

digital

See back of application
for fees

*8/20/15
8/27/15
OK*

PAID
8/27/15

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

Application #: HRB-31 Date Received: 8-27-15 Zoning District: GR

Property Address: 1408 Greene Street, Beaufort, SC 29902

Applicant: Allison Ramsey Architects Phone: 843-986-0559

Applicant's Address: 1003 Charles Street

Beaufort County 1997 Historic Sites Survey listing: RI 20-004-000-0240-000

Property Owner: Cecilia Washington Phone: 678-643-9502

Owner's Address: PO BOX 895, Snellville, GA 30078

Architect: Cooter Ramsey Phone: 843-986-0559

Architect's Address: 1003 Charles Street, Beaufort, SC 29902

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

EXPLANATION AND DESCRIPTION OF WORK:

RENOVATION OF EXISTING STRUCTURE + SMALL ADDITION/ALTERATION TO RICKAR.

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: _____

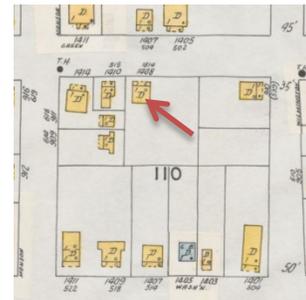
APPLICANT'S SIGNATURE: _____ DATE: 8-20-15

- OVER FOR FEE SCHEDULE -

CITY OF BEAUFORT
Historic District Review Board
Full Board
Staff Report
Meeting of September 09, 2015

Case Number: HR15-31
Property Address: 1408 Greene Street
Applicant: Allison Ramsey Architects for Cecilia Washington
Type of Request: Alterations & Additions – Final + Bailey Bill
Zoning: GR – General Residential – NWQ

Historical: 1408 Greene Street is located in the Northwest Quadrant Neighborhood. It is listed, c. 1870, as Contributing on the 1997 Above Ground Historic Sites Survey, with an alteration date of 1960. It appears on the 1958 Sanborn Map as shown at right.



Request: **The applicant wishes to restore the original portion of the historic structure in-kind, and to modify and expand the small post-1960 rear addition. The applicant is also requesting approval of the Bailey Bill application for the work being done to the original historic portion of the structure.**

Background: This project has not appeared before the board before.

Zoning: GR – General Residential – Northwest Quadrant

- Setbacks – this project would not change the setbacks.
 - Front: prevailing
 - Side: 6’
 - Rear: 15’
 - Side & Rear for Accessory Buildings (Historic District): 5’
- Maximum Height: 35’
- Impervious Surface Coverage, Max: 50%; (*shown at 48%*)
There are no zoning issues with this project.

Size: Existing Heated First Floor: 689 SF
Proposed Heated First Floor: 274 SF
Total: 963 SF heated

Synopsis of Applicable Guidelines:

- Secretary of the Interior Standards #9&10 discuss new additions to historic structures.
- The Northwest Quadrant Design Principles, p. 26, discusses new additions to structures, and particularly the roof forms.
- The Preservation Manual Supplement, p. 17-19 discusses additions to historic buildings. The following items to be considered: Scale, Elevation of First Floor,

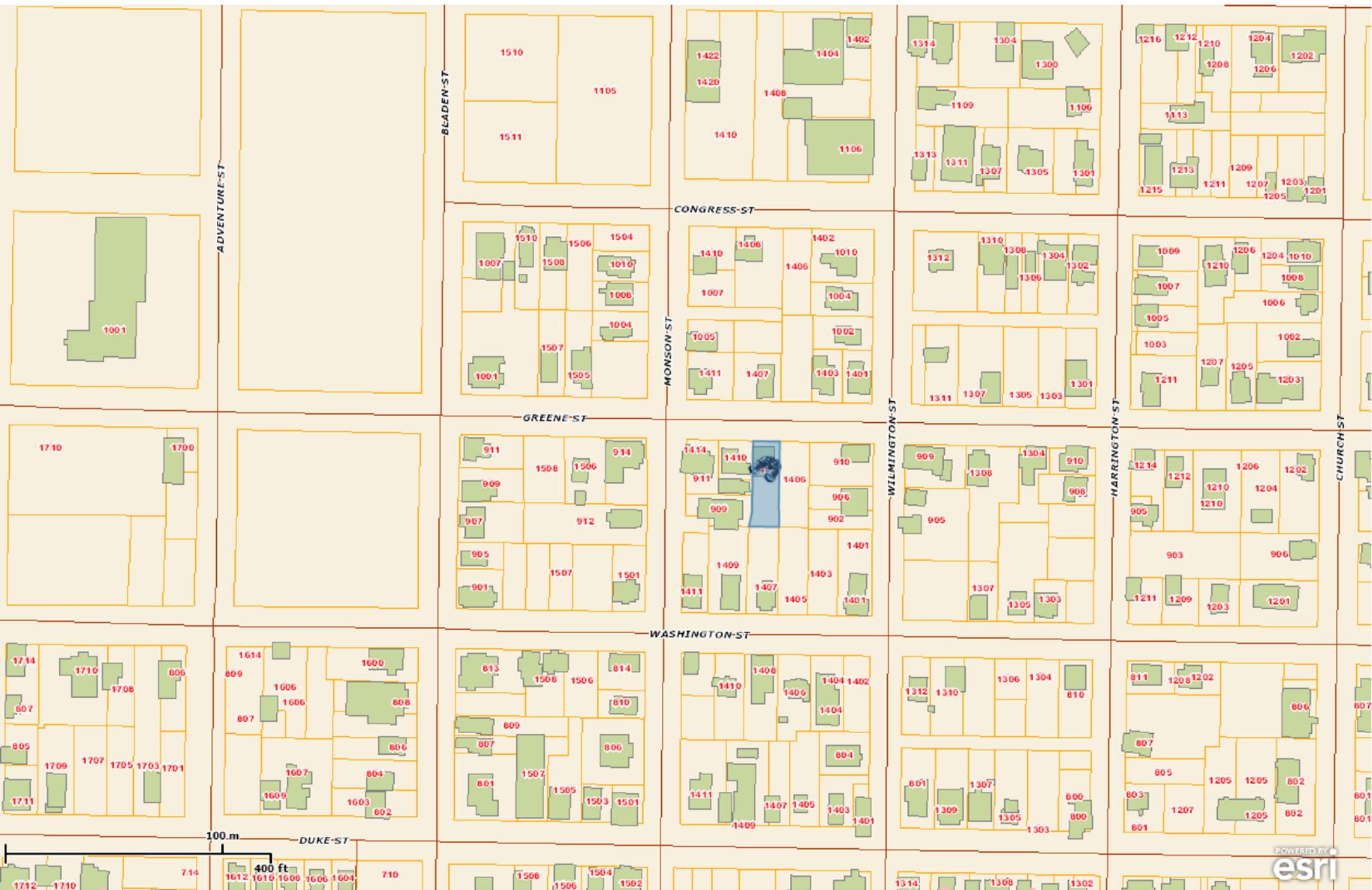
Floor-to-floor heights, Bays, windows and doors, Absolute size, Massing, Orientation, Proportions (Volumes and Openings), Materials, Forms and Siting.

