



MEETING AGENDA
The City of Beaufort
HISTORIC DISTRICT REVIEW BOARD

Wednesday, May 10, 2023, 2:00 P.M.
City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/81575907116?pwd=NkZlNWkE4TGpTc0greG54QVJlXVh1UT09>

Password: 301628

Meeting ID: 815 7590 7116

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. Review of Minutes:

A. April 12, 2023 Meeting Minutes

III. Applications:

A. 1114 Congress Street, PIN R120 004 000 0166 0000, New Construction.
Applicant: Ashley Randolph, Allison Ramsey Architects (23-27 HRB.2)

The applicant is requesting final approval for construction of a new single-family house.

B. 910 Greene Street, PIN R120 004 000 0296 0000, Alterations/Additions
Applicant: Ronesto Pineda, Allison Ramsey Architects (23-26 HRB.2)

The applicant is requesting final approval for alterations to a single-family residence and construction of a new ADU.

C. 607 King Street, PIN R120 004 000 1031 0000, New Construction
Applicant: Ashley Randolph, Allison Ramsey Architects (23-33 HRB.1)

The applicant is requesting final approval for new construction of a new single-family residence.

D. 1106 Washington Street, PIN R120 004 000 0373 0000, New Construction (Carriage House)
Applicant: Lauren Kelly, Moser Design Group (23-34 HRB.1)

The applicant is requesting final approval for construction of a new carriage house.

IV. Adjournment



Historic District Review Board Meeting Minutes – April 12, 2023

CALL TO ORDER

00:00:56

A meeting of the Historic District Review Board was held in-person on Wednesday, April 12, 2023.

ATTENDEES

Members in attendance: Jeremiah Smith (Chairman), Mike Sutton (Vice-Chair), Michelle Prentice, Rita Wilson, and Maxine Lutz.

Staff in attendance: Curt Freese (Community and Economic Development Director), Jeremy Tate and Maria Short (Meadors Architecture)

REVIEW OF MINUTES

00:02:40

Motion (0:02:47): Mr. Sutton made a motion to approve [March 8] minutes; seconded by Ms. Prentice. The motion passed unanimously (5-0).

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, Traci Guldner at 843-525-7024 or by email at tqundler@cityofbeaufort.org.

APPLICATIONS

- A. **807 Craven Street, PIN R120 004 000 0808 0000**, Alterations
Applicant: Donjuan Roofing, LLC (23-12 HRB.1)

00:03:00

The applicant is requesting final approval for alterations to a single-family residence.

Motion 1 (0:14:50): Mr. Sutton made a motion to support this applicant's request to change the roof with staff's comments noted with the exception of [providing] more proof on the failure of the roof; seconded by Ms. Prentice. Motion passed unanimously (5-0).

- B. **507 West Street, PIN R120 004 000 0713 0000**, Fence
Applicant: Jeannie Creech Avent, Owner (23-20 HRB.1)

00:15:20

The applicant is requesting conceptual approval for alterations to a single-family residence.

DRAFT

The applicant was not present at the meeting.

Motion 1 (0:16:00): Mr. Sutton made a motion to amend the agenda and move this item to the end of the agenda; seconded by Mr. Smith. Motion passed unanimously (5-0).

Mr. Smith recused himself from the board, Mr. Sutton acts as chairman.

- C. **1106 Craven Street, PIN R120 004 000 845A 0000**, New Construction
Applicant: Ashley Randolph, Allison Ramsey Architects (23-24 HRB.1)

00:16:20

The applicant is requesting conceptual approval for construction of a new duplex.

Motion 1 (1:16:12): Ms. Lutz made a motion to deny a conceptual approval of this project based on [the Board's] opinion that it's too big; seconded by Ms. Prentice. Motion passed unanimously (4-0).

Mr. Smith rejoined the Board as Chairman.

- D. **301 Carteret Street, PIN R120 004 000 0887 0000**, Addition
Applicant: Rob Montgomery, Montgomery Architecture & Planning, Inc. (23-05 HRB.3)

01:17:00

The applicant is requesting conceptual approval for the addition of a new structure at the City Loft.

Motion 1 (1:53:50): Ms. Lutz made a motion to give conceptual approval to this project with the applicant taking into consideration the various comments [the Board] made; seconded by Ms. Prentice. Motion passed unanimously (5-0).

- B. **507 West Street (Tabled from earlier)**, Fence

The applicant was not present, and the application was not heard at this meeting.

DISCUSSION

01:54:55

The Board and Curt Freese discussed the upcoming code change work session on Tuesday, April 18th from 5-7 pm and invited the Board to attend. Curt also discussed the new incoming planner, as well as allowing staff to handle applications like painting and fence projects, with the option of elevating them to the Board if necessary.

Motion (2:01:15): Mr. Sutton made a motion to allow staff to regulate paint and fences at staff level; seconded by Ms. Prentice. Motion passed unanimously (5-0).

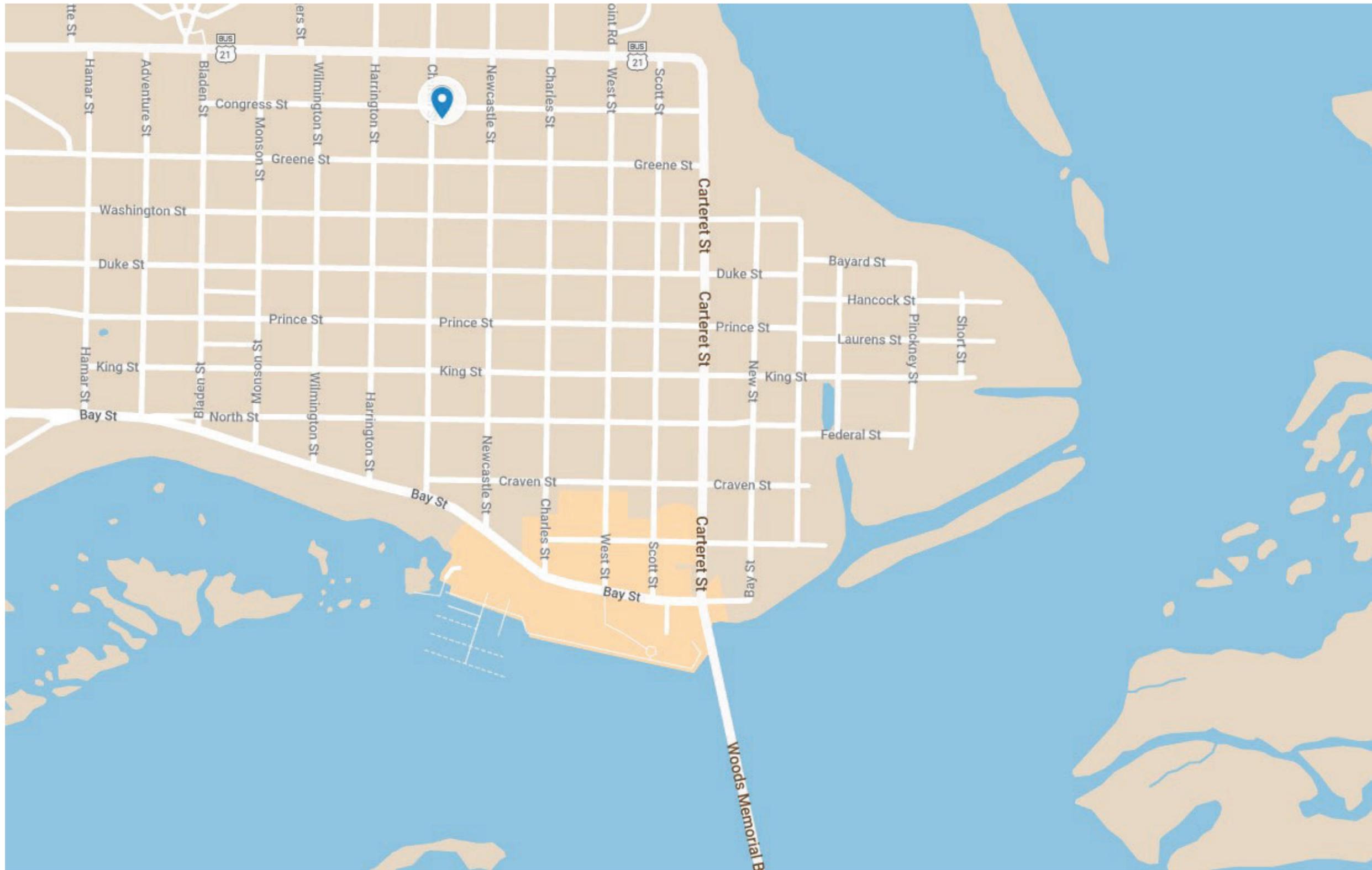
ADJOURNMENT

02:01:48

Mr. Smith adjourned the meeting at 4:01 pm.

CITY STAFF INTRODUCTION

1114 Congress Street











APPLICANT PRESENTATION

1114 Congress 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: Ashley Randolph
Applicant Address: 1003 Charles St., Beaufort, SC
Applicant E-mail: ashleyr@allisonramseyarchitect. coi Applicant Phone Number: 843-986-0559 (17)

Applicant Title: Homeowner Tenant Designer Engineer Developer

Owner (if other than the Applicant): Beaufort Preservation Trust
Owner Address: 2015 Boundary Street STE 317 Beaufort, SC

Project Name: 1114 Congress Street
Property Address: 1114 Congress St., Beaufort, SC
Property Identification Number (Tax Map & Parcel Number): R120 004 000 0166 0000
Date Submitted: 04-12-2023

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

Applicant's Signature: Ashley Randolph Date: 04-12-2023
Owner's Signature: Date:

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



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: 1114 Congress Street

Property Size in Acres: 0.06 acres Proposed Building Use: Single Family Residence

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):

First Floor Heated SF - 660 SF; Porch SF - 216 SF; Second Floor Heated SF - 660 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):

Owner seeks to build a new single-family house on an empty non-conforming lot.

Blank lines for project narrative

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

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated April 16, 2021

Revised April 16, 2021

HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

Application Requirements

The Beaufort Code applies to all projects; the Historic District Infill Design Guidelines in Section 4.7 apply to new construction in the Historic District.

The Historic Review Board also utilizes the following documents when evaluating projects:

- *The Beaufort Preservation Manual & Supplement*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located everywhere in the Historic District except the Northwest Quadrant.
- *The Northwest Quadrant Design Guidelines*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located in the Northwest Quadrant of the Historic District
- The Secretary of the Interior's *Standards for Rehabilitation*: these standards apply to all modifications to Contributing Structures throughout the Historic District

All documents can be found online at www.cityofbeaufort.org

- The Beaufort Code can be found here: <http://www.cityofbeaufort.org/434/Zoning>
- Documents specific to the Historic District, a map of the Historic District and neighborhoods, and the list of Contributing and Non-Contributing Structures can be found here: <http://www.cityofbeaufort.org/350/1997-Beaufort-County-Historic-Sites-Surv>

NOTE 1: If a New Construction project also requires major demolition a separate application is required. (Refer to the Checklist for Demolition on page 3).

NOTE 2: Applications will not be considered complete until all the required items have been submitted. Incomplete applications will not be placed on the agenda.

NOTE 3: Applications are to be compiled in the order in which the applicant plans to present the application to the Board during the meeting.

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

Please submit DIGITAL FILES ONLY via email to: jbachety@cityofbeaufort.org

*Initial submittals should show existing and proposed conditions. For all subsequent submittals, architectural drawings should show and clearly label existing conditions, the previous proposal, and the current proposed. Each version of the same drawing should be adjacent to the others in the application for easy review.

***This Application Requirements Checklist MUST be included in applications, with submitted items checked.**

Conceptual Review

- Existing Context:** Color photographs of the existing structure and the adjacent structures.
- Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc...), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.
- Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- 3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale of the proposed building in its context is required for all structures except single-family and 2-3 unit residential buildings.
- Pre-Application Conference:** A Pre-application conference is required for all commercial new construction and substantial commercial renovation projects. The requirement for an Archeological Impact Assessment will be determined at this meeting.

Preliminary Review: All the documents required for Conceptual Review, PLUS:

- Floor Plans:** Proposed floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition.
- Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). For Alterations or Additions, existing conditions drawings of all four elevations are also required.
- Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.
- Additional on-site representation, such as a height story pole, and corner staking of the foundation, may be required.
- A Certified Arborist report may be required if grand trees are affected by the project.

Final Review: All the documents required for Preliminary Review, PLUS:

- Details:** A typical wall section(s), window details, door details, eave details, porch details, and any other details characteristic to the building are required.
- Material Samples and Cut Sheets:** Applicant to submit cut sheets for all exterior building materials, to include roof and typical roof details, doors, windows, dryer vents, exterior lighting, etc. Samples of windows, lighting and building materials may be required at Staff's discretion.
- Final Materials List:** A final list, including colors, is required.
- Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include a schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Change After Certification

Please submit DIGITAL FILES ONLY via email to: jbachety@cityofbeaufort.org

Change After Certification:

- Copy of Certificate of Appropriateness** received with previous approval.
- Previously Approved Drawings:** Applicant to submit **complete** set of previously approved documents. Current proposed documents to be interlaced between previously approved documents and must be formatted to match previously approved. For example, previously approved elevations should be followed by current proposed. Drawings to be clearly noted as “Previously Approved” or “Current Proposed”, and all proposed revisions in the current proposed drawings must be clouded and noted.

Submission Requirements for Demolition or Relocation

Please submit DIGITAL FILES ONLY via email to: jbachety@cityofbeaufort.org

Note: A public hearing must be held for Demolition or Relocation. All notification requirements must be met by the City.

- A written statement describing the history of the architectural significance of the structure to be demolished, the structural or physical condition of the structure, and the proposed use of the site after demolition or relocation. The statement should also include any recent attempt(s) to sell the property, or move the structure. A recent appraisal with comparisons is strongly encouraged. You may refer to *The Beaufort County Above Ground Resources Survey of 1997*, or consult city staff or the Historic Beaufort Foundation for verification of the date of construction and historic information.
- Tax map or plat showing the location of the property
- Color photographs of all sides of the structure.
- Color photographs of adjoining properties.
- A written report by an engineer, regarding the structural condition of the building, is required if the reason for demolition is related to the structural integrity of the building.
- A landscaping plan/or conceptual redevelopment plan, is required.



HISTORIC DISTRICT REVIEW BOARD FEE SCHEDULE

(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), $\leq 50\%$ of the value of the structures

<u>Value</u>	<u>Fee</u>
Improvements \leq \$5,000	\$50
Improvements $>$ \$5,000 but \leq \$25,000	$\$50 + 0.25\% \times \text{value above } \$5,000$
Improvements $>$ \$25,000	$\$100 + 0.20\% \times \text{value above } \$25,000$

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.

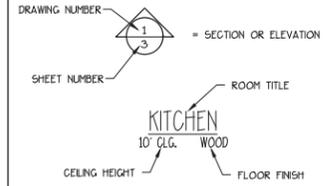
Type 3

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

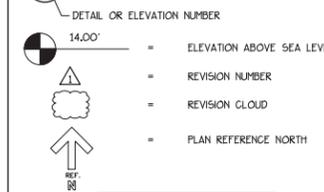
- Single-family and 2-3 unit residential in the historic district
- $\leq 10,000$ square feet: \$500 base fee + 0.05/square foot of building
- $>$ \$10,000 square feet: \$1,000 base fee + \$0.05/square foot of building for the first 100,000 square feet of building. For additional square footage over 100,000, \$0.02/square foot.

SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY
2860 = 2'-8" WIDE x 6'-0" HIGH



1 DRAWING TITLE



⚡	SINGLE POLE SWITCH
⚡⚡	THREE WAY SWITCH
⚡⚡⚡	FOUR WAY SWITCH
⚡⚡⚡⚡	TRIPPER SWITCH
⚡⚡⚡⚡⚡	SPEED CONTROL
⚡⚡⚡⚡⚡⚡	DUPLEX OUTLET
⚡⚡⚡⚡⚡⚡⚡	1/2 HOT OUTLET
⚡⚡⚡⚡⚡⚡⚡⚡	WATER PROOF OUTLET
⚡⚡⚡⚡⚡⚡⚡⚡⚡	GROUND FAULT OUTLET
⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡	QUADPLEX OUTLET
⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡	SPECIALTY OUTLET
⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡	FLOOR OUTLET
⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡	TELEPHONE JACK
⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡	THERMOSTAT
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⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡	VENT w/ LIGHT
⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡	SURFACE MOUNTED FIXTURE
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⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡	FLOOD LIGHT
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⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡	CEILING FAN
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⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡	CEILING BOX
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⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡	ELECTRICAL PANEL
⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡	SMOKE DETECTOR
⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡⚡	CARBON MONOXIDE DETECTOR

COLORS + MATERIALS LIST - VERIFY w/ ARCHITECT	
SIDING/BODY	WHITE FIBER CEMENT
WINDOW + DOOR TRIM	WHITE FIBER CEMENT
COLUMNS + CORNER TRIM + FND.	WHITE FIBER CEMENT + BIRCH WHITE STUCCO (FND.)
TOP RAILS	BEHR 'SHARK FIN' GRAY
EAVES + FASCIA	WHITE FIBER CEMENT
FRONT DOOR + REAR DOOR	BEHR 'END OF THE RAINBOW' GREEN
WINDOWS	MARVIN ELEVATE SERIES
ROOF	ASPHALT SHINGLES



CONCEPTUAL RENDERING

DRAWING INDEX

- 0 COVER SHEET
- 5 SITE PLAN
- 1 FOUNDATION, WALL SECTIONS + DTLS.
- 2 FIRST, SECOND + ROOF PLANS + DTLS.
- 3 ELEVATIONS + ELEVATIONS
- 4 FIRST + SECOND FLOOR ELECTRICAL LAYOUT + DETAILS
- SP1 SPECIFICATIONS
- SP2 SPECIFICATIONS
- SP3 SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS
FIRST FLOOR HEATED = 660 S.F.
SECOND FLOOR HEATED = 615 S.F.
TOTAL HEATED = 1275 S.F.

1114 CONGRESS STREET

1114 CONGRESS STREET, BEAUFORT, SC

1114 CONGRESS STREET
1114 CONGRESS STREET, BEAUFORT, SC

ALLISON RAMSLEY ARCHITECTS, INC.
Architects, Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC 29902
(843) 986-0859
www.allisonramsleyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL BOARD OF SOUTH CAROLINA. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE SITE CONDITIONS AND HAS NOT CONDUCTED ANY SURVEYING OR ENGINEERING WORK. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE SITE CONDITIONS AND HAS NOT CONDUCTED ANY SURVEYING OR ENGINEERING WORK. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE SITE CONDITIONS AND HAS NOT CONDUCTED ANY SURVEYING OR ENGINEERING WORK. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE SITE CONDITIONS AND HAS NOT CONDUCTED ANY SURVEYING OR ENGINEERING WORK.

DATE:	12/09/2021
JOB NO.:	20911
DRAWN BY:	AR
DATE:	20911

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SITE - SOUTHEAST

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



SITE - EAST

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



SITE - SOUTH

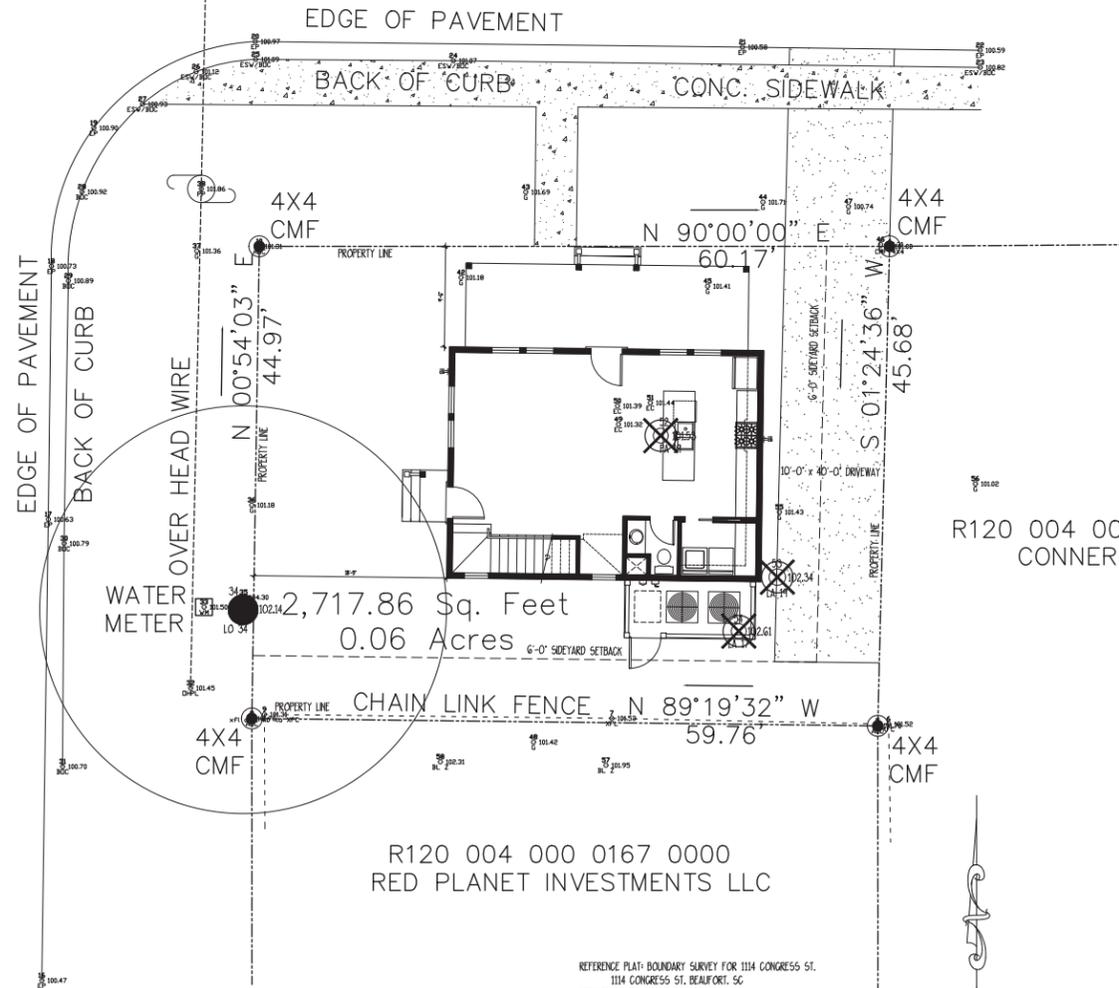
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R/R SPIKE FOUND

CONGRESS STREET 60' R/W

CHURCH STREET 60' R/W



R120 004 000 0168 0000
CONNER ETHEL V

R120 004 000 0167 0000
RED PLANET INVESTMENTS LLC

REFERENCE PLAT- BOUNDARY SURVEY FOR 1114 CONGRESS ST.
1114 CONGRESS ST., BEAUFORT, SC
PREPARED FOR: MICHELE MORGARTY
PREPARED BY: CASALIE + ASSOCIATES INC. LAND SURVEYORS + PLANNERS
28 PROFESSIONAL WILKIE CIRCLE, BEAUFORT, SC
PREPARED ON: 09/24/2022 AS JOB # 53230

PROPOSED SITE PLAN

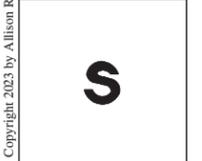
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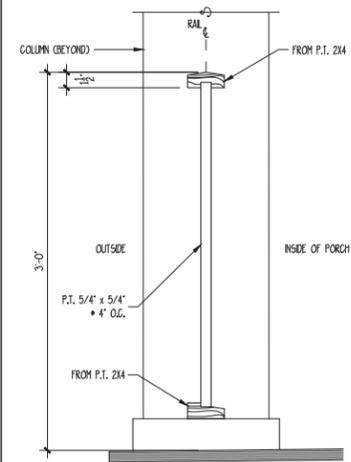
1114 CONGRESS STREET
BEAUFORT, SOUTH CAROLINA

ALLISON RAMSLEY ARCHITECTS, INC.
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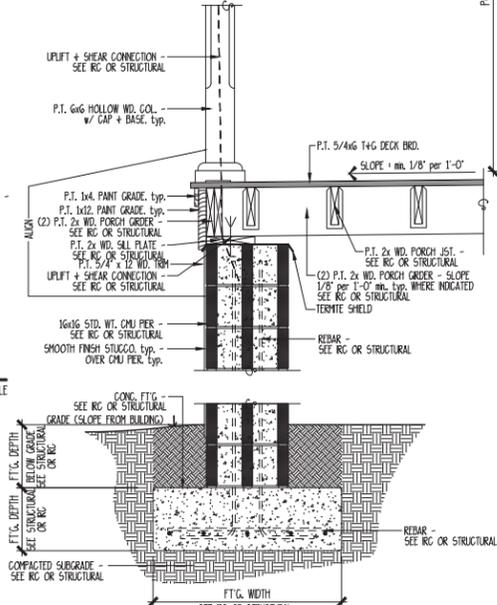
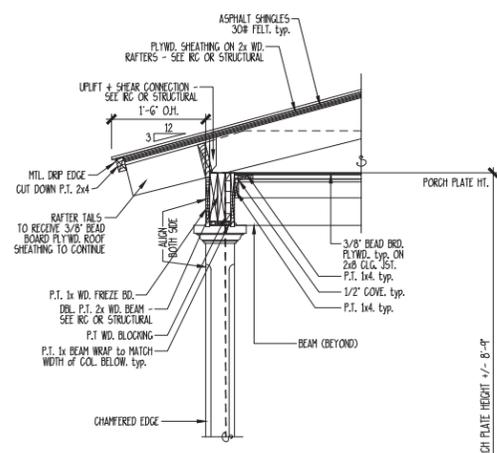
THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE SURVEYING AND ENGINEERING BOARDS OF THE STATE OF SOUTH CAROLINA. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED TO THE SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS OR ENCUMBRANCES. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL GENERAL SURVEY OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS OR ENCUMBRANCES. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL GENERAL SURVEY OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS OR ENCUMBRANCES. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL GENERAL SURVEY OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS OR ENCUMBRANCES.

DATE:	04/12/2023
JOB NO.:	223171
DRAWN BY:	AR
CHKD. NAME:	223171/DWG

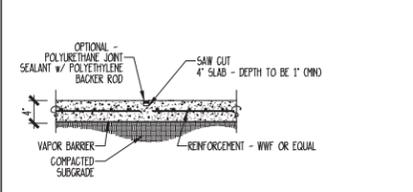




5 PICKET & RAIL DETAIL
SCALE: 1 1/2\"/>

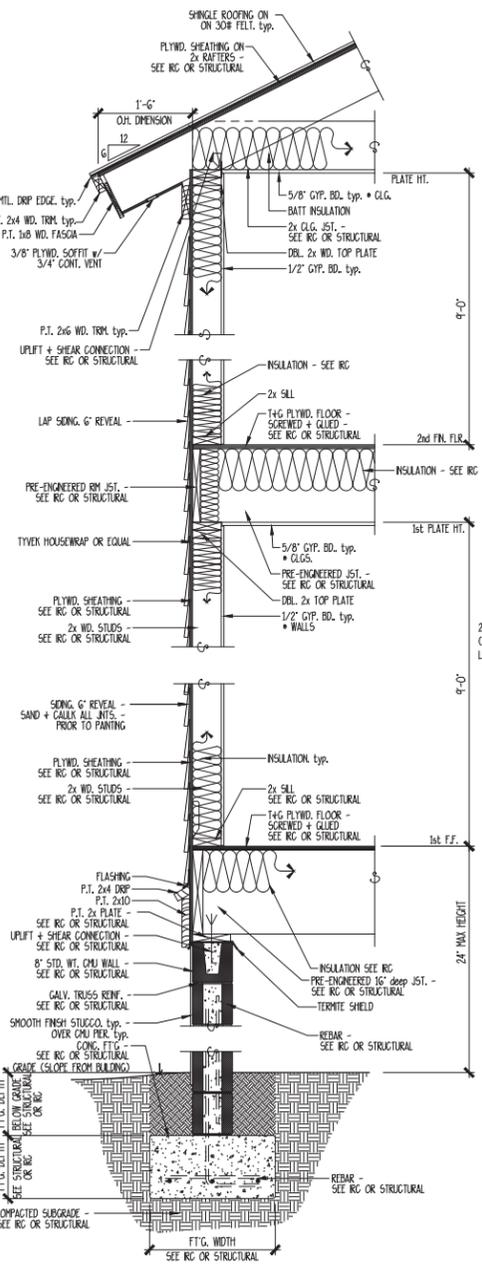


4 THICKENED SLAB DETAIL
NOT TO SCALE

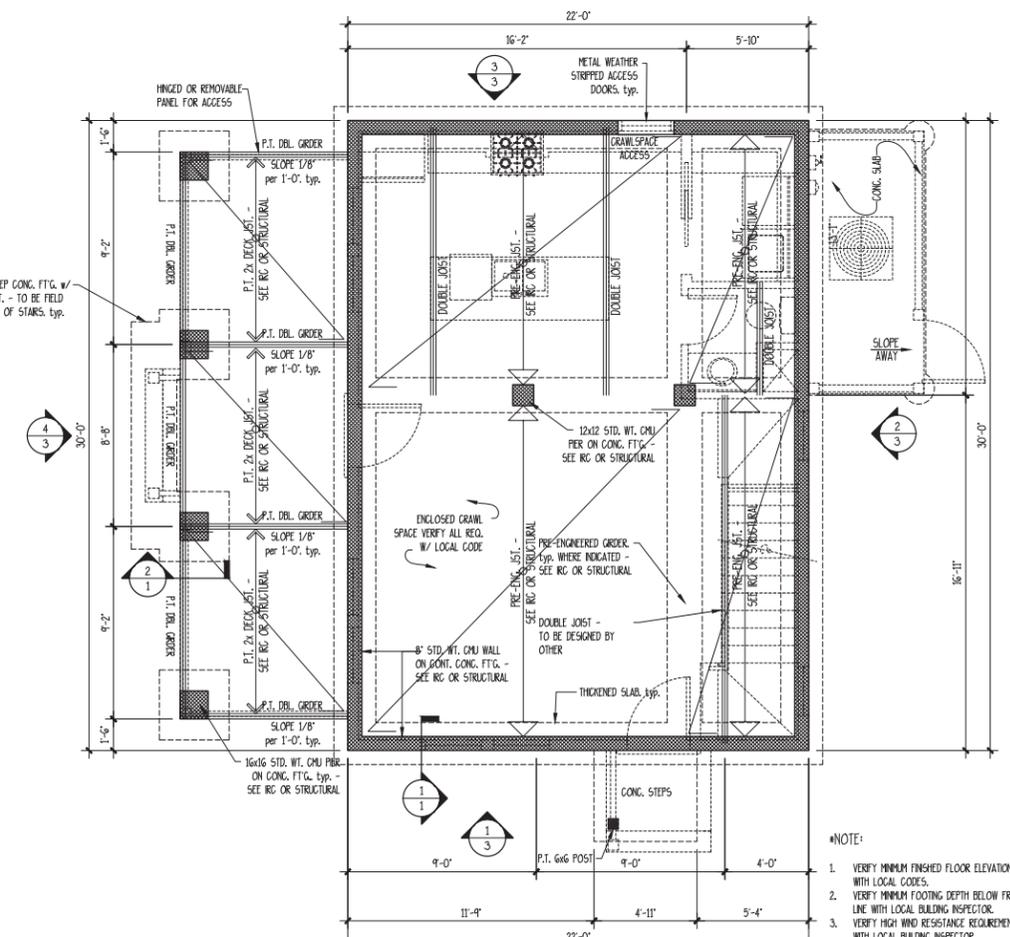


3 CONTROL JOINT DETAIL
SCALE: 3/4\"/>

2 TYPICAL PORCH SECTION
SCALE: 3/4\"/>



1 TYPICAL WALL SECTION
SCALE: 3/4\"/>



FOUNDATION PLAN
SCALE: 1/4\"/>

- NOTE:**
1. VERIFY MINIMUM FINISHED FLOOR ELEVATION WITH LOCAL CODES.
 2. VERIFY MINIMUM FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING INSPECTOR.
 3. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
 4. VERIFY DBL. JST. LOCATIONS WITH ENG. FLR. SYSTEM DESIGN.

