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](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/](http://innovate.charleston-sc.gov/comments/); or
- Send an email to [Boards@charleston-sc.gov](mailto: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](http://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:
  o 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.

  o 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.

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

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

  o 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.
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
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
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 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
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 Drier's View  

S.C. DEPARTMENT OF ARCHIVES AND HISTORY  
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  

NOTES:  
PREVIOUS OWNERS:  
ORIGINAL SITE/MOVED (DATE:  
ORIGINAL USE: residence  
ALTERED/UNALTERED: see DESCRIPTION  
ROOF: standing seam metal  
FOUNDATION: stuccoed brick; brick piers  

BIBLIOGRAPHIC & RELATED DATA:  
INFORMANT/ADDRESS:  
PHOTO. DATA: 1 (36:25)  
[Photo]
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. Eldridge  
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

<table>
<thead>
<tr>
<th>Extension</th>
<th>House Type</th>
<th>Year Built</th>
<th>Total Finished Living Area</th>
<th>Bedroom Count</th>
<th>Full Bath Count</th>
<th>Half Bath Count</th>
<th>Total Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>R01</td>
<td>12 Bungalow</td>
<td>1947</td>
<td>1848</td>
<td>3</td>
<td>1</td>
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<td>1</td>
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</table>

### Additional Improvements

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<th>Year Built</th>
<th>Improvement Type</th>
<th>Improvement Descr</th>
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<tr>
<td>R01</td>
<td>1950</td>
<td>UTLSHED</td>
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</tr>
<tr>
<td>R01</td>
<td>1950</td>
<td>DETGAR</td>
<td></td>
</tr>
</tbody>
</table>
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
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
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
June 2012
August 2012
2015
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,

John Moore, PE
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 usable 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 usable 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.

- **Rafter, 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. Hanco, PE
Michael H. Hanco 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.
NOTES:

1. SPECIFIC FASTENING REQUIREMENTS ARE NOT INDICATED AS THEY VARY FROM SYSTEM TO SYSTEM DEPENDING ON PANEL MANUFACTURER’S REQUIREMENTS, WIND ZONE AND BUILDING CODE.

2. DIMENSIONS SHOULD ACCOMMODATE EXPECTED MOVEMENT.

3. DIMENSIONS FOR VALLEY METAL WIDTH VARY ACCORDING TO PANEL LENGTHS AND GEOGRAPHIC CONSIDERATIONS.

ROOF SUBSTRATE

ALLEY CLIP—MIN. TWO FASTENERS PER CLIP (APPROX. 2” WIDE)

OPTIONAL: SLIP SHEET

SOLDERED CLEAT

SLOPE CENTER RIB (1” MIN. HEIGHT)

SEAM AND PANEL PROFILES VARY

FOLD PANEL PANS TO ENGAGE VALLEY METAL

INSTALL SEALANT IN ENDS OF VERTICAL SEAMS
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
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
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.

2. The jurisdiction is the City of Charleston. Applicable codes, including SC modifications:
   - 2017 National Electrical Code
   - 2018 International Plumbing Code
   - 2018 International Fuel Gas Code
   - 2018 International Mechanical Code
   - 2018 International Building Code
   - 2018 International Residential Code
   - 2018 International Electric Code

3. The building construction type is Type IIIB, not sprinklered.

4. The building occupancy type is B (per IBC 2018 303.1.1).

5. The building allowable height (IBC 2018 Table 504.3): 55’ (3 Stories).

6. The allowable building area (IBC 2018 Table 506.2): 19,000 SF.

7. The proposed building area: 815 SF.

8. The proposed building height: 17’-7” (1 Story).

9. Height, area, and setback regulations (Zoning Mun 3.1):
   - Front setback - not required
   - Side setback - not required
   - Rear setback - not required

10. 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.

11. 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 the color of roof material has been changed to be “Sandstone” in place of the previous “Polar White” to add warmth. The wood ceiling also adds warmth.
1. 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 2016 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY WITH THE 2016 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY SCALE: 1" = 20'

REFERENCES:
1. PLAT BK. ''C'', PG. 057
   BY DAWSON ENGINEERING CO., INC.
   RECORDED MAY 12, 1914
2. ... T R E E T
K IN G  S T R E E T T O  C H A R L E S T O N
S IT E
C O N G R E S S  S T R E E T
D IN G L E  
S T R E E T
55" Double Samsung Digital Menu Board

Designed for your digital signage application.

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 ¼" 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.

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
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<tr>
<td>55&quot; Double Samsung Digital Menu Board</td>
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</tr>
<tr>
<td>18.45</td>
<td>10.00</td>
</tr>
<tr>
<td>48.00</td>
<td>57.59</td>
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</table>
1. Contractor is responsible for providing 80% coverage of permanent grass growth on all unpaved disturbed areas.

TIE TO EXISTING CURB AND SIDEWALK - PROVIDE SMOOTH TRANSITION
LANDSCAPE BUFFER REQUIREMENTS:

FRONT - KING STREET
NO BUFFER REQUIRED

NORTH SIDE - GB ZONING
NO BUFFER REQUIRED

SOUTH SIDE - GB ZONING
NO BUFFER REQUIRED

REAR - DR-2F ZONING
5' BUFFER REQUIRED

TOTAL LINEAR FEET - 88 LF
6' WALL + 1 EVERGREEN TREE/ 25 LF = 4 TREES PROVIDED

EXISTING TREE SUMMARY:
GRAND TREES - NONE
PROTECTED TREES - 3
8'' HACKBERRY
19'' PECAN
8'' PECAN

PROPOSED TREE REMOVAL:
GRAND TREES - NONE
PROTECTED TREES
- 19'' PECAN

PARKING LANDSCAPE REQUIREMENT:
1 LANDSCAPE ISLAND PER 5 PARKING SPACES
LANDSCAPE ISLANDS REQUIRED: 1
LANDSCAPE ISLANDS PROVIDED: 1

PROTECTED TREE ORDINANCE REQUIREMENT:
15 TREE PER 1 ACRES
TOTAL SITE ACREAGE: 0.20 AC
TOTAL TREES REQUIRED: 15 x 0.2 = 3 TREES
TOTAL TREES REMAINING: 2 TREES
TOTAL TREES PROPOSED FOR REMOVAL: 1 TREE

MITIGATION REQUIREMENT:
PROPOSED TREE REMOVAL: 19'' PECAN
PECANS TO BE MITIGATED FOR AT 75%*
19'' X 75% = 14.25''
MITIGATION INCHES PROVIDED: 15''**
*MITIGATION TO BE REQUIRED TO BE DETERMINED AT OCTOBER 07, 2020 BZA MEETING
**THESE ARE SHOWN AS THE HATCHED TREES AND DENOTED WITH A "M"

STREET LIGHTING NOTES
1. 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.
2. 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.
3. 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.
ARCHITECTURAL SITE PLAN

SCALE: 3/16” = 1'-0"

PROPERTY LINE

SIDEWALK

KING STREET

ADJACENT BUILDING

ADJACENT BUILDING

ADJACENT BUILDING

MENU BOARD AND CANOPY - SEE PRODUCT SPECS ON SHEET G104

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.

LODI COFFEE

735 King Street
Charleston, SC 29403

DAVID THOMPSON ARCHITECT, LLC
CHARLESTON SC / 843-297-8939

WWW.DTHOMPSONARCHITECT.COM

NOT FOR CONSTRUCTION

ISSUED DATE / REVISIONS
BAR CONCEPTUAL 12.19.2019
DESIGN DEVELOPMENT 05.06.2020
TRC SUBMITTAL 07.13.2020
BAR PRELIMINARY 09.10.2020
DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.

LODI COFFEE
735 King Street
Charleston, SC 29403
DAVID THOMPSON
ARCHITECT, LLC
CHARLESTON SC / 843-297-8939
WWW.DTHOMPSONARCHITECT.COM

NOT FOR CONSTRUCTION

A101
ISSUED DATE / REVISIONS
BAR CONCEPTUAL 12.19.2019
DESIGN DEVELOPMENT 05.06.2020
TRC SUBMITTAL 07.13.2020
BAR PRELIMINARY 09.10.2020

SERVICE AREA
KITCHEN
RESTROOM
OFFICE
TRASH
RECYCLING

FLOOR PLAN
SCALE: 3/8" = 1'-0"
DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.
DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.

LODI COFFEE
735 King Street
Charleston, SC 29403

DAVID THOMPSON
ARCHITECT, LLC
CHARLESTON SC / 843-297-8939
WWW.DTHOMPSONARCHITECT.COM

NOT FOR CONSTRUCTION
A301

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

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

16'-3 1/2" A.F.F.
14'-11" A.F.F.
3'-0" A.F.F.
9'-10" A.F.F.

