MEETING AGENDA

The City of Beaufort

HISTORIC DISTRICT REVIEW BOARD

Wednesday, October 13, 2021, 2:00 P.M.

City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:
https://us02web.zoom.us/j/87323149123?pwd=dUFHV04ybkpGNG5YWjFpRHIxMVMzdz09
Password: 282598 Meeting ID: 873 2314 9123 Call in Phone #: 1+929 205 6099

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

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

I. Call to Order:

II. Review of Minutes:

A. September 8, 2021 Meeting Minutes

III. Applications:

A. 603 Craven Street, PIN R120 004 000 0829 0000, Alterations
Applicant: Arnie McClure (21-64 HRB.1)

The applicant is requesting final approval for alterations (color change) to a single-family residence in the Historic District.

B. 1111 Greene Street, PIN R120 004 000 0174 0000, New Construction
Applicant: Ashley Hefner, Architect (21-58 HRB.1)

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

C. 705 Prince Street, PIN R120 004 000 0542 0000, Alterations / Additions
Applicant: Erich and Patricia Fuldner, Homeowners (21-50 HRB.2)

The applicant is requesting final approval of alterations and additions to a single-family residence at 705 Prince Street.

D. **1106 Harrington Street, PIN R120 004 000 0046 0000,** Alterations
Applicant: Harold's R Us, LLC (21-65 HRB.1)

The applicant is proposing alterations to a single-family residence at 1106 Harrington Street.

E. **909 Church Street, PIN R120 004 000 0274 & 0275,** New Construction
Applicant: Thomas Halkett (21-66 HRB.1)

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

IV. Discussion

V. Adjournment

Historic District Review Board
Meeting Minutes – September 8, 2021

1 CALL TO ORDER 0:12

A meeting of the Historic District Review Board was held in-person on September 8, 2021 at 2:00 pm.

2 ATTENDEES

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

Staff in attendance: Meredith Jacobs (Meadors Architecture), Heather Spade (City of Beaufort Planner of Community and Economic Development), and David Prichard (City of Beaufort Director of Community and Economic Development).

3 REVIEW OF MINUTES 0:35

Motion: Ms. Applegate made a motion to approve the August 4, 2021 Special Meeting Minutes; seconded by Ms. Lutz. The motion passed unanimously.

Ms. Applegate made the comment that Mr. Sutton recused himself from the 1012 Boundary Street project.

Motion: Ms. Applegate made a motion to approve the August 11, 2021 Meeting Minutes with the change above; seconded by Ms. Prentice. 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, Traci Guldner at 843-525-7024 or by email at tgundler@cityofbeaufort.org.

Motion: Ms. Lutz made a motion for a business meeting at the end of the meeting; seconded by Ms. Prentice; The motion passed unanimously.

4 APPLICATIONS 4:35

A. **409 Federal Street, PIN R120 004 000 0246 0000**, Alterations/Additions
Applicant: Jill & Jon Ginder, Homeowners (21-43 HRB.2)

DRAFT

The applicant is requesting Final approval for the alterations/additions to a single-family residence in the Historic District.

Mr. Sutton recused himself from this project.

Motion: Ms. Applegate made a motion to grant final approval as submitted with the proposed permacast columns and with snap lock roofing for both the roof over the porch addition and the roof of the carriage house; seconded by Ms. Lutz. The motion passed unanimously.

B. **1105 Duke Street, PIN R120 004 000 0383 0000**, New Construction **18:49**
Applicant: Allison Ramsey Architects (21-56 HRB.1)

The applicant is requesting Final approval for new construction on a currently vacant lot in the Northwest Quadrant.

Mr. Sutton returned to the Board and Mr. Smith recused himself. Mr. Sutton acted as Chair.

Motion: Ms. Prentice made a motion to grant final approval with Staff conditions, with the exception of conditions 3, 6, 10 and 13a; seconded by Ms. Applegate. The motion passed unanimously.

C. **1201 King Street, PIN R120 004 000 0606 0000**, Alterations/Additions
Applicant: Martha C. Spears (21-57 HRB.1)

The applicant is requesting Final approval of repairs and fence alterations **1:23:14**
to a single-family residence at 1201 King Street.

Mr. Smith returned to the Board.

Motion: Ms. Lutz made a motion to approve the application as submitted; Ms. Prentice seconded the motion.

Ms. Lutz rescinded the motion.

Motion: Ms. Applegate made a motion to grant final approval of the following:

1. Replace 3-foot live fence with 3-foot picket fence on the front of the property up to the tree on the West property line.
2. Approve the 6-foot wood fence on the North end of the West property line.
3. Keep the present 6-foot live fence on the North side of the property; and
4. Replace the 3-foot live fence from the North side of the property to the home with a picket fence.

Ms. Lutz seconded the motion. The motion passed unanimously.

D. **1113 Craven Street, PIN R120 004 000 0774 0000**, Alterations/Additions **1:50:34**
Applicant: Charles Ferguson, The Meridian Company (21-61 HRB.1)

DRAFT

The applicant is requesting Preliminary approval for alterations to a single-family residence in the Historic District.

Motion: Mr. Sutton made a motion to approve the project; seconded by Ms. Lutz. The motion passed unanimously.

The applicant asked the Board to clarify if the approval was for preliminary or final approval.

Motion: Ms. Prentice made a motion to grant final approval of the project as submitted; seconded by Mr. Sutton. The motion passed unanimously.

E. **701 Craven Street, PIN R120 004 000 0819 0000**, Restoration **2:10:50**
Applicant: City of Beaufort (21-60 HRB.1)

The applicant is requesting Final approval of historic window restoration and alternate restoration of elect exterior doors, installing window film, and unblocking the interior of select windows.

Motion: Ms. Prentice made a motion to grant final approval as recommended; seconded by Ms. Lutz. The motion passed unanimously.

5 BUSINESS MEETING 2:22:30

Ms. Lutz asked staff about the recommendation that was made prior to the new board regarding demolition. Ms. Lutz understood that a letter was being compiled that would go to Council and asked if the current board could have a copy of the letter. Mr. Prichard said he would look into this.

The board and staff also talked about other items, which resulted in a desire to have Board Training. Mr. Prichard said he would send out potential dates for Board Training.

No motions or decisions were made during Board Discussion.

6 ADJOURNMENT 3:02:50

Motion: Ms. Lutz made a motion to adjourn the meeting; seconded by Ms. Prentice. The motion passed unanimously. The meeting ended at 5:03 pm.

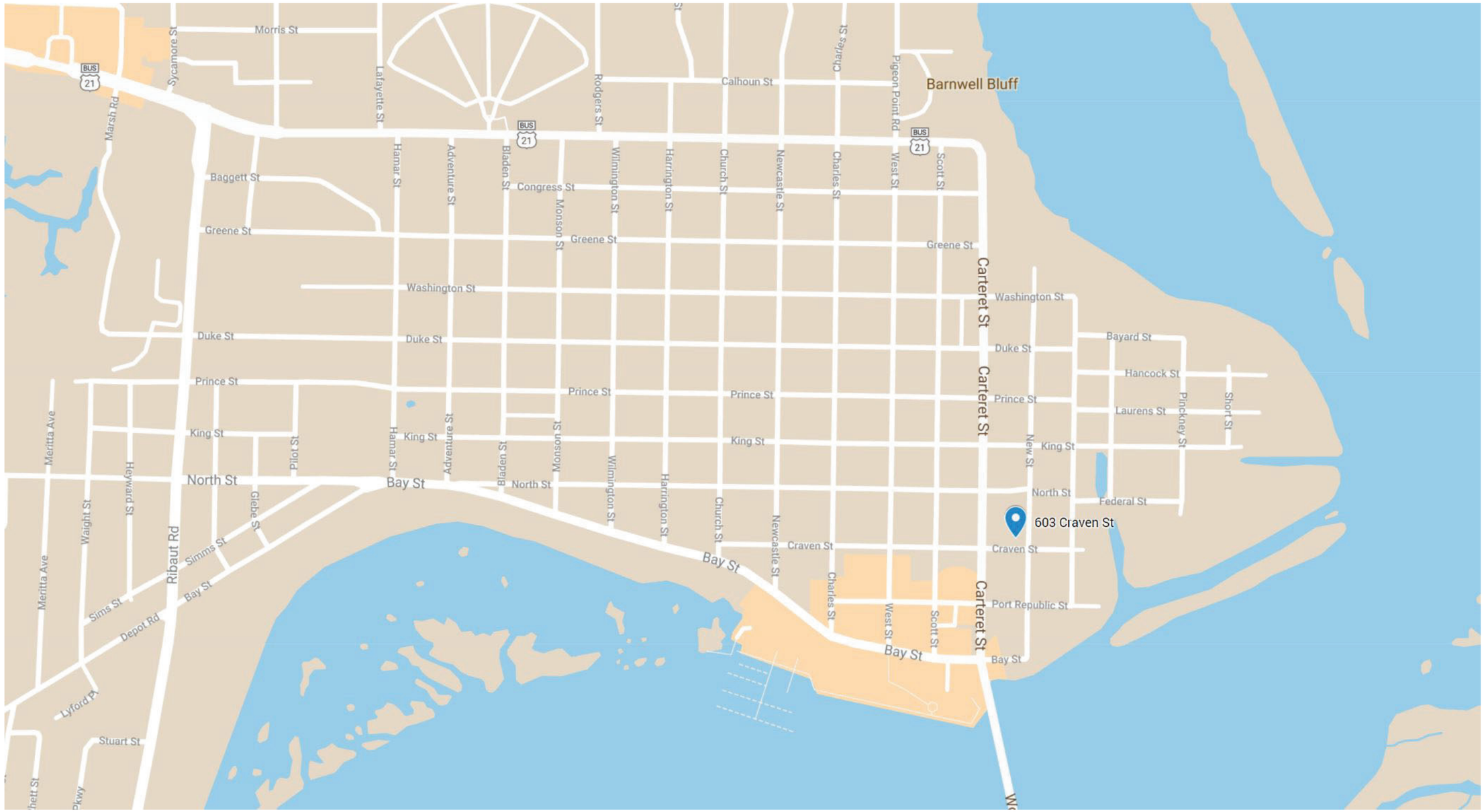
Chair

Date of approval

DRAFT

CITY STAFF INTRODUCTION

603 CRAVEN STREET



PROJECT LOCATION- 603 CRAVEN STREET


PHOTO FROM GOOGLE STREET VIEW - FEBRUARY 2019

PHOTO FROM GOOGLE STREET VIEW - FEBRUARY 2019
601 CRAVEN



PHOTO FROM GOOGLE STREET VIEW - FEBRUARY 2019
609 CRAVEN



PHOTO FROM GOOGLE STREET VIEW - FEBRUARY 2019
LOOKING EAST

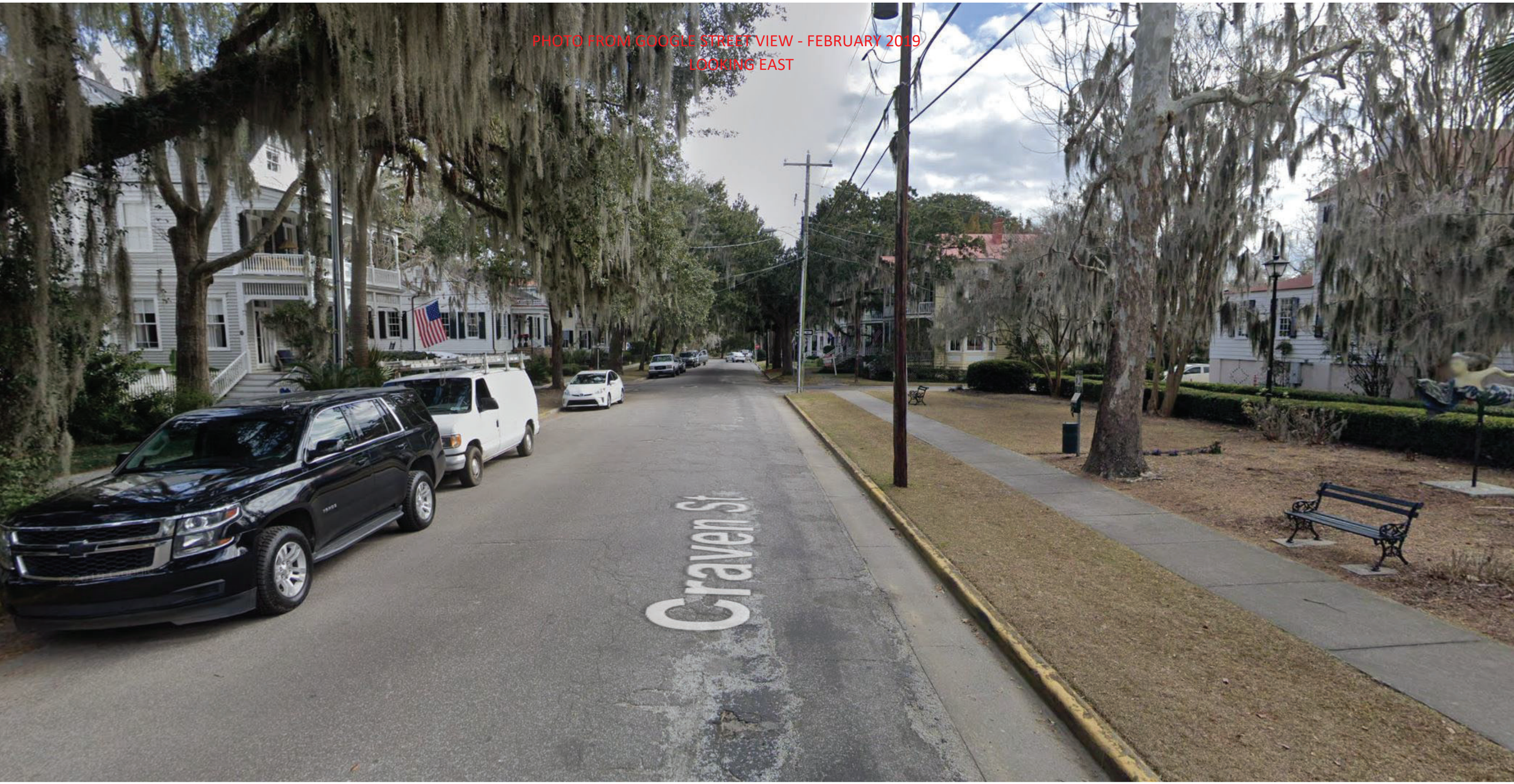



PHOTO FROM GOOGLE STREET VIEW - FEBRUARY 2019
LOOKING WEST
Craven St


PHOTO FROM GOOGLE STREET VIEW - FEBRUARY 2019
LOOKING SOUTH

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 - 861
(Access / County / Site #)

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

Historic name(s):
Common name(s):
Address/location: **603 Craven St.**
Map Ref.: BFT 09 (BR)
City Block Ref.: 36 .08
Tax Number: R120 004 000 0829 0000
Island: Port Royal Is.
City/Vicinity of (vic.) Beaufort
Date: 1890 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

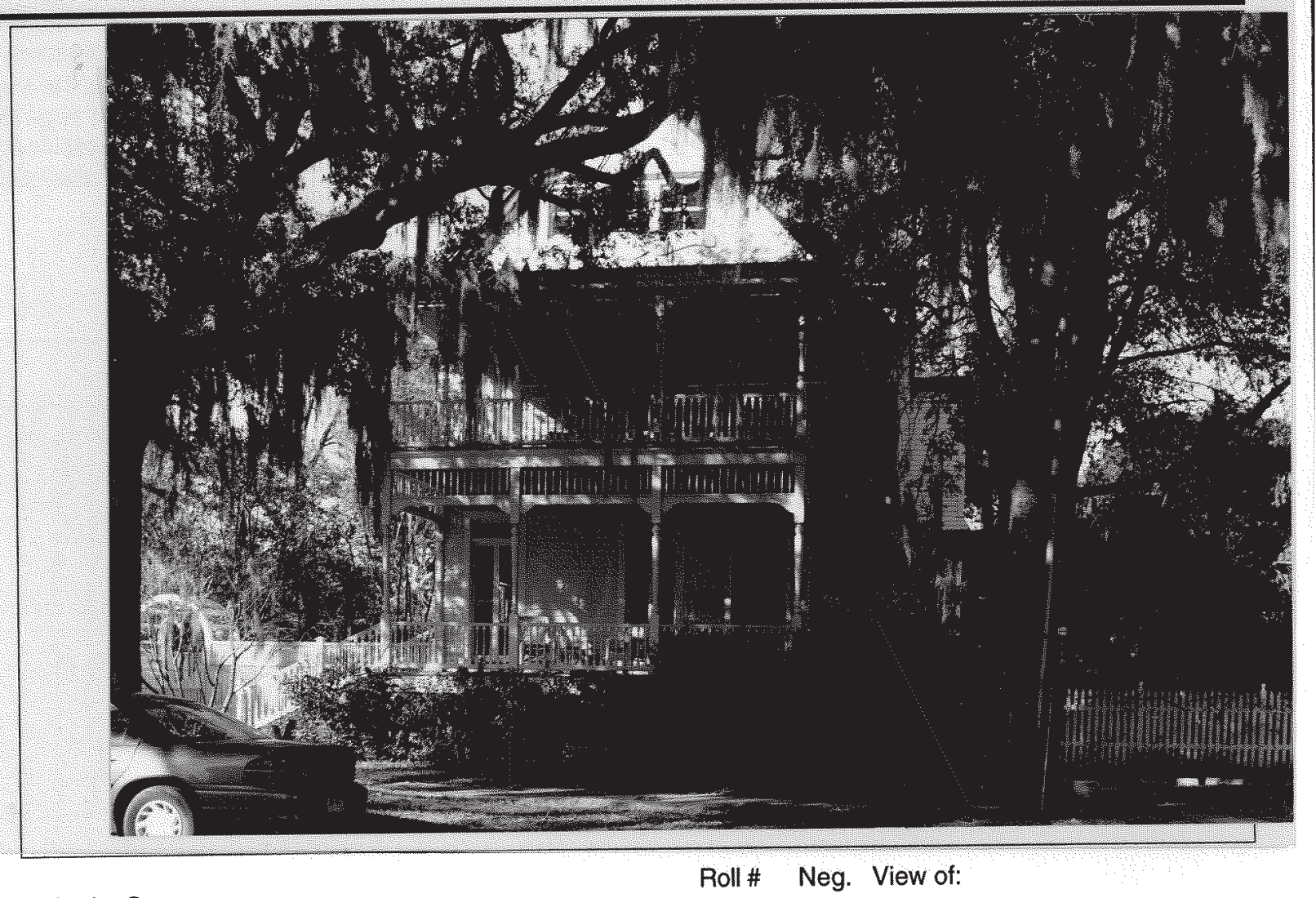
National Register Status:	Date:	Listing Name:	NRIS #
National Register Historic District (NHL, 11/73)	12/17/69	Beaufort Historic District	69000159

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

Consultant Recommendation: Name:

Previous Survey:	Reference:	Notes:
☐ H.A.B.S.		
☐ Feiss-Wright (1969)		
☒ Historic Resources of the Lowcountry (1979)	38 BU 1033	The Point
☒ Milner Historic District Inventory (1979)	036 (829)-5	Vol. 08; full form
☐ A Guide to Historic Beaufort (1995 ed.)		
☐ Other		

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

Date : 3/9/98
Recorder: C. Brooker, Brooker Arch. Cons.

Roll #	Neg.	View of:
B-24	14	S facade, fac. N

Style: Queen Anne

Commercial Form:

Core Shape: rectangular

Stories: 2.5 stories

Construction: frame

Roof: Shape: cross gable

Material: composition shingle

Chimney: Type: exterior

Material: brick

Exterior Walls: weatherboard

Windows: single

Type: double hung

Pane Config.: 2/2

Doors: single

Foundation: brick piers

Porch Height: 2 or more with tiers

Porch Width: full facade

Porch Roof Shape: hip

Porch Details: turned posts
turned balusters
other sawn/turned work

Decorative Elements: wood

Outbuildings: formal garden
picket fence
none visible

Interior Features:

Number of Related Resources:

Surroundings: residential

Acreage: Less than one

Quadrangle: Beaufort

Alterations:

Alteration date:

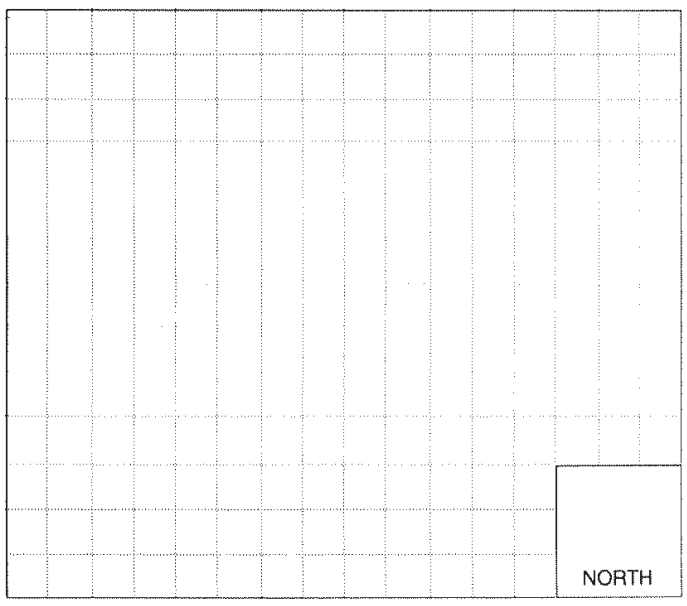
Integrity: good

Condition: excellent

Description: 2 story cross gabled structure facing south. One of three (originally 4) similar adjoining dwellings. Main S. facade 3 bays incorporating at both first and second floor levels a doorway right and 2 French doors left. Tall pedimented south gable has central decorative motif flanked right and left by small two over two windows. Remainder of gable filled with decorative vertical shingles. Rear cross gabled wings project slightly east and west. Each wing has chamfered corners at first floor level. Tiered 2 story S. porch features spindle work, turned columns; decorative brackets and turned balustrades.

Historical Data: Sanborn Insurance Co. maps indicate this building erected some time between 1884 and 1894, the entire south side of Block 36 then undergoing redevelopment. Occupied by a meat market and jail in 1884 the strip of land here fronting Craven Street became the site for erection of four identical dwellings. E. A Scheper purchased the property in December 1892, divided it into four lots, and built four Victorian houses by 1894, as indicated on the Sanborn map of that year.

Sketch:



Site Number: U - 13 - 861

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

APPLICANT PRESENTATION

603 CRAVEN STREET

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

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

☐ Staff Review
☐ Board Review

Application Fee:
see attached schedule

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

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

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

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

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

Applicant, Property, and Project Information

Applicant Name: Arnie McClure

Applicant Address: 603 Craven Street

Applicant E-mail: arnie@coastarchitects.net Applicant Phone Number: 843.693.2656

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

Owner (if other than the Applicant):

Owner Address:

Project Name: Exterior Painting-603 Craven Street

Property Address: 603 Craven Street

Property Identification Number *(Tax Map & Parcel Number):* R120 004 000 0829 0000

Date Submitted: 09.24.2021

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

Applicant's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

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

Required Project Information

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

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

Project Name: Exterior Painting-603 Craven Street

Property Size in Acres: 0.9 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):

3,382 sq. ft.

Is this project a redevelopment project: ☐ Y ☑ N

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

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

Request to change exterior colors from beige siding, white trim, and black door to:

Siding: SW 6204 Sea Salt

Trim: SW 7008 Alabaster

Door: SW 7602 Indigo Batik

Porch Floors: SW 7074 Software

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

603 CRAVEN STREET – EXTERIOR PAINT COLORS

SIDING

SW 6204
Sea Salt
Interior / Exterior
Location Number: 217-C1

SW 7008
Alabaster
Interior / Exterior
Location Number: 255-C2

TRIM

DOOR

SW 7602
Indigo Batik
Interior / Exterior
Location Number: 224-C7

PORCH FLOOR

SW 7074
Software
Interior / Exterior
Location Number: 235-C5

Exterior Painting-603 Craven Street Arnie McClure 09.24.2021



View from New & Craven Street looking Northwest (603 Craven is 2nd house from right).

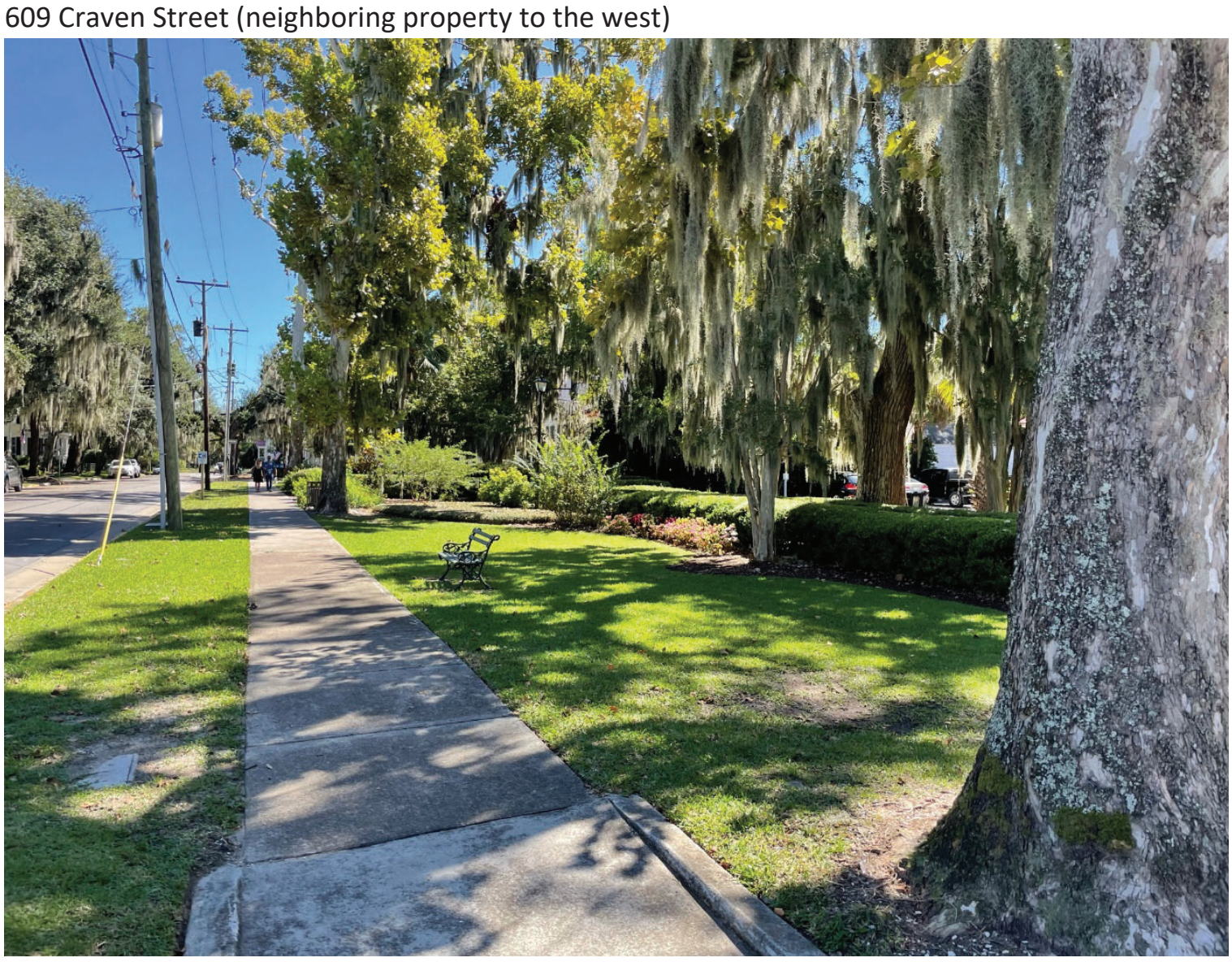


601 Craven Street (neighboring property to the east)

Exterior Painting-603 Craven Street Arnie McClure 09.24.2021



609 Craven Street (neighboring property to the west)



City Park across Craven Street (entire block)

Exterior Painting-603 Craven Street Arnie McClure 09.24.2021



View of Craven Street looking east from Cateret St. (603 is the 2nd house from the left).



603 Craven Street-South Façade (existing colors).

Exterior Painting-603 Craven Street Arnie McClure 09.24.2021



603 Craven Street-East Façade (right side).



603 Craven Street-West Façade (left side-from side yard).



603 Craven Street-North Façade (rear-adjacent property line is only a few feet away)

Exterior Painting-603 Craven Street Arnie McClure 09.24.2021

SW 6204
Sea Salt

SW 7008
Alabaster
255-C2

SW 7602
Indigo Batik

SW 7074
Software
235-C5


603
MAIL


SW 7602
Indigo Batik
SW 6204
Sea Salt
SW 7008
Alabaster

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 October 2021

1 Summary of Request

603 Craven Street, Alterations
The applicant is requesting final approval for alterations (color change) to a single-family residence in the Historic District.

This is a contributing structure in the Historic District Preservation Neighborhood.

Background:

This is the first application received for the proposed project at 603 Craven Street.

2 Facts

Property Address:	603 Craven Street
Parcel ID:	R120 004 000 0829 0000
Case Number:	21-64 HRB.1
Applicant:	**Arnie McClure**
Zoning:	T4-HN
Use:	Single Family Dwelling



District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
  - *Front Setback—Average prevailing setback on block*
  - *Rear setback – 15' min.*
  - *Side Corner/Alley – 5'min.*
  - *Side Interior – 6'min.—10' min. in The Point*
- **Impervious Surface Coverage***:* 55% maximum

References:

Beaufort Preservation Manual Supplement
Beaufort Preservation Manual
Beaufort Code

3 STAFF COMMENTS

Staff Acknowledgements:

- None

Staff Conditions

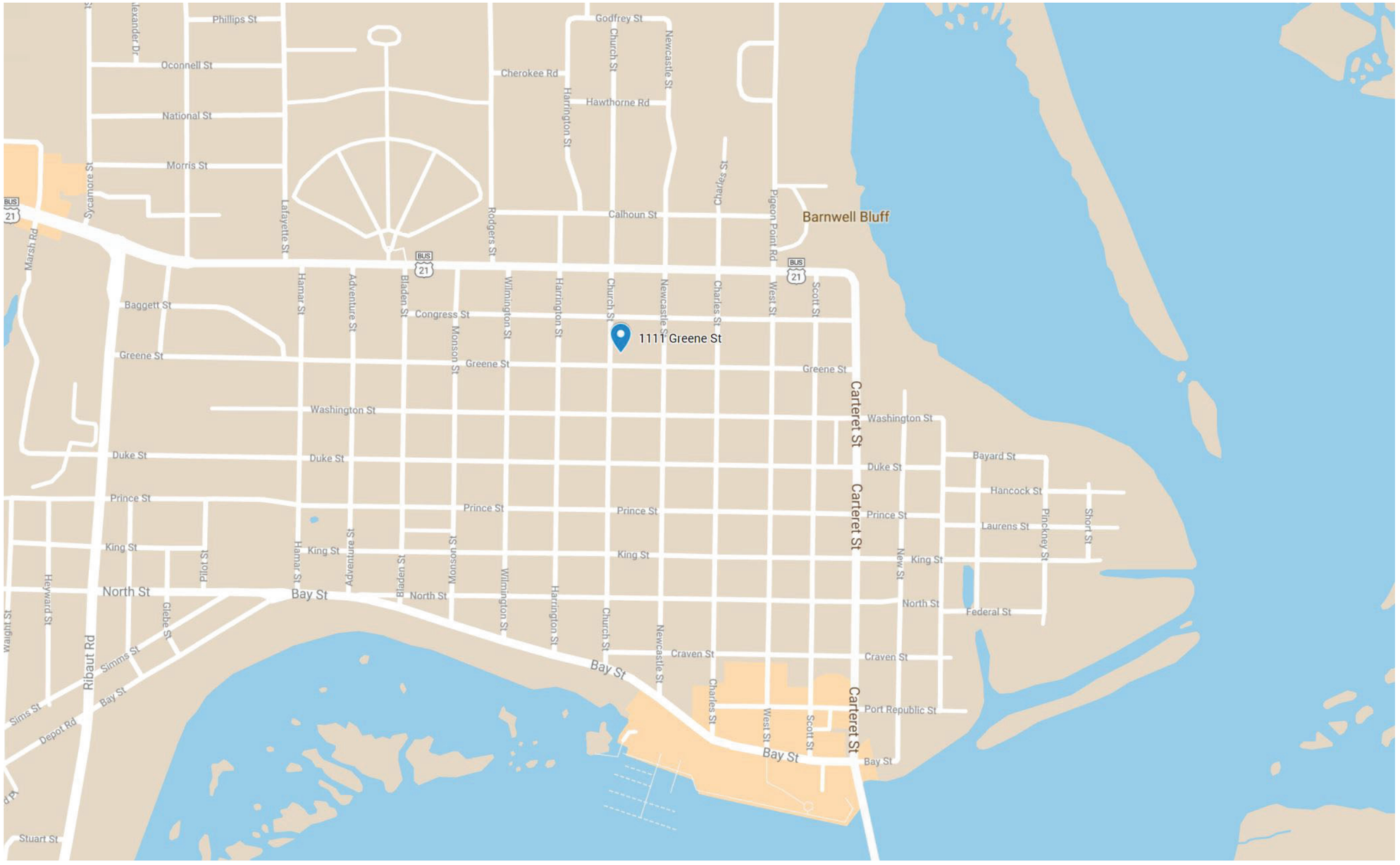
1. Staff is in support of the proposed paint colors for this project as submitted.
2. Applicant to reference and ensure compliance with Chapter 12 of the Beaufort Preservation Manual (Painting) and Chapter 10 of the Beaufort Preservation Manual Supplement (Painting) regarding paint removal, selection, and application when undertaking repainting.

STAFF RECOMMENDATION:

Final Approval with conditions noted.

CITY STAFF INTRODUCTION

1111 Greene Street



PROJECT LOCATION- 1111 Greene Street



1111 Greene Street 3 of 50




1109




1111 Greene Street 7 of 50




CHURCH



APPLICANT PRESENTATION

1111 Greene Street

$ PAID 8/11/21 cc

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

☐ Staff Review
☑ Board Review

Application Fee:
see attached schedule

21-58 NRB.1

OFFICE USE ONLY: **Date Filed:** 8/11 **Application #:** 22402 **Zoning District:** T4-HN
BCAGHS Survey: ☐ Yes ☒ No

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**Requires a Bailey Bill – Part A Preliminary Review Application Form*

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

Applicant, Property, and Project Information

Applicant Name: ASHLEY HEFNER

Applicant Address: 22 AUDUBON RD BEAUFORT S.C.

Applicant E-mail: ASHLEYH@HARGRAY.COM Applicant Phone Number: 843 271 2567

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

Owner (if other than the Applicant): TIM & MARY ANN DRISCOLL

Owner Address: MARYLAND

Project Name: DRISCOLL RESIDENCE

Property Address: 1111 GREENE ST.

Property Identification Number *(Tax Map & Parcel Number)*:

Date Submitted: 8/12/21

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

Applicant's Signature: [signature] Date: 8/12/21

Owner's Signature: Date:

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

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

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

Project Name: DRISCOLL RESIDENCE

Property Size in Acres: 7155 SQ FT. Proposed Building Use: 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):

NEW 2 BEDROOM HOME + ACCESSORY DWELLING

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

Revised June 10, 2021

HISTORIC DISTRICT REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS

Application Requirements

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

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

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

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

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

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

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

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

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

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

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

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

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

Submission Requirements for Change After Certification

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

Change After Certification:

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

Submission Requirements for Demolition or Relocation

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

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

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

HISTORIC DISTRICT REVIEW BOARD
FEE SCHDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

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

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

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

Type 1

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

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

Type 2

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

Type 3

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

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

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



Approach from east 1105 Greene



Across the street 1104 Greene



Across the street from 1111 Greene



1111 Greene large oak is SW corner



1111 Greene St. at corner of Chursh St.



1111 Greene St coner facing NE



1111 Greene St. facing SE on Church St.



Adjacent house at rear on Curch St.



Alley at rear on Church St.

208 B WEST ST.
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DRISCOLL RESIDENCE

1111 GREENE ST.
BEAUFORT SC

ARCHITECTURAL DRAWINGS : THESE DRAWING ARE CONNECTED TO AN ENGINEERED SET PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.

SURVEY - GASQUE AND ASSOCIATES
SITE - SITE PLAN
A1.0 - SCALE COMPARISON WITH HOUSES ON GREENE ST.
A1.1 - FOUNDATION PLAN
A2.1 - FLOOR PLAN MAIN HOUSE
A2.2 - GARAGE PLANS
A3.1 - EXTERIOR ELEVATIONS
A3.2 - EXTERIOR ELEVATIONS
A4.1 - SECTIONS & DETAILS
A4.2 - SECTIONS & DETAILS
A5.1 - INTERIOR ELEVATIONS
A5.2 - INTERIOR ELEVATIONS
E1.1 - ELECTRICAL PLAN

EXTERIOR
SIDING – WOOD, COMBINATION OF 5-6" LAP AND BOARD AND BATTEN. COLOR – COLONIAL WHITE
DOORS AND WINDOWS – WOOD DOORS (SAPELE) WINDOWS CLAD (DARK GRAY)
TRIM – TRTD. WOOD, PAINTED SAME COLOR AS SIDING
ROOFING – STANDING SEAM – COLOR – GALVANIZED
DECKING – TRTD. 5/4 X 4 PRE-PRIMMED T&G OR 5/4 X 4 IPE T&G
COLUMNS – TRTD. OR CYPRESS 8 X 8 WITH CHAMFER (SOLID)
EXPOSED BEAMS – TRTD. 4X12 WITH CHAMFER (SOLID)
STAIRS – TRTD. 2 X TREADS UNPAINTED
RAILING – TRTD. 2 X 6 RAIL AND BASE CUT TO SHAPE WITH 5/4 X 4 BALUSTERS CUT TO SHAPE
SCREENING – NOSEUM SCREEN, UNDER RAIL ADD 3X3 WELDED WIRE MESH
FOUNDATION WALLS – CMU BLOCK WITH SMOOTH STUCCO. COLOR – GRAY
PIERS – 24" X 24" BRICK PIERS. COLOR – SAVANNAH GREY
UNDERPINNING – 5/4 X 6 WITH 1" GAP HORIZONTAL. COLOR – CHARLESTON GREEN (DARK)
FIREPLACE – CUSTOM. COLOR – SAVANNAH GREY
WALKING SURFACES AND DRIVEWAYS– ALL PERMEABLE. DRY LAID BRICK (SAV. GRAY) OR GRAVEL (PLANTATION MIX)
NOTE: NO LOCATION HAS EXPOSED STRAPING OR RAFTER TIES

HEFNER ARCHITECTURE

DRISCOLL RESIDENCE
1111 GREENE ST.
BEAUFORT S.C.

HEFNER ARCHITECTURE

DATE
AUG. 23, 2021

JOB NO.
2021.8

DRAWN
A.H.

SHEET NO.
A1.0

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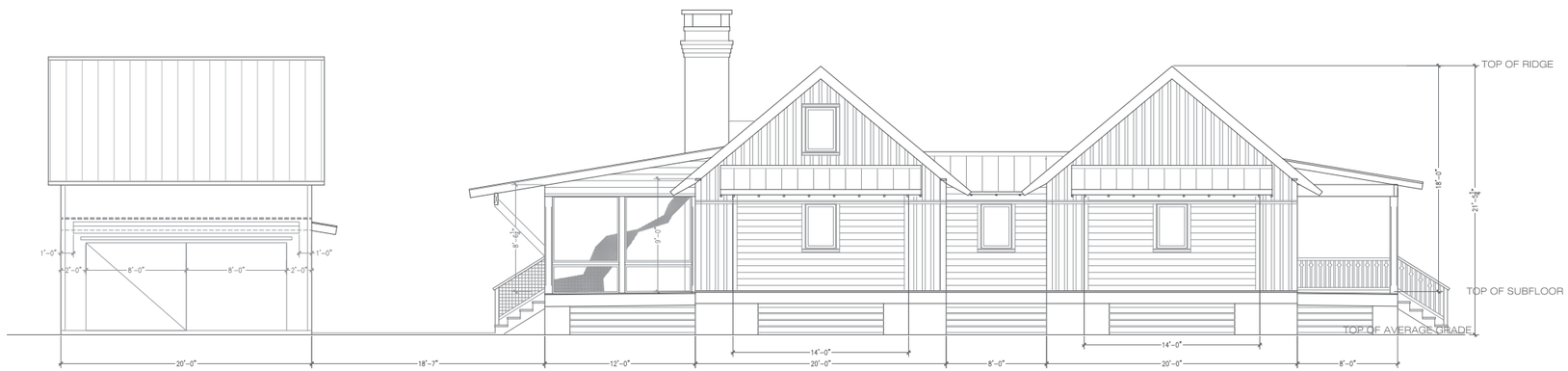
3 / A1.0 1104 GREENE ST
SCALE 3/16"=1'-0"

2 / A1.0 1105 GREENE ST
SCALE 3/16"=1'-0"

1 / A1.0 1111 GREENE ST
SCALE 3/16"=1'-0"

SCALE COMPARISON OF 1111 GREENE ST. TO OTHER HOUSES ON GREENE ST.



CHURCH ST ELEVATION

1 / A1.0 1111 GREENE ST
SCALE 3/16"=1'-0"

HEFNER ARCHITECTURE

DRISCOLL RESIDENCE
111 GREENE ST.
BEAUFORT S.C.

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DATE
AUG. 23, 2021

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2021.8

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A.H.

SHEET NO.
A1.0

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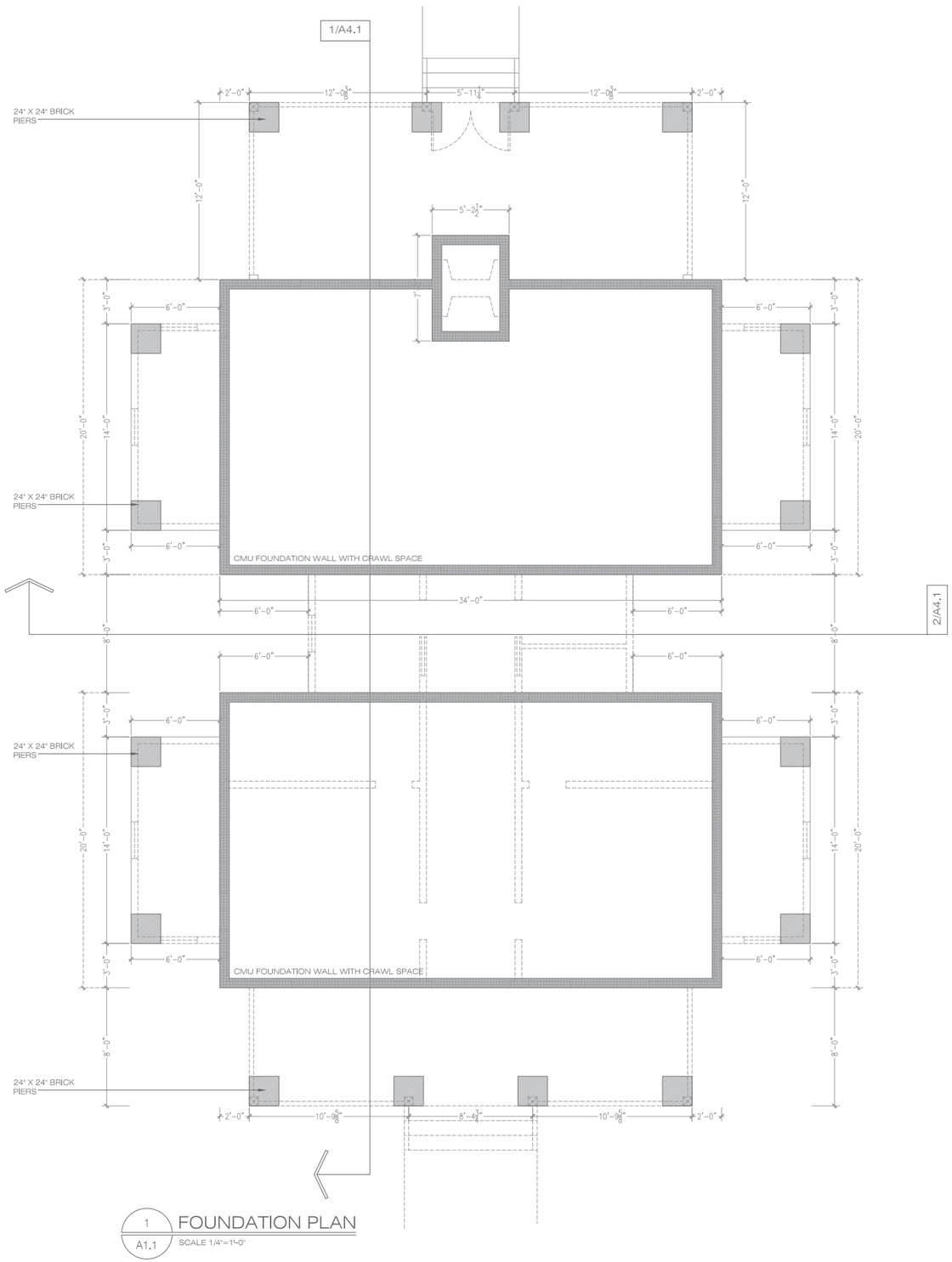

1 A1.1 FOUNDATION PLAN
SCALE 1/4"=1'-0"

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WINDOW SCHEDULE

MARK	UNIT	ROUGH OPENING SIZE	MIN. DP	REMARKS
A				
B				
C				
D				
E				
G				

NOTES:
1. ALL WINDOWS ANDERSON 400
2. ALL WINDOW AND DOOR HEADS ALIGN

DOOR SCHEDULE

MARK	UNIT	ROUGH OPENING SIZE	MIN. DP	REMARKS
1				
2				
3				
4				
5				
6				
7				
8				

NOTES:
1. ALL EXTERIOR DOORS UNDER ROOF OR WOOD
2. ALL WINDOW AND DOOR HEADS ALIGN

ROOM SCHEDULE

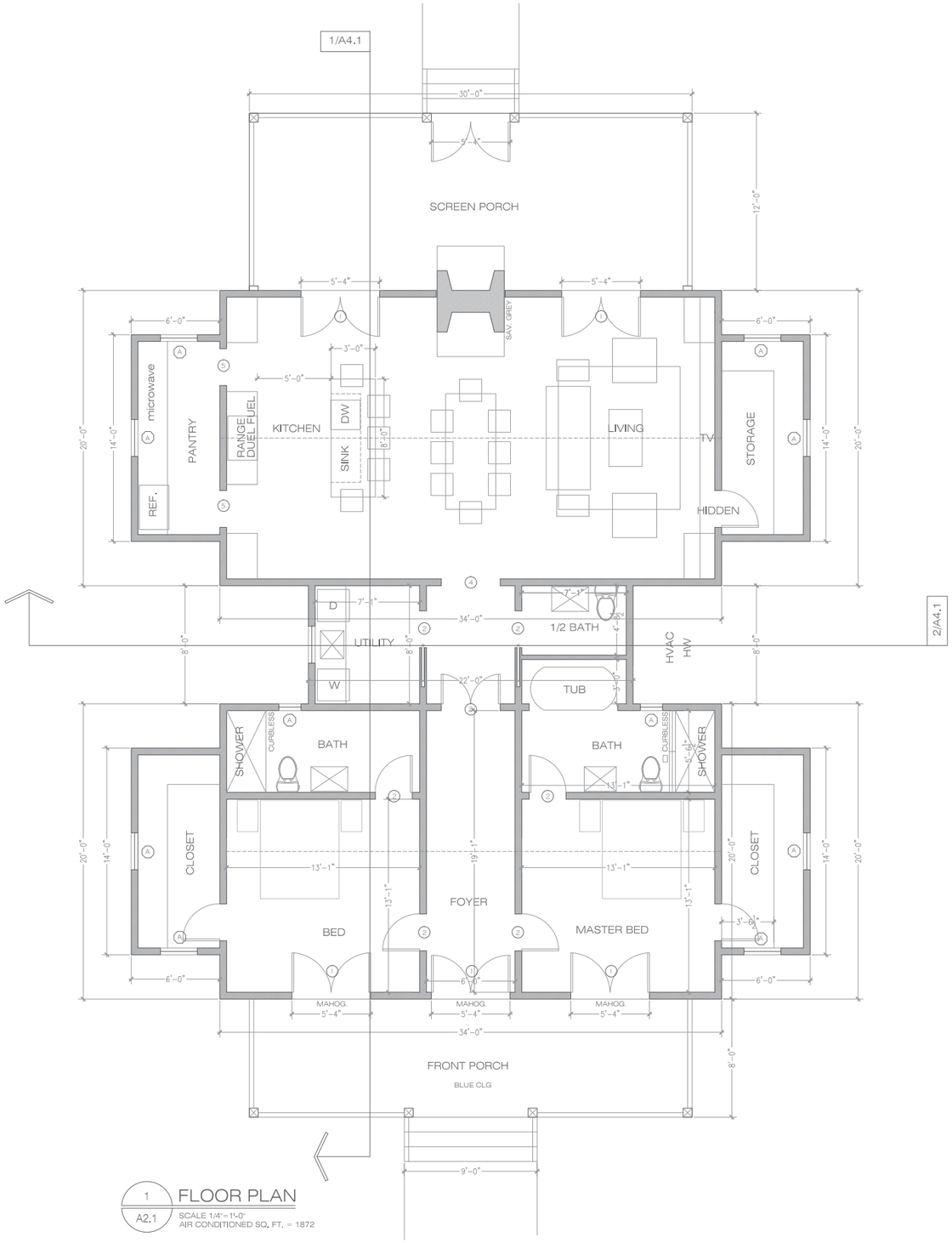
MARK	ROOM	FLOORS	WALLS	CEILINGS	REMARKS
1					
2					
3					
4					
5					
6					
7					
8					

NOTES:
1.
2.

EXTERIOR

SIDING – WOOD, COMBINATION OF 5-6" LAP AND BOARD AND BATTEN. COLOR – COLONIAL WHITE
DOORS AND WINDOWS – WOOD DOORS (SAPELE) WINDOWS CLAD (DARK GRAY)
TRIM – TRTD. WOOD, PAINTED SAME COLOR AS SIDING
ROOFING – STANDING SEAM – COLOR – GALVANIZED
DECKING – TRTD. 5/4 X 4 PRE-PRIMMED T&G OR 5/4 X 4 IPE T&G
COLUMNS – TRTD. OR CYPRESS 8 X 8 WITH CHAMFER (SOLID)
EXPOSED BEAMS – TRTD. 4X12 WITH CHAMFER (SOLID)
STAIRS – TRTD. 2 X TREADS UNPAINTED
RAILING – TRTD. 2 X 6 RAIL AND BASE CUT TO SHAPE WITH 5/4 X 4 BALUSTERS CUT TO SHAPE
SCREENING – NOSEUM SCREEN, UNDER RAIL ADD 3X3 WELDED WIRE MESH
FOUNDATION WALLS – CMU BLOCK WITH SMOOTH STUCCO. COLOR – GRAY
PIERS – 24" X 24" BRICK PIERS. COLOR – SAVANNAH GREY
UNDERPINNING – 5/4 X 6 WITH 1" GAP HORIZONTAL. COLOR – CHARLESTON GREEN (DARK)
FIREPLACE – CUSTOM. COLOR – SAVANNAH GREY
WALKING SURFACES AND DRIVEWAYS– ALL PERMEABLE. DRY LAID BRICK (SAV. GRAY) OR GRAVEL (PLANTATION MIX)

NOTE: NO LOCATION HAS EXPOSED STRAPING OR RAFTER TIES



1 A2.1 FLOOR PLAN
SCALE 1/4"=1'-0"
AIR CONDITIONED SQ. FT. = 1872

DRISCOLL RESIDENCE
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BEAUFORT S.C.

DATE
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2021.8

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A2.1

NOT FOR CONSTRUCTION

HEFNER ARCHITECTURE

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ROOM SCHEDULE

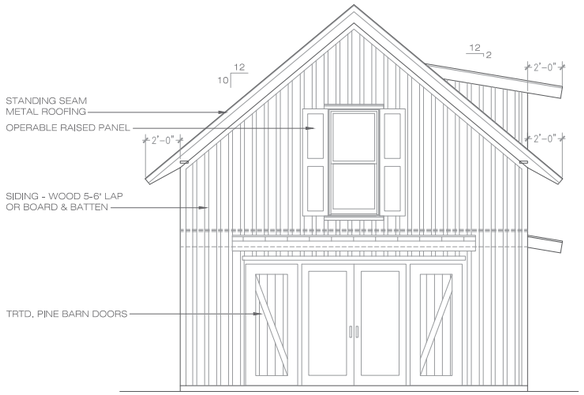
MARK	ROOM	FLOORS	WALLS	CEILINGS	REMARKS
1					
2					
3					
4					
5					
6					
7					
8					

NOTES:
1.
2.

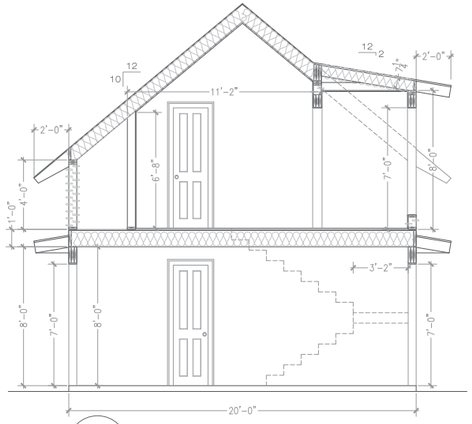
GARAGE EXTERIOR

SIDING – WOOD, BOARD AND BATTEN. COLOR – COLONIAL WHITE
DOORS AND WINDOWS – TRTD 2X SITE BUILT BARN DOORS ON SLIDE (DARK GRAY). CLAD WINDOWS (DARK GRAY)
TRIM – TRTD. WOOD, PAINTED SAME COLOR AS SIDING
ROOFING – STANDING SEAM – COLOR – GALVANIZED
WALKING SURFACES AND DRIVEWAYS– ALL PERMEABLE. DRY LAID BRICK (SAV. GRAY) OR GRAVEL (PLANTATION MIX)

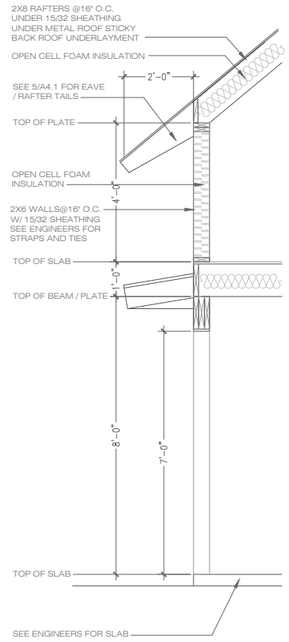
NOTE: NO LOCATION HAS EXPOSED STRAPING OR RAFTER TIES



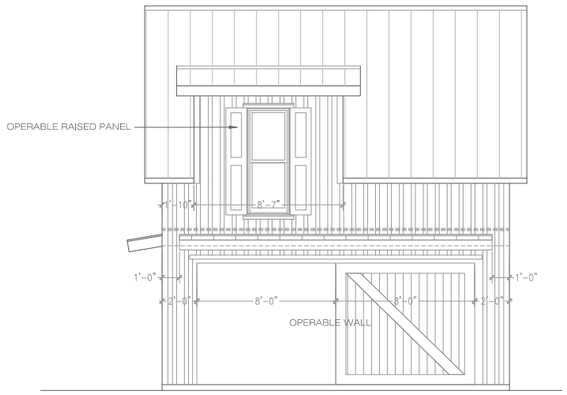
5 A2.1 SOUTH ELEVATION
SCALE 1/4"=1'-0"



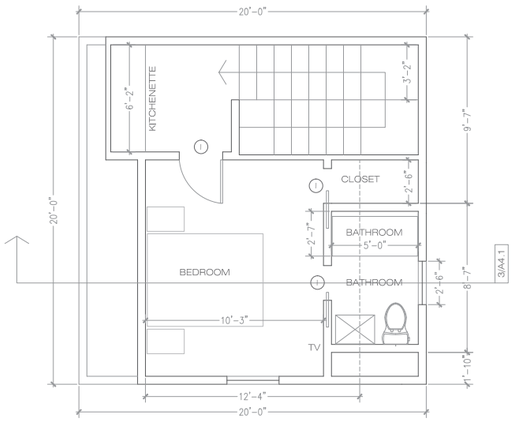
4 A2.1 SECTION
SCALE 1/4"=1'-0"



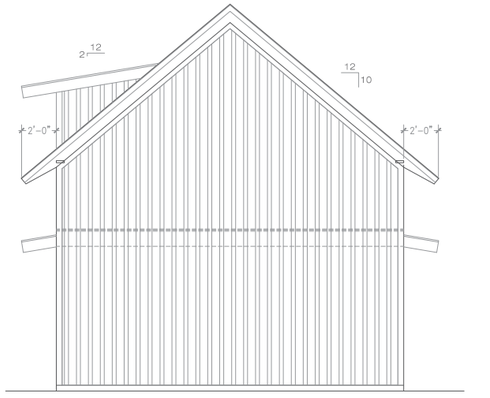
1 A2.1 TYP. GARAGE WALL SECTION
SCALE 1/2"=1'-0"



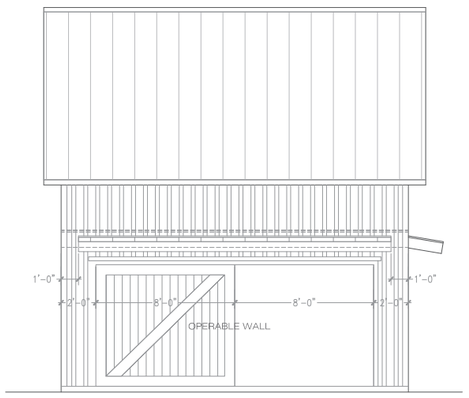
6 A2.1 EAST ELEVATION
SCALE 1/4"=1'-0"



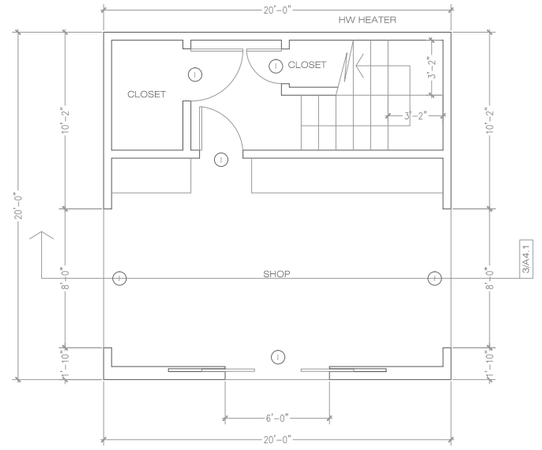
3 A2.1 2ND FLOOR PLAN
SCALE 1/4"=1'-0"



8 A2.1 NORTH ELEVATION
SCALE 1/4"=1'-0"



7 A2.1 WEST ELEVATION
SCALE 1/4"=1'-0"



2 A2.1 1ST FLOOR PLAN
SCALE 1/4"=1'-0"

DRISCOLL RESIDENCE

111 GREENE ST.
BEAUFORT S.C.

HEFNER ARCHITECTURE

DATE
AUG. 23, 2021

JOB NO.
2021.8

DRAWN
A.H.

SHEET NO.
A1.1

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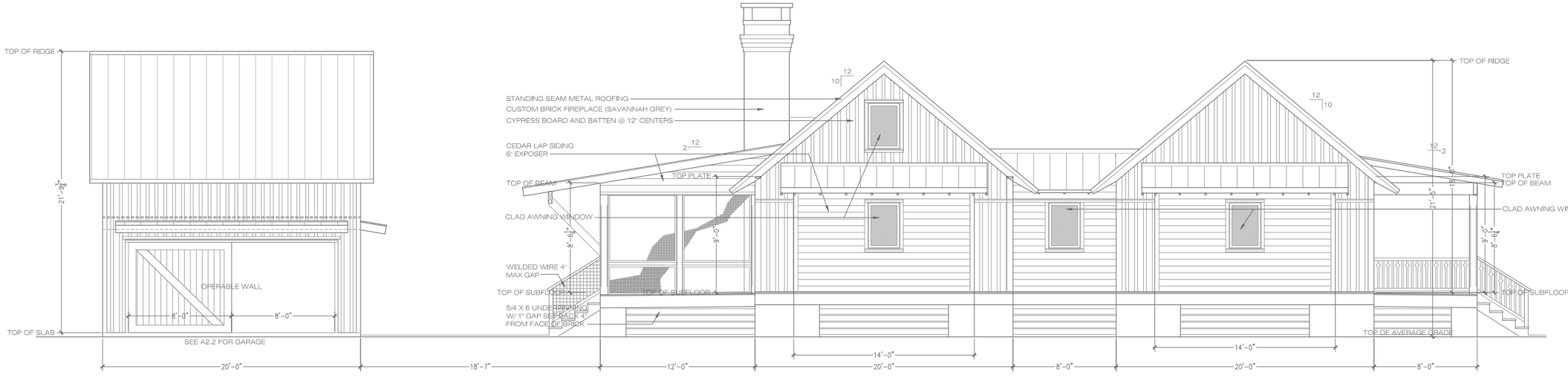
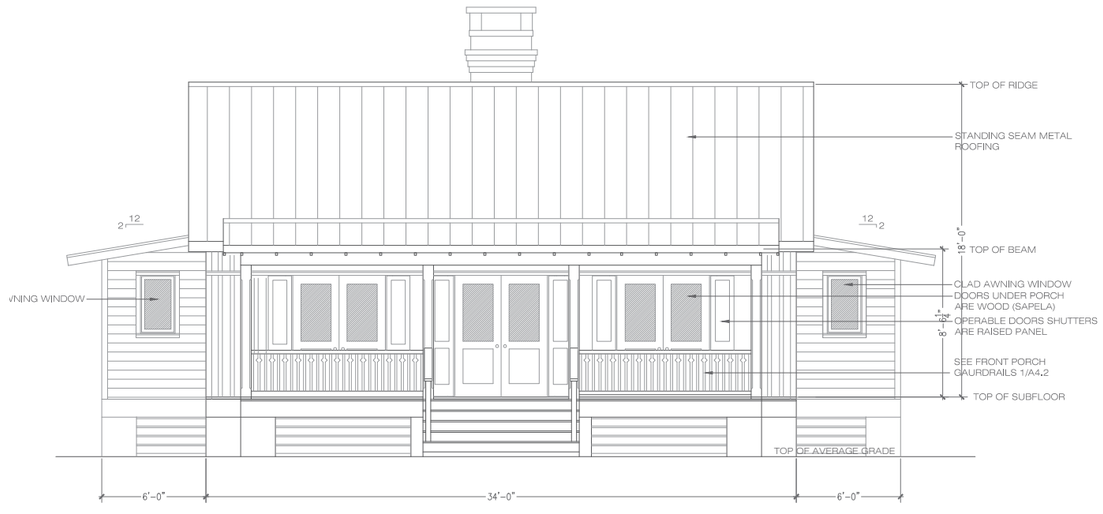


2 A3.1 WEST ELEVATION

SCALE 1/4"=1'-0"
NOTE: ALL WINDOW TRIM, CORNER BOARDS, FASIA, DECK TRIM, COLUMNS, BEAMS, ARE #1 TRTD. PINE



1 A3.1 SOUTH ELEVATION

SCALE 1/4"=1'-0"
NOTE: ALL WINDOW TRIM, CORNER BOARDS, FASIA, DECK TRIM, COLUMNS, BEAMS, ARE #1 TRTD. PINE

DRISCOLL RESIDENCE
111 GREENE ST.
BEAUFORT S.C.

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NOT FOR CONSTRUCTION

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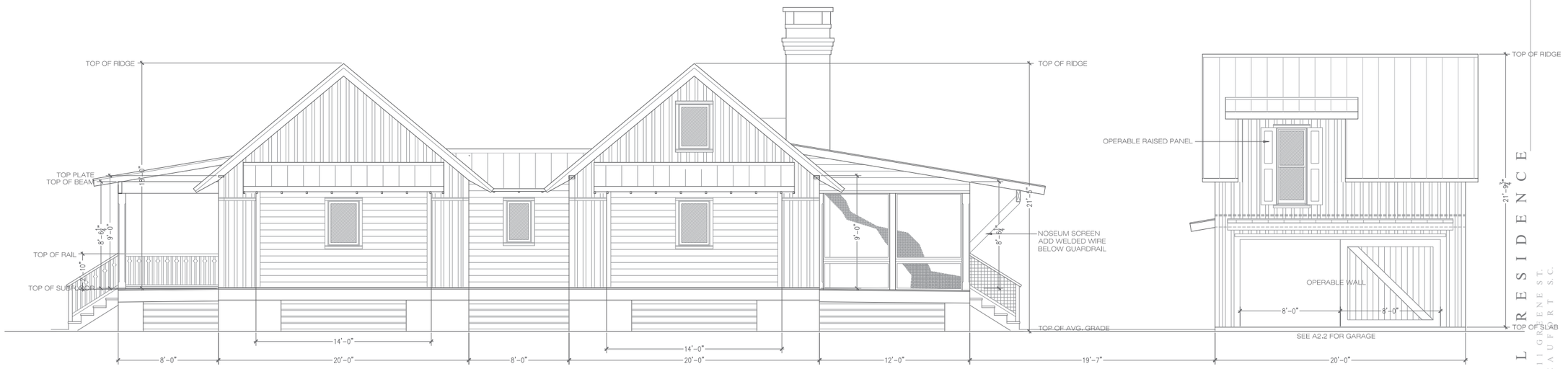
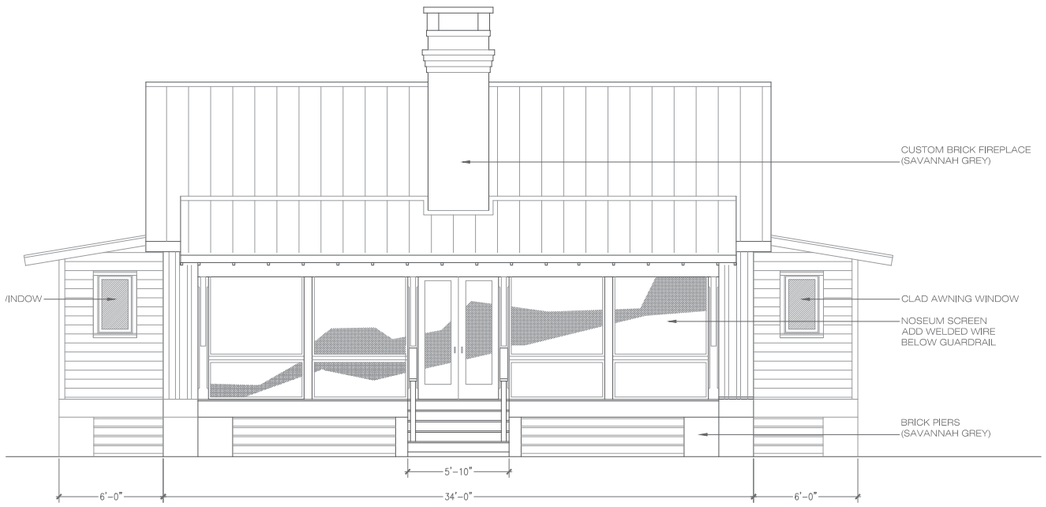


2 A3.2 EAST ELEVATION

SCALE 1/4"=1'-0"
NOTE: ALL WINDOW TRIM, CORNER BOARDS, FASIA, DECK TRIM, COLUMNS, BEAMS, ARE #1 TRTD. PINE



1 A3.2 NORTH ELEVATION

SCALE 1/4"=1'-0"
NOTE: ALL WINDOW TRIM, CORNER BOARDS, FASIA, DECK TRIM, COLUMNS, BEAMS, ARE #1 TRTD. PINE

DRISCOLL RESIDENCE
111 GREENE ST.
BEAUFORT S.C.

DATE
AUG. 23, 2021

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2021.8

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A.H.