1114 CONGRESS STREET

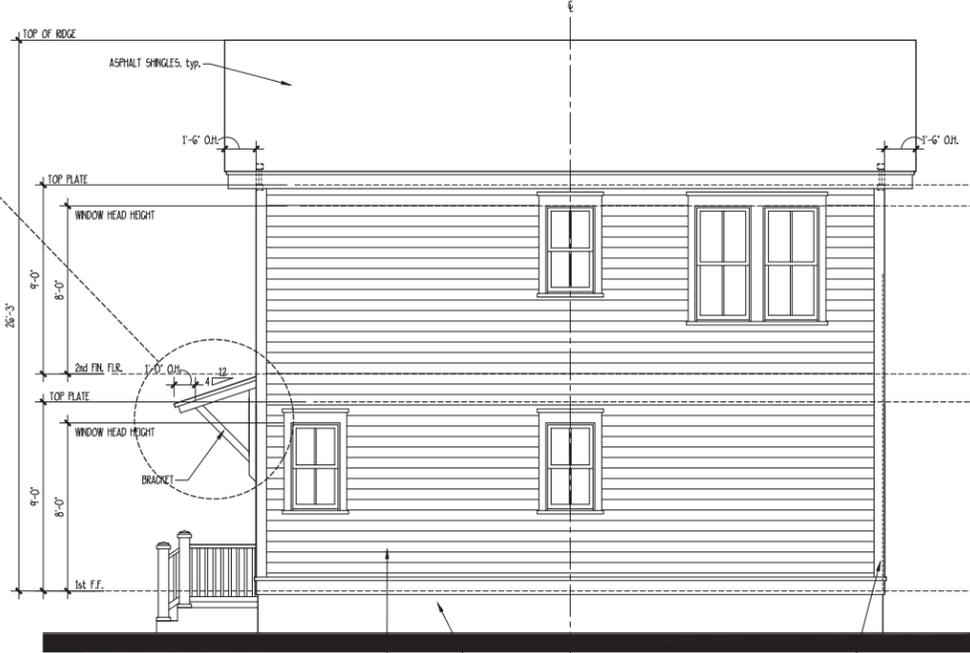
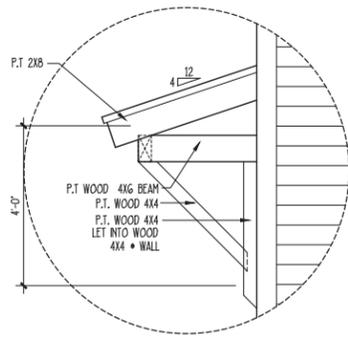
1114 CONGRESS STREET
1114 CONGRESS STREET, BEAUFORT, NC

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Beaufort, NC 28520
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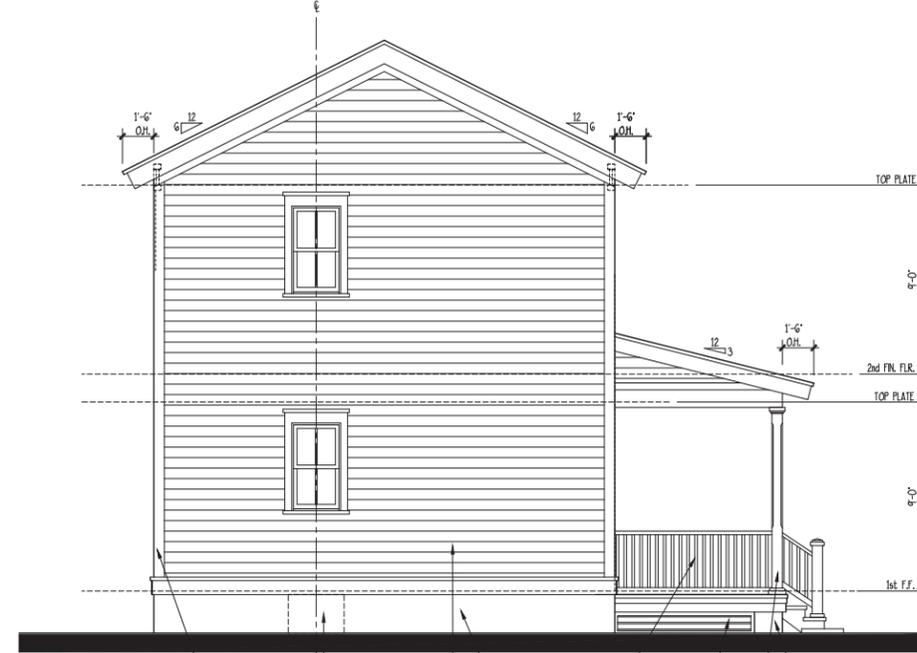
DATE:	12/09/2021
JOB NO.:	20911
DWG. BY:	AR
DWG. NAME:	ZORILLING

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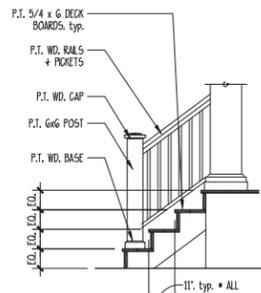
3 REAR ELEVATION

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



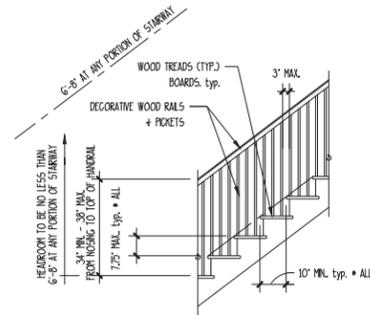
4 LEFT ELEVATION

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



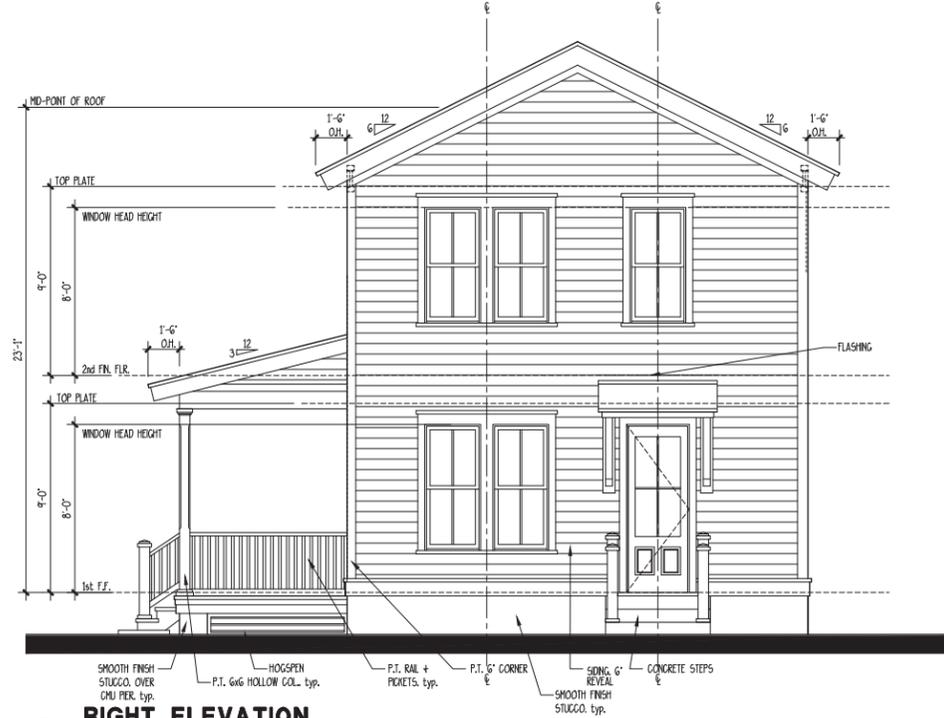
6 DETAIL • EXT. STAIRS

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



5 DETAIL • INT. STAIRS

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



2 RIGHT ELEVATION

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



1 FRONT ELEVATION

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

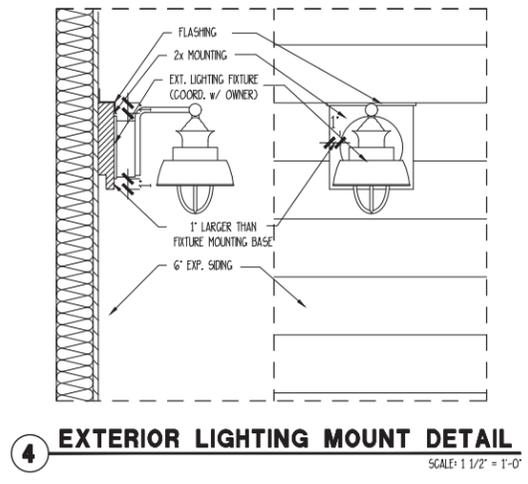
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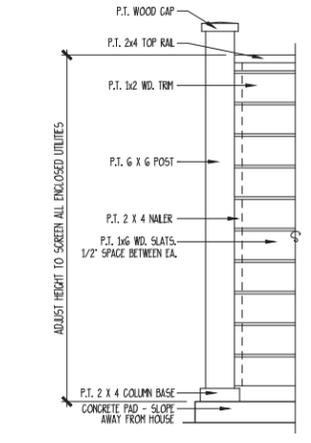
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DATE:	12/09/2021
JOB NO.:	20011
DWG. BY:	AR
DWG. NAME:	20011.DWG

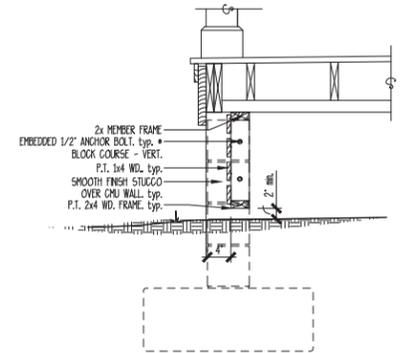
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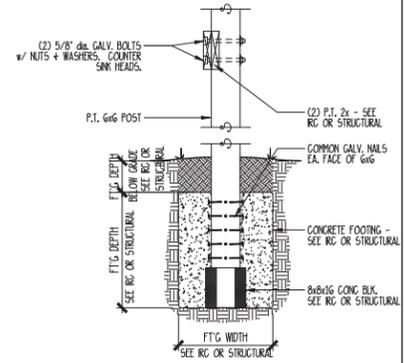
4 EXTERIOR LIGHTING MOUNT DETAIL
SCALE: 1 1/2" = 1'-0"



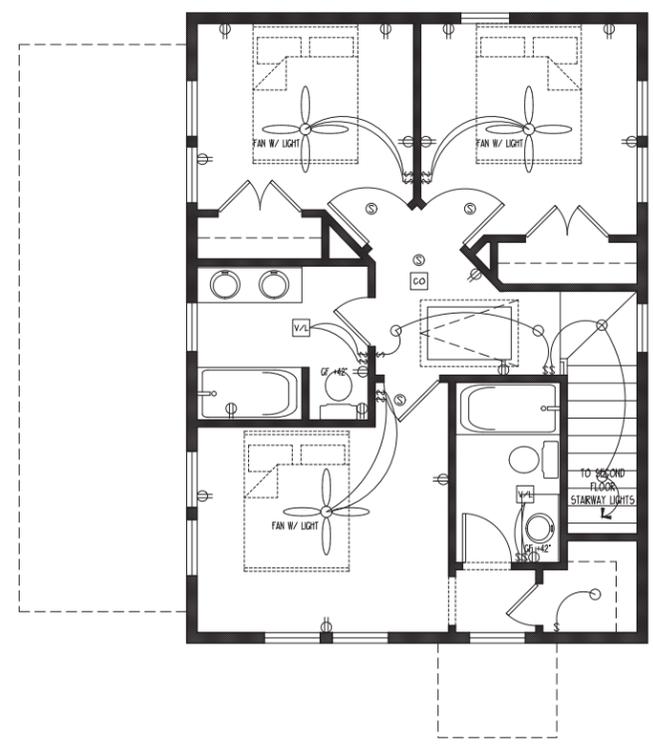
3 SERVICE COURT DETAIL
SCALE: 3/4" = 1'-0"



2 WD. HORIZ. HOGSPEN DETAIL
SCALE: 3/4" = 1'-0"



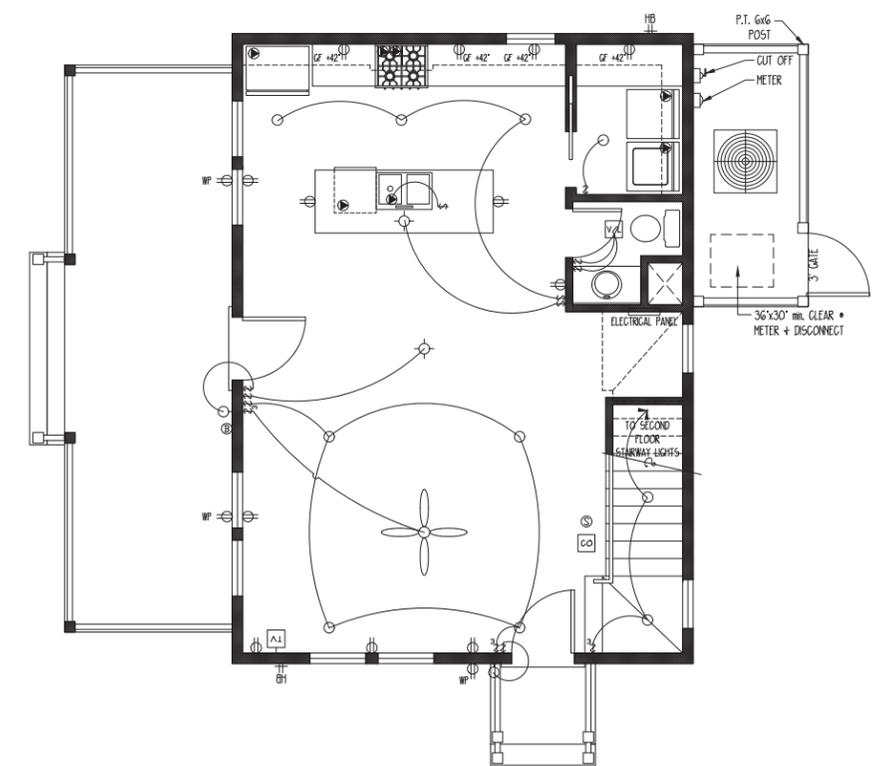
1 6x6 POST DETAIL
SCALE: 3/4" = 1'-0"



SECOND FLOOR ELECTRICAL LAYOUT
SCALE: 1/4" = 1'-0"

⚡	SINGLE POLE SWITCH
⚡	THREE WAY SWITCH
⚡	FOUR WAY SWITCH
⚡	DIMMER SWITCH
⚡	SPEED CONTROL
⊕	DUPLEX OUTLET
⊕	1/2 HOT OUTLET
⊕	WATER PROOF OUTLET
⊕	GROUND FAULT OUTLET
⊕	QUADRIPLEX OUTLET
⊕	SPECIALTY OUTLET
⊕	FLOOR OUTLET
⊕	TELEPHONE JACK
⊕	THERMOSTAT
⊕	TELEVISION JACK
⊕	VENT
⊕	VENT W/ LIGHT
⊕	SURFACE MOUNTED FIXTURE
⊕	RECESSED FIXTURE
⊕	WALL MOUNTED FIXTURE
⊕	FLOOD LIGHT
⊕	LED FIXTURE
⊕	CEILING FAN
⊕	STRIP LIGHTING
⊕	CEILING BOX
⊕	DOOR CHIME
⊕	ELECTRICAL PANEL
⊕	SMOKE DETECTOR
⊕	CARBON MONOXIDE DETECTOR

COORD. ELEVATION OF UTILITIES + ELECTRICAL OUTLETS W/ LOCAL CODES + FLOOR ELEVATION



FIRST FLOOR ELECTRICAL LAYOUT
SCALE: 1/4" = 1'-0"

- *NOTE:
- COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION W/ OWNER.
 - COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS W/ OWNER.
 - COORDINATE SOUND SYSTEM REQUIREMENTS W/ OWNER.
 - COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION W/ OWNER.

DATE:	12/09/2021
JOB NO.:	20911
DWG. BY:	AR
DWG. NAME:	20911DWG

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Timberline HD® Shingles

Made to protect your home. Your story. And those of over 50 million of your fellow Americans!



Timberline HD® Shingles Provide These Unique Benefits:

Great Value

Architecturally stylish but practically priced

Dimensional Look

Features GAF proprietary color blends and enhanced shadow effect for a genuine wood-shake look

Highest Roofing Fire Rating

UL Class A, Listed to ANSI/UL 790

High Performance

Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/APS/ to learn more)

Stays in Place

Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h)¹

StainGuard® Protection

Helps ensure the beauty of your roof against unsightly blue-green algae²

Peace of Mind

Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years³

Perfect Finishing Touch

For the best look, use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles⁴

¹This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

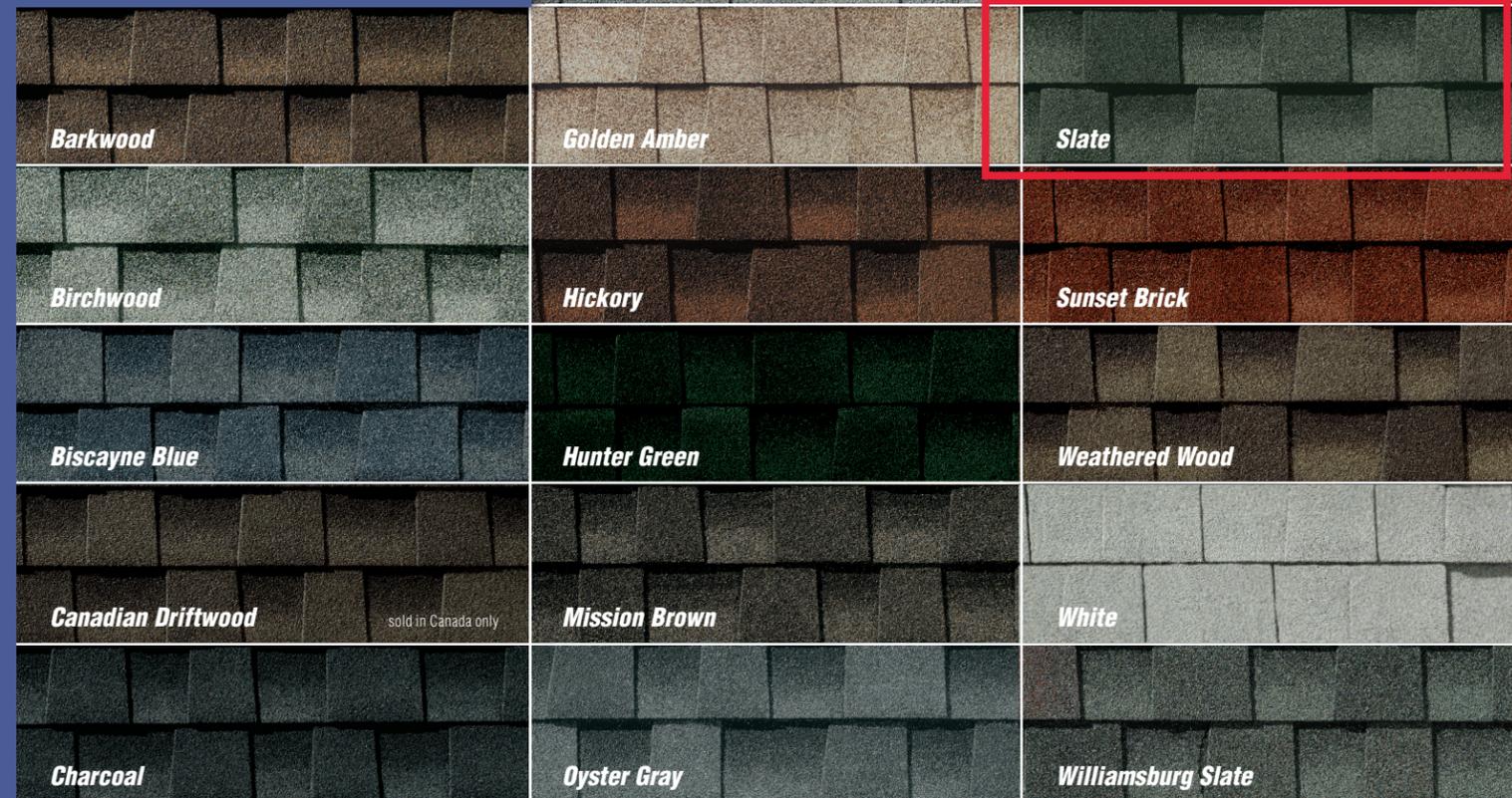
²StainGuard® Protection applies only to shingles with StainGuard®-labeled packaging. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

³See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence or the owner(s) in certain circumstances owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

⁴These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

Colors & Availability

Regional Availability
Northeast, Southeast, Southwest,
West, and Central Areas



Applicable Standards & Protocols

- UL Listed to ANSI/UL 790 Class A
- Miami-Dade County Product Control approved
- State of Florida approved
- UL 997 modified to 110 mph
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462¹
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267

- Texas Department of Insurance listed
- CSA A123.5²
- ENERGY STAR[®] Certified (White Only) (U.S. Only)
- Rated by the CRRC
- Can be used to comply with Title 24 cool roof requirements
- Meets the cool roof requirements of the Los Angeles Green Building Code (Birchwood, Copper Canyon, Golden Amber, and White Only)

Product/System Specifics³

- Fiberglass Asphalt Construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 x 1,000 mm)

- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard[®] Protection: Yes⁴
- Hip/Ridge: Timbertex[®]; Seal-A-Ridge[®]; Z[®] Ridge; Ridglass[®]
- Starter: Pro-Start[®] & WeatherBlocker[™]

Installation

Detailed installation instructions are provided on the inside of each bundle wrapper of Timberline HD[®] Shingles. Installation instructions may also be obtained at gaf.com.

¹Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

²Refers to shingles sold in Canada only.

³Refer to complete published installation instructions.

⁴StainGuard[®] Protection applies only to shingles with StainGuard[®]-labeled shingles. See gaf.com for complete installation restrictions.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

FRENCH ENTRY DOORS



4501 (IG)
1501 (SG)
Fir



4537 (IG)
1537 (SG)
Fir



4503 (IG)
1503 (SG)
Fir



4505 (IG)
1505 (SG)
Fir



4508 (IG)
1508 (SG)
Maple



4509 (IG)
1509 (SG)
Ash



4510 (IG)
1510 (SG)
Primed



4515 (IG)
1515 (SG)
Birch



401 (IG)
501 (SG)
Walnut



410 (IG)
510 (SG)
Pine



412 (IG)
512 (SG)
Walnut



4597 (IG)
1597 (SG)
Fir

MARVIN ELEVATE™ COLLECTION
DOUBLE HUNG

MO (mm)	1-10 (559)	2-2 (660)	2-6 (762)	2-8 (813)	2-10 (864)
RO (mm)	1-10 1/2 (572)	2-2 1/2 (673)	2-6 1/2 (775)	2-8 1/2 (826)	2-10 1/2 (876)
FS (mm)	1-9 1/2 (546)	2-1 1/2 (648)	2-5 1/2 (749)	2-7 1/2 (800)	2-9 1/2 (851)
DLO (mm)	1-3 11/16 (398)	1-7 11/16 (500)	1-11 11/16 (602)	2-1 11/16 (652)	2-3 11/16 (703)
3-0 (914)	3-0 (914)				
3-0 1/4 (921)	3-0 1/4 (921)				
2-1 3/4 (908)	2-1 3/4 (908)				
1-1 11/16 (348)	1-1 11/16 (348)				
3-4 (1016)	3-4 (1016)				
3-4 1/4 (1022)	3-4 1/4 (1022)				
3-3 3/4 (1010)	3-3 3/4 (1010)				
1-3 11/16 (398)	1-3 11/16 (398)				
3-8 (1176)	3-8 (1176)				
3-8 1/4 (1124)	3-8 1/4 (1124)				
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4-0 1/4 (1226)	4-0 1/4 (1226)				
3-11 3/4 (1213)	3-11 3/4 (1213)				
1-7 11/16 (500)	1-7 11/16 (500)				
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4-4 1/4 (1327)	4-4 1/4 (1327)				
4-3 3/4 (1314)	4-3 3/4 (1314)				
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2-7 11/16 (805)	2-7 11/16 (805)				
6-4 (1930)	6-4 (1930)				
6-4 1/4 (1937)	6-4 1/4 (1937)				
6-3 3/4 (1924)	6-3 3/4 (1924)				
2-9 11/16 (856)	2-9 11/16 (856)				
(S.O. 1-8 x 6-2)	(S.O. 1-8 x 6-2)				
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2-9 11/16 (856)	2-9 11/16 (856)				
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(S.O. 2-4 x 6-2)	(S.O. 2-4 x 6-2)				
(S.O. 2-6 x 6-2)	(S.O. 2-6 x 6-2)				
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(S.O. 2-0 x 4-2)	(S.O. 2-0 x 4-2)				
(S.O. 2-0 x 4-6)	(S.O. 2-0 x 4-6)				
(S.O. 2-0 x 4-10)	(S.O. 2-0 x 4-10)				
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(S.O. 2-4 x 4-2)	(S.O. 2-4 x 4-2)				

DOUBLE HUNG

MO (mm)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
RO (mm)	3-0 1/2 (927)	3-2 1/2 (978)	3-6 1/2 (1080)	4-0 1/2 (1232)	4-6 1/2 (1384)
FS (mm)	2-11 1/2 (902)	3-1 1/2 (953)	3-5 1/2 (1054)	3-11 1/2 (1207)	4-5 1/2 (1359)
DLO (mm)	2-5 11/16 (754)	2-7 11/16 (805)	2-11 11/16 (906)	3-5 11/16 (1059)	3-11 11/16 (1211)
6-4 (1930)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
6-4 1/4 (1937)	3-0 1/4 (921)	3-2 1/4 (972)	3-6 1/4 (1071)	4-0 1/4 (1226)	4-6 1/4 (1384)
6-3 3/4 (1924)	2-11 3/4 (908)	3-1 3/4 (959)	3-5 3/4 (1060)	3-11 3/4 (1213)	4-5 3/4 (1366)
2-9 11/16 (856)	1-1 11/16 (348)	1-3 11/16 (399)	1-7 11/16 (600)	1-9 11/16 (651)	1-11 11/16 (702)
(S.O. 2-10 x 6-2)	ELDH3676 E	ELDH3876 E	ELDH4276 E	ELDH4876 E	ELDH5476 E
(S.O. 3-0 x 6-2)	ELDH3672 E	ELDH3872 E	ELDH4272 E	ELDH4872 E	ELDH5472 E
(S.O. 2-10 x 5-10)	ELDH3668 E	ELDH3868 E	ELDH4268 E	ELDH4868 E	ELDH5468 E
(S.O. 2-10 x 5-6)	ELDH3664 E	ELDH3864 E	ELDH4264 E	ELDH4864 E	ELDH5464 E
(S.O. 2-10 x 5-2)	ELDH3660 E	ELDH3860 E	ELDH4260 E	ELDH4860 E	ELDH5460 E
(S.O. 2-10 x 4-10)	ELDH3656 E	ELDH3856 E	ELDH4256 E	ELDH4856 E	ELDH5456 E
(S.O. 2-10 x 4-6)	ELDH3652 E	ELDH3852 E	ELDH4252 E	ELDH4852 E	ELDH5452 E
(S.O. 2-10 x 4-2)	ELDH3648 E	ELDH3848 E	ELDH4248 E	ELDH4848 E	ELDH5448 E
(S.O. 2-10 x 3-10)	ELDH3644 E	ELDH3844 E	ELDH4244 E	ELDH4844 E	ELDH5444 E
(S.O. 2-10 x 3-6)	ELDH3640 E	ELDH3840 E	ELDH4240 E	ELDH4840 E	ELDH5440 E
(S.O. 2-10 x 3-2)	ELDH3636 E	ELDH3836 E	ELDH4236 E	ELDH4836 E	ELDH5436 E
(S.O. 2-10 x 2-10)					

Details and Elevations not to scale.
 Special sized units available within and outside of CN matrix. Please contact your Marvin dealer.
 Minimum frame size: 17 1/2" x 27 3/4"
 Maximum frame size: 53 1/2" x 83 3/4"
 Optional Double Hung GBGs and SDLs are available in a standard Rectangular cut shown. Other available lite cuts shown on page 3.
 When ordering 6 9/16" (167 mm) or 6 13/16" (173 mm) jamba, add 1/4" (6 mm) to width and 1/8" (3 mm) to height for Rough Opening, Frame Size and Masonry Opening.
 E = These windows meet National Egress Codes for fire evacuation. Local codes may differ.
 Available in equal, cottage, and reverse cottage sash configurations. Cottage and reverse cottage sash configurations are not available below CN 36 height and above CN 68 height.
 For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

MULTIPLE ASSEMBLIES
 Multiple assemblies can be factory mullied.
 MAXIMUM ROUGH OPENING not to exceed 113 1/2" x 76 1/4" Maximum up to 5 units wide by 1 unit high.
 MAXIMUM ROUGH OPENING not to exceed 84" x 92" Maximum up to 3 units wide by 5 units high.
 Field mull kits are available. Structural mullion reinforcement is required for some assemblies.
 Please consult your local Marvin representative for more information.

MARVIN ELEVATE™ COLLECTION
CASEMENT

MO (mm)	1-4 1/2 (419)	1-8 1/2 (521)	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	3-0 1/2 (927)
RO (mm)	1-5 (432)	1-9 (533)	2-1 (635)	2-5 (737)	2-9 (838)	3-1 (940)
FS (mm)	1-4 (406)	1-8 (508)	2-0 (610)	2-4 (711)	2-8 (813)	3-0 (914)
DLO (mm)	0-10 25/32 (274)	1-2 25/32 (376)	1-6 25/32 (477)	1-10 25/32 (579)	2-2 25/32 (680)	2-6 25/32 (782)
2-7 3/8 (797) 2-7 5/8 (803) 2-7 1/8 (791) 2-1 29/32 (658)	 ELCA1731	 ELCA2131	 ELCA2531	 ELCA2931	 ELCA3331	 ELCA3731
2-11 3/8 (898) 2-11 5/8 (905) 2-11 1/8 (892) 2-5 29/32 (760)	 ELCA1735	 ELCA2135	 ELCA2535	 ELCA2935	 ELCA3335	 ELCA3735 E*
3-3 3/8 (1000) 3-3 5/8 (1006) 3-3 1/8 (994) 2-9 29/32 (861)	 ELCA1739	 ELCA2139	 ELCA2539	 ELCA2939	 ELCA3339	 ELCA3739 E*
3-7 1/2 (1105) 3-7 3/4 (1111) 3-7 1/4 (1099) 3-2 1/32 (866)	 ELCA1743	 ELCA2143	 ELCA2543	 ELCA2943 E	 ELCA3343 E	 ELCA3743 E
3-11 3/8 (1203) 3-11 5/8 (1210) 3-11 1/8 (1197) 3-5 29/32 (1065)	 ELCA1747	 ELCA2147	 ELCA2547	 ELCA2947 E	 ELCA3347 E	 ELCA3747 E
4-7 3/8 (1406) 4-7 5/8 (1413) 4-7 1/8 (1400) 4-1 29/32 (1268)	 ELCA1755	 ELCA2155	 ELCA2555	 ELCA2955 E	 ELCA3355 E	 ELCA3755 E
4-11 3/8 (1508) 4-11 5/8 (1514) 4-11 1/8 (1502) 4-5 29/32 (1369)	 ELCA1759	 ELCA2159	 ELCA2559	 ELCA2959 E	 ELCA3359 E	 ELCA3759 E
5-3 3/8 (1610) 5-3 5/8 (1616) 5-3 1/8 (1603) 4-9 29/32 (1471)	 ELCA1763	 ELCA2163	 ELCA2563	 ELCA2963 E	 ELCA3363 E	 ELCA3763 E
5-11 3/8 (1813) 5-11 5/8 (1819) 5-11 1/8 (1807) 5-5 29/32 (1674)	 ELCA1771 T	 ELCA2171 T	 ELCA2571 T	 ELCA2971 ET	 ELCA3371 ET	 ELCA3771 ET



Project
Type
Ordering #
Comments

Seaside Collection
Seaside 1 Light Outdoor Wall Light in Black
 9023BK (Black (Painted))

Product Description:

With an aura that is as pure as a sea breeze, the Seaside Collection offers the homeowner a unique line of outdoor fixtures guaranteed to bring a new identity to your home's landscape. For this 1-light Seaside Wall Lantern, aluminum with stainless steel is combined with Kichler's Black finish, resulting in a high quality fit that will look fantastic for years to come. The fixture houses a 150-watt (max.) bulb that provides outstanding outdoor illumination for your landscape. It is 14 1/2" high, is U.L. listed for wet location and is Dark Skies compliant.

