

City of Beaufort Department of Planning and Community Development

Post Office Drawer 1167
1911 Boundary Street
Beaufort, South Carolina 29902
Phone (843) 525-7011 / Fax (843) 986-5606
Website: www.cityofbeaufort.org

See back of application
for fees

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 07/15/2011)

Application #: _____ Date Received: _____ Zoning District: _____

Property Address: 509 CARTERET ST., BEAUFORT, SC 29902

Applicant: JEFF HERS Phone: 843-909-1638

Applicant's Address: 6 LUCY CREEK DRIVE, BEAUFORT, SC 29901

Beaufort County 1997 Historic Sites Survey listing: _____

Property Owner: BFTSC, LLC Phone: 843-812-0548

Owner's Address: P.O. BOX 1348, BEAUFORT, SC 29902

Architect: MONTGOMERY ARCHITECTS Phone: 843-522-8077

Architect's Address: 404 RIBAUT ROAD, BEAUFORT, SC 29902

REQUEST FOR: Conceptual Review Preliminary Review
 Final Approval Change After Certification

NATURE OF WORK: (Check All That Apply)

Color changes Alterations, Additions
 Signage, Awnings New Construction
 Legal Plat Minor/Major Demolition or Relocation
 Other: RENOVATION

DRAWINGS/MATERIALS ACCOMPANYING APPLICATION: (Refer to Appropriate Checklists for Requirements)

Photographs Floor/Roof Plans Color Sample Elevation Drawings
 Site Plan/Plat Detail Drawing Material Sample Model

EXPLANATION AND DESCRIPTION OF WORK:

RENOVATE EXISTING BUILDING & PARKING LOT

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

An Application is incomplete until all required information is submitted. Incomplete applications will not be placed on a Board agenda. Applications are reviewed based upon the *Beaufort Preservation Manual and Supplement*, or the *Northwest Quadrant Design Principles* (refer to www.cityofbeaufort.org) which the applicants are strongly encouraged to purchase. Office copies are available for reference. In order that meetings not be excessively long, the Board maintains a strict policy that no more than ten applications are reviewed in any one meeting. If you are under a tight time frame, please be sure to submit your application early. **Submittal**

Requirements: 8 hardcopies of all documents + a digital copy of all the documents must be filed by 12:00 noon on the deadline date. If the applicant or a representative is not present at the meeting, the application will not be reviewed.

OWNER'S SIGNATURE: _____ DATE: _____

APPLICANT'S SIGNATURE: [Signature] DATE: 05/06/2015

**CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
 PART A – PRELIMINARY REVIEW FORM**

PLANNING DEPARTMENT USE ONLY: Application #: _____ Date Received: _____ Date Responded: _____ _____ Certificate of Appropriateness Received #HR _____ Project Approved _____ _____ Project Approved with Conditions (see attached sheet) _____ Project Denied (see attached sheet)	
_____ Authorized Signature	_____ Date

This application is used by the City to review rehabilitation work on historic properties, in accordance with South Carolina 1976 Code Sections 12-120 through 12-125, and pertinent regulations. A separate application should be submitted for each historic building, unless they were functionally-related during the historic period, in which case they can be submitted as a historic complex. Applications must include attachments as listed below and the required review fee to be considered complete. *Fee: \$150 for single family residences or duplexes; \$300 for all other properties.*

1. PROPERTY INFORMATION

Historic Name of Property (if known) VON HARTEN BUILDING Parcel Id. Number: R120 00 4 000 0734
 Street Address: 509 CARTERET STREET Use: Owner-occupied, or Income-producing
 Estimated project start date 8/15/2015 Estimated project completion date 12/15/2015
 Fair market value of building* \$ 14,000 Estimated project costs \$ 300,000
 Has an application for any other tax incentives been filed for this property? Yes No
 If Yes, please describe _____

**fair market value is based on County tax assessor data OR a recent appraisal (within 45 days) by a licensed appraiser*

2. HISTORIC DESIGNATION

The property must have been designated "historic" by the local government allowing this incentive.

This building is a:

- Contributing structure in the Historic District
- Non-contributing structure, but over 50 years old, and in the Historic District
- Structure located outside of the Historic District, but listed on the Beaufort County 1997 Historic Survey

Significance:

Construction Date: 8/15/2015 Is this property individually listed on the National Register? Yes No

Describe previous major alterations or additions (give dates): _____

3. ATTACHMENTS

The following information is needed to process your application. Please send complete information with the initial submission:

- An original signed and completed Part A application;
- An original signed and completed Historic Review Board Project Application;
- Payment of \$150, for single family residences or duplexes; \$300 for all other properties – checks should be made out to the City of Beaufort
- An overall project narrative along with an itemized list describing the precise scope of work; and
- All HRB Submission Requirements (found on the Checklist, pages 8-10) including but not limited to:
 - Location map showing where the building is located;
 - Photographs clearly showing not only the areas to be rehabilitated, but also overall views of the building;
 - Site plan, architectural floor plans and elevations of pre-rehabilitation conditions;
 - Site plan, architectural floor plans and elevations of the proposed work.

4. OWNER INFORMATION

Name JEFF HIERS Signature [Signature] Date 5/6/15
 Mailing Address 6 LUCY CREEK DR., BEAUFORT, SC City BEAUFORT State SC Zip 29907
 Email Address jeff@jhiers.com Primary Phone Number 843-909-1638

CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
PART A – PRELIMINARY REVIEW FORM

5. DESCRIPTION OF PROPOSED WORK

In addition to a separate narrative and itemized project list, use the spaces below to describe the proposed work in detail. Architectural elements would include items such as: roof; exterior brick or siding; porches; exterior elevations; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for any state or federal preservation Tax Credits, you may use a copy of the description of the proposed work from the state or federal forms for this section, but your submittal must still include the information in sections 1 through 4.

(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

Architectural element: _____ Approximate age: ___original___ added; if added ___ date ___Interior___ Exterior; Location: N S E W Describe feature and its condition: Photograph No. _____ Drawing No. _____	Describe work and impact on feature
Architectural element: _____ Approximate age: ___original___ added; if added ___ date ___Interior___ Exterior; Location: N S E W Describe feature and its condition: Photograph No. _____ Drawing No. _____	Describe work and impact on feature
Architectural element: _____ Approximate age: ___original___ added; if added ___ date ___Interior___ Exterior; Location: N S E W Describe feature and its condition: Photograph No. _____ Drawing No. _____	Describe work and impact on feature
Architectural element: _____ Approximate age: ___original___ added; if added ___ date ___Interior___ Exterior; Location: N S E W Describe feature and its condition: Photograph No. _____ Drawing No. _____	Describe work and impact on feature

SEE NARRATIVE & ATTACHMENTS.

**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 - 852
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): von Harten Bros. Map Ref.: BFT 09 (BR) Tax Number: R120 004 000 0734 0000
Common name(s): _____ City Block Ref.: .35 .01 Island: Port Royal Is.
Address/location: 509 Carteret St. City/Vicinity of (vic.): Beaufort
Date: 1921 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): commercial Current uses: commercial

Notes: single story commercial block with 3 bay front W. Brick with tall parapet masking hip roof. Inscription cut into artificial stone gives ownership and date. Structure now unoccupied and part demolished E.

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) 035 (734) -1 & 035 (734A) -2 Vol. 05; full form; rear bld. (GONE) rec. as 512
 A Guide to Historic Beaufort (1995 ed.) _____

Photograph:



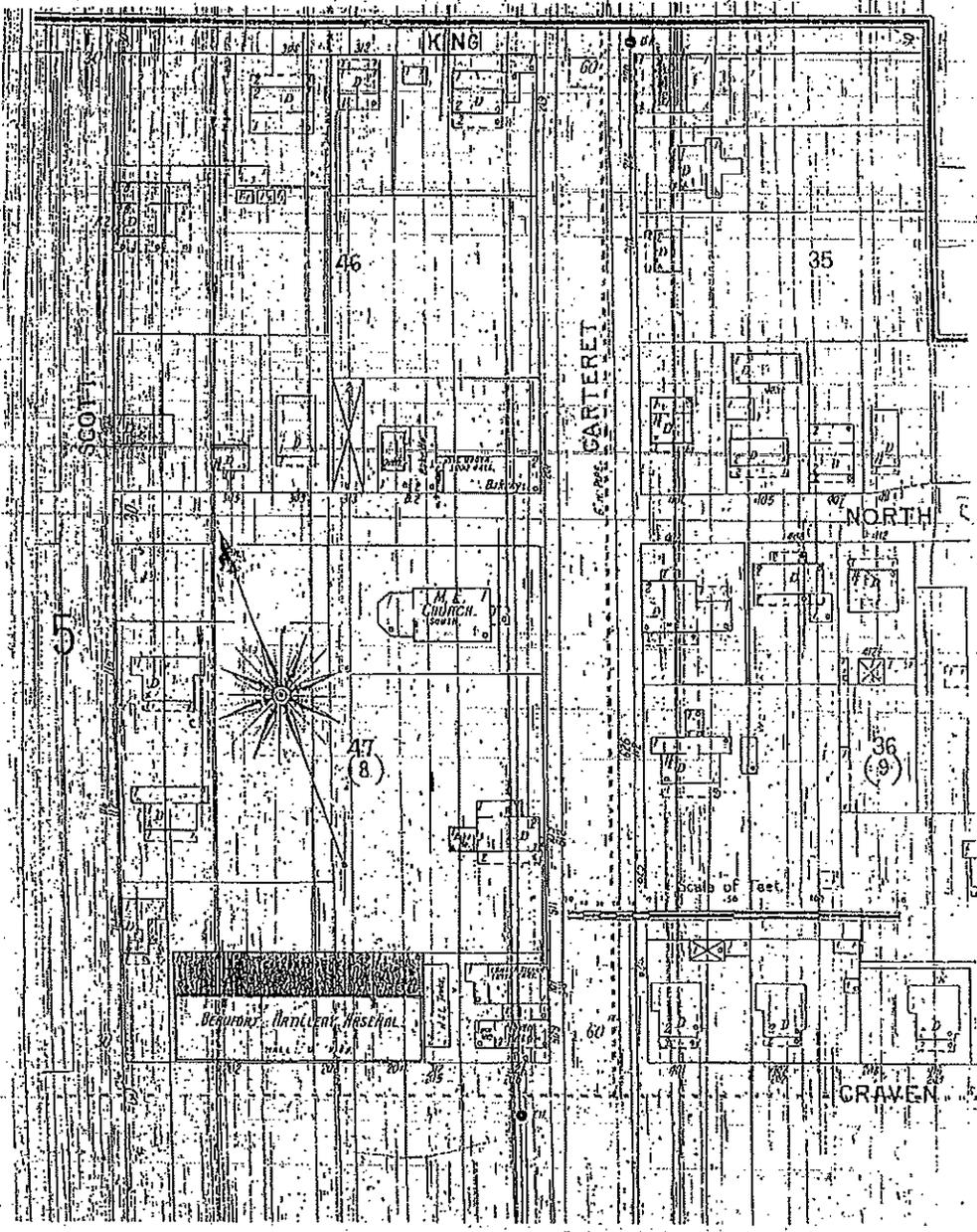
Photographs:

- prints
- slides
- negatives

Date: _____

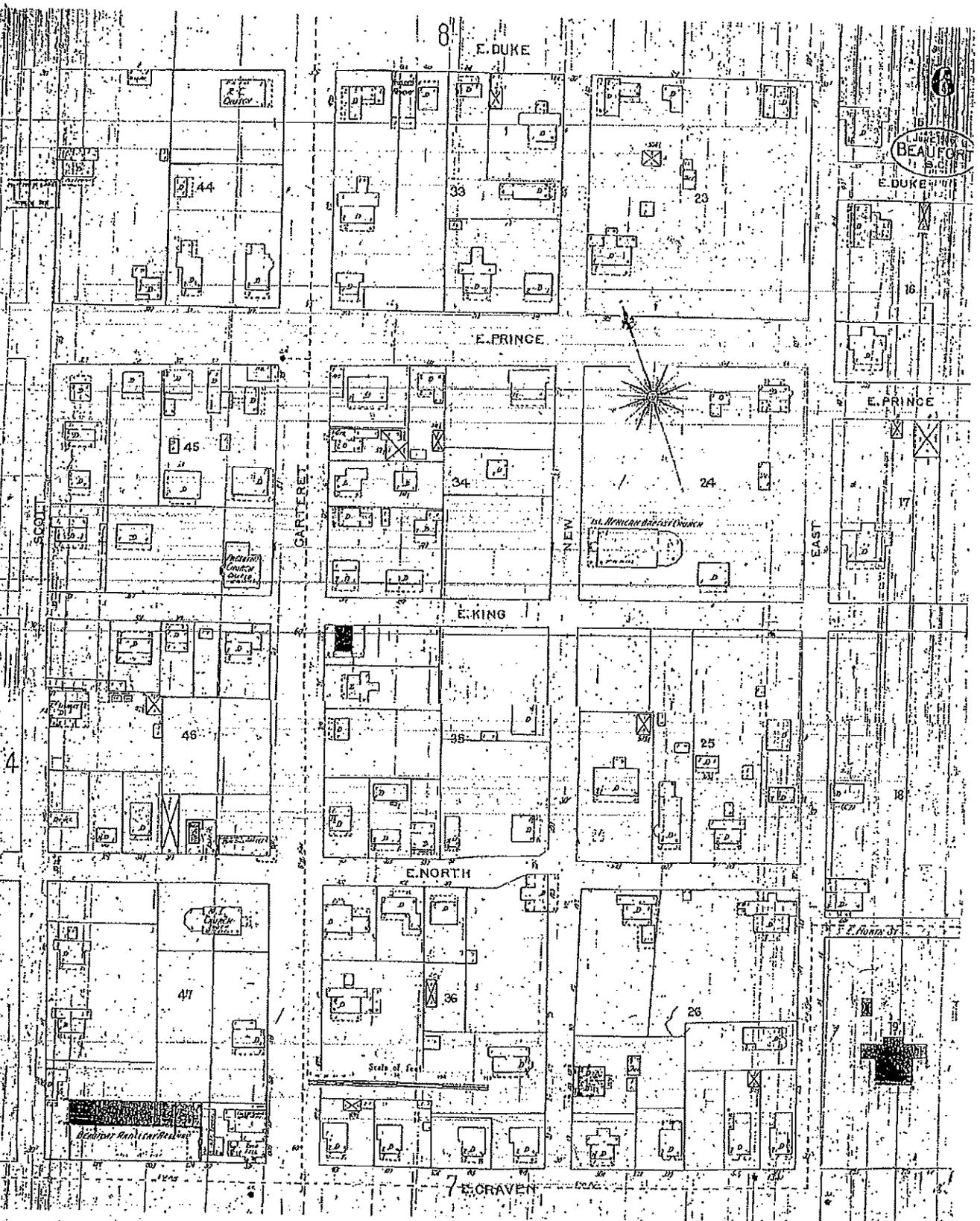
Recorder: C. Brooker, Brooker Arch. Cons.

Roll # Neg. View of:
B-13 7 W facade, fac. E



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Sanborn Insurance Map
1899



MONTGOMERY
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 PLANNING, INC.
 www.monarchpl.com