SHEET NO.
A3.2

NOT FOR CONSTRUCTION

HEFNER ARCHITECTURE

208 B WEST ST.
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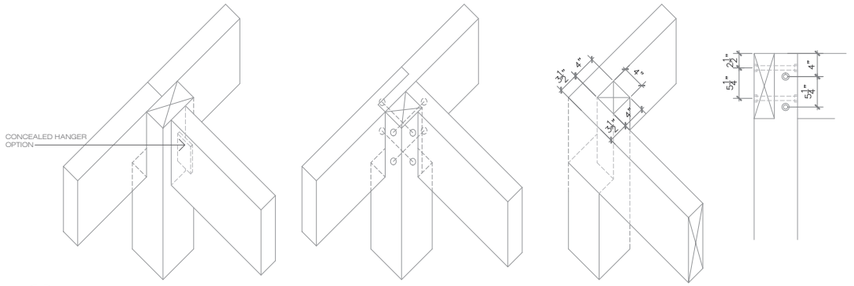
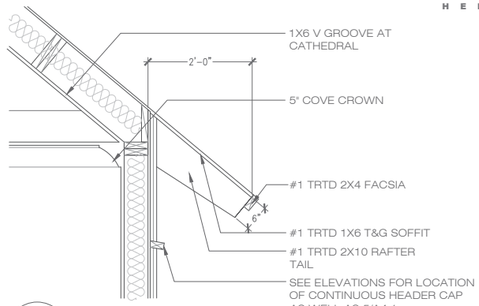


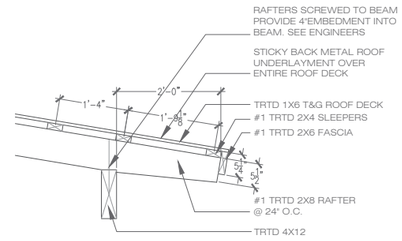
7 / A4.1 PORCH BEAM TO COLUMN DIAGRAMS

SCALE 1"=1'-0"
NOTE: THESE DRAWINGS ARE INTENDED TO RELAY DESIRED END RESULT TO ENGINEER
SEE ENGINEERS



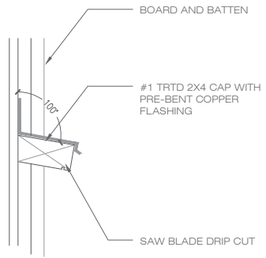
4 / A4.1 10:12 EAVE

SCALE 3/4"=1'-0"



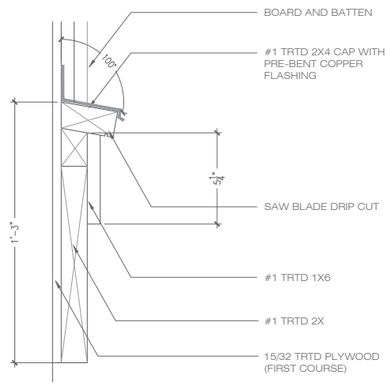
3 / A4.1 TYP. 2:12 PORCH EAVE

SCALE 3/4"=1'-0"



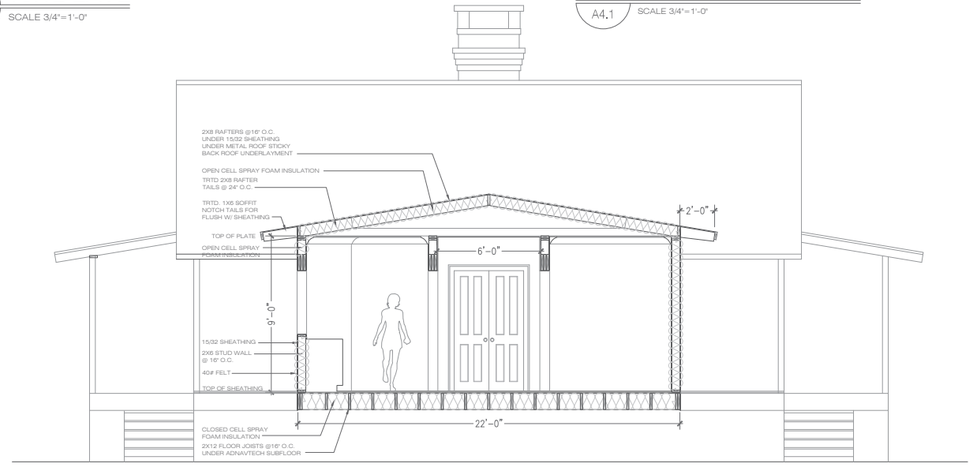
5 / A4.1 CONTINUOUS HEADER CAP

SCALE 3"=1'-0"



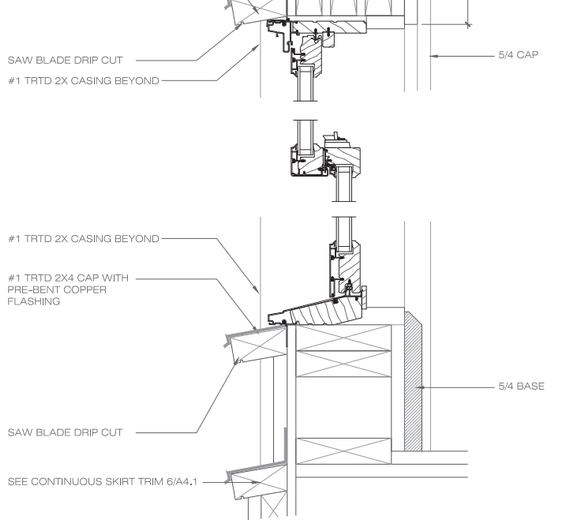
6 / A4.1 CONTINUOUS SKIRT TRIM

SCALE 3"=1'-0"



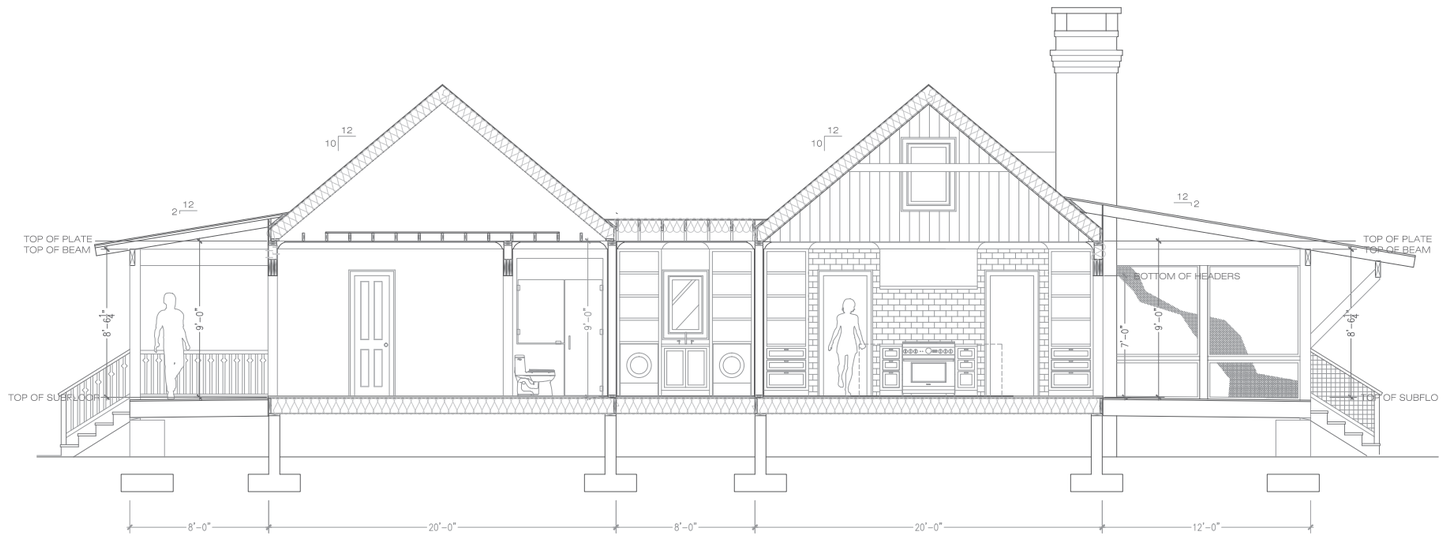
2 / A4.1 SECTION

SCALE 1/4"=1'-0"



8 / A4.1 DOOR / WINDOW TRIM

SCALE 3"=1'-0"
NOTE : SAND ALL INTERIOR TRIM FOR NO SAW MARKS



1 / A4.1 SECTION

SCALE 1/4"=1'-0"

DRISCOLL RESIDENCE
111 GREENE ST.
BEAUFORT S.C.

DATE
AUG. 4, 2021

JOB NO.
2021.8

DRAWN
A.H.

SHEET NO.
A4.1

HEFNER ARCHITECTURE

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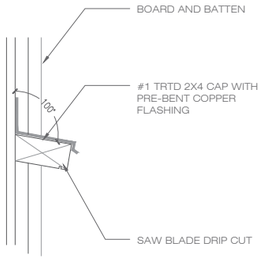
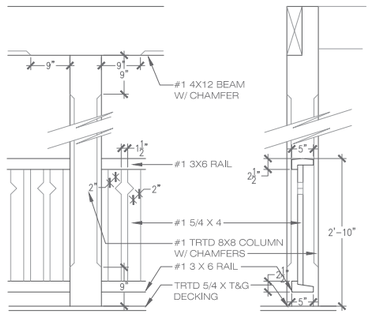
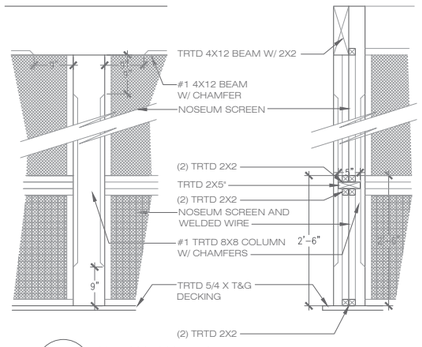


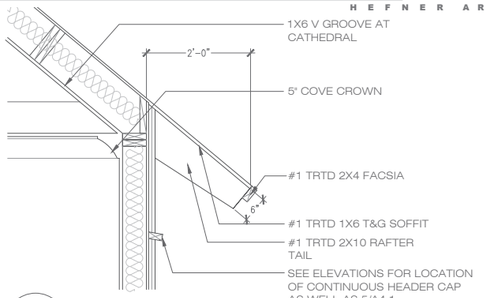
10 A4.1 HEADER CAP
SCALE 3"=1'-0"



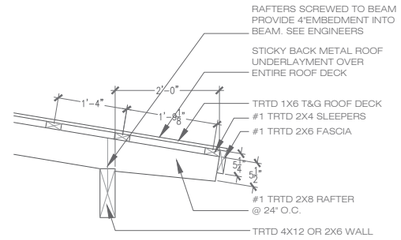
8 A4.1 F. PORCH DETAIL
SCALE 3/4"=1'-0"



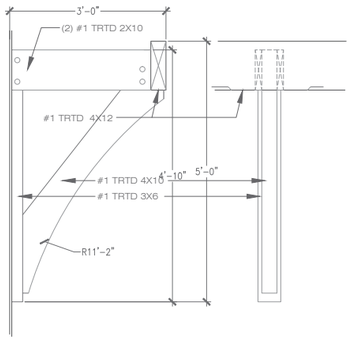
6 A4.1 S. PORCH DETAIL
SCALE 3/4"=1'-0"



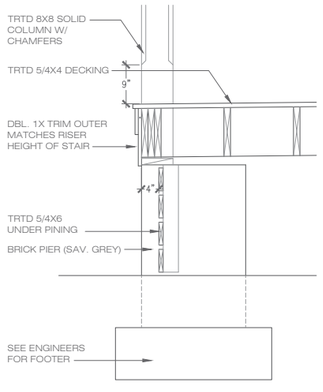
5 A4.1 10:12 EAVE
SCALE 3/4"=1'-0"



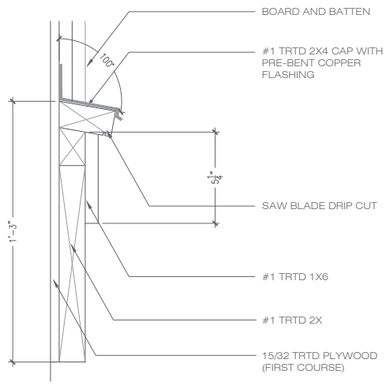
4 A4.1 TYP. 2:12 PORCH EAVE
SCALE 3/4"=1'-0"



11 A4.1 BRACKET
SCALE 3/4"=1'-0"



9 A4.1 PORCH DECK DETAIL
SCALE 3/4"=1'-0"



7 A4.1 CONTINUOUS SKIRT TRIM
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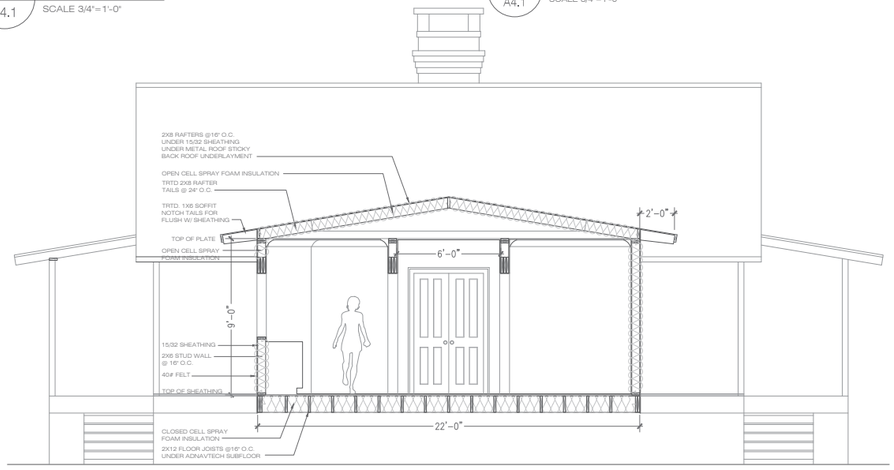
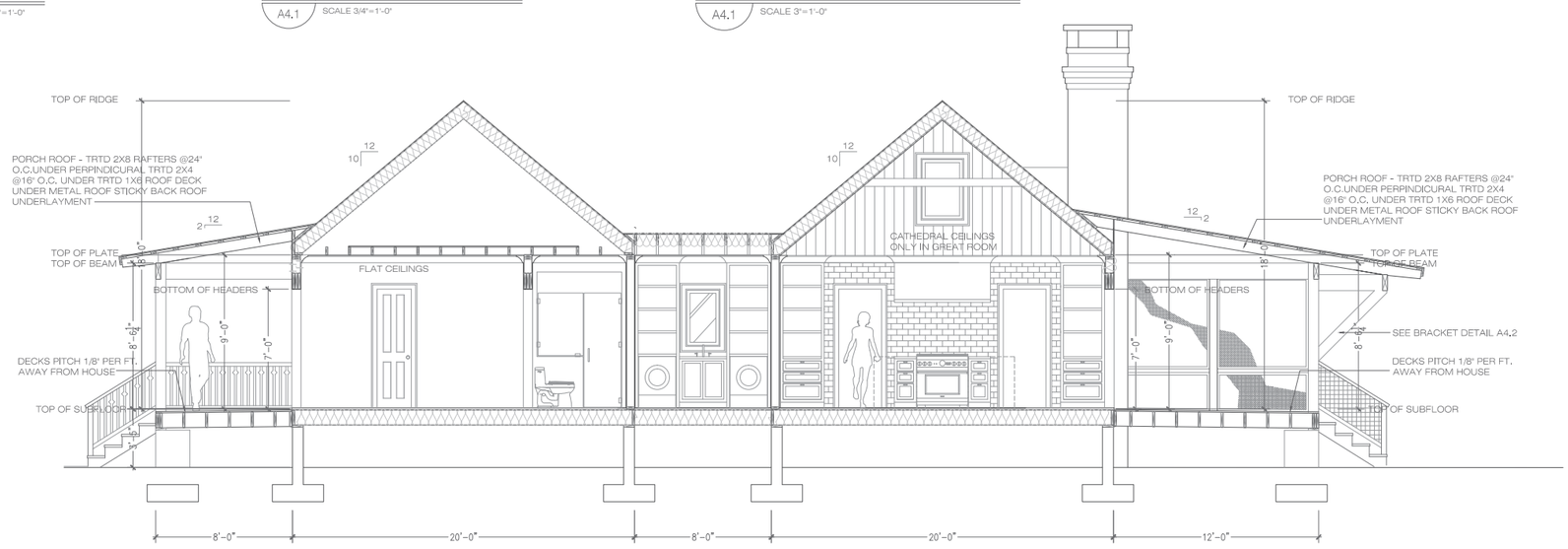
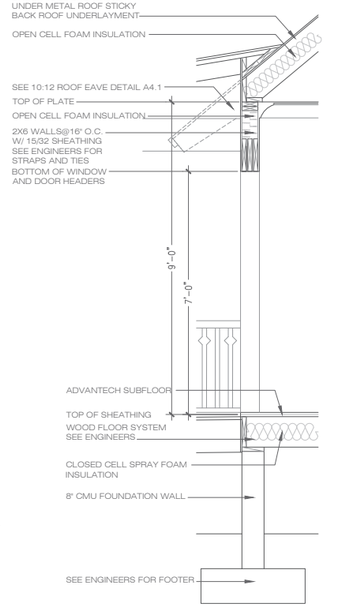


3 A4.1 SECTION
SCALE 1/4"=1'-0"



2 A4.1 SECTION
SCALE 1/4"=1'-0"



1 A4.1 TYP. HOUSE WALL SEC
SCALE 1/2"=1'-0"

DRISCOLL RESIDENCE

111 GREENE ST.
BEAUFORT S.C.

HEFNER ARCHITECTURE

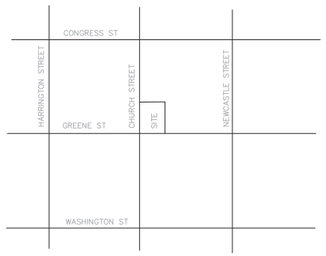
DATE
AUG. 23, 2021

JOB NO.
2021.8

DRAWN
A.H.

SHEET NO.
A4.1

NOT FOR CONSTRUCTION



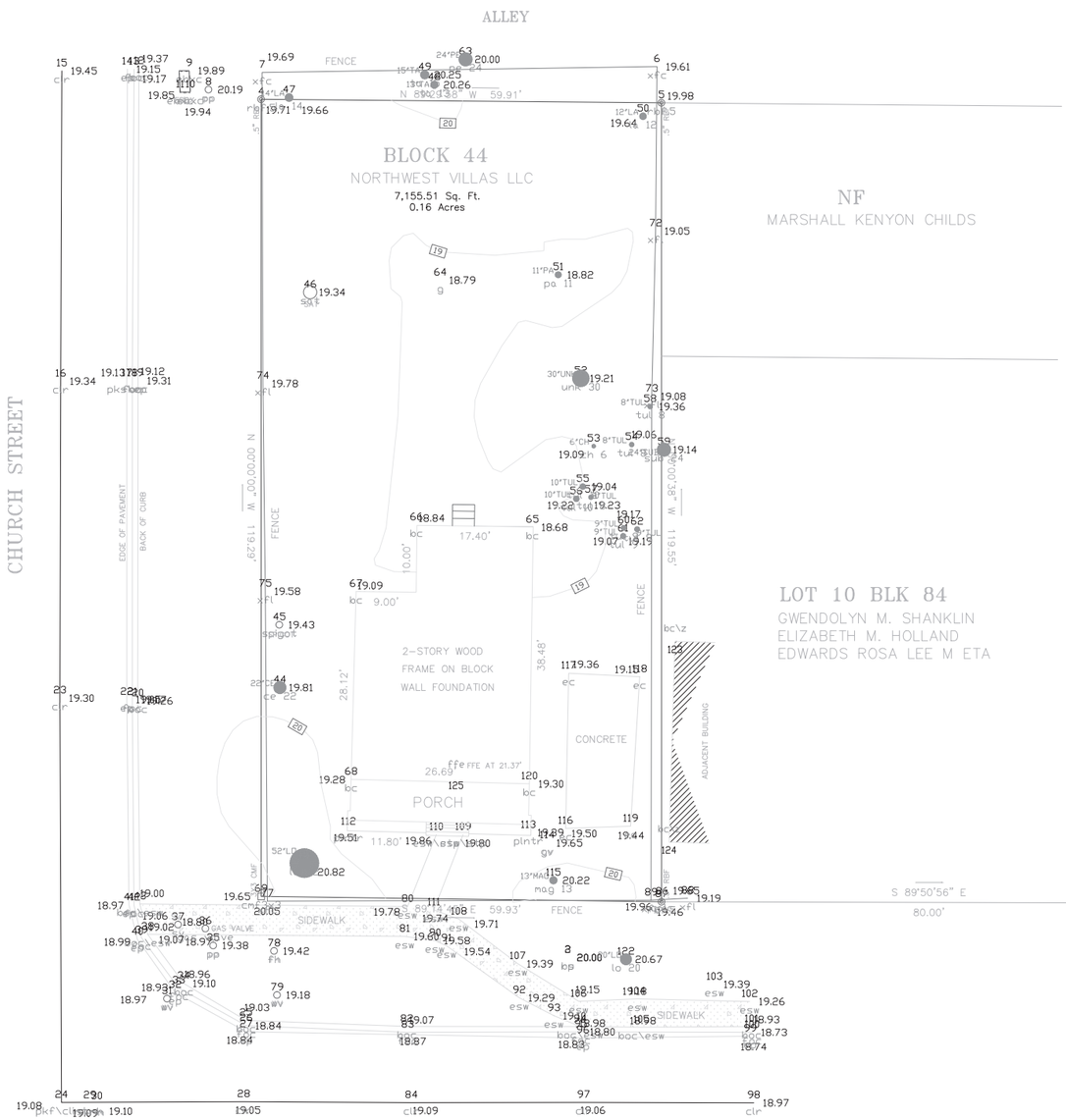
LOCATION MAP (N.T.S.)

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 "X" AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 45013C0158G DATED MARCH 23, 2021.
11.) CONTOUR INTERVAL IS 1'.
12.) VERTICAL DATUM IS 1988 NGVD.

REFERENCES:

1.) T.M.S. R120 004 000 0174
2.) DEED
DATED 06/13/2002
DEED BOOK 1594 PAGE 914
BEAUFORT COUNTY R.M.C. OFFICE



LEGEND OF SYMBOLS & ABBREVIATIONS

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

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

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORTLEAF	Pinus echinata
PNL	PINE LONGLEAF	Pinus palustris
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HI	MOCKERNUT HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica cerifera
CH	BLACK CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapium sebiferum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALDCYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PC	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 15 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
BLOCK 44
PREPARED FOR
TIM DRISCOLL
CITY OF BEAUFORT
BEAUFORT COUNTY-----SOUTH CAROLINA

DATE 03/23/2021 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

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

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

10 5 0' 10 20 30

JOB#54125 F.B.#1066/JS DRAWN BY 6

208 B WEST ST.
BEAUFORT S.C.
(843) 271-2567

ZONING - T4HN

FRONT 0'-15' MAX
SIDE CORNER - 0'-10' MAX
SIDE INT. - 6' MIN
REAR / ALLEY - 0'

ACCESSORY BLG.
SIDE CORNER / ALLEY - 5' MIN
SIDE INT. -5' MIN
REAR ALLEY -3' MIN

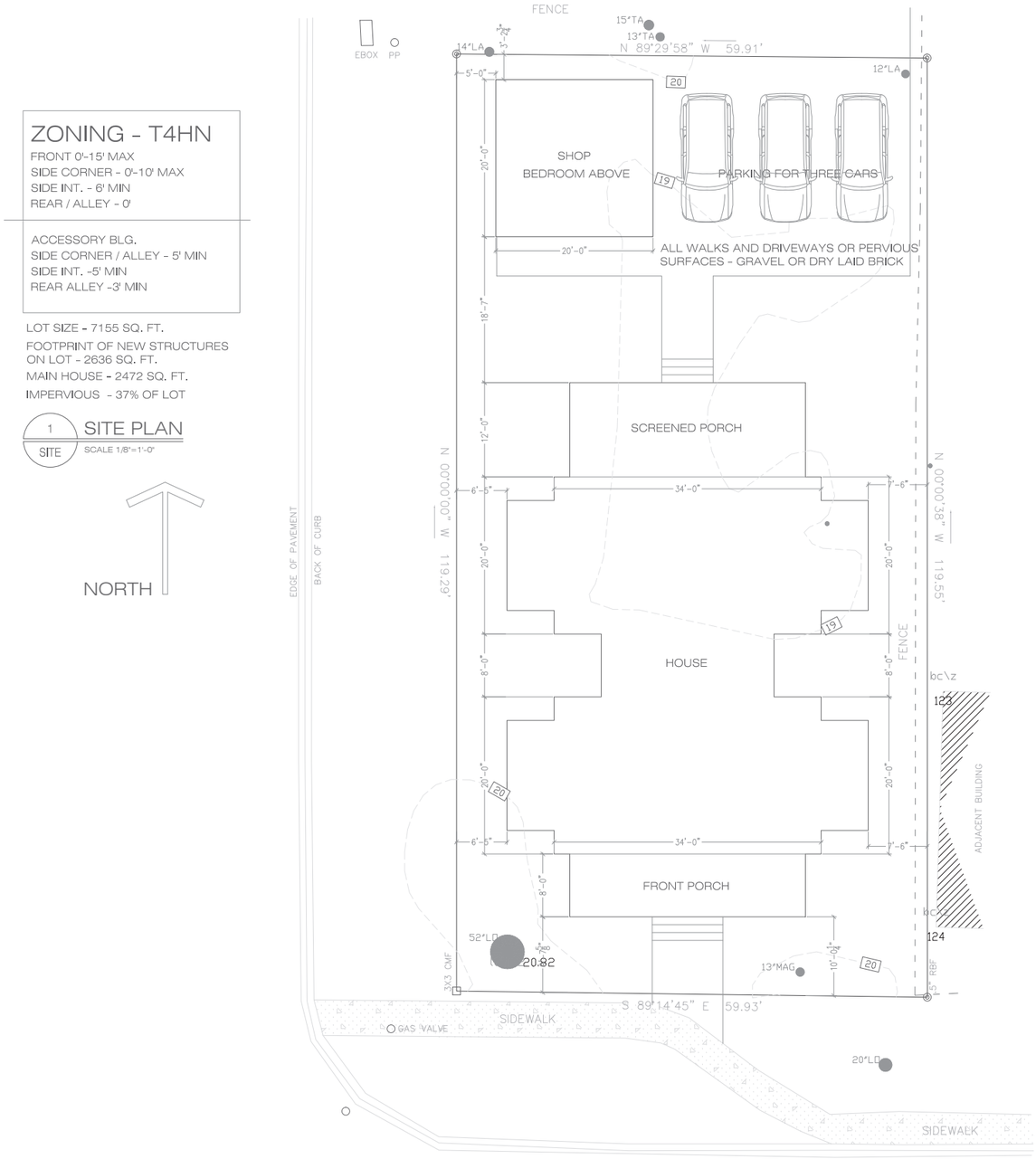
LOT SIZE - 7155 SQ. FT.

FOOTPRINT OF NEW STRUCTURES ON LOT - 2636 SQ. FT.

MAIN HOUSE - 2472 SQ. FT.

IMPERVIOUS - 37% OF LOT

1 SITE — SITE PLAN
SCALE 1/8"=1'-0"



DRISCOLL RESIDENCE

1111 GREENE ST.
BEAUFORT S.C.

DATE
AUG. 23, 2021

JOB NO.
2021.8

DRAWN
A.H.

SHEET NO.

NOT FOR CONSTRUCTION

SITE

HEFNER ARCHITECTURE

HEFNER ARCHITECTURE



DRISCOLL RESIDENCE

1111 GREENE ST.

BEAUFORT SC

EXTERIOR

SIDING – WOOD, COMBINATION OF 5-6" LAP AND BOARD AND BATTEN. COLOR – COLONIAL WHITE

DOORS AND WINDOWS – WOOD DOORS (SAPELE) WINDOWS CLAD (DARK GRAY)

TRIM – TRTD. WOOD, PAINTED SAME COLOR AS SIDING

ROOFING – STANDING SEAM – COLOR – GALVANIZED

DECKING – TRTD. 5/4 X 4 PRE-PRIMED T&G OR 5/4 X 4 PC T&G

COLUMNS – TRTD. OR CYPRESS 8 X 8 WITH CHAMFER (SOLID)

EXPOSED BEAMS – TRTD. 4X12 WITH CHAMFER (SOLID)

STAIRS – TRTD. 2 X TREADS UNPAINTED

RAILING – TRTD. 2 X 6 RAIL AND BASE CUT TO SHAPE WITH 5/4 X 4 BALUSTERS CUT TO SHAPE

SCREENING – MOSQUITO SCREEN, UNDER RAIL ADD 2X3 WELDED WIRE MESH

FOUNDATION WALLS – CMU BLOCK WITH SMOOTH STUCCO. COLOR – GRAY

Copper Lantern Lighting Gallery

A White House Lantern - Model No. F1104G

List price: $435.00

$435.0



White House Lantern semi-flush ceiling light interior/exterior, in antique brass, 4 lights, clear glass. Size shown: 13"wide x 9"high. Available in other finishes, sizes and glass.

Finishes

Verdi green

Glass Options

Seedy, +$125.00

Size (W x H in inches)

14 x 10.25 (5 lights), +$68.00

Add to cart

CONTACT

The Copper Lantern
P.O. Box 1001
Beaufort, SC 29901

Phone:
843-838-9000

COPPER LANTERN

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About Us
Project Gallery
Blog
Shop Online
Trade Login
Contact

SHOP ONLINE

Wall Lanterns
Hanging Lanterns
Hanging Lights
Post Top Lanterns
Landscape Lights
Semi-Flush Lanterns
Pendant Lights
Chandeliers - All
Sconces All
CLEARANCE ITEMS
European Imports

© Site development and engineering by ParleeStumpf.

Driscoll Residence

1111 Greene Street Beaufort, South Carolina

LIGHTING NOTES

1. Partition Plans and/or Furniture Plans provided by Lighting Designer are for reference only. Contractor to refer to architectural drawing set for interior construction.
2. All light fixtures provided and installed by Contractor U.N.O. (unless noted otherwise) Installation shall be in strict conformance with all manufacturers' recommendations and instructions.
3. Contractor to field verify locations of all light fixtures, switches, fans, etc. prior to installation.
4. It is the responsibility of the General Contractor to bring to the attention of the Lighting Designer any field conditions that do not allow construction or installation as drawn. Notify Lighting Designer immediately if drawings or specifications vary regarding placement of any light fixtures.
5. Contractor shall coordinate the lighting system installation with the relevant trades so as to eliminate interferences with hangers, mechanical, sprinklers, pipes, etc.
6. All light fixtures shall be UL/NRTL listed and labeled for installation in fireproof or non-fireproof construction, dry, damp, or wet locations as required.
7. Contractor to supply lamp submittals to assure correct lamp wattage, color temperature and efficacy.
8. Contractor shall be responsible for obtaining for each light fixture a recommended maintenance manual including vendor contact information, product data, cleaning instructions, relamping information, and warranty documentation.
9. Light Fixtures shall be integrated with controls in accordance with respective luminaire manufacturers' and control manufacturers' recommendations and instructions.
10. Mounting heights and configuration of light fixtures shall be indicated on the Lighting Plans or specified in the Light Fixture Schedule.
11. All switches to be installed 4' – 0" OC AFF, UNO
12. As required, all adjustable light fixtures shall be aimed, focused, locked, etc. by the Contractor under the observance of the Lighting Designer. All ladders, scaffolds, lifts, etc. required for aiming and adjusting light fixtures shall be furnished by Contractor.
13. Contractor shall be responsible for sealing all outdoor light fixtures for wet locations.
14. For installation in suspended ceilings, Contractor shall ensure that the light fixtures are supported such that there is no resultant bowing or deflection of the ceiling system.
15. All light fixtures and accessories shall be thoroughly cleaned after installation. All reflectors, cones and lens must be cleaned only according to manufacturers' instructions.

ABBREVIATIONS

AFF – above finished floor
CL – center line
GC – general contractor
OC – on center
NIC – not in contract
TYP – typical
UNO – unless noted otherwise
RLD – Rigazio Lighting Design

LIGHTING LEGEND

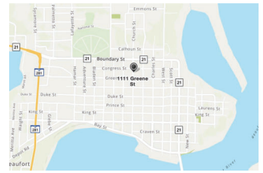
- CEILING MOUNTED PENDANT
- SURFACE MOUNTED DISH
- WALL MOUNTED SCONCE
- CEILING MOUNTED FAN
- CEILING MOUNTED FAN/LIGHT
- FREESTANDING FLOOR/TABLE LAMP
- RECESSED DOWNLIGHT
- RECESSED WALL WASHER
- RECESSED ADJUSTABLE ACCENT
- DIRECT BURIAL UPLIGHT
- WALL RECESSED STEPLIGHT
- WALL MOUNTED PICTURE LIGHT
- CEILING MNTD LINEAR PENDANT
- RECESSED MULTI LAMP
- TRACK LIGHTING
- CONCEALED COVE/UNDERCABINET
- RECESSED FAN/LIGHT COMBO
- WALL MOUNTED BACKLIT MIRROR
- EXTERIOR SURFACE MOUNT
- EXTERIOR WALL SCONCE
- EXTERIOR BOLLARD
- EXTERIOR INGROUND FIXTURE
- EXTERIOR FLOOD LIGHT

SHEET INDEX

T 1.0	TITLE PAGE
L 1.1	LIGHTING PLAN - FLOOR 1
L 1.2	LIGHTING PLAN - SHED FLOORS 1 & 2
L 1.3	LIGHTING PLAN - SITE/EXTERIOR
L 2.1	SWITCH PLAN - FLOOR 1
L 2.2	SWITCH PLAN - SHED FLOORS 1 & 2
L 2.3	SWITCH PLAN - SITE/EXTERIOR
L 3.1	ELEVATIONS & DETAILS
L 3.2	ELEVATIONS & DETAILS

SWITCH SYMBOLS

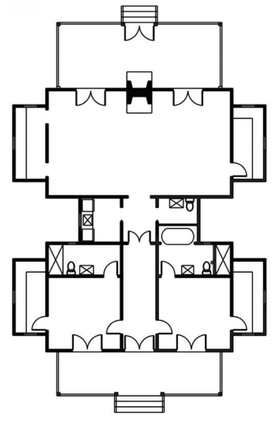
- $ SINGLE POLE SWITCH
- $D DIMMER SWITCH
- $3 THREE-WAY SWITCH
- $4 FOUR-WAY SWITCH
- $W EXT/WET LOCATION







SHED FLOOR 1 & 2



FLOOR 1

DECORATIVE LIGHT FIXTURE SCHEDULE

Qty	DESCRIPTION/AREA	MANUFACTURER	MODEL	LAMP	MOUNTING	DIMENSIONS	FINISH	NOTES
	Exterior							
1	Front Porch	Copper Lantern	white house lantern	(5) TBD	semi flush ceiling mount	14" w x 10 1/4" ht	verdi finish w seedy glass	(verify model #)
	Interior							
	Shed							

Rigazio Lighting Design
Portsmouth, New Hampshire
rigaziolightingdesign.com
310-344-9797

ARCHITECT
HEFNER Residential Architecture
208B West Street
Beaufort, South Carolina
843-271-2567

GENERAL CONTRACTOR
————————
————————
————————
000-000-0000

Driscoll Residence
Mary Ann & Tim Driscoll
1111 Greene Street
Beaufort, SC 29902

DRAWN BY MR/SO
SCALE: NTS

HDRB ISSUE
15 Sept 2021

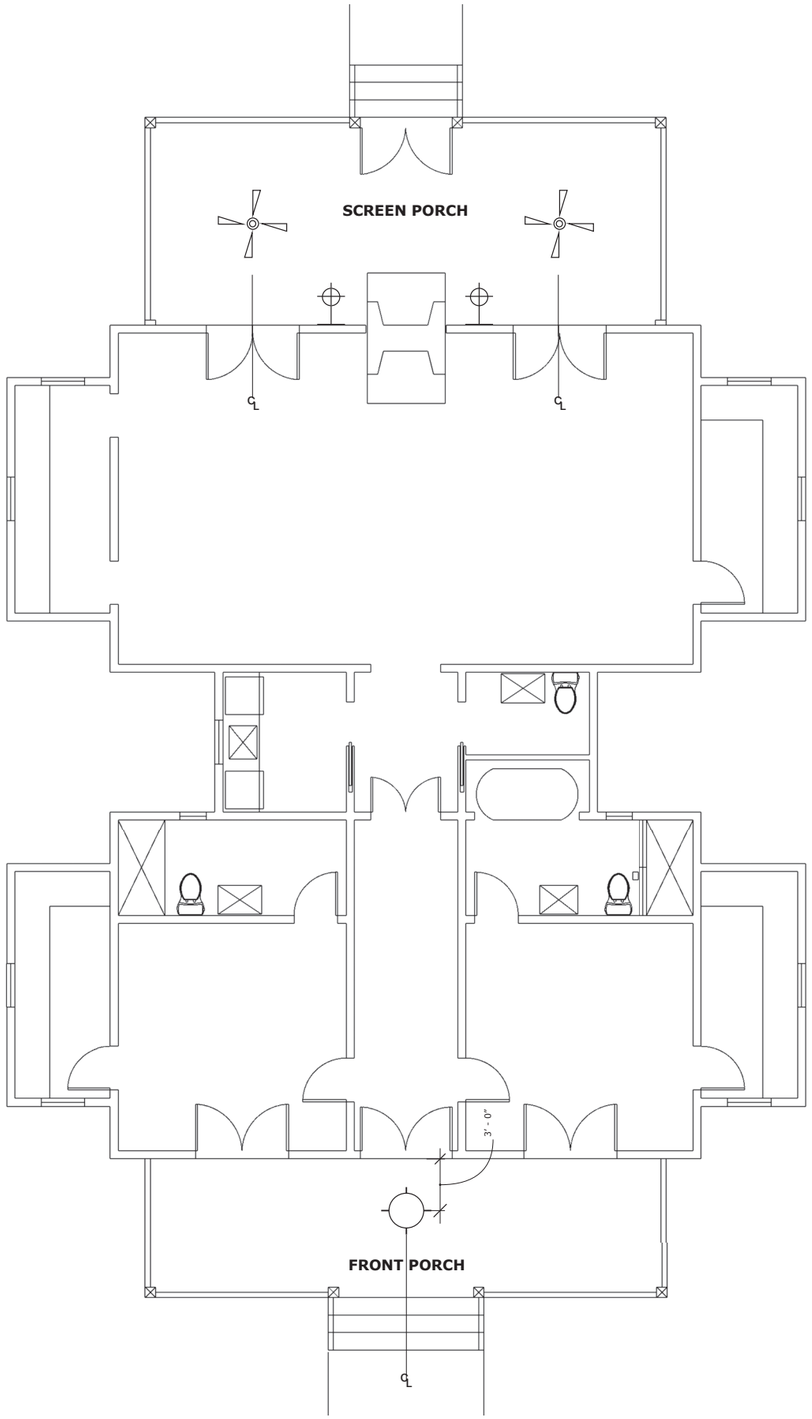
CLIENT REVIEW ISSUE
———2021

CONSTRUCTION ISSUE
———2021

REVISION
MM.DD.YY

TITLE SHEET

T 1.0



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

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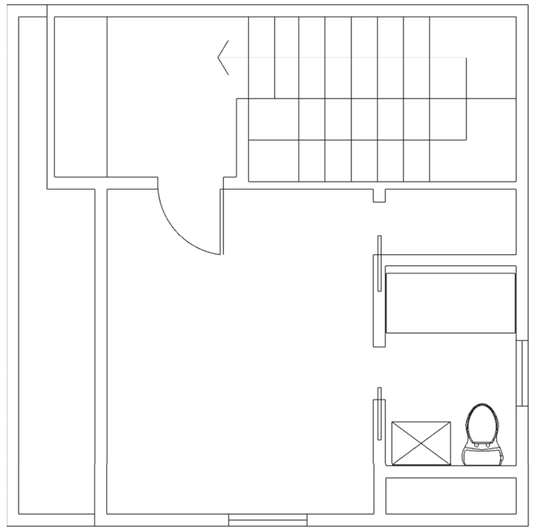
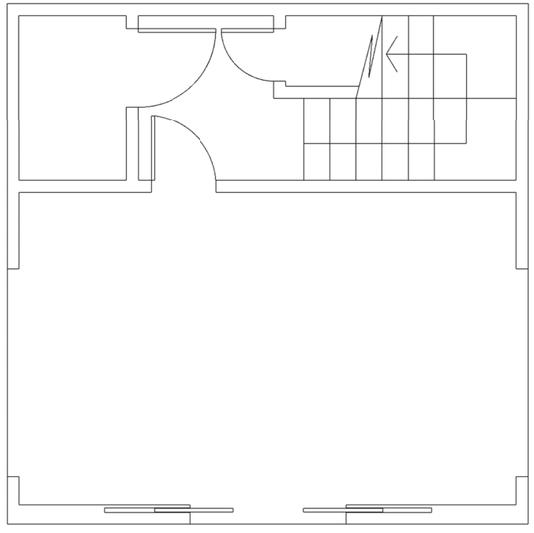
LIGHTING PLAN FLOOR 1

L1.1





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Driscoll Residence
Mary Ann & Tim Driscoll
1111 Greene Street
Beaufort, SC 29902

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SCALE: 3/8″ = 1′ - 0″

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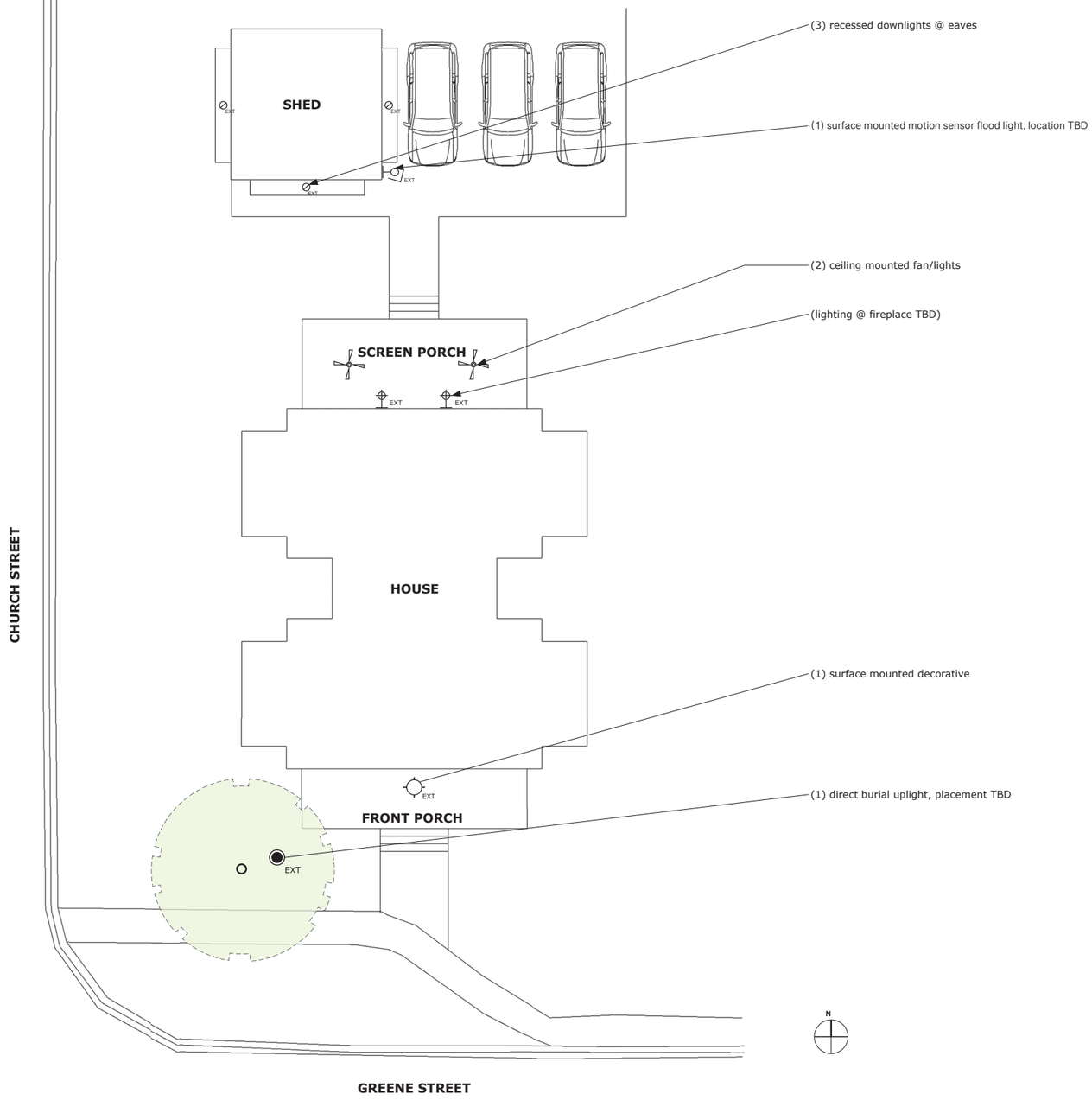
LIGHTING PLAN
SHED FLOORS 1 & 2

L1.2



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LIGHTING PLAN EXTERIOR/SITE

L1.3



26.6 W Twin Head LED Flood Light Motion Sensor Kit, Dark Bronze

HUBBELL

Model #: ML-2L3K-1-DB

Item #: 78598803272

Features:

- 2 adjustable 1000 lumens LED heads
- Adjustable PIR occupancy sensor
- Adjustable occupancy sensor with 180-degree coverage
- Includes adjustable settings and photo control - time, sensitivity, distance
- 26 ... Learn more

Sign in to view price

Online price. In-store price & availability may vary.

Qty 1 EA

ADD TO CART

Others Also Viewed



Zinc Intersystem Grounding Bridge with Cover

Model: GB5

Item: 01899776095



2-15/16 x 4-11/16 x 0.07 in. 1-Gang Duplex Receptacle Wall Plate, ...

Model: TP8-W

Item: 78500727455



1-Gang 2-Pole 15-Amp Tamper-Resistant Duplex Receptacle, White

Model: 3232-TRW

Item: 78500724027



30 amp Straight Blade Receptacle

Model: 3864

Item: 78500779880

Product Description

Attractive security floodlight set. Powerful LED system saves energy and maintenance over traditional lighting sources.

- 2 adjustable 1000 lumens LED heads
- Adjustable PIR occupancy sensor
- Adjustable occupancy sensor with 180-degree coverage
- Includes adjustable settings and photo control - time, sensitivity, distance
- 26 W replaces twin 150 W incandescent units
- Die cast aluminum decorative heads and mounting plate

Product Specifications

Mounting Type	Ball Joint Stem, Ceiling/Wall
Width	6.5 in
Color Temperature	3000 K
Height	5 in
Product Type	Twin Head LED Flood Light Motion Sensor Kit
Wattage	26.6 W
Voltage Rating	120 V ac
Material	Die Cast Aluminum Head
Weight	2.2 lb

Length	12.75 in
Application	Occupancy Detection
Specifications Met	UL 1598, cCSAus Certified
Lamp Type	LED
Color/Finish	Dark Bronze
Brightness Lumens	2104 lm
UPC	785988032723
Catalog Number	ML-2L3K-1-DB
Weight	2.2 lb.

Frequently Bought Together



2-Gang Blank Box-Mount Nylon Wall Plate, White

Model: TP23-W

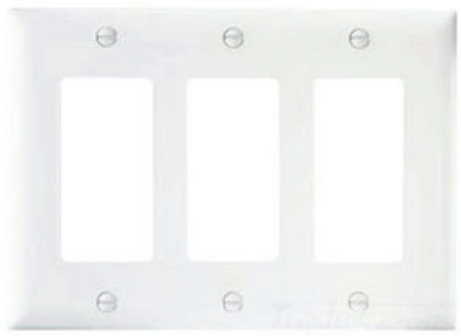
Item: 78500727496



4-Gang 4-Decorator Opening Nylon Wall Plate, White

Model: TP264-W

Item: 78500727567



3-Gang 3-Decorator Opening Nylon Wall Plate, White

Model: TP263-W

Item: 78500727560



1-Gang Decorator Opening Nylon Wall Plate, White

Model: TP26-W

Item: 78500727511

Recently Viewed



26.6 W Twin Head LED Flood Light Motion Sensor Kit, Dark Bronze

Model: ML-2L3K-1-DB

Item: 78598803272



Meredith Jacobs

From: ashleyh@hargray.com
Sent: Tuesday, September 14, 2021 11:34 AM
To: Meredith Jacobs
Subject: FW: HDRB specifications
Attachments: Driscoll - CD Set.pdf; Untitled attachment 00349.htm; white house lantern 14_w x 10.25_h, (5) lamp.jpg; Untitled attachment 00352.htm; A White House Lantern - Model No. F1104G _ Copper Lantern Lighting.pdf; Untitled attachment 00355.htm; Twin Head LED Flood Light Motion Sensor Kit, Dark Bronze _ Beaufort Winlectric.pdf; Untitled attachment 00358.htm

Here is the information given to me from there Lighting designer.
Thanks,
Ashley

H E F N E R
RESIDENTIAL ARCHITECTURE
843 271 2567

From: Melissa Rigazio <rigaziodesign@me.com>
Sent: Monday, September 13, 2021 3:29 PM
To: ashley Hefner <ashleyh@hargray.com>
Cc: Mary Ann Driscoll <driscoll.maryann@gmail.com>
Subject: HDRB specifications

Hi Ashley:

Below is the spec for the front porch fixture. I am not finding a diagram or lamping information on their site - let me know if you need more at this point and I will call them tomorrow (closed Monday) All other exterior light fixtures are concealed (except for the motion detector)

Also included is the lighting drawing set to date. The last sheet shows exterior locations. The notes currently on L1.3 are for preliminary presentation only, CD set will be readable without them. I have the following comments (again nothing urgent on my end):

- I am not clear on circulation around the shed/parking area so not calling out exact location for motion sensor fixture. We can spec a twin head if need be. I will keep looking but they are all about the same, I included a placeholder spec (below) just in case they ask
- I am showing a direct burial in ground fixture for accent lighting @ the live oak tree. We will need to review site conditions w the electrician to be sure they can insure stability. They may have a better solution for achieving the same effect. I will need to work directly with the electrician and/or their supplier for all concealed fixtures
- We did eliminate the step light idea. Given the size of the lot and the fact that there are street lights I think a less is more approach on the exterior works best here

Hope it all goes well this week - ty

Melissa

Meredith Jacobs

From: ashleyh@hargray.com
Sent: Monday, August 23, 2021 11:05 AM
To: Meredith Jacobs
Cc: Jeremy Tate; 'Julie Bachety'; 'Heather Spade'
Subject: RE: 1111 Greene Street - Beaufort HRB Completeness Review
Attachments: Driscoll Master-TITLE.pdf; Driscoll Master-A1.0.pdf; Driscoll Master-site.pdf; Driscoll Master-A1.1.pdf; Driscoll Master-A2.1.pdf; Driscoll Master-A2.2.pdf; Driscoll Master-A3.1.pdf; Driscoll Master-A3.2.pdf; Driscoll Master-A4.1.pdf

Hello, here are the adjusted plans for the Driscoll Residence.
Conceptual review –
I will send picture of site today
No additional trees will be removed. Site shows grade elevations between 19'-20' I'm showing the height above average grade at 3'-5" (5 stair risers)
Impervious = 37% of site
I added A1.0 which shows street elevations of two other houses on the same street.
Preliminary review –
I can drop off an elevation drawing with color if you would like or bring it to the meeting.
Final review –
See A4.1 for exterior details and Title page for description and colors of exterior materials.
Exterior lighting is being selected and I can have them to you asap or at meeting.

Thanks,
Ashley

H E F N E R
RESIDENTIAL ARCHITECTURE
843 271 2567

From: Meredith Jacobs <meredith@meadorsinc.com>
Sent: Monday, August 16, 2021 4:41 PM
To: ashleyh@hargray.com
Cc: Jeremy Tate <jeremy@meadorsinc.com>; 'Julie Bachety' <jbachety@cityofbeaufort.org>; Heather Spade <hspade@cityofbeaufort.org>
Subject: 1111 Greene Street - Beaufort HRB Completeness Review

Hi Ashley,

Thank you for making submission to Beaufort's Historic Review Board. This email confirms receipt of your HRB Application for Final Approval of New Construction at 1111 Greene Street.

Upon an initial review of your application, we have found that the following items are missing and are required by the HRB Application Checklist in order for this application to be deemed complete. Please note that scheduled dates of reviewed applications are subject to the number of applications received. A high level of HRB applications were submitted this month, and the September HRB meeting agenda is currently full of complete applications. This

NS100

1" Nail Strip Panel



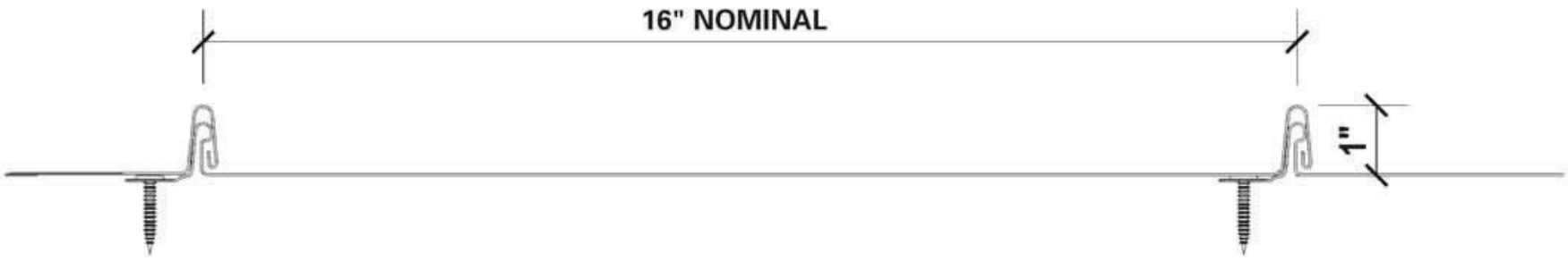
PRODUCT DESCRIPTION

- Low-Profile Architectural Standing Seam Metal Roofing System
- Ideal for residential and light commercial applications
- low profile clipless system for fast, easy installation
- Streamlined look for smaller roofing applications

1" Nail Strip Panel; max width 15.79"; Snap Lock Seam fastened with #10-12 x 1" long No. 2 Phillips drive pancake head, wood screws fastening metal to panel to min. 15/32" plywood decking; maximum fastener spacing panel slots; Panel Rollformer: Schlebach Quadro-Plus Rollformer; Maximum Allowable Roof Uplift Pressure (steel): -59.75 psf Main Field @ 16" Fastener Spacing in Panel Slots; -101.0 psf Perimeters @ 6-3/4" Fastener Spacing in Panel Slots; -153.5 psf @ 6-3/4" Fastener Spacing in Panel Slots & 12 OC in Pan; *Oil Canning is not a Cause for Rejection*

4M metals

www.4mmetals.com



DESIGN INFORMATION

- Minimum Slope = 3":12"
- Actual Panel Width: 15.79" from 20" Coil
- Solid Substrate Required
- Architectural, Hydrokinetic Panel
- Snap Seam – No Field Seaming Required
- 24 and 26 Gauge Galvalume®
- 032" Aluminum
- 16oz Copper
- 30 Year Finish Warranty on Kynar 500 Finish
- Weather Tight Warranty Not Available
- Underlayment Required
- Clipless System limits panel length to 25' +/-
- Offset design ensures smooth surface at fabrication

TEST REPORT SUMMARY

- Florida Building Code 2007
- Chapter 15: Roof Assemblies
- Section 1504.3.2; 1505.3; 1507.4
- Chapter 16: Structural Design
- Chapter 22: Steel; Section 2209 Cold Form Steel
- Chapter 23: Wood
- Testing per TAS 125-03 Std. Requirements for Metal Roof Systems
- Test Assembly #6 by Underwriters Laboratory for:
  a) UL 580-94, per FBC, Uplift Resistance of Roof Assemblies
  b) UL 1897-98, per FBC, Uplift Tests for Roof Covering Systems
- FPA #9860.9-R1 Non HVHZ – 24ga
- FPA #9860.10-R1 Non HVHZ – 24ga

Meredith Jacobs

From: ashleyh@hargray.com
Sent: Tuesday, September 21, 2021 11:53 AM
To: Meredith Jacobs
Cc: Jeremy Tate; 'Julie Bachety'; 'Heather Spade'
Subject: RE: 1111 Greene Street - Beaufort HRB Completeness Review

ROOFING
https://4mmetals.com/wp-content/uploads/2016/09/4M-NS100.pdf
WINDOWS
https://www3.marvin.com/WebDoc/ADM%20Ultimate%20Casement%20Awning%20Picture.pdf#G2.1113391
EXTERIOR DOORS
The doors are custom made Sapela French doors built by Grayco's millshop. The front doors are French. R.O. 5'4 x 7'-0" half light with raised panel. The screen porch doors are the same but are full lite. I am trying to get them to send me something on them. There beautiful doors.
Thanks,
Ashley

H E F N E R
RESIDENTIAL ARCHITECTURE
843 271 2567

From: Meredith Jacobs <meredith@meadorsinc.com>
Sent: Tuesday, September 21, 2021 9:16 AM
To: Ashley Hefner <ashleyh@hargray.com>
Cc: Jeremy Tate <jeremy@meadorsinc.com>; Julie Bachety <jbachety@cityofbeaufort.org>; Heather Spade <hspade@cityofbeaufort.org>
Subject: RE: 1111 Greene Street - Beaufort HRB Completeness Review

Hi Ashley,

While reviewing your application for 1111 Greene Street, it has come to our attention that a final materials list was provided for the project, but no cut sheets were provided. Can you please provide basis of design cut sheets for the roof, doors, and windows by end of day on Friday (September 24th) to ensure efficient review of your application? If you are not able to meet this deadline, we'll simply note that they are missing in the project Staff Report.

Many thanks!

Meredith Jacobs, AIA
Meadors Inc.
Architecture Workshop
2811 Azalea Drive
Charleston, SC 29405
Cell: 843-729-0172
Office: 843-723-8585
www.meadorsinc.com

From: Meredith Jacobs
Sent: Monday, September 13, 2021 4:14 PM
To: Ashley Hefner <ashleyh@hargray.com>
Cc: Jeremy Tate <jeremy@meadorsinc.com>; Julie Bachety <jbachety@cityofbeaufort.org>; Heather Spade <hspade@cityofbeaufort.org>
Subject: RE: 1111 Greene Street - Beaufort HRB Completeness Review

Thank you, Ashley. This has been received.

Meredith Jacobs, AIA
Meadors Inc.
Architecture Workshop
2811 Azalea Drive
Charleston, SC 29405
Cell: 843-729-0172
Office: 843-723-8585
www.meadorsinc.com

From: Ashley Hefner <ashleyh@hargray.com>
Sent: Monday, September 13, 2021 3:41 PM
To: Meredith Jacobs <meredith@meadorsinc.com>
Cc: Jeremy Tate <jeremy@meadorsinc.com>; Julie Bachety <jbachety@cityofbeaufort.org>; Heather Spade <hspade@cityofbeaufort.org>
Subject: Re: 1111 Greene Street - Beaufort HRB Completeness Review

Here you go, the colors are colonial white siding and trim, grey or galvanized roofing, Georgetown color brick, dark Charleston green for shutters and underpinning.
Thanks,

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 October 2021

1 Summary of Request

1111 Greene Street, New Construction
The applicant is requesting final approval for new construction of a single-family residence with an accessory structure.

This is a vacant lot within the Historic Conservation Neighborhood and the Northwest Quadrant.

Background: This is the first application received for the proposed single-family residence and accessory structure.

2 Facts

Property Address:	1111 Greene Street
Parcel ID:	R120 004 000 0174 0000
Case Number:	21-58 HRB.1
Applicant:	**Ashley Hefner, Architect**
Zoning:	T4-HN
Use:	Single Family Dwelling



District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
  - *Front Setback—Average prevailing setback on block*
  - *Rear setback – 15' min.*
  - *Side Corner/Alley – 5'min.*
  - *Side Interior – 6'min.—10' min. in The Point*
- **Setback requirements – Accessory Structure:**
  - *Front Setback—accessory structures shall be located behind the front façade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots) and Section 4.5.3 (Carriage House)*
  - *Rear Setback – 5' min.*
  - *Rear Setback from Alley – 3'*
  - *Side Corner/Alley – 5' min.*
  - *Side Interior- 6 ft min, 10 ft min in The Point*
- **Impervious Surface Coverage***:* 55% maximum
- **Frontage Buildout:** 75% max

References:

Beaufort Preservation Manual
Beaufort Preservation Manual Supplement
Northwest Quadrant Design Principles
Secretary of the Interior's Standards for Treatment of Historic Properties

3 STAFF COMMENTS

Staff Acknowledgements

- Staff is generally in support of this project and views it to be a positive addition to the Beaufort Historic Conservation District in terms of Scale, Elevation and Heights, Bays, Absolute Size, Massing, Orientation, and Materials as outlined by Chapter 3 of the Preservation Manual Supplement.

Staff Conditions (Non-Discretionary)

1. The front setback for this property is required to match the average prevailing setback on the block, but no average prevailing setback has been noted on the site plan for comparison. In future submissions, applicant to show average prevailing setback and ensure and demonstrate compliance with the front setback requirements from Section 2.4.1.B of the Beaufort Code.

2. Section 2.4.1.C, footnote 5 states that "…garage doors/carports which face a public right-of-way, except for rear alleys, shall be set back a minimum of 20' from that right of way. The proposed accessory building is noted as a "garage" on sheet A1.1, and an "Operable Wall", which appears to be a barn door is shown on the west elevation that faces Church Street. Staff believes this to be an aesthetically pleasing, nice door, but still considers this to be a garage door. Staff recommends removing the garage door from the west façade to be compliant with this section of the code.

3. Section 4.6.1.F.2 states that "Mechanical equipment, such as ventilation systems, commercial exhaust fans, rooftop terminations, commercial cooling equipment, heating and air conditioning units, TV antennas, and satellite dishes, shall be hidden or screened from view. Lattice, open brick enclosures, or vegetation can be used to conceal mechanical equipment. Screening material shall be properly maintained. If vegetation is used for screening, the mature size of the vegetation shall be considered so that equipment air flow will not be compromised." An area for HVAC is shown on the east side of the house on the floorplan on sheet A2.1. Applicant to ensure and demonstrate compliance with Section 4.6.1.F.2 in future submissions and submit a detail of any screen walls that are proposed.

4. Section 4.6.3.C.2.c states that "Facades should have several window sizes with smaller ones above. This is particularly important when buildings rise more than 2 stories." The proposed gable windows on the main house appear to be the same size as windows on the first story. Applicant to revise the sizes of the windows on the main house so that the upper-level windows are smaller than the lower-level windows.

5. Section 4.6.3.C.2.c.ii states that “Thin mullions or muntins shall be required on windows larger than 2 feet in any direction, except for shopfronts…” No window sizes have been submitted. Applicant to ensure and demonstrate compliance with this section of the code in future submissions.

6. Section 4.6.3.D.1 states that “Shutters shall be sized and placed so as to equal the width that would be required to cover the window opening.” The proposed door shutters on the front façade do not appear to be sized and placed to equal the width that would be required to cover the door opening. Applicant to ensure and demonstrate compliance with this section of the Code in future submissions as well as clarify material of shutters.

7. In future submissions, Applicant to submit a north elevation of the main house that shows the portion of the façade that is behind the screened porch for review.

8. The applicant has stated that no trees will be removed for this project, however, there are multiple trees shown in the existing plat that appear to be near the proposed footprint of the new house. These trees do not appear on the proposed site plan. Applicant to verify that these trees will remain and ensure this is noted on future applications for clarity.

9. Section 5.7.7.A.1.a requires off street parking space dimensions of at least 9’ wide by 18 feet long, exclusive of access or maneuvering spaces. While this application meets the minimum number of required parking spaces per Section 5.7.4 of the Code, no dimensions for the parking stalls have been shown. Applicant to ensure and demonstrate compliance with this section in future submissions.

10. The applicant has provided a description of the proposed front doors on the main house. From this description, Staff believes the doors are generally compliant with Chapter 7 of the Beaufort Preservation Manual Supplement. Applicant to submit cut sheets or shop drawings of all exterior doors and screen doors on the main house and accessory structure so that Staff can review design, panel profile, and materials to verify compliance.

11. Page 41 of the Beaufort Preservation Manual Supplement states that “in the case of new construction, it should be noted that plain or beaded beveled horizontal siding is appropriate for the Historic Beaufort District, although plain is preferable. Vertical siding is a more modern intrusion and would be more appropriate in Beaufort to secondary structures such as sheds and outbuildings.” Vertical Board and Batten siding is proposed for the dominant form of the main house. Staff recommends that all siding on the main house be horizontal siding to be compliant with the Supplement. See discretionary condition 17 below for additional comments.

12. Staff finds the proposed Snap Lock Standing Seam roof to be acceptable for this structure since it is new construction. In future submissions, Applicant to include typical roof termination details (ridge, valley, slope transition, rake edge, and drip edge profiles) for review.

13. The Exterior Materials List on Sheet A2.1 notes that the Fireplace will be “custom color – Savannah Grey.” Applicant to submit cut sheet or photograph of custom color chimney for review.

14. In future submissions, Applicant to submit ceiling fan and proposed exterior fireplace sconces for review.

15. Regarding the proposed Flood Light Motion Sensor Kit and the Direct Burial Uplight noted on page L1.3, Applicant to ensure and demonstrate compliance with Section 5.8.6 of the Beaufort Code in reference to placement, wattage, and lighting direction in future submissions.

16. Staff is generally in support of the proposed colors shown on the color rendered elevation, but in future applications, applicant to submit actual colors and manufacturer identification numbers so that this may be reviewed and kept on file with the application.

Staff Conditions (Discretionary)

17. In continuation of non-discretionary Condition 11 above, Staff would support the horizontal siding being a combination of lap siding, smooth shiplap, or novelty shiplap if the applicant prefers to differentiate portions of the building in a manner similar to the proposed design.

18. Staff is generally in support of the proposed front porch decorative surface mount lighting fixture, but Staff preference is that a hanging fixture or sconces are utilized instead of the surface mounted fixture purely from an aesthetic perspective.

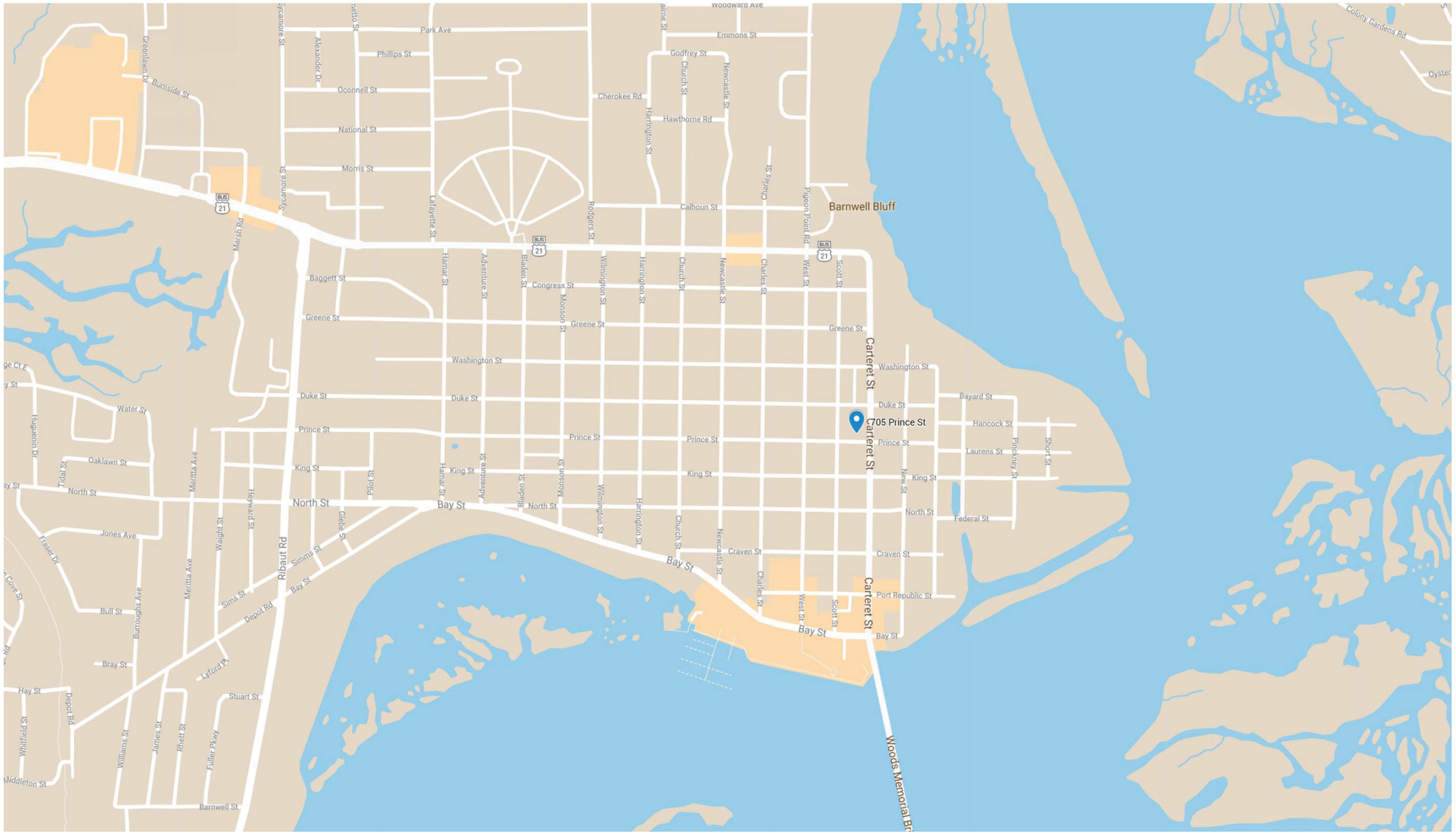
19. When responding to Condition 4 above regarding size of windows, Staff preference is that the lower-level windows are made larger so that they have a better proportional relationship to the house.

STAFF RECOMMENDATION:

Preliminary Approval with conditions noted.

CITY STAFF INTRODUCTION

705 Prince Street



PROJECT LOCATION- 705 PRINCE STREET



STAFF SITE VISIT PHOTOS - JULY 2020
705 PRINCE STREET FRONT FACADE



STAFF SITE VISIT PHOTOS - JULY 2020
705 PRINCE STREET VIEW FROM CARTERET STREET


STAFF SITE VISIT PHOTOS - JULY 2020
SIMILAR NEIGHBOR - 706 PRINCE STREET



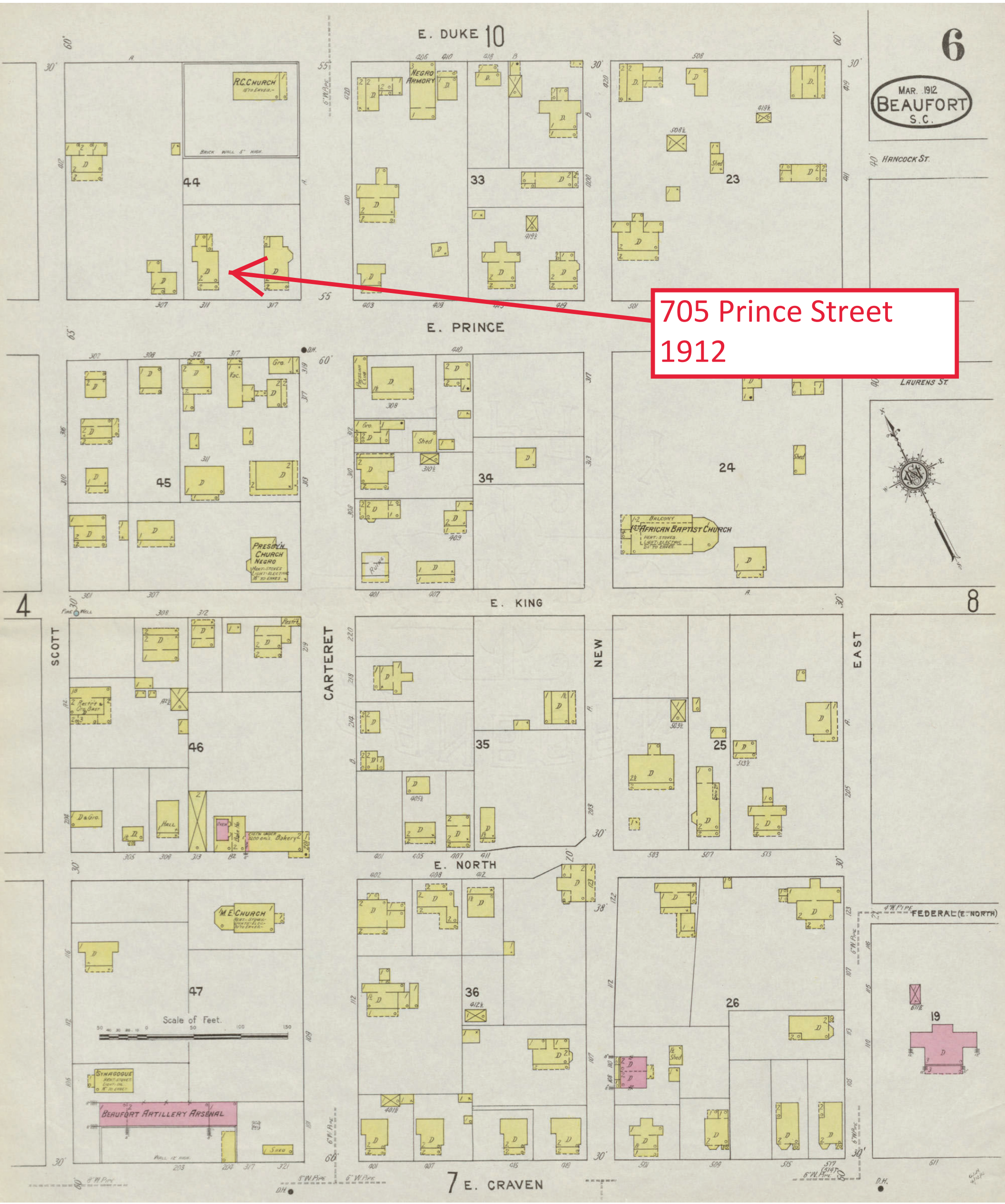
STAFF SITE VISIT PHOTOS - JULY 2020
SIMILAR NEIGHBOR - 706 PRINCE STREET



STAFF SITE VISIT PHOTOS - JULY 2020
SIMILAR NEIGHBOR - 706 PRINCE STREET
VIEW FROM REAR


STAFF SITE VISIT PHOTOS - JULY 2020
NEIGHBORING STRUCTURE


STAFF SITE VISIT PHOTOS - JULY 2020
NEIGHBORING STRUCTURE



705 Prince Street
1912

PRESERVATION NEIGHBORHOOD

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) 895 (Site #)
USGS Quad: 025 Beaufort
Doc. Level: Intensive Level-Building

Historic name(s):
Map Ref.: BFT 09 (TR)
Tax Number: R120 004 000 0542 0000
Common name(s):
City Block Ref.: 44 .05
Island: Port Royal Is.
Address/location: **705 Prince St.**
City/Vicinity of (vic.) Beaufort
Date: 1880 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: commercial

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)	044 (542) -4	Vol. 18; full form
☐ A Guide to Historic Beaufort (1995 ed.)		