Available Finishes

- Black (Painted)
- Brushed Nickel
- Olde Brick
- Olde Bronze

Technical Information

Lamp Included:	Not Included
Weight:	4LBS
Lead Wire Length:	9"
Extension:	11.5
Safety Rated:	Wet
HCWO:	8.75
Base Backplate:	4.75"DIA
Dual Mount:	No
Dark Sky:	Yes
Light Source:	Incandescent
Socket Base:	Medium
Number of Bulbs:	1
Lamp Type:	A
Max Watt:	150W
Width:	10.25"
Height:	14.25"
Overall Height:	"
Collection:	Seaside Collection
Finish:	Black (Painted)



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
10 May 2023

1 SUMMARY OF REQUEST

1114 Congress Street, New Construction

The applicant is requesting final approval for construction of a new single-family house on a currently empty lot.

This property is located within the Beaufort Conservation Neighborhood.

Background: This application was heard at the 3/15/2023 HTRC meeting.

2 FACTS

Property Address:	1114 Congress Street
Parcel ID:	R120 004 000 0166 0000
Case Number:	23-27 HRB.2
Applicant:	Ashley Randolph, Architect
Zoning:	T4-HN
Use:	Single Family Residential

District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
 - *Front* —Average prevailing setback on block
 - *Rear setback* – 15' min.
 - *Side Corner/Alley* – 5' min.
 - *Side Interior* – 6' min., 10' min. in The Point
- **Lot Width at Front Setback:** 40' min., 60' min. in The Point
- **Lot Size:** 4,000 sf min., 6,000 sf min. in The Point
- **Impervious Surface Coverage:** 55% maximum for rooftops, additional 10% allowed for total impervious coverage.
- **Frontage Build-Out:** 75% max.
- **Maximum Building Height:** 3 stories max.

References:

Beaufort Code
Beaufort Preservation Manual

3 STAFF COMMENTS

Staff Acknowledgements

- This property is located within the Beaufort Conservation Neighborhood.
- The proposed structure is 28'-3" tall ground to ridge.

Staff Conditions Site

1. Staff supports the height, scale, and mass of this structure. While there are no two-story structures immediately adjacent to this property, staff noted several 1 ½ and two-story structures within a two or three block radius of this lot.
2. Staff believes the applicant is compliant with Section 5.3.3 regarding tree protection zone requirements for the 34" live oak tree on the southwest corner of the property.
3. Applicant to update the south and west elevations to show the service yard.

Staff Conditions Architecture

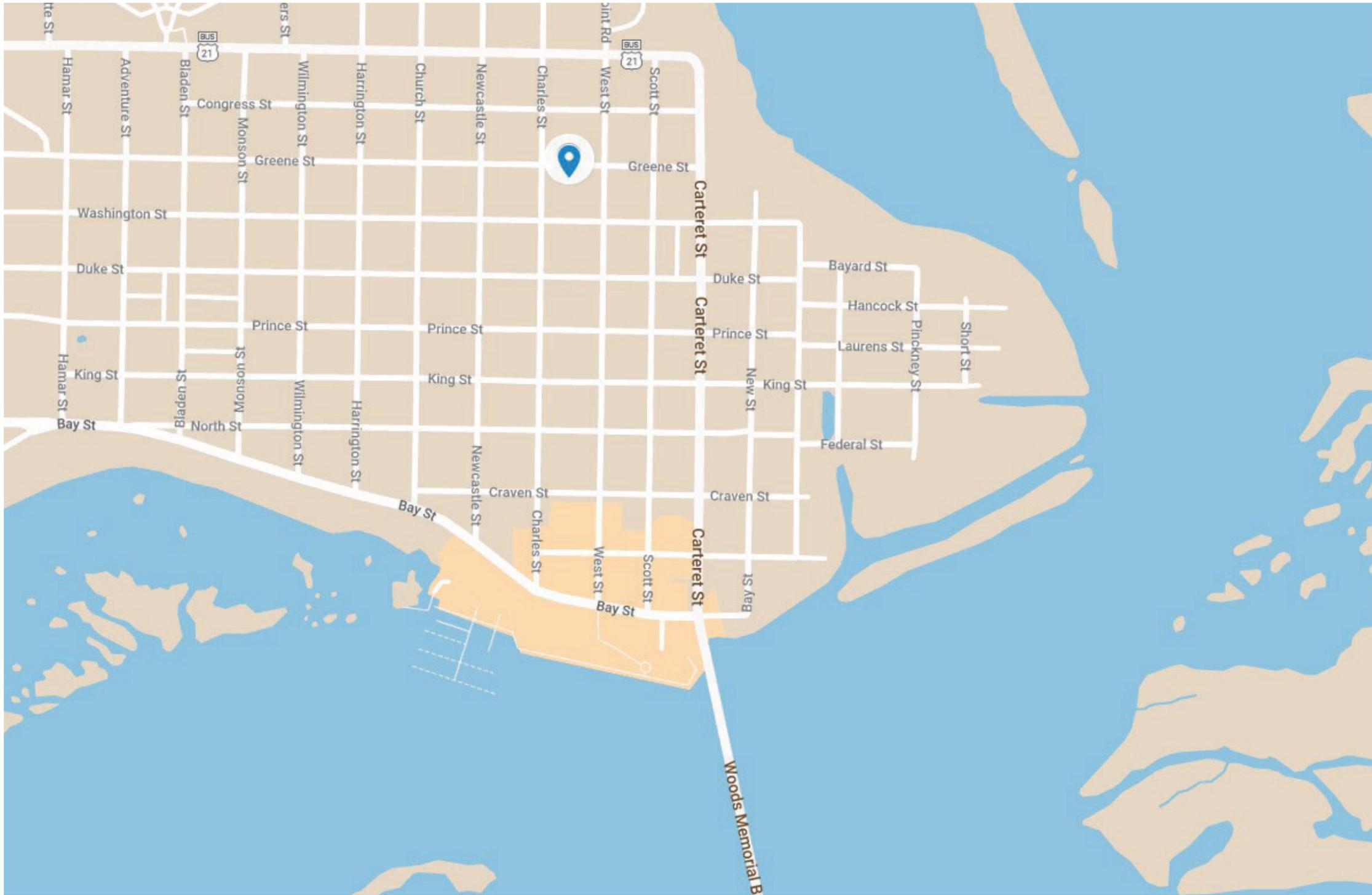
4. Applicant to note that all cementitious siding and trim will have a smooth finish per Section 4.6.3.A.1.b.
5. Staff recommends replacing the 2442 window on the second floor bath, front elevation with a 2856 window to match the other windows on this façade.
6. Staff supports the front door with single panel and 4 lite SDL with spacer bar notated on the provided cut sheet. Staff recommends the applicant obtain a cutsheet that shows the 4 lite layout rather than the 8 lite layout depicted. Staff recommends applicant revise the front elevation to illustrate the single raised panel below the 4 lite grid.
7. Staff supports the proposed Marvin Elevate windows. Applicant to confirm that the windows will be SDL windows with external grilles and interior spacer bars.
8. Staff recommends the currently proposed concrete steps on the right elevation be redesigned as wood stairs to match those on the front elevation.

STAFF RECOMMENDATION:

Final Approval with conditions noted.

CITY STAFF INTRODUCTION

910 Greene Street









APPLICANT PRESENTATION

910 Greene 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: Ronesto Pineda
Applicant Address: 1003 Charles St., Beaufort, SC, 29902
Applicant E-mail: ronesto@allisonramseyarchitect.com Applicant Phone Number: 843-986-0559

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): Fred Washington
Owner Address: 804 West St., Beaufort S.C.

Project Name: 910 Greene St. Reno & Guesthouse
Property Address: 910 Greene St., Beaufort, SC
Property Identification Number (Tax Map & Parcel Number): R120 004 000 0296 0000
Date Submitted: 04/12/2023

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

Applicant's Signature: [Signature] Date: 04/12/2023
Owner's Signature: [Signature] Date: 04/12/2023

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



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: 910 Greene St. Reno and ADU

Property Size in Acres: 0.17 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):

Main Building = S.F. 986 ADU = 480 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 residence at 910 Greene Street is at dire need for repair. We proposed the
fake vinyl siding to be removed to reveal the wood siding that is lying underneath.
In addition to this one of the rear windows which was a recent addition to the
building will be removed and filled in. Finally, an ADU is also proposed on the
project lot to be hidden behind the original building.

CONTACT INFORMATION –

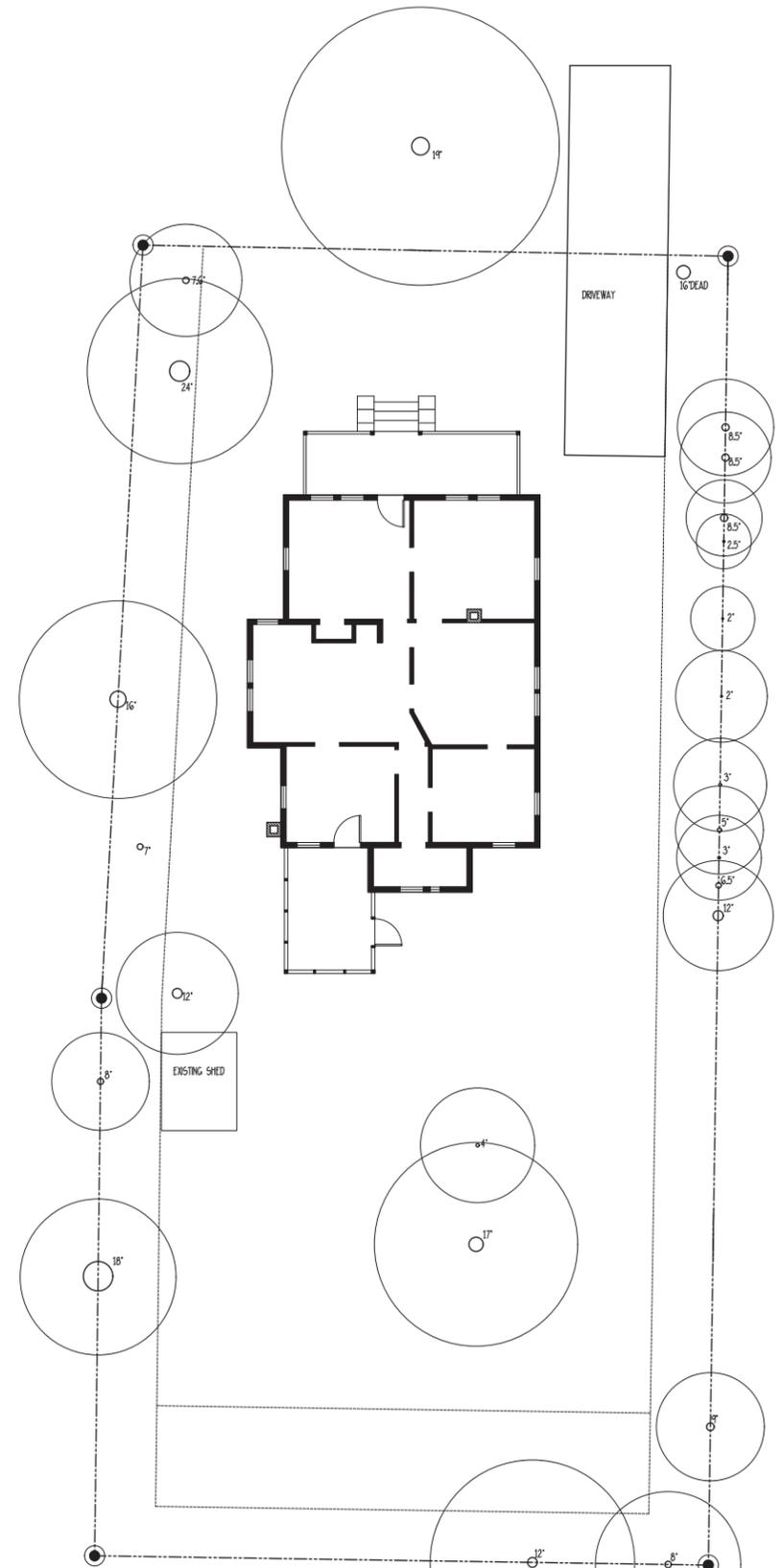
Attention: Julie A. Bachety, Administrative Assistant II
 City of Beaufort Department of Planning & Development Services
 1911 Boundary Street, Beaufort, South Carolina 29902
 E-Mail: jbachety@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated April 16, 2021



AERIAL VIEW OF SITE AND CONTEXT

NOT TO SCALE



EXISTING SITE PLAN

TAX NUMBER: R120 004 000 0296 0000
 **NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, FEMO REQUIREMENTS, AND TREE SIZES AND LOCATIONS PRIOR TO CONSTRUCTION.
 **NOTE: ALL HEIGHTS AND DIMS SHOWN ARE BASED ON REFERENCE SCALE: 1/8" = 1'-0" SURVEY INFORMATION. ALL TO BE VERIFIED PRIOR TO CONSTRUCTION.
 **NOTE: COORDINATE ALL WALKS, DRIVEWAY, PARKING, AND FENCES WITH LANDSCAPER.

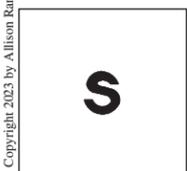


**GREENE STREET
 RENO & GUEST
 HOUSE - 23101**
 910 GREENE ST., BEAUFORT, SC

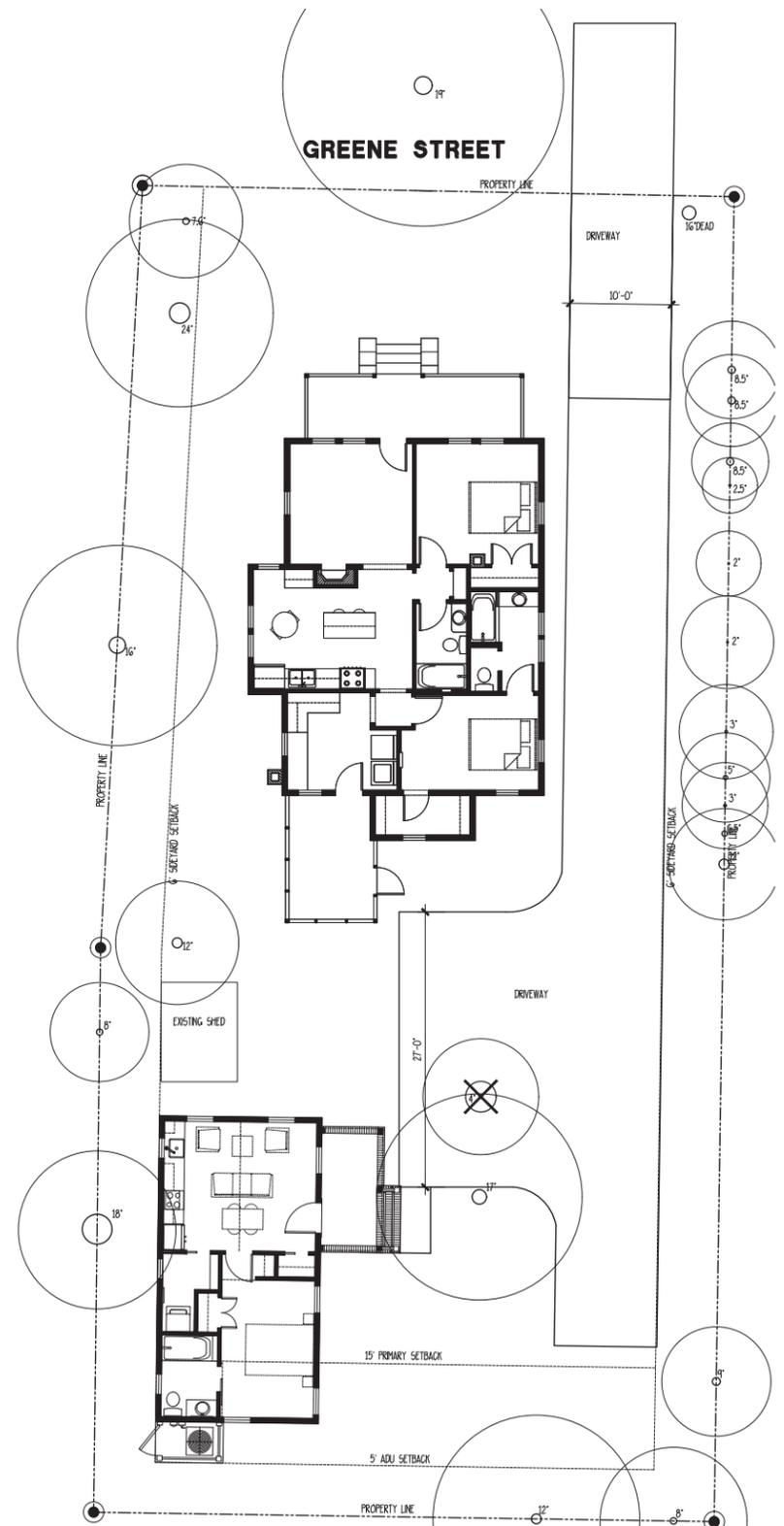
**ALLISON RAMSEY
 Architects, Inc.** - creating sustainable timeless design
 1003 Charles St.
 Beaufort SC, 29702
 (843) 796-0559
 www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL BOARD OF SOUTH CAROLINA. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A SURVEY OF THE SITE. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A SURVEY OF THE SITE. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A SURVEY OF THE SITE.

DATE:	04/12/2023
JOB NO.	23101
DWG. BY:	R.P.
DWG. NAME:	23101.DWG



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PROPOSED SITE PLAN

TAX NUMBER: R120 004 000 0296 0000

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.

NOTE: ALL HEIGHTS AND DIMS SHOWN ARE BASED ON REFERENCE SURVEY INFORMATION. ALL TO BE VERIFIED PRIOR TO CONSTRUCTION.

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

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DATE:	04/12/2023
JOB NO.	23101
DWG. BY:	R.P.
DWG. NAME:	23101.DWG

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL BOARD OF THE STATE OF SOUTH CAROLINA. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE REASONABLY ACCURATE.

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 HOUSE - 23101**
 910 GREENE ST., BEAUFORT, SC





1114 CHARLES ST.

NOT TO SCALE



1114 GREENE ST. RIGHT

NOT TO SCALE



910 GREENE ST. REAR

REPLACE WITH PT. WID. PICKET AND RAIL TO MATCH EXISTING FRONT
WINDOW TO BE REMOVED AND FILLED IN
NOT TO SCALE



1006 WEST ST.

NOT TO SCALE



910 GREENE ST. LEFT

NOT TO SCALE



910 GREENE ST. LEFT

NOT TO SCALE



910 GREENE ST. FRONT

1. VINYL SIDING TO BE REMOVED
2. EVERYTHING ELSE TO BE REPLACED OR REPAIRED IN KIND.

NOT TO SCALE



910 GREENE ST. RIGHT

REPLACE WITH PT. WID. PICKET AND RAIL TO MATCH EXISTING FRONT
NOT TO SCALE

1. VINYL SIDING TO BE REMOVED
2. EVERYTHING ELSE TO BE REPLACED OR REPAIRED IN KIND.



910 GREENE ST. RIGHT

NOT TO SCALE

1. VINYL SIDING TO BE REMOVED
2. EVERYTHING ELSE TO BE REPLACED OR REPAIRED IN KIND.

**GREENE STREET
RENO & GUEST
HOUSE - 23101**
910 GREENE ST., BEAUFORT, SC

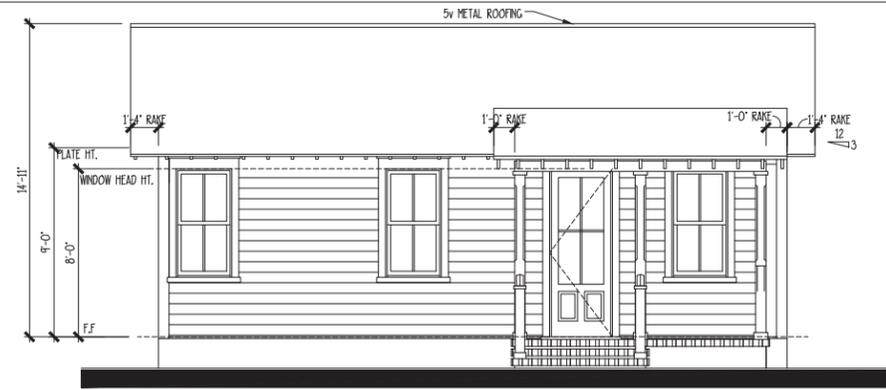
ARA
ALLISON RAMSEY
Architects, Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC, 29902
(843) 966-0559
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL BOARD OF THE STATE OF SOUTH CAROLINA. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A FULL SURVEY OF THE PROPERTY. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A FULL SURVEY OF THE PROPERTY. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A FULL SURVEY OF THE PROPERTY. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A FULL SURVEY OF THE PROPERTY.

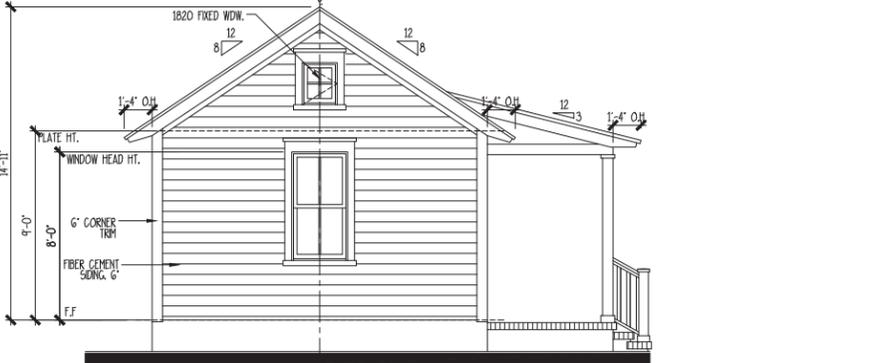
DATE:	04/12/2023
JOB NO.:	23101
DRAWN BY:	R.P.
DATE:	23/01/2023

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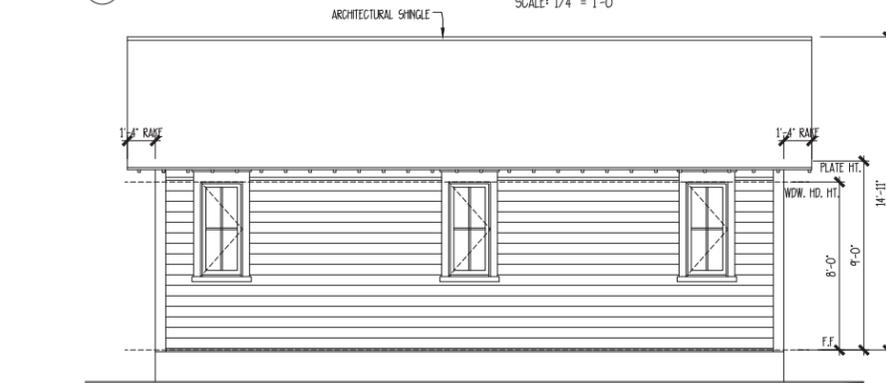
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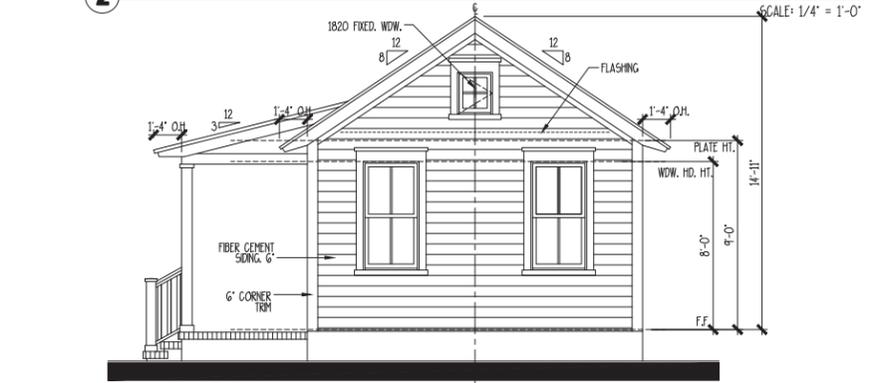
4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



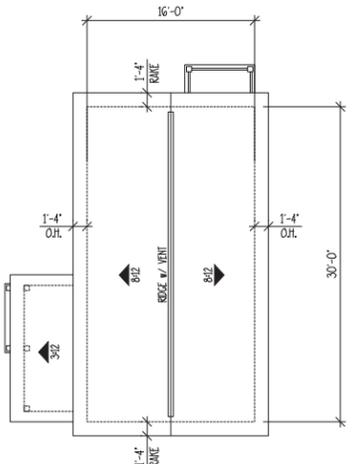
3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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

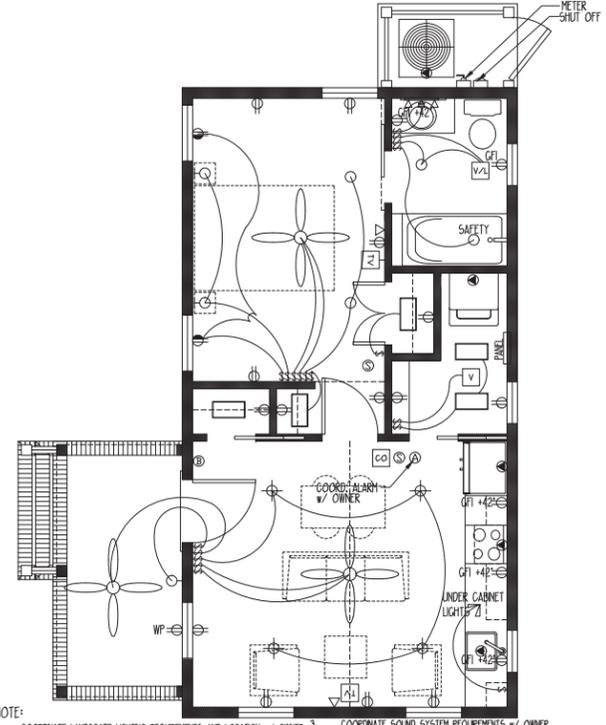


ROOF PLAN
SCALE: 1/8" = 1'-0"

NOTE: EXHAUST VENTS (PLUMBING OR OTHERWISE) NEED TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM (COMBINED WHEN POSSIBLE). ROOF / WALL PENETRATIONS MUST BE PAINTED TO MATCH SURROUNDING COLOR.

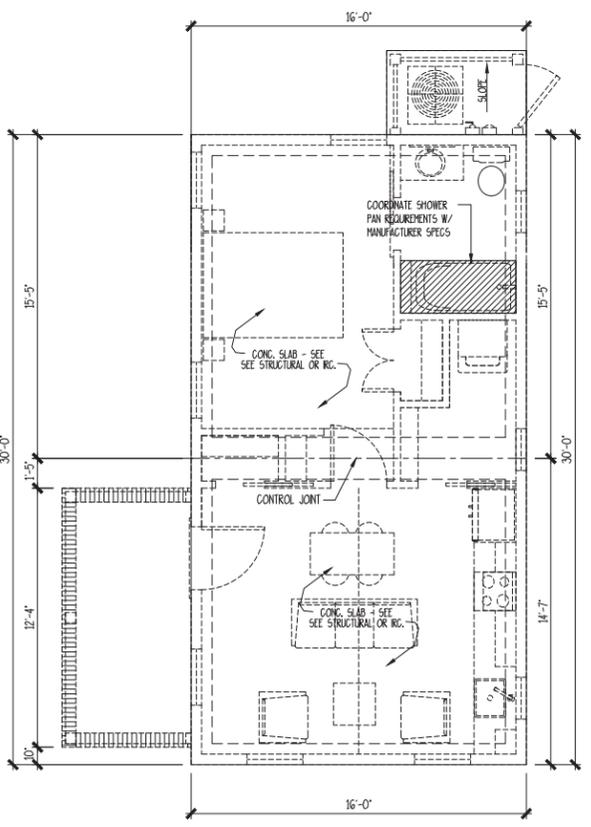
⊖	SINGLE POLE SWITCH
⊖	THREE WAY SWITCH
⊖	FOUR WAY SWITCH
⊖	DIMMER SWITCH
⊖	SPEED CONTROL
⊖	DUPLEX OUTLET
⊖	1/2 HOT OUTLET
⊖	WATER PROOF OUTLET
⊖	GROUND FAULT OUTLET
⊖	QUADRUPLX OUTLET
⊖	SPECIALTY OUTLET
⊖	FLOOR OUTLET
⊖	TELEPHONE JACK
⊖	TELEVISION JACK
⊖	VENT
⊖	VENT w/ LIGHT
⊖	SURFACE MOUNTED FIXTURE
⊖	RECESSED FIXTURE
⊖	WALL MOUNTED FIXTURE
⊖	FLOOD LIGHT
⊖	LED FIXTURE
⊖	CEILING FAN
⊖	STRIP LIGHTING
⊖	CEILING BOX
⊖	DOOR CHIME
⊖	ELECTRICAL PANEL
⊖	SMOKE DETECTOR
⊖	CARBON MONOXIDE DETECTOR

COORD. ELEVATION OF UTILITIES + ELECTRICAL OUTLETS w/ LOCAL GOES + FLOOR ELEVATION



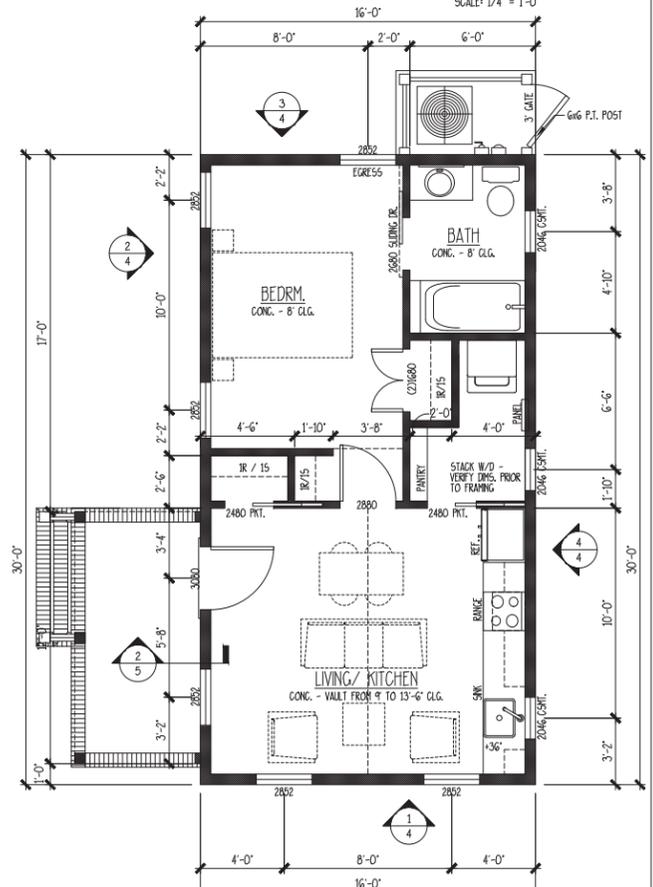
NOTE:
1. COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION w/ OWNER.
2. COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS w/ OWNER.
3. COORDINATE SOUND SYSTEM REQUIREMENTS w/ OWNER.
4. COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION w/ OWNER.

GUEST ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



NOTE: CONTROL JOINTS + THICKENED SLAB TO BE PLACED PER RC. OR STRUCTURAL

GUEST HOUSE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



GUEST HOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"

**GREENE STREET
RENO & GUEST
HOUSE - 23101**
910 GREENE ST., BEAUFORT, NC

ALLISON RAMSEY ARCHITECTS, INC.
1003 Charles St.
Beaufort NC 27902
(843) 986-0559
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED BY MEET FOR PROFESSIONAL SERVICES AND PROJECTS. I HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF NORTH CAROLINA AND THAT I AM THE DESIGN PROFESSIONAL RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. I HAVE REVIEWED THE PROJECT AND I AM SURE THAT THE PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN. I HAVE REVIEWED THE PROJECT AND I AM SURE THAT THE PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN. I HAVE REVIEWED THE PROJECT AND I AM SURE THAT THE PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN.

DATE:	04/12/2023
JOB NO.:	1490G
DWG. BY:	R.P.
DWG. NAME:	1490G/ENG

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Timberline HD[®] Shingles

Made to protect your home. Your story. And those of over 50 million of your fellow Americans!



