AMENDED
MEETING AGENDA
The City of Beaufort
HISTORIC DISTRICT REVIEW BOARD
Wednesday, April 13, 2022, 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/81220782209?pwd=TS9aTzg4TzNLdjRaeFNDWmtJME5JZz09
Password: 322810 Meeting ID: 812 2078 2209 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. March 9, 2022 Meeting Minutes

III. Applications:

A. 211 Charles Street, PIN R120 004 000 0909 0000, New Construction
Applicant: Arnie McClure, Coast Architects, Inc. (21-02 HRB.5)

The applicant is requesting Final Approval of a 3-story apartment/commercial building.

B. 811 Bladen Street, PIN R120 004 000 323A 0000, New Construction
Applicant: Christopher M. and Carolyn P. Hartley, Homeowners (22-07 HRB.2)

The applicant is requesting Final Approval of new construction of a single-family residence at 811 Bladen Street.

C. 808 Washington Street, PIN R120 004 000 0412 0000, Alterations/Additions
Applicant: Ronesto Pineda, Allison Ramsey Architects (22-17 HRB.1)

The applicant is requesting Final Approval for alterations to a contributing structure.

D. 1503 Washington Street, PIN R120 004 000 0235 0000, New Construction
Applicant: Willilam Allison, Allison Ramsey Architects (22-18 HRB.1)

The applicant is requesting Final Approval for construction of a single-family residence at 1503 Washington Street.

E. **607 King Street, PIN R120 004 000 1031 0000,** New Construction
Applicant: Bill Allison, Allison Ramsey Architects (22-14 HRB.1)

The applicant is requesting Preliminary Approval of new construction of a single-family residence at 607 King Street.

F. **609 Hamar Street, PIN R120 003 000 0223 0000,** New Construction
Applicant: Thomas Michaels, SM7 Design (22-11 HRB.1)

The applicant is requesting Conceptual Approval for new construction of two 2-unit houses on a future subdivided lot.

G. **1707 Duke Street, PIN R120 003 000 0131 0000,** New Construction
Applicant: Karen Sullenger (22-16 HRB.1)

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

IV. Discussion

V. Adjournment

Historic District Review Board
Meeting Minutes – March 09, 2022

CALL TO ORDER 1:56

A meeting of the Historic District Review Board was held in-person on March 09, 2022 at 2:00 pm.

ATTENDEES

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

Staff in attendance: Jeremy Tate (Meadors Architecture), Emmilyn Potts (City of Beaufort Planner of Community and Economic Development), and Heather Spade (City of Beaufort Planner II of Community and Economic Development).

REVIEW OF MINUTES 3:31

Ms. Applegate noted that a motion was missing from 1107 Greene Street and should be included in the minutes.

Motion (4:19): Ms. Lutz made a motion to approve the February 09, 2022 Meeting Minutes with the additional motion; seconded by Ms. Applegate. The motion passed unanimously.

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

PUBLIC HEARING 4:45

A public hearing for the demolition of 1109 Duke Street took place.

APPLICATIONS

A. **1109 Duke Street, PIN R120 004 000 0380 0000,** Major Demolition 6:20
Applicant: Thomas Michaels, Jr., Architect (21-56 HRB.2)

The applicant is requesting final approval for demolition of a single-family residence.

Motion (46:44): Mr. Sutton make a motion to approve demolition as submitted, Ms. Prentice seconded. Ms. Lutz vote no. Motion passes 4-1.

DRAFT

B. **502 Prince Street, PIN R120 004 000 0642 0000,** Alterations – Paint Color Change **47:05**
Applicant: Michael and Cindy Kennedy, Homeowners (22-06 HRB.1)

The applicant is requesting Final Approval for a paint color change to a historic single-family residence.

Motion (53:29): Ms. Applegate moved for final approval with staff conditions noted, Ms. Lutz seconded. Motion passed unanimously.

C. **507 Hamilton Street, PIN R120 004 000 0751 0000,** Alterations **53:45**
Applicant: The Roofing Company of South Carolina, LLC (22-05 HRB.1)

The applicant is requesting preliminary approval for alterations to a historic structure.

Motion (55:15): Mr. Sutton moves to move this item to the last on the agenda due to there being no representative present. Ms. Applegate seconded; Motion passed unanimously.

Motion (2:13:12): Ms. Lutz moved that a metal roof be denied, Ms. Prentice seconded the motion. The motion passed unanimously.

Motion (2:15:25) : Ms. Applegate made a motion that [the applicant] work with staff and [the board] would support an asphalt shingle roof. Ms. Prentice seconded; the motion passed unanimously.

D. **207 Laurens Street, PIN R120 004 000 0582 0000,** Alterations **1:13:38**
Applicant: Francisco's Roofing, LLC (22-13 HRB.1)

The applicant is requesting final approval for alterations to a historic structure.

Ms. Prentice recused herself.

Motion (01:17:08): Mr. Smith made a motion to approve the application, and the applicant and staff to work out the mechanical lock and termination details. Mr. Sutton seconded.

A friendly amendment was made by Mr. Sutton to include a hand crimped ridge and a seamed termination on the ridges [standing seams] at the drip. The board accepted the friendly amendment.

The motion passed unanimously.

Ms. Prentice rejoined the board.

E. **811 King Street, PIN R120 004 000 0619 0000,** Alterations/Additions **1:24:42**
Applicant: Christopher Cook, Developer and Residential Designer (21-54 HRB.2)

The applicant is requesting final approval for alterations to a historic structure.

Motion (1:37:52): Mr. Sutton moved for approval as submitted with staff conditions as noted, Ms. Applegate seconded. Motion passed unanimously.

Mr**.** Smith recused himself from the meeting, Mr. Sutton acted as chairman.

F. **708 Hamilton Street, PIN R120 004 000 0566 0000,** Alterations/Addition **1:38:16**

Applicant: Megan Chancellor Crumrine, Architect (22-08 HRB.1)

DRAFT

The Applicant is requesting conceptual approval for an addition to a contributing structure.

Motion (1:43:42): Ms. Applegate moved for final approval with staff conditions, except #2 as presented by the applicant. Ms. Prentice seconded; Motion passed unanimously.

Mr. Smith rejoined the board as chairman.

G. **811 Bladen Street, PIN R120 004 000 323A 0000,** New Construction **1:44:56**
Applicant: Christopher M. and Carolyn P. Hartley, Homeowners (22-07 HRB.1)

The applicant is requesting preliminary approval of new construction of a single-family residence at 811 Bladen Street.

Motion (2:04:42): Mr. Sutton makes a motion for preliminary approval, but not to include #1a and #5 staff conditions, Ms. Prentice seconded. Motion passed unanimously.

DISCUSSION 2:16:14

Ms. Lutz questioned the Do's and Don'ts that was given to them at training. The board also discussed the earlier site visit.

Ms. Lutz again encourages civility in future meetings.

The board discussed the upcoming work session and decided to hold it on Tuesday, the 15th.

All Discussions were general, and no decisions were made.

ADJOURNMENT 2:28:55

Motion: Ms. Applegate made a motion to adjourn the meeting; seconded by Mr. Smith. The motion passed unanimously. The meeting ended at 4:27 pm.

Chair

Date of approval

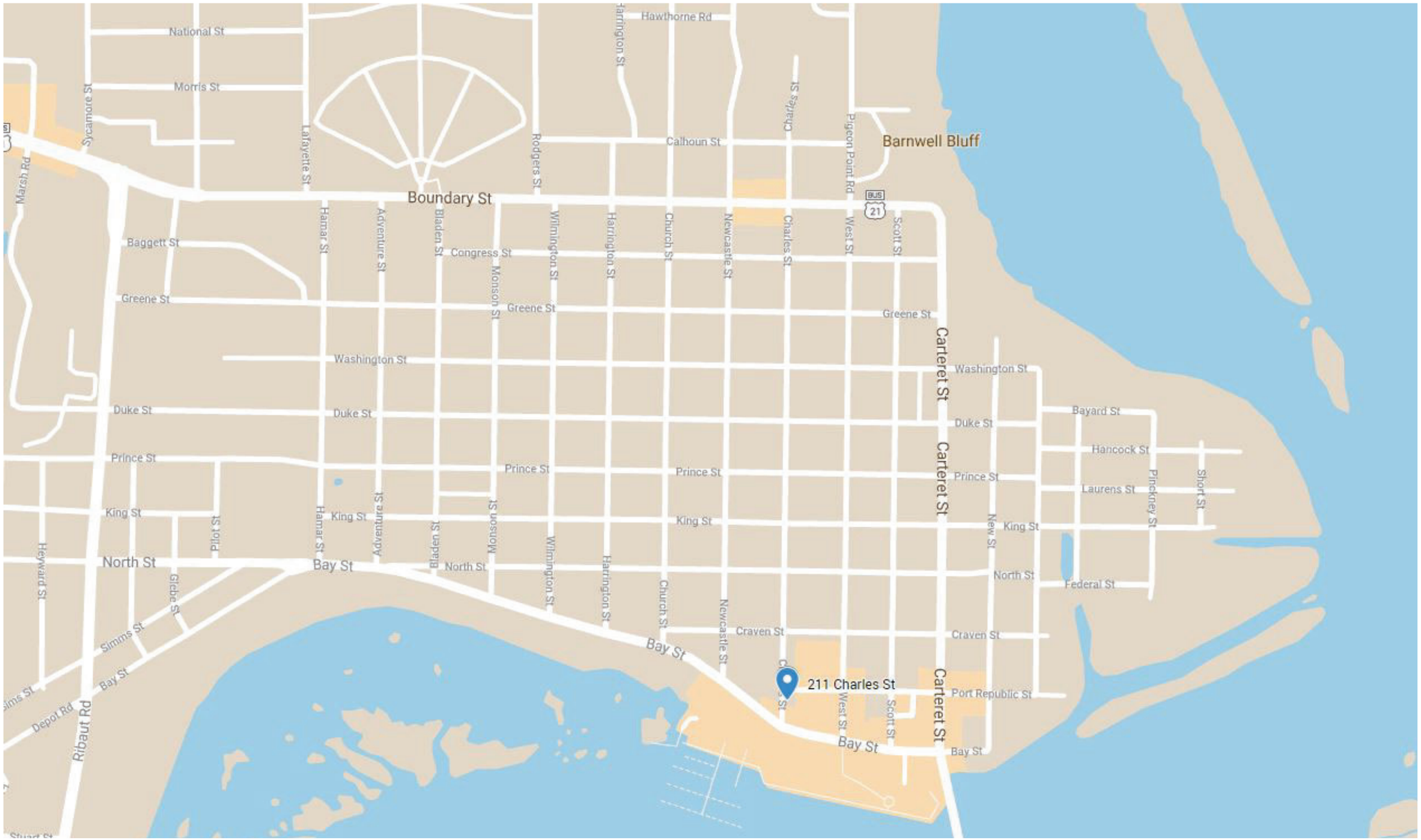
DRAFT

211 Charles Street, PIN R120 004 000 0909 0000

New Construction

CITY STAFF INTRODUCTION

211 CHARLES STREET



PROJECT LOCATION - 211 CHARLES STREET



VIEW FROM CORNER OF CHARLES AND PORT REPUBLIC STREET LOOKING EAST



VIEW FROM CHARLES STREET LOOKING NORTHEAST



VIEW FROM CHARLES STREET LOOKING EAST



VIEW FROM CORNER OF CHARLES AND BAY STREET LOOKING NORTHEAST



OLD BAY MARKETPLACE (EAST OF SITE) ON PORT REPUBLIC STREET



TABBY PLACE EVENT VENUE ACCROS PORT REPUBLIC STREET FROM SITE

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coast architects
671 St. Andrews Blvd., Charleston, SC 29407
Phone: 843.763.7064 Fax: 843.763.7061
www.coastarchitects.net

01.12.2022

THE CANNON BUILDING
211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

Revisions	
Rev. No.	Rev. Date

DRAWN BY: FAM
CHECKED BY: FAM
DATE: 01.12.2022

COAST PROJECT NO. 2015.00

CONTEXT PHOTOGRAPHS

G002

HRB FINAL APPROVAL - 02.09.2022 MEETING

APPLICANT PRESENTATION

211 CHARLES STREET

coast
architects

Arnie McClure, NCARB, LEED AP • Connie Dyer Zafiris

211 CHARLES STREET – HRB FINAL SUBMISSION
03.16.2022

This submittal package (PDF) contains the following items. You may select the hyperlink to go straight to that item when viewing in Adobe Acrobat.

APPLICATION FOR FINAL APPROVAL

ZONING COMPLIANCE TABLE

SUMMARY OF REVISIONS

211 CHARLES STREET DRAWINGS FOR FINAL APPROVAL

SUPPLEMENTAL INFORMATION-CITY REVIEW CHRONOLOGY

SUPPLEMENTAL INFORMATION-NO PORCH OPTION

21-02 HRB-5

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

☐ Staff Review
☑ Board Review pd ✓

Application Fee:
see attached schedule

3:29 pm

OFFICE USE ONLY: **Date Filed:** 3/16 **Application #:** 23390 **Zoning District:** T5-DC
BCAGHS Survey: ☐ Yes ☐ No

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

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

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

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

Applicant, Property, and Project Information

Applicant Name: ARNIE MCCLURE, COAST ARCHITECTS, INC.

Applicant Address: 671 SAINT ANDREWS BLVD. CHARLESTON, SC 29407

Applicant E-mail: arnie@coastarchitects.net Applicant Phone Number: 843.763.7064

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

Owner (if other than the Applicant): 303 ASSOCIATES

Owner Address: 2015 BOUNDARY STREET, SUITE 300 BEAUFORT, SC 29902

Project Name: THE CANNON BUILDING

Property Address: 211 CHARLES STREET

Property Identification Number *(Tax Map & Parcel Number)*: R120-004-000-909-000

Date Submitted: 03.16/2022

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

Applicant's Signature: Date: 03.16.2022

Owner's Signature: Date: 03.16.2022

(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: THE CANNON BUILDING - 211 CHARLES STREET

Property Size in Acres: 0.303 ACRES Proposed Building Use: APTS./COMMERCIAL

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):
27,500 SF TOTAL (1ST = 9,311 SF, 2ND = 9,109 SF, DRD=9130 SF)

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):

CONSTRUCTION OF A NEW 3-STORY BUILDING TO HOUSE 19 APARTMENTS AND ONE FIRST-FLOOR TENANT SPACE.

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.
- ☐ 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.
- ☑ **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.

COMPLIANCE REVIEW – BEAUFORT CODE
211 CHARLES STREET

TMS: R120 004 000 0909 0000 Zoning: T5-DC Date Prepared: 03.16.2022

CODE	REQUIREMENT	AS DESIGNED	COMPLIES (Y/N)
2.4.1 District Development Standards			
A.1	Lot Width: n/a	97 ft	Y
A.2	Lot Size: n/a	0.303 Acres	Y
A.3	Max Lot Coverage: n/a	83.46%	Y
A.4	Frontage Buildout: 100%	100%	Y
B.1	Front Setback: 0 ft Min./Max. Prevailing Setback Max.	6’-6” on Charles Street	Y
B.2	Side Setback Corner: 0’ Min./15’ Max.	12’-8” max. on Port Republic Street	Y
B.3	Side Setback Interior: 0’ Min.	0’	Y
B.4	Rear Setback: 0’ Min.	0’	Y
D.1	Building Height: 3 Stories Max. at Property Line/4 Stories Max 15’ back from Property Line	3 Stories at Property line and 15’ back from property line	Y
D.2	Building Width at Frontage: 100 ft. max	132’ (*BOZA Variance granted 08.09.2021)	Y*
2.5. General Lot Standards			
B	Facades shall be parallel to principal frontage, public streets, and right-of-ways	Facades are parallel to Charles and Port Republic Street	Y
D	Principal pedestrian entrance on front façade, corner entrance shall face street from which address is derived	The retail space utilizes the corner entrance, and the apartments have a separate entrance, both address Charles Street	Y
2.6 Height			
1.A	Max. Story Height: 15’	Max. Story Height: 14’ *(1st floor)*/10’ (*upper floors)*	Y
1.G	Max 3 Stories at Property Line/Max 4 Stories 15’ back from Property Line	3 Stories at Property line and 15’ back from property line	Y
2.A	Min. 1’ freeboard above floor/exception for floodproofed building	The first-floor tenant space has been lowered to near sidewalk level. The walls and door openings will be floodproofed to meet the town’s current flood ordinance (min. elev. of 14.0).	Y
2.D.1	Apartment buildings shall be min. 18” above Grade.	Apartments are located approx. 24” above Port Republic Street	Y
2.D.2	Ground floor of residential structures shall be a min. of 10’ ceiling height	Ground floor apartments ceiling height: 11’	Y
2.D.4 & 2.D.5	Ground floor ceiling height shall be min. 12’ ceiling height	Ground floor commercial ceiling height: 13-’8’	Y

2.D.6	Stories above Ground Floor: 8’ min. ceiling height	Upper Floor Ceiling Height: 9’	Y
2.6.3	2-story buildings required within 250 of any significant intersection	Building is 3 Stories	Y
4.4 Private Frontage Types			
4.4	In T5 Zoning the following types are allowed: C. Forecourt D. Stoop E. Balcony F. Shopfront/Awning G. Gallery/Colonnade H. Arcade	Building utilizes the following types: E. Balcony (Apt. Bldg. Entrance) F. Shopfront/Awning & H. Arcade (Retail)	Y
4.5.7 Building Types- Multi-Use and Apartment House			
A	Apartment House: Larger Scale Building containing 4 or more units on corner lots and/or full blocks	Building use is primarily Apartment House. It includes 19 apartments and is located on a corner lot.	Y
B.1 & B.2	Frontages Types/Building Entries: Stoop, Forecourt, Balcony, Porches are not preferred but may be used. Buildings with formal entry courts or lobbies are exempt from direct unit access from street	The apartment house entry utilizes a balcony frontage and has a lobby,	Y
B.3	Parking: On-site parking must be access off a rear ally	Parking is provided off-site in parking lot *(see diagram on sheet G001).*	Y
B.4	Size: No building dimension shall exceed 160’ in any direction	Max. Building Dimension: 132’-10”	Y
4.6 Building Design Standards			
.1.A	Size, Mass, and Scale of buildings shall be appropriate with neighboring context	The Port Republic St. façade recognizes the residential scale of the adjacent homes, while the Charles St. façade addresses the more commercial context of Bay and Charles Street.	Y
1.B	Building bays, porches, openings, ect, proportions should be square or vertical	Building design features vertical masonry bays, window openings, and porches.	Y
1.C	Building wall material changes should be horizontal. A change in plane is required for vertical material changes.	Building material changes comply with this requirement	Y
1.D	Primary Sloped Roofs shall have a min. slope of 4:12	Primary roofs have a slope of 4:12	Y
1.F	Trash & Mechanical Equipment shall be screened.	Trash is screened by brick walls and gate. Mechanical Equipment is screened by building parapets.	Y
1.G	Building colors shall not express corporate identity	Building colors relate to the existing context and do not represent a corporate identity	Y
3.A.	Building wall materials, foundations,	Building is designed with brick walls,	Y

	columns, railings, doors, roofs, shall be constructed of approved types listed in this section, and shall not be constructed of materials prohibited by this section.	cementitious lap siding, and cementitious panel *(board and batten)* siding. Columns are "Permacast." Railings are wrought iron. Doors and double-hung windows are wood with metal cladding. Shutters are made of composite wood. Larger fixed windows are aluminum storefront. Visible roofs are standing seam metal.	
3.B	Roof forms shall be of specific approved types, flat roofs shall be concealed from street, and gutters/downspouts shall be approved type of metal	The building utilizes hipped roofs that extend to a parapet, along with a brick parapet on the west end of the building. Gutters and Downspouts are prefinished aluminum.	Y
3.C.1	Window and Door openings shall be a min. of 40% on ground floor and 20% on upper floors. HRB may grant reduction to 30% for ground floor apartments. **see design statement at end of table*	For the purpose of computing transparency, the Port Republic façade is divided into 2 segments: Apartment Building and Multi-Use Building. Openings in facades on Port Republic Street and Charles Street comply with the code requirements (see Transparency Diagrams above building elevations in drawings).	Y
3.C.2	Windows shall not be flush with the wall, have detailed surrounds, multi-story buildings shall have different sized windows, and mullions shall not be more than 2' apart.	The window design and placement meet the intent of these requirements	Y
3.2.D	Architectural details including operable shutters, maximum column spacing, and delineation of base, floor levels, and cornices are required	The building design incorporates both masonry and siding details that meet the intent of these requirements.	Y
5.3 Tree Planting and Protection			
.1	T5-UC has no min. tree requirements	Palmetto Trees are incorporated into the raised garden area on Port Republic Street	Y
5.5 Perimeter Landscaping and Screening			
.1	None required since side and rear abut same zoning district	No buffers provided on side and rear property lines	Y
5.7 Parking			
.3	Bicycle racks for 5% of required off-street vehicular parking, or a min. 2 bikes (whichever is greater).	A bike rack for **2 bikes** is provided near the Port Republic Street entrance to the apartment building.	Y
.4	Parking Space Requirements: <u>Retail Uses</u>: 1/300 gsf: Note: 5.7.4.B.4 exempts parking for the retail space.	Designated parking spaces to be provided in off-site parking lot: <u>Retail Use</u>: 0 Required <u>Residential</u>: 19 units x 1.75/unit = 33 .25 **Total parking required/provided = 34** A written parking agreement will be	Y

	Multi-Family (2 bedrooms): 1.75/unit Offsite parking must be within 400' and connected via walkway. A written parking agreement shall be provided to the City.	provided for approval at the time of permitting. Off-site parking will be provided in the Owner's current parking lot located at the corner of Charles and Craven Street. 34 spaces will be designated with signs for use by building residential occupants (*See parking diagram on sheet G001)*	
5.8 Lighting			
.4	Post mounted lights shall not exceed 15' in height and shall be full-cutoff if they exceed 1800 lumens, and not exceed 2.5 foot-candles in adjacent T4 districts.	There are no post-mounted lights. All wall mounted lighting will be full-cutoff with a maximum average foot-candle along sidewalks not exceeding 2.5.	Y

coast
architects
Arnie McClure, NCARB, LEED AP • Connie Dyer Zafiris

211 CHARLES STREET
SUMMARY OF REVISIONS
FINAL HRB SUBMITTAL 03.16.2022

Revisions from previous submittal reviewed by HRB: 01.12.2022

RESPONSE TO HRB MOTION:

1. Consider Changing Columns from 10" to 8" square: Done.

2. Provide "no porch" drawings: We have provided a "no porch" option for comparative purposes only. We are not requesting approval of this option. It provided as supplemental information in the submittal package.

3. Consider other brick color for darker brick: Darker brick changed to "Oak Grove" by Palmetto Brick with "Light Buff" mortar by Holcim. Lighter brick ("Old Edisto") did not change, but mortar was changed to "Atlanta Antique" by Holcim.

4. Consider changing west porch on Port Republic Street from 2-bays to 3-bays: Done.

5. Incorporate Staff Conditions:

    a. Eliminate Railing at patio on NW corner & consider using planters: Done. Cut sheet of proposed planter is shown on landscape plan.

    b. Change recess panels on South Façade to same lighter brick (BR-2) and recess panels 1.5 inches: Done. Also changed wall along south property line to BR-2.

    c. Submit paver sample and paving pattern & show accurate hatch: The landscape plan has been updated to show the use of the city's standard paver in running bond, with soldier course borders.

    d. Eliminate "Cannon" motif at service gate: Done.

    e. Implement applicable Charles Street & Port Republic Street Sections from section 7.2.1.C.1 of the Beaufort Code:

        Port Republic Street (per C.6.21):

        Note: Streetscape improvements not required, but developer may choose to install.
        Curb Type: Flush Curb required. Existing concrete curb will remain.
        ROW Width: 30 feet required. Existing ROW is 30'.
        Traffic Lanes: 2 @ 10 feet required. Existing is approx. 10' wide one-2 way single lane, with 2 turn lanes at intersection with Charles Street.

Movement: 25 mph.
Parking Lanes: 1 side, parallel parking. Existing complies.
Bike Facilities: NA.
Sidewalk Width: 2 sides/9’ each with brick pavers required. Existing sidewalk on property side is 9’ but concrete. Developer will change walk to pavers from NW corner of property line to NE corner.
Planter Type: Tree wells (4’x5’) required. Exist. tree wells meet requirement.
Street Tree: 40’ o.c. (avg.) required. Existing 3 palmetto meet requirement.

Charles Street (per C.6.20):

Curb Type: None required. Some existing curb (will remain).
ROW Width: 45 feet required. Existing ROW is 43’.
Traffic Lanes: 2 @ 10 feet required. Existing is 2 lanes and approx. 16’.
Movement: 25 mph.
Parking Lanes: 1 side, parallel parking. Existing complies.
Bike Facilities: NA.
Sidewalk Width: 2 sides/9’ each required. Existing complies. 5.5 feet of walk on 211 Charles property to have 9’ min. walk.
Planter Type: Planter (4’x5’). Planters, similar to those on Bay Street, with loose set cobles used to minimize narrowing of pedestrian walkway.
Street Tree: 40’ o.c. (avg.) required. 3 palmetto trees added to meet requirement.
Sidewalk Surface: Concrete is allowed, no change.

f. Use flat roof panels, not ribbed: Done. Section A1/A301 has been corrected to show flat panels

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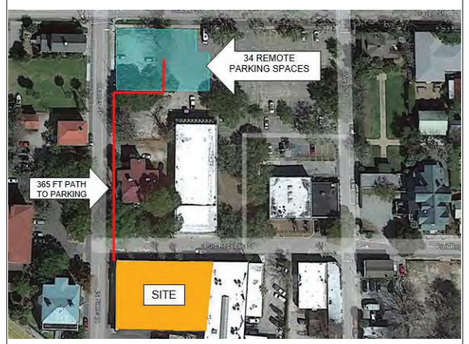
ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ANOD.	ANODIZED
ARCH.	ARCHITECTURAL/ARCHITECT
@	AT
BRG.	BEARING
BTM.	BOTTOM
BLDG.	BUILDING
(C)	CAULK
CAB.	CABINET
C.F.C.I.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
C.F.O.I	CONTRACTOR FURNISHED, OWNER INSTALLED
CLG.	CEILING
CPT.	CARPET
CTR.	CENTER
CLOS.	CLOSET
COL.	COLUMN
CONC.	CONCRETE
C.J.	CONTROL JOINT
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
EA.	EACH
ELEC.	ELECTRIC/ELECTRICAL
E.W.C.	ELETRIC WATER COOLER
ELEV.	ELEVATION-GRADE OR BLG.
E.J.	EXPANSION JOINT
EPS	EXTRUDED POLYSTYRENE
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.F.	EXHAUST FAN
EXIST.; (E)	EXISTING
EXT.	EXTERIOR
FT.	FEET
FIN.	FINISH
F.E.	FIRE EXTINGUISHER (WALL BRACKET)
F.E.C.	FIRE EXTINGUISHER CABINET (SEMI-RECESSED WALL CAB.)
FLR.	FLOOR
FRT	FIRE RETARDANT TREATED
F.D.	FLOOR DRAIN
GALV.	GALVANIZED
GA.	GAUGE
GYP.BD.	GYPSUM BOARD
HC	HANDICAP ACCESSABLE
HDWR.	HARDWARE
HT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
K.S.	KNEE SPACE
LAM.	LAMINATE
LAV.	LAVATORY
MFR.	MANUFACTURER
M.O.	MASONARY OPENING
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O. F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
OPNG.	OPENING
O.H.	OPPOSITE HAND
O.R.D.	OVERFLOW ROOF DRAIN
(P)	PAINT
PLYWD	PLYWOOD
PR	PAIR
PREF.	PREFINISHED
PREFAB.	PREFABRICATED
P.T.	PRESSURE TREATED
RAD., R.	RADIUS
RE:	REFERENCE
REINF.	REINFORCE/REINFORCING
REQ'D.	REQUIRED
R.D. (L)	ROOF DRAIN (LEADER)
R.O.	ROUGH OPENING
SHT.	SHEET
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
TEL.	TELEPHONE
TR.	TREATED
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
(V)	VERIFY
V.A.T.	VINYL ASBESTOS TILE
V.C.T.	VINYL COMPOSITE TILE
VERT.	VERTICAL
V.T.R.	VENT THROUGH ROOF
W.C.	WATER CLOSET
WD.	WOOD



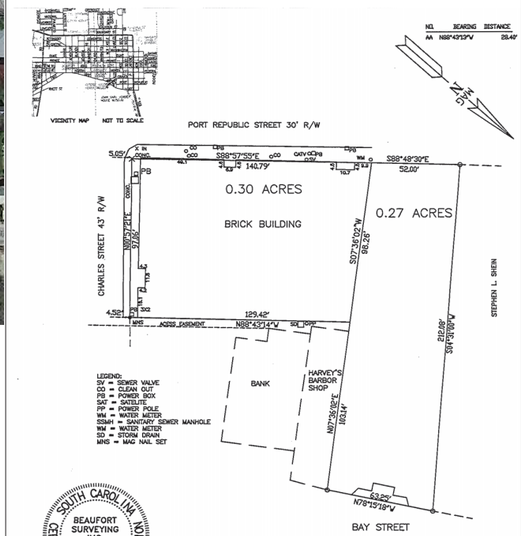
PARKING INFORMATION



REMOTE PARKING DIAGRAM
Showing 34 designated spaces within 400' of site along path of public ROW/walk on Charles Street

	REQUIRED SPACES	PROVIDED SPACES
Retail	0	0
Apartments	33.25	34

PLAT



COMPOSITE PLAT
PREPARED FOR
303 ASSOCIATES
CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA

THE SAME BEING A PORTION OF BLOCK 71, CITY OF BEAUFORT AS SHOWN ON A PLAT BY R. D. TROGDON IV, DATED 12/31/1985 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY IN PLAT BOOK 33, PG 152.

THE SAME BEING A PORTION OF BLOCK 71, CITY OF BEAUFORT AS SHOWN ON A PLAT BY R. D. TROGDON IV, DATED 12/27/1994 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY IN DEED BOOK 753, PG 2070.

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

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

R120 -004-000-0911-0000
R120 -004-000-0909-0000

0 20' 40' 80' 160'

SCALE 1" = 40'

JANUARY 26, 2016
P1585SCP/LMP

DAVID S. YOUMANS RLS 9765
BEAUFORT SURVEYING, INC.
2201 BOUNDARY ST., SUITE 103
BEAUFORT, S.C. 29902
PHONE (843) 524-3261

211 CHARLES 15 of 63

THE CANNON BUILDING

211 CHARLES STREET BEAUFORT, SOUTH CAROLINA

OWNER

303 ASSOCIATES
2015 BOUNDARY STREET
SUITE 300
BEAUFORT, SC 29902
843.521.9000

ARCHITECT

COAST ARCHITECTS, INC.
671 SAINT ANDREWS BLVD.
CHARLESTON, SC 29407
843.763.7064

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C101 DEMOLITION AND PROPOSED SITE PLANS
L1.1 LANDSCAPE PLAN (PREV. SUBMITTAL)
L1.1 LANDSCAPE PLAN
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A402 DOOR & WINDOW DETAILS

HRB FINAL APPROVAL - 04.16.2022 MEETING

coast architects
671 St. Andrews Blvd., Charleston, SC 29407
Phone: 843.763.7064 Fax: 843.763.7061
www.coastarchitects.net

03.16.2022

THE CANNON BUILDING
211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

Revisions	
Rev. No.	Rev. Date

DRAWN BY: FAM
CHECKED BY: FAM
DATE: 03.16.2022
COAST PROJECT NO.: 2015.00

TITLE SHEET & DRAWING INDEX

G001



VIEW FROM CORNER OF CHARLES AND PORT REPUBLIC STREET LOOKING EAST



VIEW FROM CHARLES STREET LOOKING NORTHEAST



VIEW FROM CHARLES STREET LOOKING EAST



VIEW FROM CORNER OF CHARLES AND BAY STREET LOOKING NORTHEAST



OLD BAY MARKETPLACE (EAST OF SITE) ON PORT REPUBLIC STREET



TABBY PLACE EVENT VENUE ACCROS PORT REPUBLIC STREET FROM SITE

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CONTEXT PHOTOGRAPHS

G002

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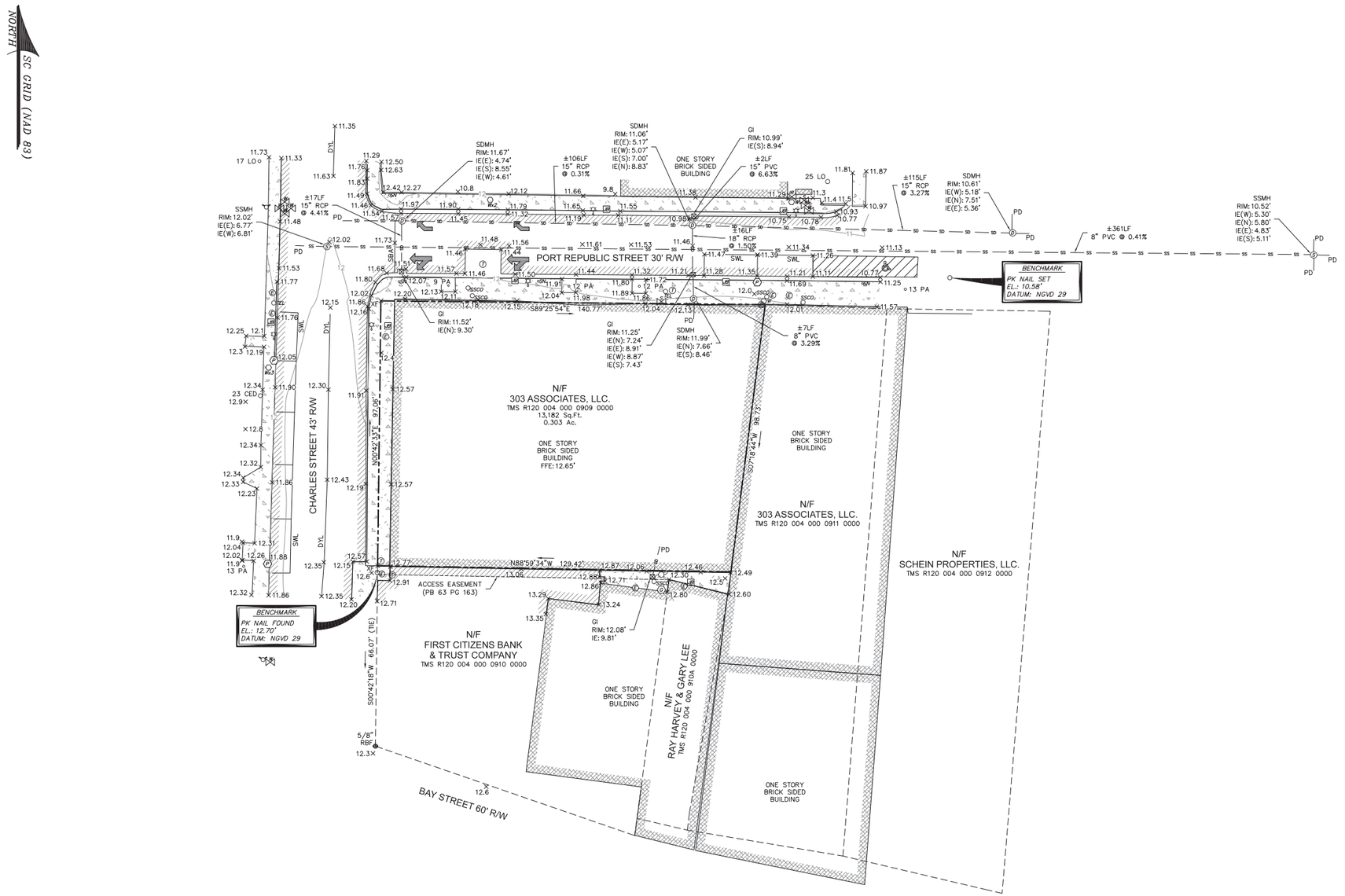

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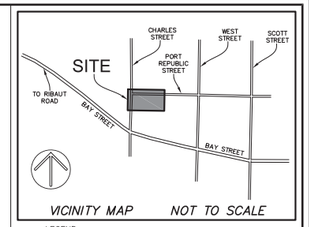
GRAPHIC SCALE



VICINITY MAP NOT TO SCALE

LEGEND

XF	●	SCRIBED X FOUND
NF	●	NAIL FOUND
RBF	●	IRON REBAR FOUND
E		ELECTRIC METER
E		ELECTRIC MANHOLE
JB		JUNCTION BOX
		FIRE HYDRANT
		HANDICAP PARKING
D		STORM DRAIN MANHOLE
×12.9		SPOT ELEVATION
SN		SIGN
GI		GRATE INLET
P		PARKING METER
		POWER POLE
W		WATER METER
		LIGHT POLE
TEL		TELEPHONE JUNCTION BOX
T		TELEPHONE MANHOLE
SSCO		SANITARY SEWER CLEAN OUT
		SANITARY SEWER VALVE
		IRRIGATION CONTROL VALVE
CED		CEDAR
LO		LIVE OAK
PA		PALMETTO
FFE		FINISHED FLOOR ELEVATION
SBA		STOP BAR
SWL		SINGLE WHITE LINE
DYL		DOUBLE YELLOW LINE
PD		PIPE DIRECTION
SD		UNDERGROUND DRAINAGE LINE
SS		UNDERGROUND SEWER LINE
8		CONTOUR LINE
		CONCRETE
		EDGE OF PAVEMENT

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE A11 ELEVATION 13', FIRM PANEL 0005-D COMMUNITY 450025.
2. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
3. VERTICAL DATUM IS NGVD 29.
4. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
5. BOUNDARY SURVEY WAS NOT PERFORMED AT THE TIME OF FIELD WORK WAS DONE, PROPERTY LINES ARE FOR REFERENCE ONLY.
6. PER EMAIL TO CITY OF BEAUFORT ZONING DEPARTMENT ON MARCH 18TH, 2021, THIS PARCEL IS ZONED T5-DC, NO SETBACKS REQUIRED, AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.

REFERENCES

1. DB: 769 PG: 2341
2. DB: 3458 PG: 1598
3. DB: 3706 PG: 2787
4. PB: 63 PG: 163
5. DB: 1102 PG: 958

PREPARED FOR:
303 ASSOCIATES, LLC.

AN AS-BUILT, TREE AND TOPOGRAPHIC SURVEY OF

#209 CHARLES STREET

TAX PARCEL No. R120 004 000 0909 0000

THE CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	CMW
FIELD CHECK:	JWR
DRAWN BY:	TGJ
DATE:	03-18-2021
SCALE:	1"=20'
PROJECT No.:	BFT-20383
FILE:	BFT-20383 ATI.DWG

ATLAS
SURVEYING, INC.
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

SOUTH CAROLINA — ATLAS SURVEYING BFT LLC No. C05928 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL LAND SURVEYOR — No. 28139 — JEREMY W. REEDER

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL

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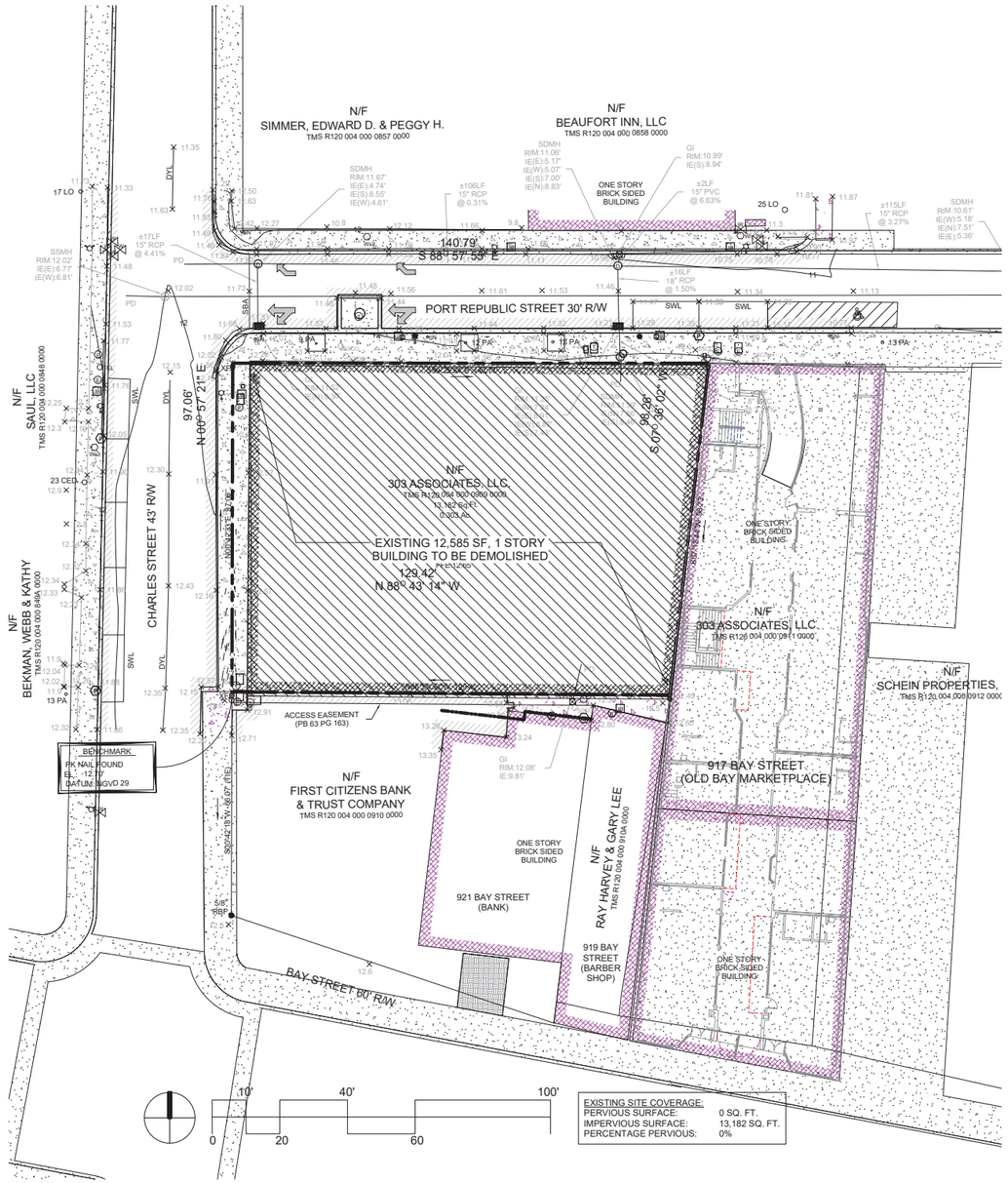
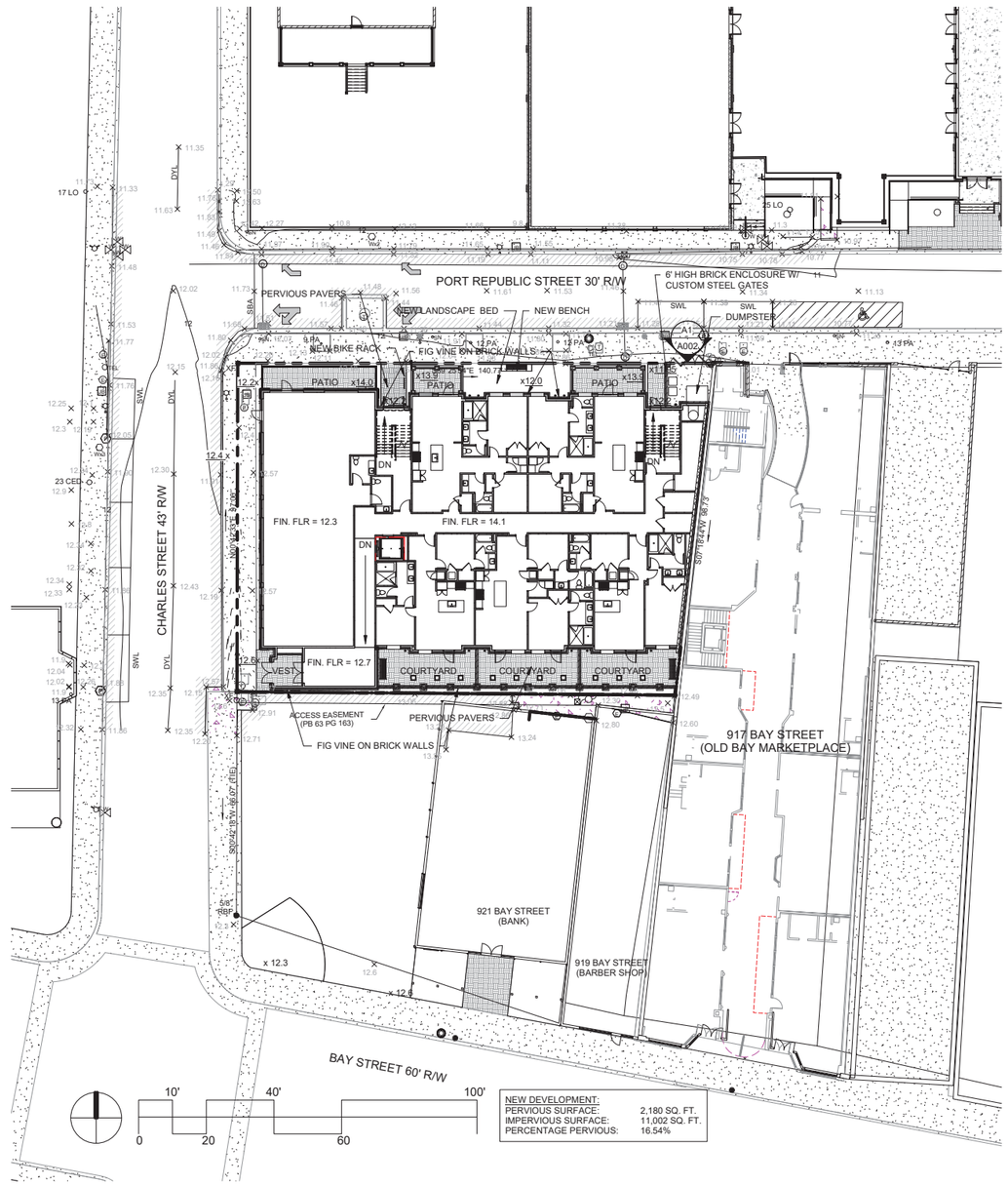


EXISTING SITE COVERAGE:	
PERVIOUS SURFACE:	0 SQ. FT.
IMPERVIOUS SURFACE:	13,182 SQ. FT.
PERCENTAGE PERVIOUS:	0%

A1 / C101 DEMOLITION SITE PLAN
SCALE: 1" = 20'-0"



NEW DEVELOPMENT:	
PERVIOUS SURFACE:	2,180 SQ. FT.
IMPERVIOUS SURFACE:	11,002 SQ. FT.
PERCENTAGE PERVIOUS:	16.54%

A6 / C101 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

PREVIOUS SUBMITTAL

211 CHARLES 18 of 63

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coast architects
671 St. Andrews Blvd., Charleston, SC 29407
Phone: 843.763.7064 Fax: 843.763.7061
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THE CANNON BUILDING
211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

Revisions	
Rev. No.	Rev. Date

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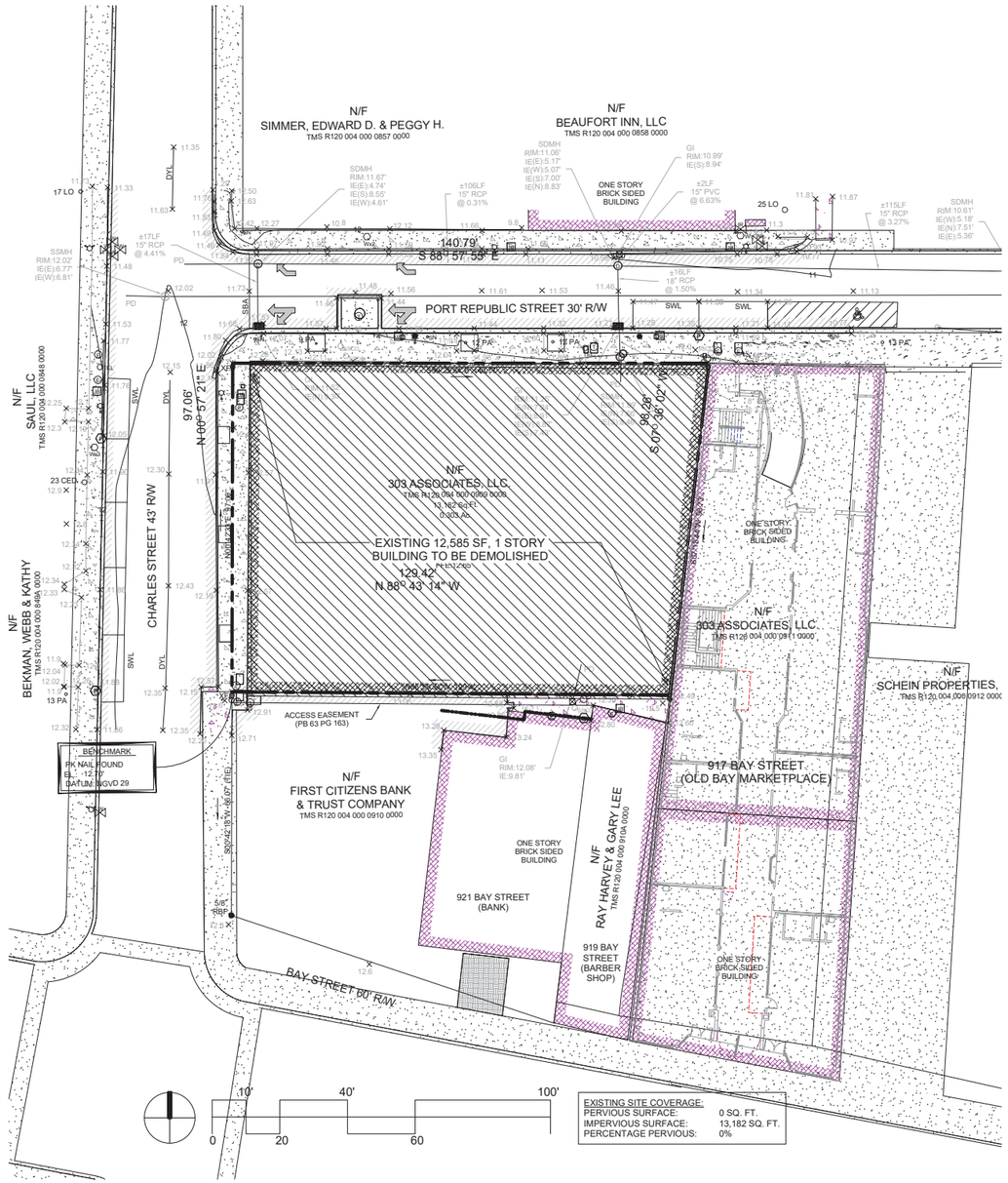
CHECKED BY: FAM
DATE: 01.12.2022
COAST PROJECT NO. 2015.00

SITE DEMOLITION
PROPOSED SITE PLAN

C101



EXISTING SITE COVERAGE:

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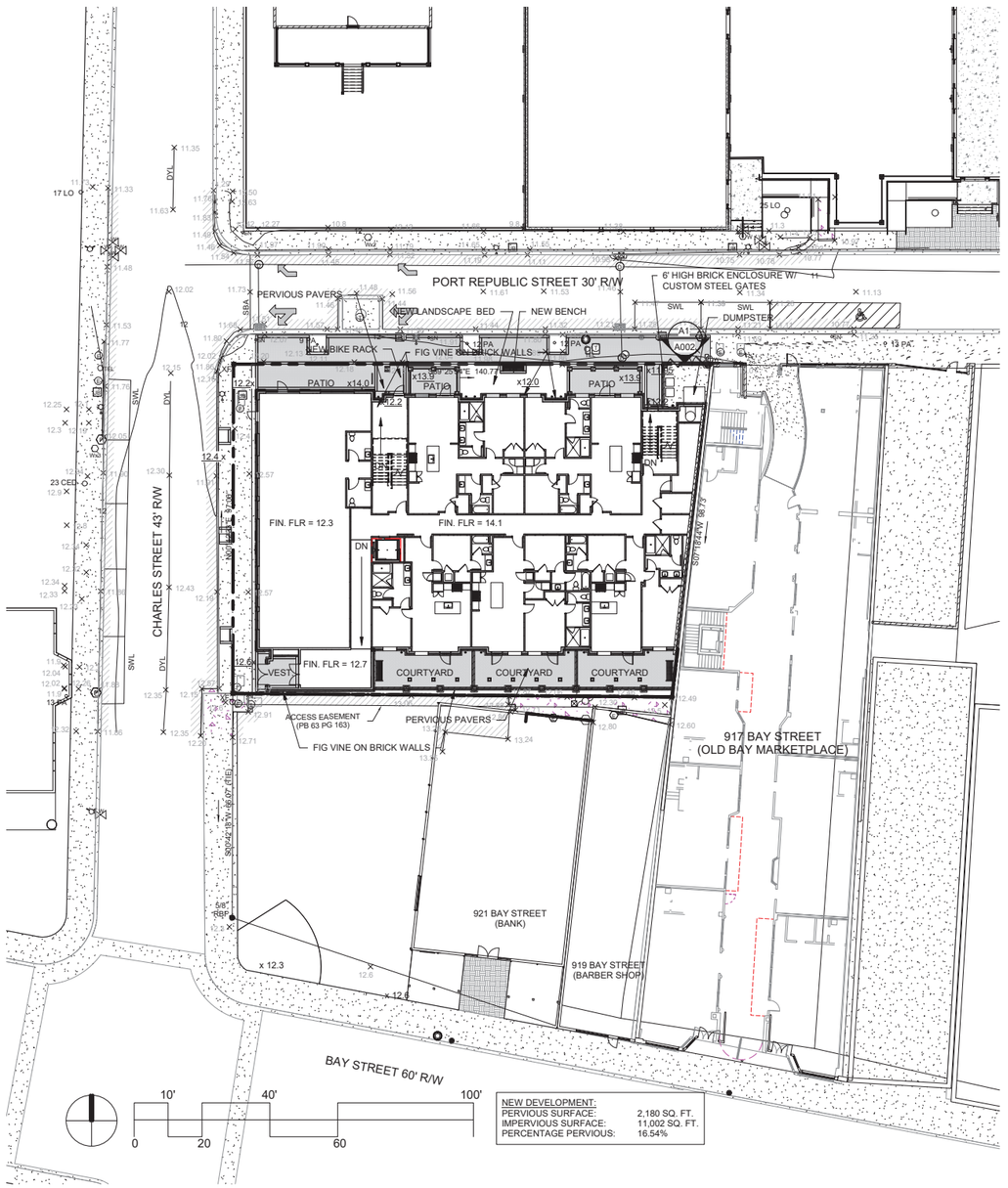
IMPERVIOUS SURFACE:	13,182 SQ. FT.
PERCENTAGE PERVIOUS:	0%

A1 / C101 DEMOLITION SITE PLAN
SCALE: 1" = 20'-0"



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A6 / C101 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

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coast architects
671 St. Andrews Blvd., Charleston, SC 29407
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www.coastarchitects.net

01.12.2022

HRB FINAL APPROVAL - 04.16.2022 MEETING

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DRAWN BY: FAM
CHECKED BY: FAM
DATE: 01.12.2022
COAST PROJECT NO. 2015.00

SITE DEMOLITION
PROPOSED SITE
PLAN

C101

PLANT SCHEDULE

UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CAL	CONT.	HEIGHT/SPREAD	REMARKS
	2	Cabbage Palmetto	Sabal palmetto	N/A	Bare Root	12-15` H	

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT/SPREAD	LQP	REMARKS
	14	Blue African Lily	Agapanthus africanus 'Blue'	3 gal	12-15\"		
	71	Creeping Fig	Ficus pumila	1 gal	4-6\"		
	7	Rose	Rosa x `Pink Knockout`	3 gal	15-18\"		

PLANTING NOTES:

1. CONTRACTOR SHALL PROVIDE A SOIL ANALYSIS BY A QUALIFIED SOIL-TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE STATING PERCENTAGES OF ORGANIC MATTER, GRADATION OF SAND, SILT, AND CLAY CONTENT, CATION EXCHANGE CAPACITY, DELETERIOUS MATERIAL, pH, AND MINERAL AND PLANT-NUTRIENT CONTENT OF TOPSOIL. REPORT TO BE PROVIDED TO OWNER'S REPRESENTATIVE. CONTRACTOR TO FURNISH SUITABILITY REPORT OF TOPSOIL FOR LAWN AND PLANT GROWTH STATE RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHOROUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL. IF ADDITIONAL TOPSOIL IS REQUIRED, CONTRACTOR TO PROVIDE STOCKPILED TOPSOIL OR IMPORTED OR MANUFACTURED TOPSOIL FREE OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH AND HAVING THE APPROPRIATE PERCENTAGES AS RECOMMENDED BY SUITABILITY REPORT.

2. ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

3. NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".

4. FINE GRADING SHALL CONSIST OF HAND RAKED SMOOTH, FREE OF DEBRIS, ALL AREAS TO RECEIVE LANDSCAPE PLANTING AND/OR PINE STRAW MULCH.

5. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES.

6. CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING AND PROPOSED UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING AND PROPOSED UTILITIES.

7. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS AND BACKFLOW CONTROLLER, AND TO PROVIDE 100% COVERAGE OF ALL SOD, SPRIG AND PLANTING BEDS. SEE IRRIGATION PLANS FOR INFORMATION.

8. MULCH ALL PLANTING BEDS WITH PINE STRAW TO A 4" DEPTH.

9. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED.

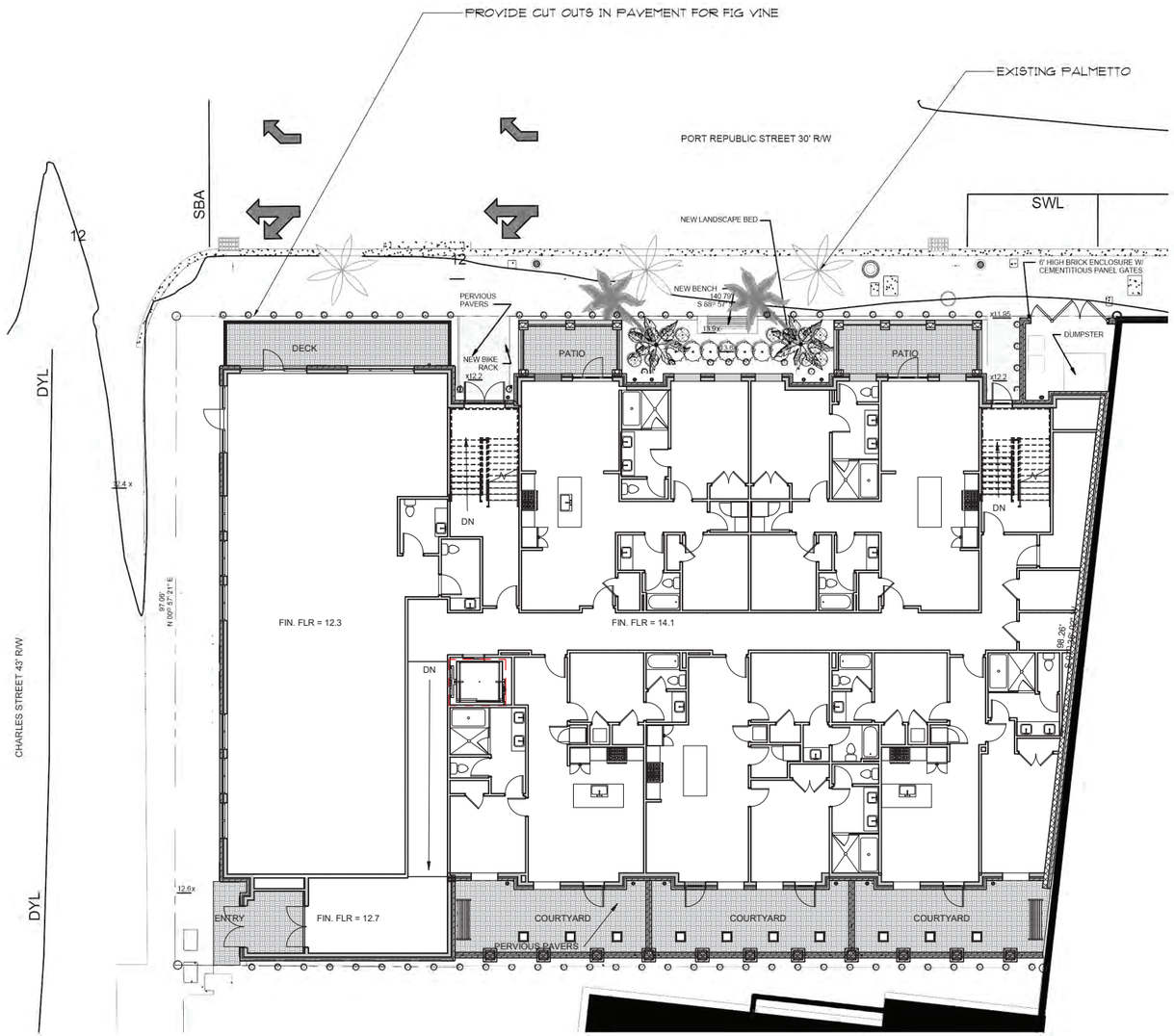
10. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.

11. ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED-IN-BURLAP OR CONTAINER. OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.

12. AREAS SHOWN WITH SOD ARE APPROXIMATE. ADDITIONAL SOD MAY BE REQUIRED DURING INSTALLATION.

13. ALL TREE SHRUBS, & GROUNDCOVERS ARE TO BE GUARANTEED FOR A PERIOD OF 1 YEAR BEGINNING UPON ACCEPTANCE.

14. CONRACTOR IS RESPONSIBLE FOR STAKING ANY PLANT MATERIALS IN HIGH WIND SITUATIONS OR ANY OTHER THAT WOULD REQUIRE STAKING. CONSULT L.A. FOR PROPER STAKING TECHNIQUES.



PREVIOUS SUBMITTAL

211 CHARLES 20 of 63

NORTH

0 10 20 30 feet

SCALE: 1" = 10'

JACKSON & SMALL ASSOCIATES
LANDSCAPE ARCHITECTURE

PO Box 1788
TYBEE ISLAND, GA 31328
912-704-1118
MICHAELSMALL.ASLA@GMAIL.COM

THE CANNON BUILDING
21 CHARLES STREET
BEAUFORT, SC

Correct plan scale is based on a 24x36 sheet. Do not scale dimensions from prints. The designs and concepts shown are the sole property of Michael S. Small LLC and may not be used without the prior written consent of Michael S. Small LLC.

Date: July 21, 2021
Project #:
REVISIONS:

No.	Date

Drawn By: MSS
Checked By: MSS
Project #: 0

Drawing Title

Planting Plan

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 778 MICHAEL S. SMALL

Drawing Number

L1.1

PLANT SCHEDULE

UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CAL	CONT.	HEIGHT/SPREAD	REMARKS
	5	Cabbage Palmetto	Sabal palmetto	N/A	Bare Root	12-15` H	

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT/SPREAD	LQP	REMARKS
	14	Blue African Lily	Agapanthus africanus 'Blue'	3 gal	12-15\"		
	63	Creeping Fig	Ficus pumila	1 gal	4-6\"		
	7	Rose	Rosa x `Pink Knockout`	3 gal	15-18\"		

PLANTING NOTES:

1. CONTRACTOR SHALL PROVIDE A SOIL ANALYSIS BY A QUALIFIED SOIL-TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE STATING PERCENTAGES OF ORGANIC MATTER, GRADATION OF SAND, SILT, AND CLAY CONTENT, CATION EXCHANGE CAPACITY, DELETERIOUS MATERIAL, pH, AND MINERAL AND PLANT-NUTRIENT CONTENT OF TOPSOIL. REPORT TO BE PROVIDED TO OWNER'S REPRESENTATIVE. CONTRACTOR TO FURNISH SUITABILITY REPORT OF TOPSOIL FOR LAWN AND PLANT GROWTH. STATE RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHOROUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL. IF ADDITIONAL TOPSOIL IS REQUIRED, CONTRACTOR TO PROVIDE STOCKPILED TOPSOIL OR IMPORTED OR MANUFACTURED TOPSOIL FREE OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH AND HAVING THE APPROPRIATE PERCENTAGES AS RECOMMENDED BY SUITABILITY REPORT.

2. ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

3. NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".

4. FINE GRADING SHALL CONSIST OF HAND RAKED SMOOTH, FREE OF DEBRIS, ALL AREAS TO RECEIVE LANDSCAPE PLANTING AND/OR PINE STRAW MULCH.

5. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES.

6. CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING AND PROPOSED UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING AND PROPOSED UTILITIES.

7. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS AND BACKFLOW CONTROLLER, AND TO PROVIDE 100% COVERAGE OF ALL SOD, SPRIG AND PLANTING BEDS. SEE IRRIGATION PLANS FOR INFORMATION.

8. MULCH ALL PLANTING BEDS WITH PINE STRAW TO A 4" DEPTH.

9. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED.

