

APP# 20279
7/28/14 CC

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 - 10/21/2010)

Application #: HR14-30 Date Received: 7-28-14 Zoning District: NC

Property Address: 908 Charles St. Beaufort SC

Applicant: Donald K Johnson Phone: 843-364-9846

Applicant's Address: 119 Tiger Ave Lane, Irmo SC 29063

Beaufort County 1997 Historic Sites Survey listing: _____

Property Owner: Donald K Johnson Phone: 843-364-9846

Owner's Address: 119 Tiger Ave Lane, Irmo SC

Architect: Paul Cotic Phone: 843-525-1727

Architect's Address: 98 Wade Hampton Blvd, Beaufort SC

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

NATURE OF WORK: (Check All That Apply)

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

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

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

EXPLANATION AND DESCRIPTION OF WORK:

Construction of 16x28 Accessory Building at the rear of 908 Charles St.

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. A digital copy of all documents and 2 hardcopies of all documents must be filed by 12:00 noon on the deadline date. If digital copies cannot be provided, then 8 hardcopies of all documents are required. If the applicant or a representative is not present at the meeting, the application will not be reviewed.

OWNER'S SIGNATURE: [Signature] DATE: 7-28-14
APPLICANT'S SIGNATURE: [Signature] DATE: 7-28-14

CITY OF BEAUFORT
Historic District Review Board
Full Board
Staff Report
Meeting of September 10, 2014

Case Number: HR14-30
Property Address: 908 Charles Street (PIN R121 004 000 0291 0000)
Applicant: Donald K. Johnson
Type of Request: New Construction of Accessory Building – Final
Zoning: NC – Neighborhood Commercial – NWQ

Historical: This parcel on Charles Street is located in the Northwest Quadrant Neighborhood. It is currently vacant, and has been predominantly vacant since the earliest Sanborn Maps depicted this area of the city in 1912. The parcel abuts Washington Street Park in the rear, and has a rear access easement with an entry from Greene Street.

Request: **The applicant is requesting final approval for their site plan, and guest cottage design. The applicant wishes to eventually construct a new residence or live-work unit on the front of the lot, with an accessory building in the rear, adjacent to the park. The applicant wants to construct the accessory building first.**

Size: Main Structure (Phase II): 1,792 SF heated
Accessory Structure (Phase I): 384 SF heated, with an additional 132 SF of covered porches.

- Height: It is approximately 19’ from grade to the average median roof height.

Background: This project appeared before the HRB in July 2014 and was given preliminary approval on the condition that the proposed board and batten and cedar shakes to be substituted with horizontal clapboard. The siting of the accessory structure could be moved back 10’ if the applicant so chose.

The project appeared before the Zoning Board of Appeals (ZBOA) on May 28. The ZBOA gave the approval for the variance to construct the accessory structure before the primary structure with the following conditions:

- that before a Certificate of Occupancy is issued for the accessory dwelling unit, that the Historic District Review Board give final approval for the primary structure on the lot; and
- that the rear alley access be constructed as part of construction of the accessory dwelling unit.

Zoning: NC – Neighborhood Commercial – Northwest Quadrant

- Setbacks for a single family residence. Live-work setbacks in ().

- Front: prevailing (3-20' build-to) *shown at 3' to face of porch*
- Side: 6' (none) *shown at 6+'*
- Rear: 15' (10')
- Side & Rear for Accessory Buildings (Historic District): 5' *shown at 5' and 19'+*
- Maximum Height: 35' (42') *shown at 19' for accessory building*
- Impervious Surface Coverage, Max: 55% (75%), *shown at 31.6%*

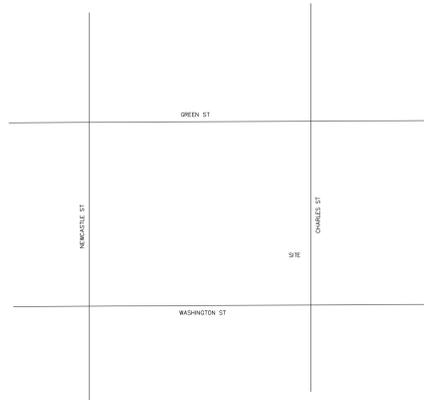
Synopsis of Applicable Guidelines:

- The *Preservation Manual Supplement*, p. 13-15 discusses new construction. 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 *Preservation Manual Supplement* discusses Secondary Structures on p. 16. It states that “they should be subordinate to the primary structure on the lot and visually complementary to the existing building.” They should not “compromise the historic character of the existing structure on the lot.” With regards to placement, the Supplement prescribes that they should ideally not be visible from the street be “located as far to the rear of a lot as possible.”

Staff Questions, Comments & Suggestions:

- The siting and orientation of this project is appropriate and meets the intent of the Preservation Manual Supplement.
- The design has been updated to meet the concerns of the comments heard at the previous HRB meeting.

Staff Recommendation: Staff recommends final approval of this request as submitted.



LOCATION MAP (N.T.S.)

