AGENDA

The City of Beaufort

HISTORIC DISTRICT REVIEW BOARD

Wednesday, August 12, 2020, 2:00 P.M.

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

Please click the link below to join the webinar:
https://us02web.zoom.us/j/89451021740?pwd=WmsreitacWRkSERqUjVvbkNvS3J3QT09
Password: 799790 Meeting ID: 894 5102 1740 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. Minutes:

A. Minutes of the July 8, 2020 Meeting

III. New Business:

A. Rules of Procedure for the conduct of business

B. Review of Full Board Projects:

A. 1307 Bay Street, PIN R120 004 000 0766 0000, Alterations, Additions

Applicant: Robert Schlau & Janet Clouse (20-32 HRB.1)

The applicant is requesting conceptual approval to add a shed roof over existing exterior porch to enclose uncovered porch area.

B. 204 Carteret Street, PIN R120 004 000 0941 0000, Alterations, Additions

Applicant: Adam Biery, Beaufort Design Build, LLC (20-37 HRB.1)

The applicant is requesting final approval for renovations to existing Fordham Warehouse.

C. 1013 Duke Street, PIN R120 004 000 0393 0000, Alterations, Additions

Applicant: Moon Longo, Longo Construction, LLC (20-31 HRB.1)

The applicant is requesting approval for exterior alterations to existing residence.

D. **510 Craven Street, PIN R120 004 000 0890 0000,** Alterations, Additions

Applicant: Ansley H. Manuel (20-34 HRB.1)

The applicant is requesting final approval for a re-roof and change of exterior colors the main residence.

E. **510 Craven Street, PIN R120 004 000 0890 0000,** Alterations, Additions

Applicant: Ansley H. Manuel (20-33 HRB.1)

The applicant is requesting preliminary approval for renovations to the carriage house.

F. **1308 Washington Street, PIN R120 004 000 0350 0000**, New Construction

Applicant: Paradise Point Construction (20-36 HRB.1)

The applicant is requesting final approval to construct a new single-family dwelling.

V. Old Business

VI. Discussion

VII. Update of pending applications/status of approved projects.

VIII. Adjournment

Historic District Review Board
Meeting Minutes – July 8, 2020

1 CALL TO ORDER 0:56

A meeting of the Historic District Review Board was held via Zoom on Wednesday, July, 8 2020.

2 ATTENDEES

Members in attendance: John Dickerson (Chairman), Bill Allison (Vice-Chair), Katherine Pringle, and Chuck Symes.

Staff in attendance: Jeremy Tate (Meadors Architecture), Heather Spade (City of Beaufort Planning Tech of Community and Economic Development), and David Prichard (City of Beaufort Director of Community and Economic Development).

Motion: Mr. Symes made a motion to move the last item on the agenda to the to be the first item on the agenda; seconded by Ms. Pringle. The motion passed unanimously. 1:13

3 REVIEW OF MINUTES 1:55

Motion: Ms. Pringle made a motion to approve the April 8, 2020 minutes as submitted; seconded by Mr. Symes. The motion passed unanimously.

Motion: Mr. Symes made a motion to approve the June 10, 2020 minutes as submitted; seconded by Ms. Pringle. The motion passed unanimously.

Motion: Mr. Symes made a motion to approve the June 17, 2020 Special Meeting minutes as submitted; seconded by Ms. Pringle. The motion passed unanimously.

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

4 REVIEW OF FULL BOARD PROJECTS 3:27

A. Johan Niemand from JHN-Residential Building Design, on behalf of James and Eileen White, had applied for alterations and additions to the existing structure at 521 New Street, R120 004 000 0737 0000.

Motion: Mr. Symes made a motion to grant final approval based on the City Staff's recommendations as well as the Board's comments; seconded by Mr. Allison. The motion passed unanimously.

DRAFT

B. Andrew Rogerson from Garvin Design Group, on behalf of Wheeler & Wheeler, had applied for an application requesting alterations to the existing jail building located at 1409 King Street, R120 004 000 1009 0000. **9:10**

Motion: Mr. Symes made a motion to grant preliminary approval to the renovation of the jail building with the parking issues to be resolved; seconded by Ms. Pringle. The motion passed unanimously.

C. Andrew Rogerson from Garvin Design Group, on behalf of Wheeler & Wheeler, had applied for an application requesting new construction of 4 attached dwelling units located at 1409 King Street, R120 004 000 1009 0000. **33:40**

Motion: Mr. Symes made a motion to defer the new construction project at 1409 King Street; seconded by Ms. Pringle. The motion passed with 3:1; Mr. Dickerson being opposed. **2:05:29**

5 OLD BUSINESS 2:07:58

A. Joel Newman from Thomas and Denzinger Architects, on behalf of Richard Callari, had applied for alterations to convert the existing building into a 12-unit hotel located at 501 Carteret Street, R120 004 000 0731 0000.

Motion: Mr. Dickerson made a motion to grant final approval as submitted; seconded by Mr. Allison. The motion passed unanimously.

6 ADJOURNMENT 2:49:11

Motion: Ms. Pringle made a motion to adjourn the meeting; seconded by Mr. Allison. The motion passed unanimously.

Chair

Date of approval

DRAFT

Historic District Review Board

RULES OF PROCEDURE FOR THE CONDUCT OF BUSINESS

Proposed New Document 7.27.2020

These Rules of Procedure are adopted by the City of Beaufort Historic Design Review Board in accordance with the provisions of S.C. Code 6-29-870 and section 10.7.4.D.1 of The Beaufort Code, The City of Beaufort, SC, adopted June 27, 2017, amended July 10, 2018.

Section 1. - Rules of Order

Robert's Rules of Order shall govern the conduct of meetings except as otherwise provided by these Rules of Procedure.

Section 2. – Conduct of Hearing

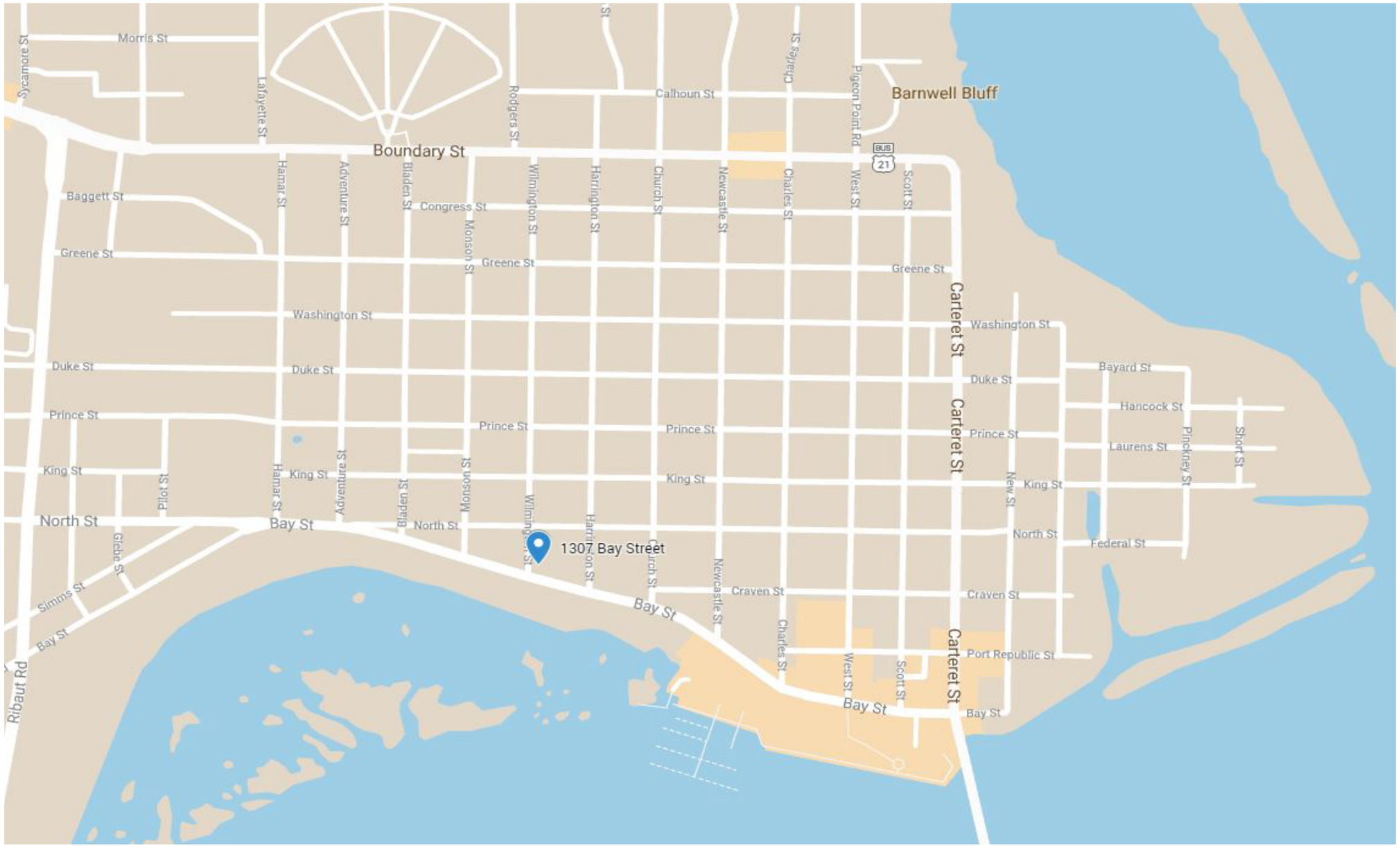
The normal order of hearing, subject to modification by the Chairman, shall be:

A. Statement of matter to be heard – *project address and applicant request, i.e.: conceptual, preliminary, or final approval* (Chairman);
B. Staff introduction of the project, providing the context and historic background (5 minutes);
C. Response by the applicant, or in the case of an appeal, the administrative officer (5 minutes);
D. Public comment (7-minute limit total, or as determined by the Chairman),
E. Applicant responses to public comment (3 minutes);
F. Public comments closed;
G. Staff recommendation to Board;
H. Applicant points of clarification in response to the staff recommendation (3 minutes);
I. Full Board discussion, no public or applicant comment. *Board Members may ask an applicant direct questions. Applicant may respond to specific questions, but this is not an opportunity for applicant to make additional points*; (All board members are given the opportunity to speak before any individual members speaks twice) ref. RR.LO obtaining and assigning the floor
J. Board action, no public or applicant comment. *Board must take action.*

Section 3. Adoption.

These rules and regulations were adopted by vote of a majority of the members of the HRB at a regular public meeting on _____.

1307 Bay Street
PIN R120 004 000 0766 0000
Alterations, Additions
Applicant: Robert Schlau & Janet Clouse (20-32 HRB.1)



PROJECT LOCATION - 1307 BAY STREET






AmerGas

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

$ PAID 6/24/20 CR

Application Fee:
see attached schedule

20-32HRBJ

OFFICE USE ONLY: **Date Filed:** 6/23/20 **Application #:** 20685 **Zoning District:** T4-HN
BCAGHS Survey: X Yes ☐ No U-13-1192

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: ROBERT SCHLAU & JANET CLOUSE

Applicant Address: 1307 BAY STREET

Applicant E-mail: nate@allenpattersonresidential.com Applicant Phone Number: (843) 470-0400

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

Owner (if other than the Applicant):

Owner Address:

Project Name:

Property Address: 1307 BAY STREET

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0766 0000

Date Submitted:

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

Applicant's Signature: WN Schoen Digitally signed by WN Schoen DN: cn=WN Schoen, o=Bridgewater Consulting LLC, ou, email=nschoen@homesbybridgewater.com, c=US Date: 2019.09.09 13:19:44 Date:

Owner's Signature: Date:

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

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

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

Required Project Information

Project Name: _____

Property Size in Acres: _____ Proposed Building Use: _____

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):

ADD SHED ROOF OVER EXISTING EXTERIOR PORCH TO ENCLOSE THE UNCOVERD PORCH AREA. ALL MATERIALS TO MATCH EXISTING

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

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

BEAUFORT COUNTY HISTORIC SITES SURVEY - 1997

INTENSIVE LEVEL BUILDING INVENTORY FORM

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

Site Number: U- 13 - 1192
(Access / County / Site #)

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

Historic name(s): William Ritchie House
Common name(s):
Address/location: 1307 Bay St.
Map Ref.: BFT 09 (BL)
City Block Ref.: 107 05
Tax Number: R120 004 000 0766 0000
Island: Port Royal Is.
City/Vicinity of (vic.) Beaufort

Date: 1883 ca. Alteration date:

Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown

Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object

Historic use(s): single dwelling
Current uses: single dwelling

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

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

Consultant Recommendation:
Name:

Previous Survey:	Reference:	Notes:
☐ H.A.B.S. ☐ Other		
☒ Feiss-Wright (1969)		
☒ Historic Resources of the Lowcountry (1979)	38 BU 1047	The Bay
☒ Milner Historic District Inventory (1979)	107 (766)-4	Vol. 04; full form
☒ A Guide to Historic Beaufort (1995 ed.)	23	

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

Date : 9-20-97
Recorder: C. Brooker, Brooker Arch. Cons.

Roll #	Neg.	View of:
B-20	35	S facade, fac. N

Style: Folk: gable front

Commercial Form:

Core Shape: L-rear-right

Stories: 2 stories

Construction: frame

Roof: Shape: gable (end to front)
cross gable

Material: pressed metal shingle

Chimney: Type: exterior

Material: brick

Exterior Walls: weatherboard

Windows: single

Type: double hung

Pane Config.: 1/1
Prarie/bungalow/craftsman geometric

Doors: single
transom

Foundation: brick

Porch Height: 1 story

Porch Width: entrance bay only

Porch Roof Shape: pedimented gable

Porch Details: columns

Decorative Elements:

Outbuildings:

Interior Features:

Number of Related Resources:

Surroundings: residential

Acreage: Less than one

Quadrangle: Beaufort

Alterations:

Alteration date:

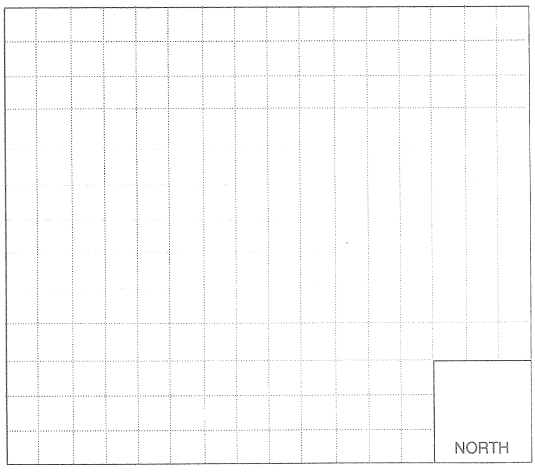
Integrity: good

Condition: good

Description: 2 story framed dwelling facing Beaufort River to S. Main facade incorporates 3 bays with entrance right. Entrance has transom and is protected by Neoclassical style stoop with pedimented gable and paired support columns east and west. Windows double hung, the upper sash with geometric prairie inspired pane division, the lower pane undivided.

Historical Data: Lot owned prior to Civil War by Ann B. Elliot formerly Ann Habersham. Present house said to have been built by William Ritchie, a soldier from Connecticut c. 1883.

Sketch:



Site Number: U - 13 - 1192

Informant/ Bibliography: Historic Resources of the Low Country, 1979 where designated 38BU1047. National Archives, RG 58 Direct Tax Claims.

Beaufort County, South Carolina

generated on 6/12/2020 2:47:33 PM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R120 004 000 0766 0000	00219971	1307 BAY ST, City of Beaufort	6/5/2020	2018	2019

Current Parcel Information

Owner	SCHLAU ROBERT MARTIN CLOUSE JANET D	Property Class Code	ResImp SglFam HistoricDistr
		Acreage	.0000
Owner Address	1307 BAY ST BEAUFORT SC 29902		
Legal Description	CITY BLK 107 HISTORIC BUILDING (CIRCA 1883) WILLIAM RITCHIE HOUSE		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2019	$299,200	$673,800	$973,000	$6,863.09	$6,863.09
2018	$299,200	$539,400	$838,600	$4,445.91	$4,445.91
2017	$179,500	$436,500	$616,000	$3,929.75	$3,929.75
2016	$179,500	$436,500	$616,000	$3,881.77	$3,881.77
2015	$179,500	$436,500	$616,000	$3,811.11	$3,811.11
2014	$179,500	$436,500	$616,000	$3,754.35	$3,754.35
2013	$179,500	$436,500	$616,000	$3,605.60	$3,605.60
2012	$299,200	$469,666	$768,866	$3,895.55	$3,895.55
2011	$299,200	$469,666	$768,866	$3,828.46	$3,828.46
2010	$299,200	$469,666	$768,866	$4,052.62	$4,052.62

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
STEVENS TRUDY C	3701 833	9/21/2018	Fu		$973,000
STEVENS TRUDY C	3136 1875	4/6/2012	Ge		$10
STEVENS TRUDY C	3132 988	3/29/2012	Ge		$10
DUMAC COMPANY INC	1692 26	12/30/2002	Fu		$619,000
KELLY ANN J	1490 536	10/15/2001	Fu		$400,000
RODGERS WALTER I SR A/K/A WALTER I RODGERS	679 682	1/12/1994	Fu		$278,000
RODGERS EDITH M WALTER I SR	578 169	6/7/1991	QC		$10

RODGERS EDITH M	487 1990	9/1/1987	Fu	$0
RODGERS SR WALTER I EDITH M	487 1986	9/1/1987	Fu	$0
FIRTH LOUISE K	400 183	7/1/1984	Fu	$130,000
FIRTH LOUISE K	113 316	1/1/1980	Fu	$0
		12/31/1776	Or	$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
R01	DWELL	Dwelling	1870	1.0	00	702	
R01	DWELL	Dwelling	1870	1.0	00	1,280	
R01	ADDN	Dwelling Additions	2008	0	0	484	

CONSTRUCTION DOCUMENT NOTES

BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE AND/OR LOCAL COUNTY BUILDING CODE (LOCAL CODE TO TAKE PRECEDENCE OVER ANY NOTES IN THESE PLANS). THESE PLANS ARE TO BE VERIFIED BY A STRUCTURAL ENGINEER. ENGINEER'S DRAWINGS SHALL TAKE PRECEDENCE OVER ANY NOTES IN THESE PLANS. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL TAKE PRECEDENCE OVER NOTES IN THESE PLANS.

BUILDING PLANNING NOTES

SITE ADDRESS SHALL BE PROVIDED IN A POSITION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY
CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATION OF EXTERIOR WALLS SHALL COMPLY w/ TABLE R302.1(1) - REVIEW FIRE RESISTANT CONSTRUCTION IF LESS THAN 5' SEPARATION BETWEEN STRUCTURES
ALL HABITABLE ROOMS SHALL HAVE EXTERIOR GLAZING NOT LESS THAN 8% OF THEIR FLOOR AREA TO PROVIDE NATURAL LIGHT, OR THEY SHALL BE PROVIDED WITH ARTIFICIAL LIGHT
ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION THROUGH OPENINGS TO THE OUTDOOR AIR IN ACCORDANCE WITH SECTION R303, OR THEY SHALL BE PROVIDED WITH MECHANICAL VENTILATION
LIGHT & VENTILATION FOR BATHROOMS, WCs AND SIMILAR ROOMS SHALL COMPLY WITH SECTION R303.3
OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED AT LEAST 10' FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT
OUTSIDE EXHAUST OPENINGS SHALL BE LOCATED SO AS TO NOT CREATE A NUISANCE AND SHALL NOT BE DIRECTED ONTO WALKWAYS NOR PORCHES
DWELLING SHALL BE PROVIDED WITH HEATING FACILITIES THAT WILL MAINTAIN A TEMPERATURE OF 68°F AT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS
THE MIN. CEILING HEIGHT FOR HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, WCs, LAUNDRY ROOMS & BASEMENTS SHALL NOT BE LESS THAN 7'
SANITATION, TOILET, BATH & SHOWER SPACES PER SECTIONS R306 & R307 - 21" CLEARANCE IN FRONT OF FIXTURES
SAFETY GLAZING SHALL BE IN ACCORDANCE WITH SECTION R308
PERMITTED OPENINGS BETWEEN THE GARAGE AND THE DWELLING SHALL BE EQUIPPED WITH 1 3/4" THICK SOLID WOOD DOORS, HONEYCOMB CORE STEEL DOORS, OR 20 MINUTE FIRE-RATED DOORS
ANY GARAGE SHALL BE SEPARATED FROM THE DWELLING & ATTIC AREA IN ACCORDANCE WITH SECTION R309
GARAGE FLOOR SURFACES SHALL BE SLOPED TO A DRAIN TOWARD THE VEHICLE ENTRY POINT
EVERY SLEEPING ROOM SHALL HAVE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENINGS PER SECTION R311
ALL EMERGENCY AND RESCUE OPENINGS SHALL HAVE A MIN. CLEAR OPENING OF 5.7sqft WITH A MIN. NET CLEAR OPENING HEIGHT OF 24" AND WIDTH OF 20" - NO HIGHER THAN 44" AFF
STAIRWAYS SHALL HAVE A MIN. HEADROOM HEIGHT OF 80"
STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 31 1/2" AT AND BELOW THE HANDRAIL WHERE ONLY ONE HANDRAIL IS PROVIDED OR 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES
A FLIGHT OF STAIRS SHALL HAVE NO MORE THAN 147" OF VERTICAL RISE BETWEEN FLOORS OR LANDINGS
STAIRWELLS TREADS SHALL BE AT LEAST 10" DEEP AND SHALL NOT EXCEED MORE THAN 3/8" VARIATION FROM LARGEST TO SMALLEST TREAD; RISERS SHALL BE NOT GREATER THAN 7-3/4" IN HEIGHT AND SHALL NOT EXCEED 3/8" IN ANY FLIGHT OF STAIRS - SEE R311.7
A CONTINUOUS HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF THE STAIRWAY - THE TOP OF THE HANDRAILS SHALL BE PLACED NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE NOSING OF THE TREADS
GUARDS AT LEAST 36" IN HEIGHT SHALL BE PROVIDED WHERE PORCHES, BALCONIES OR RAISED FLOOR SURFACES ARE GREATER THAN 30" - GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER
SMOKE ALARMS SHALL BE INSTALLED PER SECTION R314 IN THE FOLLOWING LOCATIONS:
- IN EACH SLEEPING ROOM
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS
- SMOKE ALARMS SHALL BE INTERCONNECTED AS INDICATED IN SECTION R314.4
- THE POWER SOURCE FOR SMOKE ALARMS SHALL COMPLY WITH SECTION R314.6
PROTECTION OF WOOD FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED:
- WOOD JOISTS OR FLOORS LESS THAN 18" OR WOOD GIRDERS LESS THAN 12" FROM EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS WITHIN THE BUILDING FOUNDATION
- FLOOR FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 8" FROM EXPOSED GROUND
- SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB UNLESS SEPARATED BY SUCH A SLAB BY AN IMPERVIOUS MOISTURE BARRIER
- WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING LESS THAN 6" FROM THE GROUND
AREAS SUBJECT TO TERMITE INFESTATION SHALL COMPLY WITH SECTION R318
A ROUGH-FRAMED OPENING NOT LESS THAN 22"x30" w/30" MIN. HEADROOM SHALL BE PROVIDED TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER (MEASURED TO THE BOTTOM OF ROOF FRAMING MEMBERS) OVER AN AREA GREATER THAN 30SQFT
MECHANICAL EQUIPMENT IN ATTICS SHALL BE PROVIDED WITH ACCESS PER SECTION M1305.1.3

FLOOR JOIST SPAN REFERENCE

2018IRC - R502.3.1(2) - SOUTHERN PINE #2
40psf LIVE LOAD - 20psf DEAD LOAD
L/360 DEFLECTION

SIZE	SPACING	SPAN
2 x 6	12" o/c	10' - 3"
	16" o/c	9' - 4"
2 x 8	12" o/c	13' - 6"
	16" o/c	11' - 10"
2 x 10	12" o/c	16' - 2"
	16" o/c	14' - 0"
2 x 12	12" o/c	19' - 1"
	16" o/c	16' - 6"

*SPANS OVER 19' - 1" = ENGINEERED TRUSS or I-JOIST

WINDOW, DOOR & GARAGE DOOR HEADER SELECTION TABLE

SOUTHERN PINE #2 SUPPORTING ROOF, WALL AND FLOOR LIVE LOADS UP TO 20psf - 1.25 LOAD DURATION - 16' SPAN OF SUPPORTED ROOF & FLOOR FRAMING

CLEAR OPENING	MIN. HEADER SIZE
4' - 0	(1) 2 x 10
6' - 0"	(2) 2 x 10
8' - 0"	(3) 2 x 10
10' - 0"	3-1/2" x 9-1/4"
12' - 0"	3-1/2" x 11-7/8"
16' - 0"	5-1/2" x 14"
OVER 16'	ENGINEERED

WALL & HEADER STUD SELECTION TABLE

KNOWN TABLE 3.22F SOUTHERN PINE #2		MAX HEADER SPAN					
		3	5	9	12	15	18
		NUMBER OF JACK STUDS					
		1	1	2	2	2	2
UNSUPPORTED WALL HEIGHT	STUD SPACING	NUMBER OF KING STUDS (END OF HEADER)					
10' OR LESS	12" o/c	2	2	3	3	3	3
	16" o/c	2	2	3	3	3	3
GREATER THAN 10'	12" o/c	2	2	3	4	5	5
	16" o/c	2	2	3	3	4	4

CEILING JOIST SPAN REFERENCE

R802.4 (2) - SOUTHERN PINE #2
20psf LIVE LOAD - 10psf DEAD LOAD
LIMITED STORAGE - L/240 DEFLECTION

SIZE	SPACING	SPAN
2 x 4	12" o/c	9' - 3"
	16" o/c	8' - 0"
2 x 6	12" o/c	13' - 11"
	16" o/c	12' - 0"
2 x 8	12" o/c	17' - 7"
	16" o/c	15' - 3"
2 x 10	12" o/c	20' - 11"
	16" o/c	18' - 1"

ROOF RAFTER SPAN REFERENCE

R802.5.1(2) - SOUTHERN PINE #2
20psf LIVE LOAD - L/240 DEFLECTION
CEILING ATTACHED TO RAFTERS

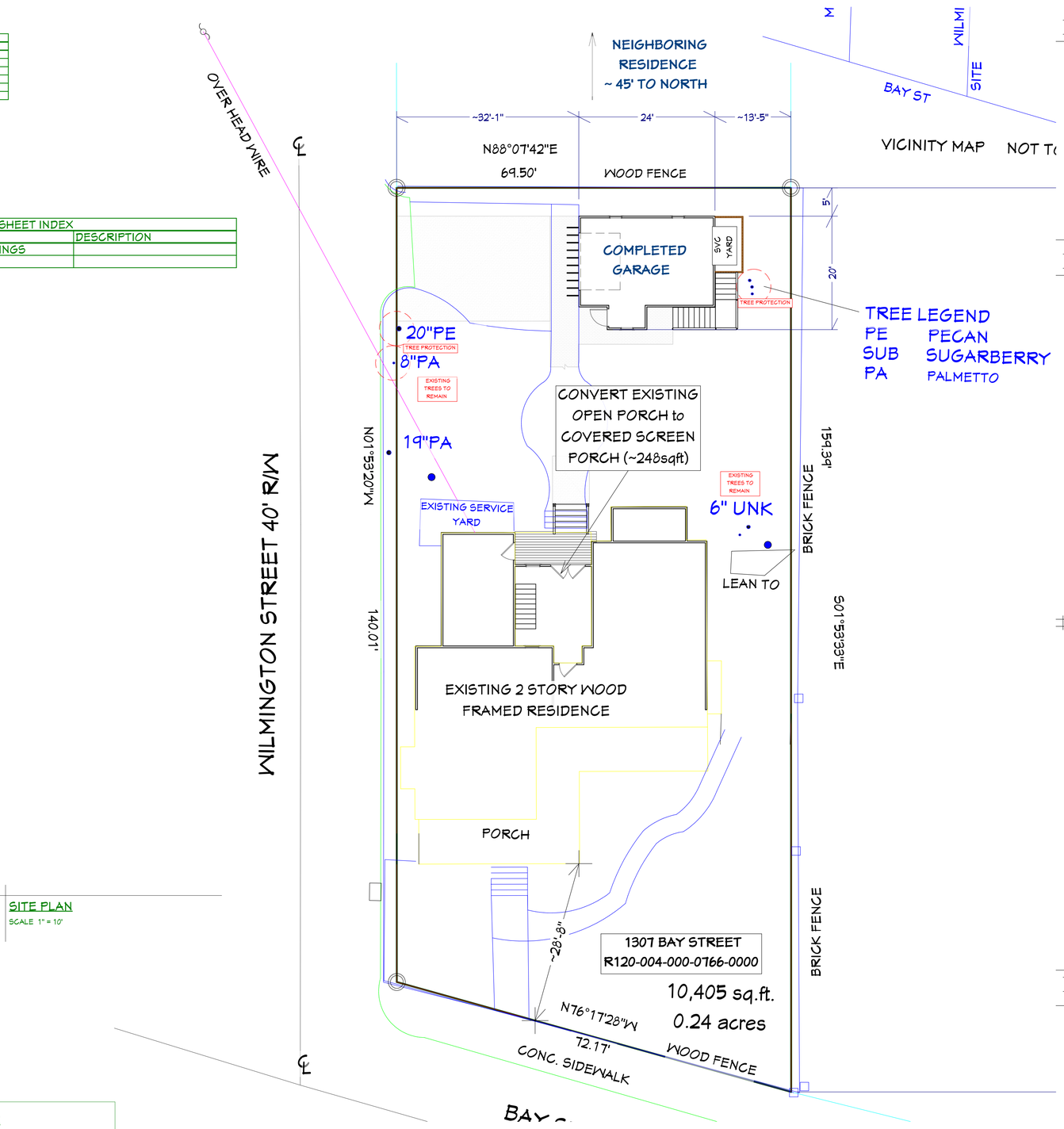
SIZE	SPACING	SPAN
2 x 6	12" o/c	13' - 6"
	16" o/c	11' - 8"
2 x 8	12" o/c	17' - 1"
	16" o/c	14' - 9"
2 x 10	12" o/c	20' - 3"
	16" o/c	17' - 6"
2 x 12	12" o/c	23' - 10"
	16" o/c	20' - 8"

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA - NOTE: STRUCTURAL ENGINEER TO VERIFY

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			WEATHERING	FROST LINE	TERMITE					
5	130mph	CLASS D	MODERATE	<6"	V. HEAVY	21°F	NO	see SURVEY	20°F	65.1°F

REVISIONS	
DATE	DESCRIPTION
9/12/2019	
9/26/2019	
1/17/2020	
4/3/2020	
6/2/2020	
6/5/2020	

SHEET INDEX		
LABEL	TITLE	DESCRIPTION
PORCH	PROJECT RENDERINGS	



SITE PLAN
SCALE 1" = 10'

STRUCTURE SQUARE FOOTAGE:

CONVERT EXISTING DECK TO COVERED PORCH 248 SQFT

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

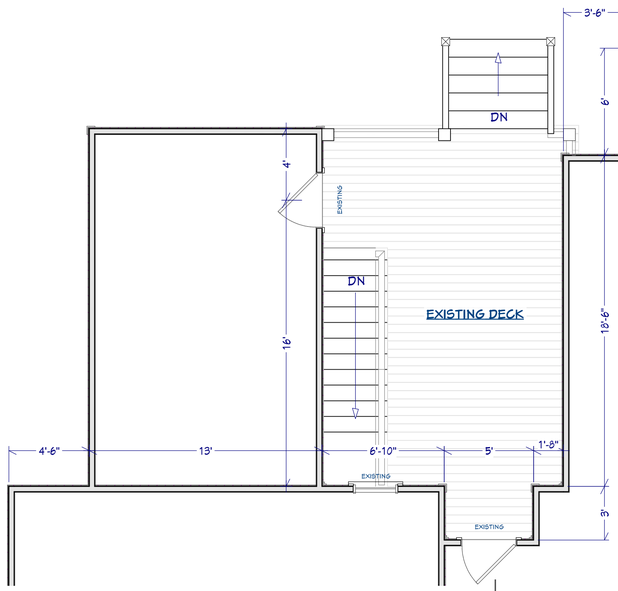
BRIDGEWATER CONSULTING LLC
BEAUFORT, SOUTH CAROLINA
nschoen@homesbybridgewater.com
(843) 422-7778

RESIDENTIAL LOFT for BOB SCHLAU & JAN CLOUSE
1307 BAY STREET
BEAUFORT, SOUTH CAROLINA

REVISION DATE 6/5/2020

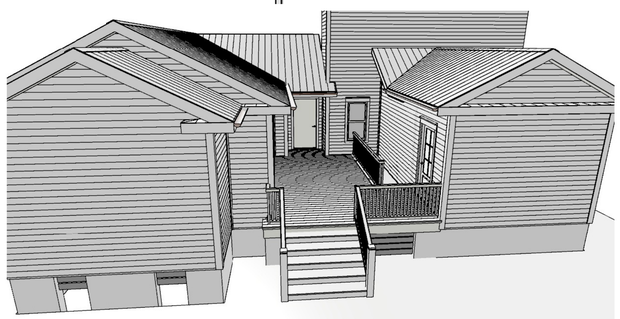
HOMEOWNER SIGNATURE & DATE OF ACCEPTANCE

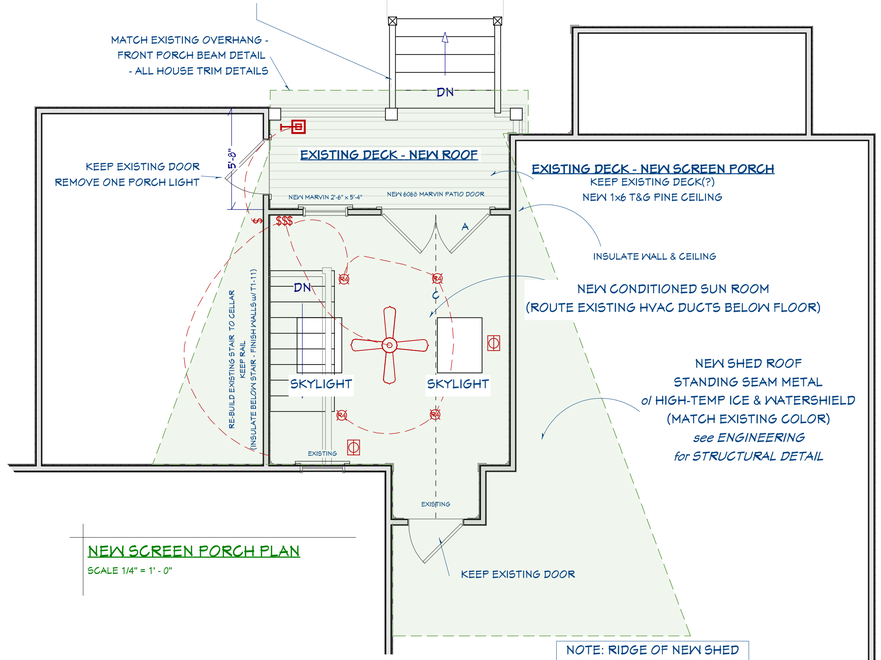
SHEET
COVER



EXISTING CONDITIONS

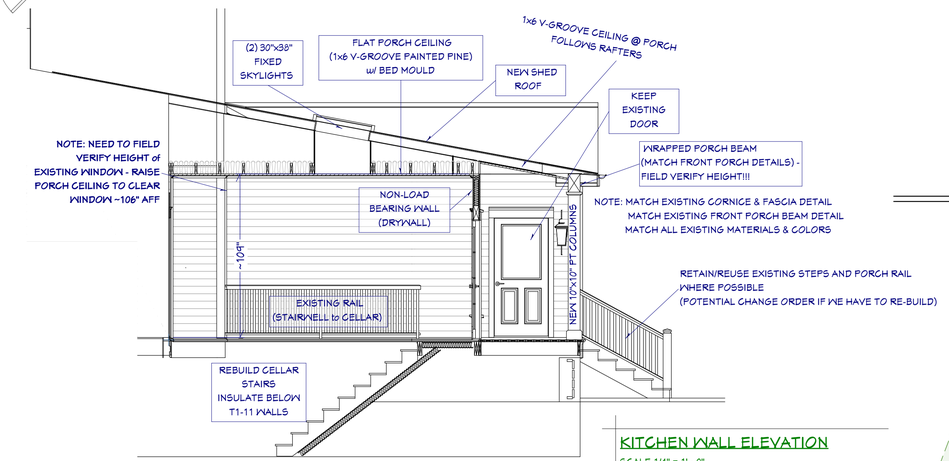
SCALE 1/4" = 1' - 0"





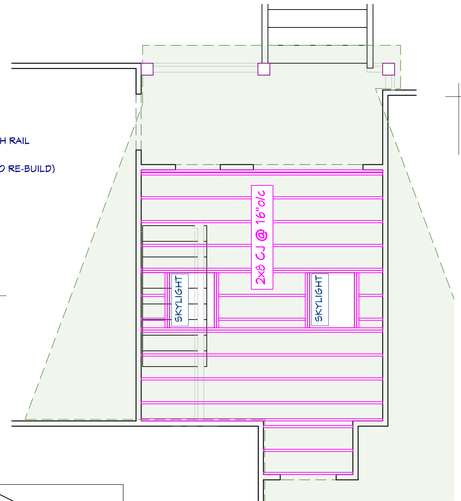
NEW SCREEN PORCH PLAN

SCALE 1/4" = 1' - 0"



KITCHEN WALL ELEVATION

SCALE 1/4" = 1' - 0"



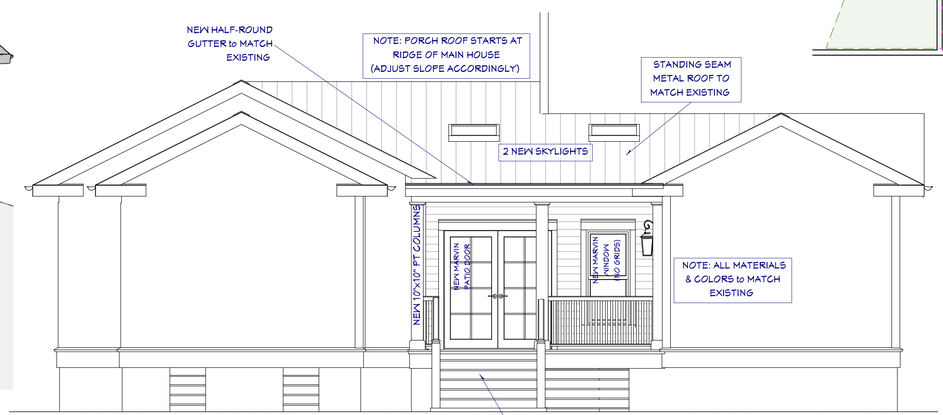
CEILING FRAMING PLAN

SCALE 1/4" = 1' - 0"



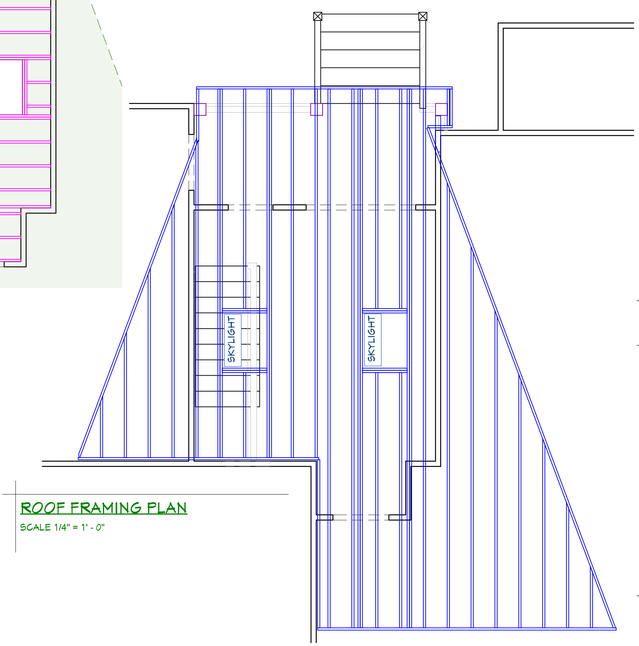
NEW PORCH RENDERING

NOT TO SCALE



REAR WALL ELEVATION

SCALE 1/4" = 1' - 0"



ROOF FRAMING PLAN

SCALE 1/4" = 1' - 0"

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BRIDGEWATER CONSULTING LLC
BEAUFORT, SOUTH CAROLINA
nschoen@homesbybridgewater.com
(843) 422-7778

RESIDENTIAL LOFT for BOB SCHLAU & JAN CLOUSE
1307 BAY STREET
BEAUFORT, SOUTH CAROLINA

REVISION DATE 6/5/2020

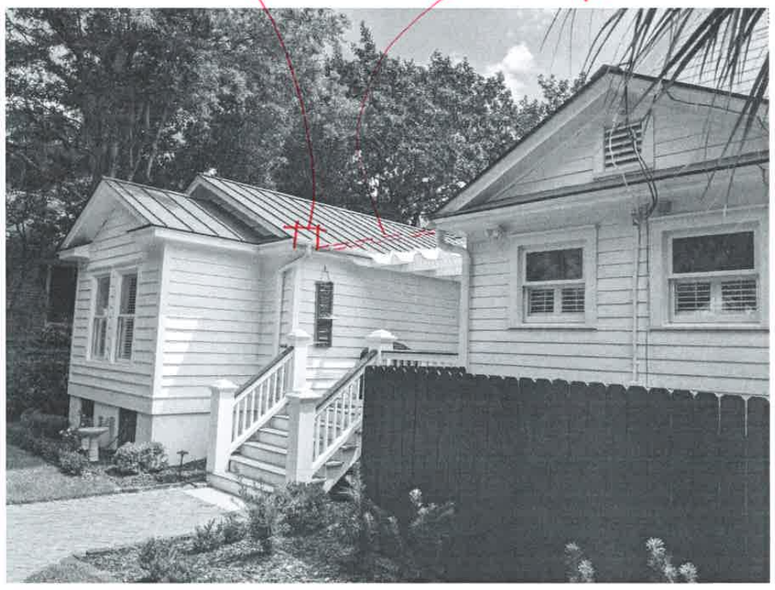
HOMEOWNER SIGNATURE & DATE OF ACCEPTANCE

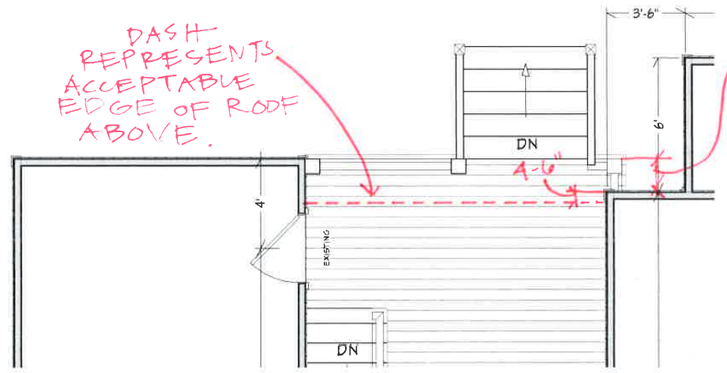
SHEET
PORCH

STAFF ILLUSTRATION

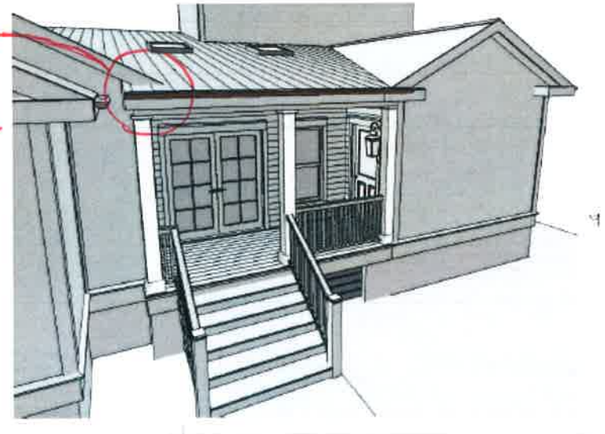
4'-6" SETBACK

DASH REPRESENTS ACCEPTABLE EDGE OF NEW ROOF.





PROBLEMATIC INTERSECTION



NEW PORCH RENDERING

NOT TO SCALE

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
12 August 2020

1 Summary of Request

The applicants, Robert Schlau & Janet Clouse, are seeking conceptual approval to add a shed roof over the existing exterior porch to enclose the uncovered porch area. The applicant has stated that all materials are to match existing.

This is a contributing structure in the Historic Preservation Neighborhood.

2 Facts

Property Address:	1307 Bay Street
Parcel ID:	R120 004 000 0766 0000
Case Number:	20-32 HRB.1
Applicant:	**Robert Schlau & Janet Clouse**
Zoning:	T4-HN
Use:	Residential

District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
  - *Front – Average prevailing setback on lot.*
  - *Rear setback – 15' min.*
  - *Side Corner/Alley – 5' min.*
  - *Side Interior – 6'min.*
- **Frontage Build out:** 75% max.
- **Impervious Surface Coverage***:* 55% maximum for rooftops, additional 10% allowed

References:

Beaufort Preservation Manual Supplement, Chapter 3, Page 18:

- The addition of dormer windows and skylights is not recommended, but may be acceptable if kept to the rear of the building.
- The design of the addition should make clear what is new and what is original. This may be done in a variety of ways, including simplifying of details, changing materials, slightly altering proportions, etc.

Beaufort Preservation Manual Supplement, Chapter 6, Page 32:

- Enclosing rear and side porches is not recommended. If rear or side porches must be enclosed, the enclosure should reflect the massing, the proportion of solid to void, of the existing porch. That is, porch enclosures should be transparent and not opaque.

3 STAFF COMMENTS/ RECOMMENDATIONS

1. According to the Milner Survey, the house was built in 1883. Sanborn maps show that the rear additions were added to the house at an unknown date, after 1958.

2. Staff supports conceptual, but coming back to preliminary, the applicant should study correct existing conditions of two gables(rear elevation)and how they relate to each other. Proposed roof should interact with existing so that lines of existing gables are visually retained. The intention is that the existing gables read as proud of this proposed new porch roof. Careful attention should be given to the intersection of the existing gables and the proposed roof. See staff illustration for further clarification and recommended setback of new roof from existing gable.

3. Staff noted that existing conditions of porch edge and railing do not appear to be drawn correctly. Please verify existing conditions per staff illustration.

4. In no way should the new roof rise above the existing ridge height of the existing surrounding roof.

5. Applicant to indicate slope of roof on drawings in next submission.

6. The Preservation Manual Supplement does not typically support enclosure of rear porches. However, Staff notes that the existing condition is a deck from a later addition to the original historic house. This is not a historic porch. The client is proposing to enclose and condition a portion of the deck and maintain the remaining portion as a screened porch, which Staff finds acceptable.

7. The proposed new roof in the rear also helps to simplify the roof design at the rear of the property.

8. Skylights are not typically supported, but in this circumstance, they are placed at the rear of the property, which is acceptable per Chapter 3, page 18 of the Beaufort Preservation Manual Supplement, which states that “the addition of ... skylights is not recommended, but may be acceptable if kept to the rear of the property. If properly detailed and sized, staff is in support of these skylights.

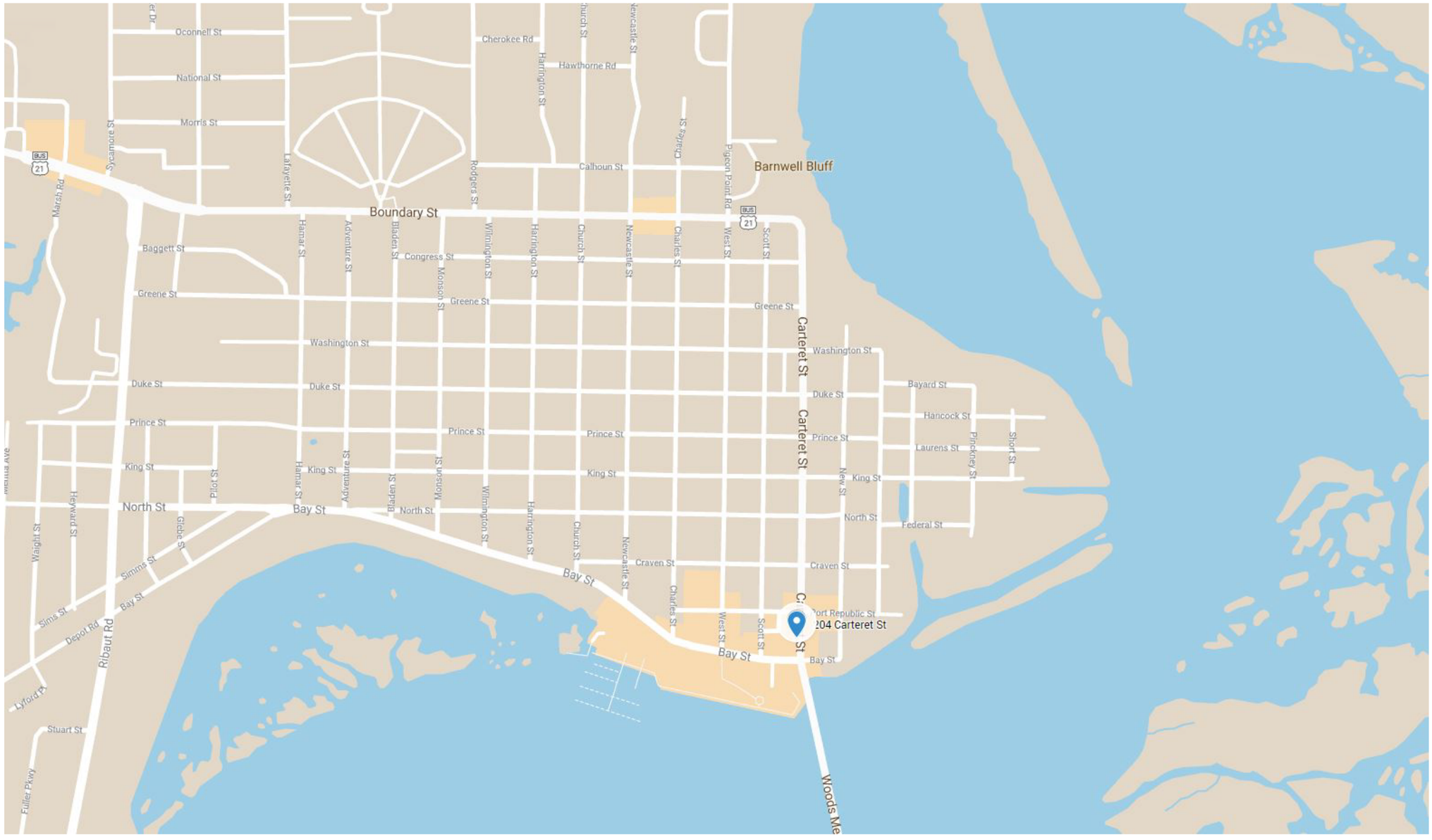
9. When furthering the design of this project, applicant should note that it is inappropriate to remove the siding of the existing exterior walls once they are enclosed. This especially applies to the northeast corner of the original building footprint. Window casing, window sill, and existing siding of original historic building should be maintained.

10. Applicant to show detail of screened porch with preliminary submission.

11. When matching beam and trim details of existing house, it is important that the applicant does not replicate the historic details on the rest of the house. Per the Beaufort Preservation Manual Supplement ,Chapter 3, Page 18, “The design of the addition should make clear what is new and what is original. This may be done in a variety of ways, including simplifying of details, changing materials, slightly altering proportions, etc.

Staff recommendation: Conceptual approval with conditions noted.

204 Carteret Street
PIN R120 004 000 0941 0000
Alterations, Additions
Applicant: Adam Biery, Beaufort Design Build (20-37 HRB.1)



PROJECT LOCATION - 204 CARTERET STREET


202-B
MERITUS
888-701-1717
204
FDC
MERITUS
843.459.5531
www.meritushomes.com
FX4
ANTIQUES
POLICE
88


MERITUS
FDC


Beaufort, SC
QUEEN OF THE SEA ISLANDS
Bay St
FOR RENT
otis
MERITUS
202-B


206
Paradise Art Camp
www.meritushomes.com
FX4


202-B
"BUILDING RELATIONSHIPS ONE HOME AT A TIME SINCE 2005"
MERITUS
Signature Homes
www.meritushomes.com
FX4
antiques

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

20-37 HRB.1

☐ Staff Review
☑ Board Review $ Commil $250

Application Fee: *see attached schedule*

OFFICE USE ONLY: **Date Filed:** 7/ **Application #:** 20795 **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. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

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

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

Applicant, Property, and Project Information

Applicant Name: Beaufort Desing Build, LLC. / Adam Biery

Applicant Address: 2 Fire Station Lane, Seabrook SC. 29940

Applicant E-mail: adam@beaufortdesignbuild.com Applicant Phone Number: 843.263.4344

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

Owner (if other than the Applicant): Fordham Enterprises / Graham Trask

Owner Address: 68 Fiddlers Bridge, Staatsburg NY. 12580

Project Name: Fordham Warehouse Renovation

Property Address: 204 Carteret Street, Beaufort SC. 29902

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0941 0000

Date Submitted: 07/15/2020

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

Applicant's Signature: Date: 07/15/2020

Owner's Signature: Date: 07/15/2020

(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: Fordham Warehouse Renovation

Property Size in Acres: .19 Proposed Building Use: Retail / Mercantile

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 project consist of the renovation to the existing Forham Warehouse, located at 204 Carteret Street, Beaufort, SC.. The project scope is to include; new vinyl clad store front (to match the adjacent Fordham Building), new wood and glass door, new canvas awning, new roof TPO system, and an emergency egress stair from the second floor of the adjacent Fordham Building Second Floor. This subject property is on a zero lot line lot and the edges of the building are the property lines. All exterior colors will match the adjacent Fordham 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

FORDHAM WAREHOUSE RENOVATION

204 CARTERET STREET
BEAUFORT, SOUTH CAROLINA, 29902

SCOPE OF WORK:

- THIS PROJECT CONSIST OF THE RENOVATION TO THE EXISTING FORDHAM WAREHOUSE LOCATED AT 204 CARTERET STREET BEAUFORT SOUTH CAROLINA
- THE PROJECT IS TO INCLUDE A NEW VINYL CLAD STOREFRONT WITH SOLID WOOD DOOR AND GLASS, INSTALLATION OF A NEW CANVAS/ CLOTH AWNING, A NEW ROOF SYSTEM AND AN EMERGENCY EGRESS STAIR FROM THE ADJACENT FORDHAM BUILDING SECOND FLOOR
- THE EXISTING BUILDING SITS ON A ZERO LOT LINE LOT AND THE EGRESS OF THE BUILDING ARE THE PROPERTY LINES

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL BE CARRIED OUT ACCORDING TO GOOD CONSTRUCTION PRACTICES
2. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS
   - 2.1. BUILDING: 2018 INTERNATIONAL BUILDING CODE
   - 2.2. MECHANICAL: 2018 INTERNATIONAL MECHANICAL CODE
   - 2.3. ELECTRICAL: 2014 NATIONAL ELECTRICAL CODE
   - 2.4. PLUMBING: 2018 INTERNATIONAL PLUMBING CODE
   - 2.5. FIRE CODE: 2018 INTERNATIONAL FIRE CODE
   - 2.6. ENERGY CODE: 2009 INTERNATIONAL ENERGY CONSERVATION CODE
   - 2.7. NFPA 101 LIFE SAFETY CODE
   - 2.8. ICC A11.7-2017 AND THE AMERICAN WITH DISABILITIES ACT (ADA)
   - 2.9. LOCAL PLANNING AND ZONING
3. ALL WORK SHALL BE UNDERTAKEN AND MANAGED IN ACCORDANCE WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL LIFE SAFETY ELEMENTS INCLUDING BUT NOT LIMITED TO EXIT SIGNAGE, FIRE EXTINGUISHERS AND FIRE SPRINKLER SYSTEMS NECESSARY TO SATISFY LOCAL, STATE AND FEDERAL STANDARDS, CODES AND GUIDELINES.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES.
6. GENERAL CONTRACTOR SHALL REPORT, TO THE ARCHITECT, ANY AND ALL DISCREPANCIES REGARDING EXISTING CONDITIONS OR WITHIN THE DRAWINGS AND THE SPECIFICATIONS. FAILURE TO DO SO WILL RELIEVE THE ARCHITECT OF ANY RESPONSIBILITY REGARDING ANY CONSEQUENCES THAT MIGHT RESULT FROM SUCH DISCREPANCIES.
7. GENERAL CONTRACTOR SHALL SUBMIT, FOR OWNER AND ARCHITECT APPROVAL, SAMPLES AND PRODUCT DATA FOR ANY SUBSTITUTED PRODUCTS AND / OR SYSTEMS.
8. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DISCIPLINES AND TRADES AND THEIR POTENTIAL IMPACT ON THE PROJECT.
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING , BETWEEN TRADES, ALL CUTTING AND PATCHING RESPONSIBILITIES.
10. DUE TO MANUFACTURER VARIATIONS ON TYPE AND SIZES OF EQUIPMENT, CASEWORK, FIXTURES, ETC., ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR AND APPROPRIATE COORDINATE WITH THE SUBCONTRACTORS AND SUPPLIERS.
11. UNLESS NOTED OTHERWISE, INSTALL CONTINUOUS TREATED, NON-COMBUSTILBLE 2X6 WOOD BLOCKING FOR ALL CASEWORK, COUNTERS, GRAB BARS, WALL MOUNTED EQUIPMENT, ACCESSORIES , FIXTURES, TELEVISIONS, ETC.
12. CONSTRUCTION DRAWINGS TAKE PRECEDENCE OVER SPECIFICATIONS, LARGE SCALE DETAILS TAKE PRECEDENCE OVER PLANS AND ELEVATIONS AND ENGINEERING DRAWINGS TAKE PRECEDENCE OVER ARCHITECTURAL GRAPHIC REPRESENTATIONS.
13. GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS AND FINAL CLEANING.
14. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MULTI TENANT FACILITIES FOR LOCATION OF TEMPORARY RESTROOM, DUMPSTER OTHER TEMPORARY FACILITIES AND EQUIPMENT.
15. GENERAL CONTRACTOR IS RESPONSIBLE FOR KNOWING AND COMPLYING WITH ALL LOCAL ORDINANCES REGARDING NOISE, WORK HOURS, ETC.

DESIGN TEAM

ARCHITECT

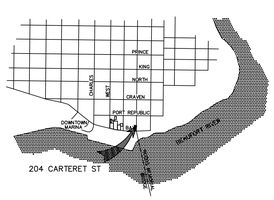
BEAUFORT DESIGN BUILD, LLC.
2 FIRE STATION LANE, SEABROOK, SC, 29940
P. 843.466.3664

STRUCTURAL ENGINEER

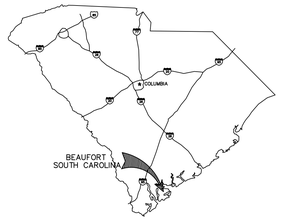
29E6
1011 BAY ST 3RD FLOOR,
BEAUFORT, SC 29902
P.843.441.9828

MEP ENGINEER

LONDONO ENGINEERING
P.O. BOX 433
BEAUFORT, SC 29901
843-263-1792



LOCATION MAP N



VICINITY MAP N

ABBREVIATIONS

A/C	AIR CONDITIONER(ING)
AFF	ABOVE FINISH(ED) FLOOR
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BOT	BOTTOM
CMU	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
DHEC	DEPARTMENT OF HEALTH & ENVIRONMENTAL CONTROL
DP	DESIGN PRESSURE
EQUIP	EQUIPMENT
EX	EXISTING OR EXTERIOR
EXT	EXTERIOR
FE	FIRE EXTINGUISHER
FIN	FINISH
FL	FLOOR
GWB	GYPSUM WALL BOARD
IBC	INTERNATIONAL BUILDING CODE
ICC	INTERNATIONAL CODE COUNCIL
LFT	LINEAR FEET
MFR	MANUFACTURER
MIN	MINIMUM
N/A	NOT APPLICABLE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NO.	NUMBER
OC	ON CENTER
OSB	ORIENTED STRAND BOARD
PSF	POUNDS PER SQUARE FOOT
SF	SQUARE FEET (FOOT)
TYP	TYPICAL
V.I.F.	VERIFY IN FIELD
#	NUMBER

XX — COLUMN LINE

X### — ROOM NUMBER

108 — DOOR NUMBER (CORRESPONDS WITH ROOM NUMBER)

— BUILDING EQUIPMENT SYMBOL

R# — TOILET ACCESSORY

000.00 — FIN FLOOR ELEVATION, HEIGHT ABOVE FIN FLOOR, SPOT ELEVATION

P — PARTITION TYPE INDICATOR

X / AX.XX / X — INTERIOR ELEVATION, CASEWORK OR MILLWORK ELEVATION

NUMBER / SHEET — INTERIOR ELEVATION, CASEWORK OR MILLWORK ELEVATION

X / X-101 — ENLARGED DETAIL OR PLAN DETAIL

X / X-101 — WALL SECTION

X / X-101 — EXISTING CONDITIONS PHOTOGRAPH

X — DRAWING KEYNOTE



THIS IMAGE SHOWN FOR REFERENCE ONLY

GENERAL

G-101	COVER SHEET, INDEX AND SCOPE OF WORK
G-104	SUPPORTING DOCUMENTS

ARCHITECTURAL

EC-101	EXISTING CONDITIONS FLOOR PLAN AND ELEVATION
EC-102	EXISTING CONDITIONS PHOTOGRAPS
A-101	FIRST FLOOR PLAN
A-102	ROOF PLAN
A-201	ELEVATIONS AND RENDERING
A-301	BUILDING SECTIONS

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 466-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

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BEAUFORT DESIGN BUILD

ARCHITECT / ENGINEER'S SEAL

FORDHAM WAREHOUSE RENOVATION

204 CARTERET STREET
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE

SHEET INFORMATION

DATE	JULY 15, 2020
JOB NUMBER	20020
DRAWN	ADB
CHECKED	DCS
APPROVED	DCS

COVER SHEET AND SHEET INDEX

G-101

BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997

INTENSIVE LEVEL BUILDING INVENTORY FORM

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

Site Number: U (Access) 13 - (County) 913 (Site #)
USGS Quad: 025 Beaufort
Doc. Level: Intensive Level-Building

Historic name(s):
Common name(s): Fordham's Hardware
Address/location: 701 Bay St.
Date: 1907 ca.; 1950
Alteration date: 1950 ca.
Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown
Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object
Historic use(s): commercial
Current uses: commercial

Map Ref.: BFT 09 (BR)
City Block Ref.: 49 .05
Tax Number: R120 004 000 0947 0000
Island: Port Royal Is.
City/Vicinity of (vic.): Beaufort

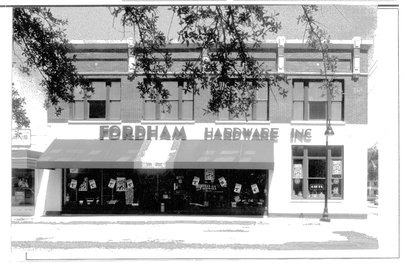
National Register Status: National Register Historic District (NHL, 11/73)
Date: 12/17/69
Listing Name: Beaufort Historic District
NRIS # 69000159

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

Consultant Recommendation:
Name:

Previous Survey:
☐ H.A.B.S.
☐ Feiss-Wright (1969)
☐ Historic Resources of the Lowcountry (1979)
☒ Milner Historic District Inventory (1979)
☐ A Guide to Historic Beaufort (1995 ed.)
☐ Other
Reference: 49 (947) - 4
Notes: Vol. 02; full form

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

Date: 8.5.97
Recorder: C. Brooker, Brooker Arch. Cons.

Roll #	Neg.	View of:
B-21	0	S facade fac. N

Style: Beaux Arts
Commercial Form: 2-part commercial block
Core Shape:
Roof: Shape:
Stories: 2 stories
Construction: masonry
Material: not visible
Chimney: Type:
Material:
Exterior Walls:
Windows: tripartite display
Type: double hung fixed
Pane 1/1
Config.:
Doors: double
Foundation: brick
Porch Height:
Porch Width:
Porch Roof Shape:
Porch Details:
Decorative Elements: cast stone
Outbuildings:
Interior Features:
Number of Related Resources:
Surroundings: commercial, urban
Acreage: less than 1 acre
Quadrangle: Beaufort
Alterations: Alteration date: 1950 ca.
Integrity: good
Condition: good
2 story brick extension to north.