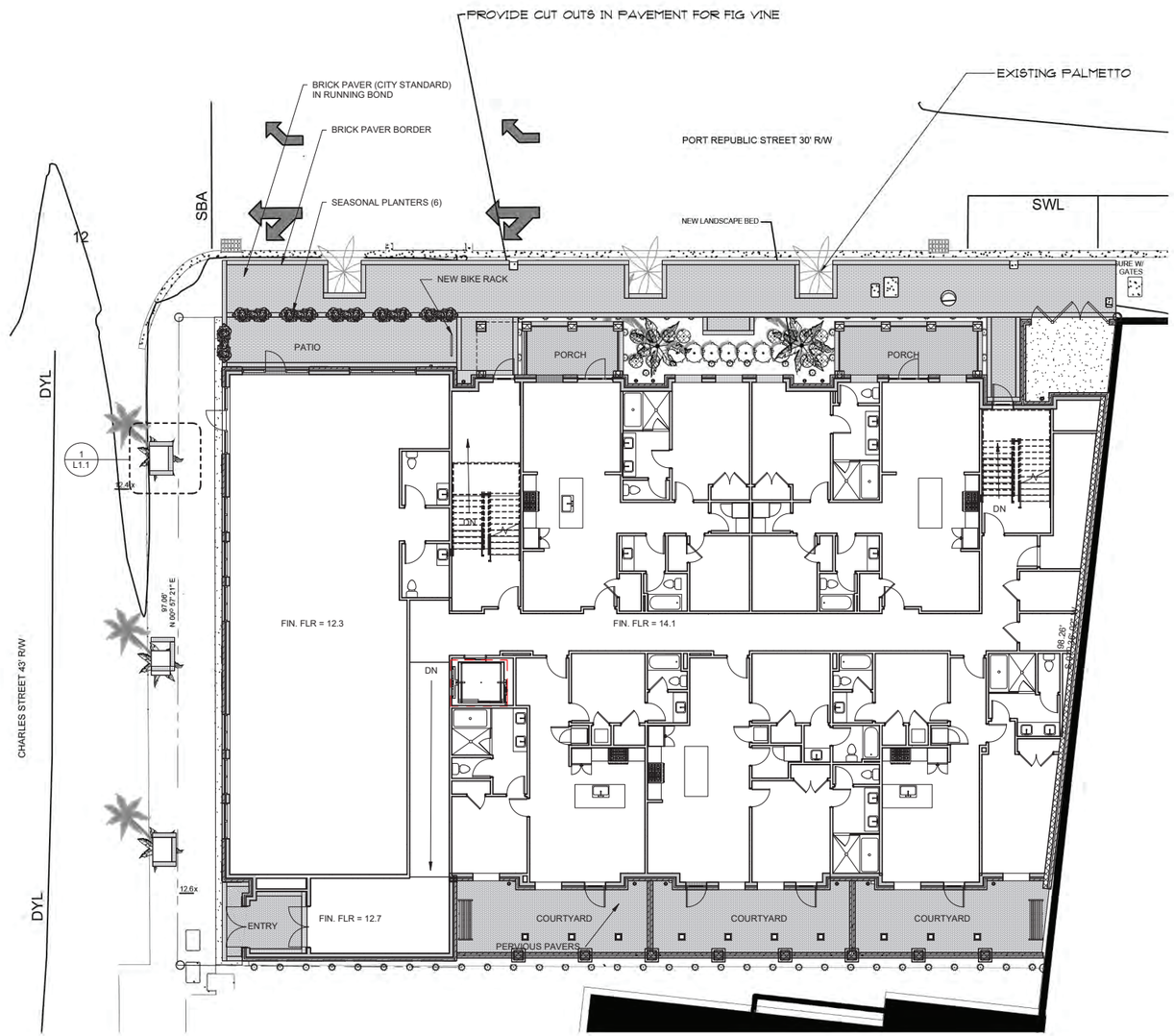
10. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.

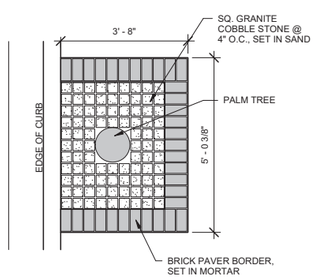
11. ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED-IN-BURLAP OR CONTAINER.. OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.

12. AREAS SHOWN WITH SOD ARE APPROXIMATE. ADDITIONAL SOD MAY BE REQUIRED DURING INSTALLATION.

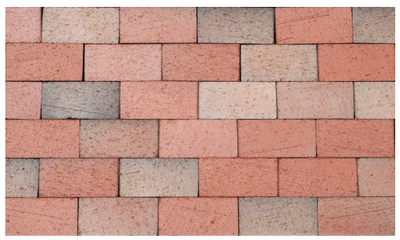
13. ALL TREE SHRUBS, & GROUNDCOVERS ARE TO BE GUARANTEED FOR A PERIOD OF 1 YEAR BEGINNING UPON ACCEPTANCE.

14. CONRACTOR IS RESPONSIBLE FOR STAKING ANY PLANT MATERIALS IN HIGH WIND SITUATIONS OR ANY OTHER THAT WOULD REQUIRE STAKING. CONSULT L.A. FOR PROPER STAKING TECHNIQUES.





1 / L1.1 ENLARGED TREE WELL PLAN
SCALE: 1/2" = 1'-0"



PORT REPUBLIC STREET - PAVER

MANUFACTURER: PINE HALL BRICK
PRODUCT: 4X8 "PATHWAY"
COLOR: "FULL RANGE"
PATTERN: RUNNING BOND

TOLGA





69367 TOLGA

part number	*outside dimensions*	*opening*	*base size*	*weight*	*gallons*
69367.60	60"L x 16"W x 24"H	57.25"L x 13.25"W	60"L x 16"W	47.4 lbs	85.7



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NORTH

0 10 20 30 feet
SCALE: 1" = 10'

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LANDSCAPE ARCHITECTURE
PO Box 1788
TYBEE ISLAND, GA 31328
912-704-1118
MICHAELSMALL.ASLA@GMAIL.COM

THE CANNON BUILDING
21 CHARLES STREET
BEAUFORT, SC

Correct plan scale is based on a 24x36 sheet. Do not scale dimensions from prints. The designs and concepts shown are the sole property of Michael S. Small LLC and may not be used without the prior written consent of Michael S. Small LLC.

Date: 03.16.2022
Project #:
REVISIONS:

No.	Date

Drawn By: MSS
Checked By: MSS
Project #: 0

Drawing Title

Planting Plan

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 778 MICHAEL S. SMALL

Drawing Number

L1.1

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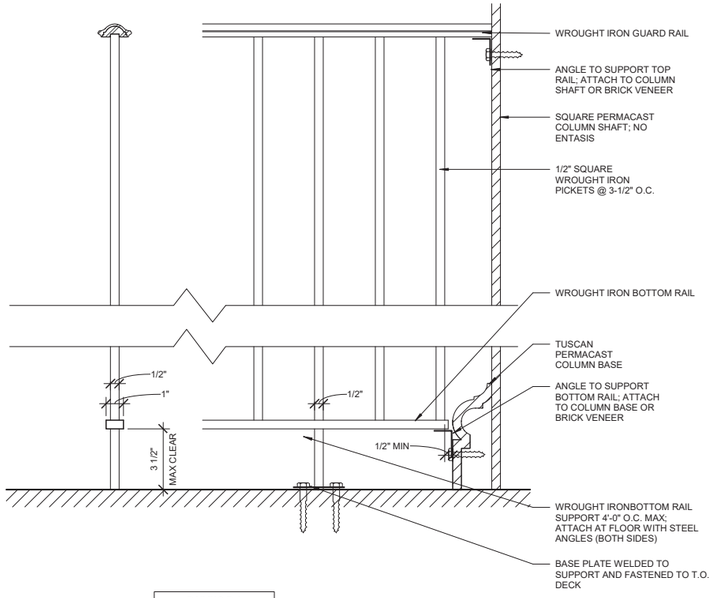
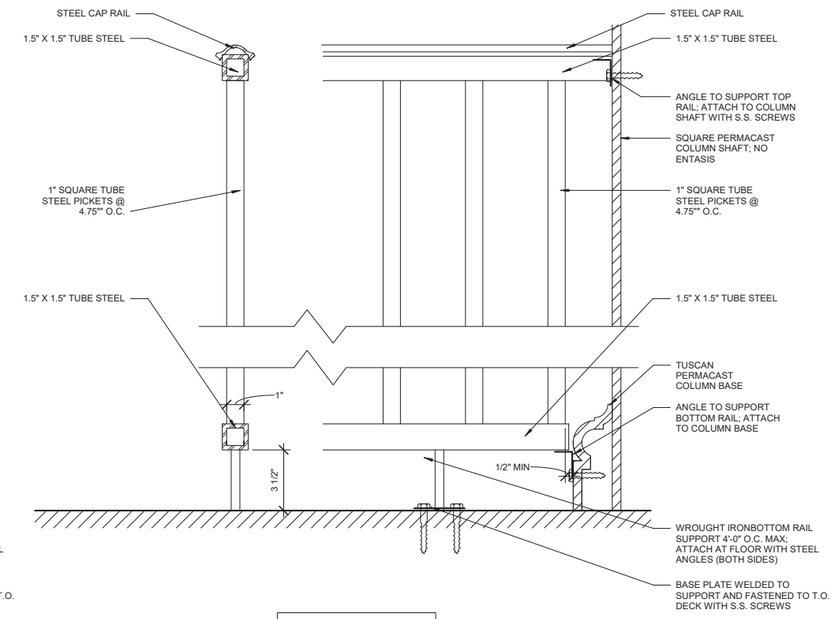


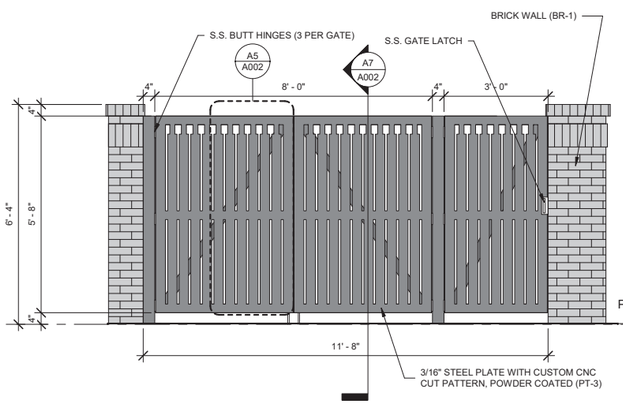
RAILING R-1
BLACK WROUGHT IRON



RAILING R-2
WHITE POWDER COATED STEEL

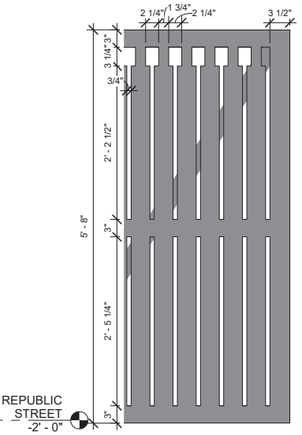
E1
A002

GUARDRAIL DETAILS
SCALE: 3" = 1'-0"



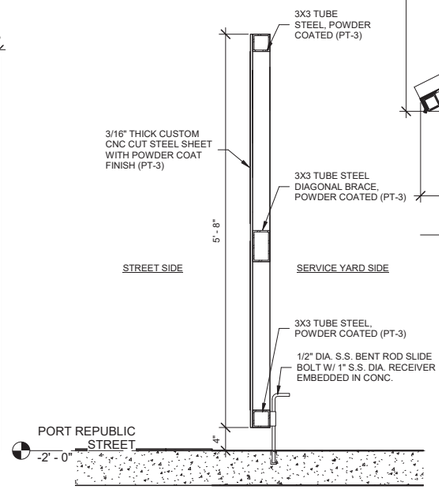
A1
A002

SERVICE YARD GATE ELEVATION
SCALE: 1/2" = 1'-0"



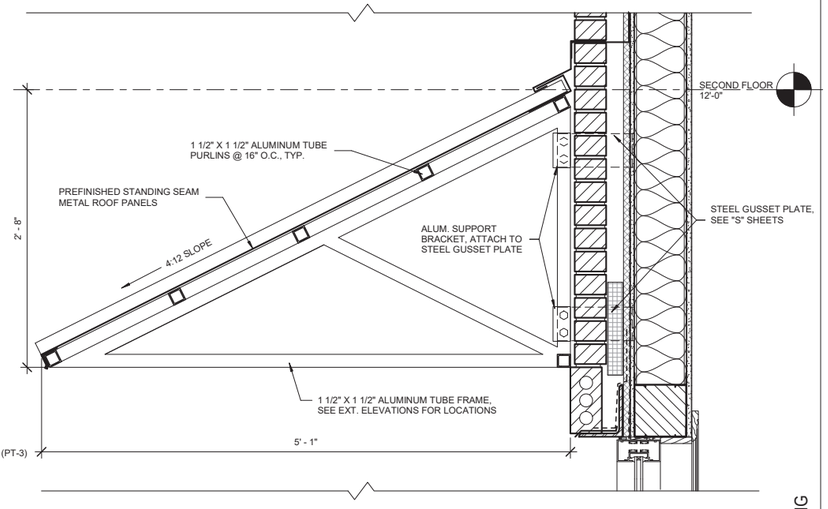
A5
A002

GATE PANEL PATTERN
SCALE: 1" = 1'-0"



A7
A002

SERVICE GATE SECTION
SCALE: 1" = 1'-0"



8B
A002

PREFINISHED METAL AWNING DETAIL
SCALE: 1 1/2" = 1'-0"

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Revisions	
Rev. No.	Rev. Date

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CHECKED BY: FAM
DATE: 03.16.2022
COAST PROJECT NO.: 2015.00

SERVICE ARD GATE AND RAILING DETAILS

A002

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A1 A101 FIRST FLOOR PLAN (CURRENT PROPOSED)
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

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FIRST FLOOR PLAN CURRENT PROPOSED

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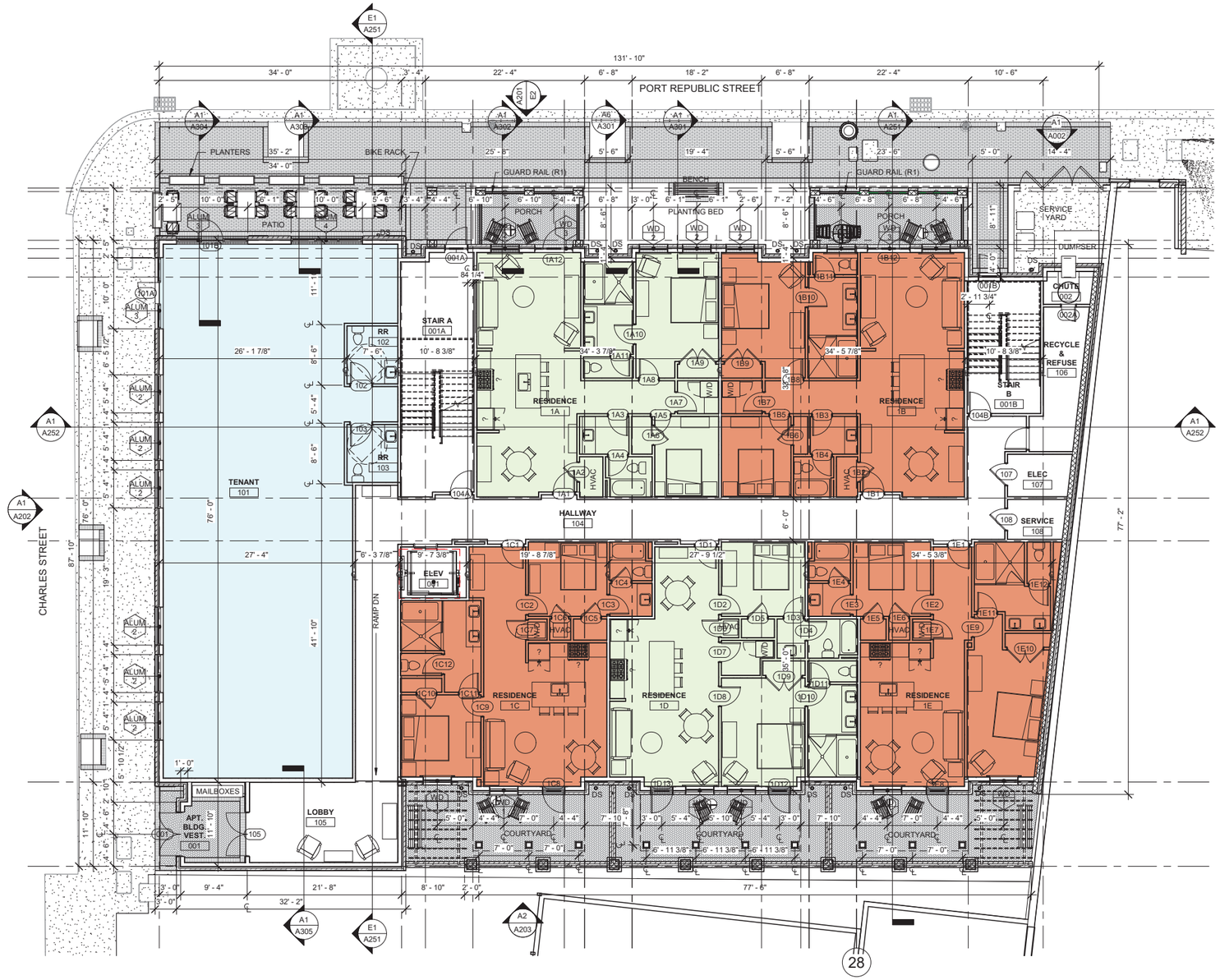

A1 A101 FIRST FLOOR PLAN (CURRENT PROPOSED)
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

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FIRST FLOOR PLAN CURRENT PROPOSED

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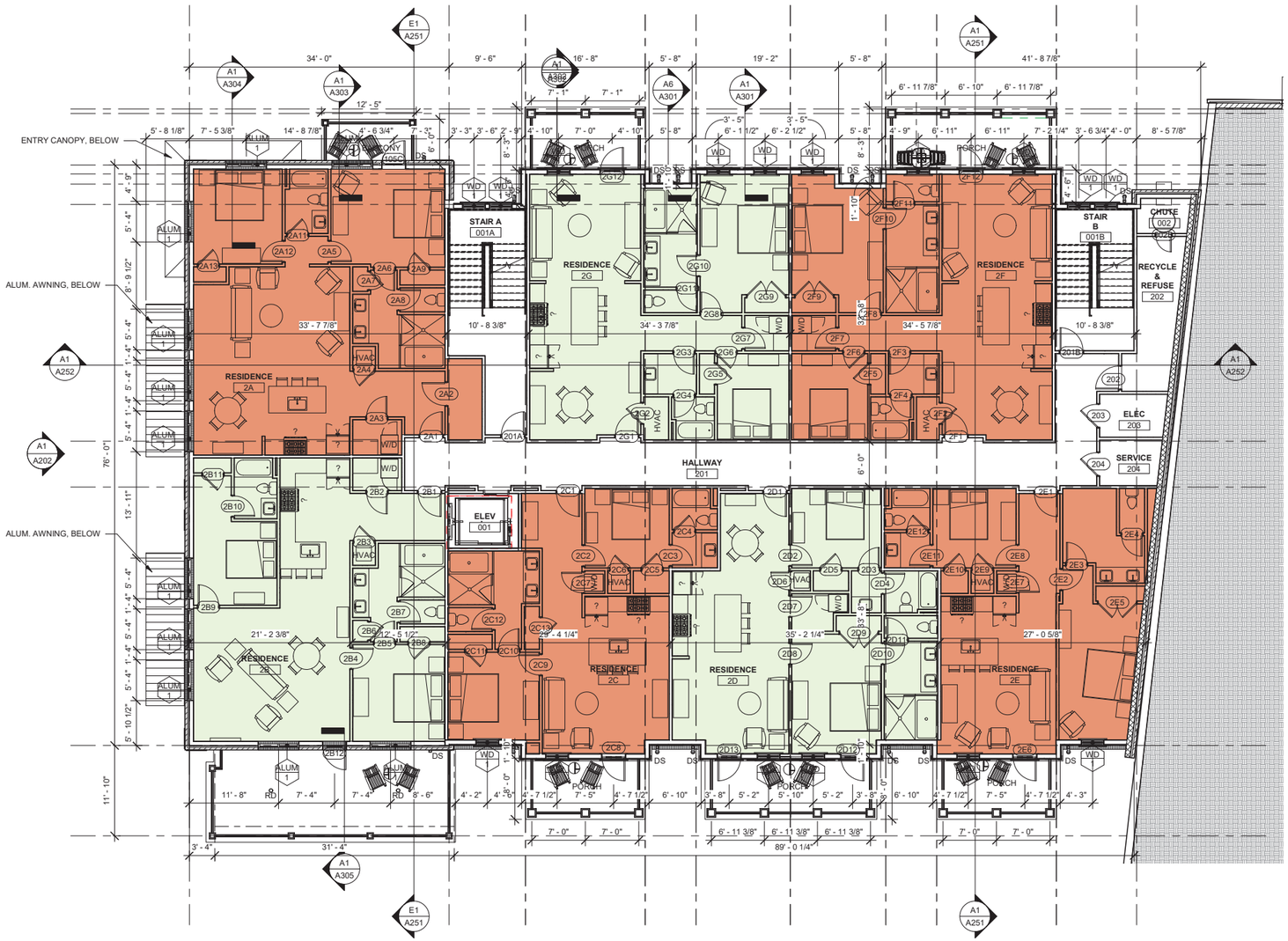

A1 A102 SECOND & THIRD FLOOR PLANS (CURRENT PROPOSED)
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

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SECOND THIRD FLOOR PLANS CURRENT PROPOSED

A102

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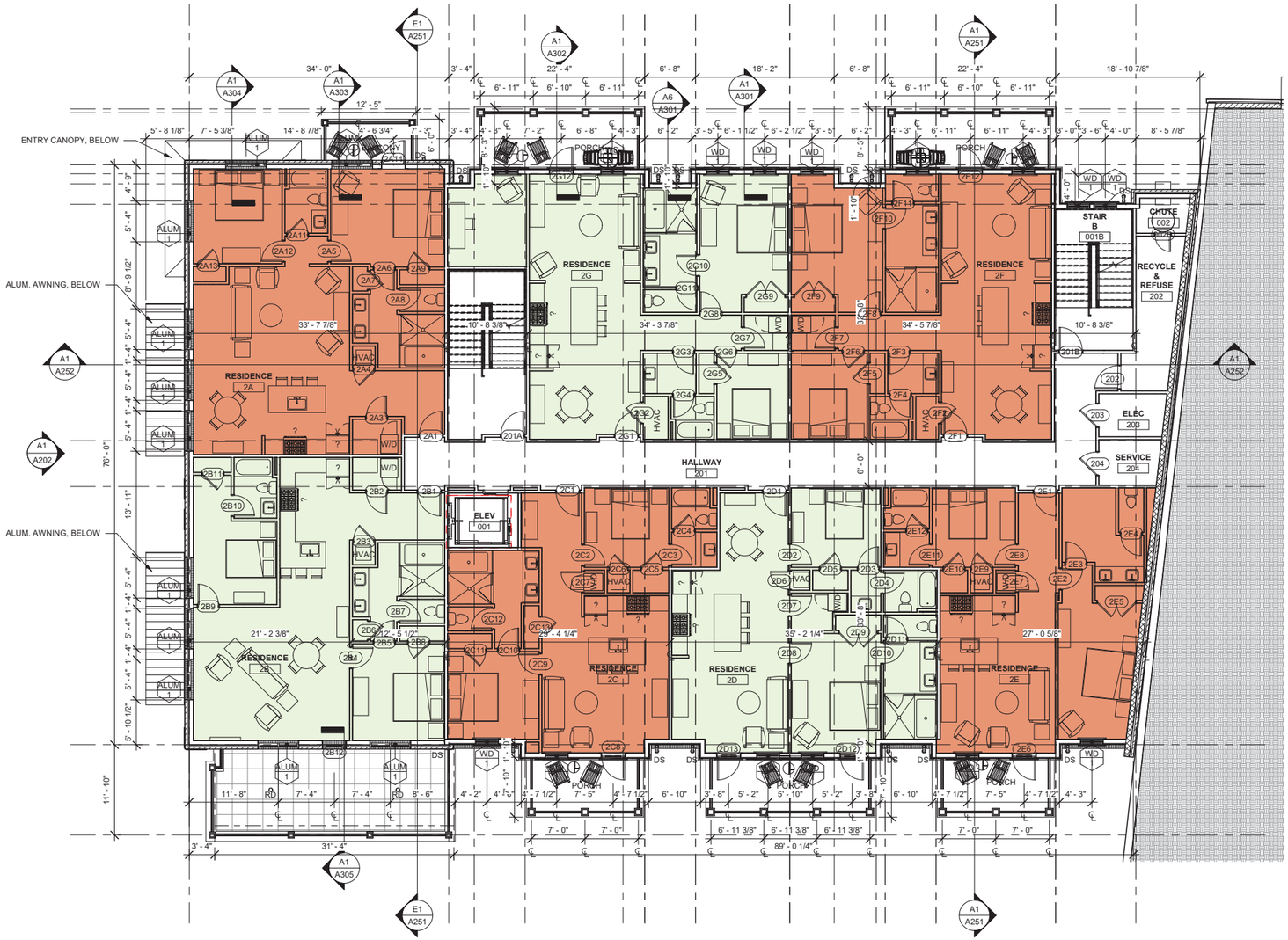

A1 A102 SECOND & THIRD FLOOR PLANS (CURRENT PROPOSED)
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

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SECOND THIRD FLOOR PLANS CURRENT PROPOSED

A102

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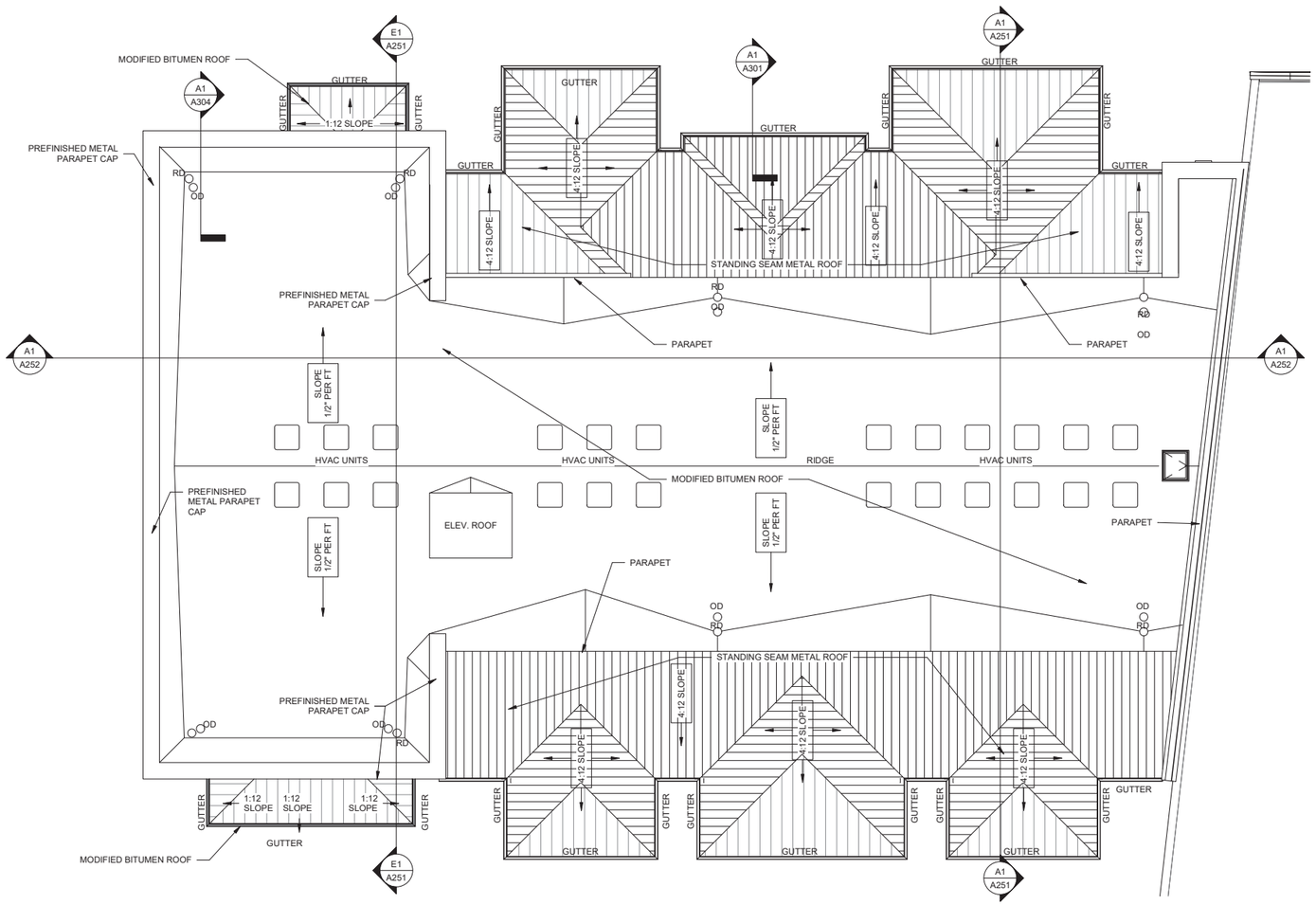

A1 A103
ROOF PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

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ROOF PLAN

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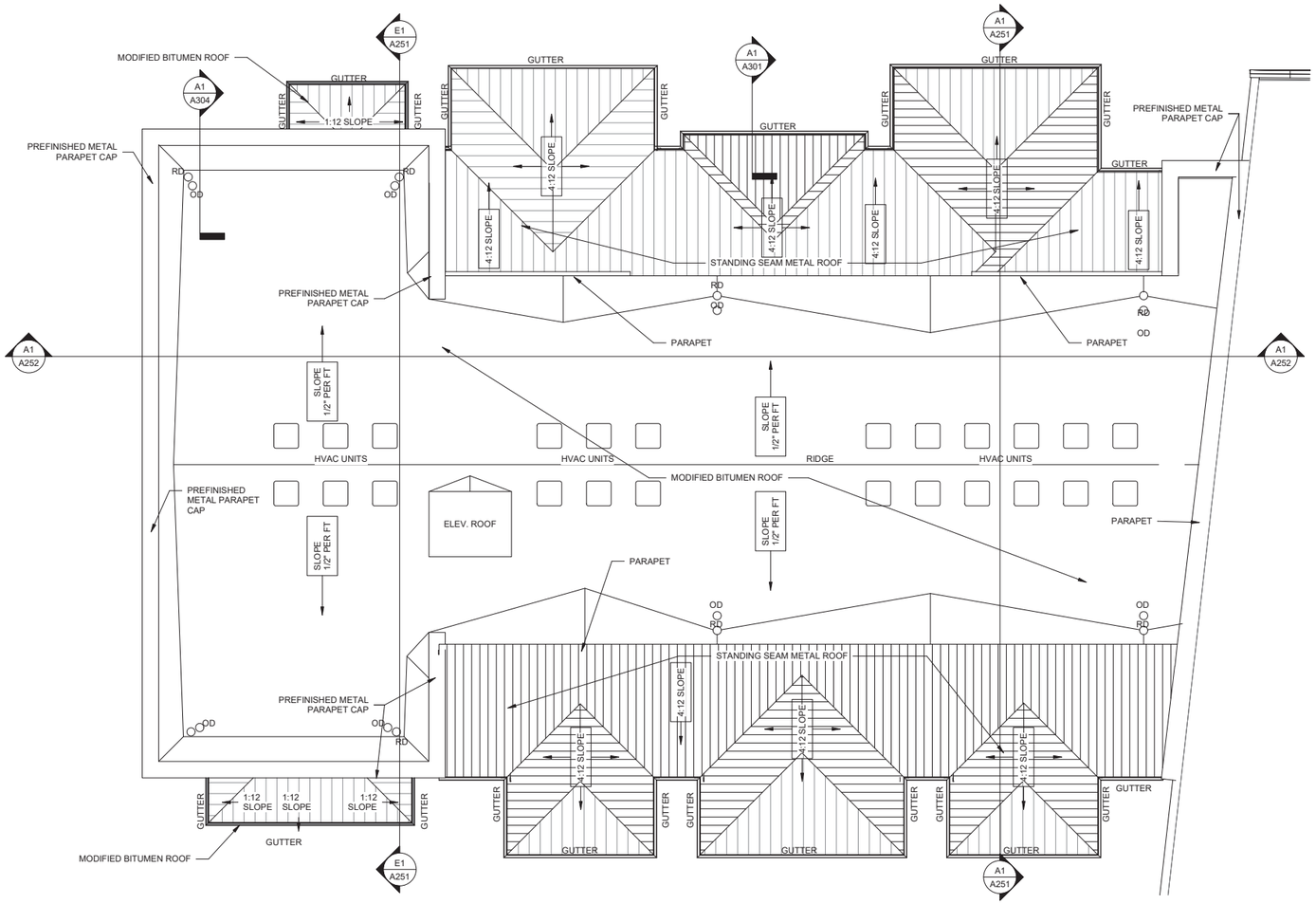

A1 A103 ROOF PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

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ROOF PLAN

A103

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F1 A200 STREET ELEVATION-PORT REPUBLIC
SCALE: 1/16" = 1'-0"



D1 A200 STREET ELEVATION-CHARLES
SCALE: 1/16" = 1'-0"



A1 A200 STREET ELEVATION-BAY STREET
SCALE: 1/16" = 1'-0"

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STREET ELEVATIONS

A200

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F1 A200 STREET ELEVATION-PORT REPUBLIC
SCALE: 1/16" = 1'-0"



D1 A200 STREET ELEVATION-CHARLES
SCALE: 1/16" = 1'-0"



A1 A200 STREET ELEVATION-BAY STREET
SCALE: 1/16" = 1'-0"

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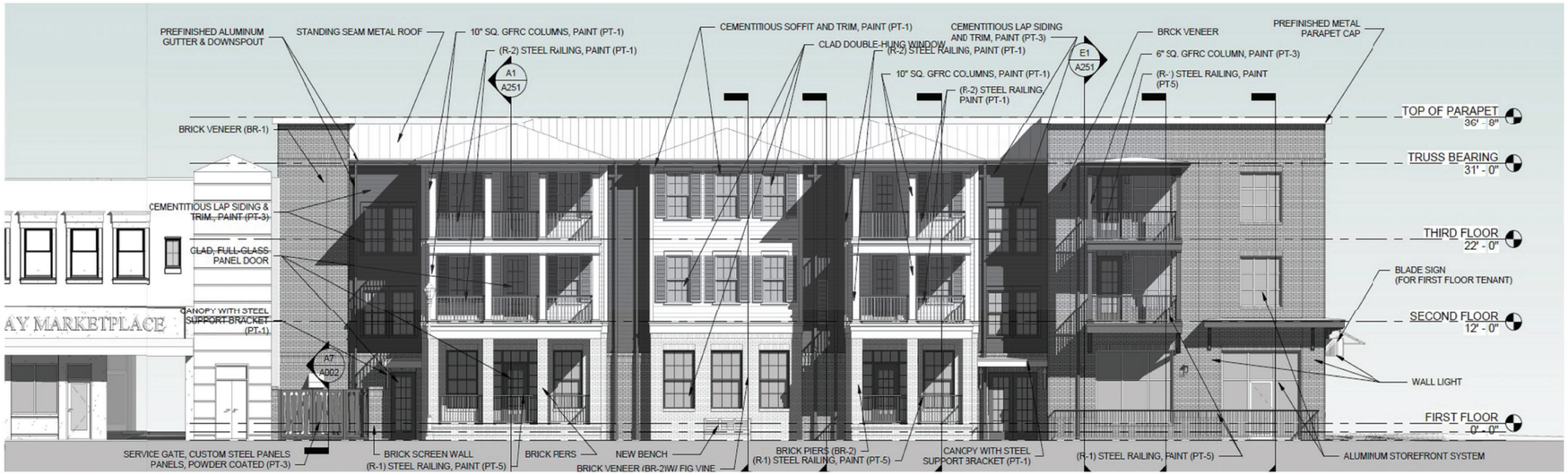
STREET ELEVATIONS

A200



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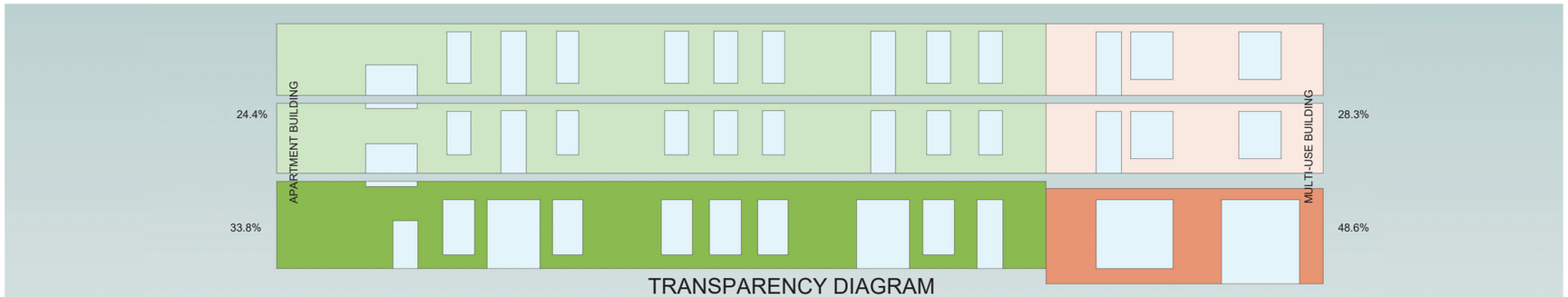
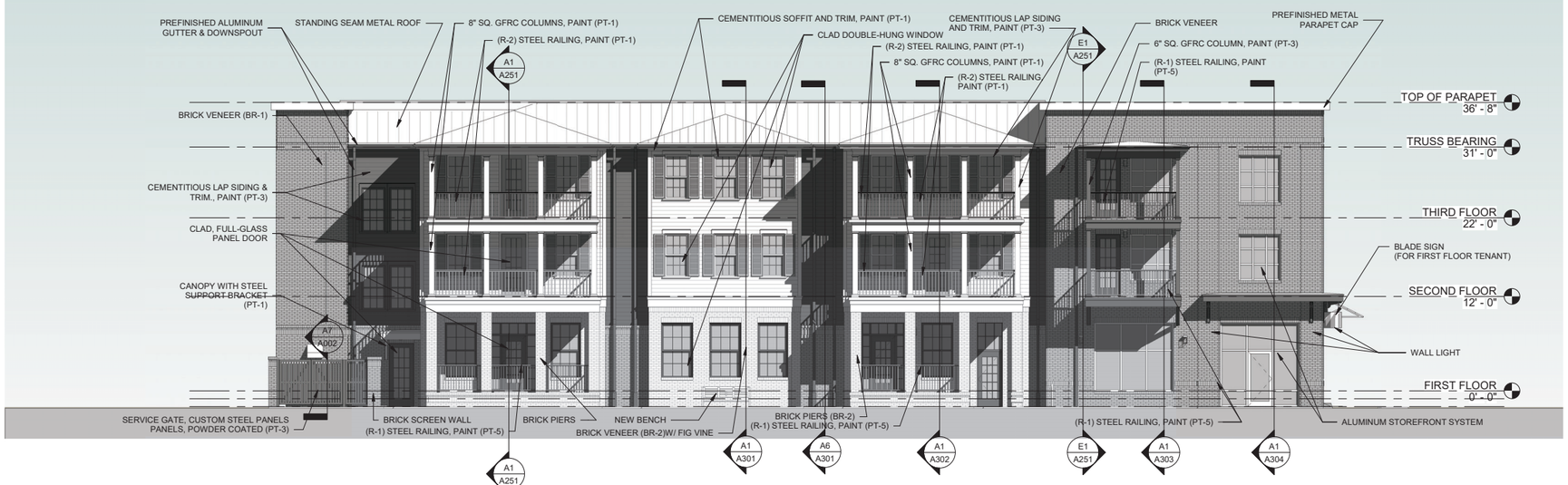


TRANSPARENCY DIAGRAM



E2 A201

NORTH ELEVATION (PORT REPUBLIC STREET) CURRENT PROPOSED

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

0' 4' 8' 16' 32'

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NORTH EXTERIOR ELEVATION

A201

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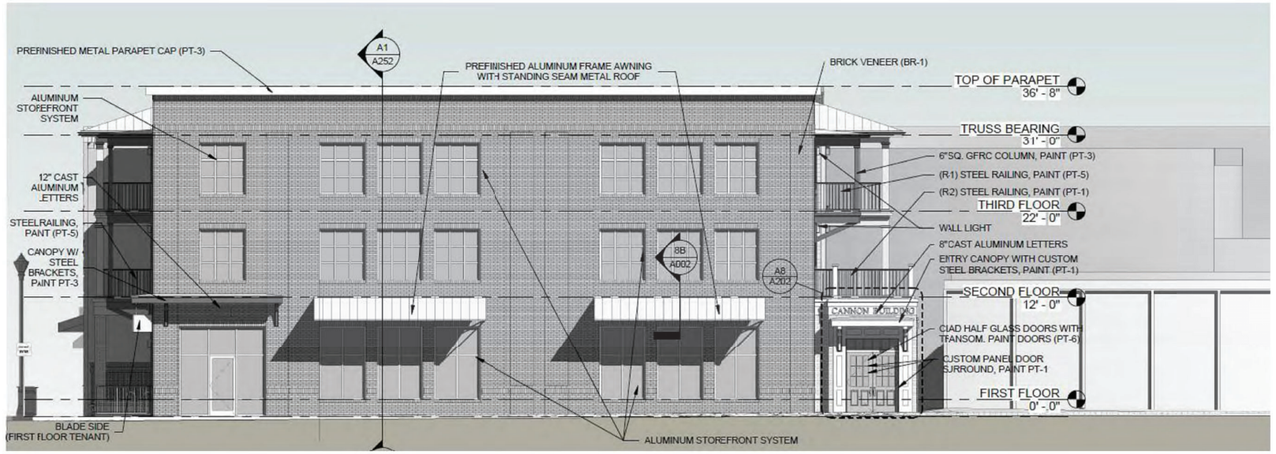
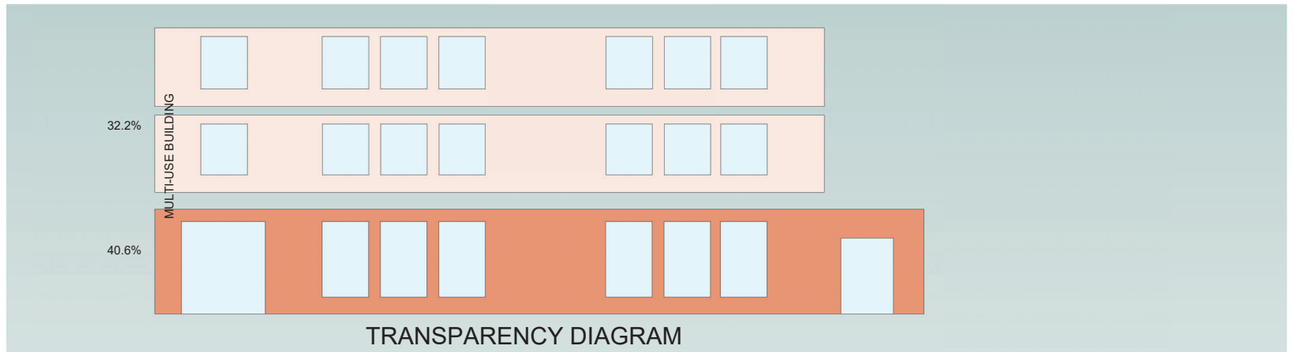
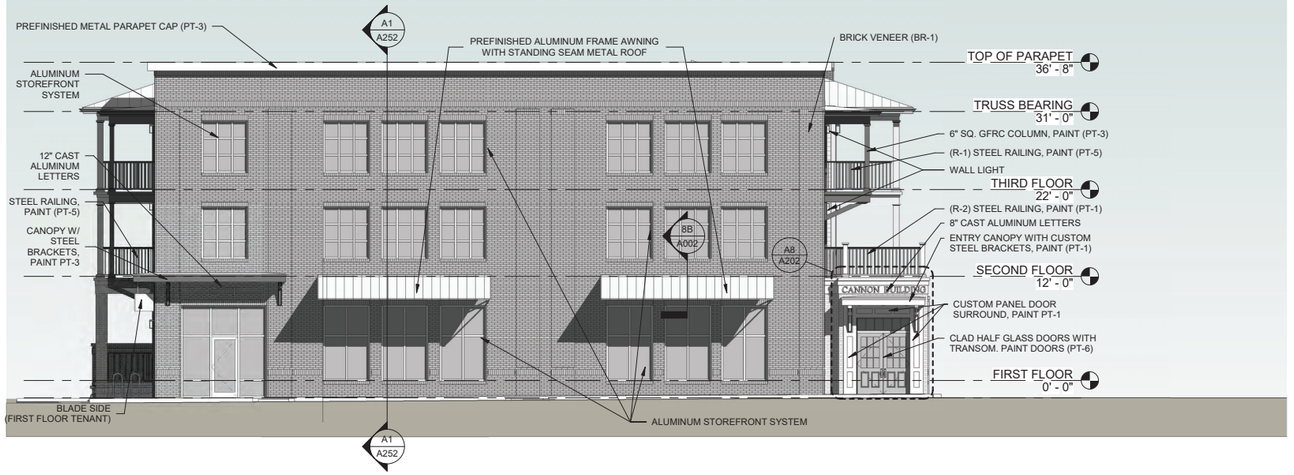


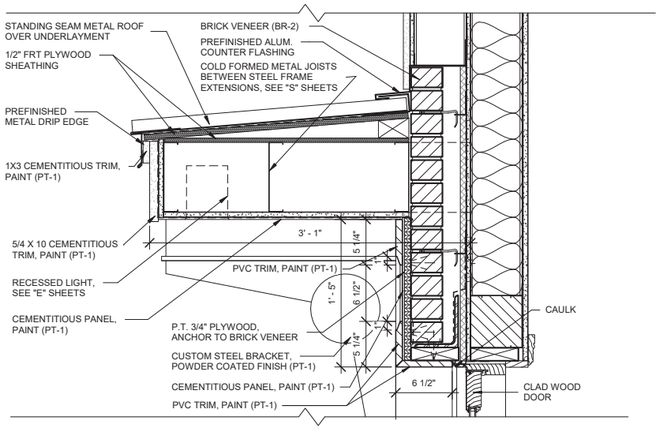
PREVIOUS HRB SUBMITTAL



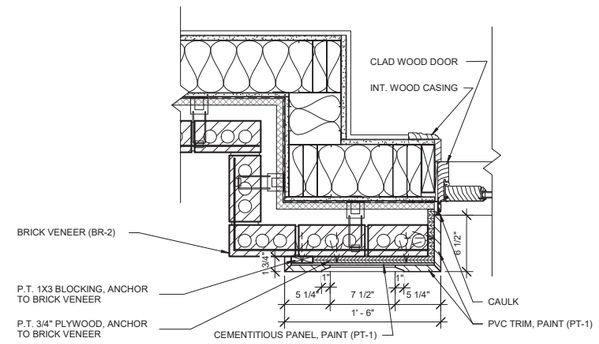
TRANSPARENCY DIAGRAM



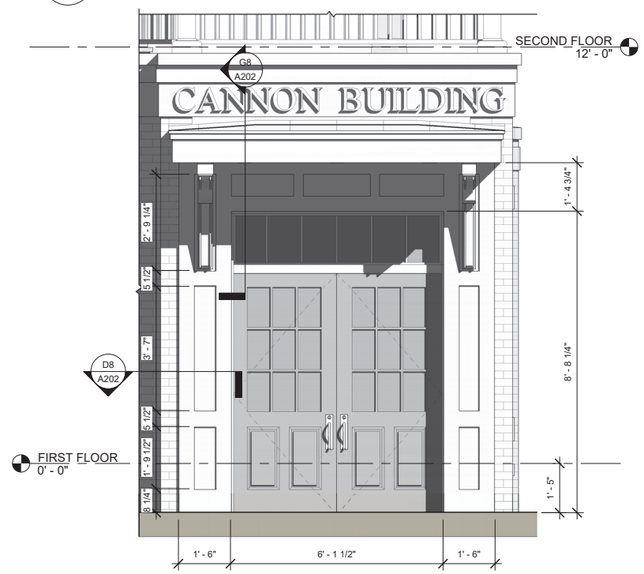
A1 A202 WEST ELEVATION (CURRENT PROPOSED)
SCALE: 1/8" = 1'-0"



G8 A202 CHARLES STREET ENTRY HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



D8 A202 CHARLES STREET ENTRY JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



A8 A202 ENTRY DOOR ENLARGED ELEVATION
SCALE: 1/2" = 1'-0"

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211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

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EST EXTERIOR ELEVATION

A202

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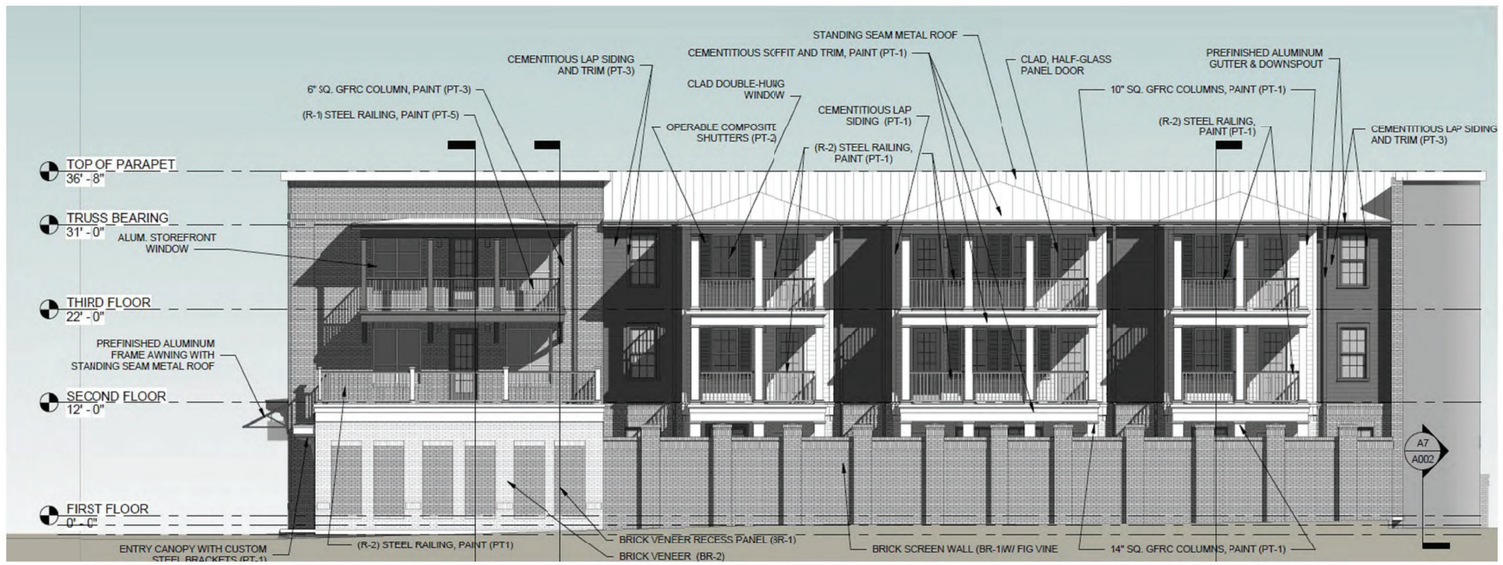

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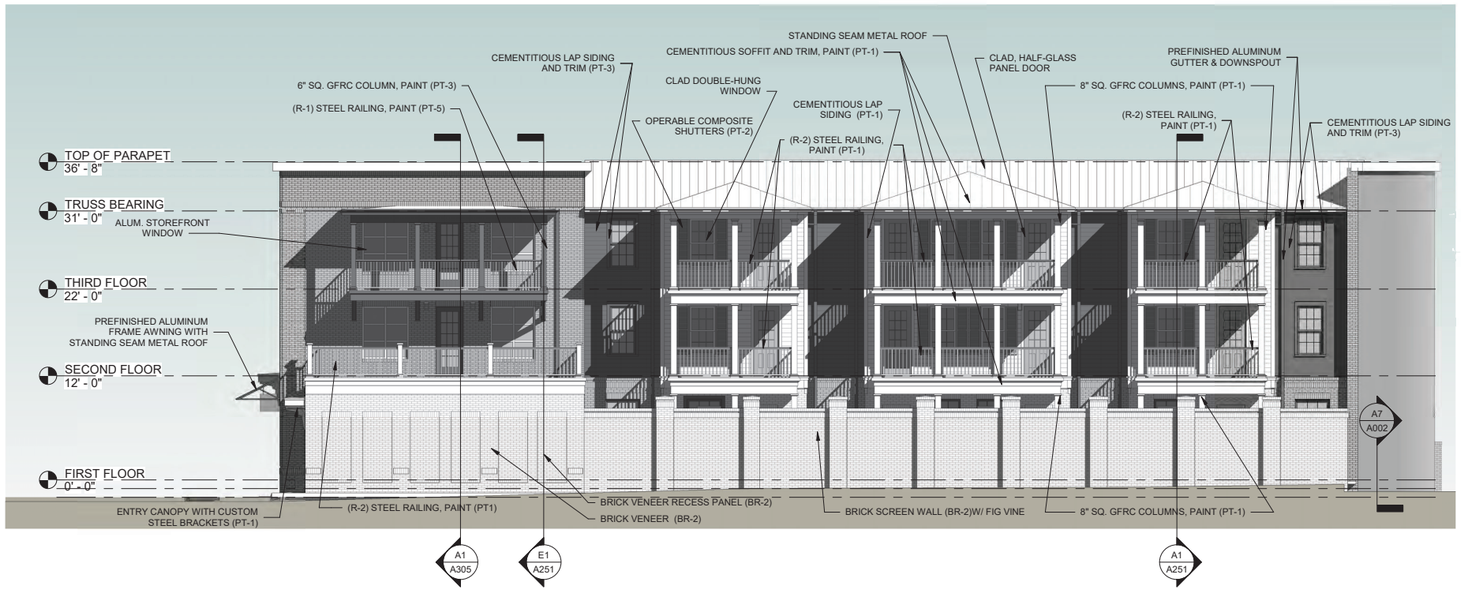

A2
A203

SOUTH ELEVATION (CURRENT PROPOSED)

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

0' 4' 8' 16' 32'

EXTERIOR FINISH MATERIAL SCHEDULE

MATERIAL	DISCRIPTION - BASIS OF DESIGN
COLUMNS (ON PORCHES)	8"SQUARE PERMACAST COLUMNS (PAINT PT-1)
COLUMNS (ON BALCONIES)	6" SQUARE PERMACAST COLUMNS (PAINT PT-3)
PT-1 (WHITE)	"PURE WHITE" SW 7005 BY SHERWIN WILLIAMS
PT-2 (LIGHT WARM GRAY)	"AMAZING GRAY" SW 7044 BY SHERWIN WILLIAMS
PT-3 (MEDIUM WARM GRAY)	COLOR MATCH METAL ROOF
PT-4 (PALE BLUE)	"BATHE BLUE" SW-6771 BY SHERWIN WILLIAMS
PT-5 (BLACK)	"BLACK MAGIC" SW6991 BY SHERWIN WILLIAMS
PT-6 (APT BLDG. ENTRY DOORS-MEDIUM BLUE)	"EBBTIDE" SW6493 BY SHERWIN WILLIAMS
STANDING SEAM METAL ROOF	"MAXIMA" 1.5 INCH HIGH BY MCELROY; COLOR: "CHAMPAGNE METALLIC"
GUTTER	MCELROY METALS, COLOR: "REGAL WHITE"
DOWNSPOUTS	MATCH ROOF
ALUMINUM STOREFRONT AND ENTRANCES	IR-500 FRAMING WITH IR-350 ENTRANCES BY KAWNEER; COLOR: "ANTIQUE BRONZE" UC 100027
GLAZING	"SOLARGRAY" BY VITRO
ALUMINUM CLAD DOUBLE-HUNG WINDOWS (IN WITE SIDING)	"RESERVE" WITH SIMULATED DIVIDED LIGHTS, BY PELLA; COLOR: "CLASSIC WHITE"
ALUMINUM CLAD DOUBLE-HUNG WINDOWS (IN BRICK & GRAY SIDING)	"RESERVE" WITH SIMULATED DIVIDED LIGHTS, BY PELLA; COLOR: "SAND DRIVE"
(BR-1) DARKER BRICK	"OAK GROVE" MODULAR, BY PALMETTO BRICK
(BR-2) LIGHT BRICK	"OLD EDISTO" MODULAR, BY MERIDIAN
MORTAR FOR BR-1	"LIGHT BUFF" BY HOLCIM
MORTAR FOR BR-2	"ATLANTA ANTIQUE" BY HOLCIM
LAP SIDING	HARDIEPLANK SIDING, SMOOTH FINISH, 6" EXPOSURE (PAINT PT-1 OR PT-3)
BOARD AND BATTEN SIDING	HARDIEPANEL SIDING, SMOOTH FINISH, WITH BATTENS @ 16" O.C. (PAINT PT-2)
BLACK RAILINGS (R-1)	CUSTOM STEEL FABRICATION (PAINT PT-5)
WHITE RAILINGS (R-2)	CUSTOM STEEL FABRICATION (POWDER COATED TO MATCH PT-1)
SERVICE YARD GATE	CUSTOM STEEL FABRICATION (POWDER COATED TO MATCH PT-3)
SHUTTERS	LOUVERED SHUTTER BY ATLANTIC SHUTTERS (MATCH PT-2)

coast architects
671 St. Andrews Blvd., Charleston, SC 29407
Phone: 843.763.7064 Fax: 843.763.7061
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SOUTH EXTERIOR ELEVATION

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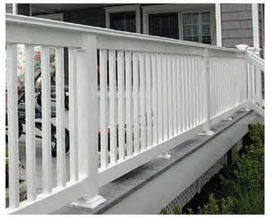
(BR-1) PALMETTO " OAK GROVE" MODULAR BRICK,
WITH HOLCIM "LIGHT BLUFF" MORTAR



(BR-2) MERIDIAN " OLD EDISTO" MODULAR BRICK,
WITH HOLCIM "ATLANTA ANTIQUE" MORTAR



STEEL RAILING (R-1), PAINTED PT-5



STEEL RAILINGS (R-2), PAINTED P-1



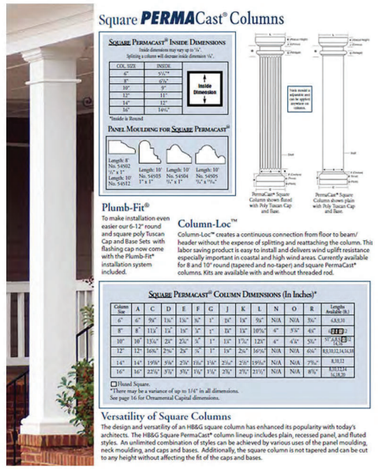
ATLANTIC SHUTTERS
OPERABLE SHUTTERS-PAINTED PT-2



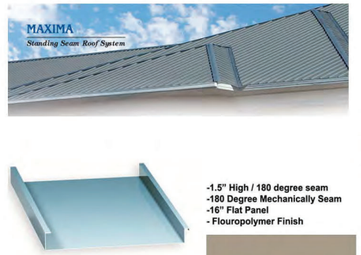
CEMENTITIOUS LAP SIDING AND TRIM
6" EXPOSURE, SMOOTH FACE (PAINTED PT-1 & PT-3)

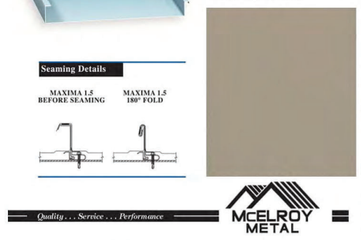


SERVICE YARD GATE TO BE CUSTOM CNC CUT 6 GA.
(0.1943 IN.)STEEL PANELS, POWDER COATED (PT-3)

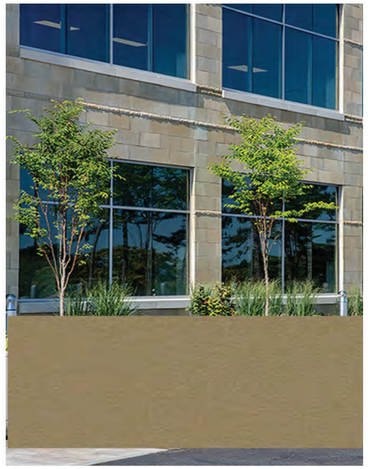


SQUARE GFRC COLUMNS, PAINTED PT-1 & PT-3





STANDING SEAM METALROOF-
MCELROY "CHAMPAGNE METALLIC"



ALUMINUM STOREFRONT-KAWNEER
TRIFAB 451IR ANTIQUE BRONZE UC100027

SW 7005
Pure White
PT-1

COLUMNS SIDING & TRIM ON
PORTIONS OF BUILDING
WITH BRICK BR-2

Color Match Roof
PT-3

COLUMNS SIDING & TRIM ON
PORTIONS OF BUILDING
WITH BRICK BR-1

SW 6771
Bathe Blue
Interior / Exterior
Location Number: 165-C1
PT-4

PORCH CEILINGS

SW 6991
Black Magic
Interior / Exterior
Location Number: 251-C3
PT-5

STEEL RAILINGS AND GATE

EXTERIOR MATERIALS



ETEREA applique

standard finishes

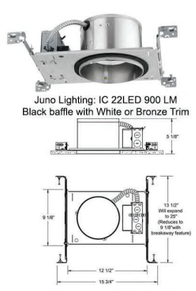
IP65

medium IK08
4 / 6 mm thick white
tempered glass

150 x 150 x h. 300 mm

Platek®

EXTERIOR WALL LIGHT: "ETEREA APPLIQUE"
MEDIUM IN "ANTROCITE FINISH, WITH FROSTED GLASS



RECESSED CEILING LIGHT IN
ENTRANCE CANOPIES

EXTERIOR LIGHTING

SW 6493
Eidolon
Interior / Exterior
Location Number: 172-C4
PT-6

PANEL DOORS AT
APT. ENTRANCE





CLASSIC WHITE

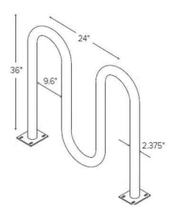
SAND DUNE

PELLA "RESERVE" ALUMINUM CLAD DOUBLE-HUNG WOOD
WINDOWS & DOORS. WINDOWS HAVE SIM. DIVIDED LITES

EXTERIOR CLAD DOORS AND WINDOWS

DERO | Rolling Rack

Submittal Sheet



CAPACITY X RR2H: 5 Bikes
RR3H: 7 Bikes
RR4H: 9 Bikes
RR5H: 11 Bikes

MATERIALS 2" schedule 40 pipe (2.375" OD)

FINISHES
☐ Galvanized
An after fabrication hot dipped galvanized finish is our standard option.
☒ Powder Coat
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
☐ Stainless
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS
☐ Surface
Foot Mount has two 5" x 6" x .25" feet with four anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.
☒ In-Ground
In-ground mount is embedded into concrete base. Specify in-ground mount for this option

BICYCLE RACK

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EXTERIOR
MATERIALS
LIGHTING

A211

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VIEW FROM PORT REPUBLIC STREET LOOKING SOUTHWEST

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EXTERIOR PERSPECTIVE

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VIEW FROM CORNER OF CHARLES AND PORT REPUBLIC STREETS LOOKING SOUTHEAST

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EXTERIOR PERSPECTIVE

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VIEW FROM CHARLES STREET LOOKING NORTHEAST

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EXTERIOR PERSPECTIVE

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OVERALL VIEW OF PROPOSED DEVELOPMENT FROM THE CORNER OF CHARLES AND BAY STREETS LOOKING NORTHEAST

