AGENDA

The City of Beaufort

HISTORIC DISTRICT REVIEW BOARD

Wednesday, February 10, 2020, 2:00 P.M.

~~**City Hall, Planning Conference Room – 1911 Boundary Street, Beaufort, SC**~~

Please click the link below to join the webinar:
https://us02web.zoom.us/j/86551830285?pwd=eUJ3RFVNYnhwWkdTT2hmclE0ZDVsUT09
Password: 907997 Meeting ID: 865 5183 0285 Call in Phone# 1+929 205 6099

STATEMENT OF MEDIA NOTIFICATION: "In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting."

Note: A project will not be reviewed if the applicant or representative is not present at the meeting.

I. Call to Order:

II. Approval of Minutes:

A. January 13, 2020 Meeting Minutes

III. Old Business:

A. 1409 King Street, PIN R120 004 000 1009 0000, Alterations / Additions / New Construction
Applicant: Andrew Rogerson, Garvin Design Group (20-28 HRB.3)

The applicant is requesting final approval of alterations to a contributing structure in the Northwest Quadrant, eight attached dwelling units in the Northwest Quadrant along Prince Street and Site Plan parking lot layout.

IV. Public Hearing:

A. 211 Charles Street – Major Demolition

V. New Business:

A. 1114 Washington Street, PIN R120 004 000 0166 0000, Solar Panel Installation
Applicant: Titan Solar Power (21-04 HRB.1)

The applicant is requesting Final approval for solar panel installation on roof.

B. **908 Washington Street, PIN R120 004 000 0401 0000,** Window Replacement
Applicant: Jonathan Belgrove, Simons Young + Associates (21-05 HRB.1)

The applicant is requesting Final approval for replacement of four rear windows associated with a kitchen and bathroom renovation.

C. **810 Harrington Street, PIN R120 004 000 0353 0000,** Addition
Applicant: Jeremiah Smith, Allison Ramsey Architects (21-03 HRB.1)

The applicant is requesting Final approval of an addition of a covered porch to the rear yard and stoop at the Harrington Street entrance.

D. **211 Charles Street, PIN R120 004 000 0909 0000,** Major Demolition
Applicant: Arnie McClure, Coast Architects, Inc. (21-02 HRB.1)

The applicant is requesting approval for demolition of the structure.

E. **211 Charles Street, PIN R120 004 000 0909 0000,** New Construction
Applicant: Arnie McClure, Coast Architects, Inc. (21-02 HRB.1.A)

The applicant is requesting Conceptual approval of a 3-story apartment/commercial building.

F. **812 Port Republic Street, PIN R121 004 000 0984 0000,** Change after Certification
Applicant: Beaufort Inn (21-01 HRB.1)

The application is proposing changes after certification to the Beaufort Inn Hotel that involve massing, fenestration, and detail changes to the previously approved three stories of hotel space in addition to a new rooftop venue.

G. **Review of Draft Demolition Letter to City Council**

VI. Discussion:

A. **Packet Distribution and Staff Report Process**

B. **Board Training**

VII. Adjournment.

Historic District Review Board
Meeting Minutes – January 13, 2021

1 CALL TO ORDER 0:15

A meeting of the Historic District Review Board was held via Zoom on January 13, 2021 at 2:00 pm.

2 ATTENDEES

Members in attendance: John Dickerson (Chairman), Stacy Applegate, Katherine Pringle, and Chuck Symes.

Absent: Bill Allison (Vice-Chair)

Staff in attendance: Jeremy Tate (Meadors Architecture), and Dan Frazier (City of Beaufort Senior Planner of Community and Economic Development).

3 REVIEW OF MINUTES 0:42

All Historic District Review Board Meeting minutes are recorded, and can be found on the City's website at http://www.cityofbeaufort.org/AgendaCenter. Audio recordings are available upon request by contacting the City Clerk, Ivette Burgess at 843-525-7018 or by email at iburgess@cityofbeaufort.org.

Motion: Ms. Pringle made a motion to approve the December 9, 2020 minutes as submitted; seconded by Ms. Applegate. The motion passed unanimously.

4 UPDATE FROM THE DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT 1:21

No information at this time.

5 OLD BUSINESS 1:58

A. 505 Pinckney Street, PIN R120 004 000 760A 0000, Renovation/Addition
Applicant: Ansley Manuel (20-46 HRB.2)

The applicant is requesting final approval for renovation/addition to a rear porch for a single-family resident at 505 Pinckney Street.

The chairman, John Dickerson, invited the public comment.

DRAFT

Motion: Mr. Symes made a motion to approve the project as submitted including that the decision of roof color shall be at the discretion of the owner; seconded by Ms. Applegate. The motion passed unanimously.

B. **510 Craven Street, PIN R120 004 000 0890**, Change After Certification **19:24**
Applicant: Marcellene Trask (20-47 HRB.1)

The applicant is requesting a change after certification regarding exterior paint colors, porch lights, brick walkway, and front door.

The chairman, John Dickerson, invited the public comment.

Motion: Ms. Pringle made a motion to approval per staff's recommendations and that the brick pavers pattern shall match the neighbor's pattern located at 508 Craven Street; seconded by Mr. Symes. The motion passed unanimously.

Chairman, John Dickerson, then suggested that each board member that was able to conduct a site visit discuss their findings.

Motion: Mr. Dickerson made a motion that we have a special meeting on a date that is in compliance with the requirements of the public notice and then come back; seconded by Ms. Applegate. The motion passed unanimously.

C. **1409 King Street, PIN R120 004 000 1009 0000**, Alterations / Additions **49:13**
New Construction

Applicant: Andrew Rogerson, Garvin Design Group (20-28 HRB.3)

The applicant is requesting final approval of alterations to a contributing structure in the Northwest Quadrant, eight attached dwelling units in the Northwest Quadrant along Prince Street and Site Plan parking lot layout.

The chairman, John Dickerson, invited the public comment.

Motion: Mr. Symes made a motion to defer the project until such time that detailed drawings are submitted; seconded by Ms. Pringle. The motion failed with a tied vote with Ms. Applegate opposed; Mr. Dickerson opposed; Mr. Symes in favor; and Ms. Pringle in favor. The Board took no further action on this agenda item.

6 DISCUSSION – DEMOLITION PROCESS 1:55:02

Mr. Frazier presented information to the Board regarding the demolition process.

Motion: Mr. Dickerson made a motion directing the Board to draft a letter to City Council recommending an amendment to the Beaufort Code regarding the demolition process, to include imposing a two-year statute of limitation on demolition approvals, prohibiting demolition approvals from being transferred to new owners, and consideration of demolition permits being based solely on the viability of the subject building; seconded by Mr. Symes. The motion passed unanimously.

Mr. Dickerson asked that this discussion item be added to next month's meeting under New Business so the draft letter can be reviewed by the Board.

DRAFT

7 ADJOURNMENT 2:13:27

Motion: Mr. Dickerson made a motion to adjourn the meeting; seconded by Ms. Pringle. The motion passed unanimously. The meeting ended at 3:40 pm.

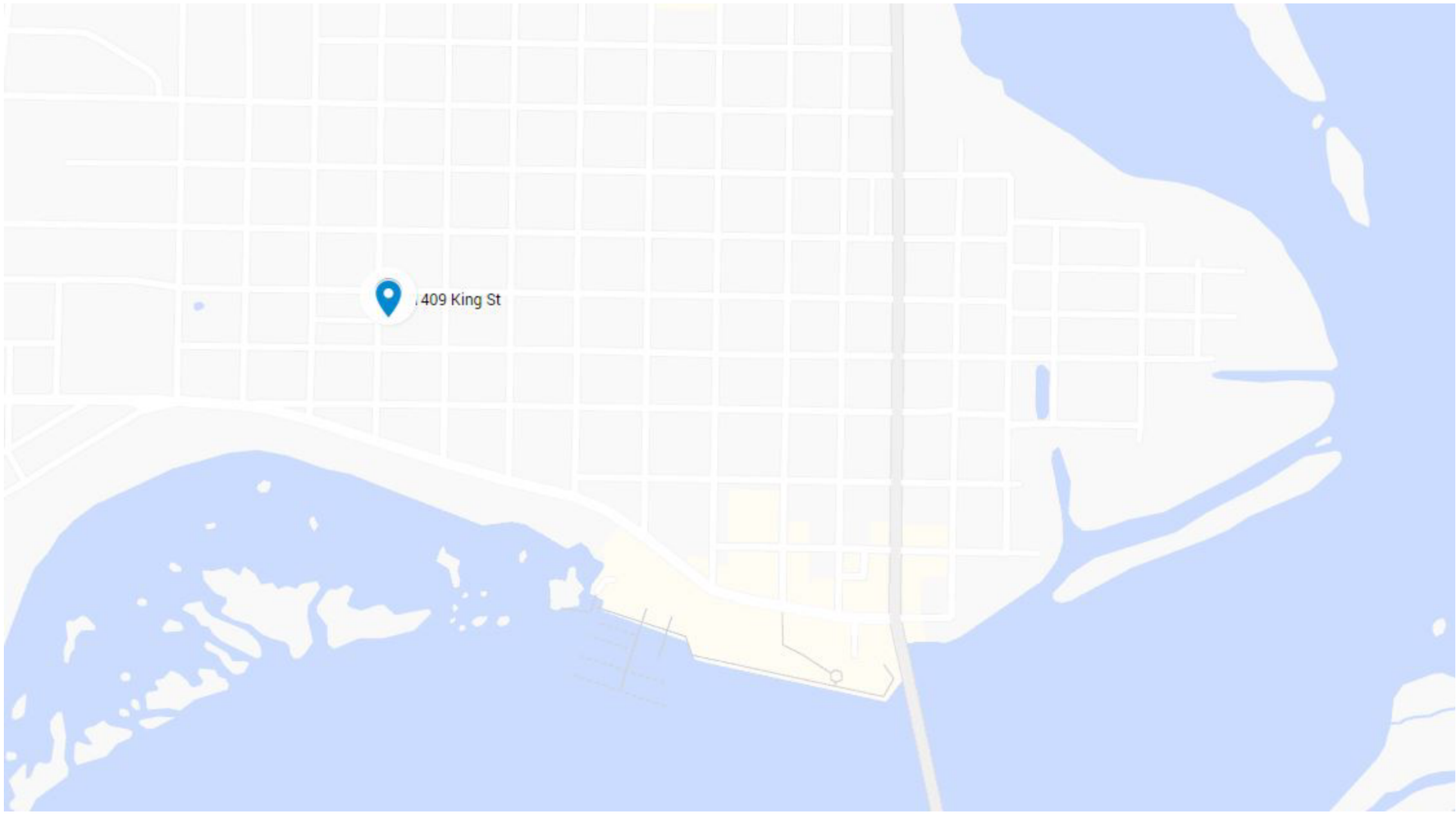
Chair

Date of approval

DRAFT

CITY STAFF INTRODUCTION

1409 KING STREET



PROJECT LOCATION - 1409 KING STREET

EXISTING JAIL STRUCTURE: 1409 KING STREET











GARVINDESIGNGROUP

APPLICANT PRESENTATION

1409 KING STREET

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** _____ **Application #:** _____ **Zoning District:** _____
BCAGHS Survey: ☐ **Yes** ☐ **No**

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: ☐ Conceptual ☐ Preliminary ■ Final ■ Bailey Bill Approval* ☐ Change After Certification
**Requires a Bailey Bill – Part A Preliminary Review Application Form*

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ☐ **Yes** ■ **No**

Applicant, Property, and Project Information

Applicant Name: Andrew Rogerson, Garvin Design Group

Applicant Address: 1209 Lincoln St, Columbia, SC 29201

Applicant E-mail: arogerson@garvindesigngroup.com Applicant Phone Number: 803-212-1032

Applicant Title: ☐ Homeowner ☐ Tenant ■ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant): Wheeler & Wheeler

Owner Address: 1711 Gervais St, Columbia, SC 29201

Project Name: Justice Square

Property Address: 1409 King St

Property Identification Number *(Tax Map & Parcel Number)*: TMS R120 004 000 1009 0000

Date Submitted: 12/16/2020

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: Andrew P Rogerson Date: 12/16/2020

Owner's Signature: _____ Date: 04/03/2020

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

(The owner's signature is required if the applicant is not the owner.)

Required Project Information

Project Name: Justice Square

Property Size in Acres: 0.87 Proposed Building Use: Residential

Nature of Work (check all that apply):

■ New Construction, Primary Structure ☐ New Construction, Primary Structure ■ Alterations / Additions

☐ Demolition* ☐ Relocation* **Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
Jail: 5,000 sf 1st floor, 3,500 sf 2nd floor | Attached Units: 3,000 sf 1st, 2nd, & 3rd per bldg

Is this project a redevelopment project: ☑ Y ☐ N

Are there existing buildings on the site? ☑ Y ☐ N if yes, will they remain? ☑ Y ☐ N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

The project consists of renovating the historic jail building into (9) rental apartments, complete mechanical, plumbing, and electrical upfits, and interior finishes in compliance with National Park Service, Department of the Interior standards for historical preservation.

The project also includes new construction of (8) attached dwelling units along Prince Street, associated site work, and parking to meet the needs of the project.

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: jbachety@cityofbeaufort.org: | Phone: (843) 525-7011 | Fax: (843) 986-5606

EXISTING JAIL STRUCTURE: 1409 KING STREET











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CONTEXT - SURROUNDING STRUCTURES: 1409 KING STREET



1407 KING STREET



1509 KING STREET



509 MONSON STREET



GARVIN DESIGN GROUP

PREVIOUS SUBMITTAL - PRELIMINARY

CONTEXT - SURROUNDING STRUCTURES: 1409 KING STREET









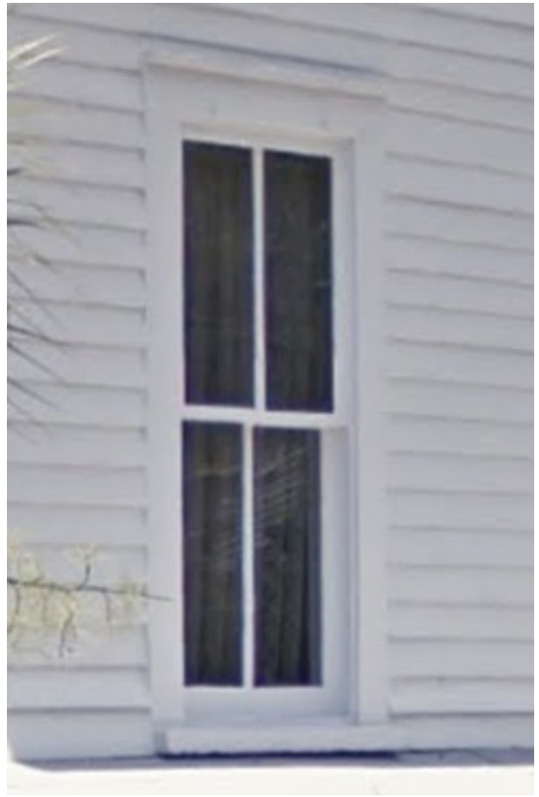
GARVINDESIGNGROUP

PREVIOUS SUBMITTAL - PRELIMINARY

2.5 STORY EXAMPLE: 1301 NORTH STREET (c. 1901)













PREVIOUS SUBMITTAL - PRELIMINARY

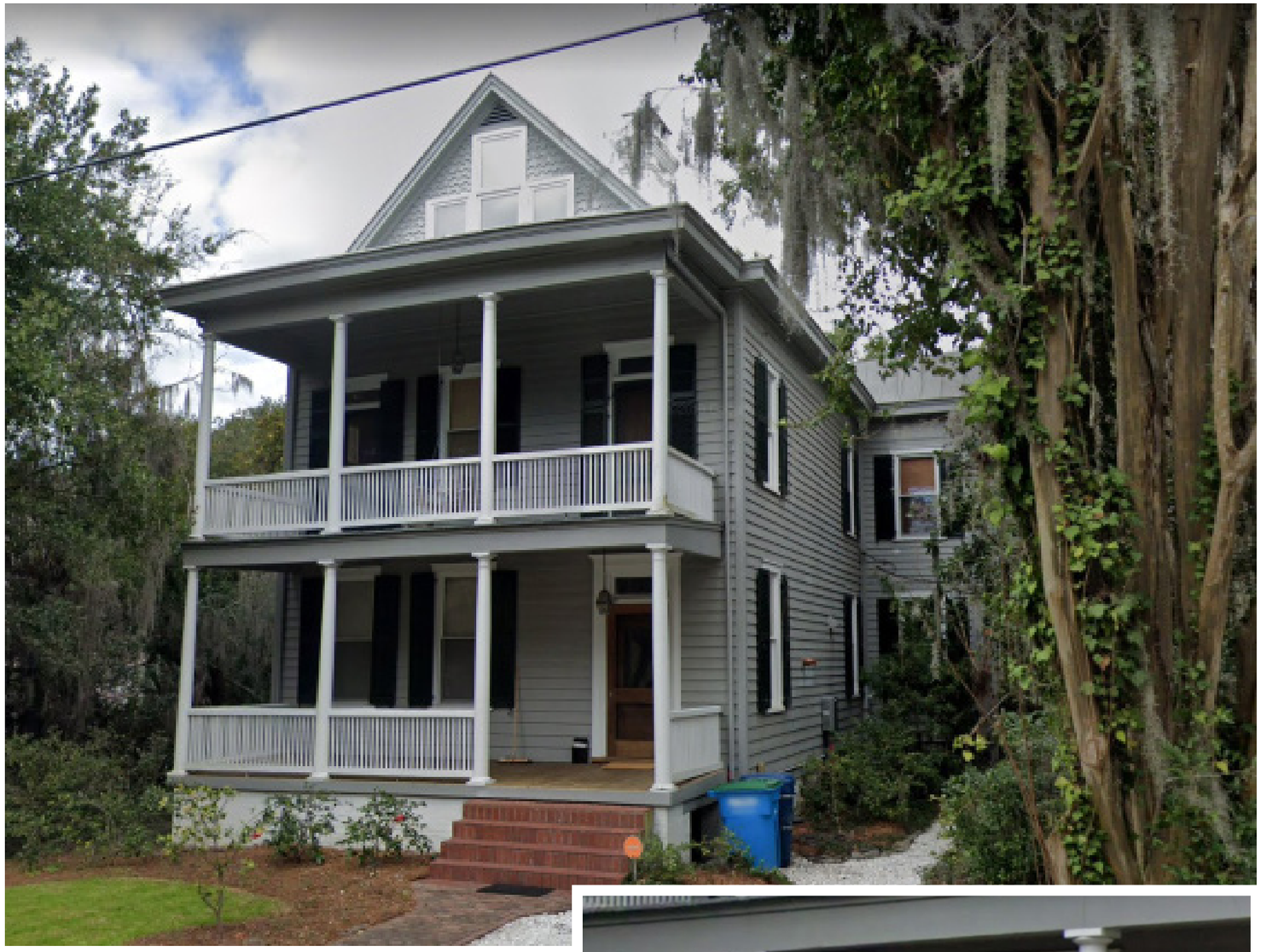
GARVIN DESIGN GROUP

2.5 STORY EXAMPLE: 1407 NORTH STREET (c. 1880)





GARVIN DESIGN GROUP



PREVIOUS SUBMITTAL - PRELIMINARY



2.5 STORY EXAMPLE: KING STREET





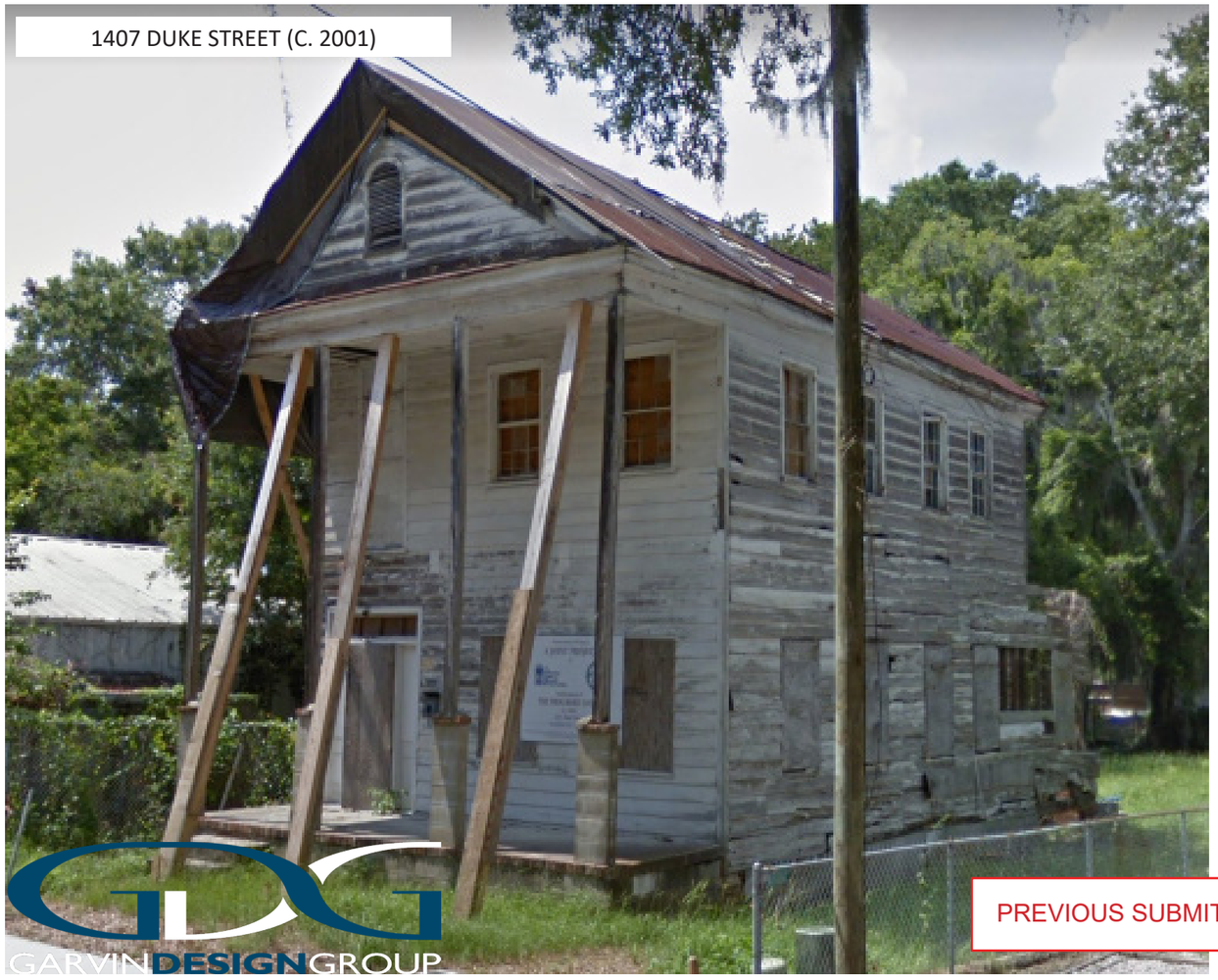


PREVIOUS SUBMITTAL - PRELIMINARY

GARVIN DESIGN GROUP

2.5 STORY EXAMPLE: DUKE STREET



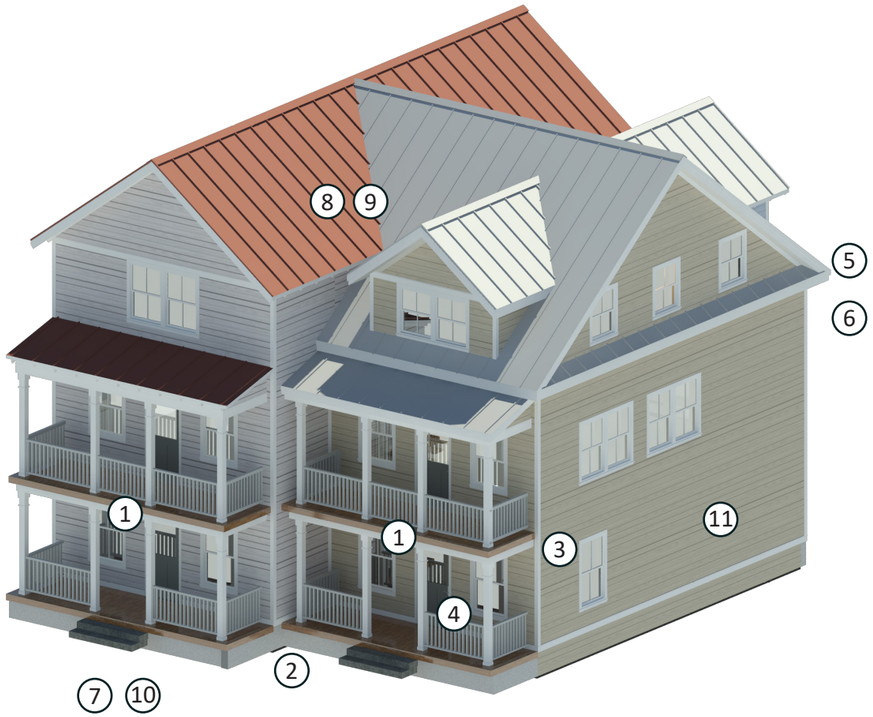




GARVIN DESIGN GROUP

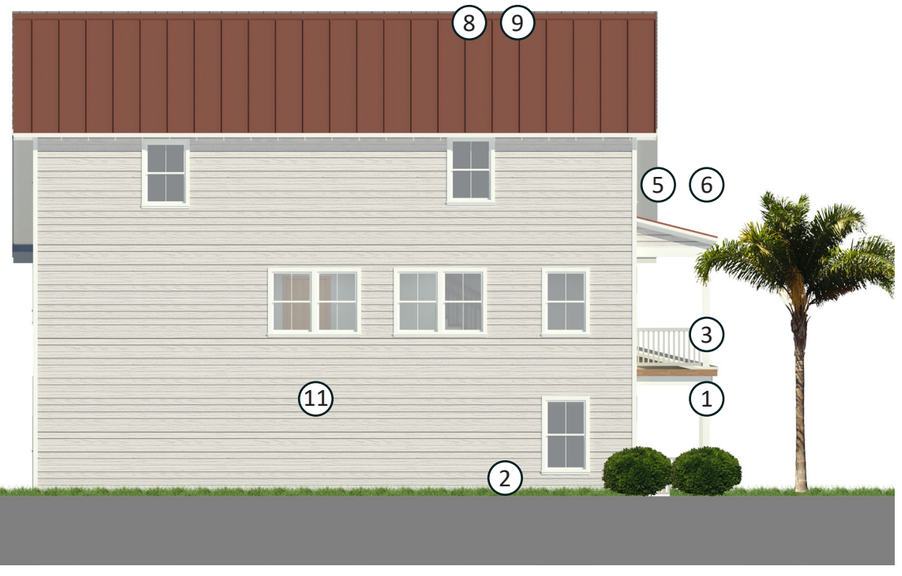
PREVIOUS SUBMITTAL - PRELIMINARY

2.5 STORY PROPOSED FEATURES: 1409 KING STREET









PREVIOUS SUBMITTAL - PRELIMINARY

GARVINDESIGNGROUP

DESIGN GUIDELINE REFERENCES:

1. Porch design follows the “Beaufort Style” 2-story porch with central entry as seen detailed on pg 33 of the Beaufort Preservation Manual by Milner Associates, pg 14 & 39 of the Northwest Quadrant Design Principles by Winter & Company
2. Elevation of first floor follows guidance from pg 42 of the Beaufort Preservation Manual by Milner Associates, pg 44 of the Northwest Quadrant Design Principles by Winter & Company
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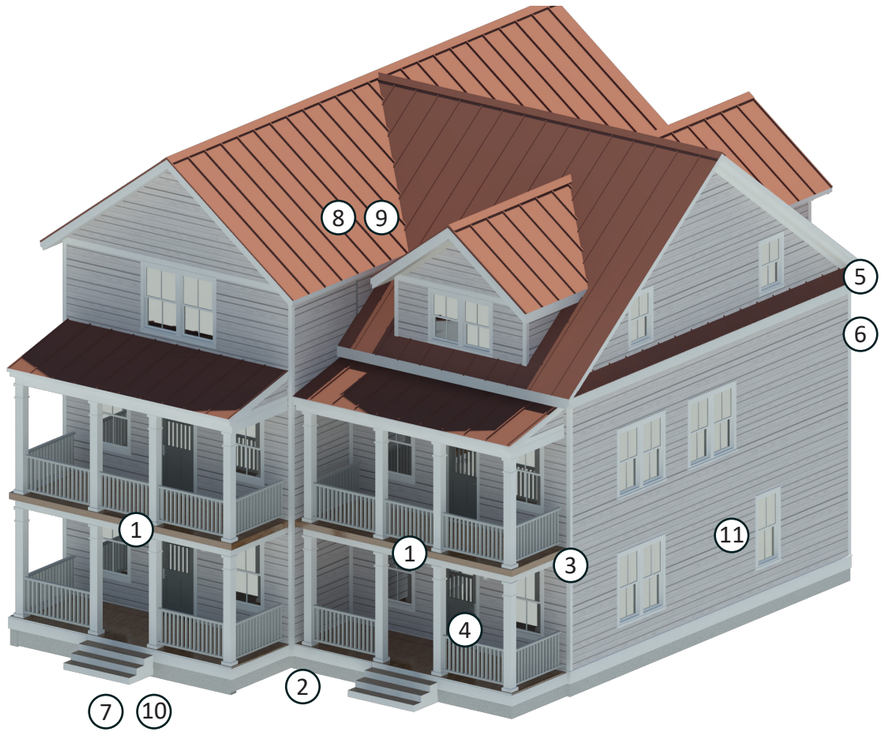





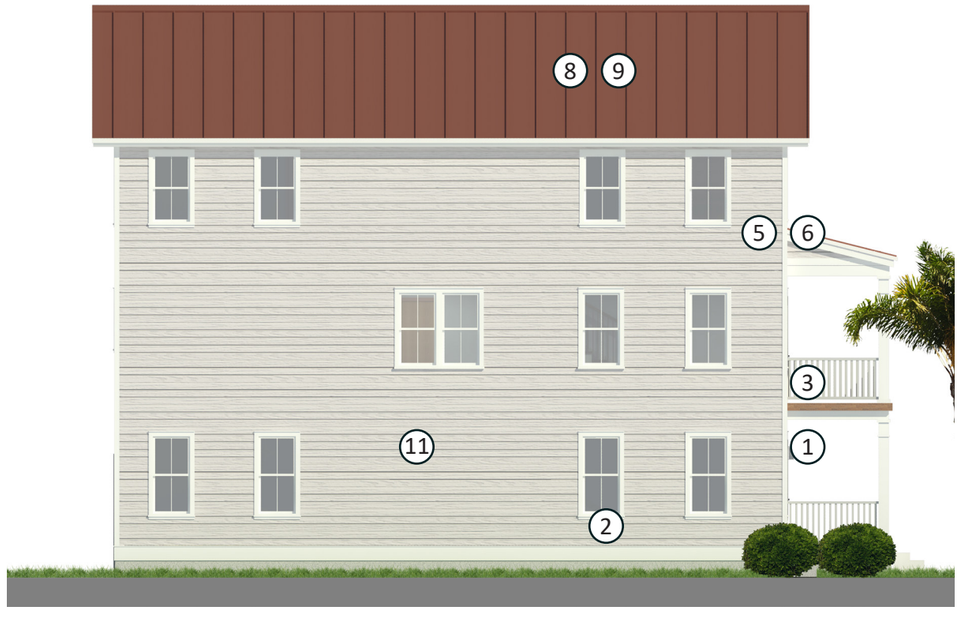

CURRENT SUBMITTAL - FINAL

GARVINDESIGNGROUP

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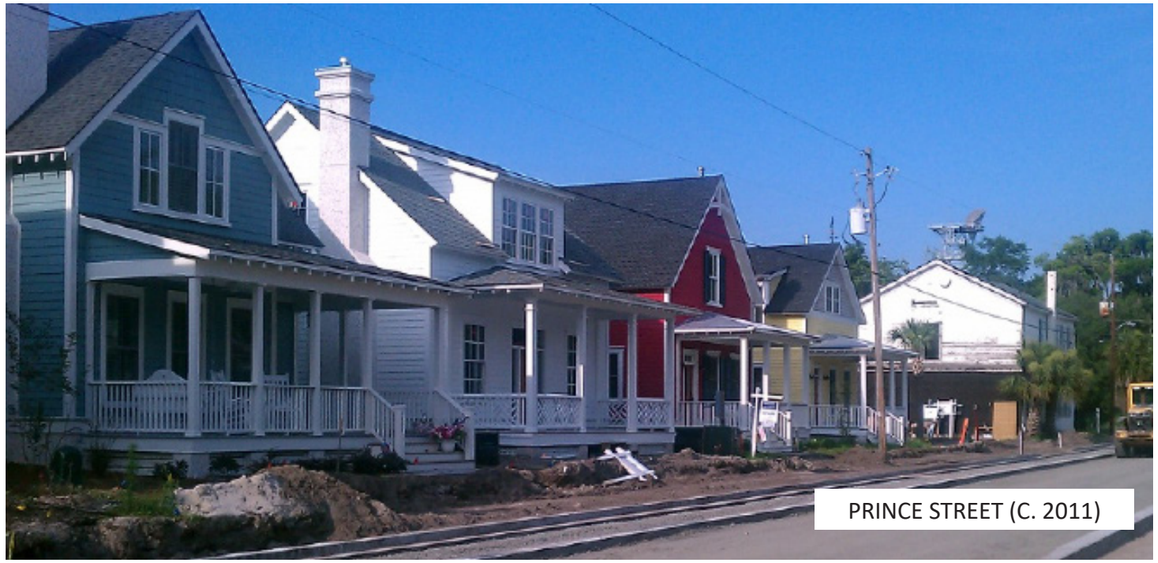
1.5 STORY EXAMPLE: PRINCE STREET





PRINCE STREET (C. 2011)

1612 PRINCE STREET (C. 2011)



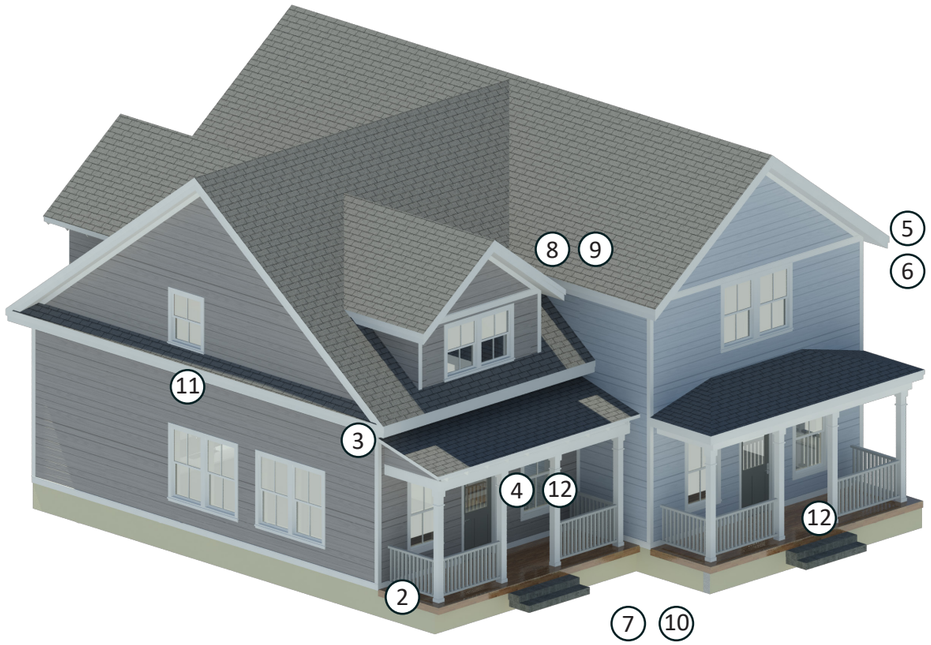
1611 PRINCE STREET (C. 2011)



PREVIOUS SUBMITTAL - PRELIMINARY

GARVINDESIGNGROUP

1.5 STORY PROPOSED FEATURES: 1409 KING STREET





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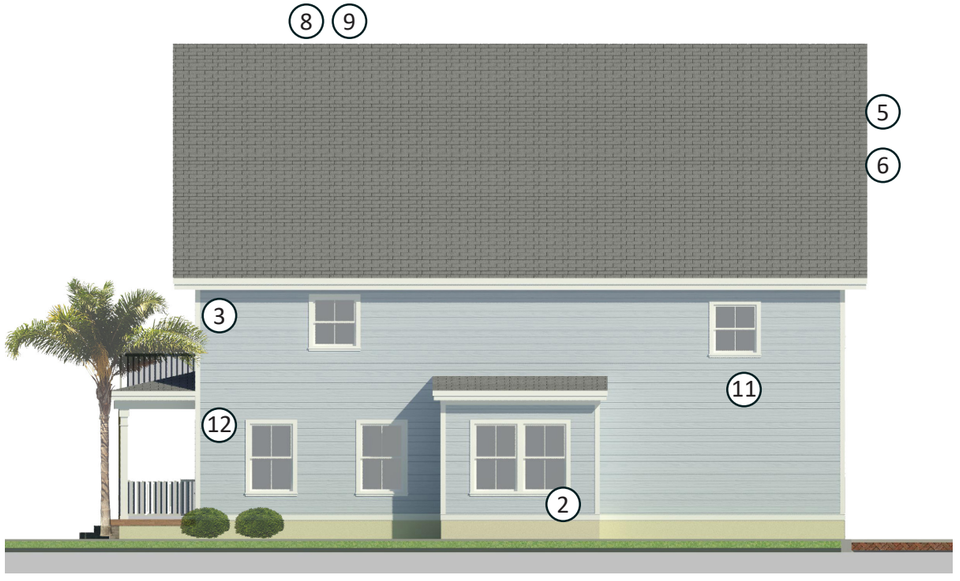

GARVINDESIGNGROUP

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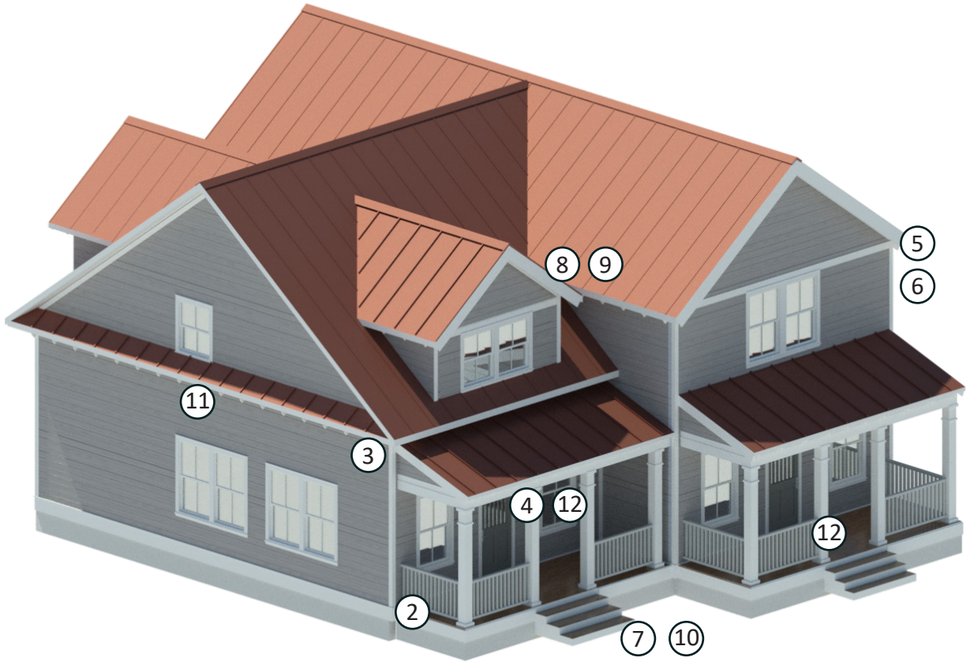



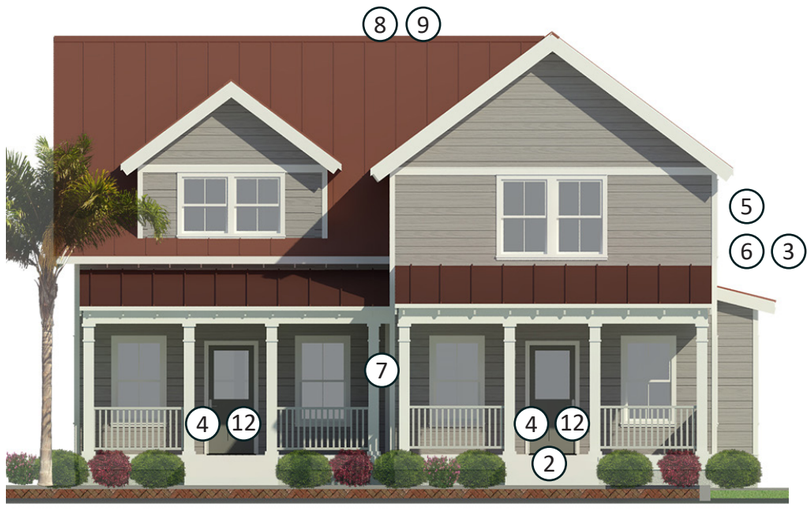

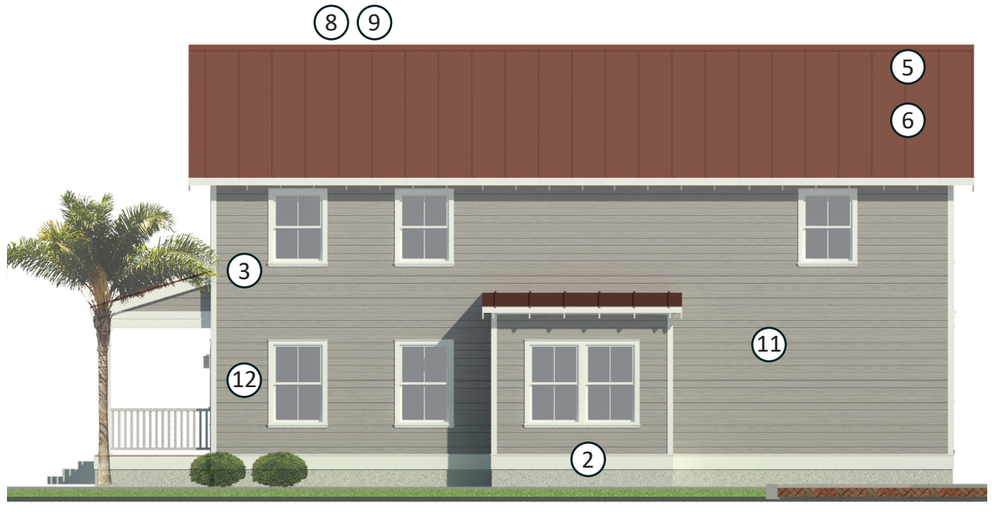

GARVINDESIGNGROUP

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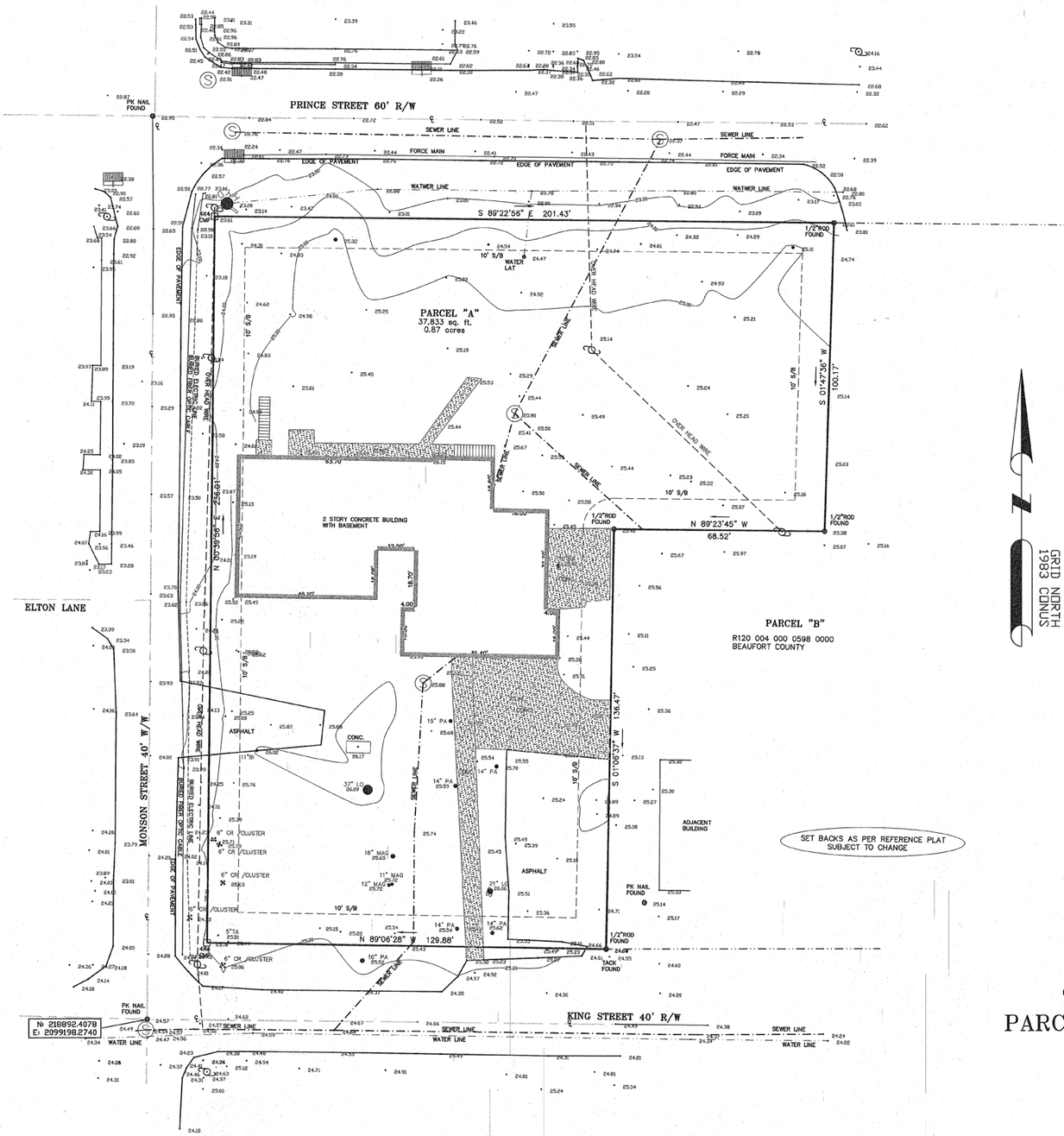
LOCATION MAP (N.T.S.)

NOTES:

1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450026 0005 D. DATED 09/29/86
11.) CONTOUR INTERVAL IS 1'.
12.) VERTICAL DATUM IS 1929 NGVD.

REFERENCES:

1.) T.M.S. R120 004 000 1009 0000
2.) PLAT BY R.D. TROGDON JR
DATED 5/23/06
BOOK 115, PAGE 151
BEAUFORT COUNTY R.M.C. OFFICE



GRID NORTH
1983 CONUS

LEGEND OF SYMBOLS & ABBREVIATIONS

	FIRE HYDRANT	MVM	MAIN VALVE MONUMENT
CO	CLEAN OUT	MH	MANHOLE
PP	POWER POLE	GW	GUY WIRE
TP	TELEPHONE PEDESTAL	CB	CABLE BOX
FO	FIBER OPTIC STUB	OE	OVERHEAD POWERLINE
WV	WATER VALVE		EDGE OF PAVEMENT
GV	GAS VALVE		BACK OF CURB
	WATER METER		LIGHTPOLE
	1/2"ROD SET		GAS LINE
			CENTER LINE
			CONTOUR LINE

TREE SIZE & TYPE
ELEVATION

GASQUE & ASSOCIATES, INC. No. C00192
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PN	PINE	Pinus spp.
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HI	HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica cerifera
CH	CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Triqlium sebiferum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALDCYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPEMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	
MP	MAPLE	Morus spp.
DW	DOGWOOD	Cornus florida
GUM	GUM	
WO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
UNK	UNKNOWN	

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE.
*NOTE:ANY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

TREE AND TOPOGRAPHICAL SURVEY
PARCEL "A" BLOCK 113. CITY OF BEAUFORT
PREPARED FOR
JUSTICE SQUARE I
CITY OF BEAUFORT
BEAUFORT COUNTY SOUTH CAROLINA

DATE 8/7/2019 | SCALE 1"=20'

GASQUE & ASSOCIATES INC.
LAND SURVEYORS · PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1798

8/8/19
David E. Gasque, R.L.S.
S.C. Registration Number 10506

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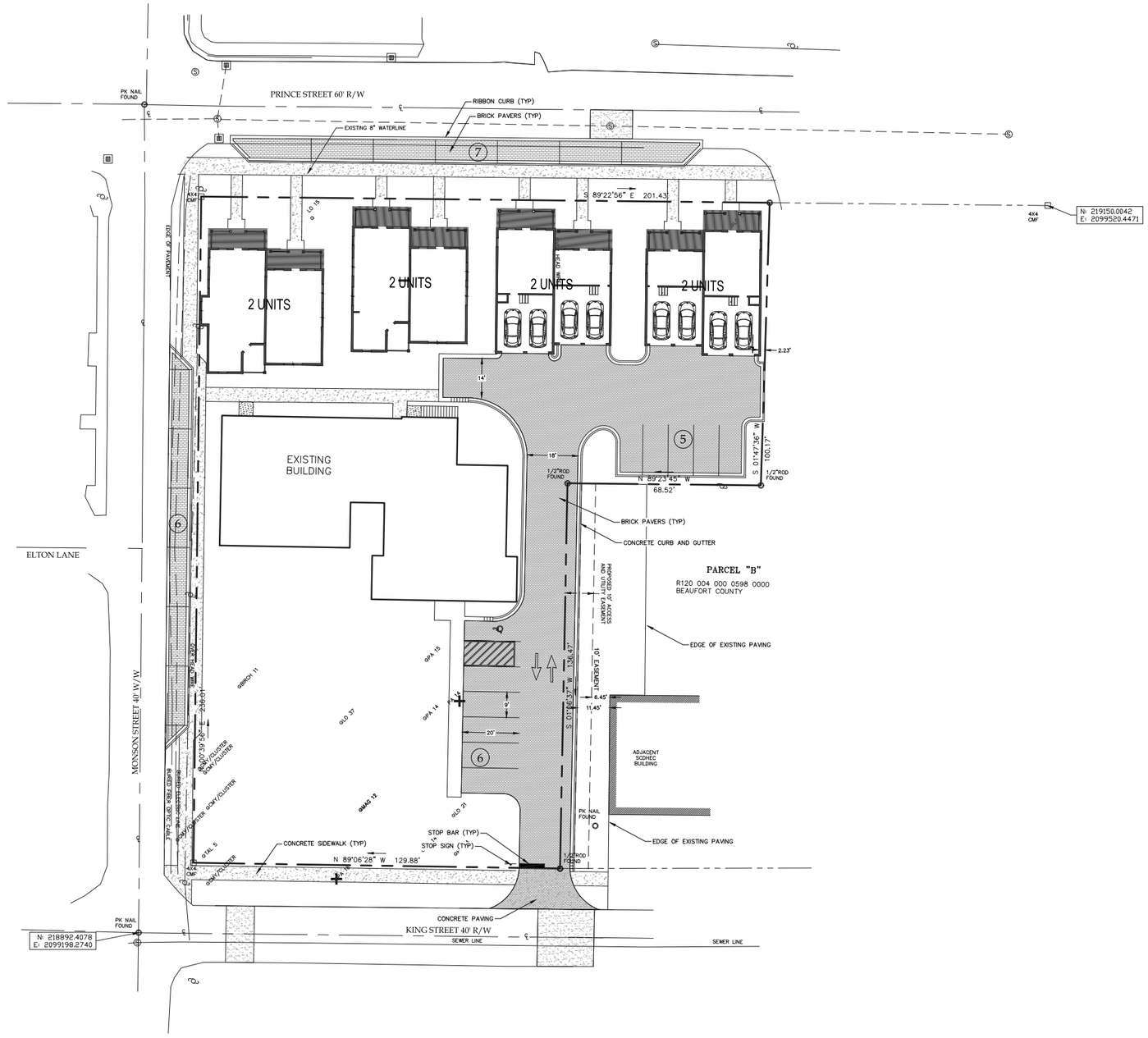
PREVIOUS SUBMITTAL - PRELIMINARY

JOB#51075 F.B.#1015/JS DRAWN BY DSGN5



CURRENT SUBMITTAL - FINAL

GRAPHIC SCALE

GARVINDESIGNGROUP

SOUTH CAROLINA CAROLINA ENGINEERING CONSULTANTS INC. No. C02324 CERTIFICATE OF AUTHORIZATION

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PLAN REVISIONS

NO.	DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

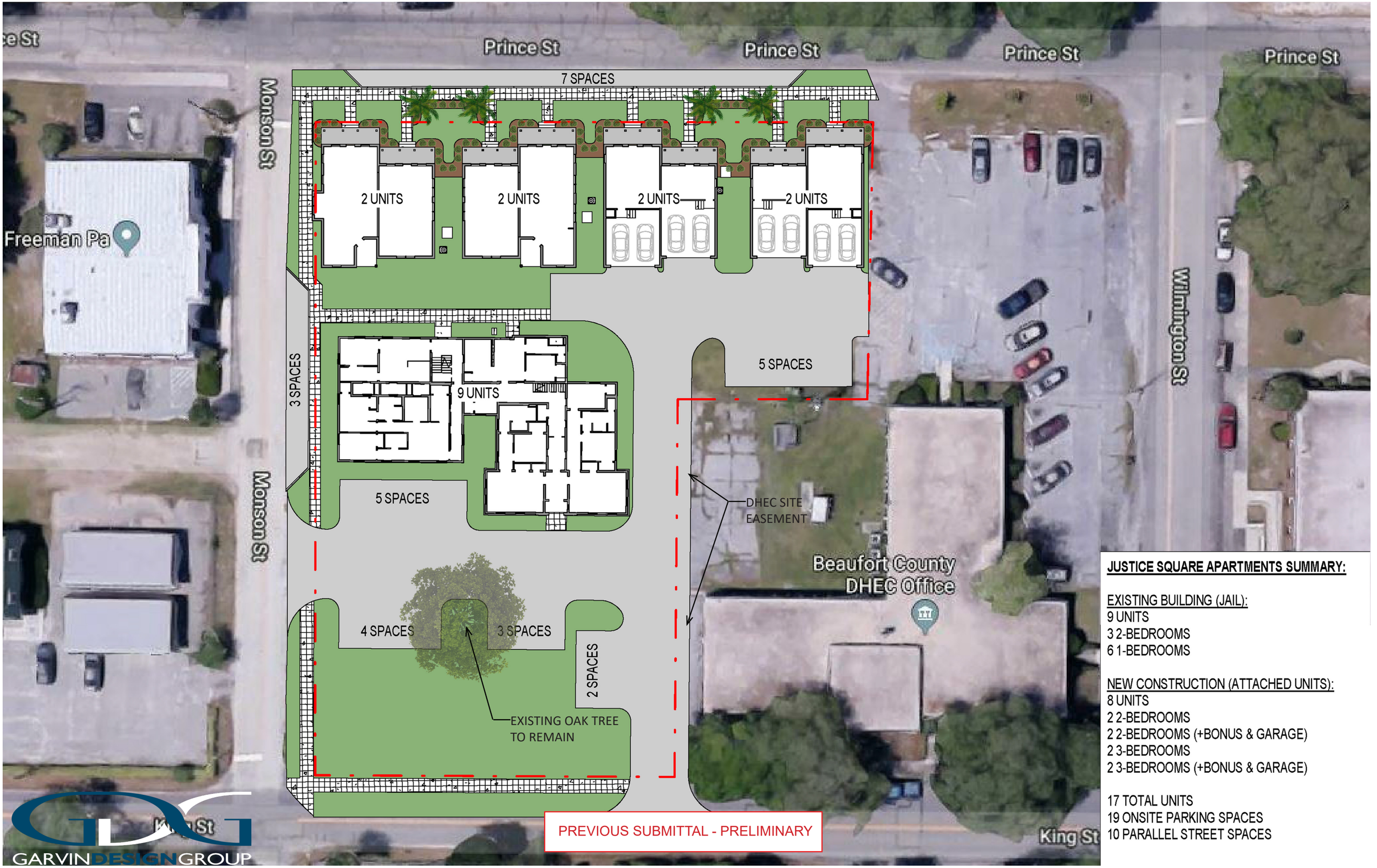
JUSTICE SQUARE
CITY OF BEAUFORT
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
PO BOX 294
BEAUFORT, SC 29901
843/322-0553
843/322-0556 (FAX)
WWW.CAROLINAENGINEERING.COM

PROJECT:	2240
DATE:	03/19/20
REVISED:	12/15/20
DRAWN BY:	RGG
ENGINEER:	JPA
SCALE:	1"=20'

SITE PLAN

1



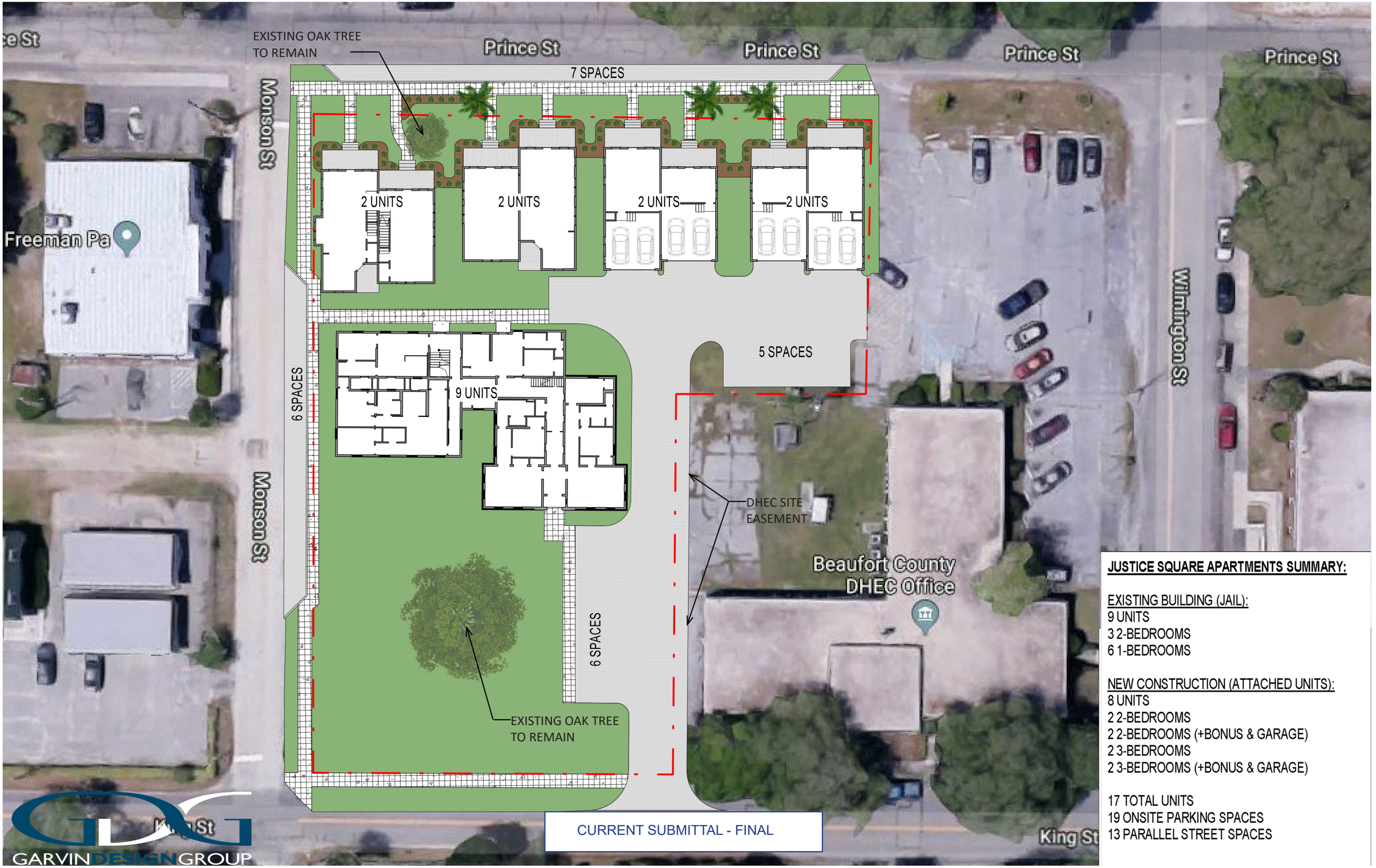
GARVIN DESIGN GROUP

JUSTICE SQUARE APARTMENTS SUMMARY:

EXISTING BUILDING (JAIL):
9 UNITS
3 2-BEDROOMS
6 1-BEDROOMS

NEW CONSTRUCTION (ATTACHED UNITS):
8 UNITS
2 2-BEDROOMS
2 2-BEDROOMS (+BONUS & GARAGE)
2 3-BEDROOMS
2 3-BEDROOMS (+BONUS & GARAGE)

17 TOTAL UNITS
19 ONSITE PARKING SPACES
10 PARALLEL STREET SPACES



GARVIN DESIGN GROUP

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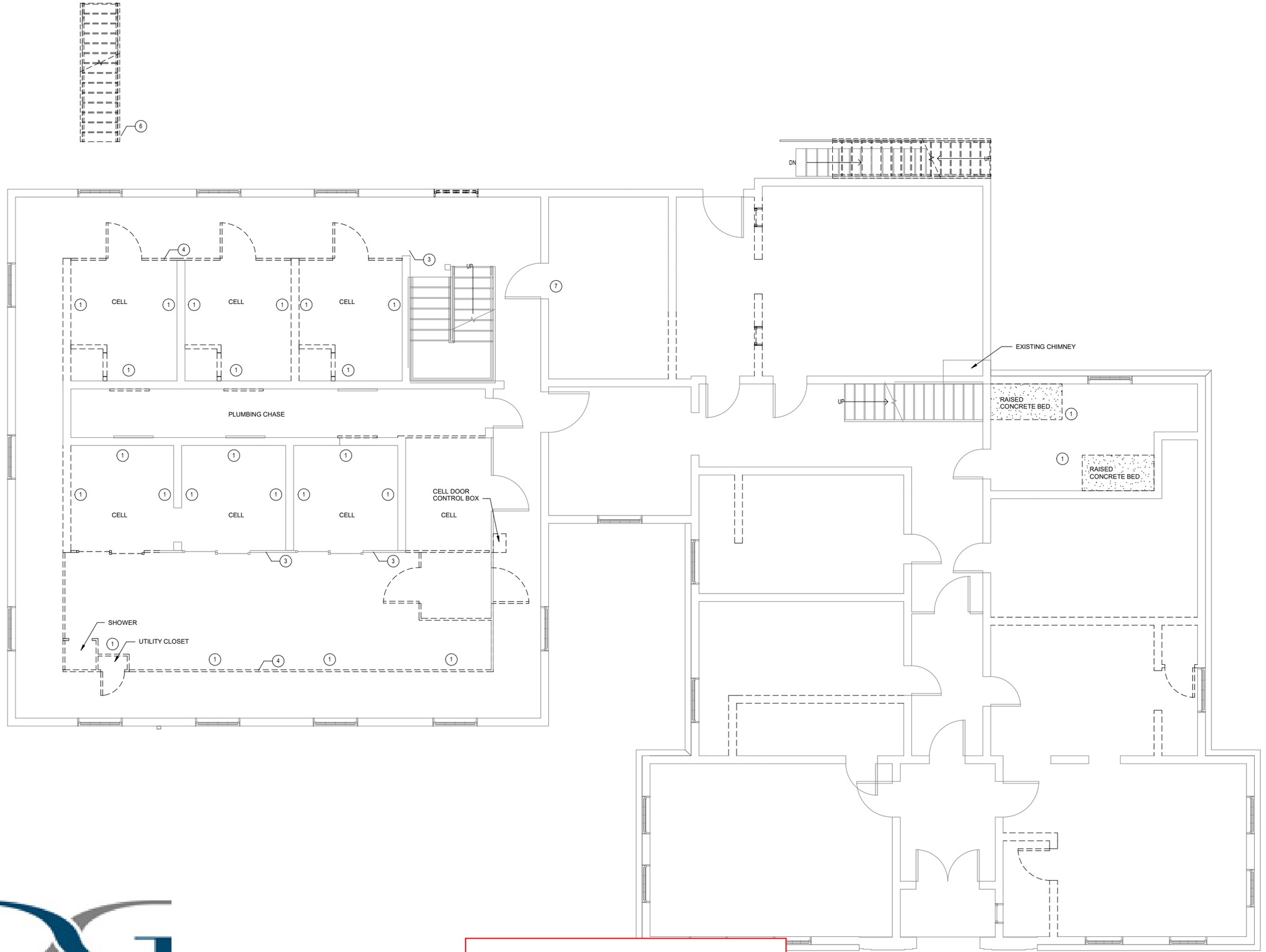
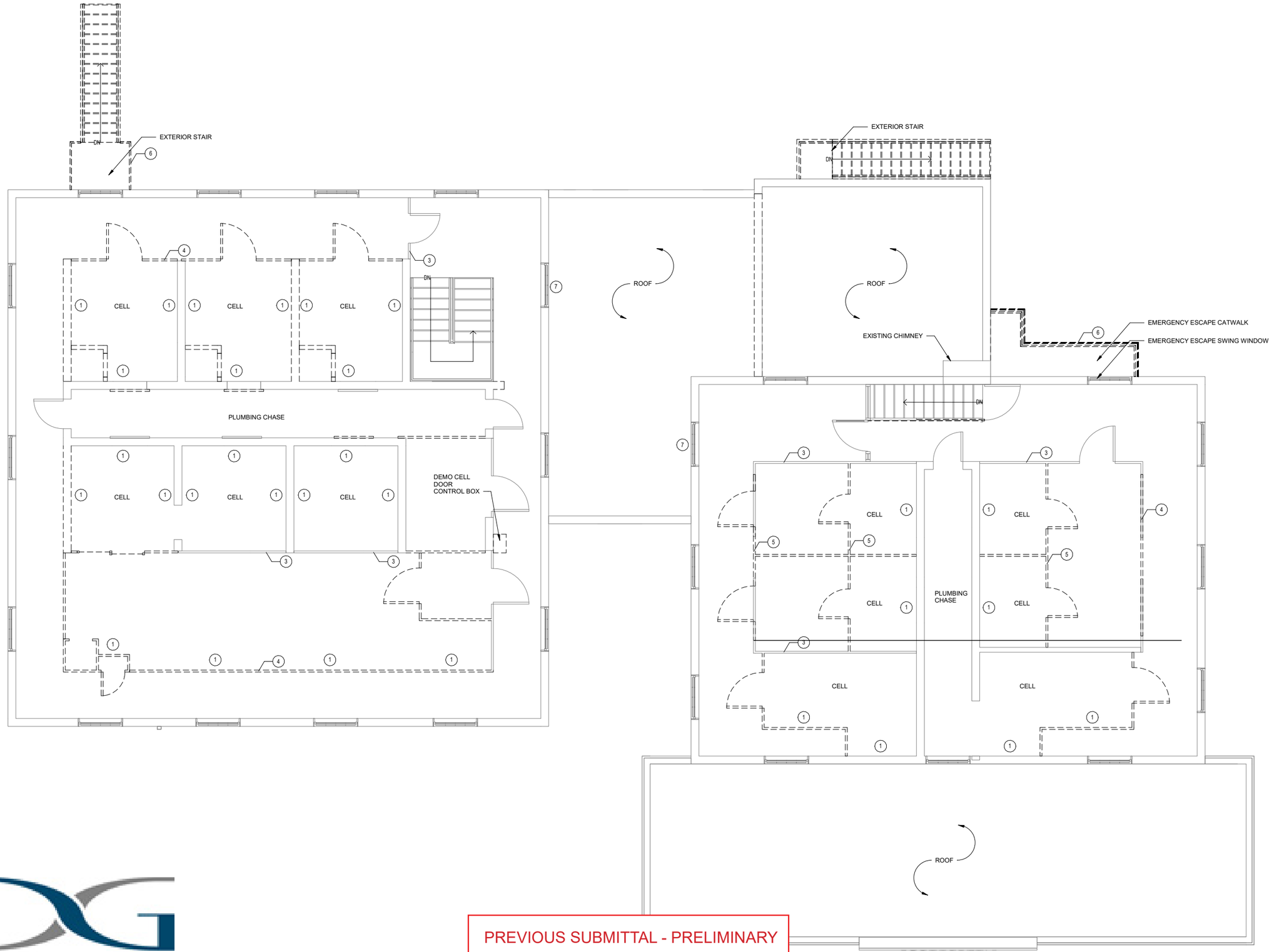
2 2-BEDROOMS (+BONUS & GARAGE)
2 3-BEDROOMS
2 3-BEDROOMS (+BONUS & GARAGE)

17 TOTAL UNITS
19 ONSITE PARKING SPACES
13 PARALLEL STREET SPACES



PREVIOUS SUBMITTAL - PRELIMINARY

GARVINDESIGNGROUP



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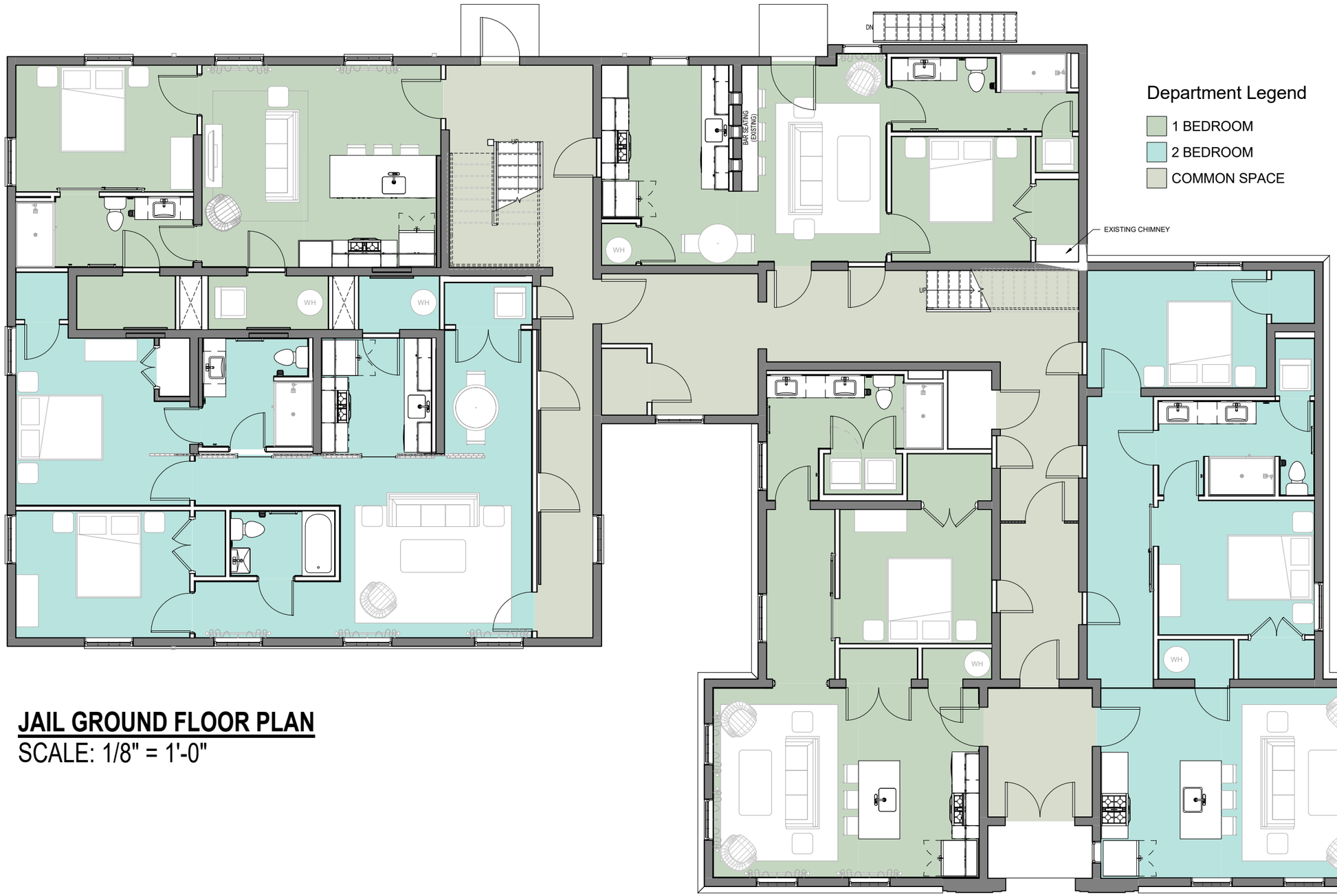
PREVIOUS SUBMITTAL - PRELIMINARY



Department Legend

- 1 BEDROOM
- 2 BEDROOM
- COMMON SPACE

JAIL GROUND FLOOR PLAN

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

GARVINDESIGNGROUP

PREVIOUS SUBMITTAL - PRELIMINARY



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

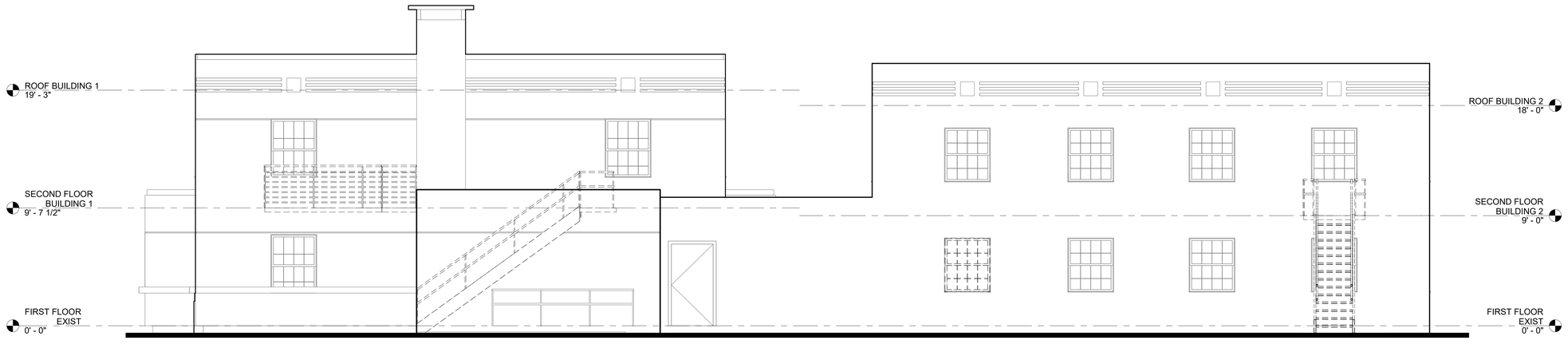
GARVINDESIGNGROUP

PREVIOUS SUBMITTAL - PRELIMINARY

Jail Elevations - Existing



E1 / E201 EXISTING - SOUTH ELEVATION
1/4" = 1'-0" REFERENCED ON: D1.1

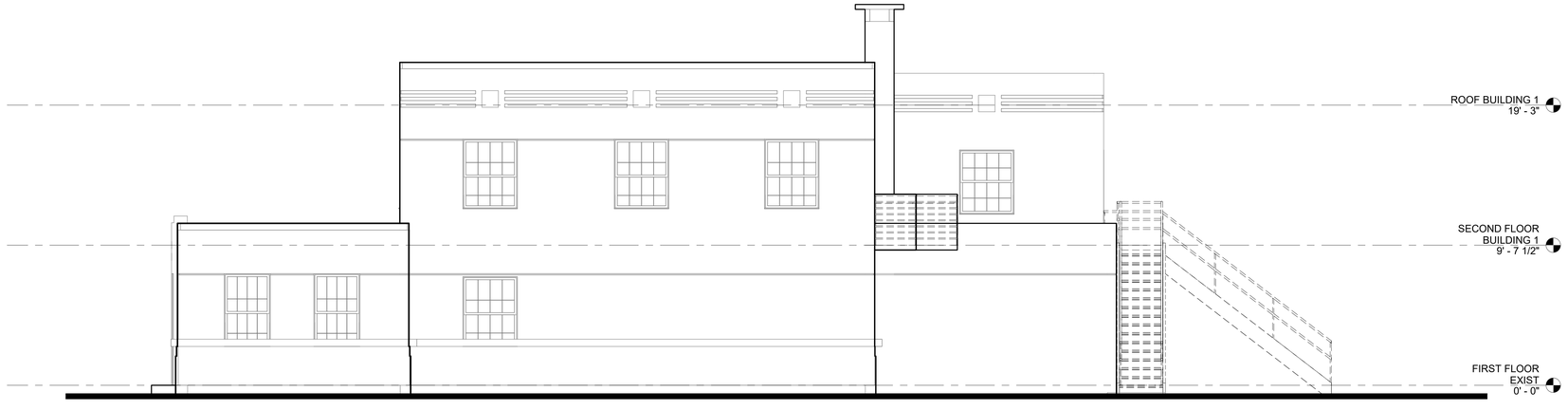


A1 / E201 EXISTING - NORTH ELEVATION
1/4" = 1'-0" REFERENCED ON: D1.1

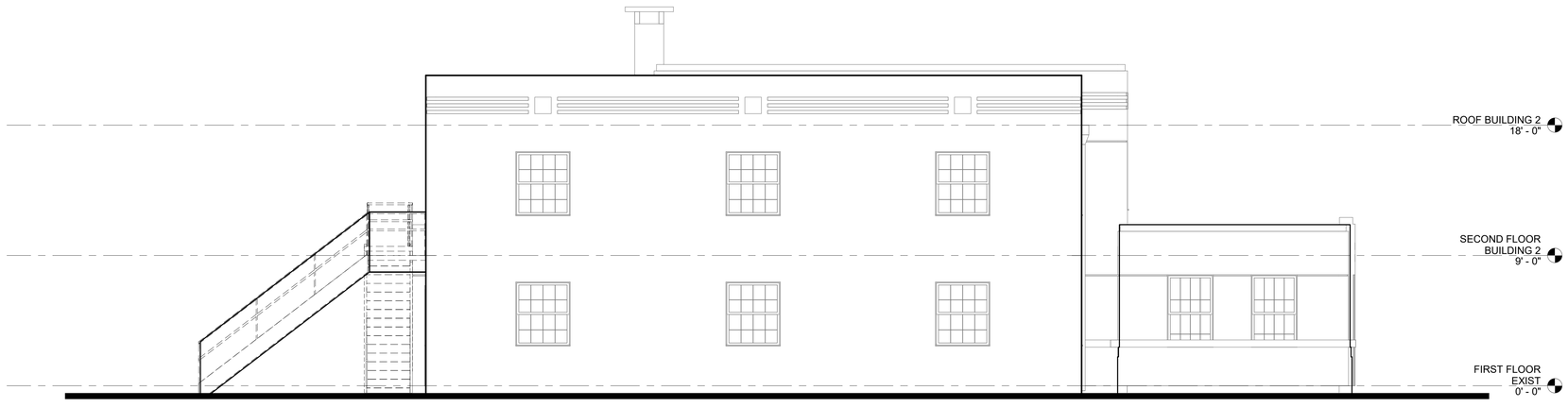
PREVIOUS SUBMITTAL - PRELIMINARY

GARVINDESIGNGROUP

Jail Elevations - Existing



E1 / E202 EXISTING - EAST ELEVATION
1/4" = 1'-0" REFERENCED ON: D1.1



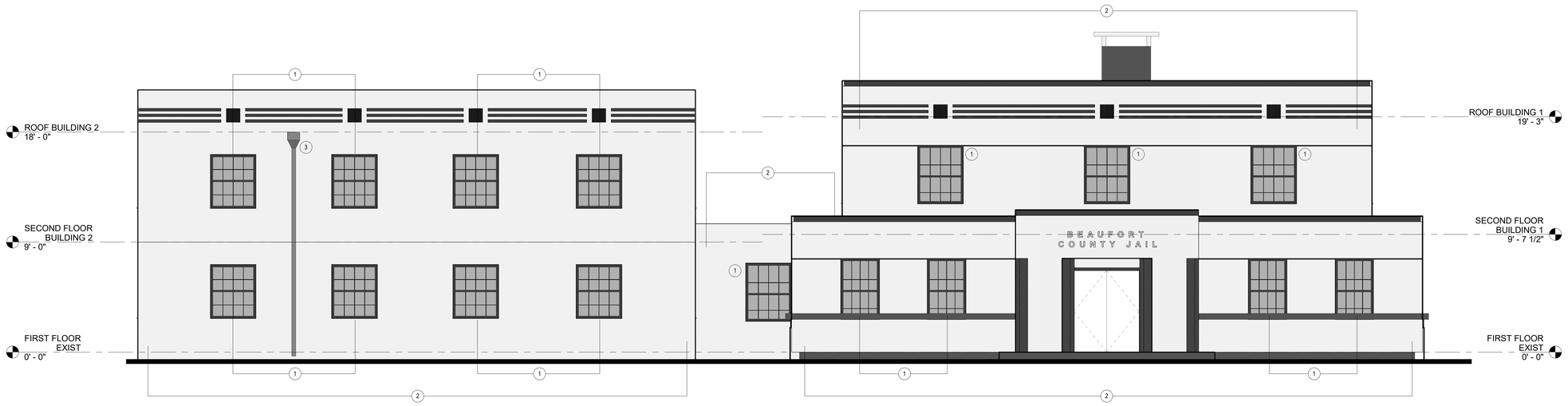
A1 / E202 EXISTING - WEST ELEVATION
1/4" = 1'-0" REFERENCED ON: D1.1

PREVIOUS SUBMITTAL - PRELIMINARY

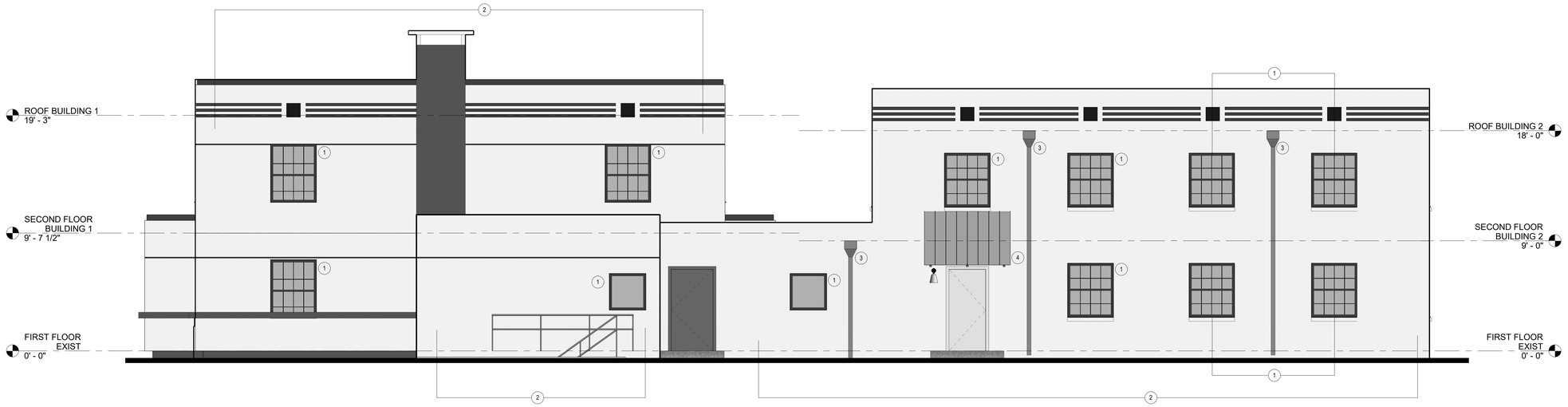
GARVINDESIGNGROUP

KEYNOTES - EXTERIOR ELEVATIONS

1. EXISTING STEEL WINDOW AND BARS TO REMAIN; REFURBISH AND REPAINT
2. EXISTING EXTERIOR BRICK TO BE PRESSURE WASHED TO REMOVE DEBRIS; PAINT TO MATCH ORIGINAL
3. EXISTING DOWNSPOUTS TO BE REPLACED; NEW CONDUCTOR HEAD AND DOWNSPOUT TO MATCH HISTORICAL
4. NEW ALUMINUM CANOPY



