MEETING AGENDA

The City of Beaufort

HISTORIC DISTRICT REVIEW BOARD

Wednesday, June 14, 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/83938069015?pwd=VG5WcUw4aS8vRlVUMTM4YmdvcHBxQT09
Password: 594495 Meeting ID: 839 3806 9015 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. May 10, 2023 Meeting Minutes

III. Applications:

A. 608 Prince Street, PIN R120 004 000 635B 0000, alterations/additions
Applicant: Melissa Conrath, Homeowner (23-30 HRB.1)

The applicant is requesting final approval for alterations to a single-family residence and the construction of a screen porch.

B. 900 North Street, PIN R120 004 000 0795 0000, addition
Applicant: Ron Boram, Homeowner (23-32 HRB.1)

The applicant is requesting final approval for an addition to a contributing single-family residence.

C. 1106 Duke Street, PIN R120 004 000 0498 0000, window replacement
Applicant: Labi Kryeziv, Homeowner (23-40 HRB.1)

The applicant is requesting final approval for replacement of 10 existing windows to new windows.

D. 308 Hancock Street, PIN R120 004 000 0574 0000, addition
Applicant: Ashley Randolph, Allison Ramsey Architects (23-42 HRB.1)

The applicant is requesting final approval for an addition of a mudroom addition and shed.

E. **910 Greene Street, PIN R120 004 000 0296 0000,** Alterations/Additions
Applicant: Ronesto Pineda, Allison Ramsey Architects (23-26 HRB.3)

The applicant is requesting final approval for renovations of an existing single-family residence and the approval for an ADU.

F. **803 Prince Street, PIN R120 004 000 536B,** new construction
Applicant: Bill Chambers, R.W. Chambers Architect (23-16 HRB.2)

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

G. **301 Carteret Street, PIN R120 004 000 0887 0000,** addition
Applicant: Rob Montgomery, Montgomery Architecture & Planning, Inc. (23-05 HRB.2)

The applicant is requesting preliminary approval for the addition of a new rooftop bar structure at the City Loft Hotel.

H. **607 King Street, PIN R120 004 000 1031 0000,** New Construction
Applicant: Bill Allison, Allison Ramsey Architects (23-33 HRB.2)

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

IV. Adjournment

608 Prince Street

$ PAID 3/31 CK

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION
Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902 2330 HRB.1
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: 3/30 Application #: 25128 Zoning District: T4HN
BCAGHS Survey: ☐ Yes ☒ No Preservation Dist.

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: Melissa Conrath

Applicant Address: 608 Prince Street

Applicant E-mail: melissaconrath@yahoo.com Applicant Phone Number: 614 506-1879

Applicant Title: ◉ Homeowner ◯ Tenant ◯ Architect ◯ Engineer ◯ Developer

Owner (if other than the Applicant):

Owner Address:

Project Name: Screened In Porch Addition

Property Address: 608 Prince Street

Property Identification Number *(Tax Map & Parcel Number)*: PORT BLK 34 R120 004 000 635B

Date Submitted: 03/31/2023

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

Applicant's Signature: Melissa Conrath Date: 3/30/2023

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 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: Screened In Porch - Addition to Existing House

Property Size in Acres: .12 acres

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):
Screened in Porch 18'8" X 12'0" (223 sq ft) Existing Home (1552 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 project will involve putting on a screened in porch addtion to the existing home. It will be located on the east side of the house. The front of the porch will begin at the rear of the existing two story section. The paint color scheme will match the current colors of the house and the roof will match the existing roof.

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

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.

ATRC 4/12

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:

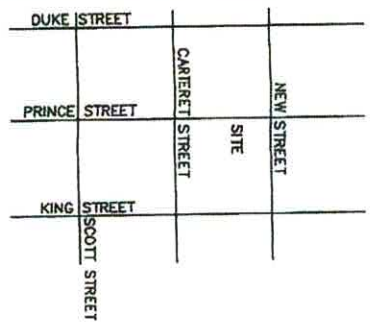
- ☑ **Details:** A typical wall section(s), window details, door details, eave details, porch details, and any other details characteristic to the building are required.
- ☑ **Material Samples and Cut Sheets:** Applicant to submit cut sheets for all exterior building materials, to include roof and typical 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.

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

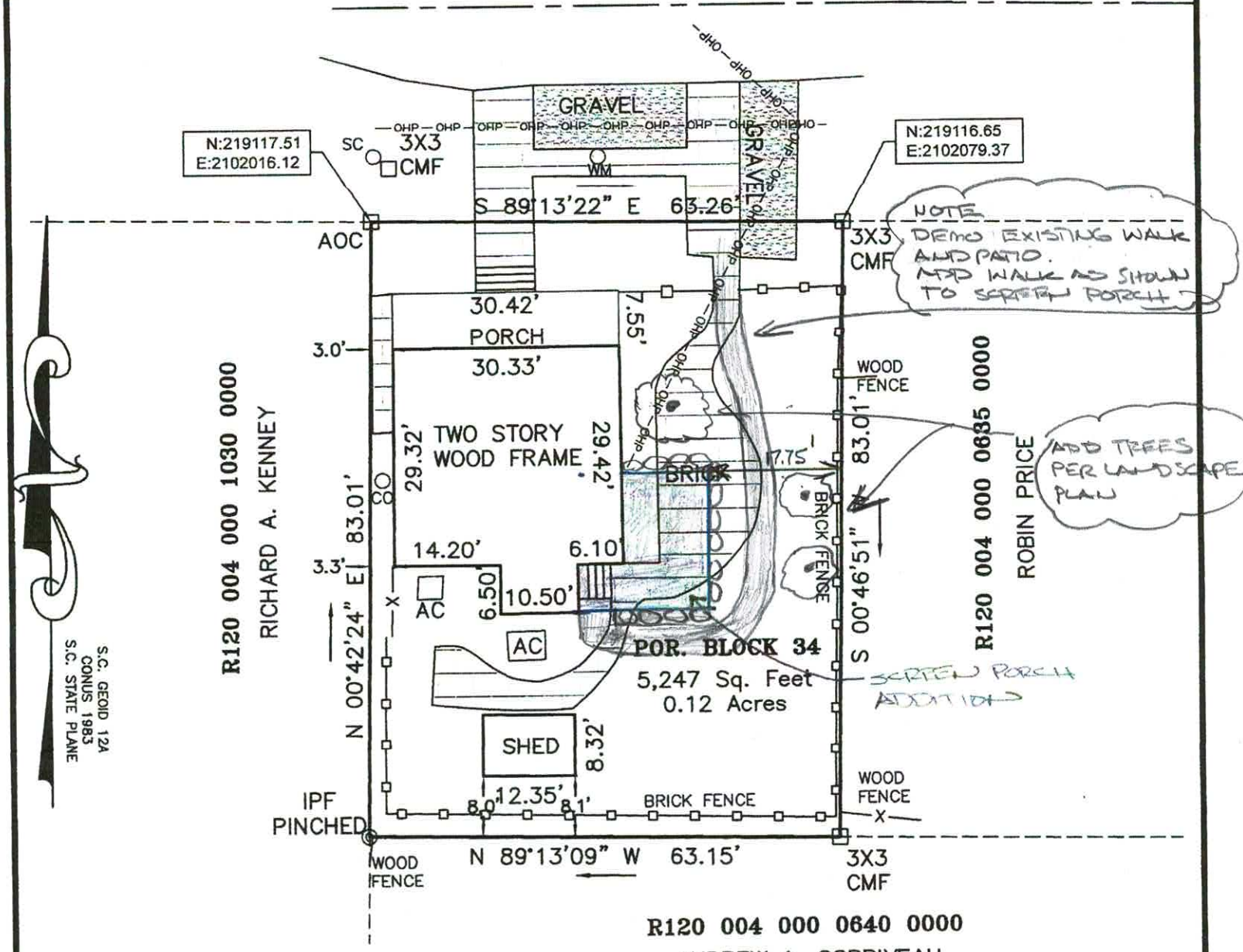
GASQUE & ASSOCIATES INC.

LAND SURVEYORS & PLANNERS

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



VICINITY MAP NOT TO SCALE



ASBUILT SURVEY PREPARED FOR

JOHN M. CONRATH & MELISSA M. CONRATH

BEING A PORTION OF BLOCK 34, IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA, AS SHOWN ON A PLAT PREPARED BY R.D. TROGDON, JR. DATED APRIL 25, 1978, AND RECORDED IN PLAT BOOK 26 AT PAGE 190, AND ON A PLAT PREPARED BY JACK S. JONES, JR., DATED APRIL 7, 1992 AND RECORDED IN DEED BOOK 596 AT PAGE 1173, IN THE REFISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA.

TAX MAP NUMBER R120 004 000 635B 0000

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.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.

THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.

THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" SHADED & "AE" EL. 8' AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 45013C0166G DATED MARCH 23, 2021. (1988 NAVD)

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE COVENANTS OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO JOHN M. & MELISSA M. CONRATH THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THERE IN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THEN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.

20 10 0 20 40 60

SCALE: 1"=20' SCALE IN FEET DATE: 03/17/2023

3.17.23

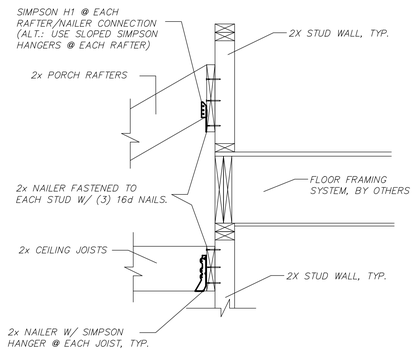
DAVID E. GASQUE, R.L.S. JOB # 57852
S.C. REGISTRATION NUMBER 10506 FB#1121/WG DSGN#6
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.




A2692699







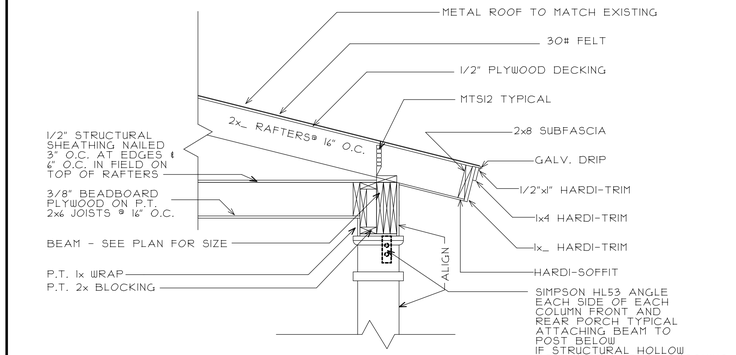
LOWER ROOF TO WALL CONNECTION

NOT TO SCALE



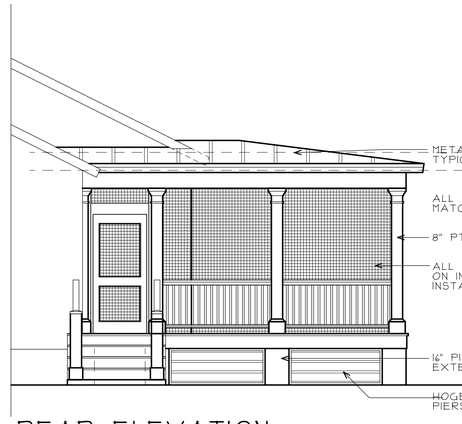
FRONT ELEVATION

1/4" = 1'-0"



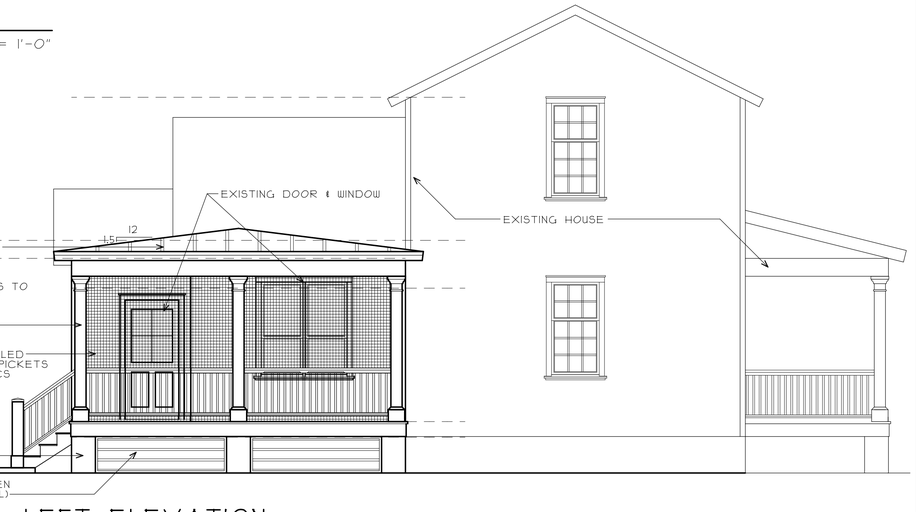
POST & HANDRAIL DETAIL

3/4" = 1'-0"



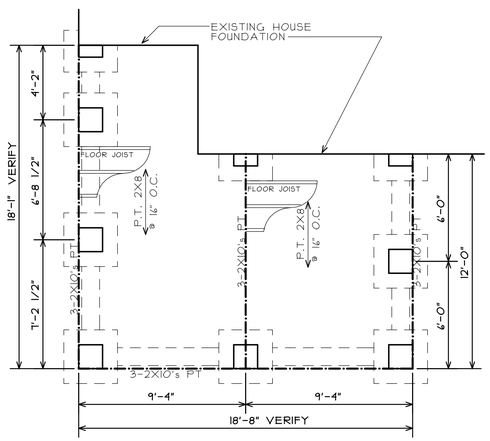
REAR ELEVATION

1/4" = 1'-0"



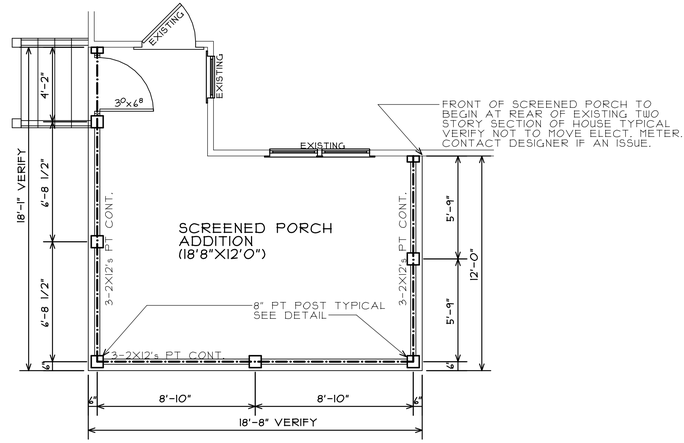
LEFT ELEVATION

1/4" = 1'-0"



FOUNDATION, PIER PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

THIS PLAN IS THE PROPERTY OF COLE DESIGN STUDIO, LLC. IT IS LOANED FOR PURPOSE OF BUILDING ONLY AND MAY NOT BE USED IN ANY PART OR IN WHOLE WITHOUT THE WRITTEN CONSENT FROM COLE DESIGN STUDIO, LLC.
ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL ORDINANCES AND BLDG. CODES
CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THIS PLAN IS TO BE IN SUB-CONTRACTORS SHOULD REVIEW DRAWINGS PRIOR TO CONSTRUCTION.

REVISIONS

DATE	DESCRIPTION	BY

COLE DESIGN STUDIO
LOWCOUNTRY RESIDENTIAL DESIGN
pcole@ColeDesignStudio.biz
www.ColeDesignStudio.biz
1011 BAY STREET, SUITE 311
Beaufort, SC 29902
843-525-1727
A PROFESSIONAL BUILDING DESIGNER
MEMBER OF THE AMERICAN INSTITUTE OF BUILDING DESIGN
CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATION
PAUL R. COLE #5135

A|I
B|D

A CUSTOM PORCH ADDITION FOR:

THE CONRATH RESIDENCE

408 PRINCE STREET
CITY OF BEAUFORT
BEAUFORT, SC

DATE 04-24-23
COMM. NO. A0265JMC
DRAWN PRC CHECKED
SCALE AS SHOWN

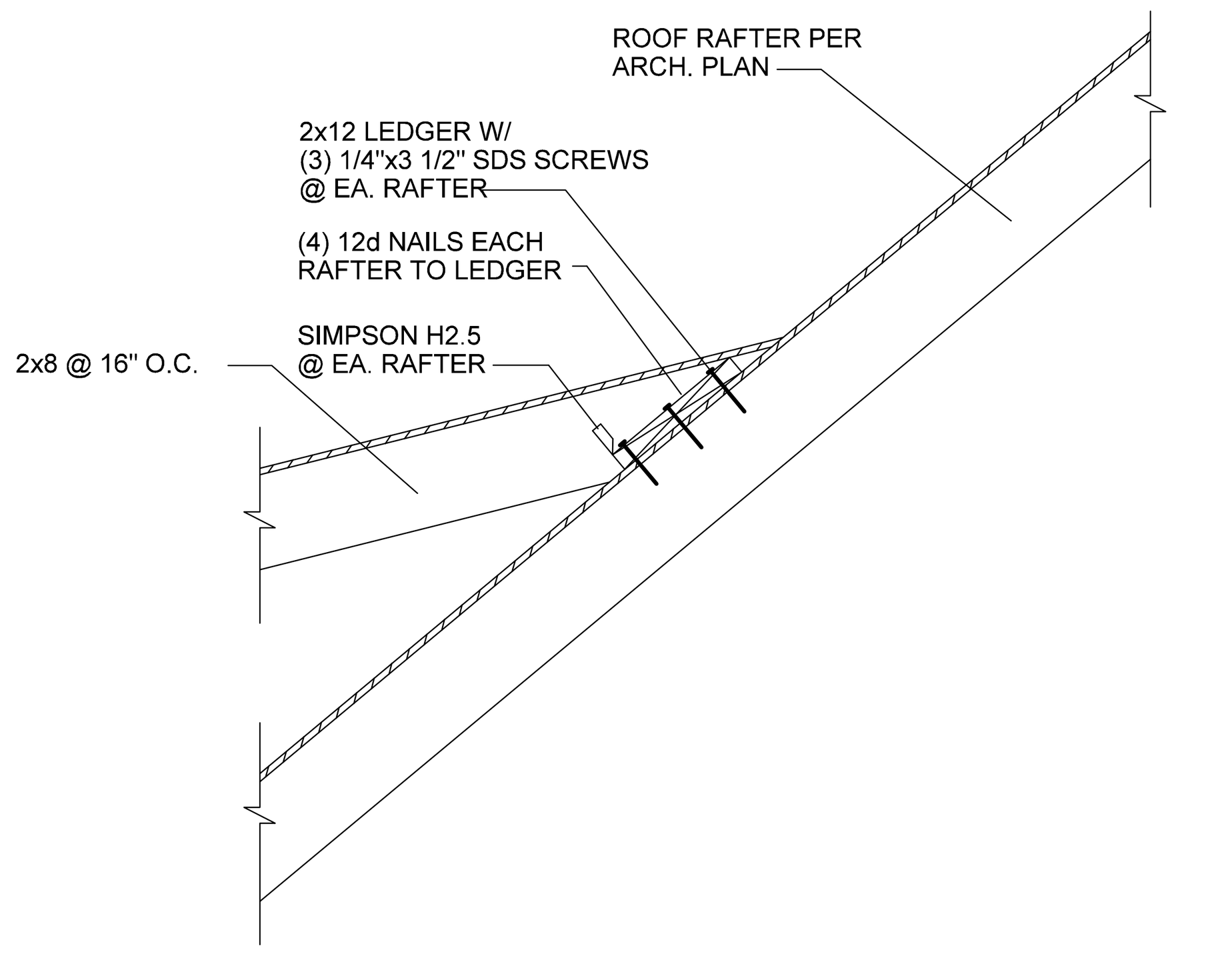
1.1

OF SHEETS

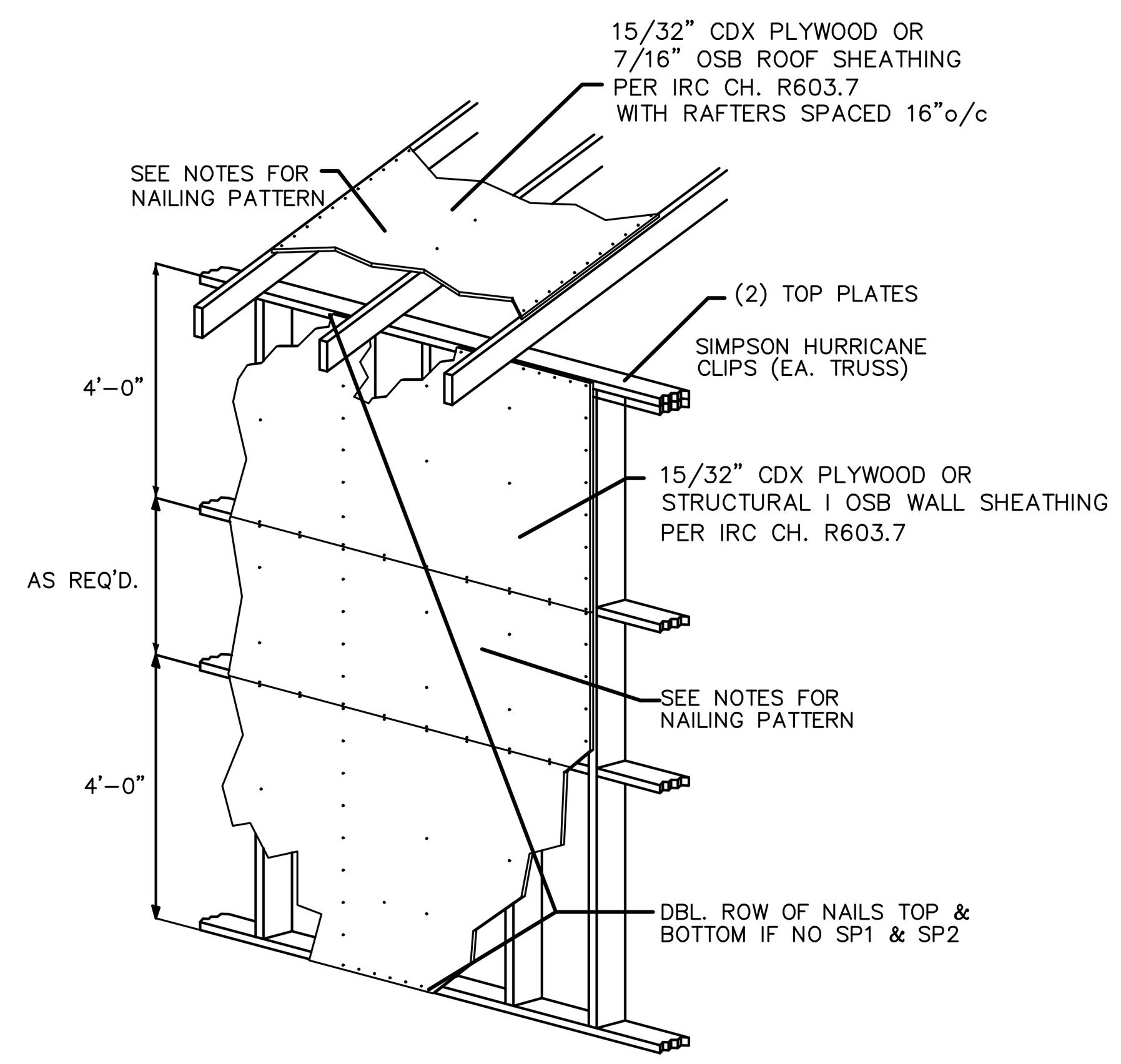
FASTENER SPACING FOR DECK LEDGERS

JOIST SPAN	RIM BOARD OR JOIST BAND	6'-0" AND LESS	6'-1" TO 8'0"	8'-1" TO 10'0"	10'-1" TO 12'-0"	12'-1" TO 14'-0"	14'-1" TO 16'0"	16'-1" TO 18'0"
CONNECTION DETAIL	ON-CENTER SPACING OF FASTENERS[4,5]							
1/2"- DIAMETER LAG SCREW W/ 15/32" MAX. SHEATHING	1" EWP[6] 1 1/8" EWP[6] 1 1/2" LUMBER[7,9]	24" 28" 30"	18" 21" 23"	14" 16" 18"	12" 14" 15"	10" 12" 13"	9" 10" 11"	8" 9" 10"
1/2"- DIAMETER LAG BOLT W/ 15/32" MAX. SHEATHING	1" EWP[6] 1 1/8" EWP[6] 1 1/2" LUMBER[7,9]	24" 28" 36"	18" 21" 36"	14" 16" 34"	12" 14" 29"	10" 12" 24"	9" 10" 21"	8" 9" 19"
1/2"- DIAMETER LAG BOLT W/ 15/32" MAX. SHEATHING AND 1/2" STACKED WASHERS[2,8]	1" EWP[6] 1 1/8" EWP[6] 1 1/2" LUMBER[7,9]	24" 28" 36"	18" 21" 36"	14" 16" 29"	12" 14" 24"	10" 12" 21"	9" 10" 18"	8" 9" 16"

1. THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE FACE OF THE BAND JOIST.
2. THE MAXIMUM GAP BETWEEN THE FACE OF THE LEDGER BOARD AND FACE OF THE WALL SHEATHING SHALL BE 1/2".
3. LEDGERS SHALL BE FLASHED OR CAULKED TO PREVENT WATER FROM CONTACTING THE HOUSE BAND JOIST.
4. LAG BOLTS AND SCREWS SHALL BE STAGGERED.
5. DECK LEDGERS SHALL BE A MINIMUM 2x8 PRESSURE-PRESERVATIVE-TREATED #2 GRADE LUMBER OR OTHER APPROVED
6. WHEN SOLID-SAWN PRESSURE PRESERVATIVE TREATED DECK LEDGERS ARE ATTACHED TO ENGINEERED WOOD PRODUCTS (ORIENTED STRAND BOARD OR STRUCTURAL COMPOSITE LUMBER, INCLUDING VENEER LUMBER), THE LEDGER ATTACHMENT SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. TABULATED VALUES BASED ON 300 LB. AMD 350 LB. FOR 1" AND 1 1/8" EWP RIM BOARD, RESPECTIVELY.
7. A MINIMUM 1"x9 1/2" DOUGLAS FIR-LARCH LAMINATED VENEER LUMBER RIM BOARD SHALL BE PERMITTED IN LIEU OF THE 2" NOMINAL BAND JOIST.
8. WOOD STRUCTURAL PANEL SHEATHING, GYPSUM BOARD SHEATHING, OR FOAM SHEATHING NOT EXCEEDING ONE INCH THICKNESS SHALL BE PERMITTED.
9. FASTENER SPACING ALSO APPLIES TO SOUTHERN PINE, DOUGLAS-FIR-LARCH, AND HEM-FIR BAND JOIST.



D RAFTER/RAFTER CONNECTION @ PORCH
SCALE: NONE



WALL AND ROOF SHEATHING WILL BE NAILED WITH 8d NAILS (RING OR) (TWISTED SHANK) 3"o/c AROUND EDGES AND 6"o/c IN FIELD
OR
WALL AND ROOF SHEATHING WILL BE NAILED WITH 10d NAILS (RING OR) (TWISTED SHANK) 4"o/c AROUND EDGES AND 6"o/c IN FIELD
PROVIDE SHEATHING SPLICES OVER BLOCKING OR FRAMING
THE SHEATHING MAY BE PLACED EITHER HORIZONTALLY OR VERTICALLY

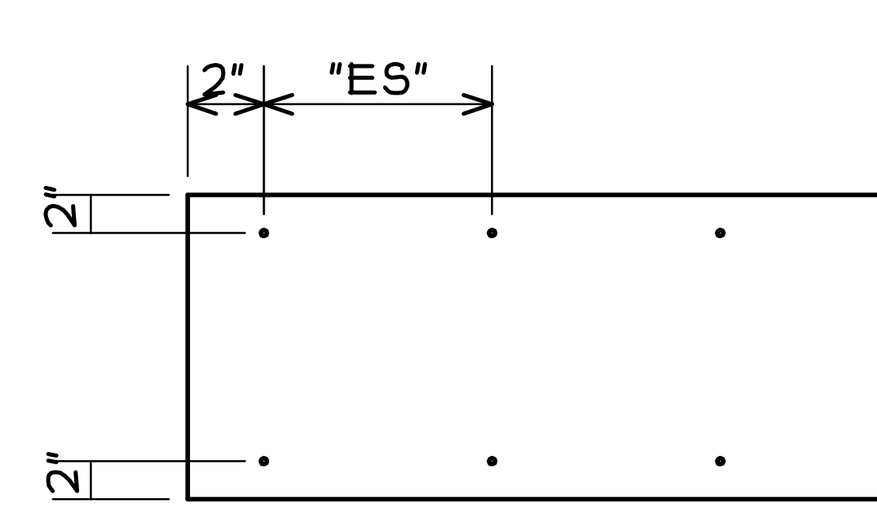
SHEATHING NAILING PATTERN
NOT TO SCALE

FASTENER CLEARANCES FOR MULTIPLE-PLY MEMBERS

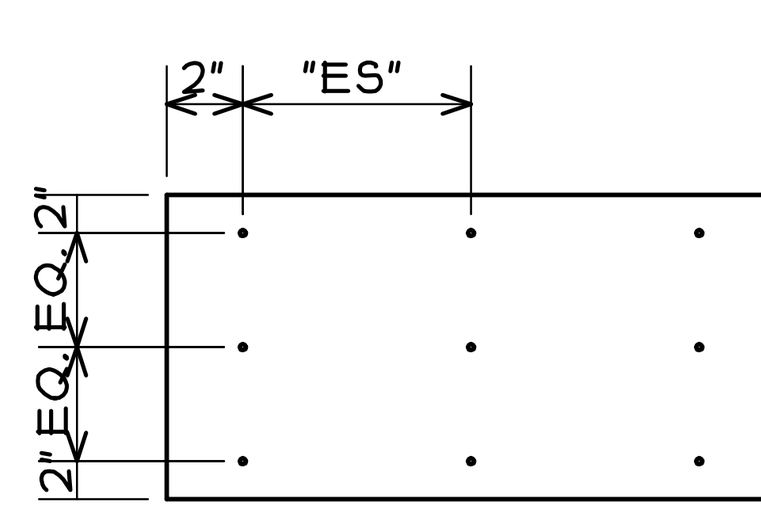
FASTENER	A	B		C		D
	MIN.	MIN.	MAX.	MIN.	MAX.	MIN.
10d & 16d NAILS	2"	2"	12"	4"	12"	3"
BOLTS & SCREWS	2"	4"	24"	4"	24"	3"

MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS

		3 1/2" WIDE	5 1/4" WIDE		7" WIDE		
FASTENER TYPE	LVL DEPTH	2-PLY 1 3/4"	3-PLY 1 3/4"	1 3/4" + 3 1/2"	4-PLY 1 3/4"	2-PLY 1 3/4" + 3 1/2"	2-PLY 3 1/2"
10d (0.128" X 3"0 NAILS	7 1/4" (d(14"	3 ROWS @ 12" O/C	3 ROWS @ 12" O/C (ES)	3 ROWS @ 12" O/C	--	3 ROWS @ 12" O/C (ES)	--
	d (14"	4 ROWS @ 12" O/C	4 ROWS @ 12" O/C (ES)	4 ROWS @ 12" O/C	--	4 ROWS @ 12" O/C (ES)	--
16d (0.162" X 3 1/2") NAILS	7 1/4" (d(14"	2 ROWS @ 12" O/C	2 ROWS @ 12" O/C (ES)	2 ROWS @ 12" O/C	--	2 ROWS @ 12" O/C (ES)	--
	d (14"	3 ROWS @ 12" O/C	3 ROWS @ 12" O/C (ES)	3 ROWS @ 12" O/C	--	3 ROWS @ 12" O/C (ES)	--
1/2" THROUGH BOLTS	d)7 1/4"	2 ROWS @ 24" O/C	2 ROWS @ 24" O/C		2 ROWS @ 24" O/C		
SDS 1/4" X 3 1/2", WS35, 3 3/8" TRUSSLOK		2 ROWS @ 24" O/C	2 ROWS @ 24" O/C (ES)	2 ROWS @ 24" O/C	--	2 ROWS @ 24" O/C (ES)	--
SDS 1/4" X 6", WS6		--	--		2 ROWS @ 24" O/C (ES)		
5" TRUSSLOK		--	2 ROWS @ 24" O/C		--		
6 3/4" TRUSSLOK		--	--		2 ROWS @ 24" O/C		



2 ROWS "ES" (OFFSET ON BACK SIDE)



3 ROWS "ES" (OFFSET ON BACK SIDE)

GENERAL CONSTRUCTION NOTES:

ALL WORK UNDER THIS CONTRACT SHALL CONFORM TO ALL CODES,ORDINANCES, AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THIS WORK WHETHER SHOWN IN THESE DOCUMENTS OR NOT.

CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS.

CONTRACTOR SHALL SECURE AND PAY FOR ALL INSURANCE CALLED FOR BY LAW AND AS DIRECTED BY FUNDING INSTITUTION COPIES OF INSURANCE CERTIFICATES SHALL BE FILED WITH THE ARCHITECT.

GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK WITH ALL TRADES INVOLVED.

GENERAL CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF EXISTING FEATURES BEFORE STARTING WORK, NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STANDARD BUILDING CODE, OSHA, ACI, AISC AND AITC CODES AND REQUIREMENTS AND ALL APPLICABLE STANDARDS.

GENERAL CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND VENDOR DRAWINGS FOR COORDINATION OF EQUIPMENT IN AND/OR BENEATH SLABS.

SUBGRADE PREPARATION NOTES:

PRIOR TO CONSTRUCTION, ALL BUILDING AREA, PLUS APPROX. 5 FEET ON EACH SIDE, SHOULD BE STRIPPED OF ALL VEGETATION, TOP SOIL, ROOT SYSTEMS, ANY EXISTING PAVEMENTS,FOREIGN OBJECTS AND DEBRIES.

SITE DRAINAGE SHOULD BE ESTABLISHED TO PREVENT WATER PONDING WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE STORM WATER RUN–OFF.

IF NECESSARY, THE SITE DEWATERING WILL BE EMPLOYED UNTIL THE FOUNDATIONS AND UTILITIES ARE IN PLACE. DEWATERING METHODS WILL BE SELECTED BY CONTRACTOR AND APPROVED BY ARCHITECT/ENGINEER.

ANY UTILITIES THAT UNDERLIE THE SITE, SHOULD BE RELOCATED AND THE TRENCHES BACFILLED WITH APPROVED SUITABLE BACKFILL SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCHES THICK LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM–D–1557.

THE EXPOSED SUBGRADE UNDER FOUNDATIONS AND SLABS WILL BE THEN LEVELED AND COMPACTED.

ALL OF THE EXPOSED SUBGRADE SHOULD BE COMPACTED BY REPEATED PASSES OF A VIBRATORY ROLLER. COMPACTION EFFORT SHOULD CONTINUE UNTIL THE SOIL UNDER FOOTINGS AND SLABS REACHED DENSITY OF 95% IN ACCORDANCE WITH ASTM D–1557 FOR A MINIMUM DEPTH OF 12 INCHES BELOW BOTTOM OF THE FOOTINGS AND SLABS.

ANY AREAS THAT BECOME UNSTABLE BENEATH COMPACTION EQUIPMENT SHOULD BE EXAMINED TO DETERMINE THE CAUSE. IF DUE TO UNSUITABLE SOIL, SUCH AS CLAY OR HIGHLY ORGANIC SOIL, THE AREA SHOULD BE UNDERCUT TO FIRM SOIL AND THE EXCAVATION BACKFILLED WITH APPROVED FILL COMPACTED TO 95% OF ITS DENSITY (IN ACCORDANCE WITH ASTM D–1557). IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE ACCEPTABLE SOIL, THE AREA SHALL BE AERATED OR OTHERWISE DRIED AND RECOMPACTED TO THE SPECIFIED DENSITY.

ALL OF THE FILL FOR THIS PROJECT SHOULD CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL WILL BE FREE OF ROOTS, CLAY LUMPS AND ANY DEBRIES.ALL OF THE FILL FOR THIS PROJECT WILL BE PLACED IN 8 TO 10 INCH THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM–D–1557.

THE DESIGN SOIL BEARING PRESSURE IS 2000 PSF.

CAST IN PLACE CONCRETE, FOUNDATIONS AND FLOOR SLAB NOTES:

ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS, UNLESS NOTED OTHERWISE.

MIXING AND PLACING OF CONCRETE SHALL BE PROVIDED WITH CONSIDERATION TO WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION. FOR COLD WEATHER IN ACCORDANCE WITH ACI 306, FOR HOT WEATHER IN ACCORDANCE WITH ACI 305.

CURING METHODS SHALL BE SELECTED BY CONTRACTOR AND ARCHITECT/ENGINEER APPROVED TO SUIT WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION.

WEATHER CONDITIONS SHALL NOT BE ACCEPTED AS A VALID REASON FOR INCORRECT OR OTHERWISE POOR QUALITY OF CONCRETE OR CONCRETE SURFACES.

CONCRETE FINISHES SHALL BE SELECTED TO ACCOMMODATE FLOOR COVERINGS. SCRATCHED FINISH FOR SURFACES INTENDED TO RECEIVE BOND APPLIED CEMENTIOUS APPLICATIONS. TROWELED FINISH FOR EXPOSED INTERIOR SURFACES. NONSLIP, LIGHT BROOM FINISH FOR EXTERIOR EXPOSED SURFACES.

ALL FINISHES SHALL BE MINIMUM CLASS B TOLERANCES, EXCEPT FOR EXPOSED CONCRETE SURFACES WHICH SHALL MEET CLASS A REQUIREMENTS IN ACCORDANCE WITH ACI 301.

GENERAL CONTRACTOR SHALL INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING. ALL EXCAVATIONS NEAR THESE LINES SHALL BE CARRIED OUT WITH EXTREME CAUTION.

UNLESS OTHERWISE NOTED, ALL REINFORCING STEEL SHALL BE DEFORMED BARS, CONFORMING TO ASTM A615, GRADE 60.

UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES ACI SP–66, LATEST EDITION.

ALL BAR SPLICES SHALL BE CLASS C TENSION LAP SPLICES, UNLESS OTHERWISE SHOWN. PROVIDE STD. CORNER BARS AT ALL CORNERS.

PROVIDE MINIMUM OF 3" OF CONCRETE COVER FOR REINFORCING STEEL WHEN THE CONCRETE IS PLACED DIRECTLY AGAINST GROUND.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

WELDED WIRE FABRIC REINFORCEMENT MUST LAP ONE FULL MESH AT SIDE AND END LAPS AND BE WIRED TOGETHER.

ALL SLAB AND FOUNDATION REINFORCEMENT SHALL BE TIED IN PLACE PRIOR TO PLACING CONCRETE.

HOLD UP REINFORCING WITH TYPICAL STANDARD CHAIRS.

REINFORCEMENT SHOWN SHALL BE USED AS DETAILING GUIDE. PROVIDE RE–BARS AS REQUIRED TO SUIT SPECIAL CONDITIONS.

CONTRACTOR SHALL COORDINATE EXACT ANCHOR BOLT LOCATIONS AND LAYOUT WITH BUILDING CODE REQUIREMENTS AND THIS DRAWINGS

FLOOR JOINTS SHALL BE LOCATED AS INDICATED ON PLANS.CONSTRUCTION JOINTS SHALL BE LOCATED AS REQUIRED FOR WORK SEQUENCE.

REINFORCED CONCRETE MASONRY NOTES:

ALL BLOCK CELLS ARE TO BE GROUTED SOLID FROM FINISHED FLOOR TO TOP OF FOOTING REGARDLESS IF BLOCK IS SCHEDULED TO BE REINFORCED OR NOT.

CONCRETE BLOCK MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N, WITH A MINIMUM COMPRESSIVE STRENGTH F'm = 2400 PSI.

MORTAR AND MORTAR MATERIALS SHALL CONFORM TO THE PROPORTION SPECIFICATIONS OF ASTM C270, TYPE "S".

HORIZONTAL WALL REINFORCING SHALL BE STANDARD, NINE GAUGE REINFORCING FABRICATED OF STEEL CONFORMING TO ASTM A82 AND SIZED TO FIT THE WALL WIDTH. REINFORCING SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A116, CLASS 1 OR CLASS 3, OR ASTM A153, CLASS B–2. FURNISH PREFABRICATED CORNER AND TEE UNITS.

HORIZONTAL WALL REINFORCING AND ANCHOR BOLTS EMBEDDED IN MASONRY SHALL BE COMPLETELY PROTECTED BY MORTAR.

REFER TO DRAWINGS FOR VERTICAL MASONRY WALL REINFORCEMENT AND CONCRETE FILL LOCATIONS.

VERTICAL MASONRY WALL REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60. REFER TO CONCRETE NOTES FOR VERTICAL REINFORCING DETAILING, FABRICATION AND INSTALLATION REQUIREMENTS.

VERTICAL REINFORCING TO BE LAPPED 24" (MIN.) AT DOWELS AND SPLICES.

VERTICAL REINFORCING WILL BE PLACED AT ALL OPENING JAMBS (#5) AND HOOKED AT LINTELS.

CONCRETE GROUT TO FILL VOIDS IN MASONRY UNITS SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH F'c=3000 PSI IN 28 DAYS. REFER TO CONCRETE NOTES FOR CONCRETE MIXING AND PLACEMENT REQUIREMENTS. CONCRETE AGGREGATE WILL BE 1/2"C MAX.

METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION SHALL BE HOT DIP GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A 153, CLASS B–2.

METAL ACCESSORIES FOR USE IN INTERIOR WALL CONSTRUCTION SHALL BE MILL GALVANIZED IN ACCORDANCE WITH ASTM A 641, CLASS I.

WALLS, FLOORS AND ROOF FRAMING GENERAL NOTES

COORDINATE LAYOUT OF FRAMING MEMBERS WITH ALL TRADES TO INSURE THAT JOISTS, RAFTERS AND PLATES ARE NOT EXTENSIVELY NOTCHED, CUT OR BORED. REFER TO 2021 IRC CODE AND AITC MANUAL FOR ALLOWABLE CUTTING NOTCHING AND BORING OF FRAMING MEMBERS. TRUSSES SHALL NOT BE CUT, NOTCHED OR BORED WITHOUT ARCHITECT'S APPROVAL.

THE ENGINEERING OF FRAMING MEMBERS IS BASED ON NO. 2 SYP OR #2 SPRUCE. FB = 1200 PSI, E = 1,200,000 PSI. SUBSTITUTION MUST BE APPROVED BY THE ARCHITECT BEFORE USING.

ALL CONNECTION STEEL ANGLES, PLATES AND BOLTS AT MASONRY WALLS SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A–153.

ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY, GROUND OR OTHERWISE NOTED ON THE DRAWINGS WILL BE PRESSURE TREATED IN ACCORDANCE WITH AWPI STANDARD LP–2. (KDAT)

ALL PLYWOOD SHEATHING WILL BEAR THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND WILL MEET THE REQUIREMENTS OF PS1–83 OR APA PRP–108. ALL PANELS PERMANENTLY EXPOSED TO THE WEATHER WILL BE CLASSIFIED "EXTERIOR". APPLICATION WILL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION. ALL OSB BOARD SHEATHING WILL BE "EXTERIOR GRADE" EXCEPT ON INTERIOR WALLS

CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING FOR STRUCTURE AND ITS INDIVIDUAL MEMBERS SO THAT IT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION.
THE STRUCTURE IS DESIGNED FOR A COMPLETED CONDITION ONLY AND THEREFORE REQUIRES ADDITIONAL TEMPORARY SUPPORTS TO MAINTAIN STABILITY BEFORE COMPLETION.
ROOF DECKING AND WALL SHEATHING WILL BE INSTALLED AND ALL JOISTS AND GIRDERS SECURED PRIOR TO TEMPORARY BRACINGS ARE REMOVED.

TEMPORARY BRACING DESIGN, INSTALLATION AND MAINTENANCE WILL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR AND/OR ERECTOR. TEMPORARY BRACING IS NOT A DESIGN FUNCTION OF THE STRUCTURAL ENGINEER.

ALL GENERAL NOTES ABOVE ARE MEANT TO BE GENERAL TO ALL RESIDENTIAL CONSTRUCTION AND MAY OR MAY NOT BE RELEVANT TO THIS PARTICULAR JOB

STUD HEIGHT / SPACING TABLE

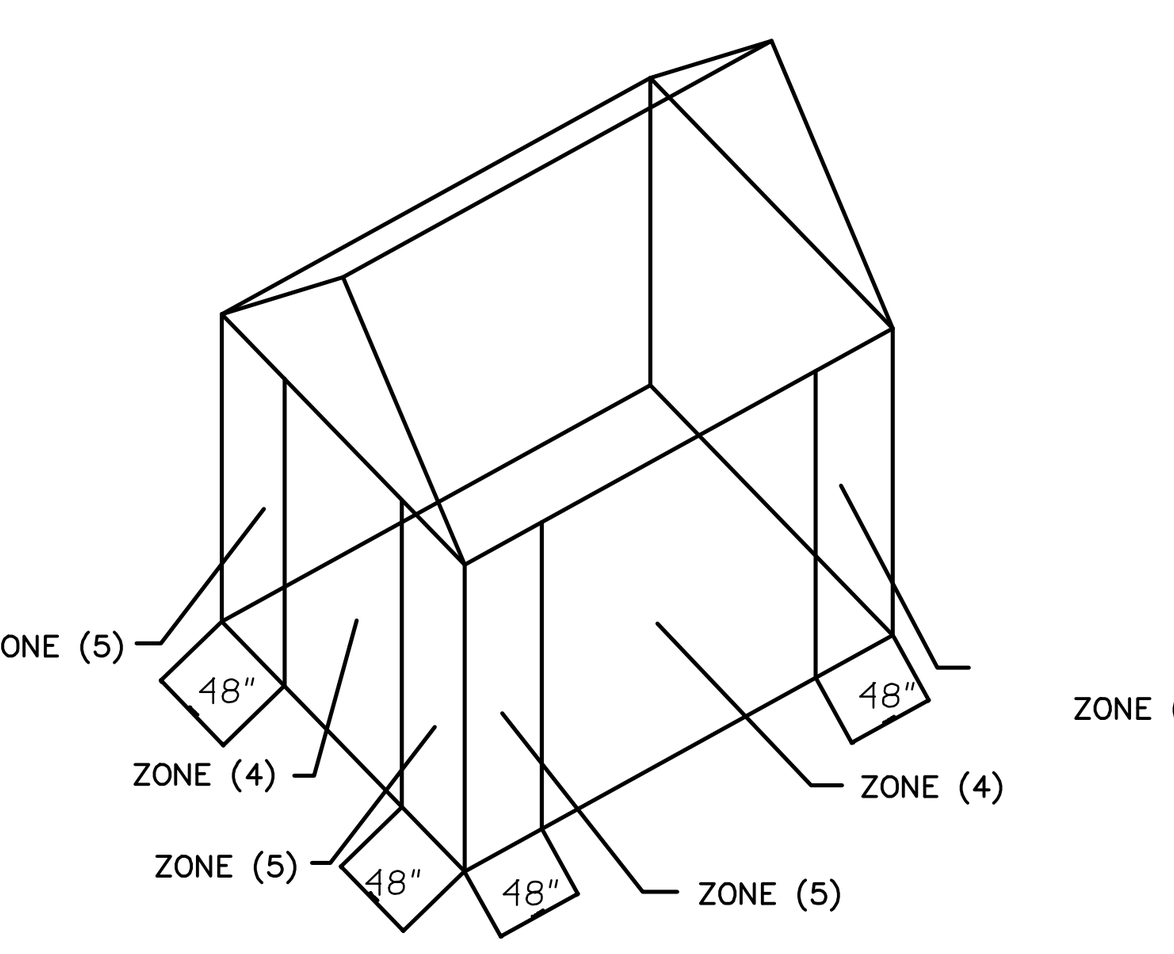
UNSUPPORTED WALL HEIGHT (feet)	STUD SIZE/SPACING (SPECIES/SPECIFICATION)
UP TO 9'-0"	2x4 @16" O.C.(SPF#2)
9'-1" - 10'-4"	2x4 @ 12" O.C. (SPF #2) -OR- 2x6 @ 16" O.C. (SPF #2)
10'-5" - 15'-0"	(2) 2x4 @ 16" O.C. (SPF #2) -OR- 2x6 @ 16" O.C. (SPF #2)
15'-1" - 16'-7"	2x6 @ 12" O.C. (SPF #2) -OR- 2x8 @ 16" O.C. (SPF #2)
16'-8" - 18'-6"	2x8 @ 16" O.C. (SPF #2)
18'-7" - 20'-0"	(2) 2x6 @ 12" O.C. (SPF #2) -OR- 2x8 @ 12" O.C. (SPF #2)

NOTES:
1. DOUBLE STUDS TO BE NAILED TOGETHER WITH 12d COMMON NAILS @ 3" O.C. FROM EACH SIDE, STAGGERED PATTERN.
2. CHART BASED UPON 145 MPH WIND SPEED (3-SECOND GUST).
3. STUD HEIGHTS EXCEEDING 20' SHALL REQUIRE SPECIFIC ENGINEERING.

THE CEILING / ATTIC JOISTS WILL BE:
2x6's @ 16"o/c UP TO 10' SPAN
2x8's @ 16"o/c UP TO 13'–6" SPAN
2x10's @ 16"o/c UP TO 16' SPAN
2x12's @ 16"o/c UP TO 20' SPAN

THE ROOF RAFTERS WILL BE:
2x6's @ 16"o/c UP TO 8'–0" (UNSHORED) SPAN
2x8's @ 16"o/c UP TO 12'–0" (UNSHORED) SPAN
2x10's @ 16"o/c UP TO 15'–0" (UNSHORED) SPAN
2x12's @ 16"o/c UP TO 18'–0" (UNSHORED) SPAN

THE EXTERIOR WALL STUDS SCHEDULE:
(FOR V_{3S} =145 MPH)
2x4's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 8'–1 1/2"
2x6's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 12'–1 1/2"
2x8's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 18'–1 1/2"



WIND PRESSURE ZONE DIAGRAM
NOT TO SCALE

GLAZED OPENINGS GENERAL NOTES

WINDOWS, GLASS DOORS & SKYLIGHTS SHALL BE APPROVED AND INSTALLED TO COMPLY WITH BOTH NEGATIVE AND POSITIVE PRESSURES AS REQUIRED BY 2021 IRC. DOCUMENTATION OF COMPLIANCE SHALL BE AVAILABLE ON SITE FOR EACH WINDOW, DOOR OR SKYLIGHT AT THE FRAMING INSPECTION.

ALL GAZING IN DOORS, WINDOWS, OR SKYLIGHTS SHALL BE TESTED FOR 'LARGE MISSILE IMPACT RESISTANCE' AS NOTED BELOW. OPTION: PROVIDE WOOD STRUCTURAL PANELS FOR EACH OPENING. PANELS WILL HAVE A MINIMUM THICKNESS OF 7/16 INCHES AND A MAXIMUM SPAN OF 8'. PANELS MUST BE PRECUT TO SIZE, AND ATTACHMENT HARDWARE PROVIDED, (3" LONG, 1/4" DIAMETER SIMPSON SCREWS AT 12"oc AT PERIMETER OF PANEL). EACH PANEL SHALL BE NUMBERED OR MARKED TO INDICATE WHICH WINDOW IT SHALL BE INSTALLED OVER, (IRC 301.2.1.2)

TEST REQUIREMENTS NOTES:
– WINDOWS ARE TESTED IN ACCORDANCE WITH AAMA 101/I.S.2. 97 SPECIFICATIONS.
– TESTED LARGE MISSILE IMPACT RESISTANCE TO ASTM E1886/E1996.
– TESTED FORCED ENTRY RESISTANCE TO AAMA 1303.2.
– DEGLAZING TESTED TO ASTM E987.
– TESTED WATER RESISTANCE TO ASTM E547/331.
– TESTED AIR INFILTRATION TO ASTM E 283
– TEST REPORTS AVAILABLE UPON REQUEST.