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

Date: 3/9/98
Recorder: C. Brooker, Brooker Arch. Cons.

Roll #	Neg.	View of:
B-25	5	S facade & W elev., fac. NE

Style: Folk Victorian

Commercial Form:

Core Shape:

Stories: 2 stories

Construction: frame

Roof: Shape: gable (end to front)

Material: composition shingle

Chimney: Type: not visible

Material:

Exterior Walls: weatherboard

Windows: single

Type: double hung

Pane Config.: 2/2

Doors: single

Foundation: brick piers

Porch Height: 2 or more with tiers

Porch Width:

Porch Roof Shape: shed

Porch Details: turned posts

Decorative Elements: wood

Outbuildings:

Interior Features:

Number of Related Resources:

Surroundings: residential

Acreage: Less than 1

Quadrangle: Beaufort

Alterations:

Alteration date:

Integrity: good

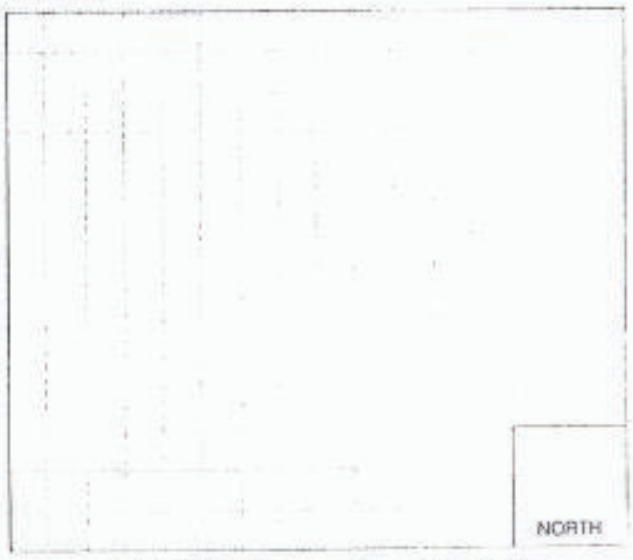
Condition: good

Formerly infilled upper porch was reopened after 1979; 1979 Milner survey indicates columns and brackets matching those found on 706 Carteret St. (Site #894)

Description: Two story framed dwelling with end gable and 3 bay facade facing south. Entrance left via 2 story tiered porch with turned columns raised on timber pedestals and turned balusters.

Historical Data: Present configuration shown on Sanborn Insurance Co. map 1912.

Sketch:



Site Number: U - 13 - 895

Informant/
Bibliography:

APPLICANT PRESENTATION

705 Prince Street

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

☐ Staff Review
☑ Board Review Nofee

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** 8/11 **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: Erich Fuchner

Applicant Address: 5110 Brookview Drive, Bethesda, MD. 20816

Applicant E-mail: erich@braunbagonline.com Applicant Phone Number: 301-523-6366

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

Owner (if other than the Applicant):

Owner Address:

Project Name: 705 Prince St

Property Address: 705 Prince St

Property Identification Number *(Tax Map & Parcel Number)*: R 120 004 000 0542 0000

Date Submitted: 8/11/21

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

Applicant's Signature: Erich Fuchner Date: 8/11/21

Owner's Signature: Date:

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

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

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

Project Name: 705 PRINCE ST

Property Size in Acres: .3 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):

1100 SF FIRST (HEATED) 1200 SF SECOND 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):

ADDITION AND REMODEL OF EXISTING RESIDENCE. TO INCLUDE FIRST FLOOR PORCH AND SECOND FLOOR BEDROOM AND TWO BATHROOMS

OTHER EXTERIOR WORK INCLUDES NEW ENTRY STAIRS, SIDING, TRIM AND WINDOW REPAIR, REPAINT.

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

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

Approved

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

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

N/A

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

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

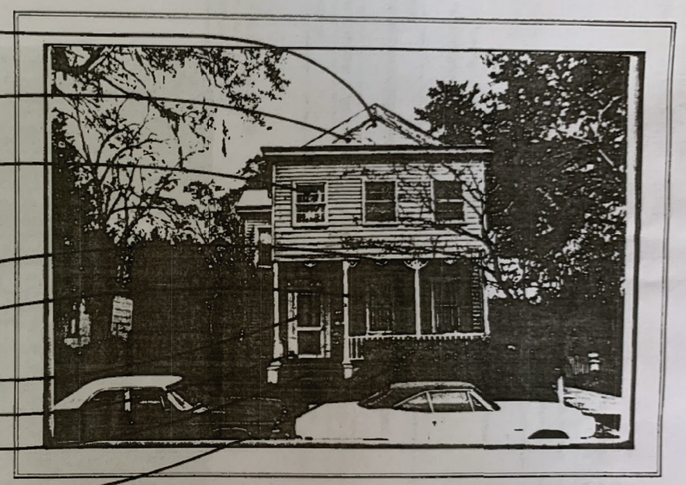
N/A





RECOMMENDED REPAIRS:

- Replace louvered attic vent; match 701 Prince Street
- Investigate painted areas for possible clues to earlier color scheme
- Consider deleting horizontal muntin bars, and reglaze each upper sash with two equally spaced vertical muntins
- Repair damaged scrollwork ornament
- Repaint shutters with darker and more contrasting color
- Replace screen door
- Repaint porch floor
- Replace concrete steps with new wood steps
- Paint concrete masonry between porch piers dark and obscure with lattice



HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Historic and Current Photos

Erich & Trish Fuldner
705 Prince Street
Beaufort, SC 29902

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

DATE:
8/18/2021

SCALE:
1/4"=1'

SHEET:
HRB1



701 Prince Street



701 & 705 Prince Street
Note that they are twin structures reversed





7070 Prince Street



705 & 707 Prince Street



Front Brick Steps and Walk to be retained and improved





Drive Entering Back Yard with Brick Columns and Open Brick Wall
To Be Retained and Possible Iron Gates Replaced





Front Porch Concrete Steps to Be Replaced With Brick Steps
Porch Columns and Railing Details Will Be Retained and Repaired Where Necessary



Proposed Back Porch
Column Detail
Back Porch Entry
Steps and Landing Will
Be Brick
Railing will be 2x2
Wood Spindles

HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Adjacent Properties and Site Photos

Erich & Trish Fuldner
705 Prince Street
Beaufort, SC 29902

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

DATE:
8/18/2021

SCALE:
1/4"=1'

SHEET:
HRB2





Cornice, Soffit and Frieze to be repaired as needed and replicated in new second story roof.





Decorative Bracket & Front Door Trim



Front Porch Concrete Steps to Be Replaced With Brick Steps
Porch Columns and Railing Details Will Be Retained and Repaired Where Necessary





Drive Entering Back Yard with Brick Columns and Open Brick Wall
To Be Retained and Possible Iron Gates Replaced



Front Door



Typical Window



Interior Door & Window Trim



Interior Doors



Proposed Back Porch Column



Galvalume or Gray Painted Standing Seam

Exterior Siding Painted Benjamin Moore HC 165(Boothbay Gray) with OC22 (Calm) Trim
Not As Shown but See Samples Porch Ceilings HC144(Palladian blue)

HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE		
NUMBER	DATE	REVISED BY	DESCRIPTION

Existing and Proposed Architectural and Exterior Details

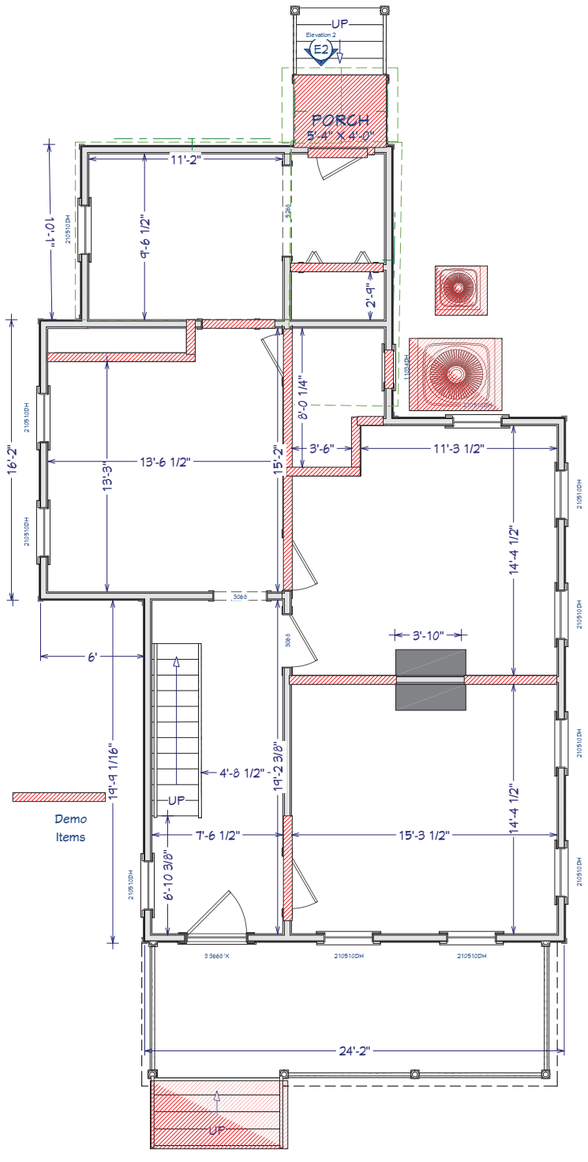
Erich & Trish Fuldner
705 Prince Street
Beaufort, SC 29902

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

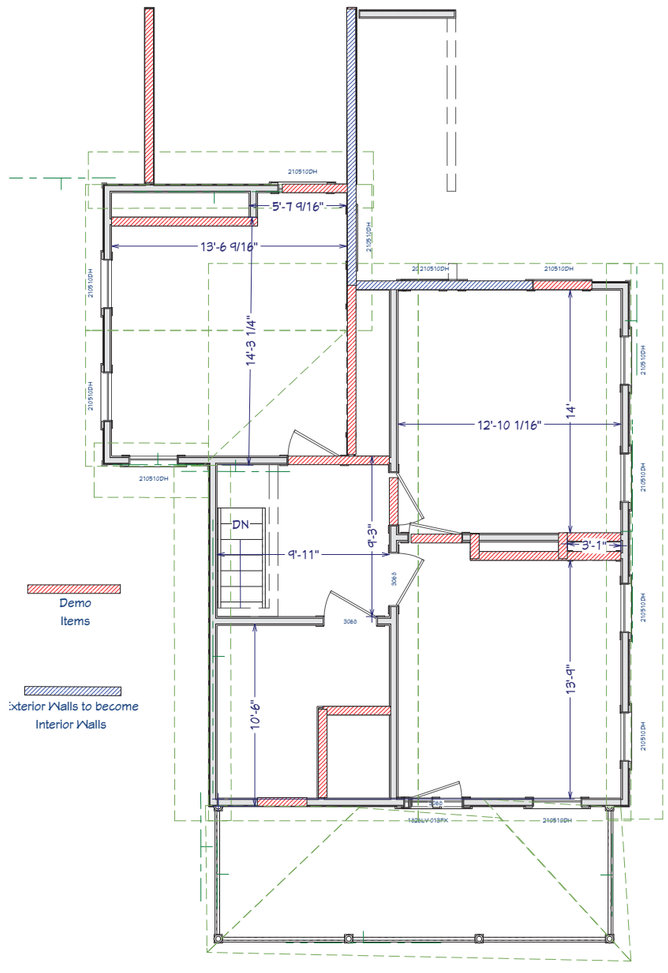
DATE:
9/20/2021

SCALE:
1/4"=1'

SHEET:
HRB 3



FIRST FLOOR
LIVING AREA
1082 SQ FT



SECOND FLOOR
LIVING AREA
840 SQ FT





HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE		
NUMBER	DATE	REVISED BY	DESCRIPTION

Existing Floor Plan, Demo Plan and Exterior Views

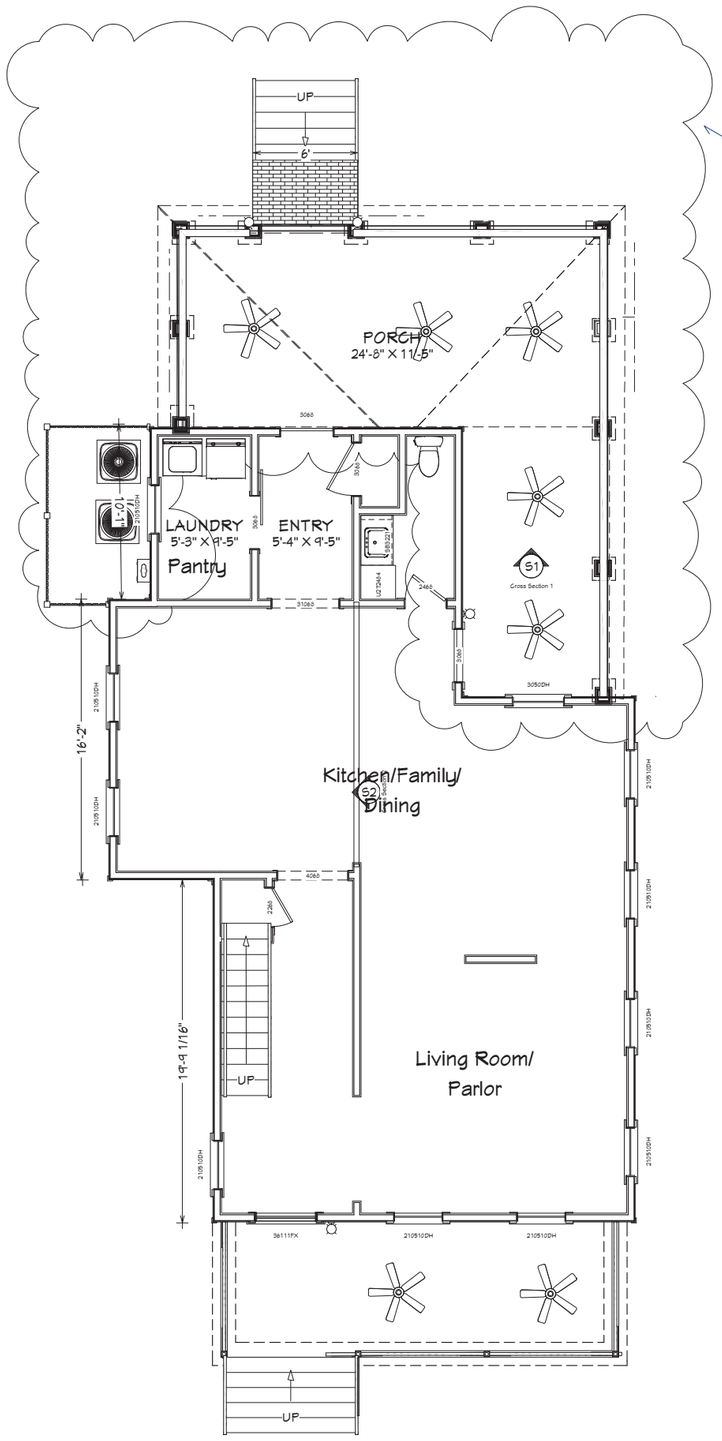
Erich & Trish Fuldner
705 Prince Street
Beaufort, SC 29902

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

DATE:
9/21/2021

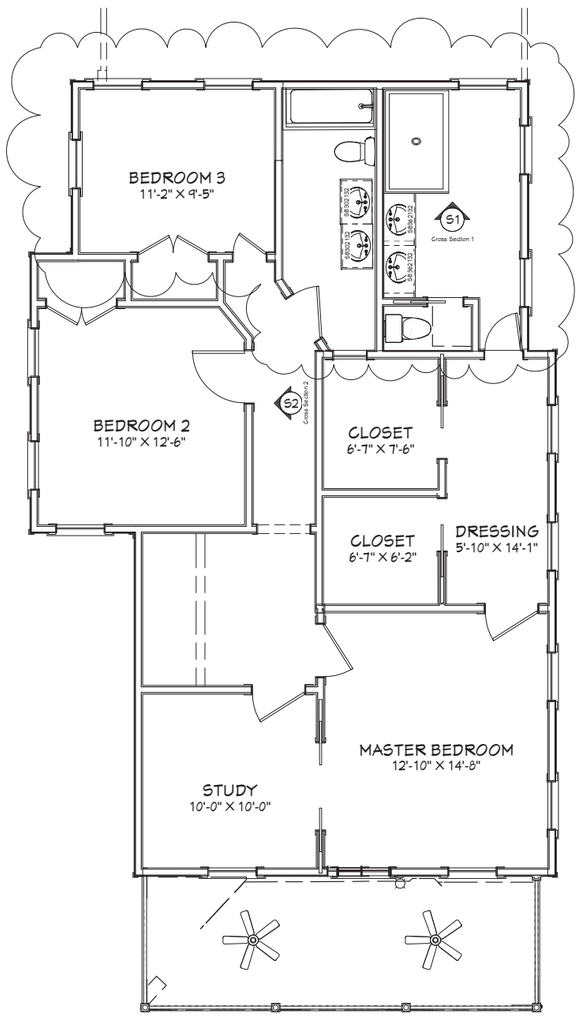
SCALE:
1/4"=1'

SHEET:
HRB 4



LIVING AREA
1079 SQ FT

Area of Addition



LIVING AREA
1098 SQ FT

Note: Roof cornice will remain across the full back of the house not exactly as shown here. See Elevations.



Proposed
Front Right View



Proposed
Rear Left View



Proposed
Rear Right View

705 PRINCE 21 of 41

HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Proposed Floor Plans and Exterior Views

Elica & TIiya Fued8sl
7h5 Pli8cs Stlsst
Bsrufolt, SC 299h2

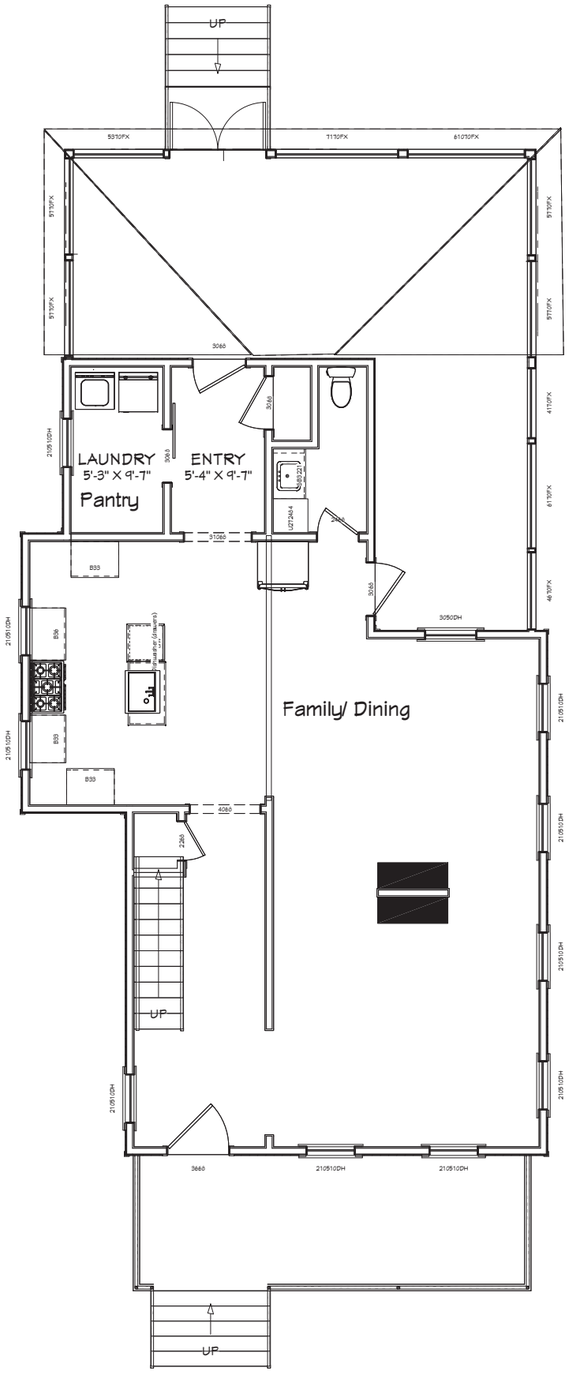
DRAWINGS PROVIDED BY:
Carley Hsmr r8
340 592-h76h
casmr r8325@gn riecon

DATE:
9/20/2h21

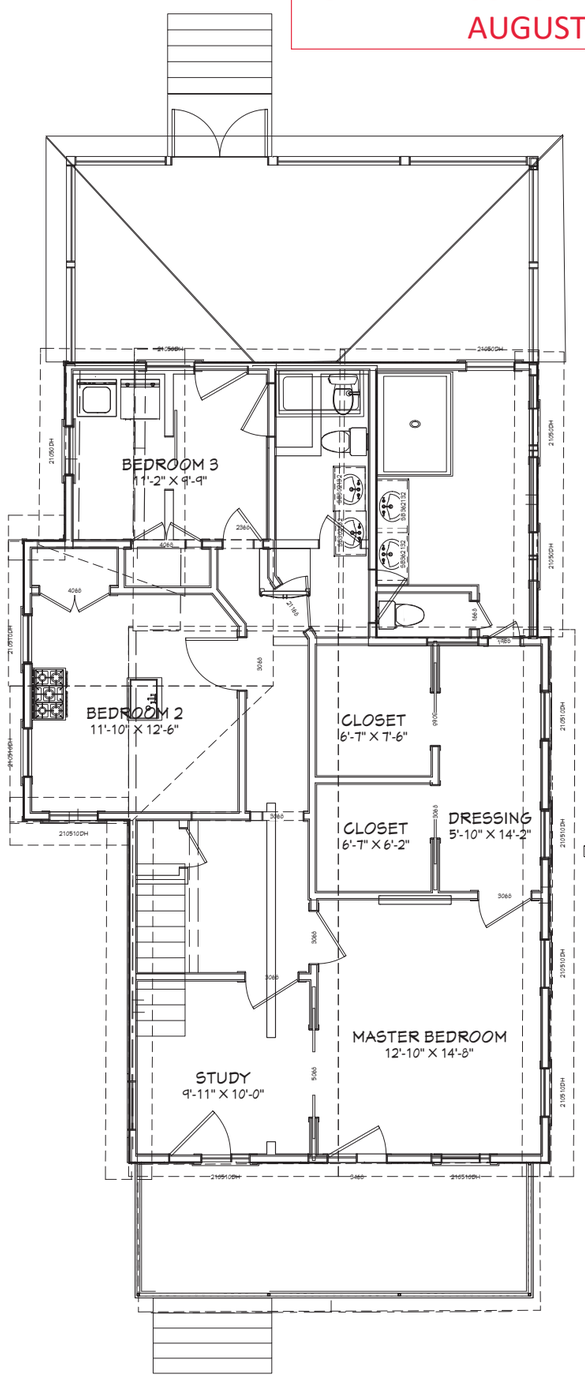
SCALE:
1/4"=1'

SHEET:
HRB15

FROM PREVIOUS SUBMISSION,
GRANTED CONCEPTUAL APPROVAL
AUGUST 2021



FIRST FLOOR
LIVING AREA
1082 SQ FT



SECOND FLOOR
LIVING AREA
1233 SQ FT





HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Rsyids3tireRsn odse
7h8 Pli3cs Stlsst
Bsrufolt, SC 099h0

Elica & Tliya Fued3sl
7h8 Pli3cs Stlsst
Bsrufolt, SC 099h0

DRAWINGS PROVIDED BY:
Carlesy Hsmmr3
542 890-h76h
casmmr3508@gnriecon

DATE:
8/21/0h01

SCALE:
1/4"=1'

SHEET:
P-1

Windows to be removed will be used to replace front window. Glass and parts will be saved to repair retained windows as necessary.



Rear Elevation As Built



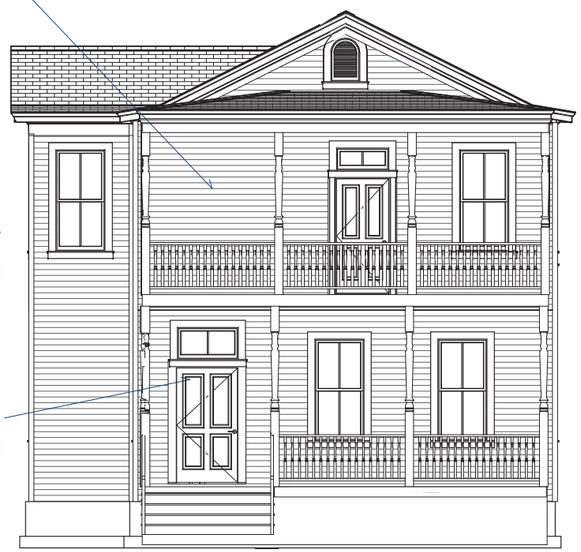
Columns not rendered as exact but all existing columns will be retained.

Lrft Elevation As Built

Precast concrete stairs to be replaced with brick stairway.

Window in this location has been boarded over but will be returned in renovation.

Front Door and Transom not rendered as actual but both will be restored and kept as is.



Front Elevation As Built

Decorative brackets, mostly missing, will be replicated and replaced.



Cornice and soffit on all elevations is in need of repair in many places. All will be repaired in kind and same detail will be replicated on new addition.

Right Elevation As Built

HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

As Built Elevations

Elica & Tliya Fuc8sl
7h5 Pli8cs Stlsst
Bsrufolt, SC 299h2

DRAWINGS PROVIDED BY:
Carlsy Hsmr 8
340 592-h76h
casmr r8325@gn riecon

DATE: 9/20/2h21

SCALE: 1/4"=1'

SHEET: HRB 6



Proposed Exterior Elevation Back

New windows to be manufactured, wood single hung single putty glazed to match original.



Proposed Exterior Elevation Left

Siding, corner boards, cornice and soffit rotted in many locations will be replicated in kind.



Proposed Exterior Elevation Front



Proposed Exterior Elevation Right

HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Proposed Elevations

Erich & Trish Fuldner
705 Prince Street
Beaufort, SC 29902

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

DATE:
9/21/2021

SCALE:
1/4"=1'

SHEET:
HRB 7



Exterior Elevation Back



Exterior Elevation Left

FROM PREVIOUS SUBMISSION,
GRANTED CONCEPTUAL APPROVAL
AUGUST 2021



Exterior Elevation Front



Exterior Elevation Right

HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Proposed Elevations

Elica & TIiya Fued3sl
8h9 Pli3cs Stisst
Bsrufolt, SC 2--h2

DRAWINGS PROVIDED BY:
Carlsy Hsmr3
540 9-27h86h
casmr3529@gnriecon

DATE:
8/20/2h21

SCALE:
1/4"=1'

SHEET:



Eave & Overhang





Decorative Bracket & Front Door Trim



Front Door



Typical Window



Interior Door & Window Trim



Interior Doors

From Previous Submission

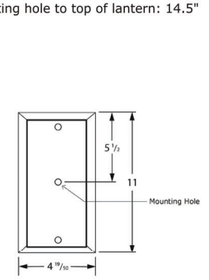


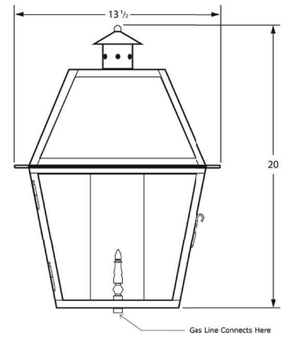
Charleston Series

CH-12
Wall Mount
20h x 13.5w x 14.5

*Mounting hole to top of lantern: 14.5"

FROM PREVIOUS SUBMISSION, GRANTED CONCEPTUAL APPROVAL AUGUST 2021





DAMP

BTU's: 1460 for Natural Gas / 1280 for Liquid Propane (LP)

carolina Lanterns & LIGHTING

1362 Chuck Dawley Blvd
Mount Pleasant, SC 29464
www.carolinalanterns.com
customerservice@carolinalanterns.com



Back Porch Column



Front Door Trim
Satin Black



HEYMAN QUALITY CONSTRUCTION & REMODELING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Existing and Proposed Architectural and Exterior Details

El ica & Tl iya Fuœl3sl
8h9 Pli3cs Stl sst
Bsrufolt, SC 2- - h2

DRAWINGS PROVIDED BY:
Carl€y Hsmr3
540 9- 27h86h
casmr3529@gn riecon

DATE:
8/20/2h21

SCALE:
1/4"=1'

SHEET:



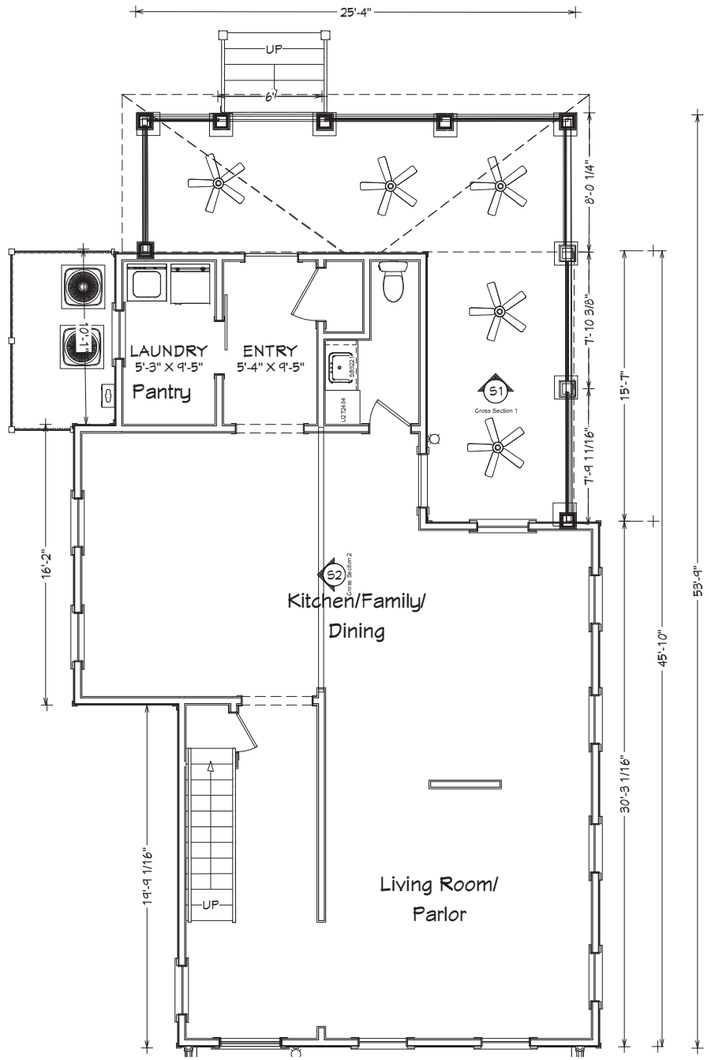
Exterior Elevation Right
(Staff)



Exterior Elevation Back
(Staff)



Exterior Elevation Left
(Staff)



First Floor Plan
Staff Preferred



Staff Preferred View

HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Floor Plan &
Elevation Views
Staff Version

Elica & Tliya Fuel8sl
7h0 Pli8cs Stlsst
Bsrufolt, SC 299h2

DRAWINGS PROVIDED BY:
Carlsy Hsmr8
345 092-h76h
casmr8320@gnriecon

DATE:
9/20/2h21

SCALE:
1/4"=1'

SHEET:
HRB7.1



Exterior Elevation Right
(Staff)



Exterior Elevation Back
(Staff)



Exterior Elevation Right
(Owner)



Exterior Elevation Back
(Owner)

HEYMAN
QUALITY CONSTRUCTION & REMODELING

NUMBER	DATE	REVISED BY	DESCRIPTION

REVISION TABLE

Comparison
Staff Version Top
Owner Version Bottom

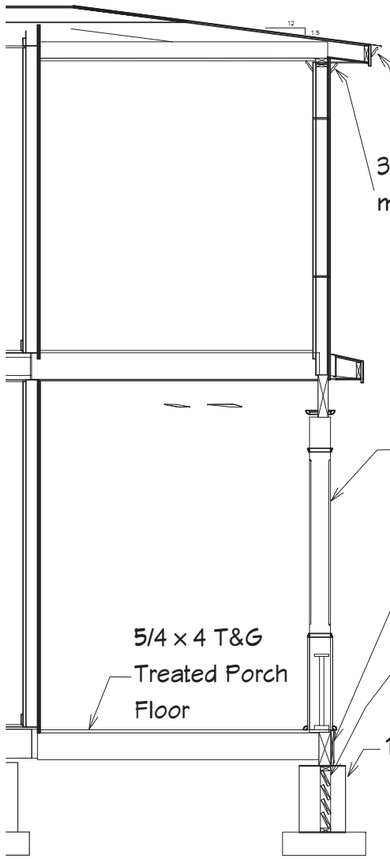
Elica & Tliya Fued8sl
7h0 Pli8cs Stlsst
Bsrufolt, SC 299h2

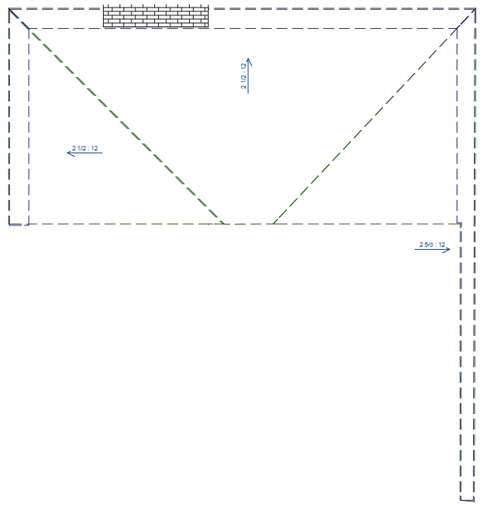
DRAWINGS PROVIDED BY:
Carl sy Hsmm r 8
345 092-h76h
casmm r8320@gn riecon

DATE:
9/20/2h21

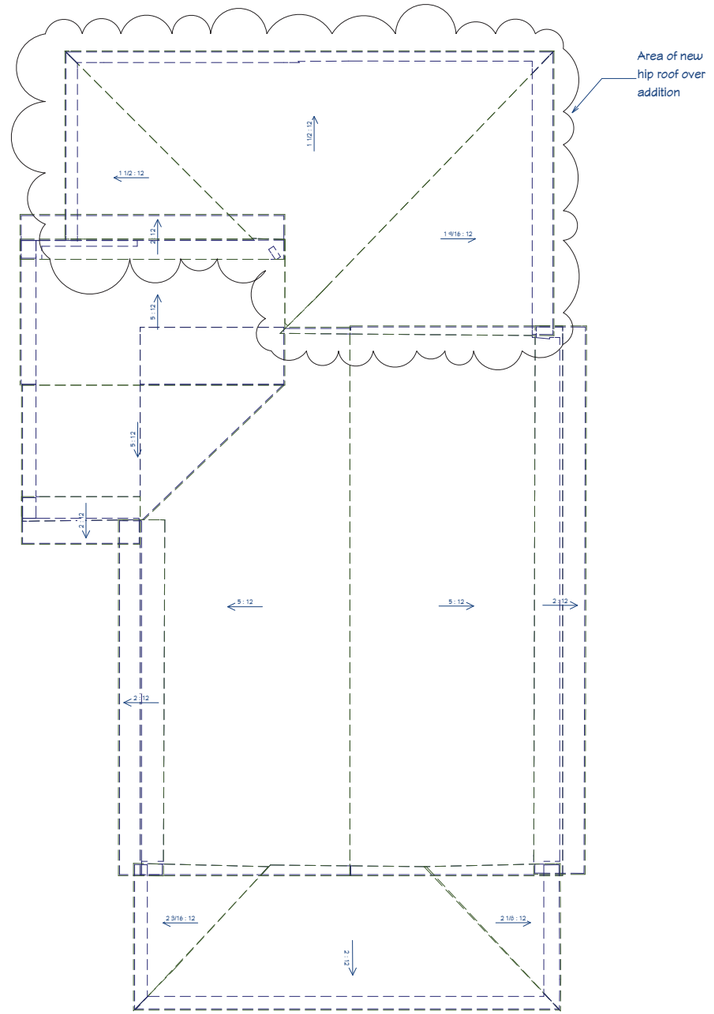
SCALE:
1/4"=1'

SHEET:
HRB 7.2



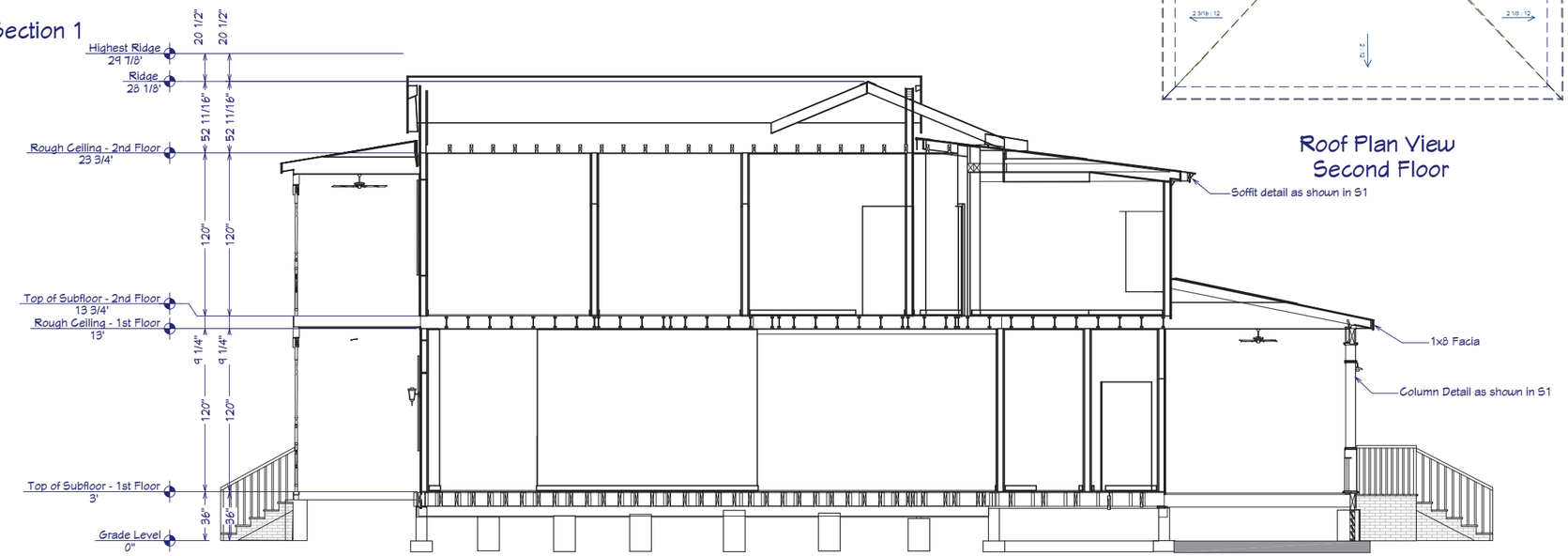


Roof Plan View
First Floor



Roof Plan View
Second Floor

Cross Section 1



Cross Section 2

705 PRINCE 29 of 41

HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

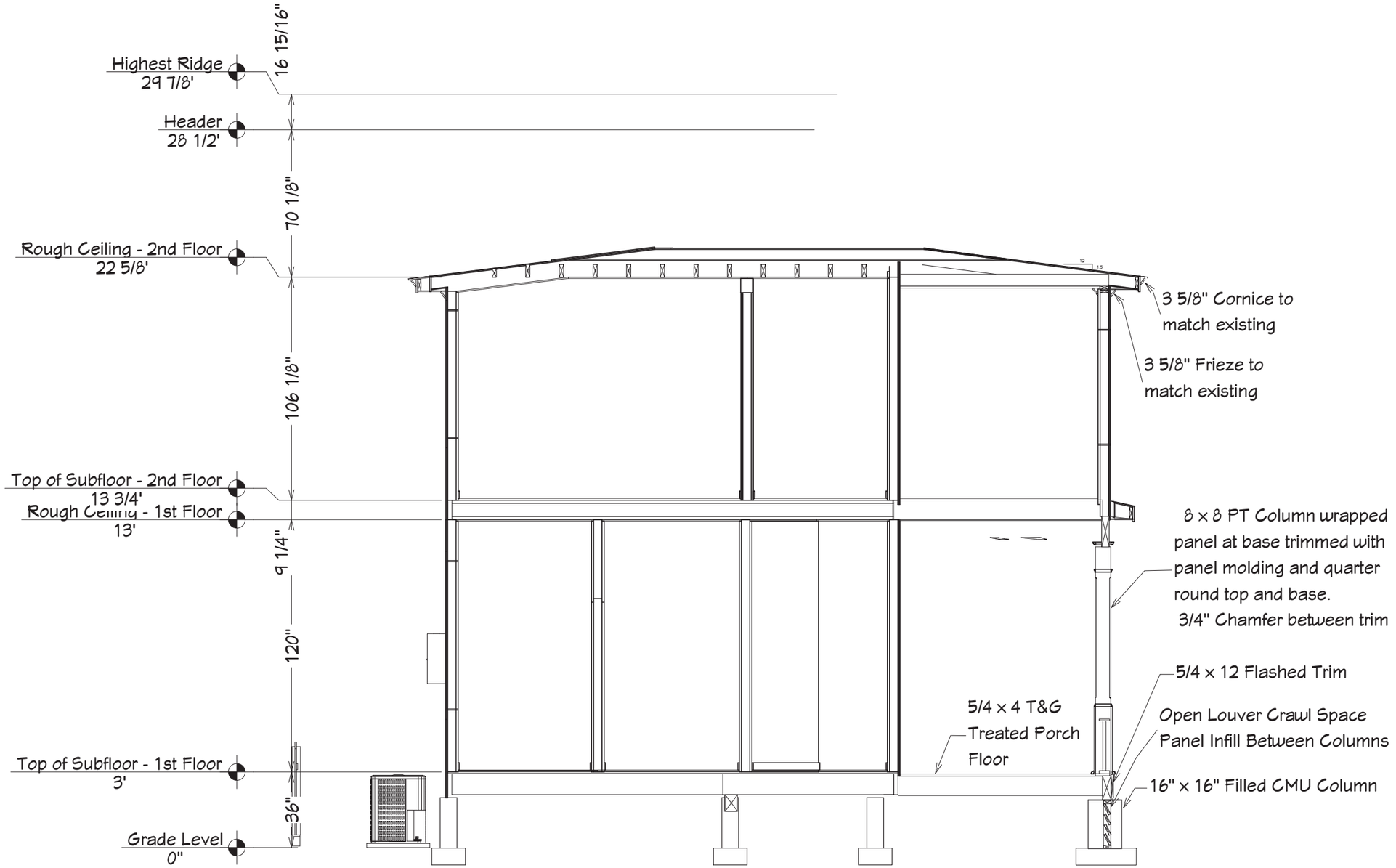
Erich & Trish Fuldner
705 Prince Street
Beaufort, SC 29902

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

DATE:
8/18/2021

SCALE:
1/4"=1'

SHEET:
HRB 8



Cross Section 1
Through Addition
1/2" = 1'

HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Cross Section through Rear Addition

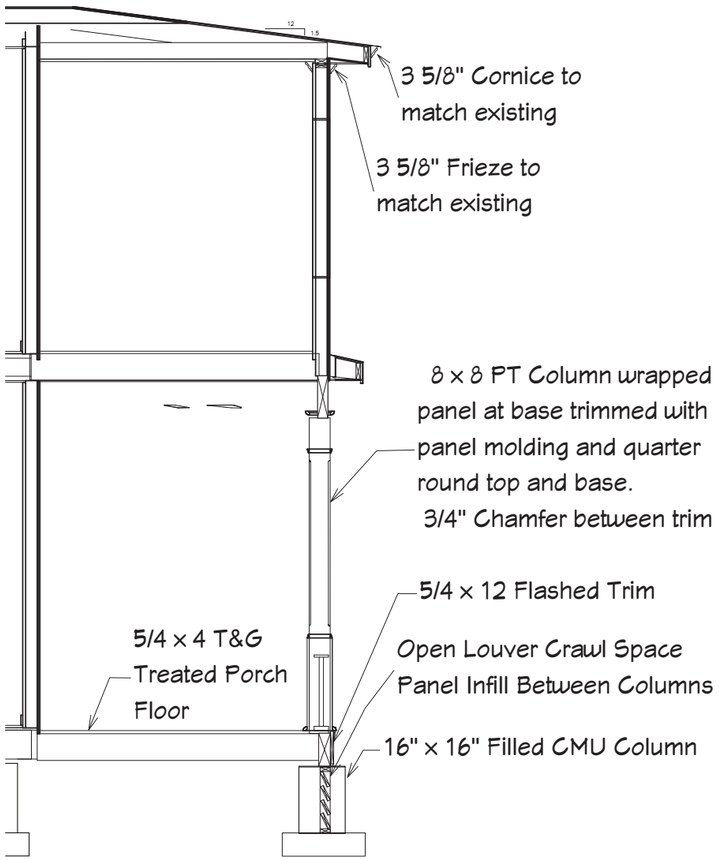
Erich & Trish Fuldner
705 Prince Street
Beaufort, SC 29902

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

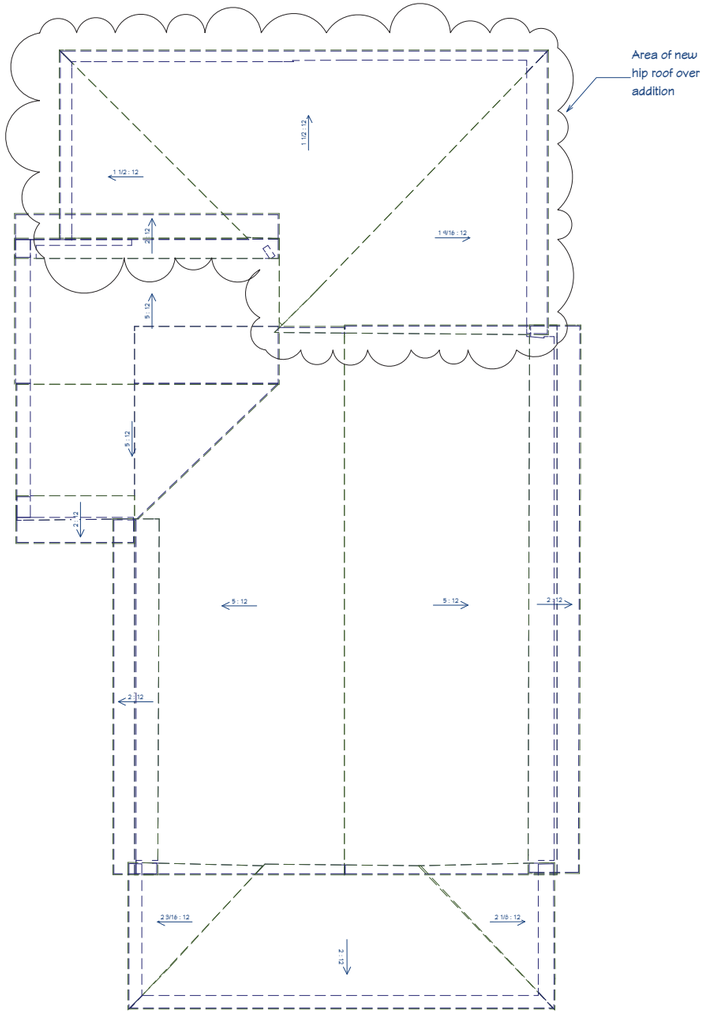
DATE:
8/18/2021

SCALE:
1/4"=1'

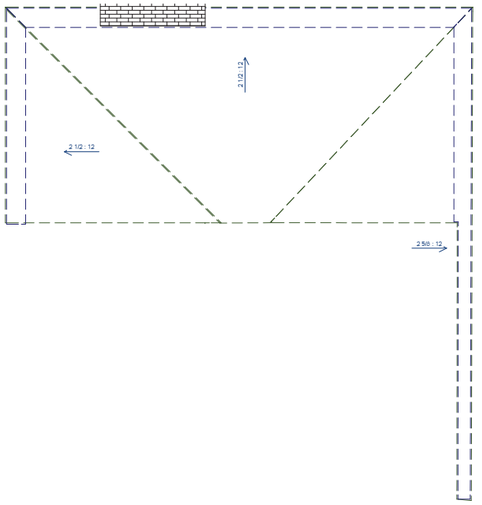
SHEET:
HRB 9



Cross Section 1



Roof Plan View
First Floor



Roof Plan View
Second Floor

HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE		
NUMBER	DATE	REVISED BY	DESCRIPTION

Roof Plan, Sections and Detail Elevations

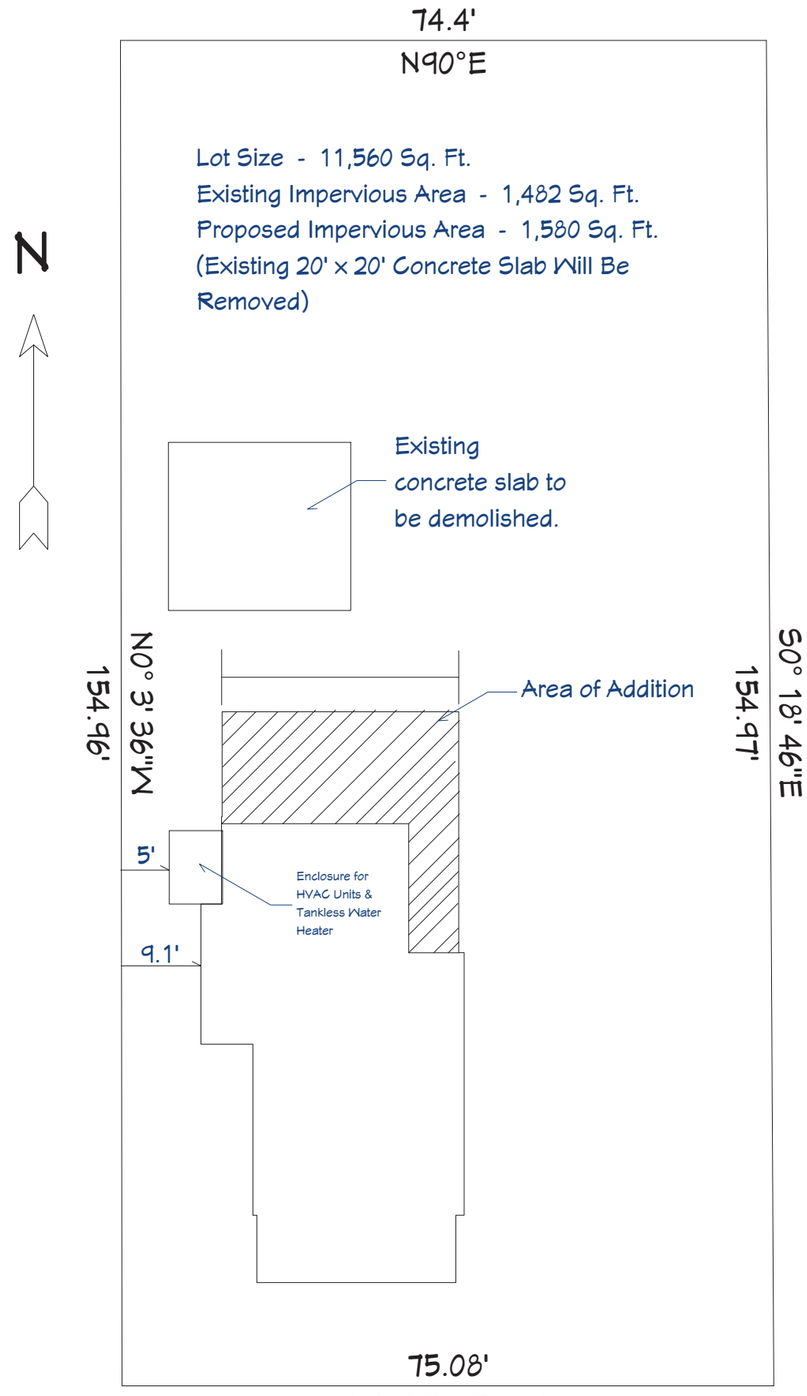
Erich & Trish Fuldner
705 Prince Street
Beaufort, SC 29902

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

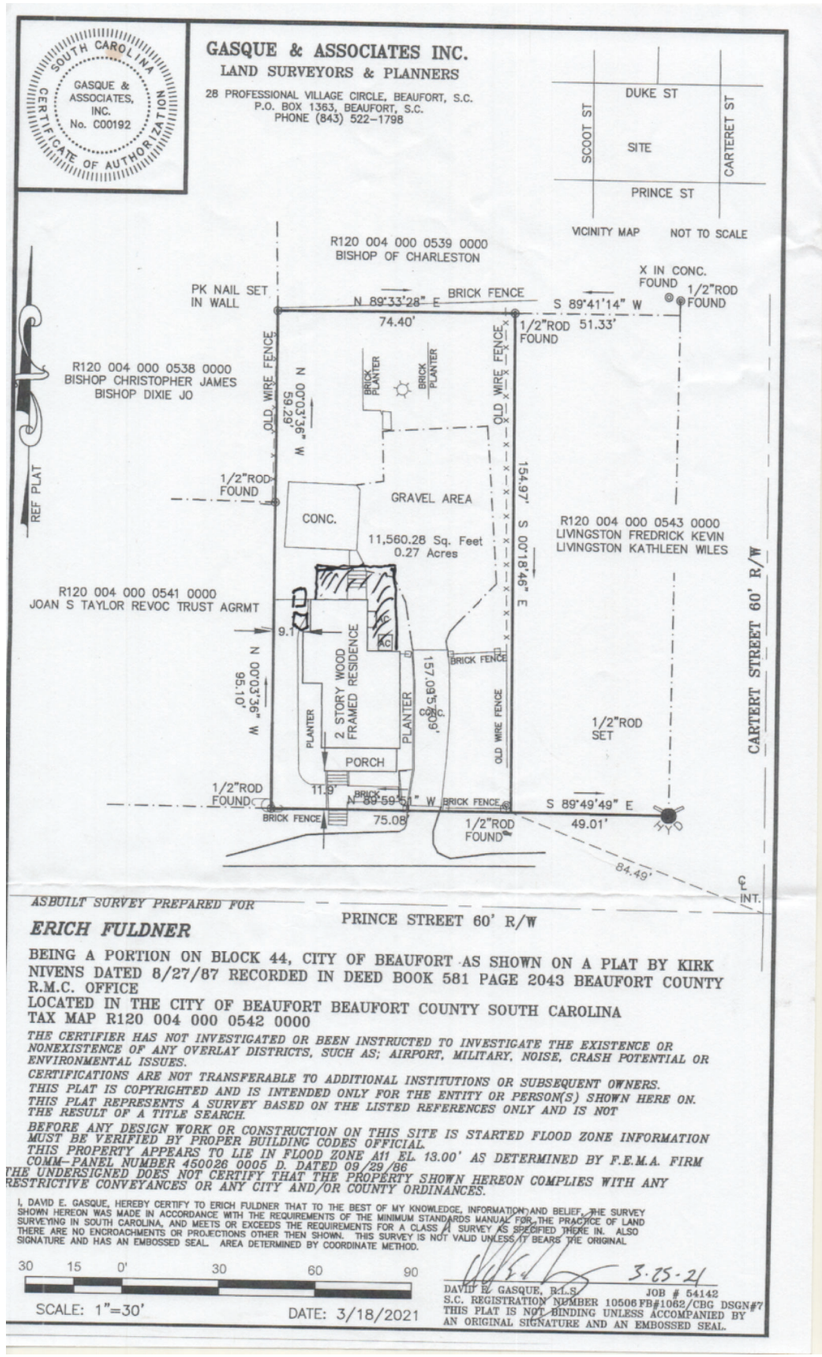
DATE:
8/18/2021

SCALE:
1/4"=1'

SHEET:
HRB10



Site Plan



HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Site/Plot Plan

Erich & Trish Fuldner
705 Prince Street
Beaufort, SC 29902

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

DATE:
8/18/2021

SCALE:
1/4"=1'

SHEET:
HRB11



Front Door To Bo Restored



Windows To Be Restored and New Windows May be Rebuilt From Removed Units or Supplied Putty Glazes From Grayco and Dealer's Choice



Wood Louvered Shutters on Front Only Painted Black or Charleston Green

Siding and Trim Will Be Restored Wherever Possible. New Siding Will Be Matching Bevel, Cypress or Cedar, Reveal to Match Existing. New Trim Will Be Treated SYP or Molded Pine to Match Existing.

Siding To Be Painted Benjamin Moore HC-165 Boothbay Gray
Trim Will Be Painted Benjamin Moore OC-22 Calm



Exterior Fans



Back Entry Door From Rogue Valley Painted Pine



Side Door to Porch From Rogue Valley Pine Painted



Interior Doors to be Restored



Old Savannah Brick or Similar





Front Door Hardware
Flat Black
Other Door Hardware
same finish

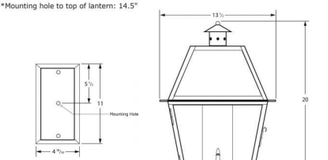




Back and Side Door Lighting

Charleston Series

CH-12
Wall Mount
20h x 13.5w x 14.5d
*Mounting hole to top of lantern: 14.5"



BTU's: 1460 for Natural Gas / 1280 for Liquid Propane (LP)

carolina Lanterns LIGHTING

1362 Chuck Dawley Blvd
Mount Pleasant, SC 29464
www.carolinalanterns.com
customerservice@carolinalanterns.com

Front Porch Lantern

HEYMAN
QUALITY CONSTRUCTION & REMODELING

NUMBER	DATE	REVISED BY	DESCRIPTION

REVISION TABLE

Door/Window Cuts and other Products and Finishes

Erich & Trish Fuldner
705 Prince Street
Beaufort, SC 29902

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

DATE:
9/27/2021

SCALE:
1/4"=1'

SHEET:
HRB12

SL150

ARCHITECTURAL STANDING SEAM



SL150 is a snap lock standing seam roof panel with 1.5" high ribs that installs with concealed clips. The clips allow the panel to freely expand and contract during thermal movement which can help ensure an aesthetically pleasing look when very long panel lengths are required. SL150 is popular in both residential and commercial applications and is a great choice for customers that prefer a taller rib profile or for roofs requiring very long panel lengths.

Specifications:

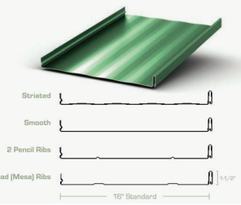
- Standing seam concealed fastener panel for roof applications.
- Snap locking ribs.
- Installs with clips.
- 3:12 minimum recommended roof pitch.
- Suitable for solid decking.

Substrates and Coatings:

- 26 and 24 gauge high strength steel.
- 0.032" aluminum.
- Anti-corrosion AZ50 Galvalume® coating for painted and AZ55 for unpainted steel.
- 26 ga available in 45 Year and Lifetime Siliconized Modified Polyester Paint Systems.
- 24 ga and aluminum available in PVDF (Kynar 500 or Hylar 5000) Paint System.

Testing and Approvals:

- UL 580 Construction #589.
- UL Class 4 Impact.
- UL 790 Fire Resistance Class A.
- ASTM E-283 Air, E-331 Water.
- Florida Building Code Approved:
  - 9443.1 – 24 ga over 15/32" plywood.
  - 18716.2 – 0.032" aluminum over 7/16" OSB or 15/32" plywood.

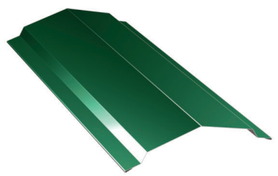


888.685.7663 | www.unioncorrugating.com

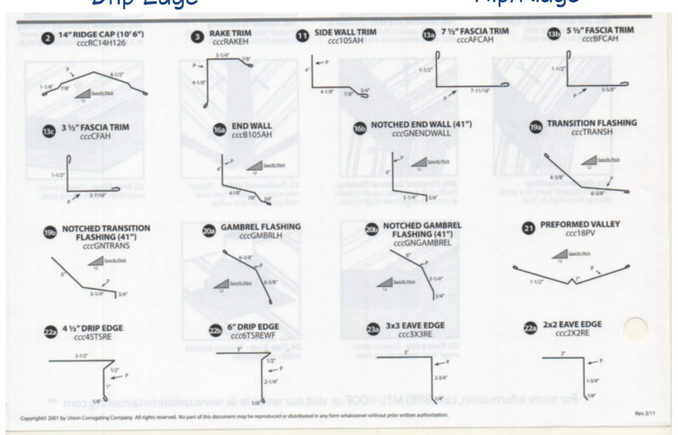
Standing Seam Roofing on Porch addition and second floor addition



Drip Edge



Hip/Ridge



Other Roof Flashing Profiles

UNION CORRUGATING COMPANY
Your Roof. For Life.℠

Residential/Post Frame Color Chart

- SMP[✓] Paint System
- 29 & 26 Gauge Galvalume® Steel Substrate
- 45-Year Industry Leading, Written Warranty on Painted Products with No Coastal Set Back

Arctic White* TSR† = 63%	White TSR = 46%	Ivory TSR = 58%	Light Stone TSR = 51%	Sahara Tan TSR = 36%
Pearl Gray TSR = 35%	Cocoa Brown TSR = 29%	Burnished Slate TSR = 32%	Light Brown TSR = 36%	Clay TSR = 32%
Charcoal Gray TSR = 31%	Black TSR = 25%	Patriot Red TSR = 36%	Barn Red TSR = 32%	Burgundy TSR = 25%
Copper Metallic ‡ TSR = 40%	Gallery Blue TSR = 25%	Royal Blue TSR = 31%	Evergreen TSR = 26%	Marine Green TSR = 30%

Non-Painted

Acrylic Coated Galvalume TSR = 35%

Denotes Energy Star℠ certified high reflectance color which can reduce cooling costs.

✓ Union utilizes the most advanced Siliconized Modified Polyester paint system in the industry, based on Akzo Nobel's Ceram-A-Star 1050 technology.

Note: Colors shown have been matched as accurately as possible to actual finish. For exact color match, please request a metal color sample. Availability of colors and materials is subject to change. Most panels are available in bare galvanized or bare galvalume.

† TSR = Total Solar Reflectance. An Energy Star℠ certified color must meet the following TSR requirements: 25% initial, 15% after 3 years of exposure testing.

‡ Premium color. To ensure proper color match, orders for metallic colors should be placed so that they come from the same batch.

888-MTL-ROOF (685-7663) www.unioncorrugating.com

Acrylic Coated Galvalume Finish



Front Porch Railing to be repaired and retained.



Front Porch Newell on the neighboring (twin) house



Existing back Porch Rail to be saved and reused on new back stair/landing



Back Porch Rail on neighboring (twin) house



Corner Board Detail to be restored and used on addition

HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Additional Finish Selections

Erich & Trish Fuldner
705 Prince Street
Beaufort, SC 29902

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

DATE: 9/27/2021

SCALE: 1/4"=1'

SHEET: HRB 13

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 October 2021

1 Summary of Request

705 Prince Street, Alterations / Additions
Applicant: Erich and Patricia Fuldner, Homeowners
The applicant is requesting final approval of alterations and additions to a single-family residence at 705 Prince Street.

This project proposes alterations and additions to a contributing structure in the Historic District Preservation Neighborhood.

Background:

A previous submission for this project received Conceptual Approval with Conditions at the August 2021 Historic Review Board Meeting.

2 Facts

Property Address:	705 Prince Street
Parcel ID:	R120 004 000 0542 0000
Case Number:	**21-50 HRB.2**
Applicant:	Erich and Patricia Fuldner
Zoning:	T4-N
Use:	Single Family Residence



Front Right View



Rear Left View

District Development Standards for T4-N:

- **Setback requirements – Primary Structure:**
  - *Front-0' min.- 15' max.*
  - *Rear setback – 10' min.*
  - *Side Corner/Alley – 0'min. – 10' max.*
  - *Side Interior – 5' min, or 0' if attached.*
- **Maximum Building Height: 4 stories max;** 3.5 stories max in & fronting Historic District & interior lots along Allison Rd.
- **Frontage Build-Out:** 60% min; 85% max.
- **Impervious Surface Coverage:** 70% maximum for rooftops, additional 10% allowed.
- **Permitted Uses:** Single Family Dwelling is permitted by right in the T4-N zoning classification.

References:

- The Beaufort Code
- The Beaufort Preservation Manual
- The Beaufort Preservation Manual Supplement

3 STAFF COMMENTS

Staff Acknowledgements:

- The Beaufort County Historic Sites Survey from 1997 states that this house was built around 1880. The 1912 Sanborn map shows a footprint that matches what exists today. The survey notes that the front upper porch was infilled at one time but was reopened after 1979.
- Some drawings within this application (on Sheets HRB7.1 and HRB7.2) are labeled as "Staff" or "Staff Preferred". Staff wants to be clear that Staff did not design these iterations. The applicant has illustrated some of the staff recommendations from pre-application comments. See condition 10 below for Staff Comments related to these drawings.

Staff Conditions (Non-Discretionary):

1. The following Conditions of Conceptual Approval have NOT been satisfied:
    a. **Condition 2** *required that the applicant be clear in noting the proposed scope of work, and* **Condition 3** *required that the applicant ensure drawings "clearly depict actual and proposed conditions"*.
        i. While the current submission is an improvement to what was previously submitted in terms of these conditions, there are still many inconsistencies and much vagueness that make it difficult for Staff to understand the actual existing conditions and the relationship between the proposed addition and the existing historic structure:
            1. The Right Elevation As Built on Sheet HRB 6 shows front porch eaves that do not align with the eaves on the rest of the house. On the proposed elevation drawings, the eaves do align. Applicant to show correct alignment between the front porch eaves and the rest of the house on all drawings. The cornice frieze board should wrap around the entire house at a consistent level as it exists today.
            2. The As-Built Elevations do not show the correct existing condition of the front porch stairs. The front porch stairs in submitted photographs are concrete stairs with concrete cheek walls.
            3. Cross Section 2 on Sheet HRB 8 appears to show some drawing anomalies on the second floor, with a wall extending through a roof. Staff recommends updating this to show the correct proposed condition.
            4. The Sections provided on Sheets HRB 8 and HRB 9 do not show the proposed cornice frieze board that is shown on both versions of the

proposed elevations on sheet HRB 7.2. Column capitals appear to be floating above the tops of columns. Applicant to ensure that consistent drawings are submitted in future applications.

b. **Condition 5:** *"For final review, applicant is to submit detailed porch sections that show the foundation detail, railing detail, column, and eave detail at the new addition."*

    i. The proposed wall sections shown on these sheets do not give a clear indication of the proposed railing detailing. Sheet HRB8 shows railing profiles that do not match the solid panel railing that is shown in the proposed elevations. Applicant to submit consistent drawings and more detailed wall sections in future applications.

c. **Condition 6: "***Applicant to submit a detail of the mechanical screen design and show the mechanical screen design on proposed elevations in future applications."*

    i. This submission is showing a picket fence design for the proposed mechanical screen, but no details have been provided of this screen design. Applicant to submit a detail of this design in future submissions that clearly notes materials, finishes, and shows how the pickets will be connected and how they will interact with the ground.

d. **Condition 7:** *"…Staff assumes that no other changes will be made to the property outside of the alterations and addition to the house. Applicant to clarify if this is correct and note any and all site changes in future applications."*

    i. Sheet HRB 3 notes that "Drive entering back yard with brick columns and open brick wall to be retained and possible iron gates replaced." This is not noted on the site plan, and no drawings of replacement iron gates have been submitted. Applicant to ensure that future submissions are clear and decided in the proposed scope of work. If iron gates are proposed to be constructed within the existing open brick wall, elevations, plans, and details must be submitted of the proposed gates that also denote proposed finish and color.

e. **Condition 9:** *"The cornice is not accurately drawn on the existing or proposed elevations. Applicant to clarify if the cornice will be maintained and if and how the proposed addition will tie into the cornice."*

    i. On the "Proposed Floor Plans and Exteriors Views" sheets (Sheet HRB-5/P-1 and "Staff Version" sheet HRB 7.1), the existing cornice frieze board is not shown on the 3D views. It is very important that the cornice frieze board is drawn consistently in the correct location so that reviewers can understand how the roof of the new addition will tie into and relate to the existing cornice frieze board.

f. **Condition 12:** *"…On the Right Exterior Elevation and the Rear Elevation, Staff preference is that the first-floor porch column bays are equally spaced…"*

    i. The first-floor porch column bays are not equally spaced on the right exterior elevation or the rear elevation. See condition 9 below.

g. **Condition 13: *"…****Applicant to clearly note which windows are existing and which windows are new. Staff preference is that historic windows are salvaged and reused wherever possible…"***

    i. Page HRB12 notes that "Windows to be restored and new windows may be rebuilt from removed units or supplied putty glazes from Grayco and Dealer's Choice." Staff is uncertain if this note is implying that some historic windows may be replaced with new windows, or if this note is implying that the new windows on the rear addition may be rebuilt or manufactured. Applicant to clarify in future submissions.

h. **Condition 15:** *"…The lower portion of the rear porch addition appears to be rendered in a different color scheme from the rest of the house. Applicant to provide paint color selections for this area of the porch if different from the rest of the house."*

    i. Applicant to provide paint color selections as specified.

