MEETING AGENDA

The City of Beaufort

HISTORIC DISTRICT REVIEW BOARD

Wednesday, March 13, 2024, 2:00 P.M.

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

Please click the link below to access the webinar:
https://us02web.zoom.us/j/87526433875?pwd=TXA4dW80NnFtZUFpZEhtYUp6UXBaZz09
Password: 295611 Meeting ID: 875 2643 3875 Call in Phone #: 1+929 205 6099

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

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

I. Call to Order:

II. Review of Minutes:

A. February 14, 2024 Meeting Minutes

III. Applications:

A. 1106 Craven Street, PIN R120 004 000 845A 0000, New duplexes
Applicant: Cooter Ramsay, agent for Hank Hofford.

The applicant is requesting final approval to build a duplex.

B. 601 Charles Street, PIN R120 004 000 0609 0000, Window Replacement
Applicant: Charles Heyman, agent for the Beaufort Baptist Church.

The applicant is requesting final approval of window replacements.

C. 1203 Bay Street, PIN R120 004 000 771A 0000, New Signage
Applicant: Melinda Sheppard , agent for 1203 Bay Street LLC

The applicant is requesting final approval for two new monument signs.

D. **<u>1014 North Street, PIN R120 004 000 0780 0000</u>, Bailey Bill**
Applicant David Bracewell and Bria Washington, homeowners

The applicant is requesting Bailey Bill approval.

E. **<u>605 West Street, Rehab, PIN R120 004 000 0617 0000</u>, Renovations**
Applicant: Benton C. Tolley, owner

The applicant is requesting approval of a rehab with exterior renovations of a contributing structure.

F. **<u>705 Washington Street, PIN R120 004 000 0319 0000</u>, New Accessory Structure**
Applicant: Glenn Keyes Architects, agent for Old Barnwell House LLC

The applicant is requesting final approval for a standalone garden shed accessory structure.

IV. Adjournment

Historic District Review Board
Meeting Minutes – February 14, 2024

CALL TO ORDER 1:47

A meeting of the Historic District Review Board was held in-person on Wednesday, February 14, 2024 at 2:00 pm.

ATTENDEES

Members in attendance: Mike Sutton (Chair), Grady Woods, (Vice-Chair), Rita Wilson and Eric Berman.

Staff in attendance: Curt Freese (Community Development Director), Jeremy Tate (Meadors Architecture).

Members absent: Michelle Prentice

REVIEW OF MINUTES – JANUARY 10, 2024 1:53

Mr. Wilson noted on page 2, the word *Cuthbert* was misspelled under the public comment section. Also, on page 2, under the motion, at the top of the page, delete the extra words, *to staff.*

Motion: Mr. Woods made motion to approve the minutes with the noted corrections. Mr. Berman seconded the motion. The motion passed unanimously.

All Historic District Review Board Meeting minutes are recorded and can be found on the City's website at http://www.cityofbeaufort.org/AgendaCenter. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org

APPLICATIONS 3:29

A. **1607 & 1609, PIN R120 003 000 0147 0000,** Major Demolition
Applicant: Stacey Applegate, agent for Kenneth Singleton Living Trust

Mr. Woods recused himself at this time.

Curt Freese reminded the Board that this project was tabled at the last meeting and if the Board wants to hear public comment again, they will need to reopen the public hearing.

Mr. Freese gave an update of what has happened in last two months. He referred to the two new items that were included in the Board's packets: (1) letter from Dick Stewart and (2) a Structural Engineering Report that recommends demolition. Staff's recommendation is still to denial the demolition as per the requirements of Section 9.10.2.D.2, and the Beaufort

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Preservation Manual, finding that all means to save or rehabilitate the structure have not been exhausted.

Dick Stewart was present representing the Freedman Arts District.

Public Comment:

Lise Sundrla from Historic Beaufort Foundation (HBF) stated Mr. Singleton agreed to meet with HBF and Rob Montgomery, Preservation Committee member, along with Mr. Stewart, the mayor, Mitch Mitchell, and Stacey Applegate in January at the house. HBF met with Mr. Singleton one on one to ask him want he wanted to see happen with the property, he does not want to sell but wants to keep it in his family as a legacy from his father and have it look nice. HBF would like to purchase one of the properties. They are two structures on the same lot, so the property would have to be subdivided and use their revolving fund. HBF's intent would be to acquire the property, to preserve the historic footprint of that property, to demolish the dilapidated additions which he's including in his 1500 square feet but are not appropriate to that property today and are in the worst condition of those properties. If HBF retains the original footprint and then creates a sensitive design to add an addition to the rear that is compatible and offers it an opportunity to become a more rentable or purchasable location for someone. This has been done successfully by HBF throughout the district. HBF is not in support of the demolition. HBF also feels that all avenues have not been exhausted. Ms. Sundrla would like to know if Mr. Stewart tried every single avenue with regard to efforts to save the properties. Ms. Sundrla feels the proposal she just discussed that HBF would have accomplished with these properties is still feasible by Mr. Singleton with or without the assistance of Mr. Stewart. If these properties had been properly maintained over the last 20 years, money put in every year for maintenance, they would not have ended up in the condition they are today. The City has lost 26 contributing properties since 2001 and doesn't need to lose two more.

Public Comment closed.

Curt Freese noted that the city is having their first meeting on Tuesday to talk about setting up some kind of historic district grant program. The city is inviting all of the partners of the historic district, from the Freedman Arts District, HBF, etc. This was announced at the Strategic Planning Session at the end of January.

Mr. Sutton asked about the status of the current demolition ordinance update. This was before the Metropolitan Planning Commission (MPC) and now it will go to the new Planning Commission (PC), but it was tabled indefinitely. Mr. Sutton stated that the current demolition ordinance does not have a shelf life. Mr. Freese stated, if you approve the demolition today, you approve it forever.

Motion: Mr. Berman made a motion to allow for the demolition based on the findings that 1) *all means* implies that there's economic feasibility and there is no economic feasibility and so *all means* have been exhausted by the applicant to save the structures; 2) to include the second finding that the evidence of the Engineer's letter that says, it's not a candidate for renovation as it is structurally unsound as per the Engineer's expert opinion; 3) and the third finding that the properties lack any significant architecture there is salvageable.

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

B. **<u>919 Bay Street, PIN R120 004 000 910A 0000</u>,** Signage **1:14:01**
Applicant: Lisa Mykleby

Mr. Woods returned to the meeting. Ms. Wilson recused herself at this time.

Curt Freese stated he didn't present the staff report since this application was tabled from the last meeting due to the applicant not being present. The applicant is requesting approval of interior window signs on the property.

<u>Public Comment:</u>

Lise Sundrla from Historic Beaufort Foundation (HBF) stated HBF is 100% supportive of the application.

Public Comment closed.

Motion: Mr. Woods made a motion to approve the application. Mr. Berman seconded the motion. The motion passed unanimously.

C. **<u>316 Federal Street, PIN R120 004 000 0840 0000</u>,** Alterations/Addition **1:18:46**
Applicant: Ashley Randolph, Allison Ramsey Architects, agent for Lynda King

Ms. Wilson returned to the meeting.

Curt Freese presented the staff report. The applicant is requesting final approval for alterations and additions to combine the two existing structures.

Jeremiah Smith with Allison Ramsey Architects was present for the project.

<u>Public Comment:</u>

Lise Sundrla from Historic Beaufort Foundation (HBF) stated HBF's Preservation Committee did review this application on Friday and does not support approval of it moving forward. HBF feels the design still has not really met the Seven Integrities or the Secretary of Interior Standards. There was a question about that at last month's meeting and if that applied to these buildings because they were not contributing, and Mr. Freese and Mr. Tate confirmed this morning that they *do* apply to these buildings. We feel there is an opportunity to do something unique here but in keeping with Seven Integrities or the Secretary of Interior Standards along with the full Preservation Manual and Beaufort Code.

Public Comment closed.

Motion: Mr. Berman made a motion to approve with staff's recommendations. Mr. Woods seconded the motion. The motion passed unanimously.

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D. **709 Greene Street, PIN R120 004 000 1035 0000,** New Construction **1:27:19**
Applicant: Ashley Randolph, Allison Ramsey Architects, agent for Paul & Lynda Smith

Curt Freese presented the staff report. The applicant is requesting preliminary approval for a duplex, with an attached garage/workshop/ADU.

Jeremiah Smith with Allison Ramsey Architects was present for the project.

Public Comment:

Lise Sundrla from Historic Beaufort Foundation (HBF) stated HBF is in 100% support of this project.

Mindy Lucas of 708 Greene Street asked what type of approval the applicant is looking for and what are the next steps. Ms. Lucas said she just received the postcard in the mail and has not received any mailings or notices prior to this meeting. She feels it's a great fit with the neighborhood and doesn't have any issues with the design. Her primary concern is the intersection on the corner is terrible, due to there been numerous wrecks. Parking is a concern and traffic congestion, too.

Public Comment closed.

Motion: Mr. Woods made a motion to approve the application subject to the conditions of the Staff Report, being dealt with between the applicant and staff. Ms. Wilson seconded the motion. The motion passed unanimously.

E. **1411 Duke Street, PIN R120 004 000 0343 0000,** New Construction **1:55:39**
Applicant: Allison Ramsey Architects, agenda for Randy & Kimberly Withers

Curt Freese presented the staff report. The applicant is requesting conceptual approval for a subdivision of a lot, and the construction of two new homes on each lot.

Public Comment:

Lise Sundrla from Historic Beaufort Foundation (HBF) stated this project shows the test of the Seven Integrities and how to be compatible with your surroundings and working with limitation. HBF was in support of staff's comments, but after hearing Mr. Smith talk about the discussion with the windows, HBF would be okay with keeping the windows as they are presented on the main structure. We are also in support of the secondary structure.

Public Comment closed.

Motion: Mr. Woods made a motion to approve conceptually based on staff's recommendations and let them decide in this next process how they want to handle some of these issues as noted. Mr. Berman seconded the motion. The motion passed unanimously.

F. **408 Carteret Street, PIN R120 004 000 0814 0000,** Window Replacement **2:10:35**
Applicant: David Murray, agent for Carteret Street Methodist Church

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Curt Freese presented the staff report. The applicant is requesting conceptual approval for replacement of all windows on the ca. 1954 addition.

Public Comment:

Lise Sundrla from Historic Beaufort Foundation (HBF) stated HBF looked very carefully at this project and reviewed Mr. Tate's comments. The Preservation Committee felt there was not enough information to make a decision on at this point.

Public Comment closed.

Motion: Mr. Woods made a motion to approve conceptually. Mr. Berman seconded the motion. The motion passed unanimously.

Mr. Sutton reminded the board members that the city is hosting on the 20th a public meeting about grants. Mr. Freese said the meeting is at 9:00 am in the Planning Conference Room at City Hall.

ADJOURNMENT 2:30:24

Mr. Berman made a motion seconded by Mr. Woods to adjourn. The meeting ended at 4:30 pm.

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1106 CRAVEN STREET (NEW CONSTRUCTION FINAL)

STAFF REPORT: 1106 Craven Street Final Approval

DATE: March 13, 2024

GENERAL INFORMATION	
Applicant:	**Cooter Ramsay, agent for Hank Hofford**
Site Location/Address:	**1106 Craven Street; R R120 004 000 1036 0000**
Applicant's Request:	**The applicant is requesting final approval for alterations to a single-family residence and the construction of a screen porch**
Current Zoning:	**T-4 N**

ZONING DISTRICT INFORMATION	
	T-4 N
Lot Width at Setback:	**N/a**
Max Lot Coverage:	**100%**
Min. Frontage Build Out	**60% min/85% max**
Front Setback	**0' min/15' max**
Side Setback	**Side Interior – 5' min, or 0' if attached. Side Corner/Alley – 0'min. – 10' max**
Rear Setback	**10'**
Building Height:	**4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd.**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T-4 HN	**Historic Homes**	**N/A**
South: T-4 HN	**New Townhouses, Commercial**	**N/A**
East: T-4 HN	**Hotel/Vacant**	**N/A**
West: T-4 HN	**Office**	**N/A**

Background: The applicant is requesting final approval for a new duplex at 1106 Craven Street. The duplex is 66' wide and set along the property line with a 7'4" covered porch built to the sidewalk, with a tree lawn in between the street and the sidewalk. This is a three-story building with a removal of the rooftop terrace and elevator shaft in the earlier April 2023 submittal. In addition, there is lap siding instead of smooth stucco for an exterior and the addition of the brackets and defined cornice creates a new cap to the building than was previously submitted when the project had the rooftop terrace. Otherwise, the overall layout and size of the structure remains the same.

Board History

This project is on the same site as the new Bay Street townhouses (1105, 1107, and 1109 Bay Street). The site received final approval in March 2021 as part of the aforementioned overall Bay Street project. The application for units on this Craven Street portion of the site was first presented at the August 2021 HRB meeting but was withdrawn by the applicant before a motion was made. The project was then deferred to the May 2022 HRB meeting. It was then heard again at the April 12, 2023, HRB meeting, wherein the conceptual design application was denied with a 4-0 vote due to concerns with mass, height, and scale. It was then presented to the September 13, 2023, meeting, wherein conceptual approval was granted with the following conditions and recommendations:

1. Applicant to use cardinal directions to name the elevations rather than front, rear, left, and right.

2.For final review, applicant shall provide detail section drawings through the recessed panel bay and third floor balcony, as well as a section through the two story balcony.

3.Applicant to note on final drawings that all cementitious materials (recessed panels, lapsiding, corner boards, etc.) have a smooth finish.

4.For final review, applicant to provide cutsheets for the windows, exterior pedestrian doors, garage doors, permacast columns, rails and balusters, brick, shutters, etc.

5. Applicant to provide a 2D color rendering.

6. For final review, applicant is to submit a more detailed site plan showing the location of pervious/impervious material, landscaping, etc.

7.Applicant to provide details for the bracketed balcony on the rear (south) façade

Changes from Application Since Conceptual

The applicant has submitted a final proposal wherein the seven conditions of conceptual approval were satisfied.

Findings for New Historic Infill

Section 4.7 of the Development sets the standards the HRB must use in considering an infill project in the historic district. Section 4.7 states, "The District is the Resource, Not Only Its Individual Parts: Beaufort is comprised of a number of individually significant buildings. Additionally, Beaufort's historic areas are significant as a collective whole, and shall be considered as such and protected in their entirety. This is the primary, overarching principle." To this end , seven integrity standards found in Section 4.7.2 — why, where and when a property is important — were created to be upheld in all new construction and rehabilitation projects. Guidelines for determining integrity, and staff analysis of each are found below:

4.7.2 Integrity Guidelines	**Rationale Present (yes/no)**	**Staff Analysis of Rationale**
1. Location: This is the relationship between the property and its historical context.	**No**	✓ The applicant is adding a footprint that didn't previously exist. ✓ The surrounding area has larger footprint buildings, similar in size and scale to this building.
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details	**No**	▪ The proportions of the current structure and site may be too large for the overall site which includes the townhouses and the Anchorage. ▪ The Applicant is using the Anchorage and adjacent townhouses as the lens for mass and scale rather than the residential structures along Craven Street. ▪ This includes proportions, materials, rhythm and scale. "New construction should relate to the dominant

		proportions of the styles present in its immediate neighborhood. New construction should emulate the proportions of the major elements of its early neighbors to the degree practicable." (pg. 64, Beaufort Preservation Manual.)
3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	**Yes**	✓ The sidewalk and tree lawn are already built. ✓ There are varying setbacks for the properties on Craven, the majority of which match the covered porch with steps directly abutting the sidewalk as proposed.
4. Materials: These are the physical elements that make up a property or district.	**Yes**	✓ The building reflects the clapboard structures along Craven Street directly across from the site. ✓ Changing from masonry to clapboard visually reduces the mass and scale and be more in keeping with the Craven street structures. ✓ This lightens the heaviness of the building and its elements.
5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected. Retaining the details of the original craft and craftsman (i.e., wood,	**Yes**	✓ The structure is not replacing a previous historic building fronting Craven St. ✓ The building reflects the clapboard structures along Craven Street

masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.		directly across from the site. ✓ Changing from masonry to clapboard visually reduces the mass and scale and be more in keeping with the Craven Street structures.
6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.	**Yes**	✓ There are questions regarding the size and scale. ✓ The applicant has provided a street scape depicting how the structure is similar in size and scale to properties on Craven Street.
7. Association: This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods should be considered.	**No**	✓ This block of Craven Street did not comprise multi-family units. ✓ The applicant has not provided any evidence of a link to a historic person, or event. ✓ However, there is a hotel and an inn across Newcastle, and the Anchorage on the site also provided for a non-single family type use.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Final approval with the following findings:

- ✓ **The majority of the seven integrities are met;**
- ✓ **The project satisfies all other development code requirements**
- ✓ **The project satisfies the intent of the Beaufort Preservation Manual;**
- ✓ **The project satisfies the HRB conditions from September 2023.**

Staff recommends approval with the following conditions which Staff recommends can be administered by Staff:

- **Applicant notes that the corbels (brackets) will be PVC. Staff supports the use of PVC since they will be at a higher elevation and not easily discernable from ground level, but staff recommends these be painted with a matte finish to eliminate and glossy appearance.**
- **Applicant to submit cutsheets for windows, doors, brick, garage doors, exterior lighting, shutters, flood vents, porch fans, etc.**
- **On detail 3, sheet 8, the column is unsupported by the foundation below. Staff recommends applicant align the brick veneer with the outside face of the column base, instead of aligning the brick veneer and column shaft as shown.**

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

☐ Staff Review
☒ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** 2/21 **Application #:** 26550 **Zoning District:** T4-N
BCAGHS Survey: ☐ Yes ☒ No

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

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

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

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

Applicant, Property, and Project Information

Applicant Name: Cooter Ramsey, Allison Ramsey Architects, Inc

Applicant Address: 1003 Charles Street, Beaufort SC 29902

Applicant E-mail: cooter@allisonramseyarchitect.com Applicant Phone Number: 843-986-0559

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

Owner (if other than the Applicant): Hank Hofford

Owner Address: 17 Lockwood Drive, 5th Floor, Charleston SC

Project Name: 1106 Craven Street

Property Address: 1106 Craven Street

Property Identification Number *(Tax Map & Parcel Number)*: r120-004-000-845a-0000

Date Submitted: 02-21-2024

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

Applicant's Signature: R. Wayne Ramsey, Jr. Date: 02-21-24

Owner's Signature: [signature] Date: 2/21/24

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

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

Project Name: 1106 Craven Street

Property Size in Acres: .47 Proposed Building Use: residence

Nature of Work (check all that apply):

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

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

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
2 units at 3200 each

Is this project a redevelopment project: ☐ Y ☑ N

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

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

This is a two-family dwelling to be built at 1106 Craven Street. It is designed to fit the feel and scale of the neighborhood, and combines traditional form and detail with some more contemporary details and materials. Context photos, site study, street/house scale study, and a 3D model, have all been provided. We have made the minor design updates requested by the board from our last submittal, introducing transoms above the bay windows, as well as above the doors, to reduce the overall large vertical feel of the windows that were previously in the design. An updated site plan, and a landscape plan are now included.

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

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

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

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

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

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

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

SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY
2868O = 2'-8" WIDE x 6'-0" HIGH

DRAWING NUMBER — 1/2 — SHEET NUMBER = SECTION OR ELEVATION

ROOM TITLE
KITCHEN
10' CLG. — CEILING HEIGHT
WOOD — FLOOR FINISH

1 DRAWING TITLE
1 — DETAIL OR ELEVATION NUMBER

14.00' = ELEVATION ABOVE SEA LEVEL
1 = REVISION NUMBER
= REVISION CLOUD
REF. 88 = PLAN REFERENCE NORTH

S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
S4	FOUR WAY SWITCH
SD	DIMMER SWITCH
SDS	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
J	CEILING BOX
B	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

CONCEPTUAL RENDERING

DRAWING INDEX

0	COVER SHEET
S	SITE PLAN
S2	SITE SECTION/ ADJACENT BUILDING HEIGHTS
1	FOUNDATION PLAN
2	GROUND FLOOR PLAN
3	FIRST FLOOR PLAN
4	SECOND FLOOR PLAN ROOF PLAN
5	ELEVATIONS
6	ELEVATIONS
7	ELEVATIONS
8	WALL SECTIONS DETAILS
9	GROUND FLOOR ELECTRICAL LAYOUT
10	FIRST FLOOR ELECTRICAL LAYOUT
11	SECOND FLOOR ELECTRICAL LAYOUT
12	ROOFTOP ELECTRICAL LAYOUT

GENERAL INFO.

AREA CALCULATIONS PER UNIT

GROUND FLOOR HEATED = 456 S.F.	BALCONY = 230 S.F.
FIRST FLOOR HEATED = 1181 S.F.	ROOFTOP DECK = 1126 S.F.
SECOND FLOOR HEATED = 1065 S.F.	GARAGE = 765 S.F.
TOTAL HEATED = 2702 S.F.	COVERED PORCH = 256 S.F.

1106 CRAVEN STREET

BEAUFORT, SOUTH CAROLINA

1106 CRAVEN STREET

BEAUFORT, SOUTH CAROLINA

ALLISON RAMSEY Architects, inc. creating sustainable timeless designs
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- VERIFY LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE STAMP, ROCKET LOCATIONS
- ALL SET BACKS, EASEMENTS, ZONING, ETC.
- HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
- ADOPT ALL STRUCTURAL DETAILS FOR LOCAL CONDITIONS AND ENGINEERING

DATE:	02/21/2024
JOB NO.	21205
DWN. BY:	JTS
DWG. NAME:	21205.DWG

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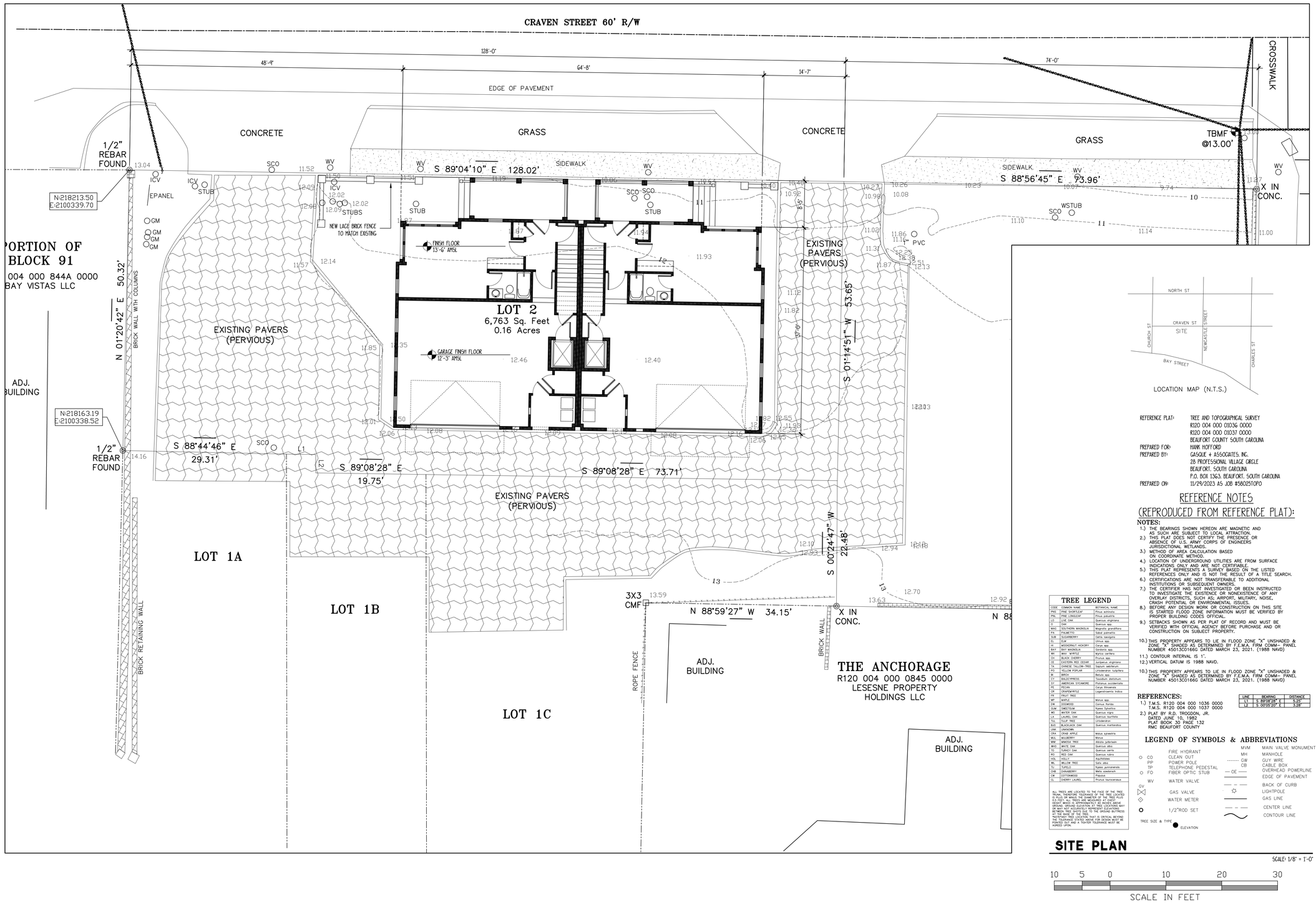

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORTLEAF	Pinus echinata
PNL	PINE LONGLEAF	Pinus palustris
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HI	MOCKERNUT HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WM	WAX MYRTLE	Myrica cerifera
CH	BLACK CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapium sebiferum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALDCYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPEMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	
WA	WALNUT	Walnut spp.
HA	HAWTHORN	Genus Rotata
DOG	DOGWOOD	Nyssa Sylvatica
WO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
TUL	TULIP TREE	Liriodendron
BLO	BLACKJACK OAK	Quercus marilandica
UNK	UNKNOWN	
CRA	CRAB APPLE	Malus sylvestris
MUL	MULBERRY	Morus
MIM	MIMOSA TREE	Albizia julibrissin
WHO	WHITE OAK	Quercus alba
TO	TURKEY OAK	Quercus cerris
RO	RED OAK	Quercus rubra
HOL	HOLLY	Aquifoliales
WIL	WILLOW TREE	Salix alba
TU	TUPELO	Nyssa ponnanensis
CHE	CHINABERRY	Melia azedarach
CW	COTTONWOOD	Populus
CL	CHERRY LAUREL	Prunus laurocerasus

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 6 INCHES. TREE DIAMETER IS MEASURED AT BREAST HEIGHT WHICH IS APPROXIMATELY 4½ INCHES ABOVE GRADE. TREES WITH MULTIPLE TRUNKS (MULTI-STEM) MAY OR MAY NOT ACCURATELY REPRESENT LOCATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS OF THE TREE AT THE BASE OF THE TRUNK. *NOTE*ANY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE FIELD LOCATED AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

LOCATION MAP (N.T.S.)

REFERENCE PLAT: TREE AND TOPOGRAPHICAL SURVEY
R120 004 000 0103G 0000
R120 004 000 0103I 0000
BEAUFORT COUNTY SOUTH CAROLINA
PREPARED FOR: HANK HOFFORD
PREPARED BY: GASQUE + ASSOCIATES, INC.
28 PROFESSIONAL VILLAGE CIRCLE
BEAUFORT, SOUTH CAROLINA
P.O. BOX 1363, BEAUFORT, SOUTH CAROLINA
PREPARED ON: 11/29/2023 AS JOB #58025TOPO

REFERENCE NOTES
(REPRODUCED FROM REFERENCE PLAT):

NOTES:

1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" UNSHADED & ZONE "X" SHADED AS DETERMINED BY F.E.M.A. FIRM COMM– PANEL NUMBER 45013C0166G DATED MARCH 23, 2021. (1988 NAVD)
11.) CONTOUR INTERVAL IS 1'.
12.) VERTICAL DATUM IS 1988 NAVD.
10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" UNSHADED & ZONE "X" SHADED AS DETERMINED BY F.E.M.A. FIRM COMM– PANEL NUMBER 45013C0166G DATED MARCH 23, 2021. (1988 NAVD)

REFERENCES:

1.) T.M.S. R120 004 000 1036 0000
T.M.S. R120 004 000 1037 0000
2.) PLAT BY R.D. TROGDON, JR.
DATED JUNE 10, 1982
PLAT BOOK 30 PAGE 132
RMC: BEAUFORT COUNTY

LINE	BEARING	DISTANCE
L1	S 89°08'28" E	5.25'
L2	S 00°05'20" E	3.28'

LEGEND OF SYMBOLS & ABBREVIATIONS

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

TREE SIZE & TYPE
ELEVATION

SITE PLAN

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

10 5 0 10 20 30
SCALE IN FEET

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•VERIFY ALL DIMENSIONS PRIOR TO FRAMING WITH CONTRACTOR
•PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD BE CONSULT
•ALL ELECTRICAL WORK TO BE DONE BY LICENSED ELECTRICIAN
•MISC. PLUMBING LOCATIONS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL PLUMBING CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
•ALL MECHANICAL LOCATIONS TO BE DETERMINED BY CONTRACTOR. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY ITEMS CONSTRUCTED FROM THIS PLAN.

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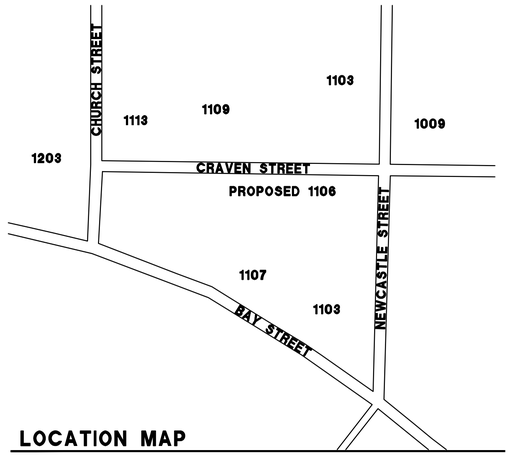
S

SITE SECTION

SCALE: 1/16" = 1'-0"



LOCATION MAP

1203 BAY STREET

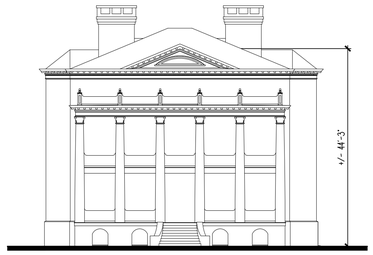
1113 CRAVEN STREET

1109 CRAVEN STREET

1103 CRAVEN STREET

1009 CRAVEN STREET

PROPOSED BUILDING - 1106 CRAVEN STREET



1103 BAY STREET

1106 CRAVEN STREET

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•VERIFY COMPLIANCE WITH ALL LOCAL CODES
•VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
•PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD ACCOMPANY ALL CONSTRUCTION DOCUMENTS
•MISC. ITEMS, FIXTURES LISTED ARE NOT INCLUDED. THESE SHOULD BE DETAILED PRIOR TO LOCAL PERMIT, CONSTRUCTION OR PURCHASE TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT ELEMENTS IN QUESTION ARE TO YOUR PARTICULAR DESIGN AND CONDITIONS.
•OTHER ALL DIMENSIONS, LISTINGS, DETAILS, NOTES, ETC. ARE APPROXIMATE.

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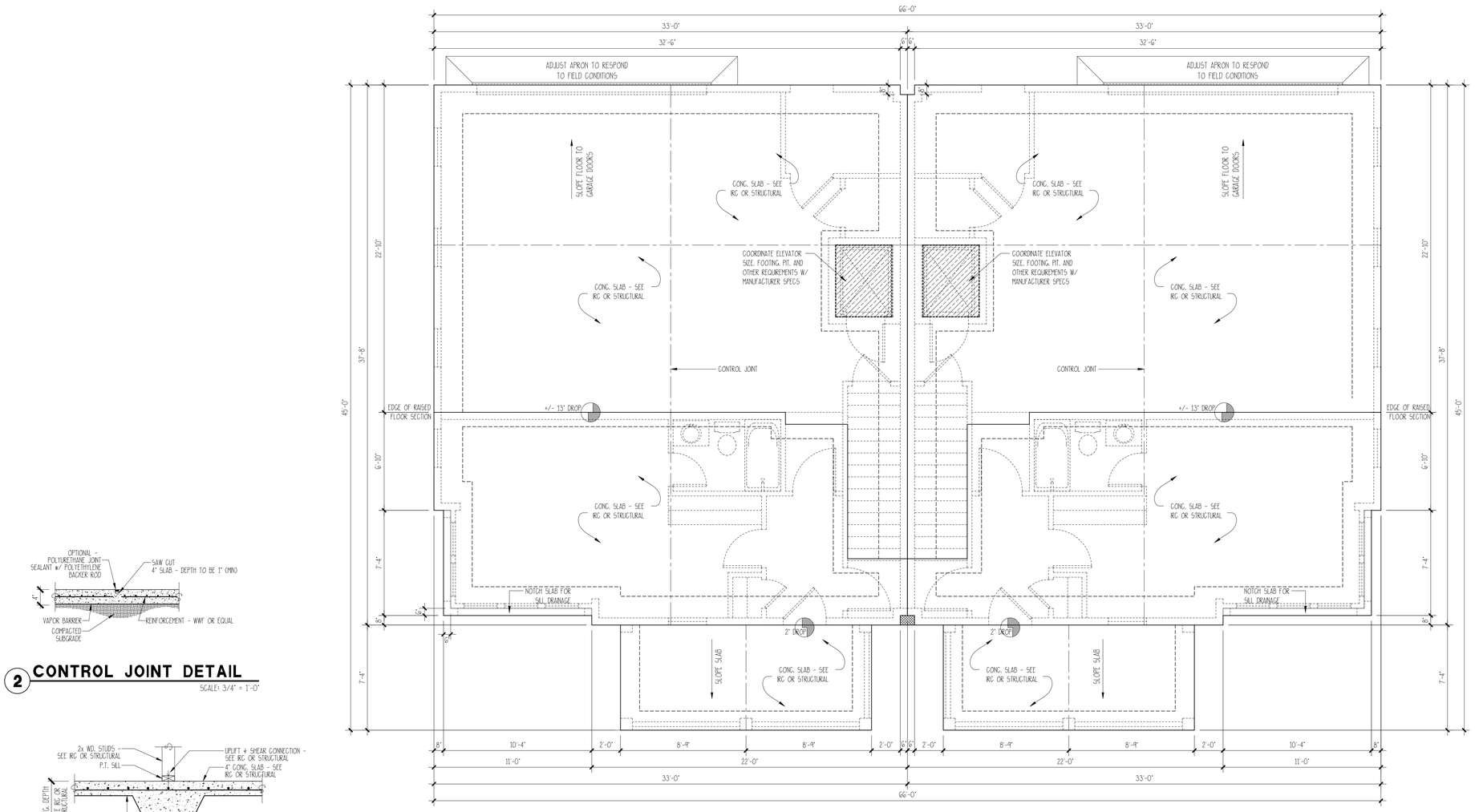
S2



*NOTE:

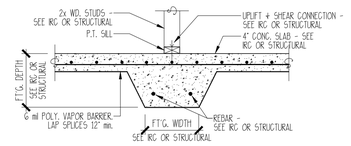
1. VERIFY MINIMUM FINISHED FLOOR ELEVATION WITH LOCAL CODES.
2. VERIFY MINIMUM FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING INSPECTOR.
3. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
4. VERIFY DBL. JST. LOCATIONS WITH ENG. FLR. SYSTEM DESIGN.

FOUNDATION PLAN

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

2 CONTROL JOINT DETAIL

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



1 THICKENED SLAB DETAIL

NOT TO SCALE

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- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- CLARIFY ANY CODE CONFLICTS
- PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD BE OBTAINED FROM A LOCAL BUILDING ENGINEER
- HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED; THESE SHOULD BE OBTAINED FROM A LOCAL HVAC CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
- AND THAT EQUIPMENT IS SELECTED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.

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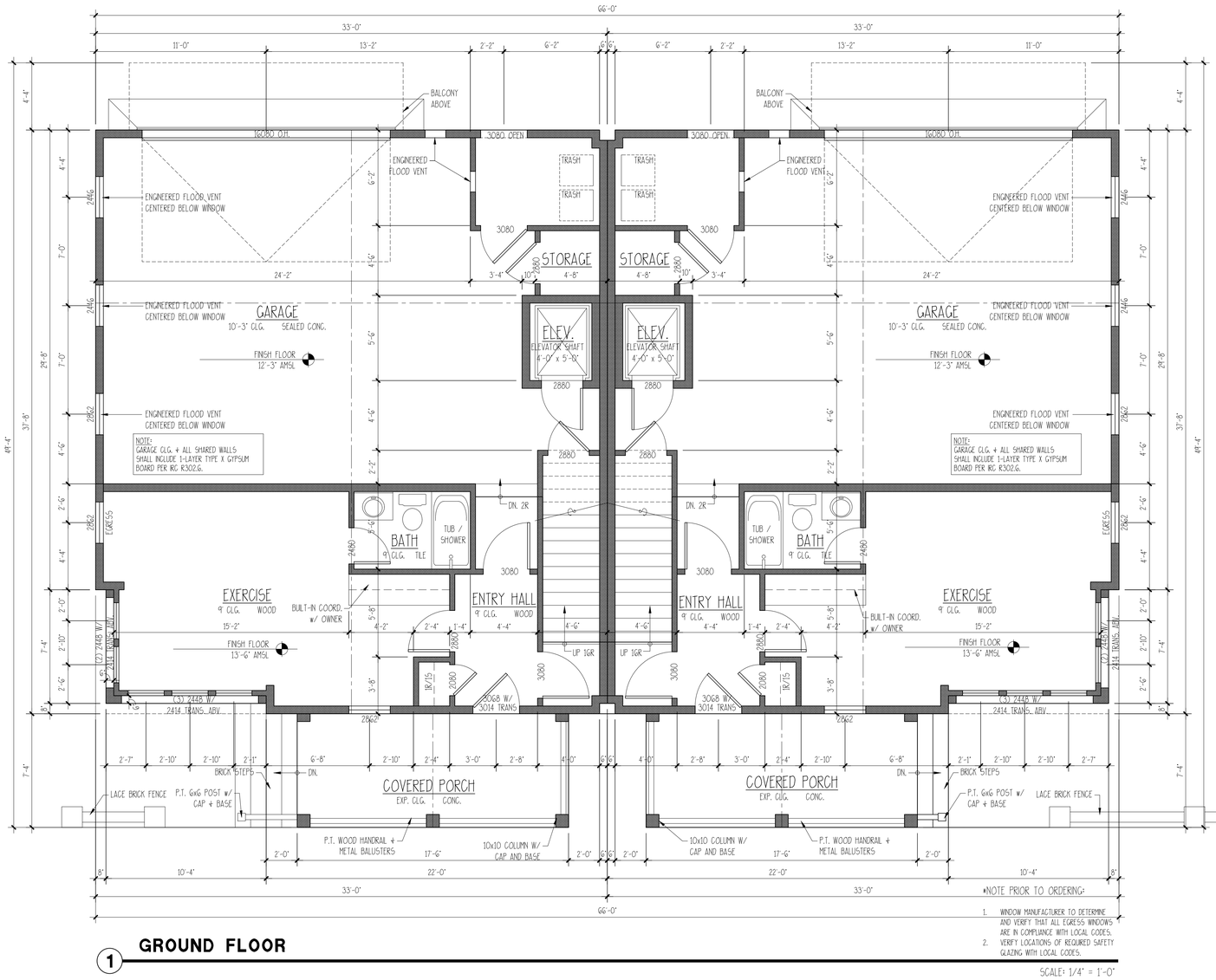

1 **GROUND FLOOR**

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

*NOTE PRIOR TO ORDERING:

1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.

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- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- STAIRS, HEIGHT, LOCATIONS ONLY, ENGINEERING ASPECTS, SHOULD BE COMPLIANT
- ELECTRICAL SERVICE, LOCATIONS
- HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE ORDERED FROM A LOCAL HVAC CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
- AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR HOUSE AND CONDITIONS.
- VERIFY ALL STRUCTURAL SYSTEMS WITH LOCAL ENGINEER AND ARCHITECT

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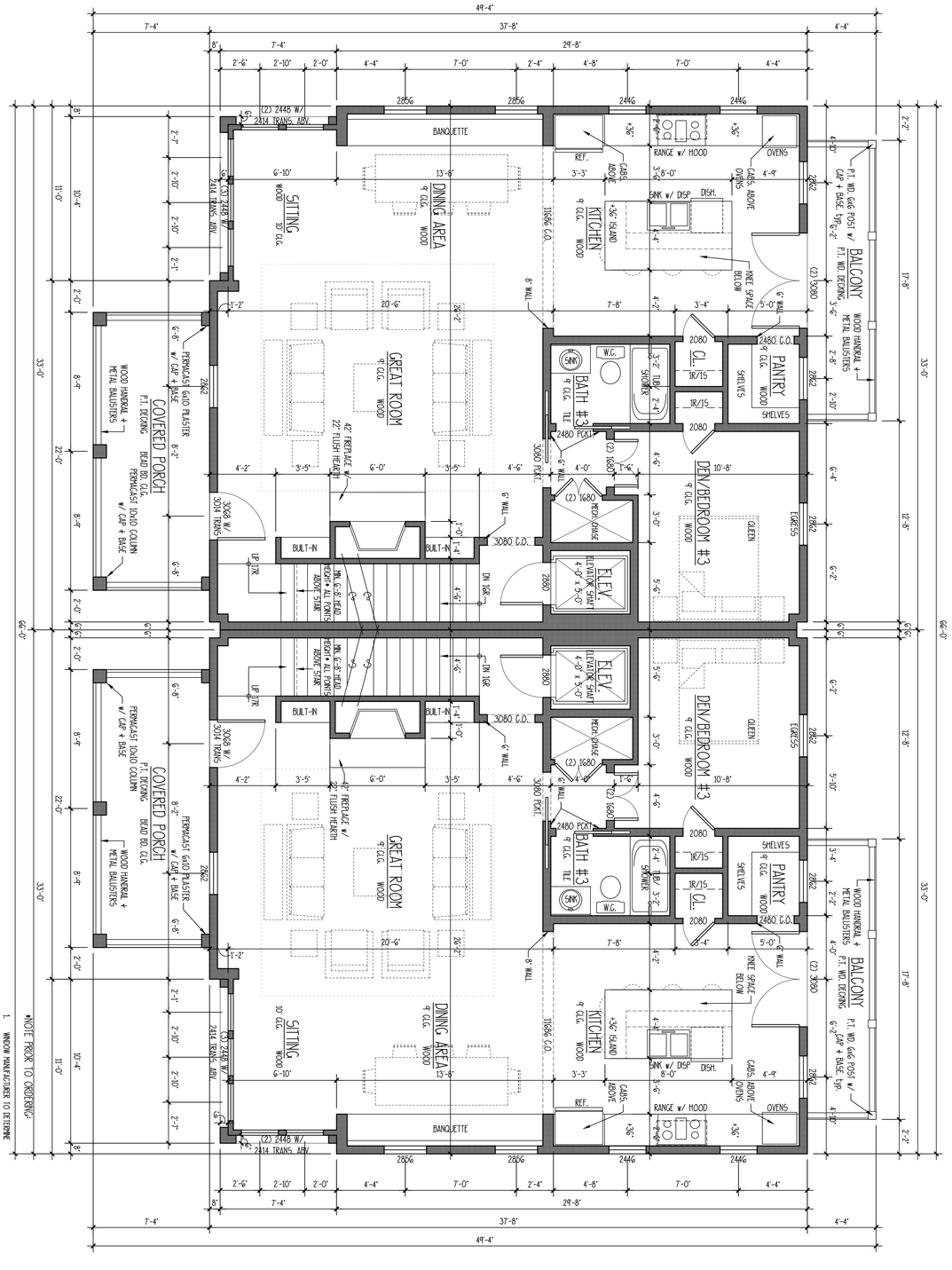

2 FIRST FLOOR

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

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- HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
- VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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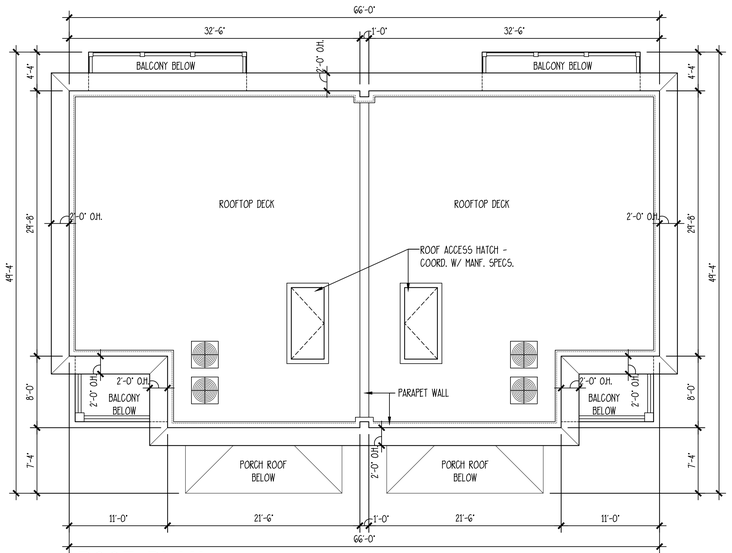
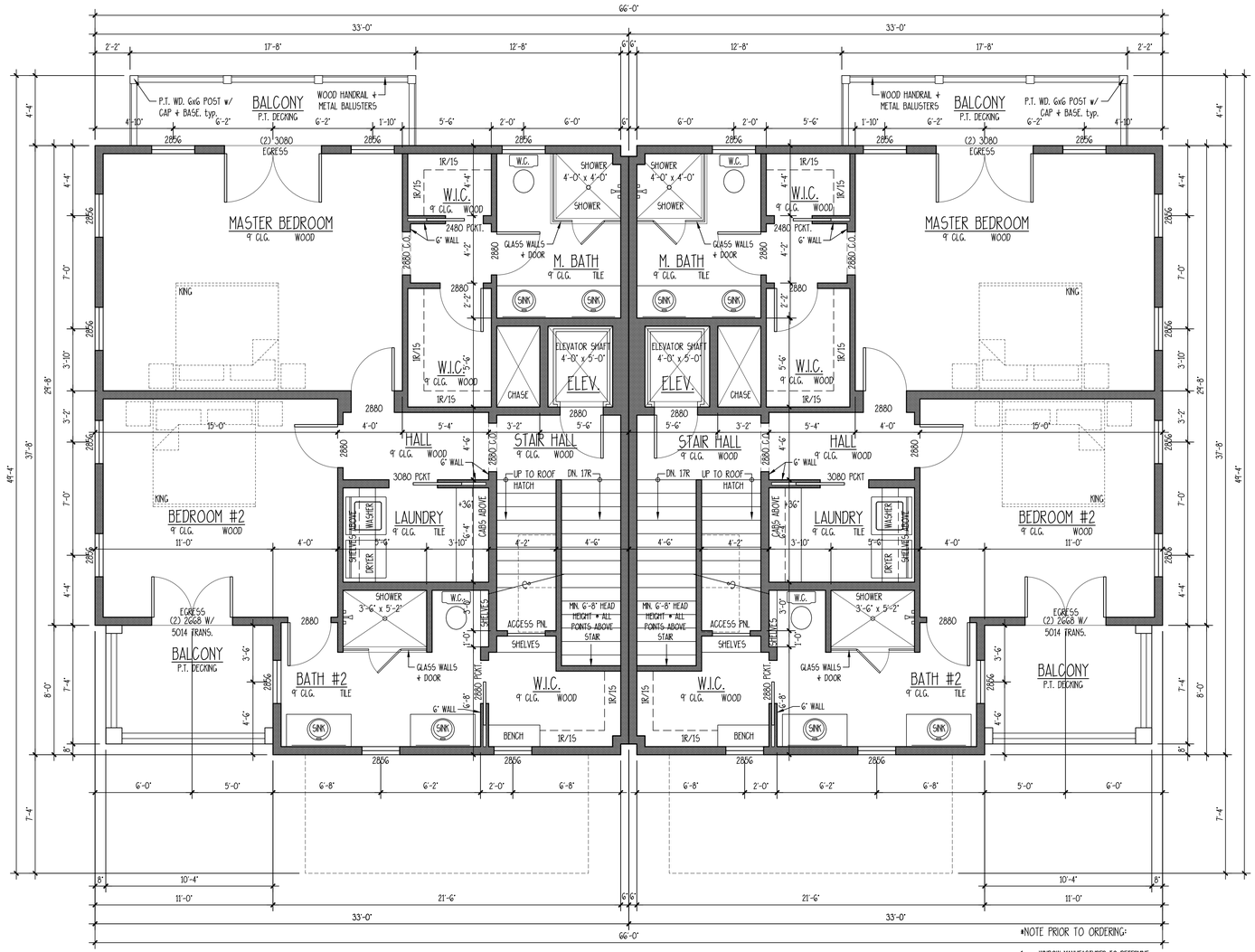


ROOF PLAN

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

*NOTE:

1. ALL PENETRATIONS TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE. ▪ REAR OR SIDES OF HOUSE AS POSSIBLE.
2. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM. (COMBINED WHEN POSSIBLE).
3. ALL ROOF / WALL PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR.
4. TWO (2) LAYERS UNDERLAYMENT REQUIRED WHEN 4:12 ROOF PITCH OR LOWER.
5. METAL ROOF SEAMS NOT TO EXCEED 16' O.C.
6. METAL ROOF SEAMS TO BE 1 1/2" TO 1 3/4" IN HEIGHT



*NOTE PRIOR TO ORDERING:

1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.

③ SECOND FLOOR

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

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-ELECTRICAL, MECHANICAL, PLUMBING
-STRUCTURAL PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND PROPER EQUIPMENT PLACEMENT
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1 NORTH (STREET) ELEVATION

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

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- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
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- NOTIFY ALL ADJOINING PROPERTY OWNERS BEFORE EXCAVATION AND CONSTRUCTION.

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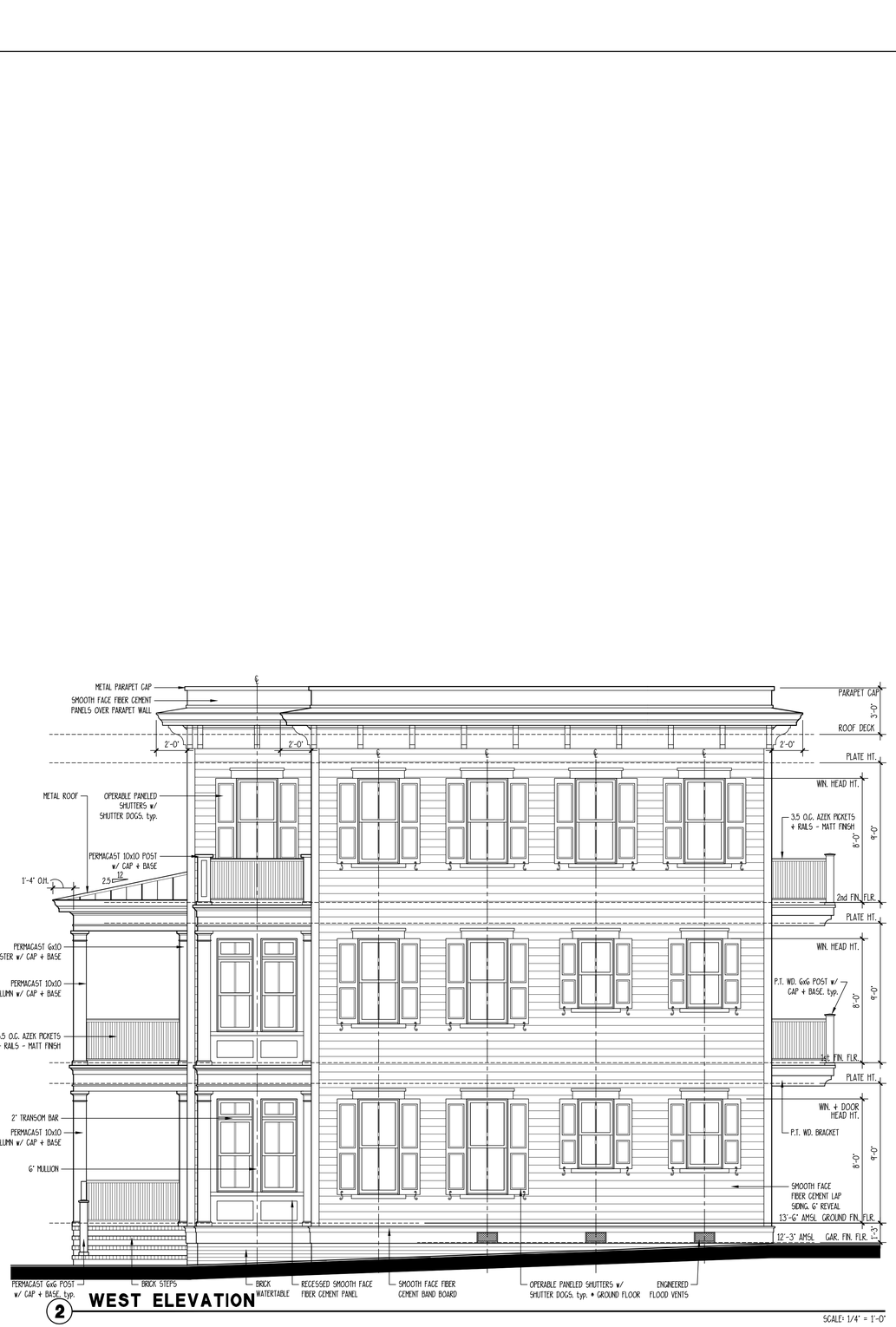
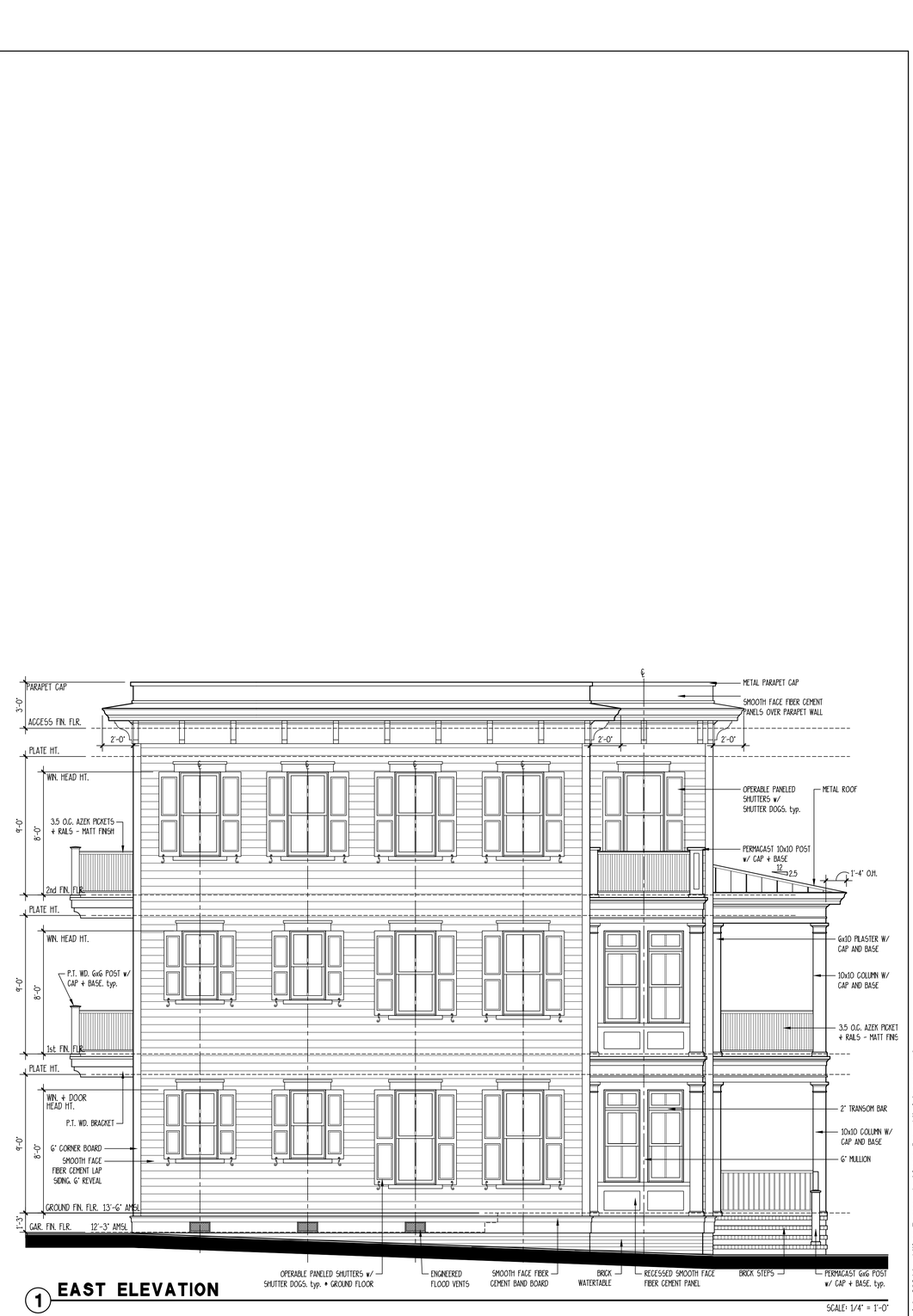


2 **WEST ELEVATION**

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



1 **EAST ELEVATION**

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

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•NOTIFY ALL ADJACENT ALTERED BUILDINGS OWNERS ABOUT IMPACTS

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3 SOUTH (ALLEY) ELEVATION

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

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- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ALL APPLICABLE CODES AND ORDINANCES
- MISC. 4" FOOTING LEDGERS ARE NOT INCLUDED. THESE SHOULD BE ORDERED FROM A LOCAL PEDS CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
- ANY TRIM ELEMENTS IN SOUTH LOWCOUNTRY TOWN VERNACULAR REGIONS AND CONDITIONS. (SEE ALLISON RAMSEY ARCHITECTS' DETAIL SHEETS FOR MORE INFORMATION)

DATE:	02/21/2024
JOB NO.	21205
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DWG. NAME:	21205.DWG

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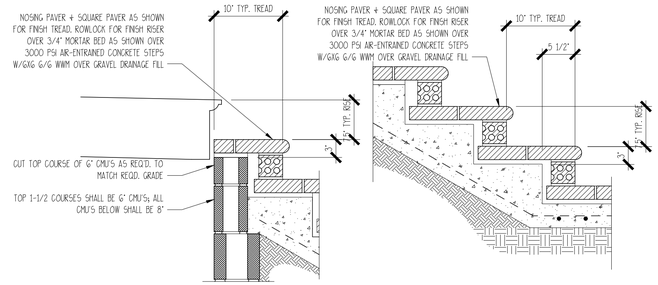
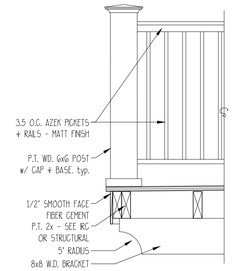


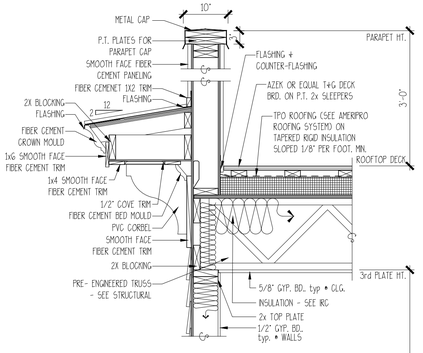
10 MASONRY STAIR DETAIL

SCALE: 1" = 1'-0"



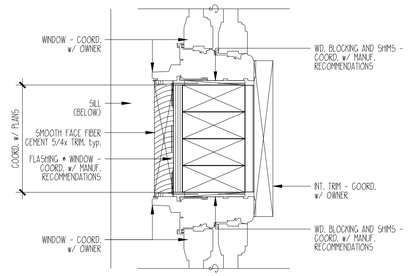
5 BALCONY DETAIL

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



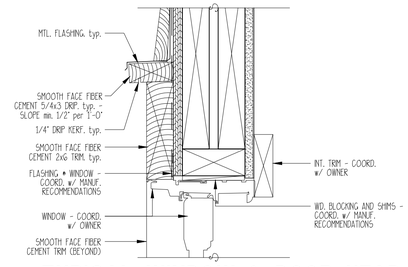
9 TYPICAL WINDOW JAMB @ MULL

SCALE: 3" = 1'-0"



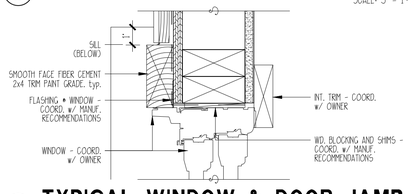
8 TYPICAL WINDOW & DOOR HEAD

SCALE: 3" = 1'-0"



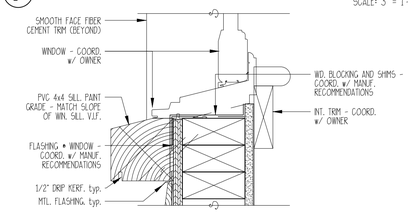
7 TYPICAL WINDOW & DOOR JAMB

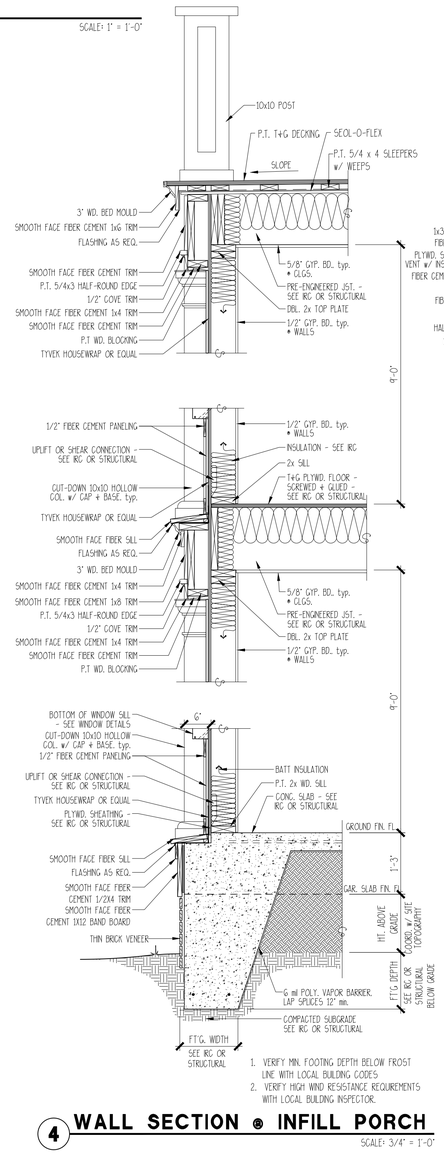
SCALE: 3" = 1'-0"



6 TYPICAL WINDOW SILL

SCALE: 3" = 1'-0"

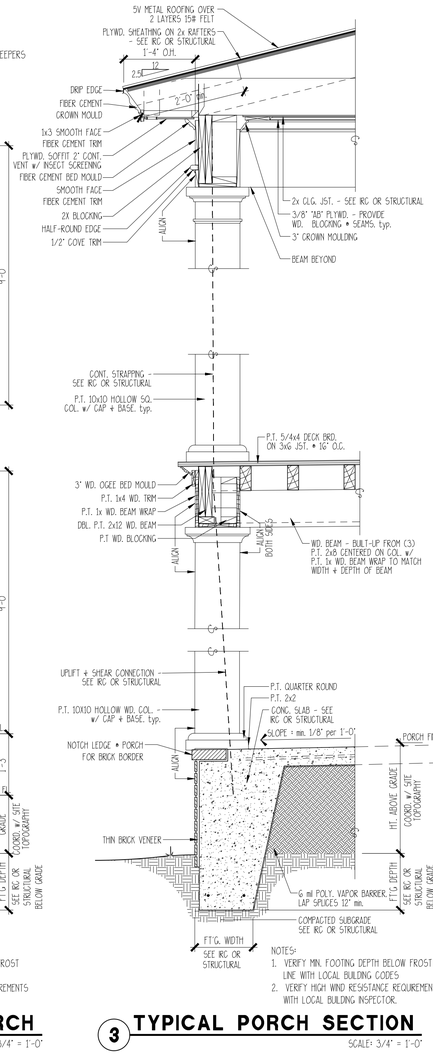




1. VERIFY MIN. FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING CODES
2. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.