IF APPROVED DOORS, WINDOWS, OR SKYLIGHTS ARE NOT USED, THEN WOOD STRUCTURAL PANELS MUST BE PROVIDED FOR EACH OPENING. PANELS WILL HAVE A MINIMUM THICKNESS OF 7/16 INCHES AND A MAXIMUM SPAN OF 8 FEET. PANELS MUST BE PRECUT TO SIZE WITH ATTACHMENT HARDWARE PROVIDED AND NUMBERED SO THAT A HOMEOWNER WILL BE ABLE TO IDENTIFY THE PROPER LOCATION FOR EACH PANEL. (IRC 301.2.1.2)

DESIGN CRITERIA

2021 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS

1. FLOOR DEAD LOADS:
   - PARTITIONS 20 PSF
   - FIXED EQUIPMENT ACTUAL WEIGHT
   - FINISHES ACTUAL WEIGHT
2. FLOOR LIVE LOADS:
   - LIVING ROOMS 40 PSF
   - SLEEPING ROOMS 30 PSF
   - ATTIC W/ STORAGE 20 PSF
   - ATTIC W/O STORAGE 10 PSF
   - DECKS 40 PSF
   - BALCONIES 60 PSF
   - GUARDRAILS & HANDRAILS 200#
3. ROOF DEAD LOAD:
   - ROOFING 2.0 PSF
   - DECKING 2.0 PSF
   - INSULATION 6.0 PSF
   - HANGING & MISC. 9.0 PSF
   - FRAMING 5.0 PSF
   - CEILING 5.0 PSF
   - FIXED EQUIPMENT ACTUAL WEIGHT
4. ROOF LIVE LOADS:
   - TRIBUTARY AREA: LIVE LOAD:
   - 0 TO 200 SF 20 PSF
   - 201 TO 600 SF $L_r = 20 \times R_1$; $R_1 = 1.2 - 0.001 A_t$; (400 SF 16 PSF)
   - OVER 600 SF 12 PSF
5. WIND LOAD:
   - 3 SECOND GUST WIND SPEED (FIG. 1609) V_{3s} = 145 MPH
   - EQUIVALENT BASIC WIND SPEED (TAB. 1609.3.1) V_{fm} = 112 MPH
   - ROOF NET UPLIFT = 20 PSF
6. SEISMIC CRITERIA: (2021 IRC – SECT. 1615)
   - SITE CLASSIFICATION: SITE CLASS "D"
   - AVERAGE "N" VALUES: BETWEEN 15 TO 50
   - SPECTRAL RESPONSE ACCELERATION: S_s = 1.0, S_1 = 0.3
   - SITE COEFFICIENT VALUES: F_a = 1.1, F_v = 1.8
   - BUILDING DESIGN CATEGORY "D"
7. THE DESIGN SOIL BEARING PRESSURE IS 2000 PSF.
8. THE BUILDING CONSTRUCTION WILL BE IN ACCORDANCE WITH 2009 INTERNATIONAL ENERGY CONSERVATION CODE

WINDOW AND DOOR DESIGN PRESSURE RATINGS PER 2021 INTERNATIONAL RESIDENTIAL CODE

DESIGN PRESSURE VALUES LISTED IN THE TABLE ARE IN POUNDS PER SQUARE FOOT (PSF)

3 SECOND GUST WIND SPEED V_{3s} = 145 MPH

MEAN ROOF HEIGHT (MRH) — INLAND LOCATION (EXPOSURE "B")

(MRH)	ZONE (4)	ZONE (5)
15'	DP 35	DP 45
20'	DP 35	DP 45
25'	DP 35	DP 45
30'	DP 35	DP 45
35'	DP 35	DP 45
40'	DP 40	DP 45
45'	DP 40	DP 50
50'	DP 40	DP 50

MEAN ROOF HEIGHT (MRH) — OCEAN/MARSH LOCATION (EXPOSURE "C")

(MRH)	ZONE (4)	ZONE (5)
15'	DP 40	DP 50
20'	DP 45	DP 55
25'	DP 45	DP 55
30'	DP 50	DP 60
35'	DP 50	DP 60
40'	DP 50	DP 65
45'	DP 55	DP 65
50'	DP 55	DP 65

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REVISIONS		
DATE	DESCRIPTION	BY

COLE DESIGN STUDIO
LOWCOUNTRY RESIDENTIAL DESIGN
pcole@ColeDesignStudio.biz
www.ColeDesignStudio.biz
1011 BAY STREET, SUITE 311
Beaufort, SC 29902
843-525-1727
A PROFESSIONAL BUILDING DESIGNER MEMBER OF THE AMERICAN INSTITUTE OF BUILDING DESIGN.
CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
PAUL R. COLE 41-110

A | B | D

A CUSTOM PORCH ADDITION FOR:
THE CONRATH RESIDENCE
608 PRINCE STREET
CITY OF BEAUFORT
BEAUFORT, SC

DATE 05-09-23
COMM. NO. A0265JMC
DRAWN PRC CHECKED
SCALE AS SHOWN

2.1

OF SHEETS

PAINT COLOR SCHEME TO BE USED FOR SCREENED IN PORCH ADDITION:
608 PRINCE ST

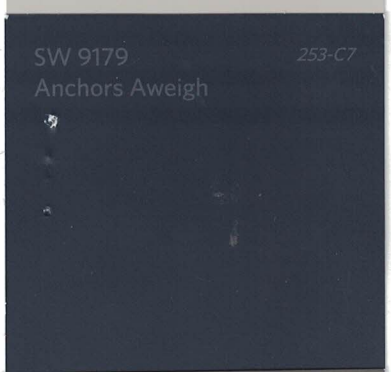
Sherwin Williams SW7043 Shoji White
Exterior Wood including columns, trim, soffits
(current color of house siding, front porch columns



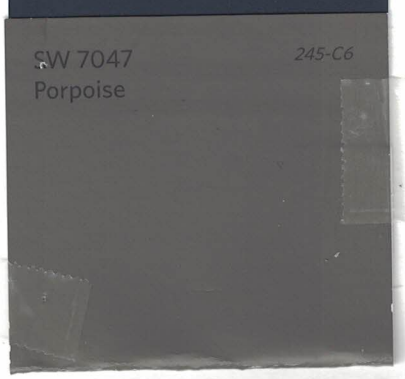
Sherwin Williams SW7044 Amazing Gray
Trim around back door visible on rear elevation
(matches current color of window and door trim of house)



Sherwin Williams SW9179 Anchors Away
Color of back door visible on rear elevation
(matches color of the existing front and shed door)



Sherwin Williams SW 7047 Porpoise
Color of Wood Slats below floor and in between columns
(matches current color of wood lattice below front porch



ROOFING

Standing seam 24 gauge metal roof, Color: Medium Bronze

(matches current roof on house)



STAFF REPORT: 608 Prince Street FINAL Approval

DATE: June 14, 2023

GENERAL INFORMATION	
Applicant:	**Melissa Conrath, Homeowner**
Site Location/Address:	**608 Prince Street; R120 004 000 635B 0000**
Applicant's Request:	**The applicant is requesting final approval for alterations to a single-family residence and the construction of a screen porch**
Current Zoning:	**T-4 HN**

ZONING DISTRICT INFORMATION	
	T-4 HN
Lot Width at Setback:	**40' min 60' in the Point**
Max Lot Coverage:	**100%**
Min. Frontage Build Out	**55% of lot area**
Front Setback	**0' min/15' max**
Side Setback	**Average prevailing setback on block**
Rear Setback	**0' alley; 15' no alley**
Building Height:	**3 stories max**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T-4 HN	**Historic Homes**	**N/A**
South: T-4 HN	**Historic Homes**	**N/A**
East: T-4 HN	**Historic Homes**	**N/A**
West: T-4 HN	**Historic Homes**	**N/A**

Background: The applicant is requesting final approval for alterations to a single-family residence and the construction of a screen porch. This is a contributing structure in the Historic Preservation Neighborhood and in the Point. The addition would be behind a gated side yard with additional open side yard area. This project was presented at the April 12, 2023, HTRC meeting. The current submittal application includes changes because of comments from the HTRC meeting.

The applicant discussed with staff the complexity of placing the screen porch at the south (rear of the existing house). Such a placement would require the relocation of two HVAC exterior compressors and the relocation of an existing shed. Staff agrees with the applicant that the best approach is to place the screen porch on the east side of the existing structure as drawn. The structure proposed is set back to the

rear and is an appropriate location. Staff noted the project will require flood resistant materials below the 13' flood elevation.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Final approval of the addition application at 608 Prince Street, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following conditions:

1. **The sketch on the existing survey illustrates the new walkway routing, demolition of existing walkway and patio, new walkway, shrubbery around the base of the porch, and added trees. Applicant shall provide species of trees and shrubbery.**
2. **Applicant to correctly illustrate the porch beam to column relationship on the elevations to match the correct alignment shown in the detail section drawing.,**

900 North Street

$PAID

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

23-32 HRB.1

OFFICE USE ONLY: Date Filed: 4/10 Application #: 20153 Zoning District: T4-N
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 + 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: Ronald J. Boram
Applicant Address: 900 North Street
Applicant E-mail: ronboram@aol.com Applicant Phone Number: 704-609-5202
Applicant Title: ☑ Homeowner ○ Tenant ○ Architect ○ Engineer ○ Developer
Owner (if other than the Applicant):
Owner Address:
Project Name:
Property Address: 900 North Street
Property Identification Number *(Tax Map & Parcel Number)*: R 120 004 000 0795 0000
Date Submitted: April 10, 2023

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

Applicant's Signature: Ronald J. Boram Date: 4-10-23
Owner's Signature: Date:

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

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION
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☐ Staff Review
☑ Board Review

Application Fee:
see attached schedule

Required Project Information

Project Name: 900 North Street

Property Size in Acres: .088

Nature of Work (check all that apply):

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

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

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

Is this project a redevelopment project? ☐ Y ☒ N

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

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

Enclose existing porch creating a laundry room.
Build infill between brick foundation piers
Remove existing back stair

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

HISTORIC DISTRICT REVIEW BOARD
FEE SCHDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

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

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

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

Type 1

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

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

Type 2

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

Type 3

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

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

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

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.

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.

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.

Submission Requirements for Demolition or Relocation

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

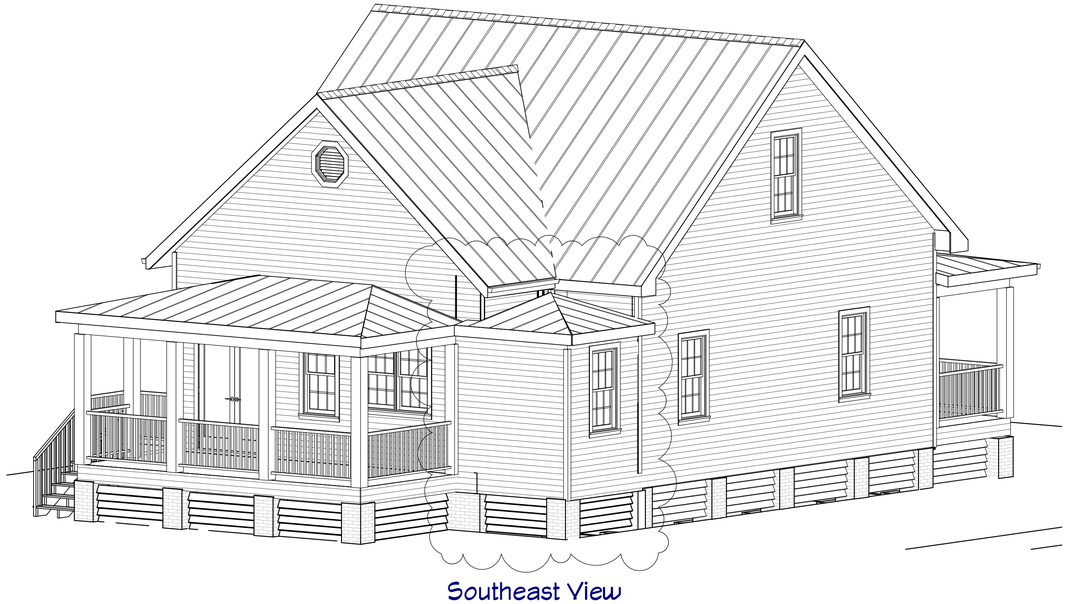
Note: A public hearing must be held for Demolition or Relocation. All notification requirements must be met by the City.

- ☐ 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.

Residential Remodel for Ron Boram & Mark Fabian
900 North Street



Southeast View
Existing Condition



Southeast View
Proposed Remodel

Scope of Work:

Exterior...

Construct horizontal board venting infill between brick support piers
(Currently there is no infill in most areas and diagonal lattice in some areas)
Enclose existing porch on Southeast corner of the residence
Remove stairway
Move window in existing south elevation to the new east elevation
No change in footprint, foundation or roofline

Exterior Finishes...

New horizontal foundation infill will be 5/4 x 6 treated wood in 2x4 frames and painted Charleston Green
New siding will be 3/4 x 10 wood to match existing
Corner boards will be retained to separate old from new
Siding and trim will be painted colors to match existing
(Siding SW6323 Romance, Trim White, Foundation Infill Charleston Green)

Interior...

Room created from porch enclosure will be a laundry room
Minor rearranging of kitchen
Total remodel of bathroom

Contents:

A-1	Floor Plans & Site Plan
A-2	Elevations
HRB-1	Photos - Existing and Neighboring Properties

HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Cover Sheet

Ron Boram & Mark Fabian
900 North Street
Beaufort, SC 29902

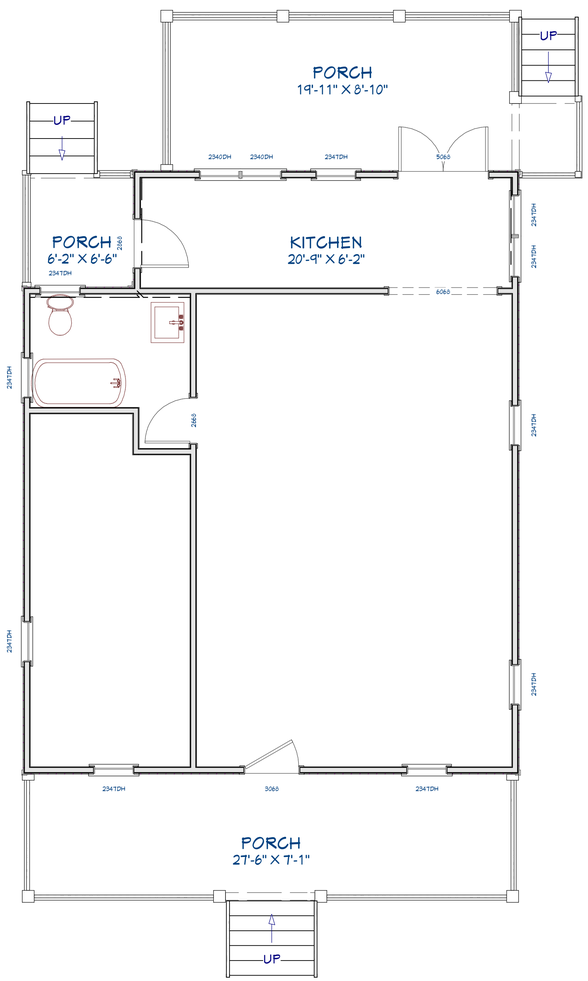
DRAWINGS PROVIDED BY:
Charles Heyman
843 592-0760
cheyman825@gmail.com

DATE:
4/10/2023

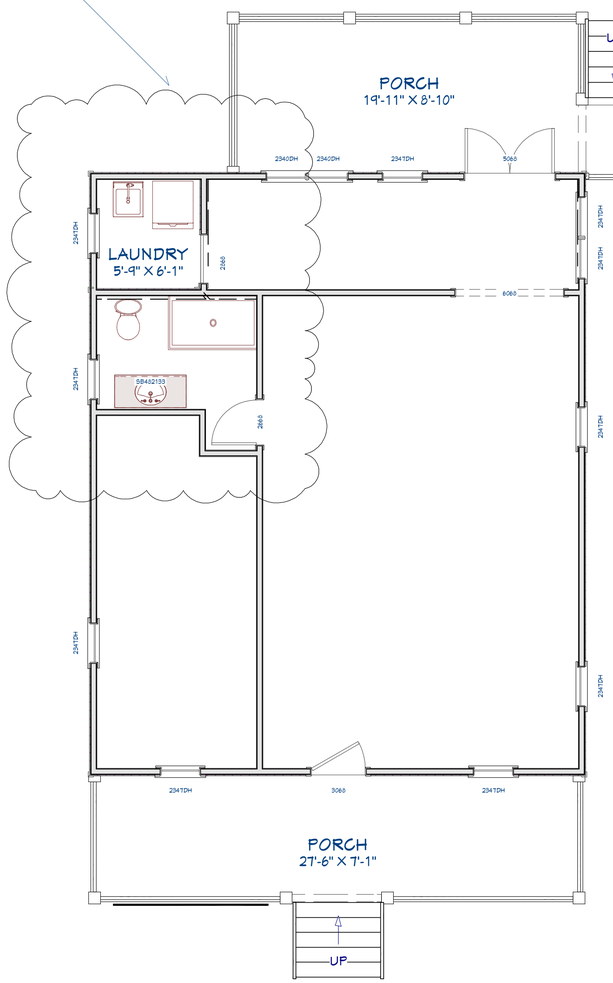
SCALE:
1/4"=1'

SHEET:
P-1

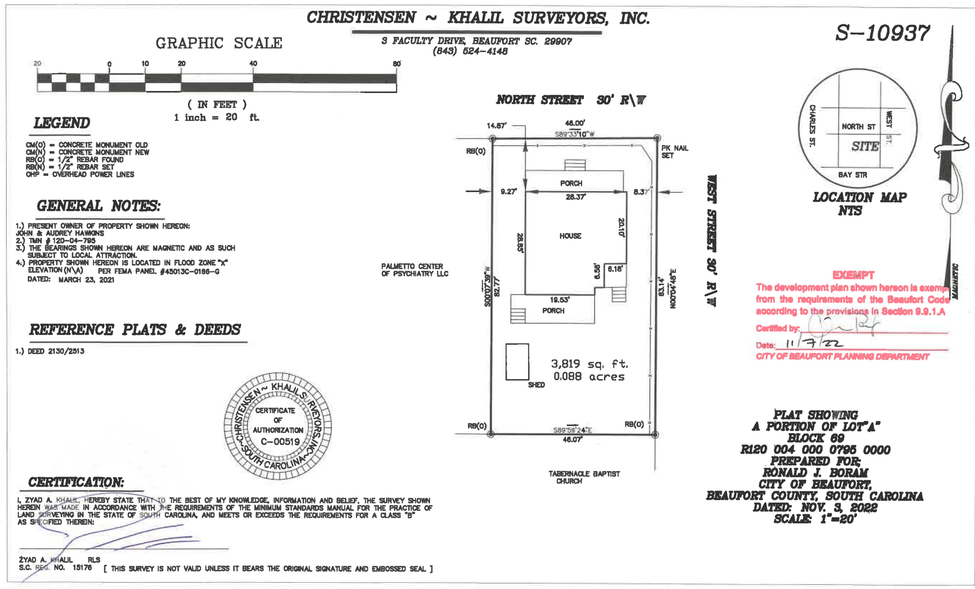
Area to be remodeled



Existing Plan View



Remodeled Plan View



Site Plan/Survey
No Change

HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Floor Plans and Site Plan

Ron Boram & Mark Fabian
900 North Street
Beaufort, SC 29902

DRAWINGS PROVIDED BY:
Charles Heyman
843 592-0760
cheyman825@gmail.com

DATE:
4/10/2023

SCALE:
1/4"=1'

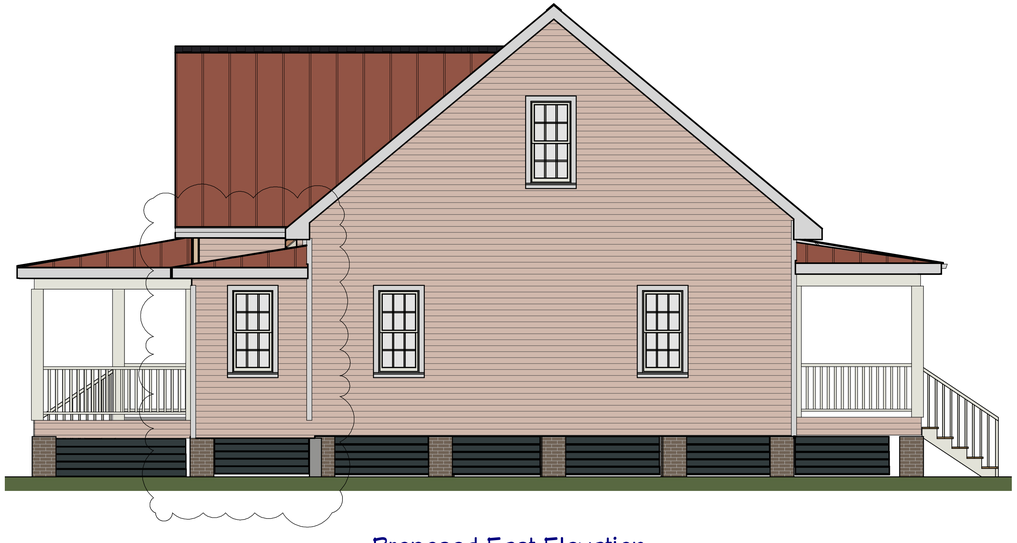
SHEET:
A-1



Existing East Elevation



Existing South Elevation



Proposed East Elevation



Proposed South Elevation

HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Elevations

Ron Boram & Mark Fabian
900 North Street
Beaufort, SC 29902

DRAWINGS PROVIDED BY:
Charles Heyman
843 592-0760
cheyman825@gmail.com

DATE:
4/10/2023

SCALE:
1/4"=1'

SHEET:
A-2



Subject Property
900 North Street



Subject Property
From West Street Showing
Subject Porch Area

Subject Property
900 North Street and 902 North Street



Neighboring Property
411 West St.
SE Corner of North and West Streets



Neighboring Property
US Post Office
NW Corner of North and West Streets



Neighboring Property
811 North Street
NE Corner of North and West Streets



HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Subject and
Neighboring Properties

Ron Boram & Mark
Fabian
900 North Street
Beaufort, SC 29902

DRAWINGS PROVIDED BY:
Charles Heyman
843 592-0760
cheyman825@gmail.com

DATE:
4/10/2023

SCALE:
1/4"=1'

SHEET:
HRB-1

STAFF REPORT: 900 North Street FINAL Approval

DATE: June 14, 2023

GENERAL INFORMATION	
Applicant:	**Ron Boram, Homeowner**
Site Location/Address:	**900 North Street; R120-004-000-0795-0000**
Applicant's Request:	**The applicant is requesting final approval for an addition to a contributing single-family residence**
Current Zoning:	**T-4 HN**

ZONING DISTRICT INFORMATION	
	T-4 HN
Lot Width at Setback:	**40' min 60' in the Point**
Max Lot Coverage:	**100%**
Min. Frontage Build Out	**55% of lot area**
Front Setback	**0' min/15' max**
Side Setback	**Average prevailing setback on block**
Rear Setback	**0' alley; 15' no alley**
Building Height:	**3 stories max**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T-4 HN	**Historic Homes**	**N/A**
South: T-4 HN	**Historic Homes**	**N/A**
East: T-4 HN	**Historic Homes**	**N/A**
West: T-4 HN	**Historic Homes**	**N/A**

Background: The applicant is requesting final approval for alterations to a single-family residence, specifically to enclose the existing rear porch, and remove the back stairs. This property is in the Beaufort Preservation Neighborhood. The structure is on the National Register of Historic Places List of Contributing Structures as a 1-story frame dwelling built circa 1875.

This project was presented at the April 26, 2023, HTRC meeting, and the Applicant accepted and made final changes based on the recommendations of this meeting.

FINDINGS AND RECOMMENDATIONS
Staff Recommendation: **Staff recommends Final approval of the addition at 900 North Street, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code.**

1106 Duke Street

✓ Makah 5/17

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

OFFICE USE ONLY: Date Filed: 5/17 Application #: 25333 Zoning District: T4HN
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 + 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: Labi Kryezin
Applicant Address: 30 Royal Pines Blvd. Beaufort SC 29907
Applicant E-mail: lkadvantageps@gmail.com Applicant Phone Number: 951-349-7823
Applicant Title: ◯ Homeowner ◯ Tenant ◯ Architect ◯ Engineer ◯ Developer
Owner (if other than the Applicant):
Owner Address:
Project Name: 1106 Duke St
Property Address: 1106 Duke st. Beaufort SC 29902
Property Identification Number *(Tax Map & Parcel Number)*:
Date Submitted:

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

Applicant's Signature: Date: 5/17
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 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: 1106 Duke st

Property Size in Acres: _____

Nature of Work (check all that apply):

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

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

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

_____

Is this project a redevelopment project? ☑ Y ☐ N

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

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

Replacing 10 windows to new ones.

As shown in the specs in the sheet from Gray co

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

GRAYCO

GRAYCO BUILDING CENTER -
BEAUFORT
PO BOX 1048
20 SAM'S POINT ROAD
BEAUFORT SC 29906
843-522-9994
Fax: 843-522-9972

QUOTE

2211-150027 R2 PAGE 1 OF 1

SOLD TO
RK OUTSIDE CASH SALES

JOB ADDRESS
LABI KRYEZIU 1106 DUKE STREET BEAUFORT SC 29902 951-349-7823

ACCOUNT	JOB
0013946	1
CREATED ON	11/09/2022
EXPIRES ON	03/27/2023
BRANCH	1100
CUSTOMER PO#	
STATION	CTSD
CASHIER	RKEENA
SALESPERSON	RKEENA
ORDER ENTRY	SDUNCA
MODIFIED BY	RKEENA

Storm preparation items are purchased based on seasonal demand and are not refundable

Item	Description	D	Quantity	UM	Price	Per	Amount
COMMENT	LEAD TIME 11-12 WEEKS						
SOMWIN	2/8 X 4/6 VICTORBILT HISTORIC SERIES DBL HUNG W/ PUTY GLAZED SSB NON-IG, 3W2H SDL (6 OVER 6) W/ 6" SILL HORNS, 6-9/16" JAMBS, WHITE HARDWARE, NO BM ITEM NOT RETURNABLE		10	EA	751.1500	EA	[redacted] 7,511.5

All quotes are valid until expiration date. Must start shipping within 10 days of acceptance, all material shipped within 30 days. Quantities are estimates and are subject to customer verification. Force Majeure Clause will apply to all quotes & bids.		Subtotal	[redacted] 7,511.5
	SC2 7.00%	Sales Tax	578.39
		Total	8,841.04

Buyer:

Signature

Dealers Supply & Lumber Company, Inc.

VictorBilt®

Dealers Supply & Lumber Company, LLC

HISTORIC SERIES

VictorBilt Double Hung SSB Putty Glazed Sash

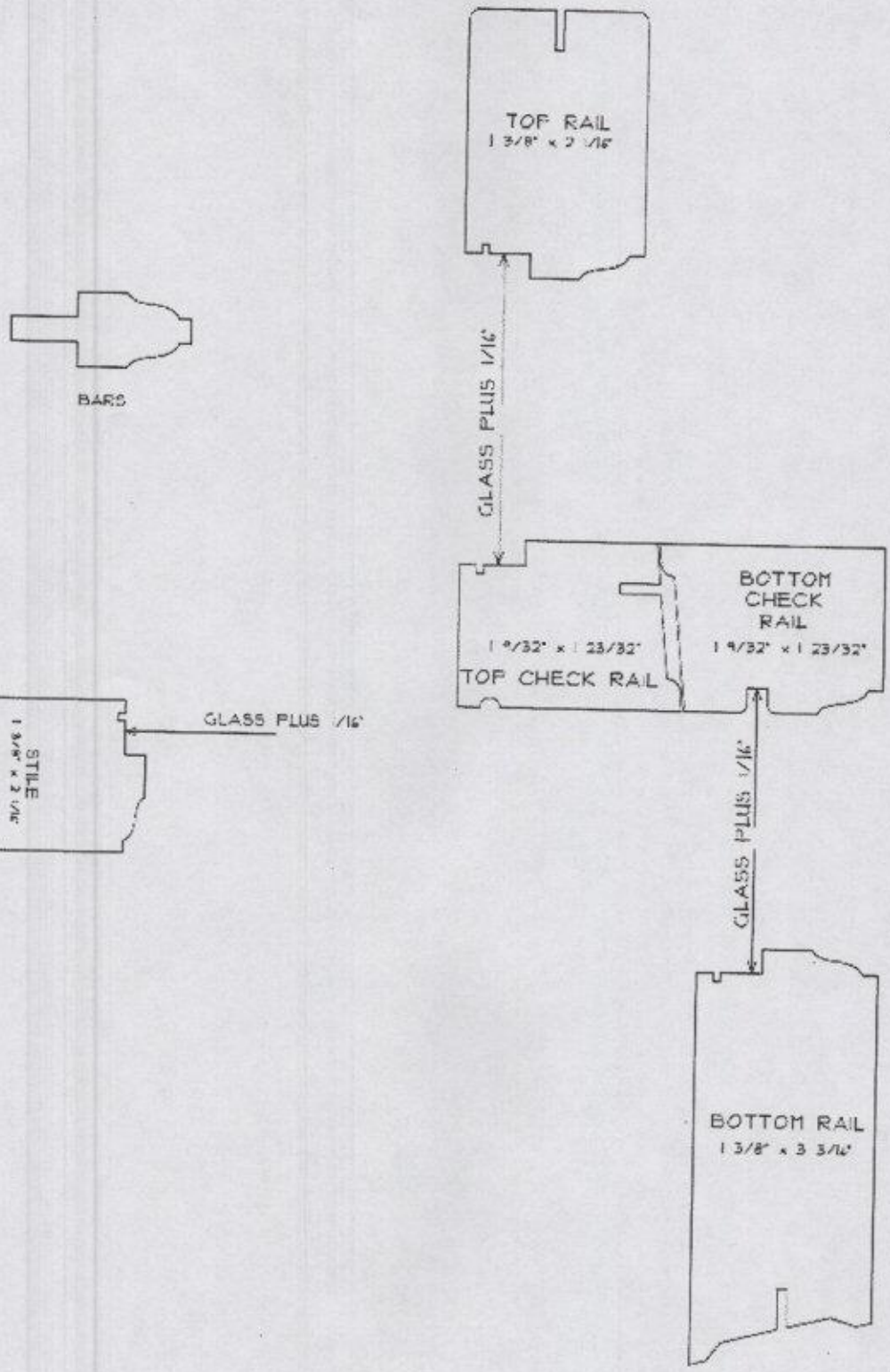
True to the style of the traditional single glazed wood windows, Dealers Supply & Lumber Company, Inc. produces the VictorBilt Historic Series, a double hung putty glazed sash. Built as a check rail, non-tilt window, the sash parts and exterior window frame parts are treated with an exclusive wood preservative, WOODLIFE 111. This process allows the sash to meet the standards for the Hallmark program of the WDMA.

In addition, the sash can be primed before glazing to provide additional protection, while the exterior frame parts already primed.

Muntin bars can be either the 3/16" style or the 7/16" style and follow the same treatment process.

Please see attached drawings of the sash parts.

Dealers Supply & Lumber Co, Inc. • 105 Airport Drive • Greenville, SC 29607
864-242-6571 • 864-242-0433 FAX
www.dealerssupplyandlumber.com

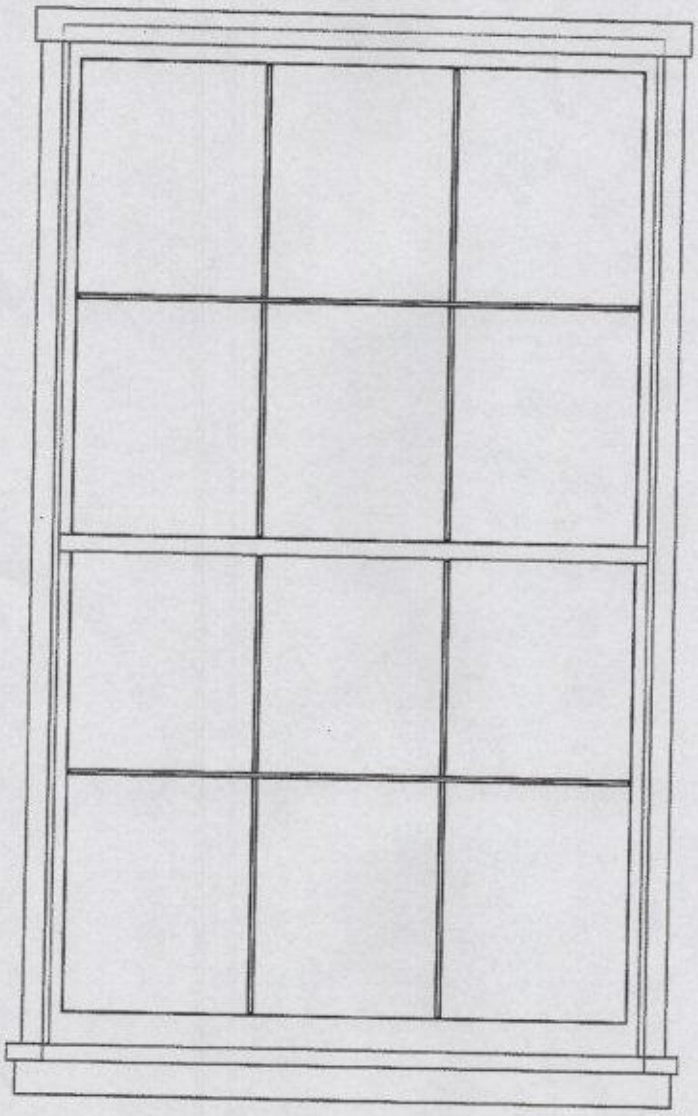


VictorBilt

HISTORIC SERIES

CROSS SECTIONS

2/8 x 4/6 6x6 SSB



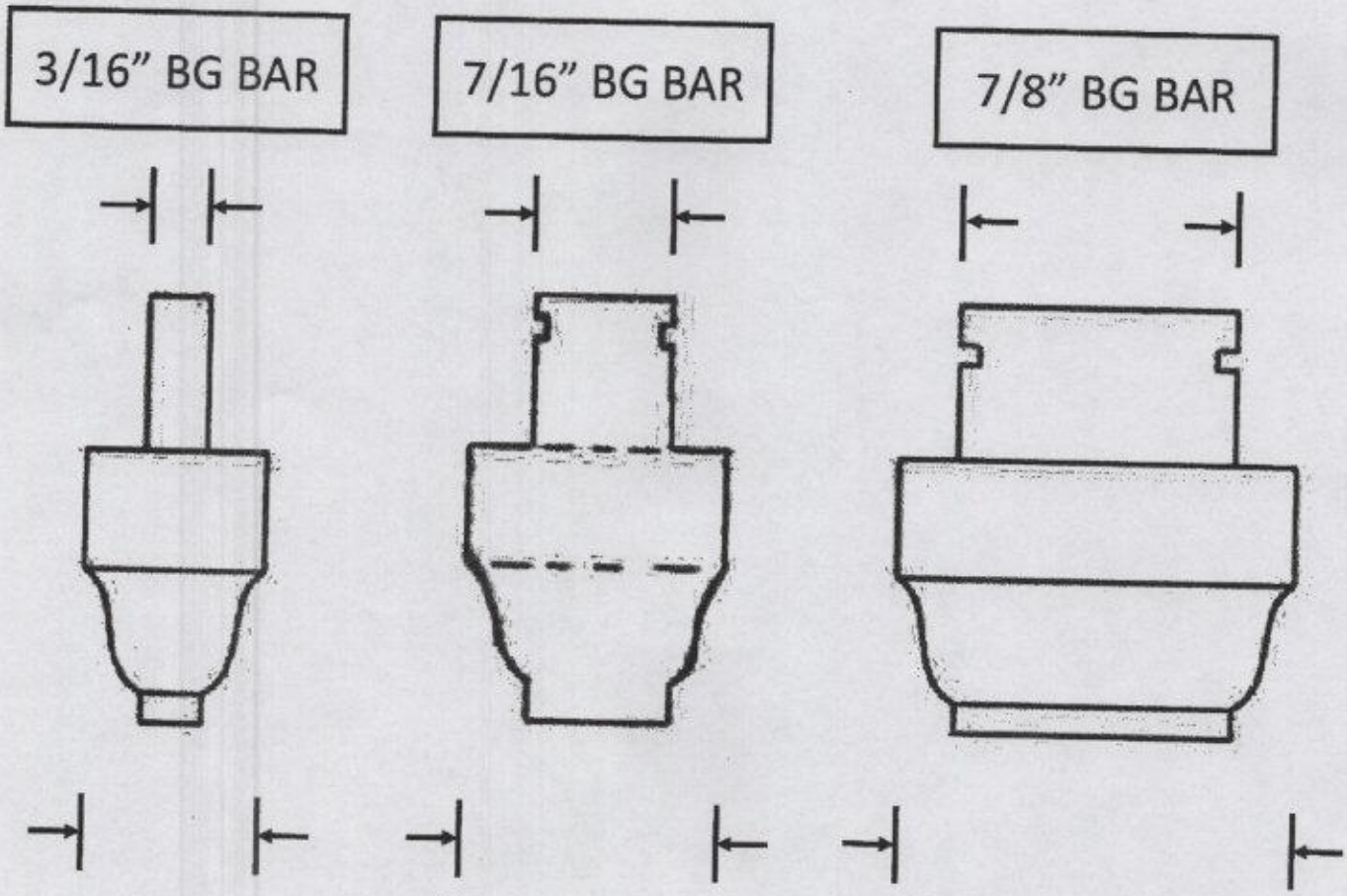
VictorBilt

HISTORIC SERIES

ELEVATION (TYP)

VICTORBILT HISTORIC SERIES PUTTY GLAZED BARS

VictorBilt Historic Series Putty Glazed bars are designated by the "Between the Glass" measurements shown as "BG", and the three choices are shown below for clarification. For example, the 3/16" BG Bar is 9/16" overall width, with 3/16" of bar between the glass.



9/16" overall

13/16" overall

1-1/4" overall

(864) 242-6571
(864) 242-0433 fax
www.victorbilt.com
info@victorbilt.com

VictorBilt

Dealers Supply & Lumber

July 20, 2018

VICTOR-BILT OPENING CHART

For Traditions, Estate, Heritage, and Historic Series Windows (Not Palmetto)

SASH SIZE WIDTH	ROUGH OPENING	O/S JAMB	O/S BMC	MASONRY OPENING
1-8 Single	1-10 1/4	1-9 5/16	2-0	2-0 1/2
2-0 Single	2-2 1/4	2-1 5/16	2-4	2-4 1/2
2-4 Single	2-6 1/4	2-5 5/16	2-8	2-8 1/2
2-8 Single	2-10 1/4	2-9 5/16	3-0	3-0 1/2
3-0 Single	3-2 1/4	3-1 5/16	3-4	3-4 1/2
3-4 Single	3-6 1/4	3-5 5/16	3-8	3-8 1/2
1-8 Twin	3-7 9/16	3-6 5/8	3-9 5/16	3-9 13/16
2-0 Twin	4-3 9/16	4-2 5/8	4-5 5/16	4-5 13/16
2-4 Twin	4-11 9/16	4-10 5/8	5-1 5/16	5-1 13/16
2-8 Twin	5-7 9/16	5-6 5/8	5-9 5/16	5-9 13/16
3-0 Twin	6-3 9/16	6-2 5/8	6-5 5/16	6-5 13/16
3-4 Twin	6-11 9/16	6-10 5/8	7-1 5/16	7-1 13/16
1-8 Triple	5-5*	5-4*	5-6 3/4	5-7 1/4
2-0 Triple	6-5*	6-4*	6-6 3/4	6-7 1/4
2-4 Triple	7-5*	7-4*	7-6 3/4	7-7 1/4
2-8 Triple	8-5*	8-4*	8-6 3/4	8-7 1/4
3-0 Triple	9-5*	9-4*	9-6 3/4	9-7 1/4
3-4 Triple	10-5*	10-4*	10-6 3/4	10-7 1/4
	* rounded up 1/8	* rounded up 1/16		

SASH SIZE HEIGHT	ROUGH OPENING	O/S JAMB	O/S BMC	MASONRY OPENING
2-10	3-1 1/2	3-1*	3-2 1/4	3-2 3/8
3-2	3-5 1/2	3-5*	3-6 1/4	3-6 3/8
3-6	3-9 1/2	3-9*	3-10 1/4	3-10 3/8
3-10	4-1 1/2	4-1*	4-2 1/4	4-2 3/8
4-2	4-5 1/2	4-5*	4-6 1/4	4-6 3/8
4-6	4-9 1/2	4-9*	4-10 1/4	4-10 3/8
4-10	5-1 1/2	5-1*	5-2 1/4	5-2 3/8
5-2	5-5 1/2	5-5*	5-6 1/4	5-6 3/8
5-6	5-9 1/2	5-9*	5-10 1/4	5-10 3/8
5-10	6-1 1/2	6-1*	6-2 1/4	6-2 3/8
6-2	6-5 1/2	6-5*	6-6 1/4	6-6 3/8
6-6	6-9 1/2	6-9*	6-10 1/4	6-10 3/8
		* rounded up 1/8		

Mulls are 1-5/16	
Rough Opening:	Add 2-1/4" to width and 3-1/2" to height
Outside Jamb:	Add 1-5/16" to width and 2-7/8" to height
Outside Brickmold:	Add 4" to width and 4-1/4" to height
Masonry Opening:	Add 4-1/2" to width and 4-3/8" to height

STAFF REPORT: 1106 Duke Street FINAL Approval

DATE: June 14, 2023

GENERAL INFORMATION		
Applicant:	**Labinot Kryeziu**	
Site Location/Address:	**1106 Duke Street;**	
Applicant's Request:	**The applicant is requesting final approval for replacement of 10 existing windows to new windows.**	
Current Zoning:	**T-4 HN**	
ZONING DISTRICT INFORMATION		
	T-4 HN	
Lot Width at Setback:	**40' min 60' in the Point**	
Max Lot Coverage:	**100%**	
Min. Frontage Build Out	**55% of lot area**	
Front Setback	**0' min/15' max**	
Side Setback	**Average prevailing setback on block**	
Rear Setback	**0' alley; 15' no alley**	
Building Height:	**3 stories max**	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T-4 HN	**Historic Homes**	**N/A**
South: T-4 HN	**Historic Homes**	**N/A**
East: T-4 HN	**Historic Homes**	**N/A**
West: T-4 HN	**Historic Homes**	**N/A**

Background: The applicant is requesting final approval for replacement of ten existing windows to new windows. This structure is listed as a contributing resource and was built circa 1920. The applicant received approval to repair the existing windows in March 2022 along with a series of other repairs/alterations. The applicant is now requesting to replace the windows. The project attended a HRTC meeting on May 17, 2023, and Staff made comments regarding the windows. The applicant has proposed windows from GrayCo that are true divided lite wood windows.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Final approval of the ten (10) replacement windows at the house located at 1106 Duke Street, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following conditions:

1. **Applicant is to specify the profile of the putty-glazed bars; it must be either 9/16" or 13/16" as the 1 ¼" is too large.**
2. **Staff recommends the applicant submit specific pictures of each window with reasons why they cannot be repaired and must be replaced.**

308 Hancock 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

23-42-HRB-1

☐ Staff Review
☒ Board Review

Application Fee: *see attached schedule*

OFFICE USE ONLY: **Date Filed:** 5/3 **Application #:** 25356 **Zoning District:** T4-HN
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 Street

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

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

Owner (if other than the Applicant): LEE & JULIE CRENSHAW

Owner Address: 308 HANCOCK STREET, BEAUFORT, SC

Project Name: 308 HANCOCK STREET

Property Address: 308 HANCOCK STREET, BEAUFORT, SC

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0574 0000

Date Submitted: 05/ /2023

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

Applicant's Signature: Date: 05/03/2023

Owner's Signature: Date: 05/03/2023

(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: 308 Hancock Street

Property Size in Acres: 0.15 ACRES Proposed Building Use: NEW MUDROOM ADDITION ON MAIN HOUSE NEW SHED W/ OFFICE SPACE

Nature of Work (check all that apply):

☐ New Construction, Primary Structure ■ New Construction, ~~Primary~~ ACCESSORY 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):

SHED SF - 192 SF ; MUDROOM SF - 124 SF (NEW CONDITIONED SPACE)

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):

New Construction Shed @ REAR OF LOT (SW CORNER)

Addition of Mudroom onto existing porch foundation at rear

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

Julie Bachety

From: Marah Grossman
Sent: Thursday, May 18, 2023 10:45 AM
To: Ashley Randolph; Julie Bachety
Cc: Maria Short; Jeremy Tate
Subject: RE: 308 Hancock Street HRB submittal

Ashley,

It seems the comments from the HTRC meeting were not addressed. Please address Bruce's comments below and resubmit the plans. As soon as all comments are addressed and shown on plans, this will be routed to staff for review. Please let me know if you have any questions.

Bruce has provided comments below to help clarify. However, when comments conflict with the City of Beaufort's Flood Ordinance and or the SC Residential codes, the ordinance and residential code requirement shall apply.

Project 1 is the addition of a utility room over an existing deck. Project 2 is to construct a detached office and storage room at the rear of the lot.

Project 1 comments are as follow:

- The project is located in a AE 8 flood zone. The minimum elevation would be 13' based on 1988 datum
- The project cannot exceed 50% of the current building value without bringing the entire structure into compliance with the current flood ordinance. (Based on the project, I don't anticipate this being an issue but will verify at permitting)
- The project cannot exceed 33% of the current building footprint without elevating to the current flood elevations of 13'. (Based on the information provided, the utility room addition 129.5 sqft should be OK at the existing Finished Floor Elevation)
- The project would be required to maintain the current home floor elevation. It appears that the project's current elevation is below the minimum Design Flood elevation of 13'. Further development at the current elevation of the residence would be allowed as long as the 33% rule and 50% rule are not exceeded. (See notes above).
- The project will require flood resistant materials below the current finished floor elevation
- The construction of the utility room shall follow the requirements in the 2021 SC Residential code.
- Flood ordinance sections that may apply
    - Section 5-4031 (2), (3), (4), (6)
    - Section 5-4032 (1)
    - Section 5-4022 (2) Flood Certificate required
- SC Residential code flood resistant construction sections:
    - Sections R322, R322.1.6, R322.1.8, R322.2, R322.2.2

Project 2 Comments are as follow:

- The project is located in a AE 8 flood zone. The minimum elevation would be 13' based on 1988 datum
- The Office/storage structure would be required to comply with the City of Beaufort's flood ordinance for a new structure. Compliance would require that the structure be elevated to the Design Elevation of 13' based on 1988 datum.
- The Office/Storage structure would be required to comply with the fire-resistant construction requirements of R302 and T302.1(1).
- The construction of the Office/Storage structure shall follow the requirements in the 2021 SC Residential code.

- Flood ordinance sections that may apply
  - Section 5-4031 (2), (3), (4), (6)
  - Section 5-4032 (1)
  - Section 5-4022 (2) Flood Certificate required

- SC Residential code flood resistant construction sections:
  - Sections R322, R322.1.6, R322.1.8, R322.2, R322.2.2

Marah Grossman

Planner II
1911 Boundary Street
Beaufort, SC 29902
mgrossman@cityofbeaufort.org
(843) 470-3507

From: Ashley Randolph <ashleyr@allisonramseyarchitect.com>
Sent: Wednesday, May 17, 2023 4:31 PM
To: Julie Bachety <jbachety@cityofbeaufort.org>
Cc: Marah Grossman <mgrossman@cityofbeaufort.org>; Maria Short <maria@meadorsinc.com>; Jeremy Tate <jeremy@meadorsinc.com>
Subject: 308 Hancock Street HRB submittal

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

Hi Julie,

Attached is a drawing set for 308 Hancock Street
for the June HRB meeting.
I will bring in the signed application and application fee tomorrow morning.

Thank you,

Ashley Randolph

Project Manager

Allison Ramsey Architects, Inc.

Julie Bachety

From: Julie Bachety
Sent: Friday, May 19, 2023 9:08 AM
To: Ashley Randolph
Subject: Re: 308 Hancock St - HRB Application

Happy Friday, Ashley!

I received your application and check for this project. Just a reminder, you will need to comply with the comments from the HTRC meeting, per Marah Grossman's email.

Let me know if you have any questions.

Julie

Julie A. Bachety
Administrative Assistant II
1911 Boundary Street
Beaufort, SC 29902
(P) 843-525-7011
(F) 843-986-5606
www.cityofbeaufort.org
jbachety@cityofbeaufort.org

Julie Bachety

From: Marah Grossman
Sent: Tuesday, May 23, 2023 7:47 AM
To: Ashley Randolph; Julie Bachety; Maria Short; Jeremy Tate
Subject: RE: 308 Hancock Renovation HRB Submittal Set

Ashley,

I will get this routed for staff review. There is no guarantee it will make June due to staff review time.

Marah Grossman
Planner II
1911 Boundary Street
Beaufort, SC 29902
mgrossman@cityofbeaufort.org
(843) 470-3507

From: Ashley Randolph <ashleyr@allisonramseyarchitect.com>
Sent: Monday, May 22, 2023 5:56 PM
To: Julie Bachety <jbachety@cityofbeaufort.org>; Marah Grossman <mgrossman@cityofbeaufort.org>; Maria Short <maria@meadorsinc.com>; Jeremy Tate <jeremy@meadorsinc.com>
Subject: 308 Hancock Renovation HRB Submittal Set

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

Hello all,

Please see attached the HRB submittal for the 308 Hancock Renovation
For the June HRB agenda.
Please let me know if there is anything further I need to send over.

Thank you,

Ashley Randolph

Project Manager

Allison Ramsey Architects, Inc.

1003 Charles St.

Beaufort, SC 29902
Phone: 843-986-0559
Fax: 843-986-0719

www.allisonramseyarchitect.com

Email: ashleyr@allisonramseyarchitect.com

SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY

2868O = 2'-8" WIDE x 6'-0" HIGH

DRAWING NUMBER — 1/2 — SHEET NUMBER = SECTION OR ELEVATION

ROOM TITLE

KITCHEN

10" CLG. — CEILING HEIGHT

WOOD — FLOOR FINISH

1 DRAWING TITLE

1 = DETAIL OR ELEVATION NUMBER

14.00' = ELEVATION ABOVE SEA LEVEL

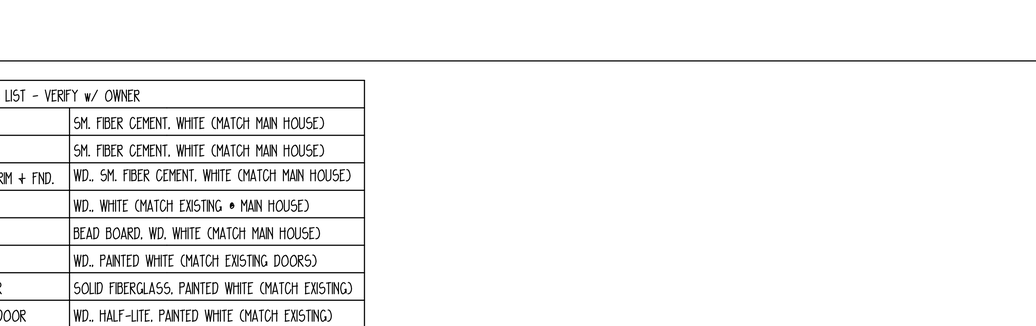
1 = REVISION NUMBER

= REVISION CLOUD

REF. 88 = PLAN REFERENCE NORTH

S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
S4	FOUR WAY SWITCH
SD	DIMMER SWITCH
SDC	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
J	CEILING BOX
B	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

COLORS + MATERIALS LIST - VERIFY w/ OWNER	
SIDING/BODY	SM. FIBER CEMENT. WHITE (MATCH MAIN HOUSE)
WINDOW + DOOR TRIM	SM. FIBER CEMENT. WHITE (MATCH MAIN HOUSE)
COLUMNS + CORNER TRIM + FND.	WD., SM. FIBER CEMENT. WHITE (MATCH MAIN HOUSE)
TOP RAILS	WD., WHITE (MATCH EXISTING + MAIN HOUSE)
EAVES + FASCIA	BEAD BOARD. WD. WHITE (MATCH MAIN HOUSE)
SHED FRENCH DOORS	WD., PAINTED WHITE (MATCH EXISTING DOORS)
SHED RIGHT SIDE DOOR	SOLID FIBERGLASS. PAINTED WHITE (MATCH EXISTING)
ADDITION REAR ENTRY DOOR	WD., HALF-LITE. PAINTED WHITE (MATCH EXISTING)
WINDOWS	MARVIN ELEVATE SERIES
ROOF	METAL ROOF. RED (TO MATCH MAIN HOUSE)



CONCEPTUAL RENDERING

DRAWING INDEX

0	COVER SHEET
S	EXISTING SITE PLAN
1	EXISTING PARTIAL FLOOR PLAN
2	EXISTING HOUSE ELEVATIONS
3	PROPOSED UTILITY ROOM ADDITION
4	PROPOSED SHED
5	WALL SECTIONS + DETAILS

GENERAL INFO.

AREA CALCULATIONS

EXISTING BUILDING FOOTPRINT

(BELOW FLOOD) = 1007 S.F.

PROPOSED ADDITION HEATED = 124 S.F.

SHED FOOTPRINT = 192 S.F.

308 HANCOCK STREET

BEAUFORT, SC

308 HANCOCK ST.
- 22144
BEAUFORT, SC

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

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

-VERIFY COMPLIANCE WITH ALL LOCAL CODES

-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION

ALL SET BACKS, EASEMENTS, FLOOD ZONES, AND OTHER ENVIRONMENTAL ASPECTS SHOULD BE CONFIRMED FROM A SURVEY, RECENT LOCATIONS, ONLY ENGINEERING ASPECTS SHOULD BE CONSIDERED

-HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE

-ANY ITEM, EQUIPMENT, SIZE, CONDUCTS, ETC. NOT SPECIFICALLY CALLED OUT ON THESE PLANS AND SPECIFICATIONS, BUT USUALLY SUPPLIED, SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AS THOUGH SPECIFICALLY CALLED FOR.