Description: 2 story commercial block with main entrance from Bay Street to south. Main facade has parapet divided into 4 bays by brick and cast stone piers supported on corbels in vaguely Beaux Arts style. 2nd floor windows maintain 4 bay division, each window being tripartite. First floor breaks symmetry, featuring display windows west and large tripartite window with fixed top light to east.

Historical Data: Occupies site of McKee House destroyed in fire of 1907. According to owner, south section of present building built soon after fire in 1907.

Sketch:

NORTH

Site Number: U - 13 - 913

Informant/ Bibliography: A. Fordham

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

A5 BEAUFORT COUNTY HISTORIC SITES SURVEY

ANDERSEN WINDOWS & DOORS

A-SERIES Windows
Architectural Collection



CREATE DISTINCTION

A-Series products combine innovative engineering with traditional craftsmanship to make any architectural style easily achieved. They're also the best-performing, most energy-efficient products Andersen has ever offered.



- Virtually maintenance-free that never needs painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a Fibrex® composite material and fiberglass that provides long-lasting* performance
- Weather-resistant construction for greater comfort and energy efficiency
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate, including triple-pane glass
- Many A-Series windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.
- Exterior trim, made of composite Fibrex material adds curb appeal
- Variety of grille styles and patterns and between-the-glass art glass create a unique look
- Smart Home options available to monitor the status of your windows
- Stormwatch® Protection available for coastal areas

ASK ABOUT ENERGY STAR

StormWATCH

PRODUCT TYPES

- Casement windows
- Awning windows
- Double-hung windows
- Picture windows
- Transom windows
- Specialty windows

CUSTOM SIZES

*Visit andersenwindows.com/warranty for details.

A-SERIES Windows

FINISH OPTIONS

EXTERIOR COLORS

White | Canvas | Sandstone | Terratone | Dark Bronze | Forest Green | Dove Gray | Prairie Grass | Red Rock | Cocoa Bean | Black

INTERIOR OPTIONS

Wood Species All wood interiors are unfinished unless an interior finish is specified.

Pine | Maple | Oak | Vertical Grain Douglas Fir | Mahogany | Cherry

Factory-Finished Interiors Shown on pine. Available on pine, maple and oak only.

Clear Coat | Honey | Cinnamon | Russet | Mocha | Espresso

*Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

Painted Interiors Available on pine.

White | Birch Bark | Primed (for paint) | Canvas | Sandstone | Dark Bronze | Black

Additional colors to match all 11 exterior colors are also available, contact your Andersen supplier.

HARDWARE OPTIONS**

CASEMENT & AWNING

Contemporary Folding: **Black** | Bright Brass | Gold Dust | Oil Rubbed Bronze | Satin Nickel | Stone | White

Traditional Folding: Antique Brass | Black | Bright Brass | Distressed Bronze | Distressed Nickel | Gold Dust | Oil Rubbed Bronze | **Satin Nickel** | Stone | White

DOUBLE-HUNG

Standard: Lock & Keeper

Traditional: Hand Lift | Bar Lift | Finger Lift

Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel | Gold Dust | Oil Rubbed Bronze | Polished Chrome | **Satin Nickel** | Stone | White

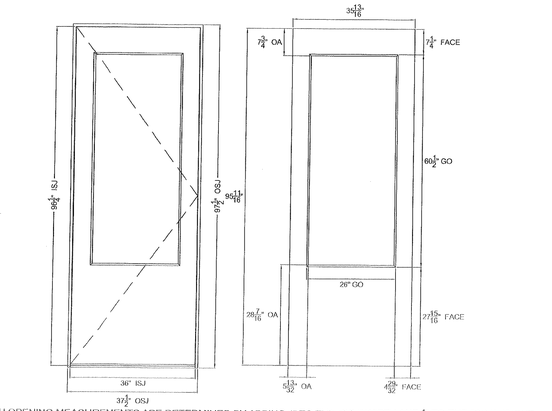
Bold name denotes finish shown.

ANDERSEN WINDOWS & DOORS

For more information, visit **andersenwindows.com/a-series**

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.
**Hardware is sold separately, except standard hardware.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.
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A3 ANDERSON "A" SERIES WINDOWS



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND 1/2" TO THE "OSJ" HEIGHT

ALLOW US TO DRAW IT WELL, SAW IT

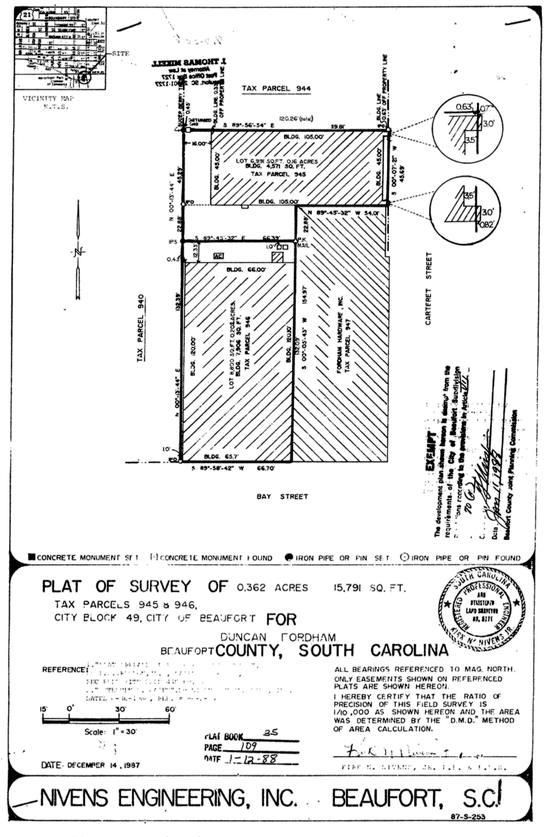
Manufactured By:
Dallas Millwork Inc.
PO Box 549 Hiram, GA. 30141
770-943-3909
770-943-3900-FAX

CUSTOMER
Grayco

APPROVED BY:
X

DRAWING#
AP221704
DATE: 2-2-17
REV. #:
REV DATE:

C2 SAPELE EXTERIOR WOOD DOOR DETAIL



PLAT OF SURVEY OF 0.362 ACRES 15,791 SQ. FT.
TAX PARCELS 945 & 946,
CITY BLOCK 49, CITY OF BEAUFORT FOR
DUNCAN FORDHAM
BEAUFORT COUNTY, SOUTH CAROLINA

REFERENCE:

ALL BEARINGS REFERENCED TO MAG. NORTH.
ONLY EASEMENTS SHOWN ON REFERENCED PLATS ARE SHOWN HEREON.

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THIS FIELD SURVEY IS 1/10,000 AS SHOWN HEREON AND THE AREA WAS DETERMINED BY THE "D.M.D." METHOD OF AREA CALCULATION.

Scale: 1" = 30'

PLAT BOOK 25
PAGE 109
DATE 1-12-88

DATE: DECEMBER 14, 1987

NIVENS ENGINEERING, INC. BEAUFORT, S.C.
87-5-253

A2 PLAT OF SURVEY

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2 Fire Station Lane
Seabrook, SC 29940

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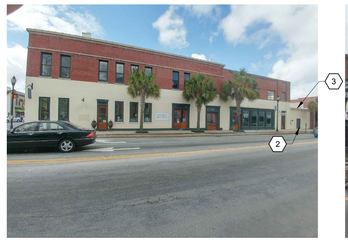
NO.	DESCRIPTION	DATE

SHEET INFORMATION

DATE	JULY 15, 2020
JOB NUMBER	20020
DRAWN	ADB
CHECKED	DCS
APPROVED	DCS

SUPPORTING DOCUMENTS

G-104



E6 EXIST. CONDITIONS PHOTO
NOT TO SCALE



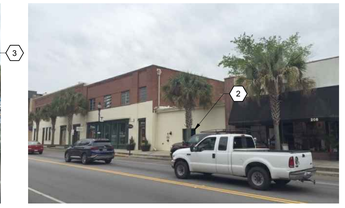
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E4 EXIST. CONDITIONS PHOTO
NOT TO SCALE



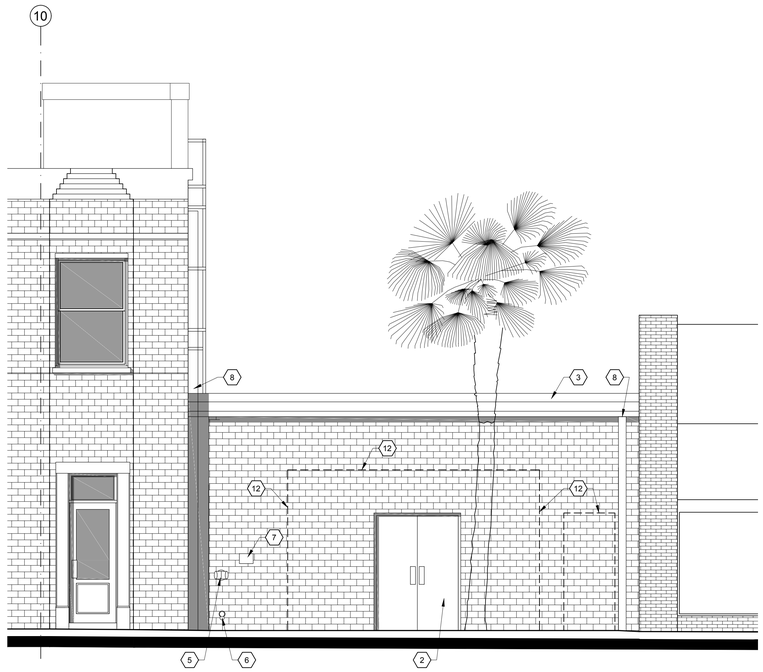
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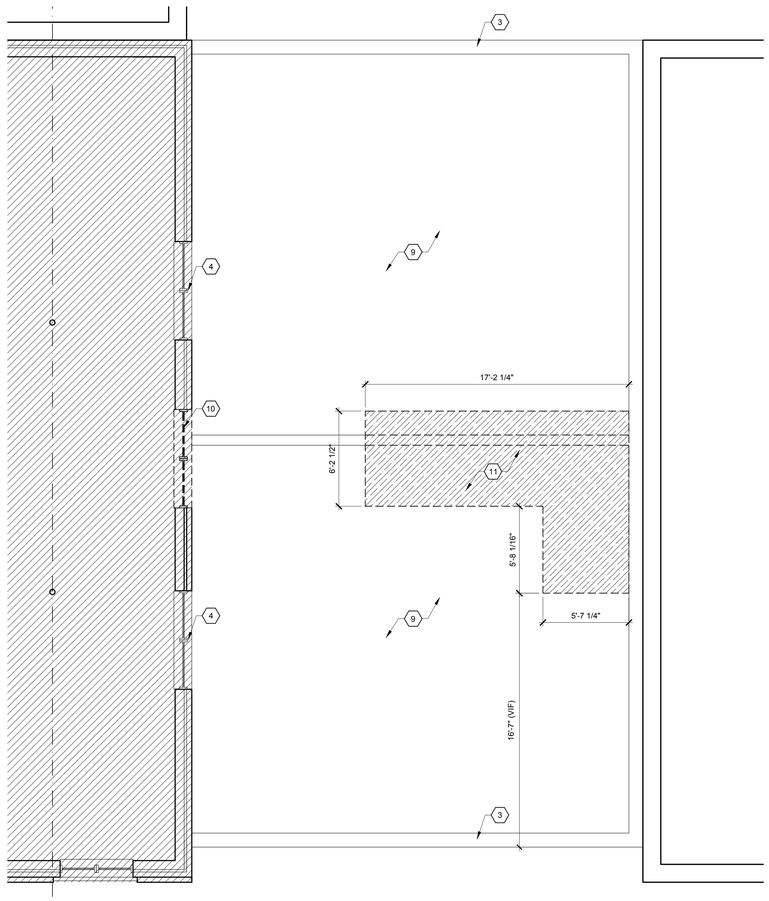
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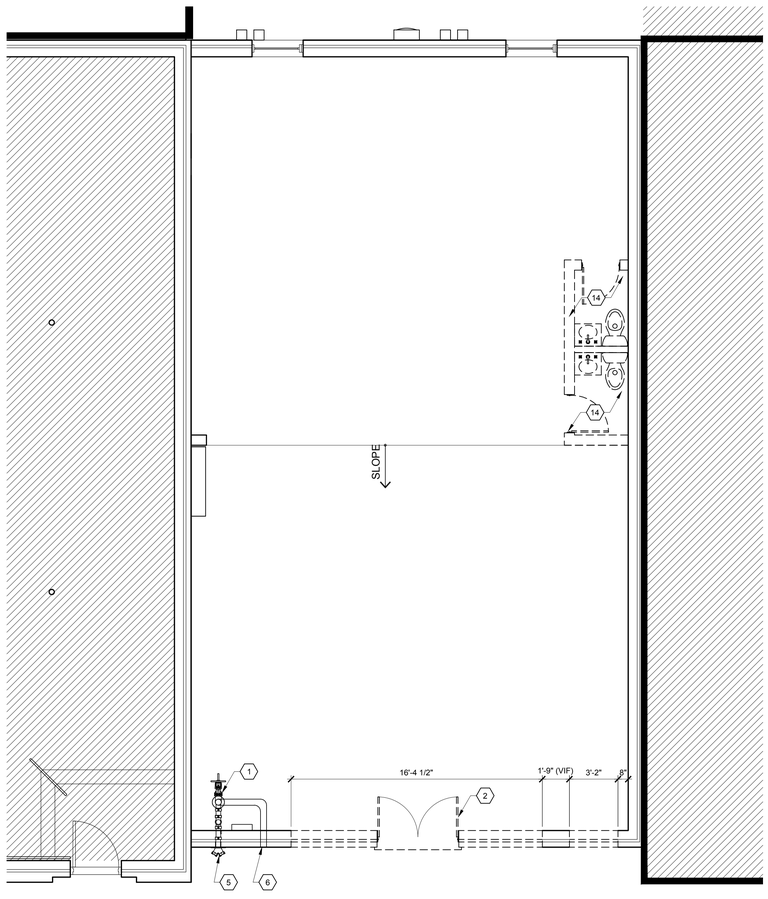
D4 EXIST. CONDITIONS PHOTO
NOT TO SCALE



D2 EXISTING CONDITIONS EAST ELEVATION
1/4" = 1'-0"
0 2' 4' 8'



A5 EXISTING CONDITIONS ROOF PLAN
1/4" = 1'-0"
0 2' 4' 8'



A2 EXISTING CONDITION FIRST FLOOR PLAN
1/4" = 1'-0"
0 2' 4' 8'

GENERAL NOTES:

A. DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE
B. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS

SHEET KEY NOTES: (X)

1. EXISTING FIRE SPRINKLER RISER
2. EXISTING HOLLOW METAL DOOR TO BE REMOVED
3. EXISTING PARAPET
4. EXISTING WINDOWS TO REMAIN
5. EXISTING FIRE DEPARTMENT CONNECTION
6. EXISTING SPRINKLER SYSTEM DRAIN
7. EXISTING KNOX BOX
8. EXISTING ROOF PIPE DRAIN
9. EXISTING ROOF TO BE RE-SLOPEP
10. EXISTING WINDOW TO BE REMOVED AND PREPARE OPENING FOR INSTALL NEW EGRESS DOOR
11. ROOF AREA TO BE DEMO FOR NEW STAIR WELL
12. LINE OF DEMO FOR NEW STOREFRONT
13. EXISTING ROOF STRUCTURE TO BE REMOVED
14. EXISTING PARTITION WALL AND RESTROOM FIXTURES TO BE REMOVED

LEGEND:

AREA NOT IN CONTRACT / NO CHANGES TO EXISTING CONDITIONS

EXISTING WALL, FIXTURE OR EQUIPMENT TO BE REMOVED

BEAUFORT
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Seabrook, SC 29940

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Cornelius, NC 28031

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NO.	DESCRIPTION	DATE

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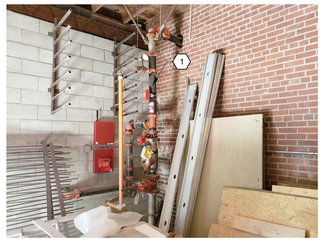
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CHECKED	DCS
APPROVED	DCS

EXISTING CONDITIONS FLOOR PLANS AND ELEVATION

EC-101



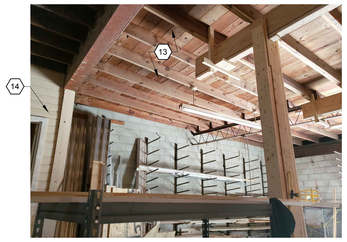
E3 EXIST. CONDITIONS PHOTO
NOT TO SCALE



E2 EXIST. CONDITIONS PHOTO
NOT TO SCALE



D3 EXIST. CONDITIONS PHOTO
NOT TO SCALE



D2 EXIST. CONDITIONS PHOTO
NOT TO SCALE



C3 EXIST. CONDITIONS PHOTO
NOT TO SCALE



C2 EXIST. CONDITIONS PHOTO
NOT TO SCALE



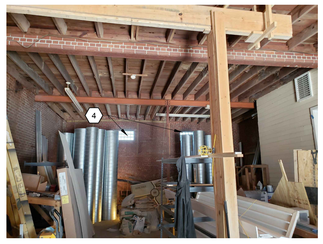
B3 EXIST. CONDITIONS PHOTO
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B2 EXIST. CONDITIONS PHOTO
NOT TO SCALE



A3 EXIST. CONDITIONS PHOTO
NOT TO SCALE



A2 EXIST. CONDITIONS PHOTO
NOT TO SCALE

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6. EXISTING SPRINKLER SYSTEM DRAIN
7. EXISTING KNOX BOX
8. EXISTING ROOF PIPE DRAIN
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10. EXISTING WINDOW TO BE REMOVED AND PREPARE OPENING FOR INSTALL NEW EGRESS DOOR
11. ROOF AREA TO BE DEMO FOR NEW STAIR WELL
12. LINE OF DEMO FOR NEW STOREFRONT
13. EXISTING ROOF STRUCTURE TO BE REMOVED
14. EXISTING PARTITION WALL AND RESTROOM FIXTURES TO BE REMOVED

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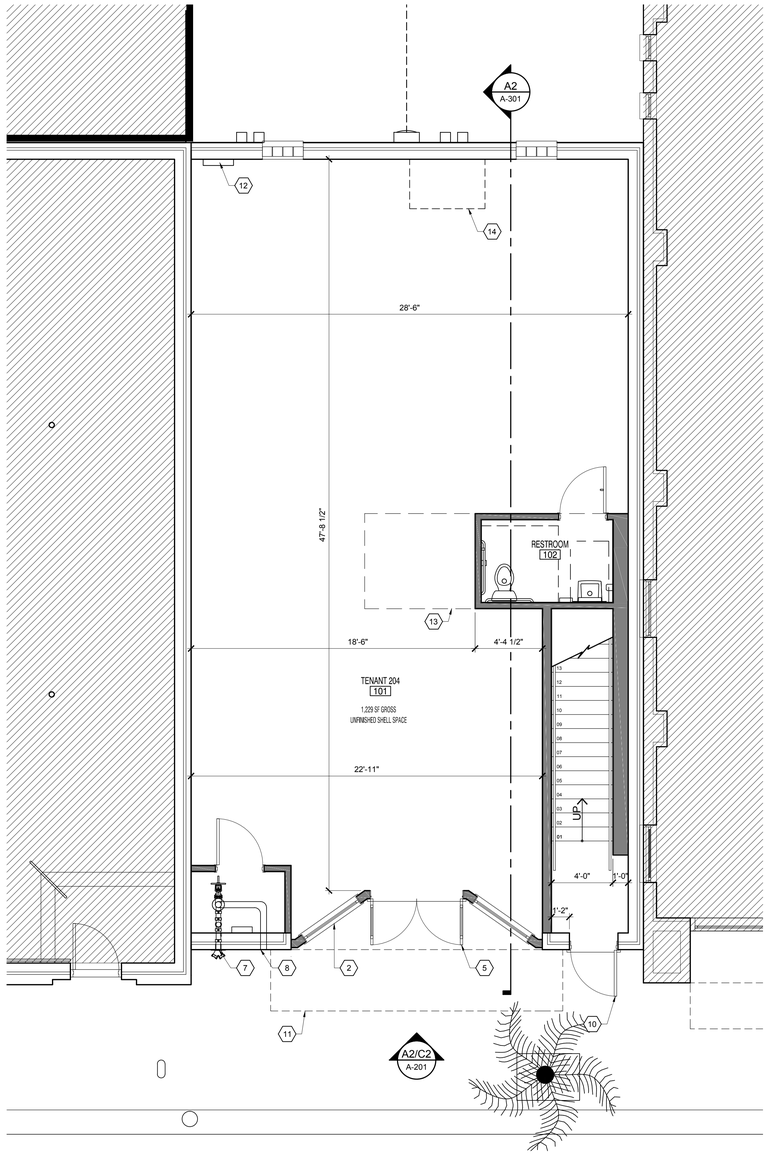
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EXISTING CONDITIONS PHOTOGRAPHS

EC-102



A2 FIRST FLOOR PLAN

1/4" = 1'-0"

0 2' 4' 8'

GENERAL NOTES:

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B. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS

SHEET KEY NOTES: (X)

1. NEW ALUMINUM COPING / PAINTED
2. VINYL CLAD STORE FRONT, TO MATCH ADJACENT FORDHAM BUILDING
3. METAL THROUGH WALL SCUPPER BOX
4. ROOF DRAIN OVER FLOW OUTLET
5. WOOD DOOR AND FRAME TO MATCH ADJACENT FORDHAM BUILDING
6. OWNER PROVIDED SIGNAGE BRACKET
7. EXISTING FIRE DEPARTMENT CONNECTION
8. EXISTING SPRINKLER SYSTEM DRAIN
9. EXISTING KNOX BOX
10. HOLLOW METAL DOOR AND FRAME, EGRESS ONLY
11. OPTIONAL CANOPY
12. ELECTRICAL PANEL
13. LINE OF STAIR ABOVE
14. APPROXIMATE LOCATION OF TEST CUT FOR EXITING FOOTING ANALYSIS
15. GALVANIZED METAL PIPE GUARDRAIL
16. RECYCLED PLASTIC DECK
17. ROOF DRAIN
18. THROUGHT-WALL OVERFLOW ROOF SCUPPER
19. NEW PARAPET COPING
20. ROOF ACCESS LADDER

LEGEND:

AREA NOT IN CONTRACT / NO CHANGES TO EXISTING CONDITIONS

NEW PARTITION WALL

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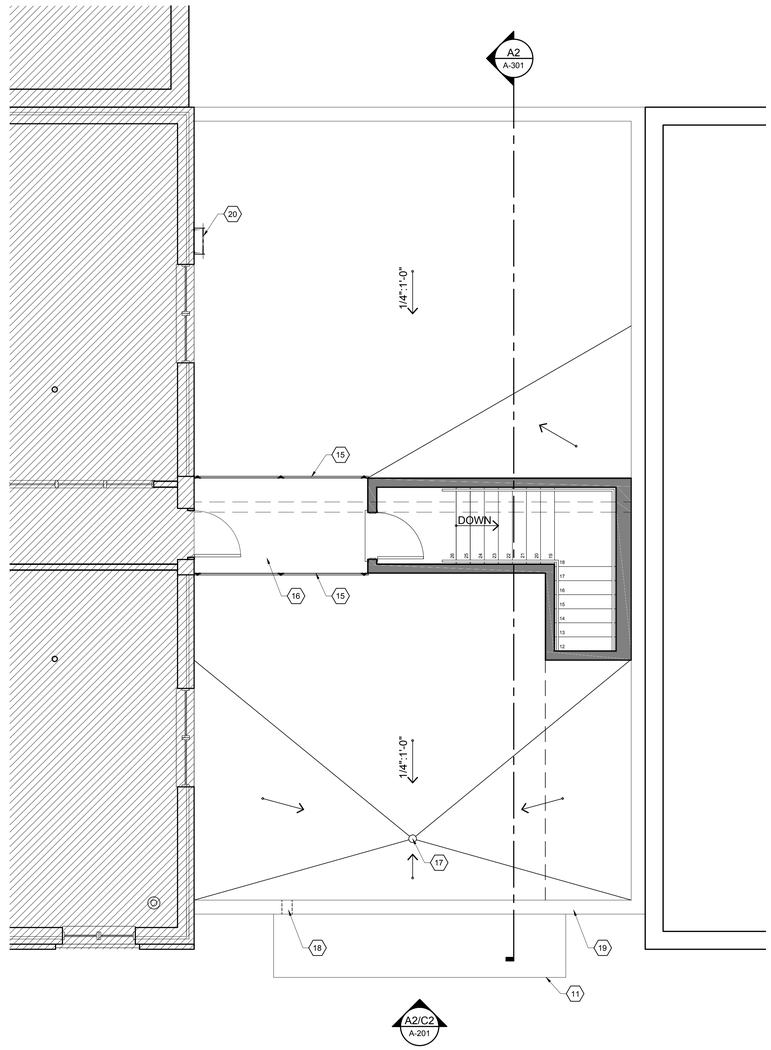
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SHEET INFORMATION

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JOB NUMBER	20020
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CHECKED	ADB
APPROVED	DCS

FIRST FLOOR PLAN

A-101



A2 ROOF PLAN
1/4" = 1'-0"
0 2' 4' 8'

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7. EXISTING FIRE DEPARTMENT CONNECTION
8. EXISTING SPRINKLER SYSTEM DRAIN
9. EXISTING KNOX BOX
10. HOLLOW METAL DOOR AND FRAME, EGRESS ONLY
11. OPTIONAL CANOPY
12. ELECTRICAL PANEL
13. LINE OF STAIR ABOVE
14. APPROXIMATE LOCATION OF TEST CUT FOR EXITING FOOTING ANALYSIS
15. GALVANIZED METAL PIPE GUARDRAIL
16. RECYCLED PLASTIC DECK
17. ROOF DRAIN
18. THROUGHT-WALL OVERFLOW ROOF SCUPPER
19. NEW PARAPET COPING
20. ROOF ACCESS LADDER

LEGEND:

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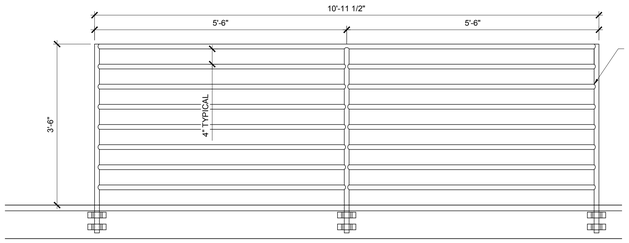
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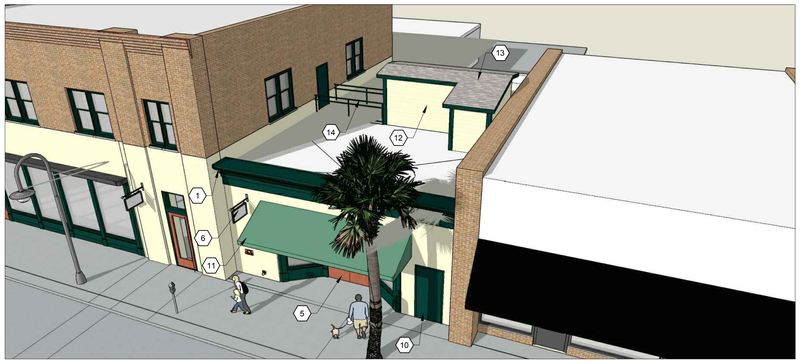
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DRAWN	ADB
CHECKED	ADB
APPROVED	DCS

ROOF PLAN

A-102



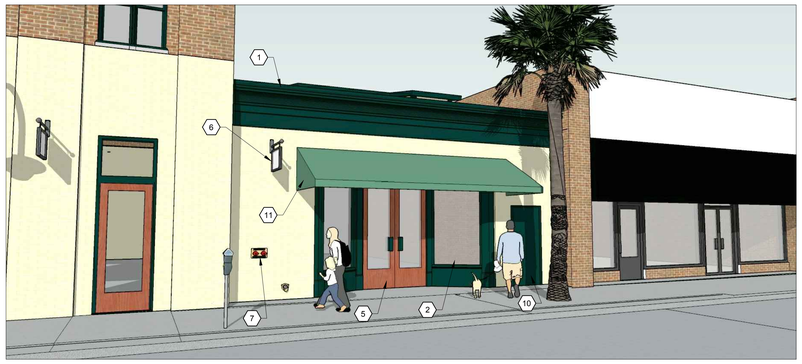
E6 METAL PIPE GUARDRAIL DETAIL
NTS



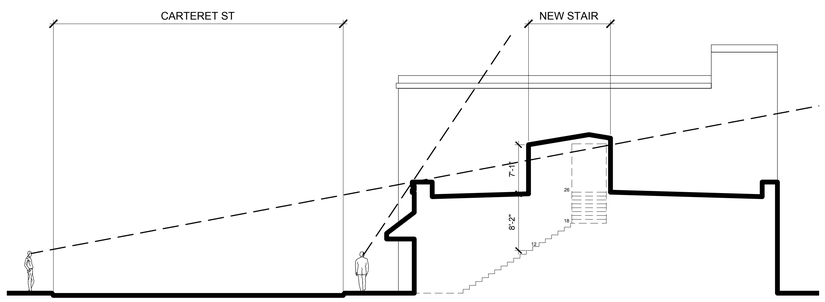
D6 RENDERING
NTS



C2 EAST ELEVATION WITH CANOPY
1/4" = 1'-0"
0 2' 4' 8'



B6 RENDERING
NTS



A6 STAIR SHAFT LINE OF SIGHT
NTS



STOREFRONT SILL / BASE



STOREFRONT HEAD / TRANSOM



OVERALL STOREFRONT

A2 EXISTING STOREFRONT PHOTOS

GENERAL NOTES:

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3. METAL THROUGH WALL SCUPPER BOX
4. ROOF DRAIN OVER FLOW OUTLET
5. WOOD DOOR AND FRAME TO MATCH ADJACENT FORDHAM BUILDING
6. OWNER PROVIDED SIGNAGE BRACKET
7. EXISTING FIRE DEPARTMENT CONNECTION
8. EXISTING SPRINKLER SYSTEM DRAIN
9. EXISTING KNOX BOX
10. HOLLOW METAL DOOR AND FRAME, EGRESS ONLY
11. OPTIONAL CANOPY
12. CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE
13. ASPHALT SHINGLE ROOF
14. GALVANIZED METAL PIPE GUARDRAIL
15. ROOF ACCESS LADDER

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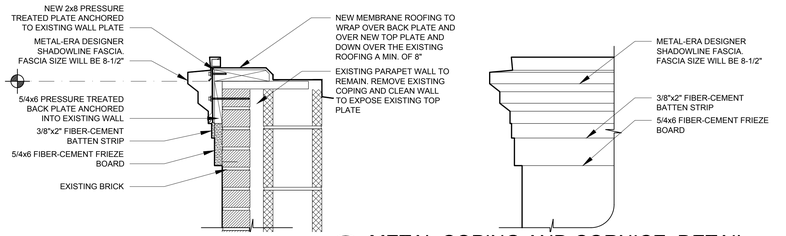
NO.	DESCRIPTION	DATE

SHEET INFORMATION

DATE	JULY 15, 2020
JOB NUMBER	20020
DRAWN	ADB
CHECKED	ADB
APPROVED	DCS

ELEVATIONS

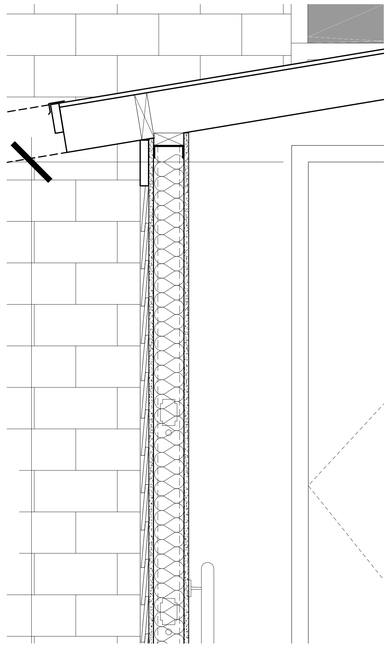
A-201



D5 METAL COPING AND CORNICE DETAIL

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

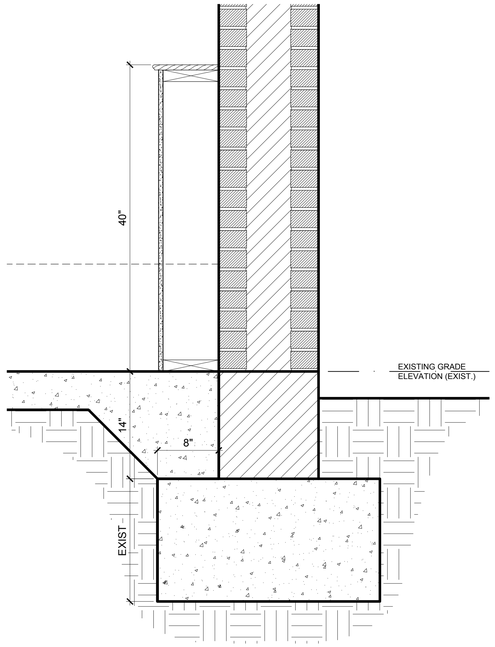
0 3" 6" 1'



D3 TYPICAL WALL DETAIL AT STAIR

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

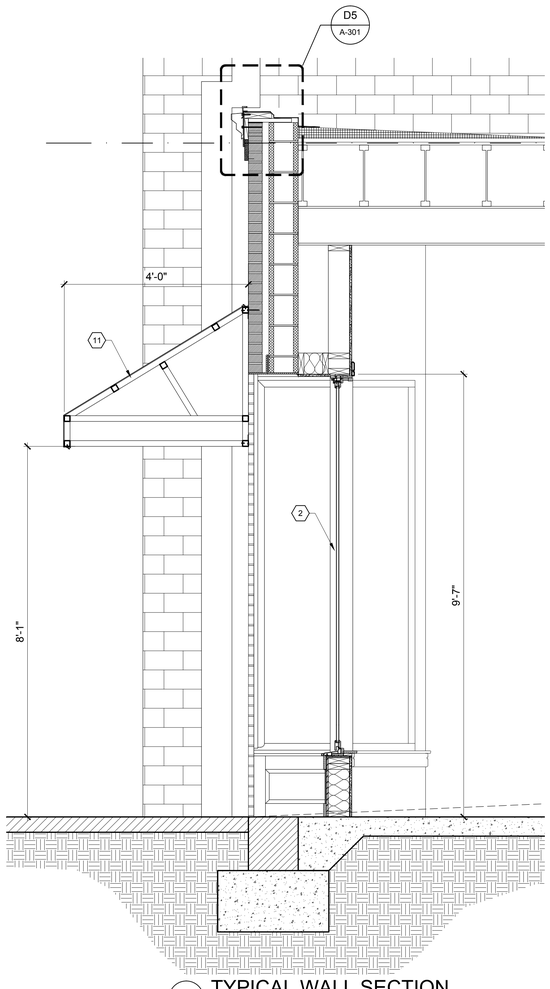
0 3" 6" 1'



D2 TYPICAL FOUNDATION DETAIL

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

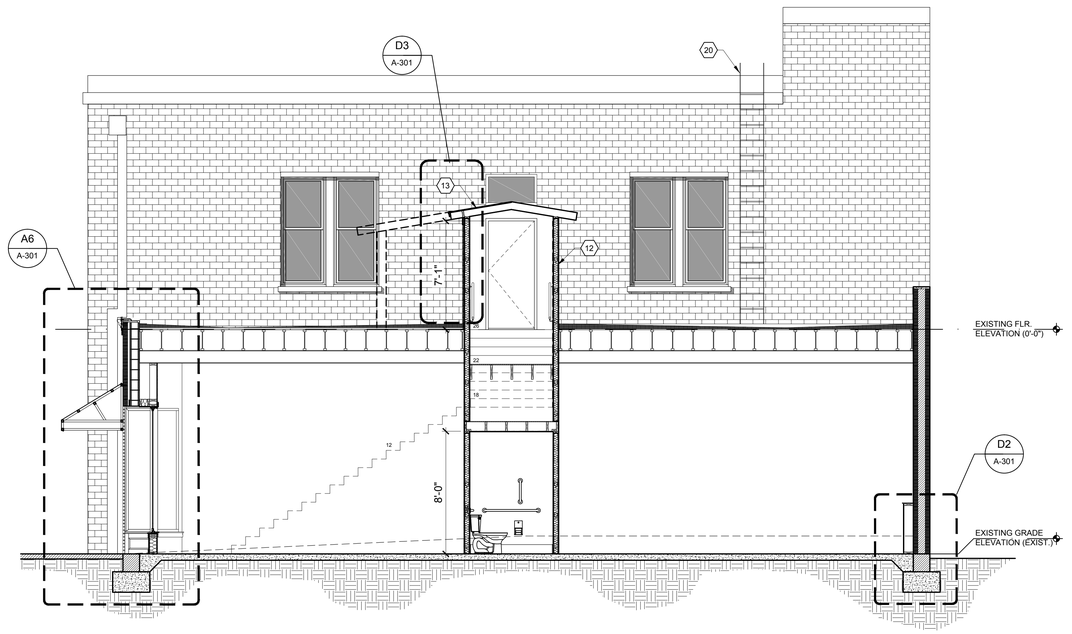
0 3" 6" 1'



A6 TYPICAL WALL SECTION

3/4" = 1'-0"

0 1' 2' 3'



A2 BUILDING SECTION

1/4" = 1'-0"

0 2' 4' 8'

GENERAL NOTES:

A. DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE

B. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS

SHEET KEY NOTES: (X)

1. NEW ALUMINUM COPING / PAINTED
2. VINYL CLAD STORE FRONT, TO MATCH ADJACENT FORDHAM BUILDING
3. METAL THROUGH WALL SCUPPER BOX
4. ROOF DRAIN OVER FLOW OUTLET
5. WOOD DOOR AND FRAME TO MATCH ADJACENT FORDHAM BUILDING
6. OWNER PROVIDED SIGNAGE BRACKET
7. EXISTING FIRE DEPARTMENT CONNECTION
8. EXISTING SPRINKLER SYSTEM DRAIN
9. EXISTING KNOX BOX
10. HOLLOW METAL DOOR AND FRAME, EGRESS ONLY
11. OPTIONAL CANOPY
12. CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE
13. ASPHALT SHINGLE ROOF
14. GALVANIZED METAL PIPE GUARDRAIL
15. ROOF ACCESS LADDER

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 466-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

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BEAUFORT DESIGN BUILD

ARCHITECT / ENGINEER'S SEAL

FORDHAM WAREHOUSE RENOVATION

204 CARTERET STREET
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE

SHEET INFORMATION

DATE	JULY 15, 2020
JOB NUMBER	20020
DRAWN	ADB
CHECKED	ADB
APPROVED	DCS

BUILDING SECTIONS

A-301

City of Beaufort Historic Review Board: Response Letter

July 24, 2020

City of Beaufort
Historic Review Board
1911 Boundary Street
Beaufort, South Carolina 29902

Re: **Fordham Warehouse Renovation:**
Historic Review Board Comments
BDB Project #: 20020.00

Please accept this letter as our formal response to plan review comments for the above referenced project. As appropriate, drawing revisions have been clouded. Our responses are as follows:

Missing Items:

1. Please provide a cutsheet for proposed doors and proposed access ladder.
   BDB Response: A cut sheet for the sapele wood door with glass has been added to sheet G-104. The roof access ladder (not visible from the street) was approved under a separate permit.

2. Please provide storefront details showing head, jamb, and sill conditions.
   BDB Response: Andersen A Series Picture Window head, jamb, and sill, typical details have been added to this response. Additionally, photos of the adjacent storefront, which were Constructed under a previous permit, have been added to sheet A-201. The poposed storefront will match the existing.

3. Please provide a wall section through new exterior wood siding wall.
   BDB Response: A wall section has been added to sheet A-301. It should be noted that the drawings call for cementitious lap siding (4" exposure) not wood siding.

4. Please provide a cutsheet and detail for new metal coping.
   BDB Response: The manufacturer's metal coping cut sheet and details have been added to sheet A-301. The cut sheet for Metal-Era has also been attached to this response. We intend to use Edge Systems One.

5. Please provide a cutsheet and standard roofing details for Asphalt Shingle roof and TPO roof.
   BDB Response: The cutsheets and standard roofing details for the asphalt shingle roof have been attached to this response. The color for the asphalt shingles will be Williamsburg Slate. The TPO roofing for the system, which can not and will not be visible to any pedestrian traffic, is to match the upper roof of the Fordham Building. (this roof was approved under a separate permit.)

6. Please provide a final materials list that shows paint colors, color of metal coping, color of wood siding, color of trim, color of ladder, color of railing, color and material of canopy. For any colors that will match Fordham Building, please note what specific areas on this building will match what specific areas on the Fordham Building.

   BDB Response: All colors for the proposed renovation are to match the existing Fordham Building. Storefront and coping will be Forrest Green. The cementitious lap siding will match the yellowish color (color of brick) on the existing building. The metal rails and attic access ladder will be Charleston Green. We would like to leave the canvas canopy color, as a deferred submittal at this time.

7. Please provide a detail drawing of the new railing that notes size and spacing of railing components.
   BDB Response: A detail for the proposed rail has been added to sheet A-201.

Sincerely,

Beaufort Design Build, LLC



Adam D. Biery
Project Manager

Copy: Dan Saltrick
File

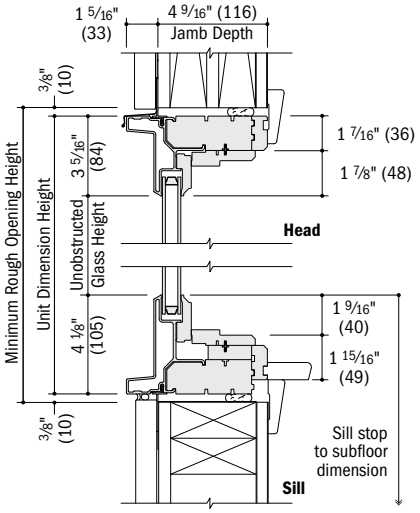
Picture Window Area Specifications *(continued)*

Window Number	Glass Area Sq. Ft./(m²)		Overall Window Area Sq. Ft./(m²)	
APW7830	16.33	(1.52)	22.34	(2.08)
APW7834	18.68	(1.74)	24.87	(2.31)
APW7838	21.03	(1.95)	27.41	(2.55)
APW7840	23.38	(2.17)	29.94	(2.78)
APW7844	25.73	(2.39)	32.48	(3.02)
APW7848	28.08	(2.61)	35.01	(3.25)
APW7850	30.43	(2.83)	37.55	(3.49)
APW7854	32.78	(3.05)	40.08	(3.72)
APW7858	35.13	(3.26)	42.62	(3.96)
APW7860	37.48	(3.48)	45.15	(4.19)
APW8020	9.72	(0.90)	15.38	(1.43)
APW8024	12.18	(1.13)	18.02	(1.67)
APW8028	14.64	(1.36)	20.67	(1.92)
APW8030	17.10	(1.59)	23.32	(2.17)
APW8034	19.57	(1.82)	25.96	(2.41)
APW8038	22.03	(2.05)	28.61	(2.66)
APW8040	24.49	(2.28)	31.25	(2.90)
APW8044	26.95	(2.50)	33.90	(3.15)
APW8048	29.41	(2.73)	36.55	(3.40)
APW8050	31.87	(2.96)	39.19	(3.64)
APW8054	34.33	(3.19)	41.84	(3.89)
APW8058	36.79	(3.42)	44.48	(4.13)
APW8060	39.25	(3.65)	47.13	(4.38)

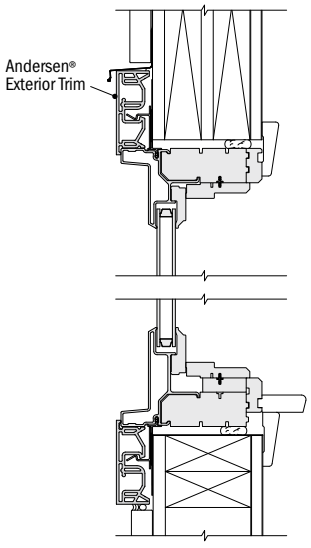
• Dimensions in parentheses are in square meters.

Picture Window Details

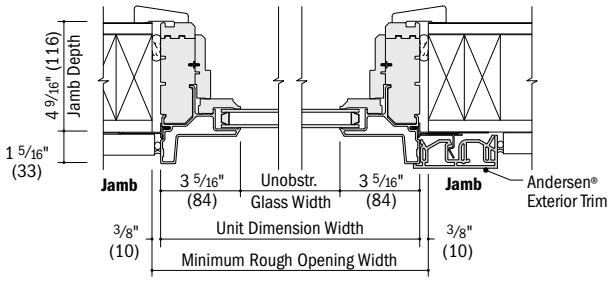
Scale 1½" (38) = 1'-0" (305) – 1:8



Vertical Section



Vertical Section



Horizontal Section

See pages 64-66 for horizontal and vertical joining details.

• 4 9/16" (116) jamb depth measurement is from back side of installation flange.
• Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
• Dimensions in parentheses are in millimeters.
• **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 236-237.**
• Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

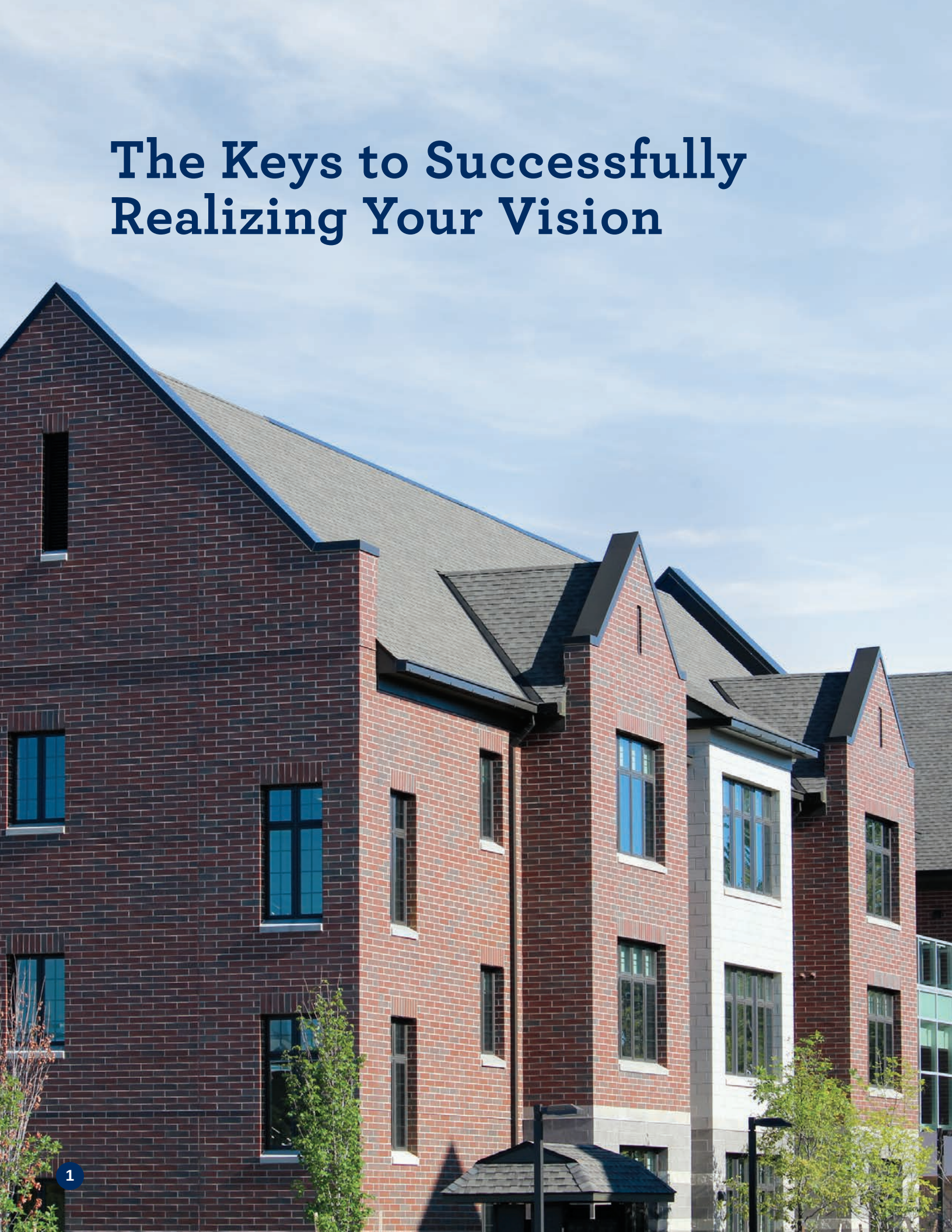


METAL-ERA®
Engineered Roof Solutions

The Smart Choice

It's about the integrity of your design. The success of your project. The strength of your reputation. Metal-Era products are a proven, efficient, aesthetically pleasing way to bring your vision to life. Explore the possibilities inside.

The Keys to Successfully Realizing Your Vision



Speed. Protection. Expertise. Quality.



In any building project, the roof edge is a key protective and aesthetic element that cannot be overlooked.

Typical field-fabricated edge metal comes with a number of question marks. Will it meet durability requirements? Will it look the way you want? Will it fit your timetable?

If you choose Metal-Era, you can put these questions to rest. Our roof edge and ventilation systems are tested to the strictest building codes, and backed by some of the strongest warranties in the industry. You can choose from an array of options that will look great with your design. Plus, all our products are easy to install, ensuring proper fit and keeping your project on schedule.

So make the smart choice in roof edge and ventilation systems for your next project. Explore our catalogs today, and call us at ***800-558-2162*** *with any questions.*

The Industry's Best Designed, Most Rigorously Tested Products

- Custom engineered for aesthetics and functionality
- Fabricated via advanced robotic methods
- Tested to exacting standards including ANSI/SPRI/FM 4435/ES-1, Miami-Dade and FM



Fascia



Coping



Sloped Roof Ventilation



Water Control & Drainage

Anchor-Tite

(Fascia)



The Best Protection Available for Your Roof Edge

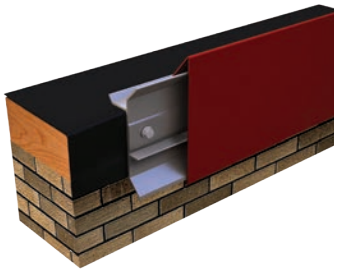
Anchor-Tite fascia products combine custom engineering and superior performance with an attractive appearance. The patented design of our extruded aluminum anchor bar securely terminates the membrane, providing protection superior to any other manufactured or shop-fabricated roof edge.

Compliant with all relevant building codes, Anchor-Tite products are also backed by our **Lifetime, 215 mph Wind Warranty** (see page 13 for details). They hold up under the toughest of weather conditions – extreme wind, driving rain, heavy snow – to protect your roof and its surroundings.

Anchor-Tite Advantages

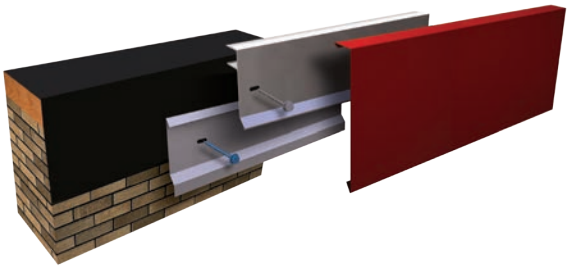
- Reduces labor time and costs with simple, snap-on installation
- Eliminates stripping-in or heat welding thanks to non-penetrating design
- Ensures proper fit and eliminates field fabrication with prefabricated miters and accessories
- Complements your design with standard and custom finishes and convenient sizes





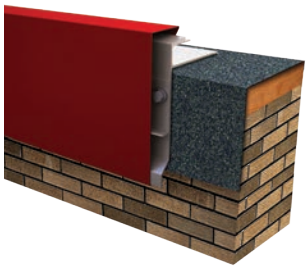
Anchor-Tite Standard Fascia*†‡

- Fully Adhered or Mechanically Attached Single-Ply
- Built-Up or Modified



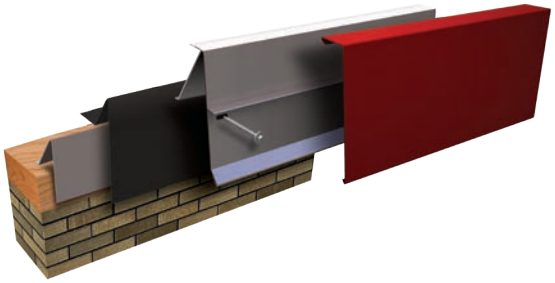
Anchor-Tite HG Fascia*‡

- Fully Adhered or Mechanically Attached Single-Ply
- Built-Up or Modified



Anchor-Tite Extended Fascia*†‡

- Fully Adhered or Mechanically Attached Single-Ply
- Built-Up or Modified





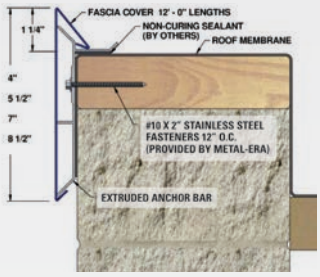
Anchor-Tite Drip Edge*‡

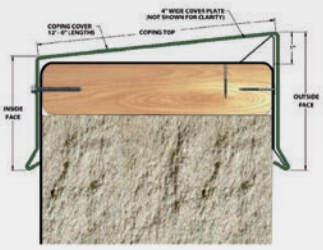
Anchor-Tite Canted Fascia*†‡

- Galvanized Waterdam
- Existing Beveled Wood Nailer
- Extended

Factory Mutual Approved * | **Miami-Dade County Approved †** | **ANSI/SPRI/FM 4435/ES-1 Tested ‡**

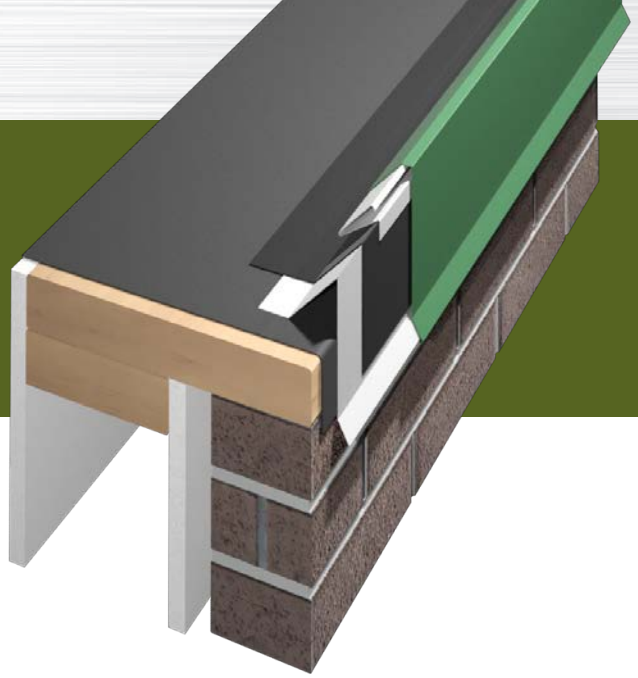
	Anchor-Tite Standard Fascia	vs.	**Typical Parapet Cap** (Coping)
Price	• 66% less material used for overall cost savings • Efficient, labor-saving design		• Large quantities of material for added expense • Labor intensive installation
Warranty	• Lifetime, 215 mph Wind Warranty • 30 year Kynar® finish warranty • 5 year Workmanship Warranty		• Typically 1-2 year Workmanship Warranty
Sizes/ Materials	• Up to 8.5" face heights • Available in 24 ga. and .040" • Other profile face heights and gauges available • Radius and custom profiles available		• Limited face heights and gauges • Flexibility on custom profiles may be limited





Perma-Tite

(Fascia)



Versatile, Economical Products in a Range of Designs, Colors and Finishes

Perma-Tite's distinct design and competitive pricing make this line of fascia products the perfect solution for multiple roof conditions. With no exposed fasteners or unsightly cover plates, the clean design prevents migration under the fascia panels and provides proper spacing for thermal movement.

Available in a variety of versions, Perma-Tite fascia products come with a **20 Year, 120 mph Wind Warranty** (see page 13 for details).

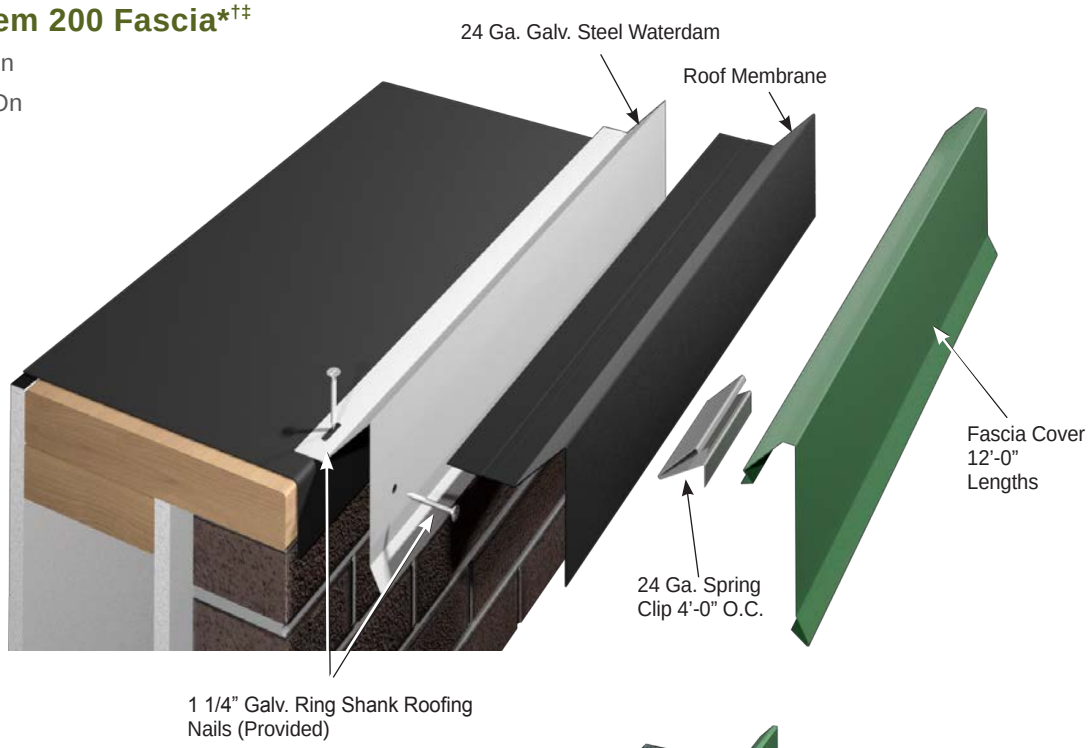
Perma-Tite Advantages

- Dual attachment points for added flexibility
- No exposed fasteners or unsightly cover plates to mar the building's aesthetics
- Available in a wide range of standard colors and finishes
- Radius and other custom capabilities available to meet unique project needs



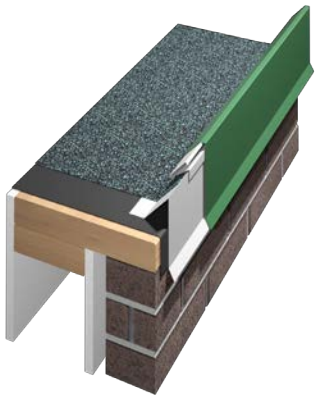
Perma-Tite System 200 Fascia*†‡

- Single-Ply, Snap-On
- Single-Ply, Crimp-On



Perma-Tite System 300 Fascia*‡

- Built-Up or Modified



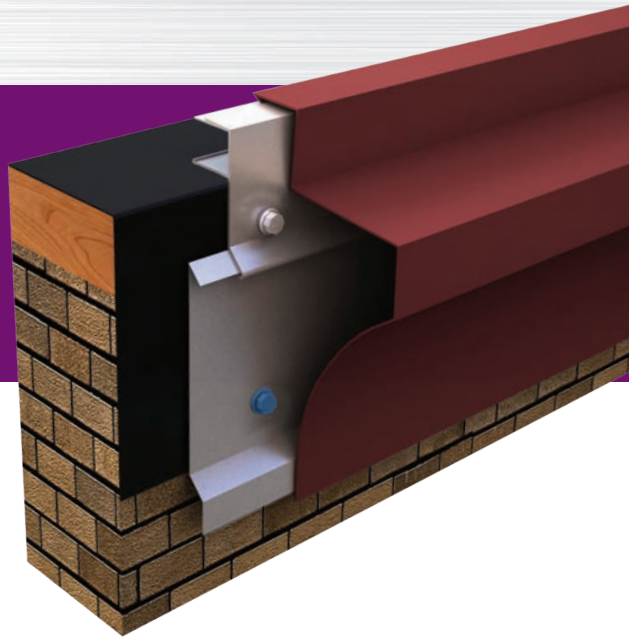
Factory Mutual Approved * | **Miami-Dade County Approved †** | **ANSI/SPRI/FM 4435/ES-1 Tested ‡**

A Wide Array of Economical, High-Quality Choices

- Styles, colors and finishes to accommodate many types of roofs
- Reduces labor time and costs with simple installation
- Eliminates stripping-in or heat welding thanks to non-penetrating design
- Ensures proper fit and eliminates field fabrication with prefabricated miters and accessories
- Facilitates correct placement and proper thermal movement with slotted fastening holes
- Manufactured in convenient 12' lengths

Creative Design Series

(Fascia)



Unique Products That Inspire Your Imagination & Vision

It's about more than just inventive, attractive design. Like all Metal-Era products, these fascia products deliver superior performance backed by comprehensive warranties, including a **20 Year, 120 mph Wind Warranty** (see page 13 for details).