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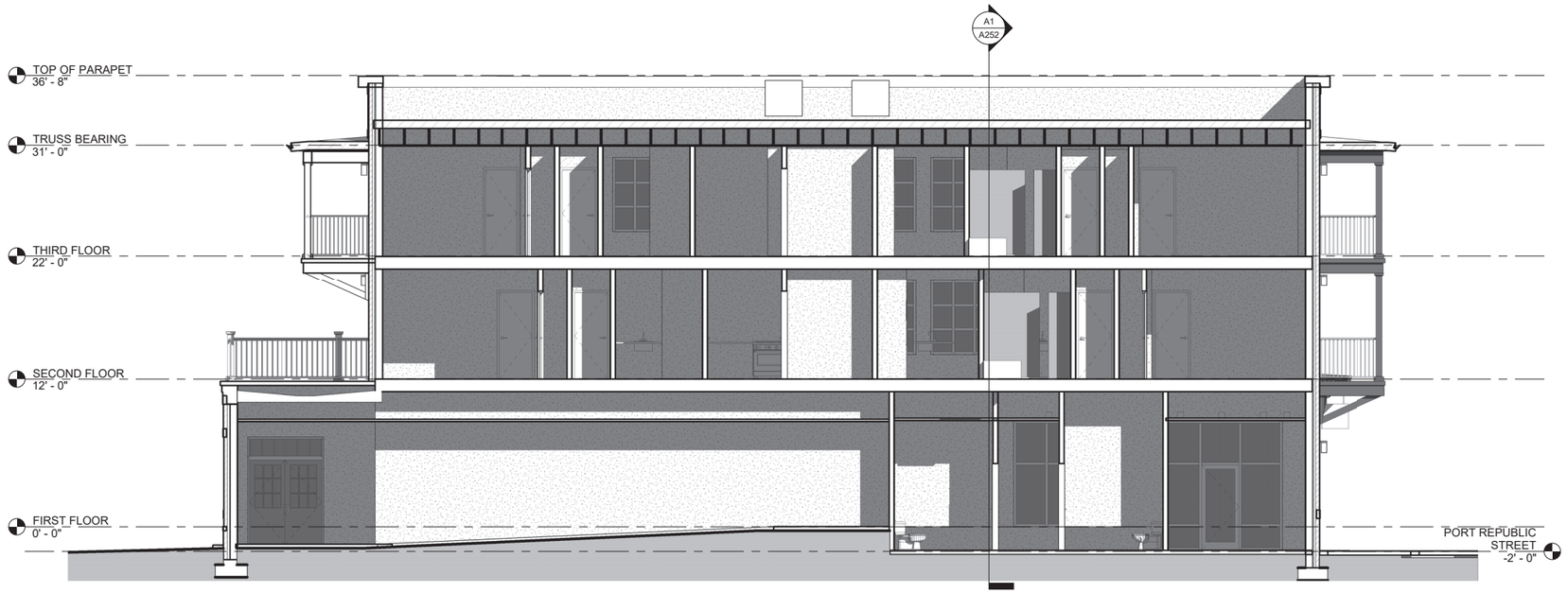
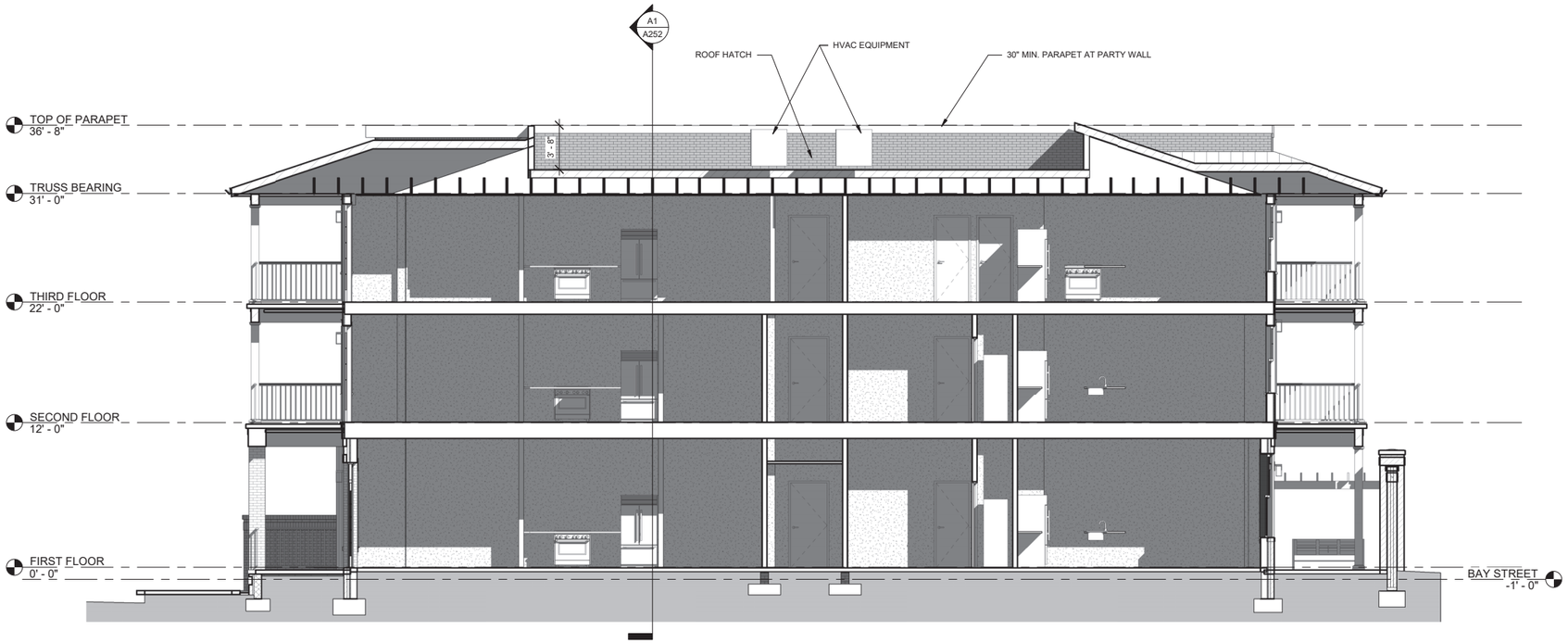


E1 / A251 TRANSVERSE BUILDING SECTION-LOOKING WEST
SCALE: 3/16" = 1'-0"



A1 / A251 TRANSVERSE BUILDING SECTION LOOKING EAST
SCALE: 3/16" = 1'-0"

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BUILDING SECTIONS

A251

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A1
A252 LONGITUDINAL BUILDING SECTION-LOOKING NORTH
SCALE: 3/16" = 1'-0"

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LONGITUDINAL BUILDING SECTION

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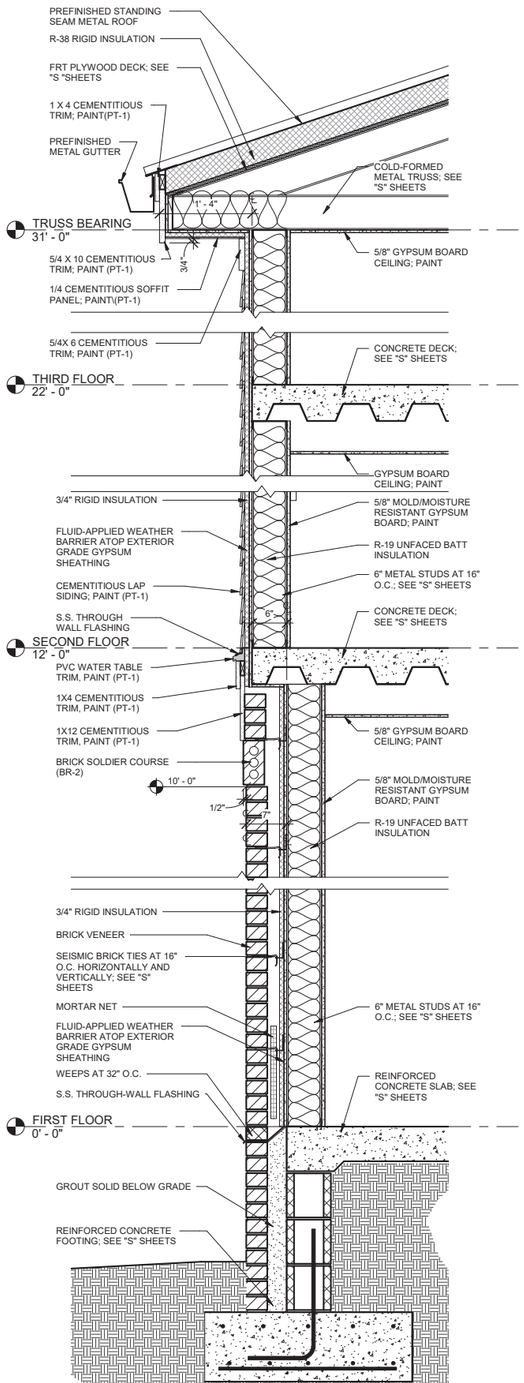
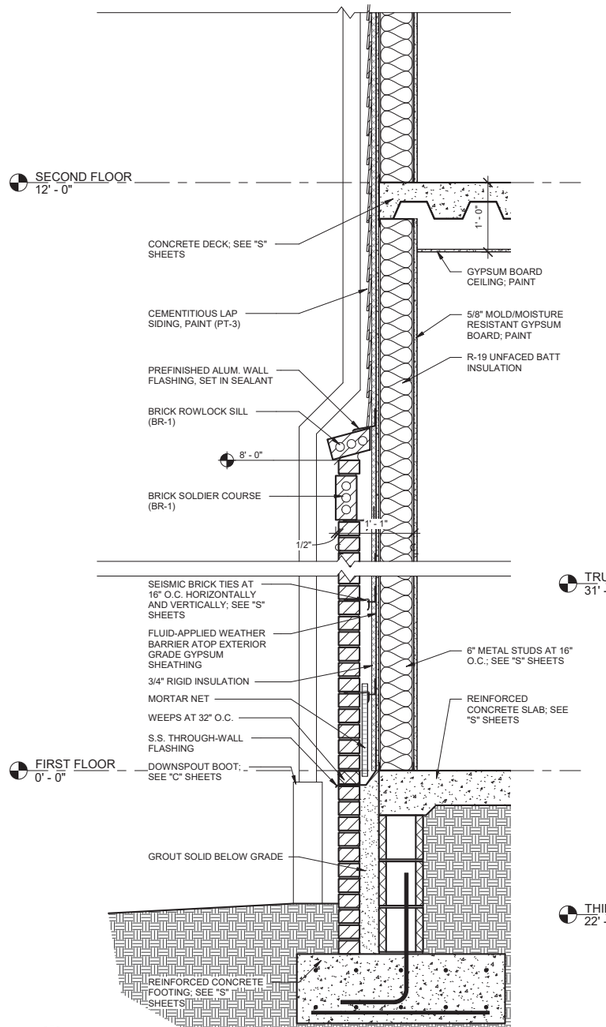
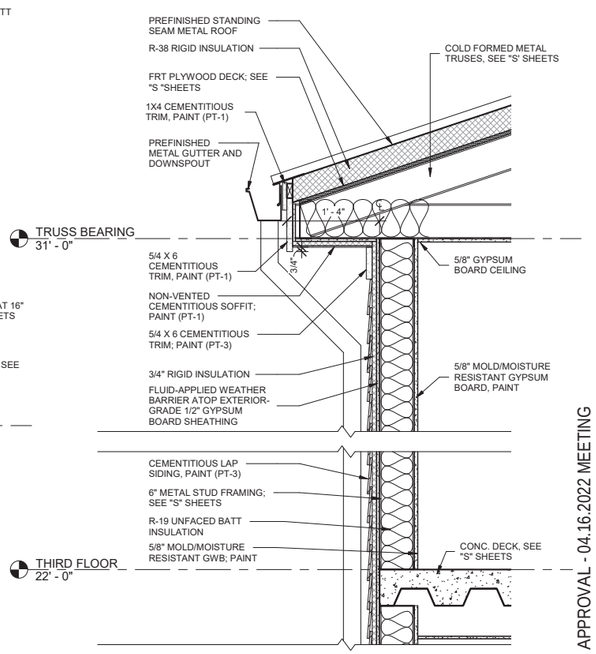


A1 / A301 WALL SECTION AT LAP SIDING OVER BRICK
SCALE: 1" = 1'-0"



A6 / A301 WALL SECTION AT LAP SIDING OVER BRICK-SETBACK
SCALE: 1" = 1'-0"



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ALL SECTIONS

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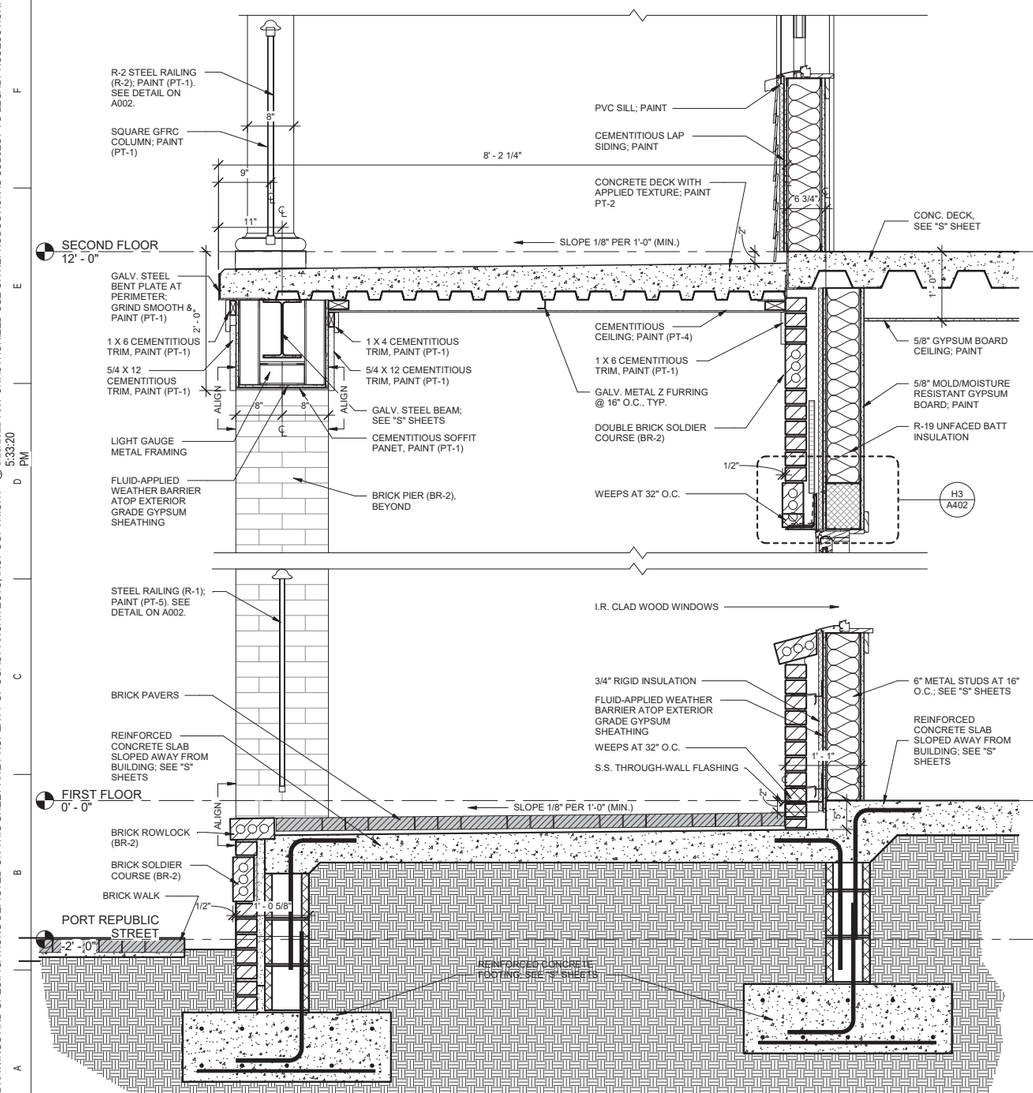

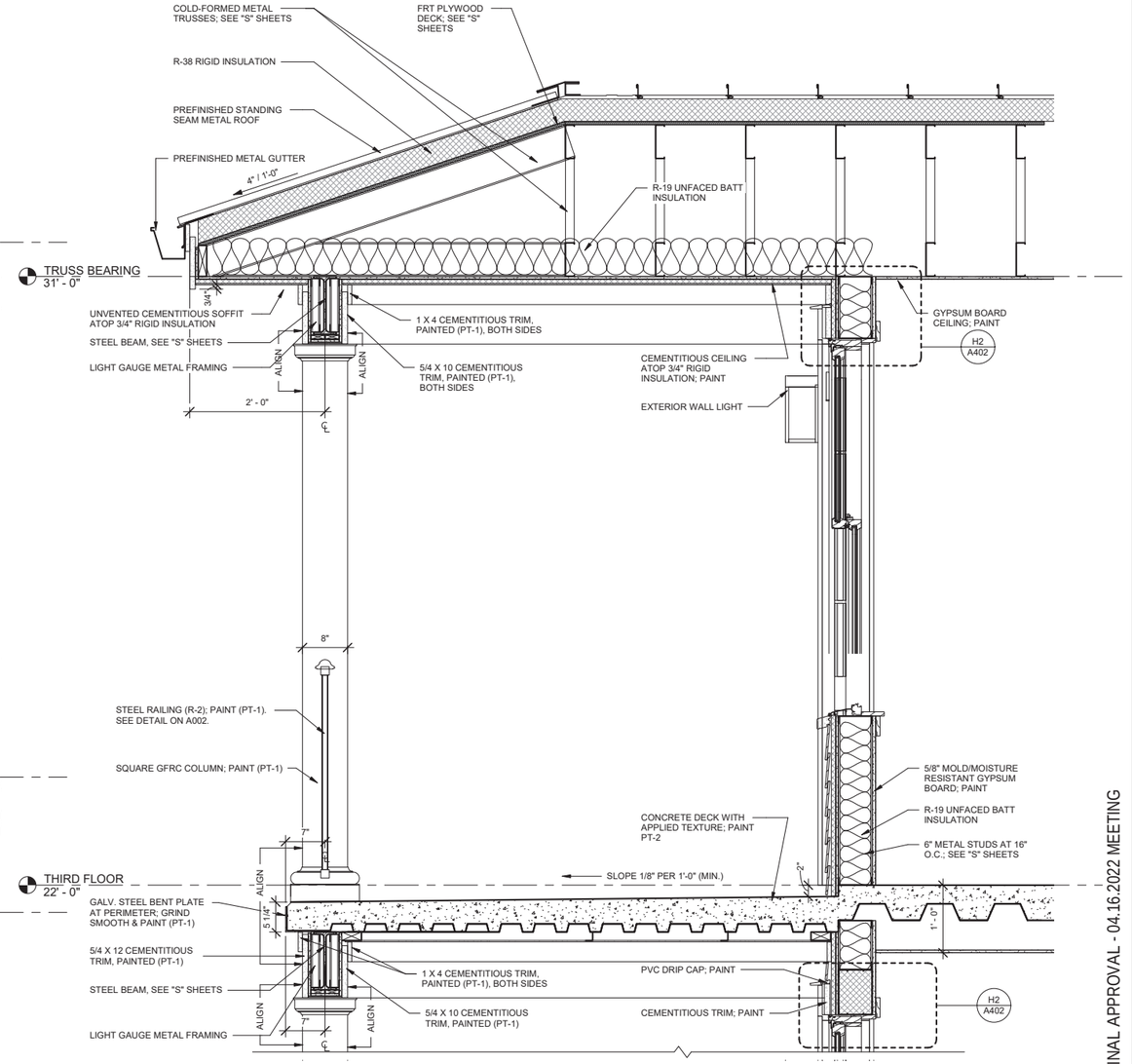

A1
A302

WALL SECTION THROUGH PORCH AT LAP SIDING

SCALE: 1" = 1'-0"

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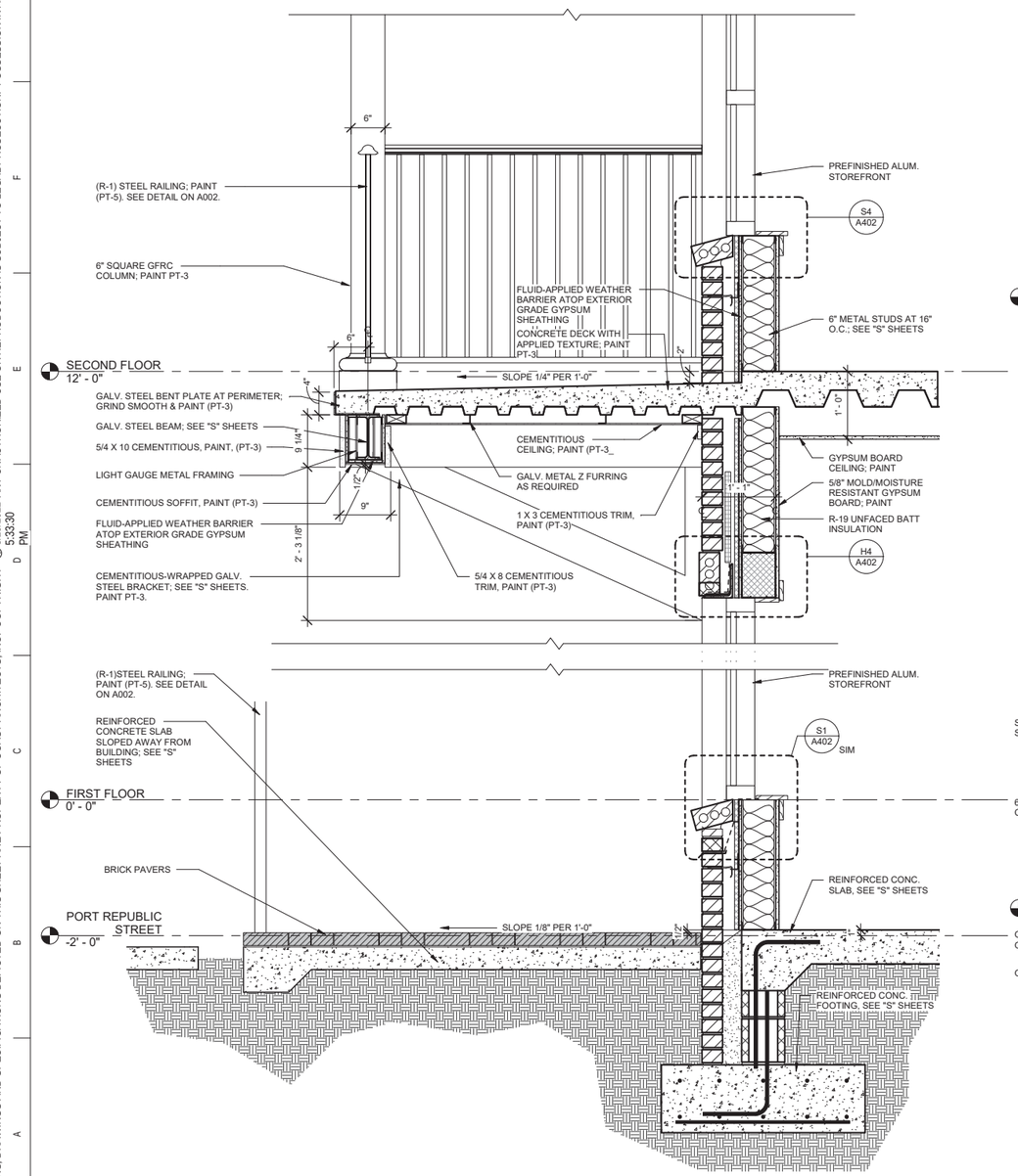

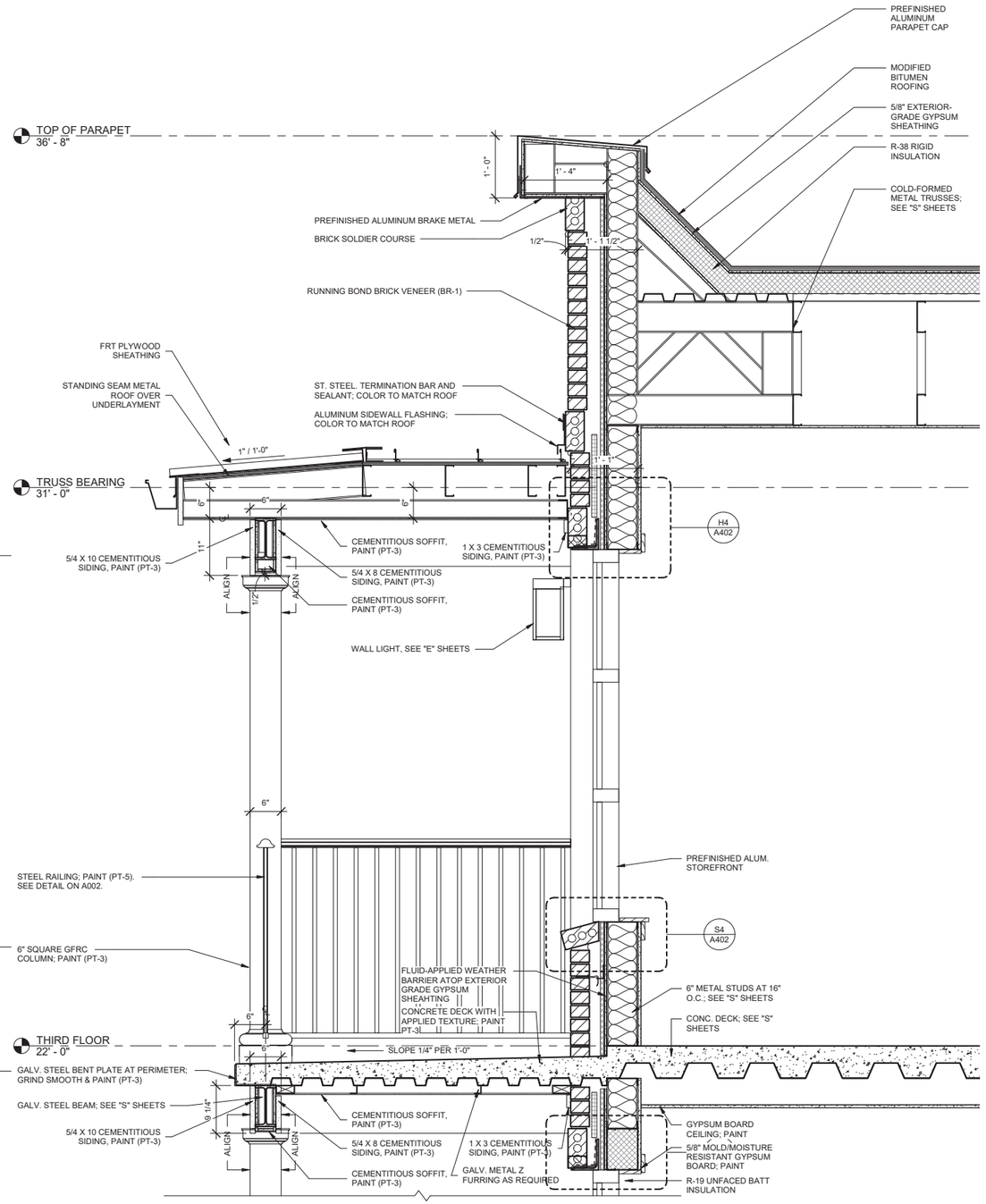

A1 / A303 WALL SECTION THROUGH BALCONIES AT BRICK FACADE
SCALE: 1" = 1'-0"

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ALL SECTIONS

A303

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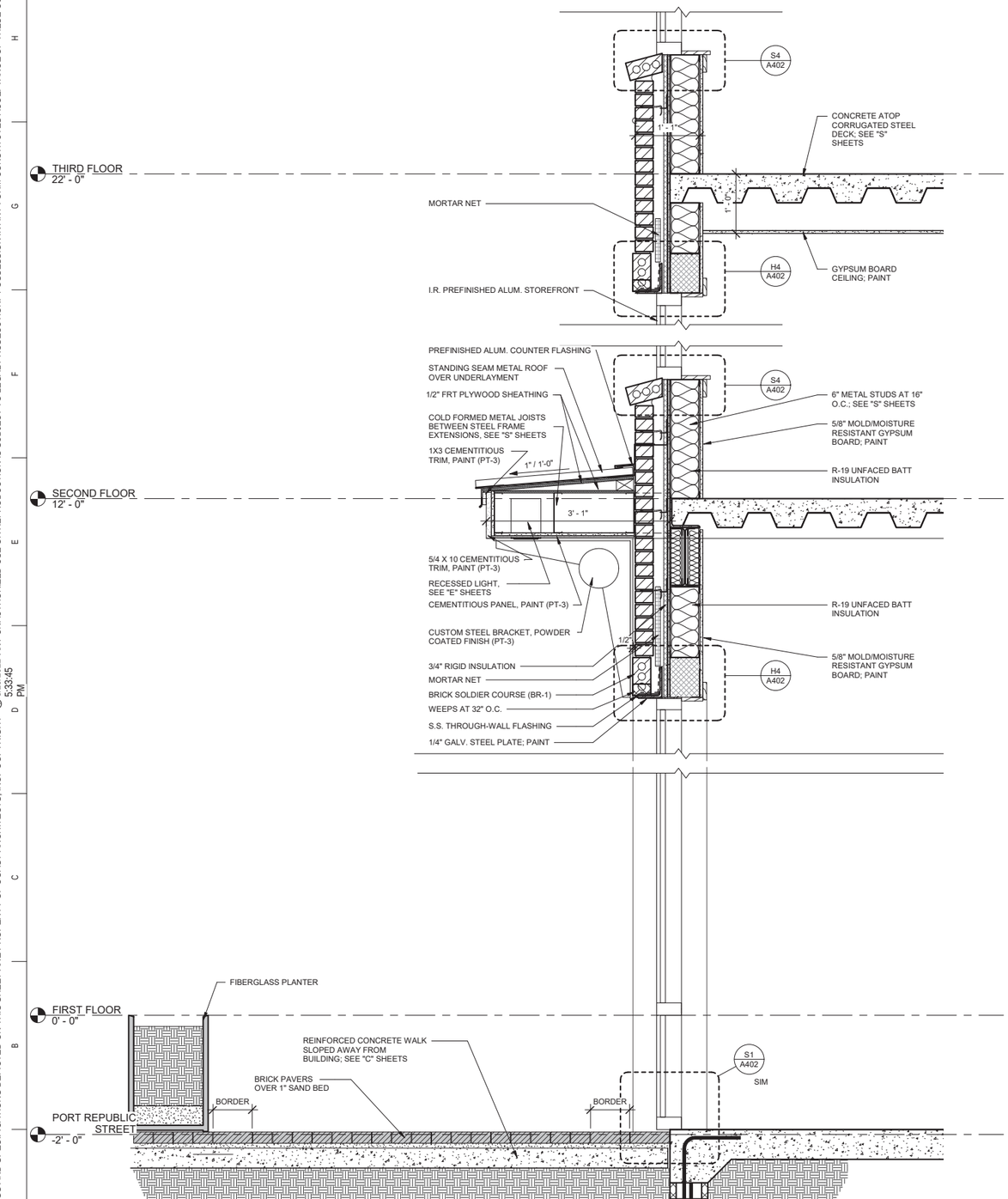

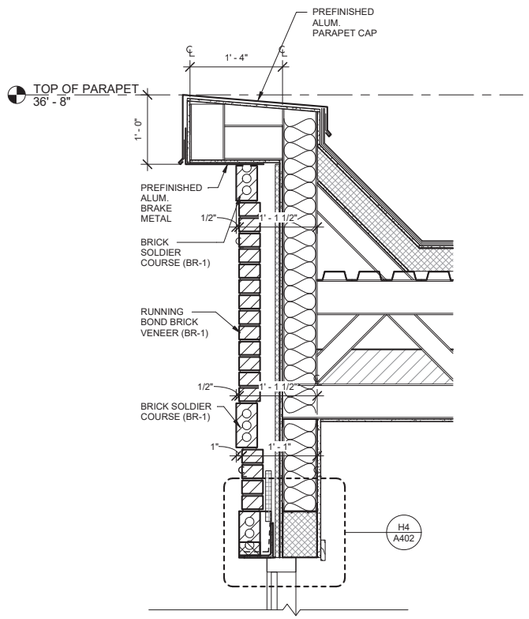

WALL SECTION THROUGH BRICK FACADE AT CORNER OF PORT REPUBLIC AND CHARLES STREET

A1 / A304

SCALE: 1" = 1'-0"

coast architects
671 St. Andrews Blvd., Charleston, SC 29407
Phone: 843.763.7064 Fax: 843.763.7061
www.coastarchitects.net

03.16.2022

THE CANNON BUILDING
211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

Revisions	
Rev. No.	Rev. Date

DRAWN BY: L M
CHECKED BY: FAM
DATE: 03.16.2022
COAST PROJECT NO.: 2015.00

ALL SECTIONS

HRB FINAL APPROVAL - 04.16.2022 MEETING

A304

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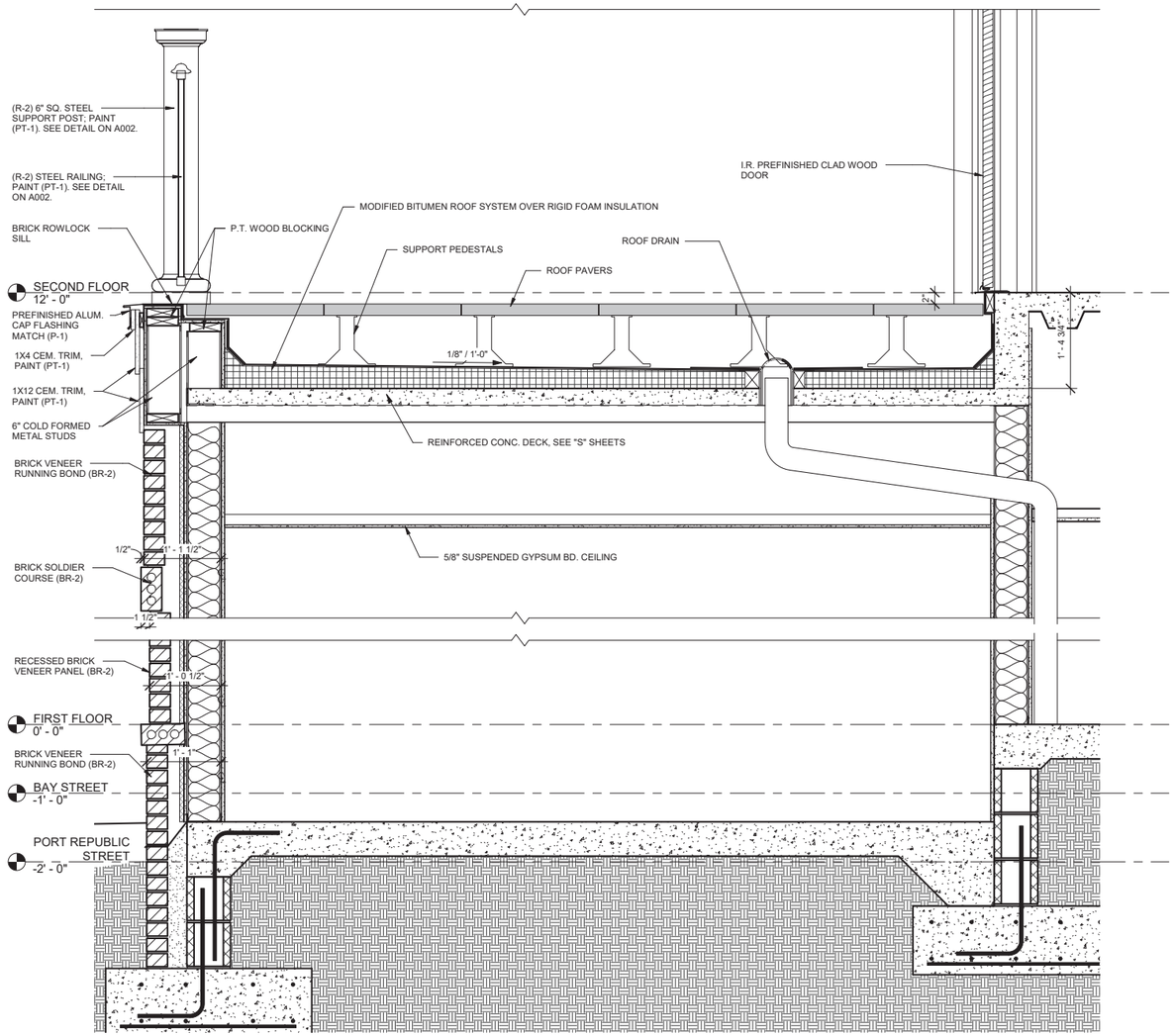

A1/A305 WALL SECTION THROUGH LOBBY
SCALE: 1" = 1'-0"

coast architects
671 St. Andrews Blvd., Charleston, SC 29407
Phone: 843.763.7064 Fax: 843.763.7061
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ALL SECTION

HRB FINAL APPROVAL - 04.16.2022 MEETING

A305

DOOR SCHEDULE

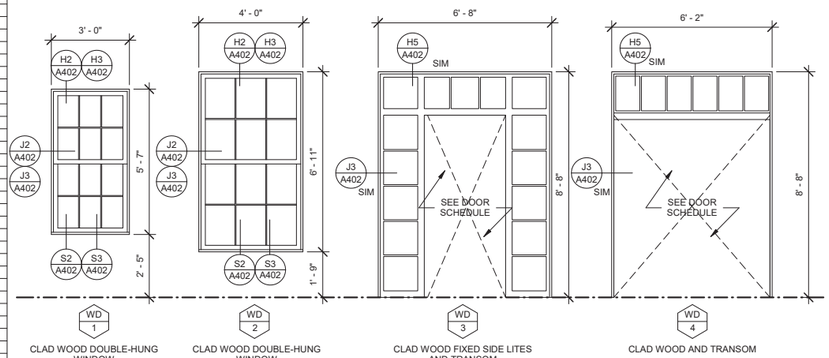
DOOR NO.	ROOM NAME	DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	FRAME TYPE	Fire Rating	COMMENTS
001A	STAIR A	D	3' - 0"	7' - 0"	0' - 1 3/4"	WD-5		
001B	STAIR B	C	3' - 0"	7' - 11"	0' - 1 3/4"			
102	RR	F	3' - 0"	7' - 0"	0' - 1 3/4"			
103	RR	F	3' - 0"	7' - 0"	0' - 1 3/4"			
001	APT. BLDG. VEST.	E	6' - 0"	7' - 0"	0' - 1 3/4"	WD-4		
1A1	RESIDENCE	F	3' - 0"	7' - 0"	0' - 1 3/4"			
1A2		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1A3		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1A4		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1A5		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1A6		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1A7		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1A8		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1A9		G	5' - 0"	7' - 0"	0' - 1 3/4"			
1A10		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1A11		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1A12		C.1	3' - 0"	7' - 0"	0' - 1 3/4"	WD-3		
1B1	RESIDENCE	F	3' - 0"	7' - 0"	0' - 1 3/4"			
1B2		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1B3		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1B4		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1B5		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1B6		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1B7		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1B8		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1B9		G	5' - 0"	7' - 0"	0' - 1 3/4"			
1B10		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1B11		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1B12		C.1	3' - 0"	7' - 0"	0' - 1 3/4"	WD-3		
1C1	RESIDENCE	F	3' - 0"	7' - 0"	0' - 1 3/4"			
1C2		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1C3		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1C4		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1C5		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1C6		F	2' - 4"	7' - 0"	0' - 1 3/4"			
1C7		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1C8		C	3' - 0"	7' - 11"	0' - 1 3/4"			
1C9		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1C10		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1C11		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1C12		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1D1	RESIDENCE	F	3' - 0"	7' - 0"	0' - 1 3/4"			
1D2		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1D3		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1D4		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1D5		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1D6		F	2' - 4"	7' - 0"	0' - 1 3/4"			
1D7		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1D8		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1D9		G	5' - 0"	7' - 0"	0' - 1 3/4"			
1D10		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1D11		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1D12		C	3' - 0"	7' - 11"	0' - 1 3/4"			
1D13		C	3' - 0"	7' - 11"	0' - 1 3/4"			
1E1	RESIDENCE	F	3' - 0"	7' - 0"	0' - 1 3/4"			
1E2		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1E3		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1E4		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1E5		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1E6		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1E7		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1E8		C	3' - 0"	7' - 11"	0' - 1 3/4"			
1E9		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1E10		G	5' - 0"	7' - 0"	0' - 1 3/4"			
1E11		F	2' - 8"	7' - 0"	0' - 1 3/4"			
1E12		F	2' - 8"	7' - 0"	0' - 1 3/4"			
002A	RECYCLE & REFUSE	F	2' - 0"	2' - 6"	0' - 1 3/4"			
101A	TENANT	A	3' - 0"	7' - 0"	0' - 1 3/4"	ALUM-3		
101B	TENANT	A	3' - 0"	7' - 0"	0' - 1 3/4"	ALUM-3		
104A	STAIR A	F	3' - 0"	7' - 0"	0' - 1 3/4"			
104B	HALLWAY	F	3' - 0"	7' - 0"	0' - 1 3/4"			
105	LOBBY	E	6' - 0"	7' - 0"	0' - 1 3/4"			
107	ELEC	F	3' - 0"	7' - 0"	0' - 1 3/4"			
108	HALLWAY	F	3' - 0"	7' - 0"	0' - 1 3/4"			
306	HALLWAY	F	3' - 0"	7' - 0"	0' - 1 3/4"			
2A1	RESIDENCE	F	3' - 0"	7' - 0"	0' - 1 3/4"			
2A3		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2A4		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2A5		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2A6		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2A7		F	2' - 4"	7' - 0"	0' - 1 3/4"			
2A8		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2A9		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2A11		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2A12		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2A13		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2A14		C	3' - 0"	7' - 11"	0' - 1 3/4"			
002B	RECYCLE & REFUSE	F	2' - 0"	2' - 6"	0' - 1 3/4"			
2B1	RESIDENCE	F	3' - 0"	7' - 0"	0' - 1 3/4"			
2B2		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2B3		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2B4		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2B5		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2B6		F	2' - 4"	7' - 0"	0' - 1 3/4"			
2B7		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2B8		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2B9		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2B10		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2B11		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2B12		C	3' - 0"	7' - 11"	0' - 1 3/4"			
2C1	RESIDENCE	F	3' - 0"	7' - 0"	0' - 1 3/4"			
2C2		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2C3		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2C4		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2C5		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2C6		F	2' - 4"	7' - 0"	0' - 1 3/4"			
2C7		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2C8		C	3' - 0"	8' - 0"	0' - 1 3/4"			
2C9		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2C10		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2C11		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2C12		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2C13		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2D1	RESIDENCE	F	3' - 0"	7' - 0"	0' - 1 3/4"			
2D2		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2D3		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2D4		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2D5		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2D6		F	2' - 4"	7' - 0"	0' - 1 3/4"			
2D7		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2D8		F	2' - 8"	7' - 0"	0' - 1 3/4"			

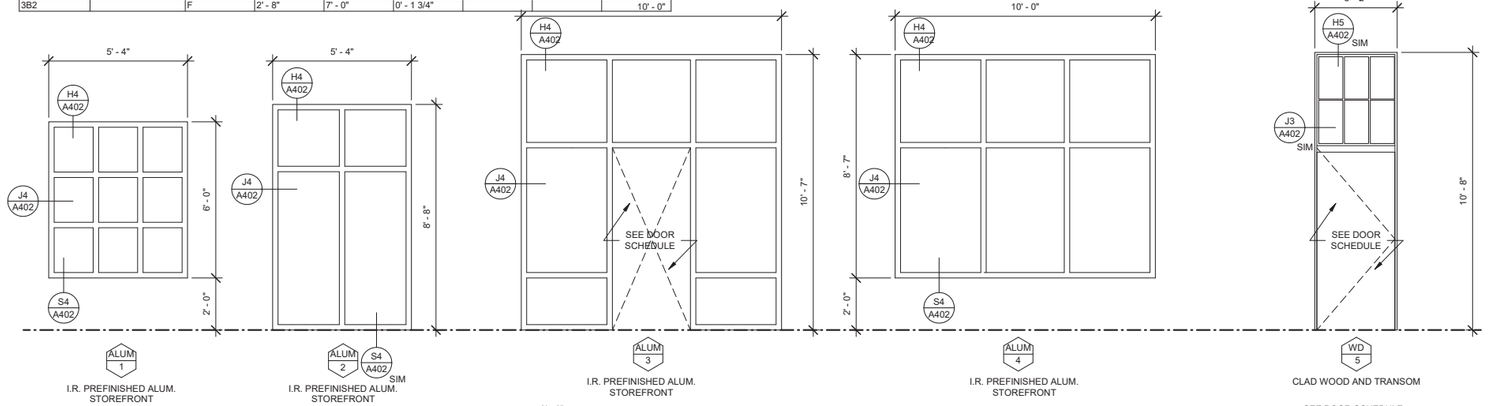
DOOR SCHEDULE

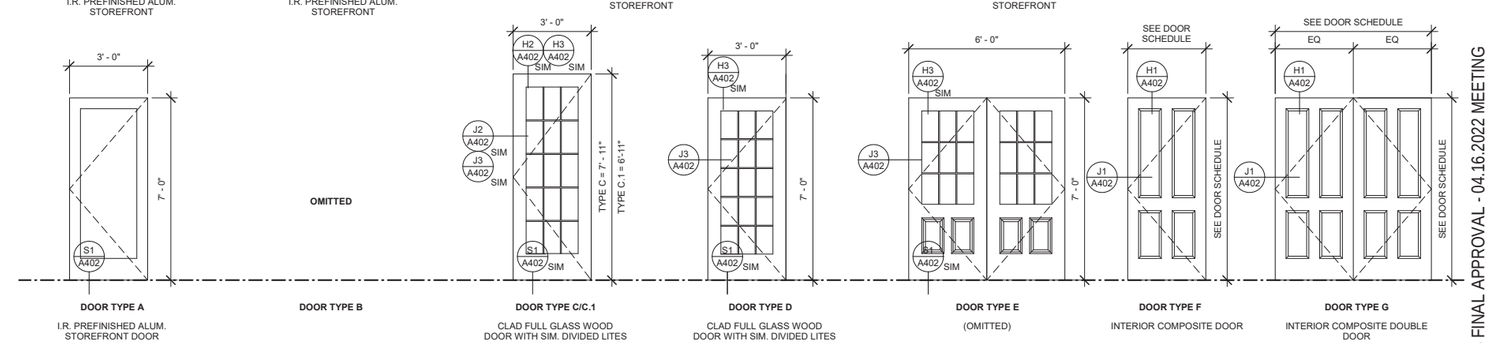
DOOR NO.	ROOM NAME	DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	FRAME TYPE	Fire Rating	COMMENTS
2D9		G	5' - 0"	7' - 0"	0' - 1 3/4"			
2D10		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2D11		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2D12		C	3' - 0"	8' - 0"	0' - 1 3/4"			
2D13		C	3' - 0"	8' - 0"	0' - 1 3/4"			
2E1	RESIDENCE	F	3' - 0"	7' - 0"	0' - 1 3/4"			
2E2		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2E3		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2E4		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2E5		G	5' - 0"	7' - 0"	0' - 1 3/4"			
2E6		C	3' - 0"	8' - 0"	0' - 1 3/4"			
2E7		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2E8		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2E9		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2E10		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2E11		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2E12		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2F1	RESIDENCE	F	3' - 0"	7' - 0"	0' - 1 3/4"			
2F2		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2F3		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2F4		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2F5		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2F6		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2F7		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2F8		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2F9		G	5' - 0"	7' - 0"	0' - 1 3/4"			
2F10		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2F11		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2F12		C	3' - 0"	8' - 0"	0' - 1 3/4"			
2G1	RESIDENCE	F	3' - 0"	7' - 0"	0' - 1 3/4"			
2G2		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2G3		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2G4		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2G5		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2G6		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2G7		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2G8		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2G9		G	5' - 0"	7' - 0"	0' - 1 3/4"			
2G10		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2G11		F	2' - 8"	7' - 0"	0' - 1 3/4"			
2G12		C	3' - 0"	8' - 0"	0' - 1 3/4"			
201A	HALLWAY	F	3' - 0"	7' - 0"	0' - 1 3/4"			
201B	HALLWAY	F	3' - 0"	7' - 0"	0' - 1 3/4"			
202	RECYCLE & REFUSE	F	3' - 0"	7' - 0"	0' - 1 3/4"			
203	ELEC	F	3' - 0"	7' - 0"	0' - 1 3/4"			
204	HALLWAY	F	3' - 0"	7' - 0"	0' - 1 3/4"			
305	RESIDENCE	F	2' - 8"	7' - 0"	0' - 1 3/4"			
002C		F	2' - 0"	2' - 6"	0' - 1 3/4"			
3A1		F	3' - 0"	7' - 0"	0' - 1 3/4"			
3A2		F	3' - 0"	7' - 0"	0' - 1 3/4"			
3A3		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3A4		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3A5		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3A8		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3A11		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3A12		C	3' - 0"	7' - 11"	0' - 1 3/4"			
3A15		F	3' - 0"	7' - 0"	0' - 1 3/4"			
3B1		F	3' - 0"	7' - 0"	0' - 1 3/4"			
3B2		F	2' - 8"	7' - 0"	0' - 1 3/4"			10' - 0"

DOOR SCHEDULE

DOOR NO.	ROOM NAME	DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	FRAME TYPE	Fire Rating	COMMENTS
3B4		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3B5		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3B6		F	2' - 4"	7' - 0"	0' - 1 3/4"			
3B7		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3B8		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3B12		C	3' - 0"	7' - 11"	0' - 1 3/4"			
3C8		C	3' - 0"	8' - 0"	0' - 1 3/4"			
3D12		C	3' - 0"	8' - 0"	0' - 1 3/4"			
3D13		C	3' - 0"	8' - 0"	0' - 1 3/4"			
3E2		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3E6		C	3' - 0"	8' - 0"	0' - 1 3/4"			
3E7		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3E8		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3F2		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3F3		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3F5		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3F6		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3F12		C	3' - 0"	8' - 0"	0' - 1 3/4"			
3G2		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3G3		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3G5		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3G6		F	2' - 8"	7' - 0"	0' - 1 3/4"			
3G12		C	3' - 0"	8' - 0"	0' - 1 3/4"			
303		F	3' - 0"	7' - 0"	0' - 1 3/4"			
304		F	3' - 0"	7' - 0"	0' - 1 3/4"			
308		F	3' - 0"	7' - 0"	0' - 1 3/4"			







DOOR & WINDOW ELEVATIONS

SCALE: 3/8" = 1'-0"

211 CHARLES 46 of 63

HRB FINAL APPROVAL - 04.16.2022 MEETING

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coast architects
671 St. Andrews Blvd., Charleston, SC 29407
Phone: 843.763.7064 Fax: 843.763.7061
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01.12.2022

THE CANNON BUILDING
211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

Revisions	
Rev. No.	Rev. Date

DRAWN BY: L M
CHECKED BY: FAM
DATE: 01.12.2022

COAST PROJECT NO.: 2015.00

DOOR SCHEDULE AND DOOR INDO ELEVATIONS

A401

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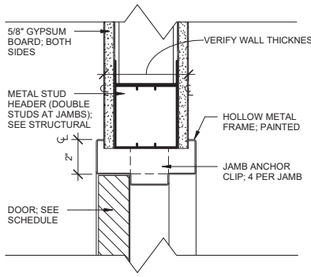
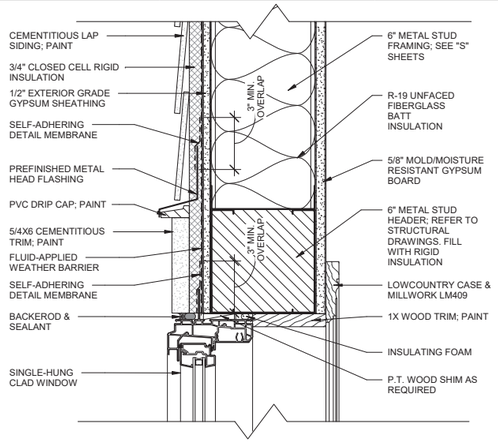


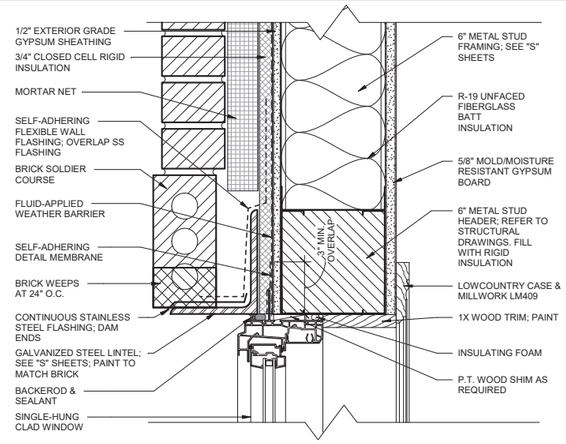
HEAD/JAMB FOR INTERIOR HM FRAME DOOR

H1/J1 A402 SCALE: 3" = 1'-0"



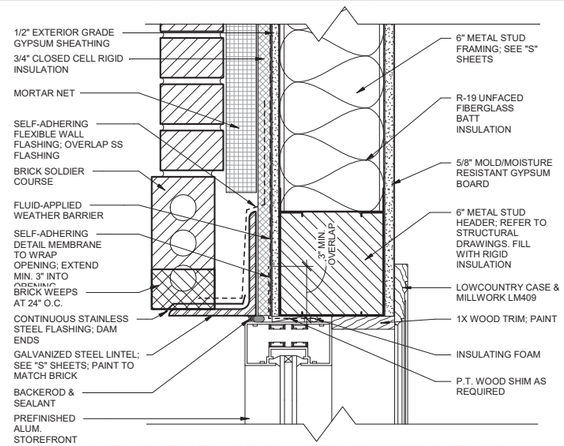
HEAD FOR DOUBLE-HUNG WINDOW AT CEMENTITIOUS SIDING

H2 A402 SCALE: 3" = 1'-0"



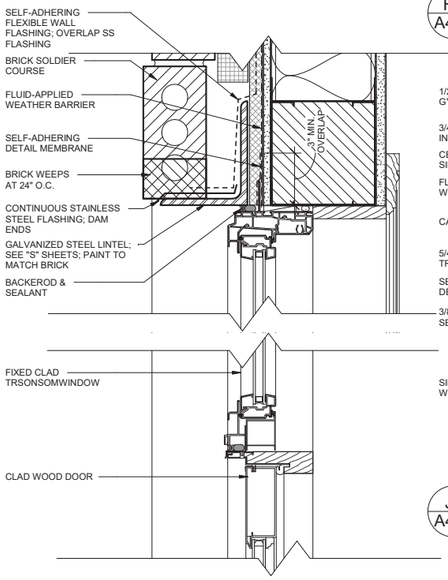
HEAD FOR DOUBLE-HUNG WINDOW AT BRICK SIDING

H3 A402 SCALE: 3" = 1'-0"



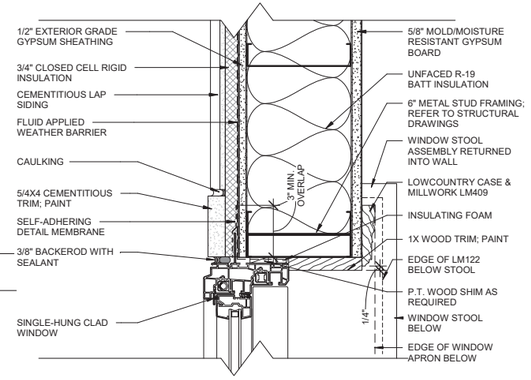
HEAD FOR ALUM. STOREFRONT AT BRICK SIDING

H4 A402 SCALE: 3" = 1'-0"



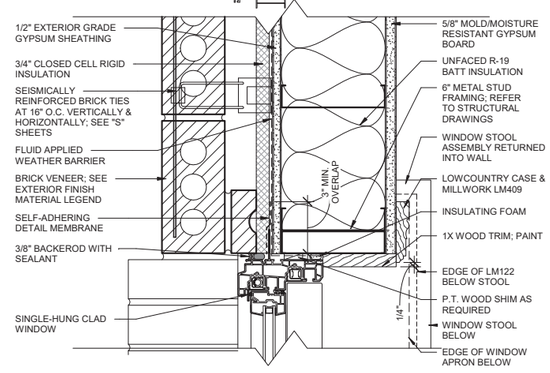
TRANSOM AT CLAD DOOR AND WINDOW FRAME

H5 A402 SCALE: 3" = 1'-0"



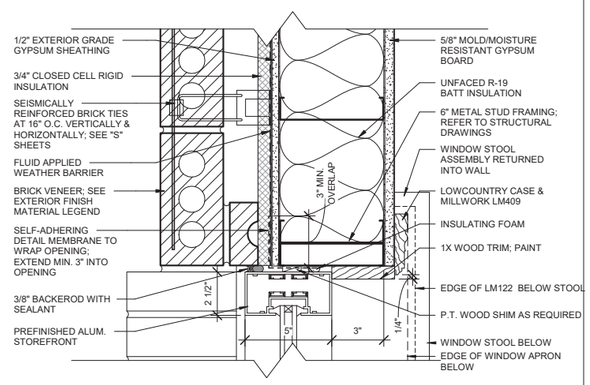
JAMB FOR DOUBLE-HUNG WINDOW AT CEMENTITIOUS SIDING

J2 A402 SCALE: 3" = 1'-0"



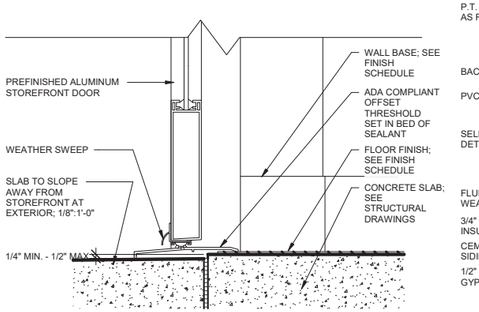
JAMB FOR DOUBLE-HUNG WINDOW AT BRICK SIDING

J3 A402 SCALE: 3" = 1'-0"



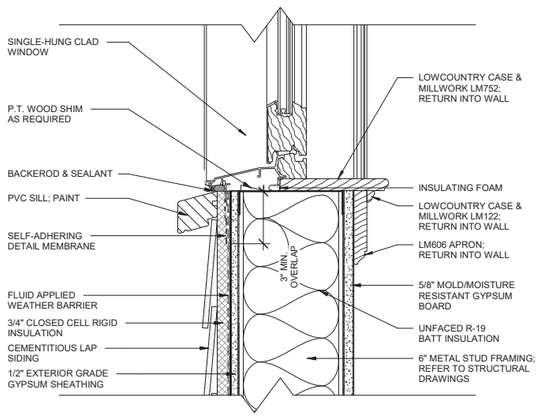
JAMB FOR ALUM. STOREFRONT AT BRICK SIDING

J4 A402 SCALE: 3" = 1'-0"



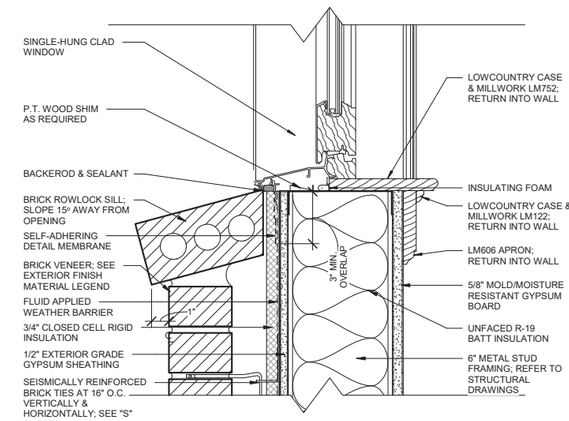
SILL FOR ALUM. STOREFRONT DOOR AT EXTERIOR WALL

S1 A402 SCALE: 3" = 1'-0"



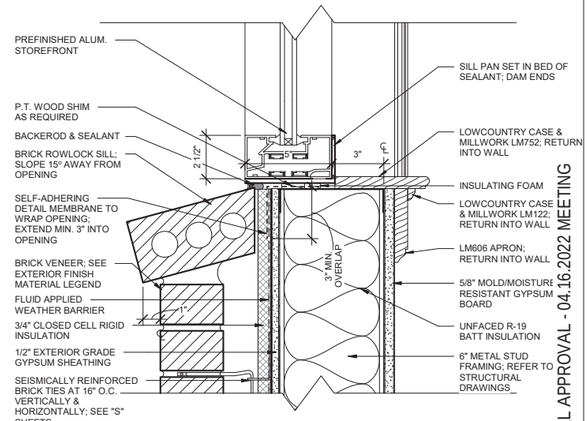
SILL FOR DOUBLE-HUNG WINDOW AT CEMENTITIOUS SIDING

S2 A402 SCALE: 3" = 1'-0"



SILL FOR DOUBLE-HUNG WINDOW AT BRICK SIDING

S3 A402 SCALE: 3" = 1'-0"



SILL FOR ALUM. STOREFRONT AT BRICK SIDING

S4 A402 SCALE: 3" = 1'-0"

coast architects
671 St. Andrews Blvd., Charleston, SC 29407
Phone: 843.763.7064 Fax: 843.763.7061
www.coastarchitects.net

03.16.2022

THE CANNON BUILDING
211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

HRB FINAL APPROVAL - 04.16.2022 MEETING

Revisions	
Rev. No.	Rev. Date

DRAWN BY: L M
CHECKED BY: FAM
DATE: 03.16.2022
COAST PROJECT NO.: 2015.00

DOOR INDO DETAILS

A402

211 CHARLES 47 of 63

211 CHARLES STREET
CITY REVIEW CHRONOLOGY

06.08.2020 INITIAL CONCEPTUAL DESIGN SUBMITTED TO HRB
Initial Concept Drawings prepared by Niles Bolton Associates

06.15.2020 INITIAL DESIGN CONCEPT
Design presented to HBF staff by 303 Associates. Note: At that meeting, HBF representatives encouraged the use of pitched roofs and porches to be more reflective of Beaufort.

06.18.2020 DESIGN CONCEPT WITHDRAWN FROM HRB
Due to lack of support from HBF, the initial HRB submittal was withdrawn by 303 Associates.

10.26.2020 COAST ARCHITECTS HIRED

01.08.2021 NEW CONCEPT SUBMITTED FOR CONCEPTUAL HRB APPROVAL

02.10.2021 OWNER MET WITH NEIGHBORS
303 Associates met with the residents of 915 Port Republic to hear their concerns.

02.10.2021 HRB CONCEPTUAL REVIEW
HRB grants conceptual approval, but defers demolition.

03.20.2021 HRB GRANTS DEMOLITION

03.26.2021 STUDY DESIGN OPTIONS
Met with neighboring property owner and preservationist to review building design and various options to make building more appropriate for Beaufort.

03.30.2021 2ND MEETING BETWEEN OWNER AND NEIGHBORS
303 Associates met with residents of 915 Port Republic to review design progress and receive input.

06.22.2021 REVIEW DESIGN REVISIONS
Met with local preservationist to review upcoming HRB submittal for preliminary review.

06.15.2021 SUBMIT FOR PRELIMINARY HRB APPROVAL

06.15.2021 SUBMITTAL DEFERRED BY CITY
City staff notified the owner that there were already 5 items on the agenda for the July meeting so the project would be deferred.

06.28.2021 SPECIAL EXCEPTION REQUEST
Application for special exception to allow building longer than 100’ submitted to BZOA.

06.29.2021 MET WITH CITY ARCHITECT
Reviewed project and discussed options to improve design and confirm compliance with The Beaufort Code.

SUPPLEMENTAL INFORMATION

07.14.2021 SUBMIT FOR FINAL HRB APPROVAL
Updated preliminary submittal to include all required documentation for final submittal.

07.19.2021 3RD MEETING BETWEEN OWNER AND NEIGHBORS
303 Associates met with residents of 915 Port Republic to update them on the design.

07.20.2021 TRC PRE-APPLICATION MEETING
Met with various city departments to review scope of project.

07.21.2021 DELAY IN ZBOA MEETING
The owner was informed by the City that the special exception request would not be heard at the July meeting, as it was submitted, due to a notification error on their part. The hearing for the special exception request was moved to August.

07.26.2021 DELAYED HRB REVIEW
The owner requested the 07.14.2021 HRB submittal be moved from the August meeting to September to allow ZBOA meeting to occur prior to next HRB review.

08.09.2021 ZBOA MEETING
ZBOA approves special exception for building in excess of 100 feet in length.

08.25.2021 DELAYED HRB REVIEW
Owner and Architect elected to move final HRB submittal to November meeting to allow addition time to incorporate staff review comments.

10.07.2021 2ND MEETING WITH CITY ARCHITECT
Reviewed latest revisions with City Architect and discussed implementation and interpretation of specific code requirements.

10.13.2021 SUBMIT FOR FINAL HRB APPROVAL
Submitted updated drawings for final approval.

11.05.2021 DELAYED HRB REVIEW
After staff review, we requested the final review be delayed until December to allow us to study opacity/window requirements further.

11.11.2021 3RD MEETING WITH CITY ARCHITECT
Reviewed transparency diagrams to ensure the designt met code requirements before submitting for final HRB.

11.17.2021 REVISED FINAL HRB SUBMITTAL
Incorporated city staff comments and submitted updated drawings for final HRB review.

12.08.2021 HRB MEETING
HRB gave preliminary (instead of final) approval with conditions.

01.12.2022 2ND HRB FINAL SUBMITTAL
Submittal incorporated board and staff conditions from 12.08.2021 meeting.

01.18.2022 LOWERED TENANT FLOOR ELEVATION
1st floor tenant space was lowered and floodproofed per city architect request.

02.09.2022 HRB MEETING
HRB defers final approval with additional motions and conditions.

03.16.2022 3rd HRB FINAL SUBMITTAL
Design revised to respond to HRB motions, and “no porch” option provided per HRB request.

04.13.2022 HRB MEETING

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ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ANOD.	ANODIZED
ARCH.	ARCHITECTURAL/ARCHITECT
@	AT
BRG.	BEARING
BTM.	BOTTOM
BLDG.	BUILDING
(C)	CAULK
CAB.	CABINET
C.F.C.I.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
C.F.O.I	CONTRACTOR FURNISHED, OWNER INSTALLED
CLG.	CEILING
CPT.	CARPET
CTR.	CENTER
CLOS.	CLOSET
COL.	COLUMN
CONC.	CONCRETE
C.J.	CONTROL JOINT
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
EA.	EACH
ELEC.	ELECTRIC/ELECTRICAL
E.W.C.	ELETRIC WATER COOLER
ELEV.	ELEVATION-GRADE OR BLG.
E.J.	EXPANSION JOINT
EPS	EXTRUDED POLYSTYRENE
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.F.	EXHAUST FAN
EXIST.; (E)	EXISTING
EXT.	EXTERIOR
FT.	FEET
FIN.	FINISH
F.E.	FIRE EXTINGUISHER (WALL BRACKET)
F.E.C.	FIRE EXTINGUISHER CABINET (SEMI-RECESSED WALL CAB.)
FLR.	FLOOR
FRT	FIRE RETARDANT TREATED
F.D.	FLOOR DRAIN
GALV.	GALVANIZED
GA.	GAUGE
GYP.BD.	GYPSUM BOARD
HC	HANDICAP ACCESSABLE
HDWR.	HARDWARE
HT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
K.S.	KNEE SPACE
LAM.	LAMINATE
LAV.	LAVATORY
MFR.	MANUFACTURER
M.O.	MASONARY OPENING
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O. F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
OPNG.	OPENING
O.H.	OPPOSITE HAND
O.R.D.	OVERFLOW ROOF DRAIN
(P)	PAINT
PLYWD	PLYWOOD
PR	PAIR
PREF.	PREFINISHED
PREFAB.	PREFABRICATED
P.T.	PRESSURE TREATED
RAD., R.	RADIUS
RE:	REFERENCE
REINF.	REINFORCE/REINFORCING
REQ'D.	REQUIRED
R.D. (L)	ROOF DRAIN (LEADER)
R.O.	ROUGH OPENING
SHT.	SHEET
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
TEL.	TELEPHONE
TR.	TREATED
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
(V)	VERIFY
V.A.T.	VINYL ASBESTOS TILE
V.C.T.	VINYL COMPOSITE TILE
VERT.	VERTICAL
V.T.R.	VENT THROUGH ROOF
W.C.	WATER CLOSET
WD.	WOOD



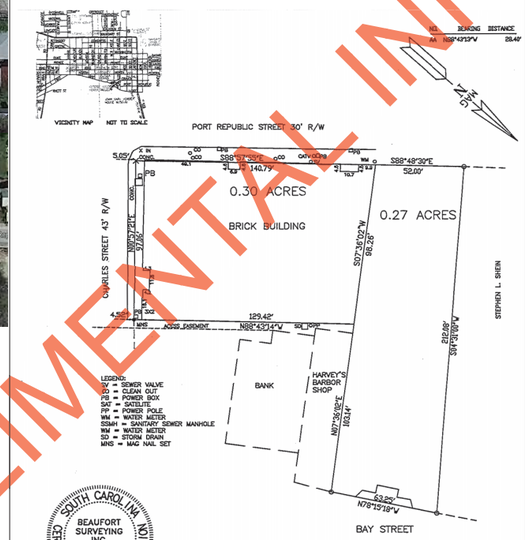
PARKING INFORMATION



REMOTE PARKING DIAGRAM
Showing 34 designated spaces within 400' of site along path of public ROW/walk on Charles Street

	REQUIRED SPACES	PROVIDED SPACES
Retail	0	0
Apartments	33.25	34

PLAT



COMPOSITE PLAT
PREPARED FOR
303 ASSOCIATES
CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA

THE SAME BEING A PORTION OF BLOCK 71, CITY OF BEAUFORT AS SHOWN ON A PLAT BY R. D. TROGDON IV, DATED 12/31/1985 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY IN PLAT BOOK 33, PG 152.