DATE:	05/22/2023
JOB NO.	22144
DWN. BY:	AR
DWG. NAME:	22144.DWG

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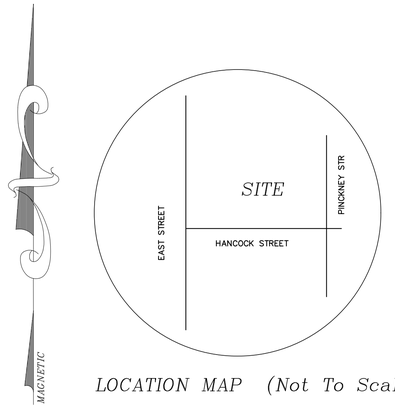

LOCATION MAP (Not To Scale)

LEGEND

IP(O) = OLD IRON PIPE FOUND
CM(O)= OLD CONCRETE MONUMENT FOUND
RB(N)= NEW REBAR SET 1/2" DIA.
CI(□) = OLD CRIMP TOP IRON PIPE
OE(O)= OLD OPEN END IRON PIPE FOUND
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P.P. = POWER POLE
O.H.P. = OVERHEAD POWER LINES
= CALCULATED POINT
=TREE TO BE REMOVED

GENERAL NOTES:

1.) PRESENT OWNER OF PROPERTY SHOWN HEREON: GORDON & JULIA CRENSHAW
2.) TOTAL ACRES SURVEYED AND SHOWN HEREON: AS SHOWN
3.) ACREAGE DETERMINED BY RECTANGULAR COORDINATES.
4.) TMN # 120-04-574
5.) IT IS EXPRESSLY UNDERSTOOD THAT CHRISTENSEN SURVEYING CO. DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF ANY FRESHWATER WETLANDS ON THE PROPERTY SHOWN HEREON.
6.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION.
7.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE" (8.00') PER FEMA MAP PANEL 45013C-0166-G DATED: MARCH 23, 2021

REFERENCE PLATS & DEEDS

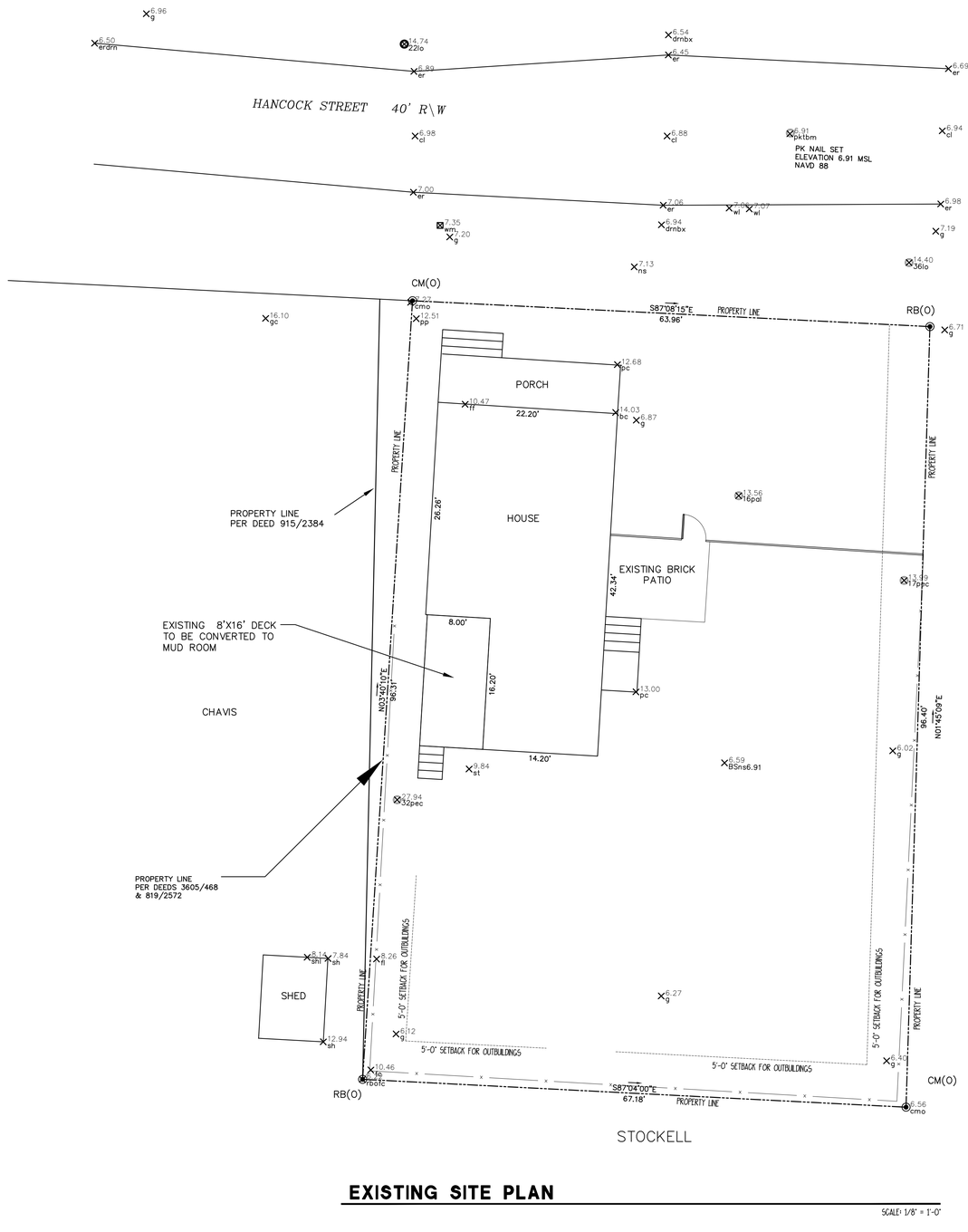
1.) DEED 1050/900

PLAT SHOWING
R120 004 000 0574 0000
A PORTION OF
BLOCK 9,
PREPARED FOR;
GORDON& JULIA CRENSHAW
CITY OF BEAUFORT,
DATED: DEC. 20, 2022
SCALE: 1"=10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



EXISTING SITE PLAN

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

308 HANCOCK ST. - 22144

BEAUFORT, SC

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-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-VERIFY ALL IMPROVING PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-FLOOD ZONE LOCATIONS ONLY, ENGINEERING ASPECTS SHOULD BE CONSULTED
-ALL SITE LIGHTING
-HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED, THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
-ANY SITE ELEMENTS, SIZES, DIMENSIONS, ETC. FOR TOPOGRAPHIC RELIEF, AND CONDITIONS. -ANY SITE ELEMENTS, SIZES, DIMENSIONS, ETC. FOR TOPOGRAPHIC RELIEF, AND CONDITIONS.

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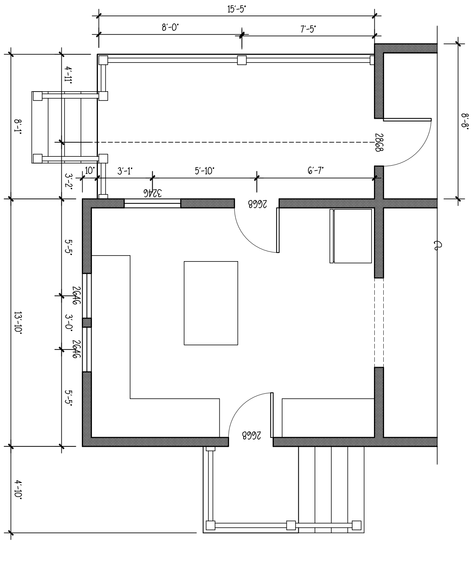
EXISTING FIRST FLOOR PLAN



*NOTE PRIOR TO ORDERING:

1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH CURRENT CODES.
2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.

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

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1

DATE:	05/22/2023
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- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
- HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL HVAC CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
- VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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308 HANCOCK ST. - 22144

BEAUFORT, SC



3 **EXISTING SOUTH ELEVATION**

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



2 **EXISTING EAST ELEVATION**

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



4 **EXISTING WEST ELEVATION**

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



1 **EXISTING NORTH ELEVATION**

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

308 HANCOCK ST. - 22144

BEAUFORT, SC

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- VERIFY ALL STRUCTURAL LETTERS WITH LOCAL ENGINEER AND ARCHITECT

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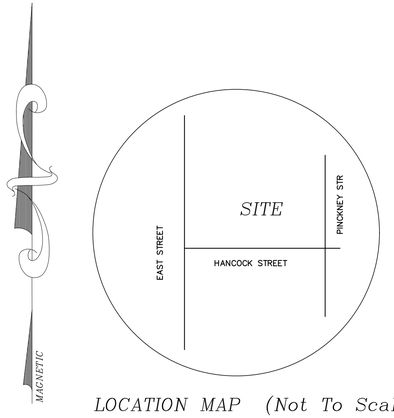

LOCATION MAP (Not To Scale)

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GENERAL NOTES:

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2.) TOTAL ACRES SURVEYED AND SHOWN HEREON: AS SHOWN
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DATED: DEC. 20, 2022
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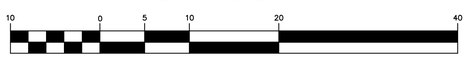
GRAPHIC SCALE



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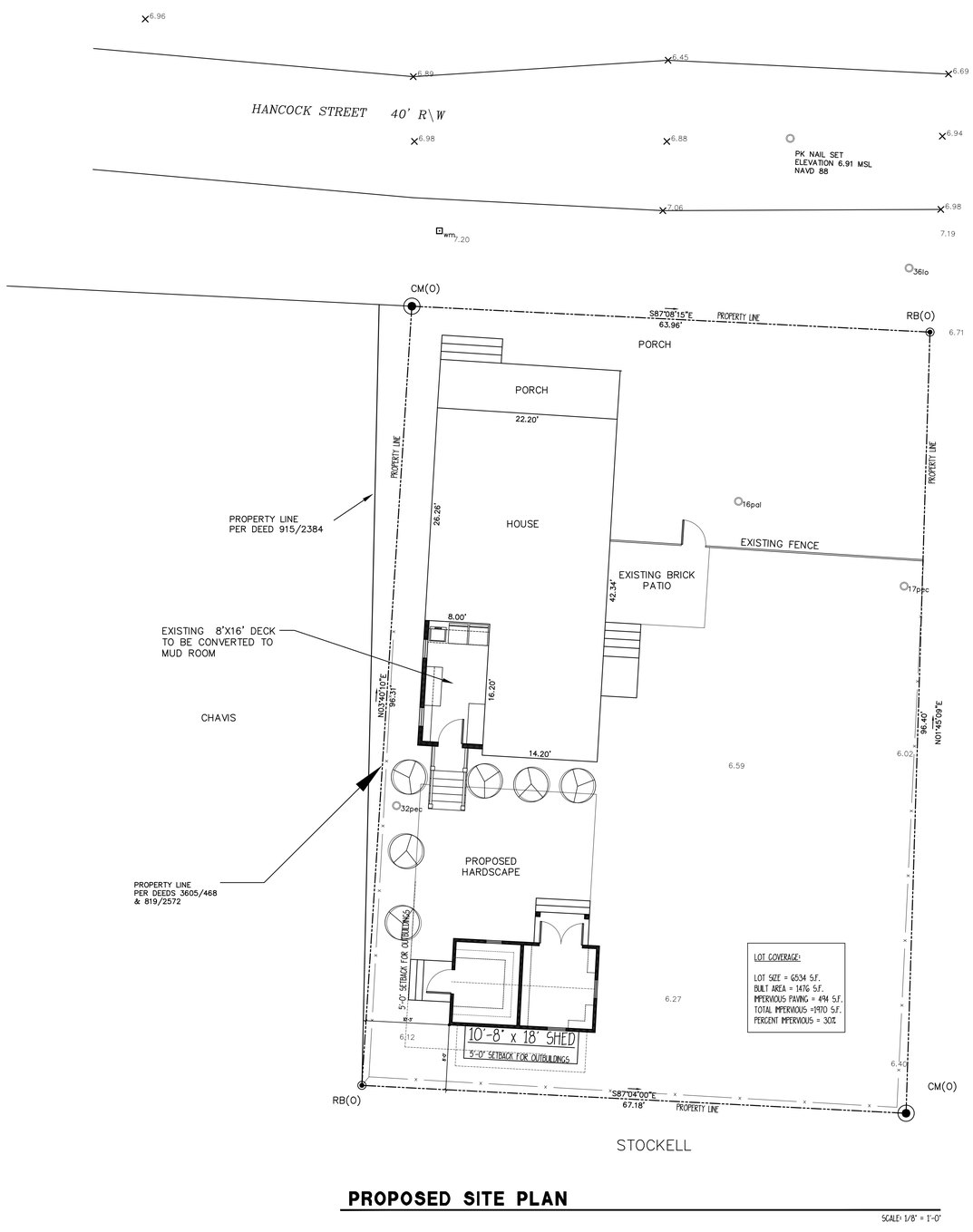

PROPOSED SITE PLAN

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

308 HANCOCK ST. - 22144

BEAUFORT, SC

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- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY, ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
- MAKE A PLANNING LATITUDE AND NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MEDIA CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
- VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	05/22/2023
JOB NO.	22144
DWN. BY:	AR
DWG. NAME:	22144.DWG

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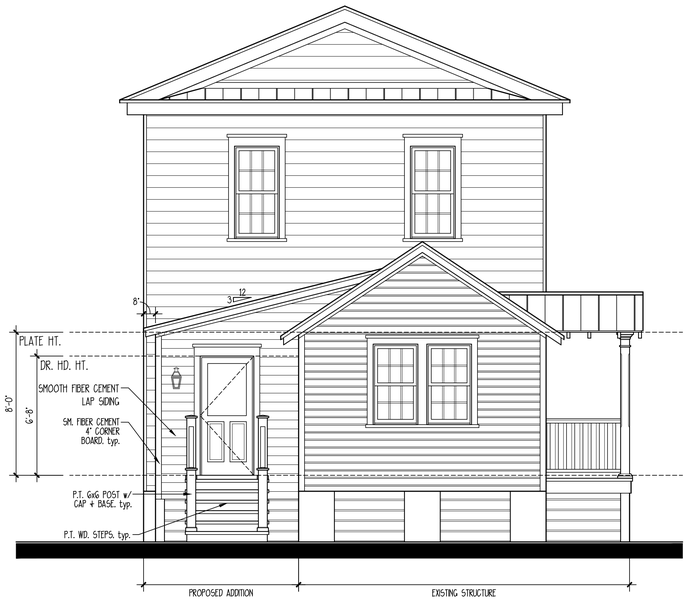
S2



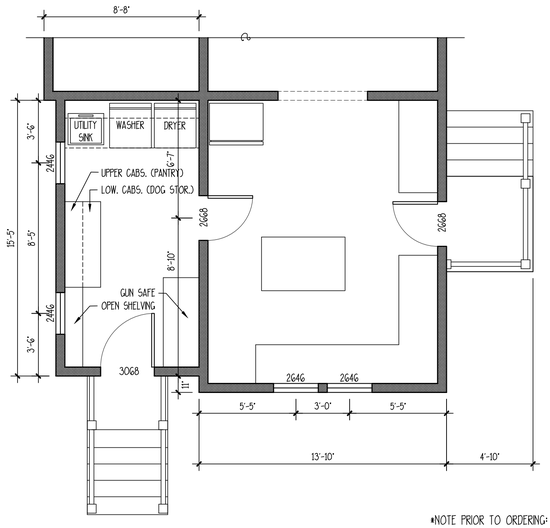
2 **PROPOSED ADDITION WEST ELEVATION**

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



1 **PROPOSED ADDITION SOUTH ELEVATION**

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



*NOTE PRIOR TO ORDERING:

1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.

PROPOSED PLAN

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

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

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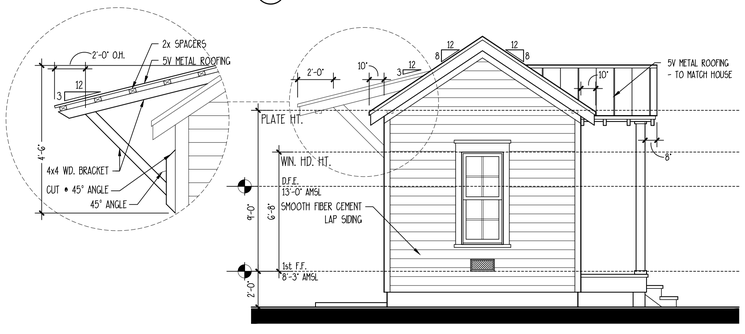
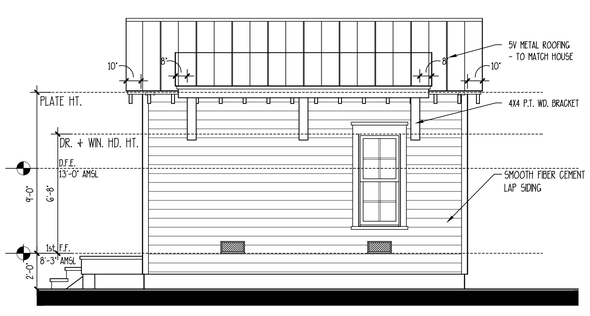
4 PROPOSED SITE EAST ELEVATION

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



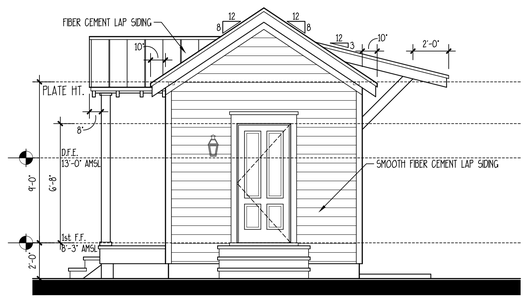
2 PROPOSED SHED EAST ELEVATION

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



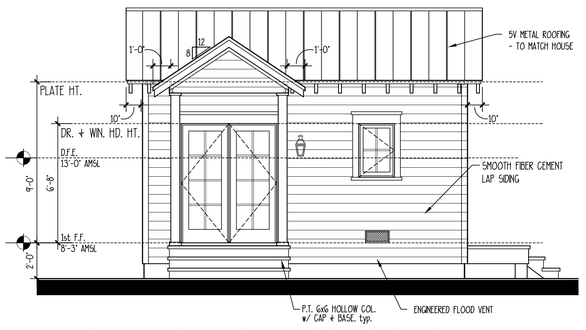
2 PROPOSED SHED SOUTH ELEVATION

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



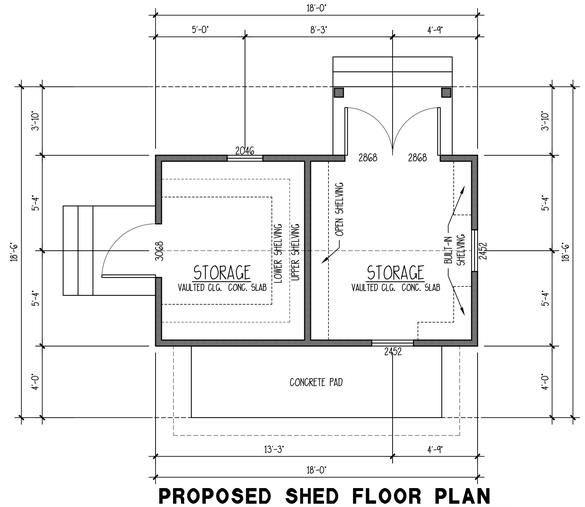
3 PROPOSED SHED WEST ELEVATION

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



1 PROPOSED SHED NORTH ELEVATION

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



PROPOSED SHED FLOOR PLAN

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

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- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY; ENGINEERING EXPERTS SHOULD INCORPORATE ALL ENGINEERING DESIGNS
- HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL HVAC CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
- ANY SITE ELEMENTS SUCH AS DRIVEWAYS, WALKWAYS, POOLS, DECKS AND PATIOS ARE NOT INCLUDED. THESE SHOULD BE DESIGNED BY A LICENSED LANDSCAPE ARCHITECT OR CIVIL ENGINEER AND CONFORM TO LOCAL CODES

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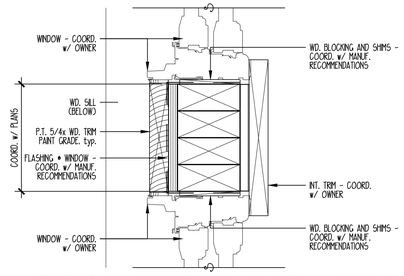
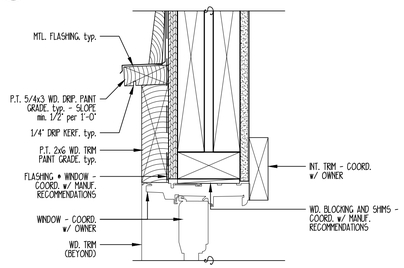
4



6 TYPICAL WINDOW JAMB @ MULL

SCALE: 3" = 1'-0"

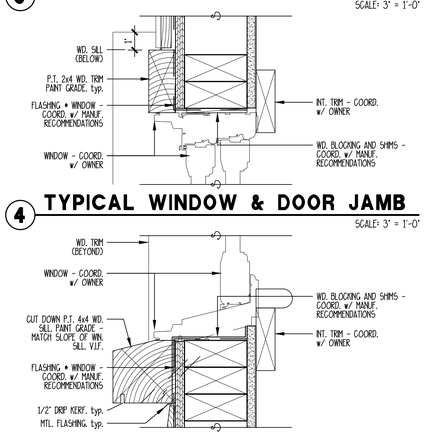


5 TYPICAL WINDOW & DOOR HEAD

SCALE: 3" = 1'-0"

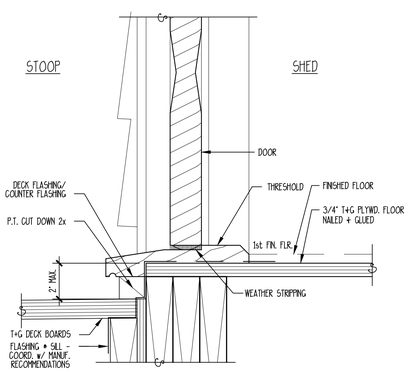
8 DETAIL @ EXT. STAIRS

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



4 TYPICAL WINDOW & DOOR JAMB

SCALE: 3" = 1'-0"

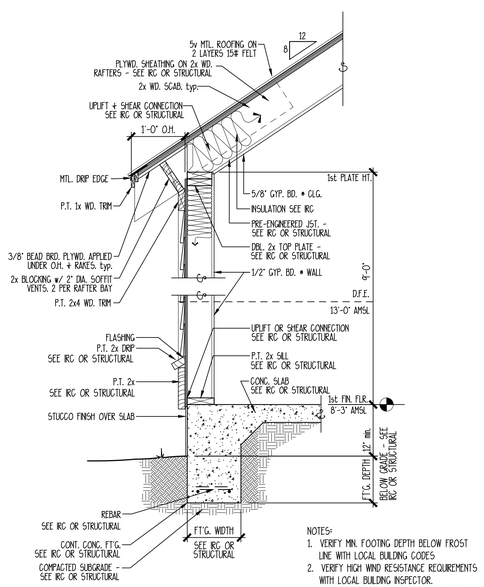


7 TYPICAL EXTERIOR DOOR SILL

SCALE: 3" = 1'-0"

3 TYPICAL WINDOW SILL

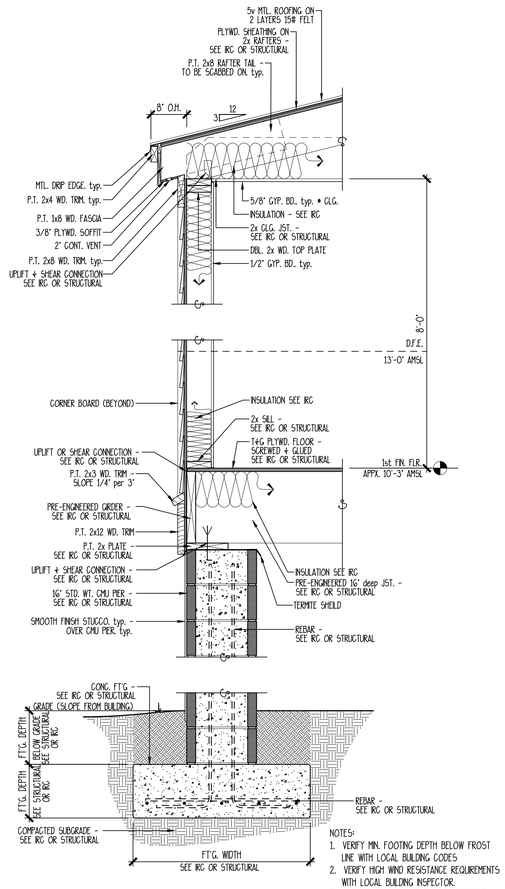
SCALE: 3" = 1'-0"



NOTES:
1. VERIFY MIN. FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING CODES
2. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
3. CONSTRUCTION TO BE FLOOD RESISTANT

2 SHED WALL 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.
3. CONSTRUCTION TO BE FLOOD RESISTANT BELOW 13'-0" D.F.E. - SEE STRUCTURAL

1 ADDITION WALL SECTION

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

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5



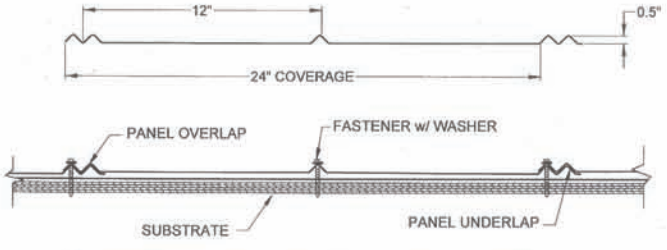
5-V METAL ROOFING

Panel Details

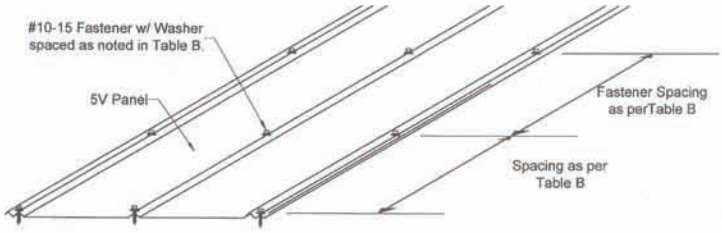
- 24” Total Coverage with 1/2” Rib Height
- 26 & 24 Gauge Available
- 15 Available colors in Stock



- Available in Galvalume
- Exposed Fasteners
- Agricultural, Residential & Commercial Use
- Applies Over Solid Substrates with the use of Underlayment
- Suggested minimum Roof Slope 3:12



FASTENING PATTERN AT FIELD, EAVE & RIDGE OF PANEL



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201 Red Oaks Way · Ridgeland, SC 29936

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Website: www.4mmetals.com

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

		(S.O. 2-10 x 2-10)	ELDH3636	(S.O. 3-0 x 2-10)	ELDH3836	(S.O. 3-4 x 2-10)	ELDH4236	(S.O.3-10 x 2-10)	ELDH4836	(S.O. 4-4 x 2-10)	ELDH5436
		(S.O. 2-10 x 3-2)	ELDH3640	(S.O. 3-0 x 3-2)	ELDH3840	(S.O. 3-4 x 3-2)	ELDH4240	(S.O. 3-10 x 3-2)	ELDH4840	(S.O. 4-4 x 3-2)	ELDH5440
		(S.O. 2-10 x 3-6)	ELDH3644	(S.O. 3-0 x 3-6)	ELDH3844	(S.O. 3-4 x 3-6)	ELDH4244	(S.O. 3-10 x 3-6)	ELDH4844	(S.O. 4-4 x 3-6)	ELDH5444
		(S.O. 2-10 x 3-10)	ELDH3648	(S.O. 3-0 x 3-10)	ELDH3848	(S.O. 3-4 x 3-10)	ELDH4248	(S.O. 3-10 x 3-10)	ELDH4848	(S.O. 4-4 x 3-10)	ELDH5448
		(S.O. 2-10 x 4-2)	ELDH3652	(S.O. 3-0 x 4-2)	ELDH3852	(S.O. 3-4 x 4-2)	ELDH4252	(S.O. 3-10 x 4-2)	ELDH4852	(S.O. 4-4 x 4-2)	ELDH5452
		(S.O. 2-10 x 4-6)	ELDH3656	(S.O. 3-0 x 4-6)	ELDH3856	(S.O. 3-4 x 4-6)	ELDH4256	(S.O. 3-10 x 4-6)	ELDH4856	(S.O. 4-4 x 4-6)	ELDH5456
		(S.O. 2-10 x 4-10)	ELDH3660 E	(S.O. 3-0 x 4-10)	ELDH3860 E	(S.O. 3-4 x 4-10)	ELDH4260 E	(S.O. 3-10 x 4-10)	ELDH4860 E	(S.O. 4-4 x 4-10)	ELDH5460 E
		(S.O. 2-10 x 5-2)	ELDH3664 E	(S.O. 3-0 x 5-2)	ELDH3864 E	(S.O. 3-4 x 5-2)	ELDH4264 E	(S.O. 3-10 x 5-2)	ELDH4864 E	(S.O. 4-4 x 5-2)	ELDH5464 E
		(S.O. 2-10 x 5-6)	ELDH3668 E	(S.O. 3-0 x 5-6)	ELDH3868 E	(S.O. 3-4 x 5-6)	ELDH4268 E	(S.O. 3-10 x 5-6)	ELDH4868 E	(S.O. 4-4 x 5-6)	ELDH5468 E
		(S.O. 2-10 x 5-10)	ELDH3672 E	(S.O. 3-0 x 5-10)	ELDH3872 E	(S.O. 3-4 x 5-10)	ELDH4272 E	(S.O. 3-10 x 5-10)	ELDH4872 E	(S.O. 4-4 x 5-10)	ELDH5472 E
		(S.O. 2-10 x 6-2)	ELDH3676 E	(S.O. 3-0 x 6-2)	ELDH3876 E	(S.O. 3-4 x 6-2)	ELDH4276 E	(S.O. 3-10 x 6-2)	ELDH4876 E	(S.O. 4-4 x 6-2)	ELDH5476 E

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)		
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)		
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)		
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)	6-4 (1930)
											6-4 1/4 (1937)
											6-3 3/4 (1924)

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) jambs, 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 mulled.

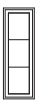
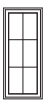
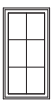
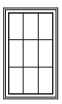
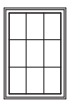
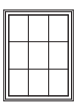
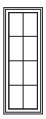
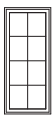
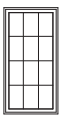
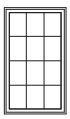
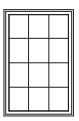
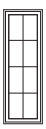
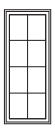
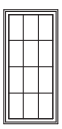
MAXIMUM ROUGH OPENING not to exceed 113 1/2" x 76 1/4" Maximum up to 5 units wide by 1 unit high.

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.

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 (966)	 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



4501 (IG)
1501 (SG)



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



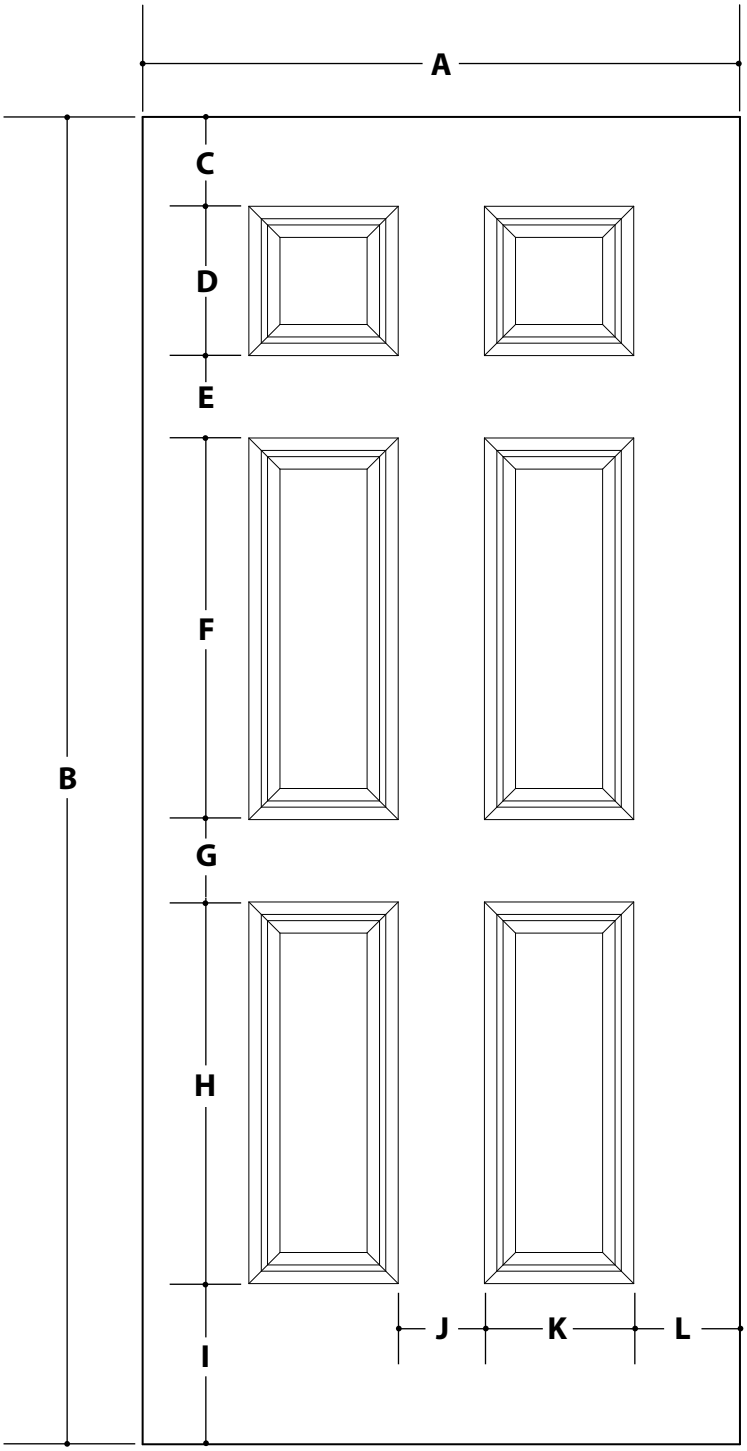
4597 (IG)
1597 (SG)
Fir

SIMULATE 4 DIVIDED LITE WITH SPACER BAR

SG: Single Pane Glass **IG:** Insulated Glass

CODEL
ENTRY SYSTEMS®

6/8 FIBERGLASS 6P



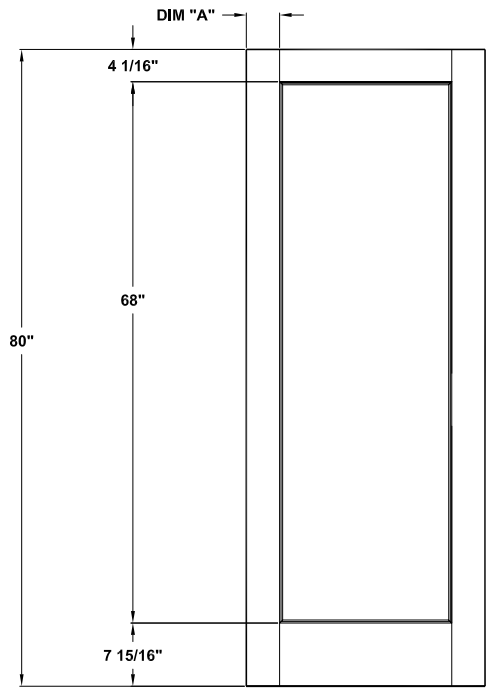
2' 6"					SF & TF
A	29-3/4"	E	3-1/4"	I	8"
B	79"	F	23-1/2"	J	3-1/4"
C	5"	G	6-1/4"	K	8-1/2"
D	9-1/4"	H	23-3/4"	L	4-3/4"

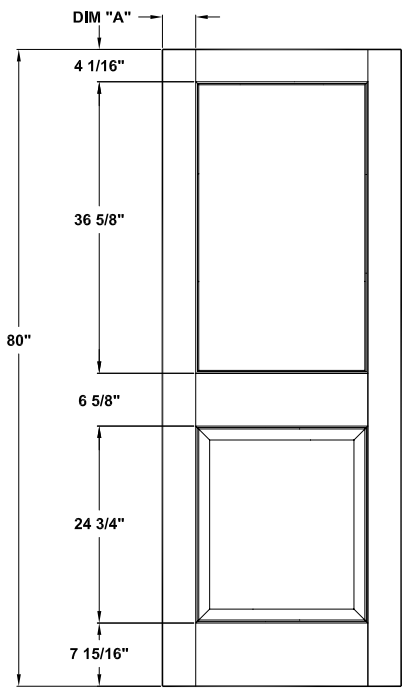
2' 8"					SF & TF
A	31-3/4"	E	3-1/4"	I	8"
B	79"	F	23-1/2"	J	4-1/2"
C	5"	G	6-1/4"	K	9"
D	9-1/4"	H	23-3/4"	L	4-5/8"

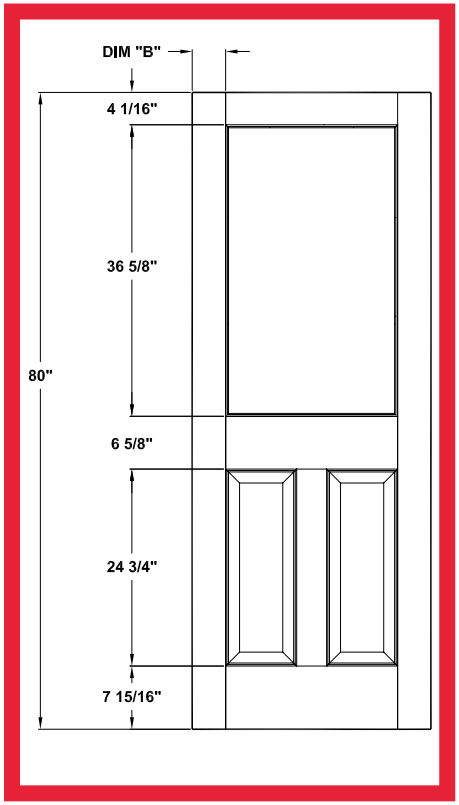
2' 10"					SF
A	33-3/4"	E	3-1/4"	I	8"
B	79"	F	23-1/2"	J	4-1/2"
C	5"	G	6-1/4"	K	9"
D	9-1/4"	H	23-3/4"	L	5-1/2"

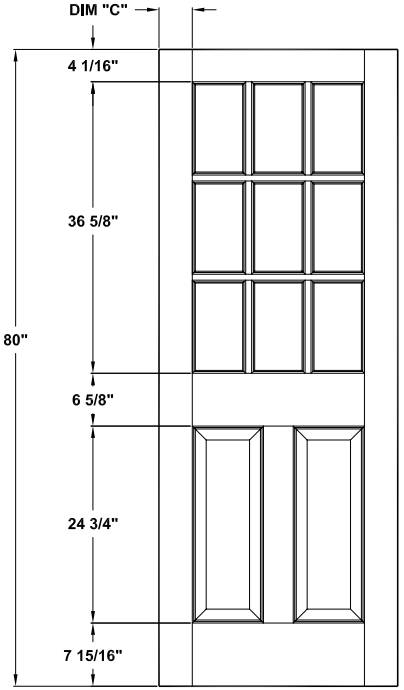
3' 0"					SF & TF
A	35-3/4"	E	3-1/4"	I	8"
B	79"	F	23-1/2"	J	3-3/4"
C	5"	G	6-1/4"	K	11-5/16"
D	9-1/4"	H	23-3/4"	L	4-11/16"

Door width	12" to 16"	18" to 22"	24" to 26"	28" to 36"
stile width "A"	3-3/16"	4-3/16"	4-3/16"	4-3/16"
stile width "B"	N/A	N/A	4-3/16"	4-3/16"
stile width "C"	N/A	N/A	N/A	4-3/16"









Specification sheet

Title Ext. Door

1Lt, 1Lt+1 or 2 pan, 9Lt + 2 pan

Height **80"**

Creation date 2004-june-03

Prep. by: J.C.

Revision date - | *Rev.* 0

Scale nts

Masonite® Masonite International Corporation

K80-01



Townsend 13" High Outdoor Wall Light

$350.00

or 4 interest-free payments of **$87.50** with sezzle ⓘ

FREE SHIPPING & **FREE RETURNS*** | Low Price Guarantee

Ships in 6 to 10 Days

1 ADD TO CART ♡ SAVE

DESIGN CHAT

Product Details

Contemporary meets traditional in the Townsend outdoor collection.

- 13" high x 6 1/2" wide. Extends 7 3/4".



Townsend 13" High Outdoor Wall Light **$350.00**

Townsend collection. This light features a Natural Bronze finish over a hand-worked wrought iron frame. A clear glass offers a pure, clean light output.

- Carriagehouse, coach-light outdoor wall light for a porch or garage area. Design by Troy Lighting.
- Hand-worked wrought iron construction. Natural bronze finish. Clear glass panels.
- Wet location rated for outdoor use.

TROY LIGHTING
Est.1963

Shop all Troy

SPECIFICATIONS

PRODUCT ATTRIBUTES

Finish	Bronze
Style	Iron
Brand	Troy

TECHNICAL SPECIFICATIONS

Height	13.00 inches
Width	6.50 inches
Max Wattage	100 watts

STAFF REPORT: 308 Hancock Street FINAL Approval

DATE: June 14, 2023

GENERAL INFORMATION	
Applicant:	**Ashley Randolph, Allison Ramsay Architects agent for Crenshaw Family**
Site Location/Address:	**308 Hancock Street; R120 004 000 0574 0000**
Applicant's Request:	**The applicant is requesting final approval for an addition of a mudroom addition and shed.**
Current Zoning:	**T-4 HN**

ZONING DISTRICT INFORMATION	
	T-4 HN
Lot Width at Setback:	**40' min 60' in the Point**
Max Lot Coverage:	**100%**
Min. Frontage Build Out	**55% of lot area**
Front Setback	**0' min/15' max**
Side Setback	**Average prevailing setback on block**
Rear Setback	**0' alley; 15' no alley**
Building Height:	**3 stories max**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T-4 HN	**Historic Homes**	**N/A**
South: T-4 HN	**Historic Homes**	**N/A**
East: T-4 HN	**Historic Homes**	**N/A**
West: T-4 HN	**Historic Homes**	**N/A**

Background: The applicant is requesting final approval for a mudroom addition and shed at 308 Hancock Street. The residence is a contributing structure in the Point neighborhood. The new mudroom would be added to the rear of the house, enclosing an existing open porch area. Therefore, the pervious area will not change, nor shall the addition be seen from the street.

This project was first submitted at the May 10, 2023 HRTC meeting with an ADU that has since been turned into a storage shed due to building and flood requirements. The lot is in AE 8 flood zone, requiring 13' minimum elevation for new structures. Staff supports the use of the smooth cementitious siding on the laundry room addition.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Final approval of the rear addition and shed at the house located at 308 Hancock Street, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following conditions:

1. **Staff recommends lowering the columns that flank the shed's front gable by 4" or 6" and adding a beam in this area.**
2. **There is a graphic error regarding the corner board on the northwest corner of the shed and the lines of the lap siding continuing to the outside corner of the wall rather than inside face of the corner board that needs to be revised.**

910 Greene Street

DEVELOPMENT REVIEW PROCESS 23-26HRB-3

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 pd. 64

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** 5/24 **Application #:** 25357 **Zoning District:** T4-HN
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.cor Applicant Phone Number: 843-986-0559

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

Owner (if other than the Applicant): Fred Washington Jr.

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: 05/23/2023

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

Applicant's Signature: Date: 05/24/2023

Owner's Signature: Date: 05/24/2023

(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 propose that one of the rear windows which was a recent addition to the building will be removed and filled in. The pickets and rail will be repaired with the picket spacing updated to match current code. The windows will be repaired, or replaced if the need arises. The roof to be repaired and replaced with architectural shingle roofing. The rear porch will be repaired with the current plywood ad-hoc railing changed to a picket and railing to match the front porch. The foundation screening that is currently ad-hoc with plywood will also be updated to a diagonal lattice screening. Handrails will be added to the front and rear entranced to aid access. 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



SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY
2868 = 2'-8" WIDE x 6'-0" HIGH

DRAWING NUMBER — 1/3 — = SECTION OR ELEVATION
SHEET NUMBER

ROOM TITLE
KITCHEN
10" CLG. — CEILING HEIGHT
WOOD — FLOOR FINISH

1 **DRAWING TITLE**
DETAIL OR ELEVATION NUMBER

14.00' = ELEVATION ABOVE SEA LEVEL
1 = REVISION NUMBER
= REVISION CLOUD
REF. = PLAN REFERENCE NORTH

	SINGLE POLE SWITCH
3	THREE WAY SWITCH
4	FOUR WAY SWITCH
D	DIMMER SWITCH
SC	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
J	CEILING BOX
B	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

COLORS + MATERIALS LIST - VERIFY w/ ARCHITECT	
SIDING / BODY	OFF WHITE - LOGGIA (SW7506)
WINDOW + DOOR TRIM	WHITE - SIMPLE WHITE SW7021
COLUMNS + CORNER TRIM. + FND.	WHITE - SIMPLE WHITE SW7021
TOP RAILS.	BLACK - TRICORN BLACK (SW6258)
EAVES + FASCIA	WHITE - SIMPLE WHITE SW7021
FRONT DOOR	RED - SW2839 ROYCROFT COPPER
WINDOWS	WHITE - SIMPLE WHITE SW7021
ROOF	ARCHITECTURAL SHINGLE - SLATE



CONCEPTUAL RENDERING

DRAWING INDEX

0	COVER SHEET
S	EXISTING SITE PLAN
S1	PROPOSED SITE PLAN
C	CONTEXT
C1	CONTEXT, EXISTING ELEVATION
1	EXITING/ DEMOLISH + PROPOSED FLOOR PLAN + PROPOSED ELECTRICAL LAYOUT
2	ADU FLOOR PLAN + ELEVATIONS
3	ADU DETAILS
SP1	SPECIFICATIONS
SP2	SPECIFICATIONS
SP3	SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS

EXISTING HEATED AREA = 986 S.F.
EXISTING COVERED PORCH = 136 S.F.
EXISTING SCREENED PORCH = 110 S.F.
PROPSOED ADU HEATED AREA = 480 S.F.
PROPOSED ADU PORCH = 76

GREENE STREET RENO & GUEST HOUSE - 23101

910 GREENE ST., BEAUFORT, SC

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

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

THIS PLAN HAS BEEN PREPARED TO MEET CRP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE EMBRACER OF THIS PLAN TO ENSURE THE FOLLOWING BEST PRACTICES ARE FOLLOWED. ALLISON RAMSEY ARCHITECTS, INC ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.

- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD BE CONSULTED
- ALL SLOPES ARE APPROXIMATE
- HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MEP/HVAC CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
- ANY ITEM CLEARLY IN SCOPE CONNECTED FOR TRADESMEN REQUIRED AND CONDITIONS.
- VERIFY ALL EXISTING SITE CONDITIONS BEFORE BEGINNING ANY WORK

DATE:	05/24/2023
JOB NO.	23101
DWN. BY:	RJP
DWG. NAME:	23101DWG

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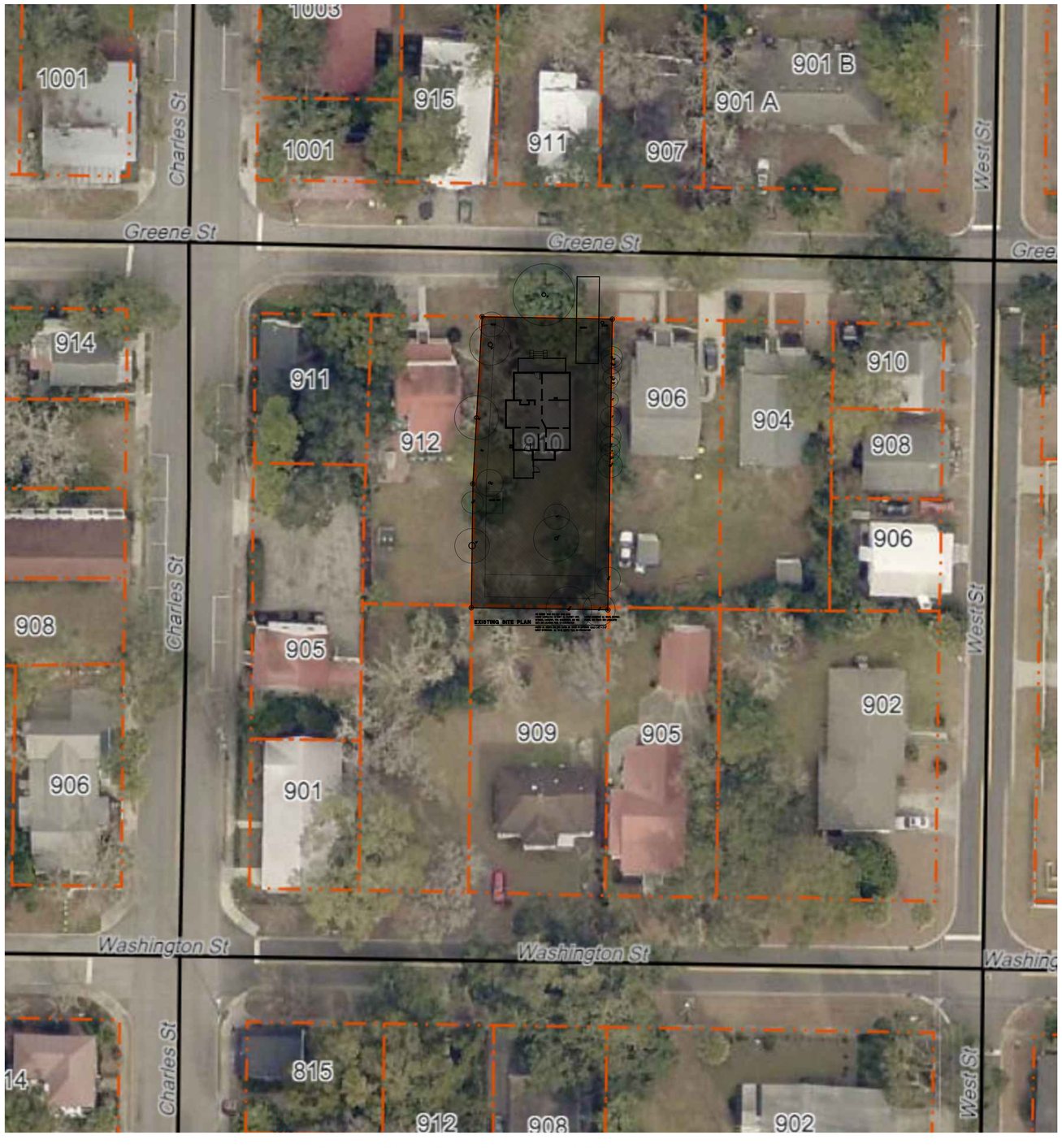
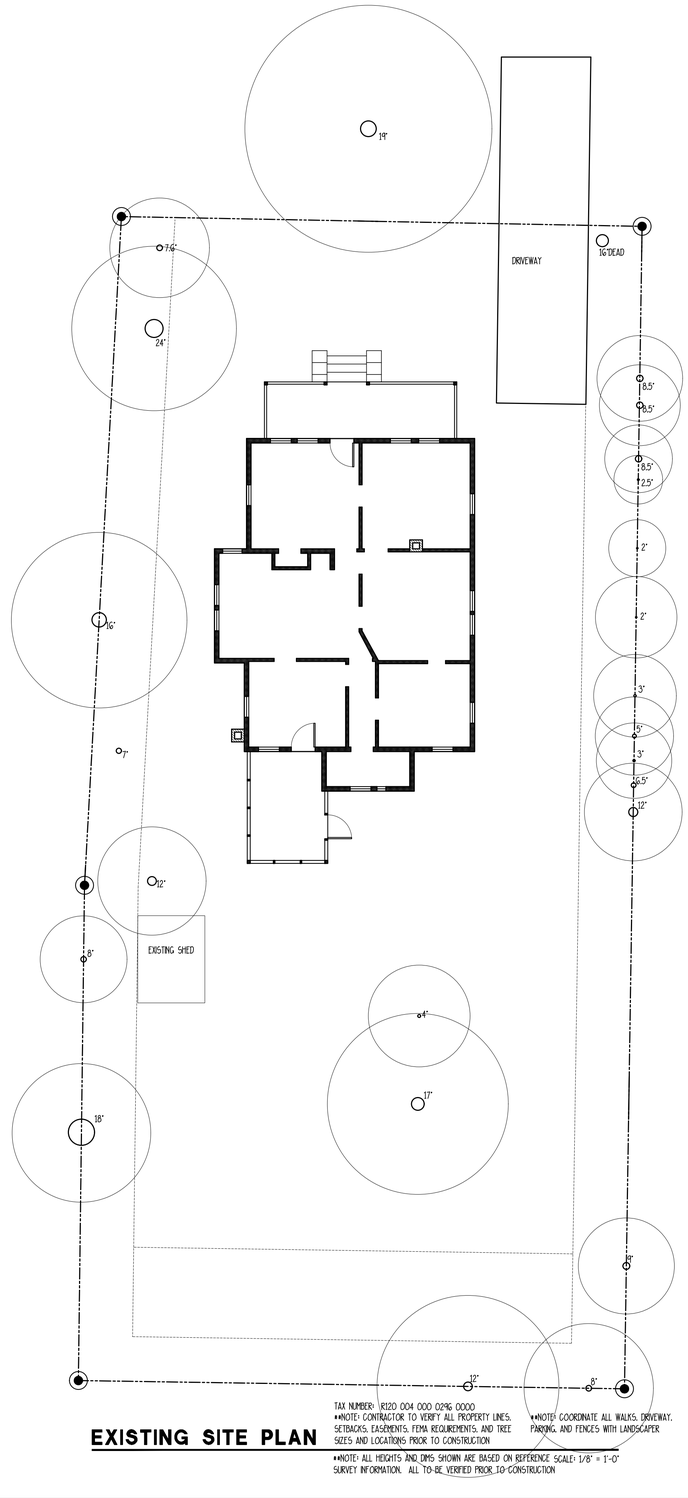


AERIAL VIEW OF SITE AND CONTEXT

NOT TO SCALE



EXISTING SITE PLAN

TAX NUMBER: R120 004 000 0296 0000
*NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, 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 SCALE: 1/8" = 1'-0" SURVEY INFORMATION. ALL TO BE VERIFIED PRIOR TO CONSTRUCTION

GREENE STREET RENO & GUEST HOUSE - 23101

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Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PREPARE THE FOLLOWING BEFORE BEGINNING CONSTRUCTION. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY TIME CONSTRUCTED FROM THIS PLAN.

- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY, ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS
- PRICE & PLANNING LATERS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MEDIA CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
- VERIFY ALL SPECIFICATIONS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	05/24/2023
JOB NO.	23101
DWN. BY:	RJP
DWG. NAME:	23101.DWG

S

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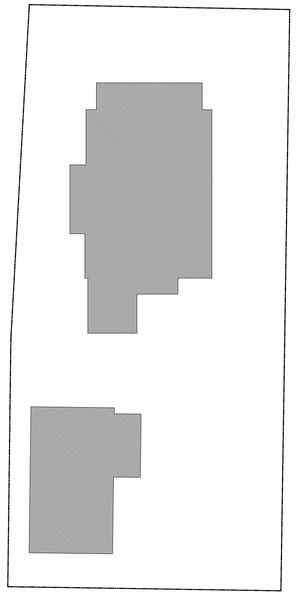
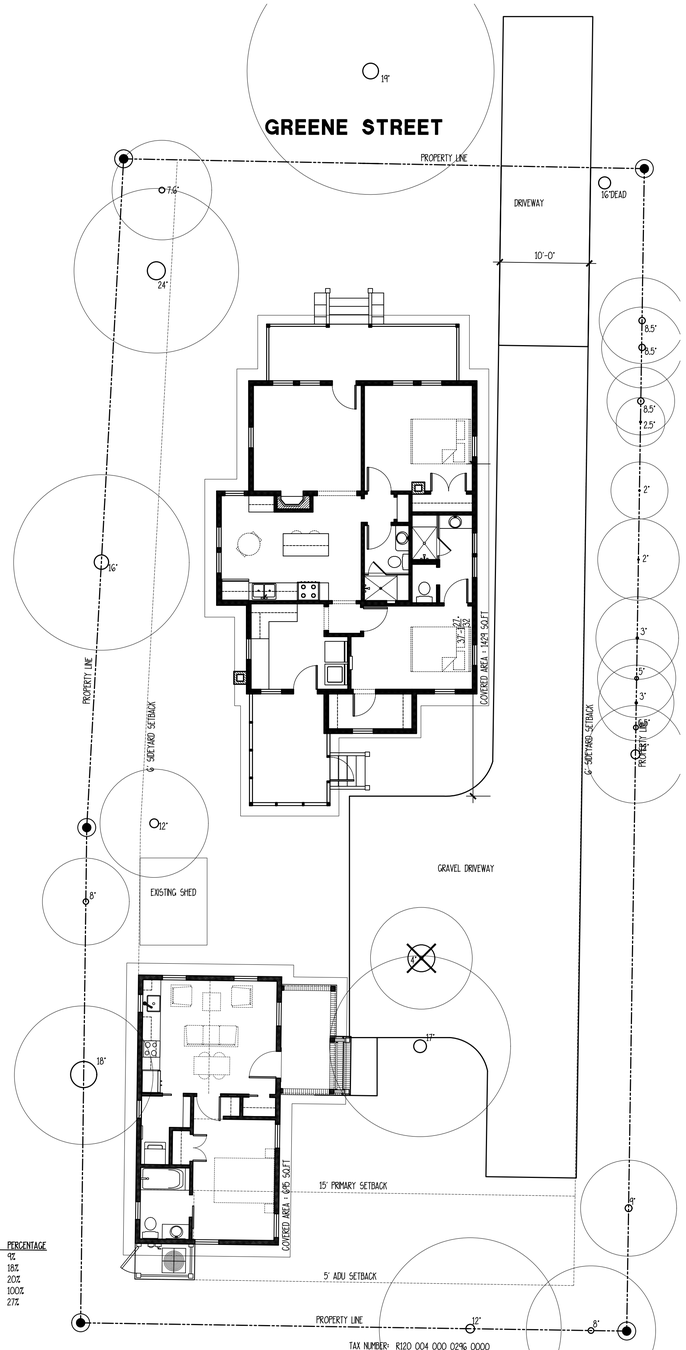


AREAS DIAGRAM

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



AREA	VALUE	PERCENTAGE
ADU COVERED AREA =	695 SQ.FT	9%
MAIN BUILDING COVERED AREA=	1429 SQ.FT	18%
GRAVEL DRIVEWAY AREA=	1566 SQ.FT.	20%
PROPERTY AREA=	7848 SQ.FT.	100%
TOTAL COVERED AREA=	2124 SQ.FT.	27%

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

PROPOSED SITE PLAN

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

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

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DWG. NAME:	23101.DWG

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901 GREEN ST. A

NOT TO SCALE



901 GREENE ST. B

NOT TO SCALE



911 GREENE ST.

NOT TO SCALE



910 WEST ST.

NOT TO SCALE



904 GREENE ST.

NOT TO SCALE



919 GREEN ST.

NOT TO SCALE



912 GREENE ST.

NOT TO SCALE



1001 CHARLES ST.

NOT TO SCALE



906 WEST ST.

NOT TO SCALE



907 WEST ST.

NOT TO SCALE

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- PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
- ENGINEERING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL PEOPLE CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
- VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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DWG. NAME:	23101.DWG

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911 CHARLES ST.