1 A4.1 JAIL - SOUTH ELEVATION
1/4" = 1'-0" REFERENCED ON: E101



2 A4.1 JAIL - NORTH ELEVATION
1/4" = 1'-0" REFERENCED ON: A1.1

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6/15/2020 9:06:37 AM

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1209 Lincoln Street P.O. Box 18 Columbia, SC 29202
803.212.1032 p / 803.212.1074 f

A/E SEAL

A/E SEAL

PROJECT TITLE
JUSTICE SQUARE - JAIL RENOVATION
1409 KING ST
BEAUFORT, SC 29902

REVISIONS

NO.	NAME	DATE

DRAWN BY: Author
CHECKED BY: Checker

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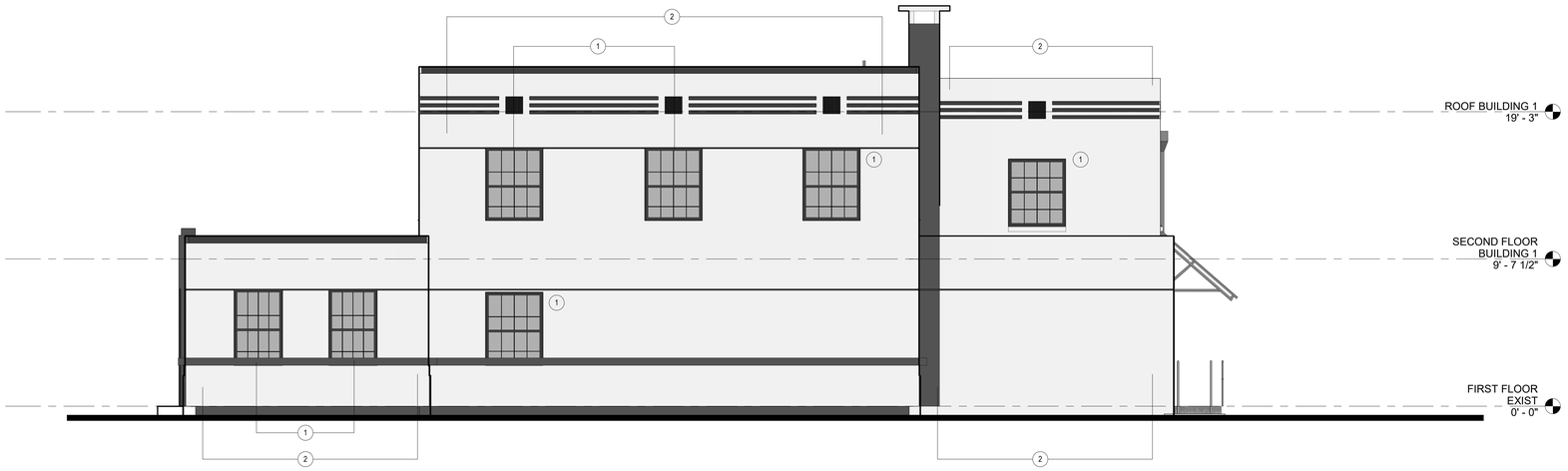
DRAWING TITLE
BUILDING ELEVATION

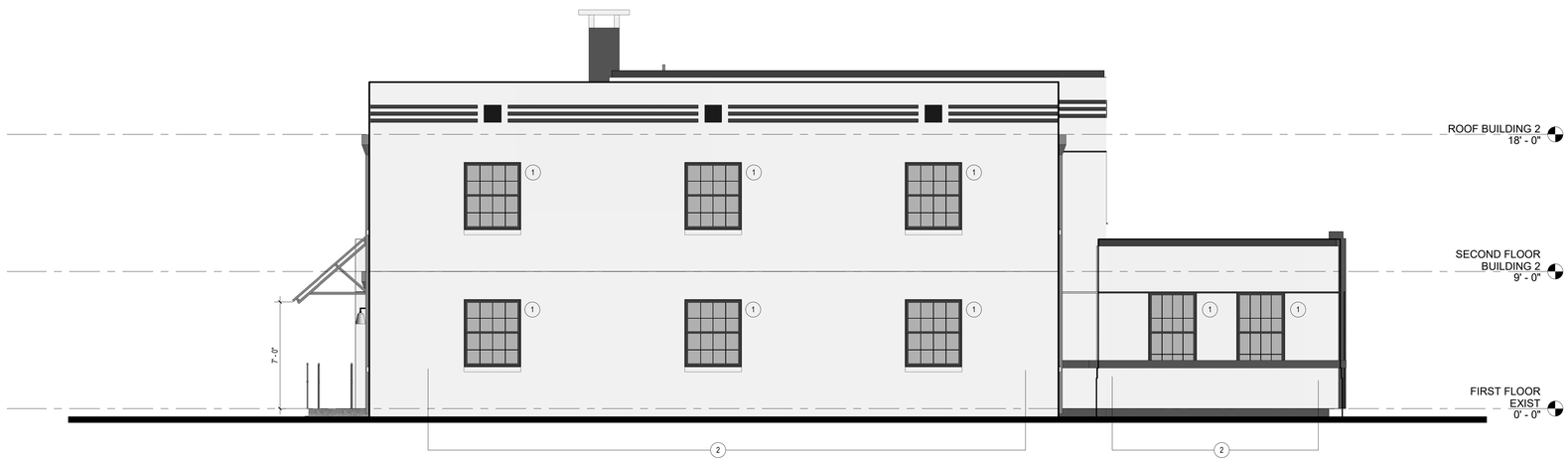
PROJECT NO. B500.18
DATE 06.12.2020
DRAWING NO. A4.1

KEYNOTES - EXTERIOR ELEVATIONS

1. EXISTING STEEL WINDOW AND BARS TO REMAIN; REFURBISH AND REPAINT
2. EXISTING EXTERIOR BRICK TO BE PRESSURE WASHED TO REMOVE DEBRIS; PAINT TO MATCH ORIGINAL
3. EXISTING DOWNSPOUTS TO BE REPLACED; NEW CONDUCTOR HEAD AND DOWNSPOUT TO MATCH HISTORICAL
4. NEW ALUMINUM CANOPY



1 A4.2 JAIL - EAST ELEVATION
1/4" = 1'-0" REFERENCED ON: A1.1



2 A4.2 JAIL - WEST ELEVATION
1/4" = 1'-0" REFERENCED ON: A1.1

PREVIOUS SUBMITTAL - PRELIMINARY

6/15/2020 9:07:09 AM

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1209 Lincoln Street P.O. Box 18 Columbia, SC 29202
803.212.1032 p / 803.212.1074 f

A/E SEAL

A/E SEAL

PROJECT TITLE
JUSTICE SQUARE - JAIL RENOVATION
1409 KING ST
BEAUFORT, SC 29902

REVISIONS

NO.	NAME	DATE

DRAWN BY: Author
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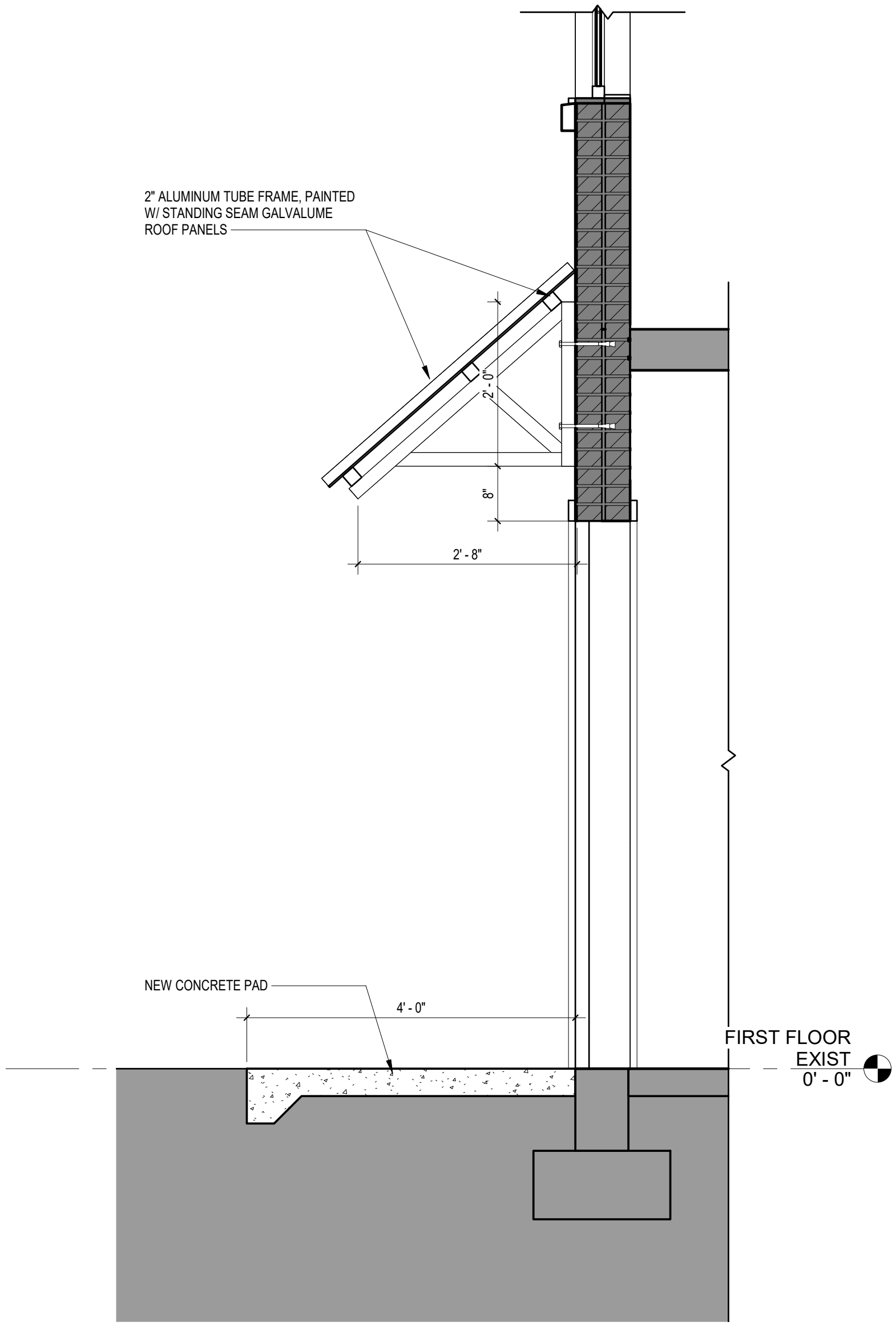
DRAWING TITLE
BUILDING ELEVATION

PROJECT NO. B500.18
DATE 06.12.2020
DRAWING NO. A4.2



3 / A6.1 JAIL - CANOPY DETAIL

3/4" = 1'-0"

REFERENCED ON: A1.1

PREVIOUS SUBMITTAL - PRELIMINARY

Proposed Jail Conductor Heads

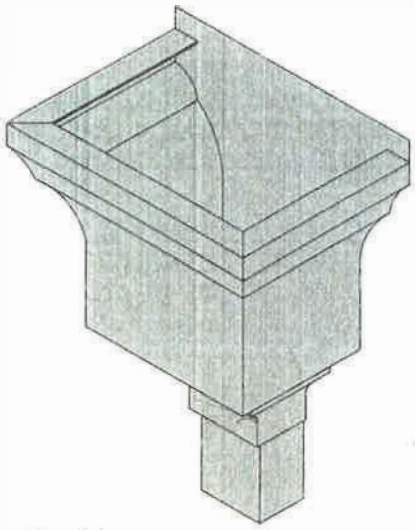


FIG 1-25A

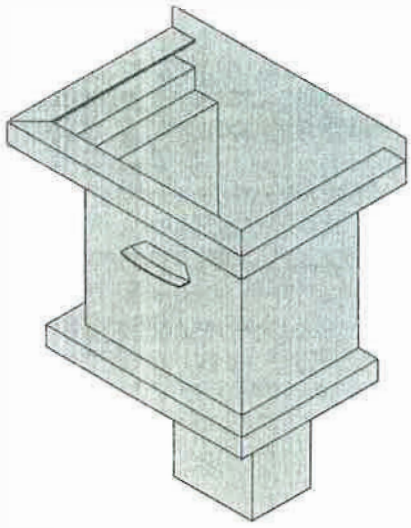


FIG 1-25B

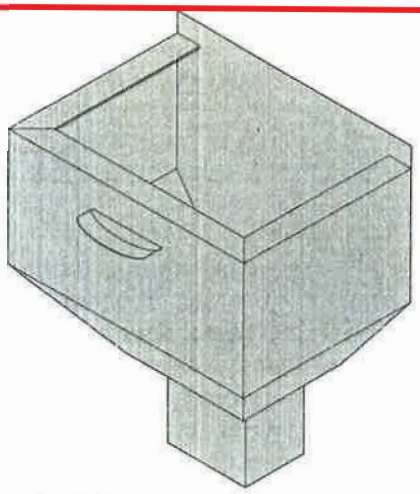


FIG 1-25C

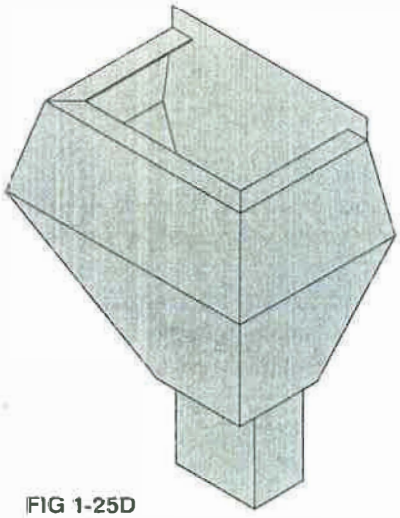


FIG 1-25D

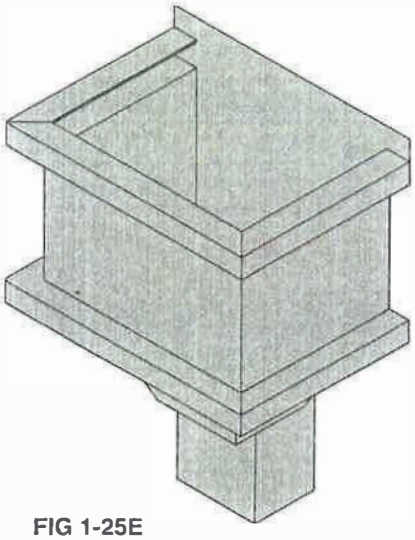


FIG 1-25E

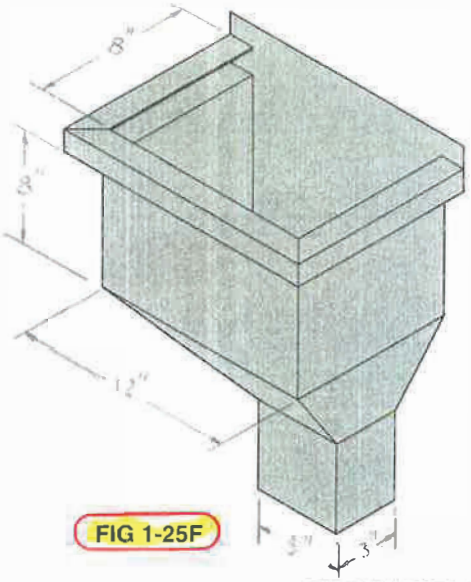


FIG 1-25F

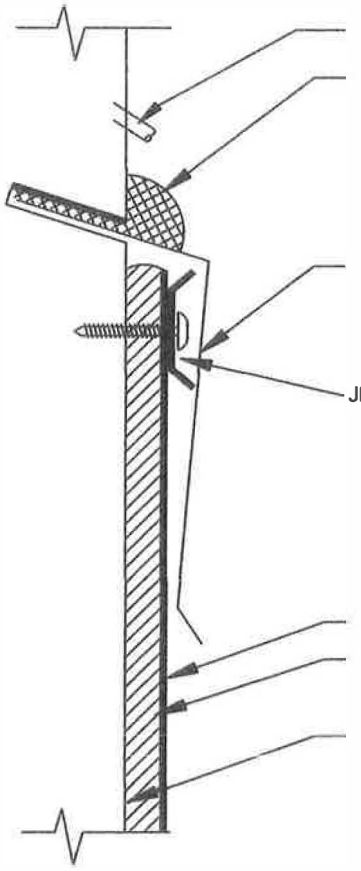
CONDUCTOR HEADS-TYPICAL

FIGURE 1-25

PREVIOUS SUBMITTAL - PRELIMINARY

TC-43.pdf 5/9/06 8:36:03 AM

Proposed Jail TPO Roof Flashing Detail



NOTES:

1. DETAILS TO BE USED IN CONJUNCTION WITH GUIDE SPECIFICATIONS CONTAINING REQUIREMENTS FOR NAILERS, INSULATION, ETC.
2. IN NEW CONSTRUCTION ACCEPTABLE SUBSTRATES INCLUDE EXTERIOR GRADE PLYWOOD, POURED OR PRECAST CONCRETE, CEMENT BLOCK OR MASONRY WALLS. CONTACT JM TECHNICAL SERVICES FOR OTHER SUBSTRATES.
3. ON REROOFING PROJECTS AN APPROVED ASPHALT BARRIER MUST BE INSTALLED OVER THE EXISTING FLASHINGS TO FULLY DIVORCE THE JM TPO FLASHING MEMBRANE FROM ANY INCOMPATIBLE MATERIALS.
4. DO NOT APPLY JM TPO POLYURETHANE CAULK OVER ASPHALT OR OTHER MATERIALS THAT WILL PREVENT PROPER ADHESION.
5. WHEN REROOFING, COUNTER FLASHING CAN BE REBENT AND FASTENED THROUGH FACE WITH ACCEPTABLE FASTENER.

DRAWING NO.	TPO COUNTERFLASHING (MEMBRANE)			
TC-43	SCALE N.T.S.	ISSUE DATE 3-06	CAD TPO-5.04	Johns Manville

PREVIOUS SUBMITTAL - PRELIMINARY

SECTION 099113 - EXTERIOR PAINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes surface preparation and the application of paint systems on the following exterior substrates:

1. Galvanized metal.
2. Exterior brick.

B. Related Sections include the following:

1. Division 05 Sections for shop priming of metal substrates with primers specified in this Section.
2. Division 08 Sections for factory priming doors with primers specified in this Section.
3. Division 09 Section "Interior Painting" for surface preparation and the application of paint systems on interior substrates.

1.3 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Samples for Initial Selection: For each type of topcoat product indicated.

C. Samples for Verification: For each type of paint system and each color and gloss of topcoat indicated.

1. Submit Samples on rigid backing, 8 inches (200 mm) square.
2. Step coats on Samples to show each coat required for system.
3. Label each coat of each Sample.
4. Label each Sample for location and application area.

D. Product List: For each product indicated, include the following:

1. Cross-reference to paint system and locations of application areas. Use same designations indicated on Drawings and in schedules.
2. Printout of current "MPI Approved Products List" for each product category specified in Part 2, with the proposed product highlighted.

PREVIOUS SUBMITTAL - PRELIMINARY

1.4 QUALITY ASSURANCE

A. MPI Standards:

1. Products: Complying with MPI standards indicated and listed in "MPI Approved Products List."
2. Preparation and Workmanship: Comply with requirements in "MPI Architectural Painting Specification Manual" for products and paint systems indicated.

B. Mockups: Apply benchmark samples of each paint system indicated and each color and finish selected to verify preliminary selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.

1. Architect will select one surface to represent surfaces and conditions for application of each paint system specified in Part 3.

a. Vertical and Horizontal Surfaces: Provide samples of at least 100 sq. ft. (9 sq. m).
b. Other Items: Architect will designate items or areas required.

2. Final approval of color selections will be based on benchmark samples.

a. If preliminary color selections are not approved, apply additional benchmark samples of additional colors selected by Architect at no added cost to Owner.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F (7 deg C).

1. Maintain containers in clean condition, free of foreign materials and residue.
2. Remove rags and waste from storage areas daily.

1.6 PROJECT CONDITIONS

A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F (10 and 35 deg C).

B. Do not apply paints in snow, rain, fog, or mist; when relative humidity exceeds 85 percent; at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp or wet surfaces.

1.7 EXTRA MATERIALS

A. Furnish extra materials described below that are from same production run (batch mix) as materials applied and that are packaged for storage and identified with labels describing contents.

1. Quantity: Furnish an additional 5 percent, but not less than 1 gal. of each material and color applied.

PREVIOUS SUBMITTAL - PRELIMINARY

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Benjamin Moore & Co.
2. Coronado Paint.
3. Duron, Inc.
4. ICI Paints.
5. Kelly-Moore Paints.
6. M.A.B. Paints.
7. PPG Architectural Finishes, Inc.
8. Sherwin-Williams Company (The).

2.2 PAINT, GENERAL

A. Material Compatibility:

1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.

B. Colors: As indicated in a color schedule.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of work.

B. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.

C. Begin coating application only after unsatisfactory conditions have been corrected and surfaces are dry.

1. Beginning coating application constitutes Contractor's acceptance of substrates and conditions.

3.2 PREPARATION

A. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates and paint systems indicated.

PREVIOUS SUBMITTAL - PRELIMINARY

B. Remove plates, machined surfaces, and similar items already in place that are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.

1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.
2. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.

C. Clean substrates of substances that could impair bond of paints, including dirt, oil, grease, and incompatible paints and encapsulants.

1. Remove incompatible primers and reprime substrate with compatible primers as required to produce paint systems indicated.

D. Galvanized-Metal Substrates: Remove grease and oil residue from galvanized sheet metal fabricated from coil stock by mechanical methods to produce clean, lightly etched surfaces that promote adhesion of subsequently applied paints.

3.3 APPLICATION

A. Apply paints according to manufacturer's written instructions.

1. Use applicators and techniques suited for paint and substrate indicated.
2. Paint surfaces behind movable items same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed items with prime coat only.

B. Tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Tint undercoats to match color of topcoat, but provide sufficient difference in shade of undercoats to distinguish each separate coat.

C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.

D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

3.4 FIELD QUALITY CONTROL

A. Testing of Paint Materials: Owner reserves the right to invoke the following procedure at any time and as often as Owner deems necessary during the period when paints are being applied:

1. Owner will engage the services of a qualified testing agency to sample paint materials being used. Samples of material delivered to Project site will be taken, identified, sealed, and certified in presence of Contractor.
2. Testing agency will perform tests for compliance of paint materials with product requirements.
3. Owner may direct Contractor to stop applying paints if test results show materials being used do not comply with product requirements. Contractor shall remove noncomplying-paint materials from Project si materials. Contractor

PREVIOUS SUBMITTAL - PRELIMINARY

will be required to remove rejected materials from previously painted surfaces if, on repainting with complying materials, the two paints are incompatible.

3.5 CLEANING AND PROTECTION

A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.

B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.

C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.

D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.6 EXTERIOR PAINTING SCHEDULE

A. Galvanized-Metal Substrates:

1. Latex System: MPI EXT 5.3A.

2. Alkyd System: MPI EXT 5.3B.

a. Prime Coat: Cementitious galvanized-metal primer.
b. Intermediate Coat: Exterior alkyd enamel matching topcoat.
c. Topcoat: Exterior alkyd enamel (gloss).

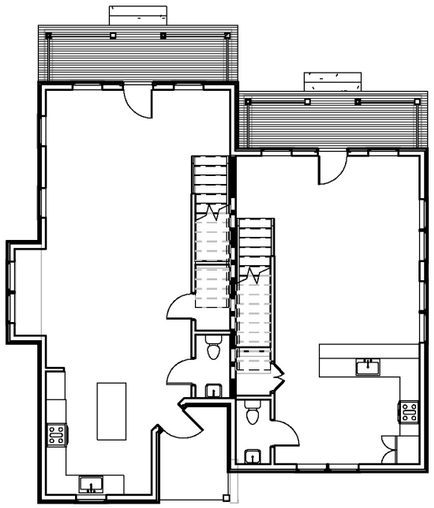
B. Exterior Brick:
a. Prime Coat: Sherwin Williams – Loxon Acrylic Conditioner.
b. Topcoat: Sherwin Williams – Loxon Self-Cleaning Acrylic.

END OF SECTION 099113

PREVIOUS SUBMITTAL - PRELIMINARY

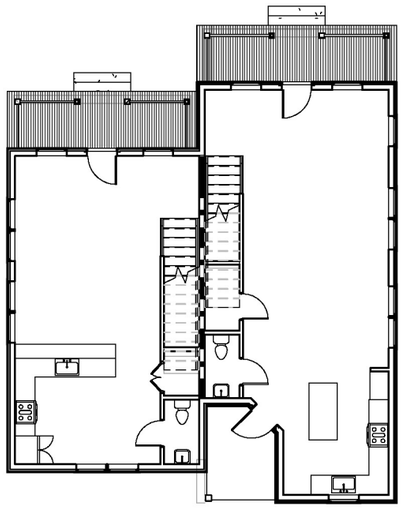
A1
3bd - 1,700 SF

A2
2bd - 1,360 SF



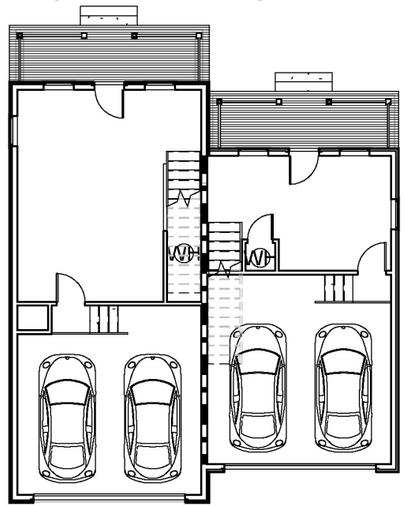
A1
3bd - 1,700 SF

A2
2bd - 1,360 SF



B1
3bd - 1,700 SF
Bonus - 475 SF
Garage - 425 SF

B2
2bd - 1,360 SF
Bonus - 265 SF
Garage - 425 SF



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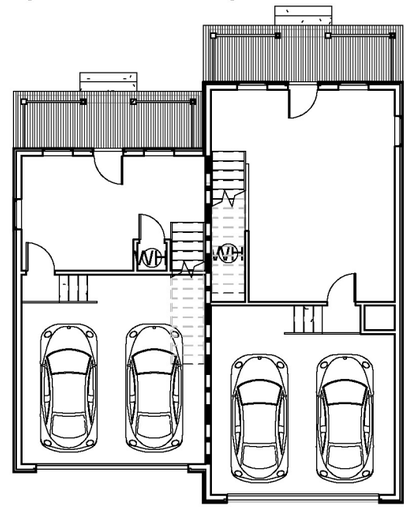
Bonus - 475 SF
Garage - 425 SF

B2
2bd - 1,360 SF
Bonus - 265 SF
Garage - 425 SF



GROUND FLOOR PLAN
SCALE: 1/16"=1'-0"

GARVINDESIGNGROUP

PREVIOUS SUBMITTAL - PRELIMINARY

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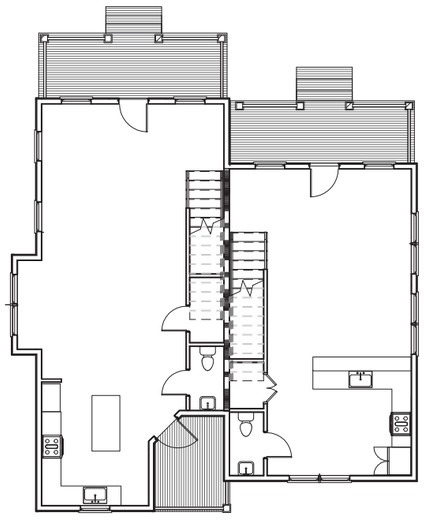
3bd - 1,700 SF

A2
2bd - 1,360 SF



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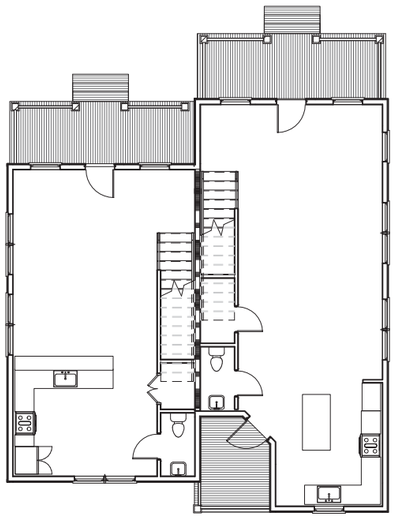
2bd - 1,360 SF

A1
3bd - 1,700 SF



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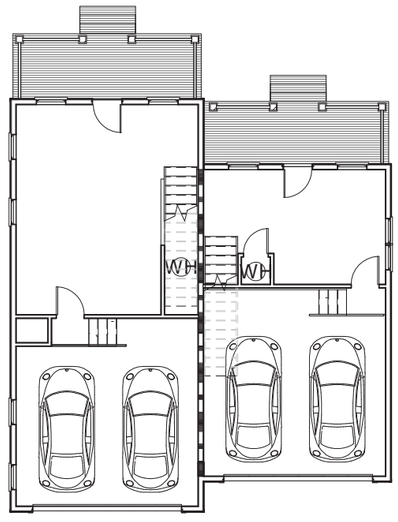
Bonus - 475 SF
Garage - 425 SF

B2
2bd - 1,360 SF
Bonus - 265 SF
Garage - 425 SF



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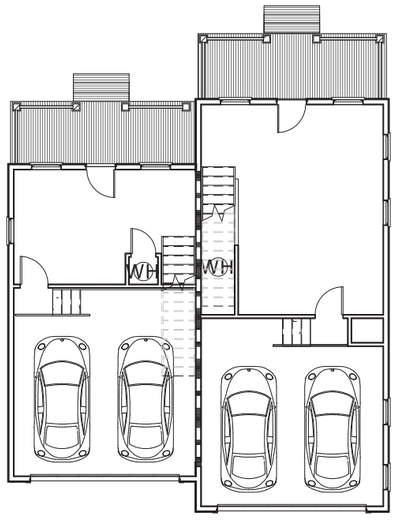
Bonus - 265 SF
Garage - 425 SF

B1
3bd - 1,700 SF
Bonus - 475 SF
Garage - 425 SF



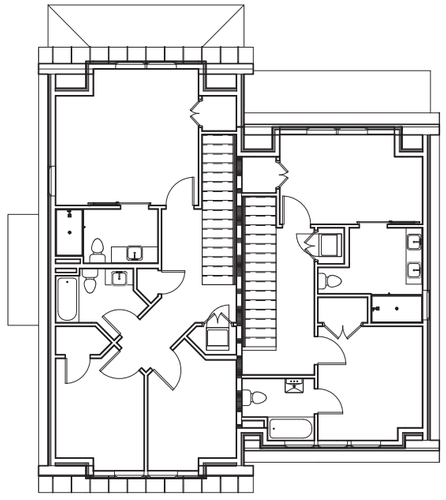
GROUND FLOOR PLAN
SCALE: 1/16"=1'-0"

GARVINDESIGNGROUP

CURRENT SUBMITTAL - FINAL

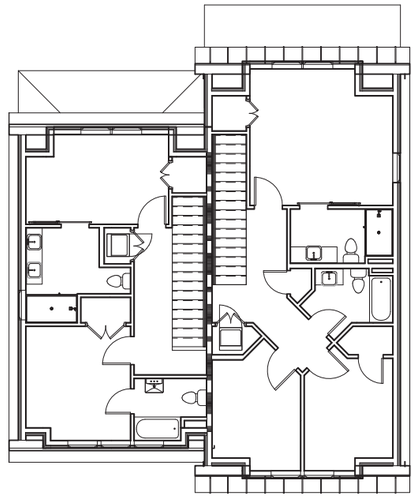
A1
3bd - 1,700 SF

A2
2bd - 1,360 SF



A1
3bd - 1,700 SF

A2
2bd - 1,360 SF



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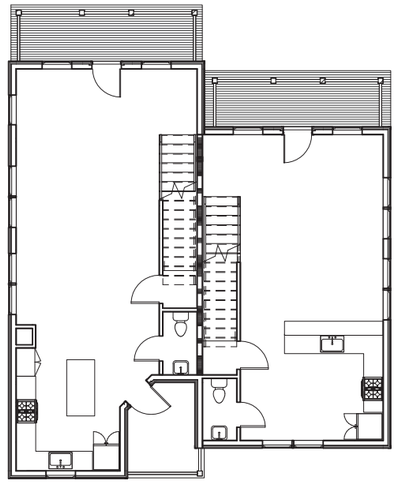
3bd - 1,700 SF
Bonus - 475 SF
Garage - 425 SF

B2
2bd - 1,360 SF
Bonus - 265 SF
Garage - 425 SF



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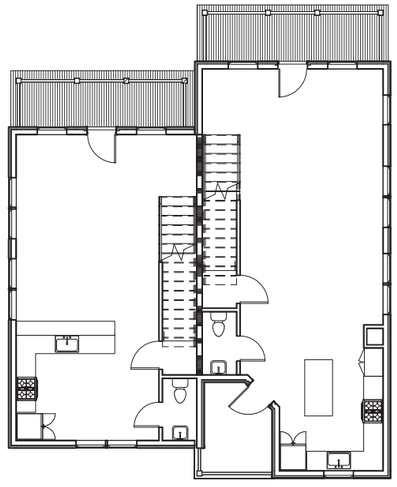
Bonus - 475 SF
Garage - 425 SF

B2
2bd - 1,360 SF
Bonus - 265 SF
Garage - 425 SF



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

GARVINDESIGNGROUP

PREVIOUS SUBMITTAL - PRELIMINARY

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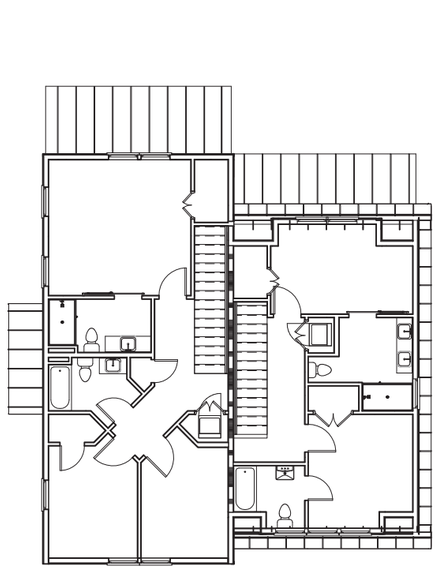
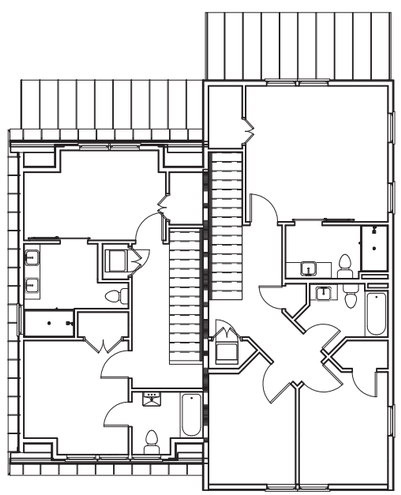
A2
2bd - 1,360 SF



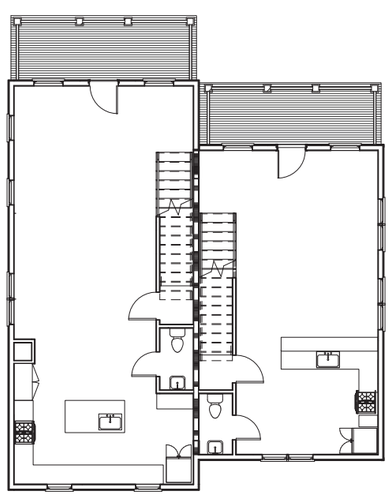
A2
2bd - 1,360 SF

A1
3bd - 1,700 SF



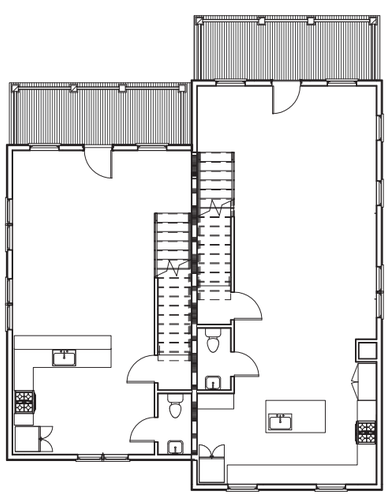
B1
3bd - 1,700 SF
Bonus - 475 SF
Garage - 425 SF

B2
2bd - 1,360 SF
Bonus - 265 SF
Garage - 425 SF



B2
2bd - 1,360 SF
Bonus - 265 SF
Garage - 425 SF

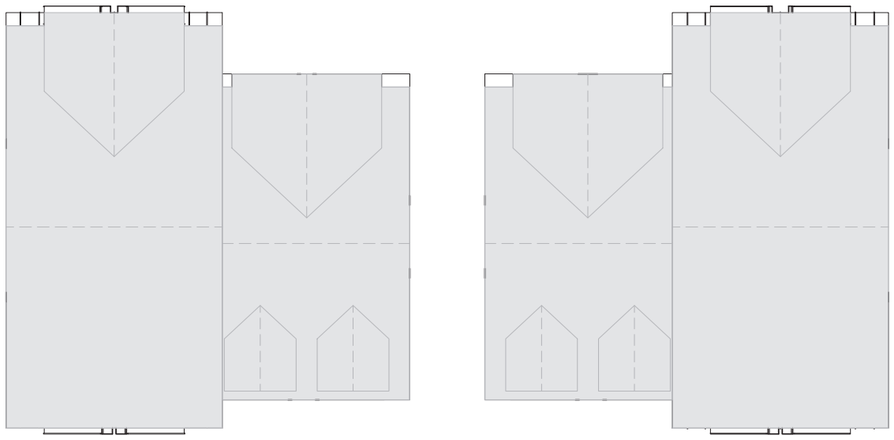
B1
3bd - 1,700 SF
Bonus - 475 SF
Garage - 425 SF



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

GARVINDESIGNGROUP

CURRENT SUBMITTAL - FINAL



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Garage - 425 SF

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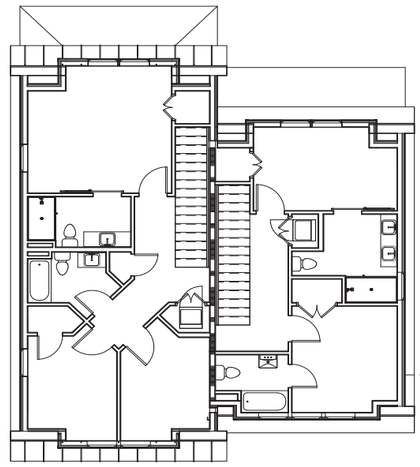
Bonus - 265 SF
Garage - 425 SF



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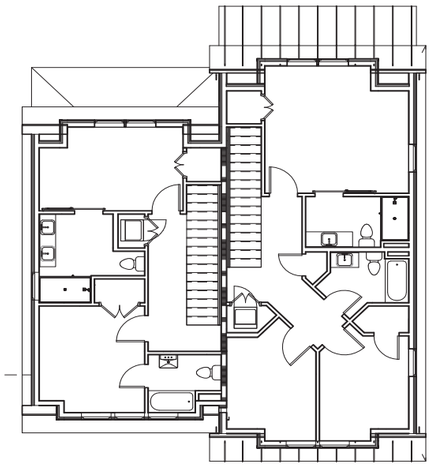
3bd - 1,700 SF
Bonus - 475 SF
Garage - 425 SF

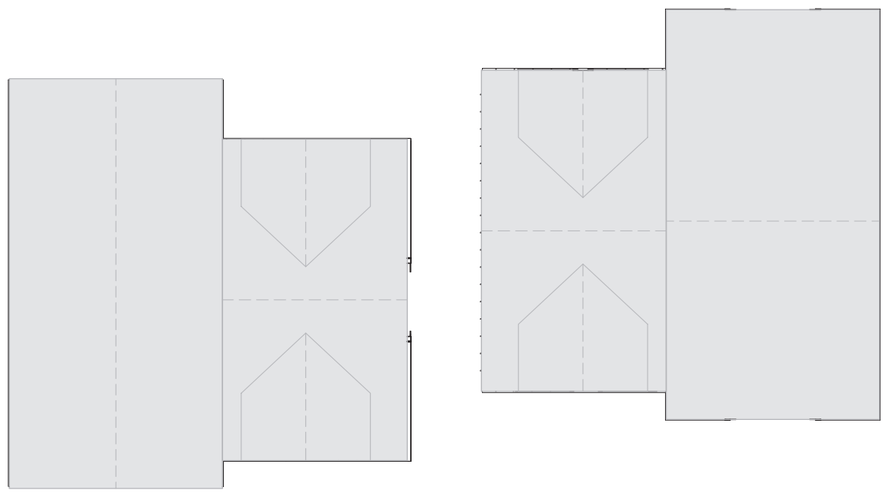
B2
2bd - 1,360 SF
Bonus - 265 SF
Garage - 425 SF



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

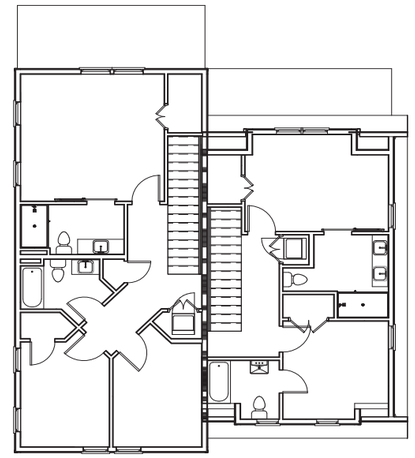
GARVINDESIGNGROUP

PREVIOUS SUBMITTAL - PRELIMINARY



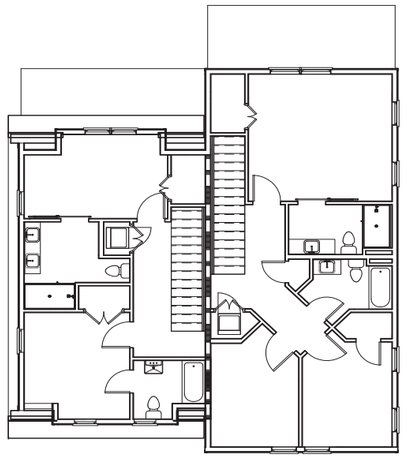
B1
3bd - 1,700 SF
Bonus - 475 SF
Garage - 425 SF

B2
2bd - 1,360 SF
Bonus - 265 SF
Garage - 425 SF



B2
2bd - 1,360 SF
Bonus - 265 SF
Garage - 425 SF

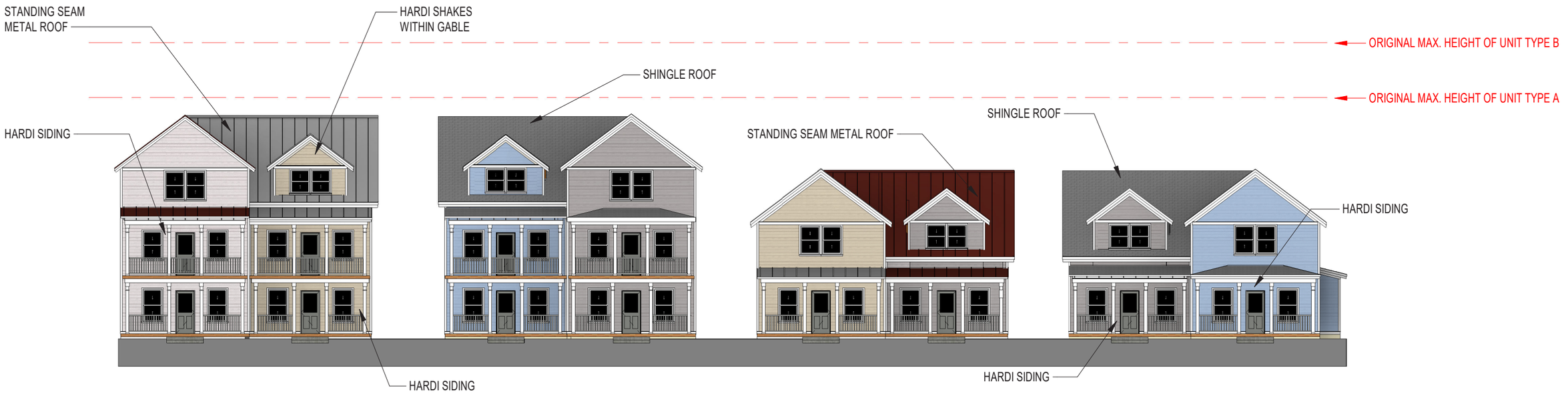
B1
3bd - 1,700 SF
Bonus - 475 SF
Garage - 425 SF



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

GARVINDESIGNGROUP

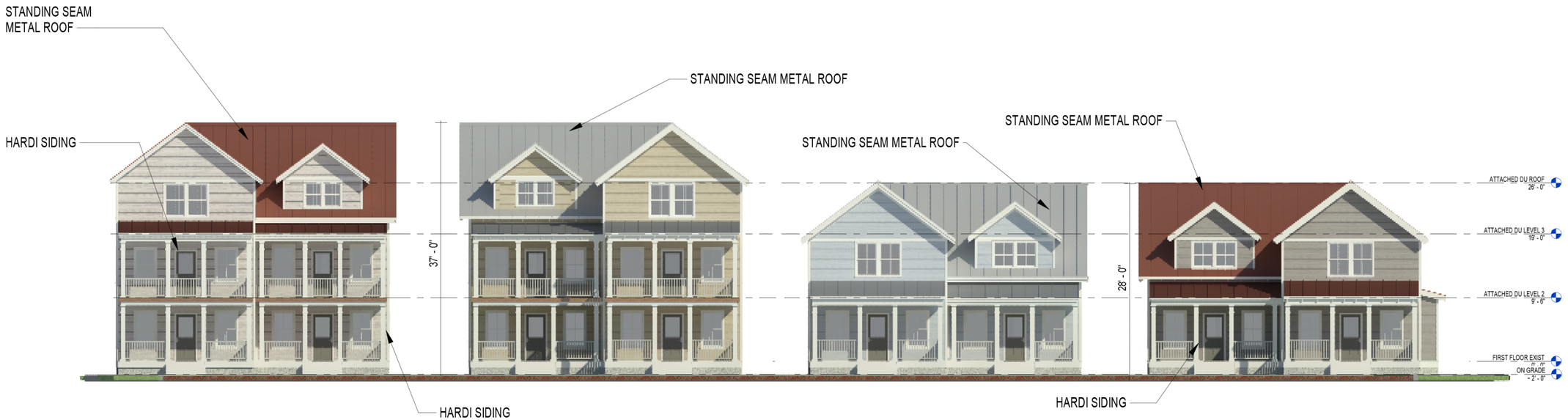
CURRENT SUBMITTAL - FINAL



FRONT ELEVATION (PRINCE STREET)

GARVINDESIGNGROUP

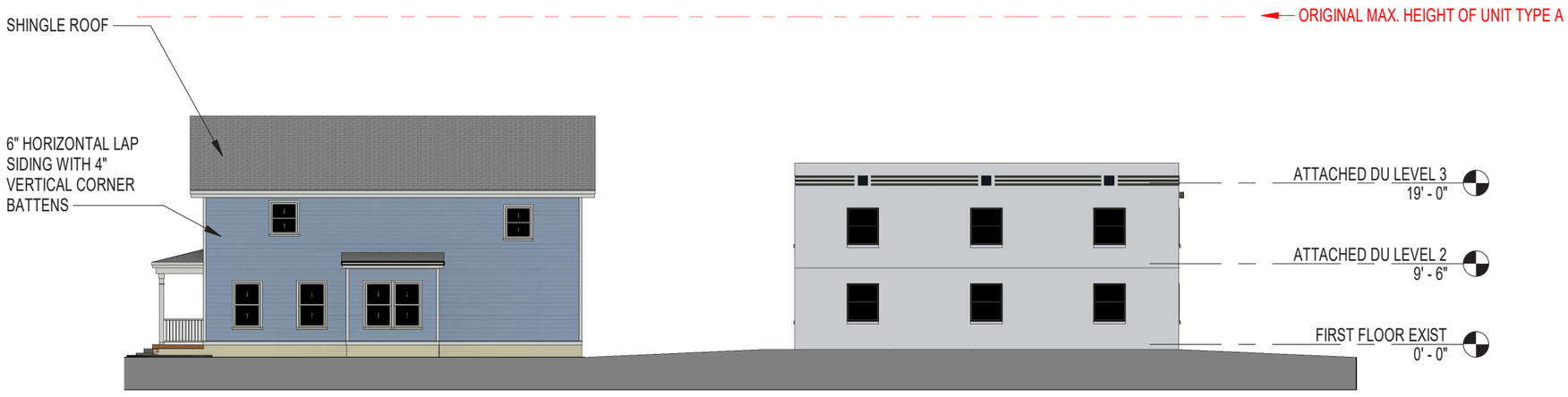
PREVIOUS SUBMITTAL - PRELIMINARY



FRONT ELEVATION (PRINCE STREET)

GARVINDESIGNGROUP

CURRENT SUBMITTAL - FINAL



WEST ELEVATION (MONSON STREET)



EAST ELEVATION (SIDE LOT)

GARVINDESIGNGROUP

PREVIOUS SUBMITTAL - PRELIMINARY



WEST ELEVATION (MONSON STREET)



EAST ELEVATION (SIDE LOT)

GARVINDESIGNGROUP

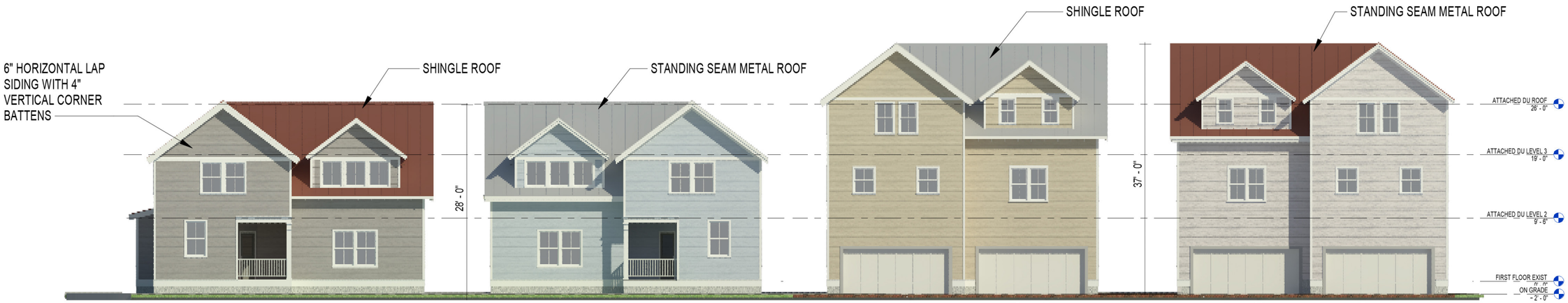
CURRENT SUBMITTAL - FINAL



REAR ELEVATION (ALLEY)

GARVINDESIGNGROUP

PREVIOUS SUBMITTAL - PRELIMINARY



REAR ELEVATION (ALLEY)

GARVINDESIGNGROUP

CURRENT SUBMITTAL - FINAL



ATTACHED DWELLING UNIT TYPE B

ATTACHED DWELLING UNIT TYPE A

1 / A4.1 ATTACHED DWELLING UNITS - PRINCE STREET ELEVATION
1/4" = 1'-0" REFERENCED ON



ATTACHED DWELLING UNIT TYPE A

ATTACHED DWELLING UNIT TYPE B

12/21/2020 10:19:24 AM

GARVINDESIGNGROUP
1209 Lincoln Street
803.212.1632 p / 803.212.1074 f
P.O. Box 18 Columbia, SC 29202

A/E SEAL

A/E SEAL

PROJECT TITLE
JUSTICE SQUARE - ATTACHED DWELLING UNITS
1409 KING ST.
BEAUFORT, SC 29902

REVISIONS

NO.	NAME	DATE

DRAWN BY: Author
CHECKED BY: Checker

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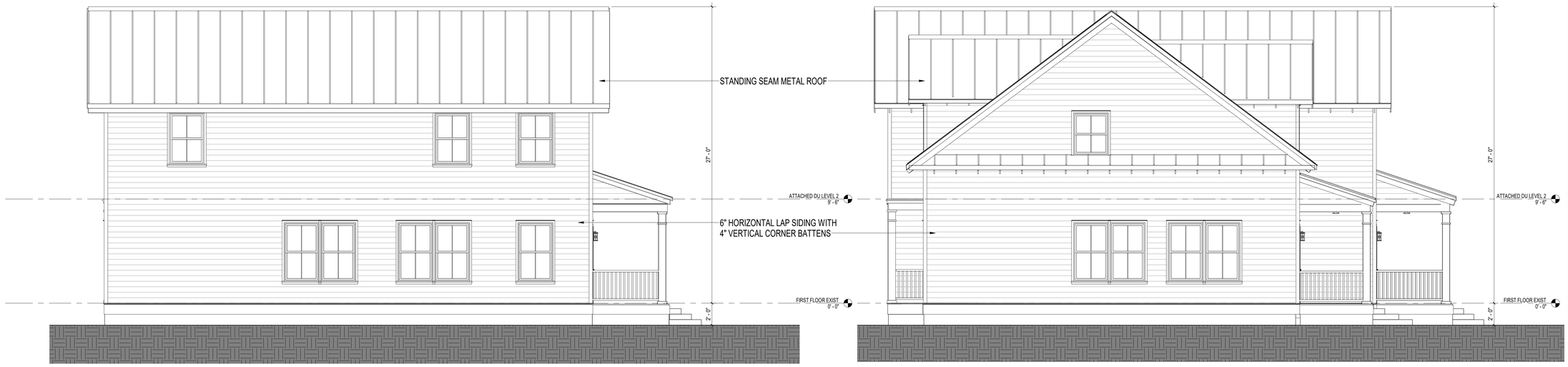
DRAWING TITLE
BUILDING ELEVATIONS

PROJECT NO. B500.18
DATE 12.21.2020

DRAWING NO.
A4.1



1 A4.2 ATTACHED DWELLING UNIT TYPE A - LONG SIDE ELEVATION
1/4" = 1'-0" REFERENCED ON: 1.2

2 A4.2 ATTACHED DWELLING UNIT TYPE A - SHORT SIDE ELEVATION
1/4" = 1'-0" REFERENCED ON: A1.1





3 A4.2 ATTACHED DWELLING UNIT TYPE B - LONG SIDE ELEVATION
1/4" = 1'-0" REFERENCED ON: A1.1

4 A4.2 ATTACHED DWELLING UNIT TYPE B - SHORT SIDE ELEVATION
1/4" = 1'-0" REFERENCED ON: A1.1

12/21/2020 10:20:58 AM

GARVINDESIGNGROUP
1209 Lincoln Street P.O. Box 18 Columbia, SC 29202
803.212.1632 p / 803.212.1074 f

A/E SEAL

A/E SEAL

PROJECT TITLE
JUSTICE SQUARE - ATTACHED DWELLING UNITS
1409 KING ST
BEAUFORT, SC 29902

REVISIONS

NO.	NAME	DATE

DRAWN BY: Author
CHECKED BY: Checker

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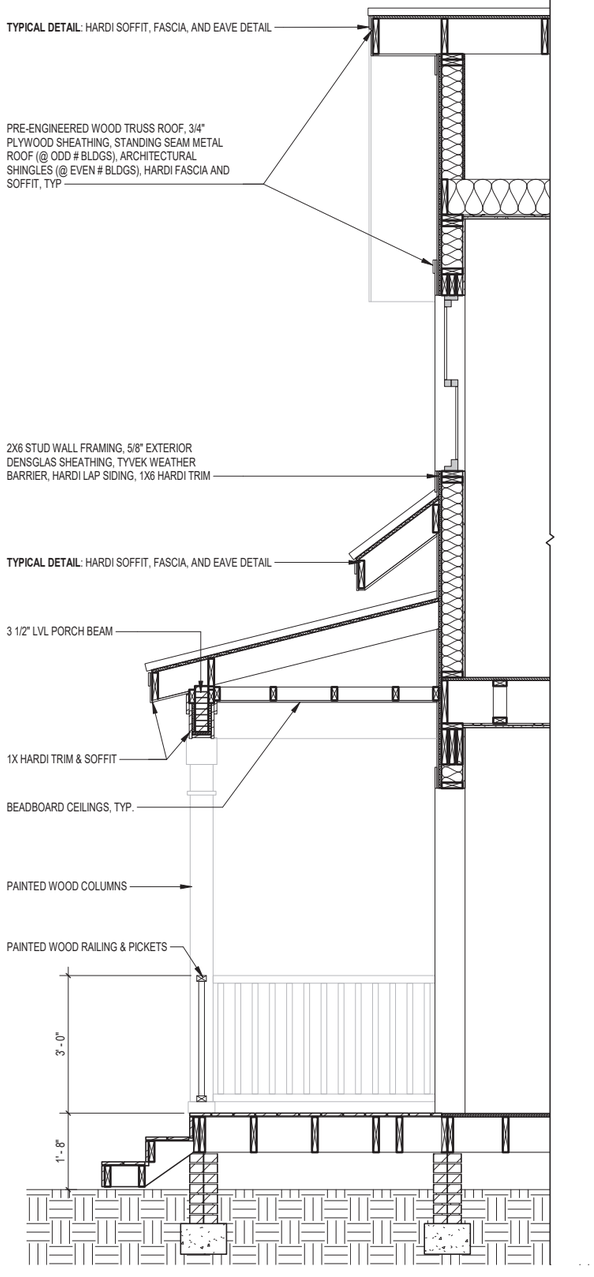
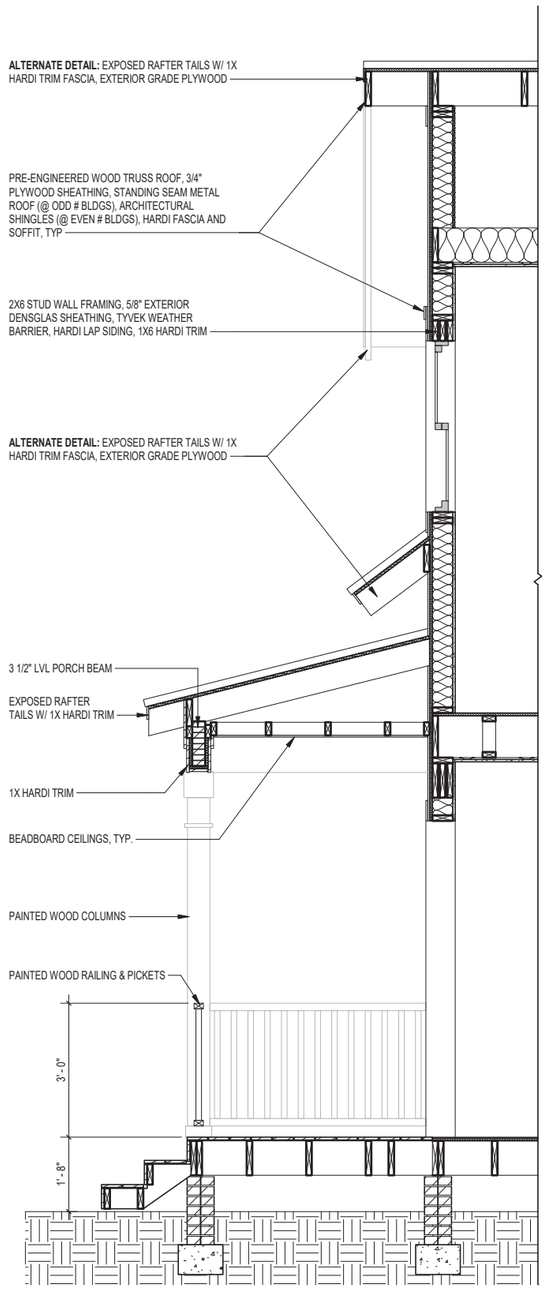
DRAWING TITLE
BUILDING ELEVATIONS

PROJECT NO. B500.18
DATE 12.21.2020

DRAWING NO.
A4.2



WALL SECTION @ PORCH



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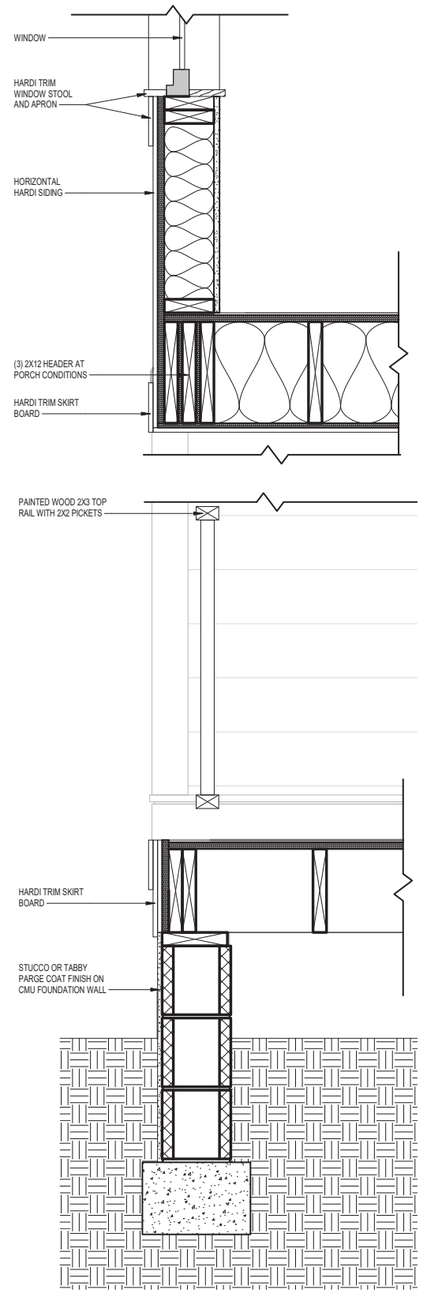
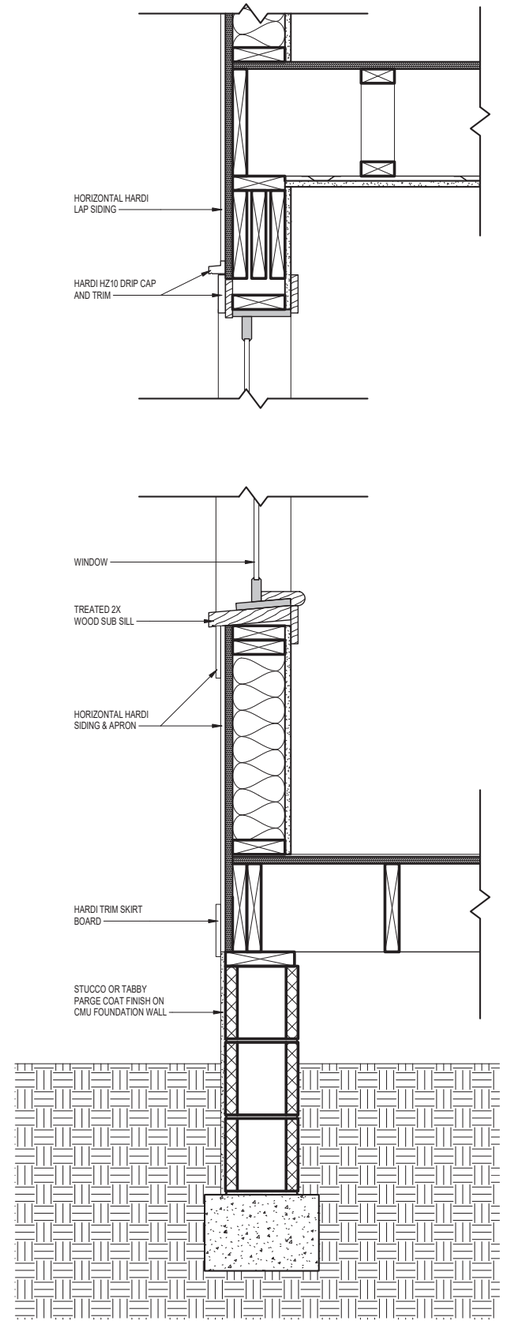


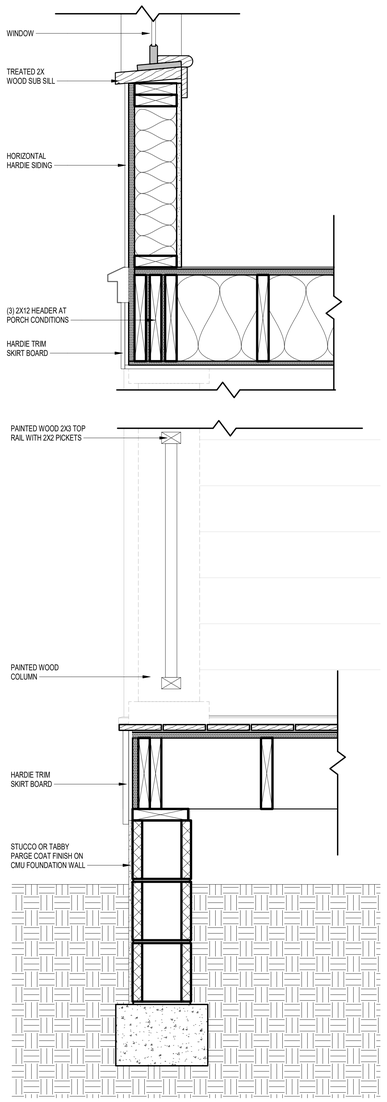
REAR PORCH DETAIL



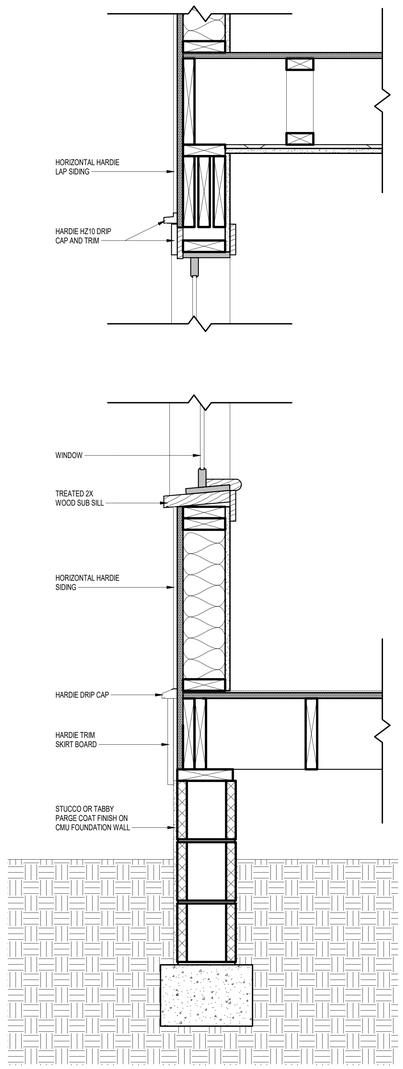
FOUNDATION & WINDOW DETAIL

GARVINDESIGNGROUP

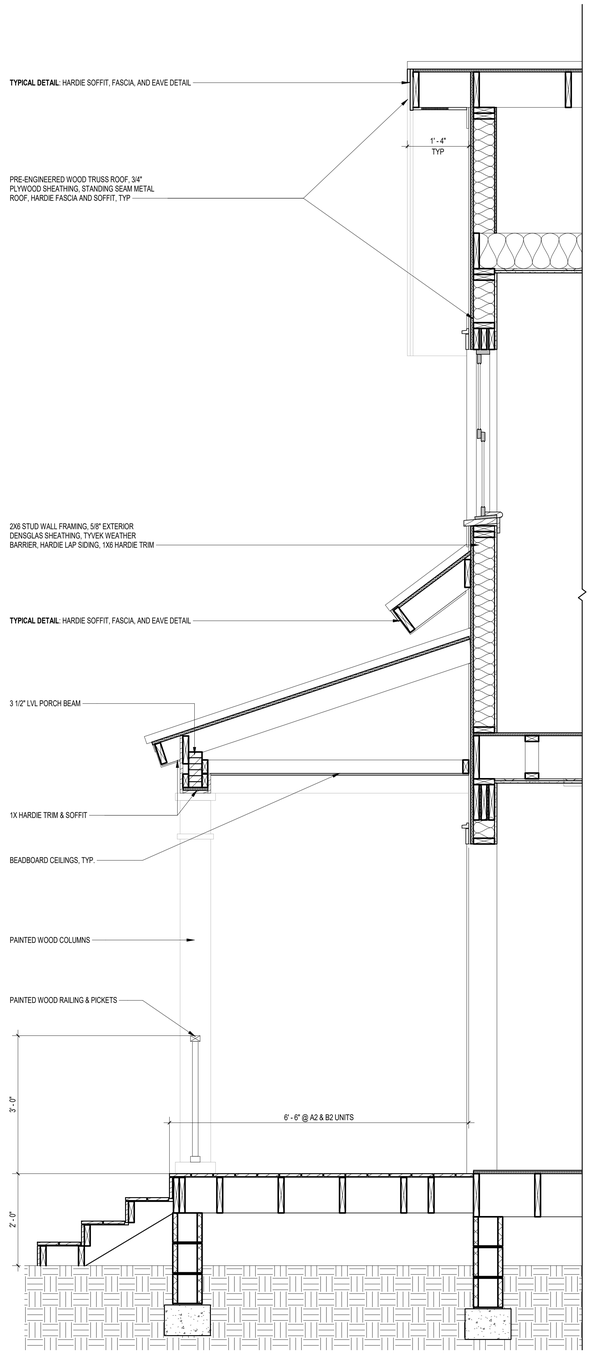
PREVIOUS SUBMITTAL - PRELIMINARY



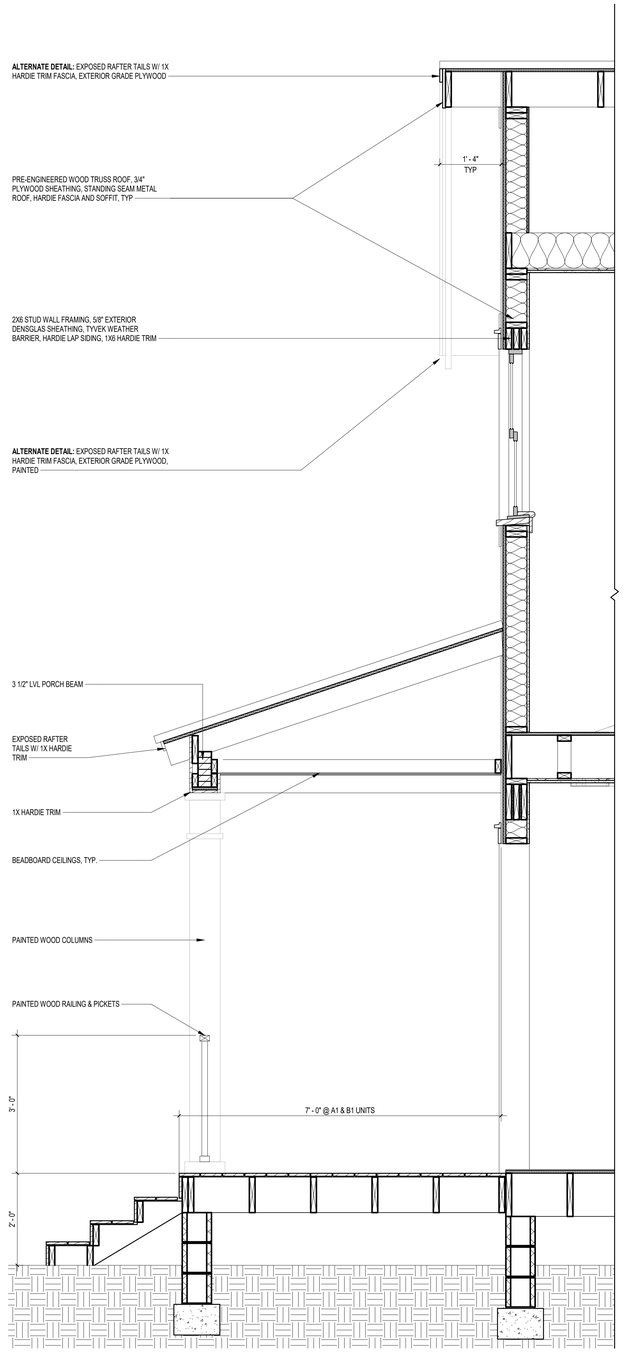
5 REAR PORCH DETAIL
A6.1 1 1/2" = 1'-0" REFERENCED ON A1.1



4 FOUNDATION & WINDOW DETAIL
A6.1 1 1/2" = 1'-0" REFERENCED ON A1.1



1 PORCH SECTION - ATTACHED TYPE_2 UNIT
A6.1 3/4" = 1'-0" REFERENCED ON A1.1



6 PORCH SECTION - ATTACHED TYPE_1 UNIT
A6.1 3/4" = 1'-0" REFERENCED ON A1.1

12/21/2020 9:46:49 AM

GARVINDESIGNGROUP
1209 Lincoln Street P.O. Box 18 Columbia, SC 29202
803.212.1032 p / 803.212.1074 f

A/E SEAL

A/E SEAL

PROJECT TITLE
JUSTICE SQUARE - ATTACHED DWELLING UNITS
1409 KING ST
BEAUFORT, SC 29902

REVISIONS

NO.	NAME	DATE

DRAWN BY: Author
CHECKED BY: Checker

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DRAWING TITLE
WALL SECTIONS

PROJECT NO. B500.18
DATE 12.16.2020
DRAWING NO. A6.1



PREVIOUS SUBMITTAL - PRELIMINARY

GARVINDESIGNGROUP



GARVIN DESIGN GROUP

CURRENT SUBMITTAL - FINAL



GARVINDESIGNGROUP

PREVIOUS SUBMITTAL - PRELIMINARY



GARVINDESIGNGROUP

CURRENT SUBMITTAL - FINAL

1409 King Street – Justice Square Materials

Material Index

01	Hardie Lap Siding, Trim, and Soffit	(pg. 2-10)
02	Beaded Wood Porch Ceilings	(pg. 11-12)
03	Standing Seam Metal Roofing	(pg. 13-15)
04	Ply Gem Windows	(pg. 16-20)
05	ThermaTru Doors	(pg. 21-32)
06	Outdoor Entry Sconce Light Fixture	(pg. 33-36)



James Hardie Complete Exterior™

Top to bottom, our exterior product line is defined by excellent performance, aesthetics and design options.

Provide protection from the elements, showcase a homeowner's individual style and install peace of mind with exceptional warranties through a single, trusted manufacturer.



HardieShingle® Siding



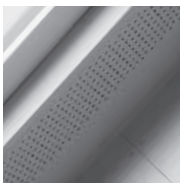
HardiePanel® Vertical Siding & HardieTrim® Batten Boards



HardiePlank® Lap Siding



HardieTrim® Boards



HardieSoffit® Panels

HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.



HardiePlank®

Thickness 5/16 in

Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

Width	5.25 in*	6.25 in	7.25 in	8.25 in
Exposure	4 in	5 in	6 in	7 in
Prime Pcs/Pallet	360	308	252	230
ColorPlus Pcs/Pallet	324	280	252	210
Pcs/Sq	25.0	20.0	16.7	14.3

SELECT CEDARMILL®



Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

SMOOTH



Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

BEADED CEDARMILL®



BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in
Exposure	7 in
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3
STATEMENT COLLECTION™	
DREAM COLLECTION™	✓
PRIME	

BEADED SMOOTH



HardieTrim®

Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it will complement your long-lasting, lower maintenance James Hardie® siding – adding punctuation to your design statement.



HardieTrim®

Length 12 ft boards

RUSTIC GRAIN©



SMOOTH

4/4 RUSTIC GRAIN©

Thickness	.75 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
STATEMENT COLLECTION™					
DREAM COLLECTION™					
PRIME	✓	✓	✓	✓	✓

4/4 SMOOTH

Thickness	.75 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus Pcs/Pallet	312	208	156	104	104
STATEMENT COLLECTION™	✓	✓	✓		✓
DREAM COLLECTION™	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓

5/4 RUSTIC GRAIN©

Thickness	1 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	160	120	80	80
STATEMENT COLLECTION™					
DREAM COLLECTION™					
PRIME	✓	✓	✓	✓	✓

5/4 SMOOTH

Thickness	1 in					
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus Pcs/Pallet	240	200	160	120	80	80
STATEMENT COLLECTION™	✓	✓	✓	✓		✓
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

BATTEN BOARDS

SMOOTH

Thickness	.75 in
Length	2.5 in
Prime Pcs/Pallet	190
ColorPlus Pcs/Pallet	437

STATEMENT COLLECTION™	✓
DREAM COLLECTION™	✓
PRIME	✓

RUSTIC GRAIN©

STATEMENT COLLECTION™	
DREAM COLLECTION™	✓
PRIME	✓

HardieSoffit®

A home is only as strong as its weakest point. HardieSoffit® panels reinforce your work by protecting the vulnerable gap between eaves and exterior walls.

Available in vented, non-vented and a range of pre-cut sizes, these panels complete your design and help protect it from moisture and pests.

VENTILATION BENEFITS

Using vented soffit improves ventilation in the attic space and reduces the chance of water vapor condensation that can lead to issues such as mold and mildew growth, stained ceilings and damage to the framing of the house.

In warm climates, HardieSoffit panels allow hot, humid air to escape, which not only helps prevent condensation in the attic, but can also help reduce air conditioning costs.

In cool climates, HardieSoffit panels help prevent condensation from forming on the interior side of the roof sheathing and reduce the chances of roof-damaging ice dams.



HardieSoffit®

Thickness 1/4 in

VENTED SMOOTH



VENTED CEDARMILL©



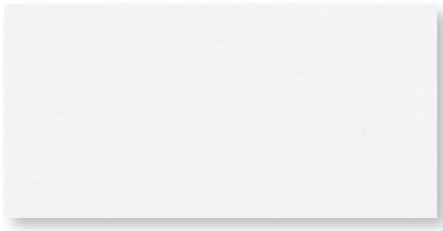
VENTED SMOOTH & CEDARMILL©

Length	12 ft	12 ft	8 ft
Width	12 in	16 in	24 in
Prime Pcs/Pallet	200	150	100
ColorPlus Pcs/Pallet	216	156	108

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
STATEMENT COLLECTION™	✓	AW	AW
DREAM COLLECTION™	✓	✓	✓
PRIME	✓	✓	✓

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
STATEMENT COLLECTION™			
DREAM COLLECTION™	✓	✓	✓
PRIME	✓	✓	✓

NON-VENTED SMOOTH



NON-VENTED CEDARMILL©



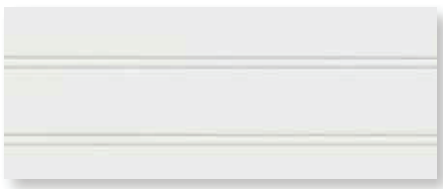
NON-VENTED SMOOTH & CEDARMILL©

Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus Pcs/Pallet	216	156	108	–

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
STATEMENT COLLECTION™	✓	AW	AW	
DREAM COLLECTION™	✓	✓	✓	
PRIME	✓	✓	✓	✓

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
STATEMENT COLLECTION™				
DREAM COLLECTION™	✓	✓	✓	
PRIME	✓	✓	✓	✓

BEADED PORCH PANEL



BEADED PORCH PANEL

Thickness	1/4 in
Length	8 ft
Width	48 in
Prime Pcs/Pallet	50

STATEMENT COLLECTION™	
DREAM COLLECTION™	✓
PRIME	✓

AW - Arctic White only. Not available in the standard trim product Statement Collection™ color offering.

STATEMENT COLLECTION™

Make your next home stand out with our Statement Collection™ products. Carefully curated by our design experts specifically for your market, the collection brings together the most popular James Hardie ColorPlus® siding and trim styles, textures, and colors. This stunning selection is locally stocked and designed for simplicity - making it easier than ever to get a beautiful, long-lasting home exterior.

ColorPlus® Technology

Plank, Panel, Shingle and Batten Color Offering



Trim Color Offering



Colors shown are as accurate as printing methods will permit.
Please see actual product sample for true color.



As unforgettable
AS IT IS UNCOMPROMISING.



RoyOMartin

SmartCore® Beaded Plywood

SmartCore® Beaded Decorative-Grade Plywood is used in wainscoting, ceilings, and other decorative applications in a variety of construction projects.

Discover the Value of SmartCore® Beaded Plywood

01 Pre-sanded, ready-to-coat surfaces

02 Convenient shiplap (Caribbean) panels

03 Old-world richness at an affordable cost

04 Available Forest Stewardship Council® (FSC®) certified

FSC www.fsc.org FSC® C022036 The mark of responsible forestry

All RoyOMartin products are available Forest Stewardship Council® (FSC®) certified.

Member of APA

(800) 299-5174
RoyOMartin.com

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Independent • Family Owned • American Made • Since 1923

Length

96

Lengths are nominal. All widths are 48" (nominal)

Thickness

11/32

Performance categories



Caribbean Beaded Decorative Panels

Pattern

1.6" on-center pattern; ship-lap edge

Handling

Allow product to acclimate to room environment for 48 hours prior to installation.

Spacing

This product, like all plywood, will expand and shrink slightly with changes in temperature and moisture content. To assure best performance in all applications, panel joints (ends and edges) should be spaced 1/8” apart.

Fastening

Place nails 3/8" from panel ends and edges. Do not nail directly through the shiplap. Nail under-lap and over-lap separately.

Finishing Tips

- Seal panel edges with acrylic latex primer before installation
- Repair surface damage, and fill nail holes with wood filler prior to painting
- Allow wood filler to dry completely, and lightly sand before applying finishes
- Panel surfaces should be clean and dry before applying primer and paint. and finishes should be applied as soon as possible after installation
- Brush-apply at least one coat of stain-resistant acrylic primer
- Apply two top-coats of acrylic latex paint, allowing sufficient drying time between coats
- Top-coats can be applied by brush, roller, or spray

Certification

SmartCore® panels are certified by APA-The Engineered Wood Association and are available Forest Stewardship Council® (FSC®) certified. Class C fire rating. Meets CA Resource Board (CARB) regulations.

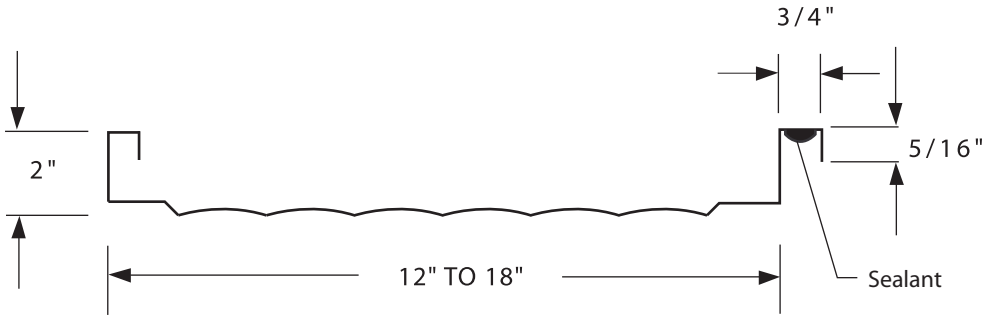
Since 1923 RoyOMartin®

This product is designed to meet international building codes; however, local building codes may supersede. These instructions are not intended to cover every installation requirement, application, detail or variation, nor do they provide for every possible installation contingency. If any questions or problems arise concerning the installation of this product or its suitability for the purchaser’s particular use, inquiries should be made to RoyOMartin. The information about products and application instructions printed herein is current at the time of publication; however, in accordance with RoyOMartin’s policy of constant product improvement, the right is reserved to vary these application instructions and product specifications without notice. When placing your order, ask for the most recent product information.