Staff Questions, Comments & Suggestions:

- This structure has been vacant for over 20 years. Staff is thrilled to have this restoration project coming before the HRB.
- The size, mass and scale are in keeping with the applicable guidelines.
- Please provide specifications for new windows.

Staff Recommendation: Staff recommends final approval of this project, as well as the Bailey Bill application, as submitted. The new window will be approved by staff at the time of the building permit.

1408 Greene st.





generated on 9/2/2015 10:06:54 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R120 004 000 0240 0000	00214976	1408 GREENE ST, City of Beaufort	8/29/2015	2014	2014

Current Parcel Information

Owner	WASHINGTON CECILIA	Property Class Code	ResImp SingleFamily
Owner Address	PO BOX 895 SNELLVILLE GA 30078	Acreage	.0000

Legal Description

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2014	\$49,100	\$47,000	\$96,100	\$1,174.78	\$1,174.78
2013	\$49,100	\$47,000	\$96,100	\$1,121.27	\$1,121.27
2012	\$89,238	\$34,105	\$123,343	\$895.27	\$895.27
2011	\$89,238	\$34,105	\$123,343	\$867.97	\$1,073.17
2010	\$89,238	\$34,105	\$123,343	\$861.81	\$1,066.08
2009	\$89,238	\$34,105	\$123,343	\$838.70	\$964.50
2008	\$23,000	\$30,400	\$53,400	\$776.11	\$853.72
2007	\$23,000	\$30,400	\$53,400	\$751.12	\$751.12
2006	\$23,000	\$30,400	\$53,400	\$696.98	\$696.98
2005	\$23,000	\$30,400	\$53,400	\$669.10	\$844.47

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
WASHINGTON MEDICUS N JR % JOSEPH K	1614 197	6/13/2002	Fu		\$1
WASHINGTON MEDICUS N JR % JOSEPH K	85 417	1/1/1980	Fu		\$0
		12/31/1776	Or		\$0

Improvements

--	--	--	--	--	--

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
R01	DWELL	Dwelling	1910	1.0	02	606	

Features & Exterior Features

Building	Type	Feature Code	Description	No. / Sq.Ft.	Value
R01	DWELL	COOLING	None	1	\$0
R01	DWELL	EXT. COVER	Vinyl siding	1	\$0
R01	DWELL	FOUNDATION	Full Slab	1	\$0
R01	DWELL	HEATING	Forced hot air	1	\$0
R01	DWELL	OFP	Open Frame Porch	49	\$1,430
R01	DWELL	OFP	Open Frame Porch	132	\$2,860

City of Beaufort Department of Planning and Community Development
1911 Boundary Street, Beaufort, SC 29902
Phone (843) 525-7011 / Fax (843) 986-5606
Website: www.cityofbeaufort.org

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) _____ Parcel Id. Number: _____

Street Address: _____ Use: ___ Owner-occupied, or ___ Income-producing

Estimated project start date _____ Estimated project completion date _____

Fair market value of building* \$ _____ Estimated project costs \$ _____

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: _____ 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 _____	Signature _____	Date _____
Mailing Address _____	City _____	State _____ Zip _____
Email Address _____	Primary Phone Number _____	

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

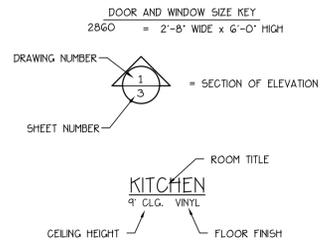
5. DESCRIPTION OF PROPOSED WORK

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.)