Sanborn Insurance Map
 1905

E. DUKE 10

6
MAR 20 1912
BEAUFORT
S.C.

E. PRINCE

E. KING

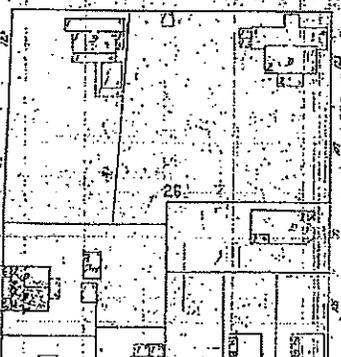
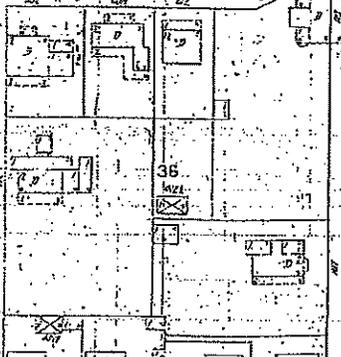
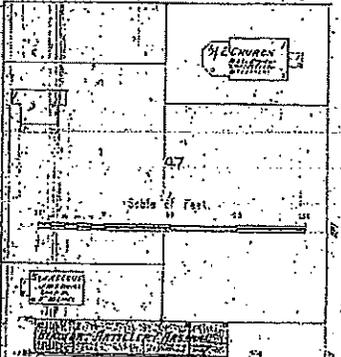
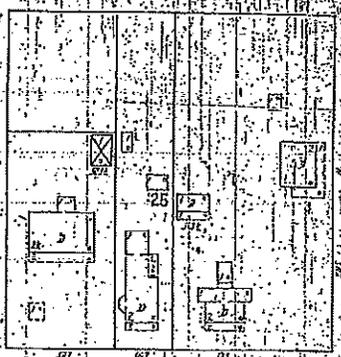
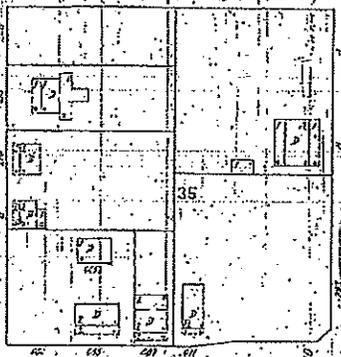
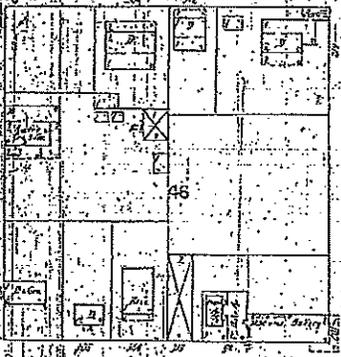
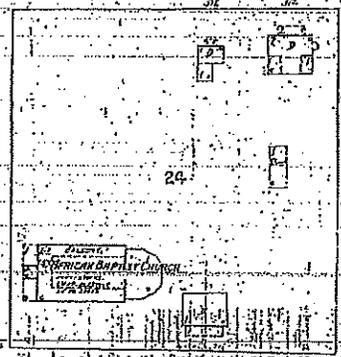
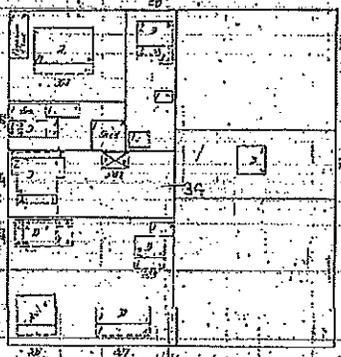
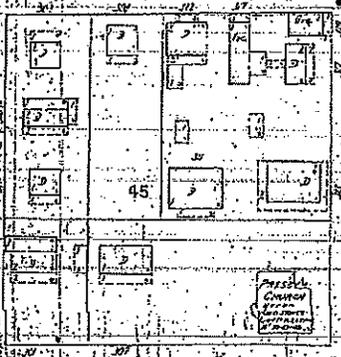
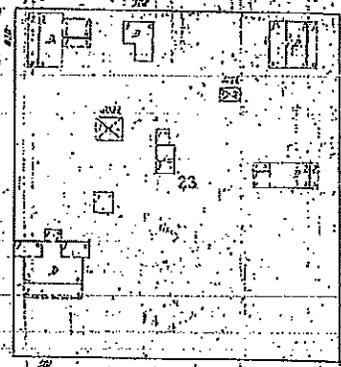
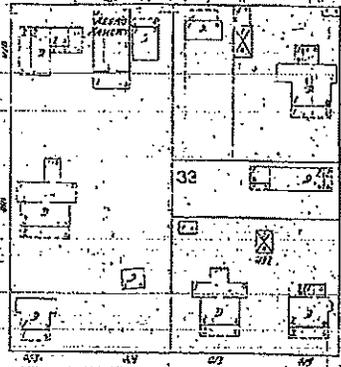
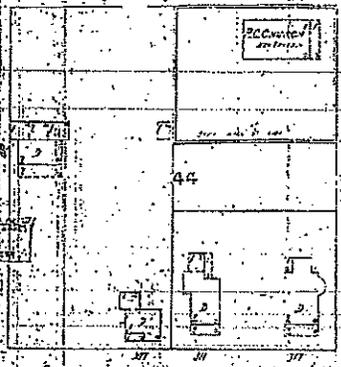
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7 E. GRAVEN

CARTERET

NEW

EAST



W. Carteret

W. Prince

W. King

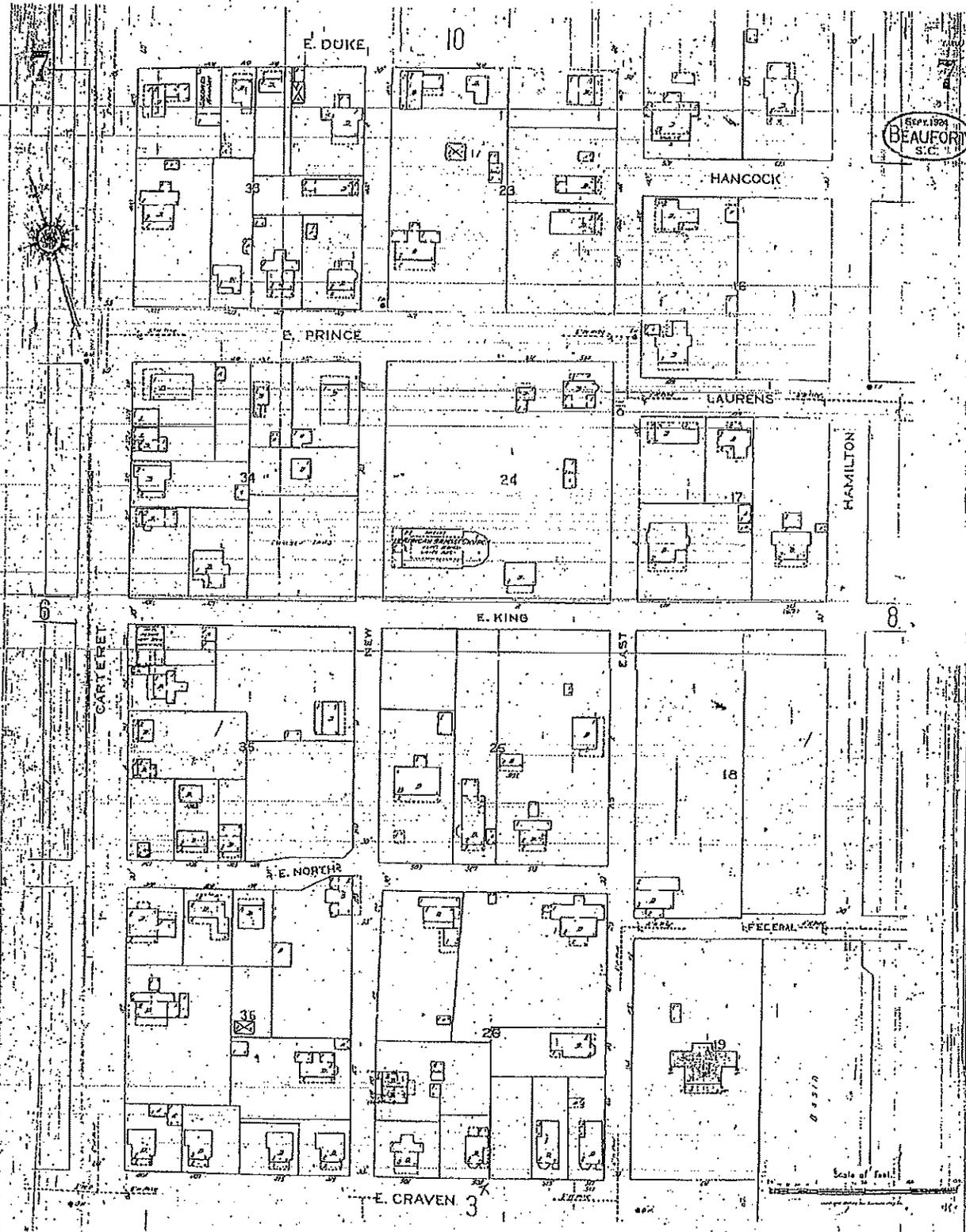
W. North

W. Graven

N

MONTGOMERY
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Sanborn Insurance Map
1912



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Sanborn Insurance Map
1924

CITY OF BEAUFORT
Historic District Review Board
Full Board
Staff Report
Meeting of May 13, 2015

Case Number: HR15-13
Property Address: 509 Carteret Street
Applicant: Jeff Heirs
Type of Request: Alterations & Additions – Preliminary
Zoning: GC – General Commercial & TBR-The Point

Historical: 509 Carteret Street, a.k.a. the Von Harten Building, is listed as contributing on the 1997 Above Ground Historic Sites Survey. Circa 1921, the structure has undergone numerous additions and alterations.

Request: **The applicant would like Preliminary Approval, to include approval of the Bailey Bill application, for exterior and interior alterations, and a small rear addition. These modifications are detailed in the project narrative but include:**

- 1. New Roof & reconstructed rafter tails**
- 2. Replacing front metal entry doors with wood doors/sidelites & adding a canopy on the front**
- 3. Moving and adding some windows on the King Street façade**
- 4. An 11' rear addition to provide access to the attic storage area**
- 5. Raising a portion of the foundation slab 6" to make the entire slab at the same level**
- 6. Reconstructing the interior walls, opening up a portion of the structure and reintroducing wainscoting that currently exists in the building.**

Background: This project has not previously appeared before the HRB.

Zoning: GC – General Commercial & TBR – The Point

- Setbacks –
 - Front: 7'-12' build-to GC, prevailing TBR
 - Side: 10'
 - Rear: 10' GC, 15' TBR
 - Side & Rear for Accessory Buildings (Historic District): 5'
- Maximum Height: 35'
- Impervious Surface Coverage, Max: 65% GC, 55% TBR

This property is split-zoned with the majority of the building being located in the GC zone, and the majority of the parking area being located in the TBR-The Point zone. Since the use of this structure is not changing, the existing uses are permitted as they stand, however the parking area will need to come into compliance with the current landscaping standards, particularly screening from the street.

Size: The existing structure is about 3,700 SF. A 220SF structure is proposed to be added to the rear, housing an entry vestibule and rear stairs to access the upper level storage.