MRS System 2500

12" - 18" o.c.
2" high
Mechanical Seam
Single or Double Lock

.032 or .040 aluminum
22 or 24 gauge steel



U.L. 580 Class 90 Certified
ASTM E1592, E1646, E1680 Tested

Ideal for low slope conditions in commercial or residential applications

Material: .032 or .040 Aluminum, 22 or 24 gauge Steel
12" to 18" o.c.

Features: Striations (Recommended)
Flat
Stress Ribs
Curved
Optional Sealant in Female Leg

Requirements: Solid Substrate, Open Framing
Ice & Water Shield or Synthetic Underlayment
Minimum Roof Pitch: 1/2" on 12"

Finish: Hylar 5000® or Kynar 500®

Locations:

7670 Mikron Drive
Stanley, NC 28164
Tel: 704-820-3110
Fax: 704-820-0113

2451 Bulk Plant Road
Conway, SC 29526
Tel: 843-365-6673
Fax: 843-365-6683

5512 Fort Henry Drive
Kingsport, TN 37663
Tel: 423-239-0013
Fax: 423-447-7150

METAL ROOFING
Systems, Inc

Website: www.metalroofingsystems.biz

METAL ROOFING
Systems, Inc

35 YEAR WARRANTY

SEE REVERSE SIDE FOR MATERIAL AVAILABILITY

ENVIRONMENTALLY SMART COLORS - DESIGNED ENERGY EFFICIENT



METALLIC COLORS

NON-PAINTED



* CONTACT YOUR REPRESENTATIVE FOR EXACT COLOR CHIP SAMPLE

LOCATIONS

7687 Mikron Drive
Stanley, NC 28164
P: 704.820.3110
F: 704.820.0113

370-C Allied Drive
Conway, SC 29526
P: 843.347.6673
F: 843.347.6693

3214 Hanover Drive
Johnson City, TN 37604
P: 423.434.0535
F: 423.434.0537

www.metalroofingsystems.biz

Faster. Smarter. Better. Period.

ENERGY STAR PARTNER

U.S. GREEN BUILDING COUNCIL

*Available at a slight price premium.
Colors shown are matched as accurately as possible, but may vary slightly from finished product. These rich and vibrant colors are produced with either Kynar 500 ® or Hylar 5000 ® resins, which provide superior color retention, and allow us to offer non-prorated coating warranties for most applications. Coating warranty varies for Regal Red, Matte Black, Copper, Silver, Champagne, and Pre-Weathered Galvalume. Metallics are warranted for chip, crack, and peel only. Please contact your representative for more information.

STOCK AVAILABILITY MATRIX

							GALVALUME	ALUMINUM			
			ISR	EMI	3yr.	SRI	24 ga.	.032	.040	.050	.063
Aged Copper	★	L	0.47	0.85	0.46	53	●	●			
Ash Gray	★	L	0.39	0.84	0.39	41	●				
Bone White	★	L	0.47	0.83	N/A	58	●	●	●	●	●
Burgundy	★		0.25	0.85	0.23	23	●				
Champagne Metallic	★	L	0.37	0.80	0.35	37	●				
Charcoal Gray	★		0.29	0.84	0.28	28	●				
Colonial Red	★	L	0.30	0.85	0.29	30	●	●	●	●	
Copper Metallic	★	L	0.49	0.86	0.47	56	●	●			
Dark Bronze	★		0.26	0.84	0.25	24	●	●	●	●	●
Dove Gray	★	L	0.49	0.86	N/A	56	●				
Evergreen	★		0.27	0.86	0.26	26	●	●	●	●	
Hartford Green	★		0.26	0.85	0.25	24	●	●	●	●	
Hemlock Green	★	L	0.29	0.86	0.29	29	●				
Mansard Brown	★		0.27	0.86	0.25	26	●	●	●	●	
Matte Black	★		0.29	0.83	0.27	27	●	●	●	●	
Medium Bronze	★	L	0.30	0.87	0.28	31	●	●	●	●	●
Patina Green	★		0.28	0.87	0.28	28	●				
Pre-weathered Galvalume®	★		0.30	0.79	0.28	27	●				
Regal Blue	★		0.26	0.85	0.25	24	●				
Regal Red	★	L	0.42	0.83	0.41	45	●	●		●	
Regal White	★	L	0.67	0.86	0.67	81	●	●	●	●	
Sandstone	★	L	0.54	0.86	0.53	63	●	●	●	●	
Sierra Tan	★	L	0.35	0.86	0.34	37	●	●	●	●	
Silver Metallic	★	L	0.59	0.79	0.60	67	●	●	●	●	
Slate Blue	★		0.29	0.85	0.28	28	●				
Slate Gray	★	L	0.33	0.84	0.33	33	●	●	●	●	
Stone White	★	L	0.60	0.86	0.56	71	●	●	●	●	●
Surrey Beige	★	L	0.42	0.85	0.41	46	●				
Terra Cotta	★	L	0.35	0.86	0.35	37	●	●	●		
Acrylic Coated Galvalume®	★	L	0.67	0.14	0.55	56	●				

*** IF DESIRED COLOR IS NOT LISTED ON MATRIX PLEASE CONTACT METAL ROOFING SYSTEMS FOR AVAILABILITY**

NOTES

- All metal is painted with a .20 mil primer and .70 -.90 mil Top Coat of 70% Kynar 500 or Hylar 5000. The reverse side has a .20 primer and .30 - .40 backer coating.
- 22 gauge steel available upon request.
- For low slope roofing to meet Energy Star requirements the ISR must be ≥ 0.65. After 3 years, the solar reflectance must be ≥0.50.
- For steep slope roofing to meet Energy Star requirements the ISR must be ≥ 0.25. After 3 years, the solar reflectance must be ≥0.15.
- For low slope roofing to meet LEED 2009 requirements the SRI must be ≥ 78.
- For steep slope roofing to meet LEED 2009 requirements the SRI for 100% of the roof must be ≥ 29.
- Low slope is defined as ≤2:12.
- Steep slope is defined as >2:12.

KEY

●	Stocked Item
★	Energy Star Compliant
L	LEED 2009 Compliant
ISR	Initial Solar Reflectance
EMI	Emissivity
SRI	Solar Reflectance Index

METAL ROOFING Systems, Inc

35 YEAR PAINT WARRANTY

ENERGY STAR PARTNER

Oil canning is an aesthetic issue and is an inherent part of light gauge cold formed metal products. By using coil that has been processed properly, designing for thermal movement, following stringent specifications for installation and proper handling most oil canning can be eliminated. Oil canning is not grounds for coil/panel rejection.

Galvalume® is a registered trademark of BIEC. Hylar 5000 is a registered trademark of Solvay Solexis, Inc. Kynar 500 is a® registered trademark of Atofina, Inc.



1500**Vinyl** Collection

Single Hung Windows

BUILDER



Building choice into every view.

Ply Gem® WINDOWS & DOORS

1500 Single Hung Windows



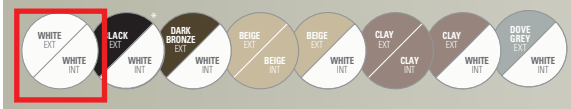
Upgrade your view

- High performance in a builder's window
- Traditional or contemporary frame design
- SDL or GBG grilles
- Sizes to meet your need
- Egress Size: 3050SH, 4040SL
- Limited Lifetime Warranty

When you build a lot of homes, you expect a lot from your windows. Quality. Performance. Value. A company you can count on. Our new 1500 vinyl windows offer all that and more, including a full range of options to meet your every need.

Color options

New exterior colors are on brickmould and flat casing only. *Some restrictions may apply.



Frame Options



Brickmould



Beveled



Flat

Grille types

Also available with no grilles.

GBG Grilles



3/4" Flat, 5/8" or 1" Sculptured

SDL Grilles



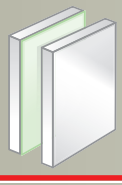
7/8" or 1-1/4" SDL with Shadow Bar

Glass options

Compare U-Factor ratings

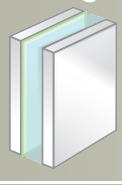
Visit 1500vinylcollection.com for more detailed information

Low-E



7/8" Low-E One lite of Low-E	.35	SHGC .29
7/8" Low-E^{SC} One lite of solar cooling Low-E	.35	SHGC .22
7/8" Low-E2+ One lite of Low-E and one lite of Interior Surface Low-E	.30	SHGC .28

Low-E with Argon



7/8" HP One lite of Low-E with argon	.32	SHGC .28
7/8" HP^{SC} One lite of solar cooling Low-E with argon	.32	SHGC .22
7/8" HP2+ One lite of Low-E and one lite of Interior Surface Low-E with argon	.28	SHGC .28

Triple-Glazed



7/8" HP2$_{Max}$ Two lites of Low-E with two chambers of argon	.25	SHGC .25
7/8" HP3$_{Max}$ Two lites of Low-E, two chambers of argon, one lite of Interior Surface Low-E	.23	SHGC .22
1" HP3$_{Max}$ Two lites of Low-E, two chambers of argon, one lite of Interior Surface Low-E	.22	SHGC .22

Values reflect 3050 call size brickmould non-drywall glazed single window with 3mm glass, WarmEdge Spacer, no grilles.

Window Anatomy



Multi-chamber construction with fusion-welded sash and frame

7/8" or 1" dual or triple pane insulated glass with Warm Edge spacer saves energy

Sloped sill drains water away from home exterior

Integral J-channel for simple, secure siding installation *(optional double utility trim)*



easyinstall

for a quick, correct fit

- Alignment clips
- Double utility trim
- Integral J-channel
- Jamb extensions or drywall receiver options
- Accessory grooves
- Protective construction film

WindowHighlights

LIMITED LIFETIME WARRANTY

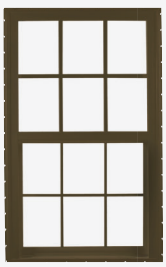
20 YEAR GLASS WARRANTY

H-LC 35 CERTIFIED

Optional H-LC 50 Upgrade in Limited Sizes



Interior



Exterior



Jamb Alignment Clips

Aligns and holds frame in place during installation; enables one person to center smaller windows.



Removable Meeting Rail

Patented meeting rail anchor makes removing rail simple; ideal for drywall applications.

Patent #: 9624713



Integral Mulls

Twins and triples with continuous head and sill frame allows a mix of operating and fixed windows.

Patent #: 9038333



Interlocking Sashes

Sashes lock tightly together to help keep out intruders and inclement weather.



Forced Entry Resistant Locks

Enhanced security locks meet tough AAMA forced entry requirements. ADA accessible and auto-lock options available.



ADA Accessible Lock



Auto Lock



ENERGY STAR PARTNER

WindowSpecs

FRAME

3 1/2" dual wall brickmould frame depth
2 7/8" beveled frame depth
1 3/8" integral nail fin set back
Optional 1/2" flush flange for block installs
Optional 3 1/2" flat casing for rectangles and arches
Optional double utility trim simplifies siding installation
Custom and traditional sizing to meet your needs
Integral J-pocket simplifies siding installations
Interior/exterior accessory grooves
Sloped sill for water management
Screen clip Patent #: 6173878 3
Mixed operating and fixed integral mulls Patent #: 9038333
Easy to remove meeting rail Patent #: 9624713

SASH

Interior glazed top glass
Exterior glazed bottom glass
Interlocking sash with dual pile weatherstripping
Inverted block & tackle or constant force coil balances
Recessed tilt-latch
Dual lift rails for easy operation
Half screens (shipped separately)

GLASS

Double: Low-E, Low-E^{SC}, Low-E2+, Low-E2+^{SC}, HP, HP^{SC}, HP2+, HP2+^{SC}
LE^{PS}, LE2+^{PS}, HP^{PS} and HP2+^{PS}
Triple: HP2$_{Max}$, HP2$_{MAX}^{SC}$, HP3$_{MAX}$, HP3$_{MAX}^{SC}$
Optional Warm Edge+ spacers
Configurable STC values up to 35
Impact, tempered, obscure and rain options
Bronze Tint, Grey Tint and Black Spandrel options
EZ Clean option

GRILLES

GBG (Grilles Between Glass) 3/4" Flat, 5/8" or 1" Sculptured
SDL (Simulated Divided Lite) 7/8" or 1 1/4" with Shadow Bar
Colonial, Plaza, Prairie, Diamond, Gothic patterns available

LOCKS

Standard forced entry resistant cam lock
Self-latching forced entry resistant auto-lock option
ADA accessible forced entry resistant auto-lock option

PERFORMANCE CERTIFICATIONS

FLORIDA APPROVED
For a list of Ply Gem's Florida approved products visit floridabuilding.org.

CANADIAN STANDARDS ASSOCIATION CERTIFIED

TDI TEXAS DEPARTMENT OF INSURANCE

		NAFS Product Performance								Housing Performance	
Product Type	Test Unit Size (inches)	Overall Rating	Air Infiltration (scfm/ft²)	Air Exfiltration (scfm/ft²)	Water Pressure (psf)	Structural Pressure (psf)	Test Standard(s)	Florida Approval	TDI Approval	AAMA 1701.2 Wind Zone	AAMA 1704 Egress Rated
Single Hung	36 x 62	H-LC35	0.17	0.16	5.43	+35/-35	NAFS 05, 08, 11	FL16103			
	35.5 x 73.5	H-LC30	0.17	0.16	4.59	+30/-30	NAFS 05, 08, 11	FL16103			
	40 x 72	H-LC25	0.13	0.11	3.76	+35/-35	NAFS 05, 08, 11	FL16103	WIN-1769	WZ II	Yes
	44 x 77.125	H-LC25	0.13	0.11	3.76	+25/-25	NAFS 05, 08, 11	FL16103	WIN-1769	WZ I	Yes
	35.5 x 73.5	H-LC35	0.17	0.16	7.52	+35/-35	NAFS 05, 08, 11	FL16103			
	36 x 74	H-LC50	0.13	0.11	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	44 x 77.125	H-LC35	0.13	0.11	5.43	+40/-40	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	35.5 x 61.5	H-LC50	0.17	0.16	7.52	+55/-55	NAFS 05, 08, 11	FL16103			
	36 x 74	H-LC35	0.17	0.16	5.43	+35/-35	NAFS 05, 08, 11	FL16103		WZ II	Yes
	36 x 74	H-LC50	0.17	0.16	7.52	+50/-50	NAFS 05, 08, 11	FL16103		WZ III	Yes
	36 x 84	H-LC50	0.11	0.06	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	40 x 72	H-LC50	0.11	0.05	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	44 x 77.125	H-LC40	0.11	0.05	7.52	+40/-40	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	48 x 72	H-LC50	0.11	0.06	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	48 x 96	H-LC30	0.11	0.06	7.52	+30/-35	NAFS 05, 08, 11	FL16103	WIN-1769	WZ I	Yes
	52.125 x 62	H-LC50	0.28	0.19	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769		
	53 x 77.125	H-LC40	0.28	0.19	7.52	+40/-40	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	53 x 77.125	H-LC50	0.28	0.19	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	38 x 77.125	H-LC50	0.11	0.05	7.52	+50/-60	AAMA 506-06, 08	FL16103	WIN-1771	NA	NA
	52.125 x 62	H-LC50	0.28	0.19	7.52	+50/-60	AAMA 506-06, 08	FL16103		NA	NA
	52.125 x 71	H-LC50	0.28	0.19	7.52	+50/-50	AAMA 506-06, 08	FL16103			
Integral Mull (Twin)	71.5 x 73.5	H-R25	0.17	0.14	3.76	+40/-40	NAFS 05, 08, 11	FL16100			
	72.5 x 74	H-LC25	0.18	0.15	3.76	+35/-35	NAFS 05, 08, 11	FL16100		WZ II	Yes
	71.5 x 73.5	H-R50	0.17	0.14	7.52	+50/-50	NAFS 05, 08, 11	FL16100			
	71.5 x 73.5	H-LC35	0.26	0.17	5.43	+35/-35	NAFS 05, 08, 11	FL16100		WZ II	Yes
	71.5 x 73.5	H-LC50	0.26	0.17	7.52	+50/-55	NAFS 05, 08, 11	FL16100		WZ III	Yes
	76.125 x 65.125	H-R50	0.30	0.30	7.52	+50/-50	NAFS 05, 08, 11	FL16100			
	81 x 72	H-LC50	0.18	0.16	7.52	+50/-50	NAFS 05, 08, 11	FL16100		WZ III	Yes
	84.25 x 77.125	H-LC40	0.18	0.16	7.52	+40/-40	NAFS 05, 08, 11	FL16100		WZ III	Yes
Integral Mull (Triple)	81 x 72	H-LC50	0.18	0.16	7.52	+50/-50	NAFS 05, 08, 11	FL16100		WZ III	Yes
	84.25 x 77.125	H-LC40	0.18	0.16	7.52	+40/-40	NAFS 05, 08, 11	FL16100		WZ III	Yes
	107.5 x 73.5	H-R25	0.17	0.14	3.76	+40/-40	NAFS 05, 08, 11	FL16100			
	109 x 74	H-LC25	0.18	0.15	3.76	+35/-35	NAFS 05, 08, 11	FL16100		WZ II	Yes
	107.5 x 65.5	H-LC50	0.26	0.17	7.52	+50/-50	NAFS 05, 08, 11	FL16100			
	107.5 x 73.5	H-LC35	0.26	0.17	5.43	+35/-35	NAFS 05, 08, 11	FL16100		WZII	Yes
	107.5 x 73.5	H-LC50	0.26	0.17	7.52	+50/-55	NAFS 05, 08, 11	FL16100		WZ III	Yes
	114.625 x 65.125	H-R40	0.3	0.3	6.06	+40/-45	NAFS 05, 08, 11	FL16100		WZ III	Yes
	114.625 x 65.125	H-R45	0.3	0.3	7.52	+45/-50	NAFS 05, 08, 11	FL16100			
	121 x 77.125	H-LC45	0.16	0.14	7.52	+45/-45	NAFS 05, 08, 11	FL16100		WZ III	Yes

Compression Tape Glazing
Two-Sided Tape Glazing
Impact Rated

Test Standards
AAMA/WDMA/CSA 101/I.S.2/A440-05 (NAFS-05)
AAMA/WDMA/CSA 101/I.S.2/A440-08 (NAFS-08)
AAMA/WDMA/CSA 101/I.S.2/A440-11 (NAFS-11)
AAMA 506-06

MADE IN USA

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Plygem Window mockup:
- no horizontal muntins
- no shutters

A Complete Door System

THERMA-TRU® DOORS







Uncompromising quality, inside and out.



Engineered to work together.

A Therma-Tru® door system with genuine Therma-Tru components is engineered with craftsman precision to help provide weather resistance and energy efficiency. So when a homeowner chooses a complete Therma-Tru door system, you can be confident it will perform as exceptionally as it looks.

Therma-Tru specifies all of the components to work together at the most critical points where an ordinary door system's performance can fail, letting in air and moisture.



Backed by our lifetime limited warranty.

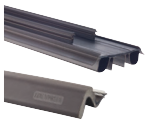
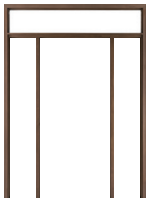
LIFETIME LIMITED WARRANTY

We can stand behind more parts and for longer than other door companies because we make or specify everything that goes into our door systems. The homeowner has one source, Therma-Tru, to turn to if an issue arises with the door system.[1] Other companies either don't warrant as many parts of the door system or warrant them for a shorter period of time. That could leave the homeowner without coverage and confused about who to turn to if issues arise.

Warranty Coverage



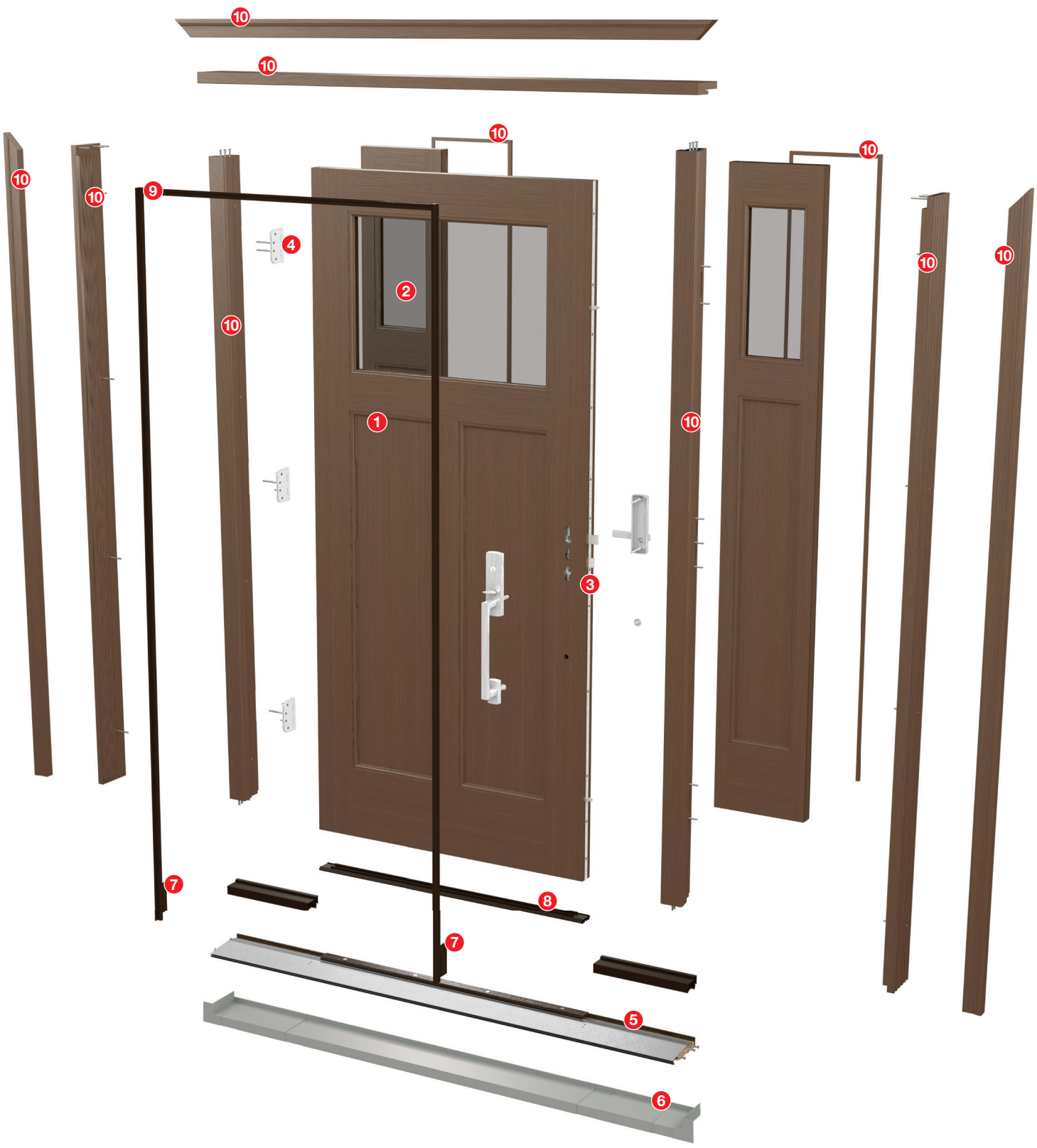


	Door Panel	Glass & Lite Frame	Multi-Point Locking Mechanism[2]	Sill & Hinges[2]	Corner Seal Pads[3]	Bottom Sweep[3] & Weatherstrip[3]	Composite Door Frame
Therma-Tru® Fiberglass Doors Lifetime Limited Warranty	**LIFETIME**	**LIFETIME**	**LIFETIME**	**LIFETIME**	**LIFETIME**	**LIFETIME**	**LIFETIME +** 10 Year Transferable Warranty Rider
Other Fiberglass & Wood Door Companies' Warranties	1 Year–Lifetime	0–20 Years	0 Years	0 Years	0 Years	0 Years	0 Years–Lifetime

Note: See your Therma-Tru seller or visit www.thermatru.com for details on ENERGY STAR qualified products and for details on limited warranties and exclusions.

*See your Therma-Tru seller for details on product availability.
[1]Excluding improper assembly of components into a door system by the distributor, dealer, builder or remodeler, and the installation of the door system.
[2]Excluding installations within 5 miles of a body of salt water and the finish.
[3]Excluding normal wear and tear.


10
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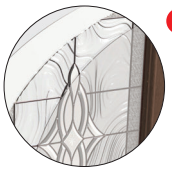
A Complete Door System



1 Fiberglass Door Panel
Delivers years of low-maintenance durability. Unlike wood, fiberglass will not warp or rot. Unlike steel, it will not dent or rust.



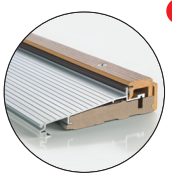
2 Glass
Welcomes natural light into the home and is available in a variety of styles, many featuring triple-pane construction.



3 Multi-Point Locking System (Recommended)
Engages the door and frame at three points from top to bottom for enhanced stability.
More on pages 18-19.



4 Hinges
Ensure smooth operation and position the door so it creates a tight seal with the weatherstrip when closed.
More on page 15.



5 Sills
Provides a solid stepping surface and forms a tight seal at the bottom of the door system to help channel moisture away from the home.
More on pages 10-13.



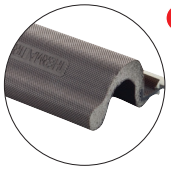
6 Sill Pan
Adds an extra layer of protection to help keep moisture away from the subfloor.
More on page 11.



7 Corner Seal Pads (Inswing Only)
Fit securely behind the weatherstrip to help block wind-driven moisture infiltration at the bottom corner of the door system.
More on page 16.



8 Bottom Sweeps (Inswing Only)
A dual-bulb, dual-fin design helps maintain tight contact with adjustable sill caps and creates added barriers against moisture.
More on pages 11-12.



9 Weatherstrip
Features a resilient design to help deliver a precise seal between the door and frame.
More on page 17.



10 Composite Door Frame*
Provides a rot-free solution that delivers extra protection from the damaging effects of moisture.
More on pages 8-9.



Astragals
Cover the margin between double doors to help complete the seal against air and moisture infiltration, with aluminum construction for stability, holding power and durability.
More on page 21.

Need help determining which parts you need for your Therma-Tru door system?
See pages 22-23 for more information.

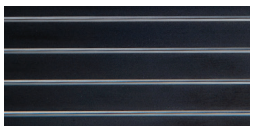
Finish Options

Therma-Tru offers an array of popular finish options to complement decorative glass caming, and interior and exterior home fixtures, to suit the home's style. Check with your Therma-Tru® seller for available finish and cap options.

Sill Finishes



Mill



Bronze



Satin Nickel

Cap Colors



Lightwood (Premium)
Composite Adjustable / Composite Outswing



Darkwood (Premium)
Composite Adjustable / Composite Outswing



Lightwood (Economy)
Basic Composite Adjustable



Darkwood (Economy)
Basic Composite Adjustable / Basic Fixed



Hardwood
Hardwood Adjustable

■ = Available
• = Not Applicable

	Inswing Options	Composite Adjustable	Hardwood Adjustable	Basic Composite Adjustable	Basic Fixed	**Outswing Options**	Composite Outswing	Aluminum with Thermal Break	Aluminum without Thermal Break	Coastal	**Public Access** (Inswing / Outswing)	Public Access (ADA)
Sill Finishes												
Mill		■	■	■	■		■	■	■	■		■
Bronze		■	■	■	■		■	■	■	•		■
Satin Nickel		■	•	•	•		■	•	•	•		•
Cap Colors												
Lightwood		■	•	■	•		■	•	•	•		•
Darkwood		■	•	■	■		■	•	•	•		•
Hardwood		•	■	•	•		•	•	•	•		•
Sill Configurations												
Single		■	■	■	■		■	■	■	■		■
French		■	■	•	■		■	■	■	■		■
Double Patio		■	■	•	•		■	•	•	•		•
Triple Patio		■	•	•	•		■	•	•	•		•
Lineal		■	■	•	•		•	•	•	•		•
Sidelite Configurations												
Boxed Sidelites		■	•	•	•		•	•	•	•		•
Single with Sidelites		■	■	•	•		■	•	•	•		•
French with Sidelites		■	•	•	•		•	•	•	•		•
Single Vented Sidelites		■	•	•	•		•	•	•	•		•
French Vented Sidelites		■	•	•	•		•	•	•	•		•
Depths												
4-9/16"		■	•	■	■		■	•	■	■		■
5-3/4"		■	■	■	■		■	■	•	•		•
6-9/16"		•	•	•	•		•	•	•	•		■
7-3/4"		■	■	■	■		•	■	•	•		•
Substrates												
Composite Extruded		■	•	•	•		■	•	•	•		•
Composite Injection Molded		■	•	■	•		•	•	•	•		•
Treated Pine		•	■	•	■		•	■	■	■		•
Other Options												
Integrated Thermal Break		■	■	■	■		■	■	•	•		■
Screen Rail Available		■	■	•	•		■	•	•	•		•
Sill Extenders Available		■	■	■	•		■	•	•	•		•
Sill Covers Available		■	■	■	■		■	•	•	•		•
Tru-Defense Eligible*		■	•	•	•		■	•	•	•		•
With Anchor Holes		•	•	•	•		•	■	■	•		■
Without Anchor Holes		■	■	■	■		■	■	•	■		•

Hinge Finish Options



Bright Brass | Brushed Nickel | **Black Nickel** | Polished Chrome | Oil-Rubbed Bronze | Stainless Steel | Zinc Dichromate

Hinges

Adjustable Hinge

Finish Options:
Bright Brass
Brushed Nickel
Black Nickel
Polished Chrome
Oil Rubbed Bronze

(Recommended for Classic-Craft premium entryways.)

Allow the door to be moved horizontally and vertically in the frame, maintaining alignment and keeping the door performing beautifully.

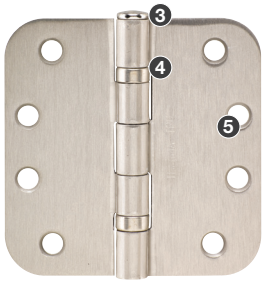


Classic-Craft® Ball-Bearing

Finish Options:
Bright Brass
Brushed Nickel
Black Nickel
Polished Chrome
Oil Rubbed Bronze
Stainless Steel
Zinc Dichomate

(Recommended for Classic-Craft premium entryways.)

Ball bearings help protect each hinge pivot for added support and stability.

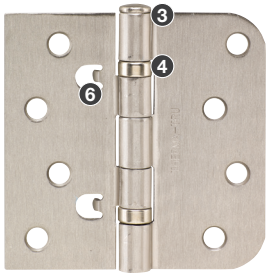


Self-Aligning Ball-Bearing

Finish Options:
Bright Brass
Brushed Nickel
Black Nickel
Polished Chrome
Oil Rubbed Bronze
Stainless Steel
Zinc Dichomate

(Recommended for heavier Fiber-Classic, Smooth-Star and Steel doors.)

Contains locating tabs to assist in accurate alignment with specific door systems.

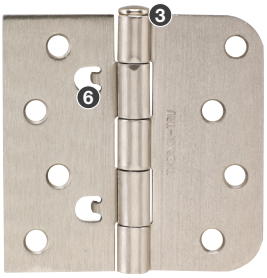


Self-Aligning

Finish Options:
Brushed Nickel
Black Nickel**
Polished Chrome**
Oil Rubbed Bronze
Stainless Steel**
Zinc Dichomate

(Recommended for heavier Fiber-Classic, Smooth-Star and Steel doors.)

Contains locating tabs to provide accurate alignment with specific door systems. Note: Non-removable pin option available with fixed pins, providing security on outswing applications.



Security Tab

Finish Options:
Brushed Nickel
Stainless Steel
Zinc Dichomate

Security tabs prevent door from being taken off hinges, providing security on outswing applications.

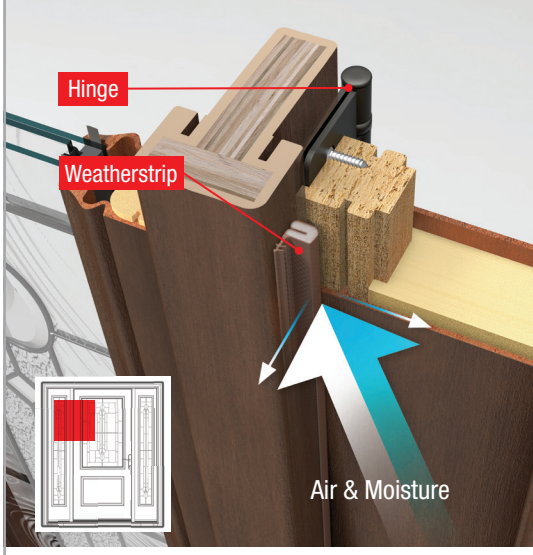


Spring-Loaded

Finish Options:
Brushed Nickel
Black Nickel
Polished Chrome
Oil Rubbed Bronze
Stainless Steel
Zinc Dichomate

UL Listed with self-closing spring mechanism that helps pull the door closed for convenience or meets code requirements that may be applicable in Fire-door applications.***





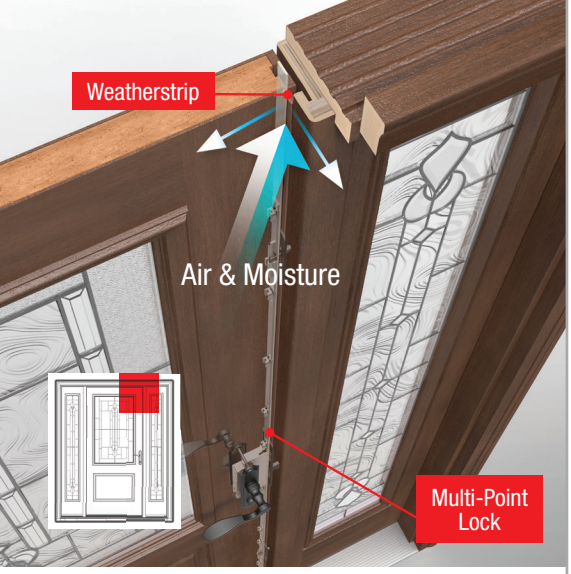
Long-lasting, smooth performance.

Genuine Therma-Tru hinges are engineered with long-lasting durability and reliability in mind. They position the door to properly compress the weatherstrip to help form a tight, even seal when the door closes. Without precision engineering in this critical area, the weatherstrip can pinch if the door is too tight or gap if it is too loose, letting air and moisture pass between the door and frame.

- Position the door for proper compression of the weatherstrip to form a tight seal when closed.
- Proper positioning also ensures smooth operation to help resist creaking and uneven wear.
- Offered in a variety of options designed to go with our door systems.

1. Hex screws adjust alignment of door in frame.
2. Fixed pins prevent door from being taken off hinges.
3. Removable pins allow door to be taken off hinges.
4. Ball bearings help protect each hinge pivot, for added support and stability.
5. C-shape hole pattern for premium wood door appearance.
6. Locating tabs for accurate alignment.
7. Security tab prevents door from being taken off hinges by driving out pins.
8. Self-closing spring mechanism that helps pull the door closed.

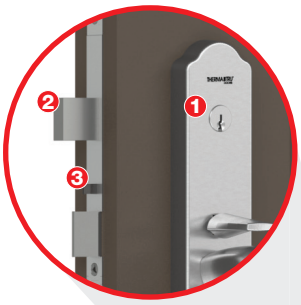
*For full details on the Tru-Defense Warranty Rider, visit www.thermatru.com/trudefense.
**Finishes only available for NRP Hinge.
***To confirm code requirements in your jurisdiction, always check with your local building code authority.
Note: See your Therma-Tru seller for available component options.



Multi-Point Locking Systems (MPLS)

Genuine Therma-Tru® multi-point locking systems engage the frame at three points from top to bottom, helping to preserve the seal even under wind pressure. Without precision engineering in this critical area, wind can push the top and bottom corners of the door away from the frame, allowing air and moisture to pass through.

- Provides more engagement of locking hardware than traditional deadbolt assemblies.
- Premium stainless steel construction provides excellent corrosion resistance.
- Highly recommended for 8'0" and double fiberglass door systems. (Not recommended for steel door systems.)

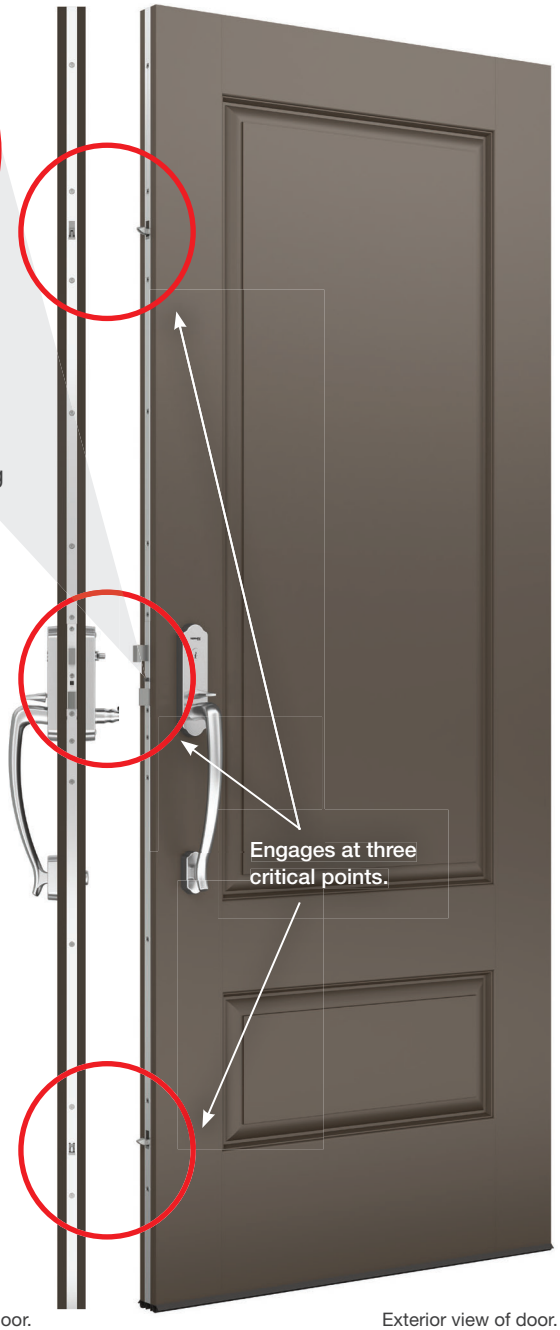


1. Self-lubricating locks.
2. 1" premium stainless steel deadbolt.
3. Integrated mishandling device.



Tongue

Heights:	**Configurations:**
6'6"	Inswing
6'8"	Outswing
7'0"	
8'0"	



Side view of door. Exterior view of door.

Grip-Style MPLS ✣

Grip-style handlesets offer an intuitive approach to the multi-point locking system with on-trend aesthetics. A simple 90-degree twist of the thumbturn (interior) or a key (exterior) is all it takes to engage the door frame at three points with no need to lift the handleset lever. An integrated mishandling device protects the door and frame from accidental damage. Features deadbolt located above handleset. (Active option only. Not available for double door systems with an astragal.)





Exterior view of door.



1. Self-lubricating locks.
2. 1" premium stainless steel deadbolt.
3. Integrated mishandling device.



Tongue

Heights:	Configurations:
6'6"	Inswing
6'8"	Outswing
7'0"	
8'0"	



Shootbolt
(For door systems with an astragal.)

Heights:	Configurations:
6'6"	Inswing
6'8"	Outswing
7'0"	
8'0"	

Side view of door.

Lever-Style MPLS ✣

Lever-style handlesets bring form and function together with decorative styles. A convenient upward turn of the handle is required before all three points will engage. An integrated mishandling device helps protect the door and frame from accidental damage. Features deadbolt below the handleset.

Note: See your Therma-Tru seller for available component options.

✣ Tru-Defense Eligible





Tongue
(Included in vented sidelite units.)
Heights:
6'6"
6'8"
8'0"

Vented Sidelites MPLS

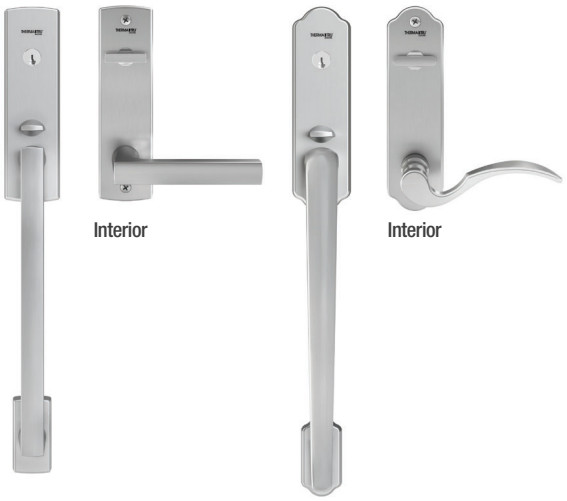
Constructed to provide ventilation without sliding screens blocking the view, vented sidelites work as small swinging doors with convenient removable screens. Engineered for durability and safety with wide patio mullions for strength, and multi-point locking gears and recessed strike plates for security.

Handleset Options for Standard Door MPLS

Designed to complement Therma-Tru® door styles from traditional to contemporary.

Grip-Style MPLS

Backplates: Wide
Locking: Active



Forte Prospect

Lever-Style MPLS

Backplates: Wide, Narrow
Locking: Active, Inactive



Heirloom Venture Millennium

Grip-Style Finish Options



Brushed Nickel | Black Nickel | Oil-Rubbed Bronze

Lever-Style Finish Options



Bright Brass | Brushed Nickel | Black Nickel | Polished Chrome | Oil-Rubbed Bronze

Latch & Deadbolt Strike Plate



Standard vs. Adjustable Security Strike Plate

Adjustable Security Strike Plate

(Recommended for standard lock and deadbolt handlesets only.)

Finish Options:
Brushed Nickel
Black Nickel
Polished Chrome
Oil Rubbed Bronze
Stainless Steel
Zinc Dichomate

A genuine Therma-Tru adjustable security strike plate helps enhance the safety and security of a home, wrapping around the door jamb and fully engaging the frame of the house for added support and strength against forced entry. Our adjustable security strike plates are tested to withstand up to three times the force of standard strike plates.*

❶ Wraps around the door jamb for added support and an exact fit.

❷ 2-½" screws fully engage with the frame of the house for added strength.

*ASTM-F476. As tested by an independent laboratory. Not available on certain configurations.
**To confirm code requirements in your jurisdiction, always check with your local building authority.
Note: See your Therma-Tru seller for available component options.

Tru-Defense Eligible

Engineered to work together.

Therma-Tru Door system components are designed to work together with our door families to create a tight seal.

Door Collection	Corner Seal Pad	Weatherstrip	Hinges

Classic-Craft®





Classic-Craft 7-Shape Pads

Medium-Reach Weatherstrip
For square edge doors



All Sides



Classic-Craft Ball-Bearing Hinge

Fiber-Classic® & Smooth-Star®





Fiber-Classic / Smooth-Star 7-Shape Pads

Medium-Reach Weatherstrip

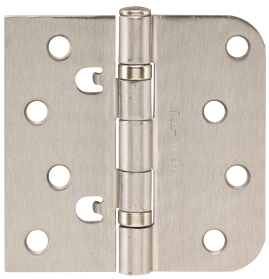


Hinge Side

Long-Reach Weatherstrip
For bull edge doors



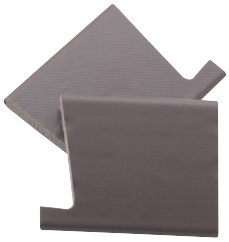
Lock & Head Side



Self-Aligning Ball-Bearing Hinge
Tabs for pass through door machining

Profiles™ & Traditions Steel





Basic Fixed Pads

Medium-Reach Weatherstrip



Hinge Side

Long-Reach Weatherstrip



Lock & Head Side



Self-Aligning Hinge
Tabs for pass through door machining


• Smooth-Star

COVID-19 Update: Customer service wait times and delivery schedules may be impacted. Please visit the Help Center for more information.

Joy of Home Sale- Save up to 30%	Build with Ferguson COVID-19 Response	FREE Standard Ground Shipping on Orders over $49

KICHLER





Kichler

Beacon Square Single Light 12" Tall Outdoor Wall Sconce

Model: **49829WH**

from the Beacon Square Collection

7 Reviews | Write a Review

$109.99

Finish: White - 180 In Stock

Olde Bronze
$109.99
1340 In Stock

Chat with an E…

COVID-19 Update: Customer service wait times and delivery schedules may be impacted. Please visit the Help Center for more information.

Joy of Home Sale- Save up to 30%	Build with Ferguson COVID-19 Response	FREE Standard Ground Shipping on Orders over $49

KICHLER





Kichler

Beacon Square Single Light 12" Tall Outdoor Wall Sconce

Model: **49829OZ**

from the Beacon Square Collection

7 Reviews | Write a Review

$109.99

Finish: Olde Bronze - 1340 In Stock

Olde Bronze
$109.99
1340 In Stock

Chat with an E…

Overview

Product Overview

Inspired by classic craftsman architecture, This Beacon Square 12 inch 1 light outdoor wall lantern's clean lines deliver a transitional and versatile style. Crafted from Kichler's Climates materials, each fixture is designed to withstand harsh outdoor elements, like saltwater spray and UV rays, for a beautiful and long-lasting White finish. The clear, hammered glass simulates the look of water, enhancing the overall style, while still letting the light shine through.

Features

- Constructed from EPMM to withstand the environment
- Comes with a clear hammered glass shade
- (1) 75 watt maximum medium (E26) bulb required
- Intended for outdoor use
- Fixture is not capable of being dimmed
- Designed for exposure to strong coastal climates
- ETL rated for wet locations

Dimensions

- Height: 12"
- Width: 6-1/2"
- Extension: 7-1/2"
- Product Weight: 3.4 lbs
- Backplate Height: 6-1/2"
- Backplate Width: 4-3/4"

Electrical Specifications

- Max Wattage: 75 watts
- Number of Bulbs: 1
- Max Watts Per Bulb: 75 watts
- Bulb Base: Medium (E26)
- Bulb Included: No

Additional Kichler Links

- View the Manufacturer Warranty
- Browse All Kichler Products
- Kichler Beacon Square Collection

This product is listed under the following manufacturer number(s):

Kichler 49829OZ Olde Bronze	Kichler 49829WH White

Dimensions and Measurements

Backplate Height	?	6.5 in.
Backplate Width	?	4.75 in.
Extension	?	7.5 in.
HCO	?	2.5 in.
Height	?	12 in.
Nominal Height	?	12 in.
Nominal Width	?	7 in.
Product Weight	?	3.4 lbs.
Width	?	6.5 in.

Chat with an E…

Included Components

Bulb Included	No
Wall Control Included	No

Characteristics and Features

Bulb Base	Medium (E26)
Bulb Shape	A19
Dimmable	No
Full Backplate	No
Genre	Craftsman
Glass Features	Water Glass
Light Direction	Ambient Lighting
Marine Grade	Yes
Material	Synthetic
Number of Bulbs	1
Reversible Mounting	No
Sconce Type	Lantern
Shade Color	Clear
Shade Material	Glass
Shade Shape	Lantern

Electrical and Operational Information

Power Source	Hardwired
Voltage	120
Voltage Type	Line Voltage
Wattage	75
Watts Per Bulb	75

Warranty and Product Information

ADA	No
Collection	Beacon Square
Country Of Origin	China
Energy Star	No
ETL Listed	Yes
Location Rating	Wet Location

Chat with an E…

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
10 February 2021

1 SUMMARY OF REQUEST

1409 King Street, Alterations / Additions / New Construction
Applicant: Andrew Rogerson, Garvin Design Group
The applicant is requesting final approval of alterations to a contributing structure in the Northwest Quadrant, eight attached dwelling units in the Northwest Quadrant along Prince Street and Site Plan parking lot layout.

This project involves alterations to a contributing structure in the Northwest Quadrant.

Background:

1409 King Street, the Old Jail, is listed as Contributing in the 1997 Beaufort County Historic Sites Survey, c. 1938-40. The original 1935 portion included is depicted in the 1958 Sanborn Map. The western addition was built in 1962.

On December 13, 2017, the Historic review board granted final approval to demolish the structure at 1409 King Street with the condition that the front panel that says "Beaufort County Jail be preserved for use on-site somewhere in the future.

On June 17, 2020, the Historic Review Board held a special meeting to discuss renovation of the jail and construction of new residential buildings, no decisions were made.

On July 8, 2020, the Historic Review Board reviewed an application for renovation of the jail and construction of new residential buildings. The renovations to the jail received preliminary approval with parking issues to be resolved, and the construction of new residential buildings was deferred.

On November 18, 2020, the Historic Review Board granted preliminary approval for eight attached dwelling units along Prince Street.

On January 13, 2021, the Historic Review Board failed to approve a motion to defer the application (vote: 2-2) and took no further action on the application.

2 FACTS



Property Address: 1409 King Street
Parcel ID: R120 004 000 1009 0000
Case Number: 20-28 HRB.1
Applicant: **Andrew Rogerson**
Zoning: T4-N
Use: Residential

District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
  - *Front-0' min.*
  - *Rear setback – 10' min.*
  - *Side Corner/Alley – 0'min.*
  - *Side Interior – 5' min, or 0' if attached.*
- **Maximum Building Height: 4 stories max;** 3.5 stories max in & fronting Historic District & interior lots along Allison Rd.
- **Frontage Build-Out:** 60% min; 85% max.
- **Impervious Surface Coverage:** 70% maximum for rooftops, additional 10% allowed.
- **Permitted Uses:** Single Family Dwelling, or Two- or Three-Unit dwelling is permitted by right in the T4-N zoning classification.

References:

- The Beaufort Code
- The Beaufort Preservation Manual
- The Beaufort Preservation Manual Supplement
- Northwest Quadrant Design Guidelines

3 STAFF COMMENTS/ RECOMMENDATIONS

1. The applicant has worked closely with Staff to create a design and details that are consistent with the referenced standards. Staff believes this project is a positive addition to the Historic District and Northwest Quadrant and appreciates the applicant's willingness to work with staff to create a compliant design.

2. Old Jail and Site Plan:

   a. The portion of this application that includes renovation to the old jail was previously granted preliminary approval at the July 2020 meeting, with a condition that parking be revised to be compliant with the Beaufort Code. Additional items were submitted for the jail in November, including an additional canopy detail, a scupper detail, a TPO counterflashing detail, and specifications for the exterior paint. In November, the Board approved these additional details and maintained Preliminary Approval of the jail with a condition that the parking be revised to be compliant with the code and to also reflect noted conditions about the parking layout.

   b. Applicant to submit cutsheet of new door proposed for North Elevation of Jail building.

c. The revised site plan is a welcome improvement to the previously submitted plan. The Monson Street curb cut, drive and parking immediately south of the Old Jail have been removed. The result is a layout that better respects the site and historic jail building, and further enhances the protection of the 37" live oak tree located south of the Old Jail. The 19 onsite parking spaces and 10 parallel parking spaces provided meet the parking requirements of Beaufort Code Section 5.7.4.

d. Per Section 5.7.3.B. and C., a minimum of two bicycle parking spaces are required. In future submissions, the location of the bicycle parking shall be shown on the site plan.

Staff Recommendation:

Final Approval of the Old Jail renovations and Site Plan with conditions noted.

3. Detached Houses:

a. In this new submission, the applicant has updated the proposed design of the detached houses to respond to previous staff comments about the roofs, fenestration proportion and alignment, materials, trim elements, and porches: The applicant has revised the roof and color selections so that each individual building follows a single color scheme. Windows have been added and realigned. Previously proposed upper inset porches have been eliminated from the rear elevations, and trim and porch details have been restudied to be compliant with previous staff comments. Overall, Staff is in support of these updates to the detached houses.

b. Coordination of drawings is not yet complete. There are many inconsistencies between plans, graphical presentation elevations/renderings, architectural elevations, and sections, including but not limited to the following:

i. Beam of 1st level porch of B2 unit does not extend to sidewall of B1 in some rendered elevations, but it does extend to side wall of unit B1 in architectural drawings. Staff assumes that architectural drawings are correct, but applicant to note that all drawings must be consistent in future submissions.

ii. Rear window on rear elevation of A1 units appears to be too high in rendered elevations. The Architectural elevations show a much lower sill height for this window. Applicant to clarify which window location is correct and ensure future submissions show consistent drawings. Heads of all windows should align. Similarly, Staff asks applicant to consider replacing second story rear windows of B1 units with casement or picture windows that will appear more like a single sash rather than a double hung window. If architectural elevation of B1 unit rear window is not correct, and this lower sill height cannot be achieved, applicant to consider revising this window as well to be casement or picture and to mimic a single sash window.

iii. Ground floor plan of unit B2 does not show a window in the garage, but a window is shown in this location in drawing 4 on Sheet A4.2. Applicant to clarify which drawing is correct. Staff recommends replacing single window in this location

with a double ganged window to symmetrically match that on the front of the elevation.

iv. The wall sections are still showing an apron in the "Foundation and Window Detail" drawing. This does not show up in elevations. If it is intended that an apron is part of the window design, staff recommends eliminating the apron from the design.

c. Staff recognizes that the applicant has worked to add and realign windows, but some window areas still need to be resolved:

i. Staff is still concerned with the blank elevation at the rear of the Prince Street elevation of the corner A1 unit. Staff would like to see a window in this location, which we realize is the kitchen on the interior and may involve reconfiguring of kitchen layout. If a window is not possible to add to this location, Staff recommends that the architect come up with a creative solution to visibly break up wall on this corner unit.

ii. In drawing 4 on Sheet A4.2, Applicant to consider adding a window at the rear of the second story within the kitchen. Staff understands that this may involve flipping the kitchen cabinetry layout on the interior. This new window should align vertically with those above and below it, and the head and sill should align with heads and sills of other windows on that level.

iii. In drawing 2 of Sheet A4.2, the window above the geison on the second story should be centered in the gable. If it is not possible to center this window, the central window should be eliminated, and two windows should be added (one in each bedroom) that flank the center of the gable.

iv. On the rear elevation of attached dwelling unit Type B on Sheet A4.1, the double window on the top floor should be ganged. Siding between the windows should be eliminated.

v. Staff is in support of the proposed windows with the proposed use of simulated divided lights with shadow bars.

d. Staff finds the proposed 2" mechanical standing seam roof to be unacceptable. Staff preference would be the use of a lower profile seam, mechanical, and double lock. Staff preference is that bulky hip caps and trim details are eliminated, per page 33 of the Northwest Quadrant Design Principles: "When using metal roofing, a low profile is preferred. A rolled seam is preferred. Traditional ridge and eave details are also preferred… Roofs with a taller standing seam than used traditionally or those of a corrugated design are not appropriate, but may be considered on a case by case basis." Staff prefers a flat panel roof with no striations or ribs.

e. Staff requests the following details and cutsheets in future submissions:

i. Detail of exterior door head, jamb, and threshold.

ii. Detail of porch railing.

iii. Cut Sheet of proposed Garage Door.

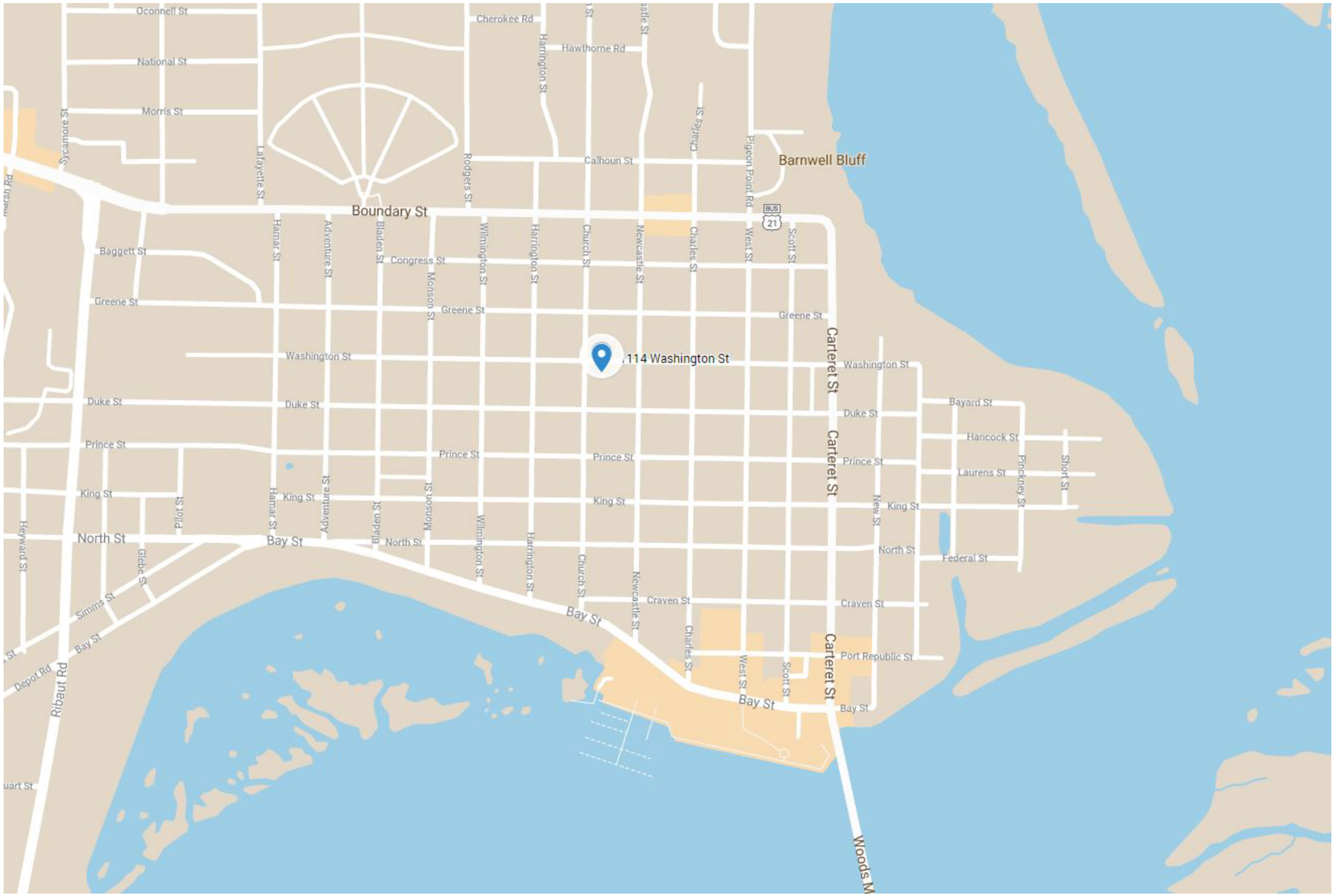
f. Staff prefers that proposed sconces are Black and not white. Staff prefers that glass not be heavily textured within the sconce. The sconce glass should be clear and smooth.

Staff Recommendation:

Final Approval of the detached houses along Prince Street with conditions noted.

CITY STAFF INTRODUCTION

1114 WASHINGTON STREET



PROJECT LOCATION - 1114 WASHINGTON STREET














CHURCH


CHURCH ST



APPLICANT PRESENTATION

1114 WASHINGTON STREET

BCN

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee:
see attached schedule

21-04 HRB

OFFICE USE ONLY: **Date Filed:** 1/4/20 **Application #:** 21384 **Zoning District:** T4-HN
BCAGHS Survey: ☐ Yes ☑ No 1970 ca. 1-story frame dwelling; possibly older but altered

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: ☐ Conceptual ☐ Preliminary ☑ Final ☐ Bailey Bill Approval* ☐ Change After Certification
**Requires a Bailey Bill – Part A Preliminary Review Application Form*

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ☐ Yes ☐ No

Applicant, Property, and Project Information

Applicant Name: Meagan Lee

Applicant Address: 10345 Nations Ford Road, Ste W Charlotte, NC 28273

Applicant E-mail: scpermitting@titansolarpower.com Applicant Phone Number: 704-491-1640

Applicant Title: ☐ Homeowner ☐ Tenant ☐ Architect ☐ Engineer ☒ Developer

Owner (if other than the Applicant): Lee Harris

Owner Address: 1114 Washington St Beaufort South Carolina 29902

Project Name: Lee Harris

Property Address: 1114 Washington St Beaufort South Carolina 29902

Property Identification Number *(Tax Map & Parcel Number):* R120-004-000-0166-0000

Date Submitted: 12/30/2020

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: meaganlee Date: 12/30/2020

Owner's Signature: Date:

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

(The owner's signature is required if the applicant is not the owner.)

Required Project Information

Project Name: Lee Harris

Property Size in Acres: _____ Proposed Building Use: single family

Nature of Work (check all that apply):

☐ New Construction, Primary Structure ☐ New Construction, Primary Structure ☒ Alterations / Additions

☐ Demolition* ☐ Relocation* **Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

_____

Is this project a redevelopment project: ☐ Y ☐ N

Are there existing buildings on the site? ☐ Y ☐ N if yes, will they remain? ☐ Y ☐ N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

17 solar panel installation on roof of home.

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: jbachety@cityofbeaufort.org: | Phone: (843) 525-7011 | Fax: (843) 986-5606


1114
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800.ADT.ASAP
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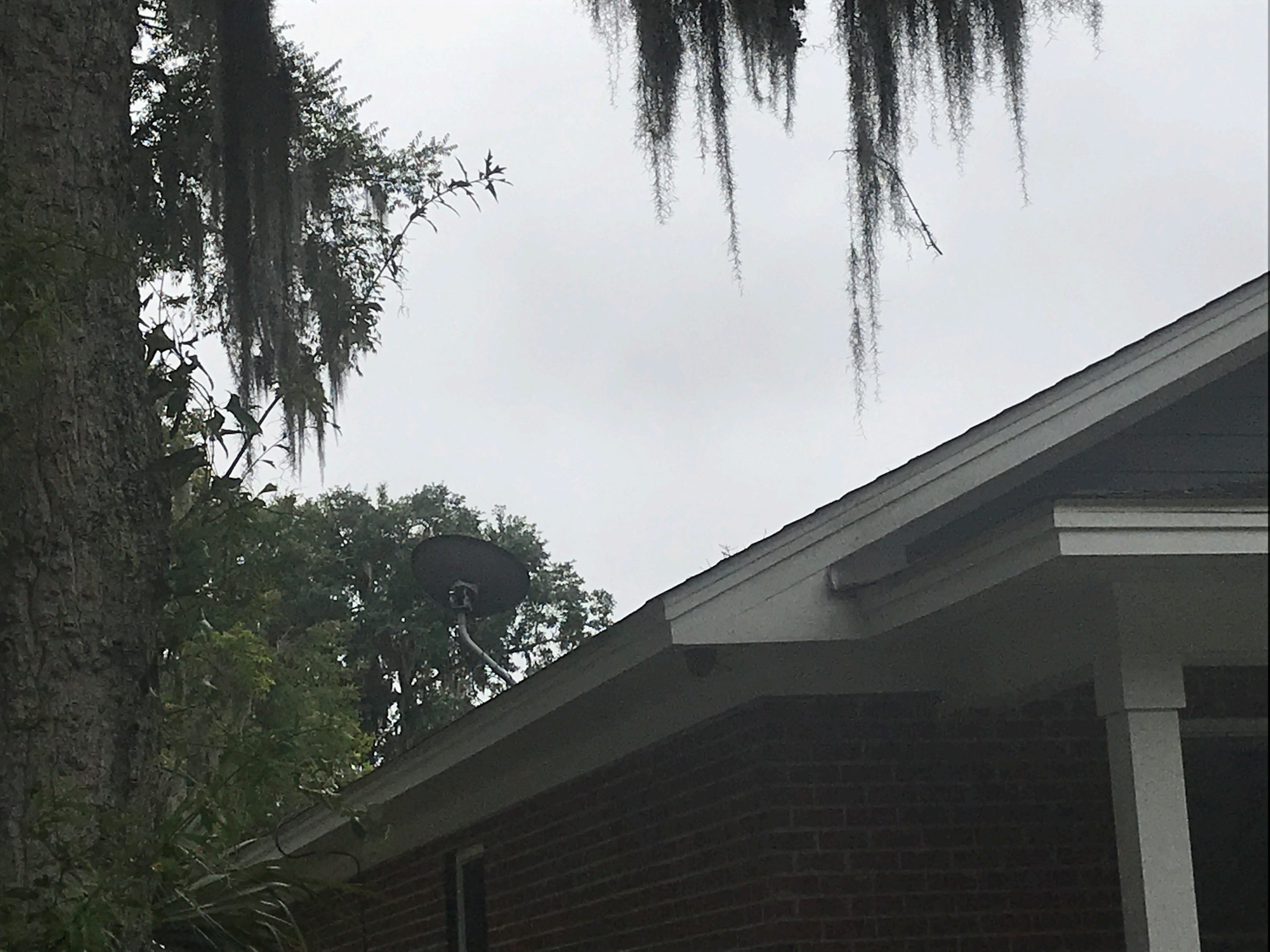








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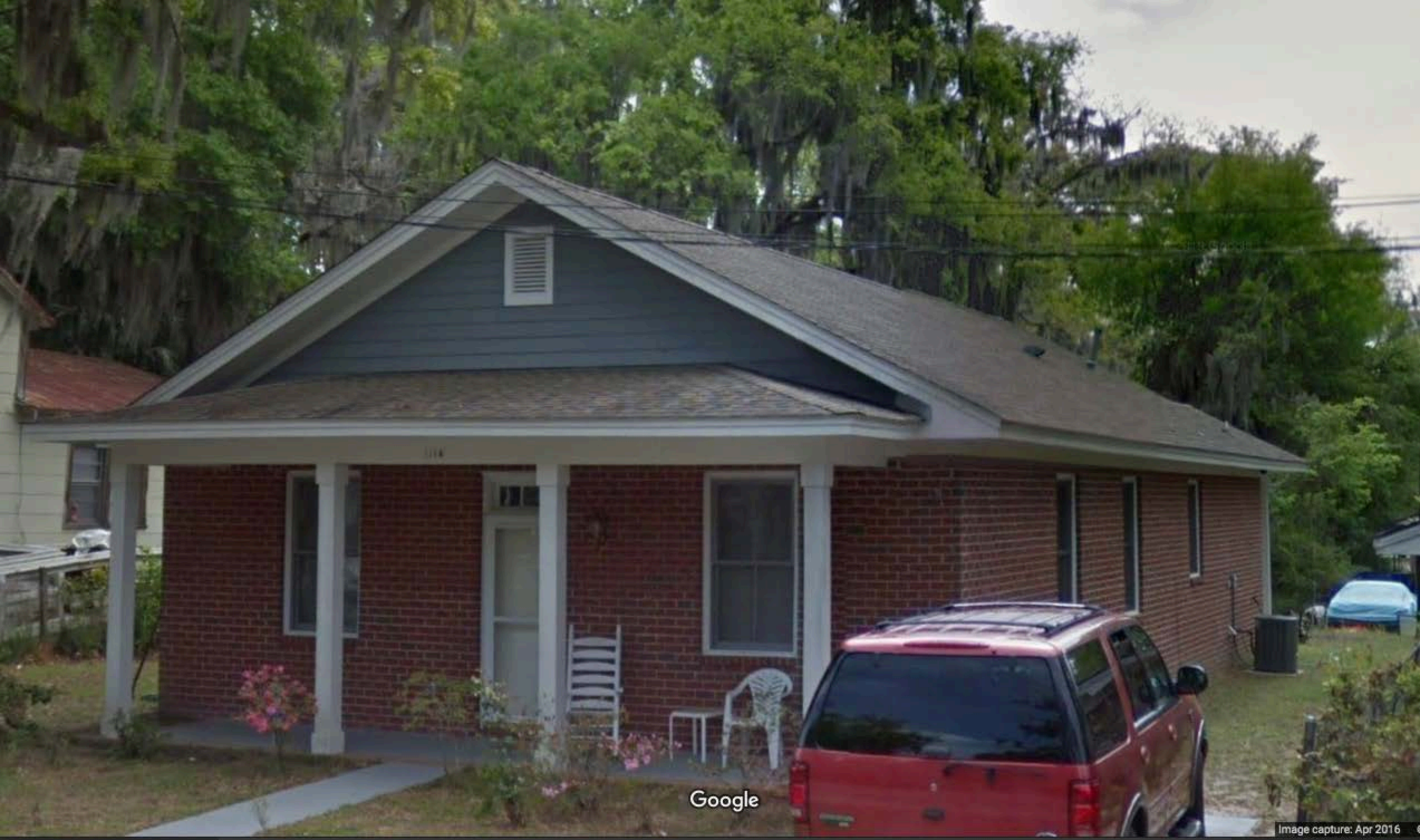
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TITAN
SOLAR POWER
10345 Nations Ford Rd Charlotte, NC 28273
SEpermitting@titansolarpower.com
(877) 997-7652

Customer Name	Address	Date	Phone
Lee Harris	1114 Washington St, Beaufort, SC 29902	10/6/2020	843-575-2848

30A 2-Pole Siemens Type QP Breaker Required

Component	Name	Size
Modules	(17) Talesun Solar (Zhongli) TP672P-320	5.4 kW-DC
Inverter(s)	(1) SolarEdge SE5000H-US	5.0 kW-AC
Optimizers	(17) SolarEdge Optimizers	5.78 kW

GENERAL NOTES

1	Inverter and AC disconnect shall be installed in locations that satisfy minimum working clearances per NEC section 110.26.
2	Contractor shall use only components listed by a nationally recognized testing laboratory for the intended use.
3	Contractor is responsible for furnishing all related equipment, cables, additional conduits, boxes, raceways, and other accessories necessary for a complete and operational PV system.
4	The system shall comply with all manufacturers listing and installation instructions, as well as all relevant sections of the 2017 NEC (NFPA 70) and all other codes specified by the authority having jurisdictions (AHJ).
5	Where DC PV source or DC PV output circuits are run inside the building, they shall be contained in metal raceways, type MC metal-clad cable, or metal enclosures from the point of penetration into the building to the first readily accessible disconnecting means, per NEC section 690.31(G).



SITE PLAN (Aerial View)

THIS DOCUMENT HAS BEEN CREATED FOR THE PURPOSE OF DESCRIBING THE DESIGN OF A PROPOSED PHOTOVOLTAIC POWER SYSTEM WITH ENOUGH DETAIL TO DEMONSTRATE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE DOCUMENT SHOULD NOT BE RELIED UPON AS A SUBSTITUTE FOR FOLLOWING MANUFACTURER INSTALLATION MANUALS. INSTALLER SHALL INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER INSTALLATION MANUALS. NOTHING IN THIS DOCUMENT SHOULD BE INTERPRETED IN A WAY THAT OVERRIDES THE INSTRUCTIONS IN MANUFACTURER INSTALLATION MANUALS.

EVERY EFFORT IS MADE TO DETERMINE GENERAL COMPLIANCE WITH THE CODE AT PLAN REVIEW. HOWEVER, ALL CONSTRUCTION MUST COMPLY WITH CODE EVEN IF SUCH ITEM IS NOT NOTED AS BEING IN NON-COMPLIANCE AT PLAN REVIEW OR DURING CONSTRUCTION. NO CHANGES TO THESE PLANS ARE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE CODES OFFICE.
DIST: MAP PAR
REVIEWED BY: DATE 12/28/2020
CURRENT CODE: 2018 IRC
KEEP THIS COPY ON JOB SITE DURING CONSTRUCTION.

IMPORTANT
Any modifications made to the approved plans must be reviewed by the Building Codes Official (a fee will be charged)

RECEIVED
DEC 28 2020

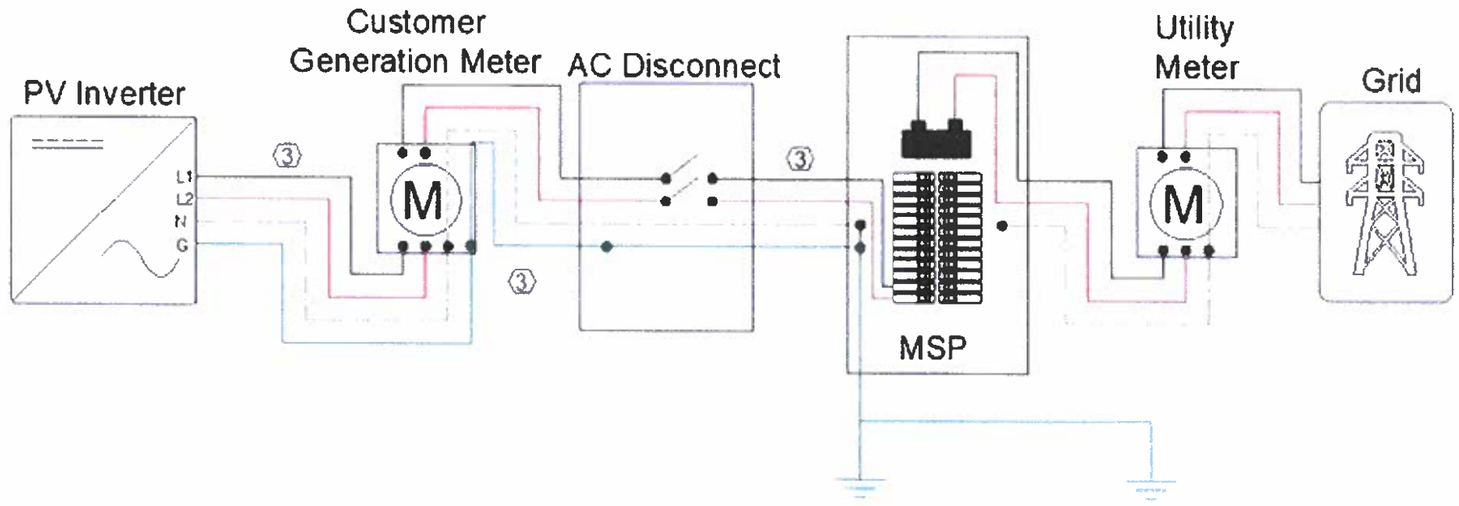
REVIEWED FOR CODE COMPLIANCE

TITAN
SOLAR POWER
10345 Nations Ford Rd Charlotte, NC 28273
SEpermitting@titansolarpower.com
(877) 997-7652

Customer Name	Address	Date	Phone
Lee Harris	1114 Washington St, Beaufort, SC 29902	10/6/2020	843-575-2848

Component	Name	Size
Modules	(17) Talesun Solar (Zhongli) TP672P-320	5.4 kW-DC
Inverter(s)	(1) SolarEdge SE5000H-US	5.0 kW-AC
Optimizers	(17) SolarEdge Optimizers	5.78 kW

Dominion Energy®



INTERCONNECTION DIAGRAM ()

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REVIEWED FOR CODE COMPLIANCE

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SEpermitting@titansolarpower.com
(877) 997-7652

Customer Name	Address	Date	Phone
Lee Harris	1114 Washington St, Beaufort, SC 29902	10/6/2020	843-575-2848

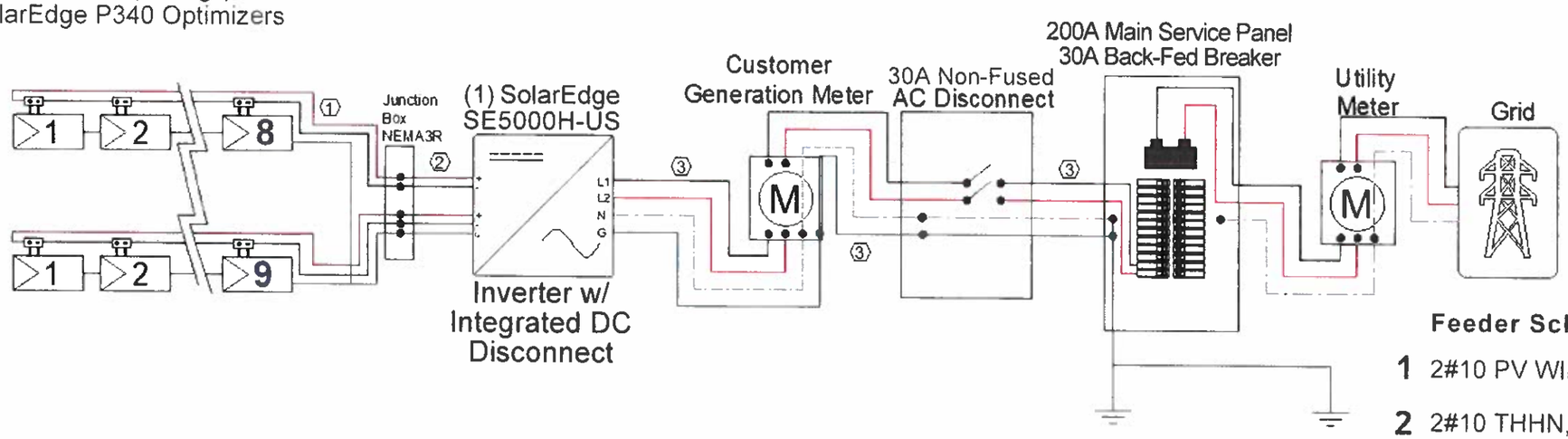
30A 2-Pole Siemens Type QP Breaker Required

SOLAR PV OVERVIEW	
PV Array:	5.4 kW-DC
Inverter(s):	5.0 kW-AC - 21A
AC Utility:	240 VAC - 60 Hz

MODULE SPECIFICATIONS	
Panels	(17) Talesun Solar (Zhongli) TP672P-320
STC Rating	320 W
Vmp	33 V
Imp	9 A
Voc	40 V
Isc	10 A

INVERTER SPECIFICATIONS	
Inverter(s)	(1) SolarEdge SE5000H-US
Max AC Power	5.0 kW-AC
Max Input Voltage	480 V
Min AC Power	0 W
Min Input Voltage	340 V

(17) Talesun Solar (Zhongli) TP672P-320
(17) SolarEdge P340 Optimizers



THREE-LINE DIAGRAM

GROUNDING NOTES	
1	ALL EQUIPMENT SHALL BE PROPERLY GROUNDED PER THE REQUIREMENTS OF NEC ARTICLES 250 & 690
2	PV MODULES SHALL BE GROUNDED TO MOUNTING RAILS USING MODULE LUGS OR RACKING INTEGRATED GROUNDING CLAMPS AS ALLOWED BY LOCAL JURISDICTION. ALL OTHER EXPOSED METAL PARTS SHALL BE GROUNDED USING UL-LISTED LAY-IN LUGS
3	GROUNDING SYSTEM COMPONENTS SHALL BE LISTED FOR THEIR PURPOSE
4	IF THE EXISTING MAIN SERVICE PANEL DOES NOT HAVE A VERIFIABLE GROUNDING ELECTRODE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A SUPPLEMENTAL GROUNDING ELECTRODE
5	AC SYSTEM GROUNDING ELECTRODE CONDUCTOR (GEC) SHALL BE A MINIMUM SIZE #8 AWG WHEN INSULATED, #6 AWG IF BARE WIRE
6	EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED ACCORDING TO NEC ARTICLE 690.45, AND BE A MINIMUM OF #10 AWG WHEN NOT EXPOSED TO DAMAGE, AND #6 AWG SHALL BE USED WHEN EXPOSED TO DAMAGE
7	GROUNDING AND BONDING CONDUCTORS, IF INSULATED, SHALL BE COLOR CODED GREEN, OR MARKED GREEN IF #4 AWG OR LARGER

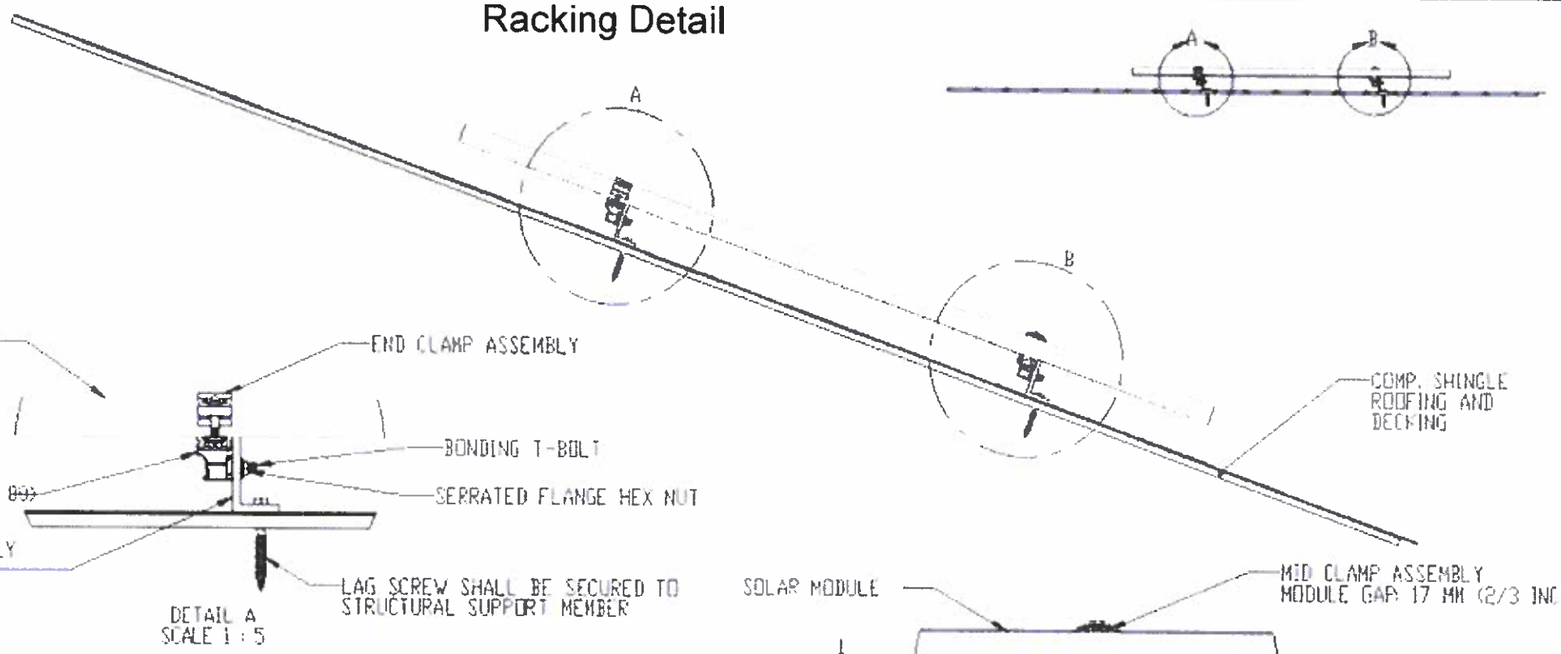
REVIEWED FOR
CODE COMPLIAN

TITAN
SOLAR POWER
10345 Nations Ford Rd Charlotte, NC 28273
SEpermitting@titansolarpower.com
(877) 997-7652

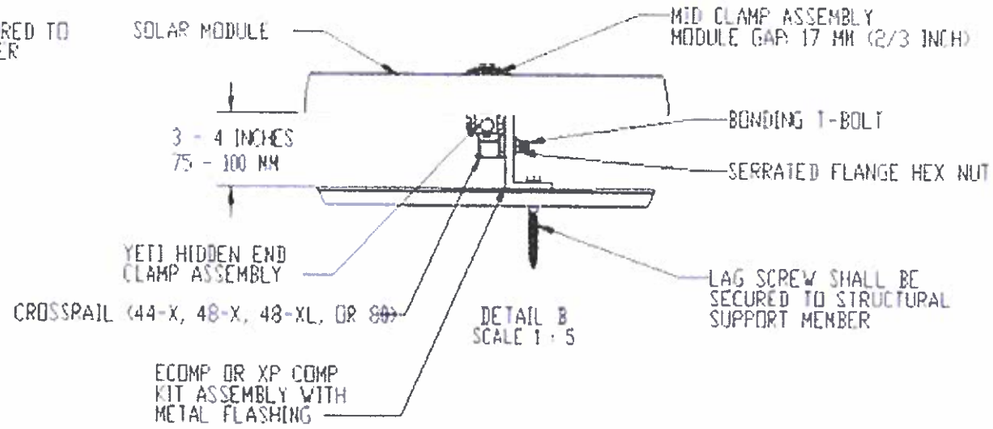
Customer Name	Address	Date	Phone
Lee Harris	1114 Washington St, Beaufort, SC 29902	10/6/2020	843-575-2848

Racking Detail

NOTE:
PROPRIETARY GEOMETRIES HAVE BEEN REMOVED. GENERAL LENGTH, WIDTH, AND HIEGHT GEOMETRIES WERE NOT ALTERED.