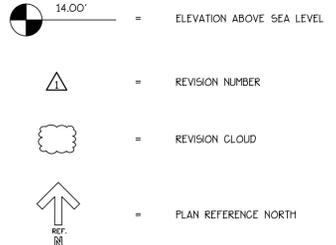
Architectural element: _____ Approximate age: ___original___ added; if added ___date ___Interior ___ Exterior; Location: N S E W Describe feature and its condition: Photograph No. _____ Drawing No. _____	Describe work and impact on feature
Architectural element: _____ Approximate age: ___original___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

SYMBOLS + KEYS



1 DRAWING TITLE

DETAIL OR ELEVATION NUMBER



↔	SINGLE POLE SWITCH
↔ ³	THREE WAY SWITCH
↔ ⁴	FOUR WAY SWITCH
↔ ^F	DIMMER SWITCH
↔ ST	SPEED CONTROL
⊖	DUPLEX OUTLET
⊖ ^{1/2}	1/2 HOT OUTLET
⊖ ^{WP}	WATER PROOF OUTLET
⊖ ^{GF}	GROUND FAULT OUTLET
⊖ ^Q	QUADRUPEX OUTLET
⊖ ^S	SPECIALTY OUTLET
⊖	FLOOR OUTLET
⊖	TELEPHONE JACK
⊖	THERMOSTAT
⊖	TELEVISION JACK
⊖	VENT
⊖ ^L	VENT W/ LIGHT
⊖	SURFACE MOUNTED FIXTURE
⊖	RECESSED FIXTURE
⊖	WALL MOUNTED FIXTURE
⊖	FLOOD LIGHT
⊖	FLUORESCENT FIXTURE
⊖	CEILING FAN
⊖	STRIP LIGHTING
⊖	CEILING BOX
⊖	DOOR CHIME
⊖	ELECTRICAL PANEL
⊖	SMOKE DETECTOR
⊖	CARBON MONOXIDE DETECTOR



DRAWING INDEX

- 0 COVER SHEET
- 5 SITE PLAN
- 1 EXISTING FLOOR PLANS + ELEVATIONS
- 2 PROPOSED PLANS + ELEVATIONS
- 3 ELECTRICAL PLANS
- SP1 SPECIFICATIONS
- SP2 SPECIFICATIONS
- SP3 SPECIFICATIONS

GENERAL INFO.

EXISTING AREA CALCULATIONS

FIRST FLOOR HEATED = 689 S.F. SCREEN PORCH = XXXX S.F.
 SECOND FLOOR HEATED = XXXX S.F. COVERED PORCH = 167 S.F.
 TOTAL HEATED = 689 S.F.

PROPOSED AREA CALCULATIONS

FIRST FLOOR HEATED = 274 S.F. SCREEN PORCH = XXXX S.F.
 SECOND FLOOR HEATED = XXXX S.F. COVERED PORCH = XXXX S.F.
 TOTAL HEATED = XXXX S.F.

OVERALL AREA CALCULATIONS

FIRST FLOOR HEATED = 963 S.F. SCREEN PORCH = XXXX S.F.
 SECOND FLOOR HEATED = XXXX S.F. COVERED PORCH = 167 S.F.
 TOTAL HEATED = 963 S.F.

**WASHINGTON
RENOVATION**
1408 GREENE STREET, BEAUFORT, SC 29902

ALLISON RAMSLEY
Architects Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC, 29902
(843) 786-0559
www.allisonramsleyarchitects.com

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES, HOWEVER, BEARING CAPES AND DIMENSIONAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PROVIDE THE FOLLOWING BEFORE BEGINNING CONSTRUCTION: ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY ITEMS CONSTRUCTED FROM THIS PLAN.

-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
 -PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
 -EXISTING UTILITIES ARE NOT SHOWN. THESE SHOULD BE OBTAINED FROM A LOCAL UTILITY COMPANY AND SHOWN ON THE PLANS.
 -VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