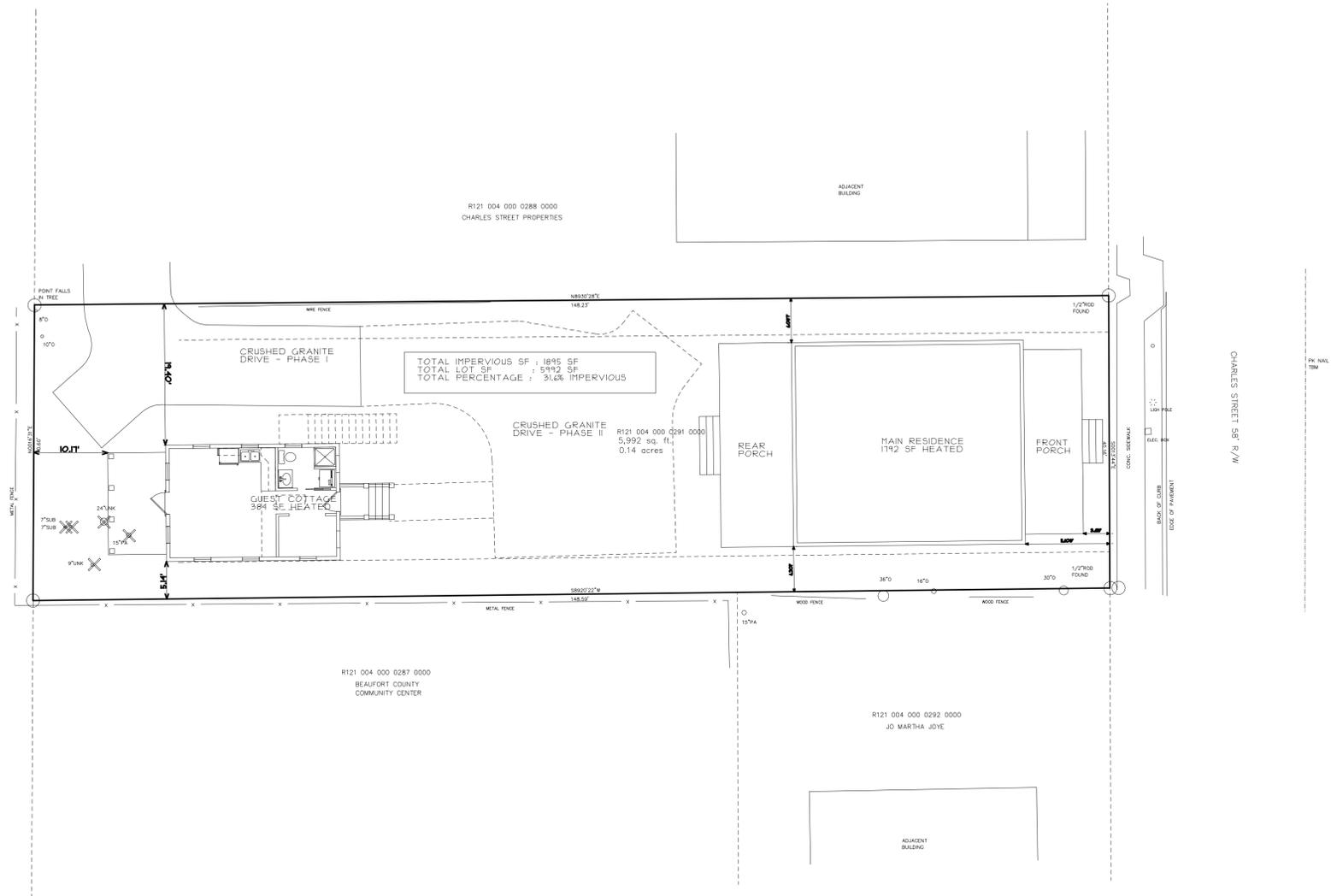
NOTES:

- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION. THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
- 2.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- 3.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
- 4.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
- 5.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 6.) 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.
- 7.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
- 8.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450026 0005 D. DATED 09/29/86
- 9.) CONTOUR INTERVAL IS 1'.
- 10.) VERTICAL DATUM IS 1929 NGVD.

REFERENCES:

- 1.) T.M.S. R121 004 000 0291 0000
- 2.) PLAT BY DAVID S. YOUNG DATED MARCH 8, 1994 PLAT BOOK 52, PAGE 93 BEAUFORT COUNTY R.M.C. OFFICE

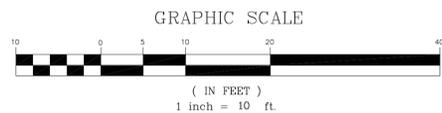
R121 004 000 0287 0000
BEAUFORT COUNTY
COMMUNITY CENTER



TREE LEGEND		
CODE	COMMON NAME	BOTANICAL NAME
PN	PINE	Pinus sp.
LD	LIVE OAK	Quercus agrifolia
S	SLIP	Quercus sp.
WSD	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SB	SILVERBERRY	Cornus sericea
EL	ELM	Ulmus sp.
H	HICKORY	Carya sp.
BA	BAY WING	Asimina sp.
WA	WAX MYRTLE	Myrica carolinensis
CH	CHERRY	Prunus sp.
SE	SOUTHERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapium indicum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula sp.
CT	BLACK WALNUT	Juglans nigra
BY	AMERICAN Sycamore	Platanus occidentalis
PE	PECAN	Carya illinoensis
OR	ORANGE	Lycopersicon lycopers
FR	FRUIT TREE	Carya sp.
MP	MAPLE	Acer sp.
DM	DOGWOOD	Cornus florida
UNK	UNKNOWN	

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, UNLESS OTHERWISE NOTED. THE DISTANCE FROM THE FACE OF THE TREE TRUNK TO THE CENTER OF THE TREE IS 0.5 FEET. ALL TREES ARE MEASURED AT GROUND ELEVATION UNLESS OTHERWISE NOTED. AS NOTED ABOVE, GROUND ELEVATION DIFFERENCES MAY BE ACCURATELY REPRESENTED BY THE SHADING OF THE GROUND SURFACE. THE LOCATION OF THE TREE TRUNK IS CRITICAL. THE LOCATION OF THE TREE TRUNK IS CRITICAL.