DETAIL A
SCALE 1 : 5



DETAIL B
SCALE 1 : 5

DIMENSIONS:
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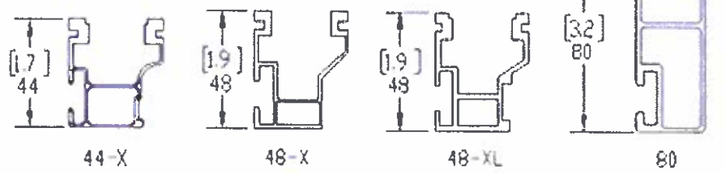
CROSSRAILS



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TITAN
SOLAR POWER
10345 Nations Ford Rd Charlotte, NC 28273
SEpermitting@titansolarpower.com
(877) 997-7652

Customer Name	Address	Date	Phone
Lee Harris	1114 Washington St, Beaufort, SC 29902	10/6/2020	843-575-2848

! WARNING

ELECTRICAL SHOCK HAZARD

1

WARNING: PHOTOVOLTAIC POWER SOURCE

2

PHOTOVOLTAIC SYSTEM EQUIPPED WITH
RAPID SHUTDOWN.

3

! WARNING - DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

4

PHOTOVOLTAIC
DC DISCONNECT

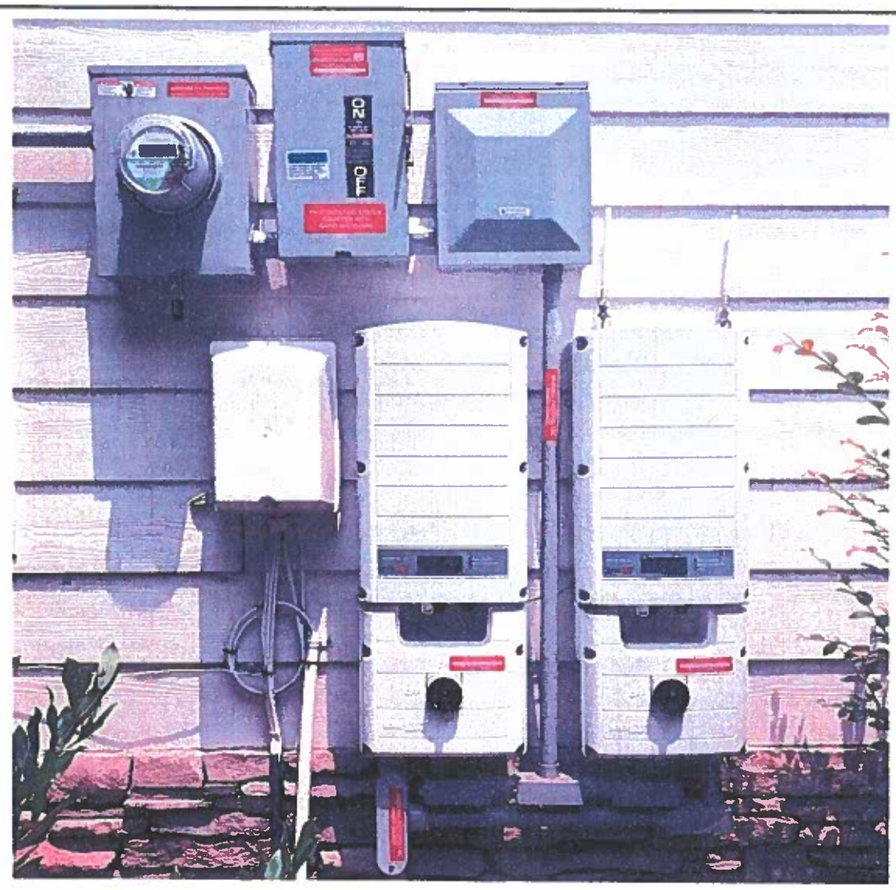
5

PHOTOVOLTAIC AC DISCONNECT
MAX AC OPERATING CURRENT: ___A
NOM OPERATING AC VOLTAGE: ___V

6

! CAUTION
PHOTOVOLTAIC SYSTEM IS BACKFED

7



DC RACEWAYS
2

MAIN SERVICE PANEL
4, 7

INVERTER w/ DC DISCONNECT
1, 3, 5

AC COMBINER PANEL
1, 4

AC DISCONNECT
1, 4, 6

UTILITY METER
4

LABELING NOTES

1	ALL PLAQUES AND SIGNAGE REQUIRED BY 2014 NEC AND 2015 IFC WILL BE INSTALLED AS REQUIRED.
2	LABELS, WARNING(S) AND MARKING SHALL COMPLY WITH ANSI Z535.4 WHICH REQUIRES THAT DANGER, WARNING, AND CAUTION SIGNS USED THE STANDARD HEADER COLORS, HEADER TEXT, AND SAFETY ALERT SYMBOL ON EACH LABEL. THE ANSI STANDARD REQUIRES A HEADING THAT IS AT LEAST 50% TALLER THAN THE BODY TEXT, IN ACCORDANCE WITH NEC SECTION 110.21(B).
3	A PERMANENT PLAQUE OR DIRECTORY SHALL BE INSTALLED PROVIDING THE LOCATION OF THE SERVICE DISCONNECTING MEANS AND THE PHOTOVOLTAIC SYSTEM DISCONNECTING MEANS IF NOT IN THE SAME LOCATION IN COMPLIANCE NEC SECTION 690.56(B).
4	WHERE THE INVERTERS ARE REMOTELY LOCATED FROM EACH OTHER, A DIRECTORY SHALL BE INSTALLED AT EACH DC PHOTOVOLTAIC SYSTEM DISCONNECTING MEANS, AT EACH AC IS CONNECTING MEANS, AND AT THE MAIN SERVICE DISCONNECTING MEANS SHOWING THE LOCATION OF ALL AC AND DC PHOTOVOLTAIC SYSTEM DISCONNECTING MEANS IN THE BUILDING, IN ACCORDANCE WITH NEC SECTION 690.4(H).
5	LABEL(S) WITH MARKING "WARNING: PHOTOVOLTAIC POWER SOURCE" SHALL BE LOCATED AT EVERY 10 FEET OF EACH DC RACEWAY AND WITHIN ONE FOOT OF EVERY TURN OR BEND AND WITHIN ONE FOOT ABOVE AND BELOW ALL PENETRATIONS OF ROOF/CEILING ASSEMBLIES, WALLS AND BARRIERS. THE LABEL SHALL HAVE 3/8" TALL LETTERS AND BE REFLECTIVE WITH WHITE TEXT ON A RED BACKGROUND.
6	LABEL(S) WITH MARKING "PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN" SHALL BE LOCATED AT POINT-OF-INTERCONNECTION OR AT MAIN SERVICE DISCONNECT. THE LABEL SHALL HAVE 3/8" TALL LETTERS AND BE REFLECTIVE WITH WHITE TEXT ON A RED BACKGROUND.

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TP672P - 320 / 325 / 330W

Polycrystalline Solar Module

72-Cell Series

KEY FEATURES

Maximize limited space

Maximum power output 330W

Excellent Anti-PID performance

2 times of industry standard Anti-PID test by TUV Rheinland

Highly reliable due to stringent quality control

In-house testing goes well beyond certification requirements

Certified to withstand the most challenging environmental conditions

2400 Pa wind load · 5400 Pa snow load · 25 mm hail stones at 82 km/h

IP68 junction box

The highest waterproof level

Lower temperature coefficients

Enhance power generation

SYSTEM & PRODUCT CERTIFICATES

- IEC 61215 / IEC 61730 / UL 1703
- ISO 9001 : 2008 Quality Management System
- ISO 14001 : 2004 Environment Management System
- OHSAS 18001 : 2007 Occupational Health and Safety Management System

QUALITY WARRANTY

TALESUN guarantees that defects will not appear in materials and workmanship defined by IEC61215, IEC61730 or UL 1703 under normal installation, use and maintenance as specified in Talesun's installation manual for 10 years from the warranty starting date.

PowerGuard SOLARIF PICC 永诚保险 ALL TRUST INSURANCE

ABOUT TALESUN SOLAR

TALESUN Solar is one of the world's largest integrated clean energy providers with 4 GW cell and 5 GW module production capacity globally. Its standard and high-efficiency product offerings are among the most powerful and cost-effective in the industry. Talesun Solar is committed to provide customers with customized, systematized and trustworthy turnkey solutions. Till now, Talesun Solar has accumulatively shipped more than 10 GW modules globally.

PERFORMANCE WARRANTY

Polycrystalline Solar Module

10 years Quality assurance

25 years Power output guarantee



TALESUN

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ELECTRICAL PARAMETERS

Performance at STC (Power Tolerance 0 – +3%)

Maximum Power (Pmax/W)	320	325	330
Operating Voltage (Vmpp/V)	37.1	37.4	37.7
Operating Current (Impp/A)	8.63	8.70	8.76
Open-Circuit Voltage (Voc/V)	45.5	45.7	45.9
Short-Circuit Current (Isc/A)	9.16	9.22	9.27
Module Efficiency ηm (%)	16.5	16.7	17.0

Performance at NOCT

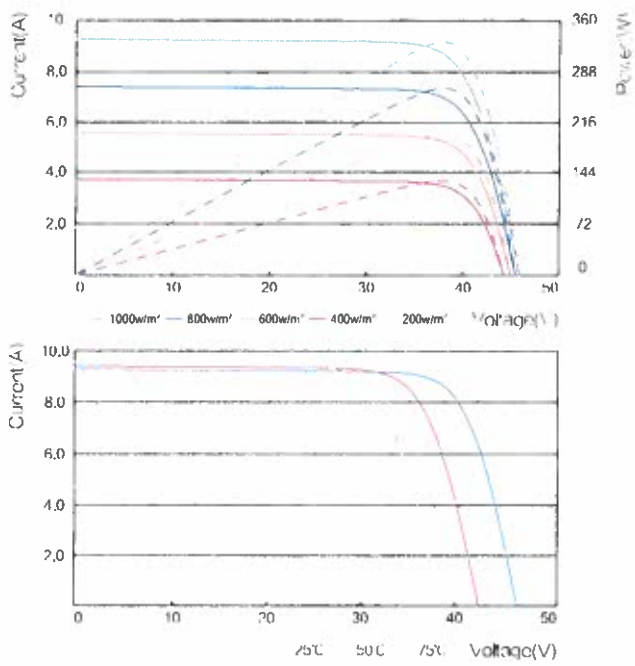
Maximum Power (Pmax/W)	236	240	243
Operating Voltage (Vmpp/V)	34.1	34.4	34.6
Operating Current (Impp/A)	6.92	6.98	7.04
Open-Circuit Voltage (Voc/V)	42.0	42.2	42.3
Short-Circuit Current (Isc/A)	7.42	7.46	7.51

STC: Irradiance 1000W/m², Cell Temperature 25 °C, Air Mass AM1.5 NOCT: Irradiance 800W/m², Ambient Temperature 20 °C, Wind Speed 1m/s

MECHANICAL SPECIFICATION

Cell Type	Poly
Cell Dimensions	156.75*156.75mm(6inch)
Cell Arrangement	72(6*12)
Weight	22kg(48.5lbs)
Module Dimensions	1960*992*35mm(77.17*39.06*1.38inch)
Cable Length	1200mm(47.24inch)
Cable Cross Section Size	4mm²(0.006inch²)
Front Glass	3.2mm High Transmission, Tempered Glass
No.of Bypass Diodes	3/6
Packing Configuration (1)	30pcs/Pallet,720pcs/40hq
Packing Configuration (2)	30pcs+5pcs/Pallet, 780pcs/40hq
Frame	Anodized Aluminium Alloy
Junction Box	IP68

I-V CURVE



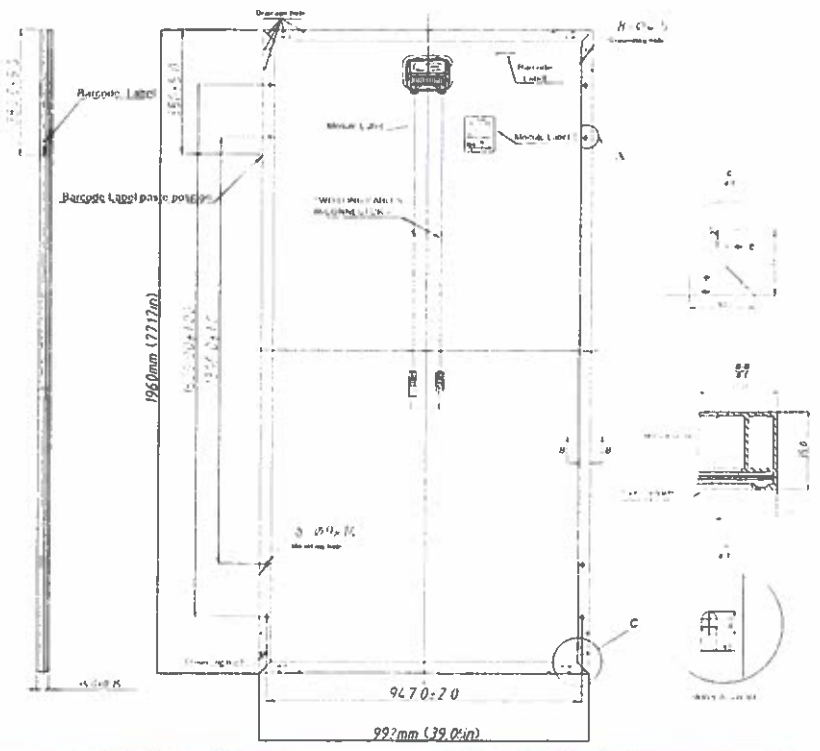
OPERATING CONDITIONS

Maximum System Voltage	1000V/DC(IEC)/1500V/DC(IEC)
Operating Temp	-40℃~+85℃
Maximum Series Fuse	15A
Static Loading	5400Pa
Conductivity at Ground	≤ 0.1Ω
Safety Class	II
Resistance	≥ 100MΩ
Connector	MC4 Compatible

TEMPERATURE COEFFICIENT

Temperature Coefficient Pmax	-0.40%/℃
Temperature Coefficient Voc	-0.31%/℃
Temperature Coefficient Isc	+0.06%/℃
NOCT	45±2℃

TECHNICAL DRAWINGS



TALESUN

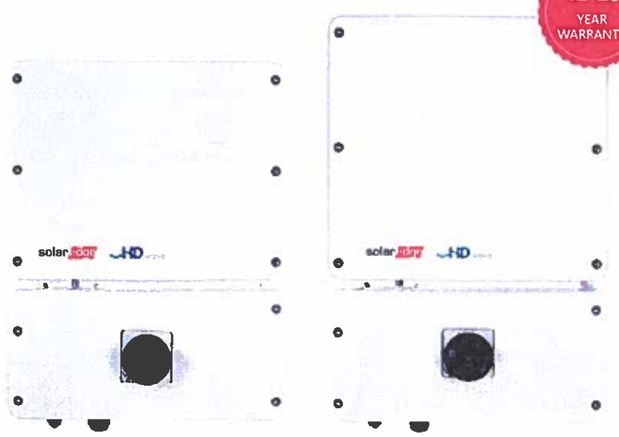
Single Phase Inverter with HD-Wave Technology

for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

INVERTERS

12-25 YEAR WARRANTY



Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking efficiency
- Quick and easy inverter commissioning directly from a smartphone using the SolarEdge SetApp
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Extremely small
- Built-in module-level monitoring
- Outdoor and indoor installation
- Optional: embedded consumption metering and production revenue grade metering, ANSI C12.20 Class 0.5 (0.5% accuracy)

solaredge.com

solaredge

Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US/ SE7600H-US / SE10000H-US / SE11400H-US

MODEL NUMBER	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
APPLICABLE TO INVERTERS WITH PART NUMBER	SEXXXXH-XXXXXBXX4							
OUTPUT								
	✓	✓	✓	✓	✓	✓	✓	
		✓		✓			✓	
INPUT								

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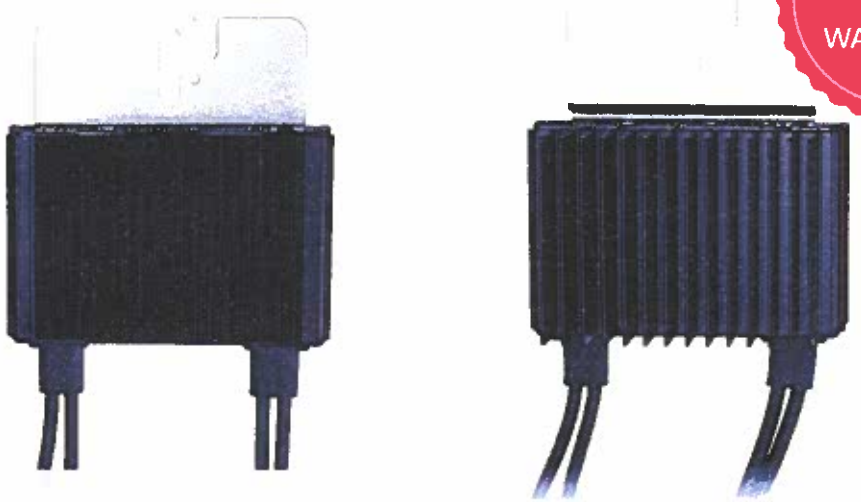
Power Optimizer

For North America

P320 / P340 / P370 / P400 / P401 / P405 / P485 / P505



POWER OPTIMIZER

PV power optimization at the module-level

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch losses, from manufacturing tolerance to partial shading
- Flexible system design for maximum space utilization
- Fast installation with a single bolt
- Next generation maintenance with module-level monitoring
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)
- Module-level voltage shutdown for installer and firefighter safety

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Power Optimizer
For North America
P320 / P340 / P370 / P400 / P401 / P405 / P485 / P505

Optimizer model (typical module compatibility)	P320 (for 60-cell modules)	P340 (for high-power 60-cell modules)	P370 (for higher-power 60 and 72-cell modules)	P400 (for 72 & 96-cell modules)	P401 (for high power 60 and 72 cell modules)	P405 (for high-voltage modules)	P485 (for high-voltage modules)	P505 (for higher current modules)	
INPUT									
Rated Input DC Power	320	340	370	400		405	485	505	W
Absolute Maximum Input Voltage (Voc at lowest temperature)	48		60	80	60	125		83	Vdc
MPPT Operating Range	8 - 48		8 - 60	8 - 80	8-60	12.5 - 105		12.5 - 83	Vdc
Maximum Short Circuit Current (Isc)	11			10.1	11.75	11		14	Adc
Maximum DC Input Current	13.75			12.5	14.63	12.5		17.5	Adc
Maximum Efficiency	99.5								%
Weighted Efficiency	98.8							98.6	%
Overvoltage Category	II								
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREDGE INVERTER)									
Maximum Output Current	15								Adc
Maximum Output Voltage	60					85			Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREDGE INVERTER OR SOLAREDGE INVERTER OFF)									
Safety Output Voltage per Power Optimizer	1 ± 0.1								Vdc
STANDARD COMPLIANCE									
EMC	FCC Part15 Class B, IEC61000-6-2, IEC61000-6-3								
Safety	IEC62109-1 (class II safety), UL1741								
Material	UL94 V-0 , UV Resistant								
RoHS	Yes								
INSTALLATION SPECIFICATIONS									
Maximum Allowed System Voltage	1000								Vdc
Compatible inverters	All SolarEdge Single Phase and Three Phase inverters								
Dimensions (W x L x H)	129 x 153 x 27.5 / 5.1 x 6 x 1.1		129 x 153 x 33.5 / 5.1 x 6 x 1.3	129 x 153 x 29.5 /5.1 x 6 x 1.16		129 x 159 x 49.5 / 5.1 x 6.3 x 1.9		129 x 162 x 59 / 5.1 x 6.4 x 2.3	mm / in
Weight (including cables)	630 / 1.4		750 / 1.7	655 / 1.5		845 / 1.9		1064 / 2.3	gr / lb
Input Connector	MC4[3]						Single or dual MC4[4]	MC4	
Input Wire Length	0.16 / 0.52								m / ft
Output Wire Type / Connector	Double Insulated / MC4								
Output Wire Length	0.9 / 2.95		1.2 / 3.9						m / ft
Operating Temperature Range[5]	-40 - +85 / -40 - +185								°C / °F
Protection Rating	IP68 / NEMA6P								
Relative Humidity	0 - 100								%

(1) Rated power of the module at STC will not exceed the optimizer "Rated Input DC Power". Modules with up to +5% power tolerance are allowed
(2) NEC 2017 requires max input voltage be not more than 80V
(3) For other connector types please contact SolarEdge
(4) For dual version for parallel connection of two modules use P485-4NMDMRM. In the case of an odd number of PV modules in one string, installing one P485 dual version power optimizer connected to one PV module. When connecting a single module seal the unused input connector with the supplied pair of seals
(5) For ambient temperature above +85°C / +185°F power de-rating is applied. Refer to Power Optimizers Temperature De-Rating Technical Note for more details

PV System Design Using a SolarEdge Inverter[6][7]		Single Phase HD-Wave	Single phase	Three Phase for 208V grid	Three Phase for 277/480V grid	
Minimum String Length (Power Optimizers)	P320, P340, P370, P400, P401	8		10	18	
	P405, P485, P505	6		8	14	
Maximum String Length (Power Optimizers)		25		25	50[8]	
Maximum Power per String		5700 (6000 with SE7600-US - SE11400-US)	6250	6000[9]	12750[10]	W
Parallel Strings of Different Lengths or Orientations		Yes				

(6) For detailed string sizing information refer to: http://www.solaredge.com/sites/default/files/string_sizing_na.pdf
(7) It is not allowed to mix P405/P485/P505 with P320/P340/P370/P400/P401 in one string
(8) A string with more than 30 optimizers does not meet NEC rapid shutdown requirements; safety voltage will be above the 30V requirement
(9) For 208V grid: it is allowed to install up to 6,500W per string when the maximum power difference between each string is 1,000W
(10) For 277/480V grid: it is allowed to install up to 15,000W per string when the maximum power difference between each string is 2,000W

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Intertek RoHS

June 2017

Application Note - SolarEdge String Sizing, North America

Introduction

There are two primary criteria for string sizing in a SolarEdge system. Maximum (STC) power per string, and minimum and maximum string lengths. This document explains how these values are determined and provides the string sizing rules for the different inverter and optimizer combinations. For additional system design information refer to the inverter and optimizer datasheets.

Sizing rules typically depend on the type of inverters and optimizers used.

- Inverters: single phase or three phase
- Optimizers: general or commercial

Commercial optimizers can be used only with three phase inverters, while general optimizers can be used with both single and three phase inverters.

General optimizers typically have one PV module per optimizer, and commercial optimizers typically have two modules. However these are not fixed requirements and as long as the cumulative power and voltage/current of the modules meets the optimizer specifications as detailed in the datasheet, connecting additional modules per optimizer is permitted (for example connecting 2x120W modules in series to a single P300 general optimizer). Refer to the Connecting Multiple Modules to Power Optimizers application note for details.

NOTE

In the context of this document, string length refers to the number of optimizers and modules in the string. When designing the installation make sure to maintain the maximum **physical** string length as well: The total cable length of the string (excluding power optimizers' conductors) should not exceed 1000ft./300m from DC+ to DC- of the inverter (2,300ft./700m when using the SE14.4KUS and SE33.3KUS inverters).

Maximum String Power

Maximum string power is simply the "Inverter Nominal DC Input Voltage" multiplied by the "Optimizer Maximum Output Current". These values can be found on the inverter and optimizer datasheets respectively. Table 1 details the values of available products.

Inverter Model	AC Grid Voltage [V]	Inverter Nominal DC Input Voltage [V]	Optimizer Max Output Current [A]	Maximum String Power [Wp]
Single phase inverters SE3000A-US – SE11400A-US	240	350	15	5,250
Single phase HD-Wave Inverters SE3000H-US – SE6000H-US	240	380	15	5,700
Single phase HD-Wave Inverter SE7600H-US	240	400	15	6000
SE9KUS, SE14.4KUS	120/208	400	15	6000 (or 6500 in some cases[1])
			18 (P800)	7200
SE10KUS, SE20KUS, SE33.3KUS	277/480	850	15	12750 (or 15000 in some cases[2])
			18 (P800)	15300

Table 1: Maximum string power

[1] For SE14.4KUS only, when used with P600/P700/P730, it is allowed to install up to 6500W per string when 3 strings are connected to the inverter and when the maximum power difference between the strings is up to 1000W.

[2] For SE33.3KUS only, when used with P600/P700/P730, it is allowed to install up to 15000W per string when 3 strings are connected to the inverter and when the maximum power difference between the strings is up to 2000W.

Minimum and Maximum String Length

The minimum number of optimizers per string depends on the "Maximum Output Voltage" of the optimizer and on the "Nominal DC Input Voltage" of the inverter: the optimizers connected in series in the string must be able to achieve the inverter's nominal voltage. There is a buffer added to ensure the operability of the string also in some shading or fault conditions.

The maximum number of optimizers per string was established to ensure proper communications between the optimizers and inverter.

NOTE

When connecting multiple modules to commercial optimizers, in case of an odd number of modules per string it is allowed to connect one optimizer with one module, as long the minimum number of modules per string is maintained as well.

		General optimizers	Commercial optimizers
Single phase inverters	Minimum	8	N/A
	Maximum	25	N/A
SE9KUS, SE14.4KUS	Minimum	10	8 optimizers, 16 modules
	Maximum	25	30 optimizers
SE10KUS, SE20KUS, SE33.3KUS	Minimum	18	13 optimizers, 26 modules
	Maximum	50	30 optimizers

Table 2: Minimum and maximum string length

INVERTER STRINGING SPECIFICATION SHEET

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Rapid Shutdown Kit - Installation and Configuration (Single Phase Inverters)

This document describes how to install the rapid shutdown kit in the SolarEdge Safety Switch, and how to enable the rapid shutdown feature in the inverter in order to provide the functionality described in the Rapid Shutdown clause of NEC2014 690.12 (1) through (4).

Kit Contents

- Rapid shutdown cables
- Micro-SD card and SD card adapter with firmware files (Note: DO NOT THROW AWAY THE CARD AND THE ADAPTER; keep them for installation of other rapid shutdown kits)

Cable Installation

Perform this procedure before connecting the strings to the Safety Switch (Chapter 4: Connecting the AC and the Strings to the Safety Switch in the *SolarEdge Installation Guide*).

1. Turn the inverter ON/OFF switch to OFF. If installing the kit in an inverter that is already operating, wait until the LCD indicates that the DC voltage is safe (<50V), or wait five minutes before continuing to the next step.
2. Turn the Safety Switch and the AC switch on the main circuit board to OFF.

   WARNING!

   If you cannot see the inverter panel, or if a malfunction is indicated on the LCD panel, wait five minutes for the input capacitors of the inverter to discharge.
3. Loosen the four Allen screws on the front cover of the Safety Switch, and open the cover.
4. Carefully disconnect the two DC cables from the left side of the switch and from the DC connection spring clamp terminals, as illustrated below[1]. Use a standard straight-bladed screwdriver to disconnect the cables from the terminals.



Figure 1: Inside the AC/DC Safety Switch

[1] The internal components may vary depending on the Safety Switch model; the figures in this document show the AC/DC Safety Switch for single phase 7.6-11.4 kW inverters.

5. The rapid shutdown cables have a resistor connected to one end (on the red cable). Connect these ends to the switch, making sure that the red and black cables are reversed relative to the cables connected at the top of the switch (going into the DC side conduit between the inverter and the Safety Switch), as detailed below. Apply a torque of 2 N*m (18 lb*in).

- If the cables at the top are red and black from left to right, connect as shown below.

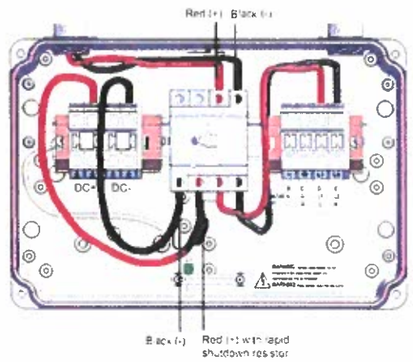

Figure 2: Rapid shutdown cable connected - option 1

- If the cables at the top are black and red from left to right, connect as shown below.

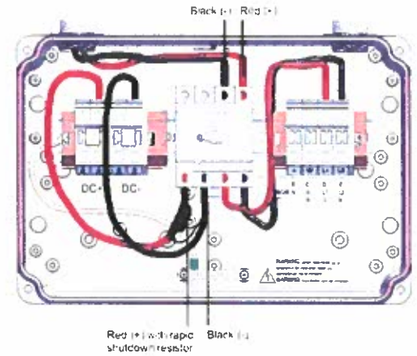

Figure 3: Rapid shutdown cable connected - option 2

6. Use a standard straight-bladed screwdriver to connect the other end of the rapid shutdown cables to the DC connection spring-clamp terminals. Connect the black cable from the switch to the DC- terminal block, and connect the red cable from the switch to the DC+ terminal block.
7. Check that the cables are located and connected in the correct positions to ensure the rapid shutdown functionality.
8. Close the cover. Attach the switch cover and secure it by tightening the four screws with a torque of 0.9 ft*lb / 1.2 N*m.

RAPID SHUTDOWN SPECIFICATION SHEET

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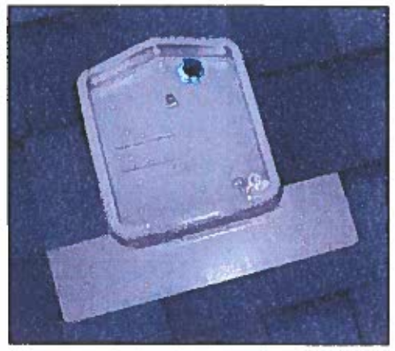
SolaDeck

FLASHED PV ROOF-MOUNT COMBINER/ENCLOSURE

Basic Features

- Stamped Seamless Construction
- 18 Gauge Galvanized Steel
- Powder Coated Surfaces
- Flashes into the roof deck
- 3 Roof deck knockouts .5", .75", 1"
- 5 Centering dimples for entry/exit fittings or conduit
- 2 Position Ground lug installed
- Mounting Hardware Included



SolaDeck Model SD 0783



SolaDeck UL50 Type 3R Enclosures

Available Models:
Model SD 0783 - (3" fixed Din Rail)
Model SD 0786 - (6" slotted Din Rail)



SolaDeck UL 1741 Combiner/Enclosures

Models SD 0783-41 and SD 0786-41 are labeled and ETL listed UL STD 1741 according to the UL STD 1741 for photovoltaic combiner enclosures.

Max Rated - 600VDC, 120AMPS

Model SD 0783-41 3" Fixed Din Rail fastened using Norlock System

****Typical System Configuration**

4- Din Rail Mounted Fuse Holders 600VDC 30 AMP
1- Power Distribution Block 600VDC 175AMP
1- Bus Bar with UL lug

Model SD 0786-41 6" Slotted Din Rail fastened using steel studs

****Typical System Configuration**

4- Din Rail Mounted Fuse Holders 600VDC 30 AMP
4- Din Rail Mounted Terminal Blocks
Bus Bars with UL lug

**Fuse holders and terminal blocks added in the field must be UL listed or recognized and meet 600 VDC 30 AMP 110C for fuse holders, 600V 50 AMP 90C for rail mounted terminal blocks and 600 V 175 AMP 90C for Power Distribution Blocks. Use Copper Wire Conductors.



Cover is trimmed to allow conduit or fittings, base is center dimpled for fitting locations.



Model SD 0783-41, wired with Din Rail mounted fuse holders, bus bar and power distribution block



Model SD 0786-41, wired with Din Rail mounted fuse holders, terminal blocks and bus bars.

RSTC Enterprises, Inc • 2219 Heimstead Road • Eau Cliare, WI 54703
For product information call 1(866) 367-7782

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Components



CrossRail 44-X

Part Number	Description
4000019	CrossRail 44-X 166", Mill
4000020	CrossRail 44-X 166", Dark
4000021	CrossRail 44-X 180", Mill
4000022	CrossRail 44-X 180", Dark



CrossRail 48-X

Part Number	Description
4000662	CrossRail 48-X 166", Mill
4000663	CrossRail 48-X 166", Dark
4000675	CrossRail 48-X 180", Mill
4000665	CrossRail 48-X 180", Dark



CrossRail 48-XL

Part Number	Description
4000695	CrossRail 48-XL 166", Mill
4000705	CrossRail 48-XL 166", Dark



CrossRail 80

Part Number	Description
4000508	CrossRail 80 168" Rail Mill



CrossRail Mid Clamp Standoff

Part Number	Description
4000601-H	CR MC Silver, 30-50mm, 13 mm Hex
4000602-H	CR MC Dark, 30-50mm, 13 mm Hex



CrossRail End Clamp

Part Number	Description
4000429	CR EC Silver, 30-50mm, Shared RL 30-45mm
4000430	CR EC Dark, 30-50mm, Shared RL 30-45mm
4000003	Shared Rail EC Silver, SS 46-50mm
4000004	Shared Rail EC Dark, SS 46-50mm



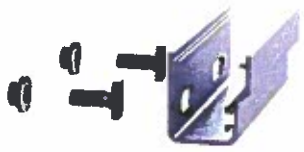
Yeti Clamp

Part Number	Description
4000050-H	Yeti Hidden EC for CR, Mill, 13 mm Hex



Aluminum End Clamp

Part Number	Description
4005344	CrossRail EC Silver, AL 32-33mm
4005169	CrossRail EC Silver, AL 34-36mm
4005290	CrossRail EC Silver, AL 37-38mm
4005170	CrossRail EC Silver, AL 39-41mm
4005291	CrossRail EC Silver, AL 42-44mm
4005171	CrossRail EC Silver, AL 45-47mm
4005292	CrossRail EC Silver, AL 48mm
4005172	CrossRail EC Silver, AL 49-50mm



CrossRail Structural Rail Connector

Part Number	Description
4000051	Rail Connector CR 44-X, Set, Mill
4000052	Rail Connector CR 44-X, Set, Dark
4000385	RailConn CR 48-X,48-XL Struct Set, Mill
4000386	RailConn CR 48-X,48-XL Struct Set, Dark



L-Foot Slotted Set

Part Number	Description
4000630	L-Foot Slotted Set, Mill
4000631	L-Foot Slotted Set, Dark



Everest Ground Lug

Part Number	Description
4000006-H	Everest Ground Lug Set, 13 mm Hex



EverFlash XP Comp

Part Number	Description
4000054	EverFlash XP Slider Kit, Mill
4000055	EverFlash XP Slider Kit, Dark
4000057	EverFlash XP Kit, Mill LF, Dark Flash
4000060	EverFlash XP Comp Kit, Dark
4000061	EverFlash XP Comp Kit, Mill



EverFlash eComp

Part Number	Description
4000015	EverFlash eComp + SRS Slide Kit, Mill
4000366	EverFlash eComp Kit, Black
4000679	EverFlash eComp Kit, Mill LF, Dark Flash
4000367	EverFlash eComp Kit, Silver
4000027	EverFlash eComp+SR Slide Kit, Dark
4000029	EverFlash eComp+SR Slide, LF Mill, Dark



Flat Tile Hook

Part Number	Description
4000034	Flat Tile Hook, Set, W/ lags

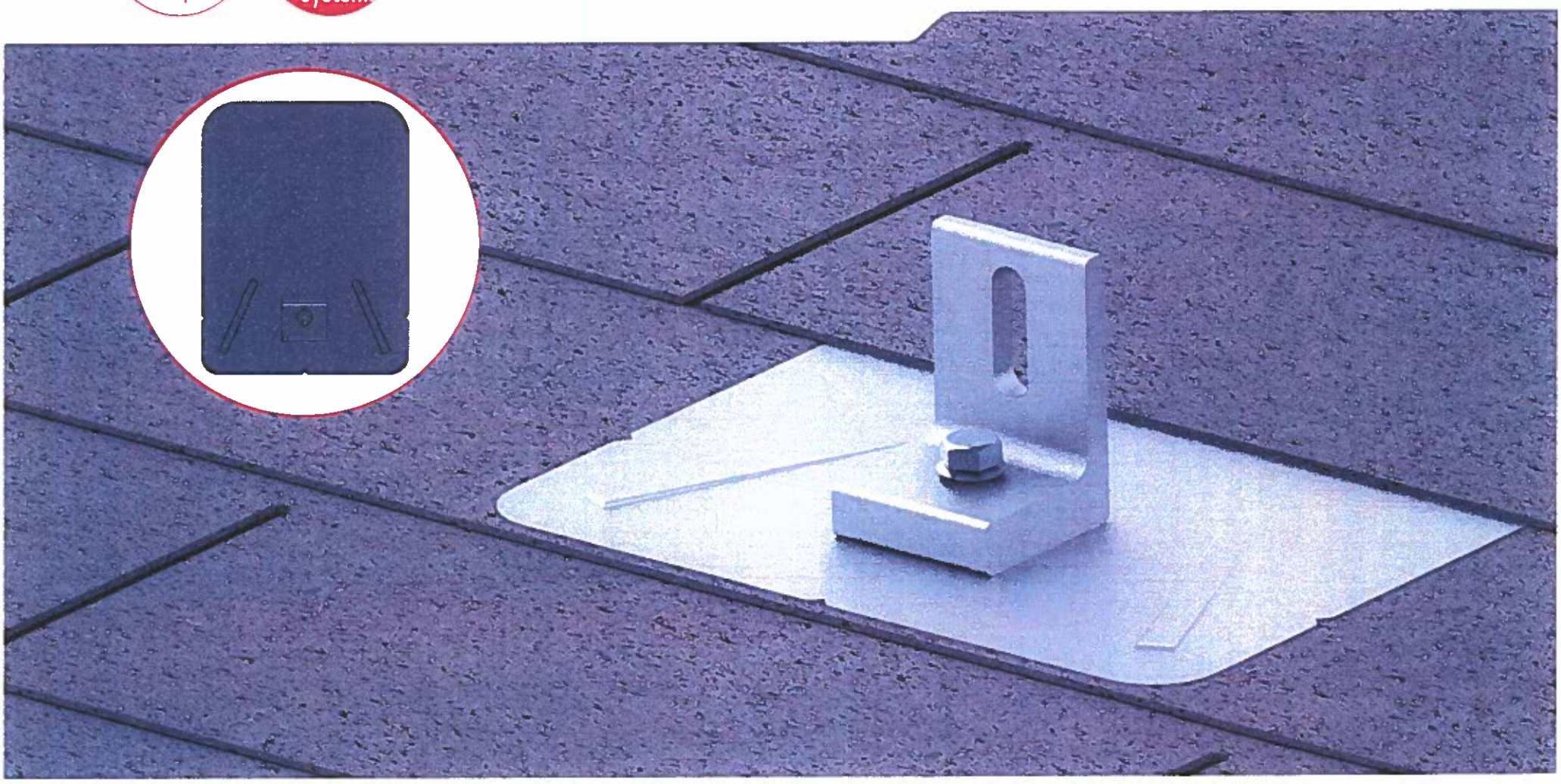


TC Wire Management Clip

Part Number	Description
4000069	Wire Management Clip, TC

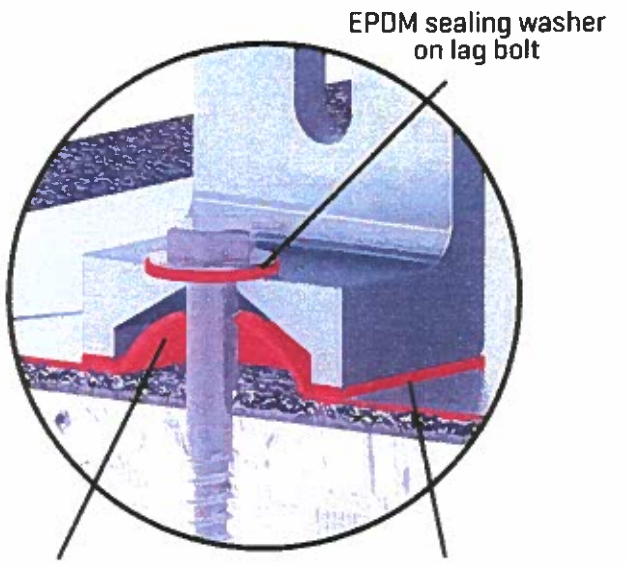
REVIEWED
CODE COMPLIA

EverFlash XP Comp Kit



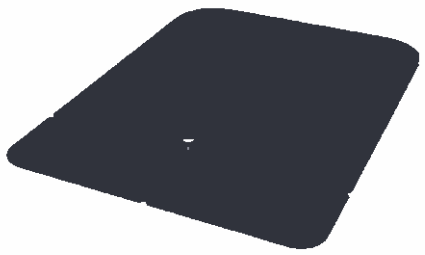
Part Number	Description
4000057	EverFlash XP Kit, Mill LF, Dark Flash
4000060	EverFlash XP Comp Kit, Dark
4000061	EverFlash XP Comp Kit, Mill

- Everest's very own comp shingle flashing and mount
- Best in class 3 stages of waterproofing
- All CrossRail hardware included and preassembled
- UL 441 Section 27 rain test
- TAS 100-95 wind driven rain test
- Full submersion water test



REVIEWED FOR
CODE COMPLIAN

Components



EverFlash XP Comp Flashing
- Material: Galvalume
- Finsih: Mill or dark



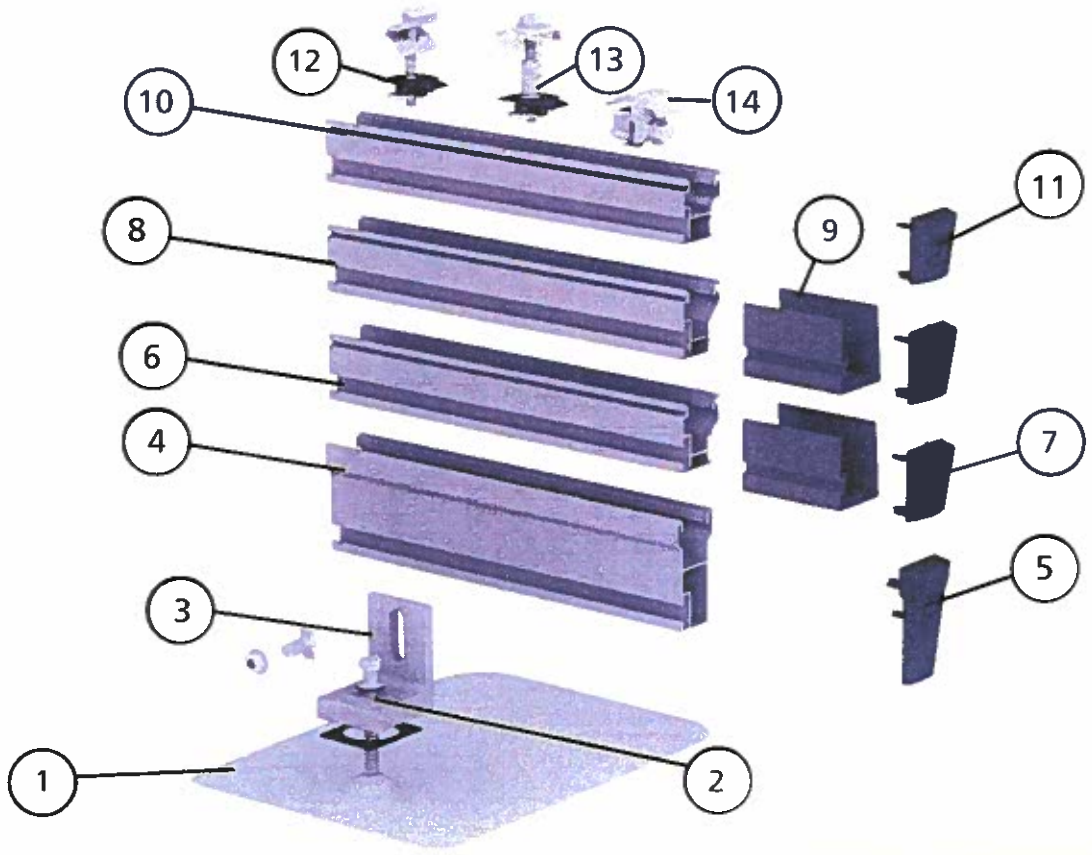
EverFlash XP L-Foot and Butyl Gasket
- Material: Aluminum
- Finish: Mill or dark



Lag Bolt and Sealing Washer
- Material: Stainless Steel
- Preassembled EPDM backing

REVIEWED FO
CODE COMPLIA

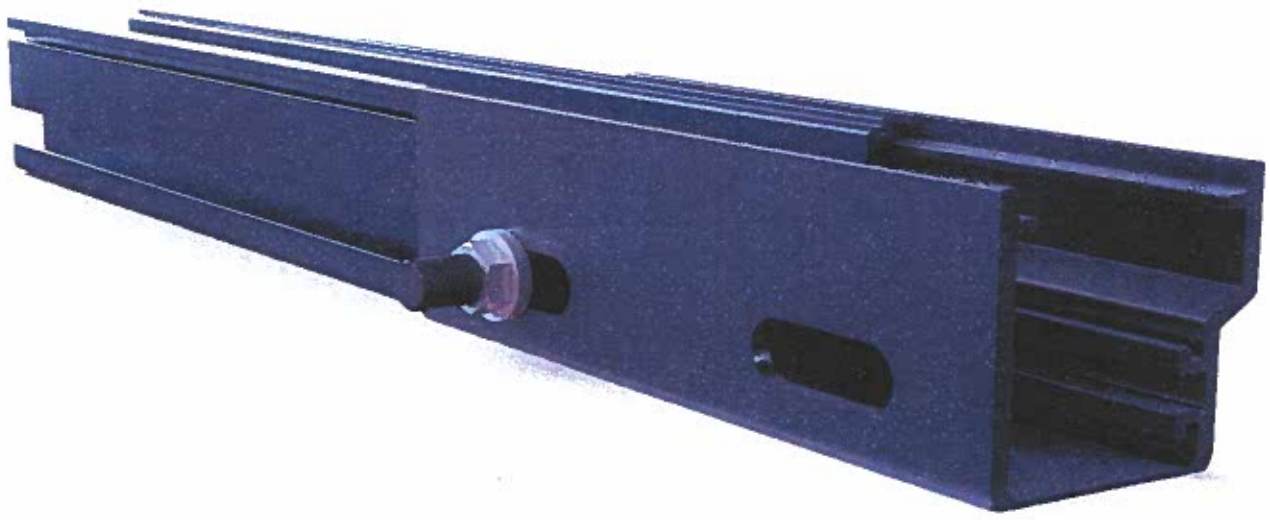
CrossRail System



Item No.	Description	Part No.
1	EverFlash XP Comp Kit, Mill or Dark	4000060, 4000061, 4000057
2	Lag Bolt D145/16 x 4" SS	4000359
3	L-Foot XP Set, Mill or Dark	4000036, 4000038
4	CrossRail 80 168" Rail, Mill	4000508
5	CrossRail 80 End Cap, Black	4001221
6	CrossRail 48-XL 166", Mill or Dark	4000695, 4000705
7	CrossRail 48-X/48-XL End Cap or Flat End Cap	4000433, 4000431
8	CrossRail 48-X 166" or 180", Mill or Dark	4000662, 4000675, 4000663
9	CrossRail 48-X/48-XL 3" Sleeve	4000583
10	CrossRail 44-X 166", Mill or Dark	4000019, 4000020
11	CrossRail 44-X End Cap	4000067
12	CR Mid Clamp Silver or Dark	4000601-H, 4000602-H
13	CR End Clamp Silver or Dark	4000429, 4000430
14	Yeti Clamp (Hidden End Clamp)	40000050-H

REVIEWED FOR CODE COMPLIANCE

Mounting systems for solar technology



QUICK GUIDE

CrossRail 48-X/48-XL Rail Connector



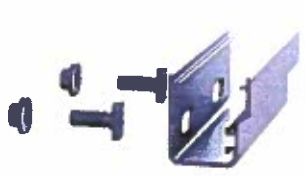
CrossRail 48-X/48-XL

Material: Aluminum



Part Number	Description
4000662	CrossRail 48-X 166'', Mill
4000663	CrossRail 48-X 166'', Dark
4000675	CrossRail 48-X 175'', Mill
4000695	CrossRail 48-XL 166", Mill
4000705	CrossRail 48-XL 166", Dark

CrossRail 48-X/48-XL Rail Connector



Material: Aluminum
Hardware: Stainless steel

Part Number	Description
4000385	RailConn CR 48-X,48-XL Struct Set, Mill
4000386	RailConn CR 48-X,48-XL Struct Set, Dark

TOOLS REQUIRED



10-50 ft-lb

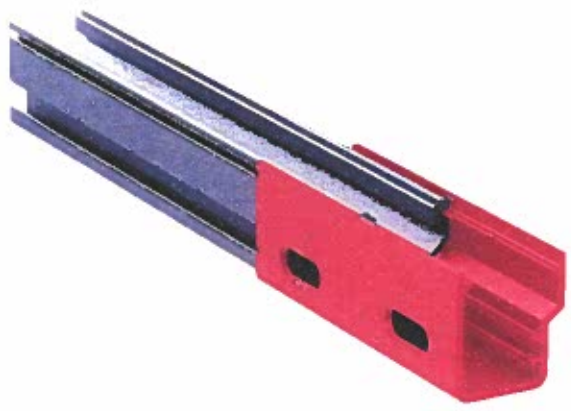
13 mm socket
- Torque 25.8 ft-lbs

1/2" socket
- Torque 25.8 ft-lbs

REVIEWED FOR
CODE COMPLIANCE

Assembly

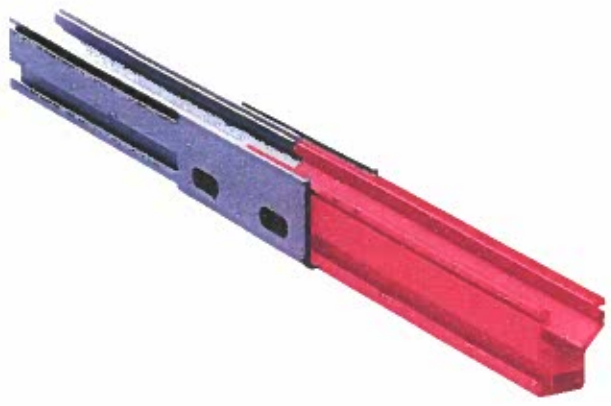
1 INSTALL RAIL CONNECTOR



Slide the rail connector onto CrossRail 48-X or 48-XL.

The rail connector contains mating features and must be inserted prior to aligning the rails together.

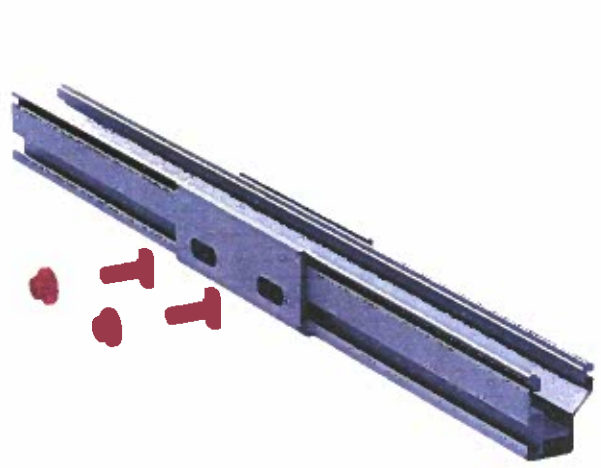
2 ALIGN RAILS



Align the two rail ends next to each other and center the rail connector between the two rails.

Note: CrossRail 48-X pictured.

3 CONNECT RAILS



Attach the rail connector using two M10 T-Bolts (use bonding T-Bolts with dark rail) and two hex nuts.

Ensure that the slot on the bottom of the T-Bolt is vertical, indicating that the T-Bolt head is properly engaged in the rail channel.

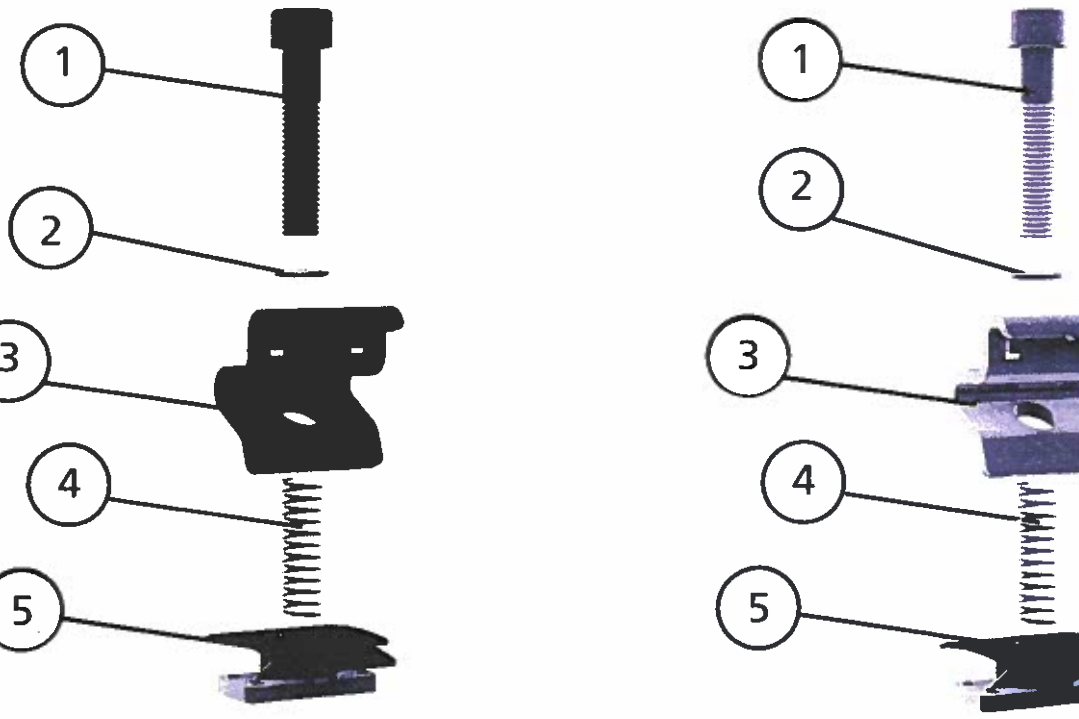
Torque: Torque the serrated hex nuts to 25.8 ft-lbs (35 Nm)

Note: Please refer to the system and state-specific engineering letters for allowable spans, limitations and installation notes regarding the capabilities of CrossRail 48-X or 48-XL and the CrossRail 48-X/48-XL Rail Connector.

Note: CrossRail 48-X pictured.

REVIEWED FOR
CODE COMPLIANCE

CrossRail End Clamp



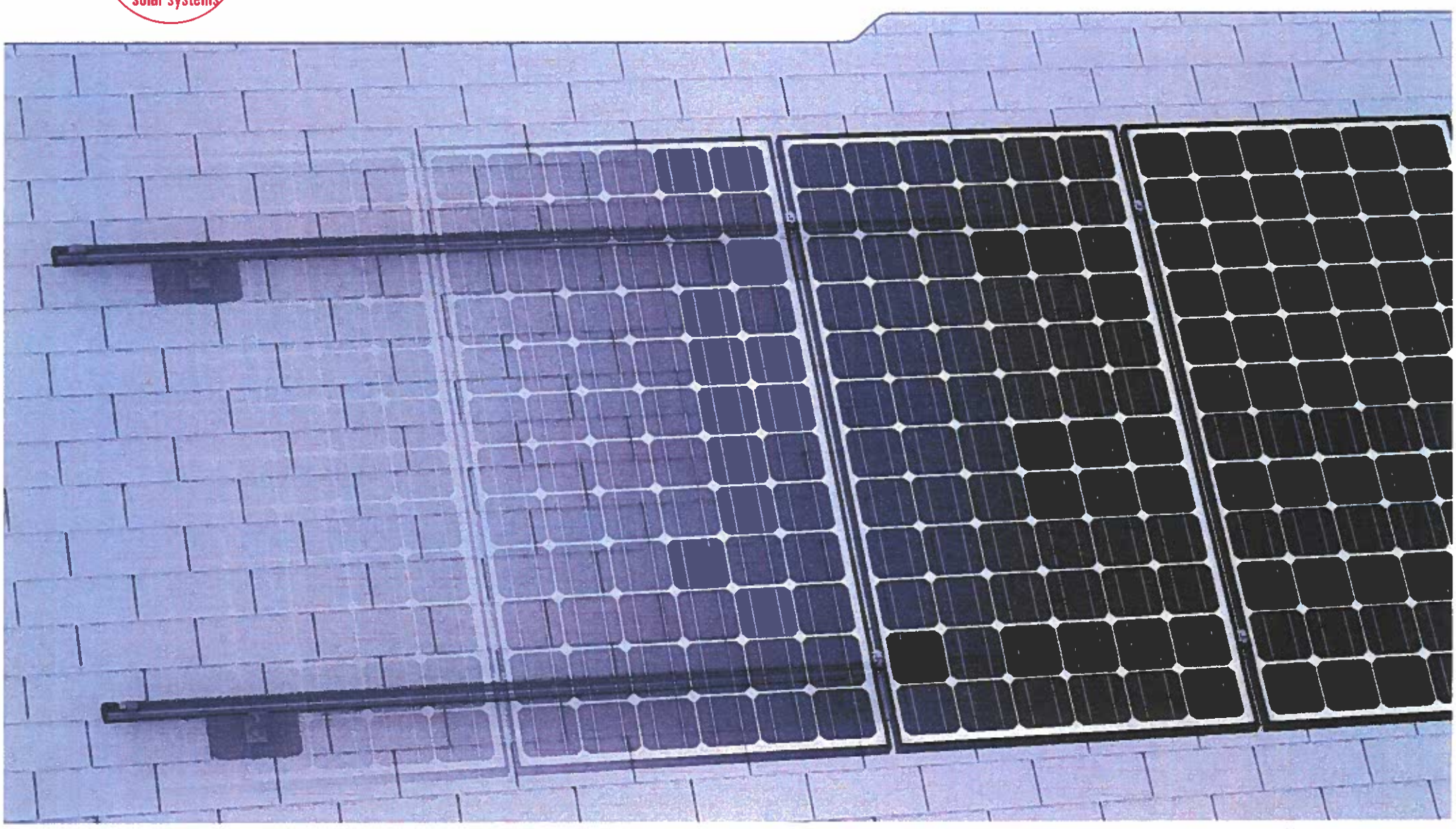
Item No.	Description	Part No.
1	Allen Bolt	4000429 CR EC Silver, 30-50mm, Shared RL 30-45mm
2	Lock Washer	4000430 CR EC Dark, 30-50mm, Shared RL 30-45mm
3	End Clamp	
4	Clamp Spring	
5	MK3 Slot Nut	

Technical data

	Mid Clamp
Scope of application	Used with all of our CrossRail based systems
Fastening type / roof fixture	Clamp
Module orientation	Vertical or horizontal
Material	Stainless steel
Compatible module frame size	30-50mm
Warranty	25 years

REVIEWED FOR
CODE COMPLIANCE

CrossRail System



- High quality, German-engineered system for residential and commercial installations
- 4 rail sizes available to suit all structural conditions
- Universal components for all rail types
- Use 2 innovative components to turn this system into Shared Rail or Tilt Up
- MK3 technology provides highest rail engagement
- Roof attachments for all roof types
- 100% code compliant, structural validation for all solar states
- Fast installation with minimal component count result in low total installed cost
- Simple to design using our code compliant online design tool, Base

Product warranty 25 years in system alliance

Titan Solar Power
877-997-7652
10345 Nations Ford Rd

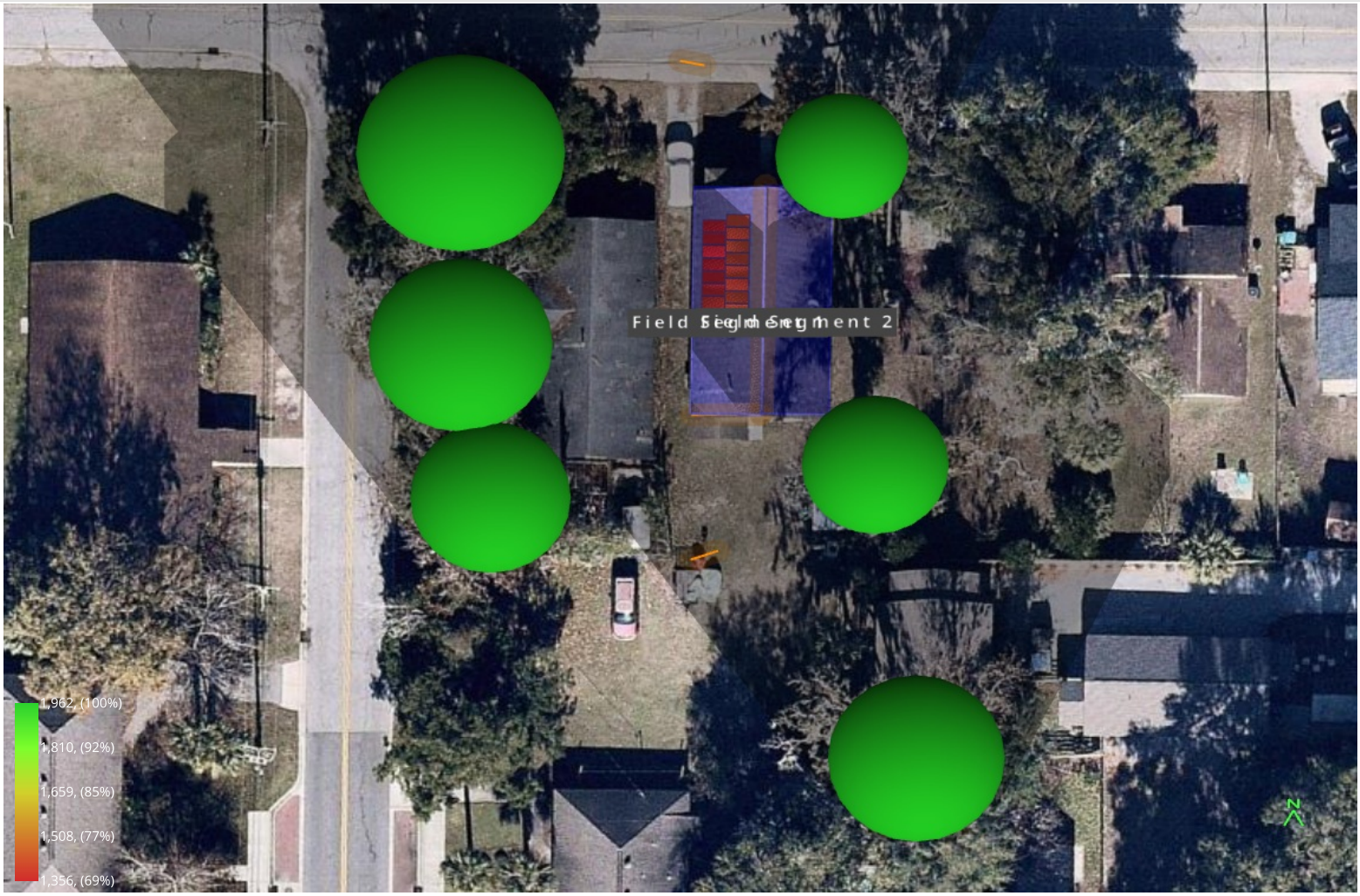
Lee Harris
1114 Washington St,
Beaufort, SC 29902
843-575-2848

Description: Property survey of home with proposed solar install



17x Talesun 320w Lee Harris, 1114 Washington St, Beaufort, SC 29902, USA

Shading Heatmap



Shading by Field Segment

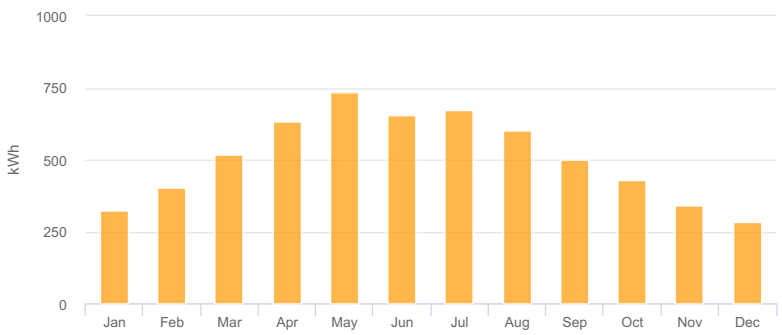
Description	Tilt	Azimuth	Modules	Nameplate	Shaded Irradiance	AC Energy	TOF[2]	Solar Access	Avg TSRF [2]
Field Segment 1	28.0°	270.9°	17	5.44 kWp	1,396.7kWh/m^2	6.10 MWh[1]	83.6%	85.1%	71.2%
Totals, weighted by kWp			**17**	**5.44 kWp**	**1,396.7kWh/m^2**	**6.10 MWh**	**83.6%**	**85.1%**	**71.2%**

[1] approximate, varies based on inverter performance
[2] based on location Optimal POA Irradiance of 1,961.6kWh/m^2 at 31.3° tilt and 181.5° azimuth

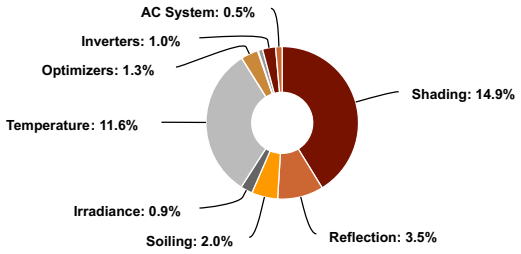
Solar Access by Month

Description	jan	feb	mar	apr	may	jun	jul	aug	sep	oct	nov	dec
Field Segment 1	79%	83%	83%	86%	88%	88%	89%	87%	85%	83%	81%	79%
Solar Access, weighted by kWp	**78.6%**	**83.4%**	**83.0%**	**86.3%**	**87.8%**	**87.9%**	**88.8%**	**87.2%**	**84.9%**	**82.8%**	**80.7%**	**79.1%**
AC Power (kWh)	**323.3**	**404.4**	**518.4**	**634.4**	**734.3**	**656.4**	**670.7**	**600.8**	**498.2**	**429.1**	**341.6**	**284.1**

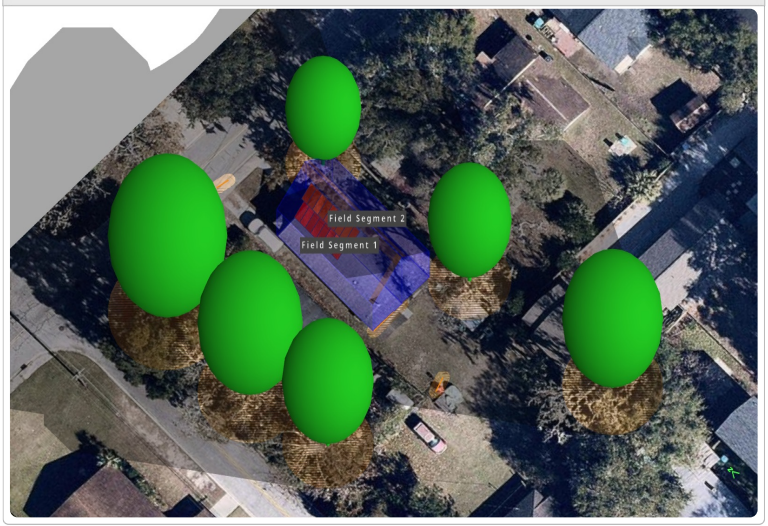
Monthly Production



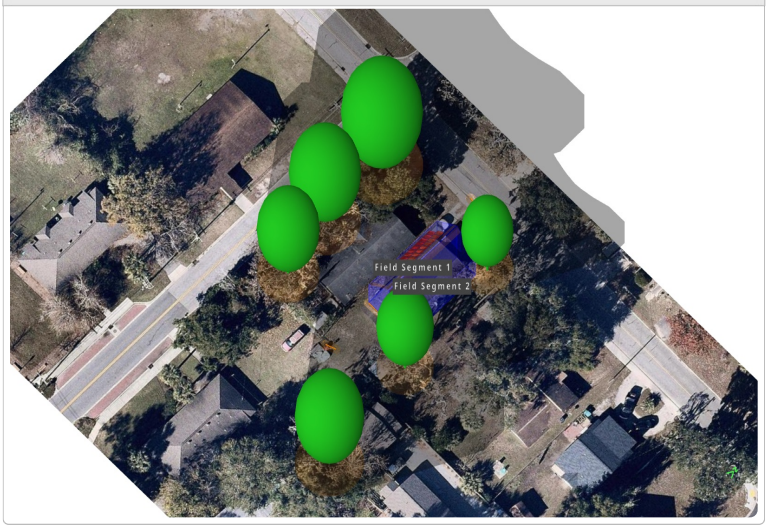
Sources of System Loss



Southwestern Angle



Southeastern Angle



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
10 February 2021

1 Summary of Request

1114 Washington Street, Addition
Applicant: Meagan Lee/Titan Solar Power
The applicant is requesting Final approval for solar panel installation on roof.

This is a non-contributing structure in the Historic Conservation Neighborhood.

Background: This is the first submission for the currently proposed solar panel installation.

2 Facts

Property Address:	1114 Washington Street
Parcel ID:	R120 004 000 0371 0000
Case Number:	21-04 HRB.1
Applicant:	**Meagan Lee/Titan Solar Power**
Type of Request:	Solar Panel Installation
Zoning:	T4-HN
Use:	Residential

District Development Standards for T4-HN:

- **Minimum Lot Size:** *4,000 SF*
- **Setback requirements – Primary Structure:**
  - *Front – average prevailing setback on block*
  - *Rear setback – 15' minimum*
  - *Side Interior – 6'*
  - *Side Corner/Alley – 5' min., no max.*
- **Frontage Build out:** 75% Max**.**
- **Impervious Surface Coverage***:* 55% maximum for rooftops
- **Permitted Uses:** Single Family Dwelling, or Two- or Three-Unit Dwelling is permitted by right in the T4-HN zoning classification.



References:

- The Beaufort Preservation Manual
- The Beaufort Preservation Manual Supplement

3 STAFF COMMENTS / RECOMMENDATION

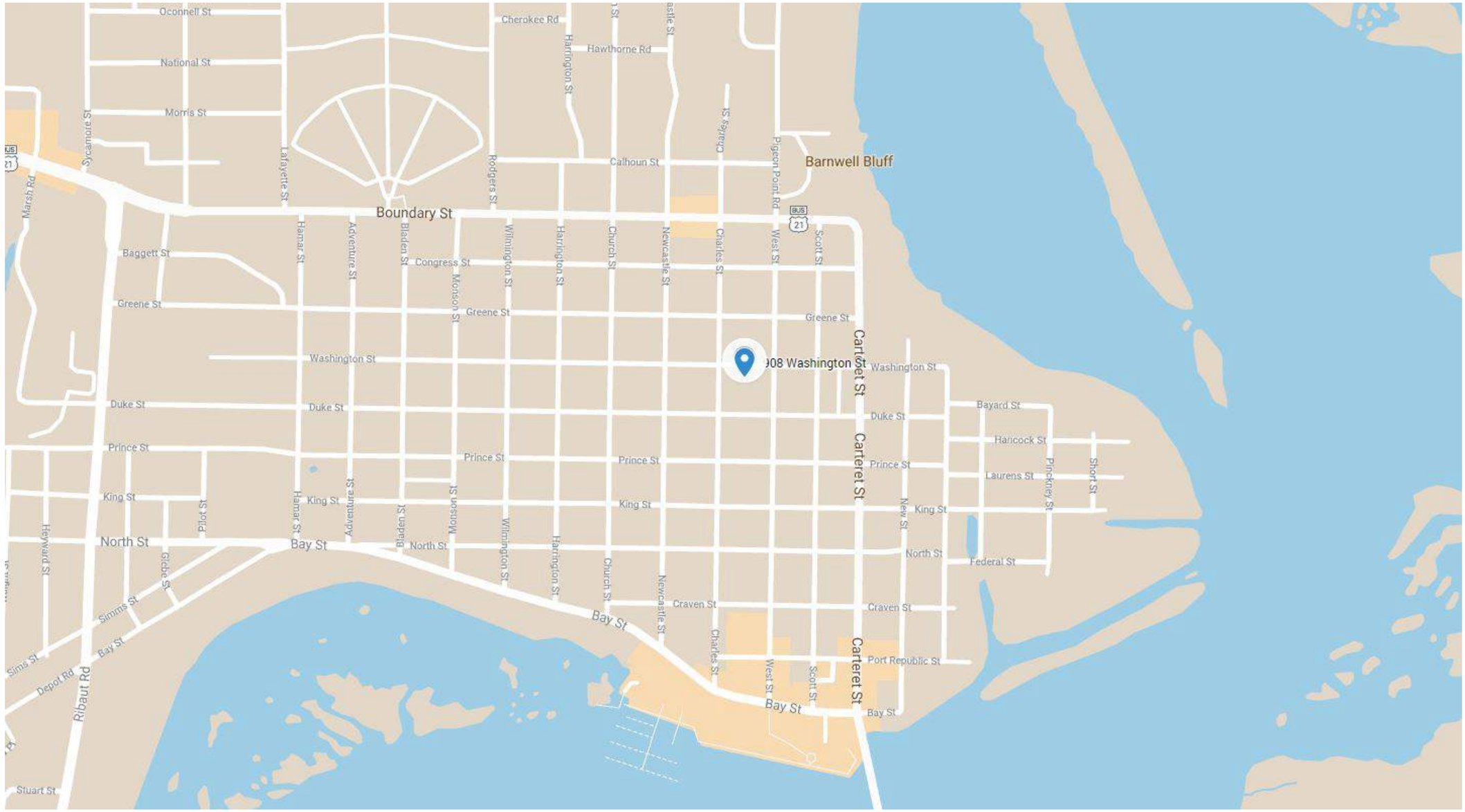
1. Per Section 8.5.2 of the Beaufort Code, roof-mounted solar panels are allowed in all zoning districts. However, "any (solar energy) structure in the Historic District that is visible from the street must be approved by the Historic District Review Board".
2. Page 56 of the Beaufort Preservation Manual states that "Roof-top solar panels should be located so as not to be visible from the street."
3. Given that this is not a contributing structure, Staff is in support of the addition of Solar Panels on the roof of this structure if the following conditions are met:
    a. Applicant to place solar panels as far back on the structure from the street as is feasibly possible for acceptable solar gain.
    b. If the placement of the existing roof utilities is problematic in locating the solar panels at the rear of the structure, and if is feasible to relocate the existing roof utilities, applicant to relocate the roof utilities so that the solar panels may be placed at the rear of the roof, away from view. If relocation of these existing utilities is not feasible, but solar panels would otherwise provide acceptable solar gain at the rear of the structure, applicant to provide a feasibility report that states why the existing utilities may not be relocated. If it is not feasible to relocate the utilities, applicant to provide a solar array that avoids these utilities.
    c. Overall, applicant to make every effort to ensure that the solar panels are installed to be as inconspicuous as possible.
4. If the applicant has a desire to establish a solar easement meant to protect solar access for the proposed solar energy collection system, it should be noted that Section 8.5.2.D of the Beaufort Code states: "The property owner shall be responsible for negotiating with other landowners in the vicinity to establish any solar easement designed to protect solar access for the solar energy collection system."

STAFF RECOMMENDATION:

Final Approval with noted conditions.

CITY STAFF INTRODUCTION

908 WASHINGTON STREET



PROJECT LOCATION - 908 WASHINGTON STREET








1958 SANBORN
10
Beaufort River
SEPT. 1924
BEAUFORT
S.C.
10
L. P. MAGGIONI & CO.
OYSTER CANNING
OUTSIDE OF CORPORATE LIMITS
NO EXPOSURES ANY SIDE
SCALE 100FT. TO AN INCH
ENTIRE SHEET
Located on St. Helena Island 5½ miles S. of Court Ho.
WILKINS COTTAGE
BISHOP COTTAGE
BUTCHELPER COTTAGE
Johnson Creek
U. S. HWY. 21
ROBERT SMALLS HIGH SCHOOL (COLORED)
RIBAULT RD.
BAGGETT
Beaufort River
CALHOUN
(W.) BOUNDARY
(E.) BOUNDARY
(W.) CONGRESS
(E.) CONGRESS
(W.) GREEN
(E.) GREEN
(E.) WASHINGTON
(E.) DUKE
W. WASHINGTON ST.
W. DUKE ST.
NEW CASTLE
CHARLES
WEST
SCOTT
CARTERET
NEW
EAST
BAYARD
BEAUFORT ELEMENTARY SCHOOL
Scale 100 Ft. to One Inch.

APPLICANT PRESENTATION

908 WASHINGTON STREET

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

☐ Staff Review
☐ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** _____ **Application #:** _____ **Zoning District:** _____
BCAGHS Survey: ☐ **Yes** ☐ **No**

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: ☐ Conceptual ☐ Preliminary ■ Final ☐ Bailey Bill Approval* ☐ Change After Certification
**Requires a Bailey Bill – Part A Preliminary Review Application Form*

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ☐ **Yes** ☐ **No**

Applicant, Property, and Project Information

Applicant Name: Jonathan Belgrove / Simons Young + Associates

Applicant Address: 3 Morris Street Suite B, Charleston, SC 29403

Applicant E-mail: Jonathan@simonsyoung.com Applicant Phone Number: 843-812-9219

Applicant Title: ☐ Homeowner ☐ Tenant ■ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant): Helen L Brown

Owner Address: 908 Washington Street, Beaufort, SC 29902

Project Name: Brown Residence Renovation

Property Address: 908 Washington Street, Beaufort, SC 29902

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0401 0000

Date Submitted: 01/11/21

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: *Jonathan Belgrove* Date: 01/11/21

Owner's Signature: *Helen Brown* Date: 01/11/21

(The owner's signature is required if the applicant is not the owner.)

Required Project Information

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Project Name: Brown Residence Renovation

Property Size in Acres: .11 Proposed Building Use: Residential

Nature of Work (check all that apply):

☐ New Construction, Primary Structure ☐ New Construction, Primary Structure ■ Alterations / Additions

☐ Demolition* ☐ Relocation* **Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
1,359 sq ft

Is this project a redevelopment project: ☐ Y ☑ N

Are there existing buildings on the site? ☑ Y ☐ N if yes, will they remain? ☑ Y ☐ N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

The proposed project is an interior kitchen and bathroom renovation in which we are requesting approval to replace 4 rear windows due to deterioration.

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: jbachety@cityofbeaufort.org: | Phone: (843) 525-7011 | Fax: (843) 986-5606

HISTORIC DISTRICT REVIEW BOARD
FEE SCHDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

Single-family residential projects (board review)	$100.00
Multifamily and commercial projects (board review)	$250.00
Change After Certification	$100.00
Demolition (whole structure)	$250.00
Special Board Meeting	$500.00

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

Single Family and 2/3-unit buildings not in a historic district are exempt.

Type 1

Renovations/Improvements (not including additions), ≤ 50% of the value of the structures

Value	Fee
Improvements ≤ $5,000	$50
Improvements > $5,000 but ≤ $25,000	$50 + 0.25% x value above $5,000
Improvements > $25,000	$100 + 0.20% x value above $25,000

Type 2

- Any single-family and 2/3-unit residential addition in a historic district: $50
- All other additions: $500 base fee + $0.05/square foot of addition.

Type 3

Review for new construction and for renovations/improvements totaling over 50% of the value of the structure:

- Single-family and 2-3 unit residential in the historic district
- ≤ 10,000 square feet: $500 base fee + 0.05/square foot of building

- > $10,000 square feet: $1,000 base fee + $0.05/square foot of building for the first 100,000 square feet of building. For additional square footage over 100,000, $0.02/square foot.

BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

Statewide Survey Site Form
State Historic Preservation Office
South Carolina Department of Archives and History
Columbia, SC

Site Number: U- (Access) 13 - (County) 1006 (Site #)
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s):
Common name(s):
Address/location: **908 Washington St.**
Date: 1900 ca. Alteration date:

Map Ref.: BFT 09 (TL) Tax Number: R120 004 000 0401 0000
City Block Ref.: 65 .03 Island: Port Royal Is.
City/Vicinity of (vic.) Beaufort

Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown
Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object
Historic use(s): single dwelling Current uses: single dwelling

Notes: single story dwelling with lateral gable roof facing street north. Sanborn Insurance Co. map shows similar structure here in 1912. Asbestos siding.

National Register Status:	Date:	Listing Name:	NRIS #
National Register Historic District (NHL, 11/73)	12/17/69	Beaufort Historic District	69000159

SHPO National Register Evaluation: Contributes to listed district Name: Beaufort Historic District

Consultant Recommendation: Name:

Previous Survey: Reference: Notes:

☐ H.A.B.S.
☐ Other
☐ Feiss-Wright (1969)
☐ Historic Resources of the Lowcountry (1979)
☐ Milner Historic District Inventory (1979)
☐ A Guide to Historic Beaufort (1995 ed.)

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

Date : 9/13/97
Recorder: C. Brooker, Brooker Arch. Cons.

Roll # Neg. View of:
B-14 4 North facade

From:	Jonathan Belgrove
To:	Meredith Jacobs
Cc:	Jeremy Tate; Dan Frazier; Heather Spade; Julie Bachety
Subject:	Re: Beaufort HRB - 908 Washington Street
Date:	Wednesday, January 20, 2021 4:00:47 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Meredith and All,
Attached is the most recent set for the 908 Washington Street project below. I have addressed all comments below:

Missing items for 908 Washington Street:

- For preliminary review:
  - Will the color of the house remain the same? A color rendered elevation that notes materials and colors is typically required, but this will only be required for this project if the color of the exterior will be changed.

House color will remain the same. Notated in General Notes on plan and elevation pages, A3

- For Final review: (including items noted above for preliminary)
  - Final Materials List that includes color of proposed windows and door. If other materials are to match existing, please note this on the list.

Windows to be white. Notated on elevation pages, general notes, and window schedule

  - Please provide a cut sheet for the proposed storm door.

See A502

  - Will all existing storm windows be removed around the entirety of the structure?

No. This renovation is just phase 1 in a series of 3 this year. Phase 2, which we will submit for late summer, will include replacing all the other windows and storm windows. We plan on using The same specified windows and screens in this project on the rest of the house. This way windows will match unlike what you see on the existing structure currently.

  - Can you please also include documentation of deteriorated windows that are proposed to be replaced? This would include closeup pictures of each window with notes about their conditions.

See A202/203

Also how do I go about paying the $100 review fee? I was not sure if I would get an invoice to pay online or not.

