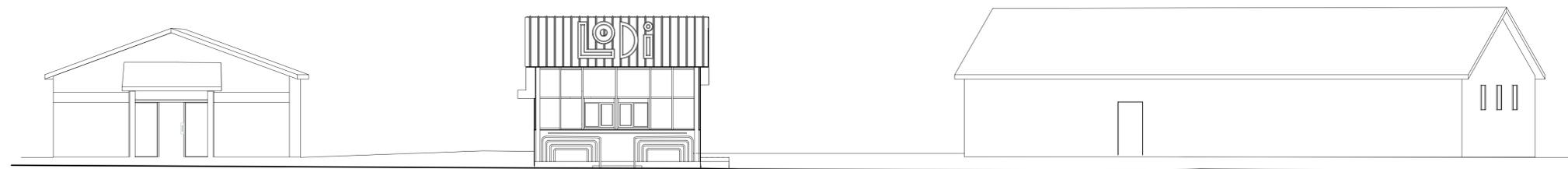
LODI COFFEE
 735 King Street
 Charleston, SC 29403





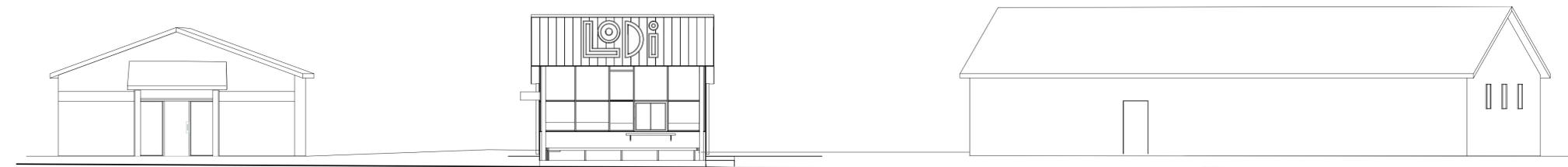
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2 PREVIOUS - STREETSCAPE ELEVATION - KING STREET
A203 SCALE: 1/8" = 1'-0"

ISSUED DATE / REVISIONS
BAR CONCEPTUAL 12.19.2019
DESIGN DEVELOPMENT 05.06.2020
TRC SUBMITTAL 07.13.2020
BAR PRELIMINARY 09.10.2020



LODI COFFEE
735 King Street
Charleston, SC 29403

1 PROPOSED STREETSCAPE ELEVATION- KING STREET
A203 SCALE: 1/8" = 1'-0"





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2 PREVIOUS - VIEW LOOKING SOUTH ON KING STREET
A204



1 PROPOSED - VIEW LOOKING SOUTH ON KING STREET
A204

LODI COFFEE
735 King Street
Charleston, SC 29403





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2 PREVIOUS - VIEW LOOKING WEST
A205



1 PROPOSED - VIEW LOOKING WEST
A205



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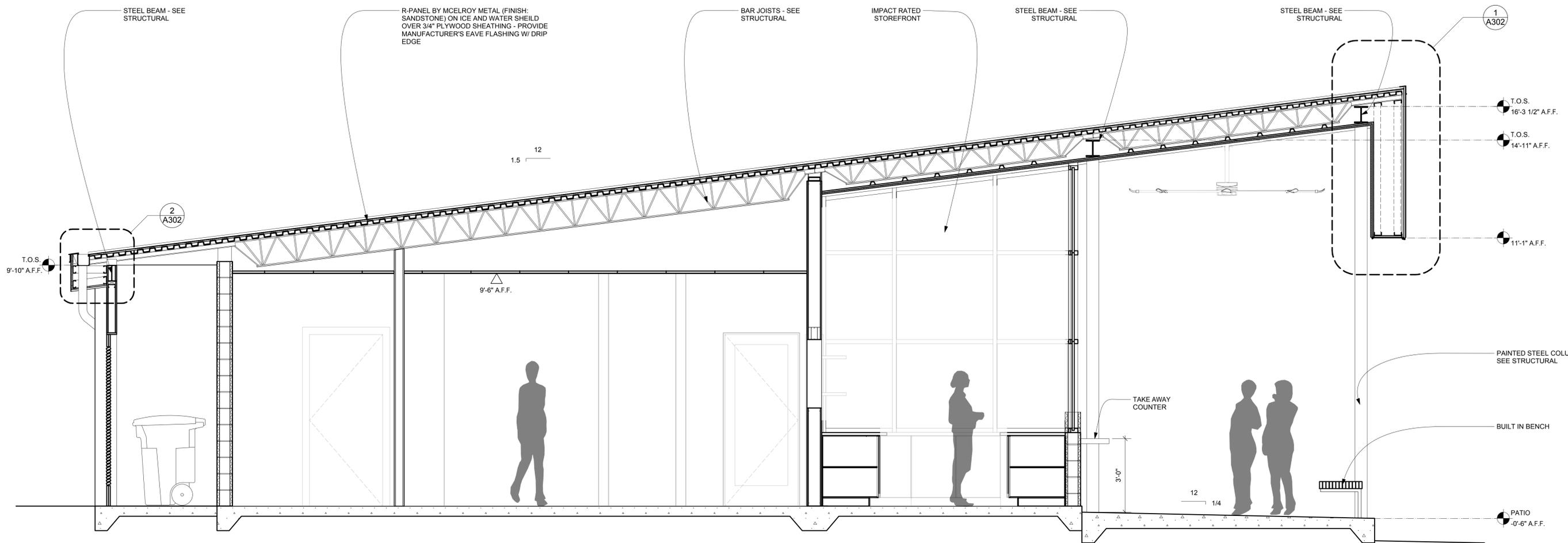


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 BAR PRELIMINARY 09.10.2020



1
A301 LONGITUDINAL SECTION
 SCALE: 1/2" = 1'-0"

LODI COFFEE
 735 King Street
 Charleston, SC 29403

A301

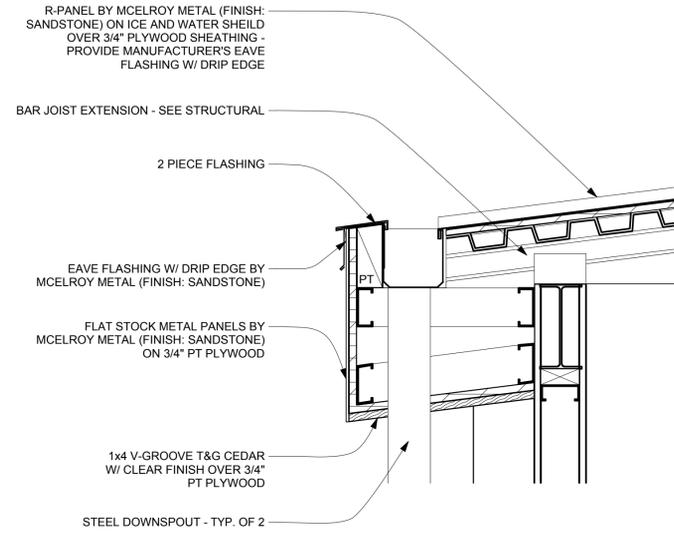


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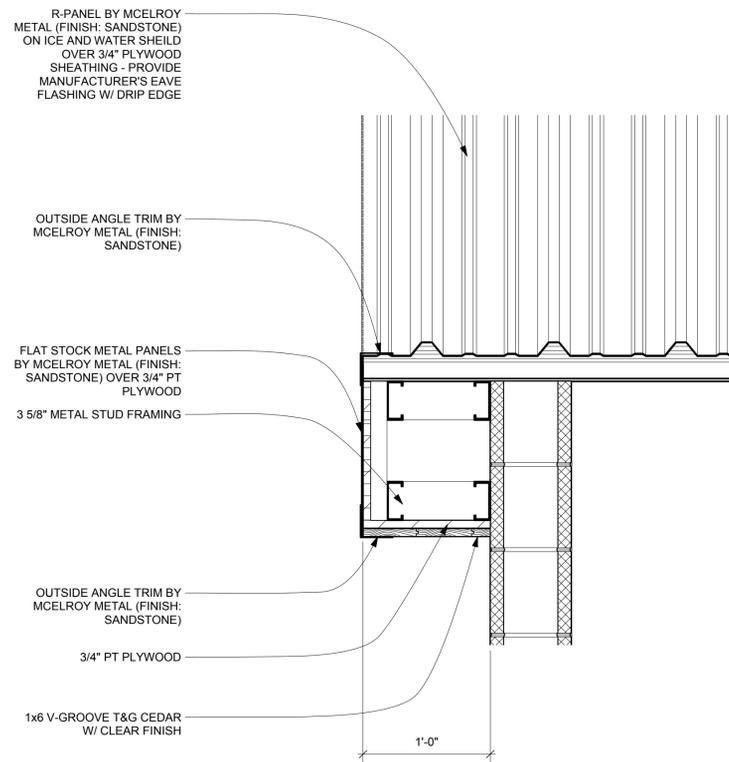


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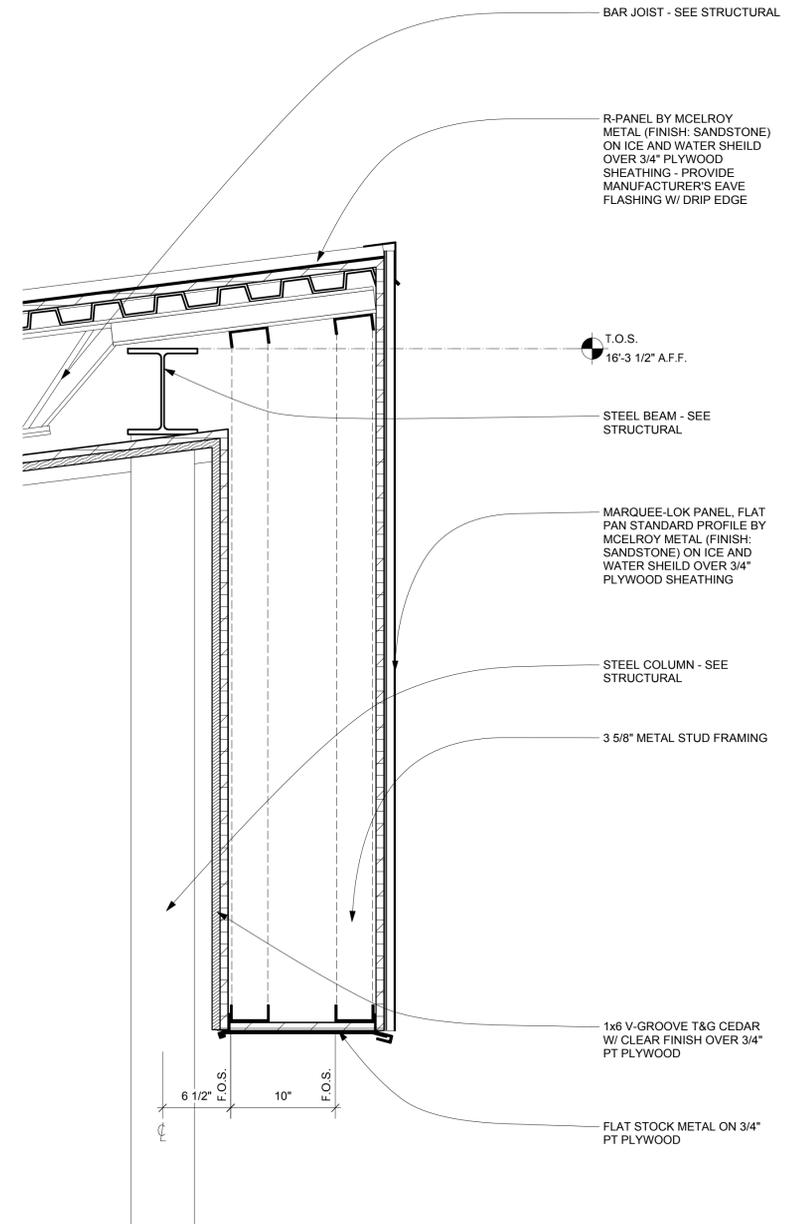
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 735 King Street
 Charleston, SC 29403



2 SECTION DETAIL
 A302 1 1/2" = 1'



3 ROOF OVERHANG DETAIL
 A302 1 1/2" = 1'



1 SECTION DETAIL
 A302 1 1/2" = 1'



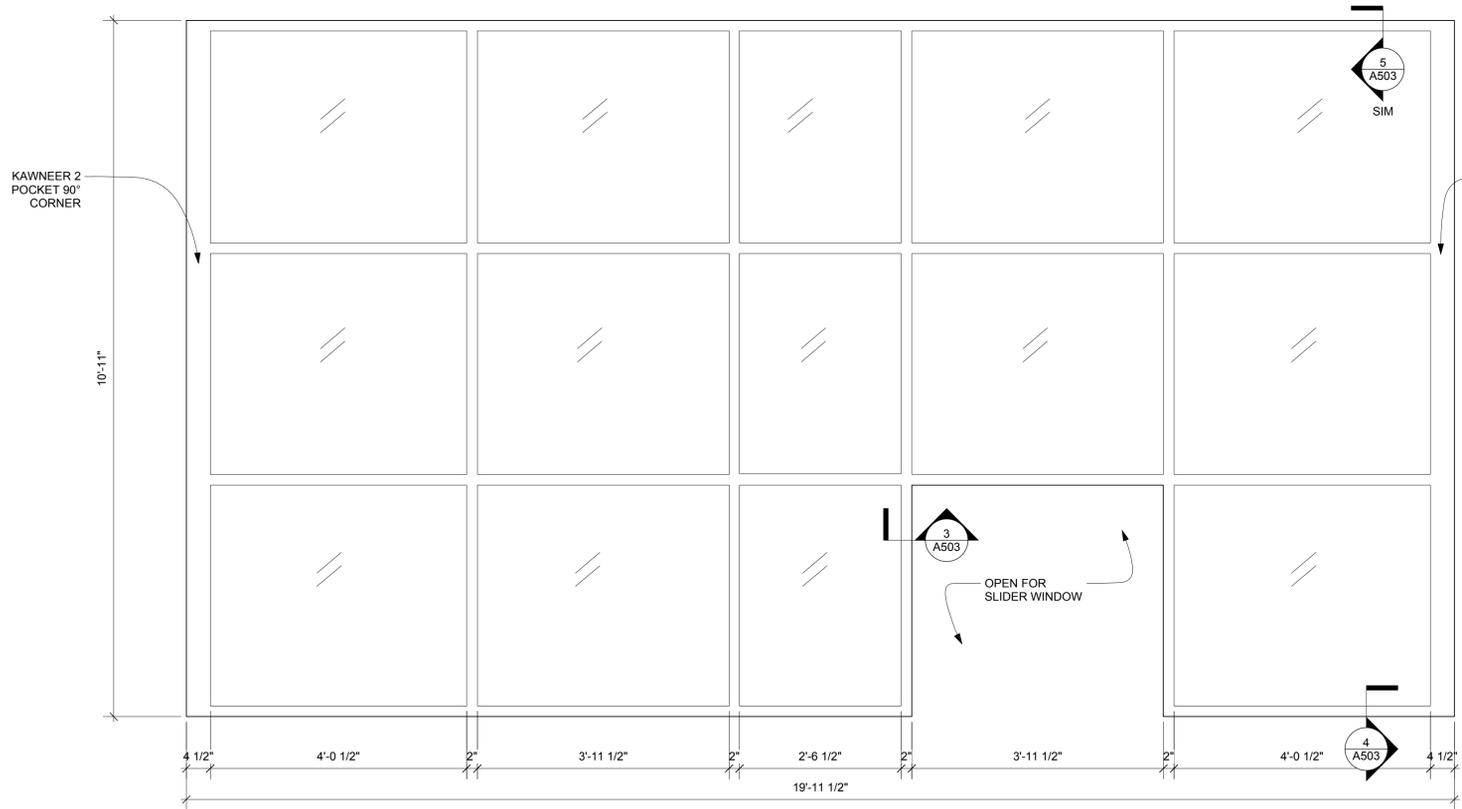
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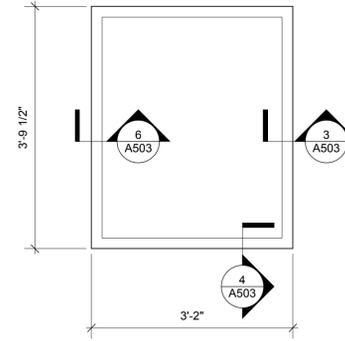


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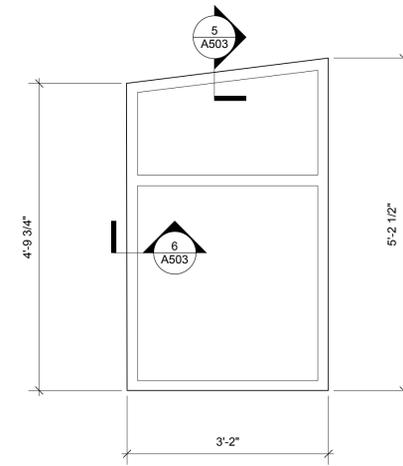
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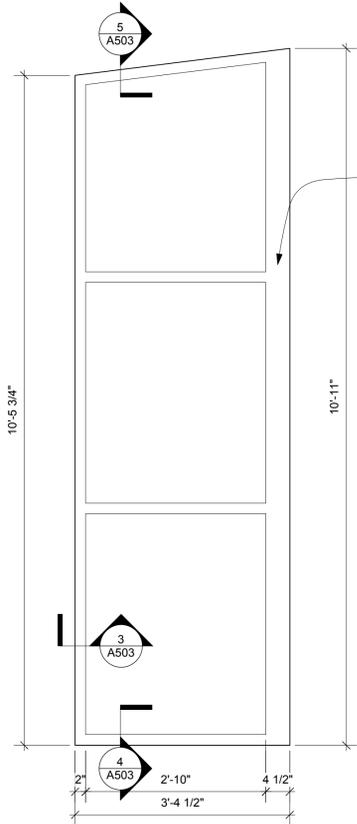
F
 KAWNEER TRIFAB VERSAGLAZE 451
 IMPACT RATED GLAZING
 BONE WHITE POWDERCOAT FINISH
 PROVIDE SHOP DRAWINGS AND PRODUCT SUBMITTAL



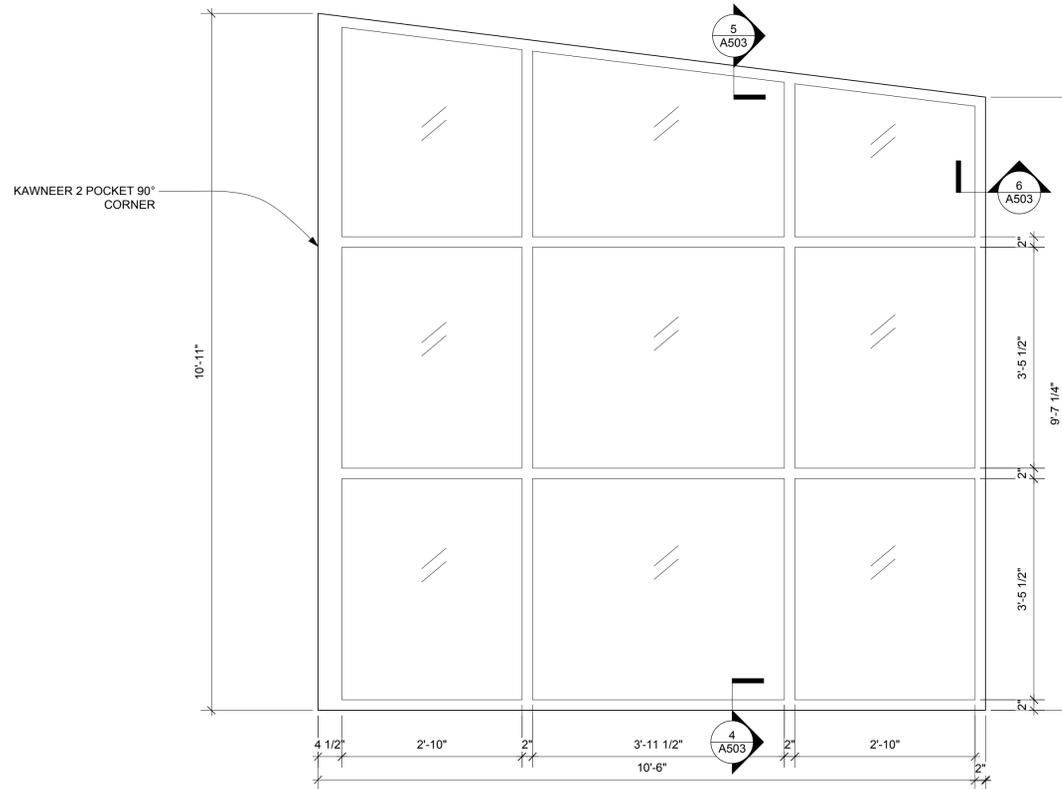
E
 KAWNEER TRIFAB VERSAGLAZE 451
 IMPACT RATED GLAZING
 BONE WHITE POWDERCOAT FINISH
 PROVIDE SHOP DRAWINGS AND PRODUCT SUBMITTAL



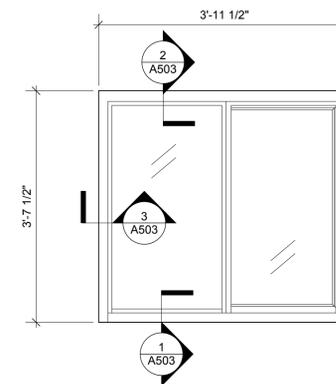
D
 KAWNEER TRIFAB VERSAGLAZE 451
 IMPACT RATED GLAZING
 BONE WHITE POWDERCOAT FINISH
 PROVIDE SHOP DRAWINGS AND PRODUCT SUBMITTAL



C
 KAWNEER TRIFAB VERSAGLAZE 451
 IMPACT RATED GLAZING
 BONE WHITE POWDERCOAT FINISH
 PROVIDE SHOP DRAWINGS AND PRODUCT SUBMITTAL



B
 KAWNEER TRIFAB VERSAGLAZE 451
 IMPACT RATED GLAZING
 BONE WHITE POWDERCOAT FINISH
 PROVIDE SHOP DRAWINGS AND PRODUCT SUBMITTAL



A
 DRIVE THROUGH WINDOW
 275 LP - 47 1/2"W X 43 1/2"H BY READY ACCESS
 MANUFACTURER TO PROVIDE CUSTOM POWDERCOAT FINISH TO MATCH STOREFRONT
 G.C. TO COORDINATE ELECTRICAL REQUIREMENTS. PROVIDE SHOP DRAWINGS AND PRODUCT SUBMITTAL

1 WINDOW TYPES
 A502 SCALE: 3/4" = 1'-0"



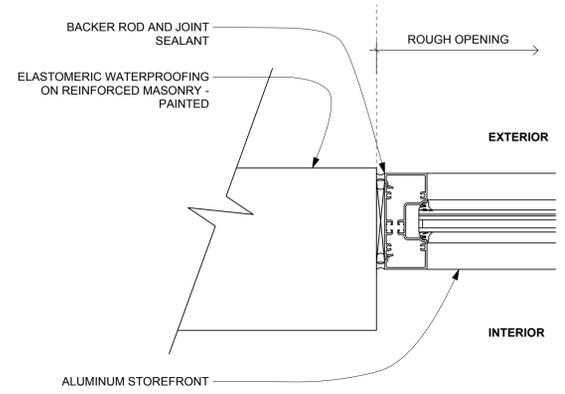
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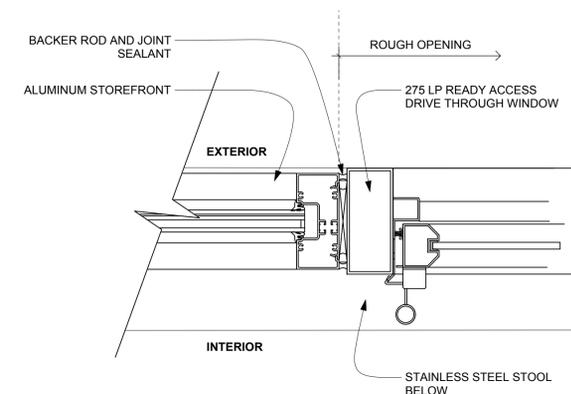


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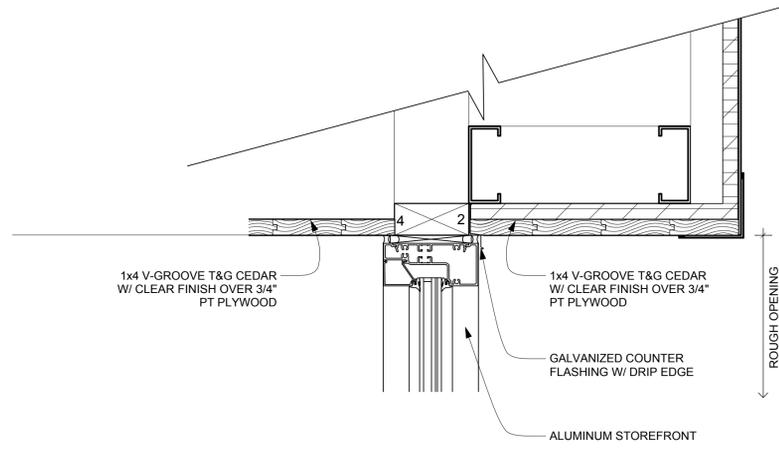
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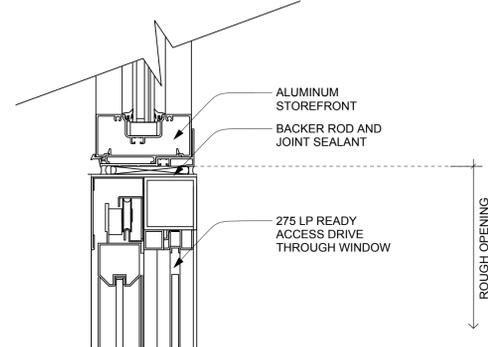
6 WINDOW JAMB - TYPE B-F
 A503 SCALE: 3" = 1'-0"



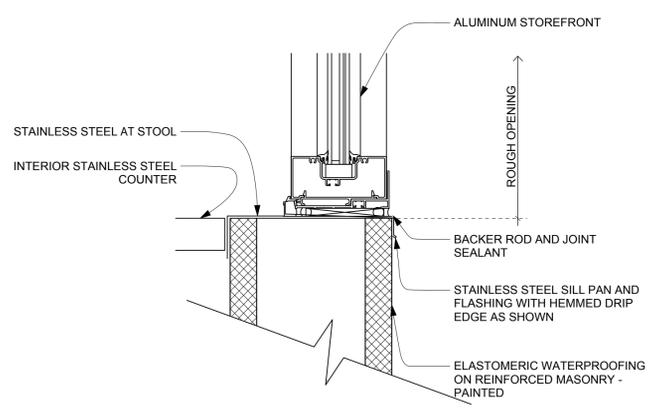
3 WINDOW JAMB - TYPE A
 A503 SCALE: 3" = 1'-0"



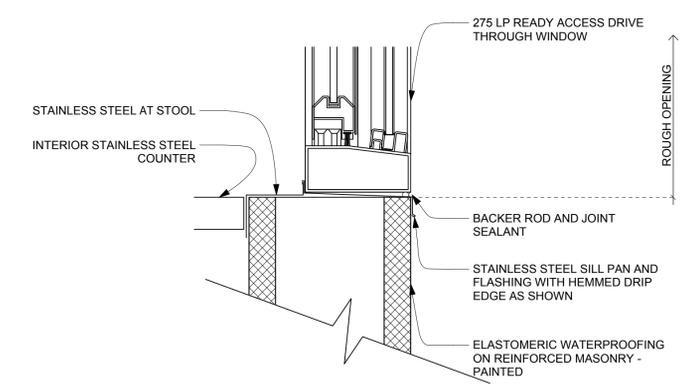
5 WINDOW HEAD - TYPE B-F
 A503 SCALE: 3" = 1'-0"



2 WINDOW HEAD - TYPE A
 A503 SCALE: 3" = 1'-0"



4 WINDOW SILL - TYPE B-F
 A503 SCALE: 3" = 1'-0"



1 WINDOW SILL - TYPE A
 A503 SCALE: 3" = 1'-0"



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A



E



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 DESIGN DEVELOPMENT 05.06.2020
 TRC SUBMITTAL 07.13.2020
 BAR PRELIMINARY 09.10.2020

LIGHTING SCHEDULE

KEY	TYPE	MODEL	MANUFACTURER	FINISH	HEIGHT A.F.F.	REMARKS
A	EXTERIOR WALL SCONCE	DOCK STREET B4342	TROY LIGHTING	CENTENNIAL RUST	7'-6" TO BOTTOM OF BULB	
B	EXTERIOR RECESSED LIGHT	2" DIAMETER		WHITE TRIM		
C	2x2 TROFFER					
D	INTERIOR RECESSED CAN	4" DIAMETER		WHITE TRIM		
E	CEILING FAN	ESSENCE CEILING FAN, 8' DIAMETER	BIG ASS FANS	WHITE MOTER HOUSING, SILVER TRIM		
F	WALL SCONCE					
G						

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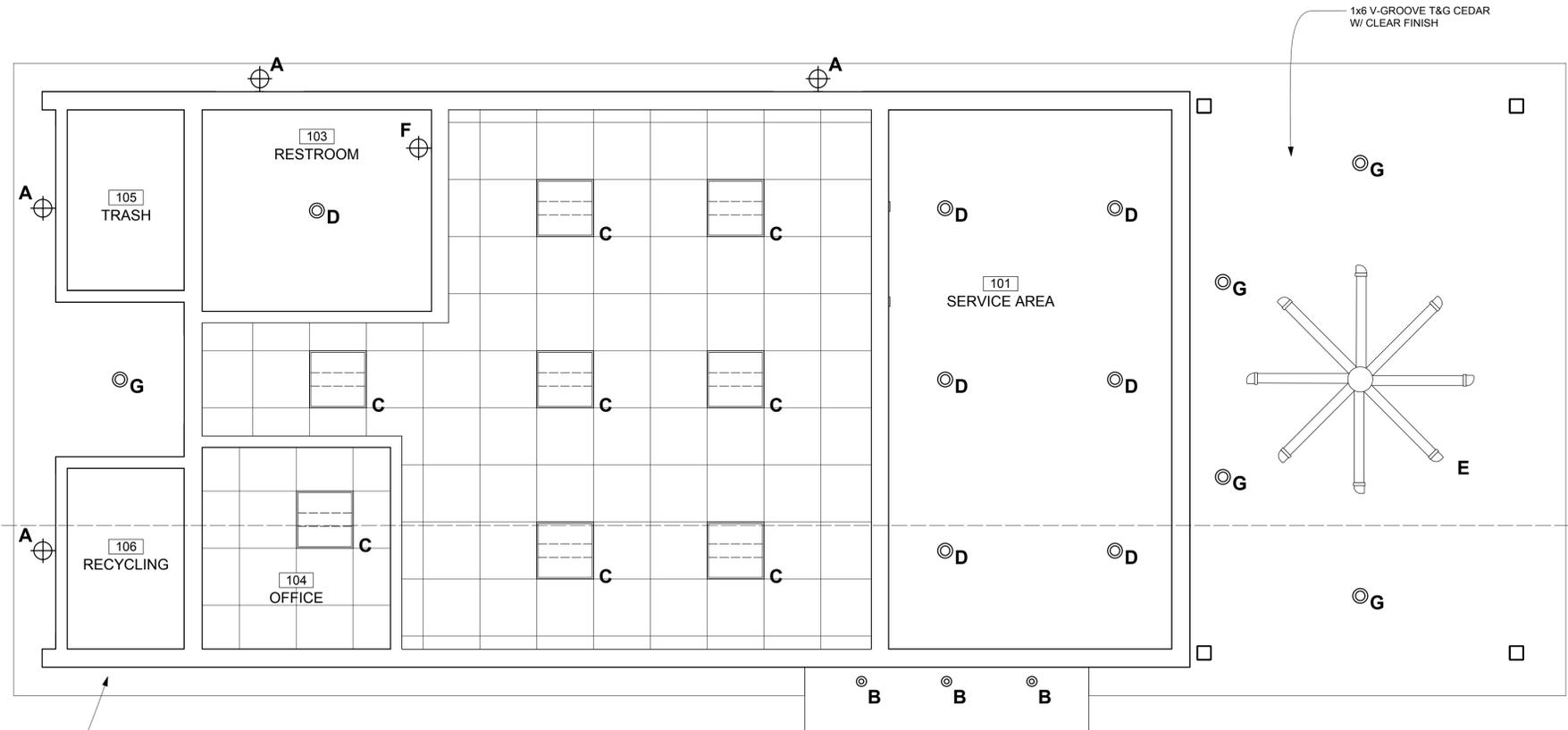
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1x6 V-GROOVE T&G
 CYPRESS W/ GRAY WASH
 FINISH

1x6 V-GROOVE T&G CEDAR
 W/ CLEAR FINISH

1
 A301



1
 A901

REFLECTED CEILING PLAN
 SCALE: 3/8" = 1'-0"

Agenda Item #9

61 REID STREET "HOUSE A"
TMS # 459-09-03-006

Request conceptual approval for new construction of a duplex at front of lot.

New Construction / (East Side) / Old City District

Agenda Item #9

Applicant's Presentation

PROJECT NOTES

APPLICABLE CODES, INCLUDING SC STATEWIDE MODIFICATIONS:

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

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

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

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

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

DEFERRED SUBMITTALS:

NONE

ABBREVIATIONS & SYMBOLS

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

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

**CITY OF CHARLESTON
DEPARTMENT COORDINATION MEETINGS AND SUBMITTALS:**

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

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

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



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

ARCHITECT AND PROJECT MANAGEMENT:
KEVAN HOERDORFER ARCHITECTS
843.724.6002
khh@hoerdoerferarchitects.com

OWNER AND CONSTRUCTION MANAGEMENT:

CONTRACTOR:

STRUCTURAL ENGINEER:

MEP ENGINEER:

PROJECT TEAM

GENERAL CONTRACTOR:

MARK DESCRIPTION DATE

73

CUT LINE



538 King Street
Charleston, SC 29403
PO Box 489
Charleston, SC 29402

tel 843 724 6002
www.hoerdoerferarchitects.com

**61
REID
STREET**
CHARLESTON, SOUTH CAROLINA



61 REID STREET

GENERAL NOTES

MARK	DESCRIPTION	DATE

74

ISSUE SCHEMATIC DESIGN

SEALS

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338 King Street
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Charleston, SC 29402
boertdoerfer
tel 843 724 6002
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rchitects

PROJECT
**61
REID
STREET**
CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MT 2001

CUT LINE

4/9/20 10:40 AM

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GENERAL NOTES

MARK	DESCRIPTION	DATE

ISSUE: SCHEMATIC DESIGN

SEALS


evan koertdoerfer architects
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61 REID STREET
 CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MT 2001

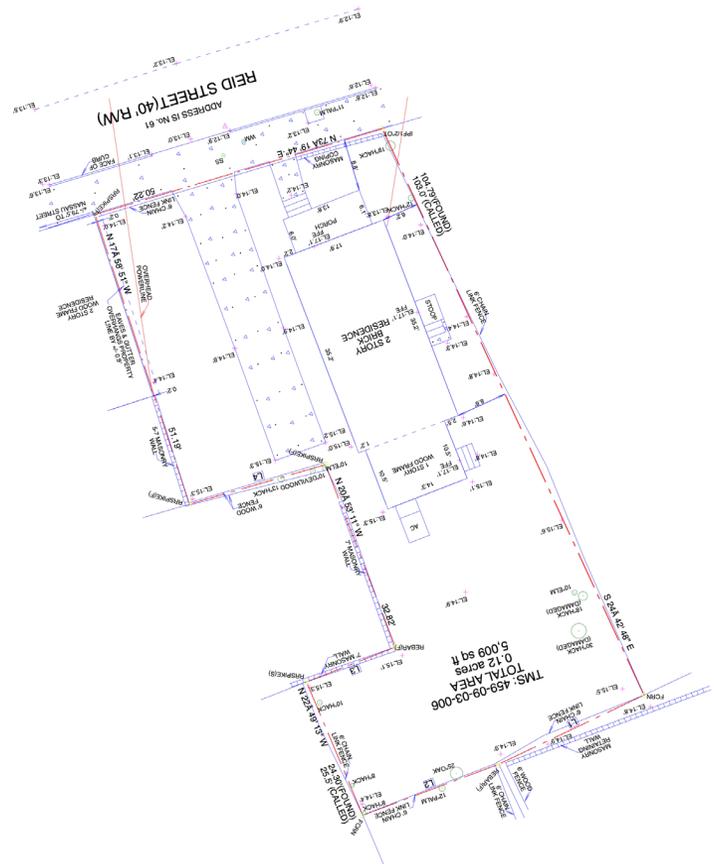
A001
 SITE PLAN

CUT LINE

75

4/9/20 10:41 AM

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



GENERAL NOTES

A. Lot Information: TMS 459-09-03-006
 B. All dimensions to face of block or stud unless noted otherwise.
 C. Property zoned DR-2F (residential)
 D. FLOOD ZONE "X"

SETBACKS & RESTRICTIONS

FRONT:

REAR: 3' from property boundary
 NORTHEAST: 3' from property boundary
 SOUTHWEST: 3' from property boundary
 TOTAL: 10'

HEIGHT: 50' (3 stories)
 Minimum Lot Area per Family in SF-Type Dwelling Unit:
 Multi-Family 1,500 (28-6)

MARK	DESCRIPTION	DATE
76		

ISSUE SCHEMATIC DESIGN

SEALS

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 Charleston, SC 29402

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 architects

PROJECT

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 REID
 STREET
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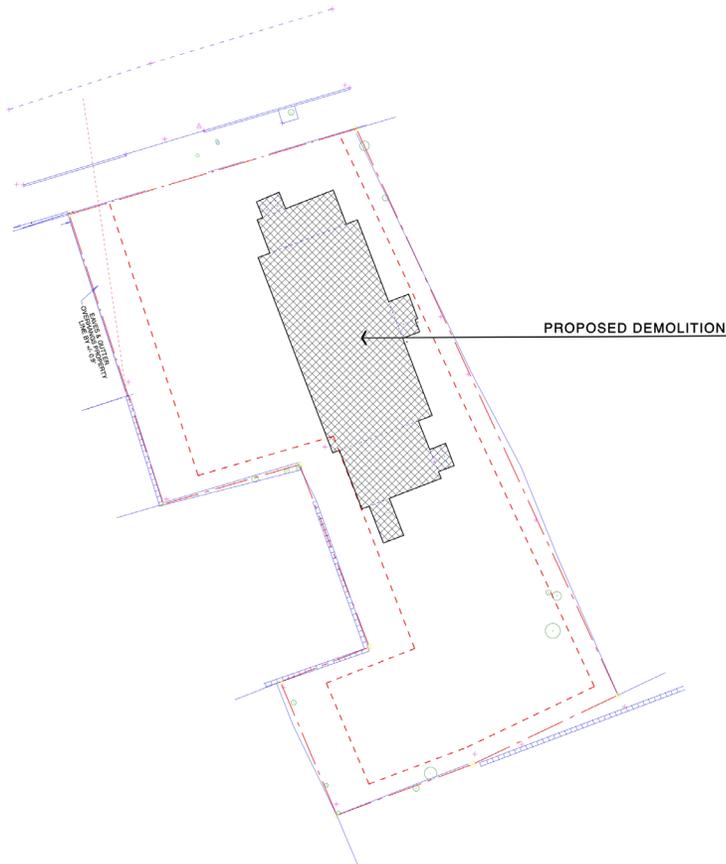
A002
 SITE PLAN - EXISTING

4/9/20 10:41 AM

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



CUT LINE



GENERAL NOTES

A. Lot Information: TMS: 489-090-03-008

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

C. Property zoned DR-2F (residential)

D. FLOOD ZONE "X"

SETBACKS & RESTRICTIONS

FRONT:

REAR: 3' from property boundary

NORTHEAST: 3' from property boundary

SOUTHWEST: 3' from property boundary

TOTAL: 10'

HEIGHT: 50' (3 stories)

Minimum Lot Area per Family in SF-Typic Dwelling Unit:
Multi-Family 1,500 (28-6)

MARK	DESCRIPTION	DATE
77		

ISSUE: SCHEMATIC DESIGN

SEALS

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 538 King Street
 Charleston, SC 29403
 po box 489
 Charleston, SC 29402

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 tel 843 724 6002
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PROJECT

**61
 REID
 STREET**

CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MT 2001

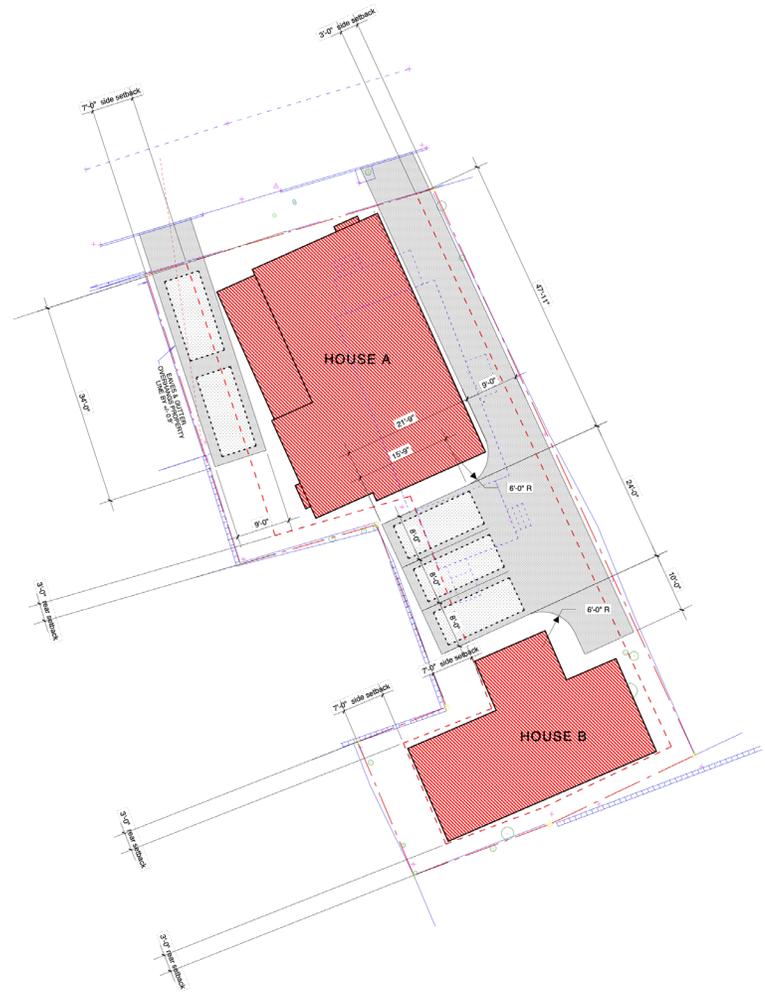
A003

SITE PLAN - PROPOSED

4/9/20 10:41 AM

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

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GENERAL NOTES

A. Lot Information: TMS: 489-090-03-008
 B. All dimensions to face of block or stud unless noted otherwise.
 C. Property zoned DR-2F (residential)
 D. FLOOD ZONE "X"

SETBACKS & RESTRICTIONS

FRONT:
 REAR: 3' from property boundary
 NORTHEAST: 3' from property boundary
 SOUTHWEST: 3' from property boundary
 TOTAL: 10'
 HEIGHT: 50' (3 stories)
 Minimum Lot Area per Family in SF: Typo Dwelling Unit: 1,500 (28-ft)
 Multi-Family: 1,500 (28-ft)

AREA CALCULATIONS (PROPOSED)

Maximum Lot Coverage of Buildings: (50%)

LOT AREA: 5,009 SF
 HOUSE A: 1,284 SF
 HOUSE B: 600 SF
 TOTAL BLDG. FOOTPRINT: 2,880 SF
 TOTAL LOT COVERAGE: 2,080 / 5,009 = 41.7%

MARK	DESCRIPTION	DATE
◇	ISSUE	X.X.XXXX

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

ISSUE: SCHEMATIC DESIGN

SEALS:

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 po box 489
 Charleston, SC 29402

koertdoerfer tel 843 724 6002
 www.koertdoerferarchitects.com
 architects

PROJECT

61
REID
STREET

CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MT 2001

A003

SITE PLAN - PROPOSED

4/9/20 10:41 AM

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



CUT LINE



61 REID STREET



A1 ZONING MAPS
SCALE: NA

A3 SURVEY
SCALE: NO SCALE

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MEASURE STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

I CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND HUD FLOOD HAZARD BOUNDARY MAPS.

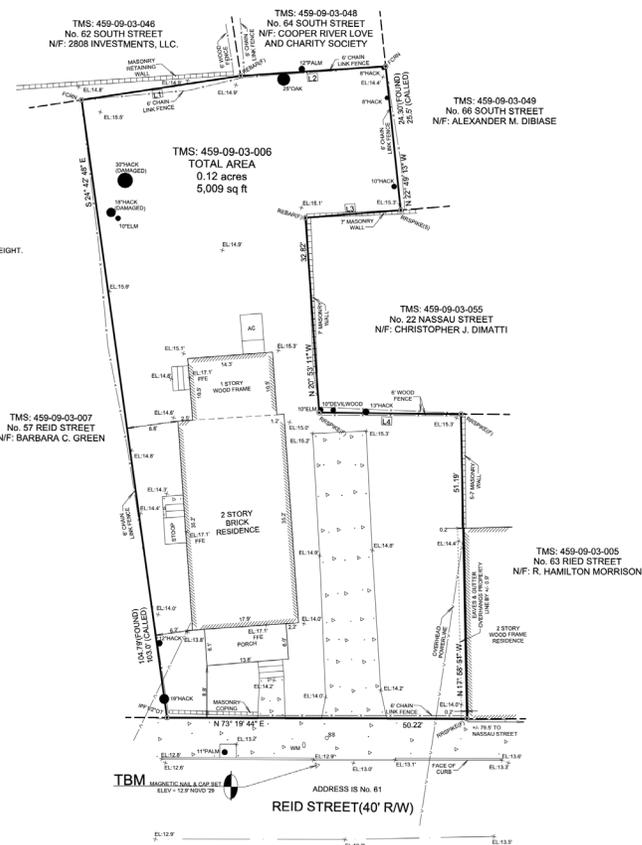
LINE	Bearing	Distance
L1	S 64° 29' 49" W	26.59'
L2	S 69° 22' 15" W	24.23'
L3	N 69° 31' 17" E	16.00'
L4	S 73° 44' 10" W	23.73'

NOTES:

- PROPERTY APPEARS IN FLOOD ZONE "X" ON FIRM COMMUNITY PANEL NUMBER 45019C05161. MAP REVISED NOVEMBER 17, 2004.
- THE BEARINGS SHOWN ARE MAGNETIC AND SUBJECT TO LOCAL ATTRACTION.
- ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
- THIS SURVEY IS BASED ON THE REFERENCE SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.
- ALL TREES 6" DIAMETER AT BREAST HEIGHT AND LARGER SHOWN HEREON.

LEGEND:

- RRSPK(E) - RAILROAD SKE FOUND, OLD.
- REBAR(F) - 5/8" REBAR FOUND, OLD.
- IPK(TOT) - 10" COPES TOP PIPE/FOUND, OLD.
- FCRN - FENCE CORNER, OLD.
- REBAR(S) - 2" REBAR SET, NEW.
- WM - WATER METER.
- SS - SANITARY SEWER SERVICE.
- 11" PALM - 11" PALM DIAMETER AT BREAST HEIGHT.
- 12" HACK - 12" HACKBERRY DIAMETER AT BREAST HEIGHT.
- 10" ELM - 10" ELM DIAMETER AT BREAST HEIGHT.
- 25" OAK - 25" OAK DIAMETER AT BREAST HEIGHT.