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



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

TREE AND TOPOGRAPHICAL SURVEY
R121 004 000 0291 0000
A PORTION OF BLOCK 75
CITY OF BEAUFORT
PREPARED FOR
KEITH JOHNSON
CITY OF BEAUFORT
BEAUFORT COUNTY SOUTH CAROLINA

DATE 12/27/2013 SCALE 1"=10'

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REVISIONS	DATE	DESCRIPTION

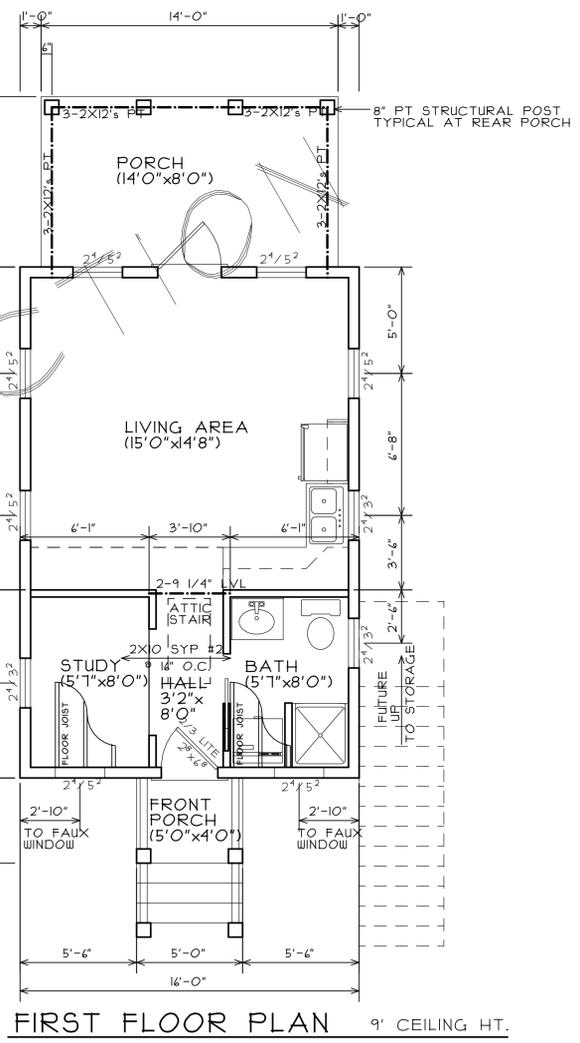
Cole Design Studio
 LOWCOUNTRY DESIGN SPECIALIST
 98 WADE HAMPTON DRIVE
 BEAUFORT, SC 29907
 Phone: 843.735.1111
 www.TheHomeDesignCompany.com



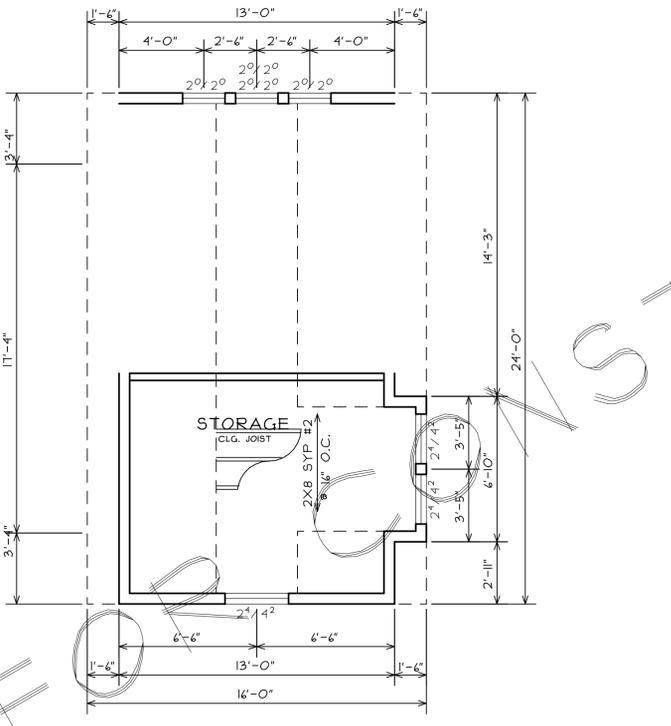
THE CHARLES ST. WHIMSEY FOR
MR. KEITH JOHNSON
 908 CHARLES STREET
 CITY OF BEAUFORT
 SOUTH CAROLINA

DATE	07-24-14
COMM. NO.	0384KJ
DRAWN	PRC
CHECKED	
SCALE	AS SHOWN

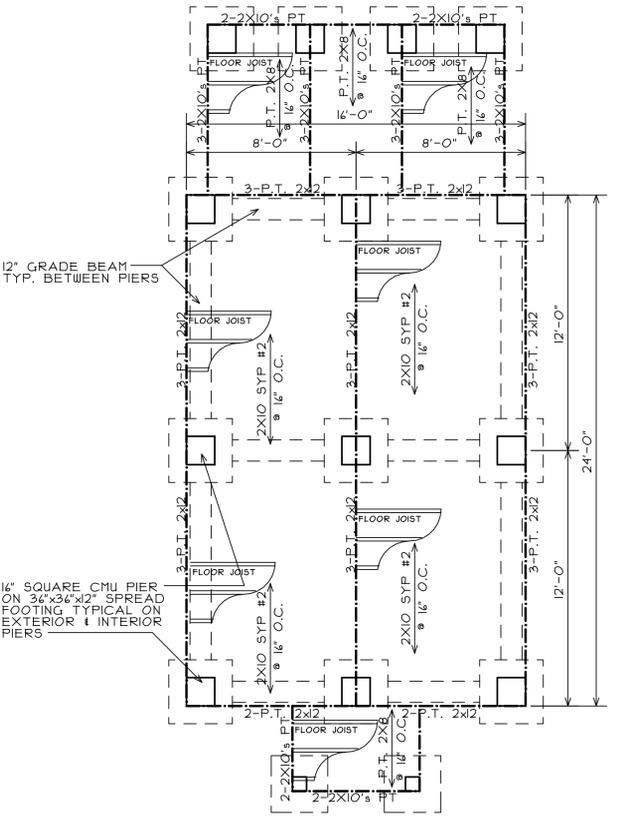
OF SHEETS



FIRST FLOOR PLAN 9' CEILING HT.
 1/4" = 1'-0"
 FIRST FLOOR HEATED : 384 SF
 REAR PORCH : 112 SF
 FRONT PORCH : 20 SF
 TOTAL UNDER ROOF : 384 SF