4 WALL SECTION @ INFILL PORCH

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



NOTES:
1. VERIFY MIN. FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING CODES
2. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.

3 TYPICAL PORCH SECTION

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

2 TYPICAL WALL SECTION

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

1 GARAGE WALL SECTION

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

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-FLAG INCOMPLETE LOCATIONS ONLY ENGINEERING ASPECTS SHOULD INCORPORATE
-HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THEY SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND APPLICATIONS SUCH CONNECTS TO YOUR PARTICULAR REGION AND CONDITIONS.
-NOTIFY ALL CONSULTANTS, ENGINEERS, AND SUBCONTRACTORS OF ANY CONFLICTS OR DISCREPANCIES.

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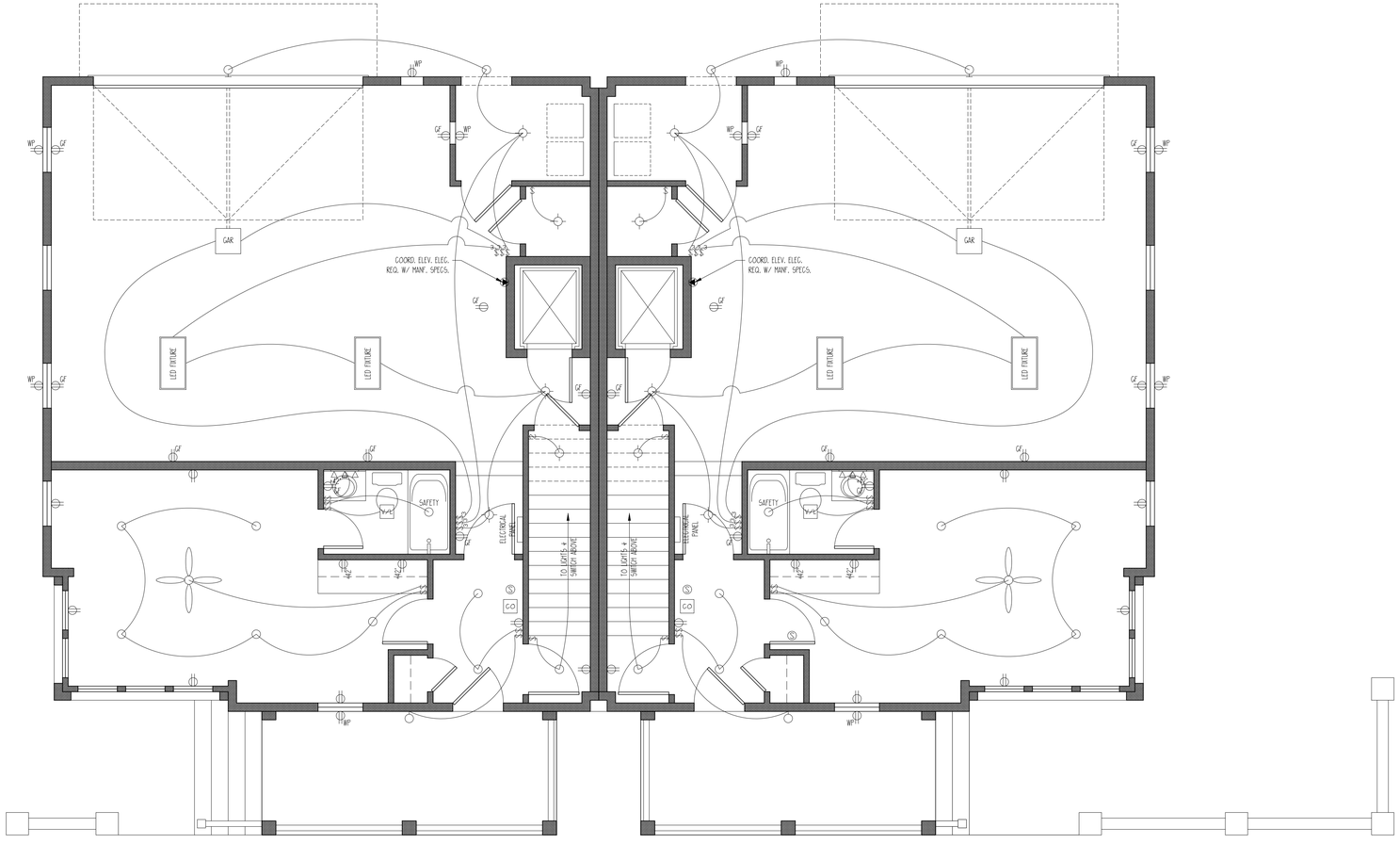
	SINGLE POLE SWITCH
3	THREE WAY SWITCH
4	FOUR WAY SWITCH
D	DIMMER SWITCH
SC	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
J	CEILING BOX
B	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

COORD. ELEVATION OF UTILITIES + ELECTRICAL OUTLETS W/ LOCAL CODES + FLOOD ELEVATION



*NOTE:

1. COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION w/ OWNER.
2. COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS w/ OWNER.
3. COORDINATE SOUND SYSTEM REQUIREMENTS w/ OWNER.
4. COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION w/ OWNER.

1 GROUND FLOOR ELECTRICAL LAYOUT

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

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- VERIFY COMPLIANCE WITH ALL LOCAL CODES
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- HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MEP/C CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE

USE OF THIS BLUEPRINTS IS SUBJECT TO THE FOLLOWING RESTRICTIONS AND CONDITIONS. ANY USE CONSTITUTES ACCEPTANCE OF THESE TERMS AND AGREEMENTS.

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DWG. NAME:	21205.DWG

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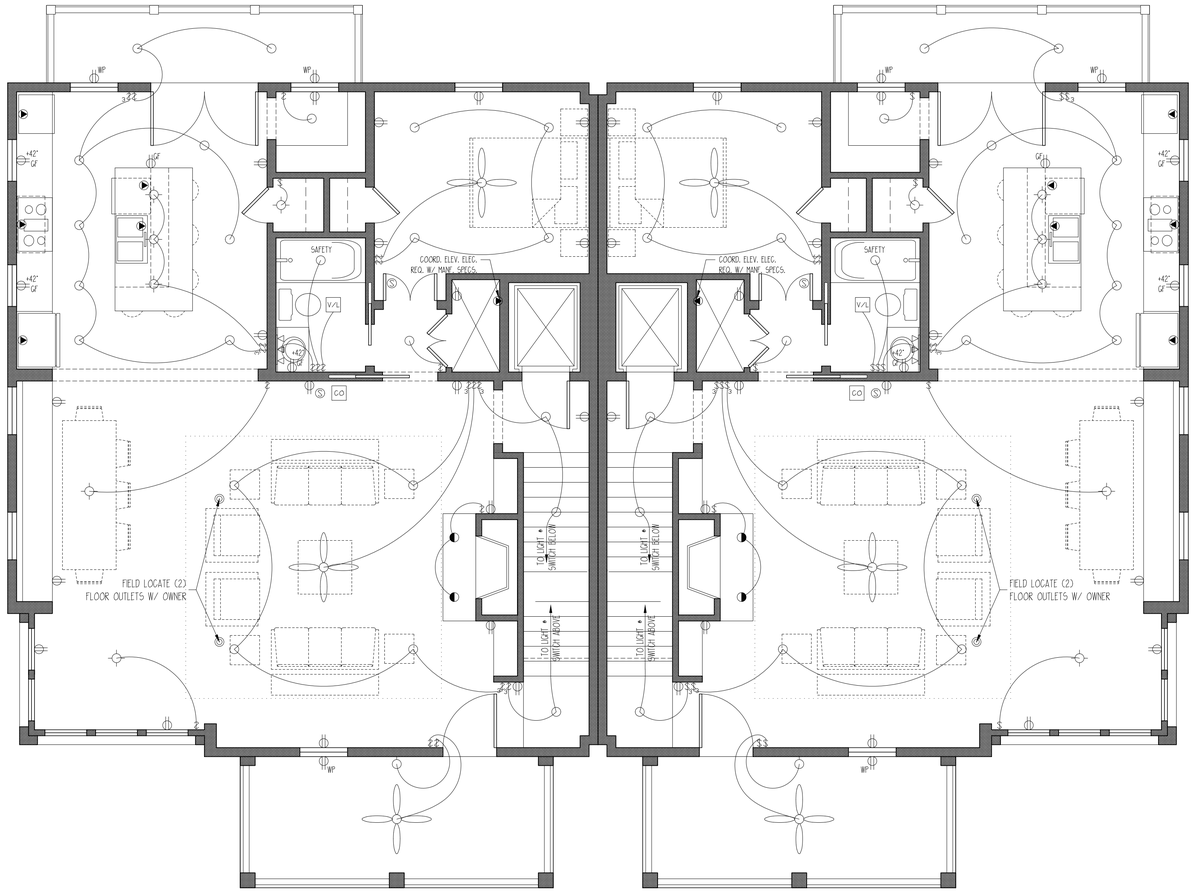
S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
S4	FOUR WAY SWITCH
SD	DIMMER SWITCH
SS	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
J	CEILING BOX
B	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

COORD. ELEVATION OF UTILITIES + ELECTRICAL OUTLETS W/ LOCAL CODES + FLOOD ELEVATION



*NOTE:

1. COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION w/ OWNER.
2. COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS w/ OWNER.
3. COORDINATE SOUND SYSTEM REQUIREMENTS w/ OWNER.
4. COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION w/ OWNER.

1 FIRST FLOOR ELECTRICAL LAYOUT

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

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•TRUE 4 PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THE EQUIPMENT TO BEST CORRESPOND TO YOUR PARTICULAR REGION AND CONDITIONS.
•VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION

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10

S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
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SD	DIMMER SWITCH
SSC	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
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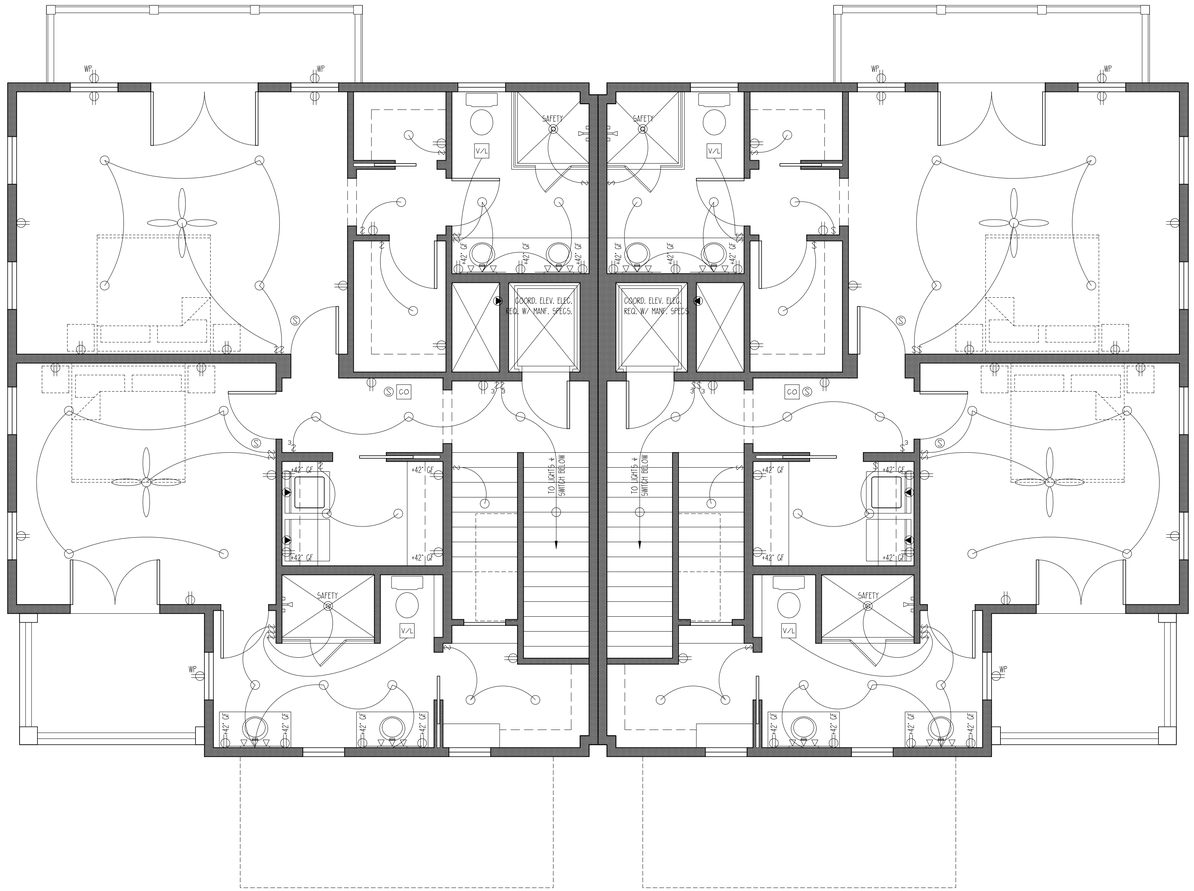
COORD. ELEVATION OF UTILITIES + ELECTRICAL OUTLETS W/ LOCAL CODES + FLOOD ELEVATION



1 SECOND FLOOR ELECTRICAL LAYOUT

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

*NOTE:

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2. COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS w/ OWNER.
3. COORDINATE SOUND SYSTEM REQUIREMENTS w/ OWNER.
4. COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION w/ OWNER.

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- PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD BE CONSIDERED
- ALL MEP SYSTEMS
- FINAL 4 PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MEP/FP CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THE EQUIPMENT TO BEST SUBSELECT FOR YOUR PARTICULAR REGION AND CONDITIONS.
- NOTE: ALL DIMENSIONS ARE ROUGH OPENINGS UNLESS NOTED AS FINISH.

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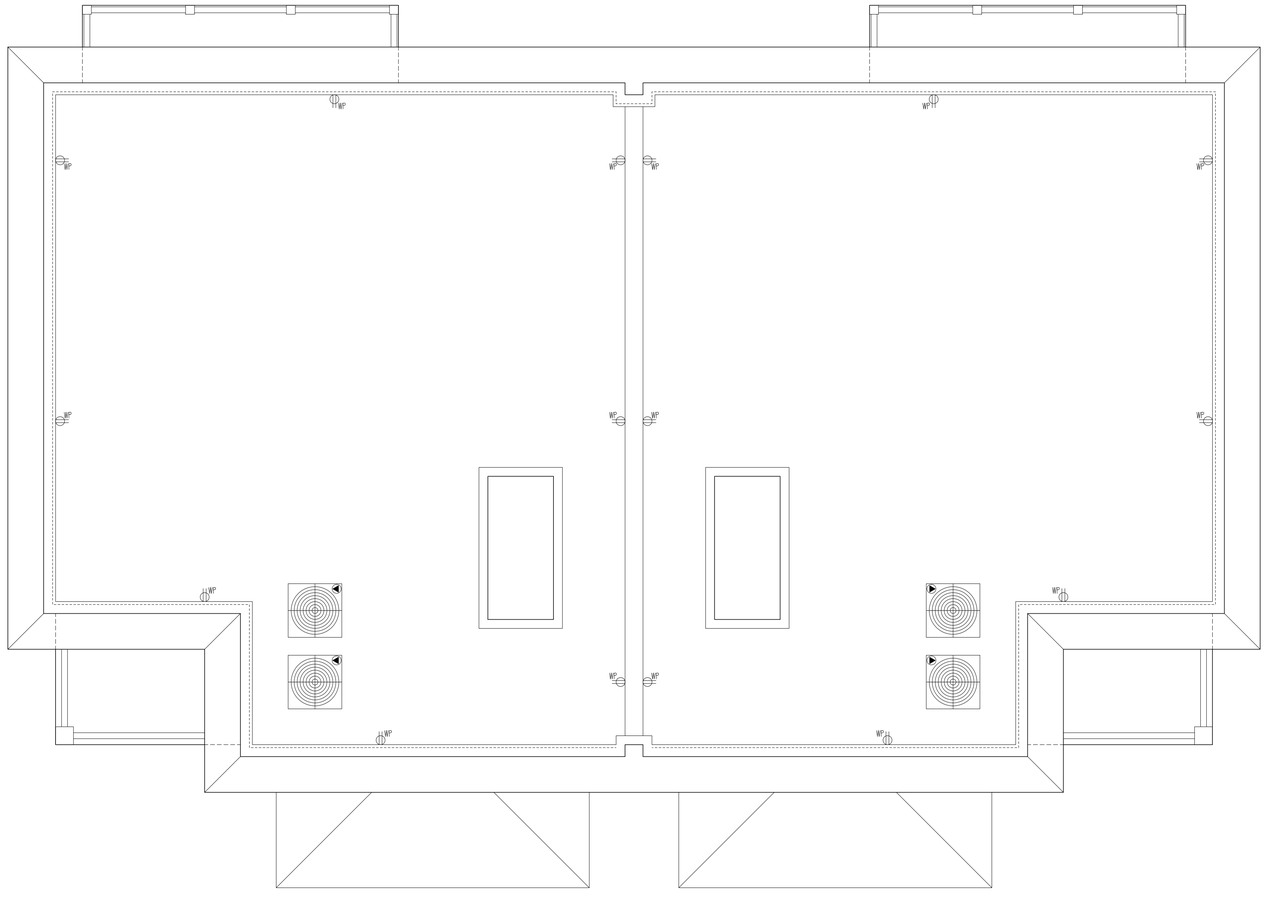

1 ROOFTOP ELECTRICAL LAYOUT

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

*NOTE:

1. COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION w/ OWNER.
2. COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS w/ OWNER.
3. COORDINATE SOUND SYSTEM REQUIREMENTS w/ OWNER.
4. COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION w/ OWNER.

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- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY, ENGINEERING ASPECTS SHOULD INCORPORATE ALL R & B SIZE SIZING.
- HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED, THESE SHOULD BE OBTAINED FROM A LOCAL HVAC CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SELECTED/SIZED FOR YOUR PARTICULAR REGION AND CONDITIONS.
- VERIFY ALL STRUCTURAL SYSTEMS WITH A LICENSED ENGINEER PRIOR TO CONSTRUCTION

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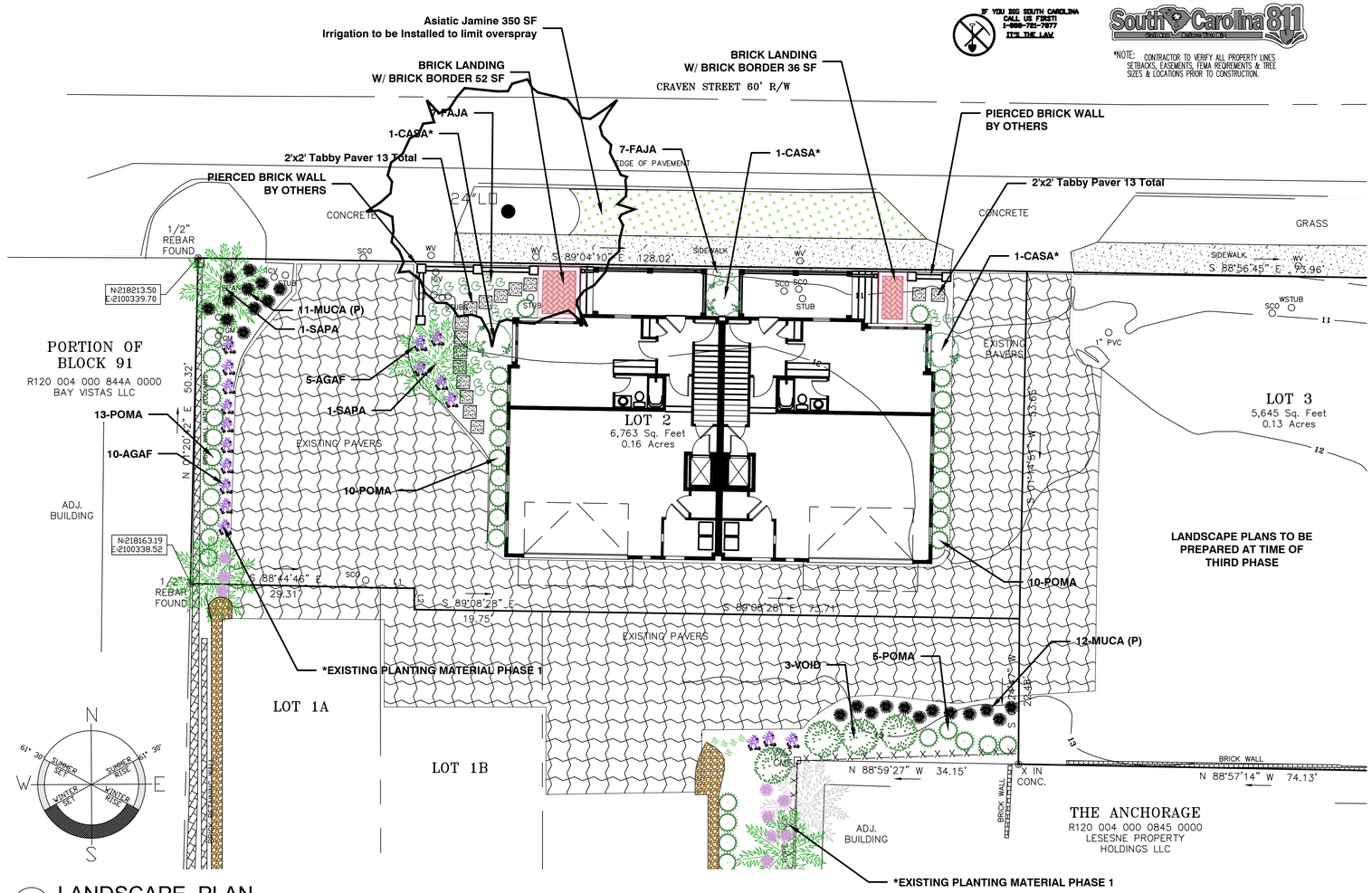

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IT'S THE LAW

South Carolina 811

*NOTE- CONTRACTOR TO VERIFY ALL PROPERTY LINES SETBACKS, EASEMENTS, FEMA REQUIREMENTS & TREE SIZES & LOCATIONS PRIOR TO CONSTRUCTION.

MBD **LANDSCAPE PLAN**
1" = 10'-0"

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

LANDSCAPE PLANS TO BE PREPARED AT TIME OF THIRD PHASE

***LANDSCAPE CONTRACTOR NOTE:**
CONTRACTOR TO VERIFY ALL EXISTING PLANT MATERIAL FROM PHASE 1. WESTERN PROPERTY LINE AND ANCHORAGE PROPERTY TO BE PLANTED PER PROPOSED PLAN.

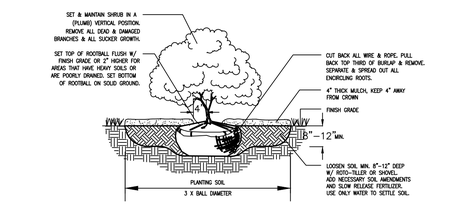
LANDSCAPE NOTES

PLANTING:
1. MATERIAL LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHAINED.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
4. SEE TREE, SHRUB, AND GROUNDCOVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
5. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST TO ACHIEVE PROPER SOIL CONDITION.
6. CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE BEFORE BEGINNING PLANTING OPERATIONS.
7. ALL PLANT BEDS TO RECEIVE 3" DEEP BROWN COLORED HARDWOOD MULCH.
8. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
9. ALL PLANT BEDS AND AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
10. IN THE PLANT SCHEDULE, PLANTS NOTED AS 'SPECIMEN' SHALL BE SELECTED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
11. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
12. PLANT BE SHALL BE TESTED FOR Ph AND AMENDED PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY UTILITY LOCATIONS BY REQUESTING "NO CUTS" 72 HOURS BEFORE INSTALLATION.
14. SOD ALONG ROW TO BE REPLACED WHERE NECESSARY.
15. ESTIMATED APPROXIMATE TOTAL LANDSCAPE INSTALLATION COST IS $40,000.

IRRIGATION:
THE IRRIGATION SYSTEM WILL CONFORM TO THE FOLLOWING STANDARDS:
1. PROVIDED 100% COVERAGE OF PLANT BEDS, GRASS ARES AND BUFFERS. IRRIGATION SYSTEM TO MEET ALL LOCAL AND NATIONAL PLUMBING AND ELECTRICAL CODES.
2. PROVIDE ELECTRIC AUTOMATIC TIMER CONTROL. COORDINATE LOCATION OF CONTROLLER WITH OWNER.
3. PROVIDE BEAUFORT COUNTY APPROVED RPZ PER BJWSA SPECIFICATIONS AND 1 ½" METER SERVICE FOR IRRIGATION SYSTEM.
4. INCORPORATE ZONES THAT SEPARATE GRASS AREAS FROM PLANT BEDS.
5. AVOID SPRAYING ROADS, PARKING AND WALKS.
6.UTILIZE SWING-JOINTS AND/OR FLEX-RISERS ON ALL HEADS NEXT TO ROADS, PARKING AND WALKS.
7. CONTRACTOR WILL PROVIDE 3 SETS OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY THE OWNER.
8. CONTRACTOR TO COORDINATE WITH GC AND OWNER, PRIOR TO HARDSCAPE MATERIAL INSTALLATION, INSTALLING CONDUIT FOR IRRIGATION.

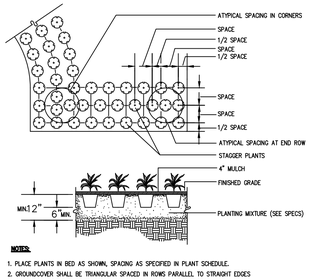
DRAINAGE:
SEE GRADE AND DRAINAGE PLAN FOR PROPOSED SITE DRAINAGE.

GUARANTEE:
THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.

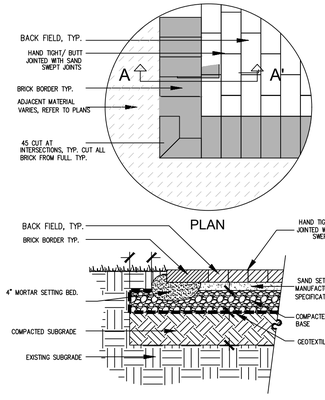


1 / LS101 **SHRUB PLANTING DETAIL**
N.T.S.

Trees	QTY	Common/ Botanical Name	Cont.	Height/Spread
	1	Cabbage Palm/ Sabal palmetto (Slick Face) 2" Cal.	Bare Root	12–15'
Shrubs	**QTY**	**Common/ Botanical Name**	**Cont.**	**Height/Spread**
	3	Sweet Viburnum/ Viburnum odortisimum	7 gal.	3–4'
	3	Camellia 'Yuletide'/ Camelia sasanqua	7 gal.	42"/36"
	22	Yew Pine/ Podocarpus macrophylla	7 gal.	4'/2'
Ground Covers/ Grasses	**QTY**	**Common/ Botanical Name**	**Cont.**	**Height/Spread**
	15	Flax Lilly/ Dianella tasminica 'Variegata'	1 gal.	15"–18"
	23	Gulf Muhly Grass Pink/ Muhlenbergia capillaris	1 gal.	2/2'
	9	Giant Leopard Plant/ Farfugium japonicum 'Giganteum'	1 gal.	15"–18"
	350 SF	Asiatic Jamine/ Trachelospermum asiaticum	100 4" Plugs	6"/ 12"



2 / LS101 **GROUNDCOVER PLANTING DETAIL**
N.T.S.



3 / LS101 **BRICK /STONE WALK WITH BRICK BORDER DETAIL**

BRICK MANUFACTURER INFORMATION

MANUFACTURER: TO MATCH ARCHITECTURE

BRICK: TO MATCH ARCHITECTURE
COLOR: TO MATCH ARCHITECTURE
PATTERN: RUNNING BOND FIELD (REFER TO PLAN SHEET LS102 FOR DIRECTION)
WITH SINGLE HEADER COURSE BORDER
JOINTS: HAND TIGHT / BUTT JOINTED, SAND SWEPT

OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
GEOTEXTILE FABRIC: TUPAR 3401 OR APPROVED EQUAL
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:
1. PROVIDE 1% MIN. 2%MAX, CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN SHEET (CS 102) FOR WIDTHS OF WALK
3. CONTRACTOR SHALL COORDINATE BOURDERS AND PATTERN WITH OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4x4' SAMPLE OF CONCRETE WITH 2 SIZES OF OYSTER SHELL FINISH FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

State of South Carolina
REGISTERED
No. 1076
LANDSCAPE ARCHITECT
JOHN MICHAEL BROCK

INITIAL SUBMITTAL
02/01/2024

No.	Issue / Revision Description	Date
1		
2		

LANDSCAPE PLANS
FOR
1106 CRAVEN STREET
BEAUFORT, SC

M.B.D.
M. BROCK DESIGNS, LLC
LANDSCAPE ARCHITECTURE + LAND PLANNING

J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By:	M. Brock
Drawn Date:	02.015.24
Chk'd By:	M. Brock
Project ID:	23077

Landscape Plan
Sheet No.
LS-101
SHEET 1 OF 1

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Roof: 4M Charcoal Gray

Siding: SW 7008 Alabaster

Trim: SW 7006 Extra White

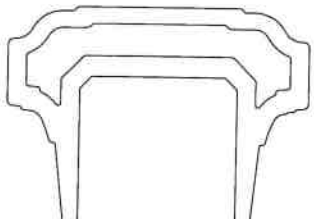
Shut ers: SW 7061 Night Owl

TimberTech®
by AZEK Building Products

Premier Railing®

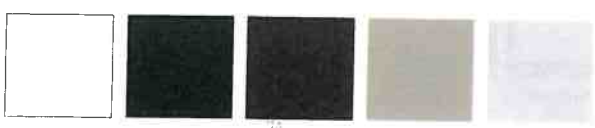
DARING. CLASSIC. BEAUTIFUL.

Balance style and grace with Premier Rail, where sleek top rails and stately post caps meet at the intersection of modern and traditional. Get the look of real wood with the added performance of composite railing for a look that lasts.



TOP RAIL SIZE: 3.5" X 2.7"

COLOR OPTIONS



WHITE | BLACK | KONA® | BROWN-STONE | SLATE GRAY

X MATTE WHITE

INFILL OPTIONS

Composite balusters | Aluminum balusters (Square and round) | CableRail by Feeney® | Glass channel kit (Glass not included)

TimberTech® AZEK

Perfect Your Porch

ELEGANT. STYLISH. DURABLE.

Turn up the volume on your home's curb appeal. Whether choosing a traditional brown or an on-trend gray for porch boards, you can personalize your porch. Our high-performance, capped polymer porch boards are designed to look like natural wood—but better—while adding timeless beauty.

COASTLINE®

MAHOGANY

WEATHERED TEAK™

DARK HICKORY

MORADO®

SILVER OAK®*

SLATE GRAY

BROWNSTONE

OYSTER®

Oyster Porch in standard width

*Extended lead times may apply to certain geographies.

SL150 | 1 1/2" Snap Lock Panel

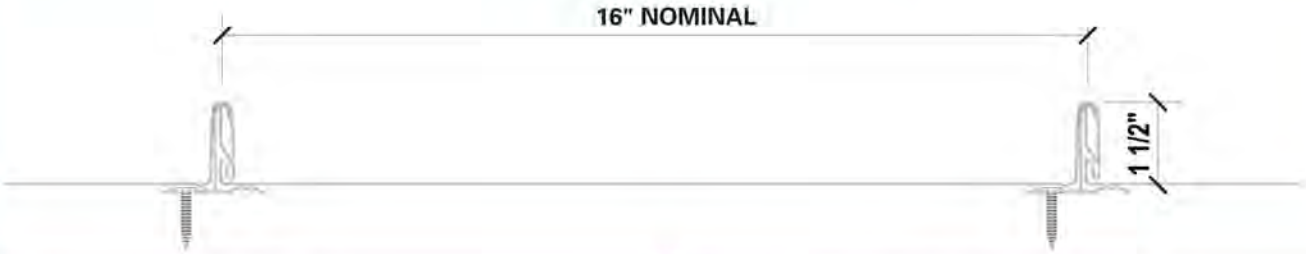
PRODUCT DESCRIPTION

- Architectural Standing Seam Metal Roofing System
- Ideal for residential and commercial applications
- Specially designed clip allows thermal movement
- Tested panel for rated assemblies achieves higher performance levels

1-1/2" Snap Lock Panel; max width 15.39"; Snap Lock Seam fastened with (2) #10-12 x 1" long No. 2 Phillips drive pancake head, wood screws; One Part Clip Assembly SL150R Clip fastening metal to panel to minimum 15/32" plywood decking; maximum 24" clip spacing; Panel Rollformer: Schlebach Quadro-Plus Rollformer; Maximum Allowable Roof Uplift Pressure (steel): -86.0 psf Main Field @ 24" Clip Spacing; Perimeter Pressure -108.5 at 12" Clip Spacing; Corner Pressure -116.0 psf @ 6" Clip Spacing; *Oil Canning is not a Cause for Rejection.*

4M metals

www.4mmetals.com



DESIGN INFORMATION

- Minimum Slope = 1-1/2":12"
- Actual Panel Width: 15.39" from 20" Coil
- Solid Substrate Required
- Architectural, Hydrokinetic Panel
- Snap Seam – No Field Seaming Required
- 24 and 26 Gauge Galvalume®
- .032" Aluminum
- 16oz Copper
- 30 Year Finish Warranty on Kynar 500 Finish
- Weather Tight Warranty Available
- Underlayment Required

TEST REPORT SUMMARY

- Florida Building Code 2004
- Chapter 15: Roof Assemblies
- Section 1504.3.2; 1505.3; 1507.4
- Chapter 16: Structural Design
- Chapter 22: Steel; Section 2209 Cold Form Steel
- Chapter 23: Wood
- Testing per TAS 125-03 Std. Requirements for Metal Roof Systems
- Test Assembly #6 by Underwriters Laboratory for:
  a) UL 580-94, per FBC, Uplift Resistance of Roof Assemblies
  b) UL 1897-98, per FBC, Uplift Tests for Roof Covering Systems
- Testing per TAS 100 Wind Driven Rain Test
- FPA #9860.15 – Non HVHZ – 24ga
- FPA #9860.16 – HVHZ – 24ga

4M metals

201 Red Oaks Way · Ridgeland, SC 29936

Telephone: 843.208.2433 · Fax: 843.208.2430

Website: www.4mmetals.com

Environmentally Smart Colors—Designed Energy Efficient

Metallic Colors

Non-Painted

Weathered Colors

* Available at a slight price premium. * Also available in Robust.

Colors shown are matched as accurately as possible, but may vary slightly from finished product. These rich and vibrant colors are produced with either Kynar 500® or Hylar 5000® resins, which provide superior color retention and allow Sheffield Metals to offer non-prorated coating warranties for most applications. Coating warranty varies for Regal Red, Matte Black, Copper, Champagne, Silver, and Pre-Weathered Galvalume. Steelscape's Vintage carries a 20 year Finish Warranty. Please contact your representative for more information.

Stock Availability Matrix

							GALVALUME			ALUMINUM			
			ISR	EMI	3 Yr.	SRI	24 ga. 40.375"	24 ga. 44.375"	24 ga. 48.375"	.032 nom. 40.500"	.032 nom. 48.000"	.040 nom. 48.000"	.050 nom. 48.000"
Aged Copper	★	L	0.47	0.85	0.46	53	●		●	●	●		
Ash Gray	★	L	0.39	0.84	0.39	41	●		●	●	●		
Burgundy	★		0.25	0.85	0.23	23	●		●				
Champagne Metallic	★		0.37	0.80	0.35	37	●		●				
Charcoal Gray	★		0.29	0.84	0.28	28	●		●	●	●		
Colonial Red	★		0.30	0.85	0.29	30	●	●	●	●	●	●	
Copper Metallic	★	L	0.49	0.86	0.47	56	●		●	●	●		
Dark Bronze	★		0.26	0.84	0.25	24	●	●	●	●	●	●	●
Dove Gray	★	L	0.49	0.86	N/A	56	●		●	●	●		
Evergreen	★		0.27	0.86	0.26	26	●	●	●	●	●	●	
Hartford Green	★		0.26	0.85	0.25	24	●		●		●	●	
Hemlock Green	★		0.29	0.86	0.29	29	●		●				
Mansard Brown	★		0.27	0.86	0.25	26	●		●		●	●	
Matte Black	★		0.29	0.83	0.27	27	●		●		●		
Medium Bronze	★		0.30	0.87	0.28	31	●	●	●	●	●	●	●
Patina Green	★		0.28	0.87	0.28	28	●		●				
Pre-weathered Galvalume®	★		0.30	0.79	0.28	27	●		●	●	●		
Regal Blue	★		0.26	0.85	0.25	24	●		●				
Regal Red	★		0.42	0.83	0.41	45	●		●				
Regal White	★		0.67	0.86	0.67	81	●	●	●	●	●	●	●
Sandstone	★	L	0.54	0.86	0.53	63	●	●	●	●	●	●	●
Sierra Tan	★		0.35	0.86	0.34	37	●	●	●	●	●	●	●
Silver Metallic	★	L	0.59	0.79	0.60	67	●		●	●	●	●	●
Slate Blue	★		0.29	0.85	0.28	28	●		●				
Slate Gray	★		0.33	0.84	0.33	33	●	●	●	●	●	●	●
Solar White	★	L	0.68	0.85	0.66	82	●		●	●	●	●	●
Stone White	★		0.60	0.86	0.56	71	●		●			●	
Surrey Beige	★	L	0.42	0.85	0.41	46	●		●				
Terra Cotta	★		0.35	0.86	0.35	37	●		●	●	●	●	
Acrylic Coated Galvalume®	★	L	0.67	0.14	0.55	56	●		●				
Cor-Ten AZP® Raw			0.32	0.89	N/A	34	●		●				
Copper-Ten™ Raw			0.45	0.88	N/A	51	●		●				
Galv-Ten™ Raw			0.49	0.84	N/A	55	●		●				
Vintage®			0.30	0.70	0.27	22	●		●				
Custom Colors							▲	▲	▲	▲	▲	▲	▲

Notes:

- All of Sheffield's CoolR® metal is painted with a .20 mil primer and .70 - .90 mil Top Coat of 70% Kynar 500® PVDF resin-based coating or Hylar 5000®. The reverse side has a .20 primer and .30 - .40 backer coating.
- 22 gauge steel available in 44.375" and 48.375" widths upon request.
- For low slope roofing to meet Energy Star requirements, the ISR must be ≥0.65. After 3 years, the solar reflectance must be ≥0.50.
- For steep slope roofing to meet Energy Star requirements, the ISR must be ≥0.25. After 3 years, the solar reflectance must be ≥0.15.
- For low slope roofing to meet LEED 2013 requirements, the SRI must be ≥ 82.
- For steep slope roofing to meet LEED 2013 requirements, the SRI must be ≥ 39.
- Low slope is defined as ≤2:12.
- Steep slope is defined as >2:12.

Key:

● = Stocked Item
▲ = Available on Custom Order Basis
★ = Energy Star Compliant
L = LEED 2013 Compliant
ISR = Initial Solar Reflectance
EMI = Emissivity
SRI = Solar Reflectance Index

Oil canning is an aesthetic issue and is an inherent part of light gauge cold formed metal products. By using coil that has been processed properly, designing for thermal movement, following stringent specifications for installation and proper handling most oil canning can be eliminated. Oil canning is not grounds for coil/panel rejection.

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Cor-Ten AZP® is a registered trademark and the USS in Circle, Weathered Metal Series™, Galv-Ten™, and Copper-Ten™ are trademarks of Unites States Steel Corporation. All trademarks are used under license of the United States Steel Corporation.

ENERGY STAR PARTNER

CONTINUING EDUCATION

NTM New Tech Machinery

MCA Metal Construction Association

valspar

Featuring: USS Steel

SENTRIGARD ML 150

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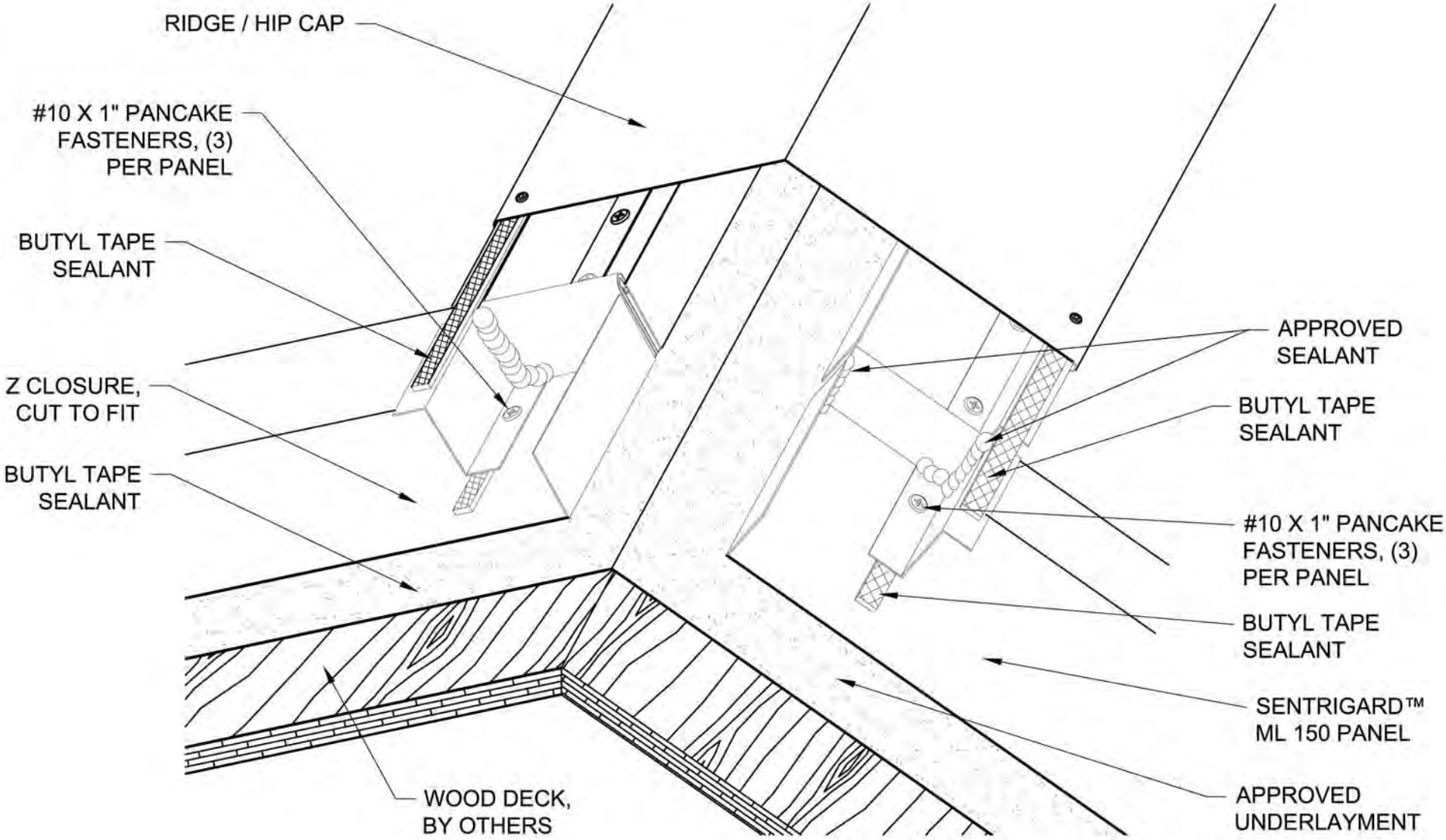
Ridgeland, SC 29936
tel: 843-208-2433 • fax: 843-208-2430



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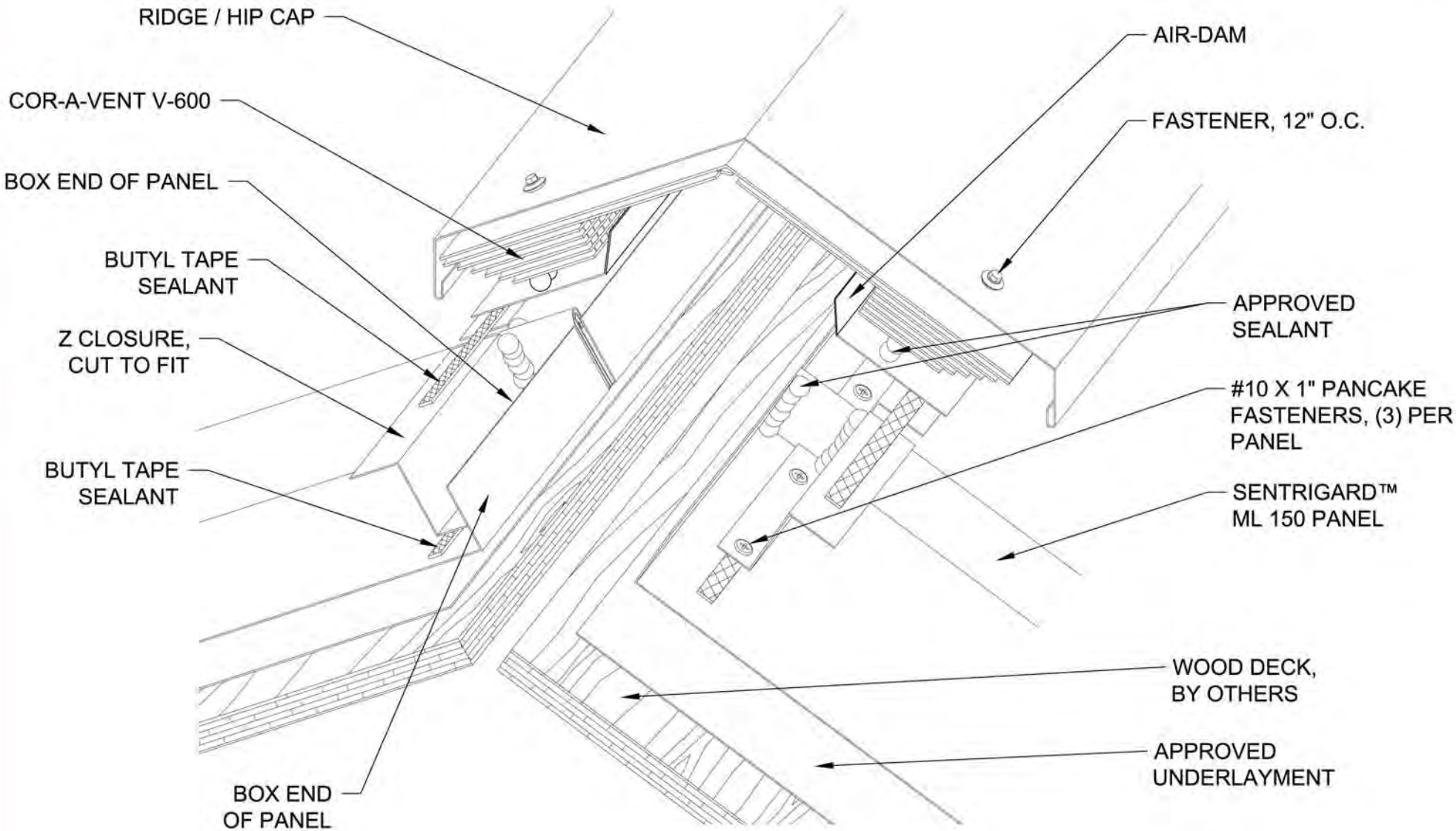
	Contractor: 1003 Charles Street, Beaufort SC 29902				
	Designer: cooter@allisonramseyarchitec	Date: 843-986	Scale: N/A	**SENTRIGARD ML 150**	**HR-1**



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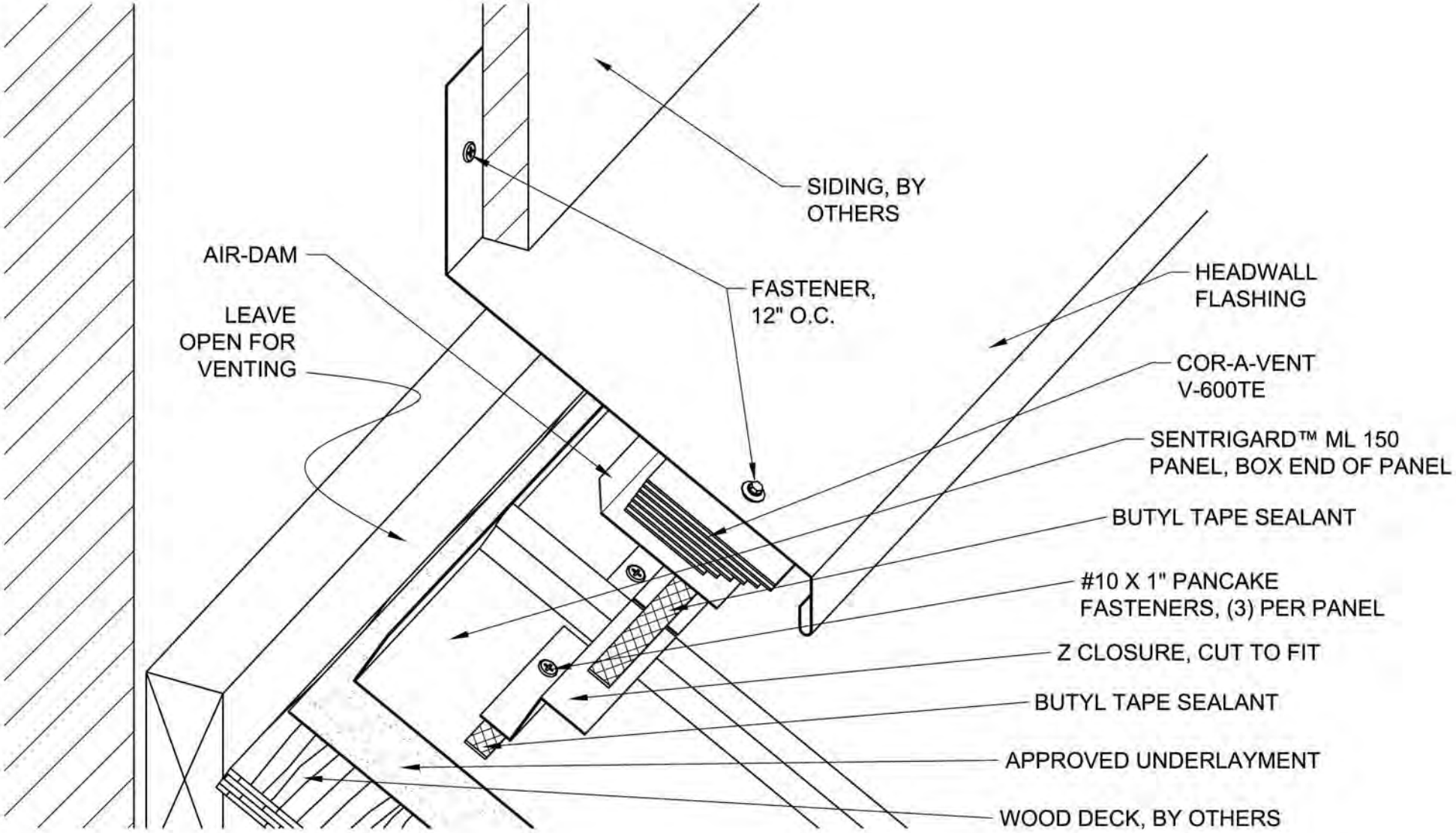
	Contractor: 17 Lockwood Drive, 5th Floor, Charleston SC				
	Designer: 1106 Craven Street	Date: 1106 Cra	Scale: N/A	SENTRIGARD ML 150	VR-1



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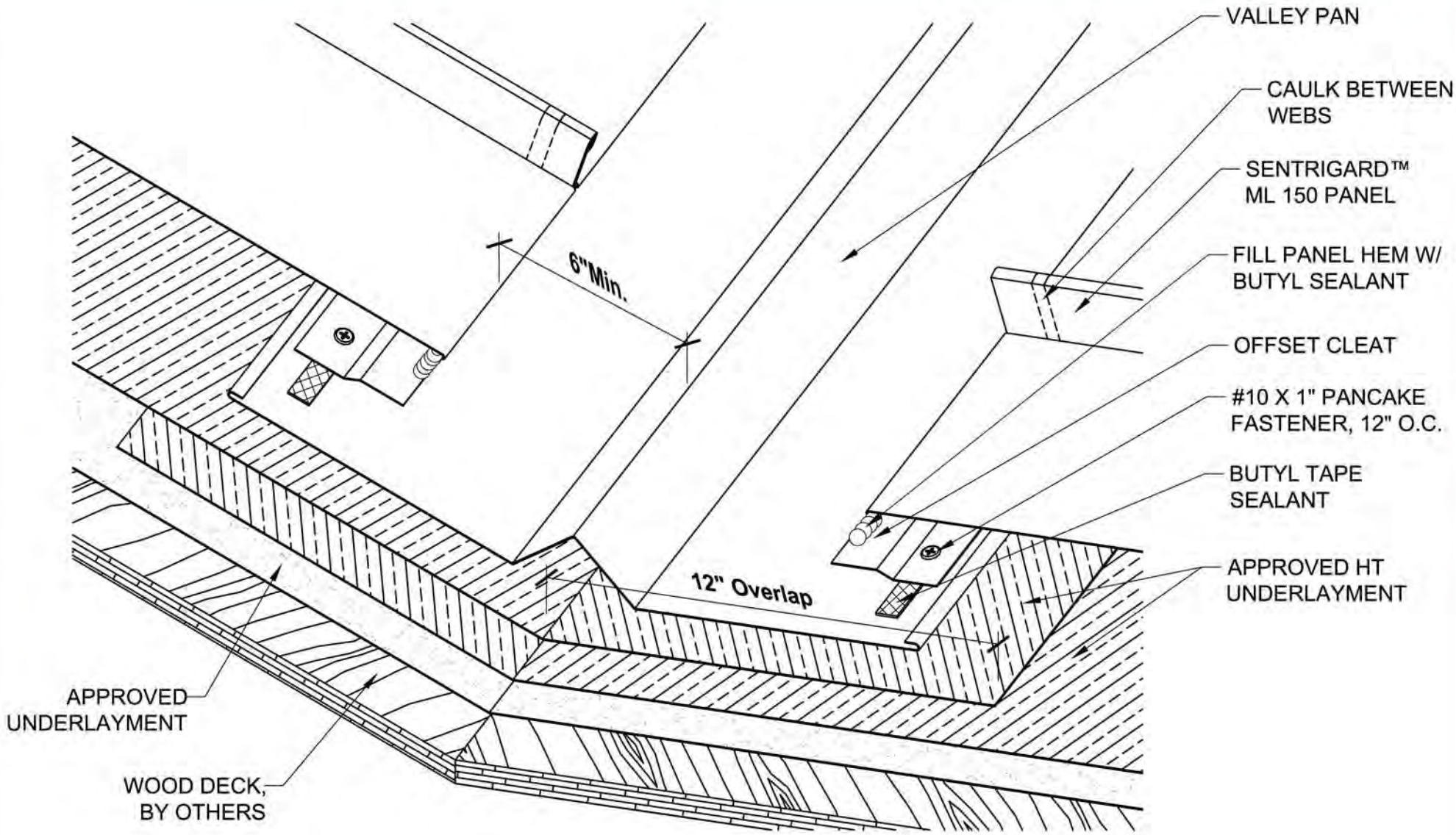
	Designer:	Date: 02-21-24	Scale: N/A	SENTRIGARD ML 150	VH-1



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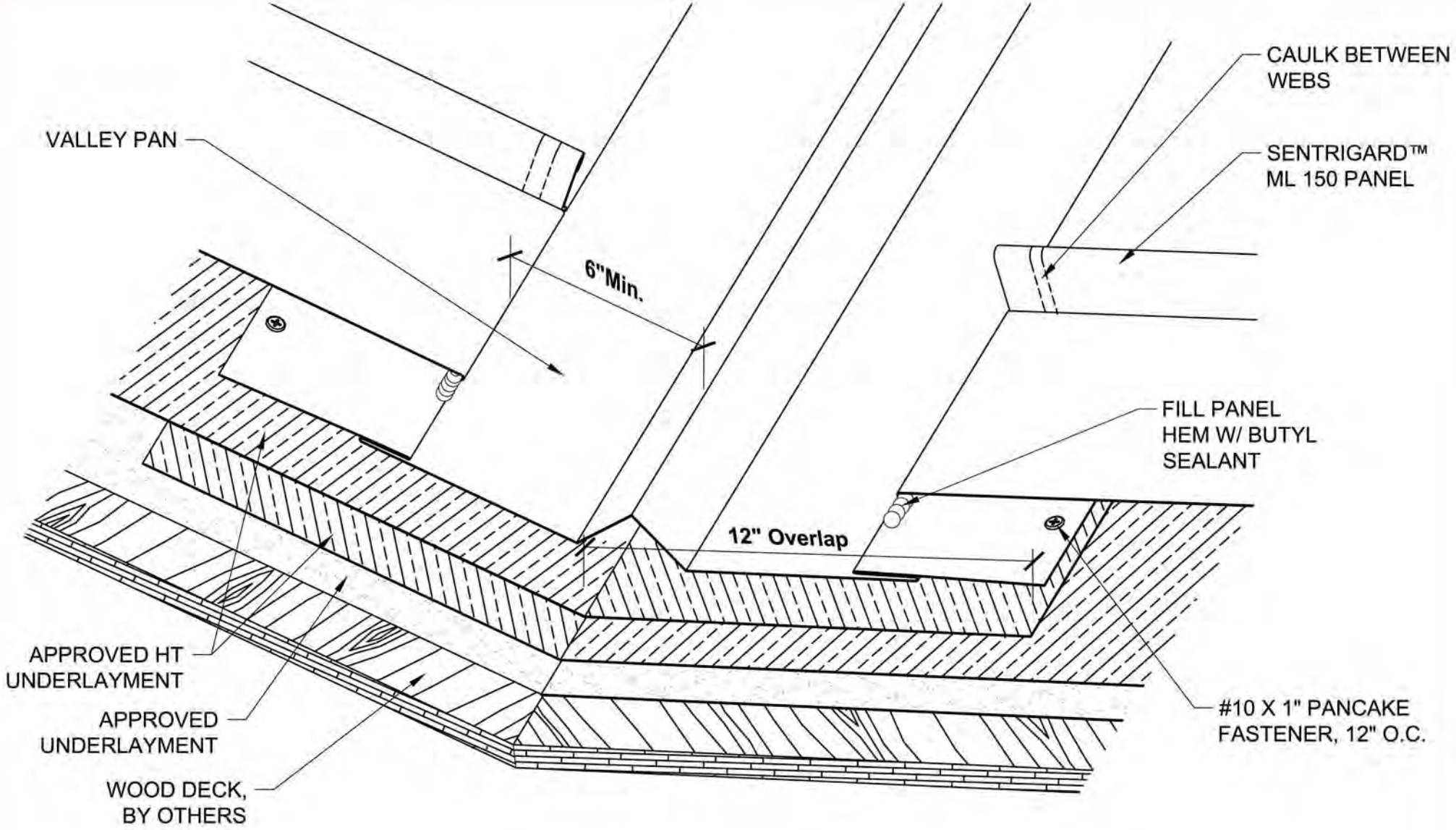
	Contractor:				
	Designer:	Date: 1106 Cr	Scale: N/A	**SENTRIGARD ML 150**	**V-1**



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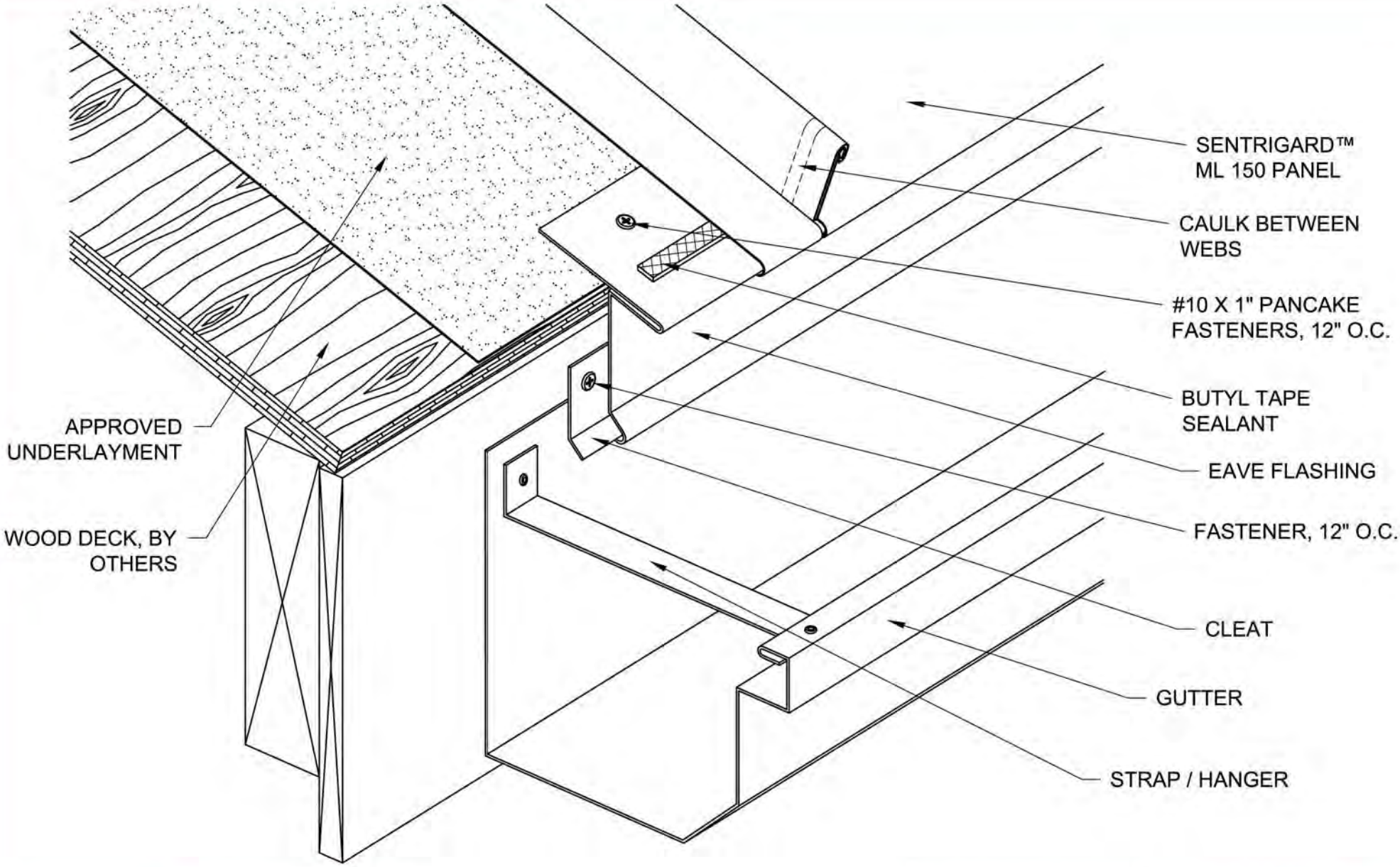
	Contractor: .47				
	Designer: residence	Date:	Scale: N/A	**SENTRIGARD ML 150**	**V-2**