TOPOGRAPHIC PLAT

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

SCALE: 1" = 10'

DATE: FEBRUARY 17, 2020

REF: PLAT BK "AA", PG. 079

TMS: 459-09-03-006

ALEXANDER C. PEABODY, PLS
PEABODY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
P.O. BOX 23646, CHARLESTON, SC 29413
OFFICE 843-723-3222 MOBILE 843-270-4847



CHARLESTON COUNTY
SOUTH CAROLINA

GENERAL NOTES

MARK DESCRIPTION DATE

79

1555UE SCHEMATIC DESIGN

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61 REID STREET
CHARLESTON, SOUTH CAROLINA

4.13.2020 KHM/MT 2001

A004

SURVEY

4900 10-11 AM

CUT LINE



61 REID STREET - EXISTING HOUSE

GENERAL NOTES

MARK	DESCRIPTION	DATE

81

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61 REID STREET
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CUT LINE

4/9/20, 10:40 AM



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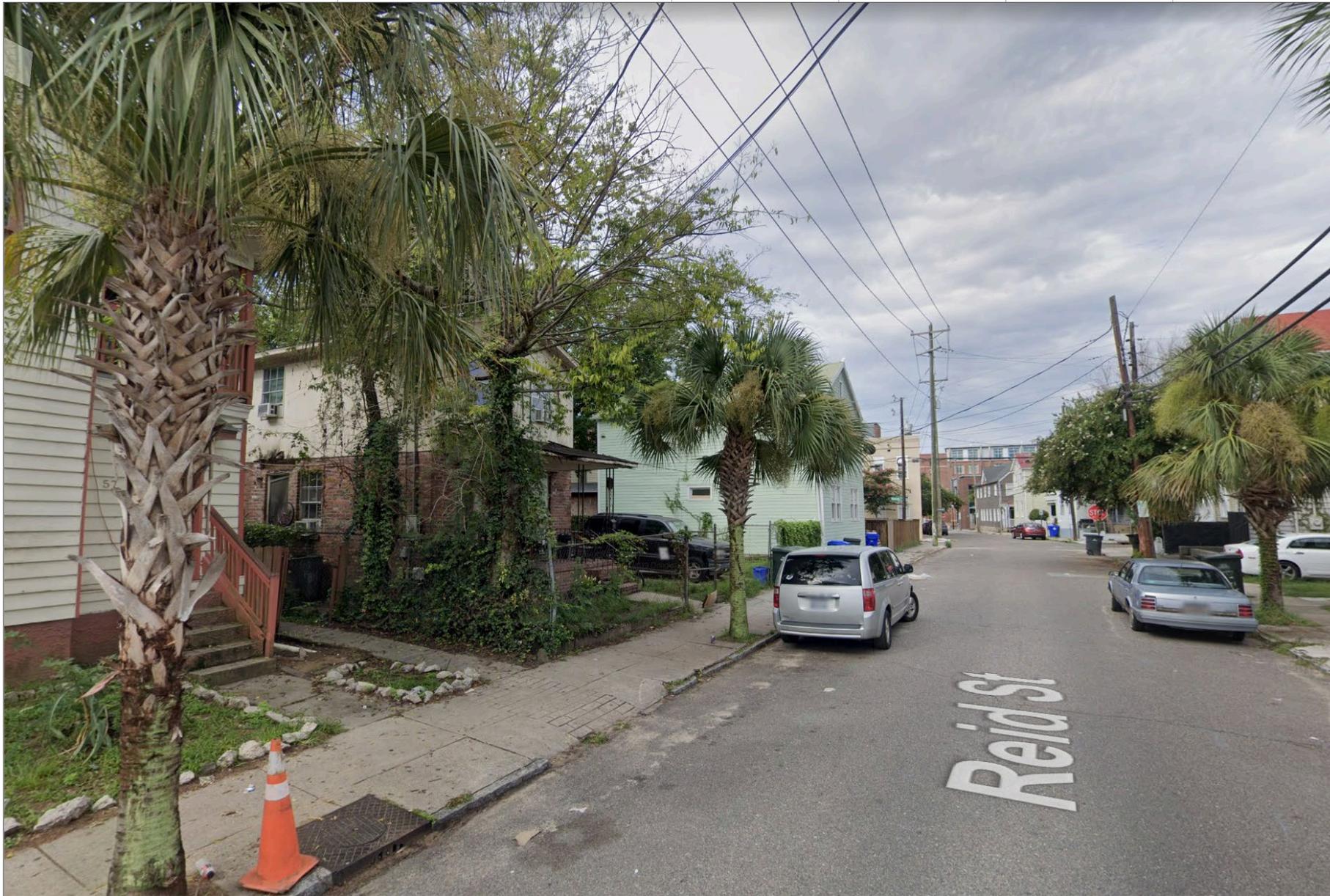
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CUT LINE

REID STREET - LOOKING EAST

4/9/20 10:40 AM



4/9/20 10:40 AM

REID STREET - LOOKING WEST

GENERAL NOTES

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CUT LINE



VIEW FROM NASSAU STREET

4/9/20 10:40 AM

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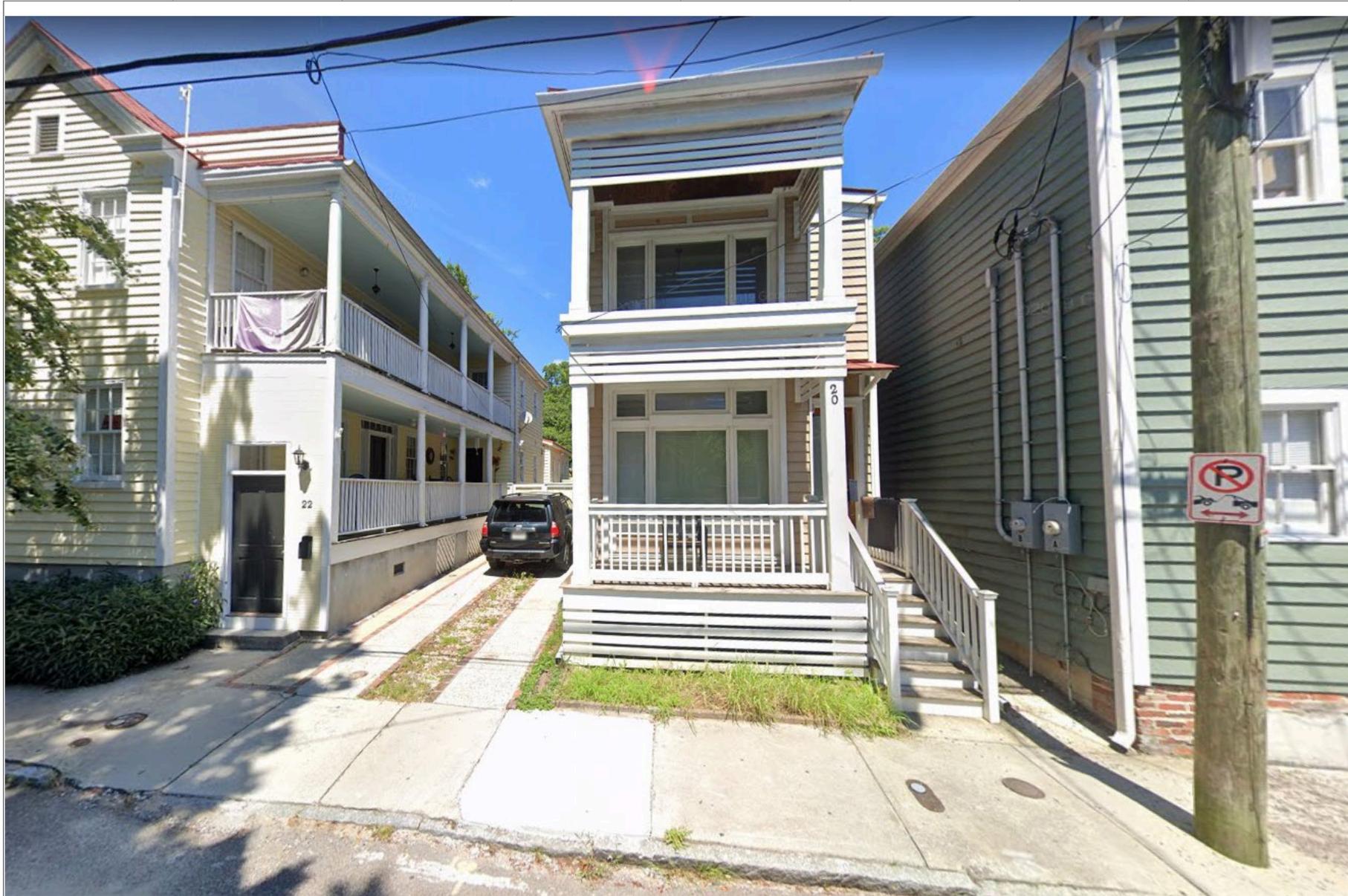
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CHARLESTON, SOUTH CAROLINA

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CUT LINE



VIEW FROM NASSAU STREET

GENERAL NOTES

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CUT LINE



VIEW FROM SOUTH STREET

4/9/20 10:40 AM

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CUT LINE



HOUSE LOCATION

GENERAL NOTES

A. Lot information: TMS: 489-090-03-008
 B. All dimensions to face of block or stud unless noted otherwise.
 C. Property zoned DR-2F (residential)
 D. FLOOD ZONE "X"

SETBACKS & RESTRICTIONS

FRONT:
 REAR: 3' from property boundary
 NORTHEAST: 3' from property boundary
 SOUTHWEST: 3' from property boundary
 TOTAL: 10'
 HEIGHT: 50' (3 stories)
 Minimum Lot Area per Family in SF-Typic Dwelling Unit:
 Multi-Family 1,500 (28-ft)

AREA CALCULATIONS (PROPOSED)

Maximum Lot Coverage of Buildings: (50%)

LOT AREA: 5,009 SF
 HOUSE A 1,284 SF
 HOUSE B 600 SF
 TOTAL BLDG. FOOTPRINT: 2,880 SF
 TOTAL LOT COVERAGE: 2,880 / 5,009 = 41.7%

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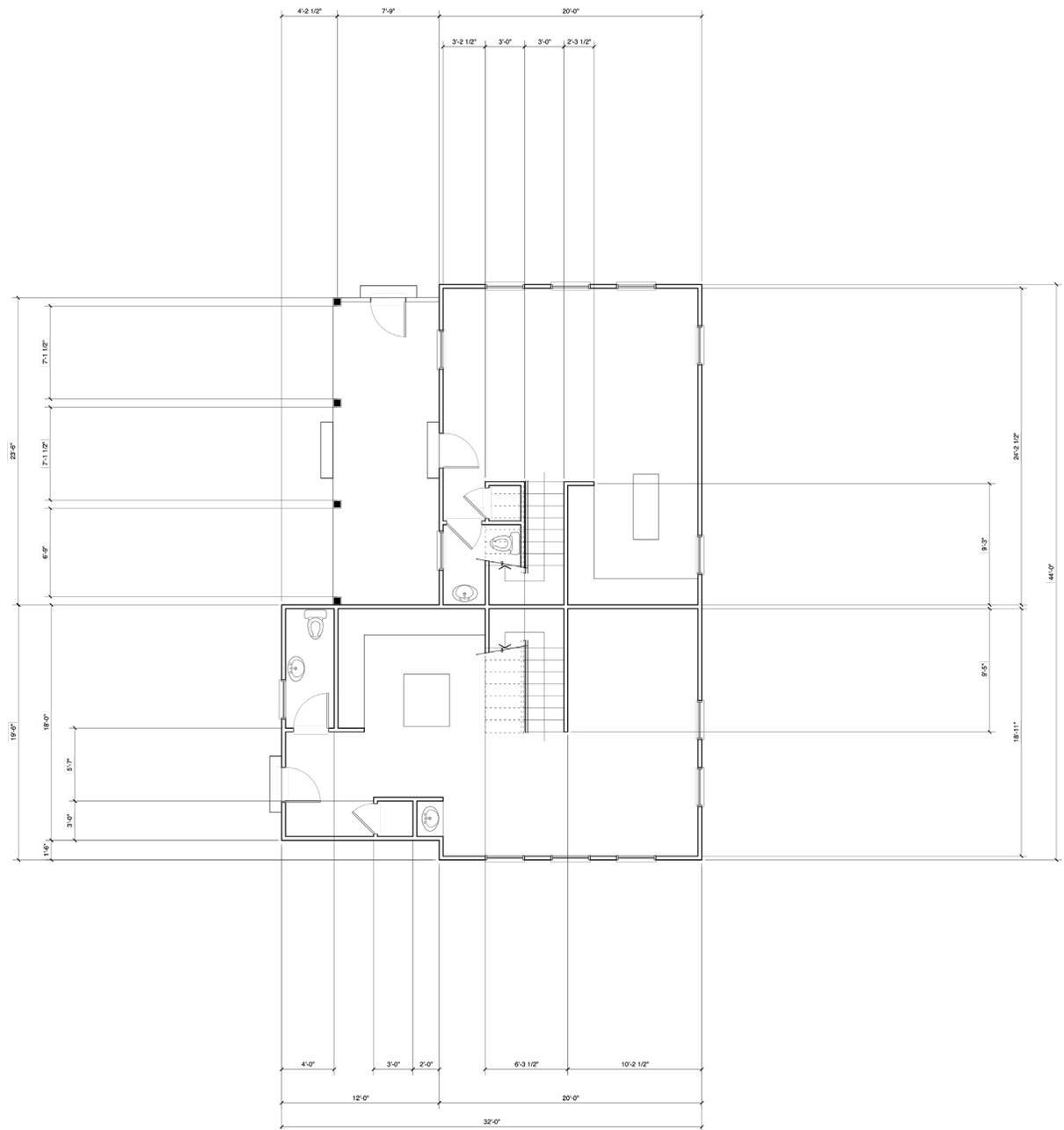
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A003
 SITE PLAN - PROPOSED

4/9/20 10:41 AM

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

CUT LINE



GENERAL NOTES

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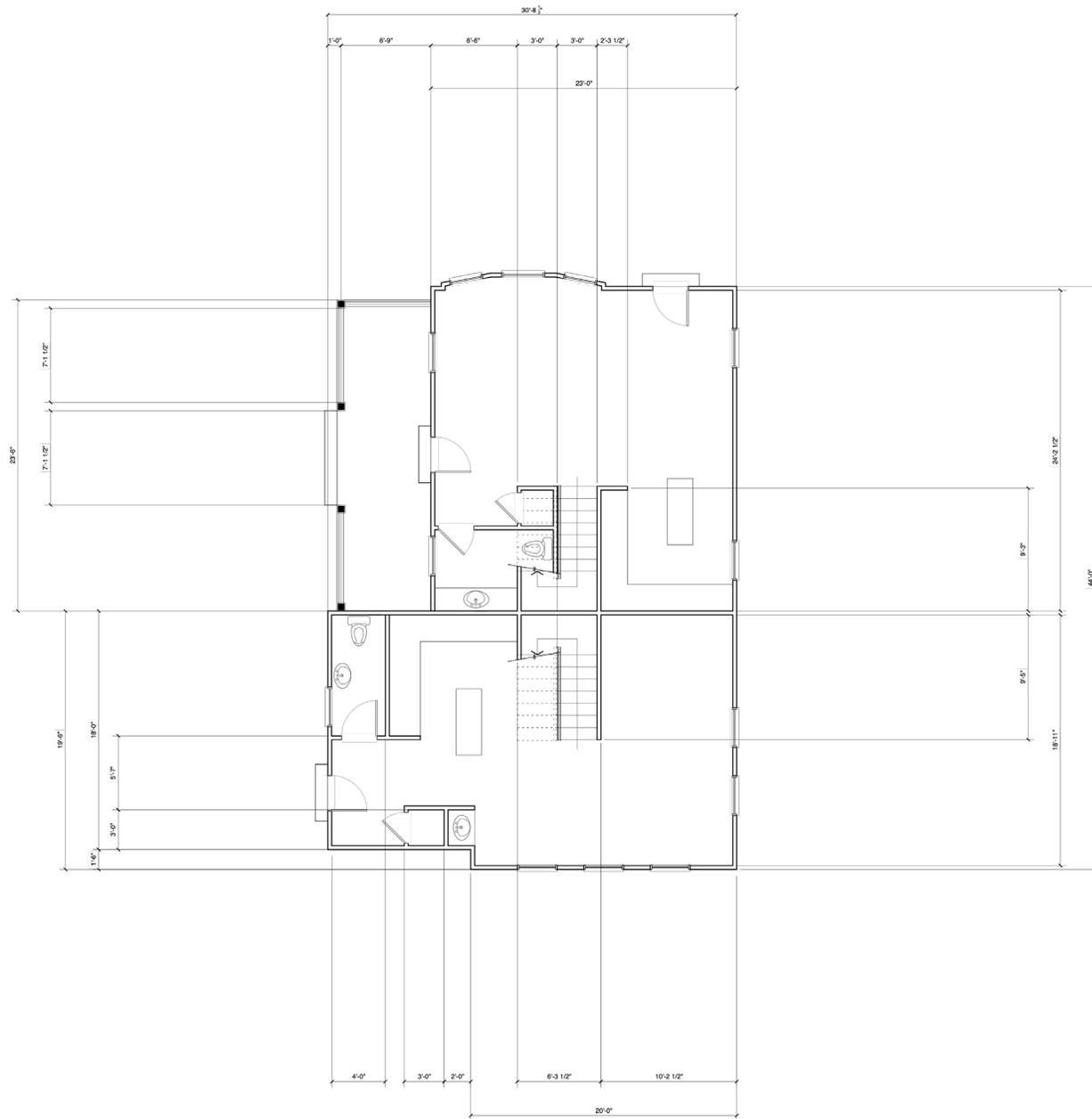
A101
FIRST FLOOR PLAN
PROPOSED



4/9/20 10:41 AM

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

CUT LINE



GENERAL NOTES

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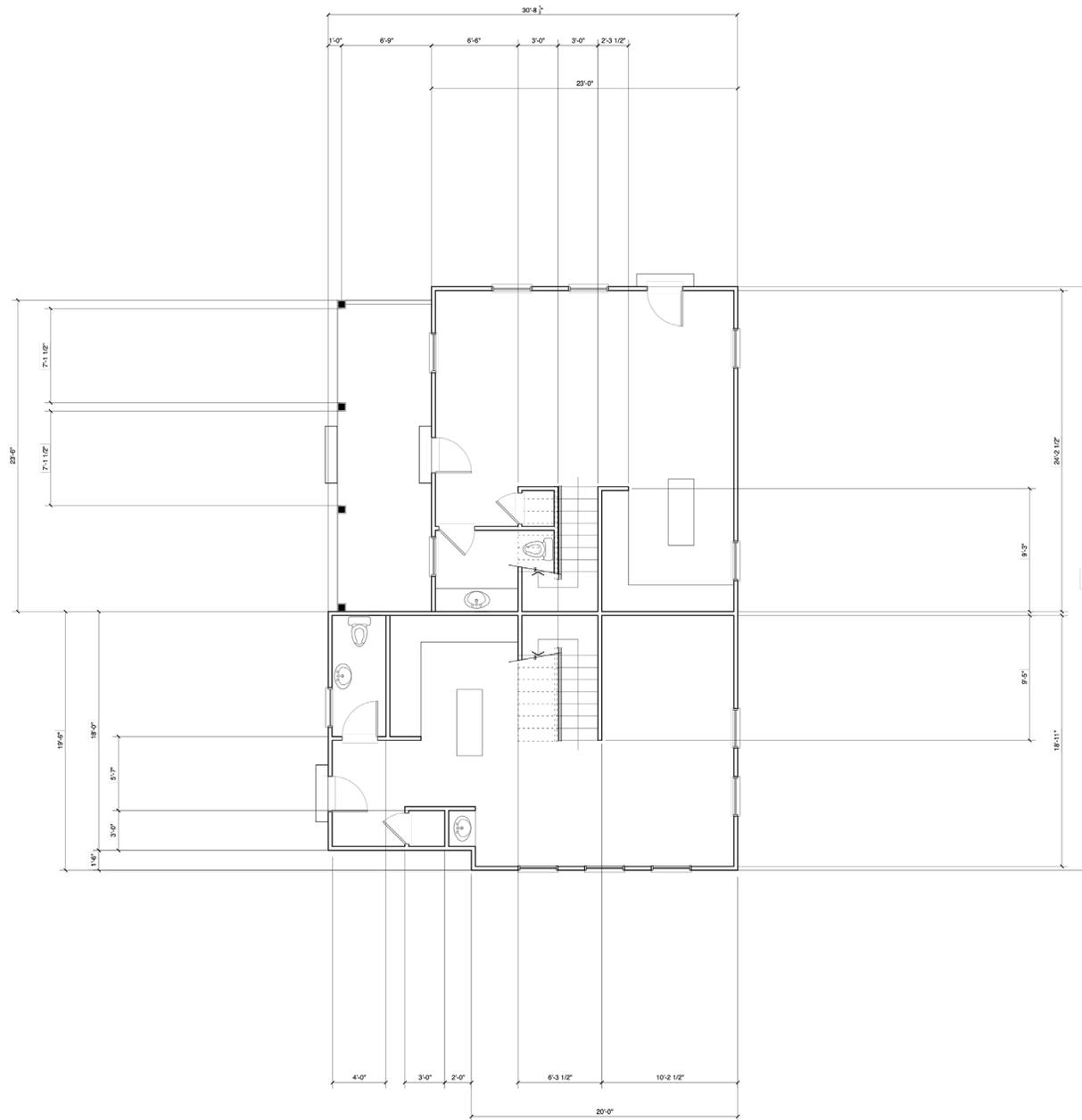
A101

FIRST FLOOR PLAN
PROPOSED

4/9/20 10:41 AM

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

CUT LINE



4/9/20 10:41 AM

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

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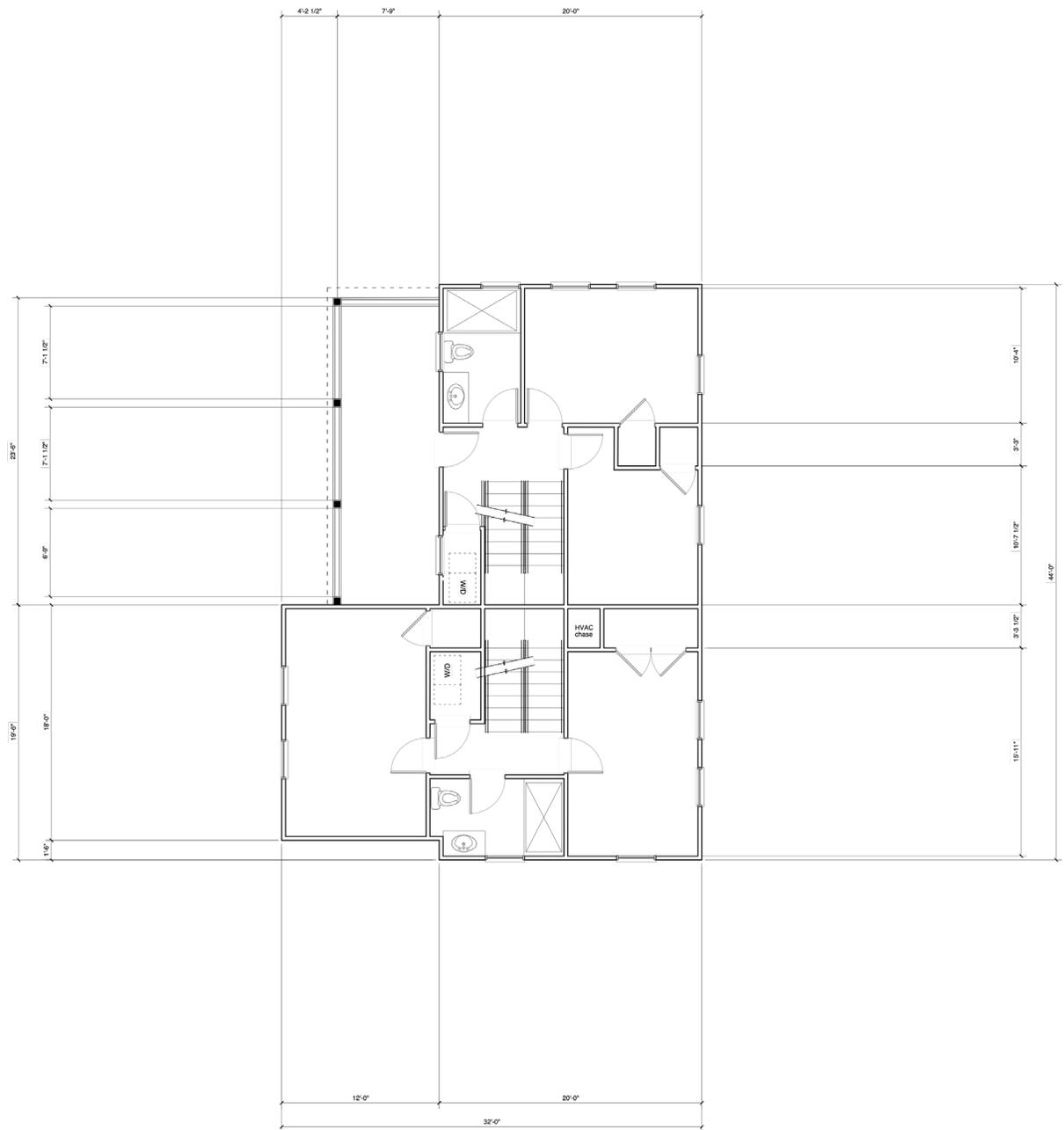
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A101

FIRST FLOOR PLAN
PROPOSED

CUT LINE



GENERAL NOTES

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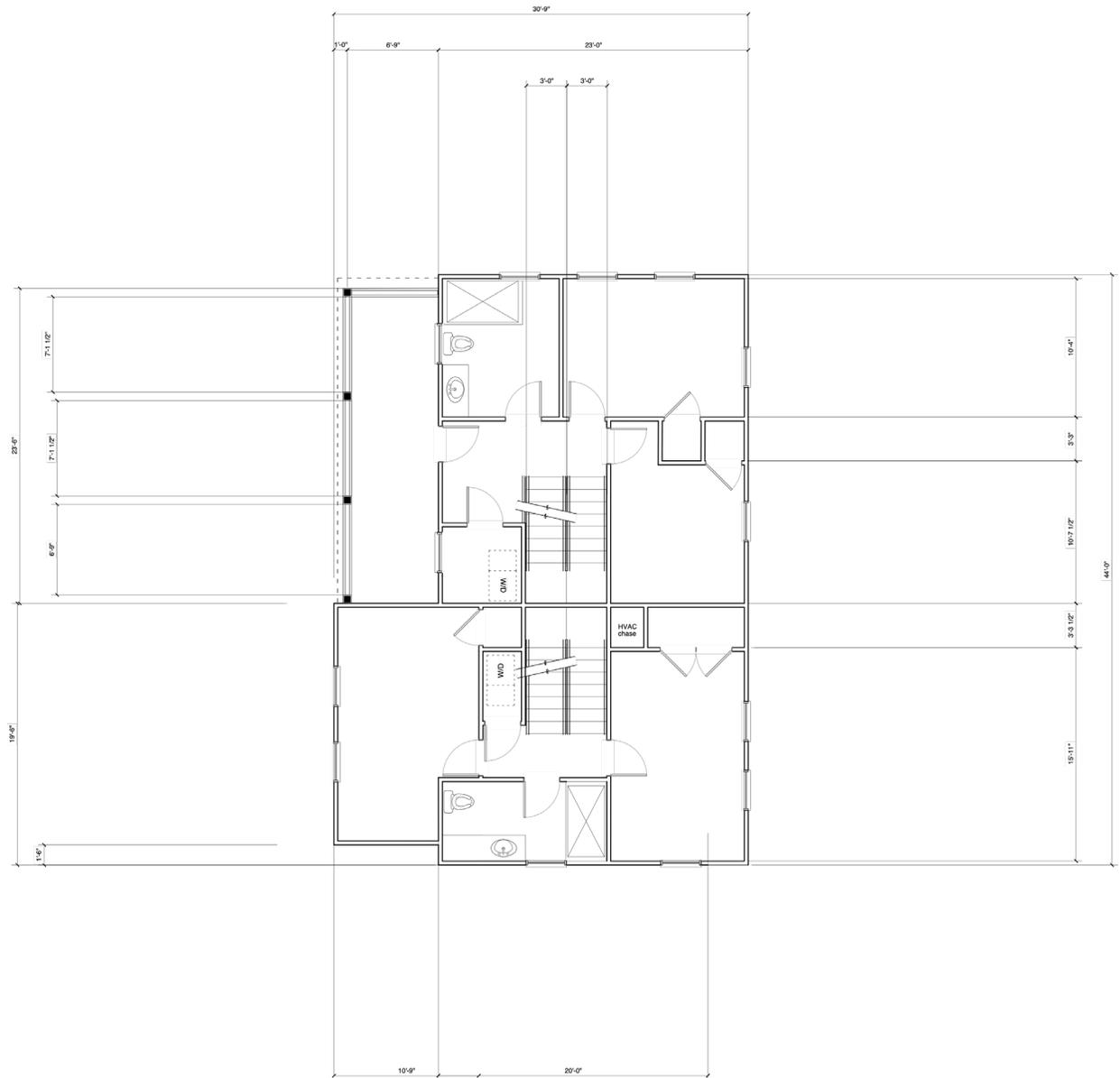
A102
SECOND FLOOR PLAN
PROPOSED



4/9/20 10:41 AM

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

CUT LINE



GENERAL NOTES

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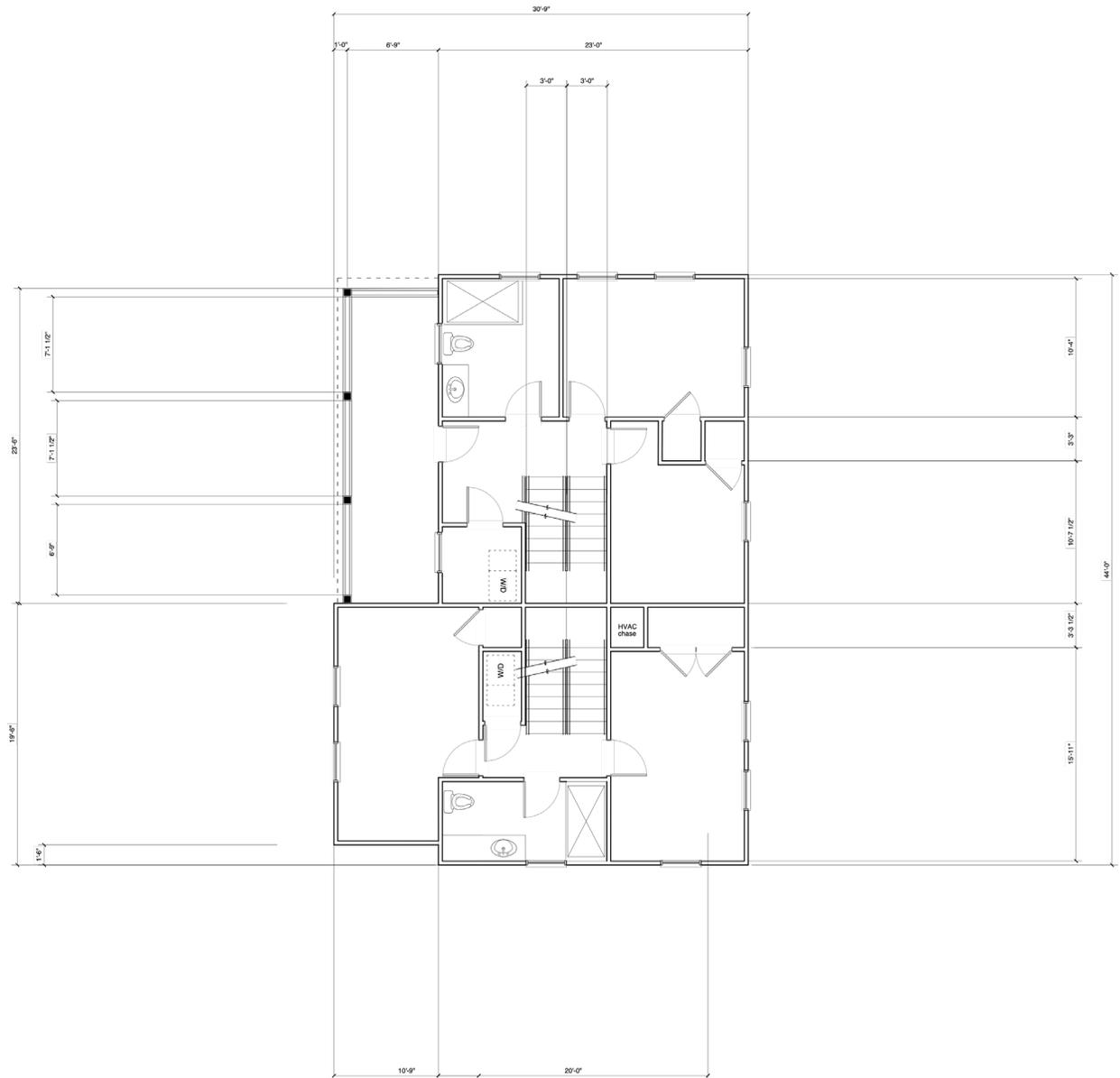
4.13.2020 KHH/MT 2001

A102
SECOND FLOOR PLAN
PROPOSED



4/9/20 10:41 AM

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



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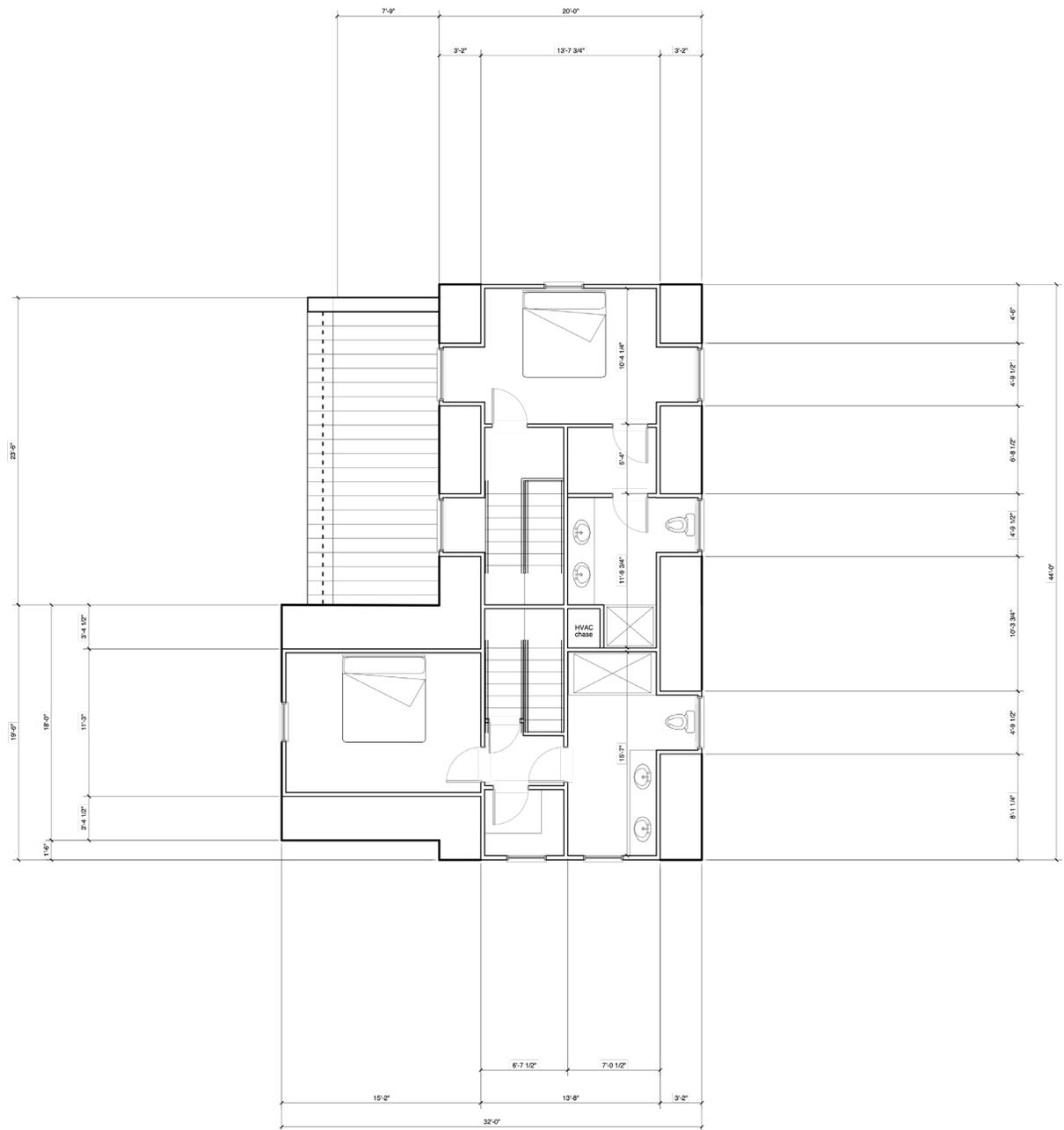
4.13.2020 KHH/MT 2001

A102
SECOND FLOOR PLAN
PROPOSED

4/9/20 10:41 AM

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

CUT LINE



4/9/20 10:41 AM

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

GENERAL NOTES

MARK	DESCRIPTION	DATE
◇	ISSUE	X.X.XXXX

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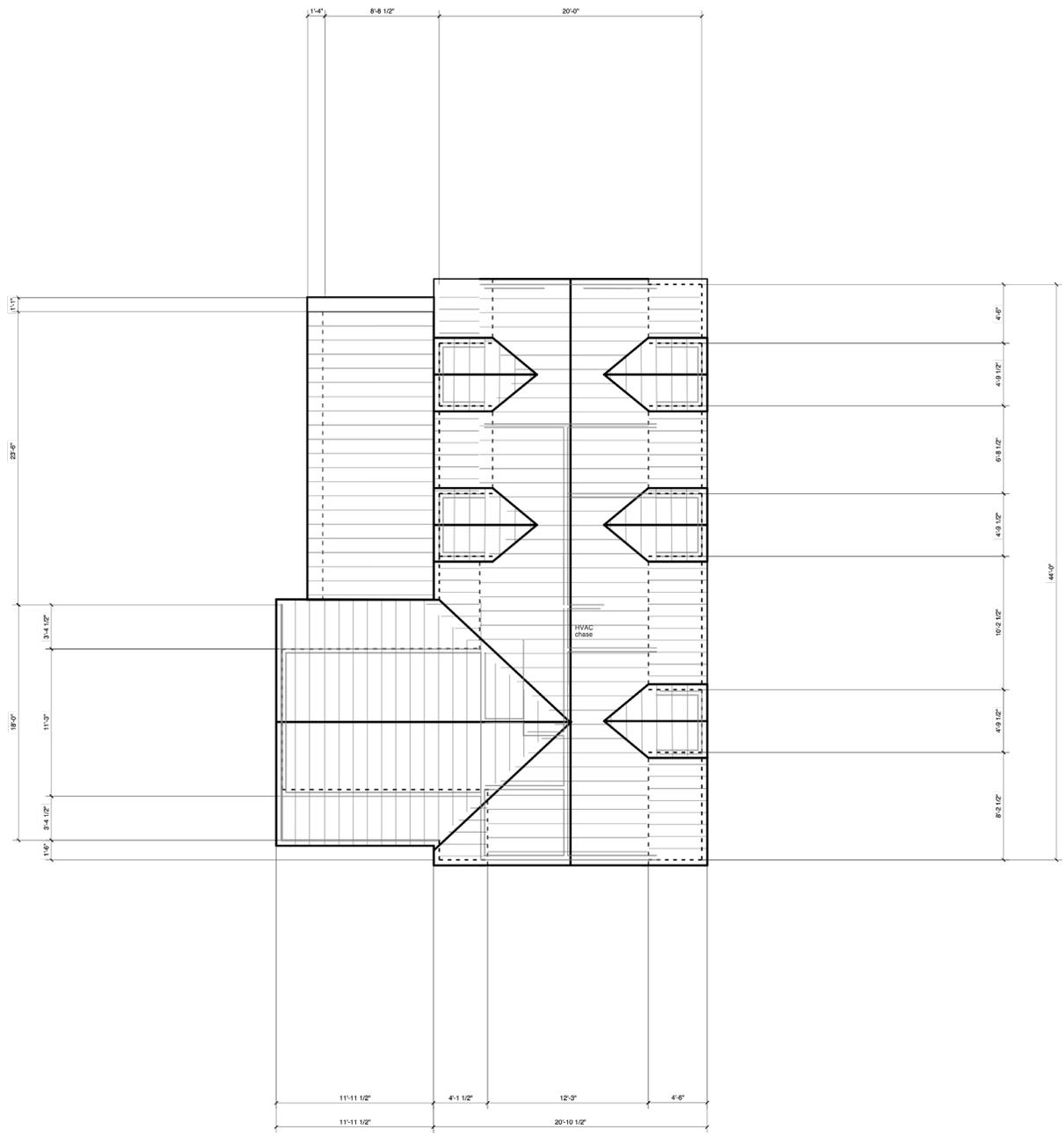
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A103

THIRD FLOOR PLAN
PROPOSED



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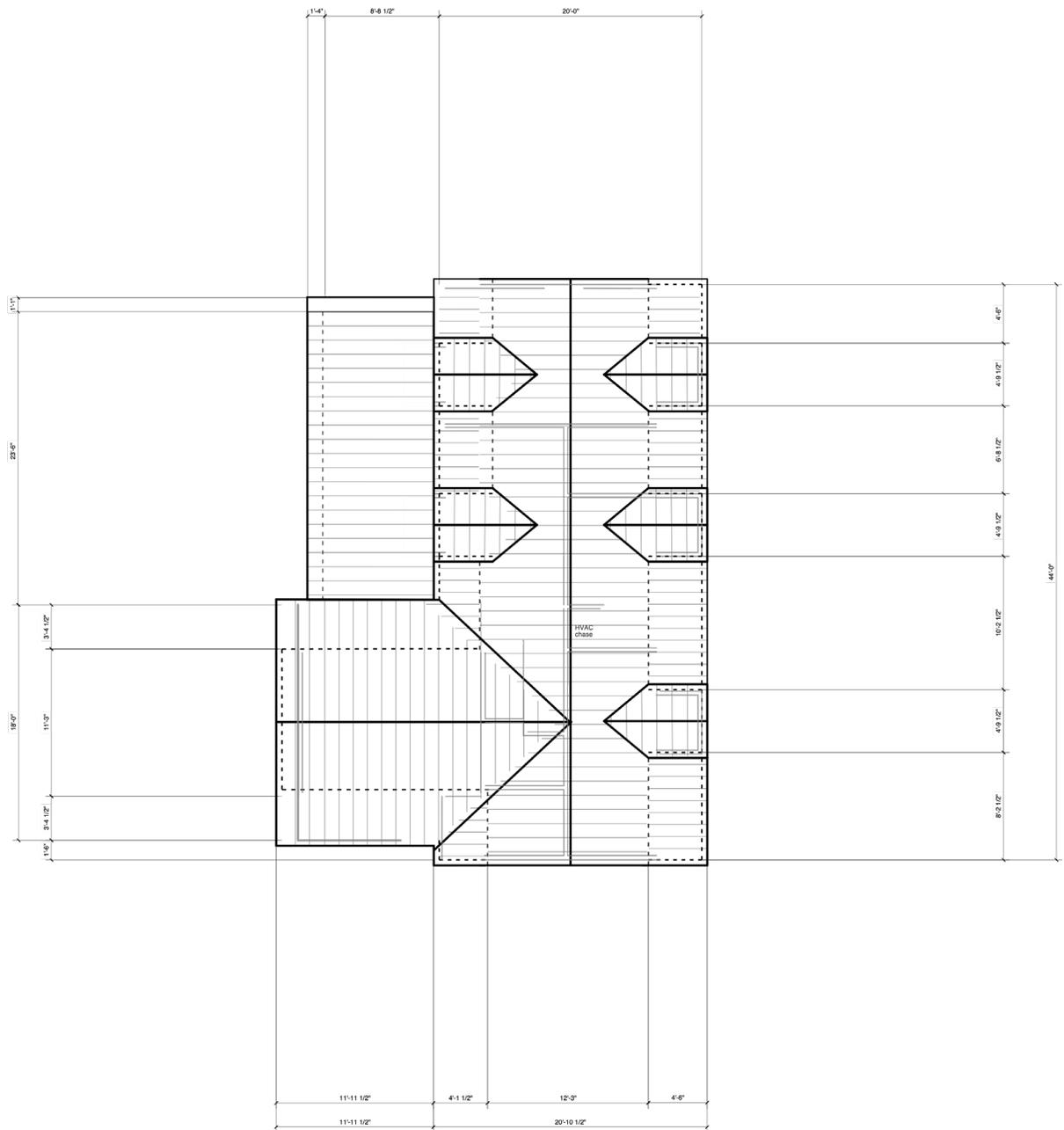
4.13.2020 KHH/MT 2001

A104
ROOF PLAN PROPOSED

4/9/20 10:41 AM

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

CUT LINE



4/9/20 10:41 AM

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

GENERAL NOTES

MARK	DESCRIPTION	DATE
◇	ISSUE	X.X.XXXX

PRELIMINARY DRAWINGS
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ISSUE SCHEMATIC DESIGN

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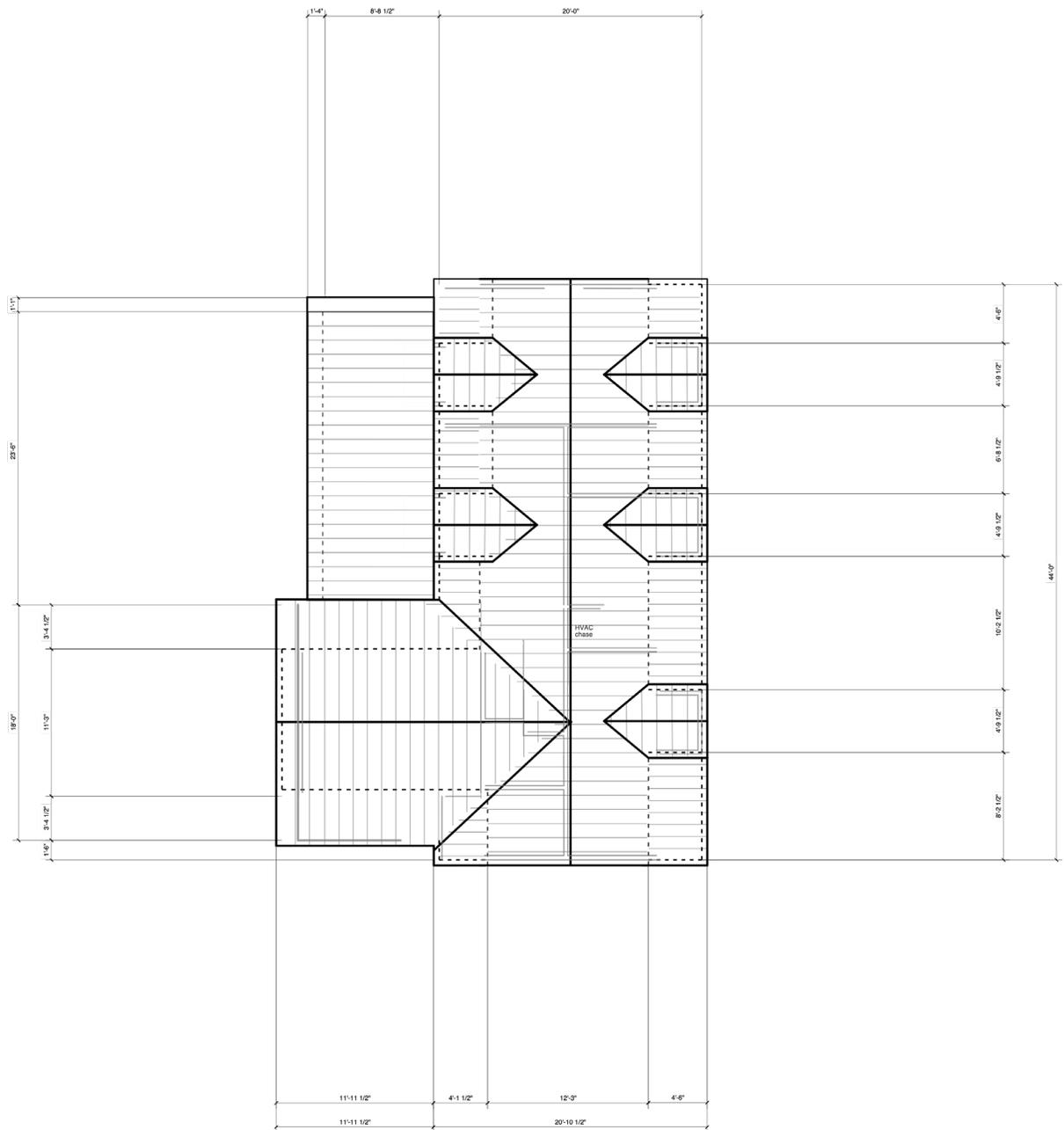
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A104
ROOF PLAN
PROPOSED

CUT LINE



GENERAL NOTES

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A104
ROOF PLAN PROPOSED

4/9/20 10:41 AM

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

CUT LINE



EXISTING GRADE 8'-6" A.S.M.L.

A2 WEST ELEVATION - PREVIOUSLY PROPOSED 4/13/2020
SCALE: 1/4" = 1'-0"



EXISTING GRADE 8'-6" A.S.M.L.

C2 WEST ELEVATION - PREVIOUSLY PROPOSED 8/31/2020
SCALE: 1/4" = 1'-0"

GENERAL NOTES

MARK	DESCRIPTION	DATE
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A200

BUILDING ELEVATIONS - PROPOSED

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CUT LINE



EXISTING GRADE 8'-6" A.S.M.L.

A1 NORTH ELEVATION - PREVIOUSLY PROPOSED 4/13/2020
SCALE: 1/4" = 1'-0"



EXISTING GRADE 8'-6" A.S.M.L.

C1 NORTH ELEVATION - PREVIOUSLY PROPOSED 8/31/2020
SCALE: 1/4" = 1'-0"



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



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

GENERAL NOTES

MARK	DESCRIPTION	DATE
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A200

BUILDING ELEVATIONS - PROPOSED

CUT LINE

A2 SCALE: 1/4" = 1'-0"

A1 SCALE: 1/4" = 1'-0"



A2 EAST ELEVATION - PREVIOUSLY PROPOSED 4/13/2020
SCALE: 1/4" = 1'-0"



C2 EAST ELEVATION - PREVIOUSLY PROPOSED 8/31/2020
SCALE: 1/4" = 1'-0"



A1 SOUTH ELEVATION - PREVIOUSLY PROPOSED 4/13/2020
SCALE: 1/4" = 1'-0"



C1 SOUTH ELEVATION - PREVIOUSLY PROPOSED 8/31/2020
SCALE: 1/4" = 1'-0"

GENERAL NOTES

MARK	DESCRIPTION	DATE
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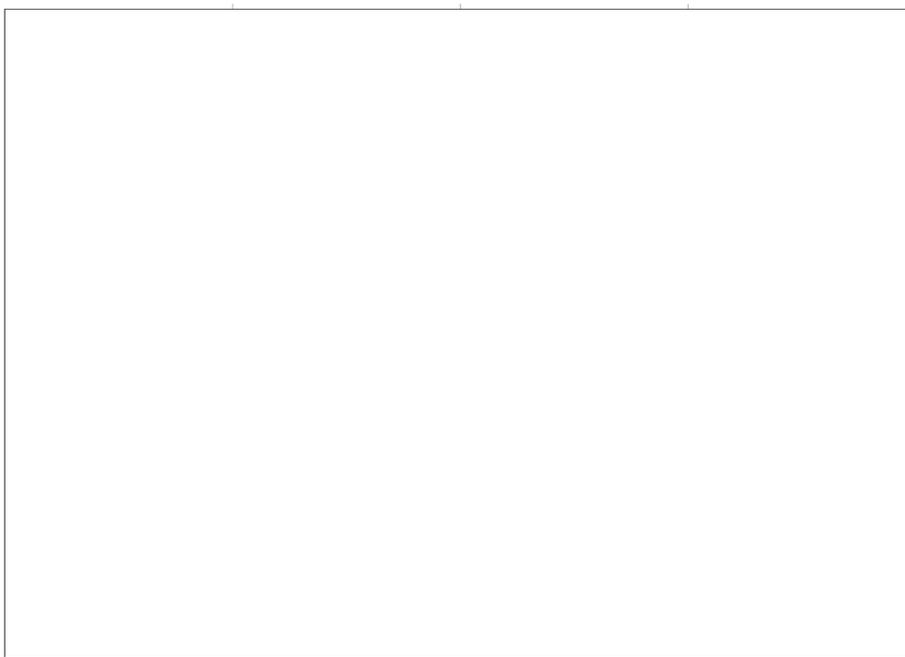
A201

BUILDING ELEVATIONS - PROPOSED

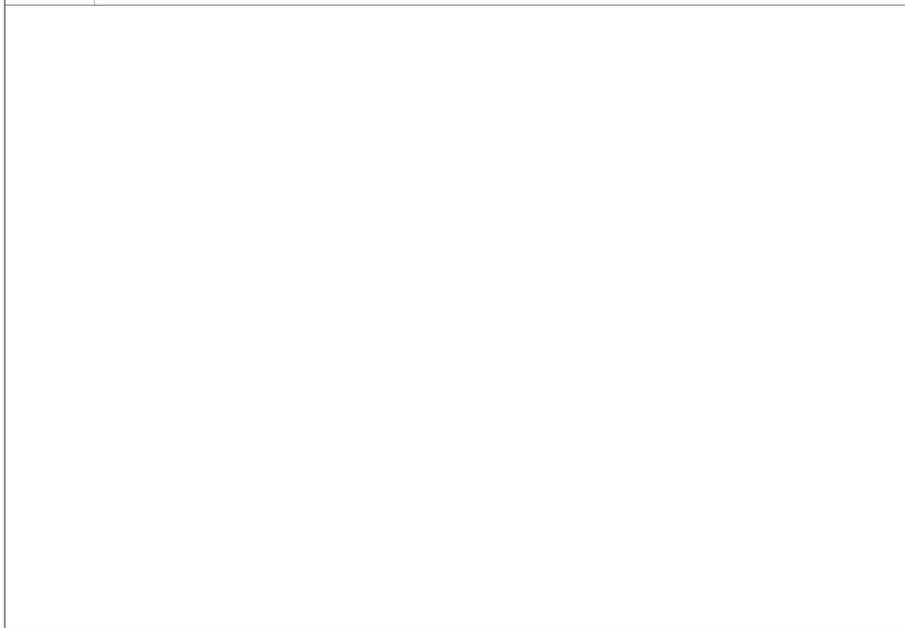
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CUT LINE

4/9/20 10:41 AM



A2 SCALE: 1/4" = 1'-0"



A1 SCALE: 1/4" = 1'-0"



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



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

GENERAL NOTES

MARK	DESCRIPTION	DATE
◇	ISSUE	X.X.XXXX

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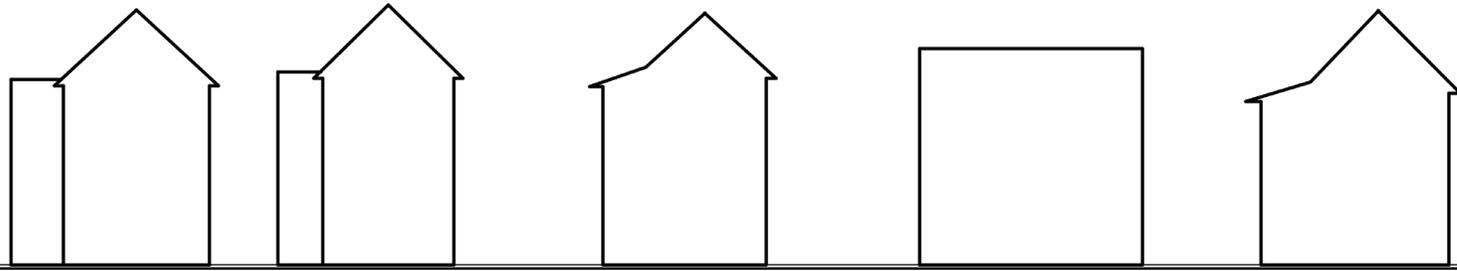
4.13.2020 KHM/MT 2001

A201

BUILDING ELEVATIONS - PROPOSED

CUT LINE

NASSAU STREET



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



NASSAU STREET

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

GENERAL NOTES

MARK	DESCRIPTION	DATE
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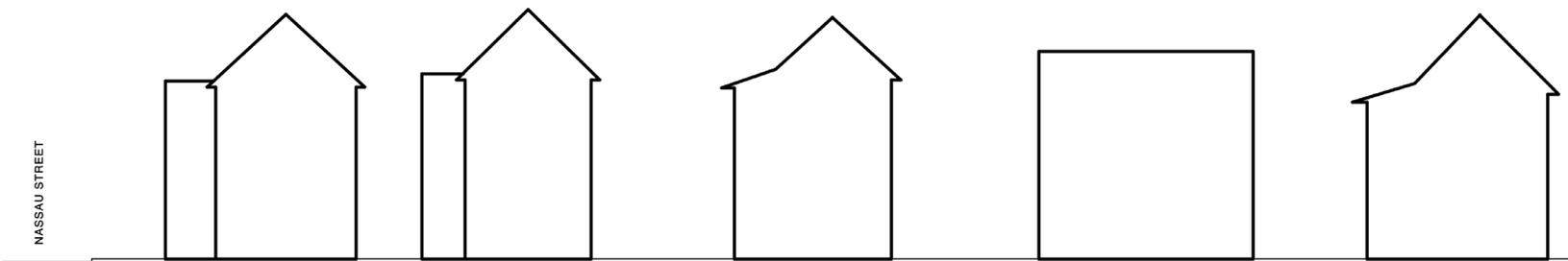
4.13.2020 KHH/MT 2001

A202
STREETScape

4/9/20 10:41 AM

CUT LINE

NASSAU STREET



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



NASSAU STREET

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

GENERAL NOTES

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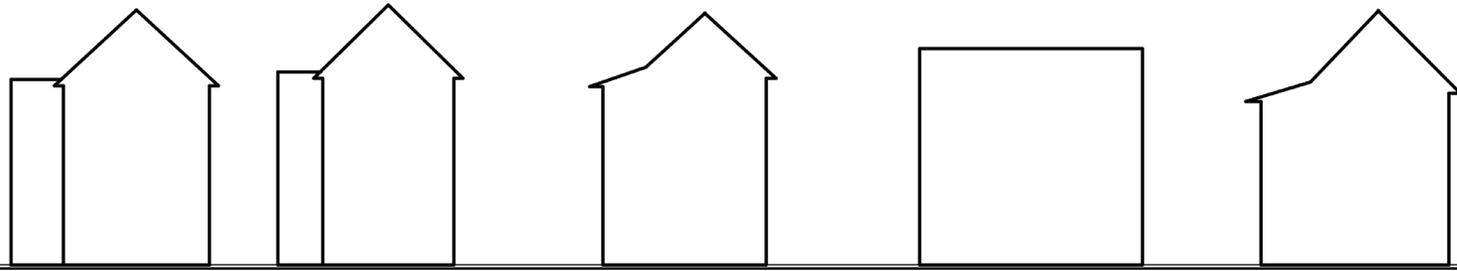
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A202
STREETScape

4/9/20 10:41 AM

CUT LINE

NASSAU STREET



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



NASSAU STREET

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

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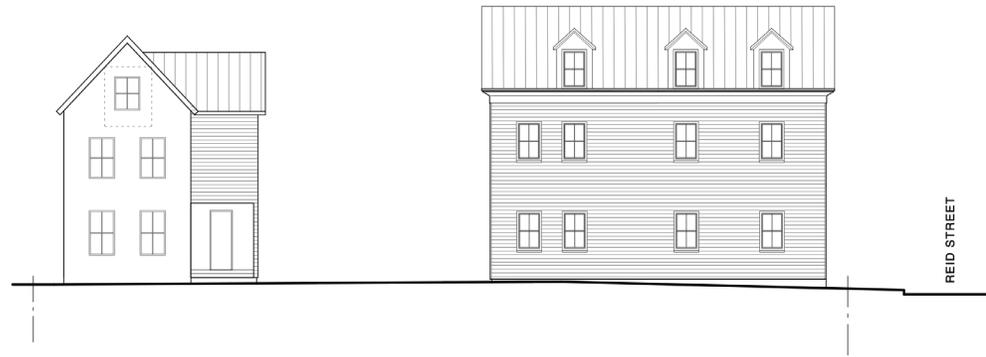
A202
STREETScape

4/9/20 10:41 AM

CUT LINE



A2 SITE SECTION LOOKING EAST - PROPOSED
SCALE: 1/4" = 1'-0"



A1 SITE SECTION LOOKING WEST - PROPOSED
SCALE: 1/8" = 1'-0"

GENERAL NOTES

MARK	DESCRIPTION	DATE
◇	ISSUE	X.X.XXXX

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

ISSUE SCHEMATIC DESIGN

SEALS

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tel 843 724 6002
www.heartdoerferarchitects.com
rchitects

PROJECT

**61
REID
STREET**

CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MT 2001

A203

STREETSCAPE

4/9/20 10:41 AM

CUT LINE

Agenda Item #10

61 REID STREET "HOUSE B"
TMS # 459-09-03-006

Request conceptual approval for new construction of single family house at rear

New Construction / (East Side) / Old City District

Agenda Item #10

Applicant's Presentation

PROJECT NOTES

APPLICABLE CODES, INCLUDING SC STATEWIDE MODIFICATIONS:

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

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

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

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

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

DEFERRED SUBMITTALS:

NONE

ABBREVIATIONS & SYMBOLS

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

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

**CITY OF CHARLESTON
DEPARTMENT COORDINATION MEETINGS AND SUBMITTALS:**

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

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

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



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

ARCHITECT AND PROJECT MANAGEMENT:
KEVAN HOERDORFER ARCHITECTS
843.724.6002
khh@hoerdoerferarchitects.com

OWNER AND CONSTRUCTION MANAGEMENT:

CONTRACTOR:

STRUCTURAL ENGINEER:

MEP ENGINEER:

PROJECT TEAM

GENERAL CONTRACTOR:

MARK DESCRIPTION DATE

111

CUT LINE



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**61
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CHARLESTON, SOUTH CAROLINA



61 REID STREET

GENERAL NOTES

MARK	DESCRIPTION	DATE
112		

ISSUE SCHEMATIC DESIGN

SEALS

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GENERAL NOTES

MARK	DESCRIPTION	DATE

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SCHEMATIC DESIGN

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61 REID STREET
 CHARLESTON, SOUTH CAROLINA