THE SAME BEING A PORTION OF BLOCK 71, CITY OF BEAUFORT AS SHOWN ON A PLAT BY R. D. TROGDON IV, DATED 12/27/1994 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY IN DEED BOOK 753, PG 2070.

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

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

R120 –004–000–0911–0000
R120 –004–000–0909–0000

0 20' 40' 80' 160'

SCALE 1" = 40'

JANUARY 26, 2016
P15895CP/LMP

DAVID S. YOUMANS RLS 9765
BEAUFORT SURVEYING, INC.
2201 BOUNDARY ST., SUITE 103
BEAUFORT, S.C. 29902
PHONE (843) 524–3261

SUPPLIMENTAL INFORMATION

THE CANNON BUILDING

211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

NO-PORCH OPTION SUBMITTED FOR COMPARATIVE PURPOSES PER HRB REQUEST

OWNER

303 ASSOCIATES
2015 BOUNDARY STREET
SUITE 300
BEAUFORT, SC 29902
843.521.9000

ARCHITECT

COAST ARCHITECTS, INC.
671 SAINT ANDREWS BLVD.
CHARLESTON, SC 29407
843.763.7064

INDEX OF DRAWINGS

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A101 FIRST FLOOR PLAN (CURRENT PROPOSED)
A200 STREET ELEVATIONS
A201 NORTH EXTERIOR ELEVATION
A202 WEST ESTERIOR ELEVATION
A203 SOUTH EXTERIOR ELEVATION
A221 EXTERIOR PERSPECTIVE
A222 EXTERIOR PERSPECTIVE
A223 EXTERIOR PERSPECTIVE
A224 EXTERIOR PERSPECTIVE

coast architects
671 St. Andrews Blvd., Charleston, SC 29407
Phone: 843.763.7064 Fax: 843.763.7061
www.coastarchitects.net

03.16.2022

THE CANNON BUILDING
211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

HRB FINAL APPROVAL - 04.13.2022 MEETING

Revisions	
Rev. No.	Rev. Date

DRAWN BY: FAM
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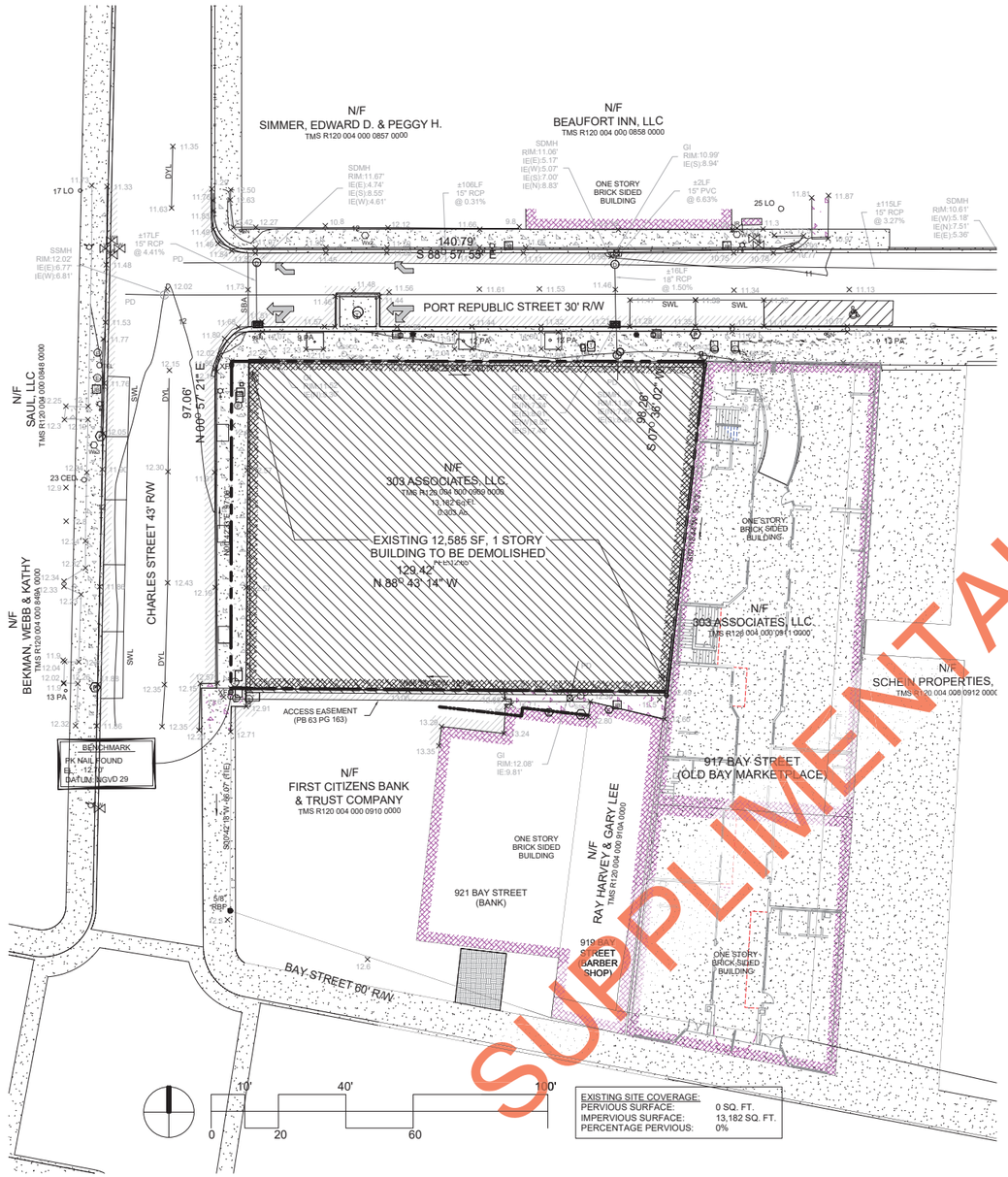
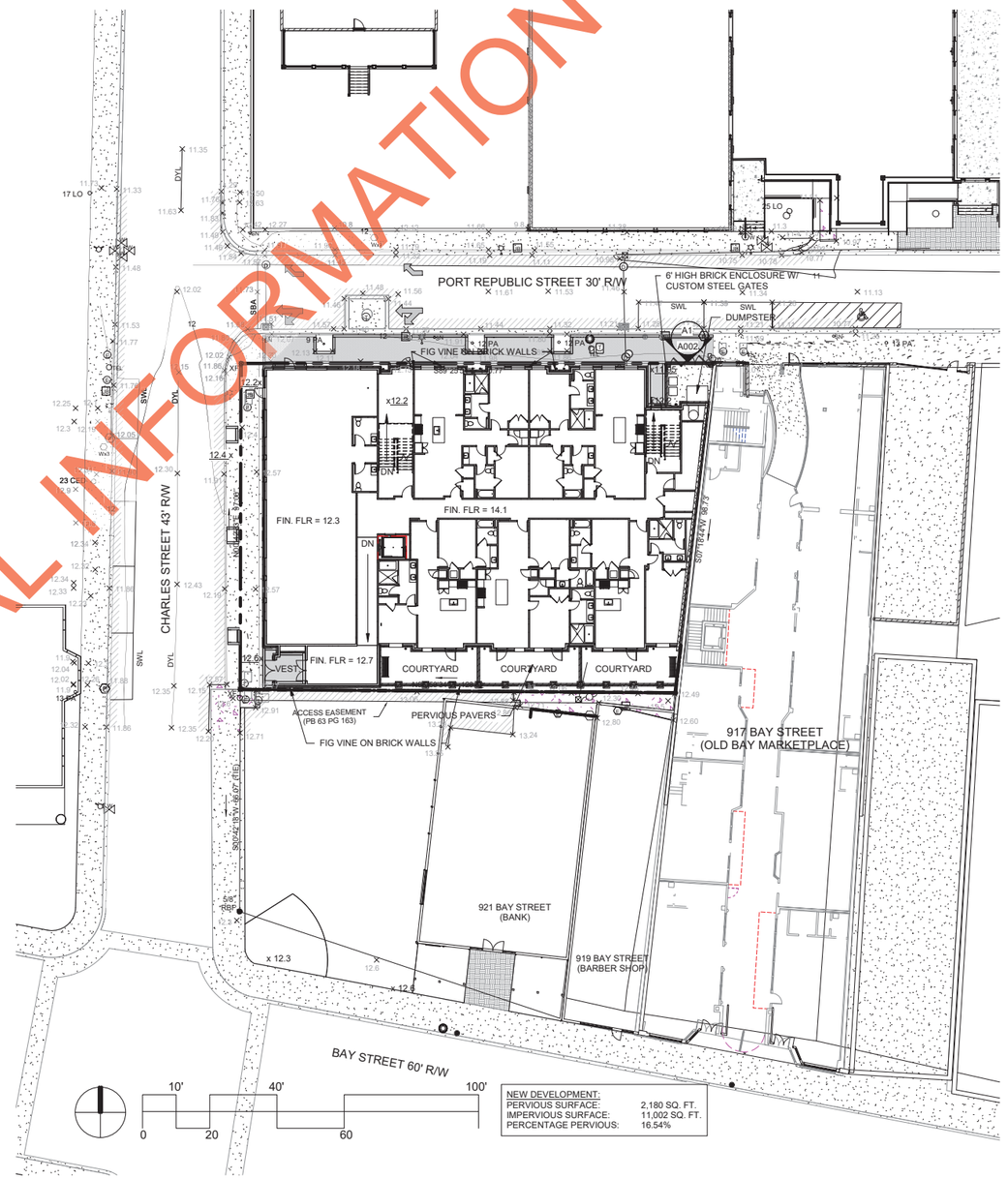
COAST PROJECT NO.: 2015.00

TITLE SHEET & DRAWING INDEX

G001



A1 C101 DEMOLITION SITE PLAN
SCALE: 1" = 20'-0"



A6 C101 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

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BEAUFORT, SOUTH CAROLINA

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SITE DEMOLITION & PROPOSED SITE PLAN

C101

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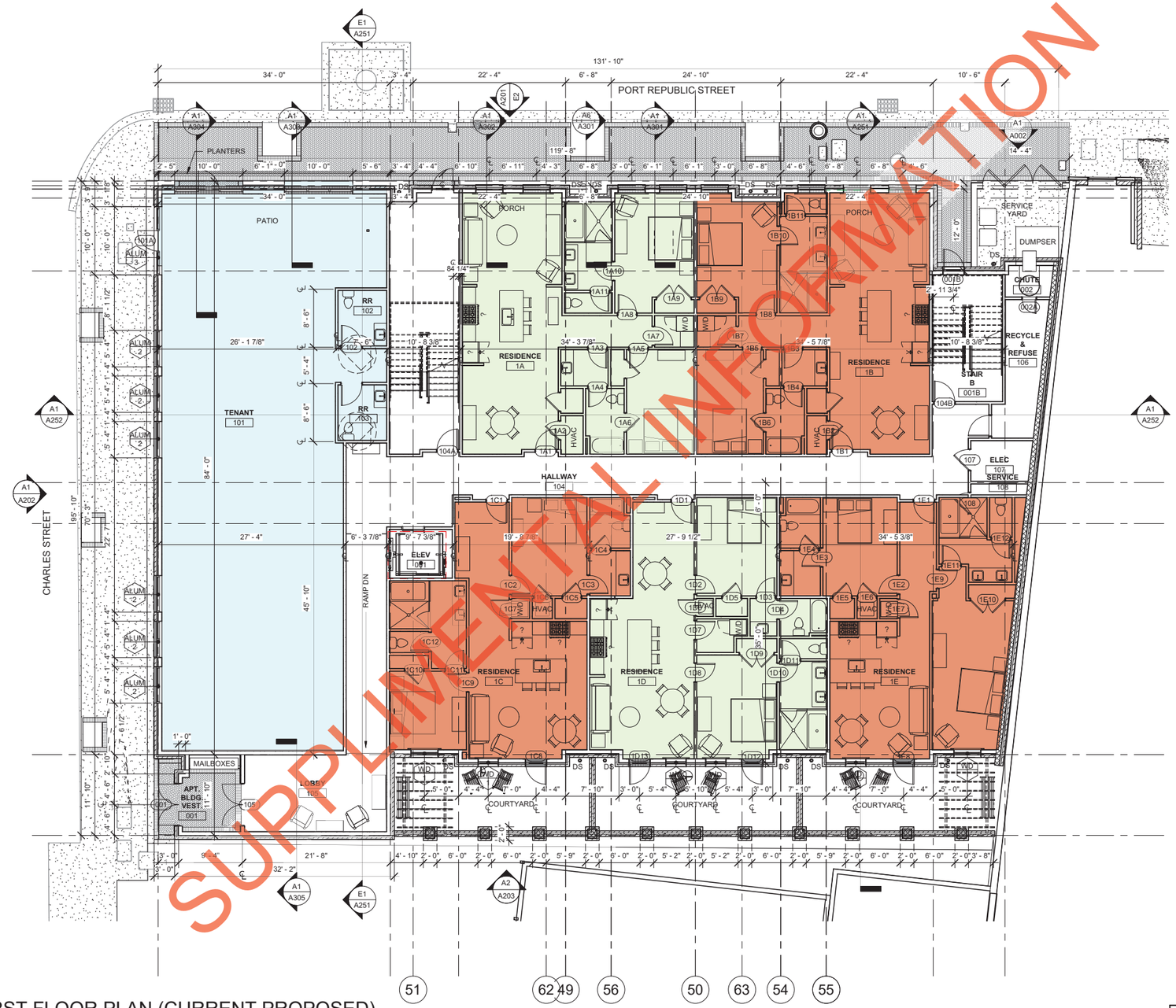

A1 / A101 FIRST FLOOR PLAN (CURRENT PROPOSED)
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

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671 St. Andrews Blvd., Charleston, SC 29407
Phone: 843.763.7064 Fax: 843.763.7061
www.coastarchitects.net

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THE CANNON BUILDING
211 CHARLES STREET
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FIRST FLOOR PLAN (CURRENT PROPOSED

A101



F1
A200

STREET ELEVATION-PORT REPUBLIC

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



D1
A200

STREET ELEVATION-CHARLES

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



A1
A200

STREET ELEVATION-BAY STREET

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

NO-PORCH OPTION SUBMITTED FOR COMPARATIVE PURPOSES PER HRB REQUEST

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Phone: 843.763.7064 Fax: 843.763.7061
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DATE: 03.16.2022

COAST PROJECT NO.: 2015.00

STREET ELEVATIONS

A200

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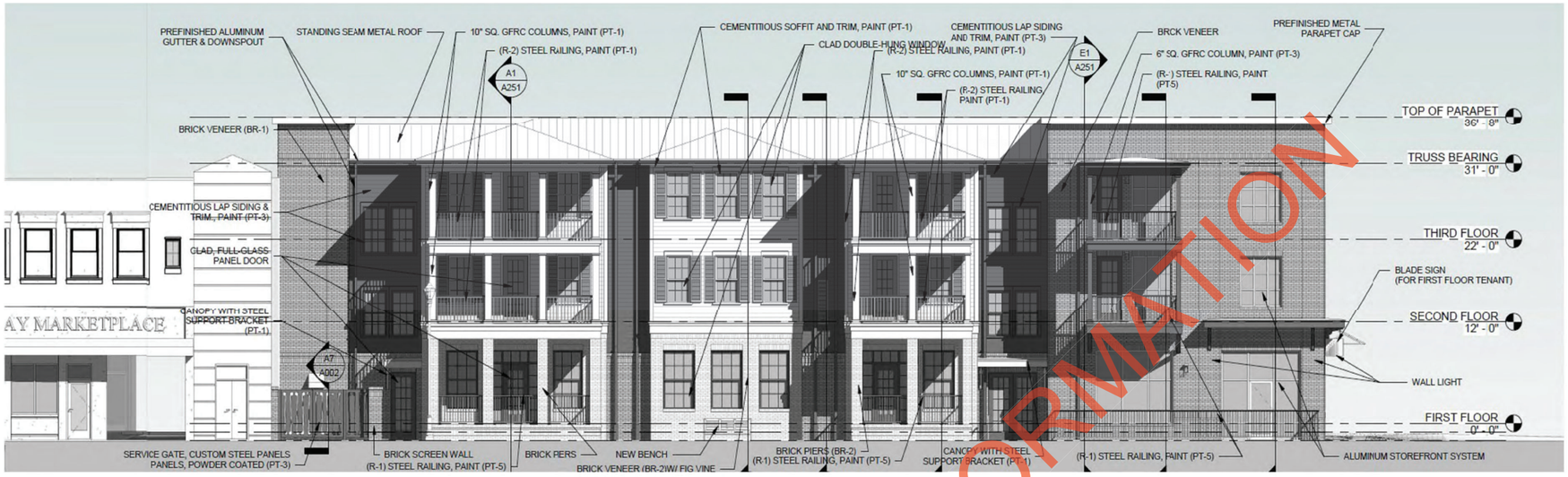
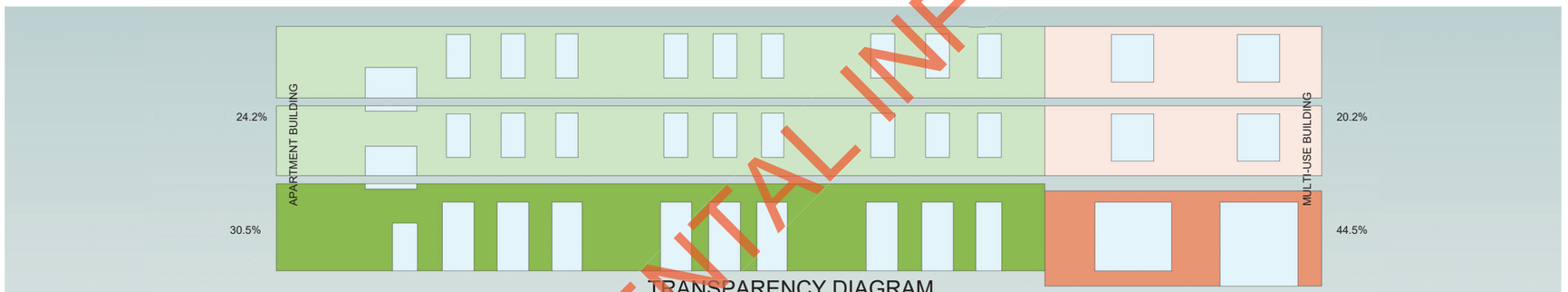
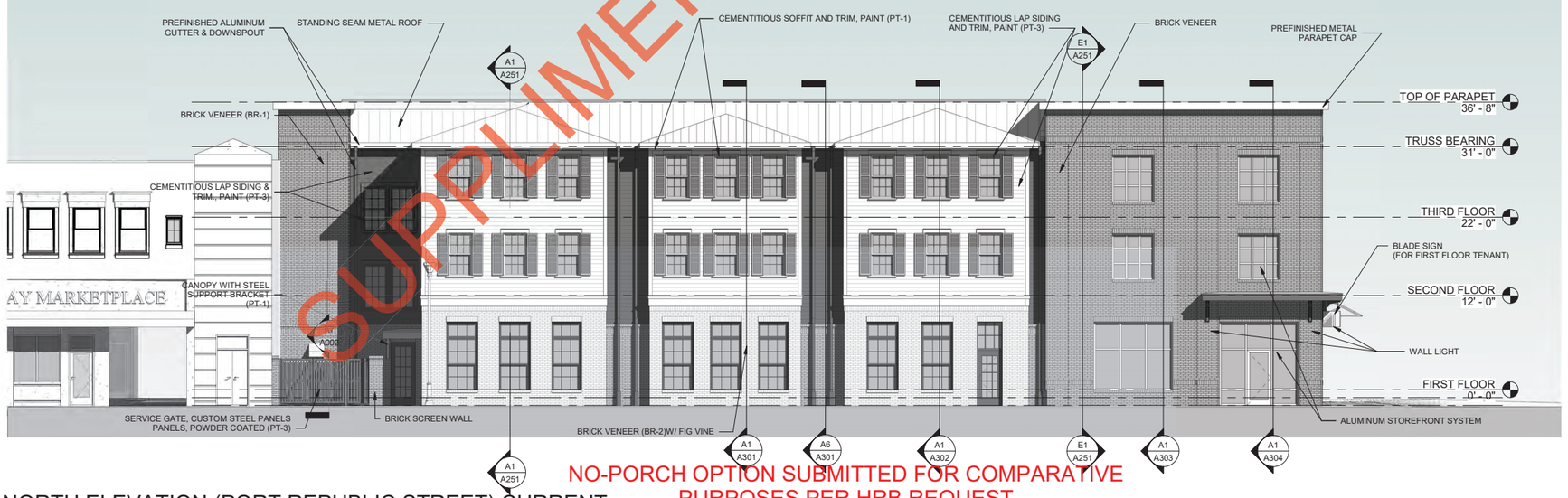


PREVIOUS HRB SUBMITTAL



TRANSPARENCY DIAGRAM



SUPPLIMENTAL INFORMATION

NO-PORCH OPTION SUBMITTED FOR COMPARATIVE PURPOSES PER HRB REQUEST

E2 A201

NORTH ELEVATION (PORT REPUBLIC STREET) CURRENT PROPOSED

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

0' 4' 8' 16' 32'

coast architects
671 St. Andrews Blvd., Charleston, SC 29407
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03.16.2022

HRB FINAL APPROVAL - 04.13.2022 MEETING

THE CANNON BUILDING
211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

Revisions	
Rev. No.	Rev. Date

DRAWN BY: LWM
CHECKED BY: FAM
DATE: 03.16.2022
COAST PROJECT NO.: 2015.00

NORTH EXTERIOR ELEVATION

A201

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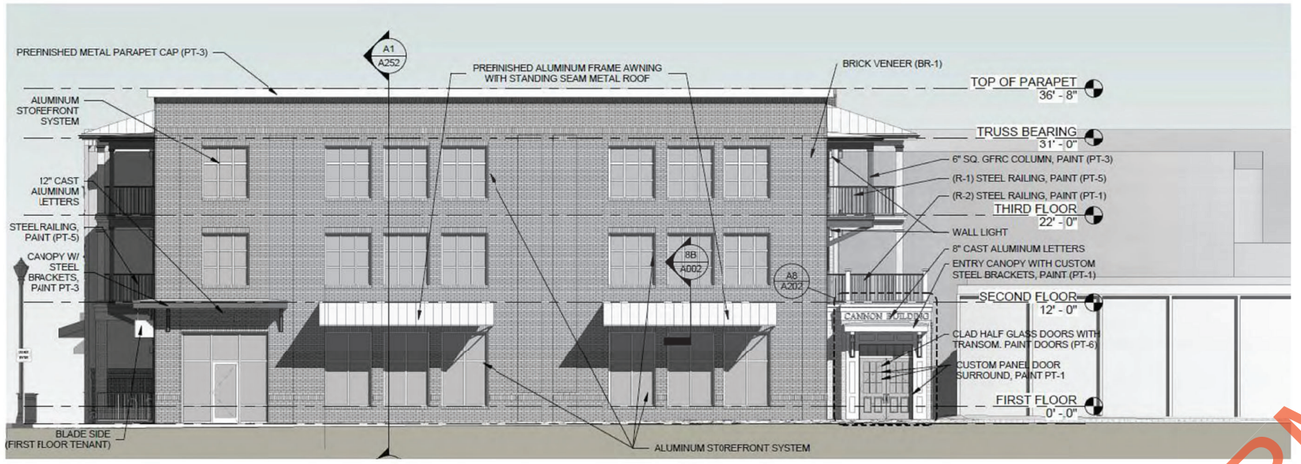
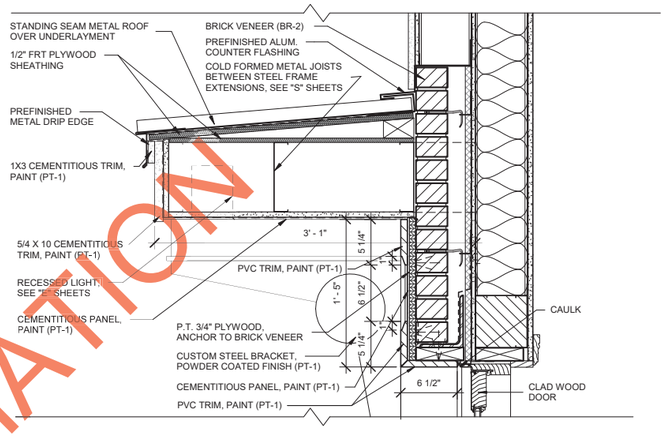
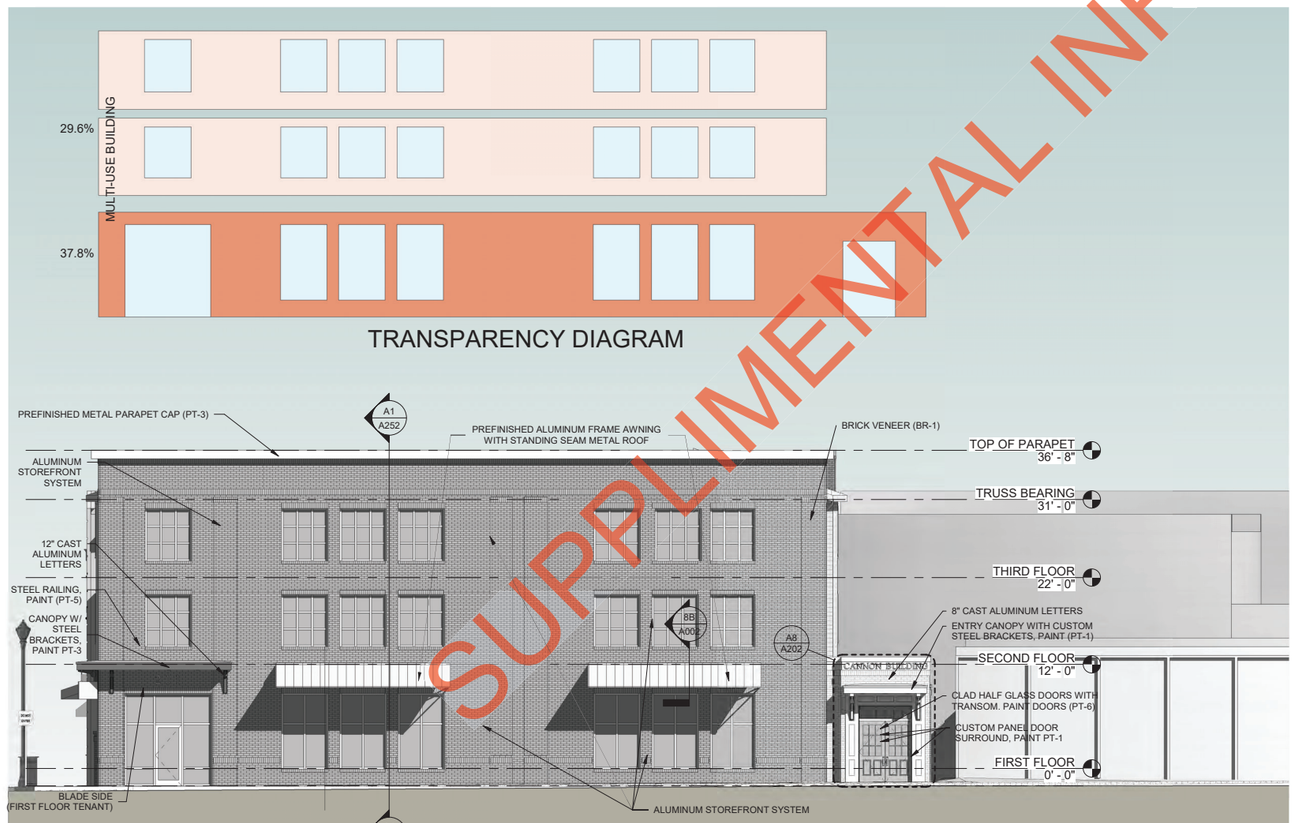


PREVIOUS HRB SUBMITTAL



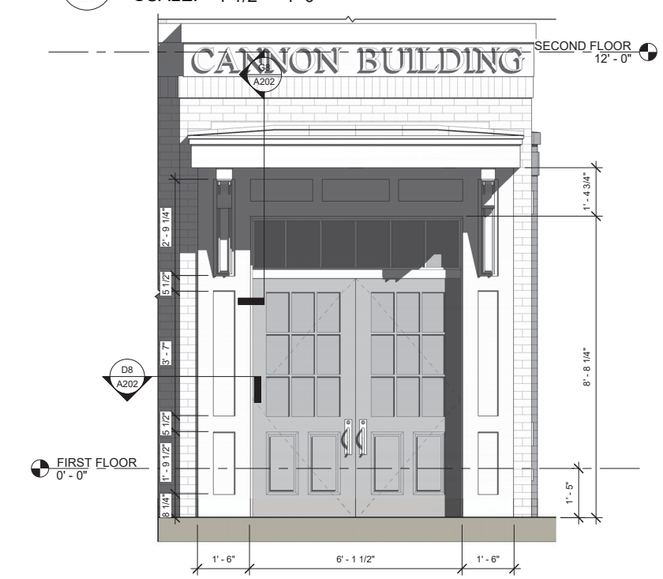
G8 A202 CHARLES STREET ENTRY HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



TRANSPARENCY DIAGRAM

NO-PORCH OPTION SUBMITTED FOR COMPARATIVE PURPOSES PER HRB REQUEST

A1 A202 WEST ELEVATION (CURRENT PROPOSED)
SCALE: 1/8" = 1'-0"



D8 A202 CHARLES STREET ENTRY JAMB DETAIL
SCALE: 1 1/2" = 1'-0"

A8 A202 ENTRY DOOR ENLARGED ELEVATION
SCALE: 1/2" = 1'-0"

SUPPLIMENTAL INFORMATION

coast architects
671 St. Andrews Blvd., Charleston, SC 29407
Phone: 843.763.7064 Fax: 843.763.7061
www.coastarchitects.net

03.16.2022

THE CANNON BUILDING
211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

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WEST EXTERIOR ELEVATION

A202

HRB FINAL APPROVAL - 04.13.2022 MEETING

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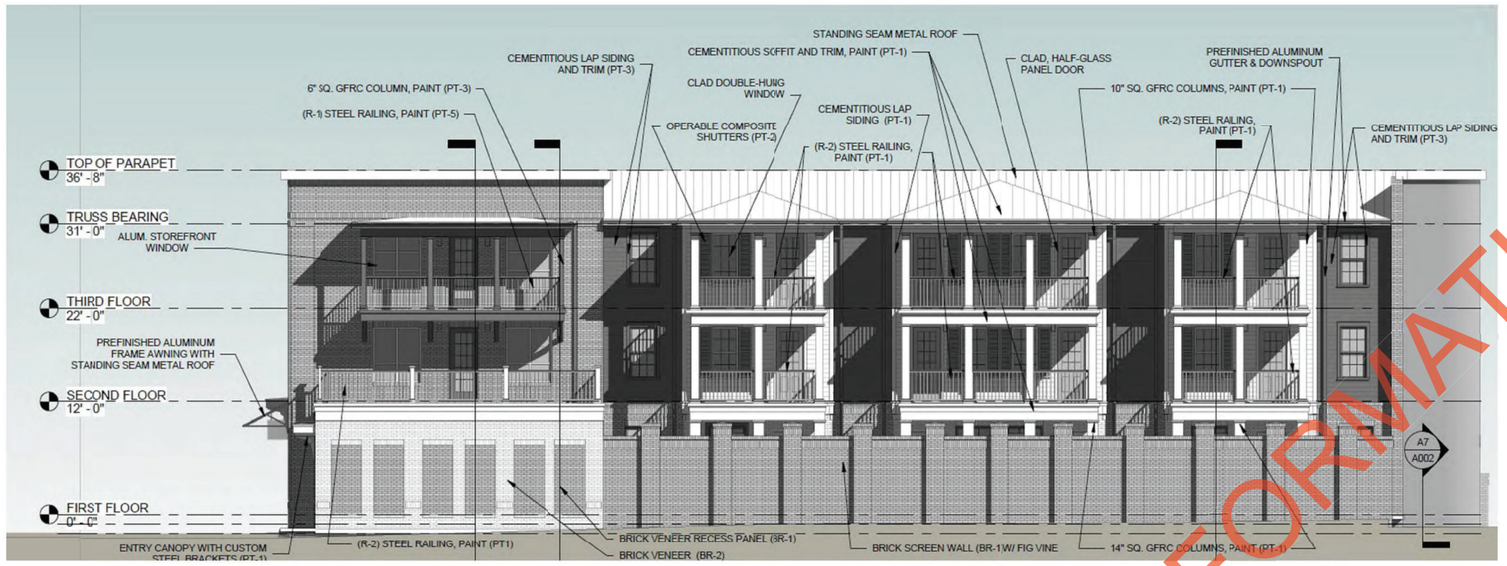

PREVIOUS HRB SUBMITTAL



NO-PORCH OPTION SUBMITTED FOR COMPARATIVE PURPOSES PER HRB REQUEST

A2 A203 SOUTH ELEVATION (CURRENT PROPOSED)
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

EXTERIOR FINISH MATERIAL SCHEDULE

MATERIAL	DISCRIPTION - BASIS OF DESIGN
PT-1 (WHITE)	"PURE WHITE" SW 7005 BY SHERWIN WILLIAMS
PT-2 (LIGHT WARM GRAY)	"AMAZING GRAY" SW 7044 BY SHERWIN WILLIAMS
PT-3 (MEDIUM WARM GRAY)	COLOR MATCH METAL ROOF
PT-4 (PALE BLUE)	"BATHE BLUE" SW-6771 BY SHERWIN WILLIAMS
PT-6 (APT BLDG. ENTRY DOORS-MEDIUM BLUE)	"EBBTIDE" SW6493 BY SHERWIN WILLIAMS
STANDING SEAM METAL ROOF	"MAXIMA" 1.5 INCH HIGH BY MCELROY; COLOR: "CHAMPAGNE METALLIC"
GUTTER	MCELROY METALS, COLOR: "REGAL WHITE"
DOWNSPOUTS	MATCH ROOF
ALUMINUM STOREFRONT AND ENTRANCES	IR-500 FRAMING WITH IR-350 ENTRANCES BY KAWNEER; COLOR: "ANTIQUE BRONZE" UC 100027
GLAZING	"SOLARGRAY" BY VITRO
ALUMINUM CLAD DOUBLE-HUNG WINDOWS (IN WHITE SIDING)	"RESERVE" WITH SIMULATED DIVIDED LIGHTS, BY PELLA; COLOR: "CLASSIC WHITE"
ALUMINUM CLAD DOUBLE-HUNG WINDOWS (IN BRICK & GRAY SIDING)	"RESERVE" WITH SIMULATED DIVIDED LIGHTS, BY PELLA; COLOR: "SAND DRIVE"
(BR-1) MEDIUM BROWN BRICK	"OAK GROVE" MODULAR, BY PALMETTO BRICK
(BR-2) LIGHT BRICK	"OLD EDISTO" MODULAR, BY MERIDIAN
MORTAR FOR BR-1	"SEASHELL" BY HOLCIM
MORTAR FOR BR-2	"ATLANTA ANTIQUE" BY HOLCIM
LAP SIDING	HARDIEPLANK SIDING, SMOOTH FINISH, 6" EXPOSURE (PAINT PT-1 OR PT-3)
BOARD AND BATTEN SIDING	HARDIEPANEL SIDING, SMOOTH FINISH, WITH BATTENS @ 16" O.C. (PAINT PT-2)
SERVICE YARD GATE	CUSTOM STEEL FABRICATION (POWDER COATED TO MATCH PT-3)
SHUTTERS	LOUVERED SHUTTER BY ATLANTIC SHUTTERS (MATCH PT-2)

SUPPLIMENTAL INFORMATION

HRB FINAL APPROVAL - 04.13.2022 MEETING

coast architects
671 St. Andrews Blvd., Charleston, SC 29407
Phone: 843.763.7064 Fax: 843.763.7061
www.coastarchitects.net

03.16.2022

THE CANNON BUILDING
211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

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SOUTH EXTERIOR ELEVATION

A203

PREVIOUS SUBMITTAL

NO-PORCH OPTION SUBMITTED FOR COMPARATIVE PURPOSES PER HRB REQUEST



SUPPLIMENTAL INFORMATION

VIEW FROM PORT REPUBLIC STREET LOOKING SOUTHWEST

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HRB FINAL APPROVAL - 04.13.2022 MEETING

THE CANNON BUILDING
211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

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DATE: 03.16.2022

COAST PROJECT NO.: 2015.00

EXTERIOR PERSPECTIVE

A221

PREVIOUS SUBMITTAL



NO-PORCH OPTION SUBMITTED FOR COMPARATIVE PURPOSES PER HRB REQUEST



VIEW FROM CORNER OF CHARLES AND PORT REPUBLIC STREETS LOOKING SOUTHEAST

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03.16.2022

HRB FINAL APPROVAL - 04.13.2022 MEETING

THE CANNON BUILDING
211 CHARLES STREET
BEAUFORT, SOUTH CAROLINA

Revisions	
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COAST PROJECT NO.: 2015.00

EXTERIOR PERSPECTIVE

A222

PREVIOUS SUBMITTAL



NO-PORCH OPTION SUBMITTED FOR COMPARATIVE PURPOSES PER HRB REQUEST



SUPPLIMENTAL INFORMATION

VIEW FROM CHARLES STREET LOOKING NORTHEAST

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211 CHARLES STREET
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COAST PROJECT NO.: 2015.00

EXTERIOR PERSPECTIVE

A223

PREVIOUS SUBMITTAL



NO-PORCH OPTION SUBMITTED FOR COMPARATIVE PURPOSES PER HRB REQUEST



SUPPLIMENTAL INFORMATION

OVERALL VIEW OF PROPOSED DEVELOPMENT FROM THE CORNER OF CHARLES AND BAY STREETS LOOKING NORTHEAST

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EXTERIOR PERSPECTIVE

A224

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 April 2022

1 Summary of Request

211 Charles Street, New Construction
Applicant: Arnie McClure/Coast Architects Inc.
The applicant is requesting Final Approval of a 3-story apartment/commercial building.

Background:

In February of 2021, a previous submission for this project was granted Conceptual Approval by the Historic Review Board with noted Staff Conditions. At the same meeting, demolition of the existing structure on this property was deferred until the next meeting.

In March of 2021, demolition of the existing structure on this property was approved by the Historic Review Board, with the condition that "the demolition permit will not be issued until after a building permit is issued for the replacement building."

In August of 2021, the Zoning Board of Appeals granted a Special Exception per Section 4.5.10.B.5 to allow a building with frontage in excess of 100 feet on a T5-DC zoned property.

In December of 2021, a previous submission for this project received Preliminary Approval with Conditions by the Historic Review Board. In February of 2022, a previous submission for this project was deferred for final approval with Conditions by the Historic Review Board.

The applicant has provided a video walkthrough of this project, which may be accessed through the following link:
https://www.dropbox.com/s/sr4t88pvg6lamaz/2015.00%20211%20CHARLES%20STREET%20FINAL%20HRB%20WALK%20AROUND%202022-03-18.mp4?dl=0

2 Facts

Property Address:	211 Charles Street
Parcel ID:	R120 004 000 0909 000
Case Number:	21-02 HRB.5
Applicant:	**Arnie McClure/Coast Architects Inc.**
Type of Request:	New Construction
Zoning:	T5-DC
Current Use:	Commercial
Proposed Use:	Residential/Commercial



District Development Standards for T5-DC:

- **Setback requirements – Primary Structure:**
  - *Front- 0' min./Prevailing setback on block max.*
  - *Rear setback – 0' min.*
  - *Side Corner/Alley – 0'min./15' max.*
  - *Side Interior – 0'min.*
- **Maximum Lot Coverage***:* 100%
- **Frontage Buildout:** 75% Min
- **Permitted Uses:** Includes Apartment House and Retail/Restaurant Use

References:

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

3 STAFF COMMENTS

Staff Acknowledgements:

A. All conditions of February 2022 deferral have been addressed in the current submission.

B. The applicant changed the porch columns from 10-inch to 8-inch square. Staff supports the 8-inch square columns.

C. The applicant has provided a "no porch" option for comparative purposes. It is within the supplemental information in the submittal package. See staff condition 1 below for further comment.

D. The applicant has provided a different brick selection for the darker brick (BR-1). Staff supports the BR-1 Palmetto "Oak Grove" modular brick with Holcim "light buff" mortar, however, Staff would still like to review physical samples.

E. The applicant changed the west porch on Port Republic Street from 2-bays to 3-bays. Staff supports this change.

Staff Conditions:

1. Staff supports the applicant's option that retains the outdoor porches and balconies. The option with the porches and balconies increases the open space along Port Republic Street and serves to provide more human scale along Port Republic.

2. On sheet A211, the applicant notes "windows have simulated dived lites". Exterior doors should also note "simulated divided lites. Staff recommends adding the note "with shadow/spacer bars" for both windows and doors.

3. On sheet A201, within the porch of residential unit 1A , Staff recommends swapping the porch door with the porch window so that the porch door is centered below the porch door above.

4. Also on Sheet A201, Staff recommends adding a door to the western porch on the third floor. Staff believes the omission of this door was likely a graphical error.

5. On Sheet A201, on the Port Republic Street Elevation, first floor windows should be centered below the second and third floor windows. Within the porches, the first-floor windows appear slightly off-center from those above. Staff recommends the applicant align these windows as noted.

6. On Sheet A201, the western most residential porch form is missing its west corner board. This appears to be a graphical error that should be addressed by the applicant.

STAFF RECOMMENDATION:

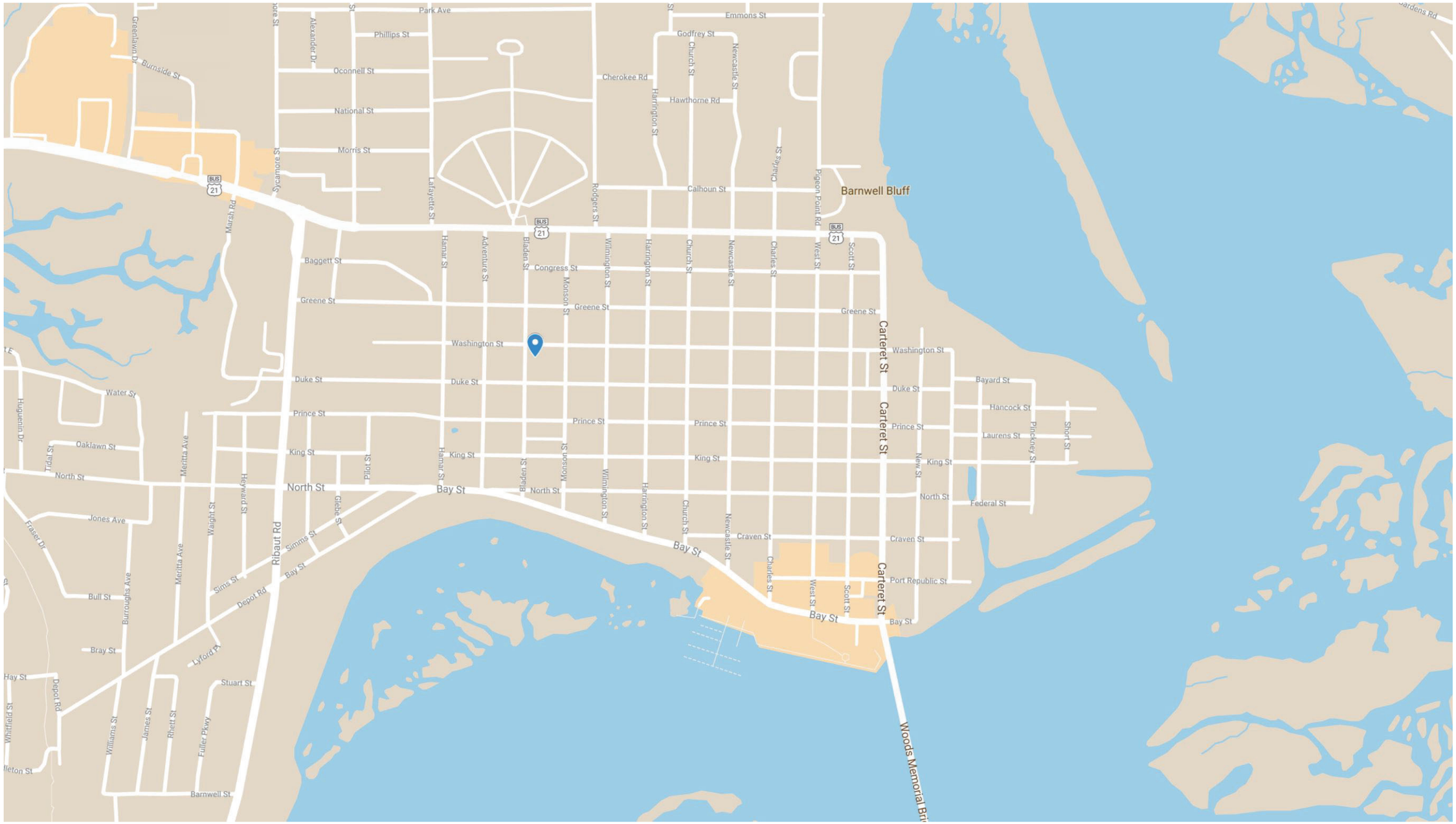
Final Approval with Staff Conditions noted.

811 Bladen Street, PIN R120 004 000 323A 0000

New Construction

CITY STAFF INTRODUCTION

811 BLADEN STREET



PROJECT LOCATION- 811 BLADEN STREET




811


613


811


811 BLADEN 9 of 84


CHISHOLM
GALLOWAY
808

PRELIMINARY APPROVAL DECISION LETTER - MARCH 2022

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

DECISION LETTER

March 09, 2022

Christopher and Carolyn Hartley
416 Rocky Ramp Drive
Chapin, SC 29036

Via: cmhcph5949@yahoo.com

RE: 22-07 HRB.1 811 Bladen Street – New Construction

Dear Mr. and Ms. Hartley

On March 09, 2022, the City of Beaufort Historic Review Board (HRB) met to review your application for new construction of a single-family residence at 811 Bladen Street. The HRB voted to grant preliminary approval with the following staff conditions but not to include staff conditions #1a and #5.

Staff Conditions:

1. The adjacent structures have strong relationships between porch bays and fenestration of the front façade. The front elevation of the proposed structure includes three irregularly spaced column bays, and only two of the bays correspond to fenestration beyond. Staff recommends that the applicant restudy the proposed fenestration and how it relates to the porch column bays so that the relationship between the proposed principal façade components appears more intentional, as described on page 14 of the Preservation Manual Supplement.

~~a. Staff recommends that the applicant widen the porch slightly so that it extends across the entire width of the house as guided by page 28 of the Beaufort Preservation Manual Supplement. In doing so, Staff recommends ensuring that the porch roof edge remains tucked behind the corner boards of the main house. This should only widen the porch slightly from what has been proposed. Staff also recommends aligning the eaves of the main house with the eaves of the front porch.~~

b. On the front elevation, Staff recommends equally spacing the porch bays and replacing the proposed 6 ft wide double door with a single door or 3 ft – 4 ft wide French door. Staff also recommends centering a single window within each column bay.

2. Staff is not in support of the proposed mixture of roofing materials and recommends that the same roofing material is used on the porch and the main house.

3. A street elevation showing the relationship of the proposed structure to adjacent existing structures was not provided in this application per the application checklist. Instead, the applicant provided heights and images of adjacent structures for comparison. Staff asks that the applicant provide this information in future submissions so that the proposed infill may be reviewed in context and floor to floor and fenestration relationships to existing adjacent structures may be understood in greater detail.

4. The example image of the proposed Simonton windows shows a window with a muntin placed between two panes of glass. Applicant to submit a cutsheet of the proposed window in future submissions. Staff recommends utilizing simulated divided lites with spacer bars on both the proposed windows and doors.

~~5. On the Right elevation, Staff recommends adding additional fenestration to eliminate wide expanses of blank walls. Staff recommends adding a window or windows in each bedroom. These windows should match the height of other windows (type A or type B) on the structure.~~

6. On the left elevation, Staff recommends that the rear windows (type C) be changed to type B windows so that the fenestration on this elevation is more consistent.

7. If railings are required by the International Residential Code on the front porch stairs, Applicant to ensure these are shown on front elevations and are submitted for review and approval.

8. Staff feels that the proposed rear deck railing posts are too heavy in relationship to the railing and the rest of the structure. The proposed posts appear to be the same dimension as the columns on the front façade. Staff recommends using a thinner and shorter post that better relates to the rest of the structure.

9. Staff recommends that the rear hip roof be converted to an end gable roof.

Future Recommendations to Guide Applicant beyond Preliminary:

- *In a final submission, please submit a section detail through the proposed mechanical screen that notes materials.*
- *Applicant to clarify materials proposed for foundation and provide a section detail through the proposed foundation screening.*
- *In a final submission, Applicant to demonstrate compliance with Section 4.6.3.A.1.b of the Beaufort Code by noting that proposed fiber cement siding will be smooth.*
- *In a final submission, if a metal roof is proposed, Applicant to submit cut sheets of the proposed metal roof as well as termination details (ridge, hip, drip edge, and rake edge flashing). Applicant to reference page 33 of the Northwest Quadrant Design Guidelines and Chapter 9 of the Beaufort Preservation Manual Supplement when making selections for the proposed roof.*
- *Applicant to clarify species of trees existing to remain on property. Section 5.3.1 and 5.3.1.B note that 1 overstory tree (or two understory trees) should exist on the site if possible. These trees may be existing or new. If existing trees are Specimen or Landmark Trees per Section 5.3.2.A and require removal, Applicant to note that a permit will be required for such removal and perhaps a certified arborist report as well.*

- *In future submissions, Applicant to demonstrate that two (2) 9'x18' parking spaces will be available per Section 5.7. This may be through the inclusion of dashed lines on the site plan that represent a 9'x18' parking space.*
- *In a final submission, Applicant to include lighting fixtures on exterior elevations to show placement, size, and mounting height.*
- *Page 18 of the Preservation Manual Supplement states that decks on rear facades should be screened with landscaping completely from the street. In future submissions, Applicant to demonstrate that proposed rear deck will be completely screened from view from the street.*

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

Sincerely,

Jeremiah Smith, Chair
Historic Review Board

cc: file copy

APPLICANT PRESENTATION

811 BLADEN STREET

22-07 HRB-2

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

☐ Staff Review
☑ Board Review Pd. Already

Application Fee: *see attached schedule*

S:\Ken

OFFICE USE ONLY: **Date Filed:** 3/17 **Application #:** 23391 **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: Christopher M. and Carolyn P Hartley

Applicant Address: 416 Rocky Ramp Drive, Chapin, SC 29036

Applicant E-mail: cmhcph5949@yahoo.com Applicant Phone Number: 919-645-8406

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

Owner (if other than the Applicant):

Owner Address:

Project Name: Hartley-811 Bladen Street (Application #23188)

Property Address: 811 Bladen Street, Beaufort, SC

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 323A0000

Date Submitted: 3/15/2022

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

Applicant's Signature: Christopher M. Hartley Carolyn P Hartley Date: 3/15/2022

Owner's Signature: Christopher M. Hartley Carolyn P Hartley Date: 3/15/2022

(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: Hartley Home 811 Bladen Street

Property Size in Acres: .10 Proposed Building Use: Single Family 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):

960 square feet

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 application received Preliminary approval from the HRB Review Board on March 13, 2022. HRB Board voted to accept Staff recommendations issued March 9, 2022 for this project, with the exception of 1a and 5. We seek HRB Board's Final Approval with this application.

CONTACT INFORMATION –

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

Revised June 10, 2021

HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

Application Requirements

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

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

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

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

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

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

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

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

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

- ☑ **Existing Context:** Color photographs of the existing structure and the adjacent structures.
- ☐ **Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- ☑ **Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc…), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.
- ☑ **Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- ☑ **3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale 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.

Submission Requirements for Change After Certification

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

Change After Certification:

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

Submission Requirements for Demolition or Relocation

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

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

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

March 09, 2022

Christopher and Carolyn Hartley
416 Rocky Ramp Drive
Chapin, SC 29036

Via: cmhcph5949@yahoo.com

RE: 22-07 HRB.1 811 Bladen Street – New Construction

Dear Mr. and Ms. Hartley

On March 09, 2022, the City of Beaufort Historic Review Board (HRB) met to review your application for new construction of a single-family residence at 811 Bladen Street. The HRB voted to grant preliminary approval with the following staff conditions but not to include staff conditions #1a and #5.

Staff Conditions:

1. The adjacent structures have strong relationships between porch bays and fenestration of the front façade. The front elevation of the proposed structure includes three irregularly spaced column bays, and only two of the bays correspond to fenestration beyond. Staff recommends that the applicant restudy the proposed fenestration and how it relates to the porch column bays so that the relationship between the proposed principal façade components appears more intentional, as described on page 14 of the Preservation Manual Supplement.
    a. ~~Staff recommends that the applicant widen the porch slightly so that it extends across the entire width of the house as guided by page 28 of the Beaufort Preservation Manual Supplement. In doing so, Staff recommends ensuring that the porch roof edge remains tucked behind the corner boards of the main house. This should only widen the porch slightly from what has been proposed. Staff also recommends aligning the eaves of the main house with the eaves of the front porch.~~
    b. On the front elevation, Staff recommends equally spacing the porch bays and replacing the proposed 6 ft wide double door with a single door or 3 ft – 4 ft wide French door. Staff also recommends centering a single window within each column bay.
2. Staff is not in support of the proposed mixture of roofing materials and recommends that the same roofing material is used on the porch and the main house.
3. A street elevation showing the relationship of the proposed structure to adjacent existing structures was not provided in this application per the application checklist. Instead, the applicant provided

heights and images of adjacent structures for comparison. Staff asks that the applicant provide this information in future submissions so that the proposed infill may be reviewed in context and floor to floor and fenestration relationships to existing adjacent structures may be understood in greater detail.

4. The example image of the proposed Simonton windows shows a window with a muntin placed between two panes of glass. Applicant to submit a cutsheet of the proposed window in future submissions. Staff recommends utilizing simulated divided lites with spacer bars on both the proposed windows and doors.
5. ~~On the Right elevation, Staff recommends adding additional fenestration to eliminate wide expanses of blank walls. Staff recommends adding a window or windows in each bedroom. These windows should match the height of other windows (type A or type B) on the structure.~~
6. On the left elevation, Staff recommends that the rear windows (type C) be changed to type B windows so that the fenestration on this elevation is more consistent.
7. If railings are required by the International Residential Code on the front porch stairs, Applicant to ensure these are shown on front elevations and are submitted for review and approval.
8. Staff feels that the proposed rear deck railing posts are too heavy in relationship to the railing and the rest of the structure. The proposed posts appear to be the same dimension as the columns on the front façade. Staff recommends using a thinner and shorter post that better relates to the rest of the structure.
9. Staff recommends that the rear hip roof be converted to an end gable roof.

Future Recommendations to Guide Applicant beyond Preliminary:

- *In a final submission, please submit a section detail through the proposed mechanical screen that notes materials.*
- *Applicant to clarify materials proposed for foundation and provide a section detail through the proposed foundation screening.*
- *In a final submission, Applicant to demonstrate compliance with Section 4.6.3.A.1.b of the Beaufort Code by noting that proposed fiber cement siding will be smooth.*
- *In a final submission, if a metal roof is proposed, Applicant to submit cut sheets of the proposed metal roof as well as termination details (ridge, hip, drip edge, and rake edge flashing). Applicant to reference page 33 of the Northwest Quadrant Design Guidelines and Chapter 9 of the Beaufort Preservation Manual Supplement when making selections for the proposed roof.*
- *Applicant to clarify species of trees existing to remain on property. Section 5.3.1 and 5.3.1.B note that 1 overstory tree (or two understory trees) should exist on the site if possible. These trees may be existing or new. If existing trees are Specimen or Landmark Trees per Section 5.3.2.A and require removal, Applicant to note that a permit will be required for such removal and perhaps a certified arborist report as well.*
- *In future submissions, Applicant to demonstrate that two (2) 9'x18' parking spaces will be available per Section 5.7. This may be through the inclusion of dashed lines on the site plan that represent a 9'x18' parking space.*
- *In a final submission, Applicant to include lighting fixtures on exterior elevations to show placement, size, and mounting height.*
- *Page 18 of the Preservation Manual Supplement states that decks on rear facades should be screened with landscaping completely from the street. In future submissions, Applicant to demonstrate that proposed rear deck will be completely screened from view from the street.*

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

Sincerely,

Jeremiah Smith, Chair
Historic Review Board

cc: file copy

03/16/2022

BEAUFORT HISTORICAL REVIEW BOARD (Final Review)

Property Address: 811 Bladen Street Application # 23188
Parcel ID: R120-004-000-323A-0000
Case Number: 22-07 HRB.1 Applicant: Christopher M. and Carolyn P. Hartley, Homeowners
Zoning: T4-N
Use: Single Family Residential

Dear Board members,

This resubmittal for Final Review includes a revised set of drawings as well as this cover letter addressing the comments from the previous concept approval letter dated February 09, 2022. The comments are addressed and noted in the order of the original letter.

Comments:

1. "On the front elevation, Staff recommends equally spacing the porch bays and replacing the proposed 6 ft wide double door with a single door or 3 ft – 4 ft wide French door. Staff also recommends centering a single window within each column bay."

(Response) Staff approved of A, B, A spacing on the front porch to allow for double windows and double doors on the Front Elevation. Located on Sheet A300 the double doors and windows are centered between the columns. The double doors submitted for preliminary (2) 3'-0 x 6'-8" with a transom above have been replaced for Final Review by (2) 3'-0" x 8'-0" French Doors to match the window height of 8'-0". See Architectural Drawings A300 and A600

2. "Staff is not in support of the proposed mixture of roofing materials and recommends that the same roofing material is used on the porch and the main house."

(Response) See Architectural Drawings (A202) Roof Plan. Roofing materials have been replaced to all be asphalt shingles.

3. A street elevation showing the relationship of the proposed structure to adjacent existing structures was not provided in this application per the application checklist. Instead, the applicant provided heights and images of adjacent structures for comparison. Staff asks that the applicant provide this information in future submissions so that the proposed infill may be reviewed in context and floor to floor and fenestration relationships to existing adjacent structures may be understood in greater detail.

(Response) See Architectural Drawings Sheet A102 – Street Elevation

Comments (Continued):

4. The example image of the proposed Simonton windows shows a window with a muntin placed between two panes of glass. Applicant to submit a cutsheet of the proposed window in future submissions. Staff recommends utilizing simulated divided lites with spacer bars on both the proposed windows and doors.
(Response) Please see Architectural Drawings (A600) SDL are indicated on the Architectural Drawings.

5. On the Right elevation, Staff recommends adding additional fenestration to eliminate wide expanses of blank walls. Staff recommends adding a window or windows in each bedroom. These windows should match the height of other windows (type A or type B) on the structure.

(Response) Staff approved of no additional windows to be added to the Right Elevation. The windows on the Right Elevation will not be seen due to the narrow lot. See Architectural Drawing (A300).

6. On the left elevation, Staff recommends that the rear windows (type C) be changed to type B windows so that the fenestration on this elevation is more consistent.

(Response) Widows on Left Elevation are more consistent as requested. See Architectural Drawing (A300).

7. If railings are required by the International Residential Code on the front porch stairs, Applicant to ensure these are shown on front elevations and are submitted for review and approval.

(Response) Handrails have been added to stairs at front of house to meet IRC. See Architectural Drawings (A300 and A201).

8. Staff feels that the proposed rear deck railing posts are too heavy in relationship to the railing and the rest of the structure. The proposed posts appear to be the same dimension as the columns on the front façade. Staff recommends using a thinner and shorter post that better relates to the rest of the structure.

(Response) Rear porch have been reduced in size. See Rear Elevation or Left Elevation (A300).

9. Staff recommends that the rear hip roof be converted to an end gable roof.
(Response) As requested, Hip Roof at Rear has been updated to Gable to match the Front.

Respectfully submitted,

Brent Robinson, AIA

Future Recommendations to Guide Applicant beyond Preliminary:

- *In a final submission, please submit a section detail through the proposed mechanical screen that notes materials.*
    - **See Architectural Sheet A501**
- *Applicant to clarify materials proposed for foundation and provide a section detail through the proposed foundation screening.*
    - **See Architectural Sheet A501**
- *In a final submission, Applicant to demonstrate compliance with Section 4.6.3.A.1.b of the Beaufort Code by noting that proposed fiber cement siding will be smooth.*
    - **See Architectural Sheet A300. Noted on the Front Elevation Fiber Cement will be smooth to comply with Section 4.6.3.A.1.b of the Beaufort Code.**
- *In a final submission, if a metal roof is proposed, Applicant to submit cut sheets of the proposed metal roof as well as termination details (ridge, hip, drip edge, and rake edge flashing). Applicant to reference page 33 of the Northwest Quadrant Design Guidelines and Chapter 9 of the Beaufort Preservation Manual Supplement when making selections for the proposed roof.*
    - **No Metal Roof is Proposed.**
- *Applicant to clarify species of trees existing to remain on property. Section 5.3.1 and 5.3.1.B note that 1 overstory tree (or two understory trees) should exist on the site if possible. These trees may be existing or new. If existing trees are Specimen or Landmark Trees per Section 5.3.2.A and require removal, Applicant to note that a permit will be required for such removal and perhaps a certified arborist report as well.*
    - **See letter from Arborist attached with final submission.**
- *In future submissions, Applicant to demonstrate that two (2) 9'x18' parking spaces will be available per Section 5.7. This may be through the inclusion of dashed lines on the site plan that represent a 9'x18' parking space.*
    - **Two 9'-0" x 18'-0" Parking Spaces are located on the Site Plan (A100).**
- *In a final submission, Applicant to include lighting fixtures on exterior elevations to show placement, size, and mounting height.*
    - **Lighting Fixtures are shown on Front and Rear Elevations (A300). Mounting heights and Specs. Are located on A202 Electrical Plan.**
- *Page 18 of the Preservation Manual Supplement states that decks on rear facades should be screened with landscaping completely from the street. In future submissions, Applicant to demonstrate that proposed rear deck will be completely screened from view from the street.*
    - **The rear deck will not be visible from the street. The rear deck is offset from the corners of the house. The narrow lot and houses to the left and right will not allow for the deck to be visible. See 3d Perspectives on A601.**

Respectfully submitted,

Brent Robinson, AIA

FINAL HRB SUBMISSION 03-16-2022

THE BLADEN ST. RESIDENCE

811 Bladen St, Beaufort, SC 29902

OWNER

Chris Hartley

416 Rocky Ramp Dr, Chapin, SC 29036
CONTACT:
Chris Hartley
o: (919) 645-8406
email: cmhcph5949@yahoo.com

ARCHITECT

BRENT ROBINSON ARCHITECT, LLC
LIC #: 101629 (Firm), 10046 (Individual)

774 BOYD CREEK DR
Ridgeland, SC 29936

CONTACT:
Brent Robinson, AIA, NCARB
o: 843 252 0833
email: brent@brentrobinsonarchitect.com

CONTRACTOR

Steven Builders

152 Laurens St. SW Ste 400
Aiken SC 29801

CONTACT:
Herschel Stevens
803-645-0046
stevensbuilders@bellsouth.net

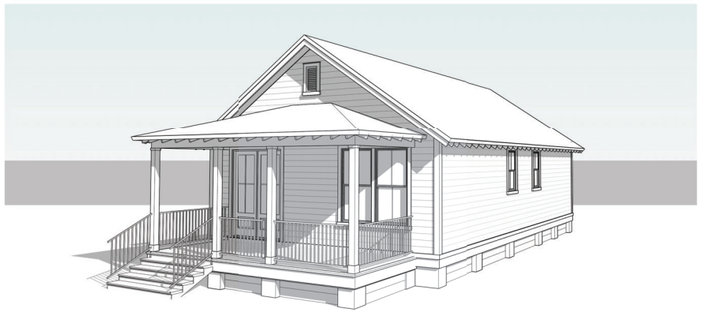
STRUCTURAL ENGINEER

SOUTHERN CONSULTING & ENGINEERING

105 CENTRAL AVE #200-B
GOOSE CREEK, SC 29445

CONTACT:

TONY AUSTIN
O: 843-718-2525
EMAIL:t tonyaustinsce@gmail.com



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1. ARCHITECT IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THESE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE. THE ABOVE NAMED COMPANY AND ARCHITECT OF RECORD ARE NOT LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWINGS AND NOT SCALED FROM DRAWINGS, THE ARCHITECT SHALL FURNISH ANY MISSING DIMENSIONS UPON REQUEST.
3. ALL WORK SHALL CONFORM TO PREVAILING CODES, ORDINANCES AND REQUIREMENTS, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION AND SHALL PAY ALL APPLICABLE FEES.
4. EXISTING CONDITIONS AND ACTUAL FIELD CONDITIONS MAY VARY FROM INDICATIONS ON DRAWINGS. ALL NEW WORK RELATED TO OR AFFECTED BY EXISTING CONDITIONS SHALL BE MODIFIED TO ACHIEVE THE INTENT OF THE DRAWINGS (COORDINATE WITH ARCHITECT AND OWNER), THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER AND THE ARCHITECT BEFORE PROCEEDING WITH DIRECTLY AFFECTED DEMOLITION OR CONSCTRUCTION.
5. THE CONTRACTOR SHALL SURVEY PROJECT SITE BEFORE BEGINNING ANY WORK TO VERIFY EXISTING CONDITIONS, REPORT ANY DISCREPANCIES TO OWNER AND ARCHITECT BEFORE BEGINNING WORK.
6. PRIOR TO ANY NEW WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY UNFORESEEN EXISTING CONDITIONS IN NEED OF REPAIR OR WHICH MAY CAUSE DAMAGE TO THE NEW WORK. THE CONTRACTOR SHALL NOTIFY AND ALLOW SUFFICIENT TIME FOR THE OWNER AND ARCHITECT TO INSPECT THE CONDITION OF THE EXPOSED WORK PRIOR TO INSTALLING NEW CONSTRUCTION.
7. INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVINIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE OWRK, EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.
8. ALL ITEMS ON PLANS, ELEVATIONS AND DETAILS FOR NEW CONSTRUCTION SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.