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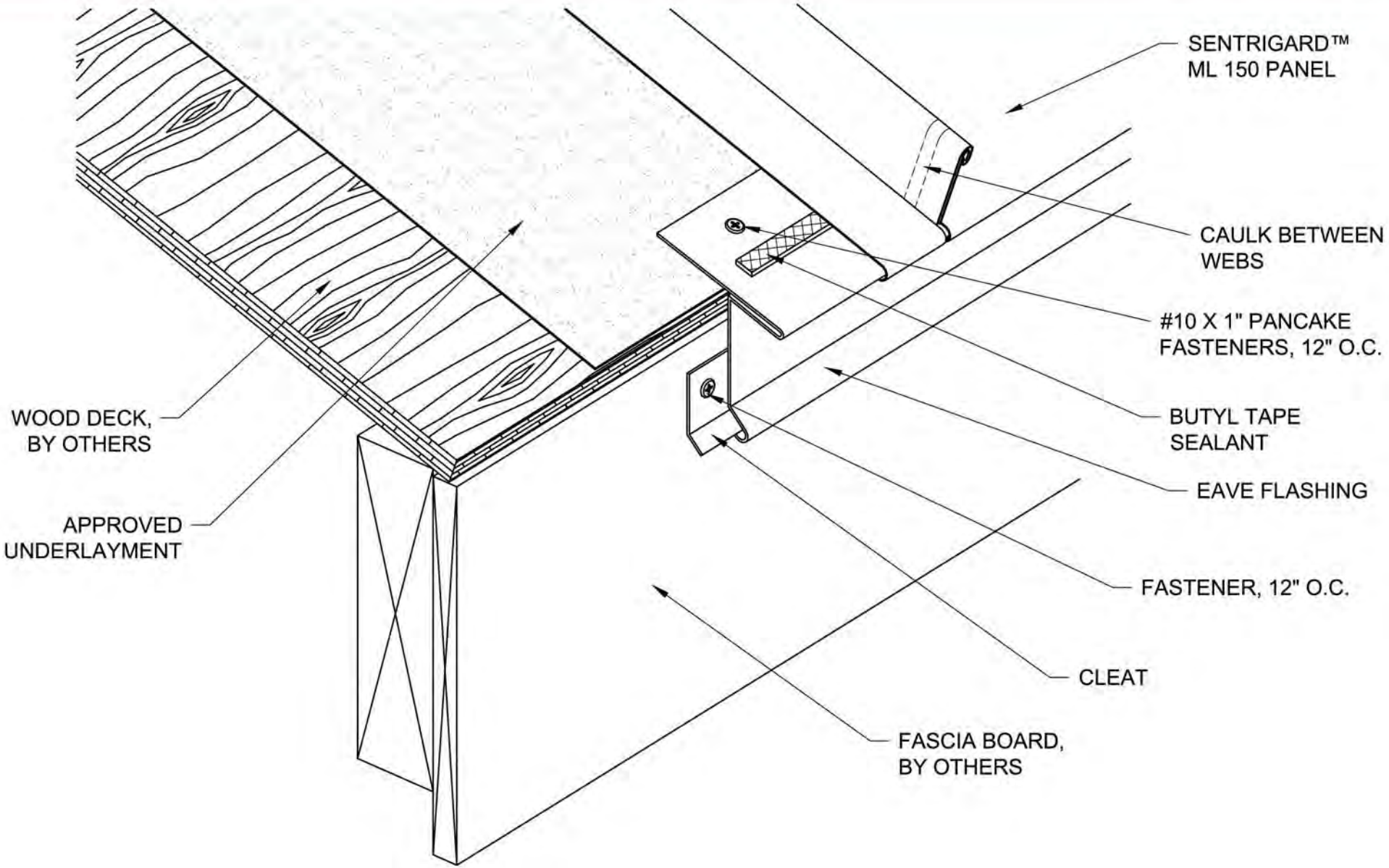
Designer:	Date:	Scale: N/A	**SENTRIGARD ML 150**	**EG-1**

4M metals



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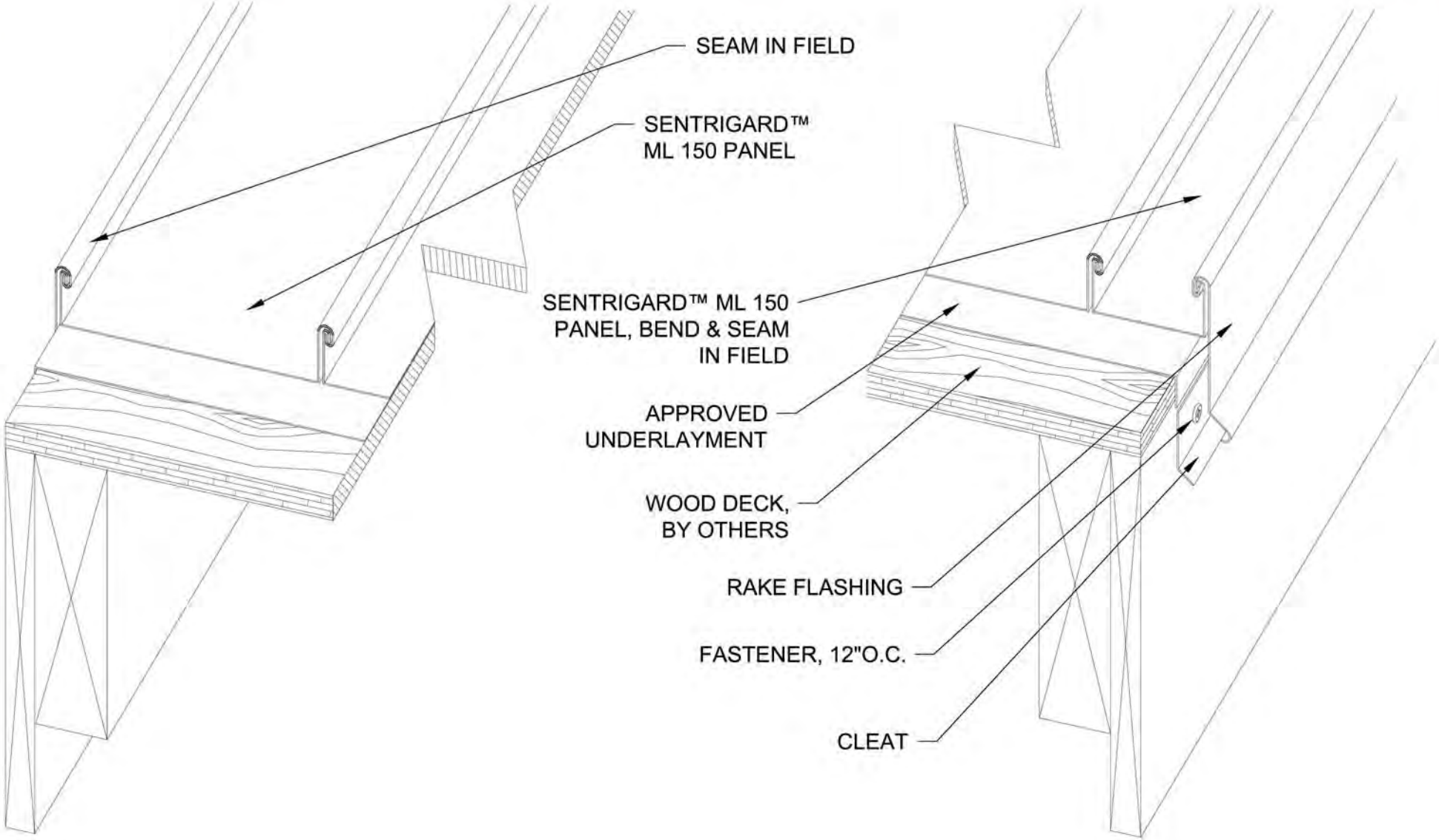

metals

Project:

Contractor:

Designer:

Date:

Scale: N/A

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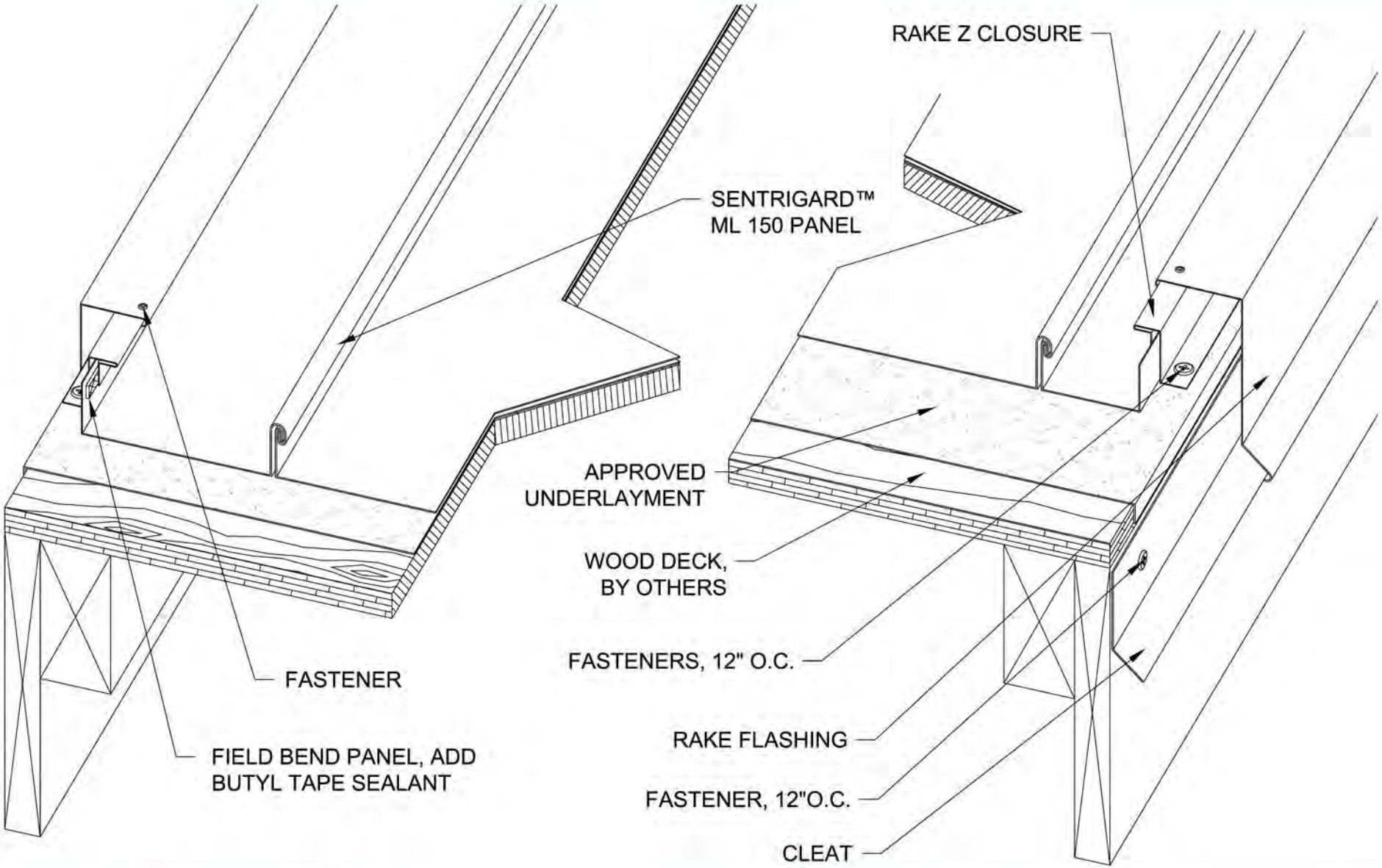
SENTRIGARD ML 150

RK-1



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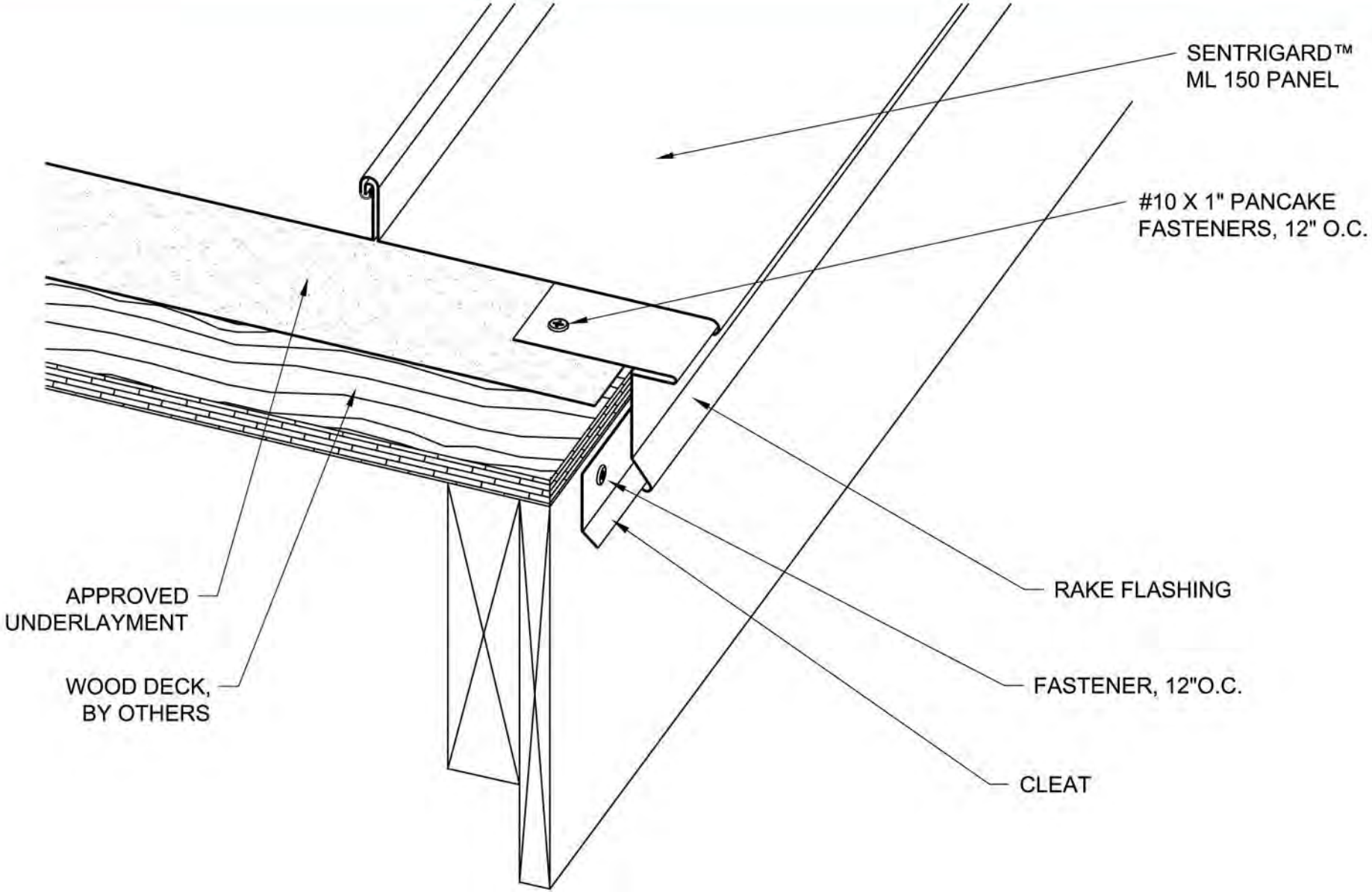
	Contractor:				
	Designer:	Date:	Scale: N/A	**SENTRIGARD ML 150**	**RK-2**



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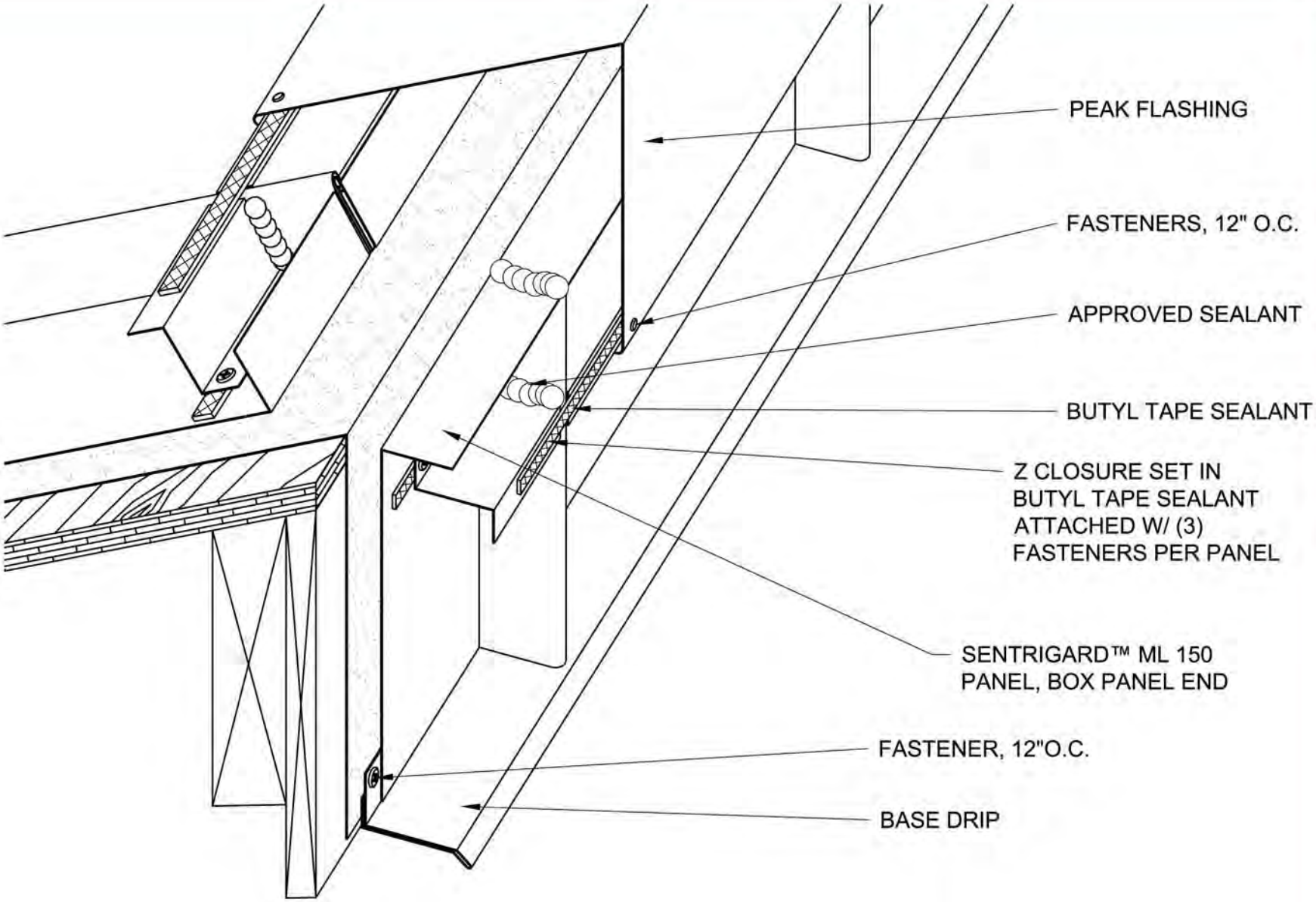

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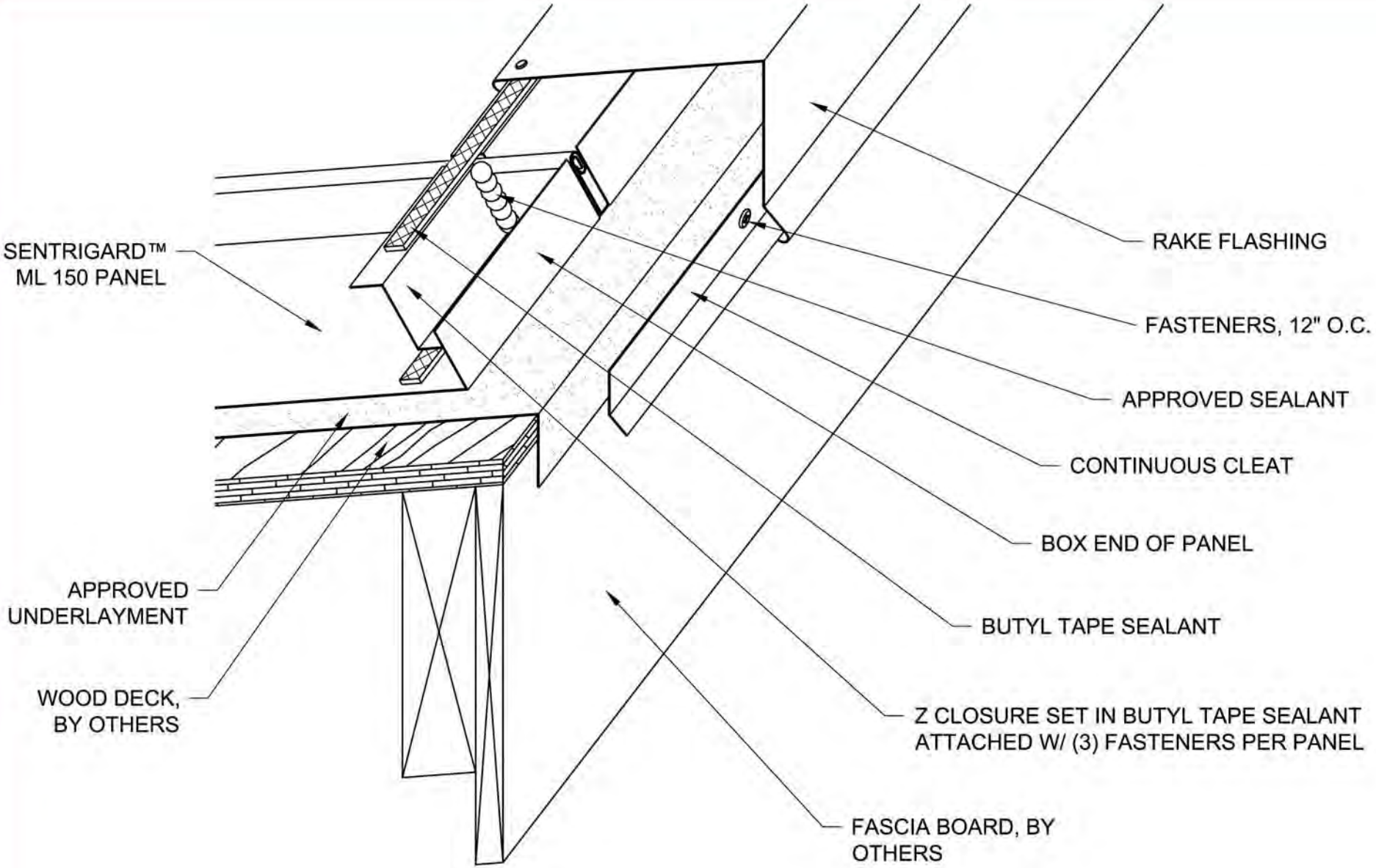
	Contractor:				
	Designer:	Date:	Scale: N/A	**SENTRIGARD ML 150**	**PK-1**



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	Contractor:				
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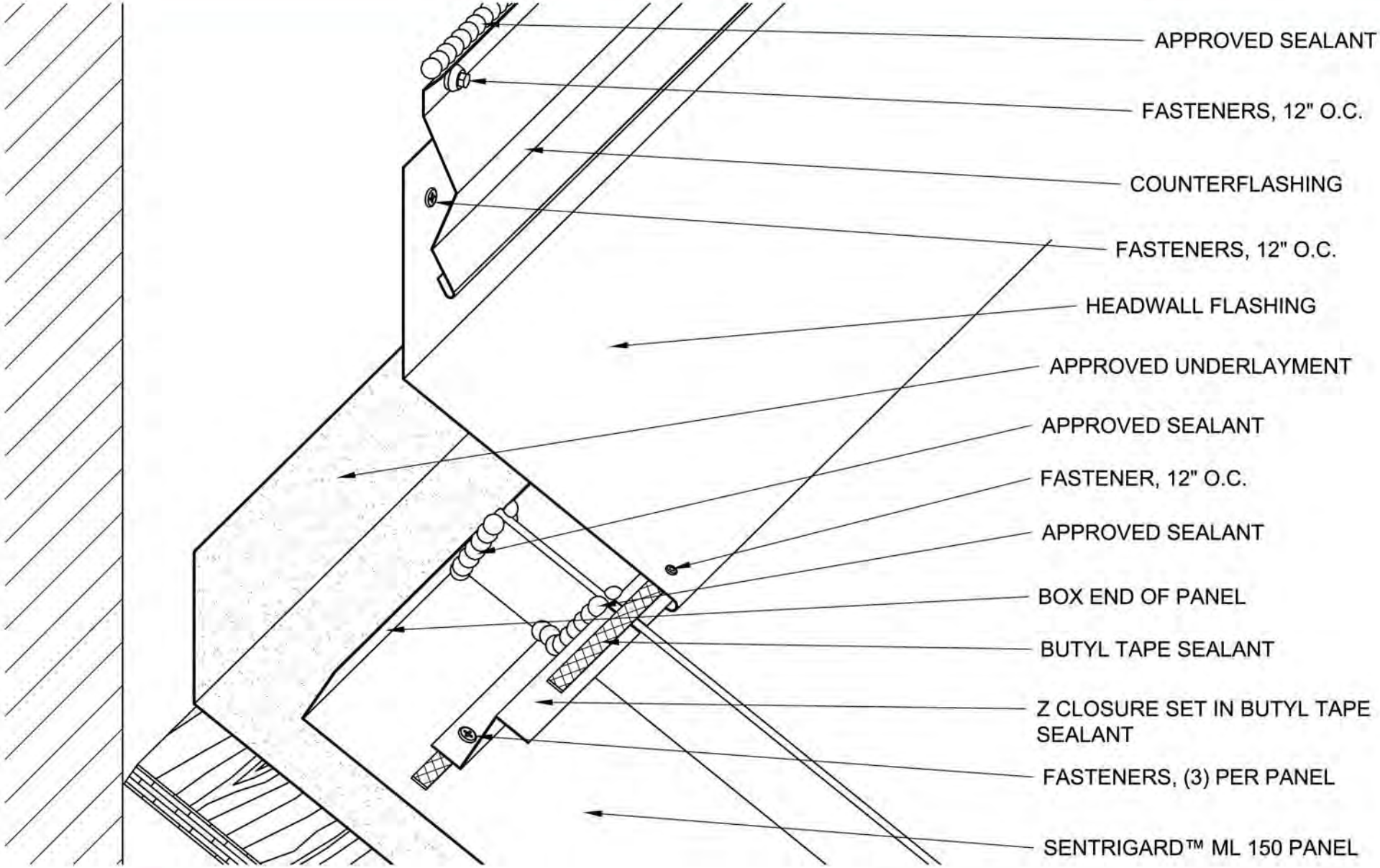

4M metals

Project:

Contractor:

Designer:

Date:

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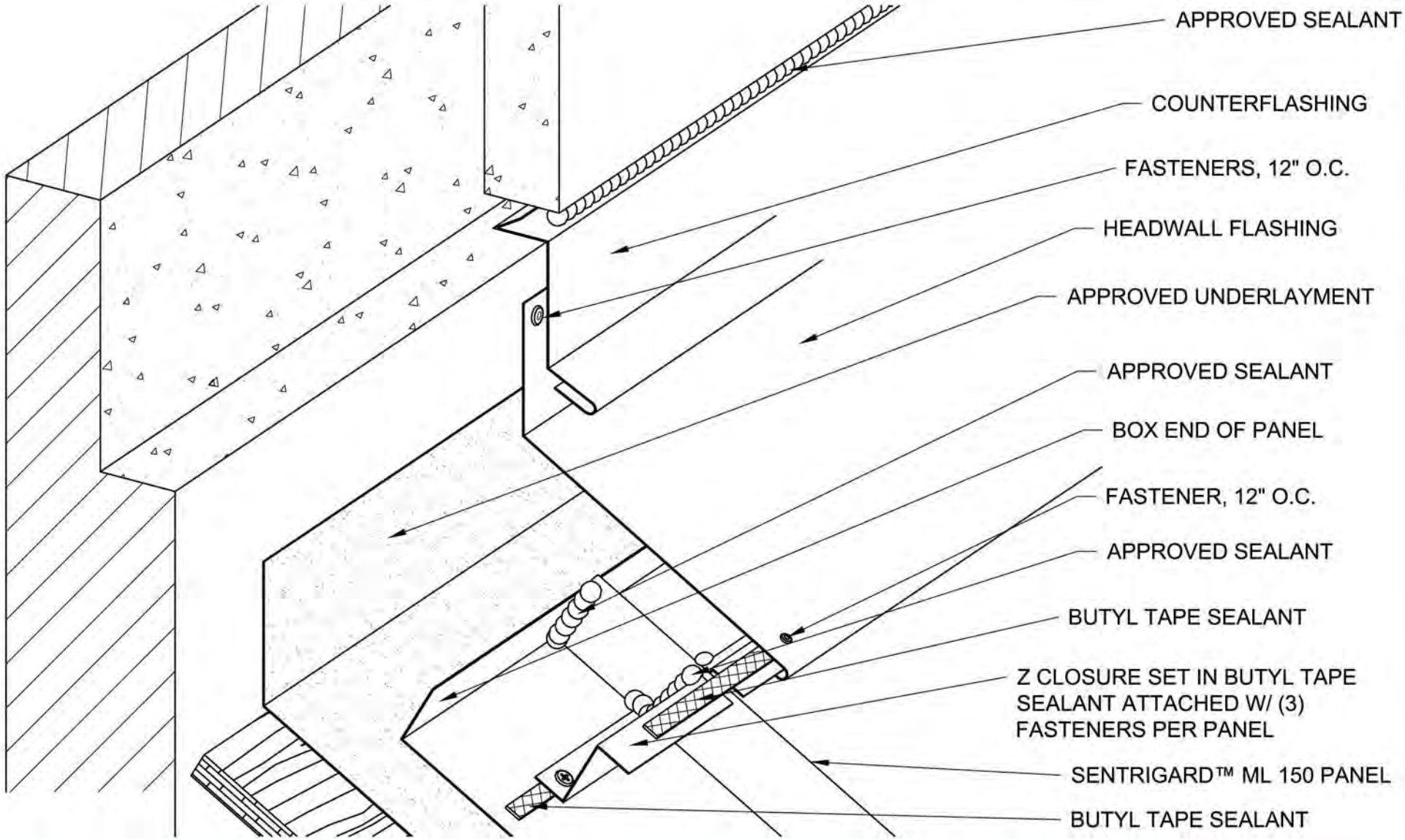
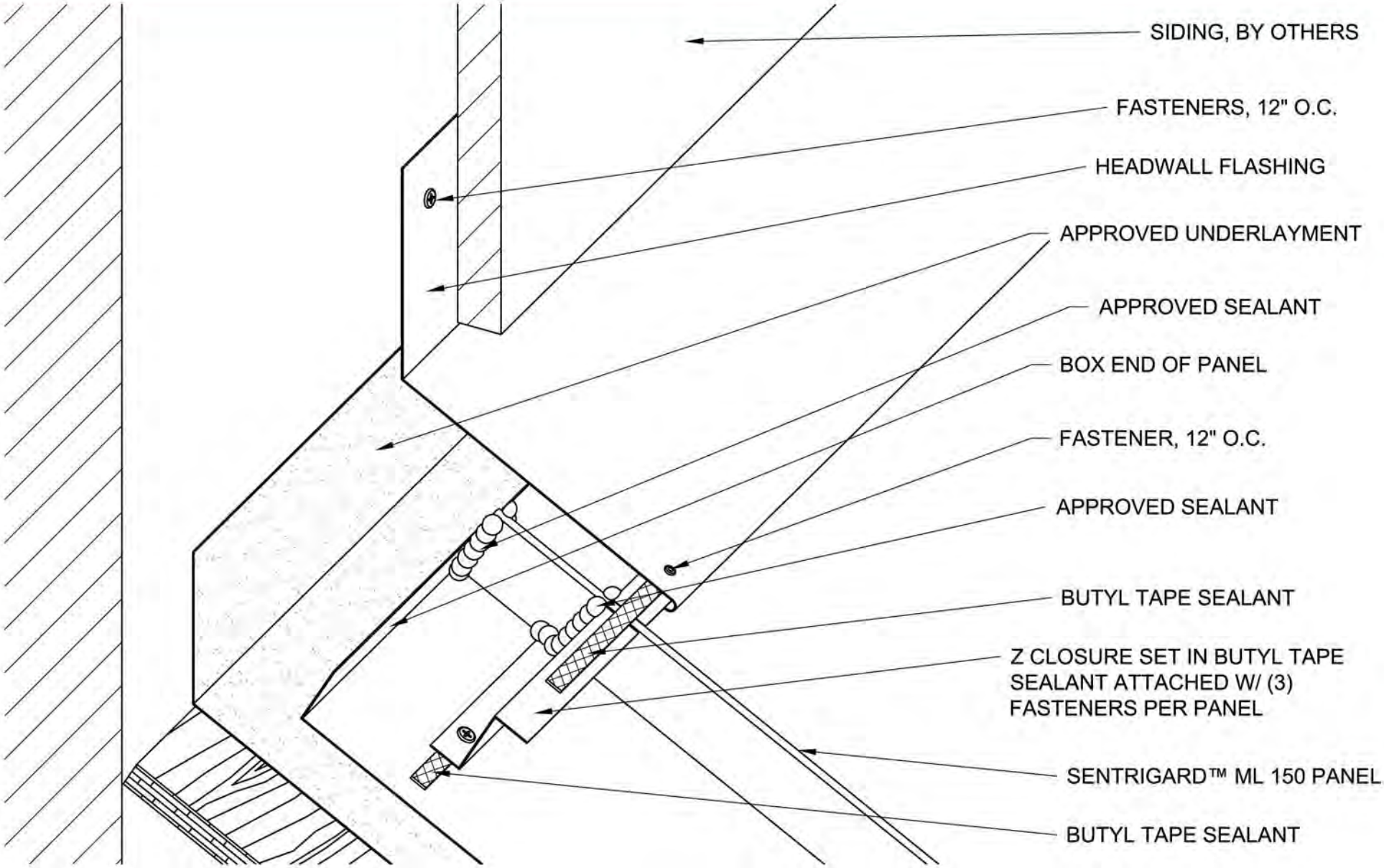
SENTRIGARD ML 150

HW-1



4M metals	Project:			THIS DRAWING IS THE PROPERTY OF N.B. HANDY CO., INC. THE USE OF THIS DRAWING WITHOUT THE EXPRESS PERMISSION OF N.B. HANDY IS PROHIBITED.	**4M Metals Inc.** 201 Red Oaks Way Ridgeland, SC 29936 tel: 843-208-2433 • fax: 843-208-2430
	Contractor:				
	Designer:	Date:	Scale: N/A	**SENTRIGARD ML 150**	**HW-2**



4M metals

Project:

Contractor:

Designer:

Date:

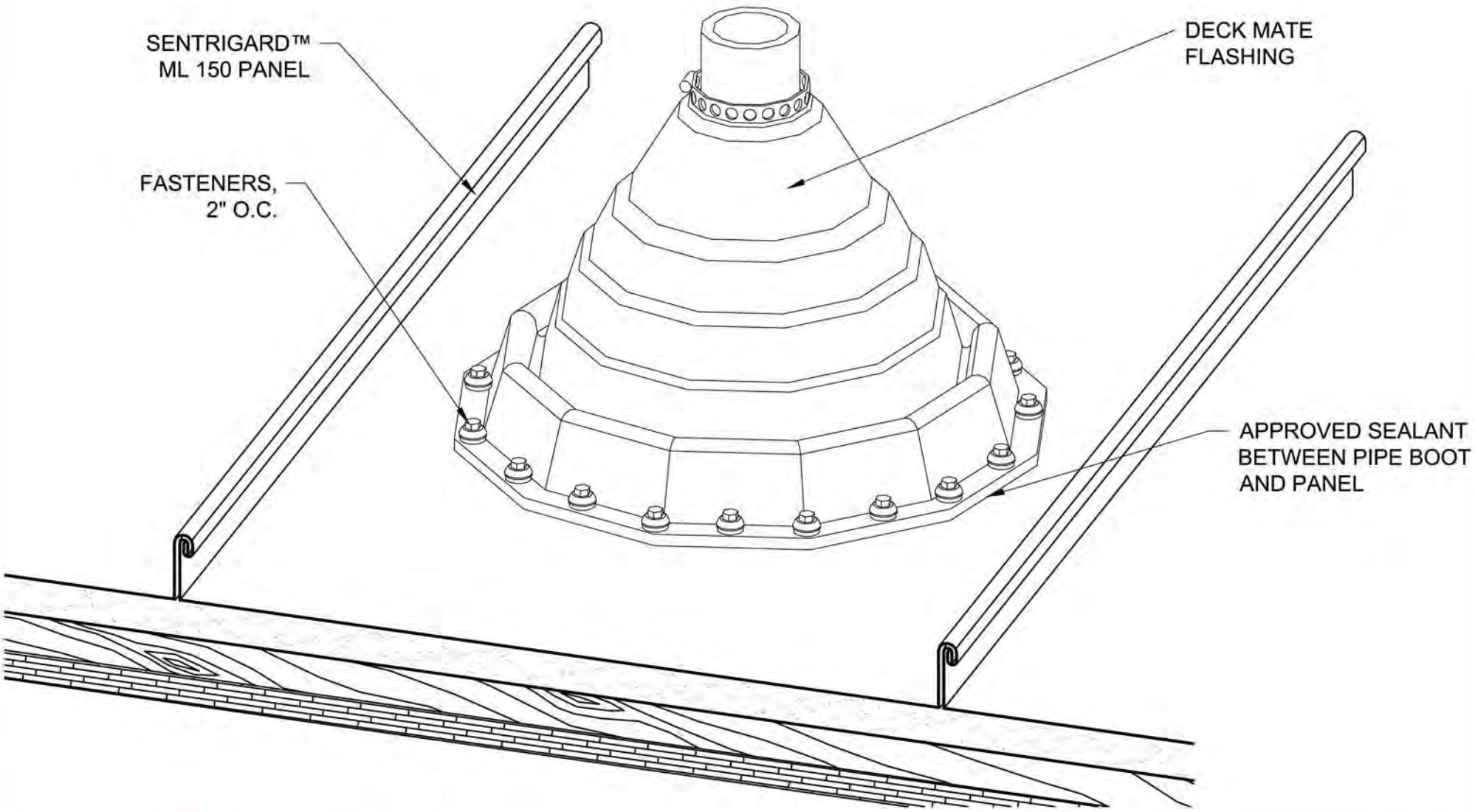
Scale: N/A

THIS DRAWING IS THE PROPERTY OF N.B. HANDY CO., INC. THE USE OF THIS DRAWING WITHOUT THE EXPRESS PERMISSION OF N.B. HANDY IS PROHIBITED.

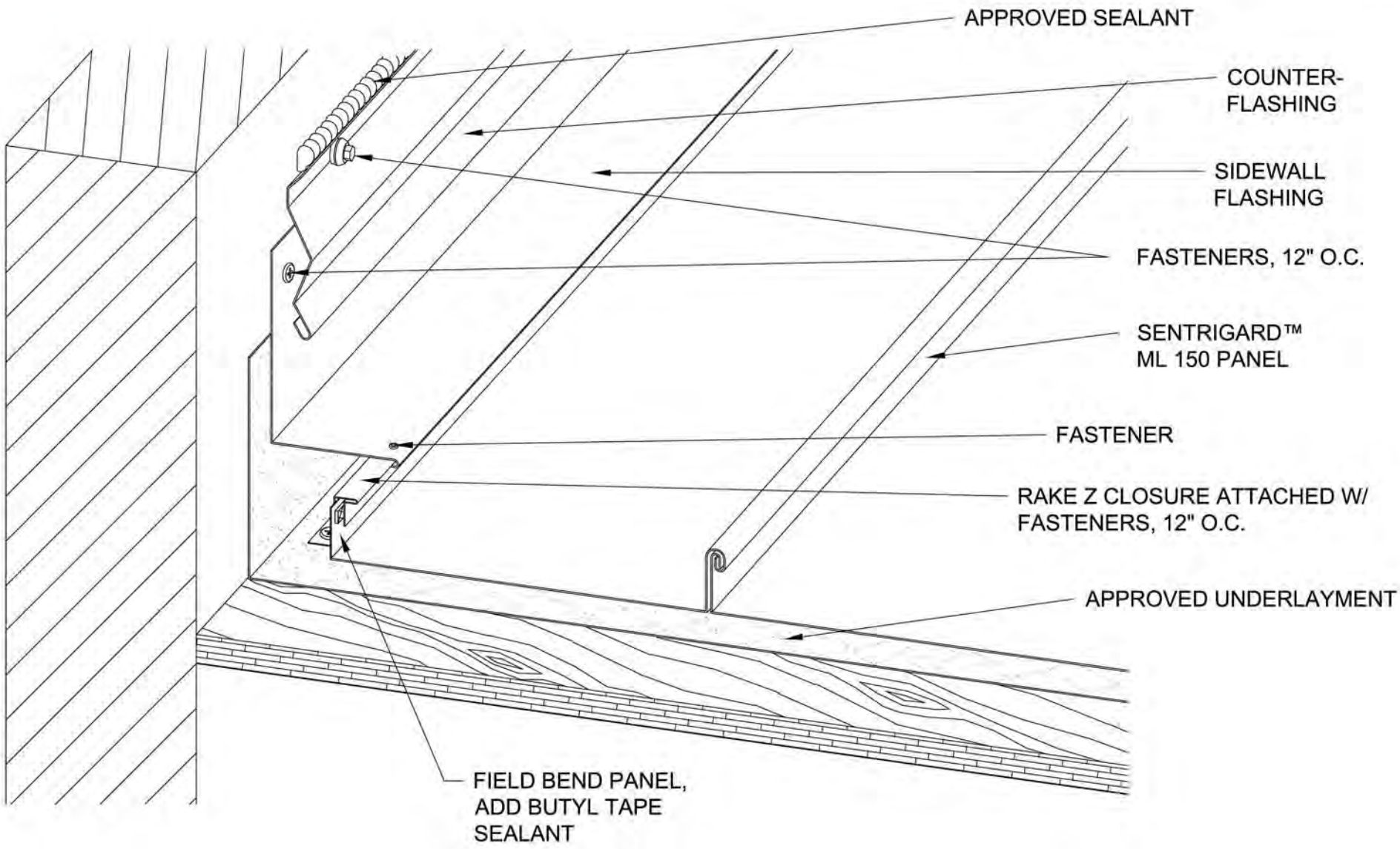
4M Metals Inc.
201 Red Oaks Way
Ridgeland, SC 29936
tel: 843-208-2433 • fax: 843-208-2430

SENTRIGARD ML 150

HW-3



4M metals	Project:			THIS DRAWING IS THE PROPERTY OF N.B. HANDY CO., INC. THE USE OF THIS DRAWING WITHOUT THE EXPRESS PERMISSION OF N.B. HANDY IS PROHIBITED.	**4M Metals Inc.** 201 Red Oaks Way Ridgeland, SC 29936 tel: 843-208-2433 • fax: 843-208-2430
	Contractor:				
	Designer:	Date:	Scale: N/A	**SENTRIGARD ML 150**	**P-1**



4M metals

Project:

Contractor:

Designer:

Date:

Scale: N/A

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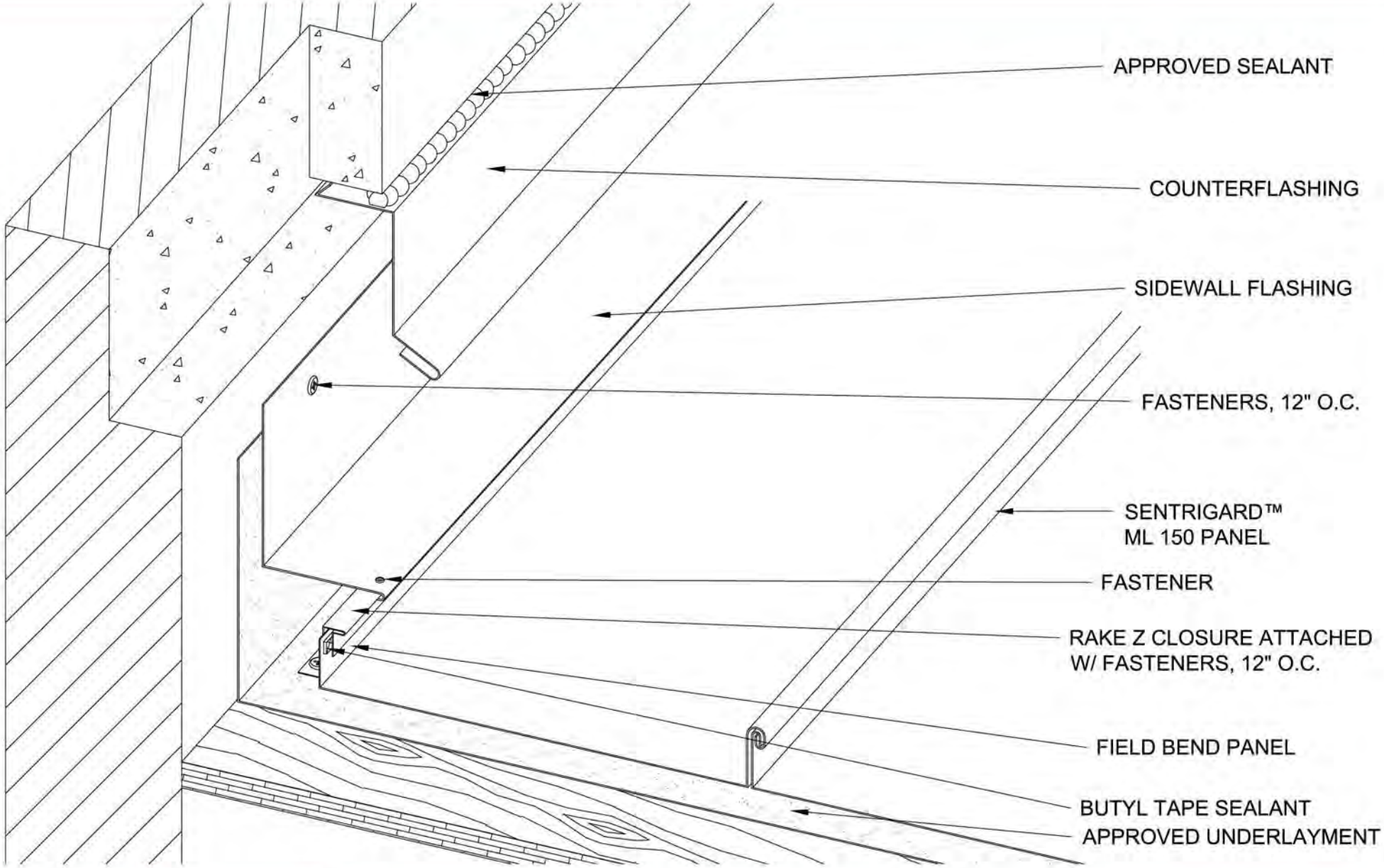
201 Red Oaks Way
Ridgeland, SC 29936
tel: 843-208-2433 • fax: 843-208-2430

SENTRIGARD ML 150

SW-1



4M metals

Project:

Contractor:

Designer:

Date:

Scale: N/A

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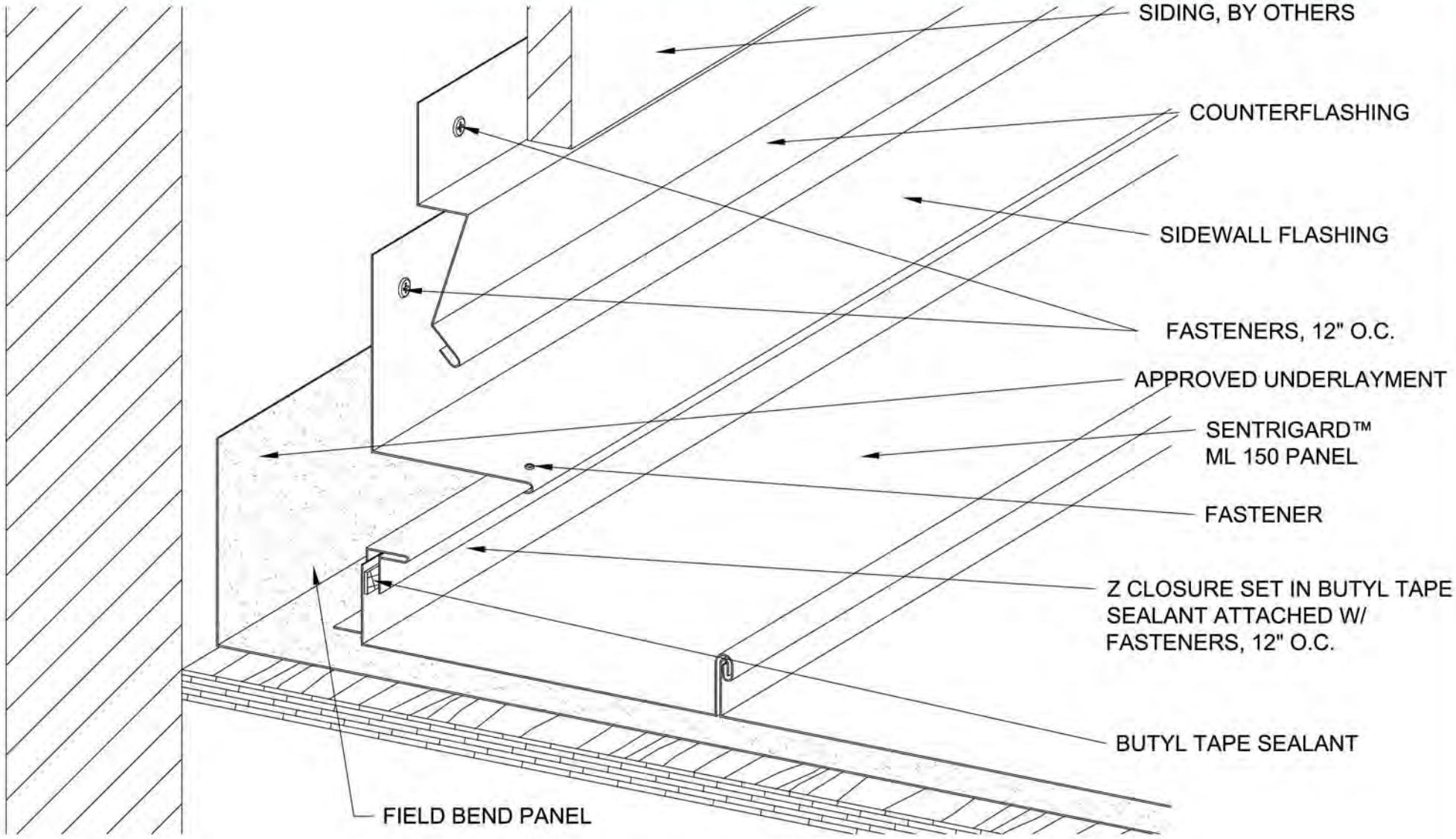
4M Metals Inc.
201 Red Oaks Way
Ridgeland, SC 29936
tel: 843-208-2433 • fax: 843-208-2430

SENTRIGARD ML 150

SW-2



4M metals	Project:			THIS DRAWING IS THE PROPERTY OF N.B. HANDY CO., INC. THE USE OF THIS DRAWING WITHOUT THE EXPRESS PERMISSION OF N.B. HANDY IS PROHIBITED.	**4M Metals Inc.** 201 Red Oaks Way Ridgeland, SC 29936 tel: 843-208-2433 • fax: 843-208-2430
	Contractor:				
	Designer:	Date:	Scale: N/A	**SENTRIGARD ML 150**	**SW-3**

601 CHARLES STREET WINDOW REPLACEMENT

STAFF REPORT: 601 Charles FINAL Approval

DATE: March 13, 2024

GENERAL INFORMATION	
Applicant:	**Charles Heyman, agent for the Baptist Church of Beaufort**
Site Location/Address:	**601 Charles Street**
Applicant's Request:	**The applicant is requesting final approval to remove and replace 91 existing windows on two noncontributing structures owned by the Baptist Church of Beaufort**
Current Zoning:	**T-4 N**
Contributing:	**Non-Contributing Structure**

ZONING DISTRICT INFORMATION	
	T-4 N
Lot Width at Setback:	**N/a**
Max Lot Coverage:	**100%**
Min. Frontage Build Out	**60% min/85% max**
Front Setback	**0' min/15' max**
Side Setback	**Side Interior – 5' min, or 0' if attached. Side Corner/Alley – 0'min. – 10' max**
Rear Setback	**10'**
Building Height:	**4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd.**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T-4 HN	**Historic Homes**	**N/A**
South: T-4 N	**Post Office**	**N/A**
East: T-4 HN	**Church Parking Lot/Homes**	**N/A**
West: T-4 N	**Baptist Church/Cemetery**	**N/A**

Background: The applicant is requesting to replace the original windows on building B-1 and B-2 (see pictures included in the packet) with new Marvin "Elevate" windows with a prefinished fiberglass exterior, and a wood interior. The current windows are wood and single pane and have rot and other issues creating issues for the church. The building were constructed in the 1950's, and were thus not placed on the contributing structures list, but are in the historic district.

HTRC/STAFF COMMENTS:

The applicant has attended two separate HTRC meetings, including a meeting on Feb 27, 2023. There was concern expressed about replacing wood with fiberglass on the exterior, as well as the scale of the replacement on prominent buildings in the historic district. Meadors has formally recommended the Applicant use fully wood windows, and the Applicant would prefer to utilize the Marvin fiberglass exterior windows due to maintenance and savings to the church. Since the windows are a character-defining feature and are highly visible from the public right-of-way, the replacement of these windows could be a significant alteration. Therefore, staff is elevating this project to the Board.

As a compromise, the Codes Administrator has offered the Applicant the ability to appeal to the HRB, as Section 9.10.2 states, "The Administrator may submit any applications that are subject to staff approval to the Historic District Review Board (HRB) for approval." Otherwise, the Applicant will need to provide the fully wood windows as recommended by the Beaufort Preservation Manual.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Final approval of the window replacements located at 601 Charles Street, as per the goals and requirements of the Beaufort Preservation Manual and the Beaufort Development Code with the following conditions:

a. **In general, staff is supportive of the proposal to replace the windows since the building already has replacement windows in the C1 portion of the building. However, while the building is noncontributing, staff is concerned that the proposed windows will differ from the aesthetics of the original windows.**

b. **Staff understands that the proposed windows on the first floor will match the height and width of the existing as stated by the applicant. However, the second-floor units will be 1 inch shorter and the applicant plans to install a 1-inch transition trim above the brickmould and the steel lintel. Staff recommends the head brickmould be customized to be wider to eliminate the need for a transition trim or that the applicant consider a replacement product that can make custom sizes for each**

opening.

c. **Staff is concerned with the dimensions of the stiles and rails on the proposed windows. The existing wood windows have a taller bottom rail than the Marvin Elevate appears to show. Staff recommends these dimensions match the existing windows as much as possible.**

d. **Applicant to clarify the material of the brickmoulds and sill extensions. Staff recommends the applicant utilize a durable wood such as sapele and painted or a high-quality composite material. While staff supports the use of a custom-milled PVC profile to suit job conditions, staff does not support the use of pre-manufactured brickmould casings from Marvin Elevate.**

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION
Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

☐ Staff Review
☐ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 1/9 Application #: 26314 Zoning District: T4-N
BCAGHS Survey: ☐ Yes ☒ No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://cityofbeaufort.org/372/Historic-District-Review-Board

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete applicationform, applicants shall submit the required items according to the checklists on the subsequent page. **Submittals are due by 12:00 noon on the 2nd Friday before the meeting you want to attend.**

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

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

Applicant, Property, and Project Information

Applicant Name: CHARLES HEYMAN FOR THE BAPTIST CHURCH OF BEAUFORT

Applicant Address: 601 CHARLES ST, BEAUFORT, SC 29902

Applicant E-mail: BCB@BCOB.ORG Applicant Phone Number: 843 524-3197

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

Owner (if other than the Applicant):

Owner Address:

Project Name: BCOB WINDOW REPLACEMENT B1 & B2

Property Address: 601 CHARLES STREET, BEAUFORT, SC 29902

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0609 0000

Date Submitted: 1/9/2024

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

Applicant's Signature: Charles S Heyman Date: 1/9/2024

Owner's Signature: Date:

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

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION
Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

☐ Staff Review
☐ Board Review

Application Fee:
see attached schedule

Required Project Information

Project Name: BCOB Window Replacement B1 & B2

Property Size in Acres: _____ Proposed Building Use: _____

Nature of Work (check all that apply):

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

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

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

_____

Is this project a redevelopment project? ☐ Y ☒ N

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

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

Remove & Replace 91 Windows in Buildings B1 & B2
Old windows are single glazed, not energy efficient and in some cases in need of repair.
Replace with Marvin "Elevate" windows with prefinished fiberglass exterior and wood interior.
Specs Attached Low E, Impact Resistant SDL Insulated Glass - Lite cuts match existing

CONTACT INFORMATION:

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

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

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

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

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

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

Submission Requirements for Change After Certification

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

Change After Certification:

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

Submission Requirements for Demolition or Relocation

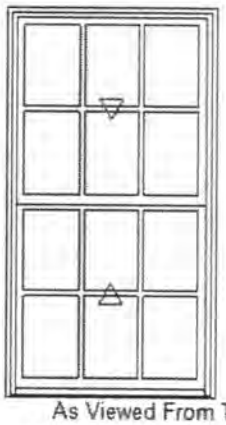
Please submit DIGITAL FILES ONLY via email to: development@cityofbeaufort.org

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

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

Baptist Church of Bellefort
Window Specification for Replacement
Sizes Vary

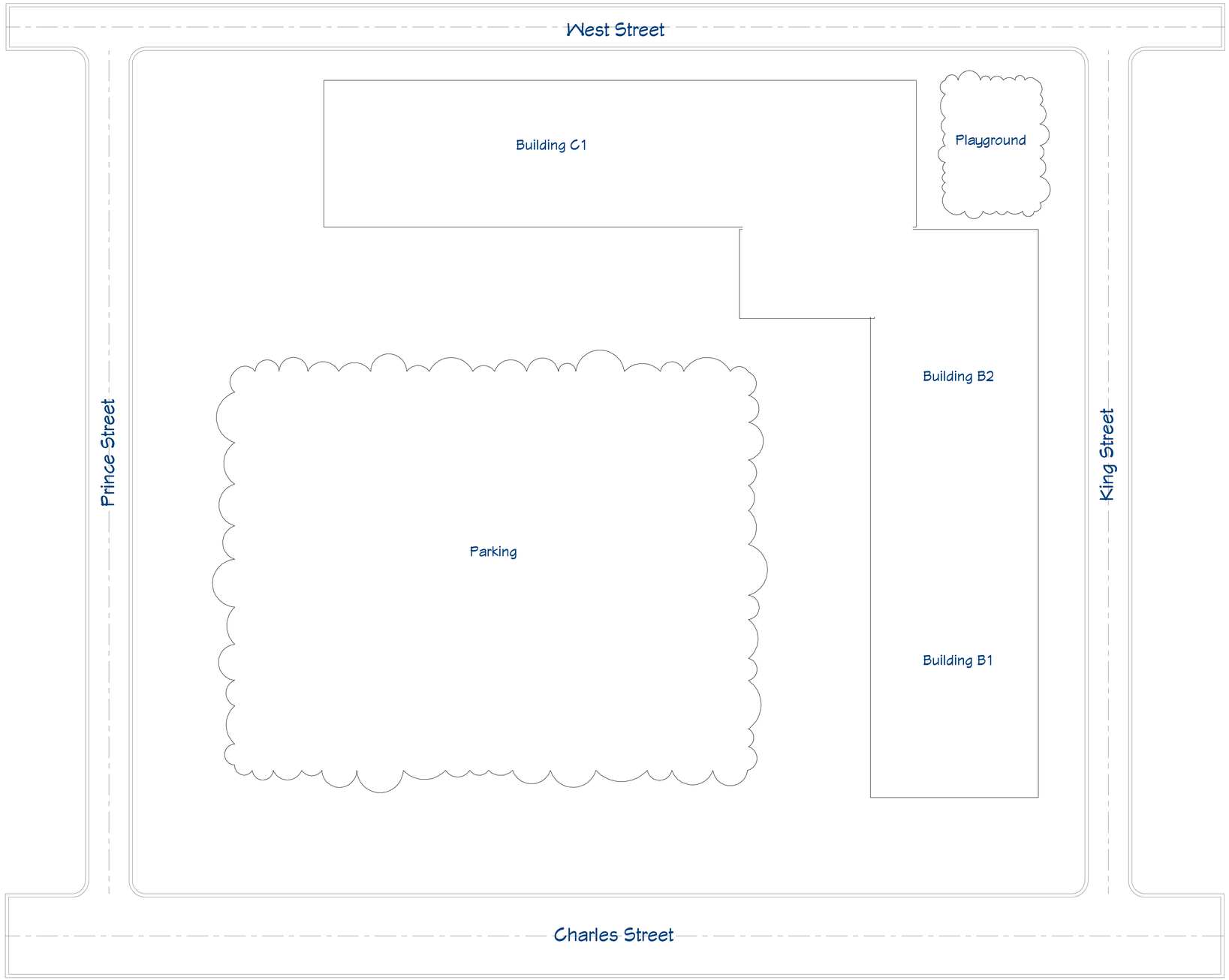
MARVIN



As Viewed From The Exterior

MO 36" X 64"
FS 35 1/2" X 63 3/4"
RO 36 1/2" X 64 1/4"
Egress Information
Width: 32 3/8" Height: 26 33/64"
Net Clear Opening: 5.96 SqFt
Performance Information
U-Factor: 0.32
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.48
Condensation Resistance: 52
CPD Number: MAR-N-272-01660-00001
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG55 1054X1924 mm (41.5X75.75 in)
LC-PG55 DP +55/-65
FL10257

Stone White Exterior
White Interior
Elevate Double Hung
CN 3664
Rough Opening 36 1/2" X 64 1/4"
Performance: Impact Zone 3
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Impact Low E2 Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Impact Low E2 Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 3W2H
Stone White Ext - White Int
White Weather Strip Package
2 White Sash Lock
No Screen
5 15/16" Jambs
Jamb Extension from 4 9/16" to 5 15/16"
Custom Jamb sizes will ship loose and will not ship on the product.
***Jamb Extension Ship Loose
Nailing Fin
With Clips
***Note: Due to its width, this unit will contain two sash locks.
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change



Site Plan
(Not to Scale)

HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Window Replacement
HRB Review
Site Plan

Baptist Church of Beaufort
601 Charles Street
Beaufort, SC 29902

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

DATE:
1/9/2024

SHEET:
HRB1

Subject Property (Buildings B1 & B2)

Building B2 North Elevation

Building B1 North Elevation

Building B1 West Elevation

Building B1 & B2 South Elevation
From Southwest along King Street

Building B1 & B2 South and East Elevation
From Southeast along King Street

HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Window Replacement
HRB Review
Subject Building

Baptist Church of Beaufort
601 Charles Street
Beaufort, SC 29902

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

DATE:
1/9/2024

SHEET:
HRB2

Subject Property (Building C2)
These Windows Previously Replaced

West Elevation

West Elevation Showing Connection to Building B2

South Elevation Showing Connection to Building B2

East Elevation Along West Street

North Elevation From Prince Street

HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Window Replacement
HRB Review

Baptist Church of Beaufort
601 Charles Street
Beaufort, SC 29902

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

DATE:
1/9/2024

SHEET:
HRB3

Neighboring Properties

BThe Baptist Church
Across Charles Street

US Post Office
Across King Street

Across West Street

Across Prince Street

HEYMAN
QUALITY CONSTRUCTION & REMODELING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Window Replacement
HRB Review
Neighboring Properties

Baptist Church of
Beaufort
601 Charles Street
Beaufort, SC 29902

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

DATE:
1/9/2024

SHEET:
HRB4

DocuSign Envelope ID: 4314A9C4-A5BF-4261-A995-3A9FF7CF651E

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION
Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

☐ Staff Review
☑ Board Review

Application Fee: *see attached schedule*

HTRC 12/13

OFFICE USE ONLY: Date Filed: 2/2 Application #: 26483 Zoning District: TI-HN
BCAGHS Survey: ☑ Yes ☐ No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://cityofbeaufort.org/372/Historic-District-Review-Board

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete applicationform, applicants shall submit the required items according to the checklists on the subsequent page. **Submittals are due by 12:00 noon on the 2nd Friday before the meeting you want to attend.**

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

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

Applicant, Property, and Project Information

Applicant Name: Melinda Shepard //Palmetto State Sign Installation Permit Tech

Applicant Address: 1562 Calamus Pond Rd Summerville SC 29486

Applicant E-mail: Melinda.permits@palmettostatesign.com Applicant Phone Number: 843.327.3682

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

Owner (if other than the Applicant): Cuthbert House, LLC (Chris and Suzanne Ramm)

Owner Address: 4505 Country Club Rd STE 220, Winston-Salem, NC 27104

Project Name: Cuthberth House

Property Address: 1203 Bay St Beaufort SC 29902

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 771A 0000

Date Submitted: 1/31/2023

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

Applicant's Signature: Date: 1/31/2024

Owner's Signature: DocuSigned by: Chris Ramm 9C25E11DE383432... Date: 2/2/2024

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

DocuSign Envelope ID: 4314A9C4-A5BF-4261-A995-3A9FF7CF651E

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

☐ Staff Review
☐ Board Review

Application Fee:
see attached schedule

Required Project Information

Project Name: Cuthbert House

Property Size in Acres: 0.51 Proposed Building Use: Historic Inn

Nature of Work (check all that apply):

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

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

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
9,289

Is this project a redevelopment project? ☐ Y ☑ N

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

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

Seeking BAR approval for design and installation of (2) ground signs. (1) sign will be replacing an existing sign at the drive thru for guest parking off of Church St. and the 2nd sign will be (1) new ground sign Bay St. side.