Synopsis of Applicable Guidelines:

- Secretary of the Interior Standards #9&10 discuss new additions to historic structures.
- The Preservation Manual Supplement, p. 17-19 discusses additions to historic buildings. The following items to be considered: Scale, Elevation of First Floor, Floor-to-floor heights, Bays, windows and doors, Absolute size, Massing, Orientation, Proportions (Volumes and Openings), Materials, Forms and Siting.
- The Supplement p. 21 discusses commercial renovations and states "designs for renovations should take into consideration...the practical merchandising needs of the owner."
- With regards to scale, p. 17 states "An addition should be smaller than the original building." With regards to massing, it states that massing should "complement but not necessarily be the same as the original building."

Staff Questions, Comments & Suggestions:

- Staff is excited about this rehabilitation project and the impact it will have on this building, street and neighborhood.
- This project meets the requirements for the Bailey Bill in location, age, scope of work and investment. The rear stair addition may be considered in the investment value since it provides access to the existing structure.
- Site:
 - The revised parking and circulation plan seems to reduce the impact on the surrounding neighborhood as it puts exiting traffic on King Street, close to the intersection of Carteret Street.
 - A landscape plan will be required. In particular, perimeter screening between the parking area and the street, a minimum of 4.5' tall and 90% opacity, will be required.
 - A lighting plan will be required.
 - Bike rack will be required.
 - All dumpsters and mechanical equipment will need to be screened. Details of this screening will be required.
- Building:
 - Staff feels that the proposed modifications, particularly to the fenestration along King Street, will be an asset to the building and street.
 - Staff appreciates the reduced roof form of the addition, and the reuse of the metal windows in that element.

Staff Recommendation: Staff recommends preliminary approval of this project as submitted, with final approval of final architectural drawings, landscaping, and site details to be approved by staff.

May 6, 2015

NARRATIVE

This ±3,700 s.f. building will be repurposed as the home office for J.H. Hiers Construction, LLC. This will be for office personnel only.

The exterior finishes and fenestration is original to the building with the exception of the aluminum entry doors along Carteret Street. All exterior finishes will either remain original or be replaced with new to essentially match existing (i.e. new standing seam metal roof and corrugated siding to replace damaged materials).

EXTERIOR:

1. **New Metal Roof**, 18" panels with low profile 1" snap on seams – Charcoal color. SIP's under new roof will raise the roof approximately 6". Many rafter tails are rotten, so we propose to replace them all with the same pattern and profile at the new roof height (VISUALLY MINIMAL CHANGE).
2. **Carteret Street Elevation** will remain as is with the following exceptions:
 - a. Aluminum entry doors and side-lites will be replaced with 8' wood doors and side-lites.
 - b. New canvas canopy (black) will extend over all store front and entry doors uninterrupted, 7'0" above finished grade (clear) and top will be located at brick soldier course above existing wood transom windows.
3. **King Street Elevation** working west to east: large pair of doors will be replaced with new metal awning windows (similar to existing); a pair of wood six over six wood double hung windows relocated with same trim; two new four over four wood double hung windows to match existing; existing metal windows to be removed and salvaged for relocation – four units to be re-installed, one each in four offices along this elevation.

Corrugated metal siding (gun gray with charcoal base) to remain.

Covered entry to east (see #4 EAST ELEVATION below).

4. **East Elevation** new eleven foot addition on this elevation will house entry vestibule, stairs up to existing attic room, and a covered entry terrace. This addition steps in from outer dimensions of original building with slightly lower roof height.
5. **South Elevation** will be detailed as is (corrugated siding with wood windows and exposed rafter tails) with some fenestration relocating slightly.

INTERIOR:

1. In general, there is little that is salvageable because of water damage throughout. However the wainscot detail will be reintroduced throughout the interior finishes.
2. At the storefront, west end of the building, we plan to open the ceiling to the roof framing and the entry lobby interior walls will be brick.
3. The current floor is split level with approximately half of the floor area six inches lower. We propose to raise it all to one level.



VON HARTEN BROS.





SEA... SUPPLY CO











Best Rooms!



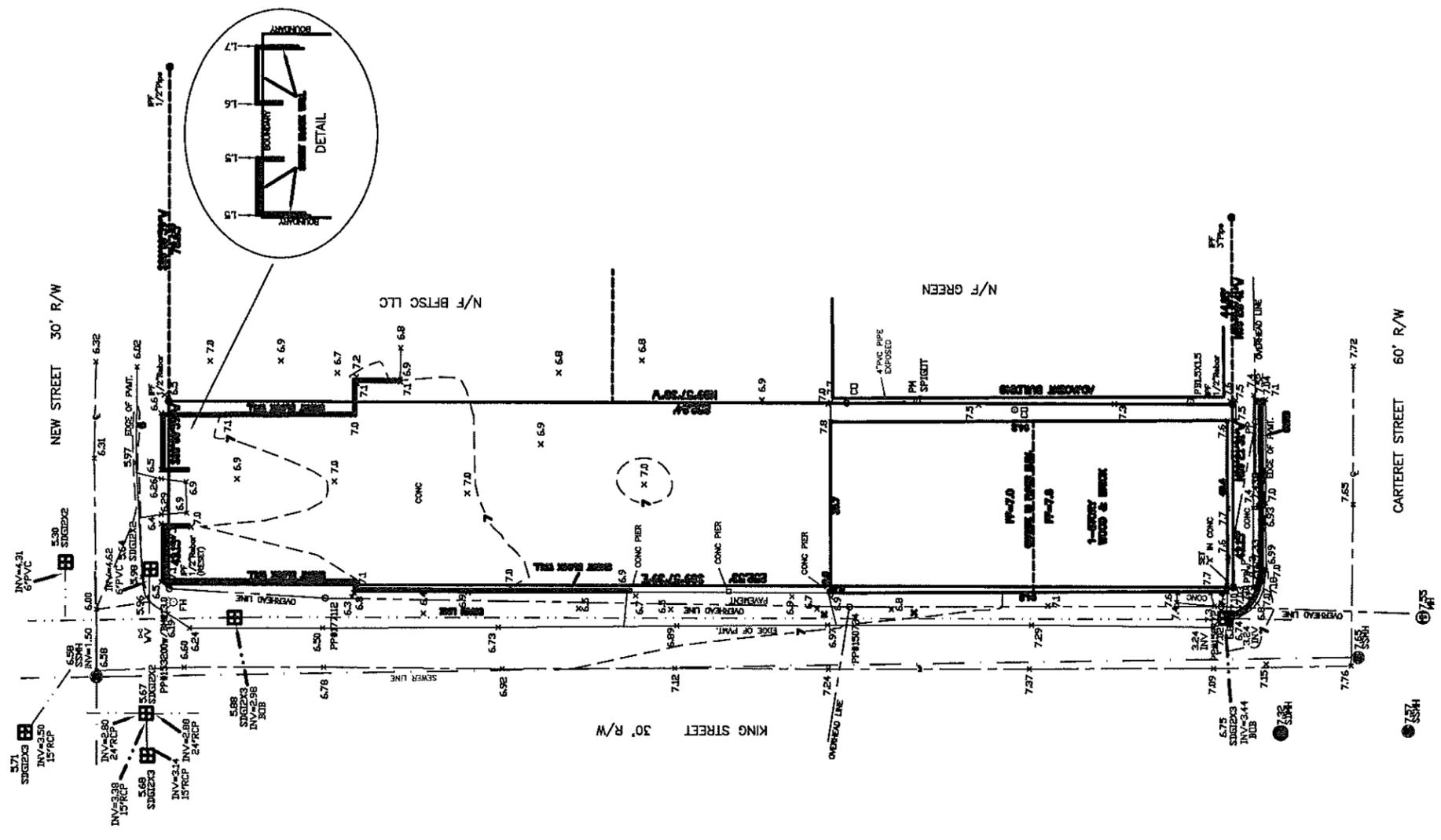
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TO THE
MOUNTAINS











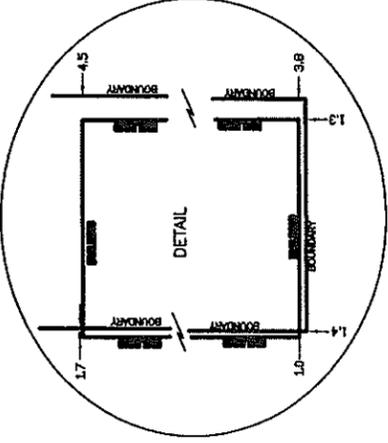
AS-BUILT & TOPO SURVEY
 PREPARED FOR
RICK STONE

PORTION OF BLOCK 35, CITY OF BEAUFORT
 BEAUFORT COUNTY, SOUTH CAROLINA

0.250 ACRES
 10680 sq.ft.



- LEGEND:
- PP - POWER POLE
 - WM - WATER METER
 - WV - WATER VALVE
 - SSMH - SEWER MANHOLE
 - SDMH - STORM MANHOLE
 - LSOI - LUSTRIUM DRAIN GRATE INLET
 - LS - LUSTRIUM
 - PB - POWER BOX
 - MH - MANHOLE