SECOND FLOOR STORAGE 8' CEILING HT.
 1/4" = 1'-0"



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

BID SET

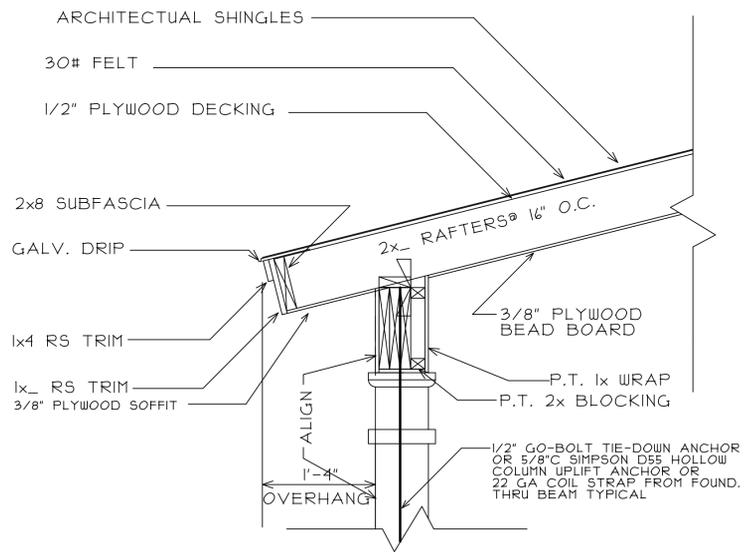
NOT FOR

STRIP

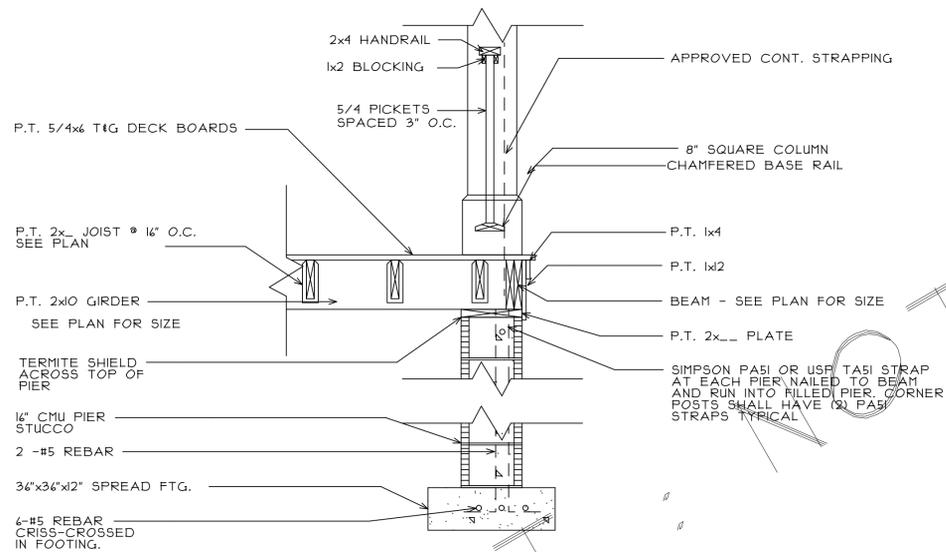
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Carl A. Brown, P.E.
 500 North Maitland Ave. Suite 101
 Maitland, FL 32751
 P: (321) 972-0491 x222
 F: (407) 880-2309
 E-mail: cbrown@dseng.com

elements only.
 for the structural
 contained herein is
 The certification



TYPICAL WALL SECTION
(AT SCREEN PORCH)
3/4" = 1'-0"



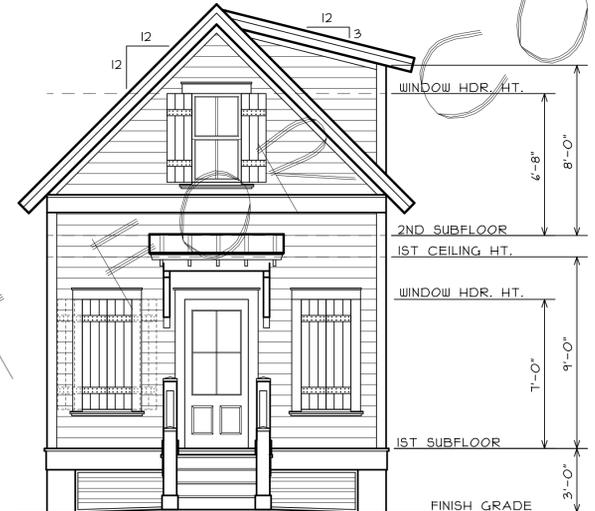
POST & HANDRAIL DETAIL
3/4" = 1'-0"



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



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



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



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

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REVISIONS	DESCRIPTION	DATE

Cole Design Studio
LOWCOUNTRY DESIGN SPECIALIST
98 WADE HAMPTON DRIVE
BEAUFORT, SC 29907
Phone: 843.725.1111
www.TheHomeDesignCompany.com

A PROFESSIONAL BUILDING DESIGNER
MEMBER OF THE AMERICAN INSTITUTE OF BUILDING DESIGN



ALL BID

THE CHARLES ST. WHIMSEY FOR
MR. KEITH JOHNSON
908 CHARLES STREET
CITY OF BEAUFORT
SOUTH CAROLINA

DATE	07-24-14
COMM. NO.	0384KJ
DRAWN	PRC
CHECKED	
SCALE	AS SHOWN

2.1
OF SHEETS

BID SEE

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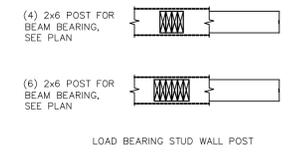