2. On Sheets HRB 8 and HRB 9, the proposed foundation of the rear addition appears to be made of CMU, but the drawings do not indicate if this will be covered with Stucco or left exposed. Section 4.6.3.7 prohibits the use of exposed concrete masonry units in this zoning district. Applicant to submit a foundation material that is compliant with Section 4.6.3.A.2 of the Beaufort Code, which allows only brick, stucco, or tabby.

3. The applicant is proposing to install a Snap Lock Standing Seam roof on the lower level of the rear addition. Page 47 of the Beaufort Preservation Manual Supplement states that "Preformed metal roofing panel systems (sometimes known locally as "5V tin" are not recommended for existing historic buildings…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." Since the proposed snap lock standing seam roof on Sheet HRB 13 is proposed to be installed on an addition to a contributing structure, this roofing selection does not comply with Chapter 12 of the Supplement because of its wide cap and trim pieces. Staff supports a mechanically seamed standing seam roof with folded hip details for the addition to this historic structure.

4. Page 29 of the Beaufort Preservation Manual Supplement states that "Painted wood steps with closed treads and risers are the most appropriate design for porch steps…Generally, the replacement of historic wood steps with brick porch steps is not recommended. The durability and low maintenance of brick make it an attractive material, as attested to by its use at various porches throughout the Historic Beaufort District, as a historic feature or, more often, an alteration. Those brick steps which are later alterations are usually not as visually appropriate as wood. Where brick stairs are to be repaired or rebuilt, the brick used should be compatible with brick piers and brick paving, if any exists. Modern "antiqued" brick should not be used. Cheek walls should be coated with stucco to lighten the visual effect of the brick porch steps. Concrete and concrete masonry porch steps are inappropriate in the Historic Beaufort District."

   The neighboring reversed twin structure at 706 Prince Street still has historic wood stairs on the front porch. Staff believes it is highly likely that the original front porch stairs at 705 Prince were wood and highly unlikely that the original porch stairs were masonry. Unless there is photographic or physical documentation of original masonry stairs that will be replicated on the front façade, Staff does not support replacement with masonry. If the existing concrete stairs are removed,

Staff recommends the applicant replace the stairs with wood stairs to be compliant with the Preservation Manual Supplement. Similarly, the rear porch stairs should also be wooden stairs that are compliant with pages 29-30 of the Preservation Manual Supplement.

5. Page 31 of the Preservation Manual Supplement notes that the design of new porch railings should be informed by the railings on porches of similar houses in the Historic Beaufort District. Since this is an addition to a historic structure, Staff feels that it is in keeping with the intent of the Supplement to base the design of the rear porch railing on the front porch railing. Staff is not in support of the proposed solid panel railings, as these would be a strong departure from railings on the rest of the house. See Discretionary condition 12 below for further Staff recommendations.

6. Page 37 of the Beaufort Preservation Manual Supplement states that "In the case of new construction, use only true muntins for all wood windows in the proposed Historic Beaufort District." Staff is generally in support of the new windows noted on sheet HRB 7 on the rear addition and the new doors shown on HRB12, but Applicant to provide cut sheets for the windows and demonstrate that the new windows and doors with muntins will have true divided lights per this section of the Supplement.

7. Applicant to provide cutsheet for new exterior doors proposed on the new rear addition for review. Applicant to ensure and demonstrate compliance with pages 35-36 of the Preservation Manual Supplement regarding doors.

8. Applicant to submit further information about the proposed "Open Louver Crawl Space Panel Infill Between Columns" in future submissions. Pages 28 and 29 of the Beaufort Preservation Manual Supplement states that "Infill between the masonry porch piers should be open wood grillage…" Applicant to demonstrate compliance with these pages of the supplement regarding porch pier infill.

Staff Conditions (Discretionary)

9. Regarding the proposed elevations on sheets HRB 7 and "Owner" elevations on Sheet HRB 7.2:

    a. On the Proposed Exterior Elevation Right/Sheet HRB 7, Staff preference is that three equally spaced bays exist rather than four irregularly spaced bays. Staff recommends eliminating the second column from the right and shortening the depth of the rear porch so that the bay spacing is close to equal in size along the right elevation.

    b. On the same elevation, Staff does not support the rear porch stair landing and the small additional gable, as this creates a decentralized and cluttered rear façade. Staff preference is that the stair terminates at the edge of the porch.

    c. On the same elevation, Staff feels that the proposed pitch of the lower-level roof on the addition is too high, making it an unnecessarily dominant part of the design. Staff recommends lowering the pitch of this roof significantly.

    d. On the Proposed Exterior Elevation Back/Sheet HRB 7, Staff recommends eliminating the smaller gable roof as noted in Condition 4b, eliminating the second column from the right, and altering the placement of the first three columns from the left so that the spacing of the three remaining bays is more equal in size.

e. Staff feels that the upper-level roof of the rear addition should terminate below the existing cornice frieze board to better respect the historic structure. Staff recommends lowering the pitch of the roof of the upper portion of the rear addition to achieve this relationship between the new addition and the existing historic structure. Staff encourages applicant to select a roofing material that can be installed at a ¼" or ½" slope to ensure that the top of the new roof intersects the historic cornice frieze board as minimally as possible.

f. Staff preference is that the cornice of the rear addition is simpler than that of the main house. This will match the more subordinate design of the rear addition and will also help to differentiate new construction from historic construction. This will allow windows to be shifted upwards so that the sills of the new windows can align with those of the adjacent historic windows. In an effort to visually elongate the windows, Staff would support the window height being maximized to engage with the frieze board above.

10. The "Staff Preferred" drawings on Sheets HRB7.1 and HRB7.2 respond to conditions 4a and 4b, but not conditions 4c – 4f. If the applicant moves forward with the design labeled "Staff Preferred", Staff still recommends that the applicant follow conditions 4c-4f above.

11. While Staff is in support of the proposed exterior lighting fixture, Staff is not in support of its placement in all locations shown on Sheet HRB 7. The lighting fixtures shown on the second-floor porch on the front elevation and on the first-floor porch on the right elevation should have the same relationship to the adjacent door as the lighting fixture on the first floor on the front elevation.

12. In continuation of non-discretionary Condition 5 above, Staff recommends designing the porch railings to be similar to the historic front porch railings, but a simplified version. This will help to differentiate new construction from historic construction but with a compatible design.

13. Regarding the wall section on Sheet HRB 8, the detailing, proportion, and relationships between the foundation piers, the porch floor and skirt board, the columns, and the porch beam should be similar to that of the front porch:

    a. The outside and inside faces of the porch beam should align with the outside and inside faces of the column below.

    b. The outside face of the column base should align with the outside face of the foundation wall below.

    c. The porch skirt board should overlap the foundation pier below and should be proud of the exterior face of the pier.

14. The color rendered elevation on Sheet HRB 3 shows that the new window sashes will be painted a darker color than the window casing. Applicant to verify if this is correct and submit actual names of the proposed colors for the sash in future submissions. Staff preference is that the relationship between the color of window casing and window sash on the new windows matches that of the historic windows.

15. From conversations with the Applicant, Staff understands that the decorative porch brackets referenced on Sheet HRB 6 do exist but have been temporary removed so that they may be

replicated, so they are not shown in the Front As Built Elevation on sheet HRB 6. The actual existing brackets are shown in a photograph on sheet HRB1 for reference. The placement of the brackets on the Proposed Exterior Elevation Front on Sheet HRB 7 does not match the location of the existing brackets shown in the historic image on sheet HRB1, as brackets have not been placed in the center of each porch bay. Applicant to ensure that the existing brackets and any replacement brackets are located where they would have been located historically.

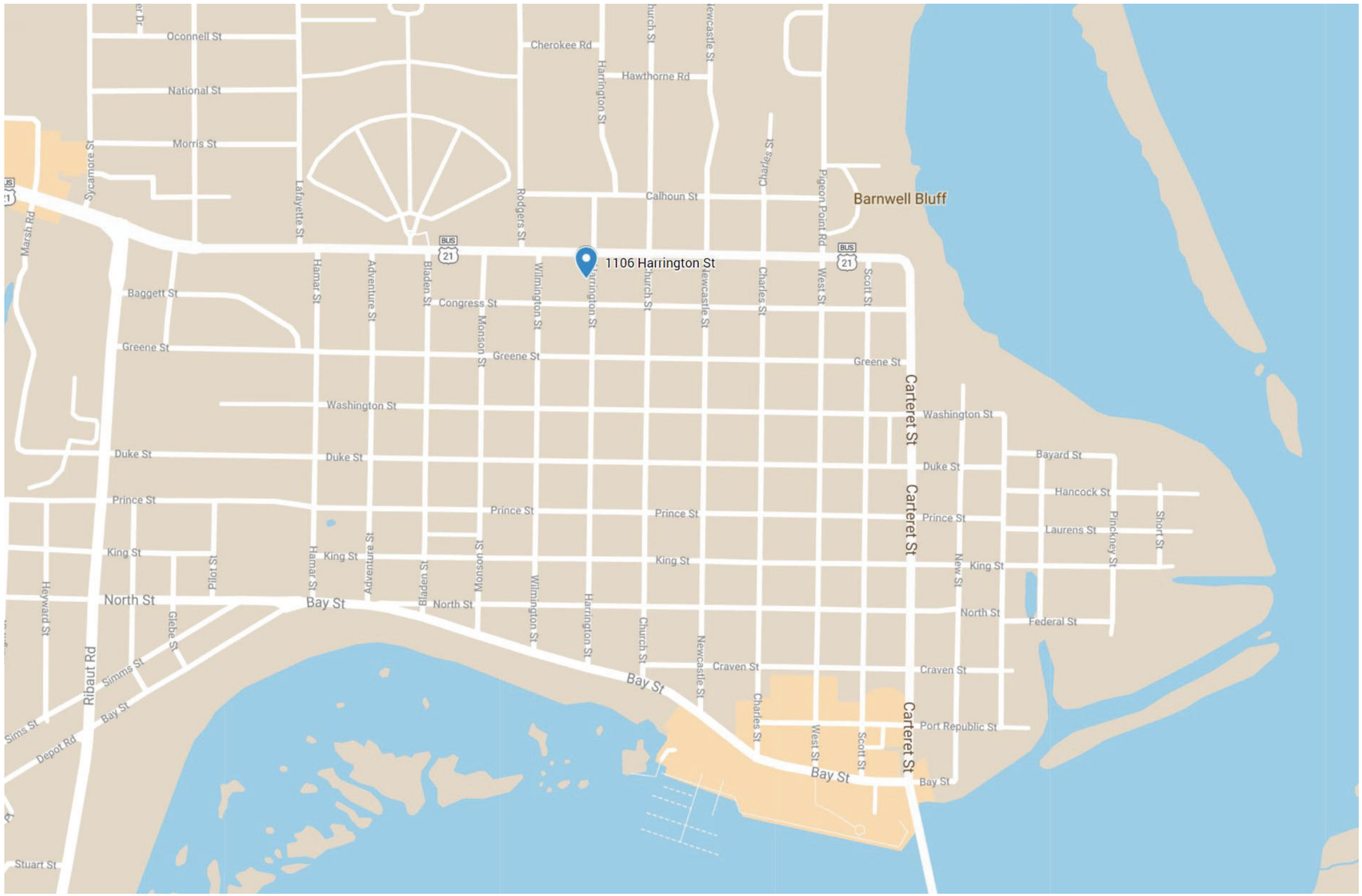
16. Staff again notes that much of the drawings presented in this application are inconsistent and many of the notes are vague, which makes for time consuming reviews by both Staff and the Board. Additionally, 9 of the 15 conditions of Conceptual Approval have still not been satisfied. Staff recommends deferral of this application and recommends that the applicant work with Staff to ensure that all conditions accepted and dictated by the Board are clearly met before another application is submitted.

STAFF RECOMMENDATION:

Deferral of Preliminary Approval. Staff recommends that conceptual approval be maintained with the conditions noted above.

CITY STAFF INTRODUCTION

1106 HARRINGTON STREET



PROJECT LOCATION- 1106 Harrington Street


1106


1106



1106 HARRINGTON 5 of 56

11

FROGMORE
ST. HELENA ISLAND S.C.
Located 6½ Miles S. of Court Ho.
- No Exposure Any Side -

PENN NORMAL INDUSTRIAL & AGRICULTURAL SCHOOL (COLORED)

PUBLIC RD.

BAPTIST CHURCH

FRISSELL MEMORIAL BLDG. (ASSEMBLY HALL)

20,000 GAL. W.T. ELEVD 65'

PUMPING STATION 20H.P. GASOL. ENGINE 1-6 DUPLX. ABOUT 500 G.P.M.

BENEZETTE HO.

WOUNDERS HALL RECITATIONS

DARRAH HALL RECITATIONS

LAUNDRY

HAMPTON HO.

CHEROKEE COTTAGE

GIRLS INDUSTRIAL BLDG.

DAIRY

COPE COTTAGE

JESSEMINE COTTAGE

OFFICE

DRYING SHED

Located 2 Miles S. W. of Court Ho.

CENTRAL TERMINAL CO.
MFG. BARRELS & CRATES

NIGHT WATCHMAN. APPROVED CLOCK. LIGHTS - ELEC. NO HEAT. POWER STEAM & ELEC. (I.E.P.) FUEL - WOOD SCRAP. 3-2½" HYDS. & 1-4" HYD. AS SHOWN, SUPPLIED BY 6" MAIN FROM 12,000 GALLON TANK. BBLS. & PAILS. 100' 2½" HOSE & 150' 1½" HOSE. NO EXPOSURE ANY SIDE.

CRATE & BARREL FACTORY CONC. FL.

CRATE WARE HO & AUTO. CONC. FL.

(Not in Operation)

BEAUFORT RIVER BEYOND

151

SEPT. 1924
BEAUFORT
S.C.

11

(1805)

SCALE 100 FT. TO AN INCH
(ENTIRE SHEET)

GULF REFINING CO.

ENTERPRISE ICE & MFG. CO.
PLANT USED ONLY DURING TRUCKING SEASON

WATCHMAN FROM BEAUFORT VENEER CO. NO HEAT. LIGHTS - ELECTRIC. POWER - FUEL OIL ENGINES. HYDS AS SHOWN, SUPPLIED BY ONE TURBINE PUMP 6" MAIN. TRIPLEX F.P. CAPCY. 150 G.P.M.

CITY LIGHTING PLANT
POWER & HEAT FURNISH. FUEL - COAL & LIGHTS - ELEC.

N. CHRISTENSON & SONS GENL. WARE HO.

W. BAY

BEAUFORT VENEER & PACKAGE MFRS. OF CRATES & BARRELS

TRIMMING VENEER MILL

LOG YARD

DRYING SHED

CRATE WARE HO. NO 1

FREIGHT DEPOT

WATCHMAN, NO CLOCK. HEAT: NONE. LIGHTS - ELECTRIC. FUEL - WASTE. FIRE EXTGRS. BBLS & PAILS.

STANDARD OIL CO.

THE CHAS. E. DANNER CO. INC. GRO. WARE HO.

W. BOUNDARY

ADVENTURE

BLADEN

BASE BALL PARK
116

WILMINGTON

MANSON ST.

W. CONGRESS

HARRINGTON

CHURCH

NEW CASTLE

W. GREEN

124

108

100

92

83

10

9

93

84

4

Scale 100 Ft. to One Inch.

Copyright 1924 by the Sanborn Map Co.

1924 SANBORN MAP,
1106 HARRINGTON CIRCLED

SC 501

PENN NORMAL INDUSTRIAL & AGRICULTURAL SCHOOL (COLORED)

FROGMORE
ST. HELENA ISLAND S.C.
Located 6½ Miles S. of Court Ho.
- No Exposure Any Side -
OUTSIDE OF CORPORATE LIMITS

PUBLIC RD.

BAPTIST CHURCH (COLORED)

FRISSELL MEMORIAL BLDG. (ASSEMBLY HALL)

BUTLER BLDG.

FOUNDER'S HALL RECITATIONS

DARRAH HALL RECITATIONS

HAMPTON HO.

BISSELETTE HO.

CHEROKEE CAPTAIN HO.

50,000 GAL. W. T. ELEV'D. 75' ON STEEL FR.

PUMP'G STAT'N

6" W.P. (PRIVATE)

6" W.P.

STEAM STOVES - WATER SUPPLY FROM WELL FAIRBANKS-MORSE GASOL. PUMP, CAPCY. 5000 GAL/HR. MOTOR. EDISON ELEC. PUMP CAPCY. 60 G.P.M. - 10,000 GAL. STEEL WT. ELEV'D. 75' ON STEEL FRAME. 6-TRIPLE HYDS. 2 HOSE REELS WITH 50' HOSE ON EA. PRESSURE GOES (HEAT) EXTENS.

BOYS' INDUSTRIAL BLDG.

ARNETT HO. DORMITORY

COPE COTTAGE

JASSEMINE COTTAGE

FREIGHT DEPOT

STANDARD OIL CO. (N.J.)

THE TEXAS CO. BULK PLANT

KINGHORN BROS. CO. HARDWARE HO.

GULF OIL CORP.

N. CHRISTENSON & SONS GEN'L WHSE HO.

S. CAROLINA POWER CO.

W. BAY

C. & W. C. R.R. (S. V. & R. CO.)

W. BOUNDARY

BASE BALL PARK 116

ADVENTURE

BLADEN

MONSON

WILMINGTON

HARRINGTON

CHURCH

NEW CASTLE

W. CONGRESS

W. GREEN

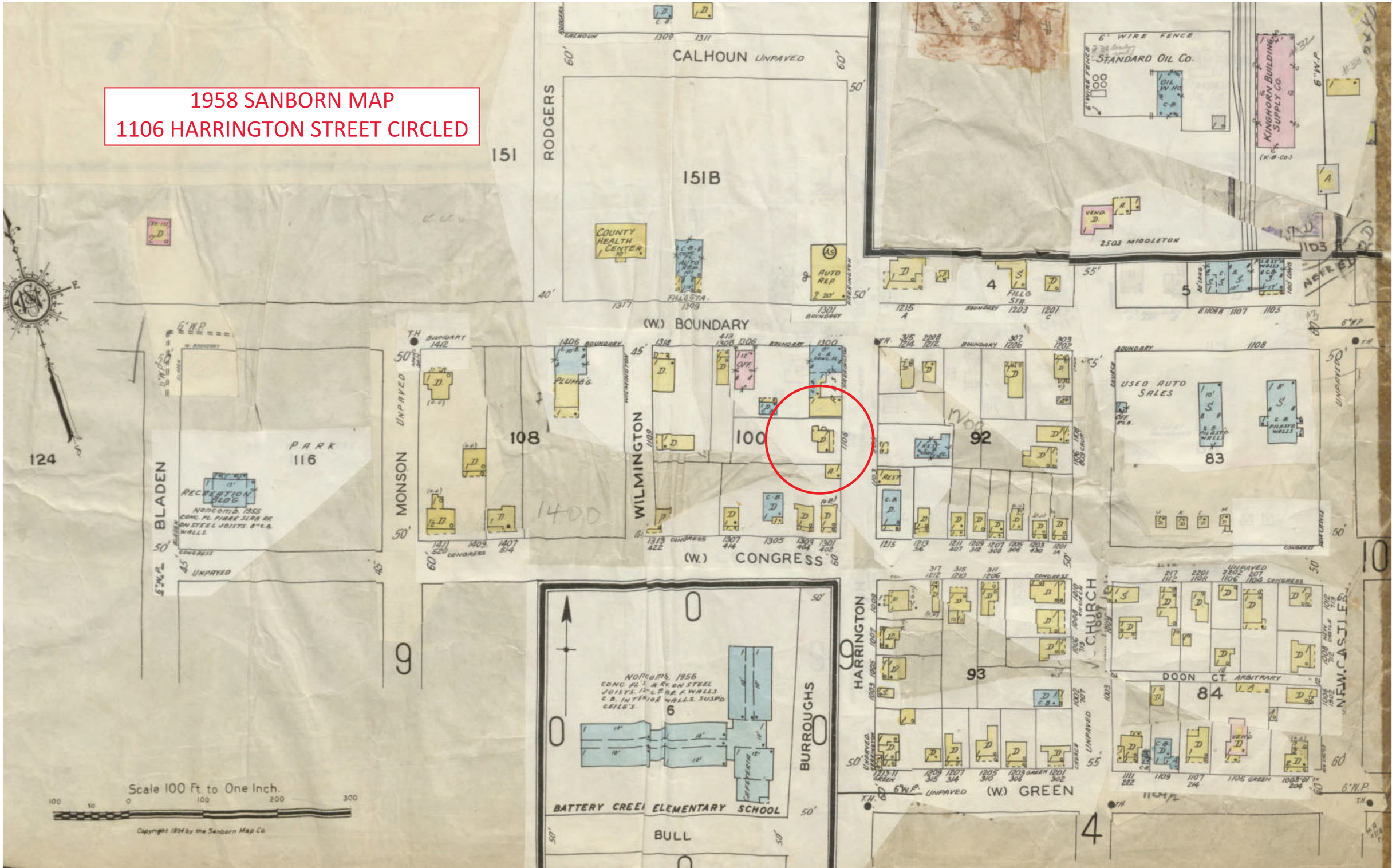
124 108 100 92 83 10 9 9 93 84 4

Scale 100 Ft. to One Inch.

Copyright 1924 by the Sanborn Map Co.

1942 SANBORN MAP,
1106 HARRINGTON CIRCLED

1958 SANBORN MAP
1106 HARRINGTON STREET CIRCLED



BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

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

Site Number: U- 13 - 1156
(Access / County / Site #)

USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s):
Common name(s):
Map Ref.: BFT 09 (TL)
City Block Ref.: 100
Tax Number: R120 004 000 0046 0000
Island: Port Royal Is.
Address/location: **1106 Harrington St.**
City/Vicinity of (vic.) Beaufort
Date: 1900
Alteration date: ca. 1980
Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown
Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object
Historic use(s): single dwelling
Current uses: single dwelling
Notes: Rectangular 1 story 5 x 1 bay frame dwelling w/lateral gable roof

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

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

Consultant Recommendation:
Name:

Previous Survey:

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

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

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

Roll #	Neg.	View of:
S-12	3	E facade & S elev., fac. NW

APPLICANT PRESENTATION

1106 HARRINGTON STREET

Invoices

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

☐ Staff Review
☒ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** 8/17 **Application #:** 22460 **Zoning District:** T5-UC
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: Harold's R Us, LLC
Applicant Address: 2010 Greene St. Beaufort, SC 29902
Applicant E-mail: cherylpowell@live.com Applicant Phone Number: 843-321-2066
843-592-5167
Applicant Title: ☒ Homeowner ☐ Tenant ☐ Architect ☐ Engineer ☐ Developer
Owner (if other than the Applicant): Same
Owner Address: Same
Project Name: Exterior repair & rehab of 1106 Harrington.
Property Address: 1106 Harrington Street
Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0046 0000
Date Submitted: 8/17/2021

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

Applicant's Signature: Cheryl Powell Date: 8/17/2021
Owner's Signature: for Harold's R Us, LLC Date:
(The owner's signature is required if the applicant is not the owner.)

Required Project Information

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

Project Name: Exterior Repair & Rehab of 1106 Harrington St.

Property Size in Acres: .19 Proposed Building Use: Residential - Current 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):
1038 Sqft.

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):

Exterior repair + rehab of 1106 Harrington to include - change current vinyl siding to a ~Hardi Plank wood look to give an original appearance, Paint Exterior an approved color. change windows from current hodge podge to 6 over 6 grid pattern in vinyl to meet code Reroof house with Asphalt, architectural design shingles in color approved. Repair all trim using wood & painted finish. 1"x6" trim at windows. Soffit & Fascia to match existing, and maintain as many details as we can on the exterior. Paint front door black and shutters Black. House Body color and Trim will Be White. Clean up property and maintain any existing landscaping if still viable. Add planting where needed for curb appeal.

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

- ☑ **Existing Context:** Color photographs of the existing structure and the adjacent structures.
- ☑ **Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- ☐ **Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc…), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.

See Plat.

- ☐ **Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.

No change to existing

- ☐ **3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale of the proposed building in its context is required for all structures except single-family and 2-3 unit residential buildings.

N/A

- ☐ **Pre-Application Conference:** A Pre-application conference is required for all commercial new construction and substantial commercial renovation projects. The requirement for an Archeological Impact Assessment will be determined at this meeting.

N/A

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

- ☐ **Floor Plans:** Proposed floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition.

No change

- ☐ **Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). For Alterations or Additions, existing conditions drawings of all four elevations are also required.

No change

- ☐ **Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.

N/A

- ☐ Additional on-site representation, such as a height story pole, and corner staking of the foundation, may be required.

N/A

- ☐ A Certified Arborist report may be required if grand trees are affected by the project.

N/A

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

- ☑ **Details:** A typical wall section(s), window details, door details, eave details, porch details, and any other details characteristic to the building are required. See Pictures of existing
- ☑ **Material Samples and Cut Sheets:** Applicant to submit cut sheets for all exterior building materials, to include roof and typical roof details, doors, windows, dryer vents, exterior lighting, etc. Samples of windows, lighting and building materials may be required at Staff's discretion.

See Attached

- ☐ **Final Materials List:** A final list, including colors, is required. See Project Narrative
- ☐ **Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include a schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.

N/A

Submission Requirements for Change After Certification

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

Change After Certification:

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

N/A

1106 HARRINGTON 14 of 56

N/A

Submission Requirements for Demolition or Relocation

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

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

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

1106 HARRINGTON 15 of 56

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

GASQUE & ASSOCIATES INC.

LAND SURVEYORS & PLANNERS

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



VICINITY MAP NOT TO SCALE

BOUNDARY STREET 60' R/W

N 89°46'31" E 118.64'

1/2" REBAR FOUND

S 00°08'00" E 99.85'

REF PLAT

S 00°08'10" W 1.39'

CHAIN FENCE LINE OF OCCUPATION

3X3 CMF

DETAIL "A"

N 00°08'10" E 100.10'

R120 004 000 0043 0000
ANSH INC.

S 89°51'50" E 22.90'

4.70'

R120 004 000 0042 0000
TULLY ORG LLC

SEE DETAIL "A" S 89°39'13" W

WOOD FENCE

2X2 CMF

OVERHEAD POWER

3X3 CMF

S 89°39'13" W 119.11'

PP

13.70' 7.7' AC 4.10' 5.10' 2.60' 11.37' 5.40' 18.25' 36.70' 1-STORY WOOD 60.30' 7.70' 6.30' 6.50' 13.70' COND. SPIGOT

S 00°08'00" E WSTUB WSTUB WM

N 00°08'46" W 59.41'

60.00'

R120 004 000 0046 0000
9,224.68 Sq. Ft.
0.21 Acres

CHAIN FENCE LINE OF OCCUPATION

5X5 CMF

1/2" REBAR SET

N 89°20'58" W 142.00' 9.5'

130.52' TO CL INT.

HARRINGTON STREET 50' R/W

R120 004 000 0045 0000
WILLIE RUTH SIMMONS

R120 004 000 0048 0000
ELAINE F. GANTT

R120 004 000 0049 0000
ALPHERE IDELLA JENNINGS
DOROTHY M. RILEY

R120 004 000 0050 0000
CURTIS FRAZIER
MARY WARD

R120 004 000 0051 0000
DOROTHY JONES

ASBUILT SURVEY PREPARED FOR

HAROLDS R US

BEING A LOT IN BLOCK 100, BEAUFORT COUNTY, CITY OF BEAUFORT, SOUTH CAROLINA BEING BOUNDED AS FOLLOWS, COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 100, AND RUNNING SOUTH ONE HUNDRED (100') FEET, STARTING AT THIS POINT ON HARRINGTON STREET AND RUNNING SOUTH ALONG HARRINGTON SIXTY FIVE (65') FEET, THEN WEST ONE HUNDRED FORTY TWO (142') FEET, THEN NORTH SIXTY SIX (66') FEET, THEN EAST TO THE POINT OF ORIGIN. REFERENCE MAY BE HAD TO A PLAT BY R.D. TROGDON, JR., DATED APRIL 11, 1978 AND RECORDED IN THE BEAUFORT COUNTY R.M.C. OFFICE IN PLAT BOOK 26 AT PAGE 190.
TAX MAP NUMBER R120 004 000 0046 0000

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.
THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" UNSHADED AS DETERMINED BY F.E.M.A. FIRM COMMUNITY PANEL NUMBER 45013C0158G DATED MARCH 23, 2021. (1988 NAVD)
THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE COVENANTS OR ANY CITY AND/OR COUNTY ORDINANCES.

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

30 15 0 30 60 90

SCALE: 1"=30' SCALE IN FEET DATE: 07/26/2021

8-26-21

DAVID E. GASQUE, R.L.S. JOB # 54944
S.C. REGISTRATION NUMBER 10506 FB#1077/JL DSGN#6
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

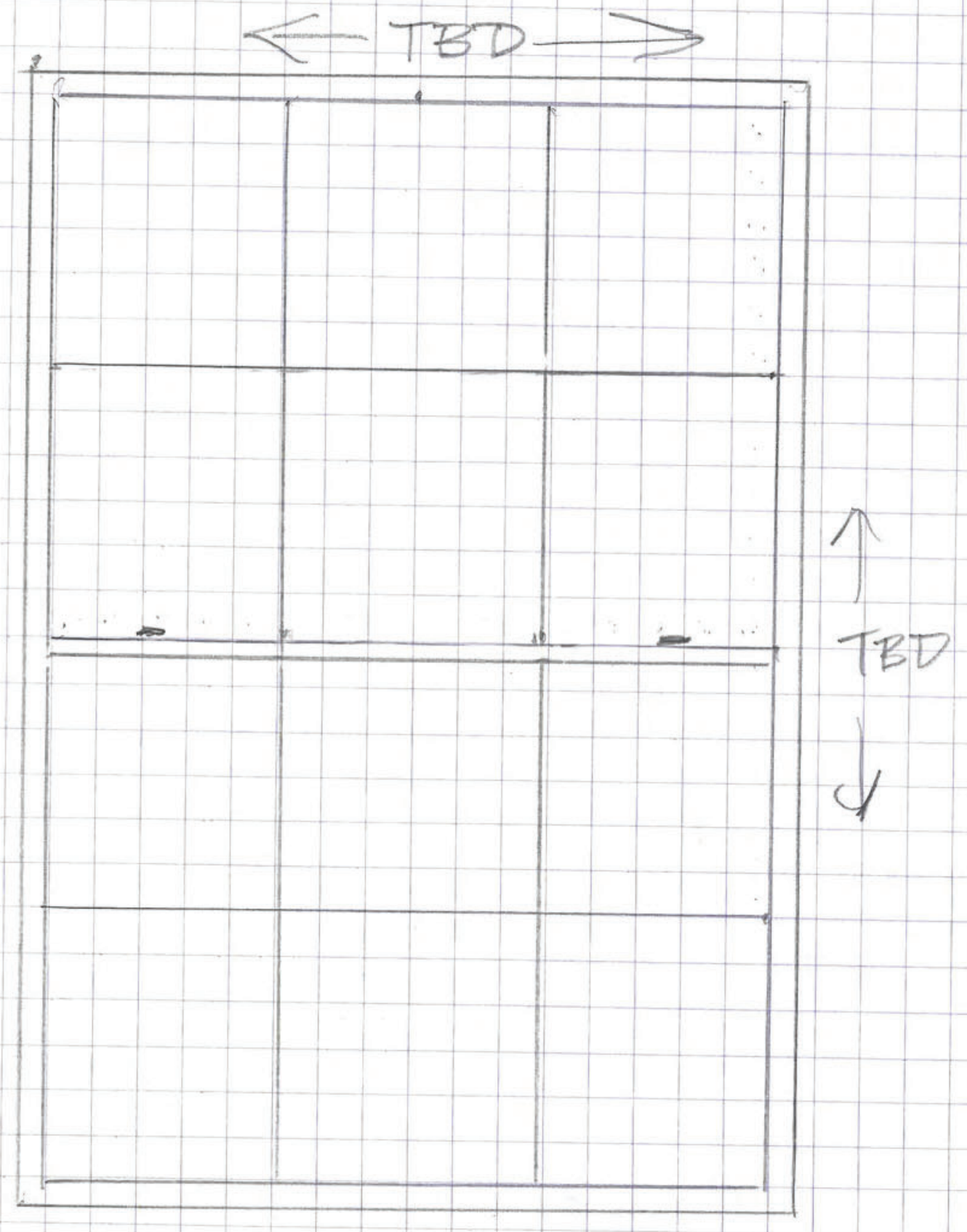
List of Contributing Resources, Continued

Address	Historic Use / Name	Date	Description	Block	Site Number
Hamilton St., 608	single dwelling	1928 ca.	1-story frame dwelling	17	791
Hamilton St., 702	single dwelling Esther Foy Jenkins House	1928 ca.	1-story frame dwelling	16	787
Hamilton St., 708	single dwelling	1925 ca.	2-story frame dwelling	16	786
Hancock St., 203	single dwelling	1924 ca.	1-story frame dwelling	4	754
Hancock St., 207	single dwelling Hext-Sams House	1780 ca.	2-story frame dwelling	4	753
Hancock St., 308	single dwelling	1875 ca	2-story frame dwelling	10	766
Hancock St., 310	commercial	1890 ca.	1-story frame dwelling	10	765
Hancock St., 313	single dwelling Talbird-Sams House	1780 ca.	2-story frame dwelling	9	761
Hancock St., 314	single dwelling	1920 ca.	1-story frame dwelling	10	764
Hancock St., 403	single dwelling	1900 ca.	2-story frame dwelling	15	783
Hancock St., 406	other house/cottage	1930 ca.	1-story frame dwelling	16	785
Hancock St., 409	single dwelling Talbird House	1843 ca.	2-story frame dwelling	15	782
Hancock, SW , corner Hamilton	single dwelling Talbird House	1820 ca.	Staircase, ruin of house	9	762
Harrington St., 408	single dwelling	1935 ca.	1-story brick dwelling	107	1193
Harrington St., 509	multiple dwelling	1860 ca.	2-story frame dwelling	98	1151
Harrington St., 607	single dwelling	1920 ca.	1-story frame dwelling, now offices	97	1146
Harrington St., 705	single dwelling	1925	1-story frame dwelling	96	1143
Harrington St., 800	single dwelling	1900	1-story frame dwelling	103	1173
Harrington St., 803	single dwelling	1915	1-story frame dwelling	95	1137
Harrington St., 810	single dwelling	1930 ca.	1-story frame dwelling	103	1172
Harrington St., 905	single dwelling	1910	1-story frame dwelling	94	1136
Harrington St., 908	single dwelling	1910	2-story frame dwelling	102	1166
Harrington St., 1005	single dwelling	1900	1-story frame dwelling	93	1128
Harrington St., 1007	single dwelling	1910	1-story frame dwelling	93	1129
Harrington St., 1009	single dwelling	1925	1-story frame dwelling	93	1130
Harrington St., 1106	single dwelling	1900	1-story frame dwelling	100	1156
King St., 302	single dwelling	1900 ca.	1-story frame dwelling	12	777
King St., 313	single dwelling	1940 ca.	1-story frame dwelling	11	771

[x] See continuation sheet 7-26

1106 Harrington Street.

Window Panc Configuration



* bovertle window glass Configuration
* Double hung with Screen
* window sash color = White
* meets current code while maintaining original appearance.

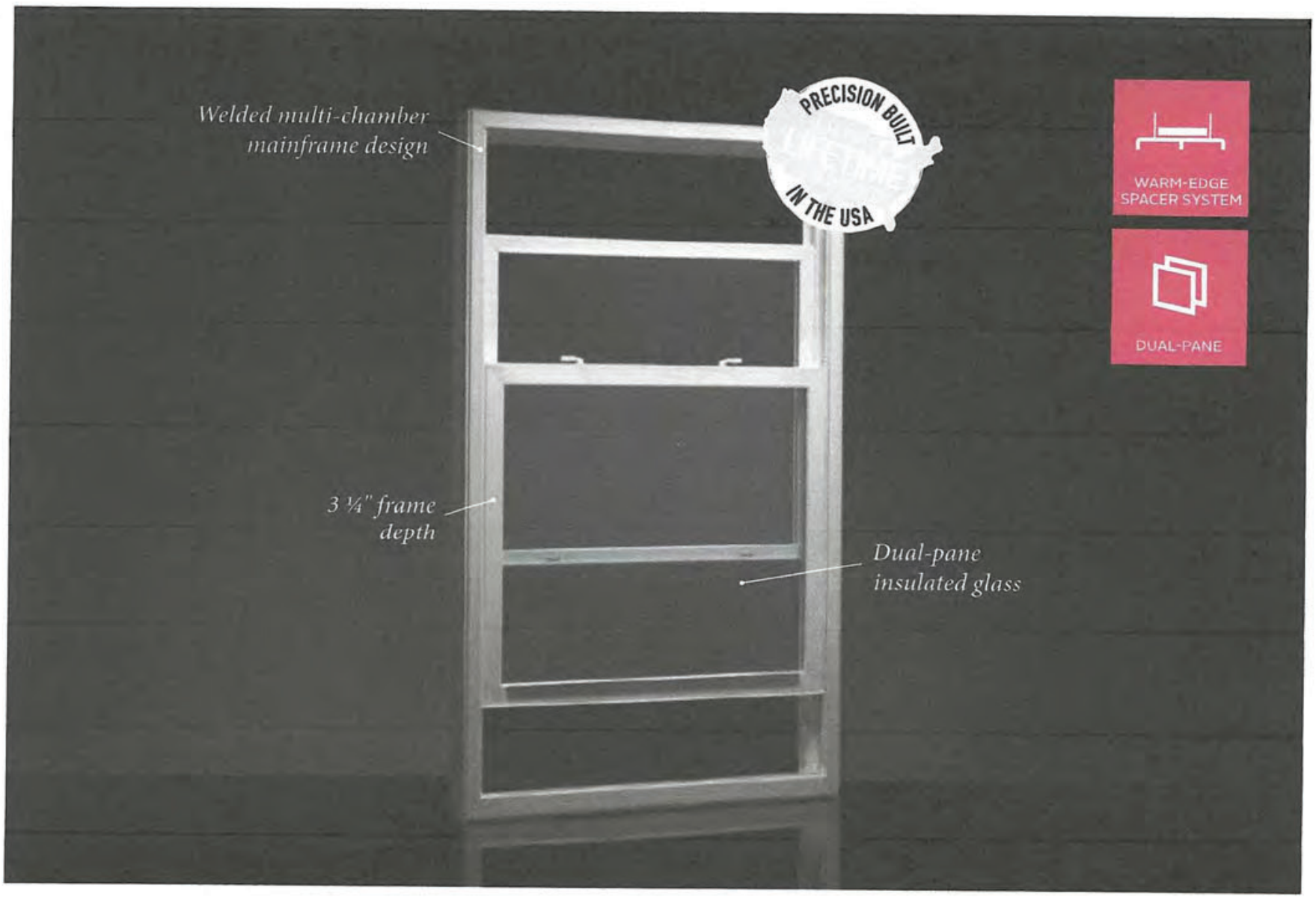


1555 Vinyl Double-Hung Window

The 1555 vinyl double-hung replacement window **combines superior design with traditional craftsmanship and style**. Features like aesthetically beveled sashes and a welded sloped sill complement energy-efficient design options such as insulated dual-pane glass and heavy-duty weatherstripping, adding enhanced performance and instant curb appeal for any home.

PERFORMANCE FEATURES

- Warm-edge spacer system maximizes energy efficiency and improves seal performance of insulated glass units
- Interlocking sashes help reduce air infiltration
- Metal-reinforced meeting rail delivers strength and durability
- True sloping sill optimizes water drainage and eliminates unsightly weep holes
- Inverted-coil balances with detent clip prevent sash from drifting, and provide smoother operation and lower operating force



All windows rated DP40+

Designed smarter, from the inside out

ENGINEERED TO PERFORM

- Multi-chamber mainframe design
- 3 ¼" frame depth
- ¾" dual-pane insulated glass
- Continuous head and sill mulling for twins and triples
- Finless frame
- Wood extension jambs available for 4 9/16" and 6 9/16" wall depths

CONVENIENCE & STYLE

The 1555 features the following design details on every window:

- Mortissed recessed locks
- Beveled exterior profile
- Tilt-in sashes
- Integral lift rails

SAFETY & SECURITY FEATURES

- Dual-opposing locks create a stronger, safer seal
- Push-button vent latches keep the window secure even when partially opened, providing ventilation without sacrificing safety and security
- Optional tempered glass is four times stronger than non-tempered glass and safer if broken
- Optional obscure glass allows light in while protecting privacy
- Optional Window Operating Control Device (WOCD) restricts sash opening and reduces the risk of accidental falls

MIN & MAX SIZING

WIDTH		HEIGHT	
Min	Max	Min	Max
15"	17"	28"	84"
17 ¼"	52"	23 ½"	60"

CHS MAX SIZES	
WIDTH	HEIGHT
Twin (Individual) 37 ¾"	77" high
Twin (Overall) 75 5/8"	
Triple (Individual) 37 ¾"	
Triple (Overall) 113 ½"	

** Available in ⅛" increments. DP upgrade required for any unit greater than 84" tall. Available CHS configurations are XX and XXX. 1555 Picture Window is not available with CHS.*

ENERGY-EFFICIENT FEATURES

Our **dual-pane** insulated glass package options help save on heating and cooling costs while enhancing home comfort

- **In cool weather,** insulated glass provides outstanding thermal performance to keep interior glass surfaces closer to room temperature, eliminating cold spots near windows
- **In warm weather,** it helps reduce solar heat gain and minimize glare to improve interior comfort
- Able to meet **ENERGY STAR®** requirements in all four climate zones

GLAZING TYPE	U-VALUE	SHGC
Argon and Low-E glass	0.27	0.29
Argon and Low-E glass with grids	0.27	0.26
Argon and Low-E DSB glass	0.27	0.29
Argon and Low-E DSB glass with grids	0.27	0.26
Argon and HP Low-E glass	0.27	0.21
Argon and HP Low-E glass with grids	0.27	0.19

Note: all values based on standard ¾" dual-pane IGU unless noted otherwise

CREATE A CUSTOMIZED LOOK

GRID TYPES & SIZES

- 5/8" flat grids-between-the-glass
- 11/16" sculptured grids-between-the-glass

GRID PATTERNS



Colonial | 9-Lite Perimeter | 6-Lite Perimeter | Diamond

VINYL/EXTRUDED COLORS



White | Almond

Experience Clarity™

OUR MISSION

Getting It Right Every Time

We build each of our products the same way we built our company: with integrity and precision. Every MI window and door is handcrafted in the United States using state-of-the-art manufacturing techniques, and is backed by vigorous in-house testing procedures. We are 100% committed to offering the styles, value, and performance you're after.

Discover everything we have to offer at miwindows.com, or by calling 1-717-365-3300.

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MI1555DH_02-20

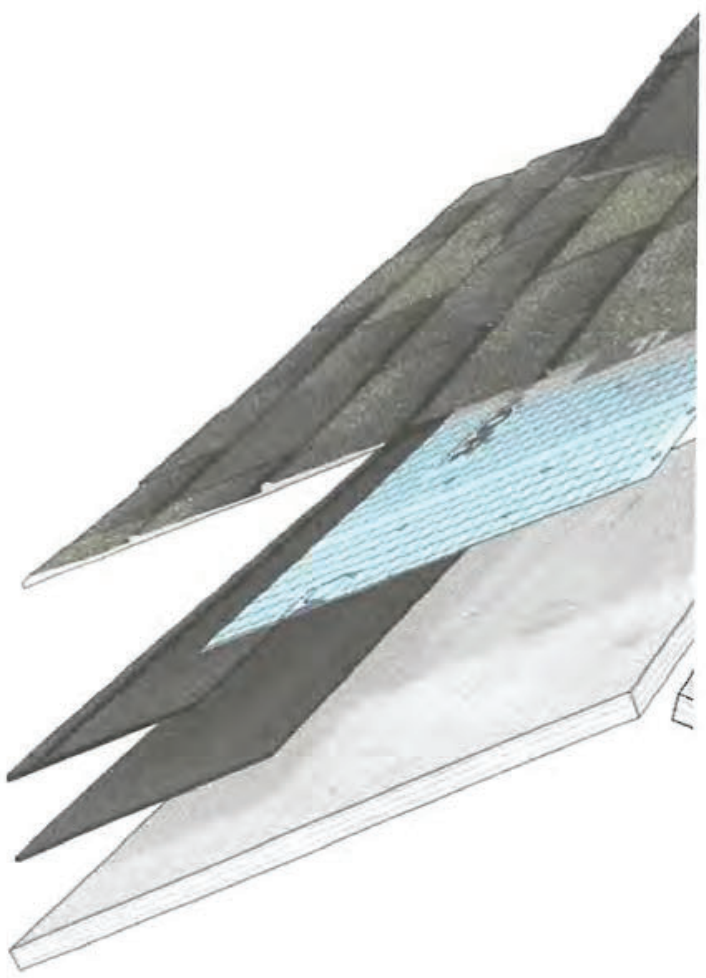
1106 Harrington St. -
GAF Timberline HDZ in Pewter Gray.

Trust the system that's built to protect

A roof is so much more than shingles. It's layers of protection, working together to help keep your home safe from wind, rain, snow, and even sun.

Install any GAF Lifetime† Shingle and at least 3 qualifying GAF Accessories and get a Lifetime† limited warranty on your qualifying GAF products plus non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF factory-certified contractor[1] about enhanced GAF warranties.

Visit **gaf.com/LRS** for a list of qualifying GAF products.





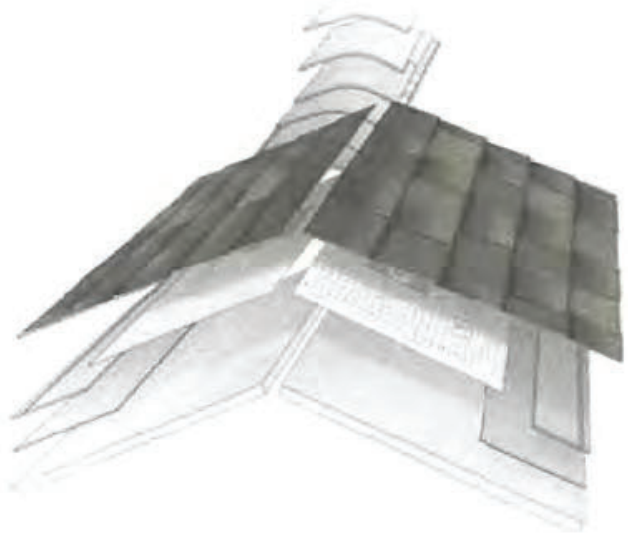
Visit **gaf.com/Lifetime**

GAF †
LIFETIME
LIMITED
WARRANTY TERM

Lifetime Roofing System **LRS**

Timberline® Lifetime† Shingles Collection

More homeowners in North America rely on Timberline® Shingles than any other brand. They offer just the right combination of beauty, performance, and reliability.



Timberline® HDZ™

pg 7–8



America's #1-selling shingle—now featuring the industry's widest nail zone

Timberline® UHD

pg 7 & 9



For a thick ultra-dimensional wood-shake look in an asphalt shingle

Timberline® NS

pg 10



The beauty of natural wood shakes in an asphalt shingle

Timberline® AH

pg 11



The striking hues of America's heartland

Timberline® CS

pg 11



Our most reflective shingle

For specifications see pages 20–21



For the full collection visit **gaf.com/timberline**

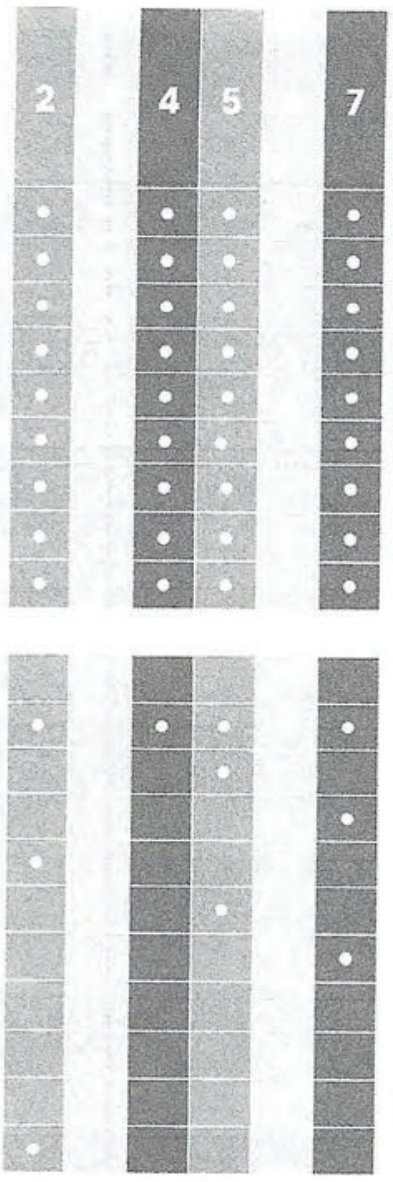
GAF LIFETIME LIMITED WARRANTY TERM †

† 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology 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.

1106 HARRINGTON 22 of 56

Availability

Timberline® HDZ™

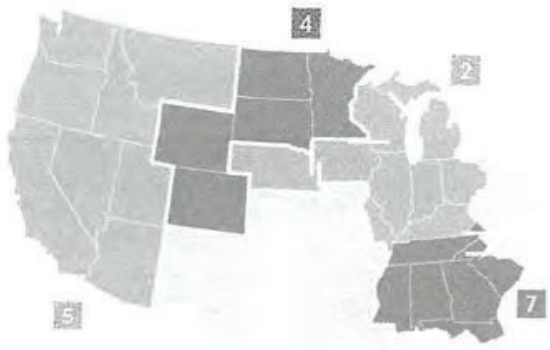


Most Popular Colors:

- Barkwood
- Charcoal
- Hickory
- Hunter Green
- Mission Brown
- Pewter Gray
- Shakewood
- Slate
- Weathered Wood

Regional Colors:

- Biscayne Blue
- Birchwood[2]
- Copper Canyon[2]
- Driftwood
- Fox Hollow Gray
- Golden Amber[1,2]
- Oyster Gray
- Patriot Red
- Sunset Brick
- White[2,3]
- Williamsburg Slate

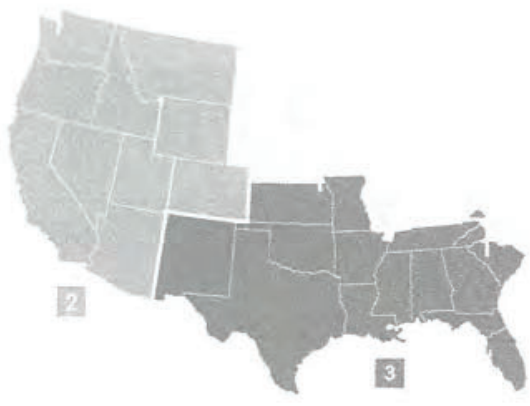


Timberline® UHD



Most Popular Colors:

- Barkwood
- Charcoal
- Pewter Gray
- Shakewood
- Slate
- Weathered Wood



[1] Limited availability.

[2] Rated by the Cool Roof Rating Council (CRRC) and can be used to comply with 2019 Title 24, Part 6, Cool Roof Requirements of the California Code of Regulations.

[3] Timberline® HDZ™ White is ENERGY STAR® certified (U.S. only). Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, radiative properties of roofing products, insulation levels, HVAC equipment efficiency, and other factors.

[4] Timberline® UHD Shingles in these areas have the Dual Shadow Line feature.

U.S. only (Timberline® HDZ™ White)

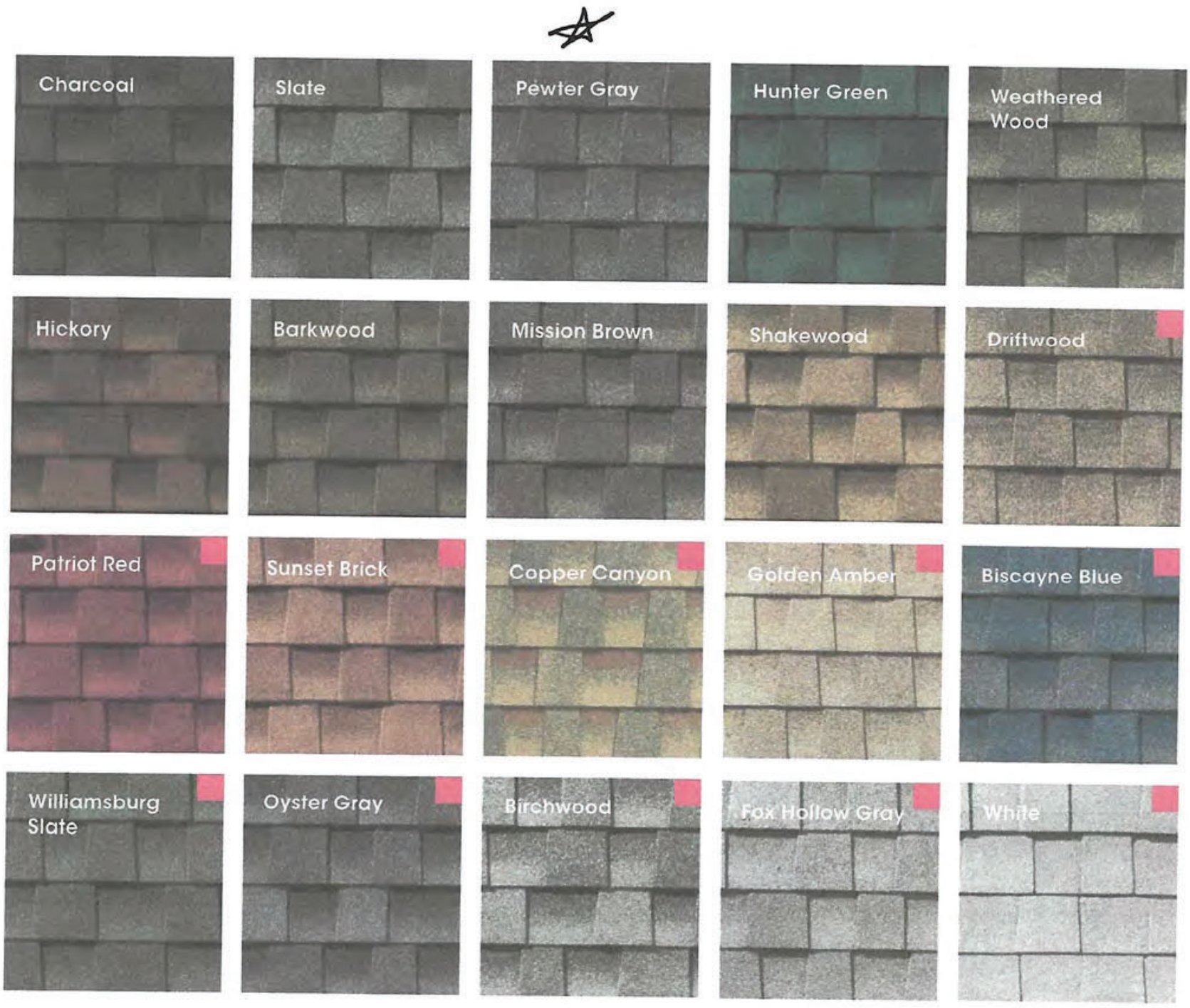
1106 HARRINGTON 23 of 56

GAF Timberline® HDZ™

High Definition® Lifetime† Shingles



Timberline® shingles protect millions of families nationwide with great value and a genuine wood-shake look. Peace of mind has never looked so good.



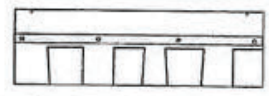
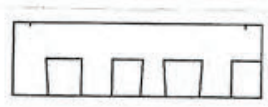
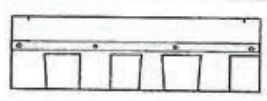
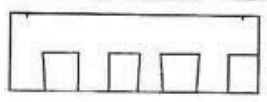
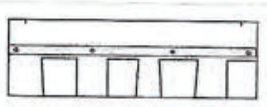
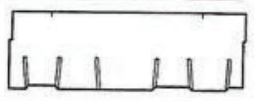
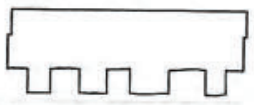
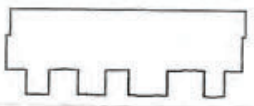
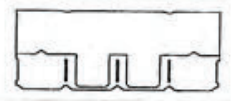
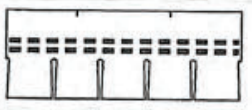
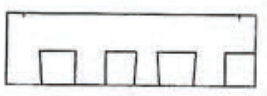
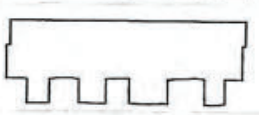
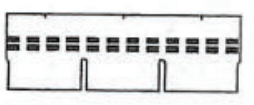
For more details visit **gaf.com/hdz**

[1] 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.

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.

Available regionally

Shingle Specifications

Shingle	Warranty	Technology	Shingle Construction
Timberline® Lifetime† Shingles Collection			
Timberline® HDZ™	† 2	LayerLock® Technology 3 StainGuard Plus Algae Resistance Protection	
Timberline® UHD	†	4 StainGuard Plus Algae Resistance Protection	
Timberline® AH	† 2	LayerLock® Technology 4 StainGuard Plus Algae Resistance Protection	
Timberline® NS	†	3 StainGuard Plus Algae Resistance Protection	
Timberline® CS	† 2	LayerLock® Technology ECODAEX® Algae Resistance Protection	
Lifetime Designer Shingles Collection			
Glenwood®	†	3 StainGuard Plus Algae Resistance Protection	
Grand Canyon®	†	3 StainGuard Plus Algae Resistance Protection	
Grand Sequoia®	†	3 StainGuard Plus Algae Resistance Protection	
Woodland®	†	3 StainGuard Plus Algae Resistance Protection	
Camelot® II	†	3 StainGuard Plus Algae Resistance Protection	
Slateline®	†	3 StainGuard Plus Algae Resistance Protection	
SBS Modified IR Shingles Collection			
Timberline® AS II	†	SBS Modified 3 StainGuard Plus Algae Resistance Protection	
Grand Sequoia® AS	†	SBS Modified 3 StainGuard Plus Algae Resistance Protection	
3-Tab Shingle			
Royal Sovereign®	1 25-YEAR LIMITED WARRANTY	3 StainGuard Plus Algae Resistance Protection	

† 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 the use of GAF Lifetime Shingles only. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

[1] See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[2] 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology 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. For installations not eligible for the WindProven™ limited wind warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

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Approximate Physical Attributes					Codes: Fire	Codes: Wind	Codes: National			Codes: Regional					Special Features		
Pieces/Square	Bundles/Square	Nails/Square[5]	Exposure	Dimensions	UL Listed to ANSI/UL 790 Class A	ASTM D7158, Class H	ASTM D3161, Class F	ASTM D3018 Type 1	ASTM D3462[6]	Classified in accordance with ICC-ES AC438	Miami-Dade County Product Control Approved	State of Florida Approved	Texas Department of Insurance Listed	ICC-ES ESR-1475	ICC-ES ESR-3267	Passes UL 2218, Class 4 Impact Test	Energy Star® Certified (U.S. Only)[7]	Cool Roof Rating Council (CRRC) Rated
64	3	256	5 5/8" (143 mm)	13 1/4" x 39 3/8" (337 x 1,000 mm)	●	●	●	●	●	●	8	●	●	●	●		9	9
64	4	256	5 5/8" (143 mm)	13 1/4" x 39 3/8" (337 x 1,000 mm)	●	●	●	●	●	●	8,11	●	●	●	●			
64	3	256	5 5/8" (143 mm)	13 1/4" x 39 3/8" (337 x 1,000 mm)	●	●	●	●	●	●	8	●	●	●	●			●
64	3	256	5 5/8" (143 mm)	13 1/4" x 39 3/8" (337 x 1,000 mm)	●	●	●	●	●	●	8	●	●	●	●		10	10
64	3	256	5 5/8" (143 mm)	13 1/4" x 39 3/8" (337 x 1,000 mm)	●	●	●	●	●	●	8	●	●	●	●		●	●
90	9	360	4 1/2" (144 mm)	12 1/4" x 36 5/16" (311 x 922 mm)	●	●	●	●	●	●	●	●	●	●	●	●		
72	6	360	5" 127 mm	17" x 40" (432 x 1,016 mm)	●	●	●	●	●	●	●	●	●	●	●			
70	5	360	5" (127 mm)	17" x 40" (432 x 1,016 mm)	●	●	●	●	●	●	●	●	●	●	●			
56	4	280	6 1/2" (165 mm)	17" x 40" (432 x 1,016 mm)	●	●	●	●	●	●	●	●	●	●	●			
56	4	280	7 1/2" (191 mm)	17" x 34 1/2" (432 x 876 mm)	●	●	●	●	●	●	●	●	●	●	●			
48	3	288	7 1/2" (191 mm)	17" x 40" (432 x 1,016 mm)	●	●	●	●	●	●	●	●	●	●	●			
64	3	256	5 5/8" (143 mm)	13 1/4" x 39 3/8" (337 x 1,000 mm)	●	●	●	●	●	●		●	●	●	●	●		
72	4	360	5" (127 mm)	17" x 40" (432 x 1,016 mm)	●	●	●	●	●	●	●	●	●	●	●	●		
English 79 Metric 64	3	English 316 Metric 256	English 5" (127 mm) Metric 5 5/8" (143 mm)	English 12" x 36" (305 x 914 mm) Metric 13 1/4" x 39 3/8" (337 x 1,000 mm)	●	●	●	●	8	●	8	●	●	8	●	●	8	8

[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] StainGuard Plus™ Time-Release Technology is available only on shingles sold in packages bearing the StainGuard Plus™ logo. Products with StainGuard Plus™ Time-Release Technology are covered by a 25-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[5] Steeper slopes and maximum wind warranties may require more nails.

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

[7] Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, radiative properties of roofing products, insulation levels, HVAC equipment efficiency, and other factors.

[8] Applies to some plants (that make referenced product).

[9] Applies to White only.

[10] Applies to Arctic White only.

[11] Formerly known as Timberline Ultra HD®.

Trust the diamonds

Whether it's warranty coverage that gives homeowners peace of mind or technology that makes their roof look and perform its best, there's a GAF diamond badge behind it.



Install any GAF Lifetime Shingle and get a **Lifetime† Limited Warranty** on your qualifying shingle. Install any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories, and get a **Lifetime† Limited Warranty** on your qualifying GAF products.



GAF Advanced Protection® Shingle Technology uses highly advanced design and manufacturing techniques to produce cutting-edge roofing products.



Dura Grip™ Adhesive helps protect your roof investment from winds and wind-driven rain.



StainGuard Plus™ Algae Protection[1] featuring Time-Release Technology is a 25-year limited warranty against blue-green algae discoloration.



StainGuard® Algae Protection[2] is a 10-year limited warranty against blue-green algae discoloration.



LayerLock™ Technology is a proprietary technology which mechanically fuses the common bond between overlapping shingle layers.



WindProven™ Limited Wind Warranty[3] is a 15-year limited wind warranty with no maximum wind speed limitation — available when you install the LayerLock™-labeled Shingles as well as GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation.



25-Year Limited Warranty Term[4] gives homeowners protection they can trust.

† 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. For Lifetime coverage on shingles only see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. For Lifetime coverage on shingles and accessories see *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

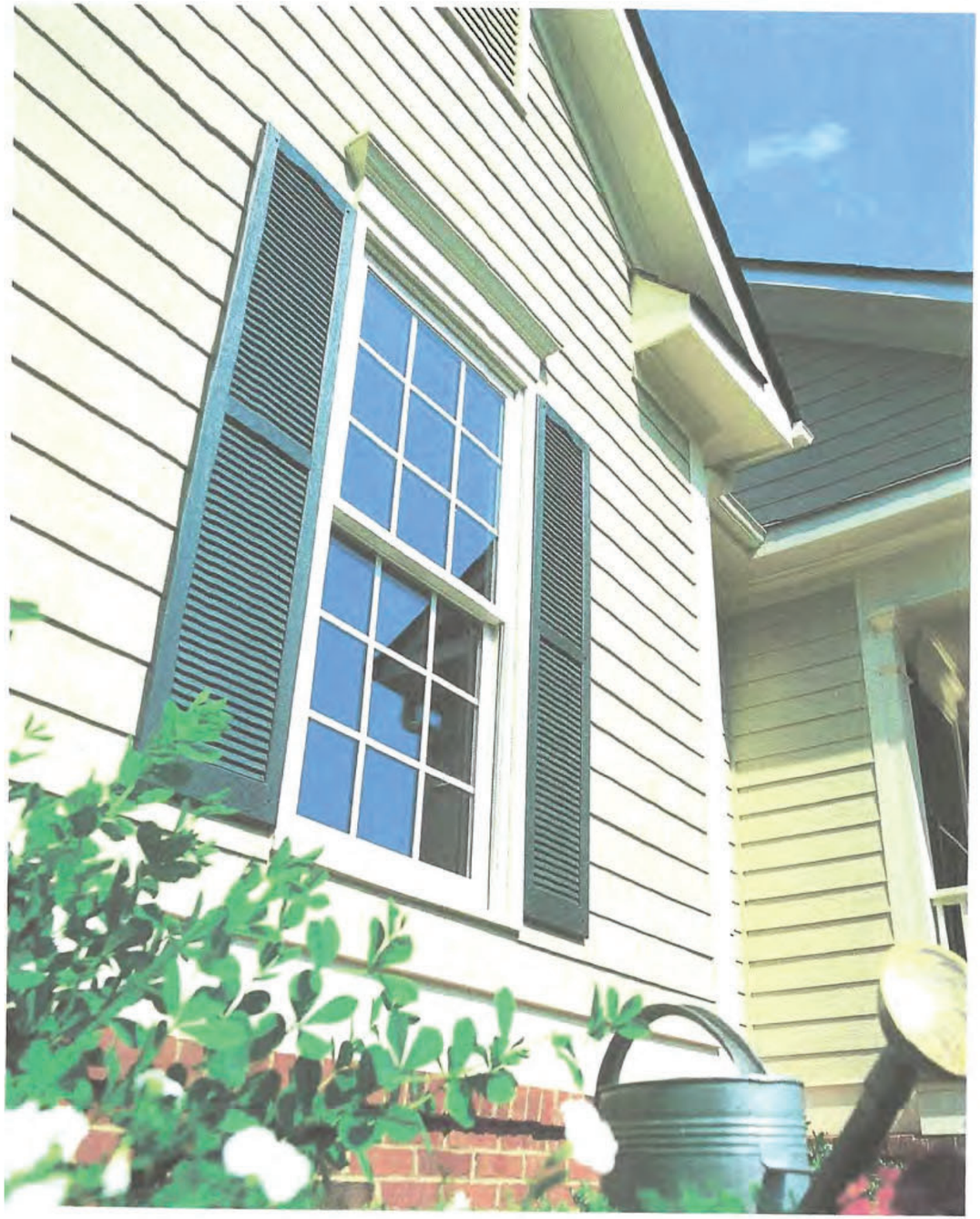
[1] StainGuard Plus™ Time-Release Technology is available only on Shingles sold in packages bearing the StainGuard Plus™ logo. Products with StainGuard Plus™ Time-Release Technology are covered by a 25-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[2] 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.

[3] For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle and Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

[4] See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

1106 Harrington Siding



Beyond the appeal of the products.

For more than 75 years, Allura has been building its enviable reputation by Making the Material Difference — focusing on the things that make a real difference for our customers. We begin by providing service through a team of professionals dedicated to exceeding your expectations. We're adamant about ensuring you get the right material in the right location at the right time. To do so, we offer a full line of building materials that deliver the distinctive look and unsurpassed performance you demand.

Unlike wood, vinyl and other traditional building materials, Allura Fiber Cement products resist damage from hail or termite attacks, resist rot, are noncombustible, and are free from manufacturing defects. They are also suitable in both hot and cold climates and are fire resistant. What's more, Allura products feature realistic wood grain and textures, come in an incredible array of colors and are paintable for unlimited design possibilities.



When it comes to the natural look you want with none of the hassles, Allura fiber cement products are all you need.

- *Durable, engineered to endure harsh weather and high-wind climates*
- *Noncombustible, Class A fire rating*
- *Superior aesthetics*
- *Factory pre-primed*
- *Distinctive, more realistic textures*
- *50-year limited warranty*
- *Best ROI for homeowners* for 8 years in a row*

** According to Remodeling Cost vs Value Report*







allura™
Making the Material Difference

LAP SIDING



Classic style. State-of-the-art performance.

Combining the appearance and workability of wood with the durability of specially formulated fiber cement, Allura Lap Siding not only looks great but lasts considerably longer than traditional exterior wall cladding or vinyl siding.



AVAILABLE TEXTURES *



Traditional Cedar



Smooth



Perfection Shingles

DESIGNER'S CORNER

Our Traditional Cedar texture features a deep, realistic wood grain appearance for an unbeatable classic style, while the Smooth texture creates a cleaner, modern aesthetic. You can even customize your design utilizing our extensive range of widths. Or for the distinctive look of shake combined with the installation ease of lap siding, choose Allura Perfection shingles. No matter the style, Allura Lap Siding has got yours covered.