NOT TO SCALE



910 GREENE ST. RIGHT

1. EXISTING SIDING TO BE REPAIRED
2. ARCH SHINGLE ROOF TO REPLACE THE EXISTING

NOT TO SCALE



910 GREENE ST. REAR

1. EXISTING SIDING TO BE REPAIRED
2. ARCH SHINGLE ROOF TO REPLACE THE EXISTING

NOT TO SCALE



1006 WEST ST.

NOT TO SCALE



910 GREENE ST. LEFT

1. EXISTING SIDING TO BE REPAIRED
2. ARCH SHINGLE ROOF TO REPLACE THE EXISTING

NOT TO SCALE



910 GREENE ST. LEFT

1. EXISTING SIDING TO BE REPAIRED
2. ARCH SHINGLE ROOF TO REPLACE THE EXISTING

NOT TO SCALE



910 GREENE ST. FRONT

1. EXISTING SIDING TO BE REPAIRED
2. ARCH. SHINGLE ROOF TO REPLACE THE EXISTING

NOT TO SCALE



910 GREENE ST. RIGHT

1. EXISTING SIDING TO BE REPAIRED
2. ARCH SHINGLE ROOF TO REPLACE THE EXISTING

NOT TO SCALE



910 GREENE ST. RIGHT

1. EXISTING SIDING TO BE REPAIRED
2. ARCH SHINGLE ROOF TO REPLACE THE EXISTING

NOT TO SCALE

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- VERIFY ALL DIMENSIONS PRIOR TO FOUNDATION AND CONSTRUCTION
- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY; ENGINEERING EXPERTS SHOULD INCORPORATE ALL ELECTRICAL, MECHANICAL AND PLUMBING.
- HVAC, PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE ORDERED FROM A LOCAL HVAC CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR DESIGN AND CONDITIONS.
- VERIFY ALL SETBACKS, EASEMENTS, AND LEGAL OWNERSHIP LINES BEFORE BUILDING.

DATE:	05/24/2023
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DWG. NAME:	23101.DWG

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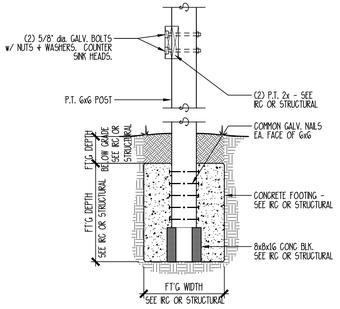
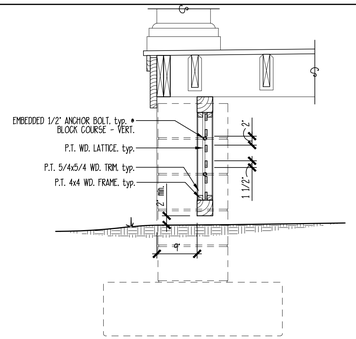
S



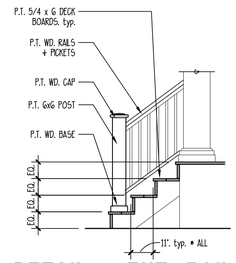
3 6x6 POST DETAIL

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



2 WD. SCREENING DETAIL

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

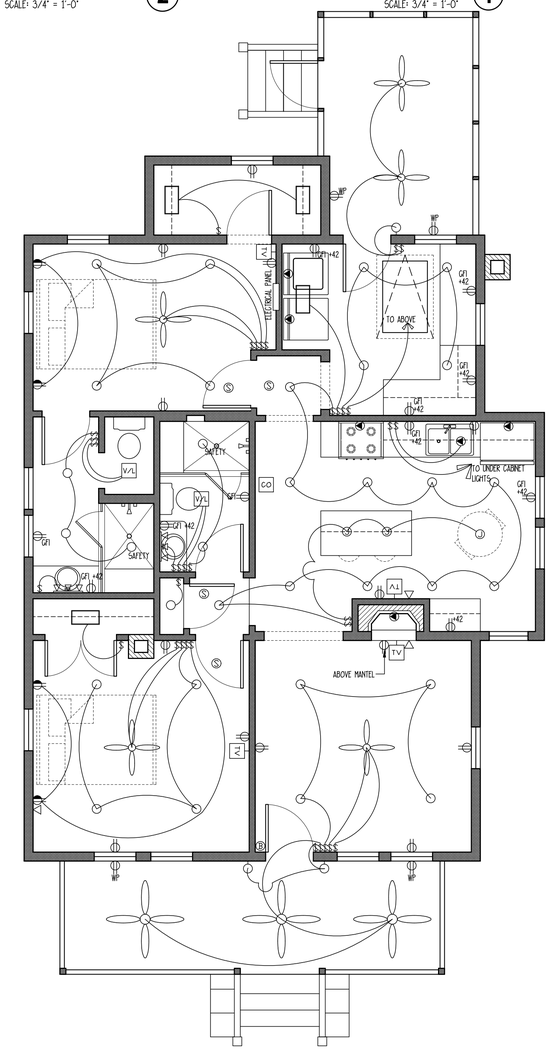


1 DETAIL ⊛ EXT. RAIL

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

S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
S4	FOUR WAY SWITCH
SD	DIMMER SWITCH
SRT	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
J	CEILING BOX
B	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

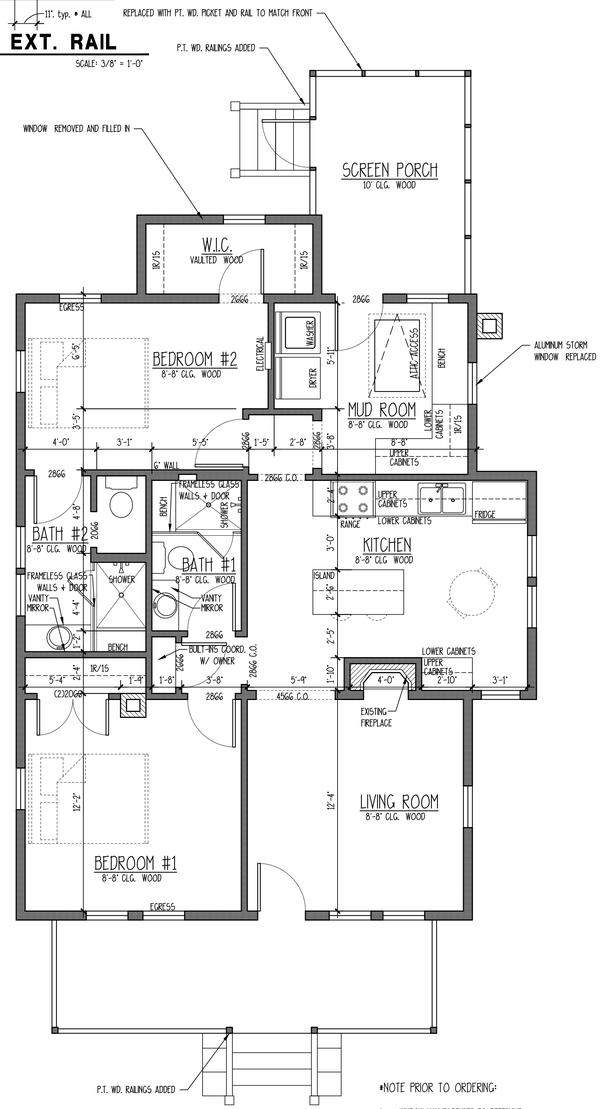
COORD. ELEVATION OF UTILITIES + ELECTRICAL OUTLETS W/ LOCAL CODES + FLOOD ELEVATION



FIRST FLOOR ELECTRICAL LAYOUT

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

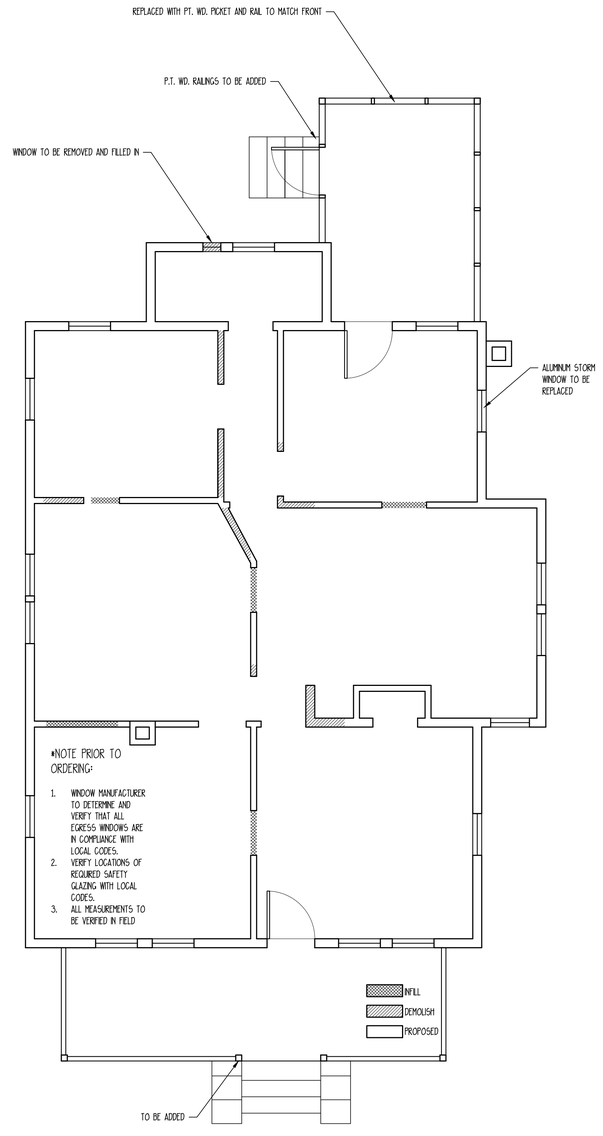
*NOTE:
1. COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION w/ OWNER.
2. COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS w/ OWNER.
3. COORDINATE SOUND SYSTEM REQUIREMENTS w/ OWNER.
4. COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION w/ OWNER.



PROPOSED FIRST FLOOR PLAN

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

*NOTE PRIOR TO ORDERING:
1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.
3. ALL DIMENSIONS TO BE VERIFIED IN FIELD



EXISTING + DEMOLITION FIRST FLOOR PLAN

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

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- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- PLEASE INDICATE LOCATIONS OF UTILITY/BURIED ASPECTS SHOULD INCORPORATE ELECTRICAL, GAS, WATER, SEWER, ETC.
- MISC. ITEMS: FIXTURES LISTED ARE NOT INCLUDED. THESE SHOULD BE SPECIFIED PROP. A LOCAL PROS. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS. VERIFY ALL STRUCTURAL COMPONENTS WITH LOCAL ENGINEER AND INSPECTOR.

DATE:	05/24/2023
JOB NO.	23101
DWN. BY:	RJP
DWG. NAME:	23101.DWG

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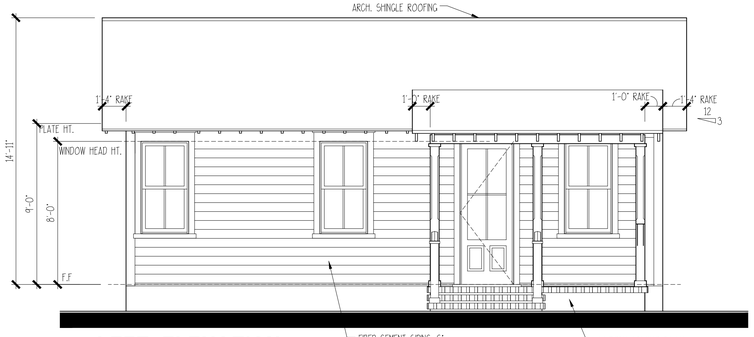
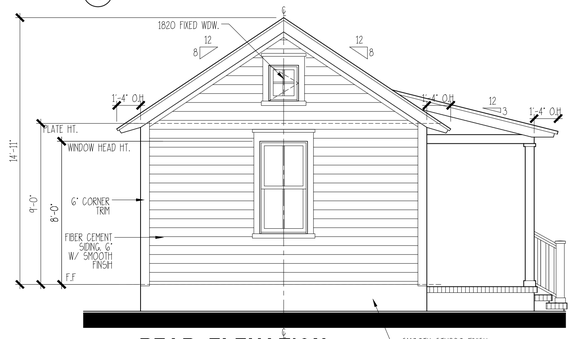
1



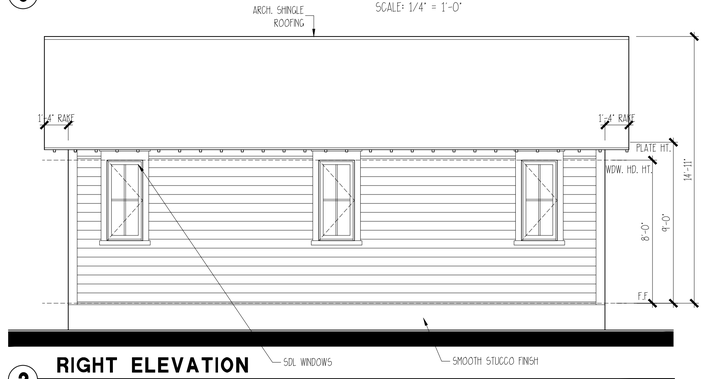
4 LEFT ELEVATION

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

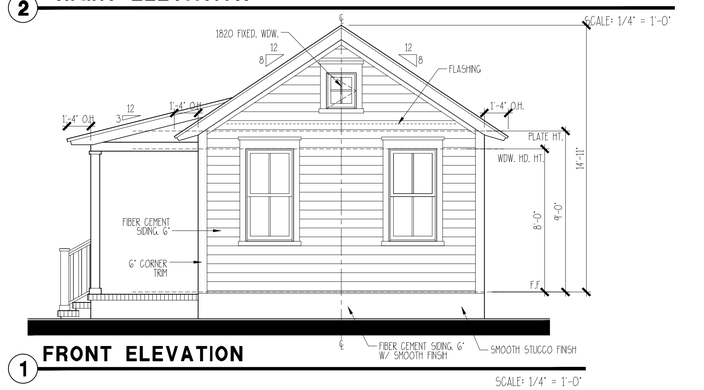


3 REAR ELEVATION

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

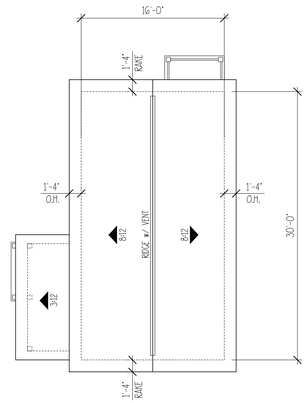


2 RIGHT ELEVATION



1 FRONT ELEVATION

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



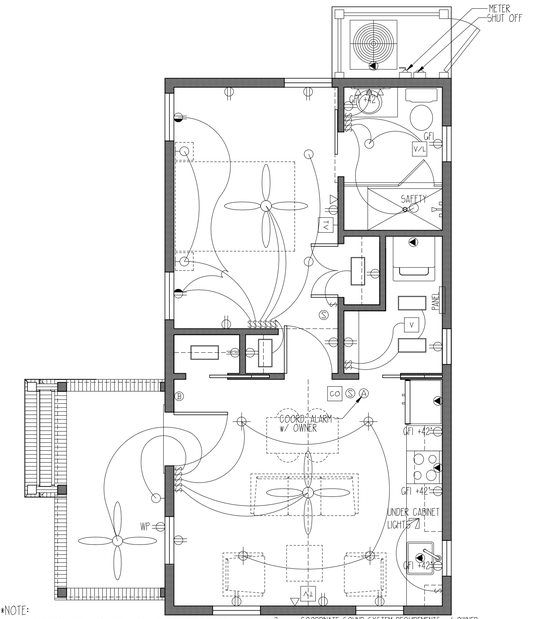
ROOF PLAN

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.

S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
S4	FOUR WAY SWITCH
SD	DIMMER SWITCH
SSC	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALITY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
J	CEILING BOX
B	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

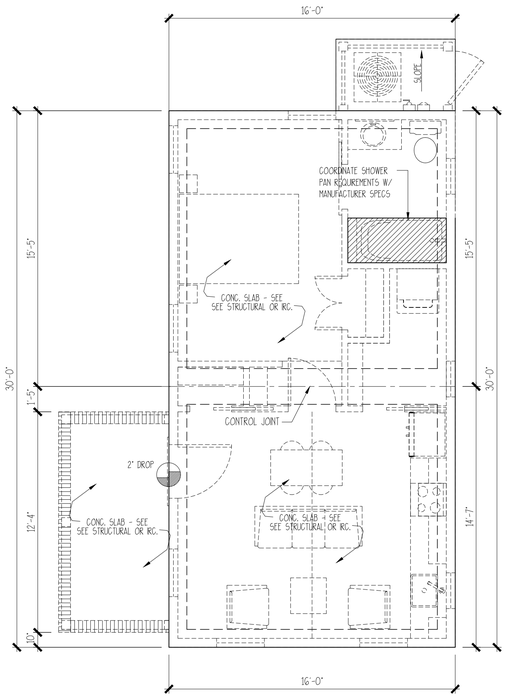
COORD. ELEVATION OF UTILITIES + ELECTRICAL OUTLETS W/ LOCAL CODES + FLOOD ELEVATION



*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

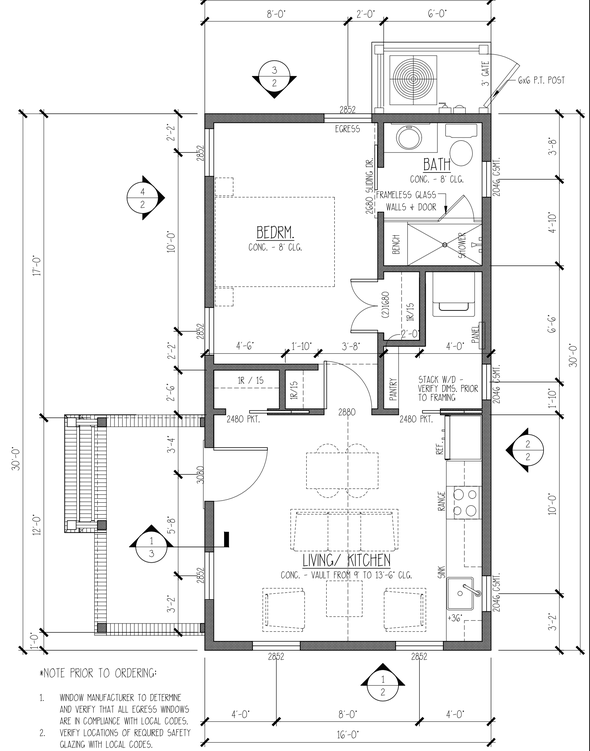
SCALE: 1/4" = 1'-0"



*NOTE: CONTROL JOINTS + THICKENED SLAB TO BE PLACED PER RG OR STRUCTURAL

GUEST HOUSE FOUNDATION PLAN

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



*NOTE PRIOR TO ORDERING:
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2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.

GUEST HOUSE FLOOR PLAN

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

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- VERIFY ALL DIMENSIONS PRIOR TO FOUNDATION AND CONSTRUCTION
- PLANS INDICATE LOCATIONS ONLY, ENGINEERING EXPERTS SHOULD INCORPORATE ELECTRICAL, MECHANICAL, PLUMBING
- HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL HVAC CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
- AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR DESIGN AND CONDITIONS.
- COPY OF SURVEY MUST BE GIVEN TO ARCHITECT WITH FINAL SIGNED AND SEALED SURVEY.

DATE:	05/23/2023
JOB NO.	1490606
DWN. BY:	RJP
DWG. NAME:	1490606.DWG

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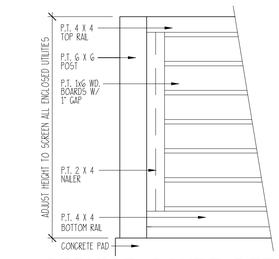
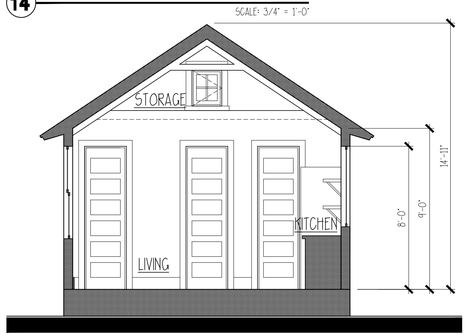
2



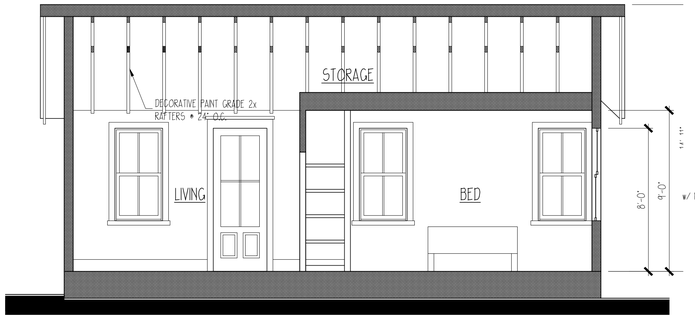
14 SERVICE COURT DETAIL



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

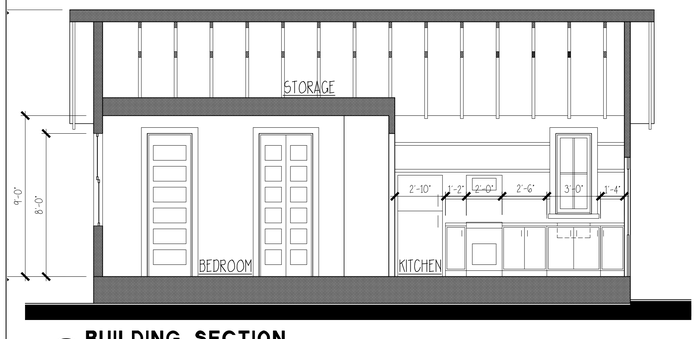
13 BUILDING SECTION

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



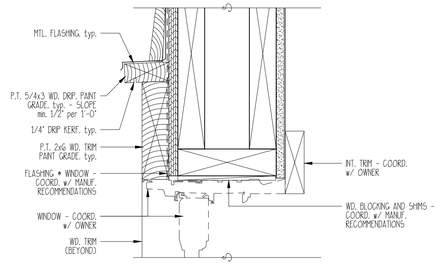
12 BUILDING SECTION

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



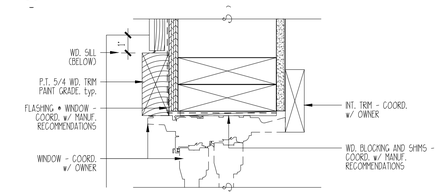
11 BUILDING SECTION

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



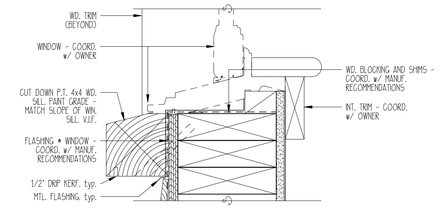
10 TYPICAL WINDOW & DOOR HEAD

SCALE: 3" = 1'-0"



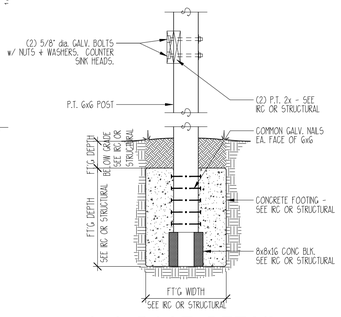
9 TYPICAL WINDOW & DOOR JAMB

SCALE: 3" = 1'-0"



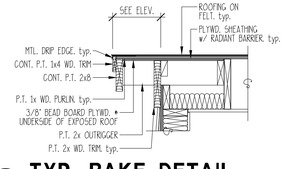
8 TYPICAL WINDOW SILL

SCALE: 3" = 1'-0"



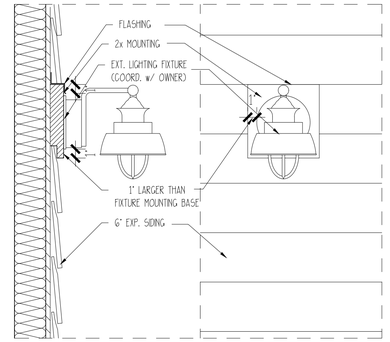
7 6x6 POST DETAIL

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



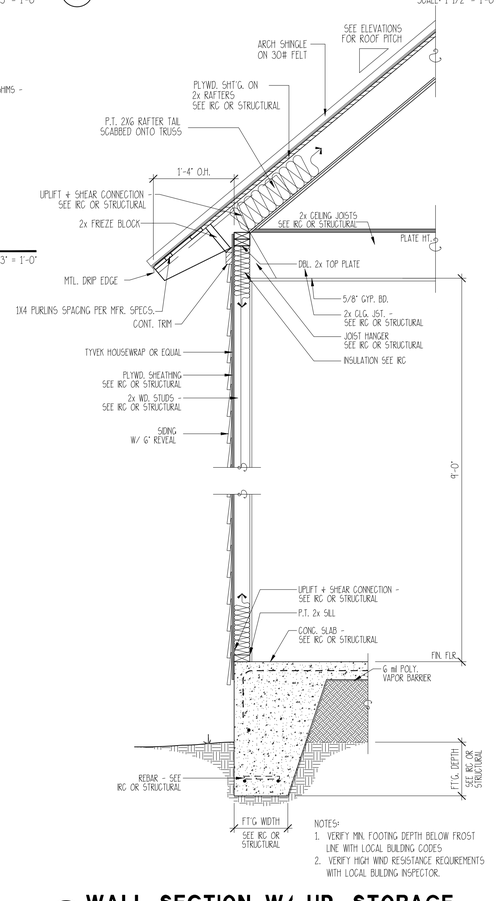
6 TYP. RAKE DETAIL

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



5 EXTERIOR LIGHTING MOUNT DETAIL

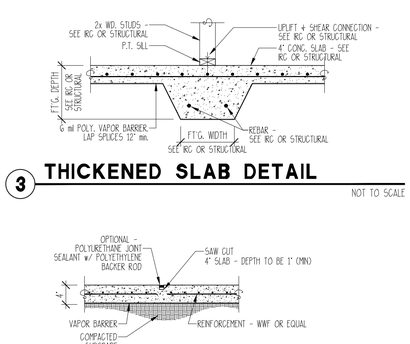
SCALE: 1 1/2" = 1'-0"



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

4 WALL SECTION W/ UP. STORAGE

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

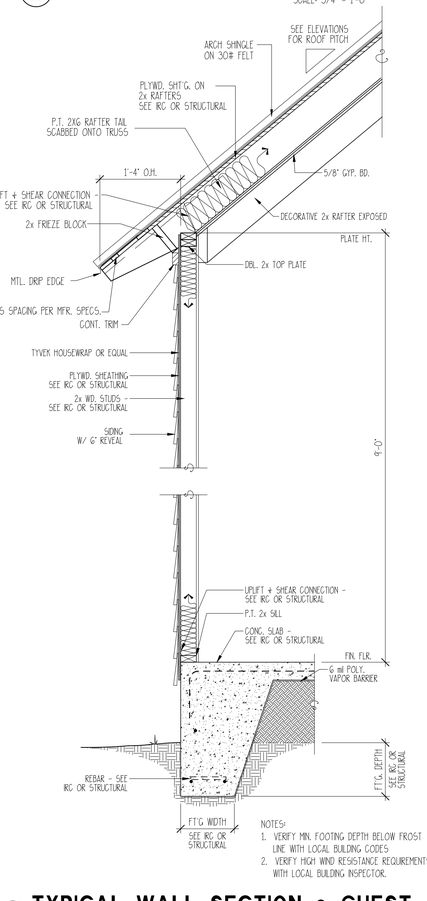


3 THICKENED SLAB DETAIL

NOT TO SCALE

2 CONTROL JOINT DETAIL

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.

1 TYPICAL WALL SECTION @ GUEST

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

GREENE STREET RENO & GUEST HOUSE - 2310 1

910 GREENE ST., BEAUFORT, SC

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

THIS PLAN WAS DRAWN PREPARED TO MEET CITY PROFESSIONAL STANDARDS AND PRACTICES, RESIDENTIAL BUILDING CODES AND ENVIRONMENTAL CONDITIONS UNIQUE FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE CONSTRUCTION. ALLISON RAMSEY ARCHITECT MAKES NO GUARANTEE, AND DISCLAIMS ALL LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
•VERIFY ALL DIMENSIONS PRIOR TO POSITIONING WITH CONSTRUCTION
•VERIFY COMPLIANCE WITH ALL LOCAL CODES
•PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD BE OBTAINED FROM A QUALIFIED, LICENSED ENGINEER.
•HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL HVAC CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND PROPER EQUIPMENT SELECTION/SIZING FOR YOUR PARTICULAR REGION AND CONDITIONS.
ADJUST ALL STRUCTURAL DETAILS AS REQUIRED BY LOCAL CONDITIONS AND CODES.

DATE:	05/23/2023
JOB NO.	1490G
DWN. BY:	R.J.P.
DWG. NAME:	1490G.DWG

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3

910

NO
RESPASSIN


NO
TRESPASSING
910

910

NO
ESPASSING




NO











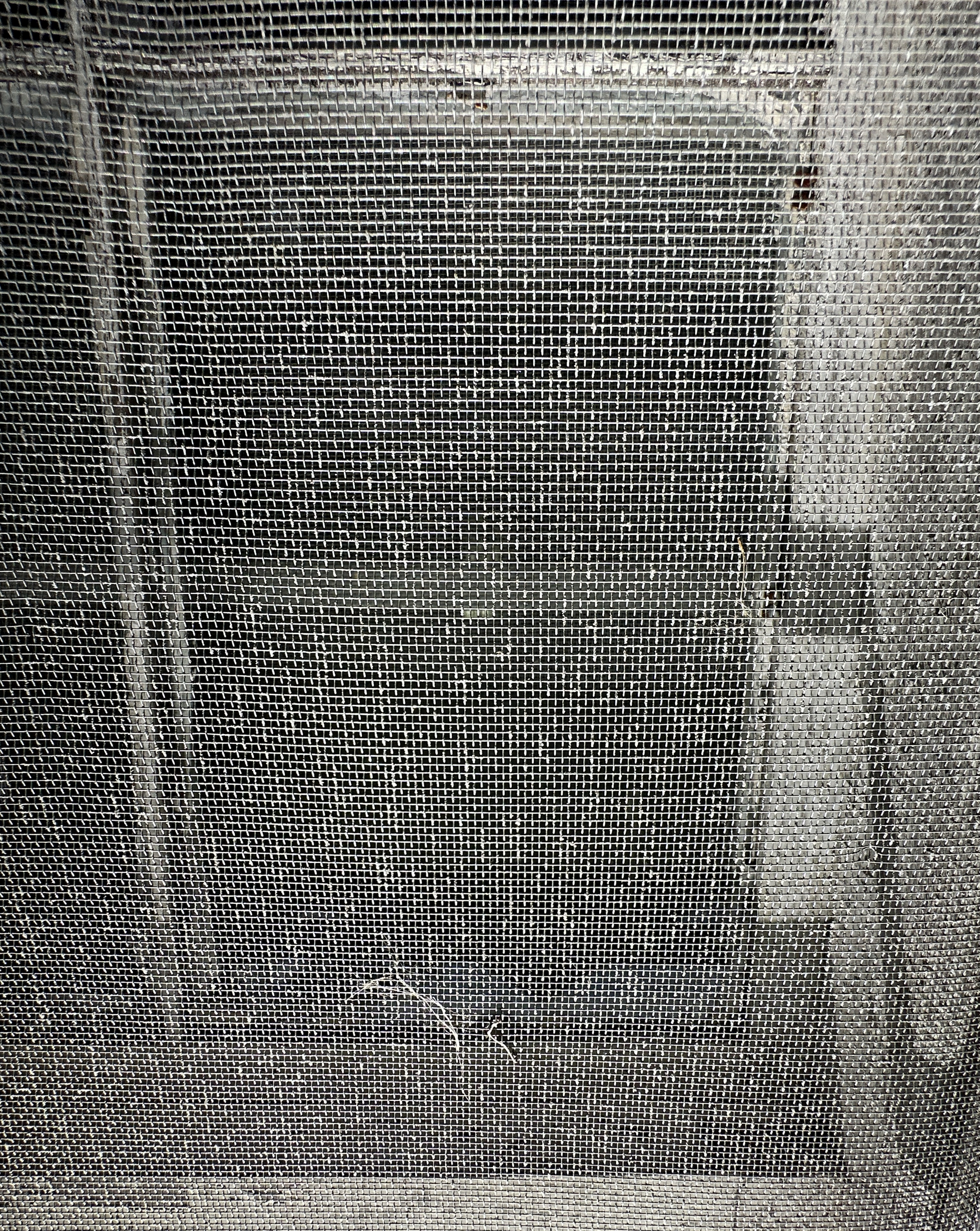







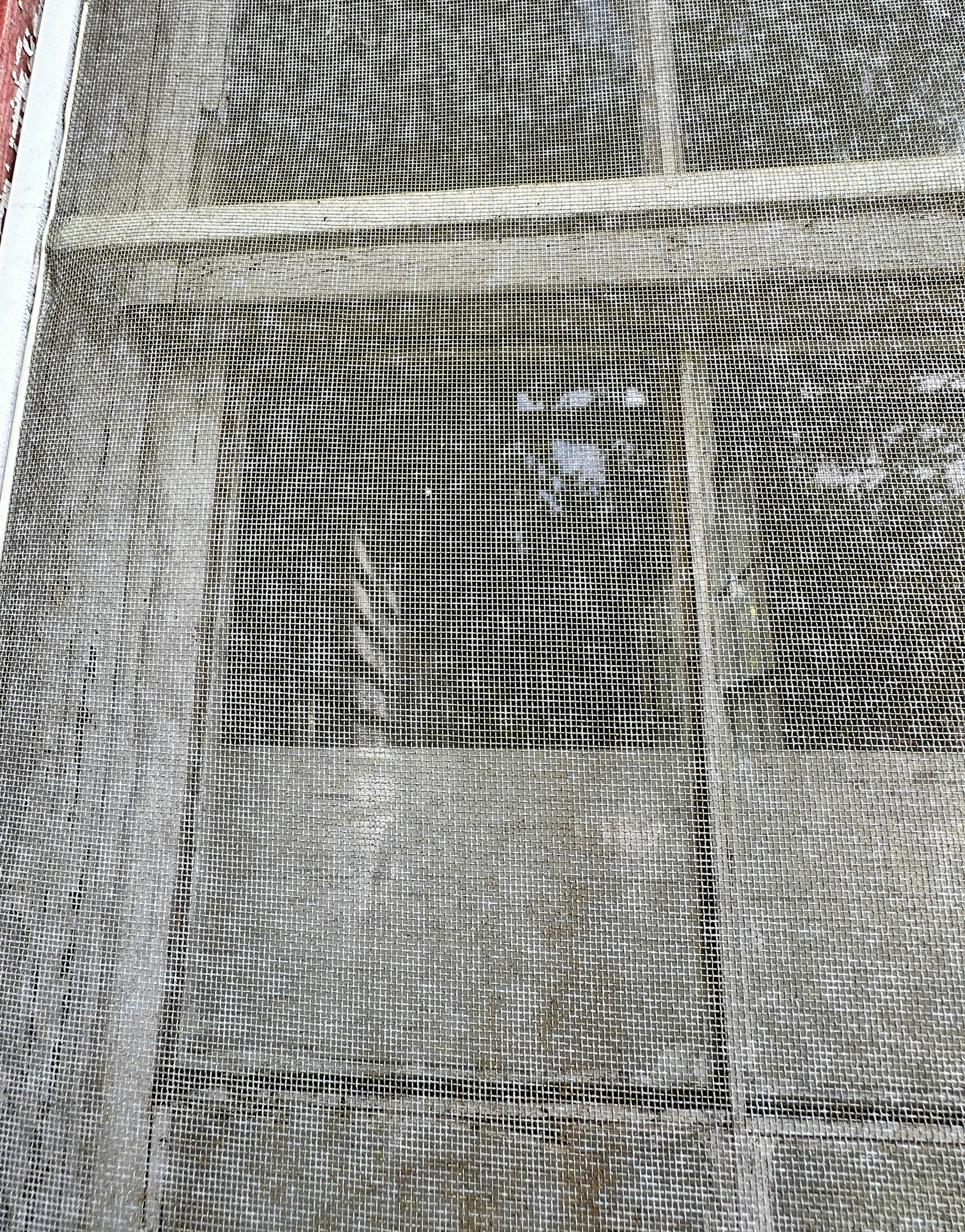







































NO
TRESPASSING

910


NO
TRESPASSIN













































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 algae[2]

Peace of Mind
Lifetime ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years[3]

Perfect Finishing Touch
For the best look, use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles[4]

[1]This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.
[2]StainGuard® Protection applies only to shingles with StainGuard®-labeled packaging. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.
[3]See *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 second 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.
[4]These 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 D3462[1]
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Texas Department of Insurance listed
- CSA A123.5[2]
- 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 Specifics[3]

- 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: Yes[4]
- 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.

[1]Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.
[2]Refers to shingles sold in Canada only.
[3]Refer to complete published installation instructions.
[4]StainGuard® Protection applies only to shingles with StainGuard®-labeled packaging. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage 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.

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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

SIMULATE 4 DIVIDED LITE WITH SPACER BAR



412 (IG)
512 (SG)
Walnut



4597 (IG)
1597 (SG)
Fir

SG: Single Pane Glass **IG:** Insulated Glass

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

		(S.O. 2-10 x 2-10)	ELDH3636	(S.O. 3-0 x 2-10)	ELDH3836	(S.O. 3-4 x 2-10)	ELDH4236	(S.O.3-10 x 2-10)	ELDH4836	(S.O. 4-4 x 2-10)	ELDH5436
		(S.O. 2-10 x 3-2)	ELDH3640	(S.O. 3-0 x 3-2)	ELDH3840	(S.O. 3-4 x 3-2)	ELDH4240	(S.O. 3-10 x 3-2)	ELDH4840	(S.O. 4-4 x 3-2)	ELDH5440
		(S.O. 2-10 x 3-6)	ELDH3644	(S.O. 3-0 x 3-6)	ELDH3844	(S.O. 3-4 x 3-6)	ELDH4244	(S.O. 3-10 x 3-6)	ELDH4844	(S.O. 4-4 x 3-6)	ELDH5444
		(S.O. 2-10 x 3-10)	ELDH3648	(S.O. 3-0 x 3-10)	ELDH3848	(S.O. 3-4 x 3-10)	ELDH4248	(S.O. 3-10 x 3-10)	ELDH4848	(S.O. 4-4 x 3-10)	ELDH5448
		(S.O. 2-10 x 4-2)	ELDH3652	(S.O. 3-0 x 4-2)	ELDH3852	(S.O. 3-4 x 4-2)	ELDH4252	(S.O. 3-10 x 4-2)	ELDH4852	(S.O. 4-4 x 4-2)	ELDH5452
		(S.O. 2-10 x 4-6)	ELDH3656	(S.O. 3-0 x 4-6)	ELDH3856	(S.O. 3-4 x 4-6)	ELDH4256	(S.O. 3-10 x 4-6)	ELDH4856	(S.O. 4-4 x 4-6)	ELDH5456
		(S.O. 2-10 x 4-10)	ELDH3660 E	(S.O. 3-0 x 4-10)	ELDH3860 E	(S.O. 3-4 x 4-10)	ELDH4260 E	(S.O. 3-10 x 4-10)	ELDH4860 E	(S.O. 4-4 x 4-10)	ELDH5460 E
		(S.O. 2-10 x 5-2)	ELDH3664 E	(S.O. 3-0 x 5-2)	ELDH3864 E	(S.O. 3-4 x 5-2)	ELDH4264 E	(S.O. 3-10 x 5-2)	ELDH4864 E	(S.O. 4-4 x 5-2)	ELDH5464 E
		(S.O. 2-10 x 5-6)	ELDH3668 E	(S.O. 3-0 x 5-6)	ELDH3868 E	(S.O. 3-4 x 5-6)	ELDH4268 E	(S.O. 3-10 x 5-6)	ELDH4868 E	(S.O. 4-4 x 5-6)	ELDH5468 E
		(S.O. 2-10 x 5-10)	ELDH3672 E	(S.O. 3-0 x 5-10)	ELDH3872 E	(S.O. 3-4 x 5-10)	ELDH4272 E	(S.O. 3-10 x 5-10)	ELDH4872 E	(S.O. 4-4 x 5-10)	ELDH5472 E
		(S.O. 2-10 x 6-2)	ELDH3676 E	(S.O. 3-0 x 6-2)	ELDH3876 E	(S.O. 3-4 x 6-2)	ELDH4276 E	(S.O. 3-10 x 6-2)	ELDH4876 E	(S.O. 4-4 x 6-2)	ELDH5476 E

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)		
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)		
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)		
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)	6-4 (1930)
											6-4 1/4 (1937)
											6-3 3/4 (1924)

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) jambs, 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 mulled.

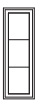
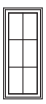
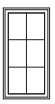
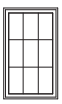
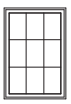
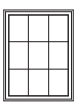
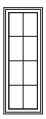
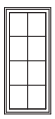
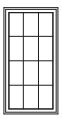
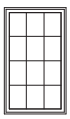
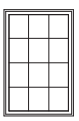
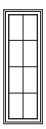
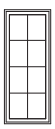
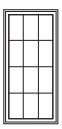
MAXIMUM ROUGH OPENING not to exceed 113 1/2" x 76 1/4" Maximum up to 5 units wide by 1 unit high.

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.

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 (966)	 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
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Product Details

Simple and sleek, this contemporary outdoor wall light makes a lovely first impression.

Additional Info:

A tapered rectangular framework lends itself to modernist appeal with this intriguing modern outdoor wall light. A black finish and clear glass create a simplified and refined look. This updated lantern design is wet rated for locations exposed to rain and snow and looks great with a vintage style bulb (not included).

POSSINI EURO DESIGN COLLECTION

Bulbs for Style #570F1

- 14" high x 5 1/2" wide. Extends 7 3/4" from the wall. Weighs 3.58 lbs.
- Backplate is 6" high x 4 1/2" wide. Glass is 7 1/2" high x 5" wide.
- Uses one maximum 60 watt standard-medium base type A bulb (not included). Shown with an Edison filament bulb.
- Contemporary outdoor wall light from the Ackerly collection by Possini Euro Design®.
- Textured black finish over steel construction. Clear glass.

SPECIFICATIONS

PRODUCT ATTRIBUTES

TECHNICAL SPECIFICATIONS



Possini Euro Ackerly 14" Textured Black Outdoor Lantern Wall Light $99.99

Style	Contemporary
Brand	Possini Euro Design

Width	8.50 inches
Weight	3.59 pounds

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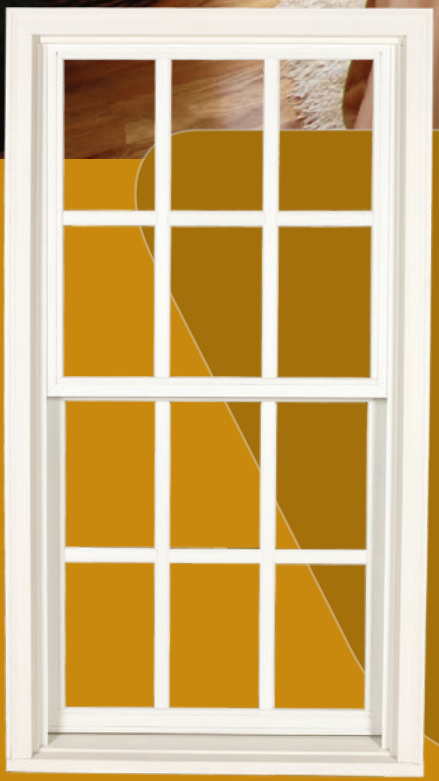

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- Low-maintenance cellular PVC exterior components ready to accept acrylic latex paints
- Classic double hung design with traditional brick mould complements an array of architectural styles
- Low-maintenance cellular PVC exterior brick mould
- Energy-efficient Warm Edge insulating glass for enhanced energy performance
- Paint-free all-vinyl sash fully welded at the corners
- Both sash tilt in and remove for safe and easy cleaning of exterior glass
- 4 9/16" jambs eliminate need for drywall work; custom jamb extensions to 8 9/16"
- Balances counter-balanced with quiet, adjustable springs for smooth up and down action. Available with either compression (standard) or EZ tilt (optional) balance
- Bulb weatherstripping at top and bottom of each sash and pile weatherstripping at check rails for efficient performance and smooth, easy openings and closings

WARM EDGE TECHNOLOGY

OPTIONS

LOW-E GLASS [1]

HP GLASS [2]

GLASS OPTIONS:

Low-E, HP (Low-E/argon), tinted, Low-E tinted, tempered and obscure

EXTERIOR CASING:

180 Brick Mould (standard), 3 1/4" Williamsburg, 3 1/2" Flat, 5 1/2" Flat, 4 1/2" Wide Back Band, standard Sill Nose and Bull Sill Nose

GRILLE OPTIONS:

Grilles-between-the-glass (GBG) in flat 5/8", 7/8" styles, sculptured 5/8" and 1" contour styles; classic muntin bar appearance with 7/8", 1 1/4" simulated-divided-lite (SDL)

PRODUCT CONFIGURATION:

Twins, side lites, fixed, combinations, bays, circle heads, quarter circles, ellipticals, transoms, true radius, arches and a wide variety of architectural shapes

COLOR OPTIONS:

Exterior casing is available in paintable white; paint-free all vinyl sash is available in white or beige

WHITE BEIGE

NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.

THERMAL PERFORMANCE

		NFRC CERTIFIED		
	R Value	U Value	SHGC	VT
3/4" Clear	2.17	0.46	0.61	0.63
3/4" Low-E	3.03	0.33	0.28	0.53
HP Glass[2]	3.45	0.29	0.28	0.53

All units rated in accordance with NFRC 100/200 standards by a NAMI Accredited lab.
Performance values reflect the performance of units tested with the following configuration: ¾" IGU, 3mm glass, no grilles and Warm Edge spacer system.

R VALUE: Restrictive ambient air flow; U VALUE: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

1. Available option.
2. HP glass option combines Low-E with argon gas fill for high performance.

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What's Covered





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

STAFF REPORT: 910 Greene Street FINAL Approval

DATE: June 14, 2023

GENERAL INFORMATION	
Applicant:	**Ronesto Pineda, agent for Fred Washington Jr.**
Site Location/Address:	**910 Greene Street**
Applicant's Request:	**The applicant is requesting final approval for renovations of an existing single-family residence, and the approval of a new ADU.**
Current Zoning:	**T-4 HN**

ZONING DISTRICT INFORMATION	
	T-4 HN
Lot Width at Setback:	**40' min 60' in the Point**
Max Lot Coverage:	**100%**
Min. Frontage Build Out	**55% of lot area**
Front Setback	**0' min/15' max**
Side Setback	**Average prevailing setback on block**
Rear Setback	**0' alley; 15' no alley**
Building Height:	**3 stories max**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T-4 HN	**Historic Homes**	**N/A**
South: T-4 HN	**Historic Homes**	**N/A**
East: T-4 HN	**Historic Homes**	**N/A**
West: T-4 HN	**Historic Home**	**N/A**

Background: The Applicant is proposing repairs to the historic single-family home at 910 Greene Street, as well as the construction of a new ADU in the rear yard. The applicant has made an application to the Bailey Bill. The applicant submits that the home is in a poor condition and needs immediate attention as per the pictures submitted. The project did go to a HRTC meeting and received comments.

Staff Analysis:

Main House

Staff supports the applicants proposed list of repairs to the existing house. The Applicant has appropriately provided interior and exterior photos of each existing window, and notes in the project

narrative that those that can be repaired will be repaired, but some may warrant replacement. Staff supports the Applicant 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.

ADU/Guest House

Staff supports the design of the ADU and believes the size and location to be appropriate for the lot. Staff supports the placement of the service yard at the rear of the ADU.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Final approval of the renovations and new addition at 910 Greene Street, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following conditions:

Main House

1. **Staff supports the applicant replacing the single storm window on the right side of the house. Staff recommends this window be replaced with a 6 over 6 wood window with true-divided lites.**
2. **Staff recommends that other windows that require full replacement be 6 over 6 wood windows with true-divided lites.**
3. **Staff references chapter 9 of the Beaufort Preservation Manual, which permits lattice as an infill material between piers. The applicant notes diagonal lattice in the written project narrative but illustrates orthogonal lattice in the section detail on sheet 1. Staff supports the orthogonal oriented lattice infill for the main house porch infill areas.**

ADU/Guest House

4. **The applicant has noted that the foundation of the ADU will have a smooth stucco coat on top of the concrete. Applicant does not show this stucco coat in the section drawings; please**

coordinate sections to match the elevation notes.

5. **The applicant has provided two different window manufacturer's cut sheets; one for PlyGem vinyl and the other for Marvin Elevate. Staff does not support the vinyl windows on the ADU and references chapter 10 of the Beaufort Preservation Manual regarding the use of vinyl windows. While it is new construction, vinyl windows are not considered appropriate in the historic district. Staff would support a proposal to use aluminum- or fiberglass-clad windows with external SDL bars and internal spacer bars like the Marvin Elevate windows.**
6. **Applicant to coordinate the front door in elevation to match the 8-lite configuration in the provided cutsheet.**
7. **Applicant to provide a paint color for the stucco.**

803 Prince Street

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

23-16 HRB-2

☐ Staff Review
■ Board Review Note- 6:46pm pdby

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** 5/9 **Application #:** 25317 **Zoning District:** T4/HN
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: Bill Chambers Architect

Applicant Address: PO Box 1181 Beaufort SC

Applicant E-mail: rwchambersarchitect@icloud.com Applicant Phone Number: 8438129666

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

Owner (if other than the Applicant): JC and Mary Cataldo

Owner Address:

Project Name: Cataldo House

Property Address: 803 Prince Street Beaufort SC

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0536B &0536

Date Submitted: 5-9-2023

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

Applicant's Signature: Bill CHAMBERS Date: 5-9-2023

Owner's Signature: JC CATALDO Date: 5-9-2023

(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: CATALDO HOUSE

Property Size in Acres: 0.26 Proposed Building Use: SINGLE FAMILY

Nature of Work (check all that apply):

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

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

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
2400 NEW FIRST, 880 NEW SECOND, 613 EXISTING, 598 NEW GARAGE

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):

NEW INFILL TWO STORY SINGLE FAMILY HOME AND GARAGE.

THE EXISTING LOT HAS A RELOCATED NON-HISTORIC COTTAGE TOWARDS THE REAR OF THE PROPOERY.

SEE PRELIMNARY RESPONSES ATTACHED

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

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

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
8 March 2023

1 Summary of Request

803 Prince Street, New Construction
The applicant is requesting preliminary approval for new construction of a single-family residence at 803 Prince Street.

This property is in the Historic Preservation Neighborhood.

Background: This project received conceptual approval at the July 2022 HRB Meeting.

2 Facts

Property Address:	803 Prince Street
Parcel ID:	R120 004 000 0536 0000
Case Number:	22-39 HRB.2
Applicant:	**Bill Chambers, Architect**
Zoning:	T4-HN
Use:	Single Family Dwelling

District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
  - *Front —Average prevailing setback on block*
  - *Rear setback – 15' min. h*
  - *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
Secretary of the Interior's Standards for Treatment of Historic Properties

3 STAFF COMMENTS

Staff Acknowledgements

- An existing previously relocated non-historic cottage is located towards the rear of the property. A new garage addition is to be added to this cottage. An application for alterations to the cottage received final approval in October 2022.

Staff Conditions

1. Staff requests clarification regarding the five bay south elevation on sheet A-201 as this is not the current design. Applicant to update this sheet prior to final submission.
   ERROR IN DOCUMENTS AND IS CORRECTED.

2. Staff supports the removal of the stoop on west façade.

3. Applicant has appropriately placed the front setback of this house to align with the setback of the adjacent house at 801 Prince Street. The applicant has extended the stairs and landing outside of the balcony colonnade; staff believes this element now engages with the street better and supports this revision. Renderings show that the stair landing in front of the main door is set slightly below the rest of the porch; staff recommends the applicant lower the front porch to align with this lower landing to create one level and so that there is a small step down from the main door/French doors to the porch.
   ENTRANCE PORCH IS 6" BELOW MAIN PORCH AS AGREED IN THE MEETING

4. Applicant has removed the additional strip of washed granite pavement that extended beyond the garage north elevation line; staff supports this revision.