CONTACT INFORMATION:

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

DocuSign Envelope ID: 4314A9C4-A5BF-4261-A995-3A9FF7CF651E

HISTORIC DISTRICT REVIEW BOARD
FEE SCHEDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

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

Post facto applications shall be triple the normal fee.

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

Type 1
Renovations/Improvements (not including additions), ≤ 50% of the value of the structures

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

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

Type 3
Review for new construction and for renovations/improvements totaling over 50% of the value of the structure:

- Single-family and 2-3 unit residential in the historic district
- ≤ 10,000 square feet: $500 base fee + 0.05/square foot of building
- > $10,000 square feet: $1,000 base fee + $0.05/square foot of building for the first 100,000 square feet of building. For additional square footage over 100,000, $0.02/square foot.

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Revised June 10, 2021

HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

Application Requirements

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

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

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

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

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

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

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

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

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Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

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

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

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

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

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Submission Requirements for Change After Certification

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

Change After Certification:

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

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Submission Requirements for Demolition or Relocation

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

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

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

1203 BAY STREET

NEW SIGNAGE

STAFF REPORT: 1203 Bay Street FINAL Approval

DATE: March 13, 2024

GENERAL INFORMATION		
Applicant:	**Melinda Sheppard Palmetto Sign, agent for 1203 Bay Street LLC**	
Site Location/Address:	**1203 Bay Street; R 120 004 000 771 0000**	
Applicant's Request:	**The applicant is requesting final approval for two new signs**	
Current Zoning:	**T-4 HN**	
Contributing:	**Contributing**	
ZONING DISTRICT INFORMATION		
	T-4 HN	
Lot Width at Setback:	**40' min 60' in the Point**	
Max Lot Coverage:	**100%**	
Min. Frontage Build Out	**55% of lot area**	
Front Setback	**0' min/15' max**	
Side Setback	**Average prevailing setback on block**	
Rear Setback	**0' alley; 15' no alley**	
Building Height:	**3 stories max**	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T-4 HN	**Church**	**N/A**
South: T-4 HN	**Bay**	**N/A**
East: T-4 HN	**Maxcy Rhett House**	**N/A**
West: T-4 HN	**Historic Home**	**N/A**

Background: The applicant is requesting final approval for two new monument signs at the Cuthbert House. The home is utilized as a bed and breakfast, with on-site parking to the rear. The applicant attended an HTRC meeting in December 2023, and exterior renovations were approved at the January 10, 2024 HRB meeting.

Signage Requested: The applicant is requesting two identical sized monument signs, one on Bay Street, and one on Church Street. The Church Street monument sign for guest parking will replace an existing guest parking sign which is of similar size to the rear of the property off Church Street. The Bay Street monument sign is located in the front yard but will be behind the new fencing approved on January 10,

2024. The signs proposed have a brick foundation and are 69" high with a 4" metal post, and a 24" x 15" sign face hand from the protruding sign support. The signs will be gold and black and have uplighting. The sign would satisfy the Development Code requirements but requires HRB approval as it is an exterior improvement to a contributing structure.

January 10, 2024 HRB Exterior Approvals:

This approval included the following exterior improvements:

- New wood picket fence;
- New brick edging at front lawn;
- Continuation of stone walk access from Church St. to connect and match the existing stone walk;
- Addition of brick apron at rear driveway;
- New brick-bordered shell seating area in rear courtyard with a moveable kettle firepit;
- Additional plantings in existing landscape buffers;
- Addition of an evergreen hedge.

FINDINGS AND RECOMMENDATIONS
Staff Recommendation: **Staff recommends Final approval of the new signage located at 1203 Bay Street, finding it satisfies the Beaufort Preservation Manual and the Beaufort Development Code.**

SIGN PERMIT APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7049 / f. (843) 986-5606 / permits@cityofbeaufort.org / www.cityofbeaufort.org

OFFICE USE ONLY: Date Filed: **Application #:** **Permit Fee:**
Zoning:

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**

The owner of the property is aware of and has authorized the proposed work as described in this application. ☑ **Yes** ☐ **No**

Applicant, Property, and Project Information **Total Sign Project Cost:** $4500.00

Applicant/Contractor Name: Cooter Ramsey, Allison Ramsey Architects, Inc Hiring subcontractors? YES ☐ NO ☒

Applicant E-mail: 1003 Charles Street, Beaufort SC 29902 Applicant Phone Number: cooter@allisonramseyar

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

Property Owner: 843-986-0559

Property Address: Hank Hofford Historic District? YES ☒ NO ☐

SUBMISSION REQUIREMENTS:

☒ Include drawing/rendering of sign(s) showing ALL dimensions, colors, and materials of sign and base/support.

☐ Building elevations or color photo showing building and location where sign is to be placed (for attached signs).

☐ One square foot of landscaping per square footage of sign is required at base of all monument signs – provide a Landscaping Plan.

☒ Site plan (to scale) with location of freestanding signs in relation to building, existing signs and property lines.

☐ Name of Electrician if sign is to be illuminated. If not included with this permit, a separate permit may be required.

Note: The background of illuminated signs shall be OPAQUE.

Applicant Signature: Date: 1106 Craven Street 2/28/2024

Property Owner's Signature (if a multi-tenant building):

SIGN PERMIT APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7049 / f. (843) 986-5606 / permits@cityofbeaufort.org / www.cityofbeaufort.org

TYPE OF SIGNAGE: (check all that apply)

☒ **FREESTANDING** ☐ **ATTACHED** ☐ **SPECIAL** **(i.e. Tenant Directory, Directional, Service Station, Menu)**

☐ **TEMPORARY** **(i.e. Construction Sign, Banner, Grand Opening, etc.)** ☐ **MASTER SIGN PLAN** **(for multi-tenant buildings)**

FREESTANDING SIGNS: **Linear Frontage of Property:** Bay St 149' - Church St 186'

Monument / Pole	Sign Area & Dimensions *(per side)*	Base Area & Material or Pole Material	Total Height above grade	Distance from ROW	Illumination? *Yes or No* *If Yes, Internal or Externa*
Sign 1					
Sign 2 (if applicable)					

Post & Arm	Sign Area & Dimensions *(per side)*	Post/Arm Material	Total Height above grade	Distance from ROW
Sign 1	15" x 24"	Pole/Brick	69"	
Sign 2 (if applicable)	15" x 24"	Pole/Brick	69"	

Sandwich Board / Easel	Sign Area & Dimensions *(per side)*	Frame Material	Total Height above grade	Distance from ROW
Sign 1				
Sign 2 (if applicable)				

ATTACHED SIGNS: **Linear Frontage of Building/Tenant Space:** _____

Wall	Sign Area & Dimensions	Material	Illumination? *Yes or No; If Yes, Internally or Externally*
Sign 1			
Sign 2 (if applicable)			

Canopy/Awning	Letter Height *(9" max)*	Material	Clearance above sidewalk *(8' min.)*
Sign 1			
Sign 2 (if applicable)			

ATTACHED SIGNS *(continued)*: **Linear Frontage of Building/Tenant Space:** _____

Window/Door	Sign Area & Dimensions	Material *(vinyl/plastic prohibited)*	% of Window/Door coverage
Sign 1			
Sign 2 (if applicable)			

Projecting/Suspend	Sign Area & Dimensions	Material	Clearance above sidewalk *(8' min.)*
Sign 1			
Sign 2 (if applicable)			

Marquee	Sign Area & Dimensions	Material	Illumination? *Yes or No; If Yes, Internally or Externally*
Sign 1			

OTHER PERMANENT SIGNS:

Tenant Directory	Sign Area & Dimensions	Pole Material	Illumination? *Yes or No; If Yes, External is required*
Sign 1			
Sign 2 (if applicable)			

Directional	Sign Area & Dimensions	Material	Illumination? *Yes or No; If Yes, Internally or Externally*
Sign 1			
Sign 2 (if applicable)			

Service Station *(pump areas)*	Pump Island Sign Area/Dimensions	Pump Sign Area/Dimensions
Sign 1		
Sign 2 (if applicable)		

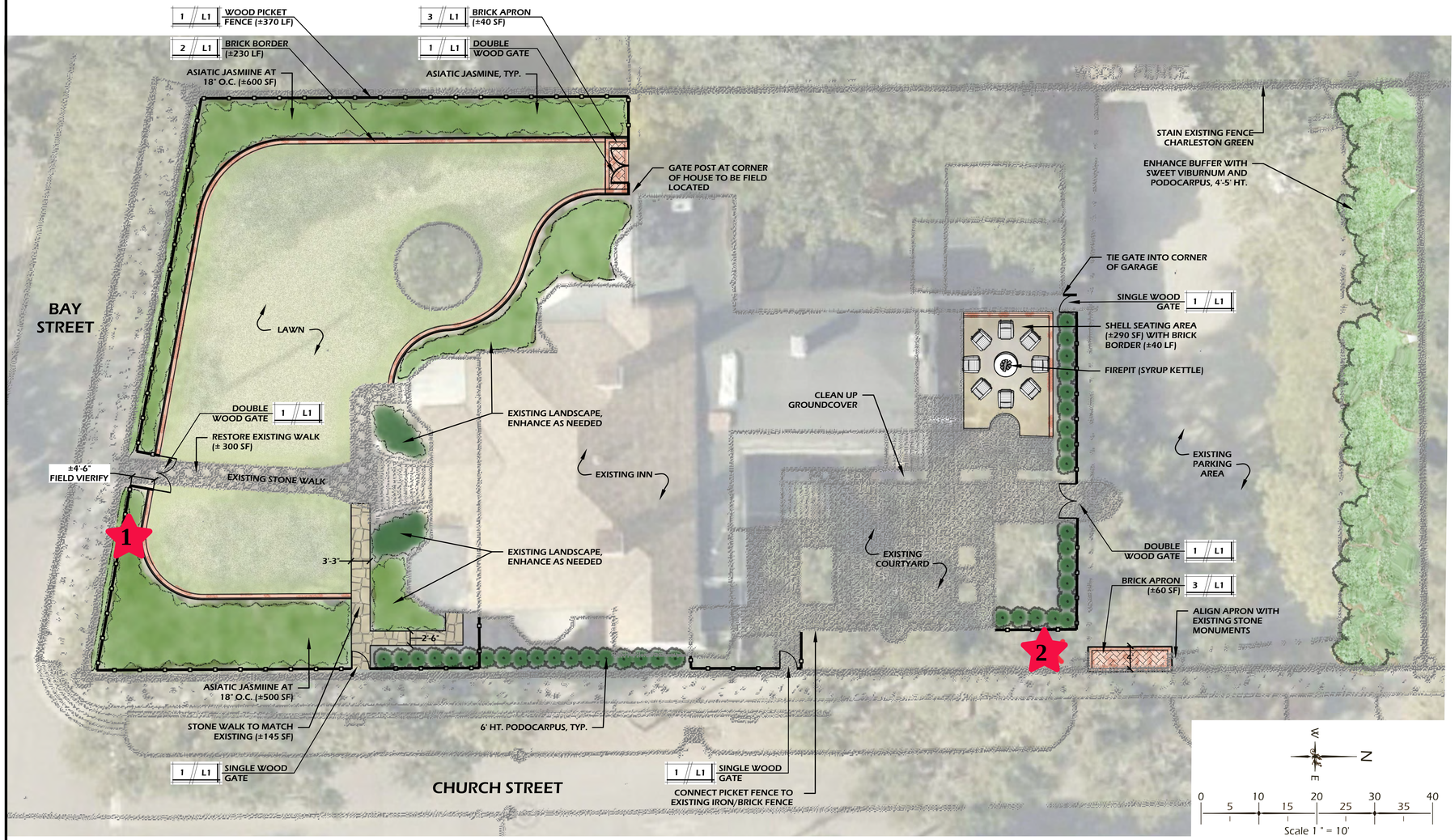
Menu Board *(pump areas)*	Menu Board Area & Dimensions	Pre-Order Board Area & Dimensions
Drive Thru 1		

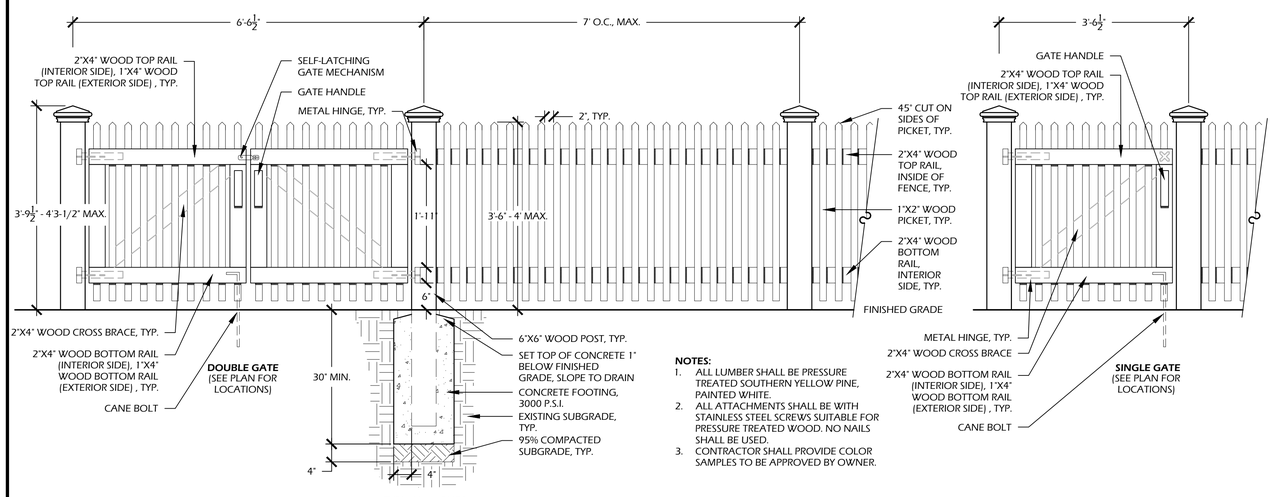
TEMPORARY SIGNS:

Construction	Sign Area & Dimensions (32 SF max.)	Pole Material	Illumination? *Yes or No; If Yes, External is required*
Sign			

Banner	Sign Area & Dimensions (30 SF max.)	Location *(must be secured to a building on all 4 corners)*
Banner 1		
Banner 2 (if applicable)		

Grand Opening	Sign Type (banner, sandwich board, etc.)	Location	Duration
Type 1			
Type 2			
Type 3			
Type 4 (add more below if needed)			
Describe the Grand Opening signage plan in detail, including dates and duration of the display			





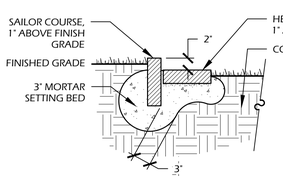
NOTES:
1. ALL LUMBER SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE, PAINTED WHITE.
2. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS SUITABLE FOR PRESSURE TREATED WOOD. NO NAILS SHALL BE USED.
3. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER.

1 L1 WOOD PICKET FENCE AND GATES
SCALE: 3/4" = 1'-0"

BRICK INFORMATION:
BRICK AND COLOR: OLD CAROLINA SAVANNAH GREY, TO BE APPROVED BY OWNER
PATTERN: SINGLE HEADER COURSE BORDER
JOINTS: ½" MORTAR JOINT, COLOR AND FINISH TO MATCH ARCHITECTURE

OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE
2. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE 4'X4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.



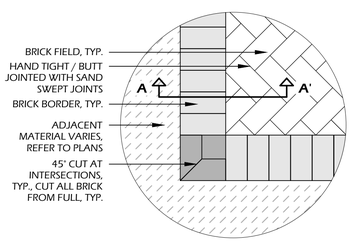
SECTION

2 L1 BRICK BORDER
SCALE: 1" = 1'-0"

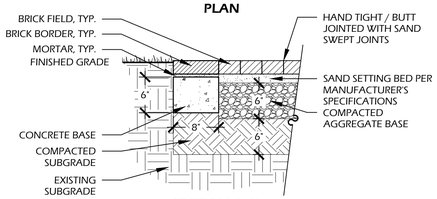
BRICK INFORMATION:
BRICK AND COLOR: OLD CAROLINA SAVANNAH GREY, TO BE APPROVED BY OWNER
PATTERN: HERRINGBONE FIELD (REFER TO PLAN, FOR DIRECTION) WITH SINGLE HEADER COURSE BORDER
JOINTS: HAND TIGHT / BUTT JOINTED, SAND SWEPT

OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR DRAINAGE.
2. REFER TO PLAN FOR WIDTHS OF APRON AND LOCATION OF BRICK BORDERS.
3. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE 4'X4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.



PLAN



SECTION A-A'

3 L1 BRICK APRON
SCALE: 1" = 1'-0"

GENERAL NOTES:
1. ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
2. REFER TO ENGINEERING PLANS FOR LAYOUT AND LOCATION OF UTILITIES AND ROADS
3. ALL SURVEY AND SITE INFORMATION WERE COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES. SITE INFORMATION MUST BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS. REPORT ANY DISCREPANCIES TO THE OWNER OR OWNER'S REPRESENTATIVE.
4. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
5. THE REQUIREMENTS OF THE SPECIFICATIONS, DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES.
6. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL (COLOR) SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND FOR REVIEWS BY COUNTY AND / OR MUNICIPALITY OFFICIALS FOR INSPECTIONS.
7. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
8. W.J.K. LTD., THE OWNER AND / OR THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVE SHALL MAKE 'INFIELD MODIFICATIONS,' IF NECESSARY.
9. CONTRACTOR SHALL PROVIDE AND FURNISH ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR ALL CONSTRUCTION, PROTECTION, MAINTENANCE AND RELATED ITEMS TO COMPLETE WORK INDICATED ON THE DRAWINGS.
10. BEFORE COMMENCING ANY WORK CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES, SUB-SURFACE DRAINAGE, AND UNDERGROUND CONSTRUCTION SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB ANY SUB-SURFACE IMPROVEMENTS. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN BRINGING EQUIPMENT ON TO AND OFF OF THE SITE, PROTECTING WALKS, PAVING, STEPS AND OTHER EXISTING CONSTRICTION ON THE SITE. CONTACTS SHALL BE MADE BY CONTRACTOR WITH PROPER AUTHORITIES BEFORE AND DURING THIS WORK SO AS TO COMPLY WITH ALL REGULATIONS AND ORDINANCES.
11. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS, AT THEIR OWN EXPENSE, THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
12. CONTRACTOR SHALL VERIFY ALL EXISTING TREE CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO THEIR REMOVAL.
13. CONTRACTOR SHALL PROTECT AND INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINE OF ALL TREES, NATURAL AREAS AND EXISTING VEGETATION TO REMAIN. TREE PROTECTION LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
14. ALL CONSTRUCTION FOR ALL TRADES SHALL CONFORM TO OR EXCEED THE PRODUCT MANUFACTURER'S RECOMMENDATIONS, REGULATIONS OF BEAUFORT COUNTY AND THE AMERICANS WITH DISABILITIES ACT, AND / OR OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND ANY OTHER GOVERNING AUTHORITIES.
15. CONTRACTOR ACCESS FOR CONSTRUCTION AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
16. CONTRACTOR SHALL PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS DURING CONSTRUCTION.
17. THE OWNER MAY REQUIRE FLAG MEN TO BE AVAILABLE DURING THE CONSTRUCTION PROCESS.
18. ANY DEVIATIONS FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY W.J.K. LTD., AND THE OWNER OR OWNER'S REPRESENTATIVE.

LAYOUT NOTES:
1. ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR TO USE DIGITAL FILES PROVIDED BY WITMER JONES KEEFER, LTD. TO LAYOUT AND STAKE ALL SITE IMPROVEMENTS AND ELEMENTS. FINAL LAYOUT AND STAKING TO BE FIELD VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL FIELD LOCATE, STAKE AND USE COLOR CODED SPRAY PAINT FOR ALL ABOVE AND BELOW GROUND UTILITIES. CONTRACTOR TO CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. ANY EXISTING UTILITY CONFLICTS WITH SITE IMPROVEMENTS TO BE REPORTED TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AS STATED IN THE GENERAL NOTES.
4. ALL SITE IMPROVEMENTS REPRESENTED IN THIS SET OF PLANS SHALL BE STAKED AND REVIEWED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
5. ALL DIMENSIONS ARE TO EDGE OF PAVING AND CENTERLINE OF WALLS AND COLUMNS UNLESS OTHERWISE INDICATED.
6. ALL ANGLES ARE 90 UNLESS OTHERWISE INDICATED.
7. CONTRACTOR SHALL PROVIDE LIGHTING, IRRIGATION AND ANY OTHER CONDUIT NEEDED TO ALL LANDSCAPE AREAS.
8. ANY AND ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

GRADING NOTES:
1. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES.
2. CROSS SLOPES ON ALL HARDSCAPE WALKWAYS / PATHWAYS ARE NOT TO EXCEED 2%.
3. ALL ACCESSIBLE WALKWAYS / PATHWAYS RUNNING SLOPE (GRADIENT) MAY NOT EXCEED 4.9%, UNLESS A RAMP IS INSTALLED. IF A RAMP IS INSTALLED THE RUNNING SLOPE (GRADIENT) SHALL NOT EXCEED 8.33%, AND HANDRAILS SHALL BE INSTALLED ON BOTH SIDES (MINIMUM 36" CLEARANCE BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
4. IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES AS SHOWN ON THE PLAN AND THE EXISTING GROUND SURFACE, THE CONTRACTOR, WITH PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE, SHALL MAKE GRADING ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE DESIGN.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVED AREAS DAMAGED DURING CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL ADJACENT PROPERTIES, WALLS, WALKS AND PLANTING BEDS AND TOWARDS EXISTING DRAIN INLETS, SWALES, STORMWATER LAGOONS OR ROADS.
7. ALL DISTURBED AREAS INCLUDING SHALLOW SWALES SHALL BE MULCHED OR PLANTED AS INDICATED ON PLANTING PLANS.
8. IF REQUIRED, POP UP EMITTER SHALL BE N.D.S. 6" POP UP DRAINAGE EMITTER BLACK IN COLOR.
9. LANDSCAPE DRAIN SHALL BE AS SPECIFIED ON PLANS.
10. LANDSCAPE DRAINS SHALL BE ADDED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS IN LOW / FLAT AREAS THAT DID NOT SHOW UP ON THE TOPOGRAPHIC SURVEY. LANDSCAPE DRAIN SHALL BE APPROVED BY OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

Witmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
328 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411

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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR

CUTHBERT HOUSE INN

1203 BAY STREET
BEAUFORT / SOUTH CAROLINA

DATE:	NOV. 7, 2023
PROJECT NO.:	23173.01
DRAWN BY:	CB
CHECKED BY:	DK

SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
LAYOUT SHEET

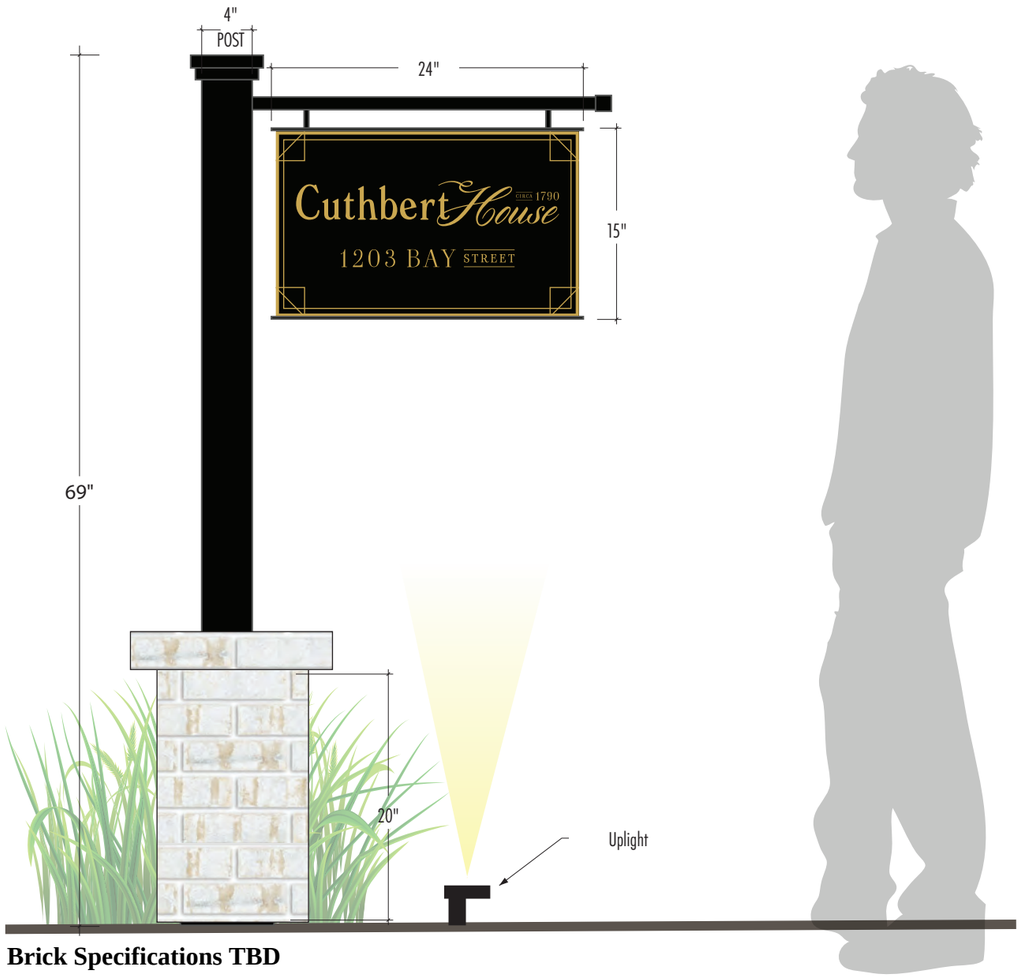
DRAWING NUMBER
L1 OF 1

Text
New Ground Sign approx location will be on the inside of picket fence.
Wood Picket Fence (already approved by the BAR
CHURCH

OPTION 1 Sign 1 Bay St.

BRASS PLAQUE

Proposed location for sign



Brick Specifications TBD

Face View

1" = 1'-0"

COLORS & FINISHES: (AkzoNobel Paint System)

Polished Brass
Logo and Boarders

Satin Black
Post , Panel, Mounting Bracket

WhiteWash Brick
Base

CONSTRUCTION SPECIFICATIONS:

Brass Plaque:
1/4" Brass
Sandblasted background with enamal paint

Post:
Painted metal post with arm bracket to suspend brass metal sign
- Base - WhiteWash Faux Brick

Landscape Lighting Specs

MODEL:	**SUPER NOVA**
MATERIAL:	**Solid Brass**
FINISH SHOWN:	**PVD Satin**
ELECTRICAL:	**8-15V**
WATTAGE:	**3W**
ENGINE:	**FB-3W-CYL-TA16**
LUMENS:	**200**
MOUNTING:	**1/2" NPT. Dual Fin Spike Included**

the image group

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ISSUE DATE:
01.24.2024

DRAWN BY: **BMK**

REVISION:
0 -

CLIENT: **The Image Group**

PROJECT:
Cuthbert House Signage

1203 Bay Street,
Beaufort, SC, 29902

JOB #: **50270**

ACCOUNT REP: **GBD**

REF: -

DESCRIPTION:
Post & Panel

ITEM #: **01**

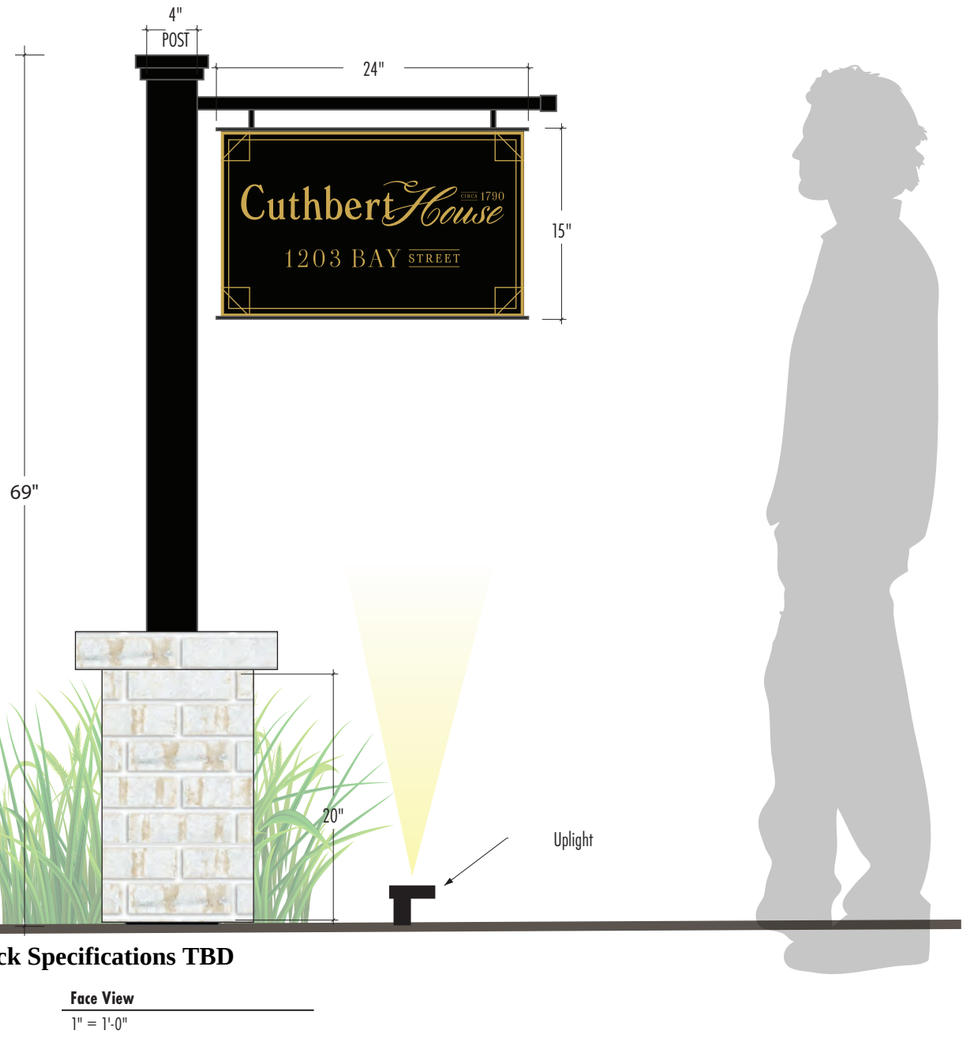
QUANTITY: **1 - DF**

☐ CS ☐ DI ☐ SO ☐ SI ☐ CP ☐ SD

OPTION 2 Sign 1 Bay St.

WOOD PLAQUE

Proposed location for sign



Brick Specifications TBD

Face View

1" = 1'-0"

COLORS & FINISHES: (AkzoNobel Paint System)

- **Polished Brass** Logo and Boarders
- **Satin Black** Post , Panel, Mounting Bracket
- **WhiteWash Brick** Base

CONSTRUCTION SPECIFICATIONS:

Wood Plaque:
1/4" Carved Wood Panel
Carved Wood Graphics - painted

Post:
Painted metal post with arm bracket to suspend wood sign
- Base - WhiteWash Faux Brick

Landscape Lighting Specs

MODEL:	**SUPER NOVA**
MATERIAL:	**Solid Brass**
FINISH SHOWN:	**PVD Satin**
ELECTRICAL:	**8-15V**
WATTAGE:	**3W**
ENGINE:	**FB-3W-CYL-TA16**
LUMENS:	**200**
MOUNTING:	**1/2" NPT. Dual Fin Spike Included**

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REF: -

DESCRIPTION:
Post & Panel

ITEM #: **01**

QUANTITY: **1 - DF**

☐ CS ☐ DI ☐ SO ☐ SI ☐ CP ☐ SD

OPTION 3 Sign 1 Bay St

HDU PLAQUE

Proposed location for sign

Brick Specifications TBD

Face View

COLORS & FINISHES: (AkzoNobel Paint System)

Polished Brass
Logo and Boarders

Satin Black
Post , Panel, Mounting Bracket

WhiteWash Brick
Base

CONSTRUCTION SPECIFICATIONS:

HDU Plaque:
3/4" HDU Panel
Routed HDU Panel w/ Painted Graphics

Post:
Painted metal post with arm bracket to suspend HDU sign
- Base - WhiteWash Faux Brick

Landscape Lighting Specs

MODEL:	**SUPER NOVA**
MATERIAL:	**Solid Brass**
FINISH SHOWN:	**PVD Satin**
ELECTRICAL:	**8-15V**
WATTAGE:	**3W**
ENGINE:	**FB-3W-CYL-TA16**
LUMENS:	**200**
MOUNTING:	**1/2" NPT. Dual Fin Spike Included**

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PROJECT: **Cuthbert House Signage**

1203 Bay Street,
Beaufort, SC, 29902

JOB #: **50270**

ACCOUNT REP: **GBD**

REF: -

DESCRIPTION: **Post & Panel**

ITEM #: **01**

QUANTITY: **1 - DF**

☐ CS ☐ DI ☐ SO ☐ SI ☐ CP ☐ SD

OPTION 1 Sign 2 Church St.

BRASS PLAQUE

Existing Sign & Proposed location for the new sign

Brick Specifications TBD

Face View

1" = 1'-0"

COLORS & FINISHES: (AkzoNobel Paint System)

Polished Brass
Logo and Boarders

Satin Black
Post , Panel, Mounting Bracket

WhiteWash Brick
Base

CONSTRUCTION SPECIFICATIONS:

Brass Plaque:
1/4" Brass
Sandblasted background with enamal paint

Post:
Painted metal post with arm bracket to suspend brass metal sign
- Base - WhiteWash Faux Brick

Landscape Lighting Specs

MODEL:	SUPER NOVA
MATERIAL:	Solid Brass
FINISH SHOWN:	PVD Satin
ELECTRICAL:	8-15V
WATTAGE:	3W
ENGINE:	FB-3W-CYL-TA16
LUMENS:	200
MOUNTING:	1/2" NPT. Dual Fin Spike Included

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PROJECT:
Cuthbert House Signage

1203 Bay Street,
Beaufort, SC, 29902

JOB #: **50270**

ACCOUNT REP: **GBD**

REF: -

DESCRIPTION:
Post & Panel - Guest Parking

ITEM #: **02**

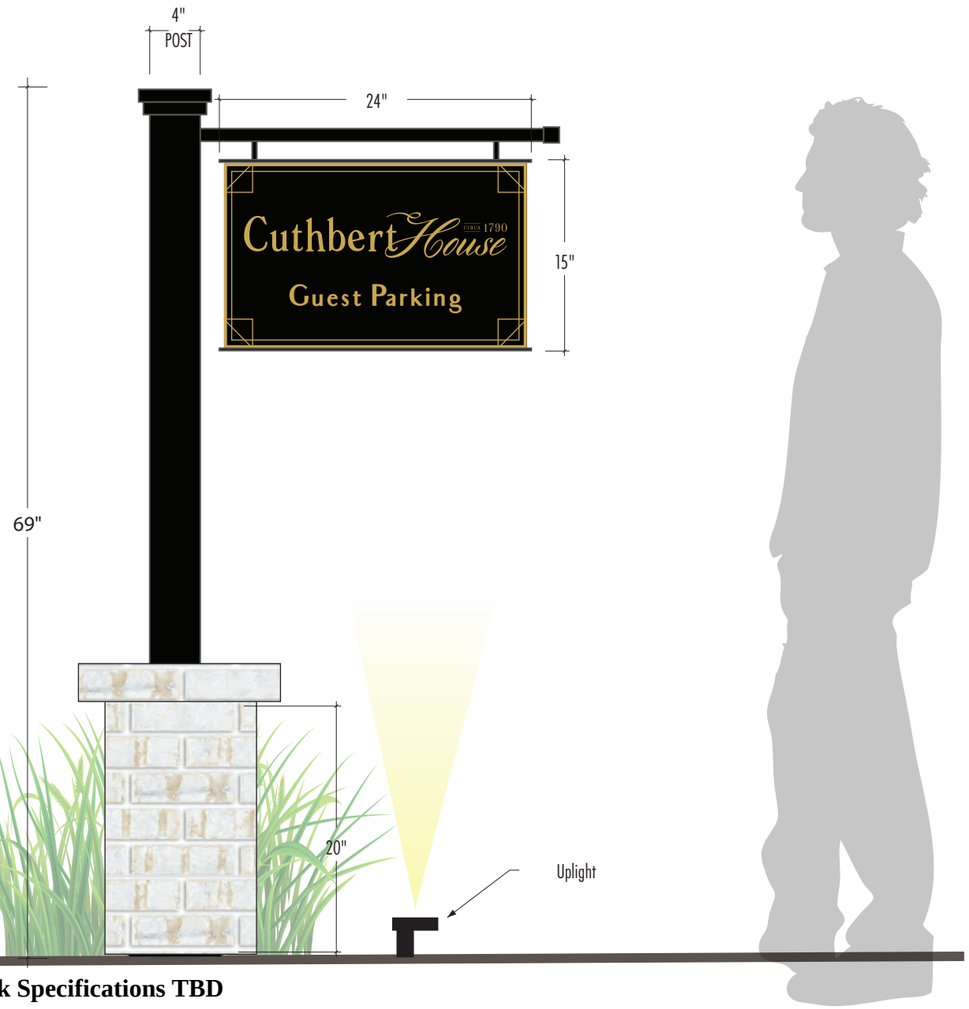
QUANTITY: **1 - DF**

☐ CS ☐ DI ☐ SO ☐ SI ☐ CP ☐ SD

OPTION 2 Sign 2 Church St.

WOOD PLAQUE

Existing Sign and Proposed location for the new sign



Brick Specifications TBD

Face View

1" = 1'-0"

COLORS & FINISHES: (AkzoNobel Paint System)

- **Polished Brass** Logo and Boarders
- **Satin Black** Post , Panel, Mounting Bracket
- **WhiteWash Brick** Base

CONSTRUCTION SPECIFICATIONS:

Wood Plaque:
1/4" Carved Wood Panel
Carved Wood Graphics - painted

Post:
Painted metal post with arm bracket to suspend wood sign
- Base - WhiteWash Faux Brick

Landscape Lighting Specs

MODEL:	**SUPER NOVA**
MATERIAL:	**Solid Brass**
FINISH SHOWN:	**PVD Satin**
ELECTRICAL:	**8-15V**
WATTAGE:	**3W**
ENGINE:	**FB-3W-CYL-TA16**
LUMENS:	**200**
MOUNTING:	**1/2" NPT. Dual Fin Spike Included**

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PROJECT:
Cuthbert House Signage

1203 Bay Street,
Beaufort, SC, 29902

JOB #: **50270**

ACCOUNT REP: **GBD**

REF: -

DESCRIPTION:
Post & Panel - Guest Parking

ITEM #: **02**

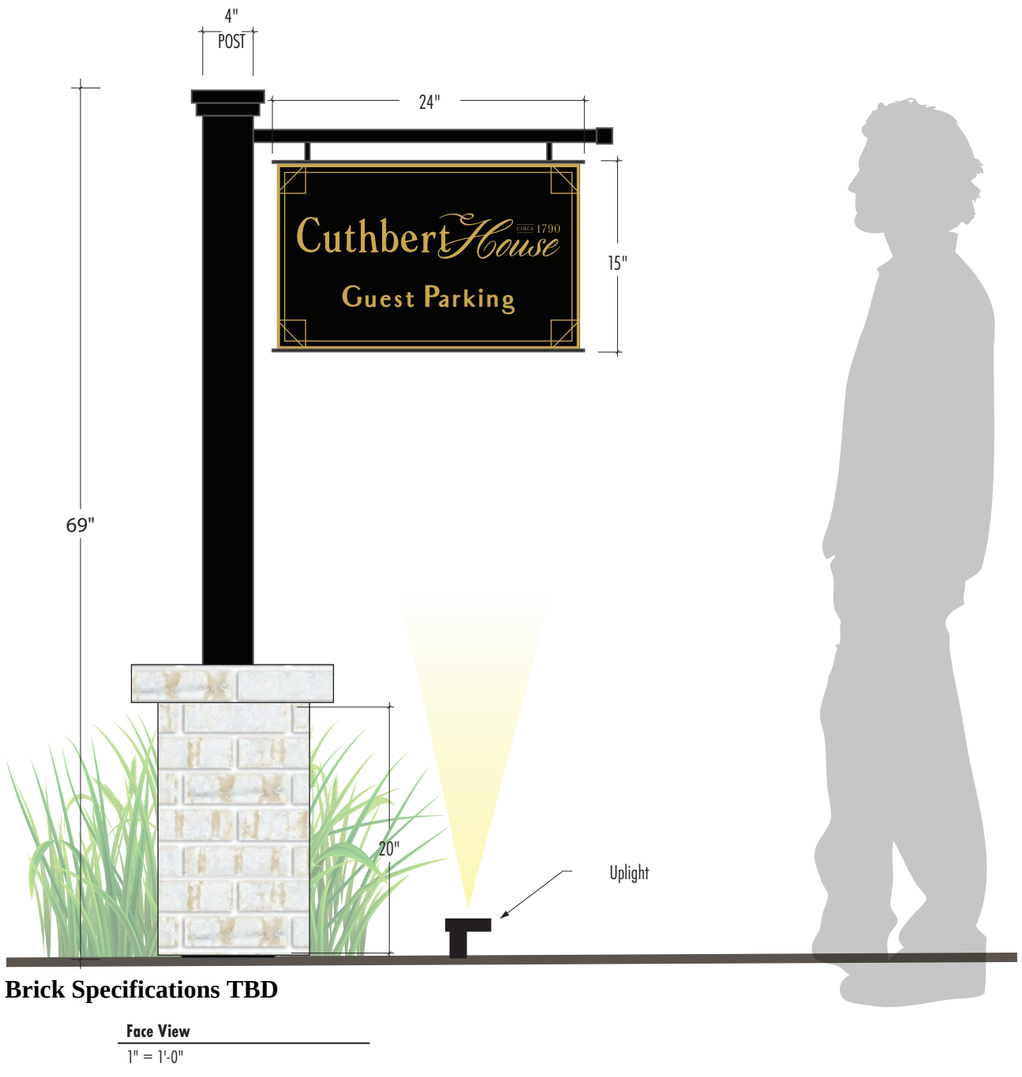
QUANTITY: **1 - DF**

☐ CS ☐ DI ☐ SO ☐ SI ☐ CP ☐ SD

OPTION 3 Sign 2 Church St.

HDU PLAQUE

Existing Sign & Proposed location for the new sign



Brick Specifications TBD

Face View

1" = 1'-0"

COLORS & FINISHES: (AkzoNobel Paint System)

- **Polished Brass** Logo and Boarders
- **Satin Black** Post , Panel, Mounting Bracket
- **WhiteWash Brick** Base

CONSTRUCTION SPECIFICATIONS:

HDU Plaque:
3/4" HDU Panel
Routed HDU Panel w/ Painted Graphics

Post:
Painted metal post with arm bracket to suspend HDU sign
- Base - WhiteWash Faux Brick

Landscape Lighting Specs

MODEL:	**SUPER NOVA**
MATERIAL:	**Solid Brass**
FINISH SHOWN:	**PVD Satin**
ELECTRICAL:	**8-15V**
WATTAGE:	**3W**
ENGINE:	**FB-3W-CYL-TA16**
LUMENS:	**200**
MOUNTING:	**1/2" NPT. Dual Fin Spike Included**

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PROJECT:
Cuthbert House Signage

1203 Bay Street,
Beaufort, SC, 29902

JOB #: **50270**

ACCOUNT REP: **GBD**

REF: -

DESCRIPTION:
Post & Panel - Guest Parking

ITEM #: **02**

QUANTITY: **1 - DF**

☐ CS ☐ DI ☐ SO ☐ SI ☐ CP ☐ SD

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Directional Light

SUPER NOVA

MODEL: **SUPER NOVA**
MATERIAL: **Solid Brass**
FINISH SHOWN: **PVD Satin**
ELECTRICAL: **8-15V**
WATTAGE: **3W**
ENGINE: **FB-3W-CYL-TA16**
LUMENS: **200**
MOUNTING: **1/2" NPT. Dual Fin Spike Included**

FINISHES

- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM

- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBL))

WATTAGE	LUMENS
☐ 3W	200

Custom lumen packages are available upon request

COLOR TEMPERATURE

- ☐ 2200K
- ☐ 2700K
- ☐ 3000K
- ☐ 4000K
- ☐ 5000K
- ☐ 6500K
- ☐ RGBW
- ☐ WARM DIMMING

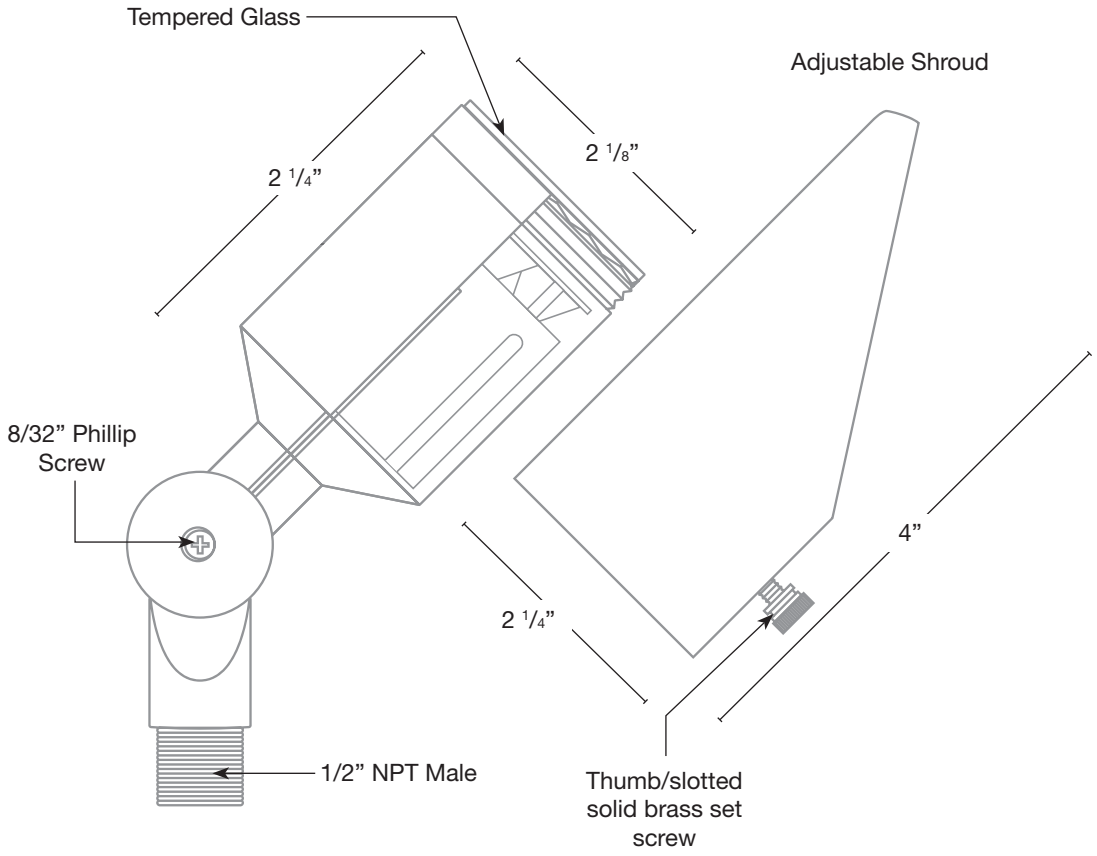
Custom options are available

ELECTRICAL

- ☐ 8-15V

OPTICS

- ☐ SPOT 19d
- ☐ FLOOD 38d
- ☐ WIDE FLOOD 54d
- ☐ WIDE ANGLE FLOOD 120d



c UL us LISTED

Wet Listed

Ordering Example	Customer Approval	Date
SUPER NOVA-PVDS-3W-27K-8-15V		

Cuthbert House Inn
Interior ADA Concepts

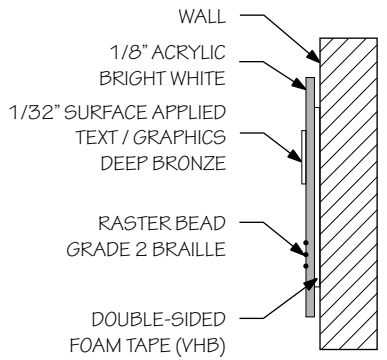
12797 / Cuthbert House MOCK-UP / The Image Group

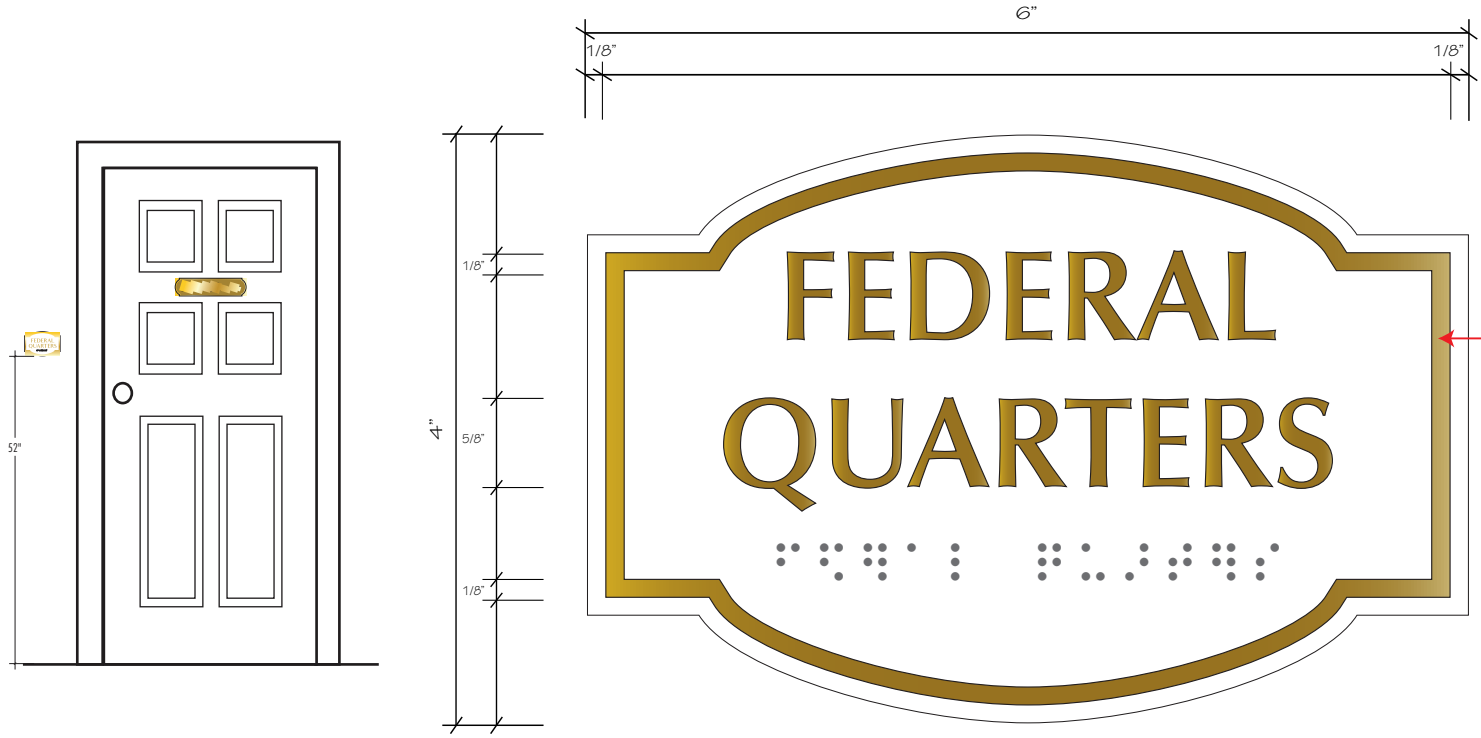
OPTION #1 - ROOM ID / ADA

Type A - Room ID
Qty - 10
6”W x 4“H
1/8” Face - Bright White
 - ADA Alternative 341-204
1/32 Raised Text/Border Applique - Deep Bronze
 - ADA Alternative 311-871
Grade 2 Inserted Clear Braille Beads
VHB Foam Tape Mount

SIDE PROFILE

(Raised Border Not Shown)





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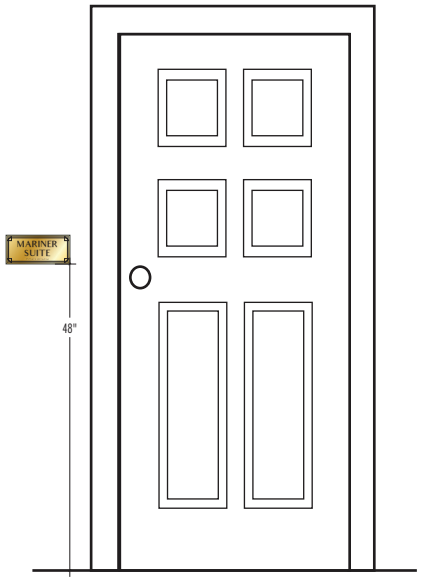
***Recommend larger overall size to accomodate possible variable text length and remain ADA compliant**

12797 / Cuthbert House MOCK-UP / The Image Group

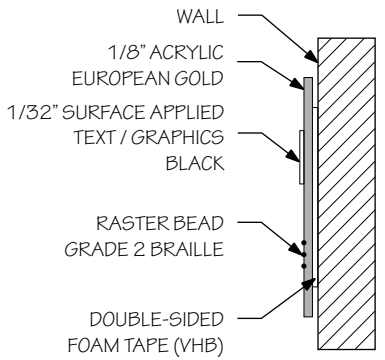
OPTION #2 - ROOM ID / ADA

Type A - Room ID
Qty - 10
10”W x 4.5“H
1/8” Face - Brushed European Gold
 - LaserMax LM942-754 (2ply Gold/Black)
1/32 Raised Text/Border Applique - Black
 - ADA Alternative 311-401
Grade 2 Inserted Clear Braille Beads
VHB Foam Tape Mount



SIDE PROFILE

(Raised Border Not Shown)



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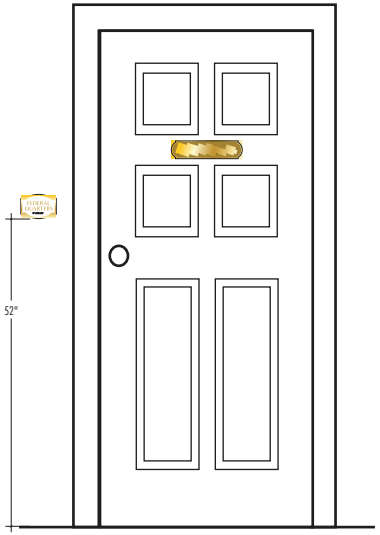
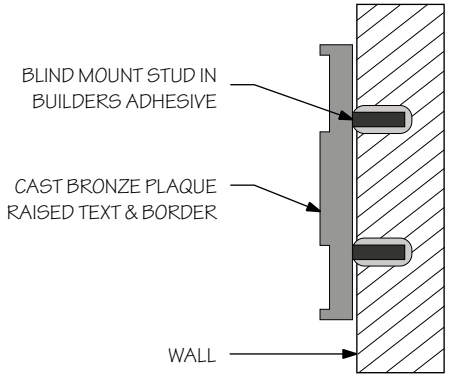
12797 / Cuthbert House MOCK-UP / The Image Group

OPTION #3 - ROOM ID / NON-ADA

Type A - Room ID Plaque
Qty - 10
12”W x 3“H
5/16” Bronze Cast Plaque
Raised Copy & Border - Brushed Bronze
Painted Interior and Edges
- Options: Black, Dark Oxide, Brown, Duranodic Bronze
- More Options on Last Pages
Textured Background
- Options: Leatherette, Sand, Stipple, Pebble
Concealed Stud Mounted
Install Pattern Included



SIDE PROFILE



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***Brushed Bronze w/ Duranodic Bronze background shown.**

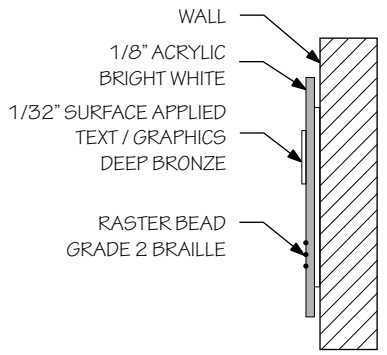
12797 / Cuthbert House MOCK-UP / The Image Group

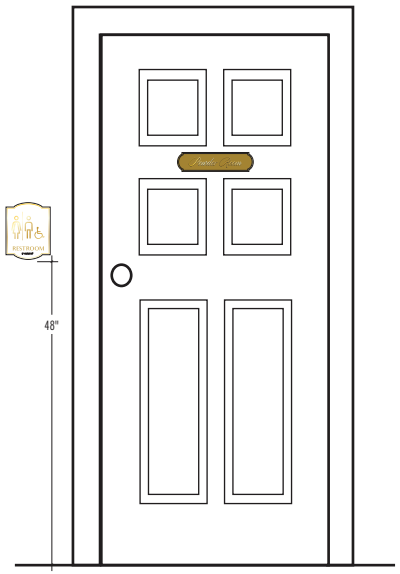
OPTION #1 - RESTROOM SIGN / ADA

Type B - Restroom
Qty - 1
8"W x 10.25"H
1/8" Face - Bright White
 - ADA Alternative 341-204
1/32 Raised Text/Border Applique - Deep Bronze
 - ADA Alternative 311-871
Grade 2 Inserted Clear Braille Beads
VHB Foam Tape Mount

SIDE PROFILE

(Raised Border Not Shown)





1/32" RAISED
BORDER ALL AROUND.