DRAWING INDEX

ARCHITECTURAL

A000	COVER
A001	SURVEY
A100	SITE PLAN
A101	STREET ELEVATION
A201	PROPOSED - FIRST FLOOR PLAN
A202	ROOF AND ELECTRICAL PLANS
A300	ELEVATIONS
A401	SECTIONS
A501	WALL SECTIONS
A600	DOOR AND WINDOW SCHEDULE
A601	3D PERSPECTIVES
A701	COLOR BOARD
S100	STRUCTURAL NOTES
S101	STRUCTURAL DRAWINGS
S201	STRUCTURAL DRAWINGS
S202	STRUCTURAL DRAWINGS

SQUARE FOOTAGE SUMMARY

SQUARE FOOTAGE SUMMARY

FIRST FLOOR HEATED :	960 SQ.FT.
TOTAL HEATED :	960 SQ.FT.

SITE CALCULATIONS

SITE AREA:	4,498 SQ.FT.
FIRST FLOOR HEATED:	960 SQ.FT.
PORCHES :	260 SQ.FT.
DRIVEWAY/PATHS :	521 SQ.FT.
SERVICE YARD :	40 SQ.FT.
TOTAL IMPERVIOUS:	1781 SQ.FT.
IMPERVIOUS % :	39%

CODE SUMMARY

NAME OF PROJECT: THE BLADEN ST. RESIDENCE
ADDRESS: 811 Bladen St, Beaufort, SC 29902

PROPOSED USE: RESIDENTAIL
OWNER / CONTACT PERSON: Chris Hartley
CODE ENFORCEMENT JURISDICTION: TOWN OF BEAUFORT

BUILDING DATA:

OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3
MIXED OCCUPANCY: Yes ____ No ✓ Separation N/A Hr.
CONSTRUCTION TYPE: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-B ☐ III-A ☐ IV ☐ V-A ☑ V-B
MIXED CONSTRUCTION: Yes ____ No ✓ Type N/A
SPRINKLERED: Yes ____ No ✓
FIRE DISTRICT: Yes ____ No ✓
MEZZANINE: Yes ____ No ✓
HIGH RISE: Yes ____ No ✓

BUILDING HEIGHT: 17'-8"
NO STORIES: 1
UNITS: 0
BEDS: 2
BATHS: 2

FLOOD ZONE:
BASE FLOOD ELEV: N/A

TYPE OF SEWAGE: SEWER
FRAME TYPE: WOOD

Current Proposed

BR ARCHITECT

FIRM SEAL

SEAL

THE BLADEN ST RESIDENCE
811 BLADEN ST, BEAUFORT, SC 29902

REVISIONS
1-

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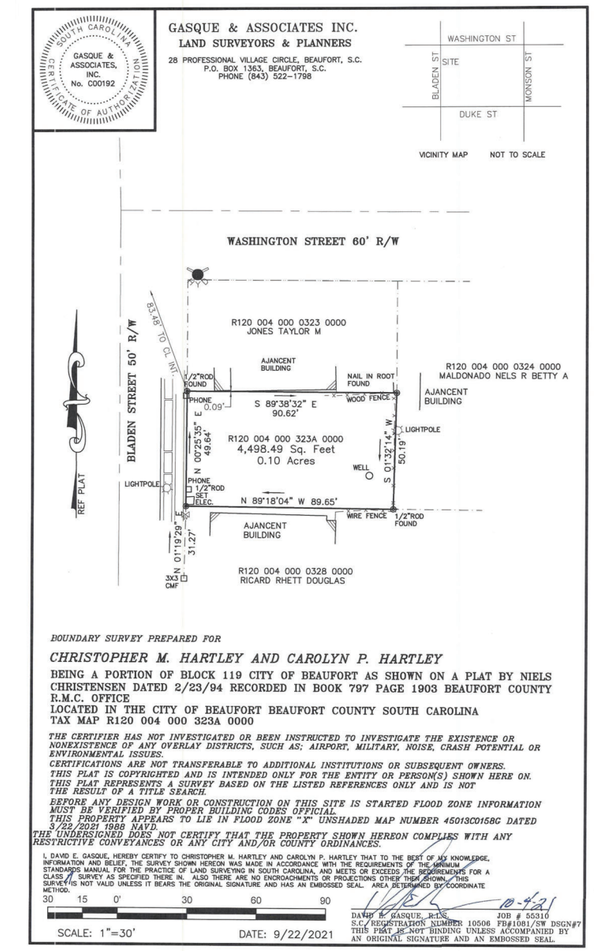
PROJECT NO. 22008
DATE 03-015-2022
DRAWN BY D.LANGFORD
CHECKED BY B.ROBINSON
SHEET NO. A000

COVER



BOUNDARY SURVEY PREPARED FOR

CHRISTOPHER M. HARTLEY AND CAROLYN P. HARTLEY

BEING A PORTION OF BLOCK 119 CITY OF BEAUFORT AS SHOWN ON A PLAT BY NIELS CHRISTENSEN DATED 2/23/94 RECORDED IN BOOK 797 PAGE 1903 BEAUFORT COUNTY R.M.C. OFFICE
LOCATED IN THE CITY OF BEAUFORT BEAUFORT COUNTY SOUTH CAROLINA
TAX MAP R120 004 000 323A 0000

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.
THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" UNSHADED MAP NUMBER 45013C0158G DATED 3/22/2021 1988 NAVD.
THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

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

30 15 0' 30 60 90

SCALE: 1"=30'

DATE: 9/22/2021

10-4-21

DAVID E. GASQUE, R.L.S. JOB # 55310
S.C. REGISTRATION NUMBER 10506 FB#1081/SW DSGN#7
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

BR ARCHITECT

FIRM SEAL

SEAL

THE BLADEN ST RESIDENCE

811 BLADEN ST, BEAUFORT, SC 29902

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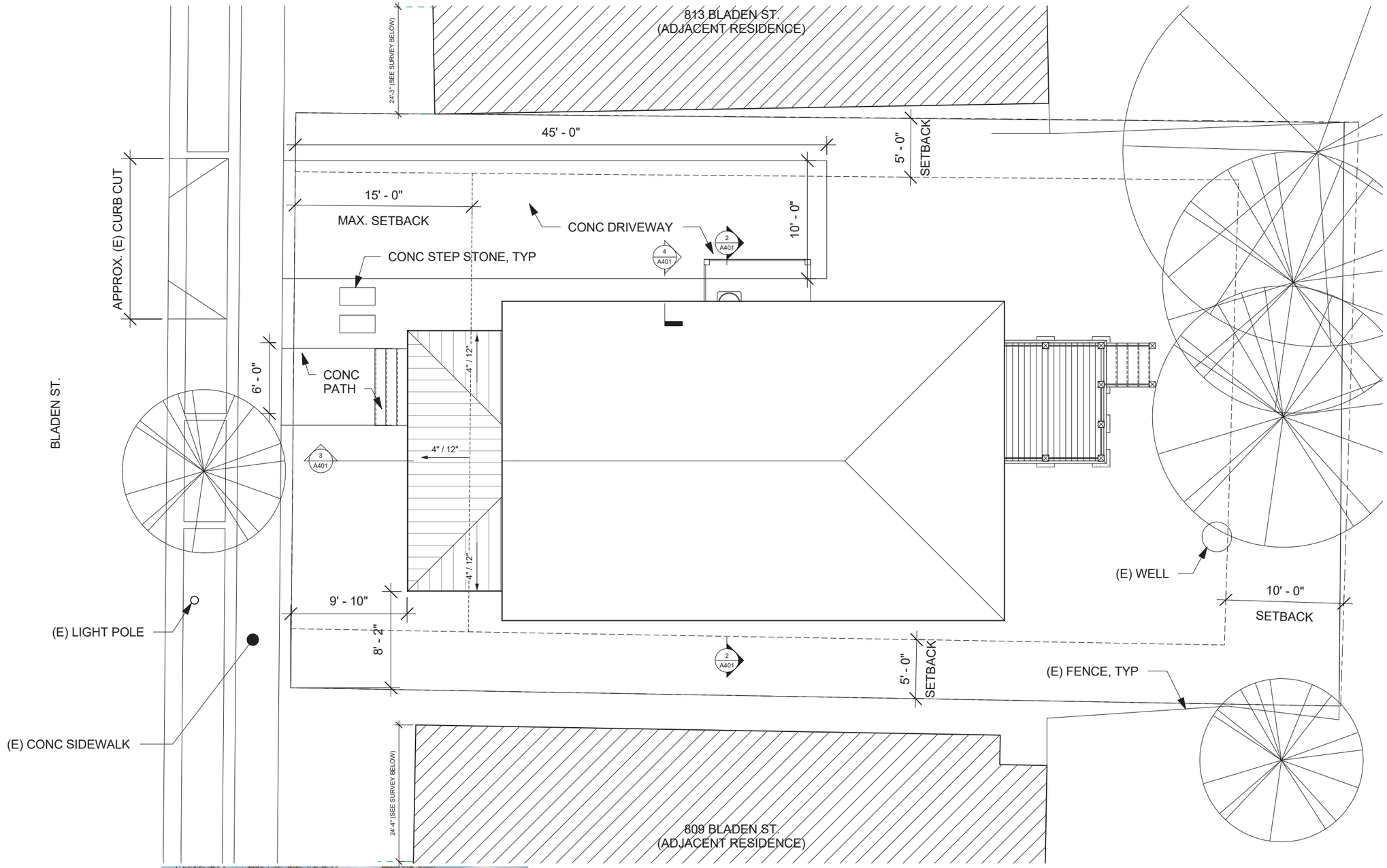
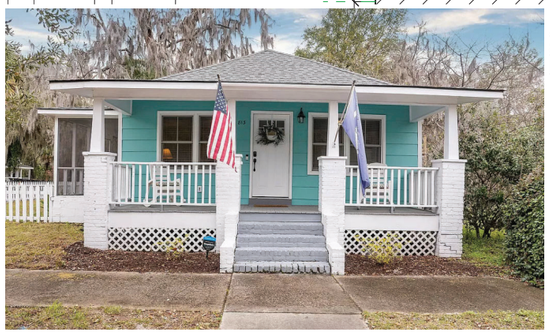
PROJECT NO. 22008
DATE 03-015-2022
DRAWN BY D.LANGFORD
CHECKED BY B.ROBINSON
SHEET NO. A001
SURVEY

Current Proposed





ADJACENT HOUSE (LEFT)
813 BLADEN - 9'-9" TO SOFFIT
HOUSE DIMS. +/- 24'-3" X 45'-10"



ADJACENT HOUSE (RIGHT)
809 BLADEN - 13'-0" TO SOFFIT
HOUSE DIMS. +/- 24'-4" X 49'-0"

1 OVERALL SITE PLAN
1/4" = 1'-0"

811 BLADEN 29 of 84

Previously Approved

BR ARCHITECT

FIRM SEAL

SEAL

THE BLADEN ST RESIDENCE

811 Bladen St, Beaufort, SC 29902

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PROJECT NO. 22008
DATE 02-17-2022
DRAWN BY B.ROBINSON
CHECKED BY
SHEET NO. A100

SITE PLAN

813 BLADEN ST.
(ADJACENT RESIDENCE)

24'-3" (SEE SURVEY BELOW)

45' - 0"

15'-0"

MAX. SETBACK

5' - 0"
SETBACK

CONC DRIVEWAY

9'-0" X 18'-0"
PARKING SPACE

9'-0" X 18'-0"
PARKING SPACE

10' - 0"

2
A501

2
A401

APPROX. (E) CURB CUT

CONC STEP STONE, TYP

CONC
PATH

6' - 0"

4" / 12"

4" / 12"

1
A501

4" / 12"

BLADEN ST.

9' - 10"

8' - 2"

2
A401

5' - 0"
SETBACK

(E) WELL

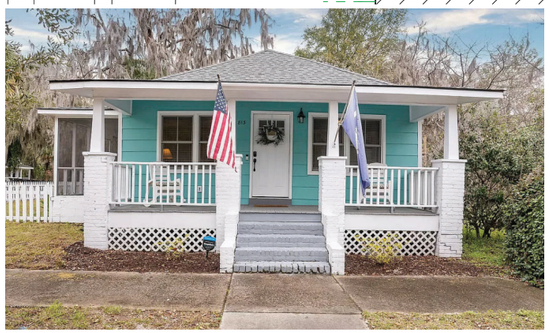
10' - 0"
SETBACK

(E) LIGHT POLE

(E) FENCE, TYP

(E) CONC SIDEWALK

809 BLADEN ST.
(ADJACENT RESIDENCE)



ADJACENT HOUSE (LEFT)
813 BLADEN - 9'-9" TO SOFFIT
HOUSE DIMS. +/- 24'-3" X 45'-10"



ADJACENT HOUSE (RIGHT)
809 BLADEN - 13'-0" TO SOFFIT
HOUSE DIMS. +/- 24'-4" X 49'-0"

1 OVERALL SITE PLAN
1/4" = 1'-0"

811 BLADEN 30 of 84

Current Proposed

BR ARCHITECT

FIRM SEAL

SEAL

THE BLADEN ST RESIDENCE

811 Bladen St, Beaufort, SC 29902

REVISIONS
1-

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PROJECT NO.
22008
DATE
03-015-2022
DRAWN BY
D.LANGFORD
CHECKED BY
B.ROBINSON
SHEET NO.
A100

SITE PLAN



811 BLADEN 31 of 84

Current Proposed

BR ARCHITECT

FIRM SEAL

SEAL

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PROJECT NO.
22008

DATE
03-015-2022

DRAWN BY
D.LANGFORD

CHECKED BY
B.ROBINSON

SHEET NO.

A101

STREET ELEVATION

FOUNDATION NOTES

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

GENERAL CONTRACTOR NOTE:
ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

G.C. / OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

DIMENSION NOTES:
DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.O.N.
DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

FOUNDATION NOTES:
STRUCTURAL ENGINEERING DOCUMENTS SUPERCEDE ARCH. DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

UNLESS OTHERWISE NOTED BY TYPICAL WALL SECTIONS, STRUCTURAL ENGINEER, OR STRUCTURAL DRAWINGS, FOUNDATION IS TO BE AS FOLLOWS:

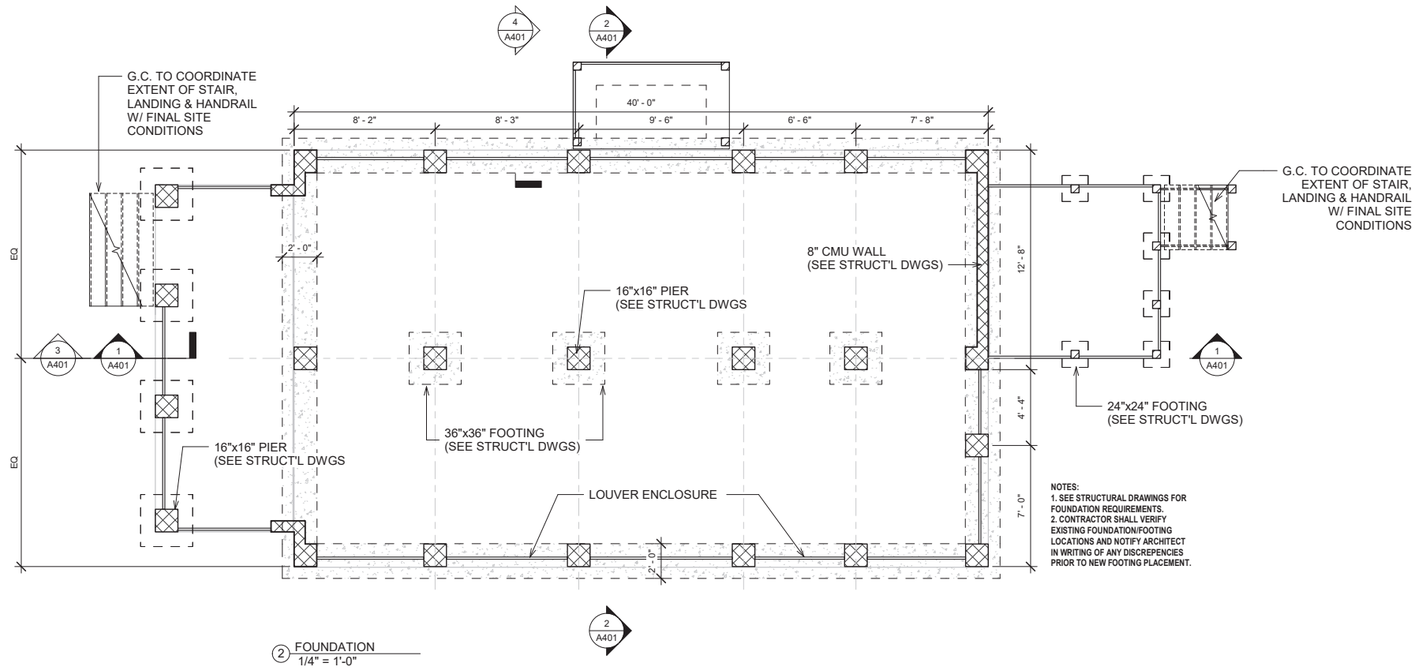
AT ALL RETAINING/FOUNDATION WALL LOCATIONS WITH FILL, WALLS TO BE CMU WITH BITUMINOUS COATING AND VERTICAL DRAINAGE MAT (ENKADRAIN) ON THE DIRT SIDE, GRAVEL BASE, AND DRAINAGE PIPE WITH SLEEVE DISCHARGE TO EXTERIOR. SLOPE ALL WATER/DRAINAGE TO EXTERIOR OF RETAINING WALL.

TYPICAL THICKENED SLAB :
THICKENED SLAB AT CRITICAL BEARING POINTS IS TO BE A MINIMUM OF 1'-0" DEEP BY 1'-8" WIDE, CENTERED ON WALL, UNLESS OTHERWISE NOTED, WITH (2) #5 REINFORCING BARS, CONTINUOUS WITH 6x6 W.W.F. SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC R506.2.4.

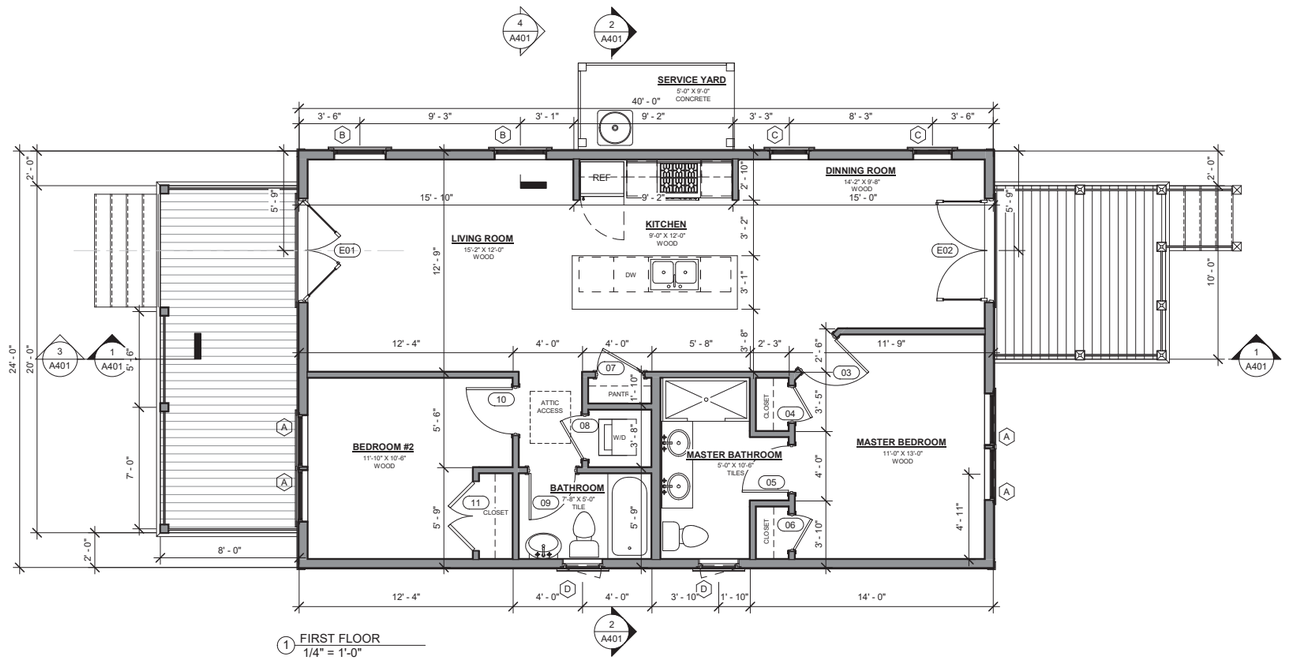
TYPICAL SLAB ON GRADE :
SLAB ON GRADE TO BE 4" THICK, CAST IN PLACE CONCRETE ON 6 MIL. POLYETHYLENE VAPOR BARRIER WITH MINIMUM 16"x20" (20"x20" AT ANY TWO STORY LOCATIONS) TURNED DOWN EDGE (EXTENDING MINIMUM 1'-0" INTO UNDISTURBED SOIL) WITH (2) #5 REINFORCING BARS, CONTINUOUS AND 6x6 10/10 W.W.F. SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC R506.2.4.

KEY

- CONCRETE TURN-DOWN EDGE / THICKENED SLAB
- CONCRETE SLAB
- CMU BLOCK
- BACKFILL DIRT
- NEW WALL
- EXISTING WALL
- BUNDLED STUD ABOVE
- ENG. BEAM BY OTHERS TYP.



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



1 FIRST FLOOR
1/4" = 1'-0"

Previously Approved

BR ARCHITECT

FIRM SEAL

SEAL

THE BLADEN ST RESIDENCE

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REVISIONS
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PROJECT NO. 22008
DATE 02-17-2022
DRAWN BY B.ROBINSON
CHECKED BY
SHEET NO. A201

FLOOR PLAN / FOUNDATION PLAN

FOUNDATION NOTES

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

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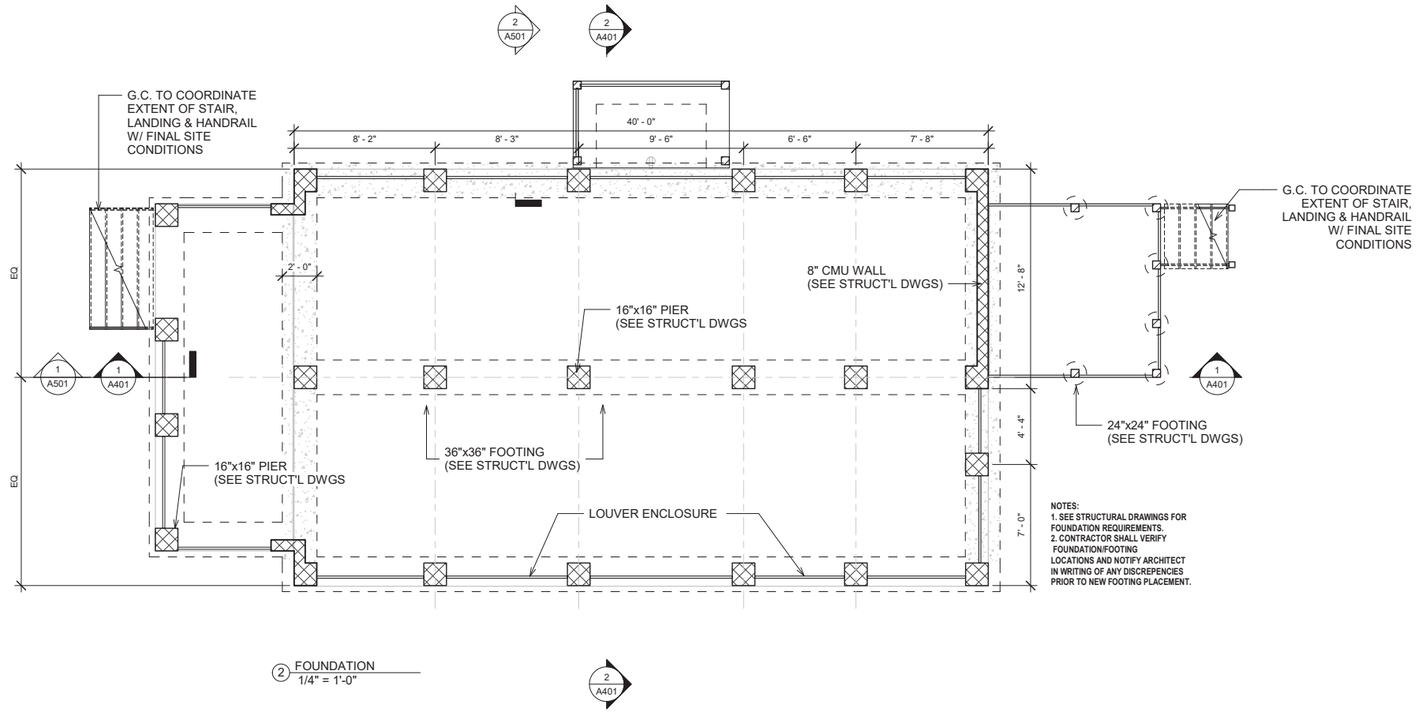
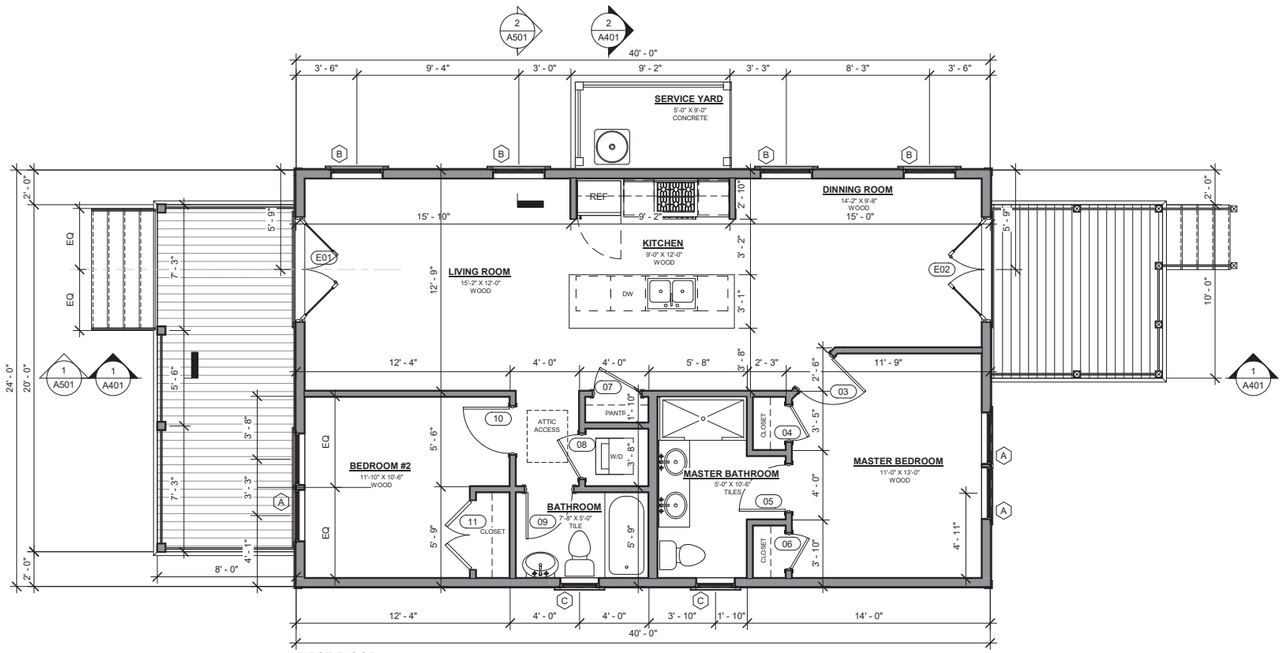


NOTES:
1. SEE STRUCTURAL DRAWINGS FOR FOUNDATION REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY FOUNDATION/FOOTING LOCATIONS AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPENCIES PRIOR TO NEW FOOTING PLACEMENT.

② FOUNDATION
1/4" = 1'-0"



① FIRST FLOOR
1/4" = 1'-0"

Current Proposed

BR ARCHITECT

FIRM SEAL

SEAL

THE BLADEN ST RESIDENCE

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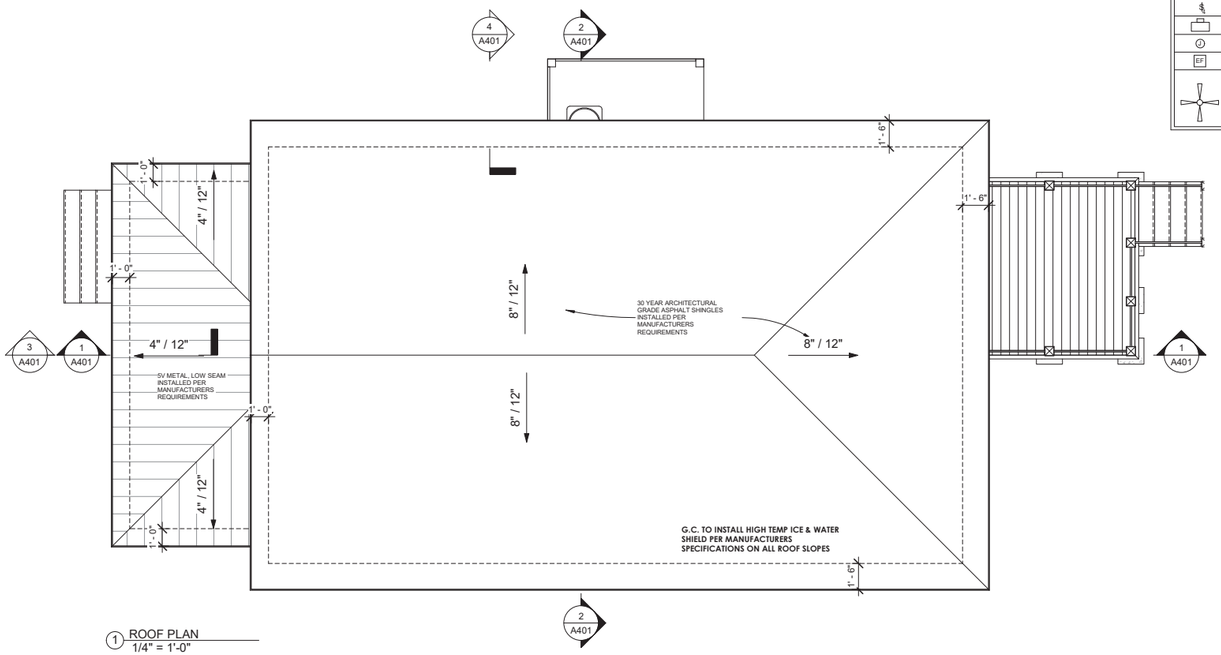
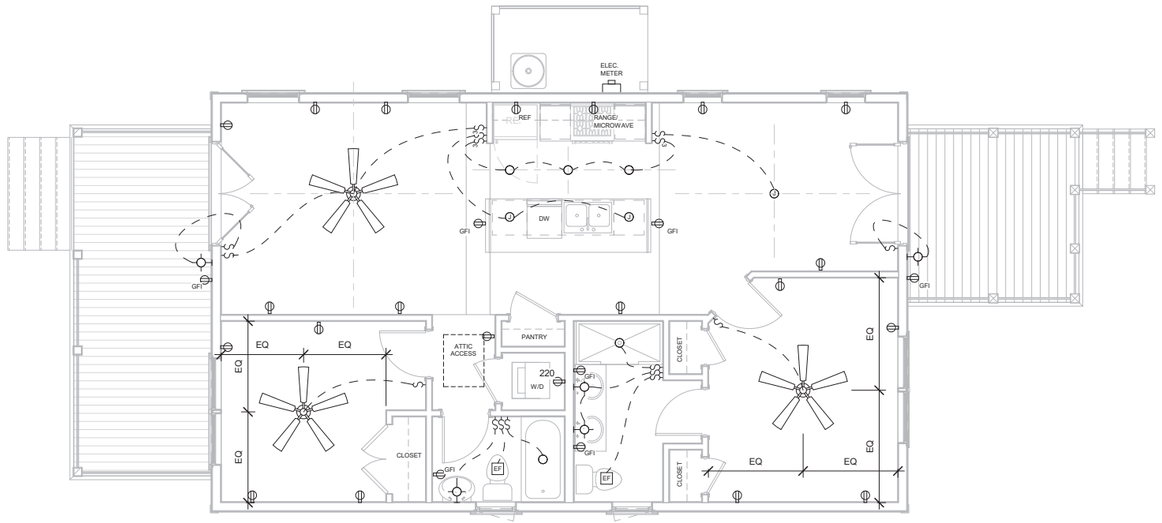
PROJECT NO. 22008
DATE 03-015-2022
DRAWN BY D.LANGFORD
CHECKED BY B.ROBINSON
SHEET NO. A201

FLOOR PLAN / FOUNDATION PLAN



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



2 FIRST FLOOR - ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL LEGEND

SYMB.	DESCRIPTION
	DUPLEX RECEPTICAL
GFI	GFI RECEPTICAL
GFI WP	GFI IN WATERPROOF BOX
	RECESSED CAN
WP	RECESSED SEALED SHWR FIXTURE
	WALL MOUNTED SCONCE
$	SINGLE POLE SWITCH
$3	3 WAY SWITCH
$4	4 WAY SWITCH
	ELECTRIC METER
J	JUNCTION BOX
EF	
	CEILING FAN W/ LIGHT

ELECTRICAL NOTES

1. COORDINATE TELEPHONE, COMMUNICATIONS AND SPEAKER OUTLET LOCATIONS WITH GC/OWNER
2. VERIFY ALL SWITCH AND POWER LOCATIONS IN FIELD.
3. ALL SWITCHES TO BE 36" A.F.F. UNLESS OTHER-WISE NOTED.
4. GENERAL CONTRACTOR TO VERIFY SIZING OF SERVICE TO ACCOMODATE ALL FIXTURES. ALL PANELS SHOULD BE LOCATED WITH GC/OWNER IN FIELD.
5. ALL OUTLETS AND FIXTURES TO BE LOCATED ABOVE FLOOD LEVEL.
6. ASSUME STANDARD TOGGLE SWITCHES AND PLATES UNLESS OTHERWISE NOTED.
7. ALL OUTLETS TO BE HORIZONTALLY INSTALLED, CENTERED ON WINDOWS, AND IN BASEBOARDS, WHERE POSSIBLE.
8. SEE LIGHTING SCHEDULE FOR FIXTURE TYPES. ALL FIXTURES BY OWNER/G.C.
9. OWNER/GC TO DETERMINE FINAL HVAC ZONING REQUIREMENTS.
10. OWNER/GC TO DETERMINE AND COORDINATE GROUND FAULT INTERRUPTERS, ARC FAULT INTERRUPTERS, AND SURGE PROTECTION TO BE PROVIDED AT REMOTE POINTS OR AT PRIMARY LOCATIONS.
11. OWNER/GC TO DETERMINE AND COORDINATE FINAL EXTENT OF WATER SERVICE: SERVICE MAY INCLUDE A COMBINATION OF RENNAI INSTANT HOT WATER SYSTEMS, REMOTE TEMPERATURE CONTROLS, AND BACK-UP WATER STORAGE TANKS. SERVICE MAY ALSO INCLUDE A WATER FILTRATION/ CONDITIONING SYSTEM AND/OR A REVERSE OSMOSIS SYSTEM.
12. OWNER/GC TO DETERMINE AND COORDINATE ANY EXTENT OF SMART HOUSE TECHNOLOGY, INCLUDING RADIO RA OR CRESTRON SYSTEMS, PC INTEGRATION, A/V REQUIREMENTS, HVAC INTEGRATION, SECURITY AND LIGHTING INTEGRATION, AND "DIAL-IN" TECHNOLOGY
13. OWNER/GC TO DETERMINE AND COORDINATE FINAL LOCATION OF IN GROUND PROPANE/TANK SERVICE OR NATURAL GAS SERVICE IF APPLICABLE.
14. OWNER/G.C. TO DETERMINE AND COORDINATE LANDSCAPE LIGHTING.
15. G.C./OWNER TO COORDINATE EXTENT OF DIMMER SWITCH LOCATIONS.
16. KITCHEN CABINET AND APPLIANCE LOCATIONS ARE APPROXIMATE. G.C./ OWNER TO DETERMINE FINAL LOCATION AND PLACEMENT AND COORDINATE ALL ELECTRICAL, POWER, AND LIGHTING REQUIREMENTS WITH SHOP DRAWINGS AND EQUIPMENT SPECIFICATIONS AS NEEDED. POWER REQUIREMENTS TO MEET ALL APPLICABLE CODES.
17. G.C./OWNER TO COORDINATE EXTERIOR WATER PROOF ELECTRICAL OUTLETS FOR EXTERIOR CHRISTMAS LIGHT USE. OUTLETS SHOULD BE LOCATED SO THAT THEY ARE NOT VISIBLE FROM THE STREET ON SIDE WALLS OF THROUGH ROOF PROJECTIONS OR LOCATED IN THE SOFFIT.

FRAMING NOTES

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

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FINISH NOTES:
FLOOR, WALL, CEILING, FINISHES AND INTERIOR TRIM ARE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND OWNER. GENERAL CONTRACTOR TO ADJUST SLAB, WALLS, AND CEILING TO ACCOMMODATE OWNER SPECIFIC FINISHES AND TRIM.

PLUMBING NOTES:
G.C / OWNER TO COORDINATE LOCATION OF EXTERIOR HOSE BIBBS.

FRAMING NOTES:
STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.

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FRAMING IS TO BE AS FOLLOWS:

WALLS:

EXTERIOR: 1/2" PLYWOOD SHEATHING (EXTERIOR SIDE) ON 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN.

INTERIOR: 2x4'S AND 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN.

PORCH FLOOR SYSTEM:

CONCRETE SLAB FLOOR WITH THICK SET STONE OR TILE IN OTHER LOCATIONS. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS.

ROOF RAFTERS:

1/2" EXT SHEATHING, NAILED ON 2x10'S WITH SIMPSON HURRICANE CLIPS AT 16" O.C. SEE TYPICAL WALL SECTIONS FOR VARIOUS CONNECTION DETAILS. IF PRE-ENGINEERED WOOD ROOF TRUSSES ARE INSTALLED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND SIZES FOR ARCHITECT/ENGINEER APPROVAL.

ALL DIMENSIONS ARE TO EDGE OF SLAB, BLOCK, AND FRAMING AND ARE INDEPENDENT FROM ALL BRICK LEDGES. G.C. TO COORDINATE SIZE AND LOCATIONS OF ADDITIONAL BRICK LEDGES WITH PLANS, ELEVATIONS, AND DETAILS.

Previously Approved

BR ARCHITECT

FIRM SEAL

SEAL

THE BLADEN ST RESIDENCE

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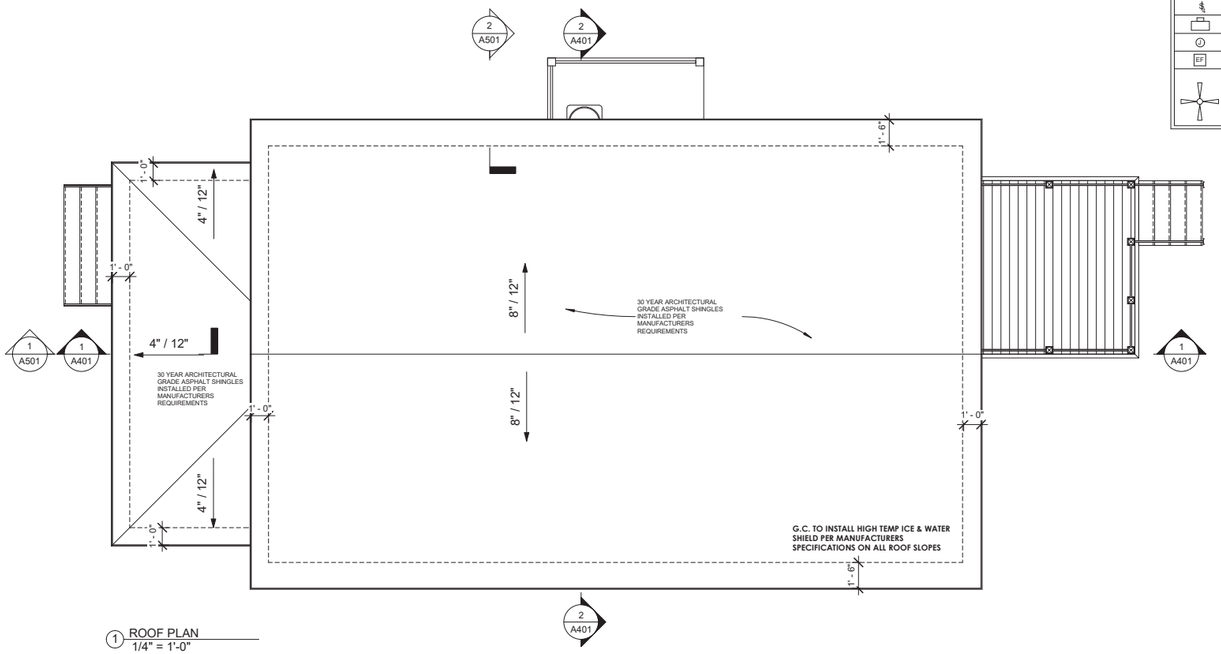
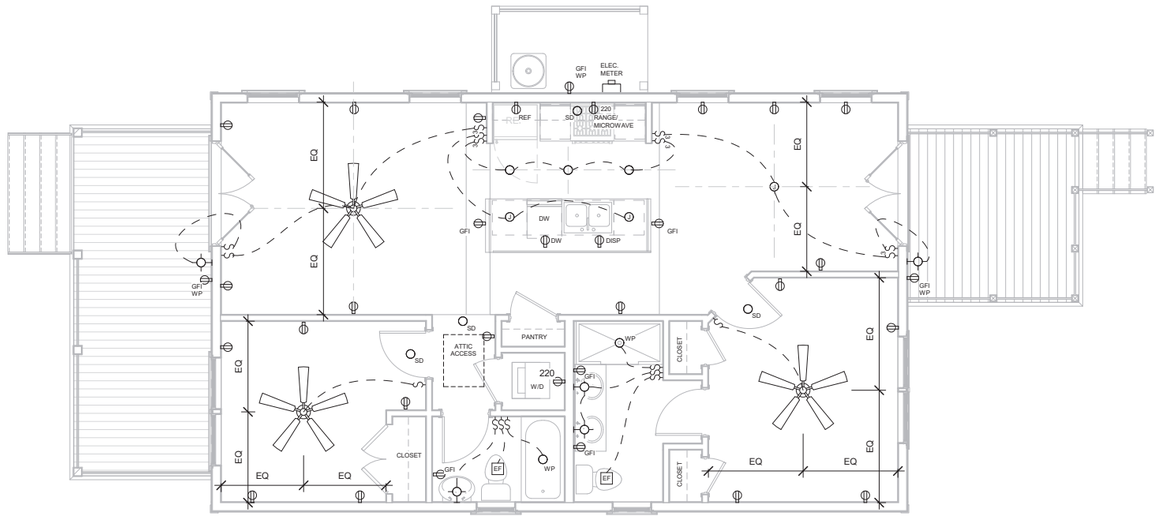
PROJECT NO. 22008
DATE 02-17-2022
DRAWN BY B.ROBINSON
CHECKED BY
SHEET NO. A202

ROOF PLAN & ELECTRICAL PLAN



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



2 FIRST FLOOR - ELECTRICAL PLAN
1/4" = 1'-0"



(2) Emliviar Outdoor Wall Sconces, Exterior Wall Light Fixture in Black Finish with Seeded Glass

2085B3-2PK BK

ELECTRICAL LEGEND

SYMB.	DESCRIPTION
	DUPLEX RECEPTICAL
GFI	GFI RECEPTICAL
GFI WP	GFI IN WATERPROOF BOX
	RECESSED CAN
WP	RECESSED SEALED SHWR FIXTURE
	WALL MOUNTED SCONCE
$	SINGLE POLE SWITCH
$3	3 WAY SWITCH
$4	4 WAY SWITCH
	ELECTRIC METER
J	JUNCTION BOX
EF	
	CEILING FAN W/ LIGHT

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BR ARCHITECT

FIRM SEAL

SEAL

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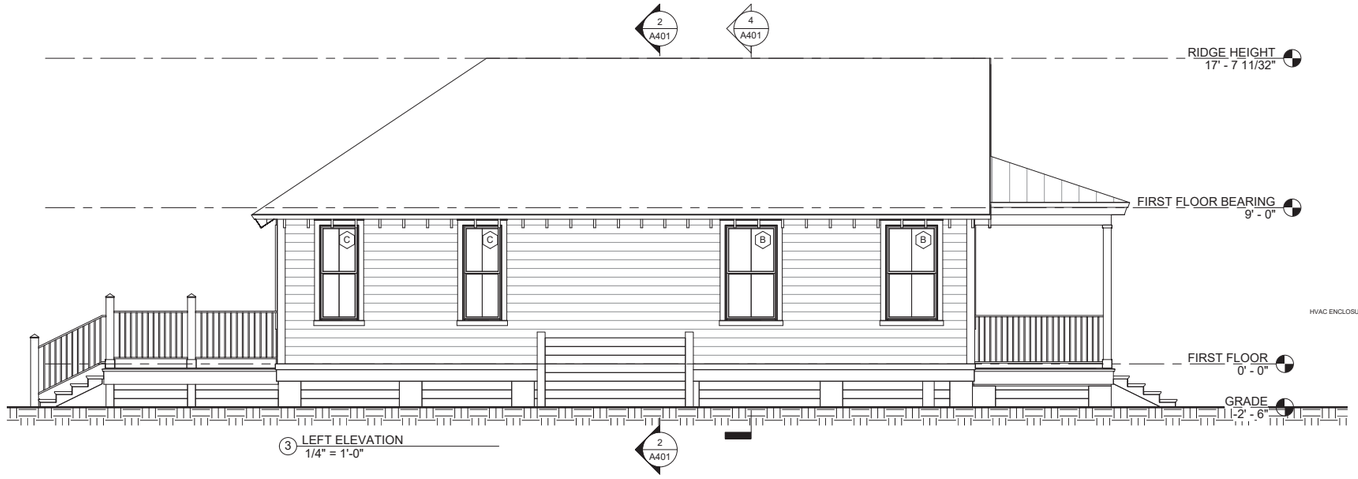
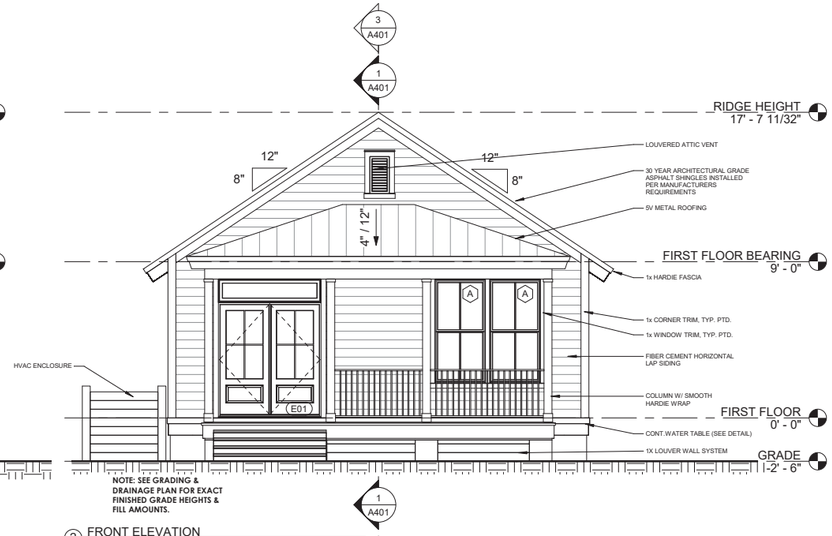
CHECKED BY B.ROBINSON
SHEET NO.
A202

ROOF PLAN & ELECTRICAL PLAN

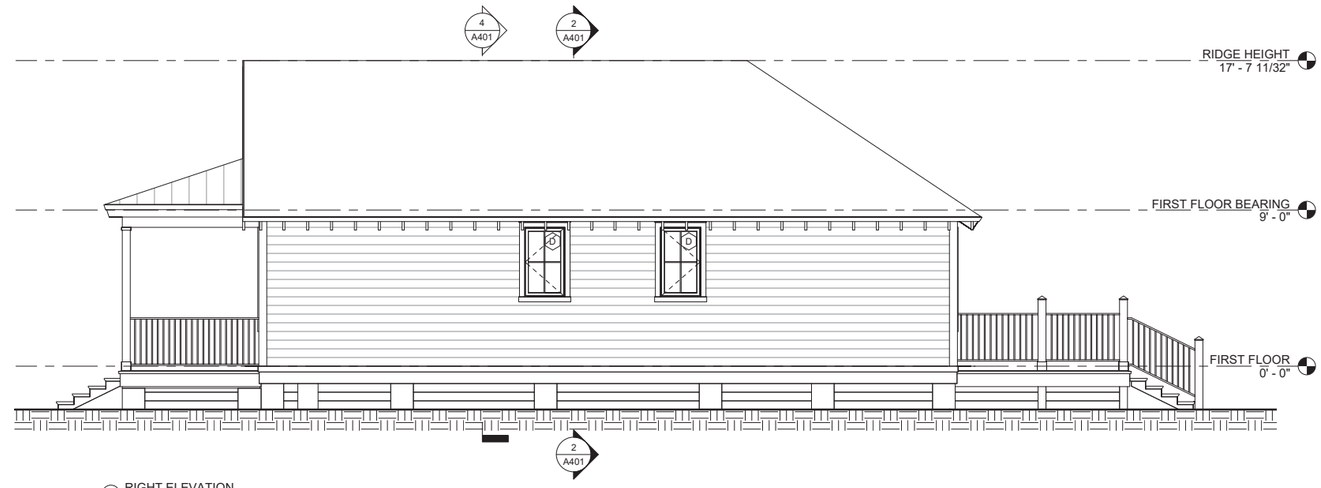
Current Proposed



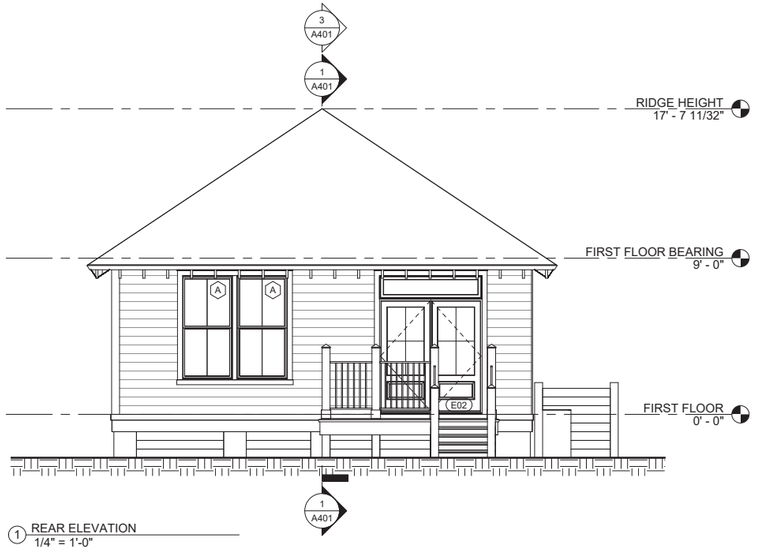
3 LEFT ELEVATION
1/4" = 1'-0"



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



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



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

811 BLADEN 36 of 84

Previously Approved

BR ARCHITECT

FIRM SEAL

SEAL

THE BLADEN ST RESIDENCE

811 Bladen St, Beaufort, SC 29902

REVISIONS
1-

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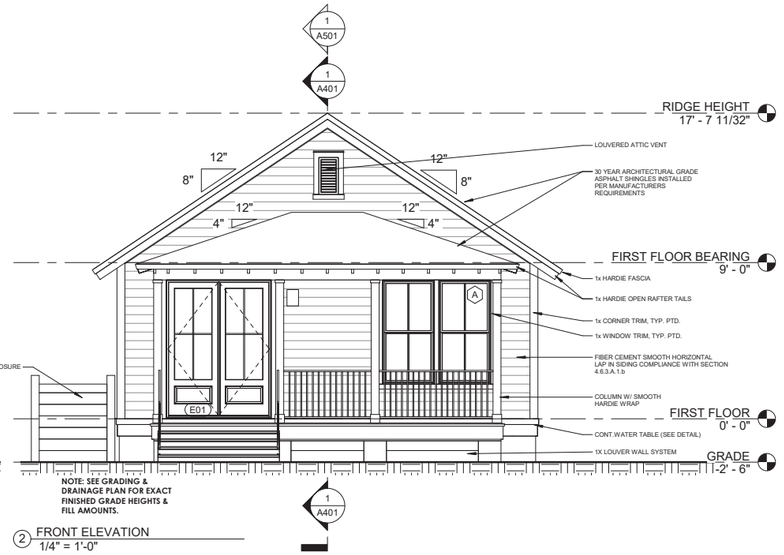
PROJECT NO. 22008
DATE 02-17-2022
DRAWN BY B.ROBINSON
CHECKED BY
SHEET NO. A300

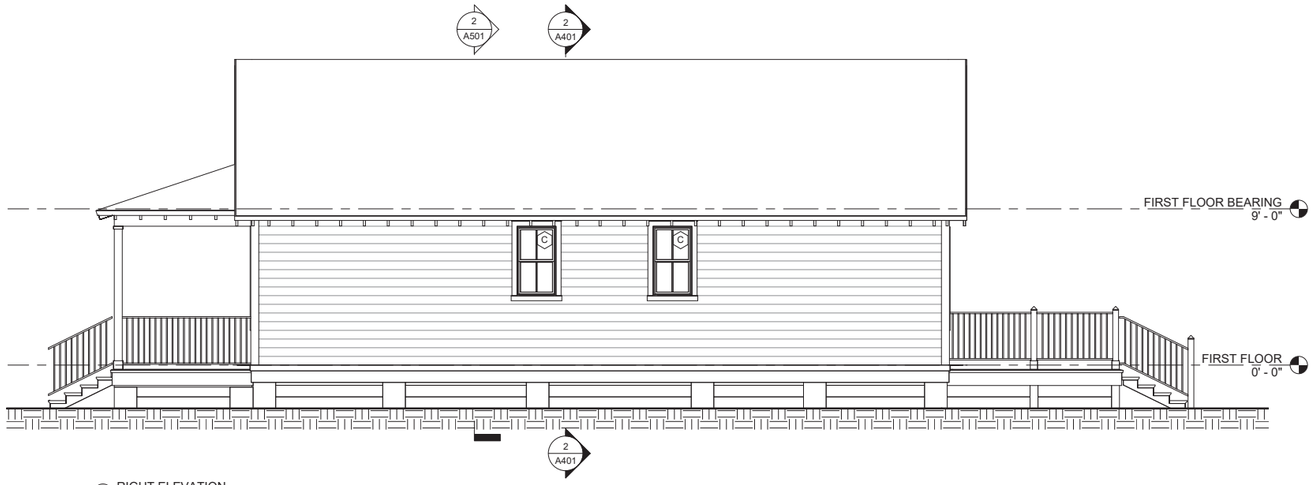
ELEVATIONS



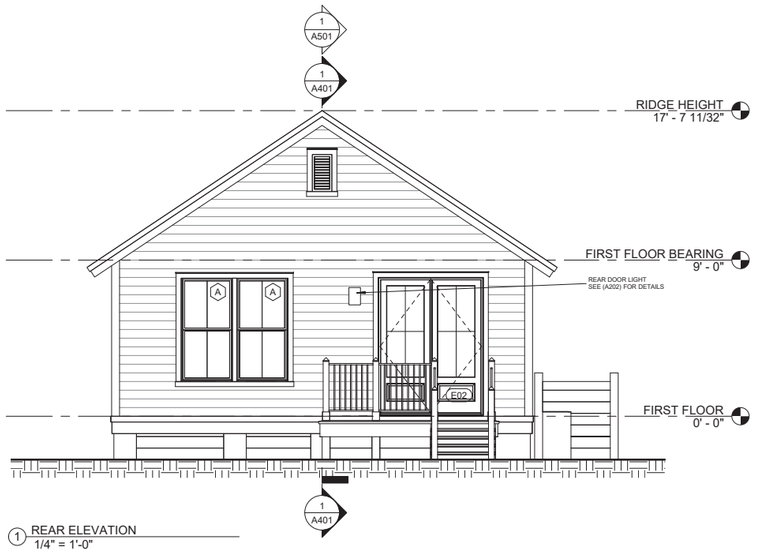
3 LEFT ELEVATION
1/4" = 1'-0"



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



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



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

811 BLADEN 37 of 84

Current Proposed

BR ARCHITECT

FIRM SEAL

SEAL

THE BLADEN ST RESIDENCE

811 BLADEN ST; BEAUFORT, SC 29902

REVISIONS

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PROJECT NO.
22008

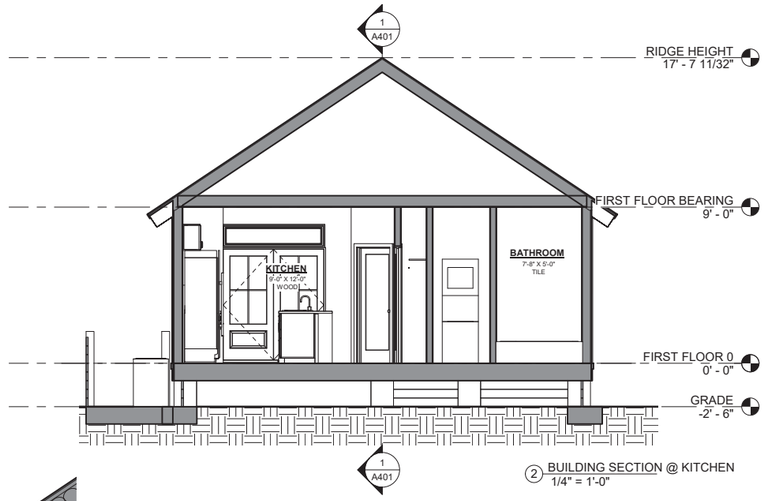
DATE
03-015-2022

DRAWN BY
D.LANGFORD

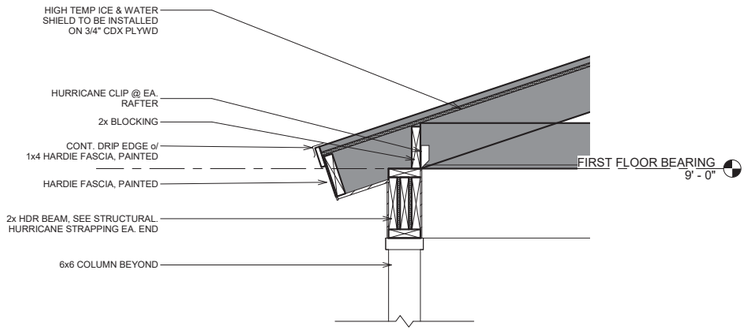
CHECKED BY
B.ROBINSON

SHEET NO.
A300

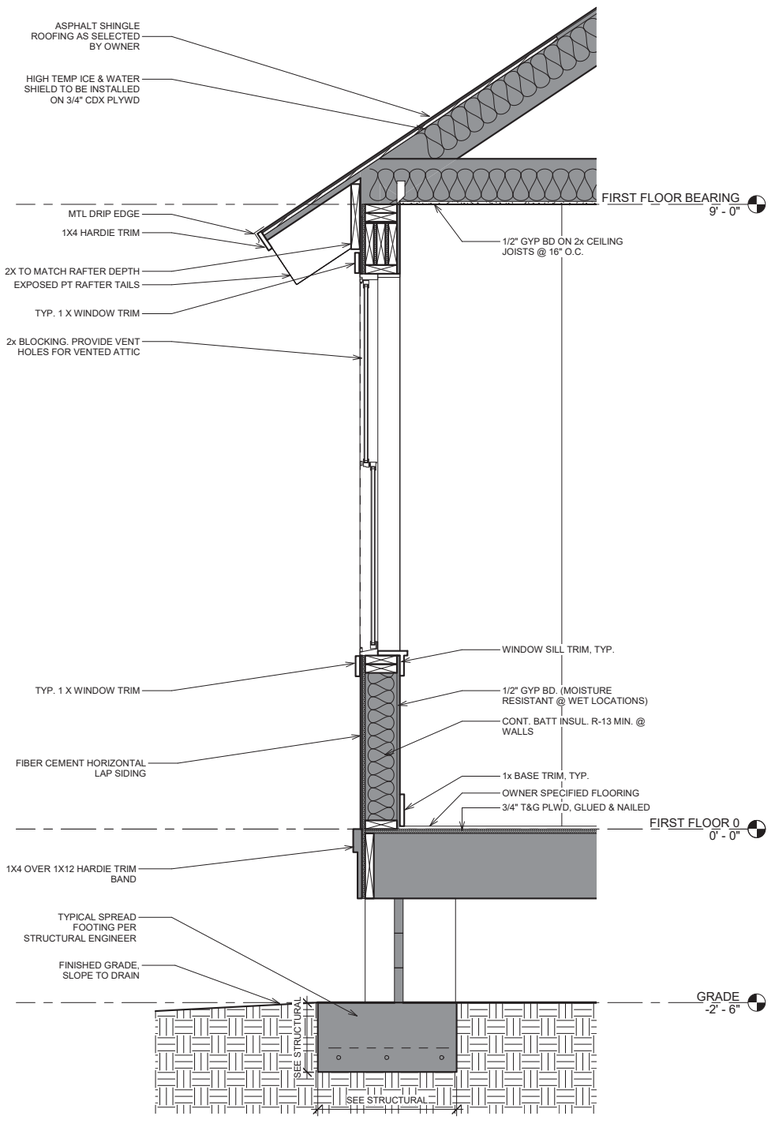
ELEVATIONS



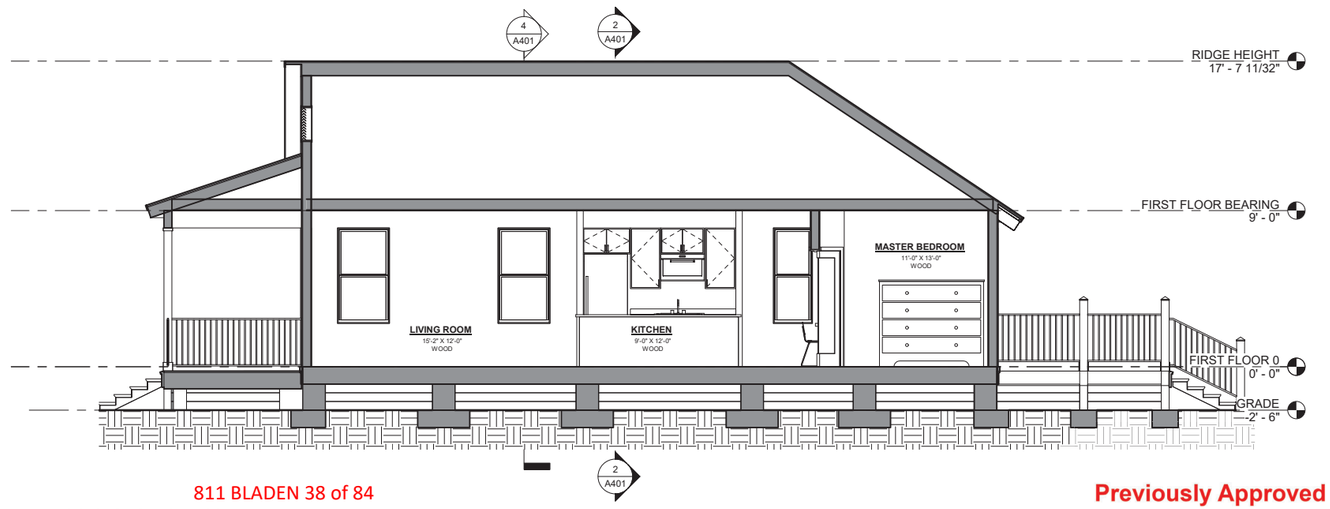
2 BUILDING SECTION @ KITCHEN
1/4" = 1'-0"