5. Staff does not support the placement of the small powder room window on the first floor, west façade and recommends the applicant push the window farther south and away from the corner. Staff would also support removing this window altogether.
   WINDOW IS REMOVED
   Staff believes that the shutter placement appears somewhat arbitrary and supports removal of the shutters from the project entirely.
   SHUTTERS ARE REMOVED

6. Staff recommends the applicant replace the paired windows on the south façade of the ground floor east room with a set of triple windows. (See comment 8 below for additional recommendations for the east room).
   TRIPLE WINDOWS ARE INCORPORATED ON THE SOUTH FACADE

7. Staff believes the east room appears too much like an addition to the main two-story structure and recommends the applicant study the fenestration in this east room. Staff believes there is an opportunity to use larger fenestration (similar to the north porch doors) on the ground floor east room rather than sets of double- or triple-ganged windows. Staff recommends the applicant study the fenestration to convert the east room into a “sunroom” with a heavier emphasis on the use of glass.
   ALSO, CONTINIUOS CORNICE IS ADDED

8. For final review, staff requests details for elements such as the windows and doors, eaves, louvered wall, cornice, porch beams, and building base. Staff believes that a recessed cornice detail as shown in the rendered front elevation around the east room would be an appropriate detail to replicate throughout the building and especially at the second-floor roof line.
   DETAILS ADDED TO FINAL AND CORNICE ADDED.

9. Staff does not support the six over one window configuration and recommends the applicant

10. Staff does not support the six over one window configuration and recommends the applicant revise window patterns. Staff supports a less busy grid pattern.
GRID PATTERN HAS BEEN ALTER TO AGREED PATTERN.

11. Applicant to confirm if the HVAC units are now located on the north side of the ground floor bedroom and include the units in future site plans. UNITS ARE LOCATED

12. Staff recommends the applicant remove the smaller window from the bathroom adjacent to the stairs on the second floor. Staff recommends the applicant reconfigure the bathroom of the easternmost bedroom to accommodate a full-size window with sill and head heights that match the adjacent bedroom windows. AGREED TO LEAVE AS IS

13. Staff supports the use of the boral gap siding and believes this siding profile adds a modern aesthetic that differentiates this house from the neighboring historic structures. Applicant to confirm that the siding on both the main house and the garage will have a smooth finish per Section 4.6.3.A.1.b.

14. Staff supports the proposed colors and materials for the house. Applicant to confirm that the proposed Marvin Signature windows will either be true divided lite windows or be simulated divided lite windows with exterior grilles and interior spacer bars. MARVIN WINOWS WILL BE THE ELEVATE SERIES- SDL BOTH SIDES W/ SPACER.

15. Applicant to show setbacks on all four side of the property in future submissions to demonstrate that the pool and adjacent pavement does not encroach beyond the side setback. SETBACK SHOWN

16. Applicant to confirm if the existing 6" southern magnolia and 10" sugarberry are to be removed to construct the garage. A 17-inch elm and 17-inch red cedar are proposed to be removed from the front of the property which are specimen trees. Applicant to note that a certified arborist report is required for any specimen or landmark trees proposed to be removed. ERROR IN SURVEY, NO MAGNOLIA OR ELM, OR RED CEDAR. THE ELM IS A CHINABERRY.

STAFF RECOMMENDATION:

Preliminary Approval with conditions noted.

*Further Recommendations to Guide Applicant Beyond Preliminary***:**

1. *Provide a more detailed landscape plan that illustrates the proposed vegetation, labelled pervious/impervious areas, possible fencing, outdoor entertainment features, etc.*
2. *Provide a cutsheet for the proposed handrails, exterior light fixtures, and garage doors.*
3. *Applicant to provide additional drawings for the garage and show details for its connection to the existing cottage.*

2.4: DISTRICT DEVELOPMENT STANDARDS

2.4.1 TRANSECT-BASED DISTRICT STANDARDS

DISTRICT	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC
A. LOT CONFIGURATION						
1. Lot Width at Front Setback	75 ft min; for waterfront lots see Section 2.5.4	40 ft min, 60 ft min in the Hundred Pines neighborhood	40 ft min, 60 ft min in The Point	n/a	n/a	n/a
2. Lot Size	9,000 sf min; for waterfront lots see Section 2.5.4	4,000 sf min; 3,000 sf min for alley-served lots	4,000 sf min; 6,000 sf min in The Point	n/a	n/a	n/a
3. Maximum Lot Coverage [1]	30% of lot area	45% of lot area	55% of lot area	70% of lot area	100%	100%
4. Frontage Build-Out [2]	n/a	n/a	75% max	60% min; 85% max	75% min	60% min
[1] This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcel may also be subject to Section 8.3 (Stormwater).						
[2] See Section 2.5.1.B for additional frontage build-out standards.						
B. PRIMARY BUILDING PLACEMENT						
1. Front Setback; *for infill lots also see Section 2.5.2*	20 ft min No max	15 ft min 30 ft max [3]	average Prevailing Setback on block	0 ft min 15 ft max	0 ft min max. Prevailing Setback on block	0 ft min 15 ft max
2. Side Setback - Corner /Alley	15 ft min No max	6 ft min No max	5 ft min No max	0 ft min 10 ft max	0 ft min 15 ft max	0 ft min 15 ft max
3. Side Setback - Interior	10 ft min	6 ft min	6 ft min, 10 ft min in The Point	5 ft min, or 0 ft if attached	0 ft min	0 ft min
4. Rear Setback [4]	15 ft min	15 ft min	15 ft min	10 ft min	0 ft min	5 ft min
5. Rear Setback from Alley [4]	n/a	0 ft	0 ft	0 ft	0 ft	0 ft
6. Attached Garage/Carport Setback (from front facade) [5, 6]	5 ft min	5 ft min	attached garages shall only be accessed via an alley; garage doors shall not face the street			
C. ACCESSORY BUILDING PLACEMENT - see section 3.11 for additional requirements						
1. Front Setback	accessory structures shall be located behind the front facade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots) and Section 4.5.3 (Carriage House); see item 6 below for setback for detached garage doors					
2. Side Setback - Corner / Alley [5]	5 ft min	5 ft min	5 ft min	3 ft min	0 ft min	0 ft min
3. Side Setback - Interior	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
4. Rear Setback [4]	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
5. Rear Setback from Alley [4]	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min
6. Detached Garage Door/Carport Setback (from front facade) [5]	5 ft min	20 ft min	20 ft min	20 ft min	shall be located behind primary building and accessed via alley or side street [7]	
[3] When lot width is 75 ft or greater, there is no maximum front setback.						
[4] Garage doors shall be 15 ft min from alley centerline.						
[5] In addition to the setback requirements listed above, garage doors/carports which face a public right-of-way, except for rear alleys, shall be set back a minimum of 20 ft from that right-of-way.						
[6] The Battery Shores and Islands of Beaufort neighborhoods are exempt from this standard when garage doors do not face a public right-of-way. In the Jericho Woods neighborhood, carports are exempt from this standard.						
[7] Also see Section 2.5.7(Street Access Standards).						
D. BUILDING FORM						
1. Primary Building Height - *see Section 2.6*	No min 2.5 stories max	No min 2.5 stories max	No min 3 stories max	2 stories min [8] 4 stories max; *3.5 stories max in & fronting Historic District & interior lots along Allison Rd.*	2 stories min 3 stories max at property line, *see 2.6.1.G*	2 stories min [8] 5 stories max; 3.5 stories max in & fronting Historic District
2. Accessory Building Height	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories max	2 stories max
3. Building Width at Frontage	n/a	n/a	n/a	100 ft max	100 ft max [9]	160 ft max [9]
[8] 2 stories are only required at significant intersections, in accordance with Section 2.6.3 and the Street Hierarchy Diagram in Appendix C.3						
[9] Buildings exceeding this maximum shall comply with the Large Footprint Building standards in Section 4.5.10.						
E. PARKING PAD LOCATION- there are no interior side setbacks for parking unless buffers are required per Section 5.5. See Section 2.5.8 for additional provisions						
1. Front Setback	there are no parking setbacks, however, driveways shall be located to the side of the lot/primary structure except on waterfront lots meeting the conditions stated in 2.5.4.		40 ft min	40 ft min	40 ft min	40 ft min
2. Side Setback - Corner			5 ft min	15 ft min	5 ft min	5 ft min
3. Rear Setback			5 ft min	5 ft min	0 ft min	0 ft min





PROJECT DATA:

OWNER CATALDO
BEAUFORT, S.C.

PROJECT DESCRIPTION: SINGLE STORY RESIDENT
THIS PROPERTY IS LOCATED IN "X" ZONE.

FLOOD ELEVATION IS N/A

BUILDING CODE: IRC 2021

SQUARE FOOTAGE:
MAIN DWELLING 2400 S.F. FIRST FLOOR HEATED
880 s.f. SECOND FLOOR
3280 TOTAL HEATED
PORCHES 306 SOUTH , 381 NORTH , 306 SECOND FLOOR

GARAGE 598 S.F.
EXISTING BUILDING 613 S.F. (INCLUDES PORCH)

BUILDING USE AND OCCUPANCY: R

BUILDING TYPE : VB

ALLOWABLE AREA: n/a

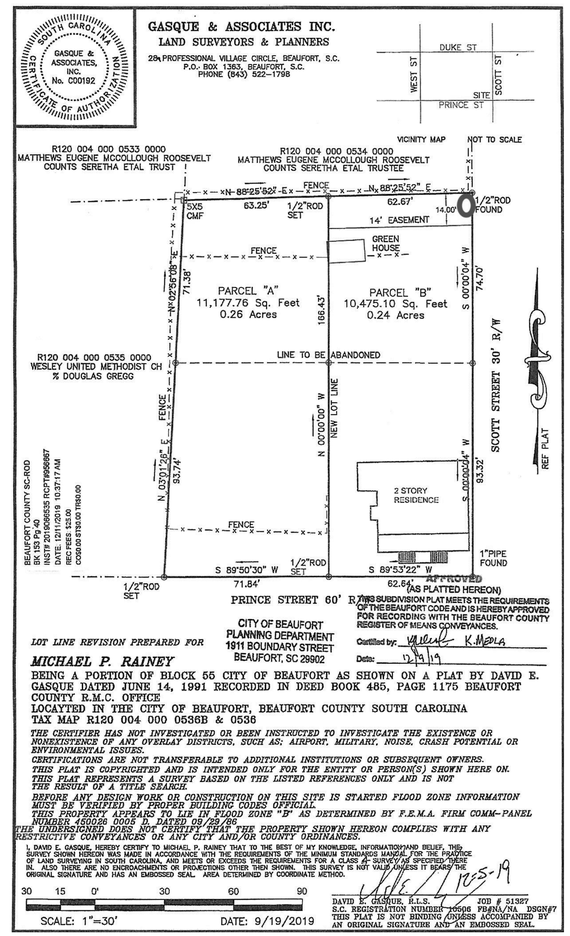
OCCUPANT LOAD: n/a

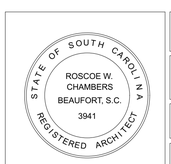
CITY OF BEAUFORT

SETBACKS
SIDE - 6
REAR-10

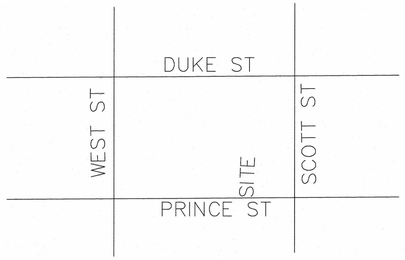
HEIGHT

LOT COVERAGE Site 11,255.5 s.f.
TOTAL BUILDING COVERAGE 4298
POOL 220
MISC PAVED AREAS 100
TOTAL 4729= 42%





Checked	Drawn RWC	Project Title: **Cataldo House**, 803 Prince Street Beaufort SC 29902 USA	Date: **5/9/23**
Proj. No.	Checked		**HRB FINAL**
BILL CHAMBERS, ARCHITECT, PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title: **Cover Sheet**	DRAWING NO. G-001, SHEET 1 OF 24



LOCATION MAP (N.T.S.)

NOTES:

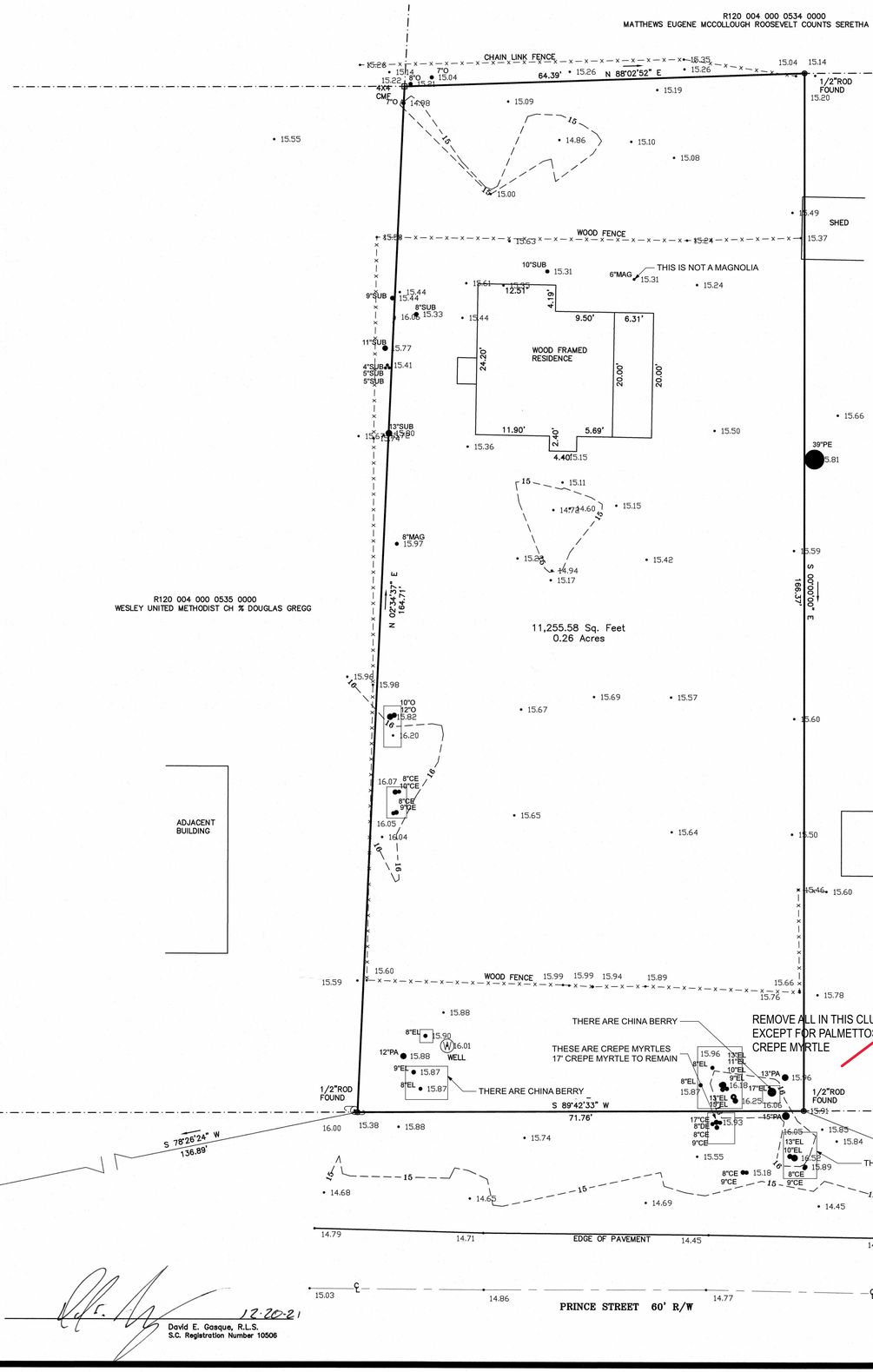
1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.

10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "B" AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450026 005 D. DATED 09/29/86

11.) CONTOUR INTERVAL IS 1'.
12.) VERTICAL DATUM IS 1929 NGVD.

REFERENCES:

1.) T.M.S. R120 004 000 0536 0000
2.) PLAT BY DAVID E. GASQUE
DATED 9/19/2019
PLAT BOOK 153 PAGE 40
BEAUFORT COUNTY R.M.C. OFFICE



LEGEND OF SYMBOLS & ABBREVIATIONS

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

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

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORTLEAF	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.
HI	MOCKERNUT HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia 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	
MP	MAPLE	Morus spp.
DW	DOGWOOD	Cornus florida
GUM	SWEETGUM	Nyssa Sylvatica
WO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
TUL	TULIP TREE	Liriodendron
BJO	BLACKJACK OAK	Quercus marilandica
UNK	UNKNOWN	
CRA	CRAB APPLE	Malus sylvestris
MUL	MULBERRY	Morus
MIM	MIMOSA TREE	Albizia julibrissin
WHO	WHITE OAK	Quercus alba
TO	TURKEY OAK	Quercus cerris
RO	RED OAK	Quercus rubra
HOL	HOLLY	Aquifoliales
WIL	WILLOW TREE	Salix alba
TU	TUPELO	Nyssa yunnanensis
CHB	CHINABERRY	Melia azedarach
CW	COTTONWOOD	Populus
CL	CHERRY LAUREL	Prunus laurocerasus

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.

TREES TO BE REMOVED

TREE AND TOPOGRAPHICAL SURVEY
PARCEL "A" A PORTION OF BLOCK 55
PREPARED FOR
JOHN W. CATALDO
CITY OF BEAUFORT
BEAUFORT COUNTY SOUTH CAROLINA

DATE 12/10/2020 SCALE 1"=10'

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

12.20.21
David E. Gasque, R.L.S.
S.C. Registration Number 10506

THIS PLAT IS COPYRIGHTED AND IS ONLY INTENDED FOR THE USE OF THE ENTITY OR PERSON(S) SHOWN HERE ON.

JOB#53613 F.B.#1053/CG DRAWN BY7

S 00°00'00" E
166.37'
N 88°02'52" E
64.39'
N 02°34'37" E
164.71'
S 89°42'39" W
71.76'
11,285.58 Sq. Feet
0.26 Acres
WOOD FRAMED RESIDENCE
WOOD FENCE
SHED
SLAB ON GRADE
SLAB ELEVATED
TURNED DOWN SLAB
THICKENED SLAB
WALL FACE
20.66
20.00'
24.20'
2.40'
4.19'
6.31'
5.69'
11.90'
4.40'
24'-4"
24'-8"
4'-0 1/32"
30'-10"
26'-8"
27'-4"
54'-0"
40'-0"
75'-5 1/2"
17'-4"
14'-1 1/2"
14'-0"
20'-0"
2'-0"
8'-0"
28'-1 1/2"
22'-0"
8'-0 23/64"
4'-0 23/32"
4'-10 25/32"
1/2"ROD FOUND
15.20
1/2"ROD FOUND
15.91
6"MAG
mag 5.5
8"MAG
mag 7.5
fl chain
fc wood
fl wood
ac
wm
wall
well
gr
rp
rbl
pa
bl
sb
oak
CMF
dmf
4X4
7"O
10"O
12"O
17"O
8"CE
9"CE
10"CE
11"CE
13"CE
15"PA
13"PA
12"PA
11"SUB
10"SUB
9"SUB
8"SUB
6"SUB
5"SUB
4"SUB
3"SUB
13"EL
11"EL
10"EL
9"EL
8"EL
EL 17
EL 13+10
EL 13+15
EL 11+10+9
EL 8
EL 7.5
EL 8+9
EL 8+10
EL 8+11
EL 8+12
EL 8+13
EL 8+14
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EL 8+28
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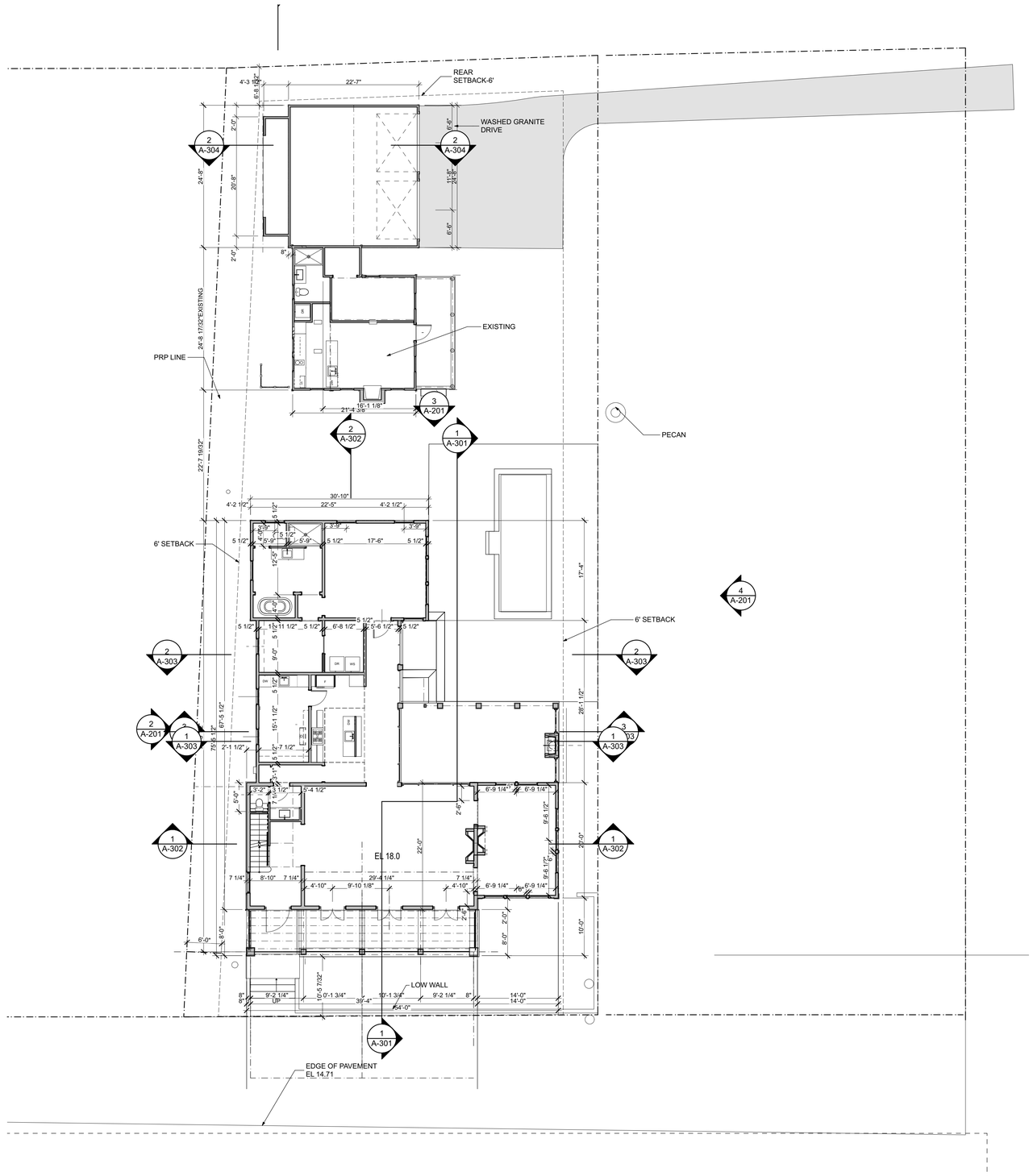


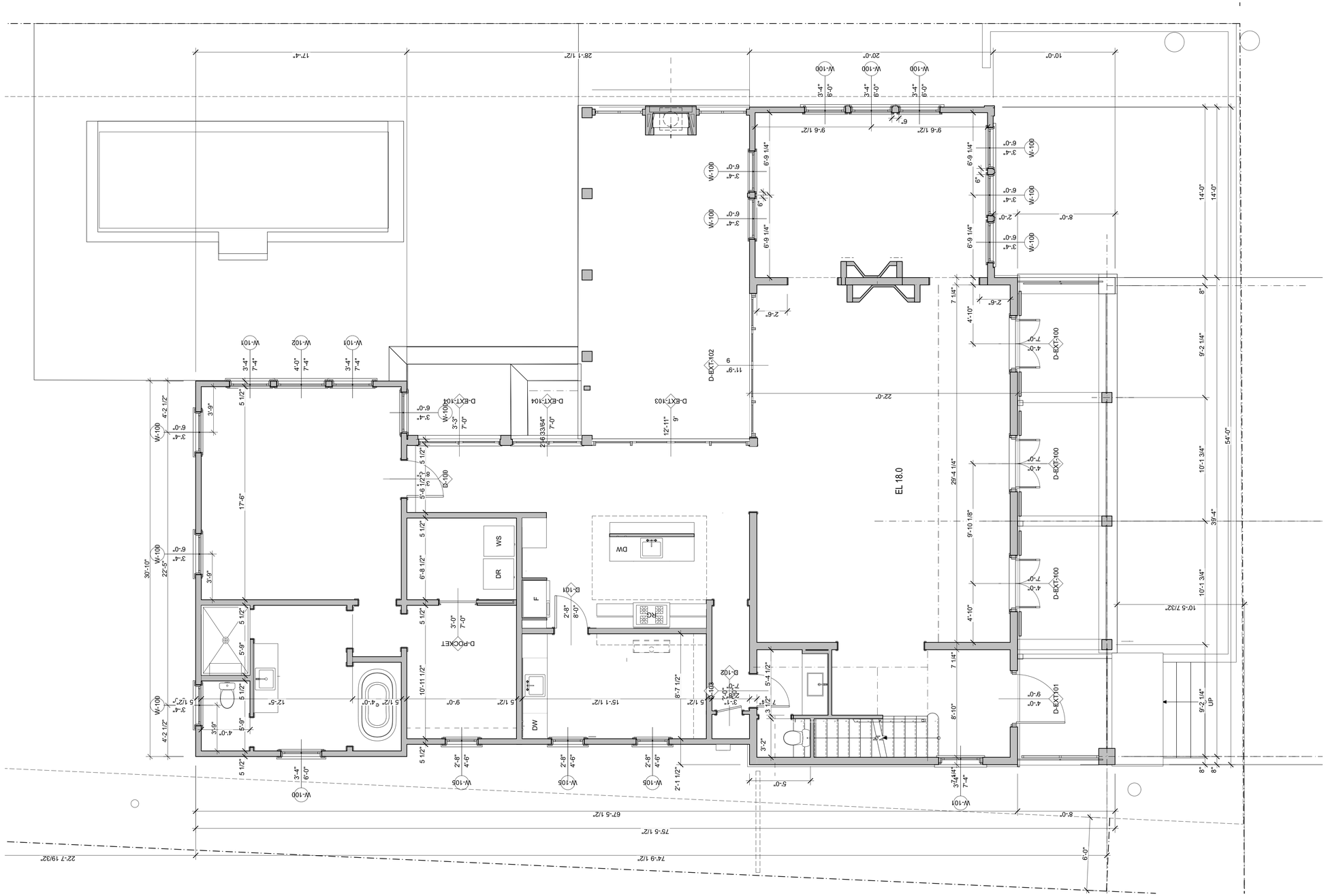
1 Overall First Floor

SCALE: 1" = 10'

N

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

Checked	Drawn RWC	Project Title **Cataldo House** 803 Prince Street Beaufort SC 29902 USA	Date **5/9/23**
Proj. No.	Checked		**HRB FINAL**
BILL CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title **Overall First Floor Plan**	DRAWING NO. A-102 SHEET 5 OF 24



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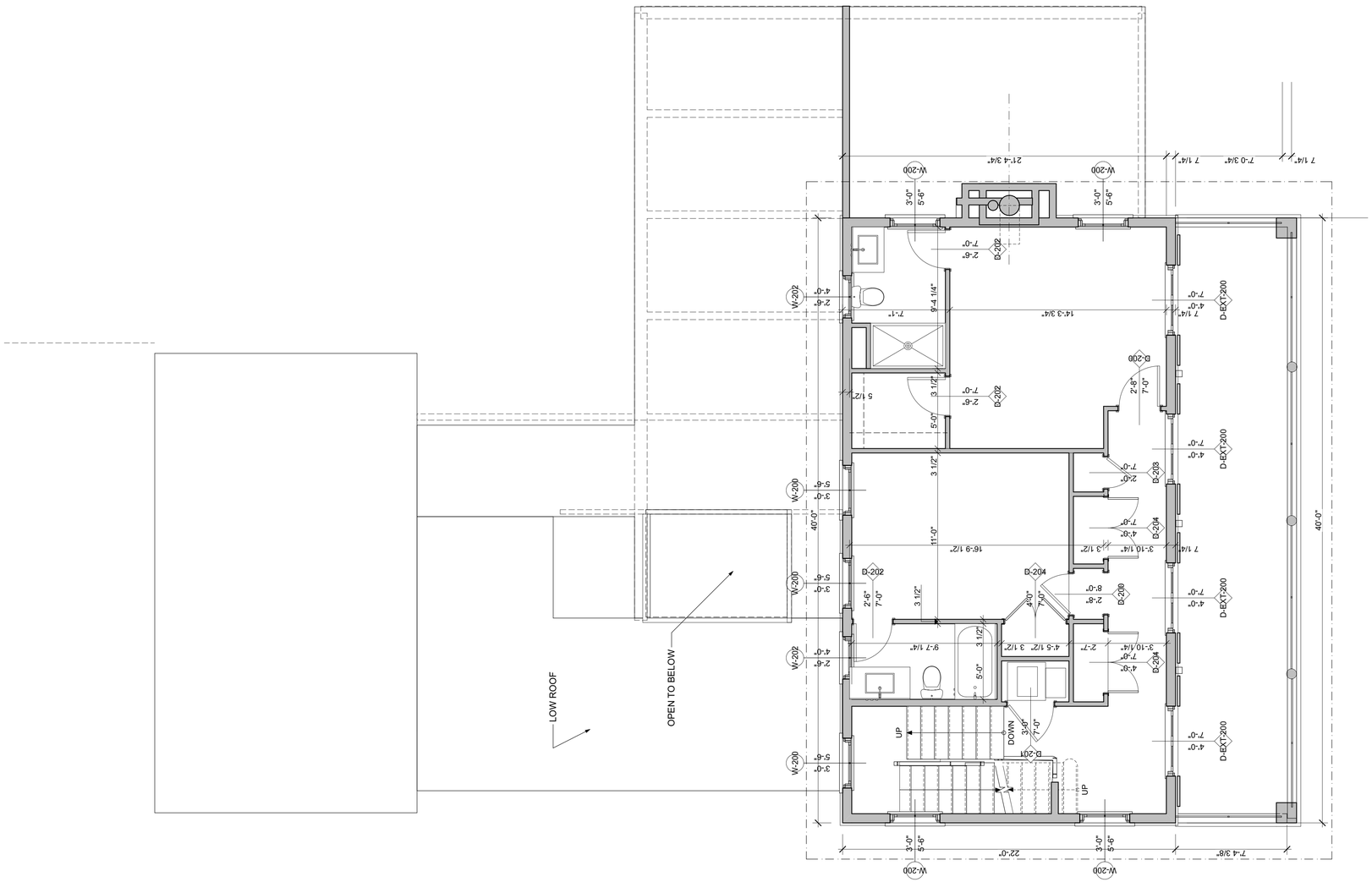
Proj. No.	Checked		**HRB FINAL**
BILL CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title **First Floor Plan**	DRAWING NO. A-103 SHEET 6 OF 24



NOTES:
1. TRUSSES SHOWN FOR RI
TRUSS MANF. TO PROVID
2. BASE BEARING POINT IS
GARAGE BASE IS LOWER

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

STATE OF SOUTH CAROLINA
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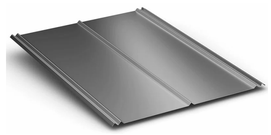
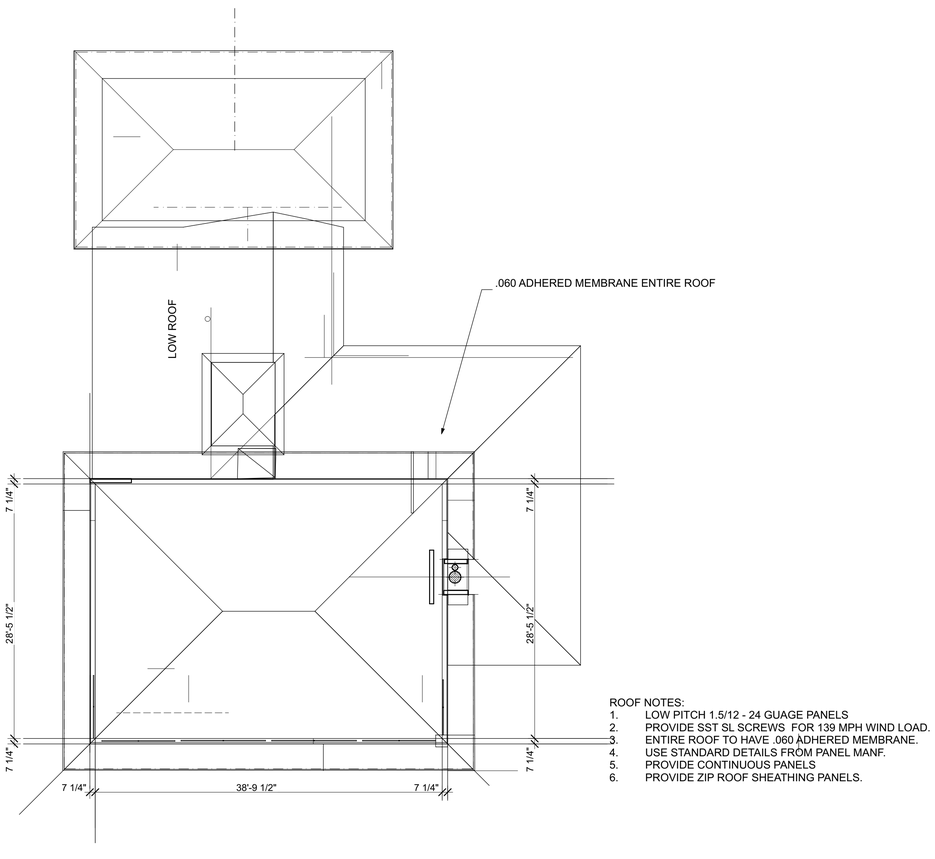
Proj. No.	Checked		**HRB FINAL**
BILL CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title **Second Floor Plan**	DRAWING NO. A-104 SHEET 7 OF 24



Specifications & Details

Details	Testing	Panel Options
Minimum slope (with sealant) 3:12	Fire Rating Class A	Coating Kynar 500®(PVDF)
Installation Must be over solid decking	Uplift Test UL580 Class 90	
	Class 4 Impact Resistance UL 2218	
	Fire Resistance UL263	
Manufacturing Facilities Produced in Ashburn, GA; Merkel, TX	Florida State Approval 1832.1	Substrate Standard 26 GA Galvalume®; 29 Ga. Galvanized in bare only
	Texas Department of Insurance RC-13	
Note Oil Canning is a natural occurrence in metal panels and is not a cause for panel rejection	Miami Dade Approval NOA # 18-0123.03	
	Testing Data For available Test Data, Section Properties or Load Tables, please visit our **downloads section.**	

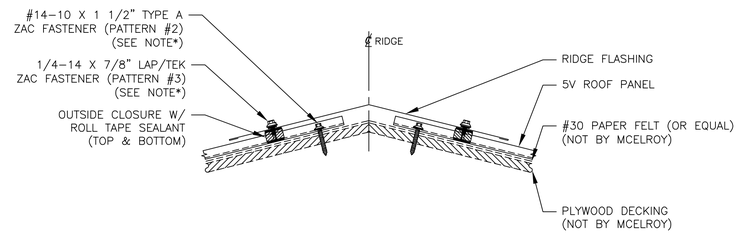


ROOF NOTES:
1. LOW PITCH 1.5/12 - 24 GUAGE PANELS
2. PROVIDE SST SL SCREWS FOR 139 MPH WIND LOAD.
3. ENTIRE ROOF TO HAVE .060 ADHERED MEMBRANE.
4. USE STANDARD DETAILS FROM PANEL MANF.
5. PROVIDE CONTINUOUS PANELS
6. PROVIDE ZIP ROOF SHEATHING PANELS.

1 Roof Plan

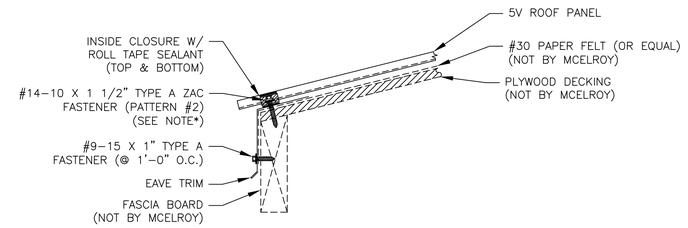
SCALE: 1/8" = 1'-0"

*NOTE:
REFER TO FASTENER PATTERN DETAIL PAGE FOR FASTENER SPACING.



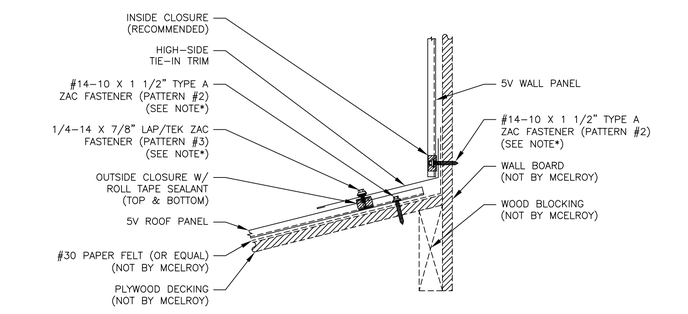
McELROY METAL	RIDGE DETAIL	ISSUE/REVISION DATE: 11/17/2020
	ROOF PANEL: 5V / SUBSTRATE: PLYWOOD	SCALE: N.T.S.

*NOTE:
REFER TO FASTENER PATTERN DETAIL PAGE FOR FASTENER SPACING.



McELROY METAL	EAVE DETAIL	ISSUE/REVISION DATE: 11/17/2020
	ROOF PANEL: 5V / SUBSTRATE: PLYWOOD	SCALE: N.T.S.

*NOTE:
REFER TO FASTENER PATTERN DETAIL PAGE FOR FASTENER SPACING.



McELROY METAL	HI-SIDE TIE-IN DETAIL	ISSUE/REVISION DATE: 11/17/2020
	ROOF PANEL: 5V / SUBSTRATE: PLYWOOD	SCALE: N.T.S.

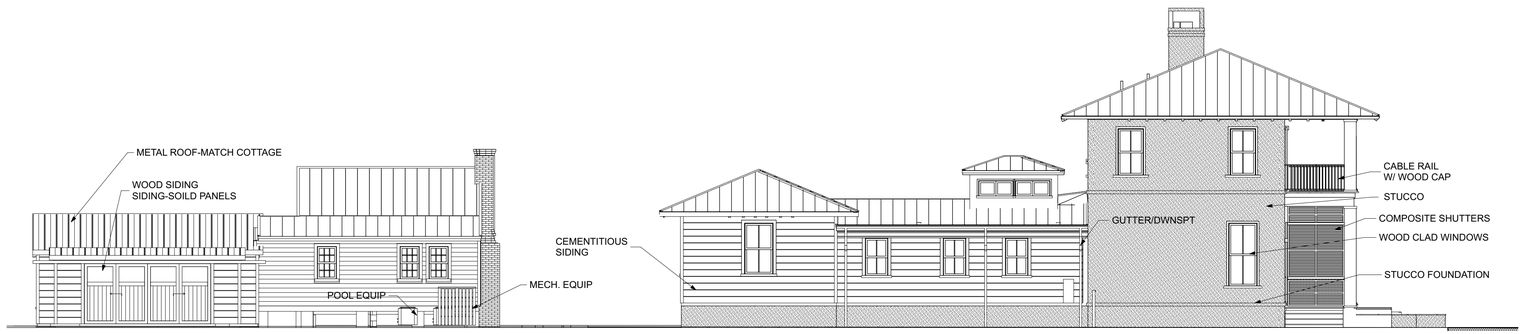
STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

Checked	Drawn RWC	Project Title **Cataldo House** 803 Prince Street Beaufort SC 29902 USA	Date **5/9/23**
Proj. No.	Checked		**HRB FINAL**
BILL CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title **Roof Plan**	DRAWING NO. A-105 SHEET 8 OF 24



1 South Elevation

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



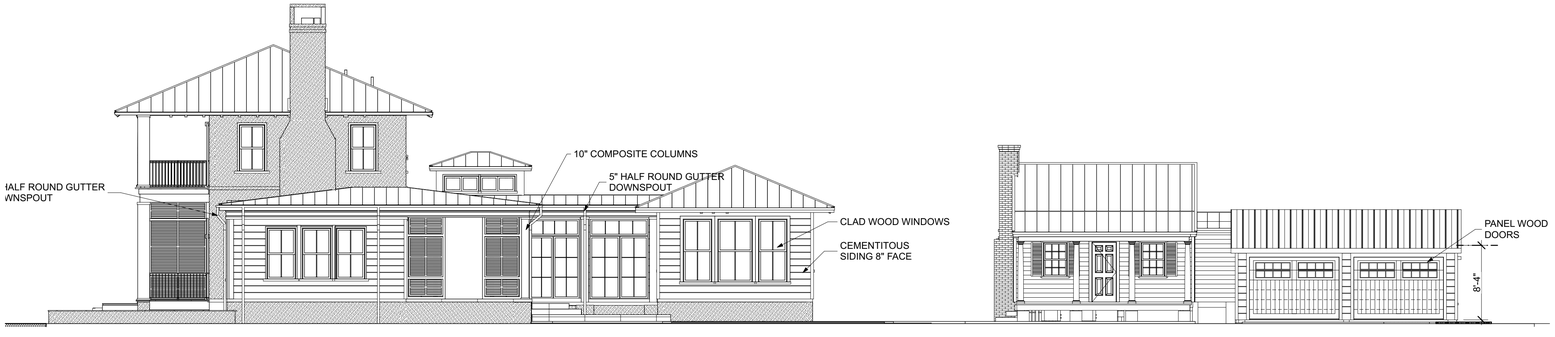
2 West Elevation

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



3 North Elevation

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

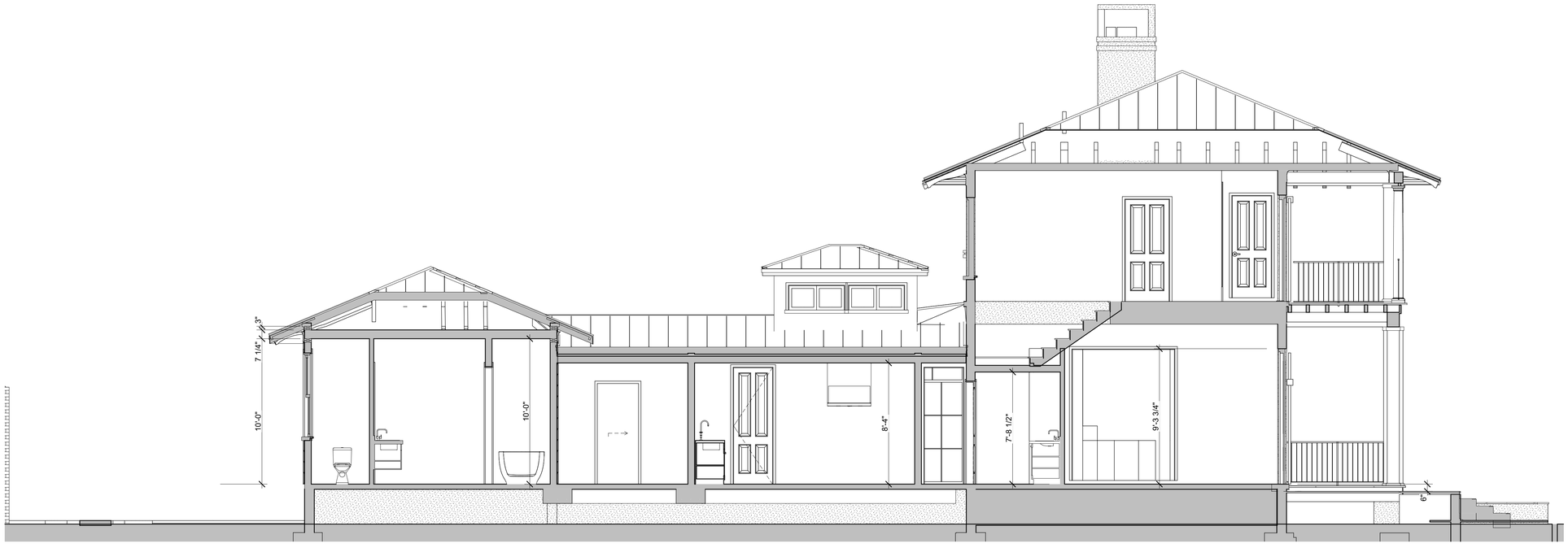


4 East Elevation

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

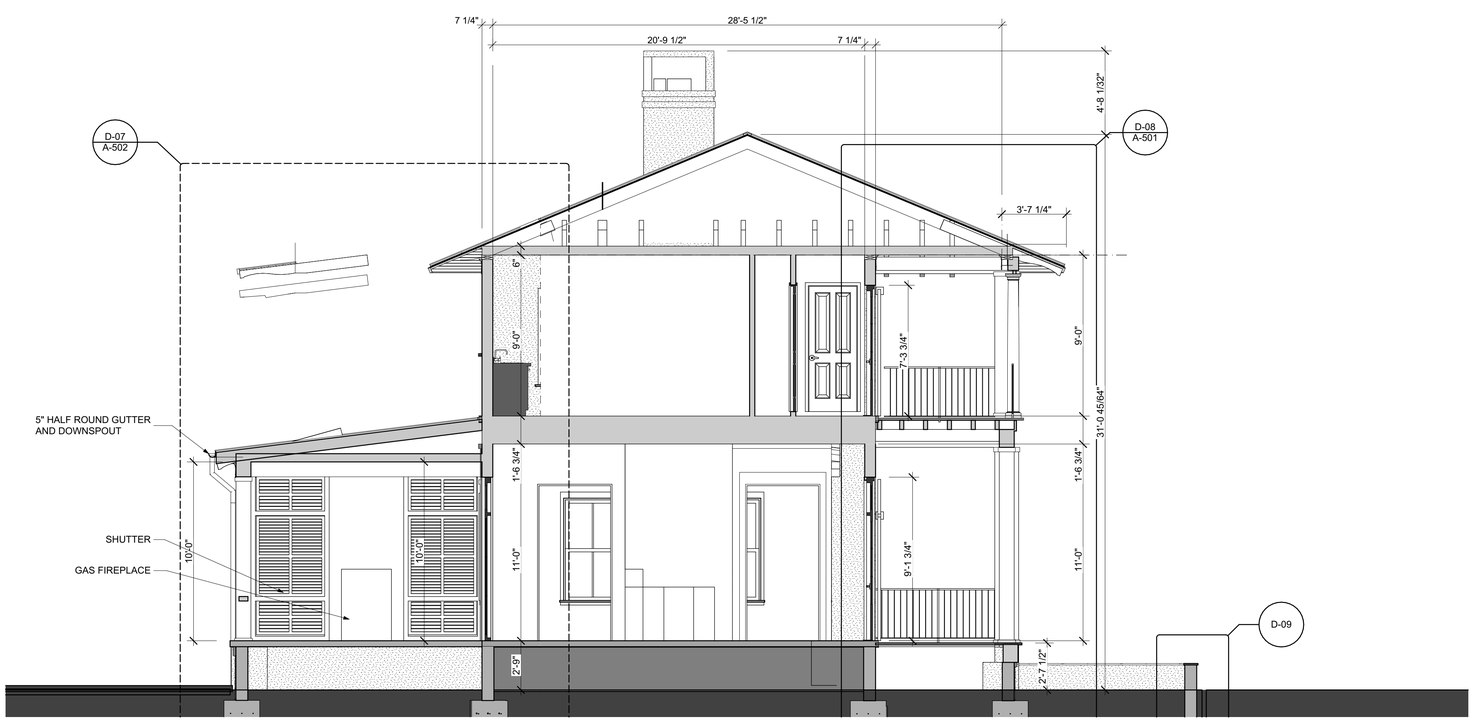
STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

Checked	Drawn RWC	Project Title **Cataldo House** 803 Prince Street Beaufort SC 29902 USA	Date **5/9/23**
Proj. No.	Checked		**HRB FINAL**
BILL CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title **Exterior Elevations**	DRAWING NO. A-201 SHEET 9 OF 24



2 Building Section Stair

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



1 Building Section Living

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

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Proj. No.	Checked		**HRB FINAL**
BILL CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title **Building Sections**	DRAWING NO. A-301 SHEET 10 OF 24



1 Building Section -longitudinal

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



2 Building Section Master Bedroom

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

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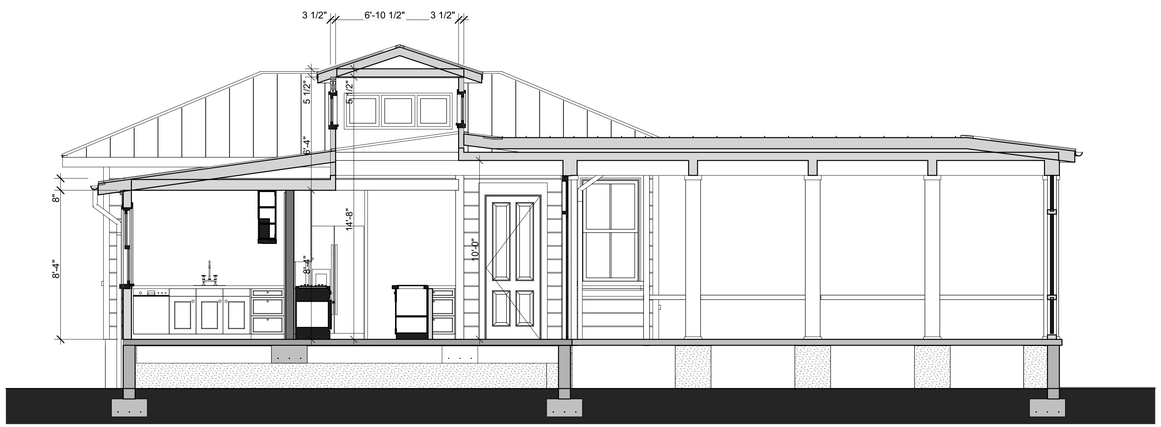
Proj. No.	Checked		**HRB FINAL**
BILL CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title **Building Sections**	DRAWING NO. A-302 SHEET 11 OF 24



1 Building Section Kitchen south

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



3 Building Section Kitchen

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



2 Building Section thru Hall

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

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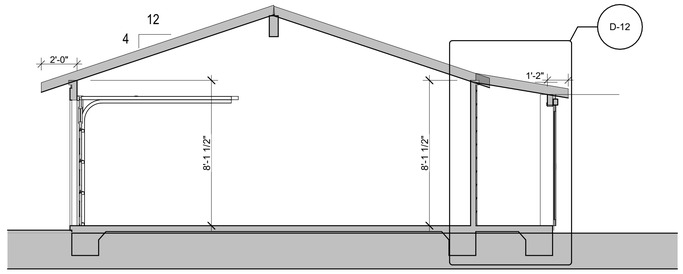
Proj. No.	Checked		**HRB FINAL**
BILL CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title **Building Sections**	DRAWING NO. A-303 SHEET 12 OF 24



2 Building Section Garage Door

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



1 Building Section thru Hall

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

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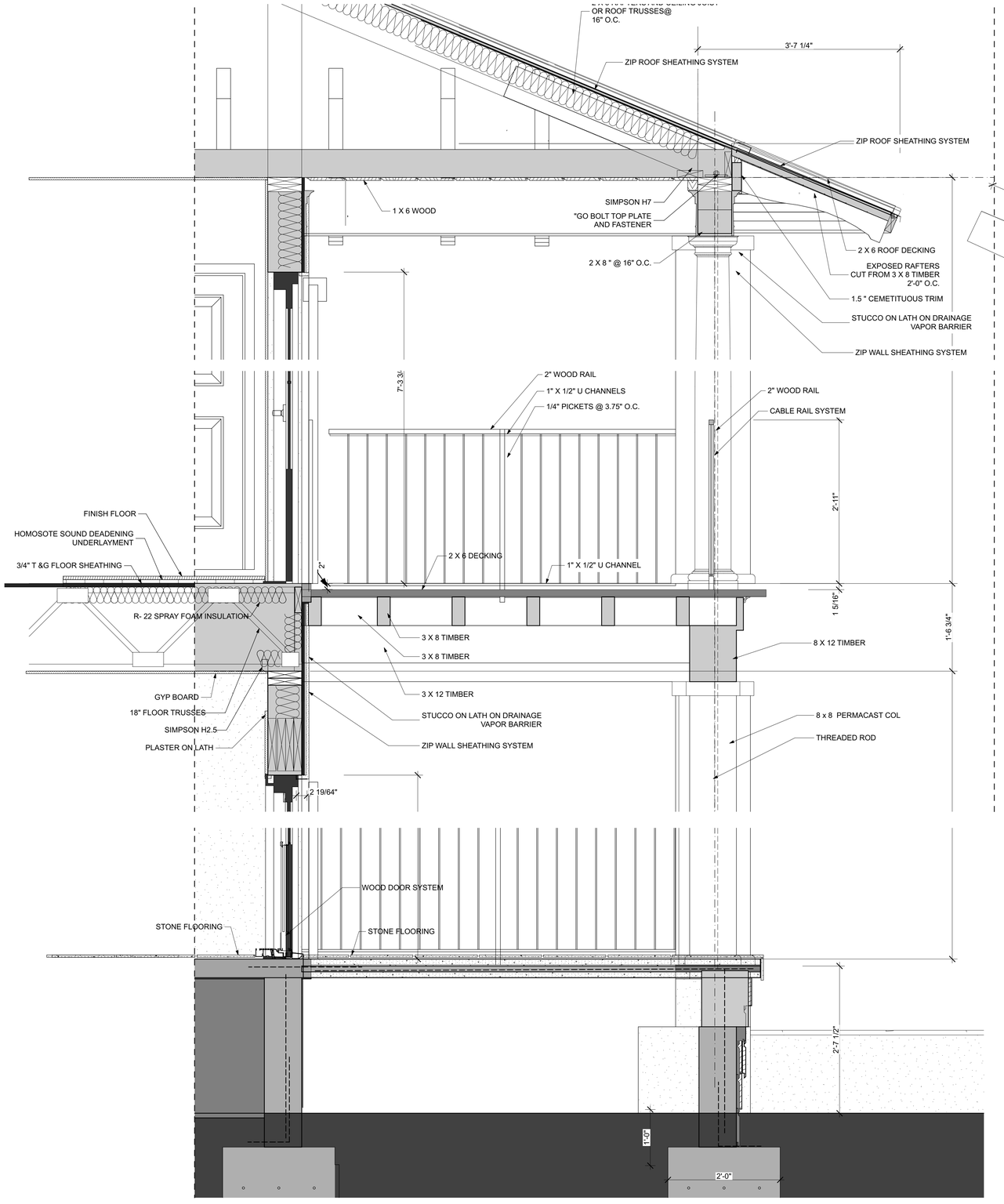
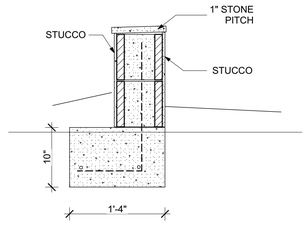
REGISTERED ARCHITECT