LAP SIDING*

Thickness	Width	Length	Exposure
5/16"	5¼"	12'	4"
5/16"	6¼"	12'	5"
5/16""	7¼"	12'	6"
5/16"	8¼"	12'	7"
5/16"	9¼"	12'	8"
5/16"	12"	12'	10¾"

** 1¼" min. overlap with all Lap Siding. Check market availability, as products may vary.*

PERFECTION SHINGLES

Thickness	Width	Length	Exposure
7/16"	8¼"	12'	7"

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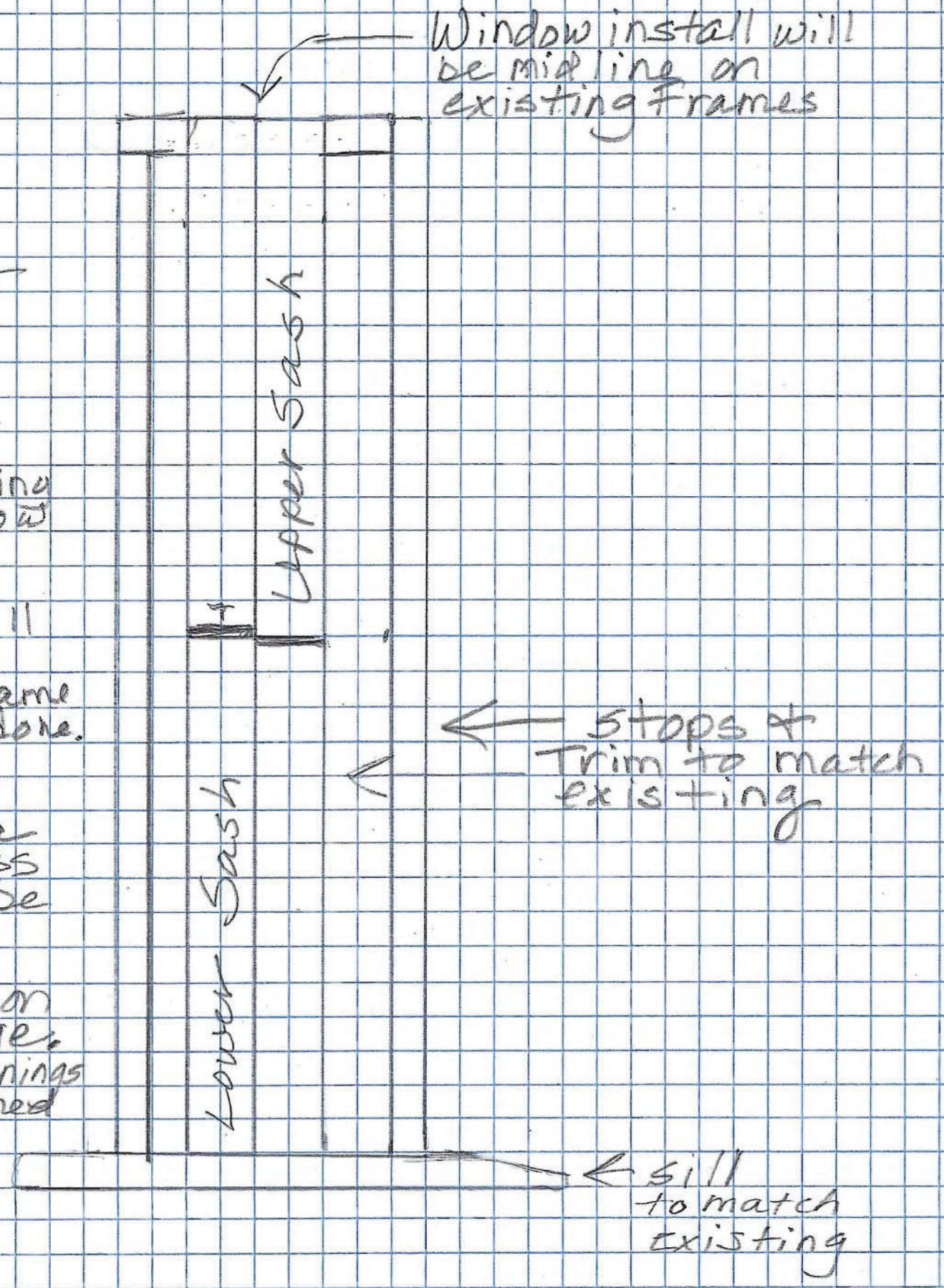
PRIVATE
PROPERTY

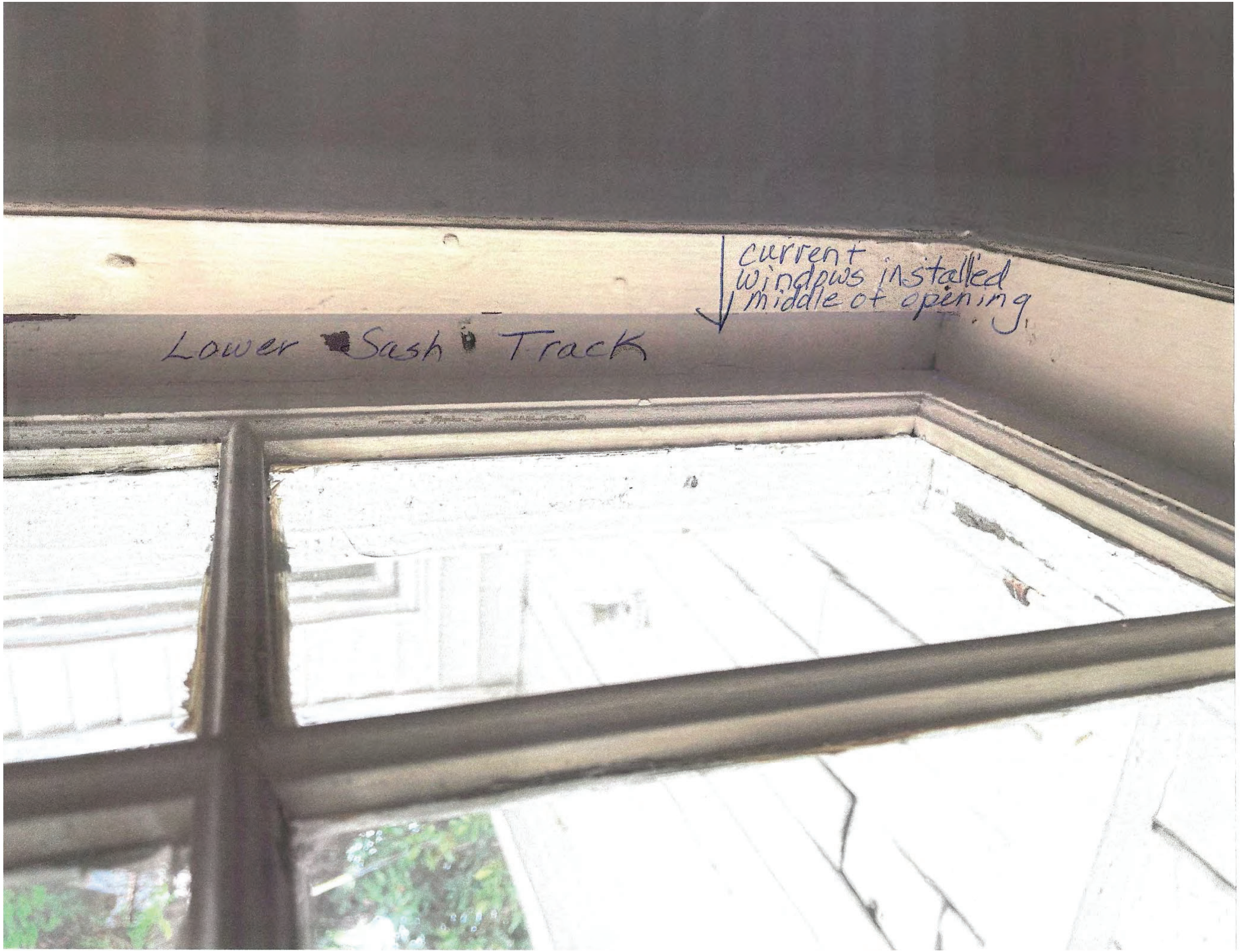
1106 Harrington St. Windows

Windows will Be:

- Double Hung — Both Sashes operable
- Window Pane configuration to match existing original window in house.
- Windows will Be installed middle of frame as originally done.
- Muntins will be in between glass so they can't be removed.
- House elevation will not change. all current openings will be maintained As Is.



Sizes to be custom based on each window opening currently in house, No change-



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Meredith Jacobs

From: Cheryl Powell <cherylpowell@live.com>
Sent: Wednesday, September 15, 2021 12:04 PM
To: Meredith Jacobs
Cc: Jeremy Tate; 'Julie Bachety'; Heather Spade
Subject: RE: 1106 Harrington Street - HRB Completeness Review
Attachments: 1106 Harrington (1).JPEG; 1106 Harrington (3).JPEG; 1106 Harrington (4).JPEG; 1106 Harrington (5).JPEG; 1106 Harrington (7).JPEG; 1106 Harrington (8).JPEG; 1106 Harrington Street Window Information for HRB.pdf

Good Afternoon!

Thank you for sending the reminder as the original had gone to my junk mail! Please see attached information requested.

1106 Harrington Street Missing Items:

For Preliminary Review:

- Elevations: If you are proposing to change any window locations or sizes, please provide existing and proposed elevation drawings of all sides of the building. If you are not altering any exterior elements, elevations will not be required, but it would be helpful to have pictures with notes drawn in (this could be with a sharpie, scanned in) that clarifies which windows will be replaced and which windows will remain.
- There will be no changes to any window opening sizes or placement. The openings will remain as they are. We will custom order replacement windows to fit these openings. All windows will be replaced. Please see attached pictures of the current Hodge podge of windows in the house

For Final Review: (Please provide the following in addition to the above listed information for preliminary review)

- Please provide a wall section/detail that illustrates how the new window will interact with the proposed casings, projecting sill, and adjacent siding.
- The window installation will not affect the siding as it will be installed midline on the existing frame. See attached wall cutaway for window showing the following: 1. Location in frame is middle of frame, as existing. 2. Sashes are double hung, as existing original window. 3. Window pane configuration is to match existing original window pane configuration. 4. Sill will match original sill on interior and exterior. Please see attached information
- Cut Sheets for shutters.
- No shutters will be installed at this time. We understand that if we decide to add them later we will need to submit a new application to HRB for review and approval.

Thank you!

Cheryl Powell
Harold's R Us, LLC
843-592-5167

Sent from Mail for Windows

From: Meredith Jacobs
Sent: Tuesday, September 14, 2021 1:38 PM
To: cherylpowell@live.com

Cc: Jeremy Tate; 'Julie Bachety'; Heather Spade
Subject: RE: 1106 Harrington Street - HRB Completeness Review

To Whom it May Concern,

As we are approaching the September 15th HRB Application deadline, I wanted to follow up with you on the below as a courtesy reminder that we do need the below missing items by September 15th to deem this application complete.

Many thanks,

Meredith Jacobs, AIA
Meadors Inc.
Architecture Workshop
2811 Azalea Drive
Charleston, SC 29405
Cell: 843-729-0172
Office: 843-723-8585
www.meadorsinc.com

From: Meredith Jacobs
Sent: Friday, September 3, 2021 3:42 PM
To: cherylpowell@live.com
Cc: Jeremy Tate <jeremy@meadorsinc.com>; 'Julie Bachety' <jbachety@cityofbeaufort.org>; Heather Spade <hspade@cityofbeaufort.org>
Subject: 1106 Harrington Street - HRB Completeness Review

To Whom it May Concern,

Thank you for making submission to Beaufort's Historic Review Board. This email confirms receipt of your HRB Application for Final Approval of Alterations/Additions to 1106 Harrington Street.

Upon an initial review of your application, we have found that the following items are missing and are required by the HRB Application Checklist in order for this application to be deemed complete. Please note that scheduled dates of reviewed applications are subject to the number of applications received. A high level of HRB applications were submitted this month, and there are currently five applications in the queue ahead of your application for the October meeting, so it is likely that this application will not be able to be heard by the Board until the November meeting. If you can submit the information below by the deadline for the October meeting (**September 15th**), we will have it on hand in case a spot becomes available for the October meeting. Please note that applications are reviewed in the order that they are received, so we recommend providing the missing information as soon as possible.

Please also note that this initial review is solely a review for application completeness. A more thorough, detailed review will follow once the missing items noted below have been provided. If any of the below items are not applicable to this project, please provide a statement that they are not applicable.

1106 Harrington Street Missing Items:

For Preliminary Review:

- Elevations: If you are proposing to change any window locations or sizes, please provide existing and proposed elevation drawings of all sides of the building. If you are not altering any exterior elements, elevations will not be required, but it would be helpful to have pictures with notes drawn in (this could be with a sharpie, scanned in) that clarifies which windows will be replaced and which windows will remain.

For Final Review: (Please provide the following in addition to the above listed information for preliminary review)

- Please provide a wall section/detail that illustrates how the new window will interact with the proposed casings, projecting sill, and adjacent siding.
- Cut Sheets for shutters.

Many thanks, and we look forward to reviewing your application.

Meredith Jacobs, AIA
Meadors Inc.
Architecture Workshop
2811 Azalea Drive
Charleston, SC 29405
Cell: 843-729-0172
Office: 843-723-8585
www.meadorsinc.com

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 October 2021

1 Summary of Request

1106 Harrington Street, Alterations
Applicant: Harold's R Us, LLC
In this application, the applicant is proposing alterations to a single-family residence at 1106 Harrington Street.

This project involves a contributing structure in the Northwest Quadrant.

Background: This is the first application received for the proposed project at 1106 Harrington Street.

2 Facts

Property Address:	1106 Harrington Street
Parcel ID:	R120 004 000 0046 0000
Case Number:	21-65 HRB.1
Applicant:	**Harold's R Us, LLC**
Type of Request:	Final
Zoning:	T5-UC
Current Use:	Single Family Residence
Proposed Use:	Single Family Residence



District Development Standards for T5-UC:

- **Setback requirements – Primary Structure:**
  - *Front- 0' min./15 ft. max.*
  - *Rear setback – 5' min.*
  - *Side Corner/Alley – 0'min./15' max.*
  - *Side Interior – 0'min.*
- **Maximum Lot Coverage***:* 100%
- **Frontage Buildout:** 60% Min
- **Permitted Uses:** Single Family Dwellings are allowed in this District in Existing Buildings only.

References:

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

3 STAFF COMMENTS

Staff Acknowledgements:

- Staff views this project to be a *rehabilitation* project, which is defined by the Secretary of the Interior's Standards for the Treatment of Historic properties as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."
- Secretary of the Interiors Standards for Rehabilitation that are applicable to this project:
    - Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
    - Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
    - Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.
    - Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chapter 10 of the Northwest Quadrant Design Principles, which states that "Using materials similar to those employed historically is preferred. It is acceptable to use substitute materials if they match the original in appearance as closely as possible."
- While this property was constructed in 1900 per the Historic Sites Survey, the earliest Sanborn Map that shows the property is 1924, so it is difficult to determine the exact original footprint of the house that was constructed in 1900. From review of the Sanborn maps, the north bay and northwest corner of the rear are at least as old as 1924. The southwest corner, the southern addition, and the north porch addition do not show in the Sanborn maps and were therefore added after 1958. The south addition and the north porch addition do show in the 1997 Historic Sites Survey sheet, so they were constructed between 1958 and 1997.

Staff Conditions (Non-Discretionary):

1. Page 42 of the Preservation Manual Supplement states that "vinyl siding is inappropriate for existing buildings in the Historic Beaufort District…Whenever possible, discourage the application or retention of aluminum, vinyl, or asbestos siding and trim. These materials are difficult to install in a manner that is visually compatible with the Historic Beaufort District. The sheen of their finish and the artificial nature of the embossed wood grain is easily visible. Moreover, by hiding problems from view, and by capturing moisture against the house, these

materials are far from maintenance-free and will often act to accelerate deterioration of building fabric." Staff is in support of the proposed removal of the existing vinyl siding, and asks the applicant to verify if the historic wood siding still exists behind the current vinyl siding. If any historic wood siding exists, this must be retained and repaired, or, where necessary, replaced in kind per Chapter 9 of the Preservation Manual, and Chapter 3, Section 10 of the Northwest Quadrant Design Principles.

2. Page 42 of the Beaufort Preservation Manual Supplement states that "Replacement material [of wood siding and trim] should be of the same species, size, and shape as the original…Consult the [Preservation] Manual for proper installation techniques, including salvaging existing trim, and building up replacement trim from stock molding." If no historic siding is found beneath the existing vinyl siding, Staff does not support replacement with cementitious siding. The replacement material should be wood siding with proper thickness, profile, and shadow lines that is installed per Chapter 9 of the Preservation Manual and Chapter 8 of the Preservation Manual Supplement. In future submissions, applicant to demonstrate compliance with these chapters and sections of the referenced standards regarding replacement siding.

3. Regarding window removal and replacement:

a. From Sanborn Maps and detailed photographs, Staff believes the two 6 over 6 windows to the left of the entry door are likely original to the house. Staff also believes that the rear 6 over 6 window could be a historic window that was installed when the northwest corner of the rear portion of the house was constructed. Since these windows are distinctive historic materials as discussed in the Secretary of the Interiors Standards for Rehabilitation, Staff does not support their removal. These windows should be repaired in kind as instructed by pages 37 - 39 of the Preservation Manual Supplement. Applicant to ensure and demonstrate compliance with these pages in future applications.

b. From the photographs submitted, Staff believes the rear 2 over 2 wood windows are also historic, as this type of window was typical in Beaufort after 1865 per page 37 of the Supplement. Since these windows are distinctive historic materials as discussed by the Secretary of the Interiors Standards for Rehabilitation, Staff does not support their removal. These windows should be repaired in kind as instructed by pages 37 - 39 of the Preservation Manual Supplement. Applicant to ensure and demonstrate compliance with these pages in future applications.

c. The 2 over 2 windows installed within the north bay of the house are not original to the construction of this portion of the house. The existence of aluminum jamb liners in the windows dates these windows to the 1950s-1980s. Although these windows may be considered to be historic by age alone, Staff feels that they do not hold enough architectural merit to be restored and retained. Staff supports removal and replacement of these windows if they are documented and salvaged, especially since the middle window has already been replaced by a non-historic window.

d. From the photographs submitted, Staff believes it is unlikely that any other windows on the house are historic and would support their removal and replacement with new windows.

4. Regarding the proposed replacement windows, Page 39 of the Beaufort Preservation Manual States that “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.”

   Section 19.2 of the Northwest Quadrant Design Principles states that “Aluminum or vinyl clad replacement window systems are acceptable for noncontributing buildings and new construction.”

   Where Staff noted in Condition 3 above that it is acceptable to replace existing windows, Staff is in support of replacement with 6 over 6 double hung windows. Per Section 19.2 of the Northwest Quadrant Design Principles, it is not appropriate for the replacement windows to be aluminum or vinyl clad. All replacement windows should be wood with true divided lights and heavy projecting sills.

5. Where windows are approved to be replaced, Staff is in support of the Applicant’s desire to size the new windows to fit within the existing openings, as this is compliant with the Secretary of the Interior’s Standards for Rehabilitation.

6. In reference to the photograph provided of the rear (west) façade, it is unclear how the applicant proposes to replace the non-historic horizontal sliding window, since the application notes that all windows will be replaced with 6 over 6 windows within the existing openings and this window is horizontal in proportion. Applicant to clarify the replacement plan for this window.

7. This application references proposed front yard updates. While landscaping plans are not required for HRB review of residential applications in the Historic District, Applicant to be aware of and ensure compliance with page 20 (Chapter 3, Section 3) of the Northwest Quadrant Design Principles, which lists guidelines for front yards in the Northwest Quadrant.

8. Staff is in support of the proposed new Asphalt Shingle Roof, as this is compliant with Section 13 (Page 33) of the Northwest Quadrant Design Principles, which states that “Composition shingles are an acceptable roofing material.” Applicant to maintain roofing cutsheets in future submissions for this project.

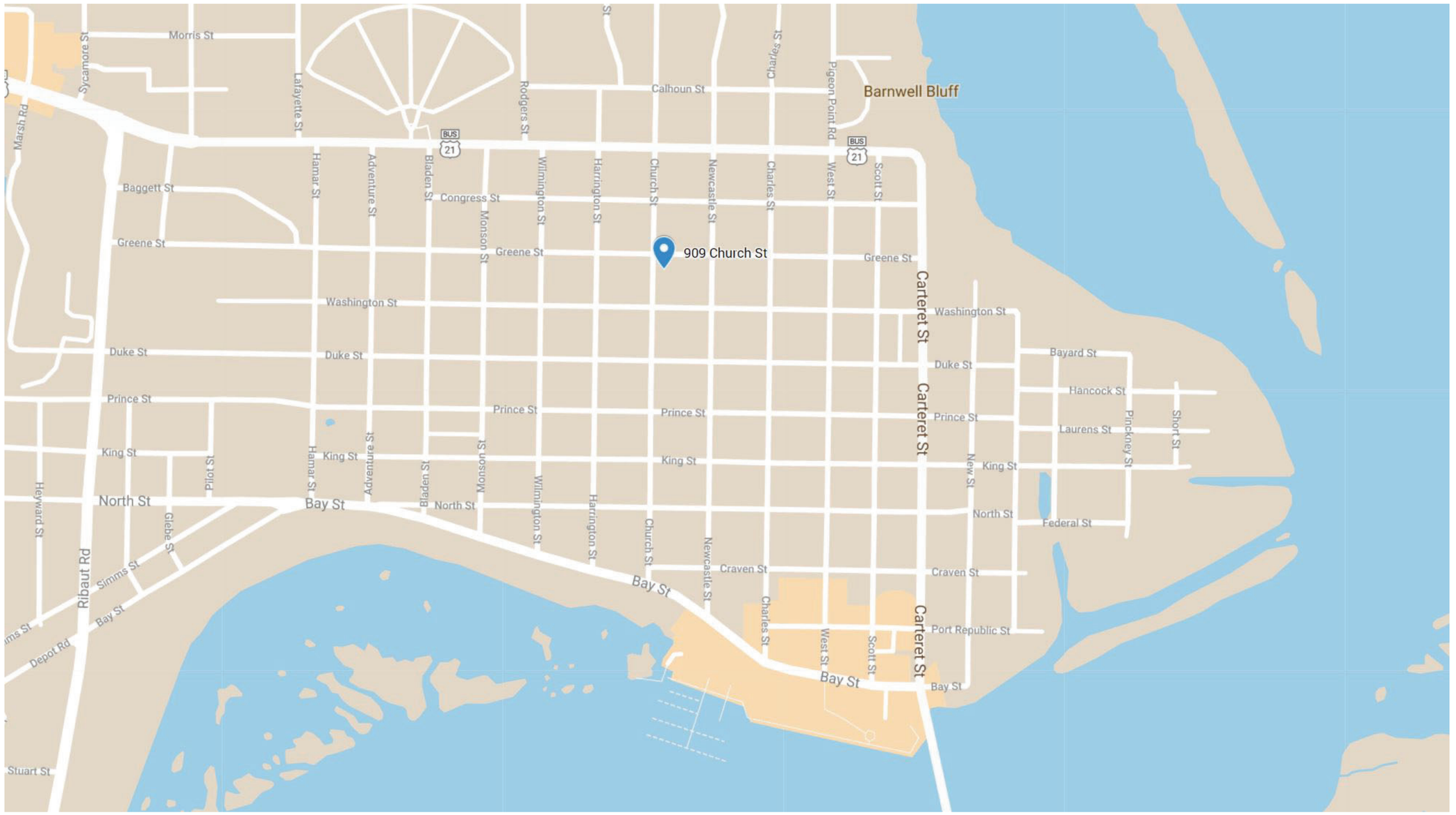
9. Applicant states that the front door is to be painted black and the house body and trim are to be painted white. Applicant to submit actual color names and identification numbers for review.

STAFF RECOMMENDATION:

Conceptual Approval with conditions noted.

CITY STAFF INTRODUCTION

909 Church Street



PROJECT LOCATION- 909 Church Street








STOP



909 CHURCH 7 of 64

APPLICANT PRESENTATION

909 Church Street

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW APPLICATION

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

☐ Staff Review
☒ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** 9/4 **Application #:** 22530 **Zoning District:** T4-HN
BCAGHS Survey: ☐ Yes ☒ No

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

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

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

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

Applicant, Property, and Project Information

Applicant Name: Thomas HALKETT
Applicant Address: 11 Spencer St, Orono ME 04473
Applicant E-mail: thalkettlcpc e gmail.com Applicant Phone Number: 207.263.6775

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

Owner (if other than the Applicant):
Owner Address:

Project Name: 909 CHURCH STREET
Property Address: 909 CHURCH ST, Beaufort, SC 29902
Property Identification Number *(Tax Map & Parcel Number)*: TMS R120 004 000 0274 +0275
Date Submitted: 9.4.2021

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

Applicant's Signature: [signature] Date: 9.4.2021
Owner's Signature: Date:
(The owner's signature is required if the applicant is not the owner.)

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

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

Project Name: 909 CHURCH STREET

Property Size in Acres: 0.10 Proposed Building Use: 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):

House = 754 sq ft shed = 180 sq ft

Is this project a redevelopment project: ☐ Y ☐ N ?

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

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

My wife Diane and I have looked forward to building a small house since we bought the lot in 2019. My eldest son and his family live in Charleston and we look forward to being near them - and grandchildren ! when we move in. I've done some building in Maine so will be General Contractor. I've been very impressed with other contractors that I've met and look forward to working with them safely. We feel that even with Covid rearing its ugly head again - that it is time to enjoy the building process.

CONTACT INFORMATION –

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

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Applicant E-mail: thalkettlcpc@gmail.com Applicant Phone Number: 207.263.6775

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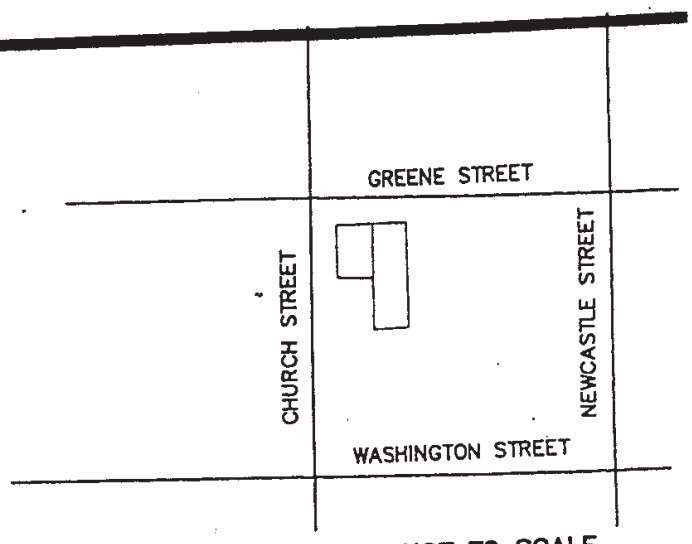
(The owner's signature is required if the applicant is not the owner.)

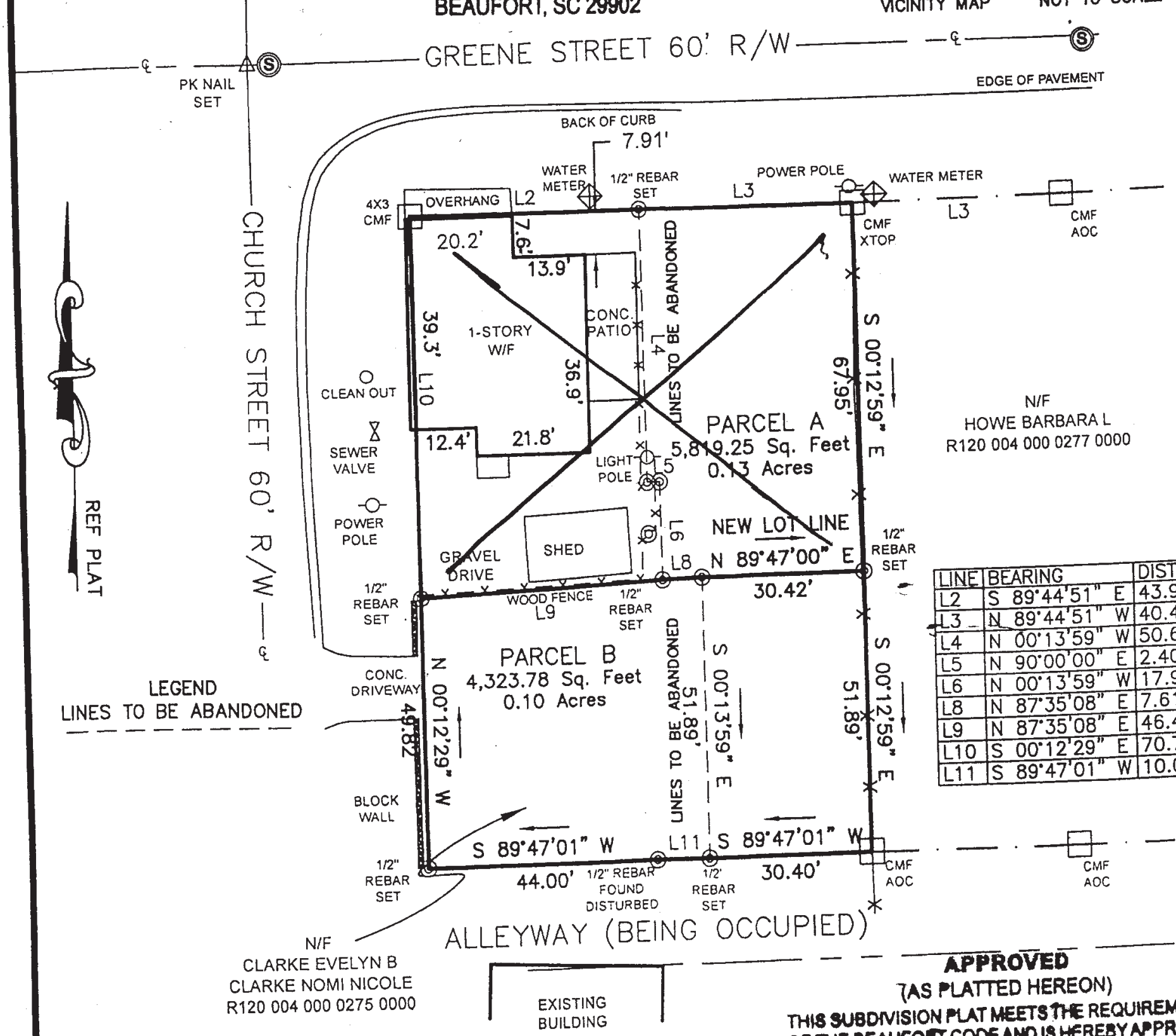
SOUTH CAROLINA
GASQUE & ASSOCIATES, INC. No. C00192
CERTIFICATE OF AUTHORIZATION

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

CITY OF BEAUFORT
PLANNING DEPARTMENT
1911 BOUNDARY STREET
BEAUFORT, SC 29902



VICINITY MAP NOT TO SCALE



LINE	BEARING	DISTANCE
L2	S 89°44'51" E	43.95'
L3	N 89°44'51" W	40.44'
L4	N 00°13'59" W	50.65'
L5	N 90°00'00" E	2.40'
L6	N 00°13'59" W	17.91'
L8	N 87°35'08" E	7.61'
L9	N 87°35'08" E	46.41'
L10	S 00°12'29" E	70.71'
L11	S 89°47'01" W	10.00'

APPROVED
(AS PLATTED HEREON)
THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS OF THE BEAUFORT CODE AND IS HEREBY APPROVED FOR RECORDING WITH THE BEAUFORT COUNTY REGISTER OF MEANS CONVEYANCES.

Certified by: UMizade

Date: November 22, 2019

LOT LINE REVISION SURVEY PREPARED FOR

JOHN TRASK III

THIS BEING PORTIONS OF BLOCK 85 CITY OF BEAUFORT BEAUFORT COUNTY SOUTH CAROLINA. SET FORTH ON A PLAT OF THE TOWN BY THE SOUTH CAROLINA U.S. DIRECT DISTRICT TAX COMMISSIONERS. LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA T.M.S. R120 004 000 0274 & 0275.

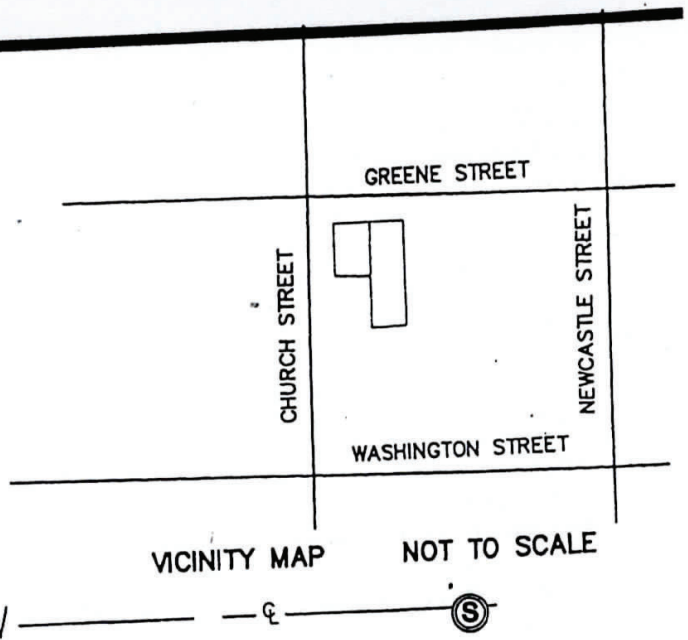
I - III

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

GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

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

CITY OF BEAUFORT
PLANNING DEPARTMENT
1911 BOUNDARY STREET
BEAUFORT, SC 29902



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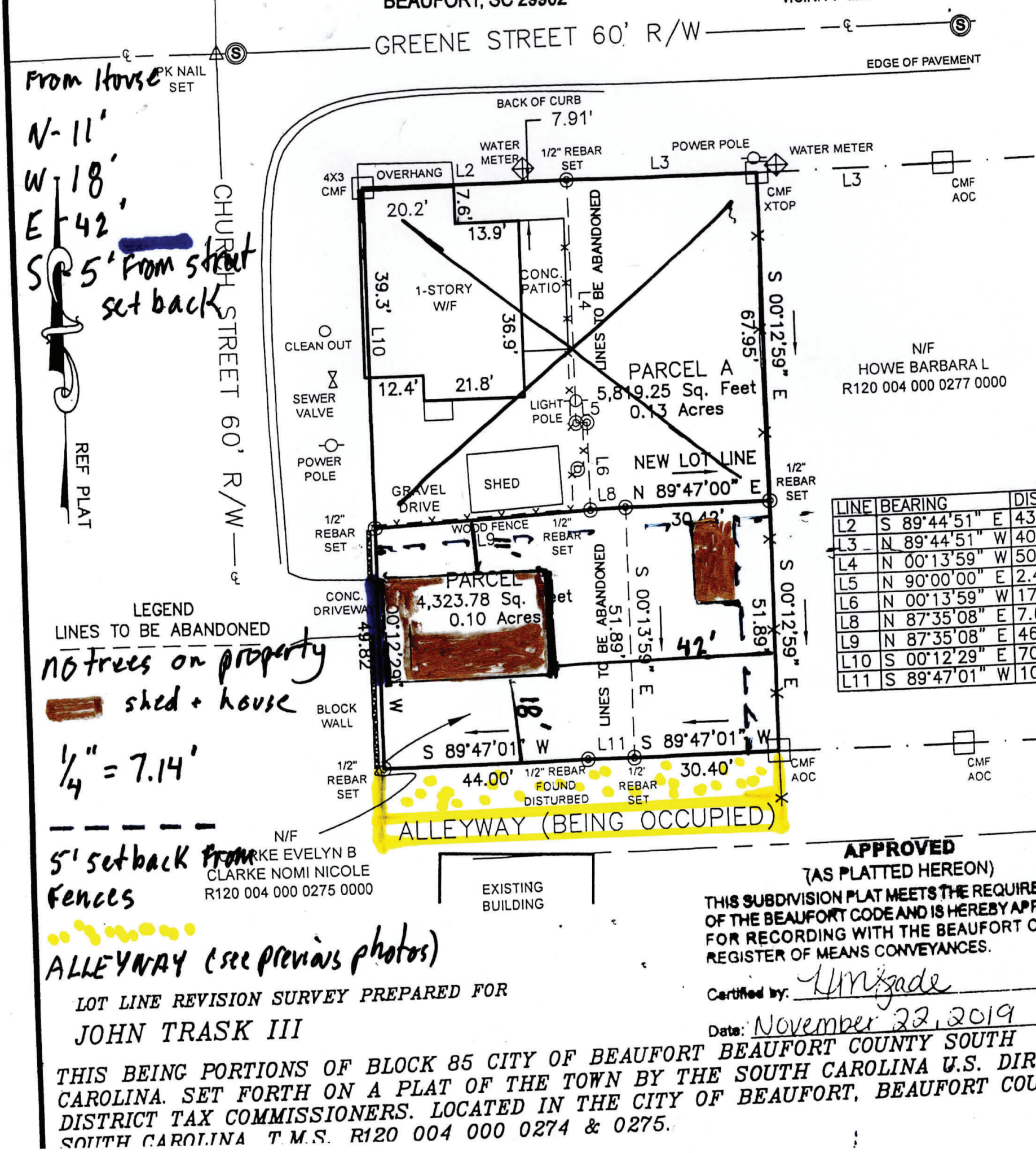

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LEGEND
LINES TO BE ABANDONED
no trees on property
shed + house

1/4" = 7.14'

5' setback from Fences

ALLEYWAY (see previous photos)

APPROVED
(AS PLATTED HEREON)
THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS OF THE BEAUFORT CODE AND IS HEREBY APPROVED FOR RECORDING WITH THE BEAUFORT COUNTY REGISTER OF MEANS CONVEYANCES.

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909 Church Street: I c. mechanical equipment.

For a number of months one of the City's subcontractors parked their equipment and matĕrials on the front part of our property. You can see their back hoes and pipe in the colored photo. I happened to be in Beaufort and learned that it was not the city using our lot but a subcontractor. I had conversations with both the general manager and foreman. One was apologetic, the other was not. I suggested that his company should pay us rental fees for the time they had used our lot. He said that they had tried to contact us..... In the end they removed their equipment and reseeded the front of the lot with quick growing grass seed. We never saw any payment for them using the lot for their pipes and equipment.

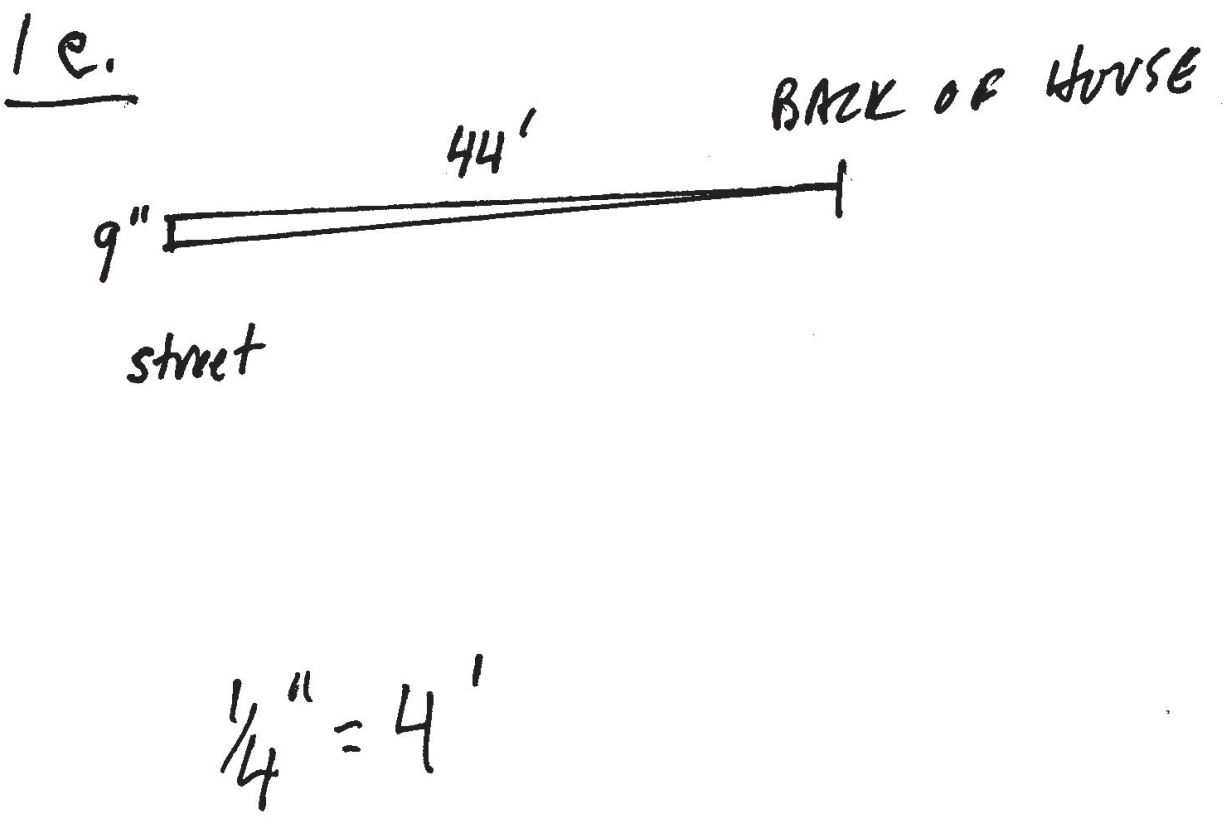
I d. No driveway is planned at this time.

I e. Please see photo of back fence showing the property line. On the Plat this is the yellow colored Alleyway.

The elevation slopes down from the back of the building about 9" to the street.

I f. All the trees are either in the Alleyway or on neighbor's properties.

II The blue is solely landscaping. No driveway planned at the moment.



1C



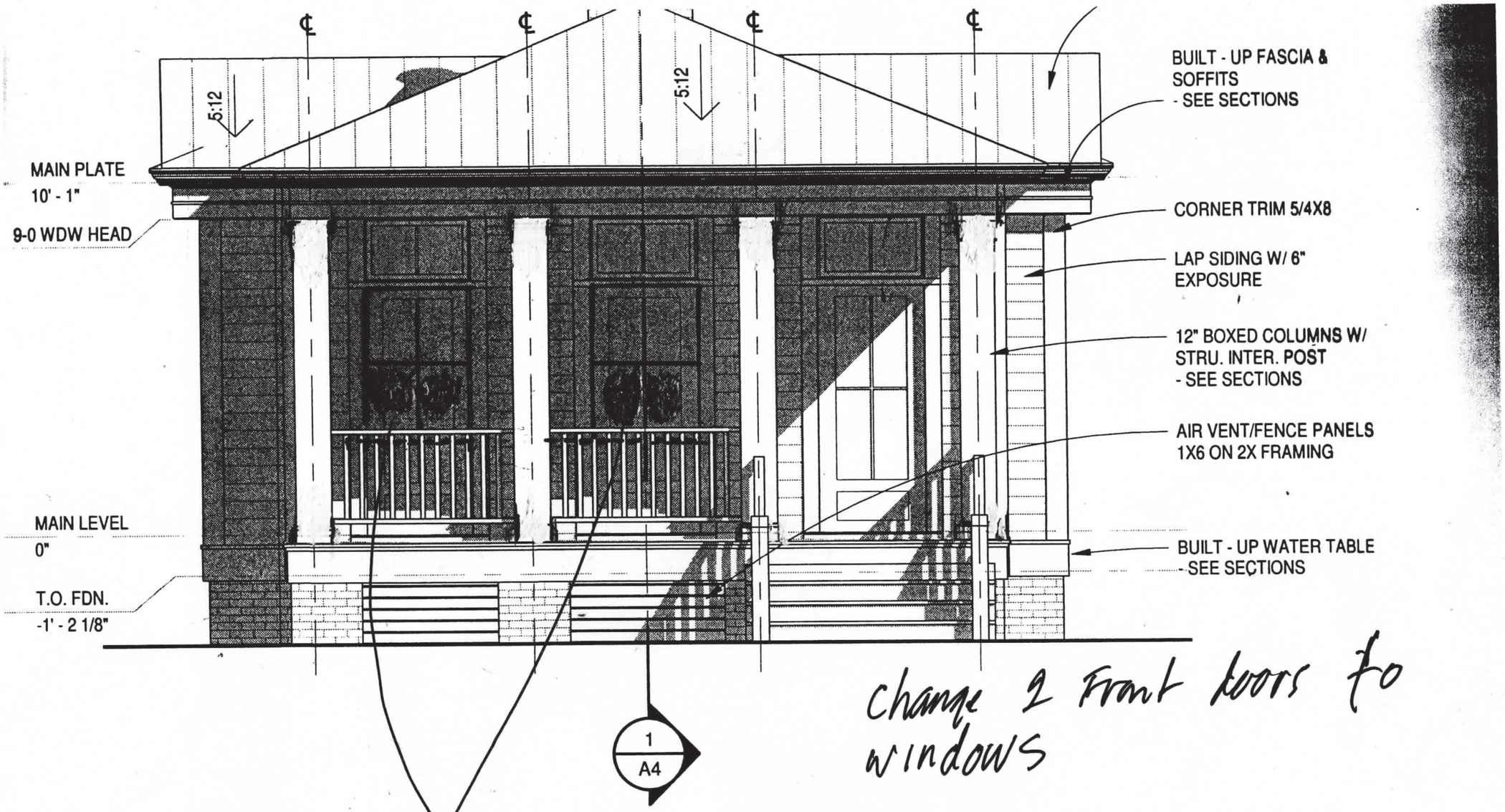
PHOTO TAKEN FROM rear of lot looking toward houses on CHURCH stored SUBCONTRACTORS equipment.

909 CHURCH 17 of 64

I e.



PHOTO OF ALLEY WAY



change 2 front doors to windows

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

windows same as 2 in LR 3040 plus 2-0 transom
match door 3-0 x 7-0 plus 20 transom
columns 11 1/4" with structural interior posts



PHOTO OF LOT TAKEN FROM CHURCH STREET
SHOWING Neighboring Houses



BACK OF LOT SHOWING FENCE and where the Alleyway is.

909CHURCH20f64



909 CHURCH 21 of 64

PHOTO OF ALLEY WAY



909 CHURCH 22 of 64

ALLEYWAY MARKER

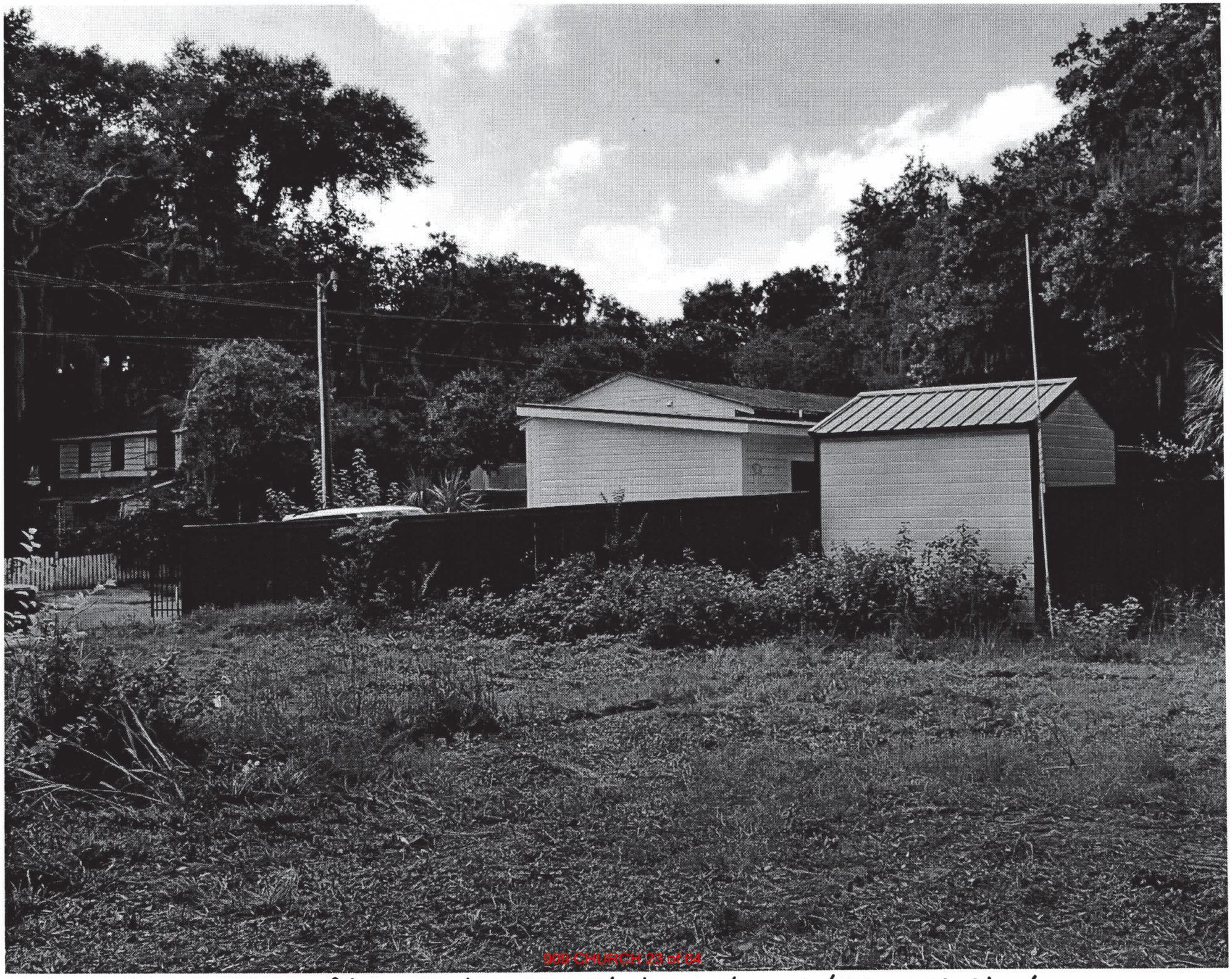
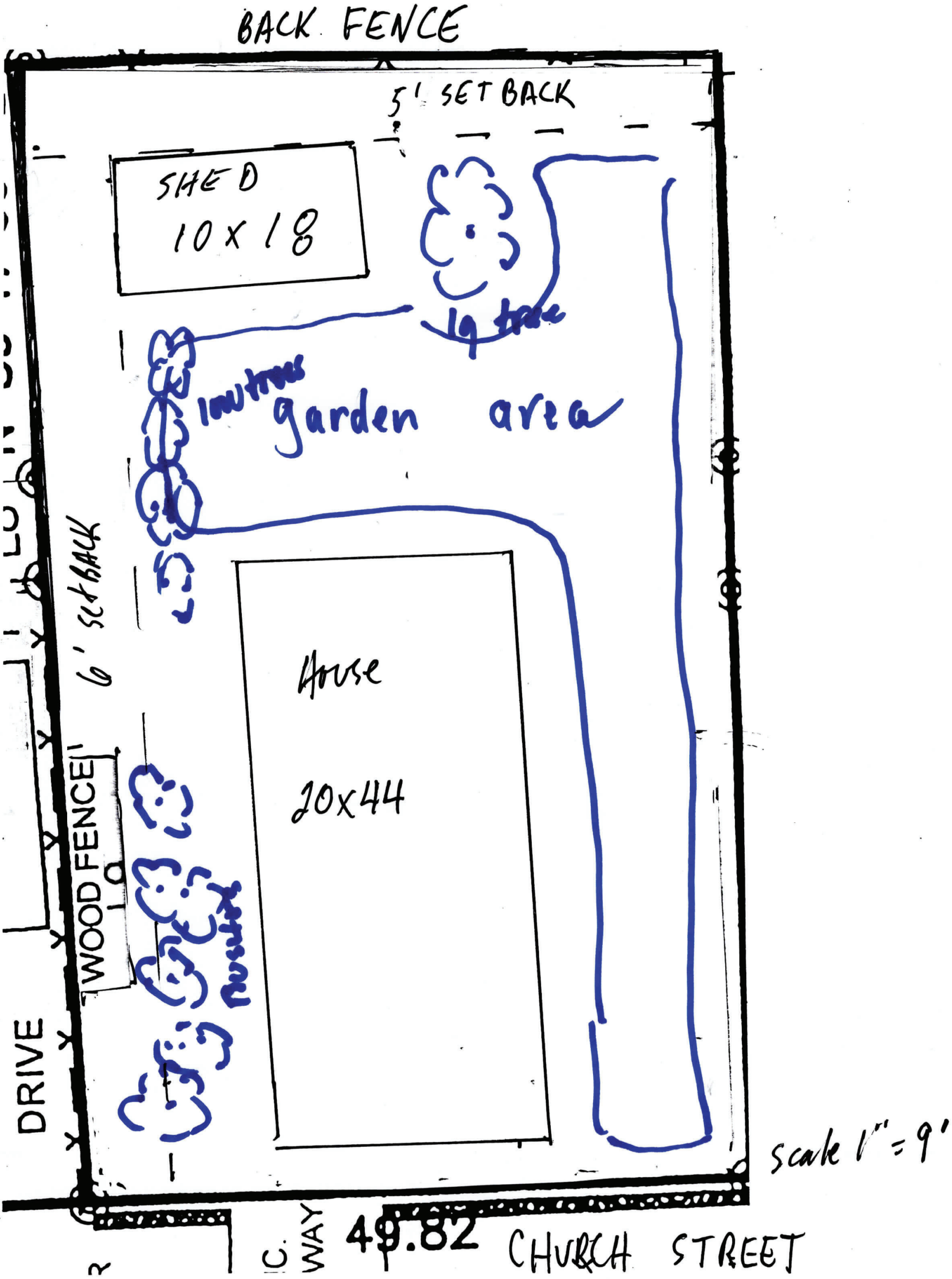
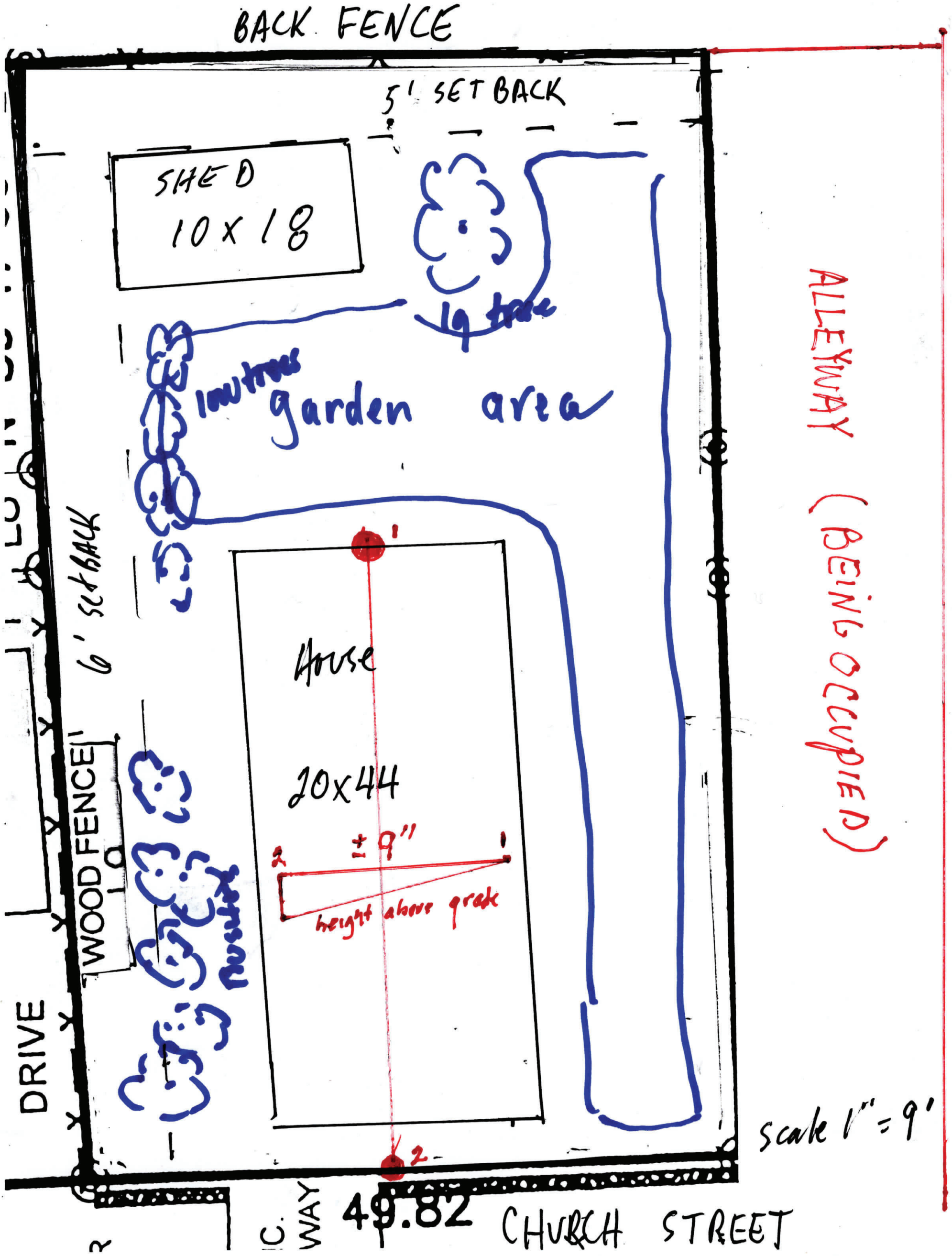


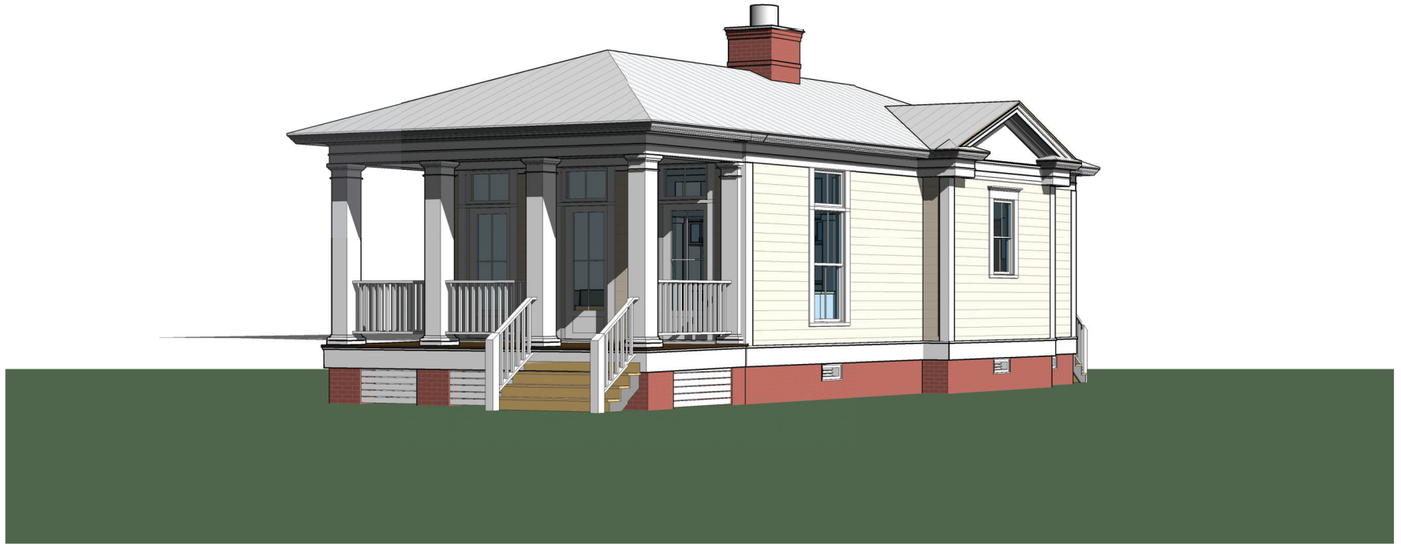
PHOTO SHOWING proposed House site and house across street



PHOTO TAKEN FROM rear of lot looking toward houses on CHURCH St.


BACK FENCE
5' SET BACK
SHED
10 x 18
10 trees
garden area
House
20x44
6' setback
WOOD FENCE
DRIVE
C. WAY
49.82
CHURCH STREET
scale 1" = 9'


BACK FENCE
5' SET BACK
SHED
10 x 18
19 trees
10 trees
garden area
ALLEYWAY (BEING OCCUPIED)
6' setback
WOOD FENCE
House
20x44
± 9"
height above grade
DRIVE
C. WAY
49.82
CHURCH STREET
scale 1" = 9'



ARTIST STUDIO COTTAGE

IMPORTANT GENERAL NOTES:

THESE PLANS ARE PROVIDED FOR GENERAL DESIGN & CONSTRUCTION PURPOSES ONLY. THE ARCHITECT DOES NOT WARRANT ANY MATERIAL, DESIGN DETAILS, COSTS, CONSTRUCTION METHODS, EQUIPMENT, HARDWARE, ETC. WHETHER IMPLIED OR EXPLICITLY NOTED ON THE DRAWINGS.

THE INFORMATION CONTAINED IN THIS PLAN IS INTENDED TO SHOW DESIGN INTENT ONLY, AND BASIC FRAMING. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO USE STANDARD INDUSTRY APPROVED CONSTRUCTION PRACTICES THAT WILL INSURE A SAFE, STRUCTURALLY SOUND AND WATERPROOF HOME.

THIS HOME WILL BE BUILT TO COMPLY WITH OR EXCEED THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE(IBC) AND/OR THE LOCALLY APPROVED BUILDING CODE. ALL CODES SHALL HAVE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED ON THIS PLAN WHERE SAME ARE AT VARIANCE.

1. OWNER'S RESPONSIBILITY:
PRIOR TO CONSTRUCTION THE OWNER WILL DETERMINE THAT THIS PLAN MEETS THE OWNERS NEEDS AND DESIGN EXPECTATIONS - ANY DESIGN QUESTIONS SHOULD BE DIRECTED TO THE ARCHITECT/ DESIGNER FOR CLARIFICATION OR CORRECTION.

2. DIMENSIONS & ERRORS:
THE GENERAL CONTRACTOR AND OWNER WILL BECOME FAMILIAR WITH ALL DESIGN ASPECTS OF THESE PLANS. ANY QUESTIONS WILL BE CLARIFIED BY THE ARCHITECT/ DESIGNER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ERRORS NOT REPORTED. DO NOT SCALE DRAWINGS.

3. MODIFICATIONS:
ANY CHANGES TO THE PLAN ARE TO BE MADE BY A QUALIFIED PROFESSIONAL ARCHITECT, ENGINEER, OR RESIDENTIAL DESIGNER. THE ORIGINAL DESIGNER WILL NOT BE RESPONSIBLE FOR MODIFICATIONS MADE TO THIS PLAN.

4. CHANGE ORDERS:
ALL CHANGES TO THE CONSTRUCTION AND DESIGN OF THIS PLAN WILL BE DONE WITH WRITTEN CHANGE ORDERS SIGNED BY THE OWNER AND GENERAL CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COSTS TO ADJUST CHANGES MADE TO THE CONSTRUCTION THAT ARE NOT APPROVED BY A WRITTEN CHANGE ORDER.

5. DETAILS:
ALL IMPORTANT DESIGN DETAILS SUCH AS CORNICE, DORMERS AND PORCHES, ETC. SHALL BE FOLLOWED AS ON THE PLANS. ANY DESIGN CHANGES WILL BE ACCOMPANIED WITH SUBSTITUTE DRAWINGS PROVIDED BY THE CONTRACTOR FOR THE OWNERS APPROVAL. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL EXPENSES TO ADJUST UNAUTHORIZED CHANGES TO THE ORIGINAL DESIGN DETAILS.

6. FLOOR ELEVATIONS:
PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR WILL STAKE OUT ON THE LOT - THE HOUSE, DRIVEWAY, AND FIRST FLOOR AND GARAGE FLOOR ELEVATIONS FOR THE OWNERS APPROVAL. THIS WILL BE ACCOMPANIED WITH SITE PLAN APPROVED IN WRITING BY THE OWNER.

7. OWNERS APPROVAL:
ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION. ROOFING, EXTERIOR FINISHES; (BRICK, SIDING, STUCCO, STONE, ETC.), AND WINDOW SAMPLES WILL BE PROVIDED TO THE OWNER FOR APPROVAL BEFORE ORDERING. VERIFY FIREPLACE SIZE(S) AND SPECIAL ITEMS SUCH AS SPA TUBS, ETC. BEFORE CONSTRUCTION.

8. SQUARE FOOTAGE CALCULATIONS:
THE ACTUAL SQUARE FOOTAGE IS CALCULATED AS THE HEATED, FINISHED INTERIOR SPACE. THIS DOES NOT INCLUDE, PORCHES, UNFINISHED BASEMENTS, OR UNFINISHED BONUS ROOMS. VAULTED OR TWO-STORY SPACES SUCH AS GREAT ROOMS, FOYERS, AND STAIRS ARE CALCULATED ONCE- ON THE FIRST FLOOR ONLY.

DESIGN DATA:

NOTE: DESIGN CRITERIA IN YOUR AREA MAY VARY. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR LOCAL ENGINEER TO VERIFY THESE.

DESIGN LOADS:

FLOOR DEAD LOAD:	= 15 PSF
FLOOR LIVE LOAD:	= 40 PSF
TOTAL FLOOR LOAD:	= 55 PSF
ROOF DEAD LOAD	= 7 PSF
ROOF LIVE LOAD:	= 40 PSF
TOTAL ROOF LOAD:	= 47 PSF
WALL LOAD:	= 10 PSF
SEISMIC ZONE:	= ZONE "B"
WIND LOAD:	= 90 MPH, EXPOSURE "B"

VERIFY LIVE LOADS, SEISMIC AND HURRICANE REQUIREMENTS FOR YOUR AREA.

SOLID SAWN LUMBER:
SOUTHERN PINE No. 2 OR BETTER

MICROLAM:
DIMENSION AS NOTED = GRADE 1.8E

SOIL PRESSURE:

SOIL PRESSURE MIN. ALLOW.	= 2000 PSF

FILL SOILS WILL REQUIRE APPROVAL BY A LICENSED ENGINEER (P.E.)

CONCRETE:

COMPRESSIVE STRENGTH @ 28 DAYS	= 3000 PSI

INSULATION:

CEILING	= R-38
WALL (2x4)	= R-13
WALL (2x6)	= R-19
FLOOR OVER UNCONDITIONED SPACE	= R-30
BONUS	= R-19

VENTILATION:
PROVIDE ATTIC AND CRAWLSPACE VENTILATION AS REQUIRED BY LOCAL CONDITIONS AND BUILDING CODES.

DESIGN CODES:
- 2018 INTERNATIONAL RESIDENTIAL CODE W/ STATE AMENDMENTS
- ACI 318 MANUAL FOR CONCRETE CONSTRUCTION
- AISC MANUAL FOR STEEL CONSTRUCTION
- NDS MANUAL FOR WOOD CONSTRUCTION

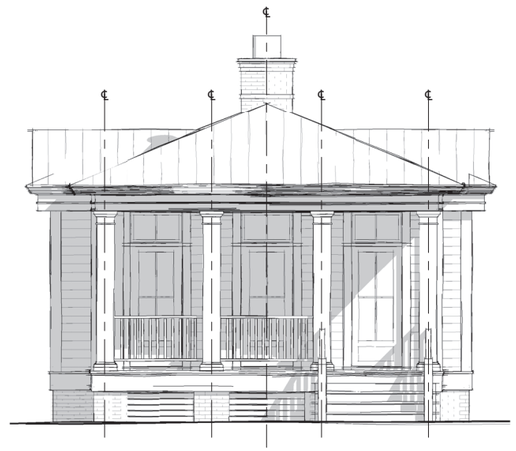
SQUARE FOOTAGE

CONDITIONED SPACE	
BUILDING	770 SF
Grand total	770 SF

UNCONDITIONED SPACE	
CRAWLSPACE	770 SF
CRAWSPACE @ PORCH	160 SF
PORCH	160 SF
Grand total	1090 SF

SHEET INDEX

C	COVER SHEET
A1	FLOOR PLANS
A2	FOUNDATION ROOF PLAN
A3	EXTERIOR ELEVATIONS
A4	BUILDING SECTIONS
A5	CONSTRUCTION DETAILS
E1	ELECTRICAL PLAN



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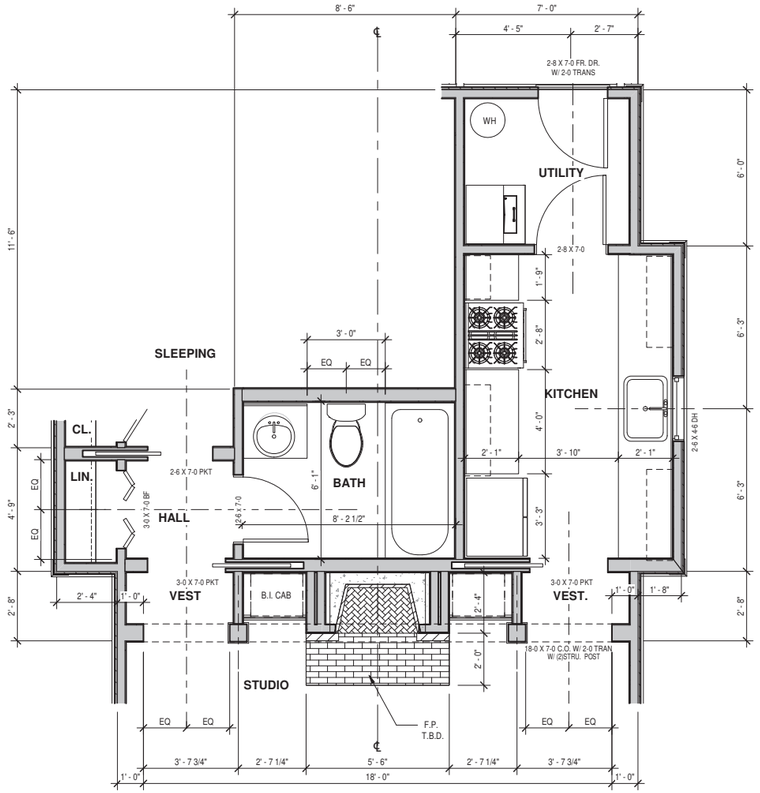
PLAN NUMBER:
JT-760-A

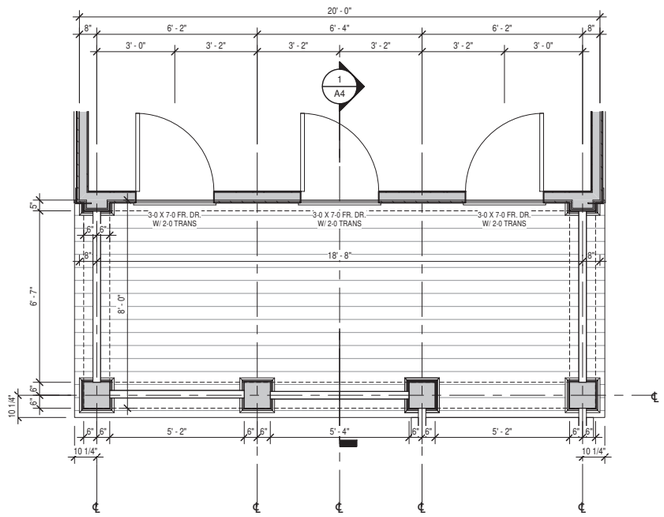
ARTIST STUDIO COTTAGE
T.B.D.