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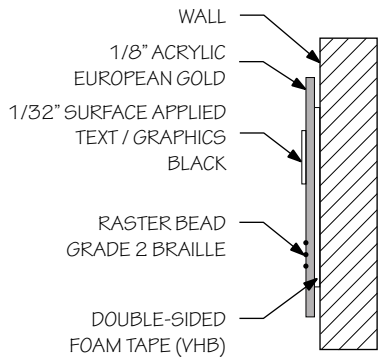
12797 / Cuthbert House MOCK-UP / The Image Group

OPTION #2 - RESTROOM SIGN/ ADA

Type B - Restroom
Qty - 1
7"W x 9"H
1/8" Face - Brushed European Gold
 - LaserMax LM942-754 (2ply Gold/Black)
1/32 Raised Text/Border Applique - Black
 - ADA Alternative 311-401
Grade 2 Inserted Clear Braille Beads
VHB Foam Tape Mount

SIDE PROFILE

(Raised Border Not Shown)



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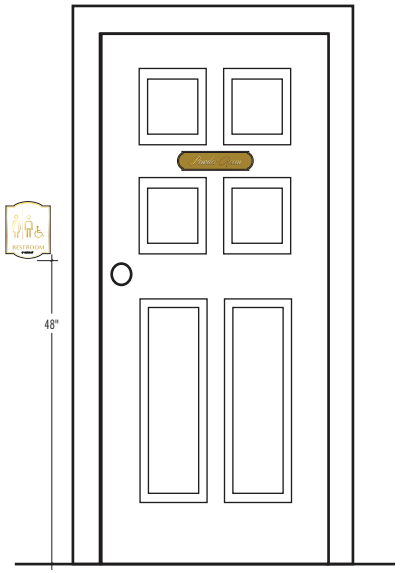
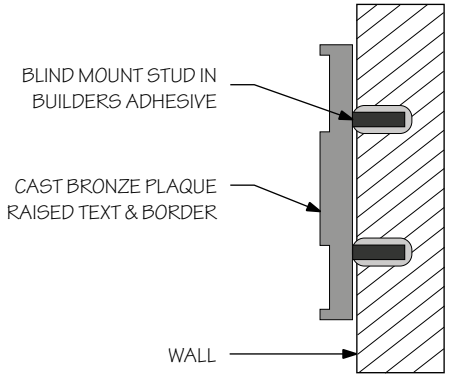
12797 / Cuthbert House MOCK-UP / The Image Group

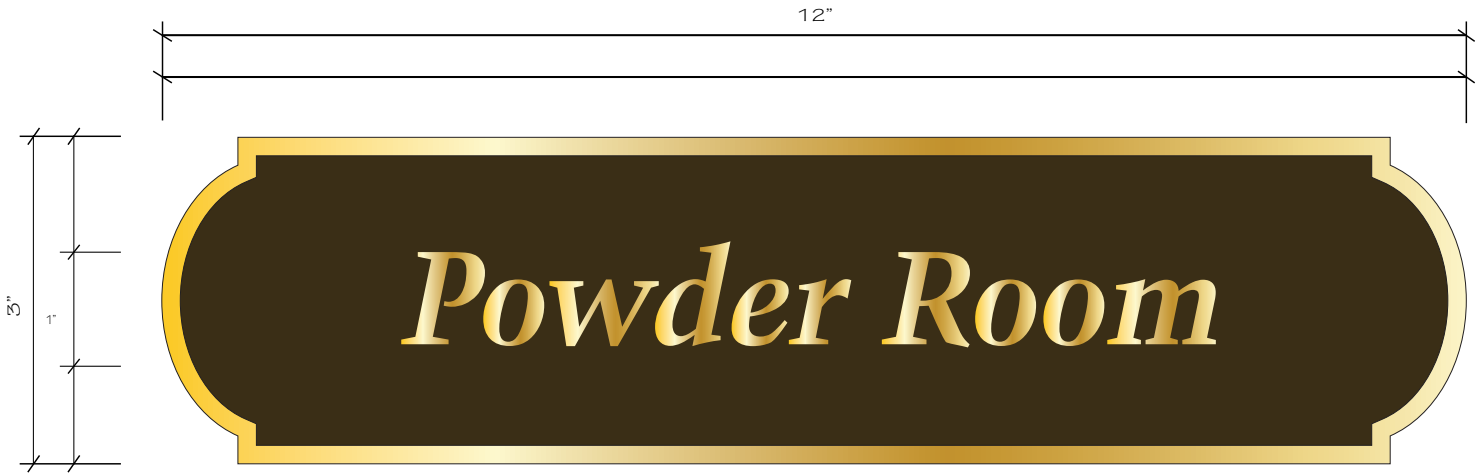
RESTROOM PLAQUE / NON-ADA

Type C - Restroom Plaque
Qty - 1
12”W x 3“H
5/16” Bronze Cast Plaque
Raised Copy & Border - Brushed Bronze
Painted Interior and Edges
- Options: Black, Dark Oxide, Brown, Duranodic Bronze
- More Options on Last Pages
Textured Background
- Options: Leatherette, Sand, Stipple, Pebble
Concealed Stud Mounted
Install Pattern Included



SIDE PROFILE





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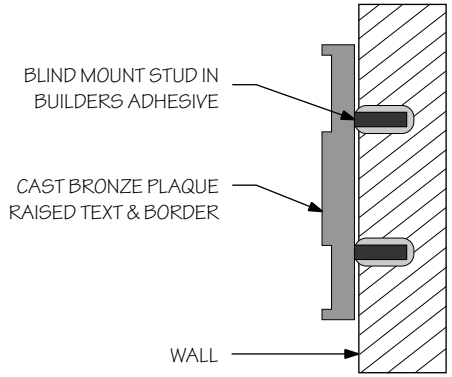
***Brushed Bronze w/ Duranodic Bronze background shown.**

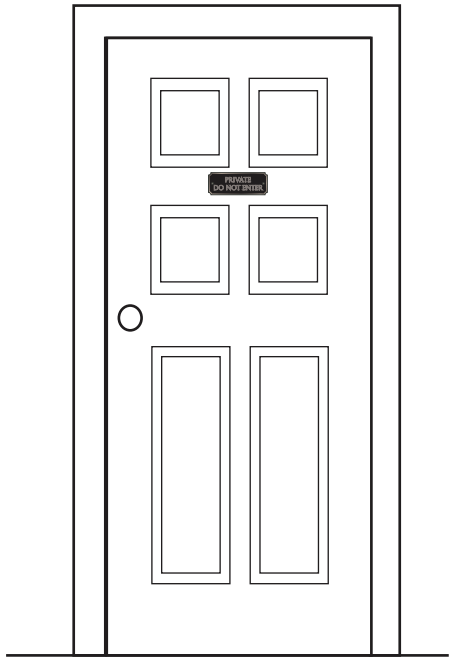
12797 / Cuthbert House MOCK-UP / The Image Group

PLAQUE / NON-ADA

Type D - Private Plaque
Qty - 1
8”W x 3“H
5/16” Aluminum Cast Plaque
Raised Copy & Border - Brushed Alum
Painted Interior and Edges
- Options: Black, Dark Oxide, Brown, Duranodic Bronze
- More Options on Last Pages
Textured Background
- Options: Leatherette, Sand, Stipple, Pebble
Concealed Stud Mounted
Install Pattern Included

SIDE PROFILE





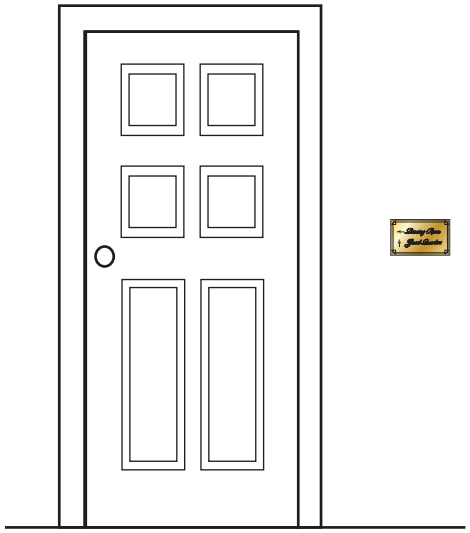
the image group

***Brushed Aluminum w/ Black background shown.**

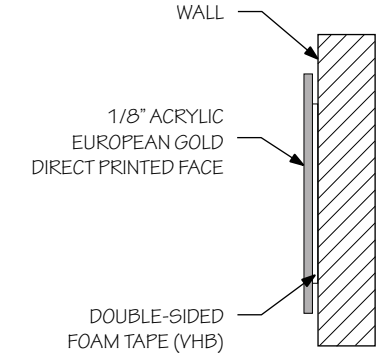
12797 / Cuthbert House MOCK-UP / The Image Group

PRINTED PANEL SIGN / NON-ADA

Type E - Directional
Qty - 1
10”W x 6“H
1/8” Face - Brushed European Gold
 - LaserMax LM942-754 (2ply Gold/Black)
Direct Printed Face
 - Color of Black
VHB Foam Tape Mount



SIDE PROFILE



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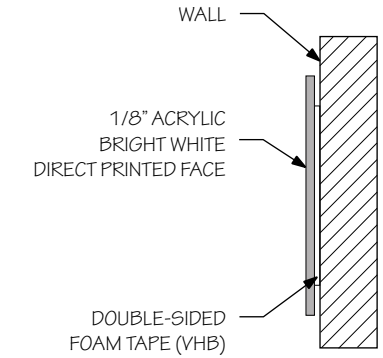
12797 / Cuthbert House MOCK-UP / The Image Group

PRINTED PANEL SIGN / NON-ADA

Type F - Fire Place Rules
Qty - 1
14”W x 18“H
1/8” Face - Bright White Acrylic
 - ADA Alternative (341-204)
Direct Printed Face
 - Full Color Print
VHB Foam Tape Mount

SIDE PROFILE



the image group

ADA Alternative Acrylic Color Options

ADA ALTERNATIVE *Substrate & Appliqué* NEW

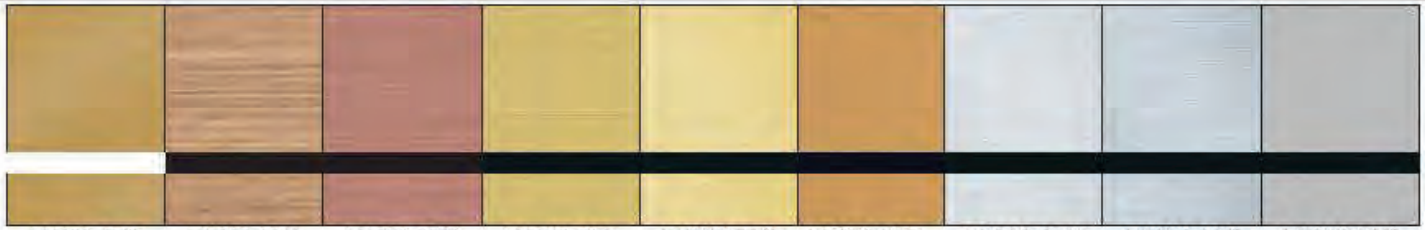
the image group

LaserMax Acrylic Color Options

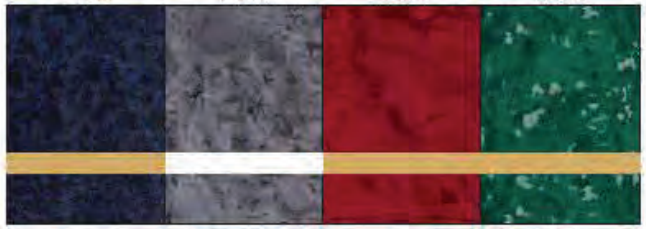
Answering the needs of today's laser engraver, LaserMax® features include an enhanced heat tolerance and UV stable color foils. LaserMax is engineered for cleaner and faster engraving.

LM922-188 Cashew/ Dark Brown
LM922-138 Cashew/ Taupe
LM922-134 Cashew/ Black
LM922-022 Cinnamon Stick/ Ash
LM922-222 Cinnamon Stick/ White
LM922-082 Kona/ Ash
LM922-012 Kona/ White

LM122-872 Brushed New Bronze/White
LM122-874 Brushed New Bronze/Black
LM122-432 Brushed Charcoal/White
LM122-434 Brushed Charcoal/Black
LM122-372 Brushed Pewter/ White
LM122-374 Brushed Pewter/ Black
LM122-392 Brushed Sterling/White
LM122-394 Brushed Sterling/Black
LM922-884* Deep Bronze/ Black
LM922-874* Br. Bronze/ Black



LM922-872* Br. Bronze/ White
LM922-894* Br. Copper/ Black
LM922-684* Rose Gold/ Black
LM9X2-734* Br. Gold/ Black
LM9X2-754* ◆ European Gold/Black
LM9X2-714* Smooth Gold/ Black
LM9X2-354* Br. Alum./ Black
LM9X2-334* Br. Silver/ Black
LM9X2-344* Smooth Silver/ Black



LM922-577 ■ Celestial Blue/ Gold
LM922-362 ■ Harbor Grey/ White
LM922-677* ■ Port Wine/ Gold
LM922-937* ■ Verde/ Gold

*Some LaserMax® foils are not recommended for applications in which UV stability is a requirement.

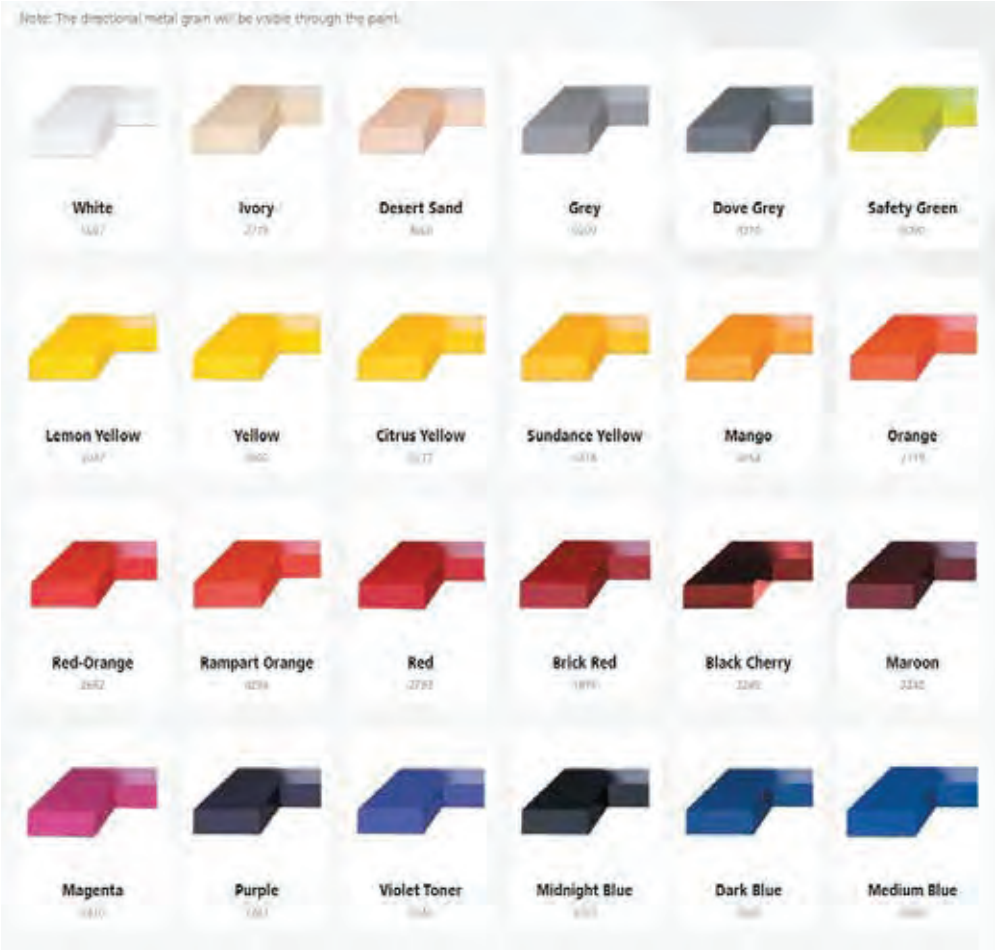
the image group

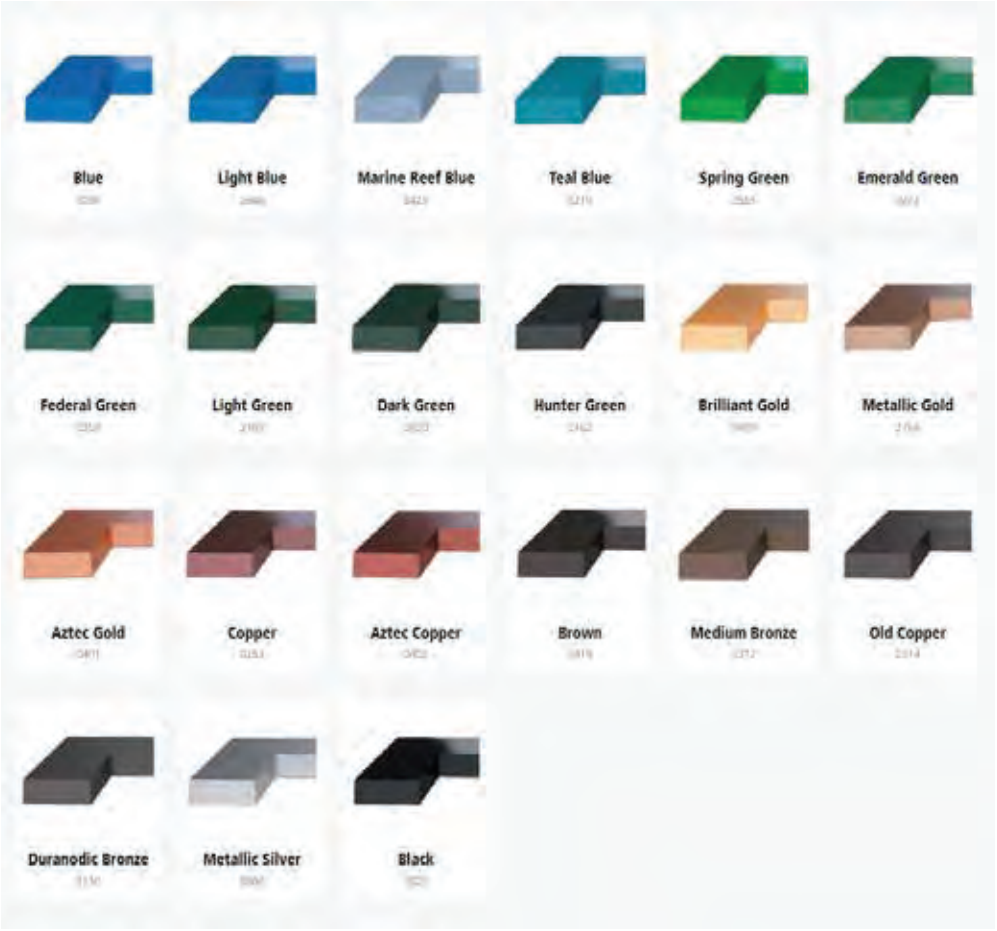
Plaque Standard Background Colors

Plaque Standard Background Textures

the image group

Standard Available Paint Colors





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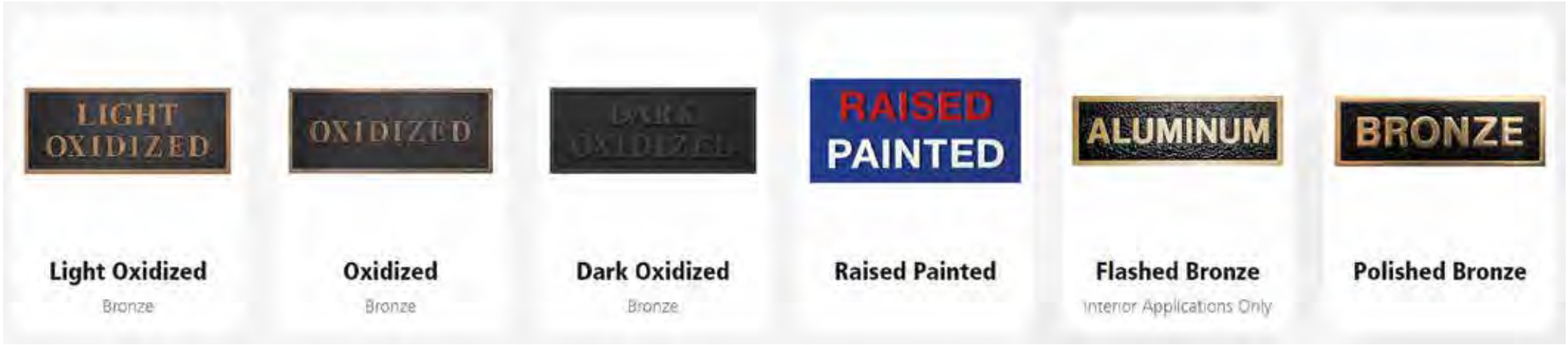
Plaque Specialty Finishes



Light Oxidized
Bronze

Oxidized
Bronze

Dark Oxidized
Bronze

Raised Painted

Flashed Bronze
Interior Applications Only

Polished Bronze

the image group

1014 NORTH STREET

BAILEY BILL

STAFF REPORT: 1014 North Street, Bailey Bill

DATE: March 13, 2024

GENERAL INFORMATION	
Applicant:	**David and Bria Washington Bracewell**
Site Location/Address:	**1014 North Street**
Applicant's Request:	**The applicant is requesting Bailey Bill approval for their approved renovations to their home at 1014 North Street**
Current Zoning:	**T-4 N**
Contributing:	**Contributing Structure**

ZONING DISTRICT INFORMATION	
	T4-N
Lot Width at Setback:	**N/a**
Max Lot Coverage:	**100%**
Min. Frontage Build Out	**60% min/85% max**
Front Setback	**0' min/15' max**
Side Setback	**Side Interior – 5' min, or 0' if attached. Side Corner/Alley – 0'min. – 10' max**
Rear Setback	**10'**
Building Height:	**4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd.**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T-4 HN	**Church**	**N/A**
South: T-4 N	**Historic Homes**	**N/A**
East: T-4 HN	**Historic Homes**	**N/A**
West: T-4 N	**Historic Homes**	**N/A**

Background: The applicant is requesting Bailey Bill approval for renovations at their 1014 North Street Home. The home is contributing, and the renovations were approved by the HRB at the September 13, 2023 meeting. The applicant has completed the Bailey Application, attended an HTRC meeting in February as is required.

BAILEY BILL:

The City of Beaufort, in conjunction with Beaufort County, adopted the Bailey Bill as an avenue

to encourage sensitive rehabilitation of historic buildings. If a property owner invests a minimum of 75% of their building's assessed value back into the building, and the work is eligible and approved, then the assessed value of the property is "frozen" at the pre-rehabilitation value for the next 10 years.

QUALIFYING STRUCTURES & PROJECTS: Properties must meet at least one of the following criteria:

1. Be located in the Historic District and be at least 50 years old;
2. Be listed on the 1997 Beaufort County Above Ground Historic Sites Survey.

QUALIFIED WORK

Work proposed will be reviewed in accordance with "Expenditures for Rehabilitation" as defined by SC 12-120.D: "Expenditures for rehabilitation" means the actual costs of rehabilitation relating to one or more of the following:

- Improvements located on or within the historic building as designated;
- Improvements outside of but directly attached to the historic building which are necessary to make the building fully useable (such as vertical circulation) but shall not include new construction of rentable/habitable floor space;
- Architectural and engineering services attributable to the design of the improvements; or
- Costs necessary to maintain the historic character or integrity of the building

FINDINGS AND RECOMMENDATIONS
Staff Recommendation: **Staff recommends Final approval of the Bailey Bill application at 1014 North Street, as it satisfies the standards as per the requirements of the State Statute, Beaufort Preservation Manual**

PAID 2/14/24 → See HTR App#

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

☐ Staff Review
☑ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** 2/28 **Application #:** 26560 **Zoning District:** T4-N
BCAGHS Survey: ☐ Yes ☐ No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://cityofbeaufort.org/372/Historic-District-Review-Board

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete applicationform, applicants shall submit the required items according to the checklists on the subsequent page. **Submittals are due by 12:00 noon on the 2nd Friday before the meeting you want to attend.**

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

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

Applicant, Property, and Project Information

Applicant Name: David Bracewell

Applicant Address: 1003 Calhoun St

Applicant E-mail: mdbracewell@gmail.com Applicant Phone Number: 404-285-5758

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

Owner (if other than the Applicant): Bria Washington Bracewell

Owner Address: 1003 Calhoun St

Project Name: 1014 North St Renovation

Property Address: 1014 North St

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0780 0000

Date Submitted: 2-28-14

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

Applicant's Signature: M David Bracewell Date: 2-28-24

Owner's Signature: Bria W Bracewell Date: 2-28-24

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

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

☐ Staff Review
☐ Board Review

Application Fee:
see attached schedule

Required Project Information

Project Name: 1014 North St Renovation

Property Size in Acres: 0.15 Proposed Building Use: Primary Residence

Nature of Work (check all that apply):

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

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

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

Is this project a redevelopment project? ☐ Y ☑ N

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

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

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Community Development Department

1911 Boundary Street, Beaufort, South Carolina 29902

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

City of Beaufort Community Development Department
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 #: 26560 Date Received: 1-16 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: R120 004 000 0780 0000
Street Address: 1014 North St Use: X Owner-occupied, or ____ Income-producing
Estimated project start date 2-15-24 Estimated project completion date 11-15-24
Fair market value (FMV) of building $ 198,600 Estimated project costs $ 350,000
How was FMV determined? ☐SC Licensed appraisal within 45 days ☐Bona fide sales contract within 12 months ■County Assessor
Has an application for any other tax incentives been filed for this property? X Yes ____No
If Yes, please describe Applying for SC Historic Rehabilitation Incentives Act simultaneously with this application

2. HISTORIC DESIGNATION
The property must have been designated "historic" by the local government allowing this incentive.
This building is a:
X 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: ca. 1880 Is this property individually listed on the National Register? ____Yes X No
Describe previous major alterations or additions (give dates): Rear addition between 1880 and 1941, back porch added ca. mid-century.

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

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

4. OWNER INFORMATION
Name Bria Washington Bracewell
Mailing Address 1003 Calhoun St
Email Address washington.bria@gmail.com

Signature Bria W. Bracewell Date 1/16/23
City Beaufort State SC Zip 29902
Primary Phone Number 843-812-9533

City of Beaufort Community & Economic Development Department
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

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: Front Porch & Front Windows Approximate age: ___original____added; if added ____date ____Interior X___ Exterior; Location: N S E W Describe feature and its condition: Photograph No. 1-1 Drawing No. 1014 North St- Pictures	Describe work and impact on feature Replace first floor metal porch columns with wood matching existing second floor. Replace modern North elevation picture windows with six over six historically appropriate windows with conservation glass. Repair existing doors, apart from replacing modern new front door with historically accurate wood panelled door.
Architectural element: Siding Approximate age: ___original____added; if added ____date ____Interior X___ Exterior; Location: N S E W Describe feature and its condition: Photograph No. 3-1, 3-2 Drawing No. 1014 North St- Pictures	Describe work and impact on feature Remove transite asbestos shingles, reside with horizontal wood lap siding matching original.
Architectural element: Kitchen & bathrooms Approximate age: ___original____added; if added N/A date X___Interior ____ Exterior; Location: N S E W Describe feature and its condition: Kitchen and bathrooms were demoed removed by previous owner. Photograph No. 8-2, 10-1&2, 16-1 Drawing No. 1014 North St- Pictures	Describe work and impact on feature Install completely new kitchen and case goods. Replace one and a half bathrooms with two and a half bathrooms on existing footprint using a mixture of copper and PVC pipework and traditional plumbing sanitary-ware and fixtures.
Architectural element: Flooring Approximate age: ___original X___added; if added 1900s date X___Interior ____ Exterior; Location: N S E W Describe feature and its condition: Photograph No. 8-2, 9-1 Drawing No. 1014 North St- Pictures	Describe work and impact on feature Remove asbestos floor tiling in downstairs South (addition) rooms. Replace rotten T&G floor boards. Repair and clean T&G flooring.

City of Beaufort Community & Economic Development Department
1911 Boundary Street, Beaufort, SC 29902
Phone (843) 525-7011 / Fax (843) 986-5606
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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: Plumbing & Mechanical Approximate age: ___original N/A added; if added ____date X Interior ____ Exterior; Location: N S E W Describe feature and its condition: Existing plumbing must be replaced to accommodate new bathroom and kitchens. HVAC ductwork exists in attic; no other HVAC is existing. Photograph No. 24-2, 25-1&2, 26-1 Drawing No. 1014 North St- Pictures	Describe work and impact on feature Install new plumbing for kitchen and bathrooms, including new whole house water filter. Install new HVAC system, including ductwork, whole-house dehumidifier and air purifier.
Architectural element: Insulation Approximate age: ___original X added; if added 1950s date X Interior ____ Exterior; Location: N S E W Describe feature and its condition: Insulation from ca. 1950 has settled significantly, reducing its effectiveness and leaving many uninsulated gaps. No existing insulation under first floor. Photograph No. 18-1, 25-2, 26-1 Drawing No. 1014 North St- Pictures	Describe work and impact on feature Replace blown in cellulose insulation (installed ca. 1950) with new blown in sheep wool insulation. Install new sheep wool batt insulation in joists of first floor.
Architectural element: Chimneys Approximate age: X original ____added; if added ____date ____Interior X Exterior; Location: N S E W Describe feature and its condition: Photograph No. 4-2 Drawing No. 1014 North St- Pictures	Describe work and impact on feature Repair collapsed chimney tops in original arched design and repoint brick work.
Architectural element: Sheetrock Approximate age: ___original X added; if added ____date X Interior ____ Exterior; Location: N S E W Describe feature and its condition: Existing sheetrock is in poor/damaged condition; much has already been removed to inspect framing structure. Photograph No. 5-1 thru 20-1 Drawing No. 1014 North St- Pictures	Describe work and impact on feature Repair and replace some sheetrock leaving exposed joists and timber ceilings in first floor living room and kitchen, whilst repairing wainscot and adding wainscot to replace rotted on first floor and possibly some on second floor if budget allows. Repair existing trim and casework, augmenting with matching simple colonial flat casework and window frames in living room.

STUDIO KILLIAN-DAWSON

London Winchester Charleston

1014 North Street

Bailey Bill Narrative, January 2024

We have designed the restoration and renovation of the exterior architectural details to what are original to the house in as much as we have been able to save or to work out from any clues. There is, sadly, very little original fabric remaining, however the historic spirit of the house remains strong and a few exciting discoveries have been made which make this house a significant contributing structure to the local vernacular. Any architectural feature that is not an original detail has been drawn from the extant-rich, period-appropriate, Beaufort vernacular within the immediate vicinity of the property. It is the intention of our clients to preserve the house as it was whilst honoring its pedigree as a home owned and loved by the same family for generations. The Washington family have to the best of their ability, preserved this home since the early 1940's. This generation of the family's aim is to restore and protect the deep heritage of the building and continue its tradition whilst ensuring its future by making it fit for family living today. Our excitement at discovering peg construction on the North, oldest part of the house has only added to the desire of the Washingtons and Bracewells to preserve this heritage and its environs. Wherever possible, as permitted, we are using historic and traditional materials including hand blown glass, wood and iron, hand kilned brick with lime mortar or sanded joins where replacements are required, traditional wax & oil finishes and paint, iron and brass hardware and historically patterned and inspired iron and brass lighting.

This work will have to be done in planned phases, with the work on the main house to start as soon as possible, with exterior landscaping to commence at the same time. Permission was granted in September 2023 by the Beaufort Historic Review Board for an extension on the South side of the house and we are eager to build this just as soon as possible. Work on the extension is phased in within a three to five year time frame, as interest rates stabilise and budget constraints allow. The family is committed to preserving, restoring and renovating in both a historically accurate and appropriately sensitive way that is in keeping with and enhances the neighborhood.

Most of the architectural features that are original date from the 1830s to the 1880s, with most of the later interventions made from the 1940s-1970. Some modern repairs and features have been added within the last fifteen-twenty years and are itemised where important to note in the scope below.

Suite 221, 16 City Business Centre, Hyde Street, Winchester, Hants SO23 7TA, UK
21 Ellis Street, London SW1X 9AL, UK
164 Market Street, Charleston SC 29401, USA
UK Tel: +44 (0)207 965 7321 US Tel: +(1) 843 757-5110 Mob: +44 (0)7513 047979
design@studiokilliandawson.com www.studiokilliandawson.com

The Scope of Work includes:

Exterior:

Repair rear back porch foundations.

Repair and reinforce several existing pier foundations in crawl space supporting front two sections of house.

Repair collapsed chimney tops in original arched design and repoint brick work.

Repair any perished areas of roofing material using asphalt shingles as existing.

Replace first floor metal porch columns with wood matching existing second floor.

Repair and repaint front porches.

Uncover front brick steps and repoint.

Add brick and wood steps to Northeast and Southeast elevations.

Repair and replace wooden soffits.

Add returns onto gable ends on North and South section of roof to the East and West elevations as per evidence of original feature.

Remove asbestos shingles, reside with horizontal lap 8-10" solid wood lap siding matching original. The primer and paint will be traditional paint in historic colors, either linseed oil or other appropriate exterior wood paint.

Repair windows where possible.

Add pair of shutters to match existing first floor shutters and repair and repaint existing pair.

Replace modern North elevation picture windows with six over six historically appropriate windows with conservation glass.

Repair existing doors, apart from replacing modern new front door with historically accurate wood panelled door, replacing second floor door with historically accurate exterior door, replacing Southeast exterior door with historically accurate door.

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STUDIO KILLIAN-DAWSON

London Winchester Charleston

Interior:

Demo sheetrock and floor as required to identify rot, insect damage and structural defects and repair.

Demolish all existing plumbing and update.

Install completely new kitchen and case goods.

Replace one and a half bathrooms with two bathrooms and one shower room on existing footprint using a mixture of copper, PEX and cast iron pipework and traditional sanitaryware and fixtures.

Remove HVAC ductwork as needed.

Install new mechanicals including efficient HVAC system with air purifier and dehumidifier.

Install ceiling venting and/or fan in roof.

Install new whole house water purifying/filtration system.

Repair salvageable windows.

Repair and add interior doors and trim.

Repair staircase header where there is missing support.

Clean and repaint existing fireplaces and hearth brickwork.

Noting Southeast bedroom and below ceiling joists, make good and repair as necessary floors to level and strengthen support.

Repair, patch and refinish or repaint all existing floors, whilst lifting perished linoleum floors and replacing with cork floors to bathrooms

Replace and augment insulation

Repair and replace some sheetrock leaving exposed joists and timber ceilings in first floor living room and kitchen, whilst repairing wainscot and adding wainscot to replace rotted on first floor and possibly some on second floor if budget allows.

Repair existing trim and casework, augmenting with matching simple colonial flat casework and window frames in living room.

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Repair and line interior chimneys for future (phase 3) Installation of Wood burner in Living Room and/or library.

Repaint interior using historically sensitive and accurate paints interior and exterior.

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design@studiokilliandawson.com www.studiokilliandawson.com

Beaufort County, South Carolina

generated on 12/30/2023 3:47:07 PM EST

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R120 004 000 0780 0000	00220111	1014 NORTH ST, City of Beaufort	12/29/2023	2024	2023

Current Parcel Information

Owner	WASHINGTON BRIA RENEE	Property Class Code	ResImp SingleFamily
Owner Address	1953 WHITTIER AVE NW ATLANTA GA 30318	Acreage	.0000
Legal Description	POR BLK 80 PB75 PG48		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2023	$143,800	$198,600	$342,400	$3,131.33	$0.00
2022	$73,400	$84,900	$158,300	$2,988.63	$2,988.63
2021	$73,400	$84,900	$158,300	$2,950.49	$2,950.49
2020	$73,400	$84,900	$158,300	$2,882.90	$2,882.90
2019	$73,400	$84,900	$158,300	$2,815.34	$2,815.34
2018	$73,400	$84,900	$158,300	$2,741.09	$2,741.09
2017	$146,600	$103,600	$250,200	$4,191.25	$4,191.25
2016	$146,600	$103,600	$250,200	$4,131.67	$4,131.61
2015	$146,600	$103,600	$250,200	$3,970.53	$3,970.53
2014	$146,600	$103,600	$250,200	$3,932.42	$3,932.42
2013	$146,600	$103,600	$250,200	$3,749.94	$3,749.94

Sales Disclosure

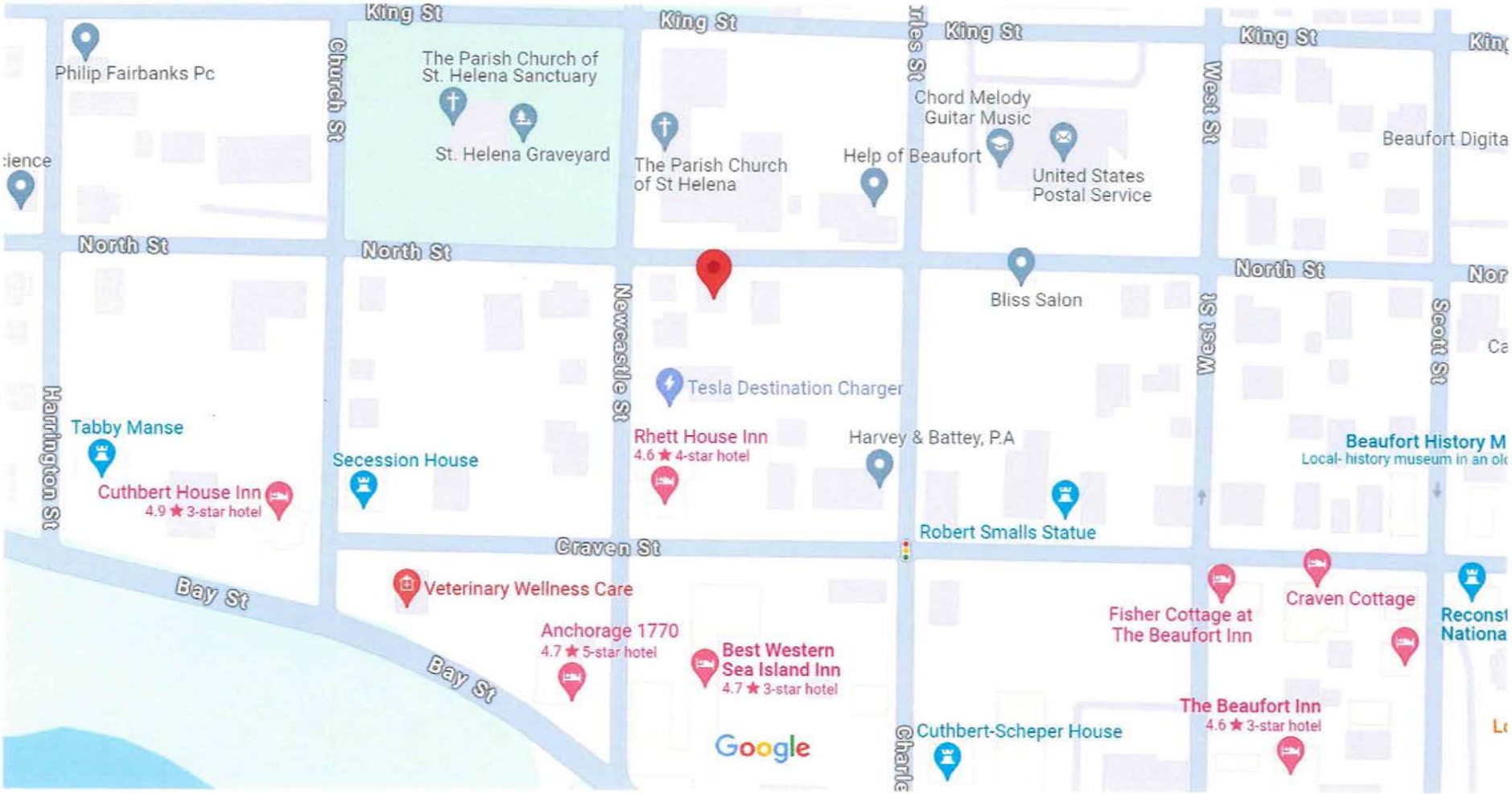
Grantor	Book & Page	Date	Deed	Vacant	Sale Price
WASHINGTON DELO ELIZ	4218 0112	2/13/2023	De		$0
WASHINGTON DELO ELIZ	173 157	1/1/1980	Fu		$0
		12/31/1776	Or		$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
R01	DWELL	Dwelling	1920	2.0	05	870	

R01	ICP	Integral Carport	1920	0	0	300
R01	UTLSHED	Residential Shed - Small Util	1975	0	0	80
R01	MISC	Miscellaneous	2017	0	0	150

Google Maps 1014 North St



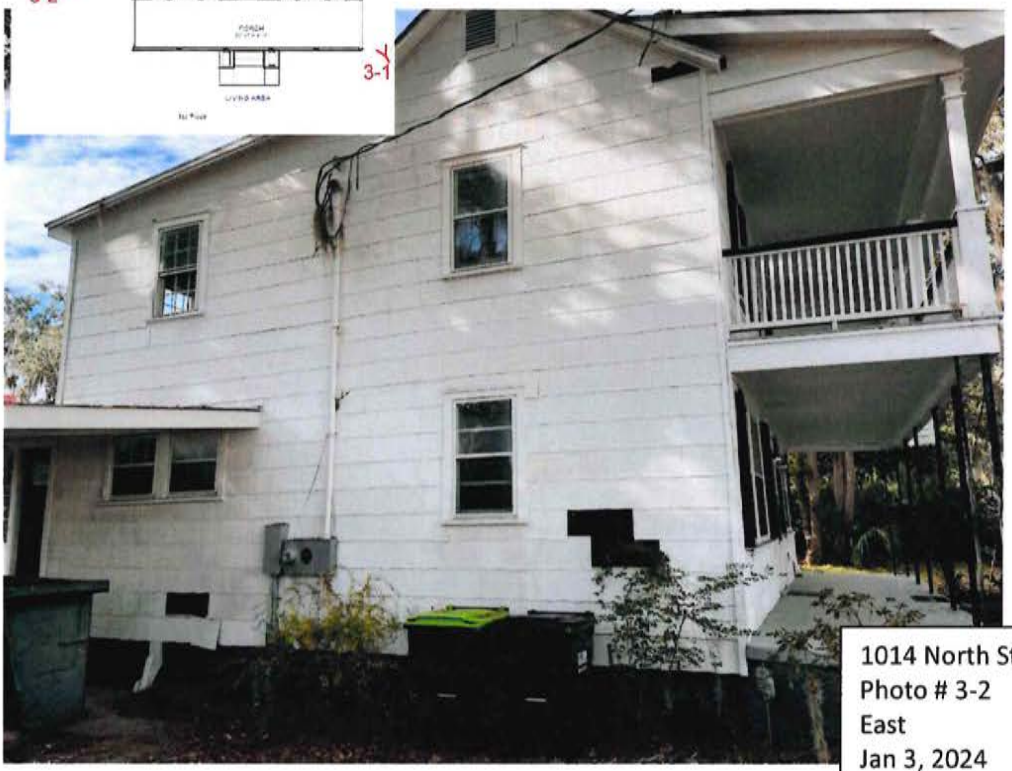
1014 North St, Beaufort, SC
Photo # 1-1
Front elevation from across North St.
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 1-2
Side view from East neighbor's house on North St.
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 2-1
Side view from West neighbor's house on North St.
Jan 3, 2024

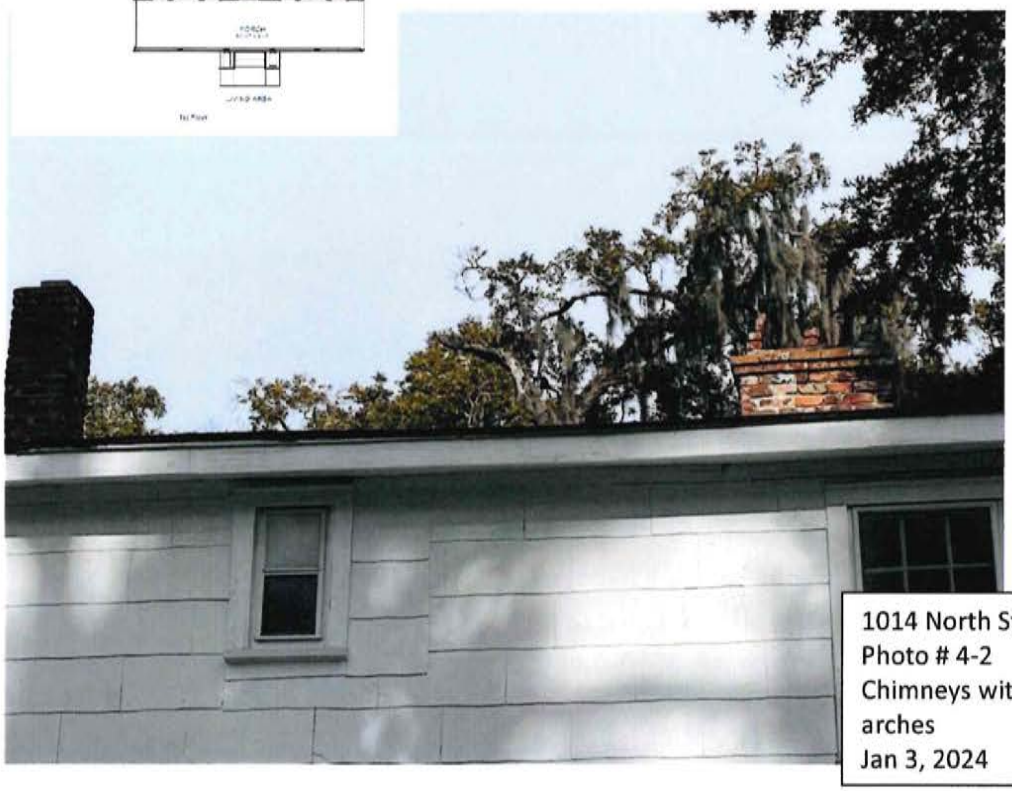
1014 North St, Beaufort, SC
Photo # 2-2
Front elevation
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 3-1
West elevation
Jan 3, 2024

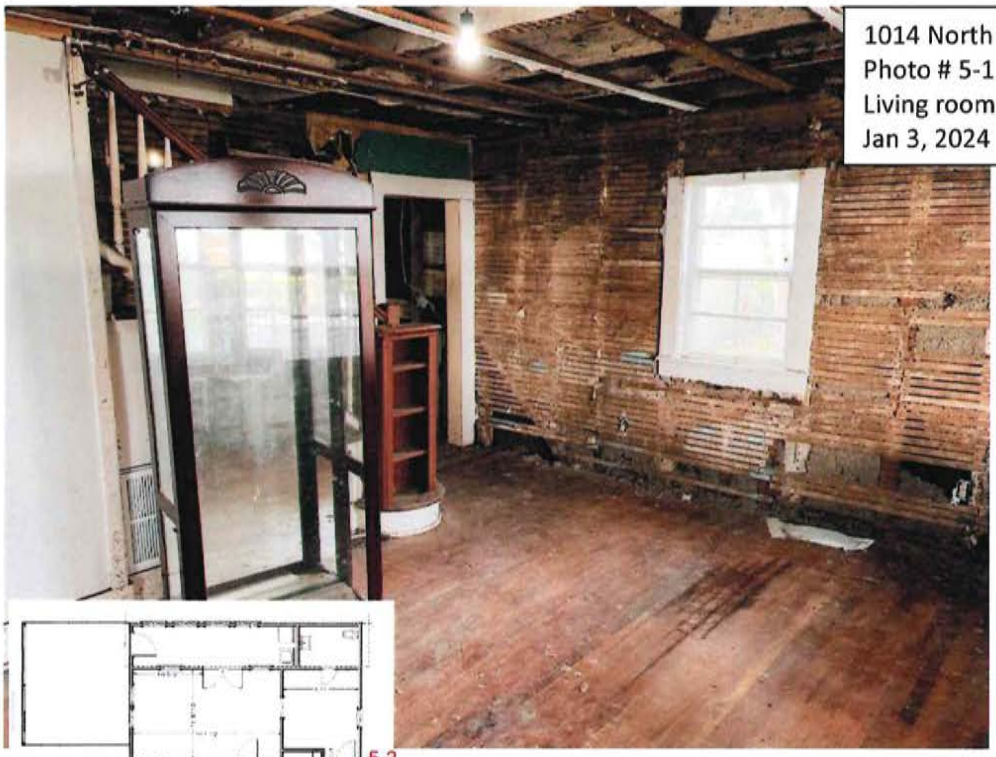


1014 North St, Beaufort, SC
Photo # 3-2
East
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 4-1
Rear elevation
Jan 3, 2024



1014 North St, Beaufort, SC
Photo # 4-2
Chimneys with fallen brick arches
Jan 3, 2024

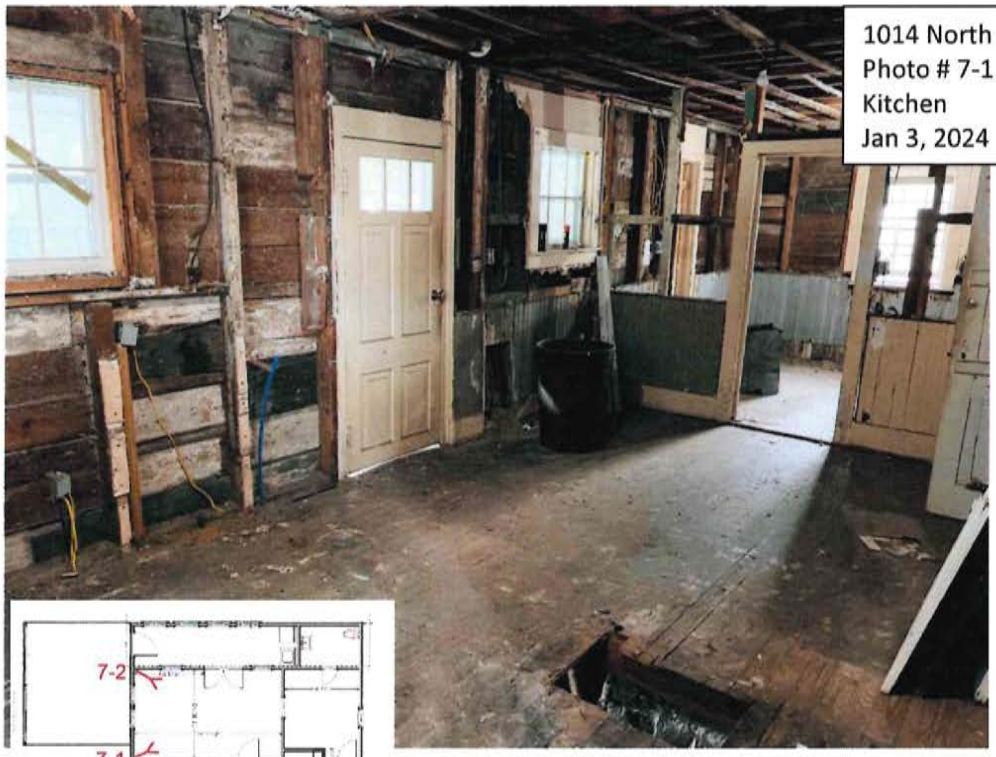


1014 North St, Beaufort, SC
Photo # 5-1
Living room
Jan 3, 2024

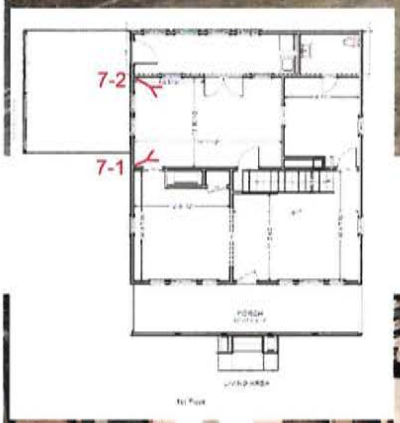
1014 North St, Beaufort, SC
Photo # 5-2
Living room
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 6-1
Dining room
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 6-2
Dining room
Jan 3, 2024



1014 North St, Beaufort, SC
Photo # 7-1
Kitchen
Jan 3, 2024



1014 North St, Beaufort, SC
Photo # 7-2
Kitchen
Jan 3, 2024

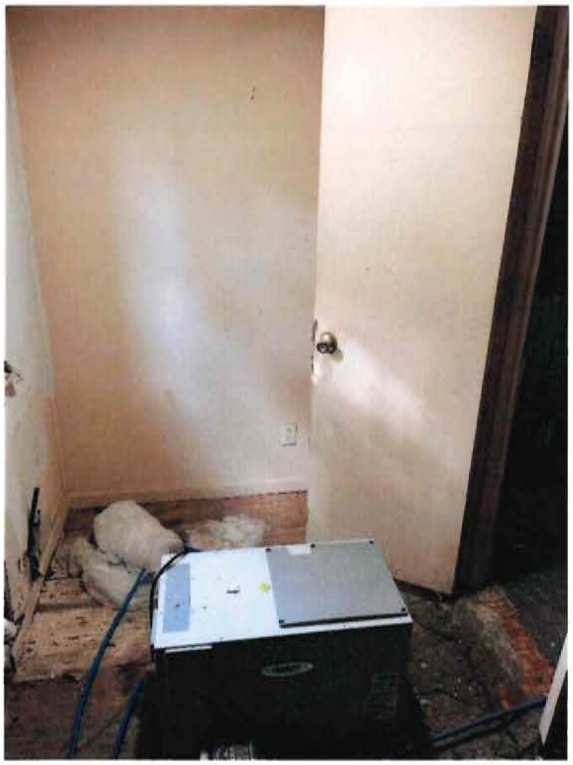
1014 North St, Beaufort, SC
Photo # 8-1
Kitchen
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 8-2
Kitchen
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 9-1
Library
Jan 3, 2024

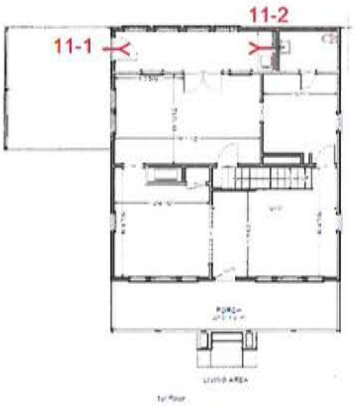
1014 North St, Beaufort, SC
Photo # 9-2
Library
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 10-1
Downstairs bathroom
Jan 3, 2024



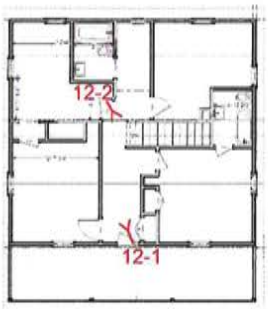
1014 North St, Beaufort, SC
Photo # 10-2
Downstairs bathroom
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 11-1
Enclosed back porch
Jan 3, 2024



1014 North St, Beaufort, SC
Photo # 11-2
Enclosed back porch
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 12-1
Upstairs hallway
Jan 3, 2024

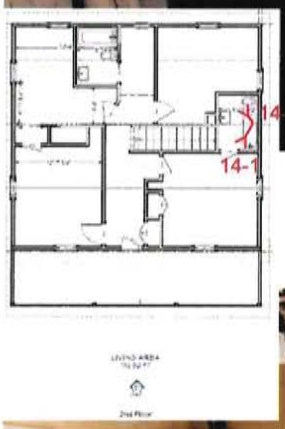


1014 North St, Beaufort, SC
Photo # 12-2
Upstairs hallway
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 13-1
NW Bedroom
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 13-2
NW Bedroom
Jan 3, 2024

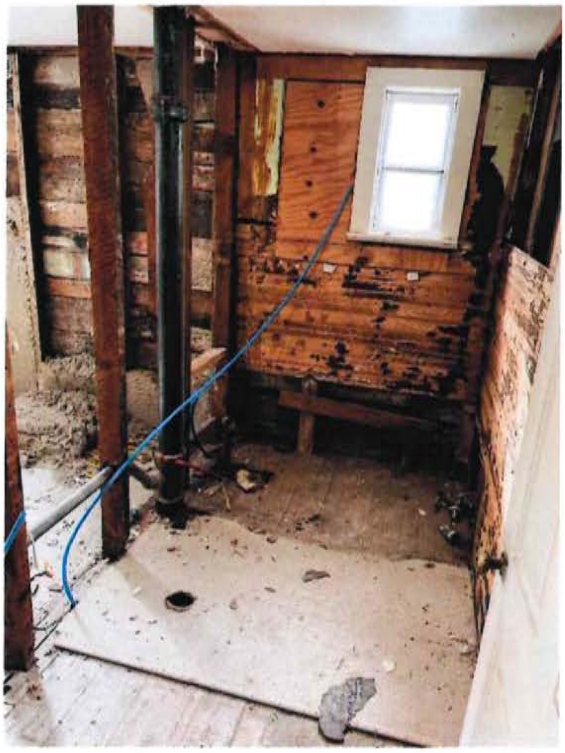
1014 North St, Beaufort, SC
Photo # 14-1
NW Bedroom
Jan 3, 2024



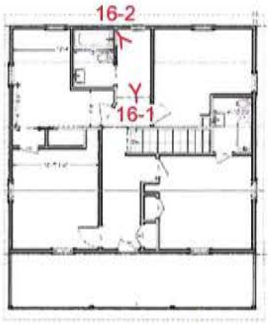
1014 North St, Beaufort, SC
Photo # 14-2
SW Bedroom
Jan 3, 2024

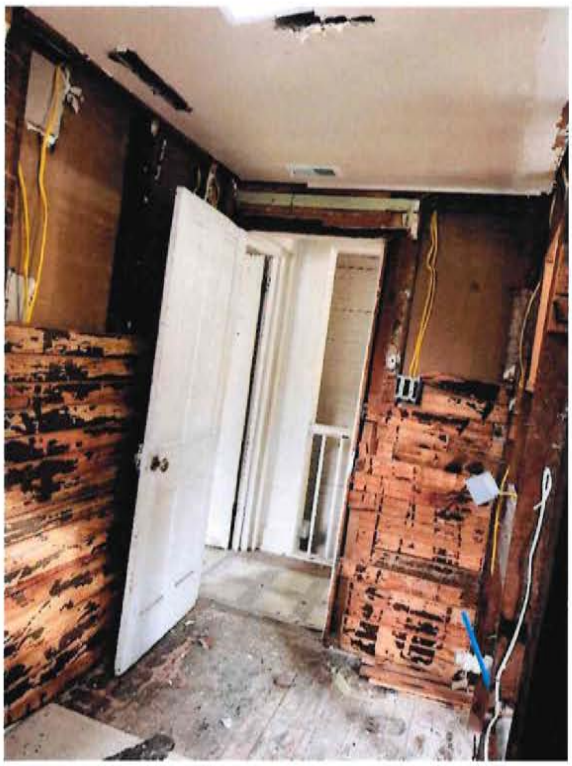
1014 North St, Beaufort, SC
Photo # 15-1
SW Bedroom
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 15-2
SW Bedroom
Jan 3, 2024



1014 North St, Beaufort, SC
Photo # 16-1
Former bathroom location, will now be hallway between SE and SW bedrooms.
Jan 3, 2024

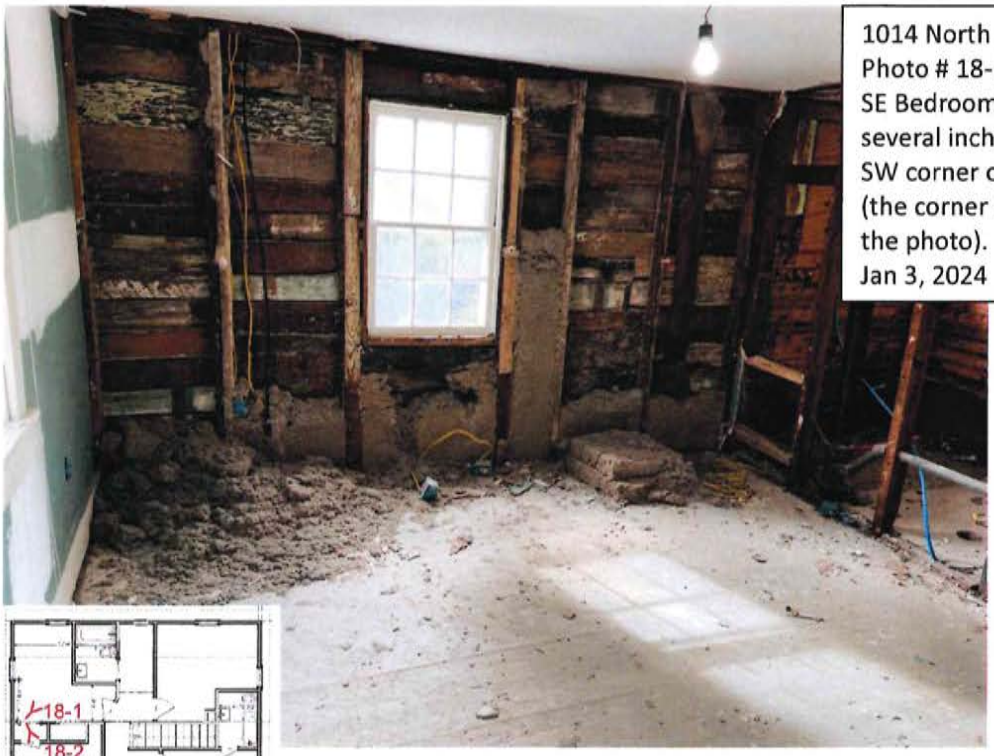




1014 North St, Beaufort, SC
Photo # 16-2
Former bathroom location, will now be hallway between SE and SW bedrooms.
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 17-1
SE Bedroom
Jan 3, 2024

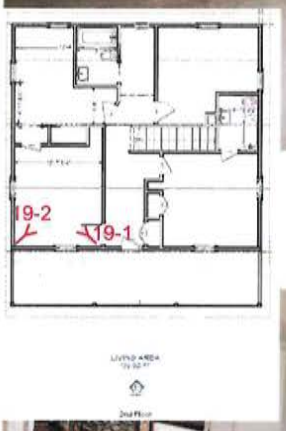
1014 North St, Beaufort, SC
Photo # 17-2
SE Bedroom
Jan 3, 2024



1014 North St, Beaufort, SC
Photo # 18-1
SE Bedroom. Floor slopes several inches toward the SW corner of this room (the corner being faced in the photo).
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 18-2
NE Bedroom
Jan 3, 2024

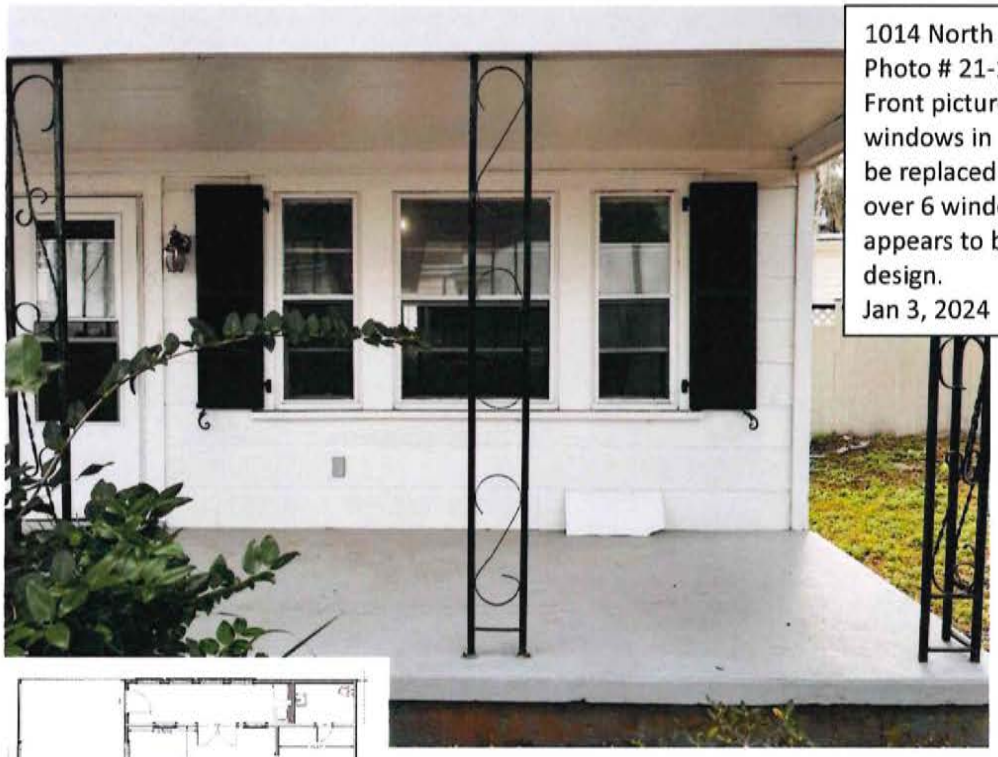
1014 North St, Beaufort, SC
Photo # 19-1
NE Bedroom
Jan 3, 2024



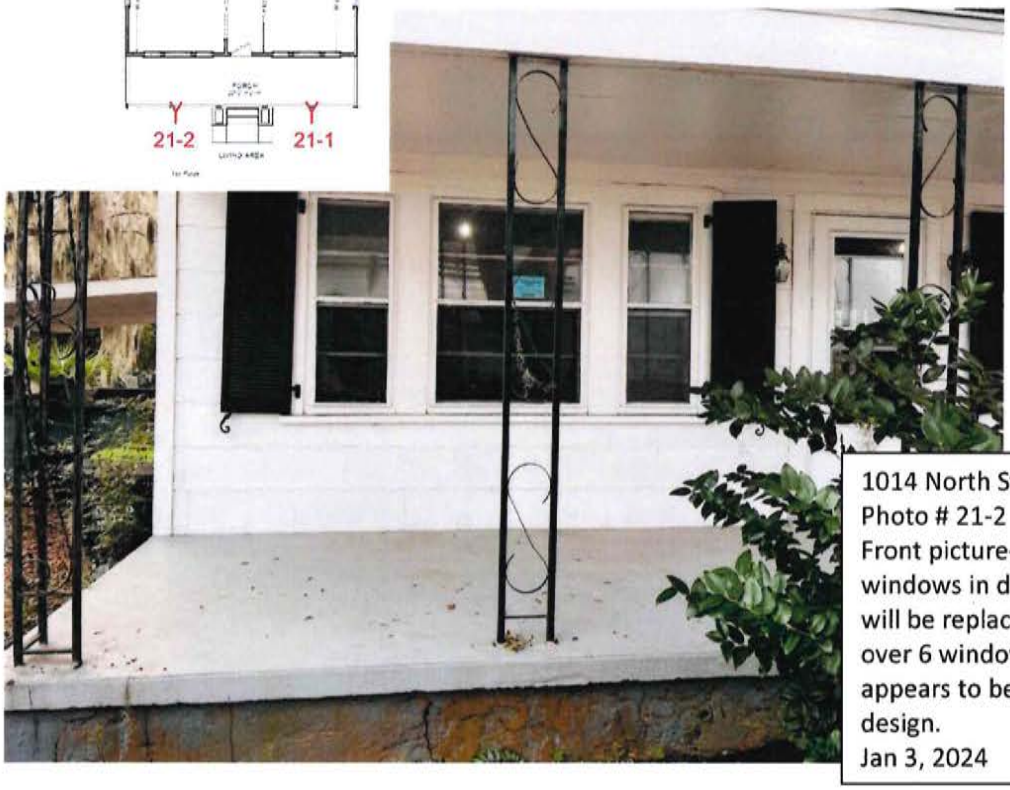
1014 North St, Beaufort, SC
Photo # 19-2
NE Bedroom
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 20-1
Joists supporting the NW bedroom. The left two joists (above the handrail) do not have a load path to the ground. This situation has existed for perhaps 100 years (since the rear addition was added), but it will be corrected to improve safety and stability.
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 20-2
Front picture-style windows in living room will be replaced with two 6 over 6 windows, which appears to be the original design.
Jan 3, 2024



1014 North St, Beaufort, SC
Photo # 21-1
Front picture-style windows in living room will be replaced with two 6 over 6 windows, which appears to be the original design.
Jan 3, 2024

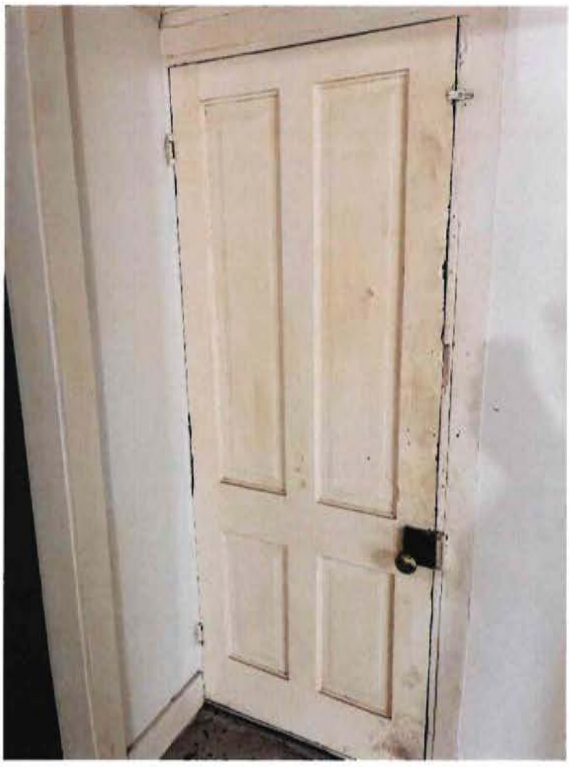


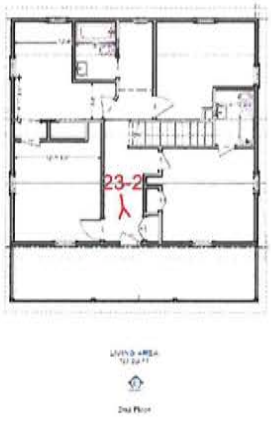
1014 North St, Beaufort, SC
Photo # 21-2
Front picture-style windows in dining room will be replaced with two 6 over 6 windows, which appears to be the original design.
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 22-1
Front picture-style windows in dining room will be replaced with two 6 over 6 windows, which appears to be the original design.
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 22-2
Modern front door will be replaced with period-appropriate paneled front door.
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 23-1
Modern back door will be replaced with period-appropriate paneled front door.
Jan 3, 2024



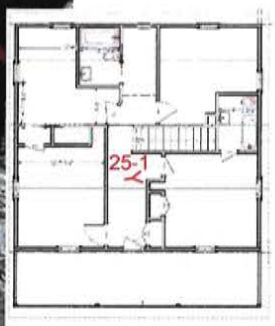


1014 North St, Beaufort, SC
Photo # 23-2
Second floor porch door is in poor condition and appears to have been an interior door that was repurposed for exterior use. It will be replaced with a period-appropriate exterior door.
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 24-2
Second floor porch door is in poor condition and appears to have been an interior door that was repurposed for exterior use. It will be replaced with a period-appropriate exterior door.
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 24-2
Attic and second floor air handler and ductwork. Equipment will be replaced and returns will be added to each bedroom. Blown in insulation will be installed in attic.
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 25-1
Attic and second floor ductwork. Returns will be added to each bedroom. Blown in insulation will be installed in attic.
Jan 3, 2024



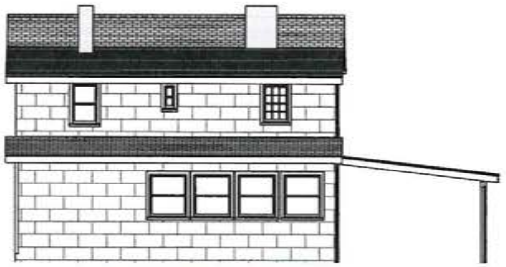
1014 North St, Beaufort, SC
Photo # 25-2
Crawlspace. Additional piers and beams will be added for stabilization. Sheep wool batts will be added to insulate first floor. First floor HVAC ductwork will be installed in crawlspace.
Jan 3, 2024

1014 North St, Beaufort, SC
Photo # 26-1
Crawlspace. Additional piers and beams will be added for stabilization. Sheep wool batts will be added to insulate first floor. First floor HVAC ductwork will be installed in crawlspace.
Jan 3, 2024

Proposed Front (North) Elevation

Existing Front (North) Elevation

Proposed Rear (South) Elevation

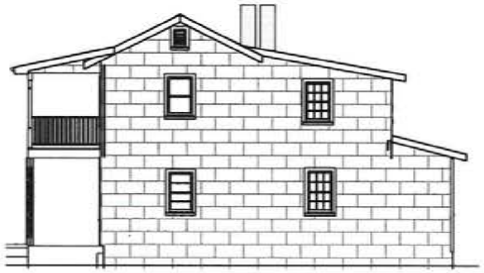


Existing Rear (South) Elevation

Proposed Left (East) Elevation

Existing Left (East) Elevation

Proposed Right (West) Elevation



Existing Right (West) Elevation

Scope of Work

Addition:

Construct proposed two story addition adding about 800 Sq. Ft. of living space.
Relocate Electrical panel and wire or rewire.
Complete new plumbing.
Complete new HVAC.