Checked	Drawn RWC	Project Title **Cataldo House** 803 Prince Street Beaufort SC 29902 USA	Date **5/9/23**
Proj. No.	Checked		**HRB FINAL**
BILL CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title **Building Sections**	DRAWING NO. A-304 SHEET 13 OF 24



1 DETAIL-LIVING ROOM

SCALE: 1" = 1'-0"





5 RAIL DETAIL

SCALE: 1' = 1'-0"

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
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REGISTERED ARCHITECT

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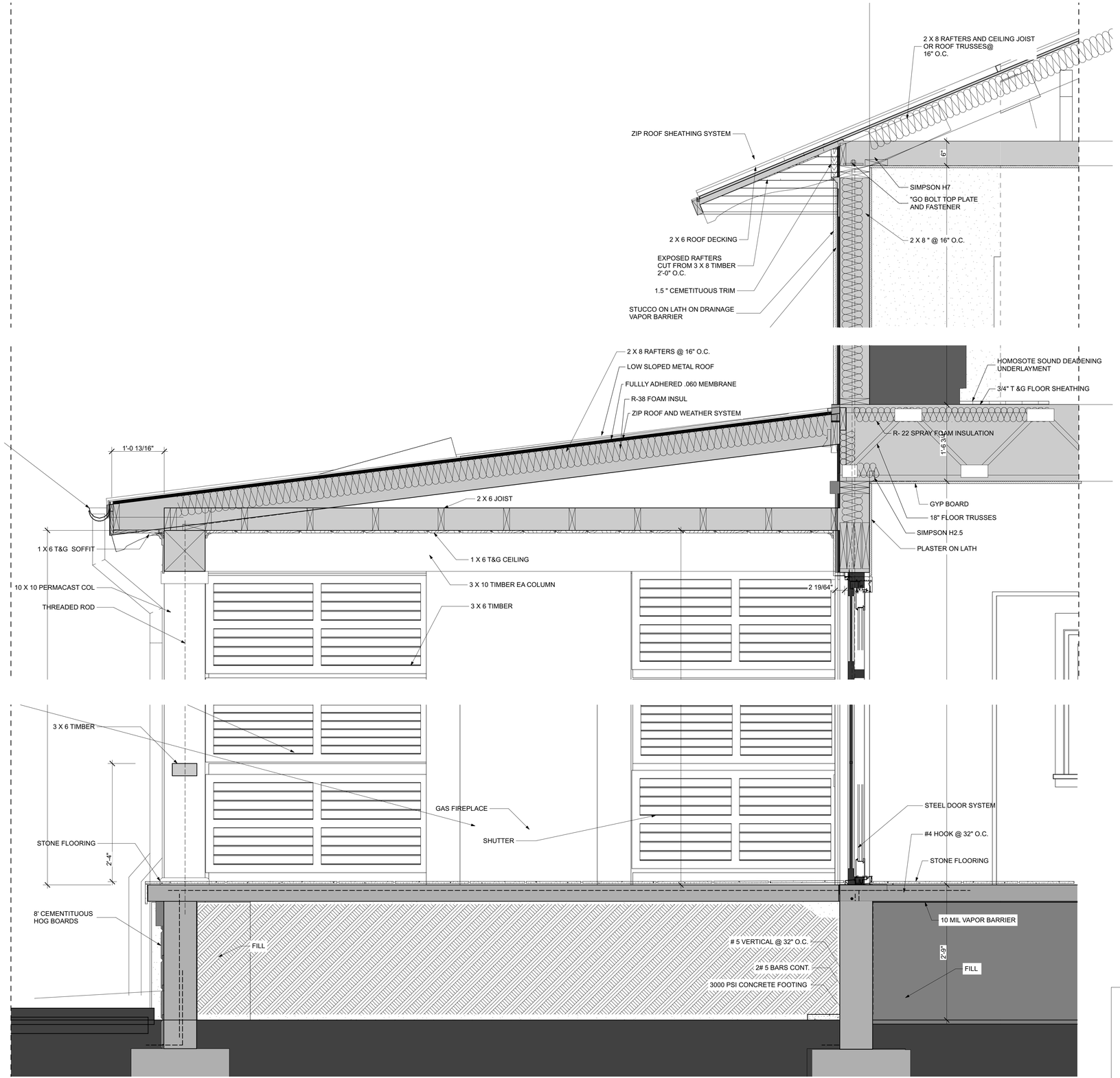
Proj. No.	Checked		**HRB FINAL**
BILL CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title **Details**	DRAWING NO. A-501 SHEET 16 OF 24



1 DETAIL-LIVING ROOM PORCH

SCALE: 1" = 1'-0"

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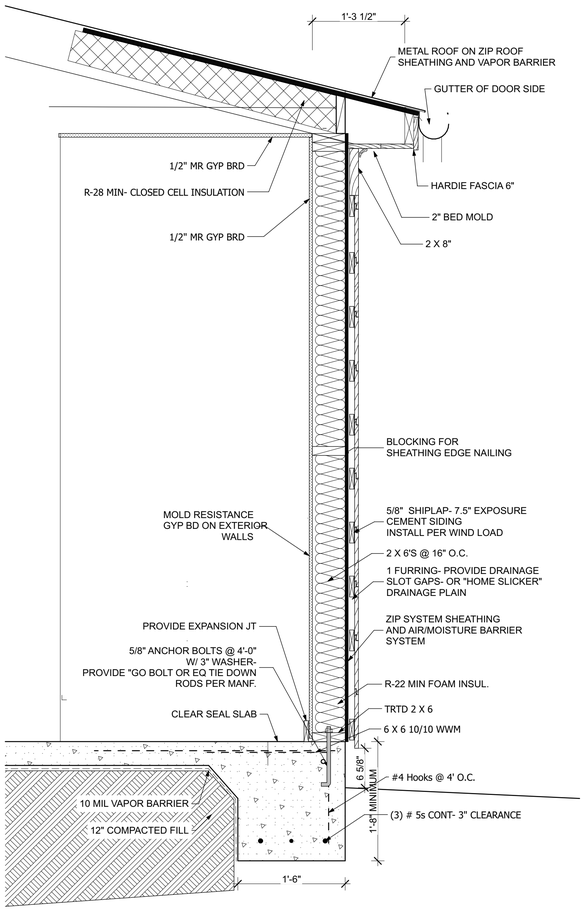
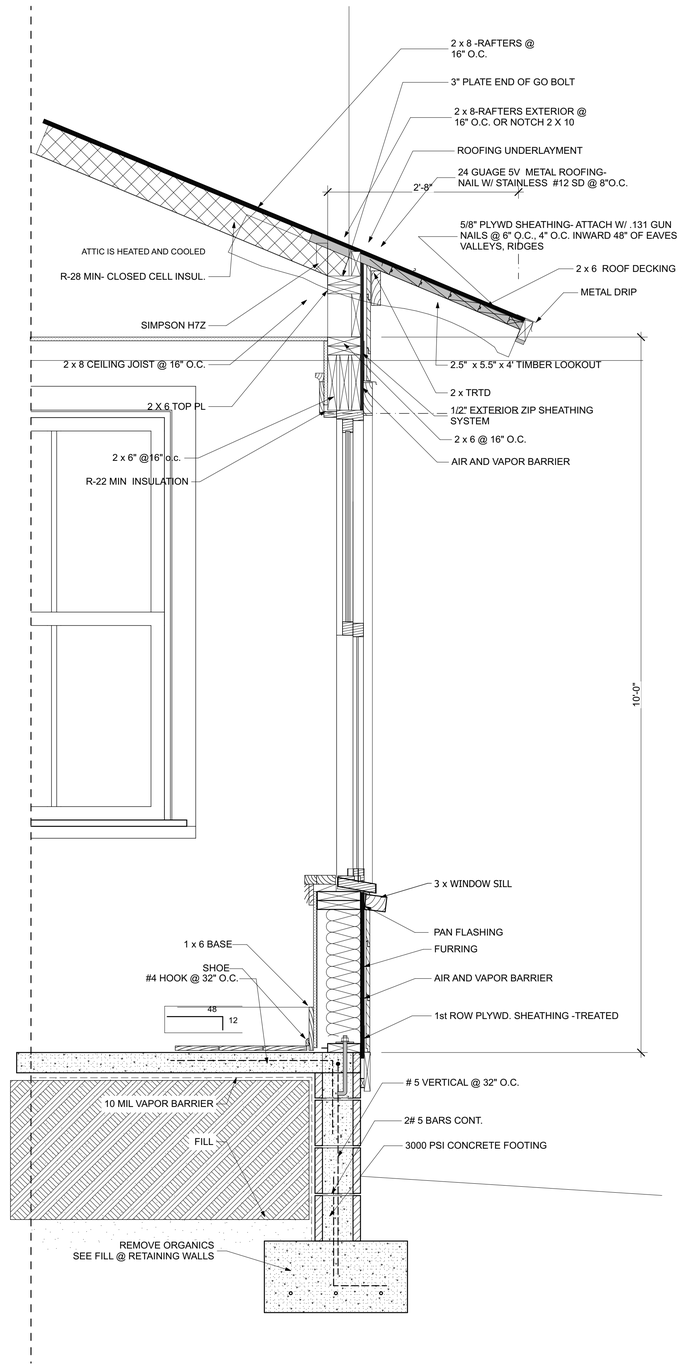
Proj. No.	Checked		**HRB FINAL**
BILL CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title **Details**	DRAWING NO. A-502 SHEET 17 OF 24



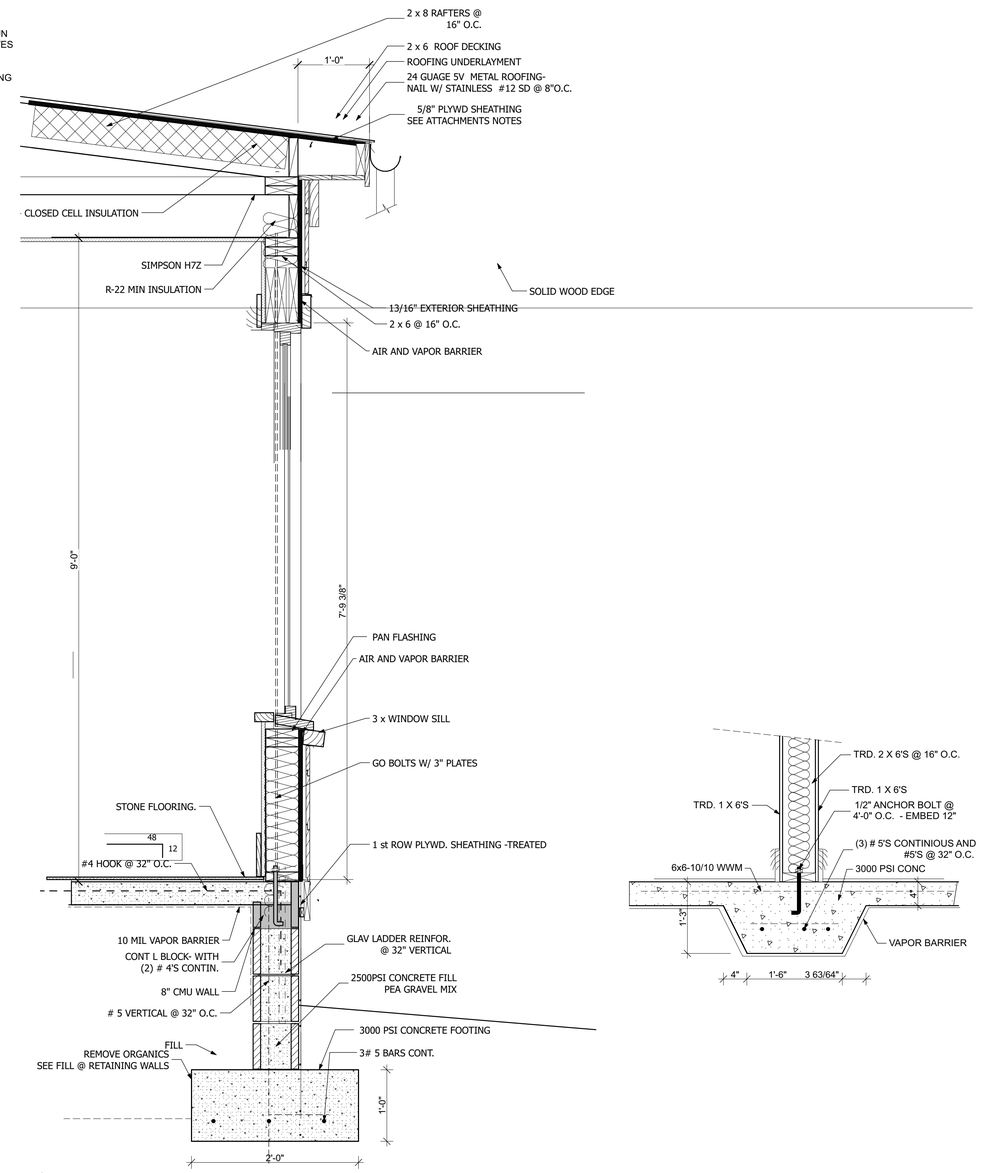
3 DETAIL-GARAGE

SCALE: 1" = 1'-0"



1 MAIN BR DETAIL

SCALE: 1" = 1'-0"



2 DETAIL-SITTING

SCALE: 1" = 1'-0"

STATE OF SOUTH CAROLINA
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Proj. No.	Checked		**HRB FINAL**
BILL CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title: **Details**	DRAWING NO. A-503 SHEET 18 OF 24

DOOR SCHEDULE

ID	Quantity	View from Opening Side	Nominal W x H Size	LEAF THICKNESS	MATL	TYPE	MATL	HDWR. SET	ACCESORIES	REMARKS
D-100	1		3'-0"×8'-0"	1 3/4"	Undefined		WD			
D-101	1		2'-8"×8'-0"	1 3/4"	Undefined		WD			
D-102	1		2'-0"×7'-0"	1 3/8"	---		---	---	---	---
D-103	1		2'-8"×7'-0"	1 3/8"	---		---	---	---	---
D-200	1		2'-8"×7'-0"	1 3/4"	SC WOOD		WD			
D-200	1		2'-8"×8'-0"	1 3/4"	SC WOOD		WD			
D-201	1		3'-0"×7'-0"	1 3/4"	SC WOOD		WD			
D-202	3		2'-6"×7'-0"	1 3/4"	SC WOOD		WD			
D-203	1		2'-0"×7'-0"	1 3/4"	SC WOOD		WD			
D-204	3		4'-0"×7'-0"	1 3/8"	---		---	---	---	---
D-EXT101	1		4'-0"×9'-0"	1 3/8"	---		---	---	---	---
D-EXT-100	3		4'-0"×7'-0"	1 3/8"	---		---	---	---	---
D-EXT-102	1		5'-10"×7'-0"	1 3/8"	---	MULTIFOLD STEEL	---	---	---	---
D-EXT-103	1		6'-4"×7'-0"	1 3/8"	---	MULTIFOLD STEEL	---	---	---	---
D-EXT-104	1		2'-6 33/64"×7'-0"	1 3/8"	---	MULTI FOLD STEEL	---	---	---	---
D-EXT-104	1		3'-3"×7'-0"	1 3/8"	---	MULTI FOLD STEEL	---	---	---	---
D-EXT-200	4		4'-0"×7'-0"	1 3/8"	---		---	---	---	---

WINDOW SCHEDULE

ID	Quantity	View	Nominal W x …	MODEL	GLAZING	EXT.COLOR	HARDWARE	NOTES
GAR- 100	1		2'-8"×4'-0"	---	Low E 2	White	White Coastal	Marvin Ultimate
W-100	11		3'-4"×6'-0"	---				
W-101	3		3'-4"×7'-4"	---				
W-102	1		4'-0"×7'-4"	---				
W-103	1		2'-0"×3'-0"	---				
W-104	1		2'-8"×6'-0"	---				
W-105	3		2'-8"×4'-6"	---				
W-200	7		3'-0"×5'-6"	---				
W-202	2		2'-6"×4'-0"	---				
W-204	1		6'-0"×2'-0"	---				
W-204	4		4'-0"×2'-0"	---				

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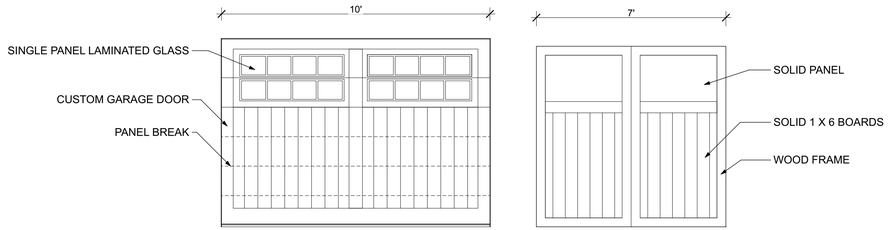
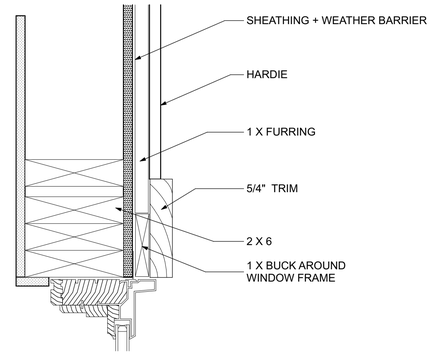
BILL CHAMBERS, ARCHITECT
PO BOX 1181 BEAUFORT, S.C.
843-379-1000

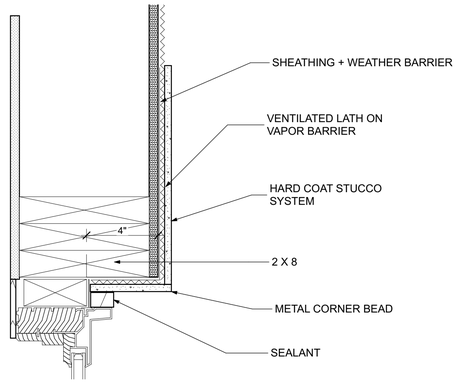
Checked	Drawn RWC	Project Title **Cataldo House** 803 Prince Street Beaufort SC 29902 USA	Date **5/9/23**
Proj. No.	Checked		**HRB FINAL**
		Drawing Title **Window Schedule**	DRAWING NO. A-601
			SHEET 19 OF 24



3 GARAGE DOORS

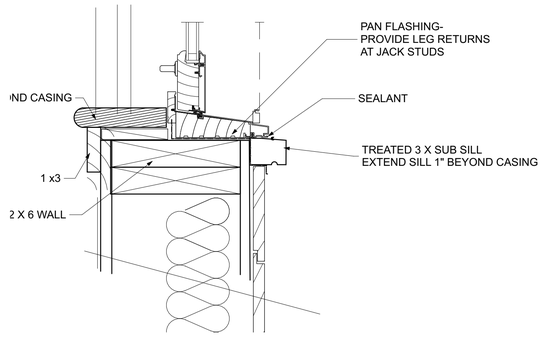
SCALE: 3/8" = 1'-0"





1 WIN JAMB DETAILS

SCALE: 3" = 1'-0"



2 WIN SILL DETAILS

SCALE: 3" = 1'-0"

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Proj. No.	Checked		**HRB FINAL**
BILL CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title **Door & Window Details**	DRAWING NO. A-602 SHEET 20 OF 24



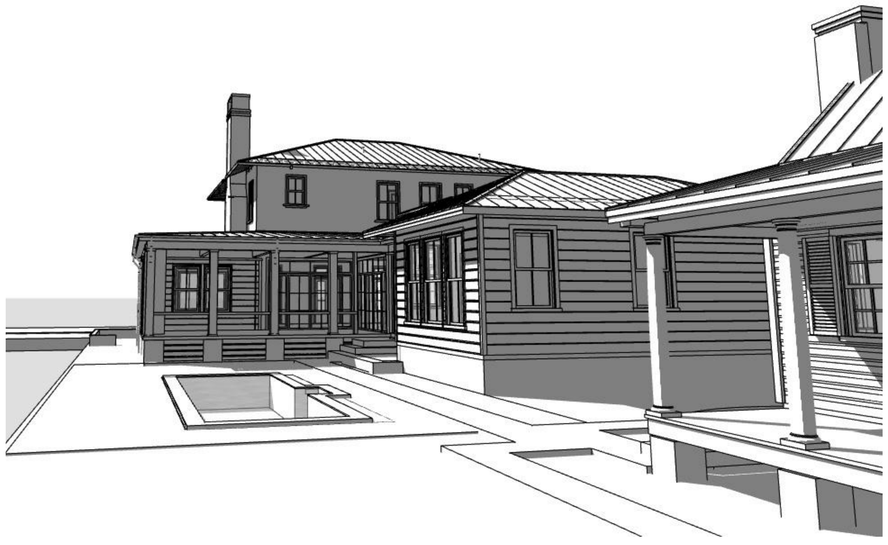
4 VIEWS

SCALE: 1:25.749



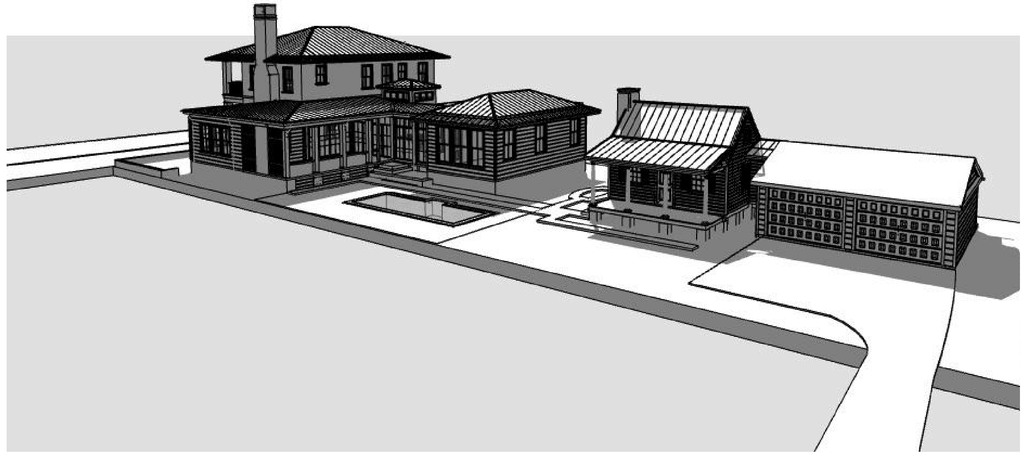
1
A-901
VIEWS

SCALE: 1:43.634



3 VIEWS

SCALE: 1:52.998



2 VIEWS

SCALE: 1:44.030

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Proj. No.	Checked		**HRB FINAL**
BILL CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title **Preliminary Sketches**	DRAWING NO. A-901 SHEET 24 OF 24

PLANT LIST

QUAN	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
		TREES		
1	CH	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	15 GAL
3	CM	CITRUS x MICROCARPA	CALAMONDIN ORANGE	1" CALIPER
6	CSM	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	8' HT.
1	CY	CAMELLIA SASANQUA 'YULETIDE'	SASANQUA CAMELLIA	6' HT.
3	IN	ILEX x 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	6' HT.
14	LN	LAGERSTROEMIA I. x F. 'NATCHEZ'	NATCHEZ WHITE CRAPE MYRTLE	7' HT.
1	MV	MAGNOLIA VIRGINIANA 'MOONGLOW'	MOONGLOW SWEET BAY MAGNOLIA	7' HT.
8	SPC	SABAL PALMETTO	CABBAGE PALMETTO	14' HT.
1	SP	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	7' HT.
4	TGG	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8' HT.
		SHRUBS		
268	BGV	BUXUS x 'GREEN VELVET'	GREEN VELVET BOXWOOD	12-15"
2	BGV	BUXUS x 'GREEN VELVET'	GREEN VELVET BOXWOOD	36"
4	BGM	BUXUS x 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	18-24"
8	CR	CYCAS REVOLUTA	SAGO PALM	5 GAL
7	HLQ	HYDRANGEA PANICULATA 'LITTLE QUICKFIRE'	LITTLE QUICK FIRE HYDRANGEA	5 GAL
16	HLL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	5 GAL
5	HL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	5 GAL
106	P	PODOCARPUS MACROPHYLLUS	JAPANESE YEW	4' HT.
20	R	RHODODENDRON 'ROBLEG'	AUTUMN ANGEL ENCORE AZALEA	3 GAL
14	SC	SARCOCOCCA CONFUSA	SWEET BOX	3 GAL
		FERENNIALS/GROUNDCOVER		
TBD		AJUGA REPTANS BRONZE BEAUTY	BUGLEWEED	2-1/4" POT
TBD		ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL
TBD		BERBERIS EURYBRACTEATA 'SOFT CARESS'	'SOFT CARESS' MAHONIA	2 GAL
TBD		CYRTOMIUM FALCATUM	HOLLY FERN	1 GAL
TBD		DRYOPTERIS ERYTHROSORA	JAPANESE SHIELD FERN	1 GAL
TBD		FARFUGIUM JAPONICUM	LEOPARD PLANT	1 GAL
TBD		LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	3" POT

(4) TGG

PLAN NOTES:

ALL WORK IS TO COMPLY WITH APPLICABLE JURISDICTIONAL BUILDING CODES, REGULATIONS AND SPECIFICATIONS. CONTRACTORS (RESPECTIVE TO PROJECT) ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SUBMITTING PLANS FOR CODE COMPLIANCE PRIOR TO THE COMMENCEMENT OF WORK.

ALL DIMENSIONS, SPOT GRADE ELEVATIONS, AND QUANTITIES ARE APPROXIMATE. VERIFY ALL INFORMATION AND MEASUREMENTS IN THE FIELD. REPORT ANY DISCREPANCIES OR ISSUES TO THE LANDSCAPE ARCHITECT.

CALL UTILITY MARKING ORG TO HAVE ALL UTILITIES STAKED AT LEAST 72 HOURS PRIOR TO JOB COMMENCEMENT AND FOLLOW GUIDELINES PRESCRIBED.

THE CONTRACTORS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE SITE AND THE PLAN. CONTACT LANDSCAPE ARCHITECT WITH ANY PLAN CONCERNS PRIOR TO QUOTATION COMMENCEMENT.

CONTRACTORS SHALL MEET WITH LA AND OWNER SHALL TO REVIEW THE PLANS AND SITE AND AGREE ON FINAL GRADES PRIOR TO COMMENCEMENT OF LANDSCAPE PLANTING OPERATIONS.

LANDSCAPE CONTRACTOR (LC) SHALL EXCAVATE BEDS TO A MINIMUM OF 3" DEEP AND INSTALL A MINIMUM OF 6" OF PLANT MIX AT ALL AREAS TO RECEIVE NEW PLANTINGS. USE MORE AS NECESSARY TO PITCH BEDS AWAY FROM WALLS WHERE NEEDED AND CROWN BEDS THAT ARE FREE FROM CONTACT WITH WALLS. PLANTING BEDS SHALL BE A MINIMUM OF 6" ABOVE FINAL SODDED OR SEEDED GRADE AND GENTLY TAPER TO A 2.5" DEEP SPADE CUT BED EDGE. PLANT MIX SHALL BE COMPRISED OF THE HIGHEST QUALITY MATERIALS OF THE FOLLOWING: 20% TOPSOIL, 40% 3NS SAND AND 40% COARSE COMPOST. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, REASONABLY FREE OF LUMPS, STONES, PLANTS, ROOTS AND OTHER FOREIGN MATTER. A SAMPLE OF THE PLANT MIX IS TO BE PROVIDED TO AND BE APPROVED BY THE LANDSCAPE ARCHITECT. PREPARE BEDS SO AS TO PROVIDE A LIGHT, WELL-DRAINED, FRIABLE AND FERTILE BED CONDUCIVE TO THE RESPECTIVE PLANTINGS. ENSURE A PH OF 6.5-7.0 AT ALL PLANTING AREAS. AMEND PLANT MIX AS NEEDED. ENSURE A PH OF 5.5-6.0 AT AREAS TO RECEIVE ERICACEOUS PLANTS. AMEND PLANT MIX AS NEEDED. DO NOT PLACE MORE THAN 2" OF PLANT MIX OR TILL IN THE ROOT ZONE OF EXISTING TREES.

LC SHALL PROVIDE PLANTS THAT COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK". PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED. PLANTS SHALL BE DELIVERED FREE OF DEFECTS, DISEASES AND ALL FORMS OF INSECT INFESTATIONS. STRICT ADHERENCE WILL BE ENFORCED TO SEE THAT ALL PLANTS DELIVERED TO THE SITE WILL MEET THE MINIMUM SIZE REQUIREMENTS NOTED ON THE PLAN. IT WILL BE THE SOLE DISCRETION OF THE LANDSCAPE ARCHITECT TO DENY PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS/REQUIREMENTS SET FORTH HEREIN.

LC SHALL INSTALL 2½" - 3" OF FINELY SHREDDED PINE BARK MULCH TO ALL NEW PLANTINGS. A SAMPLE OF THE MULCH IS TO BE SUPPLIED TO AND APPROVED BY THE LANDSCAPE ARCHITECT. CAREFULLY APPLY AN APPROPRIATE AND SAFE PRE-EMERGENT HERBICIDE AT THE MANUFACTURES RECOMMENDATIONS TO ALL BEDS PRIOR TO MULCHING AVOID APPLYING TO AREAS DESIGNATED FOR LAWN SEEDING.

LC SHALL WATER EACH PLANT IMMEDIATELY AFTER INSTALLATION AND KEEP WATERING ALL PLANT MATERIAL UNTIL THE IRRIGATION SYSTEM IS FULLY OPERATIONAL. CONTRACTOR IS TO COORDINATE THE PLANTING SCHEDULE WITH THE OWNER AND THE IRRIGATION CONTRACTOR AND WILL BE RESPONSIBLE TO SEE THAT ALL AREAS ARE IRRIGATED AS NECESSARY. NOTIFY THE OWNER AND THE IRRIGATION CONTRACTOR IMMEDIATELY IN THE EVENT OF ANY DEFICIENCIES AND CONCERNS.

THE IRRIGATION CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM THAT APPLIES WATER TO 100% OF ALL BED AND GRASS AREAS. BEDS SHALL BE SEPARATED FROM LAWN AREAS BY PLACING ON SEPARATE IRRIGATION ZONES. MST HEADS SHALL ONLY BE USED IN BED AREAS OR INSTALL NETAFIM DRIP IRRIGATION FOR ALL NARROW BED AREAS &/OR STRAIGHT HEDGE RUNS. INSTALL NETAFIM ZONES SEPARATING FROM ALL OTHERS. FABRICATE & INSTALL FIXED COPPER RISERS TO APPLY WATER OVER SHRUBS, WHERE NEEDED. INSTALL A CIRCLE OF NETAFIM SOAKER ON THE ROOT BALL OF LARGE EVERGREEN TREES AND PLACE ON A SEPARATE ZONE BY THEMSELVES. USE HUNTER "ICC" CONTROLLER LABELING ALL ZONES INSIDE COVER. PROVIDE OWNER WITH MANUAL AND AN INSTRUCTIONAL WALK-THRU AT THE END OF THE JOB. A LICENSED PLUMBER SHALL BE HIRED TO TAP THE HOUSE WATER SYSTEM. INSTALL THE COPPER PIPING AND THE EXTERIOR PVB, AS REQUIRED BY THE MUNICIPALITY.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND PERENNIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION (ONE TIME REPLACEMENT) FOR PLANTS THAT HAVE DECLINED, DIED, THAT ARE UNHEALTHY OR OF UNSIGHTLY CONDITION, AND/OR LOST THEIR SHAPE DUE TO DEAD BRANCHES (OWNER RESPONSIBLE FOR PROPER WATERING, VANDALISM, WEATHER EXTREMES AND PEST/DISEASE MANAGEMENT).

CATALDO RESIDENCE
803 PRINCE STREET
BEAUFORT, SC 29902

LANDSCAPE PLAN

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

STEWART, HASS & ASSOC., LC

R. HASS 4-27-23

March 20, 2023

803 Prince Street

Exterior Material/Color List

Street Knee Wall Plaster Stucco on Block – Sherwin Williams (SW) 7005 Pure White
Cap – Bluestone



Front Entry Walk and Steps Bluestone



Wall Finish & Siding

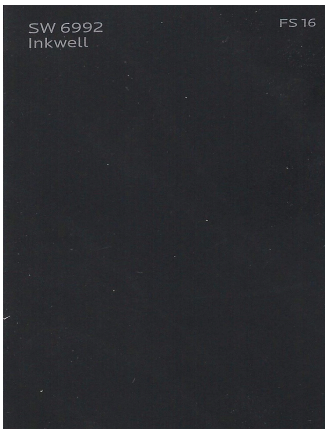
Two Story Main Home – Smooth Texture Stucco – SW 7005 Pure White

SW 7005 Pure White 255-C1

One Story Rear Wing - Boral Gap Siding & Trim – SW 7005 Pure White



Porch Under-Slats Between Piers 1x6 Treated Wood – SW 6992 Inkwell
Horizontal Application



Front Porch Ceilings/Soffit 1x6 T&G **w/** Timber Beams
First Floor - Stained Light Mahogany



Second Floor Ceiling– Painted – SW 7005 Pure White



Fascia 3x6 Wood – SW 7005 Pure White

Roof 5 V Metal Roofing – Charcoal PVDF





Front Entry Door Wood – Stained Dark Mahogany



Front French Doors Fiberglass – Marvin - Color Stone White



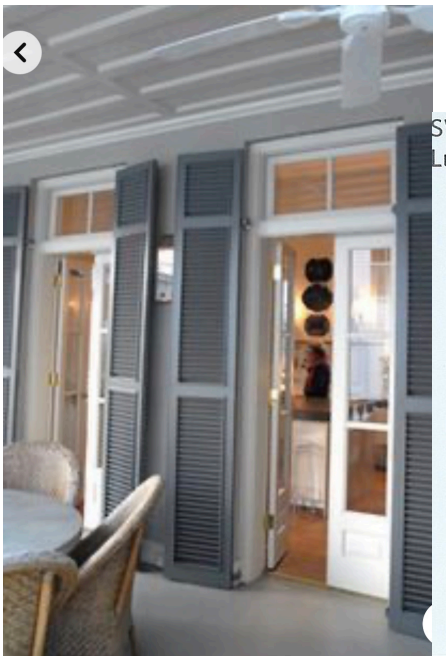
North Porch Doors Steel “Hope’s” or Equal

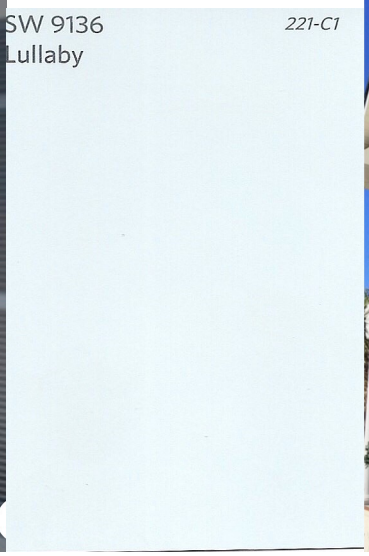


Windows Marvin Elevate Series Fiberglass
– 2 over 2 – with 3 ½" flat trim and 2 ½" nosing
Simulated Divided Lite with Spacer Bar
Color - Stone White



Shutters French Door Impact Shutters – Color SW 9136 Lullaby







Upper Railing **M**etal Rail System



First Floor Porch Flooring

Shell Aggregate Concrete with Bluestone banding & surround



Exterior Lighting Front Entry Porch – Circa Darlana Hanging Lantern - Bronze
CHO 5084BZ



Front Porch French Door Lighting– Alcon Architectural Cube – White
11257

Boral Gap Siding Modern



Siding/Light Fixture

<u>Rear Garden Door Lighting</u> – Circa Marine Indoor/Outdoor Wall Light – Bronze
SLO 2001BZ-SG



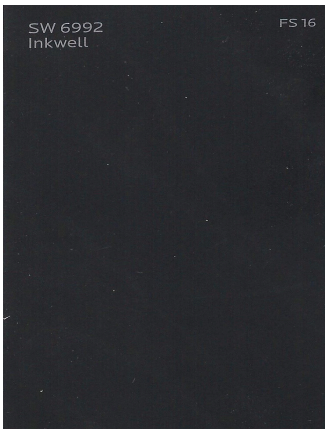
<u>Rear Covered Porch</u> – Circa Darlana Medium Lantern – Bronze
CHO 5085BZ



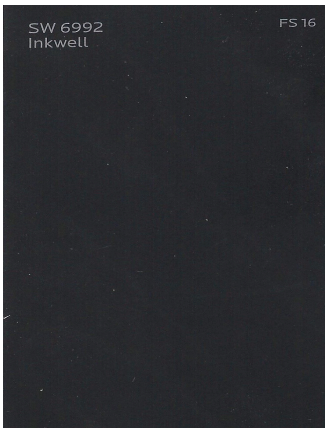
Rear Porch Stoop Bluestone



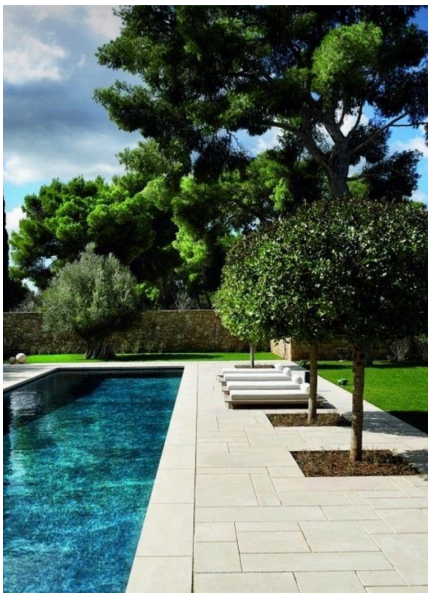
Garage Siding 8” Clapboard – Size to match Cottage – Color SW 6992 Inkwell



Garage Doors (2) Individual Operated Impact Resistant Paneled Doors
Raynor or Equal – Color SW 6992



Pool Color & Coping Blue color pool with Stone Coping



STAFF REPORT: 803 Prince Street FINAL Approval

DATE: June 14, 2023

GENERAL INFORMATION		
Applicant:	**Bill Chambers, R W Chambers Architect**	
Site Location/Address:	**803 Prince Street; R120 004 000 0536 0000**	
Applicant's Request:	**The applicant is requesting final approval for new construction of a single-family residence.**	
Current Zoning:	**T-4 HN**	
ZONING DISTRICT INFORMATION		
	T-4 HN	
Lot Width at Setback:	**40' min 60' in the Point**	
Max Lot Coverage:	**100%**	
Min. Frontage Build Out	**55% of lot area**	
Front Setback	**0' min/15' max**	
Side Setback	**Average prevailing setback on block**	
Rear Setback	**0' alley; 15' no alley**	
Building Height:	**3 stories max**	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T-5 DC	**Historic Homes**	**N/A**
South: T-5 DC	**Historic Homes**	**N/A**
East: T-5 DC	**Historic Homes**	**N/A**
West: T-5 DC	**Historic Homes**	**N/A**

Background: The applicant is requesting final approval for new construction of a single-family residence. There is an existing contributing structure on the property. It is in the Historic Preservation Neighborhood and the Old Commons. This project received conceptual approval at the July 2022 HRB Meeting. This project then received preliminary approval at the March 2023 HRB meeting.

Changes Since March 2023 Meeting:

The Applicant has made changes since the March 2023, meeting, especially the 2 over 2 windows.

Staff Analysis of Submittal:

Staff notes the following, which must be rectified before Staff can recommend Final Approval:

- 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.
- It appears the area of disturbance will exceed 5,000 SF; thus the property will require stormwater management.
- Applicant to provide a more detailed site plan showing site data, setbacks, and location of pervious/impervious areas.
- Applicant to submit a separate permit application for the proposed pool.
- The project appears to be in an X flood zone. A minimum of 13' elevation is required per C of B Flood Ordinance. Applicant to provide elevations and sections showing design flood elevation. Applicant to provide the elevation of the first finish floor on site plan.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends approval of the new home at 803 Prince Street, as per the requirements of the Beaufort Preservation Manual, the Beaufort Code, with the following conditions to be provided by the applicant:

1. **Applicant to provide cut sheet/sample on composite shutters.**
2. **On sheet A-201, the applicant notes "cable rail with wood cap" but graphically drawings a metal railing. Applicant to update the notes throughout for consistency.**
3. **Applicant to provide a dimensioned detail of the cast stone chimney cap detail.**
4. **The applicant should lower the small window on the north elevation second floor bathroom to align with heads of other windows.**
5. **On sheet A-201, the west and east elevations show the porch beam banding at second floor.**

It appears that this beam banding has improper alignment and should be revised to match section drawing on Sheet A-501. See comment below.

6. On sheet A-201, staff recommends pushing up or down the stucco band at second-floor level to better interact with second-floor porch. Pushing it up may allow for better engagement with lower roof over back porch and kitchen and provide a good point for flashing detail at this location.

7. On sheets A-301 and A-302, the various sections that illustrate the front porch second-floor beam and improper alignment need to be coordinated with the building section on sheet A-501.

8. On all wall sections, the applicant should cleanup text and arrows. Some text is cutoff and some arrows don't point to the elements they intend to call out. There are other general cleanup of these details that are needed graphically, i.e. detail door drawings overlaid on the computer model, incorrect rafter tail overlaid on detail. These drawings are meant to give clarity to the materials and their interaction with each other. Given the applicant is asking for final approval, these drawings should be cleaned up.

9. On Sheet A-501, staff recommends a larger cove molding under the second-floor porch flooring. Larger cove should project further out to allow the square corner columns and bases to be visually supported.

10. Submittal and review of a stormwater plan.

301 Carteret Street

Marah 5/12
23-05 HRB.

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 pd. 64
11:38am
Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 5/10 Application #: 25319 Zoning District: T5-DC
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 + 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: Rob Montgomery / Montgomery Architecture & Planning, Inc.

Applicant Address: 404 Ribaut Road, Beaufort, SC 29902

Applicant E-mail: rm@monarchpl.com Applicant Phone Number: 843.522.8077

Applicant Title: ○ Homeowner ○ Tenant ○ Architect ○ Engineer ○ Developer

Owner (if other than the Applicant): Matt McAlhaney

Owner Address: 301 Carteret Street, Beaufort, SC

Project Name: City Loft Addition

Property Address: 301 Carteret Street

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0887 0000

Date Submitted: 5.10.23

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

Applicant's Signature: Robert C. Montgomery Date: 5.10.23

Owner's Signature: Date: 5.10.23

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

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: City Loft Addition

Property Size in Acres: .29

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):
9,338

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):

A project approved for this site in 2008 (see attached 2008) was begun, but abandoned soon after a pile foundation was installed. This project is intended to utilize the existing piles, but a greatly reduced scope. A roof top bar is proposed with parking below and incorporating an elevator (to serve both the bar and second floor of City Loft).

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



301 CARTERET
PORT REPUBLIC - SOUTH ELEVATION



301 CARTERET
SOUTH ELEVATION @ STAIR



301 CARTERET
WEST/CARTERET STREET ELEVATION


CARTERET/PORT REPUBLIC
INTERSECTION SOUTH



PORT REPUBLIC - CARTERET
INTERSECTION WEST

Google Maps 301 US-21 Business



Image capture: May 2022 © 2022 Google

Beaufort, South Carolina

Google

Street View - May 2022

302 CARTERET

Google Maps 303 US-21 Business

Beaufort, South Carolina

Google

Street View - May 2022



Image capture: May 2022 © 2022 Google

305-303-301 CARTERET

Google Maps 602 Port Republic St

Beaufort, South Carolina

Google

Street View - May 2022



Image capture: May 2022 © 2022 Google

605 PORT REPUBLIC

301 CARTERET - WEST



301 CARTERET - SOUTH



301 CARTERET - NORTH



301 CARTERET - EAST



301 CARTERET AERIAL



2/2/2022, 9:42:10 AM

Road Classifications

STATE, PAVED

LiveParcels

1:564

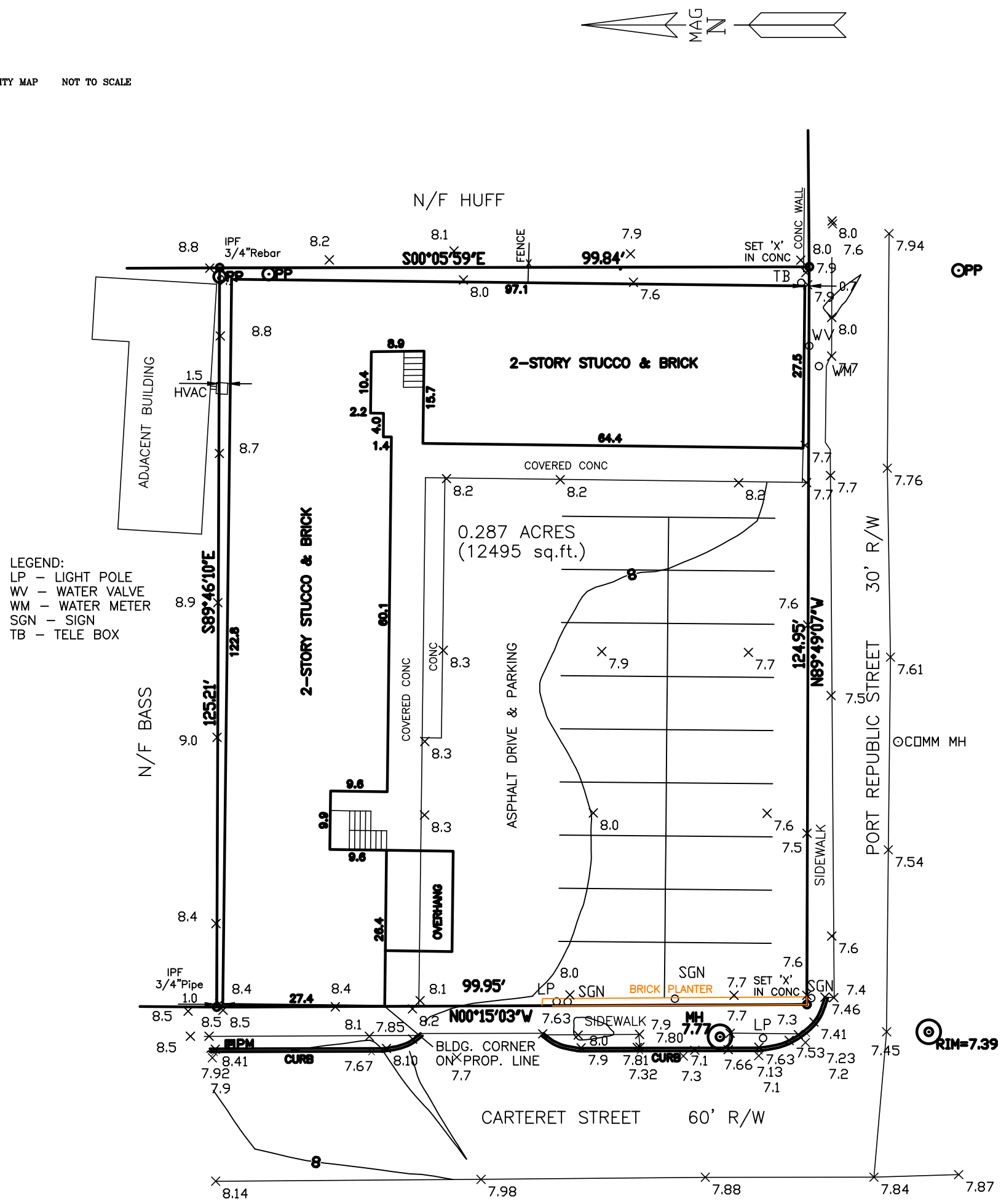
0 0.005 0.01 0.02 mi

0 0.01 0.02 0.04 km

Your Name Here

Map data supported by Beaufort County Mapping and Applications Division, Beaufort County, SC. Configured using ESRI Web AppBuilder.

VICINITY MAP NOT TO SCALE



TOPOGRAPHIC SURVEY PREPARED FOR
CITY LOFT HOTEL/MATT McALHANEY
CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
BEAUFORT SURVEYING INC.
No. 00189

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

THE SAME BEING A PORTION OF BLOCK 37, CITY OF BEAUFORT AS SHOWN ON A PLAT BY R.D. TROGDON, JR. DATED DEC. 27, 1976 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN PLAT BOOK 25, PAGE 91.

THIS PROPERTY IS LOCATED IN ZONE A–11 (EL 13.0) AS DETERMINED BY FEMA, FIRM COMMUNITY–PANEL NUMBER 450026 0005 D, DATED 9–29–86.

R121–004–000–0887–0000

0 10' 20' 40' 60'

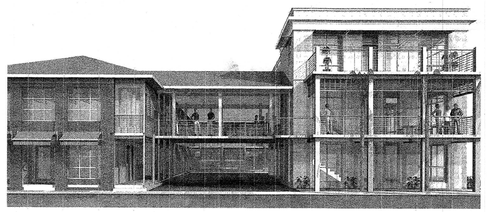
SCALE 1" = 20'

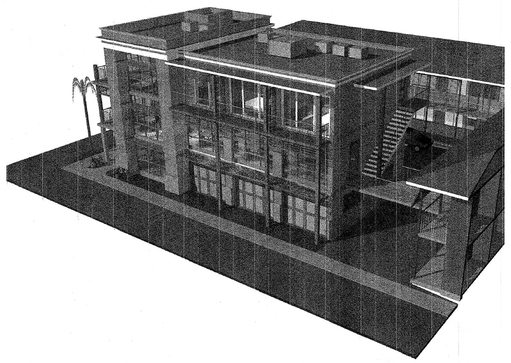
MARCH 13, 2008
P12943T/MMA/JJ

DAVID S. YOUMANS RLS 9765
BEAUFORT SURVEYING, INC.
1613 PARIS AVENUE
PORT ROYAL, S.C. 29935
PHONE (843) 524–3261

301 CARTERET SURVEY

ABBREVIATIONS			
ACOUS.	ACOUSTICAL	INSUL.	INSULATION
A.D.	AREA DRAIN	LOC.	LOCATION
A.F.F.	ABOVE FINISHED FLOOR	MAX.MIN.	MAXIMUM, MINIMUM
A.G.	ABOVE GROUND LEVEL	O.C.	ON CENTER
ALUM.	ALUMINUM	PLWD.	PLYWOOD
ARCH.	ARCHITECTURAL	R.	RISERS
BRD.	BOARD	RAD.	RADIUS
BUILD.	BUILDING	REINF.	REINFORCED
COL.	COLUMN	REQ.	REQUIRED
CONC.	CONCRETE	RM.	ROOM
CONST.	CONSTRUCTION	ROT.	ROTATED
CONT.	CONTINUOUS	SH.	SHEET
DEMO.	DEMOLITION	SHEATH.	SHEATHING
EA.	EACH	SIM.	SIMILAR
ELECT.	ELECTRICAL	SPEC.	SPECIFICATION
ELEV.	ELEVATION	SQ.	SQUARE
EXIST.	EXISTING	STL.	STEEL
FDN.	FOUNDATION	STD.	STANDARD
F.F.	FINISH FLOOR	STRUCT.	STRUCTURAL
FIN.	FINISH	SYM.	SYMMETRICAL
FT.	FOOT OR FEET	T.	TREADS
FTG.	FOOTING	TEMP.	TEMPERED
FUR.	FURRING	T & G	TONGUE AND GROOVE
F/X	FIRE EXTINGUISHER	TR., P.T.	TREATED, PRESSURE TREATED
GALV.	GALVINIZED	TYP.	TYPICAL
GL.	GLASS	U.N.O.	UNLESS NOTED OTHERWISE
GYP.	GYPSUM	V.B	VAPOR BARRIER
H.C.	HOLLOW CORE	VERT.	VERTICAL
HDWD.	HARDWOOD	W/	WITH
HGT.,HT.	HEIGHT	WC.	WATER CLOSET
HOR.	HORIZONTAL	WD.	WOOD
HR.	HOUR	WP	WATERPROOF





GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FULLY AWARE OF ANY AND ALL CONDITIONS RELATED TO THE SITE AND EXISTING CONDITIONS THAT MAY AFFECT CONSTRUCTION ACTIVITIES, AND/OR CONSTRUCTION SCHEDULING PRIOR TO SUBMITTING A BID.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE INCLUDING SOIL CONDITIONS, AND CONDITIONS RELATED TO THE LOCATION OF EXISTING UTILITIES AND SERVICES, BEFORE COMMENCING WORK. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.

3. DO NOT SCALE DRAWINGS OR DETAILS – USE GIVEN DIMENSIONS, CHECK DETAILS FOR LOCATION OF ALL ITEMS NOT DIMENSIONED ON PLANS.

4. THE DRAWINGS INDICATE GENERAL DETAILS OF CONSTRUCTION – WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT, AND IF REQUIRED STRUCTURAL ENGINEER.

5. BUILDING SYSTEMS AND COMPONENTS NOT SPECIFICALLY DETAILED SHALL BE INSTALLED, AS PER MINIMUM MANUFACTURERS RECOMMENDATIONS. NOTIFY THE ARCHITECT OF ANY RESULTING CONFLICTS.

6. ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES IBC 2006 AND ORDINANCES. IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OR THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY THE ARCHITECT OF ALL CONFLICTS IMMEDIATELY.

7. COORDINATE ALL OPERATIONS WITH THE BUILDING OWNER OR REPRESENTATIVE SUCH AS AREAS USED FOR MATERIAL STORAGE, ACCESS TO AND FROM WORK, TIMING OF WORK, INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES ETC.

8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL PROPER DUST BARRIERS AND OTHER PROTECTION AS REQUIRED TO PROTECT BOTH EXISTING AND NEW BUILDING FINISHES AND FACILITIES.

9. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

10. ALL INTERIOR WALL AND CEILING FINISHES SHALL MEET A CLASS "A" FLAME SPREAD RATING, NOT TO EXCEED 25, PER IBC 2003, CHAPTER 8.