Drawn By: MFT
Date: 07/15/2020
Revised:

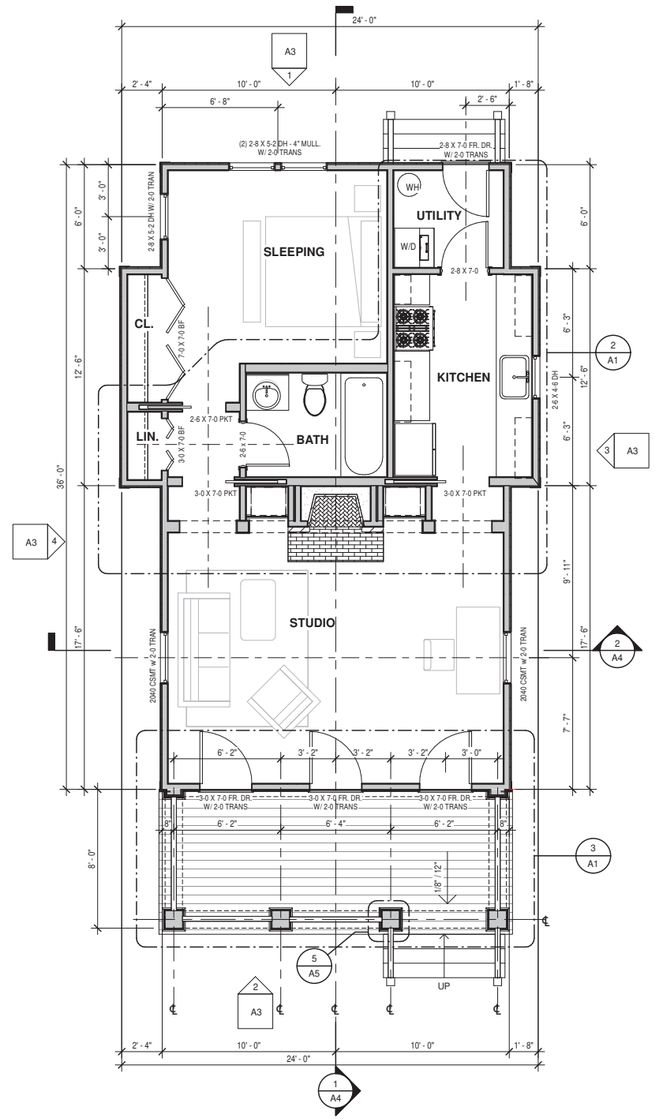
SHEET NUMBER
C



2 A1 **DETAIL PLAN**
3/8" = 1'-0"



3 A1 **DETAIL PLAN - PORCH**
3/8" = 1'-0"



1 A1 **MAIN LEVEL FLOOR PLAN**
1/4" = 1'-0"

FRAMING NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA).
2. ALL STRUCTURAL INFORMATION SHOWN ARE FOR REFERENCE PURPOSES ONLY. ALL STRUCTURAL DESIGN WILL MEET OR EXCEED THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND/OR LOCAL BUILDING CODES.
3. THE GENERAL CONTRACTOR SHALL HAVE A LOCAL PROFESSIONAL ENGINEER (P.E.) REVIEW THE STRUCTURAL DESIGN AND SITE CONDITIONS, AND DESIGN ALL FRAMING ELEMENTS SUCH AS JOISTS, BEAMS, GIRDERS, HEADERS, COLUMNS AND RAFTERS. CONSTRUCTION SHALL NOT BEGIN WITHOUT SAID REVIEW OF A P.E.
4. THE CONTRACTOR WILL REVIEW THE PLANS, ELEVATIONS AND DETAILS, AND ADVISE THE OWNER AND/OR ARCHITECT SHOULD ANY CONDITIONS REQUIRE MODIFICATIONS TO THE DESIGN INTENT SHOWN ON THE PLANS, SECTIONS OR EXTERIOR ELEVATIONS.
5. IF "ENGINEERED LUMBER" OR TRUSSES WILL BE USED, THEY WILL BE DESIGNED AND APPROVED BY A P.E. AND MANUFACTURED BY A TPI MEMBER.
6. INSTALL SOLID BRACING, OR EQUAL, AT ALL OUTSIDE CORNERS.
7. PROVIDE DOUBLE JOISTS UNDER ALL NON-LOAD BEARING PARTITIONS PARALLEL TO THE SPAN OF THE FLOOR JOISTS.
8. SHEATH ALL EXTERIOR WALLS WITH A NOMINAL 1/2" STRUCTURAL GRADE #2 PLYWOOD OR NOMINAL 1/2" OSB.
9. PROVIDE DIAGONAL OR SOLID BLOCKING AT 8' O.C. MAXIMUM IN ALL FLOOR JOISTS, AND SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO THE FLOOR JOISTS.
10. STRUCTURAL LUMBER SHALL BE SOUTHERN PINE #2 OR EQUAL, UNLESS OTHERWISE NOTED.
11. INSTALL A CONTINUOUS ALUMINUM TERMITE SHIELD BETWEEN ANY WOOD AND CONCRETE SURFACES.
12. ALL STRUCTURAL WOOD USED IN THE CONSTRUCTION OF STEPS, PORCHES AND DECKS, SHALL BE PRESSURE TREATED OR EQUAL.
13. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
14. INSTALL HURRICANE CONNECTIONS AS REQUIRED BY LOCAL CONDITIONS AND BUILDING CODES.
15. ALL KNEE WALL CONSTRUCTION TO BE DIAGONALLY BRACED AT 4' O.C. MAXIMUM.
16. STUD WALL SUPPORTING TWO FLOORS, CEILING AND ROOF LOADS SHALL BE 2 X 6 AT 16" O.C.; ALL OTHER WALLS TO BE 2 X 4 AT 16" O.C. UNLESS OTHERWISE NOTED. STUD WALLS UP TO 9' TALL TO BE BLOCKED SOLID AT MID-HEIGHT. TALLER WALLS TO BE BLOCKED SOLID AT THIRD POINTS.
17. BALLOON FRAME ALL TWO-STORY WALLS WHERE LATERAL FRAMING DOES NOT PROVIDE MID-HEIGHT BRACING. IF TWO-STORY WALLS HAVE EXCESSIVE OPENINGS, USE VERTICAL STEEL FLITCH-PLATES AND/OR 2 X 6 FRAMING.
18. ALL HEADERS AND BEAMS TO BE SUPPORTED BY 2X'S EQUAL TO THE WIDTH OF THE BEAM OR SOLID COLUMNS AS SHOWN ON THE PLANS. SUPPORT IS TO BE CONTINUOUS TO THE FOUNDATION OR OTHER SUPPORT BELOW.
19. POCKET DOORS SHALL BE FULL SIZE SOLIDCORE DOORS HUNG ON HEAVY TRACK CENTERED IN A 2x6 WALL FRAMED W/ TIMBERSTRAND LUMBER.
20. TYPICAL HEADER TO BE (2) 2x12 W/ 1/2" PLYWOOD GLUED & NAILED, U.N.O.
21. WINDOWS AND DOORS ARE NOTED AS GENERIC SIZES, U.N.O. EGRESS SIZES AND OTHER CODE CRITERIA TO BE VERIFIED PER MANUFACTURER.

909 CHURCH 28 of 64

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JT-760-A

ARTIST STUDIO COTTAGE
T.B.D.

Drawn By: MFT
Date: 07/15/2020
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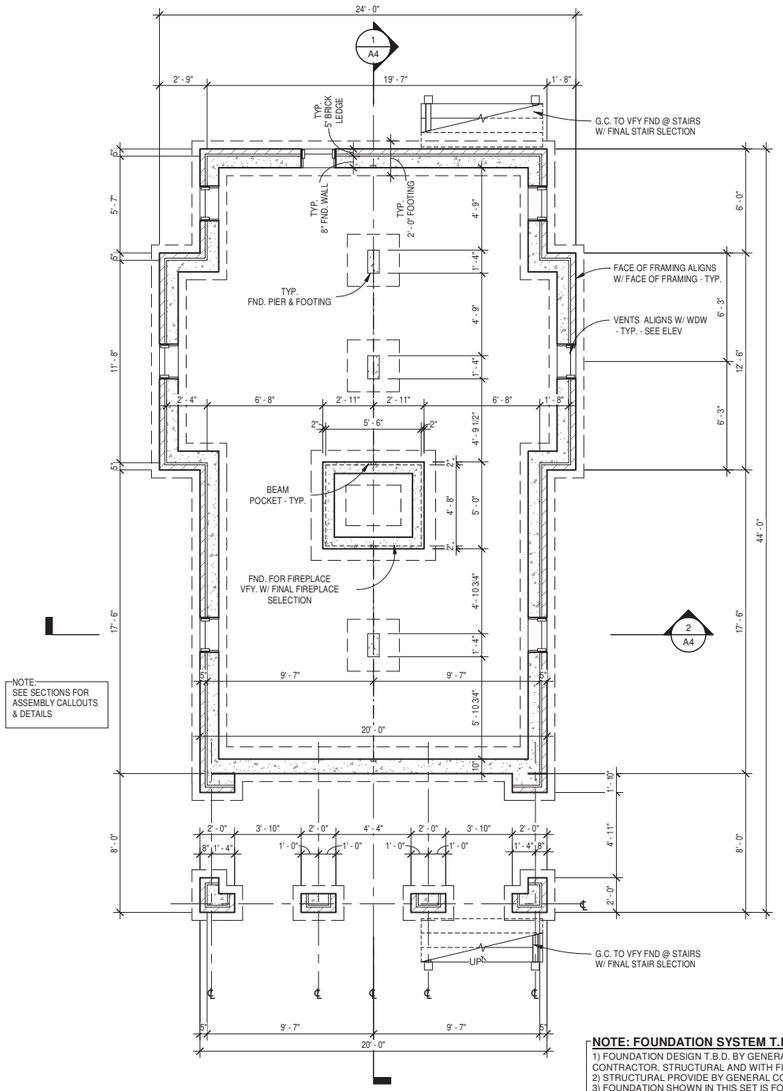
A1



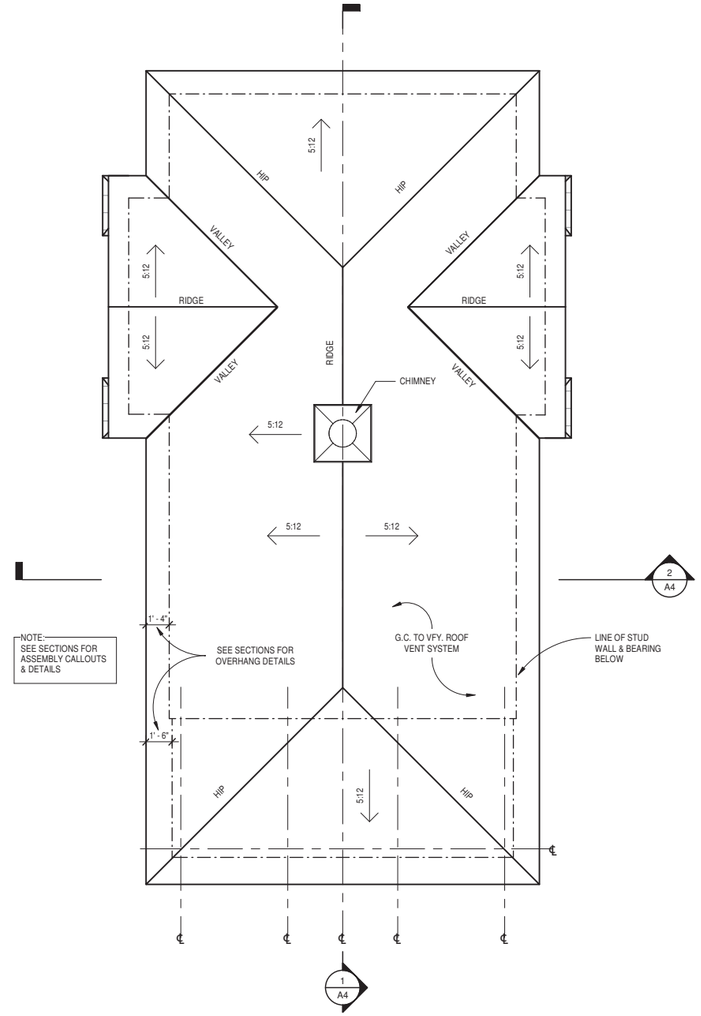
NOTE:-
SEE SECTIONS FOR ASSEMBLY CALLOUTS & DETAILS

NOTE: FOUNDATION SYSTEM T.B.D.

1) FOUNDATION DESIGN T.B.D. BY GENERAL CONTRACTOR, STRUCTURAL AND WITH FINAL GRADE.
2) STRUCTURAL PROVIDE BY GENERAL CONTRACTOR
3) FOUNDATION SHOWN IN THIS SET IS FOR ARCHITECTURAL COORDINATION ONLY, AS A FND. WALL WITH FOOTING AND IS NOT FINAL DESIGN OR SYSTEM

2 A2 FOUNDATION PLAN

1/4" = 1'-0"



NOTE:-
SEE SECTIONS FOR ASSEMBLY CALLOUTS & DETAILS

1 A2 ROOF PLAN

1/4" = 1'-0"

FOUNDATION NOTES:

1. ALL CONSTRUCTION INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. GENERAL CONTRACTOR SHALL HAVE A LOCAL LICENSED STRUCTURAL ENGINEER(P.E.) REVIEW ACTUAL SITE CONDITIONS AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS FOOTINGS, REINFORCEMENT, FOUNDATION WALLS, PIERS AND SLAB.
2. GENERAL CONTRACTOR SHALL INSPECT SITE AND EXCAVATED CONDITIONS PRIOR TO STARTING ACTUAL CONSTRUCTION. GENERAL CONTRACTOR SHALL NOTIFY THE OWNER OR P.E. OF ANY NON-TYPICAL CONDITIONS REGARDING SOILS, GROUND WATER, OR ANY OTHER ISSUE WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN.
3. GENERAL CONTRACTOR IS TO REVIEW THE PLANS, ELEVATIONS AND DETAILS FOR DESIRED ELEVATION OF FINISH FLOOR ABOVE TYPICAL GRADE. ADVISE OWNER SHOULD ANY SITE CONDITIONS REQUIRE MODIFICATIONS TO THE DESIGN INTENT INDICATED ON PLANS, SECTIONS, OR EXTERIOR ELEVATIONS, (I.E., NUMBER OF STEPS FROM FINISH GRADE TO THE FIRST FLOOR, OR NUMBER OF STEPS BETWEEN THE GARAGE FLOOR TO THE FIRST FLOOR OF THE HOUSE).
4. INSTALL ALUMINUM SHEET METAL TERMITE SHIELDS CONTINUOUS BETWEEN ANY WOOD SURFACES THAT ARE EXPOSED TO CONCRETE SURFACES.
5. ALL CONCRETE WORK SHALL CONFORM TO ACI 318. ALL DETAILING, FABRICATION, ACCESSORIES AND PLACEMENT OF REINFORCING SHALL CONFORM TO THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. ANCHOR BOLTS FOR SILL PLATE ATTACHMENT TO CONFORM TO ASTM A307.
6. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
7. ALL CONSTRUCTION ON FILL SOILS SHALL BE DESIGNED BY A.P.E.
8. PROVIDE 12" MINIMUM COVER OVER FOOTING, UNLESS LOCAL FROST DEPTH WARRANTS A GREATER DEPTH. FOOTINGS WILL BE BELOW THE LOCAL FROST LINE.
9. INSTALL "STEGO" 15 MIL VAPOR BELOW ALL FLOOR SLABS (WWW.STEGOINDUSTRIES.COM)

ROOF NOTES:

1. TYPICAL ROOFING SYSTEM SHALL BE AS FOLLOWS: ASPHALT ROOF SHINGLES, ROOFING FELT / SELF ADHERED ROOFING UNDERLAYMENT OVER ROOF SHEATHING.
2. ROOFING FELT SHALL BE UL RATED 30 LB ASPHALT SATURATED ORGANIC FELT.
3. TYPICAL SELF ADHERED ROOFING UNDERLAYMENT SHALL BE W.R. GRACE "ICE AND WATER SHIELD". INSTALL AT FOLLOWING LOCATIONS; 1) ALONG EAVES EXTENDING A MINIMUM OF 36" HORIZONTALLY UP ROOF BEYOND THE INSULATED WALL LINE, 2) 36" SHEET WIDTH ALONG GABLE (RAKE) ENDS, 3) 36" SHEET WIDTH AT VALLEYS, 4) 36" SHEET WIDTH AT ROOF/WALL INTERSECTIONS, 5) ALL AROUND CHIMNEYS, SKYLIGHTS AND OTHER ROOF PENETRATIONS, 6) COMPLETELY AT ALL ROOFS LESS THAN 4:12 PITCH, 7) 36" SHEET AT ROOF PITCH TRANSITIONS, 8) OTHER AREAS AS REQUIRED BY CODE.
4. INSTALL CONTINUOUS W.R. GRACE "ULTRA" SELF ADHERED ROOFING UNDERLAYMENT UNDER FLAT SOLDERED SEAMED COPPER WHERE METAL PANS ARE INDICATED. IF FIELD SEAMING IS PERFORMED PLACE 2 LAYERS ROOFING FELT UNDER SEAM LOCATIONS TO PROTECT UNDERLAYMENT.
5. INSTALL PREFINISHED METAL DRIP FLASHING ALONG ALL EAVES AND RAKE ENDS TO HAVE MINIMUM 6" FLANGE ONTO ROOF SURFACE.
6. INSTALL PREFINISHED METAL VALLEY FLASHING WITH 1" V-CRIMP, 12" MINIMUM UP EACH SIDE OF VALLEYS
7. INSTALL PREFINISHED METAL FLASHING AT ROOF PITCH TRANSITIONS.
8. INSTALL PREFINISHED METAL STEP FLASHING ALONG ROOF / WALL INTERSECTIONS AND ALONG ROOF / CHIMNEY INTERSECTIONS.
9. CONFORM WITH "SMACNA" ARCHITECTURAL SHEET METAL MANUAL, 5TH ADDITION, 1993 WITH ADDENDUM NO. 1 OCTOBER 31, 1997 FOR ALL METAL ROOFING, FLASHING AND ROOF PENETRATION SYSTEMS
10. RIDGE VENTS TO BE HIGH PROFILE, PLASTIC TYPE, SHINGLE OVER VENT SYSTEM (COR-A-VENT V-600 SERIES OR EQUAL). INSTALL CONTINOUSLY ALONG RIDGES.
11. INSTALL ROOF TO WALL VENTS (COR-A-VENT ROOF-2-WALL VENT OR EQUAL) WHERE INDICATED ON DRAWINGS.

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T.B.D.

Drawn By: MFT
Date: 07/15/2020
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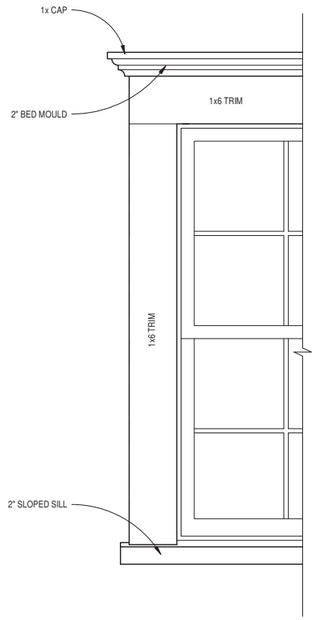
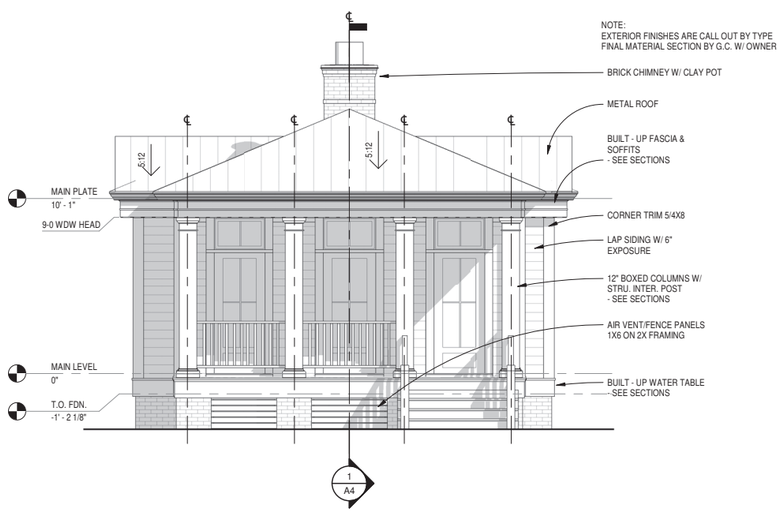
A2



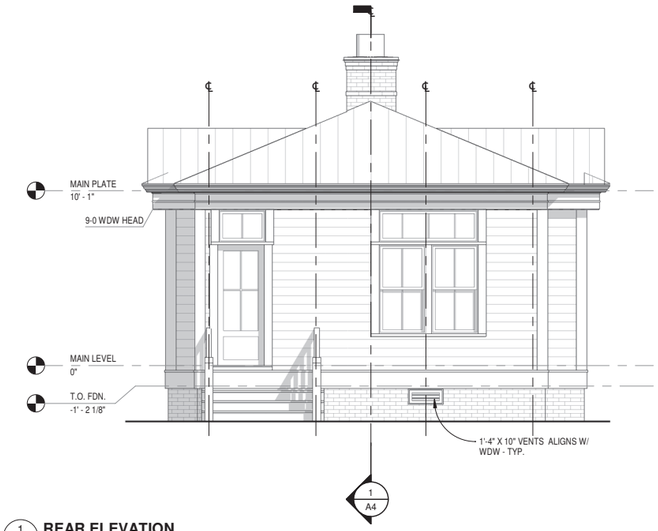
WDW & DOOR LAYOUT
- 7'-0" HEAD W/ 2'-0" TRANSOM UNIT HEIGHT 9'-0" - TYP.

EXTERIOR WDW & DOOR TRIM
- JAMB TRIMS 5/4X6
- SILL 2" SLOPED
- HEAD TRIM IS BUILT TRIM BAND AT SOFFITS/OVERHANGS.
SEE TYPICAL WDW TRIM FOR UNITS NOT SET AT TRIM BAND
- G.C. TO VFY WDW, DOOR & TRANSOM MFR. SIZES TO TIME-OUT WITH TRIM BAND.

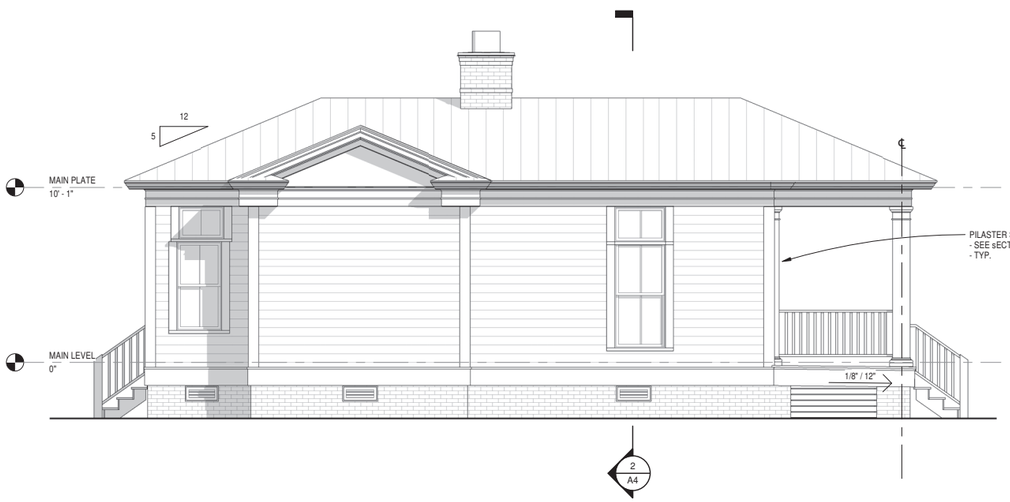
5 / A3 **TYPICAL WINDOW TRIM**
1 1/2" = 1'-0"



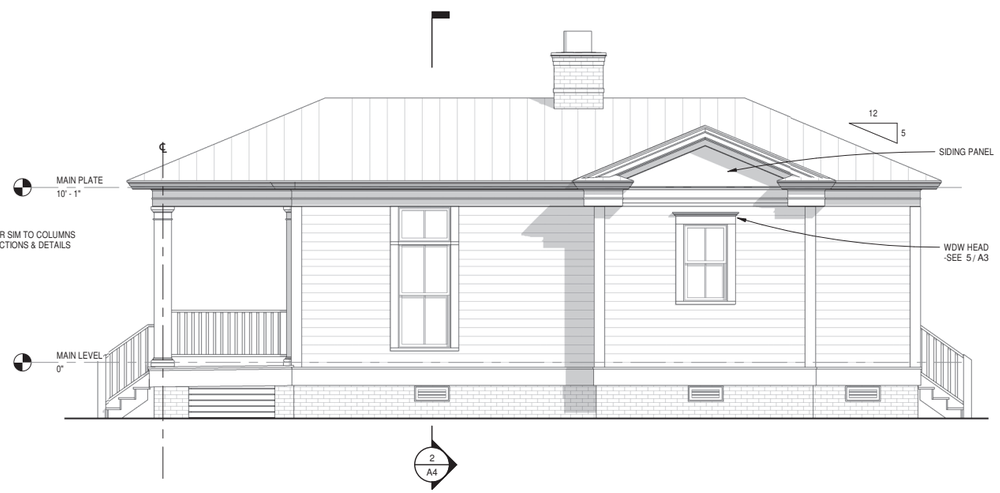
2 / A3 **FRONT ELEVATION**
1/4" = 1'-0"



1 / A3 **REAR ELEVATION**
1/4" = 1'-0"



4 / A3 **LEFT ELEVATION**
1/4" = 1'-0"



3 / A3 **RIGHT ELEVATION**
1/4" = 1'-0"

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T.B.D.

Drawn By: MFT
Date: 07/15/2020
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EXTERIOR WOOD PARTITION ASSEMBLY - TYPICAL SIDING

(CALLOUT EXTERIOR TO INTERIOR)
1) EXTERIOR FINISH
TYPE-1 SIDING
VERTICAL OR HORIZONTAL SIDING SYSTEM INSTALLED PER MFR SPECIFICATIONS.
TYPE-2 SIDING PANAL
INSTALLED PER MFR SPECIFICATIONS
TYPE-1 SIDING SHINGEL
INSTALLED PER MFR SPECIFICATIONS
2) PER-FINISHED METAL DRIP EDGES & FLASHING
TYPE AND LOCATION AS SPECIFIED BY SIDING MFR, INSTALLED PER MFR SPECIFICATIONS
3) WATER RESISTANT BARRIER
TYVACK COMMERCIAL GRADE OR EQU. INSTALLED PER MFR SPECIFICATIONS
4) FRAMING
2X WOOD STUDS A 16" O.C. ULO - SEE STRU.
5) INSULATION
R-19 BATT INSULATION IN WALL CAVITY INSTALLED PER MFR SPECIFICATIONS. NOTE VFR. R-VALUE REQUIRED FOR BUILDING AREA VFY W/ LOCAL BUILDING OFFICIAL
7) INRETARDER VAPOR RETARDER
AS REQUIRED FOR BUILDING AREA VFY W/ LOCAL BUILDING OFFICIAL. MENBRANE MFR CERTAINTEED OR EQUAL
8) INTERIOR WALL FINISH GYP
1/2" GYP. GB. INSTALLED PER MFR SPECIFICATIONS.
NOTE:
ADDITIONAL FINISH MATERIALS MAY ADDED ON/OVER GYP. BD. VFY W/ GENERAL CONTRACTOR

FOUNDATION CONC. PARTITION ASSEMBLY - TYPICAL BRICK LEDGE

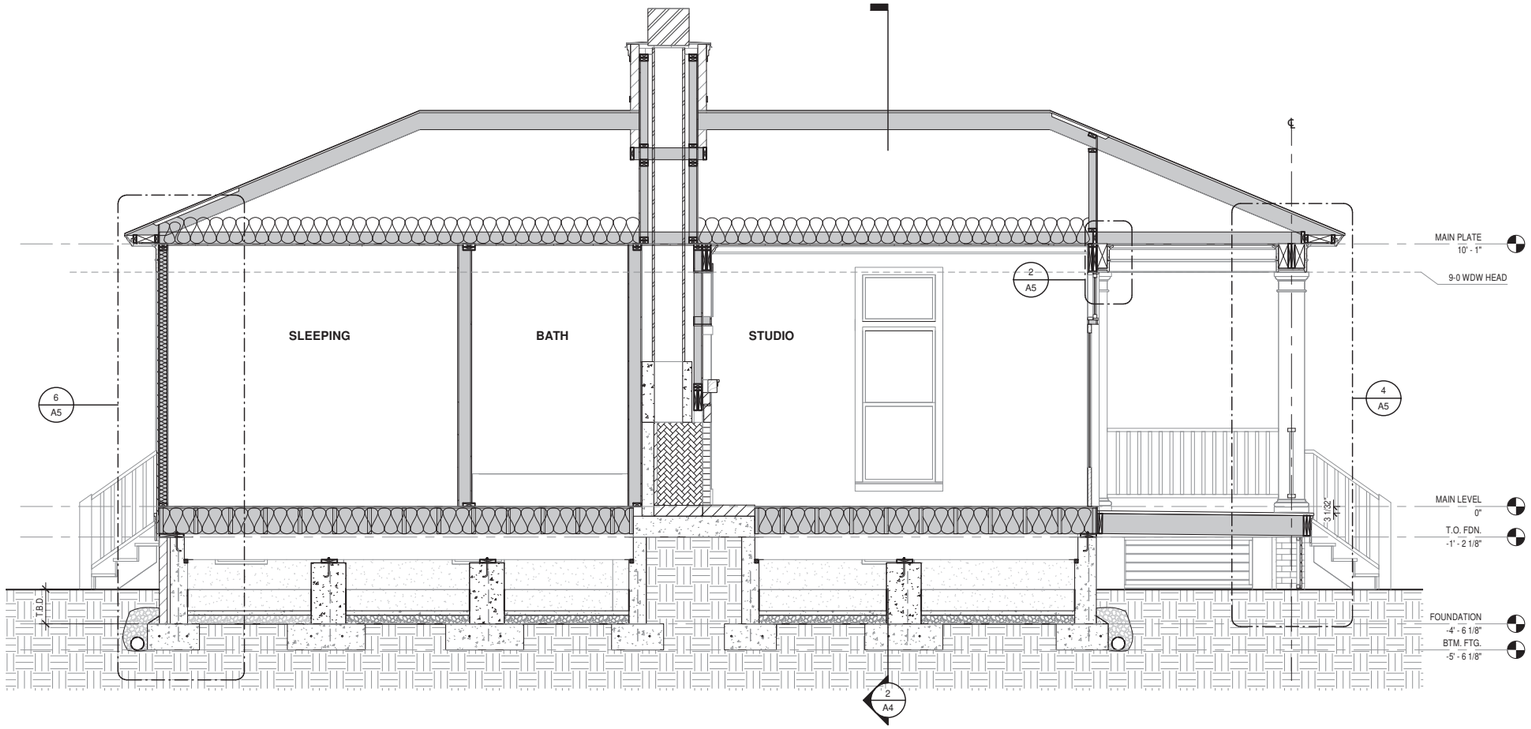
(CALLOUT EXTERIOR TO INTERIOR, AT & BELOW FINISHED GRADE)
1) EXTERIOR FINISH
BRICK OR STONE ON 4" MIN BRICK LEDGE
2) AIR SPACE
AIR SPACE T.B.D. BY GENERAL CONTRACTOR:
1) MIN SPACE REQUIRED FOR BUILDING AREA W/ LOCAL BUILDING OFFICIAL
2) FINAL FINISH SELECTION (TYP OF BRICK/STONE)
OPT- CAVITY DRAINAGE SYSTEM SUR CAVE W/ WEEPS MFR. MTI (MASONRY TECHNOLOGY INC.) OR EQU. INSTALLED PER MFR SPECIFICATIONS
3) PROTECTIVE MEMBRANES, DRIP EDGES & FLASHING
TYPE AND LOCATION AS SPECIFIED BY GENERAL CONTRACTOR, INSTALLED PER MFR SPECIFICATIONS
4) DAMP-PROOFING (VFY. REQUIRED FOR BUILDING AREA VFY W/ LOCAL BUILDING OFFICIAL)
TUF-N-DRY DAMP PROOFING SYSTEM MFR TREMCO OR EQU.
OPT - WARM-N-DRY INSULATED DRAINAGE SYSTEM MFR TREMCO OR EQU. - DETAILS T.B.D. BY GENERAL CONTRACTOR
5) MASONRY WALL WITH 4" BRICK LEDGE
TYPE-1 CAST IN PLACE CONC - SEE STRU.
TYPE-2 CMU - SEE STRU.
TYPE-3 STAND UP CONC. PANELS - ENGINEERED BY MANUFACTURE, INSTALLED PER MFR SPECIFICATIONS - SEE STRU.
FINNISH MATERIAL AT OR BELOW GRADE NOTE:
1 VFY. MATERIALS PERFORMANCE AND WARRANTY FOR BELOW GRADE USE
2 GROUT FILL AT GRADE COURSE AIR SPACE W/ WEEPS, INSTALLED PER MFR SPECIFICATIONS
3 FOOTING W/ DRAINAGE TILE/ROCK BED SYSTEM, INSTALLED PER MFR SPECIFICATIONS - SEE STRU.

FLOOR ASSEMBLY - TIPICAL WOOD FRAMING

(CALLOUT TOP TO BOTTOM)
1) FINISH T.B.D. VFY W/ OWNER BY GENERAL CONTRACTOR, VFY/ABJUST FRAMING ELEV. AS REQUIRED PER FINISH
2) SUB FLOORING - 3/4" T&G FLOORING - SEE STRU. - INSTALLED ACCORDING TO MFR.
3) FRAMING WOOD
TYPE-1 PRE ENGINEERED
- DESIGN BY MFR. - SEE STRU. INSTALLED PER MFR SPECIFICATIONS.
TYPE-2 HAND FRAMED
SEE STRU.
4) INSULATION
(AS REQUIRED FOR SOUND & THERMAL)
T.D.B W/ OWNER BY GENERAL CONTRACTOR.
5) VAPOR RETARDER
(AS REQUIRED FOR SOUND, THERMAL AND CEILING @ DEMISING GARAGE/LIVING SPACE AREAS)
T.D.B BY GENERAL CONTRACTOR.
3) FINISH CEILING
TYPE-1 NON FIRE RATED
(1) LAYERS 5/8" GYP. GB. OR SIM. INSTALLED PER MFR SPECIFICATIONS. - T.D.B BY GENERAL CONTRACTOR.
TYPE-2 1 HR RATED
(1) LAYERS 5/8" FIRE-SHIELD GYP. GB. OR SIM. INSTALLED PER MFR SPECIFICATIONS. (1HR. FIRE RATED CEILING @ DEMISING GARAGE/LIVING SPACE AREAS) -T.D.B BY GENERAL CONTRACTOR.

SLAB ON GRADE AT INTERIOR CRAWLSPACE

(CALLOUT TOP TO BOTTOM)
1) FINISH NOT REQUIRED
2) POURED CONCRETE SLAB - 2 1/2" TYP. VFY. W/ STRU FOR REINFORCING SIZE & SPACING - SEE STRU.
3) VAPOR RETARDER "STEGO" 15 MIL VAPOR BELOW ALL FLOOR SLABS (WWW.STEGOINDUSTRIES.COM) W/ JOINTS & EDGES TAPED & CAULKED ACCORDING TO MFR.
4) 4" COMPACTED, WASHED ROCK BED
(IF REQUIRED NOT SHOWN) W/ RADONE MITIGATION BED W/ REDONE MITIGATION SYSTEM



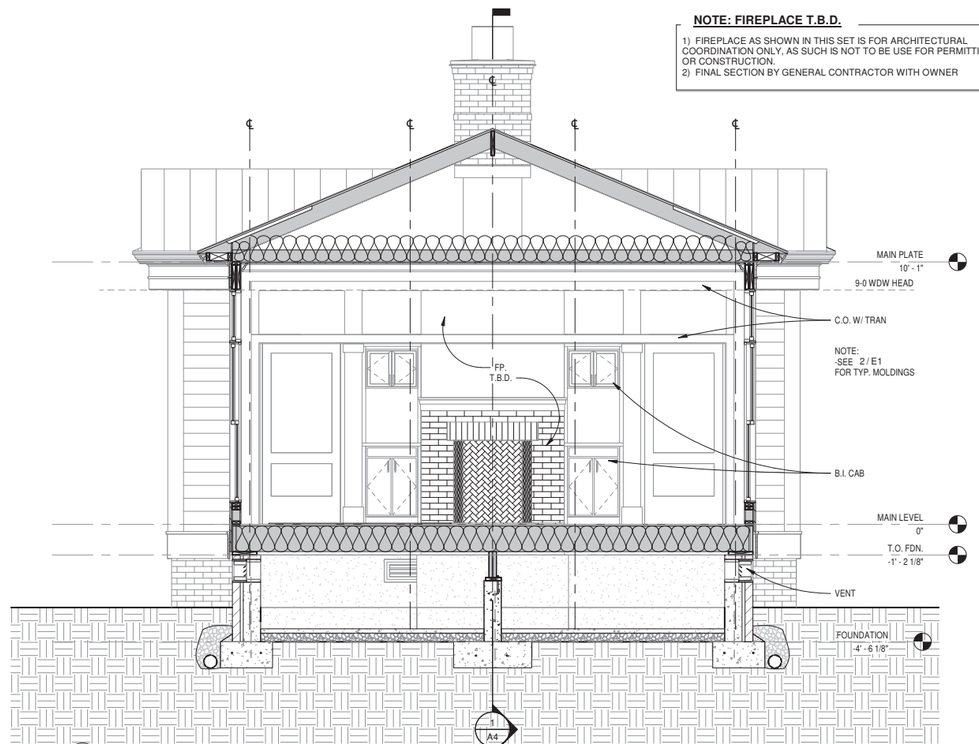
1 A4 **BUILDING SECTION 1**
3/8" = 1'-0"

ROOF ASSEMBLY - TYPICAL PITCHED ROOF

(CALLOUT EXTERIOR TO INTERIOR)
1) FINISH
TYPE-1 ASPHALT SHINGLES
HEAVY TEXTURED 40-YEAR ASPHALT SHINGLES INSTALLED PER MFR SPECIFICATIONS.
TYPE-2 PER-FINISH METAL STANDING SEAM
INSTALLED PER MFR SPECIFICATIONS AND CONFORMING WITH "SMACNA" ARCHITECTURAL SHEET METAL MANUAL, 5TH ADDITION, 1993 WITH ADDENDUM NO. 1 OCTOBER 31, 1997 FOR ALL METAL ROOFING, FLASHING AND ROOF PENETRATION SYSTEMS
2) PER-FINISHED METAL DRIP EDGES FLASHING
COLOR TO MATCH ROOF COLOR. INSTALLED PER MFR SPECIFICATIONS, ALONG ALL EAVES AND RAKE ENDS TO HAVE MINIMUM 6" FLANGE ONTO ROOF SURFACE.
3) PRE-FINISHED METAL VALLEY FLASHING
COLOR TO MATCH ROOF COLOR. INSTALLED PER MFR SPECIFICATIONS WITH 1" V-CRIMP, 12" MINIMUM UP EACH SIDE OF VALLEYS
4) PRE-FINISHED METAL FLASHING AT ROOF PITCH TRANSITIONS (PITCH BRAKE)
COLOR TO MATCH ROOF COLOR. INSTALLED PER MFR SPECIFICATIONS, ALONG ALL CHANGING ROOF PITCHES TO HAVE MINIMUM 6" FLANGE ONTO ROOF SURFACE.
5) PRE-FINISHED METAL STEP FLASHING
COLOR TO MATCH ROOF COLOR. INSTALLED PER MFR SPECIFICATIONS
5.1 ROOF/WALL INTERSECTIONS TO HAVE MINIMUM 6" FLANGE ONTO ROOF SURFACE AND TO HAVE MINIMUM 12" FLANGE AT WALL SURFACE (HOLD WALL FINISH 6" MIN OFF ROOF AND 6" FLANGE ONTO WALL FINISH 12"MIN. TOTAL).
5.2 ROOF/CHIMNEY INTERSECTIONS TO HAVE MINIMUM 6" FLANGE ONTO ROOF SURFACE AND INTO REGLET/CUT
6) WATER RETARDER
30# ROOFING FELT INSTALLED PER MFR SPECIFICATIONS
7) ICE & WATER PROTECTION MEMBRANE
TYPICAL SELF ADHERED ROOFING UNDERLAYMENT W.R. GRACE "ICE AND WATER SHIELD" OR SIM. INSTALL PER MFR SPECIFICATIONS FOLLOWING LOCATIONS/CONDITIONS;
1) ALONG EAVES EXTENDING A MINIMUM OF 36"MIN. HORIZONTALLY UP ROOF BEYOND THE INSULATED WALL LINE,
2) 36"MIN SHEET WIDTH ALONG GABLE (RAKE) ENDS,
3) 36"MIN SHEET WIDTH AT VALLEYS,
4) 36"MIN SHEET WIDTH AT ROOF/WALL INTERSECTIONS (KICK-OUT FLASHING),
5) ALL AROUND CHIMNEYS, SKYLIGHTS AND OTHER ROOF PENETRATIONS,
6) COMPLETELY AT ALL ROOFS LESS THAN 4:12 PITCH,
7) 36"MIN SHEET AT ROOF PITCH TRANSITIONS,
8) OTHER AREAS AS REQUIRED BY CODE.
8) PLYWOOD ROOF SHEATHING
APA RATED 5/8" TYP. VFY W/ STRU. INSTALLED PER MFR SPECIFICATIONS
9) FRAMING
TYPE-1 PRE-ENGINEERED
ROOF TRUSS @ 24" O.C. TYP. VFY. TRUSS DESIGN & CONFIGURATION W/ TRUSS MFR. ROOF TRUSS ENGINEERING BY ROOF TRUSS MANUFACTURER. COORDINATE ROOF TRUSS SYSTEM W/ STRU.
TYPE-2 HAND FRAMING
SEE STRU
8) INSULATION
R-50 INSULATION IN TRUSS CAVITY @ CEILING / CONDITIONED SIDE OF ATTIC SPACE. SPRAY-FOAM @ EXTERIOR PERIMETER WIND WASH / ENERGY HEELS & BLOWN INSULATION AT MAIN ROOF SPACE, INSTALLED PER MFR SPECIFICATIONS.
7) VAPOR RETARDER
- 6 MILL POLY. 8) CEILINGS FINISH INSTALLED PER MFR SPECIFICATIONS
8) CEILING GYP
TYPE-1 (@ NON FIRE RATED CEILING)
5/8" GYP. GB. INSTALLED PER MFR SPECIFICATIONS.
TYPE-2 (@ 1HR. FIRE RATED CEILING)
5/8" FIRE-SHIELD GYP. GB. OR SIM. INSTALLED PER MFR SPECIFICATIONS.
NOTE:
ADDITIONAL FINISH MATERIALS MAY ADDED BELOW/IN-ADDITIONAL TO GYP.BD. VFY W/ GENERAL CONTRACTOR

9) ROOF VENTILATION
ROOF VENTILATION SYSTEM CONSIST OF SOFFIT VENTS, AIR CHUTES IN THE TRUSS SPACE AT INSULATION POINTS AND ROOF VENTS INSTALLED ABOVE THE INSULATION LINE.
9.1 RIDGE VENTS TO BE HIGH PROFILE, PLASTIC TYPE, SHINGLE OVER VENT SYSTEM (COR-A-VENT V-600 SERIES OR EQUAL). INSTALL CONTINUOUSLY ALONG RIDGES.
9.2 BOX ROOF VENTS COLOR TO MATCH ROOF COLOR. INSTALLED PER MFR SPECIFICATIONS
9.3 ROOF TO WALL VENTS (COR-A-VENT ROOF-2-WALL VENT OR EQUAL) INSTALLED PER MFR SPECIFICATIONS OR EQUAL) WHERE INDICATED ON DRAWINGS.

NOTE: FIREPLACE T.B.D.
1) FIREPLACE AS SHOWN IN THIS SET IS FOR ARCHITECTURAL COORDINATION ONLY, AS SUCH IS NOT TO BE USE FOR PERMITTING OR CONSTRUCTION.
2) FINAL SECTION BY GENERAL CONTRACTOR WITH OWNER



2 A4 **BUILDING SECTION 2**
3/8" = 1'-0"

909 CHURCH 31 of 64

JOHN TEE
ARCHITECT
PC

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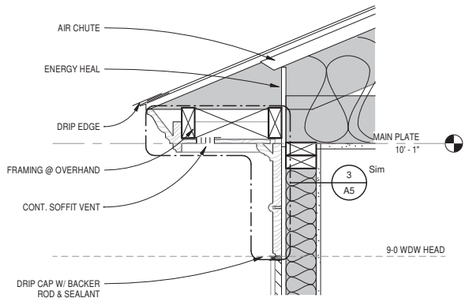
PLAN NUMBER:
JT-760-A

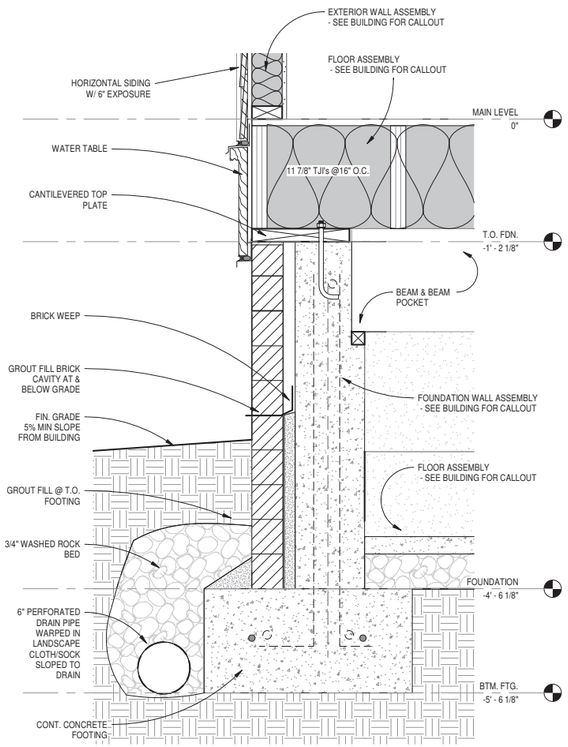
ARTIST STUDIO COTTAGE
T.B.D.

Drawn By: MFT
Date: 07/15/2020
Revised:

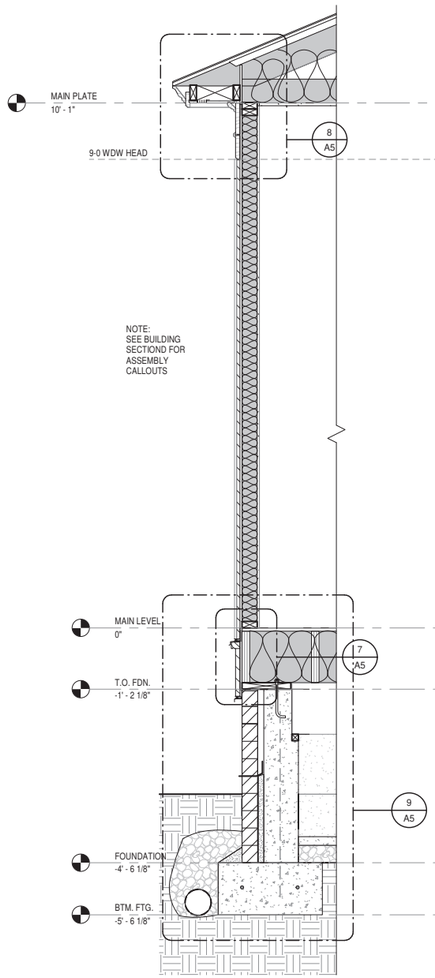
SHEET NUMBER
A4



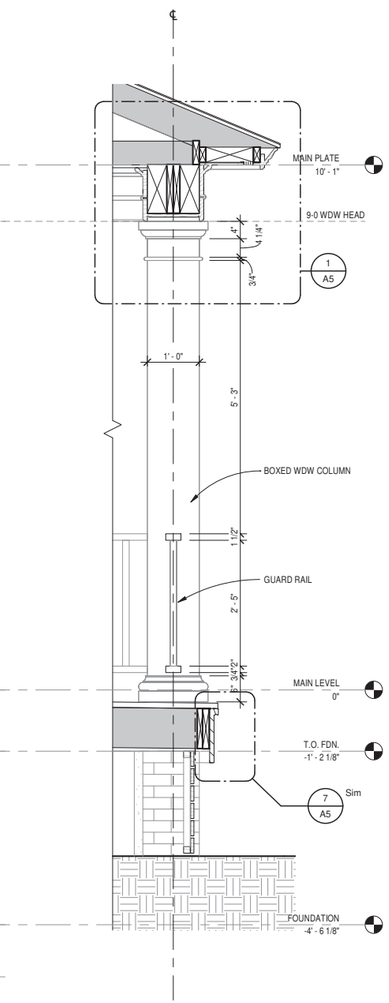
8 A5 **DETAIL OVERHANG - TYP.**
1 1/2" = 1'-0"



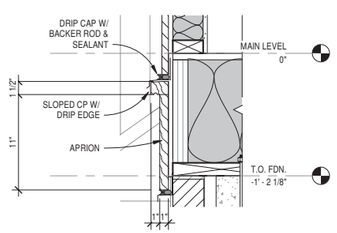
9 A5 **DETAIL FOUNDTION WALL - TYP.**
1 1/2" = 1'-0"



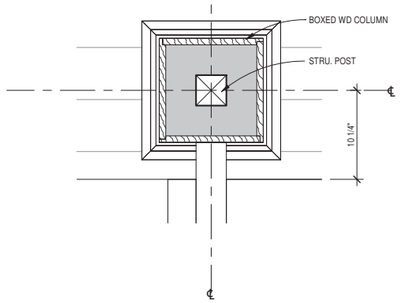
6 A5 **WALL SECTION**
3/4" = 1'-0"



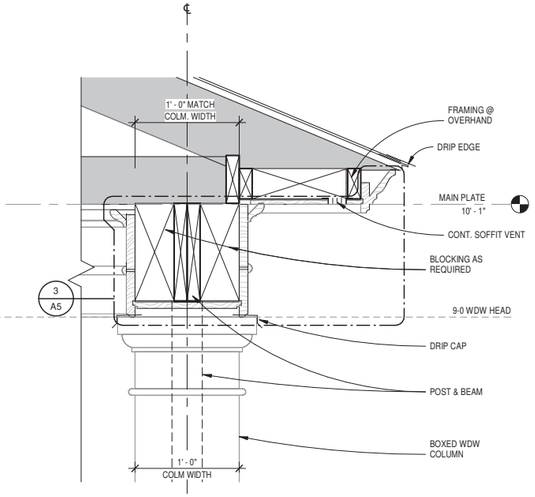
4 A5 **DETAIL COLUMN**
3/4" = 1'-0"



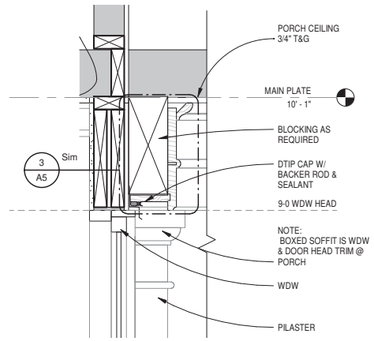
7 A5 **DETAIL WATER TABLE**
1 1/2" = 1'-0"



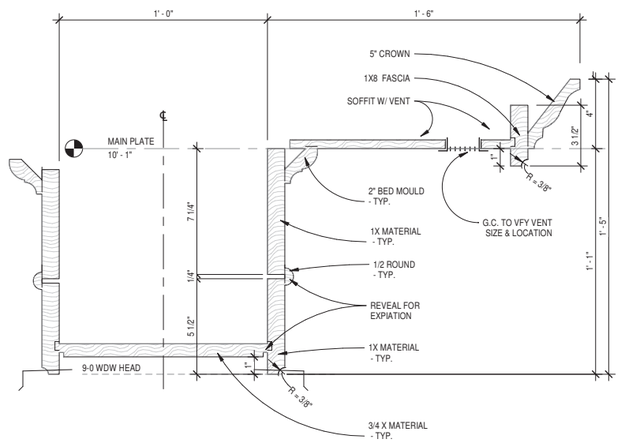
5 A5 **PLAN DETAIL COLUMN BASE**
1 1/2" = 1'-0"



1 A5 **DETAIL PORCH CORNICE**
1 1/2" = 1'-0"



2 A5 **DETAIL HALF PORCH CORNICE**
1 1/2" = 1'-0"



3 A5 **DETAIL PORCH CORNICE - TRIM**
3" = 1'-0"

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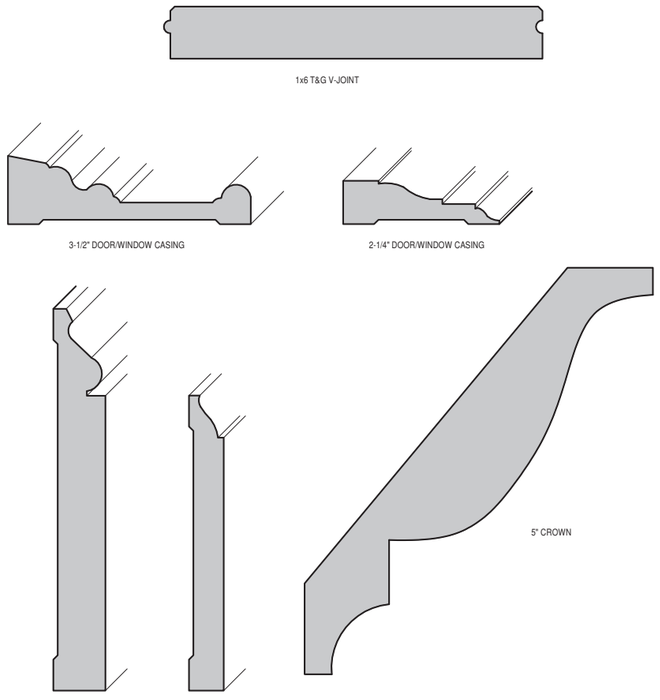
PLAN NUMBER:
JT-760-A

ARTIST STUDIO COTTAGE
T.B.D.

Drawn By: MFT
Date: 07/15/2020
Revised:

SHEET NUMBER
A5



NOTE:
THESE MOULDINGS ARE SUGGESTIONS ONLY. THE SIZES AND LOCATIONS OF THE MOULDINGS WILL BE DETERMINED BY THE OWNER WITH THE CONTRACTOR.

2 / E1 **MOULDINGS**
12" = 1'-0"

ELECTRICAL SYMBOL KEY

- LIGHT FIXTURE - CEILING MOUNTED
- LIGHT FIXTURE - WALL MOUNTED
- LIGHT FIXTURE - RECESSED CAN
- CEILING FAN
- EXHAUST FAN
- SMOKE/CO 2 DETECTOR
- LIGHT SWITCH - SINGLE
- LIGHT SWITCH - 3-WAY
- DUPLEX RECEPTACLE (OUTLET)
- DUPLEX RECEPTACLE (OUTLET)
- DUPLEX RECEPTACLE - GROUND FAULT INTERRUPTER
- DUPLEX RECEPTACLE - WATER PROOF
- DUPLEX RECEPTACLE - 220V
- DUPLEX RECEPTACLE - FLOOR MOUNTED
- DUPLEX RECEPTACLE - GARAGE DOOR OPENER

ELECTRICAL NOTES:
- THESE ELECTRICAL PLANS ILLUSTRATE SUGGESTED LIGHT FIXTURE LAYOUTS IN A DIAGRAMMATIC MANNER. CARBON MONOXIDE DETECTORS AND OTHER CODE REQUIRED ELECTRICAL ITEMS ARE NOT INDICATED ON THESE PLANS. ELECTRICAL CONTRACTOR SHALL WORK WITH OWNER TO DEVELOP A DETAILED CODE-COMPLYING ELECTRICAL PLAN.

- MINIMUM RECEPTACLE LOCATIONS ARE INDICATED ON THESE PLANS. ELECTRICAL CONTRACTOR TO PROVIDE ADDITIONAL RECEPTACLE LOCATIONS AS REQUIRED TO MEET CODE.

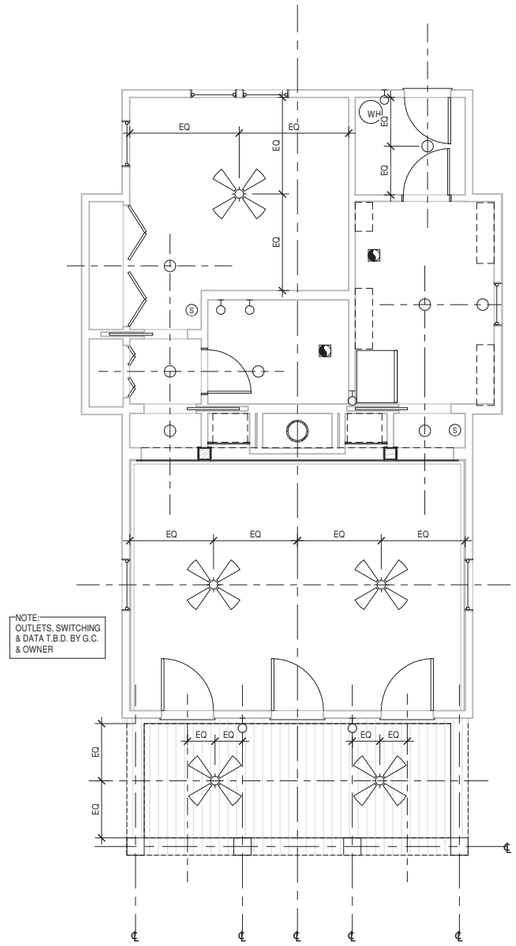
- VERIFY LOCATIONS OF OUTLETS MOUNTED IN EXTERIOR CEILINGS AND OVERHANGS FOR HOLIDAY LIGHTS W/ OWNER.

- VERIFY LOCATIONS OF FLOOR OUTLETS, DIMMERS, AND EXTERIOR FLOOD LIGHTS W/ OWNER.

- VERIFY TV PLACEMENT LOCATIONS FOR ELECTRICAL OUTLETS W/ OWNER.

- PROVIDE UNDER-CABINET LIGHTS AND SWITCHES IN KITCHEN PER OWNER.

- REVIEW ALL ELECTRICAL FIXTURE LOCATIONS AND ELECTRICAL SYSTEMS DESIGN W/ OWNER.



1 / E1 **R.C.P.**
1/4" = 1'-0"

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PLAN NUMBER:
JT-760-A

ARTIST STUDIO COTTAGE
T.B.D.

Drawn By: MFT
Date: 07/15/2020
Revised:

SHEET NUMBER
E1

STRUCTURAL NOTES

GENERAL REQUIREMENTS
1. WHERE A SECTION OR DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR CONDITIONS.
2. COORDINATE ALL LIMITS AND DEPTHS OF DEPRESSIONS FOR FLOOR FINISHES WITH ARCHITECTURAL DRAWINGS AND SCHEDULES. LIMITS SHOWN ON STRUCTURAL DRAWINGS ARE SCHEMATIC.
3. THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS SHOWN ON PLANS.
5. CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN HEREIN WITH ARCHITECTURAL PLANS, SECTIONS, AND DETAILS PRIOR TO CONSTRUCTION OR MATERIAL PURCHASE AND SHALL NOTIFY ARCHITECT OR ENGINEER IN WRITING OF DISCREPANCIES. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS NOT SHOWN HEREIN.
6. DIMENSIONS INDICATED RELATIVE TO EXISTING STRUCTURE ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OR MATERIALS PURCHASE. CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER IN WRITING OF DISCREPANCIES.
7. SPECIFIED ANCHOR SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. SPECIAL ATTENTION SHALL BE GIVEN TO THE DRILLING, CLEANING, AND PREPARATION OF HOLES. WHERE ADHESIVE ANCHORS ARE SHOWN, SPECIAL ATTENTION SHALL BE GIVEN TO THE REQUIRED MIXING, APPLICATION, AND CURING TIME OF ADHESIVE TYPE SPECIFIED.

SUBGRADE PREPARATION
1. CONTRACTOR SHALL STRIP AND REMOVE ALL VEGETATION, TOPSOIL, ROOTS, AND ORGANIC SOILS FROM THE CONSTRUCTION AREA FOR A DISTANCE OF AT LEAST 10' BEYOND THE EXTENT OF BUILDING FOUNDATION LIMITS. THE DEPTH OF STRIPPING SHALL BE THAT REQUIRED TO REMOVE SIGNIFICANT ROOT ZONES, SMALL TREE STUMPS, AND OTHER UNACCEPTABLE MATERIALS, BUT IN NO CASE SHALL IT BE LESS THAN 12".
2. AFTER TOPSOILS, ETC. HAVE BEEN REMOVED FROM THE SITE WITHIN AND TO A POINT 10' OUTSIDE THE BUILDING CONSTRUCTION AREA, THE UPPER 24" OF EXPOSED SOILS SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) BY PROOFROLLING WITH A FULLY LOADED PNEUMATIC TIRED TANDEM AXLE DUMP TRUCK CAPABLE OF TRANSFERRING A LOAD OF 10 TO 20 TONS BY OVERLAPPING PASSES. A MINIMUM OF 8 COMPLETE PASSES SHALL BE MADE WITHIN THE BUILDING AREA.
3. PROOFROLLING SHALL BE PERFORMED UNDER THE OBSERVATION OF AN APPROVED TESTING LABORATORY SUPERVISED BY A GEOTECHNICAL ENGINEER. UNDERCUT, BACKFILL, AND COMPACT AREAS WHICH PUMP, DEFLECT, OR RUT EXCESSIVELY OR WHICH DO NOT STABILIZE AFTER SUCCESSIVE PASSES OF PROOFROLLING EQUIPMENT.
4. AFTER COMPLETION OF DENSIFICATION OF EXISTING SOILS, PLACE STRUCTURAL FILL FOR BUILDING AND PAVEMENT AREAS IN THIN (8" TO 10") LIFTS COMPACT TO A MINIMUM DENSITY OF 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557). MATERIAL USED AS STRUCTURAL FILL SHALL BE NON-PLASTIC GRANULAR MATERIAL CONTAINING LESS THAN 15% FINES PASSING THROUGH THE NO. 200 SIEVE AND FREE OF ORGANICS, BOULDERS, OR OTHER DELETERIOUS MATERIALS.

FOUNDATIONS
1. ALL FOUNDATION FILL SUBGRADE SOILS SHALL BE COMPACTED AS FOLLOWS: (REF. ASTM D1557)
   A. 95% MODIFIED PROCTOR FOR GREATER THAN 18" BELOW FINAL FILL.
   B. 98% MODIFIED PROCTOR FOR THE UPPER 18" BENEATH BUILDINGS AND PAVEMENTS.
2. SOILS TESTING LABORATORY SHALL CONDUCT COMPACTION TESTS IN ACCORDANCE WITH ASTM D698. RATE OF COMPACTION SHALL BE AS FOLLOWS:
   A. ONE TEST FOR EACH SPREAD FOOTING;
   B. ONE TEST FOR EACH 50 LINEAR FEET OF CONTINUOUS FOOTING;
   C. ONE TEST FOR EACH 1000 S.F. OF SLAB.
3. FOUNDATIONS HAVE BEEN DESIGNED FOR 1,500 PSF MINIMUM ALLOWABLE SOIL BEARING PRESSURE.
4. REMOVE ALL WATER SOFTENED SOILS FROM FOOTING EXCAVATIONS PRIOR TO PLACING CONCRETE. FILL REMAINING VOIDS WITH ADDITIONAL CONCRETE.
5. SUPPORT ALL BOTTOM REINFORCEMENT IN FOUNDATION WITH STANDEES OR WHOLE CONCRETE BRICKS AT 48" O.C. MAX. REQUIRED CONCRETE COVER SHALL BE MAINTAINED AT ALL TIMES.
6. ALL FOOTING, PIER, AND OTHER FOUNDATION REINFORCING SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE.
7. WHERE FINISHED GRADES DIFFER ON OPPOSITE SIDES OF FOUNDATION WALLS, PROVIDE TEMPORARY BRACING. PREVENT LATERAL MOVEMENT UNTIL ALL ADJACENT FILLING, COMPACTION, FLOOR SLABS, AND FRAMING AT NEXT LEVEL OVER HAS BEEN COMPLETED.
8. UNLESS INDICATED ON FOUNDATION PLAN, VERTICAL STEPS IN FOOTINGS TO BE MAXIMUM 2'-0" VERTICAL SPACED NO LESS THAN 4'-0" O.C. HORIZONTALLY TO MAINTAIN MINIMUM 12" COVER BELOW FINISHED EARTH GRADE.
9. WHERE GRAVITY PLUMBING LINES OCCUR BELOW TOP OF WALL FOOTING, STEP FOOTING DOWN TO PROVIDE CLEARANCES INDICATED ON PLANS. COORDINATE WITH PLUMBING DRAWINGS FOR LOCATIONS, SIZES, AND INVERTS.
10. CONSTRUCTION JOINTS IN CONTINUOUS FOOTINGS TO BE FORMED VERTICALLY IN ACCORDANCE WITH FOUNDATION DETAILS IN PLANS.
11. PROVIDE 1/2" EXPANSION JOINT FILLER AROUND PERIMETER OF SLABS WHERE THEY ABUT VERTICAL SURFACES AND AT COLUMN ISOLATION JOINTS AS DETAILED.

SLAB ON GRADE
1. APPLY AN APPROVED CURING COMPOUND CONFORMING TO ASTM C309 AFTER FINISHING THE SLAB.
2. ALL WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ASTM A185. LAP ADJOINING PIECES AT LEAST ONE FULL MESH OR 8" MINIMUM. UNLESS OTHERWISE APPROVED, ALL WELDED WIRE FABRIC SHALL BE BLOCKED INTO POSITION INDICATED WITH PRECAST CONCRETE BLOCKS HAVING A COMPRESSIVE STRENGTH EQUAL TO THAT OF THE SLAB.
3. THE USE OF POLYPROPYLENE FIBERS (IN LIEU OF WELDED WIRE FABRIC) IS PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER.
4. THE MAXIMUM SPACING OF JOINTS SHALL BE 15' OR AS SHOWN ON PLANS.
5. ALL POROUS FILL MATERIAL SHALL BE A CLEAN GRANULAR MATERIAL WITH 100% PASSING 1 ½" SIEVE AND NO MORE THAN 5% PASSING A NO. 4 SIEVE. POROUS FILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR. DRY DENSITY PER ASTM D1557.
6. SLAB JOINTS SHALL BE FILLED WITH APPROVED MATERIAL. THIS SHOULD TAKE PLACE AS LATE AS POSSIBLE, PREFERABLY 4 TO 6 WEEKS AFTER THE SLAB HAS BEEN CAST. PRIOR TO FILLING, REMOVE ALL DEBRIS FROM THE SLAB JOINTS, THEN FILL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. SEE THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF DEPRESSED SLAB AREAS AND DRAINS. SLOPE SLAB TO DRAINS WHERE SHOWN.
8. THE FINISH TOLERANCE OF ALL SLABS SHALL BE IN ACCORDANCE WITH ACI 301, TYPE A.
9. WALKWAYS AND OTHER EXTERIOR SLABS ARE NOT INDICATED ON THE STRUCTURAL DRAWINGS. SEE THE SITE PLAN AND ARCHITECTURAL DRAWINGS FOR LOCATIONS, DIMENSIONS, ELEVATIONS, JOINTING DETAILS AND FINISH DETAILS.
10. CONTROL JOINT SEALANT SHALL BE SIKADUR 51 NS/SL OR APPROVED EQUAL. EXPANSION AND ISOLATION JOINT SEALANT SHALL BE SIKAFLEX 1a OR APPROVED EQUAL.

CAST-IN-PLACE REINFORCED CONCRETE
1. THE FOLLOWING ACI STANDARDS (LATEST EDITION) APPLY:
   A. ACI 318 – CODE
   B. ACI 315 – DETAILING
   C. ACI 301 – SPECIFICATIONS
   D. ACI 304 – PLACING
   E. ACI 347 – FORMWORK
   F. ACI 211.1 – MIX PROPORTIONING
   G. ACI 305 – HOT WEATHER CONCRETING
   H. ACI 306 – COLD WEATHER CONCRETING
2. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (145 PCF) WITH MIXES MEETING THE FOLLOWING CRITERIA:

STRUCTURAL ELEMENT	28 DAY COMPRESSIVE STRENGTH
FOOTINGS, GRADE BEAMS & FOUNDATION WALLS	3,000 PSI
SLAB ON GRADE	3,000 PSI
ELEVATED SLABS & BEAMS	4,000 PSI
COLUMNS	4,000 PSI

3. SLUMP SHALL NOT EXCEED 5". SLUMP TESTS SHALL BE PERFORMED ON EACH TRUCK LOAD AND CONFORM TO ASTM C143.

REINFORCING STEEL
1. ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
2. ALL WELDED WIRE FABRIC SHALL BE ASTM A185, 70 KSI MINIMUM YIELD STRENGTH.
3. ADDITIONAL REINFORCING AND THAT QUANTITY OF REINFORCING OCCURRING AT OPENINGS SHALL BE PLACED EQUALLY EACH SIDE OF OPENINGS AS DETAILED.
4. HOOKS IN REINFORCING ARE IN ADDITION TO LENGTH SHOWN.
5. REINFORCING IS TO BE SUPPORTED IN FORMS AND SPACED WITH WIRE BAR SUPPORTS ACCORDING TO CRSI "PLACING REINFORCING BARS" UNLESS NOTED OTHERWISE.
6. MINIMUM REINFORCING STEEL CLEAR COVERS ARE AS FOLLOWS:
   A. CONCRETE CAST DIRECTLY AGAINST EARTH.....3"
   B. INTERIOR SLABS.....1"
   C. INTERIOR BEAMS AND COLUMNS.....1 1/2"
   D. EXTERIOR BEAMS AND COLUMNS.....2"
   E. EXTERIOR SLABS.....1 1/2"
7. UNLESS NOTED OTHERWISE, ALL BAR REINFORCING LAP SPLICES SHALL HAVE A MINIMUM LAP LENGTH OF 48 BAR DIAMETERS.