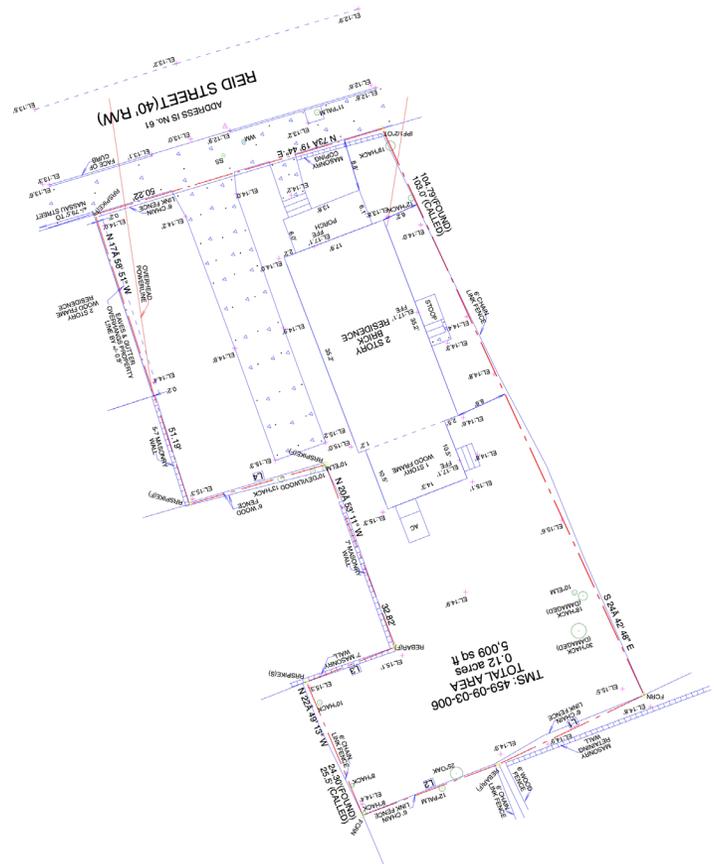
4.13.2020 KHH/MT 2001

A001
 SITE PLAN

CUT LINE

4/9/20 10:41 AM

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



TMS 459-09-03-006
 TOTAL AREA
 0.12 acres
 5,009 sq ft

GENERAL NOTES
 A. Lot Information: TMS 459-09-03-006
 B. All dimensions to face of block or stud unless noted otherwise.
 C. properly zoned DR-2F (residential)
 D. FLOOD ZONE "X"
 SETBACKS & RESTRICTIONS
 FRONT:
 REAR: 3' from property boundary
 NORTHEAST: 3' from property boundary
 SOUTHWEST: 3' from property boundary
 TOTAL: 10'
 HEIGHT: 50' (3 stories)
 Minimum Lot Area per Family in SF-Typic Dwelling Unit:
 Multi-Family 1,500 (28-6)

MARK	DESCRIPTION	DATE
114		

ISSUE SCHEMATIC DESIGN

SEALS

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PROJECT
 61
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 STREET
 CHARLESTON, SOUTH CAROLINA

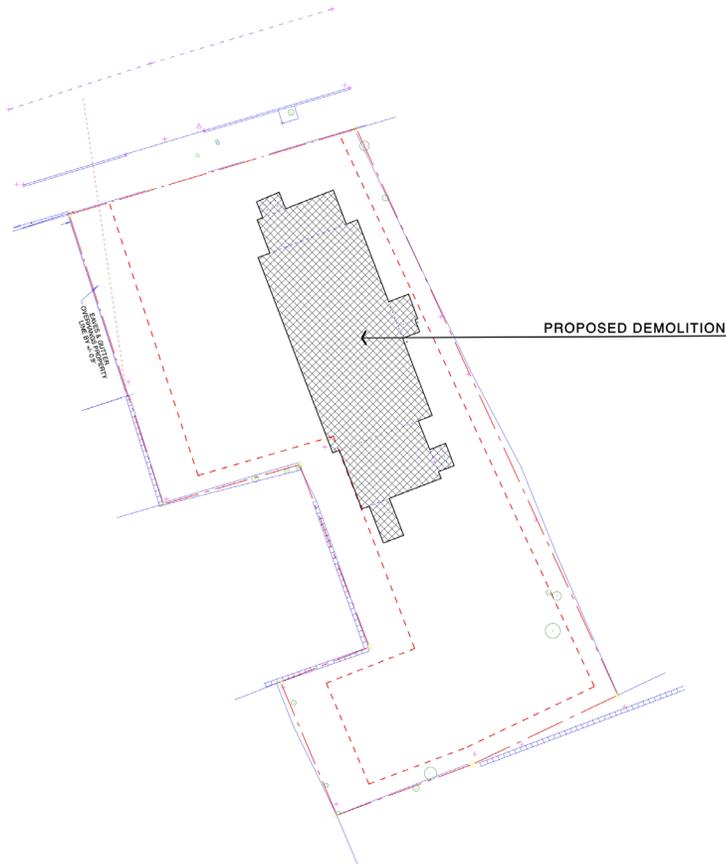
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A002
 SITE PLAN - EXISTING

4/9/20 10:41 AM

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

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GENERAL NOTES

A. Lot Information: TMS: 489-090-03-008

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

C. Property zoned DR-2F (residential)

D. FLOOD ZONE "X"

SETBACKS & RESTRICTIONS

FRONT:

REAR: 3' from property boundary

NORTHEAST: 3' from property boundary

SOUTHWEST: 3' from property boundary

TOTAL: 10'

HEIGHT: 50' (3 stories)

Minimum Lot Area per Family in SF-Typic Dwelling Unit:
 Multi-Family 1,500 (28-6)

MARK	DESCRIPTION	DATE
115		

ISSUE: SCHEMATIC DESIGN

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PROJECT

**61
 REID
 STREET**

CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MT 2001

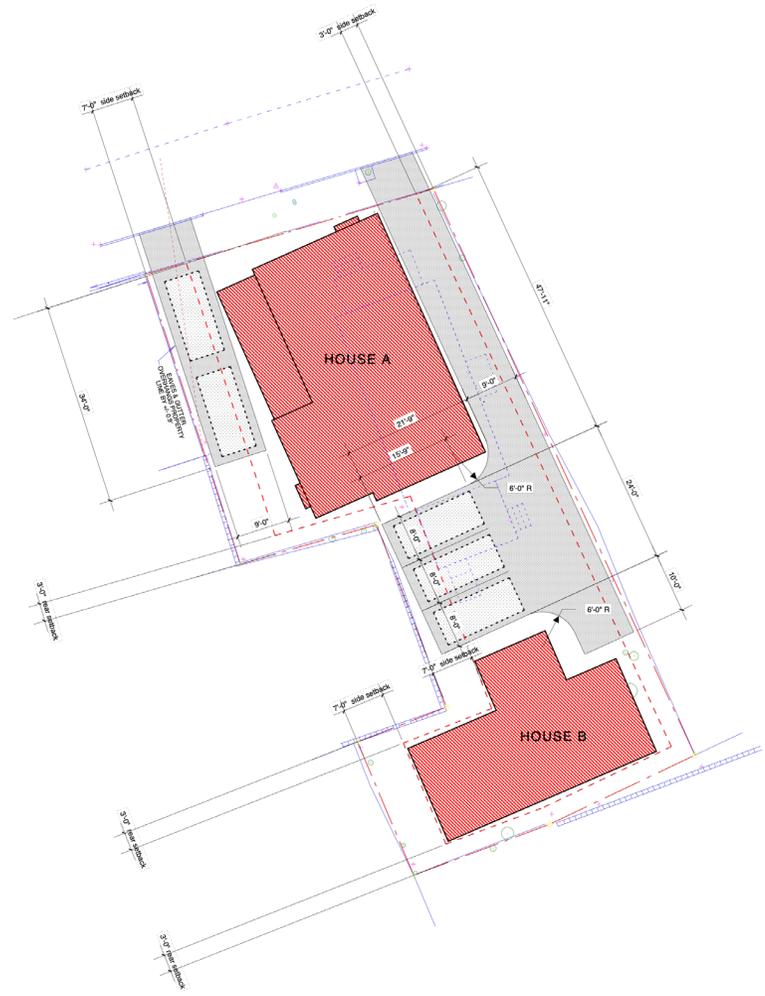
A003

SITE PLAN - PROPOSED

4/9/20 10:41 AM

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

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GENERAL NOTES

A. Lot Information: TMS: 489-090-03-008
 B. All dimensions to face of block or stud unless noted otherwise.
 C. Property zoned DR-2F (residential)
 D. FLOOD ZONE "X"

SETBACKS & RESTRICTIONS

FRONT:
 REAR: 3' from property boundary
 NORTHEAST: 3' from property boundary
 SOUTHWEST: 3' from property boundary
 TOTAL: 10'
 HEIGHT: 50' (3 stories)
 Minimum Lot Area per Family in SF: Typo Dwelling Unit: 1,500 (28-ft)
 Multi-Family: 1,500 (28-ft)

AREA CALCULATIONS (PROPOSED)

Maximum Lot Coverage of Buildings: (50%)

LOT AREA: 5,009 SF
 HOUSE A: 1,284 SF
 HOUSE B: 600 SF
 TOTAL BLDG. FOOTPRINT: 2,880 SF
 TOTAL LOT COVERAGE: 2,080 / 5,009 = 41.7%

MARK	DESCRIPTION	DATE
◇	ISSUE	X.X.XXXX

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

ISSUE: SCHEMATIC DESIGN

SEALS:

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PROJECT

61
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STREET

CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MT 2001

A003

SITE PLAN - PROPOSED

4/9/20 10:41 AM

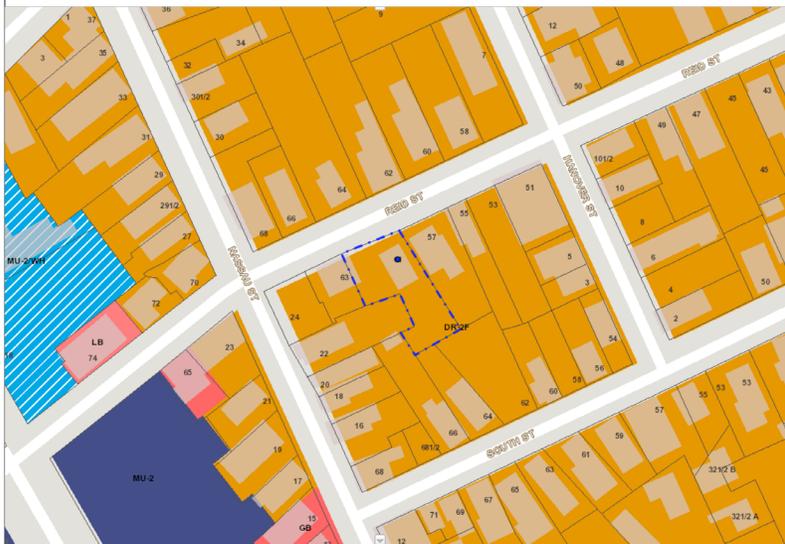
A1 SITE PLAN - PROPOSED
 SCALE: 1" = 10'-0"



CUT LINE



61 REID STREET



A1 ZONING MAPS
SCALE: NA

A3 SURVEY
SCALE: NO SCALE

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

I CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND HUD FLOOD HAZARD BOUNDARY MAPS.

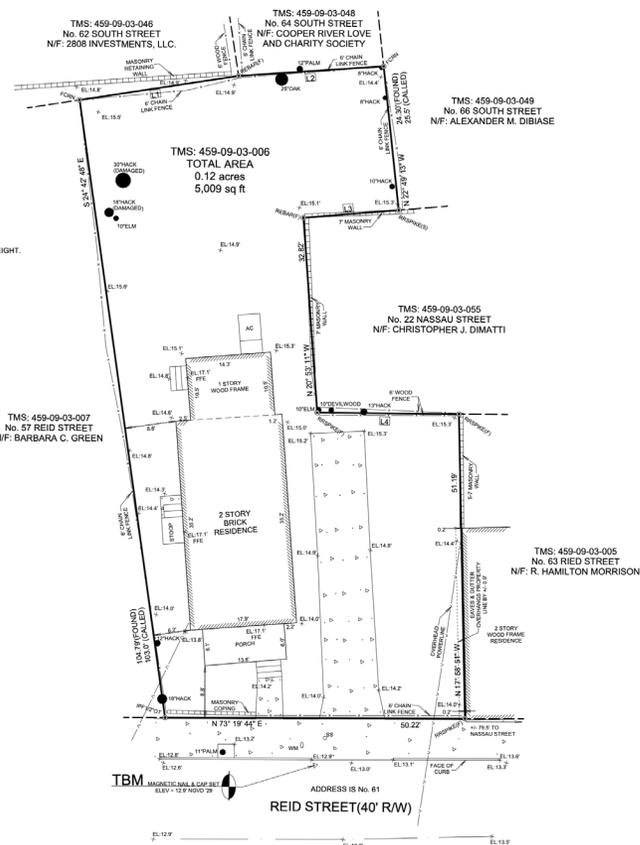
LINE	Bearing	Distance
L1	S 64° 29' 49" W	26.59'
L2	S 69° 22' 15" W	24.23'
L3	N 69° 31' 17" E	16.00'
L4	S 73° 44' 10" W	23.73'

NOTES:

- PROPERTY APPEARS IN FLOOD ZONE "X" ON FIRM COMMUNITY PANEL NUMBER 45019C05161, MAP REVISED NOVEMBER 17, 2004.
- THE BEARINGS SHOWN ARE MAGNETIC AND SUBJECT TO LOCAL ATTRACTION.
- ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
- THIS SURVEY IS BASED ON THE REFERENCE SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.
- ALL TREES 6" DIAMETER AT BREAST HEIGHT AND LARGER SHOWN HEREON.

LEGEND:

- RRSPK(E) - RAILROAD SKE FOUND, OLD.
- REBAR(F) - 5/8" REBAR FOUND, OLD.
- IPK(TOT) - 10" OPEN TOP PIPE FOUND, OLD.
- FCRN - FENCE CORNER, OLD.
- REBAR(S) - 2" REBAR SET, NEW.
- WM - WATER METER.
- SS - SANITARY SEWER SERVICE.
- 11" PALM - 11" PALM DIAMETER AT BREAST HEIGHT.
- 12" HACK - 12" HACKBERRY DIAMETER AT BREAST HEIGHT.
- 10" ELM - 10" ELM DIAMETER AT BREAST HEIGHT.
- 25" OAK - 25" OAK DIAMETER AT BREAST HEIGHT.



TOPOGRAPHIC PLAT

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

SCALE: 1" = 10'

DATE: FEBRUARY 17, 2020

REF: PLAT BK "AA", PG. 079

TMS: 459-09-03-006

ALEXANDER C. PEABODY, PLS
PEABODY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
P.O. BOX 23646, CHARLESTON, SC 29413
OFFICE 843-723-3222 MOBILE 843-270-4847



CHARLESTON COUNTY
SOUTH CAROLINA

GENERAL NOTES

MARK DESCRIPTION DATE

117

1555UE SCHEMATIC DESIGN

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PROJECT

61 REID STREET
CHARLESTON, SOUTH CAROLINA

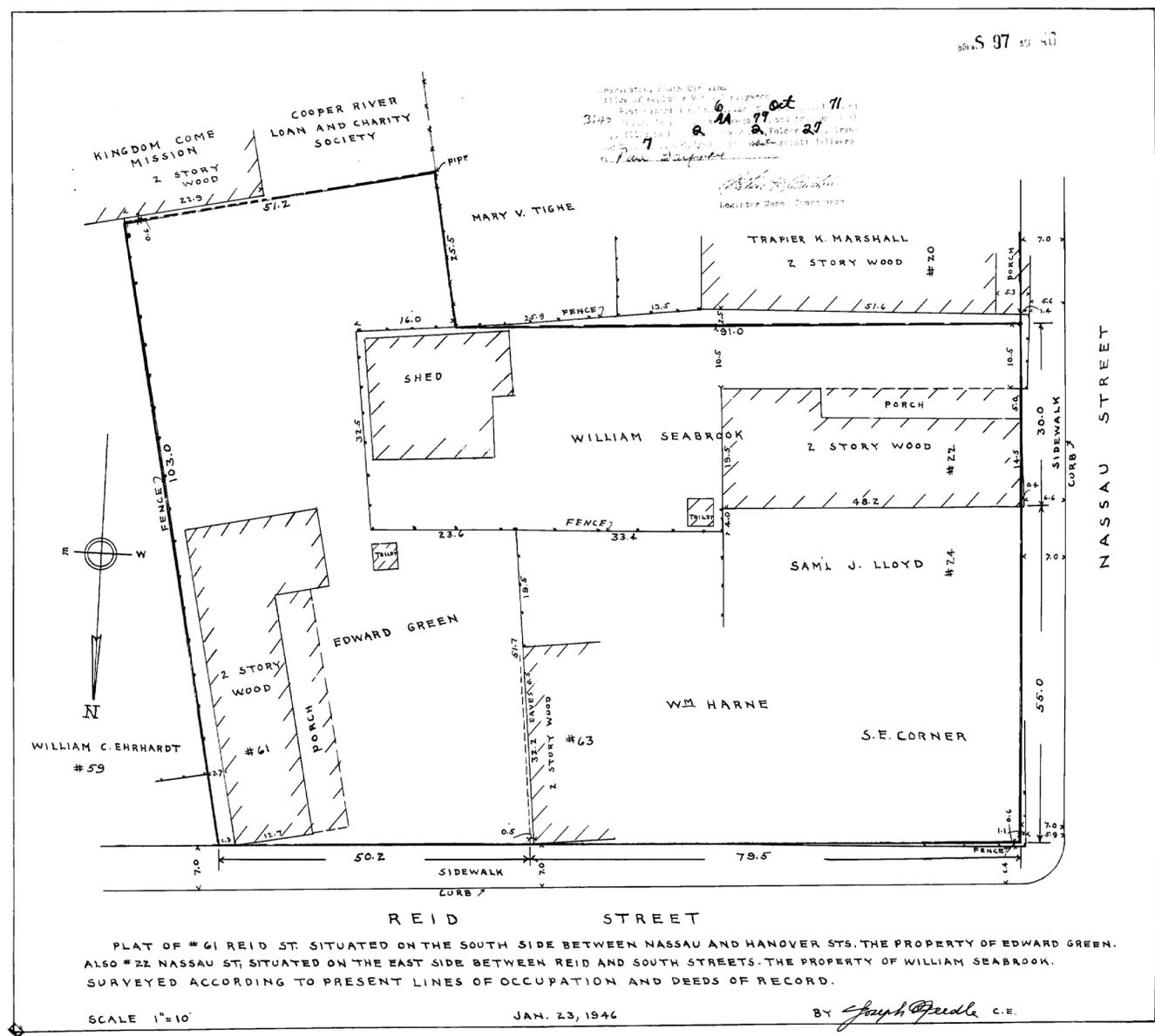
4.13.2020 KHM/MT 2001

A004

SURVEY

CUT LINE

4900 10-11 AM



581.5 97 59 40

3142
 6 11 27 Oct 11
 7 2 27
 7 2 27
 7 2 27

John Feederle
 Licensed Surveyor - South Carolina

GENERAL NOTES

MARK DESCRIPTION DATE

118

ISSUE SCHEMATIC DESIGN

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 STREET
 CHARLESTON, SOUTH CAROLINA

4.13.2020 KHM/MT 2001

PLAT SHOWING 61 REID STREET, CIRCA 1946

48902 10-80 AM



61 REID STREET - EXISTING HOUSE

GENERAL NOTES

MARK	DESCRIPTION	DATE

119

ISSUE SCHEMATIC DESIGN

SEALS


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PROJECT

61 REID STREET
 CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MT 2001

CUT LINE

4/9/20, 10:40 AM



GENERAL NOTES

MARK	DESCRIPTION	DATE

ISSUE SCHEMATIC DESIGN

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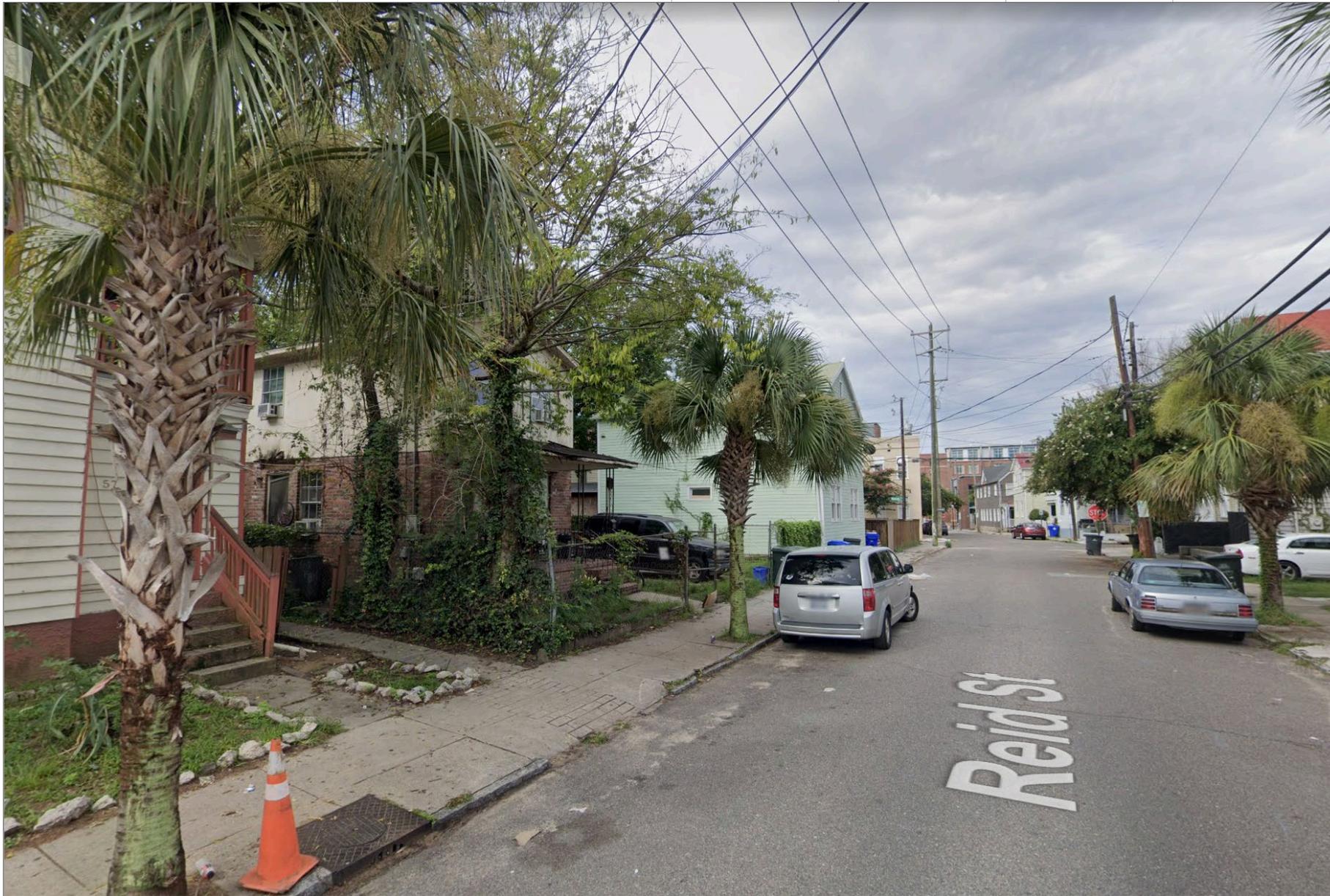
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 CHARLESTON, SOUTH CAROLINA

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CUT LINE

REID STREET - LOOKING EAST

4/9/20 10:40 AM



GENERAL NOTES

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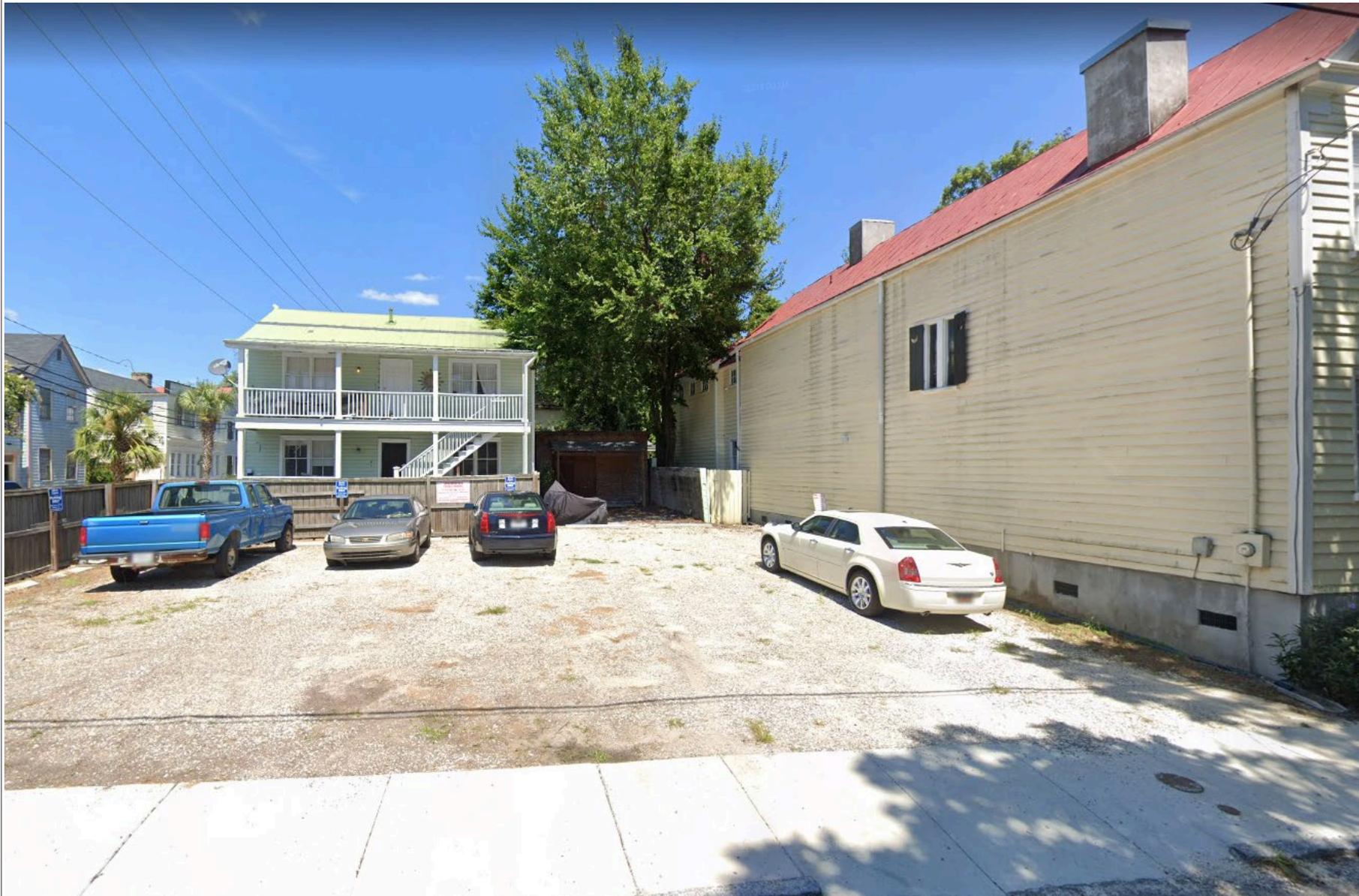
**61
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 STREET**
 CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MT 2001

CUT LINE

REID STREET - LOOKING WEST

4/9/20 10:40 AM



VIEW FROM NASSAU STREET

4/9/20 10:40 AM

GENERAL NOTES

MARK	DESCRIPTION	DATE

ISSUE
SCHEMATIC DESIGN

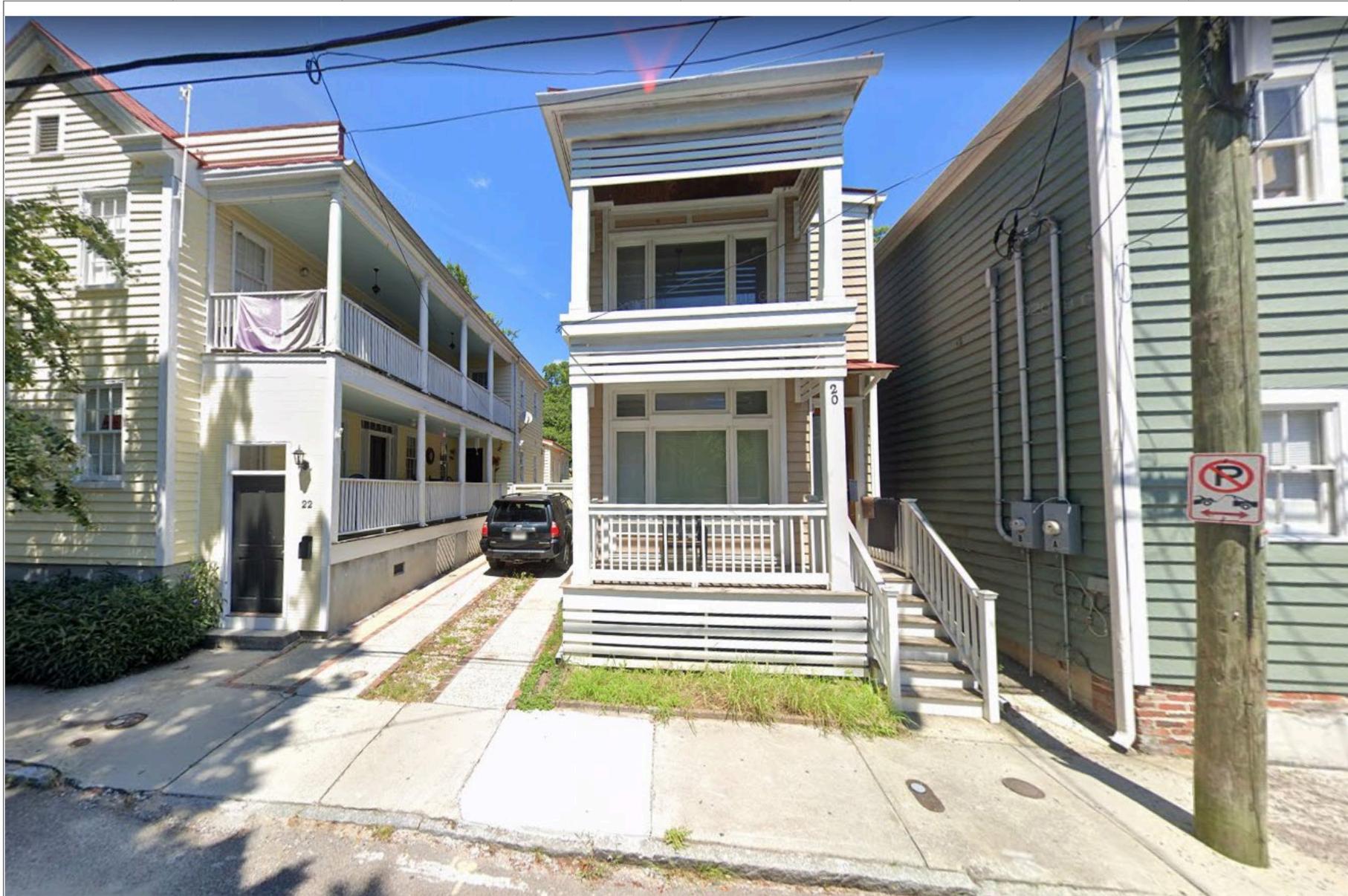
SEALS


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CUT LINE



VIEW FROM NASSAU STREET

GENERAL NOTES

MARK	DESCRIPTION	DATE

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VIEW FROM SOUTH STREET

4/9/20 10:40 AM

GENERAL NOTES

MARK	DESCRIPTION	DATE

ISSUE
SCHEMATIC DESIGN

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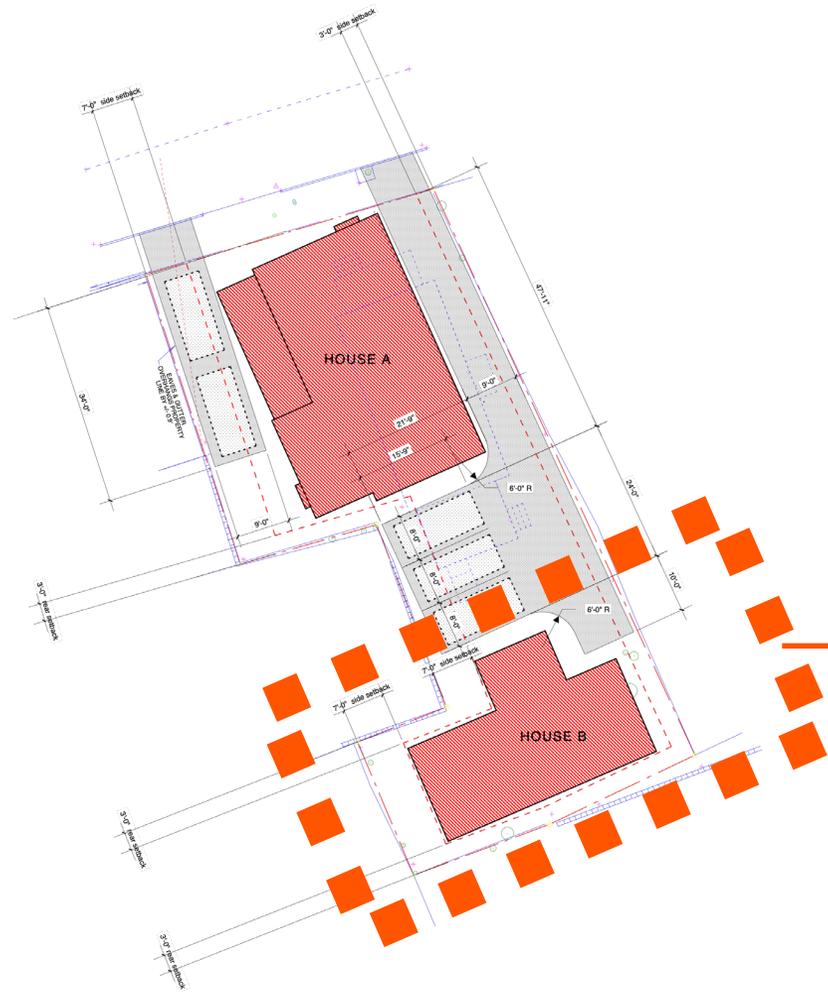

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 STREET**
 CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MT 2001

CUT LINE



HOUSE LOCATION

GENERAL NOTES

A. Lot Information: TMS: 489-090-03-008
 B. All dimensions to face of block or stud unless noted otherwise.
 C. Property zoned DR-2F (residential)
 D. FLOOD ZONE "X"

SETBACKS & RESTRICTIONS

FRONT:
 REAR: 3' from property boundary
 NORTHEAST: 3' from property boundary
 SOUTHWEST: 3' from property boundary
 TOTAL: 10'
 HEIGHT: 50' (3 stories)
 Minimum Lot Area per Family in SF-Typic Dwelling Unit:
 Multi-Family 1,500 (28-ft)

AREA CALCULATIONS (PROPOSED)

Maximum Lot Coverage of Buildings: (50%)

LOT AREA: 5,009 SF
HOUSE A: 1,294 SF
HOUSE B: 600 SF
TOTAL BLDG. FOOTPRINT: 2,890 SF
TOTAL LOT COVERAGE: 2,890 / 5,009 = 41.7%

MARK	DESCRIPTION	DATE
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PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

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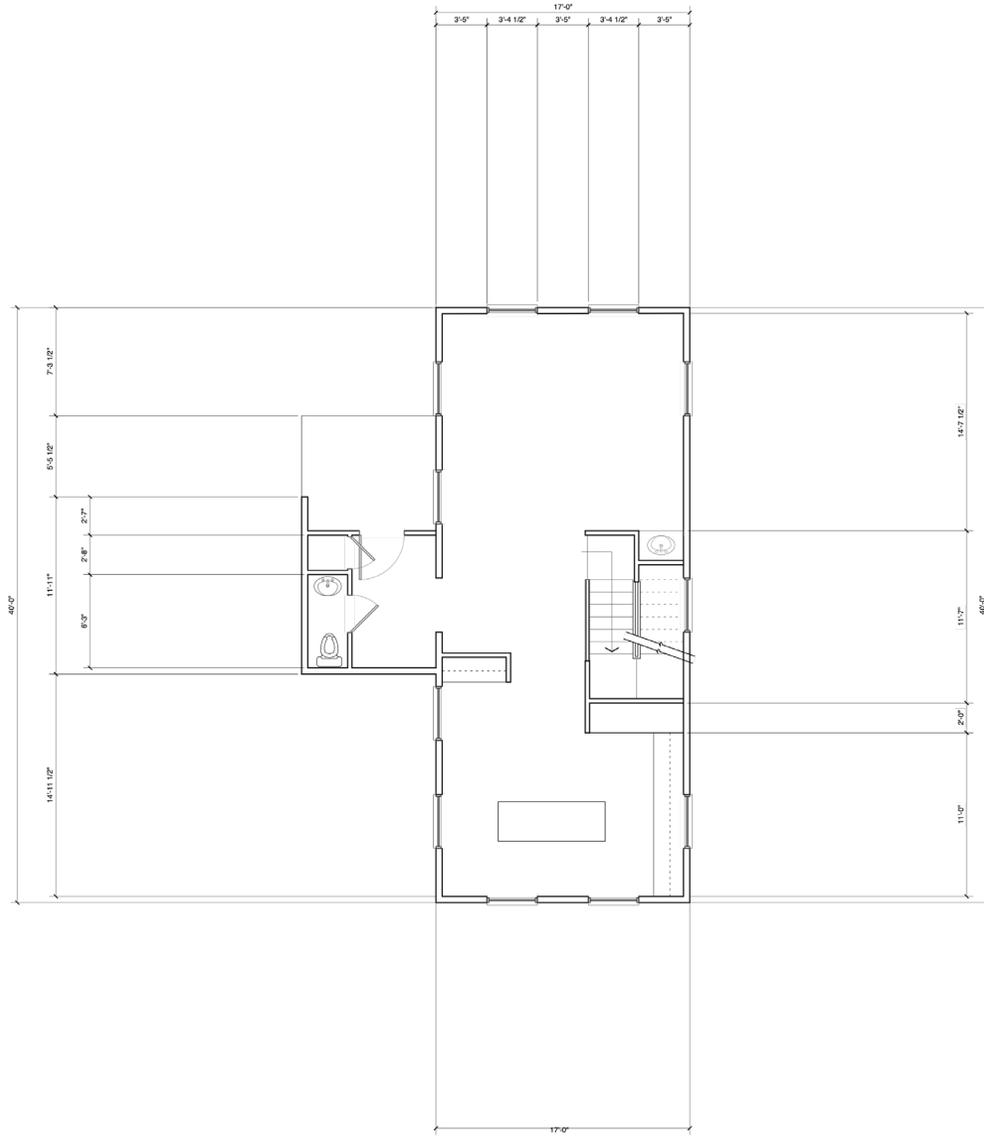
**61
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CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MT 2001

A003

SITE PLAN - PROPOSED



GENERAL NOTES

MARK	DESCRIPTION	DATE
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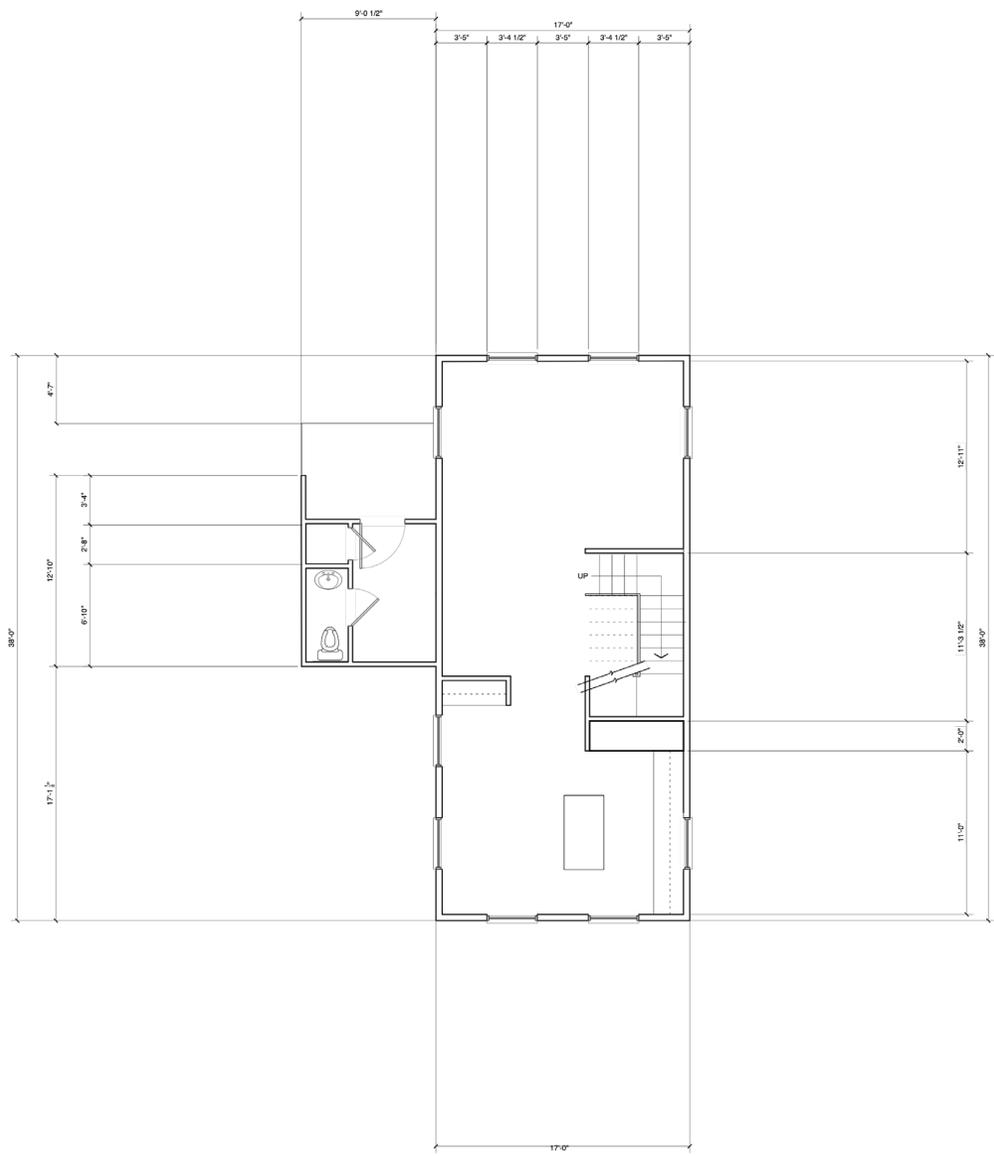
CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MT 2001

A101

FIRST FLOOR PLAN
PROPOSED

CUT LINE



SQUARE FOOTAGE
FIRST FLOOR

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

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

GENERAL NOTES

MARK	DESCRIPTION	DATE
◇	ISSUE	X.X.XXXX

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

ISSUE SCHEMATIC DESIGN

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CHARLESTON, SOUTH CAROLINA

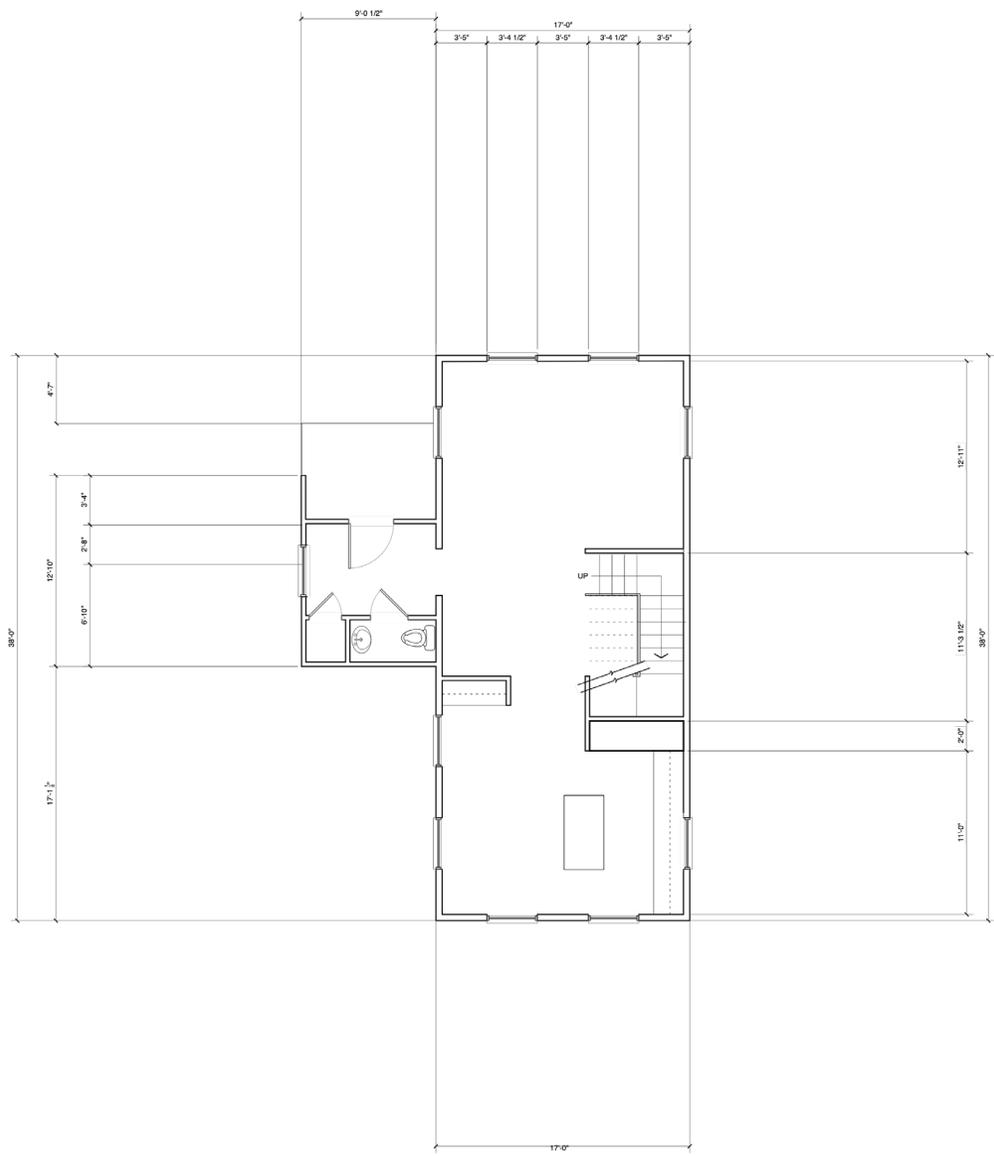
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A101

FIRST FLOOR PLAN
PROPOSED

4/9/20 10:41 AM

CUT LINE



SQUARE FOOTAGE

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

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

GENERAL NOTES

MARK	DESCRIPTION	DATE
◇	ISSUE	X.X.XXXX

PRELIMINARY DRAWINGS
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ISSUE SCHEMATIC DESIGN

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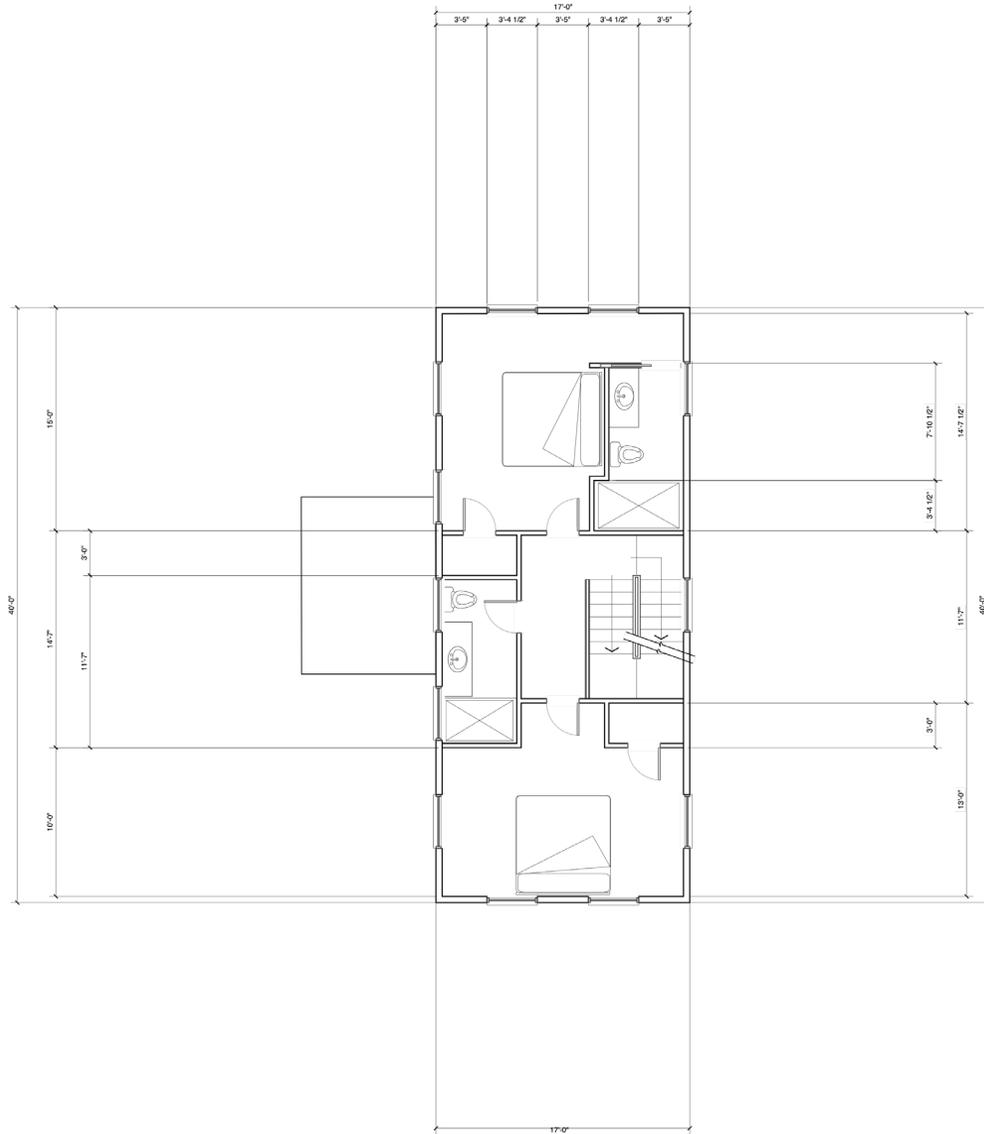
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A101

FIRST FLOOR PLAN
PROPOSED

4/9/20 10:41 AM

CUT LINE



GENERAL NOTES

MARK	DESCRIPTION	DATE
◇	ISSUE	X.X.XXXX

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

ISSUE: SCHEMATIC DESIGN

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PROJECT
61 REID STREET
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4.13.2020 KHH/MT 2001

A102

SECOND FLOOR PLAN
PROPOSED

4/9/20 10:41 AM

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

CUT LINE



SQUARE FOOTAGE
 FIRST FLOOR
 Building Footprint: 858 SF
 Heated: 560 SF
 Open / Covered Porch:

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

GENERAL NOTES

MARK	DESCRIPTION	DATE
◇	ISSUE	X.X.XXXX

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

ISSUE SCHEMATIC DESIGN

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PROJECT
61 REID STREET
 CHARLESTON, SOUTH CAROLINA

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A102

SECOND FLOOR PLAN PROPOSED

4/9/20 10:41 AM

CUT LINE



SQUARE FOOTAGE
 FIRST FLOOR
 Building Footprint: 858 SF
 Heated: 560 SF
 Open / Covered Porch:

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

GENERAL NOTES

MARK	DESCRIPTION	DATE
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PROJECT
61 REID STREET
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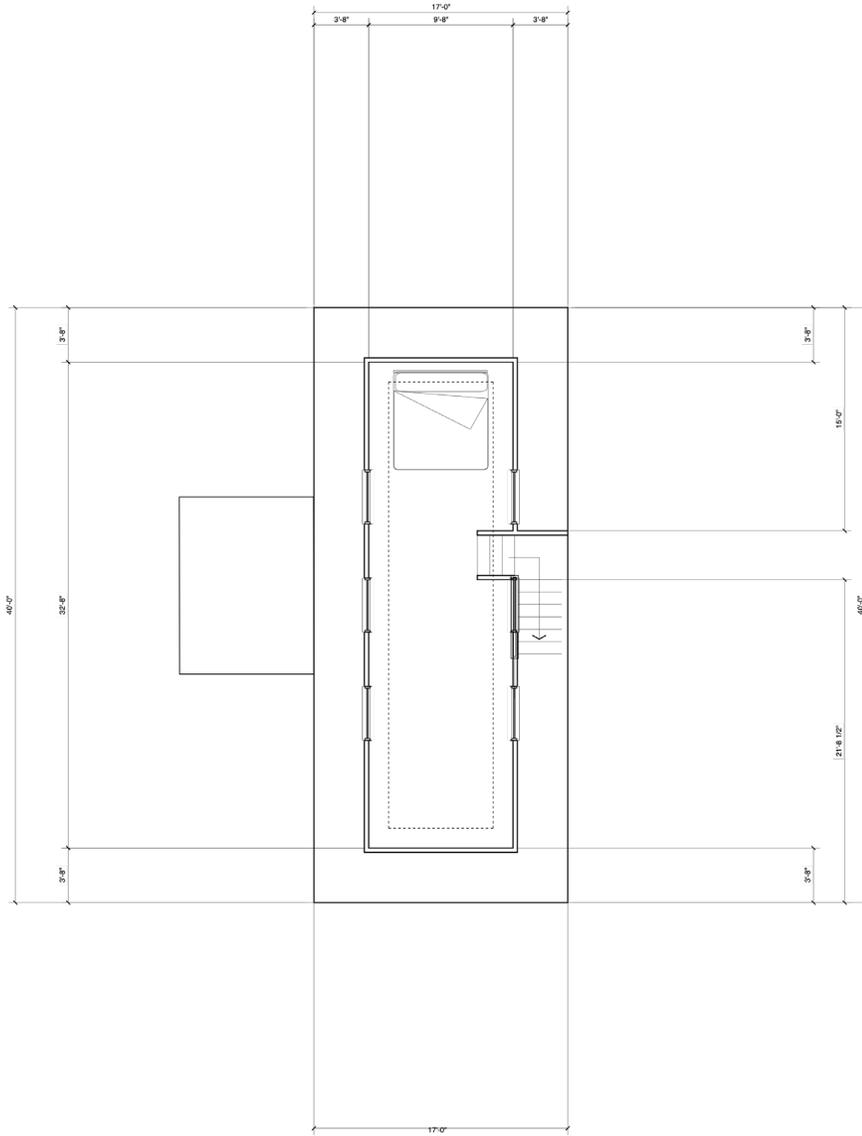
4.13.2020 KHH/MT 2001

A102

SECOND FLOOR PLAN
 PROPOSED

4/9/20 10:41 AM

CUT LINE



4/9/20, 10:11 AM

A1 THIRD FLOOR PLAN - PREVIOUSLY PROPOSED

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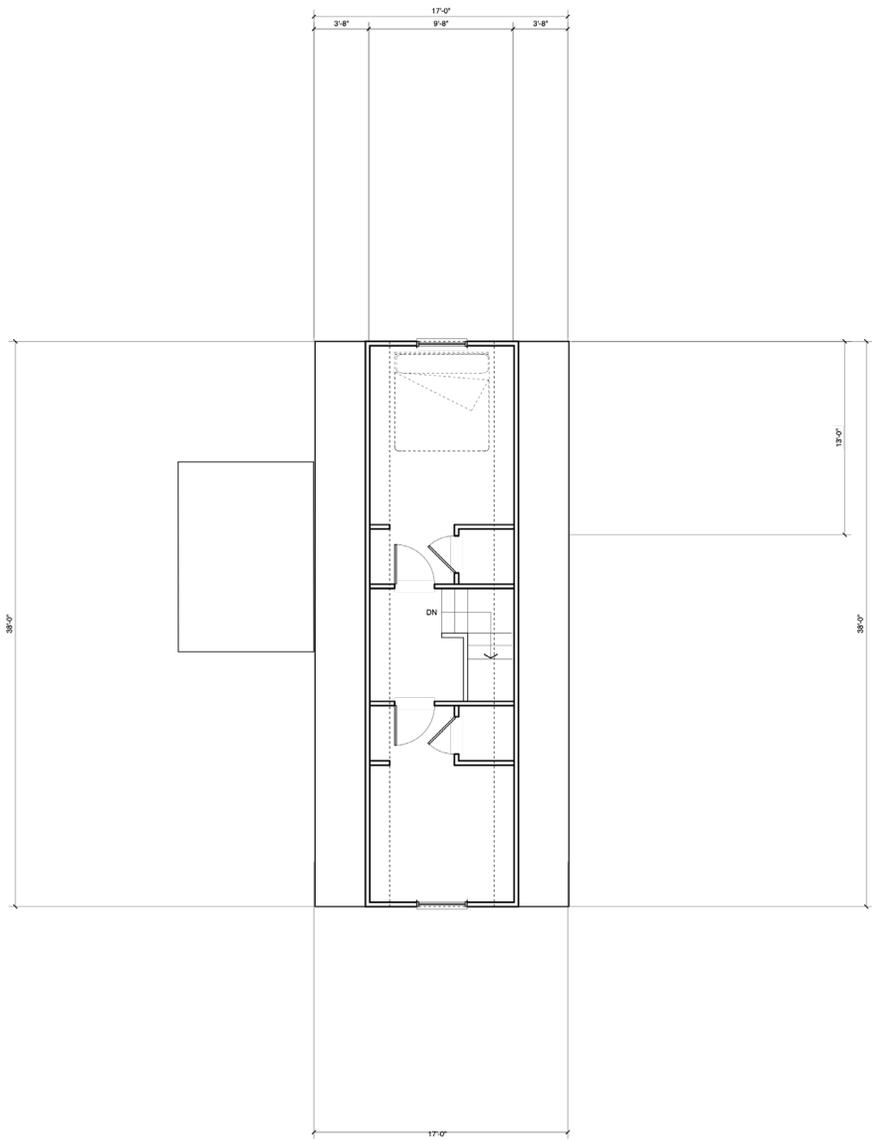
PROJECT
**61
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 CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MT 2001