Timberline HD[®] Shingles Provide These Unique Benefits:

Great Value

Architecturally stylish but practically priced

Dimensional Look

Features GAF proprietary color blends and enhanced shadow effect for a genuine wood-shake look

Highest Roofing Fire Rating

UL Class A, Listed to ANSI/UL 790

High Performance

Designed with Advanced Protection[®] Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/APS/ to learn more)

Stays in Place

Dura Grip[™] Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h)¹

StainGuard[®] Protection

Helps ensure the beauty of your roof against unsightly blue-green algae²

Peace of Mind

Lifetime Ltd. transferable warranty with Smart Choice[®] Protection (non-prorated material and installation labor coverage) for the first ten years³

Perfect Finishing Touch

For the best look, use Timbertex[®] Premium Ridge Cap Shingles or Ridglass[®] Premium Ridge Cap Shingles⁴

¹This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

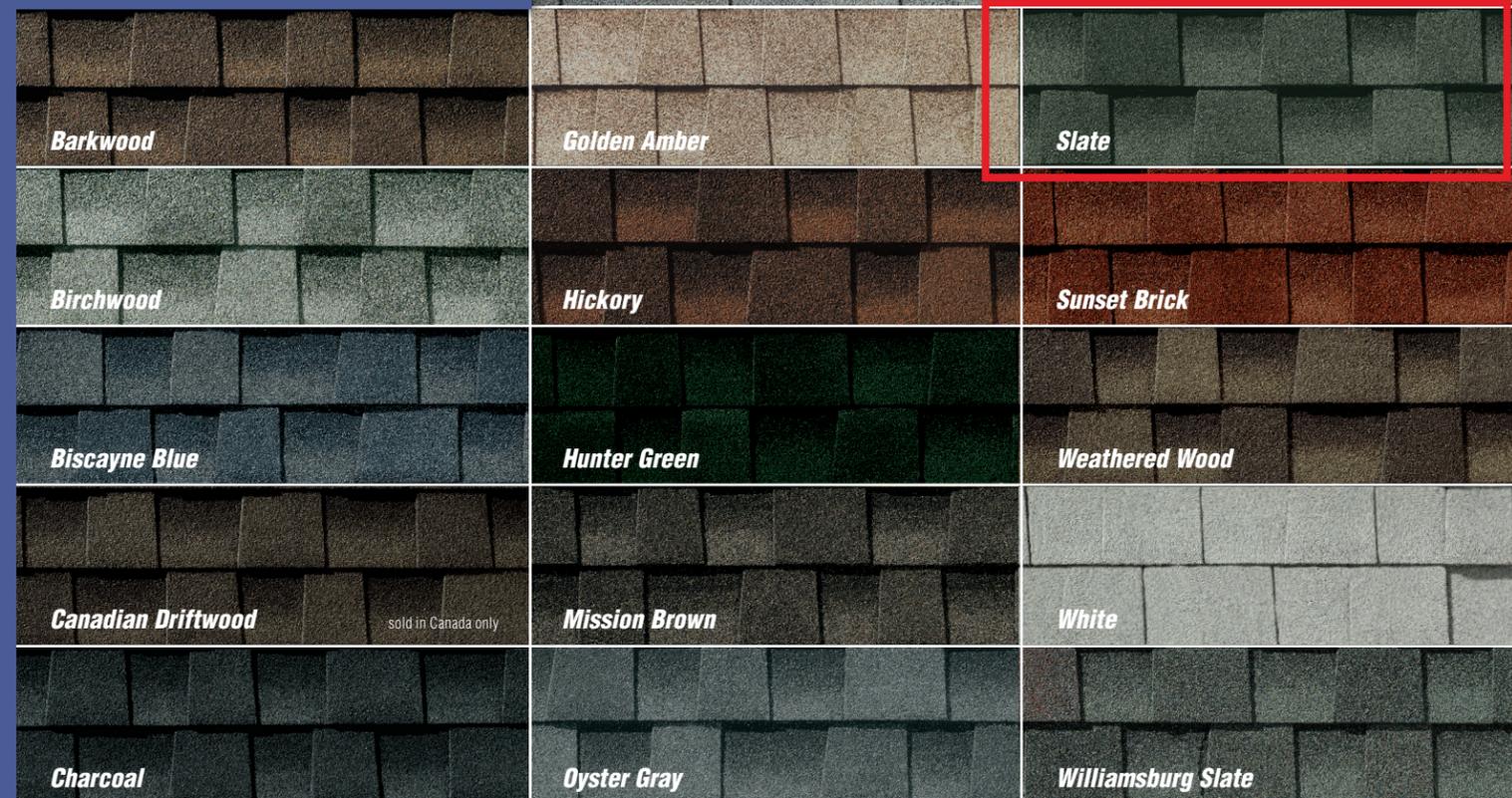
²StainGuard[®] Protection applies only to shingles with StainGuard[®]-labeled packaging. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

³See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence (not a commercial owner(s)) in certain circumstances owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

⁴These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

Colors & Availability

Regional Availability
Northeast, Southeast, Southwest,
West, and Central Areas



Applicable Standards & Protocols

- UL Listed to ANSI/UL 790 Class A
- Miami-Dade County Product Control approved
- State of Florida approved
- UL 997 modified to 110 mph
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462¹
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267

- Texas Department of Insurance listed
- CSA A123.5²
- ENERGY STAR[®] Certified (White Only) (U.S. Only)
- Rated by the CRRC
- Can be used to comply with Title 24 cool roof requirements
- Meets the cool roof requirements of the Los Angeles Green Building Code (Birchwood, Copper Canyon, Golden Amber, and White Only)

Product/System Specifics³

- Fiberglass Asphalt Construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 x 1,000 mm)

- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard[®] Protection: Yes⁴
- Hip/Ridge: Timbertex[®]; Seal-A-Ridge[®]; Z[®] Ridge; Ridglass[®]
- Starter: Pro-Start[®] & WeatherBlocker[™]

Installation

Detailed installation instructions are provided on the inside of each bundle wrapper of Timberline HD[®] Shingles. Installation instructions may also be obtained at gaf.com.

¹Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

²Refers to shingles sold in Canada only.

³Refer to complete published installation instructions.

⁴StainGuard[®] Protection applies only to shingles with StainGuard[®]-labeled products. See gaf.com for details and restrictions.

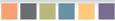
Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

FRENCH ENTRY DOORS



4501 (IG) 
1501 (SG)
Fir



4537 (IG) 
1537 (SG)
Fir



4503 (IG) 
1503 (SG)
Fir



4505 (IG) 
1505 (SG)
Fir



4508 (IG) 
1508 (SG)
Maple



4509 (IG) 
1509 (SG)
Ash



4510 (IG) 
1510 (SG)
Primed



4515 (IG) 
1515 (SG)
Birch



401 (IG) 
501 (SG)
Walnut



410 (IG) 
510 (SG)
Pine



412 (IG) 
512 (SG)
Walnut



4597 (IG) 
1597 (SG)
Fir

MARVIN ELEVATE™ COLLECTION
DOUBLE HUNG

MO (mm)	1-10 (559)	2-2 (660)	2-6 (762)	2-8 (813)	2-10 (864)						
RO (mm)	1-10 1/2 (572)	2-2 1/2 (673)	2-6 1/2 (775)	2-8 1/2 (826)	2-10 1/2 (876)						
FS (mm)	1-9 1/2 (546)	2-1 1/2 (648)	2-5 1/2 (749)	2-7 1/2 (800)	2-9 1/2 (851)						
DLO (mm)	1-3 11/16 (398)	1-7 11/16 (500)	1-11 11/16 (602)	2-1 11/16 (652)	2-3 11/16 (703)						
6-4 (1930)	3-0 (914)	3-4 (1016)	3-8 (1176)	4-0 (1219)	4-4 (1321)	4-8 (1422)	5-0 (1524)	5-4 (1626)	5-8 (1727)	6-0 (1829)	6-4 (1930)
6-4 1/4 (1937)	3-0 1/4 (921)	3-4 1/4 (1022)	3-8 1/4 (1124)	4-0 1/4 (1226)	4-4 1/4 (1327)	4-8 1/4 (1429)	5-0 1/4 (1530)	5-4 1/4 (1632)	5-8 1/4 (1734)	6-0 1/4 (1835)	6-4 1/4 (1937)
6-3 3/4 (1924)	2-11 3/4 (908)	3-3 3/4 (1010)	3-7 3/4 (1111)	3-11 3/4 (1213)	4-3 3/4 (1314)	4-7 3/4 (1416)	4-11 3/4 (1518)	5-3 3/4 (1619)	5-7 3/4 (1721)	5-11 3/4 (1822)	6-3 3/4 (1924)
2-9 11/16 (856)	1-1 11/16 (348)	1-3 11/16 (398)	1-5 11/16 (449)	1-7 11/16 (500)	1-9 11/16 (551)	1-11 11/16 (602)	2-1 11/16 (652)	2-3 11/16 (703)	2-5 11/16 (754)	2-7 11/16 (805)	2-9 11/16 (856)
(S.O. 1-8 x 6-2)	(S.O. 1-8 x 2-10)	(S.O. 1-8 x 3-2)	(S.O. 1-8 x 3-6)	(S.O. 1-8 x 3-10)	(S.O. 1-8 x 4-2)	(S.O. 1-8 x 4-6)	(S.O. 1-8 x 4-10)	(S.O. 1-8 x 5-2)	(S.O. 1-8 x 5-6)	(S.O. 1-8 x 5-10)	(S.O. 1-8 x 6-2)
ELDH2276	ELDH2236	ELDH2240	ELDH2244	ELDH2248	ELDH2252	ELDH2256	ELDH2260	ELDH2264	ELDH2268	ELDH2272	ELDH2276
(S.O. 2-0 x 6-2)	(S.O. 2-0 x 2-10)	(S.O. 2-0 x 3-2)	(S.O. 2-0 x 3-6)	(S.O. 2-0 x 3-10)	(S.O. 2-0 x 4-2)	(S.O. 2-0 x 4-6)	(S.O. 2-0 x 4-10)	(S.O. 2-0 x 5-2)	(S.O. 2-0 x 5-6)	(S.O. 2-0 x 5-10)	(S.O. 2-0 x 6-2)
ELDH2676	ELDH2636	ELDH2640	ELDH2644	ELDH2648	ELDH2652	ELDH2656	ELDH2660	ELDH2664	ELDH2668	ELDH2672	ELDH2676
(S.O. 2-4 x 6-2)	(S.O. 2-4 x 2-10)	(S.O. 2-4 x 3-2)	(S.O. 2-4 x 3-6)	(S.O. 2-4 x 3-10)	(S.O. 2-4 x 4-2)	(S.O. 2-4 x 4-6)	(S.O. 2-4 x 4-10)	(S.O. 2-4 x 5-2)	(S.O. 2-4 x 5-6)	(S.O. 2-4 x 5-10)	(S.O. 2-4 x 6-2)
ELDH3076 E	ELDH3036	ELDH3040	ELDH3044	ELDH3048	ELDH3052	ELDH3056	ELDH3060	ELDH3064	ELDH3068	ELDH3072	ELDH3076 E
(S.O. 2-6 x 6-2)	(S.O. 2-6 x 2-10)	(S.O. 2-6 x 3-2)	(S.O. 2-6 x 3-6)	(S.O. 2-6 x 3-10)	(S.O. 2-6 x 4-2)	(S.O. 2-6 x 4-6)	(S.O. 2-6 x 4-10)	(S.O. 2-6 x 5-2)	(S.O. 2-6 x 5-6)	(S.O. 2-6 x 5-10)	(S.O. 2-6 x 6-2)
ELDH3276 E	ELDH3236	ELDH3240	ELDH3244	ELDH3248	ELDH3252	ELDH3256	ELDH3260	ELDH3264	ELDH3268 E	ELDH3272 E	ELDH3276 E
(S.O. 2-8 x 6-2)	(S.O. 2-8 x 2-10)	(S.O. 2-8 x 3-2)	(S.O. 2-8 x 3-6)	(S.O. 2-8 x 3-10)	(S.O. 2-8 x 4-2)	(S.O. 2-8 x 4-6)	(S.O. 2-8 x 4-10)	(S.O. 2-8 x 5-2)	(S.O. 2-8 x 5-6)	(S.O. 2-8 x 5-10)	(S.O. 2-8 x 6-2)
ELDH3476 E	ELDH3436	ELDH3440	ELDH3444	ELDH3448	ELDH3452	ELDH3456	ELDH3460	ELDH3464	ELDH3468 E	ELDH3472 E	ELDH3476 E

DOUBLE HUNG

MO (mm)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
RO (mm)	3-0 1/2 (927)	3-2 1/2 (978)	3-6 1/2 (1080)	4-0 1/2 (1232)	4-6 1/2 (1384)
FS (mm)	2-11 1/2 (902)	3-1 1/2 (953)	3-5 1/2 (1054)	3-11 1/2 (1207)	4-5 1/2 (1359)
DLO (mm)	2-5 11/16 (754)	2-7 11/16 (805)	2-11 11/16 (906)	3-5 11/16 (1059)	3-11 11/16 (1211)
6-4 (1930)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
6-4 1/4 (1937)	3-0 1/4 (921)	3-2 1/4 (972)	3-6 1/4 (1071)	4-0 1/4 (1226)	4-6 1/4 (1384)
6-3 3/4 (1924)	2-11 3/4 (908)	3-1 3/4 (959)	3-5 3/4 (1060)	3-11 3/4 (1213)	4-5 3/4 (1366)
2-9 11/16 (856)	1-1 11/16 (348)	1-3 11/16 (399)	1-7 11/16 (600)	1-9 11/16 (651)	1-11 11/16 (702)
(S.O. 2-10 x 6-2)	ELDH3676 E	ELDH3876 E	ELDH4276 E	ELDH4876 E	ELDH5476 E
6-0 (1829)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
6-0 1/4 (1835)	3-0 1/4 (921)	3-2 1/4 (972)	3-6 1/4 (1071)	4-0 1/4 (1226)	4-6 1/4 (1384)
5-11 3/4 (1822)	2-11 3/4 (908)	3-1 3/4 (959)	3-5 3/4 (1060)	3-11 3/4 (1213)	4-5 3/4 (1366)
2-7 11/16 (805)	1-1 11/16 (348)	1-3 11/16 (399)	1-7 11/16 (600)	1-9 11/16 (651)	1-11 11/16 (702)
(S.O. 2-10 x 5-10)	ELDH3672 E	ELDH3872 E	ELDH4272 E	ELDH4872 E	ELDH5472 E
5-8 (1727)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
5-8 1/4 (1734)	3-0 1/4 (921)	3-2 1/4 (972)	3-6 1/4 (1071)	4-0 1/4 (1226)	4-6 1/4 (1384)
5-7 3/4 (1721)	2-11 3/4 (908)	3-1 3/4 (959)	3-5 3/4 (1060)	3-11 3/4 (1213)	4-5 3/4 (1366)
2-5 11/16 (754)	1-1 11/16 (348)	1-3 11/16 (399)	1-7 11/16 (600)	1-9 11/16 (651)	1-11 11/16 (702)
(S.O. 2-10 x 5-6)	ELDH3668 E	ELDH3868 E	ELDH4268 E	ELDH4868 E	ELDH5468 E
5-4 (1626)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
5-4 1/4 (1632)	3-0 1/4 (921)	3-2 1/4 (972)	3-6 1/4 (1071)	4-0 1/4 (1226)	4-6 1/4 (1384)
5-3 3/4 (1619)	2-11 3/4 (908)	3-1 3/4 (959)	3-5 3/4 (1060)	3-11 3/4 (1213)	4-5 3/4 (1366)
2-3 11/16 (703)	1-1 11/16 (348)	1-3 11/16 (399)	1-7 11/16 (600)	1-9 11/16 (651)	1-11 11/16 (702)
(S.O. 2-10 x 5-2)	ELDH3664 E	ELDH3864 E	ELDH4264 E	ELDH4864 E	ELDH5464 E
5-0 (1524)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
5-0 1/4 (1530)	3-0 1/4 (921)	3-2 1/4 (972)	3-6 1/4 (1071)	4-0 1/4 (1226)	4-6 1/4 (1384)
4-11 3/4 (1518)	2-11 3/4 (908)	3-1 3/4 (959)	3-5 3/4 (1060)	3-11 3/4 (1213)	4-5 3/4 (1366)
2-1 11/16 (652)	1-1 11/16 (348)	1-3 11/16 (399)	1-7 11/16 (600)	1-9 11/16 (651)	1-11 11/16 (702)
(S.O. 2-10 x 4-10)	ELDH3660 E	ELDH3860 E	ELDH4260 E	ELDH4860 E	ELDH5460 E
4-8 (1422)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
4-8 1/4 (1429)	3-0 1/4 (921)	3-2 1/4 (972)	3-6 1/4 (1071)	4-0 1/4 (1226)	4-6 1/4 (1384)
4-7 3/4 (1416)	2-11 3/4 (908)	3-1 3/4 (959)	3-5 3/4 (1060)	3-11 3/4 (1213)	4-5 3/4 (1366)
1-11 11/16 (602)	1-1 11/16 (348)	1-3 11/16 (399)	1-7 11/16 (600)	1-9 11/16 (651)	1-11 11/16 (702)
(S.O. 2-10 x 4-6)	ELDH3656 E	ELDH3856 E	ELDH4256 E	ELDH4856 E	ELDH5456 E
4-4 (1321)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
4-4 1/4 (1327)	3-0 1/4 (921)	3-2 1/4 (972)	3-6 1/4 (1071)	4-0 1/4 (1226)	4-6 1/4 (1384)
4-3 3/4 (1314)	2-11 3/4 (908)	3-1 3/4 (959)	3-5 3/4 (1060)	3-11 3/4 (1213)	4-5 3/4 (1366)
1-9 11/16 (551)	1-1 11/16 (348)	1-3 11/16 (399)	1-7 11/16 (600)	1-9 11/16 (651)	1-11 11/16 (702)
(S.O. 2-10 x 4-2)	ELDH3652 E	ELDH3852 E	ELDH4252 E	ELDH4852 E	ELDH5452 E
4-0 (1219)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
4-0 1/4 (1226)	3-0 1/4 (921)	3-2 1/4 (972)	3-6 1/4 (1071)	4-0 1/4 (1226)	4-6 1/4 (1384)
3-11 3/4 (1213)	2-11 3/4 (908)	3-1 3/4 (959)	3-5 3/4 (1060)	3-11 3/4 (1213)	4-5 3/4 (1366)
1-7 11/16 (500)	1-1 11/16 (348)	1-3 11/16 (399)	1-7 11/16 (600)	1-9 11/16 (651)	1-11 11/16 (702)
(S.O. 2-10 x 3-10)	ELDH3648 E	ELDH3848 E	ELDH4248 E	ELDH4848 E	ELDH5448 E
3-8 (1176)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
3-8 1/4 (1182)	3-0 1/4 (921)	3-2 1/4 (972)	3-6 1/4 (1071)	4-0 1/4 (1226)	4-6 1/4 (1384)
3-7 3/4 (1169)	2-11 3/4 (908)	3-1 3/4 (959)	3-5 3/4 (1060)	3-11 3/4 (1213)	4-5 3/4 (1366)
1-5 11/16 (449)	1-1 11/16 (348)	1-3 11/16 (399)	1-7 11/16 (600)	1-9 11/16 (651)	1-11 11/16 (702)
(S.O. 2-10 x 3-6)	ELDH3644 E	ELDH3844 E	ELDH4244 E	ELDH4844 E	ELDH5444 E
3-4 (1075)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
3-4 1/4 (1081)	3-0 1/4 (921)	3-2 1/4 (972)	3-6 1/4 (1071)	4-0 1/4 (1226)	4-6 1/4 (1384)
3-3 3/4 (1068)	2-11 3/4 (908)	3-1 3/4 (959)	3-5 3/4 (1060)	3-11 3/4 (1213)	4-5 3/4 (1366)
1-3 11/16 (399)	1-1 11/16 (348)	1-3 11/16 (399)	1-7 11/16 (600)	1-9 11/16 (651)	1-11 11/16 (702)
(S.O. 2-10 x 3-2)	ELDH3640 E	ELDH3840 E	ELDH4240 E	ELDH4840 E	ELDH5440 E
3-0 (914)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
3-0 1/2 (927)	3-0 1/2 (927)	3-2 1/2 (978)	3-6 1/2 (1080)	4-0 1/2 (1232)	4-6 1/2 (1384)
2-11 1/2 (902)	2-11 1/2 (902)	3-1 1/2 (953)	3-5 1/2 (1054)	3-11 1/2 (1207)	4-5 1/2 (1359)
2-5 11/16 (754)	1-1 11/16 (348)	1-3 11/16 (399)	1-7 11/16 (600)	1-9 11/16 (651)	1-11 11/16 (702)
(S.O. 2-10 x 2-10)	ELDH3636 E	ELDH3836 E	ELDH4236 E	ELDH4836 E	ELDH5436 E

Details and Elevations not to scale.
 Special sized units available within and outside of CN matrix. Please contact your Marvin dealer.
 Minimum frame size: 17 1/2" x 27 3/4"
 Maximum frame size: 53 1/2" x 83 3/4"
 Optional Double Hung GBGs and SDLs are available in a standard Rectangular cut shown. Other available lite cuts shown on page 3.
 When ordering 6 9/16" (167 mm) or 6 13/16" (173 mm) jamb, add 1/4" (6 mm) to width and 1/8" (3 mm) to height for Rough Opening, Frame Size and Masonry Opening.
 E = These windows meet National Egress Codes for fire evacuation. Local codes may differ.
 Available in equal, cottage, and reverse cottage sash configurations. Cottage and reverse cottage sash configurations are not available below CN 36 height and above CN 68 height.
 For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

MULTIPLE ASSEMBLIES
 Multiple assemblies can be factory mullied.
 MAXIMUM ROUGH OPENING not to exceed 113 1/2" x 76 1/4" Maximum up to 5 units wide by 1 unit high.
 MAXIMUM ROUGH OPENING not to exceed 84" x 92" Maximum up to 3 units wide by 5 units high.
 Field mull kits are available. Structural mullion reinforcement is required for some assemblies.
 Please consult your local Marvin representative for more information.

MARVIN ELEVATE™ COLLECTION
CASEMENT

MO (mm)	1-4 1/2 (419)	1-8 1/2 (521)	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	3-0 1/2 (927)
RO (mm)	1-5 (432)	1-9 (533)	2-1 (635)	2-5 (737)	2-9 (838)	3-1 (940)
FS (mm)	1-4 (406)	1-8 (508)	2-0 (610)	2-4 (711)	2-8 (813)	3-0 (914)
DLO (mm)	0-10 25/32 (274)	1-2 25/32 (376)	1-6 25/32 (477)	1-10 25/32 (579)	2-2 25/32 (680)	2-6 25/32 (782)
2-7 3/8 (797) 2-7 5/8 (803) 2-7 1/8 (791) 2-1 29/32 (658)	 ELCA1731	 ELCA2131	 ELCA2531	 ELCA2931	 ELCA3331	 ELCA3731
2-11 3/8 (898) 2-11 5/8 (905) 2-11 1/8 (892) 2-5 29/32 (760)	 ELCA1735	 ELCA2135	 ELCA2535	 ELCA2935	 ELCA3335	 ELCA3735 E*
3-3 3/8 (1000) 3-3 5/8 (1006) 3-3 1/8 (994) 2-9 29/32 (861)	 ELCA1739	 ELCA2139	 ELCA2539	 ELCA2939	 ELCA3339	 ELCA3739 E*
3-7 1/2 (1105) 3-7 3/4 (1111) 3-7 1/4 (1099) 3-2 1/32 (866)	 ELCA1743	 ELCA2143	 ELCA2543	 ELCA2943 E	 ELCA3343 E	 ELCA3743 E
3-11 3/8 (1203) 3-11 5/8 (1210) 3-11 1/8 (1197) 3-5 29/32 (1065)	 ELCA1747	 ELCA2147	 ELCA2547	 ELCA2947 E	 ELCA3347 E	 ELCA3747 E
4-7 3/8 (1406) 4-7 5/8 (1413) 4-7 1/8 (1400) 4-1 29/32 (1268)	 ELCA1755	 ELCA2155	 ELCA2555	 ELCA2955 E	 ELCA3355 E	 ELCA3755 E
4-11 3/8 (1508) 4-11 5/8 (1514) 4-11 1/8 (1502) 4-5 29/32 (1369)	 ELCA1759	 ELCA2159	 ELCA2559	 ELCA2959 E	 ELCA3359 E	 ELCA3759 E
5-3 3/8 (1610) 5-3 5/8 (1616) 5-3 1/8 (1603) 4-9 29/32 (1471)	 ELCA1763	 ELCA2163	 ELCA2563	 ELCA2963 E	 ELCA3363 E	 ELCA3763 E
5-11 3/8 (1813) 5-11 5/8 (1819) 5-11 1/8 (1807) 5-5 29/32 (1674)	 ELCA1771 T	 ELCA2171 T	 ELCA2571 T	 ELCA2971 ET	 ELCA3371 ET	 ELCA3771 ET



Project: _____

Fixture Type: _____

Location: _____

Contact: _____

P560316-020 Birkdale

Birkdale Collection One-Light Modern Farmhouse Antique Bronze Outdoor Wall Lantern

Category: Outdoor
Finish: Antique Bronze (Painted)
Construction: Cast Aluminum Construction



Width: 5-3/4 in
Extends: 8-1/4 in
Height: 18-3/8 in
H/CTR: 12-1/8 in

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted	6 inches of wire supplied	(1) Medium Base (E26) Socket	cCSAus Wet Location Listed
Mounting plate for outlet box included	120 VAC	Lamp Type A19	1-year Limited Warranty
Canopy covers a standard 4" recessed outlet box: 4.75" W., 8.75" ht., 0.87" depth		Incandescent: 100-watt MAX per socket LED: 17.5-watt MAX per socket Fully dimmable with dimmable bulbs	Dark Sky compliant

Sale



Coffelt 52" Ceiling Fan

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Black/Black
Blades



White/White
Blades



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[What's Covered](#)

Sale



Fan Type	Standard
Canopy	Yes
Mounting	Downrod
Room Size	Medium rooms (up to 12 X 14)
Fan Body Material	Metal
Blades Included	Yes
Blade Pitch	12 degrees
Blade Material	Composite Wood
Number of Blades Accommodated	5
Dry, Damp or Wet Location Listed	Wet
What is Dry, Damp or Wet Location Listed	This indicates whether the fixture is safe to use in dry locations, damp locations (moist environments), or wet locations (direct exposure to water).
Fan Control Compatibility	Pull Chain
Downrod Included	Yes
Shade Included	No
Number of Speeds	3
Reversible Motor	Yes
Maximum RPM	190
Low Speed Airflow	1794.94CFM
Maximum Airflow	5326CFM
Airflow Efficiency	87
Compatible Parts	Downrod; Remote Control
Integrated LED	No
Compatible Fan Remote Part Number	CK250
Supplier Intended and Approved Use	Residential Use; Non Residential Use
Fan Control Parts Included	Pull Chain
Imported	Yes
Adjustable Length	Yes



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
10 May 2023

1 SUMMARY OF REQUEST

910 Greene Street, Alterations/Additions

The applicant is requesting final approval for alterations to a single-family residence and construction of a new ADU.

This property is located within the Beaufort Preservation Neighborhood.

Background: This application was heard at the March 22, 2023 HTRC meeting.

2 FACTS

Property Address:	910 Greene Street
Parcel ID:	R120 004 000 0296 0000
Case Number:	23-26 HRB.2
Applicant:	Ronesto Pineda, Allison Ramsey Architects
Zoning:	T4-HN
Use:	Single Family Residential

District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
 - *Front* —Average prevailing setback on block
 - *Rear setback* – 15' min.
 - *Side Corner/Alley* – 5' min.
 - *Side Interior* – 6' min., 10' min. in The Point
- **Lot Width at Front Setback:** 40' min., 60' min. in The Point
- **Lot Size:** 4,000 sf min., 6,000 sf min. in The Point
- **Impervious Surface Coverage:** 55% maximum for rooftops, additional 10% allowed for total impervious coverage.
- **Frontage Build-Out:** 75% max.
- **Maximum Building Height:** 3 stories max.

References:

Beaufort Code
Beaufort Preservation Manual

3 STAFF COMMENTS

Staff Acknowledgements

- This property is located within the Beaufort Preservation Neighborhood and is listed on the National Register of Historic Places List of Contributing Resources as a “1-story frame dwelling” built circa 1925.

Staff Conditions Site

1. Per Section 4.5.3, the ADU building footprint (i.e. building under roof) shall not exceed 50% of the primary building, or 1500 SF, whichever is smaller. Applicant has provided a main building area of 986 SF and ADU area of 480 SF; applicant to confirm this includes the area under the roof including overhangs for both the main house and the ADU.
2. Applicant to demonstrate compliance with Section 2.4.1.A.3 regarding maximum lot coverage. Applicant to note that per this section, the lot coverage cannot exceed 55% but may have an additional 10% of impervious coverage.
3. Staff supports the design of the ADU and believes the size and location to be appropriate for the lot. Staff also supports the placement of the service yard at the rear of the ADU.

Staff Conditions Architecture

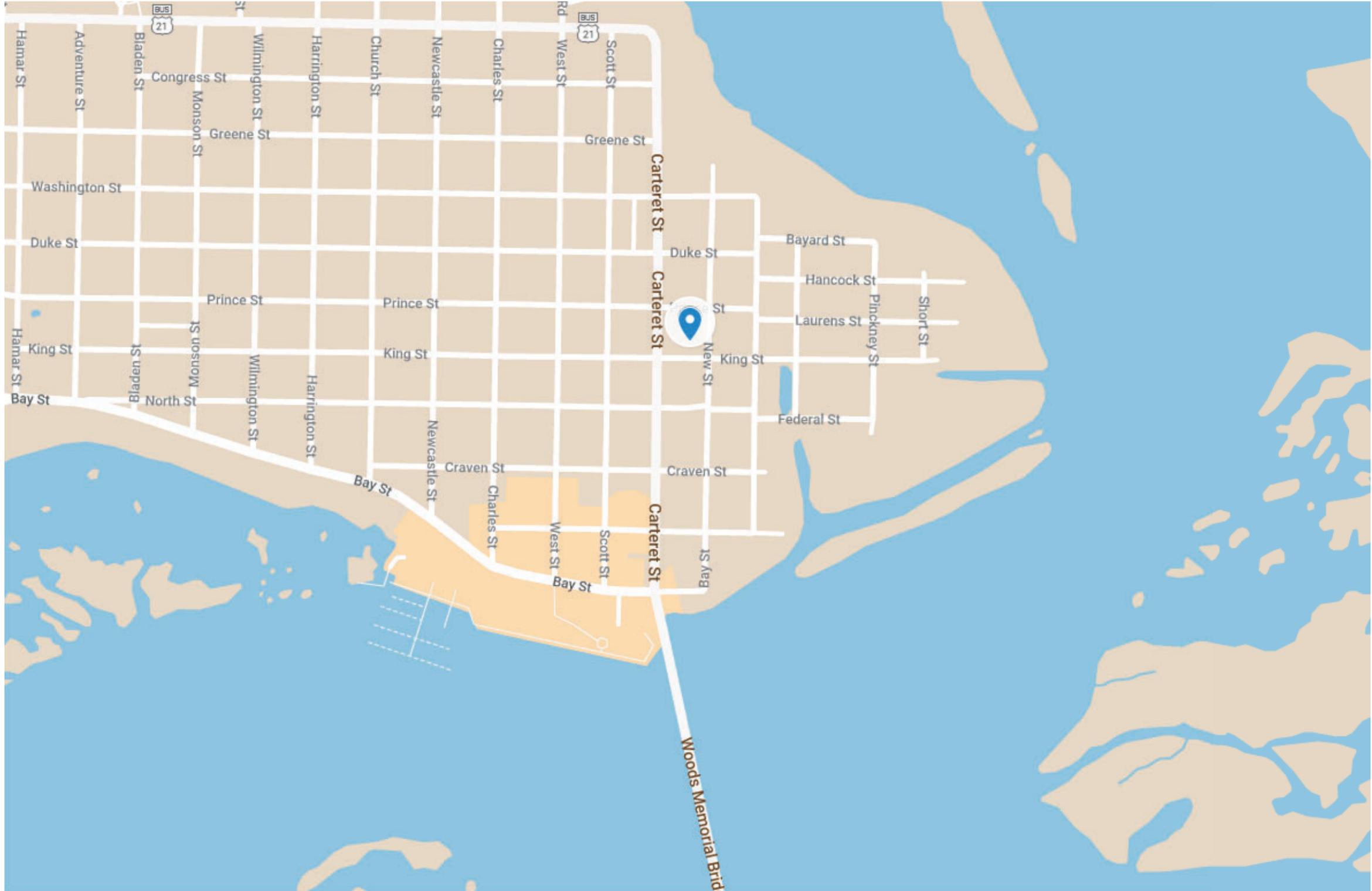
4. Staff supports the applicant’s proposal to remove the vinyl siding and reveal/restore the wood siding underneath. Staff supports removing the additional window in the rear closet and replacing the rear porch plywood sheathing panels with pressure-treated wood pickets and rails to match the existing front porch details.
5. Applicant to note that the concrete foundation must have a finish per Section 4.6.3.A.2. Staff recommends a smooth stucco finish – parge coat. Applicant to revise the drawings to show the stucco finish and indicate a color for the stucco.
6. Applicant to note that all cementitious siding and trim will have a smooth finish per Section 4.6.3.A.1.b.
7. Staff supports the proposed Marvin Elevate windows. Applicant to confirm that the windows will be SDL windows with external grilles and interior spacer bars.