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

R120-004-000-0734-0000

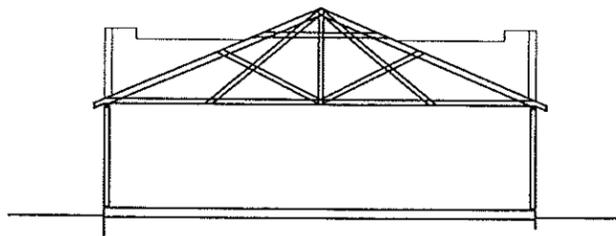


SCALE 1" = 20'
 APRIL 16, 2012
 P14812/AMA

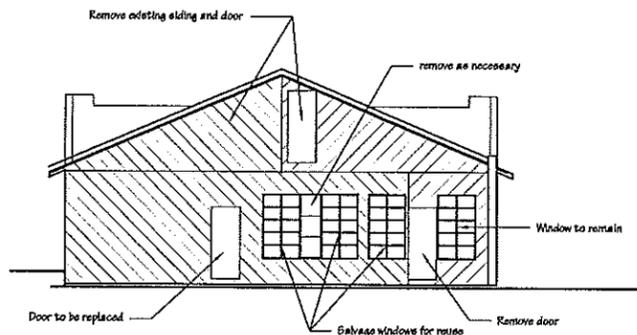
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,
 INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN
 WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF
 THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF
 LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR
 EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS
 SPECIFIED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



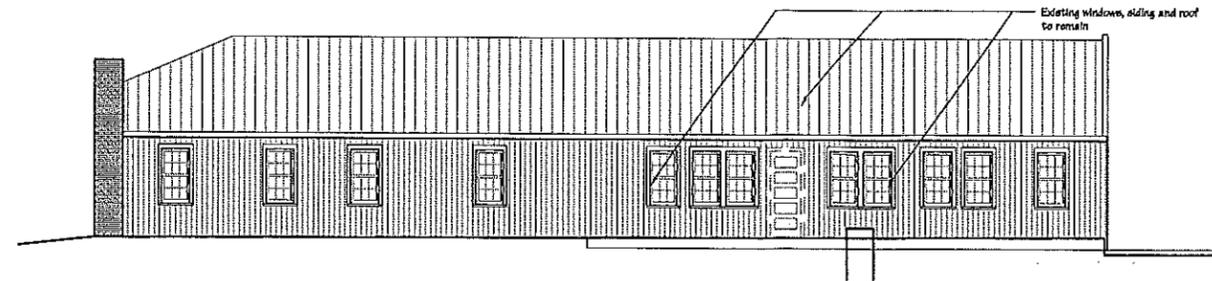
DAVID S. YOUNMANS RLS 9765
 BEAUFORT SURVEYING, INC.
 1613 PARIS AVENUE
 BEAUFORT, S.C. 29935
 PHONE (843) 524-3261



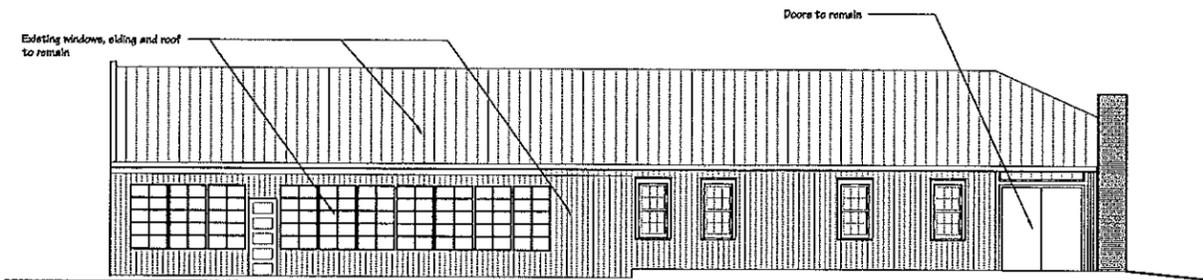
Building Section 1/8"=1'-0" 16



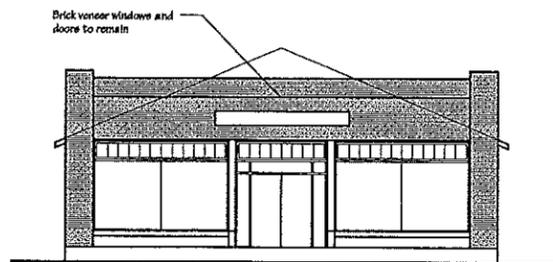
East Elevation-Demo 1/8"=1'-0" 12



South Elevation-Demo 1/8"=1'-0" 04



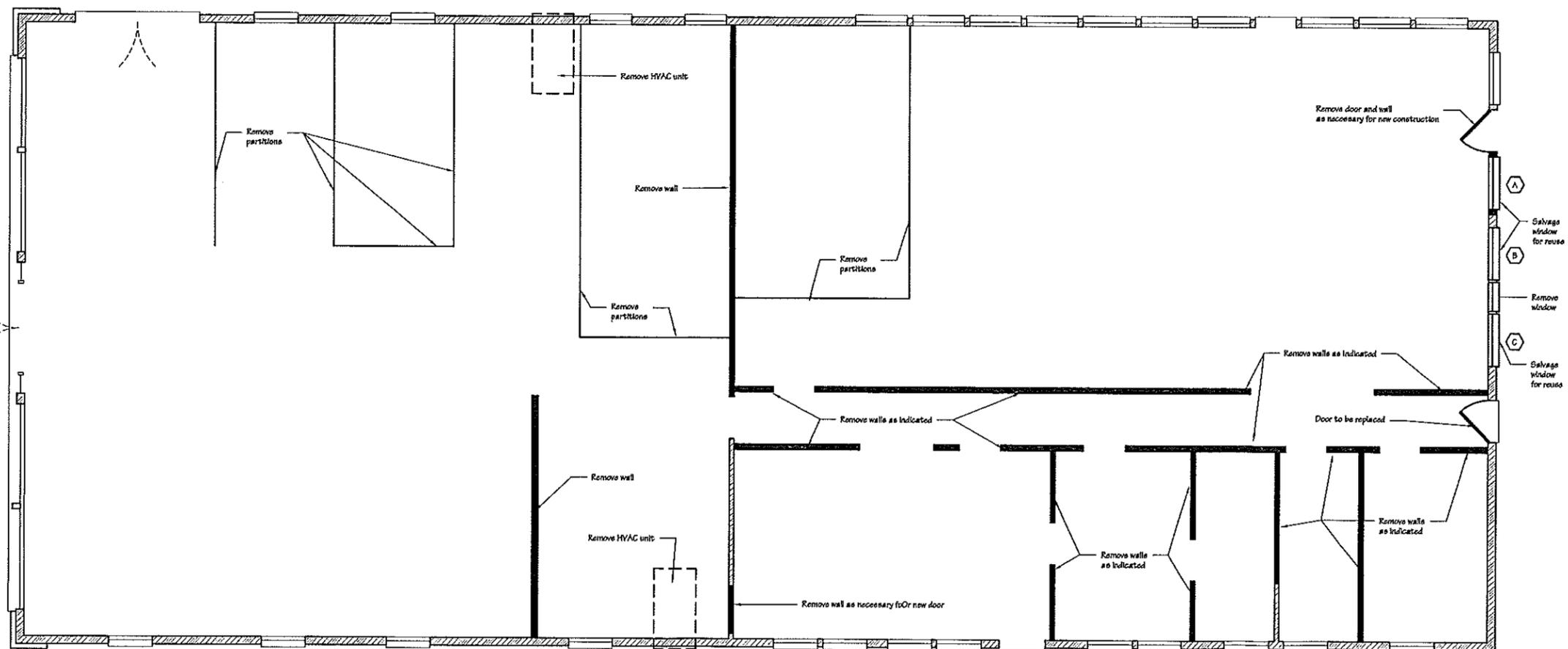
North Elevation-Demo 1/8"=1'-0" 07



West Elevation-Demo 1/8"=1'-0" 03

DRAWING SCALE 15

DRAWING SCALE 18



DRAWING SCALE 17 Floor Plan-Demo

1/4"=1'-0" 01

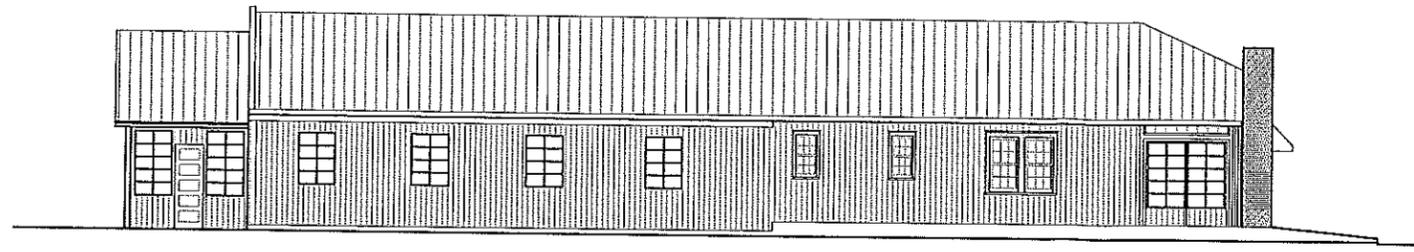
DATE	ISSUE
5-5-15	Review

Demolition Plan and Elevations
J. H. Hiers Construction, LLC

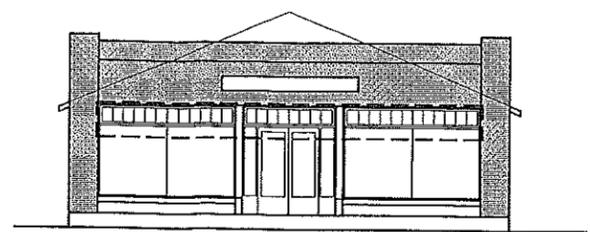
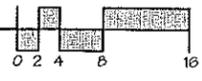
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Beaufort, South Carolina