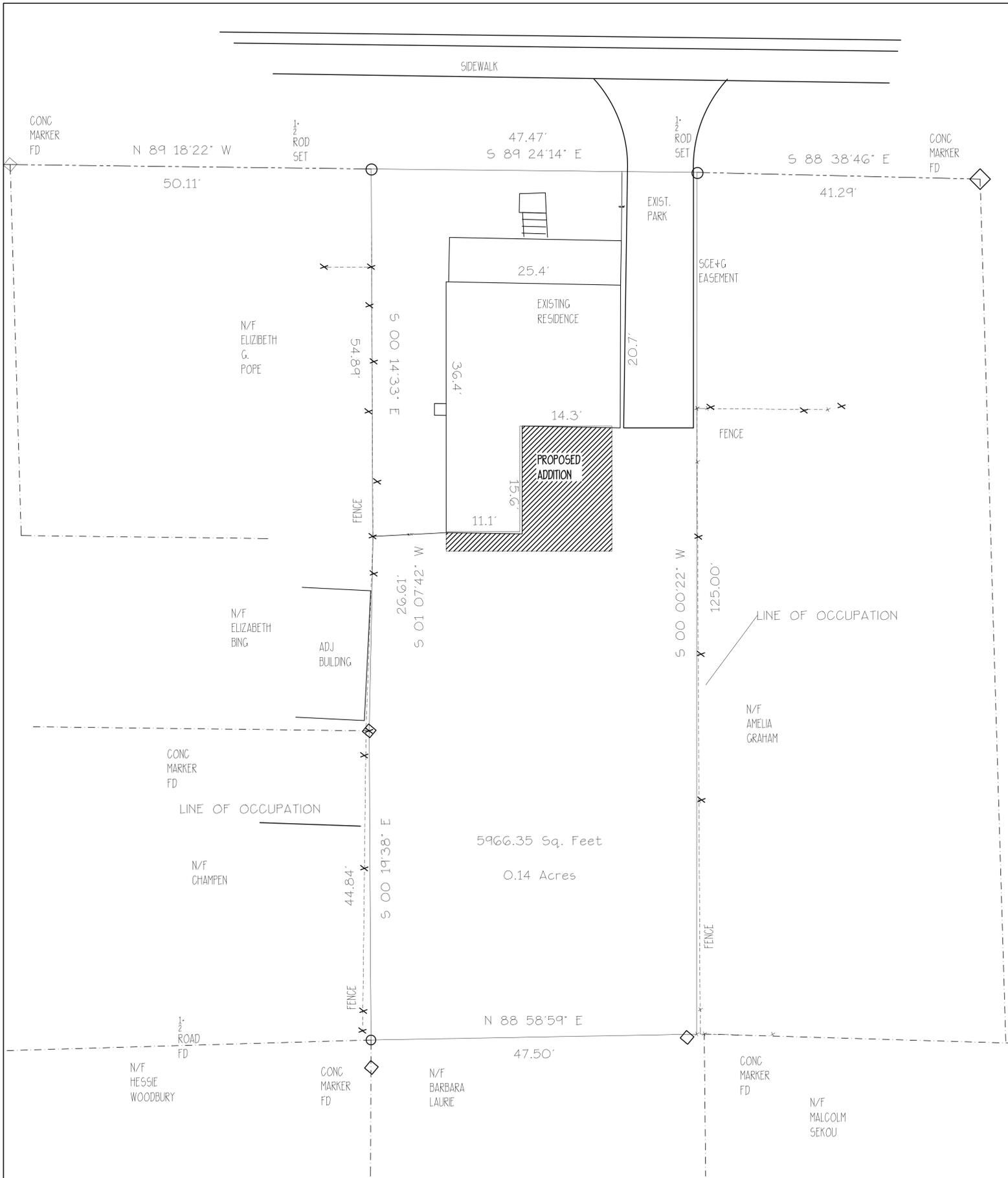
WASHINGTON RENOVATION

1408 GREENE STREET, BEAUFORT, SC 29902

DATE:	03/25/15
JOB NO.:	14130
DRAWN BY:	JFB
DWG. NAME:	GREENE STREET/0

0

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

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

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.
 THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 THIS PROPERTY IS IN FLOOD ZONE "C" ACCORDING TO F.E.M.A. RATING MAP 450026 0005 D DATED 9/29/86.

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

I, DAVID E. GASQUE, HEREBY CERTIFY TO CECILIA WASHINGTON 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.

BEING TAX MAP R120 004 000 0240 0000 BEING A PORTION OF LOT 110 IN THE CITY OF BEAUFORT, BEAUFORT COUNTY S.C. DEED BOOK 1614 PAGE 197.

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.

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DAVID E. GASQUE, R.L.S. JOB # 42939
 S.C. REGISTRATION NUMBER 10506 FB#886 D5GN#5
 THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

REFERENCE PLAT: ASBUILT SURVEY
 LOT 110 BEAUFORT COUNTY, SOUTH CAROLINA
 PREPARED FOR: CECILIA WASHINGTON
 PREPARED BY: GASQUE + ASSOCIATES
 28 PROFESSIONAL VILLAGE CIRCLE
 BEAUFORT, SOUTH CAROLINA
 PREPARED ON: 03/11/2015 AS JOB # 42939

NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, FEMA REQUIREMENTS, AND TREE SIZES AND LOCATIONS PRIOR TO CONSTRUCTION
 NOTE: COORDINATE ALL WALKS, DRIVEWAY, PARKING, AND FENCES WITH LANDSCAPER

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

SITE PLAN

**WASHINGTON
 RENOVATION**
 1408 GREENE STREET, BEAUFORT, SC 29902

ALLISON RAMSLEY
 Architects Inc. creating sustainable timeless design
 1003 Charles St.
 Beaufort SC, 29902
 (843) 866-0559
 www.allisonramsley.com

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 -VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
 -PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
 -FIELD + FINISHING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A PROFESSIONAL SURVEYOR.
 -VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	03/25/15
JOB NO.:	14130
DWG. BY:	JFB
DWG. NAME:	GREENE STREET/DWG



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HATCH REPRESENTS AREA TO BE REMOVED

GENERAL NOTES:

ALL WORK TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.

ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.

EXTERIOR WOOD TO BE TREATED APPEARANCE GRADE, COORDINATE STAINS & PAINTS W/ OWNER.

INTERIOR GYPSUM BOARD TO BE TAPED, SPACKLED, AND Sanded AND RECEIVE 1 COAT LATEX PRIMER AND 2 COATS FLAT LATEX PAINT UNLESS OTHERWISE NOTED. COLOR BY OWNER.