3 WALL SECTION @ PORCH
1" = 1'-0"



4 TYP. WALL SECTION
1" = 1'-0"



1 BUILDING SECTION @ FRONT DOOR
1/4" = 1'-0"

811 BLADEN 38 of 84

Previously Approved

BR ARCHITECT

FIRM SEAL

SEAL

THE BLADEN ST RESIDENCE

811 BLADEN St; BEAUFORT, SC 29902

REVISIONS
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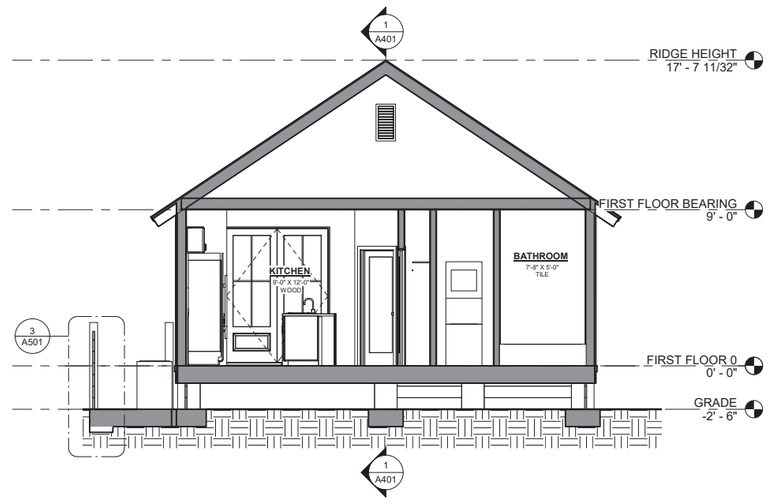
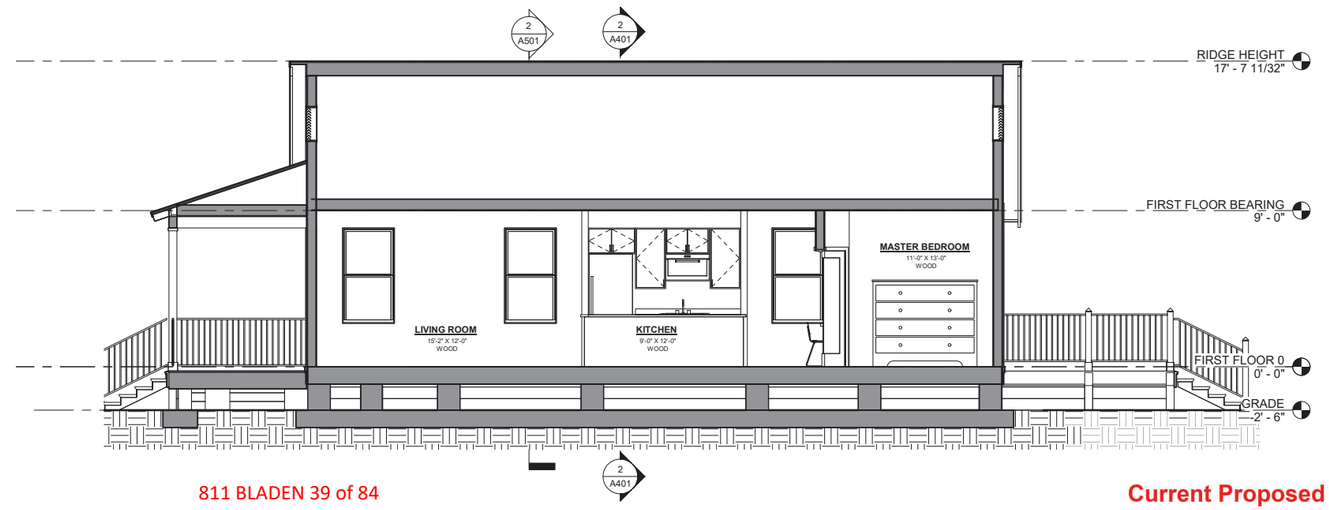
PROJECT NO.
22008
DATE
02-17-2022
DRAWN BY
B.ROBINSON
CHECKED BY

SHEET NO.
A401

BUILDING SECTIONS
WALL SECTIONS



2 BUILDING SECTION @ KITCHEN
1/4" = 1'-0"



811 BLADEN 39 of 84

Current Proposed

1 BUILDING SECTION @ FRONT DOOR
1/4" = 1'-0"

BR ARCHITECT

FIRM SEAL

SEAL

THE BLADEN ST RESIDENCE

811 BLADEN ST, BEAUFORT, SC 29902

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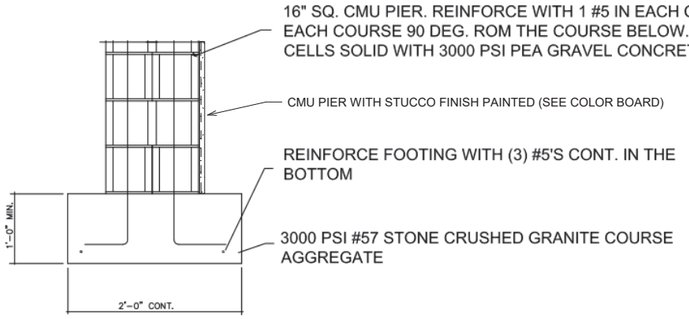
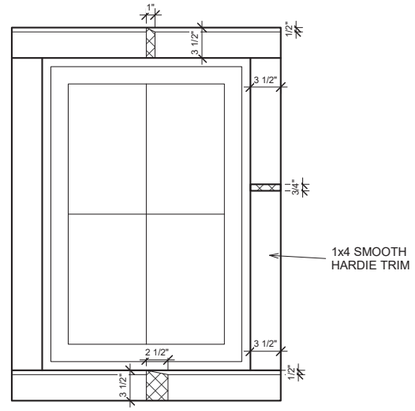
PROJECT NO. 22008
DATE 03-015-2022
DRAWN BY D.LANGFORD
CHECKED BY B.ROBINSON
SHEET NO.
A401

BUILDING SECTIONS
WALL SECTIONS

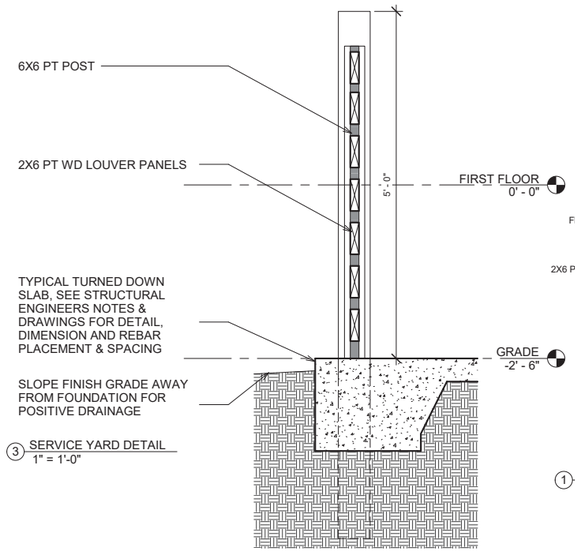


16X16 CMU PIER

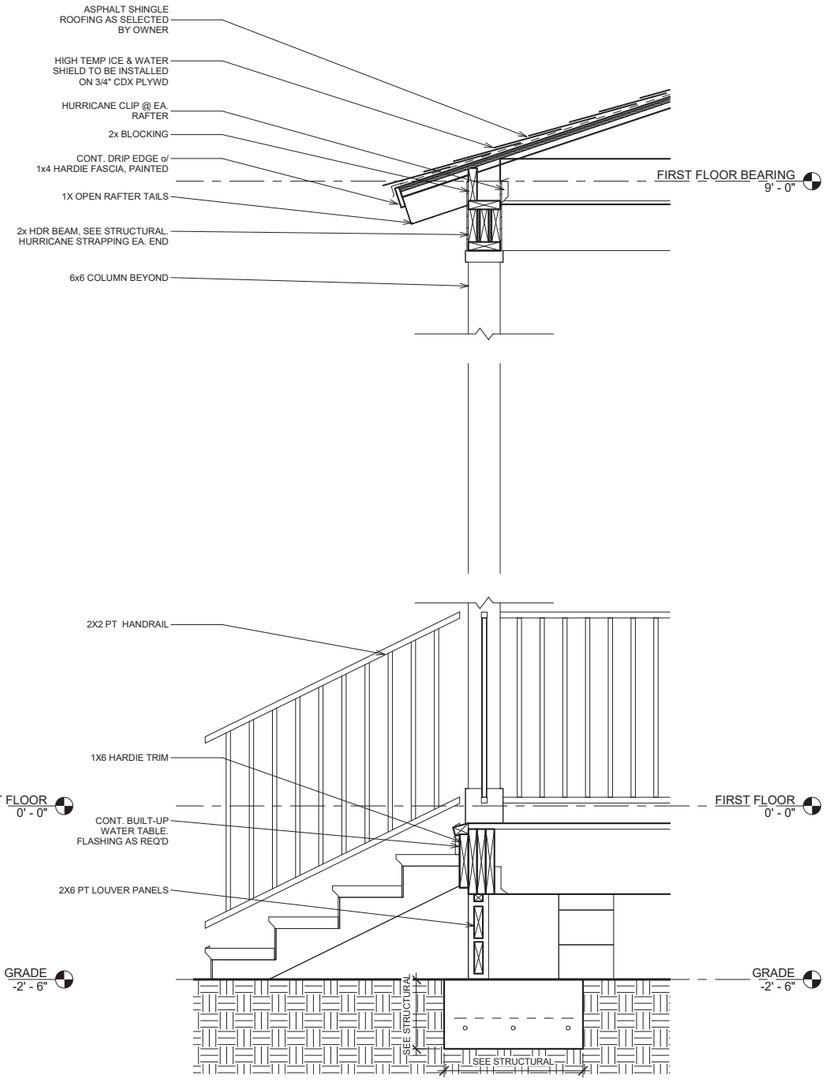


4 TYP. DETAIL @ 16 X 16 PIER
1" = 1'-0"

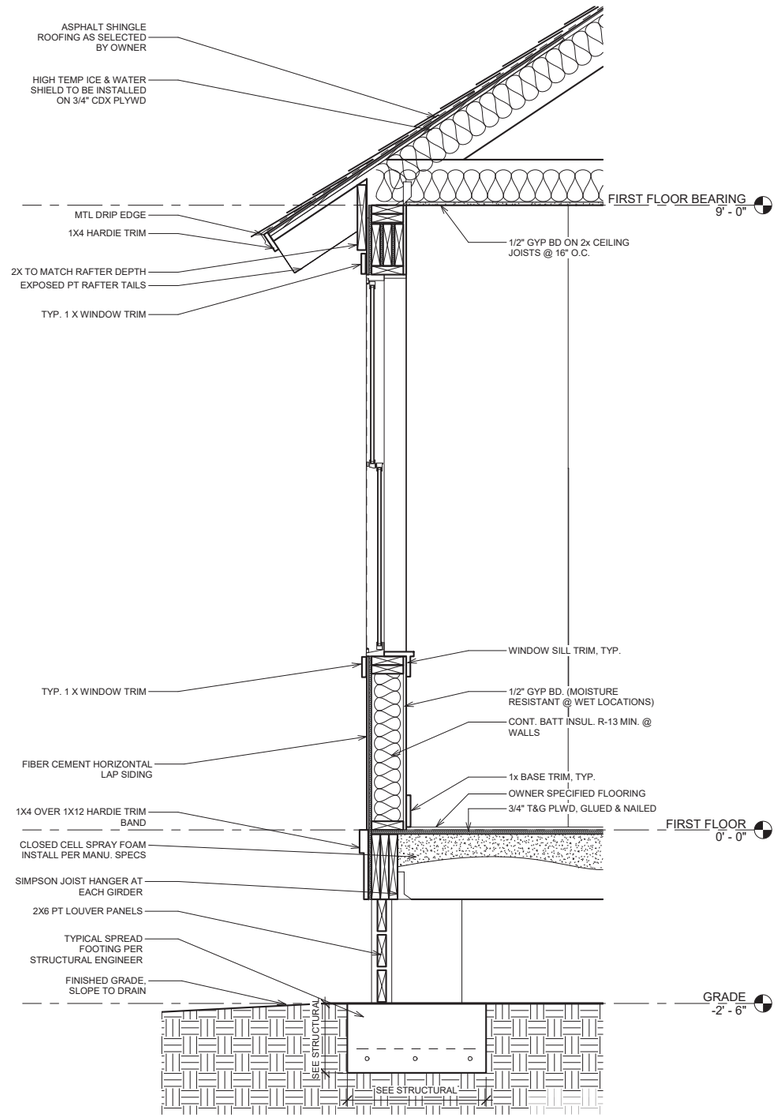
5 WINDOW DETAILS
1 1/2" = 1'-0"



3 SERVICE YARD DETAIL
1" = 1'-0"



1 WALL SECTION @ PORCH
1" = 1'-0"



2 TYP. WALL SECTION
1" = 1'-0"

811 BLADEN 40 of 84

Current Proposed

BR ARCHITECT

FIRM SEAL

SEAL

THE BLADEN ST RESIDENCE

811 BLADEN ST, BEAUFORT, SC 29902

REVISIONS
1-

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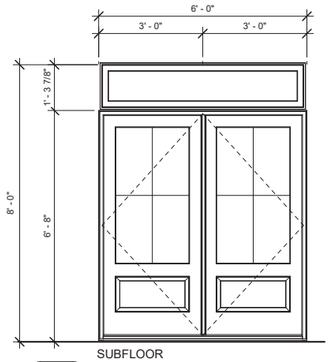
PROJECT NO. 22008
DATE 03-015-2022
DRAWN BY D.LANGFORD
CHECKED BY B.ROBINSON
SHEET NO. A501

WALL SECTIONS



SUBFLOOR

E01 EXTERIOR DBL SWING DOOR
(2) 3'-0" x 6'-8" (6'-0" x 6'-8" R.O. +/-) W/ PICTURE TRANSOM ABOVE

E02

2W/2H SDL

SIERRA PACIFIC H3 OR APPROVED EQ
DP 50 RATING

DOOR SCHEDULE					
MARK	Type Comments	Width	Height	Head Height	Comments
03	INTERIOR SWING DOOR	2' - 8"	6' - 8"	6' - 8"	Privacy Hardware
04	INTERIOR SWING DOOR	2' - 0"	6' - 8"	6' - 8"	Passage Hardware
05	INTERIOR SWING DOOR	2' - 8"	6' - 8"	6' - 8"	Privacy Hardware
06	INTERIOR SWING DOOR	2' - 0"	6' - 8"	6' - 8"	Passage Hardware
07	INTERIOR SWING DOOR	2' - 8"	6' - 8"	6' - 8"	Passage Hardware
08	INTERIOR SWING DOOR	2' - 6"	6' - 8"	6' - 8"	Passage Hardware
09	INTERIOR SWING DOOR	2' - 8"	6' - 8"	6' - 8"	Privacy Hardware
10	INTERIOR SWING DOOR	2' - 8"	6' - 8"	6' - 8"	Privacy Hardware
11	DOUBLE SWING DOOR	4' - 0"	6' - 8"	6' - 8"	Dummy Hardware
E01	EXTERIOR DBL SWING DOOR	6' - 0"	6' - 8"	6' - 8"	Entry Hardware with Deadbolt; Transom Above
E02	EXTERIOR DBL SWING DOOR	6' - 0"	6' - 8"	6' - 8"	Entry Hardware with Deadbolt; Transom Above

GENERAL NOTES:

1. PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANT GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSSION RESISTANT MACHINE SCREWS, FASTENED TO PERMANENTLY INSTALLEDTHREADED RECEIVERS LAG BOLTED INTO FRAMING. EACH VIBRATION-RESISTANT RECEIVER SHALL HAVE A MINIIMUM WITHDRAWL CAPACITY OF 490 POUNDS. SEAL EACH RECEIEVER W/ A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.

2. DESIGN PRESSURE TO BE DP50 RATING OR APPROVED EQUAL BY G.C./STRUCTURAL ENGINEER AND SHOULD COMPLY W/ ALL APPLICABLE BUILDING CODES & REGULATORY REQUIREMENTS

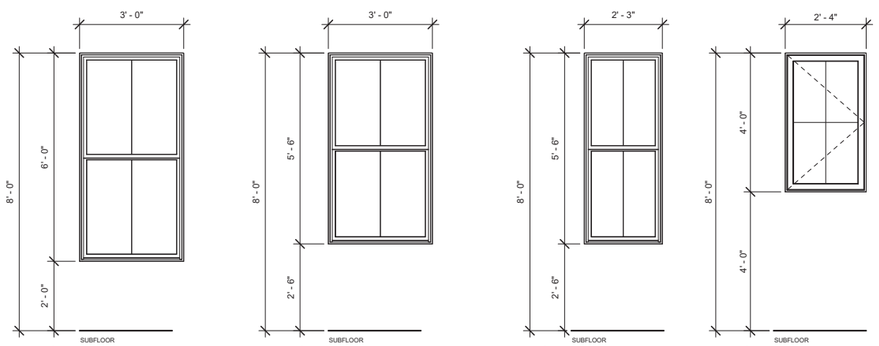
3. U VALUE AND SHGC TO COMPLY W/ ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS. ASSUME MINIMUM U VALUE OF 0.3 AND MINIMUM SHGC VALUE OF 0.3

4. G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS

5. G.C. TO PREPARE OPENINGS PER ASTM E2112-07

6. IF SUBSTITUTIONS ARE MADE TO UNIT SIZES IN THE FIELD, THE G.C./OWNER SHOULD COORDINATE ROUGH OPENING SIZES WITH MANUFACTURERS SPECIFICATIONS

7. ALL DIVIDED LITES TO BE SIMULATED DIVIDE LITES (SDL)



A DOUBLE HUNG UNIT
3'-0" x 6'-0" (R.O. +/-)

2W/1H SDL

VINYL TYPE BY
G.C./OWNER OR
APPROVED EQUAL

DP 50 RATING

B DOUBLE HUNG UNIT
3'-0" x 5'-6" (R.O. +/-)

2W/1H SDL

VINYL TYPE BY
G.C./OWNER OR
APPROVED EQUAL

DP 50 RATING

C DOUBLE HUNG UNIT
2'-3" x 5'-6" (R.O. +/-)

2W/1H SDL

VINYL TYPE BY
G.C./OWNER OR
APPROVED EQUAL

DP 50 RATING

D CLAD CASEMENT UNIT
2'-4" x 4'-0" (R.O. +/-)

2W/2H SDL

VINYL TYPE BY
G.C./OWNER OR
APPROVED EQUAL

DP 50 RATING

WINDOW SCHEDULE				
Mark	TYPE	WIDTH	HEIGHT	HEAD HEIGHT
A	DOUBLE HUNG WINDOW	3' - 0"	6' - 0"	8' - 0"
A	DOUBLE HUNG WINDOW	3' - 0"	6' - 0"	8' - 0"
A	DOUBLE HUNG WINDOW	3' - 0"	6' - 0"	8' - 0"
A	DOUBLE HUNG WINDOW	3' - 0"	6' - 0"	8' - 0"
B	DOUBLE HUNG WINDOW	3' - 0"	5' - 6"	8' - 0"
B	DOUBLE HUNG WINDOW	3' - 0"	5' - 6"	8' - 0"
C	DOUBLE HUNG WINDOW	2' - 3"	5' - 6"	8' - 0"
C	DOUBLE HUNG WINDOW	2' - 3"	5' - 6"	8' - 0"
D	CLAD CASEMENT	2' - 4"	4' - 0"	8' - 0"
D	CLAD CASEMENT	2' - 4"	4' - 0"	8' - 0"
E	PICTURE TRANSOM	5' - 11"	1' - 4"	8' - 0"
E	PICTURE TRANSOM	5' - 11"	1' - 4"	8' - 0"

GENERAL NOTES:

1. PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANT GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSSION RESISTANT MACHINE SCREWS, FASTENED TO PERMANENTLY INSTALLEDTHREADED RECEIVERS LAG BOLTED INTO FRAMING. EACH VIBRATION-RESISTANT RECEIVER SHALL HAVE A MINIIMUM WITHDRAWL CAPACITY OF 490 POUNDS. SEAL EACH RECEIEVER W/ A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.

2. DESIGN PRESSURE TO BE DP50 RATING OR APPROVED EQUAL BY G.C./STRUCTURAL ENGINEER AND SHOULD COMPLY W/ ALL APPLICABLE BUILDING CODES & REGULATORY REQUIREMENTS

3. U VALUE AND SHGC TO COMPLY W/ ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS. ASSUME MINIMUM U VALUE OF 0.3 AND MINIMUM SHGC VALUE OF 0.3

4. G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS

5. G.C. TO PREPARE OPENINGS PER ASTM E2112-07

6.IF SUBSTITUTIONS ARE MADE TO UNIT SIZES IN THE FIELD, THE G.C./OWNER SHOULD COORDINATE ROUGH OPENING SIZES WITH MANUFACTURERS SPECIFICATIONS

7. ALL DIVIDED LITES TO BE SIMULATED DIVIDE LITES (SDL)

DOOR/WINDOW ELEVATIONS
1/2" = 1'-0"

Previously Approved

BR ARCHITECT

FIRM SEAL

SEAL

THE BLADEN ST RESIDENCE

811 BLADEN ST, BEAUFORT, SC 29902

REVISIONS
1-

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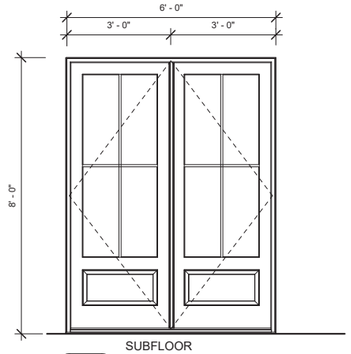
PROJECT NO.
22008
DATE
02-17-2022
DRAWN BY
B.ROBINSON
CHECKED BY

SHEET NO.
A500

DOOR AND WINDOW SCHEDULE



SUBFLOOR

E01 EXTERIOR SWING DOOR
(2) 3'-0" x 8'-0" (6'-0" x 8'-0" R.O. +/-)

E02 2W/2H SDL

SIMONTON OR APPROVED EQ

DP 50 RATING

DOOR SCHEDULE					
MARK	Type Comments	Width	Height	Head Height	Comments
03	INTERIOR SWING DOOR	2' - 8"	6' - 8"	6' - 8"	Privacy Hardware
04	INTERIOR SWING DOOR	2' - 0"	6' - 8"	6' - 8"	Passage Hardware
05	INTERIOR SWING DOOR	2' - 8"	6' - 8"	6' - 8"	Privacy Hardware
06	INTERIOR SWING DOOR	2' - 0"	6' - 8"	6' - 8"	Passage Hardware
07	INTERIOR SWING DOOR	2' - 8"	6' - 8"	6' - 8"	Passage Hardware
08	INTERIOR SWING DOOR	2' - 6"	6' - 8"	6' - 8"	Passage Hardware
09	INTERIOR SWING DOOR	2' - 8"	6' - 8"	6' - 8"	Privacy Hardware
10	INTERIOR SWING DOOR	2' - 8"	6' - 8"	6' - 8"	Privacy Hardware
11	DOUBLE SWING DOOR	4' - 0"	6' - 8"	6' - 8"	Dummy Hardware
E01	EXTERIOR DBL SWING DOOR	6' - 0 5/8"	8' - 0"	8' - 0"	Entry Hardware with Deadbolt
E02	EXTERIOR DBL SWING DOOR	6' - 0 5/8"	8' - 0"	8' - 0"	Entry Hardware with Deadbolt; Transom Above

GENERAL NOTES:

1. PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANT GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSSION RESISTANT MACHINE SCREWS, FASTENED TO PERMANENTLY INSTALLEDTHREADED RECEIVERS LAG BOLTED INTO FRAMING. EACH VIBRATION-RESISTANT RECEIVER SHALL HAVE A MINIIMUM WITHDRAWL CAPACITY OF 490 POUNDS. SEAL EACH RECEIEVER W/ A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.

2. DESIGN PRESSURE TO BE DP50 RATING OR APPROVED EQUAL BY G.C./STRUCTURAL ENGINEER AND SHOULD COMPLY W/ ALL APPLICABLE BUILDING CODES & REGULATORY REQUIREMENTS

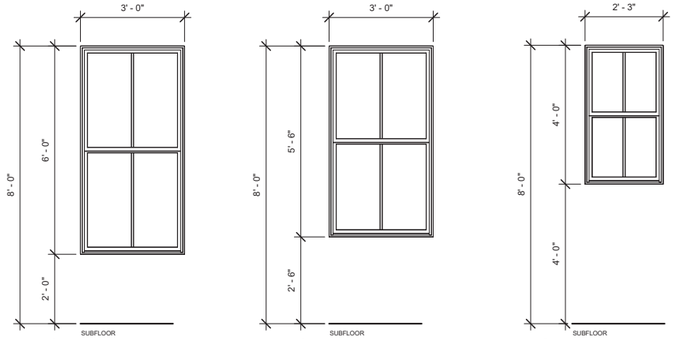
3. U VALUE AND SHGC TO COMPLY W/ ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS. ASSUME MINIMUM U VALUE OF 0.3 AND MINIMUM SHGC VALUE OF 0.3

4. G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS

5. G.C. TO PREPARE OPENINGS PER ASTM E2112-07

6. IF SUBSTITUTIONS ARE MADE TO UNIT SIZES IN THE FIELD, THE G.C./OWNER SHOULD COORDINATE ROUGH OPENING SIZES WITH MANUFACTURERS SPECIFICATIONS

7. ALL DIVIDED LITES TO BE SIMULATED DIVIDE LITES (SDL)



A DOUBLE HUNG UNIT
3'-0" x 6'-0" (R.O. +/-)

2W/1H SDL EACH SASH

VINYL TYPE BY G.C./OWNER OR APPROVED EQUAL

DP 50 RATING

B DOUBLE HUNG UNIT
3'-0" x 5'-6" (R.O. +/-)

2W/1H SDL EACH SASH

VINYL TYPE BY G.C./OWNER OR APPROVED EQUAL

DP 50 RATING

C DOUBLE HUNG UNIT
2'-3" x 4'-0" (R.O. +/-)

2W/1H SDL EACH SASH

VINYL TYPE BY G.C./OWNER OR APPROVED EQUAL

DP 50 RATING

WINDOW SCHEDULE				
Mark	TYPE	WIDTH	HEIGHT	HEAD HEIGHT
A	DOUBLE HUNG WINDOW	3' - 0"	6' - 0"	8' - 0"
A	DOUBLE HUNG WINDOW	3' - 0"	6' - 0"	8' - 0"
A	DOUBLE HUNG WINDOW	3' - 0"	6' - 0"	8' - 0"
A	DOUBLE HUNG WINDOW	3' - 0"	6' - 0"	8' - 0"
B	DOUBLE HUNG WINDOW	3' - 0"	5' - 6"	8' - 0"
B	DOUBLE HUNG WINDOW	3' - 0"	5' - 6"	8' - 0"
B	DOUBLE HUNG WINDOW	3' - 0"	5' - 6"	8' - 0"
B	DOUBLE HUNG WINDOW	3' - 0"	5' - 6"	8' - 0"
C	DOUBLE HUNG WINDOW	2' - 3"	4' - 0"	8' - 0"
C	DOUBLE HUNG WINDOW	2' - 3"	4' - 0"	8' - 0"

GENERAL NOTES:

1. PROVIDE WOOD STRUCTURAL PANELS, IMPACT PANELS OR IMPACT RESISTANT GLAZING FOR OPENING PROTECTION AT ALL NEW WINDOWS, SKYLIGHTS AND DOORS IN ACCORDANCE W/ SECTION R301.2.1.2 OF THE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE. FASTENING SHALL BE BY MEANS OF CORROSSION RESISTANT MACHINE SCREWS, FASTENED TO PERMANENTLY INSTALLEDTHREADED RECEIVERS LAG BOLTED INTO FRAMING. EACH VIBRATION-RESISTANT RECEIVER SHALL HAVE A MINIIMUM WITHDRAWL CAPACITY OF 490 POUNDS. SEAL EACH RECEIEVER W/ A SUITABLE SEALANT. ALL PANELS MUST BE PRECUT, LABELED AND STORED ON SITE.

2. DESIGN PRESSURE TO BE DP50 RATING OR APPROVED EQUAL BY G.C./STRUCTURAL ENGINEER AND SHOULD COMPLY W/ ALL APPLICABLE BUILDING CODES & REGULATORY REQUIREMENTS

3. U VALUE AND SHGC TO COMPLY W/ ALL APPLICABLE ENERGY CODES, BUILDING CODES AND REGULATORY REQUIREMENTS. ASSUME MINIMUM U VALUE OF 0.3 AND MINIMUM SHGC VALUE OF 0.3

4. G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS

5. G.C. TO PREPARE OPENINGS PER ASTM E2112-07

6.IF SUBSTITUTIONS ARE MADE TO UNIT SIZES IN THE FIELD, THE G.C./OWNER SHOULD COORDINATE ROUGH OPENING SIZES WITH MANUFACTURERS SPECIFICATIONS

7. ALL DIVIDED LITES TO BE SIMULATED DIVIDE LITES (SDL)

DOOR/WINDOW ELEVATIONS
1/2" = 1'-0"

Current Proposed

BR ARCHITECT

FIRM SEAL

SEAL

THE BLADEN ST RESIDENCE

811 BLADEN ST, BEAUFORT, SC 29902

REVISIONS
1-

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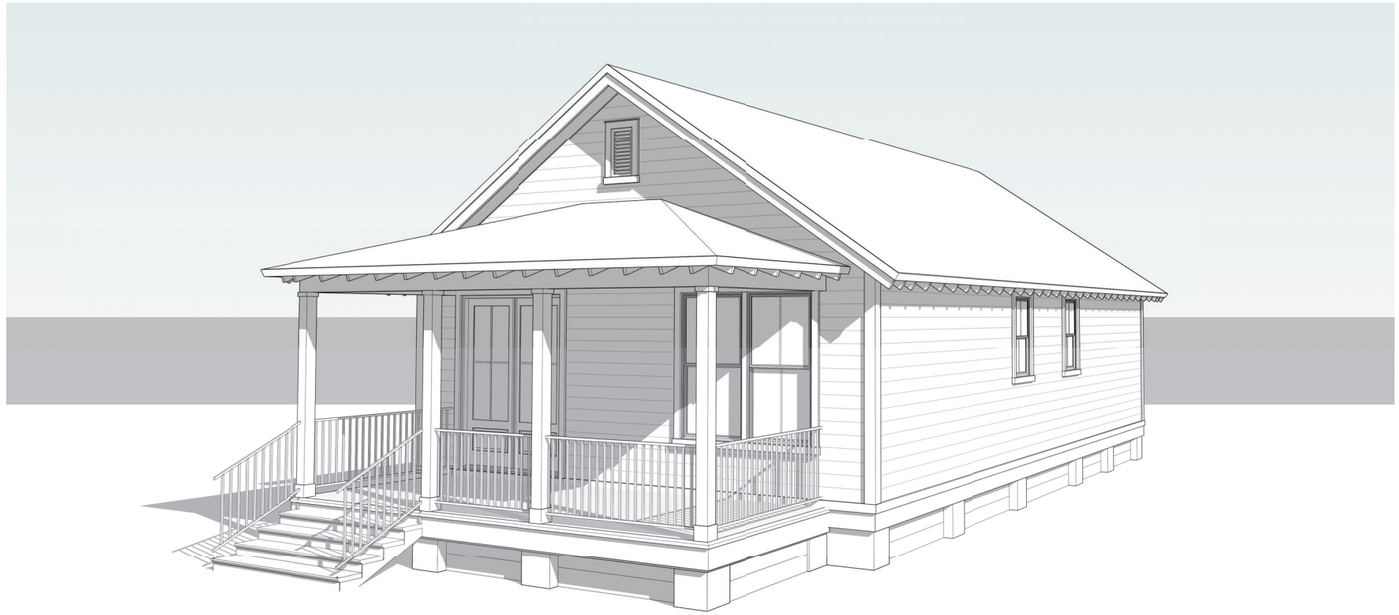
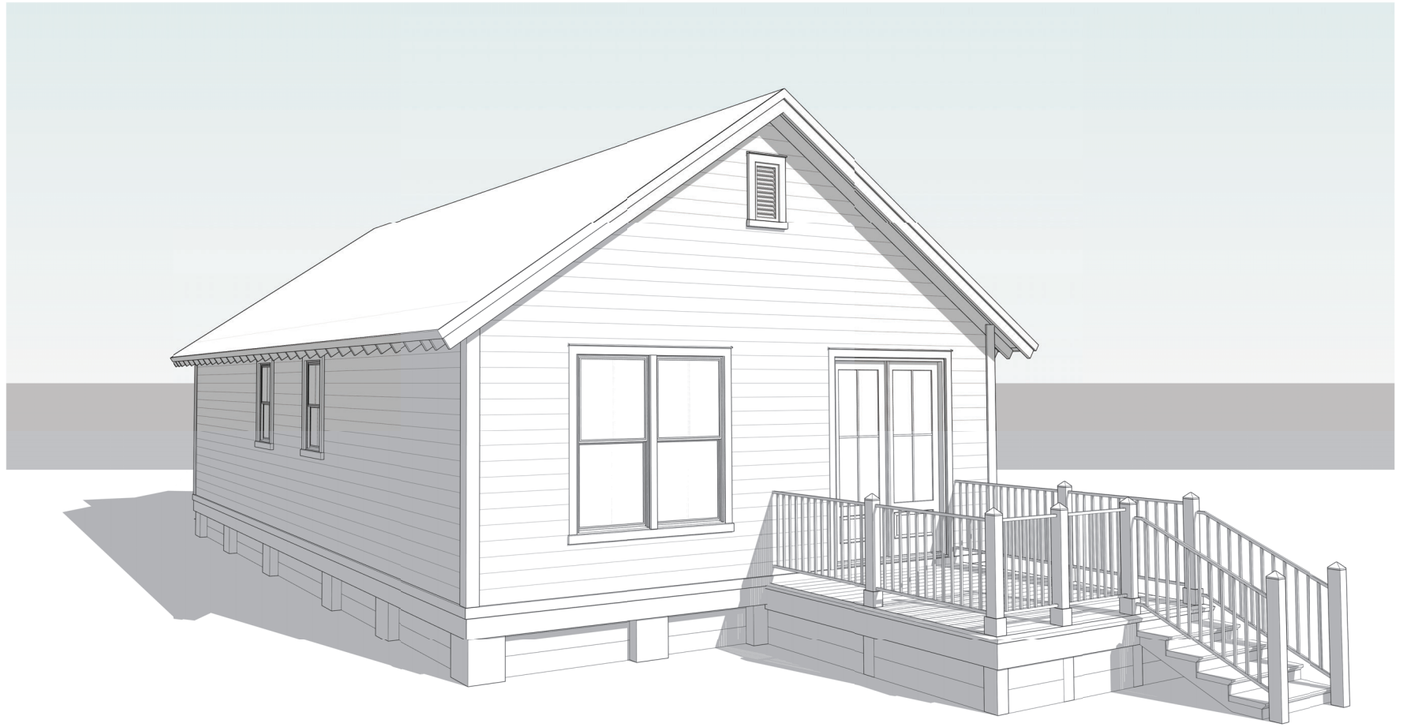
PROJECT NO.
22008
DATE
03-015-2022
DRAWN BY
D.LANGFORD
CHECKED BY
B.ROBINSON
SHEET NO.
A600

DOOR AND WINDOW SCHEDULE





811 BLADEN 43 of 84

Current Proposed

BR ARCHITECT

FIRM SEAL

SEAL

THE BLADEN ST RESIDENCE

811 Bladen St, Beaufort, SC 29902

REVISIONS

1-

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PROJECT NO. 22008

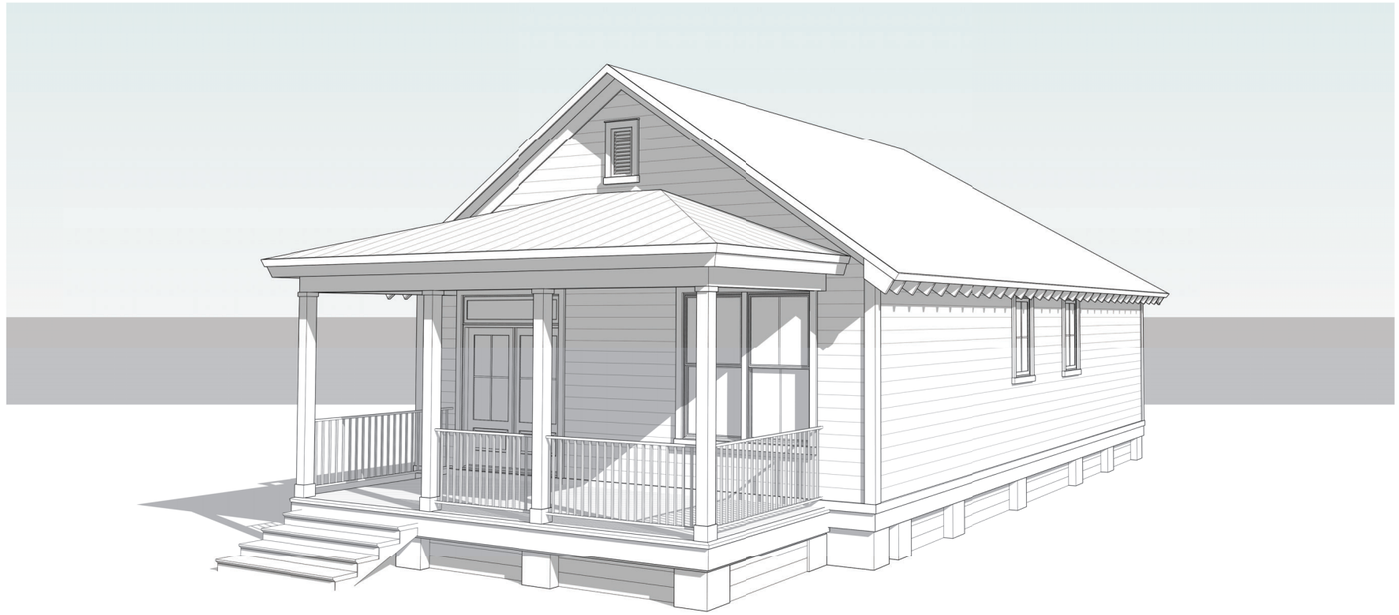
DATE 03-015-2022

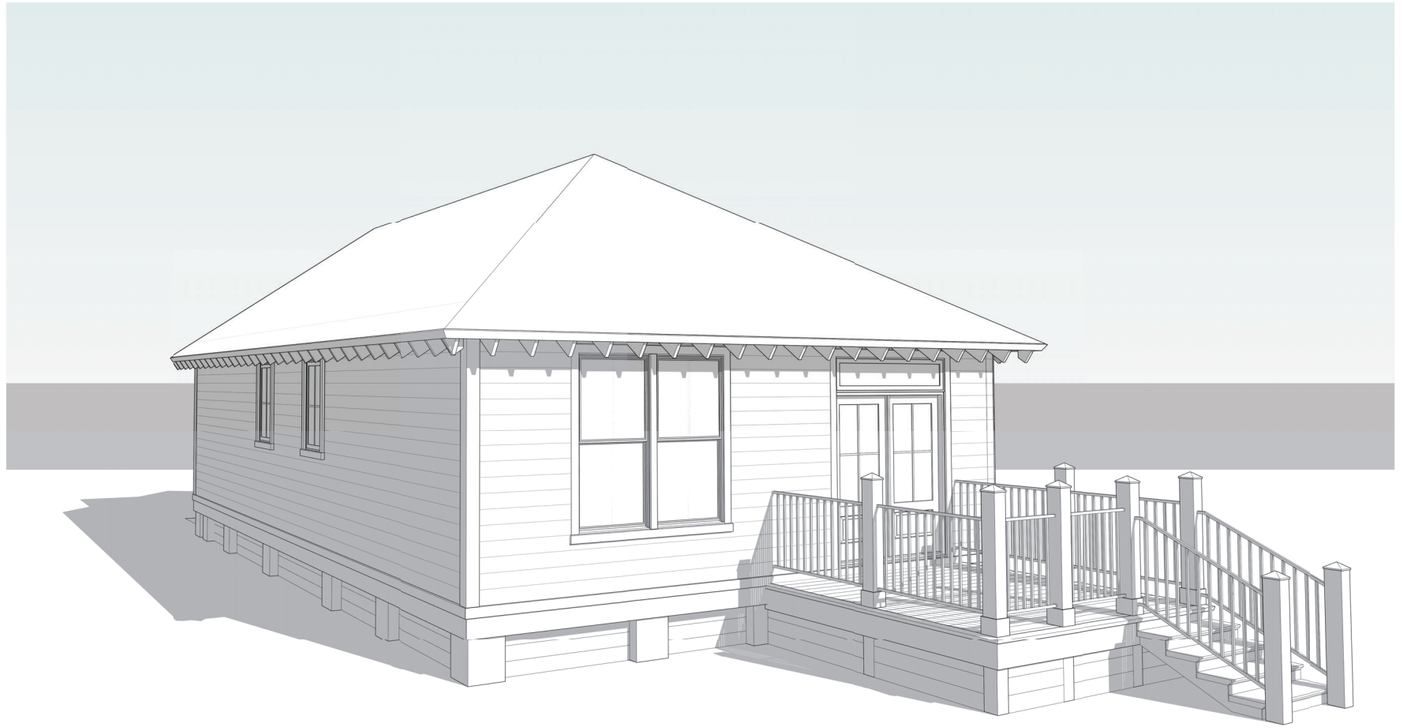
DRAWN BY D.LANGFORD

CHECKED BY B.ROBINSON

SHEET NO. A601

3D PERSPECTIVES





811 BLADEN 44 of 84

Previously Approved

BR ARCHITECT

FIRM SEAL

SEAL

THE BLADEN ST RESIDENCE

811 Bladen St, Beaufort, SC 29902

REVISIONS

1-

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PROJECT NO. 22008

DATE 02-17-2022

DRAWN BY B.ROBINSON

CHECKED BY

SHEET NO. A601

3D PERSPECTIVES

ABBREVIATION LEGEND

T/	–	TOP OR TOP OF
FTG	–	FOOTING
SF	–	STEP FOOTING (LOCATION)
CONC	–	CONCRETE
WWM	–	WELDED WIRE MESH
CMU	–	CONCRETE MASONRY UNIT (CONCRETE BLOCK)
WCJ	–	MASONRY / CONCRETE WALL CONTROL JOINT
STL	–	STRUCTURAL STEEL OR STEEL
O.C.	–	ON CENTER (SPACING)
PSI	–	POUNDS PER SQUARE INCH (STRENGTH)
TYP	–	TYPICAL
X	–	READ AS 'BY'
CLR	–	CLEAR
SQ	–	SQUARE
DEG	–	DEGREE OR DEGREES
E.W.	–	EACH WAY
UNO	–	UNLESS NOTED OTHERWISE
TD	–	TREATED, PRESSURE TREATED PER AWPA SPECS, GROUND CONTACT WITHIN 1000 YRS FOR WATER, MARINE EXPOSURE.
CONT	–	CONTINUOUS
W/	–	WITH
W/OUT	–	WITH OUT
A. BOLTS	–	ANCHOR BOLTS OR BOLT
@	–	READ AS 'AT'
PL	–	PLATE
REINF	–	REINFORCING
SHTHG	–	SHEATHING, GENERALLY PLYWOOD
DIA	–	DIAMETER

GEOTECHNICAL REPORTS: IF A SPECIFIC REPORT IS NOT ADDRESSED HEREIN THE PLANS HAVE BEEN DESIGNED BASED ON ASSUMPTIONS. IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO RETAIN A QUALIFIED GEOTECHNICAL ENGINEER WHO SHALL PERFORM INVESTIGATIONS TO INSURE THAT THE SOIL CONDITIONS ARE AT LEAST THAT WHICH ARE REQUIRED HEREIN.

ANY AND ALL FILL SHALL BE ENGINEERED FILL AND PLACED IN STRICT ADHERENCE WITH THE PROJECT GEOTECHNICAL ENGINEERS REQUIREMENTS. FILL CAN AND WILL INDUCE SETTLEMENTS. PLACING FILL WITHOUT THE DIRECTION OF A GEOTECHNICAL ENGINEER IS PROHIBITED. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES, LOOSE MEASURE. EACH LIFT SHALL BE COMPACTED TO WITHIN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PRIOR TO PROCEEDING WITH THE NEXT LIFT.

ALL SLABS ON GRADE, UNLESS NOTED OR REQUIRED OTHERWISE BY THE PROJECT GEOTECHNICAL ENGINEER, SHALL BE PLACED ON COMPACTED FILL OR SUBGRADE. ALL SLABS SHALL BE PLACED OVER MIN 15 MIL VAPOR BARRIER (VB). VB SHALL BE INSTALLED IN A SMOOTH CONDITION, LAP ENDS NOT LESS THAN 12 INCHES. REPAIR ANY AND ALL PUNCTURES PRIOR TO CONC. PLACEMENT.

THE GENERAL CONTRACTOR SHALL RETAIN THE SERVICES OF A QUALIFIED SURVEYOR WHO SHALL VERIFY ALL SITE AND BUILDING ELEVATIONS. THE GENERAL CONTRACTOR SHALL INSURE THAT THE LOWEST HORIZONTAL STRUCTURAL MEMBER IS ABOVE ANY AND ALL FEDERAL, STATE AND LOCAL REQUIREMENTS FOR CLEARANCE AND FLOOD ZONE RELATED ISSUES.

SEE ARCH'L DRAWINGS FOR ISSUES RELATED TO HYDROSTATIC VENTING, OPEN SIZES AND LOCATIONS. WHERE NOT SHOWN IN ARCH'L DRWGS ALLOW FOR THE MOST STRINGENT AND COSTLY APPROACH IN BASE BID AND AWAIT FURTHER DIRECTION FROM ARCHITECT.

FOR STRUCTURES LOCATED WITHIN A "V" FLOOD ZONE, ALL PERIMETER WALLS SHALL BE OF BREAKAWAY CONSTRUCTION, UNLESS THEY ARE SPECIFICALLY NOTED AS SHEAR WALLS HEREIN.

SHOP DRAWINGS ARE REQUIRED FOR THE FOLLOWING TRADES UNLESS SPECIFICALLY NOTED OTHERWISE. REINFORCING STEEL, STRUCTURAL STEEL, ENGINEERED LUMBER AND TRUSSES. ALL SHOP DRAWINGS SHALL BE REVIEWED AND ALL OUTSTANDING ISSUES RELATED TO COORDINATION AND DIMENSIONS RESOLVED PRIOR TO SUBMITTING TO THE ENGINEER FOR REVIEW. THE GENERAL CONTRACTOR SHALL STAMP ALL SHOP DRAWINGS "APPROVED" PRIOR TO SUBMITTING TO THE ENGINEER FOR REVIEW.

CONTRACTOR SHALL SUBMIT TO ENGINEER A SITE PLAN AND A LOCATION PLAN CLEARLY NOTING WHERE THE SITE IS GEOGRAPHICALLY LOCATED WITH RESPECT TO MEAN LOW WATER AND OTHER OPEN AREAS OR FEATURES THAT MAY IMPACT THE SITE EXPOSURE. ALONG WITH THE ABOVE, SUBMIT DP RATING OF SPECIFIC WINDOWS PROPOSED FOR THE PROJECT FOR REVIEW BY ENGINEER.

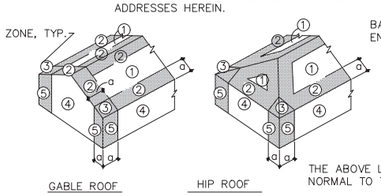
COPIES OF ALL WINDOW AND DOOR DP RATING LABELS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APROVAL PRIOR TO INSTALLATION.

SEE THE ARCHITECTURAL DRAWINGS FOR ANY AND ALL DIMENSIONS AND CONDITIONS NOT NOTED HEREIN. WHERE DIMENSIONAL DIFFERENCES ARE FOUND, THE ARCHITECTURAL DRAWINGS SHALL GOVERN. THE CONTRACTOR SHALL COORDINATE ALL TOP OF BEAM, TOP OF CMU AND TOP OF STEEL ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.

THE GENERAL CONTRACTOR SHALL MAKE NO SUBSTITUTIONS FROM THOSE ITEMS SPECIFIED HEREIN WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT OR ENGINEER.

WIND LOADING DATA / NOTES

FOR THE BUILDER/OWNERS USE IN SELECTING AND ATTACHING COMPONENT AND CLADDING RELATED ITEMS, THE FOLLOWING WIND LOADING PRESSURES ARE PROVIDED. NOTIFY ENGINEER OF ANY CONDITION OR MATERIAL THAT ARE NOT CLEARLY ADDRESSES HEREIN.



BASIC WIND SPEED – 139 MPH
END ZONE WIDTH (a) – 4 FT.

ZONE 1 –	50 PSF
ZONE 2 –	60 PSF
ZONE 3 –	75 PSF
ZONE 4 –	50 PSF
ZONE 5 –	70 PSF

THE ABOVE LOAD SHOULD BE APPLIED OUTWARD NORMAL TO THE FACE OF BUILDING OR ROOF.

GENERAL NOTES

1. Structural drawings shall be used in conjunction with architectural and mechanical drawings and drawings relating to other trades. Contractor shall be responsible for checking and coordinating dimensions, clearances, etc. with the work of other trades. In case of conflict between drawings, the more stringent requirement shall govern.
2. In case of conflict between the drawings, notes and specifications, the specifications shall govern.
3. Work not indicated on a part of the drawings but reasonably implied to be similar to that shown at corresponding places shall be repeated.
4. Review all project documents prior to fabrication and start of construction. Report any discrepancies to the project Architect prior to proceeding with work.
5. It is the contractor's responsibility to protect existing facilities, structures and utility lines from all damage during construction.
6. Coordinate structural and other drawings that are part of the contract documents for anchored, embedded or supported items which may affect the structural drawings.
7. All details and sections on the drawings are intended to be typical and shall be construed to apply to any similar situation elsewhere on the project except where a separate detail is shown.
8. Use of contract drawings reproduced in whole or any part in shop drawing shall not relieve the contractor nor subcontractors from their responsibility to accurately layout, coordinate, detail, fabricate and install a complete structure.
9. Review all shop drawings for conformance with the contract documents and for completeness and answer all contractor related questions. Stamp and initial all sheets as Approved prior to submitting shop drawings to Architect for review.

FOUNDATION NOTES

1. Backfill and fill material shall be placed in thin successive layers, 8" loose measurement, and each layer shall be compacted to at least 95% of maximum laboratory density.
2. Backfill material shall consist of sand clay soil as directed and approved by the project geotechnical engineer.
3. Soil to be stripped, compacted and tested in accordance with the recommendations of the soils engineer.
4. Center all footings under their respective columns or walls unless otherwise shown on plans. Maximum misplacement or eccentricity – 2".
5. Horizontal joints in footings will not be permitted.
6. Where vertical construction joints occur in continuous footings, provide a minimum continuous 2" x 4" keyway across joint for each 12" of depth.
7. Notify Architect if soil conditions are uncovered that prevent the required soil bearing pressure from being obtained.
8. Coordinate plumbing and foundation elevations to minimize interference. Where plumbing interferes with footing, step footing down as directed by engineer.
9. Excavating under or near in–place footings/foundations which disturbs the compacted soil beneath the footings/foundations will not be permitted.
10. Reinforcing shall be supported on precast concrete pads or metal chairs.

CONCRETE NOTES

1. Typical 28 day concrete compressive strength (f'c).

LOCATION:	f'c (psi)
Slab On Grade	3000
Footings	3000

NOTE: All concrete shall be normal weight unless noted otherwise.
2. Reinforcing steel: ASTM A 615, grade 60. Minimum lap shall be 40 bar diameters or 24 inches, U.N.O.
3. Welded wire fabric: ASTM A 185 or ASTM A 497. Lap all edges 1'–0" mesh minimum.
4. Concrete cover: Footings 3", slabs 1 1/2" (U.N.O.).
5. All footings shall rest either on undisturbed soil or a manually operated vibratory sled or tamper should be used to densify any soils in the bottom of the footing trenches loosened during the excavation operation.
6. Contractor is responsible for adequately protecting all excavation slopes.
7. No backfilling against foundation walls shall be done until concrete has attained 75% of its 28 day strength. Provide temporary bracing for walls sustaining more than 3'–6" of earth pressure. This bracing to remain until slabs on grade or floor framing supporting the wall have been poured and set.
8. All continuous horizontal reinforcing and vertical wall reinforcing shall be lapped according to lap splice and embedment requirements per ACI 318, latest edition.
9. Reinforcement shall be securely held in place while placing concrete. If required, additional bars and stirrups shall be provided by the contractor to furnish support for bars.
15. For waterproofing details and locations, see architectural drawings.
16. Dowels shall match wall reinforcing.
13. Contractor shall make no deviations from design drawings without written approval of the Project Architect.
19. Structural concrete shall conform to ACI 301 and have the following slumps and aggregate requirements

Location	Slump	Max. Aggregate
Footings	3"	1" ASTM #57
Slabs	4"	1" ASTM #57

All course granite shall be crushed granite.
20. All reinforcing steel shall be detailed, fabricated and installed in accordance with ACI 318 and ACI detailing manual, ACI–315 latest edition.
21. Not used.
22. Shop drawings for placement shall be submitted for review prior to rebar fabrication unless approved otherwise by project Architect.
23. No reinforcing bars shall be cut to accommodate the installation of anchors, embeds or other items.
24. Use the structural drawings including revisions and addenda in conjunction with reviewed shop drawings for placement of reinforcing.
25. At changes in direction of concrete walls, beams and strip footings, provide corner bars of same size and quantity (U.N.O.) as horizontal steel. Refer to typical detail.
26. Place concrete per ACI 304. Use internal mechanical vibration for all concrete. Limit maximum free fall drop of concrete to 6'–0" for #57 aggregate and 8'–0" for #8 aggregate. All precautions should be taken to avoid segregation of concrete during placement.
27. Saw cut all slabs not less than 1/4 slab depth. Cut shall be made as soon as possible without dislodging the course aggregate, same day as placement. ACI 302

MASONRY NOTES

1. Masonry construction shall conform to ACI "Building Code Requirements for Masonry Structures" (ACI/ASCE 530) and "Specifications for Masonry Structures" (ACI/ASCE 530.1) except as amended below.
2. Obtain copy of masonry code and specifications for reference at the job site.
4. Use type "S" mortar with minimum compressive strength of 1800 psi.
5. Masonry units shall conform to ASTM C90 with a minimum compressive strength of 1900 psi on net section, to provide net area compressive strength of masonry (F'm) of 1500 psi.
6. Provide filled cells as shown on plans. In addition, provide filled cells adjacent to all openings, at anchorage of connections.
7. Provide full mortar bedding around all filled cells with vertical reinforcing.
8. Reinforcing for filled cells shall conform to ASTM A615, Grade 60. Provide the following lap splices for reinforcing: #4 Bars 24" #5 Bars 30"
9. Reinforce wall with ladder type reinforcement in bed joints at 16" o.c. measured vertically. Lap splice all horizontal wall reinforcing 6". Provide prefabricated "tee" or corner sections at all intersecting walls.
10. Refer to typical wall sections for maximum construction height of masonry walls. Provide clean–out holes at base of filled cell when the concrete pour exceeds 5 feet in height.
11. Concrete for filled cells shall be vibrated during placement using a "pencil" type vibrator.
12. The masonry walls are not designed to withstand temporary construction loads. It is the contractor's responsibility at all times to maintain wall stability during the construction phase of this project.
14. The use of solid load bearing masonry units is prohibited on this project.
15. Masonry wall construction requires expansion/contraction joints. Locate these joints as directed by the project Architect not more than 40 feet on center. Avoid locations near windows and doors or other geometry that would lend to the formation of expansion cracks.
16. All lintels over masonry openings shall be Cast–Crete Lintels. Cast–Crete lintels are available from General Materials, Inc.
17. Provide seismically rated brick ties for all brick veneer in accordance with manf'r install instructions.

STRUCTURAL STEEL NOTES

1. Structural Steel materials shall conform to the following ASTM specification (U.N.O.):

Angles, plates, misc. steel	ASTM A36, Fy=36 ksi
Tubes	ASTM A500, Grade B
Anchor Bolts	ASTM A449

2. Provide temporary bracing or guys to provide lateral support until permanent lateral bracing is installed.
3. The contractor shall coordinate the bottom of base plate elevation with the top of concrete and masonry elevation. In case of conflict, the contractor shall make allowance in his bid for the more stringent requirement.
4. All steel details and connections shall be in accordance with the requirement of the AISC SPECIFICATIONS (Latest Edition), including all supplements and revisions.
5. Shop connections not specifically detailed on the drawings may be welded or bolted. Field connections not specifically detailed on the drawing shall be bolted.
6. Fabrication and erection of structural steel shall conform to the AISC "Manual of Steel Construction," and the AISC "Specification for Structural Steel Buildings," latest Editions.
7. All bolts cast in concrete shall conform to ASTM A–36 or A–307.
8. Beams shall be supported on columns by tab plates welded through the center line of the column unless specifically shown otherwise herein.
9. All beams shall be punched for two rows of bolts for the attachment of wood blocking. Blocking shall be placed along the top flange, along the web and along the bottom flange unless specified otherwise. Bolts shall be two rows at 16" o.c. staggered.

TIMBER FRAMING NOTES

1. All timber construction shall be in accordance with AITC specifications and requirements.
2. All timber framing, unless noted otherwise, shall be not less than #2 SYP or SPF kiln dried with minimum properties of: (fb=1300 psi, Ft=675 psi, Fc=1200 psi).
3. All engineered timber shall have minimum properties of: (Fb=2800 psi, Ft=2600 psi, Fc=2400 psi).
4. Any and all timbers exposed to the earth, weather or in contact with concrete or masonry components or withing eight (8) inches of exposed grade shall be treated in accordance with AWPA standards.
5. All connectors shall be by the simpson company unless approved otherwise by the project Architect, G90 finishes.
6. All floor/roof bracing, blocking and connections shall be by the truss or Engineered component manufacturer.
7. All multiple ply girders shall be glued and nailed together with three rows of 16d nails at 8" o.c. per row and per layer or ply.
8. Provide a double joist below all parallel walls not shown otherwise. Provide a double joist adjacent to all changes in span to minimize differential settlement.
9. Layout all plumbing line and fixture locations and space joists to avoid cutting of joists. Where a joist must be cut provide an additional joist on each side of the cut joist, as close as possible. If cut joists supports more than starndard floor loadings notify engineer for review.
10. Support all joists and beams on joist and beam hangers. Nailers shall not be permitted without prior authorization from engineer.
11. Provide simpson CS16 X 24" straps across all ridges and valleys at 32" o.c. Install to prevent against uplift forces (i.e. across tops of ridges), or collar ties at the same spacing.
12. Solid blocking that matches the depth of the floor joists, shall be installed between joists along all interior and exterior walls. Additional blocking shall be installed between joists at 1/3 points for 2x joist framing.
14. All walls supporting two floors and a roof shall be 2x6's at 16" o.c., 2x4's at 8" o.c. or 3x4's at 12" o.c.
15. The GC shall anticipate and provide furing strips or blocking as may be required to provide a smooth surface for the application of sheetrock. This requirement primarily occurs at, but is not limited to, vaulted ceilings and other such special conditions.
16. The framing and foundations shown herein are based on normal carpet and vinyl floor finishes, normal weight cabinets and counter tops. If heavier materials are used notify engineer and await framing modifications prior to proceeding.
17. Where roof trusses are used, provide uplift connectors with uplift ratings in excess of the uplift reactions listed within the roof truss shop drawings. Contact engineer for specific directions if required.
18. Top plates, drag struts, shall be nailed together with two rows of 16d nails at 12" o.c. staggered.
19. Bottom plate splices shall have attachments on either side. Where the plate is attached to concrete you can provide 1/2" dia exp'n bolt with 12" ea. side of ea. splice, or you may provide two powder driven fasteners within 8" ea. side of ea. splice. Plates attached to timber framing shall have two 16d nails driven into the supporting framing within 6" ea. side of ea. splice.
20. Provide min 3" x 3" x 1/4" square plate washers between TD bottom wall plates and the nut for anchor bolts.
21. Steel beams and columns shall not bear on timber framing. Provide embeded weld plates and steel columns bearing directly on concrete or masonry as necessary for proper support.
22. All timber framing, unless addressed otherwise herein, shall be installed in accordance with the current edition of the Wood Framed Construction Manual.

DESIGN CRITERIA

DESIGN BASED ON THE 2018 IRC (WIND/SEISMIC: ASCE–7/16)

DEAD LOADINGS
ACTUAL SELF WEIGHT

DESIGN LOADS & INFORMATION	
BASIC WIND SPEED	139 MPH
WIND EXPOSURE CAT.	EXPOSURE C
SEISMIC DESIGN INFORMATION	ASCE–7
SEISMIC USE GROUP	GROUP 1
Sds	.56
Sdl	.43
SITE CLASS	D
SEISMIC DESIGN CATEGORY	D
SEISMIC FORCE RESIST. SYSTEM	LT. FRAMEWALL/SHEAR PANELS
DESIGN BASE SHEAR	19,000 LBS
ANALYSIS PROCEDURE	SIMPLE STATIC
FLOOR LL	40 PSF
FLOOR DL	25 PSF
ROOF LL	20 PSF
ROOF DL	20 PSF
DECKS & PORCHES LL	60 PSF
DECKS & PORCHES DL	15 PSF
STAIRS LL	60 PSF
GROUND SNOW LOAD	5 PSF

WHERE REQUIRED, WINDOWS AND DOORS SHALL HAVE A MINIMUM RATING AS NOTED. HOWEVER, THE GEOGRAPHICAL LOCATION OF A GIVEN BUILDING MAY REQUIRE THAT A HIGHER DP RATING BE USED. THE CONTRACTOR SHALL VERIFY WITH THE LOCAL BUILDING OFFICIAL THE REQUIRED DP RATING FOR THE SPECIFIC SITE OF THIS STRUCTURE.

(ASD PRESSURES SHOWN) 139 MPH EXPOSURE C

GLAZING SIZE AREA (SQ FT)	WITHIN 48" CORNERS	INTERIOR ZONES
0 TO 10	+40/–47	+40/–40
11 TO 20	+40/–47	+40/–40
21 TO 50	+40/–47	+40/–40
51 TO 100	+35/–35	+35/–35

WHERE WIND BORN DEBRI PROTECTION IS REQUIRED, PROVIDE REMOVABLE IMPACT PANELS. THESE PANELS MAY BE COMMERCIALLY MANUFACTURED PANELS INTENDED FOR THIS SPECIFIC PURPOSE OR CONSTRUCTED FROM 7/16" OSB PLYWOOD.

REV.	BY	DATE

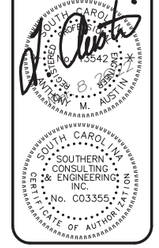
THE USE OF THESE DRAWINGS IS NOT WITHOUT LIMITATION. THESE DRAWINGS ARE PROVIDED IN ACCORDANCE WITH OUR STANDARD "TERMS OF USE." A COPY OF THESE "TERMS OF USE" IS AVAILABLE ON OUR WEBSITE AT WWW.SCI–ENGNG.COM. USE OF THESE DRAWINGS SHALL CONSTITUTE ACCEPTANCE OF THESE TERMS BY THE CLIENT, PROJECT ARCHITECT, PROJECT OWNER, CONTRACTOR OR ANY OTHER PARTY WHO MAY HAVE AN INTEREST IN OR THE NEED TO USE THESE DRAWINGS.

Southern Consulting & Engineering, Inc.
Structural Engineering
105 Central Ave 200-B
Goose Creek, South Carolina

Bus(843) 718-2525
Fax (843) 718-2776
www.sci-engng.com

SOUTHERN CONSULTING AND ENGINEERING, INC.

THE SIGNATURE BELOW MUST BE ORIGINAL IN BLUE INK FOR THIS TO BE AN AUTHORIZED COPY FOR PERMITTING.



Hartley Residence
811 Bladen Street
Beaufort, SC

DATE	March 8, 2022
SCALE	SEE PLAN
JOB NO.	22099–0
SHEET	S100

WINDOW CORNER PLACEMENT

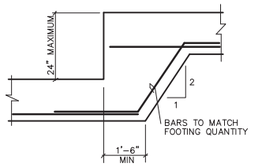
SOUTHERN CONSULTING, INC. HAS REVIEWED THE EXTERIOR SHEAR WALLS AND THE WINDOW PLACEMENT WITH RESPECT TO THE CORNERS AND HAVE FOUND THEM ACCEPTABLE AS SHOWN, FROM A STRUCTURAL LATERAL FORCE PERSPECTIVE.

EXTERIOR WALL FRAMING SCHEDULE

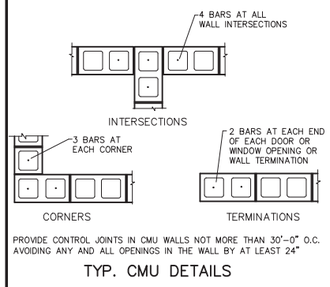
WALL PLATE HEIGHT	STUD LOCATION	STUD SIZE / SPACING[1]
WALLS LESS THAN 9'-1"	INTERIOR & CORNERS	2X4'S AT 16" O.C.
9'-10" PLATE HEIGHT	GREATER THAN 4' FROM CORNERS	2X4'S AT 16" O.C.
9'-10" PLATE HEIGHT	LESS THAN 4' FROM CORNERS	2X4'S AT 12" O.C.
9'-11" TO 12'-0" WALL	INTERIOR & CORNERS	2X6'S AT 16" O.C.
12'-1" TO 14'-0" WALL	INTERIOR & CORNERS	2X6'S AT 12" O.C. 2X8'S AT 16" O.C.
14'-1" TO 17'-0" WALL	INTERIOR & CORNERS	(2)2X6'S AT 16" O.C. 2X8'S AT 12" O.C.
17'-1" TO 20'-0" WALL	INTERIOR & CORNERS	(2)2X6'S AT 12" O.C. (2)2X8'S AT 16" O.C.

(1) WALL STUD SIZE AND SPACING AS A MINIMUM. USE THAT SHOWN HEREIN OR IN ARCH'L DRAWINGS IF LARGER STUDS OR TIGHTER SPACING IS REQUIRED FOR ARCHITECTURAL OR COMPONENT ATTACHMENT REASONS.