BAR JOISTS - SEE STRUCTURAL
STEEL BEAM - SEE STRUCTURAL
STEEL BEAM - SEE STRUCTURAL
STEEL BEAM - SEE STRUCTURAL

IMPACT RESIST STORMPROOF

STEEL BEAM - SEE STRUCTURAL
STEEL BEAM - SEE STRUCTURAL
STEEL BEAM - SEE STRUCTURAL

PAINTED STEEL COLUMN - SEE STRUCTURAL
STEEL BEAM - SEE STRUCTURAL

TAKE AWAY COUNTER

STEEL BEAM - SEE STRUCTURAL

IMPACT RATED STOREFRONT
STEEL BEAM - SEE STRUCTURAL

TAKE AWAY COUNTER

BUILT IN BENCH

T.O.S.
1/4" L.F.
11'-1" A.F.F.
9'-6" A.F.F.
2'-0" L.F.
6'-0" A.F.F.

T.O.S.
12" L.F.
1/2" L.F.

T.O.S.
1/2" L.F.
1/2" L.F.

T.O.S.
1/2" L.F.

T.O.S.
1/2" L.F.

T.O.S.
1/2" L.F.

T.O.S.
1/2" L.F.

T.O.S.
1/2" L.F.
SECTION DETAIL

1 1/2" = 1'

R-PANEL BY MCELROY METAL (FINISH: SANDSTONE)
ON ICE AND WATER SHEILD
OVER 3/4" PLYWOOD SHEATHING - PROVIDE MANUFACTURER'S EAVE FLASHING W/ DRIP EDGE

STEEL FRAME - TYP. OF 1

2 PIECE FLASHING

FLAT STOCK METAL PANELS (FINISH: SANDSTONE)
OVER 3/4" PT PLYWOOD

2 PIECE FLASHING IN DRIP EDGE

OUTSIDE ANGLE TRIM BY MCELROY METAL (FINISH: SANDSTONE)

1X4 V-GROOVE T&G CEDAR W/ CLEAR FINISH OVER 3/4" PT PLYWOOD

1X6 V-GROOVE T&G CEDAR W/ CLEAR FINISH

OUTSIDE ANGLE TRIM BY MCELROY METAL (FINISH: SANDSTONE)

3 5/8" METAL STUD FRAMING

1 1/2" = 1'

1'-0"

BAR JOINT - SEE STRUCTURAL

ROOF OVERHANG DETAIL

A302

1 1/2" = 1'

ROOF OVERHANG DETAIL

A302

1 1/2" = 1'

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LODI COFFEE
735 King Street
Charleston, SC 29403
DAVID THOMPSON
ARCHITECT, LLC
CHARLESTON SC / 843-297-8939
WWW.DTHOMPSONARCHITECT.COM

BUILT IN BENCH PLAN
SCALE: 3/4" = 1'-0"

V.L.F.

M19'-3"
V.L.F.

1'-9"
2x4 SAPELE - COUNTERSINK AND PLUG ALL FASTENERS

1'-8"
1'-9"

1'-6"

1/2" STEEL TUBE - POWDER COAT

3" SQUARE FLANGE W/ ROUNDED CORNERS - FASTEN TO PATIO AT FLANGE

WELDED FLAT END CAP ON STEEL TUBE

NOT FOR CONSTRUCTION

A701
ISSUED DATE / REVISIONS
BAR CONCEPTUAL 12.19.2019
DESIGN DEVELOPMENT 05.06.2020
TRC SUBMITTAL 07.13.2020
BAR PRELIMINARY 09.10.2020

BUILT IN BENCH SECTION

DASHED LINES INDICATE STEEL FRAME BELOW
<table>
<thead>
<tr>
<th>KEY</th>
<th>TYPE</th>
<th>MODEL</th>
<th>MANUFACTURER</th>
<th>FINISH</th>
<th>HEIGHT A.F.F.</th>
<th>REMARKS</th>
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</thead>
<tbody>
<tr>
<td>A</td>
<td>EXTERIOR WALL SCONCE</td>
<td>DOCK STREET B4342</td>
<td>TROY LIGHTING</td>
<td>CENTENNIAL RUST</td>
<td>OF BULB</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>EXTERIOR RECESSED LIGHT</td>
<td>3&quot; DIAMETER</td>
<td>TROY LIGHTING</td>
<td>WHITE TRIM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>INTERIOR RECESSED CAN</td>
<td>4&quot; DIAMETER</td>
<td>TROY LIGHTING</td>
<td>WHITE TRIM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>CEILING FAN</td>
<td>ESSENCE CEILING FAN</td>
<td>BIG ASS FANS</td>
<td>WHITE MOTOR HOUSING, SILVER TRIM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>WALL SCONCE</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

**Lighting Schedule**

*DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.*

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**Lighting Schedule**

**Key**

- A: EXTERIOR WALL SCONCE
- B: EXTERIOR RECESSED LIGHT
- C: INTERIOR RECESSED CAN
- D: CEILING FAN
- E: WALL SCONCE

**Manufacturer**

- TROY LIGHTING

**Finish**

- CENTENNIAL RUST
- WHITE TRIM

**Height Above Finished Floor (A.F.F.)**

- OF BULB

**Remarks**

- WHITE MOTOR HOUSING, SILVER TRIM

---

**Location:**

Lodi Coffee

735 King Street

Charleston, SC 29403

**Architect:**

DAVID THOMPSON ARCHITECT, LLC

**Contact:**

DAVID THOMPSON ARCHITECT, LLC

CHARLESTON SC / 843-297-8939

**Website:**

WWW.DTHOMPSONARCHITECT.COM

---

**Issued Date/Revisions**

- BAR CONCEPTUAL: 12/19/2019
- DESIGN DEVELOPMENT: 05/06/2020
- TRC SUBMITTAL: 07/13/2020
- BAR PRELIMINARY: 09/10/2020

---

**Lighting Schedule**

- **Type:** LIGHTING SCHEDULE
- **Key:** A, B, C, D, E
- **Model:** DOCK STREET B4342, 3" DIAMETER, 4" DIAMETER, ESSENCE CEILING FAN
- **Manufacturer:** TROY LIGHTING
- **Finish:** CENTENNIAL RUST, WHITE TRIM
- **Height A.F.F.:** OF BULB, TRIM
- **Remarks:** WHITE MOTOR HOUSING, SILVER TRIM
DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.

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NOT FOR CONSTRUCTION

A901
ISSUED DATE / REVISIONS
BAR CONCEPTUAL 12.19.2019
DESIGN DEVELOPMENT 05.06.2020
TRC SUBMITTAL 07.13.2020
BAR PRELIMINARY 09.10.2020

SERVICE AREA
101

KITCHEN
102

RESTROOM
103

OFFICE
104

TRASH
105

RECYCLING
106

BAR CONCEPTUAL 12.19.2019

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
APPLICABLE CODES, INCLUDING SC STATEWIDE MODIFICATIONS:
2016 INTERNATIONAL RESIDENTIAL CODE
2016 INTERNATIONAL BUILDING CODE
2016 INTERNATIONAL MECHANICAL CODE
2016 INTERNATIONAL FIRE CODE
2015 NATIONAL KEYWAY CODE
2015 NATIONAL ELECTRICAL CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2016 INTERNATIONAL FIRE PREVENTION CODE
2016 LIFE SAFETY CODE
ICC / ANSI A117.1:2017

PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AT LOCATIONS MARKED ON PLAN. FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH SECTION 1109 OF THE IRC 2016. PROVIDE SUBMITTAL.

SC MORT FLOOR PLAN LAYOUT AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DEVIATIONS PRIOR TO PROCESSING WITH WORK.

THIS DRAWING MUST BE USED FOR DESIGN REVIEW ONLY. THE SC MUST SUBMIT DETAILED SHOP DRAWINGS AND MATERIAL SAMPLES FOR APPROVAL BY ARCHITECT OR ENGINEER.

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

DEFERRED SUBMITTALS:
NONE

CYT OF CHARLESTON
DEPARTMENT COORDINATION MEETINGS AND SUBMITTALS:
ZONING:
- MEET WITH CITY STAFF TO REVIEW PROJECT ON MARCH 4, 2020.
- DETERMINE THAT CURRENT SUBMITTAL MEET ZONING REQUIREMENTS AND NO ADDITIONAL APPLICATIONS WERE REQUIRED.
- TEC:
- NOT APPLICABLE TO THIS PROJECT, NO REVIEW REQUIRED.
- BAR:
- OWNERS MEET WITH STAFF PRIOR TO PURCHASING PROPERTY, SOMETIME IN MARCH 2019.

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

ARCHITECT AND PROJECT MANAGEMENT:
KEVIN HORTON ARCHITECTS
931-704-6503
info@hortonarchitects.com

OWNER AND CONSTRUCTION MANAGEMENT:

CONTRACTOR:

STRUCTURAL ENGINEER:

MEP ENGINEER:
61 REID STREET
PLAT SHOWING 61 REID STREET, CIRCA 1946
61 REID STREET - EXISTING HOUSE
REID STREET - LOOKING EAST
REID STREET - LOOKING WEST
VIEW FROM NASSAU STREET
PREVIOUSLY PROPOSED
PREVIOUSLY PROPOSED
A1  STREETSCAPE LOOKING SOUTH - PREVIOUSLY PROPOSED

A2  STREETSCAPE LOOKING NORTH - PROPOSED
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
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
2018 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. FIRE HOSES SHALL BE IN ACCORDANCE WITH SECTION 9.4 OF THE IRC 2015. PROVIDE SUBMITTAL.