INSULATION IN EXTERIOR WALL TO BE 3 1/2" FIBERGLASS BATT (R-13) W/ KRAFT PAPER VAPOR BARRIER. INSULATION IN SLOPING ROOF SECTIONS TO BE 8" BATT INSULATION R-25. INSULATION ABOVE FLAT CEILINGS TO BE 11" BATT INSULATION R-38.

NEW FLOORING 3/4" TONGUE & GROOVE PLYWOOD. GUE W/ CONSTRUCTION GRADE ADHESIVE AND FASTEN WITH 1 1/4" SCREWS @ 8" C-C.

ALL PIPING INSTALLED PER CODE. WASTE AND WATER PIPING TO BE PVC SCHEDULE 40. PROVIDE ADDITIONAL 12" AIR CHAMBER TO PREVENT WATER SHOCK @ ALL PIPING TO CONTROL VALVES. INSTALL DISCONNECT VALVES @ ALL FIXTURES.

THE EXTENT TO WHICH MATERIALS WILL BE REPAIRED AND RE-USED WILL BE DETERMINED BY THE CONTRACTOR IN THE FIELD AND VERIFIED BY THE OWNER, ARCHITECT AND/OR ENGINEER.

BEFORE BEGINNING WORK AND THROUGHOUT THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK AS PRESCRIBED IN THE FOLLOWING DRAWINGS, AND REPORT DISCREPANCIES TO THE ARCHITECT AND/OR ENGINEER BEFORE DOING WORK RELATED TO THAT BEING INSPECTED.

BEFORE BEGINNING WORK AT THE SITE, INSPECT THE EXISTING BUILDING AND DETERMINE THE EXTENT OF EXISTING FINISHES, SPECIALTIES, CASEWORK, EQUIPMENT, AND OTHER ITEMS WHICH MUST BE REMOVED OR REPAIRED.

INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE DRAWINGS DUE TO CHANGES AFFECTING MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO A PART OF THIS CONTRACT.

REPAIR, PATCH, AND FINISH OR REFINISH AS APPLICABLE, TO MATCH ADJACENT EXISTING FINISHES. THOSE EXISTING SURFACES DAMAGED OR NEWLY EXPOSED DURING PERFORMANCE OF THE WORK.

DETERMINE LOCATION OF PARTITIONS NOT DIMENSIONED BY THEIR RELATION TO COLUMN FACE OR CENTER, WINDOW JAMB OR MULLION, OR OTHER SIMILAR FIXED ITEM.

DIMENSIONS TO NEW STUD PARTITIONS ARE TO FACE OF STUD.

WHERE PERMANENT REMOVAL OF EXISTING MILLWORK, CASEWORK, CABINETWORK, ACCESSORIES, EQUIPMENT OR FURNISHINGS IS REQUIRED, AND PREVIOUSLY CONCEALED SURFACES ARE TO REMAIN EXPOSED, PATCH SUCH SURFACES TO MATCH ADJACENT EXPOSED SURFACES. WHERE SUCH SURFACES ARE SCHEDULED TO RECEIVE NEW FINISHES, PREPARE THE SURFACES TO RECEIVE THE NEW FINISHES.

WHERE CONDUITS, DUCTS, PIPES, AND SIMILAR ITEMS ARE SHOWN TO BE INSTALLED IN EXISTING WALLS, NEATLY CHASE THE WALLS OR PARTITIONS, INSTALL THE ITEMS, AND PATCH THE WALLS OR PARTITIONS TO MAKE THE INSTALLATION NOT DISCERNIBLE IN THE FINISHED WORK.

JUNCTURES BETWEEN EXISTING MASONRY AND PATCHES OR EXTENSIONS SHALL BE MADE TO CLEAN-CUT LINES OR NEATLY TOOTHED IN.

SALVAGE REMOVED CMU. CLEAN AND REUSE APPROVED UNITS FOR FILLING IN OPENINGS IN CMU AND FOR BUILDING NEW CMU WALLS. DO NOT USE DAMAGED CMU. PROVIDE NEW CMU WHERE APPROVED SALVAGED CMU IS NOT AVAILABLE IN SUFFICIENT QUANTITY TO CARRY OUT THE NEW WORK.

SEE ATTACHED PLANS (BY OTHERS) FOR EXISTING CONDITIONS/PARTITIONS/ELEVATIONS, ETC. DETAILS AND IMPROVEMENTS.