(2) EXTERIOR PORCHES OPEN TO THE ADJACENT HOUSE ATTIC SPACE SHALL HAVE THE PORCH CEILING SHEATHED WITH PLYWOOD, MIN THICKNESS OF 7/16". ATTACH WITH .113 X 2 3/8" NAILS SPACED 6" O.C.

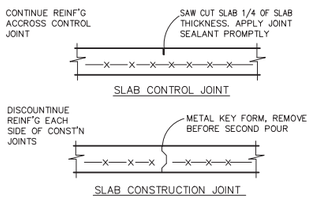


TYPICAL STEP FOOTING DETAIL



PROVIDE CONTROL JOINTS IN CMU WALLS NOT MORE THAN 30'-0" O.C. AVOIDING ANY AND ALL OPENINGS IN THE WALL BY AT LEAST 24"

TYP. CMU DETAILS

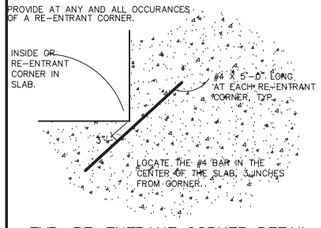


SPACE CONTROL JOINTS NOT MORE THAN 15'-0" O.C. AND PLACE SO AS NO SLAB SEGMENT HAS A LONG SIDE MORE THAN 1.5 TIMES THE SHORT SIDE.

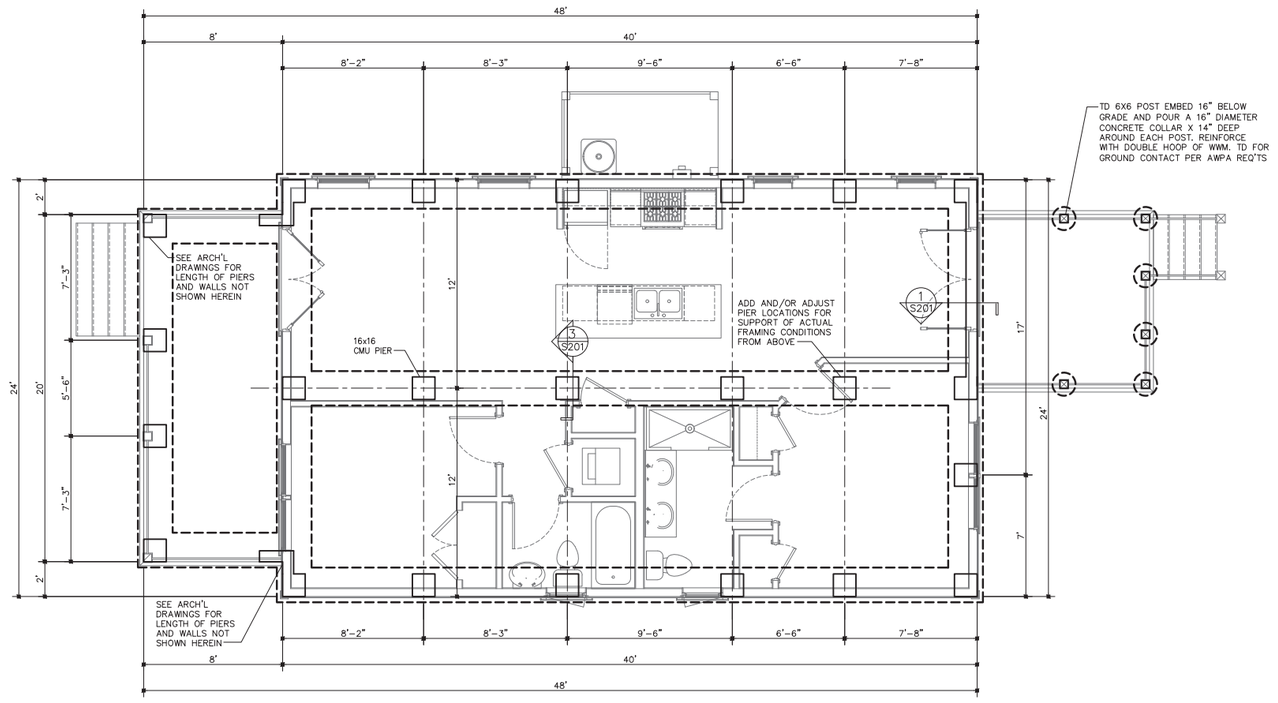
SLAB JOINTS ARE TO BE PLACED AS SOON AS THE SLAB CAN BE CUT WITHOUT DISLODGING THE COURSE AGGREGATE, SAME DAY AS SLAB PLACEMENT.

SEAL OPEN JOINTS PROMPTLY TO PREVENT INTRUSION OF DEBRIS.

TYP. SLAB JOINT'G DETAILS



TYP. RE-ENTRANT CORNER DETAIL



INTERIOR SHEAR WALL NOTES

1) ATTACH WALL TO SLAB WITH 5/8"ø X 8" EPOXY OR ANCHOR BOLTS AT 48" O.C.

2) INSTALL SIMPSON HD3B AT EACH END OF THE HATCHED SHEAR WALL.

3) SHEATH ONE OR BOTH SIDES OF SHEAR WALL WITH 7/16" OSB, AS NOTED ON PLAN. BLOCK JOINTS AND FASTEN AS NOTED HEREIN. OSB SHEATHING TO CONTINUE TO WITHIN 2" OF TOP OF BLOCKING OR FLOOR/CEILING FRAMING ABOVE.

4) PROVIDE CONT. BLOCKING ABOVE WALL WHERE JOISTS OR TRUSSES ARE PERPENDICULAR TO DIRECTION OF WALL. ATTACH BLOCKING TO JOISTS AND TRUSSES TO ALLOW FOR TRANSMITTION OF LATERAL FORCES FROM CEILING/FLOOR INTO WALL BELOW.

5) WHERE JOISTS OR TRUSSES ARE PARALLEL WITH SHEAR WALL, ALIGN JOIST OVER WALL AND BLOCK AS REQUIRED TO ALLOW PLYWOOD TO EXTEND UP AND FASTEN TO BOTTOM CHORD OF TRUSS OR JOIST.

6) INSTALL TRUSS BRACING AND BLOCKING TO ALLOW LATERAL FORCES TO TRANSFER TO SHEAR WALL BELOW.

7) WHERE AN INTERIOR SHEAR WALL TERMINATES PERPENDICULAR TO AN EXTERIOR WALL, STRAP WITH TOP PLATE WITH A SIMPSON CS20X48" EXTENDING OUT AND DOWN THE OUTSIDE FACE OF THE EXTERIOR WALL 18".

FOUNDATION PLAN

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

SEE ARCH'L DRAWINGS FOR DIMENSIONS AND CONDITIONS NOT SHOWN HEREIN.

TOP OF FOOTINGS SHALL BE NOT LESS THAN 8" BELOW FINISHED GRADE

FOOTINGS AND SLABS SHALL NOT BE PLACED ON FILL. PLACEMENT AND USE OF COMPACTED FILL, IN EXCESS OF 12" SHALL REQUIRE THE INVOLVEMENT AND BE PLACED UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER.

MASONRY HEIGHT ABOVE GRADE SHALL NOT EXCEED 4'-0" WITHOUT PRIOR WRITTEN APPROVAL FROM ENGINEER.

NO SOILS REPORT OR SOILS INVESTIGATION HAS BEEN PERFORMED ON THIS SITE. THIS FOUNDATION DESIGN IS BASED ON ASSUMED SOIL CONDITIONS AND AN ASSUMED SOIL CAPACITY OF 2000 PSF. IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO RETAIN THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER TO VERIFY THE SOIL CONDITIONS ARE ADEQUATE AND THE SITE HAS BEEN PROPERLY PREPARED PRIOR TO THE START OF WORK.

THE GC SHALL REVIEW AND APPROVE ALL DIMENSIONS SHOWN HEREIN PRIOR TO THE START OF WORK. NOTIFY ENGINEER OF ANY DIMENSION OR CONDITION FOUND CONTRARY TO THAT SHOWN WITHIN THE ARCH'L DRAWINGS.

SOUTHERN CONSULTING HAS BEEN RETAINED TO PROVIDE SPECIFIC AND LIMITED SERVICES. THESE SERVICES INCLUDE THE FOUNDATION, UPLIFT AND LATERAL FORCE RESISTING SYSTEMS AND DETAILS. NO WORK RELATED TO FRAMING OR ELEMENT SIZES HAS BEEN REQUESTED OR PROVIDED. DURING CONSTRUCTION, IT MAY BECOME APPARENT THAT ADDITIONAL FOUNDATIONS OR FOOTINGS MAY BE REQUIRED. NOTIFY ENGINEER OF ANY SUCH OCCURRENCE FOR UPDATES.

REV.	BY	DATE

THE USE OF THESE DRAWINGS IS NOT WITHOUT LIMITATION. THESE DRAWINGS ARE PROVIDED IN ACCORDANCE WITH OUR STANDARD "TERMS OF USE." A COPY OF THESE "TERMS OF USE" IS AVAILABLE ON OUR WEBSITE AT WWW.SCI-ENGNG.COM. USE OF THESE DRAWINGS SHALL CONSTITUTE ACCEPTANCE OF THESE TERMS BY THE CLIENT, PROJECT ARCHITECT, PROJECT OWNER, CONTRACTOR OR ANY OTHER PARTY WHO MAY HAVE AN INTEREST IN OR THE NEED TO USE THESE DRAWINGS.

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Structural Engineering
105 Central Ave 200-B
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SOUTHERN CONSULTING AND ENGINEERING, INC.

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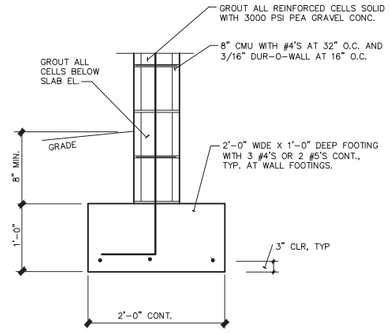
SOUTH CAROLINA REGISTERED 19542 ENGINEER JOSEPH B. AUSTIN M. CERTIFICATE OF AUTHORIZATION SOUTH CAROLINA SOUTHERN CONSULTING & ENGINEERING, INC. No. C03355

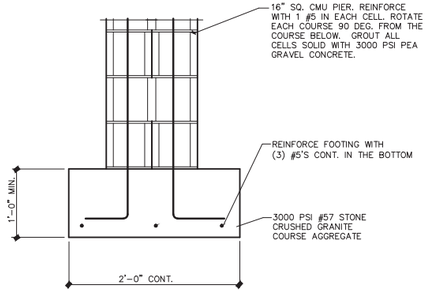
Hartley Residence
811 Bladen Street
Beaufort, SC

DATE
March 8, 2022
SCALE
SEE PLAN
JOB NO.
22099-0
SHEET
S101



TYP. WALL FOOTING DETAIL 1

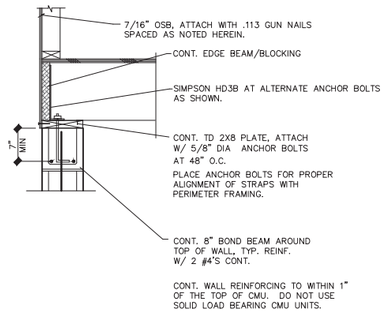
2



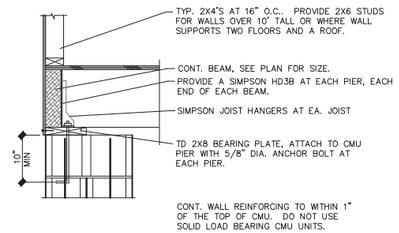
16X16 CMU PIER 3

4

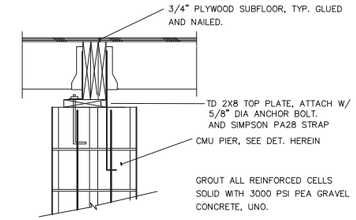
5



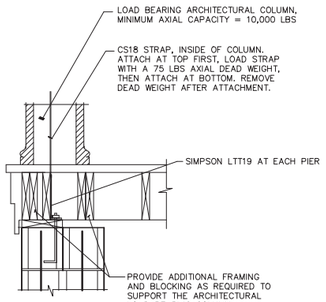
TYP. EDGE FRAMING DETAIL 6



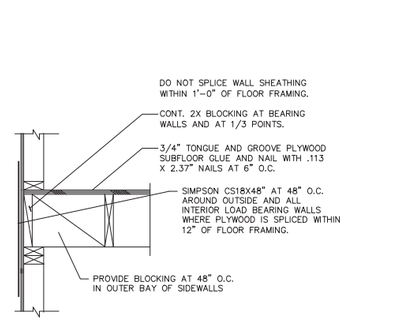
PIER EDGE FRAMING DETAIL 7



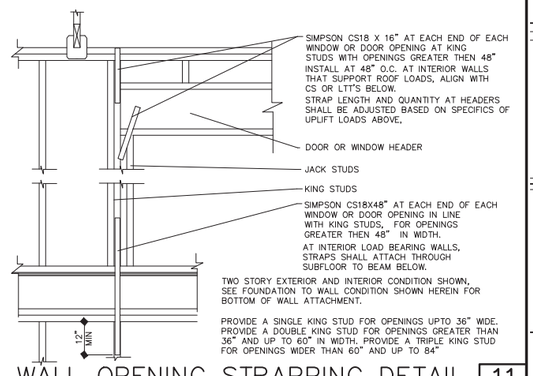
INT. PIER DETAIL 8



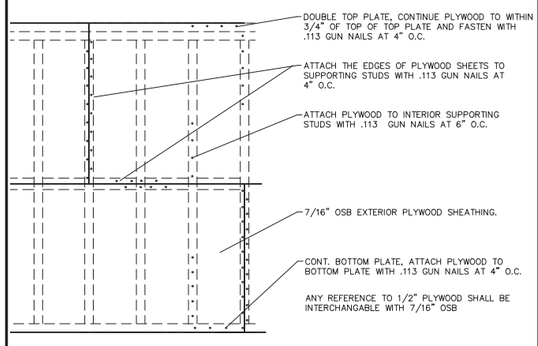
PORCH COL. DETAIL 9



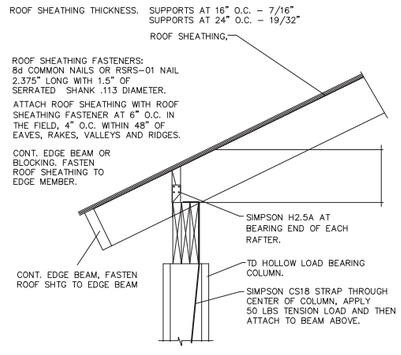
TYP. FLOOR TO FLOOR DETAIL 10



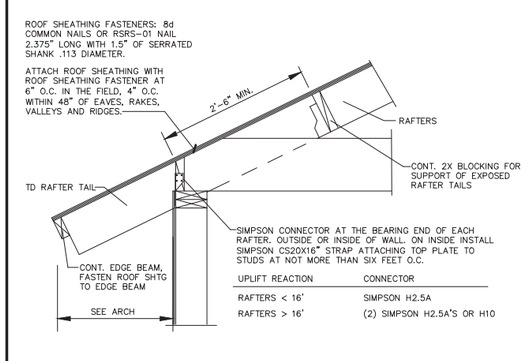
WALL OPENING STRAPPING DETAIL 11



PLYWOOD NAILING PATTERN 12

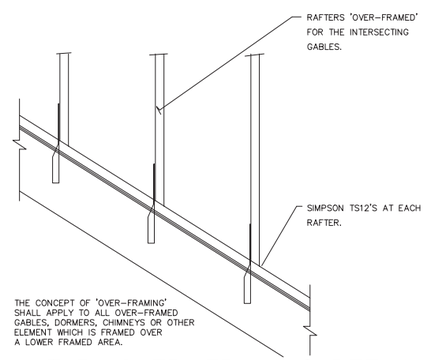


PORCH EAVE DETAIL 13

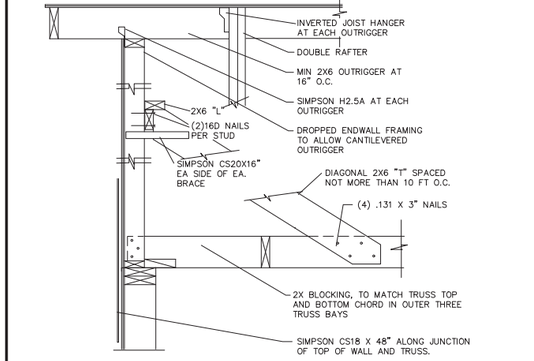


EAVE DETAIL 14

811 BLADEN 47 of 84



TYP. OVER-FRAMING DETAIL 15



TYP. GABLE END FRAMING 16

REV.	BY	DATE

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Hartley Residence
811 Bladen Street
Beaufort, SC

DATE	March 8, 2022
SCALE	SEE PLAN
JOB NO.	22099-0
SHEET	S201

HEADER / LINTEL SCHEDULE

SINGLE STORY OR SECOND FLOOR

SPAN	SIZE / DEPTH	JACK STUDS	KING STUDS
0' TO 3'-2"	2 – 2X8'S 3.5X6 LVL/PSL	1	1
3'-3" TO 6'-2"	2 – 2X8'S 3.5X7.25 LVL/PSL	1	2
6'-3" TO 8'-0"	2 – 2X10'S 3.5X9.25 LVL/PSL	1	2
8'-1" TO 10'-0"	(2)1.75X10 LVL	2	3

FIRST FLOOR W/ FLOOR ABOVE

SPAN	SIZE / DEPTH	JACK STUDS	KING STUDS
0' TO 3'-2"	2 – 2X8'S	1	1
3'-3" TO 6'-2"	2 – 2X10'S	2	2
6'-3" TO 8'-0"	2 – 2X12'S	2	2
8'-1" TO 10'-0"	(2)1.75X12 LVL	2	3

ALL LINTELS SHALL BEAR ON NOT LESS THAN DOUBLE CUT JACK STUDS. JACK STUDS SHALL BE NAILED TO SUPPORTING DOUBLE KING STUDS WITH 2 ROWS OF 16D NAILS AT 12 O.C. STAGGERED.

FOR 2X6 WALLS, ADD AN ADDITIONAL PLY OF LINTEL MATERIAL.

SEE STRAPPING DETAIL FOR UPLIFT CONNECTIONS AROUND WINDOWS AND DOORS.

THE ABOVE LINTELS/HEADERS ARE INTENDED FOR OPENINGS SUPPORTING ONE FLOOR AND ROOF LOADS ONLY. CONSULT WITH ENGINEER FOR OPENINGS THAT SUPPORT TWO FLOORS AND/OR ROOF LOADS AND FOR THOSE THAT ARE SUPPORTING A POINT OR BEAM LOADING.

THE HEADER SIZES ABOVE DO NOT ALLOW FOR POINT LOADS OR IF A BEAM OR OTHER HEAVILY LOADED ELEMENT FALLS OVER HEADER SHOWN.

MULTI-PLY HEADERS ARE SIZED WITH THE ANTICIPATION OF PLYWOOD OR OSB MATERIAL INSTALLED IN BETWEEN EACH PLY.

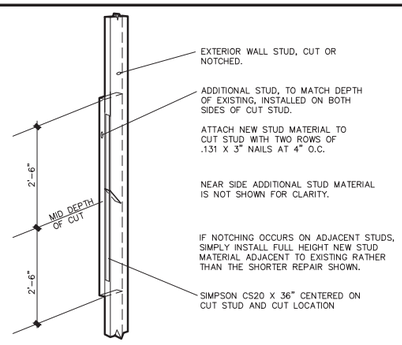
FOR HEADER WIDTHS LESS THAN THE THICKNESS OF THE WALL FRAMING SHIFT HEADER TO OUTSIDE FACE OF WALL.

Multiple LVL Attachment Schedule

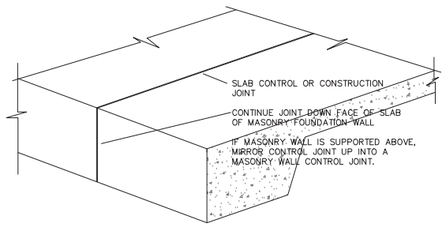
FASTENER	(2) PLY LVL	(3) PLY LVL	(4) PLY LVL[4]	(5) PLY LVL[4]
16d Nails	3 ROWS 12" O.C.	3 ROWS 12" O.C. EACH SIDE		
1/4"X3.5" SCREWS	3 ROWS 16" O.C.	3 ROWS 16" O.C. EACH SIDE	3 ROWS 16" O.C. EACH SIDE AND EACH PLY	
1/2" DIA THRU BOLTS	2 ROWS 24" O.C.	2 ROWS 24" O.C.	2 ROWS 16" O.C. STAGGERED	2 ROWS 16" O.C. STAGGERED
1/4"X7" SCREWS			3 ROWS 24" O.C. EACH SIDE STAGGERED	3 ROWS 16" O.C. EACH SIDE STAGGERED

1. FASTENER ROWS ARE TO BE STAGGERED
2. FOR LVL BEAMS 17" OR MORE IN DEPTH, INSTALL AN ADDITIONAL ROW OF THE FASTENER SHOWN ABOVE. IE. 3 ROWS BECOME 4 ROWS.
3. WHERE THE MULTIPLE LVL SUPPORTS A PERPENDICULAR BEAM, INSTALL 2 1/2"ø THROUGH BOLTS WITHIN 8" EACH SIDE OF PERPENDICULAR BEAM.
4. 4 PLY AND 5 PLY BEAMS ARE TO BE TOP LOADED ONLY AND SHOULD NOT BE SIDE LOADED WITHOUT A CLEAR AND SPECIFIC DETAIL FROM TRUSS PROVIDER OR ENGINEER.

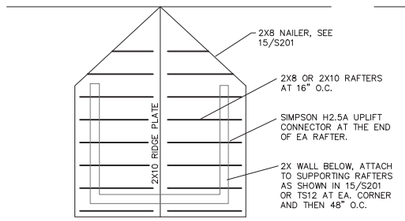
PORCH CEILINGS OPEN TO THE HOUSE ATTIC SPACE ARE TO BE SHEATHED WITH PLYWOOD. THE SHEATHING MATERIAL IS TO BE LARGELY UP TO THE BUILDER. 3/8" BEAD BOARD IS ACCEPTABLE MATERIAL WITH .0113 X 2 3/8" NAILS AT 8" O.C.



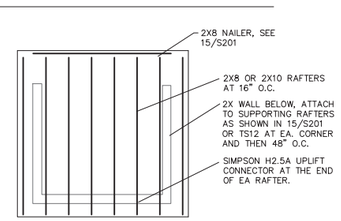
CUT STUD REPAIR DETAIL



CONTROL JOINT TERMINATION



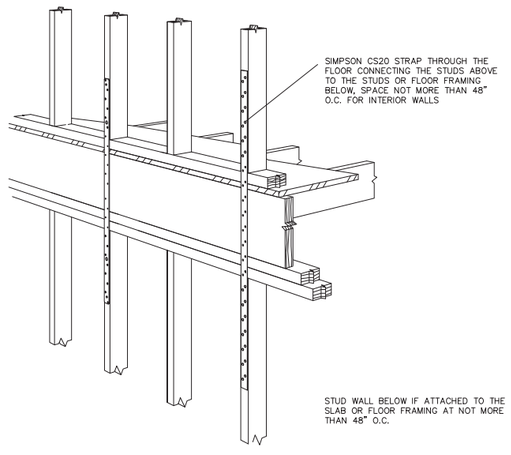
GABLE END FRAMING



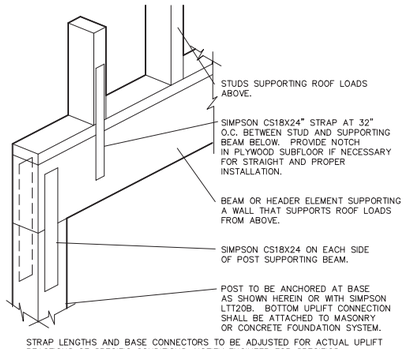
SHED DORMER FRAMING

DORMER FRAMING DETAIL

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



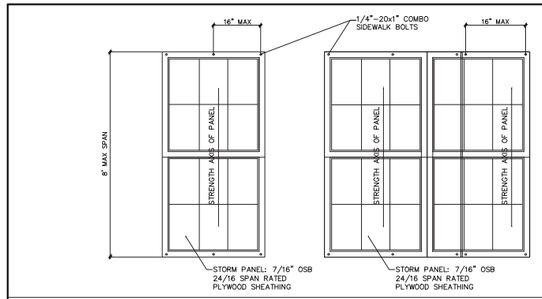
INTERIOR WALL WITH ROOF LOADS

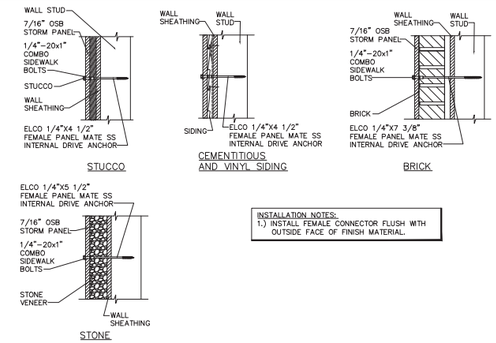


STRAP LENGTHS AND BASE CONNECTORS TO BE ADJUSTED FOR ACTUAL UPLIFT REACTIONS OF SPECIFIC CONDITIONS. NOTIFY ENGINEER FOR SPECIFICS.

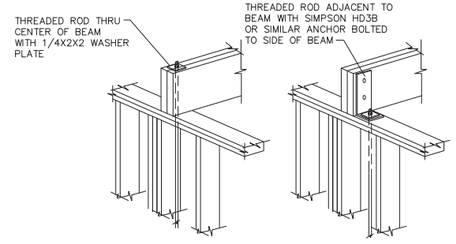
BEAM STRAPPING DETAIL

WINDOW FLYING DEBRIS PROTECTION





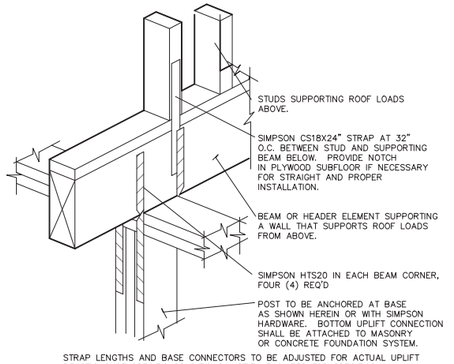
WINDOW PANEL FASTENING DETAILS



BEAM / TRUSS HOLD DOWN

SCALE: NTS

WHERE A BEAM OR GIRDER TRUSS SUPPORT ROOF FRAMING AND UPLIFT LOADS FROM ABOVE, EACH END OF THE BEAM SHALL BE ANCHORED BY ONE OF THE APPROACHES SHOWN HEREIN ABOVE.



STRAP LENGTHS AND BASE CONNECTORS TO BE ADJUSTED FOR ACTUAL UPLIFT REACTIONS OF SPECIFIC CONDITIONS. NOTIFY ENGINEER FOR SPECIFICS.

BEAM STRAPPING DETAIL

REV.	BY	DATE

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March 8, 2022
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JOB NO.
22099-0
SHEET
S301

David Tedford
Certified State Arborist
TREE RISK ASSESSMENT QUALIFIED
SO 5620A

ALL ASPECTS OF ARBOR CARE
843-575-1620
Actively Practicing Arboriculture Since 1984 in Beaufort County

March 15, 2022

Chris Hartley
811 Bladen Street
Beaufort, SC 29902
919-645-8406
cmhcph5949@yahoo.com

Beaufort County Historical Society

Hello,
My name is David Tedford, I am a South Carolina state certified arborist and tree risk assessment qualified SO 5620A, serving Beaufort County since 1984.

Mr. Hartley has asked me to clarify 3 trees existing on said property, one Laurel Oak 18" diameter, one Hackberry 14" diameter, and one Mullberry 11" diamter, as Mr. Hartly has one overstory tree, Laurel Oak 18" diameter, and two uderstory trees, Hackberry 14" diamater and Mullberry 11" diameter. These are not specimen or landmark trees and will remain on property.

Thank you,

David Tedford

insite.™
Building design. Streamlined.

DECEMBER 2022

JamesHardie™

HardiePlank® Lap Siding

Submittal Form 01

Submitted to: City of Beaufort Historic Review Board (HRB)

Project Name: 811BladenStreet–NewConstruction

Submitted by: BrentRobinsonArchitect

Date: 03.16.2022

☐ HZ5® Product Zone ☑ HZ10® Product Zone

Product Width: ☐ 5-1/4in ☐ 6-1/4in ☑ 7-1/4in ☐ 8in ☐ 8-1/4in ☐ 9-1/4in ☐ 12in

Product Finish: ☐ Primed ☐ ColorPlus®Technology

Product Texture: ☑ Smooth ☐ Select Cedarmill© ☐ Colonial Roughsawn® ☐ Colonial Smooth® ☐ Rustic Cedar

HardiePlank® Lap Siding

Specification Sheet 01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION | **SECTION: 07 46 46 FIBRE CEMENT SIDING**

HARDIEPLANK® LAP SIDING

Manufacturer

James Hardie Building Products, Inc

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California

Compliance with the following codes

- 2012, 2009 and 2006 International Building Code® (IBC)
- 2012, 2009 and 2006 International Residential Code® (IRC)

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

James Hardie fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1404.10 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

HardiePlank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. HardiePlank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
HardiePlank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

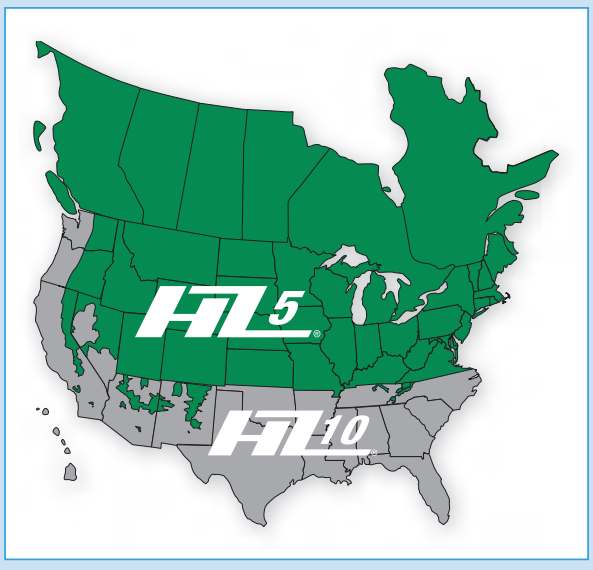
** HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.*

Texture & Finish

HardiePlank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

HardiePlank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft^3	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
THERMAL	Thermal Conductivity	ASTM C177	(BTU/(hr·ft°F))/inch	As reported	2.07
	Actual Thermal Conductivity		(K_{eff})		6.62
	Thermal Resistance		R=1/ K_{eff}		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
			International Building Code® class		A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install HardiePlank lap siding in accordance with:

- HardiePlank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jursidiction

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Warranty

HardiePlank lap siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus Technology: 15-year Limited Finish Warranty

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

JamesHardie™

Additional Installation Information, Warranties, and Warning are available at JamesHardie.com

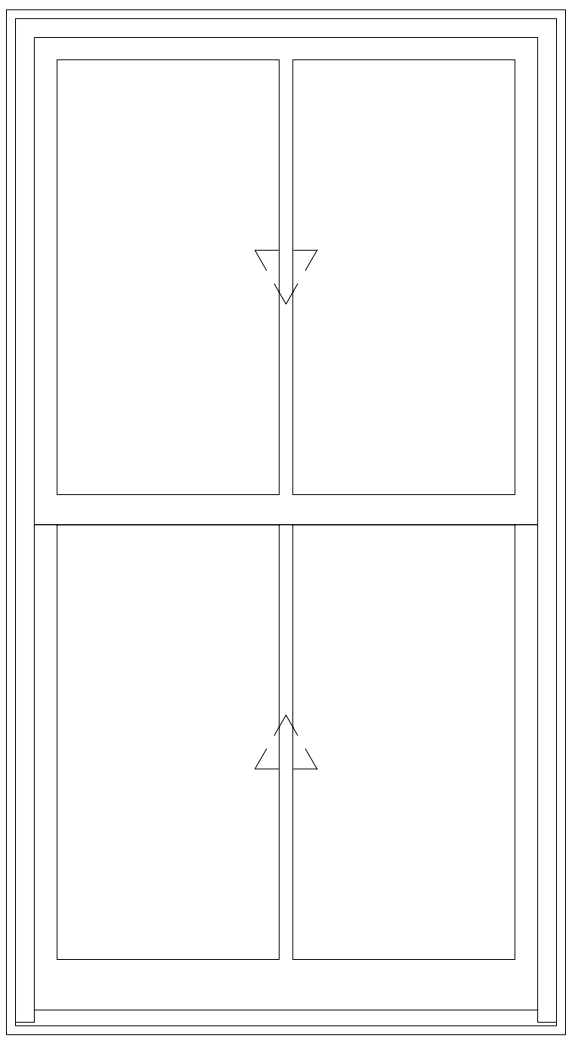
1 866 442 7343 | www.jameshardie.com

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury.

DESIGN ADVICE: Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

© 2019 James Hardie Building Products Inc. All rights reserved. TM, SM, and ® denote trademarks or registered trademarks of James Hardie Technology Limited.
The International Building Code and International Residential Code trademarks are registered trademarks of International Code Council, Inc. TB1001 07/14

SS2001 10/15



01

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

1/2 Head

2/2 Jamb

3/2 Sill

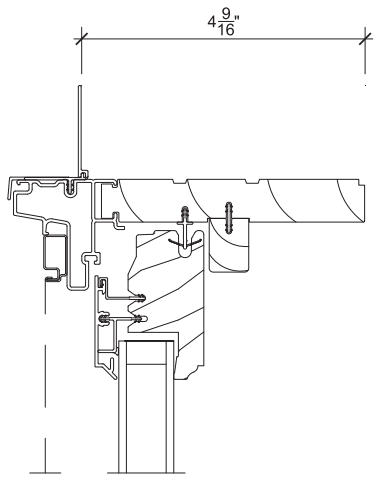
4/2 Divided Lite

1/3 Checkrail

MARVIN

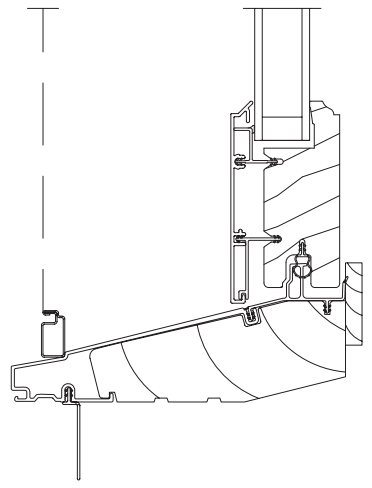
PROJ/JOB: New Job / New Project 1
DIST/DEALER: MARVIN WINDOWS AND DOORS
DRAWN: PAUL STYNSBERG
QUOTE#: T13CP2R PK VER: 0003.13.00 CREATED: 03/15/2022 REVISION:

SHEET 1 OF 3



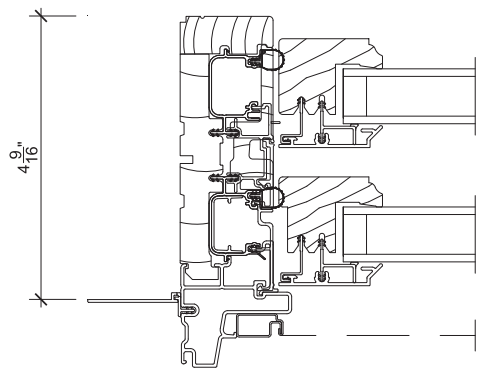
1/2 Head

SCALE: 3" = 1'-0"



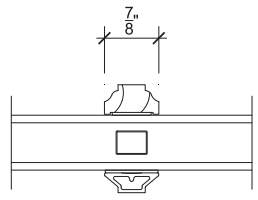
3/2 Sill

SCALE: 3" = 1'-0"



2/2 Jamb

SCALE: 3" = 1'-0"



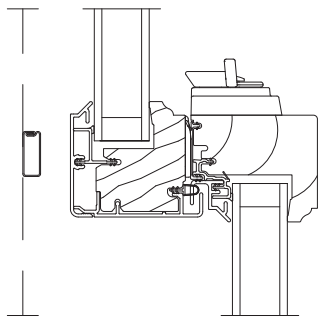
4/2 Divided Lite

SCALE: 3" = 1'-0"

MARVIN

PROJ/JOB: New Job / New Project 1
DIST/DEALER: MARVIN WINDOWS AND DOORS
DRAWN: PAUL STYNSBERG
QUOTE#: T13CP2R PK VER: 0003.13.00 CREATED: 03/15/2022 REVISION:

SHEET 2 OF 3



1/3 Checkrail

SCALE: 3" = 1'-0"

3/3 NOT USED

SCALE: 3" = 1'-0"

2/3 NOT USED

SCALE: 3" = 1'-0"

4/3 NOT USED

SCALE: 3" = 1'-0"

MARVIN

PROJ/JOB: New Job / New Project 1
DIST/DEALER: MARVIN WINDOWS AND DOORS
DRAWN: PAUL STYNSBERG
QUOTE#: T13CP2R PK VER: 0003.13.00 CREATED: 03/15/2022 REVISION:

SHEET 3 OF 3

#1 Home Improvement Retailer

You're shopping
Hilton Head
OPEN until 9 pm

Delivering to
29910

Search

Cart | 0 items

Home / Appliances / Appliance Parts / Dryer Parts

Enter delivery ZIP Code

Enter Zip Code

Update

Your ZIP Code helps us to provide **the most up-to-date** product and delivery information.

U #448943

217

Ply Gem

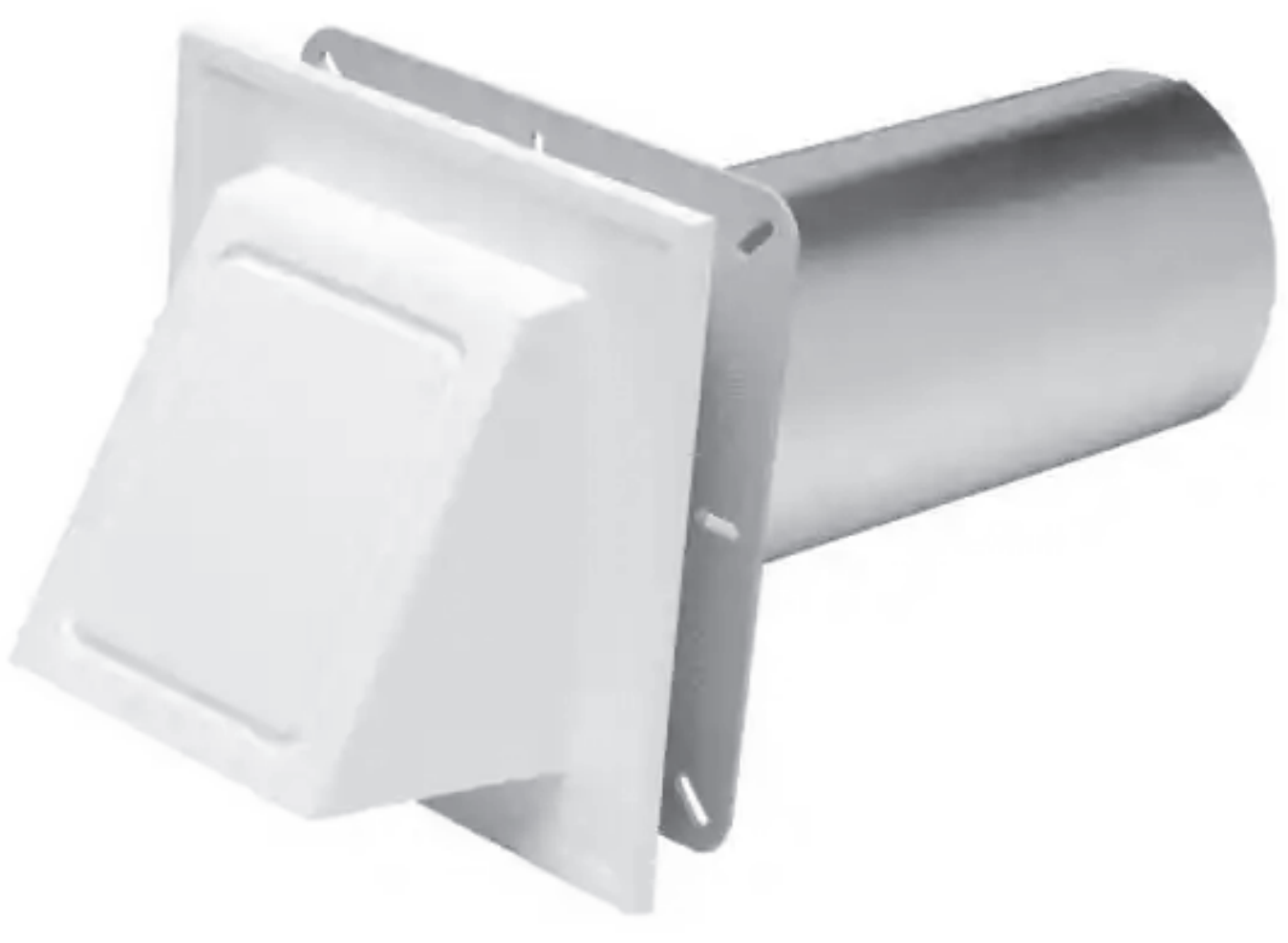
6-3/4 in. x 6-3/4 in. White Hooded Dryer Vent

★★★★☆ (50) Questions & Answers (8)









Hover Image to Zoom

$19.94

Hilton Head Store

✔ 5 in stock Aisle 21, Bay 001 Text to Me

How to Get It Delivering to: **29910** | Change

Store Pickup
Pickup
Today
FREE

Ship to Home
Not available for this item

Scheduled Delivery
As soon as
Tomorrow
Starting at **$8.99**

5 in stock at **Hilton Head**
Check Nearby Stores

- 1 +

Add to Cart

— or —

Buy now with PayPal

Frequently Bought Together

Exclusive



+



+



Price for all three:

$27.86

Add all three to cart

- **This item:** 6-3/4 in. x 6-3/4 in. White Hooded Dryer Vent
  $19.94
- Everbilt 4 in. Galvanized Steel Worm Gear Clamp
  $2.44
- Nashua Tape 1.89 in. x 30 yd. Dryer Vent Installation Duct Tape
  $5.48

Product Overview

This Cellwood Hooded Dryer Vent has easy snap-on installation and will match your home's siding. It's made from a durable, low-maintenance polypropylene that's weather and chip resistant. The included grate helps prevent unwanted pests from entering your home.

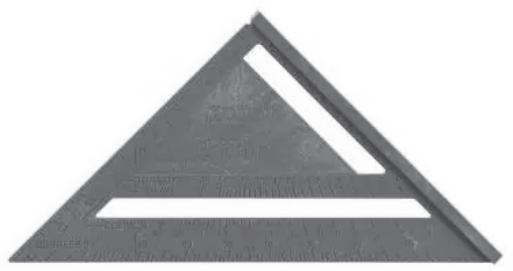
Info & Guides

You will need Adobe® Acrobat® Reader to view PDF documents. Download a free copy from the Adobe Web site.

Get Everything You Need (5)







Previously Approved

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

Application Fee:
see attached schedule

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

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

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

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

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

Applicant, Property, and Project Information

Applicant Name: Christopher M. and Carolyn P. Hartley
Applicant Address: 416 Rocky Ramp Dr. Chapin, SC 29036
Applicant E-mail: CMHCPH5949@yahoo.com Applicant Phone Number: 919-645-8406

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

Owner (if other than the Applicant): _____

Owner Address: _____

Project Name: Hartley-811 Bladen Street
Property Address: 811 Bladen Street, Beaufort, SC
Property Identification Number *(Tax Map & Parcel Number):* R120 004 000 323A 0000
Date Submitted: 2/9/2022

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

Applicant's Signature: Christopher M. Hartley / Carolyn P. Hartley Date: 2/9/2022
Owner's Signature: Christopher M. Hartley / Carolyn P. Hartley Date: 2/9/2022
(The owner's signature is required if the applicant is not the owner.)

Previously Approved

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: Hartley - 811 Bladen Street

Property Size in Acres: 0.10 Proposed Building Use: Single Family 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):
960 sq. ft.

Is this project a redevelopment project: ☐ Y ☒ N

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

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

This is a new proposed one-story residence in the NW Quadrant neighborhood at 811 Bladen Street on a vacant lot.

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

Previously Approved

Google Earth view of 811 Bladen Street

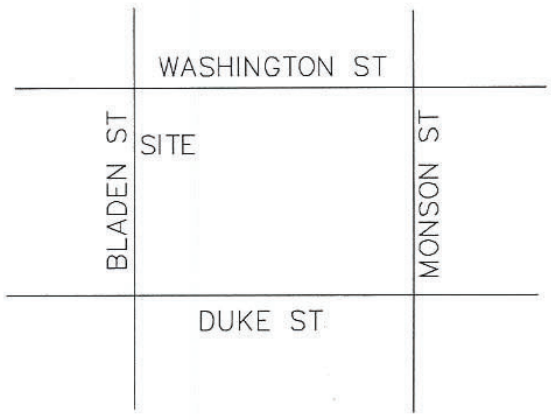


SOUTH CAROLINA
GASQUE & ASSOCIATES, INC. No. C00192
CERTIFICATE OF AUTHORIZATION

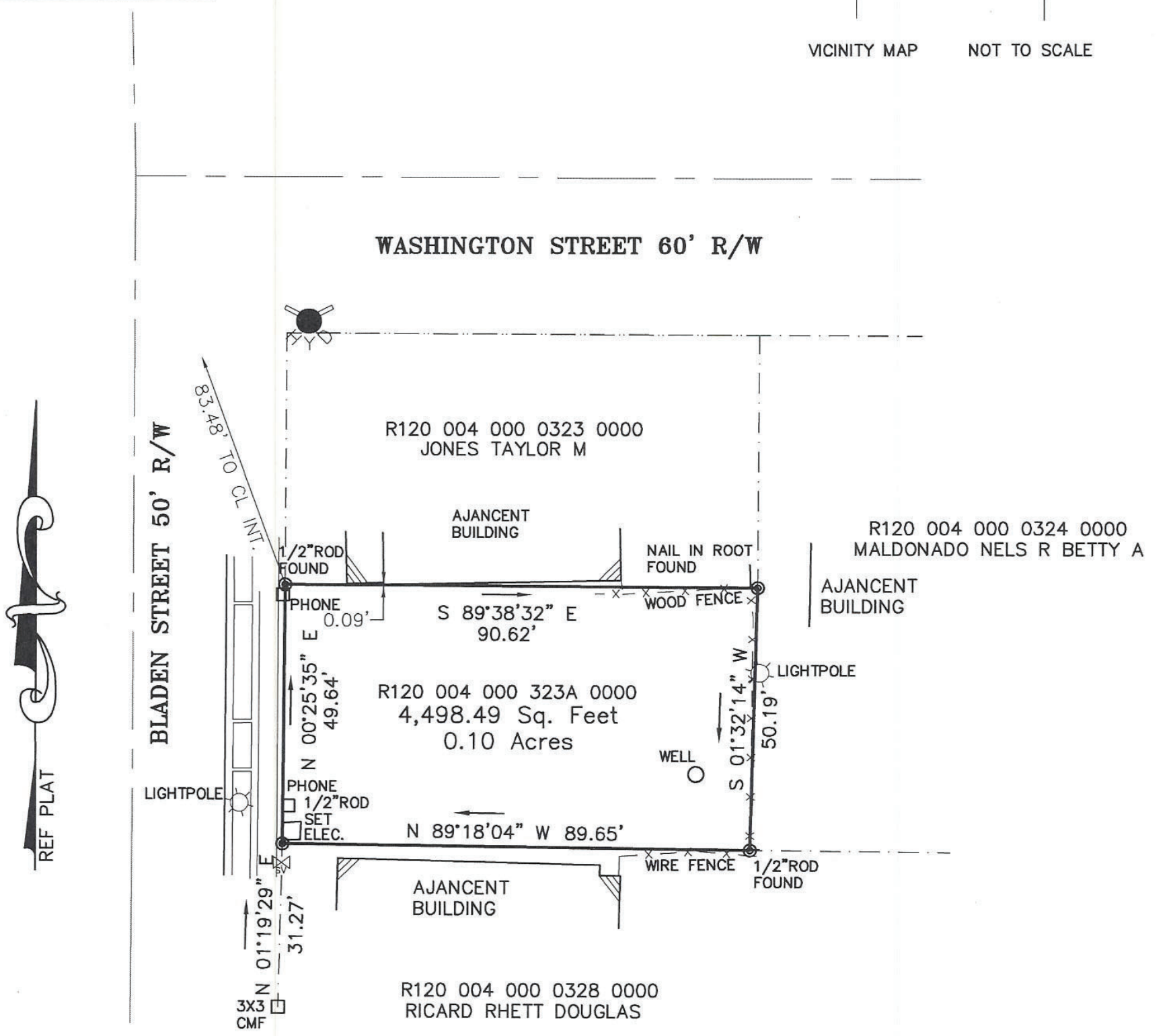
GASQUE & ASSOCIATES INC.

LAND SURVEYORS & PLANNERS

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



VICINITY MAP NOT TO SCALE



BOUNDARY SURVEY PREPARED FOR

CHRISTOPHER M. HARTLEY AND CAROLYN P. HARTLEY

BEING A PORTION OF BLOCK 119 CITY OF BEAUFORT AS SHOWN ON A PLAT BY NIELS CHRISTENSEN DATED 2/23/94 RECORDED IN BOOK 797 PAGE 1903 BEAUFORT COUNTY R.M.C. OFFICE
LOCATED IN THE CITY OF BEAUFORT BEAUFORT COUNTY SOUTH CAROLINA
TAX MAP R120 004 000 323A 0000

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

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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

THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.

THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" UNSHADED MAP NUMBER 45013C0158G DATED 3/22/2021 1988 NAVD.

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

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

30 15 0' 30 60 90

SCALE: 1"=30'

DATE: 9/22/2021

10-4-21

DAVID E. GASQUE, R.L.S. JOB # 55310
S.C. REGISTRATION NUMBER 10506 FB#1081/SW DSGN#7
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

Previously Approved

Foundation Enclosure Examples





Previously Approved



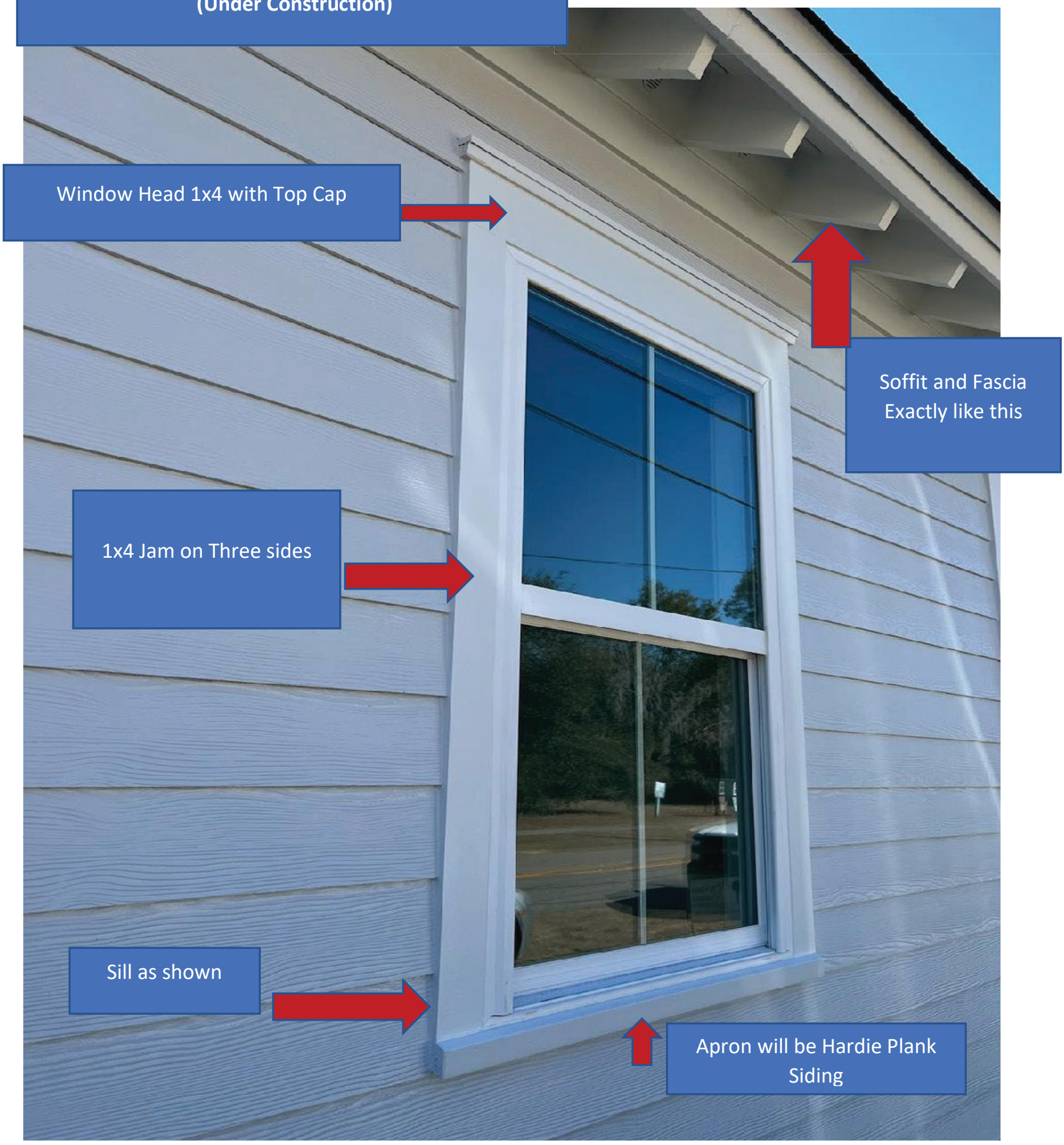
(45 Mount Grace, Beaufort, SC)

Previously Approved

Simonton Windows 2 over 2- Exactly Like This

Reference - 417 Adventure St & Duke St.

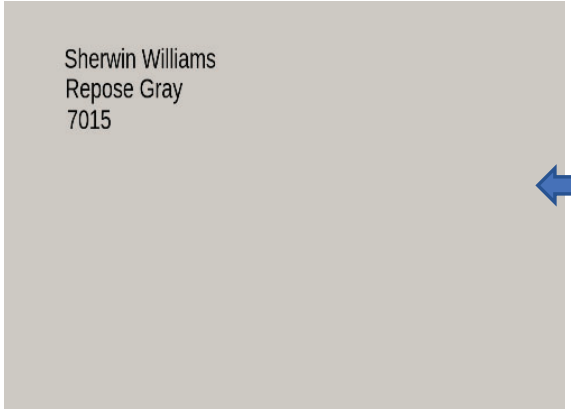
(Under Construction)



STAFF NOTE: FOR CLARITY, SIMULATED DIVIDED LITES DEPICTED IN THIS IMAGE WERE NOT APPROVED.

Previously Approved

Proposed Colors for 811 Bladen Street



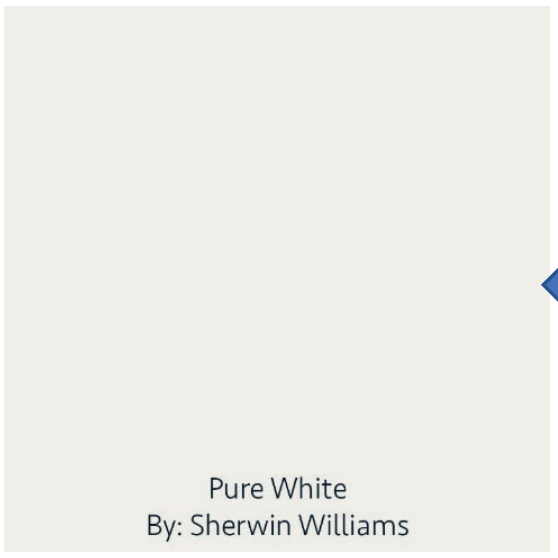
Siding Color

SW 7015 Repose Gray



Front Door Color

SW 7017 Dorian Gray



Trim Color

SW 7005 Pure White

Previously Approved

Proposed Colors for 811 Bladen St (Sample Photograph)



Previously Approved

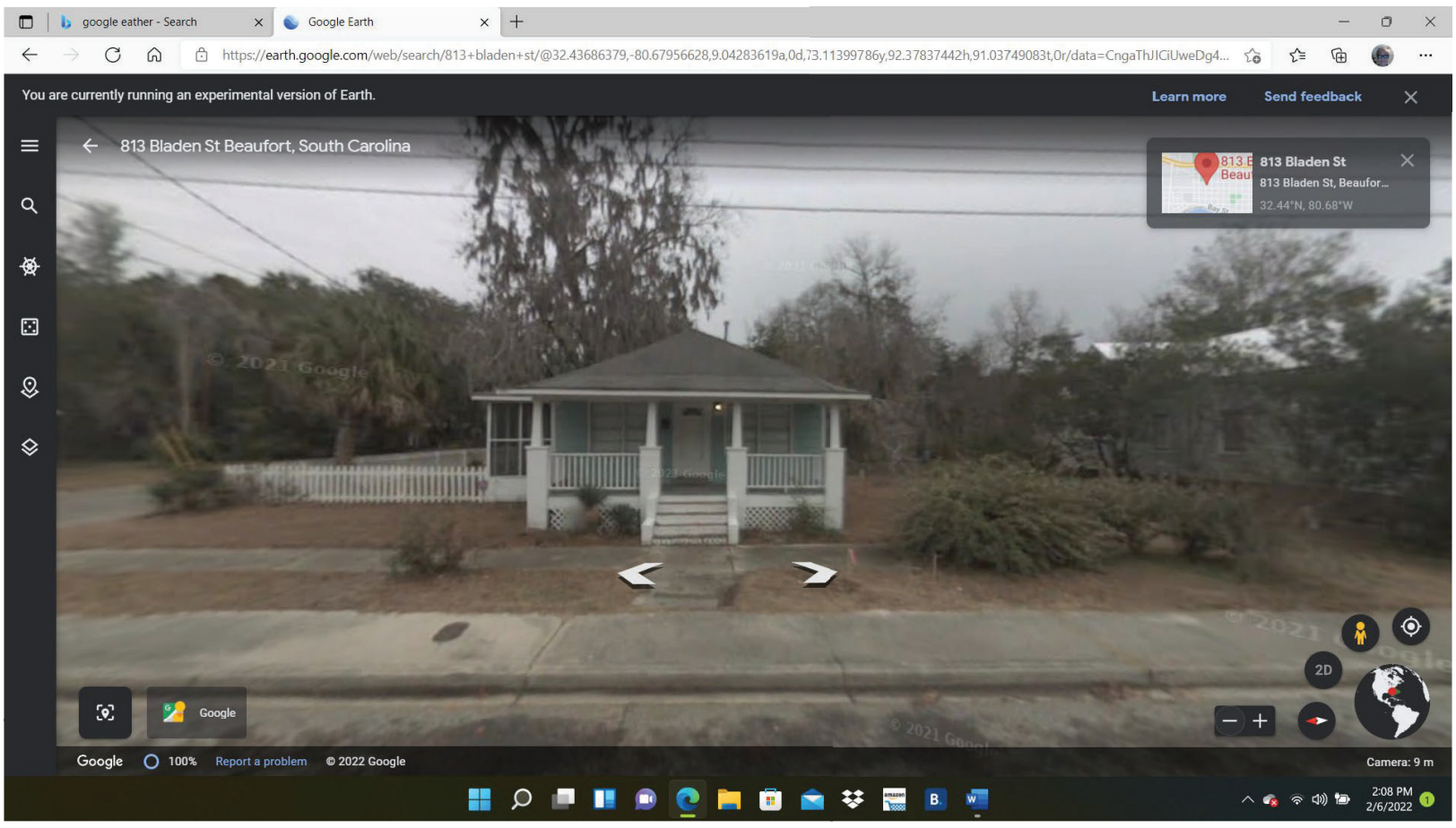


Asphalt Shingle Sample



Front and Rear access door lights

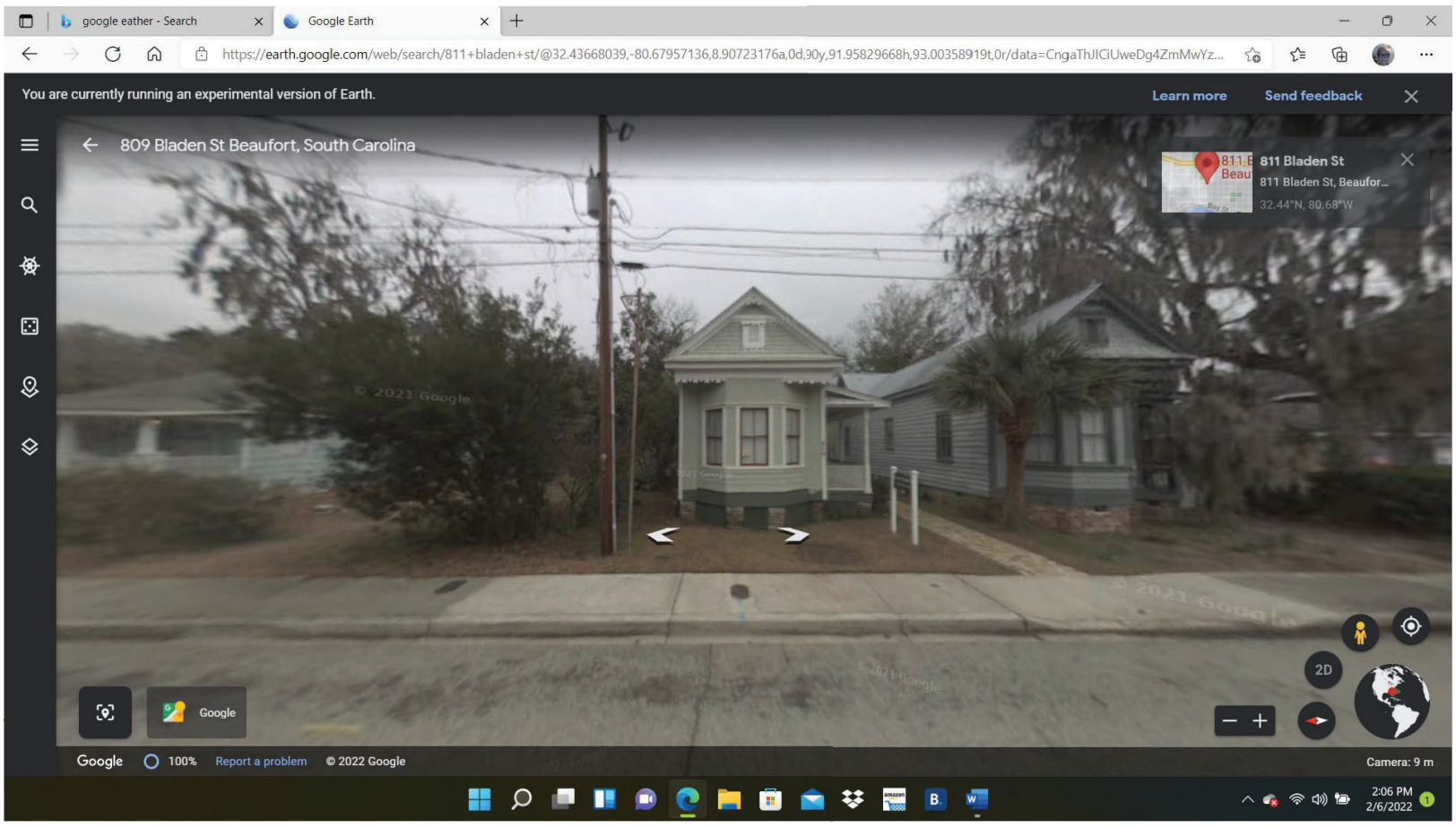
813 Bladen St **Previously Approved**





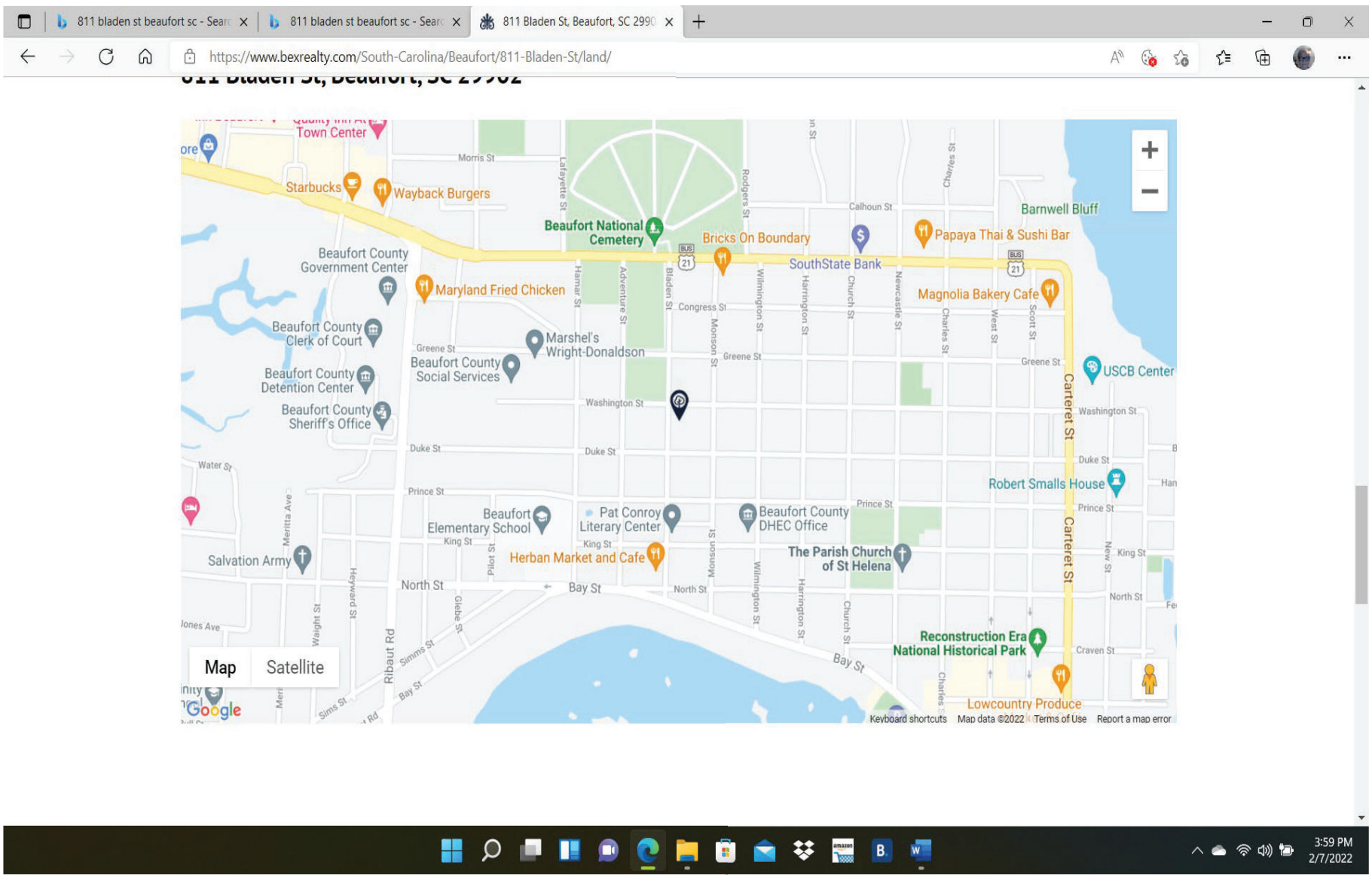
809 Bladen St.