ALL BID

THE CHARLES ST. WHIMSEY FOR
MR. KEITH JOHNSON
 908 CHARLES STREET
 CITY OF BEAUFORT
 SOUTH CAROLINA

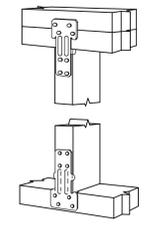
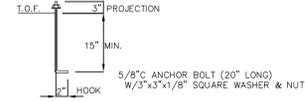
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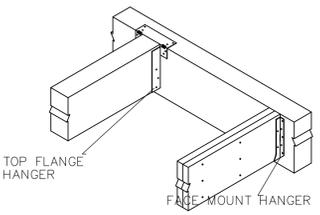


LOAD BEARING STUD WALL POST DETAILS
 SCALE 3/4" = 1'-0"

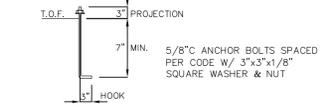
NOTE: MINIMUM EMBEDDED LENGTH OF ANCHOR BOLTS IS 7" PER CODE FOR SPACING NOT TO EXCEED 18" O/C
 ANCHOR BOLTS PROVIDED WILL HAVE 15" EMBEDMENT WITH 32" O/C SPACING



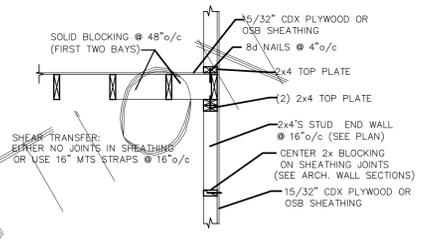
STUD PLATE TIE RSP4
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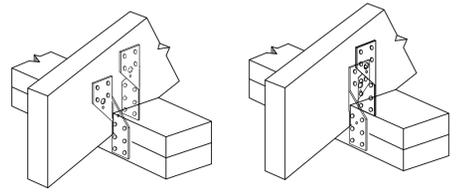
BEAM TO BEAM CONNECTION
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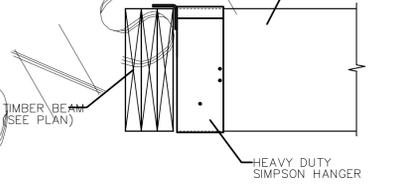
TYPICAL SILL PLATE ANCHOR BOLT DETAIL
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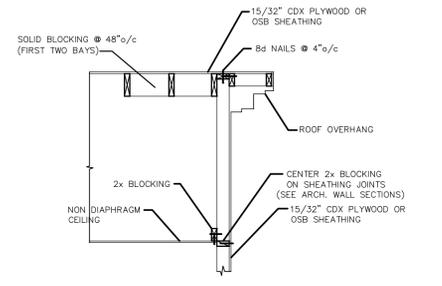
END WALL FRAMING - JOISTS BLOCKING (PER FIG. 305J)
 NOT TO SCALE



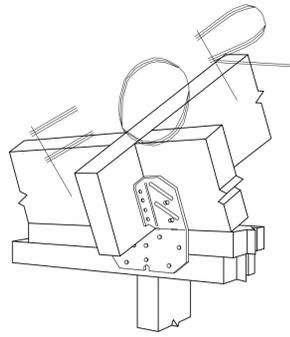
RAFTER H2.5A HURRICANE CLIP (BOTH SIDE)
 NOT TO SCALE



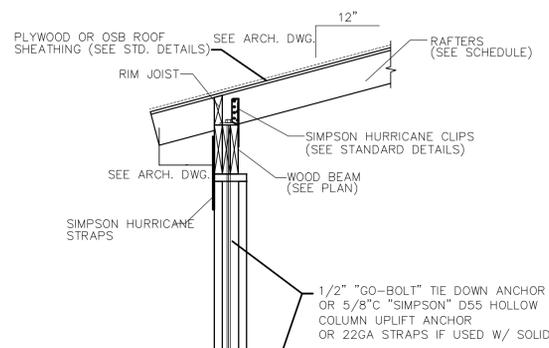
BEAM TO BEAM CONNECTION
 NOT TO SCALE



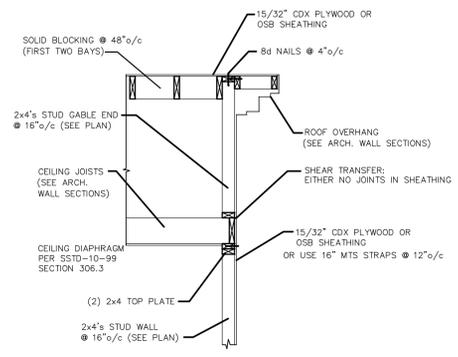
GABLE END WALL FRAMING (PER FIG. 305J)
 NOT TO SCALE



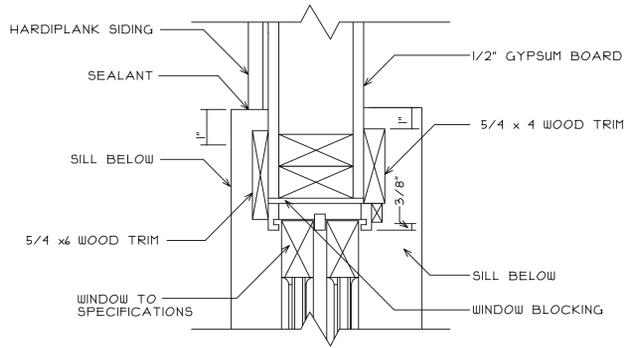
RAFTER H10 HURRICANE CLIP
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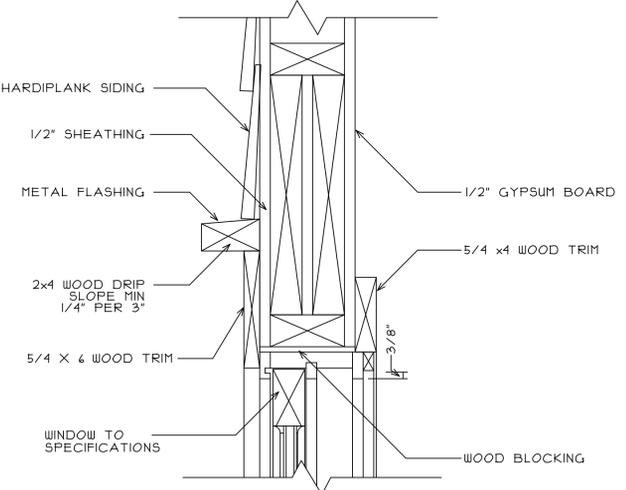
TYPICAL COLUMN ANCHORAGE DETAIL
 NOT TO SCALE