A103

THIRD FLOOR PLAN
 PROPOSED

CUT LINE



4/9/20, 10:41 AM

A1 THIRD FLOOR PLAN · PREVIOUSLY PROPOSED

GENERAL NOTES

MARK	DESCRIPTION	DATE
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PRELIMINARY DRAWINGS
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CUT LINE

133

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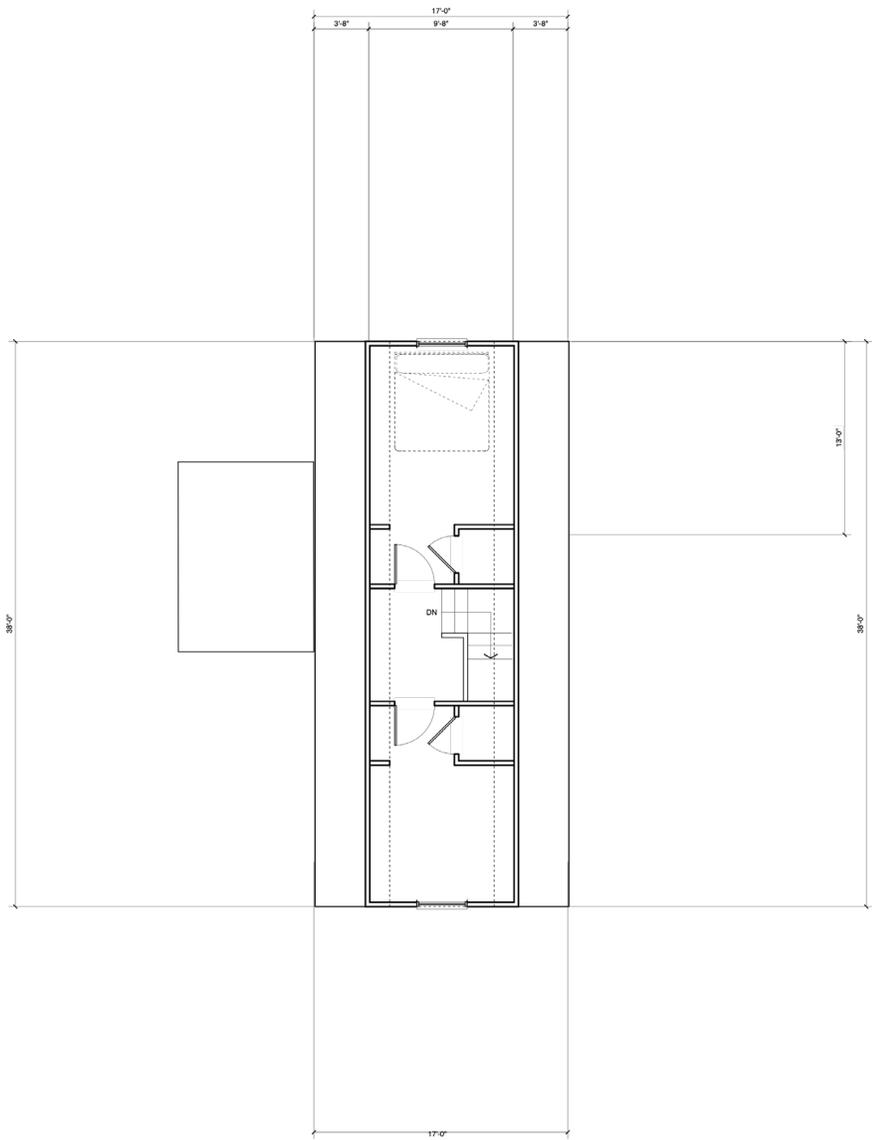
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A103

THIRD FLOOR PLAN
PROPOSED

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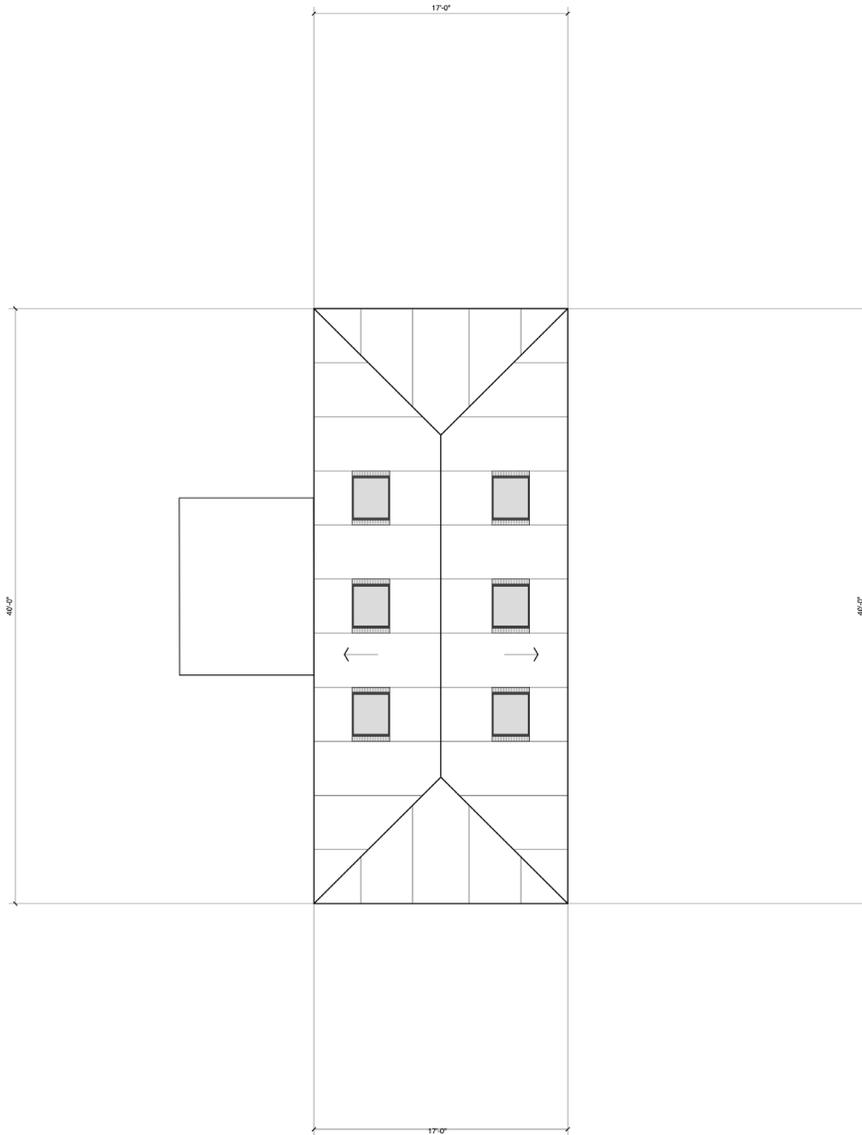
A103

THIRD FLOOR PLAN
PROPOSED

4/9/20 10:41 AM

A1 THIRD FLOOR PLAN - PROPOSED

CUT LINE



GENERAL NOTES

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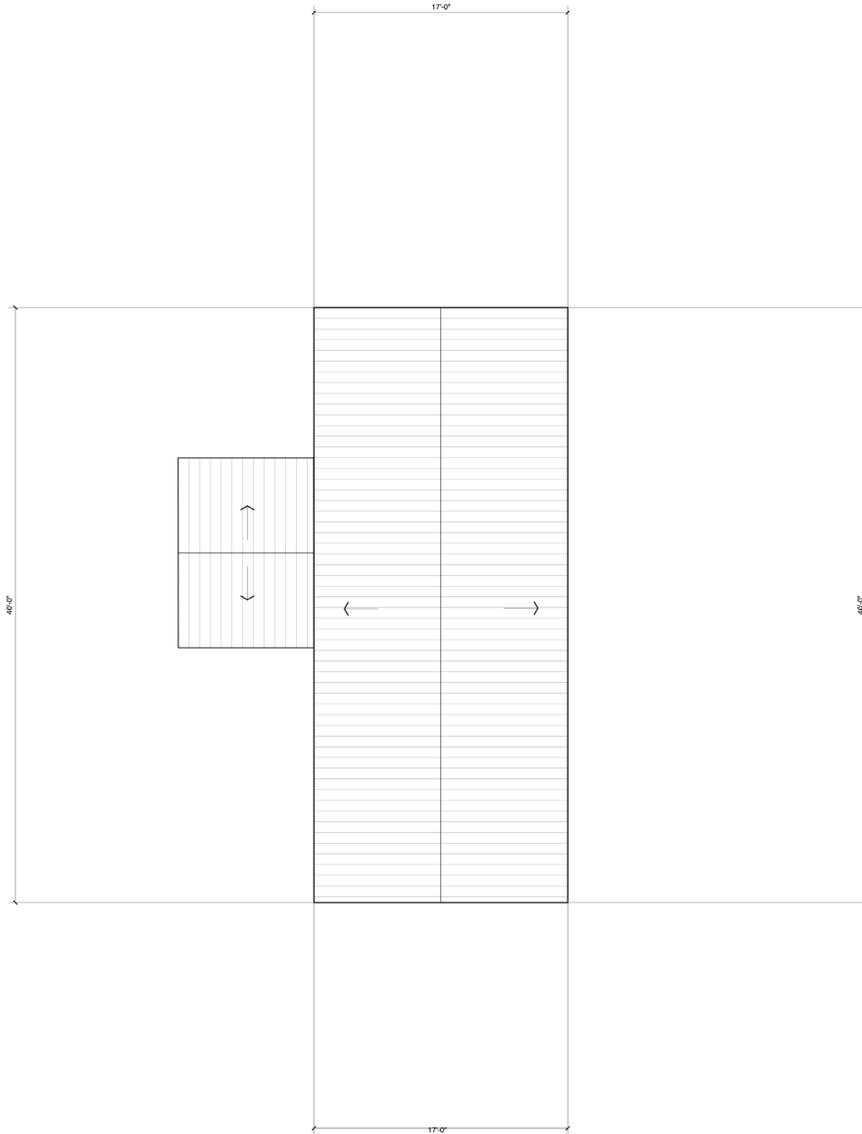
A104

ROOF PLAN
 PROPOSED

4/9/20 10:41 AM

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

CUT LINE



GENERAL NOTES

MARK	DESCRIPTION	DATE
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PRELIMINARY DRAWINGS
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4.13.2020 KHH/MT 2001
A104
 ROOF PLAN
 PROPOSED

4/9/20 10:41 AM

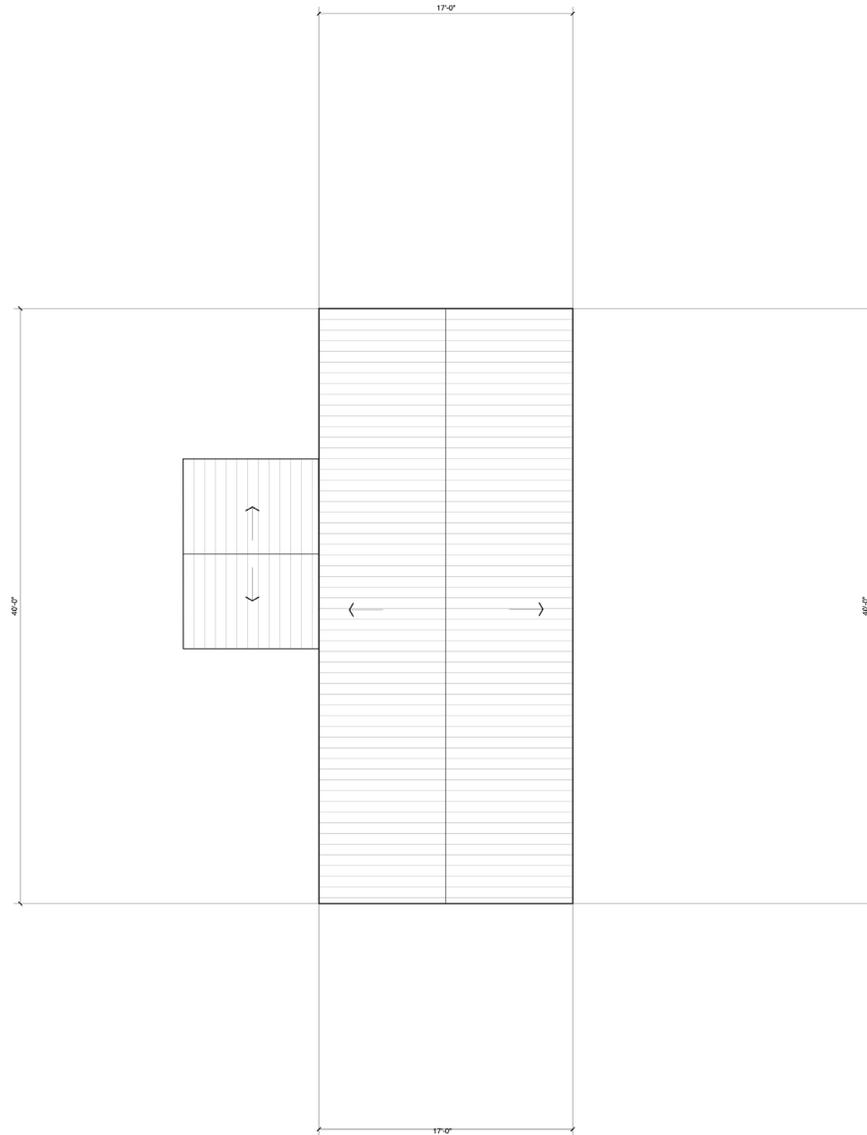
A1 ROOF PLAN PREVIOUSLY PROPOSED
 SCALE: 1/4" = 1'-0"



CUT LINE

4/9/20 10:41 AM

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



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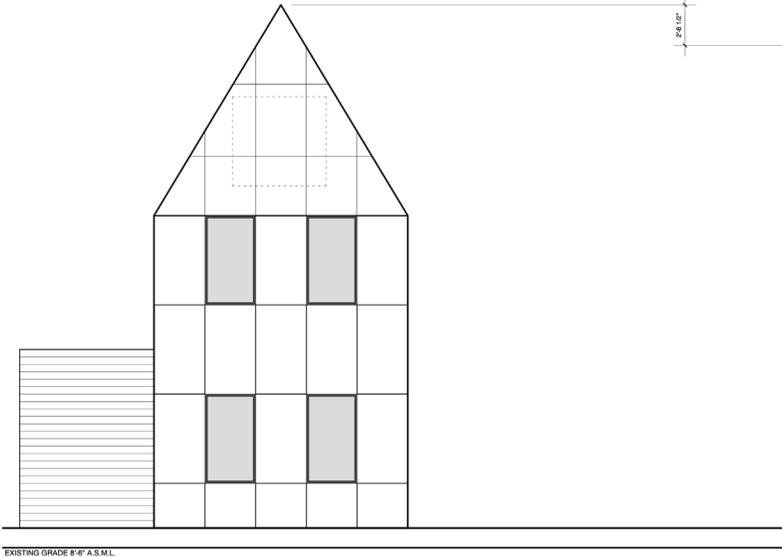
CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MT 2001

A104

ROOF PLAN
PROPOSED

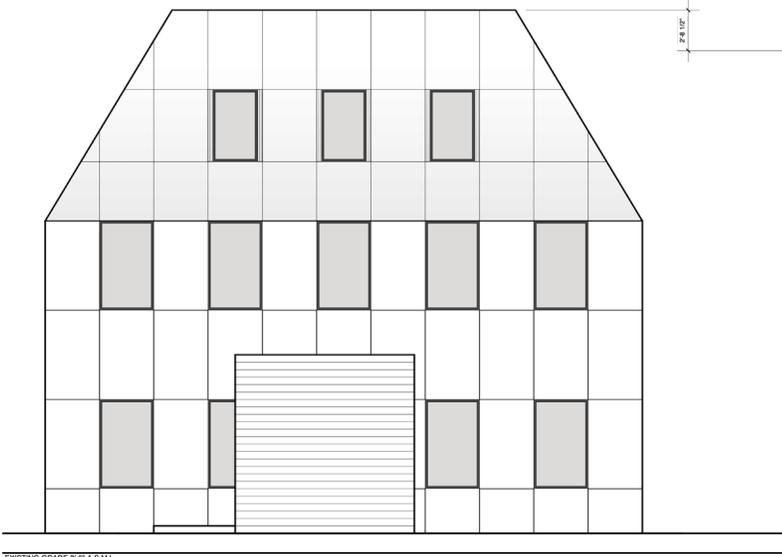
CUT LINE



A2 WEST ELEVATION - PREVIOUSLY PROPOSED 4/13/2020
SCALE: 1/4" = 1'-0"



C2 WEST ELEVATION - PREVIOUSLY PROPOSED 8/31/2020
SCALE: 1/4" = 1'-0"



A1 NORTH ELEVATION - PREVIOUSLY PROPOSED 4/13/2020
SCALE: 1/4" = 1'-0"



C1 NORTH ELEVATION - PREVIOUSLY PROPOSED 8/31/2020
SCALE: 1/4" = 1'-0"

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A200

BUILDING ELEVATIONS - PROPOSED

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CUT LINE

4/9/20 10:41 AM

A2 SCALE: 1/4" = 1'-0"



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



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

GENERAL NOTES

MARK	DESCRIPTION	DATE
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A200

BUILDING ELEVATIONS - PROPOSED

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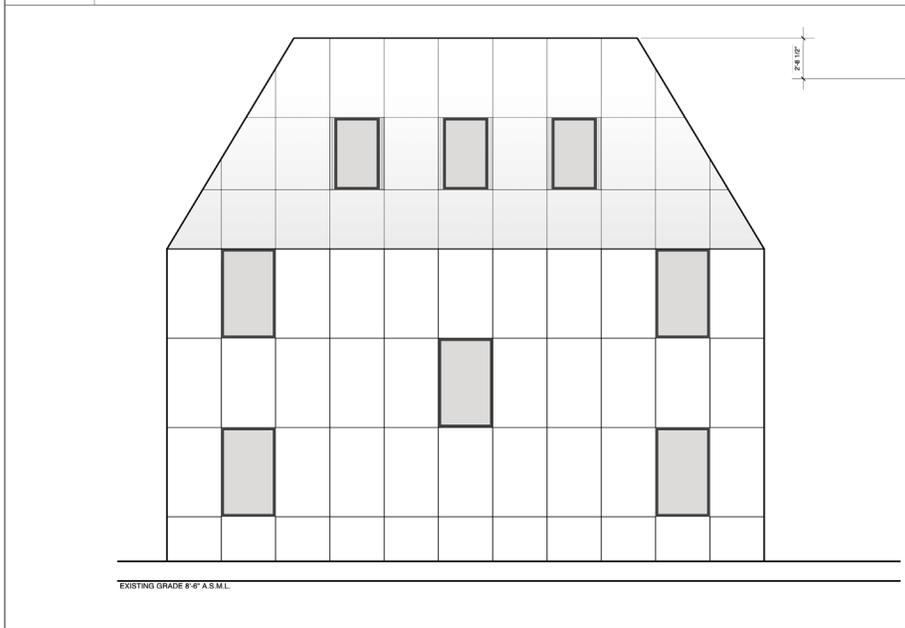
CUT LINE



A2 EAST ELEVATION - PREVIOUSLY PROPOSED 4/13/2020
SCALE: 1/4" = 1'-0"



C2 EAST ELEVATION - PREVIOUSLY PROPOSED 8/31/2020
SCALE: 1/4" = 1'-0"



A1 SOUTH ELEVATION - PREVIOUSLY PROPOSED 4/13/2020
SCALE: 1/4" = 1'-0"



C1 SOUTH ELEVATION - PREVIOUSLY PROPOSED 8/31/2020
SCALE: 1/4" = 1'-0"

GENERAL NOTES

MARK	DESCRIPTION	DATE
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CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MT 2001

A201

BUILDING ELEVATIONS - PROPOSED

4/9/20 10:41 AM

CUT LINE

4/9/20 10:41 AM

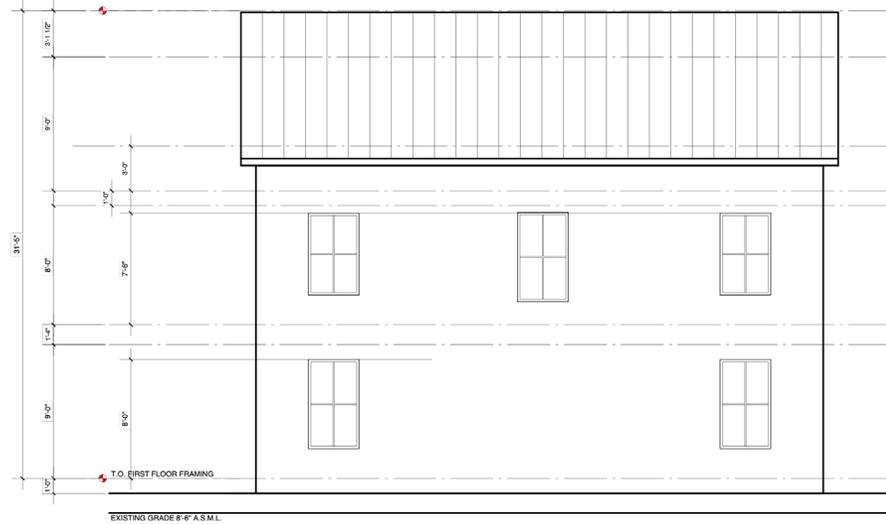
A2

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



C2

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



C1

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

GENERAL NOTES

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◇	ISSUE	X.X.XXXX

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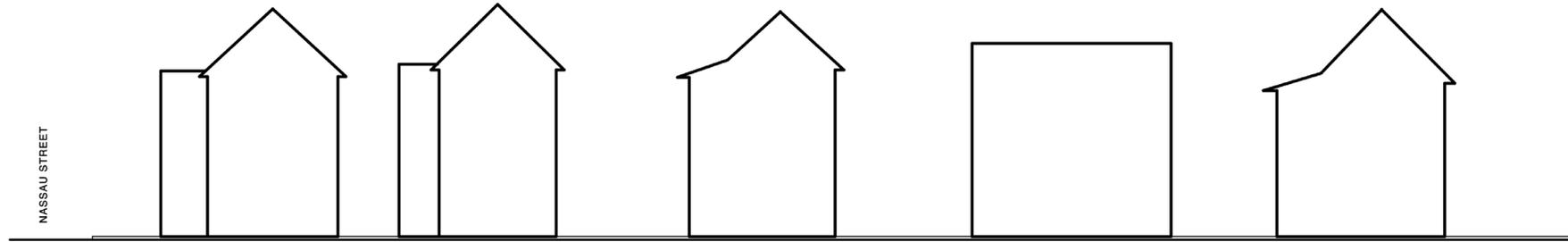
A201

BUILDING ELEVATIONS - PROPOSED

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CUT LINE

NASSAU STREET



A2 STREETScape LOOKING NORTH - PROPOSED

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



NASSAU STREET

A1 STREETScape LOOKING SOUTH PREVIOUSLY PROPOSED

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

GENERAL NOTES

MARK	DESCRIPTION	DATE
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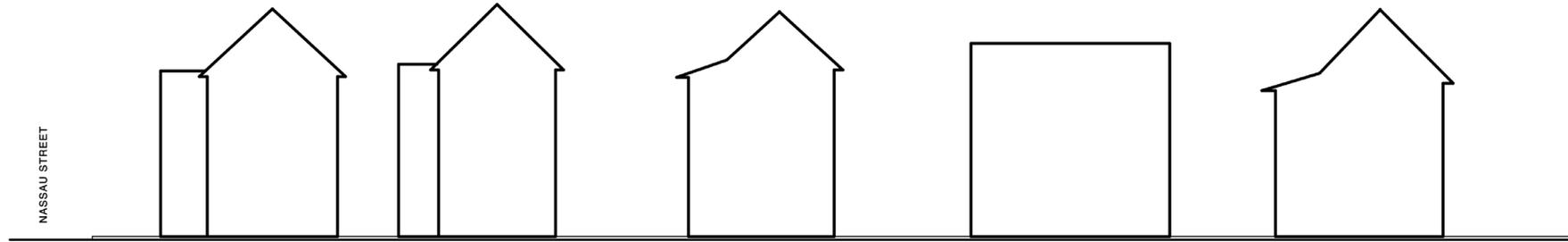
4.13.2020 KHH/MT 2001

A202

STREETScape

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NASSAU STREET



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



NASSAU STREET

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

GENERAL NOTES

MARK	DESCRIPTION	DATE
◇	ISSUE	X.X.XXXX

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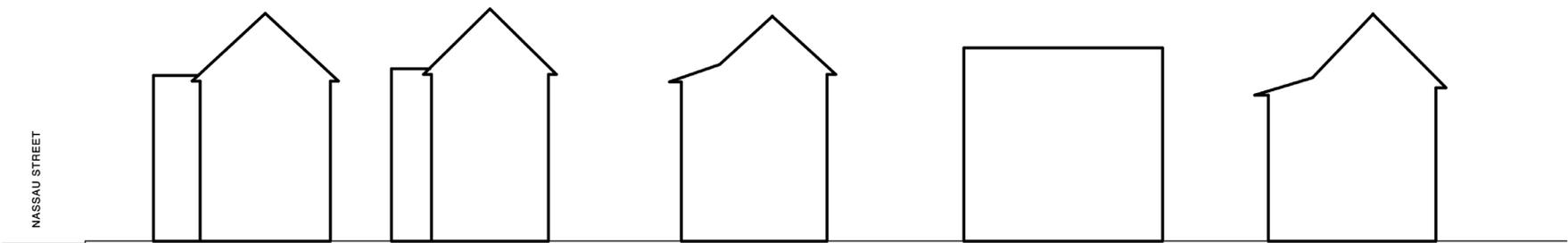
CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MT 2001

A202
STREETScape

CUT LINE

NASSAU STREET



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



NASSAU STREET

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

GENERAL NOTES

MARK	DESCRIPTION	DATE
◇	ISSUE	X.X.XXXX

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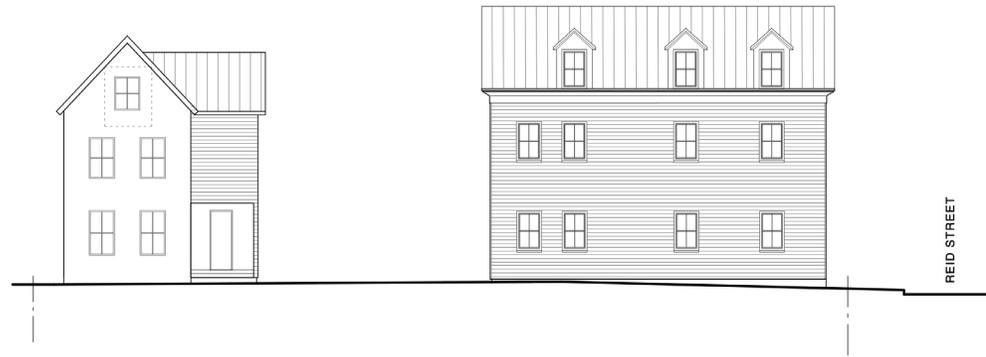
A202
STREETScape

4/9/20 10:41 AM

CUT LINE



A2 SITE SECTION LOOKING EAST - PROPOSED
SCALE: 1/4" = 1'-0"



A1 SITE SECTION LOOKING WEST - PROPOSED
SCALE: 1/8" = 1'-0"

GENERAL NOTES

MARK	DESCRIPTION	DATE
◇	ISSUE	X.X.XXXX

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PROJECT

**61
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STREET**

CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MT 2001

A203

STREETSCAPE

4/9/20 10:41 AM

CUT LINE

Agenda Item #11

9 LIMEHOUSE STREET
TMS # 457-11-04-03

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

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

Agenda Item #11

Applicant's Presentation

ADDITION TO THE

WILLIAM PINCKNEY SHINGLER HOUSE 9 LIMEHOUSE STREET

TMS: 457-II-04-037

CONCEPTUAL BAR MEETING FOR SECOND FLOOR REAR ADDITION: 9/10/20

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

EASEMENT HELD BY
HISTORIC CHARLESTON FOUNDATION

COMMENTS:
SIMPLIFY VOLUME AT ADDITION WEST WALL
APPROPRIATE DESIGN
MOTION-CONCEPTUAL APPROVAL; RESTUDY SIMPLIFICATION OF
NEW ADDITION AT SECOND FLOOR

RESPONSE:
ROOF AND PARAPET WALL WERE SIMPLIFIED IN DESIGN TO DRAW LESS
ATTENTION TO THE ADDITION.

DRAWING LIST

- A000 TITLE SHEET
- A001 SITE PLAN
- P-1 SITE PHOTOS
- P-2 SITE PHOTOS
- P-3 SITE PHOTOS
- EA100 EXISTING GROUND FLOOR PLAN
- A100 PREVIOUS/CURRENT GROUND FLOOR PLAN
- EA101 EXISTING FIRST FLOOR PLAN
- A101 PREVIOUS/CURRENT FIRST FLOOR PLAN
- EA102 EXISTING SECOND FLOOR PLAN
- A102 PREVIOUS/CURRENT SECOND FLOOR PLAN
- EA103 EXISTING THIRD FLOOR PLAN
- A103 PREVIOUS/CURRENT THIRD FLOOR PLAN
- A104 EXISTING/CURRENT ROOF PLAN
- EA201 EXISTING EAST ELEVATION
- A201 PREVIOUS/CURRENT EAST ELEVATION
- EA202 EXISTING SOUTH ELEVATION
- A202 PREVIOUS/CURRENT SOUTH ELEVATION
- EA203 EXISTING WEST ELEVATION
- A203 PREVIOUS/CURRENT WEST ELEVATION
- EA204 EXISTING NORTH ELEVATION
- A204 PREVIOUS/CURRENT NORTH ELEVATION
- A301 BUILDING SECTIONS
- A302 BUILDING SECTIONS
- A303 BUILDING SECTIONS
- A501 DETAILS
- A502 DETAILS
- A503 DETAILS



9 LIMEHOUSE STREET
HABS PHOTO-1963



9 LIMEHOUSE STREET
CURRENT PHOTO

OWNERS:

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

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9 Limehouse Street
Charleston, South Carolina

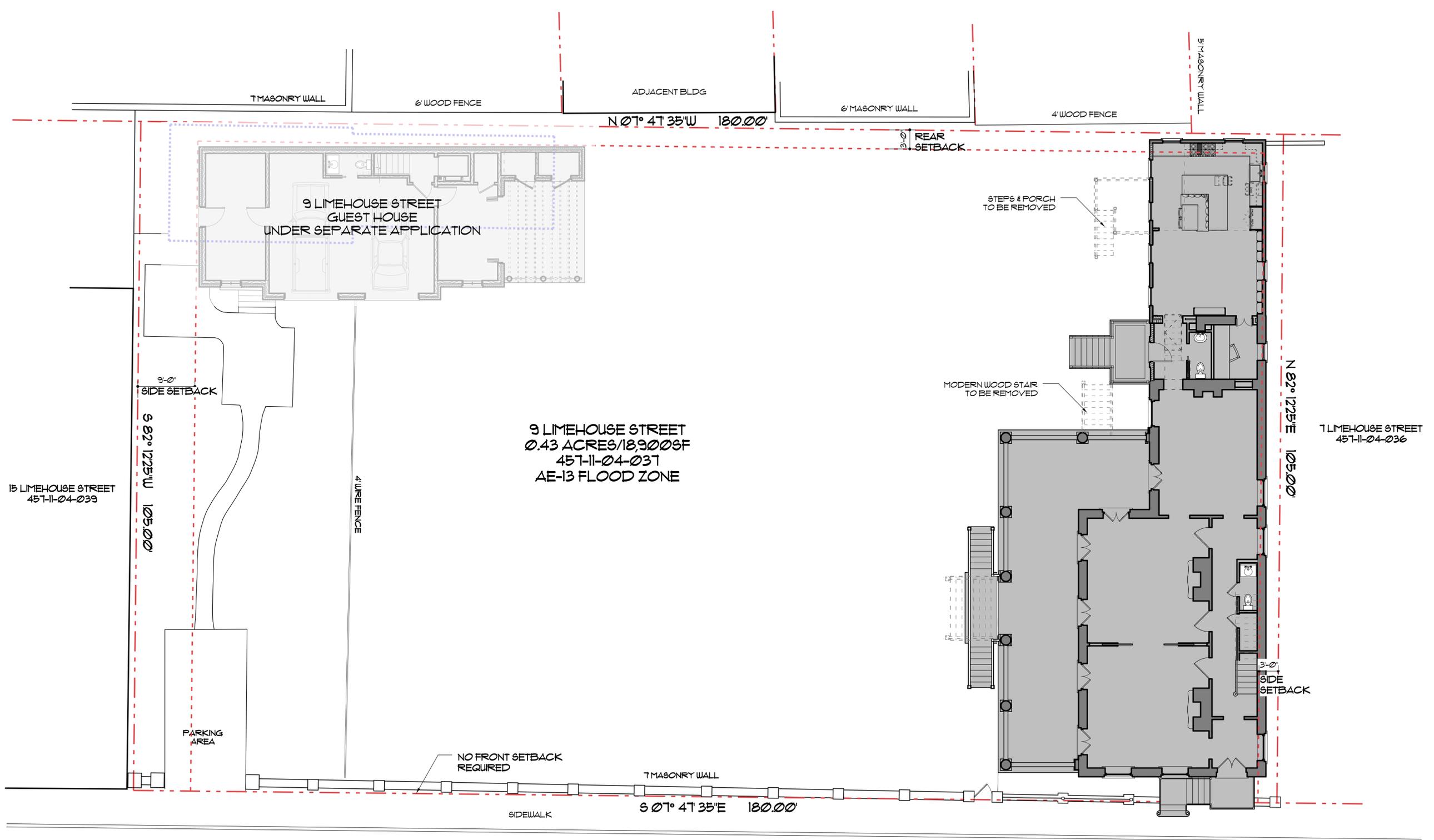
TITLE SHEET

REV. DATE

PROJECT NUMBER
1909

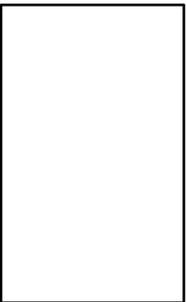
DRAWING DATE
9/21/20

SHEET NUMBER
A000



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

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PROPOSED
 SITE PLAN

REV.	DATE
PROJECT NUMBER	1909
DRAWING DATE	9/21/20
SHEET NUMBER	A001



1 SOUTH ELEVATION-DETAIL
P-1 NO SCALE

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



2 EAST ELEVATION
P-1 NO SCALE



3 NORTH ELEVATION
P-1 NO SCALE

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

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EXISTING PHOTOS

REV.	DATE
PROJECT NUMBER	1909
DRAWING DATE	09/21/20
SHEET NUMBER	P-1



1 SOUTH ELEVATION
P-2 NO SCALE

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



2 WEST ELEVATION @ PIAZZA
P-2 NO SCALE

LOCATION OF PROPOSED NEW STAIR

LOCATION OF PROPOSED REAR ENTRANCE



3 SOUTH ELEVATION @ EXISTING WING
P-2 NO SCALE

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EXISTING PHOTOS

REV.	DATE
PROJECT NUMBER	1909
DRAWING DATE	09/21/20
SHEET NUMBER	P-2



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



LOCATION OF
PROPOSED SECOND FLOOR
ADDITION



LOCATION OF
PROPOSED REAR ENTRANCE

1 NORTH ELEVATION—ADDITION
P-3 NO SCALE

2 ROOF OF EXISTING WING
P-3 NO SCALE

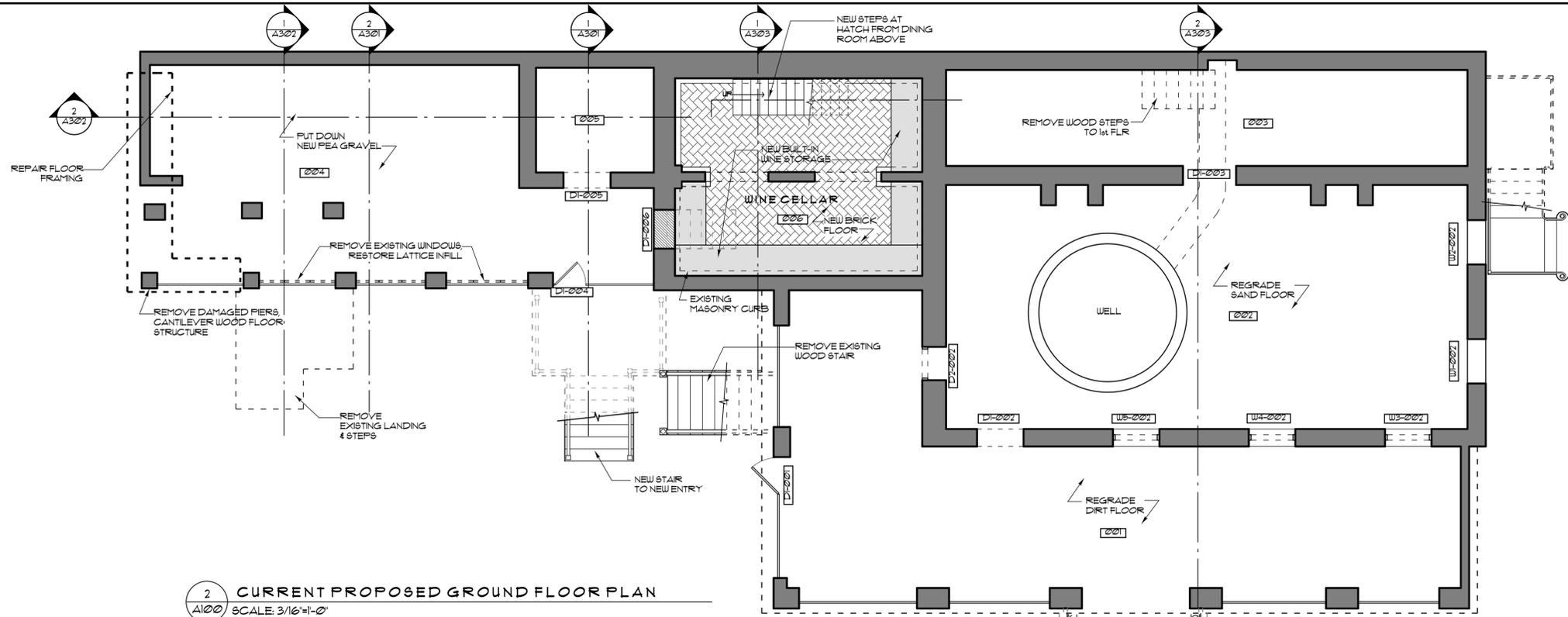
3 SOUTH ELEVATION OF EXISTING WING
P-3 NO SCALE

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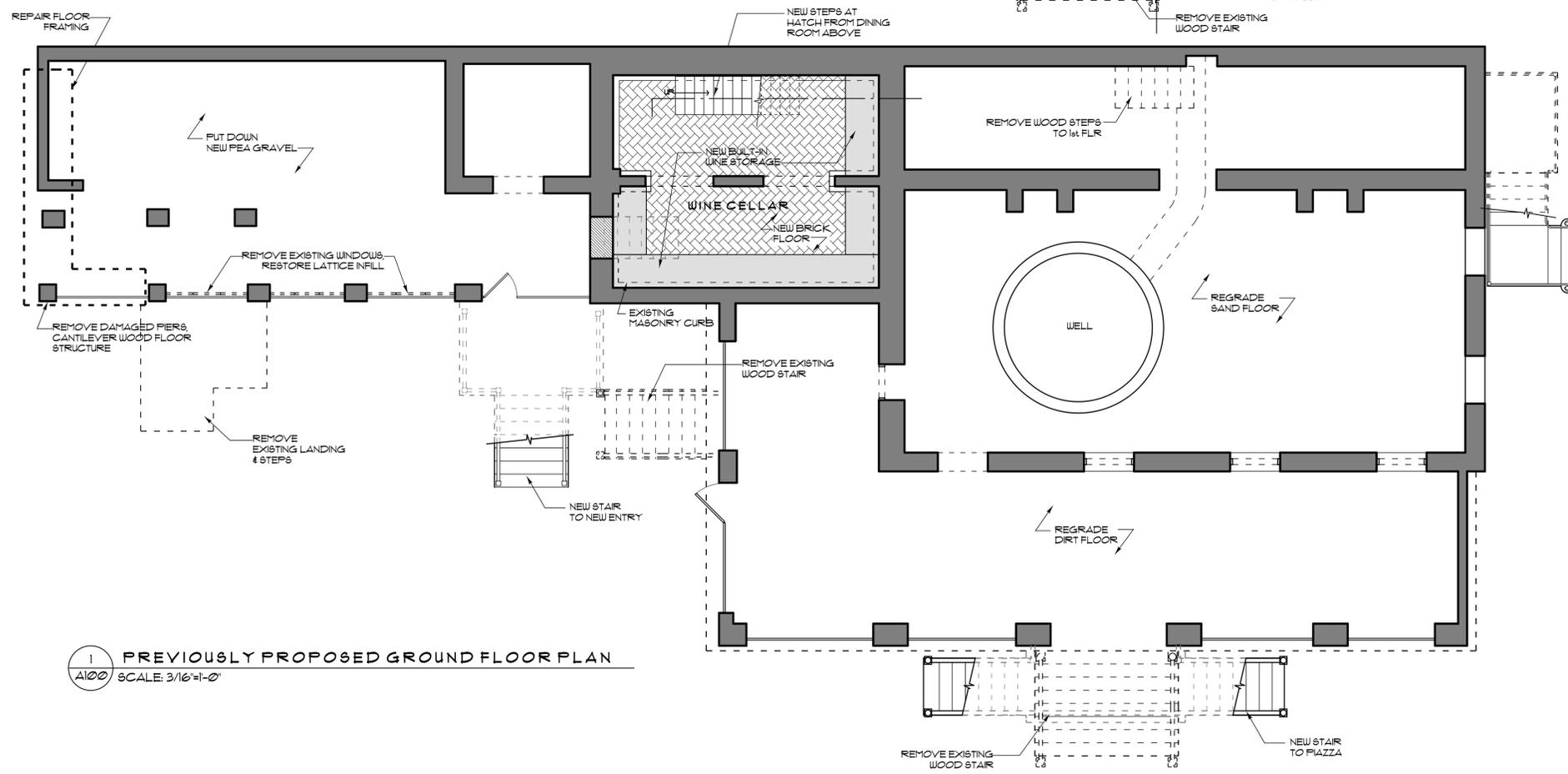
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EXISTING PHOTOS

REV.	DATE
PROJECT NUMBER	1909
DRAWING DATE	09/21/20
SHEET NUMBER	P-3



2 CURRENT PROPOSED GROUND FLOOR PLAN
 A100 SCALE: 3/16"=1'-0"



1 PREVIOUSLY PROPOSED GROUND FLOOR PLAN
 A100 SCALE: 3/16"=1'-0"

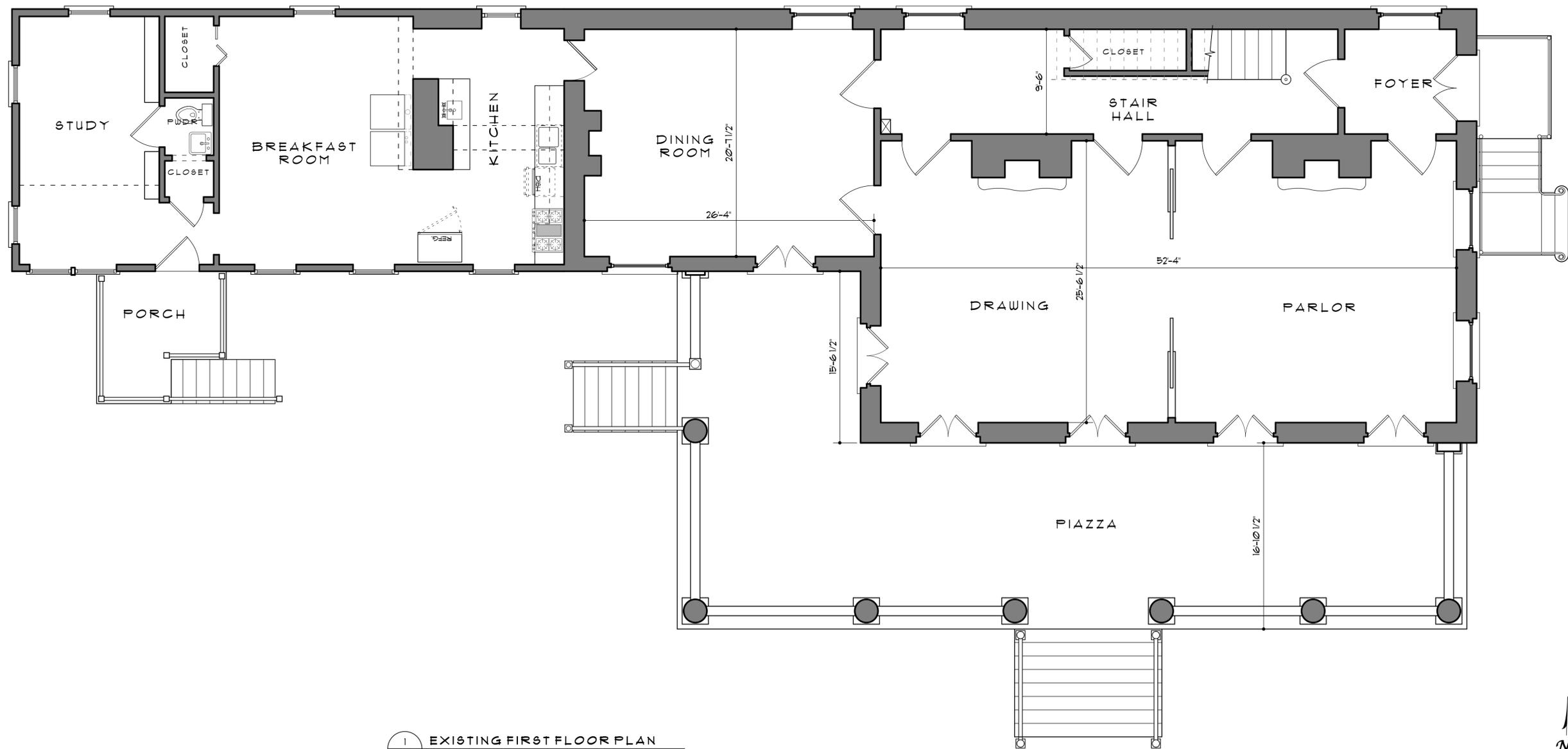
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GROUND FLOOR PLAN

REV.	DATE
PROJECT NUMBER	1909
DRAWING DATE	9/21/20
SHEET NUMBER	A100





1 EXISTING FIRST FLOOR PLAN
 (EAI01) SCALE: 1/4"=1'-0"



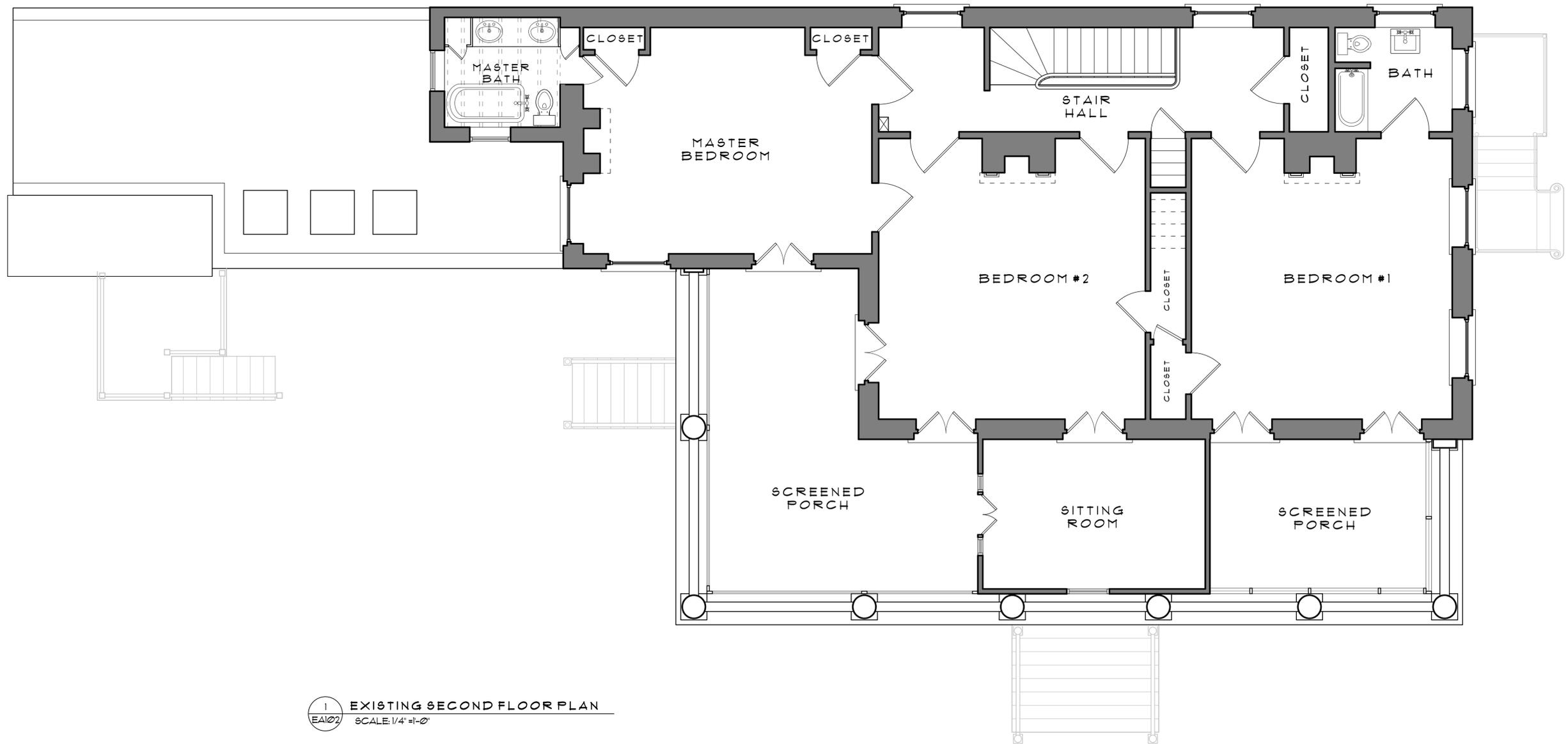
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EXISTING
 FIRST FLOOR PLAN

REV.	DATE
PROJECT NUMBER	1909
DRAWING DATE	9/21/20
SHEET NUMBER	EAI01



1 EXISTING SECOND FLOOR PLAN
 EA102 SCALE: 1/4" = 1'-0"

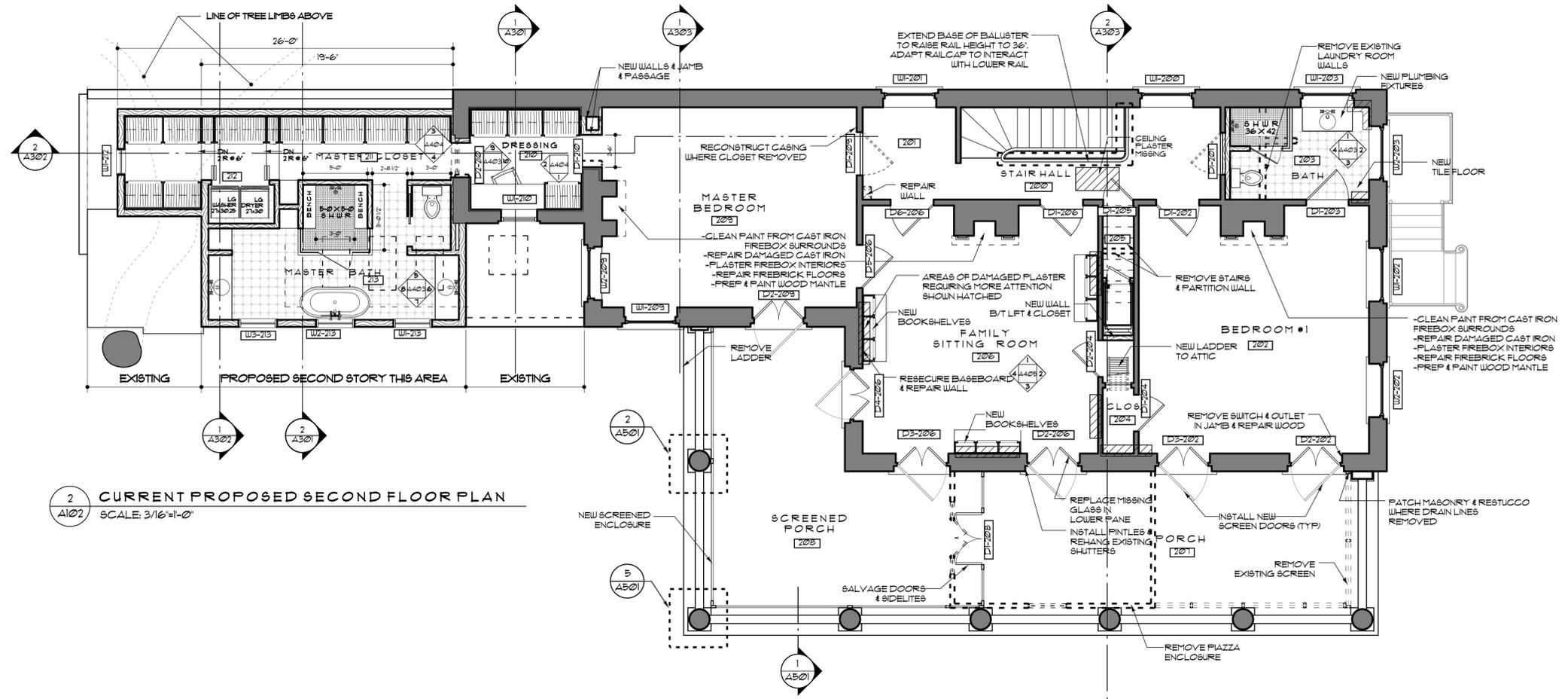


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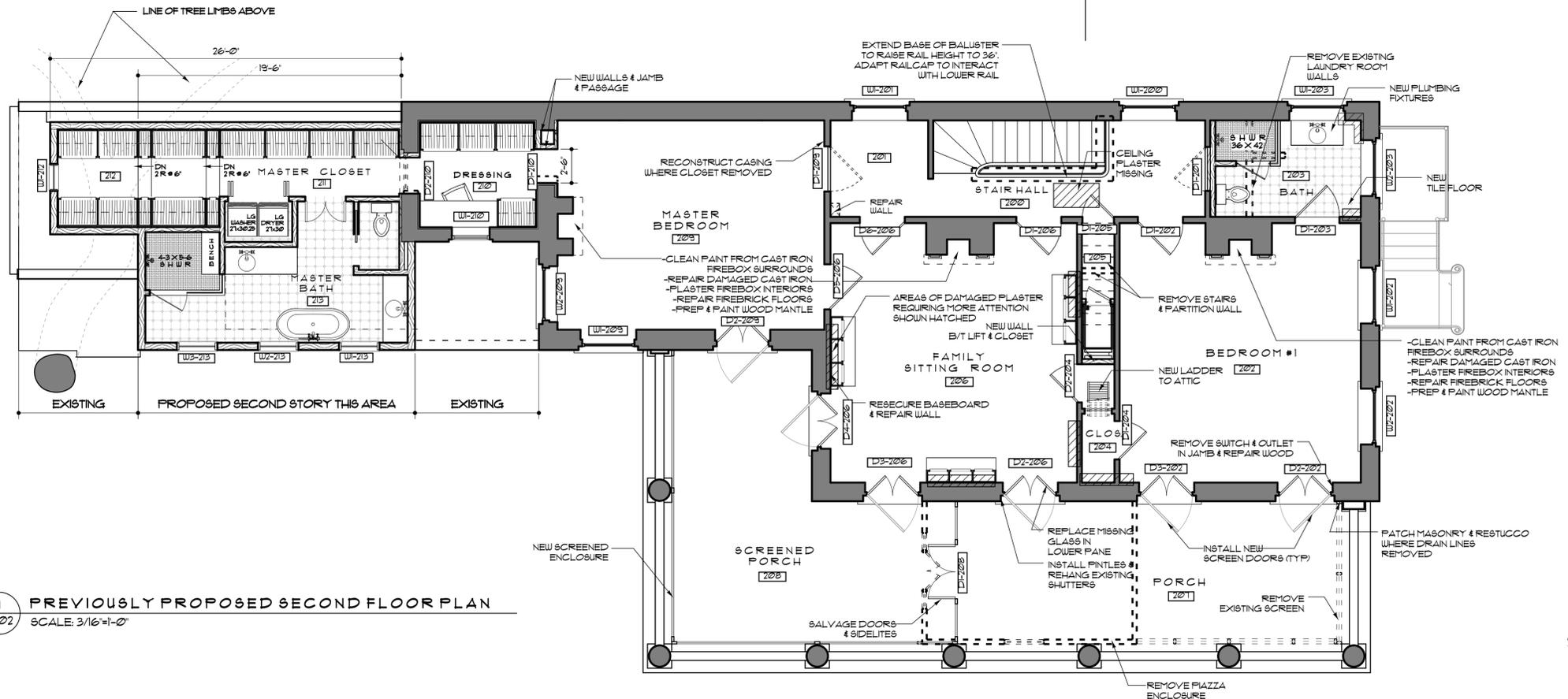
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EXISTING
 SECOND FLOOR PLAN