Thanks,

Jonathan P. Belgrove, Assoc. AIA, LEED AP BD+C

Design Associate

Simons Young + Associates

843.812.9219

3 Morris Street, Suite B

Charleston, SC 29403

www.simonsyoung.com

908 Washington Street HRB SET 012021.pdf

On Tue, Jan 19, 2021 at 11:19 AM Meredith Jacobs <meredith@meadorsinc.com> wrote:

> Hi Jonathan,
>
> Thank you for making application to the Historic Review Board. This email confirms receipt of your HRB Application for Alterations/Additions to the Brown Residence at 908 Washington Street.
>
> Upon initial review of your application, we have found that the following items are missing and are required in order for this application to be reviewed in the February meeting. If any of these items are not applicable to your project, please provide a statement that they are not applicable. Please revise your complete application to include the following and **resubmit in full by 2pm on Friday, January 22nd.** Please note that any additional information submitted after this date will NOT be reviewed for the February HRB meeting because reviewers will not have adequate time for review. If you are unable to meet this deadline, this application will be automatically moved to the March meeting. Please note that scheduled dates of reviewed applications are also subject to the number of applications received.
>
> Finally, please also note that this initial review is solely a review for application completeness. A more thorough, detailed review will follow once the missing items noted below have been provided.
>
> Missing items for 908 Washington Street:
>
> - For preliminary review:
>   - Will the color of the house remain the same? A color rendered elevation that notes materials and colors is typically required, but this will only be required for this project if the color of the exterior will be changed.
> - For Final review: (including items noted above for preliminary)
>   - Final Materials List that includes color of proposed windows and door. If other materials are to match existing, please note this on the list.
>   - Please provide a cut sheet for the proposed storm door.

- Will all existing storm windows be removed around the entirety of the structure?
- Can you please also include documentation of deteriorated windows that are proposed to be replaced? This would include closeup pictures of each window with notes about their conditions.

Many thanks,

Meredith Jacobs

Meadors Architecture

2811 Azalea Drive

Charleston, SC 29405

Cell: 843.729.0172

Office: 843.723.8585

www.meadorsinc.com



3-D ORTHOGRAPHIC VIEW - NO COLOR CHANGES TO BUILDING FACADE

BROWN RESIDENCE RENOVATION
908 WASHINGTON STREET

BEAUFORT, SC 29902

HRB REVIEW SET

JANUARY 11, 2021

PROPERTY ID: R120 004 000 0401 0000

ZONING: T4-HN

HISTORIC DISTRICT-Preservation Neighborhood



G000	COVER
G001	PROJECT INFORMATION
G002	HISTORIC RECORDS & EXISTING SURVEY
G003	SITE PLAN
G004	EXISITNG CONDITIONS
A101	EXISTING & PROPOSED PLANS
A102	EXISTING & PROPOSED PLANS
A103	EXISTING & PROPOSED PLANS
A201	EXISTING & PROPOSED ELEVATIONS
A202	EXISTING & PROPOSED ELEVATIONS
A203	EXISTING & PROPOSED ELEVATIONS
A204	EXISTING & PROPOSED ELEVATIONS
A301	SECTION & DETAILS
A401	ENLARGED FLOOR PLAN
A402	INTERIOR ELEVATIONS
A403	INTERIOR ELEVATIONS
A404	INTERIOR ELEVATIONS
A501	SCHEDULES & FINISHES
A502	SPECIFICATIONS
E101	POWER & LIGHTING PLAN

ARCHITECT:

Simons Young + associates
3 Morris St, Suite B
Charleston, SC 29403

Contact: Simons Young
843.277.0996
simons@simonsyoung.com

OWNER:

Helen Brown
908 Washington Street
Beaufort, SC 29902

STRUCTURAL ENGINEER:

N/A

CONTRACTOR:

TBD

CODE DESIGN:

International Existing Building Code, 2018
International Residential Code, 2018

ORIGINAL PLAN SIZE: 22X34 HALF SCALE: 11X17

SIMONS YOUNG
+ associates

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CHARLESTON SC 29403
843 277 0996
www.simonsyoung.com

No.	Description	Date

(C) 2021 COPYRIGHT SIMONS YOUNG + associates

BROWN RENOVATION

COVER

Project number	21101
Date	01/11/21
Drawn by	JB
Checked by	SY

G000

Scale

MATERIAL LEGEND

- COMPACT EARTH
- ALUMINUM
- STEEL
- CONCRETE
- GROUT/MORTAR/SAND/PRECAST/ STUCCO/GYPSUM BOARD
- CONCRETE MASONRY
- BRICK MASONRY
- ROUGH LUMBER (CONTINUOUS)
- ROUGH LUMBER (DISCONTINUOUS BLOCKING)
- WOOD
- PLYWOOD
- BATT INSULATION
- RIGID INSULATION

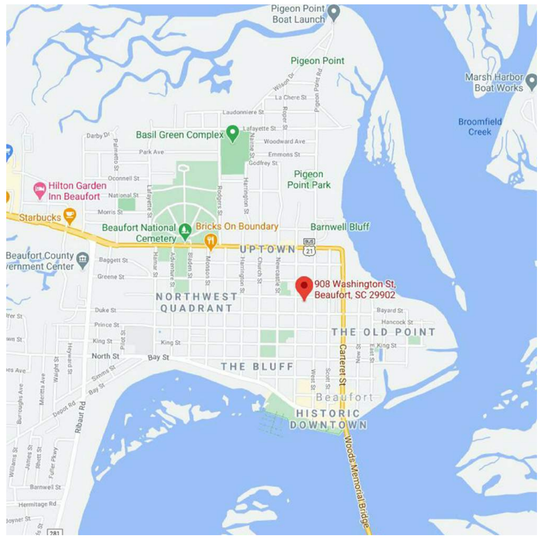
SYMBOLS LEGEND

- NORTH ARROW (TRUE / PROJECT)
- ROOM TAG (ROOM NAME / 101)
- CALLOUT TAG
- INTERIOR ELEVATION
- EXTERIOR ELEVATION
- BUILDING SECTION
- WALL SECTION
- SPOT ELEVATION
- ELEVATION LEVEL
- DOOR TAG
- CONSTRUCTION SUBSYSTEM TYPE (wall type, floor type, roof type)
- WINDOW & LOUVER TAG
- STRUCTURAL GRID
- DRAWING TITLE AND SCALE

GENERAL NOTES

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION AND CONSTRUCTION. NOTIFY ARCHITECT OF ANY DEVIATIONS BETWEEN ACTUAL EXISITNG CONDITIONS AND THOSE SHOWN ON DRAWINGS.
2. COORDINATE ALL ELECTRICAL, PLUMBING AND HVAC SYSTEMS WITH THE ARCHITECTURAL DRAWINGS. ADVISE ARCHITECT OF ANY CONFLICTS BETWEEN DISCIPLINES PRIOR TO PROCEEDING WITH THE WORK.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
4. ALL DIMENSIONS ARE TO FACE OF EXISTING WALL, FACE OF NEW STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE.
5. ALL EXPOSED EXTERIOR WOOD TO BE PRESSURE TREATED APPEARANCE GRADE.
6. ALL GYPSUM BOARD TO BE SHEETROCK® BRAND MOLD TOUGH® VHI FIRECODE® X PANELS - TAPED, SPACKLED AND SANDED. PROVIDE LEVEL 4 FINISH AT ALL EXPOSED GYPSUM BOARD AND PROVIDE ONE COAT LATEX PRIMER WITH TWO COATS LATEX FINISH PAINT. COLOR AND SHEEN TO BE SELECTED.
7. PROVIDE CEMENTITIOUS BACKER BOARD AT ALL CERAMIC/PORCELAIN TILE FINISHES.
8. PRIOR TO DEMOLITION OR CONSTRUCTION, INSPECT EXISTING BUILDING AND DOCUMENT EXISTING CONDITIONS. ALL EXISTING FINISHES, MATERIALS, EQUIPMENT, ETC THAT ARE TO REMAIN, ARE TO BE PROTECTED DURING CONSTRUCTION. REPAIR OR REPLACE ANY EXISTING ITEMS THAT ARE DAMAGED DURING COMPLETION OF THE WORK.
9. ALL EXISTING PLUMBING VENT STACKS, WATER, AND DRAIN LINES TO BE REPAIRED TO MEET ALL CODE REQUIREMENTS.
10. ALL EXTERIOR AND INTERIOR FINISHES SHOULD BE CONSIDERED AS HISTORIC AND ARE TO BE PRESERVED UNLESS NOTED OTHERWISE. INTERIOR FINISHES, INCLUDING WALLS FLOORS AND CEILING, SHALL BE PROTECTED FROM POTENTIAL DAMAGE AROUND THE WORK AREAS. FURNITURE, FINISHES, FLOOR COVERINGS, PAINTINGS, AND EQUIPMENT SHALL BE COVERED AND PROTECTED FROM DUST AND CONSTRUCTION DEBRIS. WHEN FURNITURE MUST BE MOVED FOR CONSTRUCTION ACTIVITY, ENSURE SAFE HANDLING.
11. ALL EXTERIOR WALL PENETRATIONS SHOULD BE SEALED WITH WATERPROOF SILICONE SEALANT OR HOLES CAPPED, AND/OR STAILESS STEEL FLANGES OVER LINES.
12. BLOCKING IS REQUIRED IN WALLS AT ALL FIXTURE LOCATIONS INCLUDING BUT NOT LIMITED TO VANITIES, TOWEL BARS, GRAB BARS, ETC.
13. ANY WATER FILTRATION SYSTEMS AND SOFTENERS TO BE COORDINATED WITH ARCHITECT AND OWNER

VICINITY MAP



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ABBREVIATIONS

ACOUST	ACOUSTICAL	HORZ	HORIZONTAL
ADJUST	ADJUSTABLE	INSUL	INSULATION
AFF	ABOVE FINISH FLOOR	INT	INTERIOR
ALT	ALTERNATE	LOC'N	LOCATION
ALUM	ALUMINUM	MAX	MAXIMUM
APPROX	APPROXIMATE	MECH	MECHANICAL
ARCH.	ARCHITECTURAL	MEMB	MEMBRANE
B.O.	BOTTOM OF	MFR	MANUFACTURER
BITUM	BITUMINOUS	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BOT	BOTTOM	MTL	METAL
BTWN	BETWEEN	NIC	NOT IN CONTRACT
CAB	CABINET	NTS	NOT TO SCALE
CEM	CEMENT	NO OR #	NUMBER
CER	CERAMIC	NOM	NOMINAL
CL	CENTER LINE	OC	ON CENTER
CLG	CEILING	OH	OVER HEAD
COMP'T	COMPARTMENT	OPNG	OPENING
CONC	CONCRETE	OPP HAND	OPPOSITE HAND
CONT'D	CONTINUED	PLYWD	PLYWOOD
CONFIG	CONFIGURATION	PNL	PANEL
CONST	CONSTRUCTION	PNL'G	PANELING
CONT	CONTINUOUS	PTD	PAINTED
D	DRYER	REINF	REINFORCING
DET, DTL	DETAIL	REQ'D	REQUIRED
DIM	DIMENSION	RM	ROOM
DN	DOWN	SCHED	CHEDULE
DWG	DRAWING	SECT	SECTION
ELECT	ELECTRICAL	SHT	SHEET
ELEV	ELEVATION	SIM	SIMILAR
EMER	EMERGENCY	SPEC	SPECIFICATION
EQ	EQUAL	SS	STAINLESS STEEL
EQPMT	EQUIPMENT	STO	STORAGE
EXTG	EXISTING	STRUCTL	STRUCTURAL
EXT	EXTERIOR	SUSP	SUSPENDED
F D	FLOOR DRAIN	T&G	TONGUE & GROOVE
FE	FIRE EXSTINGUISHER	TYP	TYPICAL
FEB	FIRE EXTINGUISHER BRACKET	UNO	UNLESS NOTED OTHERWISE
FEC	FIRE EXTINGUISHER CABINET	VERT	VERTICAL
F O	FACE OF	VIF	VERIFY IN FIELD
FDN	FOUNDATION	W	WASHER
FF	FINISH FLOOR	WC	WATER CLOSET
FIN	FINISH	WD	WOOD
FLR	FLOOR	WDW	WDW
FLUOR	FLUORESCENT		
FTG	FOOTING		
FUT	FUTURE		
GALV	GALVANIZED		
GYP BD	GYPSUM BOARD		

ZONING INFORMATION

ZONE:	T4-HN
PROPERTY ID#:	R120 004 000 0401 0000
FRONT SETBACK:	AVERAGE SETBACK ON BLOCK
REAR SETBACK:	15'
SIDE SETBACK CORNER/ALLEY:	5'
SIDE SETBACK INTERIOR:	6'
LOT AREA:	~4,792 SQ FT
EXISTING BUILDING AREA:	1,359 SQ FT
PROPOSED BUILDING AREA:	1,359 SQ FT
EXISTING LOT COVERAGE:	28%
PROPOSED LOT COVERAGE:	28%
MAX LOT COVERAGE IN ZONE:	55%
EXISTING BUILDING HEIGHT:	N/A
PROPOSED BUILDING HEIGHT:	N/A
MAX BUILDING HEIGHT IN ZONE:	3 STR

FLOOD ZONE: ZONE C (1986) AREAS OF MINIMAL FLOODING

SCOPE OF WORK

RENOVATION PHASE 1 OF 3

1. INTERIOR RENOVATION OF KITCHEN & BATHROOM
2. REPLACEMENT OF 4 WINDOWS AT REAR OF STRUCTURE

CODE

2018 IRC

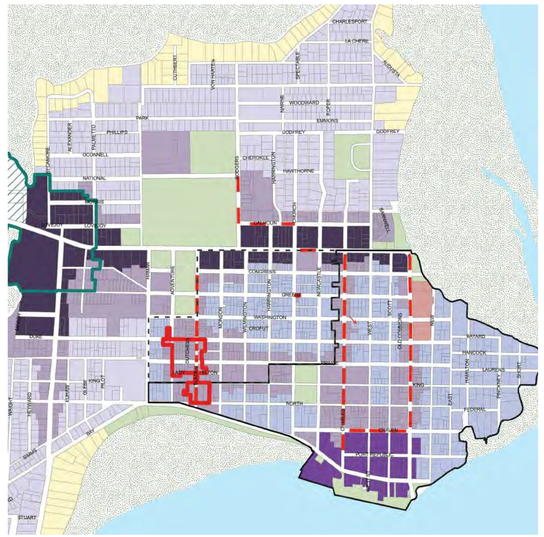
2018 IECC

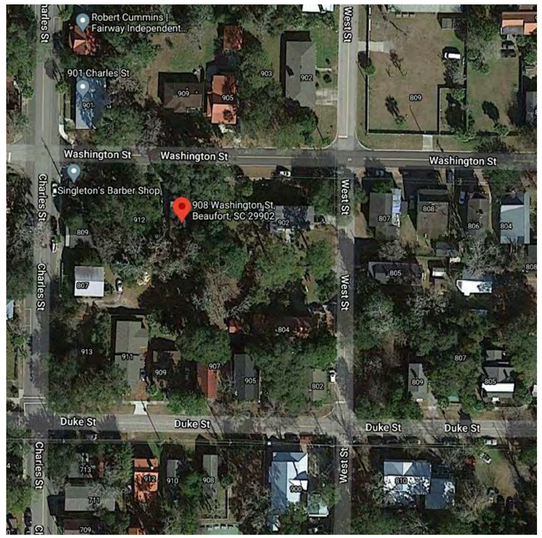
2018 IPC

2017 NEC

2018 EXISTING BUILDING CODE

ZONING MAP





No.	Description	Date

(C) 2021 COPYRIGHT SIMONS YOUNG + associates

BROWN RENOVATION

PROJECT INFORMATION

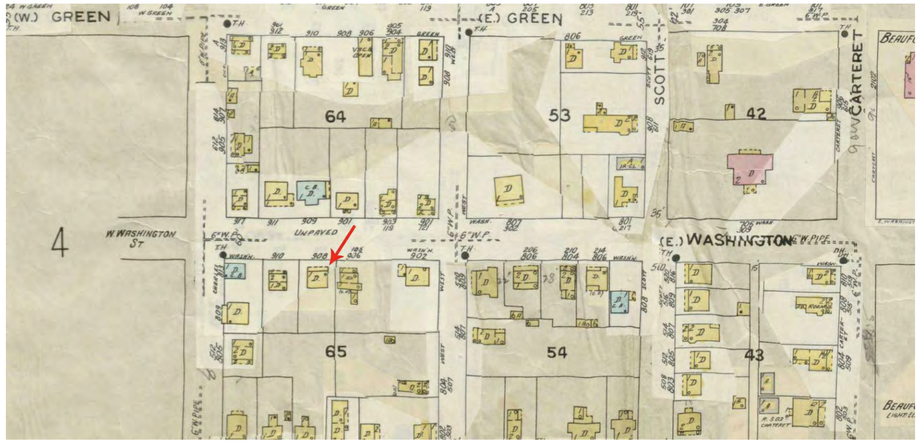
Project number	21101
Date	01/11/21
Drawn by	JB
Checked by	SY

G001

Scale	As indicated



1 SANBORN MAPS 1912 (FORMALLY 110 E. WASHINGTON)
12" = 1'-0"



2 SANBORN MAPS 1924
12" = 1'-0"

BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

Statewide Survey Site Form
State Historic Preservation Office
South Carolina Department of Archives and History
Columbia, SC

Site Number: U- (Access) 13 - (County) 1006 (Site #)
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s):
Map Ref.: BFT 09 (TL)
Tax Number: R120 004 000 0401 0000
Common name(s):
City Block Ref.: 65 .03
Island: Port Royal Is.
Address/location: **908 Washington St.**
City/Vicinity of (vic.) Beaufort
Date: 1900 ca. Alteration date:
Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown
Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object
Historic use(s): single dwelling
Current uses: single dwelling

Notes: single story dwelling with lateral gable roof facing street north. Sanborn Insurance Co. map shows similar structure here in 1912. Asbestos siding.

National Register Status: | Date: | Listing Name: | NRIS #
National Register Historic District (NHL, 11/73) | 12/17/69 | Beaufort Historic District | 69000159

SHPO National Register Evaluation: Contributes to listed district — Name: Beaufort Historic District

Consultant Recommendation: — Name:

Previous Survey: | Reference: | Notes:
☐ H.A.B.S. ☐ Other
☐ Fess-Wright (1969)
☐ Historic Resources of the Lowcountry (1979)
☐ Milner Historic District Inventory (1979)
☐ A Guide to Historic Beaufort (1995 ed.)

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives
Date : 9/13/97
Recorder: C. Brooker, Brooker Arch. Cons.
Roll # B-14 Neg. 4 View of: North facade

Brockington Associates, Inc. • Brooker Architectural Design Consultants • Historic Beaufort Foundation • Preservation Consultants, Inc.

3 1997 BEAUFORT COUNTY HISTORIC SITES SURVEY
12" = 1'-0"

GAS TANK REMOVED IN 2003

EXEMPT
The development plan shown hereon is exempt from the requirements of the City of Beaufort Subdivision Regulations according to the provisions in Article VII Section 70(C)
Certified by: Julie Bacheff
Date: 12/26/01
City of Beaufort Planning Department

DUKE ST. · WEST ST. · CHARLES ST. · SITE X · WASHINGTON ST. · NOT TO SCALE

PARCEL 404

N02°41'36"W 9.77'
50.00' S89°58'44"W
49.99'
IPS 1/2 REBAR
IPF 1/2 REBAR
IPF 1/2 REBAR
0.11 acres
WOOD SHED
GAS TANK
DEED REF: BOOK 900 PAGE 1926.
S00°01'16"E 99.89'
N00°01'16"W 99.91'
17.7 1.8 12.4
37.2 39.1
1-STORY WOOD
30.1 10.22'
SCREEN PORCH
17.13'
CMF 6X6
PARCEL 400
PARCEL 403
149.05' N.T.S. S89°59'36"E
50.00' S89°59'36"E
IPS 1/2 REBAR
IPF 1/2 REBAR
49.98'
IPF 1/2 REBAR
WASHINGTON STREET 60' R/W

BEAUFORT COUNTY SC - ROD
BK 00086 PG 0073
FILE NUM 2002025236
RECORDING FEES 5.00
REC'D BY S SMITH RCPT# 40578
REC'D 04/16/2002 03:57:06 PM

CLOSING PLAT PREPARED FOR
JOHNNIE BROWN

THE SAME BEING PARCEL 401, AS SHOWN ON BEAUFORT COUNTY TAX MAP NUMBER 4, CITY OF BEAUFORT.

I HEREBY STATE 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 SPECIFIED THEREIN; ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 0005 D, DATED 09/29/86.

PIN: R120-004-000-0401-0000

0 10 20 40 60

SCALE: 1" = 20'
DECEMBER 20, 2001 03-0081 Brown

SOUTH CAROLINA · TROGDON SURVEYING No. C01548 · CERTIFICATE OF AUTHORIZATION

Robert D. Trogdon IV., R.L.S. 14819
Trogdon Surveying
20 RIVERS CT.
Beaufort, S.C. 29902
(843) 521-9219

4 EXISTING SURVEY
1" = 20'-0"

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No.	Description	Date

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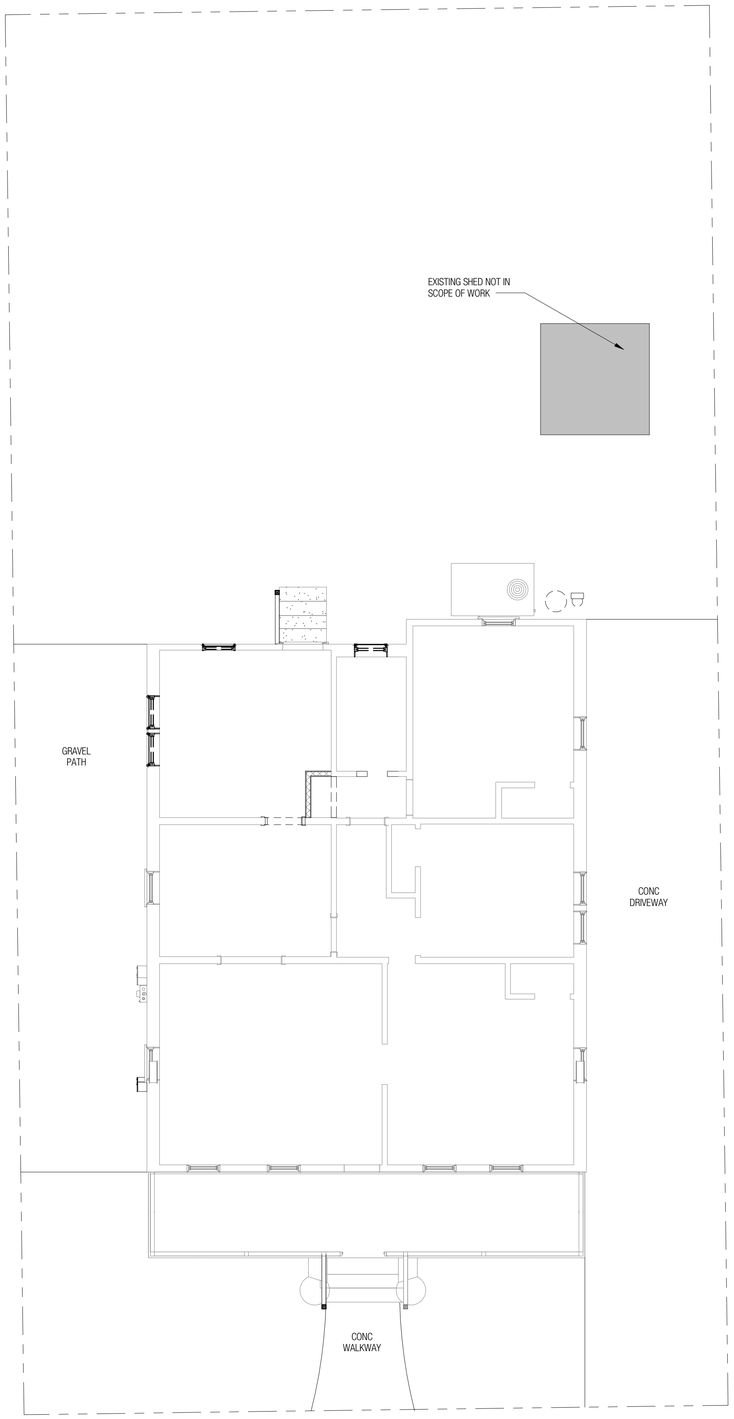
BROWN RENOVATION

HISTORIC RECORDS & EXISTING SURVEY

Project number	21101
Date	01/11/21
Drawn by	JB
Checked by	SY

G002

Scale: As indicated



1 SITE PLAN - NO CHANGES TO EXISTING SITE
3/16" = 1'-0"

TRUE

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YOUNG
+ associates

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No.	Description	Date

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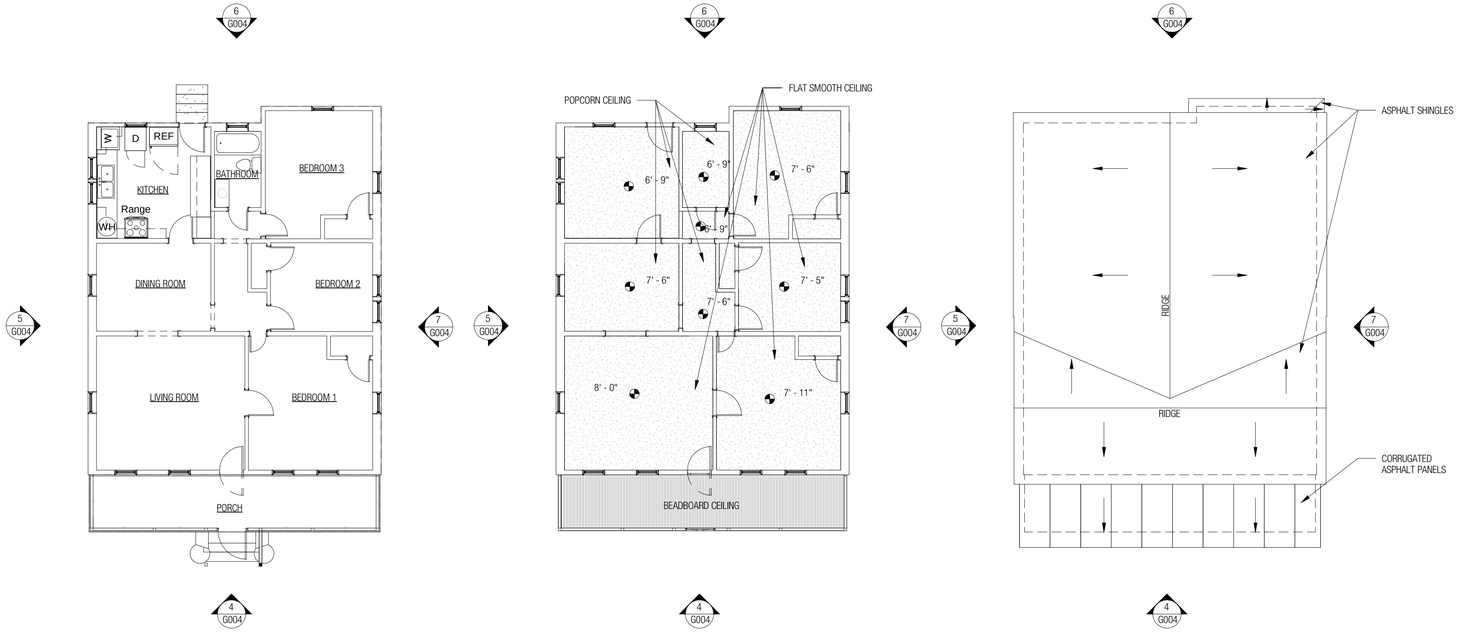
BROWN RENOVATION

SITE PLAN

Project number	21101
Date	01/11/21
Drawn by	JB
Checked by	SY

G003

Scale 3/16" = 1'-0"



1 CONSTRUCTION SUBSYTEM VIEWPORT
1/8" = 1'-0"

2 REFLECTED CEILING PLAN
1/8" = 1'-0"

3 ROOF PLAN
1/8" = 1'-0"

STORM WINDOWS CURRENTLY COVER ALL EXISITNG WINDOWS



4 NORTH ELEVATION
1/8" = 1'-0"



5 EAST ELEVATION
1/8" = 1'-0"



6 SOUTH ELEVATION
1/8" = 1'-0"



7 WEST ELEVATION
1/8" = 1'-0"



NORTH (FRONT)



EAST



SOUTH



WEST

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No.	Description	Date

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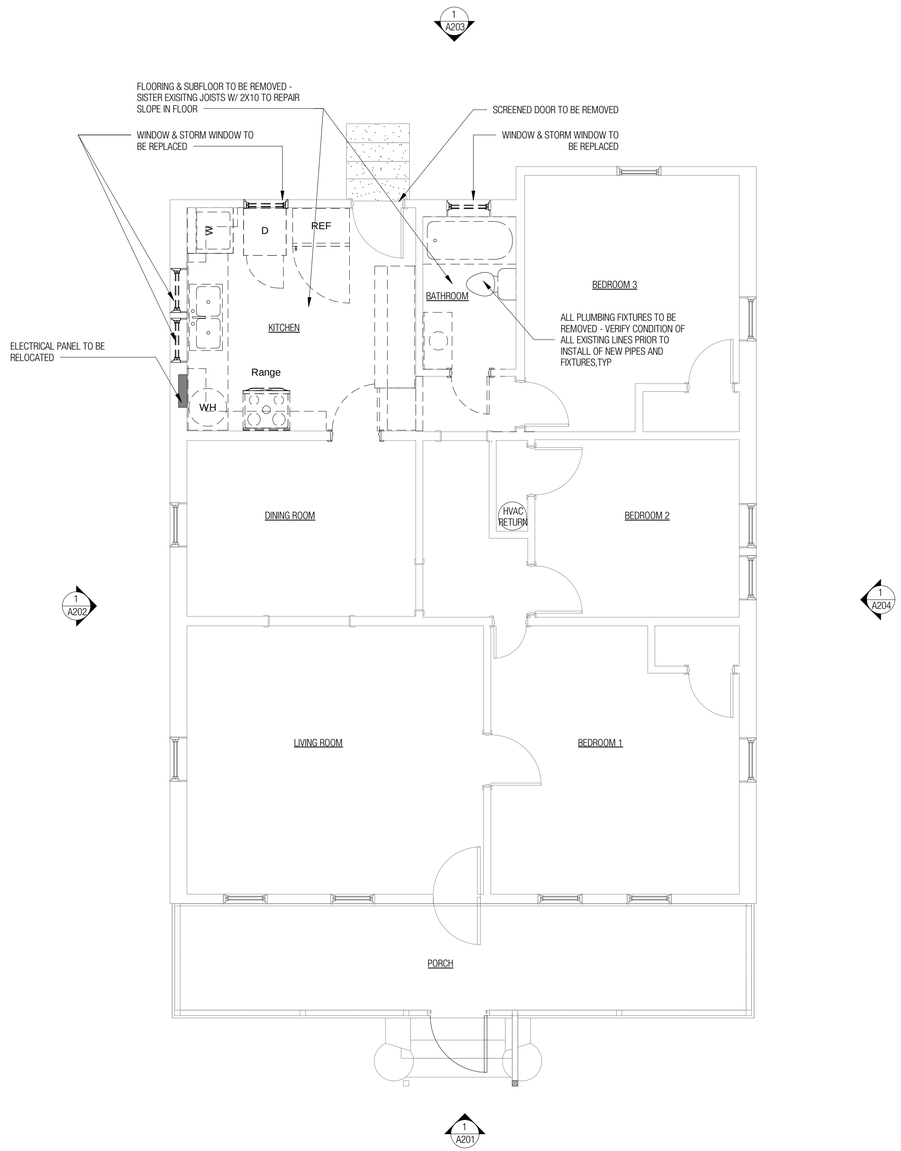
BROWN RENOVATION

EXISITNG CONDITIONS

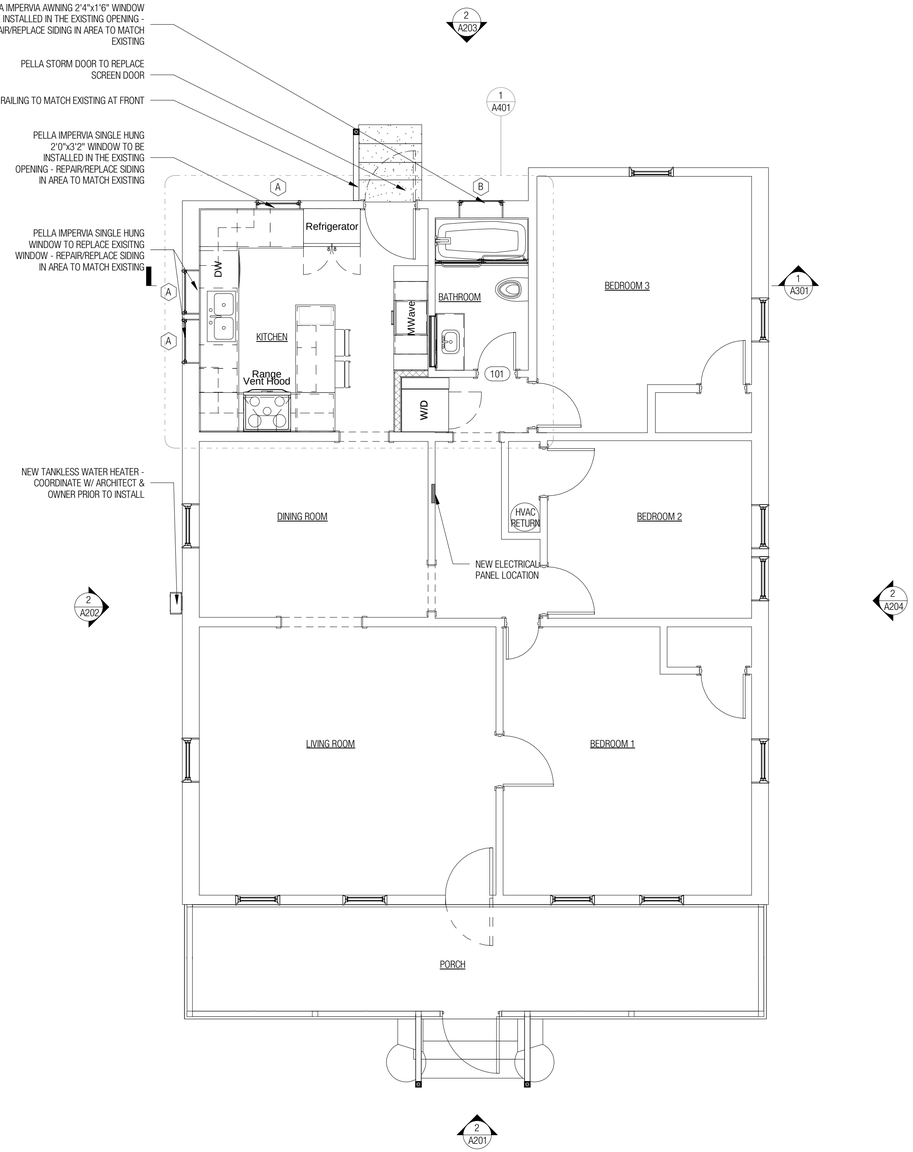
Project number	21101
Date	01/11/21
Drawn by	JB
Checked by	SY

G004

Scale 1/8" = 1'-0"



1 FLOOR PLAN - EXISTING/DEMOLITION
1/4" = 1'-0"



2 FLOOR PLAN - PROPOSED
1/4" = 1'-0"

TRUE

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GENERAL NOTES

1. THE PROPOSED PROJECT IS PHASE 1 IN A SERIES OF 3 RENOVATIONS
2. ONLY WINDOWS NOTED IN THIS DRAWING ARE TO BE REPLACED W/ STORM WINDOWS - OTHERS WILL BE REPLACED IN PHASE 2
3. ALL NEW WINDOWS TO BE PELLA IMPERVIA W/ PELLA IN-VIEW SCREEN - SEE SPEC SHEETS
4. EXTERIOR PAINT COLORS WILL NOT BE CHANGED
5. ALL NEW WINDOW TRIM AND SIDING REPAIRS AROUND REPLACED WINDOW OPENINGS TO BE PAINTED TO MATCH EXISTING
6. ALL NEW WINDOWS AND DOORS TO BE WHITE

No.	Description	Date

(C) 2021 COPYRIGHT SIMONS YOUNG + associates

BROWN RENOVATION

EXISTING & PROPOSED PLANS

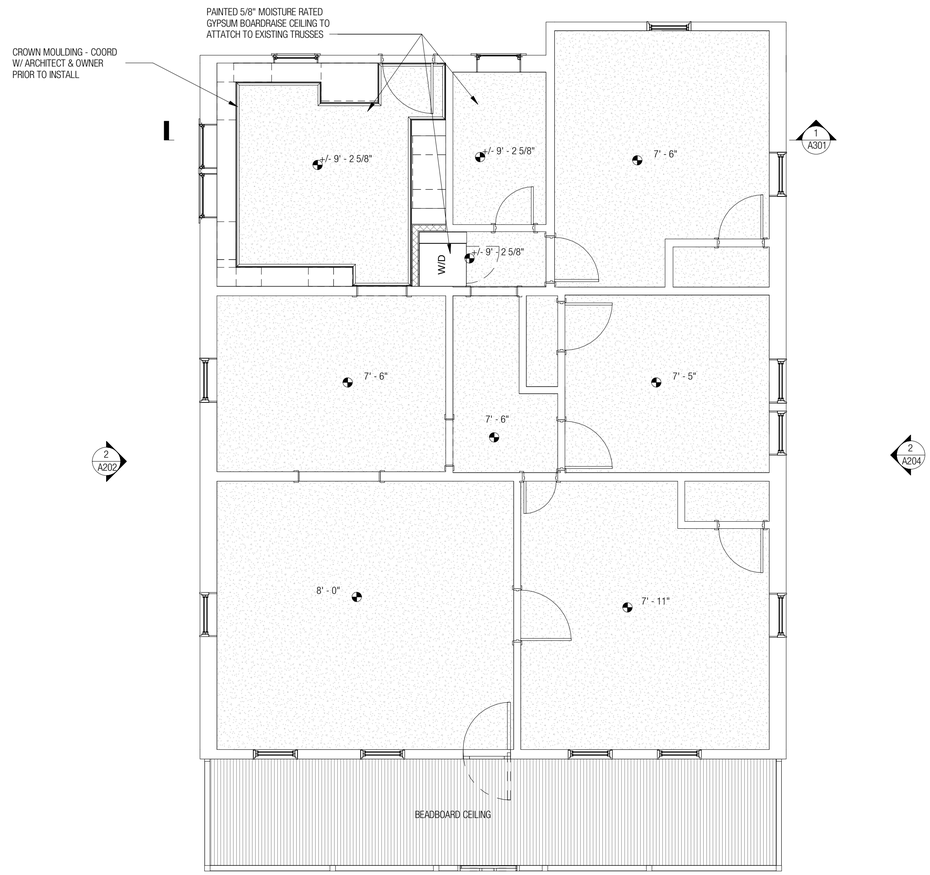
Project number	21101
Date	01/11/21
Drawn by	JB
Checked by	SY

A101

Scale 1/4" = 1'-0"



1 REFLECTED CEILING PLAN - EXISTING/DEMOLITION
1/4" = 1'-0"



2 REFLECTED CEILING PLAN - PROPOSED
1/4" = 1'-0"

TRUE

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No.	Description	Date

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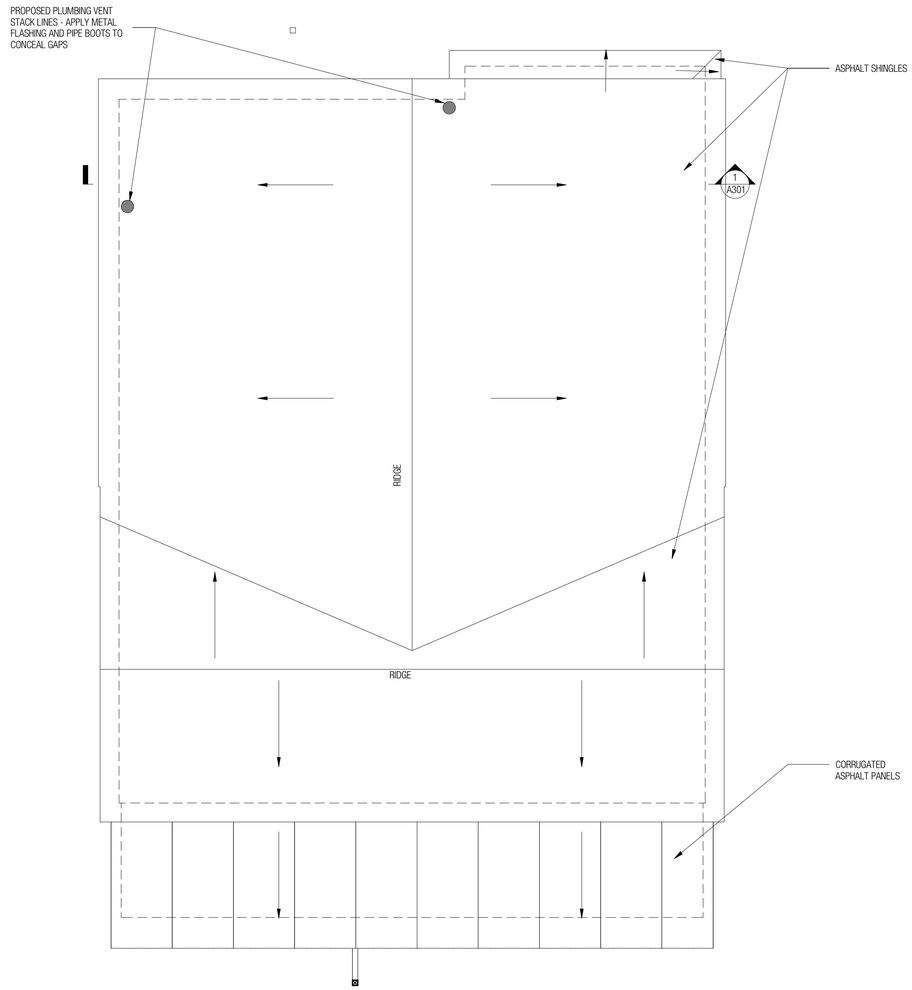
BROWN RENOVATION

EXISTING & PROPOSED PLANS

Project number	21101
Date	01/11/21
Drawn by	JB
Checked by	SY

A102

Scale 1/4" = 1'-0"



1 ROOF PLAN - PROPOSED
1/4" = 1'-0"

TRUE

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BROWN RENOVATION

EXISTING & PROPOSED PLANS

Project number	21101
Date	01/11/21
Drawn by	JB
Checked by	SY

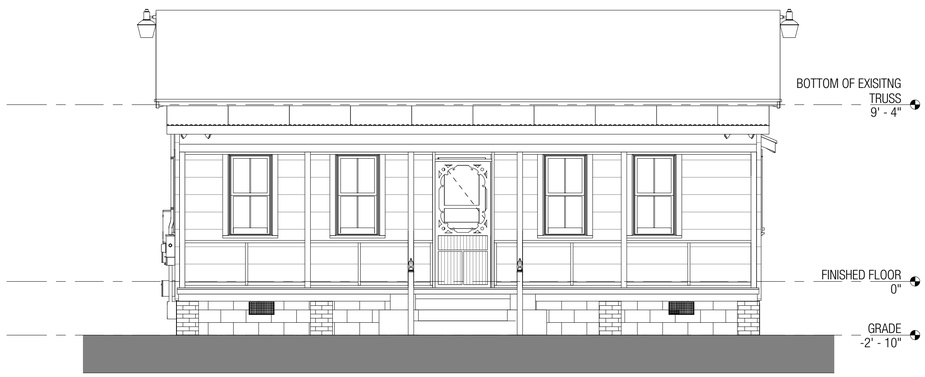
A103

Scale 1/4" = 1'-0"

GENERAL NOTES	
1.	THE PROPOSED PROJECT IS PHASE 1 IN A SERIES OF 3 RENOVATIONS
2.	ONLY WINDOWS NOTED IN THIS DRAWING ARE TO BE REPLACED W/ STORM WINDOWS - OTHERS WILL BE REPLACED IN PHASE 2
3.	ALL NEW WINDOWS TO BE PELLA IMPERVA W/ PELLA IN-VIEW SCREEN - SEE SPEC SHEETS
4.	EXTERIOR PAINT COLORS WILL NOT BE CHANGED
5.	ALL NEW WINDOW TRIM AND SIDING REPAIRS AROUND REPLACED WINDOW OPENINGS TO BE PAINTED TO MATCH EXISTING
6.	ALL NEW WINDOWS AND DOORS TO BE WHITE



1 NORTH ELEVATION - EXISTING/DEMOLITION
1/4" = 1'-0"



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

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BROWN RENOVATION

EXISTING & PROPOSED ELEVATIONS

Project number	21101
Date	01/11/21
Drawn by	JB
Checked by	SY

A201

Scale 1/4" = 1'-0"

GENERAL NOTES	
1.	THE PROPOSED PROJECT IS PHASE 1 IN A SERIES OF 3 RENOVATIONS
2.	ONLY WINDOWS NOTED IN THIS DRAWING ARE TO BE REPLACED W/ STORM WINDOWS - OTHERS WILL BE REPLACED IN PHASE 2
3.	ALL NEW WINDOWS TO BE PELLA IMPERVIA W/ PELLA IN-VIEW SCREEN - SEE SPEC SHEETS
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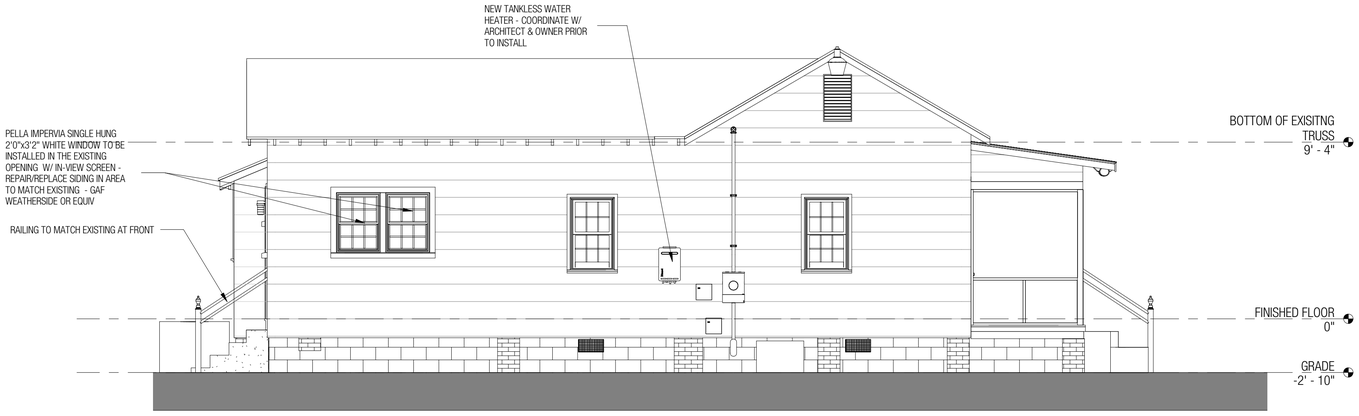
6.	ALL NEW WINDOWS AND DOORS TO BE WHITE



1 EAST ELEVATION - EXISTING/DEMOLITION
1/4" = 1'-0"



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



IMAGE 1



IMAGE 2



IMAGE 3 - EAST KITCHEN WINDOW - DETERIORATING WINDOW SILL



IMAGE 4 - EAST KITCHEN WINDOW - FURHTER ANALYSIS SHOWS TOP OF SILL HAS PAINT OVER ABOUT 1/2" OF CAULK TO HIDE ROTTEN WOOD

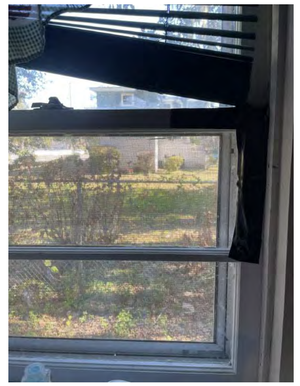


IMAGE 5 - EAST KITCHEN WINDOW - SASH HAS TAPE TO COVER BROKEN WOOD FROM POTENTIAL WATER DAMAGE BEHIND SINK

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BROWN RENOVATION

EXISTING & PROPOSED ELEVATIONS

Project number	21101
Date	01/11/21
Drawn by	JB
Checked by	SY

A202

Scale 1/4" = 1'-0"

GENERAL NOTES	
1.	THE PROPOSED PROJECT IS PHASE 1 IN A SERIES OF 3 RENOVATIONS
2.	ONLY WINDOWS NOTED IN THIS DRAWING ARE TO BE REPLACED W/ STORM WINDOWS - OTHERS WILL BE REPLACED IN PHASE 2
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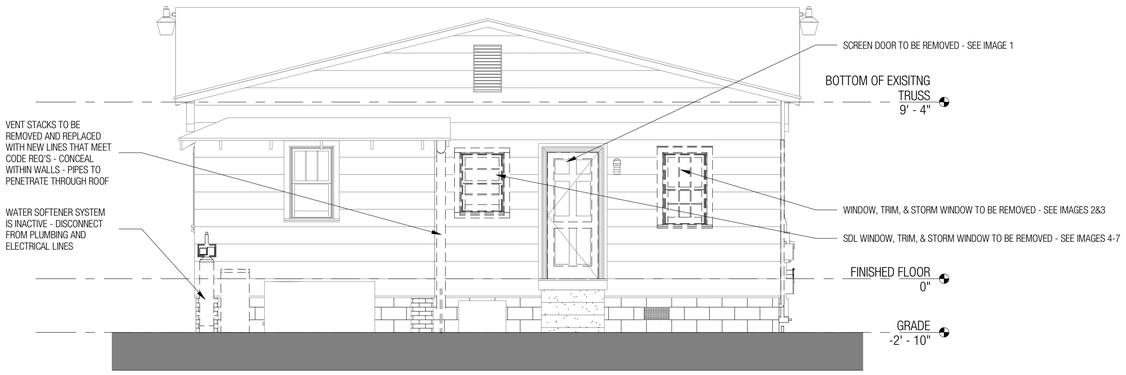
4.	EXTERIOR PAINT COLORS WILL NOT BE CHANGED
5.	ALL NEW WINDOW TRIM AND SIDING REPAIRS AROUND REPLACED WINDOW OPENINGS TO BE PAINTED TO MATCH EXISTING
6.	ALL NEW WINDOWS AND DOORS TO BE WHITE



1 SOUTH ELEVATION - EXISTING/DEMOLITION
1/4" = 1'-0"



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



IMAGE 1 - SCREEN DOOR TO BE REPLACED



IMAGE 2 - BATHROOM WINDOW W/ ROTTING SILL AND TRIM



IMAGE 3 - BATHROOM WINDOW WITH EVIDENCE OF CONTINUOUS MILDEW/MOLD REMEDIATION AND DAMAGED PLASTIC JAMB



IMAGE 4 - REAR KITCHEN WINDOW DAMAGED SILL



IMAGE 5 - REAR KITCHEN WINDOW MAX OPENING CAPABILITY

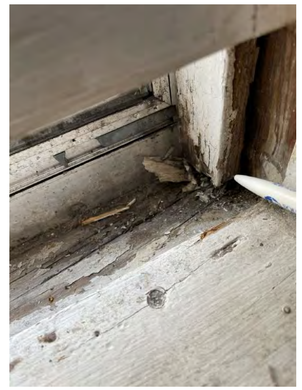


IMAGE 6 - REAR KITCHEN WINDOW DETERIORATING WINDOW JAMB



IMAGE 7 - REAR KITCHEN WINDOW DAMAGED UPPER SASH

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BROWN RENOVATION

EXISTING & PROPOSED ELEVATIONS

Project number	21101
Date	01/11/21
Drawn by	JB
Checked by	SY

A203

Scale	1/4" = 1'-0"

GENERAL NOTES	
1.	THE PROPOSED PROJECT IS PHASE 1 IN A SERIES OF 3 RENOVATIONS
2.	ONLY WINDOWS NOTED IN THIS DRAWING ARE TO BE REPLACED W/ STORM WINDOWS - OTHERS WILL BE REPLACED IN PHASE 2
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6.	ALL NEW WINDOWS AND DOORS TO BE WHITE



1 WEST ELEVATION - EXISTING/DEMOLITION
1/4" = 1'-0"



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

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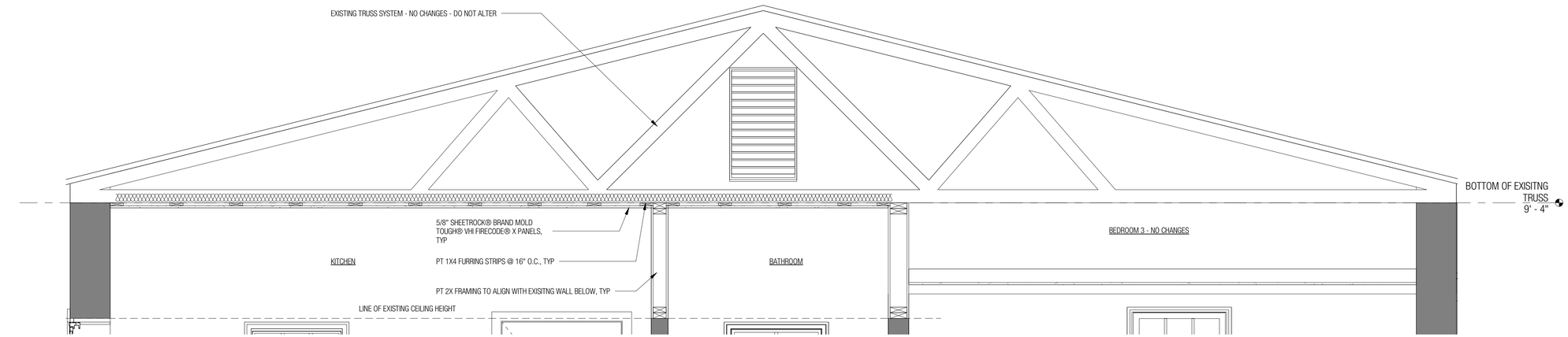
BROWN RENOVATION

EXISTING & PROPOSED ELEVATIONS

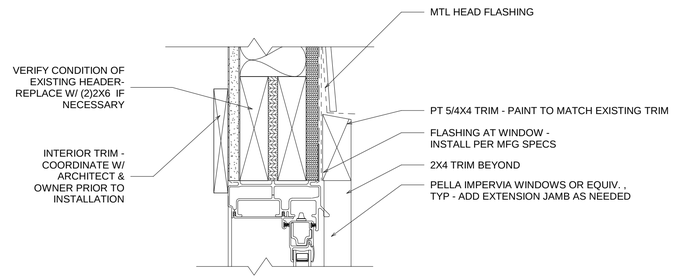
Project number	21101
Date	01/11/21
Drawn by	JB
Checked by	SY

A204

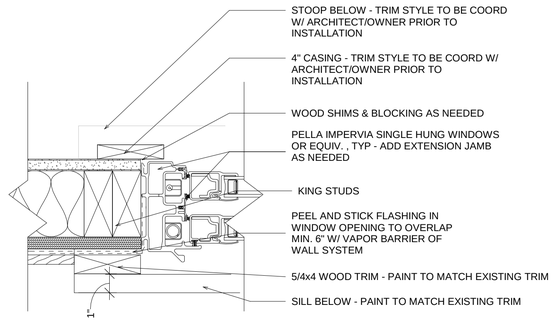
Scale 1/4" = 1'-0"



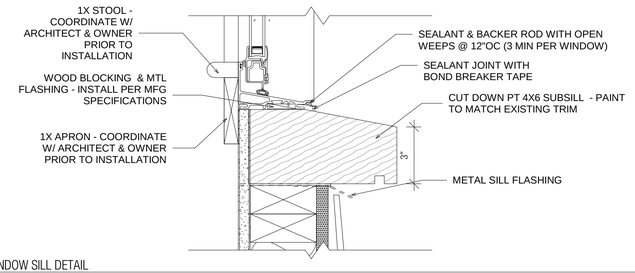
1 CEILING SECTION
3/4" = 1'-0"



2 WINDOW HEAD DETAIL
3" = 1'-0"



3 WINDOW JAMB DETAIL
3" = 1'-0"



4 WINDOW SILL DETAIL
3" = 1'-0"

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BROWN RENOVATION

SECTION & DETAILS

Project number	21101
Date	01/11/21
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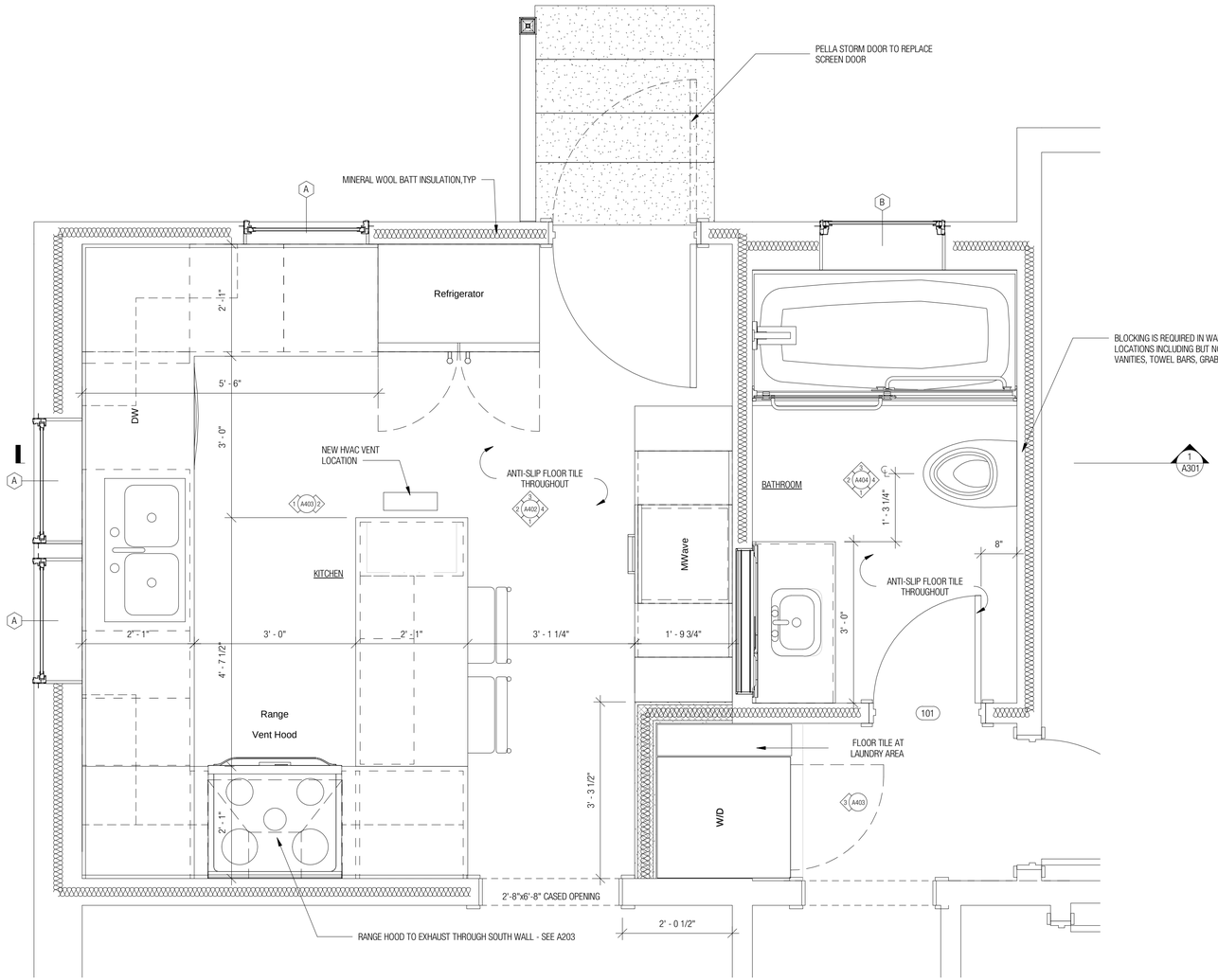
A301

Scale: As indicated



1 ENLARGED FLOOR PLAN - PROPOSED
3/4" = 1'-0"

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BROWN RENOVATION

ENLARGED FLOOR PLAN

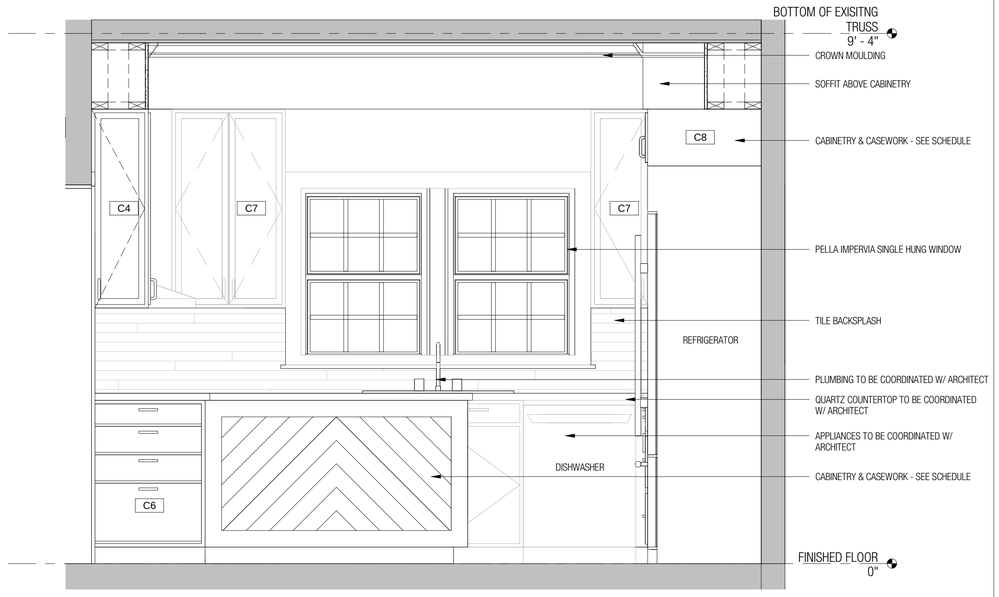
Project number	21101
Date	01/11/21
Drawn by	JB
Checked by	SY

A401

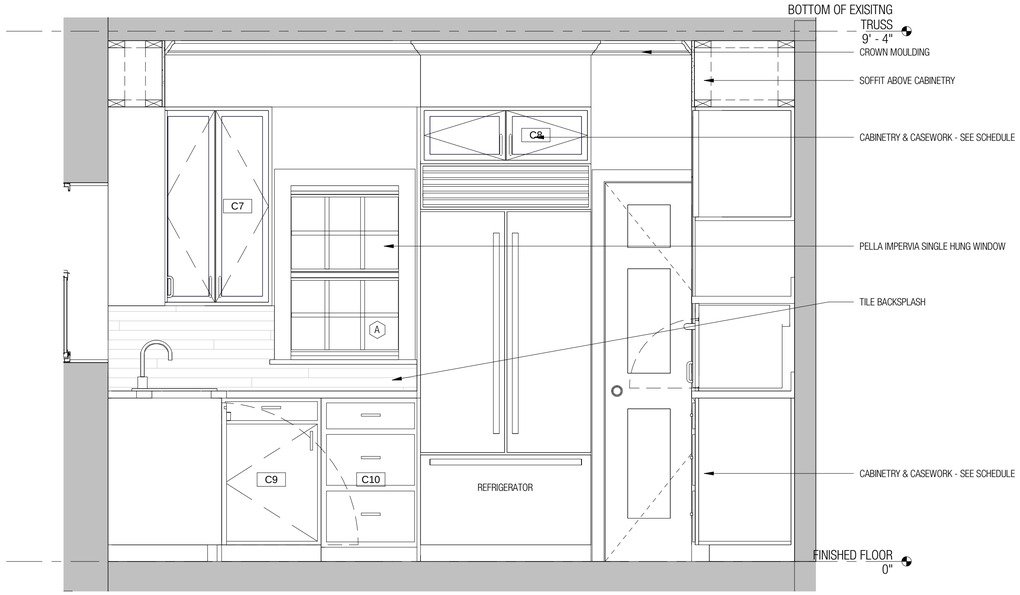
Scale 3/4" = 1'-0"



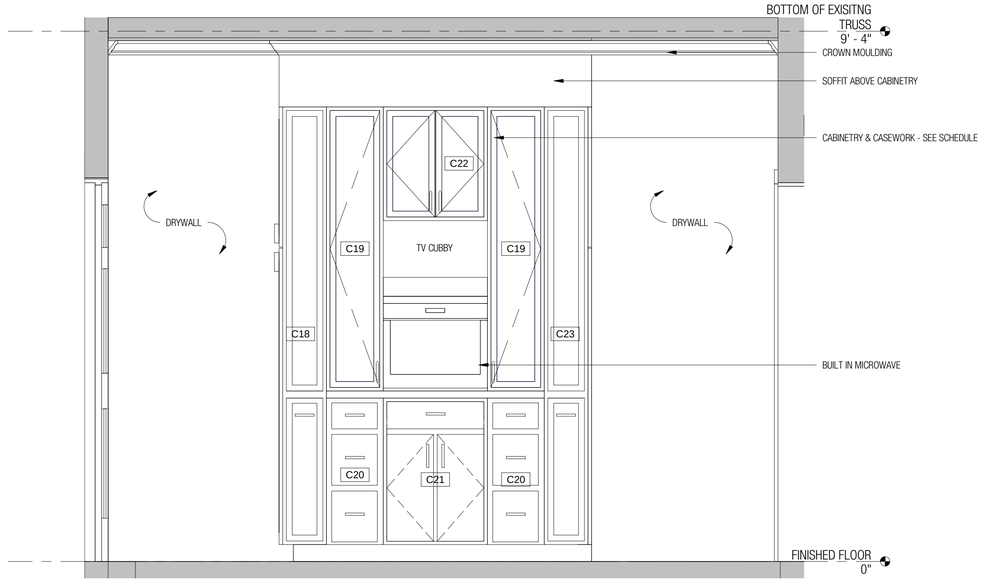
1 NORTH KITCHEN ELEVATION
3/4" = 1'-0"



2 EAST KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



3 SOUTH KITCHEN ELEVATION
3/4" = 1'-0"



4 WEST KITCHEN ELEVATION
3/4" = 1'-0"

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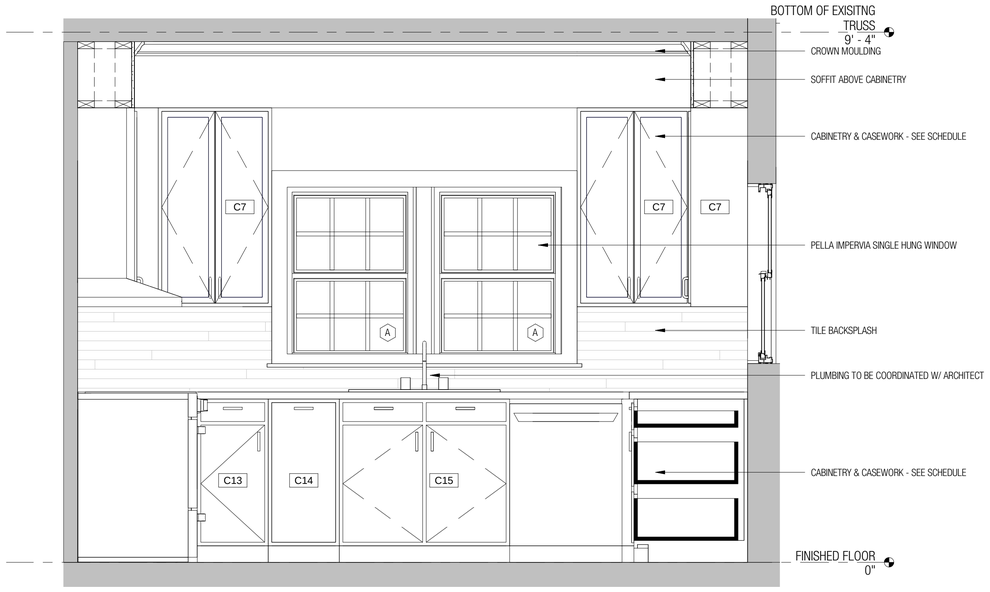
BROWN RENOVATION

INTERIOR ELEVATIONS

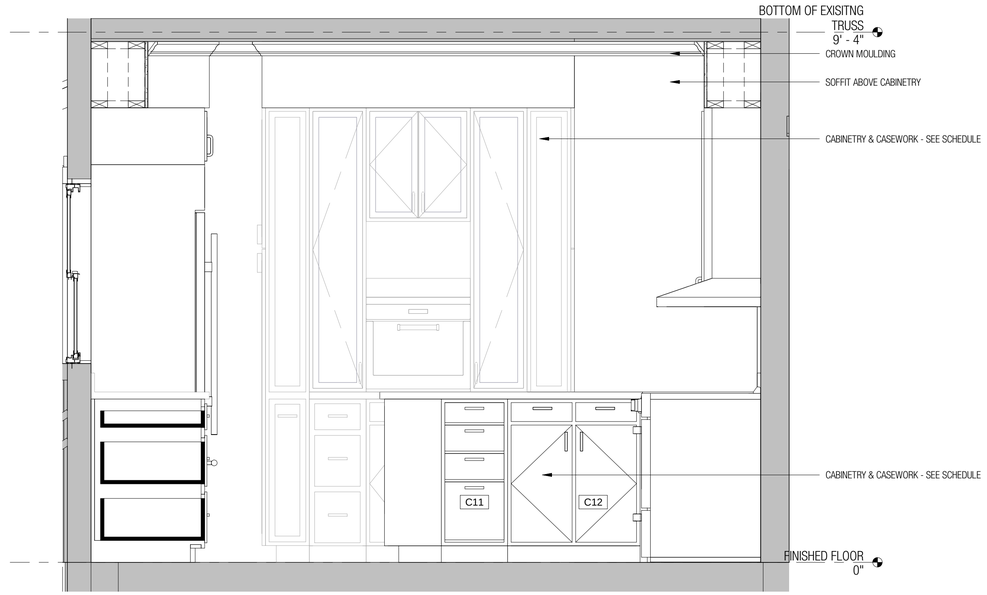
Project number	21101
Date	01/11/21
Drawn by	JB
Checked by	SY

A402

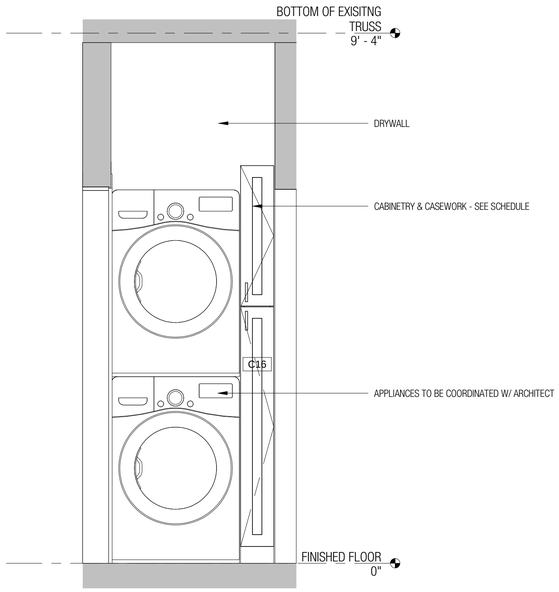
Scale 3/4" = 1'-0"



1 EAST KITCHEN ELEVATION
3/4" = 1'-0"



2 WEST KITCHEN ELEVATION AT ISLAND
3/4" = 1'-0"



3 EAST LAUNDRY ELEVATION
3/4" = 1'-0"

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BROWN RENOVATION

INTERIOR ELEVATIONS

Project number	21101
Date	01/11/21
Drawn by	JB
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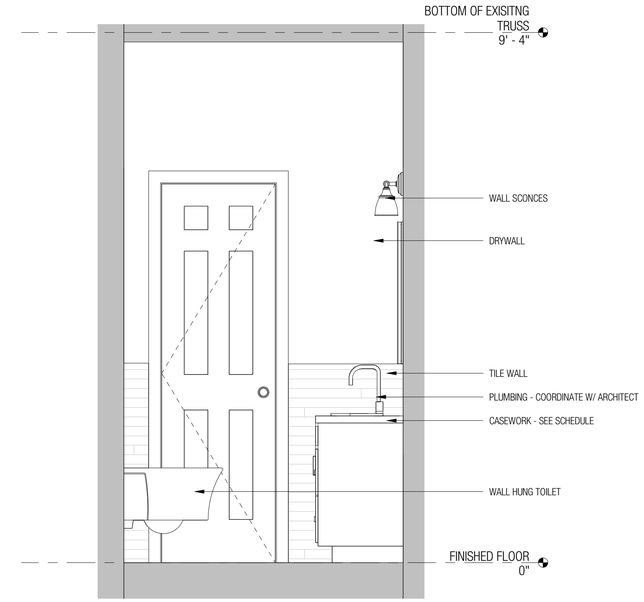
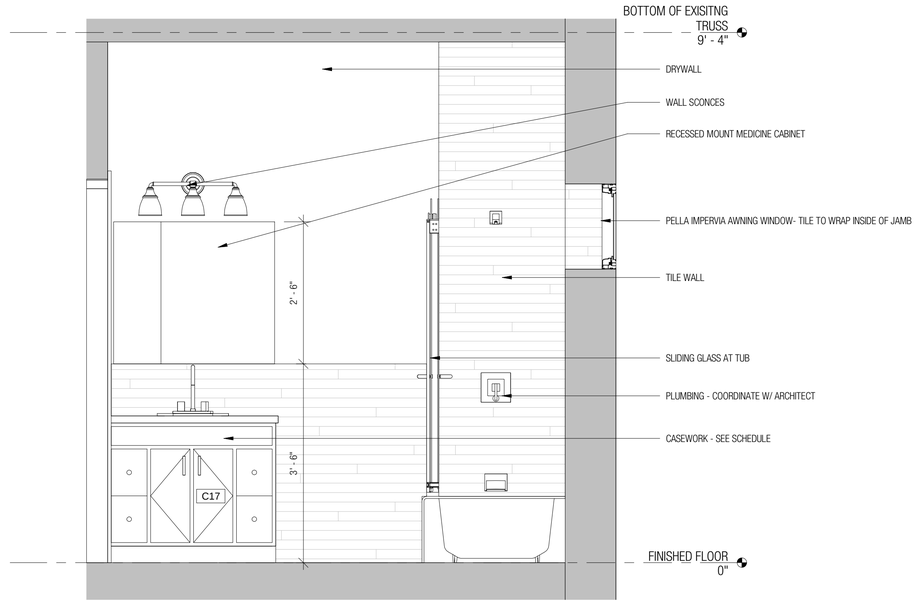
A403

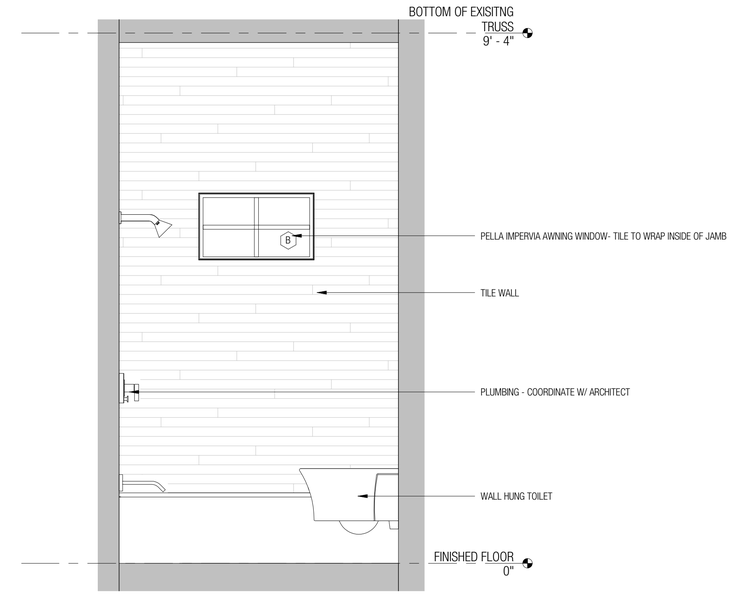
Scale	3/4" = 1'-0"



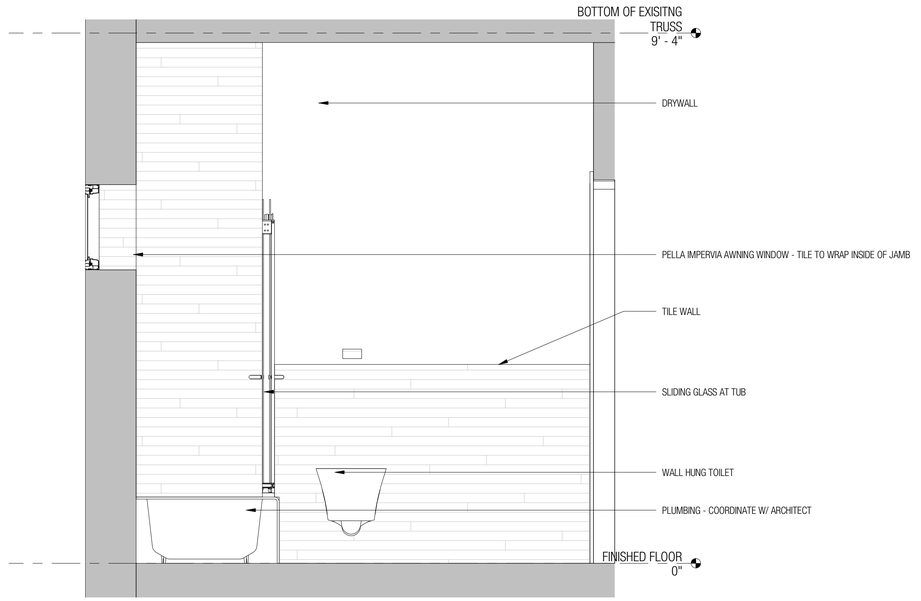
1 NORTH BATHROOM ELEVATION
3/4" = 1'-0"



2 EAST BATHROOM ELEVATION
3/4" = 1'-0"



3 SOUTH BATHROOM ELEVATION
3/4" = 1'-0"



4 WEST BATHROOM ELEVATION
3/4" = 1'-0"

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BROWN RENOVATION

INTERIOR ELEVATIONS

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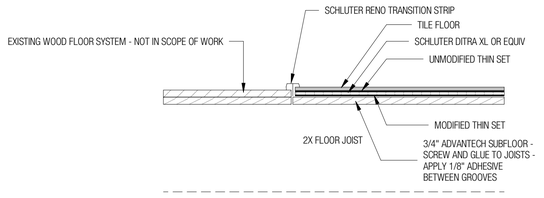
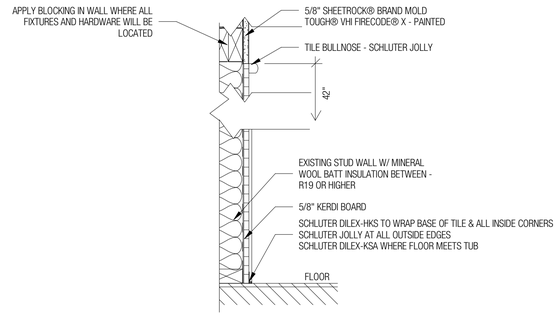
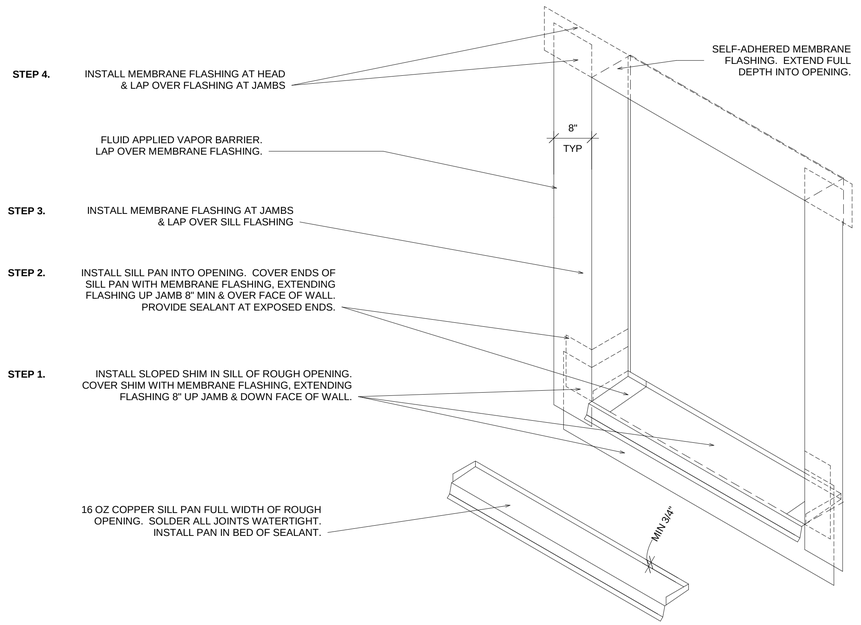
Scale 3/4" = 1'-0"



1 FLOOR DETAIL
1 1/2" = 1'-0"



2 BATHROOM WALL DETAIL
1 1/2" = 1'-0"



3 ROUGH OPENING FLASHING DETAIL
3/4" = 1'-0"

Window Schedule

Type Mark	Type	Head Height	Width	Height	Window Description	Color
A	Pella Impervia Single Hung Window	6' - 8"	2' - 4"	3' - 2"	Tempered Glazing 6/6 Lite Patern	White
B	Pella Impervia Awning Window	6' - 8"	2' - 4"	1' - 6"	Tempered Glazing 6/6 Lite Pattern - Tile Wall To Turn Into Jamb	White

**NOTE:
1. PELLA INVIEW SCREEN TO BE INSTALLED W/ NEW WINDOWS

Door Schedule

Mark	Type	Head Height	Width	Height	Type Comments
101	Flush Panel Door	6' - 8"	2' - 0"	6' - 8"	Coordinate Door Hardware w/ Owner & Architect

Casework Schedule

Type Mark	Location	Width	Depth	Height	Description	Count
C1	Kitchen	1' - 11"	1' - 0"	2' - 10 1/2"	Base Under Island Bookcase	1
C2	Kitchen	4"	2' - 0"	2' - 10 1/2"	Base Filler Pullout for Spices	1
C3	Kitchen	4"	2' - 0"	2' - 10 1/2"	Base Filler Pullout for Sheet Pans	1
C4	Kitchen	1' - 0"	1' - 0"	3' - 6"	Upper Cabinet w/ Shaker Panels - Fixed Panel on Short Side & Operable on Long Side	1
C5	Kitchen	1' - 4"	1' - 0"	3' - 6"	Upper Cabinet w/ Shaker Panels - Blind Corner Swing Out at Cabinet Right of Range	2
C6	Kitchen	2' - 0"	2' - 0"	2' - 10 1/2"	Base 4 Drawer Multi Storage	1
C7	Kitchen	2' - 0"	1' - 0"	3' - 6"	Upper 2 Door Cabinet w/ Shaker Panels	3
C8	Kitchen	3' - 0"	2' - 0"	1' - 0"	Upper 2 Door Cabinet w/ Shaker Panels Above Fridge Panels Below To Conceal Fridge	1
C9	Kitchen	1' - 9"	2' - 0"	2' - 10 1/2"	Base Cabinet - Single Door & Drawer - Blind Corner Swing Out Storage Within	1
C10	Kitchen	1' - 9"	2' - 0"	2' - 10 1/2"	Base 3 Drawer Storage	1
C11	Kitchen	1' - 2"	1' - 0"	2' - 10 1/2"	Base Under Island 4 Drawer Multi Storage	1
C12	Kitchen	2' - 4"	1' - 0"	2' - 10 1/2"	Base Under Island Cabinet - Double Door & 2 Drawer	1
C13	Kitchen	1' - 3"	2' - 0"	2' - 10 1/2"	Base Cabinet - Single Door & Drawer - Blind Corner Swing Out Storage Within	1
C14	Kitchen	1' - 3"	2' - 0"	2' - 10 1/2"	Base Trash Pullout	1
C15	Kitchen	3' - 0"	2' - 0"	2' - 10 1/2"	Base Cabinet - Double Door & 2 Slim Sink Drawers	1
C16	Laundry	7"	2' - 6"	7' - 0"	Pullout Storage	1
C17	Bathroom	2' - 11 1/2"	1' - 6"	2' - 5 1/2"	Base Vanity - Double Door & 4 Drawers	1
C18	Kitchen - Wall Unit	1' - 9 3/4"	10"	8' - 0"	Full Height Broom Closet - Fixed Panel on Front - Operable on Side	1
C19	Kitchen - Wall Unit	1' - 0"	1' - 9"	5' - 0"	Pullout Storage	2
C20	Kitchen - Wall Unit	1' - 0"	1' - 9"	2' - 10 1/2"	Base 3 drawer	2
C21	Kitchen - Wall Unit	1' - 10"	1' - 9"	2' - 10 1/2"	Base Cabinet - Double Door & Drawer - Built-in Microwave Above	1
C22	Kitchen - Wall Unit	1' - 10"	1' - 9"	2' - 0"	Upper Cabinet w/ Shaker Panels - T V Cubby Below	1
C23	Kitchen - Wall Unit	1' - 9 3/4"	10"	8' - 0"	Cabinet Storage	1

**NOTE:
1. ALL CABINETS & DRAWERS TO HAVE SHAKER PANELS
2. ADJUSTABLE SHELVES & SLOW CLOSE HARDWARE TO BE INSTALLED ON ALL CASEWORK
3. CABINETRY PULLS TO BE COORDINATED W/ ARCHITECT

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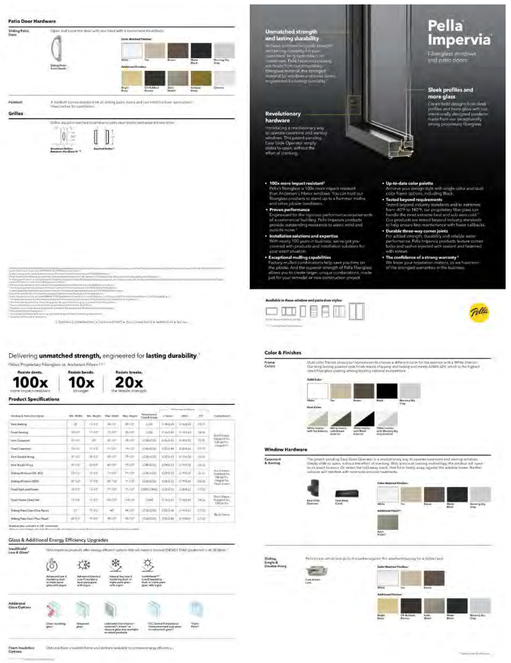
BROWN RENOVATION

SCHEDULES & FINISHES

Project number	21101
Date	01/11/21
Drawn by	JB
Checked by	SY

A501

Scale As indicated



1 WINDOW SPECIFICATION
3" = 1'-0"



2 WINDOW SCREEN SPECIFICATION
3" = 1'-0"



3 STORM DOOR SPECIFICATION
3" = 1'-0"



4 SIDING REPAIR SPECIFICATION
3" = 1'-0"

5 EXHAUST VENT SPECIFICATION
3" = 1'-0"

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BROWN RENOVATION

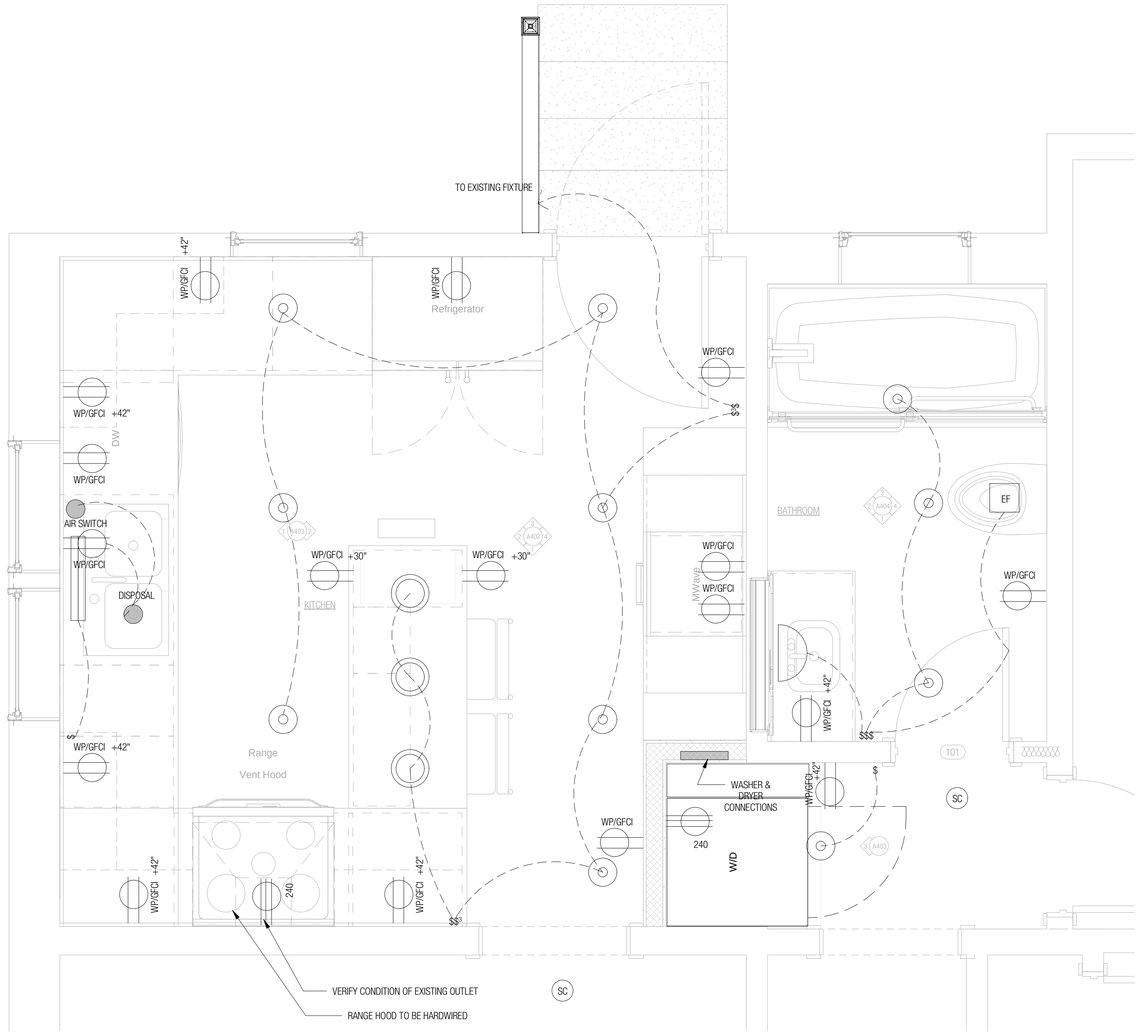
SPECIFICATIONS

Project number	21101
Date	01/11/21
Drawn by	JB
Checked by	SY

A502

Scale 3" = 1'-0"

DO NOT SCALE DRAWINGS



1 ENLARGED FLOOR PLAN - PROPOSED
3/4" = 1'-0"

ELECTRICAL PLAN GENERAL NOTES

1. VERIFY ALL ELECTRICAL FIXTURES, LOCATIONS, AND CONNECTIONS WITH ARCHITECT & OWNER PRIOR TO WORK
2. RANGE HOOD, DRYER, AND BATHROOM VENT TO EXHAUST THROUGH REAR WALL - SEE ELEVATIONS
3. GARBAGE DISPOSAL TO BE 3/4 HORSEPOWER OR STRONGER
4. BATHROOM EXHAUST TO BE HUMIDITY SENSING
5. WATER FILTRATION/SOFTENER TO BE INSTALLED UNDER SINK FAUCETS
6. TANKLESS HOT WATER SYSTEM TO BE INSTALLED ON HOUSE EXTERIOR - SEE ELEVATIONS
7. ELECTRICAL PANEL IS LOCATED IN HALLWAY - SEE 2/A101
8. RECESSED LIGHTS TO BE 4" LOTUS LED LIGHTS

ELECTRICAL PLAN LEGEND

$	SINGLE POLE SWITCH
$3	THREE WAY SWITCH
$D	DIMMER SWITCH
$3D	THREE WAY DIMMER SWITCH
$SC	SPEED CONTROL SWITCH
WP/GFCI	WATER PROOF/GFCI DUPLEX RECEPTACLE
GFCI	GFCI DUPLEX RECEPTACLE
	120 VOLT DUPLEX RECEPTACLE
240	240 VOLT DUPLEX RECEPTACLE
	QUADRUPLEX RECEPTACLE
	CEILING FAN
	UNDER CABINET LIGHT
	WALL MOUNTED FIXTURE
	RECESSED LIGHT FIXTURE.
	SURFACE MOUNTED LIGHT FIXTURE.
	PENDANT LIGHT FIXTURE.
S/C	SMOKE / CARBON MONOXIDE DETECTOR
EF	EXHAUST FAN
EFL	EXHAUST FAN WITH LIGHT
S	SPEAKER
	LED STRIP LIGHTING
TV	CABLE CONNECTION
	NETWORK/DATA CONNECTION

SIMONS YOUNG + associates

3 MORRIS STREET SUITE B
CHARLESTON SC 29403
843 277 0996
www.simonsyoung.com

No.	Description	Date

(C) 2021 COPYRIGHT SIMONS YOUNG + associates

BROWN RENOVATION

POWER & LIGHTING PLAN

Project number	21101
Date	01/11/21
Drawn by	JB
Checked by	SY

E101

Scale: As indicated

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
10 February 2021

1 Summary of Request

908 Washington Street, Window Replacement
Applicant: Jonathan Belgrove/Simons Young + Associates
The applicant is requesting Final approval for replacement of four rear windows associated with a kitchen and bathroom renovation.