Exterior:

Replace first floor metal porch columns with wood matching second floor.
Remove asbestos shingles, repair or reside with horizontal lap siding matching original.
Repair or replace windows and doors.
Repair or reroof as needed.

Interior:

Demo sheetrock and floor as required to identify rot, insect damage and structural defects and repair.
Demo all existing plumbing.
Remove HVAC ductwork as needed.
Repair salvageable windows.
Repair or replace interior doors and trim.
Total renovation of existing to include new floors, insulation, sheetrock, trim, casework, mechanicals and paint.

Contents

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P-3 Photos - Neighboring Properties
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A-2 Proposed Elevations
A-3 Existing and Proposed First Floor Plans
A-4 Existing and Proposed Second Floor Plans
A-5 Front & Rear Views w/Siding Selections
A-6 Site Survey & Sanborn Maps
A-7 Plot Plan
A-8 Roof Plan & Cross Sections
S-1 Paint Color Selections
S-2 Door & Window Detail
S-3 Hardware Selections and Shutter Details
S-4 Lighting and Exterior Features Selections
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S-6 Exterior Features and Fixtures
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AB-2 Ancillary Building and Main House Elevations - Size & Scale
AB-3 Ancillary Building and Main House Views - Size & Scale

HEYMAN

Cover Sheet
Compared Elevations
Scope of Work/Contents

David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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

DATE:
8/15/2023

SCALE:
3/16"=1'

SHEET:
P-1

Subject Property 1014 North Street
Front View (From North)

Subject Property
Front/Left View(From Northeast)

Subject Property
Rear View(From Southeast)

HEYMAN

Subject Property
1014 North Street

David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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

DATE:
8/15/2023

SCALE:

SHEET:
P-2

Across Street St. Helena Church Building
Looking Northwest

Across Street St. Helena Church Building
(Looking Northeast)

Neighbor Left (East) 1012 North Street

Neighbor Right (West) Corner of North & Newcastle

HEYMAN

REVISION TABLE			
NUMBER	DATE	DESCRIPTION	PROCEDURE

Neighboring Properties

David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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

DATE:
8/15/2023

SCALE:

SHEET:
P-3

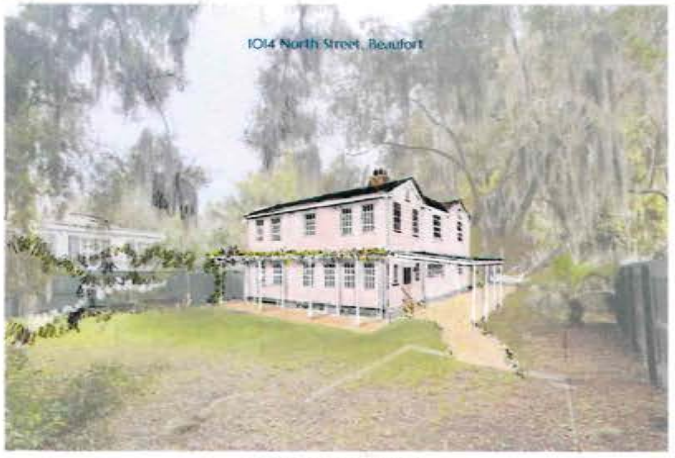
STUDIO KILLIAN-DAWSON

Designer Concept Drawing Front
Showing Auxiliary Building to the Right (West) - Details Later in this Submission

STUDIO KILLIAN-DAWSON

Designer Concept Drawing
Front from the Northeast

A future utility shed is planned for the Southeast corner of the lot. This will be non-habitable space with only a single light and electrical outlet. Plans for this shed will be submitted to Staff at a future date.



STUDIO KILLIAN-DAWSON

Designer Concept Drawing
Rear from the Southeast

HEYMAN

Designer Concept Drawings

David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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

DATE:
8/15/2023

SCALE:

SHEET:
P-4

Front (North) Elevation

Rear (South) Elevation

HEYMAN

Elevations

David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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

DATE:
8/15/2023

SCALE:
3/8"=1'

SHEET:
A-1

Left (East) Elevation
(Carport roof opened to show window allignment)

Right (West) Elevation

HEYMAN

REVISION NAME	DESCRIPTION
DRAWING DATE	

Elevations

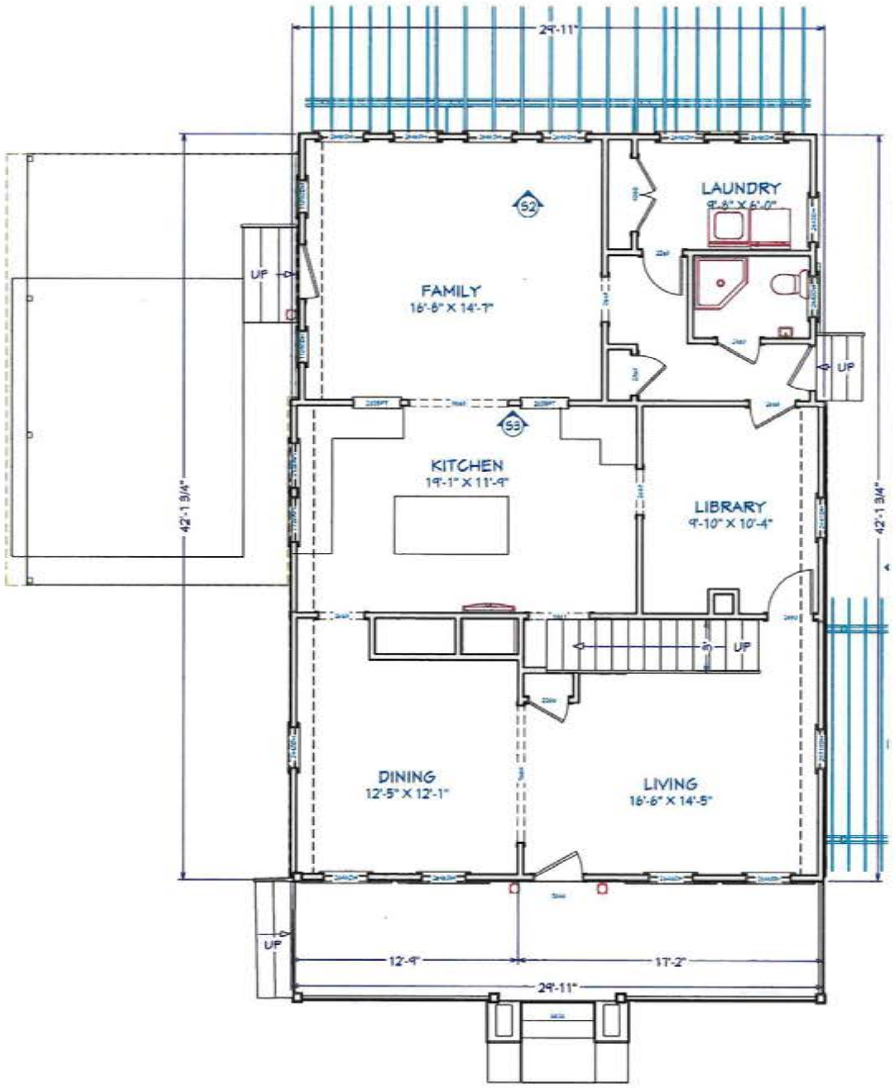
David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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

DATE:
8/15/2023

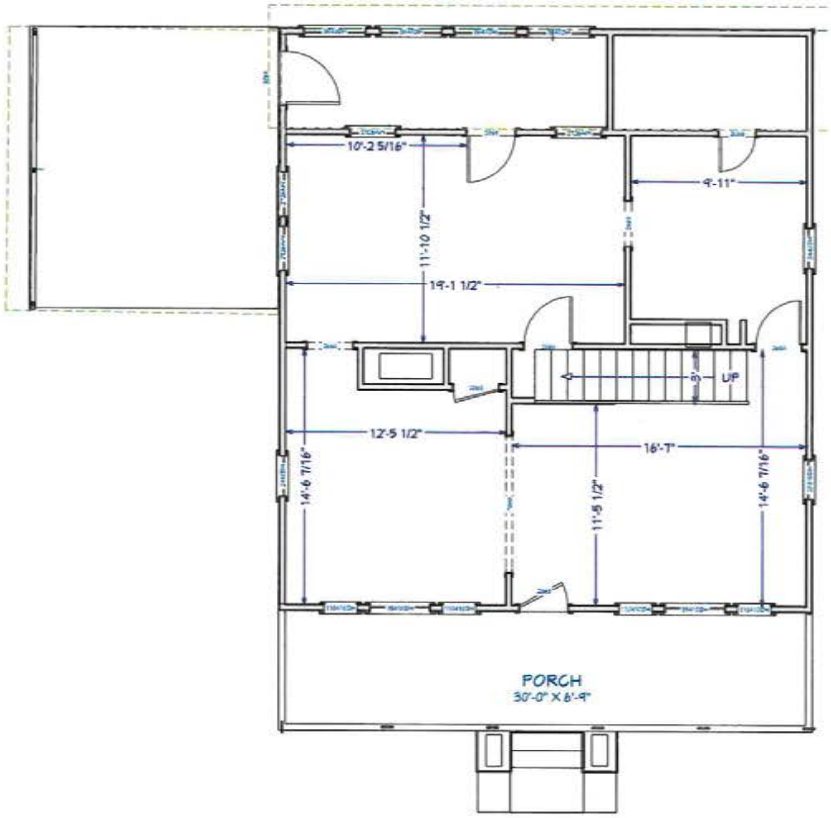
SCALE:
3/8"=1'

SHEET:
A-2



LIVING AREA
1247 SQ FT

Proposed
1st Floor Plan



Existing
1st Floor Plan

HEYMAN

As Built & Proposed
Floor Plans

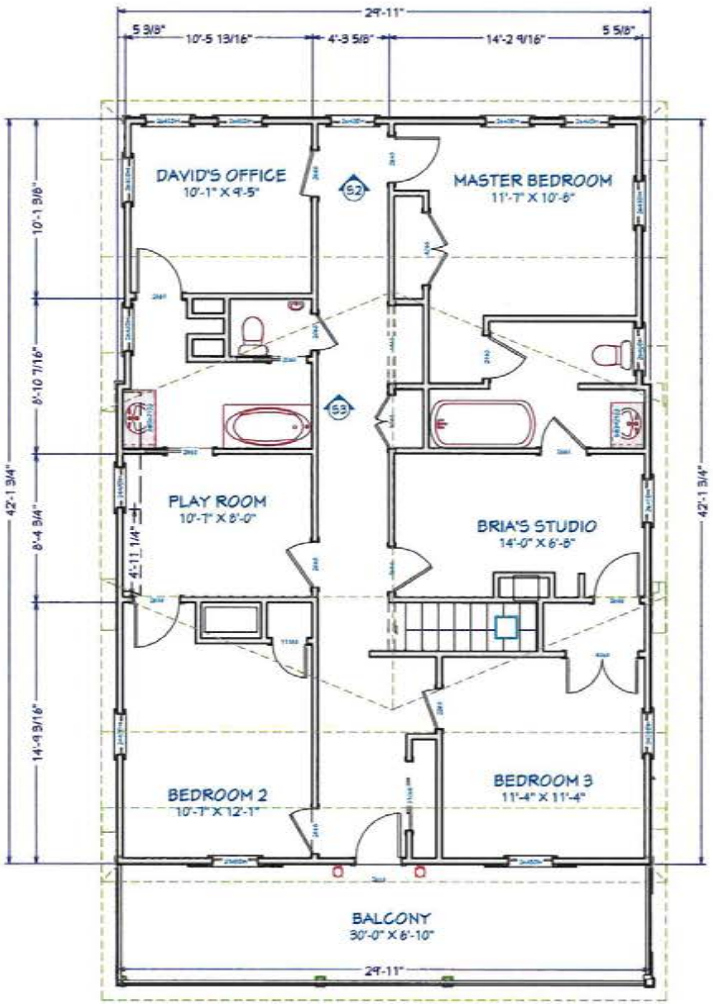
David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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

DATE:
8/15/2023

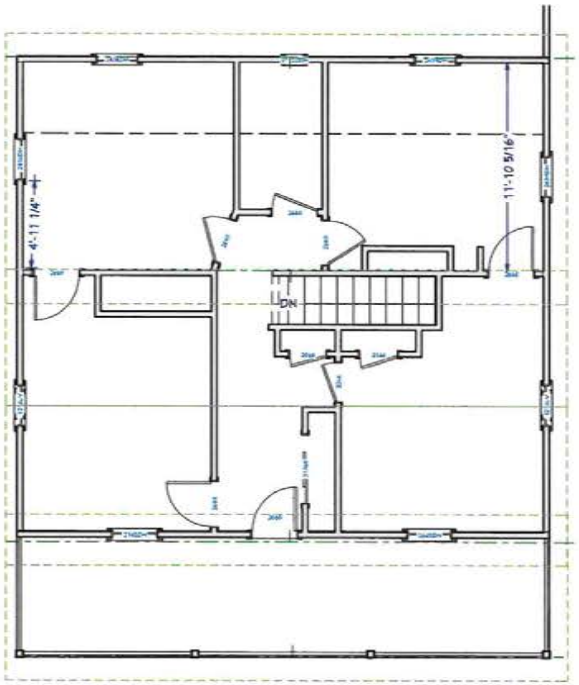
SCALE:
3/8"=1'

SHEET:
A-3



LIVING AREA
1225 SQ FT

Proposed 2nd Floor



Existing 2nd Floor

HEYMAN

As Built & Proposed
Floor Plans

David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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

DATE:
8/15/2023

SCALE:
3/8"=1'

SHEET:
A-4

1x10 Pine Siding on
Existing Structure
8" Exposure

1x10 Beaded Pine
Siding on Addition
8" Exposure

HEYMAN

Exterior views and
Siding Detail

David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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

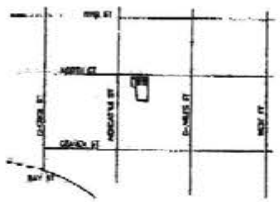
DATE:
8/15/2023

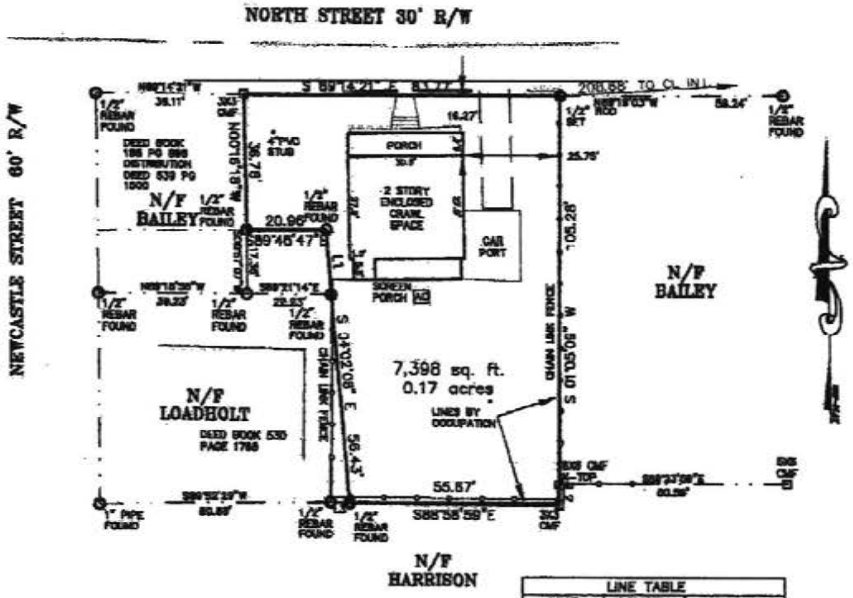
SCALE:

SHEET:
A-5

GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1353, BEAUFORT, S.C.
PHONE (843) 522-1798

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





LINE TABLE		
LINE	LENGTH	BEARING
L1	17.54	S03°11'51"E
L2	5.29	N00°13'54"E
L3	5.09	S86°56'32"E

ASBUILT SURVEY PREPARED FOR

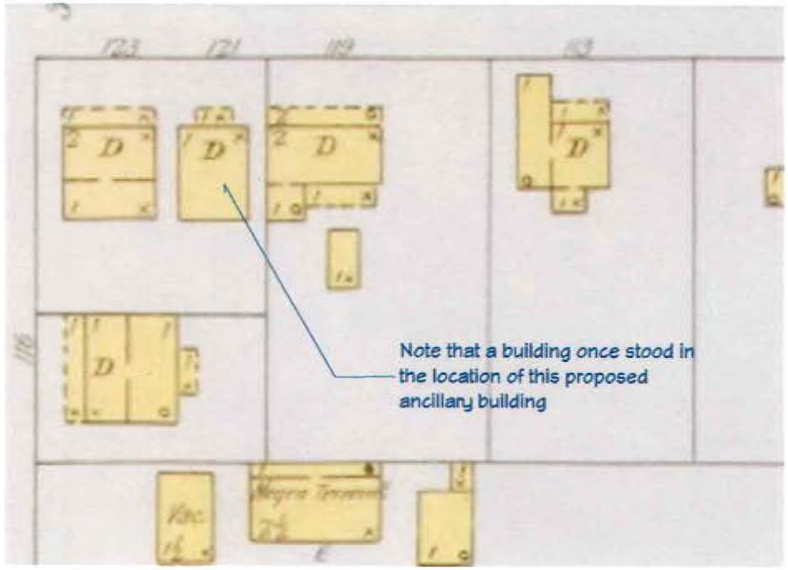
DELO WASHINGTON

BEING A PORTION OF BLOCK 80, THE CITY OF BEAUFORT, AS SHOWN ON A PLAT BY DAVID E. GASQUE DATED 3/16/93 AND IS RECORDED IN PLAT BOOK 75 PAGE 48 BEAUFORT COUNTY RMC OFFICE

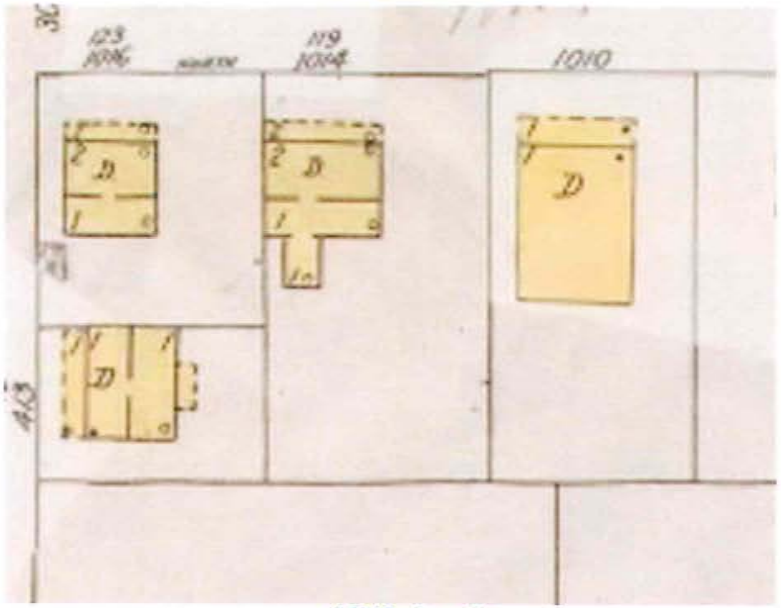
TAX MAP 120-004-0780

LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA

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



1899 Sanborn Map



1924 Sanborn Map

HEYMAN

Site Survey and Historical Sanborn Maps

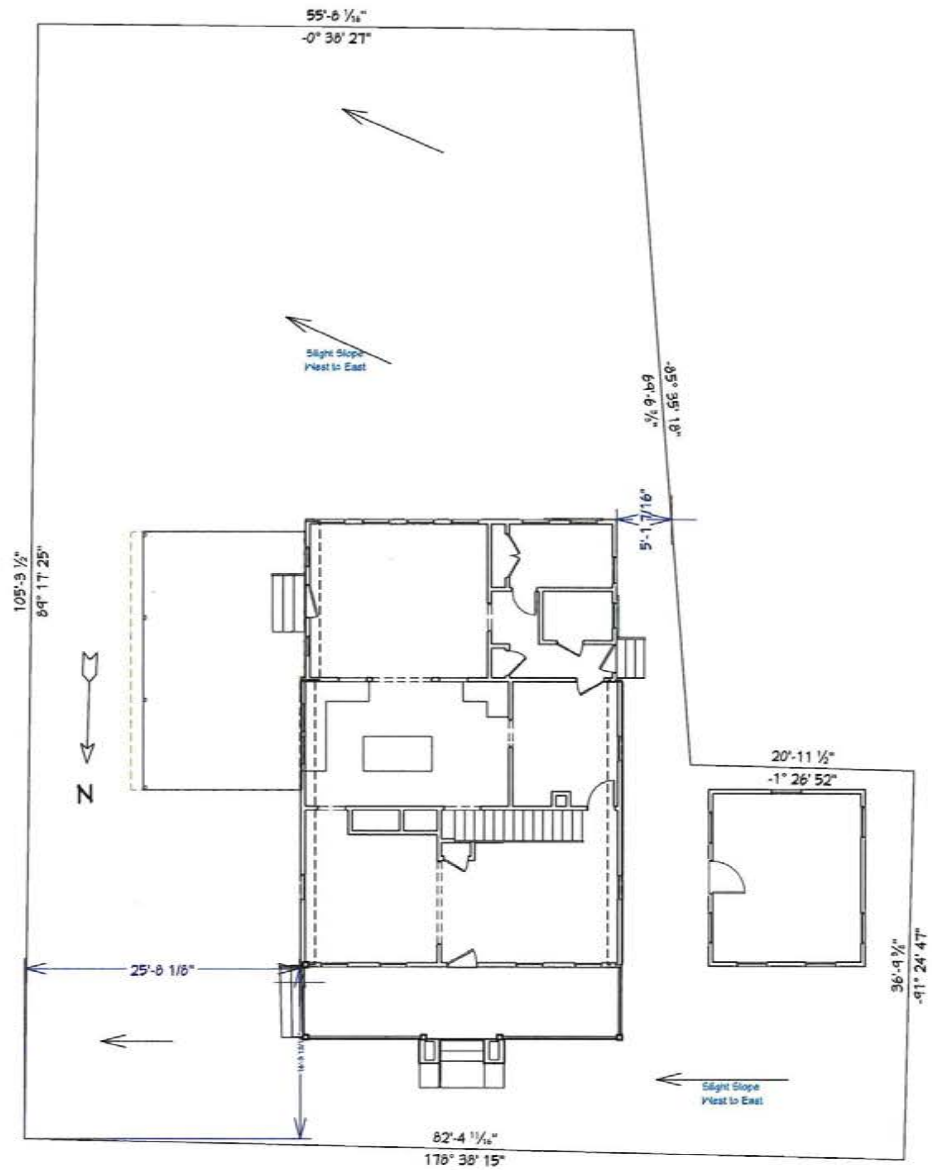
David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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

DATE:
8/15/2023

SCALE:

SHEET:
A-6



Plot Plan View

Lot Size :	7,398 Sq. Ft.	.17 Acre
Existing Permeable Sq. Ft. :	5,899 Sq. Ft.	79.8%
Existing Non Permeable Sq. Ft. :	1,499 Sq. Ft.	20.2%
Proposed Permeable Sq. Ft. :	5,308 Sq. Ft.	71.7%
Proposed Non Permeable Sq. Ft. :	2,090 Sq. Ft.	28.3%

Existing and proposed driveways and walkways will be permeable.

Existing grade/drainage (slightly west to east) will not be interrupted.

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Plot Plan & Drainage Statistics

David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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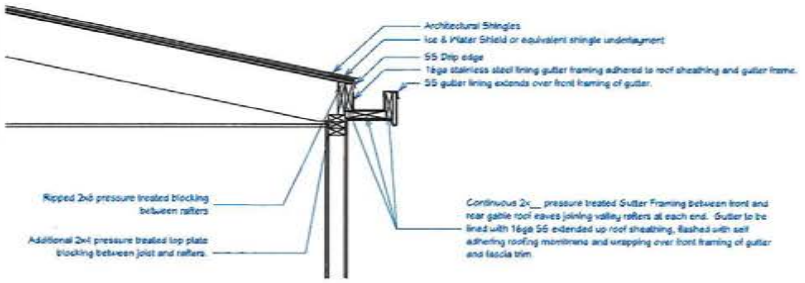
843 592-0760
cheyman825@gmail.com

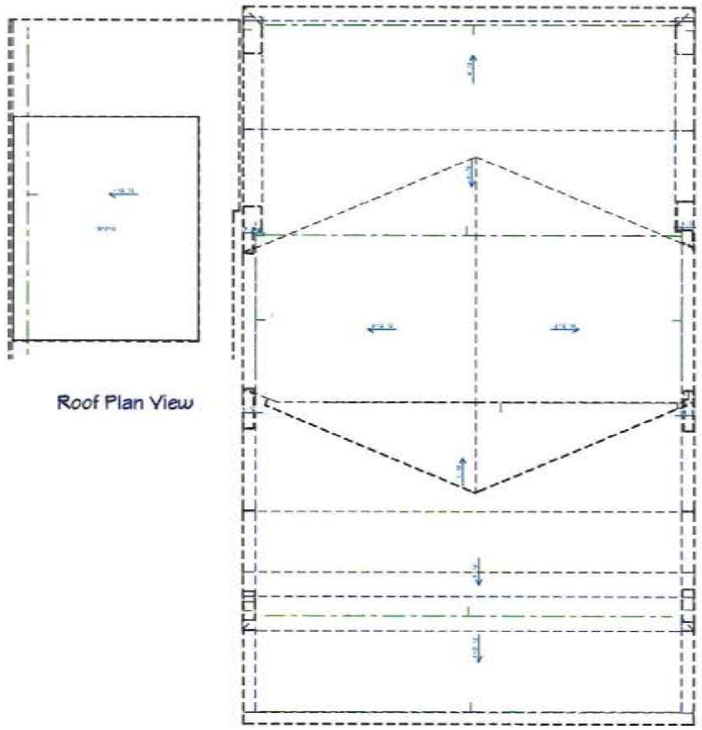
DATE:
8/15/2023

SCALE:

SHEET:
A-7

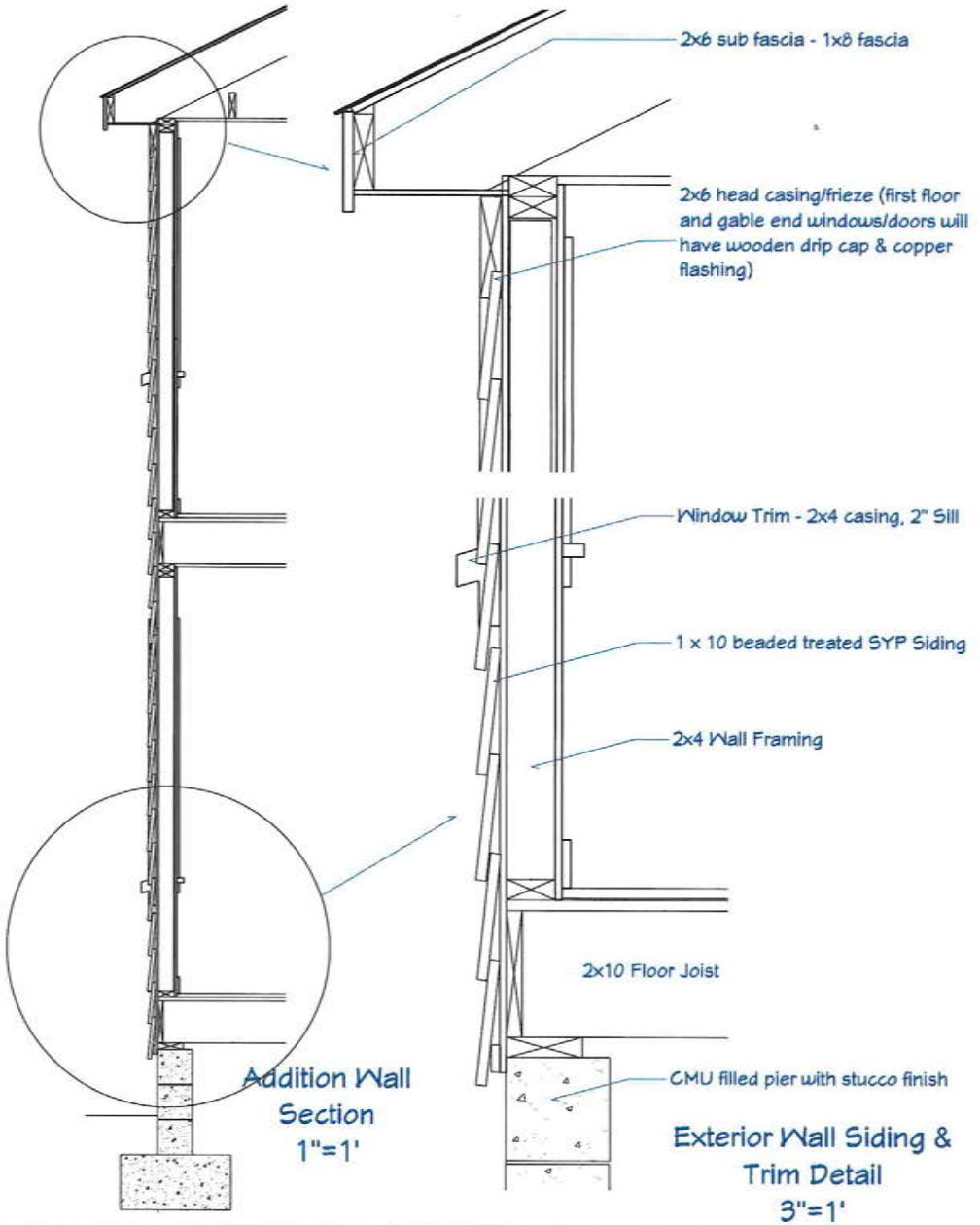


Gutter Detail
1" = 1'



Roof Plan View

Roof Plan View
1/4" = 1'



Addition Wall Section
1"=1'

Exterior Wall Siding & Trim Detail
3"=1'

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REVISION NO.	DATE	REVISED BY	DESCRIPTION

Roof Plan & Section Details

David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

DRAWINGS PROVIDED BY:
Charles Heyman
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cheyman825@gmail.com

DATE:
8/15/2023

SCALE:

SHEET:
A-8

STUDIO KILLIAN-DAWSON

London Winchester Charleston

All of the exterior architectural details are what are original to the house in as much as we have been able to save or to work out from any clues as there is, sadly, very little original fabric remaining. Anything that is not an original detail has been drawn from the extant rich Beaufort vernacular within the immediate vicinity of the property. It is the intention of our clients to preserve the house as it was whilst honoring its pedigree as a home owned and loved by the same family for generations. The Washington family have to the best of their ability, preserved this home since the early 1940's. This generation of the family's aim is to restore and protect the deep heritage of the building and continue its tradition whilst ensuring its future by making it fit for family living today. Our excitement at discovering peg construction on the North, oldest part of the house has only added to the desire of the Washingtons and Bracewells to preserve this heritage and its environs. Wherever possible as permitted we are using historic and traditional materials including hand blown glass, wood and iron, hand kilned brick with lime mortar or sanded joins where replacements are required, traditional wax & oil finishes and paint, iron and brass hardware and historically inspired iron and brass lighting. This may mean the work will have to be done in phases, but the family is committed to preserving and renovating in both a historically accurate and appropriately sensitive way.

1. Some finishes are pictured in brass as per available images but are specified in blackened iron.

2. All three doors will also have Yale locks for insurance compliance.

Siding
F&B Archive Colour No. 9906, Potted Shrimp.
F&B Archive Collection Exterior Wood Eggshell Finish

North Front Shutters
Albeck S0711 Ultramarine Blue Linseed Oil Paint

STUDIO KILLIAN-DAWSON

London Winchester Charleston

Garden Gates
No. 34, Calke Green, Exterior Metal Paint finish
Can produce drawn design by HRB meeting if needed, Bria is messaging Iron Studio

STUDIO KILLIAN-DAWSON

London Winchester Charleston

Trim, porch columns, balusters
Porch Side Shutters, EBW over railing
F&B No. 239 Wimborne White, Exterior Eggshell finish

Porch top railings
Stripped and Stained , Allbeck Linseed Oil Wax in S0616 Mahogany

Windows
F&B Slipper Satin, Exterior Eggshell finish

STUDIO KILLIAN-DAWS

London Winchester

Porch Ceilings
F&B No 23 Powder/Haint Blue, Exterior Eggshell finish

2nd Floor Porch Floor
F&B No. 22. Light Blue, Exterior Floor Paint Finish

1st Floor Porch Floor & steps
Brick Skins

STUDIO KILLIAN-DAWSON

London Winchester Charleston

Front Door
Stained Salvage Door in Allbeck Linseed Oil Wax in 50616 Mahogany

2 x East and West Side entrance Doors
½ glazed Salvage Doors Painted F&B
No. 34, Calke Green, Exterior Eggshell Paint finish

HEYMAN

REVISION NOTE	DESIGNER'S INITIALS	REVISION DESCRIPTION

Paint Color Selections

David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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

DATE:
8/15/2023

SCALE:

SHEET:
S-1

Front Door

Salvaged heart pine 6'8" x 2' 8" x 1-3/8"

Comments in support of replacing first and second floor front doors:

The first floor door is newer (Installed in the last 10-15 years) and doesn't support the historic nature of the house.

The second floor front door, while older, is probably not original and badly in need of replacement. It is only 1 1/4 " thick, probably had been an interior door and probably altered to fit the opening. Also, the jamb has been modified, possibly because of the door replacement. This door can likely be used in an interior location.

Second Floor Porch Door and Ancillary Building door

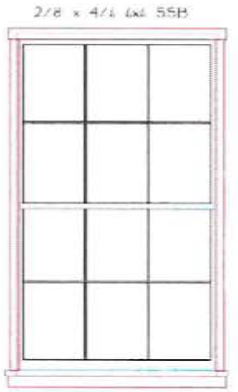
Salvaged Heart Pine 6' 6" x 2' 8" x 1-3/8"

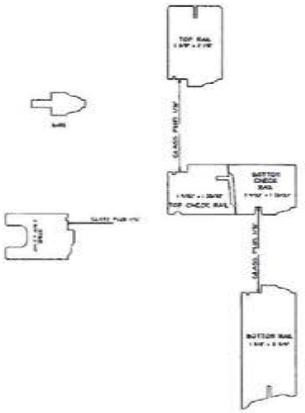
Southeast Back Door

Salvaged Heart Pine Carport side, 6'8" x 3' x 1-¾"

Southwest Back Door

Salvaged Heart Pine Laundry/Library side, 6' 8" x 2' 6" x 1-¾"





Historic Window Details
6 Over 6 Single Putty Glazed Sash
3 1/2 Casing - 2" sills Long Horn

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Window and Door Selections

David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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

DATE:
8/15/2023

SCALE:

SHEET:
S-2

STUDIO KILLIAN-DAWSON

London Winchester Charleston

Front Door Hardware

Hinges

The Kings Bay Late Federal/early Victorian Door Hinge with Ball tip in Bronze
3 x 5" SKU: TKB-J45HV3dDb-K

Doorknobs

The Kings Bay Rice Doorknobs in Bronze (shown in Brass)
Pair of SKU: TKB-BRVEK6-K

Back plates

The Kings Bay Rice pattern door plates in Bronze
Pair of SKU: TKB-B18BRICEB-K
The Kings Bay Rice pattern mortice lock in bronze (brass shown)
SKU: TKB-RICER3-K

Doorbell

The Kings Bay Antique replica non-electric hand crank Twist doorbell in Bronze
SKU: TKB-TJ-B24Ex-K

2nd Floor Porch and Back Door(s) Hardware

(Same for 2nd floor porch, carport & laundry/library side)

Rim Locks

The Kings Bay Victorian Square Rim Locks in Cast Iron w Black Porcelain Knobs
2 x SKU: TKB-TJ-B7HxWHBLK-K

Hinges

Hardware Hand forged powder coated steel H hinges with matching powder coated scre
2 x pairs 4" H Hinges SKU: 0542.US19,

Shutter Hardware

Hinges

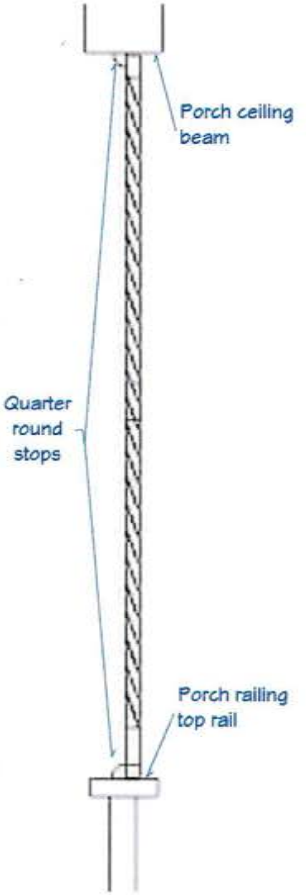
Charleston Hardware cast iron powder coated 0" offset Shutter Hinges and Pintles
6 x fours, hinges 1-1/8" x 10"
pintles 3" x 7/8". SKU 4198ss
Stainless powder coated 12" sliding bolt lock

Shutter Stays

Charleston Hardware hand wrought scroll plate gravity weighted shutter stays,
6 pairs SKU 4132.US693 6" arm, 3 ½" x ⅝" base, 2" projection

Window Shutters will be installed operable on the window casing to close flush with the casing

Porch shutters(4 panels wide) will be hung bifold on the house wall and porch corner column filling the space from the porch railing to the porch ceiling beam closing against stops installed top and bottom.



HEYMAN

DESCRIPTION	DATE
PERMIT SUBMISSION	8/15/2023

Hardware & Shutter Selections

David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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

DATE: 8/15/2023

SCALE:

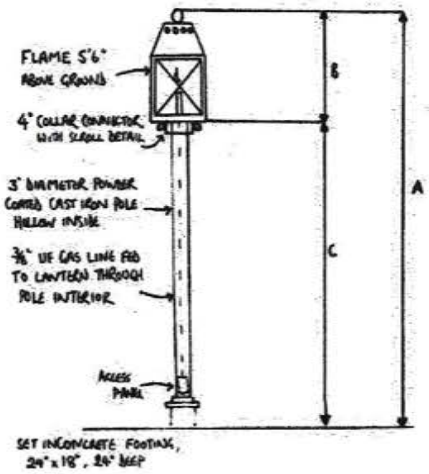
SHEET: S-3

STUDIO KILLIAN-DAWSON

London Winchester Charleston

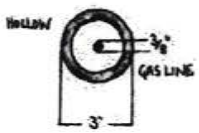
Bevole Cosich House Solid Copper and Brass Post Mounted Gas Lantern 14"x 9.5"x 9.75" OH TS with with PFP plain post fitter Mounting
Mounted on On 6' H x 2 7/8" diameter bronze powder coated Cast iron post, sunk and concreted, hollow to receive gas line
Placed to NE corner of property set 1' back from fence line to left of wooden drive gates.

LANTERN ON POST



A: 7'4"
B: 2'4"
C: 5'0"

POLE SECTION



STUDIO KILLIAN-DAWSON

London Winchester Charleston

Front Porch Lights

1st Floor Wall mounted Natural Gas Lanterns, flanking front door
Bevole Solid Copper and Brass Cotton Exchange Lanterns Pair of 16" x 9"w x 6.5" d

2nd Floor Porch

Elstead Lighting St Paul's Single wall mounted solid copper electric lanterns with candle bulb
Pair of FANSQ2402550B502 11" x 8" x 5"

Back Door Light

STUDIO KILLIAN-DAWSON

London Winchester Charleston

Door Lantern

East carport side

Bevole Electric wall mounted Carriage Light ball ends and candle bulbs
Custom Sized 10" x 6" x 415" mounted on 5" solid back plate

Fans

Hunter Classic white UP rated ceiling fans on 1st and second floor porches
51059- White 4 X 42" w x 8" d

HEYMAN

REVISION PLAN			
SUBMISSION DATE	DESCRIPTION OF REVISION	REVISION NO.	

Lighting and Exterior Detail Selections

David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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cheyman825@gmail.com

DATE: 8/15/2023

SCALE:

SHEET: S-4

STUDIO KILLIAN-DAWSON

London Winchester Charleston

1st Floor Porch Floor & Steps

We propose brick for the front porch and the steps and side steps as the existing structure is already concrete block and screed on the porch and brick with masonry coating on the steps and planters. Although we acknowledge that the HRB considers wood to be the most appropriate material for porches and steps, we believe this is the only sensitive and cost-effective way to integrate the existing concrete and brick.

First Floor Front Entrance Porch

Laid in Thin brick ½"depth x 8½ " length x 3¼" width

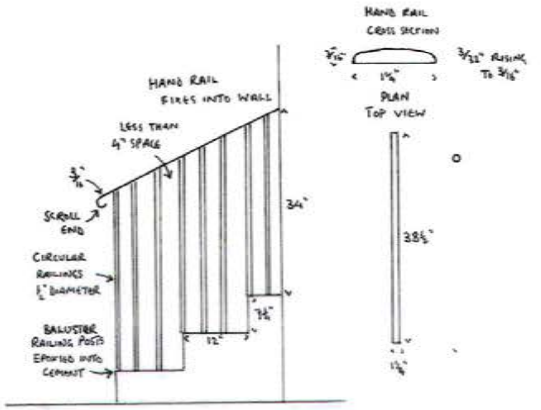
TB-200 Thin brick Old Carolina Georgetown thin brick in 90 degree basket weave pattern with bullnose overshot edge at perimeter of porch. Brick will be as close as possible to existing as per above.

First Floor Entrance Steps

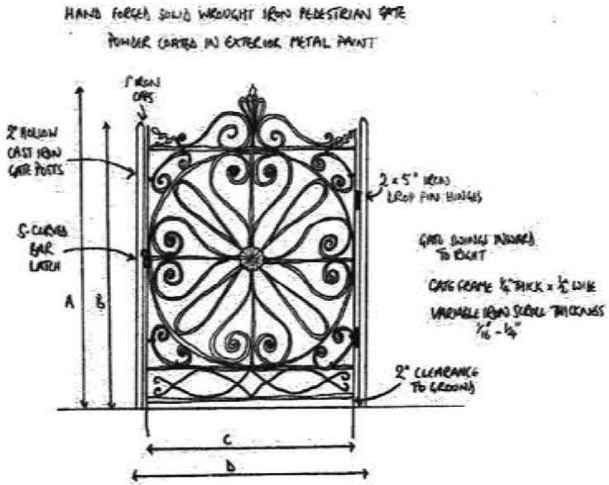
Parched and cracked masonry coating to be removed and bricks repaired – replaced with bricks to match original where required.

We will break up the concrete path and create a sand laid permeable 5' brick path, which is the current width. We would like to use broken brick and add sized brick that is salvaged from around the house to make this scalloped shaped path with straight laid edges. This is both historically accurate as a case of make do and mend and a good use of materials already on site, saving on both budget and resources.

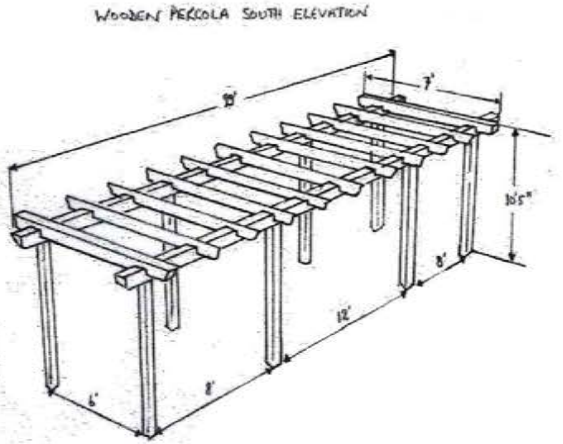
Nearby precedent for brick stairs



IRON STAIR RAILS



A : 58"
B : 53"
C : 43"
D : 48"



The South pergola will be free standing but the West pergola will be attached to the two buildings. They will both be of the same basic design as illustrated.

South pergola post will be 6x6 pressure treated with double 2x6 beams and 2x6 cross bars.

West post beams will be double 2x6 beams affixed to building sidewalls and flashed. Cross bars will be 2x6.

All lumber materials will be pressure treated pine.

HEYMAN

REVISION NUMBER	REVISED BY	DESCRIPTION

Exterior Fixtures and Finishes

David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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

DATE:
8/15/2023

SCALE:

SHEET:
S-5

STUDIO KILLIAN-DAWSON

London Winchester Charleston

Front Fence and Framing; repair, replace and augment

Existing brick/rendered low wall with (pillars) will be left in place with mortar and bricks cleaned, repaired and replaced in kind as needed. It will be copied in kind to the right NW front. The existing black aluminum fence, which is inappropriate, will be removed. It will be replaced by a living fence as below:

4' x 3" x1" Pressure treated square timber posts with wood caps and 2-rail 6' x 2" x 1" frames at 6' intervals supporting a galvanized wire living fence of Star Jasmine, (Trachelospermum jasminoides) planted 3' apart 6" away from base of fence.

Zinc coated Galvanised Steel Welded Wire fence framing, 820682, for living fence wire is 14 gauge at 4' H with 2" x 4" rectangular openings. This will be placed directly behind the existing brick and masonry low wall so as not to further disturb its fabric.

Comparable example of living fence at 501 New Street:

501 New St

STUDIO KILLIAN-DAWSON

London Winchester Charleston

Oyster Shell Driveway

Permeable driveway made level with 2-3" of crushed shell pounded in then covered with a 2" layer of loose mixture of 3/8" and finer wet/landscape grade oyster shell then pounded in and bounded with grass to the East side and straight earthed in with no mortar laid brick found on site to West (house) side. This oyster shell driveway will extend from the street to the carport slab

STUDIO KILLIAN-DAWSON

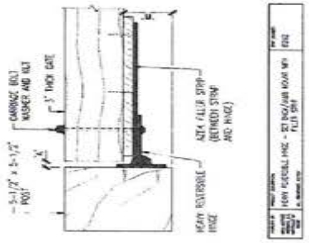
London Winchester Charleston

Driveway Gates

Pair of inward-swinging white painted hardwood picket driveway gates on pi

5½" x 4'6" with four way flat topped posts and miter line 2" from top woode
Each Gate: 5' w x 4' h x 1" w 4" x 1" timber framing with
2" d interior mounted pickets ledge as above and
3" single braces running cross ways as reinforcement top to bottom, on each gates.
Set back from street, 24" heavy duty powder coated heavy reversible stainle hinges 2 x each post and central magnetic bolt closure from inside.

24" Strap Hinges with carriage bolts 8292-24SP BPPCG.



HEYMAN

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Exterior Features & Fixtures

David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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

DATE:
8/15/2023

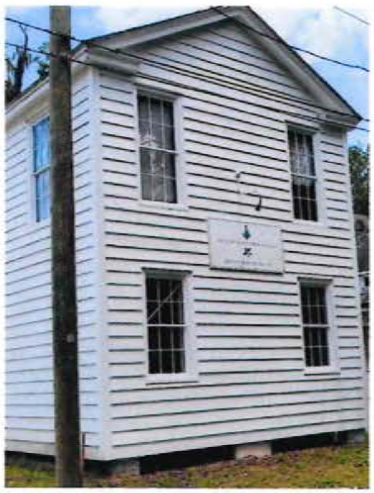
SCALE:

SHEET:
S-6

Examples of Gable Returns on a Variety of Homes All Within a Few Blocks of 1014 North Street

Corner King & Scott
This house is very similar size and scale, almost a twin.

Across North Street "Help of Beaufort"



West St. between King St. & Prince St.

King St. & West St.

HEYMAN

REVISION NO.	REVISION DATE	DESCRIPTION

Neighboring Properties with Gable Returns

David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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

DATE:
8/15/2023

SCALE:

SHEET:
HRB-1

Examples of Irregularly Placed and Sized Windows
All Within a Few Blocks of 1014 North Street

601 Port Republic

Scott St. Elevation of 711 Prince St.

509 Hamar St.

HEYMAN

REVISION NUMBER	REVISION DATE	REVISION DESCRIPTION

Neighboring Properties with irregular window size and placement

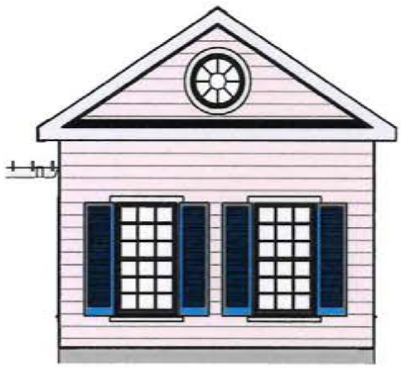
David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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

DATE:
8/15/2023

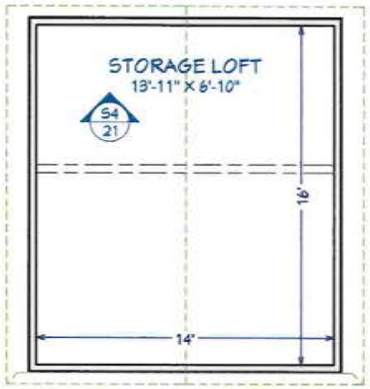
SCALE:

SHEET:
HRB-2



Ancillary Building Front (North Elevation)

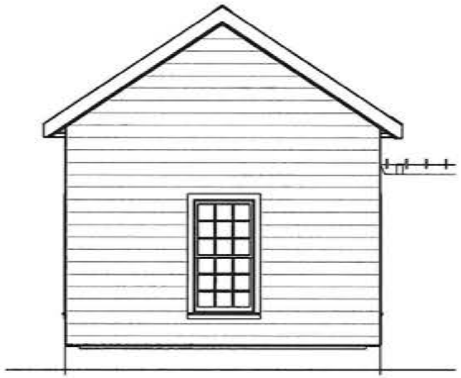
Ancilliary Building Left (East) Elevation



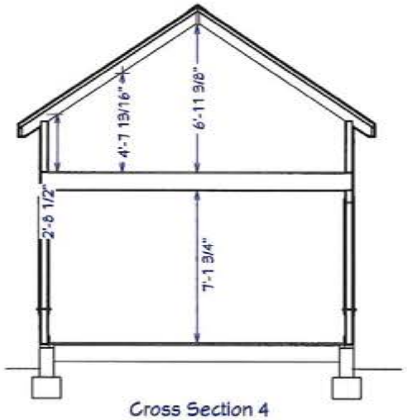
2nd Floor Loft Plan

Scope Of Work

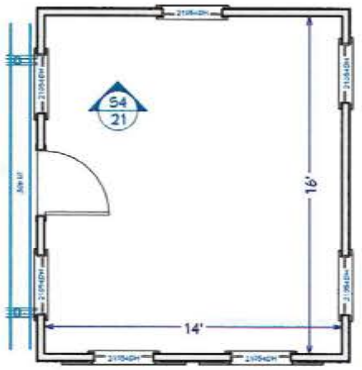
Construct new building 14' x 16' Inside dimensions
12' sidewalls with storage loft in about 1/3 of first floor area
Exterior materials to match main house



Ancilliary Building Rear (South) Elevation



Cross Section 4



1st Floor Plan

HEYMAN

REVISION PANEL			
NUMBER	DATE	DESCRIPTION	

Ancilliary Building
Plan, Elevation & Section Views

David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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

DATE:
8/15/2023

SCALE:
3/8"=1'

SHEET:
AB-1

Front (North) Elevation Showing Ancilliary Building

Right (West) Elevation Showing Ancilliary Building

HEYMAN

REVISION TABLE

DESCRIPTION	DATE

Ancillary Building
Size & Scale with Main House

David & Bria Bracewell
1014 North Street
Beaufort, SC 29902

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

DATE:
8/15/2023

SCALE:
3/8"=1'

SHEET:
AB-2

SHEET:	SCALE:	DATE:	DRAWINGS PROVIDED BY:			
AB-3		8/15/2023	Charles Heyman 843 592-0760 cheyman825@gmail.com	David & Bria Bracewell 1014 North Street Beaufort, SC 29902	Ancilliary Building Size and Scale with Main House	REVISION TABLE NUMBER | DATE | REVISED BY | DESCRIPTION

605 WEST STREET

REHAB

STAFF REPORT: 605 West Street FINAL Approval

DATE: March 13, 2024

GENERAL INFORMATION	
Applicant:	**Benton Cary Tolley, owner**
Site Location/Address:	**605 West Street**
Applicant's Request:	**The applicant is requesting final approval for a major renovation of a contributing structure.**
Current Zoning:	**T-4 HN**
Contributing:	**Contributing**

ZONING DISTRICT INFORMATION	
	T-4 HN
Lot Width at Setback:	**40' min 60' in the Point**
Max Lot Coverage:	**100%**
Min. Frontage Build Out	**55% of lot area**
Front Setback	**0' min/15' max**
Side Setback	**Average prevailing setback on block**
Rear Setback	**0' alley; 15' no alley**
Building Height:	**3 stories max**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T-4 HN	**Historic Home/Church Parking Lot**	**N/A**
South: T-4 HN	**Historic Home**	**N/A**
East: T-4 HN	**Church Parking Lot**	**N/A**
West: T-4 N	**Baptist Church**	**N/A**

Background: The applicant is requesting final approval for the complete rehabilitation of 605 West Street. The home was built in the 1880s and is listed as a contributing structure. A summary of the proposed renovations, is listed below:

Porch:

The home appears to have had a two-story porch on the south side. A tree fell on that porch and the wooden portion was badly damaged and removed, leaving the masonry portion that is currently there. A new 2-story porch that will duplicate the sizes and details of that which was destroyed and for which the

applicant has pictures prior to the destruction, will be built on the new foundation. An existing porch at 1202 Greene Street (pictured in subsequent pages of this presentation) is typical of the porch that will be built.

Chimney:

The crooked and unsafe chimney has been carefully disassembled. Materials are on-site and will be re-used. The sizes have been measured and the data saved.

Windows and Doors:
Windows and doors that can be saved will be saved and new items will be used.

Siding:
Existing siding will be removed. In the case of wood siding that can be saved and re-used, we will do so. New wood will be milled to match what appears to be the original clapboard configuration. All framing (floor systems, walls, ceilings and roofs) will be inspected and repaired in kind. The only exception to this is that the slope of the porch roof will be raised slightly to allow for access via a 6' -8" tall (standard height) door from the second floor of the house out to the porch.

FOUNDATION:
The foundation is a pier system. Condition, spacing, integrity, etc. is not known. Some repairs are evident around the perimeter, and at least one pier is readily visible at the rear of the house. It is brick and in need of replacement. Please note that all visible surfaces of piers (from the exterior) will be covered in bricks saved from chimney dismantling. The applicant intends to jack up the house and replace the foundation pier system with an engineered design and would like to have a crawl space with at least 3' of clearance from the ground to the top of the piers. There will be a lattice type enclosure between the perimeter foundation piers.

FLOOR FRAMING SYSTEMS:
We intend to change the interior layout (drawings are provided) and at that time we will repair/replace framing that has been compromised. This is typical of both the first and second floors.

WALLS:
During the reframing of interior walls, exterior walls will be exposed and repaired as needed.

MECHANICAL SYSTEMS:
Electrical, plumbing, and HVAC systems will be replaced to meet current codes. Insulation will be added prior to enclosing the walls with interior finish materials.

ROOFS:
Roof repairs and a minor change to the slope of the porch roof were discussed above. Standing seam metal will be installed along with gutters and downspouts which will lead to rain gardens. Rain Gardens are sized and noted on the Site Plan.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Final approval of the alterations at 605 West Street, finding the applicant has made excellent efforts to restore the structure based on historical context as per the goals and requirements of the Beaufort Preservation Manual and the Beaufort Development Code, with the following conditions.

1. **If replacement windows are required, the applicant must submit details of the proposed replacement window to staff for review.**
2. **Applicant to make every effort to retain existing historic siding and repair where possible. As applicant states in the presentation, replacement siding to be wood and match existing historic siding in profile, dimension, exposure, and texture. The applicant shall not replace wholesale historic siding without approval of the HRB.**
3. **No wholesale demolition of exterior walls or elements without explicit approval from the HRB. No deviations from the drawings. Should anything be discovered during the work that needs demolition that is a deviation to these drawings, the applicant must discuss first with City staff who will then decide whether a staff approval can be granted or if the application must go before the HRB for change after certification.**
4. **For the new porch, staff recommends that the first-floor porch beam faces align with the shaft of the columns below. The second-floor porch beam should also align with the shaft of the upper columns.**

PAID CK 2/6/24

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

☐ Staff Review
☑ Board Review

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 2/6 Application #: 26419 Zoning District: T4-HN
BCAGHS Survey: ☑ Yes ☐ No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://cityofbeaufort.org/372/Historic-District-Review-Board

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete applicationform, applicants shall submit the required items according to the checklists on the subsequent page. **Submittals are due by 12:00 noon on the 2nd Friday before the meeting you want to attend.**

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

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

Applicant, Property, and Project Information

Applicant Name: BENTON C TOLLEY
Applicant Address: 2621 NATOMA ST MIAMI, FL 33133
Applicant E-mail: ctolley@hunton.com Applicant Phone Number:
Applicant Title: ☑ Homeowner ☐ Tenant ☐ Architect ☐ Engineer ☐ Developer
Owner (if other than the Applicant):
Owner Address:
Project Name: RESTORATION / RENOVATION
Property Address: 605 WEST ST BEAUFORT, SC 29902
Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0617 0000
Date Submitted:

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

Applicant's Signature: [signature] Date: 2-5-24
Owner's Signature: Benton C Tolley Date: 2-7-24

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

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION
Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

☐ Staff Review
☐ Board Review

Application Fee:
see attached schedule

Required Project Information

Project Name: TOLLEY RESIDENCE

Property Size in Acres: 0.13 Proposed Building Use: SF RESIDENCE

Nature of Work (check all that apply):

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

☐ Demolition* ☐ Relocation* **Demolition and Relocation requires a public hearing* RENO/RESTORATION

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

FIRST FLOOR 632 - PORCH 138 - SECOND FLOOR 299 - PORCH 138

Is this project a redevelopment project? ☐ Y ☐ N

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

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

RENOVATION AND RESTORATION - OVERVIEW IS CONTAINED IN DOCUMENTS SUBMITTED.