REV.	DATE
PROJECT NUMBER	1909
DRAWING DATE	9/21/20
SHEET NUMBER	EA102



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



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

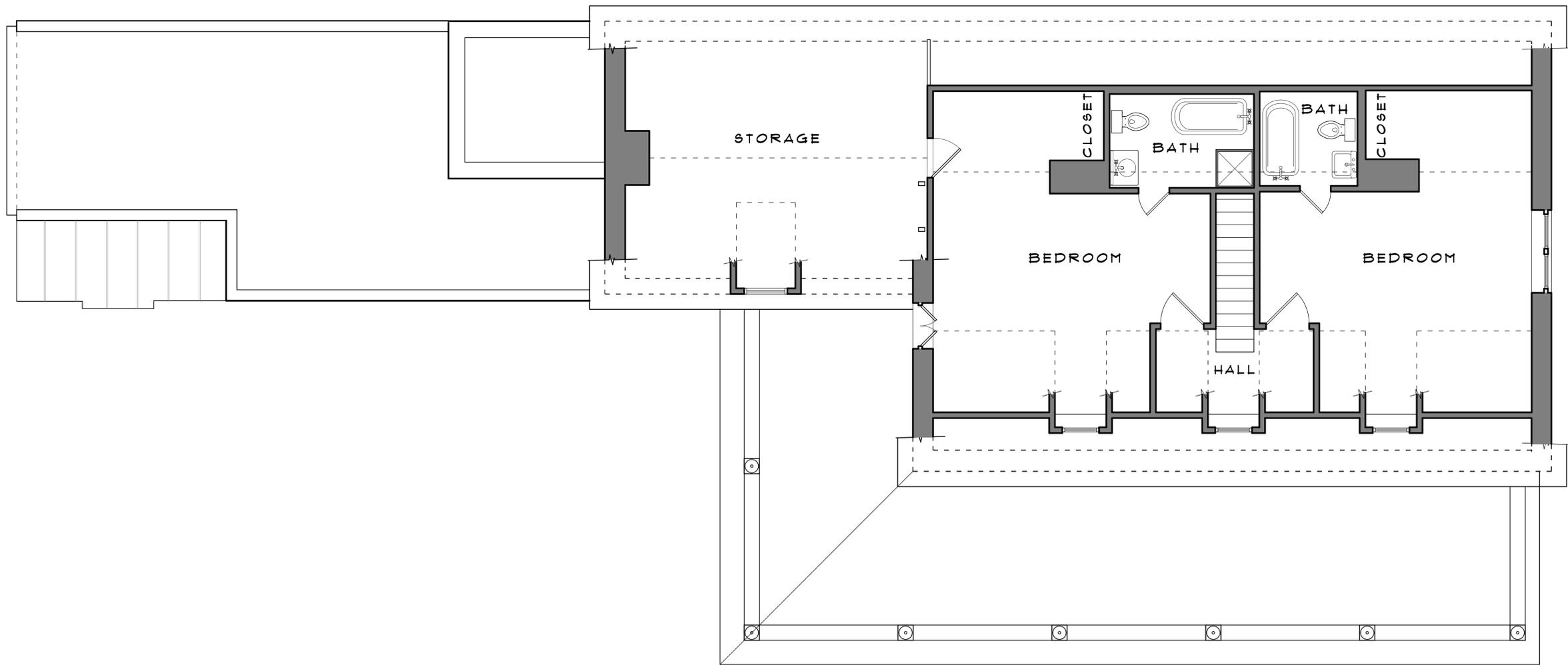
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SECOND FLOOR PLANS

REV.	DATE
PROJECT NUMBER	1909
DRAWING DATE	9/21/20
SHEET NUMBER	A102





1 EXISTING THIRD FLOOR PLAN
 EA103 SCALE: 1/4"=1'-0"



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

EXISTING
 THIRD FLOOR PLAN

REV. DATE

PROJECT NUMBER 1909

DRAWING DATE 9/21/20

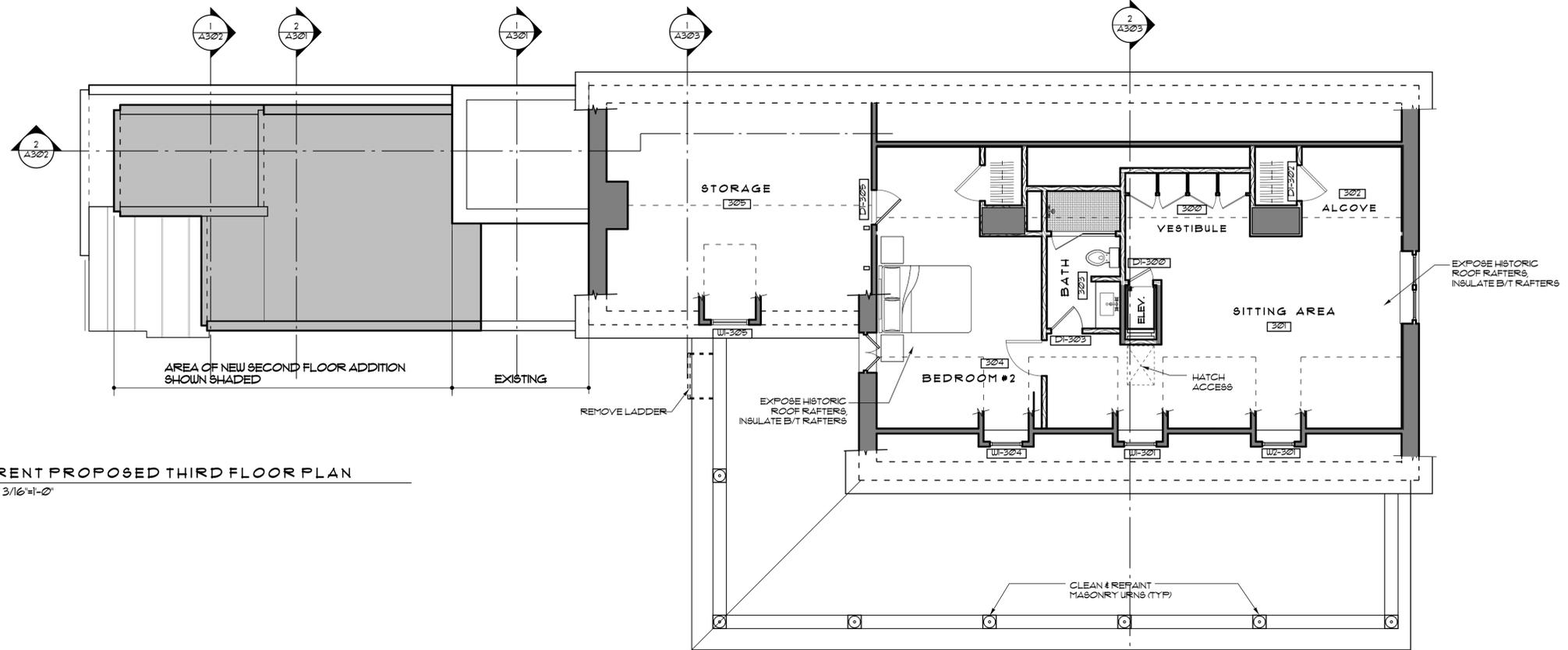
SHEET NUMBER

EA103

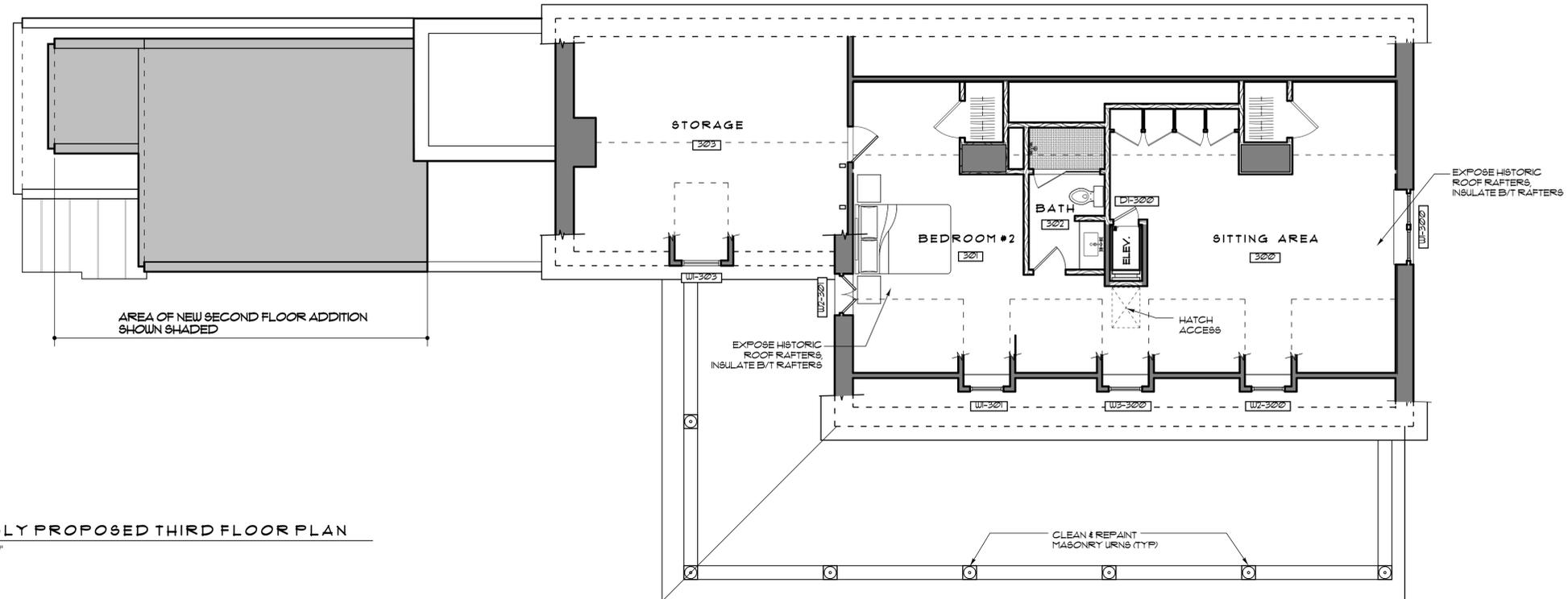
Glenn Keyes
 Architects

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

NOTE:
MECHANICAL SYSTEM WILL BE GEOTHERMAL,
SO THERE WILL BE NO UNITS OUTSIDE



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



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

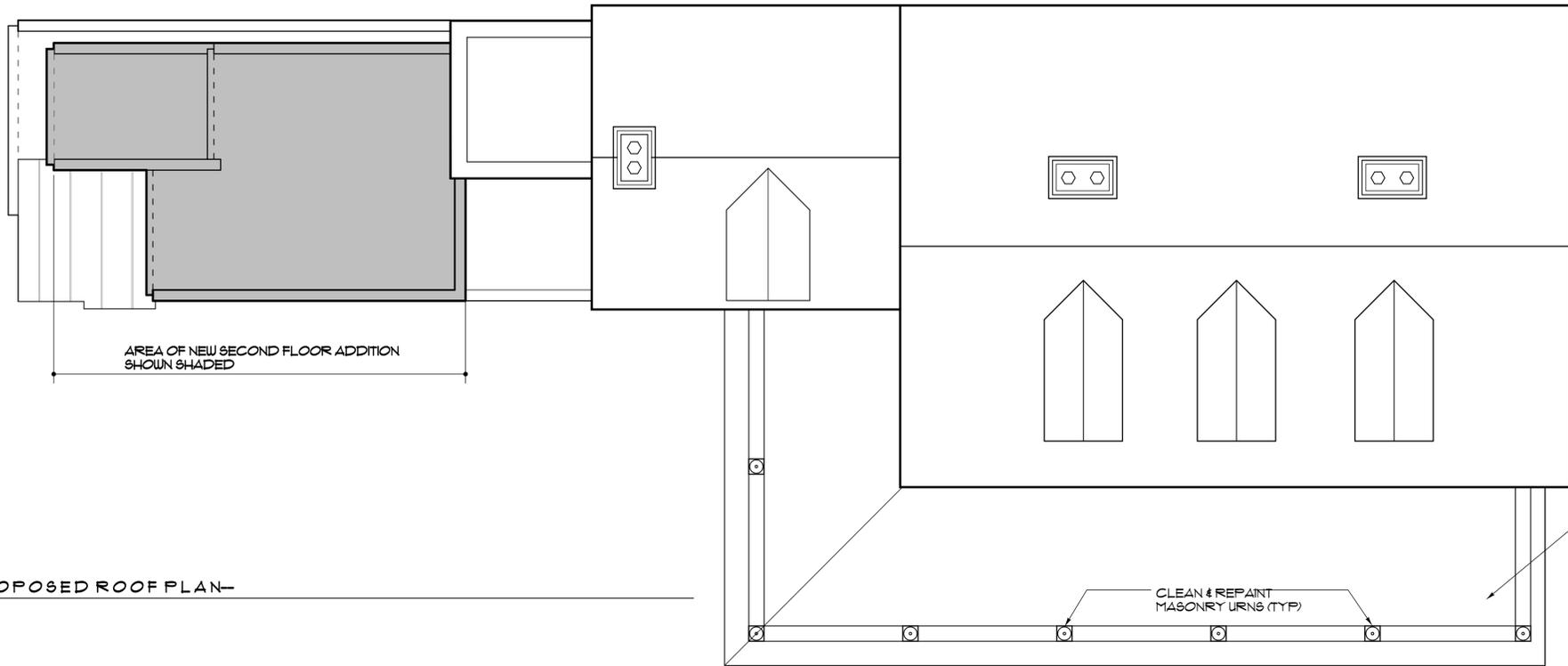
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www.glennkeyesarchitects.com

William Pinckney
Shingler House
9 Limehouse Street
Charleston, South Carolina

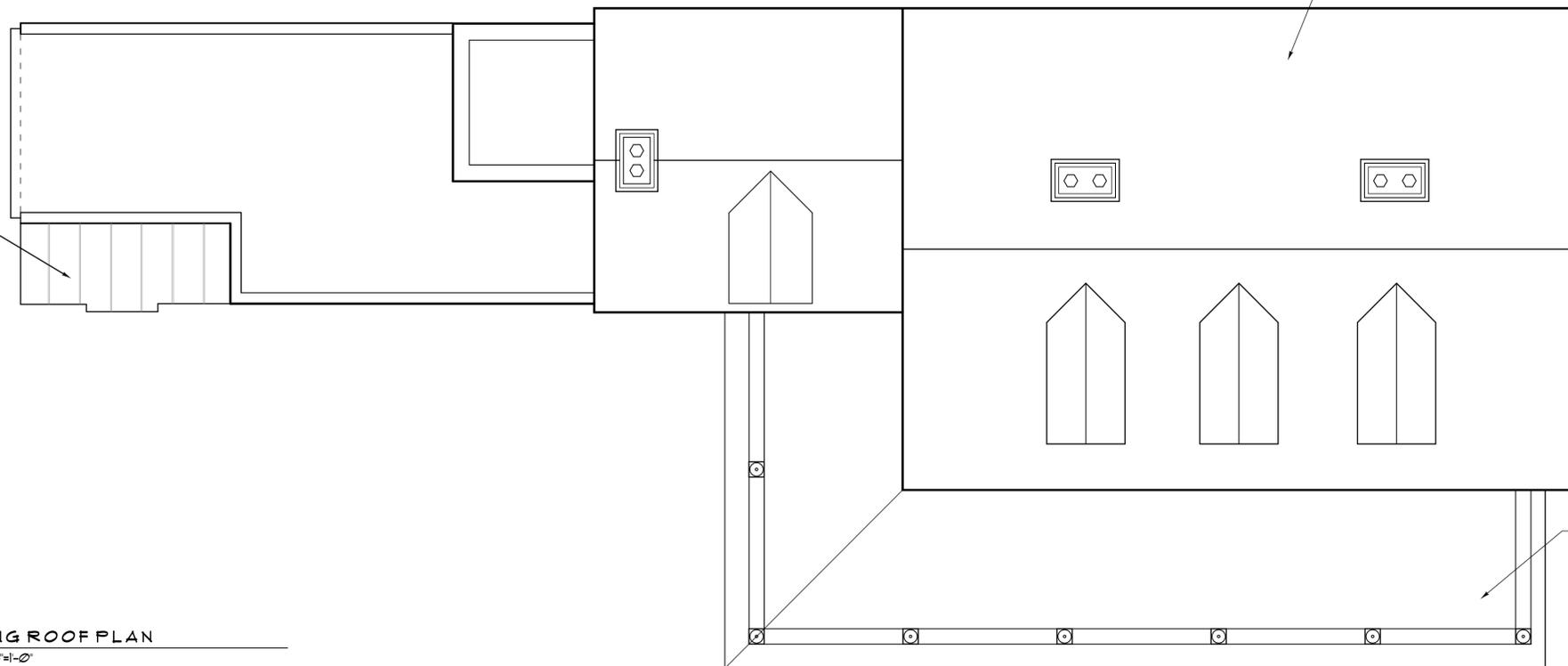
THIRD FLOOR PLANS

REV.	DATE
PROJECT NUMBER	1909
DRAWING DATE	9/21/20
SHEET NUMBER	A103





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



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



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William Pinckney Shingler House
 9 Limehouse Street
 Charleston, South Carolina

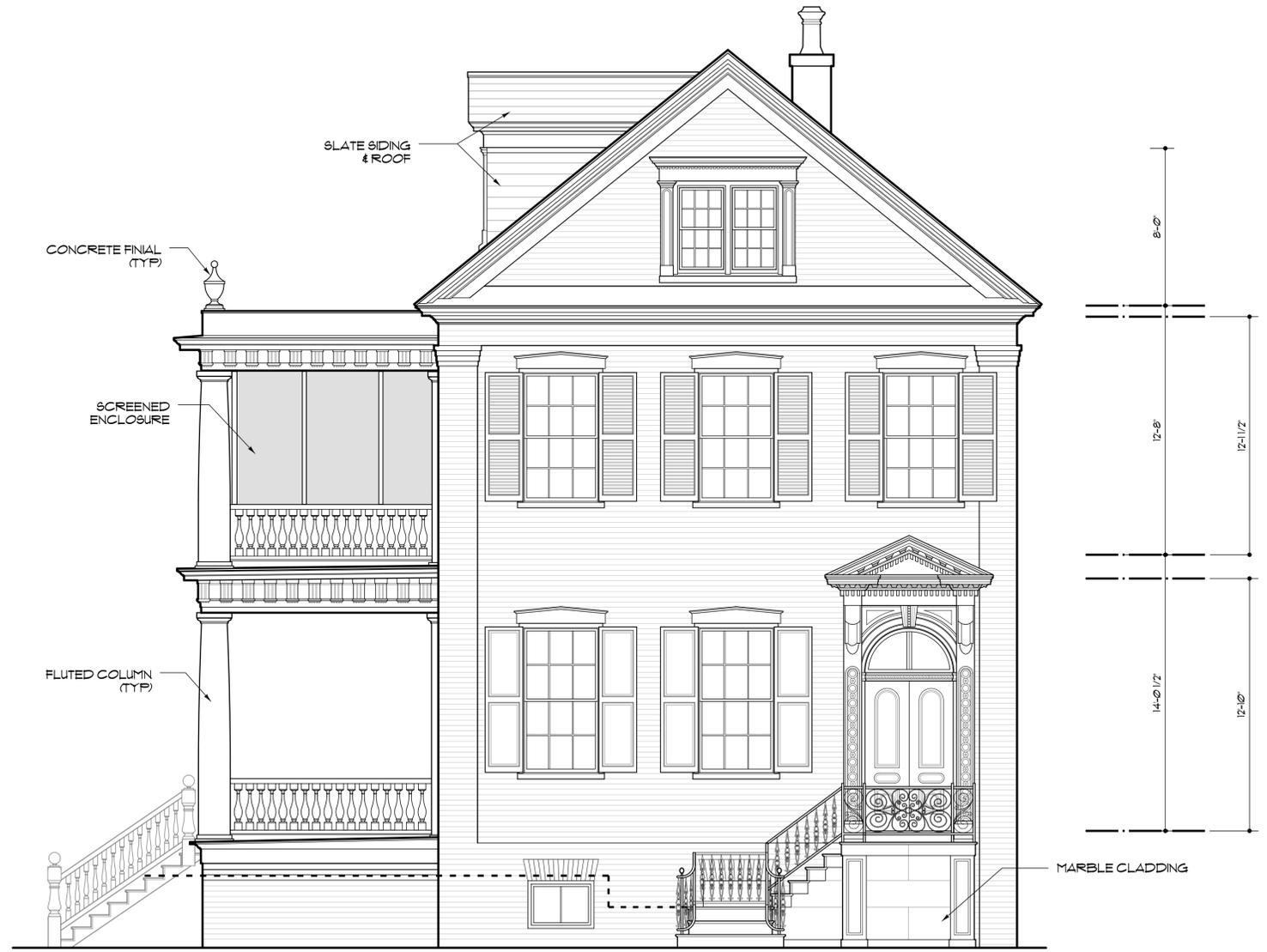
ROOF PLANS

REV.	DATE
PROJECT NUMBER	1909
DRAWING DATE	9/21/20
SHEET NUMBER	A104

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

EXISTING EAST ELEVATION

REV.	DATE
PROJECT NUMBER	1909
DRAWING DATE	9/21/20
SHEET NUMBER	EA201



1 EXISTING EAST ELEVATION
 EA201 SCALE: 1/4"=1'-0"

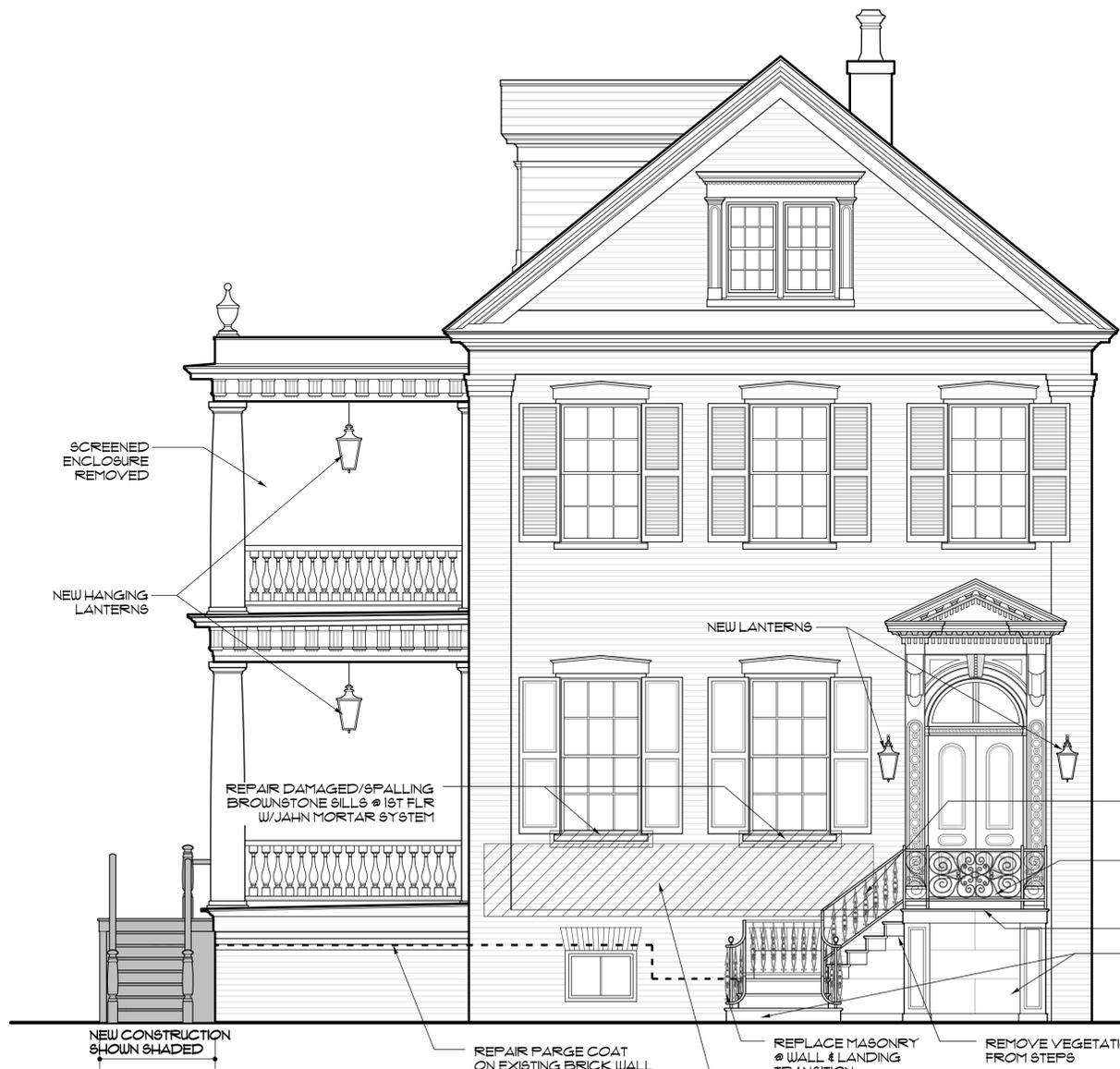
**William Pinckney
 Shingler House**
 9 Limehouse Street
 Charleston, South Carolina

EAST ELEVATION

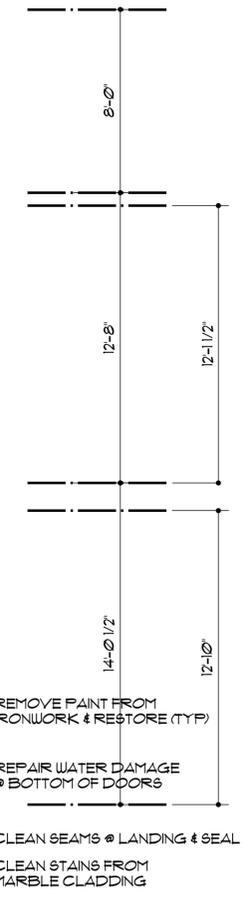
REV.	DATE
PROJECT NUMBER	1909
DRAWING DATE	9/21/20
SHEET NUMBER	A201



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



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



SCREENED ENCLOSURE REMOVED
 NEW HANGING LANTERNS

REPAIR DAMAGED/SPALLING BROWNSTONE SILLS @ 1ST FLR W/ JAHN MORTAR SYSTEM

NEW CONSTRUCTION SHOWN SHADED

REPAIR FARGE COAT ON EXISTING BRICK WALL (SHOWN DASHED)

NEW LANTERNS

REPLACE MASONRY @ WALL & LANDING TRANSITION
 MORTAR DAMAGE CONCENTRATED @ FIRST FLOOR SEE SPECS FOR REPOINTING INFO

REMOVE VEGETATION FROM STEPS

REMOVE PAINT FROM IRONWORK & RESTORE (TYP)
 REPAIR WATER DAMAGE @ BOTTOM OF DOORS
 CLEAN BEAMS @ LANDING & SEAL
 CLEAN STAINS FROM MARBLE CLADDING

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

EXISTING
SOUTH ELEVATION

REV.	DATE
PROJECT NUMBER	1909
DRAWING DATE	9/21/20
SHEET NUMBER	EA202



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



1 EXISTING WEST ELEVATION
 EA203 SCALE: 1/4"=1'-0"

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William Pinckney
 Shingler House
 9 Limehouse Street
 Charleston, South Carolina

EXISTING
 WEST ELEVATION

REV. DATE

PROJECT NUMBER 1909

DRAWING DATE 9/21/20

SHEET NUMBER

EA203

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

WEST ELEVATION

REV. DATE

PROJECT NUMBER 1909

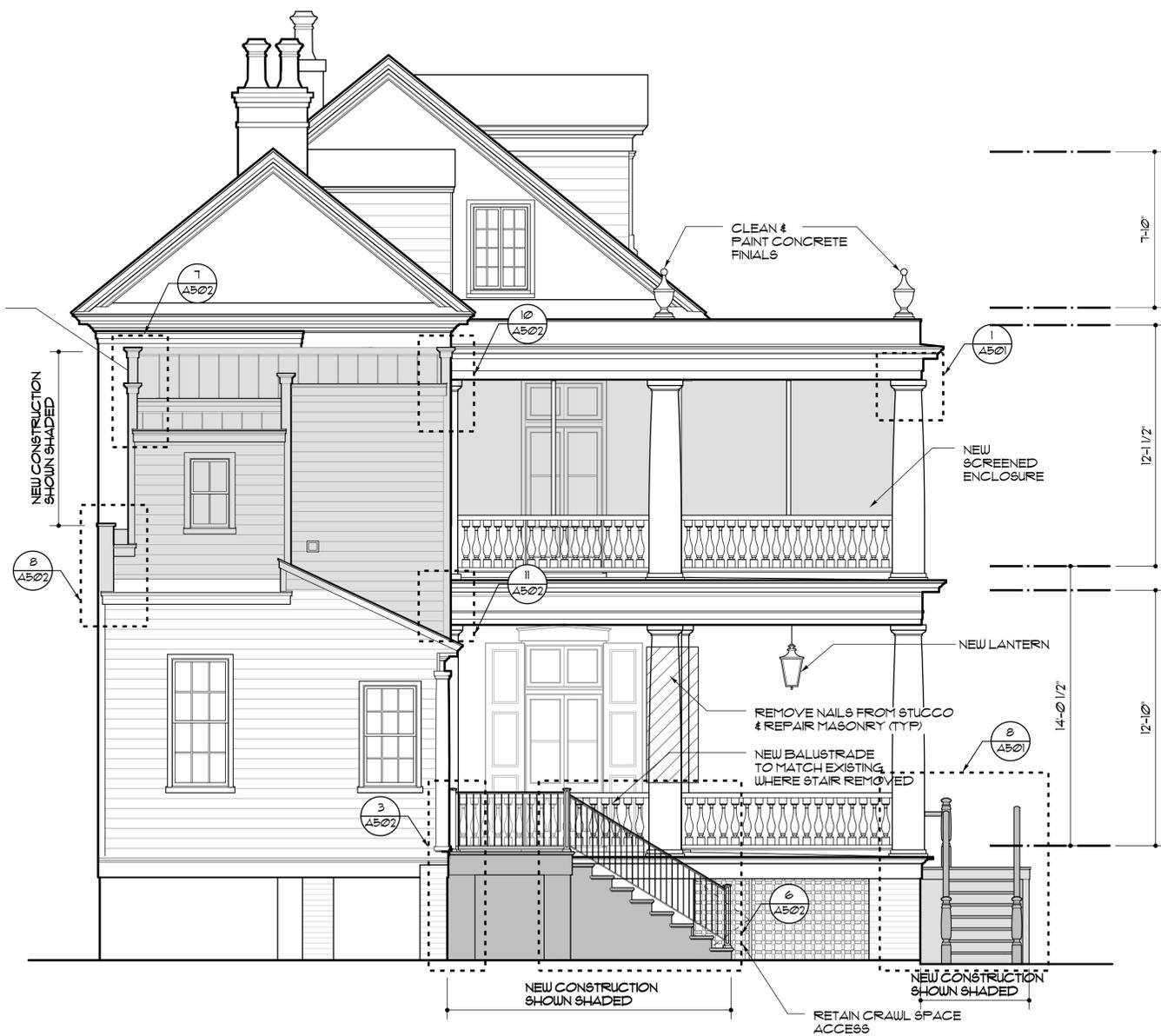
DRAWING DATE 9/21/20

SHEET NUMBER

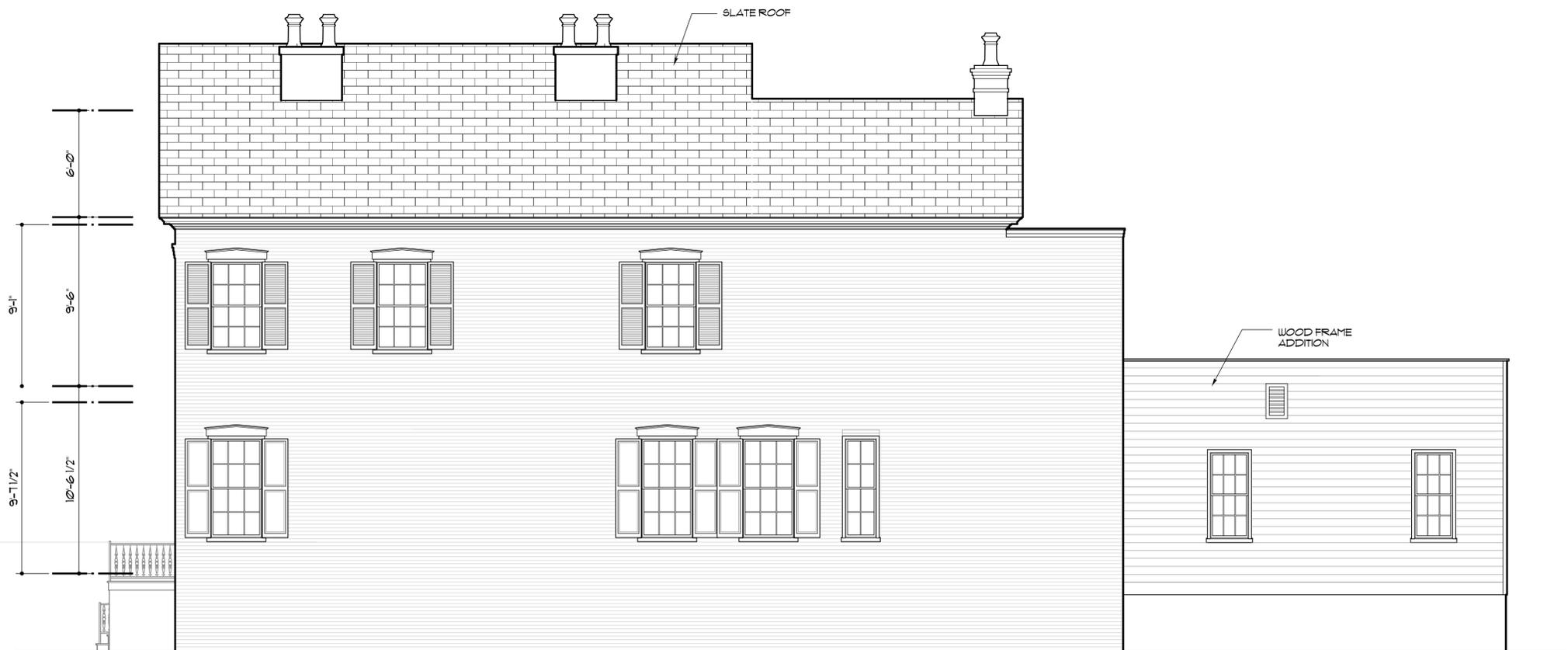
A203



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



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



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

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

EXISTING
NORTH ELEVATION

REV.	DATE
PROJECT NUMBER	1909
DRAWING DATE	9/21/20
SHEET NUMBER	EA204



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



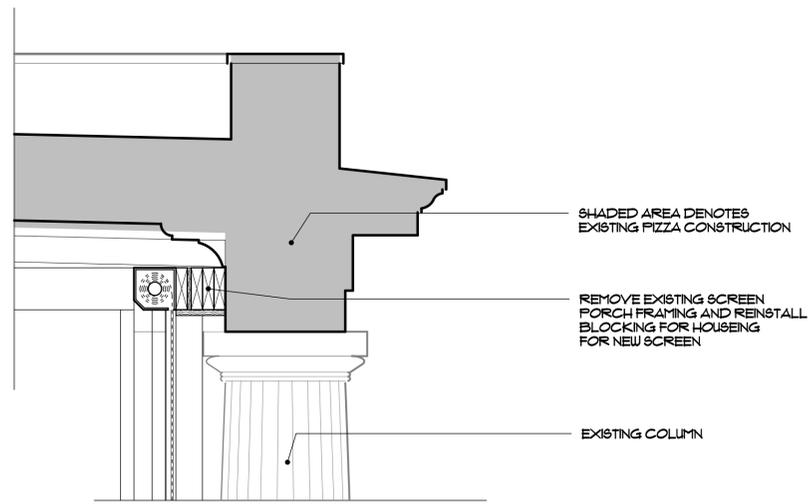
1
A204
PREVIOUSLY PROPOSED NORTH ELEVATION
SCALE: 3/16"=1'-0"

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

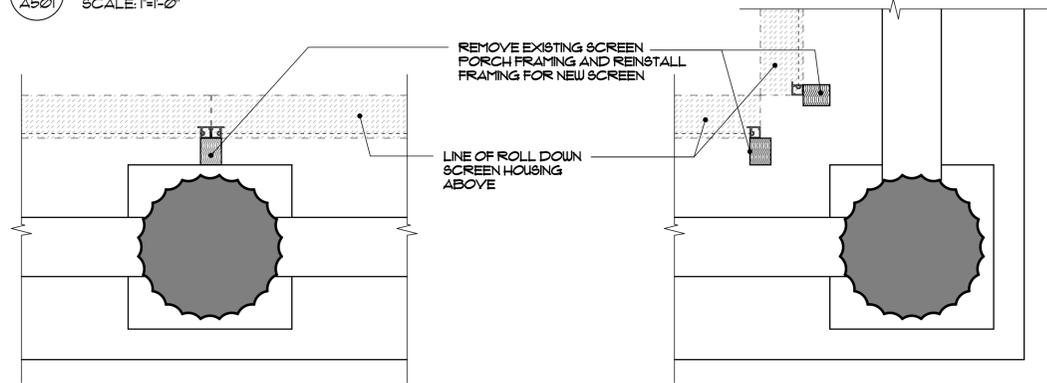
William Pinckney Shingler House
9 Limehouse Street
Charleston, South Carolina

NORTH ELEVATION

REV.	DATE
PROJECT NUMBER	1909
DRAWING DATE	9/21/20
SHEET NUMBER	A204

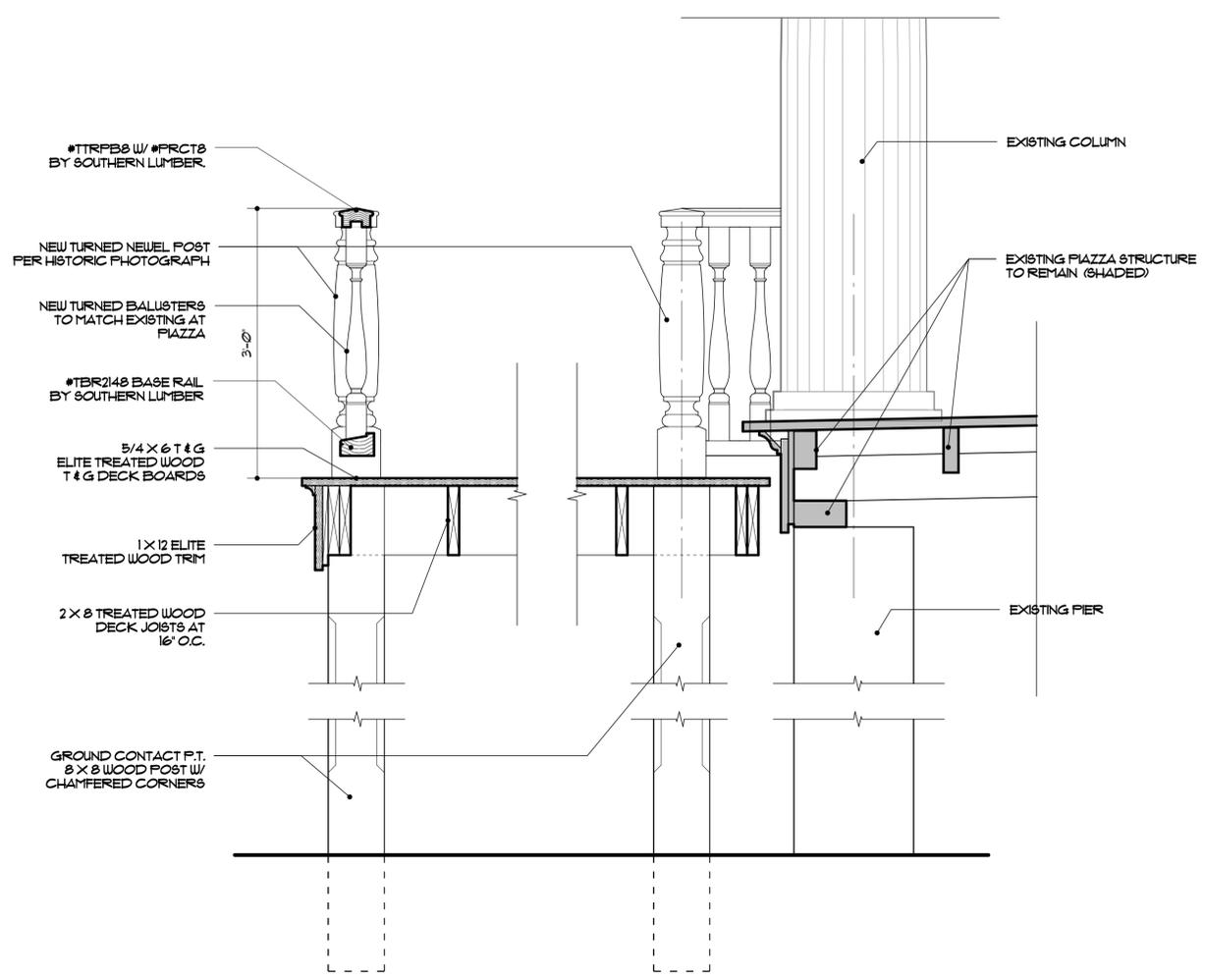


1 DETAIL--SCREEN HEADER
SCALE: 1/4"=1'-0"

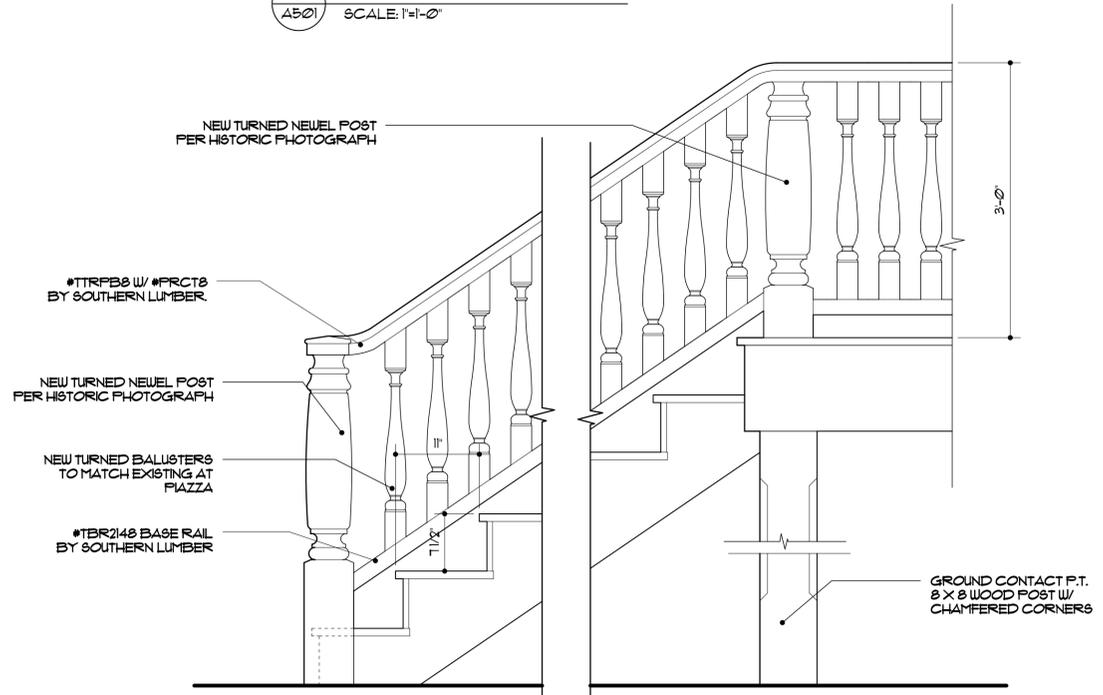


2 PLAN DETAIL--SCREEN
SCALE: 1/4"=1'-0"

5 PLAN DETAIL--SCREEN
SCALE: 1/4"=1'-0"



8 DETAIL--NEW STAIR TO PIAZZA
SCALE: 1/4"=1'-0"



9 DETAIL - STAIR ELEVATION
SCALE: 1/4"=1'-0"

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William Pinckney
Shingler House
9 Limehouse Street
Charleston, South Carolina

PROPOSED SOUTH ELEVATION

REV.	DATE
PROJECT NUMBER	1909
DRAWING DATE	9/21/20
SHEET NUMBER	A501

Agenda Item #12

75 KING STREET
TMS # 457-12-04-066

Request conceptual approval for new addition, copper hoods.

Category 2 / (Charlestowne) / c.1739 / Old and Historic District

Agenda Item #12

Applicant's Presentation



MARESCA & ASSOCIATES
a r c h i t e c t s

7 BROAD STREET
CHARLESTON, SC 29401
843-693-3914
MARK@MARKMARESCA.COM

75 KING STREET

CHARLESTON, SC

CONCEPTUAL REVIEW SUBMITTAL

CHARLESTON BOARD OF ARCHITECTURAL REVIEW
OCTOBER 15, 2020

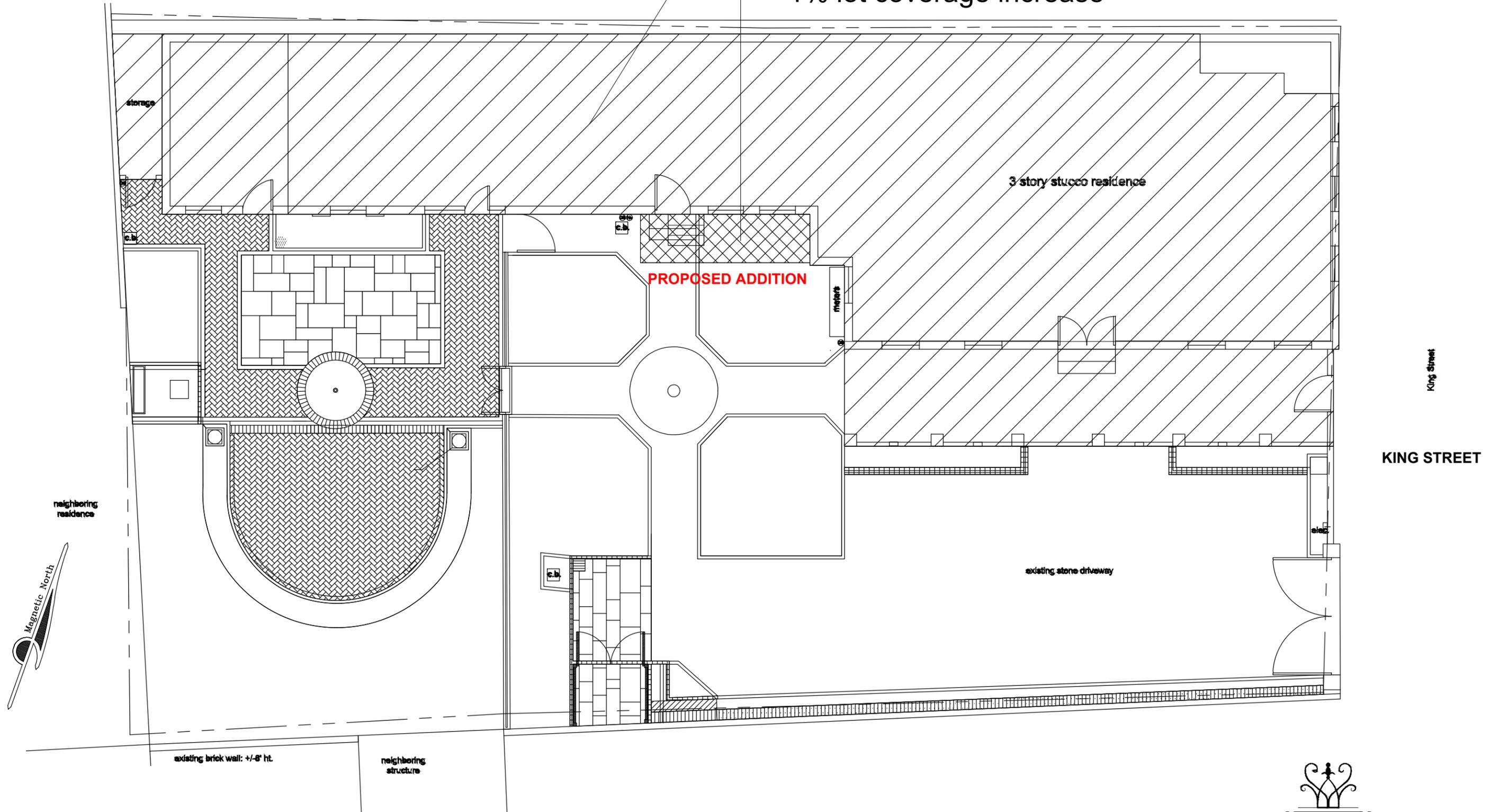
ZONING NOTE:

This property was reviewed by Zoning administrators Lee Batchelder and Penny Ashby who approved the proposed addition and required lot occupancy on October 1, 2020.

DRAWING	PAGE
APPLICATION	2
SITE PLAN	3
PROPOSED PLAN	4
EXISTING SOUTH ELEVATION	5
PROPOSED SOUTH ELEVATION	6
PROPOSED EAST ELEVATION	7
PHOTOGRAPHS	8

5,642 LOT AREA
PER SEPT 2020 SURVEY

2,298 sqft existing area 40.7% Lot occupancy
56 sqft proposed addition, 41.7% Lot occupancy
1% lot coverage increase



LOT COVERAGE EXISTING & PROPOSED

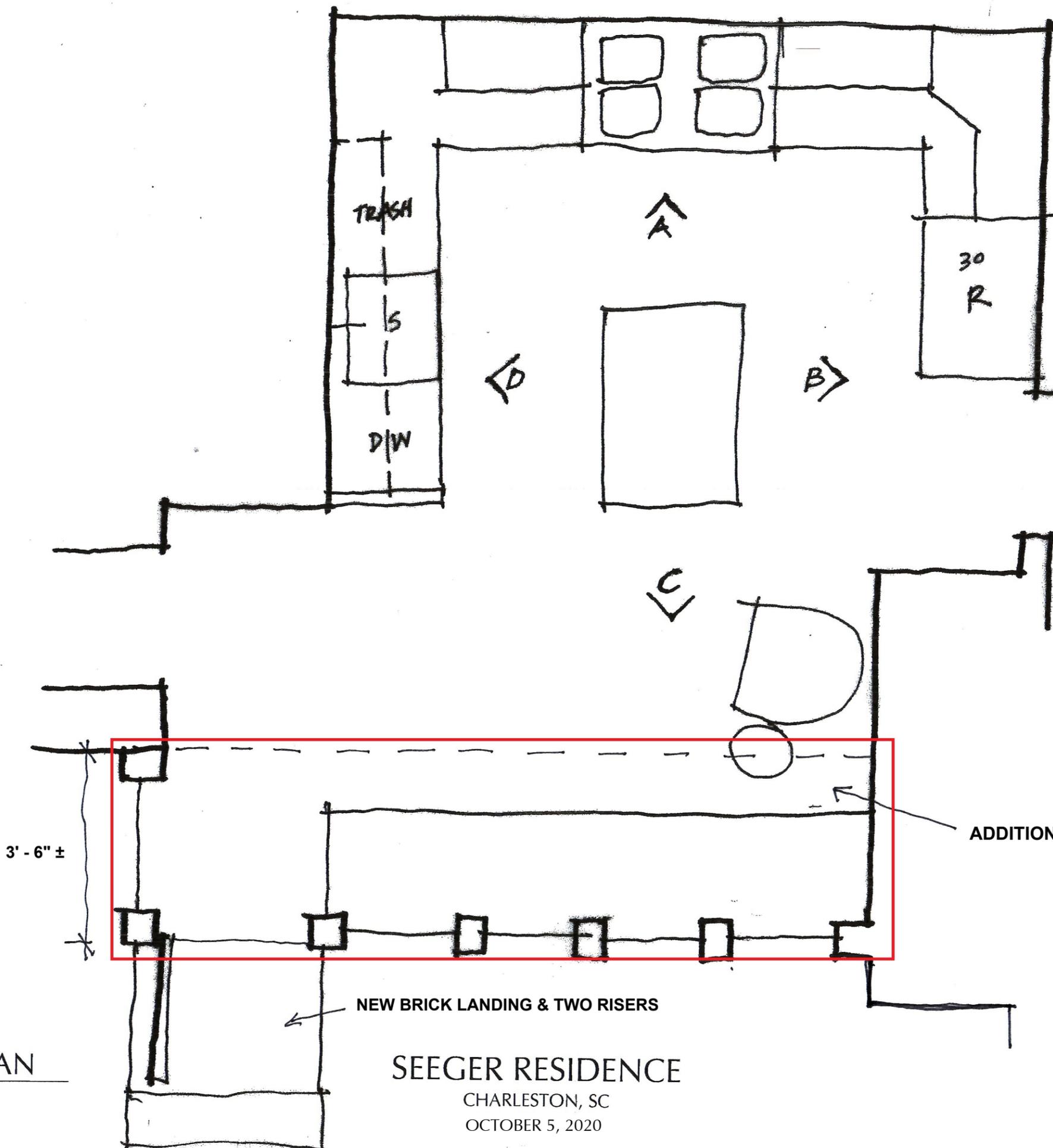
SCALE: 1/8" = 1'-0"

75 KING STREET

Charleston SC
OCTOBER 5, 2020



MARESCA & ASSOCIATES
a r c h i t e c t s



3'-6" ±

ADDITION

NEW BRICK LANDING & TWO RISERS

PROPOSED KITCHEN PLAN
SCALE: 1/2" = 1'-0"

SEEGER RESIDENCE
CHARLESTON, SC
OCTOBER 5, 2020


MARESCA & ASSOCIATES
a r c h i t e c t s



TEN YEAR-OLD
DEPENDENCY

60 YEAR-OLD HYPHEN

EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
OCTOBER 5, 2020

75 KING STREET
CHARLESTON, SOUTH CAROLINA


MARESCA & ASSOCIATES
architects



PROPOSED SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"
 OCTOBER 5, 2020

75 KING STREET
 CHARLESTON, SOUTH CAROLINA


 MARESCA & ASSOCIATES
 architects



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"
OCTOBER 5, 2020

75 KING STREET
CHARLESTON, SOUTH CAROLINA


MARESCA & ASSOCIATES
architects



VIEW FROM TRADD STREET



VIEW FROM KING STREET



EXISTING SOUTH ELEVATION

Agenda Item #13

77.5 KING STREET
TMS # 457-12-04-066

Request conceptual approval for reversing a circa 1970's modification,
and restoration of façade per historic documentation.