This is a contributing structure in the Historic Preservation Neighborhood.

Background: This is the first submission for the currently proposed window replacement.

2 Facts

Property Address:	908 Washington Street
Parcel ID:	R120 004 000 0401 0000
Case Number:	21-05 HRB.1
Applicant:	**Jonathon Belgrove/Simons Young + Associates**
Type of Request:	Window Replacement
Zoning:	T4-HN
Use:	Residential





District Development Standards for T4-HN:

- **Minimum Lot Size:** *4,000 SF*
- **Setback requirements – Primary Structure:**
  - *Front – average prevailing setback on block*
  - *Rear setback – 15' minimum*
  - *Side Interior – 6'*
  - *Side Corner/Alley – 5' min., no max.*
- **Frontage Build out:** 75% Max**.**
- **Impervious Surface Coverage***:* 55% maximum for rooftops
- **Permitted Uses:** Single Family Dwelling, or Two- or Three-Unit Dwelling is permitted by right in the T4-HN zoning classification.

References:

- The Beaufort Preservation Manual
- The Beaufort Preservation Manual Supplement

3 STAFF COMMENTS / RECOMMENDATION

1. Page 38 of the Beaufort Preservation Manual Supplement states the following regarding historic windows:

    a. "Save as much historic fabric as possible. This may involve removing deteriorated sections and patching. Historic windows should be replaced only if they are beyond repair."

    b. "Repair or replace in-kind. The profiles of window frames, sash, mullions, muntins, beads, and stops are critical elements to the appearance and character of the window and must be closely replicated. The 'relief' of these elements, the relationship of their receding planes, cause the shadow lines which determine the character of the window. Replacement windows should thus duplicate the existing historic window."

    c. "Replacement windows should match the number of lights of the existing sash. In the case of replacing previous non-historic windows, the number of lights in the new window should be consistent with the style and period of the building."

2. The Secretary of Interiors Standards for Rehabilitation State that:

    a. ***Recommends*** *"*Repairing window frames and sash by patching, splicing, consolidating, or otherwise reinforcing them using recognized preservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated, broken, or missing components of features when there are surviving prototypes, such as sash, sills, hardware, or shutters."

    b. ***Does not recommend "***Removing window features that could be stabilized, repaired, or conserved using untested consolidants, improper repair techniques, or unskilled personnel, potentially causing further damage to the historic materials…Replacing an entire window when repair of the window and limited replacement of deteriorated or missing components are feasible."

3. Sanborn maps show the original footprint of the house as late as 1958, and it appears that the rear of the house has been altered since that time. It is unclear when the rear was altered, which puts the historic nature of the four rear windows and screen door proposed to be replaced into question. Staff believes that the original footprint of the house was likely that which is under the northernmost gable, and the back gable portion was likely added as part of a later project. This would mean that the front two over two windows are likely most historic (especially due to the protective nature of the porch), and the six over six wood windows on the rest of the building likely came next in an alteration after 1958. The four windows called out in this application may date back to the date of the addition, or they may have been salvaged from an older building. The SDL horizontal light windows are not historic, but all six over six windows likely are historic.

4. Staff feels that the three SDL horizontal light windows may be replaced, but the replacement windows should be wood, true divided light windows. Staff supports the replacement windows being six over six windows.

5. Staff views all existing six over six windows to be historic and recommends that they are repaired and maintained per the standards listed above or replaced in kind with wood, true divided light windows that are the same size as the existing windows. If the applicant has sufficient evidence that the single six over six window proposed to be replaced in this application is not historic, Staff would support replacement of this window with a true divided light, six over six wood window of a different size if needed to accommodate the interior kitchen layout.

6. Staff supports the proposed removal of the aluminum storm windows. If storm windows are necessary on the building, they must be replaced per Page 55 of the Beaufort Preservation Manual Supplement, which states that "Where increased thermal performance is required of existing windows, install interior thermal storm windows within existing openings. Allow for air circulation between windows. Match the color of the existing window. Match opening size and overall design. Metal thermal sash is recommended for metal windows, and wood, PVC, or vinyl thermal sash is recommended for wood windows."

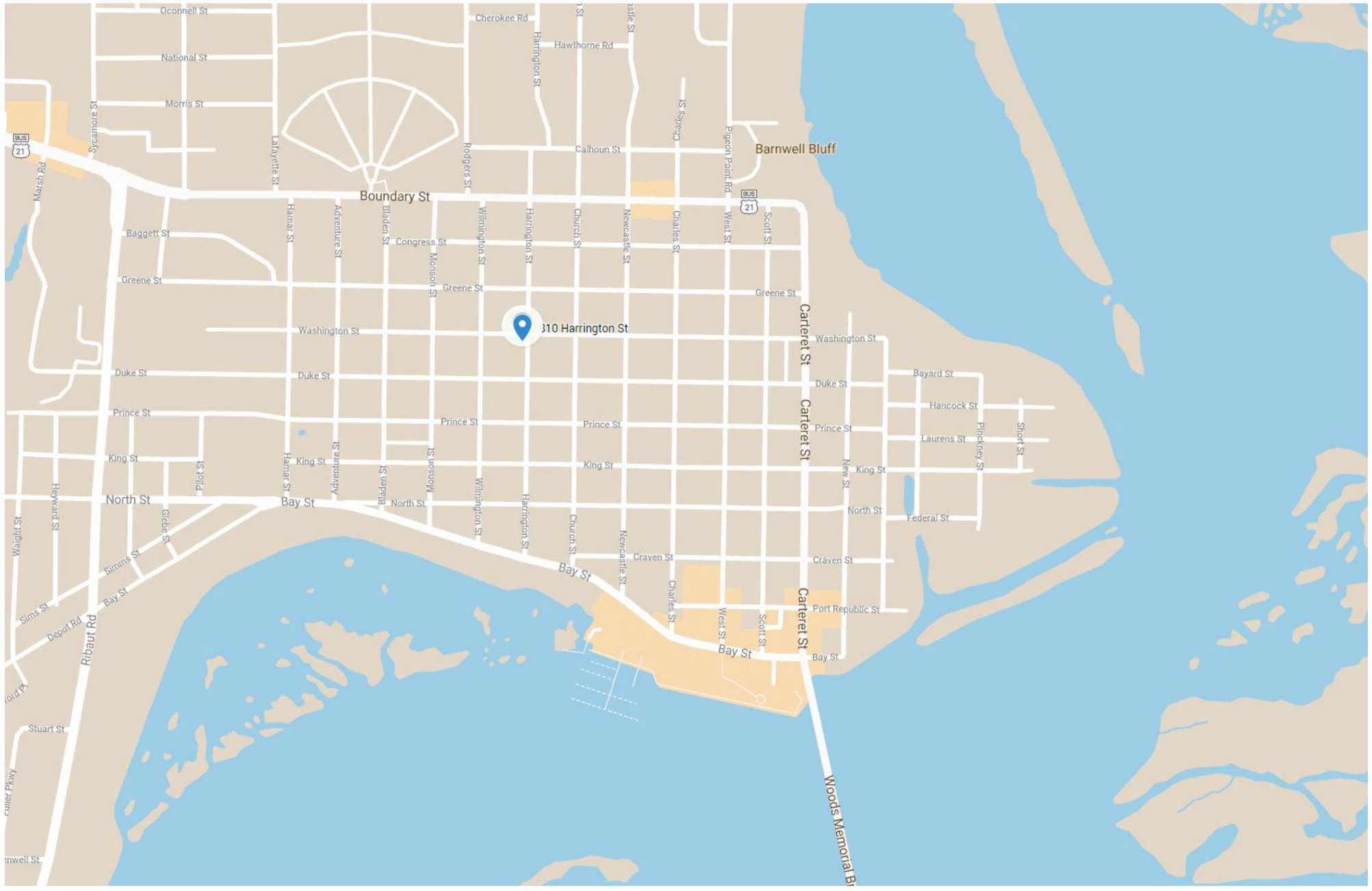
7. Staff believes the rear screen door is likely not historic and supports replacement, however, the proposed aluminum storm door replacement is not a recommended approach per page 36 of the Preservation Manual Supplement, which states that aluminum screen doors are not recommended and that replacement doors should be appropriate to the period of the house. Staff recommends replacing this door with a wood door that is period appropriate and compliant with guidelines for screen doors noted on page 94 of the Preservation Manual.

STAFF RECOMMENDATION:

Final Approval with noted conditions.

CITY STAFF INTRODUCTION

810 HARRINGTON STREET



PROJECT LOCATION - 810 HARRINGTON STREET



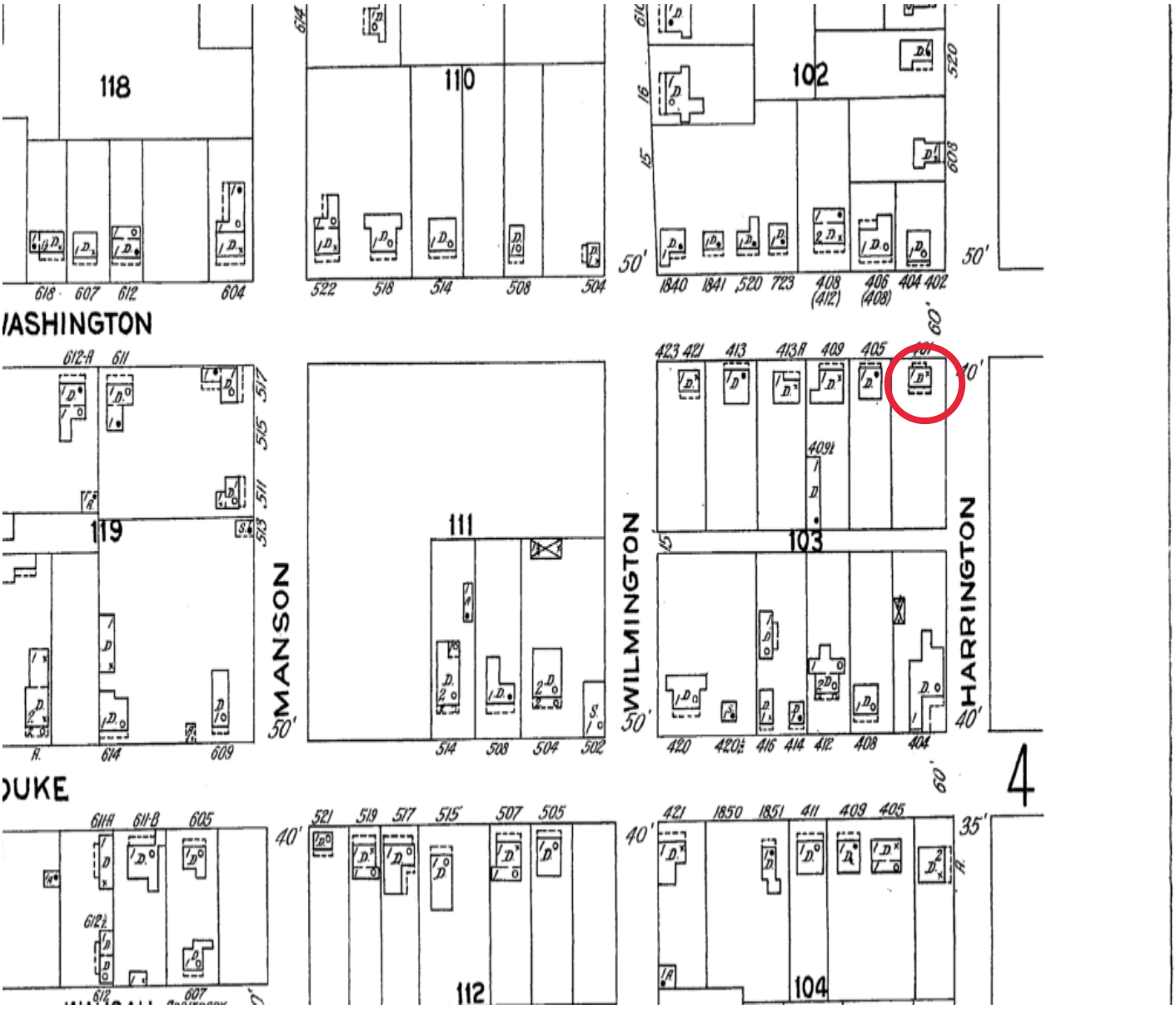

810





ProQuest® Digital Sanborn Maps, 1867–1970

Beaufort Sept. 1924, Sheet 9



1924 SANBORN MAP, 810 HARRINGTON CIRCLED

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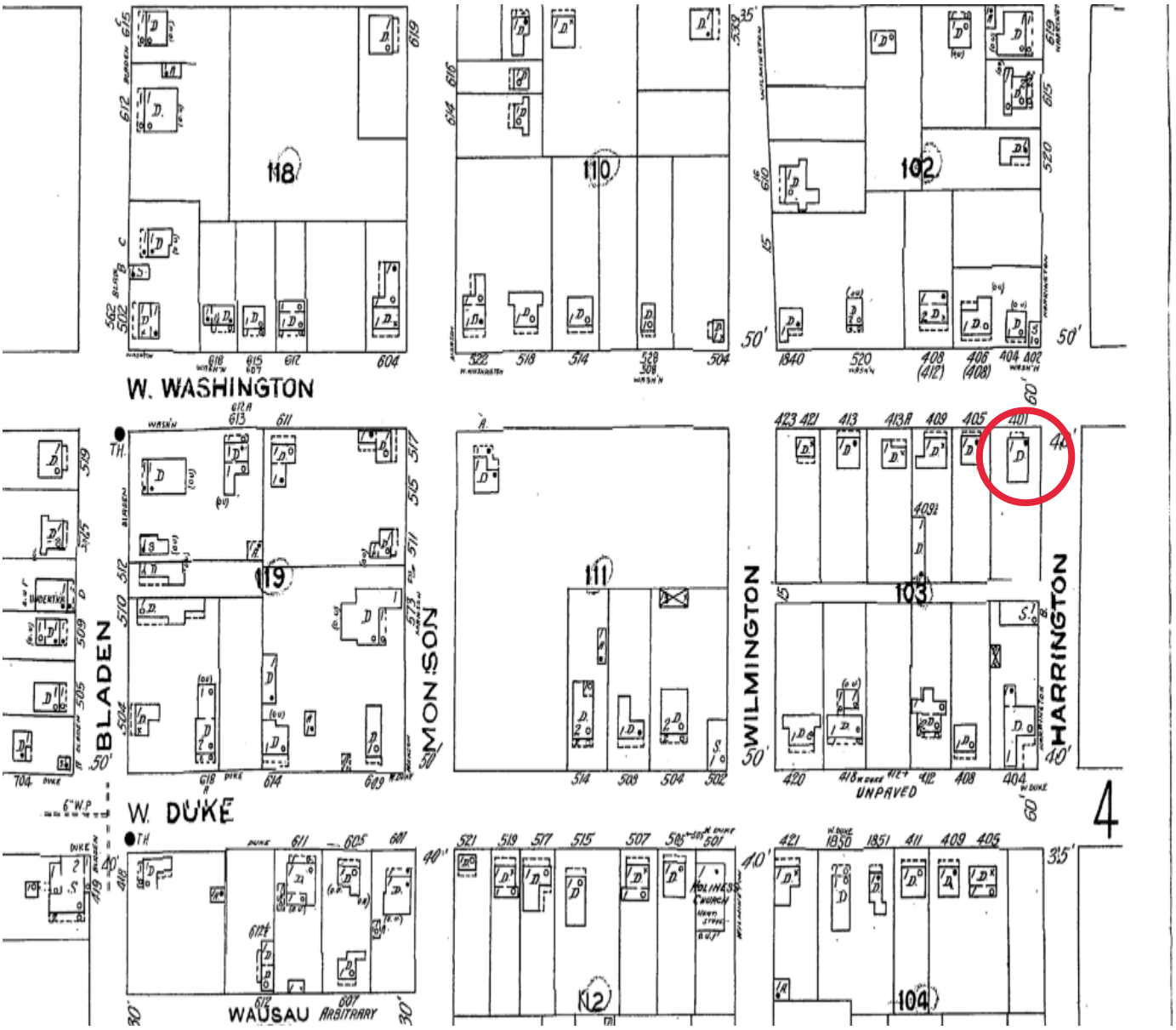
ProQuest® Digital Sanborn Maps, 1867–1970

Beaufort Sept. 1924-Mar. 1942, Sheet 9



1942 SANBORN MAP, 810 HARRINGTON CIRCLED

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PHOTO FROM 8/18/2020
STAFF SITE VISIT



PHOTO FROM 8/18/2020
STAFF SITE VISIT



PHOTO FROM 8/18/2020
STAFF SITE VISIT

PHOTO FROM 8/18/2020
STAFF SITE VISIT

APPLICANT PRESENTATION

810 HARRINGTON STREET

$ PAID 1/13/21 CK

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

21-03HRB.1

☐ Staff Review
☒ Board Review

Application Fee: *see attached schedule*

OFFICE USE ONLY: **Date Filed:** 1/13 **Application #:** 21467 **Zoning District:** T4-HN
BCAGHS Survey: ☒ Yes ☐ No 41-13-1172

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: ☐ Conceptual ☐ Preliminary ■ Final ☐ Bailey Bill Approval* ☐ Change After Certification
**Requires a Bailey Bill – Part A Preliminary Review Application Form*

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ☐ Yes ☐ No

Applicant, Property, and Project Information

Applicant Name: Jeremiah Smith; Allison Ramsey Architects

Applicant Address: 1003 Charles St

Applicant E-mail: jeremiah@allisonramseyarchitect.cc Applicant Phone Number: 843-986-0559 ext

Applicant Title: ☐ Homeowner ☐ Tenant ■ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant): Steven McHugh

Owner Address: 810 Harrington St

Project Name: McHugh Residence

Property Address: 810 Harrington St

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0353 0000

Date Submitted: 1-13-2021

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: Jeremiah Smith Date: 1-13-21

Owner's Signature: Steven McHugh Date: 1-13-21

(The owner's signature is required if the applicant is not the owner.)

Required Project Information

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Project Name: McHugh Residence

Property Size in Acres: 0.13 Proposed Building Use: Residential

Nature of Work (check all that apply):

☐ New Construction, Primary Structure ☐ New Construction, Primary Structure ■ Alterations / Additions

☐ Demolition* ☐ Relocation* **Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
782 SF

Is this project a redevelopment project: ☐ Y ☐ N

Are there existing buildings on the site? ☑ Y ☐ N if yes, will they remain? ☑ Y ☐ N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

Homeowner wants to add a covered porch to the rear yard. Home is existing; GIS estimates circa 1920. Details, materials, and colors will match existing as much as possible.

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: jbachety@cityofbeaufort.org: | Phone: (843) 525-7011 | Fax: (843) 986-5606

BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997

INTENSIVE LEVEL BUILDING INVENTORY FORM

Statewide Survey Site Form
State Historic Preservation Office
South Carolina Department of Archives and History
Columbia, SC

Site Number: U- 13 - 1172
(Access / County / Site #)

USGS Quad: 025 Beaufort
Doc. Level: Intensive Level-Building

Historic name(s):
Common name(s):
Map Ref.: BFT 09 (TL)
City Block Ref.: 103
Tax Number: R120 004 000 0353 0000
Island: Port Royal Is.
Address/location: **810 Harrington St.**
City/Vicinity of (vic.) Beaufort
Date: 1930 ca.
Alteration date: 1998
Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown
Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object
Historic use(s): single dwelling
Current uses: vacant

National Register Status:	Date:	Listing Name:	NRIS #
National Register Historic District (NHL, 11/73)	12/17/69	Beaufort Historic District	69000159

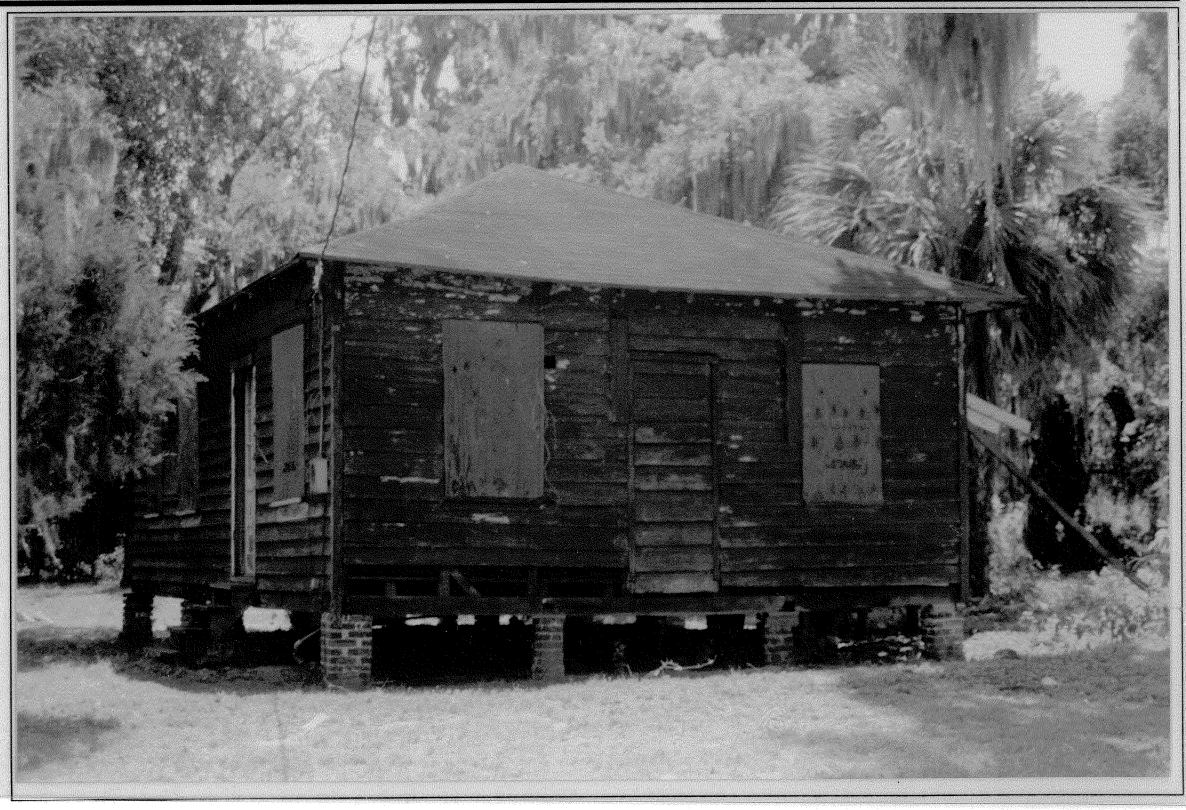
SHPO National Register Evaluation: Contributes to listed district
Name: Beaufort Historic District

Consultant Recommendation:
Name:

Previous Survey:

		Reference:	Notes:
☐ H.A.B.S.	☐ Other		
☐ Feiss-Wright (1969)			
☐ Historic Resources of the Lowcountry (1979)			
☐ Milner Historic District Inventory (1979)			
☐ A Guide to Historic Beaufort (1995 ed.)			

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

Date: 8/1/97
Recorder: D. Schneider, Historic Beaufort Fdn.

Roll #	Neg.	View of:
S-12	23	N facade & E elev., fac. SW

Style: Folk: pyramidal

Commercial Form:

Core Shape: rectangular

Stories: 1 story

Construction: frame

Roof: Shape: hip

Material: composition shingle

Chimney: Type: not visible

Material:

Exterior Walls: weatherboard

Windows: single

Type: double hung

Pane Config.: concealled

Doors: single

Foundation: brick piers

Porch Height:

Porch Width:

Porch Roof Shape:

Porch Details:

Decorative Elements:

Outbuildings: none

Interior Features:

Number of Related Resources:

Surroundings: residential

Acreage:

Quadrangle: Beaufort

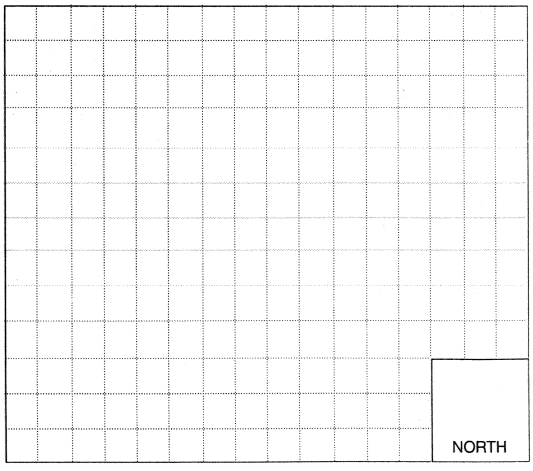
Alterations: Alteration date: 1998 Integrity: fair Condition: good

Plywood coverings at windows. The house underwent rehabilitation in early 1998. The basic form of the house was retained, while a boxed cornice was installed over the original exposed rafter ends.

Description: 4 x 3 bay rectangular frame dwelling w/hipped roof w/exposed rafter ends. Small 1x1 bay shed addition at rear. Entrances at principal east, north, and south elevations.

Historical Data: A small rectangular house facing Washington Street with front and rear porches is indicated on this site on the 1912 and 1924 Sanborn maps (this area of the city was not recorded on earlier maps). The present house is set facing Harrington Street. The tax assessor's records indicate that the present building was constructed in 1964. Construction details conflict with this and suggest a construction date of between about 1920 and 1950. Further documentation might indicate the nature of this discrepancy. Since numerous buildings have been documented as having been relocated in this neighborhood, perhaps the 1964 date reflects this. Cited on "Vacant & Abandoned Building List" dated July 1989 ("updated by HBF April 12, 1990") in Historic Beaufort Foundation files.

Sketch:

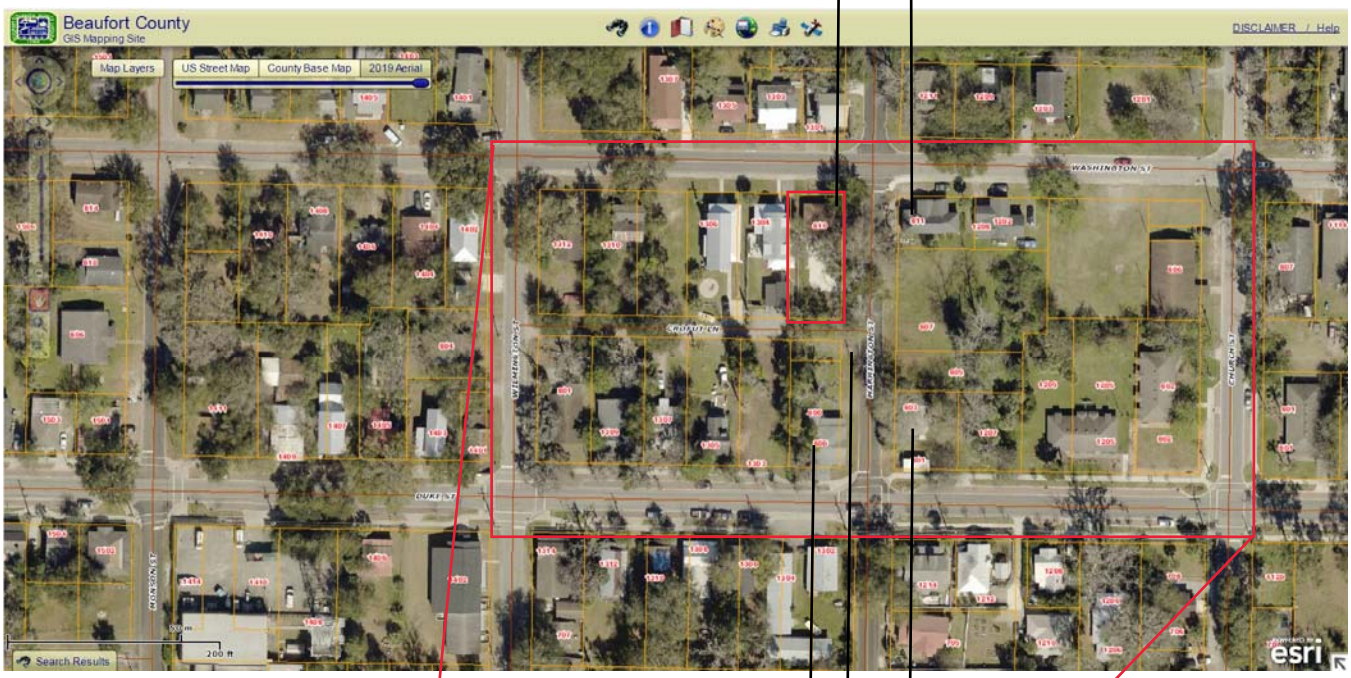


Site Number: U - 13 - 1172

Informant/ Bibliography: County tax assessment records. Sanborn maps for 1912 and 1924.

810 HARRINGTON

811 HARRINGTON



800 HARRINGTON

803 HARRINGTON

804 HARRINGTON



CONTEXT

810 HARRINGTON ST. - STREETSIDE





810 HARRINGTON ST. - REAR

908 HARRINGTON



804 HARRINGTON





910 HARRINGTON



1301 WASHINGTON

HARRINGTON STREET CONTEXT

803 HARRINGTON



1215 PRINCE



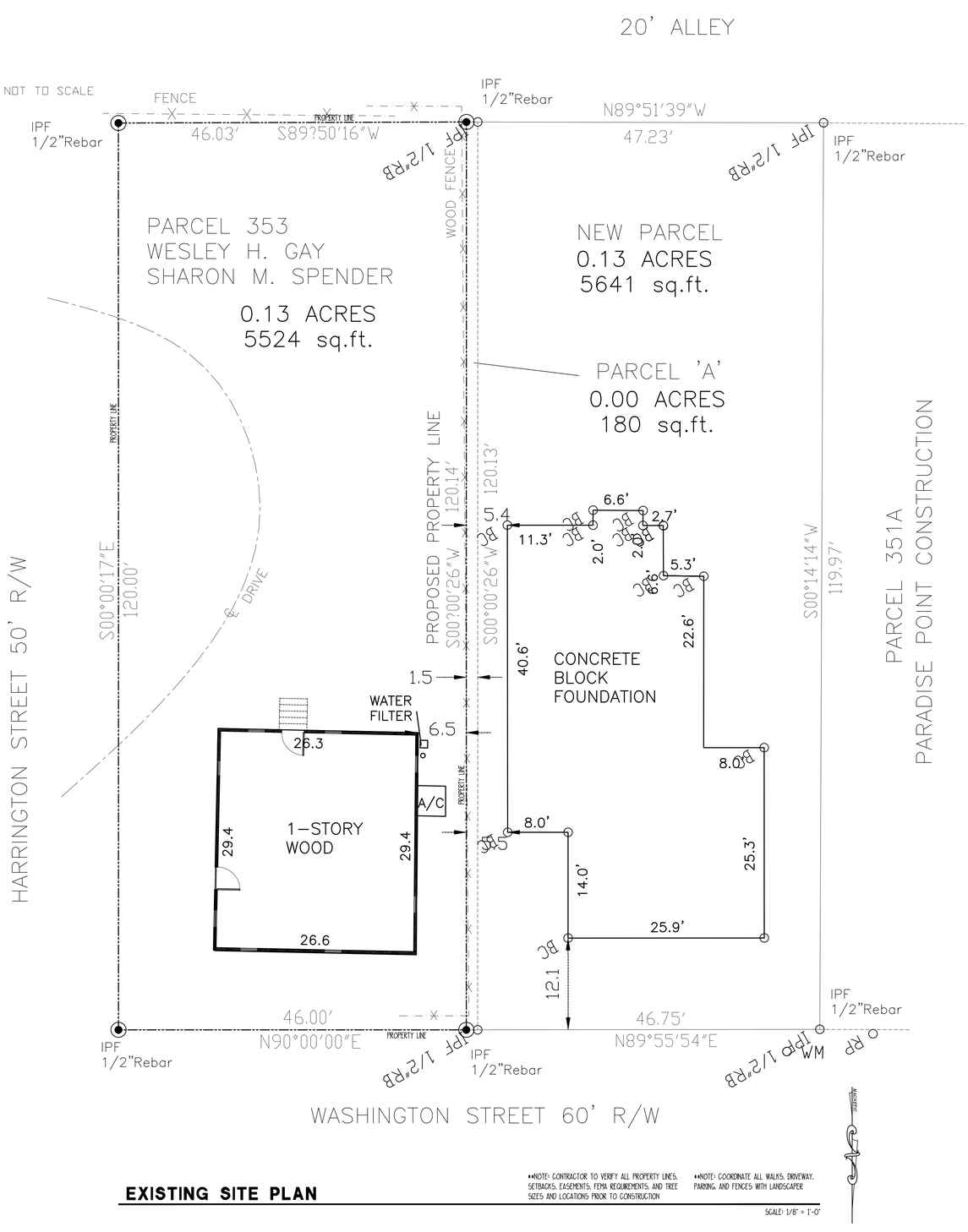


811 HARRINGTON



800 HARRINGTON

HARRINGTON STREET CONTEXT



REFERENCE NOTES (REPRODUCED FROM REFERENCE PLAT):

IPF = IRON PIN FOUND
IPS = IRON PIN SET
WM = WATER METER

REFERENCE PLAT:	PROPOSED LOT LINE CORRECTION BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR:	PARADISE POINT CONSTRUCTION
PREPARED BY:	DAVID S. YOUMANS 2201 BOUNDARY STREET, SUITE 103 BEAUFORT, SOUTH CAROLINA
PREPARED ON:	02/24/2017 AS JOB # P16195A/JJ

EXISTING SITE PLAN

*NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, FEMA REQUIREMENTS, AND TREE SIZES AND LOCATIONS PRIOR TO CONSTRUCTION

*NOTE: COORDINATE ALL WALKS, DRIVEWAY, PARKING, AND FENCES WITH LANDSCAPER

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

McHUGH RESIDENCE

810 HARRINGTON STREET, BEAUFORT, SOUTH CAROLINA

ALLISON RAMSEY Architects, Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET CITY PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OF THIS PLAN TO ENFORCE THE FOLLOWING: BEFORE CONSTRUCTION, VERIFY ALL EASEMENTS, SETBACKS AND ADJACENT PROPERTIES. ALL ELEVATIONS MUST CONFORM TO ANY FEMA CONSTRUCTED FROM THIS PLAN.

- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- UTILITY LOCATIONS: UTILITY LOCATIONS, ONLY ENGINEERING ASPECTS SHOULD BE CONSIDERED
- STAKE ALL BUILDING LOCATIONS
- HVAC & PLUMBING LOCATIONS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
- ADJUST ELEVATIONS AS NECESSARY TO MEET LOCAL CODE REQUIREMENTS FOR FLOOD ZONE AREAS
- NOTIFY ALL CONTRACTORS WITH LOCAL CONDITIONS AND REQUIREMENTS

DATE:	01/22/2021
JOB NO.	20130
DWN. BY:	JWAS
DWG. NAME:	20210122-20130.DWG

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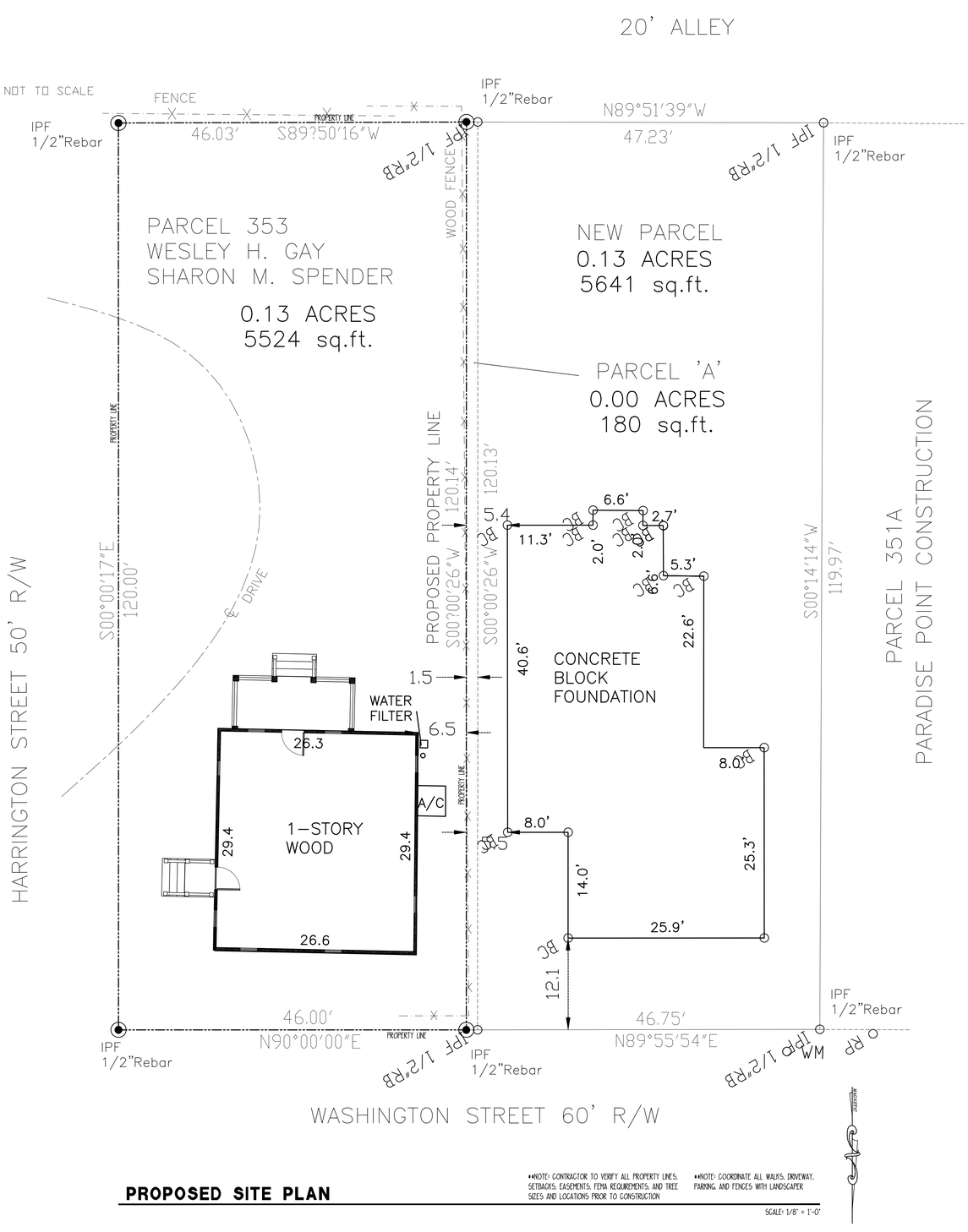
S1



REFERENCE NOTES (REPRODUCED FROM REFERENCE PLAT):

IPF = IRON PIN FOUND
IPS = IRON PIN SET
WM = WATER METER

REFERENCE PLAT:	PROPOSED LOT LINE CORRECTION BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR:	PARADISE POINT CONSTRUCTION
PREPARED BY:	DAVID S. YOUMANS 2201 BOUNDARY STREET, SUITE 103 BEAUFORT, SOUTH CAROLINA
PREPARED ON:	02/24/2017 AS JOB # P16195A/JJ

PROPOSED SITE PLAN

*NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, FEMA REQUIREMENTS, AND TREE SIZES AND LOCATIONS PRIOR TO CONSTRUCTION

*NOTE: COORDINATE ALL WALKS, DRIVEWAY, FARRING, AND FENCES WITH LANDSCAPER

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

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- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- STAIRS, ROCKET LOCATIONS, CHASES, ENGINEERING ASPECTS SHOULD BE CONSIDERED
- ALL SITE WORK
- HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
- ANY PART OF EASEMENTS, SETBACKS, FLOOD ZONE AREAS, AND CONDITIONS, AND ANY OTHER ELEMENTS, SITUATIONS NOTED LOCAL CHAPTER AND CHAPTER

DATE:	01/22/2021
JOB NO.	20130
DWN. BY:	JWAS
DWG. NAME:	20201222-20130.DWG

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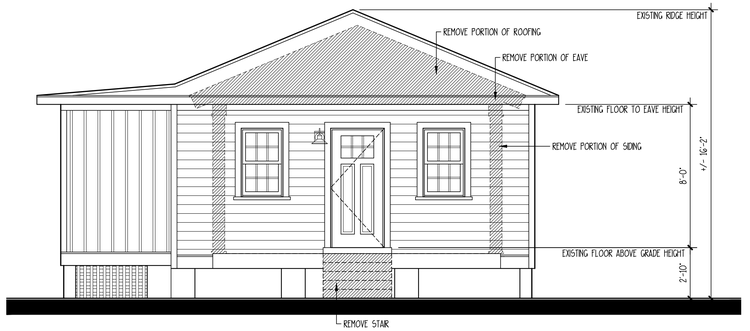
S2



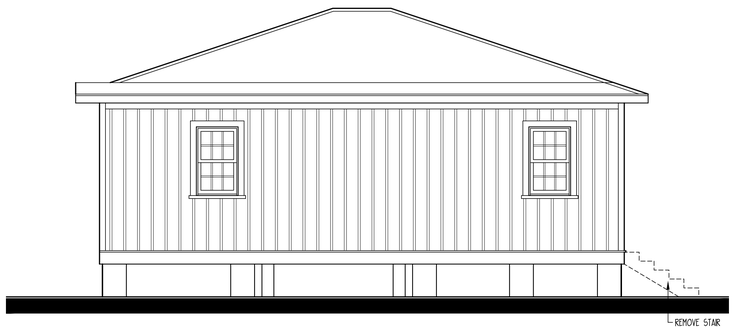
4 **EXISTING LEFT ELEVATION**

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



3 **EXISTING REAR ELEVATION**

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



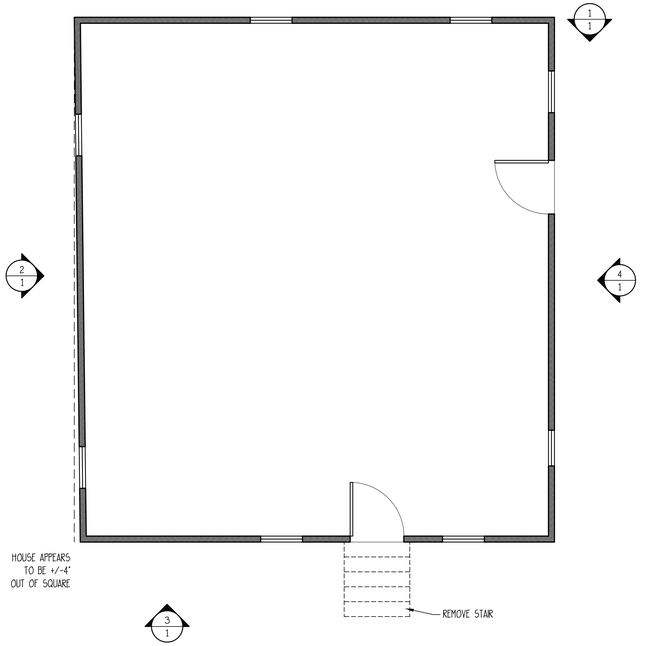
2 **EXISTING RIGHT ELEVATION**

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



1 **EXISTING FRONT ELEVATION**

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



EXISTING FLOOR PLAN

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

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- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY, DIMENSIONING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
- PLACE PLUMBING LOCATIONS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL PLUMB. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SUITED CORRECT FOR YOUR PARTICULAR REGION AND CONDITIONS.
- VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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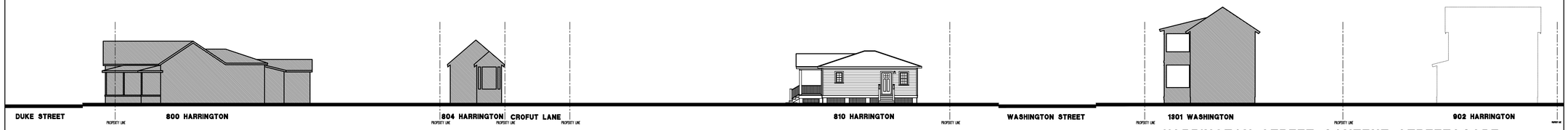
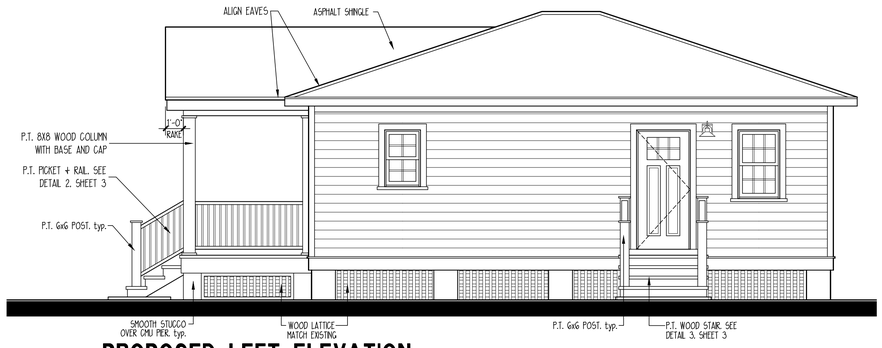
DATE:	01/22/2021
JOB NO.	20130
DWN. BY:	JWAS
DWG. NAME:	20210122-20130.DWG

1



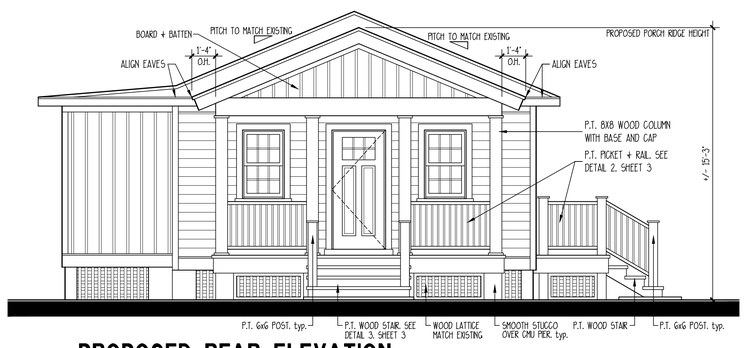
HARRINGTON STREET CONTEXT STREETSCAPE

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



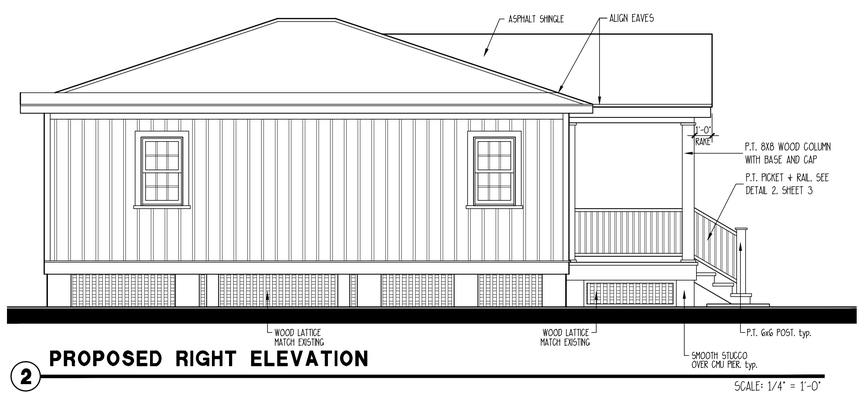
4 PROPOSED LEFT ELEVATION

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



3 PROPOSED REAR ELEVATION

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



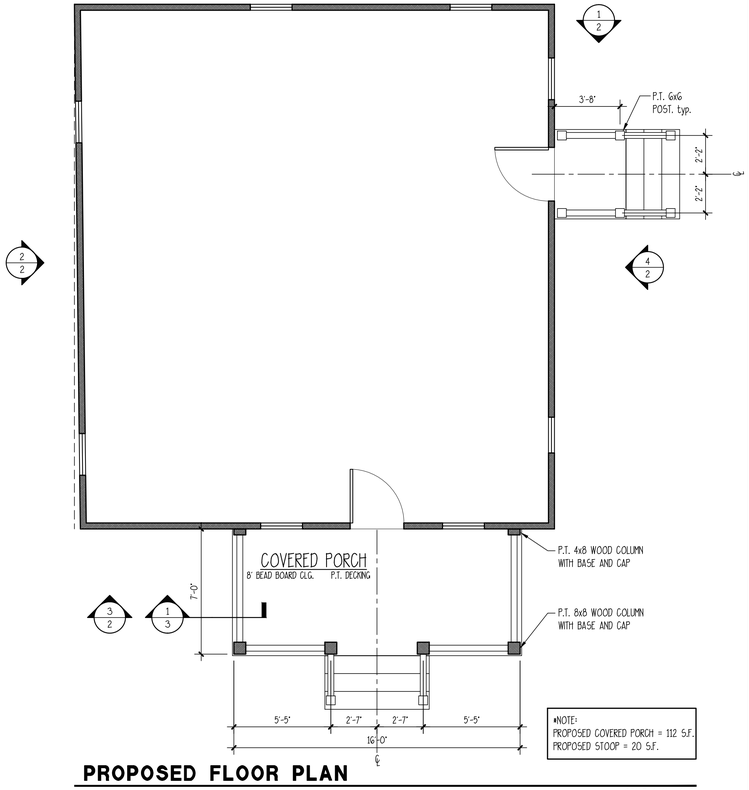
2 PROPOSED RIGHT ELEVATION

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



1 PROPOSED FRONT ELEVATION

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



PROPOSED FLOOR PLAN

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

McHUGH RESIDENCE

810 HARRINGTON STREET, BEAUFORT, SOUTH CAROLINA

ALLISON RAMSEY Architects, Inc. creating sustainable timeless design
1003 Charles St
Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET CRP PROFESSIONAL STANDARDS AND PRACTICES. PROMOTERS, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OF THIS PLAN TO ENFORCE THE FOLLOWING BEFORE CONSTRUCTION BEGINS. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY WORK CONSTRUCTED FROM THIS PLAN.

- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- STAIRS, ROCKET LOCATIONS, CMU, ENGINEERING ASPECTS SHOULD BE INCORPORATE
- HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
- ANY SITE ELEMENTS, LANDSCAPING, ETC. COULD CHANGE DUE TO SITE CONDITIONS AND OTHER ELEMENTS. CONTRACTOR TO COORDINATE AS NEEDED
- NOTIFY ALL REQUIRED AGENCIES BEFORE CONSTRUCTION BEGINS

DATE:	01/22/2021
JOB NO.	20130
DWN. BY:	JWAS
DWG. NAME:	20210122-20130.DWG

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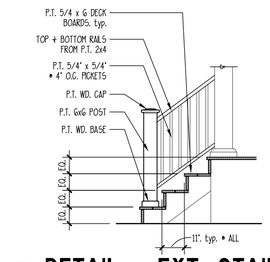
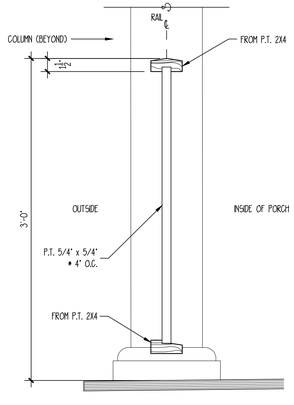
2

COLORS + MATERIALS LIST - VERIFY w/ ARCHITECT	
BOARD + BATTEN SIDING IN GABLE	COLOR TO MATCH EXISTING FIBER CEMENT
PICKETS	WHITE - PRESSURE TREATED WOOD
COLUMNS + CORNER TRIM	WHITE, MATCH EXISTING - PRESSURE TREATED WOOD
STUCCO BASE	WHITE
EAVES + FASCIA	WHITE, MATCH EXISTING - PRESSURE TREATED WOOD
TOP RAIL, PORCH FLOOR, STAIR TREADS	GREY - PRESSURE TREATED WOOD
ARCH. SHINGLES	MATCH EXISTING
FOUNDATION SCREENING	WHITE, MATCH EXISTING - PRESSURE TREATED LATTICE



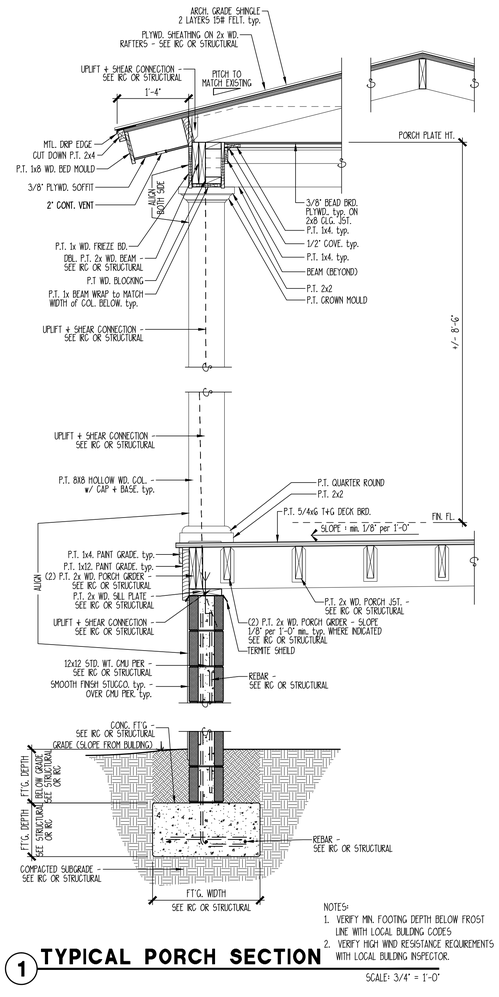
3 DETAIL @ EXT. STAIRS

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



2 PICKET & RAIL DETAIL

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



NOTES:
1. VERIFY MIN. FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING CODES
2. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BULDING INSPECTOR.

1 TYPICAL PORCH SECTION

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

McHUGH RESIDENCE

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(843) 986-0559
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET TYP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BY QUALIFIED PROFESSIONALS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FROM THIS PLAN.

-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE
ALL APPLICABLE CODES
-HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL PROS. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
-ARCHITECT ASSUMES NO LIABILITY FOR CONSTRUCTION ERRORS AND OMISSIONS. ARCHITECT ASSUMES NO LIABILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES.

DATE:	01/22/2021
JOB NO.	20130
DWN. BY:	JWAS
DWG. NAME:	20210122-20130.DWG

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Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
10 February 2021

1 Summary of Request

810 Harrington Street, Porch Addition
Applicant: Jeremiah Smith/Allison Ramsey Architects
The applicant is requesting Final approval of an addition of a covered porch to the rear yard and stoop at the Harrington Street entrance.

This is a contributing structure in the Historic Conservation Neighborhood.

Background: This is the first submission for the currently proposed porch addition.

2 Facts

Property Address:	810 Harrington Street
Parcel ID:	R120 004 000 0353 0000 0000
Case Number:	21-03 HRB.1
Applicant:	**Jeremiah Smith, Allison Ramsey Architect**
Type of Request:	Porch Addition
Zoning:	T4-HN
Use:	Residential

District Development Standards for T4-HN:

- **Minimum Lot Size:** *4,000 SF*
- **Setback requirements – Primary Structure:**
  - *Front – average prevailing setback on block*
  - *Rear setback – 15' minimum*
  - *Side Interior – 6'*
  - *Side Corner/Alley – 5' min., no max.*
- **Frontage Build out:** 75% Max**.**
- **Impervious Surface Coverage***:* 55% maximum for rooftops, additional 10% allowed
- **Permitted Uses:** Single Family Dwelling, or Two- or Three-Unit Dwelling is permitted by right in the T4-HN zoning classification.



References:

- The Beaufort Preservation Manual
- The Beaufort Preservation Manual Supplement
- The Northwest Quadrant Design Principles

3 STAFF COMMENTS / RECOMMENDATION

1. In August of 2020, it was brought to Staff's attention that a project at 810 Harrington Street erroneously received a building permit in February of 2019 without approval from the Historic Review Board, and replacement of existing windows, siding, and existing brick steps was approved. Staff granted a retroactive approval for the permitted work and reviewed the following additional items at Staff Level after notifying the Board:

    i. *Board and Batten Siding on the non-historic addition*
    ii. *Changes to the fascia board of non-historic roof and alignment between the historic and non-historic roof forms. Staff supports the bottom of the eaves aligning, but recommends the non-historic eave (fascia and soffit) be set back from historic main house at least two (2) inches so the historic roof is prominent.*
    iii. *Replacement of roofing material with asphalt shingle / asphalt roll roofing*

    Staff has noted that the roof eaves are not proposed to be changed per the comments above. Staff stands by original comments and recommendations for setting back non-historic eave from the main house by at least two inches so that the historic roof is prominent.

    Staff has also noted that the lattice work on the existing front and rear elevations was not present in August of 2020, nor was it erroneously permitted in February 2019. This lattice siding should therefore be viewed as a part of this application. Applicant to ensure that this latticework complies with page 28-29 of the Beaufort Preservation Manual Supplement.

2. There is confusion on the date that this house was constructed: the tax assessor's record listed the present building was constructed in 1964, but construction details indicate a construction date between 1920 and 1950. The historic structures survey notes that this discrepancy may be due to a possible relocation of the structure around the 1964 date. An addition to the West of the structure was added after 1997. The photo in the Historic Sites Survey shows that at one time there may have been an entry on the Washington street side of the structure that has since been abandoned. An entry on the Harrington Street side has been maintained. Staff views this Harrington Street side as the primary frontage, and the space south of the structure is considered to be a rear yard.

3. The applicant is proposing the addition of a stoop along Harrington Street. Since Harrington Street is considered the front of the property, this is compliant with Section 4.5.4 of the Beaufort Code, which lists required frontage types for Single Family Detached Houses. Staff feels that the Harrington Street entrance needs to be more prominent than the rear entry in order to establish a true primary frontage along Harrington Street. The stoop must be larger than

currently designed, exceeding the minimum required size of 4 feet by 4 feet per Section 4.4.D of the Beaufort code. Staff also recommends adding a roof covering above the stoop to achieve a more prominent entry. A walkway to this door from the street and the addition of the address numbers around this door would also help this entry to read as the front door.

4. The gable roof proposed on the porch addition on the rear of the structure feels very appropriate for a front porch but feels too prominent for a rear porch on this house, given that it is on a corner lot and has a hipped roof. The rear porch roof should be subordinate to the rest of the structure. Staff recommends the applicant consider a hipped roof rather than a gable roof to give this rear porch a more subordinate nature.

5. If the board agrees with proposed gable condition and gable is maintained, the fascia board currently designed for the rear porch should be altered, as it is currently too heavy. The eaves should align as noted on the elevation, but the fascia board should be smaller to match the existing fascia size on the house. Additionally, if the gable design is maintained, Staff will need to review a detail of how the board and batten in the gable terminates at the porch beam.

6. Regardless of the roof design, the porch column and foundation details should be altered so that the column base extents align with the outside face of foundation wall below. Additionally, the slope of the porch as shown in the porch wall section should slope north to south and not east to west.

7. Page 28 of the Beaufort Preservation Manual Supplement states that “The rhythm of the bays, as established by the porch columns, should follow the rhythm of the solids and voids of the house façade behind it.” From the proposed Rear Elevation, it appears that the existing door is not centered between the existing windows, which makes it difficult to comply with this section. Staff recognizes that the applicant has made good effort to comply with this section with the given existing conditions. Staff supports the layout of the porch bays as designed.

8. P. 30 of the Beaufort Preservation Manual Supplement states that “In the case of … a new porch floor, tongue and groove wood flooring laid with a maximum 1/16” gap between boards is recommended to allow for expansion and prevent buckling. This should be fully back-primed prior to installation….The ends of the porch floor boards should receive wood edging.” Applicant to ensure and demonstrate compliance with this section of the Supplement.

9. Other than the comments noted above, the other proposed porch details and the railing and stair details appear to be appropriate.

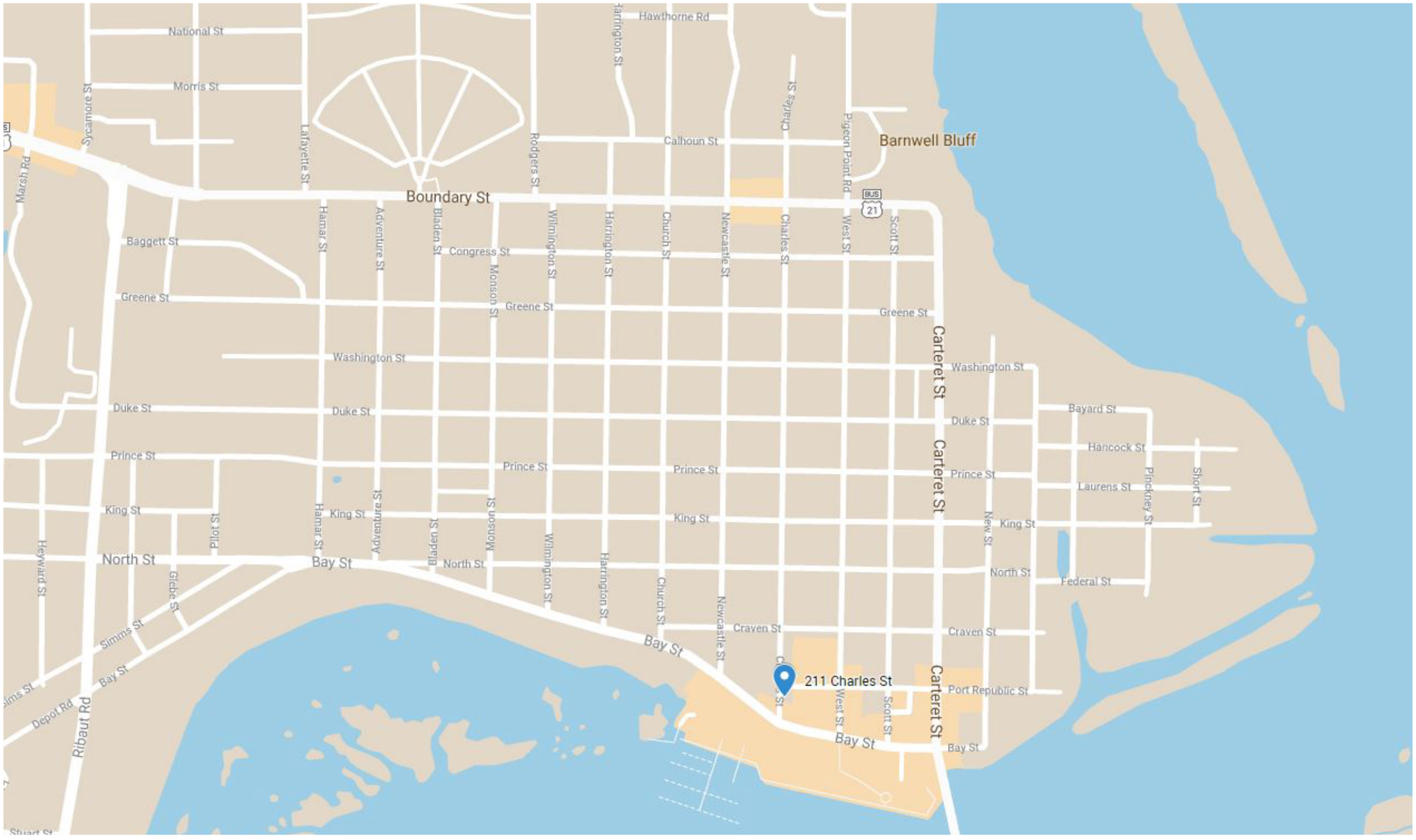
STAFF RECOMMENDATION:

Preliminary Approval with noted conditions.

CITY STAFF INTRODUCTION

211 CHARLES STREET

DEMOLITION



PROJECT LOCATION - 211 CHARLES STREET


ONE WAY
DO NOT
ENTER


LOADING ZONE
TRUCKS ONLY
Loading & Unloading 9am - 7pm


LOADING ZONE
TRUCKS ONLY

List of Nonontributing Resources

Note: This inventory of resources is based upon the 1998 Beaufort County Above Ground Historic Resources Survey conducted by Brockington Associates, Brooker Architectural Design Consultants, Historic Beaufort Foundation and Preservation Consultants, Inc. The list was updated by David B. Schneider in August 2000 to reflect new information provided in the revised district nomination and to fully inventory noncontributing sites. Small-scale ancillary buildings and temporary structures are not included but are shown on the maps accompanying the nomination. "NS" in Site Number column refers to sites not documented in the 1998 survey.

Address	Historic Use / Name	Date	Description	Block	Site Number
Adventure St., 509	commercial	1960 ca.	1-story frame commercial building	129	NS
Adventure St., 610	single dwelling	1955 ca.	1-story frame dwelling	136	NS
Adventure St., 706	single dwelling	1955 ca.	1-story cmu dwelling	135	NS
Adventure St., 806	single dwelling	1970 ca.	1-story frame dwelling	134	NS
Bay St., 705 - 709	commercial	1960 ca.	1-story brick commerical building	49	NS
Bay St., 713	single family house DeSaussure House	1770 ca.	Documented archeological site	49	914
Bay St., 720	commercial	1970 ca.	2-story stucco commercial building	50	NS
Bay St., 805	store	1915 ca.	1-story brick commercial building	60	1111
Bay St., 822	commercial	1998	1-story brick commerical building	61	NS
Bay St., 903	store	1930 ca.	1-story brick veneer commercial building	71	1144
Bay St., 916	commercial	1980 ca.	2-story concrete/tile commercial building	72	NS
Bay St., 919	commercial	1960 ca.	1-story frame commerical building	71	NS
Bay St., 921	commercial	1970 ca.	1-story brick commercial building	71	NS
Bay St., 930	shop	1925 ca.	1-story stucco over brick commercial building	73	1401
Bay St., 1002	commercial	1970 ca.	1-story frame commercial building	82	NS
Bay St., 1006	commercial	1970 ca.	1-story brick commercial building	82	NS
Bay St., 1010	commercial	1970 ca.	1-story stucco commercial building	82	NS
Bay St., 1011	commercial	1970 ca.	3-story brick veneer commercial building	81	NS
Bay St., 1015	hotel	1965 ca.	2-story brick veneer hotel	81	NS
Bay St., 1109	commercial	1965 ca.	1-story brick veneer commercial building	91	NS
Bay St., 1601	commercial	1960 ca.	1-story cmu/brick veneer commercial building	130	NS
Bay St., 1609	single dwelling	1880 ca.	2 story frame dwelling now offices	130	1256
Bayard St., 302	single dwelling	1970 ca.	1-story brick dwelling	9	NS
Bayard St., 305	single dwelling	1980 ca.	1-story stucco dwelling	8	NS
Bayard St., 317	single dwelling	1940 ca.	1-story frame dwelling	8	759
Bladen St., 601	offices	1996	1-story brick veneer office building	121	NS
Bladen St., 606	single dwelling	1965 ca.	1-story brick veneer dwelling	129	NS

x See continuation sheet 7-33

List of Nonontributing Resources, Continued

Address	Historic Use / Name	Date	Description	Block	Site Number
Boundary St., 1420	multiple dwelling	1970 ca.	1-story cmu/brick commercial building	108	NS
Carteret St., 203	commercial	1960 ca.	1-story masonry commercial building; possibly older but altered	38	NS
Carteret St., 206	commercial	1960 ca.	1-story brick/stucco commercial building	49	NS
Carteret St., 210	commercial	1970 ca.	1-story stucco commercial building	49	NS
Carteret St., 301	motel	1960 ca.	2-story brick veneer motel (Lord Carteret Inn)	37	NS
Carteret St., 401	commercial	1965 ca.	1-story brick veneer commercial building	36	NS
Carteret St., 500	commercial	1975 ca.	2-story stucco commercial building	46	NS
Carteret St., 501	commercial	1985 ca.	2-story stucco commercial building	35	NS
Carteret St., 505	single dwelling	1970 ca.	1-story frame dwelling; possibly old but altered	35	NS
Carteret St., 507	commercial	1985 ca.	1-story metal building	35	NS
Carteret St., 607	single dwelling	1955 ca.	2-story brick veneer dwelling	34	NS
Carteret St., 613	single dwelling	1965 ca.	1-story brick veneer commercial building	34	NS
Carteret St., 613	commercial	1975 ca.	1-story brick commercial building	34	NS
Carteret St., 701	commercial	1980 ca.	1-story stucco commercial building	33	NS
Carteret St., 708	commercial	1970 ca.	1-story brick commercial building	44	NS
Carteret St., 801	educational	1965 ca.	2-story stucco educational building	32	NS
Carteret St., 804	single dwelling	1910 ca.	1-story frame dwelling; possibly older but altered	43	NS
Carteret St., 806 - 816	multiple dwelling	1985 ca.	2-story frame multi-family dwelling	43	NS
Carteret St., 910	commercial	1980 ca.	1-story stucco commercial building	42	NS
Carteret St., 1009	single dwelling	1970 ca.	1-story frame dwelling	41	NS
Carteret St., 1101	single dwelling	1965 ca.	1-story brick veneer dwelling	29	NS
Charles St., 209 - 211	commercial	1965 ca.	1-story brick veneer commercial building	71	NS
Charles St., 415	commercial	1955 ca.	1-story frame commercial building; possibly older but altered	80	NS
Charles St., 501	post office	1985 ca.	1-story stucco commercial building	68	NS
Charles St., 601	religious hall	1965 ca.	2-story stucco meeting building	67	NS
Charles St., 711	single dwelling	1970 ca.	2-story cmu/stucco commercial building	66	NS
Charles St., 802	single dwelling	1970 ca.	1-story brick veneer dwelling	76	NS
Charles St., 807	single dwelling	1870 ca.	2-story frame dwelling	65	1003
Charles St., 815	commercial	1960 ca.	1-story stucco commercial building	65	NS

x See continuation sheet 7-35

Beaufort County, South Carolina

generated on 1/28/2021 9:46:21 AM EST

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R120 004 000 0909 0000	00221334	209 CHARLES ST, City of Beaufort	1/22/2021	2020	2020

Current Parcel Information

Owner	303 ASSOCIATES LLC	Property Class Code	ComImp Serv FinInsur&RealEst
Owner Address	2015 BOUNDARY ST #300 BEAUFORT SC 29902	Acreage	.2400
Legal Description	POR BLK 71 CITY OF BFT EDWARDS/ALCOA BLDG PLAT IN DB769PG2341		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2020	$422,900	$483,200	$906,100	$16,315.61	$0.00
2019	$422,900	$483,200	$906,100	$15,929.15	$15,929.15
2018	$422,900	$483,200	$906,100	$15,220.32	$15,220.32
2017	$253,700	$637,400	$891,100	$15,367.86	$15,367.86
2016	$253,700	$637,400	$891,100	$15,147.57	$15,147.57
2015	$253,700	$637,400	$891,100	$14,965.56	$14,965.56
2014	$253,700	$637,400	$891,100	$14,811.36	$14,811.36
2013	$253,700	$637,400	$891,100	$14,136.57	$14,136.57
2012	$281,900	$680,185	$962,085	$11,975.60	$11,975.60
2011	$281,900	$680,185	$962,085	$11,626.68	$11,626.68

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
PALMETTO BUILDING LLC (THE)	3458 1598	1/27/2016	Fu		$891,100
HOLCOMBE EDDIE C	1768 568	5/22/2003	Fu		$950,000
HOLCOMBE EDDIE C	769 2341	1/10/1995	Fu		$400,000
DEMOSTHENES STRATTON A CHARLES STRATTON JOHN STEPHEN MICHAEL GEORGE ETAL	753 2070	1/10/1995	Fu		$400,000
HOLCOMBE EDDIE C	769 2336	1/10/1995	Fu		$400,000
DEMOSTHENES MARY	563 255	10/17/1990	Ex		$0
		12/31/1776	Or		$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
C01	GENOFF	Office	1947	0	0	10,254	

(1805)

SEPT. 1924
BEAUFORT
S.C.

W. CRAVEN ST.

E. CRAVEN

CHARLES

WEST

PORT REPUBLIC

SCOTT

CARTERET

E. BAY

W. BAY ST.

B e a u f o r t R i v e r

GEO. F. RICKER'S GINNERY
POWER: STEAM - FUEL: WOOD
SORTING RM.
GIN HO.
CARP'R. B.
ENG 15 H.P.
VACANT
HERVILY PLASTERED
SHED

FIRE DEPT.
CITY HALL
COMMUNITY HO.
LIGHTS ELEC. HEAT: STOVE
VEN'D.
POST OFFICE & CUSTOM HO.

COCA-COLA BOTTLING CO.
HEAT: STOVES - LIGHTS & POWER: ELECTRIC.
WOOD SHED
WOOD & COAL YARD
FURNITURE WARE HO.
CHERO-COLA BOTTLING CO.
WOOD POSTS
Office
2 Drugs
Feed
2 Cleaning

MORRALL'S FURNE. WARE HO.
AUTO REPG.
HEAT: STOVE
LIGHTS: ELEC.
L. P. 8'
OIL HO.
STGE
Printing
CONCRETE
VULCANIZING
FILLING STATION.
WOOD POSTS

GEO. WATERHOUSE CO. INC. OWNER
GINNERY & GEN'L STORAGE W. HO.
WOODFORD, RANDALL CO.: LESSEES
BUILT ON PILES
HAY & OIL WARE HO.
POWER: STEAM - FUEL: COAL - HEAT: STOVES
LIGHTS: ELEC. - 200' 2" HOSE. BARRELS & PAILS
FIRE EXTGRS. STEAM JET IN LINT FLUE.

Bank
Offices
Drugs
HALL 2ND
V.P.
PLATFORM

RIVERVIEW HOTEL
LOBBY
IRON & WOOD POSTS
PASS. 2D
HOTEL KITCHEN 2ND
CONCRETE
MOVIES
GRO. WARE HO.
SAVANNAH STEAMSHIP LINE DOCK
FREIGHT DEPOT
FEED WARE HO.
STORAGE
WARE HO.
OIL HO.
WHARF

BEAUFORT WHOLESALE GROCERY CO. LESSEES
CHAS. E. DANNER EST. OWNER
BEAUFORT GAZETTE
POWER: ELECTRIC.
HAY STORAGE
GASOL. STGE
GARAGE: CAP'Y 25 CARS
LIGHTS: ELEC. - HEAT: STOVE
TIRES: CONST'D. BUILT 1923
REINFORCED CONC. WITH TILE
CURTAIN WALLS.
MACDONALD WILKINS & CO.
GINNERY & WARE HO.
POWER: GAS ENG LIGHTS: ELEC. WATER
BBLS.: 150 2" HOSE AS SHOWN. OUTSIDE HYDS: AS SHOWN.
FED BY CITY WATER.
WARE HO.
OIL ENG
COTTON GIN
GRO. WARE HO
HAY & FEED WARE HO.
OFF.