STAFF RECOMMENDATION:

Final approval with conditions noted.

CITY STAFF INTRODUCTION

607 King Street











APPLICANT PRESENTATION

607 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

213-33
HRB-1
11-48

Staff Review
 Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 4/12 Application #: 25184 Zoning District: T4-N
BCAGHS Survey: Yes No Neither One

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: Ashley Randolph

Applicant Address: 1003 Charles St.

Applicant E-mail: ashleyr@allisonramseyarchitect.com Applicant Phone Number: 843-986-0559

Applicant Title: Homeowner Tenant Designer Engineer Developer

Owner (if other than the Applicant): Bill & Janny DeLoache

Owner Address: 217 Cottage Place, Charlotte, NC 28207

Project Name: 607 King Street

Property Address: 607 King Street, Beaufort, SC

Property Identification Number (Tax Map & Parcel Number): R120 004 000 1031 0000

Date Submitted: 04-12-2023

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

Applicant's Signature: Ashley Randolph Date: 04-12-2023

Owner's Signature: _____ Date: _____

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

Revised April 16, 2021

HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

Application Requirements

The Beaufort Code applies to all projects; the Historic District Infill Design Guidelines in Section 4.7 apply to new construction in the Historic District.

The Historic Review Board also utilizes the following documents when evaluating projects:

- *The Beaufort Preservation Manual & Supplement*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located everywhere in the Historic District except the Northwest Quadrant.
- *The Northwest Quadrant Design Guidelines*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located in the Northwest Quadrant of the Historic District
- The Secretary of the Interior's *Standards for Rehabilitation*: these standards apply to all modifications to Contributing Structures throughout the Historic District

All documents can be found online at www.cityofbeaufort.org

- The Beaufort Code can be found here: <http://www.cityofbeaufort.org/434/Zoning>
- Documents specific to the Historic District, a map of the Historic District and neighborhoods, and the list of Contributing and Non-Contributing Structures can be found here: <http://www.cityofbeaufort.org/350/1997-Beaufort-County-Historic-Sites-Surv>

NOTE 1: If a New Construction project also requires major demolition a separate application is required. (Refer to the [Checklist for Demolition](#) on page 3).

NOTE 2: Applications will not be considered complete until all the required items have been submitted. Incomplete applications will not be placed on the agenda.

NOTE 3: Applications are to be compiled in the order in which the applicant plans to present the application to the Board during the meeting.

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

Please submit DIGITAL FILES ONLY via email to: jbachety@cityofbeaufort.org

*Initial submittals should show existing and proposed conditions. For all subsequent submittals, architectural drawings should show and clearly label existing conditions, the previous proposal, and the current proposed. Each version of the same drawing should be adjacent to the others in the application for easy review.

*This Application Requirements Checklist **MUST** be included in applications, with submitted items checked.

Conceptual Review

- Existing Context:** Color photographs of the existing structure and the adjacent structures.
- Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc...), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.
- Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- 3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale of the proposed building in its context is required for all structures except single-family and 2-3 unit residential buildings.
- Pre-Application Conference:** A Pre-application conference is required for all commercial new construction and substantial commercial renovation projects. The requirement for an Archeological Impact Assessment will be determined at this meeting.

Preliminary Review: All the documents required for Conceptual Review, PLUS:

- Floor Plans:** Proposed floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition.
- Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). For Alterations or Additions, existing conditions drawings of all four elevations are also required.
- Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.
- Additional on-site representation, such as a height story pole, and corner staking of the foundation, may be required.
- A Certified Arborist report may be required if grand trees are affected by the project.

Final Review: All the documents required for Preliminary Review, PLUS:

- Details:** A typical wall section(s), window details, door details, eave details, porch details, and any other details characteristic to the building are required.
- Material Samples and Cut Sheets:** Applicant to submit cut sheets for all exterior building materials, to include roof and typical roof details, doors, windows, dryer vents, exterior lighting, etc. Samples of windows, lighting and building materials may be required at Staff's discretion.
- Final Materials List:** A final list, including colors, is required.
- Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include a schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Change After Certification

Please submit DIGITAL FILES ONLY via email to: jbachety@cityofbeaufort.org

Change After Certification:

- Copy of Certificate of Appropriateness** received with previous approval.
- Previously Approved Drawings:** Applicant to submit **complete** set of previously approved documents. Current proposed documents to be interlaced between previously approved documents and must be formatted to match previously approved. For example, previously approved elevations should be followed by current proposed. Drawings to be clearly noted as "Previously Approved" or "Current Proposed", and all proposed revisions in the current proposed drawings must be clouded and noted.

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Demolition or Relocation

Please submit DIGITAL FILES ONLY via email to: jbachety@cityofbeaufort.org

Note: A public hearing must be held for Demolition or Relocation. All notification requirements must be met by the City.

- A written statement describing the history of the architectural significance of the structure to be demolished, the structural or physical condition of the structure, and the proposed use of the site after demolition or relocation. The statement should also include any recent attempt(s) to sell the property, or move the structure. A recent appraisal with comparisons is strongly encouraged. You may refer to *The Beaufort County Above Ground Resources Survey of 1997*, or consult city staff or the Historic Beaufort Foundation for verification of the date of construction and historic information.
- Tax map or plat showing the location of the property
- Color photographs of all sides of the structure.
- Color photographs of adjoining properties.
- A written report by an engineer, regarding the structural condition of the building, is required if the reason for demolition is related to the structural integrity of the building.
- A landscaping plan/or conceptual redevelopment plan, is required.



HISTORIC DISTRICT REVIEW BOARD FEE SCHEDULE

(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), \leq 50% of the value of the structures

<u>Value</u>	<u>Fee</u>
Improvements \leq \$5,000	\$50
Improvements $>$ \$5,000 but \leq \$25,000	$\$50 + 0.25\% \times \text{value above } \$5,000$
Improvements $>$ \$25,000	$\$100 + 0.20\% \times \text{value above } \$25,000$

Type 2

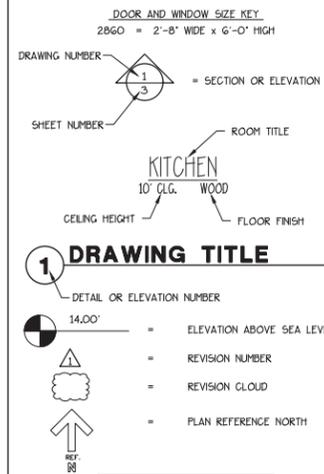
- Any single-family and 2/3-unit residential addition in a historic district: \$50
- All other additions: \$500 base fee + \$0.05/square foot of addition.

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
- \leq 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.

SYMBOLS + KEYS



⚡	SINGLE POLE SWITCH
⚡⚡	THREE WAY SWITCH
⚡⚡⚡	FOUR WAY SWITCH
⚡⚡⚡⚡	DIMMER SWITCH
⚡⚡⚡⚡	SPEED CONTROL
⚡⚡	DUPLEX OUTLET
⚡⚡	1/2 HOT OUTLET
⚡⚡	WATER PROOF OUTLET
⚡⚡	GROUND FAULT OUTLET
⚡⚡	QUADRUPEX OUTLET
⚡⚡	SPECIALTY OUTLET
⚡⚡	FLOOR OUTLET
⚡⚡	TELEPHONE JACK
⚡⚡	THERMOSTAT
⚡⚡	TELEVISION JACK
⚡⚡	VENT
⚡⚡	VENT w/ LIGHT
⚡⚡	SURFACE MOUNTED FIXTURE
⚡⚡	RECESSED FIXTURE
⚡⚡	WALL MOUNTED FIXTURE
⚡⚡	FLOOD LIGHT
⚡⚡	LED FIXTURE
⚡⚡	CEILING FAN
⚡⚡	STRIP LIGHTING
⚡⚡	CEILING BOX
⚡⚡	DOOR CHIME
⚡⚡	ELECTRICAL PANEL
⚡⚡	SMOKE DETECTOR
⚡⚡	CARBON MONOXIDE DETECTOR

COLORS + MATERIALS LIST - VERIFY w/ OWNER

	MATERIAL	COLOR
SIDING	SMOOTH FIBER CEMENT, 8" REVEAL LAP SIDING	SW SNOWBOUND (SATIN)
WINDOWS	MARVIN ELEVATE DOUBLE HUNG WITH SOL AND SPACER BARS	STONE WHITE
DOORS	MARVIN ELEVATE	STONE WHITE
TRIM, EAVES + FASCIA	FIBER CEMENT + P.T. WOOD	SW SNOWBOUND (SEMI-GLOSS)
ROOF	4M STANDING SEAM METAL	ASH GRAY
FOUNDATION	STUCCO w/ SMALL SHELL	SW CRUSHED ICE 7647
FOUNDATION SCREENING	P.T. HOGSPEN	SW CRUSHED ICE 7647
RAILING • FRONT	METAL	MATTE BLACK



CONCEPTUAL RENDERING

DRAWING INDEX

- 0 COVER SHEET
- 5 SITE PLAN
- 1 FOUNDATION PLAN
- 2 FIRST FLOOR PLAN
- 3 SECOND FLOOR PLAN
- 4 ELEVATIONS
- 5 ELEVATIONS
- 6 WALL SECTIONS/ DETAILS/ ROOF PLAN
- 7 ELECTRICAL LAYOUTS
- SP1 SPECIFICATIONS
- SP2 SPECIFICATIONS
- SP3 SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS
 FIRST FLOOR HEATED = 2035 S.F. SCREENED PORCH = 517 S.F.
 SECOND FLOOR HEATED = 771 S.F. COVERED PORCH = 464 S.F.
 TOTAL HEATED = 2806 S.F.

DELOACHE RESIDENCE

607 KING STREET, BEAUFORT, SC

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DWG. NAME:	20370.DWG

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CARTERET STREET 60' R/W

CARTERET STREET
60' R.O.W.

603 CARTERET

607 KING

605 KING
KING STREET CONTEXT STREETSCAPE
SCALE: 1/8" = 1'-0"

REFERENCE NOTES (REPRODUCED FROM REFERENCE PLAT):

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.
WK	WAX MYRTLE	Myrica caribaea
CH	CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapium sebiferum
PD	YELLOW POPLAR	Liriodendron tulipifera
BF	BIRCH	Betula spp.
CY	BALDCYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya ilicoides
CR	CRAPEMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	
MP	MAPLE	Morus spp.
DW	DOGWOOD	Cornus florida
GU	GUM	
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.

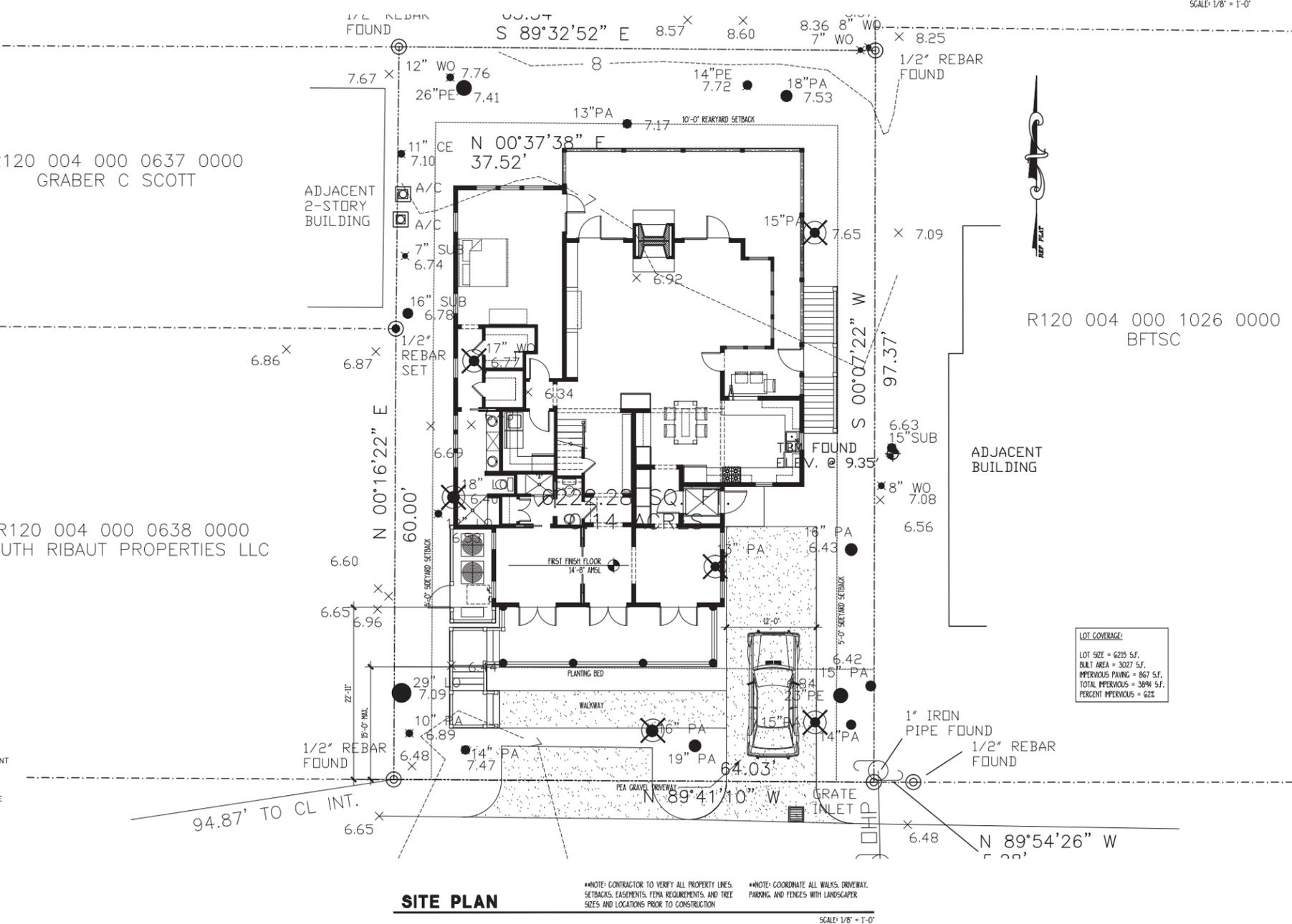
- NOTES:
- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 - 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
 - 4.) LOCATION OF UNDERGROUND 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.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE A11 EL. 13.00' AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450026 0005 D. DATED 09/29/86.
 - 10.) CONTOUR INTERVAL IS 1'.
 - 11.) VERTICAL DATUM IS 1929 NGVD.

LEGEND OF SYMBOLS & ABBREVIATIONS

LEGEND			
	FIRE HYDRANT		MAIN VALVE MONUMENT
	CLEAN OUT		MANHOLE
	POWER POLE		GUY WIRE
	TELEPHONE PEDESTAL		CABLE BOX
	FIBER OPTIC STUB		OVERHEAD POWERLINE
	WATER VALVE		EDGE OF PAVEMENT
	GAS VALVE		BACK OF CURB
	WATER METER		LIGHTPOLE
	1/2" ROD SET		GAS LINE
	TREE SIZE & TYPE		CENTER LINE
	ELEVATION		CONTOUR LINE

R120 004 000 0637 0000
GRABER C SCOTT

R120 004 000 0638 0000
SOUTH RIBAUT PROPERTIES LLC



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"

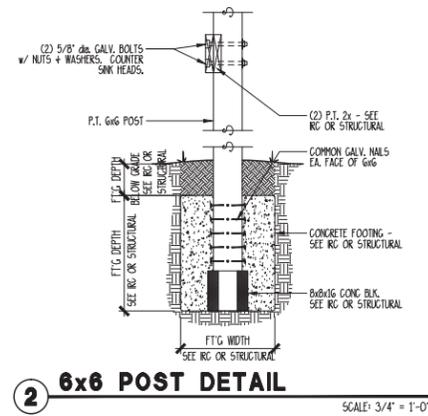
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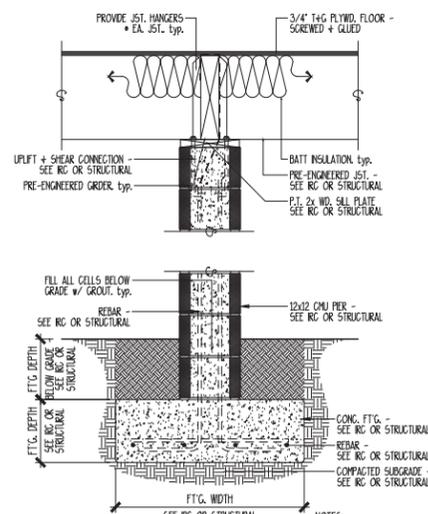
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DWG. NAME:	20370DWG

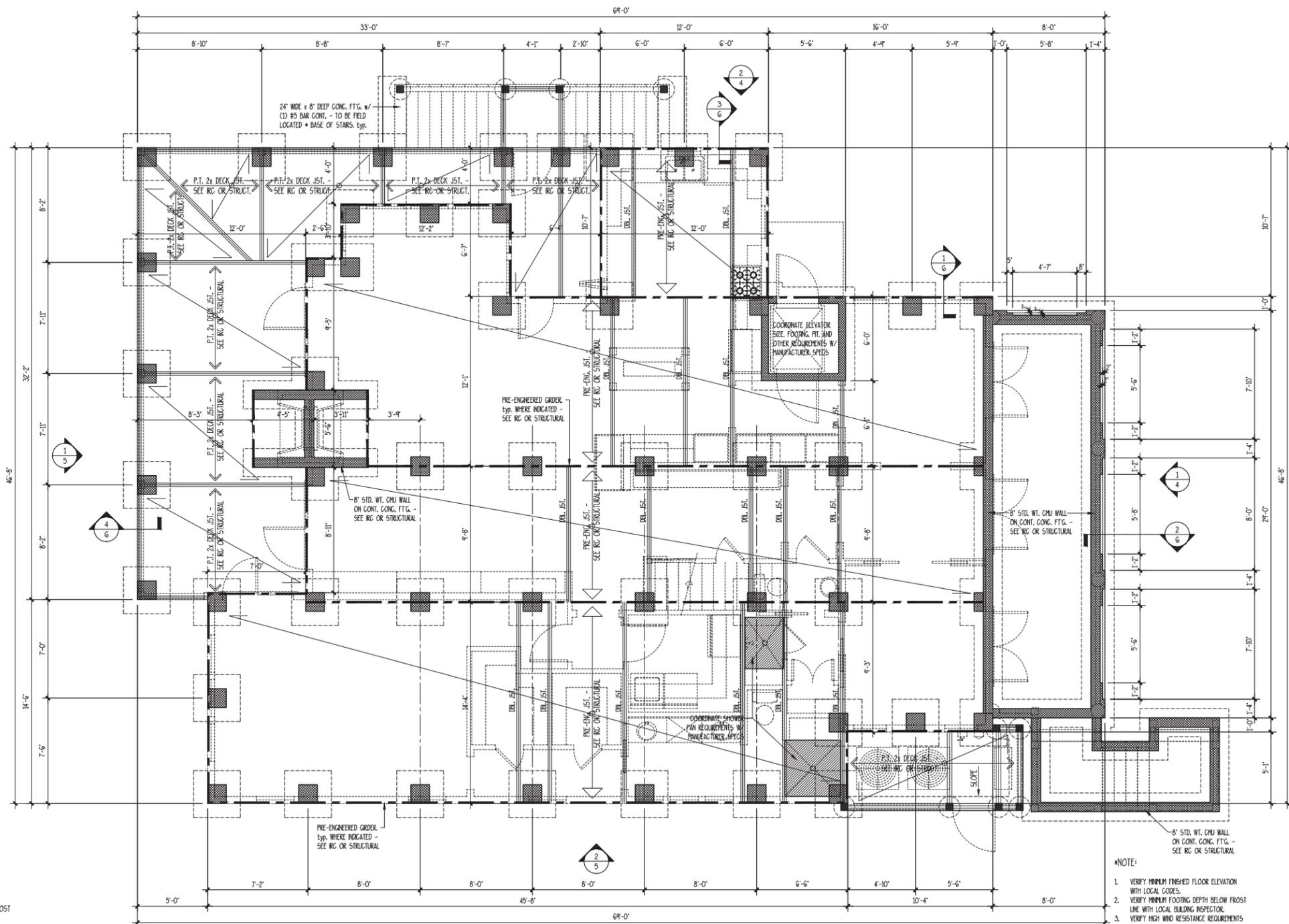




2 6x6 POST DETAIL
SCALE: 3/4" = 1'-0"



1 TYPICAL INTERIOR PIER
SCALE: 3/4" = 1'-0"



FOUNDATION PLAN

- NOTE:**
1. VERIFY MINIMUM FINISHED FLOOR ELEVATION WITH LOCAL CODES.
 2. VERIFY MINIMUM FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING INSPECTOR.
 3. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
 4. VERIFY DEL. JST. LOCATIONS WITH ENG. FLR. SYSTEM DESIGN.

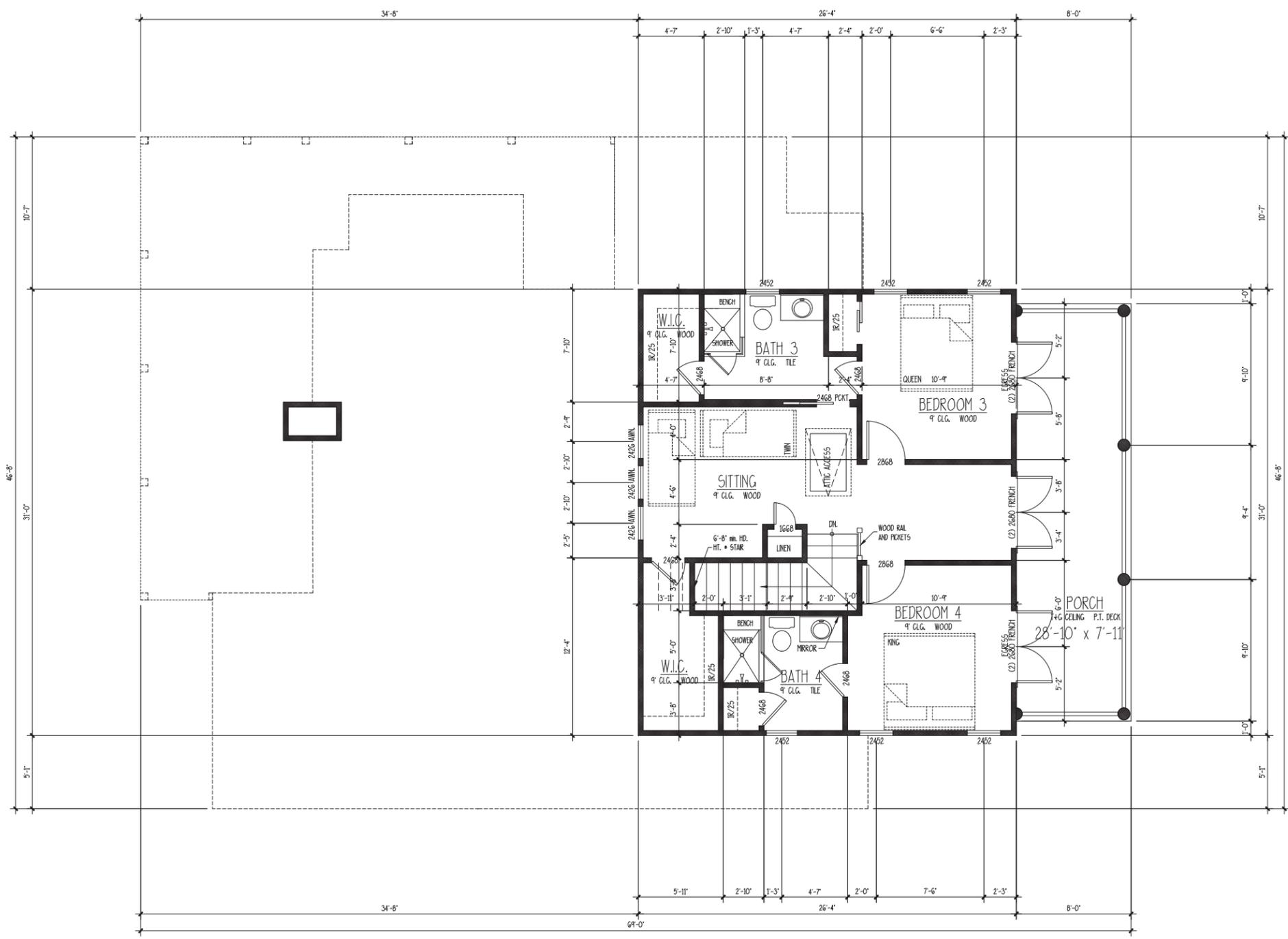
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DWG. BY:	JH
DWG. NAME:	20370DING

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SECOND FLOOR PLAN

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

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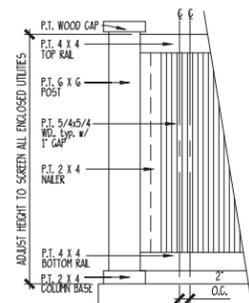
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DWG. BY:	JH
DWG. NAME:	20370DWG

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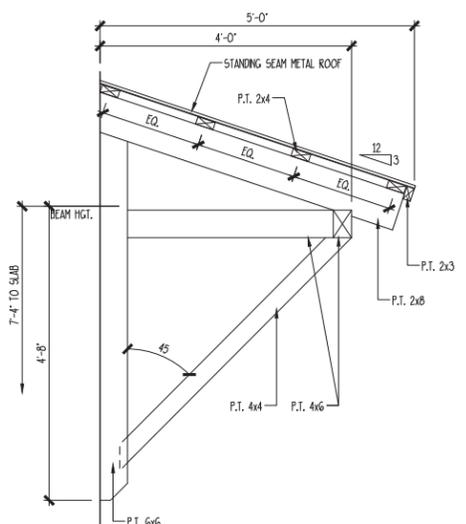
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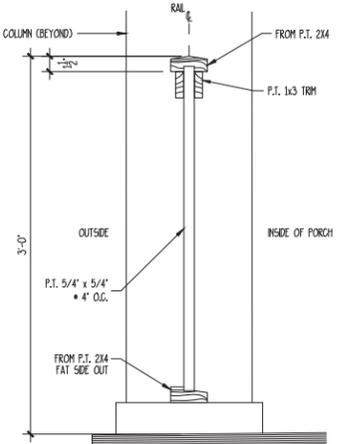
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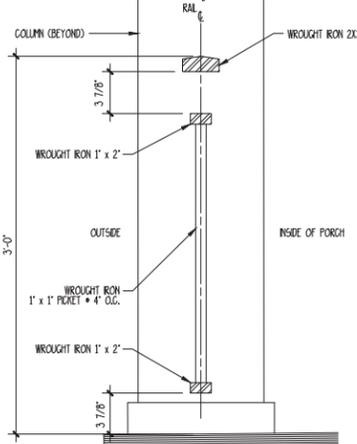
6 SERVICE COURT DETAIL
SCALE: 3/4" = 1'-0"



5 TYP. BRACKET DETAIL
SCALE: 3/4" = 1'-0"



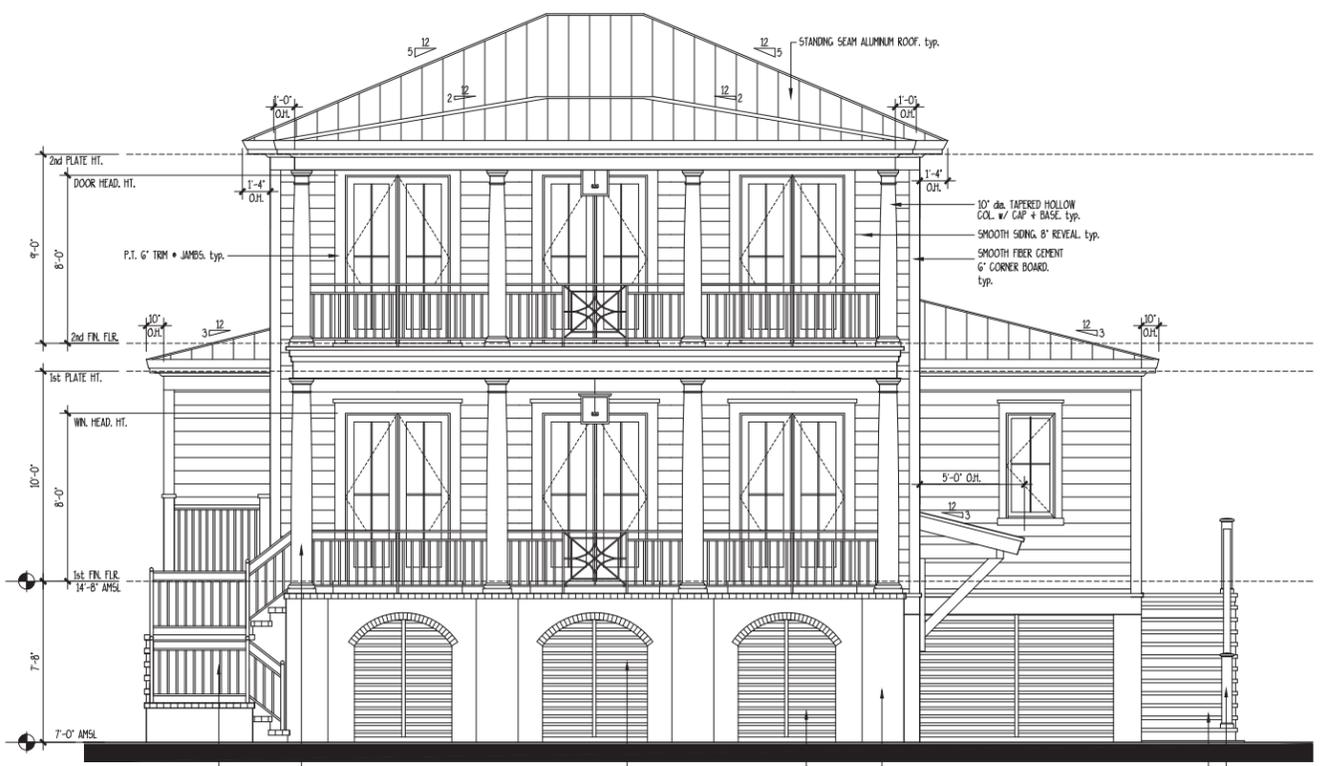
4 REAR PORCH PICKET & RAIL DETAIL
SCALE: 1 1/2" = 1'-0"



3 FRONT PORCH PICKET & RAIL DETAIL
SCALE: 1 1/2" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



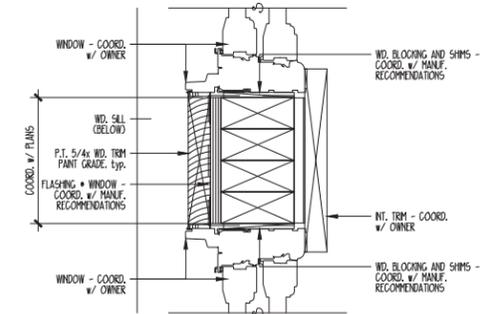
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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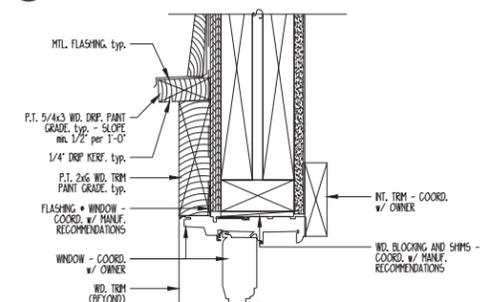
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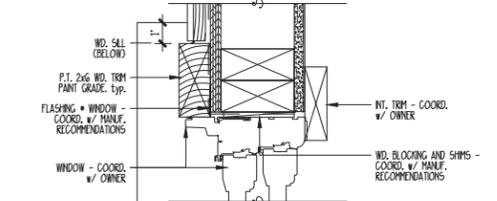
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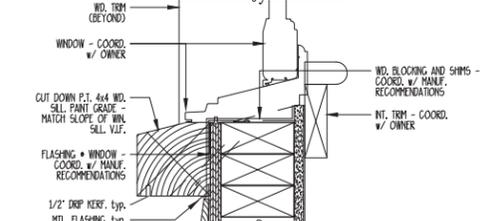
9 TYPICAL WINDOW JAMB • MULL
SCALE: 3" = 1'-0"