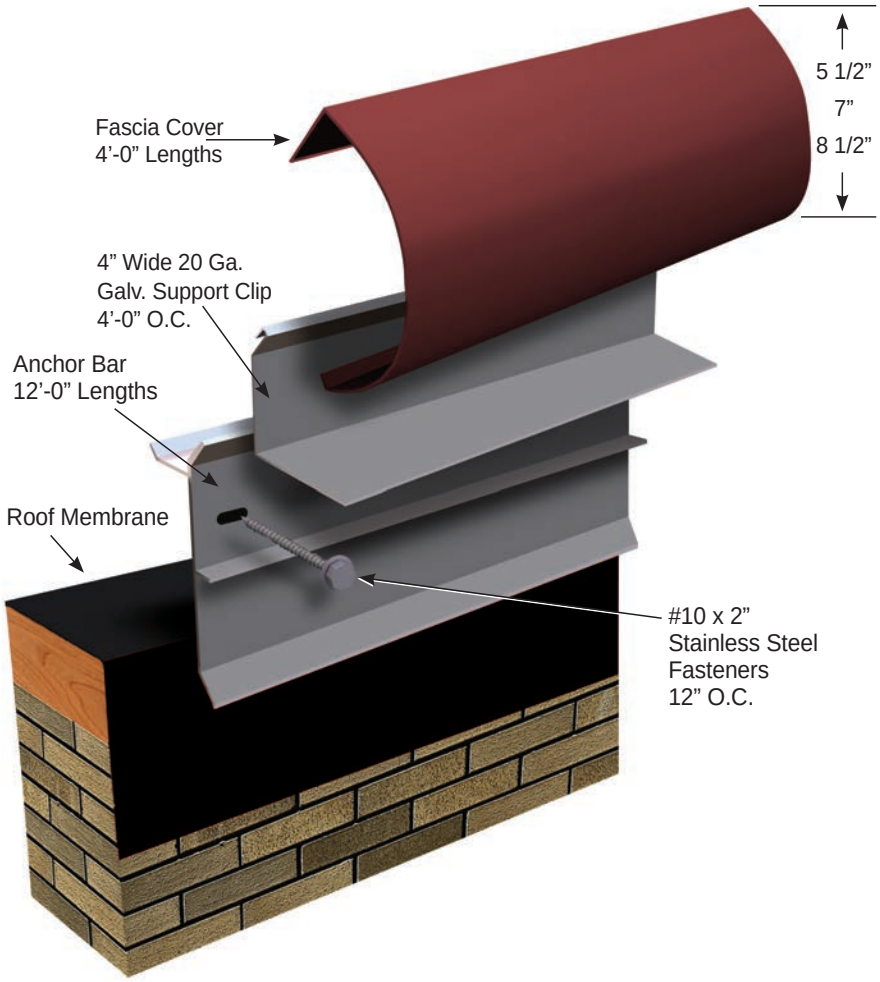
Creative Design Series Advantages

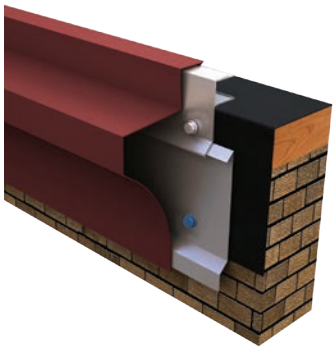
- Looks great without requiring complicated installation
- Eliminates stripping-in or heat welding thanks to non-penetrating design
- Ensures proper fit and eliminates field fabrication with prefabricated miters and accessories
- Facilitates correct placement and proper thermal movement with slotted fastening holes
- Manufactured in convenient 12' lengths



Creative Design Bullnose Fascia*‡

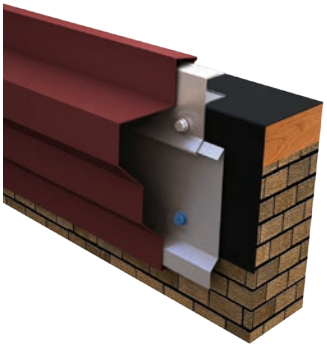
- Fully Adhered or Mechanically Attached Single-Ply
- Built-Up or Modified
- Stone Ballast Single-Ply





Creative Design Cornice Fascia‡

- Fully Adhered or Mechanically Attached Single-Ply
- Built-Up or Modified

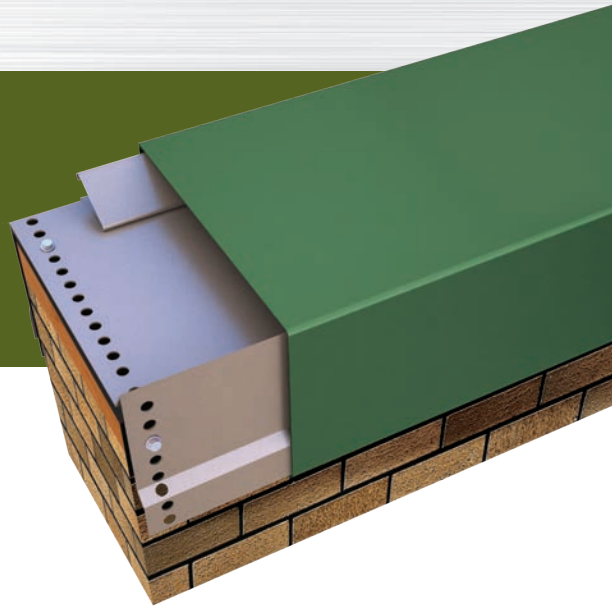


Creative Design Shadow Line Fascia‡

- Fully Adhered or Mechanically Attached Single-Ply
- Built-Up or Modified

Factory Mutual Approved * | **Miami-Dade County Approved †** | **ANSI/SPRI/FM 4435/ES-1 Tested ‡**

Perma-Tite
(Coping)



Versatile, Economical Products in a Range of Designs, Colors and Finishes

Continuing a tradition of innovative, rigorously tested roof edge systems, Perma-Tite coping products are a fine complement to your building's natural aesthetics. A variety of options, including standard and custom colors as well as anodized finishes, accommodate multiple roof conditions while having a **20 Year, 120 mph Wind Warranty** (see page 13 for details).

It's exactly what you need for your building: the right design, the right quality, the right color and finish – all at the right price.

Perma-Tite Advantages

- Reduces labor time and costs with simple, snap-on installation
- Ensures proper fit and eliminates field fabrication with prefabricated miters and accessories
- Facilitates correct placement and proper thermal movement with slotted fastening holes
- Manufactured in convenient 12' lengths

Product Choices

Perma-Tite Coping*‡
- A variety of versions available

Perma-Tite Gold Coping*‡
- A variety of versions available
- Enhanced Lifetime, 215 mph Wind Warranty

Perma-Tite Gold Cantilever Coping*‡
- For EIFS situations where fastening on an outside face is not available
- Enhanced Lifetime, 215 mph Wind Warranty

Perma-Tite Continuous Cleat Coping*‡

Perma-Tite Double Tapered Coping‡

Perma-Tite Arched Coping‡

Visit metalera.com for additional versions and product information



Factory Mutual Approved * | Miami-Dade County Approved † | ANSI/SPRI/FM 4435/ES-1 Tested ‡

Creative Design Series

(Coping)



Design-Friendly Options to Match Your High-Quality Building

Creative Design Series coping complements the specialized needs of your sophisticated projects, such as financial institutions, universities, schools and churches, while offering the same fast and easy installation as our other products.

Creative Design Series Advantages

- Looks great without requiring complicated installation
- Ensures proper fit and eliminates field fabrication with prefabricated miters and accessories
- Facilitates correct placement and proper thermal movement with slotted fastening holes
- Manufactured in convenient 12’ lengths

Product Choices

Creative Design Stone-Look Coping‡

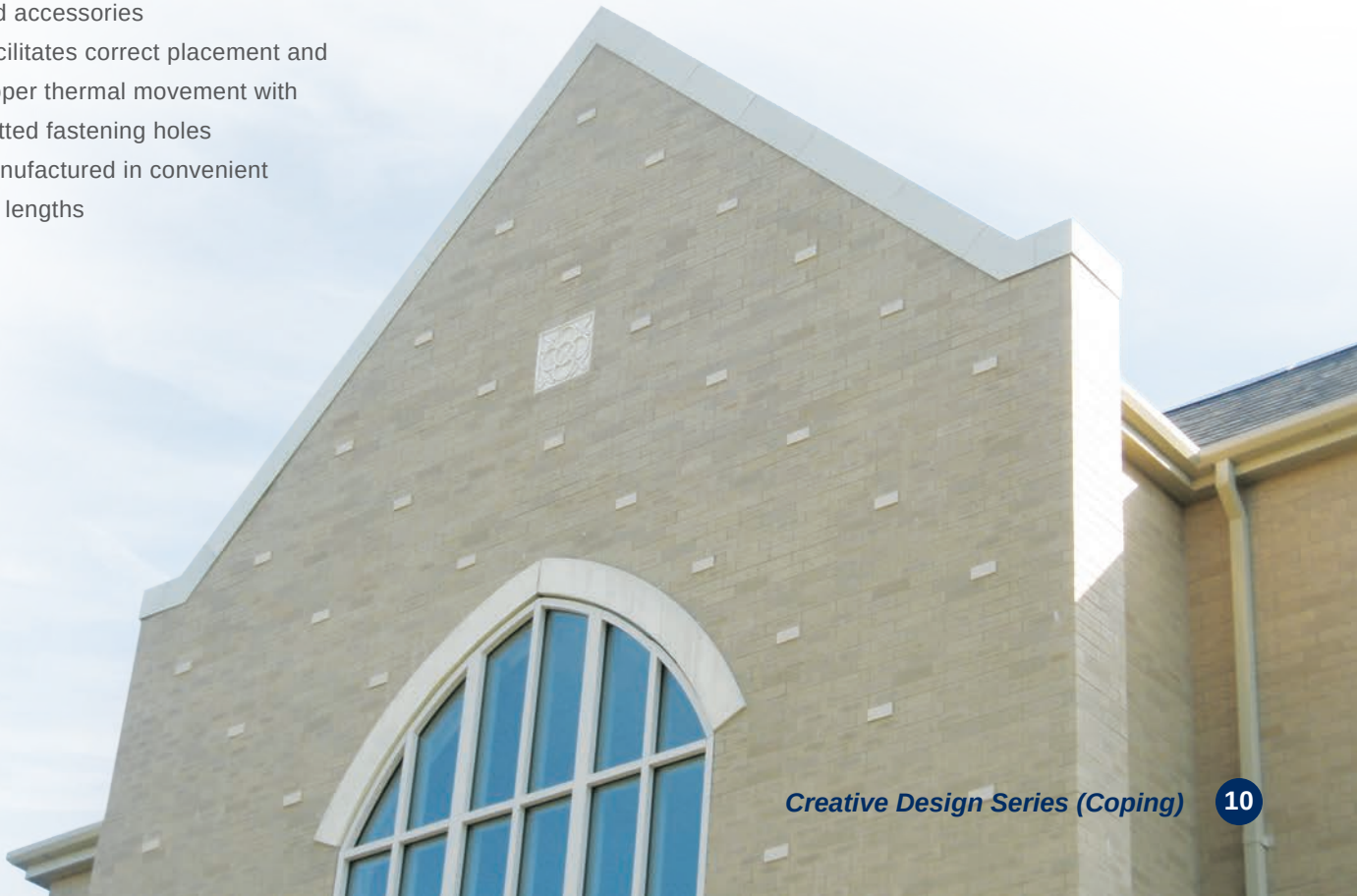
Creative Design Cornice Coping‡

Creative Design Bullnose Coping‡

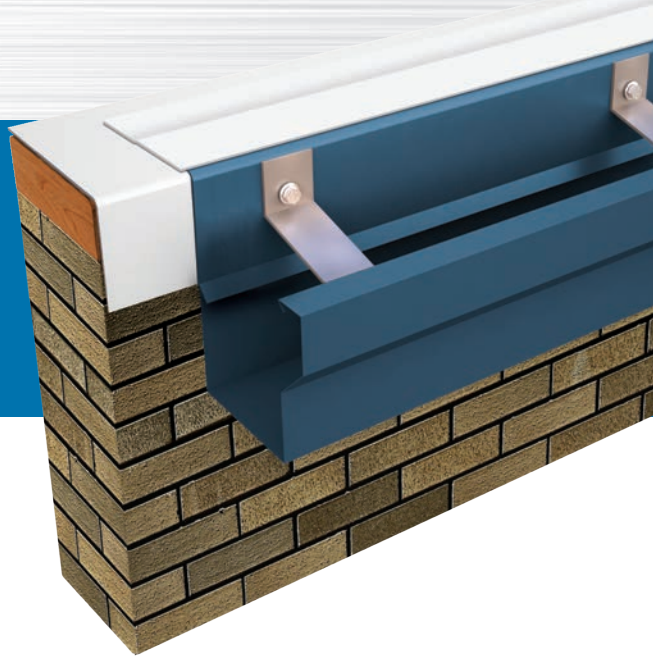
Creative Design Reveal Coping‡

Creative Design Bold Face Coping*‡

Creative Design Leak-Tite Coping‡



Seal-Tite
(Gutters)



The Only Industrial Gutter System That's Factory Mutual Approved

Unique design, superior roof drainage and attractive appearance make Seal-Tite stand out from the crowd.

With a heavy aluminum gutter strap design that eliminates the need for drilling and riveting, Seal-Tite gutters securely support larger volumes of water and extreme snow and icing conditions, ensuring high performance even in severe weather conditions. In addition, Seal-Tite gutters are backed by a **20 Year, 120 mph Wind Warranty** (see page 13 for details).

Seal-Tite Gutter Advantages

- Slotted fastening holes to ensure correct fastener placement and spacing
- Eliminates the need for drilling with pre-punched holes in the gutter
- Eliminates need for field fabrication and ensures proper fit with pre-fabricated miters and accessories
- Only Factory Mutual Approved gutter system

Product Choices

Seal-Tite Industrial Gutter*‡

- IG-1 Version
- IG-2 Version
- IG-3 Version
- IG-B Version

Seal-Tite Gold Gutter ‡

- IGG-1 Version
- IGG-2 Version
- IGG-3 Version
- IGG-B Version

Seal-Tite LT Gutter

- Half Round Gutter
- K-Style Gutter

Seal-Tite LT Downspout

- Round Downspout
- Corrugated Downspout

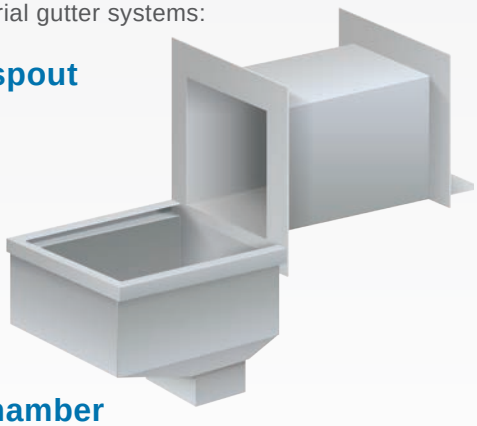
Metal-Era offers a complete line of Seal-Tite water drainage products that complement our industrial gutter systems:

Seal-Tite Industrial Downspout

- Closed Face Version
- Open Face Version

Garden-Tite Drain Bar

- 6" or Less Face Height Version
- Over 6" Face Height Version



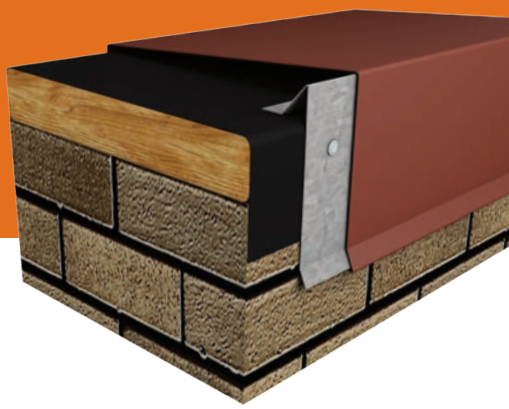
Garden-Tite Inspection Chamber

Seal-Tite Scuppers and Collector Boxes

- Thru-Wall Scupper
- Thru-Wall Scupper with Collector Box 1
- Thru-Wall Scupper with Collector Box 2
- Custom Scuppers and Collector Boxes available

Factory Mutual Approved * | **Miami-Dade County Approved †** | **ANSI/SPRI GT-1 Tested ‡**

Edge Systems ONE
(Fascia and Coping)



Great Quality at a Price That Fits Your Budget

Carefully designed and ANSI/SPRI/FM 4435/ES-1 tested, each Edge Systems One product is available with an extensive **Wind Warranty** (see page 13 for details).

Edge Systems One Advantages

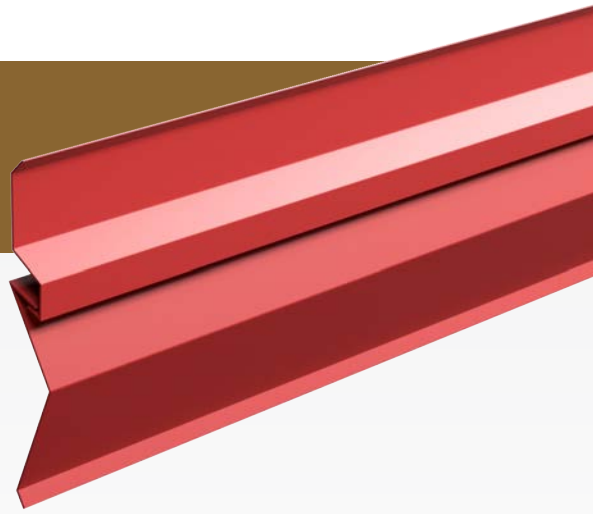
- Lowers labor costs and improves productivity with fast lead times and easy installation
- No crimping required makes for simplified installation

Product Choices

- One Edge*‡
- One Edge Extended*‡
- One Drip Edge*‡
- One Coping‡
- One Skirted Drip Edge
- One Gravel Stop*‡

Factory Mutual Approved * | **Miami-Dade County Approved †** | **ANSI/SPRI/FM 4435/ES-1 Tested**

Accessories



Long-Lasting Performance

Designed to provide long-lasting performance, Metal-Era's Accessories supply the flexibility to fit any project. Effective as a complement to our other product lines or as a stand-alone application, each Accessories product offers the performance and consistency you and your customers rely on.

- Brick Wall Cap
- 1 and 2 Pc. Counterflashing
- Fascia Extender
- Expansion Joints
- Termination Bar
- Lightning Rod Brackets

Visit metalera.com for additional versions and product information

Performance Guaranteed by the Industry's Best Warranties

Because every Metal-Era product is carefully designed, fabricated and tested, we stand by our quality with industry-leading wind and performance warranties.

Anchor-Tite - Lifetime, 215 mph Wind Warranty

Available on all Metal-Era manufactured Anchor-Tite products. Provides for replacement or repair of any portion of the system that has failed due to a defect in Metal-Era supplied materials. Covers the roof edge for the lifetime of the roof on which it was originally installed.

Perma-Tite Gold - Lifetime, 215 mph Wind Warranty

Available on orders to meet a project's specification. Provides a maximum of limited lifetime, 215 mph coverage for the repair or replacement of any portion of the roof edge system that has failed due to a defect in Metal-Era supplied materials.

Perma-Tite - 20 Year, 120 mph Wind Warranty

Available on orders to meet a project's specification. Provides a maximum of 20 years, 120 mph coverage for the repair or replacement of any portion of the roof edge system that has failed due to a defect in Metal-Era supplied materials.

Creative Design Series - 20 Year, 120 mph Wind Warranty

Available on all orders to meet a project's specification. It provides a maximum of 20 years, 120 mph coverage for the repair or replacement of any portion of the roof edge system that has failed due to a defect in Metal-Era supplied materials.

Edge Systems One - 20 Year, 120 mph Wind Warranty

Available on orders to meet a project's specification. Provides a maximum of 20 years, 120 mph coverage for the repair or replacement of any portion of the roof edge system that has failed due to a defect in Metal-Era supplied materials.

Seal-Tite - 20 Year, 120 mph Gutter System Wind Warranty

Available on orders to meet a project's specification. Provides a maximum of 20 years, 120 mph coverage for the repair or replacement of any portion of the gutter system that has failed due to a defect in Metal-Era supplied materials.

Edge Systems One - 10 Year, 90 mph Wind Warranty

The 10 year, 90 mph Wind Warranty is available on orders to meet a project's specification. Provides a maximum of 10 years, 90 mph coverage for the repair or replacement of any portion of the roof edge system that has failed due to a defect in Metal-Era supplied materials.

Full System Warranty

Available through our private label partners. Covers the entire roof system under one warranty. The system is inspected after the project is complete to ensure proper installation and protection for the most vulnerable area of the roof against failure due to extreme wind uplift pressures. Contact your private label sales rep directly for more information.

5 Year Workmanship Warranty

The 5 year Workmanship Warranty is available on all Metal-Era products. It covers the replacement or repair of products that are defective in material or workmanship.

30 Year Kynar® Warranty

The 30 Year Kynar® Finish Warranty is available on all Kynar® finish products from our standard selection. It covers the peeling, cracking, excess chalking, and fading of the paint finish.

METAL-ERA®
Engineered Roof Solutions

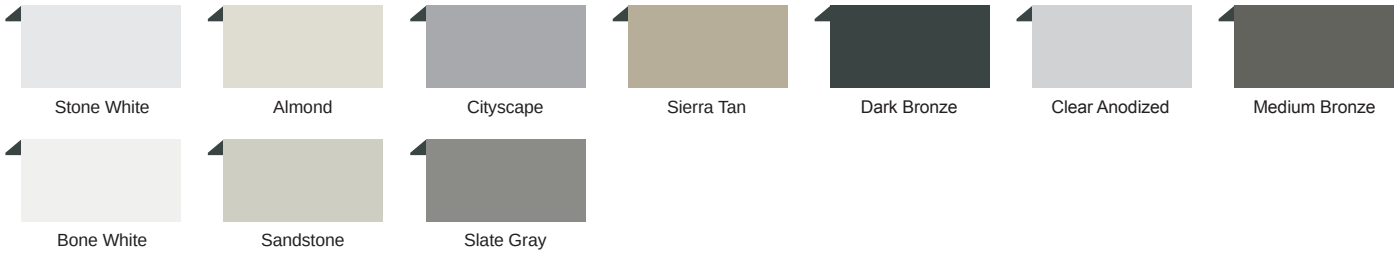
Questions about any of these warranties?
Please give us a call at **800-558-2162**.

Vibrant Colors That Capture Your Vision

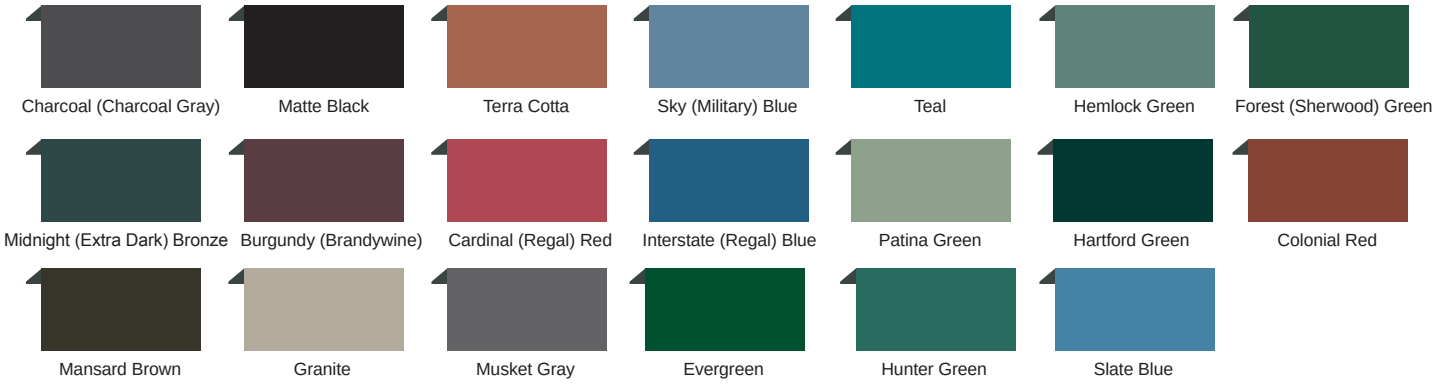
At Metal-Era, we work hard to bring you products that complement your best designs. Choose from a variety of options, including standard and custom colors as well as anodized finishes.

Our colors are deep, rich and true. Made of Valspar's Fluropon® High Performance Hylar 5000®/Kynar 500® finish, they offer the ultimate in resistance against fading and weathering. In addition to our many standard colors, custom colors are also available. Contact us at 800-558-2162 with your specific color needs.

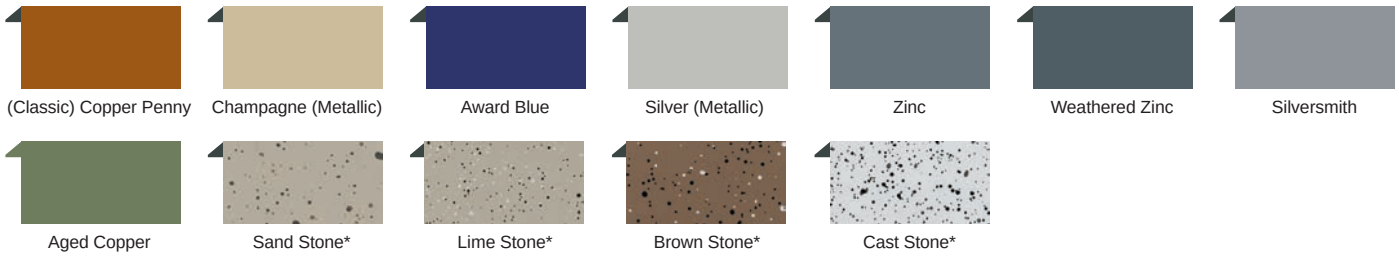
Express Colors –



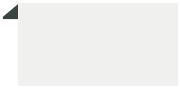
Standard Colors –



Premium Colors –



TPO/PVC Coated Colors –



G-90 galvanized and pre-primed paint grip (ready for field painting) also available

**Post Painted*

Protective film must be removed immediately. Please note this chart is only a representation of color options. Color matches should only be made with actual samples. Kynar 500® is a registered trademark belonging to Arkema Inc. Please call 800-558-2162 for actual metal samples.

800-558-2162 / metalera.com



METAL-ERA®
Engineered Roof Solutions

1600 Airport Road
Waukesha, WI 53188

P 800-558-2162
F 800-373-9156

info@metalera.com

Standing by Our Products

Metal-Era's 350-plus experienced representatives and distributors are here to make things easy and ensure your success. Don't hesitate to contact us today.

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GAF Timberline® HDZ™
High Definition® Shingles

GAF LAYERLOCK™ TECHNOLOGY





America's #1-selling shingle just got better!

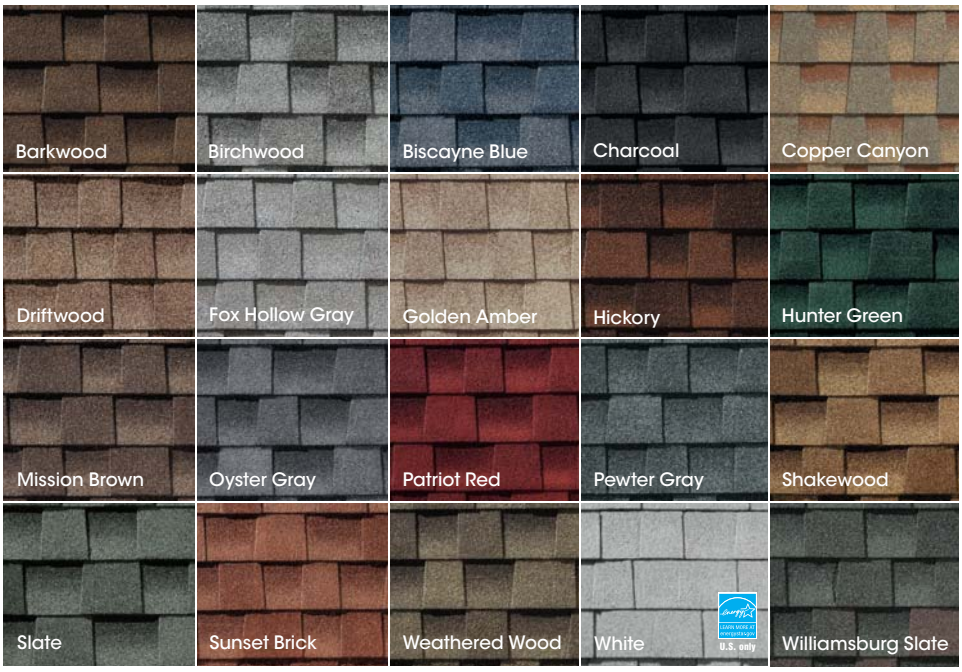
The same shingle you know and love, now with LayerLock™ Technology which powers the industry's widest nailing area.

Timberline® HDZ™ Shingles

Benefits:

- **LayerLock™ Technology** — Proprietary technology mechanically fuses the common bond between overlapping shingle layers.
- **Up to 99.9% nailing accuracy** — The StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test.[1]
- **WindProven™ Limited Wind Warranty** — When installed with the required combination of GAF Accessories, Timberline® HDZ™ Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.[2]
- Our legendary **Dura Grip™** sealant pairs with the smooth micrograniule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **StainGuard® Algae Protection** — Helps protect the beauty of your roof against unsightly blue-green algae discoloration.[3]
- **High Performance** — Designed with Advanced Protection® Shingle Technology.
- **Seamless compatibility** — The new Timberline® HDZ™ Shingles are compatible with traditional Timberline HD® Shingles for the same look and feel homeowners and contractors rely on for beauty and endurance.[4]
- **Perfect Finishing Touch** — For the best look, use TimberTex® Premium Ridge Cap Shingles or TimberCrest™ Premium SBS-Modified Ridge Cap Shingles.

Colors & Availability:



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 ¼" x 39 ⅜" (337 x 1,000 mm)
- Exposure: 5 ⅝" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard® Algae Protection[3]
- Hip/Ridge: TimberTex®; TimberCrest™; Seal-A-Ridge®; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- 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[5]
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- ENERGY STAR® Certified (White Only) (U.S. Only); Rated by the CRRC; Can be used to comply with Title 24 cool roof requirements

[1] Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline® HDZ™ Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

[2] 15-year WindProven™ limited wind warranty on Timberline® HDZ™ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

[3] StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[4] To be mixed on one roof, Timberline® HDZ™ Shingles and Timberline HD® Shingles must have matching 6-digit codes found on the end of the bundle. When mixed, always use Timberline HD® installation instructions.

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

[6] Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires use of GAF Lifetime shingles only. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Lifetime coverage on shingles and accessories requires use of any GAF Lifetime Shingle and any 3 qualifying GAF accessories. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

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.

2019 Women's Choice Award® 9 out of 10 Customer Recommended Roofing Products

We protect what matters most™

©2019 GAF 12/19 • #875 • RESGN467HDZ 369107-1219

Timberline® HDZ™
High Definition® Lifetime Shingles

INSTALLATION INSTRUCTIONS · **INSTRUCCIONES DE INSTALACIÓN**

GENERAL INSTRUCTIONS

COVERAGE: 3 bundles (1 bundle of 20 and 2 bundles of 22), when applied according to instructions, will cover 98.4 square feet (9.14 square meters).
ROOF SLOPE: GAF shingles must be installed on slopes of 2:12 or greater.
ROOF DECK: Use minimum 3/8" (10 mm) plywood or OSB decking as recommended by APA-The Engineered Wood Assn. Wood decks must be well-seasoned and supported, having a maximum 1/8" (3 mm) spacing using a minimum nominal 1" (25 mm) thick lumber and a maximum 6" (152 mm) width, having adequate nail-holding capacity and a smooth surface. Do NOT fasten shingles directly to insulation or insulated deck unless authorized in writing by GAF. Roof decks and existing surfacing material must be dry prior to installation of shingles.
UNDERLAYMENT: Underlayment is required by many code bodies and is required to maintain the shingles' UL Class A fire rating. When using FeltBuster® High-Traction Synthetic Roofing Felt as underlayment, it MUST be installed over one layer of VersaShield® Fire-Resistant Roof Deck Protection in order to maintain a Class A fire rating for GAF asphalt shingles.
FASTENERS: Use only zinc-coated steel or aluminum, 10 – 12 gauge, barbed, deformed, or smooth shank roofing nails with heads 3/8" (10 mm) to 7/16" (12 mm) in diameter. Fasteners should be long enough to penetrate at least 3/4" (19 mm) into wood decks or just through the plywood decks. Fasteners must be driven flush with the surface of the shingle. Overdriving will damage the shingle. Raised fasteners will interfere with the sealing of the shingles and can back out.
RELEASE FILM: Plastic film strips are present either on the back or face of each shingle. The film strips are to prevent shingles from sticking together while in the bundle. Do not remove the film strip before or during the installation.
ASPHALT PLASTIC CEMENT: Use asphalt plastic cement conforming to ASTM D4586 Type I or II.
WIND RESISTANCE/HAND SEALING: These shingle have a special thermal sealant that bonds the shingles together after installation when exposed to sun and warm temperatures. If shingles are damaged by winds before sealing or are not exposed to adequate surface temperatures, or if the self-sealant gets dirty, the shingles may never seal. Failure to seal under these circumstances results from the nature of self-sealing shingles, and is not a manufacturing defect. If shingles are to be applied during PROLONGED COLD periods or in areas where airborne dust or sand can be expected before sealing occurs, the shingles MUST be hand sealed. See Nailing Instructions/Hand Sealing.
VENTILATION: Proper underdeck ventilation is essential to reduce moisture build up and prevent mold. Ventilation must be designed to meet or exceed current F.H.A., H.U.D., or local code minimum requirements. For more information on ventilation requirements, see gaf.com.

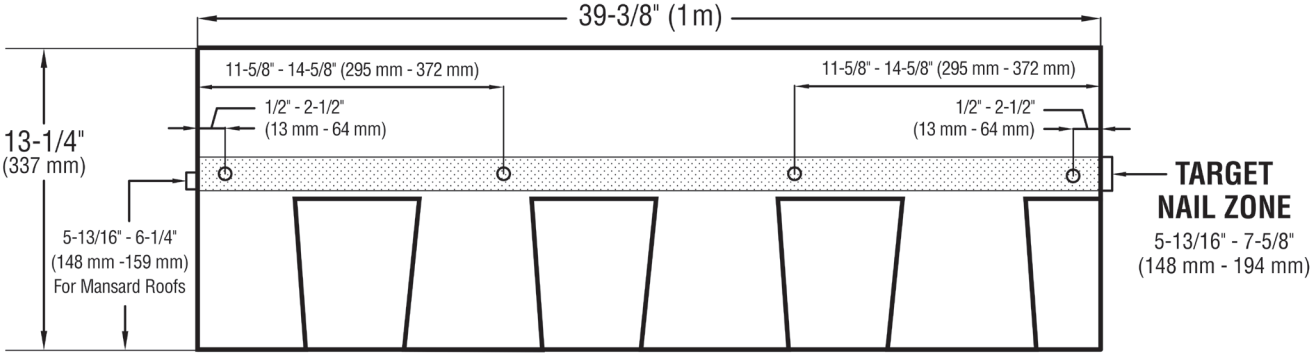
INSTRUCCIONES GENERALES

COBERTURA: 3 paquetes (1 paquete de 20 y 2 paquetes de 22), cuando se aplica de acuerdo con las instrucciones, cubrirán 98.4 pies cuadrados (9.14 metros cuadrados).
PENDIENTE DE TECHO: Las tejas GAF deben instalarse en pendientes de 2:12 o más.
CUBIERTA DEL TECHO: Utilice una cubierta mínima de 3/8" (10 mm) de madera contrachapada u OSB como se recomienda en la Asociación norteamericana de madera estructural (APA, The Engineered Wood Association). Las cubiertas de madera deben estar bien estacionadas y sujetas, con un espacio máximo de 1/8" (3 mm) utilizando madera gruesa con un valor nominal mínimo de 1" (25 mm) y un máximo de 6" (152 mm). Las cubiertas deben tener tanto una capacidad adecuada para resistir los clavos como una superficie lisa. NO fije las tejas directamente sobre el aislante ni sobre una cubierta aislada, salvo que GAF lo autorice por escrito. Las cubiertas del techo y el material de revestimiento existente deben estar secos antes de la instalación de las tejas.
CAPA BASE: Muchos organismos reguladores exigen una capa base a fin de mantener las tejas con una clasificación contra incendio Clase A, según lo establecido por UL. Cuando se utilice el Fieltro sintético de alta tracción para techos FeltBuster® como capa base, este DEBE instalarse sobre una capa de Protección para cubierta de techo ignífuga VersaShield® para mantener clasificación contra incendio Clase A de las Tejas asfálticas de GAF.
SUJETADORES: Utilice solamente clavos de acero recubiertos con zinc o aluminio, calibre 10 y 12, arponados, roscados o de vástago liso con cabezas de 3/8" (10 mm) a 7/16" (12 mm) de diámetro. Los sujetadores deben tener la longitud suficiente para penetrar al menos 3/4" (19 mm) las cubiertas de madera o solo atravesar las cubiertas de madera contrachapada. Los sujetadores deben quedar alineados con la superficie de la teja. La teja se dañará si la traspasa. Los sujetadores que sobresalen interfieren con el sellado de las tejas y pueden aflojarse.
PELÍCULA DE LIBERACIÓN: Cada teja tiene franjas de una película plástica en el frente o el reverso. Estas películas evitan que las tejas se peguen entre sí en el paquete. No retire la franja de la película antes ni durante la instalación.
CEMENTO PLÁSTICO ASFÁLTICO: Utilice cemento plástico asfáltico conforme a la norma ASTM D4586 para materiales Tipo I o II.
RESISTENCIA AL VIENTO/SELLADO A MANO: Estas tejas cuentan con un sellador térmico de especialidad que adhiere las tejas luego de su instalación al entrar en contacto con el sol y las temperaturas cálidas. Si el viento daña las tejas antes de que se sellen, si no están expuestas a temperaturas de superficie adecuadas, o bien si el autosellador se ensucia, es posible que las tejas nunca se adhieran. La falta de sellado bajo estas circunstancias es el resultado de la naturaleza de las tejas autoadhesivas, no se trata de un defecto de fabricación. Si se colocan las tejas durante períodos PROLONGADOS DE FRÍO o en regiones donde se espera que haya polvo o arena transportada por el aire, las tejas DEBEN sellarse de forma manual. Consulte Instrucciones para la colocación de clavos/sellado a mano.
VENTILACIÓN: Una ventilación adecuada debajo de la cubierta es fundamental para reducir la acumulación de humedad y prevenir la formación de moho. La ventilación debe diseñarse para cumplir o superar los requisitos mínimos actuales de la Administración Federal de Vivienda (FHA, Federal Housing Administration), del Departamento de Vivienda y Desarrollo Urbano (HUD, Department of Housing and Urban Development), o bien de los códigos locales. Para obtener más información sobre los requisitos de ventilación, visita es.gaf.com.

NAILING INSTRUCTIONS / HAND-SEALING
INSTRUCCIONES DE CLAVADURA / SELLADO A MANO

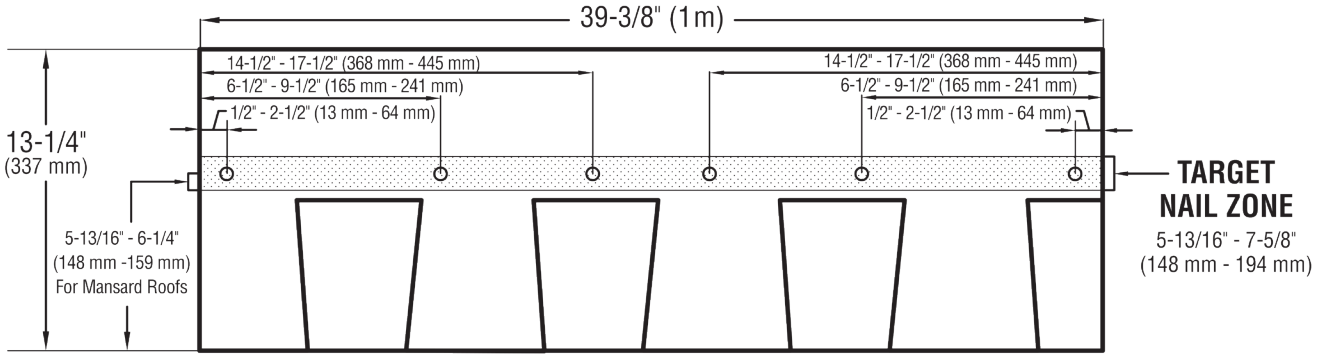
To hand-seal shingles and to ensure immediate sealing, apply 4 quarter-sized dabs of shingle tab adhesive on the back of the shingle 1” (25 mm) and 13” (330 mm) in from each side and 1” (25 mm) up from bottom of the shingle. Press shingle firmly into the adhesive. **CAUTION:** Apply ONLY a thin uniform layer of asphalt plastic cement less than 1/8” (3 mm) thick. Excess amounts can cause blistering of the shingles and may soften the asphalt in underlayments and leak barriers, resulting in the asphalt dripping and staining.

Para sellar las tejas a mano y garantizar una adhesión inmediata, coloque 4 pizcas del tamaño de una moneda de 25 centavos del adhesivo en la parte posterior de la teja a 1” (25 mm) y 13” (330 mm) hacia el interior de cada lado y a 1” (25 mm) hacia arriba desde la parte inferior de la teja. Presione la teja con firmeza contra el adhesivo.
PRECAUCIÓN: Aplique ÚNICAMENTE una capa delgada y uniforme del cemento plástico asfáltico con un espesor menor que 1/8” (3 mm). Cantidades excesivas pueden producir ampollamiento en las tejas, además de ablandar el asfalto en las capas base y las barreras contra goteras, lo cual provocará goteo y manchas en el asfalto.



STANDARD NAILING PATTERN: Nail shingles with 4 nails approximately 6 7/8” (174 mm) from bottom of shingle, in nailing area, as shown. Nails must not be exposed. For mansard roofs (21:12 and above), nail a nominal 6” (152 mm) from the bottom of the shingle and hand-seal shingles.

PATRÓN COMÚN PARA LA COLOCACIÓN DE CLAVOS: Clave las tejas con 4 clavos ubicados, aproximadamente, a 6 7/8” (174 mm) de distancia de la parte inferior de la teja en el área de clavado, tal como se muestra en la imagen. Los clavos no deben quedar expuestos. En el caso de techos de mansarda (con pendientes de 21:12 y superiores), coloque los clavos a una distancia nominal de 6” (152 mm)de la parte inferior de la teja y selle las tejas a mano.



ENHANCED NAILING PATTERN*: Nail shingles with 6 nails approximately 6 7/8” (174 mm) from bottom of shingle, in nailing area, as shown. Nails must not be exposed. For mansard roofs (21:12 and above), nail a nominal 6” (152 mm) from the bottom of the shingle and hand-seal shingles.

* Required by some local codes and required for enhanced wind coverage on certain products. See limited warranty for details.

PATRÓN MEJORADO DE COLOCACIÓN DE CLAVOS*: Clave las tejas con 6 clavos ubicados, aproximadamente, a 6 7/8” (174 mm) de distancia de la parte inferior de la teja en el área de clavado, tal como se muestra en la imagen. Los clavos no deben quedar expuestos.En el caso de techos de mansarda (con pendientes de 21:12 y superiores), coloque los clavos a una distancia nominal de 6” (152 mm)de la parte inferior de la teja y selle las tejas a mano.

* Requerido por algunos códigos locales y requerido para una mejor protección contra el viento en algunos productos. Para obtener información detallada, consulte la garantía limitada.

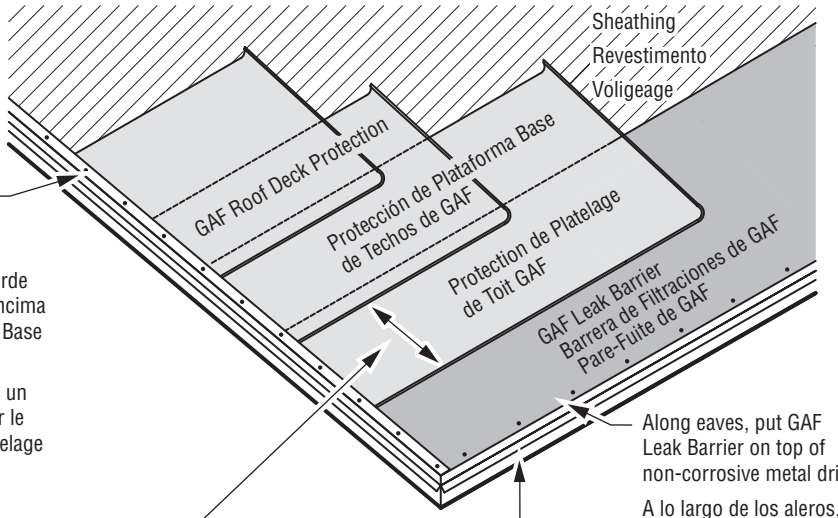
INSTALLING UNDERLAYMENT
INSTALANDO LA CAPA BASE

UNDERLAYMENT: FOR ROOF SLOPES 2:12 TO LESS THAN 4:12

Application of eave flashing: At eaves and where ice dams can be expected, use one layer of GAF Leak Barrier. Eave flashing must not overhang the eave edge by more than 1/4" (6 mm) and should extend 24" (610 mm) beyond the inside wall line. Where ice dams or debris dams are not expected, install 2 plies of GAF Roof Deck Protection. Application of underlayment: Completely cover the deck with two layers of GAF Roof Deck Protection as shown. Use only enough nails to hold underlayment in place until covered by shingles.

CAPA BASE: PARA TECHOS CON PENDIENTES DE 2:12 A MENOS DE 4:12

Aplicación de vierteaguas para aleros: En los aleros y donde se pueda esperar la presencia de estancamientos de hielo, use una capa de barrera contra goteras de GAF. El vierteaguas para aleros no debe sobresalir el borde del techo más de 1/4" (6 mm) y extenderse 24" (610 mm) más allá de la línea interior de la pared. Donde no se esperen estancamientos de hielo o escombros, instale 2 pliegues de protección de la cubierta del techo de GAF. Aplicación de capa base: Cubra completamente la plataforma base con dos capas de protección de la cubierta del techo de GAF como se muestra. Use solamente la cantidad suficiente de clavos como para sostener la capa base en su lugar hasta que la haya cubierto con las tejas.



Along rake, put non-corroding metal drip edge on top of GAF Roof Deck Protection.

A lo largo del alero, coloque borde de goteo de metal inoxidable encima de la Protección de Plataforma Base de Techos de GAF.

Au long de l'inclinaison, mettre un larmier en métal inoxydable sur le dessus de la Protection de Platelage de Toit GAF .

Along eaves, put GAF Leak Barrier on top of non-corrosive metal drip edge.

A lo largo de los aleros, coloque la Barrera de Filtraciones de GAF sobre el borde de goteo de metal inoxidable.

Au long des avant-toits, mettre du Pare-Fuite de GAF sur le dessus du larmier en métal inoxydable.

Exposure will vary depending on GAF underlayment used. Follow application instructions on selected Underlayment for proper exposure.

La exposición variará en función de la Capa Base de GAF utilizada. Siga las instrucciones de aplicación en la capa base seleccionada para una exposición adecuada.

Le pureau peut varier selon la membrane de protection utilisée. Suivre les instructions d'application sur les membranes de protection sélectionnées pour le pureau adéquat.

Not more than 1/4" (6mm) roof overhang

No más que 1/4" (6mm) techo sobresale por encima de

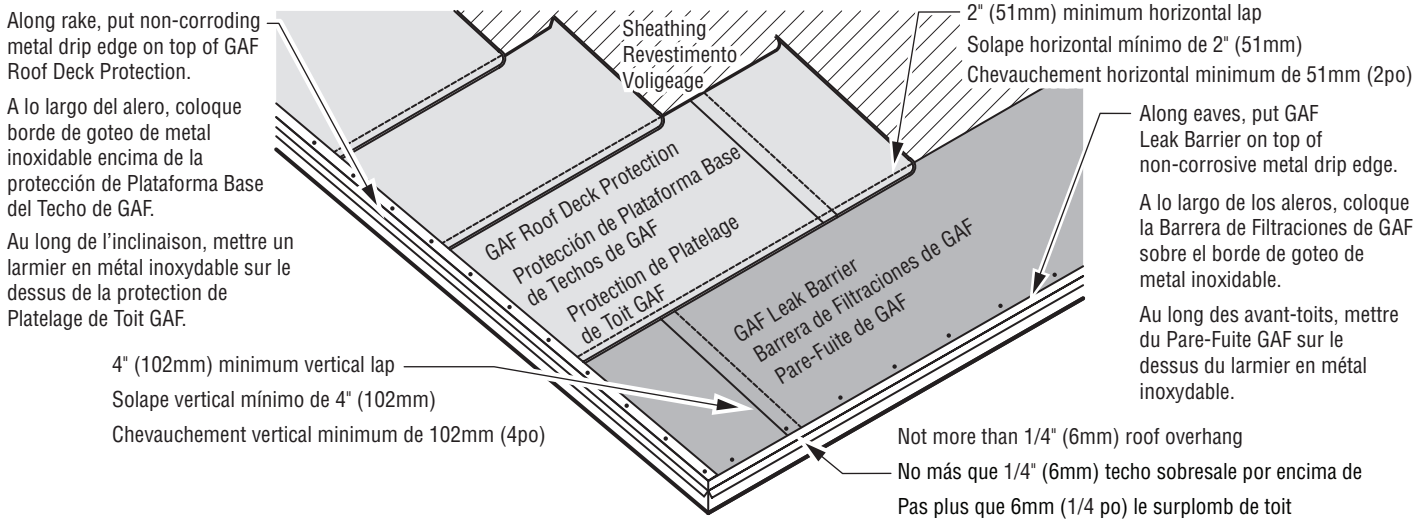
Pas plus que 6mm (1/4 po) le surplomb de toit

UNDERLAYMENT: FOR ROOF SLOPES 4:12 OR MORE

Application of eave flashing: At eaves and where ice dams can be expected, use one layer of GAF Leak Barrier. Eave flashing must extend 24" (610 mm) beyond the inside wall line. Application of underlayment: Cover deck with one layer of GAF Roof Deck Protection installed without wrinkles. Use only enough nails to hold underlayment in place until covered by shingles.

CAPA BASE: PARA TECHOS CON PENDIENTES DE 4:12 O MÁS

Aplicación de vierteaguas para aleros: En los aleros y donde se pueda esperar la presencia de estancamientos de hielo, use una capa de barrera contra goteras de GAF. El vierteaguas para aleros extenderse 24" (610 mm) más allá de la línea interior de la pared. Aplicación de capa base: Cubra la cubierta con una capa de protección de la cubierta del techo de GAF instalada sin arrugas. Use solamente la cantidad suficiente de clavos como para sostener la capa base en su lugar hasta que la haya cubierto con las tejas.



INSTALLING STARTER STRIP SHINGLES
INSTALACIÓN DE TEJAS DE HILADA INICIAL

STARTER COURSE

Use GAF starter strip shingles along the eaves and rake. Apply as shown. NOTE: GAF starter strip shingles are recommended at the rakes for best performance and required for enhanced warranty coverage on certain products (see limited warranties for details). Refer to application instructions for the selected starter strip shingles.

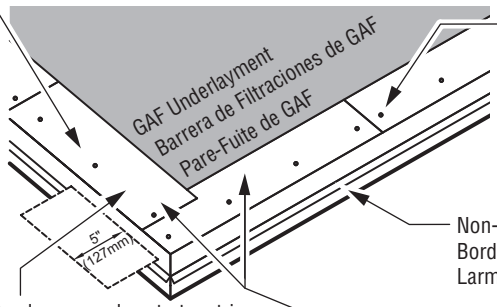
HILADA INICIAL

Use tejas de hilada inicial de GAF en los aleros. Siga las instrucciones de aplicación de tejas de hilada inicial. NOTA: Se recomienda usar tejas de hilada inicial de GAF en las inclinaciones para mejor rendimiento y se requiere para cobertura de la garantía contra el viento en ciertos productos (consulte la garantía limitada para detalles).

For maximum wind resistance along rakes, install any GAF Starter Strip shingles which contain sealant or cement shingles to underlayment and each other in a 4" (102mm) width of asphalt plastic cement.

Para máxima resistencia al viento a lo largo de las inclinaciones, instale cualquier teja de Hilada Inicial de GAF con conteniendo sellador o cemente las tejas a la capa base y entre sí en un ancho de 4" (102mm) de cemento plástico asfáltico.

Pour une résistance maximale contre les vents le long des inclinaisons, installer des bardeaux de Bande de Départ GAF avec scellant ou coller les bardeaux à la membrane de protection et l'un à l'autre dans une largeur de ciment plastique asphalté de 4po (102mm).



INSTALLING SHINGLES
INSTALACIÓN DE TEJAS

FIRST COURSE

Start with full shingle, which MUST be nailed on lower nail zone line. Shingle exposure should be 5-5/8" (143 mm)

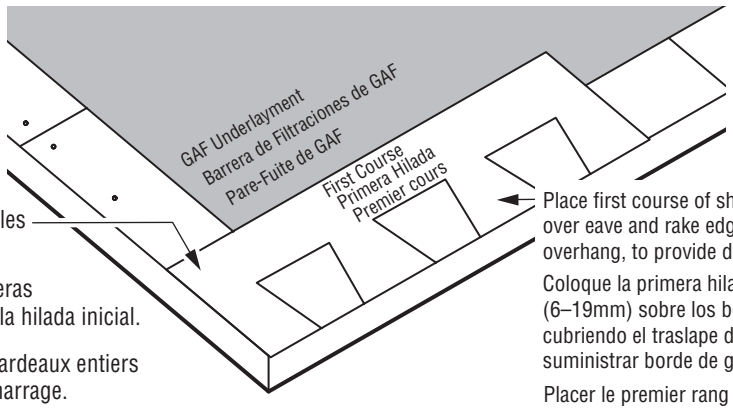
PRIMERA HILADA

Comience con teja complete. La teja completa DEBE ser clavado en la línea inferior de la zona de clavo. La exposición de la teja debe ser 5-5/8" (143 mm)

Start at either rake and lay in either direction.

Comience en cualquier inclinación y coloque en cualquier dirección.

Débuter à l'une ou l'autre des inclinaisons et étendre dans les deux directions.



Start and continue with full shingles laid flush over the starter course.

Empiece y continúe con tejas enteras colocadas en forma nivelada con la hilada inicial.

Démarrer et continuer avec des bardeaux entiers définies flush sur le cours de démarrage.

Place first course of shingles 1/4" – 3/4" (6–19mm) over eave and rake edges, covering starter course overhang, to provide drip edge.

Coloque la primera hilada de tejas a 1/4" – 3/4" (6–19mm) sobre los bordes de alero e inclinación, cubriendo el traslape de la hilada inicial, para suministrar borde de goteo.

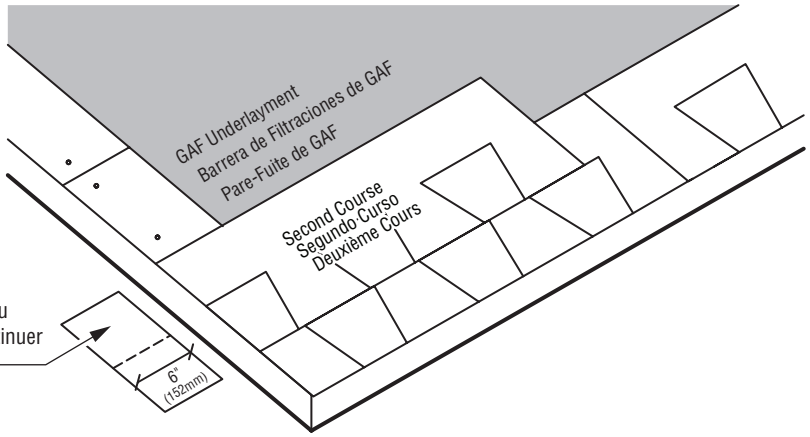
Placer le premier rang des bardeaux à 6-19mm (1/4 à 3/4po) sur les rebords de l'avant-toit et de l'inclinaison, en couvrantle surplomb du rang de départ, pour fournir un larmier.

SECOND COURSE

Position the shingles in the second and subsequent courses flush with the tops of the wide cut-outs. This results in a 5-5/8" (143 mm) exposure.

SEGUNDA HILADA

Coloque las tejas en la segunda hilada y subsiguientes a ras con las partes superiores de los cortes amplios. Esto resulta en una exposición de 5-5/8" (143 mm).



Trim 6" (152mm) from rake edge of first shingle. Continue with whole shingles.

Recorte 6" (152mm) del borde de inclinación de la primera teja. Continúe con tejas completas.

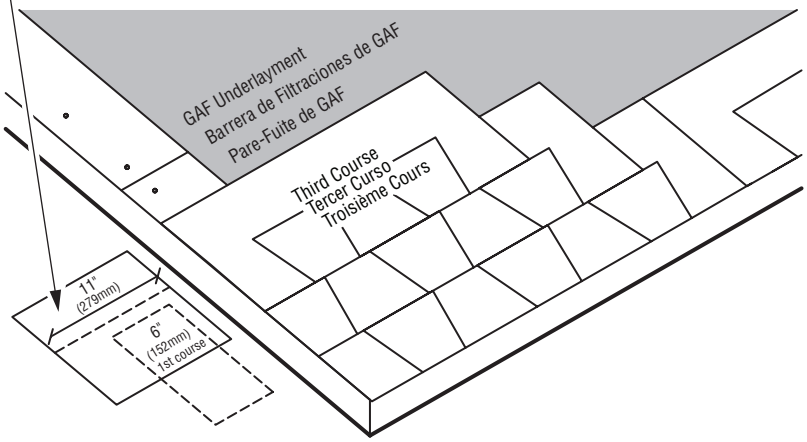
Découper à 110mm (152po) du bout du premier bardeau. Continuer avec des bardeaux entiers.

THIRD COURSE
TERCERA HILADA

Trim 11" (279mm) from rake end of first shingle.

Recorte 11" (279mm) del borde de inclinación de la primera teja.

Découper à 279mm (11po) du bout du premier bardeau.



4TH COURSE AND REMAINING

Strike a chalk line about every 6 courses to check parallel alignment with eaves.

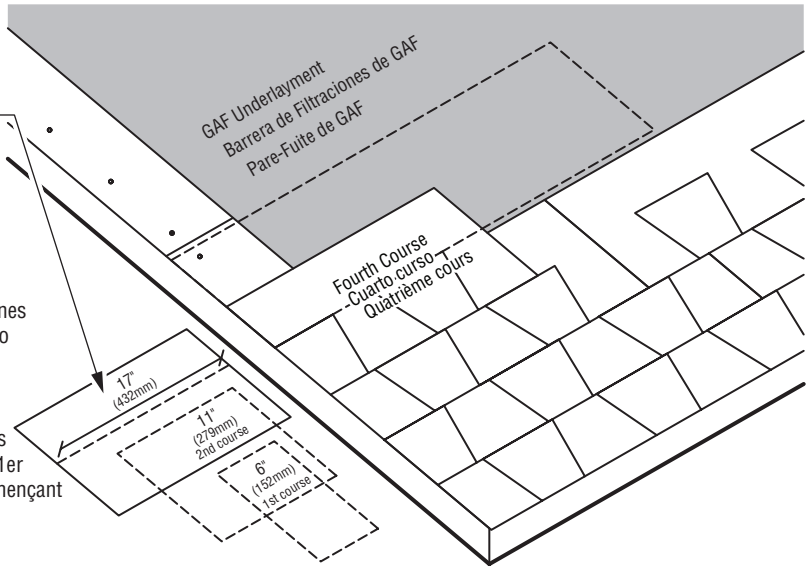
4TA. HILADA Y RESTANTES

Trace una línea de tiza aproximadamente cada 6 hiladas para controlar la alineación paralela con los aleros.

Trim 17" (432mm) from rake end of first shingle. Continue with whole shingles. Repeat the 1st - 4th course instructions on the remaining courses, starting the fifth course with a full shingle.

Recorte 17" (432mm) del lado que va al borde en la primera teja. Continúe con tejas completas. Repita de la 1ra a la 4ta instrucciones de hilada en las hiladas restantes, comenzando la quinta hilada con una teja completa.

Découper à 432mm (17po) de la fin de râteau de premier bardeau. Continuer avec des bardeaux entiers. Répéter les instructions du 1er au 4ème rang sur les rangs restants, en commençant au cinquième rang avec un bardeau entier.



INSTALLING ROOF ACCESSORIES AND DETAILS
INSTALACIÓN DE ACCESORIOS Y DETALLES DE TECHO

VENTILATION

Install GAF ventilation products for optimal shingle life. See General Instructions and the "Through Ventilation" section. Follow the application instructions for the selected ventilation products.

VENTILACIÓN

Instale productos de ventilación de GAF para una óptima vida útil de la teja. Consulte las Instrucciones Generales y la sección "A Través de la Ventilación". Siga las instrucciones de aplicación de los productos de ventilación seleccionados.

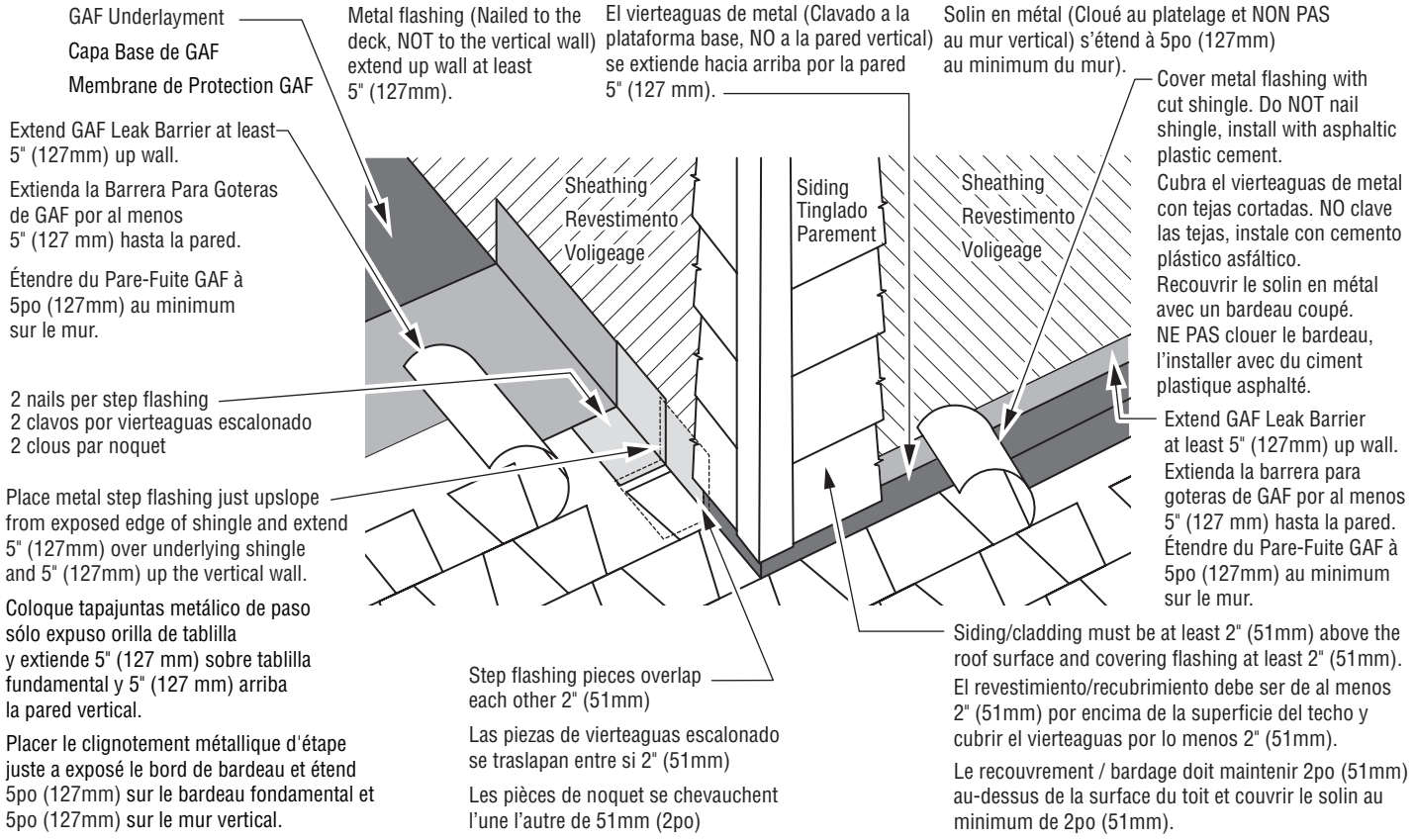
RIDGE CAP SHINGLES

Install GAF Ridge Cap Shingles following the application instructions shown on the GAF Ridge Cap Shingle wrapper. Position laps away from prevailing wind direction.

TEJAS DE CUMBRERA

Instale las tejas de cumbrera de GAF siguiendo las instrucciones de aplicación que figuran en el envoltorio de las teja de cumbrera de GAF. Coloque los solapes lejos de la dirección del viento predominante.

WALL FLASHING (Sloped Roof to Wall)
VIERTEAGUAS DE PARED (Techo en pendiente hacia la pared)



CHIMNEY FLASHING AND CRICKETS

Cover deck around chimney and over wood crickets with GAF Roof Deck Protection. DO NOT run GAF Roof Deck Protection up sides of chimney. Install leak barrier over GAF Roof Deck Protection and up sides of chimney at least 5" (127 mm). Install shop fabricated metal cricket flashings (shown) after underlayments are installed. Seal shingles to the metal flanges (see drawing below). Treat large wooden crickets like a separate roof and install valleys, shingles, hip and ridge shingles, and step flashing.

VIERTEAGUAS DE CHIMENEA'Y DESVIADOR

Cubra alrededor de la chimenea y sobre los desviadores en pico de madera con protección de la cubierta del techo de GAF. NO coloque protección de la cubierta del techo de GAF por los laterales de la chimenea. Instale la barrera contra goteras sobre la protección de la cubierta del techo de GAF y a los costados de la chimenea a un mínimo de 5" (127 mm). Instale los vierteaguas de los desviadores de metal fabricados (que se muestran) después de instalar las capas base. Selle las tejas a las bridas de metal (ver ilustración debajo). Trate los desviadores grandes de madera como un techo por separado e instale los valles, tejas, tejas de cumbreras y bordes y vierteaguas de paso.

Extend non-corroding metal counter flashing over base flashing.