Scale of Feet.
50 40 30 20 10 50 100 150

Copyright 1924 by the Sanborn Map Co

SEPTEMBER 1924

SC . . 501

(1805)

2

6

2

5

3

E. CRAVEN

W. CRAVEN ST.

PORT REPUBLIC

W. BAY ST.

CHARLES

WEST

SCOTT

CARTERET

E. BAY

Beaufort River

WOOD BRIDGE TO LADIES ISLAND

SEPT. 1924
BEAUFORT
S.C.

FIRE DEPT.
CONC. FLOOR

CITY HALL

COMMUNITY HO.
LIGHTS. ELEC. HEAT. STOVE
VEN'D.

POST OFFICE & CUSTOM HO.

TELEPHONE EXCHANGE
(TILE BK. FACED)

COCA-COLA BOTTLING CO.
BOTTLING PLANT
CONC. FL.

MORRALL'S FURNI. WARE HO.

DRY CLEANING
CONC. FL. 1ST.

FILLING STA.

USED AUTO SALES

FILLING STATION

WOOD POSTS

WARE HO.

Office

WOOD & COAL YARD

FURNITURE WARE HO.

WOOD SHED

ELEC. MOTOR

DRY CLEANING

Office
2 Drugs

SHED

DRY RM.

HEAVILY PLASTERED

Offices

One Store

HALL 2ND

MOVIES

BUILT ON PILES

HAY & OIL W. HO.

WOOD PIER ON WOOD PILES

BEAUFORT YACHT CLUB

DANCE HALL

WESTERN UNION

PILASTO WALLS

CONCRETE

Drugs

SAVANNAH STEAMSHIP LINE DOCK

FREIGHT DEPOT

OIL HO.

LACQUER SPRAYG

MACDONALD WILKINS & CO.

Bank

FILLG STA.

W. HO.

F.R. PLATFORM

WOOD PIER ON WOOD PILES

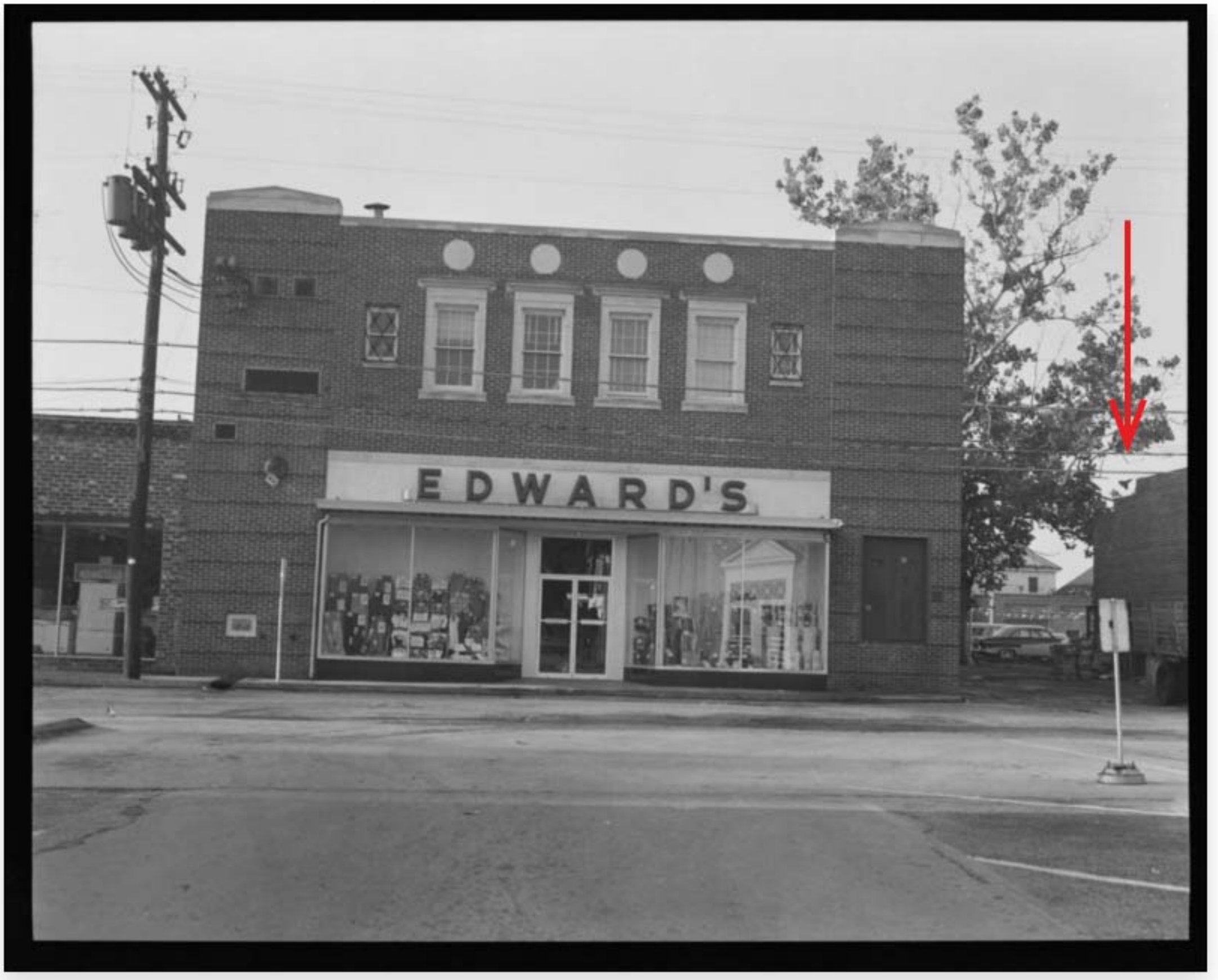
Scale of Feet.
50 40 30 20 10 0 50 100 150

Copyright 1924 by the Sanborn Map Co.

SEPTEMBER 1942


1951

Edward's Port Republic street entrance



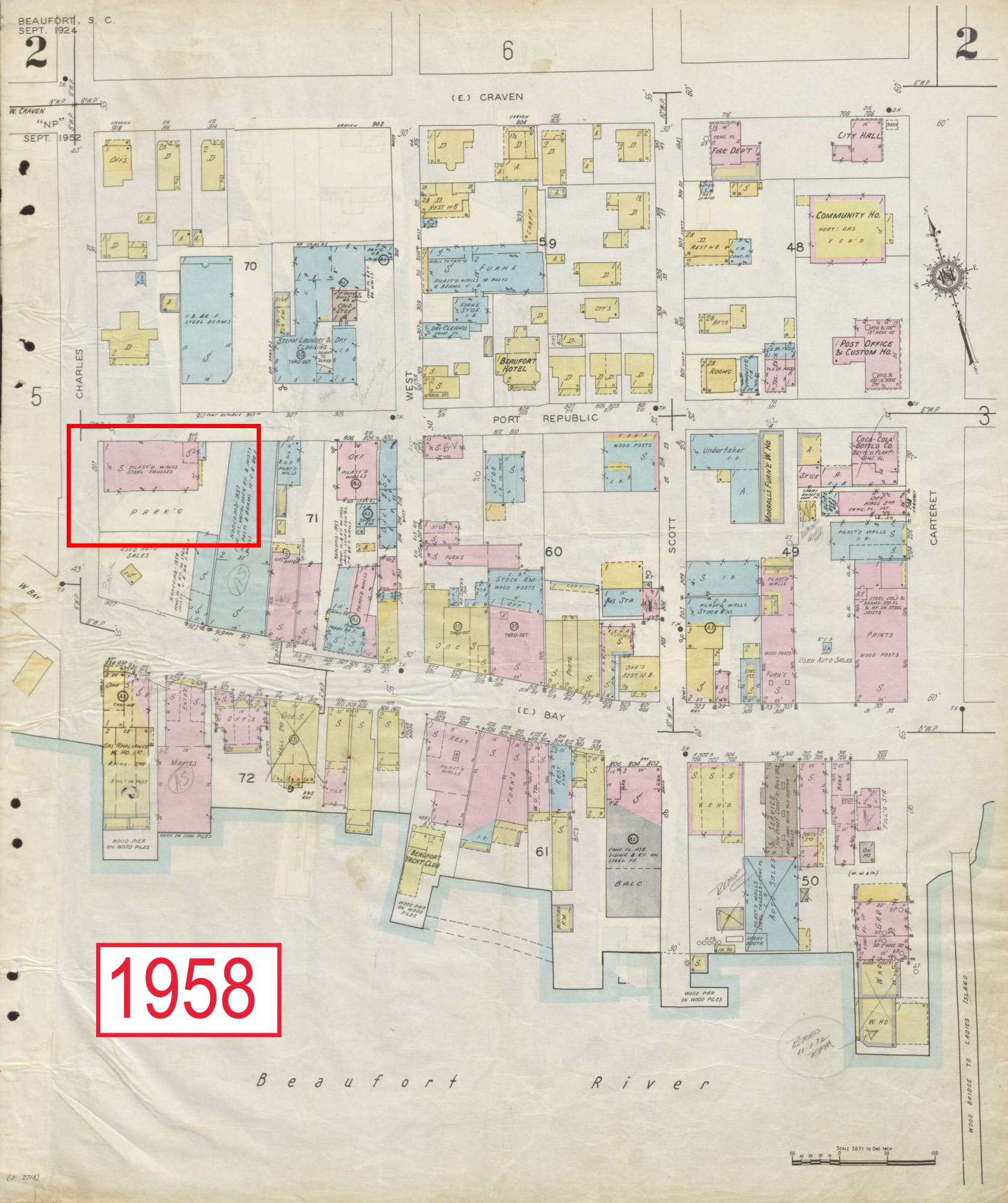
Title: Edward's Port Republic street entrance

Date: 1954

Creator (Personal): Culp, Lucille Hasell, 1921 - 2007

1954

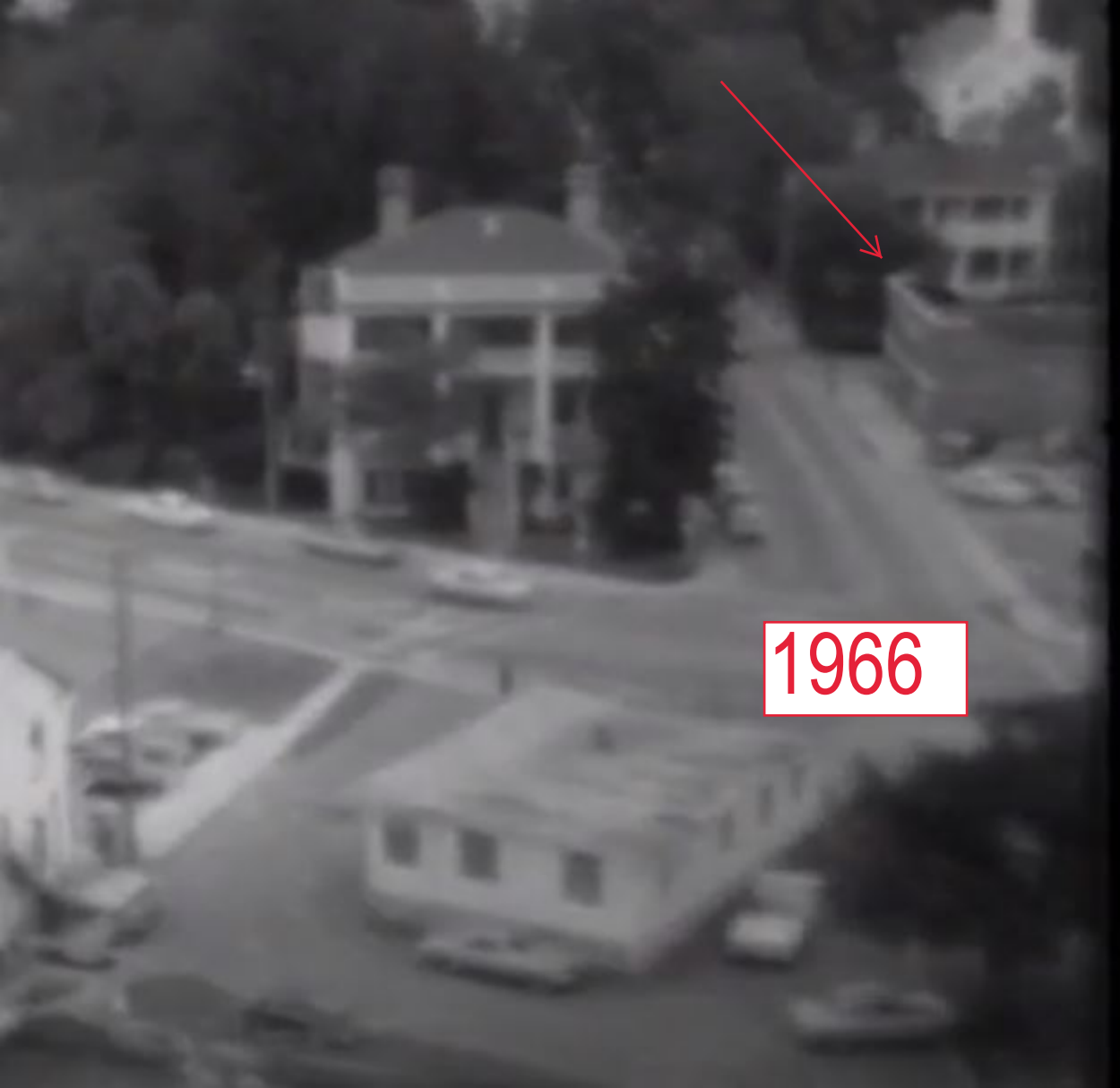

1954


BEAUFORT, S. C.
SEPT. 1924
"NP"
SEPT. 1952
(E.) CRAVEN
W. CRAVEN
CHARLES
WEST
PORT REPUBLIC
SCOTT
CARTERET
(E.) BAY
W. BAY
Beaufort River
WOOD BRIDGE TO LADIES ISLAND
CITY HALL
FIRE DEP'T
COMMUNITY HO.
POST OFFICE & CUSTOM HO.
BEAUFORT HOTEL
STEAM LAUNDRY & DRY CLEANING
PARK'G
USED AUTO SALES
STOCK R'M.
BUS STA.
MORRALL'S FURN'E W. HO.
COCA-COLA BOTTL'G CO.
PAINTS
BEAUFORT YACHT CLUB
WOOD PIER ON WOOD PILES
BALC.
AUTO SALES
SERVICE
FILL'G STA.
W. HO.
SCALE 50 FT TO ONE INCH
(S. 271A)

1958


1959


1966


1966


1968


1970s


1980s


211 Charles St
PRESENT DAY


CONTROL JOINT BETWEEN NORTHERN STRUCTURE AND SOUTHERN STRUCTURE
REPUBLIC & CH
BUILDING
COMMON BOND
RUNNING BOND

COMMON BOND ON NORTHERN STRUCTURE

MIDCENTURY STOREFRONT

APPLICANT PRESENTATION

211 CHARLES STREET

DEMOLITION

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

☐ Staff Review
☐ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** _____ **Application #:** _____ **Zoning District:** _____
BCAGHS Survey: ☐ Yes ☐ No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: ☐ Conceptual ☐ Preliminary ☐ Final ☐ Bailey Bill Approval* ☐ Change After Certification
**Requires a Bailey Bill – Part A Preliminary Review Application Form*

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ☐ Yes ■ No

Applicant, Property, and Project Information

Applicant Name: ARNIE MCCLURE, COAST ARCHITECTS, INC.

Applicant Address: 671 SAINT ANDREWS BLVD. CHARLESTON, SC 29401

Applicant E-mail: ARNIE@COASTARCHITECTS.NET Applicant Phone Number: 843.763.7064

Applicant Title: ☐ Homeowner ☐ Tenant ■ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant): 303 ASSOCIATES

Owner Address: 2015 BOUNDARY STREET, SUITE 300 BEAUFORT, SC 29902

Project Name: THE CANNON BUILDING

Property Address: 211 CHARLES STREET

Property Identification Number *(Tax Map & Parcel Number)*: R120-004-000-0909-000

Date Submitted: JANUARY 8, 2021 (REVISED 01.21.2021)

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: _____ Date: 1/8/2021

Owner's Signature: _____ Date: 1/8/2021

(The owner's signature is required if the applicant is not the owner.)

Required Project Information

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Project Name: THE CANNON BUILDING

Property Size in Acres: 0.24 ACRES Proposed. Building Use: RETAIL/OFFICE

Nature of Work (check all that apply):

☐ New Construction, Primary Structure ☐ New Construction, Primary Structure ☐ Alterations / Additions

☑ Demolition* ☐ Relocation* **Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
12,528 SQUARE FEET (1 STORY)

Is this project a redevelopment project: ☑ Y ☐ N

Are there existing buildings on the site? ☑ Y ☐ N if yes, will they remain? ☐ Y ☑ N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

DEMOLITION OF CIRCA 1965 1-STORY MASONRY STRUCTURE. THE BUILDING IS LISTED AS "NON-CONTRIBUTING" ON THE NATIONAL REGISTER OF HISTORIC PLACES, SECTION 7, PAGE 34.

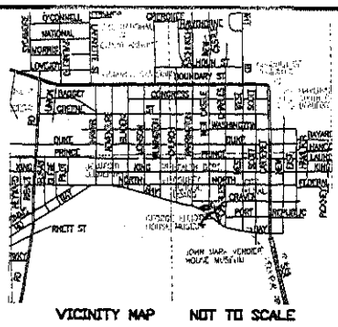
CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: jbachety@cityofbeaufort.org; | Phone: (843) 525-7011 | Fax: (843) 986-5606



VICINITY MAP NOT TO SCALE

NO.	BEARING	DISTANCE
AA	N88°43'13"W	28.40'

MAG

PORT REPUBLIC STREET 30' R/W

5.05'
X IN CONC.
S88°57'55"E 140.79'
S88°48'30"E 52.00'
PB
CO
CATV
SV
WM
0.30 ACRES
BRICK BUILDING
0.27 ACRES
CHARLES STREET 43' R/W
CONC.
N00°57'21"E 97.06'
S07°36'02"W 98.26'
4.52'
PB 3X2
MNS
ACCESS EASEMENT
129.42'
N88°43'14"W
SD
PP
STEPHEN L. SHEIN
212.08'
S04°31'00"W
BANK
HARVEY'S BARBOR SHOP
N07°36'02"E 103.14'
63.25'
N78°15'18"W
BAY STREET

LEGEND:
SV = SEWER VALVE
CO = CLEAN OUT
PB = POWER BOX
SAT = SATELITE
PP = POWER POLE
WM = WATER METER
SSMH = SANITARY SEWER MANHOLE
WM = WATER METER
SD = STORM DRAIN
MNS = MAG NAIL SET

SOUTH CAROLINA
BEAUFORT SURVEYING INC.
No. 00189
CERTIFICATE OF AUTHORIZATION

COMPOSITE PLAT
PREPARED FOR
303 ASSOCIATES
CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA

THE SAME BEING A PORTION OF BLOCK 71, CITY OF BEAUFORT AS SHOWN ON A PLAT BY R. D. TROGDON IV, DATED 12/31/1985 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY IN PLAT BOOK 33, PG 152.

THE SAME BEING A PORTION OF BLOCK 71, CITY OF BEAUFORT AS SHOWN ON A PLAT BY R. D. TROGDON IV, DATED 12/27/1994 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY IN DEED BOOK 753, PG 2070.

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 B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONE A-11 (13.0) AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 0005 D, DATED 9/29/86.

R120 -004-000-0911-0000
R120 -004-000-0909-0000

0 20' 40' 80' 160'

SCALE 1" = 40'

JANUARY 26, 2016
P15895CP/LMP

DAVID S. YOUMANS RLS 9765
BEAUFORT SURVEYING, INC.
2201 BOUNDARY ST., SUITE 103
BEAUFORT, S.C. 29902
PHONE (843) 524-3261

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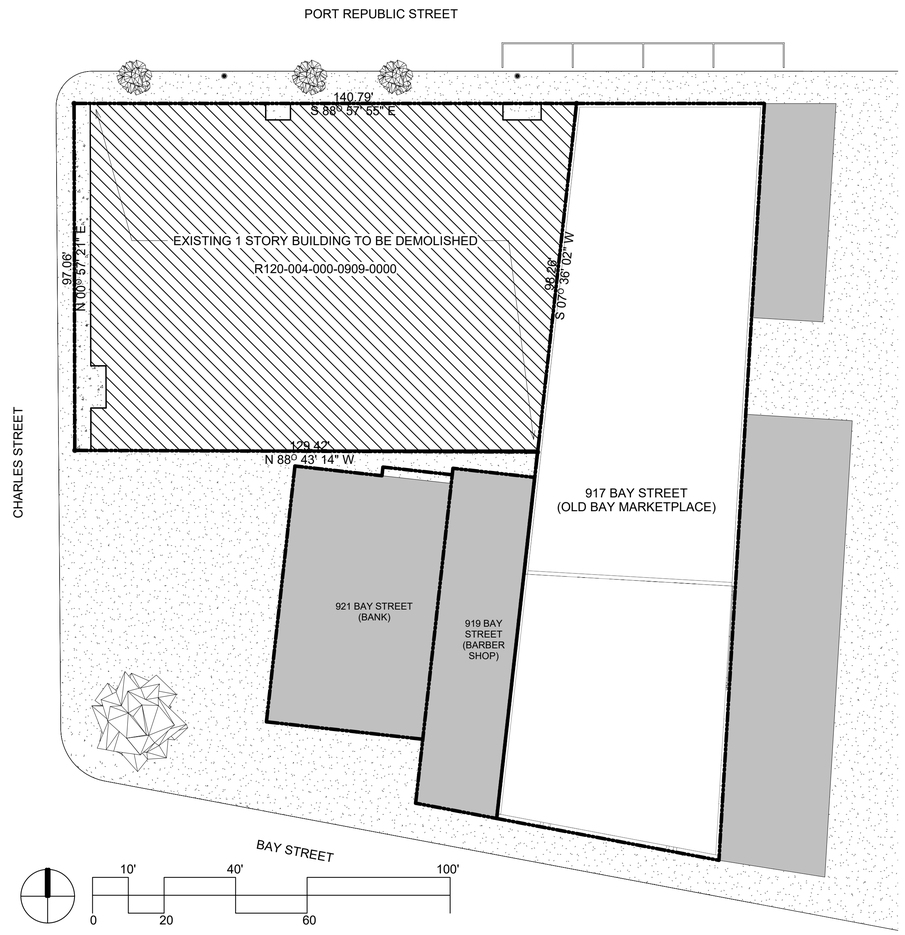
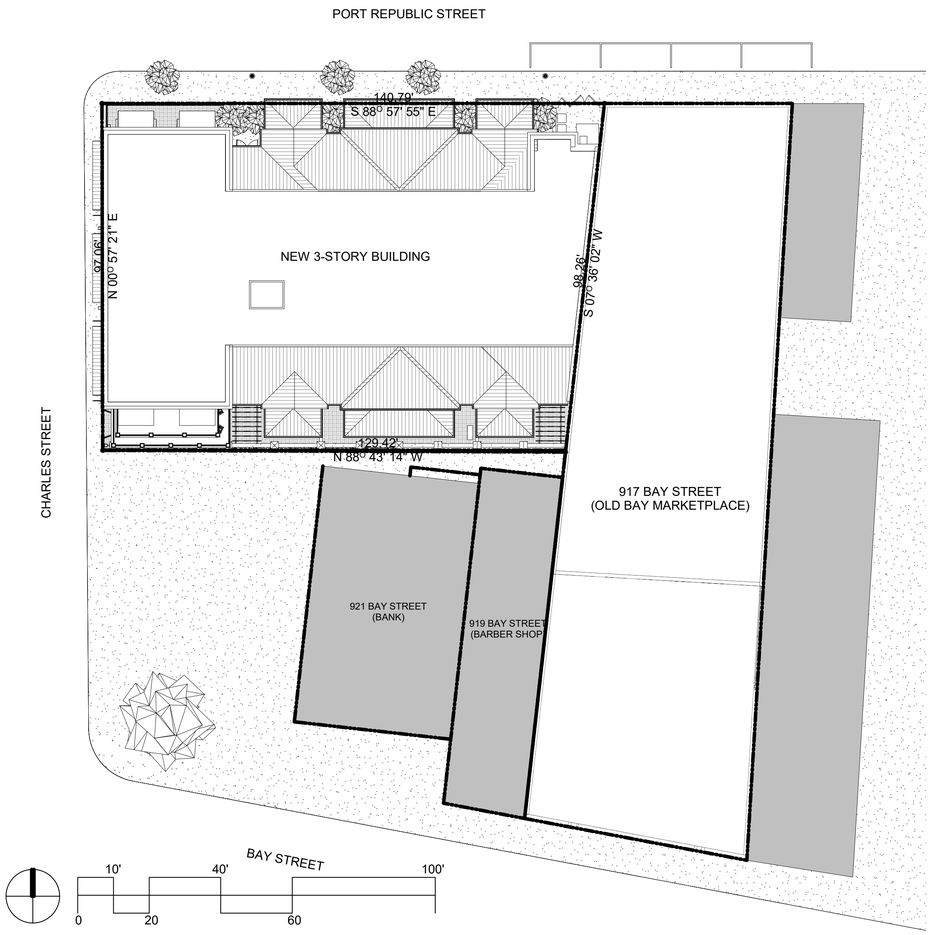


B1
C101

DEMOLITION SITE PLAN

SCALE: 1" = 20'-0"



B6
C101

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

coast
architects
671 St. Andrews Blvd., Charleston, SC 29407
Phone: 843.763.7064 Fax: 843.763.7061
www.coastarchitects.net

01/21/21

THE CANNON BUILDING

211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

Revisions	
Rev. No.	Rev. Date

DRAWN BY: Author
CHECKED BY: Designer
DATE: 01/21/21

COAST PROJECT NO.: 2015.00

SITE DEMOLITION & PROPOSED SITE PLAN

C101

HRB SUBMITTAL

coast
architects
Arnie McClure, NCARB, LEED AP • Connie Dyer Zafiris, RA

211 CHARLES STREEET
STATEMENT OF ARCHITECTURAL SIGNIFICANCE

I. SITE INFORMATION
- a. Tax ID: R120-004-000-0909-000
- b. Owner: 303 Associates, LLC
- c. Sale Information: $891,100.00 on 1/27/2016
- d. Property Size: 0.24 Acres
- e. Location: Northeast corner of Charles and Republic Street.



II. BUILDING INFORMATION
- a. Size: 1-story, 12,528 sq. ft.
- b. Construction: Slab-on-grade with load-bearing masonry walls, wood and steel roof structure, built-up roof. Exterior walls are painted brick, with aluminum storefront windows and canvas awnings.
- c. Construction Date(s):
  - i. National Register of Historic Places Inventory, Section 7, shows construction date of 1965.
  - ii. Sanborn Maps indicate there may have been a building on part of the site as early as 1924, but this does not appear to be the current building. In addition, the construction methods used in the current building is of a later date. Later maps and aerial images appear to indicate that the northern portion of the current building may have been

constructed between 1955 and 1959, with an addition to the south some time between 1965 and 1972.

1924



1959



1972



III. ARCHITECTURAL SIGNIFICANCE

a. The current building is listed in section 7 of the National Register of Historic Places Survey for the historic district as “Non-contributing” (NC).
b. The building design is generic in nature. It does not have any significant forms or details that distinguish from other buildings of similar age and use.



211 Charles Street-Corner of Charles and Port Republic-looking Southeast



211 Charles Street-West facade along Charles Street


211 Charles Street-South side of building with adjacent bank property parking lot

IV. CONTEXT

The following photographs illustrate the current context on adjacent properties.



921 Bay Street: 1-story bank with drive-through parking, circa 1965



1001 Bay Street: 3-story antique store, circa 1840



915 Port Republic: 2-story residence, circa 1820



913 Port Republic: 1-story event venue, Circa 1954



917 Bay Street (Rear on Port Republic): 2-story commercial, circa 1955

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
10 February 2021

1 Summary of Request

211 Charles Street, Demolition
Applicant: Arnie McClure/Coast Architects Inc.
The applicant is requesting demolition of an existing structure.

This structure is currently listed as Non-contributing on the National Register of Historic Places – Beaufort Historic District, as amended in 2001.

Background: This is the first submission for the currently proposed demolition.

2 Facts

Property Address:	211 Charles Street
Parcel ID:	R120 004 000 0909 000
Case Number:	21-02 HRB.1
Applicant:	**Arnie McClure/Coast Architects Inc.**
Type of Request:	Demolition
Zoning:	T5-DC
Current Use:	Commercial

District Development Standards for T5-DC:

- **Setback requirements – Primary Structure:**
  - *Front- 0' min./Prevailing setback on block max.*
  - *Rear setback – 0' min.*
  - *Side Corner/Alley – 0'min./15' max.*
  - *Side Interior – 0'min.*
- **Maximum Lot Coverage***:* 100%
- **Frontage Buildout:** 75% Min



References:

- The Beaufort Code
- The Beaufort Preservation Manual
- The Beaufort Preservation Manual Supplement

3 STAFF COMMENTS / RECOMMENDATION

1. This structure is listed as Non-contributing on the National Register of Historic Places List of Noncontributing Resources. The list of noncontributing structures was based on the 1998 Beaufort County Above Ground Historic Resources Survey, and the list was updated in August 2000 to reflect new information provided in the revised district nomination and to fully inventory noncontributing sites. Addresses with NS in the "Site Number" category on this list were not documented in the 1998 survey. 211 Charles is one of the properties listed as not documented, meaning that it was documented in 2000 instead of in 1998.

2. After further research of the history of this property, Staff has found that the history presented in this application is incorrect. Staff believes that the 1924 Sanborn map provided was mistakenly taken from a 1958 revision to the 1924 Sanborn map and that the date of the building listed on the list of noncontributing resources list is likely not entirely correct.

3. See supporting Staff documents. It is Staff's belief that this building includes three separate structures that were built at different times. The northern portion was built first, around 1947. This is listed in the property's GIS property card and is supported by the 1924 Sanborn Map, 1942 Sanborn Map, and an aerial image from 1951. The eastern portion of the building came next, between 1960-1968, and the southern addition came last, at some time between 1968 – 1972. Staff has compiled imagery to support this timeline.

4. The National Parks Service states that a building typically must be 50 years old to be considered historic, unless the building can be considered exceptionally important. The entirety of this building is likely right at or greater than 50 years old. The oldest portion of the building would have been considered historic by these standards in 1998 and 2000 when the building was originally documented as noncontributing.

5. The two most significant features of this building are the 6th Course Header Common or American Bond brickwork on the original northern structure and a mid-century storefront on the eastern addition along Port Republic Street. It should be noted that the Common Bond brickwork suggests that the original 1947 structure could have triple-wythe masonry walls. While these two features may be significant on the building, Staff does not view them as significant enough to make the structure a contributing structure if another Historic Sites Survey was taken at the present time.

6. Staff feels that acknowledgement of the correct timeline and evolution of this building is critical. Staff recommends that if a Certificate of Appropriateness is granted to this application, it should be contingent on the applicant's provision of a more thorough history of the property so that the correct history may be documented. Along with this history analysis, the applicant should investigate and provide documentation of the exterior wall construction and roof trusses.

7. If it is decided that demolition of this building is approved, Staff recommends salvaging any historic fabric that is found in its demolition.

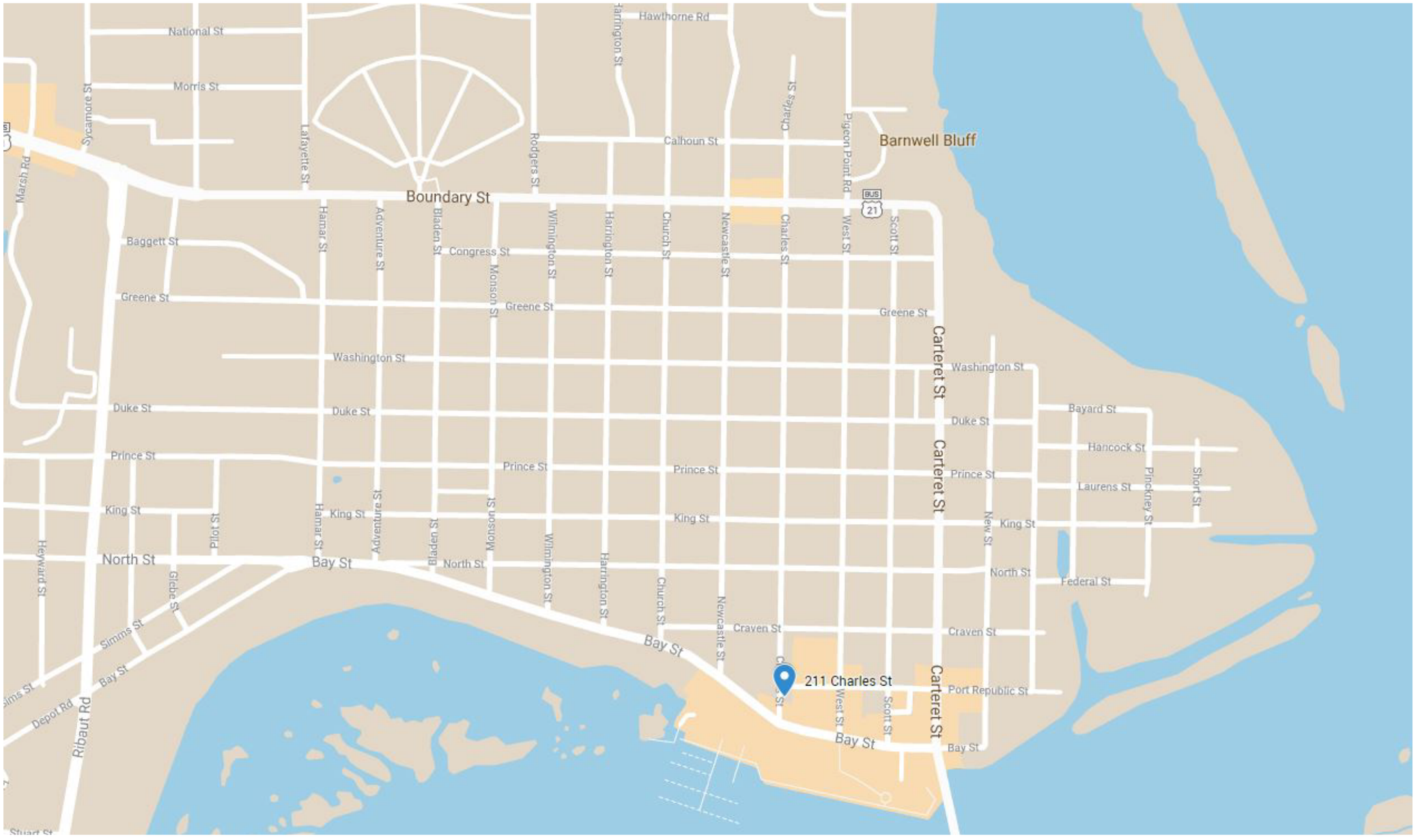
STAFF RECOMMENDATION:

Final Approval for Demolition with conditions noted.

CITY STAFF INTRODUCTION

211 CHARLES STREET

NEW CONSTRUCTION



PROJECT LOCATION - 211 CHARLES STREET


ONE WAY
DO NOT
ENTER


211 Charles St


GULLAH GEECHEE
VISITORS CENTER
ONE WAY
DO NOT
ENTER
Charles St


GULLAH
ART
EXHIBIT
ONE WAY
©2020 Google


GULLAH GEECHEE
VISITORS CENTER
DO NOT
ENTER



APPLICANT PRESENTATION

211 CHARLES STREET

NEW CONSTRUCTION

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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☐ Staff Review
☐ Board Review

Application Fee:
see attached schedule

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BCAGHS Survey: ☐ Yes ☐ No

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Applicant Address: 671 SAINT ANDREWS BLVD. CHARLESTON, SC 29401

Applicant E-mail: ARNIE@COASTARCHITECTS.NET Applicant Phone Number: 843.763.7064

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Project Name: THE CANNON BUILDING

Property Address: 211 CHARLES STREET

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Project Name: THE CANNON BUILDING

Property Size in Acres: 0.24 ACRES Proposed. Building Use: APARTMENT/COMMERCI

Nature of Work (check all that apply):

☑ New Construction, Primary Structure ☐ New Construction, Primary Structure ☐ Alterations / Additions

☐ Demolition* ☐ Relocation* **Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
29,400 SQUARE FEET (3 STORIES)

Is this project a redevelopment project: ☑ Y ☐ N

Are there existing buildings on the site? ☑ Y ☐ N if yes, will they remain? ☐ Y ☑ N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

THE PROJECT INCLUDES THE CONSTRUCTION OF A NEW 3-STORY BUILDING TO HOUSE APARTMENTS WITH SOME COMMERCIAL SPACE ON THE FIRST FLOOR FACING CHARLES STREET.

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: jbachety@cityofbeaufort.org; | Phone: (843) 525-7011 | Fax: (843) 986-5606

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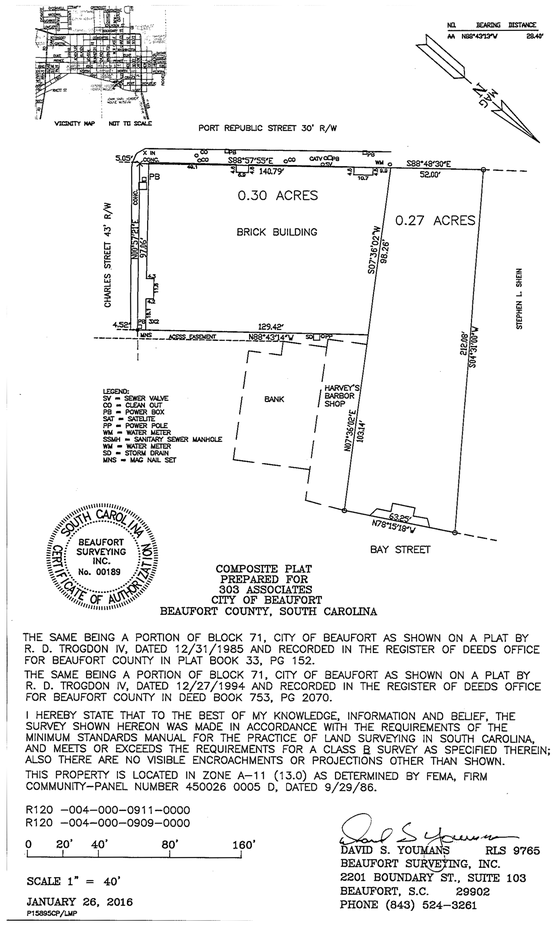
ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ANOD.	ANODIZED
ARCH.	ARCHITECTURAL/ARCHITECT
@	AT
BRG.	BEARING
BTM.	BOTTOM
BLDG.	BUILDING
(C)	CAULK
CAB.	CABINET
C.F.C.I.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
C.F.O.I	CONTRACTOR FURNISHED, OWNER INSTALLED
CLG.	CEILING
CPT.	CARPET
CTR.	CENTER
CLOS.	CLOSET
COL.	COLUMN
CONC.	CONCRETE
C.J.	CONTROL JOINT
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
EA.	EACH
ELEC.	ELECTRIC/ELECTRICAL
E.W.C.	ELETRIC WATER COOLER
ELEV.	ELEVATION-GRADE OR BLG.
E.J.	EXPANSION JOINT
EPS	EXTRUDED POLYSTYRENE
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.F.	EXHAUST FAN
EXIST.; (E)	EXISTING
EXT.	EXTERIOR
FT.	FEET
FIN.	FINISH
F.E.	FIRE EXTINGUISHER (WALL BRACKET)
F.E.C.	FIRE EXTINGUISHER CABINET (SEMI-RECESSED WALL CAB.)
FLR.	FLOOR
FRT	FIRE RETARDANT TREATED
F.D.	FLOOR DRAIN
GALV.	GALVANIZED
GA.	GAUGE
GYP.BD.	GYPSUM BOARD
HC	HANDICAP ACCESSABLE
HDWR.	HARDWARE
HT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
K.S.	KNEE SPACE
LAM.	LAMINATE
LAV.	LAVATORY
MFR.	MANUFACTURER
M.O.	MASONARY OPENING
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O. F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
OPNG.	OPENING
O.H.	OPPOSITE HAND
O.R.D.	OVERFLOW ROOF DRAIN
(P)	PAINT
PLYWD	PLYWOOD
PR	PAIR
PREF.	PREFINISHED
PREFAB.	PREFABRICATED
P.T.	PRESSURE TREATED
RAD., R.	RADIUS
RE:	REFERENCE
REINF.	REINFORCE/REINFORCING
REQ'D.	REQUIRED
R.D. (L)	ROOF DRAIN (LEADER)
R.O.	ROUGH OPENING
SHT.	SHEET
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
TEL.	TELEPHONE
TR.	TREATED
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
(V)	VERIFY
V.A.T.	VINYL ASBESTOS TILE
V.C.T.	VINYL COMPOSITE TILE
VERT.	VERTICAL
V.T.R.	VENT THROUGH ROOF
W.C.	WATER CLOSET
WD.	WOOD



PLAT



COMPOSITE PLAT
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THE SAME BEING A PORTION OF BLOCK 71, CITY OF BEAUFORT AS SHOWN ON A PLAT BY R. D. TROGDON IV, DATED 12/31/1985 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY IN PLAT BOOK 33, PG 152.

THE SAME BEING A PORTION OF BLOCK 71, CITY OF BEAUFORT AS SHOWN ON A PLAT BY R. D. TROGDON IV, DATED 12/27/1994 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY IN DEED BOOK 753, PG 2070.

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 B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONE A-11 (13.0) AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 0005 D, DATED 9/29/86.

R120 -004-000-0911-0000
R120 -004-000-0909-0000

0 20' 40' 80' 160'

SCALE 1" = 40'

JANUARY 26, 2016
P15895CP/LMP

DAVID S. YOUMANS RLS 9765
BEAUFORT SURVEYING, INC.
2201 BOUNDARY ST., SUITE 103
BEAUFORT, S.C. 29902
PHONE (843) 524-3261

THE CANNON BUILDING

211 CHARLES STREET BEAUFORT, SOUTH CAROLINA

OWNER

303 ASSOCIATES
2015 BOUNDARY STREET
SUITE 300
BEAUFORT, SC 29902
843.521.9000

ARCHITECTS

COAST ARCHITECTS, INC.
671 SAINT ANDREWS BLVD.
CHARELSTON, SC 29407
843.763.7064

INDEX OF DRAWINGS

G001 TITLE SHEET
G002 CONTEXT PHOTOGRAPHS

C101 DEMOLITION AND PROPOSED SITE PLANS

A101 FIRST FLOOR PLAN
A102 SECOND & THIRD FLOOR PLANS
A103 ROOF PLAN

A201 NORTH AND WEST EXTERIOR ELEVATIONS
A202 SOUTH EXTERIOR ELEVATION
A203 EXTERIOR PERSPECTIVE
A204 EXTERIOR PERSPECTIVE
A205 EXTERIOR PERSPECTIVE
A206 EXTERIOR PERSPECTIVE

coast architects
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www.coastarchitects.net

01.08.2021

THE CANNON BUILDING
211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

Revisions	
Rev. No.	Rev. Date

DRAWN BY: FAM
CHECKED BY: FAM
DATE: 01.08.2021
COAST PROJECT NO.: 2015.00

TITLE SHEET & DRAWING INDEX

HRB SUBMITTAL

G001



VIEW FROM CORNER OF CHARLES AND PORT REPUBLIC STREET LOOKING EAST



VIEW FROM CHARLES STREET LOOKING NORTHEAST



VIEW FROM CHARLES STREET LOOKING EAST



VIEW FROM CORNER OF CHARLES AND BAY STREET LOOKING NORTHEAST



OLD BAY MARKETPLACE (EAST OF SITE) ON PORT REPUBLIC STREET



TABBY PLACE EVENT VENUE ACCROS PORT REPUBLIC STREET FROM SITE

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THE CANNON BUILDING
211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

Revisions	
Rev. No.	Rev. Date

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CONTEXT PHOTOGRAPHS

G002

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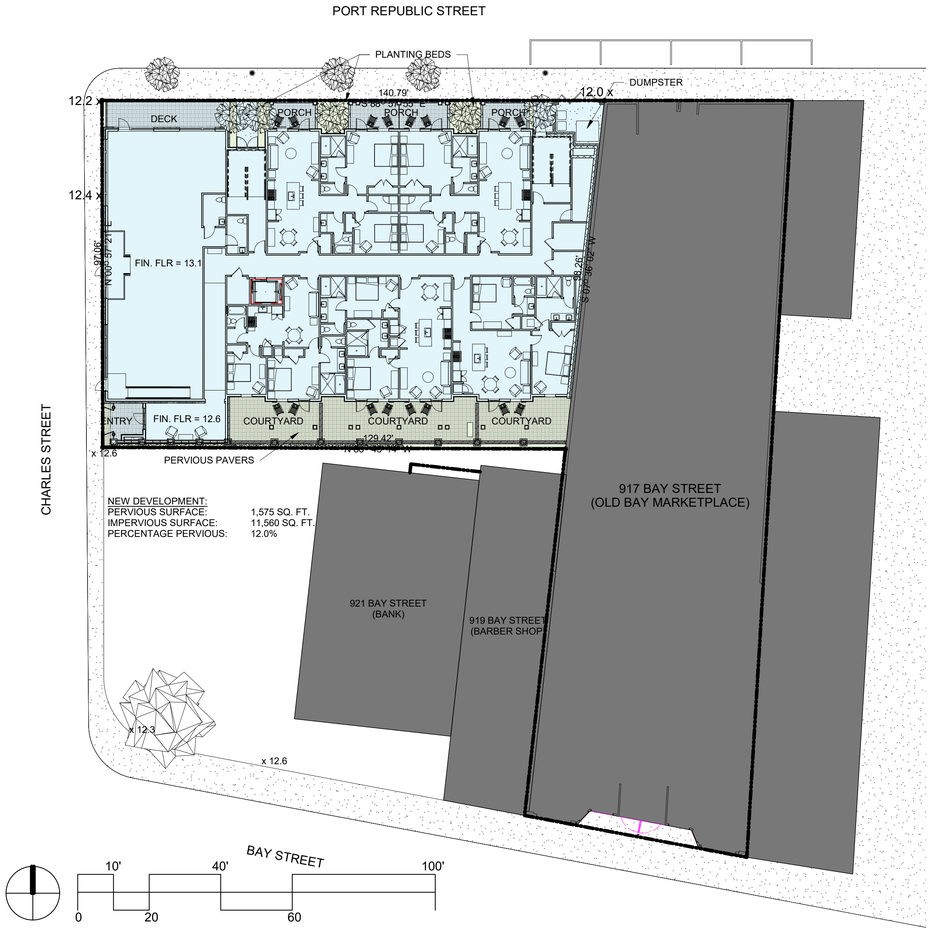
B1
C101

DEMOLITION SITE PLAN

SCALE: 1" = 20'-0"



B6
C101

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

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01/21/21

THE CANNON BUILDING

211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

Revisions	
Rev. No.	Rev. Date

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SITE DEMOLITION & PROPOSED SITE PLAN

C101

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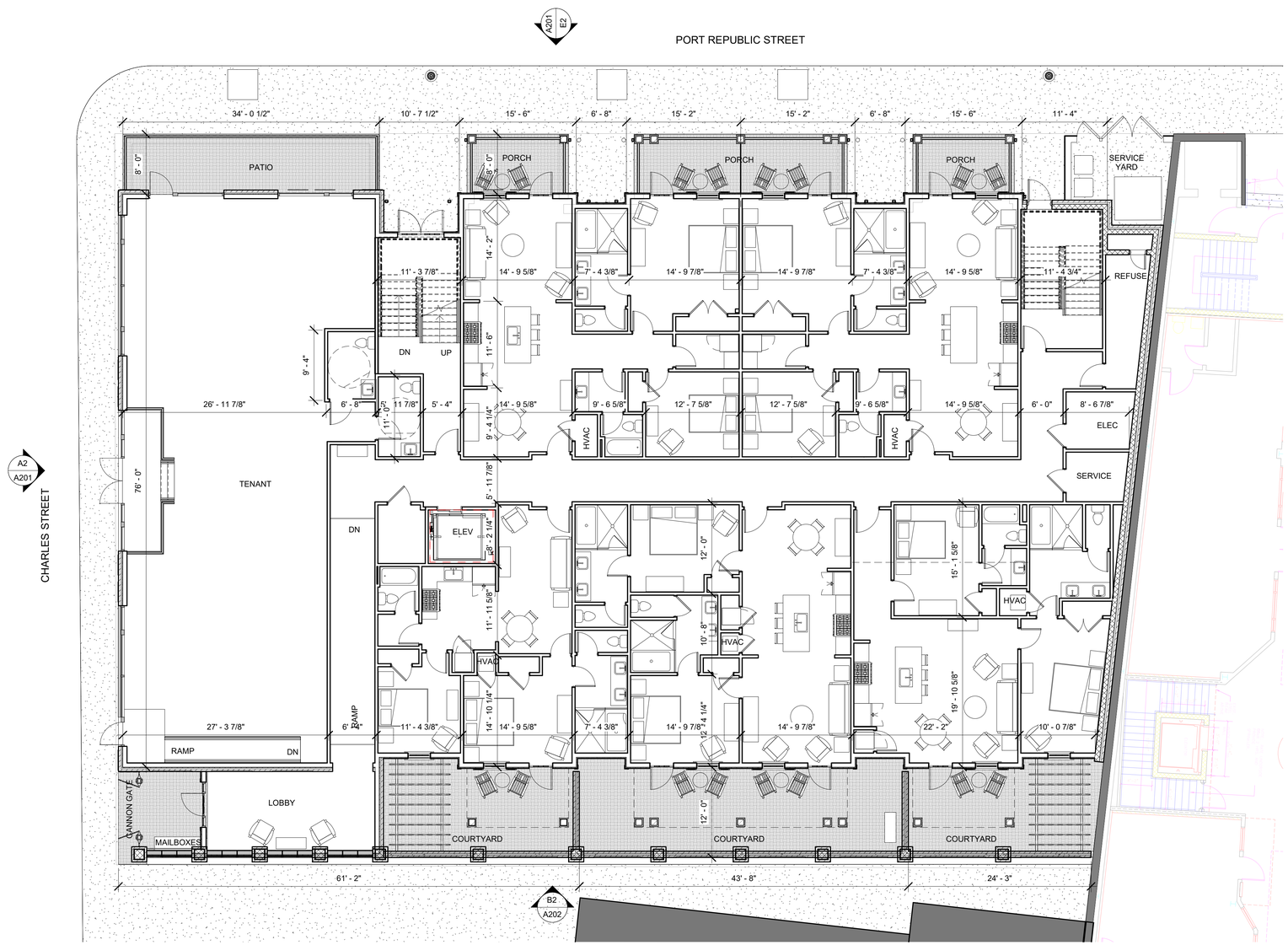

A1
A101

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

0' 4' 8' 16' 32'

HRB SUBMITTAL

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THE CANNON BUILDING
211 CHARLES STREET
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1ST FLOOR PLAN

A101

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1 A102 SECOND & THIRD FLOOR PLANS
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

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THE CANNON BUILDING
211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

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SECOND & THIRD FLOOR PLANS

A102

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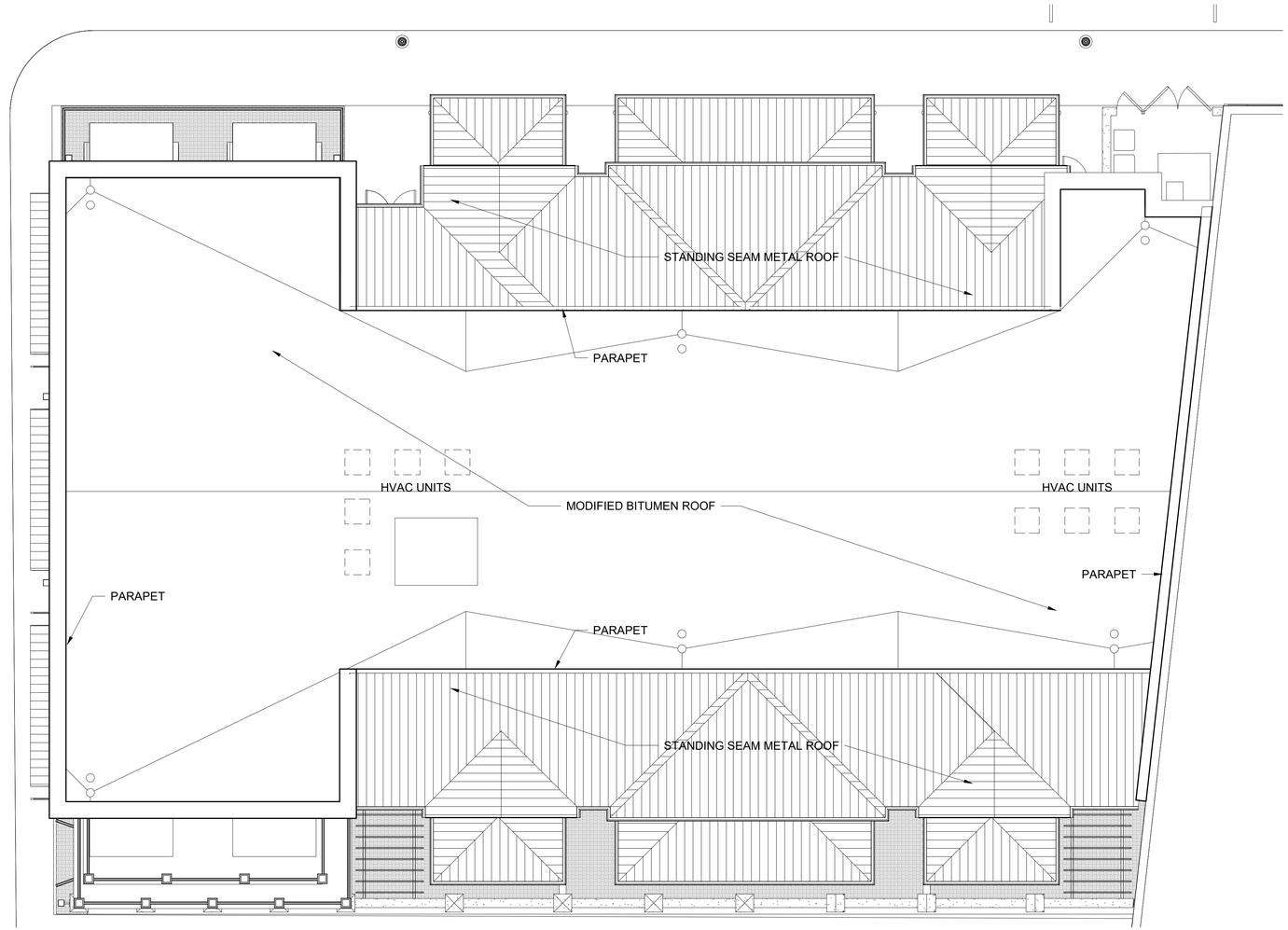

1 / A103 ROOF PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

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THE CANNON BUILDING
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BEAUFORT, SOUTH CAROLINA

Revisions	
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DATE: 01/21/21
COAST PROJECT NO.: 2015.00

ROOF PLAN

HRB SUBMITTAL

A103



E2
A201

NORTH ELEVATION (PORT REPUBLIC STREET)

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

0' 4' 8' 16' 32'



A2
A201

WEST ELEVATION

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

0' 4' 8' 16' 32'

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211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

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DATE: 01.08.2021
COAST PROJECT NO.: 2015.00

NORTH & WEST EXTERIOR ELEVATIONS

A201

HRB SUBMITTAL



B2
A202

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

0' 4' 8' 16' 32'

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09.01.2020

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211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

Revisions	
Rev. No.	Rev. Date

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CHECKED BY:
DATE: 09.01.2020
COAST PROJECT NO.: 2015.00

SOUTH EXTERIOR ELEVATION

HRB SUBMITTAL

A202

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VIEW FROM PORT REPUBLIC STREET LOOKING SOUTHWEST

HRB SUBMITTAL

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STATE OF SOUTH CAROLINA
COAST ARCHITECTS INC.
Charleston, SC
No. 03038
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
FRANK A. McCLURE, III
CHARLESTON, SC
NO. 4804
01.06.2021
REGISTERED ARCHITECT

THE CANNON BUILDING

211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

Revisions	
Rev. No.	Rev. Date

DRAWN BY: FAM
CHECKED BY: FAM
DATE: 01.06.2021

COAST PROJECT NO.: 2015.00

EXTERIOR PERSPECTIVE

A203

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VIEW FROM CORNER OF CHARLES AND PORT REPUBLIC STREETS LOOKING SOUTHEAST

HRB SUBMITTAL

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Revisions	
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COAST PROJECT NO.: 2015.00

EXTERIOR PERSPECTIVE

A204



VIEW FROM CHARLES STREET LOOKING NORTHEAST

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THE CANNON BUILDING

211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

Revisions	
Rev. No.	Rev. Date

DRAWN BY: FAM
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DATE: 01.08.2021

COAST PROJECT NO.: 2015.00

EXTERIOR PERSPECTIVE

A205

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
10 February 2021

1 Summary of Request

211 Charles Street, New Construction
Applicant: Arnie McClure/Coast Architects Inc.
The applicant is requesting Conceptual approval of a 3-story apartment/commercial building.

Background: The applicant has submitted an application for the demolition of the current structure on this site in addition to this application for new construction. These are the first submissions for the currently proposed demolition and new construction.

2 Facts

Property Address:	211 Charles Street
Parcel ID:	R120 004 000 0909 000
Case Number:	21-02 HRB.1
Applicant:	**Arnie McClure/Coast Architects Inc.**
Type of Request:	New Construction
Zoning:	T5-DC
Current Use:	Commercial
Proposed Use:	Residential/Commercial

District Development Standards for T5-DC:

- **Setback requirements – Primary Structure:**
  - *Front- 0' min./Prevailing setback on block max.*
  - *Rear setback – 0' min.*
  - *Side Corner/Alley – 0'min./15' max.*
  - *Side Interior – 0'min.*
- **Maximum Lot Coverage***:* 100%
- **Maximum Building Height:** 3 stories (at the property line)
- **Frontage Buildout:** 75% Min
- **Permitted Uses:** Includes Apartment House and Live/Work Unit



References:

- The Beaufort Code
- The Beaufort Preservation Manual
- The Beaufort Preservation Manual Supplement

3 STAFF COMMENTS / RECOMMENDATION

1. In future applications, applicant to demonstrate that the proposed development meets the bicycle and motor vehicle parking requirements of Section 5.7 of the Beaufort Code.

2. Per Section 5.3.1 of the Beaufort Code, in the T5-DC district there is no minimum baseline tree canopy coverage requirements.

3. Staff believes that this building contains two different building types: The west mass along Charles Street is Livework/Mixed Use (defined in Section 4.5.8 of the Beaufort Code), and the rest of the building is an Apartment House (defined in Section 4.5.7 of the Beaufort Code).

    a. The Livework/Mixed Use portion of the building contains a Shopfront/Awning frontage type, which complies with Section 4.5.8 of the Beaufort Code. Applicant to note Section 2.5.6.A of the Beaufort Code, Encroachments over Sidewalks: "With approval of the City, county or SCDOT (whichever has authority over a street), awnings, arcades, canopies, and galleries (See Section 4.4) may encroach over a sidewalk to within 2 feet of the curb, but they shall provide a vertical clearance of at least 8 feet from any sidewalk." The current proposed design of the awnings appears to encroach over the existing sidewalk to within less than 2 feet of the curb. Applicant to ensure and demonstrate compliance with this code section in future submissions. Charles Street is maintained by SCDOT.

    b. Regarding the Apartment House Portion of the building, Staff views the primary entrance of the apartment building to be the lobby entrance off Charles Street, in accordance with Section 2.5.1.3 of the Beaufort Code, since this is the street from which the building derives its street address. This entrance is required by Section 4.5.7.B.1 of the Beaufort Code to have one of the following frontage types: stoop, forecourt, or balcony, and Staff prefers stoop or balcony with the current design. Applicant to refine the design of this entrance to have a code compliant frontage type. Frontage types are described in detail in Section 4.4 of the Beaufort Code.

4. Applicant to refer to Section 4.5.7 of the Beaufort Code for additional requirements for Apartment houses that will affect the design of the rest of the building:

    a. 4.5.7.A: "…The ground floor [must be] raised a minimum 18" for privacy."

    b. 4.5.7.B.1: "[Required frontage types are] Stoop, Forecourt, Balcony. Porches are not preferred, but may be used in buildings containing 12 units or less if they provide direct access to the unit from the street or sidewalk.

    c. 4.5.7.B.2: "In buildings with more than 6 residential units, all ground floor units facing a frontage line shall have individual entrances from that frontage line. Buildings with formal entry courtyards or lobbies are exempt from this requirement."

    The current proposed design of the rest of the building also includes 19 units and proposes porches at the ground level, which is not preferred per Section 4.5.7.B.1 noted above. Given the commercial nature and feel of Port Republic, staff prefers that the ground floor units do not have porches. Applicant to also demonstrate compliance with Section 4.5.7.A noted above, ensuring that the Apartment House portion of the building is raised a minimum of 18" off the

ground level for privacy. Since the project includes a formal lobby, the project does not have to comply with Section 4.5.7.B.2 regarding ground floor unit entrances.

5. For the tenant portion of the building, Staff recommends altering the design so that the ADA entrance is not separated from the main entrance to allow all users the opportunity to use the main entrance.

6. The proposed roof design for the central apartments along Port Republic Street is currently too complex. In the elevations, renderings, and roof plan, it appears that each structure has two roofs at different levels. Applicant to simplify this design in future submissions. The same applies to the South Elevation.

7. Staff notes that the northeast corner of the project is portrayed differently in the renderings than it is shown in plan and elevation. Staff assumes the floorplan and elevations are the most up to date. Applicant to ensure all drawings are consistent in future submissions.

8. On the north elevation, the intersection between the apartment mass and the east stairwell is not appropriate or consistent with the language established on the west side of this elevation. Staff recommends aligning the north face of the east stairwell with the north face of the west stairwell and cladding both in the same material to establish a more consistent language of materials around the building. Staff supports the use of the apartment mass material in both locations.

9. Also on the north elevation, the porch column spacing and their relationship to fenestration beyond does not provide good balance and not consistent with Section 4.6.1.B of the Beaufort Code or page 28 of the Preservation Manual Supplement. The mix of double columns and single columns is unresolved. Applicant to study the rhythms of the fenestration and space porch column bays more appropriately. Applicant to consider removing the shutters from the project. The same comment applies to the porch masses on the south elevation.

10. Applicant to ensure that all residential egress requirements by the IBC are met in this design. If egress needs to be provided from the courtyards of the ground floor units, this must be shown on the plan so that these changes may be reviewed by the Board.

11. Staff is in support of the overall massing of the corner brick portion of the building. It has nice proportional relationships that begin to establish a strong presence on the corner of the block. However, the current design of the balconies and patios on the north and south elevations of this building take away from this strong presence.

    a. Staff recommends removing the roof canopies from the third level on both north and south elevations.

    b. Staff recommends altering the placement of the canopies on the first level on the Port Republic elevation so that they are not installed immediately beneath the second-floor balconies.

    c. On the south elevation, the intersection of the second-floor balconies with the first-floor wall at the southwest mass is too complex. Staff recommends separating the first-floor masonry wall from the second-floor balcony thereby turning the first-floor masonry wall into a garden wall. This will cause the lobby to be revised. Staff also recommends making the balconies on this façade stylistically match those on the north façade and

give them a lightness compared to the heavy masonry building mass behind them. The goal of the applicant should be to simplify this area so that the architectural language is clearly understood.

12. In future applications, applicant to include more street context to show how this building relates to its surrounding historic context. Specifically, the historic structure across Port Republic Street and the historic structure across Charles Street should be included in drawing context in future submissions.
13. Staff recommends that Coast Architects meets with Staff Architects during preparation of a preliminary application to help expedite the design, review, and approval process for this project.

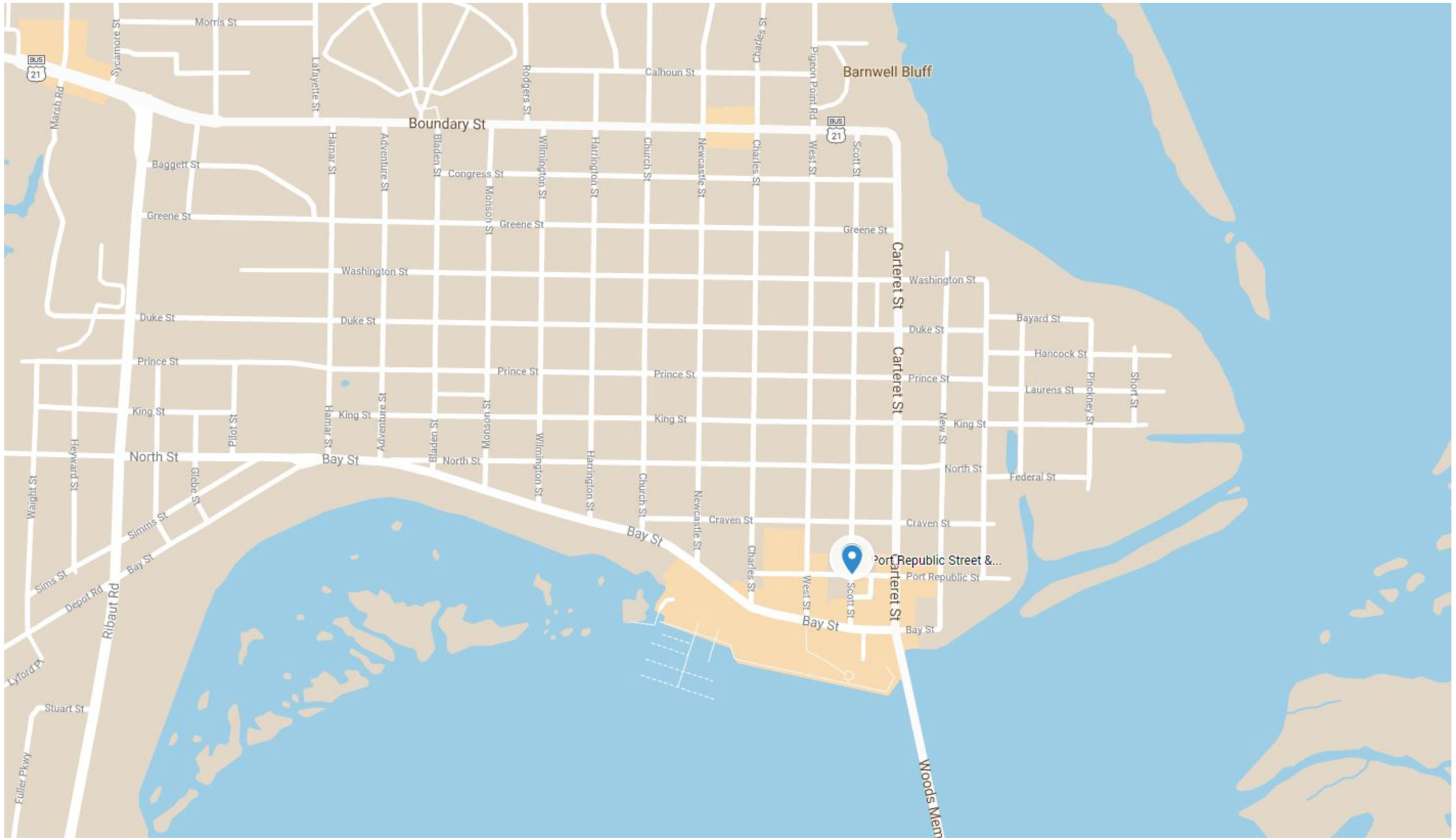
STAFF RECOMMENDATION:

Conceptual Approval with noted conditions.

CITY STAFF INTRODUCTION

812 PORT REPUBLIC /

BEAUFORT INN HOTEL



PROJECT LOCATION - 812 PORT REPUBLIC STREET/BEAUFORT INN HOTEL

APPLICANT PRESENTATION

812 PORT REPUBLIC/

BEAUFORT INN HOTEL

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

☐ Staff Review
■ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** _____ **Application #:** _____ **Zoning District:** _____
BCAGHS Survey: ☐ Yes ☐ No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: ☐ Conceptual ☐ Preliminary ■ Final ☐ Bailey Bill Approval* ■ Change After Certification
**Requires a Bailey Bill – Part A Preliminary Review Application Form*

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ☐ Yes ■ No

Applicant, Property, and Project Information

Applicant Name: Beaufort Inn, LLC

Applicant Address: 2015 Boundary Street, Suite 300 Beaufort, SC 29902

Applicant E-mail: ctw@303associates.com Applicant Phone Number: 843-521-9000

Applicant Title: ☐ Homeowner ☐ Tenant ☐ Architect ☐ Engineer ■ Developer

Owner (if other than the Applicant): _____

Owner Address: _____

Project Name: The Beaufort Inn Hotel

Property Address: TBD - Port Republic Street

Property Identification Number *(Tax Map & Parcel Number)*: R121 004 000 0984 0000

Date Submitted: 12/23/20

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: [signature] Date: 12/23/20 submitted w/ additional info 1/25/21 CW

Owner's Signature: _____ Date: _____

(The owner's signature is required if the applicant is not the owner.)

Required Project Information

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Project Name: The Beaufort Inn Hotel

Property Size in Acres: .649 Proposed Building Use: hotel

Nature of Work (check all that apply):

☐ New Construction, Primary Structure ☐ New Construction, Primary Structure ■ Alterations / Additions

☐ Demolition* ☐ Relocation* **Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
57,587 (1st - 15,529, 2nd and 3rd - 18,054 per, rooftop - 5,950)

Is this project a redevelopment project: ☑ Y ☐ N

Are there existing buildings on the site? ☐ Y ☑ N if yes, will they remain? ☐ Y ☐ N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

Please see attached

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: jbachety@cityofbeaufort.org: | Phone: (843) 525-7011 | Fax: (843) 986-5606

The Beaufort Inn Hotel

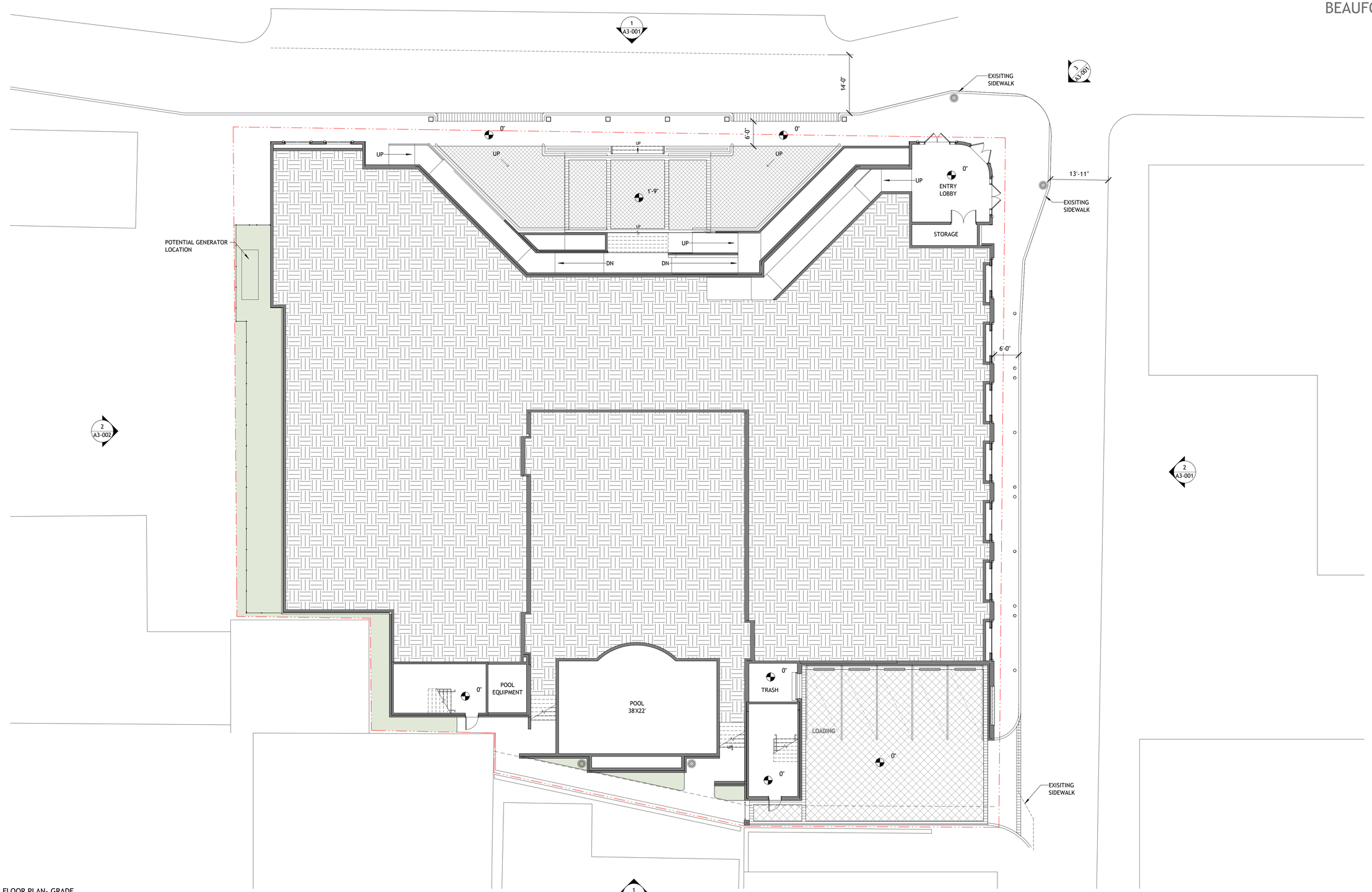
With this requested Change after Certification, the Beaufort Inn proposes to utilize the area around the existing elevator shaft to create a unique gathering spot unlike any other in the Lowcountry. This rooftop venue will attract visitors and Beaufortonians alike with an unparalleled view of Beaufort's downtown skyline. As shown in the attached documents; the venue will be shielded from view from the streetscape below by its rooftop location.

Additionally, solar panels will be installed as part of construction (we understand the exact location must be approved by the City), furthering our commitment to sustainable construction and environmentally friendly, energy efficient operations. We are exploring ways these panels can be used as part of this roof top venue, as shown in the additional attached pictures.

This facility will assist in the recruitment of mid-week business, which has been largely lacking for Beaufort's historic downtown hotels, shops and restaurants. Studies show that facilities providing multiple food and beverage venues / gathering spaces are more successful in recruiting meetings and small conferences than those that do not. This additional business will benefit downtown merchants, restaurants, galleries, and building owners, as well as the City of Beaufort.