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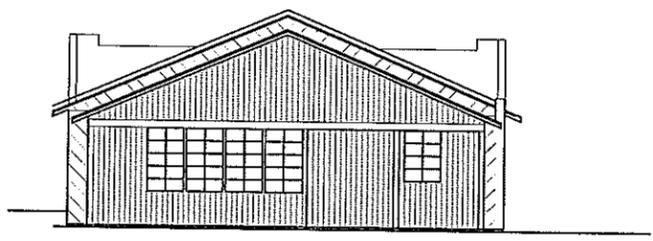
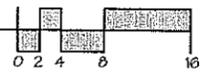
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Drawn By: AM
Checked By: RM
© 2011 All Rights Reserved



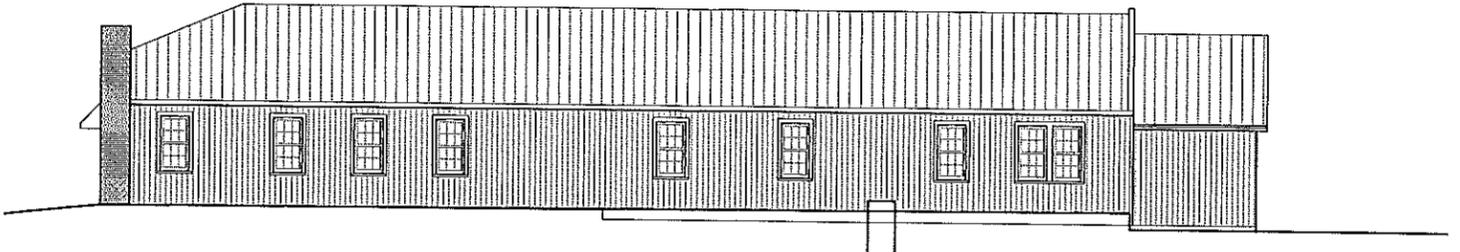
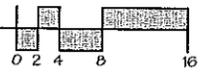
North Elevation



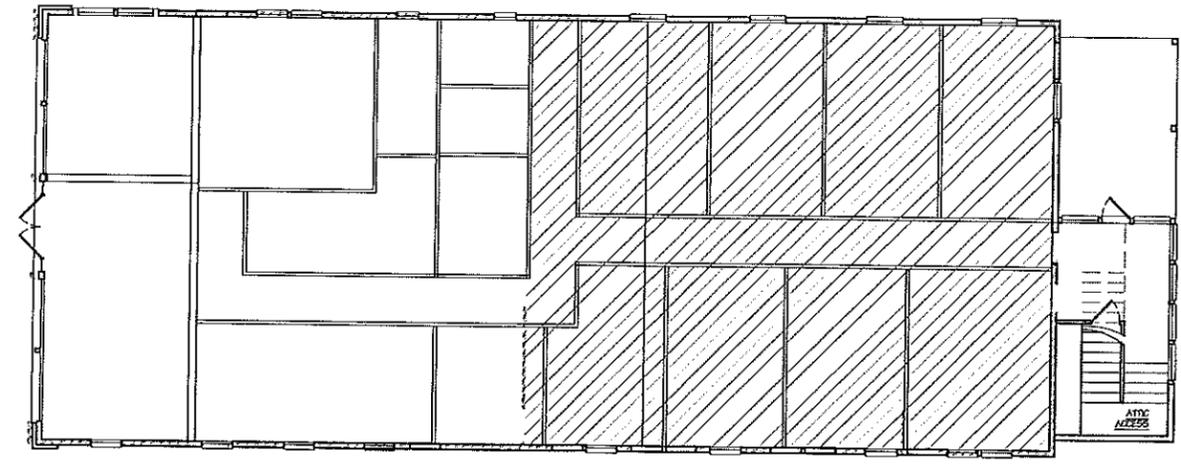
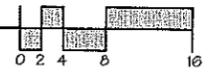
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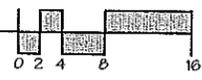
East Elevation