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

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

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

DEFERRED SUBMITTALS:
NONE

CITY OF CHARLESTON
DEPARTMENT COORDINATION MEETINGS AND SUBMITTALS:
ZONING:
-ZMEET 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 PURCHASING PROPERTY. SOMETIMES IN AUG 2019.

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

ARCHITECT AND PROJECT MANAGEMENT:
KEVIN KROEDER|DEAN ARCHITECTS
803.704.8502
kroeder@deankroederarchitects.com

OWNER AND CONSTRUCTION MANAGEMENT:

CONTRACTOR:

STRUCTURAL ENGINEER:

MEP ENGINEER:
PLAT SHOWING 61 REID STREET, CIRCA 1946
61 REID STREET - EXISTING HOUSE
VIEW FROM SOUTH STREET
HOUSE LOCATION
A1 THIRD FLOOR PLAN - PREVIOUSLY PROPOSED
A2 STREETSCAPE LOOKING NORTH - PROPOSED

A1 STREETSCAPE LOOKING SOUTH - PREVIOUSLY PROPOSED
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
William Pinckney Shingler House
9 Limehouse Street

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
EA104 EXISTING ROOF PLAN
A104 PREVIOUS/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
A300 BUILDING SECTIONS
A301 BUILDING SECTIONS
A302 BUILDING SECTIONS
A303 BUILDING SECTIONS
A500 DETAILS
A501 DETAILS
A502 DETAILS
A503 DETAILS

OWNERS:
PAUL AUSLEY & REBECCA WILLIAMS
9 Limehouse Street
Charleston, SC 29401

PHOTOS:
HABS PHOTO-1963
CURRENT PHOTO
9 Limehouse Street
William Pinckney
Shingler House
9 Limehouse Street
Charleston, South Carolina

1909

SIDEWALK

N 07º 47' 35" W       180.00'

S 82º 12' 25" E     105.00'

7' MASONRY WALL
6' WOOD FENCE

ONE STORY
RESIDENCE

4' WIRE FENCE
PARKING AREA

7' MASONRY WALL

N 07º 47' 35" E       180.00'
S 82º 12' 25" W     105.00'

15 LIMEHOUSE STREET
457-11-04-039

7 LIMEHOUSE STREET
457-11-04-036

9 LIMEHOUSE STREET
457-11-04-037

0.43 ACRES/18,900SF

AE-13 FLOOD ZONE

7 LIMEHOUSE STREET
457-11-04-038

6' MASONRY WALL
4' WOOD FENCE

5' MASONRY WALL
ADJACENT BLDG

9'-0" SIDE SETBACK
3'-0" REAR SETBACK
3'-0" SIDE SETBACK
NO FRONT SETBACK REQUIRED

STEPS & PORCH TO BE REMOVED
MODERN WOOD STAIR TO BE REMOVED

PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"
William Pinckney Shingler House
9 Limehouse Street
Charleston, South Carolina

Existing Photos

Modern stair to be replaced with new stair
Reconstructed based on historic photo.

Proposed addition to be set back from north wall of existing addition, per zoning requirements.
William Pinckney Shingle House
9 Limehouse Street
Charleston, South Carolina
09/21/20
1909
P-3

EXISTING PHOTOS

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

NORTH ELEVATION-ADDITION

ROOF OF EXISTING WING

SOUTH ELEVATION OF EXISTING WING
EXISTING GROUND FLOOR PLAN

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

- Sand Floor
- Dirt Floor
- Existing Uncovered Deck
- Cistern
- Well
- Wood Steps to 1st Floor Closet Under Stairs
- Closet Under Stairs
- EXSISTING UNCOVERED DECK

EXISTING GROUND FLOOR PLAN
William Pinckney
Shingler House
9 Limehouse Street
Charleston, South Carolina

9/21/20

New Stair to New Entry
New Stair to Piazza

001
002
003
004
005
006
W1-002
W2-002
W3-002
W4-002
W5-002
D1-006
D1-005
D1-004
D1-001

Put down new pea gravel

Regrade dirt floor

Regrade sand floor

Repair floor framing

Remove existing masonry curb

Remove existing windows, restore lattice infill

Remove existing wood stairs

New brick floor

New wine cellar

New built-in wine storage

Existing masonry curb

New steps at hatch from dining room above

Remove existing landing & steps

Remove existing wood stairs

Remove damaged piers, cantilever wood floor structure

Repaired floor

Removing existing three doors

Removing existing two doors

WELL

EXISTING WOOD STAIRS TO 1st FLR

NEW WOOD STAIRS TO 1st FLR

NEW STAIR TO PIAZZA

REMOVE Existing wood stairs

New steps at hatch from dining room above

Regrade dirt floor

Regrade sand floor

Put down new pea gravel

Current proposed ground floor plan

Previously proposed ground floor plan
Existing First Floor Plan

- Study
- Breakfast Room
- Porch
- Dining Room
- Kitchen
- Breakfast Room
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EXISTING CANVAS OVER STANDING SEAM TO REMAIN

EXISTING CANVAS OVER STANDING SEAM TO REMAIN

EXISTING SLATE ROOF TO REMAIN

EXISTING SLATE ROOF TO REMAIN

EXISTING STANDING SEAM SHED ROOF TO BE MODIFIED

EXISTING STANDING SEAM SHED ROOF TO BE MODIFIED

EXISTING CANVAS OVER STANDING SEAM TO REMAIN

EXISTING CANVAS OVER STANDING SEAM TO REMAIN

AREA OF NEW SECOND FLOOR ADDITION SHOWN SHADED

EXISTING ROOF PLAN

CURRENT PROPOSED ROOF PLAN--

EXISTING ROOF PLAN

SCALE: 3/16"=1'-0"

EXISTING ROOF PLAN

SCALE: 3/16"=1'-0"

EXISTING SLATE ROOF TO REMAIN

CLEAN AND REPAINT MASONRY URNS (TYP)

AREA OF NEW SECOND FLOOR ADDITION SHOWN SHADED

EXISTING CANVAS OVER STANDING SEAM TO REMAIN

EXISTING CANVAS OVER STANDING SEAM TO REMAIN

EXISTING CANVAS OVER STANDING SEAM TO REMAIN

EXISTING CANVAS OVER STANDING SEAM TO REMAIN
REPAIR PARGE COAT ON EXISTING BRICK WALL (SHOWN DASHED)
CLEAN STAINS FROM MARBLE CLADDING
REMOVE VEGETATION FROM STEPS
REPAIR WATER DAMAGE @ BOTTOM OF DOORS
REMOVE PAINT FROM IRONWORK & RESTORE (TYP)
REPLACE MASONRY @ WALL & LANDING
TRANSITION MORTAR DAMAGE CONCENTRATED @ FIRST FLOOR, SEE SPECS FOR REPOINTING INFO
REPAIR DAMAGED/SPALLING BROWNSTONE SILLS @ 1ST FLR W/JAHN MORTAR SYSTEM
CLEAN SEAMS @ LANDING & SEAL
NEW CONSTRUCTION SHOWN SHADED
NEW LANTERNS
EXISTING SOUTH ELEVATION

- Fluted columns
- Wood frame addition
- Brick piers (typ)
- Access to crawl space
- Slate roof
- Wood lattice between piers
- Parapet at shed roof behind salvaged historic surround
- Wood lattice between brick walls

EXISTING ENCLOSURE TO BE REMOVED
- Existing screened porch enclosure to be removed

EXISTING NON-HISTORIC STAIR & DECK TO BE REMOVED
- Existing non-historic stair to be removed

EXISTING SOUTH ELEVATION
- Stucco over brick @ piazza facade only
- Engaged column @ corner
- Wood lattice between piers