11. ALL FLOOR FINISHES MUST COMPLY WITH NFPA 253.

12. TOILETS MUST COMPLY WITH THE AMERICAN WITH DISABILIES ACT STANDARDS FOR TOILET ROOM DESIGN.

13. OWNER TO SELECT ALL FINISHES, INCLUDING COLOR & MATERIAL, PER CODE.

14. ALL CABINETS, APPLIANCES & FIXTURES TO BE SELECTED BY OWNER. ALL COUNTER SURFACES SHALL BE AT 36" ABOVE FINISHED FLOOR. OWNER TO PROVIDE ADA ACCESSIBLE TABLE PER ANSI A117.1.

15. USE M.R. GYPSUM IN ALL WET LOCATIONS, U.N.O.

16. INSTALL FIRE EXTINGUISHER/S PER NFPA-10.

301 CARTERET STREET
CITY LOFT

301 CARTERET STREET
BEAUFORT, SC 29902

PROJECT DIRECTORY

LOCAL JURISDICTION:
CITY OF BEAUFORT

OWNER:
CITY LOFT, LLC

ARCHITECT:
R.W.CHAMBERS ARCHITECT, LLC
208-B CARTERET STREET
BEAUFORT, SOUTH CAROLINA 29902
843-379-1000

STRUCTURAL ENGINEER:
TRAVIS DESIGN ASSOCIATES, PC
203 CAUGHMAN FARM LANE
LEXINGTON, SOUTH CAROLINA 29072
803-358-0265

PME ENGINEERS:
JOHNSON, LASCHOBER & ASSOCIATES, PC
1296 BROAD STREET
AUGUSTA, GEORGIA 30901

GENERAL CONTRACTOR:
TUCKER BUILDING CORPORATION
3 MARKET STREET
BURTON, SOUTH CAROLINA
843-379-8261

INDEX OF DRAWINGS

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S-002	SPECIFICATIONS
S-003	SPECIFICATIONS
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S-202	THIRD FLOOR FRAMING PLANS
S-203	ROOF FRAMING PLANS
S-301	FOUNDATION SECTIONS
S-401	CMU & AAC SECTIONS
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M-102	SECOND FLOOR HVAC
M-103	THIRD FLOOR HVAC
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M-202	HVAC SCHEDULES,NOTES,DETAILS
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E-102	SECOND FLOOR ELECTRICAL
E-103	THIRD FLOOR ELECTRICAL
E-201	ELECTRICAL DETAILS
E-202	ELECTRICAL DETAILS



PROJECT DATA

301 CARTERET STREET-NEW BUILDING
HATCHED AREA ON SITE PLAN IS NEW WORK

ZONING CC

SETBACKS- CORNER LOT
SIDE 0
REAR 0
FRONT 0

MAX IMPERVIOUS COVERAGE N/A

MAX HEIGHT 50' 35' 0N STREET

PARKING VARIANCE-16 SPACES

BUILDING TYPE: TYPE 2
OCCUPANT GROUP: FIRST FLOOR
GROUP B LOBBY
GROUP U PARKING AREA
SECOND LEVEL:
GROUP : BUILDING SHELL
THIRD FLOOR
GROUP R-1

OCCUPANT LOAD: 100 GROSS = 53.95 + 54 PEOPLE
STORIES: 3
EXITS 2
SEPERATION : Three hours @ parking
Two hours between second and third level.
I hour third level hall
2 hour exit stairs
2 hour chases
Building shall be equiped with an automatic sprinkler system

NEW BUILDING S.F. APPROX 6428 gross
4413 heated

First level : 677 heated

Second level: 1868 s.f. heated
275 porch

Third Level 1869 s.f. heated
275 porch

THESE DRAWINGS ARE FOR SHELL ONLY.
UPIT PLANS SHALL BE SEPERATE.

Additions/Renovations
301 Carteret St.
Beaufort,
S.C. 29902

Matt McAlhaney

CONSULTANTS

GENERAL CONTACTOR

TUCKER BUILDING CORPORATION

R.W. C HAMBERS
ARCHITECT

P.O. Box 1181
Beaufort, South Carolina
843-379-1000

MARK	DATE	DESCRIPTION
final	07/10/08	for permitting
	2/21/08	HRB after final
	08/13/07	HRB FINAL
PRELIM	6/06/07	HRB 2 nd PRELIM
PRELIM	4/06/07	

PROJECT NO:	
MODEL FILE:	
DRAWN BY:	RWC
CHK'D BY:	RWC
COPYRIGHT	

SHEET TITLE

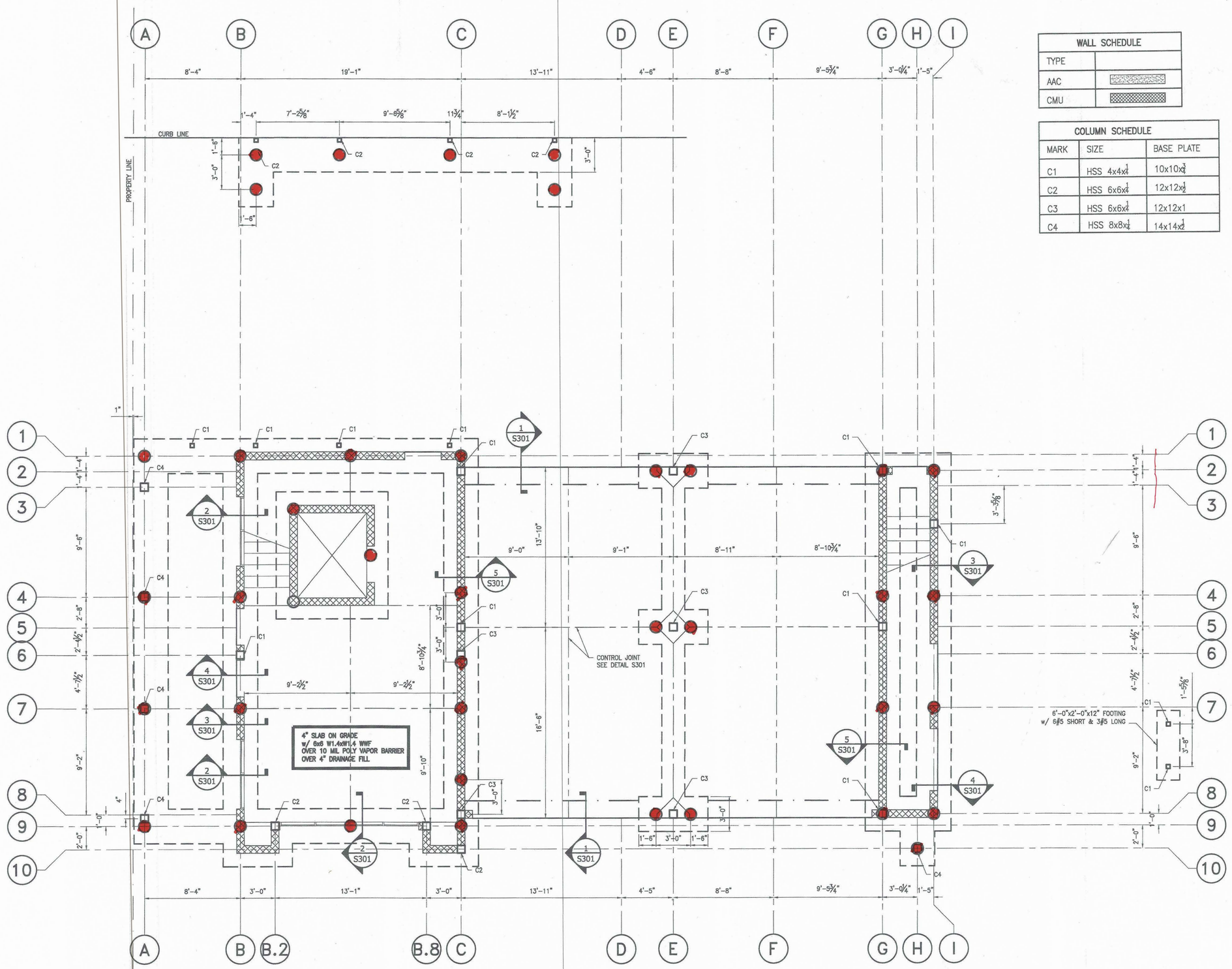
COVER SHEET

001

SHEET 1 OF 20

WALL SCHEDULE	
TYPE	
AAC	
CMU	

COLUMN SCHEDULE		
MARK	SIZE	BASE PLATE
C1	HSS 4x4x$\frac{1}{4}$	10x10x$\frac{3}{4}$
C2	HSS 6x6x$\frac{1}{4}$	12x12x$\frac{1}{2}$
C3	HSS 6x6x$\frac{1}{4}$	12x12x1
C4	HSS 8x8x$\frac{1}{4}$	14x14x$\frac{1}{2}$



FOUNDATION PLAN
SCALE: $\frac{1}{4}$"=1'-0"

301 CARTERET - FOUNDATION PLAN - 2008 PROJECT

TRAVIS DESIGN ASSOCIATES, P.C.
Global Consulting for the 21st Century
203 Coughman Farm Lane
Lexington, SC 29072
(803) 358-0265 Fax (803) 358-0266
TRAVIS DESIGN ASSOCIATES

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 10871
WILLIAM O. WHISONANT

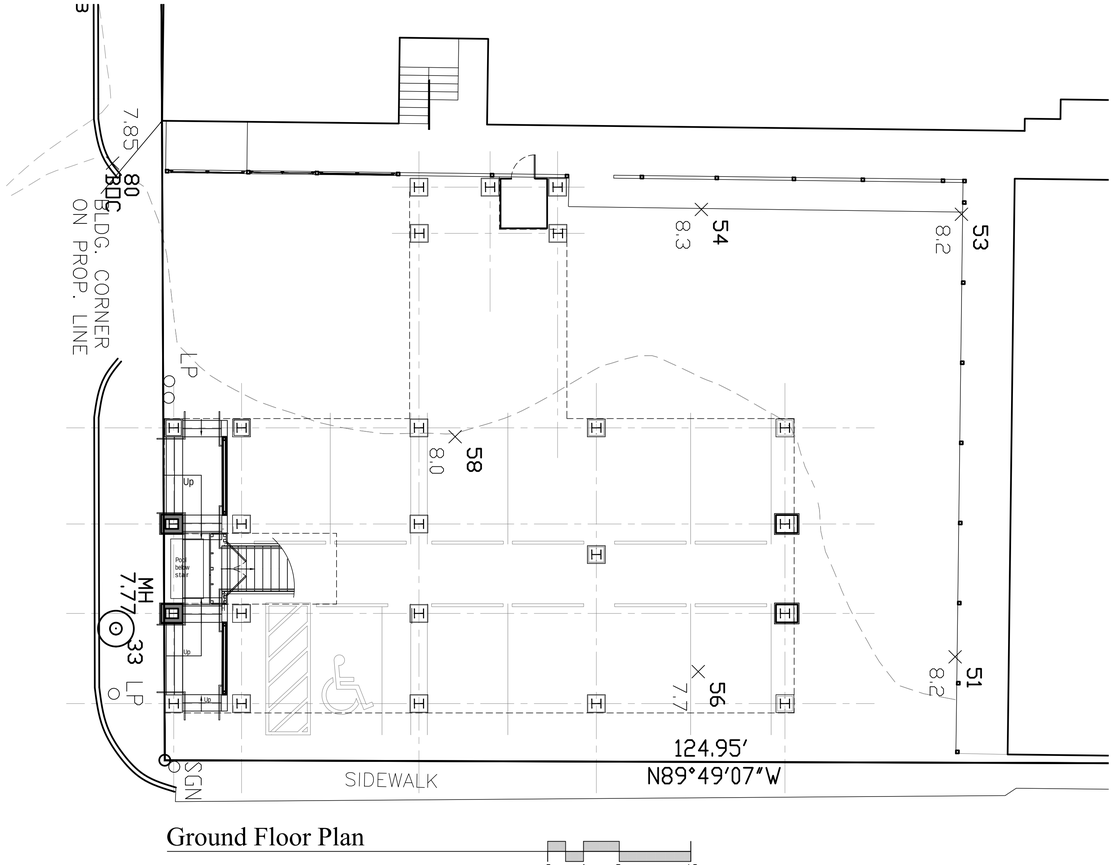
NO.	DATE	REVISION

301 CARTERET STREET ADDITION
BEAUFORT, SC 29902

RELEASED FOR:
□ PRELIMINARY ONLY
□ BIDDING/PRICING
■ PERMIT
■ CONSTRUCTION
DATE : 07-10-08

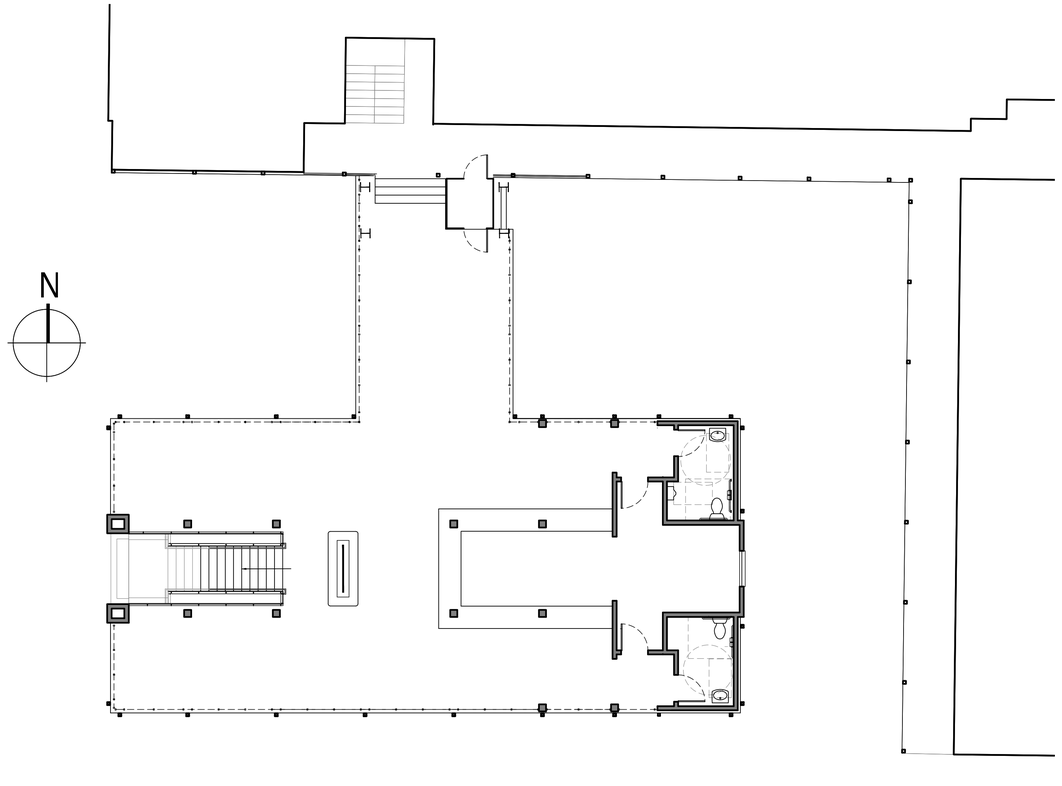
DRAWING TITLE:
FOUNDATION PLAN

SCALE: 1/4"=1'-0"
PROJECT NO: NA12201
DATE: 07-10-08
DRAWN BY: HNV
CHECKED BY: WOW
SHEET NO:
S101



Ground Floor Plan

0 4 8 16



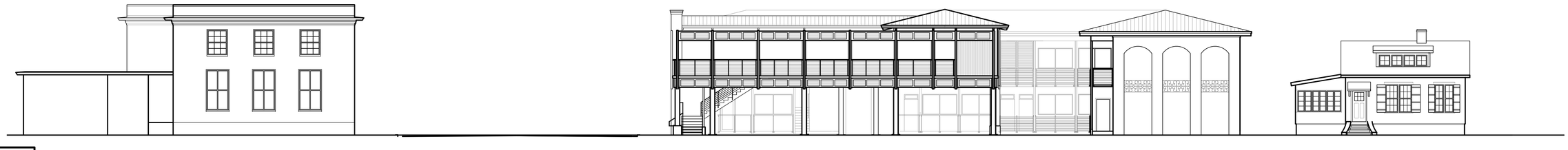
Second Floor Plan

0 4 8 16



Carteret Street

0 4 8 16



Port Republic Street

0 4 8 16

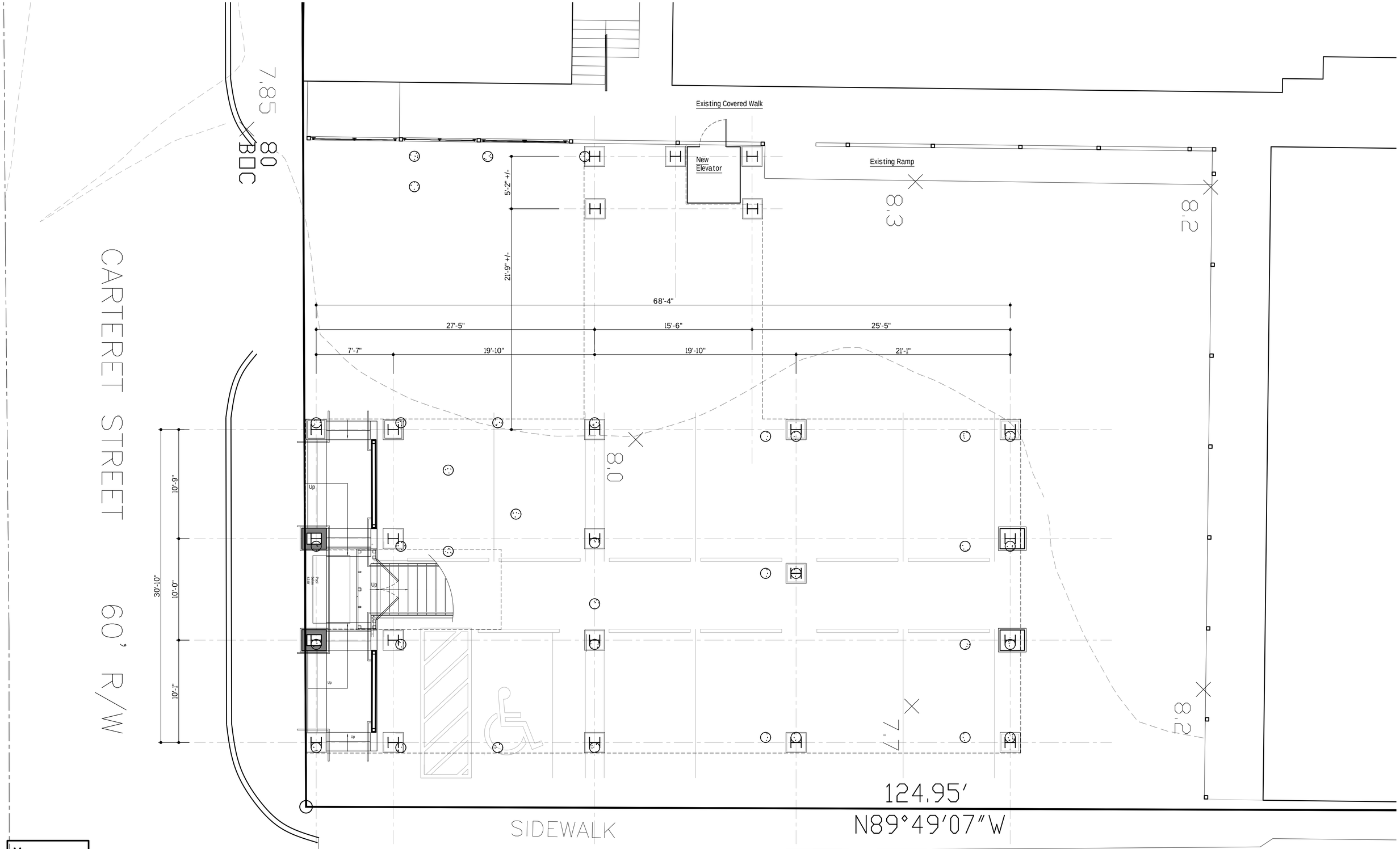
MONTGOMERY
ARCHITECTURE &
PLANNING, INC.

5-9-23

www.monarchpl.com

Additions to City Loft

301 Carteret Street



First Floor Plan

0 1 2 4 8

Additions to City Loft

301 Carteret Street

Montgomery Architecture & Planning, Inc.

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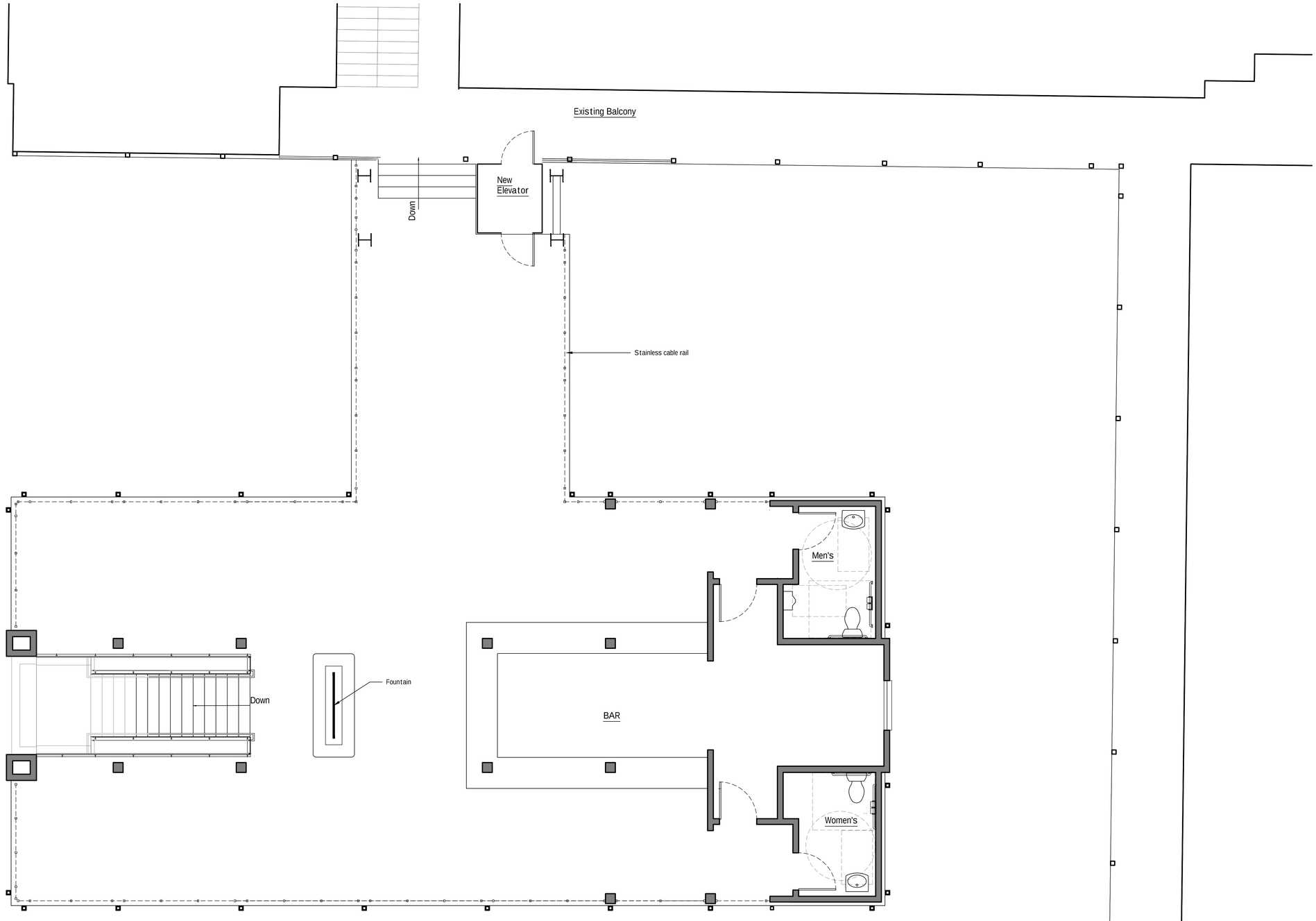

Second Floor Plan

0 1 2 4 8

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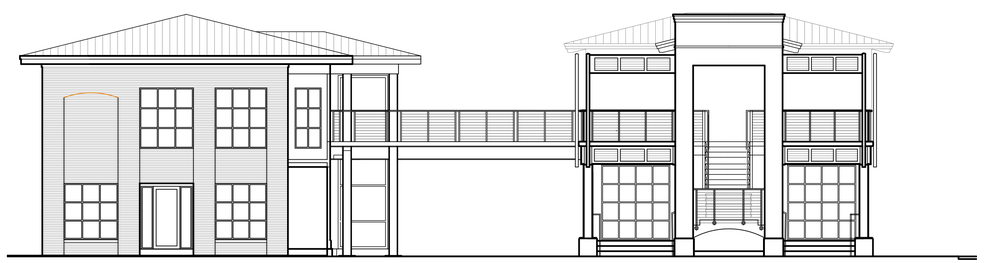
Additions to City Loft

301 Carteret Street



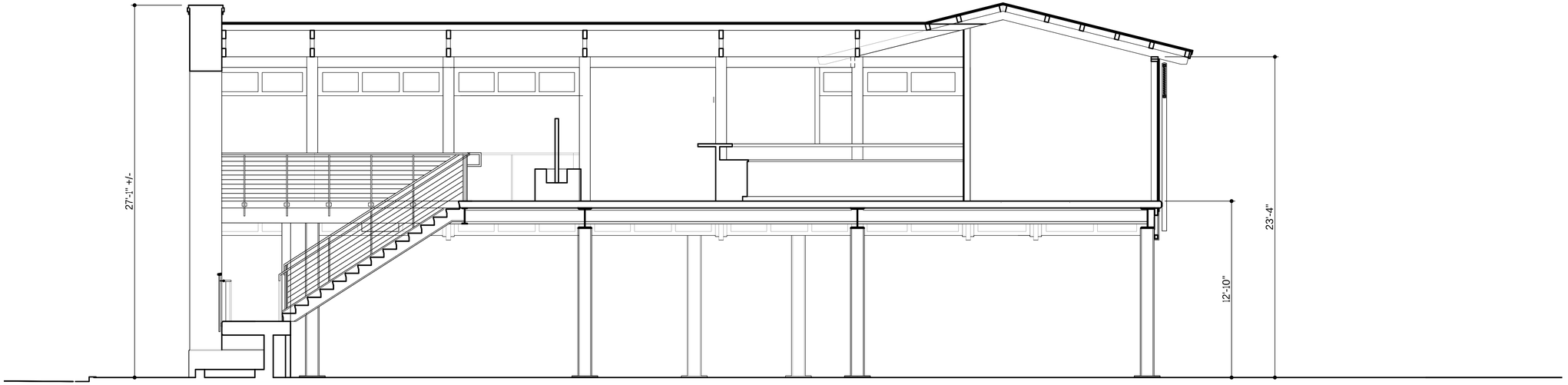
Port Republic Street Elevation

0 2 4 8 16



Carteret Street Elevation

0 2 4 8 16



Building Section

0 1 2 4 8

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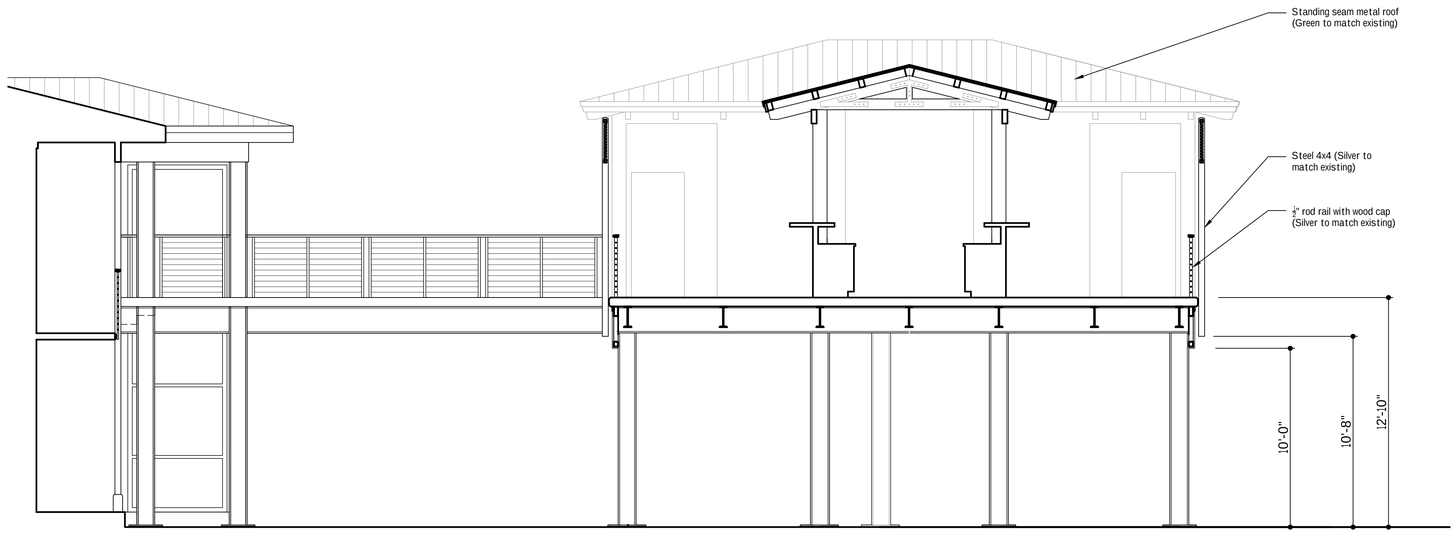
Additions to City Loft

301 Carteret Street



Section at Bar

0 1 2 4 8



South Elevation

0 2 4 8 16



Building Section at Bridge

0 1 2 4 8

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Additions to City Loft

301 Carteret Street



West Elevation

0 4 8 16



South Elevation

0 4 8 16

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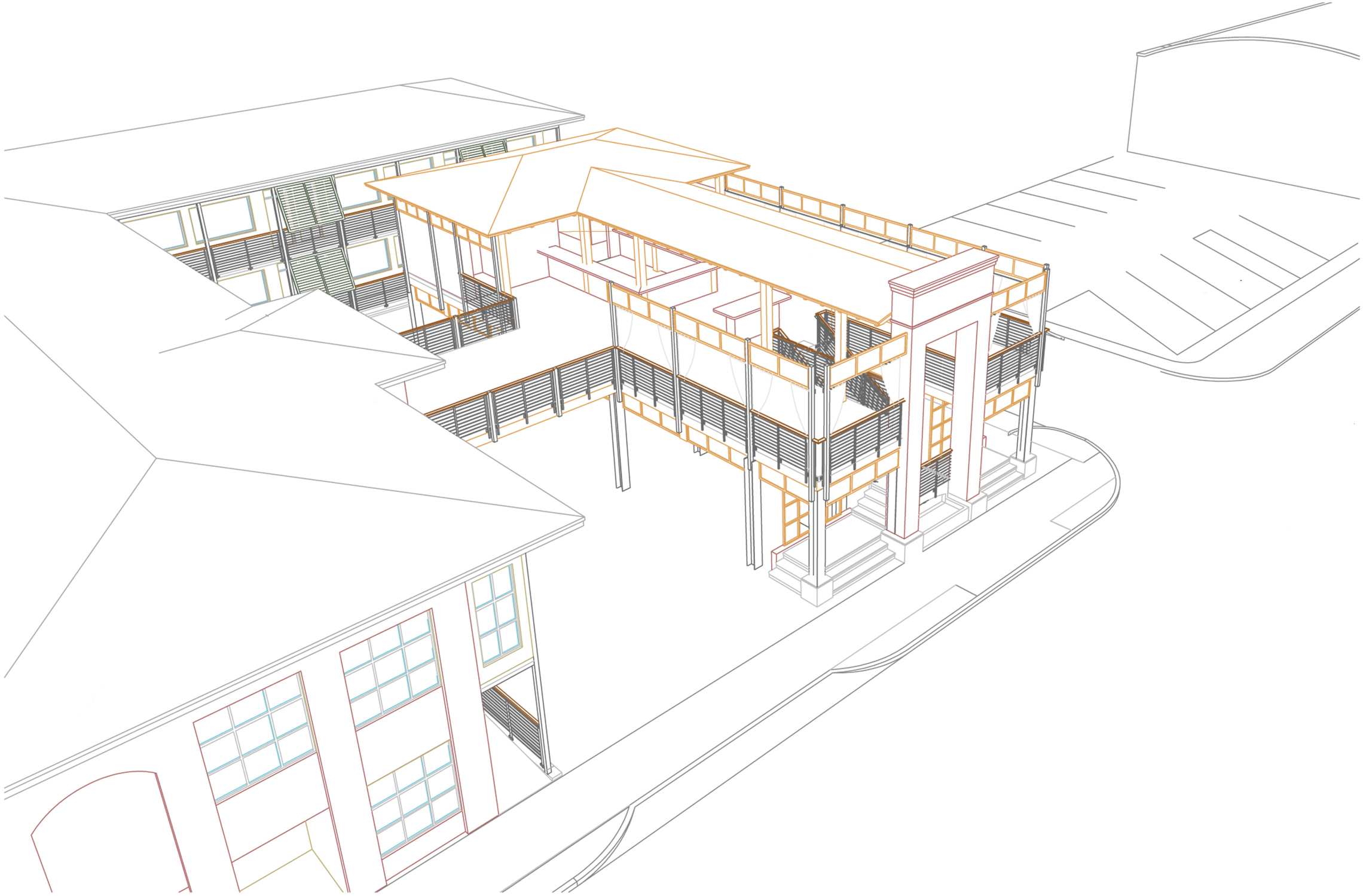
Additions to City Loft

301 Carteret Street



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City Loft

301 Carteret

West View - Aerial



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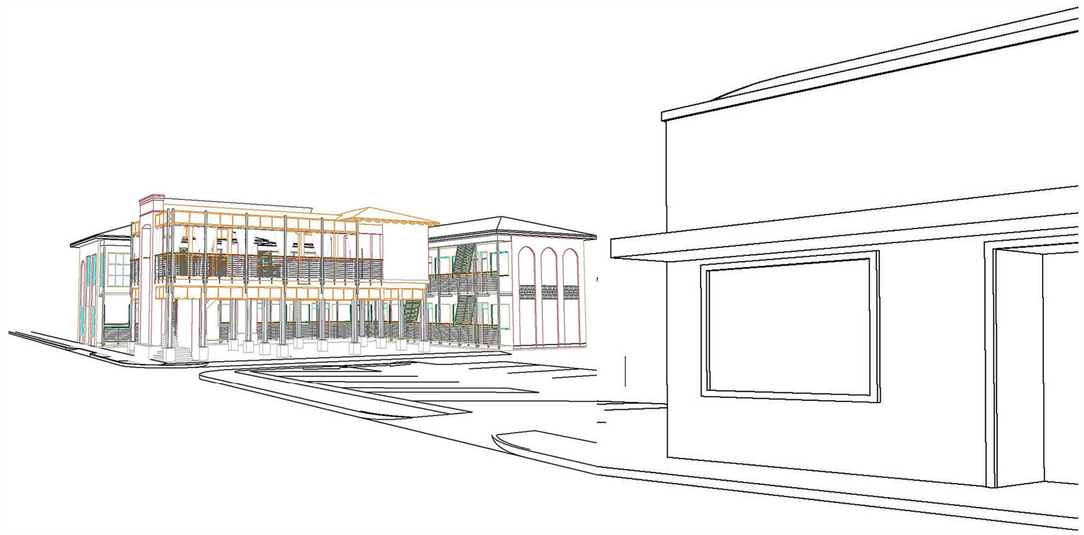
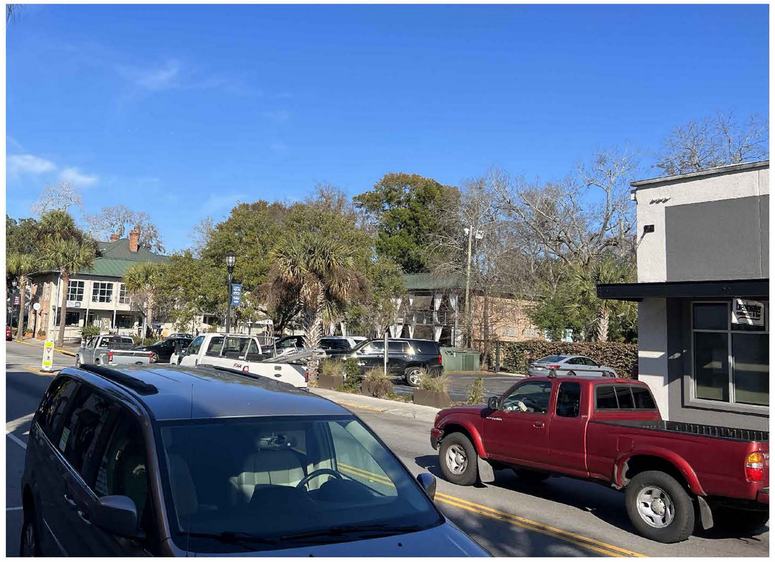
City Loft

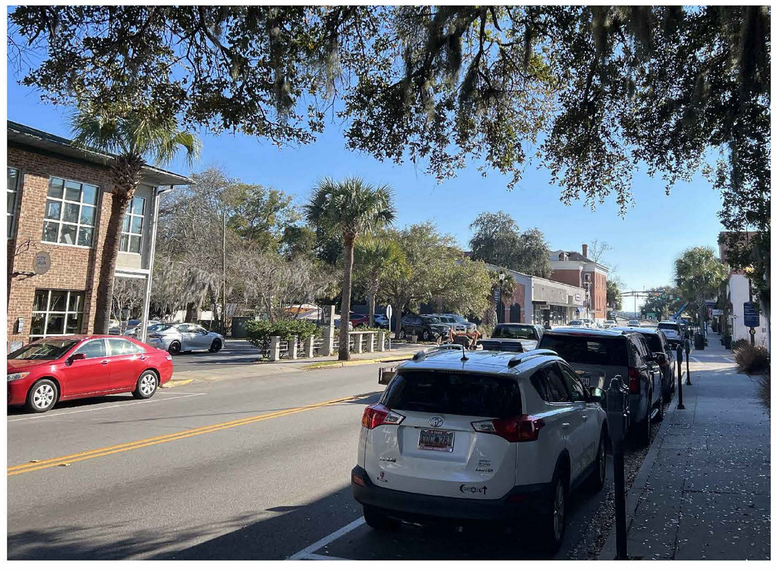
301 Carteret

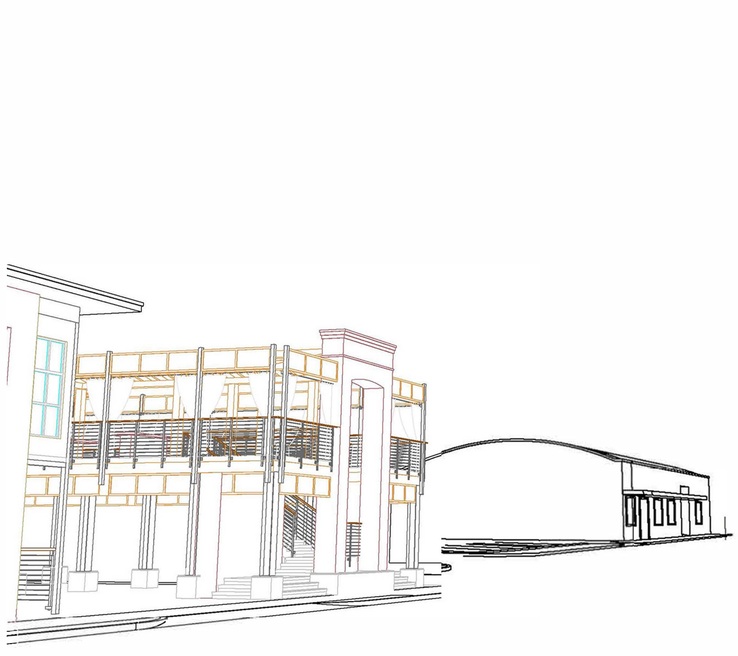
South West View - Street Level





South West Carteret - Street Level







North West Carteret - Street Level

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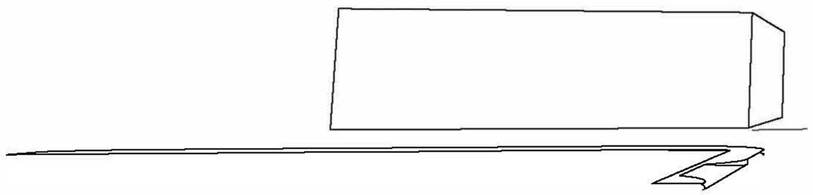
City Loft

301 Carteret

Photo Montage - Carteret







South East Port Republic - Street Level



South West Port Republic - Street Level



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5.10.23

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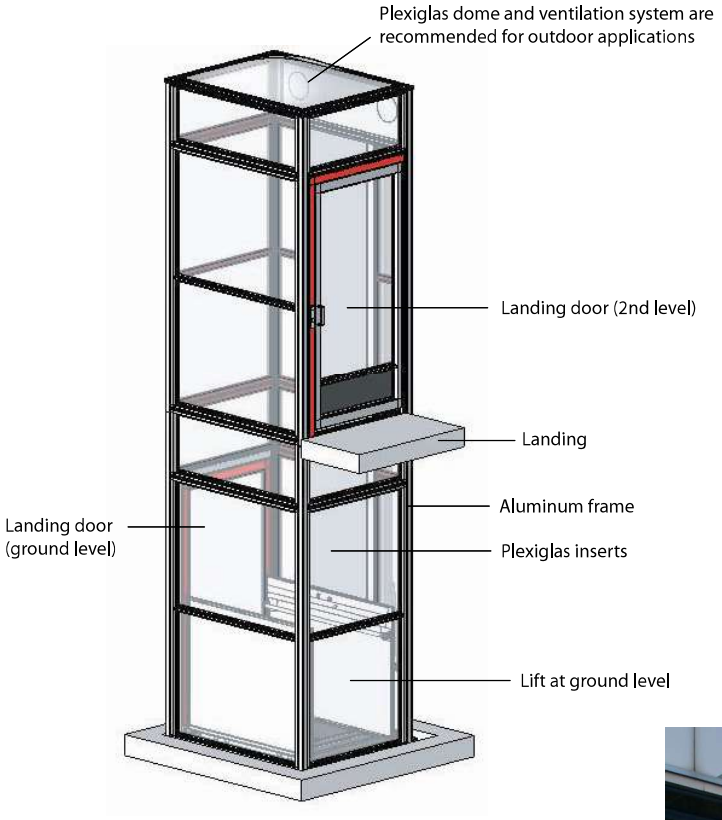
City Loft

301 Carteret

Photo Montage - Port Republic

Figure 5 illustrates a sample outdoor enclosure application.

Figure 5: Sample Outdoor Enclosure Application





STAFF REPORT: 301 Carteret Preliminary Approval

DATE: June 14, 2023

GENERAL INFORMATION		
Applicant:	**Rob Montgomery, Agent for City Loft Apartments**	
Site Location/Address:	**301 Carteret Street**	
Applicant's Request:	**The applicant is requesting preliminary approval for the addition of a new rooftop bar structure at the City Loft Hotel.**	
Current Zoning:	**T-5 DC**	
ZONING DISTRICT INFORMATION		
	T-5 DC	
Max Density	**N/A**	
Max Lot Coverage:	**100%**	
Min. Frontage Build Out	**75% min**	
Front Setback	**0' min/15' max**	
Side Setback	**0'-prevailing setback on block**	
Rear Setback	**0'**	
Building Height:	**2 stories min; 3 stories max; 15' behind frontage line, can be 4 stories**	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T-5 DC	**Commercial office/Historic Structure**	**N/A**
South: T-5 DC	**Restaurant/Parking lot**	**N/A**
East: T-5 DC	**Library**	**N/A**
West: T-5 DC	**Historic Homes**	**N/A**

Background: This is a request to build an open roof top bar above the current southern surface parking lot. The application was first submitted at the January 11, 2023, HRB meeting, where it was deferred. It was then presented at the February 28, 2023, HTRC meeting where it received comments regarding architecture, parking, and building codes. The applicant made changes and it was submitted and granted conceptual approval at the April 9, 2023, HRB meeting.

This project appears to disturb more than 5,000 SF, thus will require stormwater management following the SoLoCo requirements. The engineer will need to submit a stormwater management report for review and approval.

Changes from Conceptual Meeting:

The Applicant has made the following changes that Staff supports on review, based on the comments from the April 9th meeting:

- ✓ The applicant eliminated the arch at central mass on Carteret Street elevation.
- ✓ The elevator tower is more transparent. The scale of the hip roof over elevator tower is appropriate.
- ✓ The applicant eliminated the solid walls at ground level behind the stairs and converted those to a gridded framework to allow for more transparency, but also provide some screening of the parking behind.
- ✓ The applicant has removed the heavy base from the ground level columns within the parking area of the structure.
- ✓ The applicant has modified the east end of the structure to have a more consistent architectural language with the open-air portions of the facility. Staff supports the continuation of the louver panels under the roof overhang within this area.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Preliminary approval of the Application at 301 Carteret Street, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following recommendations for the project to move to Final approval:

1. **3D views provided by applicant are not coordinated with current proposed 2D elevations, especially around the rear bar massing. Some 3D views still depict heavy base to ground level columns and others do not.**
2. **The ground (first) floor plan still depicts the heavy bases at steel columns and should be updated to coordinate with elevations.**
3. **Staff requests the applicant to provide clarity on the ground level area within the central mass that faces Carteret Street. It looks like the applicant may be proposing a planter. If so, staff supports the use of this area for planting as a gift to the street.**

4. **Staff supports the corrugated metal panel at the restroom portions of the building and the proposed tan color. Staff requests an enlarged section detail of this area in future submittals to review the interaction of the various materials within this area.**

5. **The second-floor plan illustrates the railing inbound of the vertical steel posts, but the 3D views show the railings inline with and interrupted by the vertical steel posts. Staff recommends the applicant follow the design illustrated in the 3D views regarding the railing position as this is more consistent with the existing structure railing detail. Coordinate elevations accordingly.**

6. **Staff continues to recommend the applicant consider a small horizontal termination above the upper louver panels to terminate the vertical steel posts and provide a more structured horizontal banding. This horizontal banding may be the same dimension as or slightly larger than the vertical steel posts.**

7. **Applicant to study the interaction of the stair, foundation wall under grid framework mentioned in acknowledgment C above, and the steel column. This condition is best viewed on South West View – Street Level 3D view sheet.**

8. **For final submittals, the applicant is to provide more detailed drawings (wall sections) related to the elevator tower.**

9. **For final submittals, the applicant is to provide more detailed drawings (wall sections) related to the stairs, front wall mass along Carteret, and enclosure spaces around bar and restrooms.**

10. **In future final submittal, the applicant is to study and provide detail of the interaction of the steel wide flange columns at ground level and the second-floor beams at building perimeter.**

11. **Applicant shall study the railings associated with the stairs, especially at ground level, and their architectural impact on the structure and the street elevation.**

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

☐ 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: Jeremiah Smith; Allison Ramsey Architects

Applicant Address: 1003 Charles St

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

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

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

Owner Address: _____

Project Name: DeLoache Residence

Property Address: 607 King St

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

Date Submitted: 3-17-21

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

Applicant's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

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

Required Project Information

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

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

☐ Staff Review
☐ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** _____ **Application #:** _____ **Zoning District:** _____
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Applicant, Property, and Project Information

Applicant Name: Jeremiah Smith; Allison Ramsey Architects

Applicant Address: 1003 Charles St

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

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

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

Owner Address: _____

Project Name: DeLoache Residence

Property Address: 607 King St

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

Date Submitted: 3-17-21

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

Applicant's Signature: _____ Date: 3-17-2021

Owner's Signature: _____ Date: _____

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

Required Project Information

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

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

Project Name: DeLoache Residence

Property Size in Acres: 0.1400 Proposed Building Use: single family 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):

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):

This is a two-story residence in the Point neighborhood at 607 King St on a vacant lot.

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

SYMBOLS + KEYS

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

DRAWING NUMBER — 1 / 3 = SECTION OR ELEVATION — SHEET NUMBER

ROOM TITLE
KITCHEN
10' CLG. WOOD
CEILING HEIGHT — FLOOR FINISH

1 **DRAWING TITLE**
DETAIL OR ELEVATION NUMBER

14.00' = ELEVATION ABOVE SEA LEVEL
1 = REVISION NUMBER
= REVISION CLOUD
REF. = PLAN REFERENCE NORTH

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
J	CEILING BOX
B	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	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 SDL 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
S SITE PLAN
2 FIRST FLOOR PLAN
3 SECOND FLOOR PLAN
4 ELEVATIONS
5 ELEVATIONS
6 WALL SECTIONS/ DETAILS/ ROOF PLAN

GENERAL INFO.

AREA CALCULATIONS

FIRST FLOOR HEATED = 1986 S.F.
SECOND FLOOR HEATED = 771 S.F.
TOTAL HEATED = 2757 S.F.
SCREENED PORCH = 404 S.F.
COVERED PORCH = 579 S.F.

DELOACHE RESIDENCE

607 KING STREET, BEAUFORT, SC

DELOACHE RESIDENCE
607 KING STREET, BEAUFORT, SC

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

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.

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

DATE:	06/01/2023
JOB NO.	20370
DWN. BY:	JW
DWG. NAME:	20370.DWG

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KING STREET CONTEXT STREETSCAPE

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

CARTERET STREET 60' R/W

OHP

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.
WX	WAX MYRTLE	Myrica cerifera
CH	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	
MP	MAPLE	Morus spp.
DW	DOGWOOD	Cornus florida
GUM	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	MVM	MAIN VALVE MONUMENT
CO	CLEAN OUT	MH	MANHOLE
PP	POWER POLE	GW	GUY WIRE
TP	TELEPHONE PEDESTAL	CB	CABLE BOX
FO	FIBER OPTIC STUB	OHP	OVERHEAD POWERLINE
WV	WATER VALVE		EDGE OF PAVEMENT
GV	GAS VALVE		BACK OF CURB
	WATER METER		LIGHTPOLE
	1/2"ROD SET		GAS LINE
			CENTER LINE
			CONTOUR LINE

TREE SIZE & TYPE ● ELEVATION

R120 004 000 0637 0000
GRABER C SCOTT

ADJACENT 2-STORY BUILDING

R120 004 000 0638 0000
SOUTH RIBAUT PROPERTIES LLC

1/2" REBAR FOUND

S 89°32'52" E 65.54

N 00°16'22" E 60.00'

1/2" REBAR SET

94.87' TO CL INT.

N 89°41'10" W 64.03'

PEA GRAVEL DRIVEWAY

1/2" REBAR FOUND

1" IRON PIPE FOUND

1/2" REBAR FOUND

N 89°54'26" W 5.23'

S 00°07'22" W 97.37'

R120 004 000 1026 0000
BFTSC

ADJACENT BUILDING

TBM FOUND ELEV. @ 9.35'

6222.28 SQ FT
0.14 ACRES

FIRST FINISH FLOOR 14'-8" AMSL

10'-0" REARYARD SETBACK

5'-0" SIDEYARD SETBACK

5'-0" SIDEYARD SETBACK

16'-0" WALL

22'-11"

PLANTING BED

WALKWAY

12'-0"

LOT COVERAGE:

LOT SIZE = 6215 S.F.
BUILT AREA = 2926 S.F.
IMPERVIOUS PAVING = 867 S.F.
TOTAL IMPERVIOUS = 3793 S.F.
PERCENT IMPERVIOUS = 61%

*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

SITE PLAN

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

DELOACHE RESIDENCE

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Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OF THIS PLAN TO ENFORCE THE FOLLOWING:
-VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION OF ANY PRODUCTS, ALL ELEVATIONS TO CONSULT FOR ANY NOTE CONSTRUCTED FROM THIS PLAN.
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-PLANS INDICATE LOCATIONS ONLY, ENGINEERING ASPECTS SHOULD INCORPORATE
-SITE & FLOOR PLANS
-HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED, THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
-ANY SITE ELEMENTS SUCH AS WELLS, SEPTIC TANKS, ETC. MUST BE LOCATED PRIOR TO CONSTRUCTION
-ANY SITE ELEMENTS SUCH AS WELLS, SEPTIC TANKS, ETC. MUST BE LOCATED PRIOR TO CONSTRUCTION

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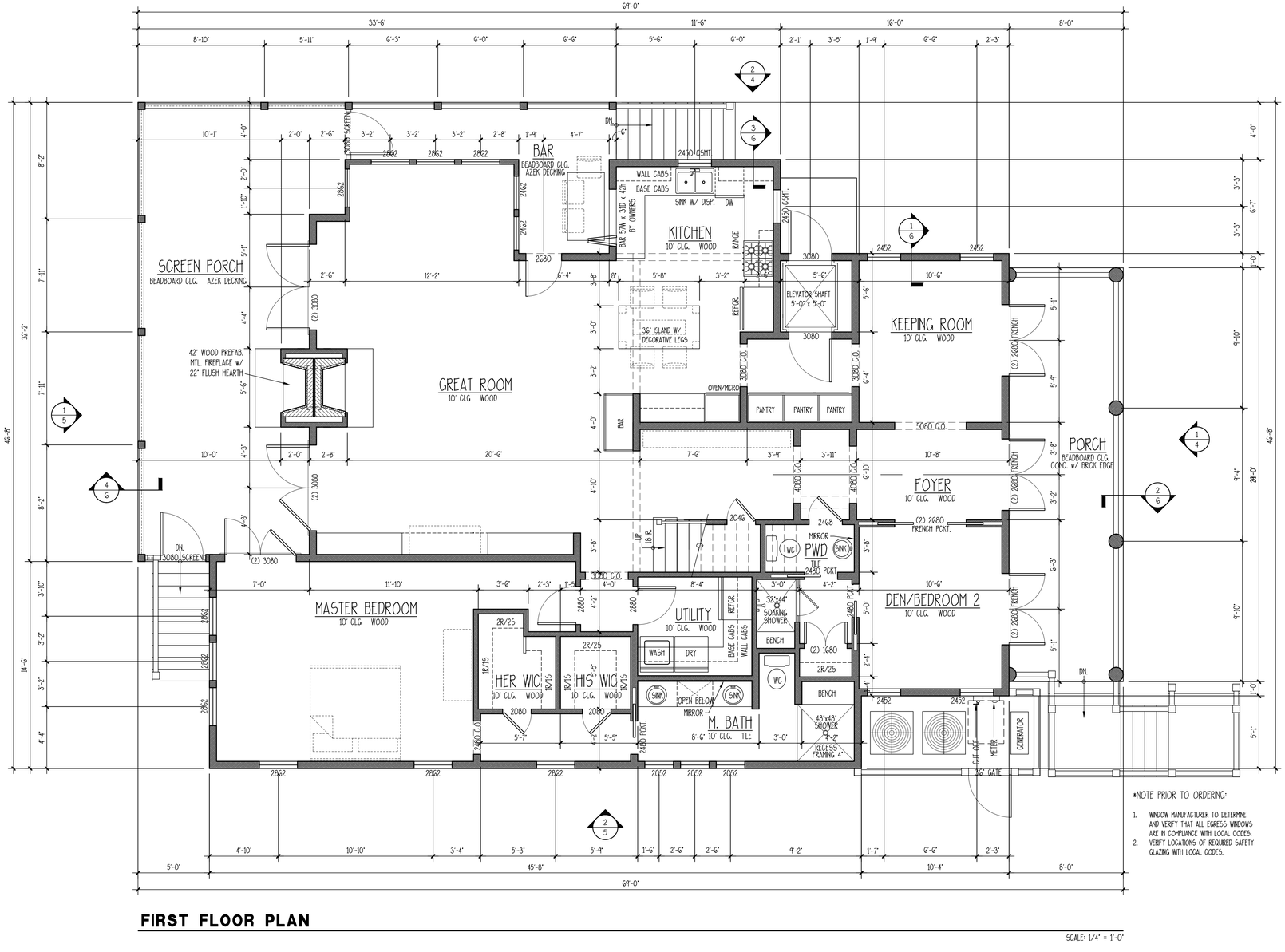
S



*NOTE PRIOR TO ORDERING:

1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.