South Elevation



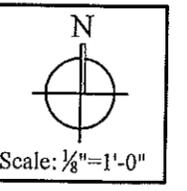
Floor Plan

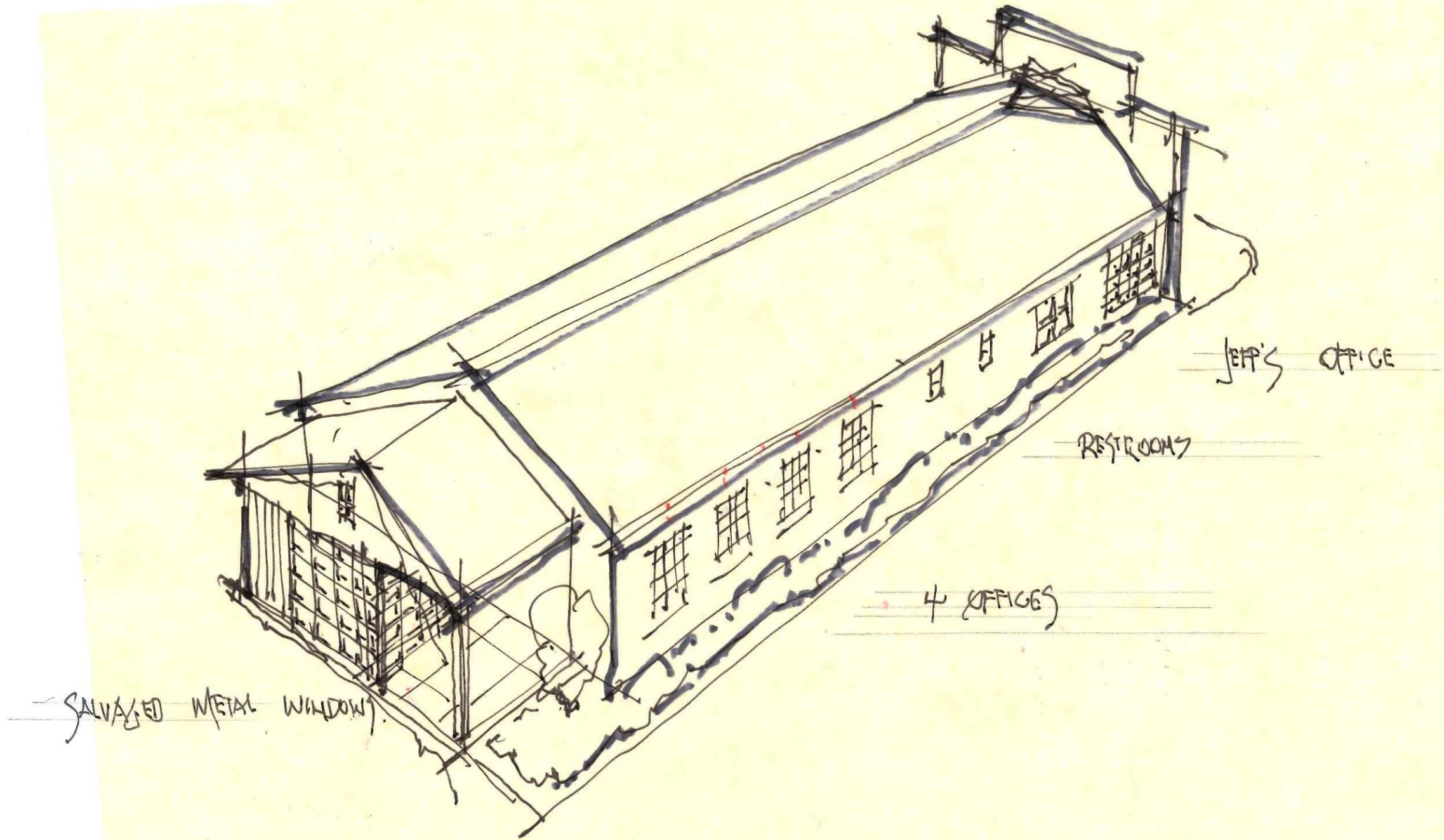


J. H. Heirs Construction, LLC
509 Carteret Street
Beaufort, South Carolina

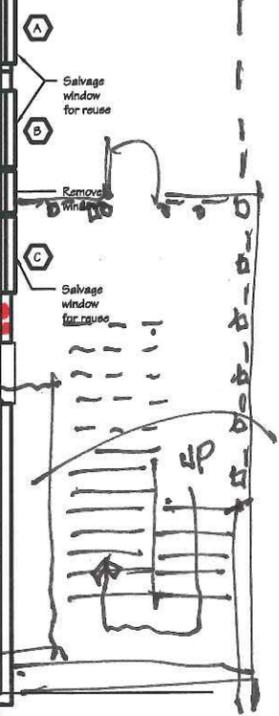
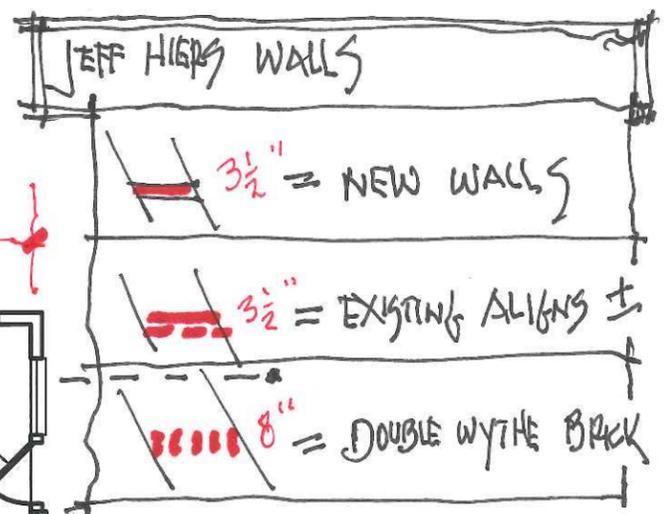
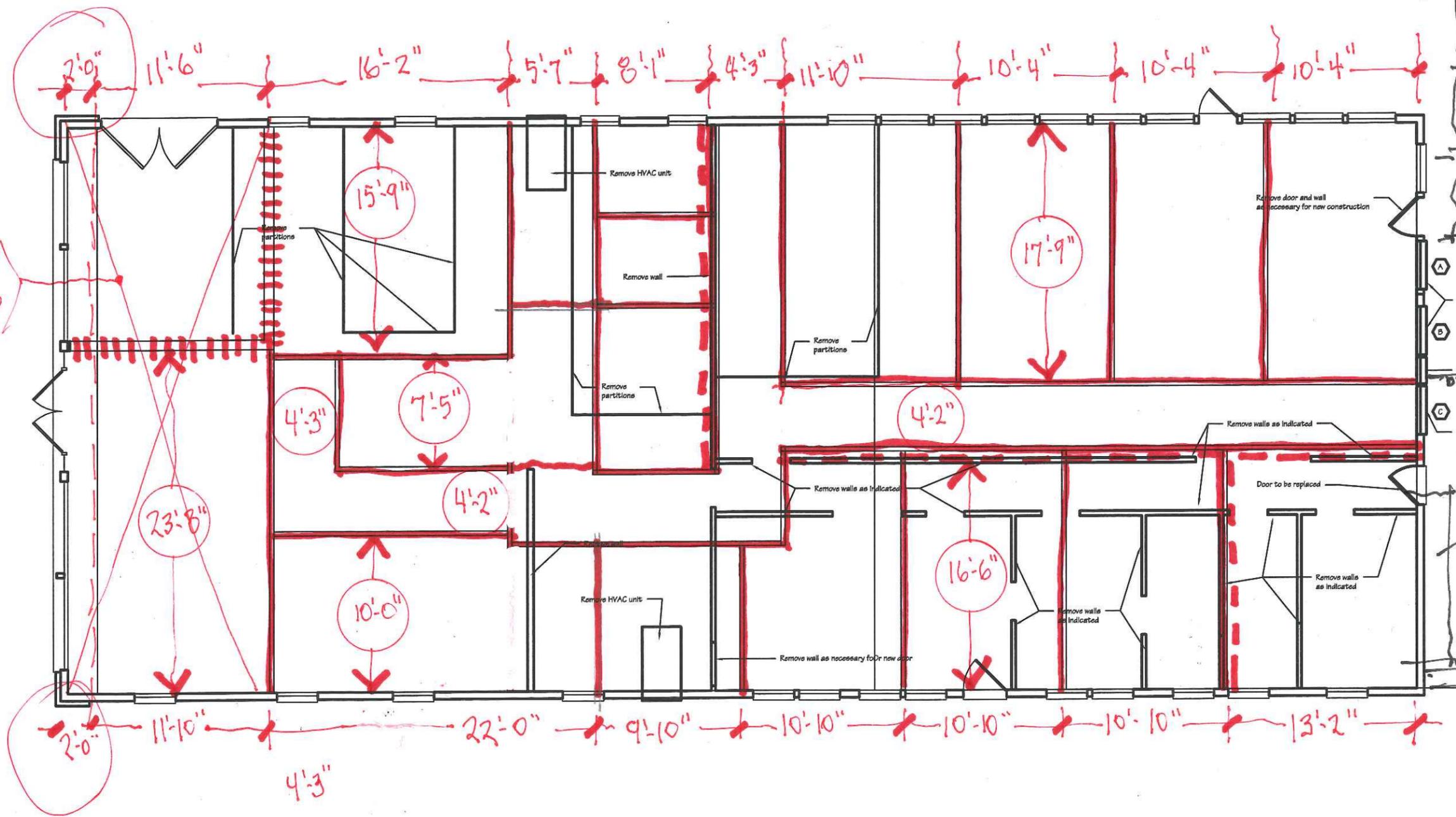
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OPEN TRUSS



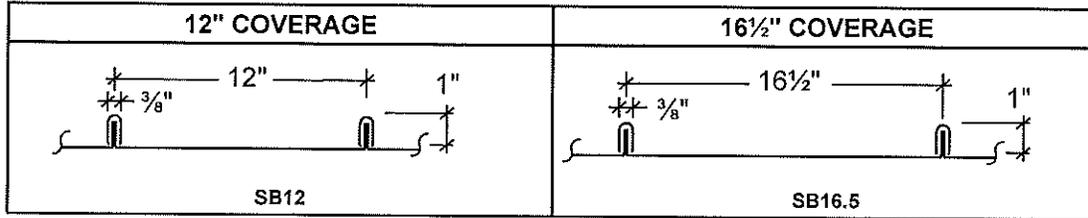
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J. H. Hiers Construction
509 Carteret
5-1-15 1/8"=1'-0" PN # 282

PRODUCT INFORMATION Craftsman™ SB

GENERAL DESCRIPTION

CRAFTSMAN™ SMALL BATTEN PROFILES



Coverage Widths - 12" and 16½"

Minimum Slope - 3:12

Panel Attachment - SB Clip (concealed fastening system)

Panel Substrate - Galvalume® (standard)

Gauge - Standard: 24

Optional: 22 and 26 gauge

Coatings - Signature® 200, Signature® 300 and Signature® 300 Metallic

PRODUCT SELECTION CHART

PRODUCT	Signature® 300 Metallic			Signature® 300			Signature® 200			Galvalume Plus®		
	26 Ga.	24 Ga.	22 Ga.	26 Ga.	24 Ga.	22 Ga.	26 Ga.	24 Ga.	22 Ga.	26 Ga.	24 Ga.	22 Ga.
Craftsman™												
12" Wide	■	●	■	■	●	■	●	●	■	●	●	■
16½" Wide		●	■		●	■		●	■		●	■

■ — Available in any quantity.

● — Minimum quantity may be required.

Other colors, finishes, gauges and materials available; please inquire.

Signature is a registered trademark of NCI Group, Inc. Galvalume and Galvalume Plus are registered and protected trademarks of BIEC International, Inc.



Houston: 877/713-6224
 Adel, GA 888/446-6224
 Atlanta, GA 877/512-6224
 Atwater, CA 800/829-9324
 Dallas, TX 800/653-6224
 Indianapolis, IN 800/735-6224

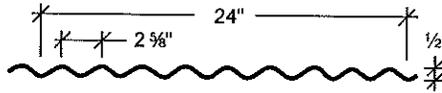
Lubbock, TX 800/758-6224
 Memphis, TN 800/206-6224
 Oklahoma City, OK 800/597-6224
 Omaha, NE 800/458-6224
 Phoenix, AZ 888/533-6224
 Richmond, VA 800/729-6224

Rome, NY 800/559-6224
 Salt Lake City, UT 800/874-2404
 San Antonio, TX 800/598-6224

PRICING

AGRI-LINE

Corrugated



GAUGE	NET GIRTH	YIELD (psi)	WEIGHT PER SQ.	FINISH	PRICE PER SQUARE				
					0-49	50-99	100-199	200-300	OVER 300
29	24"	80,000	71#	Galvalume Plus® *	✓	✓	✓	✓	✓
26	24"	80,000	82#	Galvalume Plus® *	✓	✓	✓	✓	✓
26	24"	80,000	82#	Signature® 200 *	✓	✓	✓	✓	✓

* See Residential Color Chart, 5V-Crimp, for available colors

Signature is a registered trademark of NCI Group, Inc.. Galvalume Plus is a registered and protected trademark of BIEC International, Inc.