SCALE: 3/16" = 1'-0"
REPAIR STUCCO @ JAMB WHERE PAINT HAS TRAPPED MOISTURE (TYP)
RE-USE BALUSTERS ON NEW STAIR
REMOVE NAILS FROM STUCCO & REPAIR MASONRY (TYP)
REPAIR STUCCO @ JAMB WHERE PAINT HAS TRAPPED MOISTURE (TYP)
REMOVE VEGETATION FROM BRICK, CLEAN & REPOINT
PROPOSED RELOCATED HISTORIC DOOR SURROUND W/ NEW STEPS TO GRADE
REWORK EXISTING WING NEW WOOD SIDING ON SOUTH ELEVATION
INFILL MISSING BRICKS @ WEST EDGE OF PIER
REPOINT PIERS (TYP)
NEW IRON BALUSTRADE & NEWELS
HORIZONTAL BEADBOARD @ NEW ENTRY
NEW STANDING SEAM METAL ROOF @ ENTRY
NEW WINDOWS IN NEW LOCATIONS
NEW HANGING LANTERNS (TYP OF 5)
NEW LANTERNS
RECONSTRUCT HISTORIC STAIR PER 1880 PHOTO
HISTORIC SURROUND FROM EXISTING BACK DOOR TO BE REINSTALLED @ NEW ENTRY
1880 PHOTO SHOWING PROPOSED HISTORIC STAIR
9'-7 1/2"
10'-6 1/2"
9'-1"
9'-6"
6'-0"
PREVIOUSLY PROPOSED SOUTH ELEVATION
NEW SCREENED PORCH THIS AREA
REMOVE METAL LADDER
REMOVE METAL GRILLE
PROPOSED ADDITION LOW SLOPE MEMBRANE ROOF @ SECOND FLOOR ADDITION
NEW WINDOWS IN NEW LOCATIONS
NEW HANGING LANTERNS (TYP OF 5)
NEW LANTERNS
RECONSTRUCT HISTORIC STAIR PER 1880 PHOTO
HISTORIC SURROUND FROM EXISTING BACK DOOR TO BE REINSTALLED @ NEW ENTRY
1880 PHOTO SHOWING PROPOSED HISTORIC STAIR
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PREVIOUSLY PROPOSED SOUTH ELEVATION
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REMOVE METAL LADDER
REMOVE METAL GRILLE
PROPOSED ADDITION LOW SLOPE MEMBRANE ROOF @ SECOND FLOOR ADDITION
NEW WINDOWS IN NEW LOCATIONS
NEW HANGING LANTERNS (TYP OF 5)
NEW LANTERNS
RECONSTRUCT HISTORIC STAIR PER 1880 PHOTO
HISTORIC SURROUND FROM EXISTING BACK DOOR TO BE REINSTALLED @ NEW ENTRY
1880 PHOTO SHOWING PROPOSED HISTORIC STAIR
9'-7 1/2"
10'-6 1/2"
9'-1"
9'-6"
6'-0"
William Pinckney
Shingler House
9 Limehouse Street
Charleston, South Carolina
9/21/20
1909

NEW CONSTRUCTION
SHOWN SHADED
SCREENED PORCH
NEW STEPS & LANDING SHADED
RECONSTRUCT HISTORIC STAIR PER 1880 PHOTO
NEW LANTERN
12'-10"
14'-0 1/2"
12'-1 1/2"
NEW SCREENED ENCLOSURE
NEW CONSTRUCTION
SHOWN SHADED
NEW CONSTRUCTION
SHOWN SHADED
NEW CONSTRUCTION
SHOWN SHADED
NEW BALUSTRADE
TO MATCH EXISTING
WHERE STAIR REMOVED
LOW SLOPE MEMBRANE ROOF
ON SECOND FLOOR ADDITION
CLEAN & PAINT CONCRETE FINIALS
RETAIN CRAWL SPACE ACCESS
REMOVE NAILS FROM STUCCO & REPAIR MASONRY (TYP)
PREVIOUSLY PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

CURRENT PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"
William Pinckney
Shingler House
9 Limehouse Street
Charleston, South Carolina
9/21/20
1909
6'-0"
9'-6"
9'-1"
9'-7 1/2"
10'-6 1/2"

EXISTING NORTH ELEVATION

WOOD FRAME
SLATE ROOF
William Pinckney
Shingler House
9 Limehouse Street
Charleston, South Carolina
9/21/20
1909

NEW CONSTRUCTION
SHOWN SHADED
LOW SLOPE MEMBRANE ROOF
ON SECOND FLOOR ADDITION

GENERAL REPOINTING,
AREAS OF MORE CONCERN
SHOWN HATCHED

CURRENT PROPOSED NORTH ELEVATION

SCALE: 3/16"=1'-0"

A204

PREVIOUSLY PROPOSED NORTH ELEVATION

SCALE: 3/16"=1'-0"

A204

NORTH ELEVATION
EXISTING TREE LIMBS

MASTER CLOSET

MASTER CLOSET

MASTER BEDROOM

DINING ROOM

OFFICE

FAMILY ROOM

KITCHEN

BUILDING SECTIONS

SCALE: 1/4"=1'-0"
William Pinckney
Shingler House
9 Limehouse Street
Charleston, South Carolina
1909
9/21/20

PROPOSED

EXISTING COLUMN
EXISTING PIAZZA STRUCTURE
TO REMAIN (SHADED)
EXISTING PIER

NEW TREATED WOOD
DECK JOISTS AT
16" O.C.

NEW TURNED NEWEL POST
PER HISTORIC PHOTOGRAPH
#TTRPB8 W/ #PRCT8
BY SOUTHERN LUMBER.

#TBR2148 BASE RAIL
BY SOUTHERN LUMBER

NEW TURNED BALUSTERS
TO MATCH EXISTING AT
PIAZZA

5/4 X 6 T & G
ELITE TREATED WOOD
T & G DECK BOARDS

1 X 12 ELITE TREATED WOOD
TRIM

NEW TURNED NEWEL POST
PER HISTORIC PHOTOGRAPH
#TBR2148 BASE RAIL
BY SOUTHERN LUMBER

NEW TURNED BALUSTERS
to MATCH EXISTING AT
PIAZZA

7 1/2"
11"

GROUND CONTACT P.T.
8 X 8 WOOD POST W/
CHAMFERED CORNERS

SHADED AREA DENOTES
EXISTING PIZZA CONSTRUCTION

REMOVE EXISTING SCREEN
PORCH FRAMING AND
REINSTALL BLOCKING FOR
NEW SCREEN

REMOVE EXISTING SCREEN
PORCH FRAMING AND
REINSTALL FRAMING FOR
NEW SCREEN

GROUND CONTACT P.T.
8 X 8 WOOD POST W/
CHAMFERED CORNERS

NEW TURNED NEWEL POST
PER HISTORIC PHOTOGRAPH

#TTRPB8 W/ #PRCT8
BY SOUTHERN LUMBER.

NEW TURNED BALUSTERS
TO MATCH EXISTING AT
PIAZZA
William Pinckney
Shingler House
9 Limehouse Street
Charleston, South Carolina
1909
9/21/20

1'-0" 2'-0"

8" CMU WALL
W/ 3000 PSI
GROUT W/ 8" TO 11" SLUMP

8" X 16" CMU PIER
W/ (2) #5 CONT.
AT REINF. CELLS W/ 3000 PSI
GROUT W/ 8" TO 11" SLUMP

BUILT IN COPPER
GUTTER - SLOPE TO WEST
THROUGH WALL
COPPER FLASHING

BEVELED ELITE TREATED WOOD SIDING
ON 2 LAYERS 15# BUILDING FELT
ON 1/2" PLYWOOD SHEATHING.

2 X 6 WOOD STUDS W/ R-19 INSULATION

2 X 12 RAFTERS AT 16" O.C. W/ R-38 INSULATION

2 X 12 FLOOR JOISTS AT 16" O.C.
(2) 2 X 12 RIM BOARD
NEW 2 X 12 FLOOR JOISTS SISTERED ONTO EXISTING JOISTS - FIELD VERIFY HEIGHT
EXISTING WOOD SIDING REPAIR AS REQ'D.
3/4" PLYWOOD SHEATHING
HEART PINE FLOORING
ALIGN W/ FINISHED FLOOR AT EXISTING
METAL COPING

LIME BASED STUCCO (3 COAT)
2 X 10 TREATED WOOD JOISTS AT 16" O.C.
(2) 2 X 10 TREATED WOOD LEDGER W/ 5/8" DIAM. ANCHOR RODS AT 32" O.C. MAX
HAND CRIMPED STANDING SEAM COPPER ROOF OVER MID STATE HIGH TEMP PRO 60 UNDERLAYMENT OVER 5/8" PLYWOOD SHEATHING

2 X 12 RAFTERS AT 16" O.C. W/ R-38 INSULATION

ELITE TREATED WOOD BEADBOARD
FLAT SEAM COPPER ROOF OVER
MID STATE HIGH TEMP PRO 60 UNDERLAYMENT OVER 5/8" PLYWOOD SHEATHING
SHADED AREA DENOTES EXISTING HISTORIC DOOR SURROUND TO BE REINSTALLED.

2 X 8 ELITE TREATED WOOD FASCIA TRIM
CONT. COPPER DRIP EDGE
#SL312CT CROWN TRIM BY SOUTHERN LUMBER.

POWER COATED CAST ALUMINUM BALUSTERS AND NEWEL POSTS
ELITE TREATED WOOD RAILING OVER SHEET METAL
ELITE TREATED WOOD CURVED RAIL OVER SHEET METAL
ELITE TREATED WOOD POSTS AND NEWEL SHAFTS

METAL COPINGS
1/2" COVE MLD.
ELITE TREATED WOOD

HEART PINE FLOORING
ALIGN W/ FINISHED FLOOR AT EXISTING
METAL COPING

2 X 4 ELITE TREATED WOOD TRIM
1/2" COVE MLD.
ELITE TREATED WOOD

FLAT SEAM COPPER ROOF OVER MID STATE HIGH TEMP PRO 60 UNDERLAYMENT OVER 5/8" PLYWOOD SHEATHING

EXISTING CONSTRUCTION TO REMAIN EXISTING WOOD SIDING REPAIR AS REQ'D.
EXISTING HISTORIC DOOR TO BE REINSTALLED
SHADING LINES FOR EXISTING DOOR TO BE REMOVED

1'X8" ELITE TREATED WOOD SHAVE EDGE
CONT. COPPER DRIP EDGE
#SL312CT CROWN TRIM BY SOUTHERN LUMBER.