Category 3 / (Charlestowne) / c.1748 / Old and Historic District

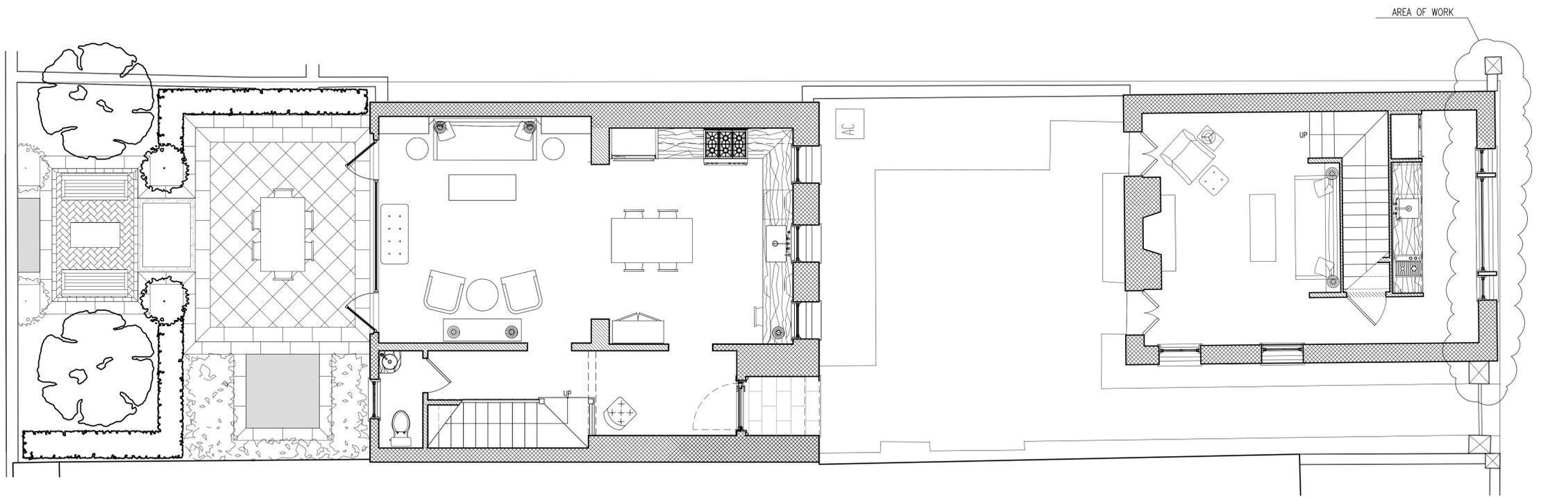
Agenda Item #13

Applicant's Presentation

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 20 Elizabeth St. Street Charleston, S.C. 29403
 843.577.0727
 duffordyoungarchitects.com

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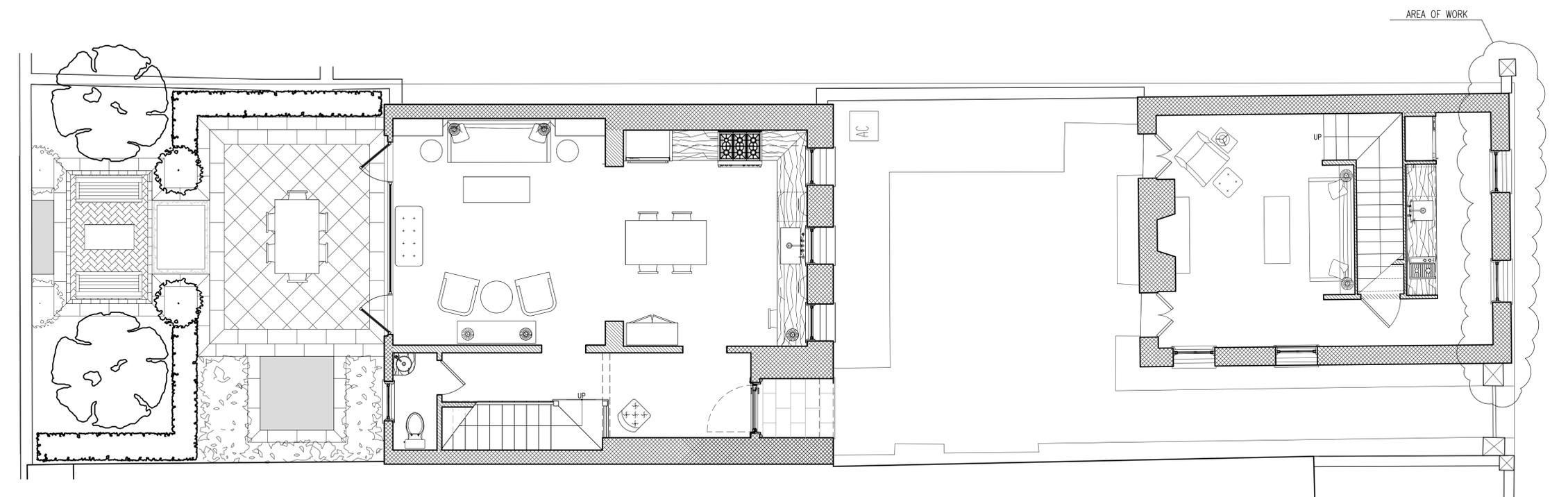


KING STREET

1
A100

FLOOR PLAN / SITE PLAN: 77.5 KING STREET- EXISTING FIRST FLOOR EAST WALL CONFIGURATION
 SCALE: 1/4"=1'-0"

N



KING STREET

2
A100

FLOOR PLAN / SITE PLAN: 77.5 KING STREET- PROPOSED FIRST FLOOR EAST WALL CONFIGURATION
 SCALE: 1/4"=1'-0"

N

D Y A
 DUFFORD YOUNG ARCHITECTS
 20 ELIZABETH STREET | CHARLESTON, SC 29403

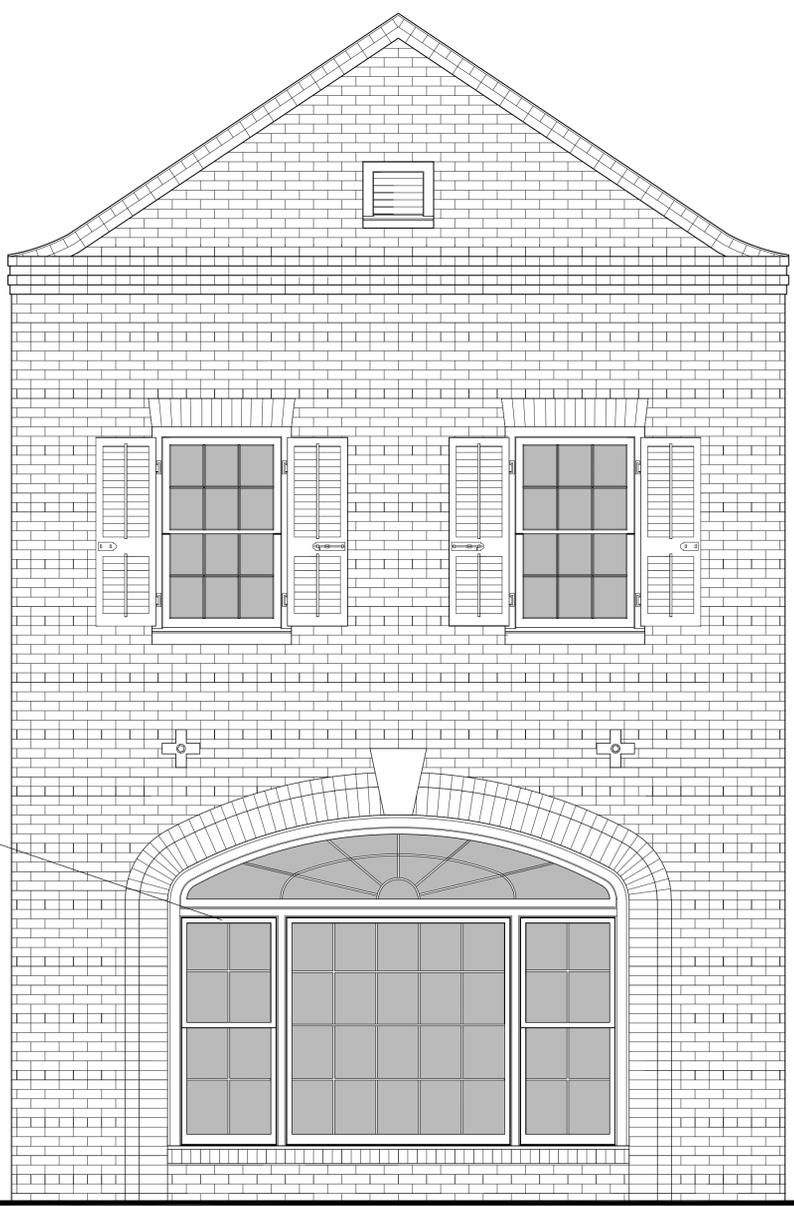
77-77.5 KING STREET
 CHARLESTON, SOUTH CAROLINA

date
 10-02-20

drawn
 PHD, JLY, CEB

77.5 FACADE RESTORATION

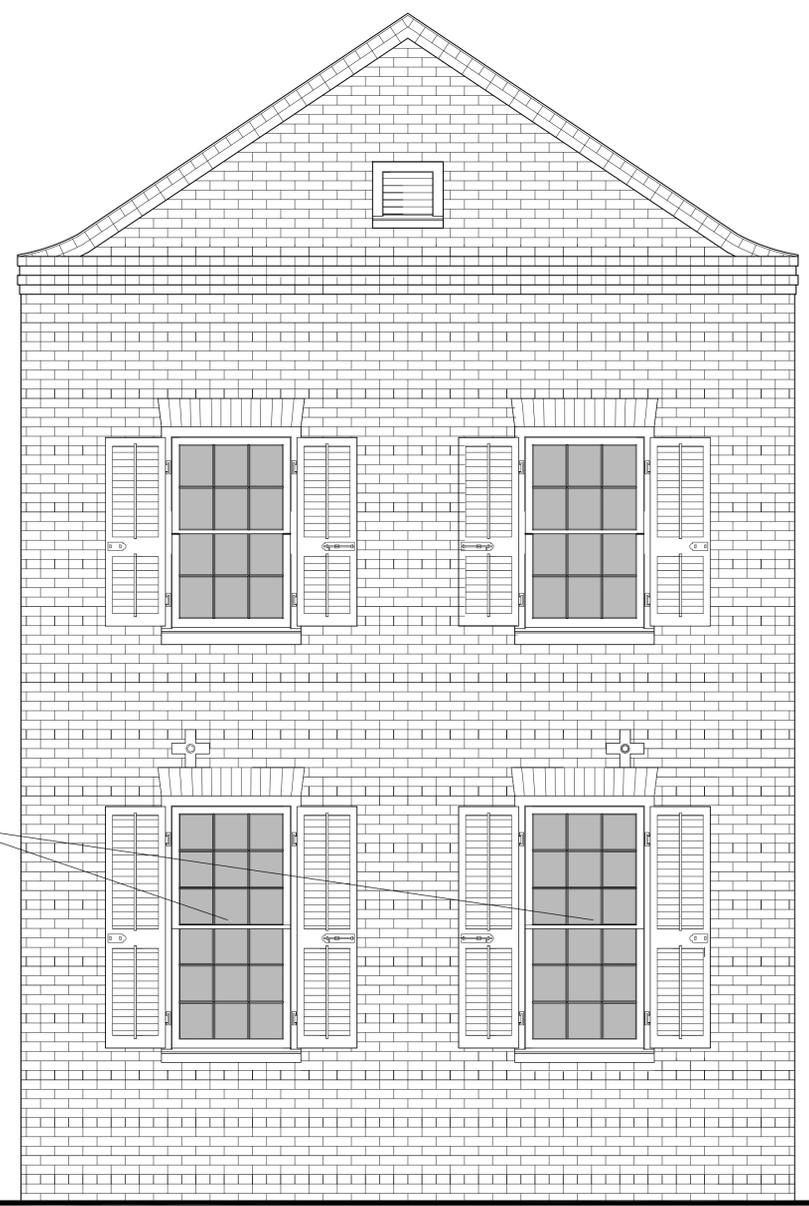
A100 SITE PLAN
 FLOOR PLAN



MASONRY GARAGE OPENING
 AND ASSOCIATED GLASS
 ENCLOSURE TO BE REMOVED

1
A102

77.5 KING STREET: EXISTING EAST ELEVATION
 SCALE: 1/2"=1'-0"



RESTORED 2 BAY FAÇADE
 AT GROUND FLOOR, 9 OVER
 9 SINGLE GLAZE TRUE DIVIDED
 LITE AS EVIDENCED IN HISTORIC
 RESEARCH. PAINT GRADE
 MAHOGANY CONSTRUCTION.

2
A102

77.5 KING STREET: PROPOSED EAST ELEVATION
 SCALE: 1/2"=1'-0"



DUFFORD YOUNG ARCHITECTS
 20 ELIZABETH STREET | CHARLESTON, SC 29403

77-77.5 KING STREET
 CHARLESTON, SOUTH CAROLINA

date
 10-02-20

drawn
 PHD, JLY, CEB

77.5 FAÇADE RESTORATION

A102 ELEVATIONS



PHOTO CIRCA EARLY 1900'S. 75 KING WITH 77.5 KING BEYOND



PHOTO CIRCA EARLY 1900'S. WEST SIDE OF KING STREET
LOOKING SOUTH FROM BROAD STREET. 77.5 KING SEEN
BEYOND WITHIN THE GREATER STREETScape.



PHOTO FROM SOUTHERN INTERIORS OF CHARLESTON
SOUTH CAROLINA, PUBLISHED IN 1956. 77.5 TO THE RIGHT.



PHOTO CIRCA LATE 1940'S/EARLY 1950'S.
75 KING WITH 77.5 KING BEYOND

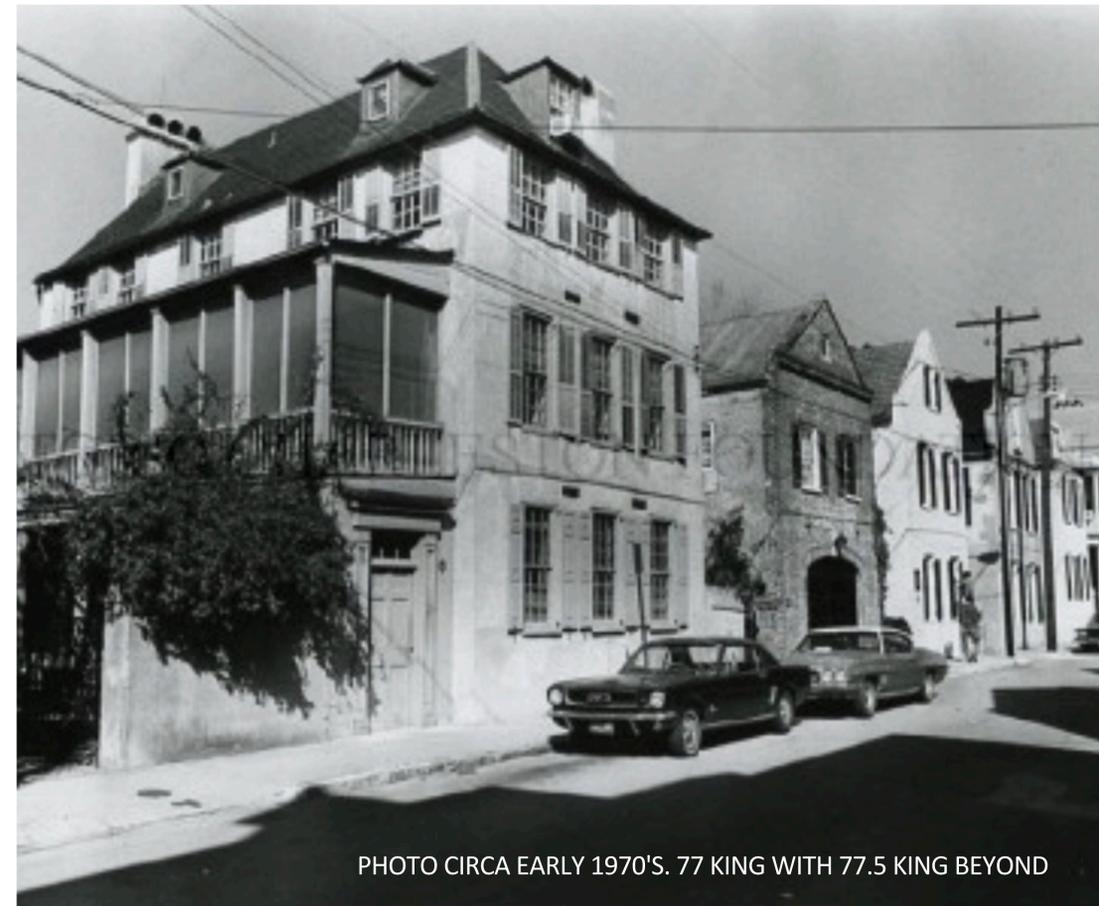
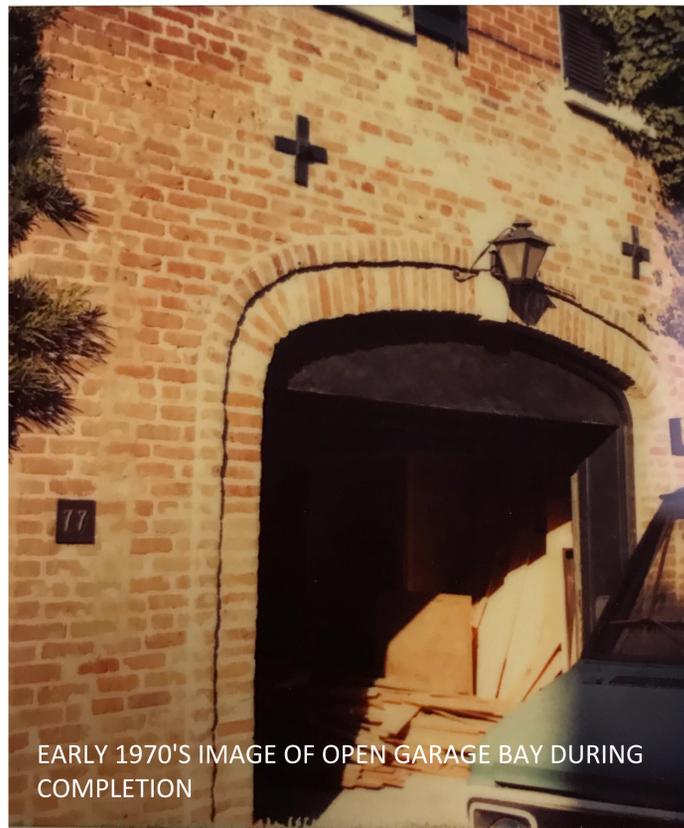


PHOTO CIRCA EARLY 1970'S. 77 KING WITH 77.5 KING BEYOND

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OWNER with an object.



EARLY 1970'S IMAGE OF OPEN GARAGE BAY DURING COMPLETION



EARLY 1970'S IMAGE OF COMPLETED GARAGE BAY



EARLY 1980'S PHOTO SOON AFTER GARAGE ENCLOSURE



CURRENT CONDITION SHOWING STEEL BEAM INSTALLED WHEN GARAGE BAY WAS CUT THROUGH FACADE IN THE 1970'S



77.5 KING STREET AS IT APPEARS TODAY

Agenda Item #14

174 SAINT PHILIP STREET
TMS # 460-12-02-059

Request appeal of staff denial for approval to install two windows on the North façade.

District Category 4 (Cannonborough- Elliottborough) c. 1850 Old City District

Agenda Item #14

Applicant's Presentation

From: [Historic Charleston Rentals](#)
To: [Howle, Alex](#)
Subject: Fwd: Fw: Fenestration
Date: Monday, September 28, 2020 9:14:15 PM
Attachments: [Interior Wall 174 .docx](#)

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

Dear Mr Howe,

Thank you for your response to my request for 174 St Philip Street.

I understand your position and respect the BAR position on maintaining the authenticity of our buildings. I am asking for your patience and your indulgence to let me more adequately describe the situation at 174 and hopefully clarify the situation. I sent INTERIOR pictures to Linda Bennett on Sept. 22nd. These pictures do not apply to the EXTERIOR picture that I sent to you last Thursday. The Thursday exterior photo was sent only to illustrate the fact that a north side window did exist on the rear of the house, and that it had been covered. There were other windows that also existed and their existence is illustrated by the INTERIOR pictures which are attached to this email. Covid 19 communication practices have greatly increased the probability of miscommunications, and I believe this has contributed to the misunderstandings in this review.

#1 The INTERIOR photos (included in this correspondence) of the rear building of 174 show 2 original north side windows. When I renovated the properties in 1996, those windows had already been covered. I had to replace the damaged siding and when I removed the siding the exterior window frames were exposed. I did not try to restore the windows because, at the time, I did not need them for my project. Frankly, when we submitted the current construction plans for 174 I was not concerned that they would not be approved, because, to me, they represented a huge improvement to the building. However, I clearly remember the windows were in existence. The interior photos show the original east window frame and the placement of the west window frame with the header

assembly.

#2. The one exterior north side window that you see in the 1996 photo (as explained above) was included to show the existence of an original north side window on the rear of this building. I actually covered this window to build an interior staircase according to the design of my architect Eddie Fava. I did not mean to imply this was the window I want to restore now.

#3. I hope the BAR will understand that I am not asking for a change in fenestration but am asking to RESTORE the windows as they were. The photos show their early existence.

#4 Please feel free to come and see the original window frames. I have removed the interior walls and the insulation. At this time it is open and very easy to see.

#5 When I bought these properties (174-180 St Philip St) this particular building had been condemned and the BAR had given the previous owners permission to demolish the building. Instead we chose to painstakingly renovate, building authentic porches, using authentic materials and going to a lot of trouble and expense. We did not choose or think to restore the original windows in the rear, but we could have. For our efforts, we were awarded the Carolopolis Award by the Preservation Society. And we were a major contributor to the revival of the Elliottborough neighborhood. It is ironic that now the BAR staff won't allow us to return the exterior to its original configuration!

#6 Thank you for allowing me to fill in some details that I think were missed. I hope you will favorably reconsider my request. If someone would take a few minutes to review and examine the documentation, I believe this request would easily fall into the scope of permissible staff approval, and save us all a lot of time and trouble. Please call me if you have any questions.

You are correct about the fees. We did not include the initial BAR fee when we submitted the plans, and we will be sending it as instructed. The fees for a

full BAR review will be submitted as required.

Sincerely,

Bill Bennett
Bennett Properties, LLC
843 343 1984

Sent from [Outlook](#)

*Bennett Properties
P.O. Box 1231
Charleston, SC 29402
(843)577-7450
(843)577-7460 Fax*



174 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA 29403

KENNETH WILAND
ARCHITECT

215 EAST BAY STREET, SUITE 500G CHARLESTON, SC 29401
843.323.5642 | WWW.KENNETHWILAND.COM



174 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA 29403

PROJECT TEAM

OWNER
MR. BILL BENNETT
843.343.1984

ARCHITECT
KENNETH WILAND
843.323.5642

DRAWING LIST

ARCHITECTURE
A1 COVER SHEET
A2 FLOOR PLANS
A3 EXTERIOR ALTERATIONS

APPLICABLE CODES

CITY OF CHARLESTON	CODE OF ORDINANCES
BUILDING CODE	2015 IRC WITH SC MODIFICATIONS
ELECTRICAL CODE	2015 NEC
MECHANICAL CODE	2015 IMC
PLUMBING CODE	2015 IPC
FIRE CODE	2015 IFC WITH SC MODIFICATIONS
ENERGY CODE	2015 IECC
FUEL CODE	2015 IFG WITH SC MODIFICATIONS

NOTE 1: PROJECT IS WITHIN FLOOD ZONE X AND THIS WORK DOES NOT CONSTITUTE SUBSTANTIAL IMPROVEMENT.

PROJECT DESCRIPTION / SCOPE

INTERIOR RENOVATION TO TWO STORY EXISTING THREE BEDROOM, TWO BATHROOM UNIT TO INCLUDE RELOCATION OF WASHER AND DRYER LOCATION WITH NEW UNITS, RELOCATION OF EXISTING FIRST FLOOR KITCHEN WITH NEW FIXTURES AND APPLIANCES, RELOCATION OF EXISTING FIRST FLOOR BEDROOM, RECONFIGURATION OF EXISTING SECOND FLOOR BEDROOMS, ONE NEW BATHROOM ON SECOND FLOOR WITH NEW FIXTURES, NEW FIXTURES IN EXISTING TWO BATHROOMS AS REQUIRED (LAYOUT TO REMAIN UNCHANGED), REMOVAL OF TWO SMALL HIGH PICTURE WINDOWS ON NORTH SIDE OF UNIT (ONE ON EACH FLOOR), TWO NEW PAINTED WOOD DOUBLE HUNG WINDOWS ON NORTH SIDE OF PROPOSED NEW LIVING ROOM (FIRST FLOOR) TO MATCH SIZE AND STYLE OF EXISTING PAINTED WOOD DOUBLE HUNG WINDOWS ON BUILDING, NEW ENTRY DOOR LOCATION AT SOUTH SIDE OF PROPOSED NEW LIVING ROOM (FIRST FLOOR), REMOVAL AND REUSE OF ENTRY ENTRY DOOR AT NORTH SIDE OF EXISTING LIVING ROOM (FIRST FLOOR), REMOVAL OF WINDOW AT NORTH SIDE OF PROPOSED KITCHEN (LOWER LEVEL).

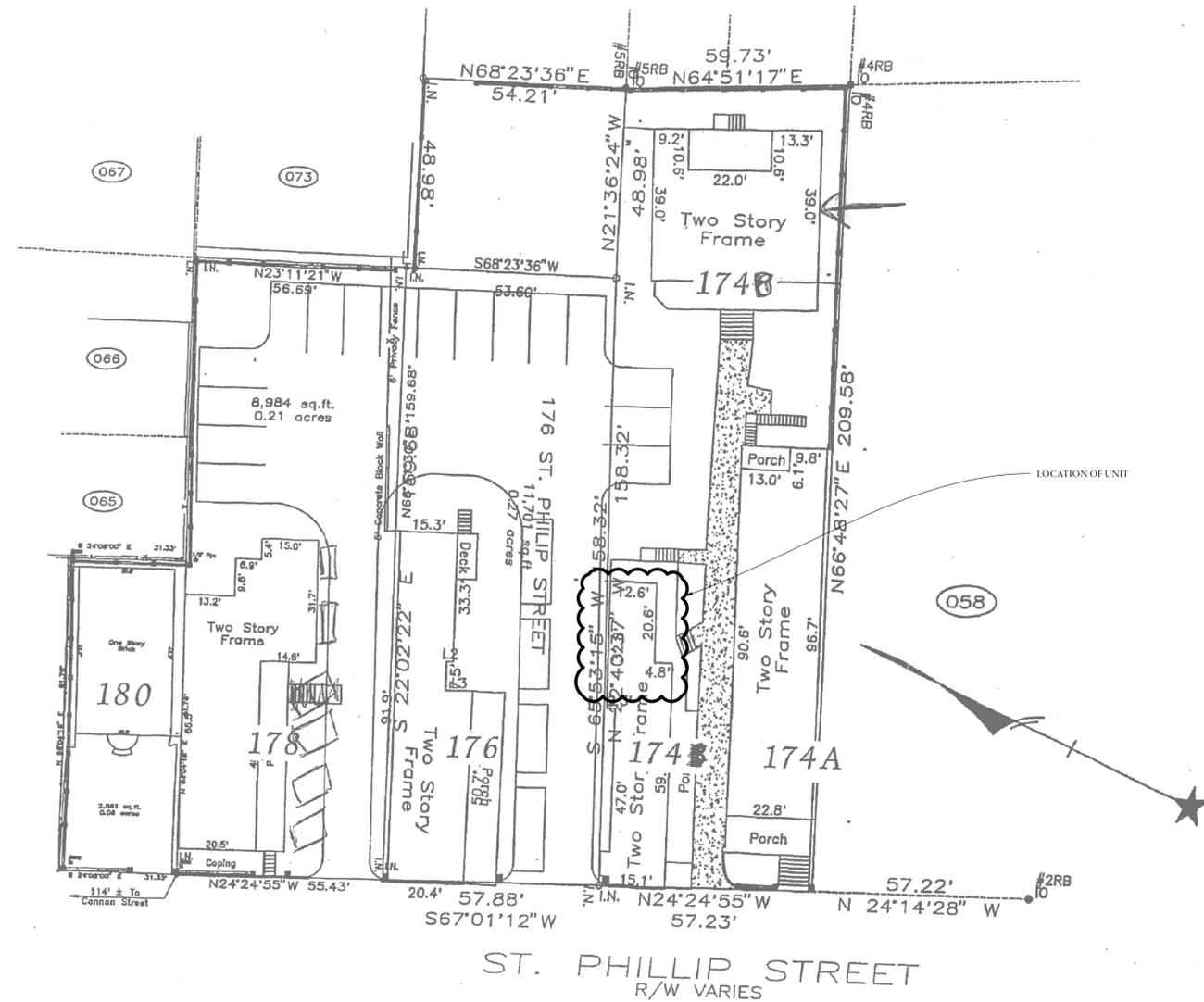
OCCUPANCY CLASSIFICATION

THE BUILDING CLASSIFICATION IS CURRENTLY R2. WHEN THE BUILDING IS CONVERTED TO SHORT TERM RENTAL UNITS THE CLASSIFICATION WILL BE CHANGED TO R1. A CODE APPROVED FIRE DETECTION SYSTEM TO BE INSTALLED ACCORDING TO THE REQUIREMENT OF THE CITY OF CHARLESTON FIRE MARSHAL.

GENERAL NOTES

- NOTE 1: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.
- NOTE 2: ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND THE OWNER BEFORE PROCEEDING WITH WORK.
- NOTE 3: WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENT OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- NOTE 4: ALL DIMENSIONS, WHEN SHOWN ON PLAN, ARE TO FACE OF STUD OR CONCRETE UNLESS NOTED OTHERWISE.
- NOTE 5: DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS.
- NOTE 6: VERIFY ALL ARCHITECTURAL DETAILS WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS BEFORE ORDERING OR INSTALLATION OF ANY ITEM OF WORK.
- NOTE 7: LARGER SCALE DETAILING SHALL TAKE PRECEDENCE OVER SMALLER SCALE. VERIFY WITH ARCHITECT.
- NOTE 8: ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE CODES LISTED ON THIS COVER SHEET.
- NOTE 9: CONTRACTOR SHALL PROVIDE AND SUBMIT ALL REQUIRED SHOP DRAWINGS AND CALCULATIONS FOR ANY DEFERRED SUBMITTALS.
- NOTE 10: ANY ALTERATIONS TO EXISTING STRUCTURAL COMPONENTS MUST BE REVIEWED AND APPROVED BY A LICENSED STRUCTURAL ENGINEER BEFORE ALTERATIONS ARE DONE.
- NOTE 11: ALL MATERIALS REMOVED SHALL BE DISPOSED OF AND TAKEN OFF SITE.
- NOTE 12: CONTRACTOR TO REMOVE MATERIALS AS DESCRIBED AND PATCH AND REPAIR ADJACENT MATERIALS TO MATCH EXISTING.
- NOTE 13: SALVAGE WOOD FLOOR MATERIALS TO REPLACE AREAS AS NEEDED.
- NOTE 14: REMOVE FLOOR MATERIAL AT BATHROOM LOCATIONS TO PREP FOR TILE INSTALLATION.
- NOTE 15: VERIFY ALL DIMENSIONS WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE SPACE ALLOCATION OF NEW BATHROOM SPACES AND MINIMUM CLEARANCES REQUIRED ARE FEASIBLE.
- NOTE 16: VERIFY EXISTING UTILITIES AND CONNECT NEW FIXTURES AS REQUIRED.
- NOTE 17: OWNER AND CONSTRUCTION SHALL PROVIDE AN ASBESTOS REPORT / SURVEY OF ANY MATERIALS TO BE REMOVED AS REQUIRED BY THE LOCAL BUILDING INSPECTIONS DEPARTMENT OR LOCAL JURISDICTION.
- NOTE 18: CONTRACTOR SHALL VERIFY ALL FIXTURE SELECTIONS WITH OWNER PRIOR TO DEMOLITION AND PROVIDE CUT SHEETS TO ARCHITECT FOR REVIEW.
- NOTE 19: ALL NEW WALLS SHALL BE CONSTRUCTED OF 2X4 SPRUCE (INTERIOR GRADE) WOOD TO THE CEILING AT 16" ON CENTER WITH 1/2" GYPSUM WALLBOARD BOTH SIDES.
- NOTE 20: INTERIOR WOOD TRIM TO BE PROVIDED TO MATCH EXISTING OR AS DIRECTED BY THE OWNER. FINISHES SHALL MATCH EXISTING. VERIFY IF ADDITIONAL ROOM FINISHES ARE NECESSARY TO PROVIDE A SEAMLESS LOOK BETWEEN OLD AND NEW WALLS. CONTRACTOR TO INTEGRATE FLOOR, WALL, AND CEILING MATERIALS AND FINISHES COMPLETELY.
- NOTE 21: CONTRACTOR TO PROVIDE LOW PROFILE TRANSITIONS AT ALL THRESHOLDS WHERE A CHANGE IN MATERIAL OCCURS.
- NOTE 22: SHOWER WALLS SHALL HAVE TILE OVER MOISTURE BARRIER OVER CEMENT BOARD BACKER TO ENSURE WATERPROOF ENCLOSURE. TILE FLOOR SHALL SLOPE TO THE DRAIN. SHUTTER SYSTEM ASSEMBLY AND SYSTEM INSTALLATION IS PREFERRED. OWNER TO VERIFY TILE. FLOOR TILE IN BATHROOM SHALL BE SLIP RESISTANT TO MEET BUILDING CODE.
- NOTE 23: CONTRACTOR TO PROVIDE ALL BATHROOM ACCESSORIES AND WALL BLOCKING WHERE REQUIRED FOR TOWEL BARS, ETC.
- NOTE 24: CONTRACTOR TO PROVIDE RECESSED CAN LIGHTING OVER EACH PLUMBING FIXTURE (MOISTURE RESISTANT LIGHTING WHERE REQUIRED).
- NOTE 25: CONTRACTOR TO PROVIDE BATHROOM EXHAUST FANS TO DUCT DIRECTLY TO THE EXTERIOR PER BUILDING CODE REQUIREMENTS. WALL PENETRATIONS SHALL BE FLASHED AND CAULKED TO ENSURE NO WATER INTRUSION.
- NOTE 26: MATCH NEW DOORS AND HARDWARE TO EXISTING DOORS AND HARDWARE. OWNER TO VERIFY.
- NOTE 27: ALL DOORS TO BE 6'-8" HEIGHT OR TO MATCH EXISTING.
- NOTE 28: ALL GLASS IN SHOWER WALL ENCLOSURES AND SHOWER DOORS TO BE TEMPERED GLASS.

SITE LOCATION PLAN (NOT TO SCALE)



FOR CONSTRUCTION

AUGUST 12, 2020

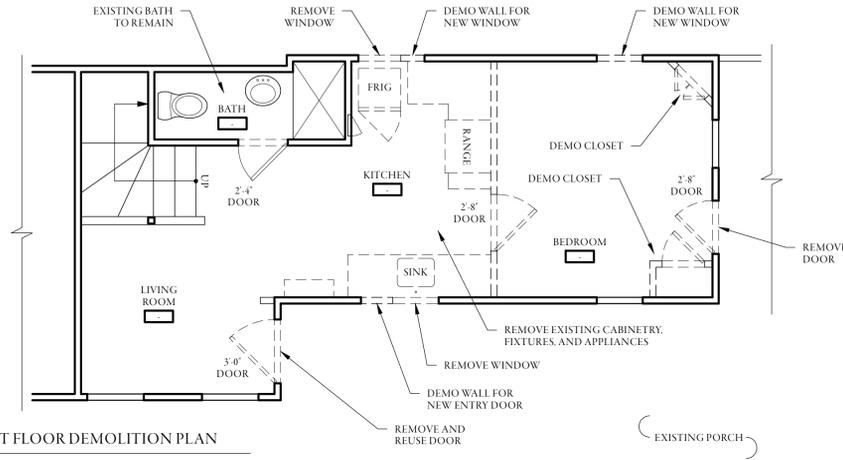
COVER SHEET

A1

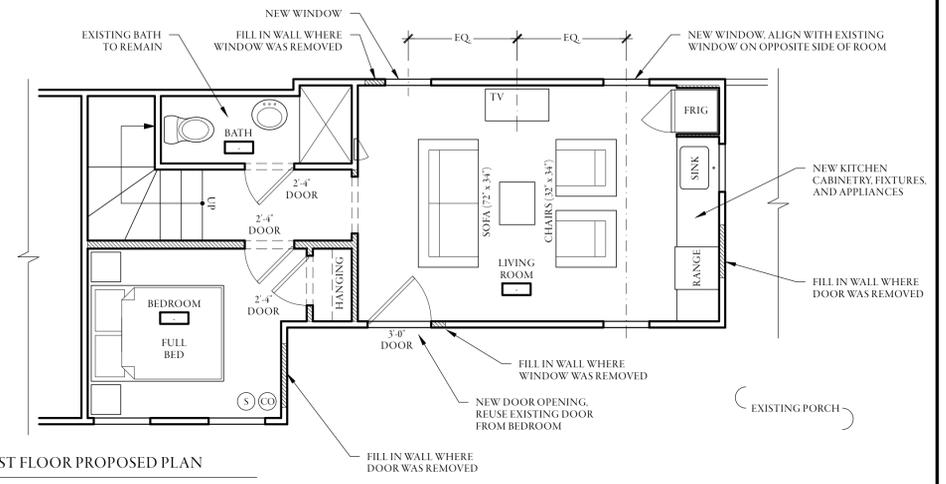
LEGEND	
-----	STUD WALL TO BE REMOVED
=====	STUD WALL TO REMAIN
=====	NEW STUD WALL
(S)	SMOKE DETECTOR
(CO)	CARBON MONOXIDE DETECTOR

NOTES

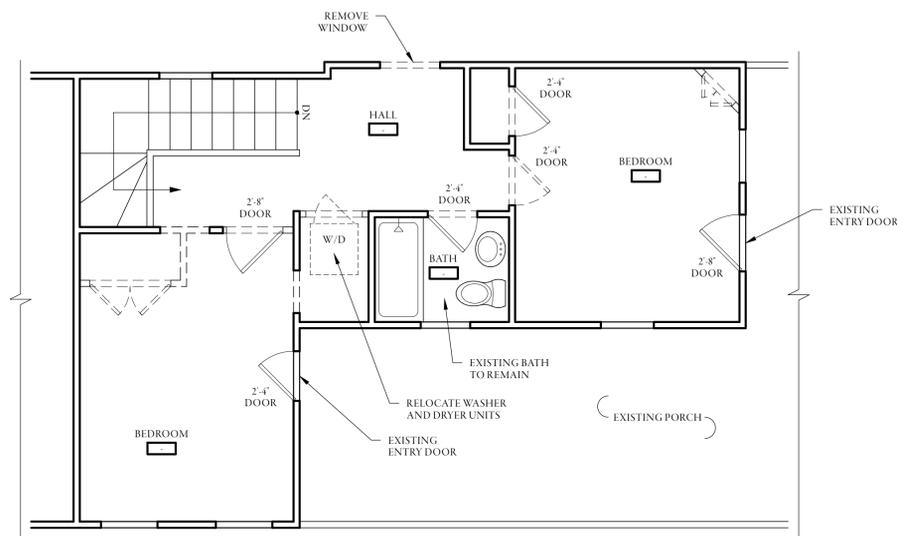
1. CONTRACTOR TO EXERCISE GOOD JUDGEMENT IN REPAIR AND REPLACING OF EXISTING DAMAGE FOUND DURING DEMOLITION.
2. EXISTING CONDITIONS DRAWINGS AND DIMENSIONS PROVIDED BY OWNER. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS DIMENSIONS AND ACCURACY OF AS BUILT FLOOR PLANS.
3. FURNITURE LAYOUTS SHOWN FOR DIAGRAMMATIC PURPOSES ONLY. FINAL FURNITURE LAYOUT BY OWNER.



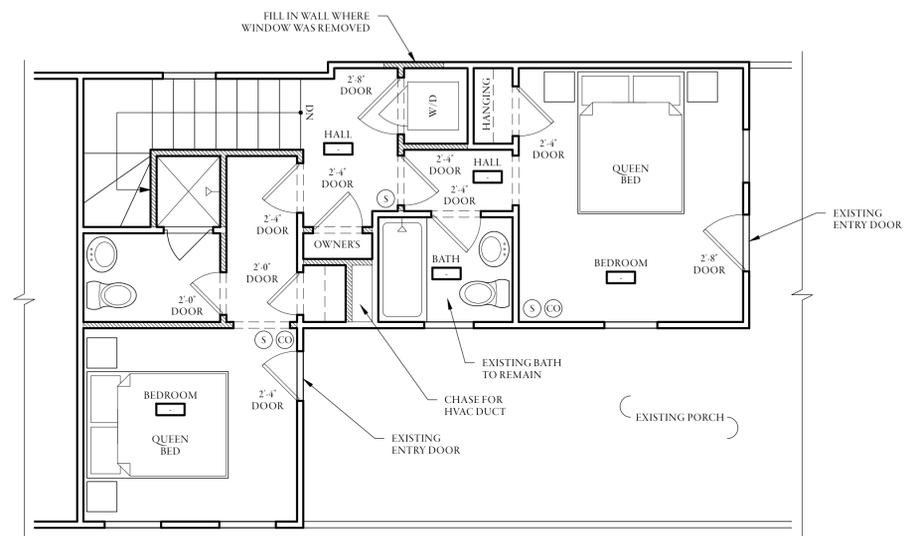
1
A2
FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



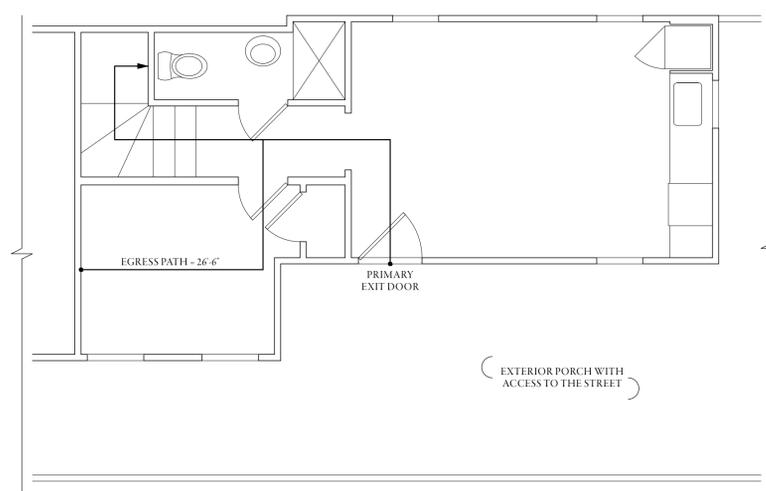
2
A2
FIRST FLOOR PROPOSED PLAN
SCALE: 1/4" = 1'-0"



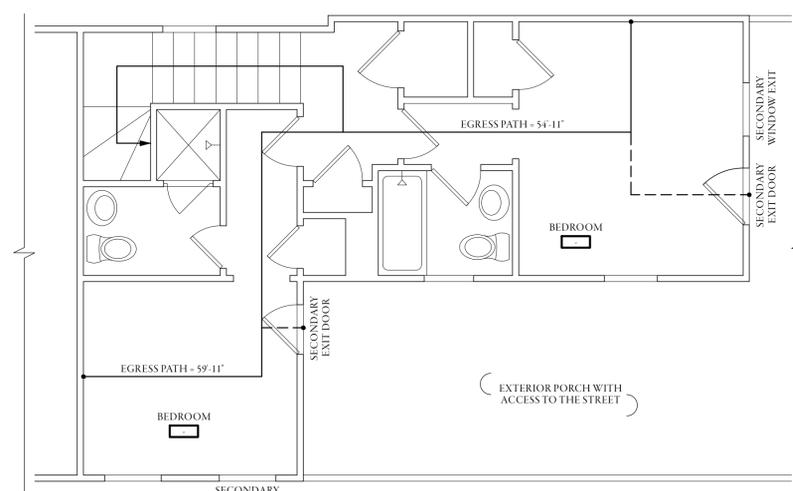
3
A2
SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



4
A2
SECOND FLOOR PROPOSED PLAN
SCALE: 1/4" = 1'-0"



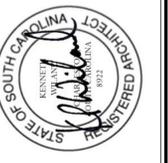
5
A2
FIRE SAFETY PLAN - FIRST FLOOR
SCALE: 1/4" = 1'-0"



6
A2
FIRE SAFETY PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"

KENNETH WILAND
ARCHITECT

215 EAST BAY STREET, SUITE 500G CHARLESTON, SC 29401
843.323.5642 | WWW.KENNETHWILAND.COM



174 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA 29403

FOR CONSTRUCTION
AUGUST 12, 2020

FLOOR PLANS
A2

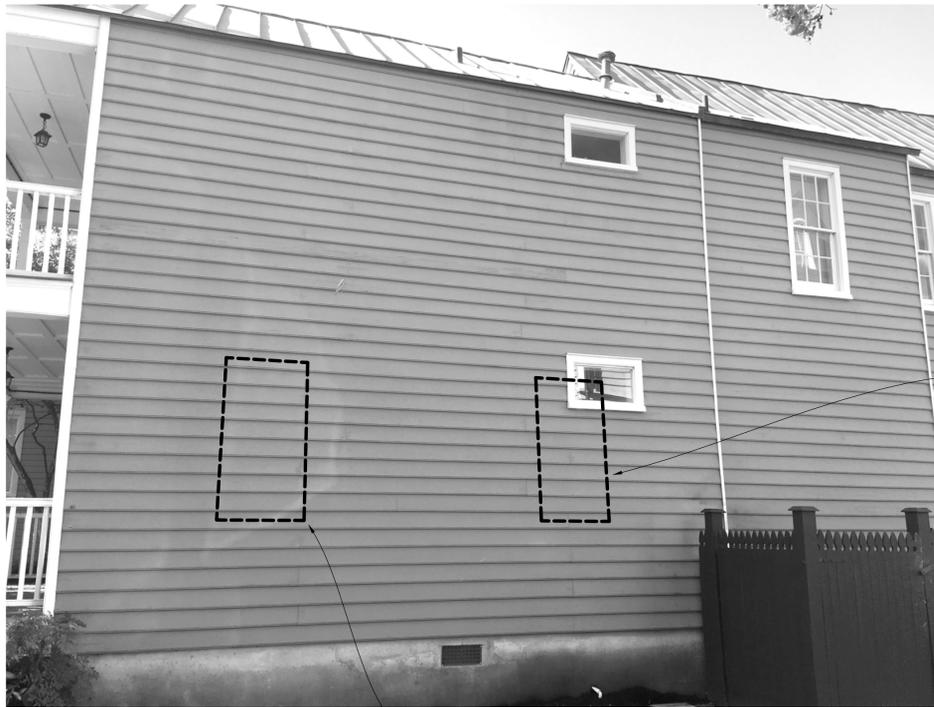


WINDOW PROPOSED TO BE REMOVED

WINDOW PROPOSED TO BE REMOVED



EXISTING PAINTED WOOD DOUBLE HUNG WINDOWS ON BUILDING



PROPOSED NEW PAINTED WOOD DOUBLE HUNG WINDOW, TO MATCH SIZE AND STYLE OF EXISTING DOUBLE HUNG WINDOWS ON BUILDING

PROPOSED NEW PAINTED WOOD DOUBLE HUNG WINDOW, TO MATCH SIZE AND STYLE OF EXISTING DOUBLE HUNG WINDOWS ON BUILDING

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174 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA 29403

FOR CONSTRUCTION
AUGUST 12, 2020

EXTERIOR ALTERATIONS

A3

Agenda Item #15

5 PORTERS COURT
TMS # 460-08-01-145

Request final approval for new construction of *affordable* single-family residence on vacant lot.

New Construction / (Elliottborough-Cannonborough) / Old City District

Agenda Item #15

Applicant's Presentation



ADJACENT NEIGHBOR TO THE SOUTH



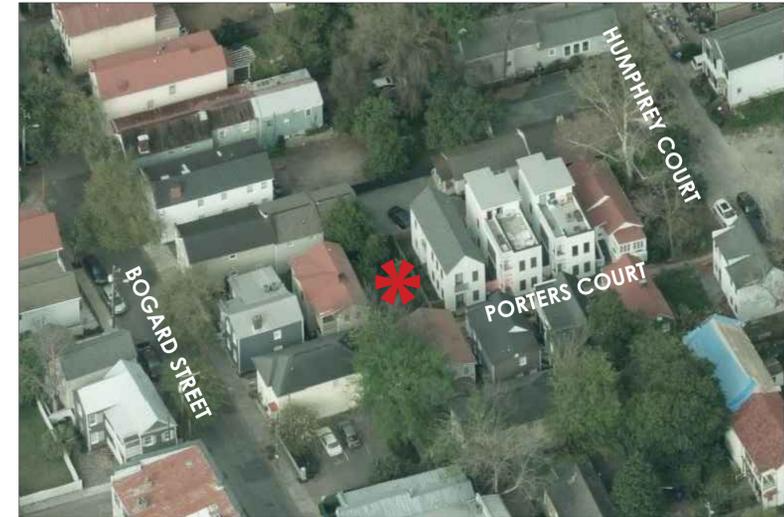
VIEW LOOKING NORTH ON COURT (Lot #5 on Left)



RECENT NEW CONSTRUCTION + NEIGHBOR TO THE NORTH



#5 PORTERS COURT (Vacant Parcel w/ Plantings)



AERIAL VIEW

A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
5 PORTERS COURT
 CHARLESTON, SOUTH CAROLINA

TMS #: 460-08-01-145
 ZONING DISTRICT: DR-2F (OLD CITY HEIGHTS DISTRICT 2.5-3)
 GOVERNING CODE: IRC 2018
 FLOOD ZONE: X

OWNER/DEVELOPER
 CITY OF CHARLESTON, Housing & Community Development

SQUARE FOOTAGE:
 FIRST FLOOR: 548 SQ FT
 SECOND FLOOR: 548 SQ FT
 TOTAL: 1096 SQ FT

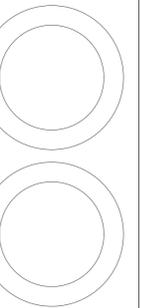
DRAWING SCHEDULE:

A-001	TITLE + DRAWING SCHEDULE
A-002	SURVEY
A-003	SITE PLAN AND SANBORN MAPS
A-101	1st & 2nd FLOOR PLANS
A-102	ROOF PLAN + GENERAL NOTES
A-201	EXTERIOR ELEVATIONS
A-202	STREETSCAPE STUDIES
A-301	DETAILS
A-302	DETAILS

THIS DESIGN RECEIVED A SPECIAL EXCEPTION (FOR 'LOT OF INSUFFICIENT SIZE') FROM THE B.Z.A.(Z) ON 15 SEPT. AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE ZONING ORDINANCE.



ZONING MAP EXCERPT



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A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
5 PORTERS COURT
 CHARLESTON, SC

PROJECT NO.: 2020-36
 DATE: 21 SEPTEMBER, 2020
 DRAWN BY: E.S.L./J.F.M.
 CHECKED BY: J.F.M.

TITLE +
 DRAWING
 SCHEDULE

A-001

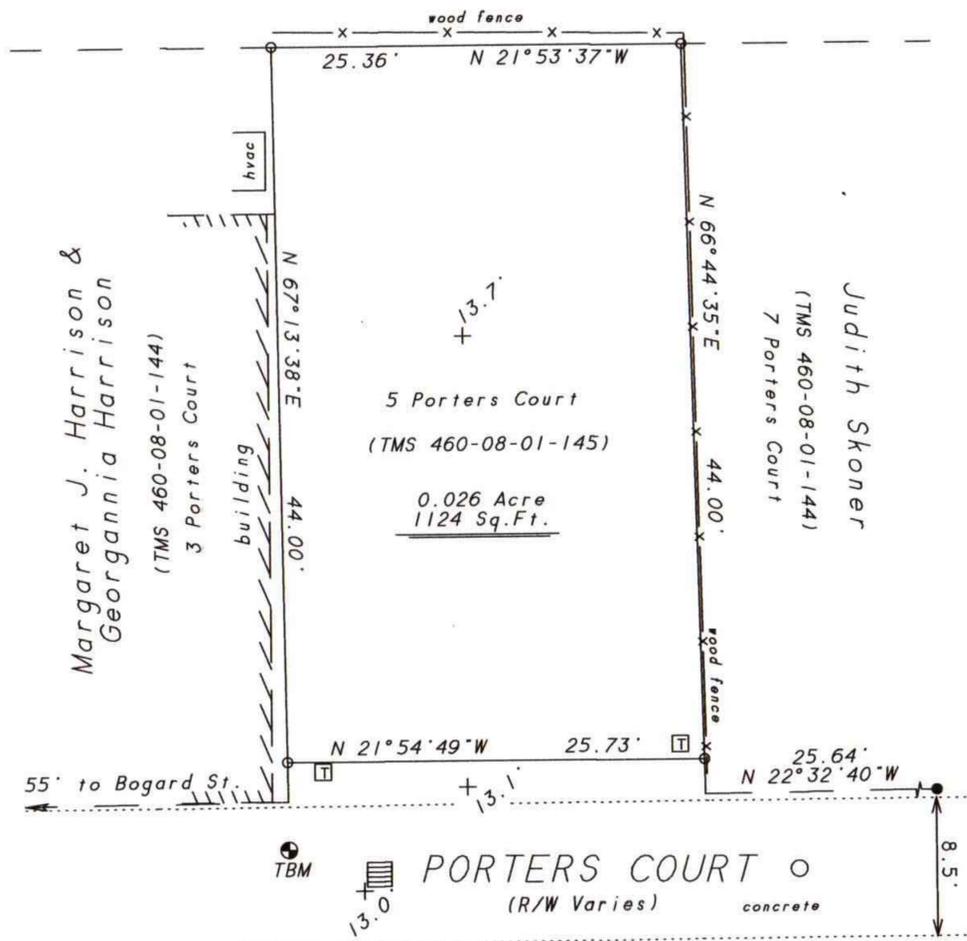
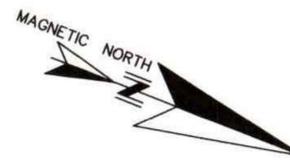
LEGEND

- 5/8" Iron Rod New
- 5/8" Iron Rod Old
- ▨ Storm Drain
- Sewer Manhole
- ▣ Telephone Pedestal
- + 13.0' Ground Elevation
- ⊙ Temporary Benchmark
Mag. Nail in concrete
Elevation: 13.06' NGVD29

SURVEY NOTES

1. Reference Tax Map Number 460-08-01-145
2. Reference Deed Book E196 Page 261
3. Property Owner: City of Charleston
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
5. This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge, said lot is located in Flood Zone X. Ref. Map No. 45019C0512 J dated 11-17-2004. It is the responsibility of the owner and/or builder to verify the flood zone with the governing municipality prior to design and construction.
6. Area: 0.026 Acre 1124 Sq. Ft.