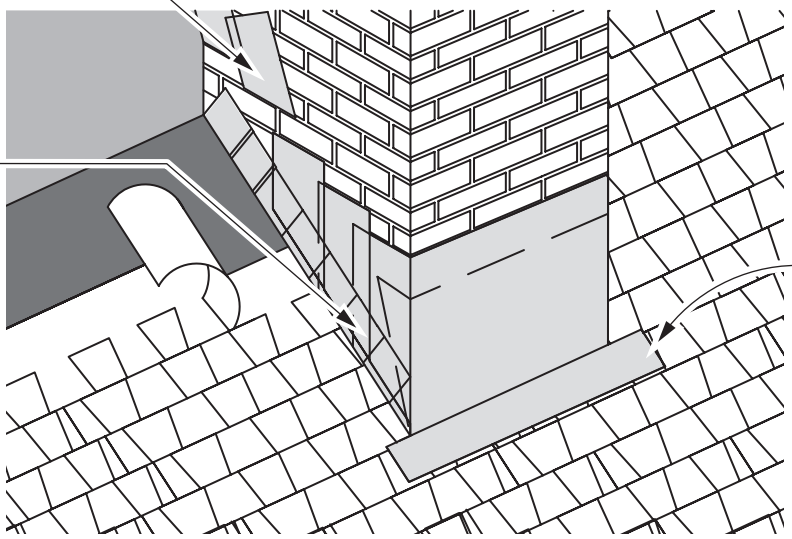
Extienda contravierteaguas de metalinoxidable sobre vierteaguas de base.

Etendre contre solin en metal inoxydable sur le solin de base.

Use one piece metal non-corroding step flashing for each course. Seal overlying shingles to step flashing with asphalt plastic cement.

Utilice un metal de pedazo tapajuntas no-corroendo de paso para cada curso. Selle tablillas que recubre para dar un paso destellar con asfalto cemento plástico.

Utiliser un métal de morceau clignotement d'étape non-corrodant pour chaque cours. Sceller des bardeaux recouvrir pour marcher clignoter avec l'asphalte ciment en plastique.



4" (102mm) min.

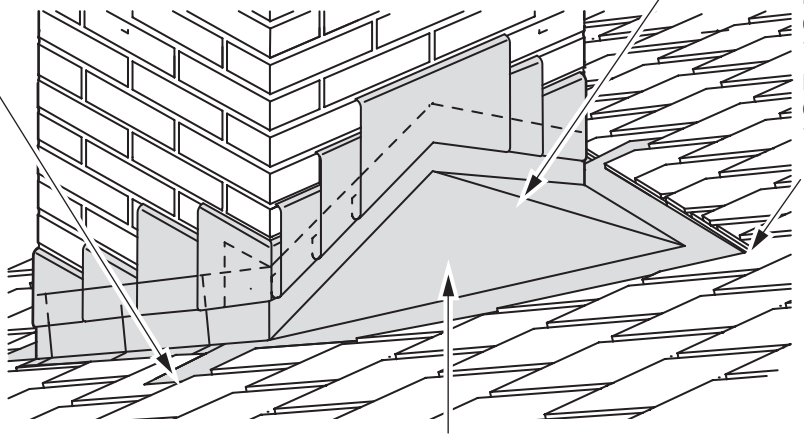
4" (102mm) mín.

102mm (4po) min.

Seal shingles to metal flange with asphalt plastic cement.

Selle las tejas a la brida de metal con cemento del plástico del asfalto.

Sceller les bardeaux à la bride de métal avec du ciment de plastique d'asphalte.



Cricket ridge should be at least 12" (305mm).

El borde de los desviadores debe estar a por lo menos 12" (305 mm).

Le pli du dos d'âne doit être au minimum de 12po (305mm).

Cricket flange should be at least 18" (457mm) up roof deck.

La brida de los desviadores debe estar a por lo menos 18" (457mm) por la cobertura del techo.

La bride du dos d'âne doit être au minimum à 18po (457mm) sur le platelage de toit.

Crickets should extend at least 6" (152mm) up the back of the chimney and extend at least 12" (305mm) up the roof deck.

Los desviadores deben extenderse a por lo menos 6" (152mm) hasta la parte posterior de la chimenea y extenderse a por lo menos 12" (305mm) hasta la cubierta del techo.

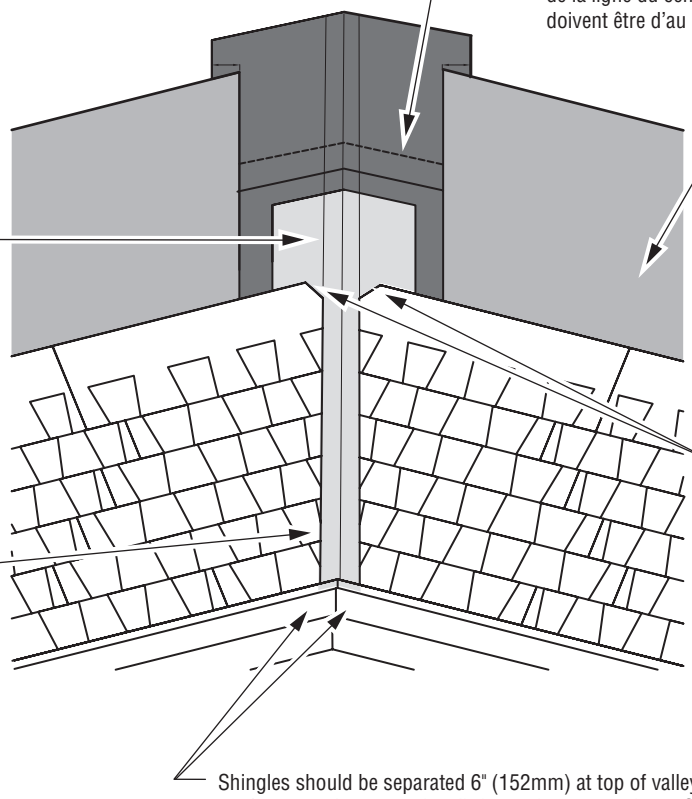
Les dos d'âne doivent s'étendre au minimum de 6po (152mm) vers l'arrière de la cheminée et s'étendre au minimum de 12po (305mm) vers le plan du toit.

VALLEY CONSTRUCTION – OPEN

Use minimum 20" (508 mm) wide aluminum, galvanized steel, copper, or other non-corroding, non-staining metals (24 gauge minimum). Long valleys or local building codes may require wider metal. Nail the metal on the edges so the nail heads hold it in place. Do not puncture the metal. Nailing through the metal may cause leaking and buckling due to movement.

CONSTRUCCIÓN DEL VALLE – DE CORTE ABIERTO

Use un ancho mínimo de 20" (508 mm) de aluminio, acero galvanizado, cobre y otro metal inoxidable que no manche (calibre 24 como mínimo). Los valles largos o los códigos locales de construcción pueden requerir un metal más ancho. Clave el metal en los bordes de modo tal que las cabezas de los clavos sostengan el metal en su lugar. No perfore el metal. Clavar a través del metal puede causar filtraciones y ampollamiento debidos al movimiento.



Center full width roll of GAF Leak Barrier. Do not place fasteners within 6" (152mm) of center line. Horizontal laps must be at least 6" (152mm).

Centre un rollo de ancho completo de Barrera de Filtraciones de GAF. No coloque sujetadores dentro de las 6" (152mm) de la línea central. Las juntas de los desviadores deben estar a por lo menos 6" (152 mm).

Centrer un rouleau de pleine largeur de Pare-Fuite GAF. Ne pas placer les fixations à l'intérieur de 152mm (6po) de la ligne du centre. Les chevauchements horizontaux doivent être d'au moins 6po (152mm).

Center valley metal, overlap metal horizontal laps a minimum 12" (305mm) and seal by embedding them in asphalt plastic cement.

Centre el metal del valle traslape el metal en los solapes horizontales un mínimo de 12" (305mm) y selle untándolos en cemento del plástico del asfalto.

Centrer le métal de noue chevaucher les raccordements horizontaux d'un minimum de 305mm (12po) et sceller en les enrobant dans du ciment de plastique d'asphalte.

Carry GAF Underlayment at least 6" (152mm) over GAF leak barrier.

Lleve la Capa Base de GAF por lo menos 6" (152mm) sobre barrera de filtración de GAF.

Amener de la Membrane de Protection GAF au moins 152mm (6po) sur pare-fuite de GAF.

Clip the top corners of shingles 45° to keep water flow toward the valley center.

Recorte las esquinas superiores de las tejas a 45° para mantener el flujo de agua hacia el centro del valle.

Clipper de 45° les coins supérieurs pour diriger l'écoulement d'eau vers le centre de la noue.

Overlap shingles at least 4" (102mm) over 20" (508mm) wide valley metal. Embed the shingle ends in asphalt plastic cement to seal the shingles to the metal and keep water from running under them.

Superponga las tejas a por lo menos 4" (102mm), con más de 20" (508mm) de ancho del metal del valle. Unte los extremos de las tejas en cemento plástico asfáltico para sellar las tejas al metal y evitar que el agua corra debajo de ellas.

Chevaucher les bardeaux d'au moins 4po (102mm) sur du métal de noue de 20po (508mm) de largeur. Imbriquer les extrémités des bardeaux dans le ciment plastique asphalté pour sceller les bardeaux au métal et pour prévenir l'écoulement d'eau en dessous.

Shingles should be separated 6" (152mm) at top of valley. Separation must increase 1/8" (3mm) per foot towards eaves to handle increasing water volume. Snap chalk lines to ensure shingles diverge properly in valley.

Parte superior del valle 6" (152mm) de ancho entre tejas.Las tejas deben ampliar 1/8" (3mm) por pie hacia alero para manejar aumentando volumen de agua. Trace líneas de tiza para garantizar que las tejas tengan la adecuada divergencia en el valle.

Haut de la noue de largeur de 152mm (6po) entre les bardeaux. Les bardeaux doivent élargir 3mm (1/8 po) par le pied vers les avant-toits pour contrôler augmentant du volume d'eau. Tracer des lignes de craie pour assurer que les bardeaux divergent adéquatement dans la noue.

VALLEY CONSTRUCTION – CLOSED CUT

CONSTRUCCIÓN DEL VALLE – CORTE CERRADO

Extend end of shingle at least 12" (305mm) beyond valley center line. Before nailing, firmly press shingles down at valley center to conform to valley shape. Nail, putting extra fastener in top corner of shingle. Due to the extreme water volume in valleys, nails near the center can leak.

Extienda la teja del extremo por los menos 12” (305mm) más allá de la línea del centro del valle. Antes de clavar, presione firmemente las tejas sobre el centro del valle para ajustarse a la forma del valle. Clavo, poniendo un sujetador adicional en la esquina superior de la teja. Debido al volumen extremo de agua en los valles, los clavos cercanos al centro pueden tener filtraciones.

Étendre le bout du bardeau d’au moins 305mm (12po) dépassé la ligne centrale de la noue. Avant de clouer, appuyer fermement sur le bardeau au centre de la noue pour apparier la forme de la noue. Clouer, en plaçant une fixation additionnelle sur le coin supérieur du bardeau. En raison du volume important d’eau dans les noues, les clous près du centre peuvent causer une fuite.

Carry GAF Underlayment at least 6" (152mm) over GAF Leak Barrier.

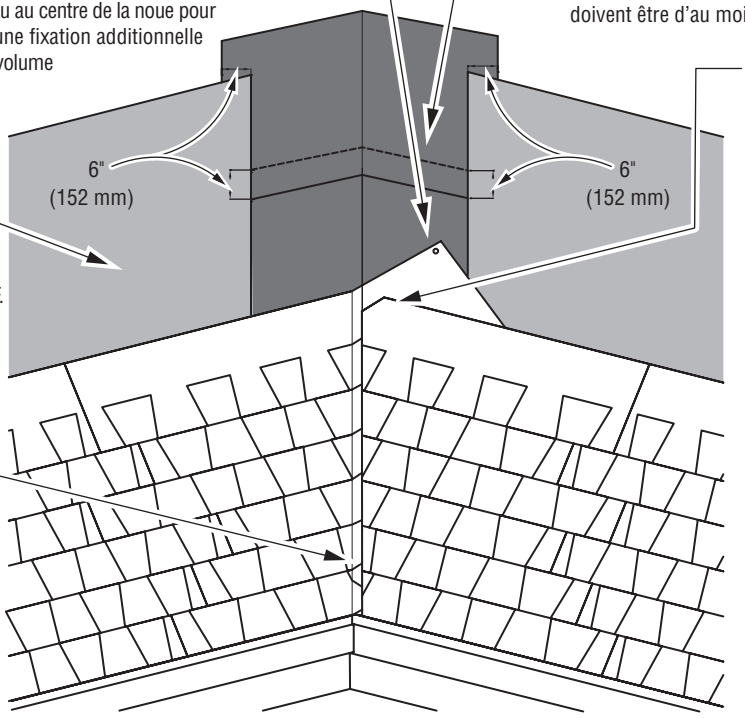
Lleve la Capa Base de GAF por lo menos 6" (152mm) sobre barrera de filtración de GAF.

Amener de la Membrane de Protection GAF au moins 152mm (6po) sur Pare-Fuite de GAF.

Run starter strip across valley at least 12" (305mm) and weave with opposite side starter strip and shingle.

Haga correr la hilada inicial por todo el valle 12" (305mm) como mínimo y entrelace con la hilada inicial y teja de hilada inicial del lado opuesto.

Courir une bande de départ au travers de la noue d’un minimum de 12po (305mm) et joindre avec la bande de départ et le bardeau du côté opposé.



Center full width roll of GAF Leak Barrier. Do not place fasteners within 6" (152mm) of center line. Horizontal laps must be at least 6" (152mm).

Centre un rollo de ancho completo de Barrera de Filtraciones de GAF. No coloque sujetadores dentro de las 6" (152mm) de la línea central. Las juntas de los desviadores deben estar a por lo menos 6" (152 mm).

Centrer un rouleau de pleine largeur de Pare-Fuite GAF. Ne pas placer les fixations à l’intérieur de 152mm (6po) de la ligne du centre. Les chevauchements horizontaux doivent être d’au moins 6po (152mm).

Overlying shingles must be cut so they are 2" (52mm) away from valley center line. Clip shingle corners 45° to keep water flow in the valley center. Seal the valley shingles to each other using plastic roof cement.

Las tejas superpuestas deben ser cortadas para tener 2" (52 mm) de distancia de la línea central del valle. Recorte las esquinas de las tejas a 45° para mantener el flujo de agua en el centro del valle. Selle las tejas de valle entre sí utilizando cemento plástico para techo.

Les bardeaux qui chevauchent doivent être coupés de sorte qu’ils sont éloignés de 2po (52mm) de la ligne du centre de noue. Clipper les coins de bardeau à 45° pour garder l’écoulement d’eau dans le centre de la noue. Sceller les bardeaux de noue l’un à l’autre avec du ciment plastique asphalté.

CAUTION: Do NOT place nails closer than 6" (152 mm) to the valley center line.

El CUIDADO: NO coloque clavos más cerca que 6" (152mm) al valle la línea central.

PRUDENCE : NE pas placer des clous plus près que 152mm (6po) à la ligne de centre de vallée.

PRECAUTIONARY NOTES

1. Do NOT use on vertical side walls.
2. These shingles are particularly tough and may require additional effort to trim to fit on the roof. Curved blade utility knives are more effective than straight blade utility knives in cutting these shingles. Using a circular saw equipped with carbide-tipped blades is also effective.
3. Asphalt shingles will be stiff in cold weather and flexible in hot weather. Handle carefully. Shingles can easily be broken in cold weather or their edges damaged in hot weather. Do not drop bundles on edges or on other bundles to separate shingles. Do not load bundles across a hip or ridge. Do not bend bundles over shoulder for carrying. Premium shingles with heavier weight may cause cracks at sharp bend points.
4. Store on flat surface in a covered, ventilated area with a maximum temperature of 110°F (43°C). Do not store near steam pipes, radiators, etc., or in sunlight. Do not store double-stacked pallets on a long-term basis. If double stacking is required for short periods, use slip sheets of 1/2" (13 mm) plywood cut to the pallet size to minimize damage. Long-term double-stacked storage, especially in hot weather, can result in possible sticking, staining, and distortion of the shingles.

RE-ROOFING: If old asphalt shingles are to remain in place, nail down or cut away all loose, curled, or lifted shingles and replace with new, and just before installing the new roofing, sweep the surface clean of all loose debris. Since any irregularities may show through the new shingles, be sure the underlying shingles provide a smooth surface. Fasteners must be long enough to penetrate the wood deck at least 3/4" (19 mm) or just through plywood. Follow shingle installation instructions for installation.

NOTE: Shingles can be applied over wood shingles if the surface can be made smooth enough. This may include cutting back old shingles at eaves and rakes, installing new wood edging strips as needed, and the use of beveled wood strips. Install Type 30 underlayment to maintain a ANSI/UL 790 Class A roofing fire rating.

IMPORTANT: Repair leaks promptly to avoid adverse effects, including mold growth.

For general technical support, visit our website at gaf.com or call 1-800-766-3411.

NOTAS DE PRECAUCIÓN

1. NO utilice este producto en paredes laterales verticales.
2. Los cuchillos de utilería con filo curvo son más efectivos que los de filo recto para cortar estas tejas. Utilizar una cierra circular con cuchillas de puntas de carburo es también muy efectivo. Independientemente de la herramienta que se utilice, use siempre un equipo de protección apropiado, como guantes, protección ocular, etc. En caso de que se genere polvo o se eliminen gases, le recomendamos usar una protección respiratoria adecuada. Consulte la Hoja de datos de seguridad (Safety Data Sheet, SDS) para mayor información y siga todos los procedimientos de seguridad indicados.
3. Debido a la naturaleza de las tejas asfálticas, estas son rígidas en climas fríos y flexibles en climas cálidos. Manipule este producto con precaución. Las tejas pueden romperse con facilidad en climas fríos, o bien sus bordes pueden dañarse en climas cálidos. No deje caer los paquetes sobre los bordes ni sobre otros paquetes para separar las tejas. No cargue paquetes sobre techos a cuatro aguas ni sobre las cumbreras. No se incline para cargar y transportar los paquetes en el hombro. Las tejas de calidad superior con mayor peso pueden agrietarse en curvas pronunciadas.
4. Almacene este producto sobre una superficie plana en un área cubierta y ventilada con una temperatura máxima de 110°F (43°C). No almacene cerca de tuberías de vapor, radiadores, etc., ni bajo la luz solar directa. No almacene el producto apilado en palés durante un período prolongado. Si es necesario almacenar el productos apilado en palés durante períodos cortos, utilice láminas deslizantes de madera contrachapada de 1/2" (13 mm) entre medio de los palés para reducir los daños. El almacenamiento del producto apilado en palés durante largos períodos, especialmente en climas calurosos, puede causar posibles adherencias, manchas y deformación de las tejas.

RETECHADO: Si las tejas asfálticas antiguas deben permanecer en su lugar, desclave o corte todas las tejas flojas, onduladas o levantadas y reemplácelas por tejas nuevas. Justo antes de instalar el techo nuevo, limpie la superficie hasta que no haya partículas sueltas. Dado que cualquier irregularidad puede ser visible a través de las tejas nuevas, asegúrese de que las tejas de la base brinden una superficie plana. Los sujetadores deben tener la longitud suficiente para penetrar al menos 3/4" (19 mm) la cubierta de madera o solo a través de la cubierta de madera contrachapada. Siga las instrucciones de instalación de tejas para una correcta instalación.

NOTA: Las tejas pueden aplicarse sobre tejas de madera siempre que la superficie esté lo suficientemente lisa. Esto puede implicar cortar tejas viejas en aleros y desniveles, instalar ribetes de borde de madera nuevos según sea necesario y colocar listones de madera biselados. Instale una capa base Tipo 30 para mantener una calificación contra incendios en techos Clase A, según lo establecido por la norma ANSI/UL 790.

IMPORTANTE: Repare las goteras rápidamente para evitar efectos adversos como el crecimiento de moho.

Para obtener soporte técnico general, visite nuestro sitio web es.gaf.com, o bien llame al 1-800-766-3411.

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Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
12 August 2020

1 SUMMARY OF REQUEST

The applicant, Adam Biery with Beaufort Design Build, is seeking final approval of alterations/additions to the existing Fordham warehouse to match the adjacent Fordham building.

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

2 FACTS

Property Address:	204 Carteret Street
Parcel ID:	R120 004 000 0941 0000
Case Number:	20-37 HRB.1
Applicant:	**Adam Biery, Beaufort Design Build**
Zoning:	T5-DC
Use:	Commercial



District Development Standards for T5-DC:

- **Setback requirements – Primary Structure:**
  - *Front – 0' min. prevailing setback on block, max.*
  - *Rear setback – 0' min.*
  - *Side Corner/Alley –0'min. - **15**' max.*
  - *Side Interior – **0**'min.*
- **Frontage Build out:** 75% min.
- **Impervious Surface Coverage***:* 100% maximum

References:

- Beaufort Code: 4.4, F: Shopfront/Awning: "....where an awning exists, it shall be a minimum of 5 feet deep and 8 feet above the sidewalk. Awnings shall be made of fabric or metal, but high-gloss and plasticized fabrics are prohibited."

3 STAFF COMMENTS/ RECOMMENDATIONS

1. This project involves updating a blank façade of a non-contributing, single story building to better match the adjacent Fordham Building and add fenestration and scale along Carteret Street. This project also adds a stair structure on the roof that accommodates egress requirements of the adjacent Fordham Building. The project is overall positive and largely matches the existing approved precedent that is the Fordham Building next door.

2. Staff is concerned with visibility of the upper level egress stair structure. The site line diagram provided is very helpful in showing that this area is minimally visible, however, it is still visible. Staff believes that lifting the top of the parapet to be three brick courses taller will reduce the visibility of this structure while also giving a better proportion of wall space between the bottom of the cornice and the top of the canopy below.

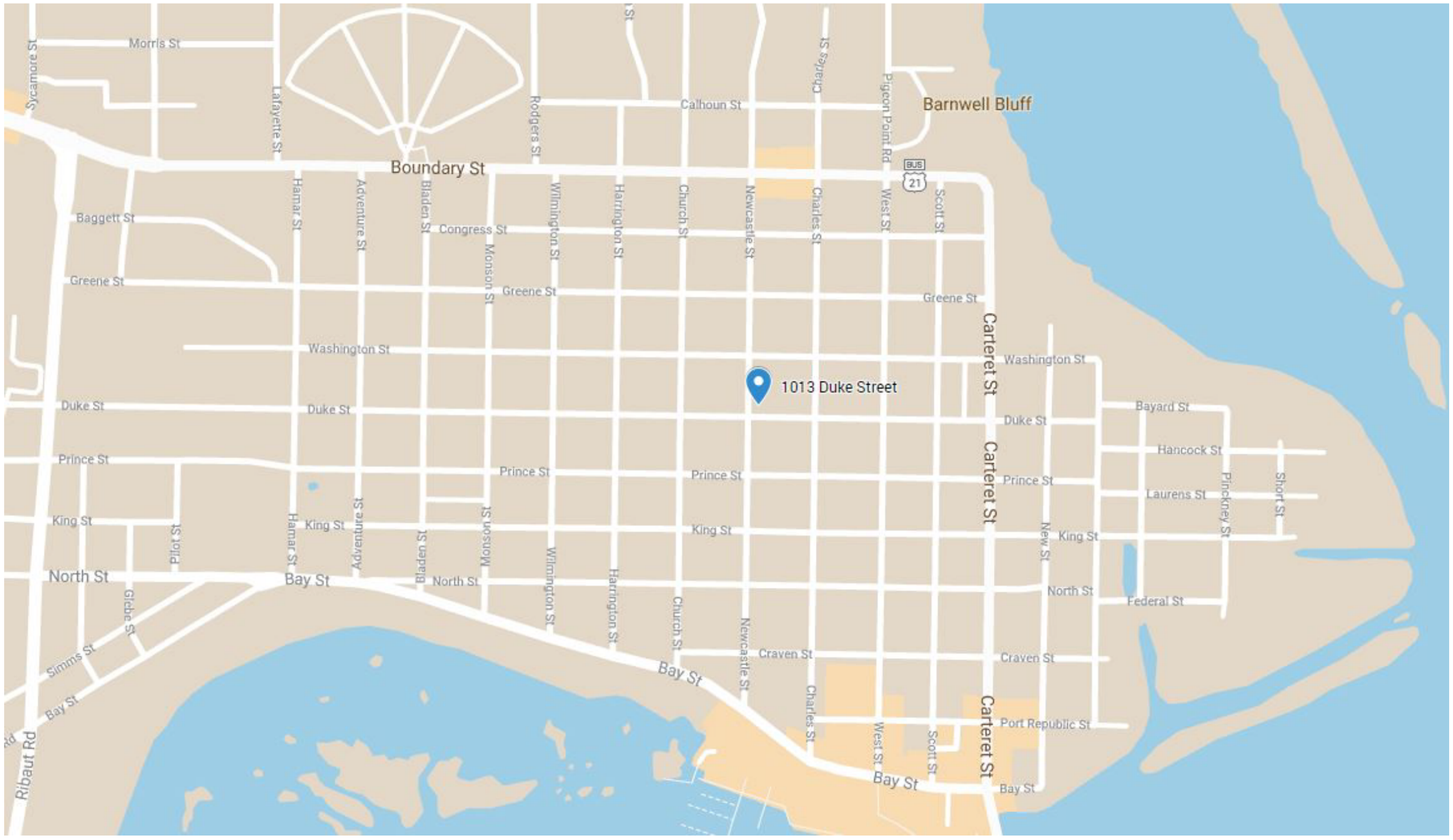
3. Cementitious siding of the enclosed stair structure must be smooth. Cemtitious frieze board and bottom strip of cornice must be smooth. The sheen of the cementitious elements of the cornice must match the sheen of the metal coping.

4. The stair enclosure siding, walls, and trim should all be one color to simplify the color palette. Staff recommends forest green for this area.

5. Per 4.4.F of the Beaufort Code, the awning on this building must be a minimum of 5' deep, while the awning shown in drawing A6 on sheet A301 shows a 4' deep awning. This awning must be redesigned to be brought into compliance with the code.

   Staff recommendation: Conceptual approval with conditions noted.

1013 Duke Street
PIN R120 004 000 0393 0000
Alterations, Additions
Applicant: Moon Longo, Longo Construction (20-31 HRB.1)



PROJECT LOCATION - 1013 DUKE 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

20-31 HRB. 1

$ PAID 6/18/20 ER

☐ Staff Review
☑ Board Review

Application Fee: *see attached schedule*

OFFICE USE ONLY: **Date Filed:** 6/18/20 **Application #:** 20e0le **Zoning District:** T4-HN
BCAGHS Survey: ☑ Yes ☐ No 4-13-1960

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: Moon Longo Longo Const. Co LLC
Applicant Address: 1013 Duke St *(805 Newcastle)
Applicant E-mail: longocc@aol.com Applicant Phone Number: 843-441-1568

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

Owner (if other than the Applicant): Moon Longo & Samantha Campbell
Owner Address: 1208 Duke St

Project Name:
Property Address: 1013 Duke St (* 805 Newcastle)
Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0393 0000
Date Submitted: 6/17/20

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

Applicant's Signature: Moon Longo Date: 6/17/20
Owner's Signature: Moon Longo Date: 6/17/20
(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: _____

Property Size in Acres: _____ Proposed Building Use: Single Family Res

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):

See attached paperwork

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

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

BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997

INTENSIVE LEVEL BUILDING INVENTORY FORM

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

Site Number: U- 13 - 1060
(Access / County / Site #)

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

Historic name(s):
Common name(s):
Address/location: **1013 Duke St.**

Map Ref.: BFT 09 (TL)
City Block Ref.: 76
Tax Number: R120 004 000 0393 0000
Island: Port Royal Is.
City/Vicinity of (vic.) Beaufort

Date: 1830 Alteration date: ca. 1965

Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown

Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object

Historic use(s): single dwelling
Current uses: single dwelling

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

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

Consultant Recommendation:
Name:

Previous Survey:	Reference:	Notes:
☐ H.A.B.S. ☐ Other		
☐ Feiss-Wright (1969)		
☐ Historic Resources of the Lowcountry (1979)		
☒ Milner Historic District Inventory (1979)	076 (393) -6	Vol. 09; full form
☐ A Guide to Historic Beaufort (1995 ed.)		

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

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

Roll #	Neg.	View of:
S-09	8	S facade & E elev., fac. NW

Style: Folk: I-house | Commercial Form:

Core Shape: rectangular | Stories: 2 stories | Construction: frame

Roof: Shape: gable (lateral) | Material: other metal-V crimp

Chimney: Type: exterior | Material: brick

Exterior Walls: asbestos shingle

Windows: single, picture, double | Type: double hung | Pane Config.: 6/6

Doors: single, transom | Foundation: tabby

Porch Height: 1 story | Porch Width: full facade | Porch Roof Shape: shed

Porch Details: supports on pedestals | Decorative Elements:

Outbuildings: none | Interior Features: The house retains vestiges of early trim, including wainscoting and mantelpieces. Fireplaces retain their original fireboxes with smoke panels.

Number of Related Resources:

Surroundings: residential | Acreage: | Quadrangle: Beaufort

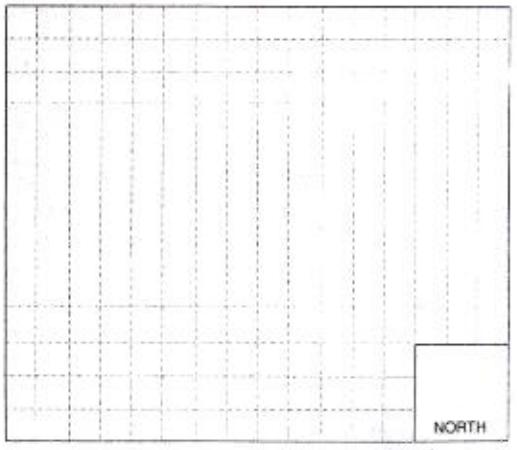
Alterations: Alteration date: ca. 1965 | Integrity: fair | Condition: good

asbestos siding; porch appears to be a replacement; picture window and double window at 1st level of facade; some 2-light sash are replacements

Description: Rectangular 3 x 2 bay w story block w/rear 1-bay deep 2-story extension w/rear shed addition

Historical Data: Thought to be the earliest house in the Beaufort's Northwest Quadrant neighborhood, construction features on the interior suggest this house was built in the first 1/3 of the 1800s. It is shown on the map of the Direct Tax Commission prepared during the Civil War as having been owned by Joseph W. Patterson. It is shown on the 1924 Sanborn map; the area is not included in earlier maps

Sketch:



Site Number: U - 13 - 1060

Informant/ Bibliography: Historic Beaufort Foundation historic sites survey files. Sanborn Maps.

Scope of Work 1013 Duke St.

Exterior Alterations:

- Remove rear door, West elevation, and replace with window (all windows will be solid wood single pane 6 lite double hung to match existing windows in the house)
- Replace upstairs bathroom "casement window," North elevation, with double hung window
- Add 2 windows where they would have been originally but have been removed, as well as replacing 2 existing windows (downstairs West and East elevation front windows) which are not original dimensions and replace with matching sized windows
- Paint exterior white
- Replace deteriorated lattice underpinning with solid 5/4" x 6" boards
- Extend soffit on upper level flat roofs (North elevation)

Proposed Work for 1013 Duke Street



Sheet List	
Sheet Name	Sheet Number
Cover Sheet	A1
Existing Floor Plans	A2
Proposed Floor Plans	A3
Existing Elevations	A4
Proposed Elevations	A5
Electrical Plans/ Details	A6

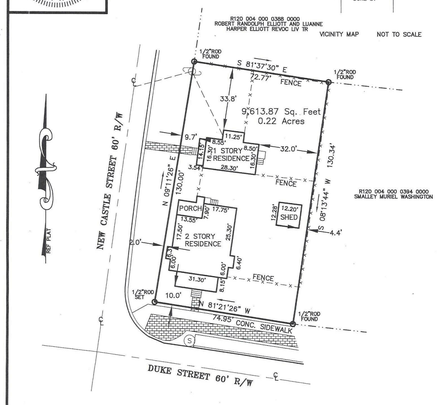


GASQUE & ASSOCIATES, INC. No. C00192 — SOUTH CAROLINA — CERTIFICATE OF AUTHORIZATION

GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
PHONE (843) 522-1796



VICINITY MAP NOT TO SCALE



ASBUILT SURVEY PREPARED FOR

MOON C. LONGO AND SAMANTHA E. CAMPBELL

BEING A PORTION OF BLOCK 76 CITY OF BEAUFORT AS SHOWN ON A DEED RECORDED IN DEED BOOK 593 PAGE 2431 BEAUFORT COUNTY R.M.C. OFFICE

LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY SOUTH CAROLINA

TAX MAP R120-004-000-0393-0000

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.
BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
THIS PROPERTY LIES IN FLOOD ZONE "X" AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450025 0005 D. DATED 09/29/86 (INDEX DATE 11/04/92)
THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

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

30 15 0 30 60 90

SCALE: 1"=30' SCALE IN FEET DATE: 9/27/2019

10-8-19

DAVID E. GASQUE, R.L.S. JOB # 51348
S.C. REGISTRATION NUMBER 10508 PH/CDD/AI DSIGN#7
THIS PLAT IS NOT VALID UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

STATE OF SOUTH CAROLINA — JON SOJKOWSKI — BEAUFORT, SC No. 10368 — REGISTERED ARCHITECT

No.	Description	Date

Proposed Work for
1013 Duke Street

1013 Duke Street,
Beaufort, SC 29902

Twingi Productions

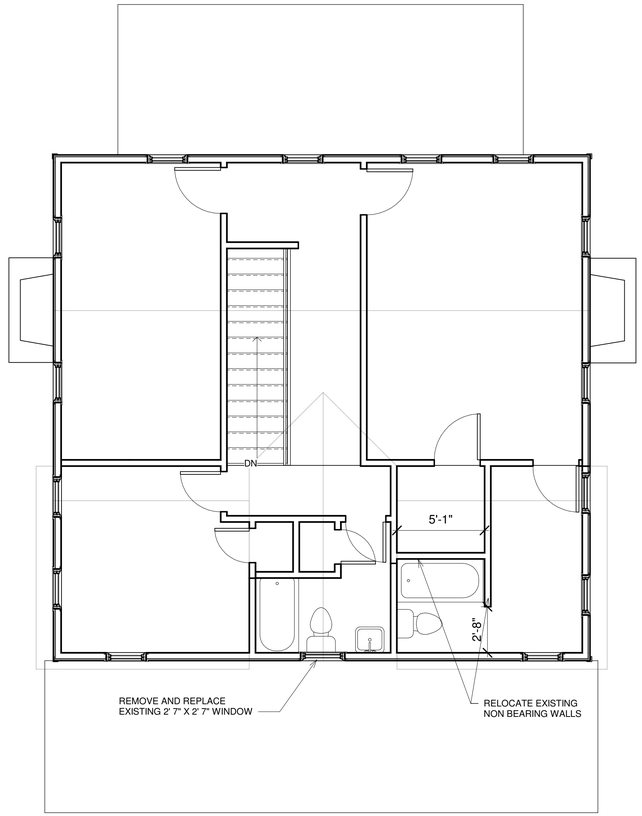
Cover Sheet

Project number	2020-02
Date	6/9/2020
Drawn by	JS
Checked by	JS

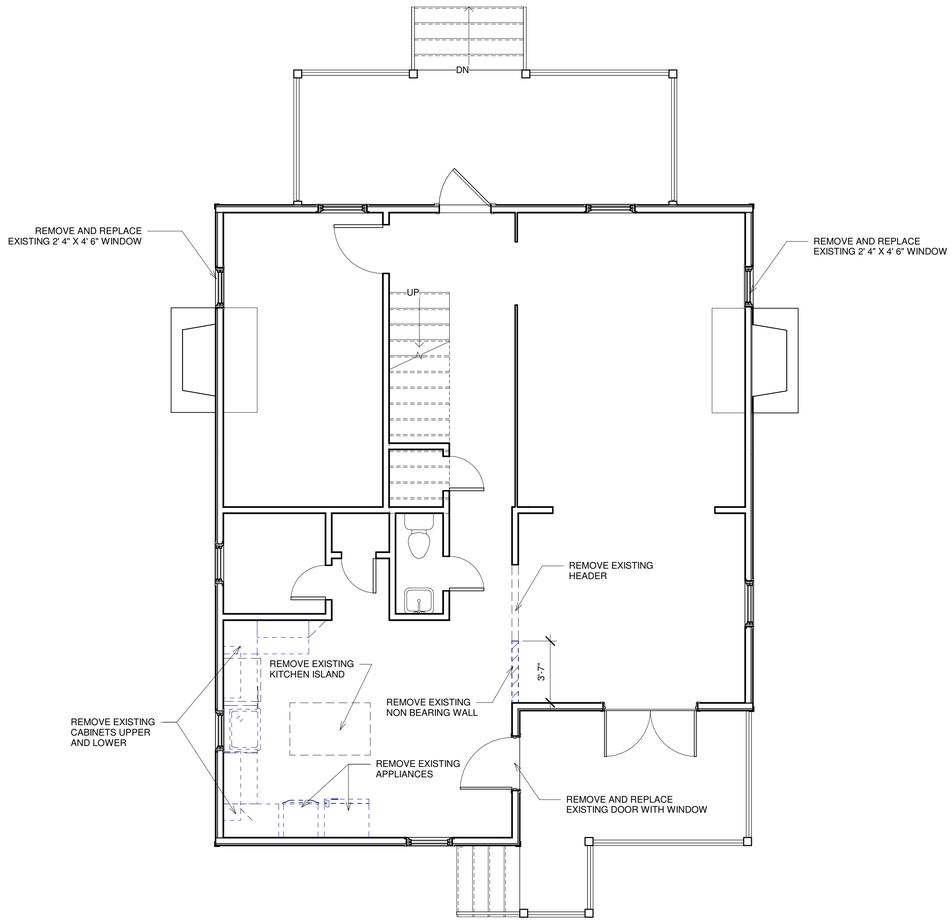
A1

Scale

6/9/2020 2:48:25 PM



1 Existing 2nd Floor Plan
1/4" = 1'-0"



2 Existing 1st Floor Plan
1/4" = 1'-0"

No.	Description	Date

Proposed Work for 1013 Duke Street

1013 Duke Street,
Beaufort, SC 29902

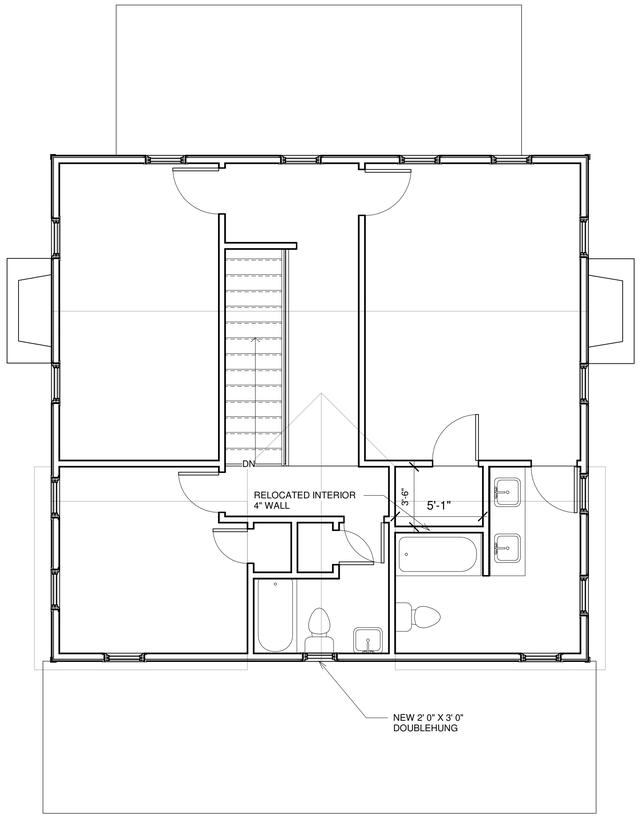
Twingi Productions

Existing Floor Plans

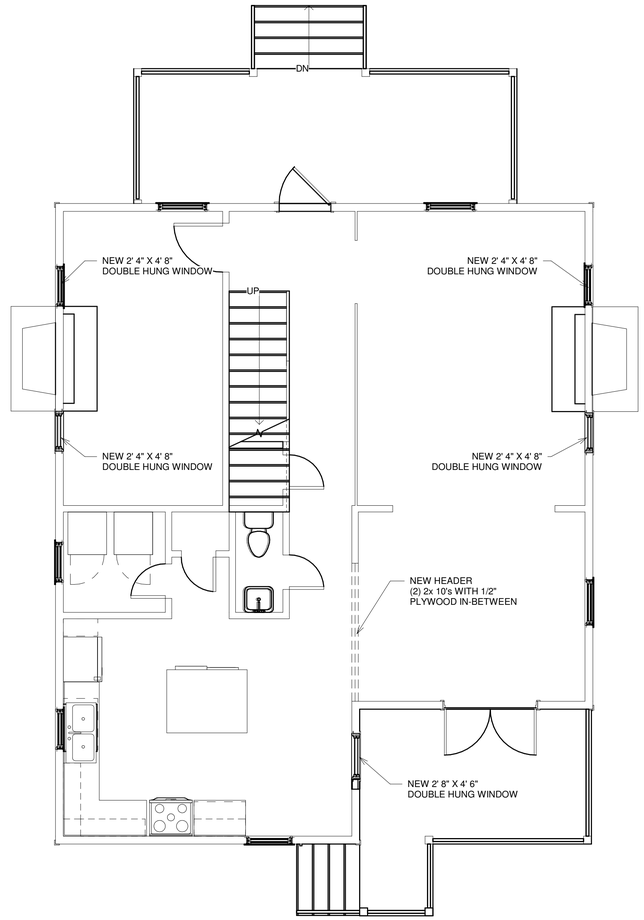
Project number	2020-02
Date	6/9/2020
Drawn by	JS
Checked by	JS
	A2
Scale	1/4" = 1'-0"

STATE OF SOUTH CAROLINA
JON SOJKOWSKI
BEAUFORT, SC
No. 10368
REGISTERED ARCHITECT

6/9/2020 2:49:27 PM



2 Proposed 2nd Floor Plan
1/4" = 1'-0"



1 Proposed 1st Floor Plan
1/4" = 1'-0"

No.	Description	Date

Proposed Work for 1013 Duke Street

1013 Duke Street,
Beaufort, SC 29902

Twingi Productions

Proposed Floor Plans

Project number	2020-02
Date	6/9/2020
Drawn by	JS
Checked by	JS

A3

Scale 1/4" = 1'-0"

STATE OF SOUTH CAROLINA
JON SOJKOWSKI
BEAUFORT, SC
No. 10368
REGISTERED ARCHITECT

6/9/2020 2:48:29 PM



2 South Elevation
1/4" = 1'-0"



1 East Elevation
1/4" = 1'-0"



4 North Elevation
1/4" = 1'-0"



3 West Elevation
1/4" = 1'-0"

No.	Description	Date
1	Revision 1	Date 1
1	RELABLE WINDOWS	7/29/20

Proposed Work for 1013 Duke Street

1013 Duke Street,
Beaufort, SC 29902

Twingi Productions

Existing Elevations

Project number	2020-02
Date	6/9/2020
Drawn by	Author
Checked by	Checker

A4

Scale	1/4" = 1'-0"

STATE OF SOUTH CAROLINA
JON SOJKOWSKI
BEAUFORT, SC
No. 10368
REGISTERED ARCHITECT

7/29/2020 3:32:48 PM



1 East Elevation Proposed
1/4" = 1'-0"



3 North Elevation Proposed
1/4" = 1'-0"



2 West Elevation Proposed
1/4" = 1'-0"

No.	Description	Date
1	Revision 1	Date 1
1	RELABLE WINDOWS	7/29/20

Proposed Work for 1013 Duke Street

1013 Duke Street,
Beaufort, SC 29902

Twingi Productions

STATE OF SOUTH CAROLINA
JON SOJKOWSKI
BEAUFORT, SC
No. 10368
REGISTERED ARCHITECT

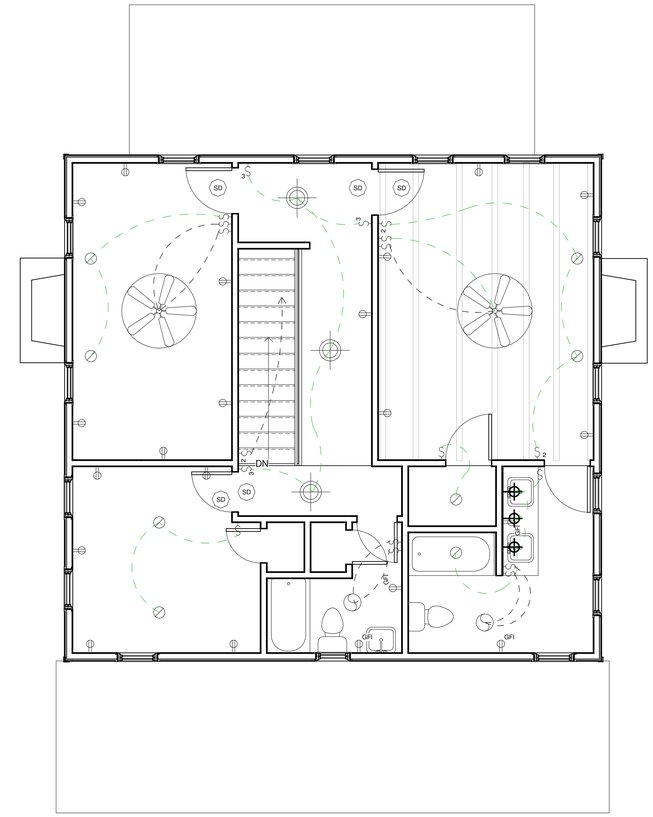
Proposed Elevations

Project number	2020-02
Date	6/9/2020
Drawn by	Author
Checked by	Checker

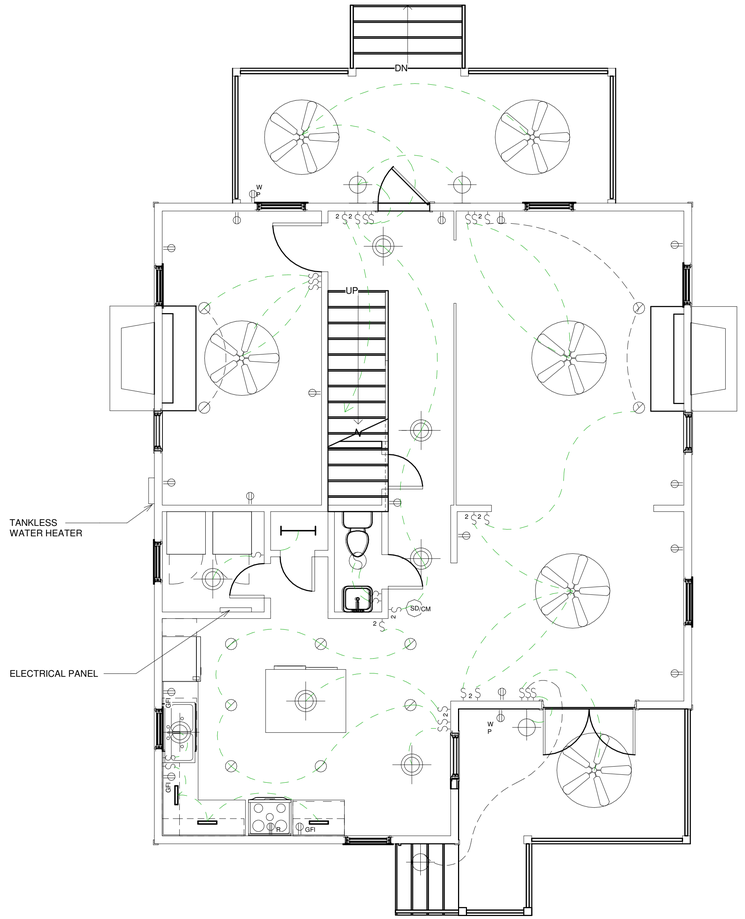
A5

Scale 1/4" = 1'-0"

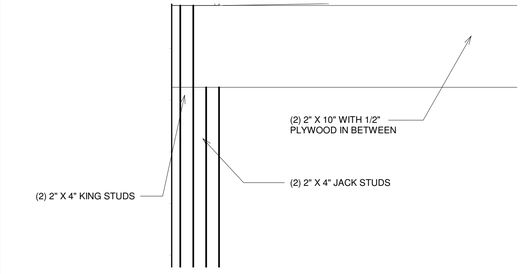
7/29/2020 3:32:50 PM



2 2nd Floor Electrical
1/4" = 1'-0"

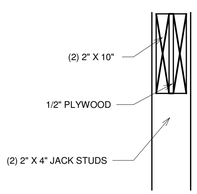


1 1st Floor Electrical
1/4" = 1'-0"



6 Eave Detail
1 1/2" = 1'-0"

5 New Header Detail 2
1 1/2" = 1'-0"



4 New Header Detail
1 1/2" = 1'-0"

ELECTRICAL LEDGEND:

VENT	UNDER CABINET LIGHTS	FLOURECENT W/	
VENT	CEILING	OUTLE	
SD SMOKE		GFI GFI	
SD/CM SMOKE/ CARBON MONOXIDE DETECTOR	PENDAN	WP WP	
	RECESSED	SINGLE	
	WALL SCONCE	2 TWO WAY	
		3 THREE WAY	

3 Electrical Symbols
1/2" = 1'-0"

No.	Description	Date

Proposed Work for 1013 Duke Street

1013 Duke Street,
Beaufort, SC 29902

Twingi Productions

Electrical Plans/ Details

Project number	2020-02
Date	6/9/2020
Drawn by	JS
Checked by	JS
Scale	As indicated

A6

STATE OF SOUTH CAROLINA
JON SOJKOWSKI
BEAUFORT, SC
No. 10368
REGISTERED ARCHITECT

6/9/2020 2:48:35 PM

Meredith Jacobs

From: Moon Longo <longocc@aol.com>
Sent: Friday, July 24, 2020 11:10 AM
To: Meredith Jacobs
Cc: Heather Spade; Jeremy Tate
Subject: Re: 1013 Duke Street - additional items needed

Meredith,

That is exactly correct.

Moon

Longo Construction Company LLC
Longocc@aol.com
843-441-1568

> On Jul 24, 2020, at 10:57 AM, Meredith Jacobs <meredith@meadorsinc.com> wrote:
>
> Hi Moon,
>
> Thanks again for sending this over last night and your time answering some questions over the phone.
>
> To follow up on our phone call, you noted that you will be replacing the existing unpainted, galvanized 5V Tin roof in kind as needed. The 2 flat sections will definitely be replaced, and possibly the gable portions as well if needed.
>
> Can you please confirm that this is correct? If so, I will include this with your application.
>
> Thank you,
>
> Meredith Jacobs
> **Meadors Architecture**
> 2811 Azalea Drive
> Charleston, SC 29405
> Cell: 843.729.0172
> Office: 843.723.8585
> www.meadorsinc.com
>
> ---
>
> **From:** Moon Longo <longocc@aol.com>
> **Sent:** Thursday, July 23, 2020 6:50 PM
> **To:** Meredith Jacobs <meredith@meadorsinc.com>
> **Cc:** Heather Spade <hspade@cityofbeaufort.org>; Jeremy Tate <jeremy@meadorsinc.com>
> **Subject:** Re: 1013 Duke Street - additional items needed

Meredith Jacobs

From: Moon Longo <longocc@aol.com>
Sent: Thursday, July 23, 2020 6:50 PM
To: Meredith Jacobs
Cc: Heather Spade; Jeremy Tate
Subject: Re: 1013 Duke Street - additional items needed

Download full resolution images
Available until Aug 22, 2020

Meredith,

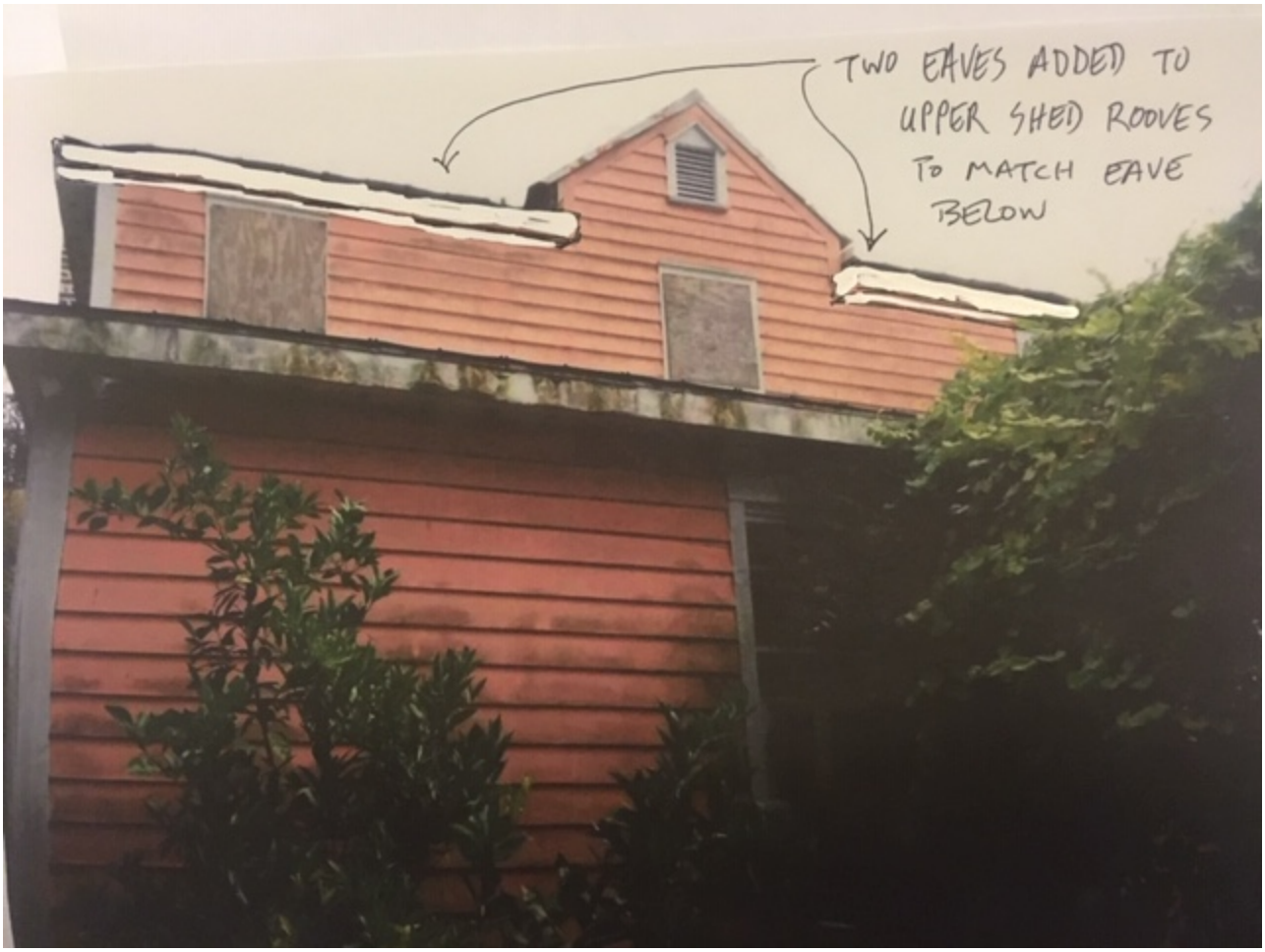
Photos of adjacent buildings:







Location of Eave/soffit extension: The eave extension is only on the north side of the two upper story shed rooves. These two roof sections currently have side eaves, yet no eave on the water shedding end. This design not only looks bad, but it also offers no protection to the building. Please note, the main structure was built without an eave (this includes the rear small gable). All of the shed rooves off the back of the house are additions, and the Millner report states that additions should look like additions, not the original structure. Therefore it is fitting to have the rooves match each other, and have an eave. Please see photos below.


TWO EAVES ADDED TO
UPPER SHED ROOVES
TO MATCH EAVE
BELOW



Underpinning will be as seen in the drawings. Made of horizontal 5/4” x 6” boards. Paint color 5011-1 Nocturnal Green

Further confirmation that roof type will not change. 5V galvanized unpainted tin. See photos



Window details: It should be expected that all windows will be considerably more well-built than the existing in the photos. They will be built “In kind” See photos below.

Lighting: There will be 2 scones beside each exterior door and ceiling fans will be on the porches (as seen in the electrical plans). See photos below


KICHLER
BAYLEY
#0616054
WALL SCONCE
Olde Bronze® Finish
APPLIQUE MURALE
Fini Olde Bronze®
APLIQUE DE PARED
Acabado Olde Bronze®
5 in. X 7 in. X 7.7 in.
12,7 cm X 17,8 cm X 19,6 cm
VINTAGE-STYLE BULBS INCLUDED
style to live by
KICHLER
New Lower Price

KCH BAYLEY 1-LT
ABRZ VTY
• Includes one 60-watt vintage style bulb
• Olde bronze finish
$56.98
7 E 17
$53
7 E 33



Colors: Body of house PPG1041 Moonlit Snow

All other colors are to remain the same.

Moonlit Snow
PPG1041-1



Final Material List:

Roof material:5V galvanized tin color: unpainted

Windows material: wood color: white

Underpinning material: wood color: Nocturnal Green

Front door: no change

Siding: no change color: white

Longo Construction Company LLC
Longocc@aol.com
843-441-1568

On Jul 22, 2020, at 4:37 PM, Meredith Jacobs <meredith@meadorsinc.com> wrote:

Hi Moon,

I wanted to follow up on the below. Can you please have all outlying information to us by end of day tomorrow, July 23rd? This will give us adequate time to review. Please let us know of any follow up questions about this.

Many thanks,

Meredith Jacobs
Meadors Architecture
2811 Azalea Drive
Charleston, SC 29405
Cell: 843.729.0172
Office: 843.723.8585
www.meadorsinc.com

From: Meredith Jacobs
Sent: Tuesday, July 21, 2020 1:28 PM
To: Moon Longo <longocc@aol.com>; Heather Spade <hspade@cityofbeaufort.org>
Cc: Jeremy Tate <jeremy@meadorsinc.com>
Subject: RE: 1013 Duke Street - additional items needed

Hi Moon,

Thank you for your email. I have included answers below in blue. Please note that the list below is taken from the HRB Application Checklist. The checklist exists to help unify project applications for the review process. No project is alike, and some projects may align differently with the requirements than others. Since your project involves matching much of the existing building, it is very helpful to have as many close up pictures of the existing building as possible as noted in the blue responses below.

Please let us know of any follow up questions you may have.

Thank you,

Meredith Jacobs
Meadors Architecture
2811 Azalea Drive
Charleston, SC 29405
Cell: 843.729.0172
Office: 843.723.8585
www.meadorsinc.com

From: Moon Longo <longocc@aol.com>
Sent: Tuesday, July 21, 2020 11:10 AM

To: Heather Spade <hspade@cityofbeaufort.org>
Cc: Meredith Jacobs <meredith@meadorsinc.com>
Subject: Re: 1013 Duke Street - additional items needed

Please see questions below in red.
Thanks,
Moon

Longo Construction Company LLC
Longocc@aol.com
843-441-1568

On Jul 20, 2020, at 9:07 AM, Heather Spade <hspade@cityofbeaufort.org> wrote:

City of Beaufort buildings are open to the public, however due to the increasing numbers of COVID-19 cases, encourage the continued use of the City's online services and scheduling of appointments. Please call or visit us at cityofbeaufort.org to contact our departments for questions and appointments.
ALL VISITORS ARE REQUIRED TO WEAR A FACE MASK WHEN ENTERING CITY BUILDINGS.

Hi Moon,

Thank you for making application to the Historic Review Board. This email confirms receipt of your HRB Application for Alterations/Additions to 1013 Duke Street.

Upon initial review of your application, we have found that the following items are missing and are required in order for this application to be reviewed at the August meeting. If any of these items are not applicable to your project, please provide a statement that they are not applicable. Please submit the following by end of day on **Tuesday, July 21st**. Please note that any additional information submitted after **Tuesday, July 21st** will NOT be reviewed for the August HRB meeting. If you are unable to meet this deadline, these applications will be automatically moved to the September meeting.

Missing Items for 1013 Duke Street:

- For Preliminary Review:
  - Color photographs of adjacent buildings Digital or print format? 3 copies? Digital format is fine for this and all below.
  - Note location and extent of soffit extension on elevations. Ok
  - Are you changing the roof for the soffit extension? If so, please note what new roof will be. No roof type does not change. It is currently 5V tin. Are you adding roofing to cover the soffit extension or reroofing the building to accommodate the soffit extension? Please note what roof work will be performed, if any, and if there is new roofing involved, please note color of roof and that material will match existing roof in kind. Supporting photographs of the existing roof would be helpful as well.
- For Final Review:
  - The above items for preliminary review in addition to the following:
  - Typical window details, Please explain which details are requested (see question below in window cut sheet area). Since you are matching

existing, it would be sufficient to send in close up pictures of sash profiles, muntin profiles, casing, head, and sill of existing windows and state that you are matching them in kind. underpinning details Ok

- Please include an additional soffit detail that shows the existing soffit condition. This can be seen in the photo provided. Do you want a drawing of this? More photos? Please explain. A drawing of this would be helpful so that we can understand how this detail will be changed.
- Cut sheets for new windows, any new exterior lighting fixtures Windows will be made to match existing windows. These also can be seen in the photos. They will be hand made by myself. There is no factory cut sheet. Please provide specific details you would like to know and I will accommodate. Light fixtures? Is this new? I didn't think this required approval, if so: type, exact fixtures, photos? Please let me know. Since you are matching existing, it would be sufficient to send in close up pictures of sash profiles, muntin profiles, casing, head, and sill of existing windows and state that you are matching them in kind. The HRB checklist does note that samples for lighting may be required – we just need to see digital cut sheets for any lighting fixtures or fans for the project that show manufacturer name, material, and color.

- Please submit selected paint colors and their locations for review. Please note color selection for main body of the building, trim, window sash, exterior doors, foundation, roof, porch columns and balustrade, porch deck, porch ceiling, shutters, etc., as applicable. All colors remain the same except for the body of the house, which will be white. Porch ceilings remain blue, front door remains Charleston green. Please provide a paint color name and number that we can review for the body of the house. If everything else will exactly match the current color, the above statement is sufficient.
- Provide cut sheet and flashing detail for new roof if applicable As noted above, the roof does not change. There is a roof detail on the plans, but perhaps this is not sufficient? Please let me know if there is something else needed. Are you adding roofing to cover the soffit extension or reroofing the building to accommodate the soffit extension? Please note what roof work will be performed, if any, and if there is new roofing involved, please note color of roof and that material will match existing roof in kind. Supporting photographs of the existing roof would be very helpful as well.
- Final materials list I'm not sure what this is. Please pardon my ignorance and explain further. Thank you for asking about this – I am glad to clarify. I've attached an example of a final materials list below. This is a list of any materials that are proposed as part of the project that will not match existing. For this project, the color of the body of the house, any proposed lighting fixtures, and any new roofing materials would need to be listed.

FINAL MATERIALS LIST EXAMPLE:
<image001.jpg>

Thank you again for your application. We look forward to receiving the above items and completing review of your project.

Heather Spade
Planning Tech
City of Beaufort
(843)470-3507
hspade@cityofbeaufort.org




BEWARE
of DOG



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
12 August 2020

1 Summary of Request

The applicant, Moon Longo, is proposing exterior alterations. This is a contributing structure in the Historic District – Conservation Neighborhood. This property is also within the Northwest Quadrant.

*This house is thought to be the earliest house in the Beaufort's Northwest Quadrant neighborhood, per the Historic Sites Survey.

2 Facts

Property Address:	1013 Duke Street
Parcel ID:	R120 004 000 0393 0000
Case Number:	20-31 HRB.1
Applicant:	**Moon Longo**
Zoning:	T4-HN
Use:	Single Family Dwelling



District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
  - *Front – prevailing setback on block.*
  - *Rear setback – 15' min.*
  - *Side Corner/Alley –0'min. - 5' max.*
  - *Side Interior – **6**'min.*
- **Frontage Build out:** 75% max.
- **Impervious Surface Coverage***:* 55% maximum

References:

- Beaufort Preservation Manual (1979):
  - Chapter 7, page 91:
    - "Porch lights. Modern "versions" of historic exterior lighting fixtures do little for our own period or for the period they are attempting to evoke……."If the original elements of an historic house and porch are in good order, the owner should reflect carefully on the overall character before applying additional ornament….Generally, a simple lighting fixture at the porch ceiling is sufficient.

- Preservation Manual Supplement (1999):
  - Chapter 7:
    - Repair or replace existing historic doors in-kind.