3'-0" 7 1/2"

12" X 24" CONCRETE FOOTING W/ (3) #5 CONTINUOUS #5 AT 16" O.C.

2 X 12 FLOOR JOISTS AT 16" O.C.
(2) 2 X 12 RIM BOARD
NEW 2 X 12 FLOOR JOISTS SISTERED ONTO EXISTING JOISTS - FIELD VERIFY HEIGHT
EXISTING WOOD SIDING REPAIR AS REQ'D.
3/4" PLYWOOD SHEATHING
HEART PINE FLOORING
ALIGN W/ FINISHED FLOOR AT EXISTING
METAL COPING

LIME BASED STUCCO (3 COAT)
2 X 10 TREATED WOOD JOISTS AT 16" O.C.
(2) 2 X 10 TREATED WOOD LEDGER W/ 5/8" DIAM. ANCHOR RODS AT 32" O.C. MAX
HAND CRIMPED STANDING SEAM COPPER ROOF OVER MID STATE HIGH TEMP PRO 60 UNDERLAYMENT OVER 5/8" PLYWOOD SHEATHING

2 X 12 RAFTERS AT 16" O.C. W/ R-38 INSULATION

ELITE TREATED WOOD BEADBOARD
FLAT SEAM COPPER ROOF OVER MID STATE HIGH TEMP PRO 60 UNDERLAYMENT OVER 5/8" PLYWOOD SHEATHING
SHADED AREA DENOTES EXISTING HISTORIC DOOR SURROUND TO BE REINSTALLED.

2 X 8 ELITE TREATED WOOD FASCIA TRIM
CONT. COPPER DRIP EDGE
#SL312CT CROWN TRIM BY SOUTHERN LUMBER.

POWER COATED CAST ALUMINUM BALUSTERS AND NEWEL POSTS
ELITE TREATED WOOD RAILING OVER SHEET METAL
ELITE TREATED WOOD RAILING OVER SHEET METAL
ELITE TREATED WOOD POSTS AND NEWEL SHAFTS

METAL COPINGS
1/2" COVE MLD.
ELITE TREATED WOOD

HEART PINE FLOORING
ALIGN W/ FINISHED FLOOR AT EXISTING
METAL COPING

2 X 4 ELITE TREATED WOOD TRIM
1/2" COVE MLD.
ELITE TREATED WOOD

FLAT SEAM COPPER ROOF OVER MID STATE HIGH TEMP PRO 60 UNDERLAYMENT OVER 5/8" PLYWOOD SHEATHING

EXISTING CONSTRUCTION TO REMAIN EXISTING WOOD SIDING REPAIR AS REQ'D.
EXISTING HISTORIC DOOR TO BE REINSTALLED
SHADING LINES FOR EXISTING DOOR TO BE REMOVED

1'X8" ELITE TREATED WOOD SHAVE EDGE
CONT. COPPER DRIP EDGE
#SL312CT CROWN TRIM BY SOUTHERN LUMBER.
SHEET NUMBER

DRAWING DATE

PROJECT NUMBER

REV.

DATE

William Pinckney
Shingler House
9 Limehouse Street
Charleston, South Carolina

1909
9/21/20

1 X 4 TREATED WOOD TRIM.

3" SL# PWSNT ELITE TREATED WOOD SUB SILL TO MATCH EXISTING WINDOW THROUGH WALL COPPER PAN FLASHING AT WINDOW SILL

NEW WINDOWS TO BE KOLBE & KOLBE WOOD WINDOWS - SINGLE GLAZED. (DP & IMPACT RATED)

2 X 12 RAFTERS AT 16" O.C. W/ R-38 BATT INSULATION

SIMPSON JOIST HANGERS AT EACH JOIST

2 X 4 ELITE TREATED WOOD TRIM W/ BEADED EDGE COPPER FLASHING AT HEAD CASING

NOTE: EXISTING WINDOWS, TRIM AND SILLS TO BE SALVAGED AND REINSTALLED AS NOTED ON PLANS/ELEVATIONS

COPPER DRIP EDGE

FLAT SEAM COPPER ROOF OVER RED ROSEN PAPER AND MID STATE HIGH TEMP PRO 60 UNDERLAYMENT OVER 5/8" PLYWOOD SHEATHING

(3) 1 3/4 X 12 LVL SCREWED TOGETHER

SCALE: 1"=1'-0"
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
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 Pennye Ashby who approved the proposed addition and required lot occupancy on October 1, 2020.
LOT COVERAGE EXISTING & PROPOSED

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

75 KING STREET
Charleston SC
OCTOBER 5, 2020

MARESCA & ASSOCIATES
architects

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

5,642 LOT AREA
PER SURVEY

PROPOSED ADDITION
ADDITION

3' - 6" ±

NEW BRICK LANDING & TWO RISERS

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

SEEGER RESIDENCE
CHARLESTON, SC
OCTOBER 5, 2020
NEW COPPER HOOD W/ WROUGHT IRON BRACKETS

TEN YEAR-OLD DEPENDENCY

NEW COPPER HOOD W/ WROUGHT IRON BRACKETS

NEW KITCHEN ADDITION

WOOD RECESSED PANELS

75 KING STREET
CHARLESTON, SOUTH CAROLINA
PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"
OCTOBER 5, 2020

75 KING STREET
CHARLESTON, SOUTH CAROLINA

EXTEND WROUGHT IRON RAILING

KITCHEN ADDITION
VIEW FROM TRADD STREET

VIEW FROM KING STREET
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
77-771/2 King Street, also known as the Capt. Francis Baker House, was constructed in 1748. The property contains two buildings dating from the same period, including a two-story brick single house with two bays on the King Street Facade (77.5). These buildings were built by the merchant Francis Baker, a colonial office holder, who also constructed the adjacent house at 79 King Street. Baker may have lived in one building and used the other for a shop. (Poston, Buildings of Charleston.)

The use of 77.5 King Street changed over the years is did those of the neighboring buildings on lower King Street. A street that initially was comprised primarily of residences, many of which were built in the single house style, lower King evolved into a primarily commercial district as is evidenced in the attached Sanborn maps and attached photographs taken in the early 1900's. However, as the city grew in the 1920's and 30's, commercial endeavors moved north as well, with buildings on lower king gradually returning to residential use.

Based on the attached photographic research included in this application, 77.5 King Street was being used as a shop in the early 1900's. However, the store entrance appears to have been removed with the two adjacent windows remaining or restored in the photographs taken in the late 1940's and early 1950's. In the 1970's, the first floor facade was altered and the interior removed to allow for automobile parking. The arched opening in place today is the bay installed at that time. In the 1980's this bay was enclosed with the current picture window configuration to once again accommodate first floor living space.

Our hope is to return to the two bay facade as referenced in Buildings of Charleston and as pictured in the mid-20th century images presented in this application. This restoration will be truer to the building's history and more compatible with evolution of the properties that surround it.
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 1955. 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
77.5  FACADE RESTORATION

PHOTOGRAPHS

77.5  KING STREET AS IT APPEARS TODAY

EARLY 1970'S IMAGE OF OPEN GARAGE BAY DURING COMPLETION

EARLY 1980'S PHOTO SOON AFTER GARAGE ENCLOSURE

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

EARLY 1970'S IMAGE OF COMPLETED GARAGE BAY

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
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 permissable staff approval, and save us all a lot 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
OCCUPANCY CLASSIFICATION

PROJECT DESCRIPTION / SCOPE

843.323.5642
843.343.1984

PROJECT TEAM

CHARLESTON FIRE MARSHAL.

PLUMBING CODE

CITY OF CHARLESTON

OWNER

REQUIREMENT OF THE CITY OF CHARLESTON
SHORT TERM RENTAL UNITS THE CLASSIFICATION WILL BE CHANGED TO R1. A CODE APPROVED EXISTING LIVING ROOM (FIRST FLOOR), REMOVAL OF WINDOW AT NORTH SIDE OF PROPOSED ROOM (FIRST FLOOR) TO MATCH SIZE AND STYLE OF EXISTING PAINTED WOOD DOUBLE HUNG WINDOWS ON NORTH SIDE OF PROPOSED NEW LIVING ROOMS, ONE NEW BATHROOM ON SECOND FLOOR WITH NEW FIXTURES, NEW FIXTURES IN EXISTING FIRST FLOOR BEDROOM, RECONFIGURATION OF EXISTING SECOND FLOOR EXISTING FIRST FLOOR KITCHEN WITH NEW FIXTURES AND APPLIANCES, RELOCATION OF INTERIOR RENOVATION TO TWO STORY EXISTING THREE BEDROOM, TWO BATHROOM UNIT TO SUBSTANTIAL IMPROVEMENT.