2 EXISTING LEFT ELEVATION

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

1 EXISTING FRONT ELEVATION

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

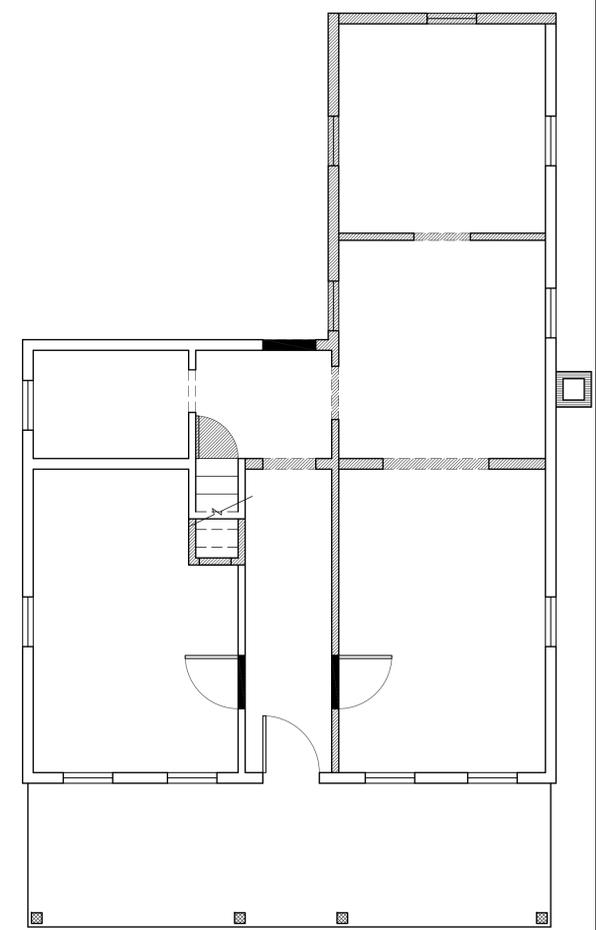


4 EXISTING RIGHT ELEVATION

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

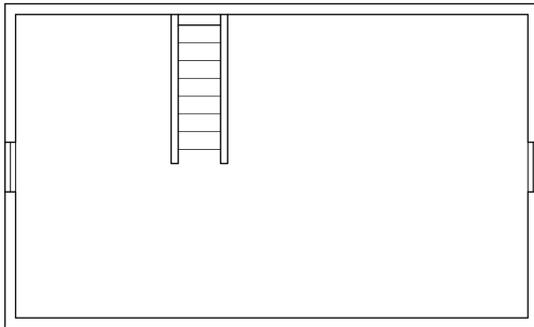
3 EXISTING REAR ELEVATION

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



EXISTING FIRST FLOOR PLAN
689 SQ. FT. (HEATED)

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



EXISTING SECOND FLOOR PLAN

NOTE: WINDOW MFG. TO VERIFY EGRESS WINDOWS AND HARDWARE AS PER LOCAL CODES.

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

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DATE:	03/25/15
JOB NO.:	14130
DRW. BY:	JFB
DRWG. NAME:	GREENE STREET/ING

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

-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION

-PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

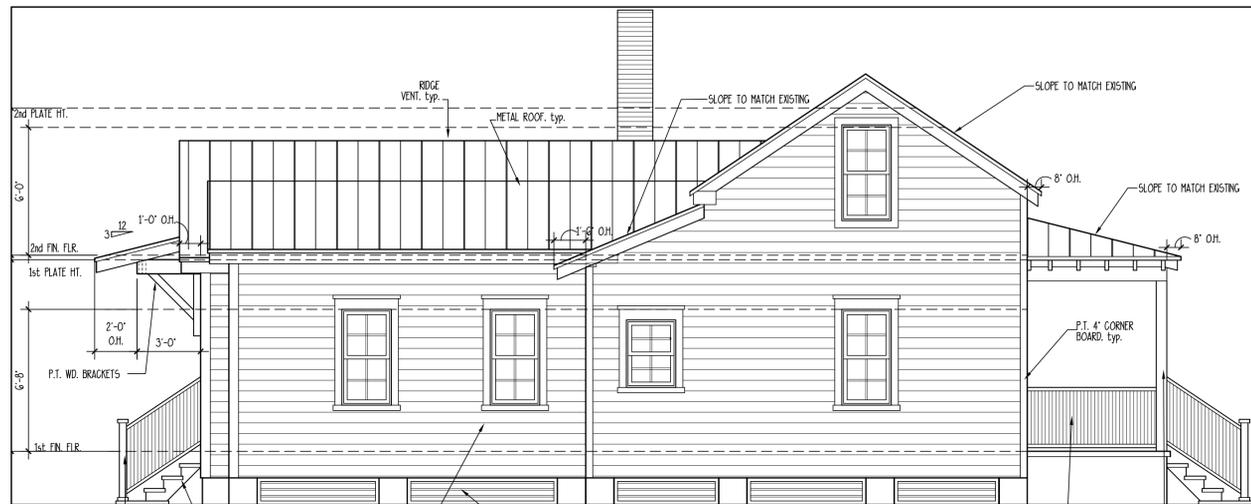
-EXISTING FOUNDATION LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A GEOTECHNICAL ENGINEER AND CONSULTED WITH YOUR LOCAL ENGINEER AND/OR ARCHITECT.

-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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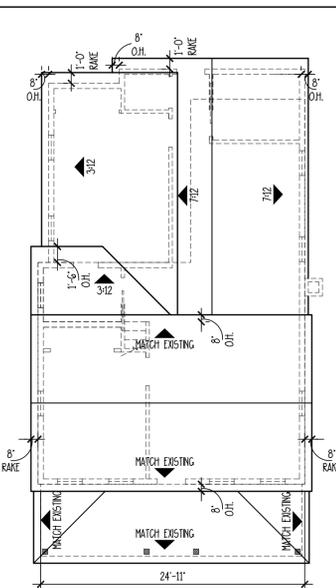
PROPOSED LEFT ELEVATION