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Community Development Department

1911 Boundary Street, Beaufort, South Carolina 29902

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

TOLLEY 605 WEST ST BEAUFORT

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

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

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

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

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

HISTORIC DISTRICT REVIEW BOARD
FEE SCHEDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

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

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

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

Type 1

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

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

Type 2

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

Type 3

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

- Single-family and 2-3 unit residential in the historic district
- ≤ 10,000 square feet: $500 base fee + 0.05/square foot of building
- > $10,000 square feet: $1,000 base fee + $0.05/square foot of building for the first 100,000 square feet of building. For additional square footage over 100,000, $0.02/square foot.

The Northwest corner of 605 West Street

FEBRUARY 2024

605 WEST STREET
BEAUFORT, SC 29902

A PRESENTATION TO THE HISTORIC DISTRICT REVIEW BOARD OF THE CITY OF BEAUFORT, SOUTH CAROLINA

The purpose of this presentation is to obtain a *City of Beaufort Certificate of Appropriateness* for work to be performed at the above address and as described in the following documents:

TABLE OF CONTENTS

-Overview of the scope of the work proposed for the Restoration/Renovation of 605 West Street.
-Existing Context showing photographs and written descriptions thereof (two pages)
-Plat. A survey dated 2/15/2022 by Gasque and Associates. Note that the owner's name is incorrect. Kerry Tolley should be Cary Tolley. A request to correct this has been made.
-Site Plan. A Site Plan has been added to the page on which the Plat is shown.
-Design. Design drawings included in this presentation are:
...Footprint of the house with dimensions to assist all concerned.
...Foundation Plans showing existing and proposed conditions
...First Floor Plans showing existing and proposed conditions
...Second Floor Plans showing existing and proposed conditions
...Roof Plans showing existing and proposed conditions
...Cross Section Details
...Elevations showing proposed conditions.
-Photoshop Color Rendering of the South Elevation
-Materials List.....Materials are all shown on various pages in this set of drawings and/or on the Cut Sheets
-Landscape Plan is shown on the Site Plan.
-Sheet with miscellaneous information relevant to the project

The Southwest corner of 605 West Street

FEBRUARY 2024

605 WEST STREET
BEAUFORT, SC 29902

OVERVIEW OF THE SCOPE OF THE PROJECT
TO RESTORE/RENOVATE 605 WEST STREET

A short history of the house and an outline of the approach

Research indicates that the house was built in the late 1800's (probably circa 1880) by Samuel Mulligan, the same carpenter that built 811 King Street which recently underwent an R and R project.

The home appears to have had a two-story porch on the south side. A tree fell on that porch and the wooden portion was badly damaged and removed, leaving the masonry portion that is currently there. A new 2-story porch that will duplicate the sizes and details of that which was destroyed and for which we have pictures prior to the destruction, will be built on the new foundation. An existing porch at 1202 Greene Street (pictured in subsequent pages of this presentation) is typical of the porch that will be built at 605 West Street.

The crooked and unsafe chimney has been carefully disassembled. Materials are on-site and will be re-used. The sizes have been measured and the data saved.

As was done with 811 King, windows and doors that can be saved will be saved and new items will be used. Cut sheets will be provided for approval prior to any items being ordered.

Existing siding will be removed. In the case of wood siding that can be saved and re-used, we will do so. New wood will be milled to match what appears to be the original clapboard configuration.

All framing (floor systems, walls, ceilings and roofs), will be inspected and repaired in kind. The only exception to this is that the slope of the porch roof will be raised slightly to allow for access via a 6'-8" tall (standard height) door from the second floor of the house out to the porch. An example of this configuration is at 1202 Greene Street in Beaufort, and shown on drawings in this presentation.

FOUNDATION:
The foundation is a pier system. Condition, spacing, integrity, etc. is not known. Some repairs are evident around the perimeter, and at least one pier is readily visible at the rear of the house. It is brick and in need of replacement. Please note that all visible surfaces of piers (from the exterior) will be covered in bricks saved from the chimney dismantling. We intend to jack up the house and replace the foundation pier system with an engineered design. In a perfect (and current) world we would like to have a crawl space with at least 3' of clearance from the ground to the top of the piers.

FLOOR FRAMING SYSTEMS:
We intend to change the interior layout (drawings are provided in this presentation) and at that time we will repair/replace framing that has been compromised. This is typical of both the first and second floors.

WALLS:
During the reframing of interior walls, exterior walls will be exposed and repaired as needed.

MECHANICAL SYSTEMS:
Electrical, plumbing, and HVAC systems will be replaced to meet current codes. Insulation will be added prior to enclosing the walls with interior finish materials.

ROOFS:
Roof repairs and a minor change to the slope of the porch roof were discussed above. Standing seam metal will be installed along with gutters and downspouts which will be led to rain gardens. Rain Gardens are sized and noted on the Site Plan

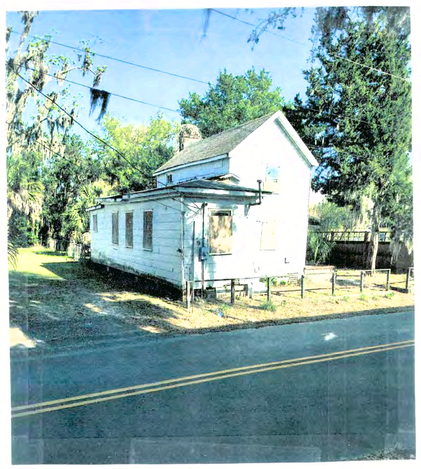
EXTERIOR:
Siding, windows, exterior doors, the new porch, the chimney, and roofing materials have been discussed above. There will be a lattice type enclosure between the perimeter foundation piers.

FEBRUARY 2024

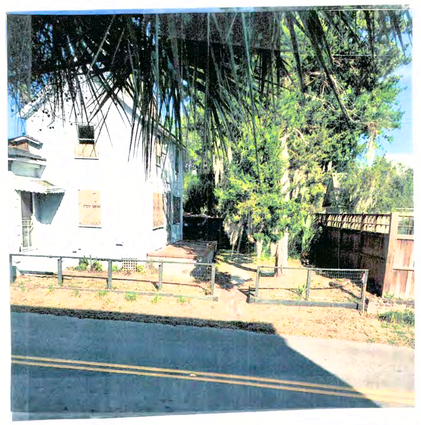
605 WEST STREET
BEAUFORT, SC 29902

Certificate of Appropriateness
Existing Context

PICTURES TAKEN RECENTLY AND/OR RETRIEVED FROM VARIOUS ARCHIVES

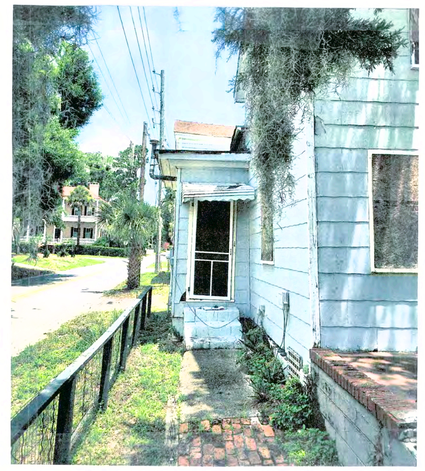


1. Northwest view showing existing conditions.
The unusual roof-to-roof connection shown at the front indicates that the 9'x 5' bump-out shown here, and on other pictures, was added. We intend to keep this addition, and the plans that are part of this presentation show that the one-story roof will be removed and replaced with a hip-style roof with a slope to match the shed roof shown here.



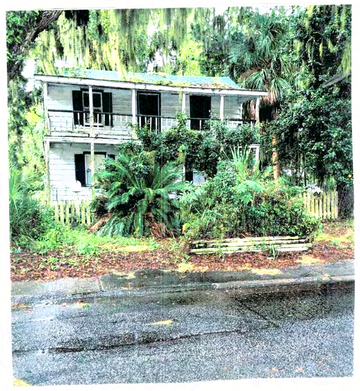
2. Viewed from the West and referred to as the 'Front'.
The 9'x5' bump-out that contains the front door, along with the unusual roof-to-roof connection referred to in Picture #1. The metal awning will be removed, the existing CMU steps will be replaced with wood steps and railings as noted on page 29 of the Milner report. The front fence will be removed, the tree will be removed (referenced on the Site Plan), and the wooden fence on the right side will remain The side porch is addressed later in this presentation.

3. A photograph retrieved from the Archives.
Taken at a similar angle it shows the windows. It is the intent of this project to repair all windows and if deemed non-reparable, new windows will be made. Prior to ordering, cut sheets will be provided to the appropriate agency for approval. This is the same process used when 811 King Street was being saved. The screened porch shown will be addressed later in this presentation.



4. A 'straight-on' view of the 9 x 5 addition referenced in previous photos.
A cut sheet describing the replacement door is included in this presentation.

5. The South Elevation.
The demise of the original 2-story wooden porch on this side of the house has been documented elsewhere in this presentation.
The 2-story porch shown on Photo #3 of this presentation will be re-built in accordance with the text and pictures shown on Pages 27 to 33 of the Milner report. Screening will not be used. Drawings contained in this presentation will support the process. The small window shown on the left of the second floor door will be removed. Its mullion pattern is indicative that it is not 'original'.



6. The porch at 1202 Greene Street.
In addition to references to the Milner report and text above in #5, this picture is indicative of the porch that will be built at 605 West Street.

Figure 4 Block 56, Beaufort SC. 605 West St. East facade.

7. The rear (East end) of 605 West Street is shown.
Three things of importance to the success of this project are:
1) The rebuilding of the porch to be in compliance with the Milner report referenced in #5 and #6 above;
2) The chimney has been carefully dismantled and the bricks are stored on-site for re-use. Prior to dismantling, several measurements and photos were taken and the chimney will be re-built using those dimensions. There were fireplaces serving both the first and second floors of the house. These too will be rebuilt per evidence found in the house. It is also important to note that the rebuilding of the chimney and fireplaces will include current requirements such as flue liners, dampers, and clearances between combustible and non-combustible materials. Safety and code compliance are important aspects of the process(es) that will be used during this project.
3) The roof clue referred to in picture #1 is also evident in this picture where the roof of the addition meets the original roof. The solution was also referred to in picture #1.

Interior fireplaces will be re-built using salvaged bricks. Sizes have been documented and safety/code considerations will be observed as noted in 7. 2)

8. **This picture indicates that the sheathing over the wall studs is of 1 x 10 planks.**
Further investigation indicates that horizontal clapboard style siding was installed over the 1 x 10 sheathing. Similar configurations were encountered during the work on 811 King St. Research indicates that 811 King Street and this house were likely to have been built by the same carpenters approximately 10 years apart.

A foundation pier is also evident in this picture and from what can be seen of other piers, a new foundation will be required. Specifics are shown on other pages of this presentation

9. **A view of the supposed addition that contains a bathroom.**
This addition will be repaired as needed and will contain a new bathroom. The boarded-up door will be replaced with a new door that will match other new exterior doors. Cut sheets for all new doors are included in this presentation. A wooden landing and stairs to grade will be included in this new work.

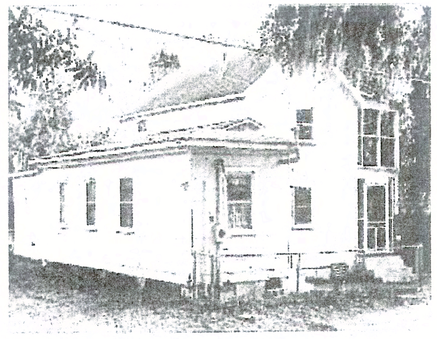
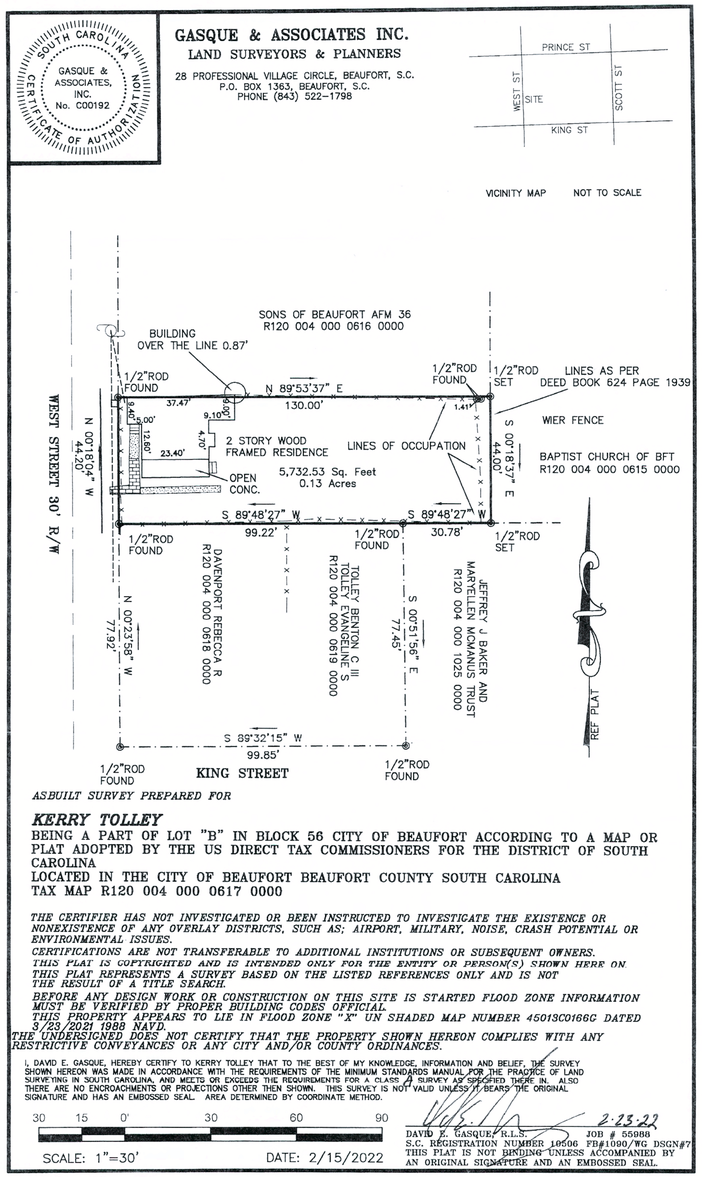


Figure 5 605 West Street, view from northwest.

10. **Picture retrieved from the archives of the northwest side of the house.**
We plan to eliminate the small window shown on the second floor and to keep the one shown on the first floor rear addition. The mullion pattern indicates that the window is not 'original'.

11. **A recent photo of the north side of the house.**
Other than removal of the existing siding and replacement with new clapboard siding, repair of all windows, and the change in the roof form as discussed earlier and shown on drawings in this presentation, no changes are planned. This picture also shows that the crawl space clearance is only about 18". Part of this project will be to raise the house so that the clearance is approximately 36".



Stormwater Retention Worksheet for Single Family Lot

Date: 1/19/2024

Section 1 - Lot Information

Address	**605 West St Beaufort, SC 29902**				
Parcel Number	**R120 004 000 0617 0000**				
Home/Rooftop	**784**	Square Feet	**Total Impervious surface**	**2464**	Square Feet
Other Impervious (walkways, driveways, patio etc)	**1680**	Square Feet	**Total Lot Size**	**5732**	Square Feet
Soil Type	**Sandy**		**Area to be Irrigated**	**0**	Square Feet

Section 2 - Post Construction Stormwater Run-off Calculation

New gallons of rainfall to be displaced by creation of new impervious areas (Runoff expected from a 1.95 inch storm = 1.85 inch per square foot of impervious surface)

For Sandy soil **2464** sq.ft. X 1.15 gals/sq.ft. = **2833.6** gallons (total impervious surface)

Less pre-construction run-off for new impervious surface (for sandy soils there would be no runoff and clayey would be .5 inch from 1.95 inch storm)

For Clay soil **__NA__** sq.ft. X 0.82 (1.15-0.33) gals/sq.ft. = **__NA__** gallons

Section 3 - Application of Best Management Practices

Total excess runoff **2833.6** gallons (amount to be retained, infiltrated or reused on property)

Best Management Practices to be used: (apply in order, can use a combination of practices to control excess runoff.)

1. **Storage and infiltration or reuse on the property**
This will utilize cistern or rain barrels to retain runoff from rooftops to be infiltrated or utilized between rainfall events according to notes and conditions. Note maximum and minimum credit.

Storage and Reuse Credit

Practice	Number	Size	Quantity
Rainbarrel	0	0	0
Cisterns	0	0	0

Disconnected Impervious Area
- Allowance based on amount of impervious surface that sheet flows over pervious surface before leaving property.
- Allowance also varies for soil type and amount of area runoff sheet flows over.
- If storage and infiltration or reuse practice is used must only use unaddressed impervious surface
- May have to do multiple calculations if water flows off- lot in more than one direction.

Generally front and back

Practice	Impervious	Runoff Area	Disconnected Impervious Ratio
First Runoff Direction	846	1584	0.53
Second Runoff Direction	846	1584	0.53

Disconnected Impervious Ratio	Runoff reduction Gal/sq.ft-impervious area	Runoff reduction Gal/sq.ft-impervious area
	Clayey	Sandy
0.1	.40	1.15
0.2	.40	1.12
0.4	.38	1.08
0.8	.33	1.01
1.0	.31	.98
2.0	.24	.84
3.0	.19	.74
4.0	.16	.67
5.0	.14	.60

Disconnected Impervious area credit
First Runoff Direction
846 sq ft X gal/sq ft = **0** gallons of excess runoff controlled (Unaddressed impervious (from credit table) to pervious surface)
Second Runoff Direction
846 sq ft X gal/sq ft = **0** gallons of excess runoff controlled (Unaddressed impervious (from credit table) to pervious surface)

Sum of Disconnected Impervious Area **0** plus **0** = **0** gallons of excess runoff controlled

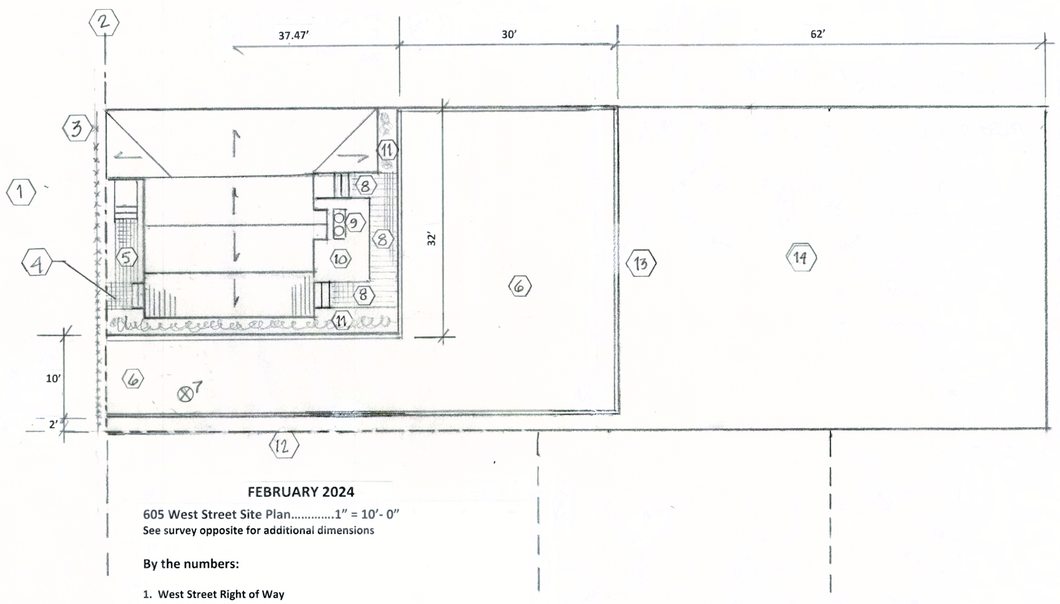
3. **Excess Runoff to Raingarden**
Volume not controlled by the first two practices will be addressed by this last treatment train. Location will depend where uncontrolled volume is. This will be for a standard designed raingarden of three foot planting media depth and a 6 inch maximum ponding depth. Raingardens will be used primarily for surface impervious surface but can be used for rooftop impervious surface in small lots without sufficient pervious surface. BMP manual requires storage in raingarden of 1.5 inch per impervious acre and suitable site (generally above water table)

Runoff to Raingarden
2833.6 gal of Excess Site Runoff - **0** gal of Storage - **0** gal of disconnected impervious area = **2833.6** gal runoff to raingarden (Conversion of gallons to impervious surface controlled as follows **2833.6** gal of runoff to raingarden divided by 1.15gal/sq.ft. = **2464** sq ft of impervious circle.)

Size of standard raingarden
2464 sq.ft impervious surface divided by (7 for sandy and 4 for clayey soils) = **352** sq ft of standard raingarden (impervious surface directed to raingarden)

Raingarden Credit

Rain garden size shown here assumes that gravel driveway and parking areas are impervious. Note at #13 indicates that the rain garden is in this general area. Outside of gravel parking area.



FEBRUARY 2024

605 West Street Site Plan.....1" = 10'- 0"
See survey opposite for additional dimensions

By the numbers:

1. West Street Right of Way
2. Property Line
3. Existing fencing along this boundary to be removed
4. Main pedestrian entry to site
5. Remove and save existing bricks. Replace with pavers as shown.
6. Entry via edged gravel driveway extends to parking area at back of house
7. Remove existing tree
8. Pavers
9. HVAC and service yard
10. Mulched area
11. 2' wide mulched/planted areas using indigenous grasses
12. Existing fence on adjacent property to remain
13. See Stormwater Retention Worksheet above
14. Existing open greenspace to remain and be kept mowed/trimmed, etc.

2464 sq. ft. impervious surface X 1.15 gals/sq.ft. = **2833.6** gallons runoff controlled (unaddressed impervious surface directed to raingarden)

Section 4 – Summary of Volume Reduction Practices

Practice Reductions (from section 3)
Infiltration or Reuse **0** gallons
Disconnected Drainage **0** gallons
Raingarden **2833.6** gallons (used to treat remaining volume)

Total **0** gallons
Total Required (from section 2) **2833.6** gallons

Section 5 – Notes and Conditionss

1. Sandy Soils are considered A and B soils and Clayey soils are considered C and D soils. SCS soils map can be used to determine classification or utilize infiltration rates. Sandy soils have infiltration above .5 in/hr and clayey soils are below this.
2. Storage from rainbarrels and cisterns for reuse should be utilized between rainfall events and a minimum of 10 percent should be utilized for irrigation if it had not rained the previous day.
3. When in ground irrigation system is installed the recommended storage requirement should be above 0.3 gallon per square foot of rooftop impervious surface. The maximum allowed credit is 1.15 gallon per square foot. Storage can be greater to reduce irrigation needs or improve infiltration, but will not receive credit greater than 1.15 gallon per square foot.
4. When storage is utilized, the amount of rooftop impervious surface going to the disconnected impervious surface step is reduced by storage. Example: If rooftop square footage is 2500 and storage is 1,150 gallon then the impervious surface in the disconnected impervious surface step is reduced by 1000 square feet. The unaddressed rooftop impervious surface is going to the disconnected impervious surface step is now 1,500 square feet.
5. Credits for non standard raingardens can be developed from criteria in Beaufort County BMP manual page S-48

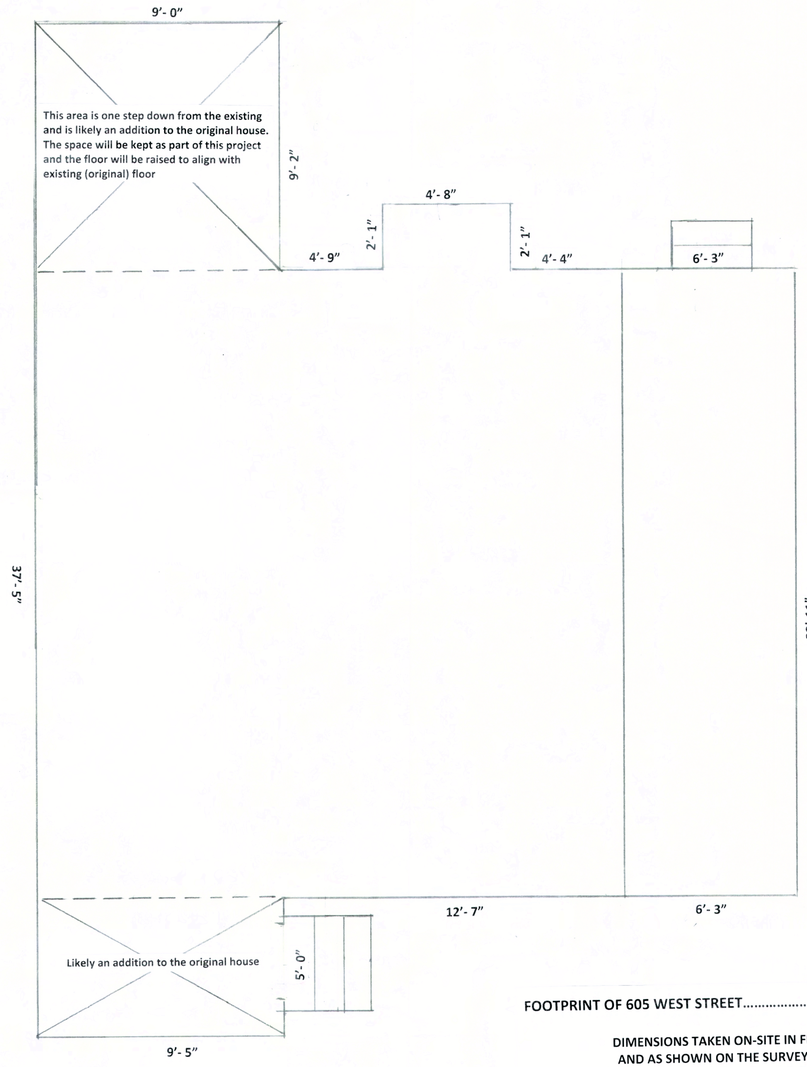
Definitions and Conversion explanations

Definitions

Impervious Surface – hard surface that allow rainfall to run off and not infiltrate into soil.
Rooftop impervious surface – horizontal surface area of rooftops including overhangs and other detached buildings/sheds.
Other impervious – generally hard surfaces on the ground like paved driveways, patios, walkways and sidewalks.
Pervious Suface – surface that is not hard, might be grass, garden or tree area. Also includes gravel and dirt driveways.
Irrigated area is area that would be served by an installed irrigation system.
Unaddressed impervious surface – term used to determine amount of impervious surface that had not been controlled by a previous practice.
Standard Raingarden/Bioretention – raingarden that has 3 ft of fill material and a 6 inch maximum ponding depth. Different sizes can be constructed but then credits must be computed from Beaufort County BMP manual. BMP manual requires storage of 1.5 inch per acre of impervious surface.

Conversions

Rainfall to gallons of Runoff
Design storm is 1.95 inch of which 1.85 inch is available to run off impervious surface. 1.85 inch on 1 square foot of impervious surface is equivalent to 1.15 gallon of runoff
Preconstruction Runoff
Clayey Soils – 0.53 inches run off for a 1.95 inch storm, 0.53 inch on 1 square foot is equivalent to 0.33 gallon of runoff. Sandy Soils – No runoff for a 1.95 inch storm
Raingarden/Bioretention Square foot of impervious surface per square foot of standard raingarden
- Clayey soils 4 sqft of impervious surface to 1 sqft of standard raingarden
- Sandy soils 7 sqft of impervious surface to 1 sqft of standard raingarden



FOOTPRINT OF 605 WEST STREET.....3/8″ = 1′-0″

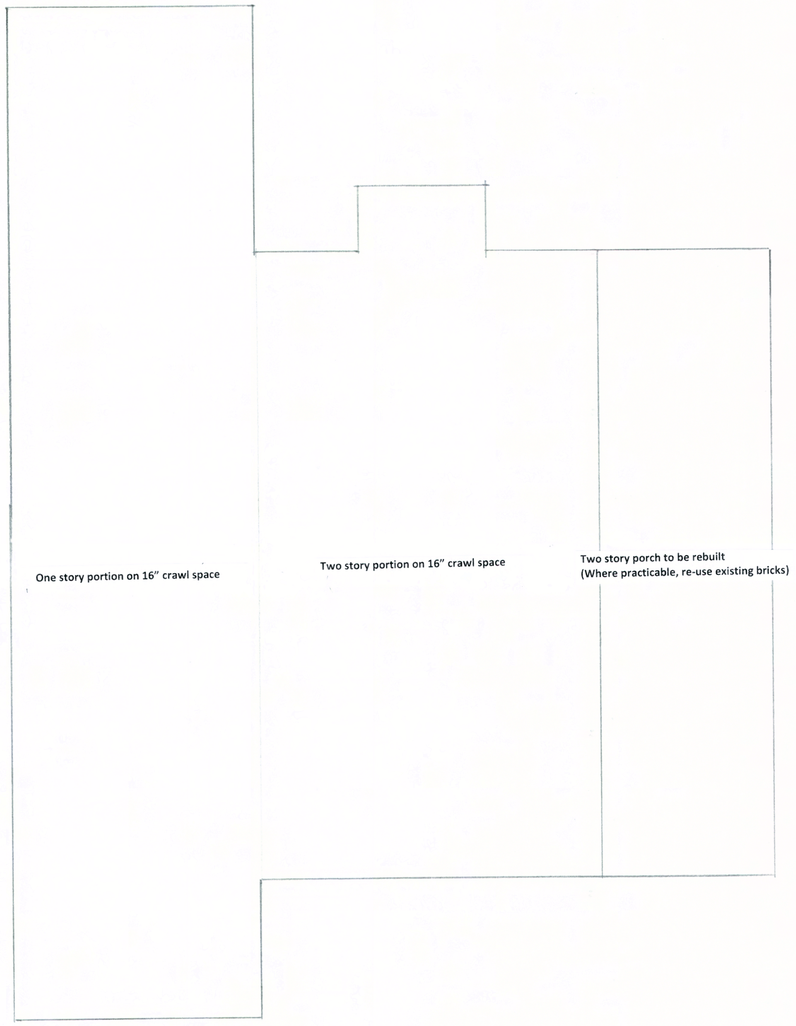
DIMENSIONS TAKEN ON-SITE IN FEET AND INCHES
AND AS SHOWN ON THE SURVEY DATED 2.15.22
IN FEET AND TENTHS OF AN INCH
DECIMAL MEASUREMENTS HAVE
BEEN CONVERTED +/- TO FEET AND INCHES

THIS FOOTPRINT TO BE USED GOING FORWARD
WITH CHANGES, AND DURING CONSTRUCTION-
ALL MEASUREMENTS TO BE SITE- ADJUSTED AS NEEDED

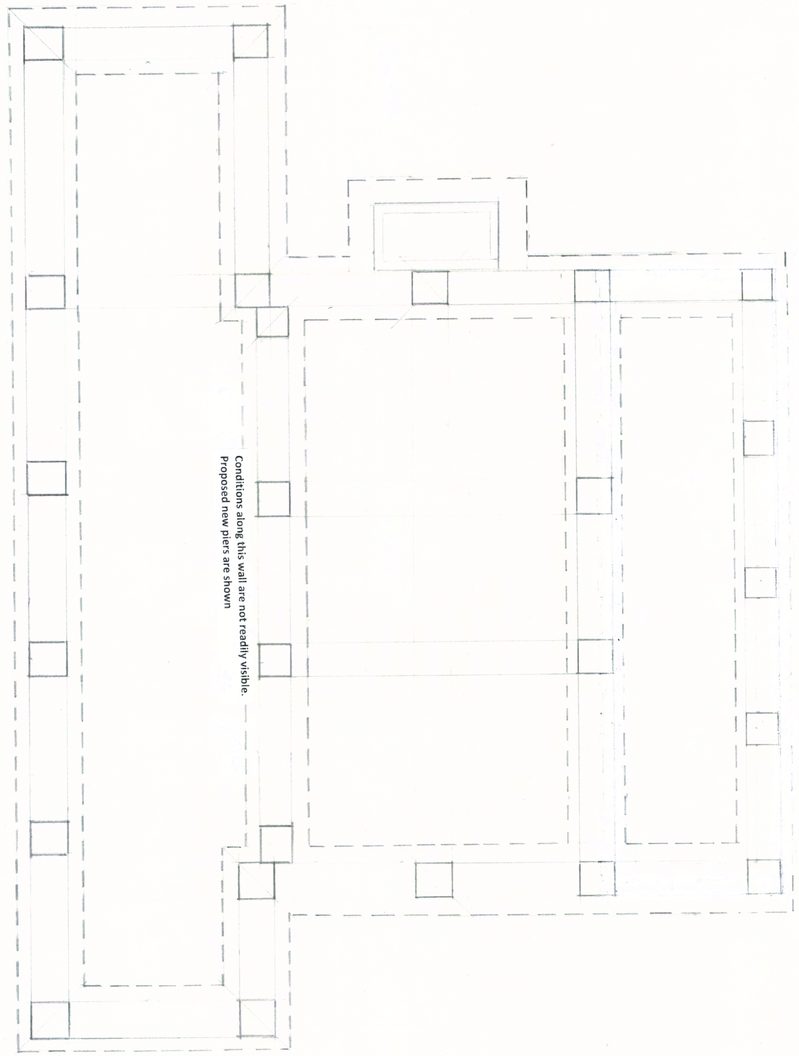
TOLLEY RESIDENCE
605 WEST STREET
BEAUFORT, SC 29902

FOOTPRINT OF EXISTING HOUSE

FEBRUARY 2024



FOUNDATION PLAN.....3/8" = 1'- 0"
Existing

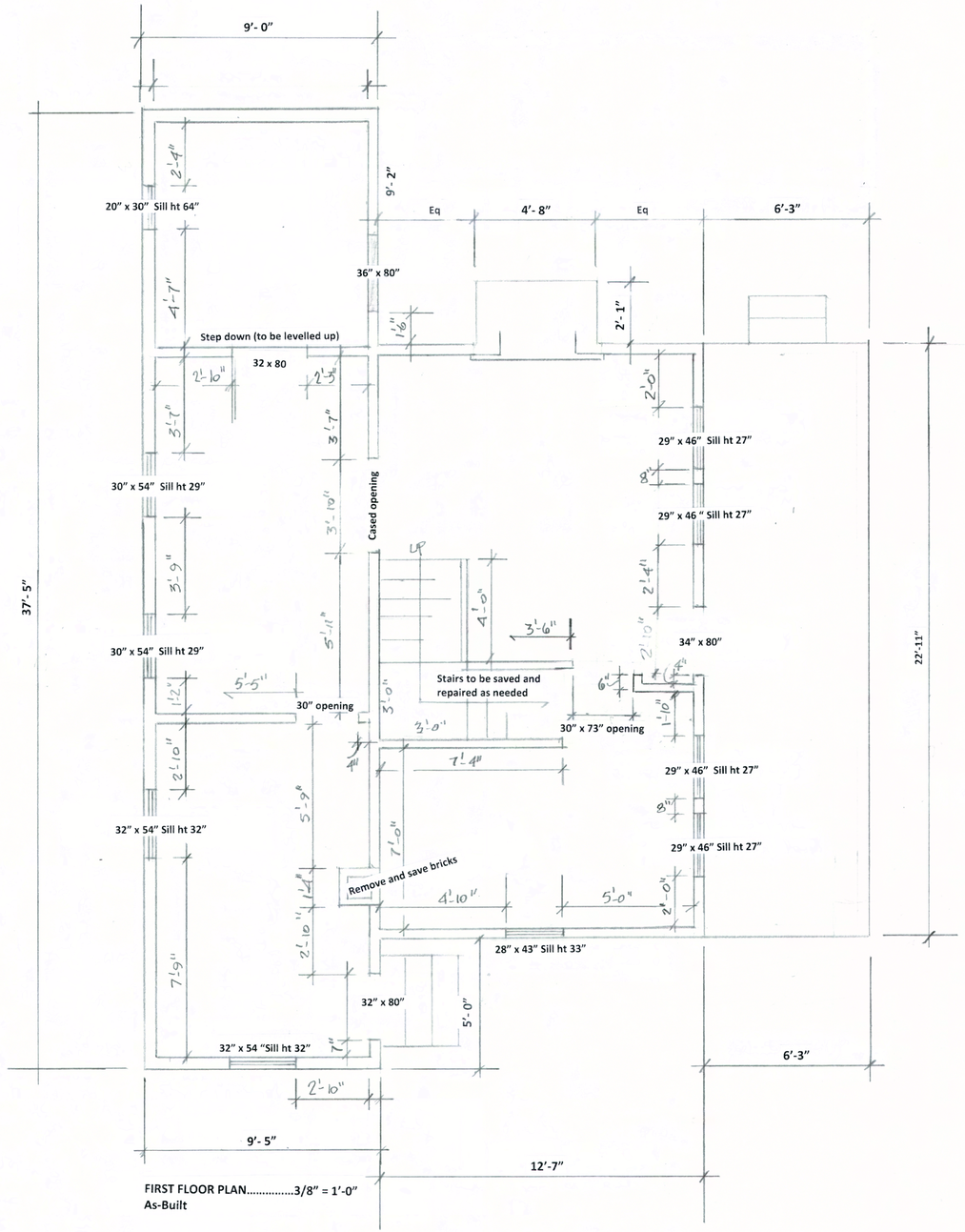


FOUNDATION PLAN.....3/8" = 1'- 0"
Proposed
Crawl space clearance to be approximately 3'
-See dimensions on previous page
-Final structural details will be provided by an engineer
-All visible surfaces of new piers will be covered
with bricks saved from the chimney dismantling

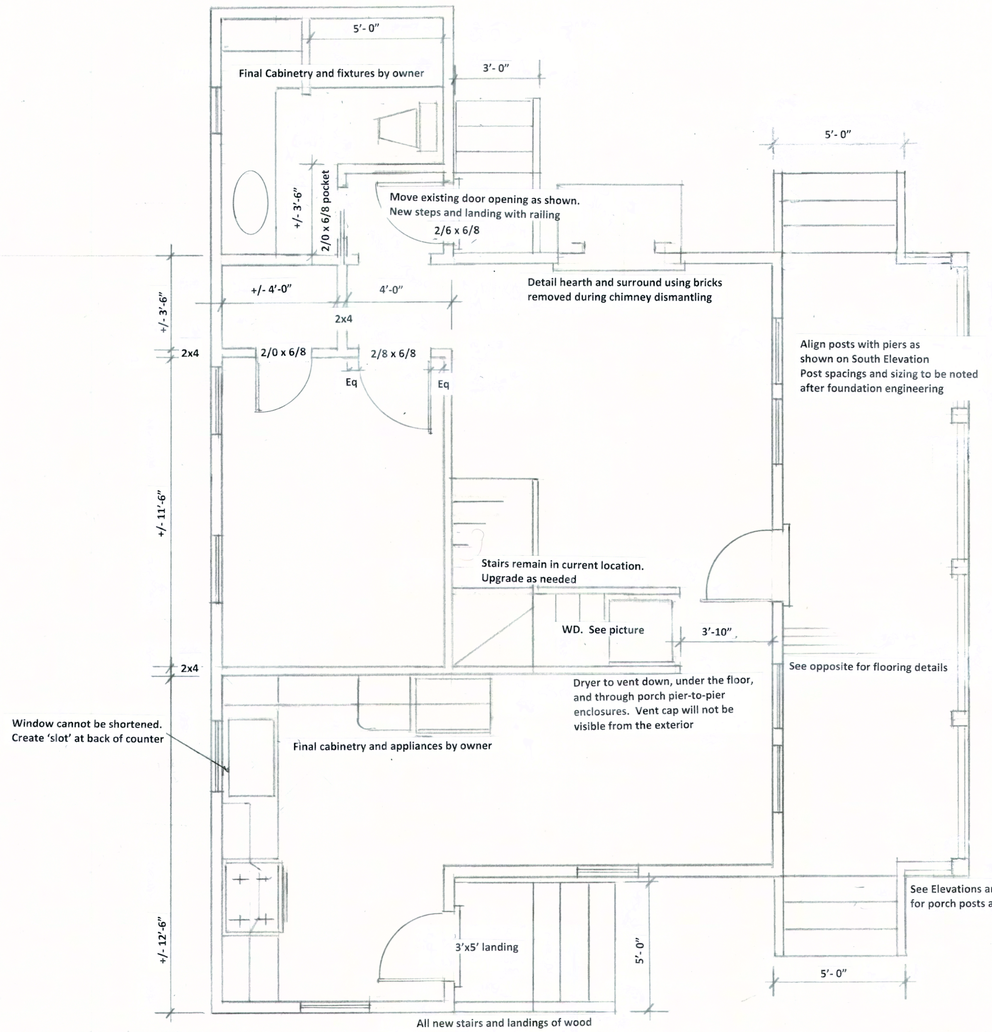
TOLLEY RESIDENCE
605 WEST STREET
BEAUFORT, SC 29902

FOUNDATION PLANS

FEBRUARY 2024

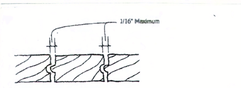


FIRST FLOOR PLAN.....3/8" = 1'-0"
As-Built



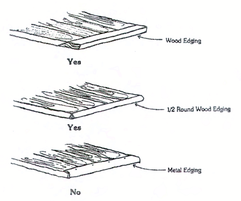
PROPOSED FIRST FLOOR PLAN.....3/8" = 1'-0"
All dimensions shown will be +/- to actual site conditions
See opposite drawing for existing exterior dimensions,
none of which are scheduled to be changed

Existing door and window sizes and locations
will not change unless noted otherwise



Tongue And Groove Flooring With Gap For Expansion

The ends of the porch floor boards should receive wood edging. Metal edging is visually inappropriate and will trap water, thus accelerating deterioration.



Milner p. 30 flooring edge details

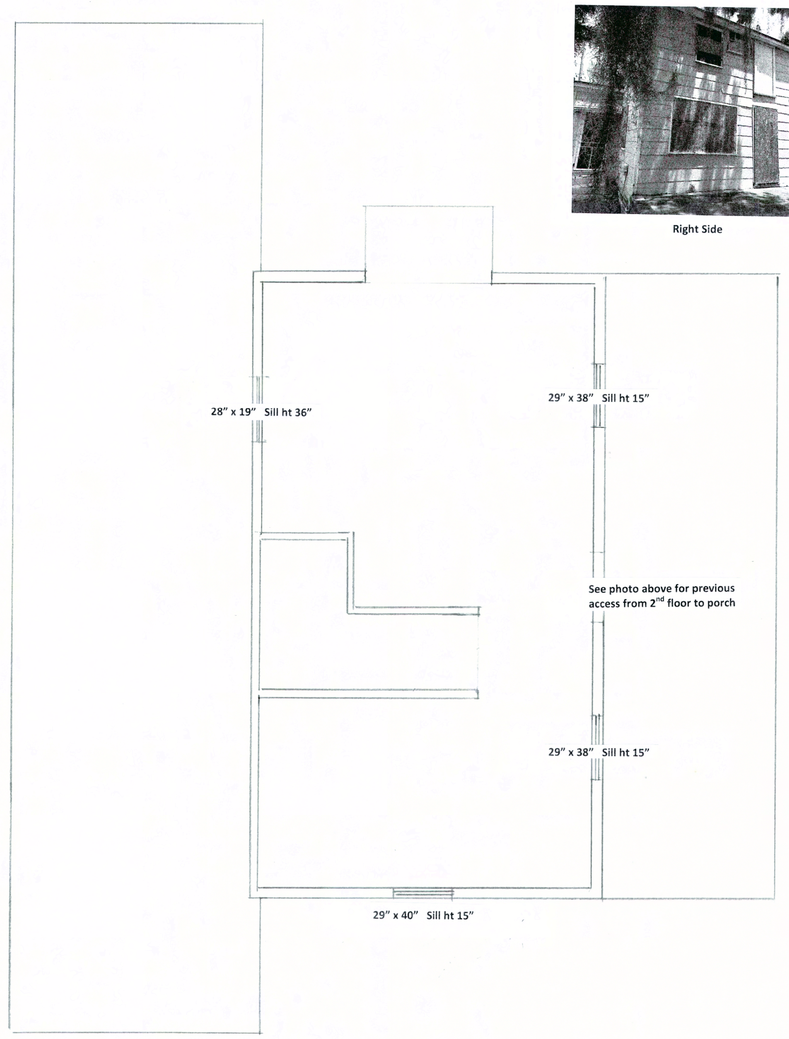
Zeus & Ruta
19.5 in. White Washer and Dryer Laundry...

TOLLEY RESIDENCE
605 WEST STREET
BEAUFORT, SC 29902

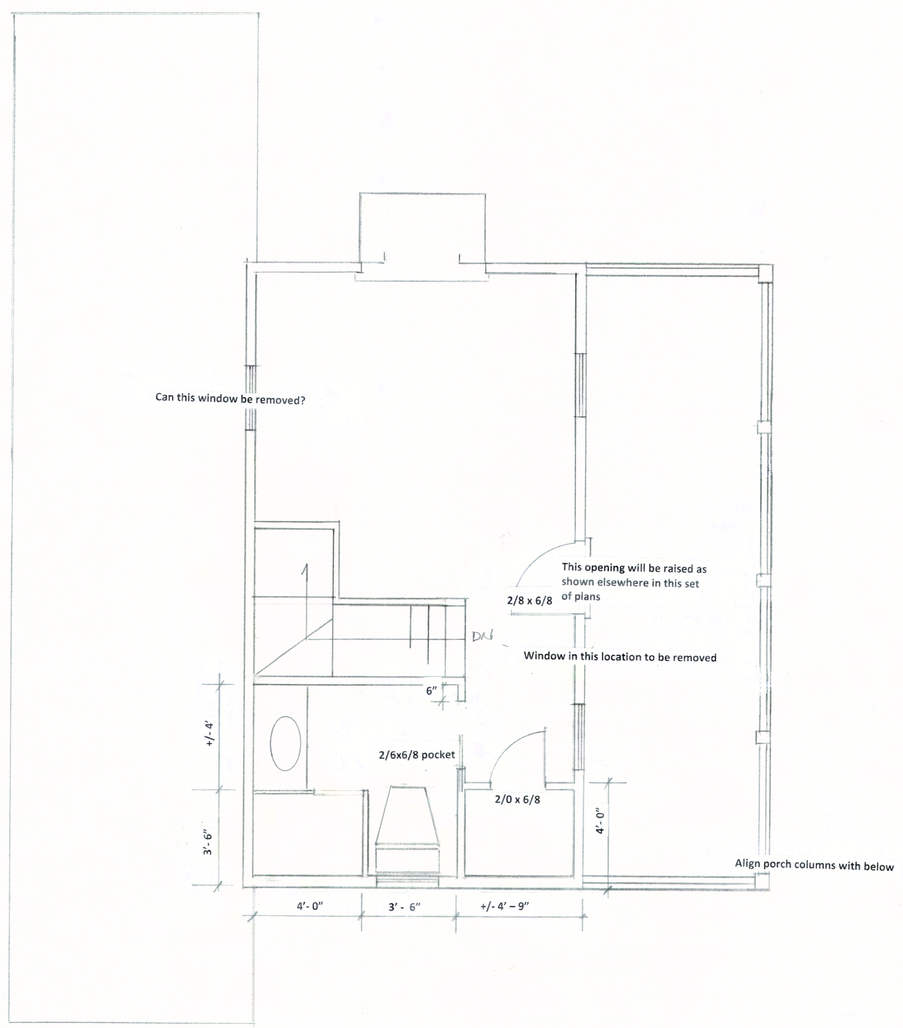
FIRST FLOOR PLAN AS BUILT
FIRST FLOOR PLAN PROPOSED

FEBRUARY 2024

Right Side



AS BUILT SECOND FLOOR PLAN.....3/8" = 1'- 0"



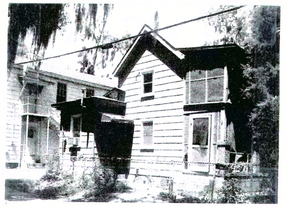
SECOND FLOOR PLAN PROPOSED.....3/8" = 1'-0"

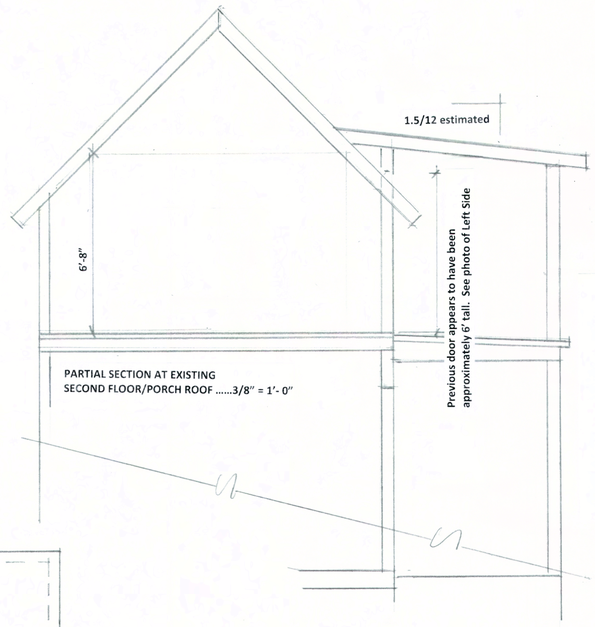
Existing door and window sizes and locations will not change unless noted otherwise.

TOLLEY RESIDENCE
605 WEST STREET
BEAUFORT, SC 29902

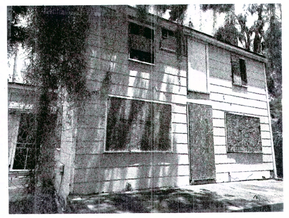
SECOND FLOOR PLAN AS BUILT
SECOND FLOOR PLAN PROPOSED

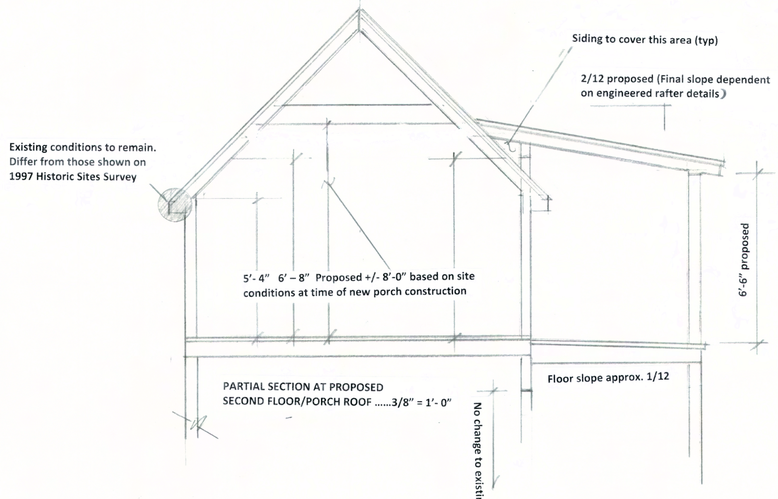
FEBRUARY 2024



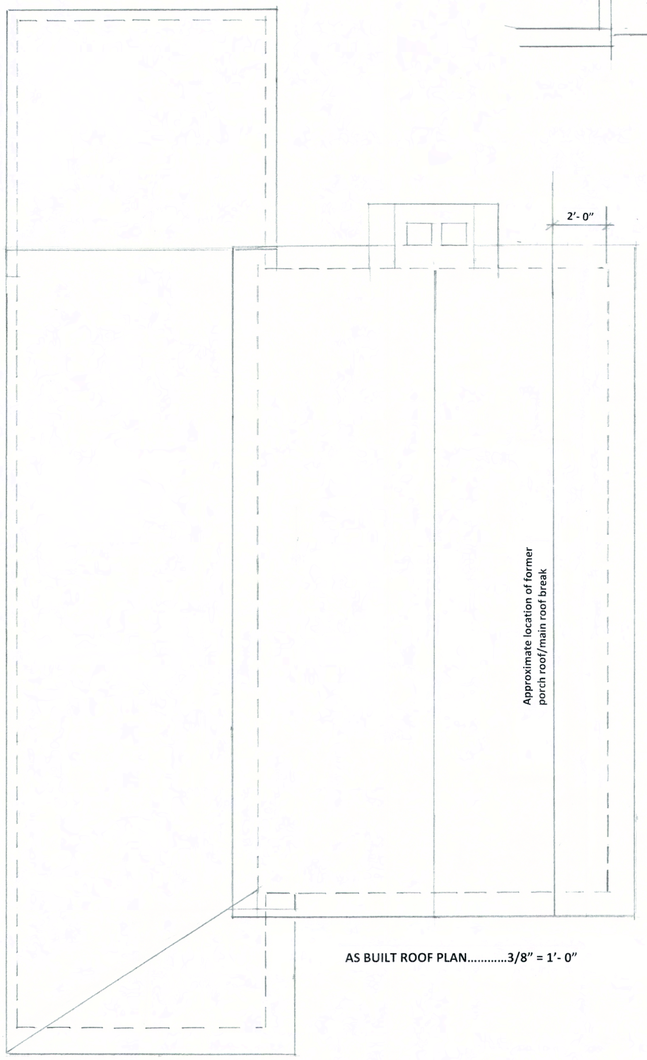


PARTIAL SECTION AT EXISTING
SECOND FLOOR/PORCH ROOF .....3/8" = 1'- 0"

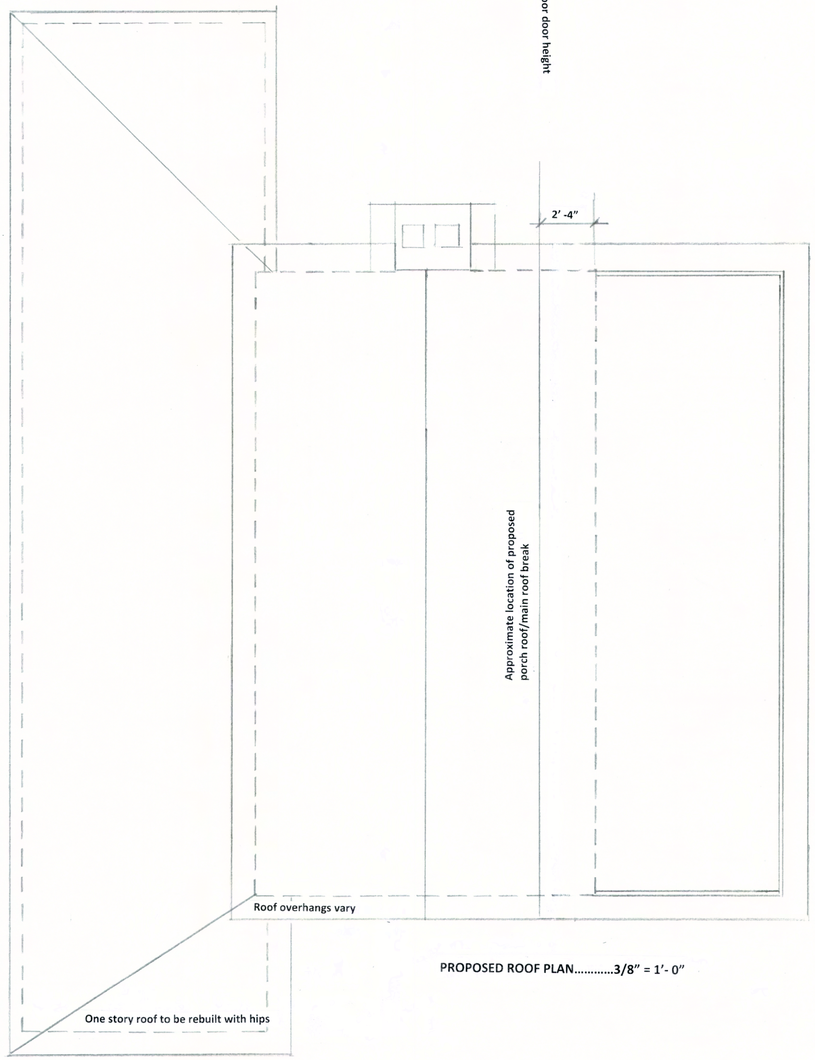




PARTIAL SECTION AT PROPOSED
SECOND FLOOR/PORCH ROOF .....3/8" = 1'- 0"



AS BUILT ROOF PLAN.....3/8" = 1'- 0"

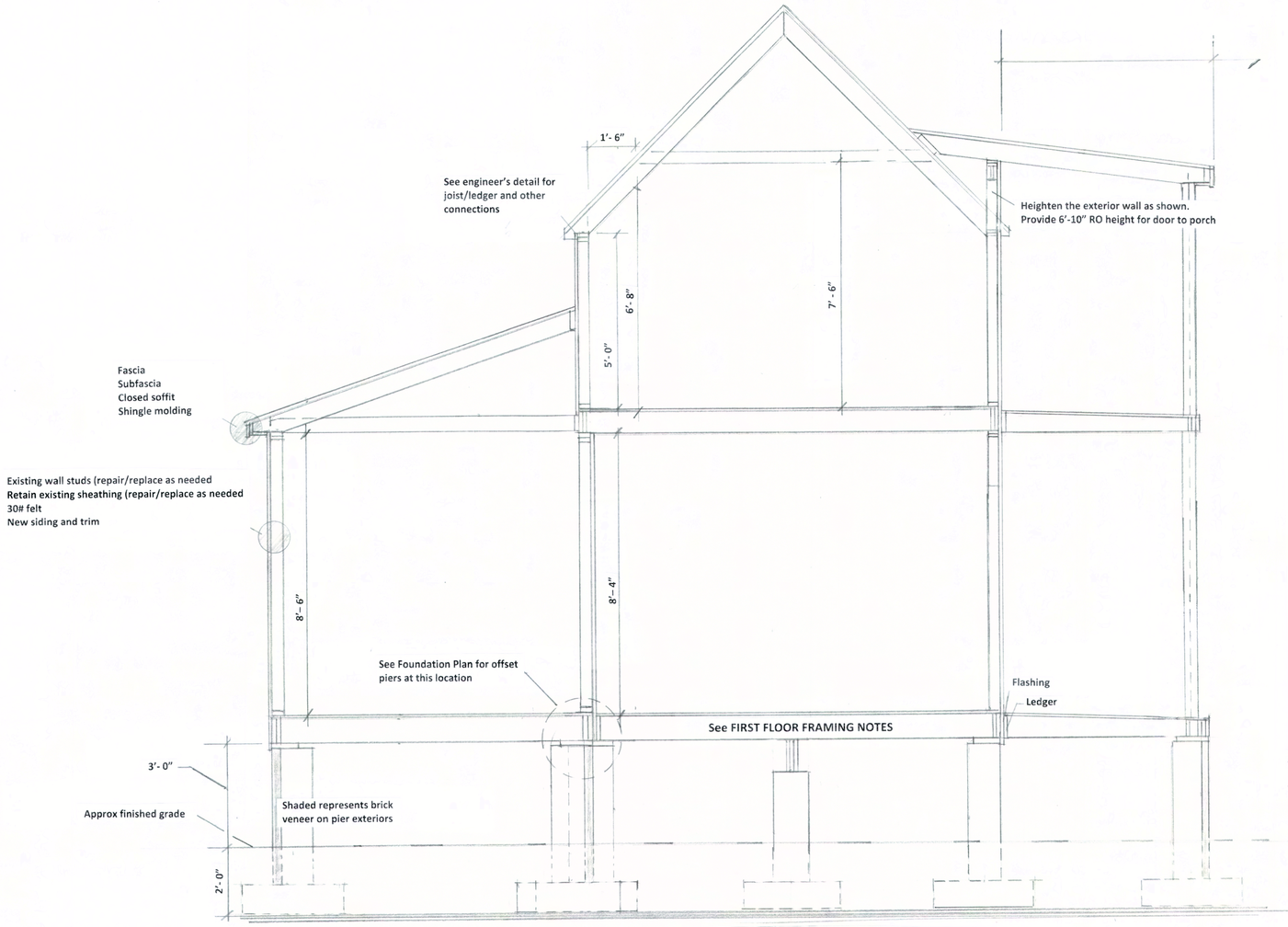


PROPOSED ROOF PLAN.....3/8" = 1'- 0"

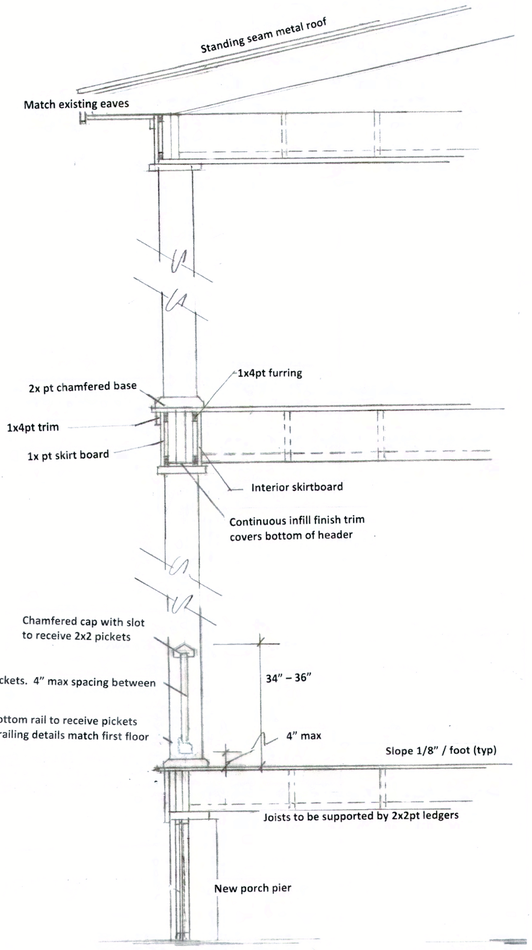
TOLLEY RESIDENCE
605 WEST STREET
BEAUFORT, SC 29902

ROOF PLAN AS BUILT
ROOF PLAN PROPOSED

FEBRUARY 2024



CROSS SECTION OF HOUSE AND PORCH.....1/2" = 1'- 0"
See adjacent for more porch details



CROSS SECTION AT NEW PORCH.....1" = 1'- 0"

FIRST FLOOR FRAMING NOTES:

Some portions of the existing floor framing are visible in the area where the chimney was removed. The system appears to be typical of the era, using 8x8 sill beams resting on piers with floor joists attached to the sill beams.

Some damage is evident where the chimney was removed. Floor joists appear to be 2x8 at 16" +/- cc. When the house is raised it is suggested that the sill beams be replaced in kind (size) with treated beams and that straps in the piers be attached to the beams.