NOTE 1: PROJECT IS WITHIN FLOOD ZONE X AND THIS WORK DOES NOT CONSTITUTE ENERGY CODE, FIRE CODE, BUILDING CODE, MECHANICAL CODE, APPLICABLE CODES

GENERAL NOTES

NOTE 11: ALL MATERIALS REMOVED SHALL BE DISPOSED OF AND TAKEN OFF SITE.
NOTE 12: 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 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.
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.
NOTE 18: CONTRACTOR SHALL VERIFY ALL FIXTURE SELECTIONS WITH OWNER PRIOR TO DEMOLITION AND RELOCATION.
NOTE 19: ALL NEW WOOD WALLS SHALL BE CONSTRUCTED OF 2X4 SPRUCE (INTERIOR GRADE) WOOD TO THE CEILING AT WALL PENETRATIONS SHALL BE FLASHED AND CAULKED TO ENSURE NO WATER INTRUSION.
NOTE 20: INTERIOR WOOD TRIM TO BE PROVIDED TO MATCH EXISTING OR AS DIRECTED BY THE OWNER.
NOTE 21: CONTRACTOR TO PROVIDE LOW PROFILE TRANSITIONS AT ALL THRESHOLDS WHERE A CHANGE IN SEAMLESS LOOK BETWEEN OLD AND NEW WALLS. CONTRACTOR TO INTEGRATE FLOOR, WALL, AND CEILING TREATMENTS TO MATCH EXISTING AND PROVIDE CUTS TO MATCH EXISTING.
NOTE 22: CONTRACTOR TO PROVIDE BAHTROOM EXHAUST FANS TO DUCT DIRECTLY TO THE EXTERIOR PER CODE.
NOTE 23: CONTRACTOR TO PROVIDE ALL BATHROOM ACCESSORIES AND WALL BLOCKING WHERE REQUIRED.
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 CODE.
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.

OTHERWISE.

NOTE 1: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS A T THE JOB SITE BEFORE PROCEEDING WITH 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 PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DOCUMENTS.
NOTE 4: ALL DIMENSIONS 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 DRAWS.
NOTE 7: LARGER SCALE DETAILING SHALL TAKE PRIORITY OVER SMALLER SCALE. VERIFY WITH ARCHITECT.
NOTE 8: CONTRACTOR TO PROVIDE ALL CONSTRUCTION DRAWINGS AND SHEETS OF MATERIALS SHOWN ON THE SHEETS.
NOTE 9: CONTRACTOR TO PROVIDE A COMPLETE SHEET OF ANY DEFERRED SUBMITTALS.
NOTE 10: ANY AL TERA TIONS 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: 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 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.
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.
NOTE 18: CONTRACTOR SHALL VERIFY ALL FIXTURE SELECTIONS WITH OWNER PRIOR TO DEMOLITION AND RELOCATION.
NOTE 19: ALL NEW WOOD WALLS SHALL BE CONSTRUCTED OF 2X4 SPRUCE (INTERIOR GRADE) WOOD TO THE CEILING AT WALL PENETRATIONS SHALL BE FLASHED AND CAULKED TO ENSURE NO WATER INTRUSION.
NOTE 20: INTERIOR WOOD TRIM TO BE PROVIDED TO MATCH EXISTING OR AS DIRECTED BY THE OWNER.
NOTE 21: CONTRACTOR TO PROVIDE LOW PROFILE TRANSITIONS AT ALL THRESHOLDS WHERE A CHANGE IN SEAMLESS LOOK BETWEEN OLD AND NEW WALLS. CONTRACTOR TO INTEGRATE FLOOR, WALL, AND CEILING TREATMENTS TO MATCH EXISTING AND PROVIDE CUTS TO MATCH EXISTING.
NOTE 22: CONTRACTOR TO PROVIDE BAHTROOM EXHAUST FANS TO DUCT DIRECTLY TO THE EXTERIOR PER CODE.
NOTE 23: CONTRACTOR TO PROVIDE ALL BATHROOM ACCESSORIES AND WALL BLOCKING WHERE REQUIRED.
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 CODE.
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.

OTHERWISE.
1. Contractor to exercise good judgement in repairing 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.

4. Stud wall to remain stud wall to be removed.

5. Existing porch.


7. Chase for HVAC duct.


10. Egress path = 59'-11".

11. Egress path = 54'-11".

12. Egress path = 26'-6".

13. 215 East Bay Street, Suite 500G, Charleston, SC 29401

14. 174 St. Philip Street

15. Charleston, South Carolina 29403

16. For construction August 12, 2020

17. Kenneth Wiland, Architect

18. 843.323.5642 | www.kennethwiland.com
PROPOSED NEW PAINTED WOOD DOUBLE HUNG WINDOW, TO MATCH SIZE AND STYLE OF EXISTING DOUBLE HUNG WINDOWS ON BUILDING.

EXISTING PAINTED WOOD DOUBLE HUNG WINDOWS ON BUILDING.

WINDOW PROPOSED TO BE REMOVED.

WINDOW PROPOSED TO BE REMOVED.

VIEW OF PROPOSED NORTH ELEVATION.
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
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)
FLOOD ZONE: X
GOVERNING CODE: IRC 2018
FIRST FLOOR: 548 SQ FT
SECOND FLOOR: 548 SQ FT
TOTAL: 1096 SQ FT

SQUARE FOOTAGE:
AERIAL VIEW

TITLE + DRAWING SCHEDULE
A-001
5 PORTERS COURT
CHARLESTON, SOUTH CAROLINA
A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
TMS #: 460.08.01.145
ZONING DISTRICT: DR-2F (OLD CITY HEIGHTS DISTRICT 2.5-3)
GOVERNING CODE: IRC 2018
FIRST FLOOR: 548 SQ FT
SECOND FLOOR: 548 SQ FT
TOTAL: 1096 SQ FT
SQUARE FOOTAGE:
AERIAL VIEW

ZONING MAP EXCERPT

DRAWING SCHEDULE:
A-001 TITLE + DRAWING SCHEDULE
A-002 SURVEY
A-011 SITE PLAN ANDBOARD 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

THE DESIGN RECEIVED A SPECIAL
EXCEPTION FOR LOT OF INSUFFICIENT
SIZE PER ZONING ORDINANCE #15-15-0966,
AND COMPLIES WITH ALL OTHER REQUIREMENTS
OF THE ZONING ORDINANCE.

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)
VIEW LOOKING NORTH ON COURT (Lot #5 on Left)
RECENT NEW CONSTRUCTION + NEIGHBOR TO THE NORTH
#5 PORTERS COURT (Vacant Parcel w/ Plantings)
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, sold 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 124 Sq. Ft.

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 herein was made in accordance with the requirements of the Minimum Standards for Surveying the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements of the Minimum Standards. In addition, there are no visible encroachments or projections other than shown.

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

5 PORTERS COURT
(F/N Varies) concrete

PREPARED EXCLUSIVELY FOR:
City of Charleston
GENERAL NOTES


1. MEASUREMENTS: THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEASUREMENTS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK. SINCE THESE ARE SELECTED BY THE CONTRACTOR (CONSTRUCTION AGREEMENT AND WARRANTIES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBCONTRACTORS (INCLUDING THE MATERIALS AND EQUIPMENT) AND THEIR SAFETY PROGRAMS.

2. LOCATION OF WORK: THIS PROJECT IS NOT SUBJECT TO THE ANECDOT PLAN CHECKING PROCESS, UNLESS SPECIFIED TO BE EXPERIENCE WITH ENFORCEABLE PROJECTS IN THE HISTORIC DISTRICT + A FAMILIARITY WITH ENFORCED QUALITY LEVELS AND PROCEDURES.

3. THE INFORMATION CONTAINED IN THESE DOCUMENTS IS INTENDED TO SHOW DESIGN INTENT AND RIDED CONSTRUCTION DETAILS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING MANUFACTURER'S INSTALLATION AND ACCESSORIES DETAILED IN THESE DOCUMENTS, AS WELL AS MATERIALS SUCH AS MASONRY, METAL DECKING, AND OTHER MATERIALS NOT SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR STAYING WITH THE DOCUMENTS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIATIONS OR ERRORS.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND APPROVALS NECESSARY TO ENSURE A COMPLETE SPECIFIED WORK.

5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELECTRICAL NOT CHANGING THE DESIGN INTENT AND ASSOCIATED DETAILS.

6. CONTRACTOR SHALL MAINTAIN ON-SITE SAFETY STANDARDS AS SPECIFIED IN THESE DOCUMENTS, AND/OR AS STATED IN THE CONTRACT./

7. ROOF OR GUTTER MACHINES TO BE PROVIDING BY MECH. DESIGNER.

8. EXTERIOR TRIM BOARDS TO BE CEMENTICIOUS/SMOOTH, Compatible with SIDING.

9. ANY MODIFICATIONS TO THE APPROVED DRAWINGS REQUIRED FOR CODE COMPLIANCE OR CONSTRUCTION MODIFICATIONS MUST BE APPROVED BY THE A.J. MARTIN ARCHITECTS LLC PRIOR TO IMPLEMENTATION.