2



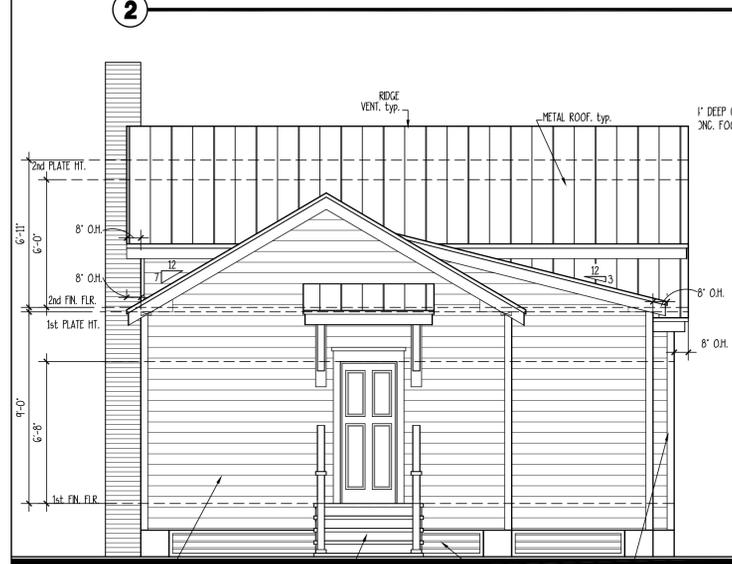
PROPOSED FRONT ELEVATION

1



ROOF PLAN

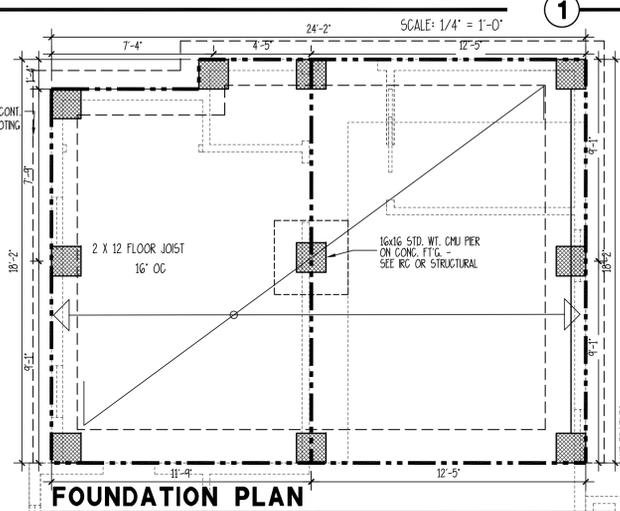
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PROPOSED REAR ELEVATION

3

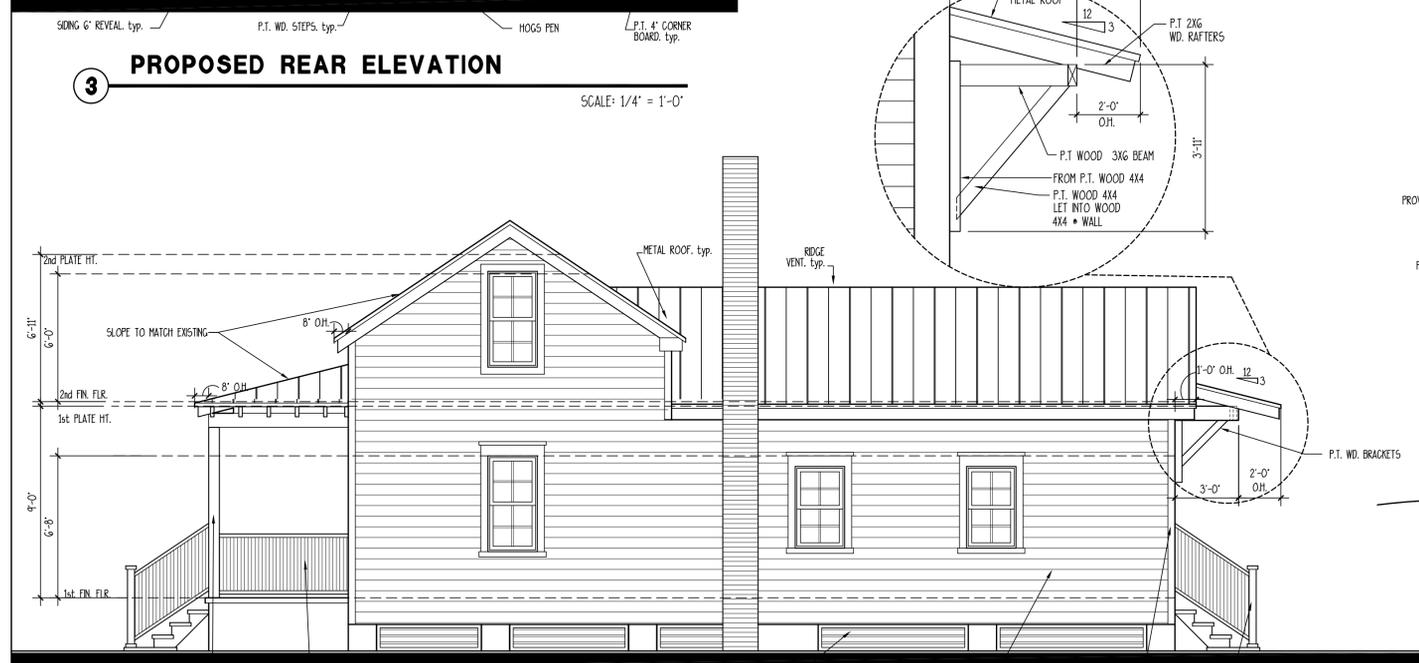
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FOUNDATION PLAN