♦ The Galvalume Plus® coating is subject to variances in spangle from coil to coil which may result in noticeable shade variation in installed panels. The Galvalume Plus® coating is also subject to differential weathering after panel installation. Panels may appear to be different shades due to this weathering characteristic. If a consistent appearance is required, MBCI recommends that pre-painted panels be used in lieu of Galvalume Plus®. Shade variation in panels manufactured from Galvalume Plus® coated material do not diminish the structural integrity of the product. These shade variations should be anticipated and are not a cause for rejection.

Consult the MBCI AGRI-LINE TECHNICAL PRODUCT INSTALLATION MANUAL for proper product application, design details and other product information.

PANEL PRICING:

- All Corrugated panel pricing is based on a 26" sheet width (see chart - opposite page).
- Add \$1.05 per sheet for lengths 4'-0" and under.

PACKAGING COST:

- Maximum 3000 pounds or 75 panels per bundle.
- Block and band only \$10.00
- Block and band, waterproof paper wrap \$1.40/linear foot
- Block and band, waster sheet top only \$1.60/linear foot
- Block and band, waster sheet top and bottom \$2.80/linear foot
- LTL Package - block and band, waster sheet top and bottom, angle board sides and ends \$3.50/linear foot
- Export Package - block and band, waster sheet top and bottom, steel and wood boxed Special Order Only

DELIVERY:

- Stocked colors (see Residential [5V-Crimp] Color Chart) Approximately 3 Working Days

NOTES:

- Panel lengths greater than 25'-0" Please Inquire
- Heavier gauges may minimize oil canning.

IMPORTANT NOTICE TO INSTALLER/CUSTOMER: Material should be inspected carefully prior to installation for defects including excessive oil canning. Installation of material constitutes acceptance.

ROOF CHARCOAL GRAY

SIGNATURE® 200 STANDARD COLORS

Siliconized Polyester
Polar White is a Straight Polyester.



SIGNATURE® 300 METALLIC



Metallic coatings are directional. Panels and trim must be installed oriented in the same direction to prevent perceived shade variances.

CANOPY COAL BLACK

** Minimum quantities and/or extended lead times may be required. Please inquire.

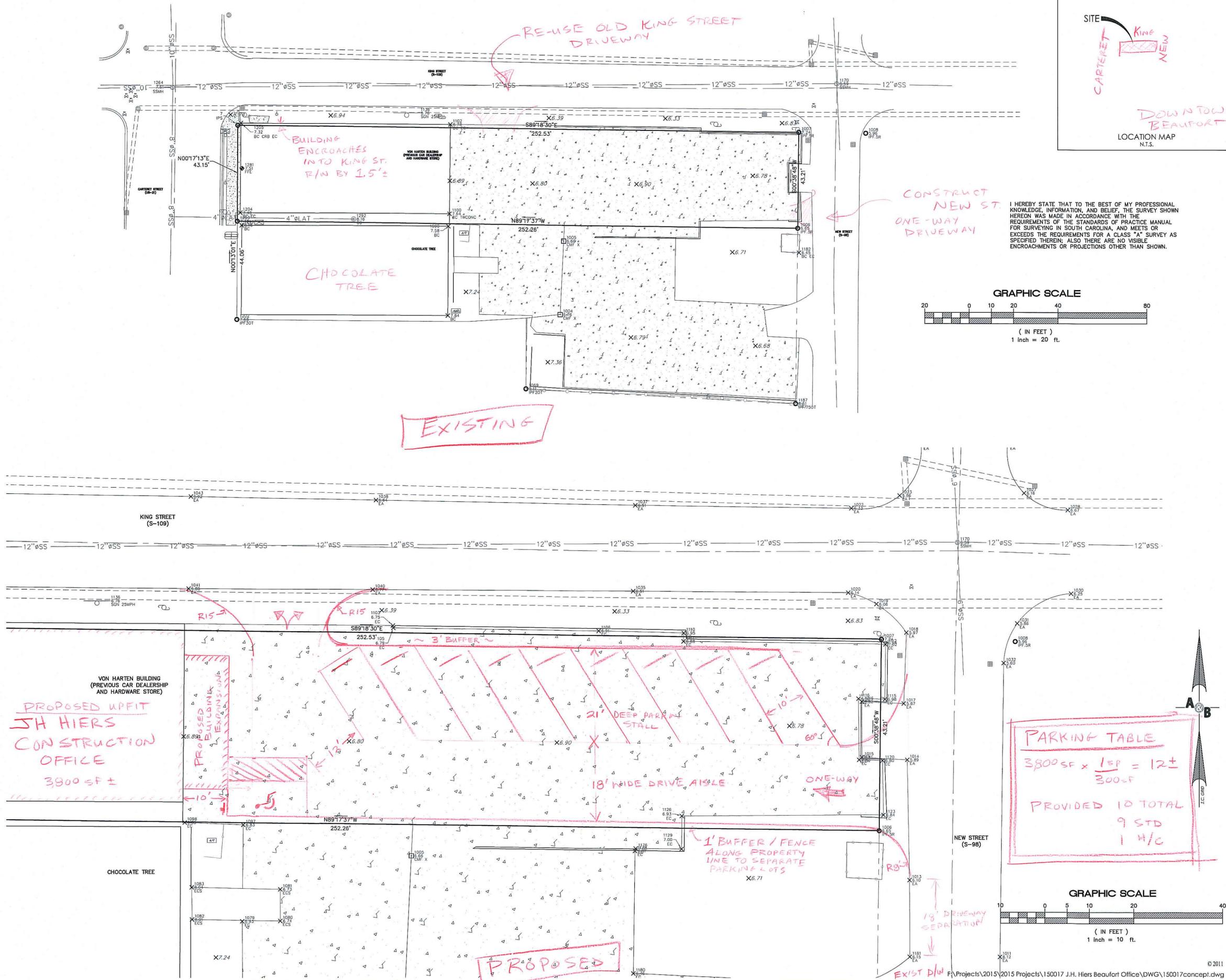
Signature® is a registered trademark of NCI Group, Inc.



* ENERGY STAR® Qualified



- LEGEND:**
- AIR CONDITIONER
 - BENCH MARK
 - BOTTOM OF BANK
 - CATCH BASIN
 - CONCRETE MONUMENT FOUND
 - CABLE TELEVISION BOX
 - CENTERLINE OF DITCH
 - CONTROL PANEL
 - ELECTRIC BOX
 - ELECTRIC LINE (UNDERGROUND)
 - ELECTRIC METER
 - CHAIN FENCE
 - WOOD FENCE
 - FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT
 - FLAG POLE
 - GRATE INLET
 - GROUND LIGHT
 - GAS LINE
 - GAS LINE MARKER
 - GAS TANK
 - GAS VALVE
 - GAS VALVE MARKER
 - GUY WIRE
 - HOSE BIB
 - IRON PIN FOUND
 - IRON PIN SET
 - IRRIGATION VALVE
 - LIGHT POLE / LAMP POST
 - MAILBOX
 - MONITORING WELL
 - OVERHEAD POWER LINE
 - POST
 - POST INDICATOR VALVE
 - POWER POLE
 - RIGHT-OF-WAY
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER FORCE MAIN
 - SANITARY SEWER LINE
 - SANITARY SEWER MANHOLE
 - SEWER LINE MARKER
 - SEWER VALVE
 - SEWER VALVE MARKER
 - SIGN
 - SPRINKLER HEAD
 - STORM DRAIN MANHOLE
 - STORM DRAIN PIPE
 - TELEPHONE LINE
 - TELEPHONE MANHOLE
 - TELEPHONE PEDESTAL
 - TOP OF BANK
 - TRANSFORMER
 - WELL
 - WATER FOUNTAIN
 - WATER LINE
 - WATER LINE MARKER
 - WATER METER
 - WATER TANK
 - WATER VALVE
 - WATER VALVE MARKER



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PLAN REVISIONS

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

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2712 Bull Street Suite A
 Beaufort, SC 29902
 843.379.2222
 Fax 843.379.2223

Andrews & Burgess Inc.

Engineering & Surveying

SURVEY & SITE PLAN
 Prepared for
 JH HIERS

509 CARTERET STREET
 CITY OF BEAUFORT
 BEAUFORT COUNTY
 SOUTH CAROLINA

Date Drawn: 05/06/15
 Last Revised: 05/06/15
 Drawn By: R. Crosby
 Engineer: S. Andrews

SHEET #:
1

JOB: 120000