DIMENSIONAL LUMBER FRAMING
1. ALL STRUCTURAL LUMBER DESIGN SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL DESIGNS SPECIFICATION FOR WOOD CONSTRUCTION (NDS–2018).
2. LOCATION, NUMBER, AND DIMENSIONS OF FRAMING MEMBERS SHOW GENERAL ARRANGEMENT ONLY. ACTUAL SPANS, SPACING, ETC. SHALL BE DETERMINED FROM ARCHITECTURAL DETAILS.
3. SEE ARCHITECTURAL PLANS AND DETAILS FOR EDGE SECTIONS, HEADER AND LINTEL LOCATIONS, AND ALL NON-STRUCTURAL FRAMING AND TRIM.
4. ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALLOWABLE STRESS REQUIREMENTS OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE "SCHEDULE OF REQUIRED STRESS VALUES".
5. ALL STUD AND WALL FRAMING SHALL BE NO. 2 GRADE SOUTHERN YELLOW PINE (SYP). "STUD" GRADE MATERIAL IS STRICTLY PROHIBITED FROM USE.
6. ALL JOIST, RAFTER & MISC. FRAMING SHALL BE NO. 2 GRADE, SOUTHERN YELLOW PINE. PROVIDE FULL–DEPTH BLOCKING AT ENDS. PROVIDE FULL–DEPTH (OR METAL) BRIDGING AT MIDSPAN AND AT A MAXIMUM SPACING OF 8'–0" O.C. IN BETWEEN.
7. ALL LUMBER EXPOSED TO EXTERIOR ENVIRONMENT OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED TO A MINIMUM RETENTION OF 0.25 lbs. OF ACQ PER CUBIC FOOT OF WOOD, AND EACH PIECE SHALL BEAR THE THIRD PARTY QUALITY MARK, "ABOVE GRADE USE". ALL LUMBER IN CONTACT WITH THE GROUND SHALL BE PRESSURE TREATED TO A MINIMUM RETENTION OF 0.40 lbs. OF ACQ PER CUBIC FOOT OF WOOD, AND EACH PIECE SHALL BEAR THE THIRD PARTY QUALITY MARK, "GROUND CONTACT USE". REFERENCE STANDARD AWPA C2 AND ASTM D1760 FOR PRESSURE TREATMENT OF TIMBER PRODUCTS.
8. WHERE POSSIBLE ALL CUTS AND HOLES SHOULD BE COMPLETED BEFORE TREATMENT. CUTS AND HOLES DUE TO ON–SITE FABRICATION SHALL BE BRUSHED WITH 2 COATS OF COPPER NAPHTHENATE SOLUTION CONTAINING A MINIMUM OF 2% METALLIC COPPER IN SOLUTION (PER AWPS STD. M4).
9. THE CONTRACTOR SHALL CAREFULLY SELECT LUMBER TO BE USED IN LOAD BEARING APPLICATIONS. THE LENGTH OF SPLIT ON THE WIDE FACE OF 2" NOMINAL LOAD BEARING FRAMING SHALL BE LIMITED TO LESS THAN ½ OF THE WIDE FACE DIMENSION. THE LENGTH OF SPLIT ON THE WIDE FACE OF 3" (NOMINAL) AND THICKER LUMBER SHALL BE LIMITED TO ½ OF THE NARROW FACE DIMENSIONS.
10. ALL WOOD JOISTS AND HEADERS WHICH FRAME INTO BEAMS SHALL BE SUPPORTED BY SIMPSON LUS HANGERS WITH THE SAME WIDTH AND DEPTH OF THE MEMBER, U.N.O. USE HANGERS WITH CONCEALED FLANGES WHERE THE CONNECTOR CANNOT BE HIDDEN BY WOOD TRIM OR THE SUPPORT MEMBER IS WIDER THAN THE STANDARD FLANGE.
11. PROVIDE NAILING PATTERN IN COMPLIANCE WITH IBC RECOMMENDED FASTENING SCHEDULE.
12. LOAD BEARING STUD WALLS SHALL BE CONTINUOUSLY BRIDGED AT MID–HEIGHT AND UNSUPPORTED PLYWOOD WALL SHEATHING JOINTS WITH SOLID WOOD BLOCKING, U.N.O.
13. NO CUTS, HOLES, OR COPES IN STRUCTURAL WOOD FRAMING SHALL BE PERMITTED WITHOUT PRIOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER AND ARCHITECT.
14. PROVIDE FULL–DEPTH BLOCKING AT ENDS OF RAFTERS AND JOISTS. PROVIDE FULL–DEPTH (OR METAL) BRIDGING AT MIDSPAN AND AT A MAXIMUM SPACING OF 8'–0" O.C. IN BETWEEN.
15. STRUCTURAL STEEL PLATE CONNECTORS SHALL CONFORM TO ASTM A36 SPECIFICATIONS AND BE ¼" THICK UNLESS OTHERWISE INDICATED. BOLTS CONNECTING WOOD MEMBERS SHALL BE PER ASTM A307 AND BE ¾" DIAMETER UNLESS OTHERWISE INDICATED. PROVIDE WASHERS FOR ALL BOLT HEADS AND NUTS IN CONTACT WITH WOOD SURFACES.
16. BOLT HOLES SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SNUG TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.
17. HOLES AND NOTCHES DRILLED OR CUT INTO WOOD FRAMING SHALL NOT EXCEED THE REQUIREMENTS OF IRC, R502.8.
18. ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS, AND OTHER MISCELLANEOUS HARDWARE SHALL BE HOT DIP GALVANIZED.
19. ADEQUATE BRACING SHALL BE PROVIDED UNTIL PERMANENT BRACING AND/OR DIAPHRAGMS ARE INSTALLED.
20. OVERLAP ALL TOP PLATES AT CORNERS.
21. JOINTS IN THE DOUBLE TOP PLATES OF WALLS SHALL BE OFFSET A MINIMUM LAP LENGTH OF 4'–0" & NAILED WITH NOT LESS THAN (15) 16d FACE NAILS ON EACH SIDE OF THE JOINT.
22. ALL BEAMS SHALL HAVE LATERAL SUPPORT AT THE COMPRESSION EDGE AT A MAXIMUM OF 24" O.C. AND AT BEARING POINTS, WITH A MINIMUM BEARING LENGTH OF 3 ½".
23. PROVIDE DOUBLE JOISTS OR SOLID BLOCKING AT 24" O.C. UNDER ALL PARTITIONS AND TO SUPPORT CONCENTRATED LOADS FROM FRAMING ABOVE, UNLESS NOTED OTHERWISE.
24. PROVIDE DOUBLE HEADER BEAMS OF THE SAME SIZE AS JOISTS OR RAFTERS TO FRAME AROUND OPENINGS IN PLYWOOD DECK UNLESS OTHERWISE INDICATED.
25. PROVIDE DOUBLE LAYER PLYWOOD UNDER ALL CERAMIC OR STONE TILE FLOORS.
26. PROVIDE HEADERS, BRIDGING, CONNECTORS, BLOCKING, TRIMMERS, ETC. AS REQUIRED AND RECOMMENDED BY AITC TIMBER CONSTRUCTION STANDARDS AND IRC 2018 U.N.O.
27. WOOD FRAMING MATERIALS:
   A. ALL DIMENSIONAL LUMBER SHALL BE #2 SYP KD OR BETTER AND PROVIDE NOT LESS THAN THE FOLLOWING ALLOWABLE STRESSES:
      F_b = 1,000 PSI
      F_t = 600 PSI
      E = 1,400,000 PSI
      F_c = 1,400 PSI
      $F_{c\perp}$ = 565 PSI;
   B. SHEATHING:
      WALLS.....APA RATED SHEATHING, EXPOSURE 1 OR EXTERIOR
      ROOF.....APA RATED SHEATHING, EXPOSURE1, 2, OR EXTERIOR
      FLOOR.....APA RATED STURD–I–FLOOR;
   C. ALL BOLTS SHALL BE ASTM A307 WITH WASHERS, GALVANIZED;
   D. NAILS IN ACCORDANCE WITH MINIMUM NAILING REQUIREMENTS OF IRC EXCEPT WHERE NOTED IN DETAILS OR SPECIFICATIONS. ALL NAILS TO BE GALVANIZED.

PLYWOOD / GYPBOARD SHEATHING
1. ALL PLYWOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS.
2. ALL ROOF PANEL SHEATHING SHALL BE PER PLAN. SUITABLE EDGE SUPPORT SHALL BE PROVIDED BY THE USE OF PANEL CLIPS OR BLOCKING BETWEEN FRAMING.
3. ALL FLOOR SHEATHING SHALL BE TONGUE & GROOVE PER PLAN. FIELD–GLUE USING ADHESIVES MEETING APA SPECIFICATIONS AFG–01, APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. ALL WALL PANEL SHEATHING SHALL BE PER PLAN.
5. INSTALL ALL PLYWOOD SHEATHING AT FLOOR AND ROOF WITH THE LONG DIMENSIONS OF THE PANEL ACROSS SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. STAGGER PANEL END JOINTS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE SHEATHING MANUFACTURER.
6. ALL NAILS SHALL NOT BE OVERDRIVEN.
7. ALL EXISTING WALLS SHALL BE SHEATHED PER PLAN.
8. PROVIDE BLOCKING AT UNSUPPORTED PANEL EDGES AS FOLLOWS:
   ROOFS AND FLOORS – ONLY WHERE INDICATED ON PLAN
   WALLS – FULLY BLOCKED
9. WHERE EITHER 2" OR 2½" FASTENER SPACINGS ARE USED FOR WOOD STRUCTURAL PANELS USED AT ROOF OR FLOOR, THE FRAMING MEMBER AT THE ADJOINING PANEL SHALL BE 3" NOMINAL WIDTH AND THE NAILS AT PANEL EDGES SHALL BE STAGGERED IN TWO LINES.
10. ALL PLYWOOD AND SHEATHING SHALL BE APA RATED, BEAR THE STAMP OF AN APPROVED TESTING AGENCY, AND SHALL BE FABRICATED WITH EXTERIOR GLUE. NAILS AT ABUTTING PLYWOOD EDGES MUST PENETRATE THE SAME PIECE OF FRAMING OR BLOCKING.
11. PERIMETER OF ANY OPENINGS SHALL BE FASTENED AS BOUNDARY NAILING.
12. OPENINGS WITH A DIMENSION PERPENDICULAR TO THE JOISTS GREATER THAN 4'–0" SHALL BE BLOCKED BEYOND THE HEADERS, AND METAL TIES NOT LESS THAN 16 GAGE BY 1½" WIDE WITH (8)–16d COMMON NAILS ON EACH SIDE OF THE HEADER–JOIST INTERSECTION SHALL BE PROVIDED.
13. AT SHEAR WALLS OR DRAG STRUTS, THE PLYWOOD DIAPHRAGM MUST BE NAILED TO TOP PLATES, MEMBERS, BLOCKING, ETC. AS FOLLOWS:
   EXTERIOR WALLS/ DIAPHRAGM EDGES: 1x BOUNDARY NAILING
   INTERIOR WALL LINES: 2x BOUNDARY NAILING

ENGINEERED WOOD TRUSSES
1. WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATIONS OF THE NATIONAL FOREST PRODUCTS ASSOCIATION, THE DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES OF THE TRUSS PLATE INSTITUTE AND INTERNATIONAL BUILDING CODE.
2. ALL TRUSSED RAFTERS SHALL BE DESIGNED, FABRICATED, AND ERECTED TO SUPPORT THE FOLLOWING MINIMUM LOADS:
   LIVE – TOP CHORD = 20 PSF
   DEAD – TOP CHORD = 15 PSF
   DEAD – BOTTOM CHORD = 15 PSF + MECHANICAL EQUIPMENT
3. WOOD MATERIALS SHALL BE SOUTHERN PINE, DOUGLAS FIR OR LARCH AND SHALL BE KILN DRIED AND USED AT 19% MAXIMUM MOISTURE CONTENT. PROVIDE GRADE NO. 2 OR AS REQUIRED TO SATISFY STRESS REQUIREMENTS.
4. PROVIDE AT EACH SUPPORT GALVANIZED METAL HURRICANE PLATE ANCHORAGES SUFFICIENT TO RESIST HORIZONTAL AND VERTICAL WIND COMPONENTS WITH A SAFETY FACTOR OF 3. MINIMUM UPLIFT LOAD AS DETERMINED BY TRUSS MANUFACTURER FROM REQUIREMENTS OF LOCAL BUILDING CODES.
5. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY AND PERMANENT BRACING AS REQUIRED FOR SAFE ERECTION AND PERFORMANCE OF THE TRUSSES. THE GUIDELINES SET FORTH BY THE TRUSS PLATE INSTITUTE PUBLICATION "HIB–91, COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES" SHALL BE A MINIMUM REQUIREMENT.
6. SHOP DRAWINGS, COMPUTATIONS, ETC. TO BE SUBMITTED FOR REVIEW. SHOP DRAWINGS SHALL PROVIDE ERECTION LAYOUT FOR TRUSS RAFTERS, OUTRIGGERS, HEADERS, BRACING, ETC. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SUPPORT LOCATIONS.
7. CALCULATIONS AND DRAWINGS SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS BEING CONSTRUCTED.
8. TRUSS WEB TO CHORD CONNECTION SHALL BE MADE WITH APPROVED GALVANIZED STEEL TRUSS CONNECTION PLATES MEETING ALL REQUIREMENTS OF THE TRUSS PLATE INSTITUTE.
9. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED NOR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
10. ALL TRUSS RAFTERS SHALL MEET THE FOLLOWING MINIMUM STRESS GRADES
    TOP CHORDS.....SYP #2 KD MG
    BOTTOM CHORDS.....SYP #2 KD MG
    WEB MEMBERS.....SYP #2 KD
    OTHER.....SYP #2 KD

CONCRETE MASONRY
1. APPLICABLE MASONRY CODES:
   A. TMS 402–2016 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
   B. TMS 602–2016 SPECIFICATIONS FOR MASONRY STRUCTURES.
2. CONCRETE MASONRY UNITS SHALL BE LOAD BEARING TYPE CONFORMING TO ASTM C90 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 1900psi.
3. ALL CELLS BELOW GRADE SHALL BE FILLED SOLID WITH GROUT OR CONCRETE.
4. MORTAR SHALL CONFORM TO ASTM C270 TYPE S.
5. REINFORCED WALLS, STIFFENERS, PIERS, ETC. SHALL BE FILLED IN MAXIMUM OF 4'–0" LIFTS. FILL SHALL BE MECHANICALLY MIXED (ASTM C476 COURSE) GROUT OR REGULAR WEIGHT CONCRETE (ASTM C94) WITH MAX 1/2" COARSE AGGREGATE HAVING NOT LESS THAN 3,000psi (MIN.) 28 DAY STRENGTH. SEE SPECIFICATIONS.
6. PLAIN END TWO CELL UNITS SHALL BE USED FOR BLOCKS THAT ARE TO HAVE CELLS REINFORCED OR FILLED. WEB SHELLS ADJACENT TO CELLS THAT ARE TO BE FILLED ARE TO BE BEDDED IN MORTAR.
7. FILL CELLS AS NOTED ON DRAWINGS WITH 3000psi GROUT CONFORMING TO ASTM C476 SPECIFICALLY DESIGNED FOR FILLING CELLS.
8. VERTICAL REINFORCING TO BE LAPPED 48 BAR DIAMETERS AT DOWELS AND SPLICES.
9. HORIZONTAL JOINT REINFORCING TO BE CONTINUOUS THROUGH REINFORCED CELLS.
10. PROVIDE 9 GA. GALVANIZED WIRE TRUSS OR LADDER TYPE HORIZONTAL JOINT REINFORCING CONFORMING TO ASTM A82 AT 16" O.C. OR AS INDICATED ON DRAWINGS.
11. SEE ARCHITECTURAL DRAWINGS FOR THE EXTENT AND EXACT LOCATION OF MASONRY WALLS.
12. WALL CONTROL JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
   A. WALL CONTROL JOINTS SHALL BE PROVIDED IN ALL CONCRETE MASONRY WALLS AT LOCATIONS INDICATED ON THE STRUCTURAL DRAWINGS BUT AT A SPACING NOT GREATER THAN 24'–0" O.C.
   B. HORIZONTAL JOINT REINFORCING SHALL BE INTERRUPTED AT EACH SIDE OF WALL CONTROL JOINTS
   C. WALL CONTROL JOINTS SHALL NOT BE PLACED OVER OPENINGS OR WITHIN JAMB WIDTH
13. BLOCK LINTELS SHALL BE SPECIALLY FORMED U–BLOCK LINTEL OR LOW WEB LINTEL UNITS WITH REINFORCEMENT AS SHOWN OR PRECAST UNITS DESIGNED FOR THE WEIGHT OF MASONRY ABOVE AND ALL OTHER APPLIED LOADS.
14. UNLESS NOTED OTHERWISE, PROVIDE CONTINUOUS 8" DEEP INTERMEDIATE BOND BEAMS AT MAXIMUM 8'–0" O.C. VERTICALLY. REINFORCE WITH (2) #5 CONTINUOUS BARS OR AS NOTED ON THE PLANS. INTERRUPT AT VERTICAL CONTROL JOINTS. PROVIDE BOND BEAM AT TOP OF ALL CMU WALLS.
15. PROVIDE (2) #5x24"x24" HORIZONTAL CORNER BARS AT CHANGES IN DIRECTION OF BOND BEAM. WHERE BOND BEAMS INTERRUPTED BY OPENINGS, HOOK 12" INTO REINFORCED JAMB.
16. UNLESS NOTED OTHERWISE, REINFORCED PIERS AT JAMBS OF OPENINGS SHALL BE DISCONTINUOUS ABOVE LINTEL BEARING EXCEPT AS FOLLOWS:
   OPENING 4'–0" TO 8'–0": CONTINUE JAMB REINFORCING 24" ABOVE OPENING
   OPENING OVER 8'–0": CONTINUE JAMB REINFORCING TO TOP OF WALL
17. ALL MASONRY WALLS SHOWN ON THESE STRUCTURAL DRAWINGS HAVE BEEN DESIGNED TO RESIST THE REQUIRED VERTICAL AND LATERAL FORCES IN THE FINAL CONFIGURATION ONLY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ADEQUATELY BRACE THE WALLS FOR VERTICAL AND LATERAL LOADS THAT COULD POSSIBLY BE APPLIED PRIOR TO COMPLETION OF LATERAL SUPPORT BY CONNECTIONS AT FLOOR OR ROOF FRAMING LOCATIONS.
18. UNLESS SHOWN OTHERWISE IN WALL DETAILS, PLACE ONE VERTICAL #5 BAR IN FULLY GROUTED CELL @ 48" O.C. MINIMUM ALONG THE LENGTH OF WALLS. VERTICAL BARS TO EXTEND FROM FOOTING DOWEL BAR SPLICE TO TOP OF WALL AND SHALL PENETRATE INTO THE BOTTOM OF BOND BEAMS AT TOP OF WALL OR PARAPET 4" MINIMUM.
19. UNLESS SHOWN OTHERWISE, ONE VERTICAL #5 BAR IN A FULLY GROUTED CELL SHALL BE PLACED AT WALL CORNERS, AT THE ENDS OF WALLS, ON EACH SIDE OF DOORS AND WINDOW JAMBS, AND ON EACH SIDE OF MASONRY CONTROL JOINTS. VERTICAL BARS TO EXTEND FROM FOOTING DOWEL BAR SPLICE TO THE TOP OF WALL AND SHALL PENETRATE INTO THE BOTTOM OF BOND BEAMS AT TOP OF WALL OR PARAPET 4" MINIMUM.
20. STANDARD BRICK LINTELS:

SPANS < 2'–0":	1–BAR 2 1/2 x3/8 FOR EACH 4" WYTHE
2'–0" – 5'–0":	1–L3 1/2 x 3 1/2 x 5/16 FOR EACH 4" WYTHE
5'–0" – 6'–0":	1–L4 x 3 1/2 x 5/16 FOR EACH 4" WYTHE (LLV)
6'–0" – 8'–0":	1–L5 x 3 1/2 x 5/16 FOR EACH 4" WYTHE (LLV)
8'–0" – 10'–0":	1–L6 x 3 1/2 x 5/16 FOR EACH 4" WYTHE (LLV)

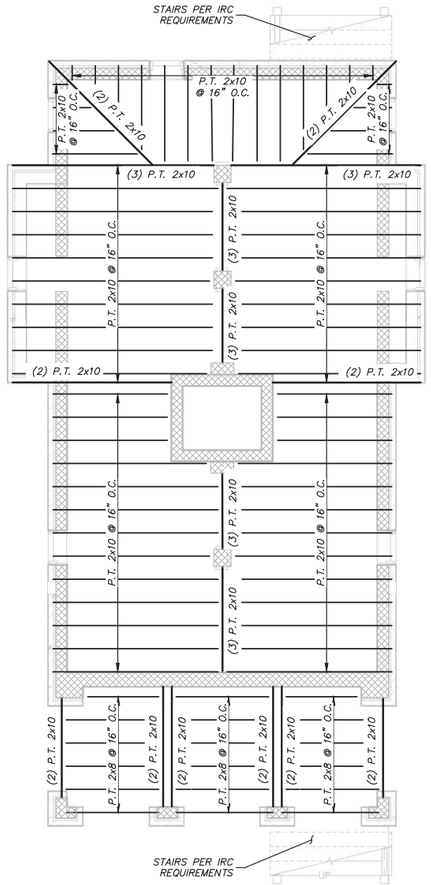
   A. MINIMUM 6" BEARING EACH END. INCREASE EACH BEARING LENGTH 1" FOR EACH FOOT OF SPAN OVER 6'–0"
   B. INCREASE WIDTH OF HORIZONTAL LEG WHERE REQUIRED TO COVER WALL CAVITY ABOVE. SEE ARCHITECTURAL DETAILS.

STRUCTURAL DESIGN CRITERIA

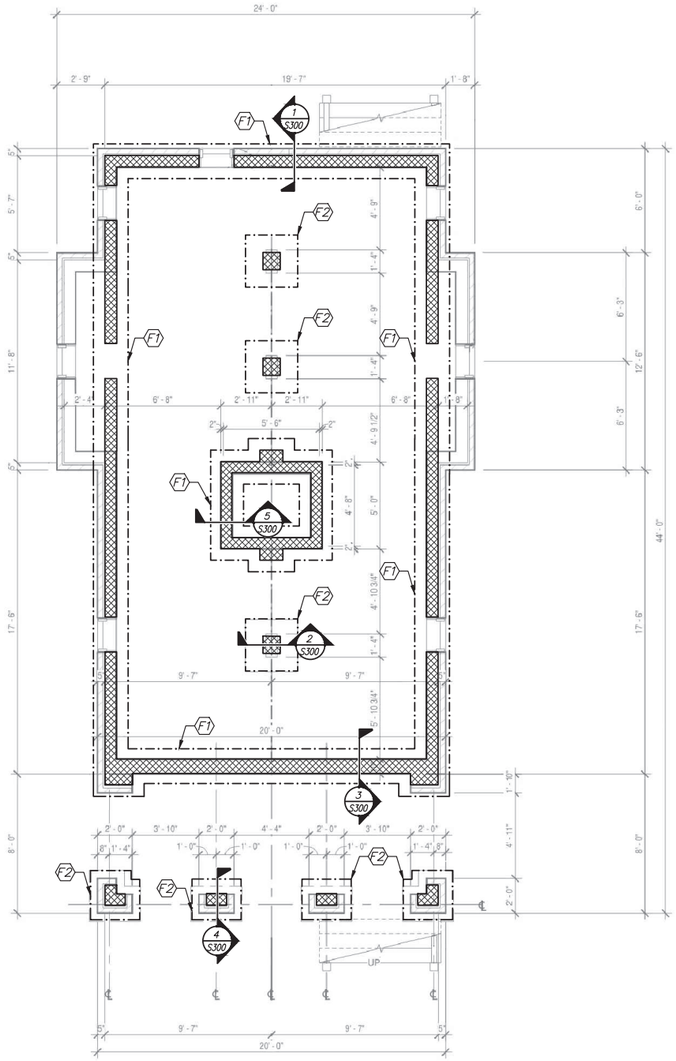
1. BUILDING CODE:
   2018 INTERNATIONAL RESIDENTIAL CODE
2. GRAVITY LOADS (ASCE 7–16):

	DISTRIBUTED
ROOF	LL = 20 PSF
	DL = 20 PSF
ELEVATED FLOOR	LL = SEE CHART
	DL = 20 PSF
COLLATERAL LOAD	CL = 5 PSF

3. WIND LOADS (ASCE 7–16/ 2018 IBC):
   BASIC DESIGN WIND SPEED, V = 139mph
   ALLOWABLE STRESS DESIGN WIND SPEED, V_{ASD} = 107.7mph
   RISK CATEGORY II
   WIND EXPOSURE C
   INTERNAL PRESSURE COEFFICIENT, GC^pi = ±0.18
4. SEISMIC LOADS (ASCE 7–16/ 2018 IRC):
   RISK CATEGORY II
   SEISMIC IMPORTANCE FACTOR, I_E = 1.00
   MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS:
   S_S = 0.657g; S_1 = 0.208g
   SITE CLASS D
   DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS:
   S_{DS} = 0.558g; S_{D1} = null
   SEISMIC DESIGN CATEGORY D
   BASIC SEISMIC FORCE–RESISTING SYSTEM:
   LIGHT FRAMED WALLS W/ WOOD SHEAR PANELS
   DESIGN BASE SHEAR:
   V = CsW
   W = EFFECTIVE SEISMIC MASS
   SEISMIC RESPONSE COEFFICIENT, C_S = 0.086
   RESPONSE MODIFICATION FACTOR, R = 6.5
   ANALYSIS PROCEDURE:
   EQUIVALENT LATERAL FORCE METHOD
5. SNOW LOAD (ASCE 7–16):
   GROUND SNOW LOAD Pg = 0 PSF
6. RAIN LOAD DATA (IBC



2 S200 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



1 S200 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

LEGEND

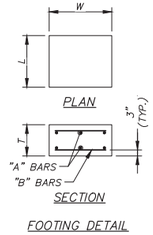
- CMU WALL
- CONTINUOUS FOOTING
- LOAD BEARING WALL
- F1 – FOOTING MARK – REF. FOOTING SCHEDULE
- C1 – COLUMN MARK – REF. COLUMN SCHEDULE

MASONRY WALL NOTES

1. ALL LOAD BEARING MASONRY WALLS SHALL BE 1900psi (MIN) 8x8x16" UNITS.
2. ALL WALLS SHALL BE GROUTED SOLID W/ 3000psi CONCRETE.
3. VERTICAL REINFORCEMENT SHALL BE #5 BARS @ 24" O.C.
4. HORIZONTAL REINFORCEMENT SHALL BE W2.8 LADDER STYLE JOINT REINFORCING @ 16" O.C. VERTICAL.
5. MASONRY BOND BEAMS SHALL BE INSTALLED AT TOP OF WALL IN ACCORDANCE WITH DETAILS ON SHEET S300.
6. 12" SQ. MASONRY PIER PER PLAN, SHALL BE GROUTED SOLID W/ 3000psi CONCRETE AND (6) #5 BARS VERTICAL AND #3 TIES @ 8" O.C.

COLUMN SCHEDULE	
MARK	COLUMN SECTION
C1	(3) 2x4 STUD PACK
C2	P.T. 6x6

FOOTING SCHEDULE					
MARK	W	L	T	'A' BARS	'B' BARS
F1	2'-0"	CONT.	1'-0"	(3)-#5 TOP (3)-#5 BOTT	#5 @ 48" O.C.
F2	3'-0"	3'-0"	1'-0"	(4)-#5 TOP (4)-#5 BOTT	(4)-#5 TOP (4)-#5 BOTT



FOOTING DETAIL

CRANSTON ENGINEERING
ENGINEERS - PLANNERS - SURVEYORS
14 Westbury Park Way, Suite 202
Bluffton, South Carolina 29910
Telephone 843-815-3191
CranstonEngineering.com

SOUTH CAROLINA Cranston Engineering Group NO. C00575 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER 9/1/2021 No. 33500 JAKE EAVENSON

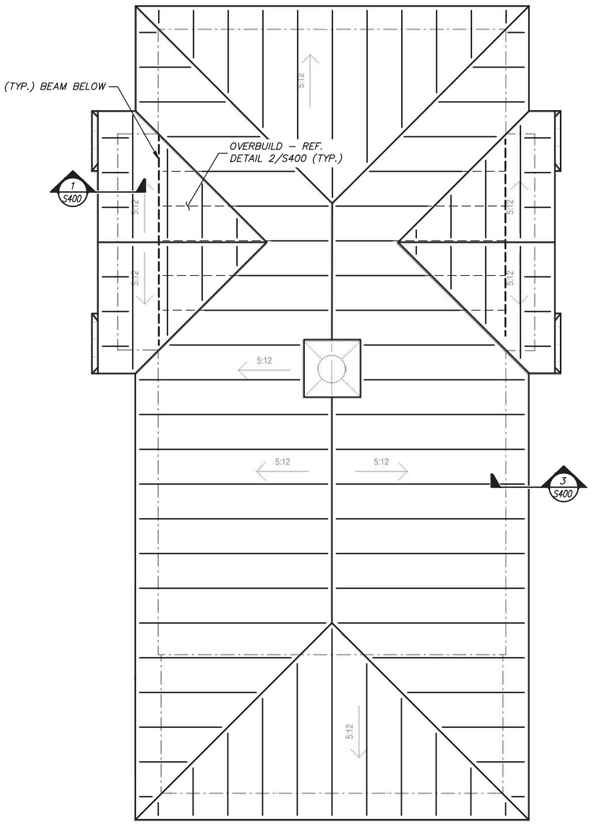
REV.	DATE	DESCRIPTION
0	09-01-2021	ISSUED FOR PERMIT

ARTIST STUDIO COTTAGE
909 CHURCH STREET
BEAUFORT, SC

FOUNDATION AND FIRST LEVEL FRAMING PLANS

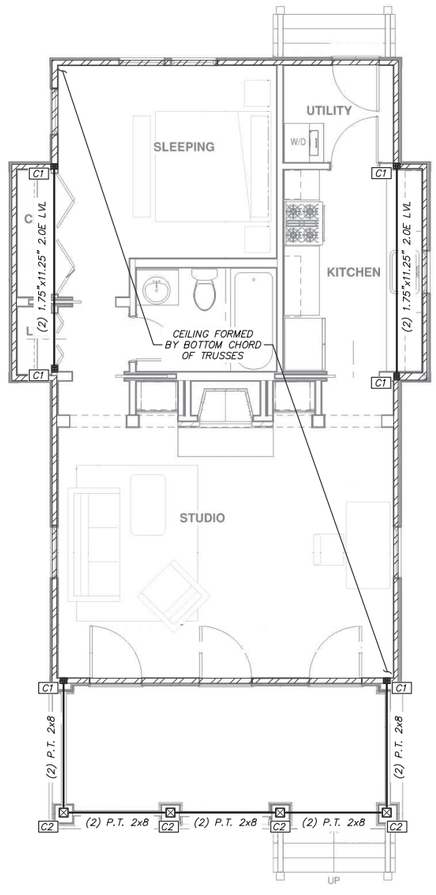
DRAWN BY:	TJC
CHECKED BY:	JTB
APPROVED BY:	JRE
DATE:	09-01-2021
SCALE:	AS SHOWN
JOB No.	2021-0407
DRAWING No.	S200

G:\AAA-ACTIVE JOBS\2021\2021-0407_ARTIST STUDIO COTTAGE - 909 CHURCH STREET\AC-DRAWINGS\STRUCTURAL\2021-0407_ARTIST STUDIO COTTAGE.DWG 9/1/2021 12:43 PM



NOTE: ROOF FRAMING TO BE PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. U.N.O.

2 S201 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



1 S201 CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"

LEGEND	
	– CMU WALL
	– CONTINUOUS FOOTING
	– LOAD BEARING WALL
F1	– FOOTING MARK – REF. FOOTING SCHEDULE
C1	– COLUMN MARK – REF. COLUMN SCHEDULE

FRAMING NOTES:

1. FLOOR SHEATHING: 3/4" APA-RATED 24/16 MIN. WOOD STRUCTURAL PANELS MANUFACTURED W/ EXTERIOR-GRADE GLUE & FASTENED W/ 8d COMMON NAILS (0.131"ø x2.5" LONG) OR GALVANIZED 8d BOX NAILS (0.113"ø x2.5" LONG) AS FOLLOWS:
   NAILING PATTERN:
   SUPPORTED EDGES & DIAPHRAGM BOUNDARIES: 4" O.C.
   FIELD & INTERMEDIATE SUPPORTS. 12" O.C.
2. ROOF SHEATHING: 15/32" APA-RATED 32/16 MIN. WOOD STRUCTURAL PANELS MANUFACTURED W/ EXTERIOR-GRADE GLUE & FASTENED W/ 8d COMMON NAILS (0.131"ø x2.5" LONG) OR GALVANIZED 8d BOX NAILS (0.113"ø x2.5" LONG) AS FOLLOWS:
   NAILING PATTERN:
   SUPPORTED EDGES & DIAPHRAGM BOUNDARIES: 4" O.C.
   FIELD & INTERMEDIATE SUPPORTS. 12" O.C.
3. ALL EXTERIOR WALLS ARE FRAMED W/ 2x4 @ 16" O.C. – U.N.O.
4. ALL EXTERIOR WALL SHEATHING AS FOLLOWS (U.N.O.):
   15/32" APA-RATED SHEATHING, 32/16 MIN. WOOD STRUCTURAL PANELS MANUFACTURED AS EXPOSURE 1 & FASTENED W/ 8d COMMON NAILS (0.131"ø x2.5" LONG) OR GALVANIZED 8d BOX NAILS (0.113"ø x2.5" LONG) AS FOLLOWS:
   NAILING PATTERN:
   SUPPORTED EDGES & DIAPHRAGM BOUNDARIES: 3" O.C.
   FIELD & INTERMEDIATE SUPPORTS: 12" O.C.

ANCHOR BOLT NOTES:

1. PROVIDE 5/8"ø x 10" LONG ANCHOR BOLTS W/ 2"x2"x¼" THICK WASHER SPACED AT 32" O.C. ALONG WALL SILL PLATE AT ALL EXTERIOR WALLS & AS INDICATED – U.N.O.
   PROVIDE (2) BOLTS (MIN.) PER PIECE & 12" MAX FROM EACH END OF PIECE.
2. PROVIDE 5/8"ø ANCHOR BOLTS @ 32" O.C. AT INTERIOR SHEARWALLS, AND AS NOTED.
   PROVIDE (2) BOLTS (MIN.) PER PIECE & 12" MAX FROM EACH END OF PIECE
3. PROVIDE ⅝"ø ANCHOR BOLTS @ 6'-0" O.C. (MIN.) AT ALL INTERIOR LOAD BEARING WALLS.
   PROVIDE (2) BOLTS (MIN.) PER PIECE & 12" MAX FROM EACH END OF PIECE.

COLUMN SCHEDULE	
MARK	COLUMN SECTION
C1	(3) 2x4 STUD PACK
C2	P.T. 6x6

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Telephone 843-815-3191
CranstonEngineering.com

SOUTH CAROLINA Cranston Engineering Group NO. C00575 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER 9/1/2021 No. 33500 JAKE EAVENSON

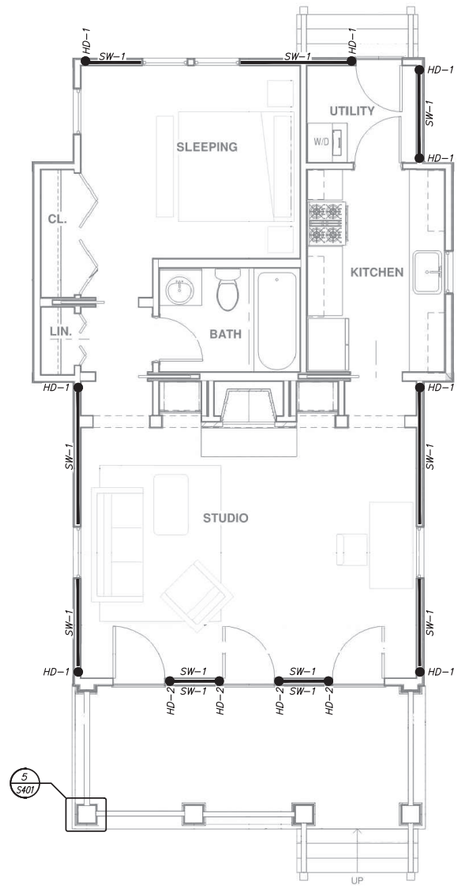
REV.	DATE	DESCRIPTION
0	09-01-2021	ISSUED FOR PERMIT

ARTIST STUDIO COTTAGE
909 CHURCH STREET
BEAUFORT, SC

CEILING AND ROOF FRAMING PLANS

DRAWN BY:	TJC
CHECKED BY:	JTB
APPROVED BY:	JRE
DATE:	09-01-2021
SCALE:	AS SHOWN
JOB No.	2021-0407
DRAWING No.	S201

G:\AAA-ACTIVE JOBS\2021\2021-0407_ARTIST STUDIO COTTAGE - 909 CHURCH STREET\AC-DRAWINGS\STRUCTURAL\2021-0407_ARTIST STUDIO COTTAGE.DWG 9/1/2021 12:43 PM



1 S210 SHEAR WALL PLAN
SCALE: 1/4" = 1'-0"

FRAMING NOTES:

1. FLOOR SHEATHING: 3/4" APA-RATED 24/16 MIN. WOOD STRUCTURAL PANELS MANUFACTURED W/ EXTERIOR-GRADE GLUE & FASTENED W/ 8d COMMON NAILS (0.131"ø x 2.5" LONG) OR GALVANIZED 8d BOX NAILS (0.113"ø x 2.5" LONG) AS FOLLOWS:
   NAILING PATTERN:
   SUPPORTED EDGES & DIAPHRAGM BOUNDARIES: 4" O.C.
   FIELD & INTERMEDIATE SUPPORTS. 12" O.C.
2. ROOF SHEATHING: 15/32" APA-RATED 32/16 MIN. WOOD STRUCTURAL PANELS MANUFACTURED W/ EXTERIOR-GRADE GLUE & FASTENED W/ 8d COMMON NAILS (0.131"ø x 2.5" LONG) OR GALVANIZED 8d BOX NAILS (0.113"ø x 2.5" LONG) AS FOLLOWS:
   NAILING PATTERN:
   SUPPORTED EDGES & DIAPHRAGM BOUNDARIES: 4" O.C.
   FIELD & INTERMEDIATE SUPPORTS. 12" O.C.
3. ALL EXTERIOR WALLS ARE FRAMED W/ 2x4 @ 16" O.C. - U.N.O.
4. ALL EXTERIOR WALL SHEATHING AS FOLLOWS (U.N.O.):
   15/32" APA-RATED SHEATHING, 32/16 MIN. WOOD STRUCTURAL PANELS MANUFACTURED AS EXPOSURE 1 & FASTENED W/ 8d COMMON NAILS (0.131"ø x 2.5" LONG) OR GALVANIZED 8d BOX NAILS (0.113"ø x 2.5" LONG) AS FOLLOWS:
   NAILING PATTERN:
   SUPPORTED EDGES & DIAPHRAGM BOUNDARIES: 3" O.C.
   FIELD & INTERMEDIATE SUPPORTS: 12" O.C.

ANCHOR BOLT NOTES:

1. PROVIDE 5/8"ø x 10" LONG ANCHOR BOLTS W/ 2"x2"x1/4" THICK WASHER SPACED AT 32" O.C. ALONG WALL SILL PLATE AT ALL EXTERIOR WALLS & AS INDICATED - U.N.O.
   PROVIDE (2) BOLTS (MIN.) PER PIECE & 12" MAX FROM EACH END OF PIECE.
2. PROVIDE 5/8"ø ANCHOR BOLTS @ 32" O.C. AT INTERIOR SHEARWALLS, AND AS NOTED.
   PROVIDE (2) BOLTS (MIN.) PER PIECE & 12" MAX FROM EACH END OF PIECE
3. PROVIDE 5/8"ø ANCHOR BOLTS @ 6'-0" O.C. (MIN.) AT ALL INTERIOR LOAD BEARING WALLS.
   PROVIDE (2) BOLTS (MIN.) PER PIECE & 12" MAX FROM EACH END OF PIECE.

SHEAR WALL LEGEND	
MARK	
HD-1	HOLD DOWN PER SCHEDULE
SW-1	SHEAR WALL PER SCHEDULE

HOLD DOWN SCHEDULE			
MARK	TYPE	ALTERNATE	INSTALLATION
HD-1	SIMPSON HTT5 (OR EQUAL)	5/8"ø THREADED ROD	PER MANUF. WITH (2) 2x4 COMPRESSION MEMBER FRAMING
HD-2	SIMPSON HDU11-SDS2.5 (OR EQUAL)	3/4"ø THREADED ROD	PER MANUF. WITH (3) 2x4 COMPRESSION MEMBER FRAMING

SHEAR WALL SCHEDULE				
	SHEATHING			
MARK	STRUCTURAL PANEL	FASTENER SIZE	SPACING @ PANEL EDGES	SPACING @ PANEL FIELD
SW-1	15/32" APA-RATED SHEATHING, 32/16 MIN. WOOD STRUCTURAL PANELS MANUFACTURED AS EXPOSURE 1	8d COMMON NAILS (0.131"ø x 2.5" LONG) OR GALVANIZED 8d BOX NAILS (0.113"ø x 2.5" LONG)	3" O.C.	12" O.C.

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9/1/2021
No. 33500
JAKE EAVENSON

REV.	DATE	DESCRIPTION
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ARTIST STUDIO COTTAGE
909 CHURCH STREET
BEAUFORT, SC

SHEAR WALL PLAN

DRAWN BY:	TJC
CHECKED BY:	JTB
APPROVED BY:	JRE
DATE:	09-01-2021
SCALE:	AS SHOWN
JOB No.	2021-0407
DRAWING No.	S210

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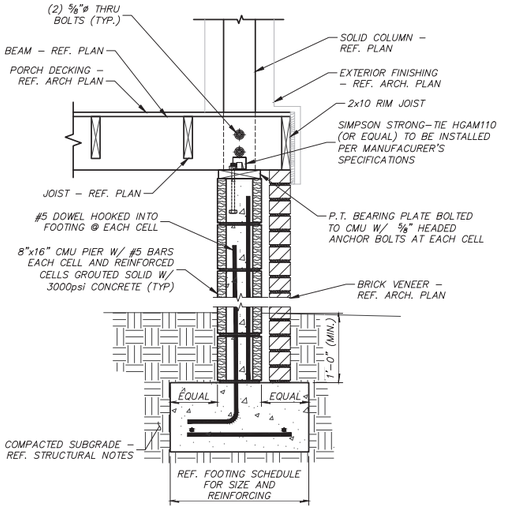
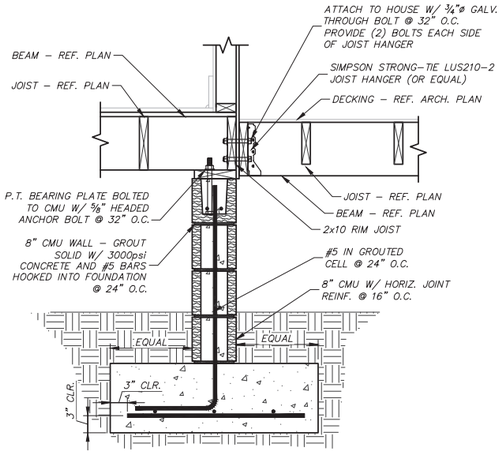
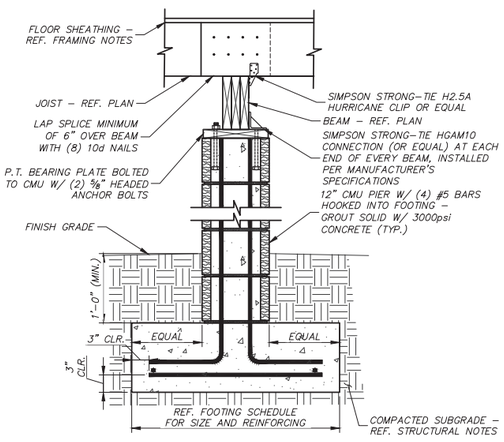


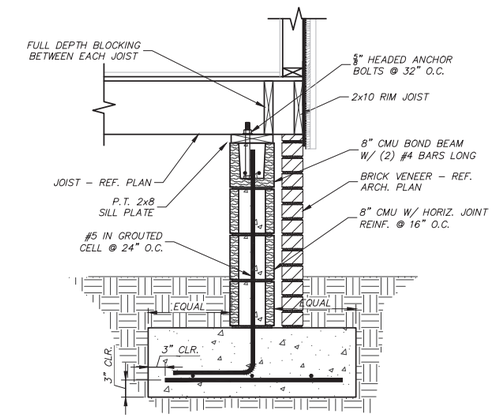
4 S300 PIER DETAIL @ PORCH COLUMN
NOT TO SCALE



3 S300 PORCH TO HOUSE WALL SECTION
NOT TO SCALE

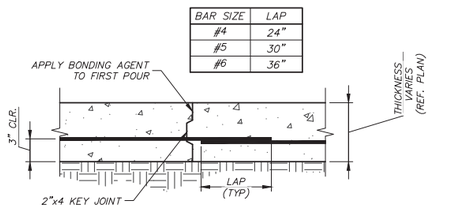


2 S300 INTERIOR PIER DETAIL
NOT TO SCALE



1 S300 TYP. EXTERIOR WALL SECTION
NOT TO SCALE

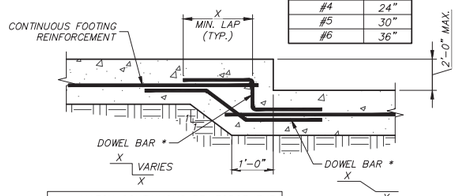
BAR SIZE	LAP
#4	24"
#5	30"
#6	36"



NOTE: REF. FOOTING SCHEDULE ON FOUNDATION PLAN FOR SIZE AND SPACING OF CONTINUOUS REINFORCING.

7 S300 CONSTRUCTION JOINT FOR CONT. FOOTING
NOT TO SCALE

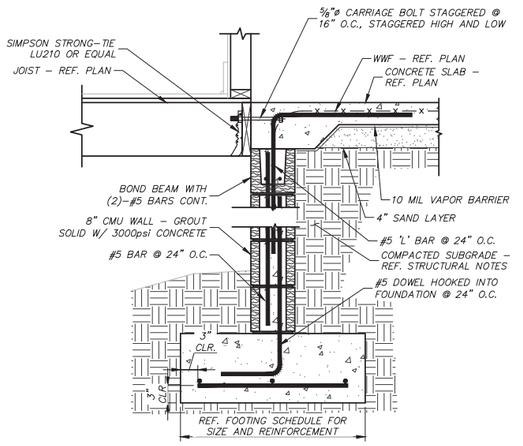
BAR SCHEDULE	
BAR SIZE	X
#4	24"
#5	30"
#6	36"



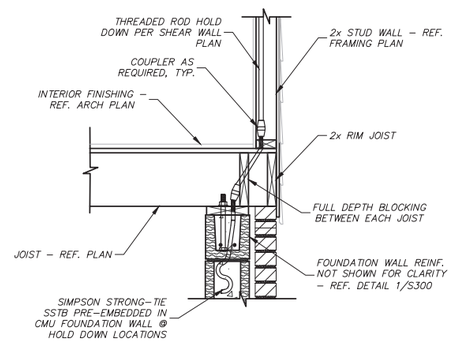
* – MATCH CONTINUOUS REINFORCEMENT

NOTE: IT IS CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE NUMBER, LOCATION AND EXTENT OF ALL STEP FOOTINGS REQUIRED TO COORDINATE WITH SITE CONDITIONS, UTILITIES AND OTHER PROJECT REQUIREMENTS.

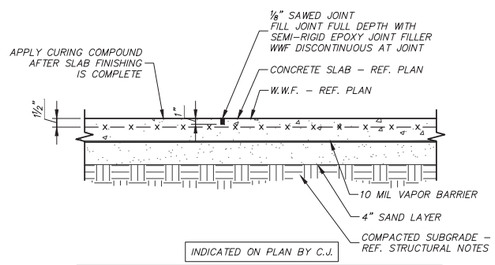
6 S300 FOOTING STEP
NOT TO SCALE



5 S300 TYPICAL WALL @ FIREPLACE
NOT TO SCALE

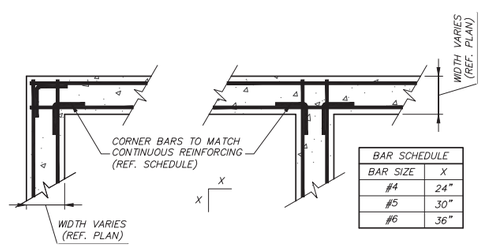


10 S300 FOUNDATION SECTION @ HOLD DOWN
NOT TO SCALE



NOTE: SAW JOINT WITHIN 4 HOURS AFTER POURING CONCRETE SLAB.

9 S300 4" SLAB CONTROL JOINT DETAIL
NOT TO SCALE



BAR SCHEDULE	
BAR SIZE	X
#4	24"
#5	30"
#6	36"

NOTE: REF. FOOTING SCHEDULE ON FOUNDATION PLAN FOR SIZE AND SPACING OF CONTINUOUS REINFORCING.

8 S300 REINF. @ CONT. FOOTING INTERSECTIONS
NOT TO SCALE

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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER 9/1/2021 No. 33500 JAKE EAVENSON

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ARTIST STUDIO COTTAGE
909 CHURCH STREET
BEAUFORT, SC

FOUNDATION DETAILS

DRAWN BY:	TJC
CHECKED BY:	JTB
APPROVED BY:	JRE
DATE:	09–01–2021
SCALE:	AS SHOWN
JOB No.	2021–0407
DRAWING No.	S300

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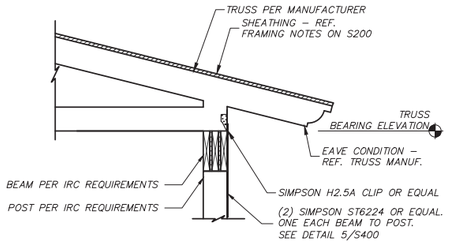
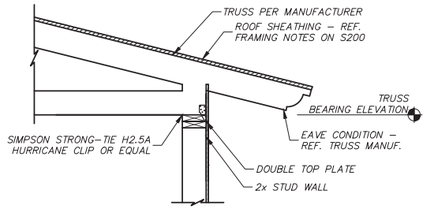
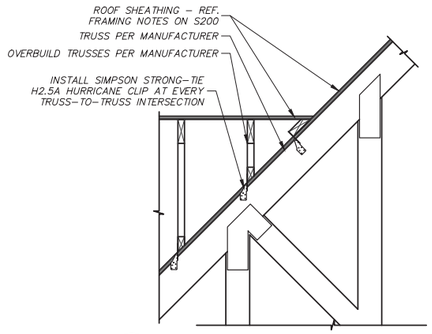


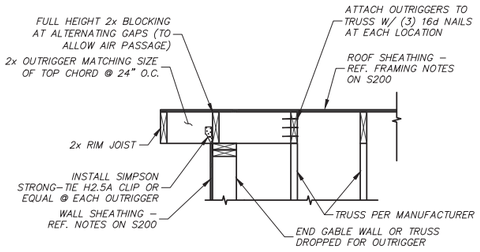
4 / S400 BEAM TO TRUSS CONNECTION
NOT TO SCALE



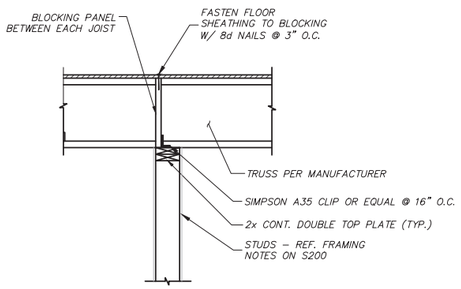
3 / S400 TYPICAL ROOF EAVE DETAIL
NOT TO SCALE



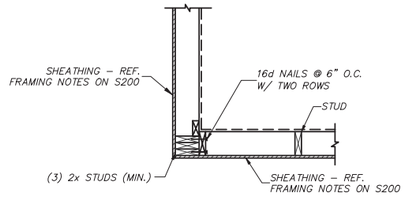
2 / S400 DETAIL @ OVERBUILT TRUSS
NOT TO SCALE



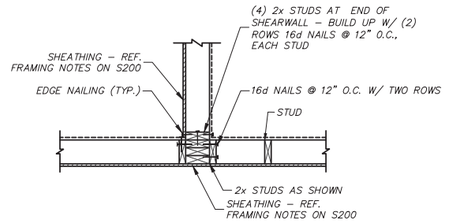
1 / S400 SECTION @ OUTRIGGERS
NOT TO SCALE



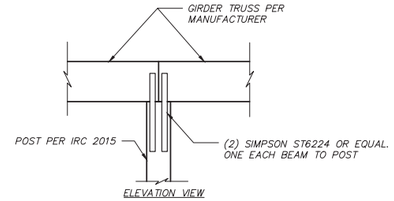
8 / S400 INTERIOR SHEAR TRANSFER (JOIST PREP.)
NOT TO SCALE



7 / S400 SHEAR TRANSFER @ WALL CORNER
NOT TO SCALE

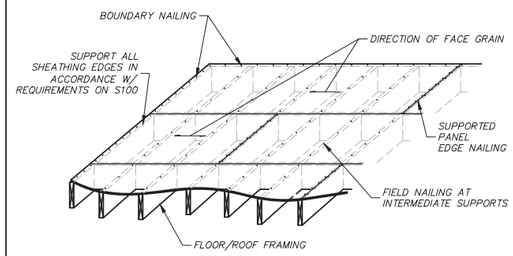


6 / S400 SHEAR TRANSFER @ WALL INTERSECTION
NOT TO SCALE

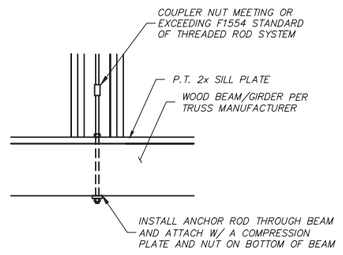


NOTE:
SIMILAR CONNECTION @ BOTTOM OF POST

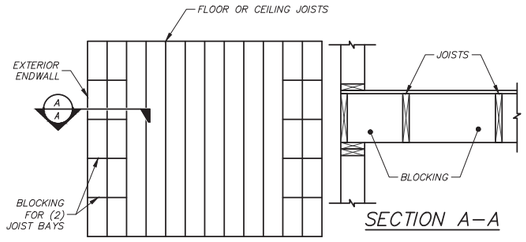
5 / S400 POST TO GIRDER TRUSS CONNECTION
NOT TO SCALE



11 / S400 FLOOR AND ROOF SHEATHING
NOT TO SCALE



10 / S400 TYPICAL THREADED ROD INTO BEAM
NOT TO SCALE



9 / S400 BLOCKING AT ENDWALL
NOT TO SCALE

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14 Westbury Park Way, Suite 202
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ARTIST STUDIO COTTAGE
909 CHURCH STREET
BEAUFORT, SC

STRUCTURAL DETAILS

DRAWN BY:	TJC
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APPROVED BY:	JRE
DATE:	09-01-2021
SCALE:	AS SHOWN
JOB No.	2021-0407
DRAWING No.	S400

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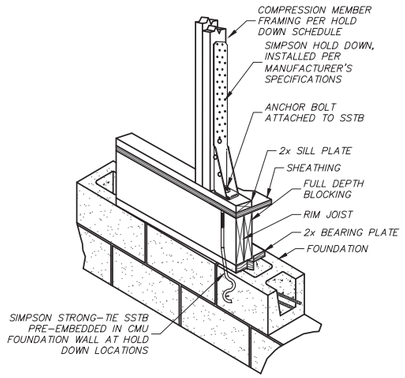
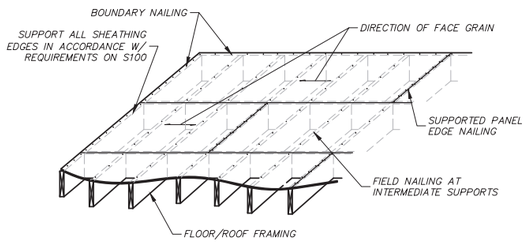
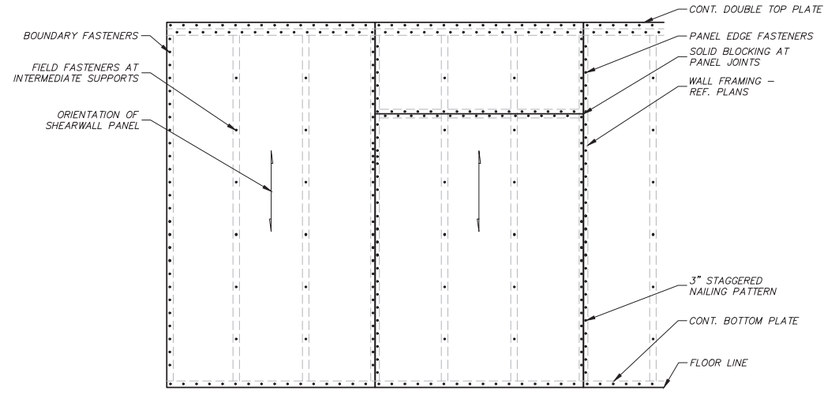


3 S401 HOLD DOWN DETAIL
NOT TO SCALE

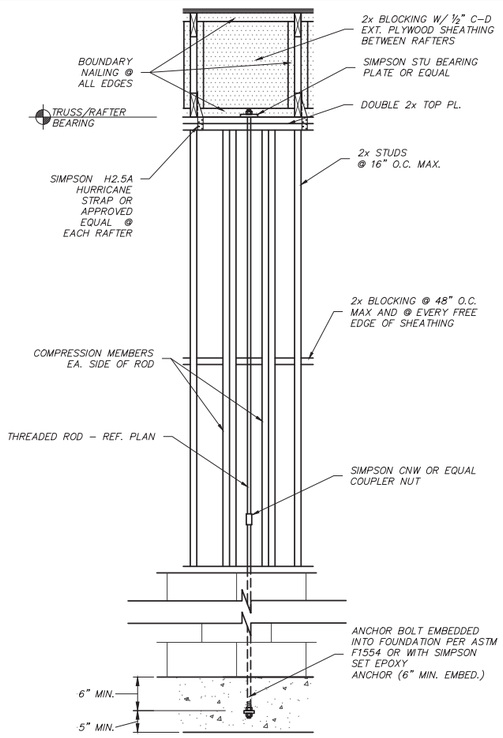


2 S401 FLOOR AND ROOF SHEATHING
NOT TO SCALE

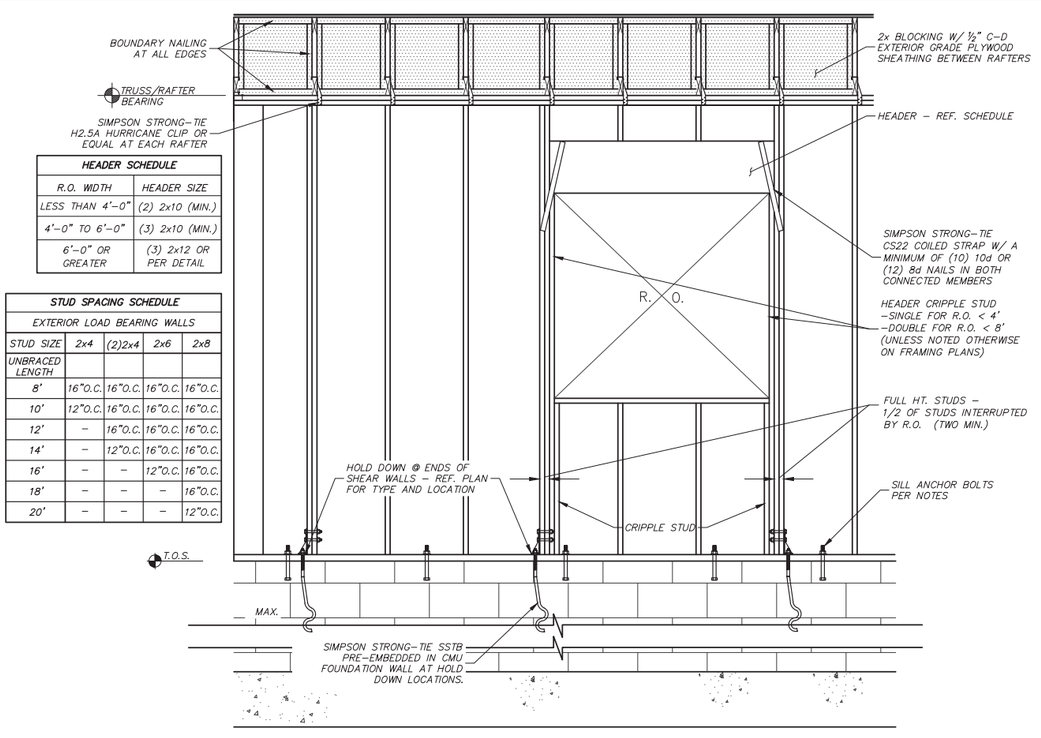


NOTES:
1. PERIMETER OF WINDOW/DOOR ROUGH OPENINGS SHALL BE FASTENED AS BOUNDARY FASTENING.
2. ALL PANEL EDGES SHALL BE BACKED WITH 2" OR WIDER (NOMINAL) FRAMING MEMBERS OR SOLID BLOCKING ON EDGE.
3. APA RATED OSB MAY BE USED IN LIEU OF CDX PLYWOOD AT WALL LOCATIONS (ONLY).

1 S401 SHEAR WALL ONLY FASTENING DETAIL
NOT TO SCALE



5 S401 THREADED ROD HOLD DOWN DETAIL
NOT TO SCALE



HEADER SCHEDULE

R.O. WIDTH	HEADER SIZE
LESS THAN 4'–0"	(2) 2x10 (MIN.)
4'–0" TO 6'–0"	(3) 2x10 (MIN.)
6'–0" OR GREATER	(3) 2x12 OR PER DETAIL

STUD SPACING SCHEDULE

EXTERIOR LOAD BEARING WALLS

STUD SIZE	2x4	(2)2x4	2x6	2x8
UNBRACED LENGTH				
8'	16"O.C.	16"O.C.	16"O.C.	16"O.C.
10'	12"O.C.	16"O.C.	16"O.C.	16"O.C.
12'	–	16"O.C.	16"O.C.	16"O.C.
14'	–	12"O.C.	16"O.C.	16"O.C.
16'	–	–	12"O.C.	16"O.C.
18'	–	–	–	16"O.C.
20'	–	–	–	12"O.C.

4 S401 UPLIFT STRAP CONNECTION DETAIL
NOT TO SCALE

CRANSTON ENGINEERING
ENGINEERS - PLANNERS - SURVEYORS
14 Westbury Park Way, Suite 202
Bluffton, South Carolina 29910
Telephone 843-815-3191
CranstonEngineering.com

SOUTH CAROLINA Cranston Engineering Group NO. C00575 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER 9/1/2021 No. 33500 JAKE EAVENSON

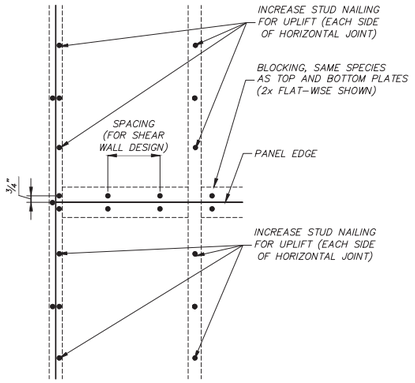
REV.	DATE	DESCRIPTION
0	09-01-2021	ISSUED FOR PERMIT

ARTIST STUDIO COTTAGE
909 CHURCH STREET
BEAUFORT, SC

STRUCTURAL DETAILS

DRAWN BY:	TJC
CHECKED BY:	JTB
APPROVED BY:	JRE
DATE:	09-01-2021
SCALE:	AS SHOWN
JOB No.	2021-0407
DRAWING No.	S401

G:\AAA-ACTIVE JOBS\2021\2021-0407_ARTIST STUDIO COTTAGE - 909 CHURCH STREET\AC-DRAWINGS\STRUCTURAL\2021-0407_ARTIST STUDIO COTTAGE.DWG 9/1/2021 12:43 PM



4/S402 DETAIL
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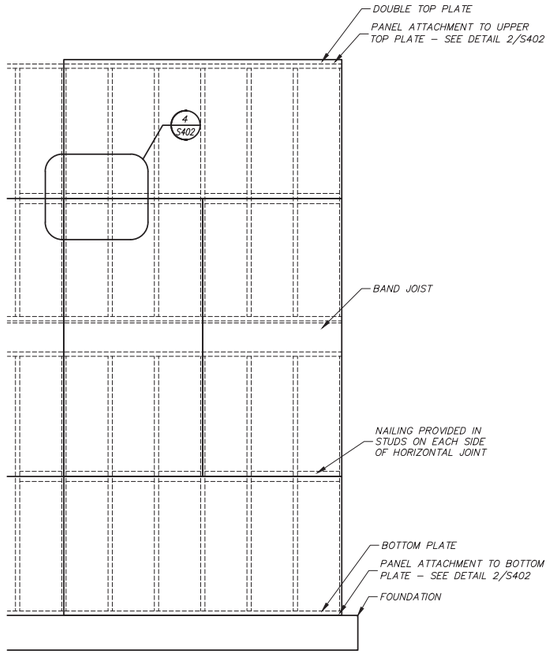
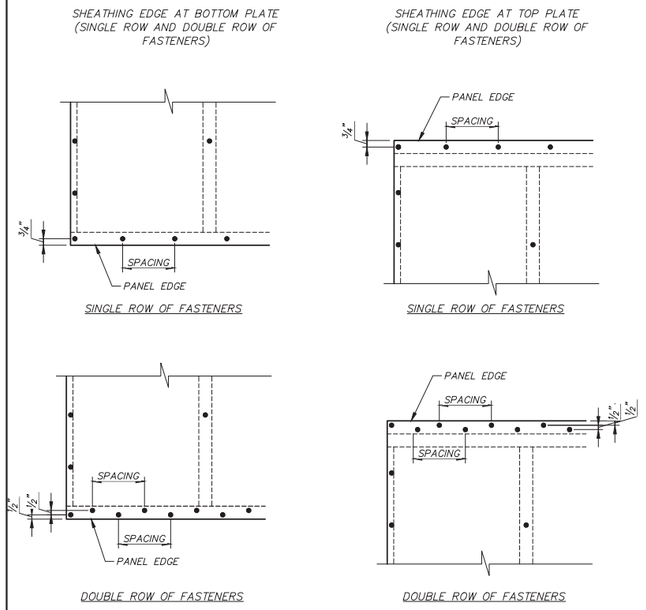
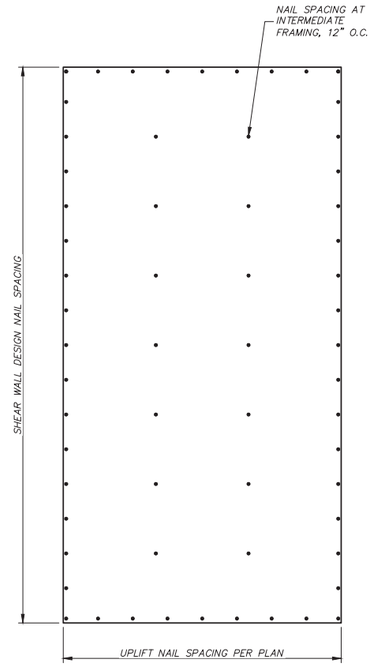


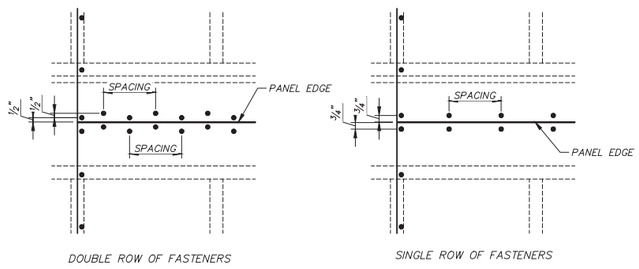
3/S402 PANEL SPLICE OCCURRING ACROSS STUDS
NOT TO SCALE



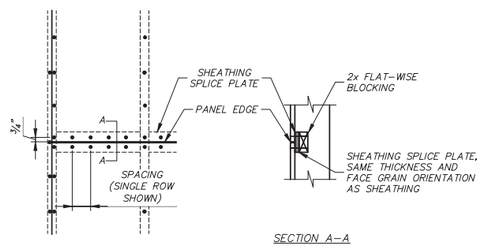
2/S402 DETAIL
NOT TO SCALE



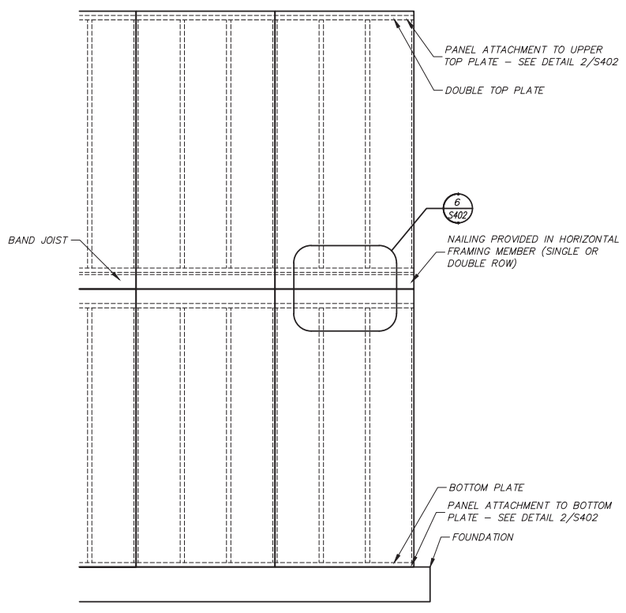
1/S402 PANEL ATTACHMENT
NOT TO SCALE



6/S402 DETAIL
NOT TO SCALE



7/S402 SHEATHING SPLICE PLATE (ALTERNATE DETAIL)
NOT TO SCALE



5/S402 PANEL SPLICE OCCURRING OVER HORIZONTAL FRAMING MEMBER
NOT TO SCALE

CRANSTON
ENGINEERING
ENGINEERS - PLANNERS - SURVEYORS
14 Westbury Park Way, Suite 202
Bluffton, South Carolina 29910
Telephone 843-815-3191
CranstonEngineering.com

SOUTH CAROLINA
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NO. C00575
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ARTIST STUDIO COTTAGE
909 CHURCH STREET
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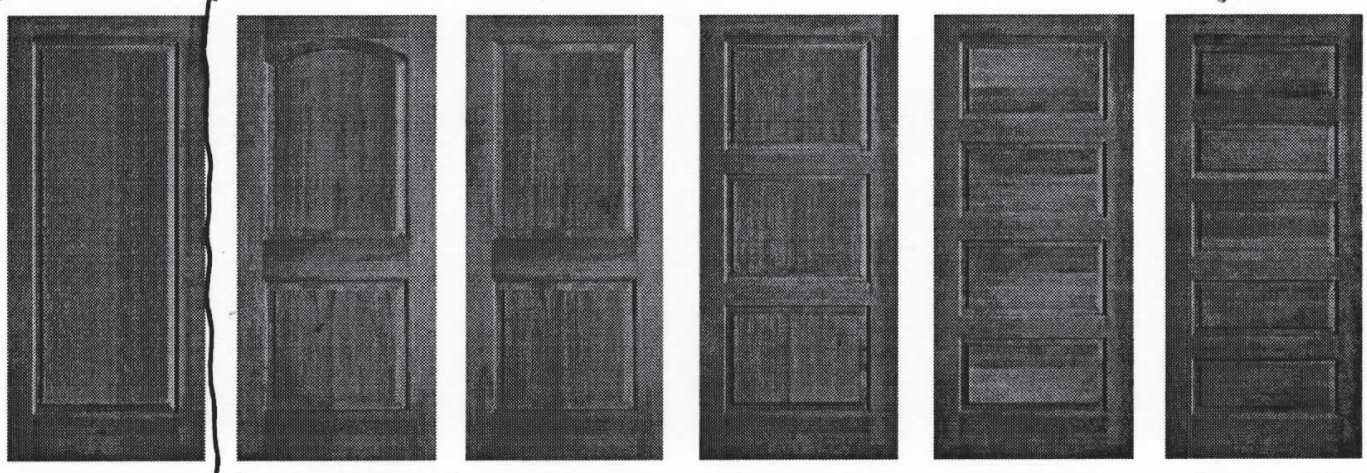
Simpson® Door Company

20-Minute Rated Wood Doors

BROSCO Since 1890

20-MINUTE FIRE RATED FIR DOORS with 20-Minute Wood Jambs

1¾" Thick • Ovolo Sticking or Shaker Sticking



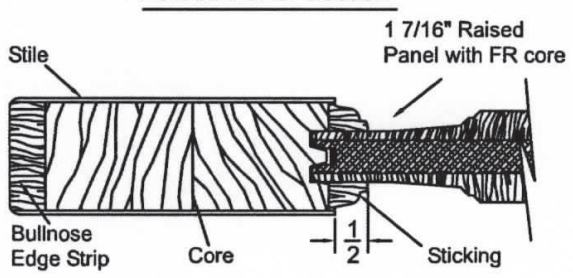
Raised Panel	F-9220-RP	F-9265-RP	F-9282-RP	F-9230-RP	F-9284-RP	F-9255-RP
Flat Panel	F-9220-FP	–	F-9282-FP	F-9230-FP	F-9284-FP	F-9255-FP
Shaker Style	F-9320	–	F-9382	F-9330	F-9384	F-9355



Raised Panel	F-9288-RP	F-9260-RP	F-9262-RP	F-9244-RP	F-9266-RP	F-9280-RP
Flat Panel	F-9288-FP	F-9260-FP	F-9262-FP	F-9244-FP	F-9266-FP	F-9280-FP
Shaker Style	–	F-9360	F-9362	F-9344	F-9366	–

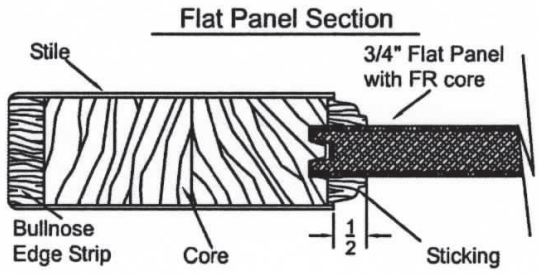
20-Minute Fire Rated Doors Available Species:
Alder • Ash • Cherry • Hickory • Maple • Poplar (Paint Grade)
Poplar (Stain Grade) • Walnut • White Birch • White Oak

Raised Panel Section

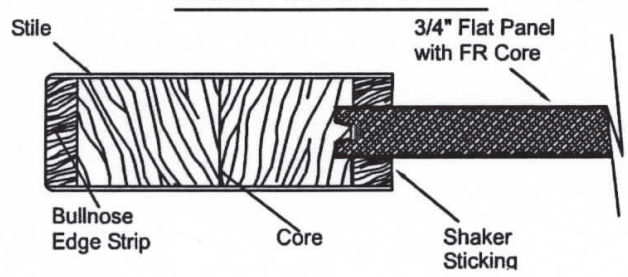


Simpson 20-Minute Fire Rated Doors are available in:
- 2'-6" x 6'-8" 1¾"
- 2'-8"
- 3'-0"
- 2'-6" x 7'-0" 1¾"
- 2'-8"
- 3'-0"

Flat Panel Section



Shaker Flat Panel Section



400

BROSCO SSB Window Unit
SIZE CHART

AUTHENTIC DIVIDED LIGHT (SSB or SSB w/Low "E" Panel)

Basic Unit Features:

- **Frame –** 4 9/16" Clear Side Jambs, Treated and Primed. **Composite Blind Stop.**
- **Sill –** **Composite Sill** and **Nosing.**
- **Casing –** **Composite Brickmould** standard.
- **Sash –** Wood Sash: 1 3/8" Thick, Putty Glazed with Single Thick Glass Primed Exterior, Clear Pine Interior
  or
  Putty Glazed SSB Glass with Low "E" Energy Panel
- Tilt 'n Clean Block & Tackle Balance System with Vinyl Jamb Liners (specify beige or white)
- Weatherstripped Head Parting Stop
- Pine Inside Stops – Sides & Sill
- Cam Sash Lock applied (white) 2 per sash when glass size is 27" or wider

2/2 LIGHT – VERTICAL

Rough Opening ● Sash Opening ★Glass Size			2'-3" / 2'-0 5/8" / 10 1/2"	2'-6" / 2'-3 5/8" / 12"	2'-9" / 2'-6 5/8" / 13 1/2"	2'-10" / 2'-7 5/8" / 14"	3'-0" / 2'-9 5/8" / 15"	3'-2" / 2'-11 5/8" / 16"
3'-9"	3'-5"	18"	1 10 1/2" x 16"	—	—	—	—	—
4'-1"	3'-9"	20"	—	3 12" x 20"	6 13 1/2" x 20"	—	—	—
4'-5"	4'-1"	22"	—	—	7 13 1/2" x 22"	—	—	—
4'-6"	4'-2"	22 1/2"	2 10 1/2" x 22 1/2"	—	—	—	—	
4'-9"	4'-5"	24"	—	4 12" x 24"	8 13 1/2" x 24"	12 14" x 24"	16 15" x 24"	—
4'-11"	4'-7"	25"	—	5 12" x 25"	—	—	—	
5'-1"	4'-9"	26"	—	—	9 13 1/2" x 26"	13 14" x 26"	17 15" x 26"	—
5'-5"	5'-1"	28"	—	—	10 13 1/2" x 28"	14 14" x 28"	18 15" x 28"	—
5'-9"	5'-5"	30"	—	—	11 13 1/2" x 30"	15 14" x 30"	19 15" x 30"	21 16" x 30"
6'-1"	5'-9"	32"	—	—	—	—	20 15" x 32"	22 16" x 32"

Maximize your window's performance by adding a LARSON® Storm Window – See LARSON Storm & Venting Products (Tab LAR)

2/2 LIGHT – HORIZONTAL

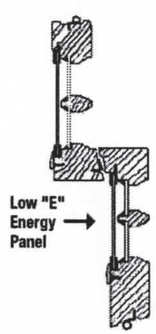
Rough Opening ● Sash Opening ★Glass Size			2'-6" / 2'-3 5/8" / 24"	2'-9" / 2'-6 5/8" / 27"
3'-5"	3'-1"	8"	23 24" x 8"	25 27" x 8"
4'-1"	3'-9"	10"	24 24" x 10"	26 27" x 10"

2/1 LIGHT

Rough Opening ● Sash Opening ★Glass Size			2'-6" / 2'-3 5/8" / 24"	2'-9" / 2'-6 5/8" / 27"	2'-10" / 2'-7 5/8" / 28"	3'-0" / 2'-9 5/8" / 30"
4'-9"	4'-5"	24"	27 24" x 24"	28 27" x 24"	—	—
5'-1"	4'-9"	26"	—	29 27" x 26"	—	—
5'-5"	5'-1"	28"	—	30 27" x 28"	31 28" x 28"	32 30" x 28"
5'-9"	5'-5"	30"	—	—	—	33 30" x 30"

3/3 LIGHT

Rough Opening ● Sash Opening ★Glass Size			2'-9" / 2'-6 5/8" / 9"
2'-9"	2'-5"	12"	34 9" x 12"



Low "E" Energy Panel Tilt 'n Clean Unit – BROSCO's Low "E" Energy Panel is available on most single thick glass (SSB) units to provide better energy efficiency.