1

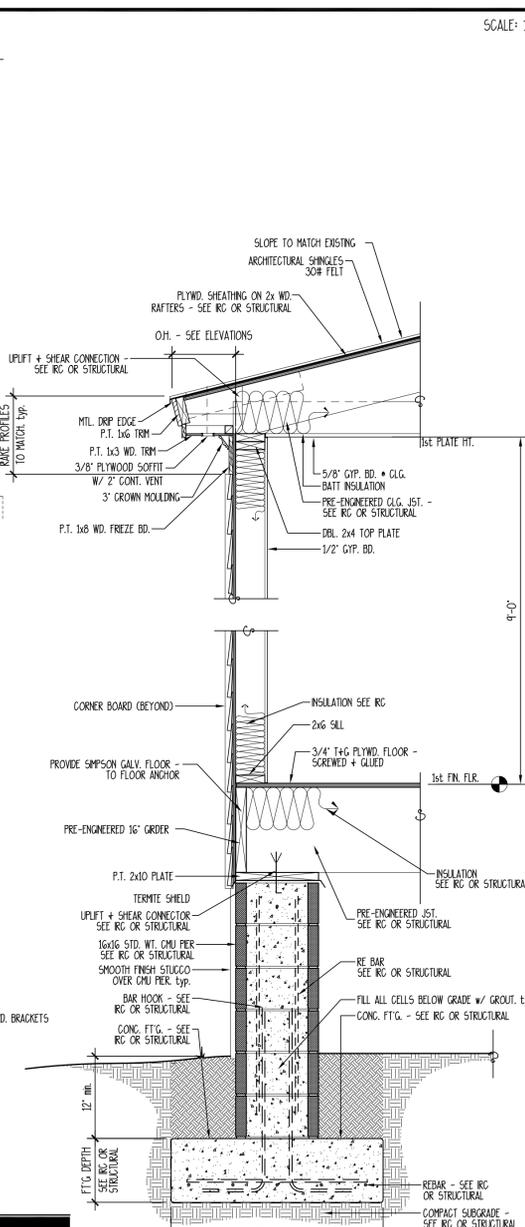
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION

4

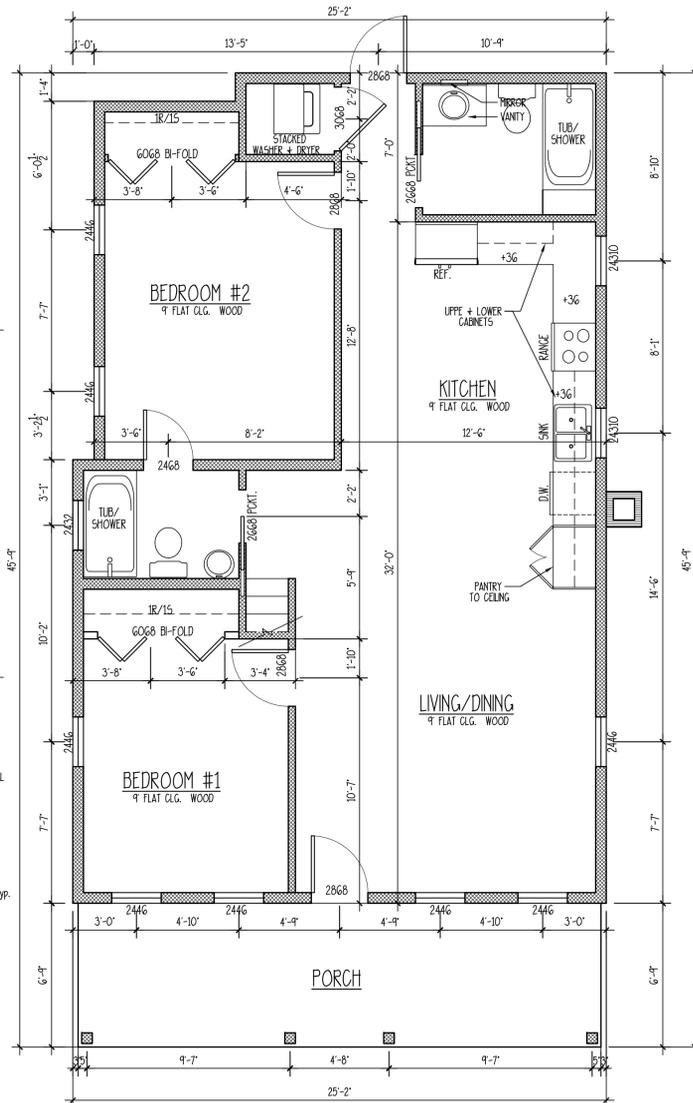
SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION

1

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



PROPOSED FIRST FLOOR PLAN
963 SQ. FT. (HEATED)

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

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DATE:	03/25/15
JOB NO.:	14130
DRN. BY:	JFB
DWG. NAME:	GREENE - STEERING

2

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WILMINGTON

1411
GREEN

1407
504

1405
502

45'

T.H.

1914

515
1410

1814
1408

T.H.

916
819

612 616
909 911



910
(539)

35'

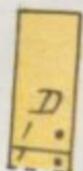
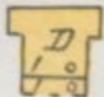
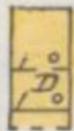
WILMINGTON



110

610
905

912



50'

1411
522

1409
518

1407
514

1405
WASH'N.

1403

1401
504

MDN'SON