- Replace inappropriate doors with doors appropriate to the period of the house.
- Operable double-hung wood windows are appropriate in the Historic Beaufort District.
- Use only clear glass in any window in the Historic Beaufort District.
- "[Regarding windows], repair or replace in-kind. The profiles of window frames, sash, mullions, muntins, beads, and stops are critical elements to the appearance and character of the window and must be closely replicated. The "relief" of these elements, the relationship of their receding planes, cause the shadow lines which determine the character of the window. Replacement windows should thus duplicate the existing historic windows."
- "Replacement windows should match the number of lights of the existing sash. In the case of replacing previous non-historic windows, the number of lights in the new window should be consistent with the style and period of the building."

- Northwest Quadrant Design Guidelines:
  - 19.7: Altering existing historic window opening sizes is not appropriate.
  - 19.5: Installing picture windows or other specialty windows on elevations that do not face the street is acceptable.

3 STAFF COMMENTS/ RECOMMENDATIONS

1. Applicant desires to bring back location of 4 historic windows: two on the east, and two on the west, all flanking chimneys. Staff is in support of this. In principle, the new size is appropriate, but if the applicant finds that the original rough opening still exists, the applicant should fit the new window within the historic rough opening and match it in size and height.

2. The applicant has proposed replacement of a casement window on the north elevation with a double hung window. The existing casement window is not historic. Applicant has proposed that the new double hung window will be 2'x3'. Due to proportions, staff does not support the proposed double hung window. Staff recommends replacing the existing casement window with a six divided light window that matches the current size of the casement window. This may be another casement window or a picture window.

3. Applicant has stated that he will be building the replacement windows himself to match the existing. Applicant to note that when matching in kind, replacement windows must follow Chapter 7 of the Beaufort Preservation Manual, which gives a detailed account of how replacement windows should be duplicates of historic windows.

4. Underpinning shown in proposed elevations should be more open to comply with the Beaufort Preservation Manual and Supplement. The Supplement notes that "infill between the masonry porch piers should be open wood grillage that may have a variety of conformations. The use of wood as infill is positive, however it should be more generously spaced. A gap that is approximately ¾" is appropriate between lattice boards. The supplement notes that wire or plastic screening may be fastened to the back of the grillage to decrease animal or insect infestation if that is a concern. Applicant is to ensure code compliance with ventilation requirements for the crawlspace.

5. Staff supports extension of the eave and soffit on the north elevation, as this will help waterproof the house and will extend the pre-existing soffits on the east and west elevations to continue to the north elevation.

6. Staff supports replacement of the roof in-kind. This means that all finishes and detailing of the roof are to match existing. If the finish of the roof will change, this must be submitted to the HRB for approval.

7. Staff supports the submitted color choice for exterior siding.

8. The proposed lighting fixture is simple but appears too utilitarian for this residence. The selected fan should also be simple, fan only, no light, and white. If lights are desired at ceiling level on the porch, applicant should place the lights in the ceiling rather than in the fan. The light should be electric and should be in scale and in keeping with the lighting that already exists. Staff could support a modern version of the existing lighting. The rear lighting could be the same fixture at the same size or smaller.

STAFF RECOMMENDATION: Preliminary Approval with the conditions noted.

510 Craven Street
PIN R120 004 000 0890 0000
Alterations, Additions (exterior)
Applicant: Ansley Manuel, Manuel Studio (20-34 HRB.1)



PROJECT LOCATION - 510 CRAVEN STREET












STOP


CRAVEN ST









* Re-Roof + Exterior Changes

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 pd

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** 6/30 **Application #:** 20727 **Zoning District:** T4-HN
BCAGHS Survey: ☒ Yes ☐ No CL-13-828

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: Ansley H. Manvel
Applicant Address: 104 Pritchard Street Bluffton, S.C. 29910
Applicant E-mail: manvel.studio@aol.com Applicant Phone Number: 843.338.8932

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

Owner (if other than the Applicant): Marcellene Trask
Owner Address: 6 Meeting Street Beaufort, S.C. 29902

Project Name: Marcellene Trask Main House
Property Address: 510 Craven Street
Property Identification Number *(Tax Map & Parcel Number)*: BR120-004-000-0890-0000
Date Submitted:

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

Applicant's Signature: [signature] Date: 30 June 2020
Owner's Signature: Marcellene Trask Date: 6-30-20
(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: _____

Property Size in Acres: .15 Proposed Building Use: Residence

Nature of Work (check all that apply):

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

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

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

2400 heated 560 porches MAIN HOUSE

Is this project a redevelopment project: ☐ Y ☑ N

Are there existing buildings on the site? ☑ Y ☐ N if yes, will they remain? ☐ Y ☐ N See other application for carriage house

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

See attached

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

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

BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997

INTENSIVE LEVEL BUILDING INVENTORY FORM

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

Site Number: U- (Access) 13 - (County) 828 (Site #)
USGS Quad: 025 Beaufort
Doc. Level: Intensive Level-Building

Historic name(s):
Map Ref.: BFT 09 (BR)
Tax Number: R120 004 000 0890 0000
Common name(s):
City Block Ref.: 27 .01
Island: Port Royal Is.
Address/location: 510 Craven St.
City/Vicinity of (vic.) Beaufort
Date: 1885 ca.
Alteration date: Not known
Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown
Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object
Historic use(s): single dwelling
Current uses: single dwelling

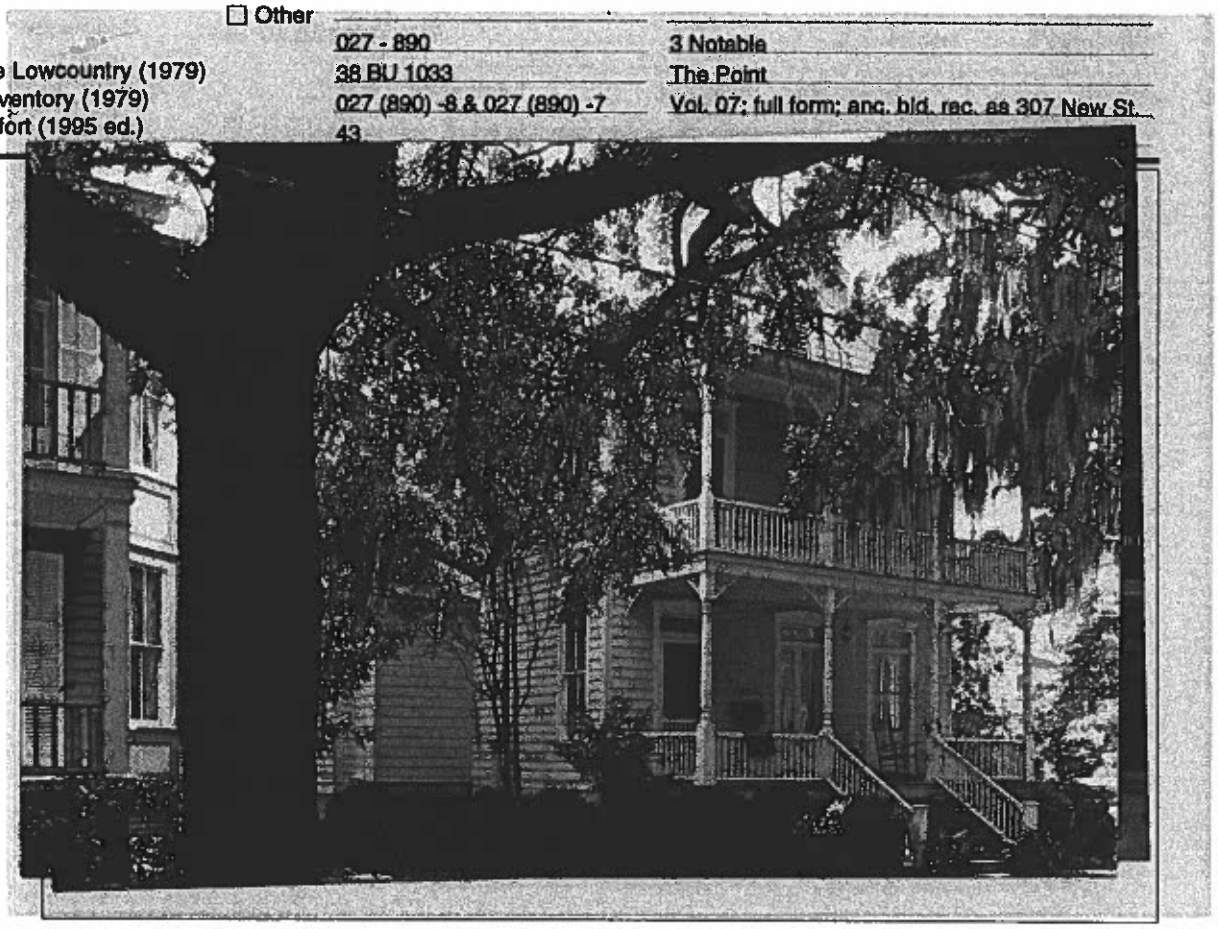
National Register Status:	Date:	Listing Name:	NRIS #
National Register Historic District (NHL, 11/73)	12/17/69	Beaufort Historic District	69000159

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

Consultant Recommendation:
Name:

Previous Survey:	Reference:	Notes:
☐ H.A.B.S.	☐ Other	
☒ Feiss-Wright (1969)	027 - 890	3 Notable
☒ Historic Resources of the Lowcountry (1979)	38 BU 1033	The Point
☒ Milner Historic District Inventory (1979)	027 (890) -8 & 027 (890) -7	Vol. 07; full form; anc. bld. rec. as 307 New St.
☒ A Guide to Historic Beaufort (1995 ed.)	43	

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

Date : 8.8.97
Recorder: C. Brooker, Brooker Arch. Cons.

Roll #	Neg.	View of:
B-11	2	N fac. & E elev., fac SW
B-11	14	Other house

Style: Folk Victorian

Commercial Form:

Core Shape: L-rear-left

Stories: 2 stories

Construction: frame

Roof: Shape: gable (end to front)

Material:

Chimney: Type: interior

Material: brick

Exterior Walls: weatherboard

Windows: single

Type: double hung

Pane Config.: 2/2

Doors: single
double

Foundation: brick piers

Porch Height: 2 or more with tiers

Porch Width: full facade

Porch Roof Shape: shed

Porch Details: columns
slat balusters

Decorative Elements: wood

Outbuildings: other house

Interior Features:

Number of Related Resources:

Surroundings: residential

Acreage: less than 1

Quadrangle: Beaufort

Alterations: Alteration date: Not known

Integrity: good

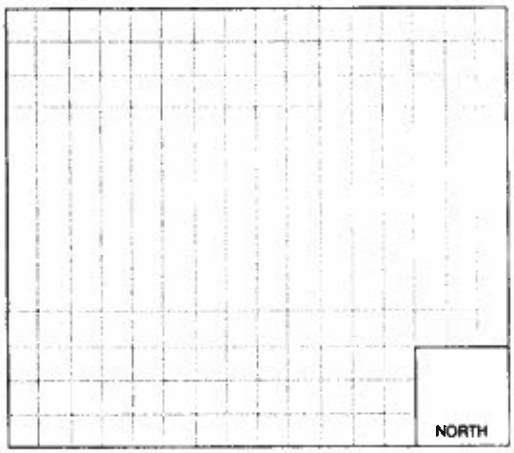
Condition: good

Single story addition with screen porch to south.

Description: 2 story end gable dwelling with wing to rear extending east. Porch facing street to north is 2 story with turned columns and decorative brackets.

Historical Data: One of three adjacent structures built on an identical plan. For original plan form see Sanborn Insurance Co. map of Beaufort dated 1899.

Sketch:



Site Number: U - 13 - 828

Informant/
Bibliography:

From: Ansley Manuel manuel.studio@aol.com
Subject: Trask Narrative
Date: Jun 30, 2020 at 12:18:13 PM
To: Ansley Manuel manuel.studio@aol.com

The applicant proposes two phases of construction for the property at 510 Craven Street; therefore, the proposals will be separated into two applications. The first phase will be the interior renovations, reroof and change of exterior colors to the main residence. The second phase will be the carriage house renovation.

The main house was built between 1900 and 1905 according to the Sanborn Insurance Fire Maps. Note this is a later date than the 1997 Beaufort County Historic Sites Survey which list the time period as circa 1885. The residence is on the corner of Craven and New Streets and the first of three identical house plans all built together.

The main house interior renovations are mostly concentrated in the kitchen and master bath suite. The main house exterior changes include a change in the siding and trim paint color and a change in the roof color. Currently the colors are yellow siding, white trim and red roof. Samples will be provided of the proposed color changes.

The carriage house is shown on the 1905 Sanborn Insurance Fire Map as a 13'6" x 14'6" accessory building. Some point later two additions were added - a bath and closet on the north end and living room on the south end.

The carriage house renovations are extensive. First, the building will have all later additions removed with only the original structure remaining. Second, the building will be raised as it currently sits well below flood level. The raising of the house will allow a one car garage and storage below. Lastly, an entry porch will be added to the north end and bedrooms and bath to the south end. All exterior colors will match the main house.

Marcellene Trask
6 Meeting Street
Beaufort, SC
29907
marcellenetrask@yahoo.com

Dated July 20, 2020

List of Paint Color Choices for 510 Craven Street, Beaufort, SC 29902

Exterior and foundation:	Sherwin Williams Anchors Aweigh SW9179
Front Door only:	Sherwin Williams Tricorn Black SW6258
All Trim including french doors, porch railings, porch columns, window sashes, and balustrade:	Sherwin Williams Pure White SW7005
Porch Ceilings:	Sherwin Williams Colonial Revival Gray SW2832
Porch Floor:	Sherwin Williams Downing Slate SW2819

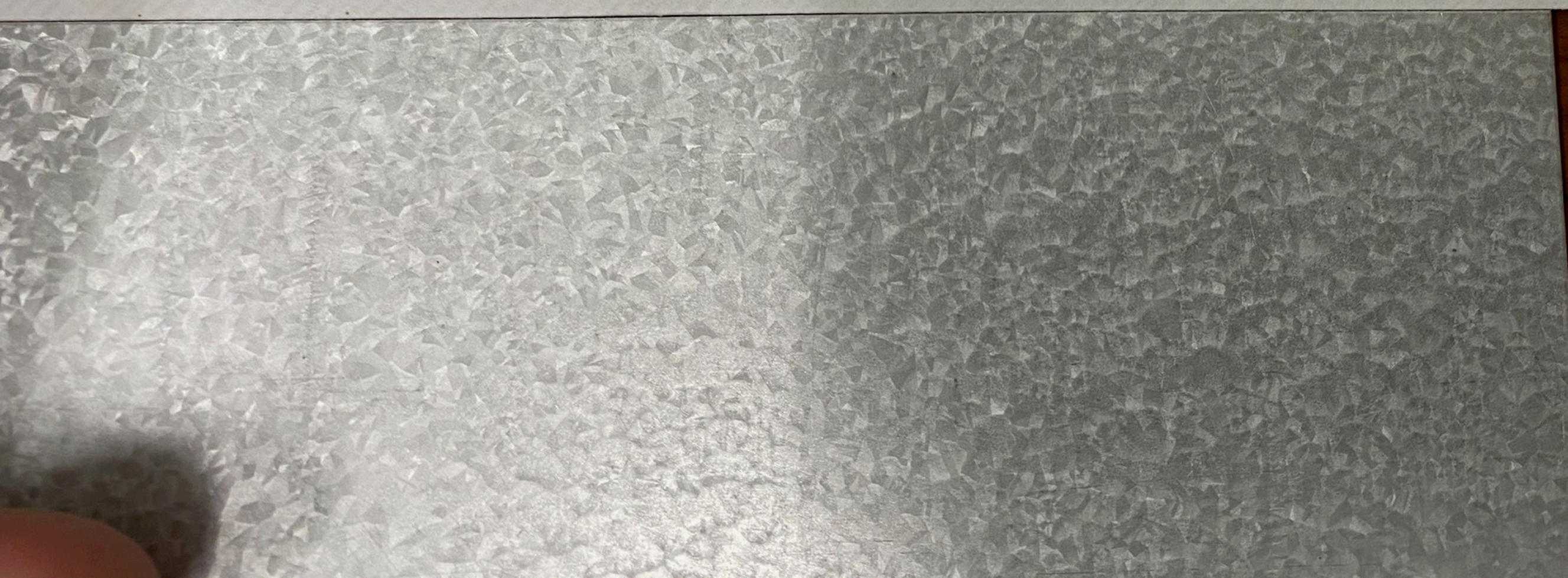
Regarding the Roof:

The roof has to be replaced due to multiple leaks & poor condition. 2 Roofers (Carolina Roofing and Don Juan's Roofing) consulted recommended **replacing the roof,** not repair and paint.

I have already submitted the sample of the Standing Seam Galvalum roof. The sample was for Acrylic Coated Galvalum, unpainted.

510 Craven St.

Roof Standing Seam Acrylic Coated Galvalume





Lock Panel

ing System
ns

formance levels











ML100 1", ML150 1-1/2" and ML200 2" Mechanical Lock Panel

Product Information

- Classic Low Profile Architectural Standing Seam Metal Roofing System (ML100), Classic Architectural Standing Seam Metal Roofing System (ML 150), Structural Standing Seam Metal Roofing System (ML200)
- Ideal for residential and light commercial applications (ML 100, ML150)
- Commercial profile for multiple deck and slope applications (ML150, ML200)
- Combines optimum performance with excellent value (ML200)
- Specially designed clip allows thermal movement (ML200)
- Tested panel for rated assemblies higher performance levels
- Mechanical locked seam for long-term weather tight performance
- Excellent for roofing installation requiring exotic metals such as copper and terne (ML100, ML150)



Design Information

- Minimum Slope = 3":12" (ML100), 1-1/2":12" (ML150), 3/4":12" (ML200)
- Actual Panel Width: 17.25" from 20" Coil (ML100), 16.3" from 20" Coil (ML150), 18.75" from 24" Coil (ML200)
- Solid Substrate (ML100, ML150, ML200)) or Open Framing (max. 5' OC) (ML200)
- Architectural, Hydrokinetic Panel (ML100, ML150)
- Structural Hydrostatic Panel (ML200)
- Mechanically Seamed in the Field
- 24 and 26 Gauge Galvalume®
- .032" Aluminum
- 16 oz Copper
- 30 Year Finish Warranty on Kynar 500 Finish
- Weather Tight Warranty Not Available (ML100)
- Weather Tight Warranty Available (ML150, ML200)
- Underlayment Required (ML100, ML150)
- Underlayment Required with Solid Substrate (ML200)

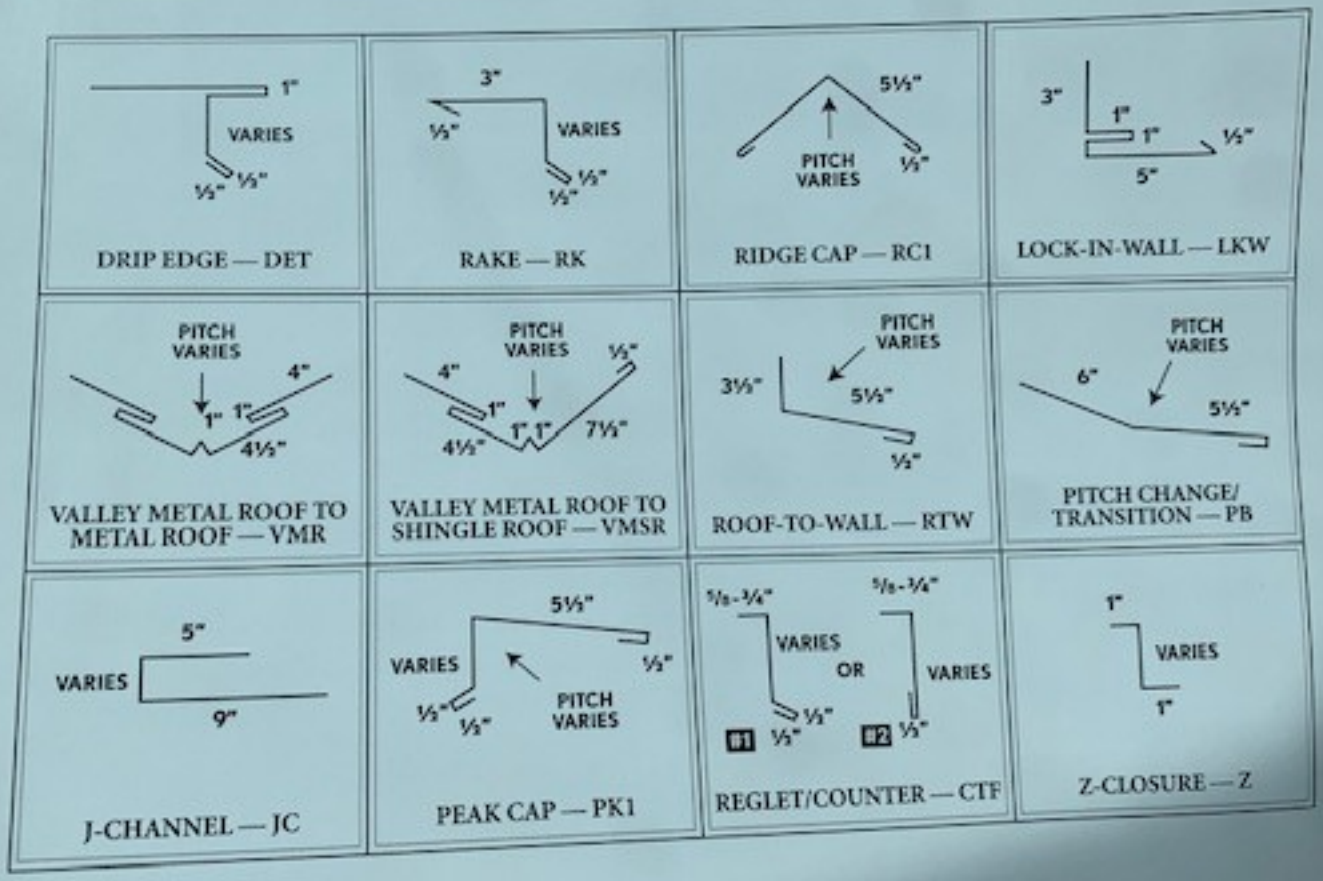







ANDING SEAM — PRE WEATHERED GALVALUME




1"
VARIES
½" ½"
DRIP EDGE — DET
3"
½"
VARIES
½"
½"
RAKE — RK
5½"
PITCH VARIES
½"
RIDGE CAP — RC1
3"
1"
1"
½"
5"
LOCK-IN-WALL — LKW
PITCH VARIES
4"
1" 1"
4½"
VALLEY METAL ROOF TO METAL ROOF — VMR
PITCH VARIES
½"
4"
1"
4½"
1" 1"
7½"
VALLEY METAL ROOF TO SHINGLE ROOF — VMSR
PITCH VARIES
3½"
5½"
½"
ROOF-TO-WALL — RTW
PITCH VARIES
6"
5½"
PITCH CHANGE/ TRANSITION — PB
5"
VARIES
9"
J-CHANNEL — JC
5½"
VARIES
½"
½" ½"
PITCH VARIES
PEAK CAP — PK1
⅛-¾"
VARIES
#1
½" ½"
OR
⅛-¾"
VARIES
#2
½"
REGLET/COUNTER — CTF
1"
VARIES
1"
Z-CLOSURE — Z

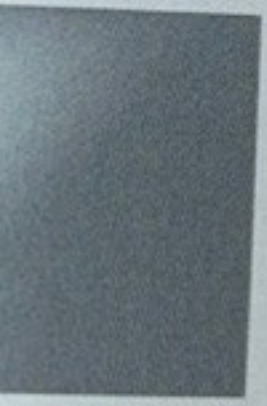
DARK BRONZE



COLONIAL RED



BURGANDY



ATHERED
UME®



ACRYLIC COATED
GALVALUME®

CoolR® is:

HIGHLY REFLECTIVE – Available with emissivity as high a
xceeding 25%.

XCEPTIONALLY DURABLE – Proven to last over 30 years
and is offered with a non-prorated warranty

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
12 August 2020

1 Summary of Request

The applicant, Ansley Manuel, has submitted two applications for this location. This application is for final approval of a re-roof and paint color change to the existing main house..

This is a contributing structure in the Historic Preservation Neighborhood.

2 Facts



Property Address:	510 Craven Street
Parcel ID:	R120 004 000 0890 0000
Case Number:	20-34 HRB.1
Applicant:	**Ansley Manuel**
Zoning:	T4-HN
Use:	Single Family Dwelling

References:

- Beaufort Preservation Manual Supplement: Page 52: "Buildings such as those in the 1400 and 600 blocks of Craven Street could benefit from the variety and richness of late nineteenth century hues rather than the repetitive use of white as a dominant color."
- Beaufort Preservation Manual Supplement: Page 45 – 47:
    - "Flat seam and standing seams are appropriate treatments for replacement metal roofs and new construction."
    - "Retain and repair existing historic roofs."
    - "Patches to metal roofs should be in kind."
    - "Painting is an appropriate maintenance technique for metal roofs."
    - "Preformed metal roofing panel systems (sometimes known locally as "5V tin") are not recommended for existing historic buildings. While it is a relatively inexpensive metal roof, it is intended primarily for use on contemporary commercial structures. Its wide cap and trim pieces give it a thick and heavy appearance that is not compatible with the massing of roofs on historical buildings. Its relatively poor longevity make it, in the long term, no savings in comparison to the fifty year lifetime of good quality flat or standing seam roofing.

3 STAFF COMMENTS/ RECOMMENDATIONS

1. The applicant is proposing to paint the exterior of the house a deep blue (SW Anchors Away 9179) with white trim. Given that this area of Craven Street has many Victorian structures that would have originally been a variety of colors and given that this is not a bright or "lurid" color, staff supports all proposed paint color choices.

2. The applicant is proposing reroofing the building with an Acrylic Coated Galvalume Standing Seam Roof, unpainted. Staff does not support replacing the existing historic Terne roof with a modern Galvalume roof. More appropriate is a roof system that allows for a standing seam at ridges and hips to mimic historic hand formed roofs. Pre-fabricated metal ridge and hip caps are not appropriate for historic roofs, as noted on page 47 of the Beaufort Preservation Manual Supplement: "wide cap and trim pieces give [the roof] a heavy appearance that is not compatible with the massing of roofs on historical buildings." Concerning a Galvalume roof, a painted version is more appropriate.

3. The new roof must be hand seamed.

4. Applicant has not provided detailed pictures of the existing Terne Roof to indicate the need for replacement. If the existing roof does not require full replacement, the applicant should not remove the existing historic fabric. Applicant to provide detailed photographs of existing roof in future submissions.

STAFF RECOMMENDATION: Preliminary Approval with conditions noted.

510 Craven Street
PIN R120 004 000 0890 0000
Alterations, Additions (carriage house)
Applicant: Ansley Manuel, Manuel Studio (20-33 HRB.1)



PROJECT LOCATION - 510 CRAVEN STREET












STOP


CRAVEN ST









* Carriage House Addition

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

20-33HRB1

☐ Staff Review
☒ Board Review

Application Fee: *see attached schedule*

OFFICE USE ONLY: **Date Filed:** 6/30 **Application #:** 20726 **Zoning District:** T4HN
BCAGHS Survey: ☑ Yes ☐ No C1-13-828

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

PAID 6/30 CC

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: Ansley H. Manvel

Applicant Address: 104 Pritchard Street Bluffton, S.C. 29910

Applicant E-mail: manvel.studio@aol.com Applicant Phone Number: 843.338.8932

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

Owner (if other than the Applicant): Marcellene Trask

Owner Address: 6 Meeting Street Beaufort, S.C. 29902

Project Name: Marcellene Trask Carriage House

Property Address: 510 Craven Street

Property Identification Number *(Tax Map & Parcel Number)*: R120-004-000-0890-0000

Date Submitted:

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

Applicant's Signature: [signature] Date: 30 June 2020

Owner's Signature: Marcellene Trask Date: 6.30.20

(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: Marcellene Trask Carriage House

Property Size in Acres: .15 Proposed Building Use: Carriage House

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):
Carriage House 595 heated/68 porch (proposed) 561 heated/0 porch (existing)

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):

See attached

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

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

BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997

INTENSIVE LEVEL BUILDING INVENTORY FORM

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

Site Number: U- (Access) 13 - (County) 828 (Site #)
USGS Quad: 025 Beaufort
Doc. Level: Intensive Level-Building

Historic name(s):
Common name(s):
Address/location: 510 Craven St.
Date: 1885 ca. Alteration date: Not known
Map Ref.: BFT 09 (BR) Tax Number: R120 004 000 0890 0000
City Block Ref.: 27 .01 Island: Port Royal Is.
City/Vicinity of (vic.) Beaufort

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

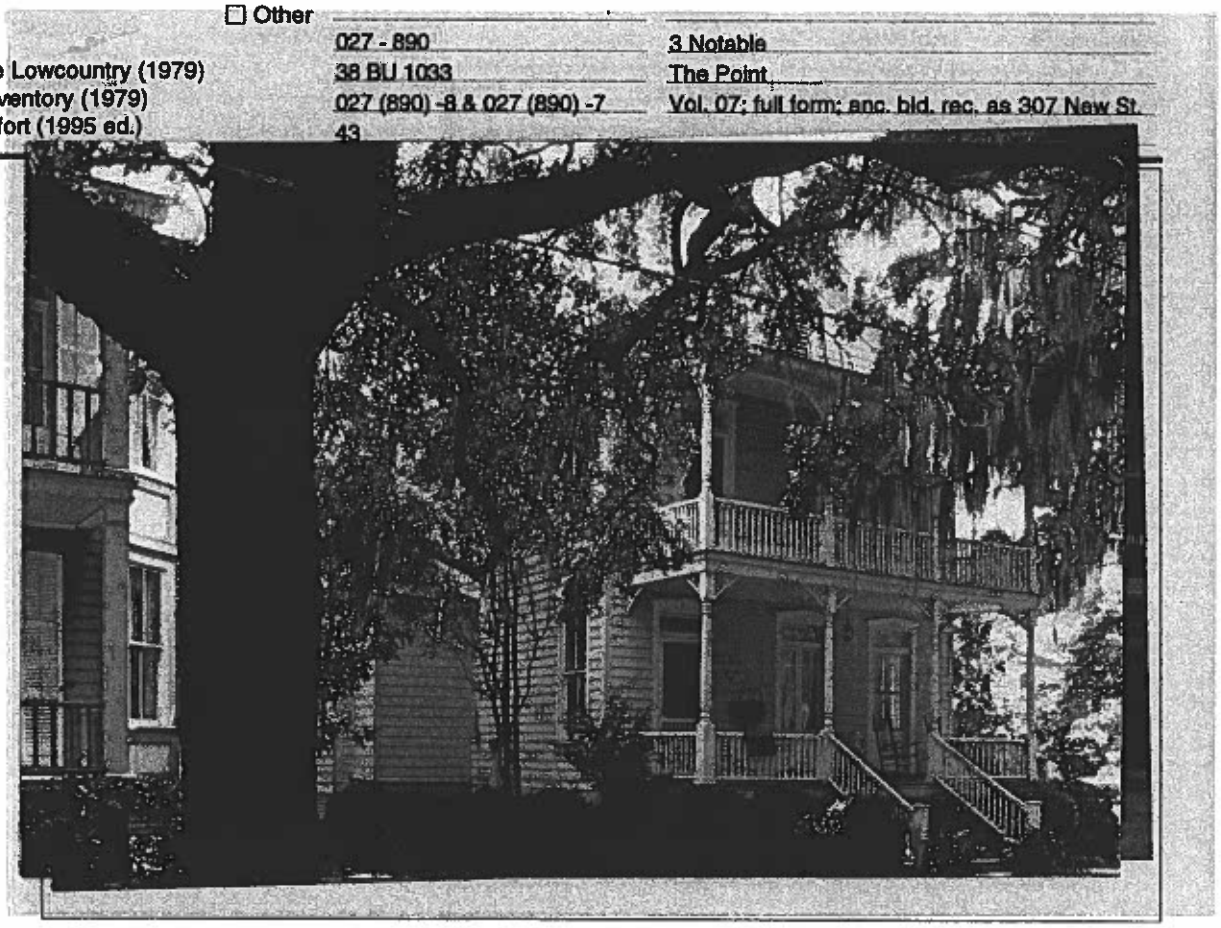
National Register Status:	Date:	Listing Name:	NRIS #
National Register Historic District (NHL, 11/73)	12/17/69	Beaufort Historic District	69000159

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

Consultant Recommendation: Name:

Previous Survey:	Reference:	Notes:
☐ H.A.B.S.	☐ Other	
☒ Feiss-Wright (1969)	027 - 890	3 Notable
☒ Historic Resources of the Lowcountry (1979)	38 BU 1033	The Point
☒ Milner Historic District Inventory (1979)	027 (890) -8 & 027 (890) -7	Vol. 07; full form; anc. bld. rec. as 307 New St.
☒ A Guide to Historic Beaufort (1995 ed.)	43	

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

Date: 8.8.97
Recorder: C. Brooker, Brooker Arch. Cons.

Roll #	Neg.	View of:
B-11	2	N fac. & E elev., fac SW
B-11	14	Other house

Style: Folk Victorian

Commercial Form:

Core Shape: L-rear-left

Stories: 2 stories

Construction: frame

Roof: Shape: gable (end to front)

Material:

Chimney: Type: interior

Material: brick

Exterior Walls: weatherboard

Windows: single

Type: double hung

Pane Config.: 2/2

Doors: single
double

Foundation: brick piers

Porch Height: 2 or more with tiers

Porch Width: full facade

Porch Roof Shape: shed

Porch Details: columns
slat balusters

Decorative Elements: wood

Outbuildings: other house

Interior Features:

Number of Related Resources:

Surroundings: residential

Acreage: less than 1

Quadrangle: Beaufort

Alterations: Alteration date: Not known

Integrity: good

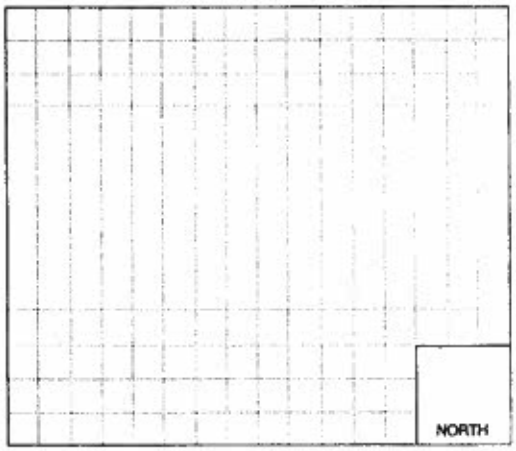
Condition: good

Single story addition with screen porch to south.

Description: 2 story end gable dwelling with wing to rear extending east. Porch facing street to north is 2 story with turned columns and decorative brackets.

Historical Data: One of three adjacent structures built on an identical plan. For original plan form see Sanborn Insurance Co. map of Beaufort dated 1899.

Sketch:



Site Number: U - 13 - 828

Informant/
Bibliography:

From: Ansley Manuel manuel.studio@aol.com
Subject: Trask Narrative
Date: Jun 30, 2020 at 12:18:13 PM
To: Ansley Manuel manuel.studio@aol.com

The applicant proposes two phases of construction for the property at 510 Craven Street; therefore, the proposals will be separated into two applications. The first phase will be the interior renovations, reroof and change of exterior colors to the main residence. The second phase will be the carriage house renovation.

The main house was built between 1900 and 1905 according to the Sanborn Insurance Fire Maps. Note this is a later date than the 1997 Beaufort County Historic Sites Survey which list the time period as circa 1885. The residence is on the corner of Craven and New Streets and the first of three identical house plans all built together.

The main house interior renovations are mostly concentrated in the kitchen and master bath suite. The main house exterior changes include a change in the siding and trim paint color and a change in the roof color. Currently the colors are yellow siding, white trim and red roof. Samples will be provided of the proposed color changes.

The carriage house is shown on the 1905 Sanborn Insurance Fire Map as a 13'6" x 14'6" accessory building. Some point later two additions were added - a bath and closet on the north end and living room on the south end.

The carriage house renovations are extensive. First, the building will have all later additions removed with only the original structure remaining. Second, the building will be raised as it currently sits well below flood level. The raising of the house will allow a one car garage and storage below. Lastly, an entry porch will be added to the north end and bedrooms and bath to the south end. All exterior colors will match the main house.

2

JUNE 1889

BEAUFORT

S.C.

8 9 30 11 10 31 12 13 14

CRAVEN

SCOTT

CARTERET

NEW

EEL

PORT REPUBLIC

SHEET

SEE

BAY

BEAUFORT ARTILLERY ARSENAL.

CONCRETE WALLS 16'

PARAPET ALL AROUND.

JAIL.

FENCE.

Negro Tenements

Scattered Lumber.

FORMERLY Cotton Gin Vacant.

S. M. WALLACE Grist Mill.

N. CHRISTENSEN

LUMBER YARD AND PLANING MILL.

POWER: STEAM. FUEL: COAL. NO HEAT. NO LIGHTS.

Horse Shed.

CONCRETE SEA WALL 10' HIGH.

Beaufort River.

Scale of Feet.

SANBORN MAP PROVIDED BY STAFF

Fire Insurance Map Collection
Geography and Map Division
Library of Congress

MAY 1894
BEAUFORT
S.C.

BEAUFORT ARTILLERY ARSENAL.

CRAVEN

SCOTT

CARTERET

NEW

PORT REPUBLIC

BAY

AMERICAN GINNING CO.

N. CHRISTENSEN. PLANG MILL & LUMBER YARD.

GRIST MILL.

STEAM FIRE ENG.

Plank Wharf

CONCRETE SEA WALL 10' HIGH

Beaufort River

Scale of Feet.

SANBORN MAP PROVIDED BY STAFF

Fire Insurance Map Collection
Geography and Map Division
Library of Congress

SANBORN MAP PROVIDED BY STAFF

Nov. 1899
BEAUFORT
S.C.

GRAVEN

PORT REPUBLIC

BAY ST.

SCOTT

CARTERET

NEW

EAST (EEL)

Beaufort River.

Sea Wall

Market Ho.

Vac. Shanty.

Vac. Dilapidated.

Old Shed

Shelter

Dilapidated Sheds

Secondary Cis.

Ruins.

Rest.

Tenem't.

Junk

Shed.

Old Ho.

W. Ho.

Vac.

Gro.

Clo.

Old Furn.

Hardw. Queensw. & Furns.

Furns. Queensw.

Dig. & Cis.

Hardw.

Hides & Furs.

Barber.

Concrete.

Cooper

Painter

Old Vac.

Repair Shop

Off.

Bath & Boat Ho.

Footwear

Confec.

Grain Dispenser

Tin Shop

Gro. Hardw. & Ship Chandly

Hay, Grain & Feed W. Ho.

Wagon Shed.

F. W. SCHEPER'S WHARF.

Painting

Bl. Sm. & Repair Shop.

Scattered Lumber Piles.

Lumber Shed.

Door, Sash & Blind W. Ho.

Sawig. & Planig 1st. Woodwkg 2d.

N. CHRISTENSEN. PLANING MILL.

1 NIGHT WATCHMAN.
STAT'Y CLOCK.
1 STATION.
PHIL'S DIST'R.
50' 1" HOSE.
POWER: STEAM.
FUEL: SHAVINGS.
NO LIGHTS.

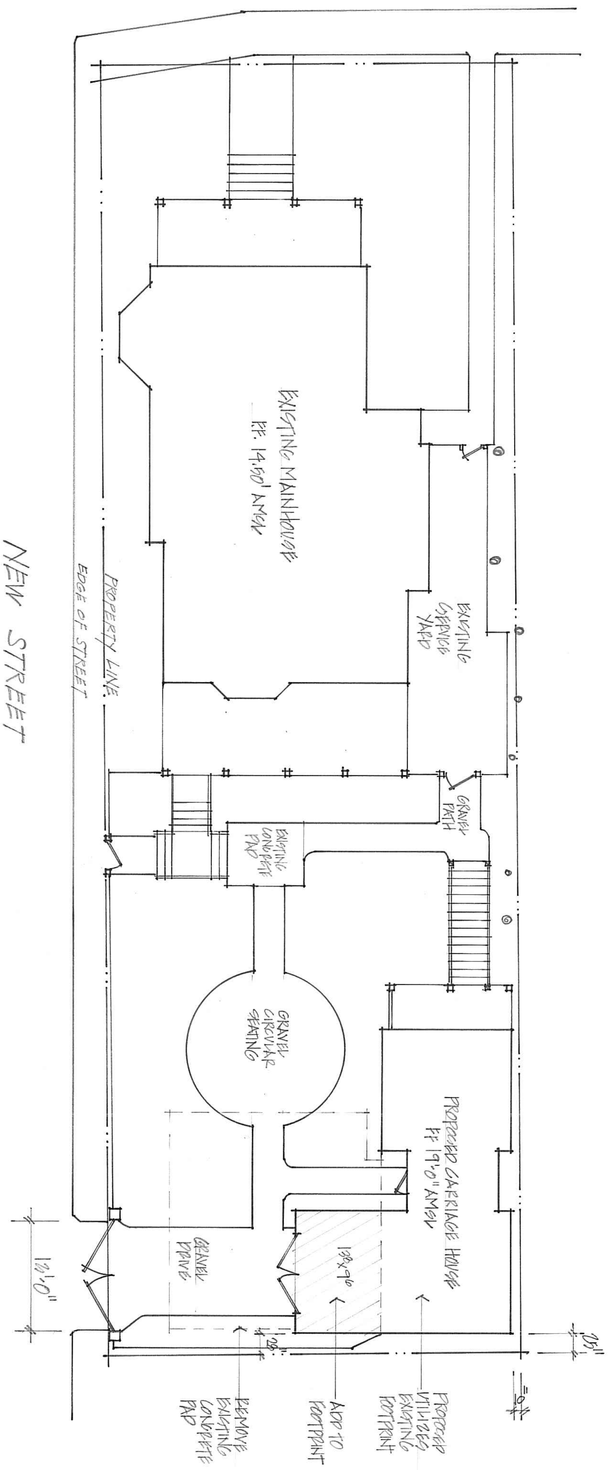
Made Ground

Cart Shed.

Scale of Feet.
50 40 30 20 10 0 50 100 150

Fire Insurance Map Collection
Geography and Map Division
Library of Congress

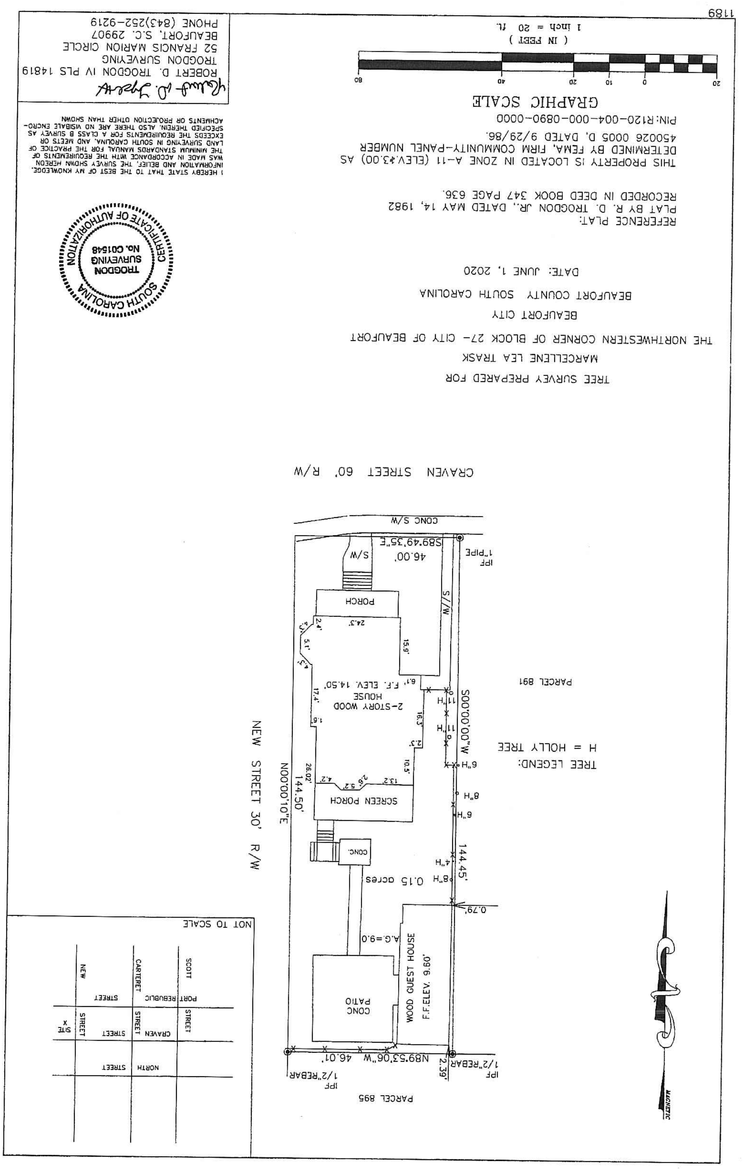
CRAVEN STREET



NEW STREET

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

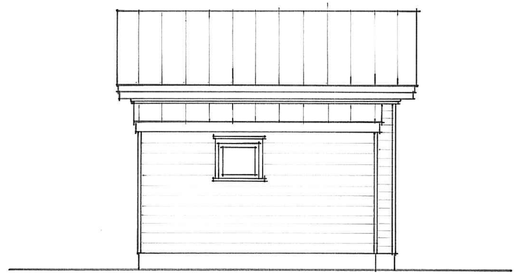
EXISTING SITE PLAN SCALE OF 1" = 20'-0"



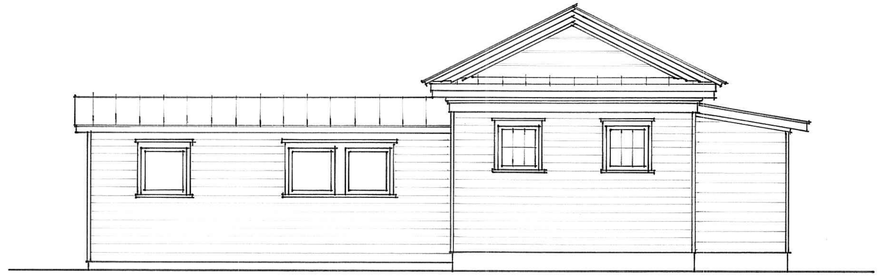
30 JUNE 2020

1

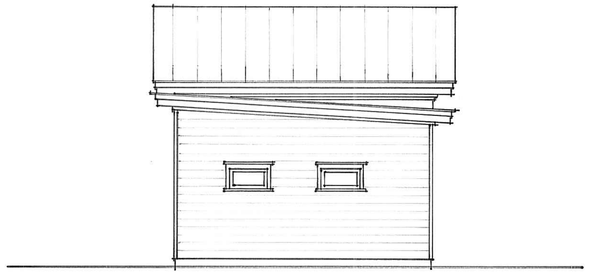
RENOVATIONS TO THE MARCELLENE TRASK CARRIAGE HOUSE
510 CRAVEN STREET BEAUFORT, SOUTH CAROLINA
MANUEL STUDIO, LLC, ANGLEY H. MANUEL, ARCHITECT, 843.338.8932



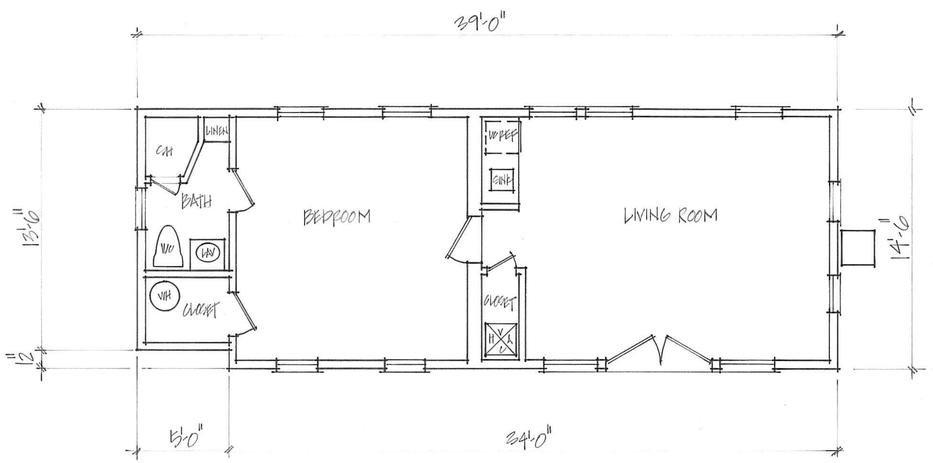
EXISTING
NORTH ELEVATION SCALE OF 1/4" = 1'-0"



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



EXISTING
SOUTH ELEVATION SCALE OF 1/4" = 1'-0"



EXISTING FLOOR PLAN SCALE OF 1/4" = 1'-0"

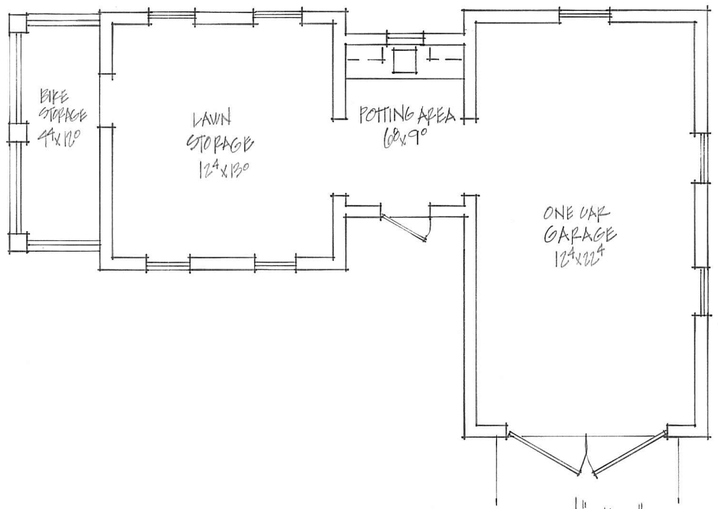


EXISTING
WEST ELEVATION SCALE OF 1/4" = 1'-0"

RENOVATIONS TO THE MARGUERITE TRASK CARRIAGE HOUSE
510 CRAVEN STREET BEAUFORT, SOUTH CAROLINA
MANUEL STUDIO, LLC, ANGLEY H. MANUEL, ARCHITECT, 843.338.8932

2

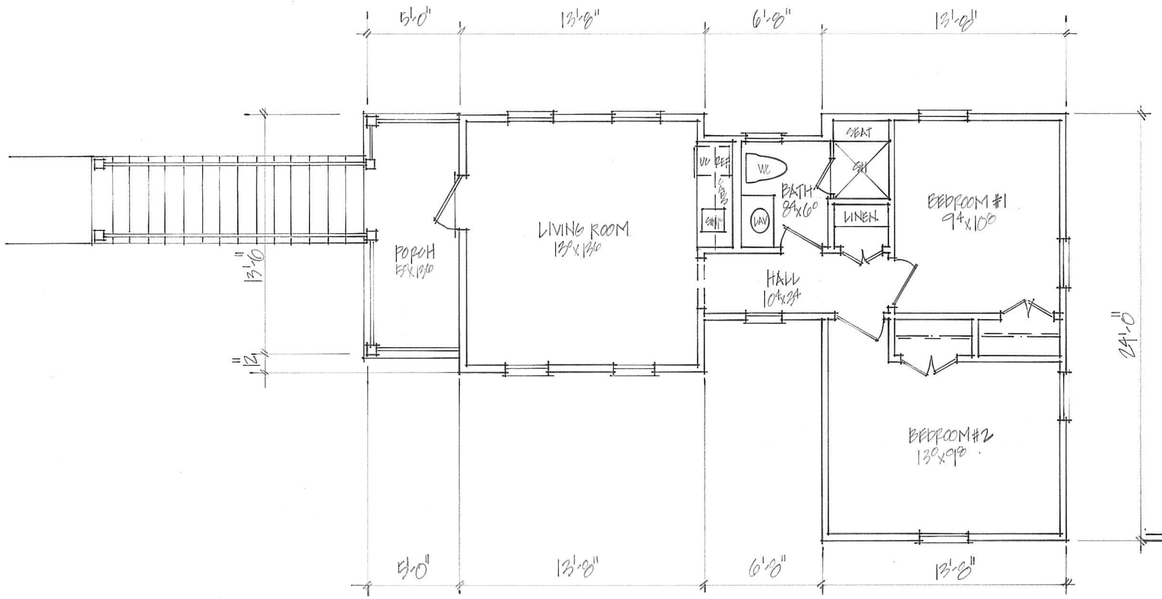
30 JUNE 2020



PROPOSED GROUND FLOOR PLAN SCALE OF $\frac{1}{4}$" = 1'-0"



PROPOSED NORTH ELEVATION SCALE OF $\frac{1}{4}$" = 1'-0"



PROPOSED FLOOR PLAN SCALE OF $\frac{1}{4}$" = 1'-0"



PROPOSED WEST ELEVATION SCALE OF $\frac{1}{4}$" = 1'-0"

RENOVATIONS TO THE MARGUERITE TRASK CARRIAGE HOUSE
510 CRAVEN STREET BEAUFORT, SOUTH CAROLINA
MANUEL STUDIO, LLC, ANDREY H. MANUEL, ARCHITECT, 843.338.8932

3

30 JUNE 2020



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

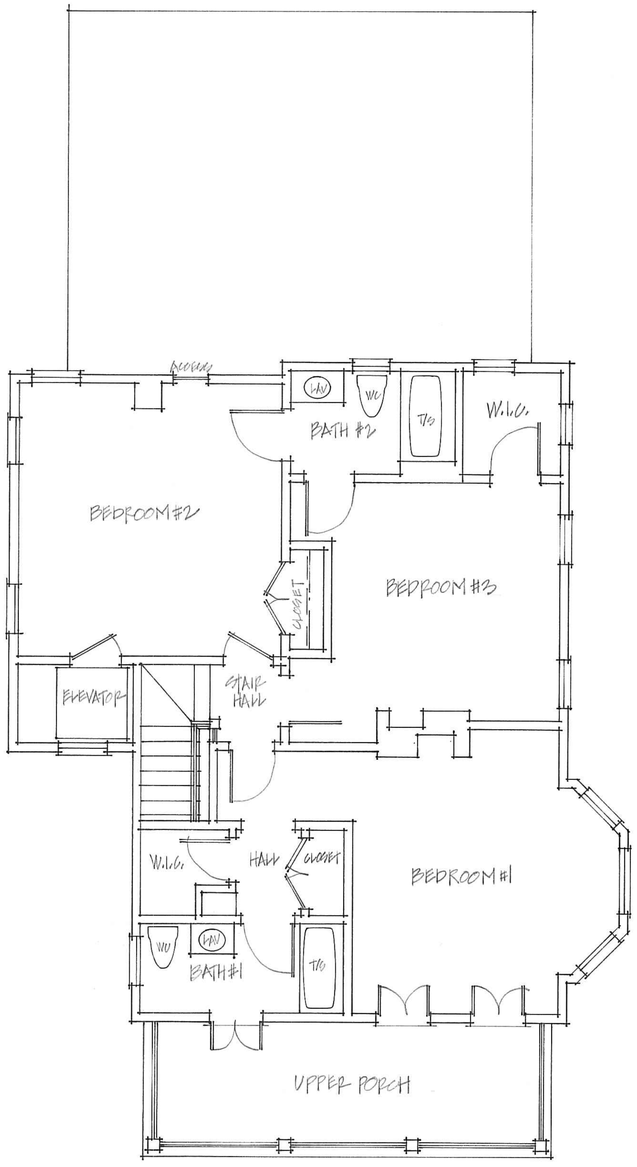


PROPOSED EAST ELEVATION SCALE OF 1/4" = 1'-0"

RENOVATIONS TO THE MARCELLENE TRAK CARRIAGE HOUSE
510 CRAVEN STREET BEAUFORT, SOUTH CAROLINA
MANUEL STUDIO, LLC, ANGELA H. MANUEL, ARCHITECT, SAB.2338.8732

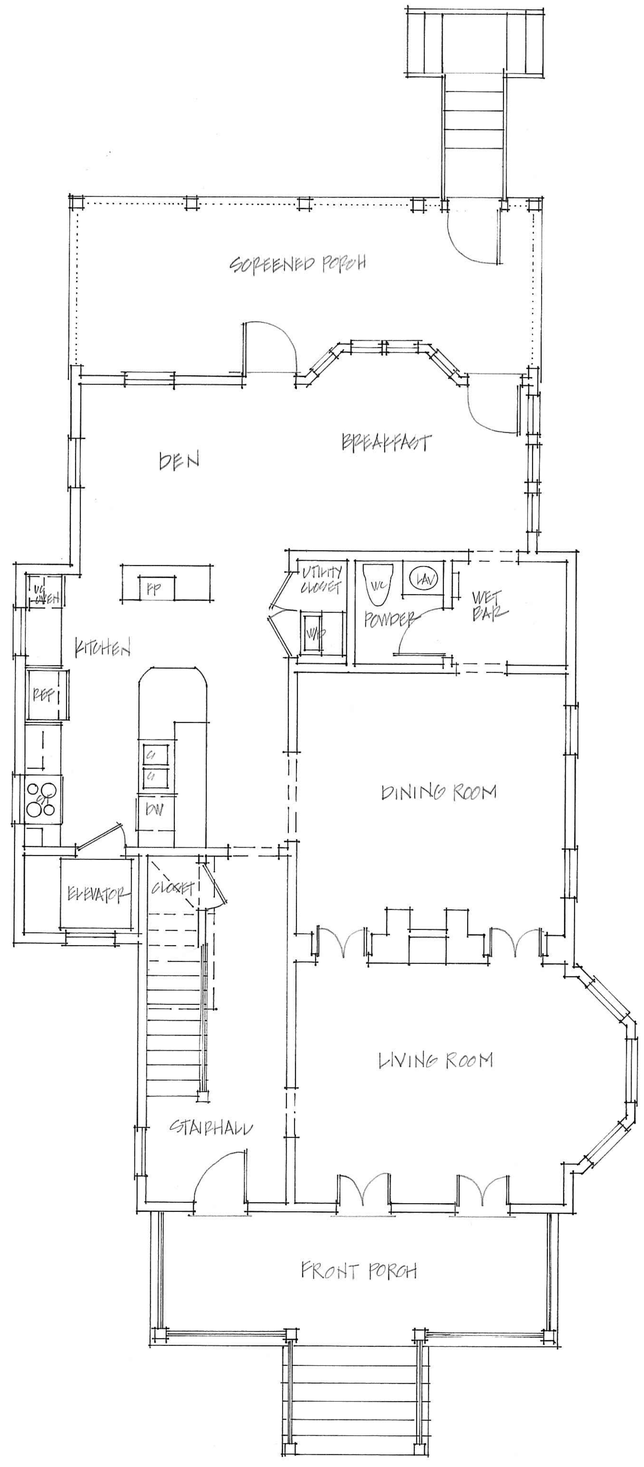
4

30 JUNE 2020



EXISTING
SECOND FLOOR PLAN

SCALE OF $\frac{1}{4}$" = 1'-0"



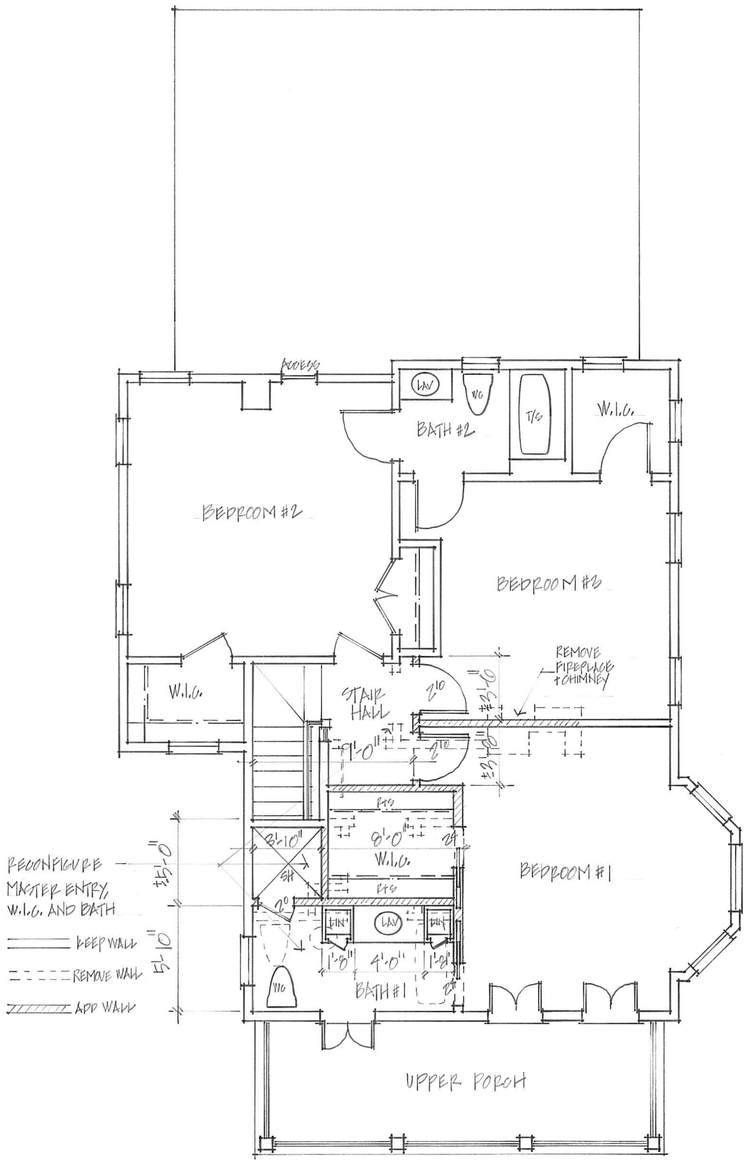
EXISTING
FIRST FLOOR PLAN

SCALE OF $\frac{1}{4}$" = 1'-0"

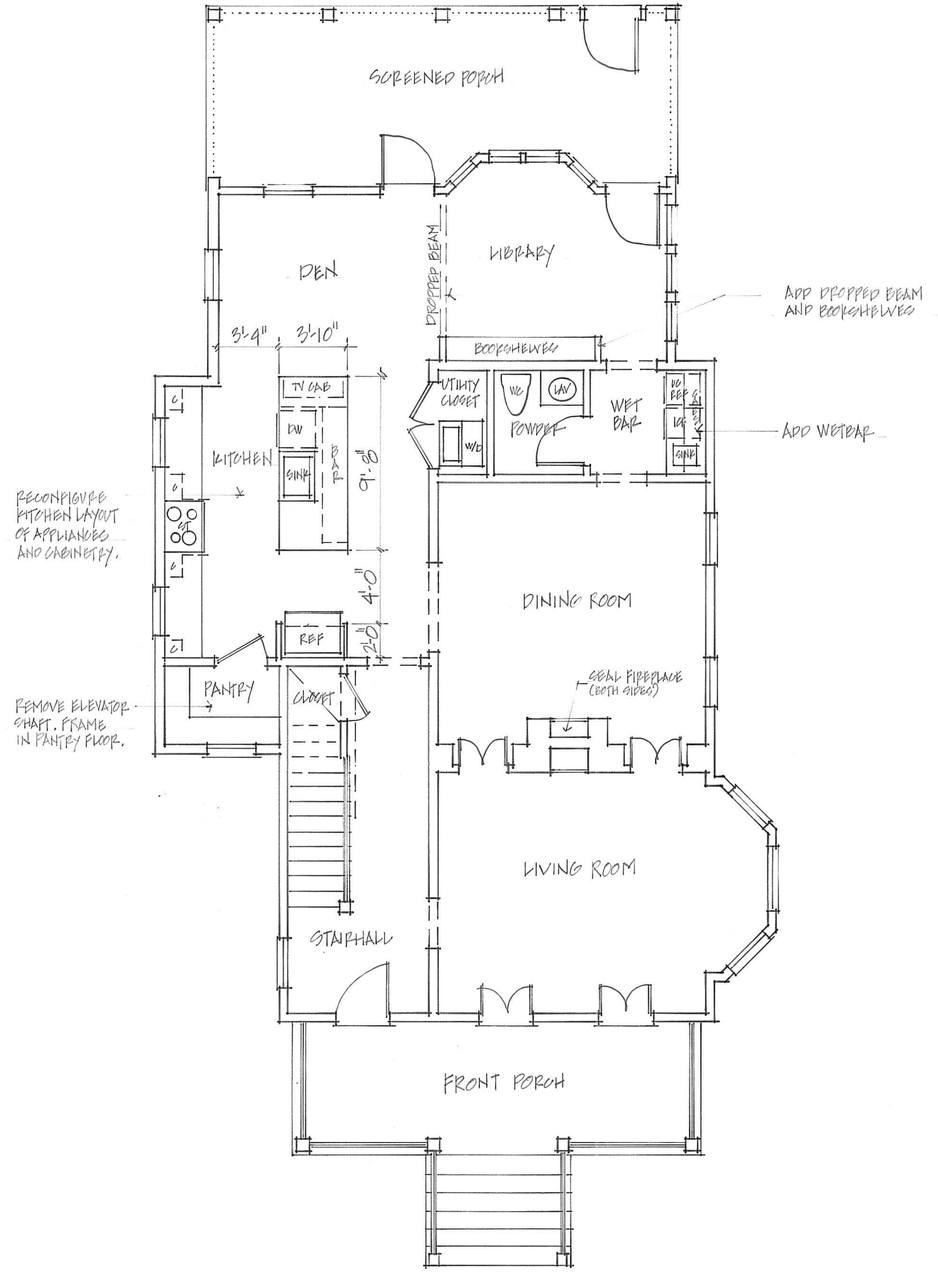
RENOVATIONS TO THE MARCELLENE TRASK RESIDENCE
510 CRAVEN STREET BEAUFORT, SOUTH CAROLINA
MANUEL STUDIO, LLC ANSLEY H. MANUEL, ARCHITECT 843.338.8932

1

18 SEPTEMBER 2019
30 JUNE 2020



PROPOSED
SECOND FLOOR PLAN SCALE OF $\frac{1}{4}$" = 1'-0"



PROPOSED
FIRST FLOOR PLAN SCALE OF $\frac{1}{4}$" = 1'-0"

RENOVATIONS TO THE MARCELLENE TRASK RESIDENCE
510 CRAVEN STREET BEAUFORT, SOUTH CAROLINA
MANUEL STUDIO, LLC, ANGLEY M. MANUEL, ARCHITECT, 843.338.8732

2

30 JUNE 2020

RENOVATIONS TO THE MARCELLENE TRASK CARRIAGE HOUSE
510 CRAVEN STREET BEAUFORT, SOUTH CAROLINA
MANUEL STUDIOLO, ARCHITECT, 843.338.8992

TREE SURVEY PREPARED FOR
MARCELLENE LEA TRASK
THE NORTHWESTERN CORNER OF BLOCK 27- CITY OF BEAUFORT
BEAUFORT COUNTY SOUTH CAROLINA
DATE: JUNE 1, 2020

REFERENCE PLAT:
PLAT BY R. D. TROGDON JR., DATED MAY 14, 1982
RECORDED IN DEED BOOK 347 PAGE 636.