Bogard Street LLC
(TMS 460-08-01-148)
62 Bogard Street



BOUNDARY SURVEY
5 PORTERS COURT
LOCATED
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA



SURVEYOR'S STATEMENT

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.

By: 
James G. Pennington, P.L.S. No. 10291

Date: 4/18/20
18

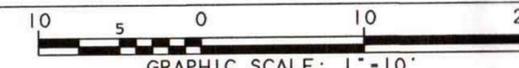


2065 SAVANNAH HIGHWAY
SUITE 2
CHARLESTON, SC 29407
PHONE (843) 571-5191
EMAIL: plsoffice @ palmettols.com

PREPARED EXCLUSIVELY FOR:

City of Charleston

NO.	REVISION DESCRIPTION:	DATE:	BY:

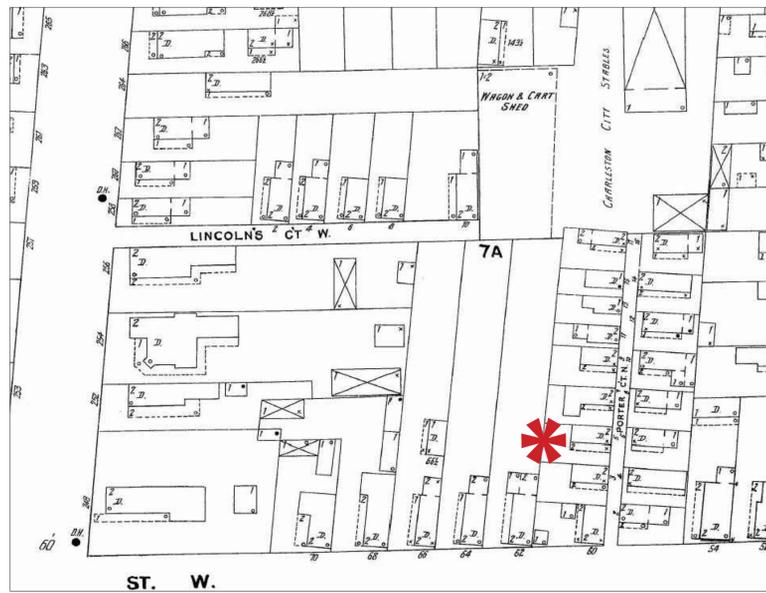
			1
FIELD SURVEY DATE: 9 April 2020	FIELD SURVEY BY: DG/CMcD	CLIENT PROJECT NO.: 9286	OF
DRAWING DATE: 18 April 2020	DRAWN BY: JGP	DRAWING NO.: 9286	1

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

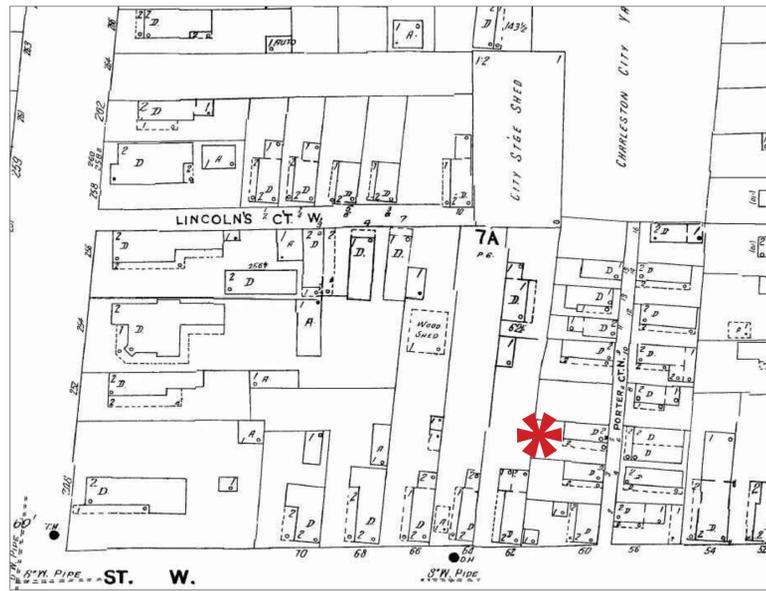
A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
5 PORTERS COURT
CHARLESTON, SC

PROJECT NO.: 2020-36
DATE: 21 SEPTEMBER, 2020
DRAWN BY: E.S.L./J.F.M.
CHECKED BY: J.F.M.

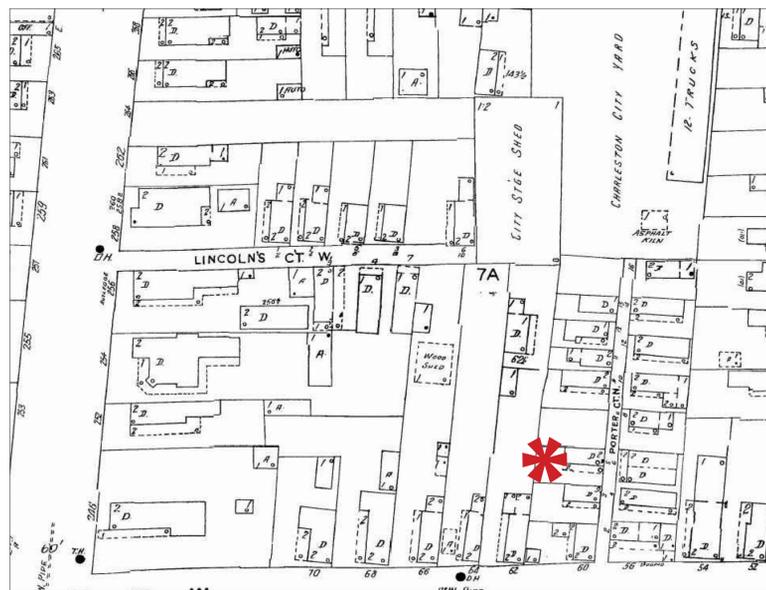
SURVEY
A-002



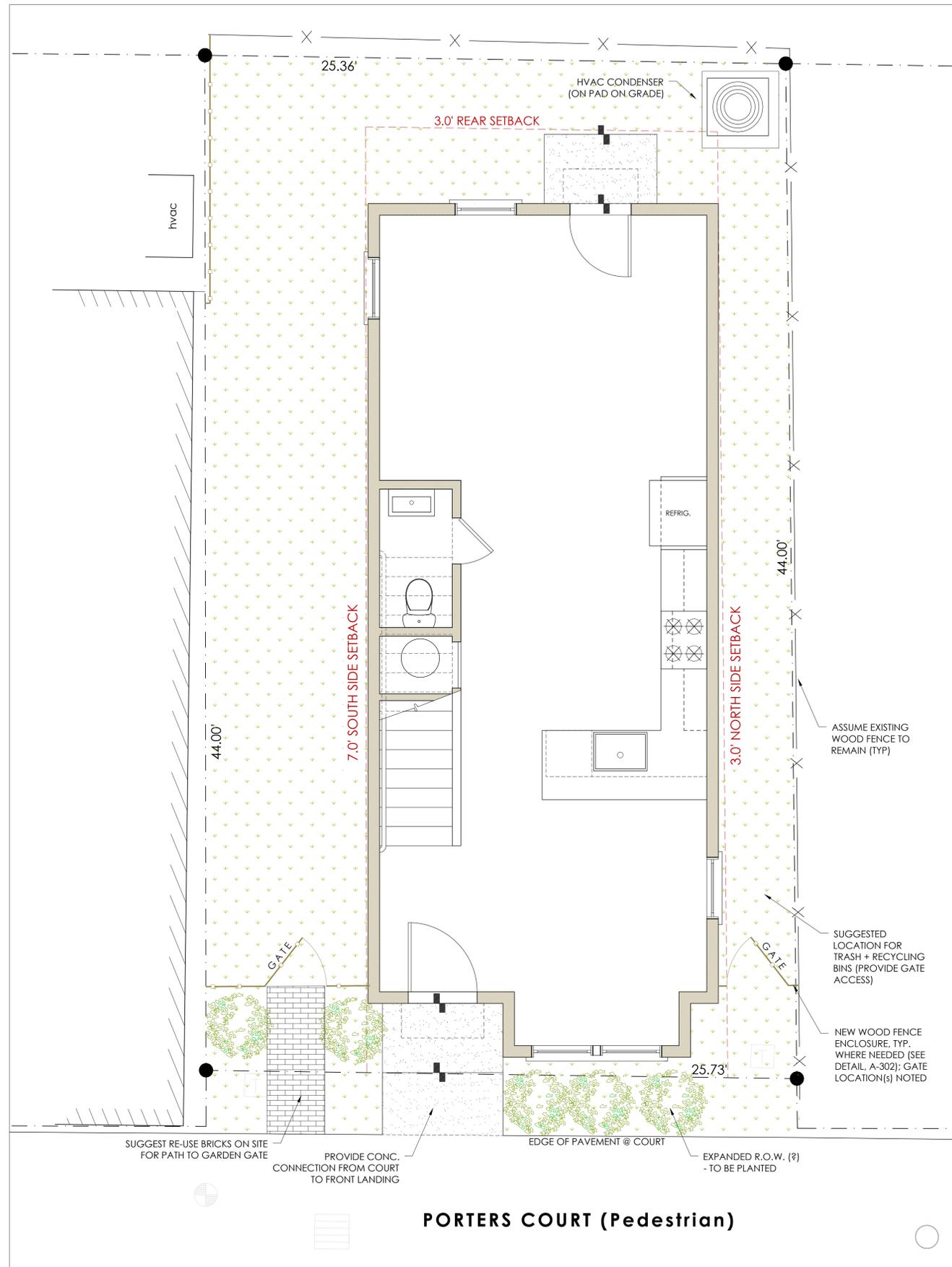
ST. W.
SANBORN MAPS - 1902 (LINCOLN'S COURT NOW HUMPHREY COURT)



ST. W.
SANBORN MAPS - 1944 (LINCOLN'S COURT NOW HUMPHREY COURT)



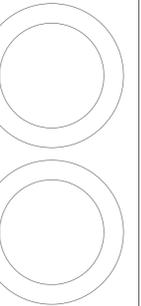
SANBORN MAPS - 1951 (LINCOLN'S COURT NOW HUMPHREY COURT)



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

LOT COVERAGE INFORMATION:

LOT AREA: 1,124 SF
PROPOSED FOOTPRINT: 548 SF
PROPOSED LOT COVERAGE: 49%
ALLOWABLE LOT COVERAGE: 65% (PER ZONING 54-207, SECTION P)



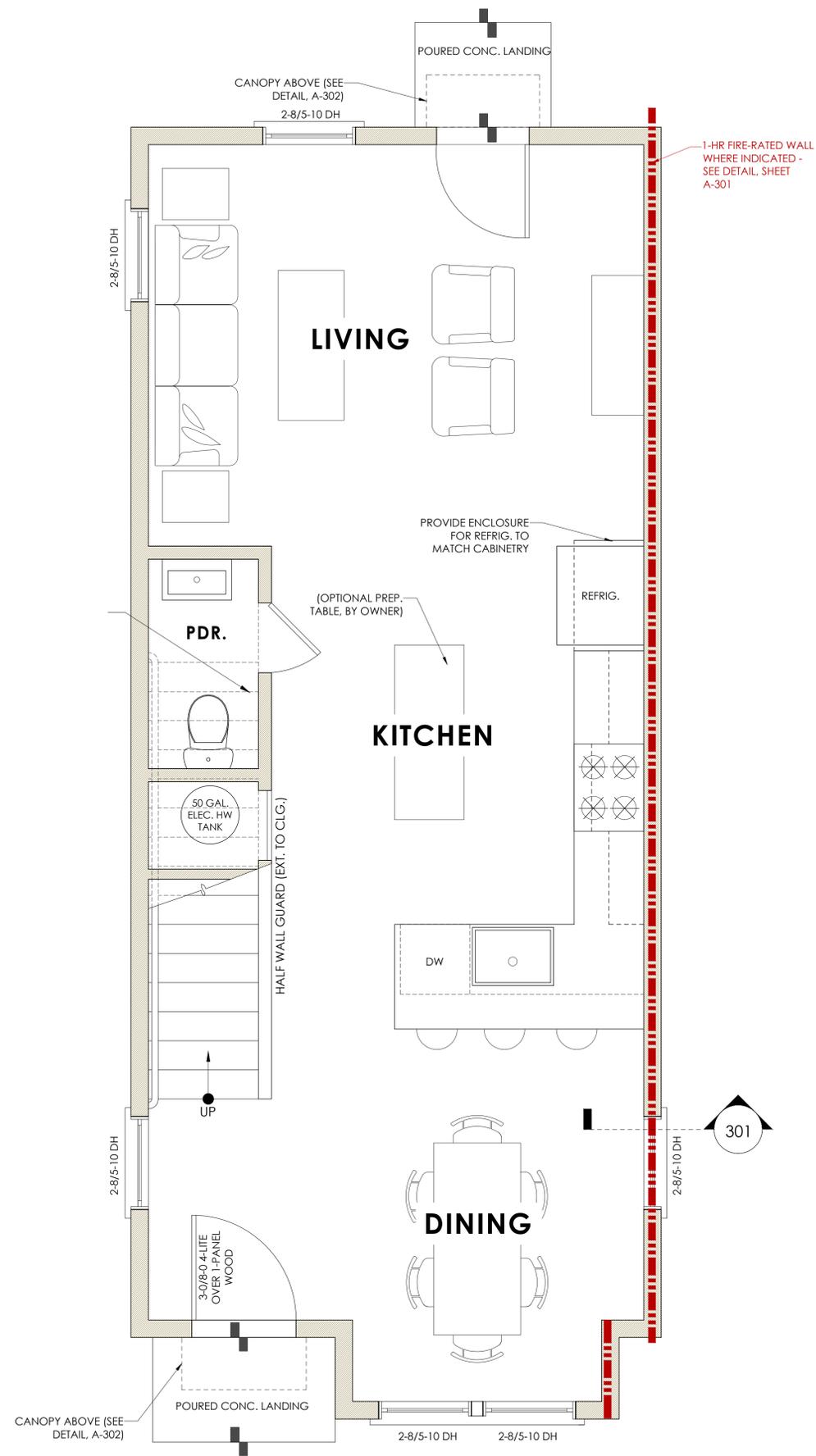
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A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
5 PORTERS COURT
CHARLESTON, SC

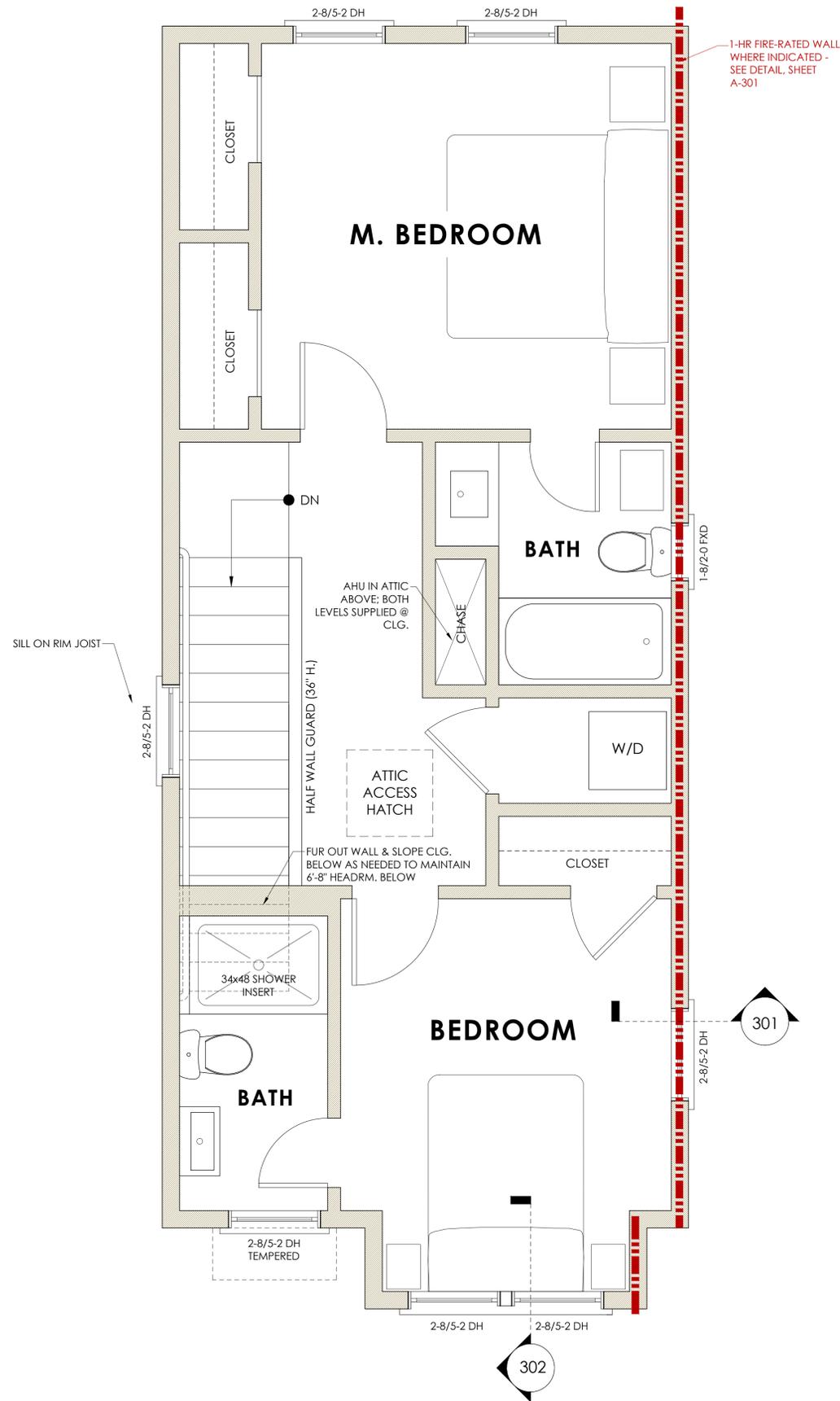
PROJECT NO.: 2020-36
DATE: 21 SEPTEMBER, 2020
DRAWN BY: E.S.L./J.F.M.
CHECKED BY: J.F.M.

SITE PLAN +
SANBORN MAPS

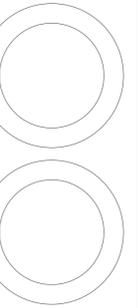
A-003



FIRST FLOOR PLAN
1/2" = 1'-0" (1/4" IF HALF-SIZED)



SECOND FLOOR PLAN
1/2" = 1'-0" (1/4" IF HALF-SIZED)



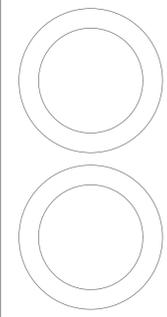
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A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
5 PORTERS COURT
CHARLESTON, SC

PROJECT NO.: 2020-36
DATE: 21 SEPTEMBER, 2020
DRAWN BY: E.S.L./J.F.M.
CHECKED BY: J.F.M.

1st + 2nd
FLOOR PLANS

A-101



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A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
5 PORTERS COURT
CHARLESTON, SC

PROJECT NO.: 2020-36
DATE: 21 SEPTEMBER, 2020
DRAWN BY: E.S.L./J.F.M.
CHECKED BY: J.F.M.

ROOF PLAN +
GENERAL NOTES

A-102

GENERAL NOTES

IT IS THE INTENT OF JULIA F. MARTIN, ARCHITECTS LLC THAT THE REQUIREMENTS OF THE CURRENTLY-ENFORCED INTERNATIONAL RESIDENTIAL CODE (IRC 2018) BE MET IN ALL ASPECTS OF THIS PROJECT.

- MEANS + METHODS: THE ARCHITECT SHALL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION W/ THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES.
- DETAILS PROVIDED ASSUME A REASONABLE LEVEL OF EXPERTISE ON THE PART OF THE CONTRACTOR AND THEIR SELECTED SUBCONTRACTORS. ARCHITECT PRESUMES PRIOR EXPERIENCE WITH SIMILAR PROJECTS IN THE HISTORIC DISTRICT + A FAMILIARITY WITH EXPECTED QUALITY LEVELS AND PROTOCOLS.
- The information contained in these documents is intended to show design intent and related construction details. The Contractor is responsible for applying standard construction detailing and practices, and for ensuring a structurally sound, weatherproof finished product.
- Contractor shall be responsible for securing all required permits and approvals necessary to initiate & complete specified work.
- Contractor shall verify all dimensions and notify Architect immediately of any conditions that do not comply with proposed DESIGN INTENT and associated details.
- Contractor shall resolve any discrepancies or ambiguities with the Owner and/or Architect prior to starting related work.
- Contractor shall notify Owner immediately of any problems / discrepancies due to unforeseen conditions.
- The design adequacy & safety of all temporary supports, bracing & shoring is the sole responsibility of the Contractor.
- Contractor shall ensure that all work is compliant with the applicable currently enforced building codes.
- Contractor shall maintain a neat and orderly construction site at all times and not allow the unnecessary pile-up of construction debris / materials. [Contractor's staging area / dumpster location shall be approved by Owner and/or City authorities prior to commencement of work.]
- Contractor shall verify with Owner all structural, mechanical, electrical, and plumbing conditions requiring Engineer's / Consultant's approval.
- Contractor shall carefully coordinate with Owner and secure approval for locations of all mechanical components, electrical panel, meters, mechanical units, & hot water heaters, as applicable.
- Building shall remain watertight & secure at all times (a.s.a.p.).
- The Architect waives all responsibility & liability for Contractor's failure to follow the associated plans, schedules, & the design they convey, or for problems which arise from Others' failure to obtain / follow the Architect's / Owner's guidance with respect to any inconsistencies, errors, omissions, ambiguities or conflicts which are alleged.

NOTES TO CONTRACTOR:

- Deviations from previously approved submissions, if determined by the B.A.R. staff during or after completion of construction to be a downgrade of the quality of the project and inconsistent with previous approvals, are not approved whether or not noted by staff during its review of these drawings.
- Any modifications to approved drawings required for code compliance or contemplated during construction must be approved by the B.A.R. prior to undertaking the changes.
- Contractor shall coordinate w/Architect re: submittal of exterior light fixture cut sheets (requires B.A.R. approval), IF DIFFERENT FROM DESIGN PRESENTED HERE. All light fixtures to be electric. One uplighting fixture approved per tree (IF APPLICABLE), 20 watt max light.
- Contractor to coordinate w/Architect re: exterior color scheme (REQUIRES B.A.R. APPROVAL).
- Exterior trim boards to be cementitious/smooth, compatible w/siding.
- Contractor to coordinate proposed hardscaping and landscaping w/Architect.
- ALL STUCCO TO BE 3-COAT TRADITIONAL MASONRY STUCCO WITH SMOOTH STEEL TROWEL FINISH UNLESS NOTED OTHERWISE.
- MECHANICAL VENTS (BATHROOM, DRYER, RANGE HOOD, ETC.) SHALL BE LOCATED WHERE INDICATED ON DRAWINGS OR SHALL BE PRESENTED TO AND REVIEWED BY STAFF IF ALTERNATE LOCATIONS ARE DESIRED. VENT COVERS SHALL BE FLUSH (NOT HOODED AND SHALL BE PAINTED TO MATCH ADJACENT BUILDING MATERIAL (e.g. siding) - SEE SPECIFIED TYPE, SHEET A-201.

STRUCTURAL:

- SEE STRUCTURAL ENGINEERING FOR DEFINITIVE SPECIFICATIONS RE: FOUNDATION, FRAMING, WIND/SEISMIC DESIGN, ET.AL. RELATED DETAILS.
- ALL LUMBER USED FOR EXTERIOR APPLICATIONS SHALL BE P.T.: IF EXPOSED (e.g. window sills, entry door canopy), USE #1 GRADE PRE-PRIMED LUMBER, e.g. 'ELITE TREATED'.
- CONTRACTOR TO COORD. APPROPRIATE TERMITE TREATMENT AROUND ENTIRE PERIMETER OF BUILDING.

MECHANICAL/PLUMBING/ELECTRICAL:

- CONDENSER UNIT TO BE LOCATED @ REAR YARD (SEE PLANS). AIR HANDLER IN ATTIC. DUCTWORK SHALL RUN THROUGH OPEN-WEB FLOOR TRUSSES @ 2ND FLOOR, AND THROUGH ATTIC - TYP. (NOTE: MECHANICAL CONTRACTOR TO DETERMINE OPTIMAL CONFIGURATION - ANY CHANGES TO THE PROPOSED ARCHITECTURAL DESIGN SHALL BE CLEARED WITH ARCH. PRIOR TO IMPLEMENTATION.)
- LOCATION OF RETURN VENTS T.B.D.
- SEAL BETWEEN VENT GRILLES & DRYWALL/WOOD FLOORING.
- ADEQUATE MECHANICALLY-CONTROLLED FRESH AIR INTAKE SHALL BE PROVIDED BY MECH. DESIGNER.
- PROVIDE CODE-REQUIRED RETURN AIR FLOW (e.g. 'hopper') @ EACH BEDROOM.
- PUMBING FIXTURES:
 - KITCHEN SINK: AMERICAN STANDARD (OR EQ). STAINLESS STEEL DOUBLE BOWL w/ 1/2 HP DISPOSAL
 - ONE PIECE FIBERGLASS TUB/SHOWER UNITS WITH SUPPORT HANDRAIL & OVERHEAD LIGHT/FAN (MINIMUM 80 CFM BATHROOM FANS W/ FAN TIMERS).
 - POWDER ROOM SINK: RECTANGULAR WALL-MT. (VERIFY MODEL w/ARCHITECT)
 - PROVIDE EXTERIOR WATER SPIGOT @ SOUTH SIDE (SEE PROPOSED LOCATION, E-101).

WINDOWS/DOORS:

- SPECIFIED WINDOWS: PLY-GEM ALUMINUM-CLAD WOOD, SINGLE HUNG (SEE PLAN FOR SIZES). 7/8" SDL WITH SPACER BAR, IMPACT RATED, INSULATED GLASS UNIT, U=0.35, 'EVERGREEN' (pending b.a.r. approval of exterior color scheme - coord. w/architect)
- PROPOSED BEDROOM WINDOWS SHALL MEET CURRENT EGRESS REQUIREMENTS
- EXTERIOR DOORS - 4-LITE OVER 1-PANEL SOLID WOOD (PAINTED), ROGUE VALLEY OR EQ. (FIBERGLASS OPTION @ REAR IF NOT VISIBLE)
- HURRICANE PROTECTION SHALL BE PROVIDED (VERIFY TYPE - ANY PERMANENT ATTACHMENT MECHANISMS TO BE RECESSED IN TRIM + CAPPED: SUBJECT TO B.A.R. REVIEW/APPROVAL).
- SOLID CORE MDF INTERIOR DOORS AT BATHROOM AND BEDROOM ENTRY DOORS - 2-PANEL 'SHAKER' STYLE.
- HOLLOW CORE DOORS ACCEPTABLE AT CLOSETS.
- EXTERIOR DOOR HARDWARE: SIMPLE ROUND PASSAGE KNOB + SEPARATE MATCHING DEADBOLT, OIL-RUBBED BRONZE FINISH

EXTERIOR MATERIALS:

- SIDING: 5/16" SMOOTH FINISH CEMENT-BOARD LAP SIDING (E.G. TYPICAL HARDI-PLANK). 4" EXPOSURE
- TRIM: 5/4 (SMOOTH) CEMENT-BOARD TRIM, U.N.O.
 - WINDOW SILLS TO BE BORAL OR WOOD, CUSTOM OR PRE-MILLED TO TRADITIONAL PROFILE/DIMENSIONS - SEE DETAIL SHEET A-301).
- ROOFING: ARCHITECTURAL SHINGLE - E.G. CERTAINTEE XT 30 IR (COLOR: MOIRE BLACK), OR EQ.

PAINT (EXTERIOR): ARCH. TO SUBMIT EXTERIOR COLOR SCHEDULE TO B.A.R. STAFF FOR REVIEW + APPROVAL..

APPLIANCES: ALL APPLIANCES MUST BE ENERGY STAR RATED.

INTERIOR PARTITIONS SHALL BE 2x SYP WOOD STUDS WITH MIN 1/2" GYPSUM WALL BOARD EACH SIDE, WITH SMOOTH TAPED AND PAINTED FINISH (PRIMED + 2 FINISH COATS). NOTE: SEE STRUCTURAL ENGINEERING FOR STUD WIDTHS, AND SEE A-301 FOR RATED ASSEMBLY @ EAST EXTERIOR WALL.

PAINT (INTERIOR): LOW- OR NO-V.O.C. LATEX PAINT.

- TYP. INT. WALL PAINT: 'CHARLESTON WHITE' (DCR100) SATIN OR EGGSHELL
- TYP. INT. CEILING PAINT: 'CHARLESTON WHITE' FLAT
- TYP. INT. TRIM PAINT: 'CHARLESTON WHITE' SEMI-GLOSS
- BATHROOMS: WALL COLOR = 'ELIZA LUCAS' (DCR07)

FLOORING:

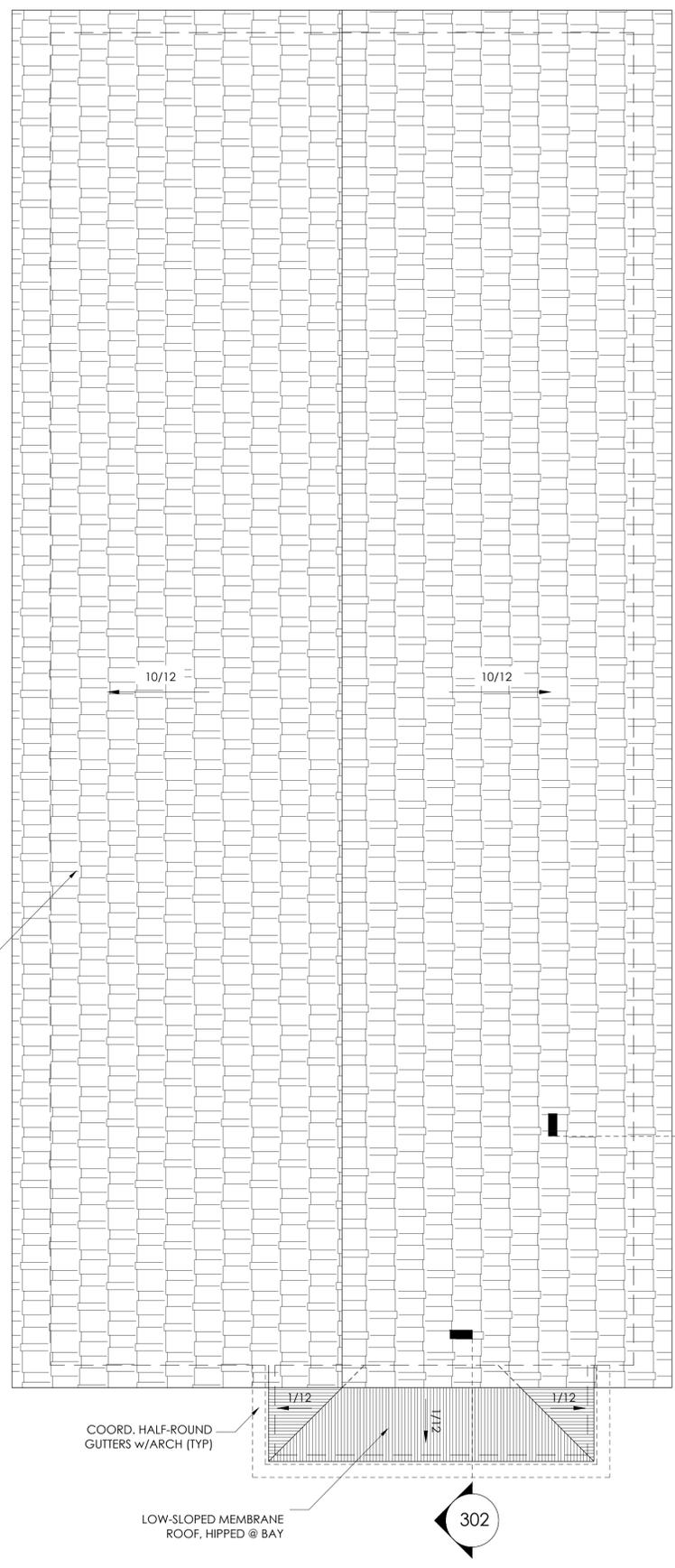
- FIRST FLOOR: SEAL CONCRETE SLAB
- STAIRS: LVP (W/PRE-FABRICATED NOSINGS)
- SECOND FLOOR: LVP TYP.

LIGHTING FIXTURES: **SEE SELECTIONS, E-101** & CONFIRM PLACEMENT w/ARCHITECT. CONFIRM ANY SUBSTITUTIONS w/ARCH.

INTERIOR TRIM: 1X4 PICTURE FRAME + SILL & APRON BOARD @ WINDOWS; 1X6 BASE TRIM; NO CROWN MOLDING

CABINETS AND COUNTERTOPS: MEDIUM GRADE DURABLE CABINERY, **WHITE**, MATTE CHROME OR NICKEL HARDWARE AT CABINET DOORS AND DRAWERS, SOLID COLOR (**GRAY**) LAMINATE COUNTERTOPS WITH INTEGRATED BACKSPASH. CULTURED MARBLE BATHROOM SINKS (**WHITE**).

CLOSETS: WHITE WIRE CLOSET SHELVING AT PANTRY AND CLOSETS.



ARCHITECTURAL SHINGLE ROOF, PER MANUF. SPEC.S

COORD. HALF-ROUND GUTTERS w/ARCH (TYP)

LOW-SLOPED MEMBRANE ROOF, HIPPED @ BAY

ROOF PLAN
1/2" = 1'-0" (1/4" IF HALF-SIZED)



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A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
5 PORTERS COURT
CHARLESTON, SC

PROJECT NO.: 2020-36
DATE: 21 SEPTEMBER, 2020
DRAWN BY: E.S.L./J.F.M.
CHECKED BY: J.F.M.

STREETSCAPE STUDIES

A-202



EXISTING STREETSCAPE (WEST SIDE)

5/32" = 1'-0" (5/64" IF HALF-SIZED)



PROPOSED STREETSCAPE (WEST SIDE)

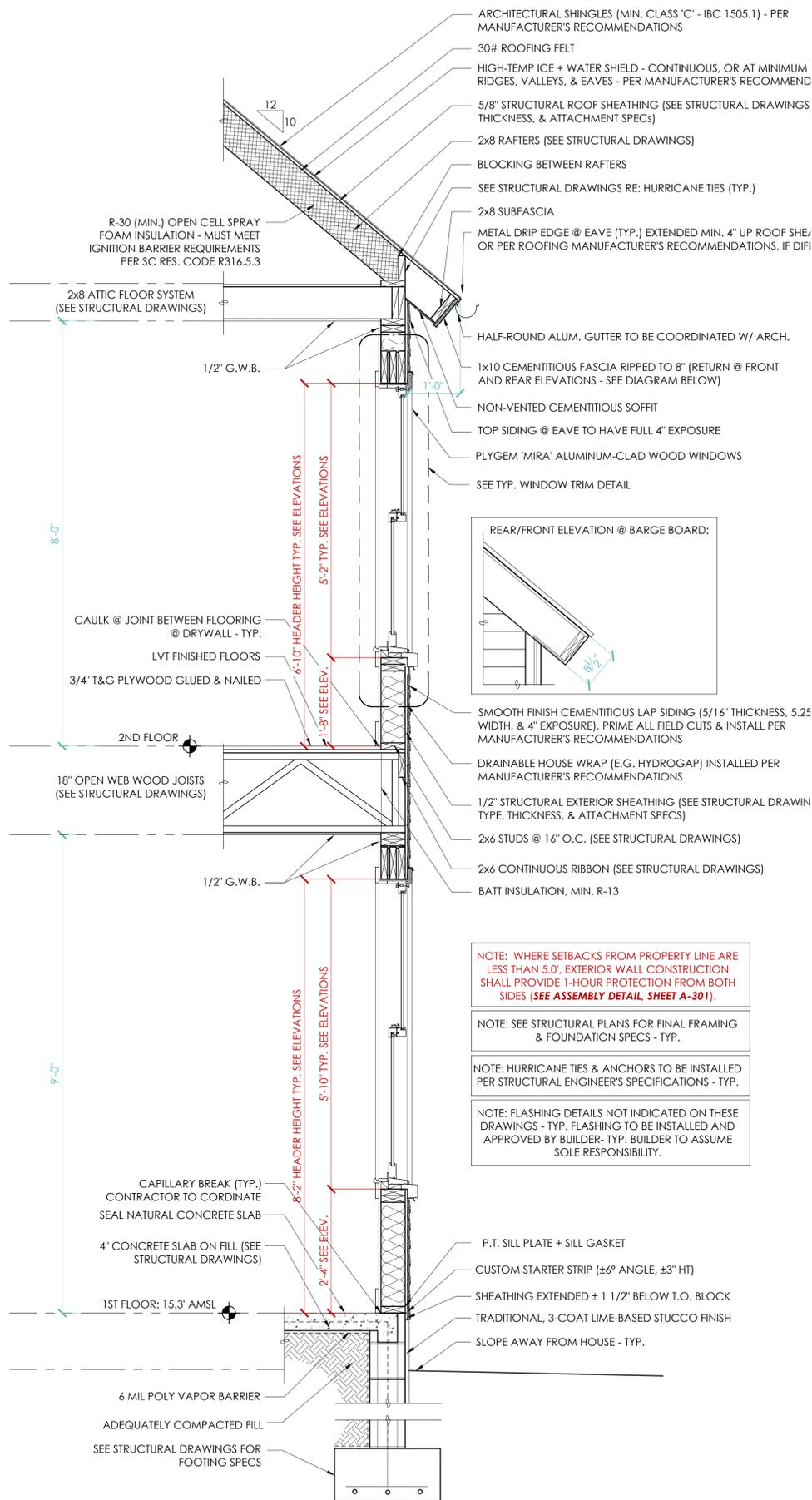
5/32" = 1'-0" (5/64" IF HALF-SIZED)



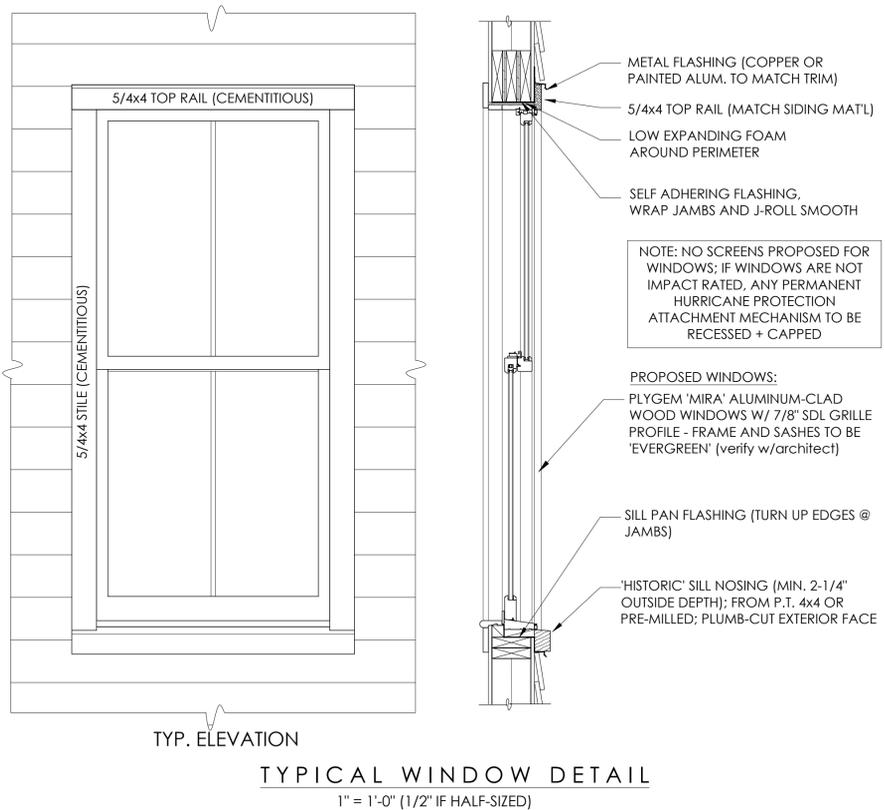
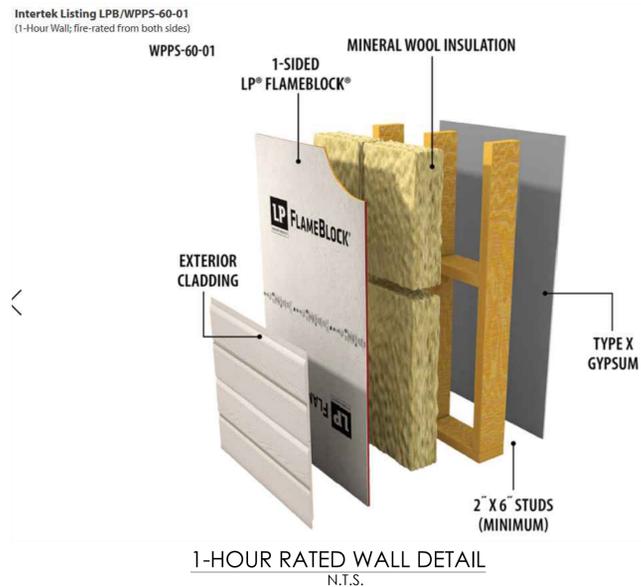
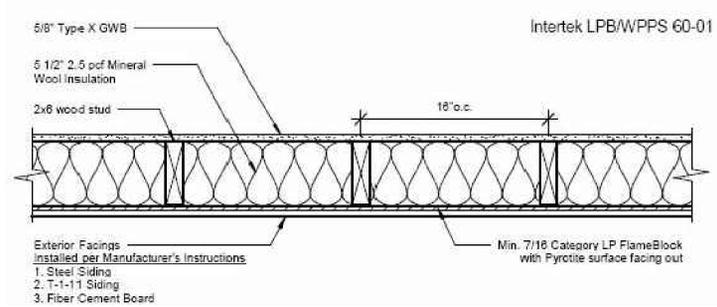
(#14 - SEE SEPARATE APPLICATION)

PROPOSED STREETSCAPE (EAST SIDE)

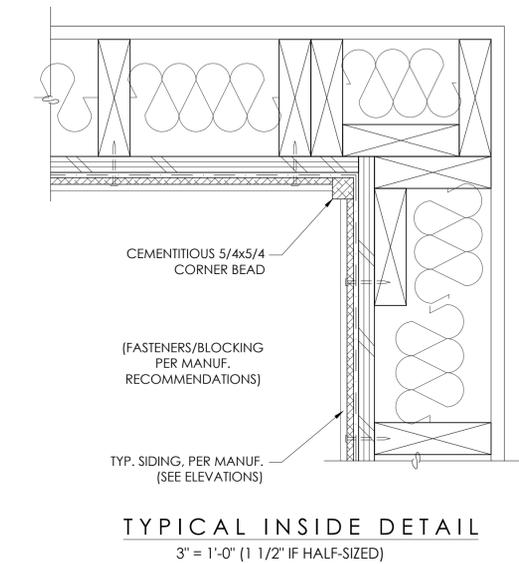
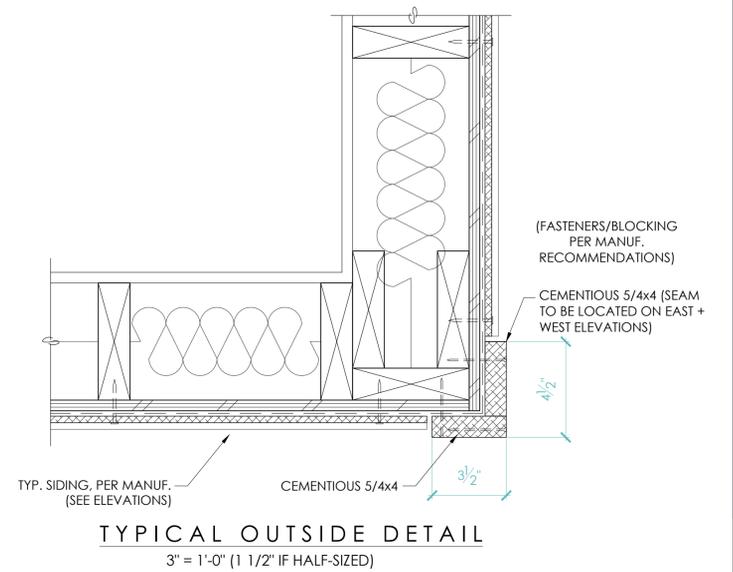
5/32" = 1'-0" (5/64" IF HALF-SIZED)

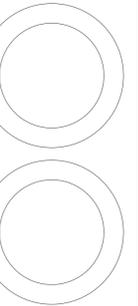


TYPICAL WALL SECTION
3/4" = 1'-0" (3/8" IF HALF-SIZED)

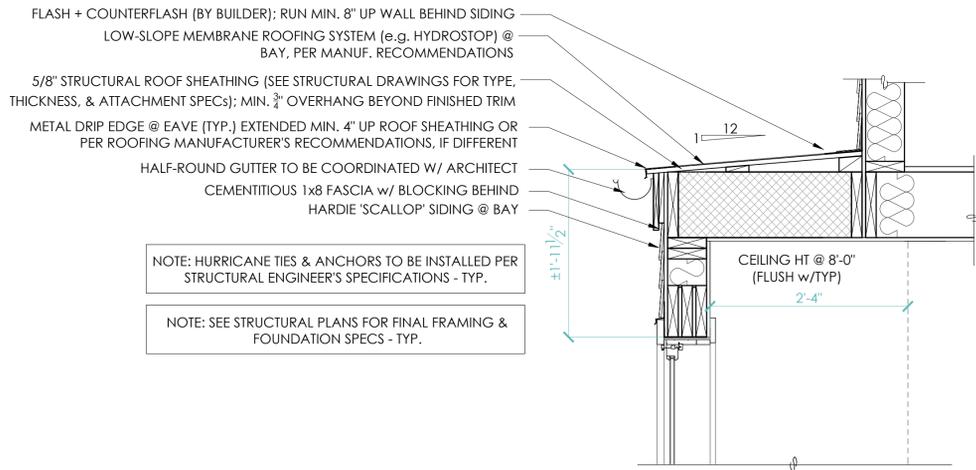


TYPICAL WINDOW DETAIL
1" = 1'-0" (1/2" IF HALF-SIZED)

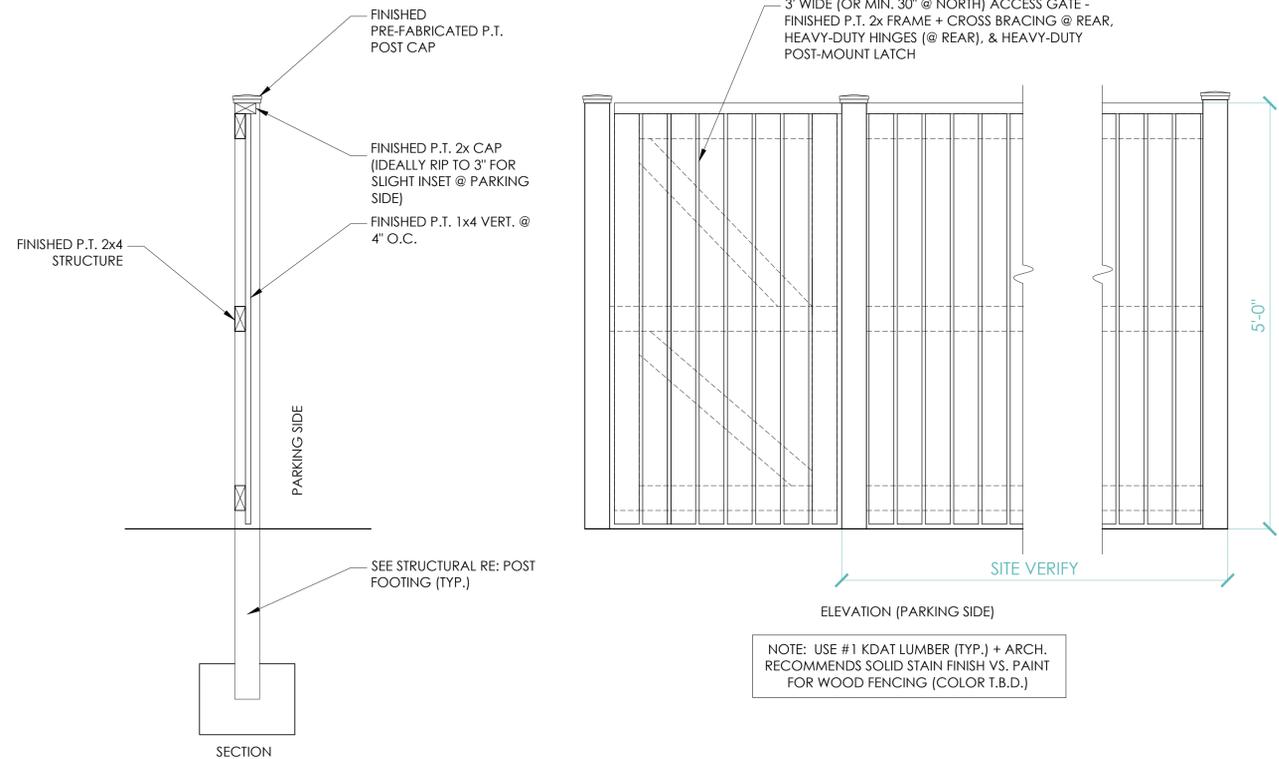




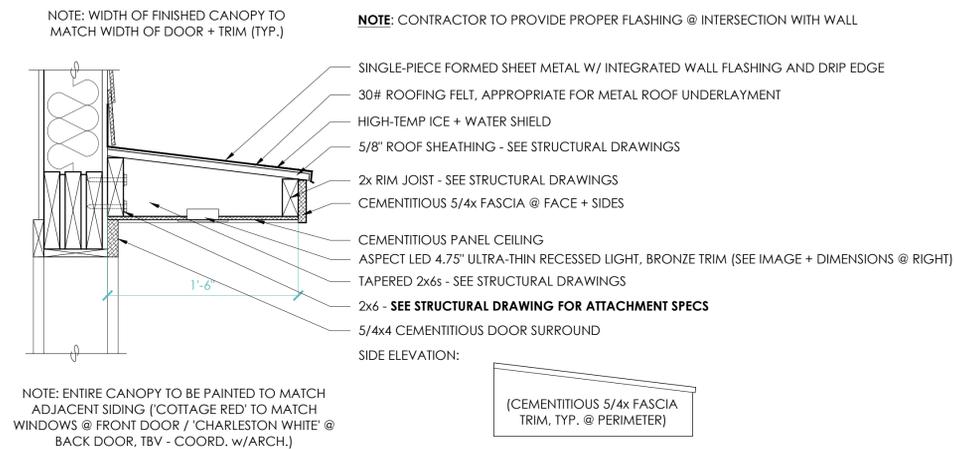
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DETAIL: ROOF OF BAY VOLUME
1" = 1'-0" (1/2" IF HALF-SIZED)



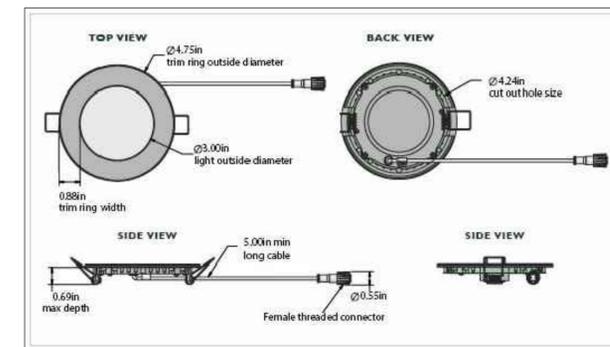
TYPICAL FENCE DETAIL
1" = 1'-0" (1/2" IF HALF-SIZED)



DOOR CANOPY
1 1/2" = 1'-0" (3/4" IF HALF-SIZED)



BRONZE TRIM @ FRONT DOOR, WHITE TRIM @ BACK DOOR



RECESSED LIGHT @ CANOPY

Agenda Item #16

14 PORTERS COURT
TMS # 460-08-01-137

Request final approval for new construction of *affordable* single-family residence on vacant lot.

New Construction / (Elliottborough-Cannonborough) / Old City District

Agenda Item #16

Applicant's Presentation



ADJACENT NEIGHBORS TO THE SOUTH



PORTERS COURT (View from North End @ Humphrey Ct)



NEIGHBOR OPPOSITE THIS PARCEL (No.13)



No. 14 PORTERS COURT (Vacant Parcel)



AERIAL VIEW

A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
14 PORTERS COURT
 CHARLESTON, SOUTH CAROLINA

TMS #: 460-08-01-137
 ZONING DISTRICT: DR-2F (OLD CITY HEIGHTS DISTRICT 2.5-3)
 GOVERNING CODE: IRC 2018
 FLOOD ZONE: X

OWNER/DEVELOPER
 CITY OF CHARLESTON, Housing & Community Development

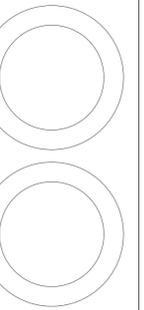
SQUARE FOOTAGE:
 FIRST FLOOR: 483 SQ FT
 SECOND FLOOR: 483 SQ FT
 TOTAL: 966 SQ FT

DRAWING SCHEDULE:
 A-001 TITLE + DRAWING SCHEDULE
 A-002 SURVEY
 A-003 SITE PLAN AND SANBORN MAPS
 A-101 1st & 2nd FLOOR PLANS
 A-102 ROOF PLAN + GENERAL NOTES
 A-201 EXTERIOR ELEVATIONS
 A-202 STREETSCAPE STUDIES
 A-301 DETAILS
 A-302 DETAILS

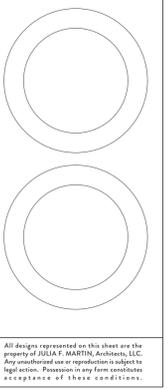
THIS DESIGN RECEIVED A SPECIAL EXCEPTION (FOR 'LOT OF INSUFFICIENT SIZE') FROM THE B.Z.A.(Z) ON 15 SEPT. AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE ZONING ORDINANCE.



ZONING MAP EXCERPT



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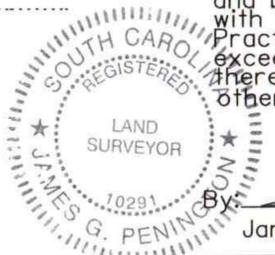
SURVEY NOTES

1. Reference Tax Map Number 460-08-01-137
2. Reference Deed Book J370 Page 518
3. Property Owner: City of Charleston
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
5. This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge, said lot is located in Flood Zone X. Ref. Map No. 45019C0512 J dated 11-17-2004. It is the responsibility of the owner and/or builder to verify the flood zone with the governing municipality prior to design and construction.
6. Area: 0.025 Acre 1086 Sq. Ft.