PLAN- GRADE

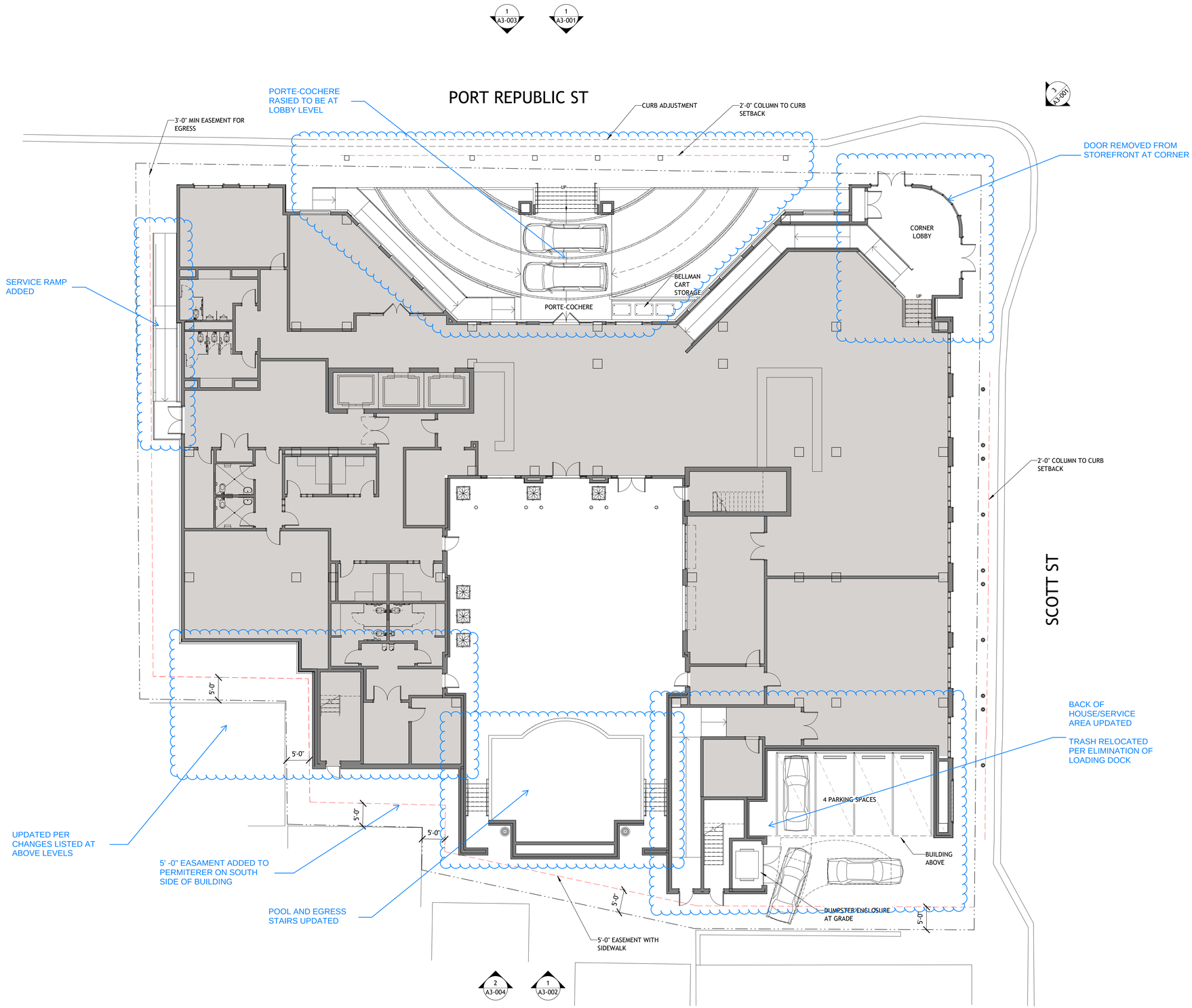
BEAUFORT INN



1 A1-001 PRESENTATION FLOOR PLAN- GRADE
3/32" = 1'-0"

PLAN- GRADE

BEAUFORT INN

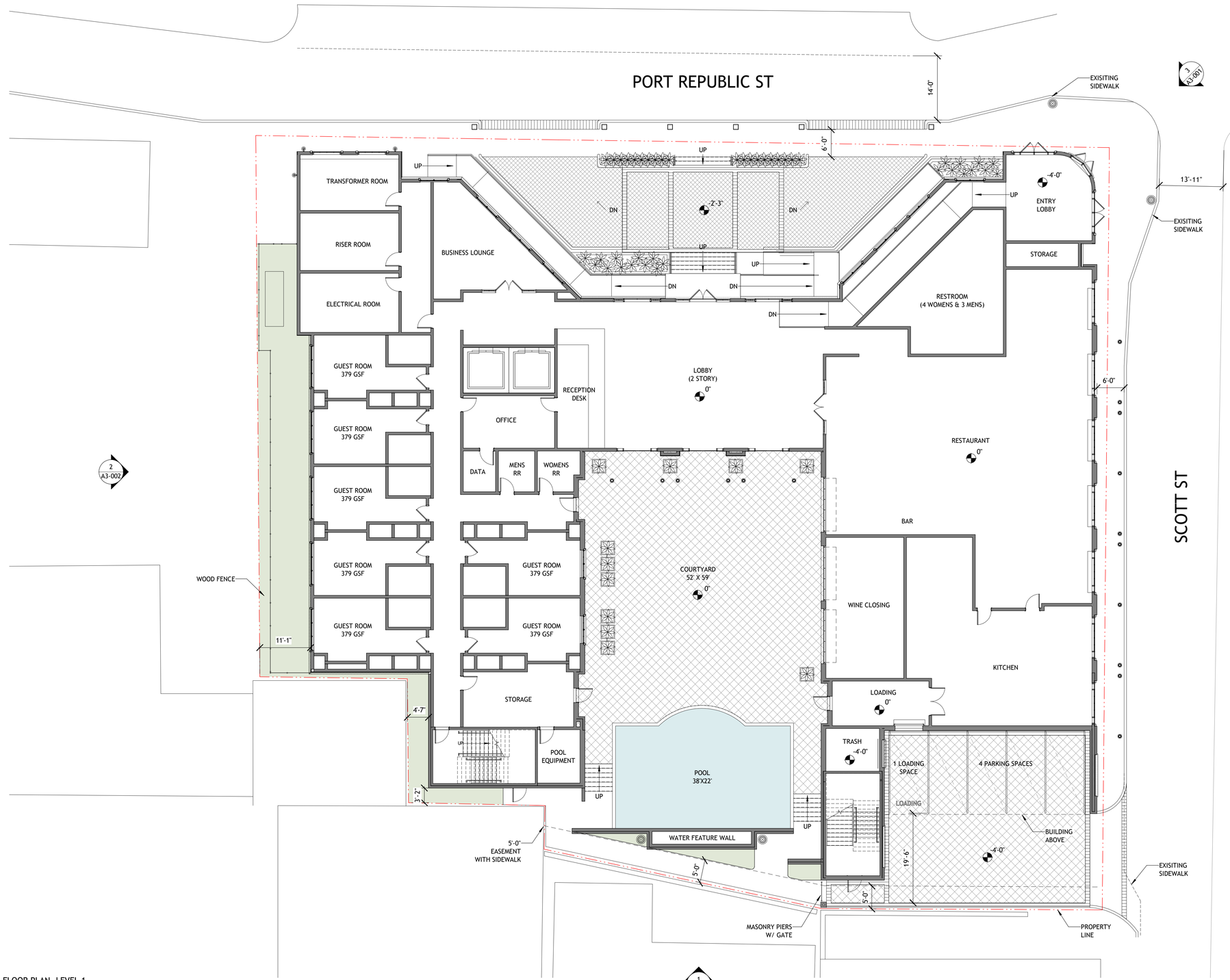


1 A1-000 PRESENTATION FLOOR PLAN- GRADE
3/32" = 1'-0"

A1-000

PLAN- LEVEL 1

BEAUFORT INN



BUILDING AREAS:
LEVEL 1: 16,025 SF GBA
LEVEL 2: 18,760 SF GBA
LEVEL 3: 18,760 SF GBA
GRAND TOTAL: 53,545 SF GBA

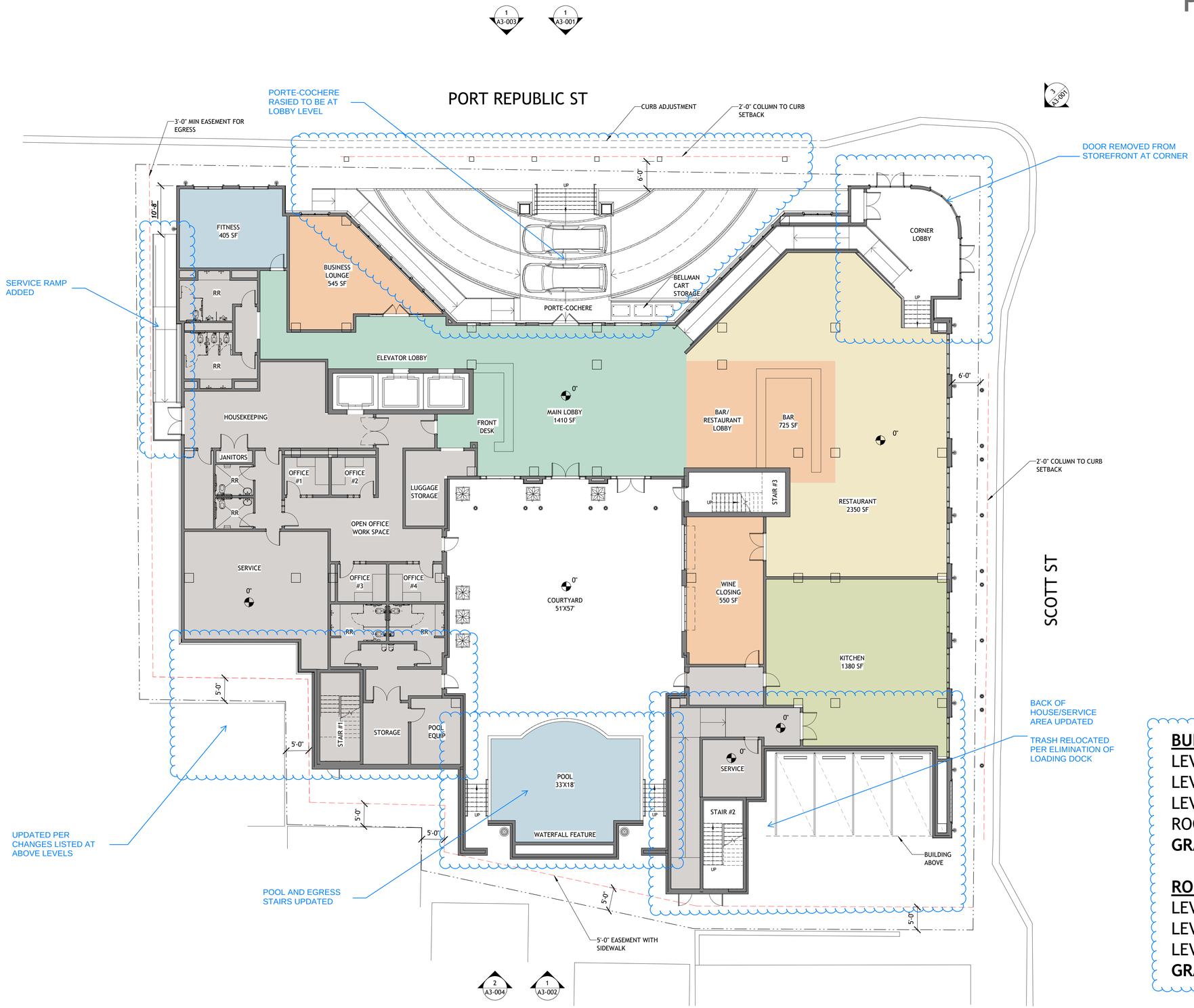
ROOM COUNT:
LEVEL 1: 7
LEVEL 2: 31
LEVEL 3: 34
GRAND TOTAL: 72 KEYS

1 A1-011 PRESENTATION FLOOR PLAN- LEVEL 1
3/32" = 1'-0"

A1-011

PLAN- LEVEL 1

BEAUFORT INN



BUILDING AREAS:
LEVEL 1: 15,529 SF GBA
LEVEL 2: 18,054 SF GBA
LEVEL 3: 18,054 SF GBA
ROOF: 5,950 SF GBA
GRAND TOTAL: 57,587 SF

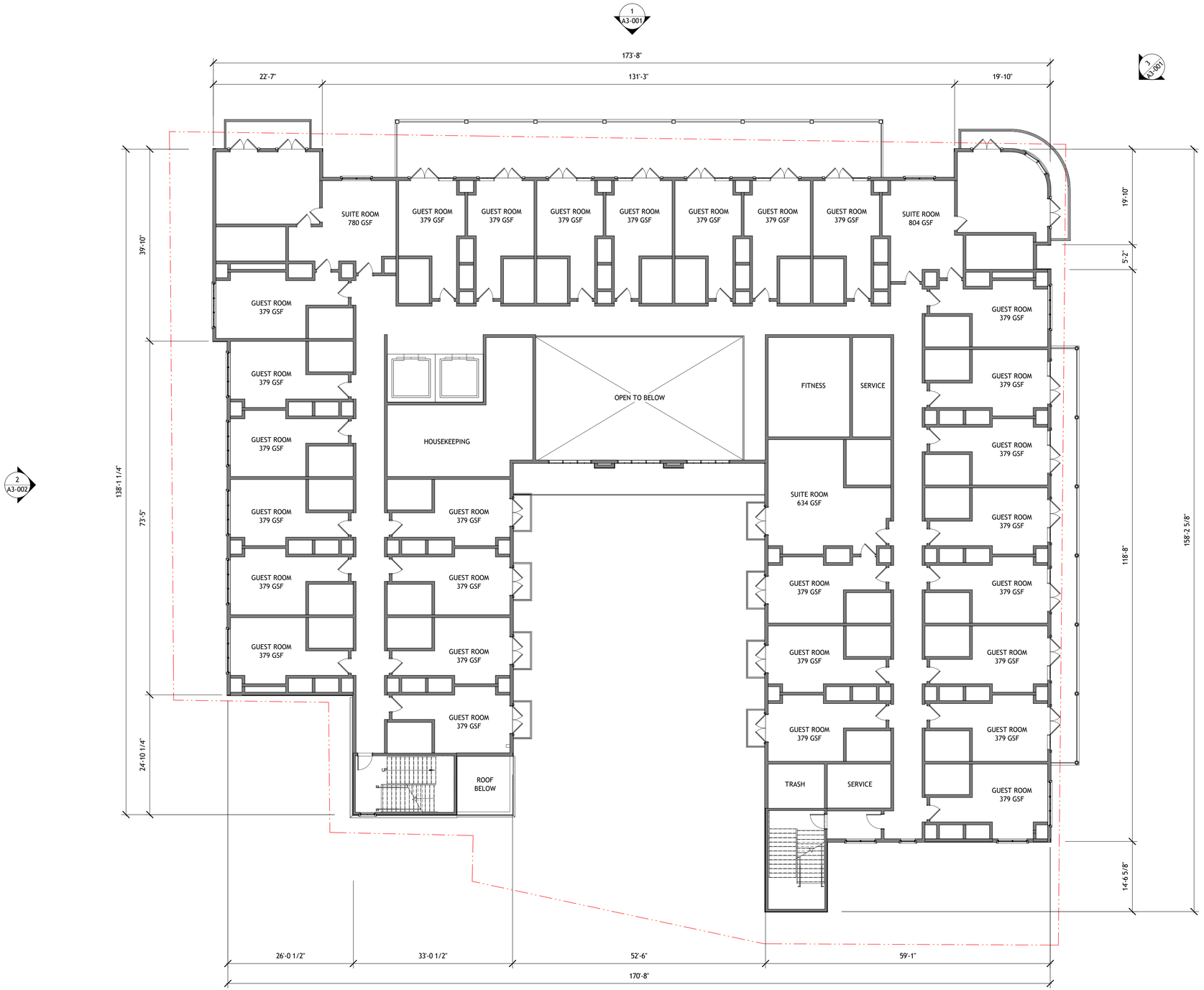
ROOM COUNT:
LEVEL 1: 0
LEVEL 2: 31
LEVEL 3: 34
GRAND TOTAL: 65 KEYS

1 A1-011 PRESENTATION FLOOR PLAN- LEVEL 1
3/32" = 1'-0"

A1-011

PLAN- LEVEL 2

BEAUFORT INN



BUILDING AREAS:

LEVEL 1: 16,025 SF GBA
LEVEL 2: 18,760 SF GBA
LEVEL 3: 18,760 SF GBA
GRAND TOTAL: 53,545 SF GBA

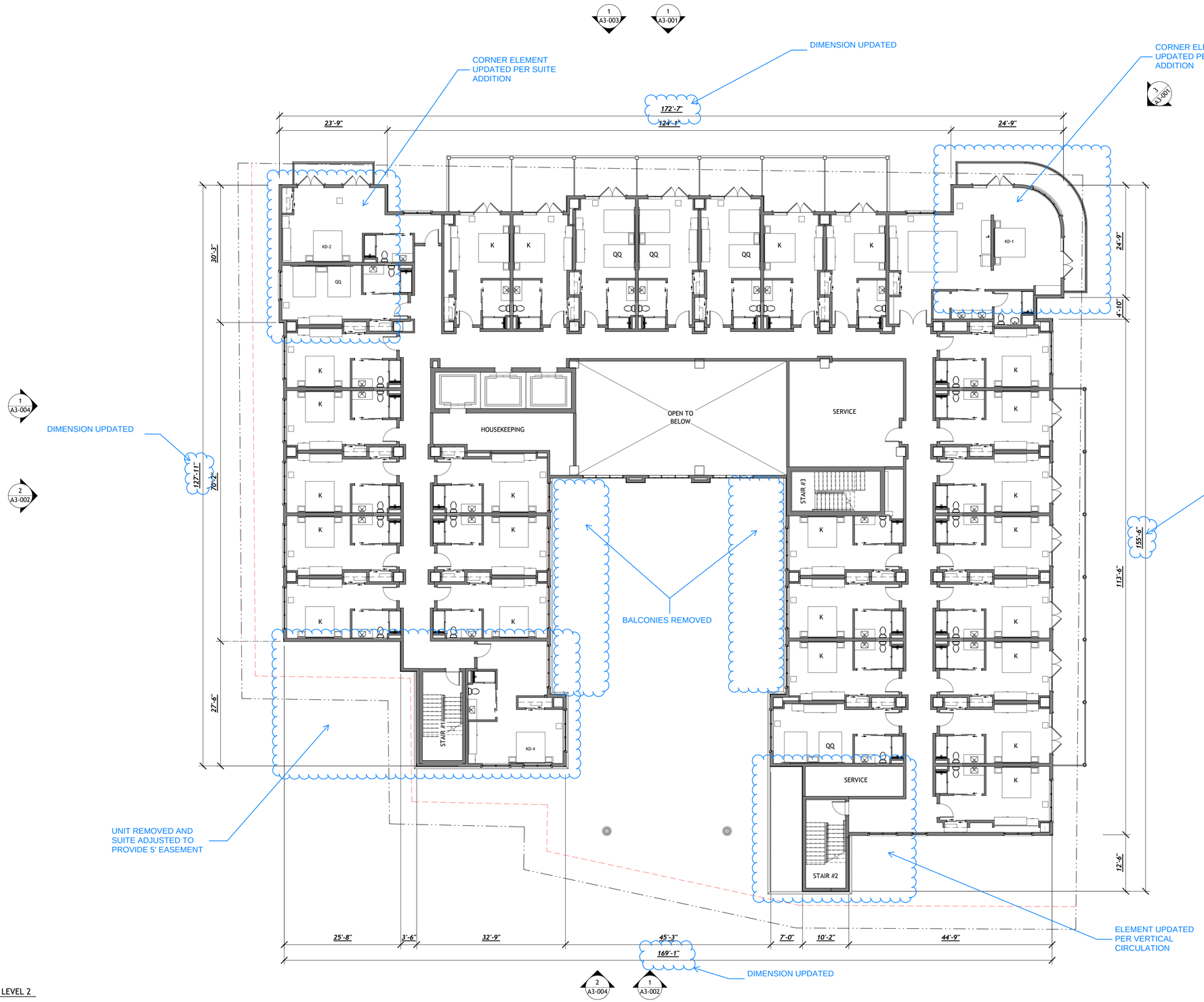
ROOM COUNT:

LEVEL 1: 7
LEVEL 2: 31
LEVEL 3: 34
GRAND TOTAL: 72 KEYS

1 A1-021 PRESENTATION FLOOR PLAN- LEVEL 2
3/32" = 1'-0"

PLAN- LEVEL 2

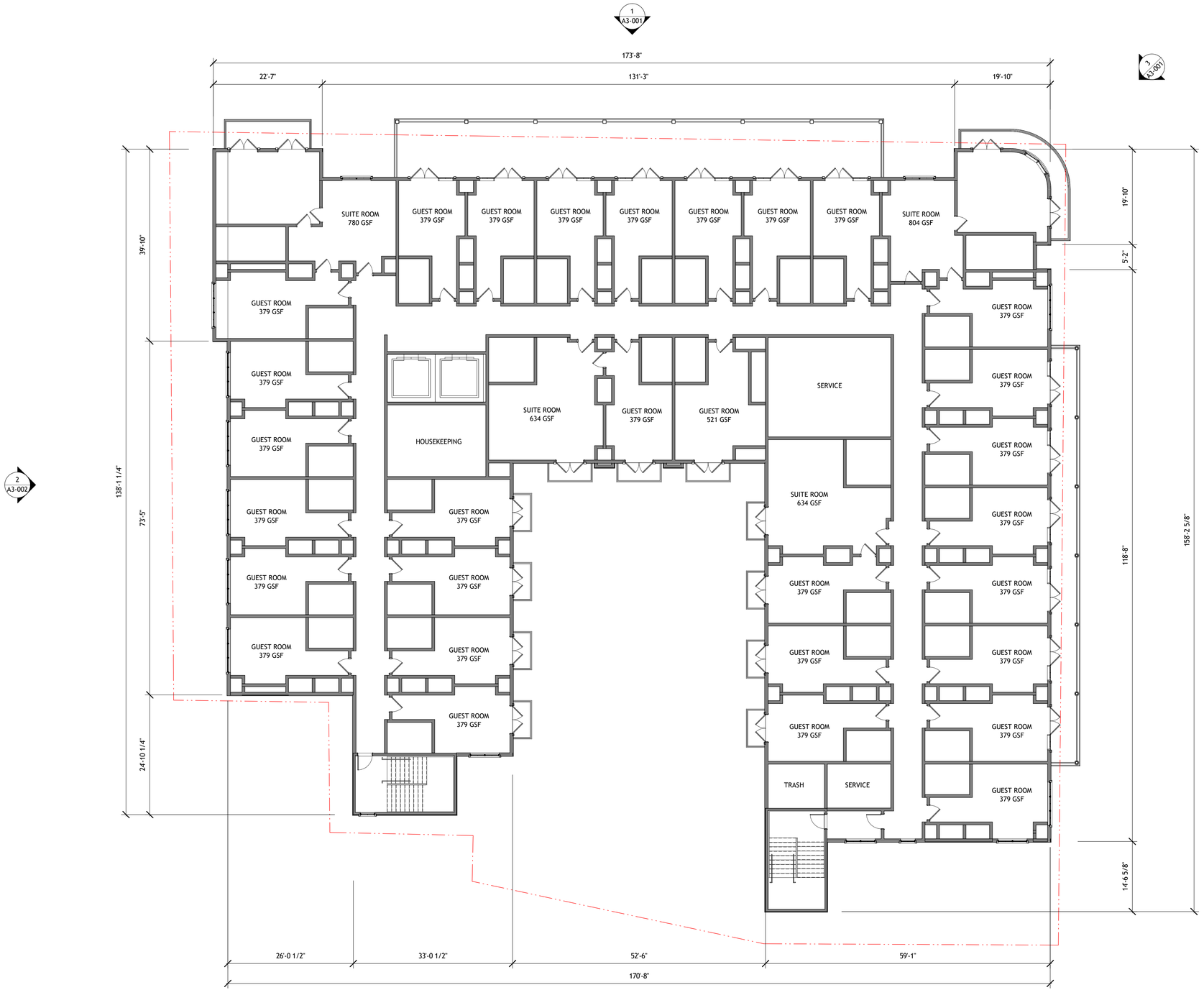
BEAUFORT INN



1 / A1-021 PRESENTATION FLOOR PLAN- LEVEL 2
3/32" = 1'-0"

PLAN- LEVEL 3

BEAUFORT INN



BUILDING AREAS:

LEVEL 1: 16,025 SF GBA
LEVEL 2: 18,760 SF GBA
LEVEL 3: 18,760 SF GBA
GRAND TOTAL: 53,545 SF GBA

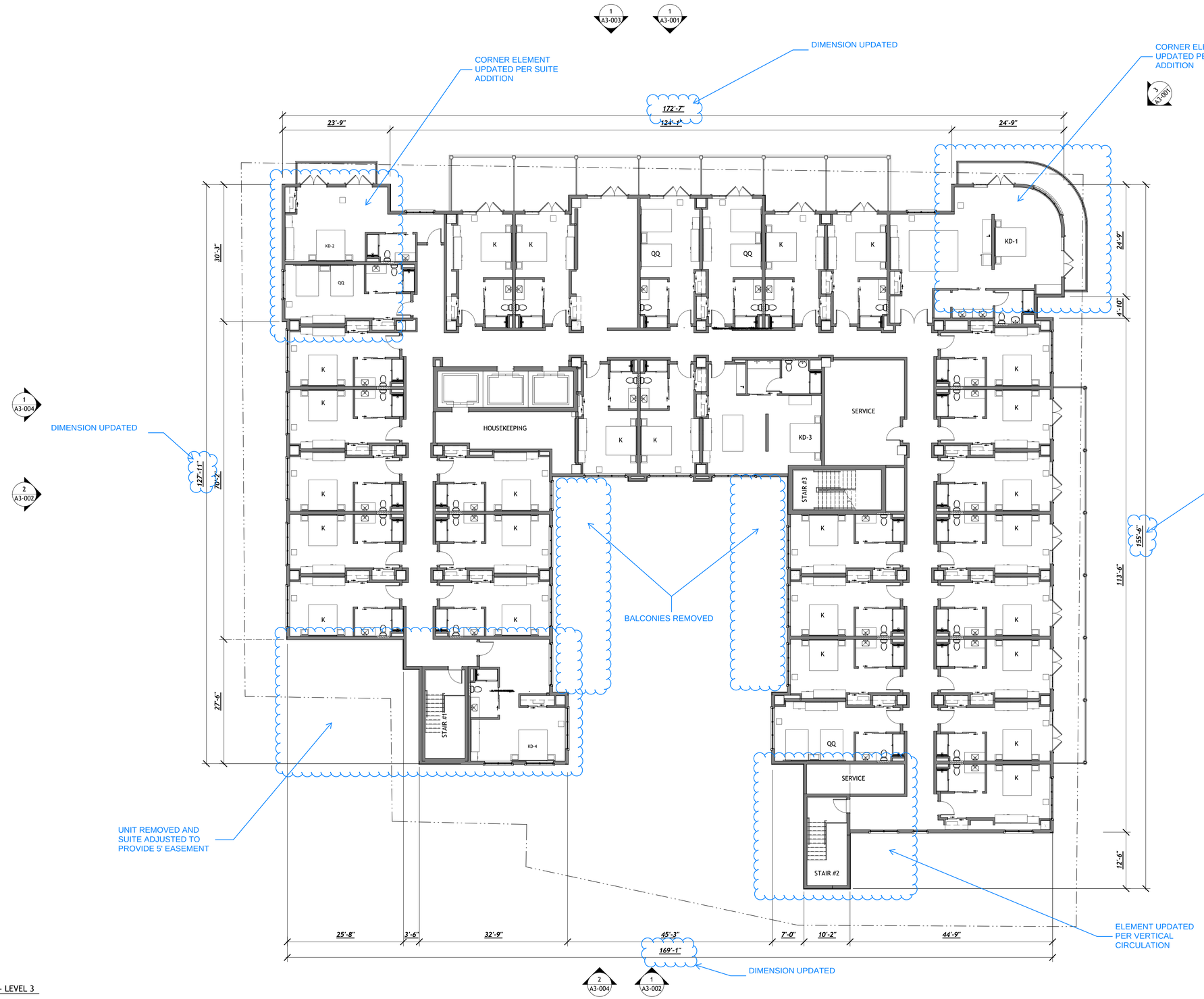
ROOM COUNT:

LEVEL 1: 7
LEVEL 2: 31
LEVEL 3: 34
GRAND TOTAL: 72 KEYS

1 A1-031 PRESENTATION FLOOR PLAN- LEVEL 3
3/32" = 1'-0"

PLAN- LEVEL 3

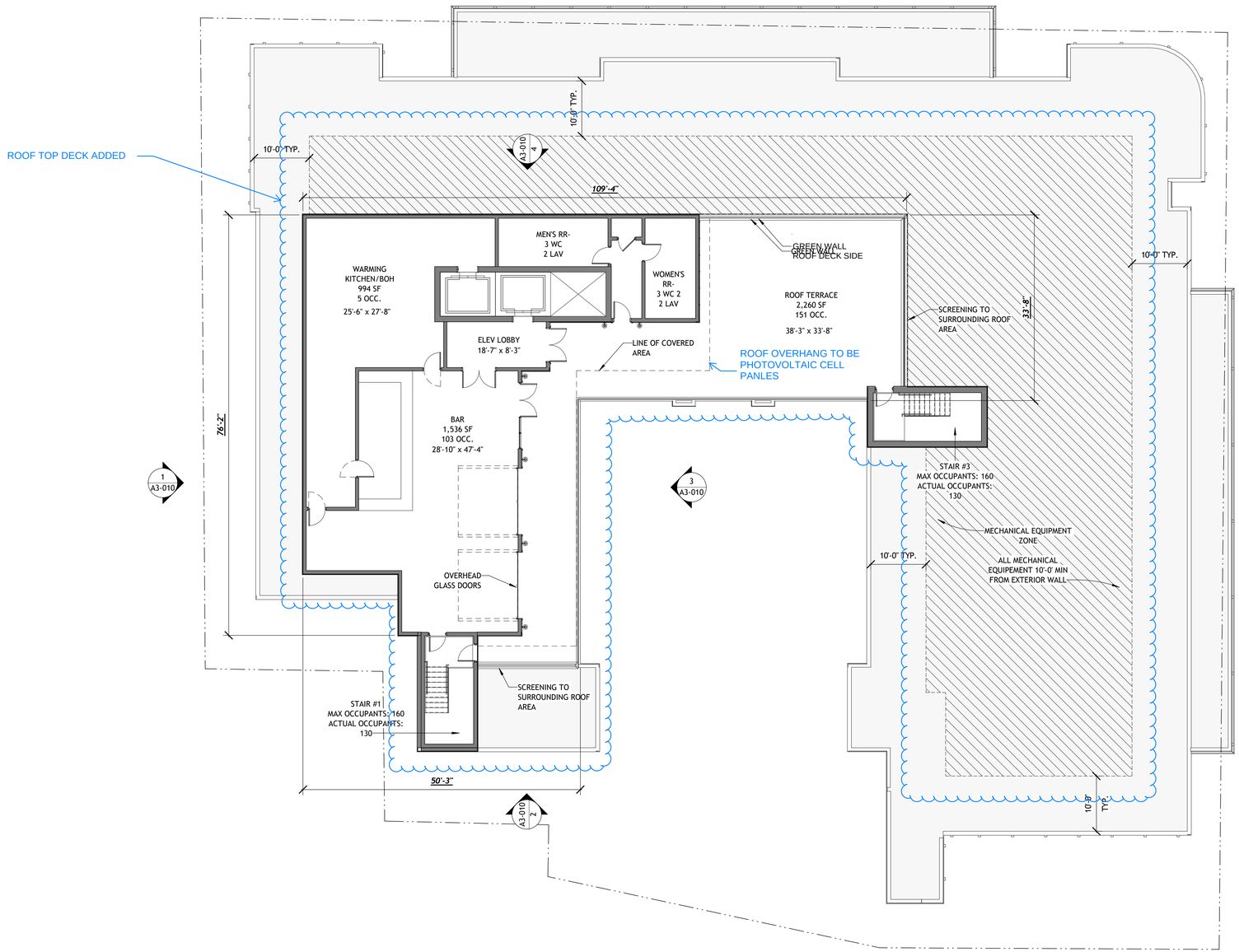
BEAUFORT INN



1 / A1-031 PRESENTATION FLOOR PLAN- LEVEL 3
3/32" = 1'-0"

PLAN- ROOF

BEAUFORT INN



1 A1-R10 PRESENTATION FLOOR PLAN- LEVEL 4 ROOF PLAN
3/32" = 1'-0"

PLAN - PENTHOUSE ROOF

BEAUFORT INN



1 A1-R11 PRESENTATION- ROOF PLAN
3/32" = 1'-0"

A1-R11

ELEVATIONS

BEAUFORT INN



2 A3-001 PRESENTATION-ELEVATION-EAST
3/32" = 1'-0"



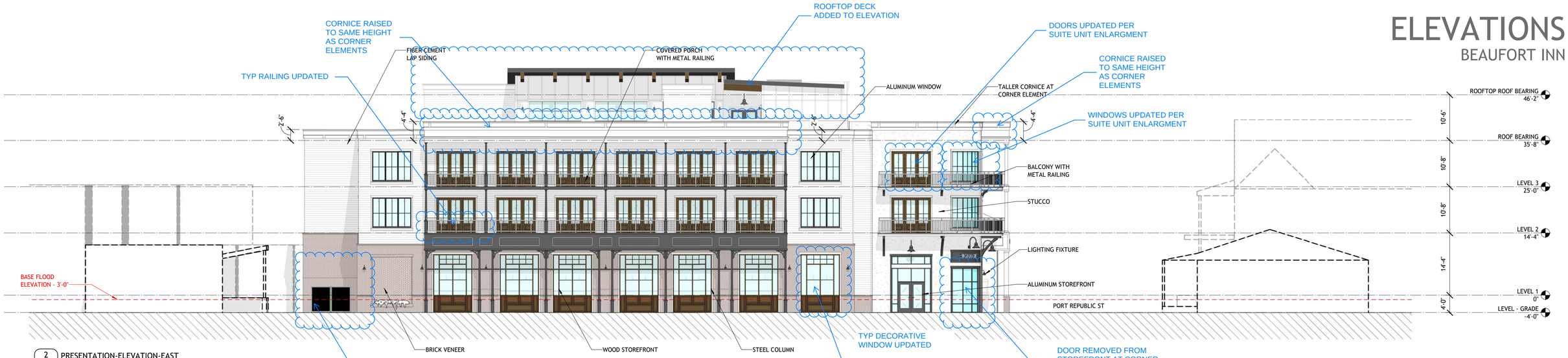
3 A3-001 PRESENTATION-ELEVATION-NORTH EAST
3/32" = 1'-0"



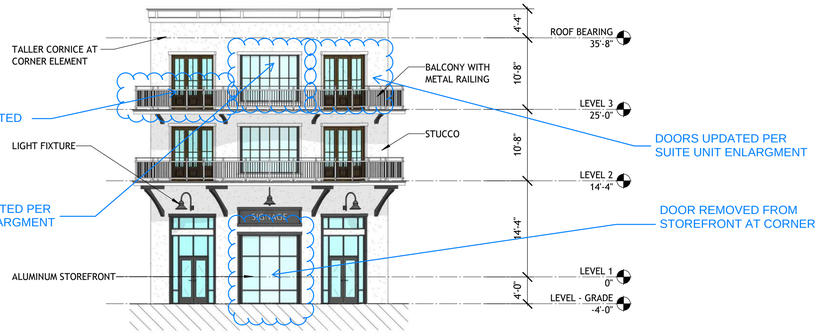
1 A3-001 PRESENTATION-ELEVATION-NORTH
3/32" = 1'-0"

ELEVATIONS

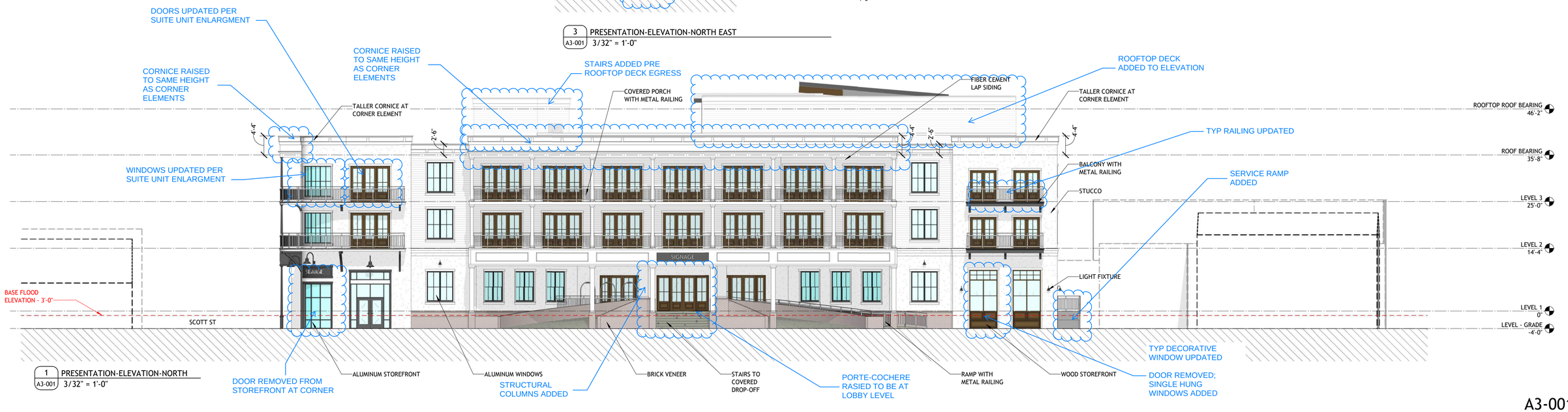
BEAUFORT INN



2 / A3-001 PRESENTATION-ELEVATION-EAST
3/32" = 1'-0"



3 / A3-001 PRESENTATION-ELEVATION-NORTH EAST
3/32" = 1'-0"



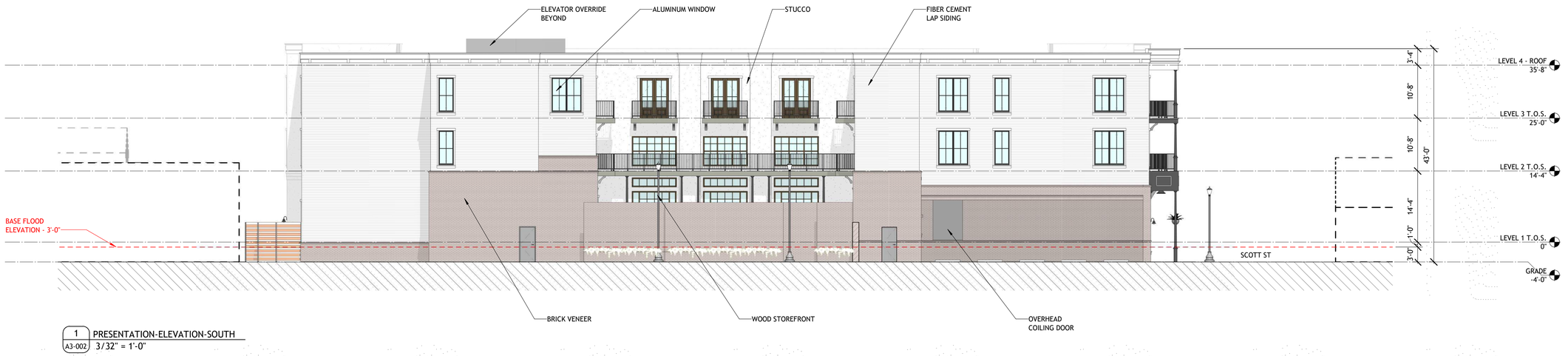
1 / A3-001 PRESENTATION-ELEVATION-NORTH
3/32" = 1'-0"

A3-001

ELEVATIONS
BEAUFORT INN

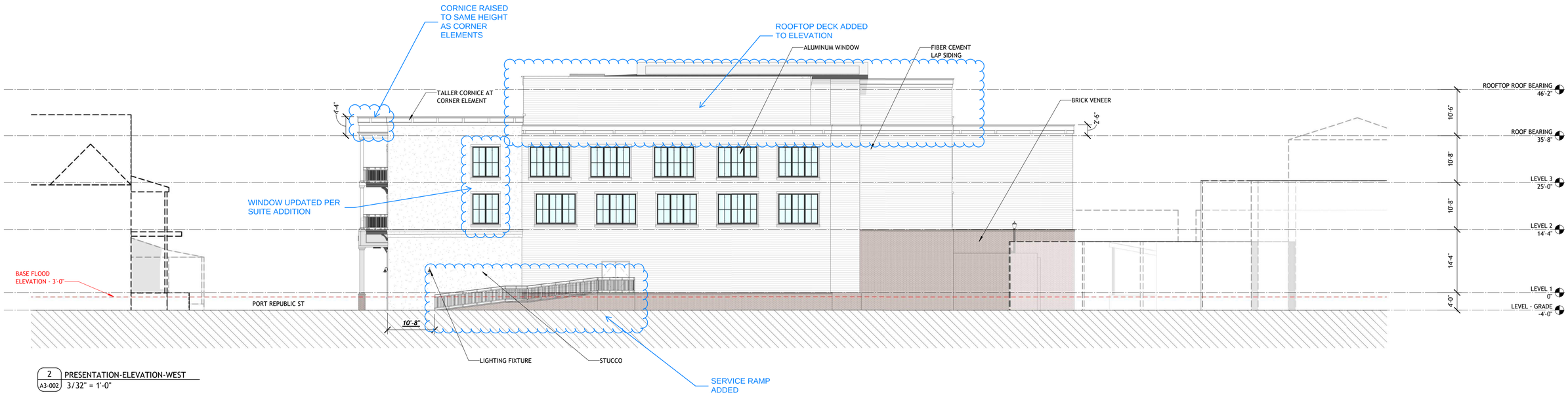


2 A3-002 PRESENTATION-ELEVATION-WEST
3/32" = 1'-0"

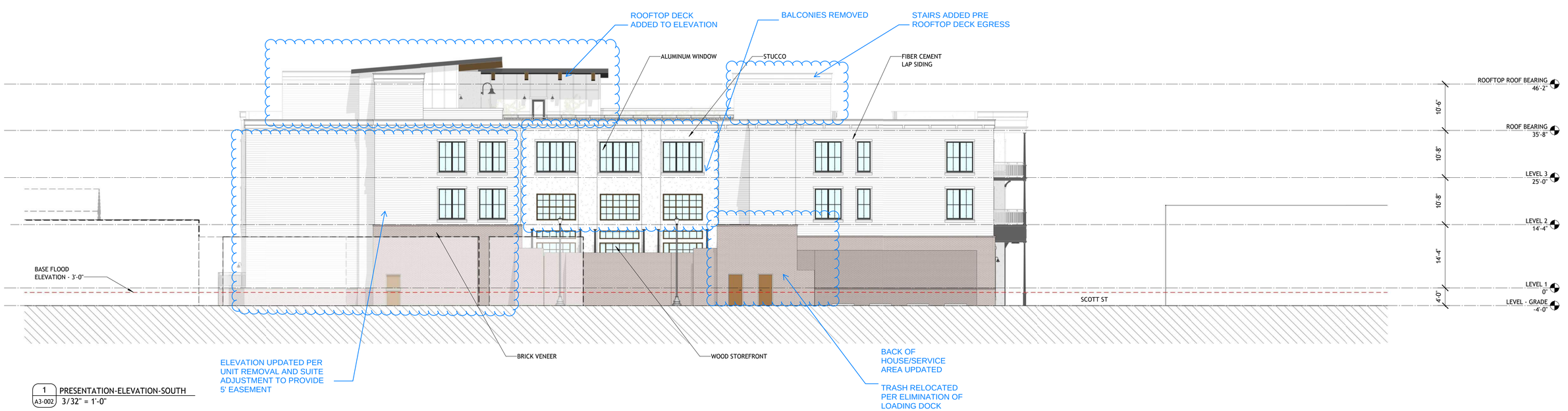


1 A3-002 PRESENTATION-ELEVATION-SOUTH
3/32" = 1'-0"

ELEVATIONS
BEAUFORT INN



2 / A3-002 PRESENTATION-ELEVATION-WEST
3/32" = 1'-0"



1 / A3-002 PRESENTATION-ELEVATION-SOUTH
3/32" = 1'-0"

BEAUFORT INN, LLC | 01/21/2021 | CURRENT PROPOSED

NILES BOLTON ASSOCIATES

SITE ELEVATION

BEAUFORT INN



1 / A3-003 PRESENTATION-ELEVATION-EAST - SITE
1/16" = 1'-0"



2 / A3-003 PRESENTATION-ELEVATION-NORTH - SITE
1/16" = 1'-0"

SITE ELEVATIONS

BEAUFORT INN



1 A3-003 PRESENTATION-SITE ELEVATION-PORT REPUBLIC ST
1/16" = 1'-0"



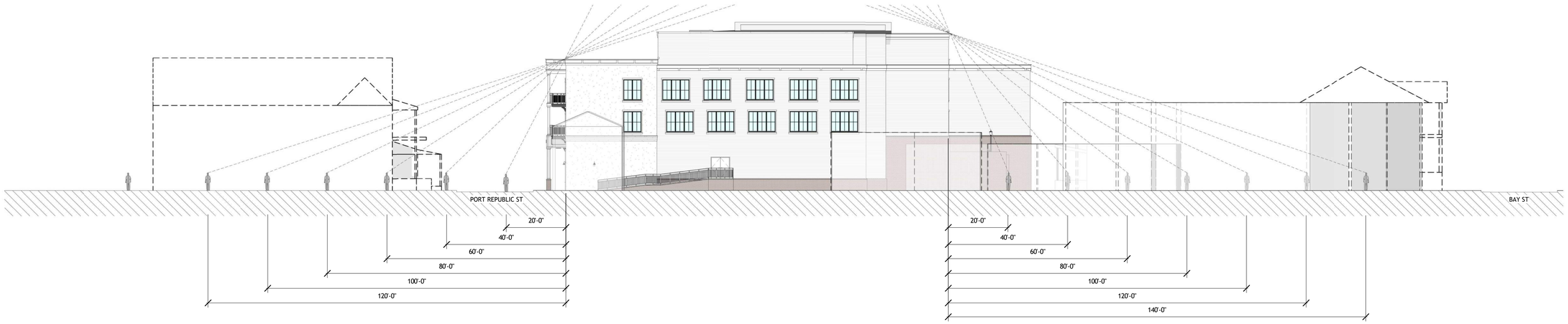
2 A3-003 PRESENTATION-SITE ELEVATION-SCOTT ST
1/16" = 1'-0"

SITE ELEVATIONS

BEAUFORT INN



2 A3-004 PRESENTATION-SITE ELEVATION-BAY ST
1/16" = 1'-0"



1 A3-004 PRESENTATION-SITE ELEVATION-WEST ST
1/16" = 1'-0"

3D VIEWS

BEAUFORT INN



PERSPECTIVES

BEAUFORT INN



A3-005

3D VIEWS

BEAUFORT INN



PERSPECTIVES

BEAUFORT INN



A3-006

3D VIEWS

BEAUFORT INN



PERSPECTIVES

BEAUFORT INN



3D VIEWS

BEAUFORT INN



PERSPECTIVES

BEAUFORT INN



A3-008

3D VIEWS

BEAUFORT INN



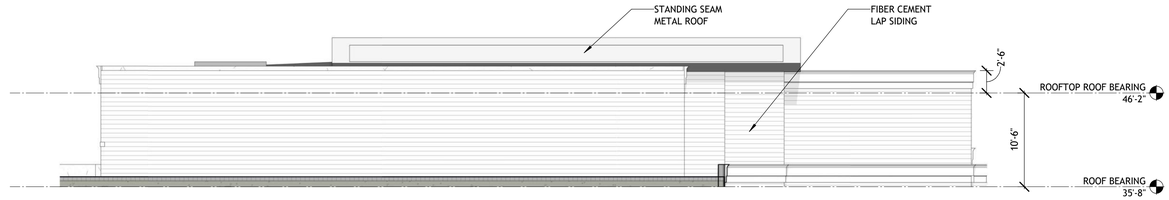
PERSPECTIVES

BEAUFORT INN

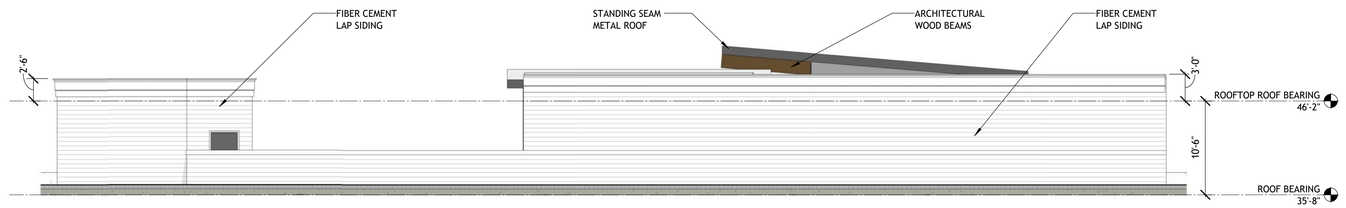


ELEVATIONS - ROOFTOP

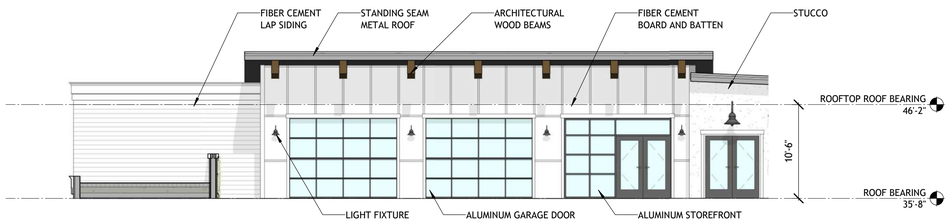
BEAUFORT INN



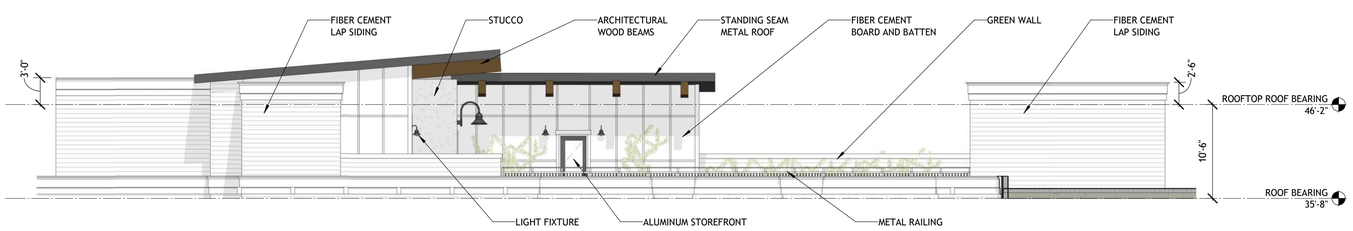
1 / A3-010 PRESENTATION-ELEVATION-ROOFTOP-WEST
1/8" = 1'-0"



4 / A3-010 PRESENTATION-ELEVATION-ROOFTOP-NORTH
1/8" = 1'-0"



3 / A3-010 PRESENTATION-ELEVATION-ROOFTOP-EAST
1/8" = 1'-0"



2 / A3-010 PRESENTATION-ELEVATION-ROOFTOP-SOUTH
1/8" = 1'-0"

ROOFTOP - PERSPECTIVE

BEAUFORT INN

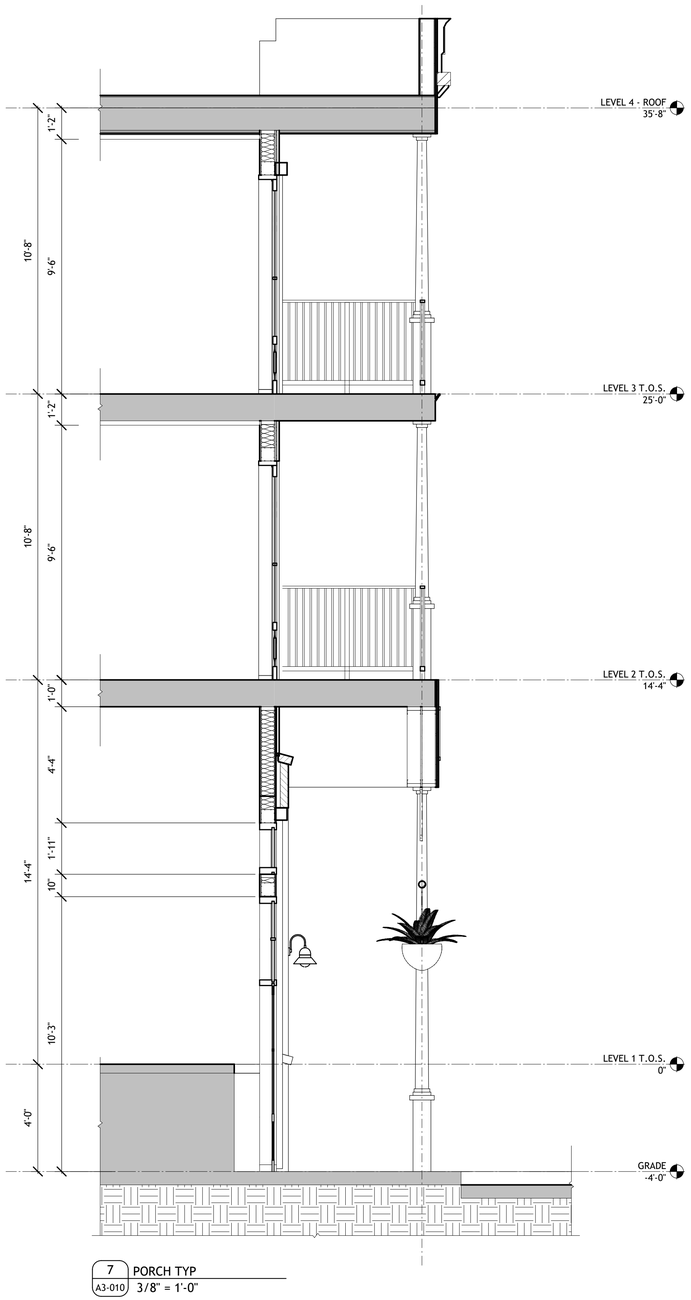


ROOFTOP - AERIAL

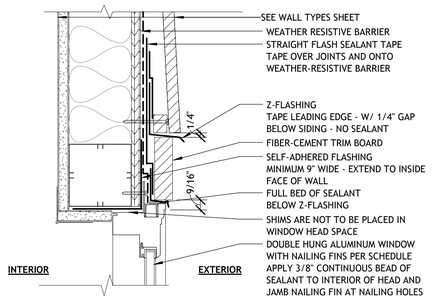
BEAUFORT INN



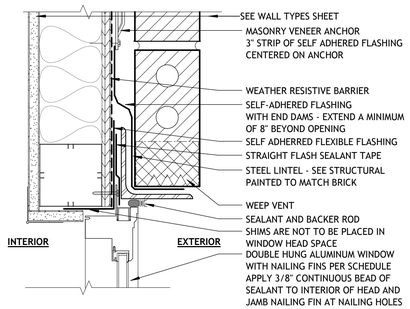
WALL SECTION
BEAUFORT INN



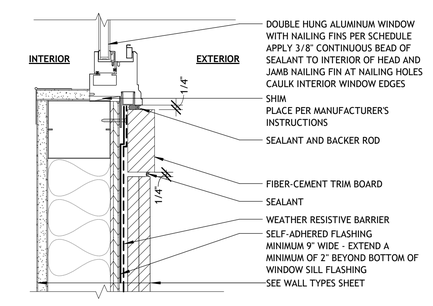
7 A3-010 PORCH TYP
3/8" = 1'-0"



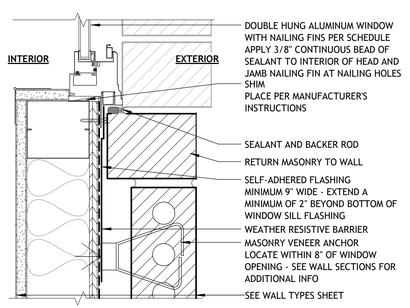
6 A3-010 WINDOWS- WD STUD- FC-SIDING-EXT-VINYL-WINDOW- HEAD
3" = 1'-0"



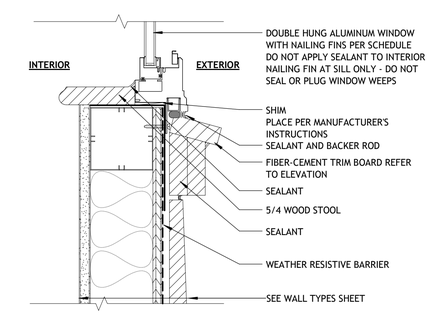
3 A3-010 WINDOWS- WD STUD- BRICK-EXT-VINYL-WINDOW- HEAD
3" = 1'-0"



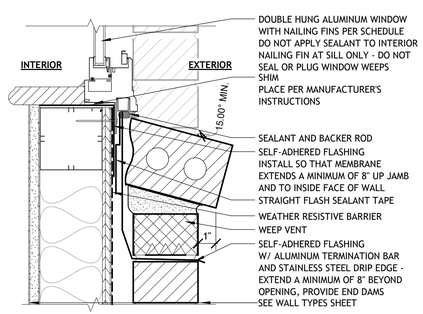
5 A3-010 WINDOWS- WD STUD- FC-SIDING-EXT-VINYL-WINDOW- JAMB
3" = 1'-0"



2 A3-010 WINDOWS- WD STUD- BRICK-EXT-VINYL-WINDOW- JAMB
3" = 1'-0"



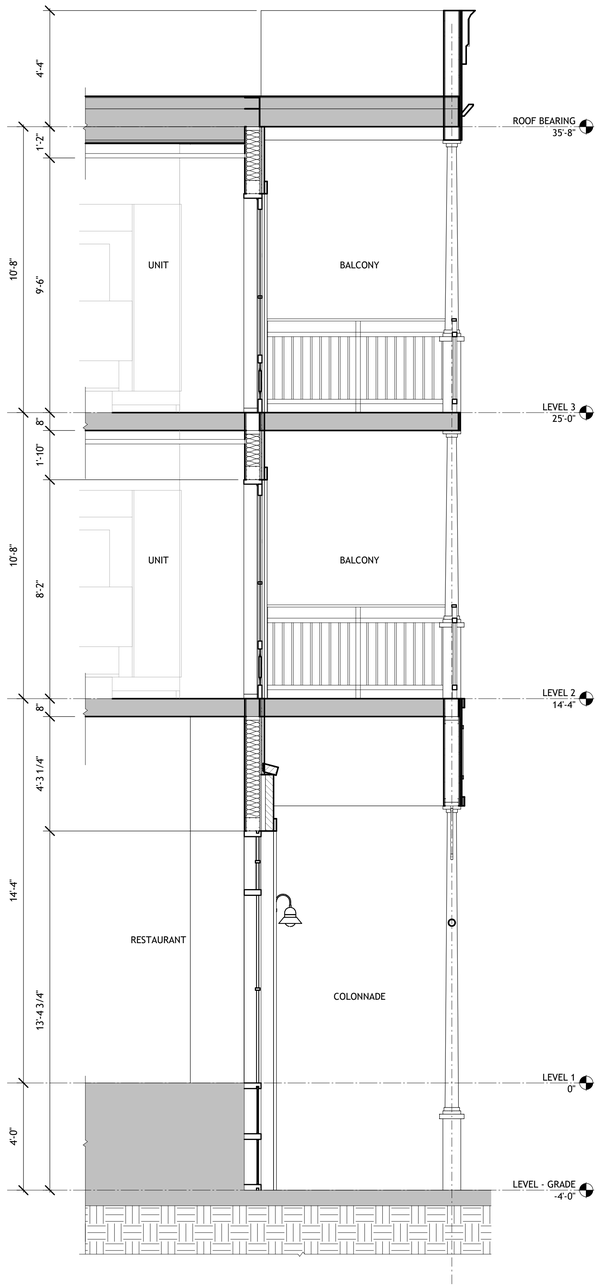
4 A3-010 WINDOWS- WD STUD- FC-SIDING-EXT-VINYL-WINDOW- SILL
3" = 1'-0"



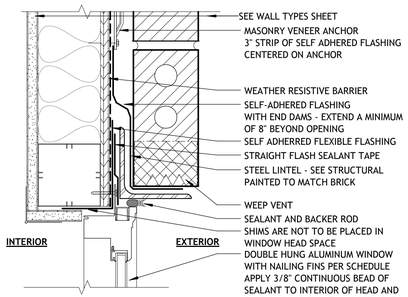
1 A3-010 WINDOWS- WD STUD- BRICK-EXT-VINYL-WINDOW- SILL
3" = 1'-0"

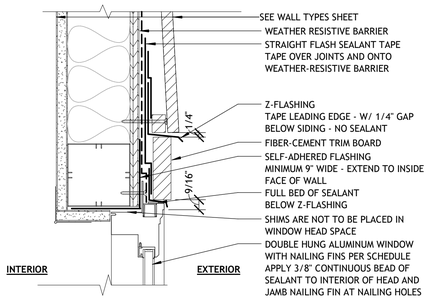
WALL SECTION

BEAUFORT INN

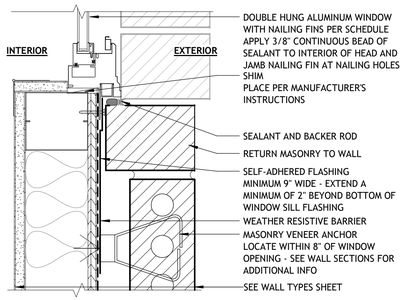


1 A3-013 PORCH TYP
3/8" = 1'-0"

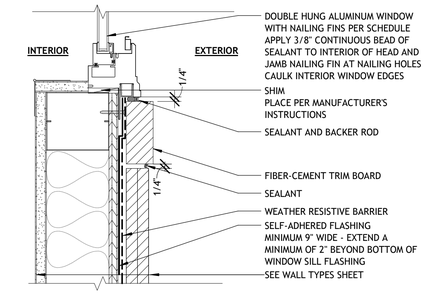




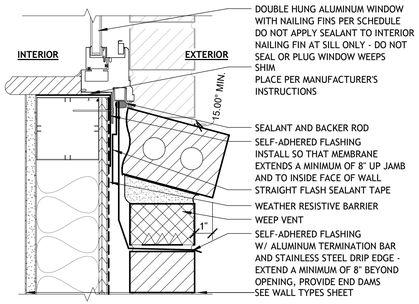
3 A3-013 WINDOWS- WD STUD- BRICK-EXT-VINYL-WINDOW- HEAD
3" = 1'-0"



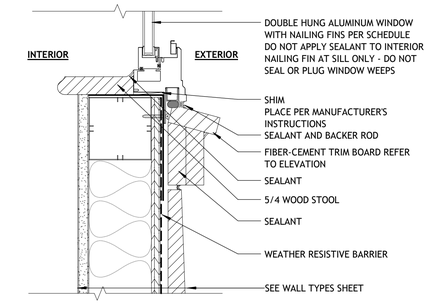
5 A3-013 WINDOWS- WD STUD- FC-SIDING-EXT-VINYL-WINDOW- HEAD
3" = 1'-0"



2 A3-013 WINDOWS- WD STUD- BRICK-EXT-VINYL-WINDOW- JAMB
3" = 1'-0"



6 A3-013 WINDOWS- WD STUD- FC-SIDING-EXT-VINYL-WINDOW- JAMB
3" = 1'-0"



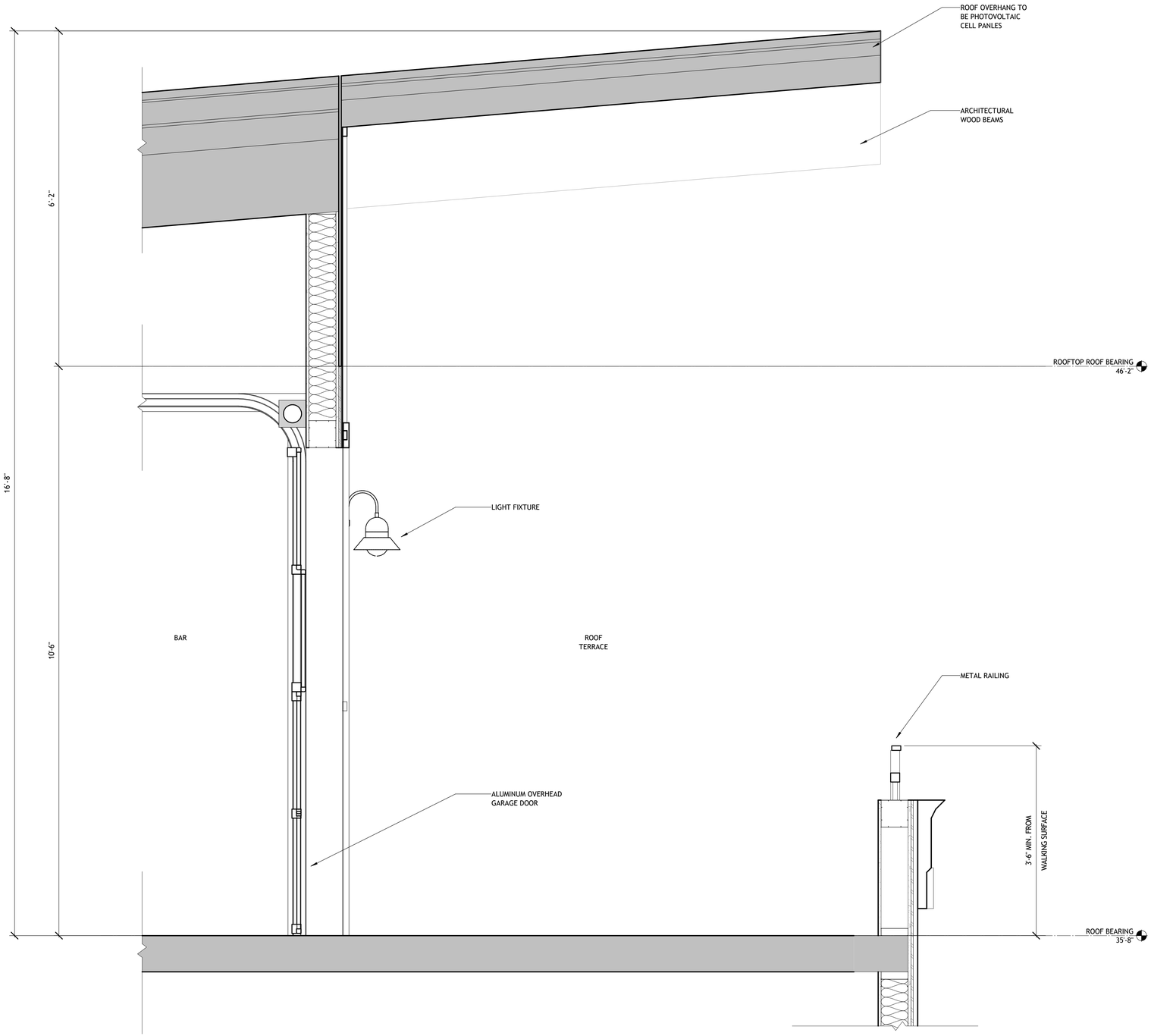
4 A3-013 WINDOWS- WD STUD- BRICK-EXT-VINYL-WINDOW- SILL
3" = 1'-0"

7 A3-013 WINDOWS- WD STUD- FC-SIDING-EXT-VINYL-WINDOW- SILL
3" = 1'-0"

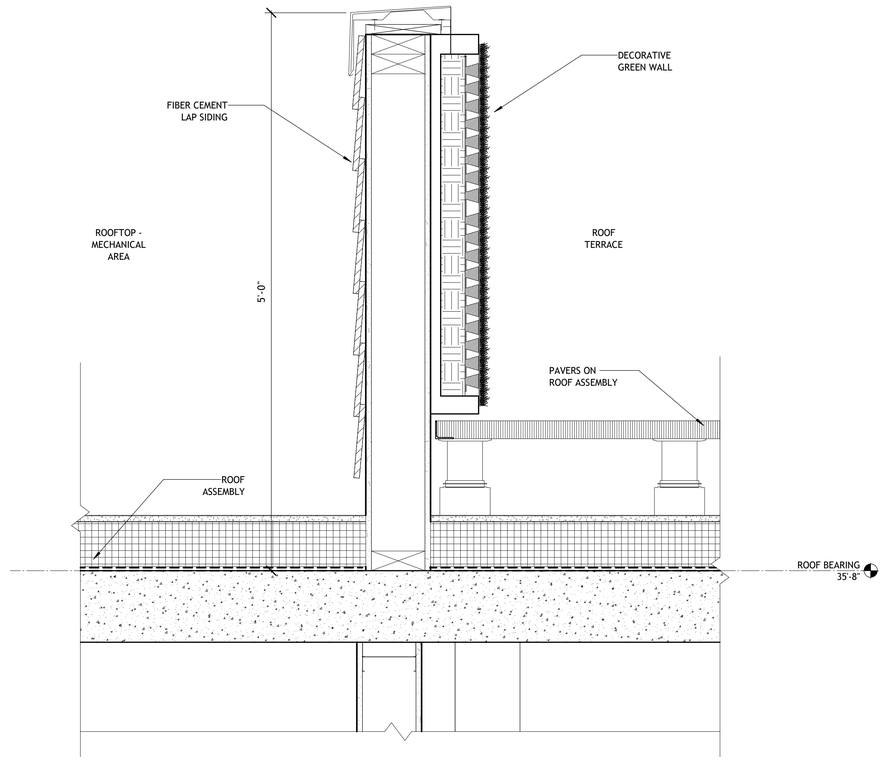
WALL SECTION

BEAUFORT INN

WALL SECTION ADDED



1 A3-014 ROOFTOP EXTERIOR WALL @ GARAGE
1" = 1'-0"



2 A3-014 MECHANICAL SCREEN WALL TYP.
1 1/2" = 1'-0"

Materials Board - Hotel

Beaufort Inn Expansion - Beaufort, South Carolina



FIBER CEMENT
LAP SIDING - SW 7006 EXTRA WHITE



FIBER CEMENT
BOARD & BATTEN - SW 7048 URBANE BRONZE



EXTERIOR LIGHT - LARGE



EXTERIOR LIGHT - SMALL



CAST IRON BRACKET - SW 7048 URBANE BRONZE



STUCCO - SW 7006 EXTRA WHITE



FIBER CEMENT
BOARD & BATTEN - SW 7006 EXTRA WHITE



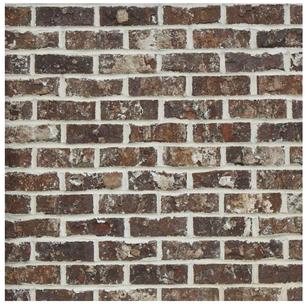
CAST IRON COLUMN - SW 7048 URBANE BRONZE



WOOD DOOR - 4 PANEL STYLE



BRACKETS - LARGE



BRICK VENEER - CHEROKEE SAVANNAH GRAY



WOOD PRIVACY FENCE



WOOD STOREFRONT - PANEL STYLE



WOOD DOOR - STAIN



BRACKETS - SMALL

Materials Board - Rooftop

Beaufort Inn Expansion - Beaufort, South Carolina



FIBER CEMENT
LAP SIDING - SW 7006 EXTRA WHITE



FIBER CEMENT
BOARD & BATTEN - SW 7048 URBANE BRONZE



EXTERIOR LIGHT - LARGE



FIBER CEMENT
LAP SIDING - MECHANICAL SIDE



SOLAR PANELS



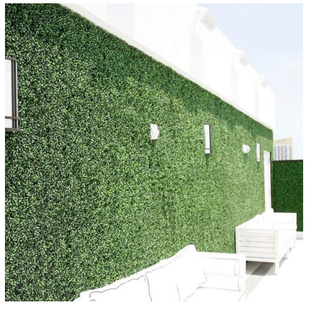
STUCCO - SW 7006 EXTRA WHITE



FIBER CEMENT
BOARD & BATTEN - SW 7006 EXTRA WHITE



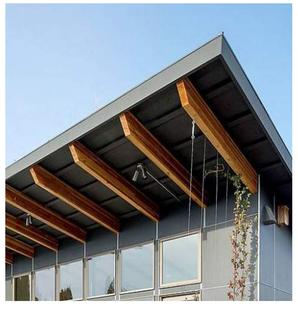
EXTERIOR LIGHT - SMALL



GREEN WALL - ROOF DECK SIDE



RAILINGS - CRAVEN COTTAGE



WOOD BEAM - METAL ROOF



ALUMINUM GARAGE DOOR - PANEL STYLE



STOREFRONT DOOR - ALUMINUM



PAVERS - ROOF DECK

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
10 February 2021

1 Summary of Request

812 Port Republic Street/Beaufort Inn Hotel, Change after Certification
Applicant: Courtney Worrell/Beaufort Inn, LLC
In this application, the applicant is proposing changes after certification to the Beaufort Inn Hotel that involve massing, fenestration, and detail changes to the previously approved three stories of hotel space in addition to a new rooftop venue.

This is proposed new construction of a hotel on a currently vacant lot.

Background: The Historic District Review Board (HRB) granted final approval of this project on October 9, 2019.

2 Facts

Property Address:	812 Port Republic Street
Parcel ID:	R120 004 000 0984 0000000
Case Number:	21-01 HRB.1
Applicant:	**Courtney Worrell/Beaufort Inn, LLC**
Type of Request:	Final approval of Change after Certification
Zoning:	T5-DC
Current Use:	Vacant
Proposed Use:	Commercial Hotel with Restaurant

District Development Standards for T5-DC:

- **Setback requirements – Primary Structure:**
  - *Front- 0' min./Prevailing setback on block max.*
  - *Rear setback – 0' min.*
  - *Side Corner/Alley – 0'min./15' max.*
  - *Side Interior – 0'min.*
- **Maximum Lot Coverage***:* 100%
- **Frontage Buildout:** 75% Min
- **Permitted Uses:** Hotel and Restaurant Use are permitted in the T5-DC Zoning District



References:

- The Beaufort Code
- The Beaufort Preservation Manual
- The Beaufort Preservation Manual Supplement

3 STAFF COMMENTS / RECOMMENDATION

Note: In this application, the applicant is proposing changes after certification to the Beaufort Inn Hotel that involve massing, fenestration, and detail changes to the previously approved three stories of hotel space in addition to a new roof deck. Staff has created visual aids to clarify Staff comments regarding these changes.

Original 3 Story Hotel Proposed Changes

1. The applicant is proposing updated storefront in several locations on the North and East elevations. See areas highlighted in red on Staff Diagram 1. The previous design included a mull detail between storefront and transom that was consistent in all storefronts on the first floor. In the current proposed design, this has been maintained on the northeast corner of the building, but it has been taken away from other storefronts on the north and east facades. Staff believes the mull detail created a consistent line across both facades and should be brought back. This will also help all store fronts to better relate to one another. Additionally, the proposed storefront for the right side of the North elevation should better match that on the left side of the north elevation. Both storefronts are within the same type of mass and the same materiality. Staff recommends matching the storefronts used in these locations to create a more consistent language around the perimeter of the first floor. The storefronts used in these locations should then also relate back to those on the East façade.

2. See area highlighted in orange on Staff Diagram 1. The storefronts on the northeast corner have less of a relationship than what was previously proposed. In addition to creating a consistent mull detail across all three storefronts, Staff recommends aligning the signage component in the center with the surrounding transoms to create better symmetrical and proportional relationships.

3. See area highlighted in green on Staff Diagram 1. The inset windows on the second and third floors no longer align with adjacent doors, and the same is true on the northeast side. It appears that the window head has moved up and the doors on the northwest corner have been shortened. Applicant to clarify the changes in this area. All head heights must align to create a consistent rhythm on all facades of this building.

4. See area highlighted in purple on Staff Diagram 2. Six of the windows on the west elevation no longer align. Applicant to clarify this change and align windows to create a consistent language and rhythm on all facades.

5. See Staff Diagram 3. The applicant is proposing to raise the central cornice along both the north and east facades to be the same height as the cornice on the corner elements. Staff supports raising the cornice but prefers that the cornice is detailed to be consistent with adjacent cornice

details. The top of the lower adjacent cornice should translate into the proportions and design of the upper cornice. Currently, the two cornices are intersecting in an unresolved way and should be more consistent. Staff recommends that applicant also pay attention to how cornice terminates. The cornice should extend onto the roof so that abrupt termination of the cornice is not visible from the street.

6. Updated Porte Cochere design: The proposed brick plinth design is an improvement to the previous design, however, Staff believes the proposed curved brick walls and ramp are currently too complex and appear to be unresolved. Staff believes the curved masonry walls could present safety concerns due to blind spots for ingress and egress at the sidewalk, potentially blocking other cars and pedestrians from view. See Staff Diagram 3. Staff recommends lowering the green highlighted walls to be curb height. The highlighted yellow walls may be lowered to slightly higher than curb height. This is one potential solution for this area, but others may exist as well. The intent is to create more visibility around the entry and exit to this porte cochere, and great care should be taken in this area to do so. Applicant to clarify if the open spaces between brick walls will be planters. Staff is in support of planters in these locations if feasible for healthy plant growth.

7. Applicant to provide cut sheets for all updated storefronts, windows, lighting fixtures, and roofing materials. Applicant to ensure cut sheets for new doors for revised trash/back of house area are included.

8. Applicant to clarify color and materiality of new railing design. Metal railings are shown on the submitted Materials Board, and the renderings show black and white metal railings. Applicant to clarify if railings will be entirely made of metal and if they will be black and white as shown. If the railings are all metal, Staff preference is that the color is consistent and is dark rather than painted white. Applicant to also clarify color and materiality of balcony structure along Scott Street. The elevations and perspectives show white detailing. Applicant to clarify if white is used to show detail in the drawing or if this is the actual proposed color of this detail component.

9. Two colors of Fiber Cement Board and Batten are shown on the Materials Boards for both the Hotel and the Rooftop, but these are not noted on elevations. Applicant to clarify where each color will be used.

10. A wood privacy fence is still shown on the Materials Board for the hotel, but the wood fence previously shown along the west elevation has been removed. Applicant to clarify if this fence will be used elsewhere on the project.

11. Regarding the revised loading and parking zone at back of house, Staff recommends that applicant provide a detailed lintel over large opening, similar to previously approved, instead of continuing running bond over the opening with no termination detail.

<u>Proposed New Roof Deck:</u>

12. In future applications, applicant to demonstrate how rooftop venue activities will comply with the Beaufort Code of Ordinances Section 9-1008, Loud and Unseemly Noise (City of Beaufort Noise Ordinance).

13. The applicant has provided a helpful graphic on page A3-003 of their submission that shows sight lines around the property with reference to the roof deck. Staff believes that the top of the roof deck will be visible from the intersection of Bay Street and Scott Street, which is not shown on the diagram. However, Staff still agrees that the structure will still be only minimally visible from all directions at the ground level.

14. As an overall design comment, the proposed exposed wood beams do not match stylistically with the rest of the building. Staff recommends studying different treatments for the roof of this rooftop component that are more stylistically consistent with the rest of the building.

15. If the exposed wood beams are maintained, Staff recommends adding or respacing the beams so the outer most beams are aligned over the exterior walls at the ends of the building so that the structure appears to be more correctly detailed. The “wood beam – metal roof” image on the Materials Board for the Rooftop shows a more accurate depiction of this detail.

16. The rooftop aerial view implies that the intersection of the roof forms at the rooftop terrace is still unresolved. The roofs of the bar, elevator lobby, and restroom area all appear to be intersecting in the corner. Applicant to provide further detail in this area to ensure that the roof has been resolved.

17. Applicant to submit cut sheets and typical details for the proposed standing seam metal roof for the rooftop structure. Applicant to also submit cut sheets for all proposed doors, windows, lighting fixtures, solar panels, etc. in future submissions.

18. Staff supports the proposed location for the solar panels at a conceptual level but will need to see detailed drawings of how they will interact with the rest of the roof cladding and support system. Applicant to provide further detail of these areas in future submissions.

19. Staff is in support of the mechanical screen wall design on sheet A3-014.

Staff Recommendation:

Preliminary Approval with conditions noted.

ELEVATIONS
BEAUFORT INN



2 / A3-001 PRESENTATION-ELEVATION-EAST
3/32" = 1'-0"



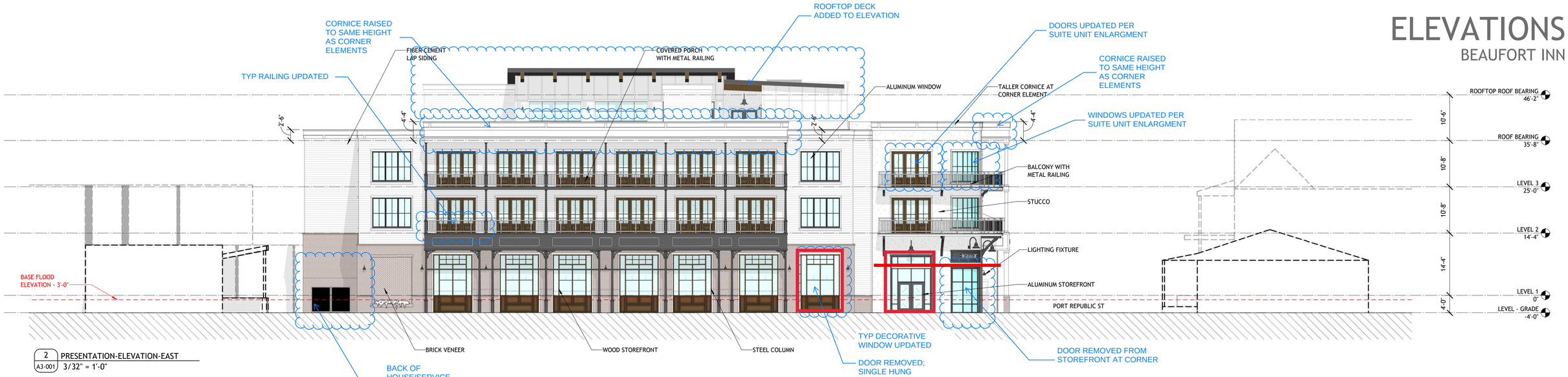
3 / A3-001 PRESENTATION-ELEVATION-NORTH EAST
3/32" = 1'-0"

STAFF REVIEW DIAGRAM 1
PREVIOUSLY APPROVED

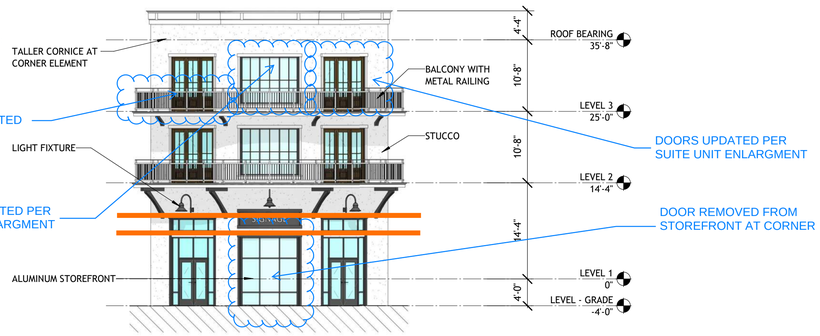


1 / A3-001 PRESENTATION-ELEVATION-NORTH
3/32" = 1'-0"

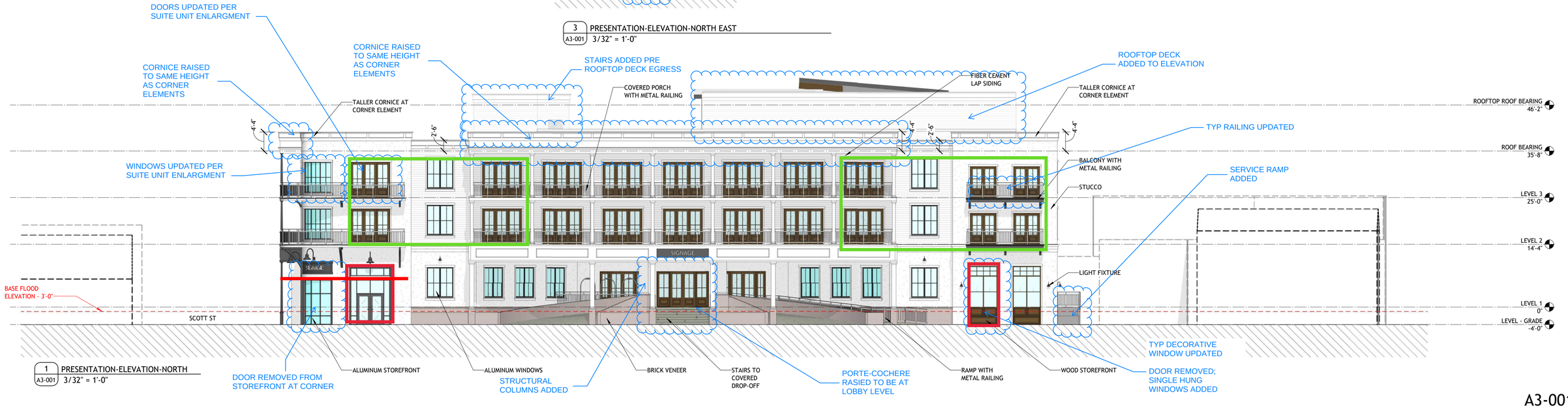
ELEVATIONS
BEAUFORT INN



2 A3-001 PRESENTATION-ELEVATION-EAST
3/32" = 1'-0"



3 A3-001 PRESENTATION-ELEVATION-NORTH EAST
3/32" = 1'-0"



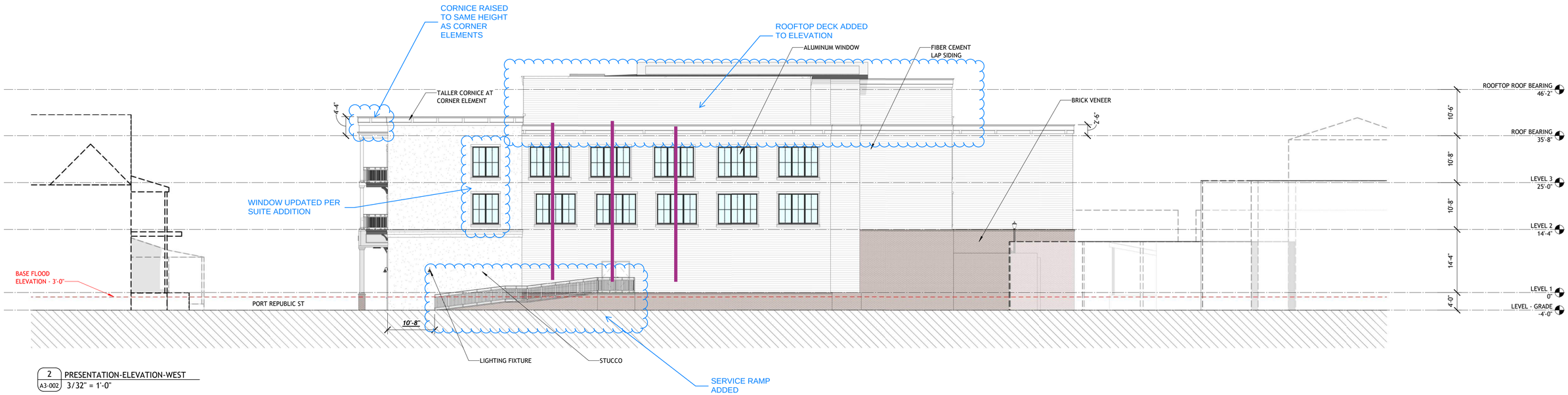
1 A3-001 PRESENTATION-ELEVATION-NORTH
3/32" = 1'-0"

STAFF REVIEW DIAGRAM 1
CURRENT PROPOSED

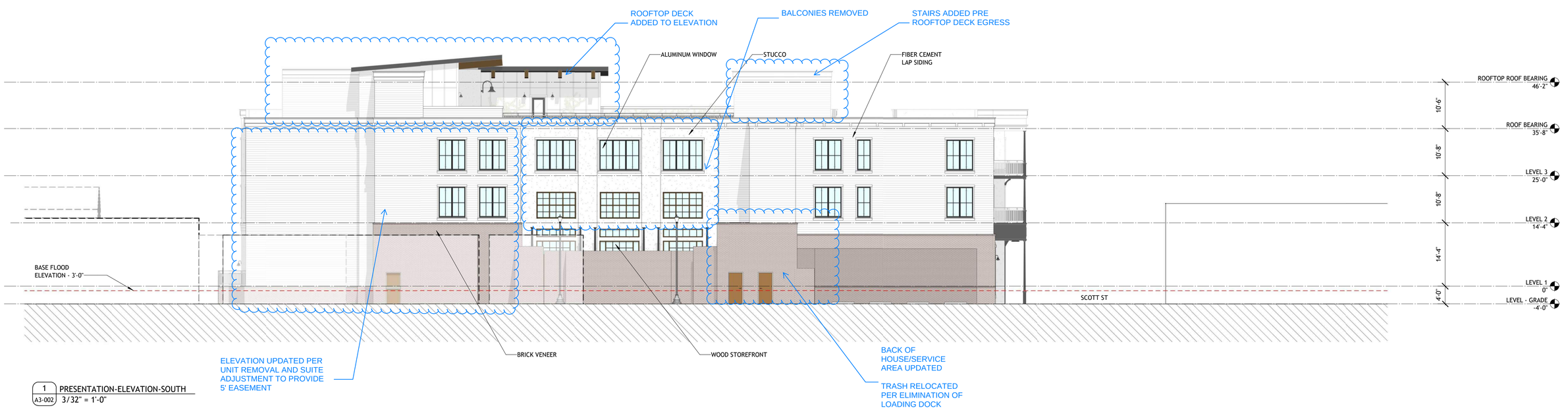
A3-001

STAFF REVIEW DIAGRAM 2

ELEVATIONS
BEAUFORT INN



2 / A3-002 PRESENTATION-ELEVATION-WEST
3/32" = 1'-0"



1 / A3-002 PRESENTATION-ELEVATION-SOUTH
3/32" = 1'-0"

BEAUFORT INN, LLC | 01/21/2021 | CURRENT PROPOSED

NILES BOLTON ASSOCIATES

STAFF REVIEW DIAGRAM 3



February 1, 2021

Beaufort Mayor and City Council
City of Beaufort
1911 Boundary Street
Beaufort, SC 29902

RE: Amending the Demolition Process and Expiration Period

Dear Mayor and Council Members,

Currently any demolition approvals and permits issued by the City of Beaufort have no expiration (p 182 of the Beaufort Code). There are also other issues that need to be addressed.

In the past, demolition permits have been approved and property owners have not taken action in a timely manner. When an owner receives approval to demolish a structure, action should be taken to prevent further hazardous or unsafe conditions to the property. In addition, the demolition approval should not be used as a sales tool.

The Historic District Review Board (HRB) is recommending the following amendments to the demolition process:

1. Impose a 24-month limit on demolition after HRB approval. The owner is required to receive a demolition permit and complete the process of demolition and cleanup after demolition, prior to the expiration of the approval period. This limitation is complimentary to the limitation of the Certificate of Appropriateness and other City of Beaufort permit periods (p. 182 of the Beaufort Code).

2. Demolition Approvals will not be automatically extended. Extending the period would require re-application to the HRB and be limited to one 12-month period only. The owner is required to have a current permit and have initiated the demolition process, or other mitigating circumstance, to receive the extension.

3. The demolition approval or permit is not transferable to another owner.

4. Demolition approval will be based on the viability of the historic building. Non-contributing structures may provide other factors that warrant demolition for the good of projects that enhance the community.

We appreciate your consideration of our recommendations to the change the demolition process and expiration period.

Sincerely,

John T Dickerson, Chairman
Bill Allison, Architect
Stacy Applegate
Katherine Pringle
Chuck Symes
Historic District Review Board