THIS PROPERTY IS LOCATED IN ZONE A-11 (ELEV.X3.00) AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 0005 D. DATED 9/29/86.
PIN:R120-004-000-0890-0000

GRAPHIC SCALE
0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

1189

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 AS SPECIFIED THEREIN; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS, OTHER THAN SHOWN.

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
TROGDON SURVEYING No. C01548

Robert D Trogdon

ROBERT D. TROGDON IV PLS 14819
TROGDON SURVEYING
512 FRANCIS MARION CIRCLE
BEAUFORT, S.C. 29907
PHONE (843)252-9219

EXISTING SITE PLAN SCALE OF 1"=20'-0"

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

SURVEY DID NOT INCLUDE STREET OR SIDEWALK ELEVATIONS

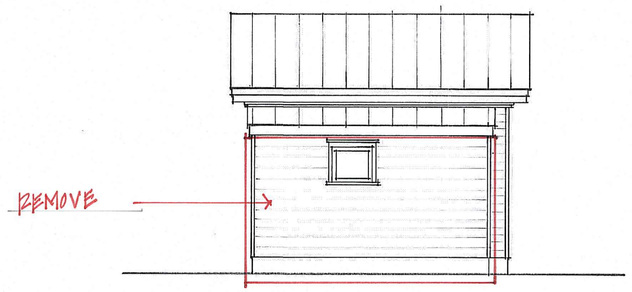
EXISTING GRADE OF REAR YARD ±-9'-0"

EXISTING PERVIOUS/IMPERVIOUS RATIO IS 49% IMPERVIOUS 51% PERVIOUS

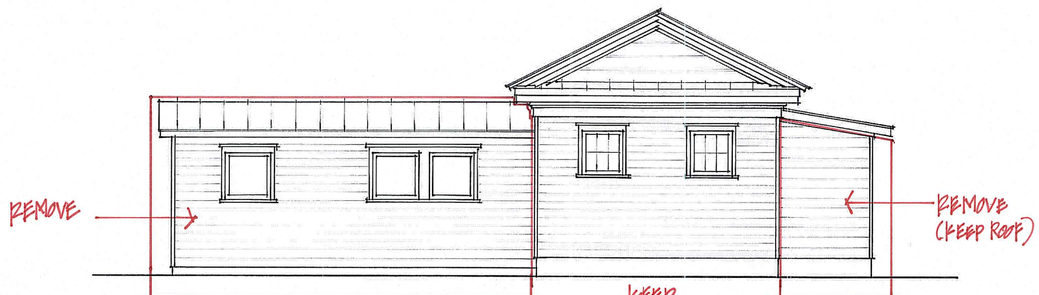
PROPOSED PERVIOUS/IMPERVIOUS RATIO IS 43% IMPERVIOUS 57% PERVIOUS

1

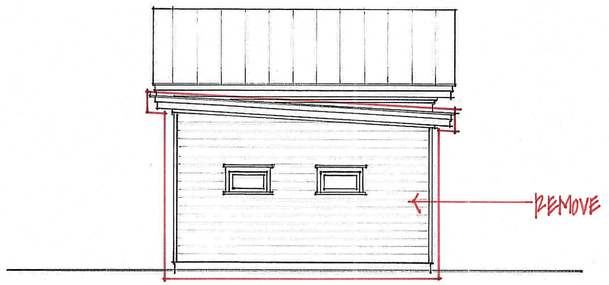
30 JUNE 2020



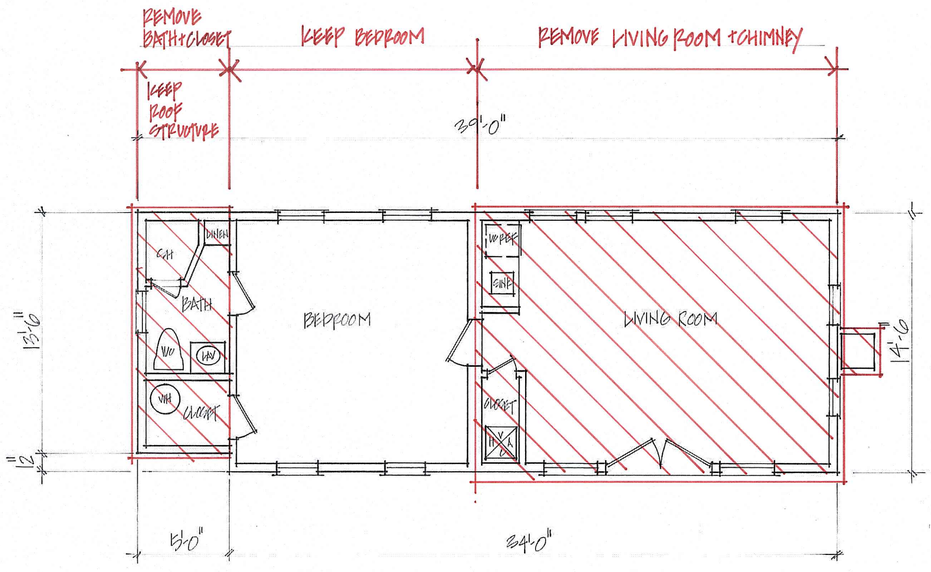
EXISTING
NORTH ELEVATION SCALE OF 1/4"=1'-0"



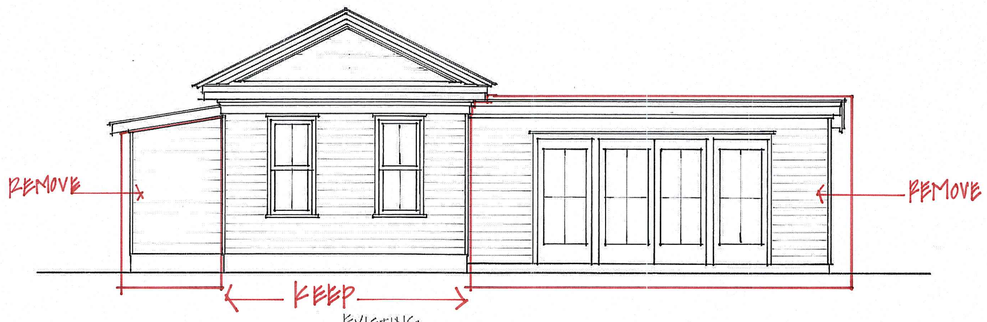
EXISTING
EAST ELEVATION SCALE OF 1/4"=1'-0"



EXISTING
SOUTH ELEVATION SCALE OF 1/4"=1'-0"



EXISTING FLOOR PLAN SCALE OF 1/4"=1'-0"



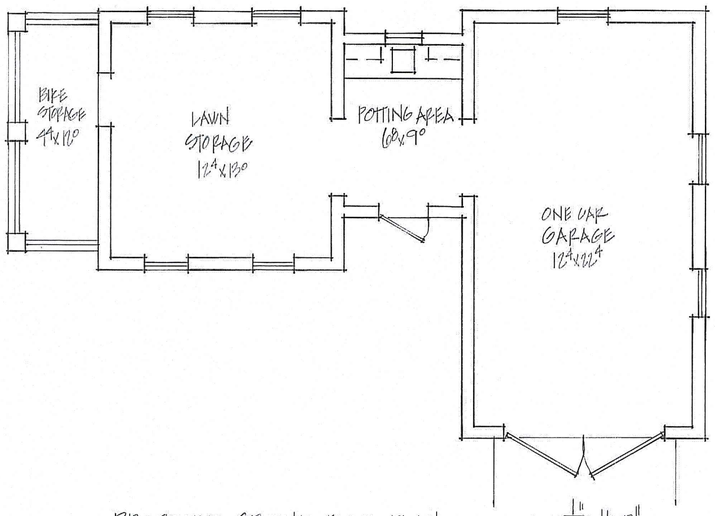
EXISTING
WEST ELEVATION SCALE OF 1/4"=1'-0"

DEMO PLAN

RENOVATIONS TO THE MARGUERITE TRASK CARRIAGE HOUSE
510 CRAVEN STREET BEAUFORT, SOUTH CAROLINA
MANVEL STUDIO, LLC, ANSLEY H. MANVEL, ARCHITECT, 843.338.8952

2

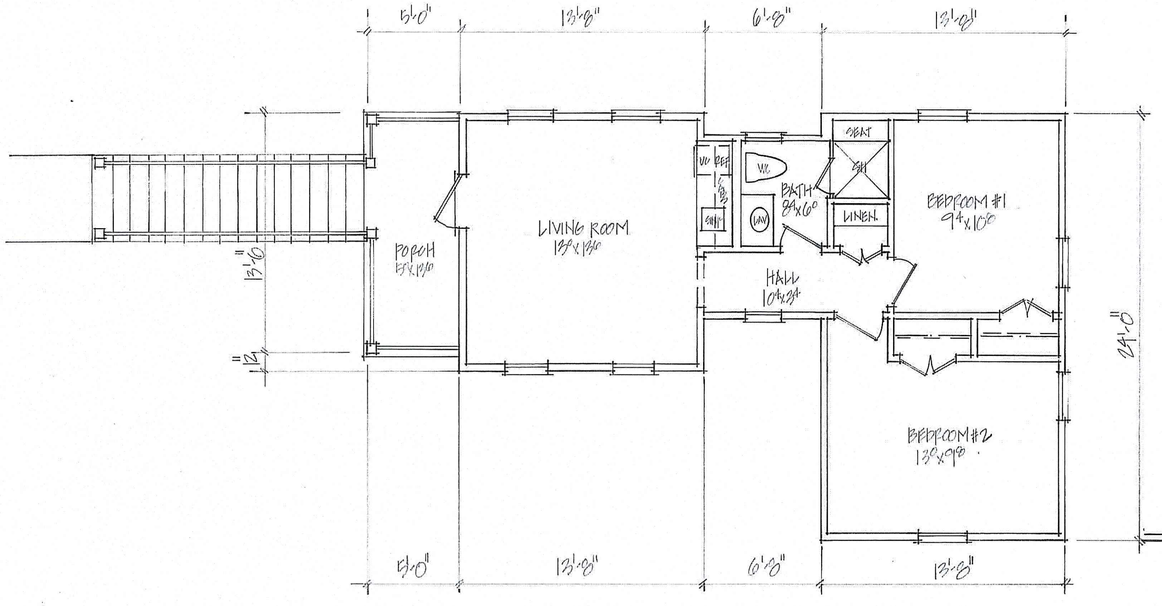
30 JUNE 2020



PROPOSED GROUND FLOOR PLAN SCALE OF 1/4" = 1'-0"



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



PROPOSED FLOOR PLAN SCALE OF 1/4" = 1'-0"



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

COLORS
SIDING - SHERWIN WILLIAMS "ANCHORS AWEIGH"
DOOR - SHERWIN WILLIAMS "TRICORN BLACK"
TRIM & LOUVERS - SW "PURE WHITE"
PORCH - SHERWIN WILLIAMS "SNOWDROP"
STAIRS

RENOVATIONS TO THE MARGUERITE TRASK CARRIAGE HOUSE
510 CRAVEN STREET BEAUFORT, SOUTH CAROLINA
MANUEL STUDIO, LLC, ANSLEY H. MANUEL, ARCHITECT, 843.338.8932

3

30 JUNE 2020

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
12 August 2020

1 Summary of Request

The applicant, Ansley Manuel, has submitted two applications for this location. This application is for preliminary approval of renovation/addition to the carriage house in the rear of the property.

This is a contributing structure in the Historic Preservation Neighborhood.

2 Facts

Property Address:	510 Craven Street
Parcel ID:	R120 004 000 0890 0000
Case Number:	20-33 HRB.1
Applicant:	**Ansley Manuel**
Zoning:	T4-HN
Use:	Single Family Dwelling



District Development Standards for T4-HN:

- **Setback requirements – Accessory Structure:**
  - *Accessory structures shall be located behind the front façade of the primary structure.*
  - *Rear setback – 5' min.*
  - *Side Corner/Alley –0'min. - 5' max.*
  - *Side Interior – **5**'min.*
- **Impervious Surface Coverage***:* 55% maximum
- **Current Flood Zone:** A11, Base Flood Elevation: +13', with 1' freeboard required by city of Beaufort

References:

Beaufort Preservation Manual Supplement, Chapter 3:

- "[Secretary of the Interior's Standards] #10 states that wherever possible additions to structures shall be done so that future removal will leave unimpaired the essential form and integrity of the historic structure.
- Scale: an addition should be smaller than the original building.
  The floor lines of an addition may be equal to or slightly lower than the original building, but should not be higher than those of the original building.

- Floor to floor heights: These may be equal to or slightly less than the original building, but should not be taller than those of the original building.
- The proportions of the addition should be complementary to the proportions of the original house….ideally, the addition should not exceed approximately half of the original building's total floor area or footprint.
- New front porches may not be added to a historic building without precedent for a porch.
- The design of the addition should make clear what is new and what is original.

3 STAFF COMMENTS/ RECOMMENDATIONS

1. The Milner Survey states that this house was built in 1885, and the applicant believes that the house was built between 1900 and 1905 according to Sanborn Insurance Fire Maps. Staff has noted that the main structure does not exist on the 1889 Sanborn Map, but it does exist on the 1894 Sanborn Map. Furthermore, the 13'6 x 14'6 footprint of the Carriage House on the property is shown on the 1899 Sanborn Map, and it was likely built between 1894 and 1899. The front and rear additions to the carriage house are not historic.

2. The applicant has stated that they have experienced flooding in the rear yard and would like to lift Carriage House to preserve the historic structure.

3. The main house currently has a Finish Floor Elevation (FFE) of +14'6", and the carriage house structure has a current FFE of +9'6". The applicant is proposing lifting the existing structure to +19', which is 5' above the base flood elevation and freeboard, as well as 4'6" above the FFE of the main house. If the applicant would like to lift the carriage house, staff supports it being lifted, but only to base flood elevation plus the freeboard or to a height that is equal to the finished floor elevation of the main house, whichever is higher.

4. The proposed new height of the carriage house also creates a very long and out of place entry stair on the front of the carriage house structure. A lower FFE would allow for the stair to be smaller and less prominent on the property.

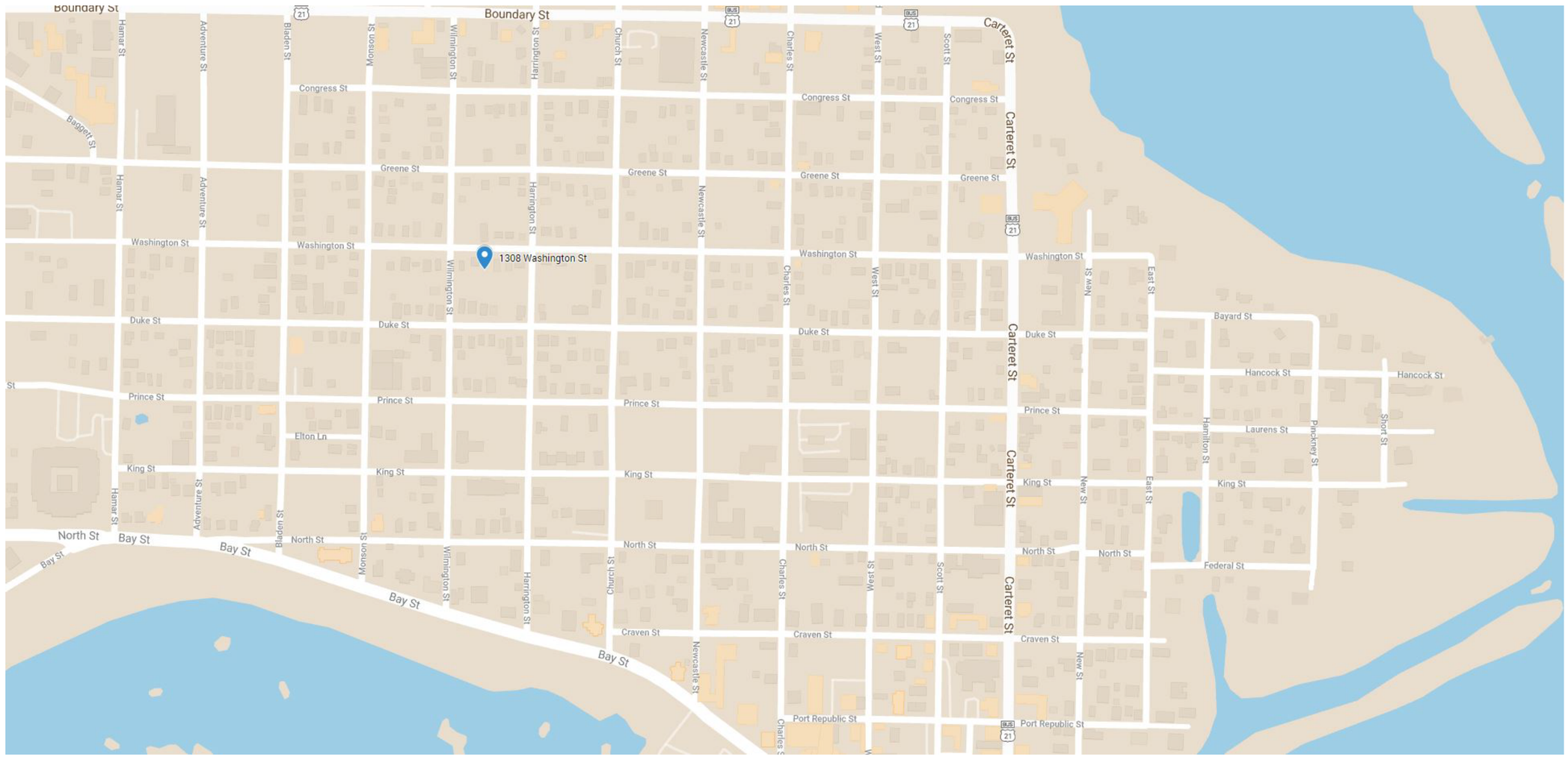
5. The preservation of the historic structure of the carriage house and the maintained roofline of the front porch addition is a positive move that helps maintain the historic evolution of the building. The proposed rear addition, however, should be clear and distinct from the original structure. The current design does not "make clear what is new and what is original" as the Preservation Manual Supplement requires. The addition is greater than ½ of the size of the main footprint, and the materiality is the same throughout. The entire building then becomes prominent, whereas the historic portion of the building should be prominent, and the addition should be subordinate.

6. Furthermore, staff does not feel that lifting a historic structure to accommodate a garage is appropriate. The garage is currently planned for the portion of the carriage house that is not historic. If properly detailed, staff could support a design where the proposed addition would occupy a half story above a garage. However, it is inappropriate to lift the historic portion of the carriage house to the height required to accommodate a lower level garage.

7. The design of any garage doors must be carefully detailed so that the garage doors are not a prominent feature, visible from the street.

STAFF RECOMMENDATION: Staff finds that the general architectural direction of this project is inappropriate for the Historic District because of the conditions noted above. For this reason, Staff recommends Denial of Conceptual and Preliminary Approval for this project.

1308 Washington Street
PIN R120 004 000 0350 0000
New Construction – Single-Family Dwelling
Applicant: Paradise Point Construction (20-36 HRB.1)

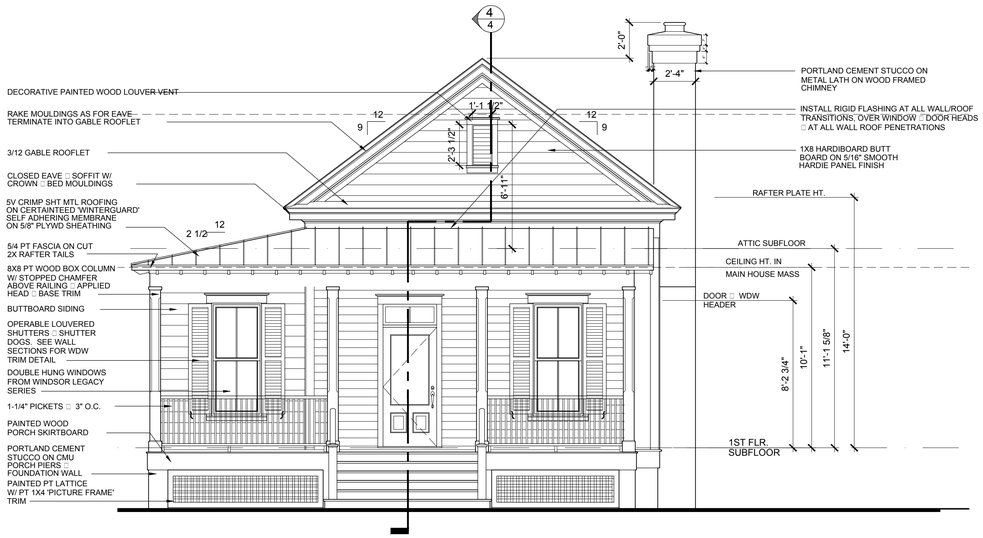


PROJECT LOCATION - 1308 WASHINGTON STREET




1306
ADJACENT PROPERTY, 1306 WASHINGTON STREET

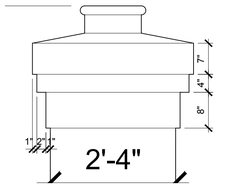
ADJACENT PROPERTY, 1306 WASHINGTON STREET



1 A3.0 SIDEWALK ELEVATION

1/4" = 1'-0"

0 1 2 4 8



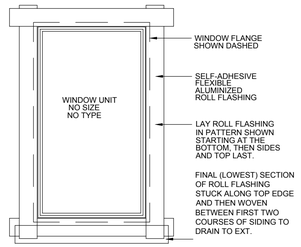
4 A-3 CHIMNEY DETAIL

3/4" = 1'-0"

EXTERIOR NOTES:

1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW.
2) VERTICAL CENTER LINES OF ALL 2ND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTER LINES OF COLUMNS/POSTS BELOW FOR MULTI STORY PORCHES.
3) "CENTER CUT" INDICATES TIMBERS CUT TO INCLUDE THE HEART OF THE TREE WITHIN +/- 1-1/2" OF CENTER OF TIMBER, TOP & BOTTOM.
4) WHERE CELLULAR PVC, "CPVC" IS INDICATED, #1 GRADE, SMOOTH, PRESSURE TREATED WOOD MAY BE SUBSTITUTED AT THE OWNER'S REQUEST.
5) INSTALL ALL STRAPS & METAL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.

DOOR □ WINDOW NOTES
TEMPERED GLAZING SHALL BE INSTALLED IN ALL DOORS OR WINDOWS AD□ACENT TO SIDEWALKS, PORCHES, PATIOS, OR OTHER AREAS WHERE A PERSON MAY WALK UP TO THE GLAZED AREA, AD□ACENT TO PLUMBING FIXTURES, AS WELL AS ANY OTHER AREAS AS MAY BE RE□UIRED BY LOCAL CODES.
INSTALL WEATHERSTRIPPING □ WEATHER SWEEPS ON ALL DOORS LEADING TO UNCONDITIONED AREAS. ALL OPERABLE WINDOWS SHALL BE FACTORY WEATHERSTRIPPED. ALL DOORS □ WINDOWS SHALL BE SEALED TOP, SIDES □ BOTTOM AND SHALL OPERATE SNUGLY AND SMOOTHLY. BACKPRIME FRAMES BEFORE INSTALLATION
WINDOW SIZES INDICATED ON PLANS ARE GENERIC SASH SIZES □ FRAME SIZES.



F A3.0 FLASHING DETAILS

NO SCALE



2 A3.0 RIGHT SIDE ELEVATION

1/4" = 1'-0"

FINISH GRADE LINES SHOWN ARE APPROXIMATE. VERIFY THAT FINISHED GRADE SLOPES AWAY FROM BUILDING AT LEAST 4'-0", BUT NOT ON TO AD□ACENT PROPERTIES. BUILDER SHALL ESTABLISH FINISHED FLOOR ELEVATION IN ACCORDANCE WITH LOCAL CODES. BUILDER SHALL ALSO MAINTAIN ADE□UATE CLEARANCE BETWEEN FINISHED GRADE AND ANY WOOD CONSTRUCTION. NUMBER OF STEPS TO GRADE DEPEND ON SPECIFIC SITE ELEVATIONS.

NOTE□
APPLY □ (4-PLY) PRESSURE-TREATED PLYWOOD □ FIRST 48" ABOVE CMU, THEN, APPLY □ (4-PLY) PLYWOOD SHEATHING ABOVE.

EXTERIOR TRIM NOTE□
□3 GRADE SMOOTH PRESSURE-TREATED SOUTHERN YELLOW PINE CAN BE SUBSTITUTED WHERE CPVC EXTERIOR TRIM IS SPECIFIED.

DATE: NOV. 22, 2016

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MOSER DESIGN GROUP, INC.
RESIDENTIAL DESIGNERS
17 MARKET No. 2, BEAUFORT, SOUTH CAROLINA 29906
INFO@MOSERDESIGNGROUP.COM
PHONE (843) 379-5630

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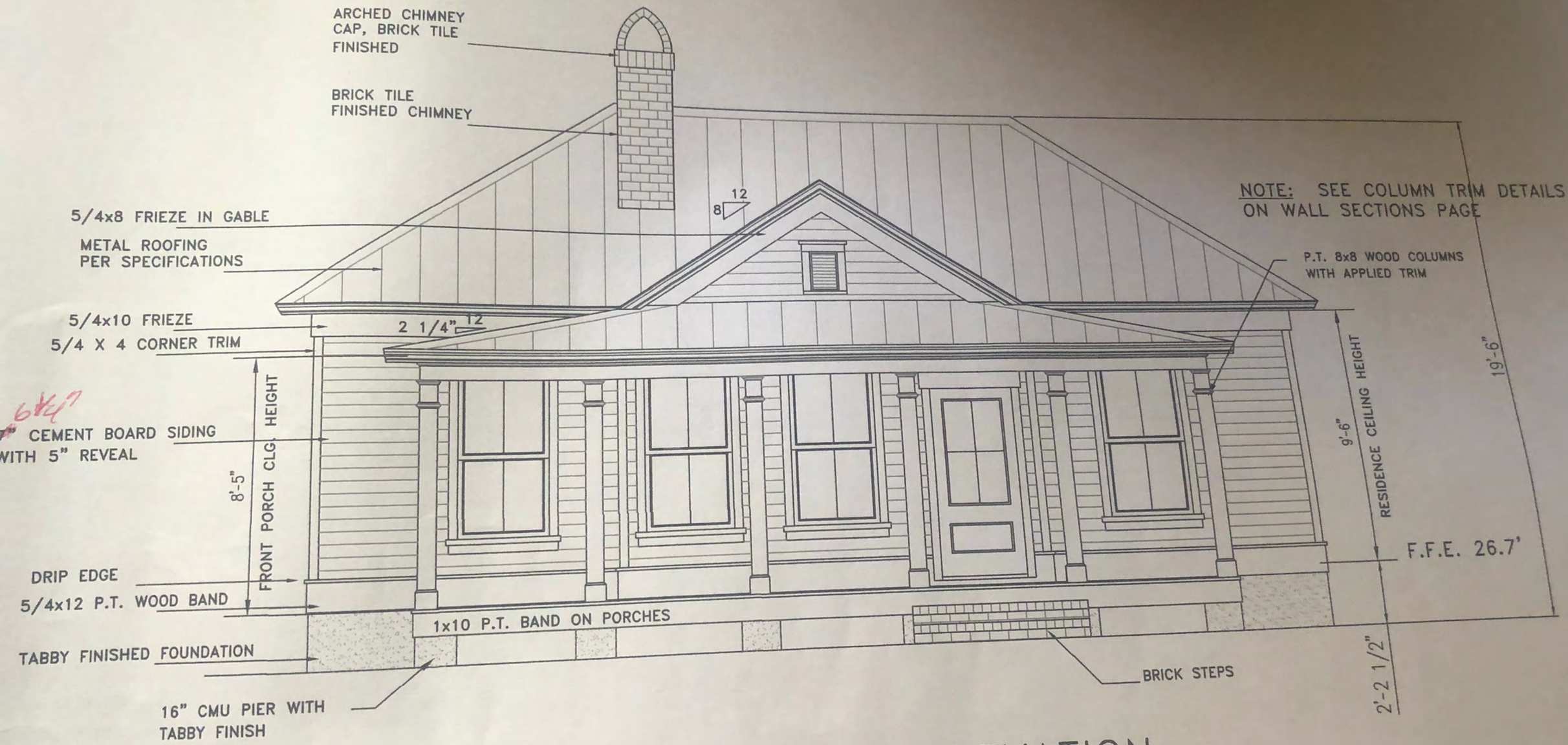
PROJECT:
TNH-B-11A
PETITE COTTAGE:
TRADITIONAL NEIGHBORHOOD HOMES COLLECTION

SHEET: A3.0



ADJACENT PROPERTY:
1310 WASHINGTON STREET

ADJACENT PROPERTY, 1310 WASHINGTON STREET



FRONT ELEVATION


1301


1304
RIVERVIEW
TEACHERS
RULE


1305


307
Secured by
ADT
800.ADT.ASAP











DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

Application Fee:
see attached schedule

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

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

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

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

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

Applicant, Property, and Project Information

Applicant Name: Paradise Point Construction / Glenn Evans - GC
Applicant Address: 83 Inglewood Cr., Saint Helena Island, SC
Applicant E-mail: paradisepointconstruction@gmail.com Applicant Phone Number: 803-934-6390
Applicant Title: ☑ Homeowner ☐ Tenant ☐ Architect ☐ Engineer ☐ Developer
Owner (if other than the Applicant): Paradise Point Construction / Glenn Evans
Owner Address: 83 Inglewood Cr. Saint Helena Island, SC 29920
Project Name: 1308 Washington
Property Address: 1308 Washington St, Beaufort, SC
Property Identification Number *(Tax Map & Parcel Number)*: R-120-004-000-0350-0000
Date Submitted: 7/14/20

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

Applicant's Signature: [signature] Date: 7/13/20

Owner's Signature: Date:

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

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

Required Project Information

Project Name: 1308 Washington St.

Property Size in Acres: .13 Proposed Building Use: Single family home

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):

1060 1ST Floor 498 sq.ft 2nd Floor 1558 sq.ft TOTAL

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):

Propose to construct a New Single Family Dwelling on an Empty Lot # 1308 Washington ST.

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

Meredith Jacobs

From: Heather Spade
Sent: Tuesday, July 14, 2020 12:40 PM
To: Julie Bachety
Subject: FW: HRB Application - 1308 Washington Street, Beaufort, SC
Attachments: 1308Washington_Set.pdf

From: Glenn and Jenny Evans <paradisepointconstruction@gmail.com>
Sent: Tuesday, July 14, 2020 10:03 AM
To: Heather Spade <hspade@cityofbeaufort.org>
Subject: Re: HRB Application - 1308 Washington Street, Beaufort, SC

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

Good morning Heather, we have received the full set of plans/site plan from Paul Cole Design. Please see the attached to be added to our proposed project 1308 Washington Street to be considered for the HRB August meeting. Also, please confirm that you have received this email.

Thank you for your kind consideration, Jenny

Paradise Point Construction
Jenny Cell: 1-803-464-0253
Glenn Cell: 1-803-934-6390
paradisepointconstruction@gmail.com
http://paradisepointconstruction.com

"*A beautiful day begins with a beautiful mindset." author unknown*

On Mon, Jul 13, 2020 at 3:41 PM Glenn and Jenny Evans <paradisepointconstruction@gmail.com> wrote:

> Also, would you please confirm that you did receive our previous email? Thank you! Jenny
>
> **Paradise Point Construction**
> Jenny Cell: 1-803-464-0253

Glenn Cell: 1-803-934-6390
paradisepointconstruction@gmail.com
http://paradisepointconstruction.com

"*A beautiful day begins with a beautiful mindset." author unknown*

On Mon, Jul 13, 2020 at 1:35 PM Glenn and Jenny Evans <paradisepointconstruction@gmail.com> wrote:

Hello Heather, we are submitting an application for a new construction single family home to the HRB to be considered and hopefully added to the August HRB agenda. Martie Kay McTeer gave us your contact information as the lead contact for the HRB planning committee. My husband Glenn spoke with you on the phone. You indicated we must include as much information requested on the checklist as possible by the deadline of July 15th, in order to be considered for the August agenda.

To that end, I wanted to digitally send you our HRB application, along with the plat, site plan, architectural plans, materials list, color photos of homes on the 1300 block of Washington Street, and anything else you may need from us. We are waiting on the architect to finish the site plan and house plans, but will go ahead and send you over what we have. The proposed home will have galvanized 5V silver/gray metal roof and impact glass windows.

I also wanted to ask what the application fee would be and how we should send that check?

One more question I have is clarifying that we are only to send everything digitally?

Thanks so much, Jenny

Paradise Point Construction
Jenny Cell: 1-803-464-0253
Glenn Cell: 1-803-934-6390
paradisepointconstruction@gmail.com

> **http://paradisepointconstruction.com**
>
> "*A beautiful day begins with a beautiful mindset." author unknown*

1308 WASHINGTON ST. - BEAUFORT SC

INDEX OF DRAWINGS

0.1 COVER PAGE

1.1 FOUNDATION PLAN & ROOF PLAN

2.1 FIRST & SECOND FLOOR PLAN

3.1 ELEVATIONS

4.1 ELECTRICAL PLANS

5.1 DETAILS

6.1 ENGINEER'S SPECIFICATIONS

6.2 ENGINEER'S SPECIFICATIONS

6.3 ENGINEER'S SPECIFICATIONS

GENERAL INFORMATION

SQUARE FOOTAGE

GROUND FLOOR ENCLOSED	: 1985 SF
GROUND FLOOR PORCH	: 285 SF
1ST FLOOR HEATED	: 1985 SF
2ND FLOOR HEATED	: 2158 SF
TOTAL HEATED	: 4143 SF
1ST FLOOR FRONT PORCH	: 148 SF
1ST FLOOR REAR PORCH	: 285 SF
2ND FLOOR FRONT PORCH	: 148 SF
2ND FLOOR REAR PORCH	: 75 SF
TOTAL UNDER ROOF	: 7069 SF
CEILING HEIGHTS	
MAIN LEVEL	: 10'-0"
SECOND LEVEL	: 9'-0"
OVERALL DEPTH	: 90'-3"
OVERALL WIDTH	: 40'-0"

IMPERVIOUS AREA:

HOUSE	: 2066 SF
GARAGE	: 528 SF
FRONT WALK	: 289 SF
REAR WALK	: 87 SF
DRIVEWAY	: 607 SF
TOTAL	: 3577 SF
% OF LOT	: 63%

Monday, July 20, 2020 C1558PPC.pkz

REVISIONS

DATE	DESCRIPTION	BY
12-3-02	CHANGED DETAILS TO IRC. CODE	
12-3-02	ADDED CROSS SECTION	
12-3-02	CHANGED WALLS TO 2x6 STUDS	
08-2-03	ADDED JOIST NOTES & BEAMS	
05-23-06	RIDGE TO 34'-4"	

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COLE DESIGN STUDIO
LOWCOUNTRY RESIDENTIAL DESIGN

pcole@ColeDesignStudio.biz
www.ColeDesignStudio.biz
1011 BAY STREET, SUITE 3B
Beaufort, SC 29902
843-525-1727

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MEMBER OF THE AMERICAN INSTITUTE OF BUILDING DESIGN.

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATION
PAUL R. COLE 41-110
AIBD

1308 WASHINGTON STREET
CITY OF BEAUFORT
BEAUFORT, SC

DATE 07-07-20

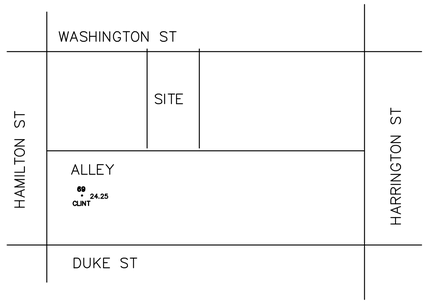
COMM. NO. C1558PPC

DRAWN PRC CHECKED

SCALE AS SHOWN

0.1

OF SHEETS



LOCATION MAP (N.T.S.)

NOTES:

1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.

2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.

3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.

4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.

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

6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.

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

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

10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450026 0005 D. DATED 09/29/86

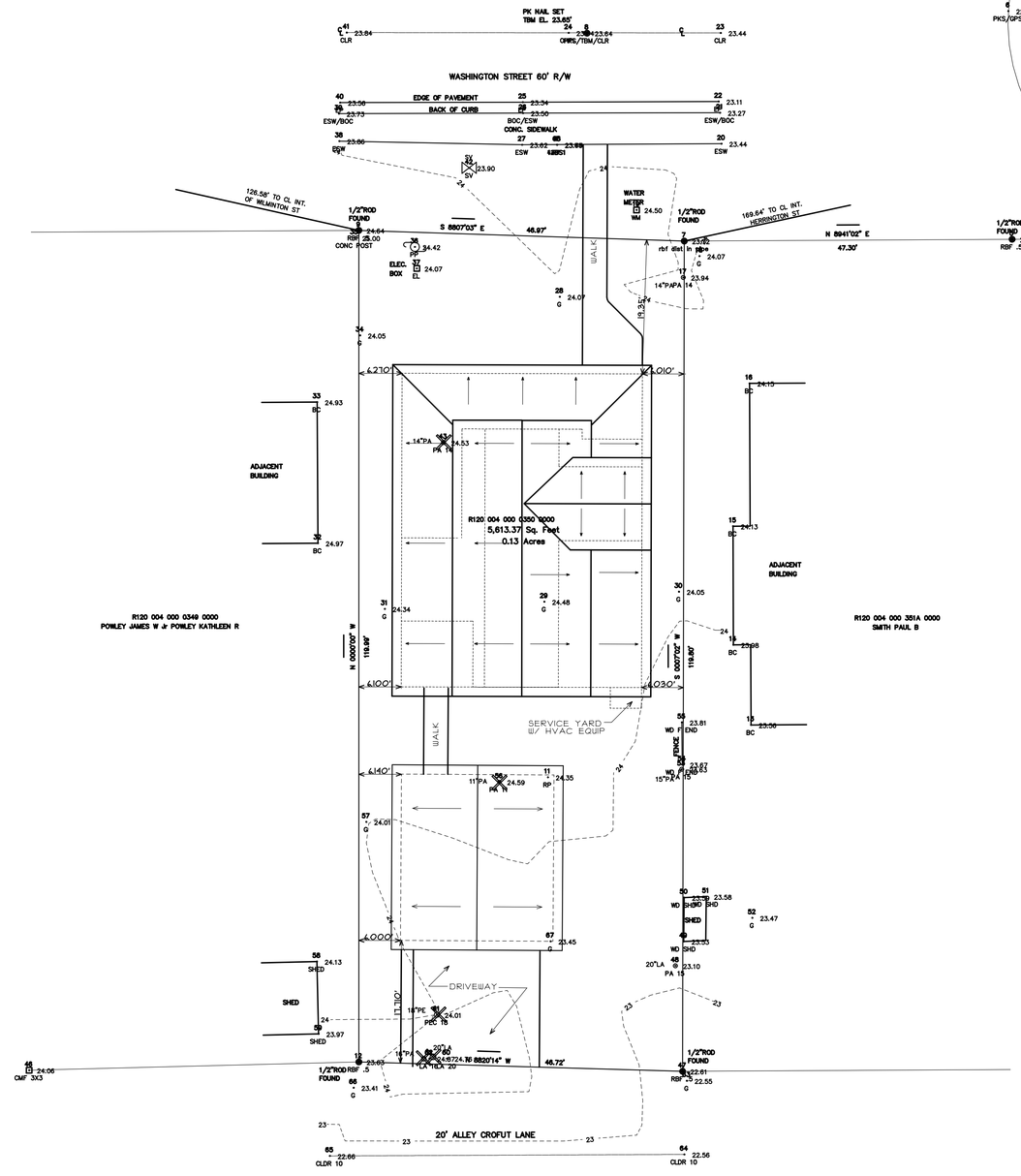
11.) CONTOUR INTERVAL IS 1'.

12.) VERTICAL DATUM IS 1929 NGVD.

REFERENCES:

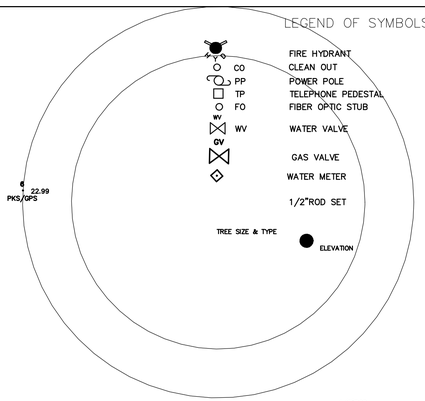
1.) T.M.S. R120 004 000 0350 0000

2.) PLAT BY U.S. DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA
DATED 1863
PLAT BOOK
RMC COUNTY



10 5 0 10 20 30

SCALE IN FEET



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 4O 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 TLERANCE MUST BE AGREED UPON.

REF PLAT

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

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

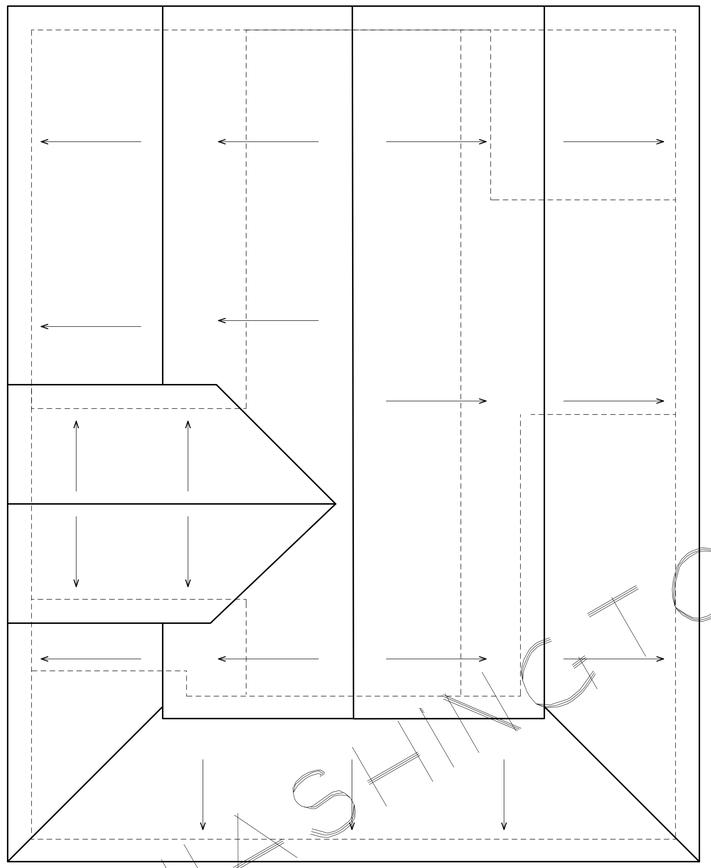
David E. Gasque, R.L.S.
S.C. Registration Number 10506

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TREE AND TOPOGRAPHICAL SURVEY
A PORTION OF BLOCK 103 CITY OF BEAUFORT
PREPARED FOR
GLENN EVANS AND JENNY EVANS
CITY OF BEAUFORT
BEAUFORT COUNTY SOUTH CAROLINA

DATE 7/10/2020 SCALE 1"=10'

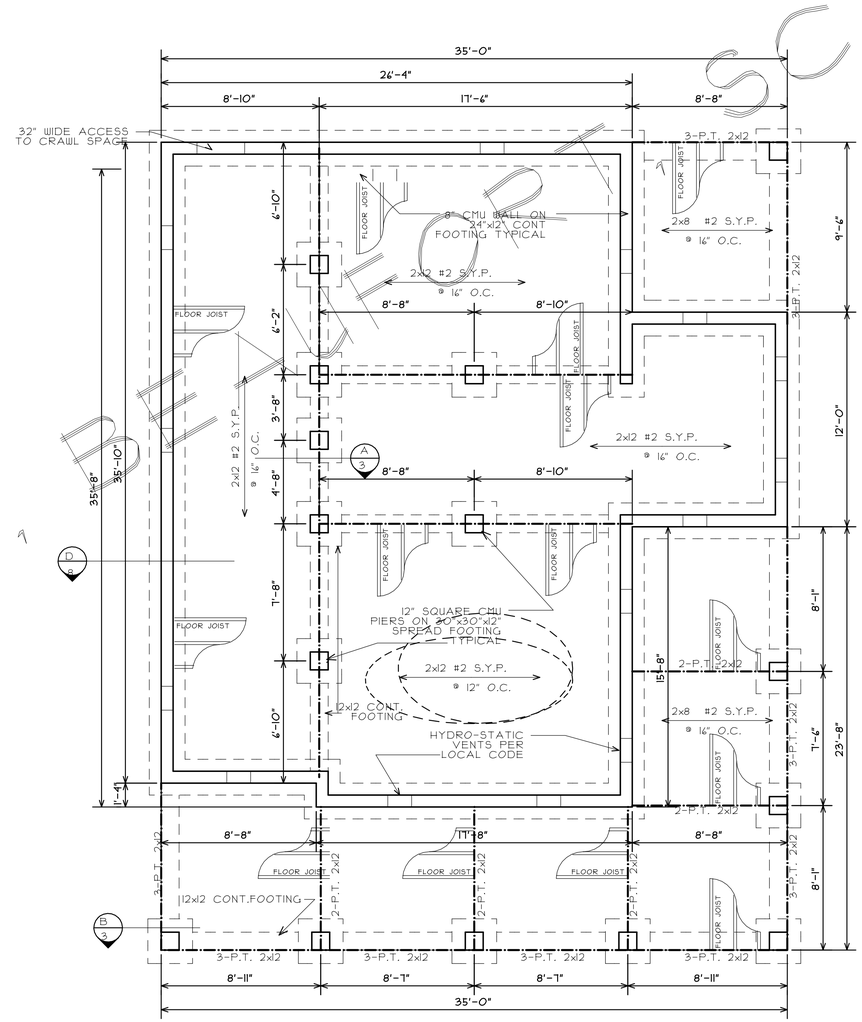
JOB#52791 F.B.#1043/WG DRAWN BY?



ROOF PLAN

NOTE:
ALL RAFTERS TO BE 2X8 SYP #2
@16 O.C. AND ALL RIDGE AND HIP
BEAMS TO BE 2X10 SYP #2

1/8" = 1'-0"



FOUNDATION PIER PLAN

NOTE:
ALL EXPOSED LUMBER TO BE PRESSURE TREATED (PORCHES).

1/4" = 1'-0"

1308 WASHINGTON ST

Monday, July 13, 2020 C1558PPC.pwz

REVISIONS

DATE	DESCRIPTION	BY
12-3-02	CHANGED DETAILS TO IRC. CODE	
12-3-02	ADDED CROSS SECTION	
12-3-02	CHANGED WALLS TO 2x6 STUDS	
08-2-03	ADDED JOIST NOTES & BEAMS	
05-23-06	REVISED TO 2006	

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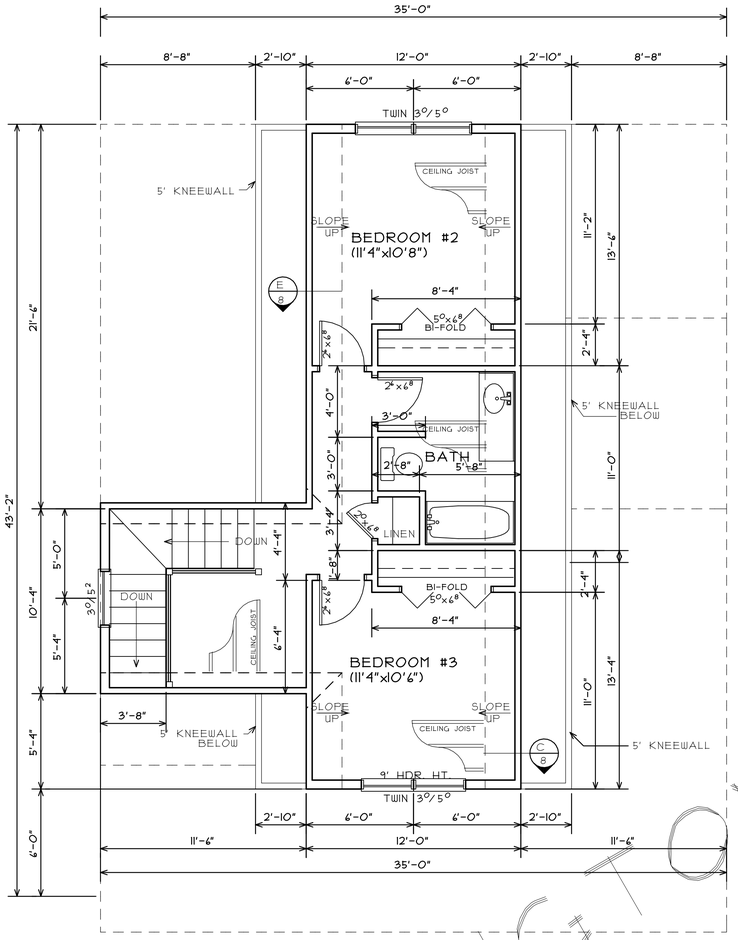
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843-525-1727
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1308 WASHINGTON STREET
CITY OF BEAUFORT
BEAUFORT, SC

DATE 07-07-20
COMM. NO. C1558PPC
DRAWN PRC CHECKED
SCALE AS SHOWN

1.1

OF SHEETS

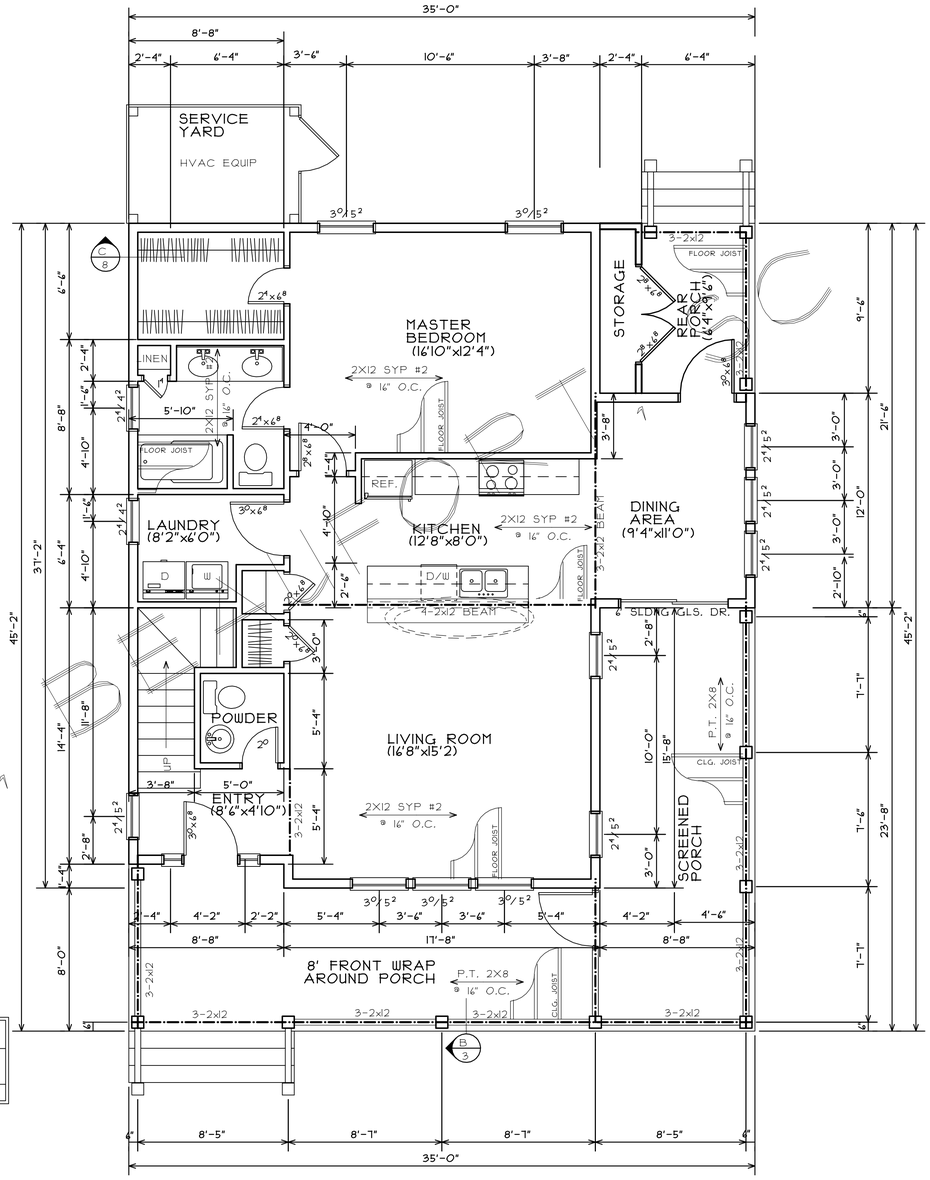


SECOND FLOOR PLAN

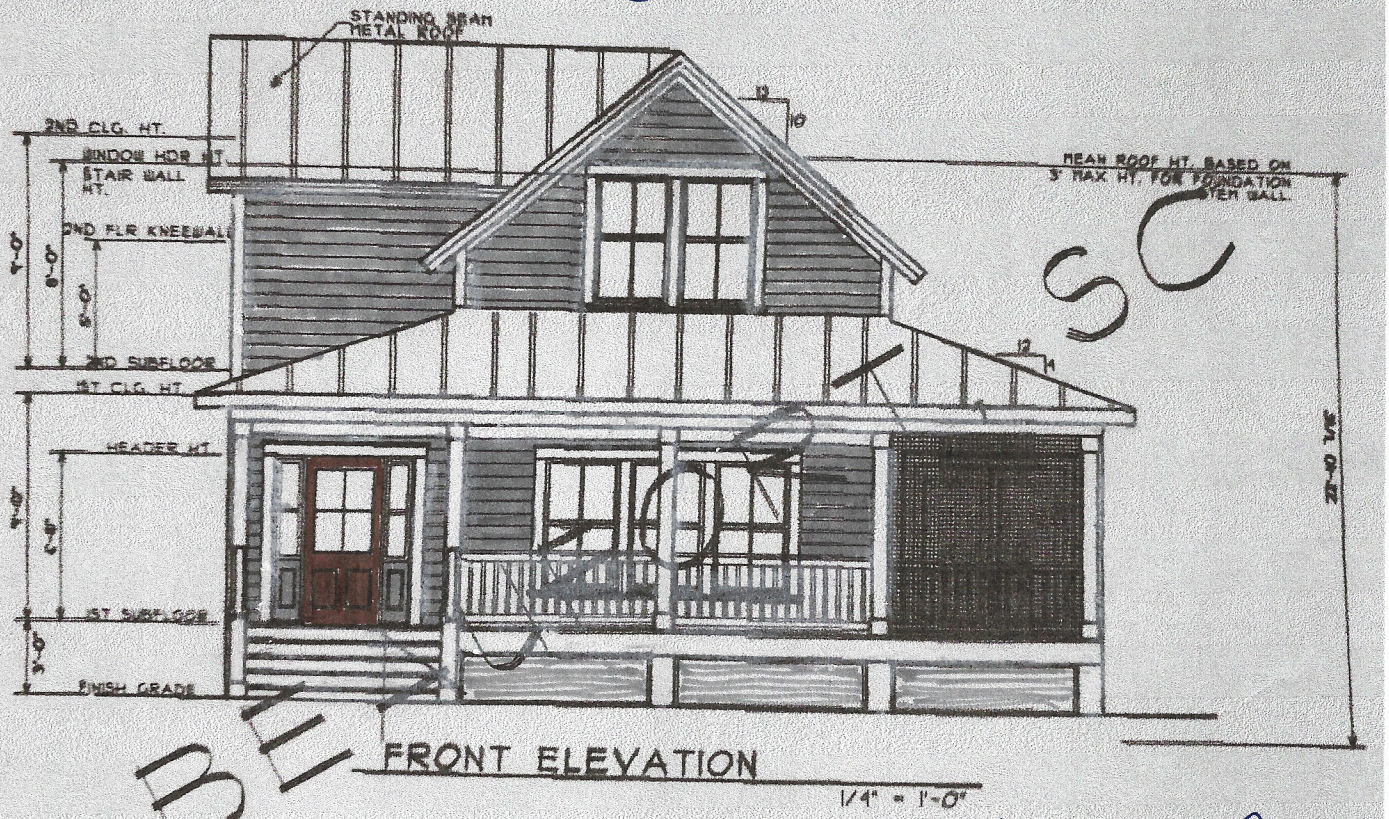
1/4" = 1'-0"

1060 S.F. HEATED
498 S.F. HEATED 2ND FLOOR
1558 S.F. TOTAL HEATED
426 S.F. WRAP AROUND PORCH
82 S.F. REAR PORCH
2066 S.F. UNDER ROOF

NOTE:
DOUBLE JOISTS UNDER ALL PARALLEL WALLS.