**BOUNDARY SURVEY
 14 PORTERS COURT
 LOCATED
 CITY OF CHARLESTON
 CHARLESTON COUNTY, SOUTH CAROLINA**

SURVEYOR'S STATEMENT

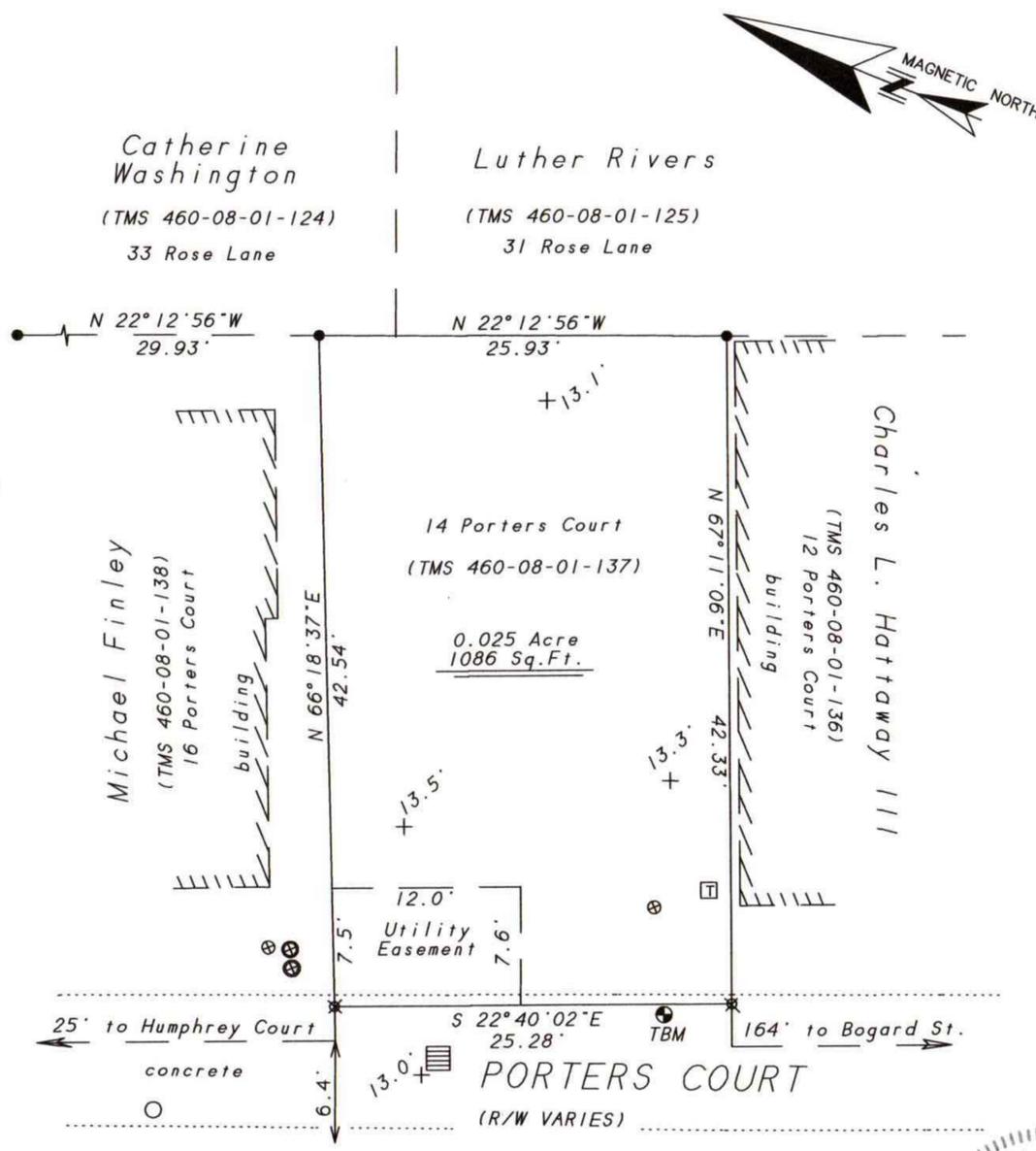
I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.



By: *[Signature]* Date: 4/18/20
 James G. Pennington, P.L.S. No. 10291

LEGEND

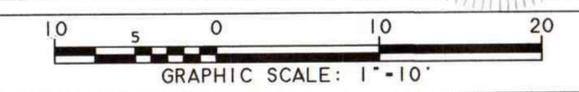
- ✕ "X" mark in concrete
- 5/8" Iron Rod Old
- ▤ Storm Drain
- ⊕ Water meter
- ⊗ Sewer Cleanout
- Sewer Manhole
- Telephone Pedestal
- +13.0' Ground Elevation
- ⊙ TBM Temporary Benchmark
Mag. Nail in concrete
Elevation: 13.06' NGVD29



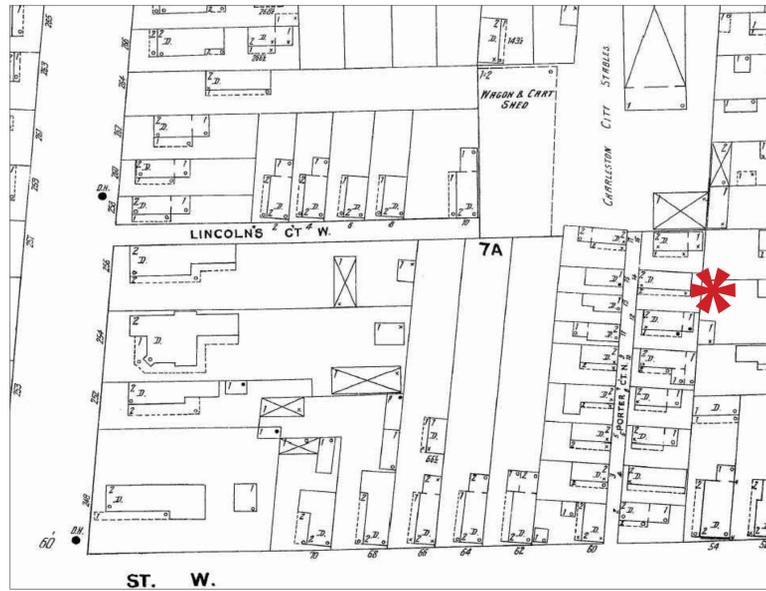
2065 SAVANNAH HIGHWAY
 SUITE 2
 CHARLESTON, SC 29407
 PHONE (843) 571-5191
 EMAIL: plsoffice @ palmettols.com

PREPARED EXCLUSIVELY FOR:
 City of Charleston

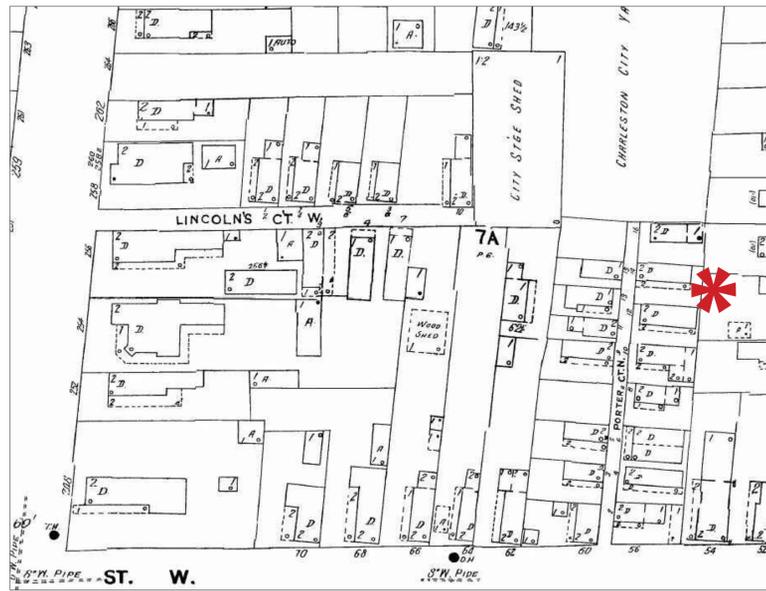
NO.	REVISION DESCRIPTION:	DATE:	BY:



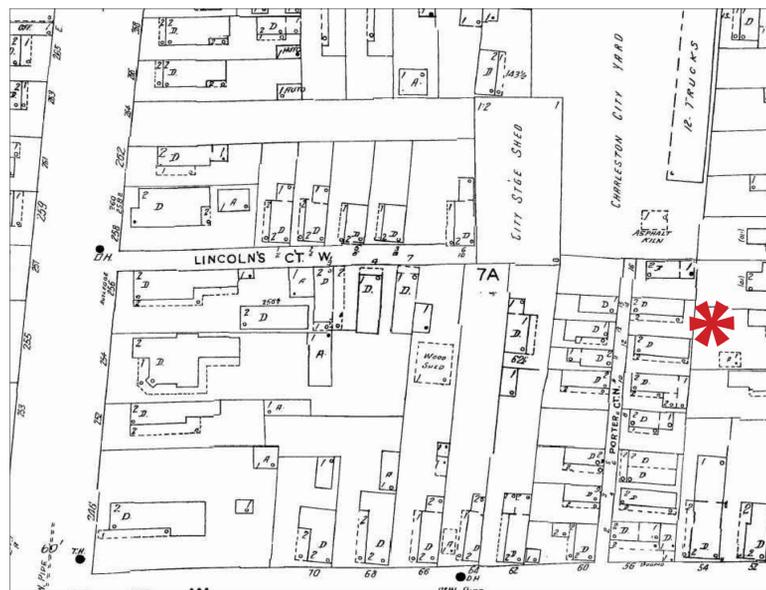
FIELD SURVEY DATE: 9 April 2020	FIELD SURVEY BY: DG/CMcD	CLIENT PROJECT NO.: 9286/87	1 OF 1 SHEET
DRAWING DATE: 18 April 2020	DRAWN BY: JGP	DRAWING NO.: 9287	



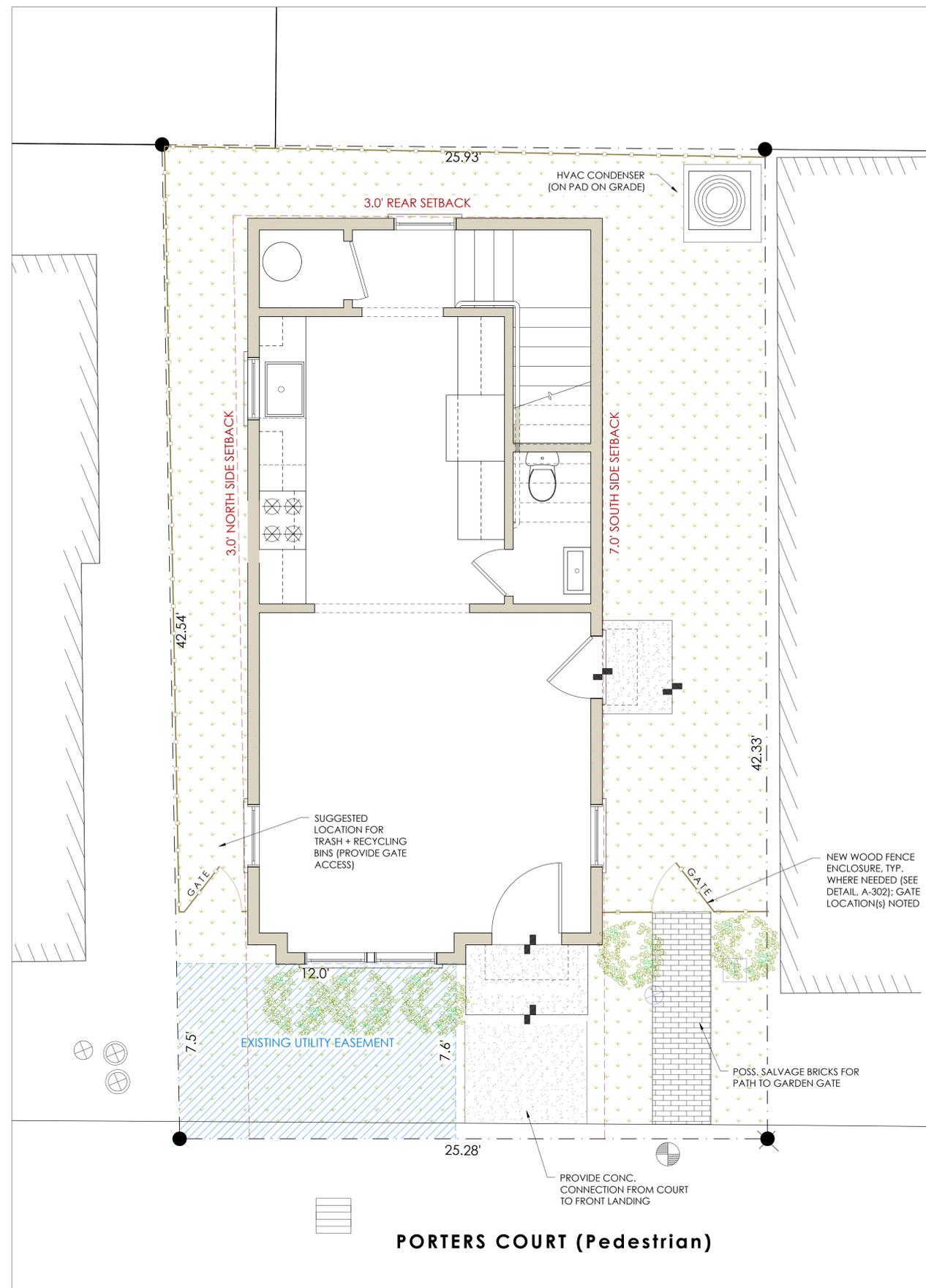
ST. W.
SANBORN MAPS - 1902 (LINCOLN'S COURT NOW HUMPHREY COURT)



ST. W.
SANBORN MAPS - 1944 (LINCOLN'S COURT NOW HUMPHREY COURT)



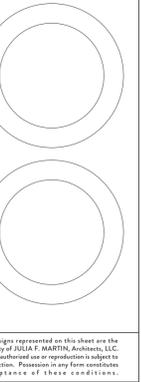
SANBORN MAPS - 1951 (LINCOLN'S COURT NOW HUMPHREY COURT)



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

LOT COVERAGE INFORMATION:

LOT AREA: 1,086 SF
 PROPOSED FOOTPRINT: 483 SF
 PROPOSED LOT COVERAGE: 44%
 ALLOWABLE LOT COVERAGE: 65% (PER ZONING 54-207, SECTION P)



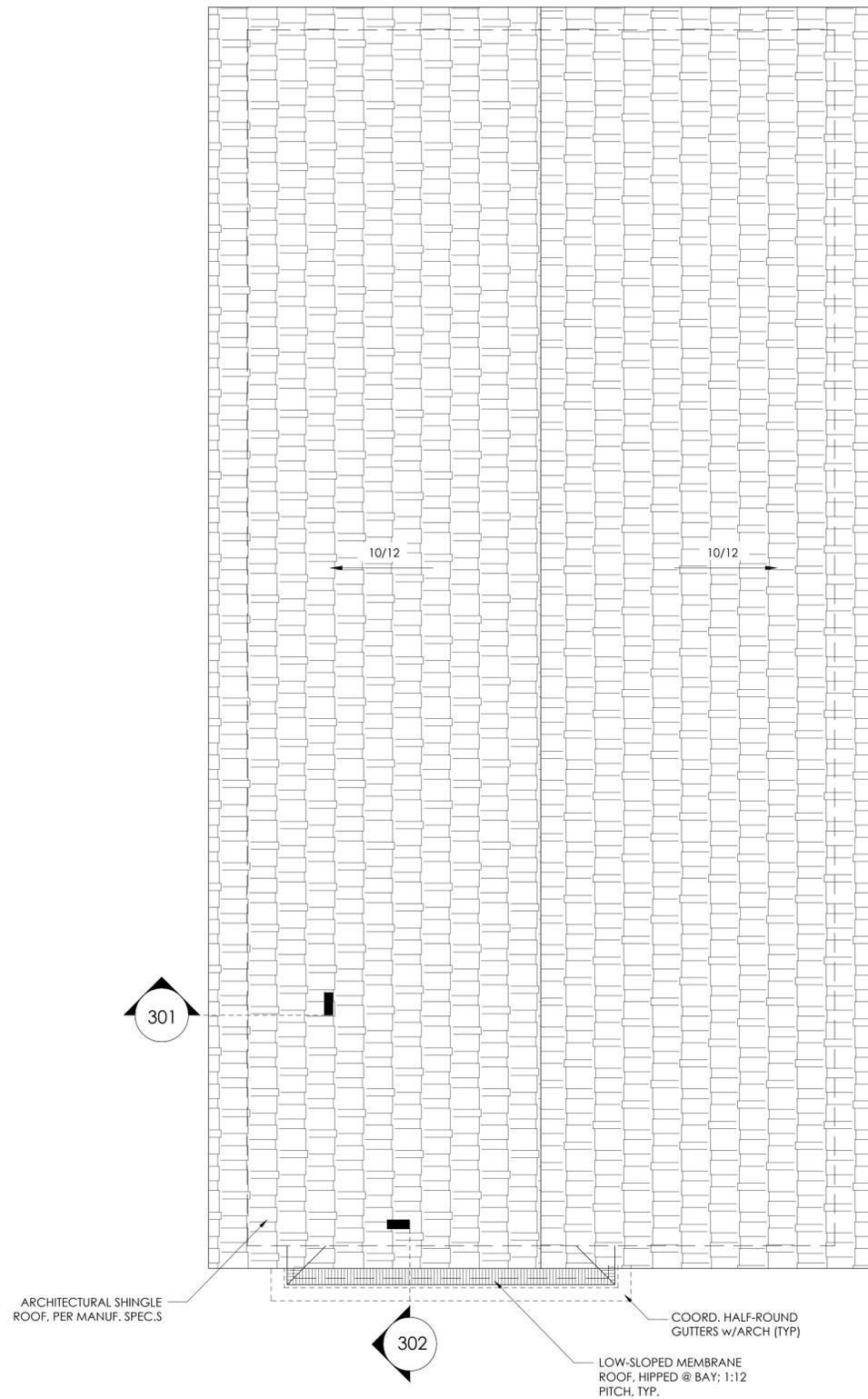
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A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
14 PORTERS COURT
 CHARLESTON, SC

PROJECT NO.: 2020-36
 DATE: 21 SEPTEMBER, 2020
 DRAWN BY: E.S.L./J.F.M.
 CHECKED BY: J.F.M.

SITE PLAN +
 SANBORN MAPS

A-003



ROOF PLAN
1/2" = 1'-0" (1/4" IF HALF-SIZED)

GENERAL NOTES

IT IS THE INTENT OF JULIA F. MARTIN, ARCHITECTS LLC THAT THE REQUIREMENTS OF THE CURRENTLY-ENFORCED INTERNATIONAL RESIDENTIAL CODE (IRC 2018) BE MET IN ALL ASPECTS OF THIS PROJECT.

- MEANS + METHODS: THE ARCHITECT SHALL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION W/ THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES.
- DETAILS PROVIDED ASSUME A REASONABLE LEVEL OF EXPERTISE ON THE PART OF THE CONTRACTOR AND THEIR SELECTED SUBCONTRACTORS. ARCHITECT PRESUMES PRIOR EXPERIENCE WITH SIMILAR PROJECTS IN THE HISTORIC DISTRICT + A FAMILIARITY WITH EXPECTED QUALITY LEVELS AND PROTOCOLS.
- The information contained in these documents is intended to show design intent and related construction details. The Contractor is responsible for applying standard construction detailing and practices, and for ensuring a structurally sound, weatherproof finished product.
- Contractor shall be responsible for securing all required permits and approvals necessary to initiate & complete specified work.
- Contractor shall verify all dimensions and notify Architect immediately of any conditions that do not comply with proposed DESIGN INTENT and associated details.
- Contractor shall resolve any discrepancies or ambiguities with the Owner and/or Architect prior to starting related work.
- Contractor shall notify Owner immediately of any problems / discrepancies due to unforeseen conditions.
- The design adequacy & safety of all temporary supports, bracing & shoring is the sole responsibility of the Contractor.
- Contractor shall ensure that all work is compliant with the applicable currently enforced building codes.
- Contractor shall maintain a neat and orderly construction site at all times and not allow the unnecessary pile-up of construction debris / materials. [Contractor's staging area / dumpster location shall be approved by Owner and/or City authorities prior to commencement of work.]
- Contractor shall verify with Owner all structural, mechanical, electrical, and plumbing conditions requiring Engineer's / Consultant's approval.
- Contractor shall carefully coordinate with Owner and secure approval for locations of all mechanical components, electrical panel, meters, mechanical units, & hot water heaters, as applicable.
- Building shall remain watertight & secure at all times (a.s.a.p.).
- The Architect waives all responsibility & liability for Contractor's failure to follow the associated plans, schedules, & the design they convey, or for problems which arise from Others' failure to obtain / follow the Architect's / Owner's guidance with respect to any inconsistencies, errors, omissions, ambiguities or conflicts which are alleged.

NOTES TO CONTRACTOR:

- Deviations from previously approved submissions, if determined by the B.A.R. staff during or after completion of construction to be a downgrade of the quality of the project and inconsistent with previous approvals, are not approved whether or not noted by staff during its review of these drawings.
- Any modifications to approved drawings required for code compliance or contemplated during construction must be approved by the B.A.R. prior to undertaking the changes.
- Contractor shall coordinate w/Architect re: submittal of exterior light fixture cut sheets (requires B.A.R. approval), IF DIFFERENT FROM DESIGN PRESENTED HERE. All light fixtures to be electric. One uplighting fixture approved per tree (IF APPLICABLE), 20 watt max light.
- Contractor to coordinate w/Architect re: exterior color scheme (REQUIRES B.A.R. APPROVAL).
- Exterior trim boards to be cementitious/smooth, compatible w/siding.
- Contractor to coordinate proposed hardscaping and landscaping w/Architect.
- ALL STUCCO TO BE 3-COAT TRADITIONAL MASONRY STUCCO WITH SMOOTH STEEL TROWEL FINISH UNLESS NOTED OTHERWISE.
- MECHANICAL VENTS (BATHROOM, DRYER, RANGE HOOD, ETC.) SHALL BE LOCATED WHERE INDICATED ON DRAWINGS OR SHALL BE PRESENTED TO AND REVIEWED BY STAFF IF ALTERNATE LOCATIONS ARE DESIRED. VENT COVERS SHALL BE FLUSH (NOT HOODED AND SHALL BE PAINTED TO MATCH ADJACENT BUILDING MATERIAL (e.g. siding) - SEE SPECIFIED TYPE, SHEET A-201.

STRUCTURAL:

- SEE STRUCTURAL ENGINEERING FOR DEFINITIVE SPECIFICATIONS RE: FOUNDATION, FRAMING, WIND/SEISMIC DESIGN, ET.AL. RELATED DETAILS.
- ALL LUMBER USED FOR EXTERIOR APPLICATIONS SHALL BE P.T.: IF EXPOSED (e.g. window sills, entry door canopy), USE #1 GRADE PRE-PRIMED LUMBER, e.g. 'ELITE TREATED'.
- CONTRACTOR TO COORD. APPROPRIATE TERMITE TREATMENT AROUND ENTIRE PERIMETER OF BUILDING.

MECHANICAL/PLUMBING/ELECTRICAL:

- CONDENSER UNIT TO BE LOCATED @ REAR YARD (SEE PLANS). AIR HANDLER IN ATTIC. DUCTWORK SHALL RUN THROUGH OPEN-WEB FLOOR TRUSSES @ 2ND FLOOR, AND THROUGH ATTIC - TYP. (NOTE: MECHANICAL CONTRACTOR TO DETERMINE OPTIMAL CONFIGURATION - ANY CHANGES TO THE PROPOSED ARCHITECTURAL DESIGN SHALL BE CLEARED WITH ARCH. PRIOR TO IMPLEMENTATION.)
- LOCATION OF RETURN VENTS T.B.D.
- SEAL BETWEEN VENT GRILLES & DRYWALL/WOOD FLOORING.
- ADEQUATE MECHANICALLY-CONTROLLED FRESH AIR INTAKE SHALL BE PROVIDED BY MECH. DESIGNER.
- PROVIDE CODE-REQUIRED RETURN AIR FLOW (e.g. 'hopper') @ EACH BEDROOM.
- PUMBING FIXTURES:
 - KITCHEN SINK: AMERICAN STANDARD (OR EQ). STAINLESS STEEL DOUBLE BOWL w/ 1/2 HP DISPOSAL
 - ONE PIECE FIBERGLASS TUB/SHOWER UNIT WITH SUPPORT HANDRAIL & OVERHEAD LIGHT/FAN (MINIMUM 80 CFM BATHROOM FANS W/ FAN TIMERS).
 - POWDER ROOM SINK: RECTANGULAR WALL-MT. (VERIFY MODEL w/ARCHITECT)
 - PROVIDE EXTERIOR WATER SPIGOT @ SOUTH SIDE (SEE PROPOSED LOCATION, E-101).

WINDOWS/DOORS:

- SPECIFIED WINDOWS: PLY-GEM ALUMINUM-CLAD WOOD, SINGLE HUNG (SEE PLAN FOR SIZES). 7/8" SDL WITH SPACER BAR, IMPACT RATED, INSULATED GLASS MIN. U=0.35, 'EVERGREEN' (pending b.a.r. approval of exterior color scheme - coord. w/architect)
- PROPOSED BEDROOM WINDOWS SHALL MEET CURRENT EGRESS REQUIREMENTS
- EXTERIOR DOORS - 4-LITE OVER 1-PANEL SOLID WOOD (PAINTED), ROGUE VALLEY OR EQ. (FIBERGLASS OPTION @ REAR IF NOT VISIBLE) HURRICANE PROTECTION SHALL BE PROVIDED (VERIFY TYPE - ANY PERMANENT ATTACHMENT MECHANISMS TO BE RECESSED IN TRIM + CAPPED: SUBJECT TO B.A.R. REVIEW/APPROVAL).
- SOLID CORE MDF INTERIOR DOORS AT BATHROOM AND BEDROOM ENTRY DOORS - 2-PANEL 'SHAKER' STYLE.
- HOLLOW CORE DOORS ACCEPTABLE AT CLOSETS.
- EXTERIOR DOOR HARDWARE: SIMPLE ROUND PASSAGE KNOB + SEPARATE MATCHING DEADBOLT, OIL-RUBBED BRONZE FINISH

EXTERIOR MATERIALS:

- SIDING: 5/16" SMOOTH FINISH CEMENT-BOARD LAP SIDING (E.G. TYPICAL HARDI-PLANK). 4" EXPOSURE
- TRIM: 5/4 (SMOOTH) CEMENT-BOARD TRIM, U.N.O.
 - WINDOW SILLS TO BE BORAL OR WOOD, CUSTOM OR PRE-MILLED TO TRADITIONAL PROFILE/DIMENSIONS - SEE DETAIL SHEET A-301).
- ROOFING: ARCHITECTURAL SHINGLE - E.G. CERTAINTED XT 30 IR (COLOR: MOIRE BLACK), OR EQ.

PAINT (EXTERIOR): ARCH. TO SUBMIT EXTERIOR COLOR SCHEDULE TO B.A.R. STAFF FOR REVIEW + APPROVAL..

APPLIANCES: ALL APPLIANCES MUST BE ENERGY STAR RATED.

INTERIOR PARTITIONS SHALL BE 2x SYP WOOD STUDS WITH MIN 1/2" GYPSUM WALL BOARD EACH SIDE, WITH SMOOTH TAPED AND PAINTED FINISH (PRIMED + 2 FINISH COATS). NOTE: SEE STRUCTURAL ENGINEERING FOR STUD WIDTHS, AND SEE A-301 FOR RATED ASSEMBLY @ EAST EXTERIOR WALL.

PAINT (INTERIOR): LOW- OR NO-V.O.C. LATEX PAINT.

- TYP. INT. WALL PAINT: 'CHARLESTON WHITE' (DCR100) SATIN OR EGGSHELL
- TYP. INT. CEILING PAINT: 'CHARLESTON WHITE' FLAT
- TYP. INT. TRIM PAINT: 'CHARLESTON WHITE' SEMI-GLOSS
- BATHROOMS: WALL COLOR = 'ELIZA LUCAS' (DCR07)

FLOORING:

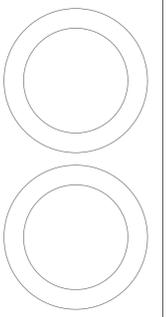
- FIRST FLOOR: SEAL CONCRETE SLAB
- STAIRS: LVP (W/PRE-FABRICATED NOSINGS)
- SECOND FLOOR: LVP TYP.

LIGHTING FIXTURES: **SEE SELECTIONS, E-101** & CONFIRM PLACEMENT w/ARCHITECT. CONFIRM ANY SUBSTITUTIONS w/ARCH.

INTERIOR TRIM: 1X4 PICTURE FRAME + SILL & APRON BOARD @ WINDOWS; 1X6 BASE TRIM; NO CROWN MOLDING

CABINETS AND COUNTERTOPS: MEDIUM GRADE DURABLE CABINERY, **WHITE**, MATTE CHROME OR NICKEL HARDWARE AT CABINET DOORS AND DRAWERS, SOLID COLOR (**GRAY**) LAMINATE COUNTERTOPS WITH INTEGRATED BACKSPASH. CULTURED MARBLE BATHROOM SINKS (**WHITE**).

CLOSETS: WHITE WIRE CLOSET SHELVING AT PANTRY AND CLOSETS.

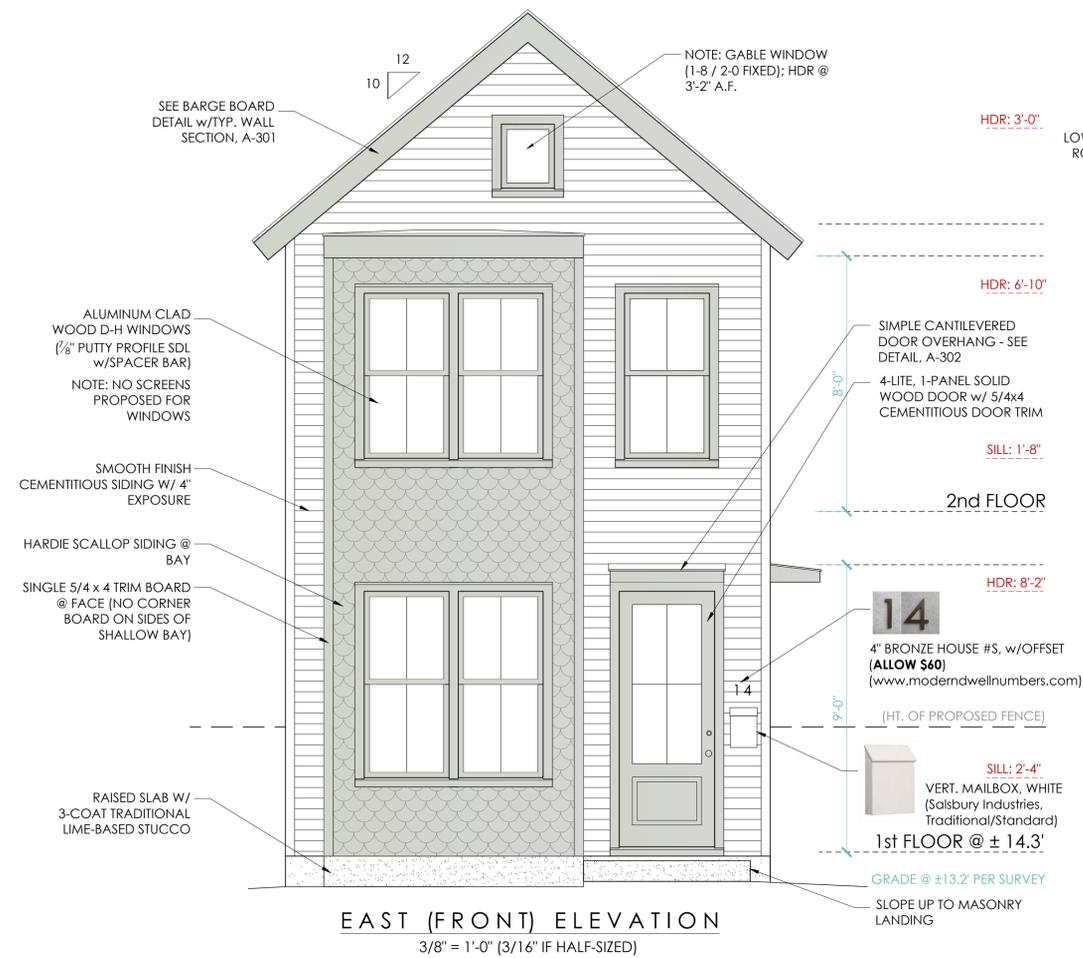


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A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
14 PORTERS COURT
CHARLESTON, SC

PROJECT NO.: 2020-36
DATE: 21 SEPTEMBER, 2020
DRAWN BY: E.S.L./J.F.M.
CHECKED BY: J.F.M.

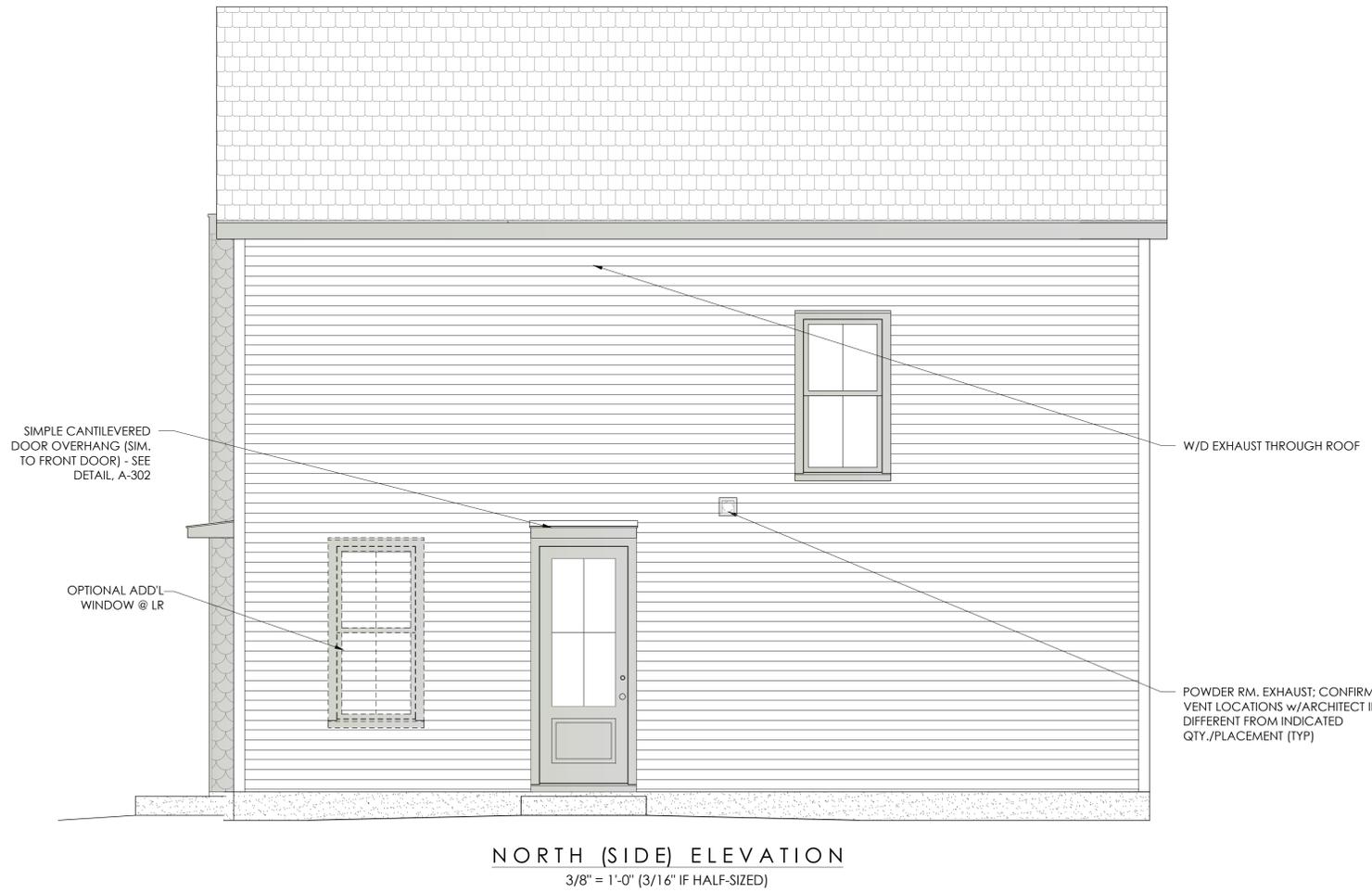
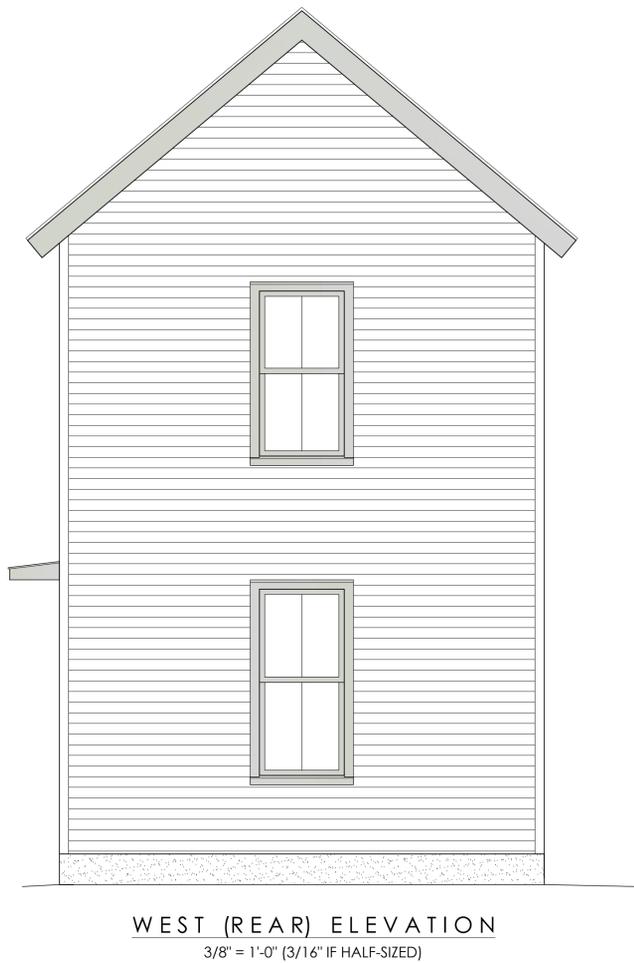
ROOF PLAN +
GENERAL NOTES



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



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



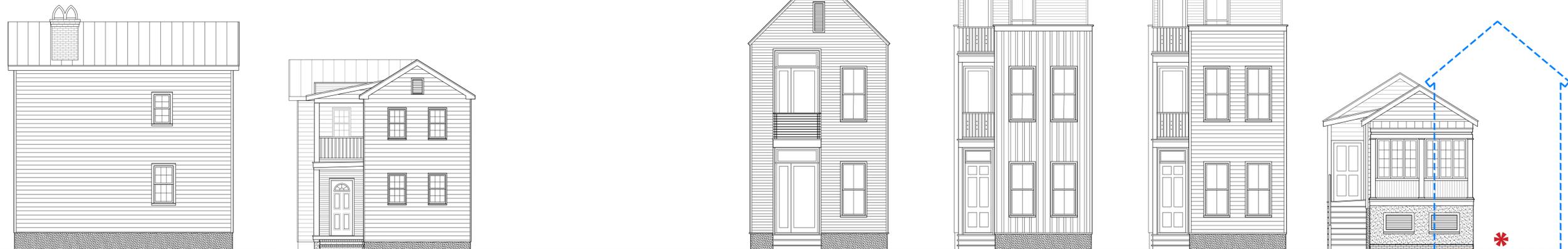
NORTH (SIDE) ELEVATION
3/8" = 1'-0" (3/16" IF HALF-SIZED)



EXISTING STREETSCAPE (EAST SIDE)
5/32" = 1'-0" (5/64" IF HALF-SIZED)



PROPOSED STREETSCAPE (EAST SIDE)
5/32" = 1'-0" (5/64" IF HALF-SIZED)



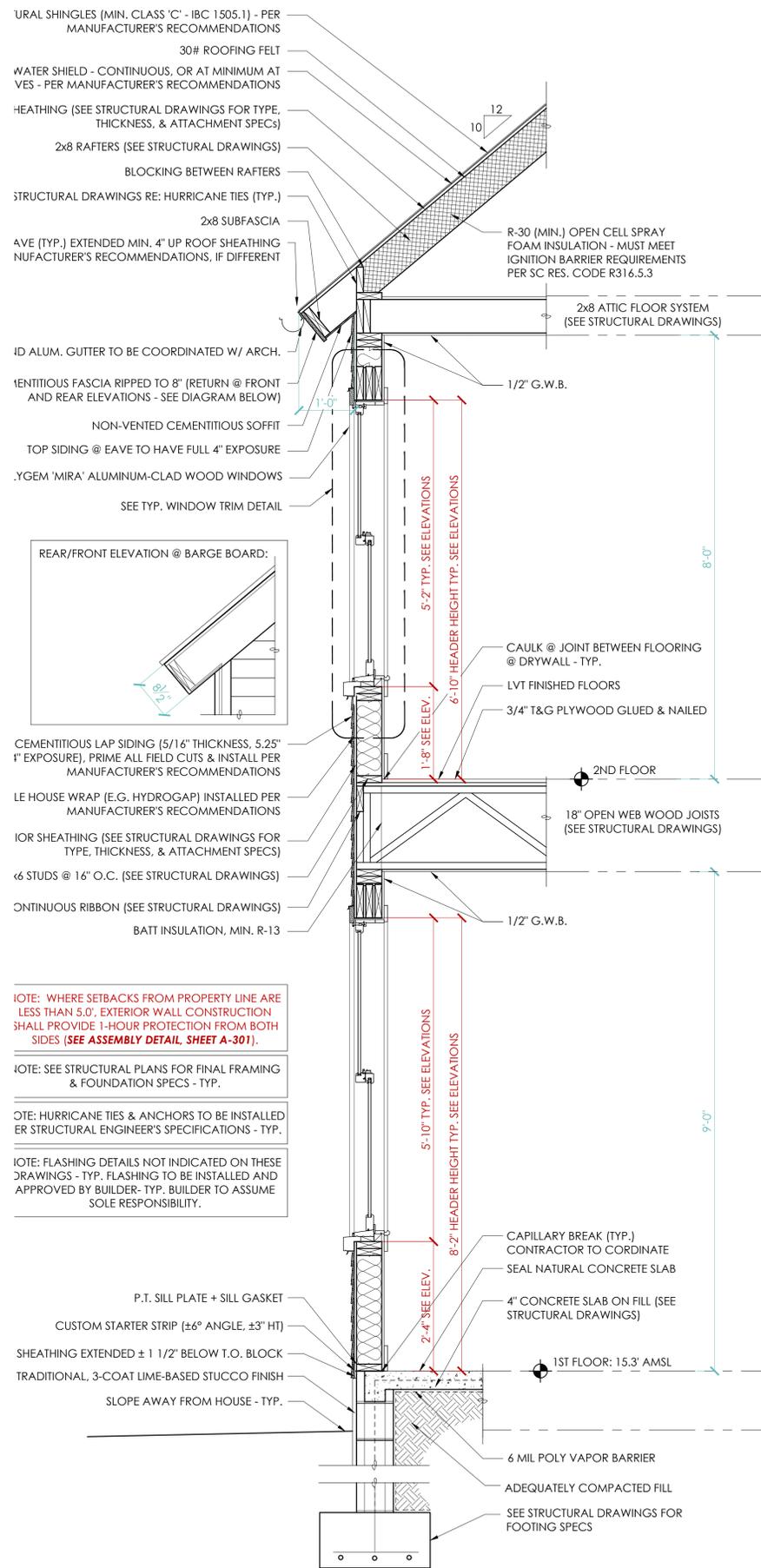
(#5 - SEE SEPARATE APPLICATION)

PROPOSED STREETSCAPE (WEST SIDE)
5/32" = 1'-0" (5/64" IF HALF-SIZED)

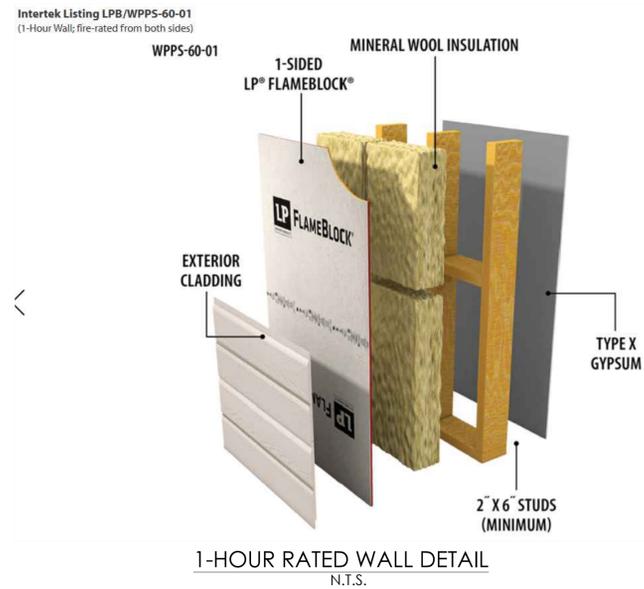
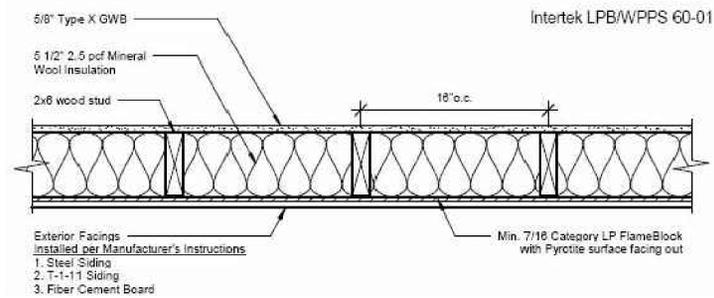


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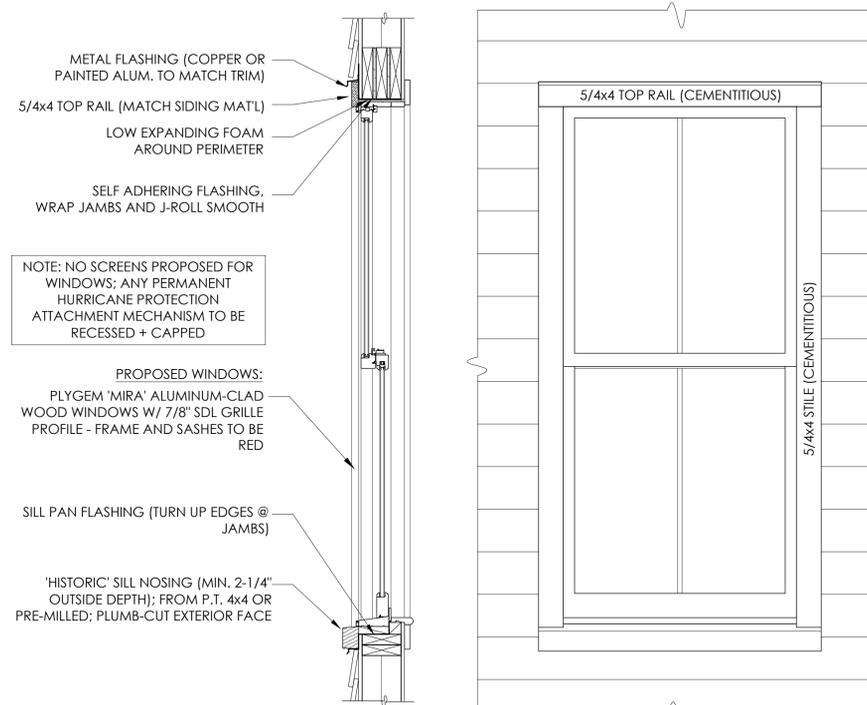
PROJECT NO.: 2020-36
DATE: 21 SEPTEMBER, 2020
DRAWN BY: E.S.L./J.F.M.
CHECKED BY: J.F.M.



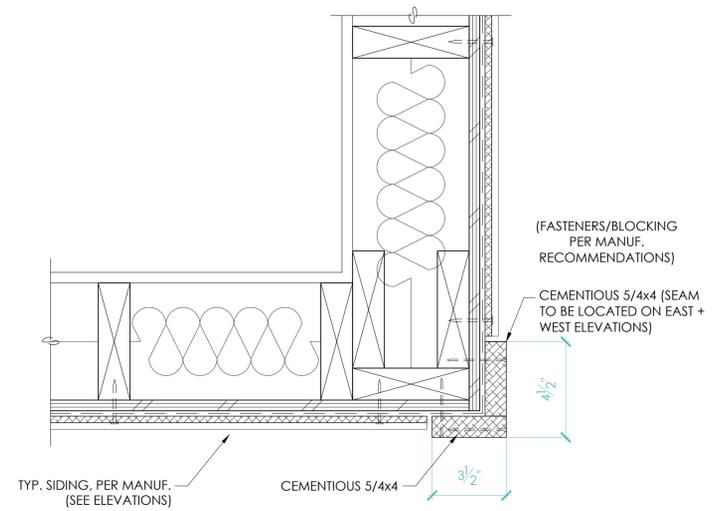
TYPICAL WALL SECTION
3/4" = 1'-0" (3/8" IF HALF-SIZED)



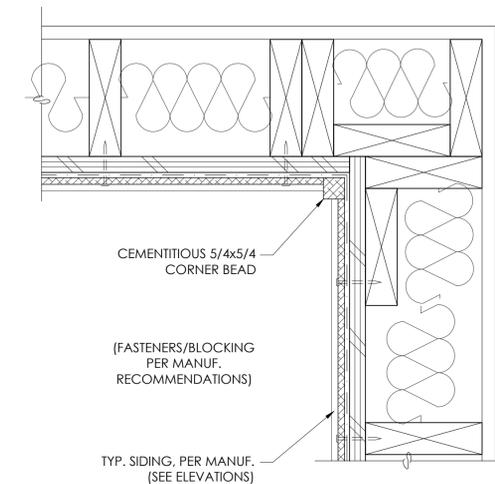
NOTE: ALL EXTERIOR WALLS LESS THAN 5.0' FROM PROPERTY LINE (I.E. EAST WALLS) MUST BE CONSTRUCTED w/1-HOUR RATING (PROTECTED FROM EACH SIDE)



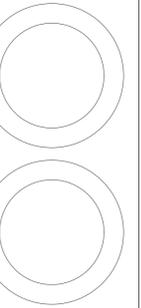
TYPICAL WINDOW DETAIL
1" = 1'-0" (1/2" IF HALF-SIZED)



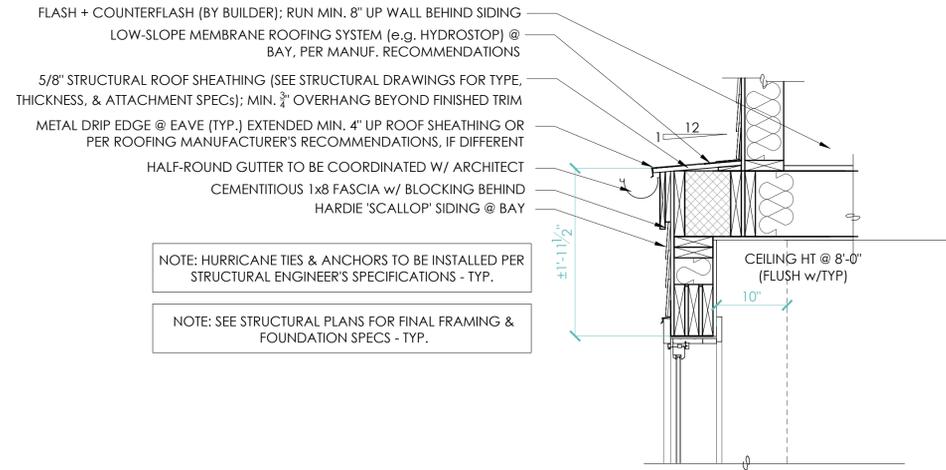
TYPICAL OUTSIDE DETAIL
3" = 1'-0" (1 1/2" IF HALF-SIZED)



TYPICAL INSIDE DETAIL
3" = 1'-0" (1 1/2" IF HALF-SIZED)

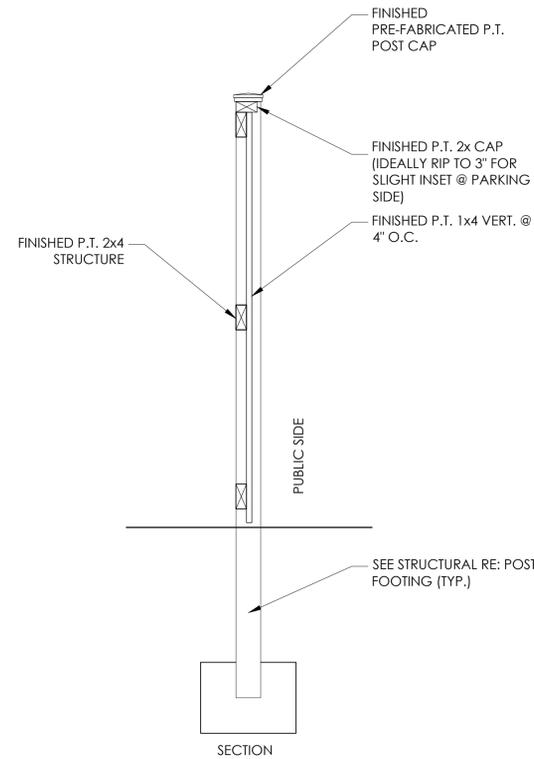


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DETAIL: ROOF OF BAY VOLUME

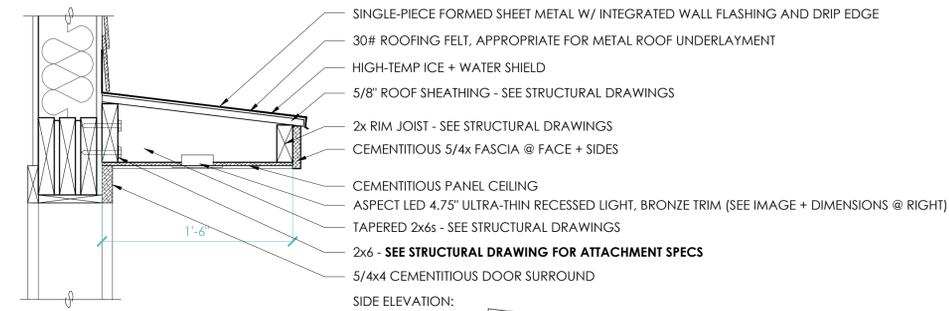
1" = 1'-0" (1/2" IF HALF-SIZED)



TYPICAL FENCE DETAIL

1" = 1'-0" (1/2" IF HALF-SIZED)

NOTE: CONTRACTOR TO PROVIDE PROPER FLASHING @ INTERSECTION WITH WALL



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.)

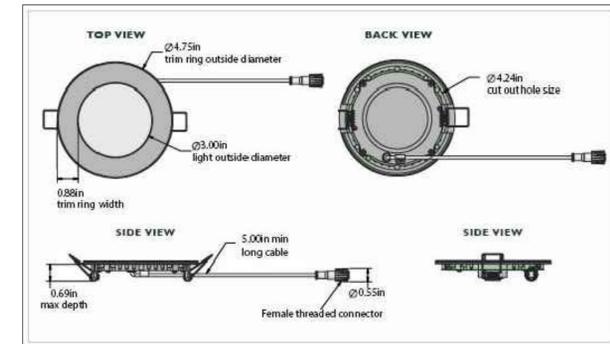
(CEMENTITIOUS 5/4x FASCIA TRIM, TYP. @ PERIMETER)

DOOR CANOPY

1 1/2" = 1'-0" (3/4" IF HALF-SIZED)



BRONZE TRIM @ FRONT DOOR, WHITE TRIM @ BACK DOOR



RECESSED LIGHT @ CANOPY