● Actual sash width = sash opening width minus 1 3/16".
★ Glass sizes are approximate.

Illustrations not to scale.

909 CHURCH 43 of 64

BROSCO SSB Window Unit

Custom 2 lights **TRANSOMS**



AUTHENTIC DIVIDED LIGHT (SSB)

BROSCO Transom Units are completely assembled and mulled above BROSCO Double-Hung Units. If a "stand alone" Unit is desired, please see B-12 for BROSCO Stationary Windows.

3 LIGHT RECTANGULAR TRANSOM

Rough Opening		2'-0"	2'-3"	2'-6"	2'-9"	3'-0"
★Glass Size		6"	7"	8"	9"	10"
Varies †	8"	6" x 8"				
	9"		7" x 9"			
	10"			8" x 10"	9" x 10"	10" x 10"

4 LIGHT RECTANGULAR TRANSOM

Rough Opening		2'-6"	2'-10"	3'-2"	3'-6"
★Glass Size		6"	7"	8"	9"
Varies †	8"	6" x 8"			
	9"		7" x 9"		
	10"			8" x 10"	
	12"				9" x 12"

6 LIGHT RECTANGULAR TRANSOM

Rough Opening		2'-3"	2'-6"	2'-9"	3'-0"
★Glass Size		7"	8"	9"	10"
Varies †	9"	7" x 9"	8" x 9"	9" x 9"	10" x 9"

Set-up Transom Frame	$265.00
Applied Optional Extras:	
Composite Brickmould Casing	60.00
Composite Cape Cod Flat Casing $^{11}/_{16}$" x 4$^{1}/_{2}$"	63.00
Composite Flat Casing 1$^{1}/_{16}$" x 3$^{3}/_{4}$"	94.00
Primed Wood Flat Casing 1$^{1}/_{16}$" x 5$^{1}/_{4}$"	98.00
Cedar Sill & Flat Casing 1$^{1}/_{16}$" x 3$^{3}/_{4}$"	253.00
6$^{9}/_{16}$" Extension Jambs	66.00

Glass size noted under each illustration indicates Double-Hung size to be used with corresponding Transom.

★ Glass sizes are approximate.

† Combined Transom/Double-Hung rough opening height formula: Transom glass height plus overall Double-Hung glass height plus 13$^{1}/_{4}$".

HOW-TO-ORDER

1. Start with Double-Hung unit of your choice
   A. Deduct for No Casing
   B. Add for Accessories (Screens, Grilles, etc.)
2. Add for Cellar Sash (pair) of your choice (specify SSB or SSB w/Low "E" Panel)
3. Add "Set-up Transom Frame" charge
4. Add for complete unit casing
5. Select wall thickness (4$^{9}/_{16}$" standard, 6$^{9}/_{16}$" optional)

PRICING EXAMPLE

1. 8 x 10 6/6 Authentic Divided Light unit w/Low "E" Energy Panel (page B-5)		$ 448.00
A. No Casing	DEDUCT	-37.00
B. Full Screen	ADD	20.00
2. 8 x 10 6/6 Authentic Divided Light Sash only w/Low "E" Energy Panel (page B-5) **(pair price)**	ADD	242.00
3. Set-up Transom Frame (see above)	ADD	265.00
4. Brickmould Casing (see above)	ADD	60.00
5. 6$^{9}/_{16}$" Extension Jambs (see above)	ADD	66.00
	TOTAL	$1064.00

Illustrations not to scale.

909 CHURCH 44 of 64

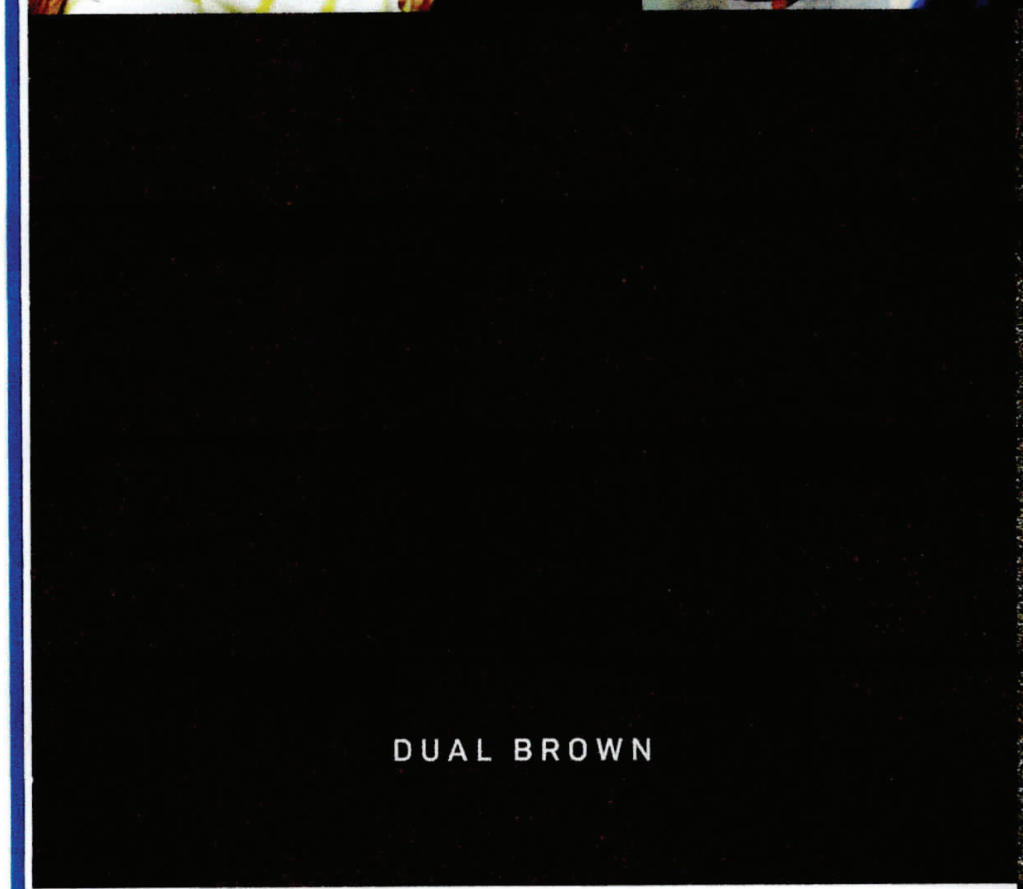
IKO Cambridge Archs
Patriot Slate

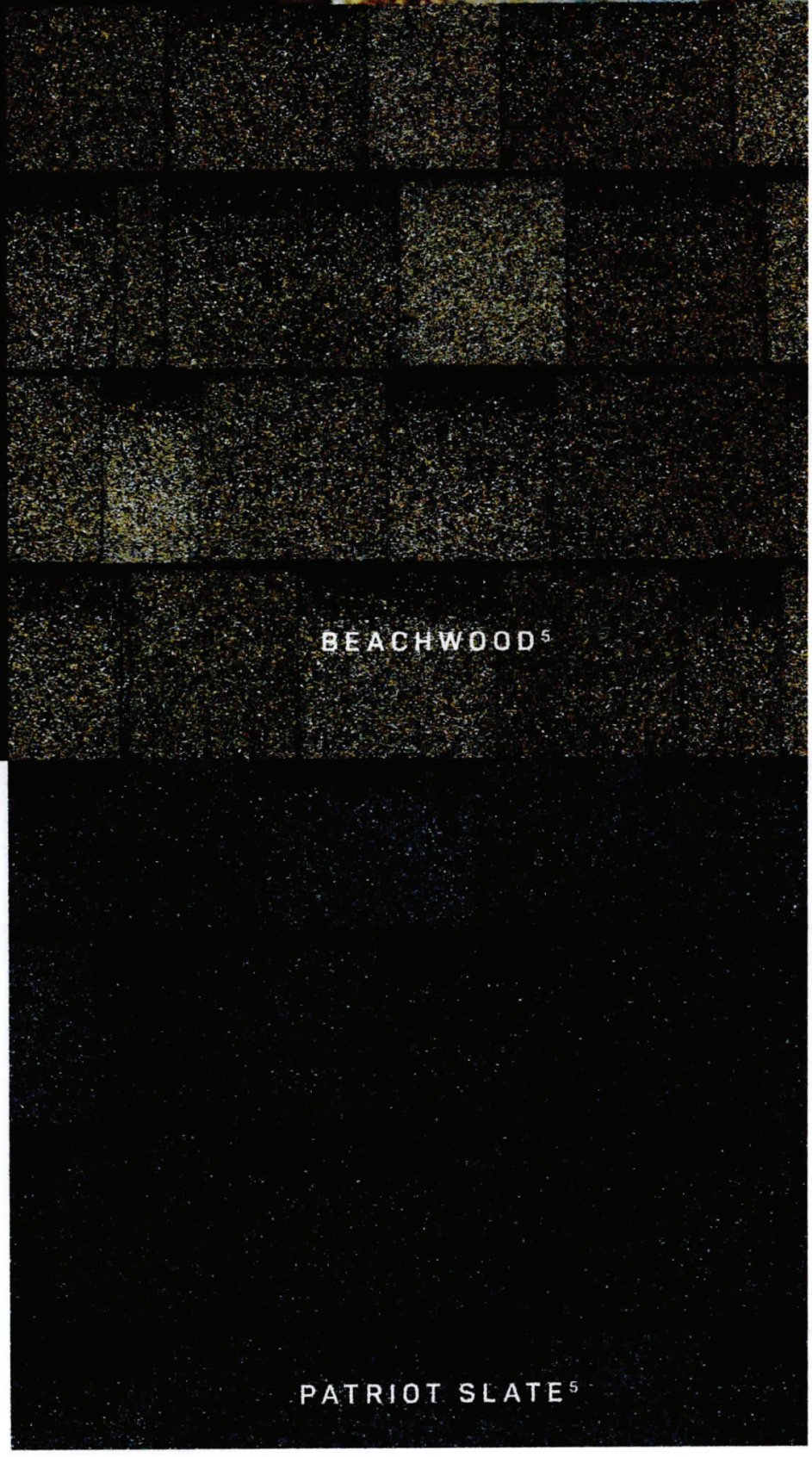










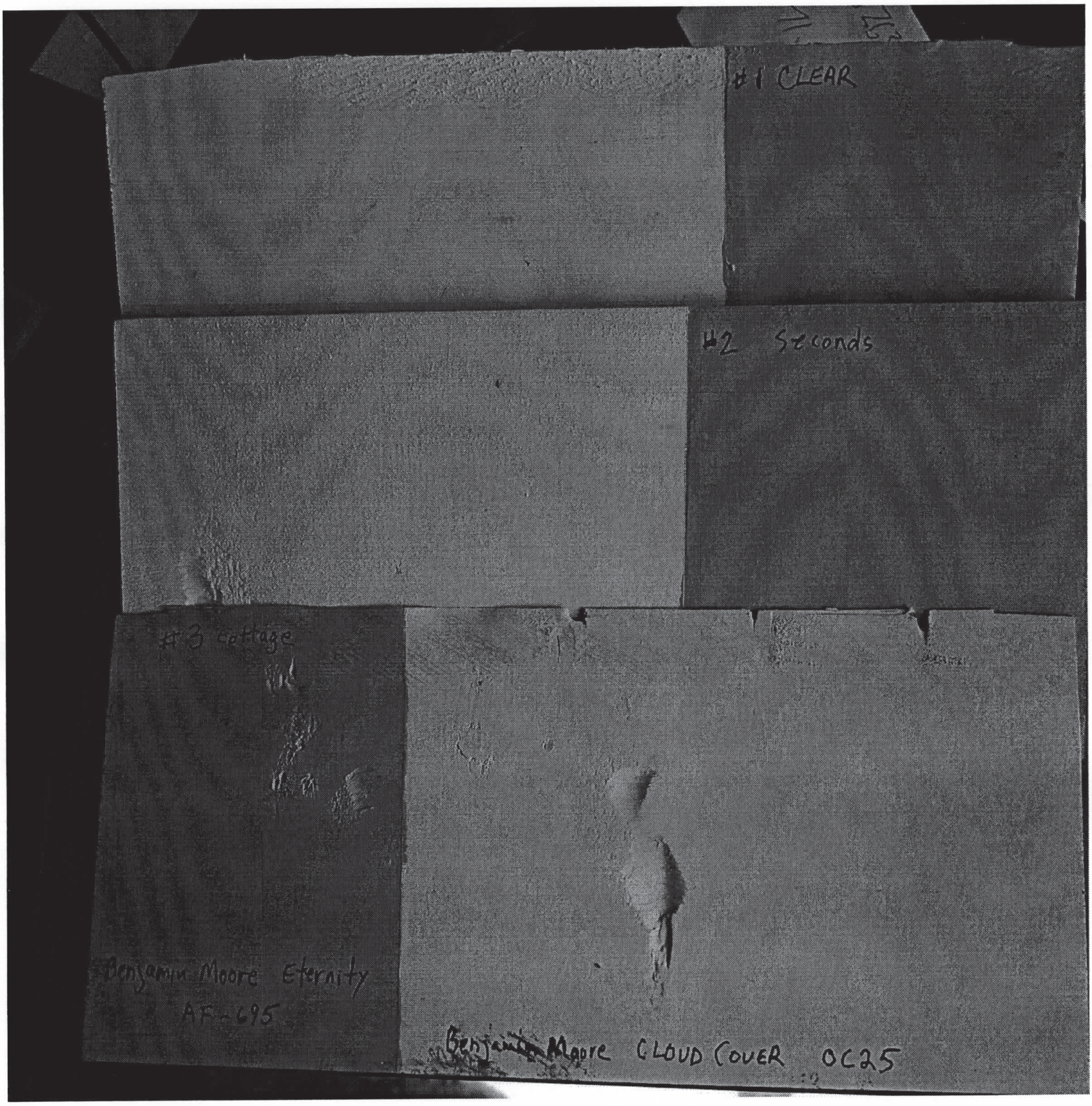


DUAL BROWN
Earthy, organic, rustic, laid-back, casual.
PERFECT PAIRINGS: Log, beige stone or brick (especially red) facings; brown trim.

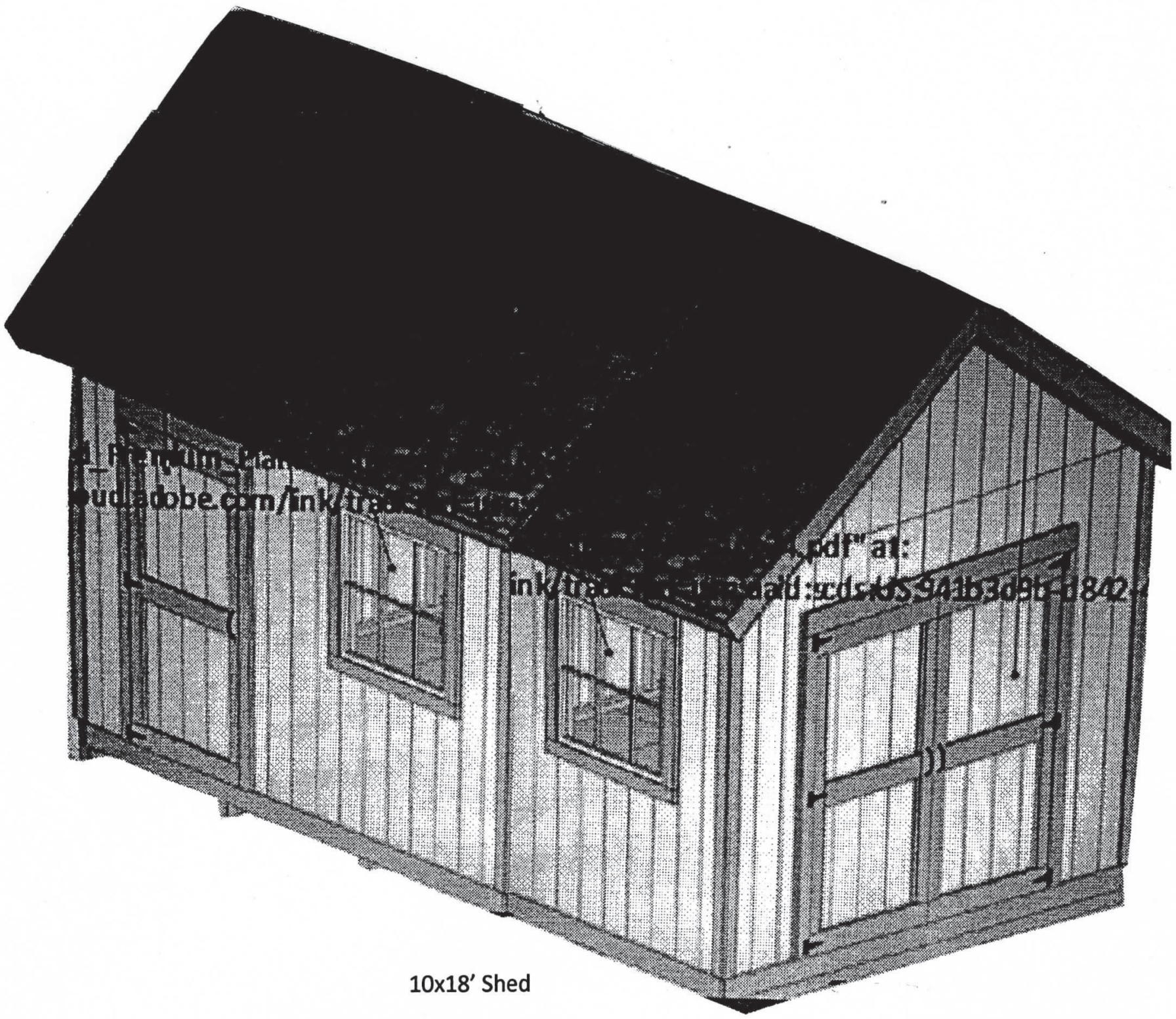
BEACHWOOD5
Casual, laid-back, rustic.
PERFECT PAIRINGS: Log, beige stone facing, beige or pastel siding; brown trim.

PATRIOT SLATE5
Classic, dramatic, upscale urban.
PERFECT PAIRINGS: White or grey stone, brick or siding; black, white or grey trim.

HARVARD SLATE
Historic, eloquent, majestic.
PERFECT PAIRINGS: White or grey stone, brick



Quarter sawn (tight) clapboards 3 grades
#3 for shed
#1&2 for house



10x18' Shed

This is an expanded plan from support@buildblueprint.com. It includes two 2-11 x 2-11 windows and fabricated doors. From the bottom plate to the top of the top plate is 7'9". The roof is built from 2x4 trusses and its pitch is 9/12. The top of the roof is approximately 4' from the top plates.

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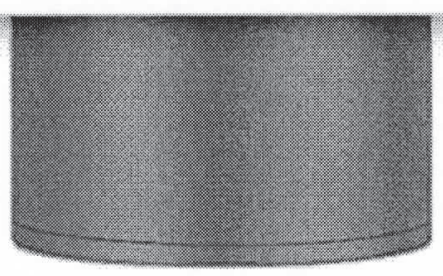
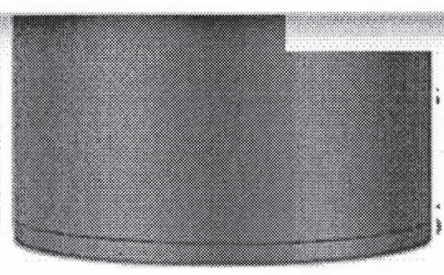
VIDEOS IMAGES







Roll over image to zoom in



VIDEO

121 ratings

; Choice for "modern outdo...

$9.99 ($30.00 / Count)

& FREE Returns

Get 5% back ($2.99 in rewards) on the amount charged to your Amazon Prime Rewards Visa Signature Card. May be available at a lower price from other sellers, potentially without free Prime shipping.

Material	Aluminum
Style	Modern
Plug Profile	Wall

Deliver to Thomas
Orono 04473

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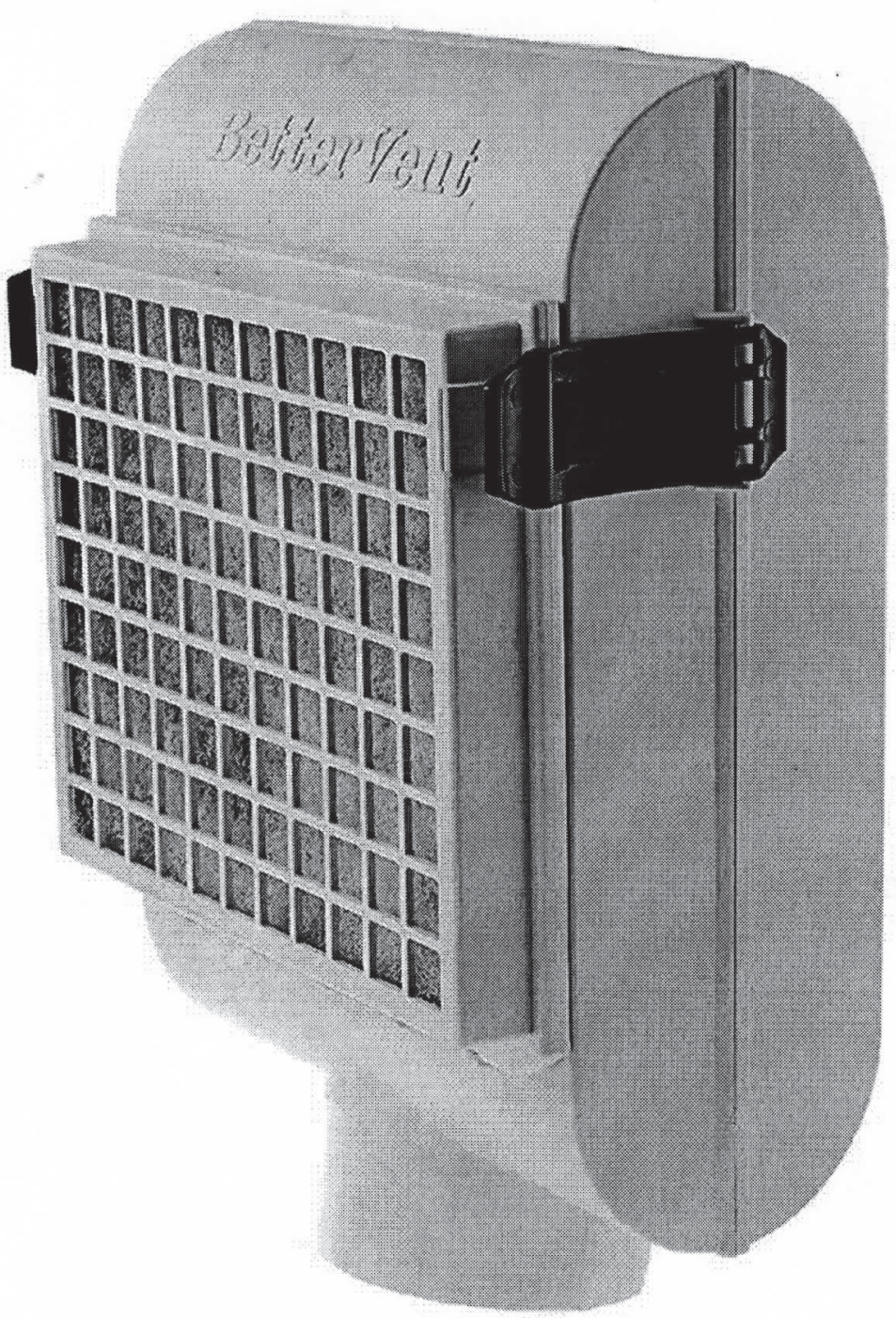


Roll over image to zoom in



VIDEO

vent outdoor

BetterVent Indoor Dryer Vent - Protects Indoor Air Quality and Saves Energy, Electric Dryers Only, Kit Includes Lint Filter

Visit the BetterVent Store

6,162 ratings

Amazon's Choice in Clothe...

Price: $64.63

& FREE Returns

Get 5% back ($3.23 in rewards) on the amount charged to your Amazon Prime Rewards Visa Signature Card.

Brand	BetterVent
Material	Plastic
Item Dimensions LxWxH	10 x 5 x 12 inches
MERV Rating	5.00
Compatible Devices	Air Cleaner

OWNER/BUILDER AGREEMENT

Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7049 / f. (843) 986-5606 / permits@cityofbeaufort.org / www.cityofbeaufort.org

Instructions: This form shall be completed if a homeowner would like to act as their own contractor. Under South Carolina law, an owner may construct or improve a building provided that such structure is not intended or offered for sale, rent or lease.

Responsibilities: As an owner/builder, you will be held responsible for:

1. Obtaining all permits required;
2. Call or verify that all required inspections have been made;
3. Make sure that all subcontractors, when applicable, have proper City of Beaufort business licenses and State of South Carolina licenses. Business licenses will be required prior to a permit being issued.
4. On all contracts with a sub-contractor in excess of $200.00 - $5000.00, the owner must ensure that the contractor is properly State licensed.
5. As an owner/builder, it is assumed that you have knowledge of construction and are familiar with Building Code requirements.

I, the undersigned, have read the above and agree to the above stipulations.

DATE: 9.4.2021 **Permit/Application No.:** _____

NAME: THOMAS HALKETT
(Print Name)

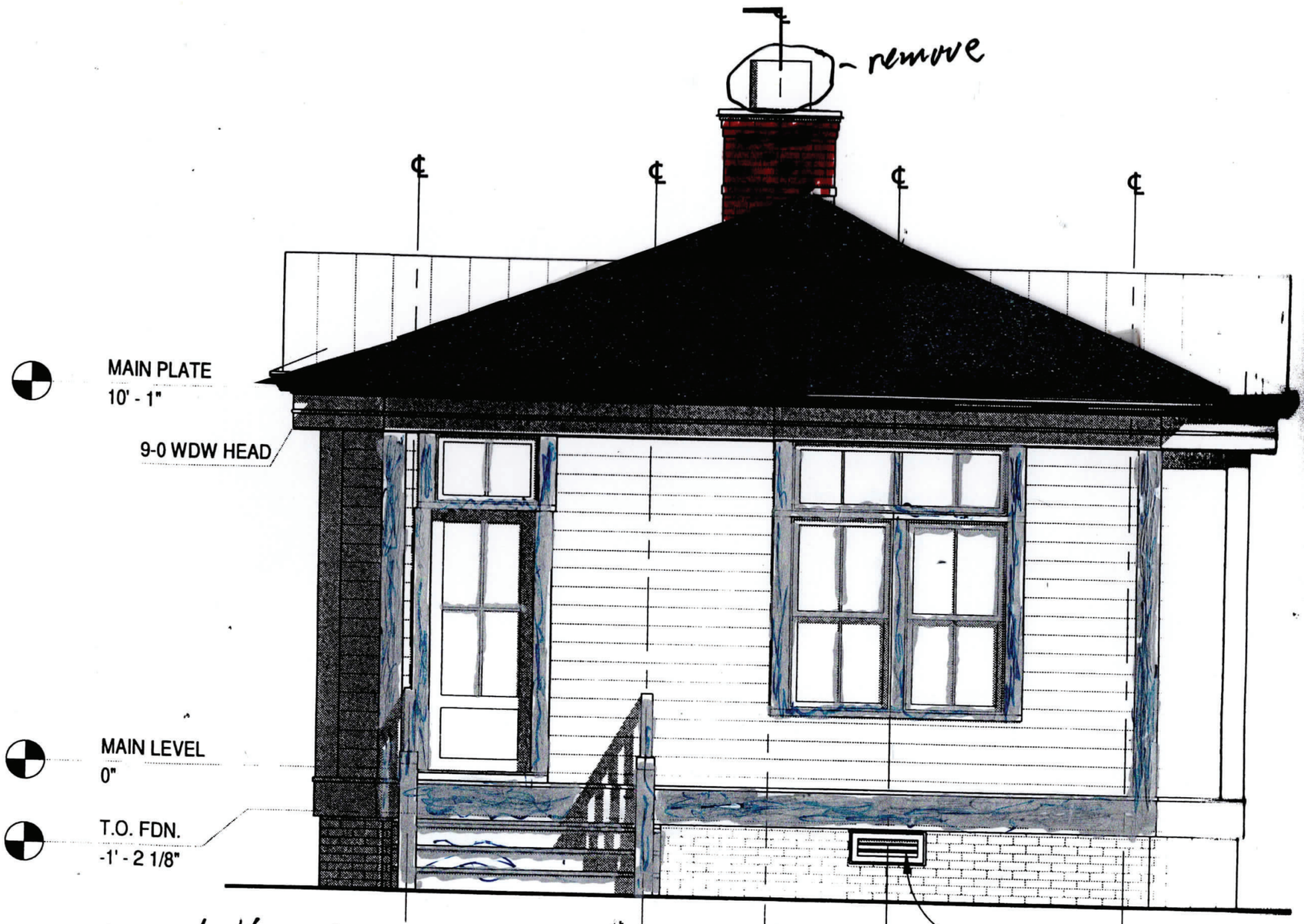
SIGNATURE: _____

WITNESS: _____

(NOTE: Signature is required to be witnessed by Building Codes Staff – IDENTIFICATION WILL BE REQUIRED). If not witnessed by Staff, please have this form notarized below).

Sworn and subscribed before me this _____ day of _____, _____ year

Notary Public: _____ My commission expires: _____



See clapboards FOR true colors

Clapboards - Benjamin Moore - Cloud Cover

Trim - Benjamin Moore - Eternity

AF-695

1
A4

oC25

Rear - windows - 2 - 2-8 x 5-2 DH 4" MULL
W - 2-0 transoms

1
A3

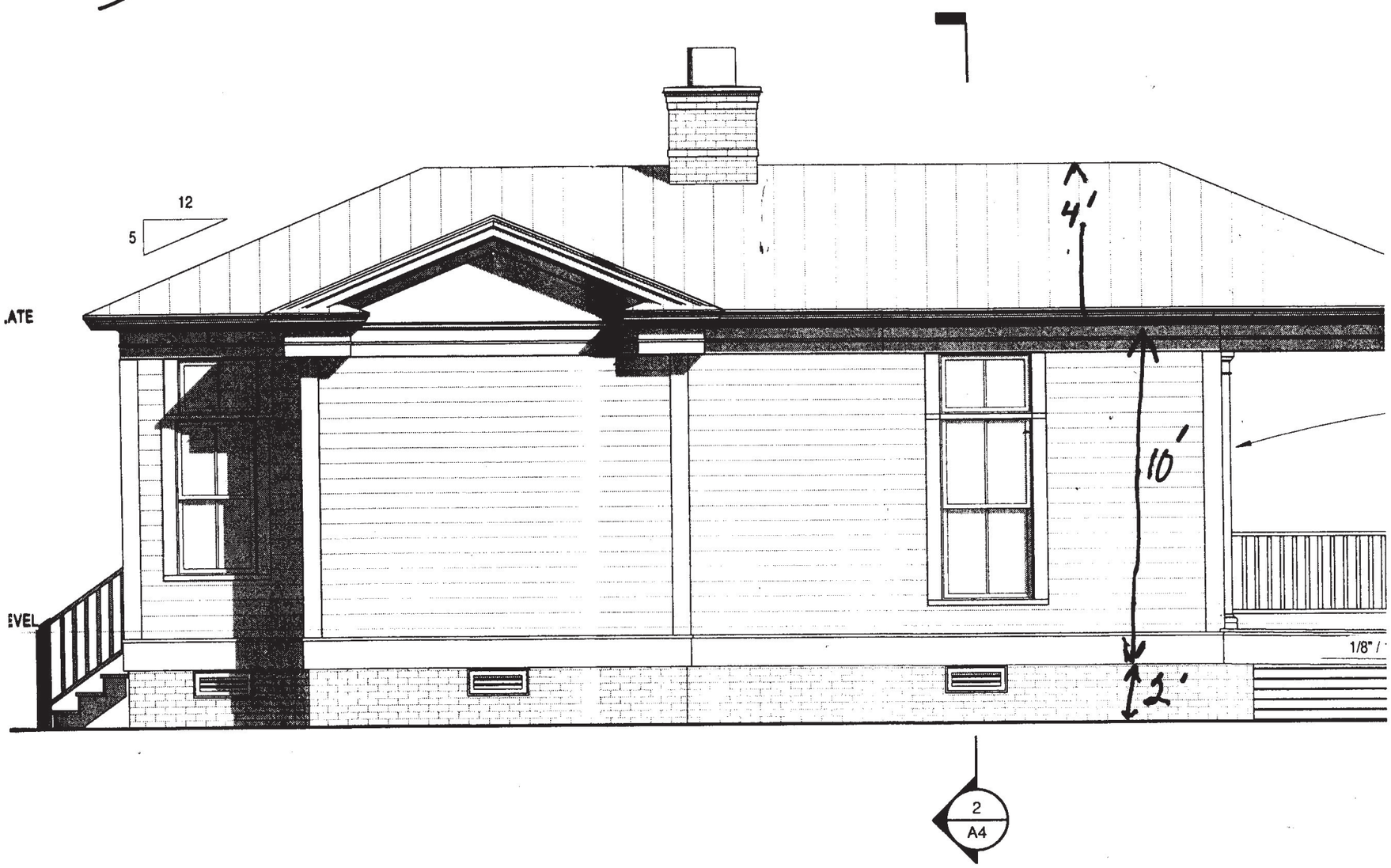
REAR ELEVATION

1/4" = 1' 0"

Roof: IKO - Cambridge Archs - Patriot Slate Door - 2-8 x 7-0 + 2-0 transoms.

999 CHURCH 52 of 64

IV-a

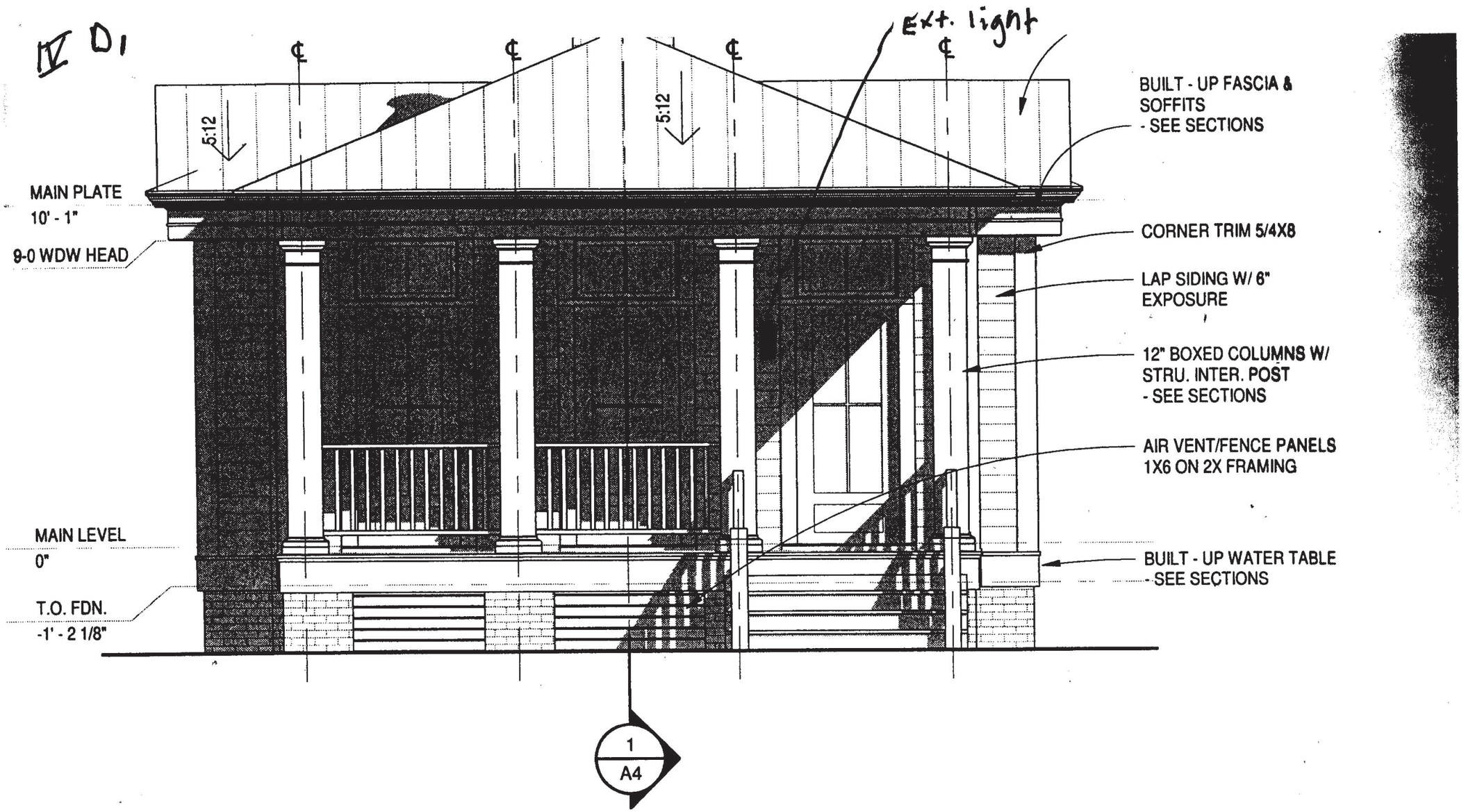


4 / A3 **LEFT ELEVATION**
1/4" = 1'-0"

EAVE height and ridge height

EAVE is 12' FROM MINIMUM 2' FOUNDATION - see blueprints for description of each

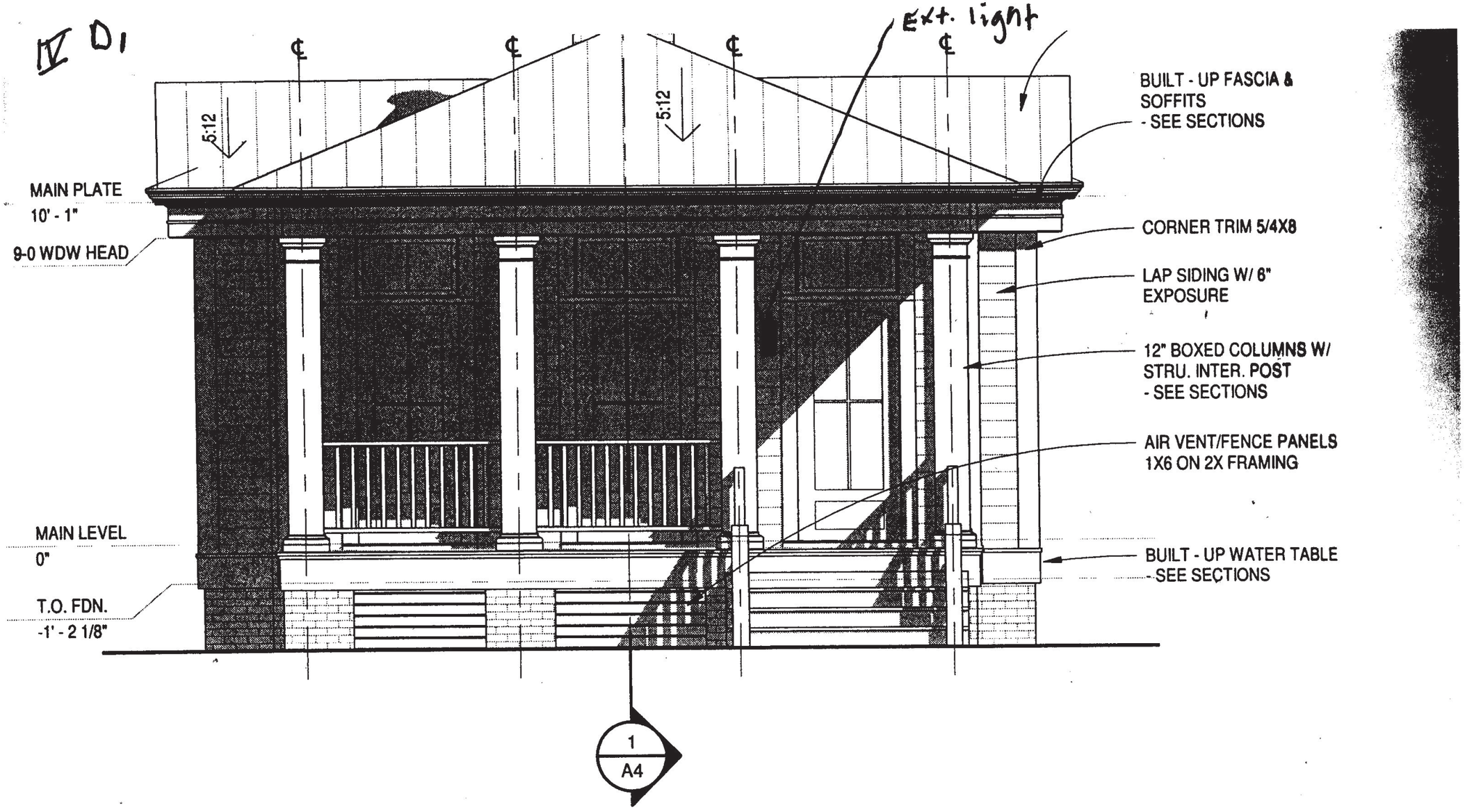
IV D1



FRONT ELEVATION

1/4" = 1'-0"

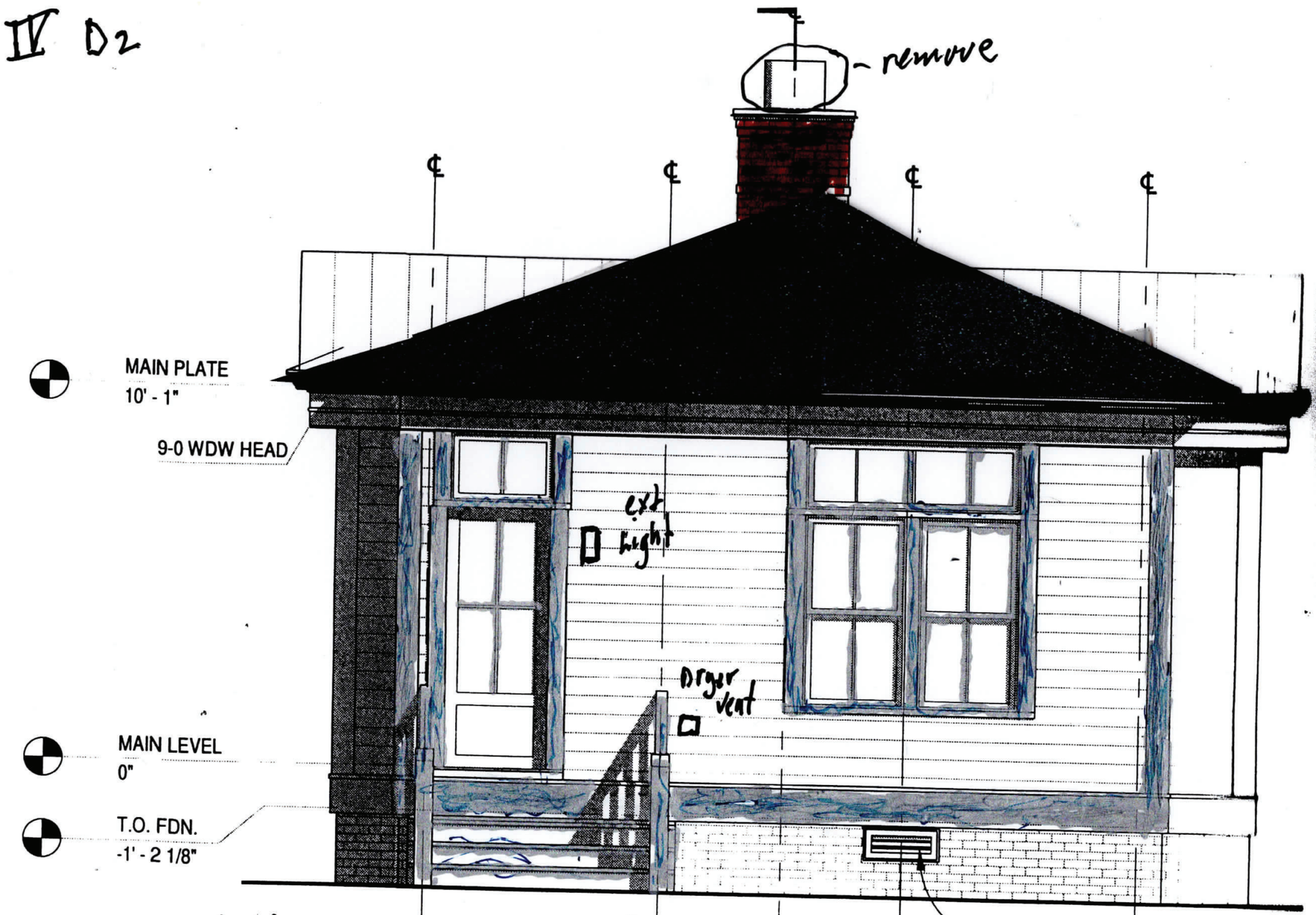
IV D1



FRONT ELEVATION

1/4" = 1'-0"

IV D2



See clapboards FOR true colors

Clapboards - Benjamin Moore - Cloud cover

Trim - Benjamin Moore - Eternity

AF-695

1 A4

oC25

Rear - windows - 2 - 2·8 x 5·2 DH 4" MULL w·2-0 transoms

1 A3 **REAR ELEVATION**
1/4" = 1' 0"

Roof: IKO - Cambridge Archs - Patriot Slate Door - 2-8 x 7-0 + 2·0 transoms.

909 CHURCH 56 of 64

IV: a, b+c

no doors or windows on this side.

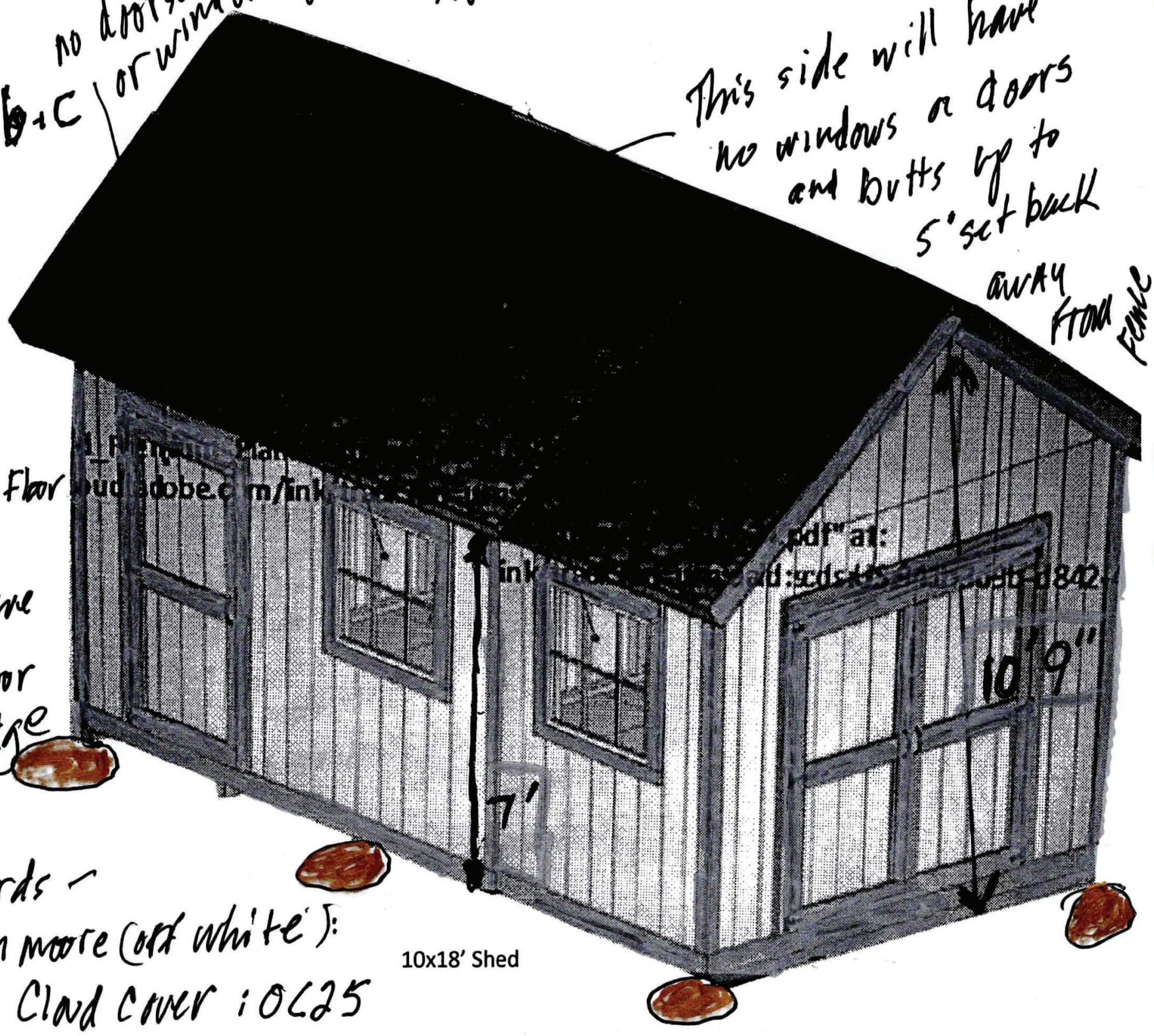
This side will have no windows or doors and butts up to 5' set back away from fence

0-Floor to Floor

7'-Floor to eave

10'9"- Floor to ridge

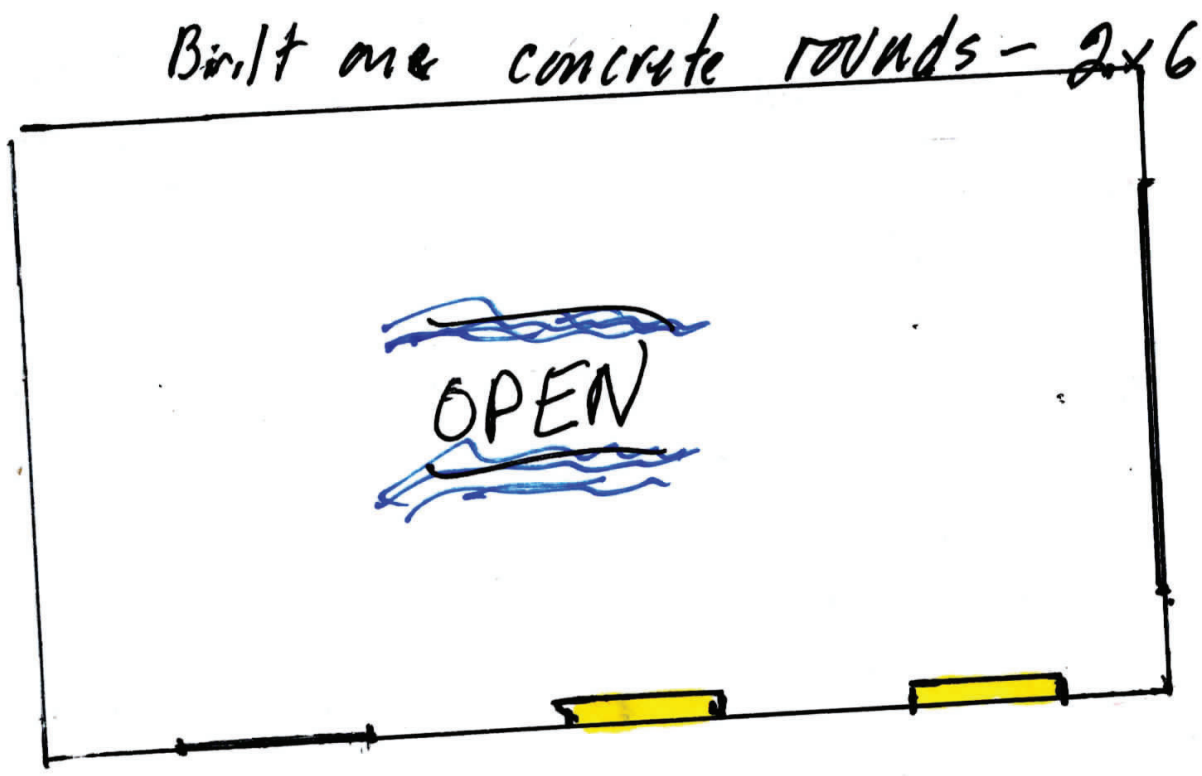
Clapboards - Benjamin Moore (off white): Cloud Cover :0C25



10x18' Shed

This is an expanded plan from support@buildblueprint.com. It includes two 2-11 x 2-11 windows and fabricated doors. ~~From the bottom plate to the top of the top plate is 7'9~~". The roof is built from 2x4 trusses and its pitch is 9/12. The top of the roof is approximately 4' from the top plates.

Built on concrete rounds - 2x6 pt floor joists



909 CHURCH STREET: IV-e Final list of all materials and colors.

First floor joists- 2x8 x 12 fir, or southern pine pressure treated per instructions of structural engineer.

First floor subfloor ¾ inch 4x8' plywood.

All framing 2x6s KD fir or better.

All rafters 2x8 KD fir or better

All wall and roof sheathing 1/2inch plywood AC

All trim #2Pine.

Porch floor 1 ½ inch northern white cedar boards.

Exterior doors: 20 -minute rated fir doors, dark natural doors varnished. (Simpson as sent in previous packet)

Shed doors: fabricated on site with 1x10 shiplap rough on one side.

House and shed windows: 2/2 Light Vertical Authentic Divided Light (Brosco as sent in previous packet)

All exterior hardware: simple brass knobs and hinges.

Quartersawn clapboards #1 and #2 for house and shed. (photos in previous packet)

Roofing: IKO Cambridge Archs or equivalent: Color Patriot Slate(photos in previous packet)

Roof venting via soffits per structural engineer's report.

Metal fastenings per structural engineer's report.

Paint colors: House and shed clapboards- Benjamin Moore Cloud Cover OC25

House and shed trim- Benjamin Moore Eternity AF-695

(examples of both in previous packet)

#3 cottage
Benjamin Moore Eternity
AF-695

Benjamin Moore Cloud Cover OC-35

#2 Seconds

#1 CLEAR

Missing Items for 909 Church Street:

For Conceptual Review:

I. Site Plan:
- a. Please include dimensions from each side of the proposed building footprint to the property line. ✓
- b. Please show a front setback line that represents the prevailing setback line on the block. If there is not a prevailing setback line, please note this. ✓
- c. Please include any new or existing mechanical equipment and screening area(s). ✓
- d. Please show percentage of the total impervious paving. ✓
- e. Please include any connections to the public right of way, grade elevations of the street and/or sidewalk, and the proposed construction at the first floor.
- f. If any there are any existing trees, please note this and any trees that will be removed on the site plan.

II. • Will the area noted in blue on the site plan be solely landscaping? Or will this also be a driveway. If it is a drive way, please clearly show extents of driveway and include dimensions.

III. • Plat: indicate setbacks, any existing trees, and proposed construction footprint. ✓

IV. For Preliminary Review:

- a. Elevations – Please show eave height and ridge heights. ✓
- b. Please include elevations of all sides of the proposed accessory structure and a floor plan. On elevation, note floor to floor heights, ridge height, and eave heights. ✓
- c. Please provide a color rendered elevation of the accessory structure. ✓

For Final Review:

- d. Please show locations of all exterior lighting fixtures/dryer vents on elevations. ✓
- e. Please provide a final materials list of all materials and colors. ✓

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 October 2021

1 Summary of Request

909 Church Street, New Construction
The applicant is requesting final approval for new construction of a single-family residence with an accessory structure.

This is a vacant lot within the Historic Conservation Neighborhood and the Northwest Quadrant.

Background: This is the first application received for the proposed single-family residence and accessory structure.

2 Facts

Property Address:	909 Church Street
Parcel ID:	R120 004 000 0274 0275
Case Number:	21-66 HRB.1
Applicant:	**Thomas Halkett**
Zoning:	T4-HN
Use:	Single Family Dwelling



District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
  - *Front Setback—Average prevailing setback on block*
  - *Rear setback – 15' min.*
  - *Side Corner/Alley – 5'min.*
  - *Side Interior – 6'min.—10' min. in The Point*
- **Setback requirements – Accessory Structure:**
  - *Front Setback—accessory structures shall be located behind the front façade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots) and Section 4.5.3 (Carriage House)*
  - *Rear Setback – 5' min.*
  - *Rear Setback from Alley – 3'*
  - *Side Corner/Alley – 5' min.*
  - *Side Interior- 6 ft min, 10 ft min in The Point*
- **Impervious Surface Coverage***:* 55% maximum
- **Frontage Buildout:** 75% max

References:

Beaufort Preservation Manual
Beaufort Preservation Manual Supplement
Northwest Quadrant Design Principles
Secretary of the Interior's Standards for Treatment of Historic Properties

3 STAFF COMMENTS

Staff Acknowledgements

- Overall, Staff is generally in support of this project and believes it responds to and protects the integrity of the overall Historic District as discussed in Section 4.7.2 of the Beaufort Code regarding Historic District Infill.
- Based on the lot square footage shown on the plat (4,323.78 sf) and the house and shed footprint dimensions on the site plan (total 1,060 sf), and the applicant's note that no additional pervious surfaces will be used, Staff has calculated that the proposed project at this address has a proposed percent impervious of 24.5%, which is compliant with Section 2.4.1 of the Beaufort Code.
- Staff is in support of the proposed Asphalt Shingle Roof.
- Staff is in support of the proposed true divided light windows. See Condition 8 below regarding windows on the front façade.

Staff Conditions (Non-Discretionary) for Main House

1. Section 5.7.4 of the Beaufort Code requires 2 parking spaces for single family residences, and Section 5.7.7.A.1.a requires that off-street parking spaces are at least 9 feet wide by 18 feet long. Applicant to ensure and demonstrate compliance with these section by showing that there is space allotted off of the street that meets these standards.
2. Applicant to clarify if any mechanical equipment is proposed to exist on the property. If so, applicant to ensure and demonstrate compliance with Section 4.6.1.F.2 regarding screening. If a screen wall is used to screen any equipment, elevations and details of this must be submitted for review.
3. Section 5.3.1.A of the Beaufort Code requires two Broad Leaved overstory trees on this property. Applicant to reference Appendix A of the Beaufort Code for a list of trees that are considered to be broad leaved overstory trees and show proposed trees on site plans in future submissions to demonstrate compliance with this section. Landscaping is shown on one of the provided site plans, but the type of trees proposed are not noted.
4. Section 5.8.3.B of the Beaufort Code notes that "…lighting shall be directed downward. In addition, upwardly directed lighting shall not be used to illuminate structures, except for low-wattage lighting." The proposed Modern Outdoor Wall Light appears to direct light upward and downward. Applicant to submit a fixture that is compliant with this section of the Code.

5. Page 30 of the Preservation Manual Supplement gives detailed guidelines for the design of porch floors and states that "Leaving large gaps between floor boards is neither appropriate nor recommended." Applicant to clarify design and layout of proposed 2x porch flooring and demonstrate compliance with this section.

6. If downspouts and gutters are to be used on this project, these must be submitted for review and shown on elevations.

Staff Conditions (Discretionary) for Main House

7. The applicant has not submitted a street section to show the relationship of the proposed structure to surrounding structures, but Staff acknowledges that the surrounding structures are primarily single story with double story houses nearby. The proposed structure has the minimum allowed height above grade allowed by Section 2.6.2.C and is a total of 16' tall, from grade to roof ridge. While Staff believes this structure will fit into the neighborhood nicely in terms of scale, per the application checklist, the applicant must still provide a street section that indicates heights of surrounding structures so that this may be documented. At the Board's discretion, this requirement could be waived.

8. Regarding the proposed windows on the front façade, Staff preference is that they are sized and designed to match the tall windows on the left and right façade that are closest to the front porch.

9. Regarding Drawing 4 on Sheet A5, Staff preference is that the outside face of the column base aligns with the foundation wall below. Applicant to note that the depth of the porch is currently 8', which is the minimum depth allowed by Chapter 4 of the Beaufort Code, so the foundation wall should be moved outward to align with the column base rather than moving the column base inward to align with the foundation wall.

10. Applicant to clarify material of Air Vent/Fence Panels on front elevation. Staff assumes that these will be made of wood and would be in support of wood, but applicant to clarify.

11. Applicant to clarify material of porch railings. Staff assumes these will be made of wood and Staff supports wood railings, but applicant to verify that this is correct.

12. Sheet A4 lists multiple options for materials, and throughout the building drawings, materials are noted to be different than what the applicant has noted on the Final Materials List. To ensure documents are consistent and fully coordinated, Applicant to cross out mentioned materials called out on the Elevations (Sheet A3) and circle materials in the lists of options on sheet A4 so that it is clear what has been proposed, reviewed, and approved for this project and that the selections noted on other sheets are fully coordinated with the drawings.

13. Staff is in support of the proposed wood doors, however, the proposed doors on the cut sheets and in the final materials list do not match the doors shown in the elevations. Applicant to update the color rendered elevations to show the proposed doors so that accurate drawings can exist on file for this project. Applicant to clarify if transoms shown over the doors in the elevations on Sheet A3 will be maintained with the new door choice.

14. On the rear elevation on Sheet A3, the exterior door does not appear to align with the transom above. Staff assumes this is a drawing mistake. Staff preference is that the door is shifted over

so that the centerline of the door is in alignment with the centerline of the transom. The exterior stair railing should not intersect the door casing as shown.

15. On the left elevation on sheet A3, the farthest left window is not aligned with the transom above it. Staff assumes this is a drawing mistake. Staff preference is that the window and transom are aligned.

16. On the elevations on Sheet A3, the areas that have the eave returns do not appear to be properly drawn at the intersection of the cornice frieze board and the corner board. Detail 8 on Sheet A5 shows that the back face of the cornice frieze board should be applied directly to the sheathing behind it. However, the elevations show a condition where the cornice frieze board appears to extend out several inches past the face of the corner board. Applicant to clarify and ensure all drawings are consistent in future submissions.

17. Applicant has proposed northern white cedar for the porch floor. Architecturally, Staff finds this to be a nice product, but better suited to northeastern climates. Staff recommends that the applicant consider using a more suitable material for Beaufort's hot humid climate.

18. Regarding windows with transoms, Staff preference is that the vertical window casing is continuous and that the transom bar terminates at the interior face of the vertical casing rather than how it is presented in elevation drawings on sheet A3.

19. Applicant to submit a section detail for proposed exterior stairs. As drawn, it appears the top riser is too tall relative to the other risers. Applicant to confirm that this is correctly drawn. When detailing the stairs, applicant to be aware that Page 29 of the Preservation Manual Supplement states that "Wood stairs and posts should not come in contact with the ground but should land on a stone plinth." Applicant to ensure that the exterior stairs are detailed to separate the wood portions of the stairs from the ground as intended by this section.

20. Regarding the Typical Window Trim Detail on Sheet A3, Staff supports the design of the trim that is presented but recommends that the applicant add drip cap head flashing. This is not a code requirement but simply a recommendation for durability.

STAFF RECOMMENDATION:

Preliminary Approval of main house with conditions noted.

Staff Conditions (Non-discretionary) for Accessory Structure:

21. At a conceptual level, size and location of the accessory structure are acceptable, but Staff has concerns about the premade aesthetic that is presented for the accessory structure's design. In future submissions, applicant to provide a floor plan and four elevations of the structure with accurately depicted siding and fenestration. Applicant to also represent roofing, windows, and doors accurately with cutsheets.

STAFF RECOMMENDATION:

Conceptual Approval of the accessory structure with condition noted.