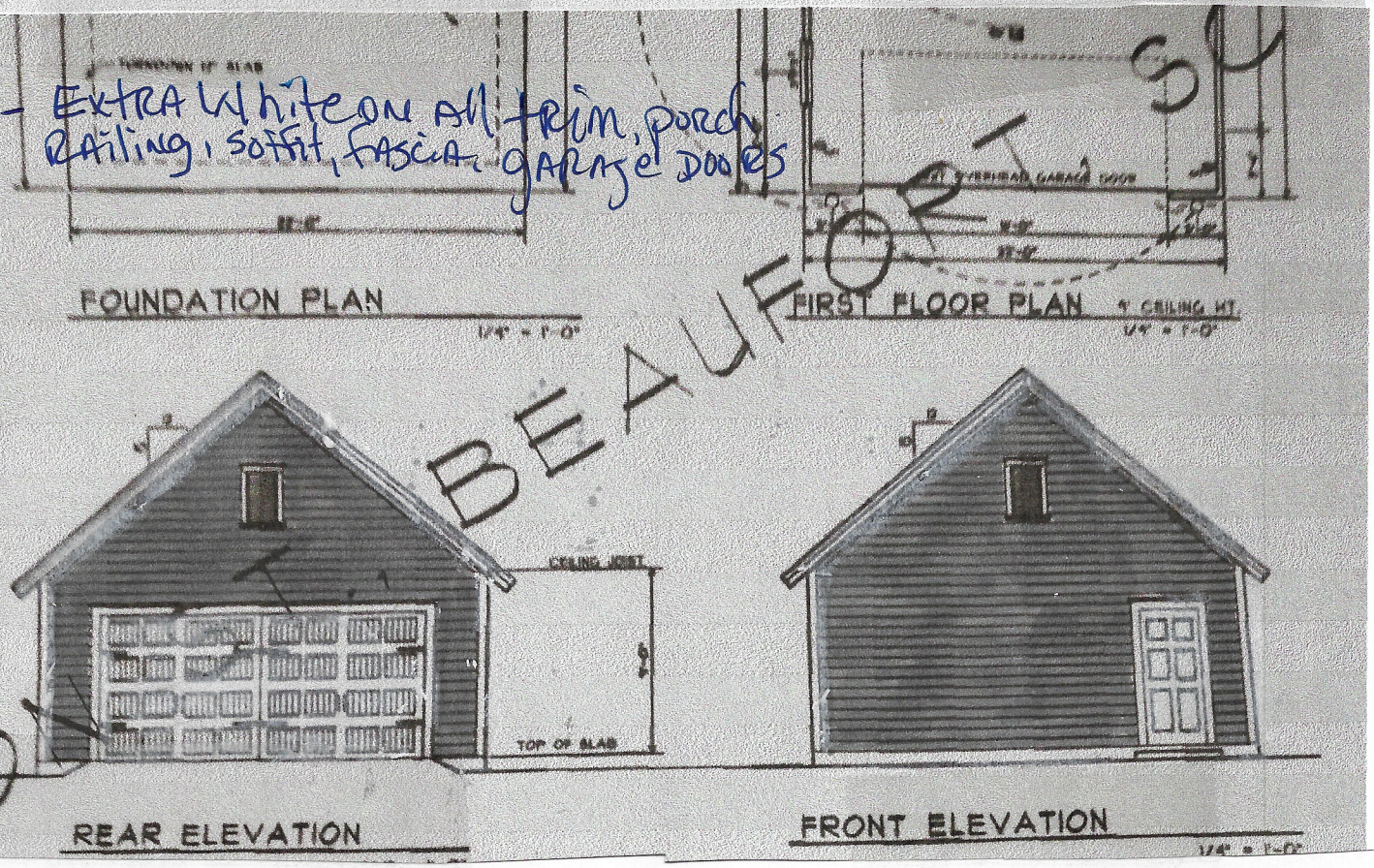

35'-0"
8'-8"
2'-4"
6'-4"
3'-6"
10'-6"
3'-8"
2'-4"
6'-4"
SERVICE YARD
HVAC EQUIP
3⁰/5²
3⁰/5²
C
6
6'-6"
2'-4"
11'-6"
8'-8"
4'-10"
11'-6"
6'-4"
6'-4"
4'-10"
37'-2"
45'-2"
14'-4"
11'-8"
2'-8"
1'-4"
2"x6"
MASTER BEDROOM (16'10"x12'4")
2X12 SYP #2 @ 16" O.C.
FLOOR JOIST
LINEN
1
5'-10"
2"x6"
2"x6"
4'-0"
1'-4"
FLOOR JOIST
2X12 SYP @ 16" O.C.
2"x6"
REF.
3'-8"
LAUNDRY (8'2"x6'0")
30"x6"
KITCHEN (12'8"x8'0")
2X12 SYP #2 @ 16" O.C.
DINING AREA (9'4"x11'0")
4'-10"
D
W
D/W
2'-6"
3"x6"
4-2x12 BEAM
3-2x12 BEAM
FLOOR JOIST
SLIDING GLS. DR.
3"x6"
4'-0"
POWDER
20"
5'-4"
LIVING ROOM (16'8"x15'2)
UP
3'-8"
5'-0"
ENTRY (8'6"x4'10")
3-2x12
5'-4"
2X12 SYP #2 @ 16" O.C.
FLOOR JOIST
3"x6"
2'-8"
1'-4"
STORAGE
3-2x12
FLOOR JOIST
REAR PORCH (8'4"x9'6")
2"x6"
2"x6"
30"x6"
9'-6"
3'-0"
3'-0"
3'-0"
12'-0"
2'-10"
2"x12
2"x12
2"x12

- Galvalume 5V metal roofing on main house and garage



- Dovetail color on all exterior walls on main house and Garage

- Extra White on all trim, porch Railing, soffit, fascia, garage doors





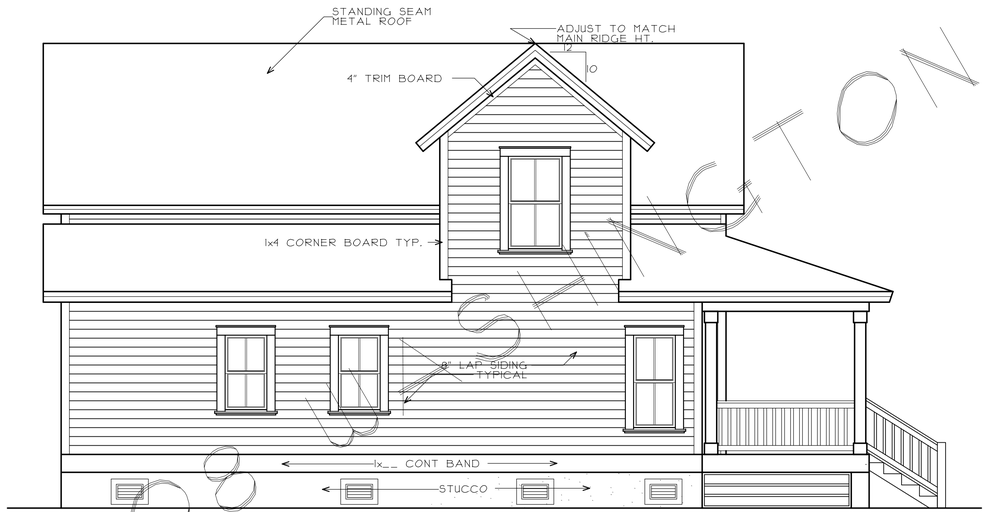
REAR ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"

1308 WASHINGTON ST. - DEMOLISH

Monday, July 20, 2020 C1558PPC.pln

REVISIONS

DATE	DESCRIPTION	BY
12-3-02	CHANGED DETAILS TO IRC. CODE	
12-3-02	ADDED CROSS SECTION	
12-3-02	CHANGED WALLS TO 2x6 STUDS	
08-2-03	ADDED JOIST NOTES 1 BEAMS	
05-23-06	REDUP TO 2006	

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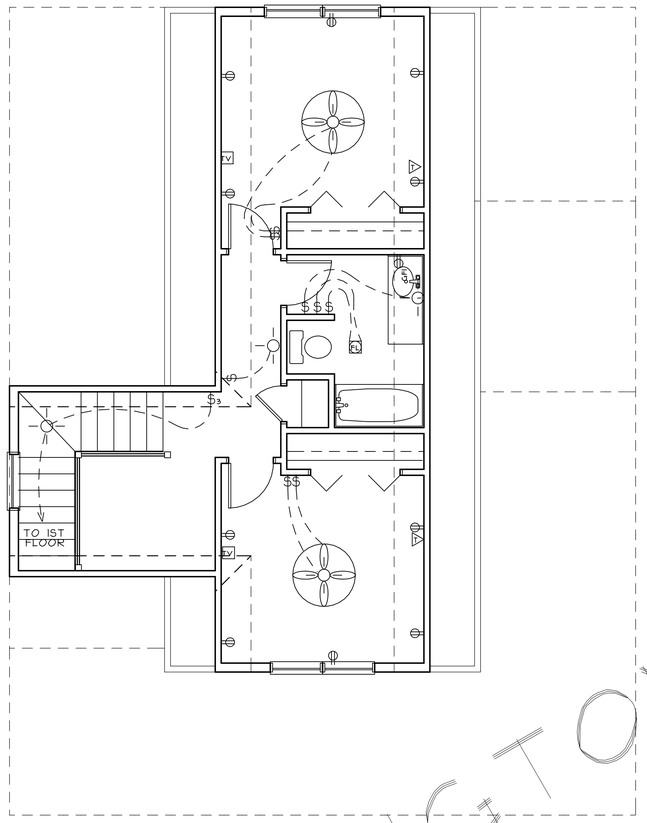
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1308 WASHINGTON STREET
CITY OF BEAUFORT
BEAUFORT, SC

DATE 07-07-20
COMM. NO. C1558PPC
DRAWN PRC CHECKED
SCALE AS SHOWN

3.1

OF SHEETS



ELECTRICAL LEGEND

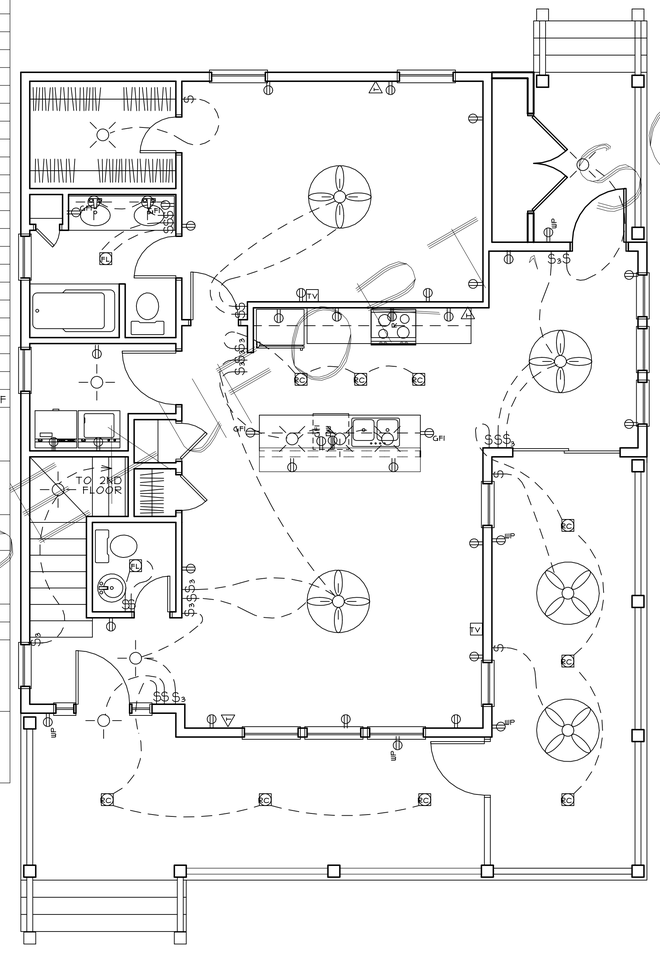
SYMBOL	DESCRIPTION
$	WALL SWITCH, SINGLE POLE
$3	WALL SWICTH, 3-WAY
$4	WALL SWITCH, 4-WAY
$5	WALL SWITCH, 5-WAY
$D	WALL SWITCH, DIMMER
	OUTLET, WALL MOUNTED
220	OUTLET, 220 VOLT
	OUTLET, SWITCHED
WP	OUTLET, WEATHER PROOF
GFI	OUTLET w/ GROUND FAULT INTERRUPT
DW	OUTLET, DISHWASHER
R	OUTLET, RANGE
	OUTLET, FLOOR MOUNTED
T	THERMOSTAT
SD	SMOKE DETECTOR
TV	TV CABLE OUTLET
	TELEPHONE OUTLET
	HOSE BIB
	SERVICE PANEL
GD	GARAGE DOOR OPENER
EF	EXHAUST FAN
EFL	EXHAUST FAN w/ LIGHT
RC	RECESSED CEILING LIGHT
RCWP	RECESSED CEILING LIGHT, WATER PROOF
	WALL MOUNTED LIGHT
	CEILING MOUNTED LIGHT
	FLOOD LIGHT
F	FLUORESCENT LIGHT, 2'x4'
F	FLUORESCENT LIGHT, 2' SINGLE TUBE
	UNDER CABINET LIGHT
	CEILING FAN, w/o LIGHT
	CEILING FAN w/ LIGHT

ALL ELECTRICAL TO BE ABOVE FLOOD LEVEL

NOTE:
SEE OWNER FOR LOCATION OF FLOOR OUTLETS

SECOND FLOOR ELECTRICAL PLAN

1/4" = 1'-0"



FIRST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

1308 WASHINGTON

Monday, July 13, 2020 C1558PPC.pln

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12-3-02	CHANGED WALLS TO 2x6 STUDS	
08-2-03	ADDED JOIST NOTES & BEAMS	
05-20-04	REVISIT TO JACK	

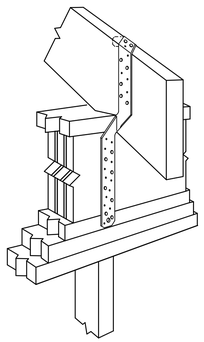
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1308 WASHINGTON STREET
CITY OF BEAUFORT
BEAUFORT, SC

DATE 07-07-20
COMM. NO. C1558PPC
DRAWN PRC CHECKED
SCALE AS SHOWN

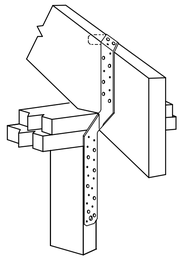
4.1

OF SHEETS



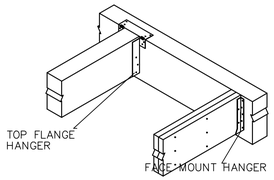
TWIST STRAP MTS20

NOT TO SCALE



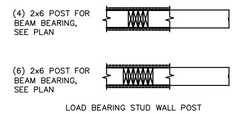
RAFTER TWIST MTS20 HURRICANE STRAP

NOT TO SCALE



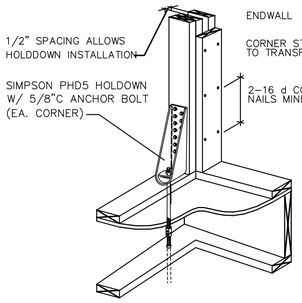
SEE CURRENT TRUS JOIST LITERATURE FOR FRAMING CONNECTORS

BEAM TO BEAM CONNECTION



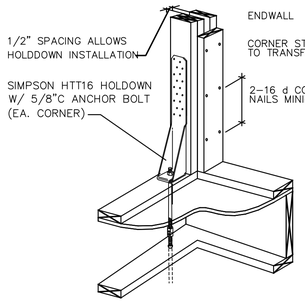
LOAD BEARING STUD WALL POST DETAILS

SCALE 3/4" = 1'-0"



SINGLE HOLDDOWN AT CORNERS
(WOOD FRAMED FLOOR)

NOT TO SCALE



SINGLE HOLDDOWN AT CORNERS
(WOOD FRAMED FLOOR)

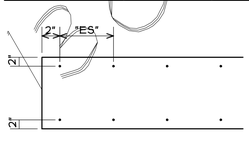
NOT TO SCALE

FASTENER CLEARANCES FOR MULTIPLE-PLY MEMBERS

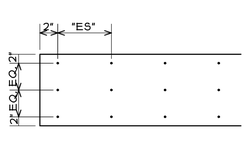
FASTENER	A	B		C		D
	MIN.	MIN.	MAX.	MIN.	MAX.	MIN.
10d & 16d NAILS	2"	2"	12"	4"	12"	3"
BOLTS & SCREWS	2"	4"	24"	4"	24"	3"

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") NAILS	7 1/4" (d14"	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" (d14"	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 11 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		

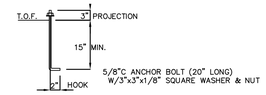


2 ROWS "ES" (OFFSET ON BACK SIDE)



3 ROWS "ES" (OFFSET ON BACK SIDE)

NOTE: MINIMUM EMBEDDED LENGTH OF ANCHOR BOLTS IS 7" PER CODE FOR SPACING NOT TO EXCEED 18"o/c
ANCHOR BOLTS PROVIDED WILL HAVE 15" EMBEDDMENT WITH 32"o/c SPACING

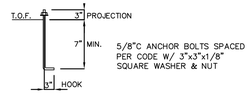


5/8"ø ANCHOR BOLT 20" LONG

NOTE: ANCHOR BOLTS MAY BE 10" LONG EPOXY SET BOLTS IF PROVIDED AFTER SLAB

OPTIONAL SILL PLATE ANCHOR BOLT DETAIL

NOT TO SCALE

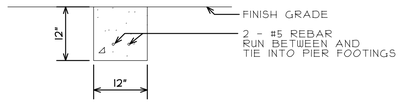


5/8"ø ANCHOR BOLT 13" LONG

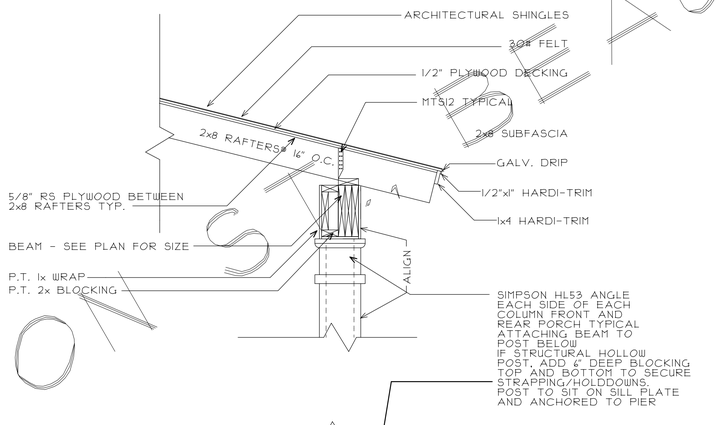
NOTE: ANCHOR BOLTS MAY BE 10" LONG EPOXY SET BOLTS IF PROVIDED AFTER SLAB

TYPICAL SILL PLATE ANCHOR BOLT DETAIL

NOT TO SCALE

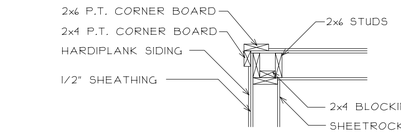


GRADE BEAM DETAIL



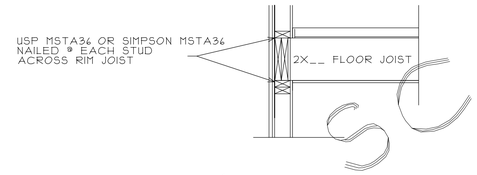
POST & HANDRAIL DETAIL

3/4" = 1'-0"



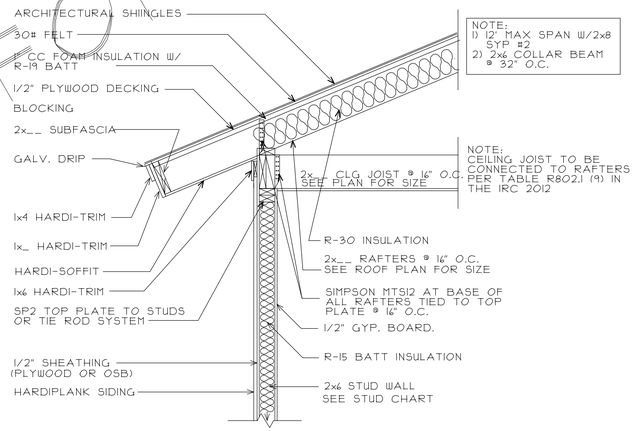
CORNER DETAIL

3/4" = 1'-0"



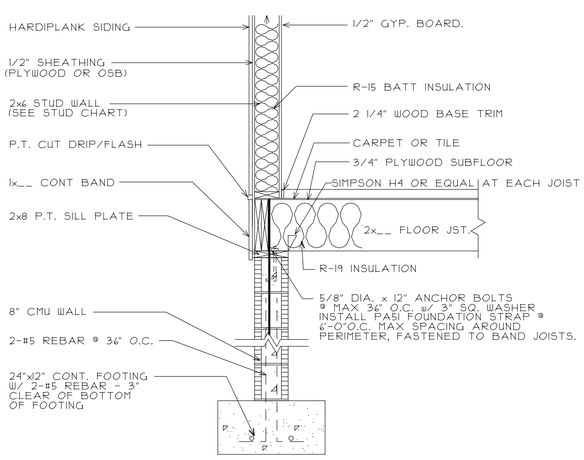
SECOND FLOOR JOIST DETAIL

3/4" = 1'-0"



SOFFIT & FASCIA DETAIL

3/4" = 1'-0"



TYPICAL WALL SECTION

(SIDING SIDING ON CURTAIN WALL) 3/4" = 1'-0"

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REVISIONS

DATE	DESCRIPTION	BY
12-3-02	CHANGED DETAILS TO IRC CODE	
12-3-02	ADDED CROSS SECTION	
12-3-02	CHANGED WALLS TO 2x6 STUDS	
08-2-03	ADDED JOIST NOTES & BEAMS	
05-23-04	REVISIT TO JA&A	

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NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATION
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#5110

A | B | D

1308 WASHINGTON STREET
CITY OF BEAUFORT
BEAUFORT, SC

DATE 07-07-20

COMM. NO. C1558PPC

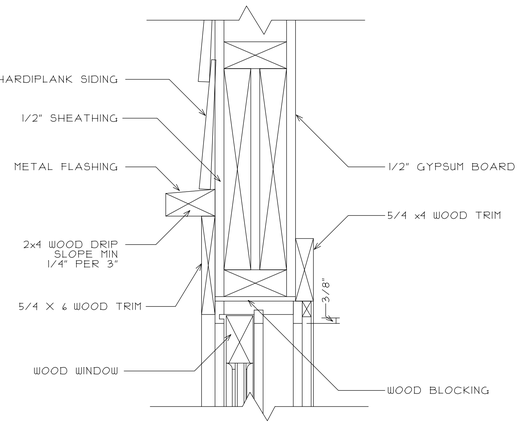
DRAWN PRC CHECKED

SCALE AS SHOWN

5.1

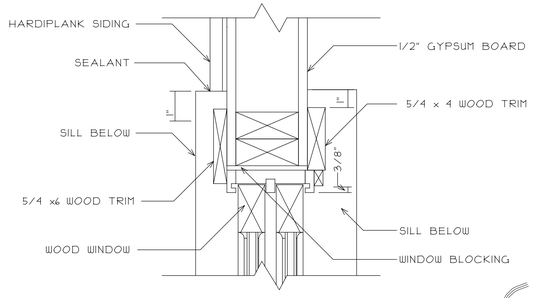
OF SHEETS

C1558PPC.dwg, July 13, 2020



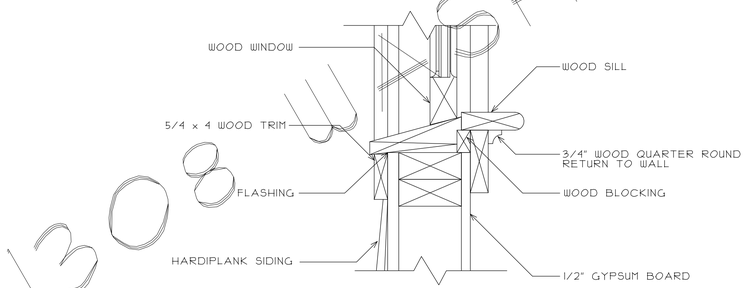
WINDOW HEAD SIMILAR EXTERIOR FOR DOOR

3" = 1'-0"



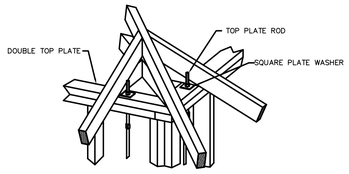
WINDOW JAMB SIMILAR EXTERIOR FOR DOOR

3" = 1'-0"



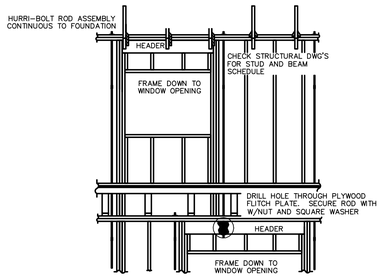
WINDOW SILL, TYPICAL

3" = 1'-0"



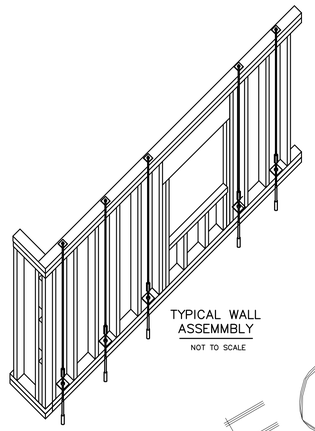
TYPICAL CORNER DETAIL

NOT TO SCALE



OFFSET AT THE WALL

NOT TO SCALE

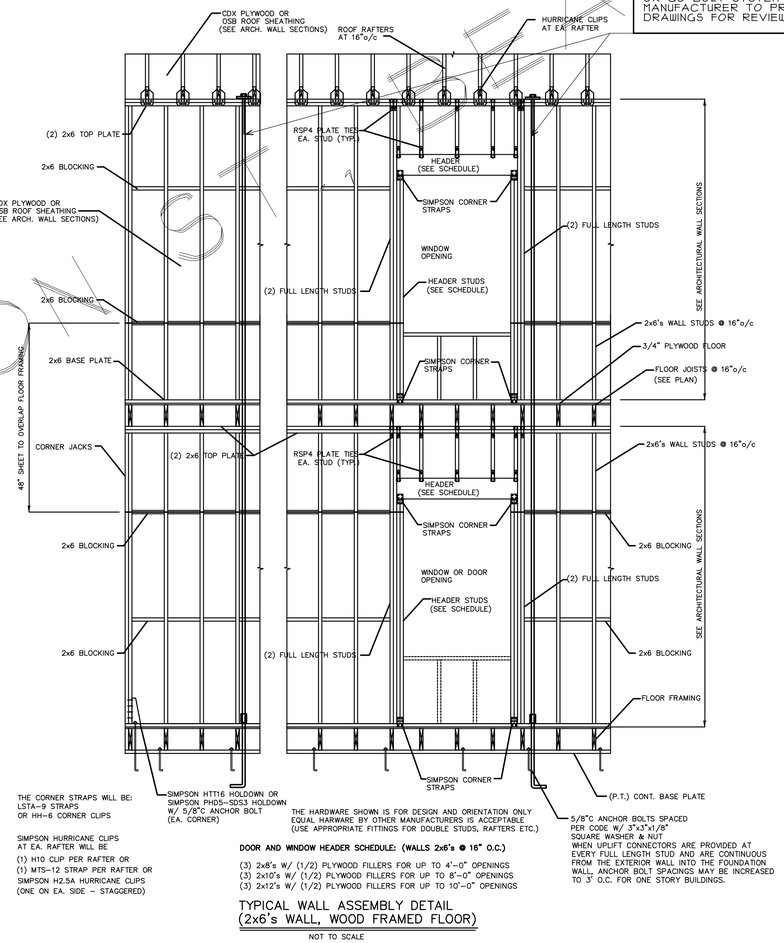


TYPICAL WALL ASSEMMBLY

NOT TO SCALE

NOTE:
(RFH) DETAILS TO BE ON ALL OPENINGS WITHIN 24" OF EXTERIOR CORNERS OF HOUSE

ALTERNATE HOLDDOWN SYSTEM IS SIMPSON ATR STRONG ROD OR GO-BOLT SYSTEM MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR REVIEW



THE CORNER STRAPS WILL BE:
LSTA-9 STRAPS
OR HH-6 CORNER CLIPS

SIMPSON HURRICANE CLIPS AT EA. RAFTER WILL BE
(1) H10 CLIP PER RAFTER OR
(1) MTS-12 STRAP PER RAFTER OR
SIMPSON H2.5A HURRICANE CLIPS (ONE ON EA. SIDE – STAGGERED)

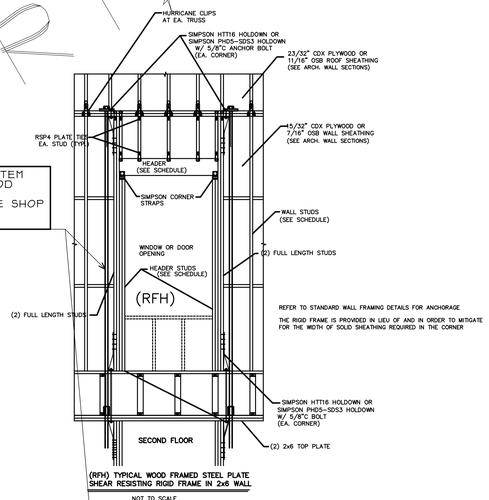
THE HARDWARE SHOWN IS FOR DESIGN AND ORIENTATION ONLY EQUAL HARWARE BY OTHER MANUFACTURERS IS ACCEPTABLE (USE APPROPRIATE FITTINGS FOR DOUBLE STUDS, RAFTERS ETC.)

DOOR AND WNDOW HEADER SCHEDULE: (WALLS 2x6's @ 16" O.C.)

(3) 2x8's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS
(3) 2x10's W/ (1/2) PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS
(3) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS

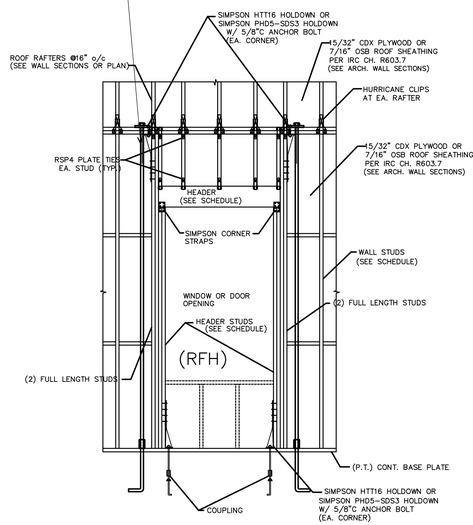
TYPICAL WALL ASSEMBLY DETAIL (2x6's WALL, WOOD FRAMED FLOOR)

NOT TO SCALE



(RFH) TYPICAL WOOD FRAMED STEEL PLATE SHEAR RESISTING RIGID FRAME IN 2x6 WALL

NOT TO SCALE



REFER TO STANDARD WALL FRAMING DETAILS FOR ANCHORAGE
THE RIGID FRAME IS PROVIDED IN LIEU OF AND IN ORDER TO MITIGATE FOR THE WIDTH OF SOLID SHEATHING REQUIRED IN THE CORNER

(RFH) TYPICAL WOOD FRAMED STEEL PLATE SHEAR RESISTING RIGID FRAME IN 2x6 WALL

NOT TO SCALE

1308 WASHINGTON
NOT FOR CONSTRUCTION
Monday, July 20, 2020 C1558PPC.pln

REVISIONS

DATE	DESCRIPTION	BY
12-3-02	CHANGED DETAILS TO IRC. CODE	
12-3-02	ADDED CROSS SECTION	
12-3-02	CHANGED WALLS TO 2x6 STUDS	
08-2-03	ADDED JOIST NOTES & BEAMS	
05-23-04	REVISIT TO JACK	

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PAUL R. COLE
4143D

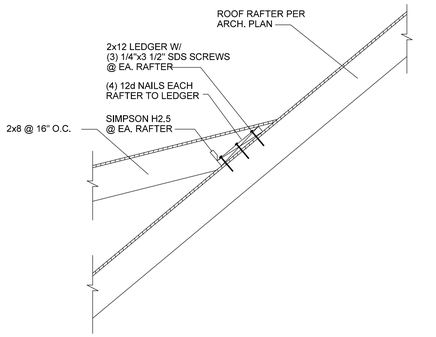
A | B|D

1308 WASHINGTON STREET
CITY OF BEAUFORT
BEAUFORT, SC

DATE 07-07-20
COMM. NO. C1558PPC
DRAWN PRC CHECKED
SCALE AS SHOWN

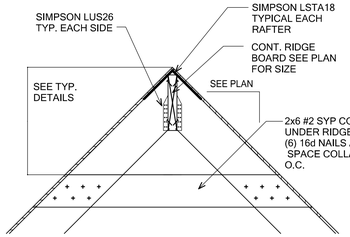
5.2

OF SHEETS



(D) RAFTER/RAFTER CONNECTION @ PORCH

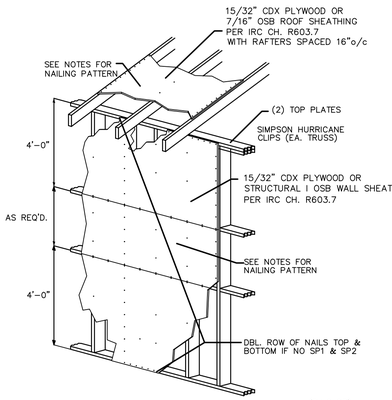
SCALE: NONE



NOTE:
SEE PLAN AND OTHER DETAILS FOR BEARING CONDITIONS

(A) RIDGE/COLLAR TIE SECTION

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



(RING OR)
WALL AND ROOF SHEATHING WILL BE NAILED WITH 8d NAILS (TWISTED SHANK) 3"o/c AROUND EDGES AND 6"o/c IN FIELD
OR (RING OR)
WALL AND ROOF SHEATHING WILL BE NAILED WITH 10d NAILS (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

MINIMUM WALL AND HEADER STUD REQUIREMENTS PER 2015 INTERNATIONAL RESIDENTIAL CODE

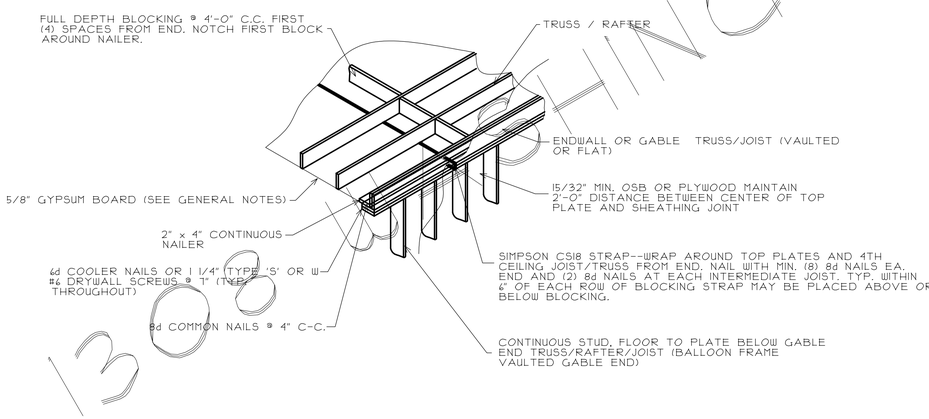
		MAXIMUM HEADER SPAN (FT.)			
		3 ft	6 ft	9 ft	12 ft
		NUMBER OF HEADER STUDS SUPPORTING EACH END OF THE HEADER			
		1	1	2	2
UNSUPPORTED WALL HEIGHT	STUD SPACING	NUMBER OF FULL LENGTH STUDS AT EACH END OF THE HEADER			
10 FEET OR LESS	16"o/c	2	2	3	3
GREATER THEN 10 FEET	16"o/c	2	2	3	3

DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x6's @ 16" O.C.)

(3) 2x8's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS
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(3) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS

DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x4's @ 16" O.C.)

(2) 2x8's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS
(2) 2x10's W/ (1/2) PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS
(2) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS



ENDWALL CEILING CONNECTION

NOT TO SCALE

GENERAL CONSTRUCTION NOTES:

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

CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARYPERMITS AND INSPECTIONS.

CONTRACTOR SHALL SECURE AND PAY FOR ALL INSURANCE CALLEDFOR BY LAW AND AS DIRECTED BY FUNDING INSTITUTIONCOPIES 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 PAVEMENTSFOREIGN 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 2018 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 OTHERWSE 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 RECOMMENDATIONSOF 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'-1½"
2x6's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 12'-1½"
2x8's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 18'-1½"

GLAZED OPENINGS GENERAL NOTES

WINDOWS, GLASS DOORS & SKYLIGHTS SHALL BE APPROVED AND INSTALLED TO COMPLY WITH BOTH NEGATIVE AND POSITIVE PRESSURES AS REQUIRED BY 2015 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

2018 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:

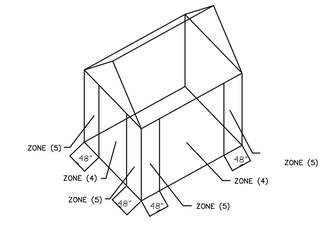
TRIBUTARY AREA:	LIVE LOAD:
0 TO 200 SF	20 PSF
201 TO 600 SF	$L_r = 20 \times R_1$
	$R_1 = 1.2 - 0.001\ A_t$
	(400 SF 16 PSF)
OVER 600 SF	12 PSF

5. WIND LOAD:
3 SECOND GUST WIND SPEED V_{3s} = 145 MPH (FIG. 1609)
EQUIVALENT BASIC WIND SPEED V_{fm} = 112 MPH (TAB. 1609.3.1)
ROOF NET UPLIFT = 20 PSF

6. SEISMIC CRITERIA: (2018 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



WIND PRESSURE ZONE DIAGRAM

NOT TO SCALE

WINDOW AND DOOR DESIGN PRESSURE RATINGS PER 2018 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
12-3-02	CHANGED DETAILS TO IRC, CODE	
12-3-02	ADDED CROSS SECTION	
12-3-02	CHANGED WALLS TO 2x6 STUDS	
08-2-03	ADDED JOIST NOTES & BEAMS	
05-23-06	ROOF TO 30x54	

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1308 WASHINGTON STREET
CITY OF BEAUFORT
BEAUFORT, SC

DATE 07-07-20
COMM. NO. C1558PPC
DRAWN PRC CHECKED
SCALE AS SHOWN

5.3

OF SHEETS

Monday, July 13, 2020 C1558PPC.dwg

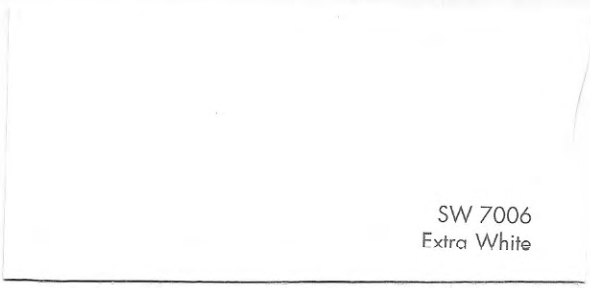
Sherwin Williams Paints



Exterior House Color



Examples of Color Scheme

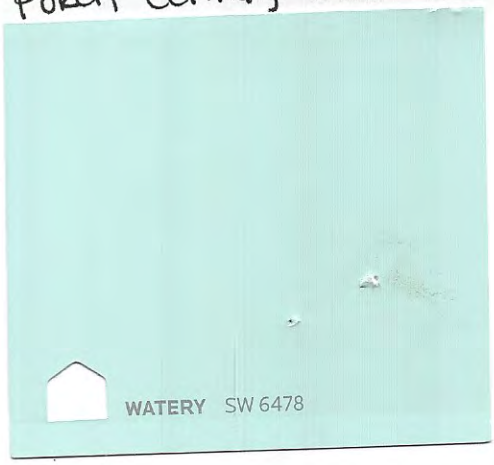


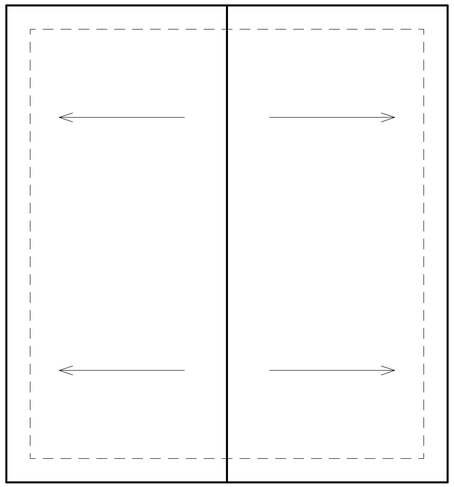
Exterior Trim Color



- stained wooden door w/glass
- black accessories

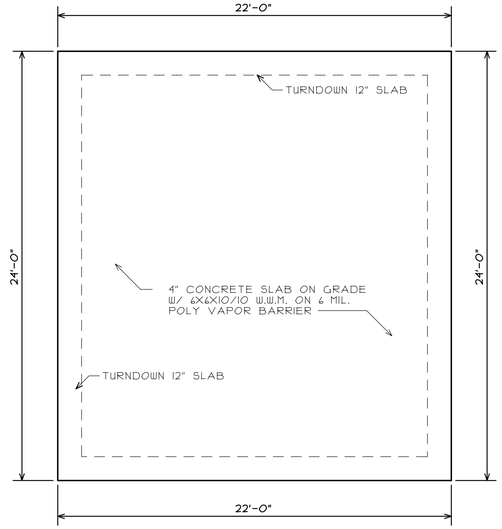
Porch Ceiling Color





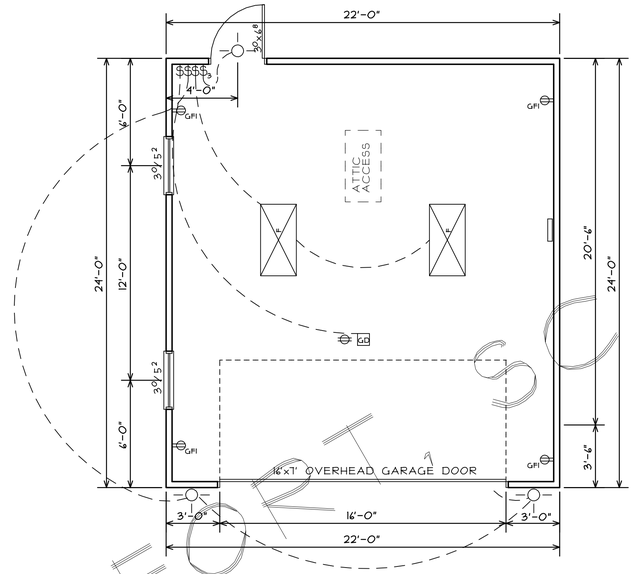
ROOF PLAN

1/4" = 1'-0"



FOUNDATION PLAN

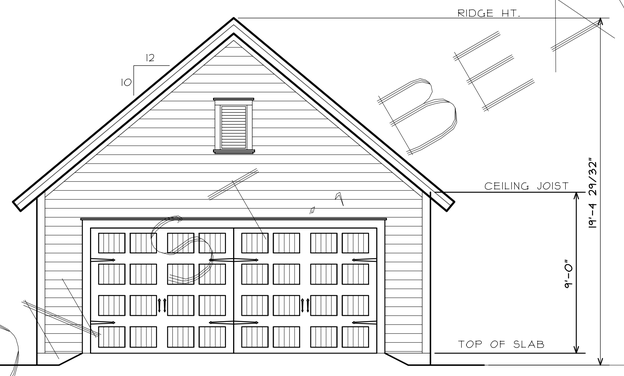
1/4" = 1'-0"



FIRST FLOOR PLAN

9' CEILING HT.

1/4" = 1'-0"



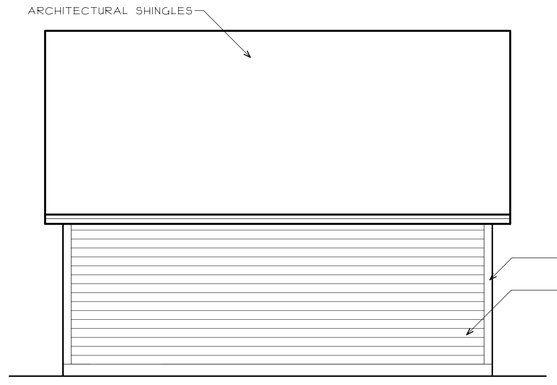
REAR ELEVATION

1/4" = 1'-0"



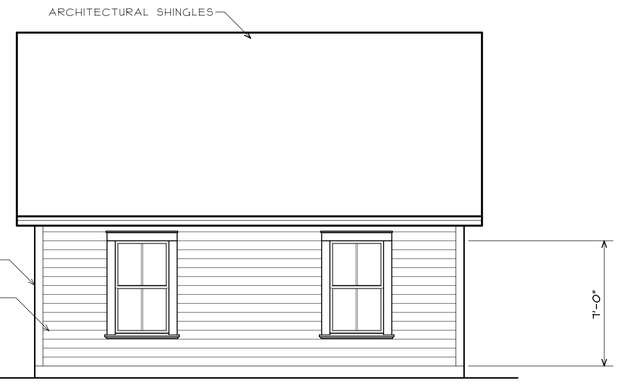
FRONT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

1308 WASHINGTON AVE

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REVISIONS

DATE	DESCRIPTION	BY

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#1-11P

A|I
B|D

DATE 07-03-20

COMM. NO. G0528PPC

DRAWN PRC CHECKED

SCALE AS SHOWN

1.1

OF SHEETS

NOTE: MINIMUM EMBEDDED LENGTH OF ANCHOR BOLTS IS 7" PER CODE FOR SPACING NOT TO EXCEED 18"o/c

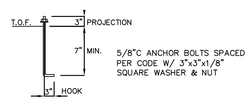
ANCHOR BOLTS PROVIDED WILL HAVE 15" EMBEDDMENT WITH 32"o/c SPACING

5/8"C ANCHOR BOLT 20" LONG

NOTE: ANCHOR BOLTS MAY BE 10" LONG EPOXY SET BOLTS IF PROVIDED AFTER SLAB

OPTIONAL SILL PLATE ANCHOR BOLT DETAIL

NOT TO SCALE

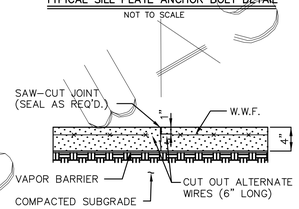


5/8"C ANCHOR BOLT 13" LONG

NOTE: ANCHOR BOLTS MAY BE 10" LONG EPOXY SET BOLTS IF PROVIDED AFTER SLAB

TYPICAL SILL PLATE ANCHOR BOLT DETAIL

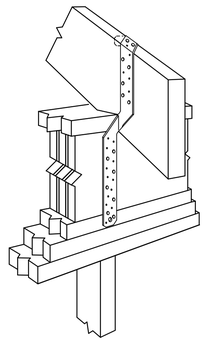
NOT TO SCALE



REPLACE FLOOR JOINT WITH COSTRUCTION JOINT AS REQUIRED FOR WORK SEQUENCE.

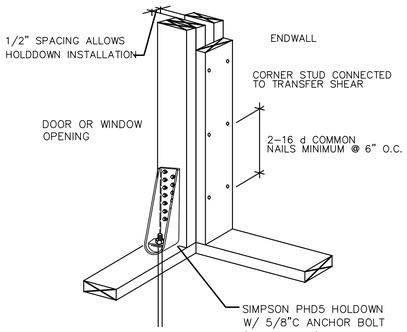
F.J. – TYP. CONTROL JOINT

NOT TO SCALE



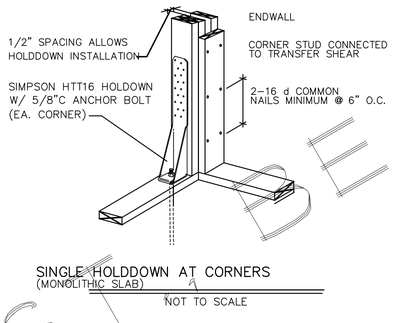
TWIST STRAP MTS20

NOT TO SCALE



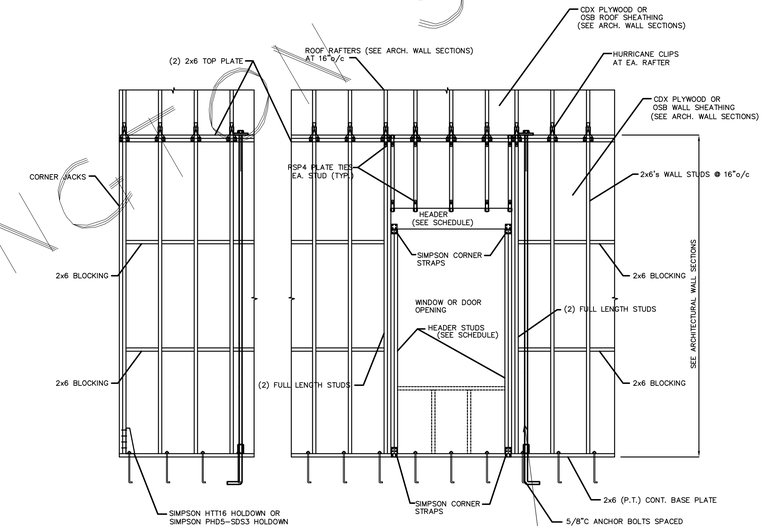
SINGLE HOLDDOWN AT CORNERS
(MONOLITHIC SLAB)

NOT TO SCALE



SINGLE HOLDDOWN AT CORNERS
(MONOLITHIC SLAB)

NOT TO SCALE



THE HARDWARE SHOWN IS FOR DESIGN AND ORIENTATION ONLY EQUAL HARWARE BY OTHER MANUFACTURERS IS ACCEPTABLE (USE APPROPRIATE FITTINGS FOR DOUBLE STUDS, RAFTERS ETC.)

THE CORNER STRAPS WILL BE: LSTA-9 STRAPS OR HH-6 CORNER CLIPS

SIMPSON HURRICANE CLIPS AT EA. RAFTER WILL BE (1) H10 CLIP PER RAFTER OR (1) MTS-12 STRAP PER RAFTER OR SIMPSON H2.5A HURRICANE CLIPS (ONE ON EA. SIDE – STAGGERED)

ALTERNATE HOLDDOWN SYSTEM IS SIMPSON ATR STRONG ROD OR GO-BOLT SYSTEM MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR REVIEW

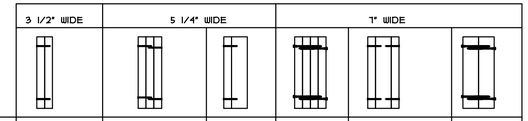
TYPICAL ONE STORY WALL ASSEMBLY DETAIL
(2x6's WALL, CONCRETE SLAB)

NOT TO SCALE

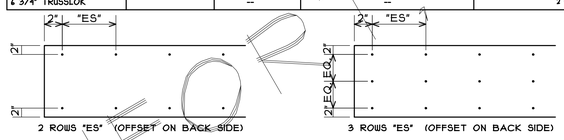
FASTENER CLEARANCES FOR MULTIPLE-PLY MEMBERS

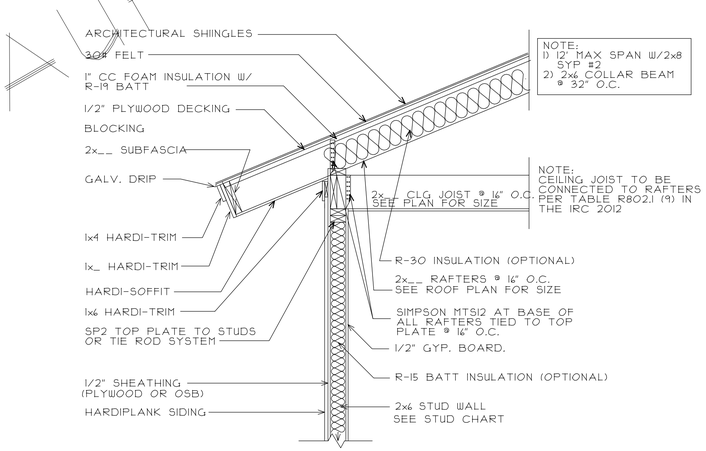
FASTENER	A	B		C		D
	MIN.	MIN.	MAX.	MIN.	MAX.	MIN.
10d & 16d NAILS	2"	2"	12"	4"	12"	3"
BOLTS & SCREWS	2"	4"	24"	4"	24"	3"

MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS



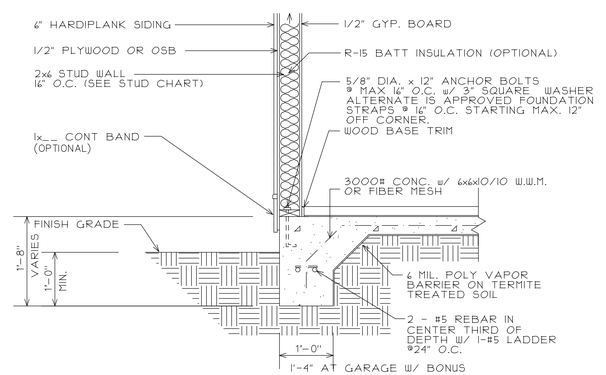
FASTENER TYPE	LVL DEPTH	2-PLY 1 3/4"	3-PLY 1 3/4"	1 3/4" + 3 1/2"	4-PLY 1 3/4"	2-PLY 1 3/4" + 3 1/2"	2-PLY 3 1/2"
10d (0.128" X 3"0 NAILS	1 1/4" (.014"	3 ROWS @ 12" O/C	3 ROWS @ 12" O/C (ES)	3 ROWS @ 12" O/C	--	3 ROWS @ 12" O/C (ES)	--
	d (14"	4 ROWS @ 12" O/C	4 ROWS @ 12" O/C (ES)	4 ROWS @ 12" O/C	--	4 ROWS @ 12" O/C (ES)	--
16d (0.162" X 3 1/2") NAILS	1 1/4" (.014"	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)1 1/4"	2 ROWS @ 24" O/C	2 ROWS @ 24" O/C			2 ROWS @ 24" O/C	
SDS 1/4" X 3 1/2", W535, 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 4", W54		--	--			2 ROWS @ 24" O/C (ES)	
5" TRUSSLOK		--	2 ROWS @ 24" O/C			--	
6 3/4" TRUSSLOK		--	--			2 ROWS @ 24" O/C	





SOFFIT & FASCIA DETAIL

3/4" = 1'-0"



TYPICAL WALL SECTION

(SLAB ON GRADE w/ HARDIPLANK SIDING) 3/4" = 1'-0"

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PAUL R. COLE
#5-1737
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DATE 07-03-20

COMM. NO. 0528PPC

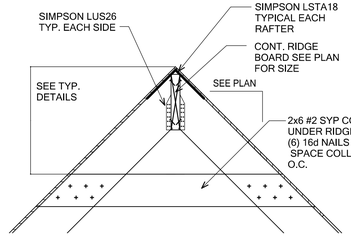
DRAWN PRC CHECKED

SCALE AS SHOWN

2.1

OF SHEETS

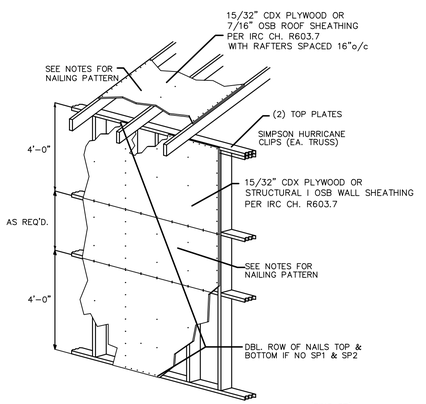
1308 PASHINGTON



NOTE:
SEE PLAN AND OTHER
DETAILS FOR BEARING
CONDITIONS

A RIDGE/COLLAR TIE SECTION

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



(RING OR)
WALL AND ROOF SHEATHING WILL BE NAILED WITH 8d NAILS (TWISTED SHANK) 3"o/c AROUND EDGES AND 6"o/c IN FIELD
OR (RING OR)
WALL AND ROOF SHEATHING WILL BE NAILED WITH 10d NAILS (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

MINIMUM WALL AND HEADER STUD REQUIREMENTS PER 2015 INTERNATIONAL RESIDENTIAL CODE

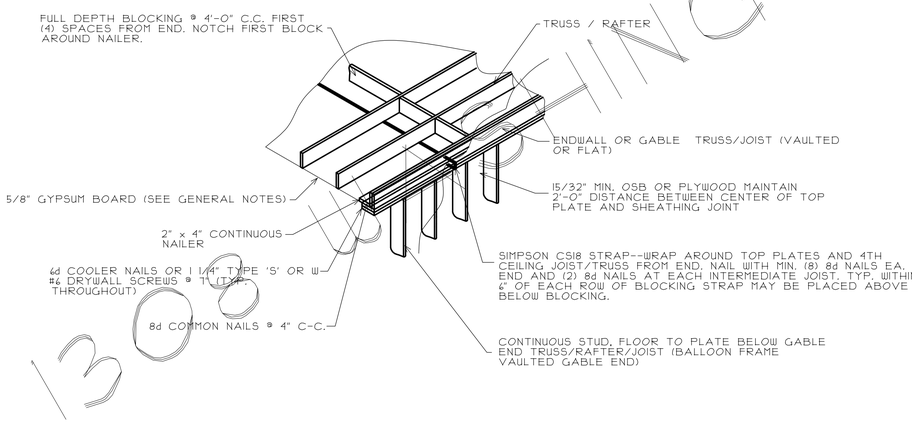
		MAXIMUM HEADER SPAN (FT.)			
		3 ft	6 ft	9 ft	12 ft
		NUMBER OF HEADER STUDS SUPPORTING EACH END OF THE HEADER			
		1	1	2	2
UNSUPPORTED WALL HEIGHT	STUD SPACING	NUMBER OF FULL LENGTH STUDS AT EACH END OF THE HEADER			
10 FEET OR LESS	16"o/c	2	2	3	3
GREATER THEN 10 FEET	16"o/c	2	2	3	3

DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x6's @ 16" O.C.)

(3) 2x8's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS
(3) 2x10's W/ (1/2) PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS
(3) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS

DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x4's @ 16" O.C.)

(2) 2x8's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS
(2) 2x10's W/ (1/2) PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS
(2) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS



ENDWALL CEILING CONNECTION

NOT TO SCALE

GENERAL CONSTRUCTION NOTES:

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

CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARYPERMITS AND INSPECTIONS.

CONTRACTOR SHALL SECURE AND PAY FOR ALL INSURANCE CALLEDFOR BY LAW AND AS DIRECTED BY FUNDING INSTITUTIONCOPIES 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 PAVEMENTSFOREIGN 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 2015 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 RECOMMENDATIONSOF 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"

GLAZED OPENINGS GENERAL NOTES

WINDOWS, GLASS DOORS & SKYLIGHTS SHALL BE APPROVED AND INSTALLED TO COMPLY WITH BOTH NEGATIVE AND POSITIVE PRESSURES AS REQUIRED BY 2015 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)

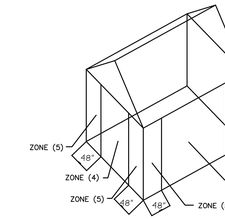
TEST REQUIREMENTS NOTES:
- WINDOWS ARE TESTED IN ACCORDANCE WITH AAMA 101/I.S.2. 97 SPECIFICATIONS.
- TESTED LARGE MISSILE IMPACT RESISTANCE TO ASTM E1886/E1996.
- TESTED FORCED ENTRY RESISTANCE TO AAMA 1303.2.
- DEGLAZING TESTED TO ASTM E987.
- TESTED WATER RESISTANCE TO ASTM E547/331.
- TESTED AIR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

2015 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: (2015 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



WIND PRESSURE ZONE DIAGRAM

NOT TO SCALE

WINDOW AND DOOR DESIGN PRESSURE RATINGS PER 2015 INTERNATIONAL RESIDENTIAL 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 DESIGN CERTIFICATION
PAUL R. COLE #1-1110
AIBD

DATE 07-03-20
COMM. NO. G0528PPC
DRAWN PRC CHECKED
SCALE AS SHOWN

2.2

OF SHEETS

GRAYCO BUILDING CENTER -
BEAUFORT
20 SAM'S POINT ROAD
BEAUFORT, SC 29907
843-522-9994
Fax: 843-522-9972

GRAYCO

QUOTE

2005-237283

SOLD TO	JOB ADDRESS
PARADISE POINT CONSTRUCTION 83 INGLEWOOD CIRECLE ST. HELENA SC 29920	1308 WASHINGTON STREET BEAUFORT SC 29902 843-612-2657

ACCOUNT	JOB
0018377	0
CREATED ON	05/13/2020
EXPIRES ON	05/23/2020
BRANCH	1100
CUSTOMER PO#	
STATION	CTWW
CASHIER	LWESTE
SALESPERSON	KWHISM
ORDER ENTRY	LWESTE
MODIFIED BY	

Item	Description	D	Quantity	U/M	Price	Per	Amount
SOEDU	3/0 X 6/8 LHIS 2/3 LITE 2W2H SDL W/ SPACER OVER 2 RAISED PANEL FIR EXTERIOR DOOR UNIT, 6-9/16" FRAMESAVER JAMBS, NO BM, DBL BORE, BRONZE ADJ SILL, SATIN NICKEL HINGES, LOW-E GLASS ITEM NOT RETURNABLE		1	EA	1440.2900	EA	1440.29
COMMENT	8 WEEK LEAD TIME						

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	1,440.29
SC2 7.00%	Sales Tax	100.82
	Total	1,541.11

Buyer:

Signature

PARADISE POINT CONSTRUCTION
1308 WASHINGTON STREET/NON-IMPACT

Quote #: PVVEPW4

A Proposal for Window and Door Products prepared for:
Job Site:
29902

Shipping Address:
GRAYCO BUILDING CENTER-BEAUFORT
20 Sams Point Way
Beaufort, SC 29907-2000

LORI WESTERFIELD
GRAYCO BUILDING CENTER-BEAUFORT
PO BOX 1048
BEAUFORT, SC 29901-1048
Phone: (843) 521-8606

Email: lwesterfield@graycoinc.com

This report was generated on 5/13/2020 11:30:33 AM using the Marvin Order Management System, version 0003.02.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

MARVIN

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 11 TOTAL UNIT QTY: 22 EXT NET PRICE: USD 22,437.87

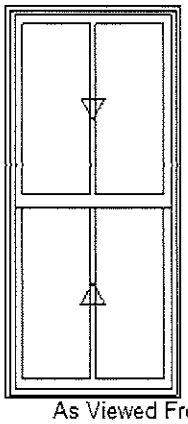
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	ENTRY	Elevate	Double Hung RO 30 1/2" X 64 1/4"	788.90	2	1,577.80
2	LIVING ROOM	Elevate	Double Hung RO 36 1/2" X 64 1/4"	701.01	5	3,505.05
3	DINING ROOM	Elevate	Double Hung RO 30 1/2" X 64 1/4"	644.24	3	1,932.72
4	MASTER BEDROOM	Elevate	Double Hung RO 36 1/2" X 64 1/4"	701.01	2	1,402.02
5	MASTER BATH/LAUNDRY	Elevate	Double Hung RO 30 1/2" X 48 1/4"	569.88	2	1,139.76
6	BED RM 3	Ultimate	Casement Operator Round Top RO 33" X 59 5/8"	2,745.25	1	2,745.25
7	BED RM 3	Ultimate	Casement Operator Round Top RO 33" X 59 5/8"	2,745.25	1	2,745.25
8	BED RM 2	Elevate	Double Hung RO 36 1/2" X 64 1/4"	701.01	2	1,402.02
9	STAIRWELL	Elevate	Double Hung RO 36 1/2" X 64 1/4"	701.01	1	701.01
10	MASTER BD/DINING	Elevate	Sliding Patio Door RO 72" X 82 1/2"	1,762.33	2	3,524.66
11	DINING	Elevate	Sliding Patio Door RO 72" X 82 1/2"	1,762.33	1	1,762.33

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 2	Mark Unit: ENTRY	Net Price: Ext. Net Price:	 USD	788.90 1,577.80

MARVIN



As Viewed From The Exterior

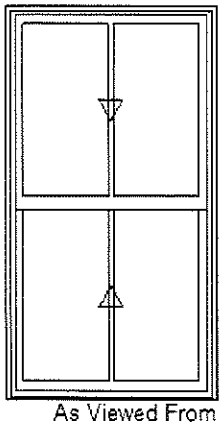
MO 30" X 64"
FS 29 1/2" X 63 3/4"
RO 30 1/2" X 64 1/4"
Egress Information
Width: 26 3/8" Height: 26 33/64"
Net Clear Opening: 4.86 SqFt
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.43
Condensation Resistance: 57
CPD Number: MAR-N-272-00946-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/I.S.2/A440-08
LC-PG50 1054X2127 mm (42X76.8 in)
LC-PG50 DP +50/-50
FL6525

Stone White Exterior
White Interior
Elevate Double Hung
CN 3064
Rough Opening 30 1/2" X 64 1/4"
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Tempered Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Tempered Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
PG Upgrade
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #2 Qty: 5	Mark Unit: LIVING ROOM	Net Price: Ext. Net Price:	 USD	701.01 3,505.05

MARVIN

Stone White Exterior
White Interior
Elevate Double Hung
CN 3664
Rough Opening 36 1/2" X 64 1/4"
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int



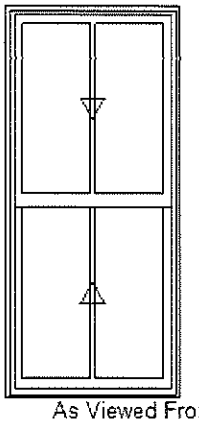
As Viewed From The Exterior

MO 36" X 64"
FS 35 1/2" X 63 3/4"
RO 36 1/2" X 64 1/4"
Egress Information
Width: 32 3/8" Height: 26 33/64"
Net Clear Opening: 5.96 SqFt
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.43
Condensation Resistance: 57
CPD Number: MAR-N-272-00946-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 1054X2127 mm (42X76.8 in)
LC-PG50 DP +50/-50
FL6525

Bottom Sash
Stone White Exterior
White Interior
IG
Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
PG Upgrade
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: DINING ROOM	Net Price:		644.24
Qty: 3		Ext. Net Price:	USD	1,932.72

MARVIN



As Viewed From The Exterior

MO 30" X 64"
FS 29 1/2" X 63 3/4"
RO 30 1/2" X 64 1/4"
Egress Information
Width: 26 3/8" Height: 26 33/64"
Net Clear Opening: 4.86 SqFt
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.19

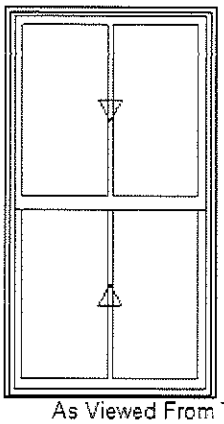
Stone White Exterior
White Interior
Elevate Double Hung
CN 3064
Rough Opening 30 1/2" X 64 1/4"
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
PG Upgrade
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh

Visible Light Transmittance: 0.43
Condensation Resistance: 57
CPD Number: MAR-N-272-00946-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 1054X2127 mm (42X76.8 in)
LC-PG50 DP +50/-50
FL6525

6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #4 Qty: 2	Mark Unit: MASTER BEDROOM	Net Price: Ext. Net Price:	USD	701.01 1,402.02

MARVIN



As Viewed From The Exterior

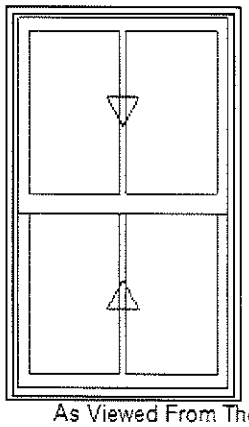
MO 36" X 64"
FS 35 1/2" X 63 3/4"
RO 36 1/2" X 64 1/4"
Egress Information
Width: 32 3/8" Height: 26 33/64"
Net Clear Opening: 5.96 SqFt
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.43
Condensation Resistance: 57
CPD Number: MAR-N-272-00946-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 1054X2127 mm (42X76.8 in)
LC-PG50 DP +50/-50
FL6525

Stone White Exterior
White Interior
Elevate Double Hung
CN 3664
Rough Opening 36 1/2" X 64 1/4"
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
PG Upgrade
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #5 Qty: 2	Mark Unit: MASTER BATH/LAUNDRY	Net Price: Ext. Net Price:	USD	569.88 1,139.76

MARVIN

Stone White Exterior
White Interior
Elevate Double Hung
CN 3048
Rough Opening 30 1/2" X 48 1/4"
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Low E3 w/Argon



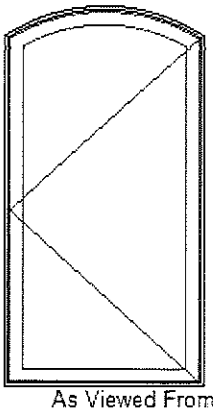
As Viewed From The Exterior

MO 30" X 48"
FS 29 1/2" X 47 3/4"
RO 30 1/2" X 48 1/4"
Egress Information
Width: 26 3/8" Height: 18 33/64"
Net Clear Opening: 3.39 SqFt
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.43
Condensation Resistance: 57
CPD Number: MAR-N-272-00946-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 1054X2127 mm (42X76.8 in)
LC-PG50 DP +50/-50
FL6525

Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
PG Upgrade
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: BED RM 3	Net Price:		2,745.25
Qty: 1		Ext. Net Price:	USD	2,745.25

MARVIN



As Viewed From The Exterior

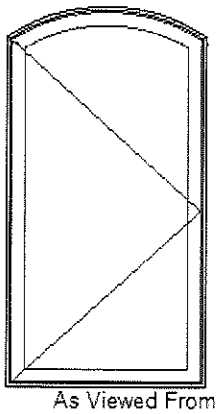
MO 32 1/2" X 59 3/8"
FS 32" X 59 1/8"
RO 33" X 59 5/8"
Egress Information
Width: 26 29/64" Height: 49 25/64"
Net Clear Opening: 9.07 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.19

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Casement Operator Round Top - RT6
Left Hand
CN 3260
Rough Opening 33" X 59 5/8"
Rough Opening Springline from bottom: 54 25/32"
Frame Size 32" X 59 1/8"
FS Springline from bottom: 54 1/2"
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 3/4" - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
White Weather Strip
White Folding Handle
White Multi - Point Lock
White Butt Hinge
Aluminum Screen
White Surround
Charcoal Fiberglass Mesh
6 9/16" Jambs
Nailing Fin
***Note: Rotating wash mode hardware is not available on Ultimate Round Top operating units.
***Note: Unit Availability and Price is Subject to Change

Visible Light Transmittance: 0.44
Condensation Resistance: 58
CPD Number: MAR-N-357-11977-00001
ENERGY STAR: NC, SC, S
Performance Grade
Licensee #1116
AAMA/WDMA/CSA/101/ I.S.2/A440-08
CW-PG50 914X2442 mm (36X96.13 in)
CW-PG50 DP +50/-50
FL13145

Line #7 Qty: 1	Mark Unit: BED RM 3	Net Price: Ext. Net Price:	 USD	2,745.25 2,745.25

MARVIN



As Viewed From The Exterior

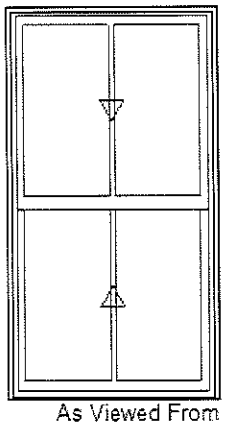
MO 32 1/2" X 59 3/8"
FS 32" X 59 1/8"
RO 33" X 59 5/8"
Egress Information
Width: 26 29/64" Height: 49 25/64"
Net Clear Opening: 9.07 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.44
Condensation Resistance: 58
CPD Number: MAR-N-357-11977-00001
ENERGY STAR: NC, SC, S
Performance Grade
Licensee #1116
AAMA/WDMA/CSA/101/ I.S.2/A440-08
CW-PG50 914X2442 mm (36X96.13 in)
CW-PG50 DP +50/-50
FL13145

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Casement Operator Round Top - RT6
Right Hand
CN 3260
Rough Opening 33" X 59 5/8"
Rough Opening Springline from bottom: 54 25/32"
Frame Size 32" X 59 1/8"
FS Springline from bottom: 54 1/2"
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 3/4" - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
White Weather Strip
White Folding Handle
White Multi - Point Lock
White Butt Hinge
Aluminum Screen
White Surround
Charcoal Fiberglass Mesh
6 9/16" Jambs
Nailing Fin
***Note: Rotating wash mode hardware is not available on Ultimate Round Top operating units.
***Note: Unit Availability and Price is Subject to Change

Line #8 Qty: 2	Mark Unit: BED RM 2	Net Price: Ext. Net Price:	 USD	701.01 1,402.02

MARVIN

Stone White Exterior
White Interior
Elevate Double Hung
CN 3664
Rough Opening 36 1/2" X 64 1/4"
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Low E3 w/Argon



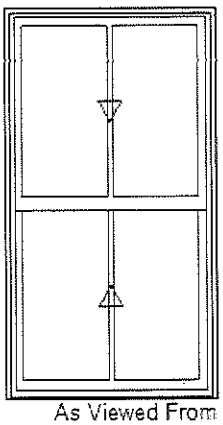
As Viewed From The Exterior

MO 36" X 64"
FS 35 1/2" X 63 3/4"
RO 36 1/2" X 64 1/4"
Egress Information
Width: 32 3/8" Height: 26 33/64"
Net Clear Opening: 5.96 SqFt
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.43
Condensation Resistance: 57
CPD Number: MAR-N-272-00946-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 1054X2127 mm (42X76.8 in)
LC-PG50 DP +50/-50
FL6S2S

Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
PG Upgrade
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #9 Qty: 1	Mark Unit: STAIRWELL	Net Price: Ext. Net Price:	USD	701.01 701.01

MARVIN



As Viewed From The Exterior

MO 36" X 64"
FS 35 1/2" X 63 3/4"
RO 36 1/2" X 64 1/4"
Egress Information
Width: 32 3/8" Height: 26 33/64"
Net Clear Opening: 5.96 SqFt
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.19

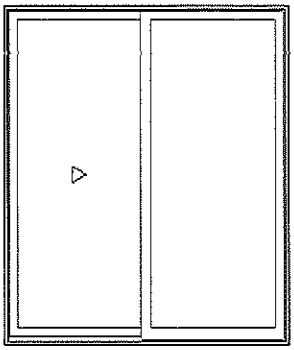
Stone White Exterior
White Interior
Elevate Double Hung
CN 3664
Rough Opening 36 1/2" X 64 1/4"
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
PG Upgrade
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh

Visible Light Transmittance: 0.43
Condensation Resistance: 57
CPD Number: MAR-N-272-00946-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 1054X2127 mm (42X76.8 in)
LC-PG50 DP +50/-50
FL6525

6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #10	Mark Unit: MASTER BD/DINING	Net Price:		1,762.33
Qty: 2		Ext. Net Price:	USD	3,524.66

MARVIN



As Viewed From The Exterior

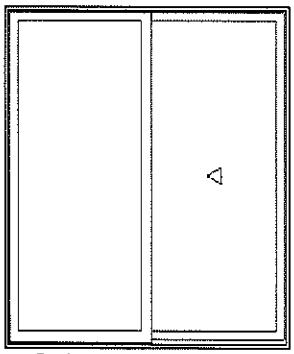
MO 71 1/2" X 82 1/4"
FS 71" X 82"
RO 72" X 82 1/2"
Egress Information
Width: 29 17/64" Height: 77 15/64"
Net Clear Opening: 15.70 SqFt
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.52
Condensation Resistance: 59
CPD Number: MAR-N-429-00858-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #1017
101/I.S.2/A440-08
LC-PG40 1803X2184 mm (71X86 in)
LC-PG40 DP +40/-40

Stone White Exterior
White Interior
Elevate Sliding Patio Door XO
CN 6068
Rough Opening 72" X 82 1/2"
Glass Add For All Panels
Left Panel
Stone White Exterior
White Interior
IG - 1 Lite
Tempered Low E3 w/Argon
Stainless Perimeter Bar
Right Panel
Stone White Exterior
White Interior
IG - 1 Lite
Tempered Low E3 w/Argon
Stainless Perimeter Bar
White Interior Weather Strip Package
Cambridge Handle White Exterior Primary Handle Set
Cambridge Handle White Interior Primary Handle Set
No Screen
Bronze Ultrex Sill / Black Weather Strip
6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #11	Mark Unit: DINING	Net Price:		1,762.33
Qty: 1		Ext. Net Price:	USD	1,762.33

MARVIN

Stone White Exterior
White Interior
Elevate Sliding Patio Door OX
CN 6068
Rough Opening 72" X 82 1/2"
Glass Add For All Panels
Left Panel
Stone White Exterior
White Interior
IG - 1 Lite
Tempered Low E3 w/Argon
Stainless Perimeter Bar



As Viewed From The Exterior

MO 71 1/2" X 82 1/4"
FS 71" X 82"
RO 72" X 82 1/2"
Egress Information
Width: 29 17/64" Height: 77 15/64"
Net Clear Opening: 15.70 SqFt
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.52
Condensation Resistance: 59
CPD Number: MAR-N-429-00858-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #1017
101/I.S.2/A440-08
LC-PG40 1803X2184 mm (71X86 in)
LC-PG40 DP +40/-40

Right Panel
Stone White Exterior
White Interior
IG - 1 Lite
Tempered Low E3 w/Argon
Stainless Perimeter Bar
White Interior Weather Strip Package
Cambridge Handle White Exterior Primary Handle Set
Cambridge Handle White Interior Primary Handle Set
No Screen
Bronze Ultrex Sill / Black Weather Strip
6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	22,437.87
7.000% Sales Tax: USD	1,570.65
Project Total Net Price: USD	24,008.52

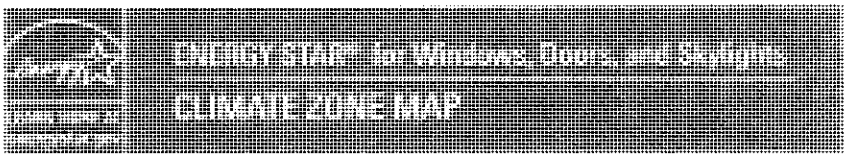
Product and Performance Information

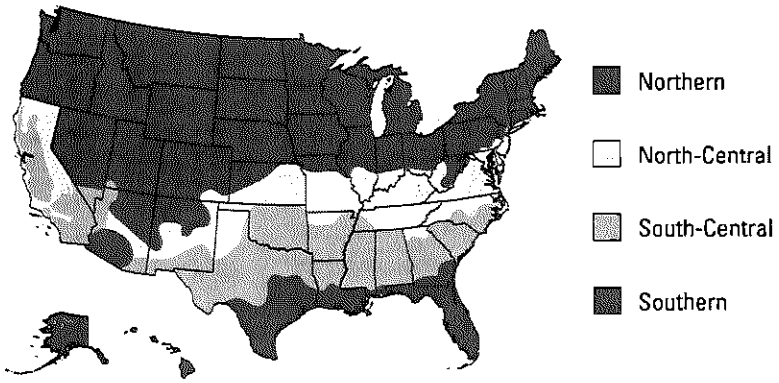
NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

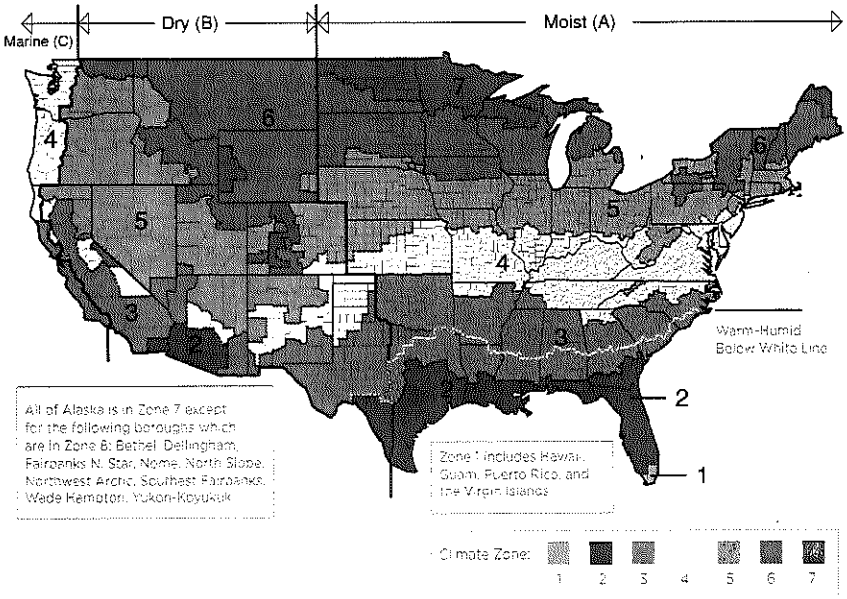
NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.





International Energy Conservation Code (IECC) Climate Regions



PARADISE POINT CONSTRUCTION
1308 WASHINGTON STREET/IMPACT

Quote #: F8L1ZK3

A Proposal for Window and Door Products prepared for:
Job Site:
29902

Shipping Address:
GRAYCO BUILDING CENTER-BEAUFORT
20 Sams Point Way
Beaufort, SC 29907-2000

LORI WESTERFIELD
GRAYCO BUILDING CENTER-BEAUFORT
PO BOX 1048
BEAUFORT, SC 29901-1048
Phone: (843) 521-8606

Email: lwesterfield@graycoinc.com

This report was generated on 6/4/2020 7:31:36 AM using the Marvin Order Management System, version 0003.02.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

MARVIN

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 11 TOTAL UNIT QTY: 22 EXT NET PRICE: USD 40,297.82

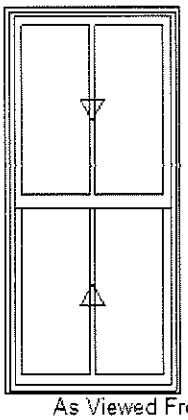
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	ENTRY	Elevate	Double Hung RO 30 1/2" X 64 1/4"	1,256.02	2	2,512.04
2	LIVING ROOM	Elevate	Double Hung RO 36 1/2" X 64 1/4"	1,253.98	5	6,269.90
3	DINING ROOM	Elevate	Double Hung RO 30 1/2" X 64 1/4"	1,101.89	3	3,305.67
4	MASTER BEDROOM	Elevate	Double Hung RO 36 1/2" X 64 1/4"	1,253.98	2	2,507.96
5	MASTER BATH/LAUNDRY	Elevate	Double Hung RO 30 1/2" X 48 1/4"	907.88	2	1,815.76
6	BED RM 3	Ultimate	Casement Operator Round Top RO 33" X 59 5/8"	4,132.40	1	4,132.40
7	BED RM 3	Ultimate	Casement Operator Round Top RO 33" X 59 5/8"	4,132.40	1	4,132.40
8	BED RM 2	Elevate	Double Hung RO 36 1/2" X 64 1/4"	1,253.98	2	2,507.96
9	STAIRWELL	Elevate	Double Hung RO 36 1/2" X 64 1/4"	1,253.98	1	1,253.98
10	MASTER BD/DINING	Elevate	Sliding French Door RO 72" X 82 1/2"	3,953.25	2	7,906.50
11	DINING	Elevate	Sliding French Door RO 72" X 82 1/2"	3,953.25	1	3,953.25

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 2	Mark Unit: ENTRY	Net Price: Ext. Net Price:	 USD	1,256.02 2,512.04

MARVIN



As Viewed From The Exterior

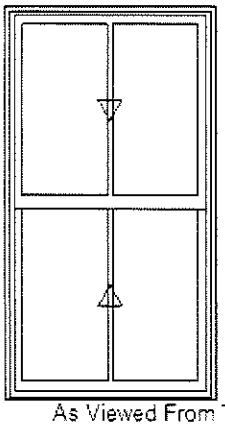
MO 30" X 64"
FS 29 1/2" X 63 3/4"
RO 30 1/2" X 64 1/4"
Egress Information
Width: 26 3/8" Height: 26 33/64"
Net Clear Opening: 4.86 SqFt
Performance Information
U-Factor: 0.31
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.42
Condensation Resistance: 53
CPD Number: MAR-N-272-01006-00001
ENERGY STAR: S
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG55 749X1924 mm (29.5X75.7S in)
LC-PGSS DP +5S/-65
FL10257

Stone White Exterior
White Interior
Elevate Double Hung
CN 3064
Rough Opening 30 1/2" X 64 1/4"
Performance: Impact Zone 3
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Impact Tempered Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Impact Tempered Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
With Clips
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #2 Qty: S	Mark Unit: LIVING ROOM	Net Price: Ext. Net Price:	 USD	1,253.98 6,269.90

MARVIN

Stone White Exterior
White Interior
Elevate Double Hung
CN 3664
Rough Opening 36 1/2" X 64 1/4"
Performance: Impact Zone 3
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Impact Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H



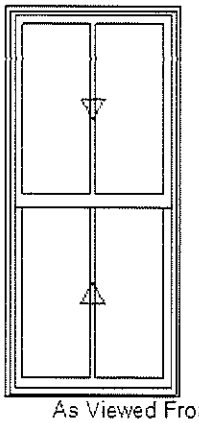
As Viewed From The Exterior

MO 36" X 64"
FS 35 1/2" X 63 3/4"
RO 36 1/2" X 64 1/4"
Egress Information
Width: 32 3/8" Height: 26 33/64"
Net Clear Opening: 5.96 SqFt
Performance Information
U-Factor: 0.31
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.42
Condensation Resistance: 53
CPD Number: MAR-N-272-01006-00001
ENERGY STAR: 5
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG55 1054X1924 mm (41.5X75.75 in)
LC-PG55 DP +55/-65
FL10257

Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Impact Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
With Clips
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Due to its width, this unit will contain two sash locks.
***Note: Unit Availability and Price is Subject to Change

Line #3 Qty: 3	Mark Unit: DINING ROOM	Net Price: Ext. Net Price:	USD	1,101.89 3,305.67

MARVIN



As Viewed From The Exterior

MO 30" X 64"
FS 29 1/2" X 63 3/4"
RO 30 1/2" X 64 1/4"
Egress Information
Width: 26 3/8" Height: 26 33/64"
Net Clear Opening: 4.86 SqFt
Performance Information
U-Factor: 0.31
Solar Heat Gain Coefficient: 0.19

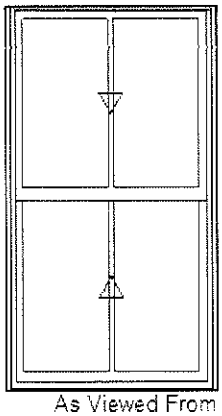
Stone White Exterior
White Interior
Elevate Double Hung
CN 3064
Rough Opening 30 1/2" X 64 1/4"
Performance: Impact Zone 3
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Impact Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Impact Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh

Visible Light Transmittance: 0.42
Condensation Resistance: 53
CPD Number: MAR-N-272-01006-00001
ENERGY STAR: S
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG55 749X1924 mm (29.5X75.75 in)
LC-PG55 DP +55/-65
FL10257

6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
With Clips
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #4 Qty: 2	Mark Unit: MASTER BEDROOM	Net Price: Ext. Net Price:	USD	1,253.98 2,507.96

MARVIN



As Viewed From The Exterior

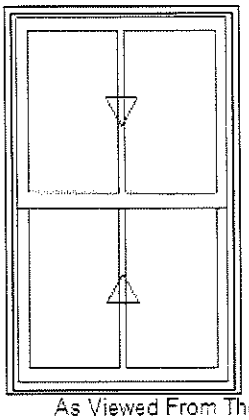
MO 36" X 64"
FS 35 1/2" X 63 3/4"
RO 36 1/2" X 64 1/4"
Egress Information
Width: 32 3/8" Height: 26 33/64"
Net Clear Opening: 5.96 SqFt
Performance Information
U-Factor: 0.31
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.42
Condensation Resistance: 53
CPD Number: MAR-N-272-01006-00001
ENERGY STAR: S
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG55 1054X1924 mm (41.5X75.75 in)
LC-PG55 DP +55/-65
FL10257

Stone White Exterior
White Interior
Elevate Double Hung
CN 3664
Rough Opening 36 1/2" X 64 1/4"
Performance: Impact Zone 3
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Impact Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Impact Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
With Clips
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Due to its width, this unit will contain two sash locks.
***Note: Unit Availability and Price is Subject to Change

Line #5 Qty: 2	Mark Unit: MASTER BATH/LAUNDRY	Net Price: Ext. Net Price:	USD	907.88 1,815.76

MARVIN

Stone White Exterior
White Interior
Elevate Double Hung
CN 3048
Rough Opening 30 1/2" X 48 1/4"
Performance: Impact Zone 3
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG



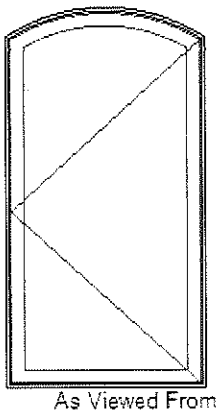
As Viewed From The Exterior

MO 30" X 48"
FS 29 1/2" X 47 3/4"
RO 30 1/2" X 48 1/4"
Egress Information
Width: 26 3/8" Height: 18 33/64"
Net Clear Opening: 3.39 SqFt
Performance Information
U-Factor: 0.31
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.42
Condensation Resistance: 53
CPD Number: MAR-N-272-01006-00001
ENERGY STAR: S
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG55 749X1924 mm (29.5X75.75 in)
LC-PG55 DP +55/-65
FL10257

Impact Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Impact Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
With Clips
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #6 Qty: 1	Mark Unit: BED RM 3	Net Price: Ext. Net Price:	USD	4,132.40 4,132.40

MARVIN



As Viewed From The Exterior

MO 32 1/2" X 59 3/8"
FS 32" X 59 1/8"
RO 33" X 59 5/8"
Egress Information
Width: 26 29/64" Height: 49 25/64"
Net Clear Opening: 9.07 SqFt
Performance Information
U-Factor: 0.33
Solar Heat Gain Coefficient: 0.19

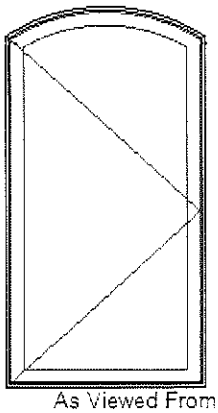
Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Casement Operator Round Top - RT6
Left Hand
CN 3260
Rough Opening 33" X 59 5/8"
Rough Opening Springline from bottom: 54 25/32"
Frame Size 32" X 59 1/8"
FS Springline from bottom: 54 1/2"
Performance: StormPlus IZ3
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 3/4" - 1 Lite
StormPlus Low E3 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
White Weather Strip
White Folding Handle
White Multi - Point Lock
White Butt Hinge
Aluminum Screen
White Surround
Charcoal Fiberglass Mesh
6 9/16" Jambs
AL Nailing Fin
***Note: Rotating wash mode hardware is not available on Ultimate Round Top operating units.
***Note: Reference the installation instructions for StormPlus certification requirements.

Visible Light Transmittance: 0.43
Condensation Resistance: 52
CPD Number: MAR-N-357-15515-00001
ENERGY STAR: S
Performance Grade
Licensee #1075
AAMA/WDMA/CSA/101/I.S.2/A440-11
CW-PG65 914X2111 mm (36X83.13 in)
CW-PG65 DP +65/-65
FL13145

***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: BED RM 3	Net Price:		4,132.40
Qty: 1		Ext. Net Price:	USD	4,132.40

MARVIN



As Viewed From The Exterior

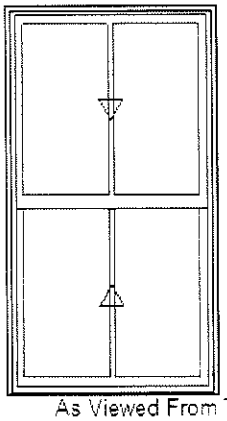
MO 32 1/2" X 59 3/8"
FS 32" X 59 1/8"
RO 33" X 59 5/8"
Egress Information
Width: 26 29/64" Height: 49 25/64"
Net Clear Opening: 9.07 SqFt
Performance Information
U-Factor: 0.33
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.43
Condensation Resistance: 52
CPD Number: MAR-N-357-15515-00001
ENERGY STAR: S
Performance Grade
Licensee #1075
AAMA/WDMA/CSA/101/I.S.2/A440-11
CW-PG65 914X2111 mm (36X83.13 in)
CW-PG65 DP +65/-65
FL13145

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Casement Operator Round Top - RT6
Right Hand
CN 3260
Rough Opening 33" X 59 5/8"
Rough Opening Springline from bottom: 54 25/32"
Frame Size 32" X 59 1/8"
FS Springline from bottom: 54 1/2"
Performance: StormPlus IZ3
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 3/4" - 1 Lite
StormPlus Low E3 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
White Weather Strip
White Folding Handle
White Multi - Point Lock
White Butt Hinge
Aluminum Screen
White Surround
Charcoal Fiberglass Mesh
6 9/16" Jambs
AL Nailing Fin
***Note: Rotating wash mode hardware is not available on Ultimate Round Top operating units.
***Note: Reference the installation instructions for StormPlus certification requirements.
***Note: Unit Availability and Price is Subject to Change

Line #8	Mark Unit: BED RM 2	Net Price:		1,253.98
Qty: 2		Ext. Net Price:	USD	2,507.96

MARVIN

Stone White Exterior
White Interior
Elevate Double Hung
CN 3664
Rough Opening 36 1/2" X 64 1/4"
Performance: Impact Zone 3
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG



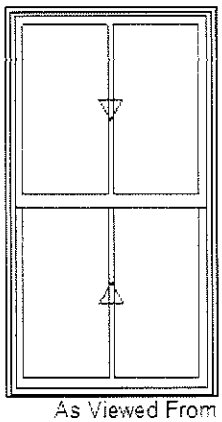
As Viewed From The Exterior

MO 36" X 64"
FS 35 1/2" X 63 3/4"
RO 36 1/2" X 64 1/4"
Egress Information
Width: 32 3/8" Height: 26 33/64"
Net Clear Opening: 5.96 SqFt
Performance Information
U-Factor: 0.31
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.42
Condensation Resistance: 53
CPD Number: MAR-N-272-01006-00001
ENERGY STAR: 5
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG55 1054X1924 mm (41.5X75.75 in)
LC-PG55 DP +55/-65
FL10257

Impact Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Impact Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
With Clips
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Due to its width, this unit will contain two sash locks.
***Note: Unit Availability and Price is Subject to Change

Line #9 Qty: 1	Mark Unit: STAIRWELL	Net Price: Ext. Net Price:	USD	1,253.98 1,253.98

MARVIN



As Viewed From The Exterior

MO 36" X 64"
FS 35 1/2" X 63 3/4"
RO 36 1/2" X 64 1/4"
Egress Information
Width: 32 3/8" Height: 26 33/64"
Net Clear Opening: 5.96 SqFt
Performance Information
U-Factor: 0.31
Solar Heat Gain Coefficient: 0.19

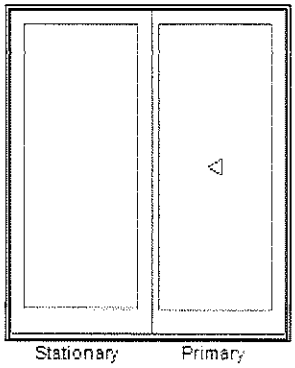
Stone White Exterior
White Interior
Elevate Double Hung
CN 3664
Rough Opening 36 1/2" X 64 1/4"
Performance: Impact Zone 3
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Impact Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Impact Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh

Visible Light Transmittance: 0.42
Condensation Resistance: 53
CPD Number: MAR-N-272-01006-00001
ENERGY STAR: S
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG55 1054X1924 mm (41.5X75.75 in)
LC-PG55 DP +55/-65
FL10257

6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
With Clips
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Due to its width, this unit will contain two sash locks.
***Note: Unit Availability and Price is Subject to Change

Line #10	Mark Unit: MASTER BD/DINING	Net Price:		3,953.25
Qty: 2		Ext. Net Price:	USD	7,906.50

MARVIN



As Viewed From The Exterior

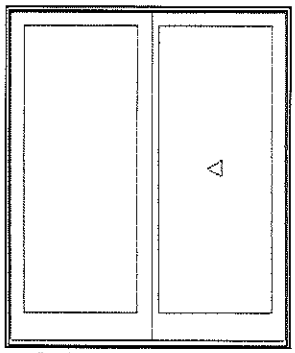
MO 71 1/2" X 82 1/4"
FS 71" X 82"
RO 72" X 82 1/2"
Egress Information
Width: 29 17/64" Height: 76 37/64"
Net Clear Opening: 15.57 SqFt
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.43
Condensation Resistance: 55
CPD Number: MAR-N-429-00760-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #981
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG55 2413X2426 mm (97X96.1 in)
LC-PG55 DP +55/-55
FL10956

Stone White Exterior
White Interior
Elevate Sliding French Door OX
CN 6068
Rough Opening 72" X 82 1/2"
Performance: Impact Zone 3
Glass Add For All Panels
Left Panel
Stone White Exterior
White Interior
IG - 1 Lite
Impact Tempered Low E3 w/Argon
Stainless Perimeter Bar
Right Panel
Stone White Exterior
White Interior
IG - 1 Lite
Impact Tempered Low E3 w/Argon
Stainless Perimeter Bar
White Interior Weather Strip Package
Multi-Point Lock
Cambridge Handle White Keyed Exterior Primary Handle Set
Cambridge Handle White Interior Primary Handle Set
No Screen
Bronze Ultrex Sill / Black Weather Strip
6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
With Clips
***Note: Unit Availability and Price is Subject to Change

Line #11	Mark Unit: DINING	Net Price:		3,953.25
Qty: 1		Ext. Net Price:	USD	3,953.25

MARVIN

Stone White Exterior
White Interior
Elevate Sliding French Door OX
CN 6068
Rough Opening 72" X 82 1/2"
Performance: Impact Zone 3
Glass Add For All Panels
Left Panel
Stone White Exterior
White Interior
IG - 1 Lite



As Viewed From The Exterior

MO 71 1/2" X 82 1/4"
FS 71" X 82"
RO 72" X 82 1/2"
Egress Information
Width: 29 17/64" Height: 76 37/64"
Net Clear Opening: 15.57 SqFt
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.43
Condensation Resistance: 55
CPD Number: MAR-N-429-00760-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #981
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG55 2413X2426 mm (97X96.1 in)
LC-PG55 DP +55/-55
FL10956

Impact Tempered Low E3 w/Argon
Stainless Perimeter Bar
Right Panel
Stone White Exterior
White Interior
IG - 1 Lite
Impact Tempered Low E3 w/Argon
Stainless Perimeter Bar
White Interior Weather Strip Package
Multi-Point Lock
Cambridge Handle White Keyed Exterior Primary Handle Set
Cambridge Handle White Interior Primary Handle Set
No Screen
Bronze Ultrex Sill / Black Weather Strip
6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
With Clips
***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	40,297.82
7.000% Sales Tax: USD	2,820.85
Project Total Net Price: USD	43,118.67

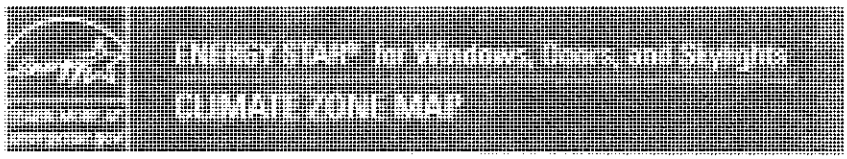
Product and Performance Information

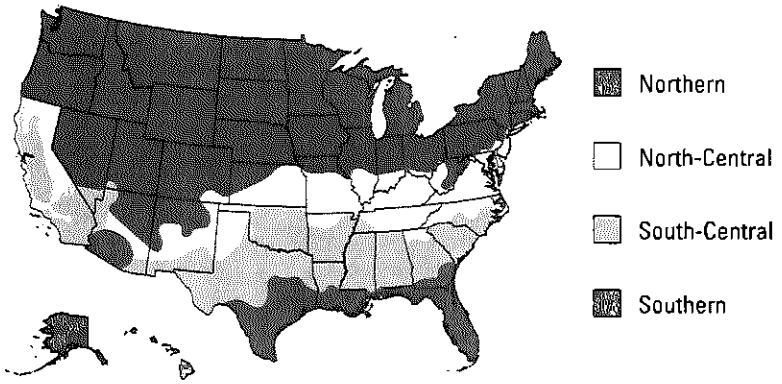
NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

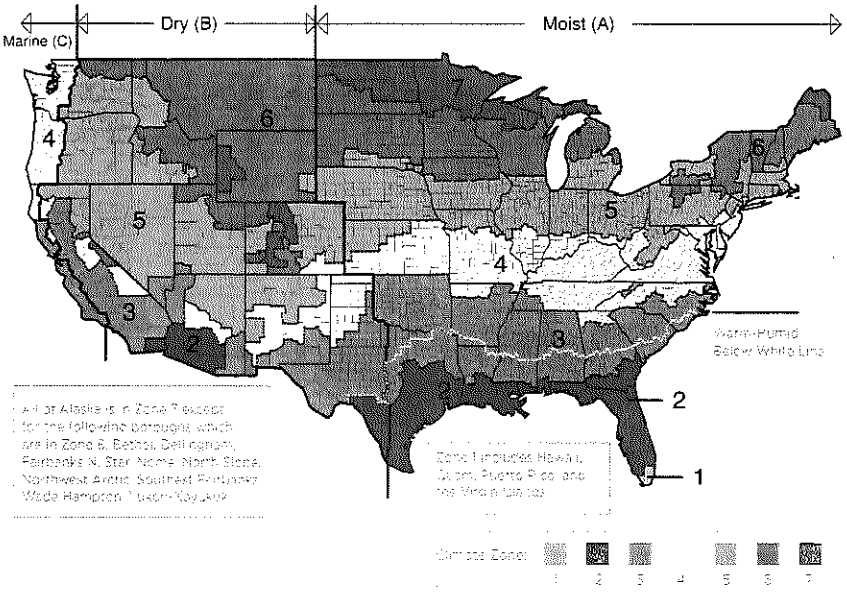
NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.





International Energy Conservation Code (IECC) Climate Regions



GRAYCO BUILDING CENTER - BEAUFORT
20 SAM'S POINT ROAD
BEAUFORT, SC 29907
843-522-9994
Fax: 843-522-9972

QUOTE

2005-236283

SOLD TO	JOB ADDRESS
PARADISE POINT CONSTRUCTION 83 INGLEWOOD CIRECLE ST. HELENA SC 29920	1308 WASHINGTON STREET BEAUFORT SC 29902 843-612-2657

ACCOUNT	JOB
0018377	0
CREATED ON	05/13/2020
EXPIRES ON	05/23/2020
BRANCH	1100
CUSTOMER PO#	
STATION	CTBA
CASHIER	BHILL
SALESPERSON	KWHISM
ORDER ENTRY	BHILL
MODIFIED BY	

Item	*Description*	*D*	*Quantity*	*U/M*	*Price*	*Per*	*Amount*
COMMENT	SOLID CORE SMOOTH 2-PANEL FLAT 'MONROE' MASONITE INTERIOR DOOR UNITS W/ 4-9/" FJ FLAT JAMBS, NO CASING, SATIN NICKEL HINGES						
SOIDU	2/0 X 6/8 RH		1	EA	180.2000	EA	180.20
	ITEM NOT RETURNABLE						
SOIDU	2/0 X 6/8 LH		3	EA	180.2000	EA	540.60
	ITEM NOT RETURNABLE						
SOIDU	3/0 X 6/8 RH		1	EA	191.6900	EA	191.69
	ITEM NOT RETURNABLE						
SOIDU	2/8 X 6/8 LH		1	EA	187.8500	EA	187.85
	ITEM NOT RETURNABLE						
SOIDU	2/4 X 6/8 LH		1	EA	185.4500	EA	185.45
	ITEM NOT RETURNABLE						
SOIDU	1/4 X 6/8 RH		1	EA	176.0500	EA	176.05
	ITEM NOT RETURNABLE						
SOIDU	2/6 X 6/8 RH		1	EA	185.4500	EA	185.45
	ITEM NOT RETURNABLE						
SOIDU	2/6 X 6/8 LH		2	EA	185.4500	EA	370.90
	ITEM NOT RETURNABLE						
SOIDU	5/0 X 6/8 BI-FOLD		2	EA	217.2900	EA	434.58
	ITEM NOT RETURNABLE						

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Subtotal

Sales Tax

Total

Buyer: GLENN EVANS - CMC

Signature

COPY COPY COPY

GRAYCO BUILDING CENTER - BEAUFORT
20 SAM'S POINT ROAD
BEAUFORT, SC 29907
843-522-9994
Fax: 843-522-9972

QUOTE

2005-236283

SOLD TO	JOB ADDRESS
PARADISE POINT CONSTRUCTION 83 INGLEWOOD CIRECLE ST. HELENA SC 29920	1308 WASHINGTON STREET BEAUFORT SC 29902 843-612-2657

ACCOUNT	JOB
0018377	0
CREATED ON	05/13/2020
EXPIRES ON	05/23/2020
BRANCH	1100
CUSTOMER PO#	
STATION	CTBA
CASHIER	BHILL
SALESPERSON	KWHISM
ORDER ENTRY	BHILL
MODIFIED BY	

Item	*Description*	*D*	*Quantity*	*U/M*	*Price*	*Per*	*Amount*
S100	S100 25-1/2X54X8-9 DISAP STAIR		1	EA	210.6000	EA	210.60

COPY COPY COPY

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	Subtotal	2,663.37
SC2 7.00%	Sales Tax	186.44
	Total	2,849.81

Buyer: GLENN EVANS - CMC

Signature

GRAYCO BUILDING CENTER -
BEAUFORT
20 SAM'S POINT ROAD
BEAUFORT, SC 29907
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Fax: 843-522-9972

GRAYCO

QUOTE

2005-275521 R2

SOLD TO	JOB ADDRESS
PARADISE POINT CONSTRUCTION 83 INGLEWOOD CIRECLE ST. HELENA SC 29920	1308 WASHINGTON STREET 1308 WASHINGTON STREET BEAUFORT SC 29902 843-612-2657

ACCOUNT	JOB
0018377	0
CREATED ON	05/27/2020
EXPIRES ON	06/08/2020
BRANCH	1100
CUSTOMER PO#	
STATION	CTBA
CASHIER	WPLOSS
SALESPERSON	KWHISM
ORDER ENTRY	BHILL
MODIFIED BY	WPLOSS

Item	Description	D	Quantity	U/M	Price	Per	Amount
2812P	#2 SYP 2X8X12' *NOMINAL SIZE*		40	PC	9.0500	PC	362.00
1532OSB	15/32" 4'X8' OSB		80	EA	11.9900	EA	959.20
HOUSEWRAP	HOUSE WRAP-9'X150'GRAYCO PRIVATE LABEL HOUSEWRAP		2	EA	83.9900	EA	167.98
21218P	#2 SYP 2X12X18' *NOMINAL SIZE*		3	PC	20.7500	PC	62.25
COMMENT	RAFTERS						
2814P	#2 SYP 2X8X14' *NOMINAL SIZE*		60	PC	10.4500	PC	627.00
2810P	#2 SYP 2X8X10' *NOMINAL SIZE*		30	PC	6.9900	PC	209.70
2812P	#2 SYP 2X8X12' *NOMINAL SIZE*		90	PC	9.0500	PC	814.50
2816T1	KDAT CLEAR "C"-2X8X16' GC *NOMINAL SIZE*		6	EA	34.8900	EA	209.34
1532OSB	15/32" 4'X8' OSB		85	EA	11.9900	EA	1019.15
TOUGHGUARD	TOUGH GUARD 3'X 66.7'ICE & WATER SHIELD - GRANULAR**NOT TO BE USED WITH METAL ROOFING**		13	EA	64.0900	EA	833.17
COMMENT	PORCH, RAILS, STEPS, & HOG FENCE						
6612T2	#2 TRT 6X6X12' GC *NOMINAL SIZE*		3	EA	33.5900	EA	100.77
21216T2	#2 TRT 2X12X16' GC *NOMINAL SIZE*		6	EA	24.8900	EA	149.34
1810T1C	#1 TRT 1X8X10' "C" KDAT GC *NOMINAL SIZE*		12	EA	14.4200	EA	173.04
54616T1C	KDAT SUPER SELECT DECKING 16' 5/4X6X16' *NOMINAL SIZE*		10	EA	21.7900	EA	217.90
54610T1C	#1 TRT 5/4X6X10' KDAT SUPER SELECT DECKING *NOMINAL SIZE*		5	EA	11.3700	EA	56.85

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Subtotal	
Sales Tax	
Total	

Buyer: GLENN EVANS - CMC

Signature

GRAYCO BUILDING CENTER -
BEAUFORT
20 SAM'S POINT ROAD
BEAUFORT, SC 29907
843-522-9994
Fax: 843-522-9972

GRAYCO

QUOTE

2005-275521 R2

SOLD TO	JOB ADDRESS
PARADISE POINT CONSTRUCTION 83 INGLEWOOD CIRECLE ST. HELENA SC 29920	1308 WASHINGTON STREET 1308 WASHINGTON STREET BEAUFORT SC 29902 843-612-2657

ACCOUNT	JOB
0018377	0
CREATED ON	05/27/2020
EXPIRES ON	06/08/2020
BRANCH	1100
CUSTOMER PO#	
STATION	CTBA
CASHIER	WPLOSS
SALESPERSON	KWHISM
ORDER ENTRY	BHILL
MODIFIED BY	WPLOSS

Item	Description	D	Quantity	U/M	Price	Per	Amount
2416T1	KDAT CLEAR "C" 2X4X16' GC *NOMINAL SIZE* Architectural Trim (1-3/8"x 3-1/4")		12	EA	22.0900	EA	265.08
TP36	TRT PICKET-1 1/4 X 1 1/4 X 36" EE		300	EA	0.9900	EA	297.00
2416T2P	#2 TRT 2X4X16 "PRIME" GC *NOMINAL SIZE*		20	EA	9.9500	EA	199.00
54616T2	#2 TRT 5/4X6X16' DECKING GC *NOMINAL SIZE*		25	EA	10.3900	EA	259.75
COMMENT	EXTERIOR TRIM						
HT112	HARDIE TRIM 1X12X12' *NOMINAL SIZE*		32	EA	36.5500	EA	1169.60
2416T1	KDAT CLEAR "C" 2X4X16' GC *NOMINAL SIZE* Architectural Trim (1-3/8"x 3-1/4")		10	EA	22.0900	EA	220.90
HHSILL	2.25" X 2" X 16' HISTORIC SILL HZ10 JAMES HARDIE *** MAY BE PRIMED OR WHITE ***		5	PC	62.6500	PC	313.25
HT544	HARDIE TRIM 5/4X4X12' *NOMINAL SIZE*		34	EA	13.8900	EA	472.26
HT546	HARDIE TRIM 5/4X6X12' *NOMINAL SIZE*		40	EA	21.3500	EA	854.00
SOBM	1" X 4" X 12' T&G BEADED PINE SIDING ITEM NOT RETURNABLE		36	EA	9.1900	EA	330.84
58T1114	5/8X4X8 T111 4"OC RS SYP PLYWOOD *NOMINAL SIZE*		18	PC	33.9900	PC	611.82
HL714S	HARDIE SMOOTH-7 1/4" LAP HARDIE SMOOTH LAP 7 1/4X12'		325	EA	7.8500	EA	2551.25
COMMENT	1ST FLOOR						

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Subtotal	
Sales Tax	
Total	

Buyer: GLENN EVANS - CMC

Signature

GRAYCO BUILDING CENTER -
BEAUFORT
20 SAM'S POINT ROAD
BEAUFORT, SC 29907
843-522-9994
Fax: 843-522-9972

GRAYCO

QUOTE

2005-275521 R2

SOLD TO
PARADISE POINT CONSTRUCTION 83 INGLEWOOD CIRECLE ST. HELENA SC 29920

JOB ADDRESS
1308 WASHINGTON STREET 1308 WASHINGTON STREET BEAUFORT SC 29902 843-612-2657

ACCOUNT	JOB
0018377	0
CREATED ON	05/27/2020
EXPIRES ON	06/08/2020
BRANCH	1100
CUSTOMER PO#	
STATION	CTBA
CASHIER	WPLOSS
SALESPERSON	KWHISM
ORDER ENTRY	BHILL
MODIFIED BY	WPLOSS

Item	Description	D	Quantity	U/M	Price	Per	Amount
2816T2	#2 TRT 2X8X16' GC *NOMINAL SIZE*		11	EA	15.3500	EA	168.85
21216P	#2 SYP 2X12X16' *NOMINAL SIZE*		30	PC	19.5900	PC	587.70
21016P	#2 SYP 2X10X16' *NOMINAL SIZE*		13	PC	16.1900	PC	210.47
21014P	#2 SYP 2X10X14' *NOMINAL SIZE*		15	PC	15.2500	PC	228.75
21012P	#2 SYP 2X10X12' *NOMINAL SIZE*		20	PC	13.0900	PC	261.80
21010P	#2 SYP 2X10X10' *NOMINAL SIZE*		12	PC	10.9900	PC	131.88
34GOLD	DOWN POUR--3/4x4X8 T&G OSB *NOMINAL SIZE*		36	PC	22.4000	PC	806.40
1416P2	#2 SYP 1X4X16' S4S *NOMINAL SIZE*		10	EA	5.0900	EA	50.90
COMMENT	P.T FLOOR FRAMING						
21216T2	#2 TRT 2X12X16' GC *NOMINAL SIZE*		30	EA	24.8900	EA	746.70
2810T2	#2 TRT 2X8X10' GC *NOMINAL SIZE*		10	EA	9.0500	EA	90.50
2816T2	#2 TRT 2X8X16' GC *NOMINAL SIZE*		22	EA	15.3500	EA	337.70
SOBM	5/4" X 4" X 12' TRT G.C DECKING ITEM NOT RETURNABLE		36	EA	10.7000	EA	385.20
SOBM	5/4" X 4" X 16' TRT G.C DECKING ITEM NOT RETURNABLE		118	EA	12.3900	EA	1462.02
COMMENT	EXTERIOR & INTERIOR WALL FRAMING & CEILING JOIST						
STUD269	#2 SPF 2X6X105" STUD *NOMINAL SIZE*		250	EA	5.6900	EA	1422.50
2616S	#2 SPF 2X6X16' *NOMINAL SIZE*		65	EA	9.0500	EA	588.25
21012P	#2 SYP 2X10X12' *NOMINAL SIZE*		16	PC	13.0900	PC	209.44

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Subtotal	
Sales Tax	
Total	

Buyer: GLENN EVANS - CMC

Signature

GRAYCO BUILDING CENTER -
BEAUFORT
20 SAM'S POINT ROAD
BEAUFORT, SC 29907
843-522-9994
Fax: 843-522-9972

GRAYCO

QUOTE

2005-275521 R2

SOLD TO
PARADISE POINT CONSTRUCTION 83 INGLEWOOD CIRECLE ST. HELENA SC 29920

JOB ADDRESS
1308 WASHINGTON STREET 1308 WASHINGTON STREET BEAUFORT SC 29902 843-612-2657

ACCOUNT	JOB
0018377	0
CREATED ON	05/27/2020
EXPIRES ON	06/08/2020
BRANCH	1100
CUSTOMER PO#	
STATION	CTBA
CASHIER	WPLOSS
SALESPERSON	KWHISM
ORDER ENTRY	BHILL
MODIFIED BY	WPLOSS

Item	Description	D	Quantity	U/M	Price	Per	Amount
STUD249	#2 SPF 2X4X105" STUD *NOMINAL SIZE*		200	EA	3.8500	EA	770.00
8810THCP	KDAT PRE-PRIMED LAMINATED COLUMN 8X8X10' *NOMINAL SIZE*		12	EA	134.8900	EA	1618.68
21212P	#2 SYP 2X12X12' *NOMINAL SIZE*		12	PC	16.2500	PC	195.00
21218P	#2 SYP 2X12X18' *NOMINAL SIZE*		11	PC	20.7500	PC	228.25
2810P	#2 SYP 2X8X10' *NOMINAL SIZE*		8	PC	6.9900	PC	55.92
LVL1424	LVL-1.75 X 14-24' BEAM		3	EA	153.3500	EA	460.05
21216P	#2 SYP 2X12X16' *NOMINAL SIZE*		16	PC	19.5900	PC	313.44
21210P	#2 SYP 2X12X10' *NOMINAL SIZE*		32	PC	12.5900	PC	402.88
21214P	#2 SYP 2X12X14' *NOMINAL SIZE*		16	PC	17.2900	PC	276.64
21012P	#2 SYP 2X10X12' *NOMINAL SIZE*		18	PC	13.0900	PC	235.62
34GOLD	DOWN POUR--3/4x4X8 T&G OSB *NOMINAL SIZE*		25	PC	22.4000	PC	560.00
STUD248	#2 SPF 2X4X93" STUD *NOMINAL SIZE*		200	EA	3.5900	EA	718.00
2416S	#2 SPF 2x4X16' *NOMINAL SIZE*		150	EA	6.5500	EA	982.50
COMMENT	INTERIOR TRIM						
COMMENT	INTERIOR DOORS: SOLID CORE SMOOTH 5-PANEL LADDER STYLE 'RIVERSIDE' INTERIOR DOOR UNITS W/ 4-9/16" FJ FLAT JAMBS, NO CASING, STD. HINGES						
SOIDU	2/4 X 6/8 ITEM NOT RETURNABLE		6	EA	159.0500	EA	954.30
SOIDU	2/8 X 6/8 ITEM NOT RETURNABLE		5	EA	161.4500	EA	807.25

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Subtotal	
Sales Tax	
Total	

Buyer: GLENN EVANS - CMC

Signature

GRAYCO

GRAYCO BUILDING CENTER -
BEAUFORT
20 SAM'S POINT ROAD
BEAUFORT, SC 29907
843-522-9994
Fax: 843-522-9972

QUOTE

2005-275521 R2

SOLD TO
PARADISE POINT CONSTRUCTION 83 INGLEWOOD CIRECLE ST. HELENA SC 29920

JOB ADDRESS
1308 WASHINGTON STREET 1308 WASHINGTON STREET BEAUFORT SC 29902 843-612-2657

ACCOUNT	JOB
0018377	0
CREATED ON	05/27/2020
EXPIRES ON	06/08/2020
BRANCH	1100
CUSTOMER PO#	
STATION	CTBA
CASHIER	WPLOSS
SALESPERSON	KWHISM
ORDER ENTRY	BHILL
MODIFIED BY	WPLOSS

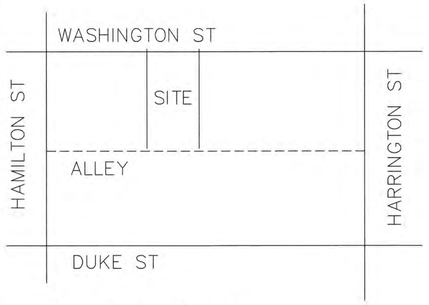
Item	Description	D	Quantity	U/M	Price	Per	Amount
SOIDU	5/0 X 6/8 DOUBLE (2-2/6) TIGHT FIT NO BORE W/ BALL CATCHES ITEM NOT RETURNABLE		2	EA	377.0900	EA	754.18
PP16	PINE 1X6X16 PRIMED WHITE *NOMINAL SIZE*		60	EA	17.3500	EA	1041.00
PP18	PINE 1X8X16 PRIMED WHITE *NOMINAL SIZE*		20	EA	23.1500	EA	463.00
49FJ	#49 CROWN FJ PRIMED 9/16X3-5/8 16'S ONLY 16 - 16'		256	LFT	0.5500	LFT	140.80
PP546	PINE 5/4X6X16 PRIMED WHITE *NOMINAL SIZE*		6	EA	26.1500	EA	156.90
129FJ	#129 SHOE PRIMED FJ 7/16 XZ 11/16 19 - 16'		304	LFT	0.1700	LFT	51.68
*	DELIVERY ALLOWANCE						200.00

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	Subtotal	32,582.09
SC2 7.00%	Sales Tax	2,280.75
	Total	34,862.84

Buyer: GLENN EVANS - CMC

Signature



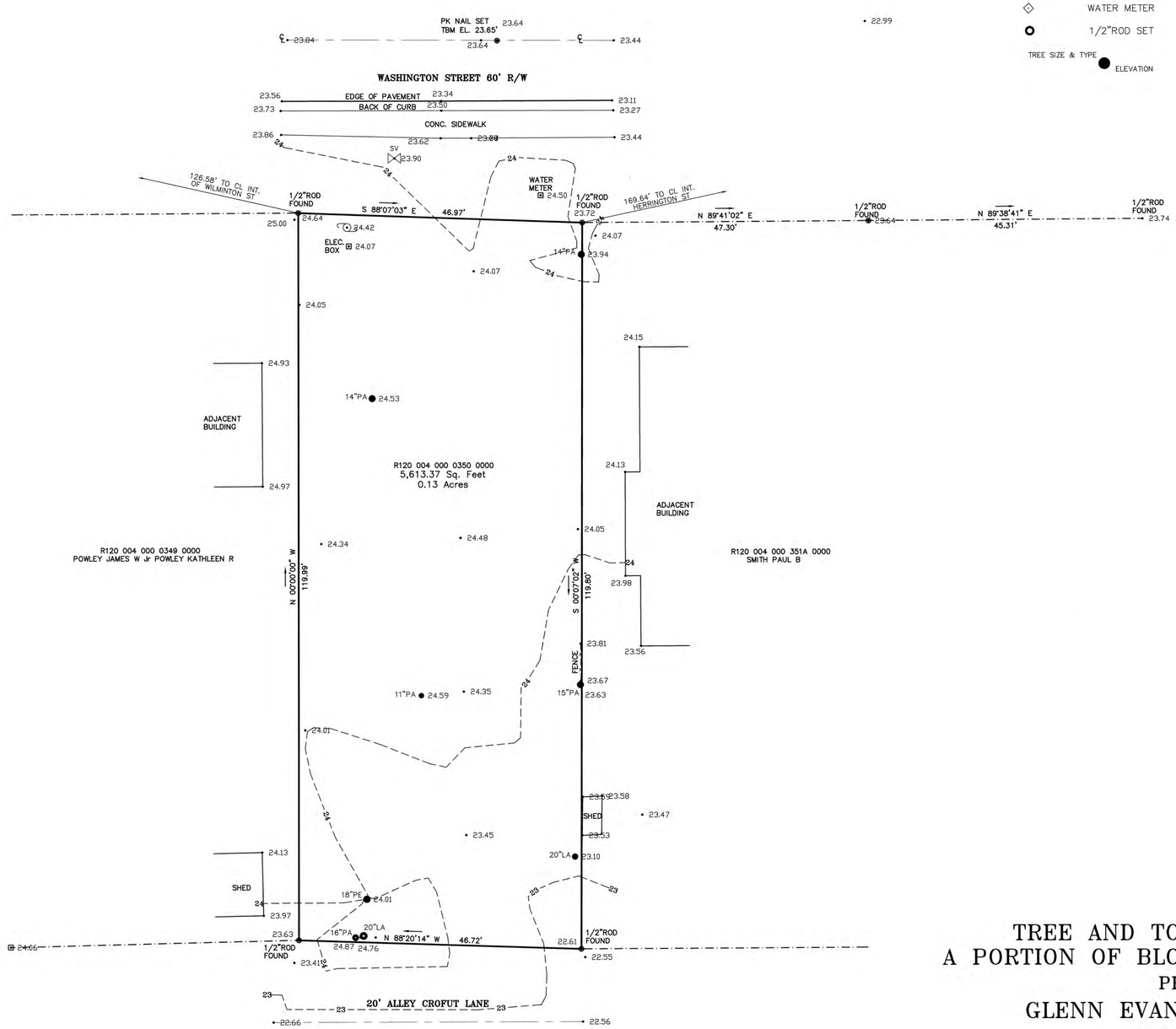
LOCATION MAP (N.T.S.)

NOTES:

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

REFERENCES:

1.) T.M.S. R120 004 000 0350 0000
2.) PLAT BY U.S. DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA
DATED 1863
PLAT BOOK
RMC COUNTY



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
	GAS VALVE		BACK OF CURB
	WATER METER		LIGHTPOLE
	1/2"ROD SET		GAS LINE
			CENTER LINE
			CONTOUR LINE

TREE SIZE & TYPE ● ELEVATION

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

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
WL	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.

TREE AND TOPOGRAPHICAL SURVEY
A PORTION OF BLOCK 103 CITY OF BEAUFORT
PREPARED FOR
GLENN EVANS AND JENNY EVANS
CITY OF BEAUFORT
BEAUFORT COUNTY SOUTH CAROLINA

DATE 7/10/2020 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

7-10-2020
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.

10 5 0' 10 20 30

JOB#52791 F.B.#1043/WG DRAWN BY7

Meredith Jacobs

From: Glenn and Jenny Evans <paradisepointconstruction@gmail.com>
Sent: Monday, July 20, 2020 12:19 PM
To: Heather Spade
Cc: Meredith Jacobs
Subject: Re: 1308 Washington - additional items needed
Attachments: 1306 Washington.jpg; 1304 Washington.jpg; 1303 Washington.jpeg; 1308 Washington Lot.jpg; 1310 Washington.jpg; 1301 Washington.jpeg; 1305 Washington.jpeg; 1307 Washington.jpeg; 1312 Washington.jpg; Back of 1304 Washington - Crofut Lane.jpg; Back of 1306 Washington - Crofut Lane.jpg; 1309 and 1311 Washington.jpeg; color scheme .pdf; Front and Back Porch Lighting.pdf; Front Door Hardware.jpg

Good morning Heather, we are attaching color photos of each house on the 1300 block of Washington Street. There are two ceiling mount exterior lights, one on the front porch over the front door which will be a pendant light and one centered on the back/side porch, proposed spec sheets for both attached, along with can and flood lighting. I've attached again the color rendition of our color choices, as well as a picture of front door hardware. Also, concerning this item from your email, would you please provide us with an example of what you're looking for here?

-
  - Please provide a street elevation and/or street section showing height and width relationships to existing adjacent buildings. This is required for new construction projects.

We will be sending the other items you've requested as soon as we receive back from Paul Cole.
Please let us know what you think. Thanks again, Jenny

Paradise Point Construction
Jenny Cell: 1-803-464-0253
Glenn Cell: 1-803-934-6390
paradisepointconstruction@gmail.com
http://paradisepointconstruction.com

"*A beautiful day begins with a beautiful mindset." author unknown*

On Mon, Jul 20, 2020 at 9:14 AM Heather Spade <hspade@cityofbeaufort.org> wrote:

carolina Lanterns & LIGHTING

1362 Chuck Dawley Blvd
Mount Pleasant,SC 29464

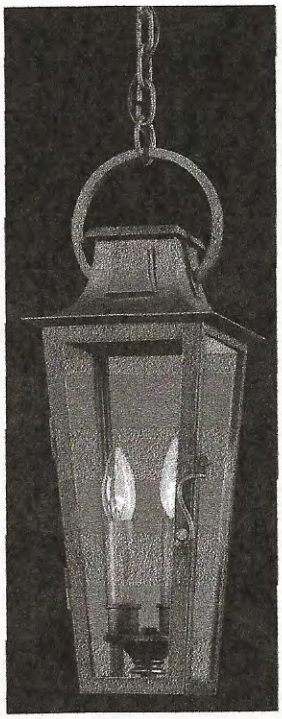
843-881-4170
Fax:843-971-3938

www.carolinalanterns.com

customerservice@carolinalanterns.com

Two Light Hanging Lantern

Comments: Very Nice!



$504.00

Item ID: **692850**
Finish: **Aged Pewter**
Width: **7.00"**
Height: **20.50"**

FRONT PORCH HANGING LIGHT

Bulbs

Voltage: **120 V**

Qty.	Type	Base	Watt	Incl.	Source	LM.	CCT	CRI	Avg.Life	Dim	Beam
2	-	E12 Candelabra	60.00 W	-	-	-	-	-	-	-	-

Details

Safety Listing: **UL**
Safety Rating: **Damp**
Glass: **Clear**
Canopy: **5``**
Chain: **72``**
Weight: **7.70 lb**

Manufacturer Warranty: **1 Year Limited Manufacturer**

Please be advised that all prices and information shown here are subject to verification by our showroom personnel. In the event of a discrepancy, we reserve the right to make any corrections necessary.

Carolina Lanterns & Lighting

1362 Chuck Dawley Blvd
Mount Pleasant,SC 29464

843-881-4170
Fax:843-971-3938

www.carolinalanterns.com

customerservice@carolinalanterns.com

Two Light Flush Mount

Comments: Very Nice!



$506.00

Item ID: **692518**
Finish: **Barbosa Bronze**
Width: **15.00"**
Height: **7.75"**

Back Porch
Ceiling Mount

Bulbs

Voltage: **120 V**

Qty.	Type	Base	Watt	Incl.	Source	LM.	CCT	CRI	Avg.Life	Dim	Beam
2	-	E26 Medium	60.00 W	-	-	-	-	-	-	-	-

Details

Safety Listing:	**UL**
Safety Rating:	**Damp**
Glass:	**Clear Seeded**
Canopy:	**15``**
Weight:	**13.50 lb**
Manufacturer Warranty:	**1 Year Limited Manufacturer**

Please be advised that all prices and information shown here are subject to verification by our showroom personnel. In the event of a discrepancy, we reserve the right to make any corrections necessary.

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
12 August 2020

1 Summary of Request

Glen Evans with Paradise Point Construction, is proposing to construct a new single-family house on an vacant lot at 1308 Washington Street in the Historic Conservation Neighborhood. This lot also lies within the Northwest Quadrant.

2 Facts

Property Address:	1308 Washington Street
Parcel ID:	R120 004 000 0350 0000
Case Number:	20-36 HRB.1
Applicant:	**Glen Evans, Paradise Point**
Zoning:	T4-HN
Use:	Single Family Dwelling



District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
  - *Front – prevailing setback on block.*
  - *Rear setback – 15' min.*
  - *Side Corner/Alley –0'min. - 5' max.*
  - *Side Interior – **6**'min.*
- **Frontage Build out:** 75% max.
- **Impervious Surface Coverage***:* 55% maximum
- **Building Height:** 3 stories max.

References:

- Beaufort Code:
  - Section 2.5.6.C: "…eave overhangs…. may encroach up to 2 feet into any required yard."
  - Section 5.4.1.A.1.b: For single family and 3- and 3-family buildings on existing lots of record wherein a permit is only required for the removal of Specimen of Landmark Trees.
- Beaufort Preservation Manual Supplement:
  - Chapter 9, p. 46: "Pressed seam and preformed metal roofing panel systems (sometimes known locally as "5V tin") are appropriate treatments only for metal roofs on new construction.
  - Chapter 6, p. 28: "Infill between the masonry porch piers should be open wood grillage that may have a variety of conformations. This will allow ventilation while preventing animals from entering below the porch.

- Chapter 6, p. 29: Painted wood steps with closed treads and risers are the most appropriate design for porch steps. If 2x material is utilized to construct porch steps, its leading edge should be reduced to the treads, as the full dimension would be too visually heavy./ Wood stairs and posts should not come into contact with the ground but should land on a stone plinth.

3 STAFF COMMENTS/ RECOMMENDATIONS

1. This project involves new construction of a single family dwelling adjacent to three other new construction historic infill projects in the Historic District. The design complements surrounding new construction and is compatible with surrounding historic structures in scale, location, proportion, materiality, and detailing. Overall, this project is a positive addition to the neighborhood.

2. Two Sabal Palmetto trees will be removed from this site prior to construction. These trees are not specimen trees, and therefore, a permit is not required for removal per 5.4.1.b of the Beaufort Code.

3. No cut sheet was submitted for the stained, wood entry door of the project. When selecting a door for this project, applicant must comply with the Beaufort Preservation Manual and Supplement, the Northwest Quadrant Guidelines, and the Beaufort Code.

4. Staff supports Marvin Elevate windows with spacer bars.

5. Applicant indicated material of roof of main structure and garage to be 5V Galvalume Metal Roofing, which is acceptable per Chapter 9, p. 46 of the Beaufort Preservation Manual Supplement. The wall sections submitted show an asphalt shingle roof. Applicant to submit corrected wall sections that indicate proposed metal roofing.

6. Gutters and Downspouts have not been shown on drawings, and no cutsheet for gutters and downspouts have been submitted. If gutters and downspouts are to be used on this project, they must be submitted for review.

7. The proportion and size of the porch is appropriate and positive. The lattice design on the front elevation appears to be solid, while the lattice work on the side elevations appears to be gapped wood. The lattice on the side appears to be appropriately gapped to comply with Chapter 6 (p. 28) of the Beaufort Preservation Manual Supplement, which states that infill between the masonry porch piers should be open wood grillage. Applicant must ensure that lattice on front elevation matches that of the sides.

8. Applicant to provide details for porch steps. The porch steps must comply with Chapter 6, p. 29 of the Beaufort Preservation Manual Supplement.

9. The garage door on the garage indicates one large opening. This should be separated into two separate openings to read more like carriage house doors.

10. Applicant to provide cut sheets for wall mounted lights and fans planned for porch.

11. Staff recommends one hanging light at entry bay and ceiling mounted lighting elsewhere on the front porch.

STAFF RECOMMENDATION: Final Approval with conditions noted.