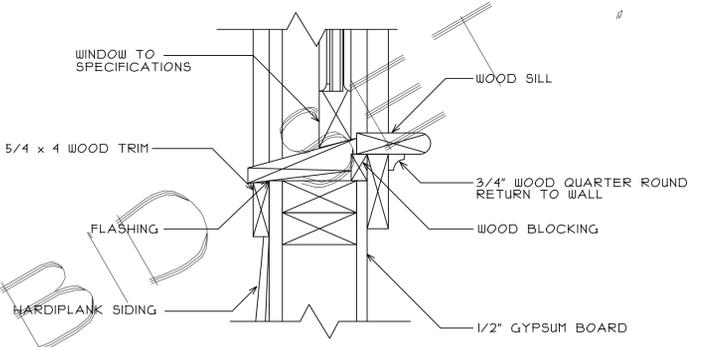
GABLE END WALL FRAMING (PER FIG. 305K)
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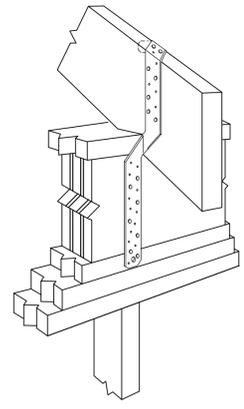
WINDOW JAMB
 3" = 1'-0"



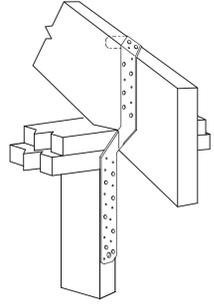
WINDOW HEAD
 3" = 1'-0"



WINDOW SILL, TYPICAL
 3" = 1'-0"



TWIST STRAP MTS20
 NOT TO SCALE



RAFTER TWIST MTS20 HURRICANE STRAP
 NOT TO SCALE

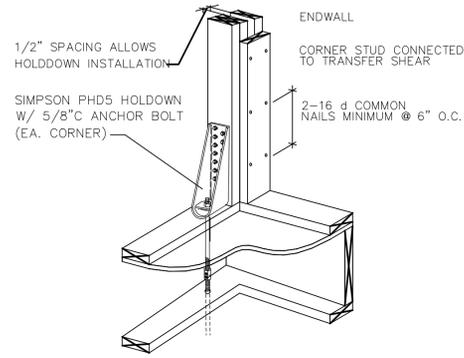
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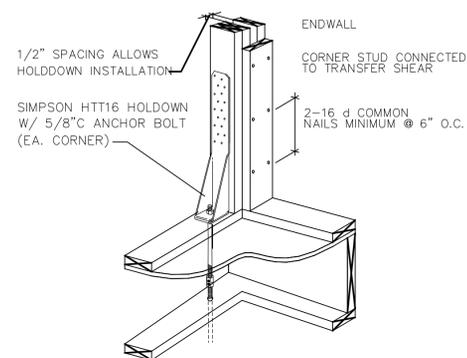
elements only.
 for the structural
 contained herein is
 The certification

3.2



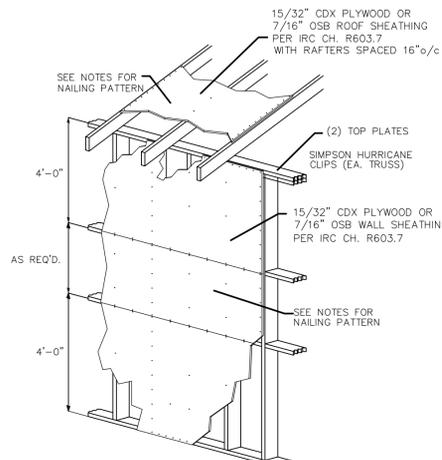
SINGLE HOLD-DOWN AT CORNERS
(WOOD FRAMED FLOOR)

NOT TO SCALE



SINGLE HOLD-DOWN AT CORNERS
(WOOD FRAMED FLOOR)

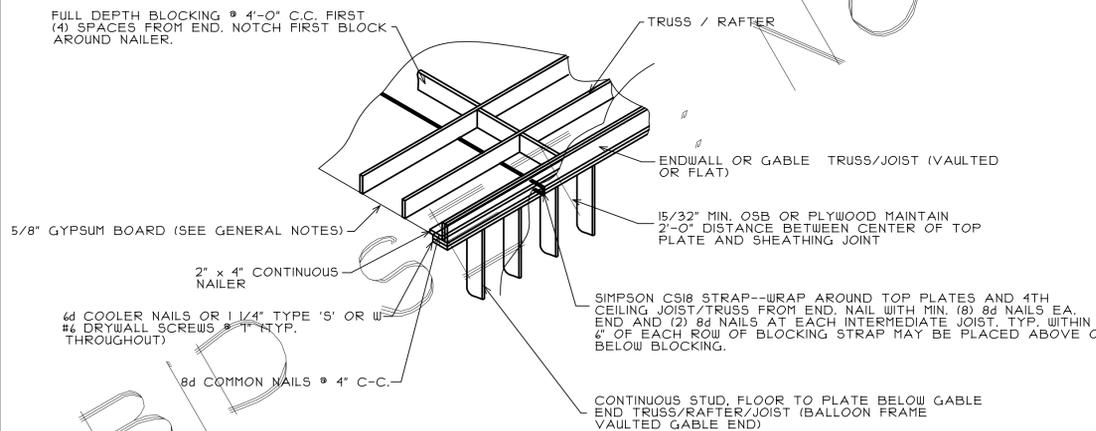
NOT TO SCALE



SHEATHING NAILING PATTERN

NOT TO SCALE

FULL DEPTH BLOCKING @ 4'-0" C.C. FIRST (4) SPACES FROM END. NOTCH FIRST BLOCK AROUND NAILER.