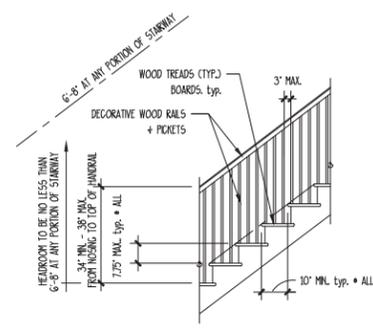
8 TYPICAL WINDOW & DOOR HEAD
SCALE: 3" = 1'-0"



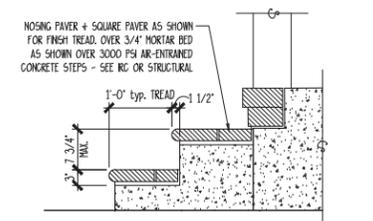
7 TYPICAL WINDOW & DOOR JAMB
SCALE: 3" = 1'-0"



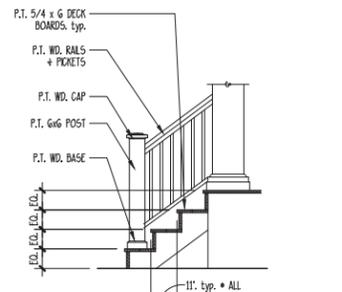
6 TYPICAL WINDOW SILL
SCALE: 3" = 1'-0"



4 DETAIL • INT. STAIRS
SCALE: 3/8" = 1'-0"



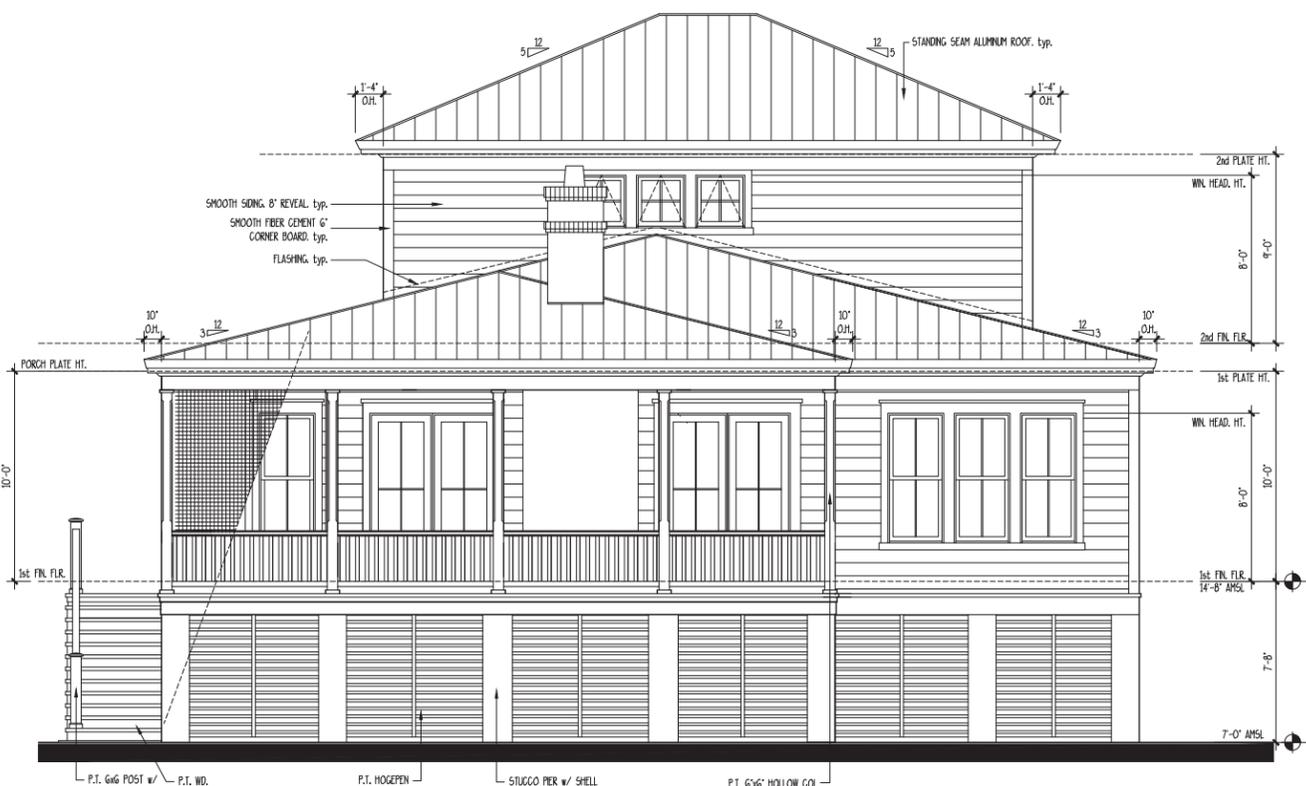
5 CONC. STAIR DETAIL
SCALE: 3/4" = 1'-0"



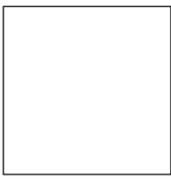
3 DETAIL • EXT. STAIRS
SCALE: 3/8" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



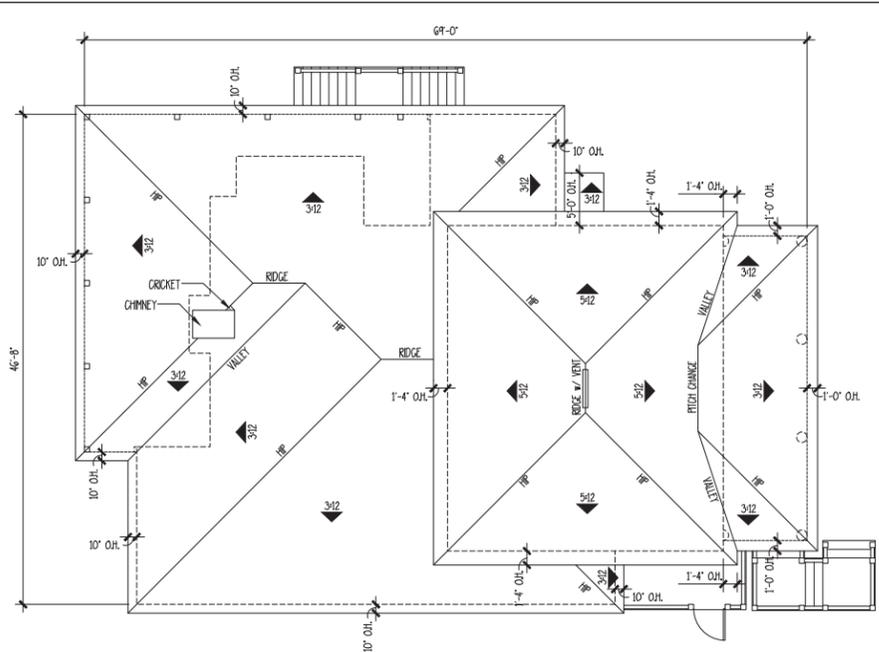
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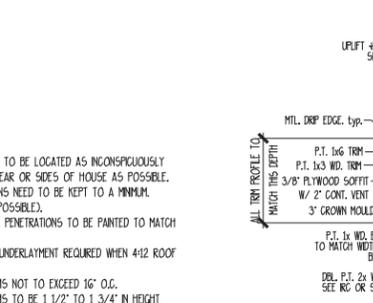
5



ROOF PLAN

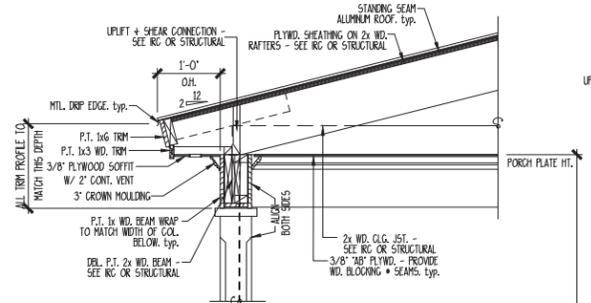
5 TYP. RAKE DETAIL

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



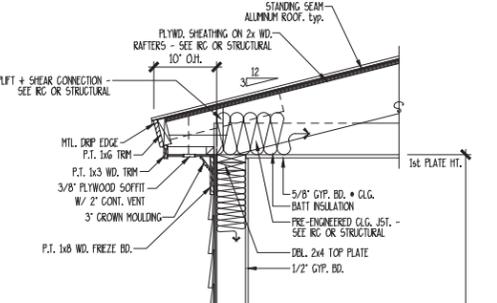
- NOTE:**
1. ALL PENETRATIONS TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE. REAR OR SIDES OF HOUSE AS POSSIBLE. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM. (COMBINED WHEN POSSIBLE).
 2. ALL ROOF / WALL PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR.
 3. TWO (2) LAYERS UNDERLAYER REQUIRED WHEN 4:12 ROOF PITCH OR LOWER.
 4. METAL ROOF SEAMS NOT TO EXCEED 16" O.C.
 5. METAL ROOF SEAMS TO BE 1 1/2" TO 1 3/4" IN HEIGHT

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



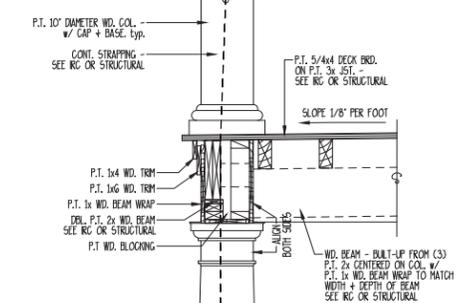
4 REAR PORCH SECTION

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



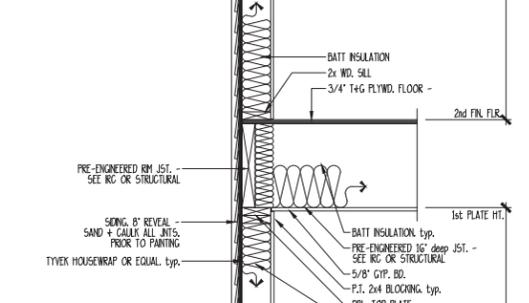
3 ONE STORY SECTION

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



2 FRONT PORCH SECTION

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



1 TWO STORY SECTION

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

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

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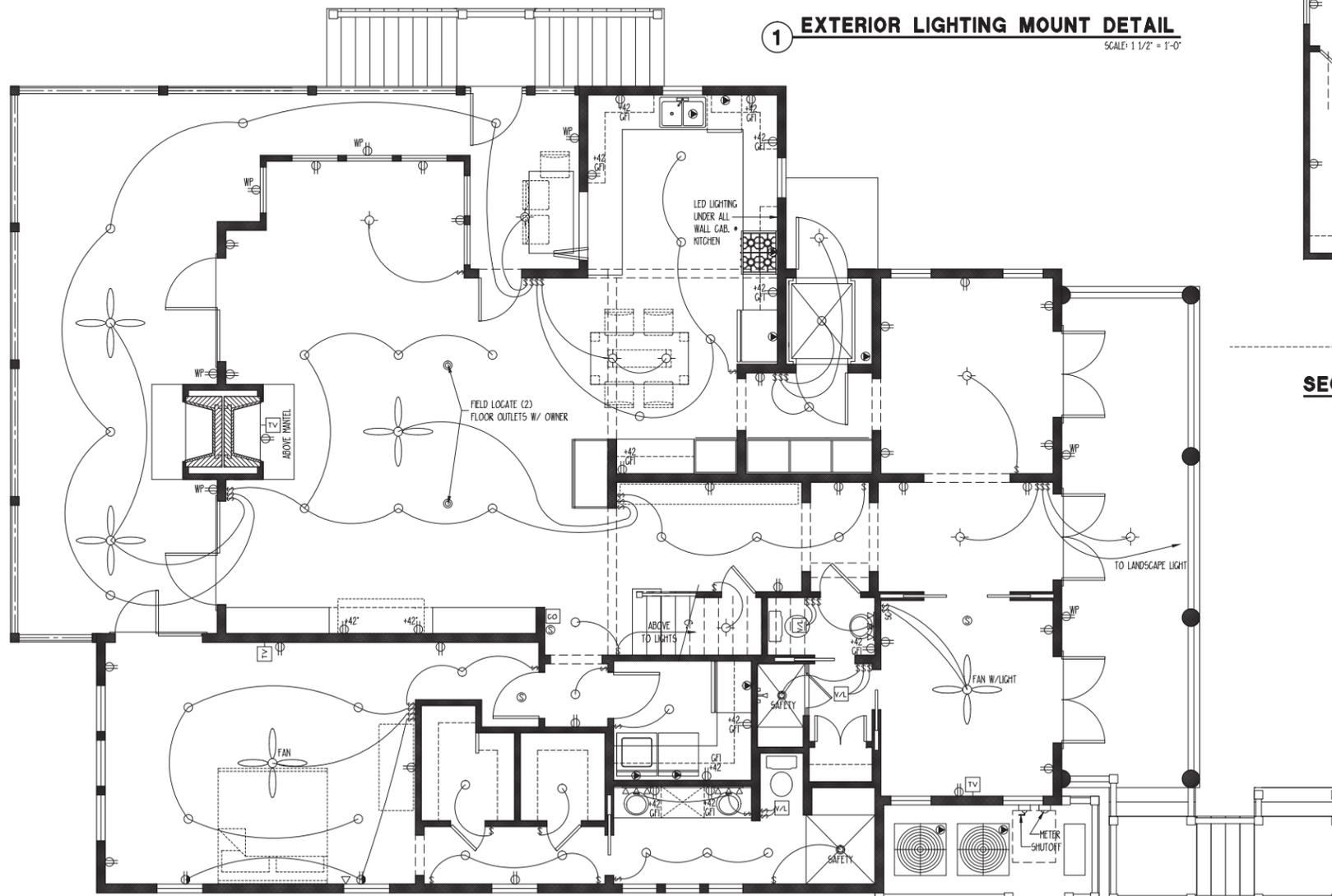
- NOTES:**
1. VERIFY MIN. FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING CODES
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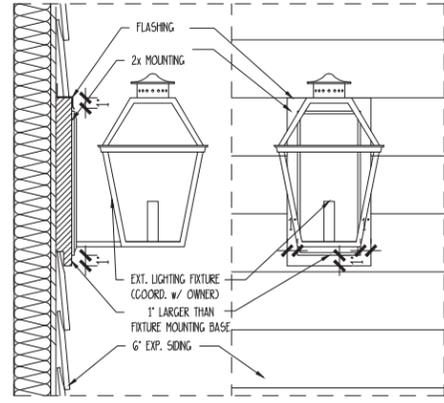
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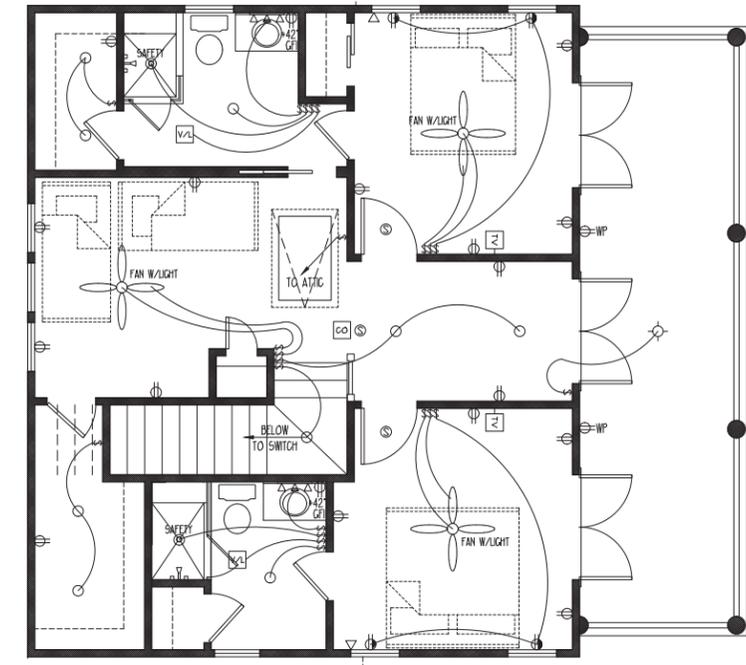
FIRST FLOOR ELECTRICAL PLAN

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



1 EXTERIOR LIGHTING MOUNT DETAIL

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



SECOND FLOOR ELECTRICAL PLAN

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

↔	SINGLE POLE SWITCH
↔↔	THREE WAY SWITCH
↔↔↔	FOUR WAY SWITCH
↔↔↔↔	OPPER SWITCH
↔↔↔↔↔	SPEED CONTROL
⊕	DUPLEX OUTLET
⊕	1/2 HOT OUTLET
⊕	WATER PROOF OUTLET
⊕	GROUND FAULT OUTLET
⊕	QUADRUPLER OUTLET
⊕	SPECIALTY OUTLET
⊕	FLOOR OUTLET
⊕	TELEPHONE JACK
⊕	THERMOSTAT
⊕	TELEVISION JACK
⊕	VENT
⊕	VENT w/ LIGHT
⊕	SURFACE MOUNTED FIXTURE
⊕	RECESSED FIXTURE
⊕	WALL MOUNTED FIXTURE
⊕	FLOOD LIGHT
⊕	LED FIXTURE
⊕	CEILING FAN
⊕	STRIP LIGHTING
⊕	CEILING BOX
⊕	DOOR CHIME
⊕	ELECTRICAL PANEL
⊕	SMOKE DETECTOR
⊕	CARBON MONOXIDE DETECTOR

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Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
10 May 2023

1 SUMMARY OF REQUEST

607 King Street, New Construction
Applicant: Bill Allison, Allison Ramsey Architects

The applicant is requesting final approval for new construction of a single-family residence.

Background: This project was first submitted at the April 2022 HRB meeting for preliminary approval, where the Board voted to grant conceptual approval. This project then received preliminary approval at the August 2022 HRB meeting. The applicant also presented at the April 26, 2023, HTRC meeting.

2 FACTS

Property Address:	607 King Street
Parcel ID:	R120-004-000-1031-0000
Case Number:	23-33 HRB.1
Applicant:	Ashley Randolph Allison Ramsey Architects
Zoning:	T4-N
Use:	Single-Family Residence



District Development Standards for T4-N:

- **Setback requirements – Primary Structure:**
 - *Front-0' min.- 15' max.*
 - *Rear setback – 10' min.*
 - *Side Corner/Alley – 0'min. – 10' max.*
 - *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.

References:

- The Beaufort Code
- The Beaufort Preservation Manual

3 STAFF COMMENTS

Staff Acknowledgements:

- A. During the HTRC meeting, the applicant was informed by the building official of compliance with design floor elevation and first floor structure. The applicant has set the first floor at 14'-8" so that floor joist/truss bearing is at/above design flood elevation 13'.
- B. The applicant reduced the second-floor ceiling height to 9' to reduce the overall height of the structure.
- C. The applicant reduced the pitch of the main roof to 5:12 to reduce the overall height of the structure.
- D. Applicant has eliminated the shutters from the design; staff supports this change.
- E. Staff supports the applicants continued design to create compatible but differentiated elements on this new construction home, i.e., metal railings and simple roof cornice.

Staff Conditions Site:

- 1. Applicant to demonstrate compliance with Section 2.4.1.A.3 regarding maximum lot coverage. Applicant to note that per this section, the lot coverage cannot exceed 55% but may have an additional 10% of impervious coverage.
- 2. Staff is concerned about existing stormwater drainage issues on the site. With the proposed structure, lack of proposed gutters, and lack of a drainage plan, staff is concerned with how the new structure may negatively increase stormwater issues. The applicant shall provide a stormwater drainage plan prior to receiving a construction permit.

Staff Conditions Architecture:

- 1. Staff believes the context streetscape shown on sheet S is outdated and does not show the updated elevation which has a higher first floor system and lower roof pitch (as referred to in the acknowledgements above). The applicant must update this sheet to show an accurate depiction of the proposed house next to the adjacent structures.
- 2. The applicant has not provided an overall height dimension from average grade to roof ridge. Staff has approximately measured the overall height at 34'-6" applicant to confirm. Based on the applicant's diagram for the neighboring structure to the east (605 King Street), staff measures the overall height of the neighboring structure at 34'-0". Applicant must provide these overall dimensions to confirm the exact conditions. Given staff's measurements, staff believes the structure proposed at 607 King has remained compatible with the height of structure at 605 King given the height adjustments mentioned in the acknowledgements.
- 3. Staff recommends that the east wing of the house (containing the kitchen, outdoor bar, and dining area off the great room) should be restudied to reduce this area of the structure's overall width so this portion of the structure and associated porch and stairs move away from the east side setback line. Staff believes this will simplify the east side of the house and allow the east wing to be more symmetrical with the west wing at the front/street elevation.

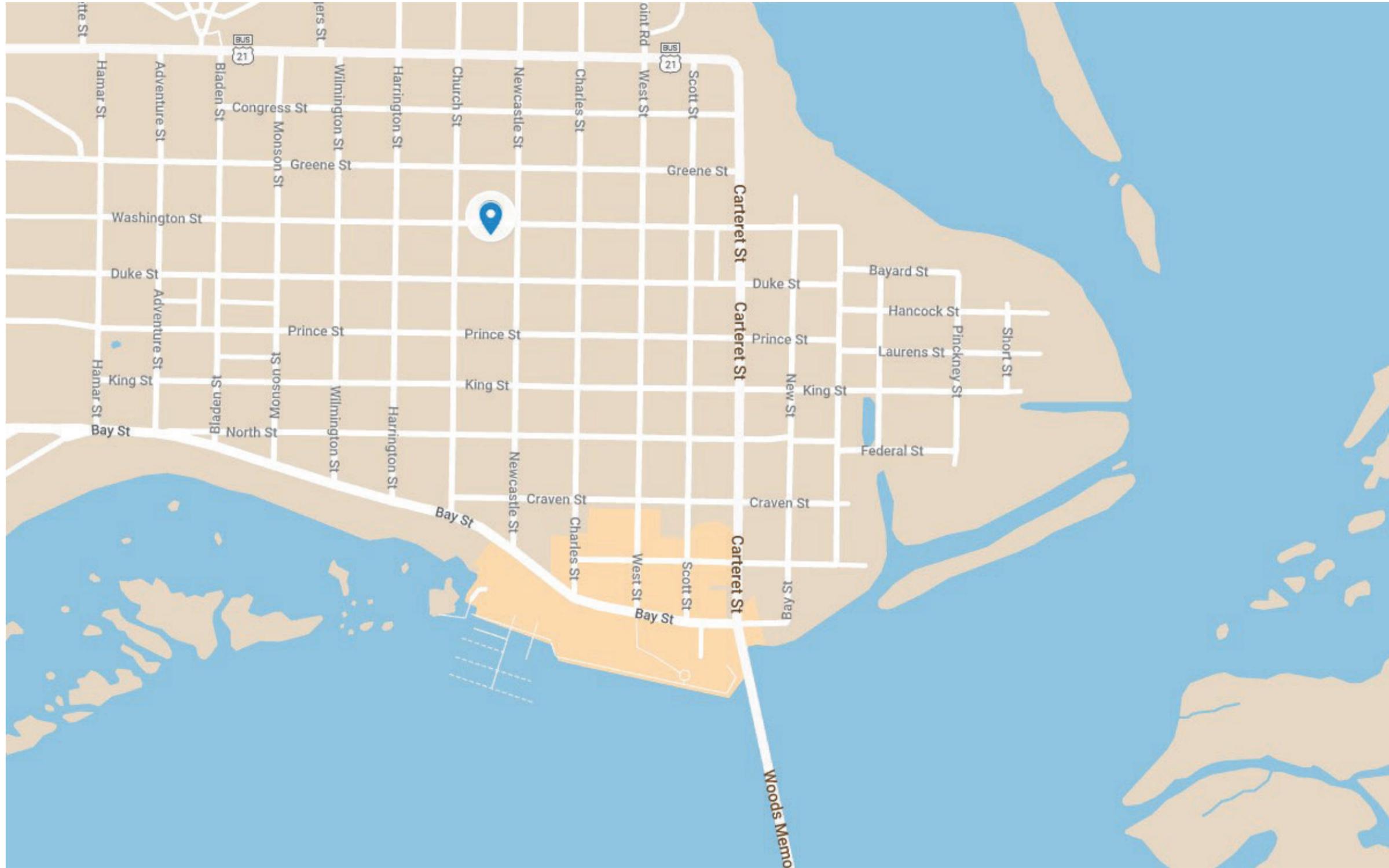
4. Applicant to provide cutsheets for any exterior lighting, roof materials, windows, doors, brick, railings, etc. Applicant to note that any SDL windows/doors must have exterior grilles and interior spacer bars.
5. Staff recommends revising the colors of select elements to make the building appear less monochromatic. Staff supports the current roof color as opposed to the previous red roof but recommends restudying the stucco or siding color.

STAFF RECOMMENDATION:

Deferral of Final Approval with Conditions Noted (specifically architecture condition 3).

CITY STAFF INTRODUCTION

1106 Washington Street











APPLICANT PRESENTATION

1106 Washington Street



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

1159
 Staff Review
 Board Review

Application Fee:
see attached schedule

23-31 HRB.1

OFFICE USE ONLY: Date Filed: 4/12 Application #: 25166 Zoning District: T4+H1
BCAGHS Survey: Yes No Neither one

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 + 5 hardcopies of all documents. In addition to a complete applicationform, 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 thatis contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Property, and Project Information

Applicant Name: Lauren Kelly

Applicant Address: 17 Market, #2 Beaufort, SC 29906

Applicant E-mail: les@moserdesigngroup.com Applicant Phone Number: 843-379-5630

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): Kathryn Rustad

Owner Address: 1106 Washington St., Beaufort, SC 29902

Project Name: Rustad Carriage House

Property Address: 1106 Washington St., Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0373 0000

Date Submitted: 04/12/23

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

Applicant's Signature: Lauren Kelly Date: 04/12/23

Owner's Signature: Kathryn Rustad Date: 04/12/23

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

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated Sept. 26, 2022)



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community 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

Required Project Information

Project Name: Rustad Carriage House

Property Size in Acres: 0.13

Nature of Work (check all that apply):

- New Construction, Primary Structure
Demolition*
Relocation*
Alterations / Additions
*Demolition and Relocation requires a public hearing

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

Carriage house first floor: 522 sqft, (Half story Loft: 175 sqft)

Is this project a redevelopment project? [] Y [] N [x]
Are there existing buildings on the site? [x] Y [] N if yes, will they remain? [x] Y [] N []

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

Carriage house to be added in the rear yard of a non-contributing primary structure built in 1950. The new carriage house is designed with traditional low-country architectural principles while still coordinating with the existing residence. The shed in the rear yard is to be removed.

CONTACT INFORMATION:

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

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated Sept. 26, 2022



HISTORIC DISTRICT REVIEW BOARD FEE SCHEDULE

(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), \leq 50% of the value of the structures

<u>Value</u>	<u>Fee</u>
Improvements \leq \$5,000	\$50
Improvements $>$ \$5,000 but \leq \$25,000	$\$50 + 0.25\% \times \text{value above } \$5,000$
Improvements $>$ \$25,000	$\$100 + 0.20\% \times \text{value above } \$25,000$

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
- \leq 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.

Revised June 10, 2021

HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

Application Requirements

The Beaufort Code applies to all projects; the Historic District Infill Design Guidelines in Section 4.7 apply to new construction in the Historic District.

The Historic Review Board also utilizes the following documents when evaluating projects:

- *The Beaufort Preservation Manual & Supplement*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located everywhere in the Historic District except the Northwest Quadrant.
- *The Northwest Quadrant Design Guidelines*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located in the Northwest Quadrant of the Historic District
- *The Secretary of the Interior's Standards for Rehabilitation*: these standards apply to all modifications to Contributing Structures throughout the Historic District

All documents can be found online at www.cityofbeaufort.org

- The Beaufort Code can be found here: <http://www.cityofbeaufort.org/434/Zoning>
- Documents specific to the Historic District, a map of the Historic District and neighborhoods, and the list of Contributing and Non-Contributing Structures can be found here: <http://www.cityofbeaufort.org/350/1997-Beaufort-County-Historic-Sites-Surv>

NOTE 1: If a New Construction project also requires major demolition a separate application is required. (Refer to the Checklist for Demolition on page 3).

NOTE 2: Applications will not be considered complete until all the required items have been submitted. Incomplete applications will not be placed on the agenda.

NOTE 3: Applications are to be compiled in the order in which the applicant plans to present the application to the Board during the meeting.

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

Please submit DIGITAL FILES ONLY via email to: development@cityofbeaufort.org

*Initial submittals should show existing and proposed conditions. For all subsequent submittals, architectural drawings should show and clearly label existing conditions, the previous proposal, and the current proposed. Each version of the same drawing should be adjacent to the others in the application for easy review.

***This Application Requirements Checklist MUST be included in applications, with submitted items checked.**

Conceptual Review

- Existing Context:** Color photographs of the existing structure and the adjacent structures.
- Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc...), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.
- Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- 3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale of the proposed building in its context is required for all structures except single-family and 2-3 unit residential buildings.
- Pre-Application Conference:** A Pre-application conference is required for all commercial new construction and substantial commercial renovation projects. The requirement for an Archeological Impact Assessment will be determined at this meeting.

Preliminary Review: All the documents required for Conceptual Review, PLUS:

- Floor Plans:** Proposed floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition.
- Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). For Alterations or Additions, existing conditions drawings of all four elevations are also required.
- Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.
- Additional on-site representation, such as a height story pole, and corner staking of the foundation, may be required.
- A Certified Arborist report may be required if grand trees are affected by the project.

Final Review: All the documents required for Preliminary Review, PLUS:

- Details:** A typical wall section(s), window details, door details, eave details, porch details, and any other details characteristic to the building are required.
- Material Samples and Cut Sheets:** Applicant to submit cut sheets for all exterior building materials, to include roof and typical roof details, doors, windows, dryer vents, exterior lighting, etc. Samples of windows, lighting and building materials may be required at Staff's discretion.
- Final Materials List:** A final list, including colors, is required.
- Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include a schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Change After Certification

Please submit DIGITAL FILES ONLY via email to: development@cityofbeaufort.org.

Change After Certification:

- Copy of Certificate of Appropriateness** received with previous approval.
- Previously Approved Drawings:** Applicant to submit **complete** set of previously approved documents. Current proposed documents to be interlaced between previously approved documents and must be formatted to match previously approved. For example, previously approved elevations should be followed by current proposed. Drawings to be clearly noted as "Previously Approved" or "Current Proposed", and all proposed revisions in the current proposed drawings must be clouded and noted.

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Demolition or Relocation

Please submit DIGITAL FILES ONLY via email to: development@cityofbeaufort.org

Note: A public hearing must be held for Demolition or Relocation. All notification requirements must be met by the City.

- A written statement describing the history of the architectural significance of the structure to be demolished, the structural or physical condition of the structure, and the proposed use of the site after demolition or relocation. The statement should also include any recent attempt(s) to sell the property, or move the structure. A recent appraisal with comparisons is strongly encouraged. You may refer to *The Beaufort County Above Ground Resources Survey of 1997*, or consult city staff or the Historic Beaufort Foundation for verification of the date of construction and historic information.
- Tax map or plat showing the location of the property
- Color photographs of all sides of the structure.
- Color photographs of adjoining properties.
- A written report by an engineer, regarding the structural condition of the building, is required if the reason for demolition is related to the structural integrity of the building.



1303 North Street

Existing Historic Beaufort precedent showing how a tall accessory structure placed far enough back does not dwarf the small contributing residence from the street view.