10. CONTRACTOR SHALL CAREFULLY COORDINATE WITH OWNER AND ARCHITECT AS TO LOCATION OF ALL MECHANICAL COMPONENTS, ELECTRICAL PANELS, MACHINERY, ELECTRICAL UNITS, NOT WATER MAINS, AS APPLICABLE.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO THE PROJECT, SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES.

12. CODE (IRC 2018) BE MET IN ALL ASPECTS OF THIS PROJECT.

13. CONTRACTOR SHALL RESOLVE ANY DISPUTES OR INCONSISTENCIES, ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

14. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING STANDARD CONSTRUCTION DETAILS AND PRACTICES, AND FOR ENSURING A STRUCTURALLY SOUND, WEATHERPROOF FINISHED STRUCTURE.
5 PORTERS COURT
A NEW [AFFORDABLE] SINGLE FAMILY RESIDENCE AT
CHARLESTON, SC

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

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

SILL: 1'-8"
HDR: 6'-10"
GRADE @ ±13.2' PER SURVEY
1st FLOOR @ ± 14.3'

SIMPLE CANTILEVERED DOOR OVERHANG - SEE DETAIL, A-302

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

SIMPLE CANTILEVERED DOOR OVERHANG - SEE DETAIL ON A-302

POURED CONC. LANDNG W/ BROOM FINISH - SLOPED TO DRAIN

ARCHITECTURAL SHINGLE ROOF

VENT FRONT BATH THROUGH ROOF

VENT W/D AND BATH THROUGH ROOF

VENT RANGE HOOD EXHAUST THROUGH ROOF

ARCHITECTURAL SHINGLE ROOF

VENT RANGE HOOD EXHAUST (HT. OF PROPOSED FENCE)

VENT RANGE HOOD (HT. OF PROPOSED FENCE)

FLUSH/SOLID VENTS (TYP) [source: dryerwallvent.com] on 5/4" blocking (7.25" sq.);
paint to match siding color

NOTE: NO SCREENS PROPOSED FOR WINDOWS

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

SEE BARGE BOARD DETAIL w/TYP. WALL SECTION, A-301

RAISED SLAB W/ 3-COAT TRADITIONAL LIME-BASED STUCCO

RIGHT HOUSE #S, w/OFFSET (ALLOW $30)

(www.moderndwellnumbers.com)

VERTE HOUSE #S, w/OFFSET (ALLOW $30)

(www.moderndwellnumbers.com)

ARCHITECT

DRAWN BY:

DATE:

PROJECT NO.

2020-36

21 SEPTEMBER, 2020

E.S.L./J.F.M.

J.F.M.

5'-0" RISE TO POURED CONC. LANDING (ADJUST GRADE TO ACCOMMODATE IF NEEDED)

ARCHITECTURAL SHINGLE ROOF

1/2" TOP BANDING FOR BUMPS/FLUTES AT HEAD OF STAIRS

VENT W/D AND BATH THROUGH ROOF

NOTE: SCREENS PROPOSED FOR WINDOWS

SMOOTH FINISH CEMENTITIOUS SIDING W/ 4" EXPOSURE

HARDIE SCALLOP SIDING @ BAY

NOTE: GABLE WINDOW

ARCHITECTURAL SHINGLE ROOF

VENT W/D AND BATH THROUGH ROOF

VENT RANGE HOOD EXHAUST (HT. OF PROPOSED FENCE)

VENT RANGE HOOD EXHAUST (HT. OF PROPOSED FENCE)

ARCHITECTURAL SHINGLE ROOF

VENT RANGE HOOD EXHAUST

ARCHITECTURAL SHINGLE ROOF

VENT RANGE HOOD EXHAUST

ARCHITECTURAL SHINGLE ROOF

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VENT RANGE HOOD EXHAUST

ARCHITECTURAL SHINGLE ROOF

VENT RANGE HOOD EXHAUST

ARCHITECTURAL SHINGLE ROOF

VENT RANGE HOOD EXHAUST
1'-6"
SINGLE-PIECE FORMED SHEET METAL W/ INTEGRATED WALL FLASHING AND DRIP EDGE
30# ROOFING FELT, APPROPRIATE FOR METAL ROOF UNDERLAYMENT
HIGH-TEMP ICE + WATER SHIELD
5/8" ROOF SHEATHING - SEE STRUCTURAL DRAWINGS
CEMENTITIOUS 5/4x FASCIA @ FACE + SIDES
CEMENTITIOUS PANEL CEILING
2x RIM JOIST - SEE STRUCTURAL DRAWINGS
TAPERED 2x6s - SEE STRUCTURAL DRAWINGS
2x6 - SEE STRUCTURAL DRAWING FOR ATTACHMENT SPECS
SIDE ELEVATION:
5/4x4 CEMENTITIOUS DOOR SURROUND
NOTE: CONTRACTOR TO PROVIDE PROPER FLASHING @ INTERSECTION WITH WALL
ASPECT LED 4.75" ULTRA-THIN RECESSED LIGHT, BRONZE TRIM (SEE IMAGE + DIMENSIONS @ RIGHT)
(CEMENTITIOUS 5/4x FASCIA TRIM, TYP. @ PERIMETER)
NOTE: ENTIRE CANOPY TO BE PAINTED TO MATCH ADJACENT SIDING ('COTTAGE RED' TO MATCH WINDOWS @ FRONT DOOR / 'CHARLESTON WHITE' @ BACK DOOR, TBV - COORD. w/ARCH.)
NOTE: WIDTH OF FINISHED CANOPY TO MATCH WIDTH OF DOOR + TRIM (TYP.)
FLASH + COUNTERFLASH (BY BUILDER); RUN MIN. 8" UP WALL BEHIND SIDING
LOW-SLOPE MEMBRANE ROOFING SYSTEM (e.g. HYDROSTOP) @ BAY, PER MANUF. RECOMMENDATIONS
5/8" STRUCTURAL ROOF SHEATHING (SEE STRUCTURAL DRAWINGS FOR TYPE, THICKNESS, & ATTACHMENT SPECS), VARY @ OVERHANDS BEHIND FINISHED TRIM
METAL DRIP EDGE @ EAVE (TYP.) EXTENDED MIN. 4" UP ROOF SHEATHING OR PER ROOFING MANUFACTURER'S RECOMMENDATIONS, IF DIFFERENT
NOTE: HURRICANE TIES & ANCHORS TO BE INSTALLED PER STRUCTURAL ENGINEER'S SPECIFICATIONS - TYP.
HALF-ROUND GUTTER TO BE COORDINATED W/ ARCHITECT
CEMENTITIOUS 1x8 FASCIA w/ BLOCKING BEHIND 2'-4"
HARDIE 'SCALLOP' SIDING @ BAY
NOTE: SEE STRUCTURAL PLANS FOR FINAL FRAMING & FOUNDATION SPECS - TYP.
PARKING SIDE
SEE STRUCTURAL RE: POST FOOTING (TYP.)
FINISHED P.T. 1x4 VERT. @ 4" O.C.
FINISHED P.T. 2x4 STRUCTURE
FINISHED P.T. 2x CAP (IDEALLY RIP TO 3" FOR SLIGHT INSET @ PARKING SIDE)
SECTION
3' WIDE (OR MIN. 30" @ NORTH) ACCESS GATE - FINISHED P.T. 2x FRAME + CROSS BRACING @ REAR, HEAVY-DUTY HINGES (@ REAR), & HEAVY-DUTY POST-MOUNT LATCH
5'-0" ELEVATION (PARKING SIDE)
SITE VERIFY
NOTE: USE #1 KDAT LUMBER (TYP.) + ARCH. RECOMMENDS SOLID STAIN FINISH VS. PAINT FOR WOOD FENCING (COLOR T.B.D.)
DETAILS
A-302
5 PORTERS COURT
A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT CHARLESTON, SC
DETAIL: ROOF OF BAY VOLUME
1" = 1'-0" (1/2" IF HALF-SIZED)
TYPICAL FENCE DETAIL
1" = 1'-0" (1/2" IF HALF-SIZED)
RECESSED LIGHT @ CANOPY
1" = 1'-0" (1/2" IF HALF-SIZED)
NOTE: CHECKED BY:
NOTE: DRAWN BY:
DATE:
PROJECT NO.:
2020-36
21 SEPTEMBER, 2020
E.S.L./J.F.M.
J.F.M.
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
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)
FLOOD ZONE: X

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

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.
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. 4501900502 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 herein 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.