ENDWALL CEILING CONNECTION

NOT TO SCALE

GENERAL CONSTRUCTION NOTES:

ALL WORK UNDER THIS CONTRACT SHALL CONFORM TO ALL CODES, ORDINANCES, AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THIS WORK WHETHER SHOWN IN THESE DOCUMENTS OR NOT. CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS. CONTRACTOR SHALL SECURE AND PAY FOR ALL INSURANCE CALLED FOR BY LAW AND AS DIRECTED BY FUNDING INSTITUTIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS. GENERAL CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF EXISTING FEATURES BEFORE STARTING WORK, NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STANDARD BUILDING CODE, OSHA, AIA, AISC AND AISC CODES AND REQUIREMENTS AND ALL APPLICABLE STANDARDS. GENERAL CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND VENDOR DRAWINGS FOR COORDINATION OF EQUIPMENT IN AND/OR MECHANICAL SLABS.

SUBGRADE PREPARATION NOTES:

PRIOR TO CONSTRUCTION, ALL BUILDING AREA, PLUS APPROX. 5 FEET ON EACH SIDE, SHOULD BE STRIPPED OF ALL VEGETATION, TOP SOIL, ROOT SYSTEMS, ANY EXISTING PAVEMENT/REGION OBJECTS AND DEBRIS. SITE DRAINAGE SHOULD BE ESTABLISHED TO PREVENT WATER PONDING WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE STORM WATER RUN-OFF. IF NECESSARY, THE SITE DEWATERING WILL BE EMPLOYED UNTIL THE FOUNDATIONS AND UTILITIES ARE IN PLACE. DRAINAGE METHODS WILL BE SELECTED BY CONTRACTOR AND APPROVED BY ARCHITECT/ENGINEER. ANY UTILITIES THAT UNDERLIE THE SITE SHOULD BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SUITABLE BACKFILL SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCHES THICK LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557. THE EXPOSED SUBGRADE UNDER FOUNDATIONS AND SLABS WILL BE THEN LEVELED AND COMPACTED.

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

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

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

THE DESIGN SOIL BEARING PRESSURE IS 2000 PSF.

CAST IN PLACE CONCRETE, FOUNDATIONS AND FLOOR SLAB NOTES:

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

MIXING AND PLACING OF CONCRETE SHALL BE PROVIDED WITH CONSIDERATION TO WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION. FOR COLD WEATHER IN ACCORDANCE WITH ACI 308, FOR HOT WEATHER IN ACCORDANCE WITH ACI 305.

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

WEATHER CONDITIONS SHALL NOT BE ACCEPTED AS A VALID REASON FOR INCORRECT OR OTHERWISE POOR QUALITY OF CONCRETE OR CONCRETE SURFACES. CONCRETE FINISHES SHALL BE SELECTED TO ACCOMMODATE FLOOR COVERINGS, SCRATCHED FINISH FOR SURFACES INTENDED TO RECEIVE BOND APPLIED CEMENTITIOUS APPLICATIONS, TROWELED FINISH FOR EXPOSED INTERIOR SURFACES, NONSLIP, LIGHT BROOM FINISH FOR EXTERIOR EXPOSED SURFACES.

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

GENERAL CONTRACTOR SHALL INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING. ALL EXCAVATIONS NEAR THESE LINES SHALL BE CARRIED OUT WITH EXTREME CAUTION. UNLESS OTHERWISE NOTED, ALL REINFORCING STEEL SHALL BE DEFORMED BARS, CONFORMING TO ASTM A615, GRADE 60.

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

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

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

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

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

ALL SLAB AND FOUNDATION REINFORCEMENT SHALL BE TIED IN PLACE PRIOR TO PLACING CONCRETE. HOLD UP REINFORCING WITH TYPICAL STANDARD CHAIRS.

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

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

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

REINFORCED CONCRETE MASONRY NOTES:

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

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

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

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

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

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

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

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

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

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

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

METAL ACCESSORIES FOR USE IN INTERIOR WALL CONSTRUCTION SHALL BE MILL GALVANIZED IN ACCORDANCE WITH ASTM A 841, CLASS 1.

WALLS, FLOORS AND ROOF FRAMING GENERAL NOTES

COORDINATE LAYOUT OF FRAMING MEMBERS WITH ALL TRADES TO INSURE THAT JOISTS, RAFTERS AND PLATES ARE NOT EXTENSIVELY NOTCHED, CUT OR BORED. REFER TO 2012 IRC CODE AND AISC MANUAL FOR ALLOWABLE CUTTING NOTCHING AND BORING OF FRAMING MEMBERS. TRUSSES SHALL NOT BE CUT, NOTCHED OR BORED WITHOUT ARCHITECT'S APPROVAL.

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

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

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

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

CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING FOR STRUCTURE AND ITS INDIVIDUAL MEMBERS SO THAT IT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION. THE STRUCTURE IS DESIGNED FOR A COMPLETED CONDITION ONLY AND THEREFORE REQUIRES ADDITIONAL TEMPORARY SUPPORTS TO MAINTAIN STABILITY BEFORE COMPLETION.

ROOF DECKING AND WALL SHEATHING WILL BE INSTALLED AND ALL JOISTS AND ORDERS SECURED PRIOR TO TEMPORARY BRACINGS ARE REMOVED.