Street View of Existing Non-Contributing Residence

Colors and Materials for Carriage House

ITEM	MATERIAL	COLOR	MODEL OR MANUFACTURER
Siding	Fiber Cement	White To Match Existing Residence	James Hardie
Roofing	Metal	Grey To Match Existing Residence	
Fascia, Trim	Fiber Cement	White To Match Siding	James Hardie
Shutters	Fiberglass Composite	Light Blue To Match Existing Residence	
Exterior Doors	Composite	Light Blue To Match Existing Residence	
Garage Doors	NA		
Windows	Clad Windows w/ SDLs	White To Match Existing Residence	
Chimney	NA		
Gutters	NA		
Drive	NA		
Walks	Shell		
Foundation	Slab		
Handrails	NA		
Pickets	NA		
Columns	P.T. Wood	White To Match Existing Residence	



Street View of Existing Non-Contributing Residence with Proposed Carriage House



Side View of Existing Residence



Non-Contributing Structure

Non-Contributing Structure

Contributing Structure

Street View of Existing Residence with Context

TERMS OF PURCHASE AND USE:

- Moser Design Group, Inc., assumes no liability for any home or any portion thereof which may be constructed from these plans. It is the responsibility of the purchaser of these plans to read and comply with the following prior to the start of actual construction.
- These Plans are the property of Moser Design Group, Inc. These Plans are protected by Federal Copyright Laws. Any use of the information contained herein beyond the one-time use authorized by a plan purchase, or any duplication, publication, sale or distribution of any part of these plans without the prior written consent of Moser Design Group, Inc. represents a violation of Federal Laws subject to the prescribed penalties.
- A purchase of blue-line prints grants the as "Licensee" the right to use such documents to construct a single home. Purchaser acknowledges that all rights of ownership, title, and interest in the copyrights, plans and derivatives remain with Moser Design Group, Inc. Modified plans are considered derivatives of the original. Derivatives receive the same copyright protection even if completely redrawn and like the Plans, may not be sold, copied, or used to construct any other residence.
- Any use of these plans, or modifications thereto, by the purchaser, his or her builder or others is performed at their own risk.
- Plans should be reviewed by a local professional architect or engineer prior to the start of construction. The information contained within these construction documents is issued to show design intent and basic framing details. It is the builder's responsibility to provide standard construction detailing and practices which will provide a structurally sound and weatherproof finished product. The builder shall resolve any discrepancies or problems perceived prior to starting construction of such items.
- Building codes vary because of the great differences in geography and climate throughout the United States and Canada. Each state, county and municipality has its own building codes, zone requirements, ordinances and building regulations. Plans may need to be modified to comply with local requirements regarding snow loads, energy codes, soil and seismic conditions and a wide range of other matters. It is the Purchaser's responsibility to consult with the proper construction professionals to ascertain if the plans comply with the codes governing the Licensee's building site and, if necessary, make any changes or verifications required.
- The plans do not include any plumbing, heating or air conditioning plans due to the wide variety of codes and climatic conditions. A local electrical engineer, mechanical engineer and/or builder should provide such plans as may be required for permits and construction. The foundation plan and associated details are provided as a basic guide for a typical spread footing or typical concrete piers and conventional wood framed system. It is the purchaser's responsibility to have a local architect or licensed engineer review the plans and, if deemed necessary, provide a site-specific foundation design.
- These plans provide ideas and concepts and are not intended to be complete in all respects and details. Use of a potential variety of window or door brands and types, and use of different materials and thicknesses may change details. Additionally, varying codes and regulations, foundation requirements and the omission of electrical and mechanical plans may also change details.
- It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable national, state, and local Building Codes. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable Construction Standards.
- It is the builder's responsibility to assure that all manufactured articles, material, and equipment are applied, installed, connected, erected, used, cleaned, adjusted, operated and conditioned as directed by the manufacturers, unless specified herein to the contrary.
- It is the builder's responsibility to assure that all materials, equipment and components are new and of good quality.
- It is the builder's responsibility to check all plan dimension and details for overall accuracy appropriate to the site and final selection of masonry, floor joists, lumber, structural members, veneer, roofing, etc., all of which may create revised dimensions and details.
- Names of materials and manufacturers shown on these plans do not represent any endorsement or recommendation by Moser Design Group, Inc. The final selection of the materials to be used is the responsibility of the home owner and/or builder, as is the proper installation of materials, nailing, gluing, caulking, insulation, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the Plans. Moser Design Group, Inc. has no control over or responsibility for the selection, installation, or use of such items or details and shall not be liable for any errors, omissions, or deficiencies in any form pertaining thereto.
- Moser Design Group, Inc. reserves the right to make changes to its models from time to time. Therefore, does not warrant that the Plans will match any marketing images, web site or catalog that the purchaser may have reviewed and/or consulted in ordering plans.
- DISCLAIMER OF WARRANTIES.** To the maximum extent permitted by law, Moser Design Group, Inc. disclaims all warranties, express or implied, including the implied Warranty of Merchantability and implied Warranty of Fitness for a Particular Purpose.
- LIMITATION OF LIABILITY.** Moser Design Group, Inc. shall not be liable for any special, consequential, incidental, or indirect damages arising from use of the Plans, including but not limited to damages for loss of anticipated profits or loss of business opportunity. To the extent permitted by law, any liability of the Licensor shall be limited to the retail price of the Plans.
- This agreement shall be construed in accordance with South Carolina law.
- Any legal action concerning or arising out of this agreement shall be brought only in a South Carolina State Court Located in Beaufort or Charleston Counties, or a Federal Court in South Carolina, and the Licensor and Licensee consent to the exclusive jurisdiction of said Courts with respect to any such action.

- GENERAL NOTES:**
- Do not scale drawings. Use only dimensions shown on drawings. If dimensions are in question, the builder shall obtain clarification from Moser Design Group, Inc. before continuing with construction. The builder shall verify all dimensions and conditions at jobsite.
 - Larger scale drawings supersede smaller scale drawings.
 - Coordinate location of utility meters on the site plan to keep them from public view and to minimize visual impact from any area of the site. Hold meters as low as possible to allow more effective screening.
 - Use materials appropriate to the application for maximum life and optimum appearance.



Rustad Carriage House

1106 Washington Street, Beaufort, SC 29902

DRAWING INDEX

- C COVER SHEET / GENERAL INFORMATION
- 1 SITE PLAN
- 2 FOUNDATION & FLOOR FRAMING
- 3 FLOOR PLANS
- 4 ELEVATIONS
- 5 SECTIONS & DETAILS

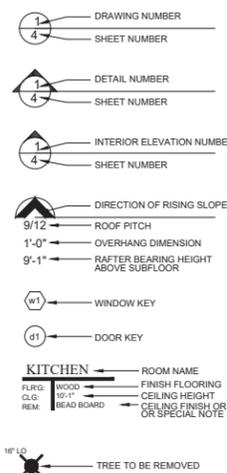
NOTE:

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

CONTRACTOR TO VERIFY VENTILATION AND WATER-PROOFING DETAILS

CONTRACTOR TO VERIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION, VERIFY CONNECTIONS MEET ALL APPLICABLE HURRICANE CODES

SYMBOLS AND ABBREVIATIONS



- | | |
|-------|---|
| ABV | ABOVE |
| AFF | ABOVE FINISHED FLOOR |
| ASF | ABOVE SUBFLOOR |
| ADJ | ADJ |
| @ | AT |
| BFE | BASE FLOOD ELEVATION |
| CONT | CONTINUOUS |
| CNTR | CENTER |
| CONST | CONSTRUCTION |
| CMU | CONCRETE MASONRY UNIT |
| CONC | CONCRETE |
| DIA | DIAMETER |
| DBL | DOUBLE |
| DEG | DEGREES |
| EXT | EXTERIOR |
| FFE | FINISHED FLOOR ELEVATION |
| FIN | FINISH |
| FL | FLOOR |
| FT | FEET |
| FOS | FACE OF STUD |
| FOB | FACE OF BLOCK |
| GYP | GYPSPUM |
| HB | HOSE BIBB |
| HVAC | HEATING, VENTILATION & AIR CONDITIONING |
| HT | HEIGHT |
| H/C | HANDICAP |
| HDR | HEADER |
| HORZ | HORIZONTAL |

- | | |
|-------|------------------------|
| INT | INTERIOR |
| IN | INCHES |
| JST | JOIST |
| MIN | MINIMUM |
| MAX | MAXIMUM |
| NIC | NOT IN CONTRACT |
| OPN'G | OPENING |
| OC | ON CENTER |
| PSI | POUNDS PER SQUARE INCH |
| PSF | POUNDS PER SQUARE FOOT |
| PT | PRESSURE TREATED |
| PNT | PAINT |
| R | RISER |
| ROW | RIGHT OF WAY |
| REQ'D | REQUIRED |
| REM | REMOVE |
| SQFT | SQUARE FEET |
| TOB | TOP OF BLOCK |
| TOS | TOP OF STUD |
| TRD | TREAD |
| TRTD | TREATED |
| VERT | VERTICAL |
| GALV | GALVANIZED |
| SS | STAINLESS STEEL |

1106 Washington Street 17 of 24

DATE: APRIL 11, 2023

MOSER DESIGN GROUP
Residential Design
Urban Planning

MOSER DESIGN GROUP, INC.
RESIDENTIAL DESIGNER
17 MARKET ST. BEAUFORT, SOUTH CAROLINA 29906
INFO@MOSERDESIGNGROUP.COM
PHONE (843) 379-5630

REVISIONS:

These residential plans are for the exclusive use of the purchaser, and resale or reuse is expressly prohibited without written consent of Moser Design Group, Inc.

All construction plans purchased from Moser Design Group, Inc. are provided as-is, and Moser Design Group, Inc. disclaims all other warranties, express or implied, including but not limited to, special, consequential, or indirect damages of any kind, including, but not limited to, loss of anticipated profits, loss of revenue or opportunity, or time spent in connection with the purchase of these plans. Moser Design Group, Inc. has been selected as the architect for this project, and its selection is a personal liability to the purchaser. Moser Design Group, Inc. is not responsible for any damages, including consequential or indirect damages, arising from the use of these plans. In the event, any liability is imposed on Moser Design Group, Inc. for the purchase price paid to Moser Design Group, Inc. for the product.

PROJECT: RUSTAD CARRIAGE HOUSE
1106 WASHINGTON STREET

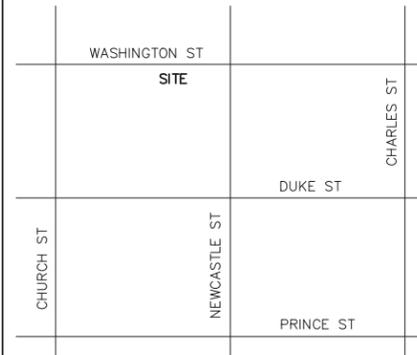
SHEET: 5 OF 24

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 TITLED 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 DESIGN NETWORK 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 X UNSHADED AS DETERMINED BY FEMA FIRM COMM-PANEL 45013C0166G DATED: MARCH 23, 2021.
- 11.) CONTOUR INTERVAL IS 1'.
- 12.) VERTICAL DATUM IS 1988 NAVD.

REFERENCES:

- 1.) T.M.S.# R120-004-000-0373-0000
- 2.) PLAT BY: LORICK V. FANNING DATED: JANUARY 29, 2007. DEED BOOK: 2513, PAGE: 722. BEAUFORT COUNTY R.M.C. OFFICE



LOCATION MAP (N.T.S.)

I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, certify to client(s) shown hereon 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 survey as specified therein, also there are no encroachments or projections other than shown. This survey is not valid unless it bears the original signature and has an embossed seal.

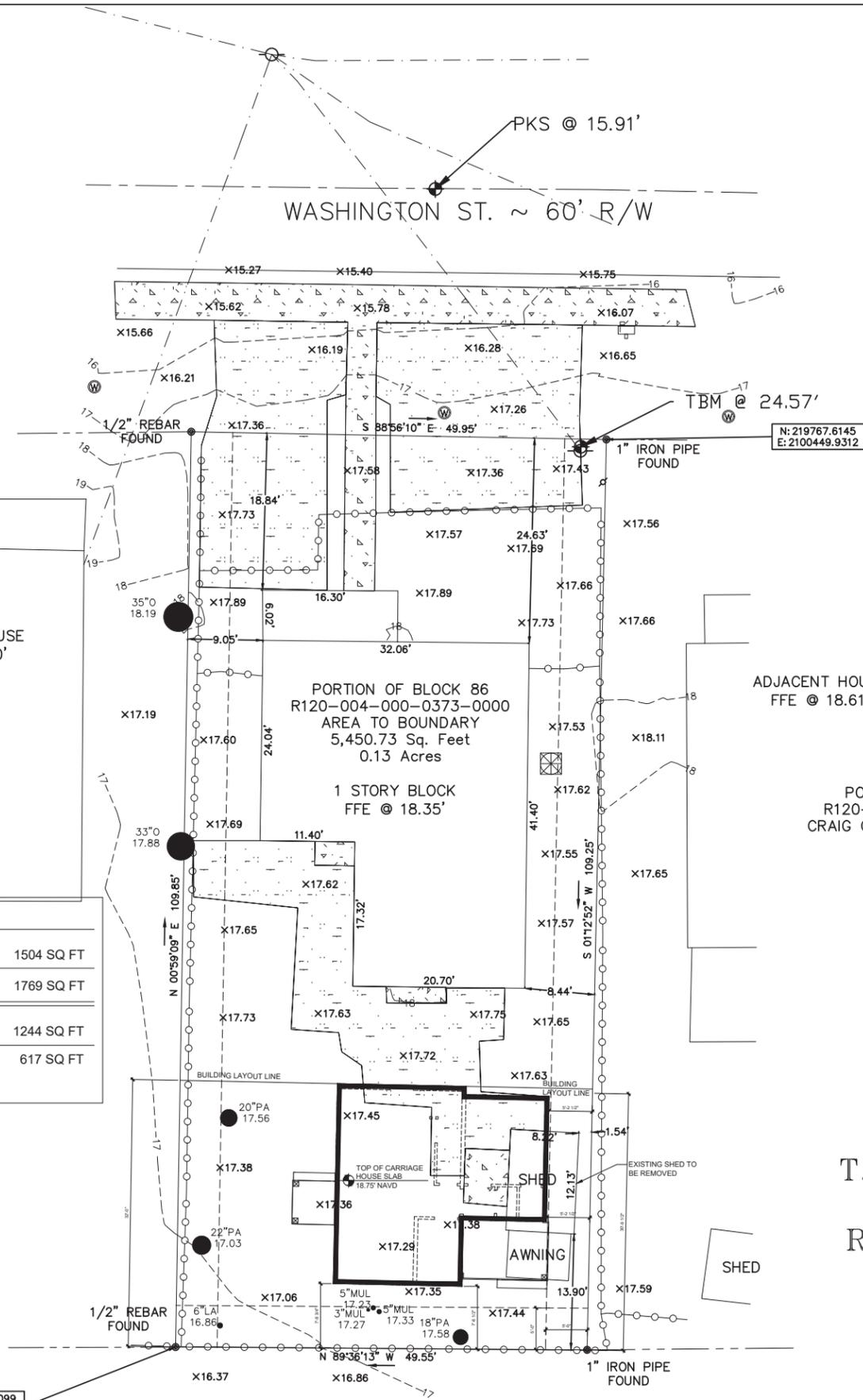
David E. Gasque, R.L.S.
S.C. Registration Number 10506

GASQUE & ASSOCIATES INC.
LAND SURVEYORS PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1798

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N: 219658.7099
E: 2100398.0803



BUILDING AREAS	
EXISTING IMPERVIOUS:	1504 SQ FT
NEW TOTAL IMPERVIOUS:	1769 SQ FT
EXISTING HOUSE UNDER ROOF:	1244 SQ FT
CARRIAGE HOUSE UNDER ROOF:	617 SQ FT (49% OF EXISTING)

PORTION OF BLOCK 86
R120-004-000-0378-0000
1106 Washington Street 18 of 24

LEGEND OF SYMBOLS & ABBREVIATIONS

- CLEAN OUT
- TELEPHONE PEDESTAL
- ELECTRIC PANEL
- WATER METER
- STORM DRAIN MANHOLE
- CABLE
- ELECTRIC STUB
- 1/2" REBAR
- TREE SIZE & TYPE
- ELEVATION
- GUY WIRE
- TRANSFORMER
- OVERHEAD POWERLINE
- EDGE OF PAVEMENT
- CENTER LINE
- POWER POLE
- SETBACK LINE
- FENCE
- CONTOUR LINE
- CONCRETE
- SHELL

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORLEAF	Pinus echinata
PNL	PINE LONGLEAF	Pinus palustris
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.
H	MOCKERNUT HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Cardinalis spp.
WX	WAX MYRTLE	Myrica cerifera
CH	BLACK CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapium 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	Morus spp.
MP	MAPLE	Cornus florida
DW	DOGWOOD	Nyssa sylvatica
GUM	SWEETGUM	Quercus nigra
WO	WATER OAK	Quercus laurifolia
LA	LAUREL OAK	Liriodendron
TUL	TULIP TREE	Quercus marilandica
BJO	BLACKJACK OAK	Malus sylvestris
UNK	UNKNOWN	Morus
CRA	CRAB APPLE	Abutilon trilobatum
MUL	MULBERRY	Quercus coccinea
MIM	MIMOSA TREE	Quercus rubra
WHO	WHITE OAK	Aquifoliales
TO	TURKEY OAK	Salix alba
RO	RED OAK	Nyssa yunnanensis
HOL	HOLLY	Melia azedarach
WIL	WILLOW TREE	Populus
TU	TUPELO	Prunus laurocerasus
CHB	CHINABERRY	
CW	COTTONWOOD	
CL	CHERRY LAUREL	

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.



ASBUILT, TREE & TOPO
A PORTION OF BLOCK 86
T.M.S. # 120-004-000-0373-0000
PREPARED FOR
RUSTAD FAMILY REVOCABLE TRUST
CITY OF BEAUFORT
BEAUFORT COUNTY---SOUTH CAROLINA

DATE: MARCH 31, 2023 SCALE 1"=10'



JOB#57991 F.B.#1123/29 JL DRAWN BY: CMG

DATE: APRIL 11, 2023

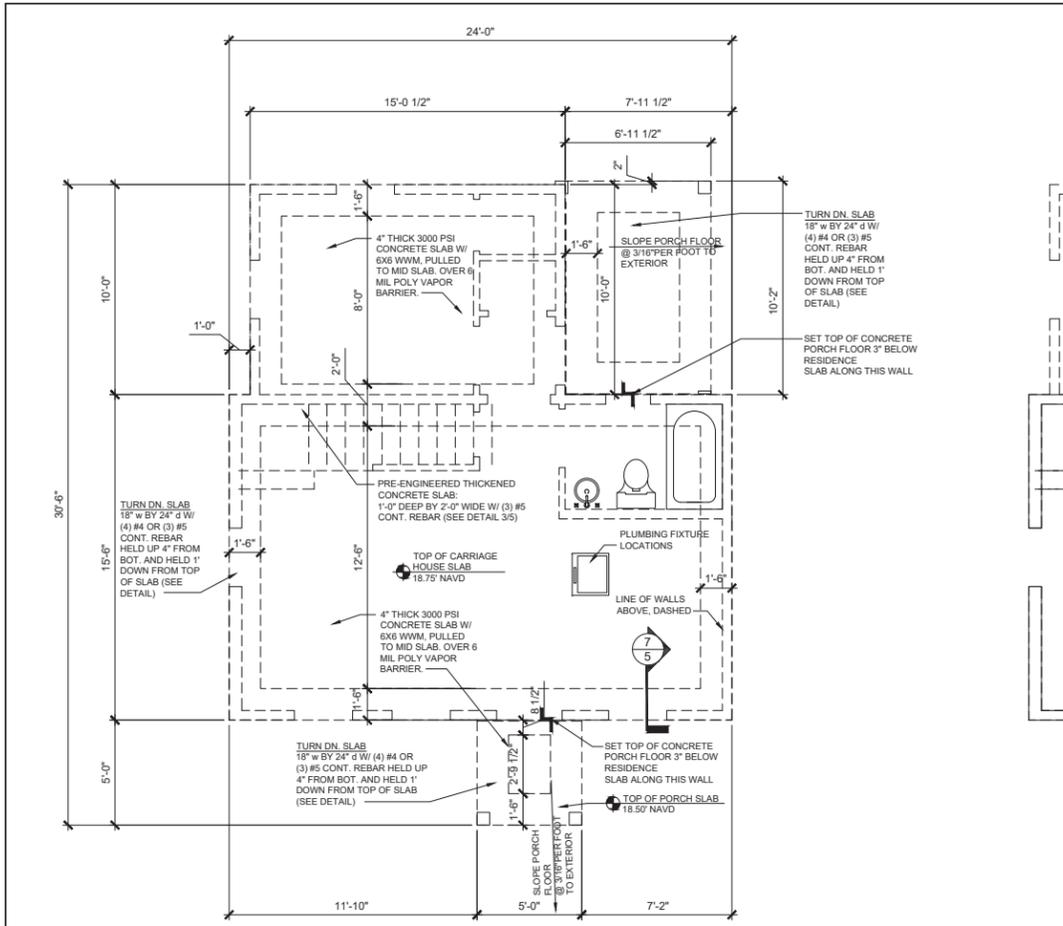
PROJECT: RUSTAD CARRIAGE HOUSE

SHEET: 1 OF 5

MOSE DESIGN GROUP, INC.
RESIDENTIAL DESIGNER
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REVISIONS:

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1
2 FOUNDATION PLAN
1/4" = 1'-0"

GENERAL NOTES
1. All installations shall comply with local building codes if more stringent than the following provisions. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions & verify and/or specify all structural elements.
2. Builder or local licensed structural engineer to verify and/or specify all strapping connections meet or exceed all applicable building codes.

CONCRETE
1. All concrete work shall be in accordance with A.C.I. 301, unless otherwise noted.
2. All poured in place concrete shall be rated 3000 psi at 28 days, maximum size of aggregate shall be 3/4" with a permissible slump of 4" + 1".
3. Admixtures shall not be permitted without written approval of the Engineer.
4. Formwork shall be clean and free of defects.
5. Minimum concrete cover shall be as follows:
Poured on ground = 3". Formed in contact with ground = 2"

MASONRY WALLS
1. Concrete masonry units for load bearing walls shall conform to ASTM C-90. All other masonry units shall conform to ASTM C-129.
2. Mortar shall conform to ASTM C-270, type "M" (2500 psi).

REINFORCING STEEL
1. Reinforcing steel shall conform to the ASTM A-615, Grade 60, fabricated in accordance with the C.R.S.I. Manual and placed in accordance with the A.C.I. Manual.
2. Welded wire fabric shall conform to ASTM A-185.

FOUNDATION NOTES
1. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions as well as verify and/or specify all structural elements to be in compliance with local building codes.
2. Builder shall inspect site & excavated conditions prior to beginning foundation construction. Builder shall notify owner and/or local licensed structural engineer of any non-typical conditions concerning soils, ground water or any other issue, which may require additional or special engineering design.

STRUCTURAL WOOD
1. Wood exposed to the weather or in contact with concrete or masonry shall be pressure treated. Use stainless steel or manufacturer approved anchors and fasteners for corrosion resistance. No galvanized fasteners are to be used in contact with pressure-treated members.
2. Roof framing to be engineered roof trusses, all connections, sizes and spacing to be detailed by manufacturer. Connection of the truss to building is the responsibility of builder/owner and shall be designed by others.
3. Bridging is to be provided as required by code, but not less than one center bridging for spans over 10 ft and 8 ft o.c. for spans over 16 ft.
4. Metal connectors shall conform to the latest requirement of the applicable codes. Provide and install hurricane clips throughout as per code requirements.
5. Metal exposed to the weather, including nails, flashing and drip edges, shall be galvanized, unless otherwise noted.

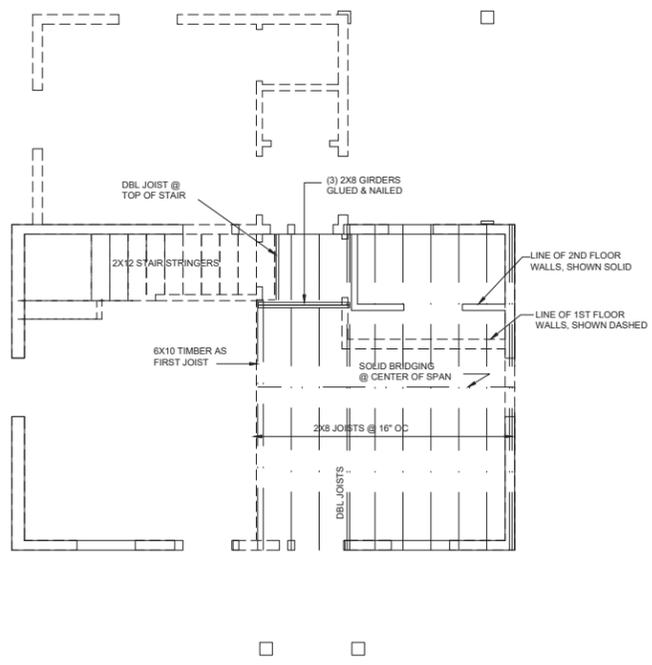
FRAMING NOTES
1. Wood framing & blocking shall be s.y. pine, spruce, or fir, stud grade or better for 2x4's, #2 SPF or better for all other sizes. All framing & blocking lumber shall be kiln-dried to a moisture content of 19% or better. Wood blocking shall be solid & shall match the depth of the primary framing members.
2. All joists installed crown up unless noted otherwise.
3. Provide solid blocking between joists at mid-span for joists exceeding 8'-0" between supports.
4. Provide solid blocking between joists above frame walls and beams.
5. Flush framed joists shall be secured to beams/girders with properly sized metal joist hangers.
6. Where frame walls are parallel to and rest on joists - provide 2 additional joists beneath wall.
7. Where frame walls are perpendicular to or at an angle to and rest on joists, provide solid blocking between joists at 24" o.c.
8. In frame walls - provide solid blocking for all plywood sheathing edges which run perpendicular to wall studs.

FRAMING NOTES (cont'd.)
9. Bird-mouth rafters to fit beams and walls as indicated on the details. Tie each rafter to frame wall or beam with specified "Simpson" hurricane anchor.
10. Wall Types
a. Typical interior partition walls shall be 2x4 studs (3 1/2" thick) @ 16" o.c. unless noted
b. Typical exterior walls shall be 2x6 studs (5 1/2" thick) @ 16" o.c.
c. Plumbing wall to be 2x6 studs (5 1/2" thick) @ 16" o.c.
d. Notch maximum 25% of Stud depth
e. Bored hole maximum 40% Stud depth
11. All exterior stud walls to have 5/8" APA Exterior ply sheathing.
12. Typical header to be (3) 2x8's over doors & windows
13. Dimensions shown are to the face of stud on interior walls or face of stud on exterior walls unless noted otherwise.
14. Coordinate truss design with rough frame opening for pull down attic stair.

NOTE:
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS
CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS
CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES

PRESSURE TREATED WOOD NOTE:
New methods of pressure treating wood, other than the previous CCA, now require heavier zinc coatings on both the stud and gauge steel connectors and their fasteners. All plate and gauge steel connectors and their fasteners shall be either ZMAV or post batch hot-dipped galvanized wherever they come in contact with pressure treated wood. Separate all such fasteners from contact with pressure treated wood with one layer of 15lb asphalt impregnated building paper.

CONSTRUCTION NOTE:
Refer to Engineer's documents for new foundation and framing design along with details and notes for materials and methods of construction. Where discrepancies occur between the original construction documents and the Engineer's documents, the Engineer's documents shall govern.

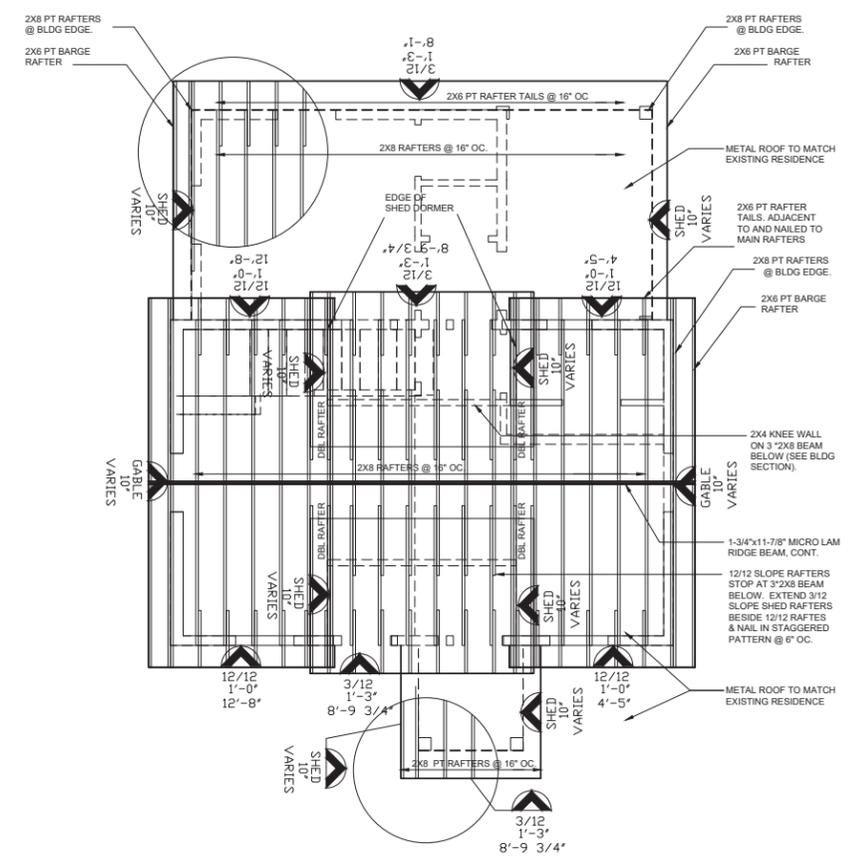


2
2 2ND FLOOR FRAMING
1/4" = 1'-0"

ROOF NOTES
Metal roof to be installed as per manufacturer's specifications. Installation subcontractor shall be responsible for all roofing work.
Paint all roof mounted accessories to match roof color selected by owner or builder.
Roof vent terminals shall be 12" away from and 2' above any air intake, door or window, 18" away from any vertical wall extending above roof vent, and not below any roof eave, or as required by local codes.
Roof sheathing shall be 3/4" exposure 1 tongue and groove plywood glued w/ liquidnails or approved equal and screwed or nailed 12" o.c. to framing.

GUTTERS AND DOWNSPOUTS
1. Gutters and downspouts are not shown for clarity. Owner or builder may elect to use rain diverters over doors and walkways in lieu of gutters. If gutters and downspouts are used, locate to allow drainage to flow away from house, adjacent structures and property line.
2. Gutters and downspouts, if used, shall be factory pre-primed .032 aluminum ready for finish painting. The back leg of all gutters shall extend 1" minimum above front rim. Gutters shall be hung with matching metal strips, which are attached under metal roofing. Penetrations of back of gutter or of eave flashing shall not be permitted. Downspouts shall be attached to wall with matching metal strips, which are attached to wall behind downspouts. Hold downspouts tight against walls.

FLASHING AND DAMPROOFING NOTES
1. Install all exposed flashing with concealed cleats. Do not use surface fasteners of any type.
2. Base flashing shall be 2 ounce copper-fabric flashing equal to AFCO. Base flashing shall run up 6" minimum behind sheathing when installed at wood floor system.
3. Window and door head flashing shall be 2 ounce copper-fabric flashing equal to AFCO either 16 ounce copper or .019 factory pre-primed aluminum break metal at owner or builder's option.
4. Eave and rake flashing shall either be 16 ounce copper or .019 factory pre-primed aluminum break material at owner or builder's option. All roof edge flashing shall extend 6" minimum behind roofing felt or other roofing material. Verify that flashing runs not only under roofing material, but also under sub-roofing material such as roofing felt. Eave flashing at gutters shall extend to cover back leg of gutter, but shall terminate above rim of gutter.
5. Valley flashing shall be either 16 ounce copper or .019 factory pre-primed aluminum break metal at owner or builder's option 12" wide minimum centered in valleys. Lap joints 12" minimum.
6. Crawlspace vapor barrier shall be 6 mil polyethylene. Overlap joints a minimum of 6" and tape with duct tape. Tape vapor barrier to all foundation walls and piers.