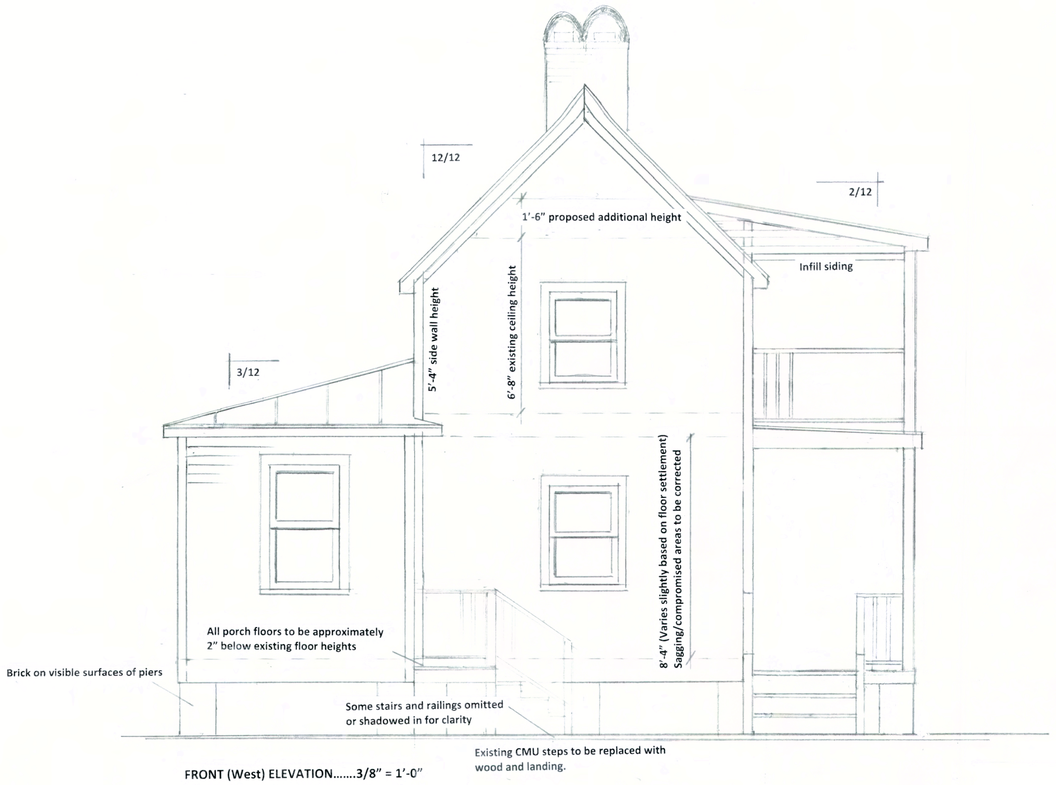
If replacement of sill beams is not practical, beams can be replaced with triple treated dimensional lumber, also attached to the pier straps. Also, where practical, attaching the floor joists to the sill beams or new girders with appropriate straps is recommended.

Damaged flooring is to be replaced and existing to be re-nailed.

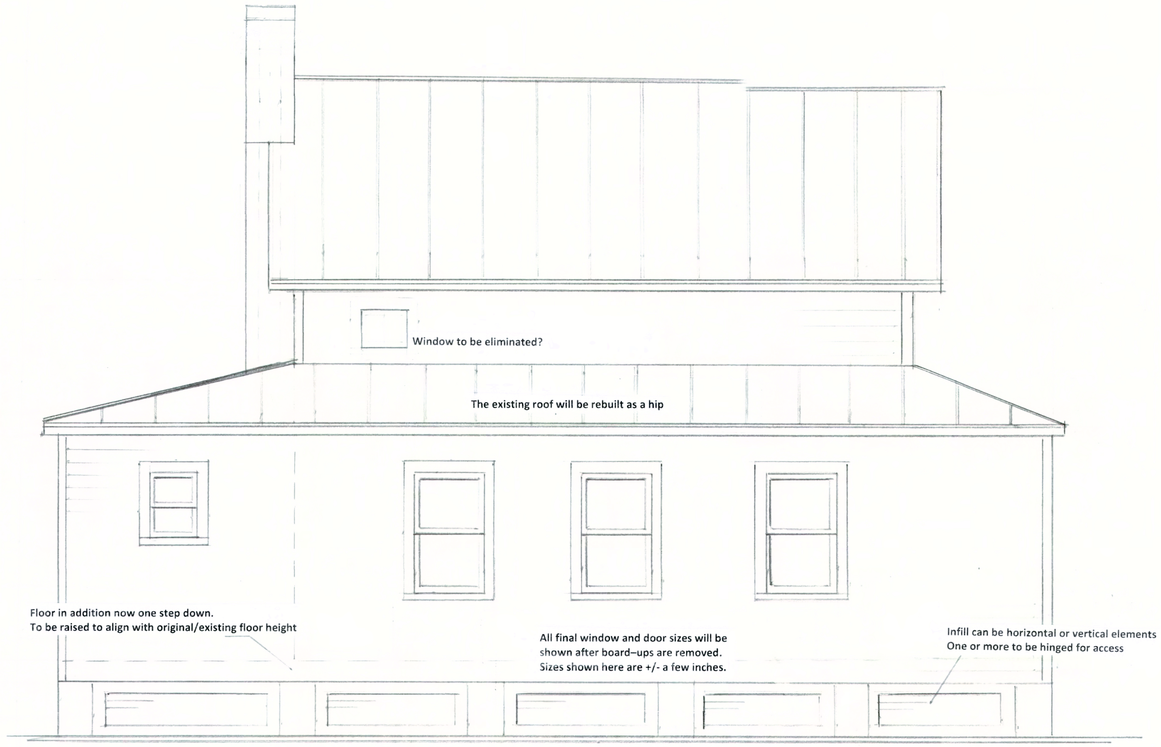
TOLLEY RESIDENCE
605 WEST STREET
BEAUFORT, SC 29902

CROSS SECTIONS

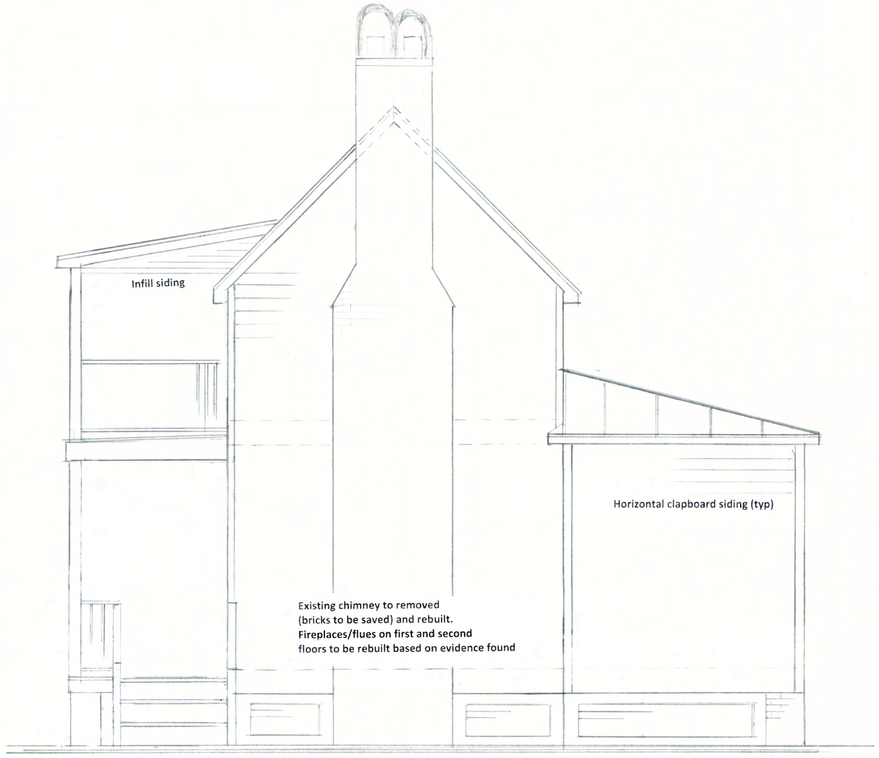
FEBRUARY 2024



FRONT (West) ELEVATION.....3/8" = 1'-0"



LEFT SIDE (North) ELEVATION.....3/8" = 1'-0"



REAR (East) ELEVATION.....3/8" = 1'-0"

TOLLEY RESIDENCE
605 WEST STREET
BEAUFORT, SC 29902

ELEVATIONS
Showing proposed
changes to existing

FEBRUARY 2024

RIGHT SIDE (South) ELEVATION.....3/8" = 1' - 0"

FEBRUARY 2024

605 WEST STREET
BEAUFORT, SC 29902

Miscellaneous information as part of the submission for the Certificate of Appropriateness

ML100 | **1" Mechanical Lock Panel**

PRODUCT DESCRIPTION

- Classic Low Profile Architectural Standing Seam Metal Roofing System
- Ideal for residential and light commercial applications
- Specially designed clip allows thermal movement
- Tested panel for rated assemblies achieves higher performance levels
- Mechanical locked seam for weather tight performance
- Excellent for roofing installation requiring exotic metals such as copper and terne

1" Mechanical Lock Panel; max width 17.25"; Double Lock 180 Degree Seam fastened with (2) #10-12 x 1" long No. 2 Phillips drive pancake head, wood screws; One Part Clip Assembly ML100R Clip fastening metal to panel to min. 15/32" plywood decking; maximum 24" clip spacing; Panel Rollformer: Schliebach Quadro-Plus Rollformer; Maximum Allowable Roof Uplift Pressure (steel): -71.0 psf Main Field @ 24" Clip Spacing; Perimeter and Corner Pressure -138.5 psf @ 6" Clip Spacing; *Oil Canning is not a Cause for Rejection*

4M metals

www.4mmetals.com

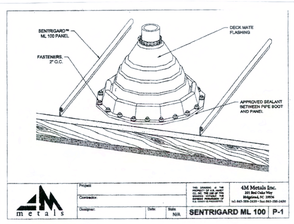
17" NOMINAL

DESIGN INFORMATION

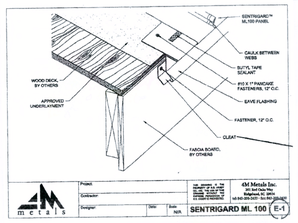
- Minimum Slope = 3":12"
- Actual Panel Width: 17.25" from 20" Coil
- Solid Substrate
- Architectural, Hydrokinetic Panel
- Mechanically Seamed in Field
- 24 and 26 Gauge Galvalume®
- .032" Aluminum
- 16oz Copper
- 30 Year Finish Warranty on Kynar 500 Finish
- Weather Tight Warranty Not Available
- Underlayment Required

TEST REPORT SUMMARY

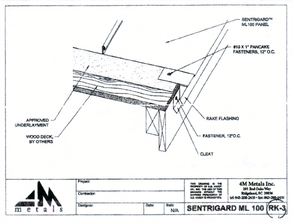
- Florida Building Code 2007
- Chapter 15: Roof Assemblies
- Section 1504.3.2; 1505.3; 1507.4
- Chapter 16: Structural Design
- Chapter 22: Steel; Section 2209 Cold Form Steel
- Chapter 23: Wood
- Testing per TAS 125-03 Std. Requirements for Metal Roof Systems
- Test Assembly #5 by Underwriters Laboratory for:
  a) UL 580-94, per FBC, Uplift Resistance of Roof Assemblies
  b) UL 1897-98, per FBC, Uplift Tests for Roof Covering Systems
- Testing per TAS 100 Wind Driven Rain Test
- FPA #9860.1-R1 – Non HVHZ – 24ga
- FPA #9860.2-R1 – HVHZ – .032" Aluminum
- FPA #9860.3-R1 – HVHZ – 24ga



SENTRIGARD ML 100 | P-1

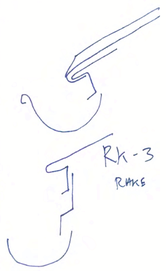


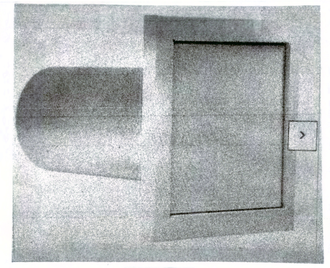
SENTRIGARD ML 100 | E-1



SENTRIGARD ML 100 | RK-3

Roofing details





Dryer vent

CLASSIC VENTED HOOD OUTDOOR WALL LANTERN - LARGE

SKU OL17084 CO
$350.00

Color: Copper Patina

Actual Size: 19.75"Hx10"Wx7"D

- In stock and ready to ship

Qty 1

+ Add to Wish List

Description

This attractive outdoor wall sconce features a classic design with subtle studded accents and a beautiful box frame with flared hood.

- **Actual Size:** 19.75"Hx10"Wx7"D
- **Bulb Base:** US Candelabra-E12
- **Color:** Copper Patina
- **Dimmable:** Yes
- **Indoor-Outdoor:** Yes
- **Material:** Copper, Glass

Exterior lighting

CITY OF BEAUFORT
HISTORIC REVIEW BOARD
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011 FAX: (843) 986-5606

CERTIFICATE OF APPROPRIATENESS

April 17, 2023

Benton C. Trolley
2621 Natoma Street
Miami, FL 33133

RE: 23-11 STF.1 605 West Street – Alterations

Dear Mr. Trolley:

On April 13, 2023, the City of Beaufort staff reviewed your request to document, dismantle, and rebuild the existing historic chimney at 605 West Street. Since a letter from a structural engineer has been provided noting that the chimney must be dismantled and rebuilt and poses a significant safety concern in its current state, we are issuing this Certificate of Appropriateness for your project. **Prior to removing the chimney, please provide documentation including photos and measured drawings to city staff.**

This Certificate of Appropriateness applies only to the requirements of the Beaufort Historic District and does not supersede other city ordinances. Compliance with all other provisions of the City of Beaufort Code of Ordinances is required. Please contact the City Building Codes Office located at 1911 Boundary Street, (843) 525-7049, to apply for the necessary permits. A copy of this letter must be submitted with your application for a permit.

Be advised that this Certificate of Appropriateness will expire two years from the date of this letter as per Section 9.1.4 of the *Beaufort Code*, unless a complete building permit application is on file with the City Building Codes Office.

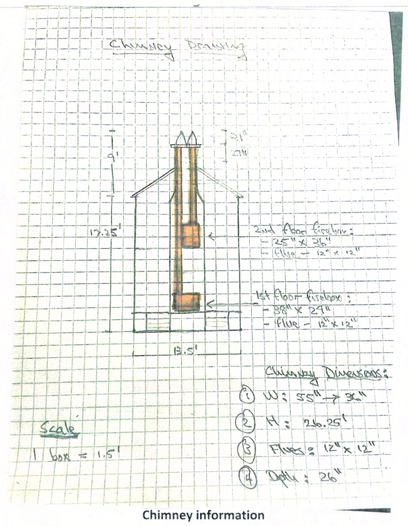
If you have any questions, feel free to call the Department of Community & Economic Development at (843) 525-7011.

Sincerely,

Jeremy Tate, AIA
Meadors, Inc.
Staff Architect of Beaufort

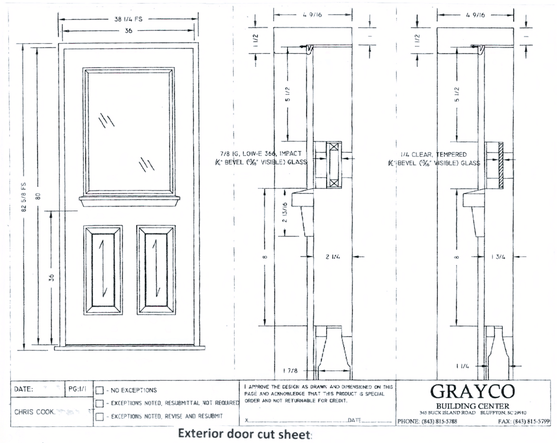
via email: ctrolley@bvanton.com
cc: file copy

Letter permitting chimney dismantling



Chimney information

Area from which chimney was removed



Exterior door cut sheet

FEBRUARY 2024

TOLLEY RESIDENCE
605 WEST STREET
BEAUFORT, SC 29902

SOUTH ELEVATION

COLORS:

-Roof... Dove Gray standing seam from 4M Metals
-Body(Siding)... Dutch Blue from Sherwin Williams SW 0031
-Doors... Wood with Mahogany stain
-Fascias, soffits, trim, sash, railings, porch columns, etc., Snowbound from Sherwin Williams SW 7004
-Bricks... All salvaged from dismantling of the chimney

NOTES:

-Portions of railings and porch columns shadowed in and/or omitted for clairty
-Steps and landings omitted for clarity
-Details shown on other pages in this set of plans

705 WASHINGTON ST NEW ACCESSORY BUILDING

STAFF REPORT: 705 Washington Street

DATE: March 13, 2024

GENERAL INFORMATION	
Applicant:	**Glenn Keyes Architects, agent for Old Barnwell House LLC**
Site Location/Address:	**705 Washington Street**
Applicant's Request:	**The applicant is requesting approval for a standalone new garden structure at 705 Washington Street**
Current Zoning:	**T-4 N**
Contributing:	**Contributing circa 1780; Elizabeth Barnwell Gough House**

ZONING DISTRICT INFORMATION	
	T-4 HN
Lot Width at Setback:	**40' min 60' in the Point**
Max Lot Coverage:	**100%**
Min. Frontage Build Out	**55% of lot area**
Front Setback	**0' min/15' max**
Side Setback	**Average prevailing setback on block**
Rear Setback	**0' alley; 15' no alley**
Building Height:	**3 stories max**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T-4 HN	**Historic Homes**	**N/A**
South: T-4 HN/T4 N	**Historic Homes**	**N/A**
East: IC	**UCSB**	**N/A**
West: T-4 HN	**Office**	**N/A**

Background: The applicant is requesting approval of a standalone 646 sq. ft. garden shed accessory structure in the rear side yard of the Barnwell Gough house (a contributing structure). The accessory structure would match the materials and general architecture of the existing historic home. The proposed new structure does have a bathroom and stoves/refrigerator kitchen, and thus could be utilized as an Accessory Dwelling Unit in the future should it be approved.

The applicant has not submitted final cut sheets for windows, doors, brick, roofing material, exterior lighting, etc.

Historic Beaufort Foundation does hold an easement on the property. Their approval letter for the addition is attached with this packet.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends approval as the project satisfies the Beaufort Development Code and Preservation Manual with the following conditions:

- **Final cut sheets for windows, doors, brick, roofing material, exterior lighting, etc. must be submitted and approved by Staff (note: should the HRB desire to see these before final approval, instead of entrusting HBF's approval with their easement, and Staff to approve, Staff would recommend preliminary approval).**

HBF
Historic
Beaufort
Foundation

March 3, 2024

Mr. Curt Freese
Community Development & Planning
City of Beaufort
1911 Boundary Street
Beaufort, SC 29902

Dear Curt,

Historic Beaufort Foundation (HBF) holds a Conservation and Preservation Easement on 705 Washington Street – the Elizabeth Barnwell-Gough House, ca.1800. This is a contributing property. Our easement restrictions require that no exterior work be done on the property without prior approval of HBF. In December 2023, HBF forwarded approval for the following improvements:

1. Install new iron and brass handrails for the front and rear brick coping walls. The masonry steps are treacherous and need proper handrails for safety. They are proposing iron railings set into the top of the masonry cap similar to the attached photo of 25 East Battery and the bronze cap similar to the attached photo from 29 Legare Street in Charleston shown on the attached drawing. (See attached)

2. Construction of a new Garden Structure in the East Garden (see attached). The proposed Garden Structure includes a restroom (no shower/tub); along with a full kitchen and outdoor grill. It is not conditioned.

The owners do not intend for this to serve as an Accessory Dwelling Unit. Any alteration or intensification of use would require a return to HBF's preservation committee for additional review per the preservation and conservation easement requirements.

The owners have modified the design of the Garden Structure since our initial approval in December 2023, and with this letter we are approving the revised designs. Please discard the previous designs. The revised designs are attached with this letter.

Please advise if you have any questions or need further information. Mr. and Mrs. Beres and their architect Glenn Keyes have been advised that this approval does not preclude the requirements for obtaining all necessary approvals and permits. They intend to submit for HTRC review immediately.

Thank you, and best regards,

Cynthia C. Jenkins
Executive Director

Attachment: Plans

cc: Melinda and Derek Beres
Jeremy Tate

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

☐ Staff Review
■ Board Review

H TRC 3/6

Application Fee: *see attached schedule*

OFFICE USE ONLY: **Date Filed:** 2/27 **Application #:** 26549 **Zoning District:** T4-HN
BCAGHS Survey: ☒ Yes ☐ No

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

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

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

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

Applicant, Property, and Project Information

Applicant Name: Glenn Keyes Architects

Applicant Address: 12B Vanderhorst St, Charleston, SC 29403

Applicant E-mail: gk@glennkeyesarchitects.com Applicant Phone Number: 843-722-4100

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

Owner (if other than the Applicant): Old Barnwell House, LLC

Owner Address: 620 Hempstead Place, Charlotte, NC 28207

Project Name: Barnwell-Gough House

Property Address: 705 Washington Street

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0319 0000

Date Submitted:

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

Applicant's Signature: [signature] Date: 2/26/24

Owner's Signature: Old Barnwell House, LLC by [signature] Date: 2/26/24

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

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION
Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / www.cityofbeaufort.org

Project Name: Barnwell Gough House

Property Size in Acres: 0.74 Proposed Building Use: residential

Nature of Work (check all that apply):

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

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

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
8234sf

Is this project a redevelopment project: ☐ Y ☑ N

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

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

Scope of work includes construction of a new garden house at the northeast corner of the property & new handrails at the front and back staircases. The garden house is a symmetrical one-story brick structure with copper roof. At the center is a garden room with a fireplace, flanked by a garden storage room & powder room on one side & both a grill area and small storage on the other.
The garden house is on axis with the east lawn and faces south.
The storage rooms are only accessible from the exterior.

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

Community & Economic Development Department

1911 Boundary Street, Beaufort, South Carolina 29902

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

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

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

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

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

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

705 WASHINGTON STREET
BARNWELL GOUGH HOUSE

PROPOSAL FOR:
GARDEN HOUSE & HANDRAILS

PROP ID: R120 004 000 0319 0000
AIN: 002-15-724

FLOOD ZONE: X

PRELIMINARY SUBMITTAL FOR:

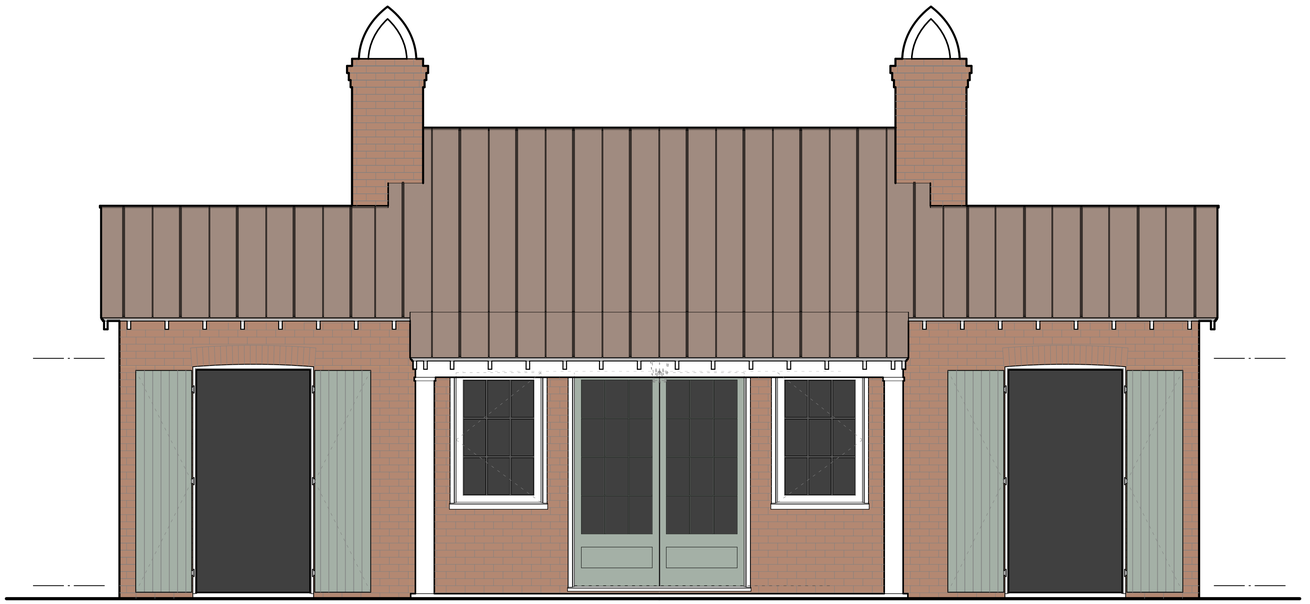
PROPOSED GARDEN HOUSE

HANDRAILS AT NORTH & SOUTH STAIR OF MAIN HOUSE

DRAWING LIST

A000	TITLE SHEET
P-1	PHOTOS
A001	PROPOSED SITE PLAN
A101	GARDEN HOUSE FLOOR PLAN
A201	GARDEN HOUSE SOUTH ELEVATION
A202	GARDEN HOUSE WEST ELEVATION
A203	GARDEN HOUSE NORTH ELEVATION
A301	GARDEN HOUSE BUILDING SECTION
A206	MAIN HOUSE SOUTH STAIR HANDRAIL
A207	MAIN HOUSE NORTH STAIR HANDRAIL

LANDSCAPE PLAN



OWNER:

OLD BARNWELL HOUSE LLC
620 HEMPSTEAD PLACE
CHARLOTTE, NC 28207

Glenn Keyes Architects
12 Vanderhorst Street
Charleston, SC 29403
(843) 722-4100
www.glennkeyesarchitects.com

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REGISTERED ARCHITECT

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TITLE SHEET

REV.	DATE

PROJECT NUMBER 2203

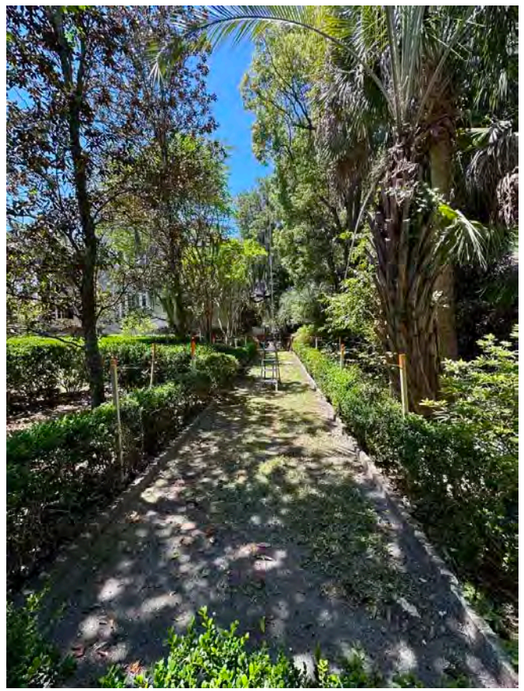
DRAWING DATE 02/26/24

SHEET NUMBER A000

1 SOUTH ELEVATION OF MAIN HOUSE

2 NORTHEAST ELEVATION OF MAIN HOUSE
AS SEEN FROM SITE OF PROPOSED GARDEN HOUSE

3 EAST ELEVATION OF MAIN HOUSE
AS SEEN FROM CARTERET STREET



4 EAST CONTEXT OF GARDEN HOUSE
AS SEEN FROM IWALL @ CARTERET STREET

5 SOUTH CONTEXT OF GARDEN HOUSE
AS SEEN FROM LAWN

6 WEST CONTEXT OF GARDEN HOUSE
APPROACHING FROM BACK OF MAIN HOUSE

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PHOTOS

REV.	DATE

PROJECT NUMBER 2203

DRAWING DATE 12/28/23

SHEET NUMBER P-1

ZONED: T4-HN

LOT AREA	32,234.4 SF
ALLOWABLE LOT COVERAGE	55%
EXISTING SF	3235 SF
EXISTING LOT COVERAGE	10%
PROPOSED SF	3971 SF
PROPOSED LOT COVERAGE	12.3%

LEGEND:
LSL - LANDSCAPE LIGHT
COPF - POOL FILTER
PBOT - OUTLET
ICV- IRRIGATION CONTROL VALVE
SD - STORM DRAIN
PBELP - CONTROL PANEL
PB - POWER BOX

TREE LEGEND:
CE - CEDAR
CH - CHERRY
CM - CREPE MYRTLE
HO - HOLLY
LO - LIVE OAK
LRO - LAUREL OAK
MAG - MAGNOLIA
ORN - ORNAMENTAL
PAL - PALMETTO

SCOTT STREET
CARTERET STREET
WASHINGTON STREET
AC
AD
AB
AE
AA
CARPORT
IPF 1/2"Rebar
"X" IN BRICK WALL
CONC WALL w/ BRICK COLUMNS
STKGEN
SHELL DRIVEWAY
GATE
PLANTED AREA
LAWN AREA
BRICK PATIO
PLANT BED
BRICK
SHELL BORDER
CONC
SD
GM
LP
WELL
SPIGOT
CL FENCE
S 89° 47' 16" E 150.95'
N 00° 24' 47" W 139.47'
S 07° 13' 06" E 139.20'
N 89° 55' 36" W 229.96'
72'-0"
52'-0"
38'-0"
17'-0"
5'-0"
15'
REAR SETBACK
SIDE SETBACK
PROPOSED GARDEN HOUSE
736 SF
705 WASHINGTON STREET
PROP ID: R120 004 000 0319 0000
AIN: 002-15-724
0.74 ACRES
FFE 15.0'
POOL
SCULPTURE
CLSTATUE
SIDEWALK
PB
PBELP
PBOT
ICV
COLUMN
SPIGOT
WELL, PUMP & FILTER
10MAG
3 4ORN
4ORN
10PAL
17PAL
7PAL
8 7PAL
9PAL
11PAL
23TREE
20PAL
4 4ORN
3 3 34 4ORN
8 8 7CM
9MAG
8MAG
11 6 7CM
6HO
3 3 4HO
7HO
5 3HO
PBELP
13MAG
53LO
15PAL
19CH
11PAL
39LO
12MAG
18PAL
35CE
39LRO
38LRO
12PAL
14PAL
16PAL
17CE
12LO
20PAL
1 A001 SITE PLAN
SCALE: 1/8" = 1'-0"

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STATE OF SOUTH CAROLINA GLENN KEYES CHARLESTON 3185 REGISTERED ARCHITECT
STATE OF SOUTH CAROLINA GLENN KEYES ARCHITECTS, LLC 02083 CHARLESTON REGISTERED ARCHITECT

Barnwell-Gough House
705 Washington Street
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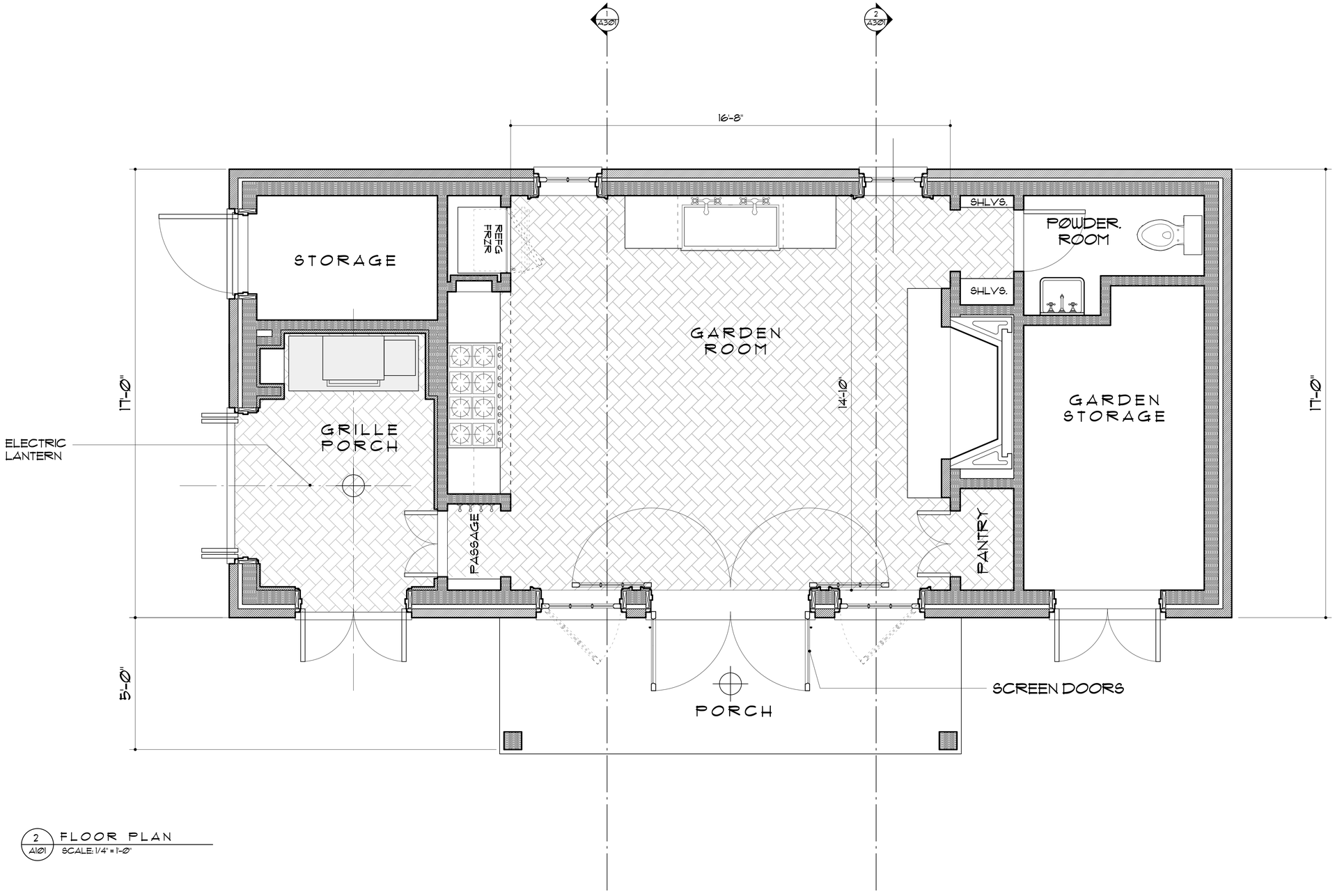
BEAUFORT, SC

SITE PLAN

REV.	DATE

PROJECT NUMBER 2203
DRAWING DATE 02/26/24
SHEET NUMBER A001



2 A101 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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FLOOR PLAN
ELEVATION

REV.	DATE

PROJECT NUMBER 2203

DRAWING DATE 2/26/24

SHEET NUMBER A101

1 / A201 GARDEN ELEVATION
SCALE: 1/4" = 1'-0"

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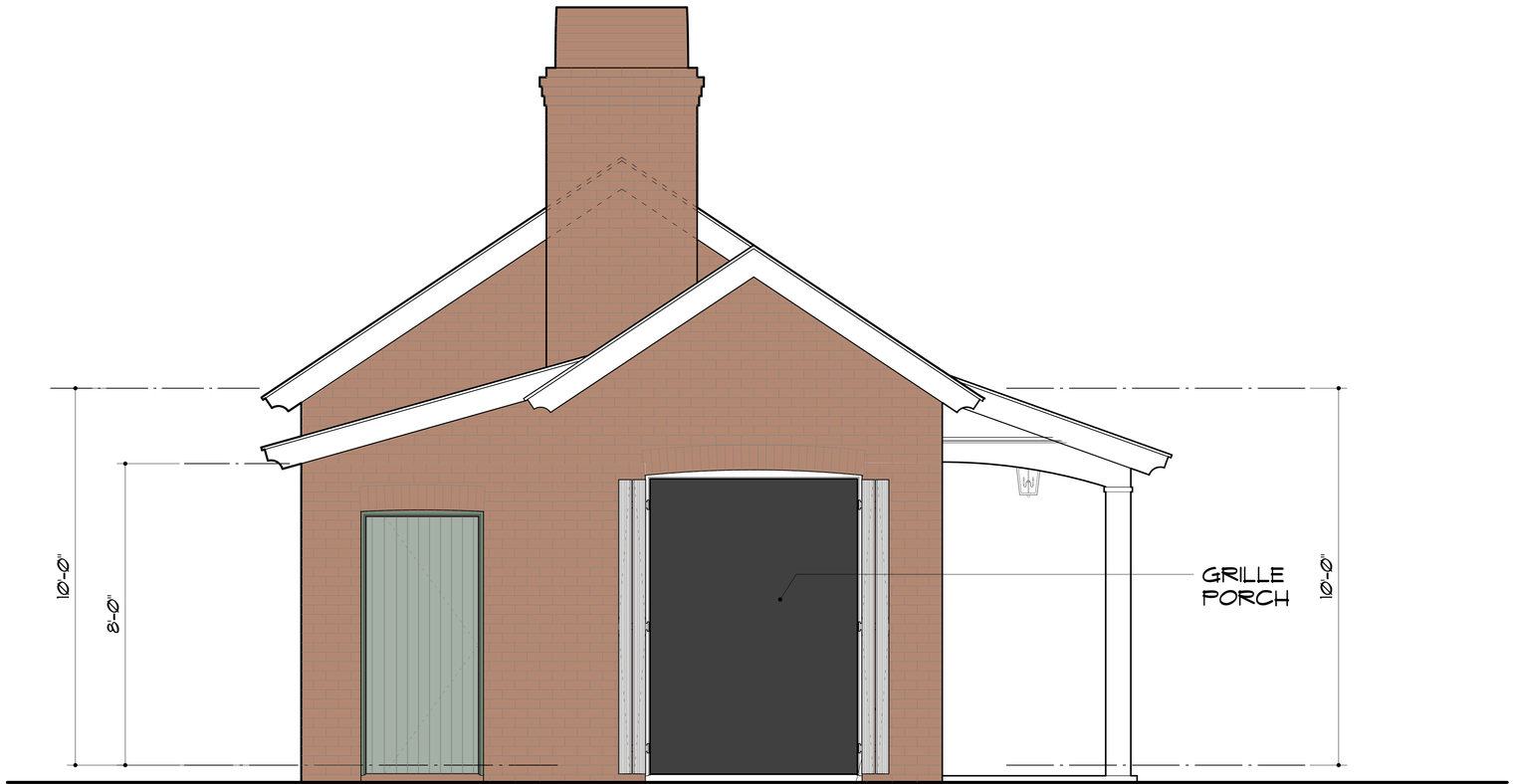
ELEVATION

REV.	DATE

PROJECT NUMBER 2203

DRAWING DATE 2/26/24

SHEET NUMBER A201



1 / A201 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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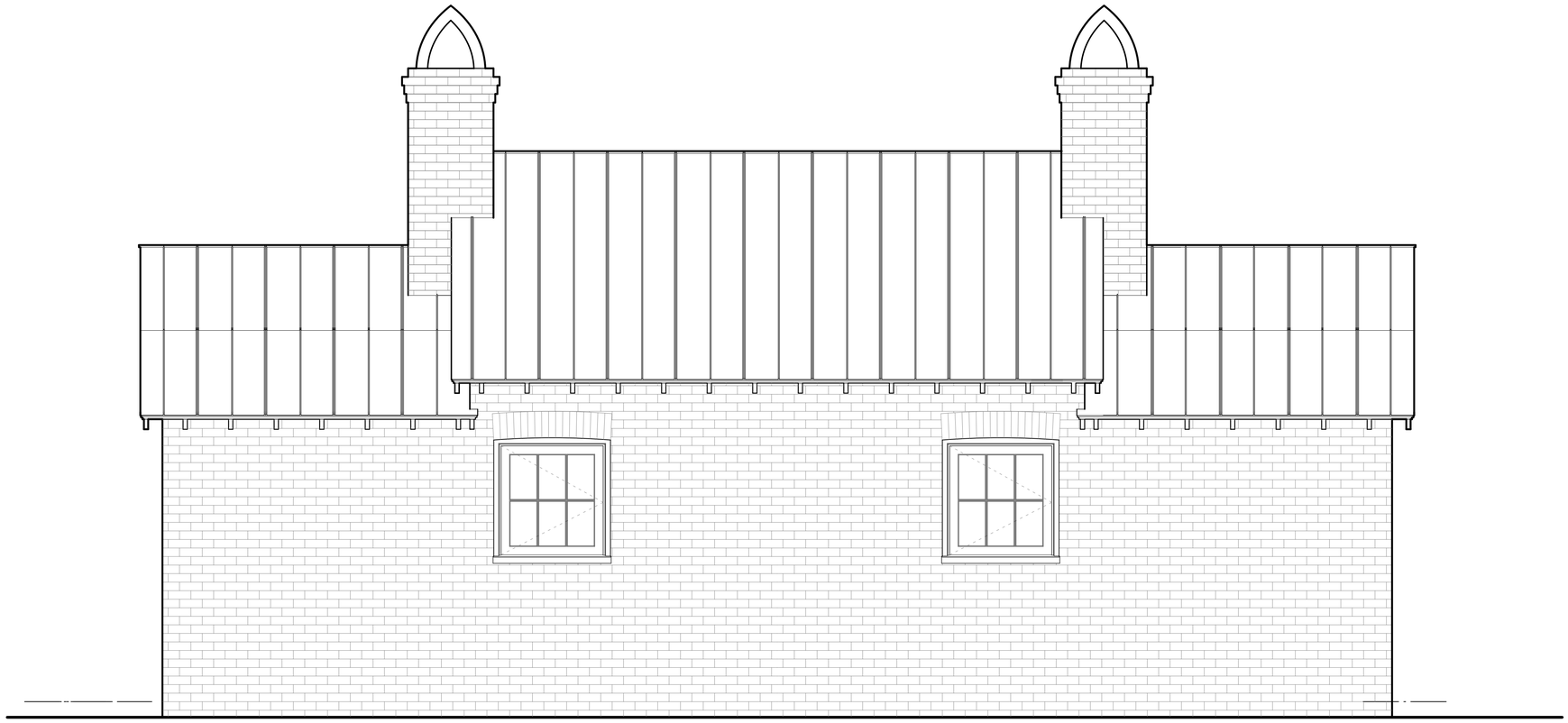
ELEVATION

REV.	DATE

PROJECT NUMBER 2203

DRAWING DATE 2/26/24

SHEET NUMBER A202



1 A201 REAR ELEVATION
SCALE: 1/4" = 1'-0"

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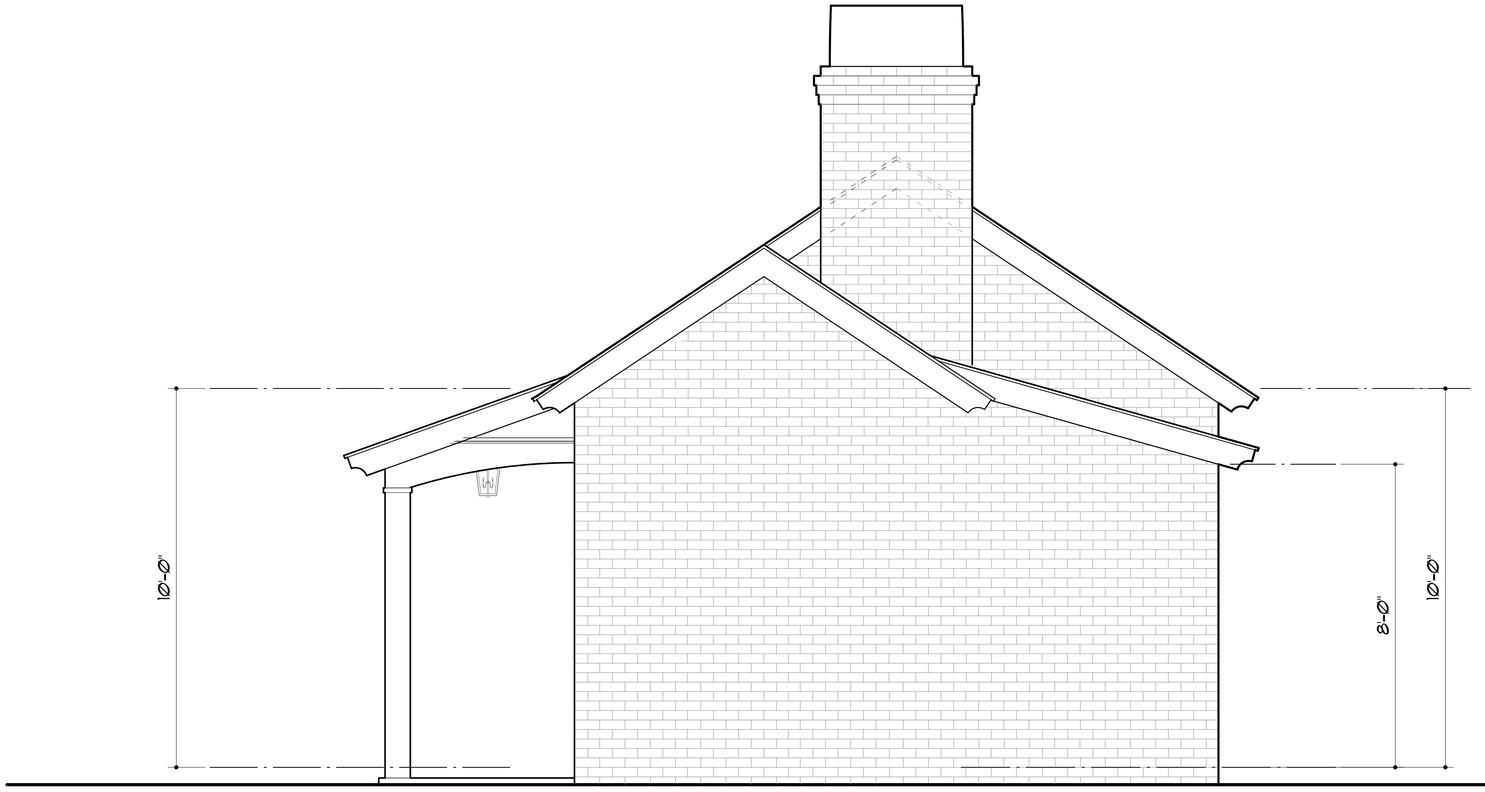
FLOOR PLAN
ELEVATION

REV.	DATE

PROJECT NUMBER 2203

DRAWING DATE 2/26/24

SHEET NUMBER A203



1 A201 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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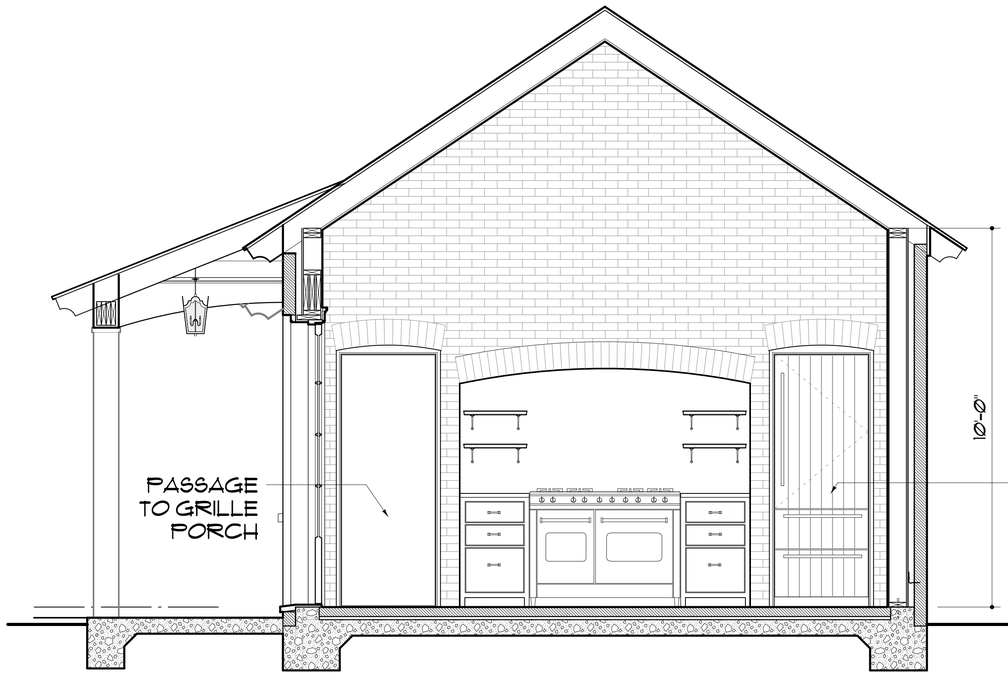
ELEVATION

REV.	DATE

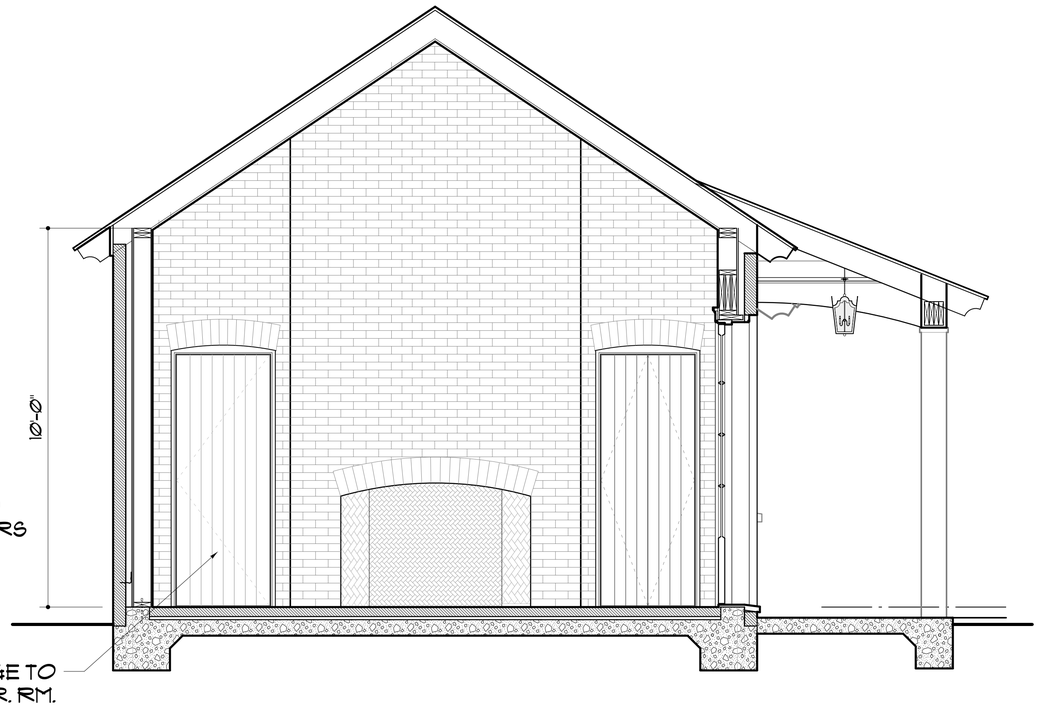
PROJECT NUMBER 2203

DRAWING DATE 2/26/24

SHEET NUMBER A204



1 A301 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 A301 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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Barnwell-Gough House
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BEAUFORT, SC

ELEVATION

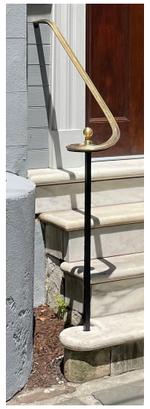
REV.	DATE

PROJECT NUMBER 2203

DRAWING DATE 2/26/24

SHEET NUMBER A301

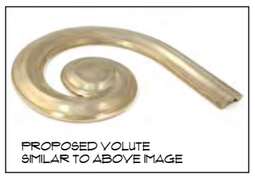
RAILING PRECEDENT



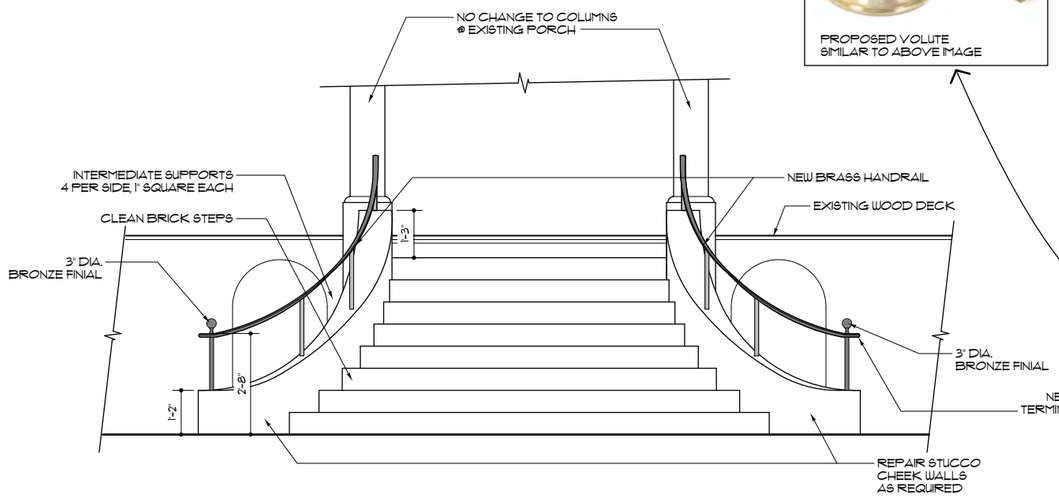
RAILING PRECEDENT

15/8" BRONZE CAP
JULIUS BLUM 4531

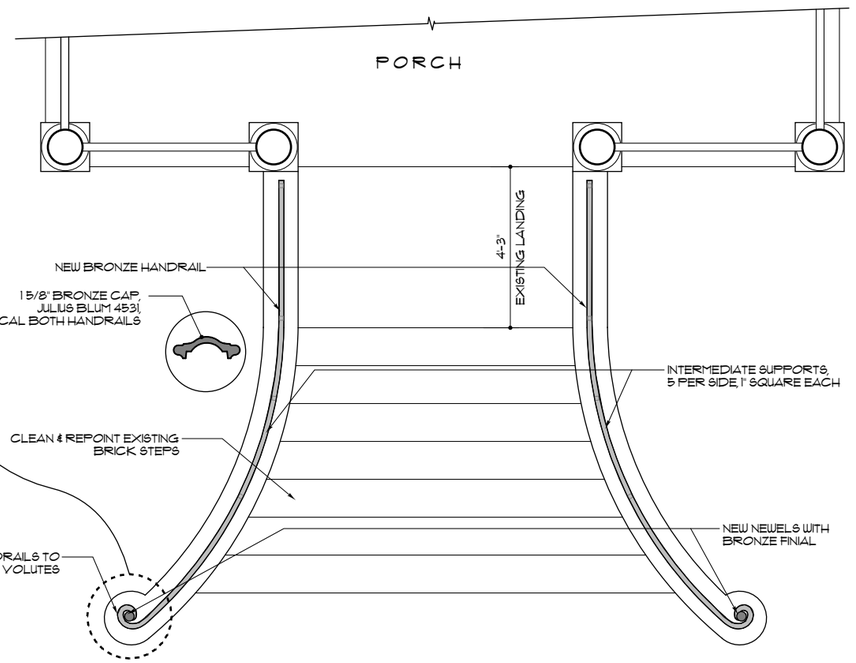
1 A206 PROPOSED RAILING @ FRONT STAIR
NO SCALE



PROPOSED VOLUTE
SIMILAR TO ABOVE IMAGE



2 A206 PROPOSED RAILING @ FRONT STAIR
NO SCALE



3 A206 PROPOSED RAILING @ FRONT STAIR
NO SCALE

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Barnwell-Gough House
705 Washington Street
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BEAUFORT, SC

RAIL @ FRONT PORCH

REV.	DATE

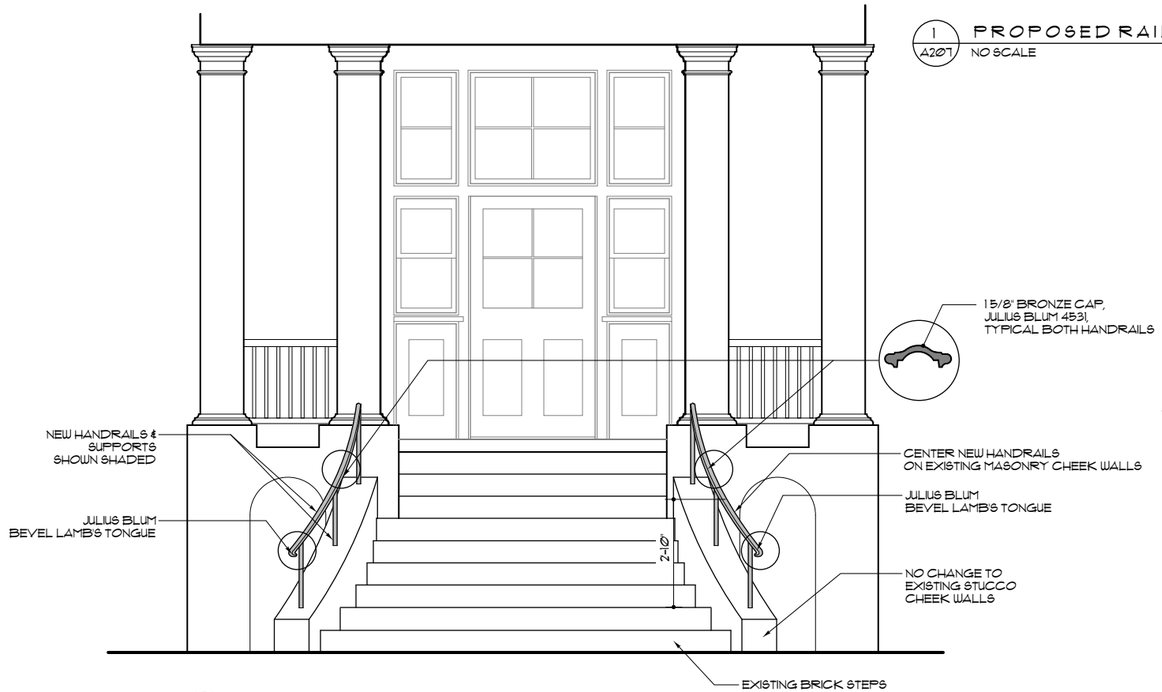
PROJECT NUMBER 2203

DRAWING DATE 11/28/23

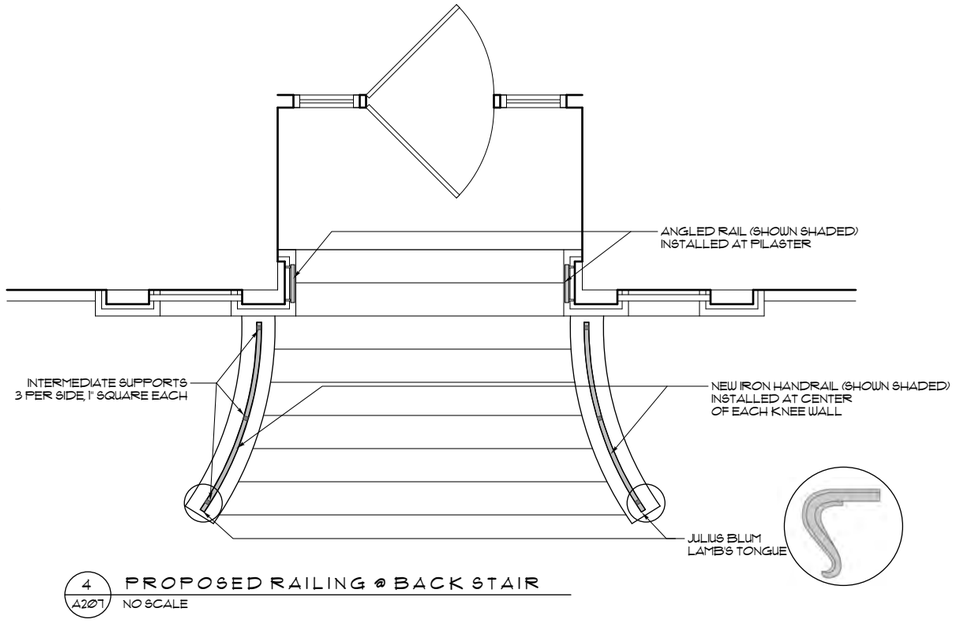
SHEET NUMBER A206

1 A207 PROPOSED RAILING @ BACK STAIR
NO SCALE

2 A207 PROPOSED RAILING @ BACK STAIR
NO SCALE



3 A207 PROPOSED RAILING @ BACK STAIR
SCALE: 1/2" = 1'-0"



4 A207 PROPOSED RAILING @ BACK STAIR
NO SCALE

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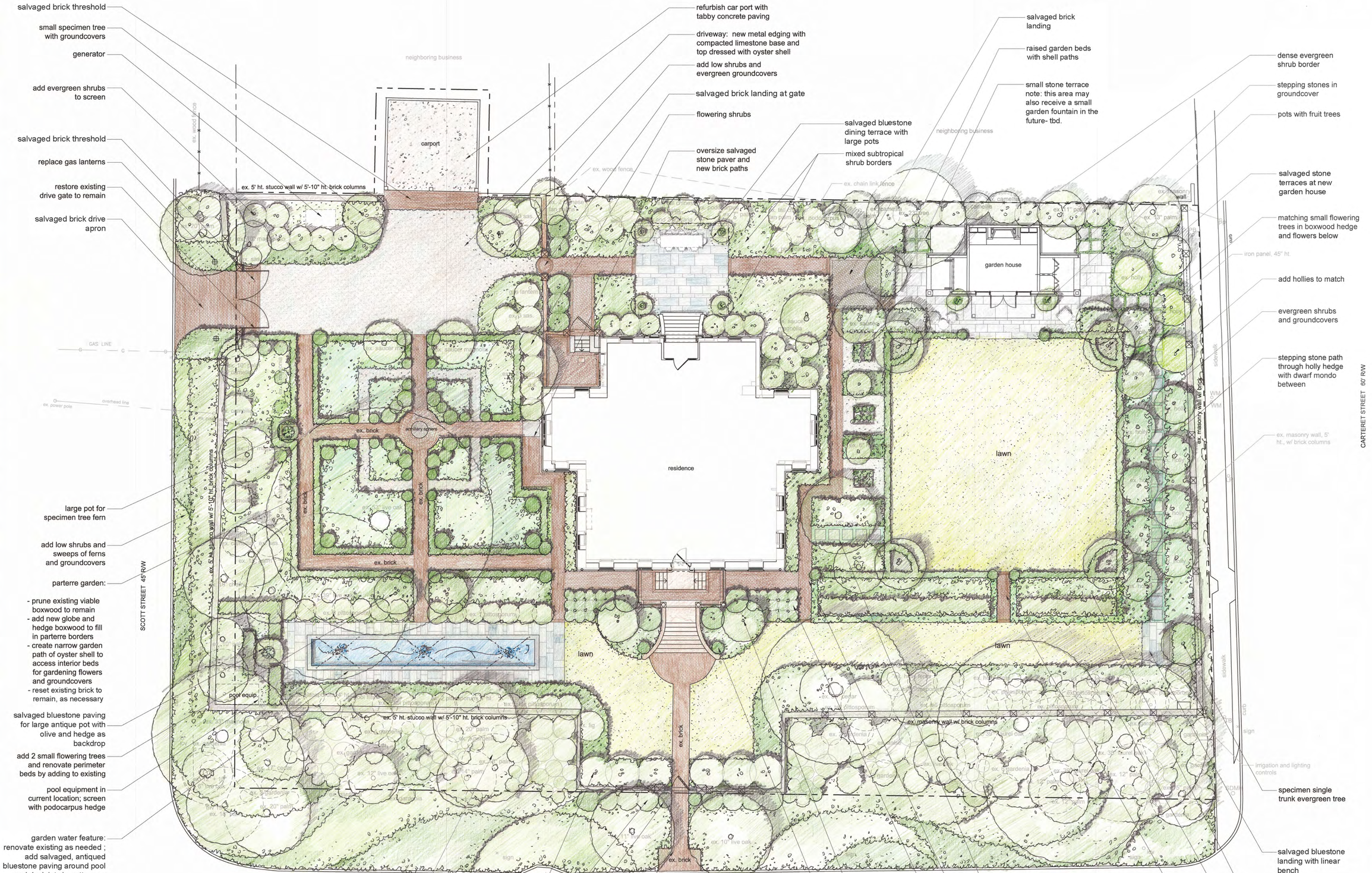
RAIL @ REAR PORCH

REV.	DATE

PROJECT NUMBER 2203

DRAWING DATE 11/28/23

SHEET NUMBER A207



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Date: 04-20-23 mf
12-1-23 cc
Rev: 05-08-23 mf
08-25-23 sc
09-12-23 mf
10-19-23 sc

SOUTH CAROLINA
WERTIMER + CLINE LANDSCAPE ARCHITECTS
No. 465
CERTIFICATE OF AUTHORIZATION

Beres
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Proposed SitePlan

sheet 2 of 2