FIRST FLOOR PLAN

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

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-PLANS INDICATE LOCATIONS ONLY, ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-MAKE A PLUMBING LOCATION SAVE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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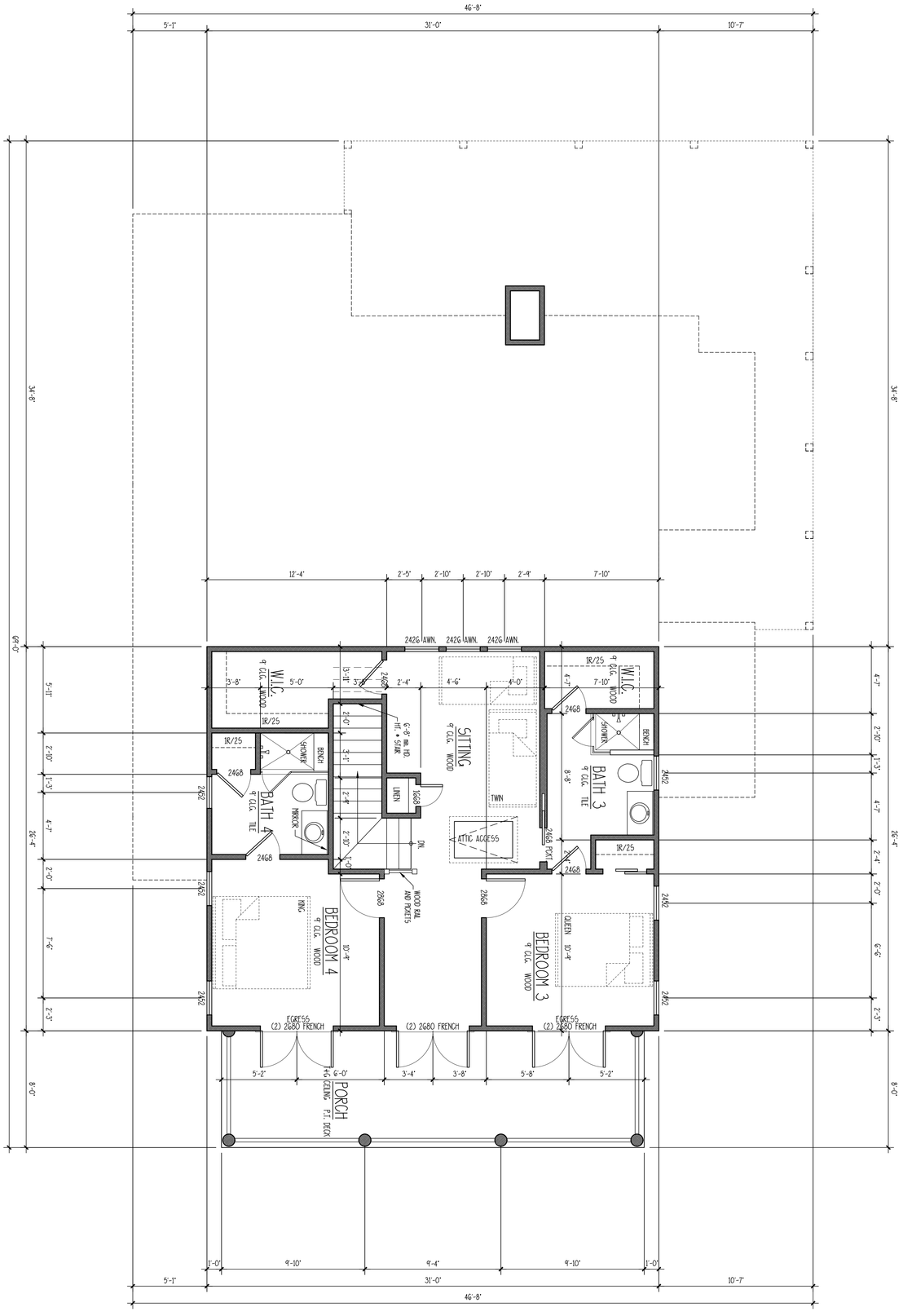
SECOND FLOOR PLAN



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3

DATE:	06/01/2023
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DWN. BY:	JW
DWG. NAME:	2037D.DWG

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- HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL HVAC CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
- VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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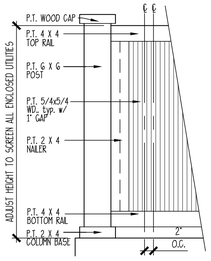
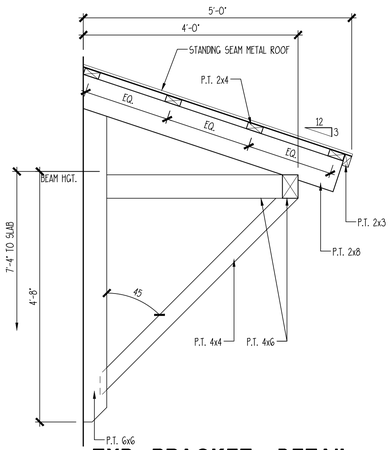


6 SERVICE COURT DETAIL

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



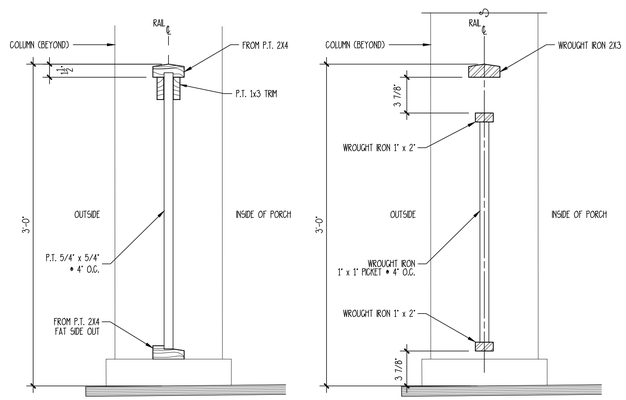
5 TYP. BRACKET DETAIL

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



2 RIGHT ELEVATION

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

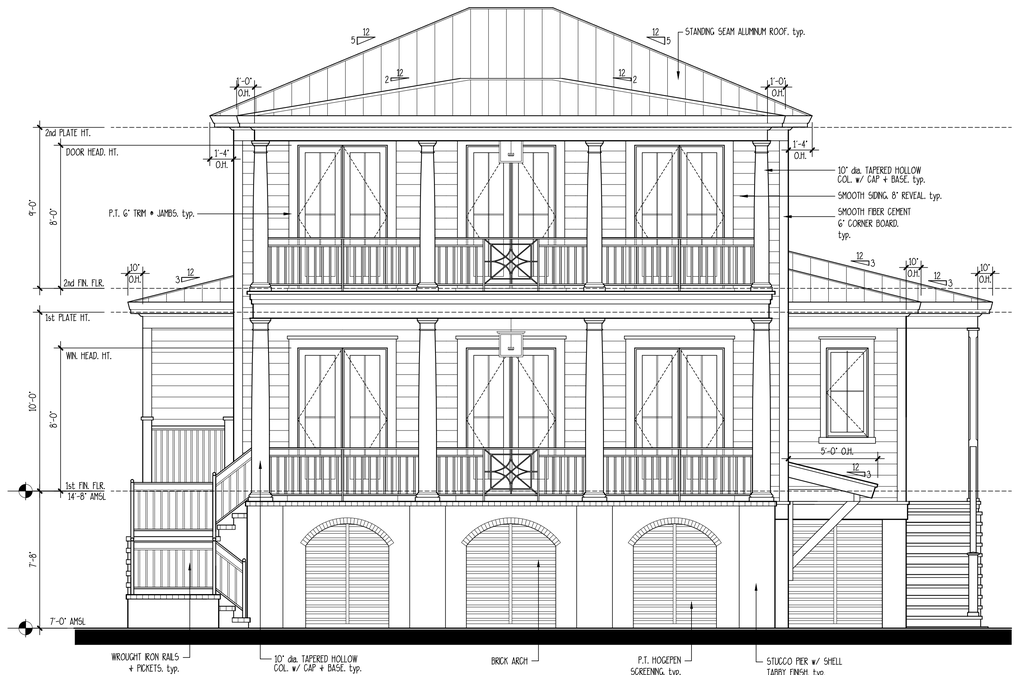


4 REAR PORCH PICKET & RAIL DETAIL

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

3 FRONT PORCH PICKET & RAIL DETAIL

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



1 FRONT ELEVATION

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

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- VERIFY ALL TOPOGRAPHY, SETBACKS, & LOCAL ORDINANCES AND RESTRICTIONS

DATE:	06/01/2023
JOB NO.	20370
DWN. BY:	JW
DWG. NAME:	20370.DWG

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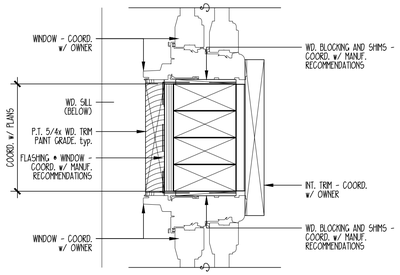
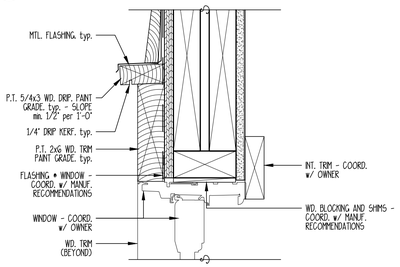


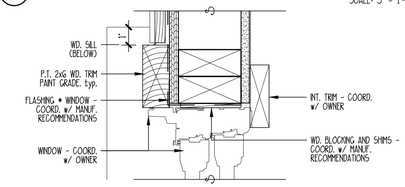
9 TYPICAL WINDOW JAMB @ MULL

SCALE: 3" = 1'-0"



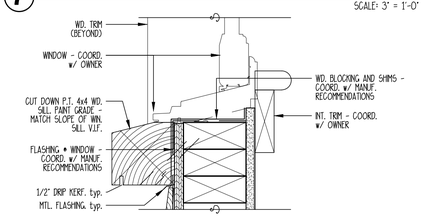
8 TYPICAL WINDOW & DOOR HEAD

SCALE: 3" = 1'-0"



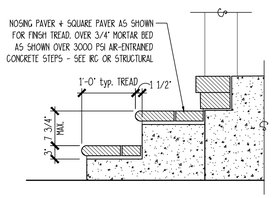
7 TYPICAL WINDOW & DOOR JAMB

SCALE: 3" = 1'-0"



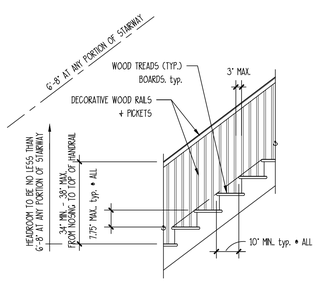
6 TYPICAL WINDOW SILL

SCALE: 3" = 1'-0"



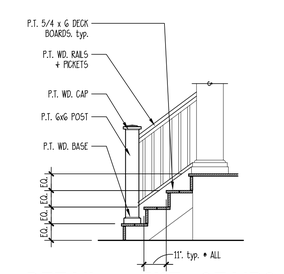
5 CONC. STAIR DETAIL

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



4 DETAIL @ INT. STAIRS

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



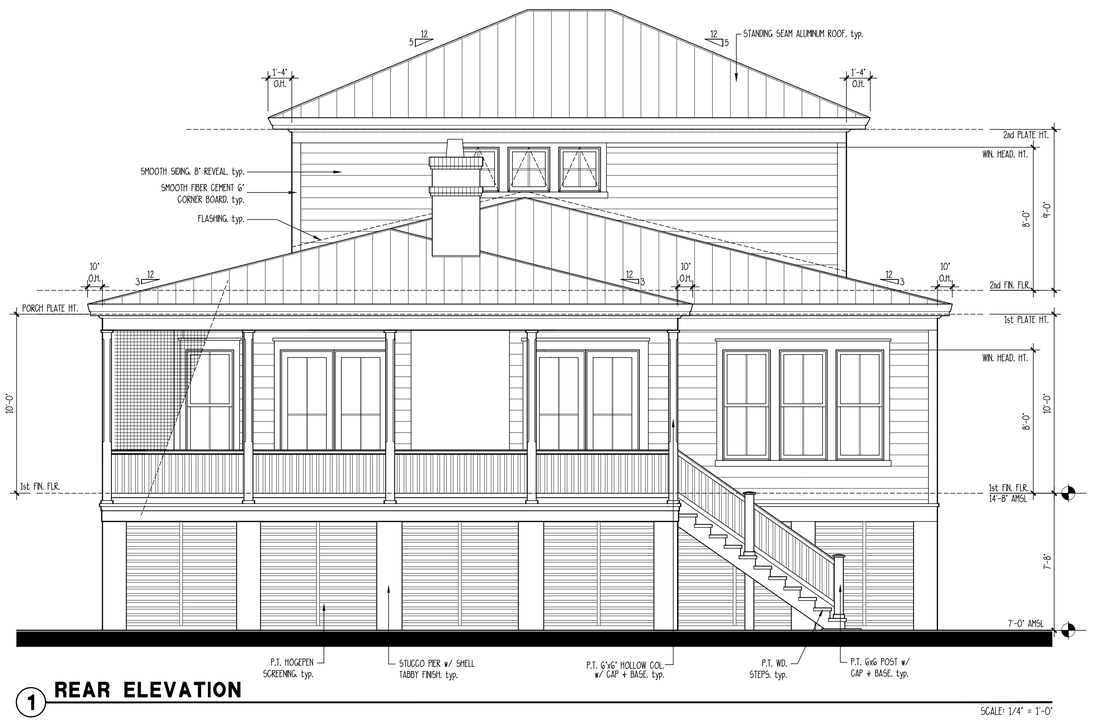
3 DETAIL @ EXT. STAIRS

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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- PLANS INDICATE LOCATIONS ONLY. STRUCTURAL ASPECTS SHOULD INCORPORATE ALL SAFETY MEASURES.
- HVAC, PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE DESIGNED PER A LOCAL PE/CR CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
- VERIFY ALL FRAMING, FOOTINGS, REINFORCING, ETC. SHOULD BE DESIGNED AND APPROVED BY A LICENSED STRUCTURAL ENGINEER.

DATE:	06/01/2023
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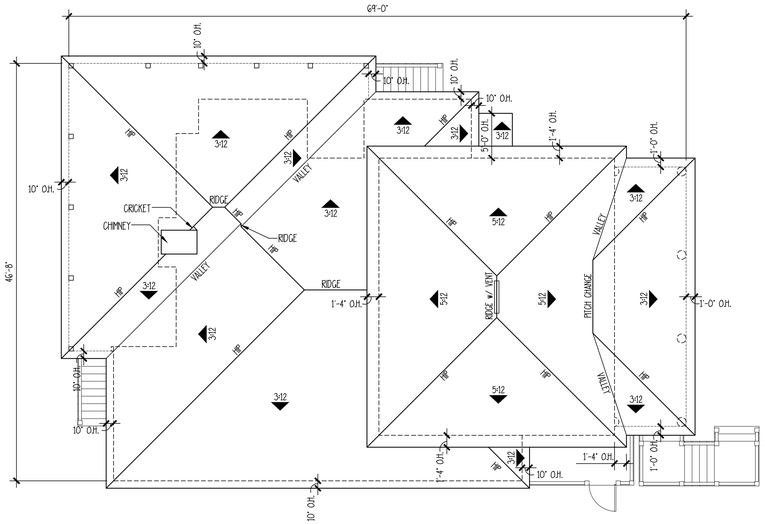
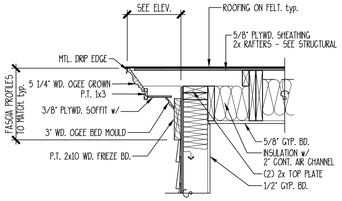


*NOTE:
1. ALL PENETRATIONS TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE. • REAR OR SIDES OF HOUSE AS POSSIBLE.
2. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM. (COMBINED WHEN POSSIBLE).
3. ALL ROOF / WALL PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR.
4. TWO (2) LAYERS UNDERLAYMENT REQUIRED WHEN 4:12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

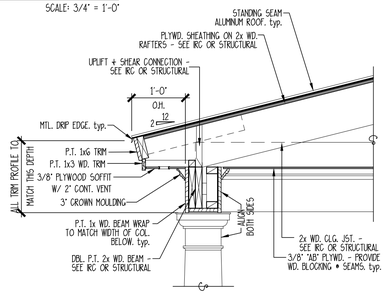
ROOF PLAN

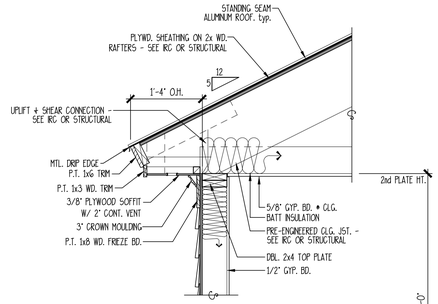
SCALE: 1/8" = 1'-0"



5 TYP. RAKE DETAIL

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

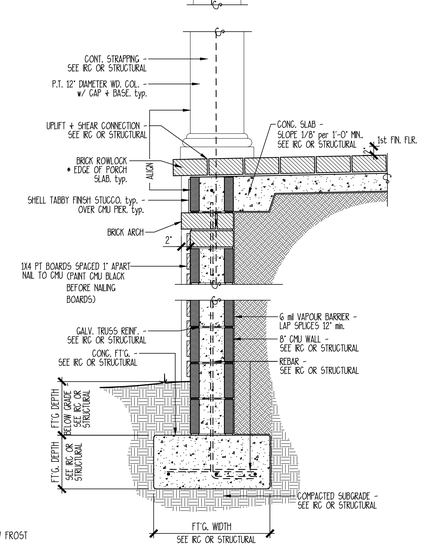




NOTES:
1. VERIFY MIN. FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING CODES
2. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.

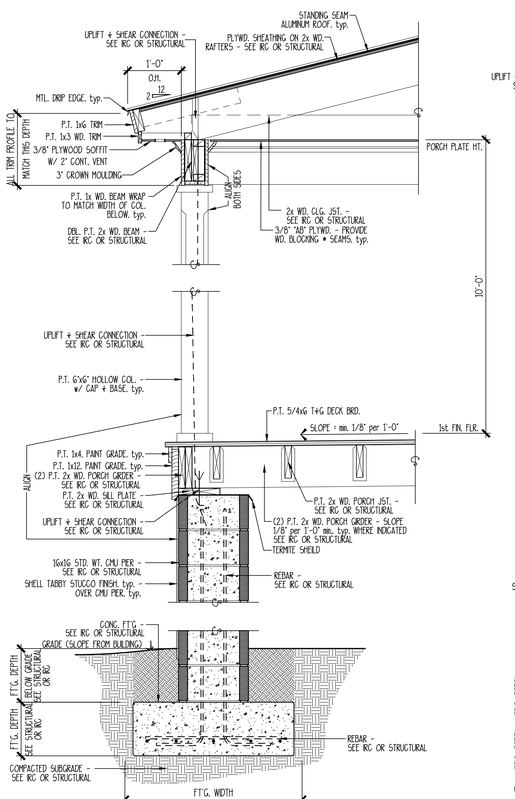
1 TWO STORY SECTION

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



2 FRONT PORCH SECTION

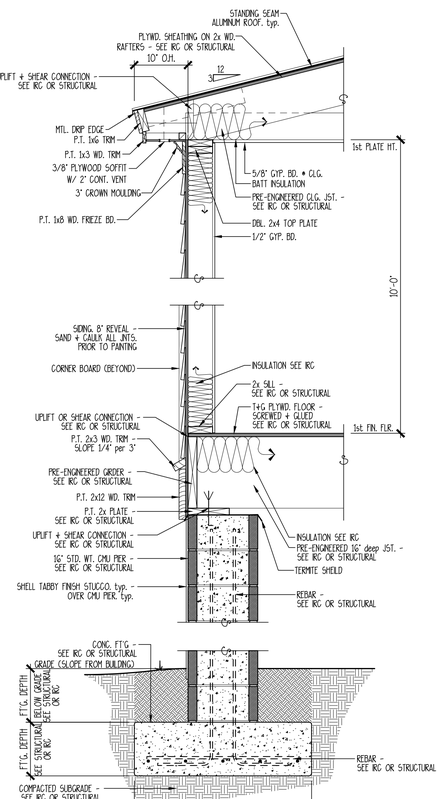
SCALE: 3/4" = 1'-0"



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

4 REAR PORCH 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.

3 ONE STORY SECTION

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

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PLANS INDICATE LOCATIONS ONLY; STRUCTURAL ASPECTS SHOULD BE COMPLETED BY A LICENSED STRUCTURAL ENGINEER
DETAILS, PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL TRADE CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING. INTERIOR WALL DIMENSIONS ARE TO FACE OF DRYWALL

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Trenholm
Collection

TR - 2X
hanging

17h x 16w x 16d

DAMP

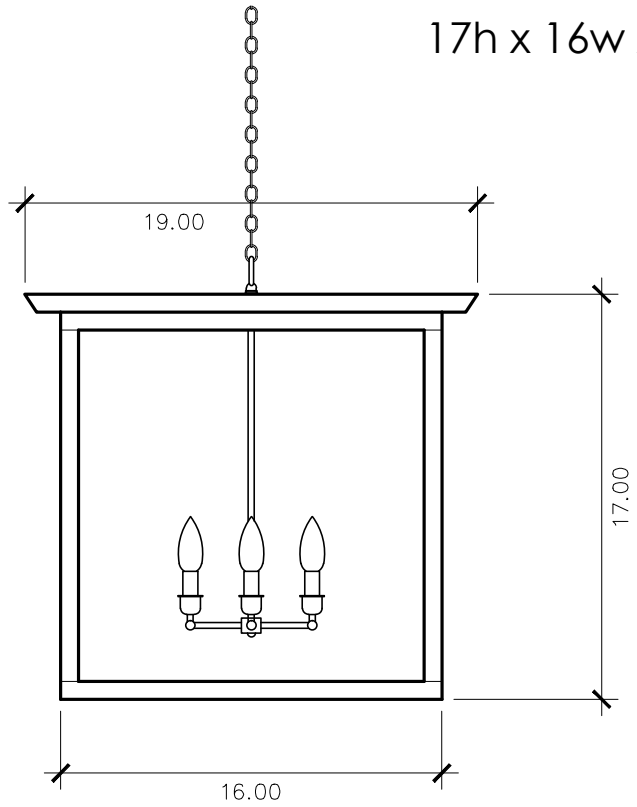
ELECTRIC OPTIONS
- ☐ Medium Base Socket
- ☐ Frosted Chimney
- ☐ Single Brass Candle
- ☐ Single Brass Tall Candle
- ☑ 2 Light Brass Cluster
- ☑ 2 Light Tall Brass Cluster
- ☑ 3 Light Brass Cluster
- ☑ 4 Light Brass Cluster
- ☑ Drip Candle Covers

GAS OPTIONS
- ☐ Single Brass Burner
- ☐ Double Brass Burner
- ☐ Triple Brass Burner
- ☐ LP Brass Burner
- ☐ Bat Flame Brass Burner

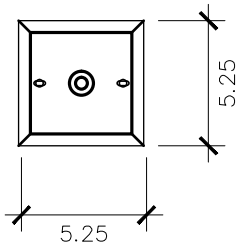
GLASS OPTIONS
- ☑ Non-Tempered Clear
- ☑ Seeded
- ☑ Artique

ACCESSORIES
- ☐ Solid Copper Top
- ☐ Copper Panels
- ☐ Top Copper Ring
- ☑ Brass Cross Bars
- ☐ Top Loop
- ☐ Full Scroll
- ☐ Side Scrolls
- ☐ Backward Scroll
- ☐ Wall Bracket WBC
- ☐ Wall Yoke
- ☐ Top Mount
- ☐ Top Hole Backplate
- ☐ Pier Mount
- ☐ Pier Mount Cover
- ☐ Hidden Gas Line

AVAILABLE FINISHES
- ☑ Solid Copper
- ☑ Aged Bronze
- ☑ Powder Coated Black
- ☑ Platinum



CEILING MOUNTING PLATE



STANDARD FEATURES
Solid Copper
Non-Tempered Clear Glass
Electric: 4 Light Brass Cluster
Gas: Not Available on This Model
Includes 18" of Chain

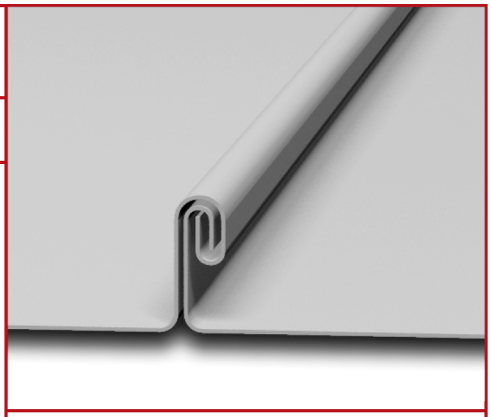
** Shown with Standard 4 Light Brass Cluster*

Lantern & Scroll
a brilliant first impression

2041 South Blvd. Suite C, Charlotte, NC 28203 - 704.333.5088 - buyfrom@lanternandscroll.com

ML100

1" Mechanical Lock Panel



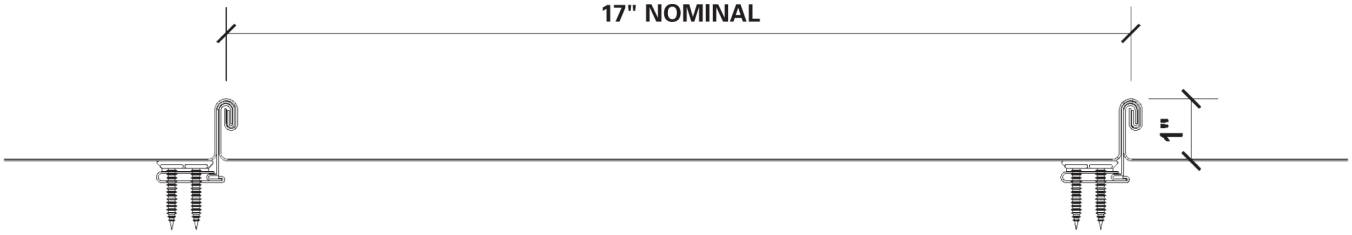
PRODUCT DESCRIPTION

- Classic Low Profile Architectural Standing Seam Metal Roofing System
- Ideal for residential and light commercial applications
- Specially designed clip allows thermal movement
- Tested panel for rated assemblies achieves higher performance levels
- Mechanical locked seam for weather tight performance
- Excellent for roofing installation requiring exotic metals such as copper and terne

1" Mechanical Lock Panel; max width 17.25"; Double Lock 180 Degree Seam fastened with (2) #10-12 x 1" long No. 2 Phillips drive pancake head, wood screws; One Part Clip Assembly ML100R Clip fastening metal to panel to min. 15/32" plywood decking; maximum 24" clip spacing; Panel Rollformer: Schlebach Quadro-Plus Rollformer; Maximum Allowable Roof Uplift Pressure (steel): -71.0 psf Main Field @ 24" Clip Spacing; Perimeter and Corner Pressure -138.5 psf @ 6" Clip Spacing; *Oil Canning is not a Cause for Rejection*

4M metals

www.4mmetals.com

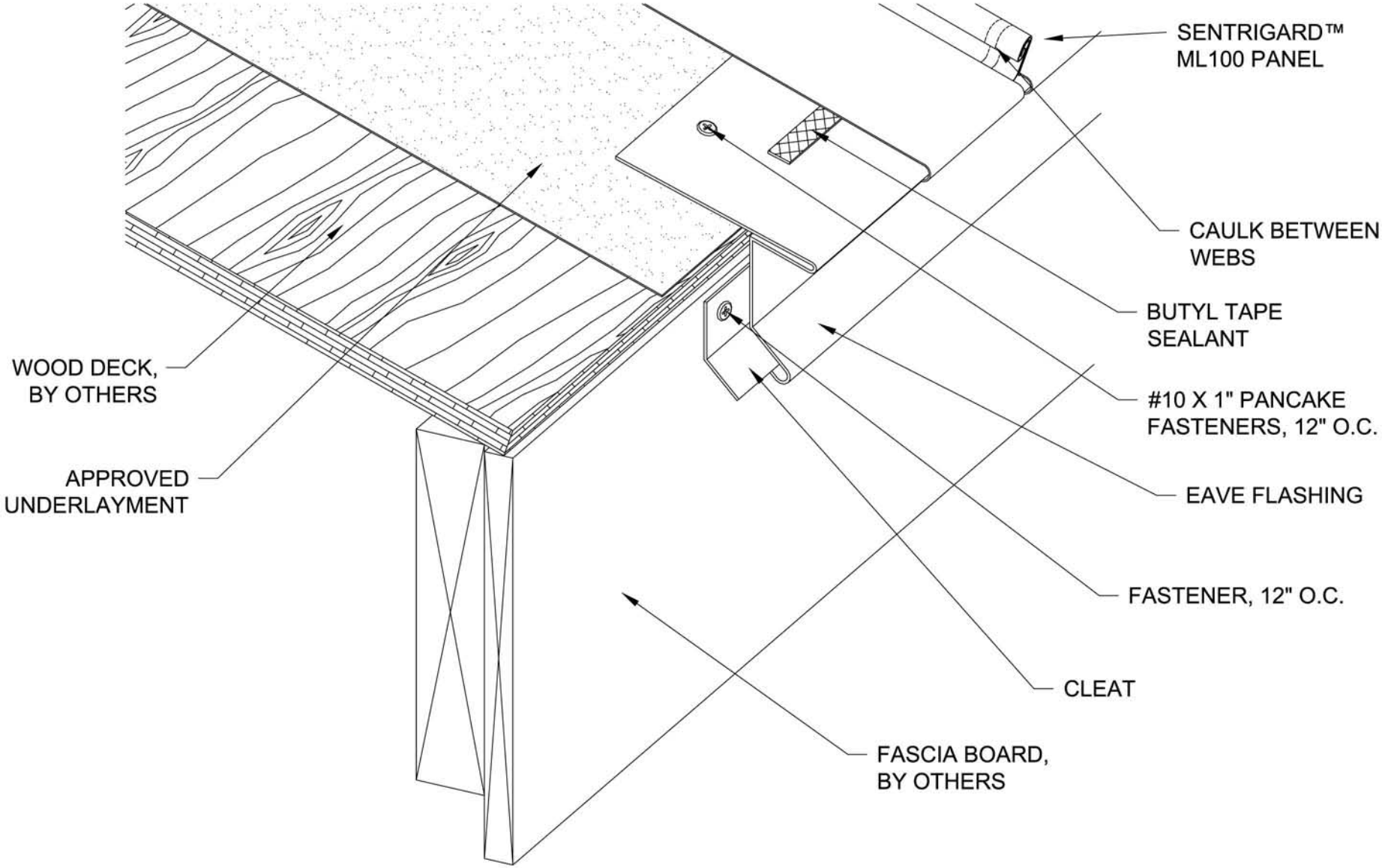


DESIGN INFORMATION

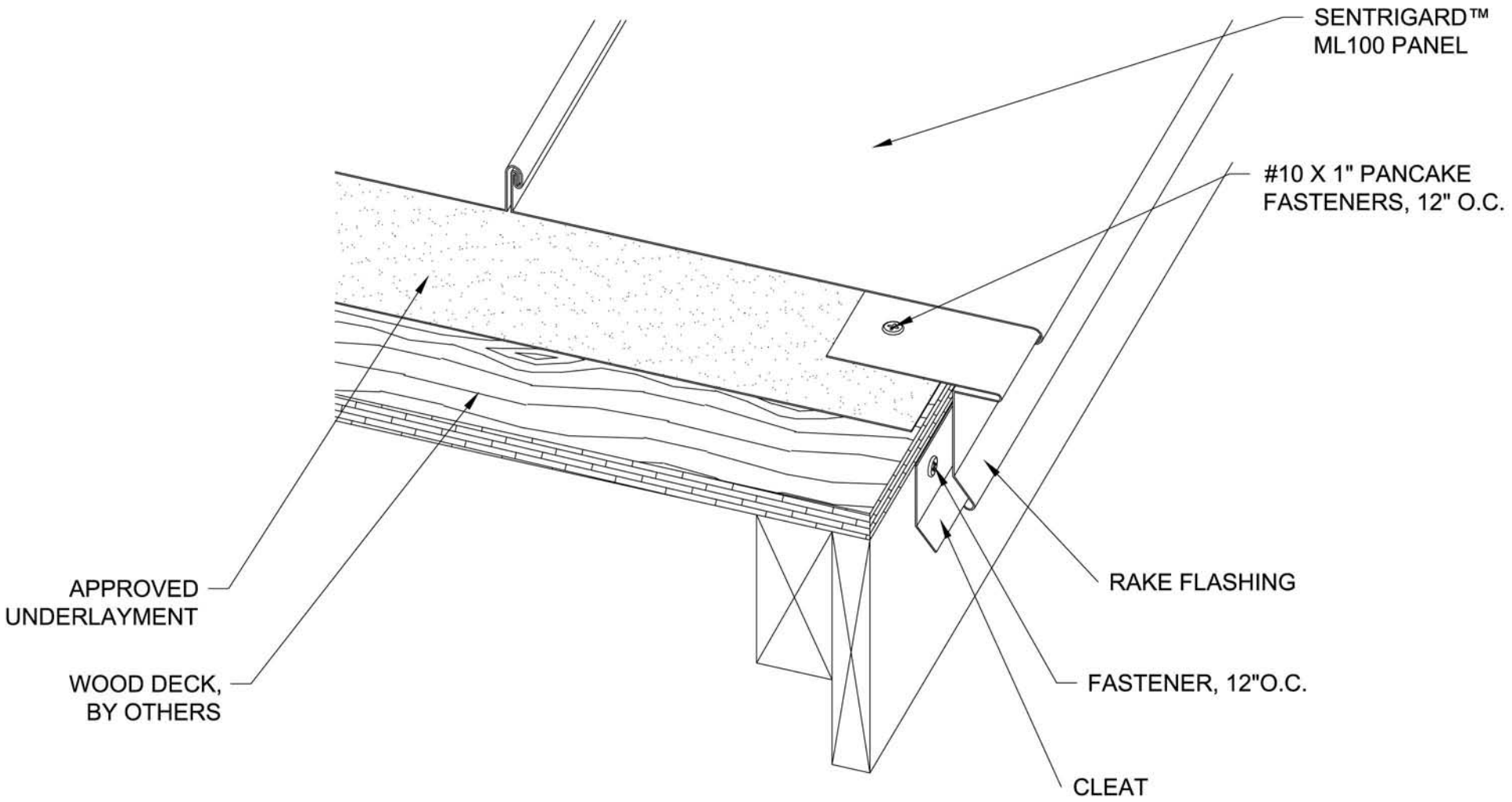
- Minimum Slope = 3":12"
- Actual Panel Width: 17.25" from 20" Coil
- Solid Substrate
- Architectural, Hydrokinetic Panel
- Mechanically Seamed in Field
- 24 and 26 Gauge Galvalume®
- .032" Aluminum
- 16oz Copper
- 30 Year Finish Warranty on Kynar 500 Finish
- Weather Tight Warranty Not Available
- Underlayment Required

TEST REPORT SUMMARY

- Florida Building Code 2007
- Chapter 15: Roof Assemblies
- Section 1504.3.2; 1505.3; 1507.4
- Chapter 16: Structural Design
- Chapter 22: Steel; Section 2209 Cold Form Steel
- Chapter 23: Wood
- Testing per TAS 125-03 Std. Requirements for Metal Roof Systems
- Test Assembly #6 by Underwriters Laboratory for:
  a) UL 580-94, per FBC, Uplift Resistance of Roof Assemblies
  b) UL 1897-98, per FBC, Uplift Tests for Roof Covering Systems
- Testing per TAS 100 Wind Driven Rain Test
- FPA #9860.1-R1 – Non HVHZ – 24ga
- FPA #9860.2-R1 – HVHZ – .032" Aluminum
- FPA #9860.3-R1 – HVHZ – 24ga



4M metals	Project:			THIS DRAWING IS THE PROPERTY OF N.B. HANDY CO., INC. THE USE OF THIS DRAWING WITHOUT THE EXPRESS PERMISSION OF N.B. HANDY IS PROHIBITED.	**4M Metals Inc.** 201 Red Oaks Way Ridgeland, SC 29936 tel: 843-208-2433 • fax: 843-208-2430
	Contractor:				
	Designer:	Date:	Scale: N/A	**SENTRIGARD ML 100**	**E-1**



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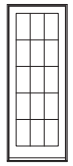
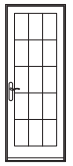
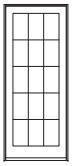
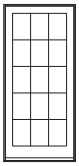
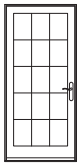
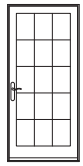
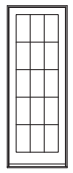
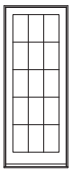
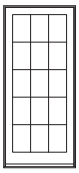
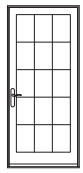
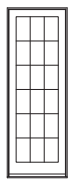
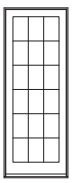
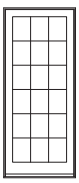
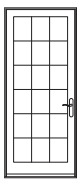
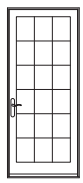
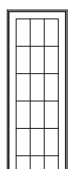
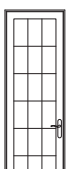
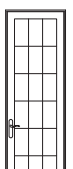
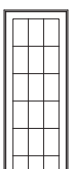
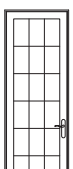
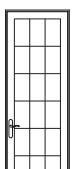
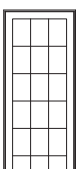
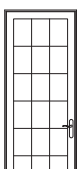
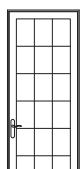
	Contractor:				
	Designer:	Date:	Scale: N/A	**SENTRIGARD ML 100**	**RK-3**

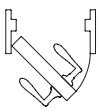
OUTSWING FRENCH DOOR

MO (mm)	2-6 13/16 (783)	2-8 13/16 (834)	3-0 13/16 (935)
RO (mm)	2-7 5/16 (796)	2-9 5/16 (846)	3-1 5/16 (948)
FS (mm)	2-6 5/16 (770)	2-8 5/16 (821)	3-0 5/16 (923)
DLO (mm)	21 11/32 (542)	23 11/32 (593)	27 11/32 (695)

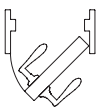
6-7 3/4 (2026) 6-8 (2032) 6-7 1/2 (2019) 67 3/32 (1704)	 ELOFD2665 O	 ELOFD2665 XR	 ELOFD2665 XL	 ELOFD2865 O	 ELOFD2865 XR	 ELOFD2865 XL	 ELOFD3065 O	 ELOFD3065 XR	 ELOFD3065 XL
6-10 1/4 (2089) 6-10 1/2 (2096) 6-10 (2083) 69 19/32 (1768)	 ELOFD2668 O	 ELOFD2668 XR	 ELOFD2668 XL	 ELOFD2868 O	 ELOFD2868 XR	 ELOFD2868 XL	 ELOFD3068 O	 ELOFD3068 XR	 ELOFD3068 XL
7-2 1/4 (2191) 7-2 1/2 (2197) 7-2 (2184) 73 19/32 (1869)	 ELOFD2670 O	 ELOFD2670 XR	 ELOFD2670 XL	 ELOFD2870 O	 ELOFD2870 XR	 ELOFD2870 XL	 ELOFD3070 O	 ELOFD3070 XR	 ELOFD3070 XL
7-11 3/4 (2432) 8-0 (2438) 7-11 1/2 (2426) 83 3/32 (2111)	 ELOFD2680 O	 ELOFD2680 XR	 ELOFD2680 XL	 ELOFD2880 O	 ELOFD2880 XR	 ELOFD2880 XL	 ELOFD3080 O	 ELOFD3080 XR	 ELOFD3080 XL

Outswing Door Operation

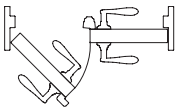
X signifies an operating door panel, O means stationary. Listing the panels in a door starts from the left to the right, looking from the exterior.



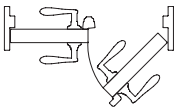
X-R
Outswing Door



X-L
Outswing Door



XX-R
Outswing Door



XX-L
Outswing Door

Direct Glaze Over Outswing French Door

MO (mm)	3-0 13/16 (935)	5-11 1/2 (1816)	8-11 13/16 (2738)
RO (mm)	3-1 5/16 (948)	6-0 (1829)	9-0 5/16 (2751)
FS (mm)	3-0 5/16 (923)	5-11 (1803)	8-11 5/16 (2726)
DLO (mm)	31 15/16 (811)	66 5/8 (1692)	102 15/16 (2615)

1-4 (406) 1-4 1/4 (413) 1-3 3/4 (400) 11 3/8 (289)	ELDG3616	ELDG7216	ELDG10816

Details and Elevations not to scale.

O = Stationary X = Operator
L = Left Hand Panel R = Right Hand Panel

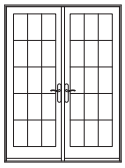
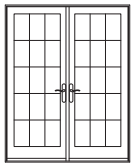
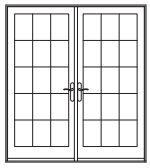
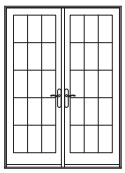
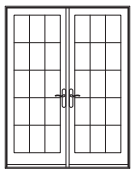
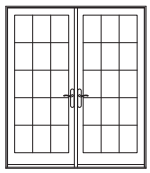
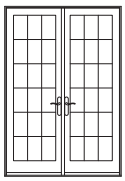
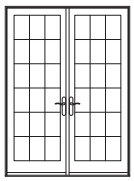
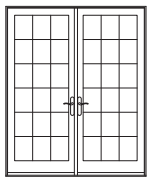
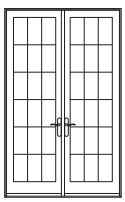
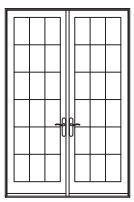
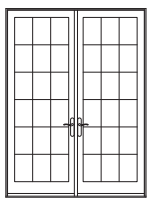
Optional Outswing French Door GBGs, SDLs and SDLs with Spacer Bar are available in a standard Rectangular cut, as shown. Other available lite cuts on page 3.

Direct Glaze units have a 2" jamb extension for 6 9/16" jambs or a 2 1/4" jamb extension for 6 13/16" jambs. When ordering 6 9/16" or 6 13/16" jambs, add 1/4" to width and 1/8" to height of Frame Size (FS), Rough Opening (RO), or Masonry Opening (MO).

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

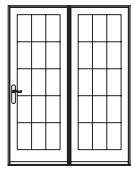
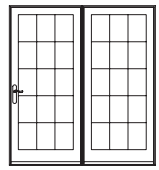
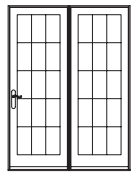
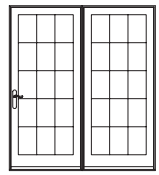
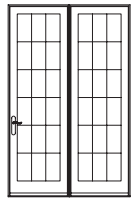
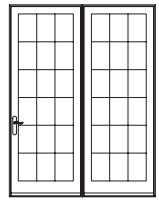
OUTSWING FRENCH DOOR

MO (mm)	4-11 1/2 (1511)	5-3 1/2 (1613)	5-11 1/2 (1816)
RO (mm)	5-0 (1524)	5-4 (1626)	6-0 (1829)
FS (mm)	4-11 (1499)	5-3 (1600)	5-11 (1803)
DLO (mm)	21 11/32 (542)	23 11/32 (593)	27 11/32 (695)

6-7 3/4 (2026) 6-8 (2032) 6-7 1/2 (2019) 67 3/32 (1704)	 ELOFD5065 XXL	 ELOFD5465 XXL	 ELOFD6065 XXL
6-10 1/4 (2089) 6-10 1/2 (2096) 6-10 (2083) 69 19/32 (1768)	 ELOFD5068 XXL	 ELOFD5468 XXL	 ELOFD6068 XXL
7-2 1/4 (2191) 7-2 1/2 (2197) 7-2 (2184) 73 19/32 (1869)	 ELOFD5070 XXL	 ELOFD5470 XXL	 ELOFD6070 XXL
7-11 3/4 (2432) 8-0 (2438) 7-11 1/2 (2426) 83 3/32 (2111)	 ELOFD5080 XXL	 ELOFD5480 XXL	 ELOFD6080 XXL

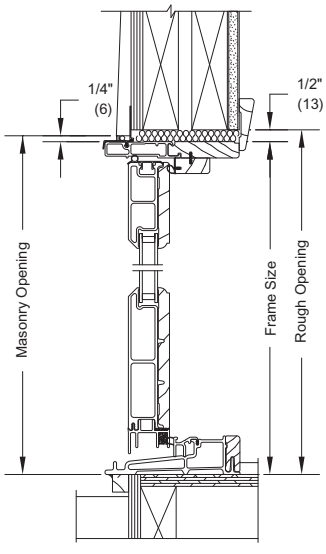
Multiple Assemblies – 2 Panel

MO (mm)	5-1 1/8 (1553)	6-1 1/8 (1857)
RO (mm)	5-1 5/8 (1565)	6-1 5/8 (1870)
FS (mm)	5-0 5/8 (1540)	6-0 5/8 (1845)

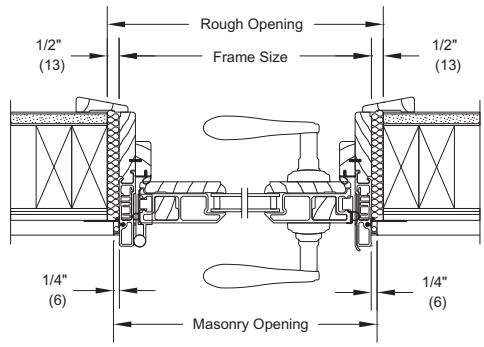
6-7 3/4 (2026) 6-8 (2032) 6-7 1/2 (2019)	 ELOFD2665 / ELOFD2665*	 ELOFD3065 / ELOFD3065*
6-10 1/4 (2089) 6-10 1/2 (2096) 6-10 (2083)	 ELOFD2668 / ELOFD2668*	 ELOFD3068 / ELOFD3068*
7-11 3/4 (2432) 8-0 (2438) 7-11 1/2 (2426)	 ELOFD2680 / ELOFD2680*	 ELOFD3080 / ELOFD3080*

* 2 panel mulled assembly

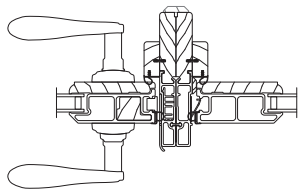
Construction Details



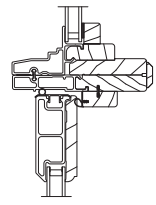
Head Jamb and Sill



Jamb–XR Operator



Vertical Mullion
XR-O



Direct Glaze Over
Outswing French Door

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

		(S.O. 2-10 x 2-10)	ELDH3636	(S.O. 3-0 x 2-10)	ELDH3836	(S.O. 3-4 x 2-10)	ELDH4236	(S.O.3-10 x 2-10)	ELDH4836	(S.O. 4-4 x 2-10)	ELDH5436
		(S.O. 2-10 x 3-2)	ELDH3640	(S.O. 3-0 x 3-2)	ELDH3840	(S.O. 3-4 x 3-2)	ELDH4240	(S.O. 3-10 x 3-2)	ELDH4840	(S.O. 4-4 x 3-2)	ELDH5440
		(S.O. 2-10 x 3-6)	ELDH3644	(S.O. 3-0 x 3-6)	ELDH3844	(S.O. 3-4 x 3-6)	ELDH4244	(S.O. 3-10 x 3-6)	ELDH4844	(S.O. 4-4 x 3-6)	ELDH5444
		(S.O. 2-10 x 3-10)	ELDH3648	(S.O. 3-0 x 3-10)	ELDH3848	(S.O. 3-4 x 3-10)	ELDH4248	(S.O. 3-10 x 3-10)	ELDH4848	(S.O. 4-4 x 3-10)	ELDH5448
		(S.O. 2-10 x 4-2)	ELDH3652	(S.O. 3-0 x 4-2)	ELDH3852	(S.O. 3-4 x 4-2)	ELDH4252	(S.O. 3-10 x 4-2)	ELDH4852	(S.O. 4-4 x 4-2)	ELDH5452
		(S.O. 2-10 x 4-6)	ELDH3656	(S.O. 3-0 x 4-6)	ELDH3856	(S.O. 3-4 x 4-6)	ELDH4256	(S.O. 3-10 x 4-6)	ELDH4856	(S.O. 4-4 x 4-6)	ELDH5456
		(S.O. 2-10 x 4-10)	ELDH3660 E	(S.O. 3-0 x 4-10)	ELDH3860 E	(S.O. 3-4 x 4-10)	ELDH4260 E	(S.O. 3-10 x 4-10)	ELDH4860 E	(S.O. 4-4 x 4-10)	ELDH5460 E
		(S.O. 2-10 x 5-2)	ELDH3664 E	(S.O. 3-0 x 5-2)	ELDH3864 E	(S.O. 3-4 x 5-2)	ELDH4264 E	(S.O. 3-10 x 5-2)	ELDH4864 E	(S.O. 4-4 x 5-2)	ELDH5464 E
		(S.O. 2-10 x 5-6)	ELDH3668 E	(S.O. 3-0 x 5-6)	ELDH3868 E	(S.O. 3-4 x 5-6)	ELDH4268 E	(S.O. 3-10 x 5-6)	ELDH4868 E	(S.O. 4-4 x 5-6)	ELDH5468 E
		(S.O. 2-10 x 5-10)	ELDH3672 E	(S.O. 3-0 x 5-10)	ELDH3872 E	(S.O. 3-4 x 5-10)	ELDH4272 E	(S.O. 3-10 x 5-10)	ELDH4872 E	(S.O. 4-4 x 5-10)	ELDH5472 E
		(S.O. 2-10 x 6-2)	ELDH3676 E	(S.O. 3-0 x 6-2)	ELDH3876 E	(S.O. 3-4 x 6-2)	ELDH4276 E	(S.O. 3-10 x 6-2)	ELDH4876 E	(S.O. 4-4 x 6-2)	ELDH5476 E

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)		
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)		
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)		
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)	6-4 (1930)
											6-4 1/4 (1937)
											6-3 3/4 (1924)

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) jambs, 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 mulled.

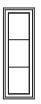
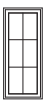
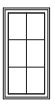
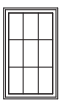
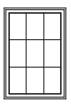
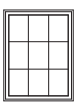
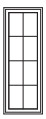
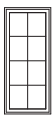
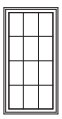
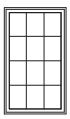
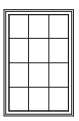
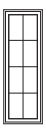
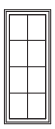
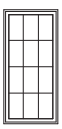
MAXIMUM ROUGH OPENING not to exceed 113 1/2" x 76 1/4" Maximum up to 5 units wide by 1 unit high.

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.

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 (966)	 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

STAFF REPORT: 607 King Street FINAL Approval

DATE: June 14, 2023

GENERAL INFORMATION	
Applicant:	**Bill Allison, Allison Ramsay Architects agent for DeLoache family**
Site Location/Address:	**607 King Street;**
Applicant's Request:	**The applicant is requesting final approval for a new single-family residence**
Current Zoning:	**T-4 HN**
ZONING DISTRICT INFORMATION	
	T-4 HN
Lot Width at Setback:	**40' min 60' in the Point**
Max Lot Coverage:	**100%**
Min. Frontage Build Out	**55% of lot area**
Front Setback	**0' min/15' max**
Side Setback	**Average prevailing setback on block**
Rear Setback	**0' alley; 15' no alley**
Building Height:	**3 stories max**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T-4 HN	**Historic Homes**	**N/A**
South: T-5 DC	**Office/Parking Lot**	**N/A**
East: T-4 HN	**Church**	**N/A**
West: T-4 HN	**Historic Home**	**N/A**

Background: The applicant is requesting final approval for new construction of a single-family residence. 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, and the May 10, 2023, HRB meeting wherein the Applicant asked for Final Approval, but was deferred. The HRB did not grant final approval at the May meeting, due to concerns with the mass and width of the house, and the lack of a final stormwater review.

Changes Since May 10, 2023, HRB Meeting:

The Applicant submitted the following changes that Staff supports:

- ✓ Since the previous HRB submittal, the applicant has inset the side staircase so that the exterior edge of the stair aligns with the exterior edge of the porch.
- ✓ Since the previous submittal, the applicant has also reduced the width of the kitchen from 10'-7" to 6'-7". Staff believes this successfully resolves the previous concerns about this wing's scale and mass.
- ✓ The applicant has provided the pervious and impervious lot coverage percentages.
- ✓ The applicant has pushed the structure back one foot. This can be approved via an administrative approval of a 10% variance of the max. 15' setback, which the Code Administrator will approve if the HRB grants Final Approval.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Final approval of the new house at 607 King Street, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following conditions:

1. **Staff recommends the applicant submit a site plan with an overlay showing the exact areas of pervious/impervious coverage prior to issuance of permit.**
2. **Applicant to note in final drawings that all windows and doors must have exterior grilles and interior spacer bars to mimic traditional divided lite windows and doors found throughout Beaufort's historic district.**