James G. Pennington, P.L.S. No. 12291
Date

14 PORTERS COURT
SHEET 1
DRAWN BY: JFP
CHECKED BY: JFP
5/8" Iron Red Oxide
Water meter
Sewer Cleanout
Sewer Manholes
Telephone Pole/Building
+ = Ground Elevation
Temporary Benchmark
Temporary Control
5

2065 SAVANNAH HIGHWAY
SUITE 2
CHARLESTON, SC 29407
PHONE (843) 571-3191
EMAIL: plsoffice@palmettols.com

PREPARED EXCLUSIVELY FOR:
City of Charleston
EXISTING UTILITY EASEMENT

PORTERS COURT (Pedestrian)

PROVIDE CONC. CONNECTION FROM COURT TO FRONT LANDING

POSS. SALVAGE BRICKS FOR PATH TO GARDEN GATE

HVAC CONDENSER (ON PAD ON GRADE)

3.0' NORTH SIDE SETBACK

3.0' REAR SETBACK

NEW WOOD FENCE ENCLOSURE, TYP. WHERE NEEDED (SEE DETAIL, A-302); GATE LOCATION(S) NOTED

G A T E SUGGESTED LOCATION FOR TRASH + RECYCLING BINS (PROVIDE GATE ACCESS)

SITE PLAN + SANBORN MAPS

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)

SANBORN MAPS - 1902 [LINCOLN'S COURT NOW HUMPHREY COURT]

SANBORN MAPS - 1944 [LINCOLN'S COURT NOW HUMPHREY COURT]

SANBORN MAPS - 1951 [LINCOLN'S COURT NOW HUMPHREY COURT]
GENERAL NOTES

If the intent of Accepted Architect, LLC that the requirements of the currently-specified International Residential Code, IRC, 2018 be in all aspects of the project.

1. MATERIALS - Materials are to be selected to maintain the integrity of the historic character of the property. If an alternative is selected, the Contractor shall consult with the Architect to verify the compatibility of the material with the existing structure.

2. MECHANICAL - The Contractor shall be responsible for coordinating all mechanical systems with the Architect and Owner.

3. ELECTRICAL - The Contractor shall be responsible for coordinating all electrical systems with the Architect and Owner.

4. PLUMBING - The Contractor shall be responsible for coordinating all plumbing systems with the Architect and Owner.

5. ARCHITECTURAL - The Contractor shall be responsible for coordinating all architectural details with the Architect and Owner.

6. CONTRACTOR - The Contractor shall be responsible for coordinating all construction activities with the Architect and Owner.

7. HISTORIC DISTRICT - The Contractor shall be responsible for coordinating all construction activities with the Architect and Owner.

8. CONTRACTOR'S STAGING AREA - The Contractor shall be responsible for providing a staging area for the project.

9. CONTRACTOR'S WORKSHOP - The Contractor shall be responsible for providing a workshop for the project.

10. CONTRACTOR'S MATERIALS STORAGE - The Contractor shall be responsible for providing a materials storage area for the project.

ROOF PLAN + NOTES

HOLLOW CORE DOORS ACCEPTABLE AT CLOSETS.
ENTRY DOORS - 2-PANEL 'SHAKER' STYLE.
SOLID CORE MDF INTERIOR DOORS AT BATHROOM AND BEDROOM
HURRICANE PROTECTION SHALL BE PROVIDED (VERIFY TYPE - ANY
WHITE CHECKED BY: ROGUE VALLEY OR EQ. (FIBERGLASS OPTION @ REAR IF NOT VISIBLE)
INTEGRATED BACKSPLASH. CULTURED MARBLE BATHROOM SINKS
ROOF, HIPPED @ BAY; 1:12 E.S.L./J.F.M.
DRAWN BY:

PROPOSED LOCATION, E-101).
6.4. SECOND FLOOR: LVP TYP.
6.2. POWDER ROOM SINK: RECTANGULAR WALL-MT. (VERIFY
6.1. BATHROOM FANS W/ FAN TIMERS).

GENERAL NOTES

1. MEANING - The Architect shall have control on all changes of, prior to completion of construction, in accordance with the following:

2. SUBCONTRACTORS - The Contractor shall be responsible for coordinating all subcontractors with the Architect.

3. CONSTRUCTION DOCUMENTS - The Contractor shall be responsible for coordinating all construction documents with the Architect.

4. CONTRACTOR'S RESPONSIBILITY - The Contractor shall be responsible for coordinating all construction activities with the Architect.

5. CONTRACTOR'S MATERIALS STORAGE - The Contractor shall be responsible for providing a materials storage area for the project.

6. CONTRACTOR'S STAGING AREA - The Contractor shall be responsible for providing a staging area for the project.

7. HISTORIC DISTRICT - The Contractor shall be responsible for coordinating all construction activities with the Architect and Owner.

8. CONTRACTOR'S WORKSHOP - The Contractor shall be responsible for providing a workshop for the project.

9. CONTRACTOR'S MATERIALS STORAGE - The Contractor shall be responsible for providing a materials storage area for the project.

10. CONTRACTOR'S STAGING AREA - The Contractor shall be responsible for providing a staging area for the project.
A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT CHARLESTON, SC

14 PORTERS COURT

EAST (FRONT) ELEVATION

SOUTH (SIDE) ELEVATION

WEST (REAR) ELEVATION

NORTH (SIDE) ELEVATION
EXISTING STREETScape (East Side)

PROPOSED STREETScape (East Side)

PROPOSED STREETScape (West Side)

14 PORTER'S COURT

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

[#5 - SEE SEPARATE APPLICATION]

STREETSCAPE STUDIES

A-202
SINGLE-PIECE FORMED SHEET METAL W/ INTEGRATED WALL FLASHING AND DRIP EDGE
30# ROOFING FELT, APPROPRIATE FOR METAL ROOF UNDERLAYMENT
HIGH-TEMP ICE + WATER SHIELD
5/8" ROOF SHEATHING - SEE STRUCTURAL DRAWINGS
CEMENTITIOUS 5/4x FASCIA @ FACE + SIDES
CEMENTITIOUS PANEL CEILING
2x RIM JOIST - SEE STRUCTURAL DRAWINGS
TAPERED 2x6s - SEE STRUCTURAL DRAWINGS
2x6 - SEE STRUCTURAL DRAWING FOR ATTACHMENT SPECS
SIDE ELEVATION:
5/4x4 CEMENTITIOUS DOOR SURROUND
NOTE: CONTRACTOR TO PROVIDE PROPER FLASHING @ INTERSECTION WITH WALL
ASPECT LED 4.75" ULTRA-THIN RECESSED LIGHT, BRONZE TRIM (SEE IMAGE + DIMENSIONS @ RIGHT)
(CEMENTITIOUS 5/4x FASCIA TRIM, TYP. @ PERIMETER)
NOTE: ENTIRE CANOPY TO BE PAINTED TO MATCH ADJACENT SIDING ('COTTAGE RED' TO MATCH WINDOWS @ FRONT DOOR / 'CHARLESTON WHITE' @ BACK DOOR, TBV - COORD. W/ARCH.)
FLASH + COUNTERFLASH (BY BUILDER); RUN MIN. 8" UP WALL BEHIND SIDING
LOW-SLOPE MEMBRANE ROOFING SYSTEM (e.g. HYDROSTOP) @ BAY, PER MANUF. RECOMMENDATIONS
5/8" STRUCTURAL ROOF SHEATHING (SEE STRUCTURAL DRAWINGS FOR TYPE, THICKNESS, & ATTACHMENT SPECS); MIN. 3 1/4" OVERHANG BEYOND FINISHED TRIM
METAL DRIP EDGE @ EAVE (TYP.) EXTENDED MIN. 4" UP ROOF SHEATHING OR PER ROOFING MANUFACTURER'S RECOMMENDATIONS, IF DIFFERENT
NOTE: HURRICANE TIES & ANCHORS TO BE INSTALLED PER STRUCTURAL ENGINEER'S SPECIFICATIONS - TYP.
HALF-ROUND GUTTER TO BE COORDINATED W/ ARCHITECT
CEMENTITIOUS 1x8 FASCIA w/ BLOCKING BEHIND 10" 1 1/2" = 1'-0" (3/4" IF HALF-SIZED)
CHECKED BY:
DRAWN BY:
DATE:
PROJECT NO.:
2020-36
21 SEPTEMBER, 2020
E.S.L./J.F.M.
J.F.M.
FINISHED P.T. 1x4 VERT. @ 4" O.C.
STRUCTURE PUBLIC SIDE
SEE STRUCTURAL RE: POST FOOTING (TYP.)
FINISHED P.T. 2x CAP (IDEALLY RIP TO 3" FOR SLIGHT INSET @ PARKING SIDE)
SIDE ELEVATION (PUBLIC SIDE)
SITE VERIFY
NOTE: USE #1 KDAT LUMBER (TYP.) + ARCH. RECOMMENDS SOLID STAIN FINISH VS. PAINT FOR WOOD FENCING (COLOR T.B.D.)
3' WIDE (OR MIN. 30" @ NORTH) ACCESS GATE - FINISHED P.T. 2x FRAME + CROSS BRACING @ REAR, HEAVY-DUTY HINGES (@ REAR), & HEAVY-DUTY POST-MOUNT LATCH
DETAIL: ROOF OF BAY VOLUME
TYPICAL FENCE DETAIL
DOOR CANOPY
RECESSED LIGHT @ CANOPY
"1'-6"
"SINGLE-PIECE FORMED SHEET METAL W/ INTEGRATED WALL FLASHING AND DRIP EDGE"