3
2 ROOF PLAN
1/4" = 1'-0"

DATE:
APRIL 11, 2023
MDG
MOSER DESIGN GROUP
Residential Designer
Urban Planning

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RESIDENTIAL DESIGNER
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REVISIONS:

PROJECT:
RUSTAD CARRIAGE HOUSE
1106 WASHINGTON STREET
GREENVILLE, SC

SHEET:
2 OF 5

1106 Washington Street 19 of 24

WINDOW SCHEDULE											
WDW #	UNIT SIZE	NO UNITS	JOIN MULL	FRAME WIDTH	FRAME HEIGHT	HEADER HEIGHT	WINDOW TYPE	MANUFACTURER	SHUTTERS	DP RATING	REMARKS
w1	2'-8"X5'-8"	-	-	-	-	7'-0"	DBL HUNG	-	-	55	
w2	2'-8"X5'-8"	-	-	-	-	7'-0"	DBL HUNG	-	-	55	
w3	2'-8"X5'-8"	-	-	-	-	7'-0"	DBL HUNG	-	-	55	
w4	2'-0"X3'-10"	-	-	-	-	7'-0"	DBL HUNG	Louvered	-	55	
w5	2'-8"X5'-8"	-	-	-	-	7'-4"	DBL HUNG	Louvered	-	55	EGRESS
w6	2'-8"X5'-8"	-	-	-	-	7'-4"	DBL HUNG	Louvered	-	55	EGRESS
w7	2'-8"X5'-8"	-	-	-	-	7'-0"	DBL HUNG	Louvered	-	55	
w8	2'-8"X5'-8"	-	-	-	-	7'-0"	DBL HUNG	Louvered	-	55	EGRESS
w9	2'-8"X5'-8"	-	-	-	-	14'-0"	DBL HUNG	Louvered	-	55	
w10	2'-4"X2'-6"	3	4"	-	-	7'-10"	AWNING	-	-	55	
w11	2'-4"X2'-6"	3	4"	-	-	7'-10"	AWNING	-	-	55	

DOOR SCHEDULE										
DR #	DOOR WIDTH	DOOR HEIGHT	CONSTRUCTION	PANELS	GLASS CONFIGURATION	LEAVES	OPERATION	HARDWARE	REMARKS	
d1	3'-0"	6'-8"	Composite	4 flat	2/3 - 2 Panel	SINGLE	SWING	ENTRY	-	
d2	2'-8"	6'-8"	SC	4 flat	-	SINGLE	SWING	Passage	-	
d3	2'-0"	6'-8"	SC	4 flat	-	SINGLE	SWING	Closet	-	
d4	3'-0"	6'-8"	Composite	4 flat	2/3 - 2 Panel	SINGLE	SWING	ENTRY	-	
d5	2'-8"	6'-8"	SC	4 flat	-	SINGLE	SWING	Passage	-	
d6	2'-4"	6'-8"	SC	4 flat	-	SINGLE	SWING	Closet	-	
d7	2'-8"	6'-8"	SC	4 flat	-	SINGLE	SWING	Closet	-	
d8	2'-8"	6'-8"	SC	4 flat	-	SINGLE	SWING	Closet	-	

Note, All windows to have:
 2 1/4" deep historical sill
 2 over 1 Simulated Divided Light pattern w/ 7/8 muntins & 3/4" shadow bar.
 CONSULT WINDOW MFG. FOR ROUGH OPENINGS. ACTUAL MANUFACTURER TO BE DETERMINED BY THE OWNER.
 SUBSTITUTE LIKE SIZES IF ALTERNATE MANUFACTURER IS SELECTED ALL UNITS SHALL HAVE "THICKENED SILL EXTENSION" ADDED BY MFG.

Note:
 Consult Manufacturer for Rough Opening sizes
 See elevations for shutter allocations

FINISH NOTES

- Wallboard and ceiling board shall be screw-attached 5/8" fire-rated gypsum board conforming to ASTM C36-64.
- Wallboard @ damp areas shall be equal to screw-attached 5/8" moisture resistant gypsum board @ all areas exposed to high humidity levels such as bathrooms.
- Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall have appropriate metal accessories. Shetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.
- All joints should be sound, clean, dry and free of contaminants. Caulking or sealant should be applied in accordance with spec data sheets and manufacturer's specific recommendations. Caulking and sealant shall be installed so that finish surface is smooth, even and regular.
- Sealant shall be installed at exterior or damp interior joints between dissimilar materials as required. Prime all substrates with primer as recommended by manufacturer of sealant. Apply sealant from the bottom up.

BATH ACCESSORIES NOTES

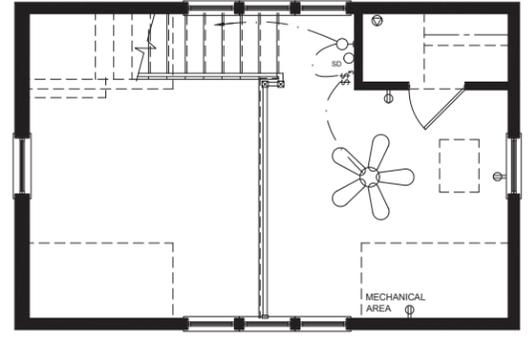
Bath accessories are generally not shown anywhere on the plans, builder to allow blocking for bath accessories. Supply and install toilet paper holder 24" OC AFF and minimum 36" OC from wall behind toilet. Install 18" or 24" towel bars as possible in bathrooms.

ELECTRICAL NOTES

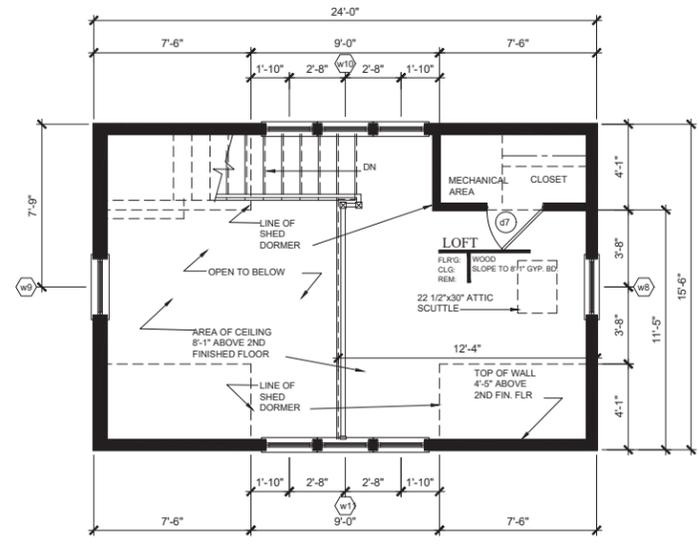
- Drawings are diagrammatic only. Builder to furnish all conduit, wiring, panels, breakers, disconnects, accessories, etc. for complete installation whether or not every item is shown or specified. Builder to verify electrical design and installation is in accordance with all applicable codes, standards and requirements of local utility offices.
- Install outlets to the following specifications, or to meet local building codes. Install GFCI outlets in all wet locations, kitchen and bathroom. In the kitchen, outlets must be every 4' at counter as required by applicable codes. These areas include receptacles in a bathroom, kitchenette, or other area where running water is present or areas exposed to the weather. Use AFCI outlets and switches in the bedroom. Use W/P outlet as exterior.
- Install hardwired smoke detectors with battery backup. Interconnect detectors so that all will sound should one detector activate. Verify number of smoke detectors required and locations with owner and code requirements. Detectors shall be installed in all sleeping areas and just outside bedrooms as a minimum.
- Some equipment may require electrical service, such as water heaters, air conditioning units, condensate pumps, etc. Electrical contractor shall include electrical service to all such equipment. Coordinate with other trades concerning items requiring electrical service. Coordinate service and ampacity required. Provide one duplex outlet and one light if unit is in non-lit area for every condensing unit and every air-handling unit as required by applicable codes. Outlet shall be weatherproof GFCI if unit is exposed to weather.
- Provide panel boards of proper voltage and ampacity for all electrical circuits.
- Verify service requirements with local power company including transformer locations and types, disconnects, at exterior of building, voltages, ampacities and other details of electrical construction. Size all feeders according to NEC requirements.
- Run all cable concealed in walls, ceiling or floors unless noted otherwise.
- Provide blocking for all fixtures.
- Isolate and seal solidly behind receptacles in exterior walls.
- Light fixtures shall be centered in ceiling areas unless noted otherwise. The designer recommends that all light fixtures be surface mounted, not recessed can lights.
- Locate switches adjacent to but not intersecting door casings or trim. Switches shall typically be mounted 36" AFF to center of switch.
- Consult owner and add exterior security lighting if required. Verify lighting type and switching.

AUXILIARY SYSTEMS NOTES

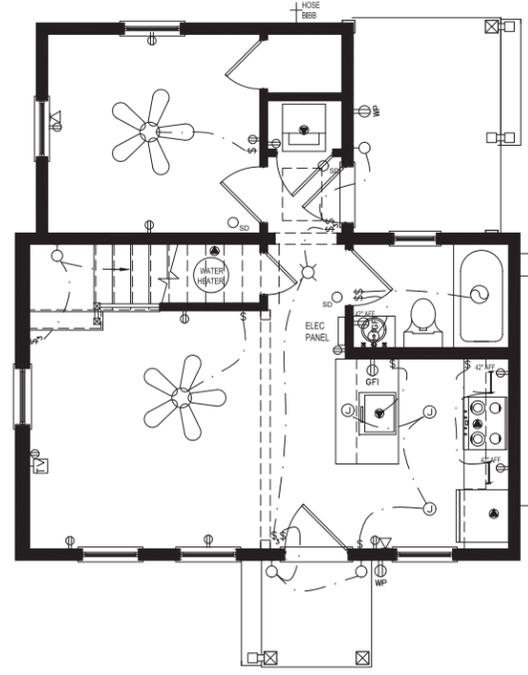
- No alarm systems, telephone outlets or computer outlets are shown. Verify alarm requirements with owner and install as required.



3 SECOND FLOOR ELEC PLAN
 1/4" = 1'-0"



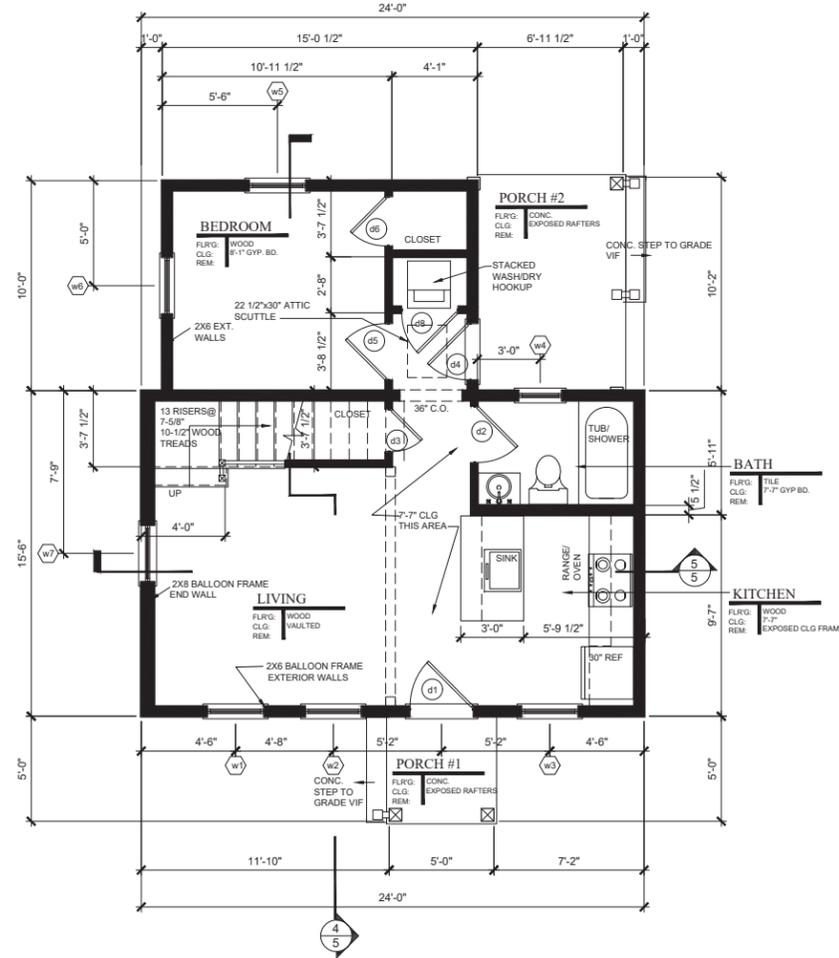
1 SECOND FLOOR PLAN
 1/4" = 1'-0"



4 FIRST FLOOR ELEC PLAN
 1/4" = 1'-0"

ELECTRICAL LEGEND	
⊗	5-1/2" RECESSED CAN LIGHT
⊕	3-1/2" RECESSED CAN LIGHT
⊙	SHIELDED CAN LIGHT
⊖	WALL MOUNT LANTERN
⊔	UNDER COUNTER FLOURESCENT
⊕	DOOR HEADER MOUNT FLOURESCENT
⊕	JUNCTION BOX
⊕	VENT/LIGHT COMBINATION
⊕	SINGLE POLE SWITCH
⊕	3-WAY SWITCH
⊕	4-WAY SWITCH
⊕	DIMMER SWITCH
⊕	3-WAY DIMMER SWITCH
⊕	GLOW SWITCH
⊕	DOOR BELL
⊕	DOOR BELL CHIMES
⊕	110V DUPLEX RECEPTACLE
⊕	1/2 SWITCHED RECEPTACLE
⊕	FLOOR RECEPTACLE
⊕	GFI DUPLEX RECEPTACLE
⊕	WATER PROOF RECEPTACLE
⊕	220V HOOK-UP
⊕	APPLIANCE HOOK-UP
⊕	CABLE TV HOOK-UP
⊕	TELEPHONE JACK
⊕	THERMOSTAT
⊕	SMOKE DETECTOR
⊕	40 GAL HOT WATER HEATER
⊕	THERMO-CONTROLLED ATTIC VENT FAN
⊕	HVAC AIRHANDLER
⊕	ELECTRICAL MAIN PANEL
⊕	ELECTRIC METER BASE

ADDITIONAL ELECTRICAL HOOK-UP:
 ⊕ ATTIC VENT FAN HOOKUP IN ATTIC



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

BUILDING AREAS	
FIRST FLOOR HEATED	522 SQ FT
SECOND FLOOR HEATED	175 SQ FT
TOTAL HEATED	697 SQ FT

1106 Washington Street 20 of 24

DATE: APRIL 11, 2023

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PROJECT: RUSTAD CARRIAGE HOUSE
 1400 WASHINGTON STREET

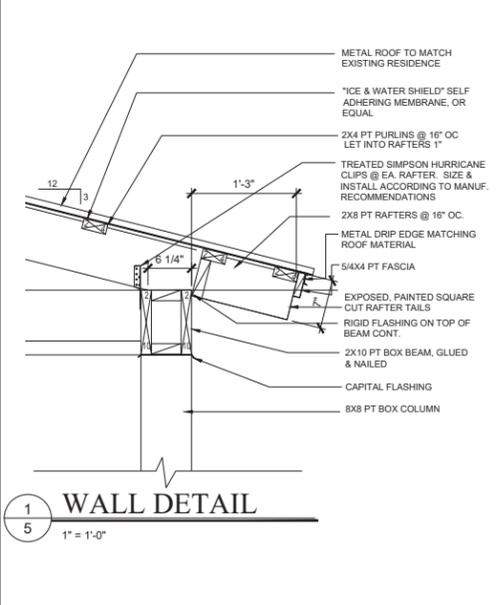
SHEET: 3 OF 5

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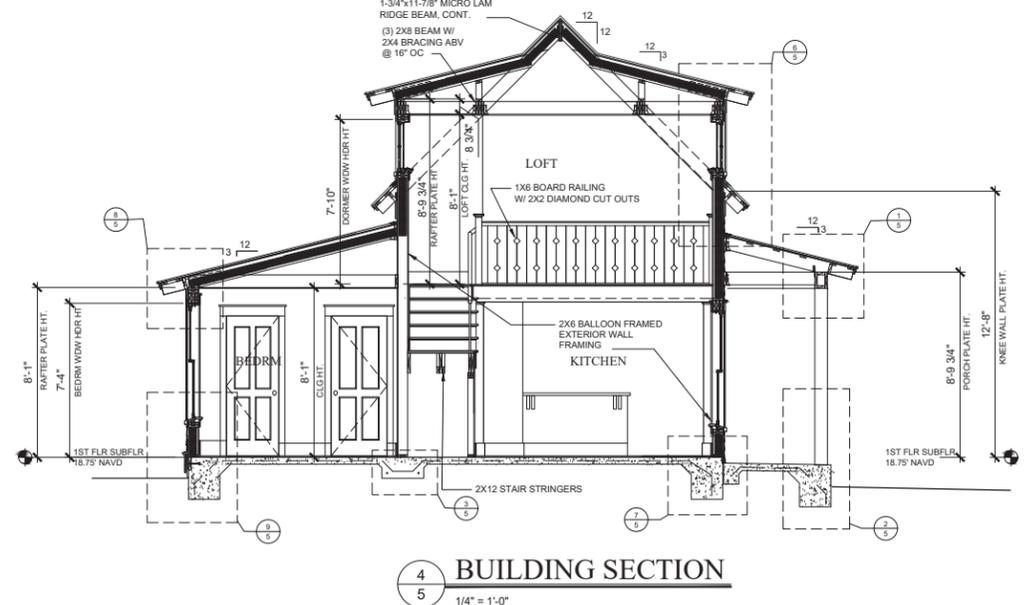
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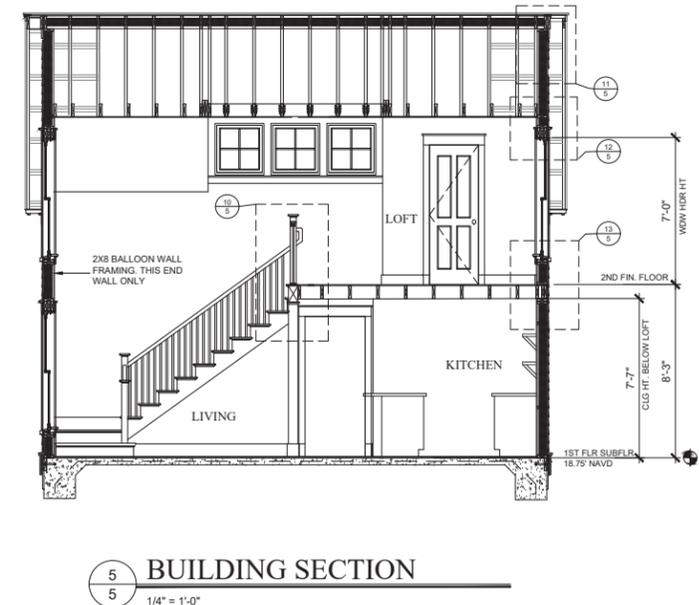
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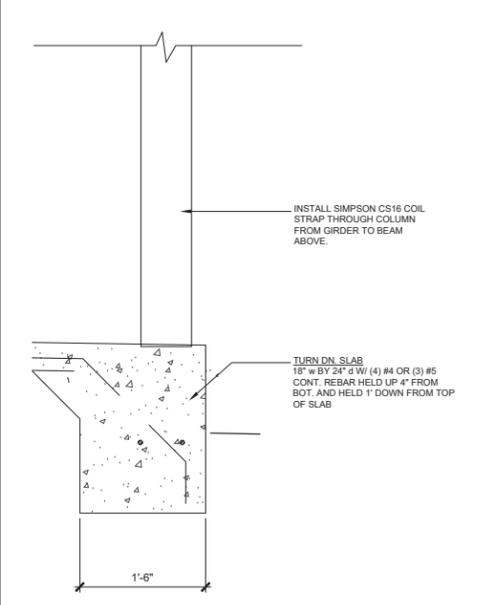
1 WALL DETAIL
1" = 1'-0"



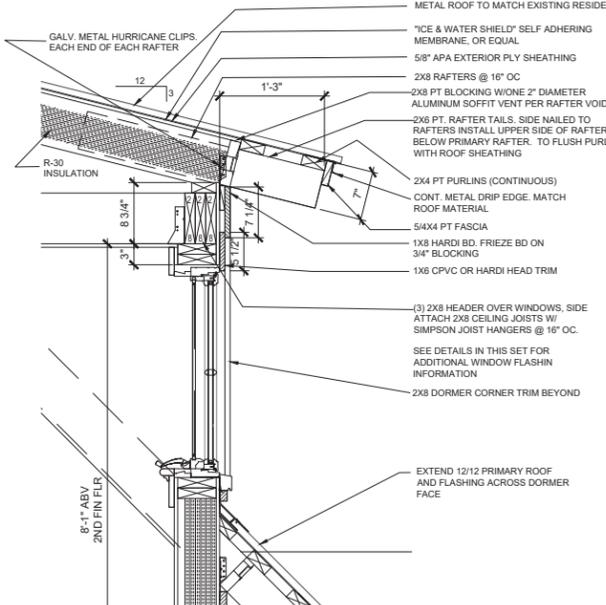
4 BUILDING SECTION
1/4" = 1'-0"



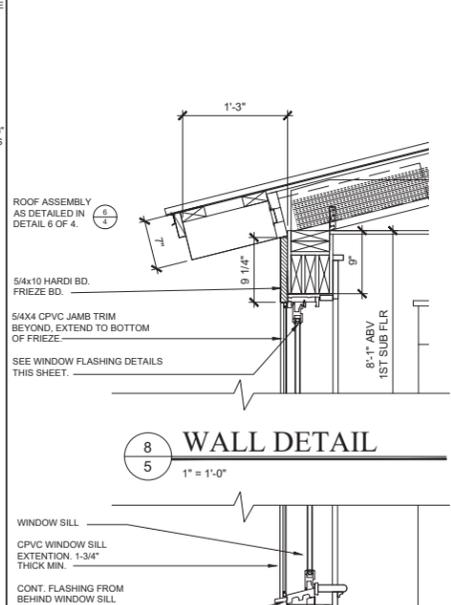
5 BUILDING SECTION
1/4" = 1'-0"



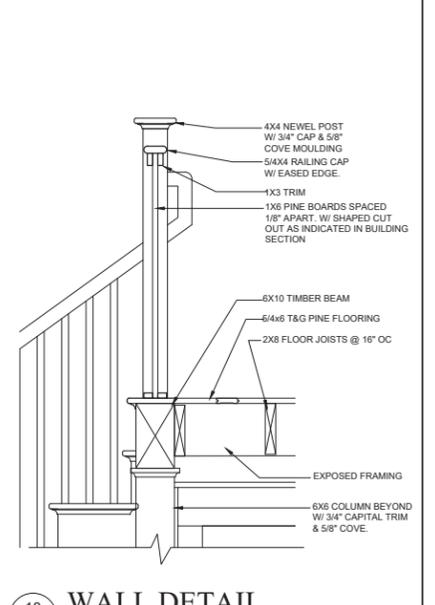
2 WALL DETAIL
1" = 1'-0"



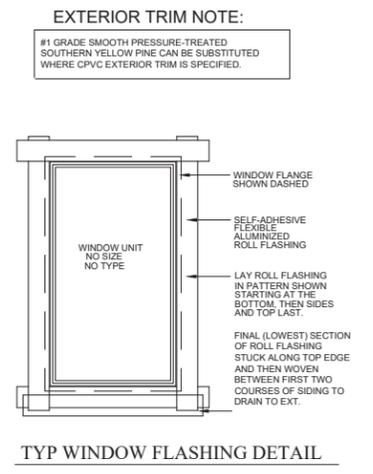
6 WALL DETAIL
1" = 1'-0"



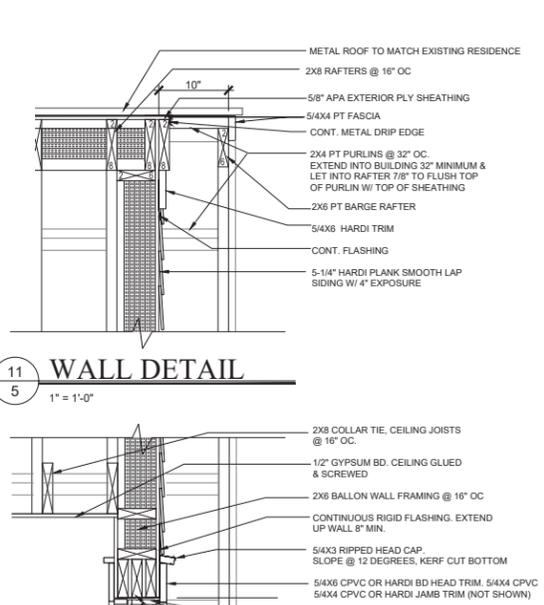
8 WALL DETAIL
1" = 1'-0"



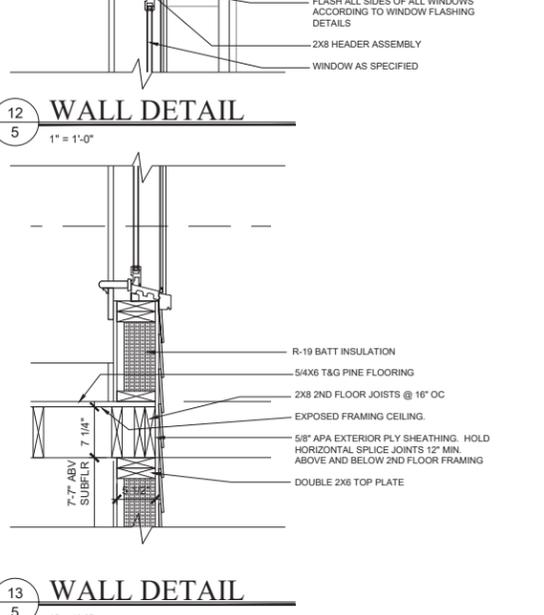
10 WALL DETAIL
1" = 1'-0"



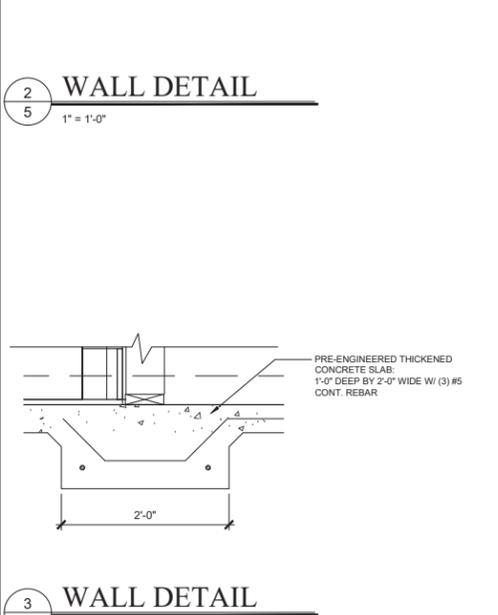
TYP WINDOW FLASHING DETAIL



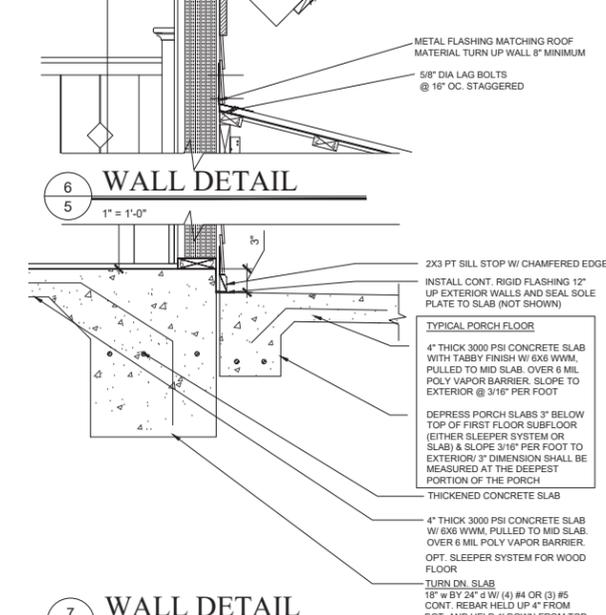
11 WALL DETAIL
1" = 1'-0"



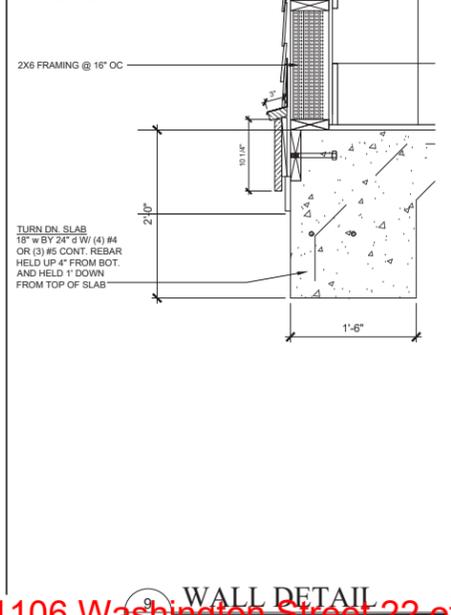
12 WALL DETAIL
1" = 1'-0"



3 WALL DETAIL
1" = 1'-0"



7 WALL DETAIL
1" = 1'-0"



9 WALL DETAIL
1" = 1'-0"

DATE: APRIL 11, 2023
MDG
MOSER DESIGN GROUP
Res
Urban Planning

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REVISIONS:

NO.	DESCRIPTION

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PROJECT: RUSTAD CARRIAGE HOUSE
1106 WASHINGTON STREET
SHEET: 5 OF 5



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
10 May 2023

1 SUMMARY OF REQUEST

1106 Washington Street, New Construction (Carriage House)

The applicant is requesting final approval for construction of a new carriage house.

This property is located within the Beaufort Conservation Neighborhood.

Background: This application was heard at the April 26, 2023, HTRC meeting.

2 FACTS

Property Address:	1106 Washington Street
Parcel ID:	R120 004 000 0373 0000
Case Number:	23-34 HRB.1
Applicant:	Lauren Kelly, Moser Design Group
Zoning:	T4-HN
Use:	Single Family Residential

District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
 - *Front* —Average prevailing setback on block
 - *Rear setback* – 15' min.
 - *Side Corner/Alley* – 5' min.
 - *Side Interior* – 6' min., 10' min. in The Point
- **Lot Width at Front Setback:** 40' min., 60' min. in The Point
- **Lot Size:** 4,000 sf min., 6,000 sf min. in The Point
- **Impervious Surface Coverage:** 55% maximum for rooftops, additional 10% allowed for total impervious coverage.
- **Frontage Build-Out:** 75% max.
- **Maximum Building Height:** 3 stories max.

References:

Beaufort Code
Beaufort Preservation Manual

3 STAFF COMMENTS

Staff Acknowledgements

- This property is located within the Beaufort Conservation Neighborhood. It is not listed as a contributing resource.

Staff Conditions Site

1. Per Section 4.5.3, the carriage house footprint (i.e. building under roof) shall not exceed 50% of the primary building, or 1500 SF, whichever is smaller. Applicant has provided an existing under-roof area of 1372 SF and proposed under-roof area of 1857 SF. Staff subtracted these totals and calculated the carriage house under roof area at 485 SF; applicant to confirm this area. If so, the carriage house footprint is in compliance with this section. Applicant notes carriage house first floor is 522 SF on the application.
2. Applicant to demonstrate compliance with Section 2.4.1.A.3 regarding maximum lot coverage. Applicant to note that per this section, the lot coverage cannot exceed 55% but may have an additional 10% of impervious coverage.
3. Applicant to provide a more detailed site plan showing the location of various pervious/impervious areas as well as the location of any new HVAC areas. Please note that if pervious/impervious walkways are to be modified, the site plan should be altered to reflect these changes.

Staff Conditions Architecture

4. Staff supports the height of the structure. Based on the location of the building on the site survey as well as images provided by the applicant, staff believes it will not be highly visible from Washington Street.
5. Staff supports the shutters as drawn. Staff would also support eliminating the shutters from the project also. Applicant to note that if the shutters remain, they must be notated on the drawings as operable shutters.
6. Applicant to show the location of any mechanical equipment in building plans, elevations, and site plan.
7. Applicant to note that all cementitious siding and trim will have a smooth finish per Section 4.6.3.A.1.b.
8. Applicant to provide cutsheets for all proposed materials including roof, window, door, etc. Applicant to confirm that the SDL windows will have external grilles and interior spacer bars.
9. Staff supports the applicant's choice to match the colors of the carriage house to those on the existing structure.

STAFF RECOMMENDATION:

Final approval with conditions noted.