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

STUD HEIGHT / SPACING TABLE

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

NOTES:

- DOUBLE STUDS TO BE NAILED TOGETHER WITH 12d COMMON NAILS @ 3" O.C. FROM EACH SIDE, STAGGERED PATTERN.
- CHART BASED UPON 130 MPH WIND SPEED (3-SECOND GUST).
- STUD HEIGHTS EXCEEDING 20' SHALL REQUIRE SPECIFIC ENGINEERING.

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

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

DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x4's @ 16" O.C.)

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

THE CEILING / ATTIC JOISTS WILL BE:

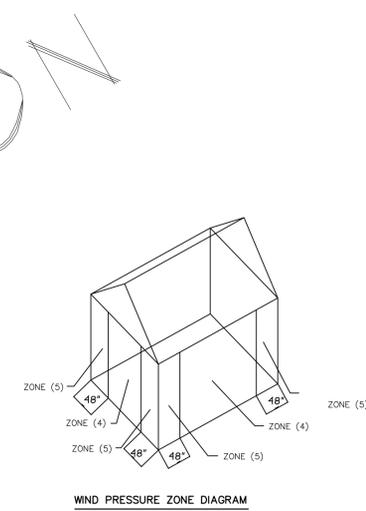
- 2x6's @ 16" o/c UP TO 10' SPAN
- 2x8's @ 16" o/c UP TO 13'-6" SPAN
- 2x10's @ 16" o/c UP TO 16' SPAN
- 2x12's @ 16" o/c UP TO 20' SPAN

THE ROOF RAFTERS WILL BE:

- 2x6's @ 16" o/c UP TO 8'-0" (UNSHORED) SPAN
- 2x8's @ 16" o/c UP TO 12'-0" (UNSHORED) SPAN
- 2x10's @ 16" o/c UP TO 15'-0" (UNSHORED) SPAN
- 2x12's @ 16" o/c UP TO 18'-0" (UNSHORED) SPAN

THE EXTERIOR WALL STUDS SCHEDULE: (FOR $V_{3s} = 130$ MPH)

- 2x4's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 8'-1 1/2"
- 2x6's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 12'-1 1/2"
- 2x8's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 18'-1 1/2"



WIND PRESSURE ZONE DIAGRAM

NOT TO SCALE

GLAZED OPENINGS GENERAL NOTES

WINDOWS, GLASS DOORS & SKYLIGHTS SHALL BE APPROVED AND INSTALLED TO COMPLY WITH BOTH NEGATIVE AND POSITIVE PRESSURES AS REQUIRED BY 2012 IRC. DOCUMENTATION OF COMPLIANCE SHALL BE AVAILABLE ON SITE FOR EACH WINDOW, DOOR OR SKYLIGHT AT THE FRAMING INSPECTION.

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

- TEST REQUIREMENTS NOTES:
- WINDOWS ARE TESTED IN ACCORDANCE WITH AAMA 101/13.2. 97 SPECIFICATIONS.
 - TESTED LARGE MISSILE IMPACT RESISTANCE TO ASTM E1886/E1996.
 - TESTED FORCED ENTRY RESISTANCE TO AAMA 1503.2.
 - DEGLAZING TESTED TO ASTM E987.
 - TESTED WATER RESISTANCE TO ASTM E547/331.
 - TESTED AIR INFILTRATION TO ASTM E 283.
 - TEST REPORTS AVAILABLE UPON REQUEST.

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

DESIGN CRITERIA

DESIGN CRITERIA	2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS
1. FLOOR DEAD LOADS:	
PARTITIONS	20 PSF
FIXED EQUIPMENT	20 PSF
FINISHES	ACTUAL WEIGHT
2. FLOOR LIVE LOADS:	
LIVING ROOMS	40 PSF
SLEEPING ROOMS	30 PSF
ATTIC W/ STORAGE	20 PSF
ATTIC W/O STORAGE	10 PSF
DECKS	40 PSF
BALCONIES	60 PSF
GUARDRAILS & HANDRAILS	200#
3. ROOF DEAD LOAD:	
ROOFING	2.0 PSF
DECKING	2.0 PSF
INSULATION	6.0 PSF
HANGING & MISC.	9.0 PSF
FRAMING	5.0 PSF
CEILING	5.0 PSF
FIXED EQUIPMENT	ACTUAL WEIGHT
4. ROOF LIVE LOADS:	
TRIBUTARY AREA:	LIVE LOAD:
0 TO 200 SF	20 PSF
201 TO 600 SF	$L_r = 20 \times R_1$
	($R_1 = 1.2 - 0.001 A_1$)
	(400 SF 16 PSF)
OVER 600 SF	12 PSF
5. WIND LOAD:	
3 SECOND GUST WIND SPEED	$V_{3s} = 130$ MPH
SPECTRAL RESPONSE ACCELERATION:	(FG. 1609)
EQUIVALENT BASIC WIND SPEED	$V_{em} = 110$ MPH
(TAB. 1609.3.1)	
ROOF NET UPLIFT	= 20 PSF
6. SEISMIC CRITERIA: (2012 IRC - SECT. 1615)	
SITE CLASSIFICATION: SITE CLASS "D"	
AVERAGE "N" VALUES: BETWEEN 15 TO 50	
SPECTRAL RESPONSE ACCELERATION:	$S_s = 1.0, S_1 = 0.3$
SITE COEFFICIENT VALUES:	$F_a = 1.1, F_v = 1.8$
BUILDING DESIGN CATEGORY "D"	
7. THE DESIGN SOIL BEARING PRESSURE IS 2000 PSF.	
8. THE BUILDING CONSTRUCTION WILL BE IN ACCORDANCE WITH 2009 INTERNATIONAL ENGINEERING CONSERVATION CODE	

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BY: _____

DATE: _____

REVISIONS:

DESCRIPTION	DATE

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SOUTH CAROLINA

DATE: 07-24-14
COMM NO: 0384KJ
DRAWN: PRC CHECKED: _____
SCALE: AS SHOWN

OF SHEETS 3.3