Previously Approved





Previously Approved



Previously Approved



Note the large tree house

There are only 2 tress on the property located in the left corner of the property approximately 6 feet from the rear property line.

These will NOT have to be removed if the house is built as proposed

List of Nonontributing Resources, Continued

Address	Historic Use / Name	Date	Description	Block	Site Number
Bladen St., 608	single dwelling	1952 ca.	1-story brick veneer dwelling	129	NS
Bladen St., 701 - 705	offices	1985 ca.	2-story stucco commercial building	120	NS
Bladen St., 702	commercial	1900	2-story frame dwelling	128	1251
Bladen St., 702	commercial	1985 ca.	1-story stucco warehouse	128	NS
Bladen St., 711	commercial	1980 ca.	1-story stucco commercial building	120	NS
Bladen St., 801	single dwelling	1970 ca.	2-story brick veneer dwelling	119	NS
Bladen St., 802	single dwelling	1955 ca.	1-story frame dwelling	127	NS
Bladen St., 804	single dwelling	1955 ca.	1-story frame dwelling	127	NS
Bladen St., 806	single dwelling	1965 ca.	1-story frame dwelling	127	NS
Bladen St., 808	commercial	1970 ca.	1-story brick veneer funeral home	127	NS
Bladen St., 811 ?	commercial	1960 ca.	1-story cmu/brick commercial building	119	NS
Bladen St., 903	commercial	1930 ca.	1-story frame dwelling later a retail shop	118	1228
Bladen St., 903	single dwelling	1955 ca.	1-story frame dwelling	118	NS
Bladen St., 907	single dwelling	1955 ca.	1-story frame dwelling	118	NS
Bladen St., 911	single dwelling	1955 ca.	1-story frame dwelling	118	NS
Bladen St., 1001	single dwelling	1980 ca.	1-story brick veneer dwelling	117	NS
Bladen St., 1007	single dwelling	1970 ca.	1-story brick veneer dwelling	117	NS
Boundary St., 805	commercial	1970 ca.	1-story brick veneer commercial building	51	NS
Boundary St., 904	commercial	1965 ca.	1-story cmu/brick commercial building	62	NS
Boundary St., 914	commercial	1970 ca.	1-story brick veneer commercial building	62	NS
Boundary St., 1010	single dwelling	1955 ca.	2-story frame dwelling	73	NS
Boundary St., 1012	commercial	1965 ca.	1-story cmu commercial building	73	NS
Boundary St., 1100	recreational	1990 ca.	2-story brick veneer recreational building	83	NS
Boundary St., 1202	commercial	1910	1-story frame dwelling	92	NS
Boundary St., 1208	commercial	1970 ca.	1-story cmu commercial building	92	NS
Boundary St., 1212	commercial	1940	1-story cmu/brick commercial building	92	NS
Boundary St., 1300	commercial	1980 ca.	1-story brick veneer commercial building	100	NS
Boundary St., 1304	commercial	1970 ca.	1-story cmu/brick commercial building	100	NS
Boundary St., 1314	commercial	1970 ca.	1-story frame commercial building	100	NS
Boundary St., 1402	commercial	1970 ca.	1-story stucco commercial building	108	NS
Boundary St., 1404	commercial	1970 ca.	1-story stucco commercial building	108	NS

x See continuation sheet 7-34

Previously Approved

underestimated. There are six structures contributing to the Historic District along Bladen Street, adding to this historical fabric are each of the cemeteries, which are all at least 100 years old.



Contemplative Spaces: Park, Cemeteries
Contemplative or Green Spaces are found in the cemeteries located at the North end of Bladen Street, and the park located at the South end of Bladen Street. Each of these "green" spaces offers a shady, and somewhat quiet place to enjoy the surroundings.

Vacant Land/Undeveloped Land
The southern end of Bladen Street has a considerable amount of vacant land, which provides a unique opportunity for new development in an established neighborhood.

Concerns

Abandoned Houses
A main concern along Bladen Street is the two abandoned houses located at 811 Bladen and 903 Bladen. While both of these houses have been approved for demolition, they have yet to be demolished, and continue to be an eyesore for the community.

Abandoned Signs/Poles
In addition, there are two unsightly sign poles that are no longer in use, and are adding to the negative perception of the area: The first pole is located on the Northwest corner of Bladen and North Street (in front of Koths) and the second is on the Southeast corner of Washington and Bladen.



Sidewalk Conditions
The conditions of the sidewalks on Bladen Street are a major concern. Considerable portions of the sidewalks are dilapidated with cracked and broken sections throughout.

Horse Trough Park
Although the park in general is seen as an opportunity, there are some concerns surrounding the use of Horse Trough Park. The use of the park, located at the South end of Bladen Street appears to be minimal if any. The fact that the park is situated in the center of 3 separate lanes of traffic, in conjunction with the limited useable area of the park, probably deters any potential users.

Un-screened Parking Areas
While some parking areas on Bladen are screened properly, there are just as many that are not. Un-screened parking areas fronting Bladen Street offer a view of asphalt.

BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

Previously Approved

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

Site Number: U- 13 - 1236
(Access / County / Site #)

USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s):
Common name(s):
Address/location: **813 Bladen St.**
Map Ref.: BFT 08
City Block Ref.: 119
Tax Number: R120 004 000 0323 0000
Island: Port Royal Is.
City/Vicinity of (vic.) Beaufort
Date: 1915
Alteration date: ca. 1960

Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown

Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object

Historic use(s): single dwelling
Current uses: single dwelling

Notes: Rectangular 3 x 3 bay frame dwelling w/hipped roof

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

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

Consultant Recommendation:
Name:

Previous Survey:

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

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

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

Roll #	Neg.	View of:
S-14	2	W facade & N elev., fac. SW

BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997

INTENSIVE LEVEL BUILDING INVENTORY FORM

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

Previously Approved

Site Number: U- 13 - 1235
Access / County / Site #

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

Historic name(s):
Common name(s):
Address/location: **809 Bladen St.**
Map Ref.: BFT 08
City Block Ref.: 119
Tax Number: R120 004 000 0328 0000
Island: Port Royal Is.
City/Vicinity of (vic.) Beaufort
Date: 1895 ca. Alteration date:
Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown
Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object
Historic use(s): single dwelling
Current uses: single dwelling

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

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

Consultant Recommendation: Name:

Previous Survey:

	Reference:	Notes:
☐ H.A.B.S.		
☐ Feiss-Wright (1969)	054 - 419	
☒ Historic Resources of the Lowcountry (1979)	38 BU 1082	The Neighborhood
☐ Milner Historic District Inventory (1979)		
☐ A Guide to Historic Beaufort (1995 ed.)		
☐ Other		

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

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

Roll #	Neg.	View of:
S-14	3	NW facade & S elev., fac. NE

Previously Approved

Style: Folk Victorian
Commercial Form:

Core Shape: irregular
Stories: 1 story
Construction: frame

Roof: Shape: cross gable
Material: other metal-V crimp

Chimney: Type: interior
Material: brick

Exterior Walls: weatherboard
wood shingle

Windows: single
Type:
Pane Config.: 2/2

Doors: single
Foundation: brick piers
pier with infill-masonry

Porch Height: 1 story
Porch Width: right elevation
Porch Roof Shape: shed

Porch Details: turned posts
balustrade
slat balusters
Decorative Elements: wood

Outbuildings: none
Interior Features:

Number of Related Resources:

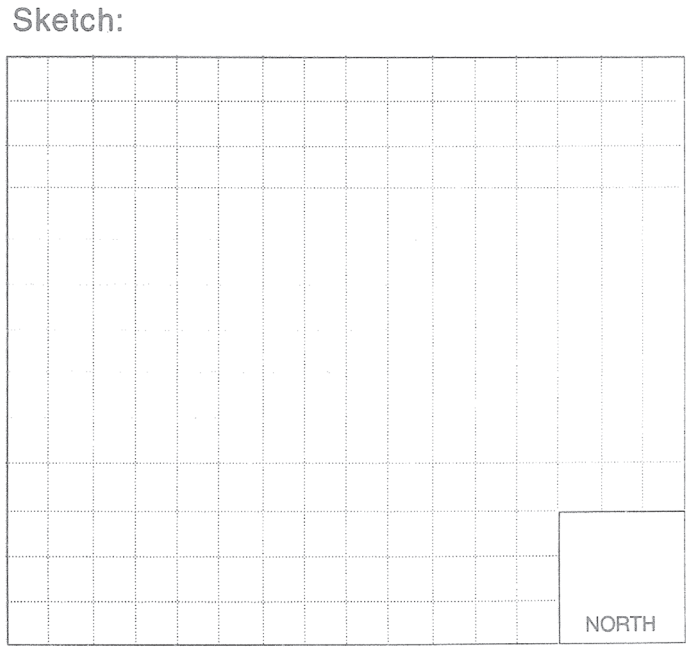
Surroundings: residential/commercial
Acreage:
Quadrangle: Beaufort

Alterations:
Alteration date:
Integrity: good
Condition: good

Description: pedimented gable w/decorative shingles, rectangular louvered vent, & sawn trim; cutaway bay window at facade w/beaded board, horizontal flush boards & decorative sawn shingles, sawn trim at overhangs;

Historical Data: Undated notes regarding the chain of title for this property in the files of the Historic Beaufort Foundation include the following information: Clara Forbes sold this "lot of land" to J. L. Johnson and Emma Stiles on 21 August 1893. The 1900 census lists Josiah Grant, a ship's carpenter, living at the site, then known as 510 Bladen Street. A property transfer in 1906 records Lizzie Watson, Annie Stiles, and Grant, the heirs of Emma Stiles, selling their 1/2 interest in the property "with improvements thereon" to N. Christensen. This suggests a construction date between 1893 and 1900. Additional research might confirm the somewhat complex title. The house is shown on the 1924 & 1914 Sanborn maps; area is not shown on earlier maps

Sketch:



Site Number: U - 13 - 1235

Informant/
Bibliography:

Brockington Associates, Inc. • Brooker Architectural Design Consultants • Historic Beaufort Foundation • Preservation Consultants, Inc.

22-07 HRB-2

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

☐ Staff Review
☑ Board Review Pd. Already

Application Fee: *see attached schedule*

S:\Ken

OFFICE USE ONLY: **Date Filed:** 3/17 **Application #:** 23391 **Zoning District:** T4HN
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: Christopher M. and Carolyn P Hartley

Applicant Address: 416 Rocky Ramp Drive, Chapin, SC 29036

Applicant E-mail: cmhcph5949@yahoo.com Applicant Phone Number: 919-645-8406

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

Owner (if other than the Applicant):

Owner Address:

Project Name: Hartley-811 Bladen Street (Application #23188)

Property Address: 811 Bladen Street, Beaufort, SC

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 323A0000

Date Submitted: 3/15/2022

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

Applicant's Signature: Christopher M. Hartley Carolyn P Hartley Date: 3/15/2022

Owner's Signature: Christopher M. Hartley Carolyn P Hartley Date: 3/15/2022

(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: Hartley Home 811 Bladen Street

Property Size in Acres: .10 Proposed Building Use: Single Family 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):
960 square feet

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 application received Preliminary approval from the HRB Review Board on March 13, 2022. HRB Board voted to accept Staff recommendations issued March 9, 2022 for this project, with the exception of 1a and 5.
We seek HRB Board's Final Approval with this application.

CONTACT INFORMATION –

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

Revised June 10, 2021

HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

Application Requirements

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

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

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

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

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

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

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

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

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

- ☑ **Existing Context:** Color photographs of the existing structure and the adjacent structures.
- ☐ **Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- ☑ **Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc…), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.
- ☑ **Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- ☑ **3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale 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.

Submission Requirements for Change After Certification

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

Change After Certification:

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

Submission Requirements for Demolition or Relocation

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

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

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

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 April 2022

1 Summary of Request

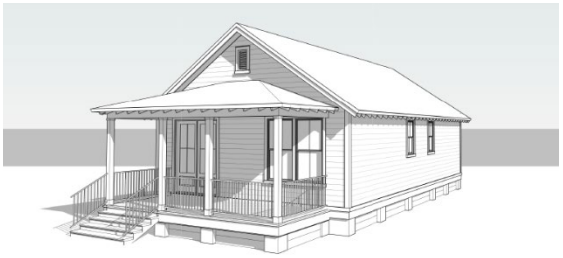
811 Bladen Street, New Construction
Applicant: Christopher M. and Carolyn P. Hartley, Homeowners
The applicant is requesting Final Approval of new construction of a single-family residence at 811 Bladen Street.

This project involves new construction on a currently vacant lot in the Historic District - Conservation Neighborhood and the Northwest Quadrant.

Background: A previous submission of this project received conditional Preliminary Approval at the March 2022 Historic Review Board meeting.

2 Facts

Property Address:	**811 Bladen Street**
Parcel ID:	R120-004-000-323A-0000
Case Number:	**22-07 HRB.2**
Applicant:	**Christopher M. and Carolyn P. Hartley, Homeowners**
Zoning:	T4-N
Use:	Single Family Residential



District Development Standards for T4-N:

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

References:

- The Beaufort Code
- The Beaufort Preservation Manual

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

3 STAFF COMMENTS

Staff Acknowledgements:

A. None.

Staff Conditions:

1. Conditions 1 and 1b of March 2022 Preliminary Approval have not been satisfied. The current submission erroneously notes that "Staff approved of A, B, A spacing on the front porch to allow for double windows and double doors on the front elevation." In the previous meeting, the Board made comments about this, but this was not reflected in the motion for the project. The motion included Staff's condition about equally spaced porch bays and smaller fenestration. Staff still recommends that the applicant alter the porch bay spacing and sizing of the front fenestration to create a more intentional relationship between the principal façade components, as described on page 14 of the Preservation Manual Supplement.
2. The front porch stair railing appears to be not fully developed. The railing does not terminate at a post or at the porch column. Applicant to submit full railing detail for review that shows termination.
3. On Sheet A501, the Window detail illustrates a projecting sill, but the projected sill is not correctly illustrated in the typical wall section. Applicant to ensure all drawings are consistent in future submissions.
4. In the 3D view and front elevation, the front porch roof beam intersects the front window casing as drawn. Staff recommends that the applicant ensure that the front porch roof beam exists outside of the fenestration casing. Staff still recommends that the French door and double gang window be made smaller in width, which will resolve this condition.
5. Applicant to provide proposed color of foundation stucco.

STAFF RECOMMENDATION:

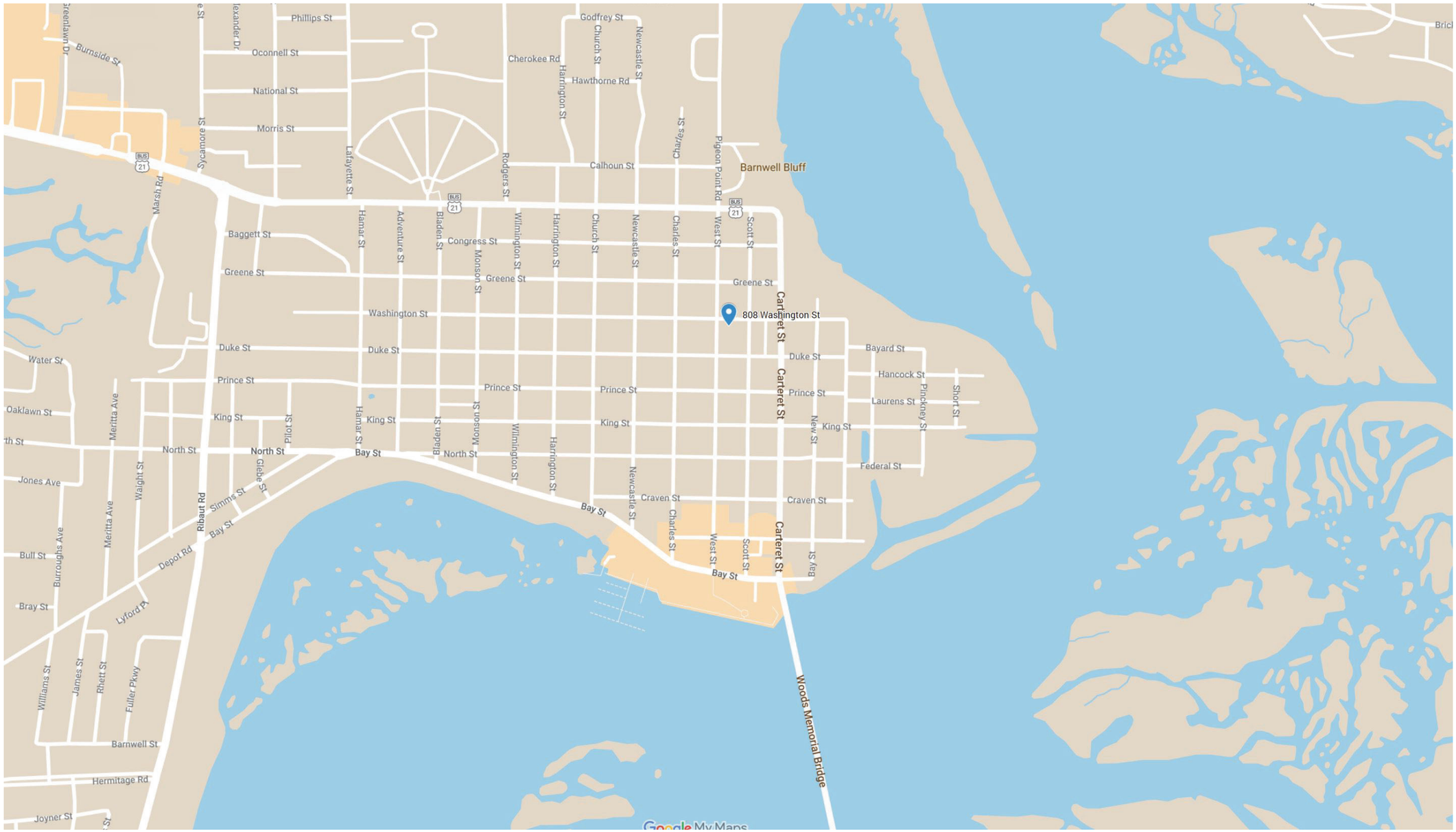
Final Approval with conditions noted.

808 Washington Street, PIN R120 004 000 0412 0000

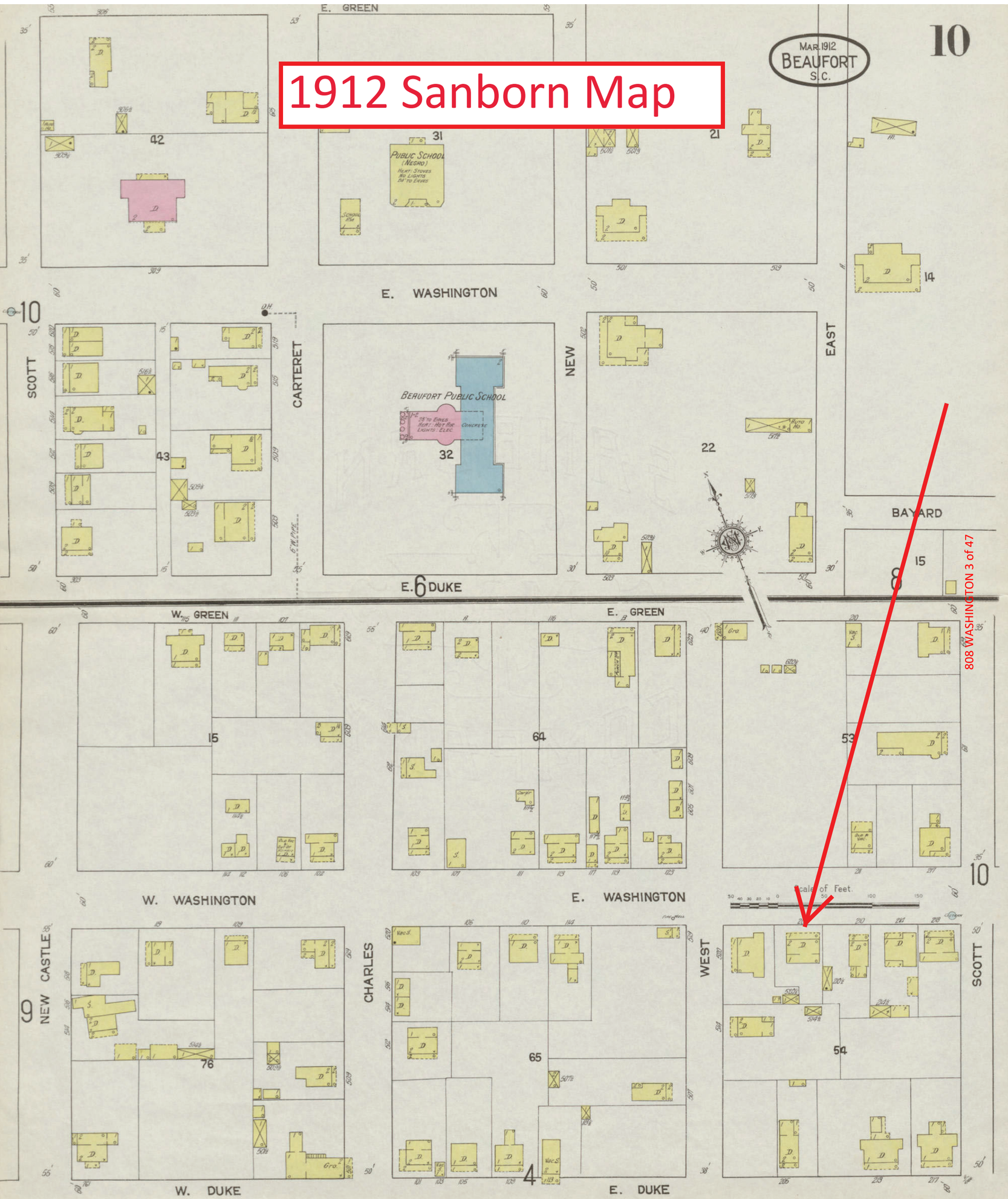
Alterations/Additions

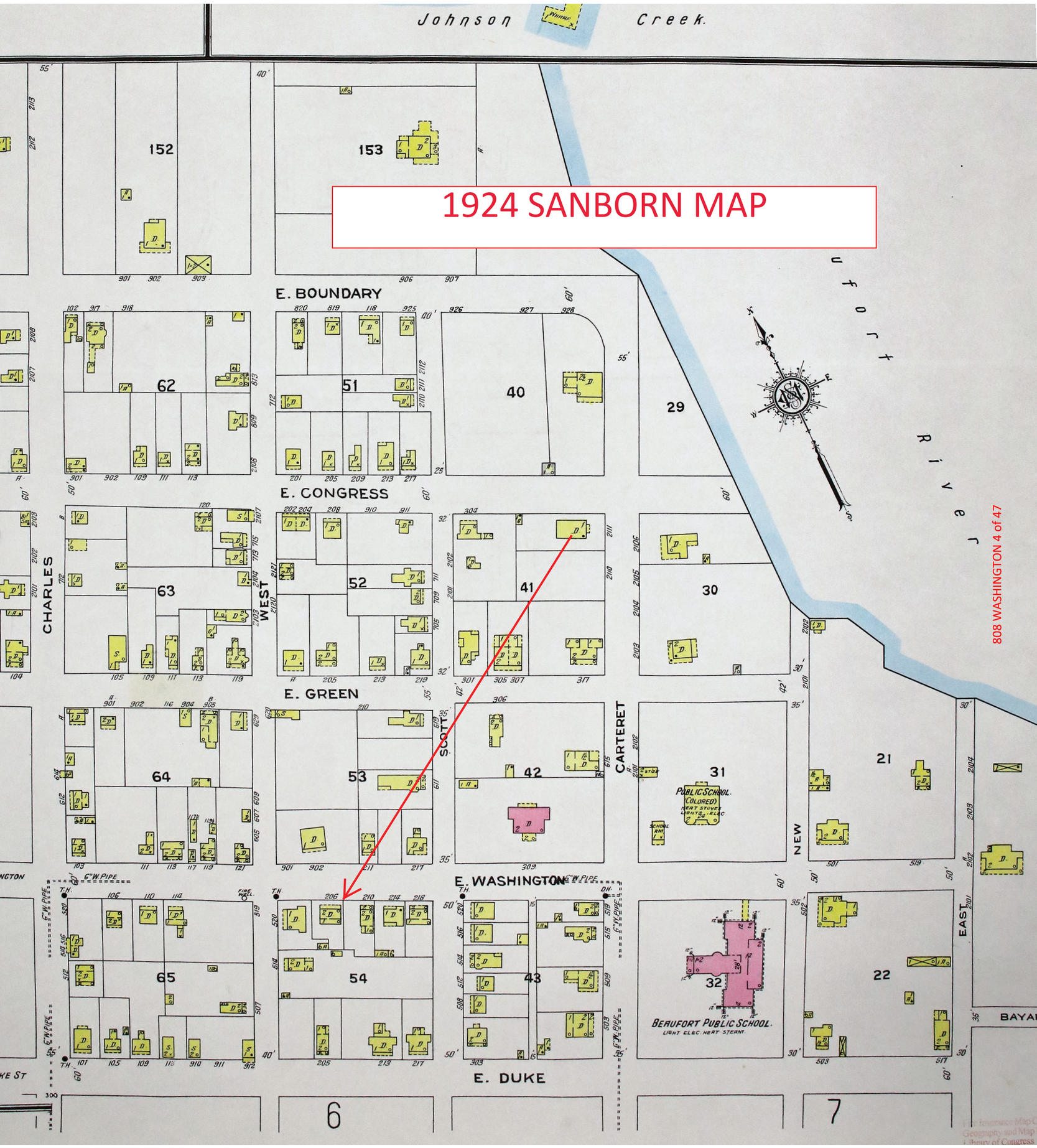
CITY STAFF INTRODUCTION

808 WASHINGTON STREET



PROJECT LOCATION- 808 WASHINGTON STREET


1912 Sanborn Map
MAR. 1912
BEAUFORT
S.C.
10
E. GREEN
E. WASHINGTON
E. 6 DUKE
W. GREEN
W. WASHINGTON
E. GREEN
E. WASHINGTON
W. DUKE
E. DUKE
SCOTT
CARTERET
NEW
EAST
BAYARD
NEW CASTLE
CHARLES
WEST
SCOTT
PUBLIC SCHOOL (NEGRO)
BEAUFORT PUBLIC SCHOOL
42
31
21
14
43
32
22
15
64
53
76
65
54
Scale of Feet.
808 WASHINGTON 3 of 47


Johnson Creek
1924 SANBORN MAP
E. BOUNDARY
E. CONGRESS
E. GREEN
E. WASHINGTON
E. DUKE
CHARLES
WEST
SCOTT
CARTERET
NEW
EAST
BAYA
Beaufort River
152
153
62
51
40
29
63
52
41
30
64
53
42
31
21
65
54
43
32
22
6
7
PUBLIC SCHOOL (COLORED)
BEAUFORT PUBLIC SCHOOL
808 WASHINGTON 4 of 47

1942 SANBORN MAP

E. CONGRESS

E. GREEN

E. WASHINGTON

E. DUKE

WEST

SCOTT

CARTERET

NEW

BEAUFORT ELEMENTARY SCHOOL

BEAUFORT ELEMENTARY SCHOOL
LIGHT ELEC - HEAT: STEAM & STOVE -

808 WASHINGTON 5 of 47


1958 SANBORN MAP
(E.) BOUNDARY
(E.) CONGRESS
(E.) GREEN
(E.) WASHINGTON
(E.) DUKE
W. DUKE ST
W WASHINGTON ST
CHARLES
WEST
SCOTT
CARTERET
Beaufort River
BEAUFORT ELEMENTARY SCHOOL
152
153
62
51
40
29
63
52
41
30
64
53
42
31
65
54
43
32
808 WASHINGTON 6 of 47

BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997

INTENSIVE LEVEL BUILDING INVENTORY FORM

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

Site Number: U- (Access) 13 - (County) 933 (Site #)

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

Historic name(s):
Common name(s):
Address/location: **808 Washington St.**
Map Ref.: BFT 09 (TR)
City Block Ref.: 54 .02
Tax Number: R120 004 000 0412 0000
Island: Port Royal Is.
City/Vicinity of (vic.) Beaufort

Date: 1890 ca. Alteration date: after 1924

Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown

Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object

Historic use(s): single dwelling
Current uses: single dwelling

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

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

Consultant Recommendation:
Name:

Previous Survey:

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

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

Date : 9/12/97
Recorder: C. Brooker, Brooker Arch. Cons.

Roll #	Neg.	View of:
B-16	17	North facade

Style: Folk: massed-plan, side gabled

Commercial Form:

Core Shape: rectangular

Stories: 2 stories

Construction: masonry

Roof: Shape: gable (lateral)

Material: composition shingle

Chimney: Type: not visible

Material:

Exterior Walls: weatherboard

Windows: single

Type: double hung

Pane Config.: 6/6

Doors: single

Foundation: stuccoed masonry

Porch Height: 2 or more with tiers

Porch Width: full facade

Porch Roof Shape: shed

Porch Details: posts
turned balusters

Decorative Elements:

Outbuildings: none

Interior Features:

Number of Related Resources:

Surroundings: residential

Acreage: less than 1 acre

Quadrangle: Beaufort

Alterations: Alteration date: after 1924

Integrity: fair

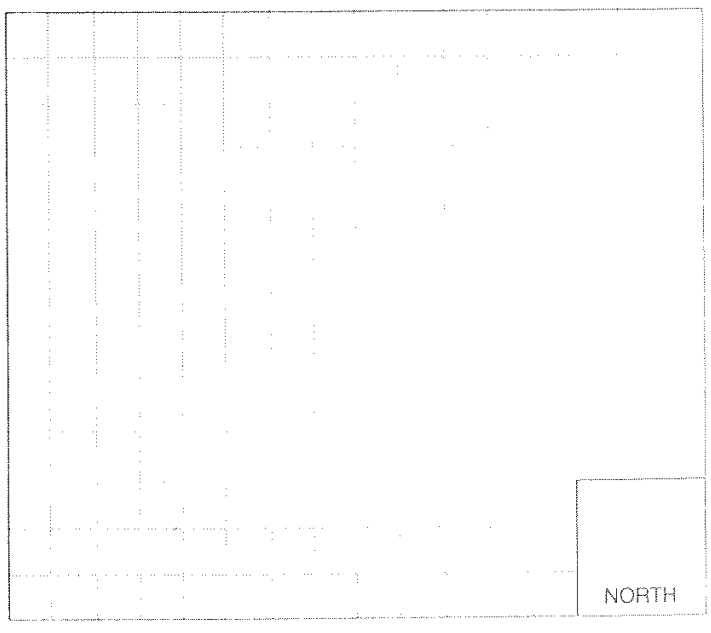
Condition:

extensive 2 story additions to rear (south) executed over course of at least two reconstruction phases.

Description: much altered 2 story dwelling with lateral gable roof enclosing original main block. Entrance facade faces street to north, incorporates 5 bays.

Historical Data: Sanborn Insurance Co. map shows structure with single story accommodation to south, 1912.

Sketch:



Site Number: U - 13 - 933

Informant/
Bibliography:

Brockington Associates, Inc. • Brooker Architectural Design Consultants • Historic Beaufort Foundation • Preservation Consultants, Inc.



808 WASHINGTON ST. FRONT

NOT TO SCALE



808 WASHINGTON ST. FRONT

NOT TO SCALE



808 WASHINGTON ST. FRONT

NOT TO SCALE



808 WASHINGTON ST. FRONT

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808 WASHINGTON ST. RENOVATION

808 WASHINGTON ST., BEAUFORT, SOUTH CAROLINA

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1003 Charles St.
Beaufort SC, 29902
(843) 986-0559
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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-ANY DEVIATIONS FROM THIS PLAN, AS NECESSARY DUE TO ACTUAL SITE CONDITIONS, LOCAL CODES, OR BUILDING PRACTICES SHOULD BE OBTAINED FROM A QUALIFIED, LICENSED DESIGN PROFESSIONAL AND SHOULD BE APPROVED BY THE BUILDING OFFICIAL AND THEY EQUIPPED TO ASSIST CONTRACTOR FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	03/16/2022
JOB NO.	22202
DWN. BY:	RJP
DWG. NAME:	22202.DWG

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DEWALT



APPLICANT PRESENTATION

808 WASHINGTON STREET

√Meadows 3/8
22-17 HRB

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

PAL *Application Fee:* *see attached schedule*

2:14pm CK 3/17/22

OFFICE USE ONLY: **Date Filed:** 3/16 **Application #:** 23387 **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: Ronesto Pineda

Applicant Address: 1003 Charles Street, Beaufort, SC, 29902

Applicant E-mail: ronesto@allisonramseyarchitect.com Applicant Phone Number: (843) 572-4872

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

Owner (if other than the Applicant): Maverick Project Group, LLC

Owner Address: Maverick Project Group, LLC. P.O. Box 1227, Bluffton, SC, 29910

Project Name: 808 Washington Street Renovation

Property Address: 808 Washington St., Beaufort, SC, 29902

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0412 0000

Date Submitted: March 16, 2022

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

Applicant's Signature: Date: 3/16/22

Owner's Signature: Date: 3/10/22

(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: 808 Washington Street Renovation

Property Size in Acres: 0.096 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):

FIRST FLOOR HEATED = 1423 S.F. S.F. HEATED = 1361 S.F. COVERED PORCH = 614 S.F.

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):

THE 808 WASHINGTON STREET RENOVATION IS DONE WITH THE INTENT OF BREATHING NEW LIFE INTO A DISTRAUGHT HISTORICAL HOUSE. THIS WILL BE ACHIEVED BY CONTINUING TO TELL THE NARRATIVE OF THE EVOLUTION OF THE ROOT OF THE BUILDING IN EXPRESSING THE CHANGES THAT TIME HAS MADE TO IT THROUGHOUT THE YEARS. PRESERVING BY SCALE FROM OLDEST TO YOUNGEST ADDITION. REPAIRING & REPLACED IN KIND THE OLD, ORIGINAL, WOOD WINDOWS, UPDATING IN KIND THE WINDOWS OF THE NEWEST ADDITIONS AND ONLY REPLACING IN KIND THE SIDING THAT IS NECCESARY. SHUTTERS AND ROOF WILL BE ADDED & REPLACED TO MATCH IT'S HISTORICAL CHARACTER, OF WHICH THERE IS MUCH EVIDENCE

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

SYMBOLS + KEYS

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

DRAWING NUMBER — 1/3 — = SECTION OR ELEVATION
SHEET NUMBER

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

1 **DRAWING TITLE**
DETAIL OR ELEVATION NUMBER

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

	SINGLE POLE SWITCH
3	THREE WAY SWITCH
4	FOUR WAY SWITCH
D	DIMMER SWITCH
SC	SPEED CONTROL
	DUPLEX OUTLET
H	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

COLORS + MATERIALS LIST - VERIFY w/ ARCHITECT	
SIDING / BODY	OFF WHITE - LEMON DROP (SW7122)
WINDOW + DOOR TRIM	WHITE - SIMPLE WHITE SW7021
COLUMNS + CORNER TRIM. + FND.	WHITE - SIMPLE WHITE SW7021
TOP RAILS.	BLACK - TRICORN BLACK (SWG258)
EAVES + FASCIA	WHITE - SIMPLE WHITE SW7021
FRONT DOOR + PORCH FLOOR	NATURAL - MINWAX GOLDEN OAK STAIN
WINDOWS	WHITE - SIMPLE WHITE SW7021
ROOF	RED SEM-LOK METAL ROOF
SHUTTERS	CHARLESTON GREEN - ROYCROFT BOTTLE GREEN SW2847



CONCEPTUAL RENDERING

DRAWING INDEX

0	COVER SHEET
S1	EXISTING SITE PLAN
S2	CONTEXT
S3	CONTEXT
S4	BUILDING PHOTOS
1	FOUNDATION PLAN
2	FIRST FLOOR PLAN
3	SECOND FLOOR PLAN
4	ELEVATIONS
5	ELEVATIONS
6	WALL SECTIONS/ DETAILS/ ROOF PLAN
7	FIRST FLOOR ELECTRICAL LAYOUT
8	SECOND FLOOR ELECTRICAL LAYOUT
SP1	SPECIFICATIONS
SP2	SPECIFICATIONS
SP3	SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS

EXISTING FIRST FLOOR HEATED= 1423 S.F. EXISTING COVERED PORCH = 501 S.F.
EXISTING SECOND FLOOR HEATED= 1361 S.F. PROPOSED COVERED PORCH = 614 S.F.
PROPOSED FIRST FLOOR HEATED= 1423 S.F.
PROPOSED SECOND FLOOR HEATED= 1361 S.F
TOTAL PROPOSED HEATED = 2781 S.F.

808 WASHINGTON ST. RENOVATION - 22202

808 WASHINGTON STREET, BEAUFORT, SOUTH CAROLINA

808 WASHINGTON ST. RENOVATION
808 WASHINGTON ST., BEAUFORT, SOUTH CAROLINA

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-VERIFY ALL ELEVATIONS & FLOOR ELEVATIONS WITH SITE CONDITIONS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-ENGINEERED PLANS & SPECIFICATIONS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LICENSED ENGINEER WHERE REQUIRED BY LOCAL CODES. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY THAT EXAMINED IN GOOD CONDUCT FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	03/25/2022
JOB NO.	22202
DRWN. BY:	RJP
DWG. NAME:	22202.DWG

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CHRISTENSEN ~ KHALIL SURVEYORS, INC.

3 FACULTY DRIVE, BEAUFORT SC. 29907
(843) 524-4148

S-10438B

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

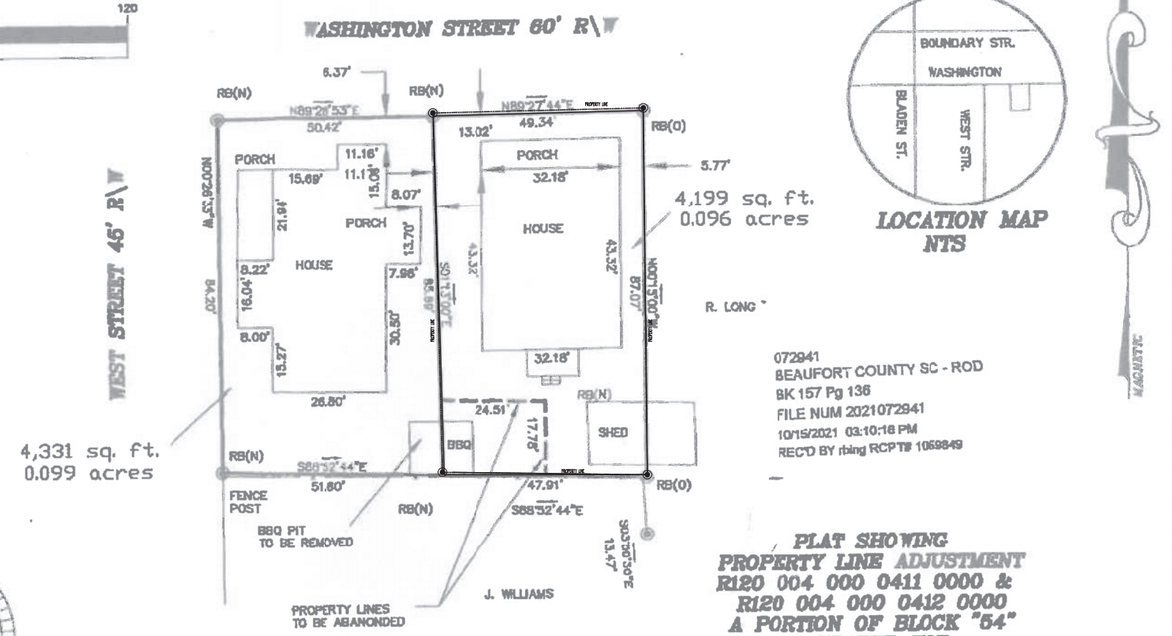
CM(O) = CONCRETE MONUMENT OLD
CM(N) = CONCRETE MONUMENT NEW
RB(O) = 1/2" REBAR FOUND
RB(N) = 1/2" REBAR SET
OHP = OVERHEAD POWER LINES

GENERAL NOTES:

1.) PRESENT OWNER OF PROPERTY SHOWN HEREON:
SHEILAH OLIVER
2.) TMN # 120-04-412
3.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION.
4.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ELEVATION (N\A) PER FEMA PANEL #450130-0166-G
DATED: MARCH 23, 2021

REFERENCE PLATS & DEEDS

1.) DEED 3867/1404



LOCATION MAP
NTS

072941
BEAUFORT COUNTY SC - ROD
BK 157 Pg 136
FILE NUM 2021072941
10/15/2021 03:10:18 PM
REC'D BY rbing RCPT# 1069849

CERTIFICATION:

I, ZYAD A. KHALIL, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" AS SPECIFIED THEREIN:

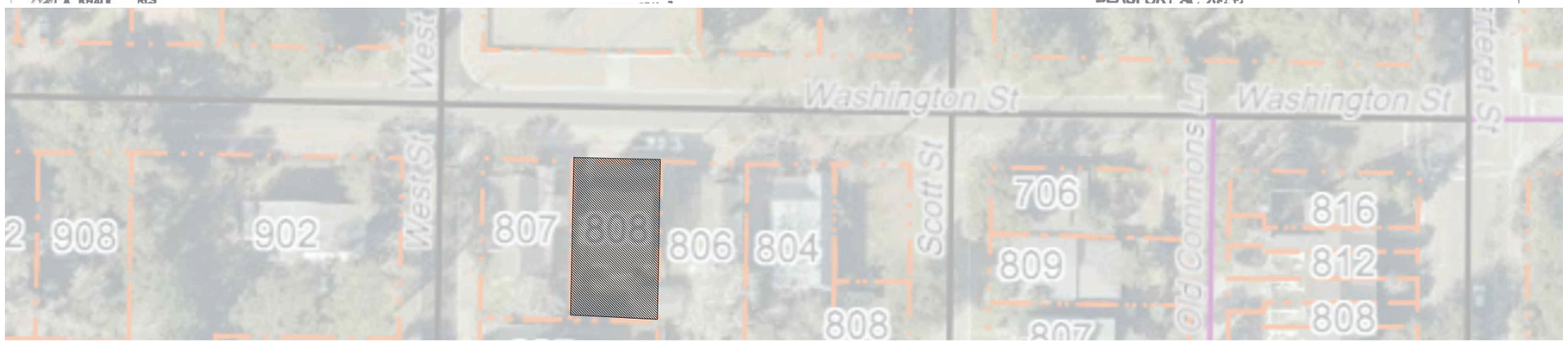
ZYAD A. KHALIL, PLS

CHRISTENSEN ~ KHALIL SURVEYORS, INC. SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION C-00519

APPROVED
(AS PLATTED HEREON)
THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS OF THE BEAUFORT CODE AND IS HEREBY APPROVED FOR RECORDING WITH THE BEAUFORT COUNTY REGISTER OF MEANS CONVEYANCES.
Certified by: _____
Date: 10.15.21

PLAT SHOWING
PROPERTY LINE ADJUSTMENT
R120 004 000 0411 0000 &
R120 004 000 0412 0000
A PORTION OF BLOCK "54"
PREPARED FOR:
SHEILAH OLIVER
CITY OF BEAUFORT,
BEAUFORT COUNTY, SOUTH CAROLINA
DATED: SEPT. 17, 2021
SCALE: 1"=30'
REVISED: OCT. 15, 2021

CITY OF BEAUFORT
PLANNING DEPARTMENT
1911 BOUNDARY STREET
BEAUFORT SC 29902



AERIAL VIEW
NOT TO SCALE

808 WASHINGTON ST. RENOVATION

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-DRAWINGS ARE NOT TO BE SCALED. FIGURED DIMENSIONS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-ANY DISCREPANCIES BETWEEN PLANS & EXISTING CONDITIONS SHOULD BE REPORTED PRIOR TO CONSTRUCTION.
-DOOR, WINDOW & FLOORING LAYOUTS ARE NOT FIGURED. THESE SHOULD BE DESIGNED PRIOR TO CONSTRUCTION BY THE CONTRACTOR OR OWNER. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY DESIGN ISSUES ARISING FROM THESE ITEMS.
-ALL ELECTRICAL, PLUMBING & MECHANICAL ASPECTS SHOULD INCORPORATE ENERGY EFFICIENT DESIGN AND COMPLY WITH ALL LOCAL CODES.
-ALL PLUMBING FIXTURES ARE NOT FIGURED. THESE SHOULD BE DESIGNED PRIOR TO CONSTRUCTION BY THE CONTRACTOR OR OWNER. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY DESIGN ISSUES ARISING FROM THESE ITEMS.
-ALL ELECTRICAL FIXTURES AND TYPES SHOULD INCORPORATE ENERGY EFFICIENT DESIGN AND COMPLY WITH ALL LOCAL CODES.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	03/25/2022
JOB NO.	22202
DWN. BY:	KJP
DWG. NAME:	22202.DWG

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908 WASHINGTON ST.
NOT TO SCALE



902 WASHINGTON ST.
NOT TO SCALE



804 WASHINGTON ST.
NOT TO SCALE



902 WASHINGTON ST.
NOT TO SCALE



804 WASHINGTON ST.
NOT TO SCALE



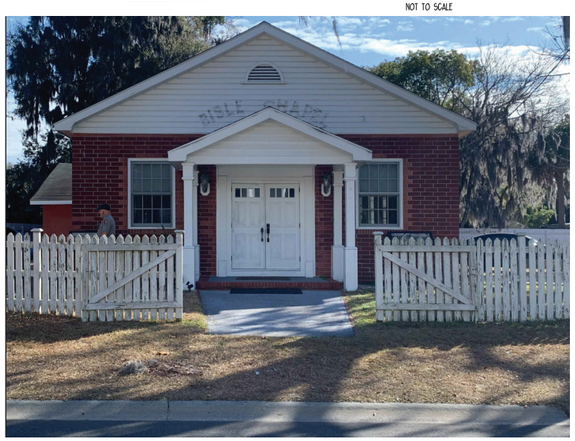
807 SCOTT ST.
NOT TO SCALE



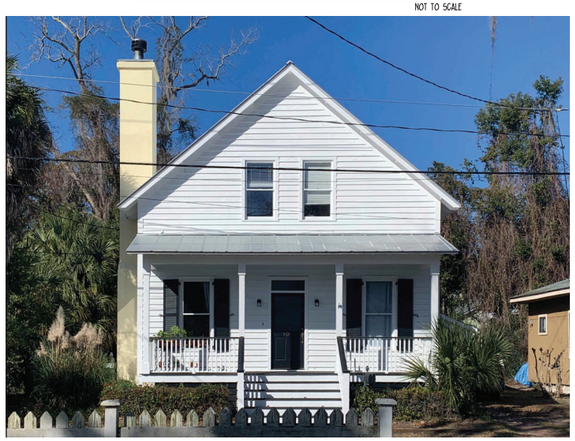
808 SCOTT ST.
NOT TO SCALE



805 WEST STREET
NOT TO SCALE



913 WEST STREET
NOT TO SCALE



906 WEST ST.
NOT TO SCALE



909 WASHINGTON ST.
NOT TO SCALE



804 WEST STREET
NOT TO SCALE

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DATE: 03/25/2022
JOB NO. 22202
DWN. BY: RJP
DWG. NAME: 22202.DWG

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808 WASHINGTON ST. FRONT

NOT TO SCALE



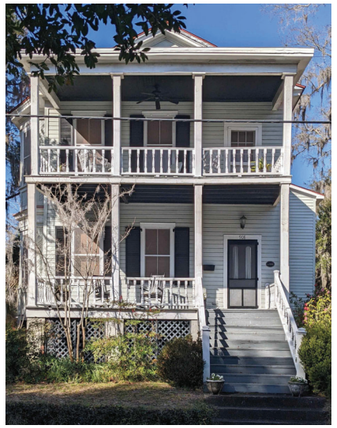
902 WEST ST.

NOT TO SCALE



807 WASHINGTON ST.

NOT TO SCALE



908 SCOTT ST.

NOT TO SCALE



801 WASHINGTON ST.

NOT TO SCALE



809 SCOTT ST.

NOT TO SCALE



910 WEST ST.

NOT TO SCALE



801 WASHINGTON ST.

NOT TO SCALE



STREET SECTION

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

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-VERIFY ALL LOCATIONS, ELEVATIONS & DIMENSIONS WITH SITE SURVEY. SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-ENGINEERED PLANS & SPECIFICATIONS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LICENSED ENGINEER. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO RESPONSIBILITY FOR ANY AND ALL ENGINEERED & SITE CONNECTED FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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DATE:	03/25/2022
JOB NO.	22202
DWN. BY:	RJP
DWG. NAME:	22202LDNG

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808 WASHINGTON ST. FRONT

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808 WASHINGTON ST. FRONT

NOT TO SCALE



808 WASHINGTON ST. FRONT

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808 WASHINGTON ST. FRONT

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- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS REQUIRE LOCATIONS ONLY, ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
- HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECHANICAL CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR DESIGN AND CONDITIONS.
- VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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DWN. BY:	RJP
DWG. NAME:	22202.DWG

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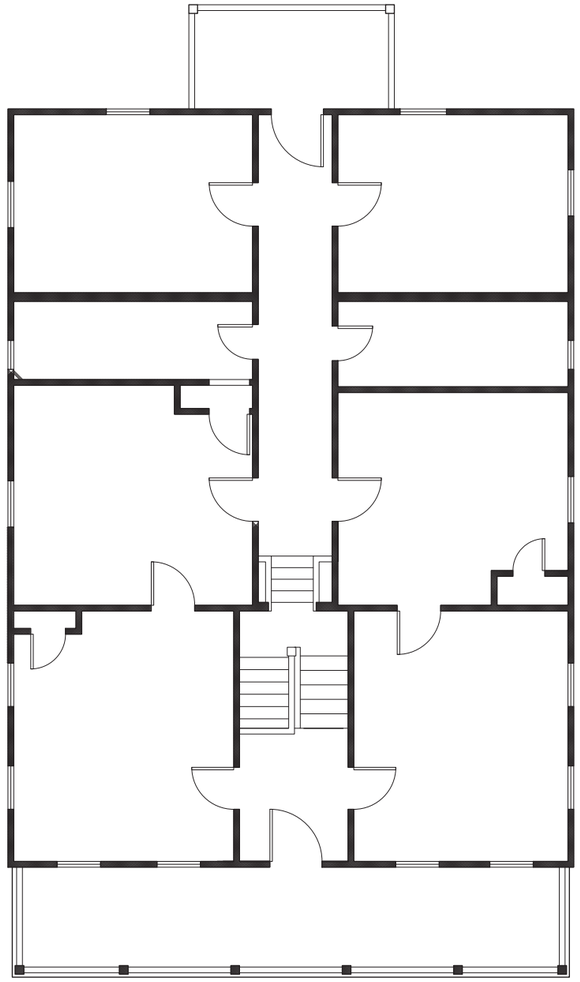
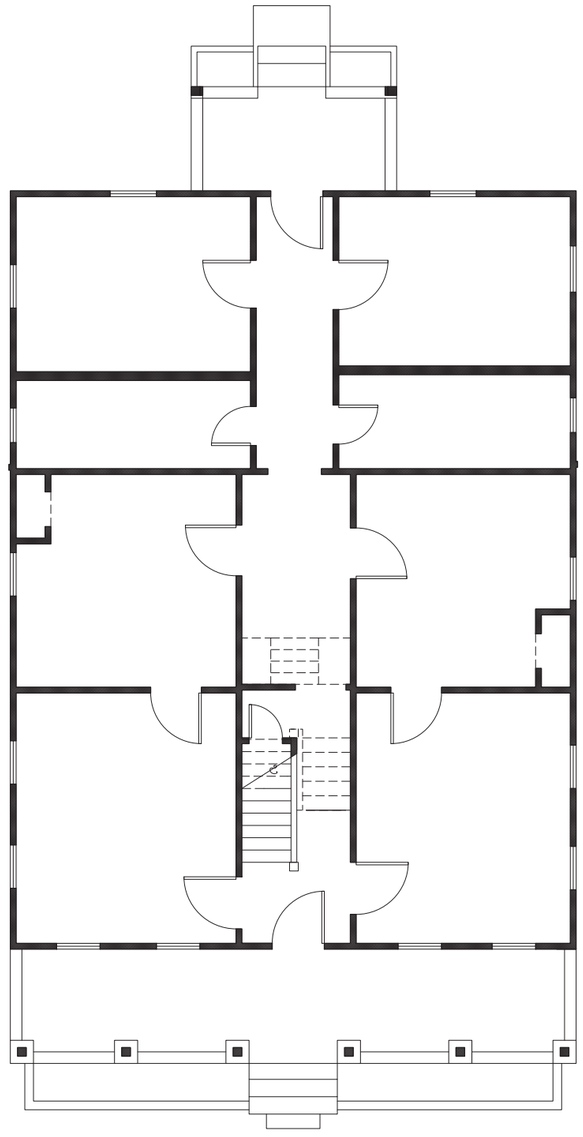


*NOTE PRIOR TO ORDERING:

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.

EXISTING SECOND FLOOR PLAN

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.

EXISTING FIRST FLOOR PLAN

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

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-SMOKE DETECTORS, CARBON MONOXIDE ALARMS & PLUMBING FIXTURES SHOULD INCORPORATE ACTUAL SIZE CLEARANCES.
-DOOR & FLOORING LAYOUTS ARE NOT FINALIZED. THESE SHOULD BE DESIGNED PRIOR TO INSTALLATION TO ENSURE PROPER CLEARANCES AT DOORS, CLOSETS, ETC. AS WELL AS PROPER LIGHT AND TRAFFIC FLOW.
-ENSURE THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR HOUSE AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	03/25/2022
JOB NO.	22202
DRWL BY:	RJP
DWG. NAME:	22202.DWG

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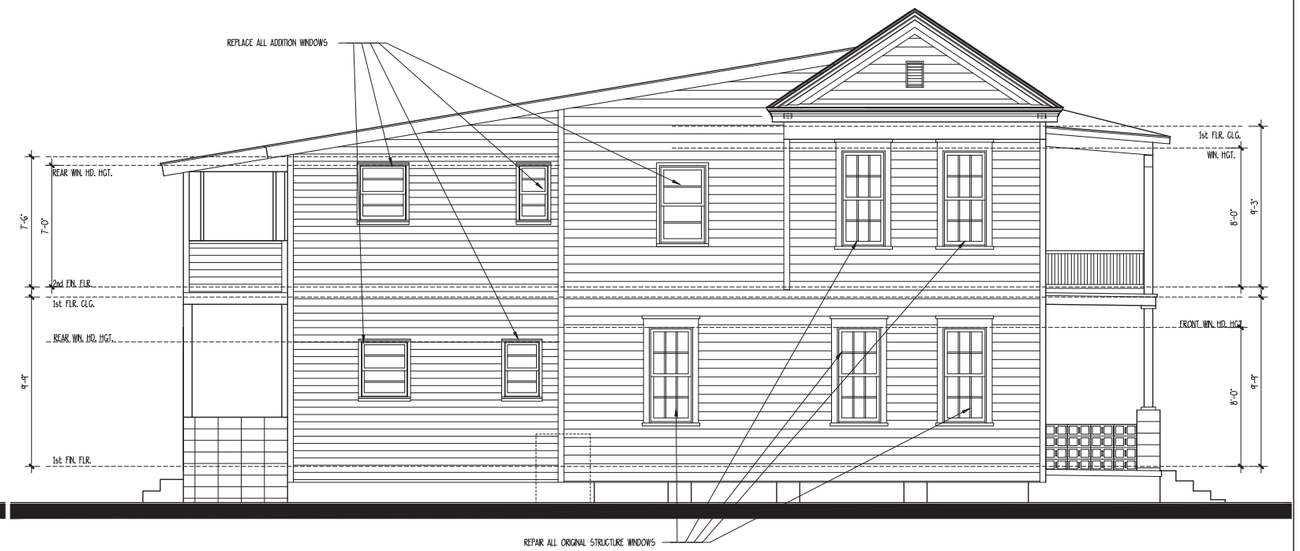
1



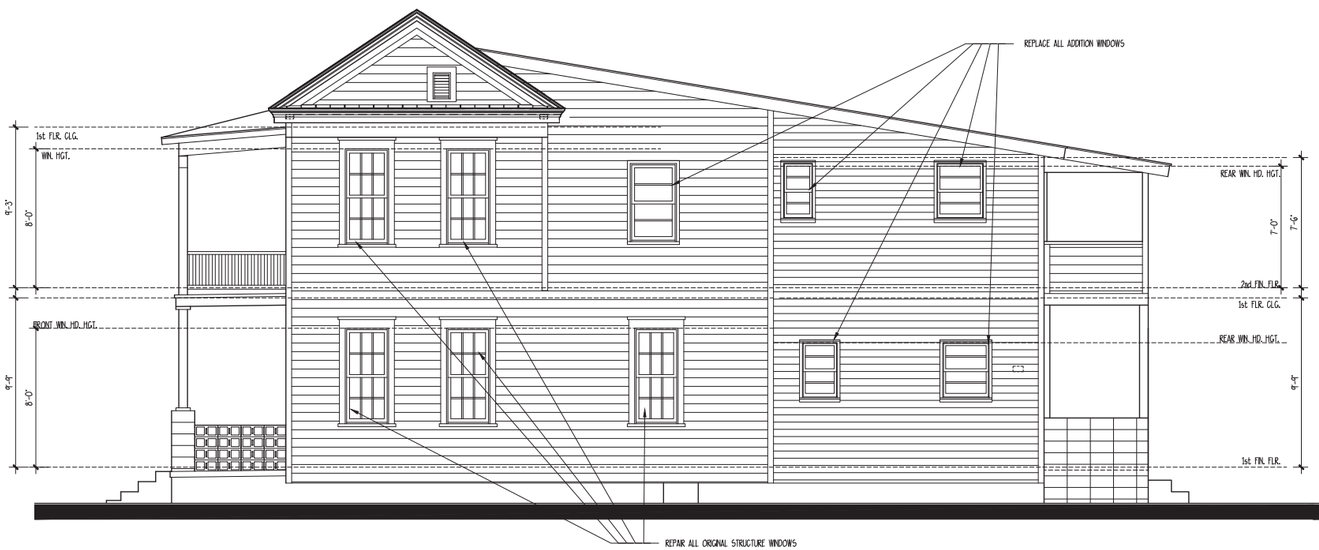
3 EXITING REAR ELEVATION

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



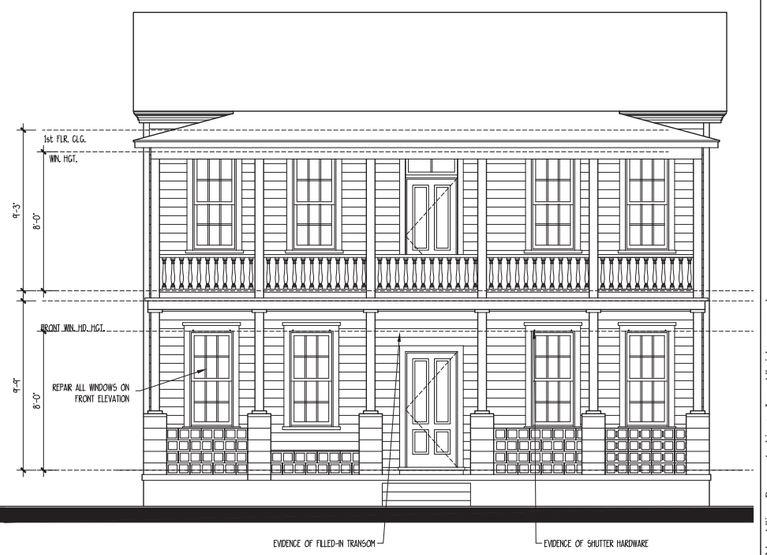
2 EXISTING LEFT ELEVATION

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



4 EXISTING RIGHT ELEVATION

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



1 EXISTING FRONT ELEVATION

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

808 WASHINGTON ST. RENOVATION

808 WASHINGTON ST., BEAUFORT, SOUTH CAROLINA

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1003 Charles St.
Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

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

- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY, DIMENSIONS ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
- HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL VIEW, 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.

DATE:	03/25/2022
JOB NO.	22202
DWN. BY:	RJP
DWG. NAME:	22202.DWG

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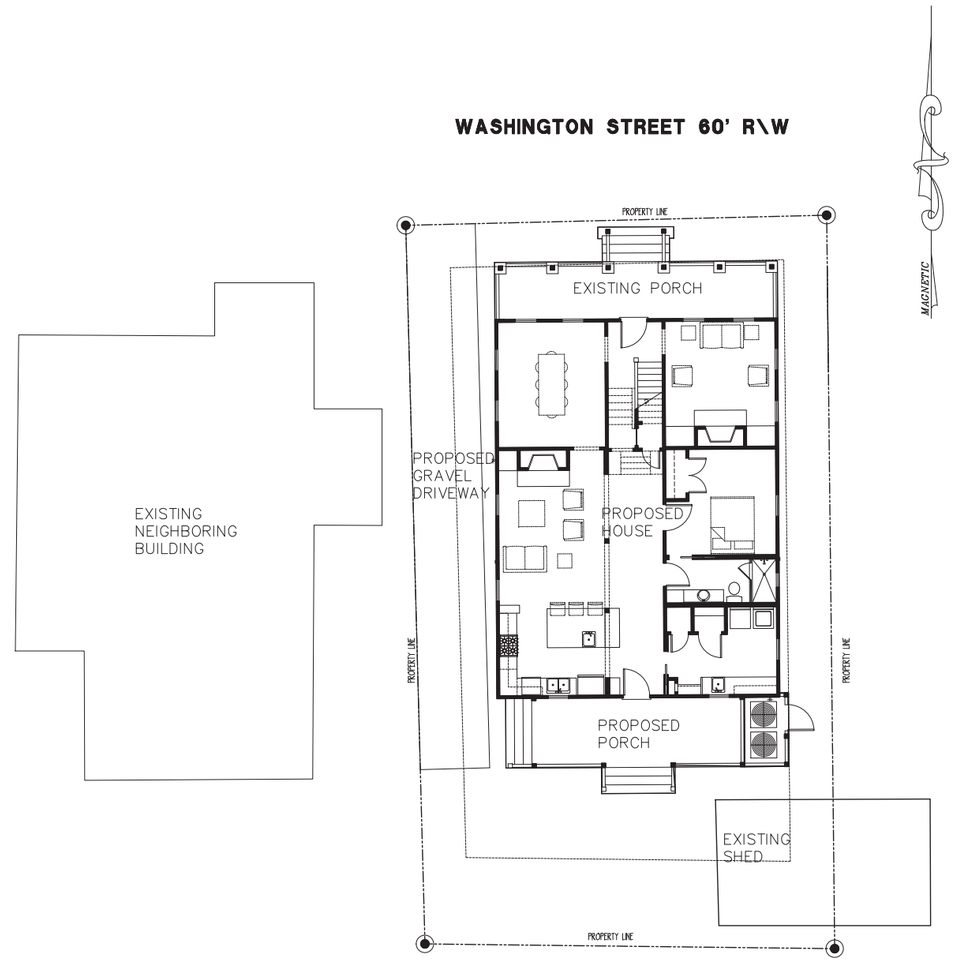

*NOTE:

LOT SIZE:	4199	S.F
IMPERVIOUS:	1913	S.F
SHED:	193	S.F.
SERVICE:	41	S.F.
PERCENTAGE:	51	%

PROPOSED SITE PLAN

*NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, FEMA REQUIREMENTS, AND TREE SIZES AND LOCATIONS PRIOR TO CONSTRUCTION

*NOTE: COORDINATE ALL WALKS, DRIVEWAY, PARKING, AND FENCES WITH LANDSCAPER

*NOTE: ALL HEIGHTS AND DIMS SHOWN ARE BASED ON REFERENCE SURVEY INFORMATION. ALL TO BE VERIFIED PRIOR TO CONSTRUCTION

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

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-PLAN INDICATE LOCATIONS ONLY, ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-WRITE # PLANNING LOCATIONS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MEDIA 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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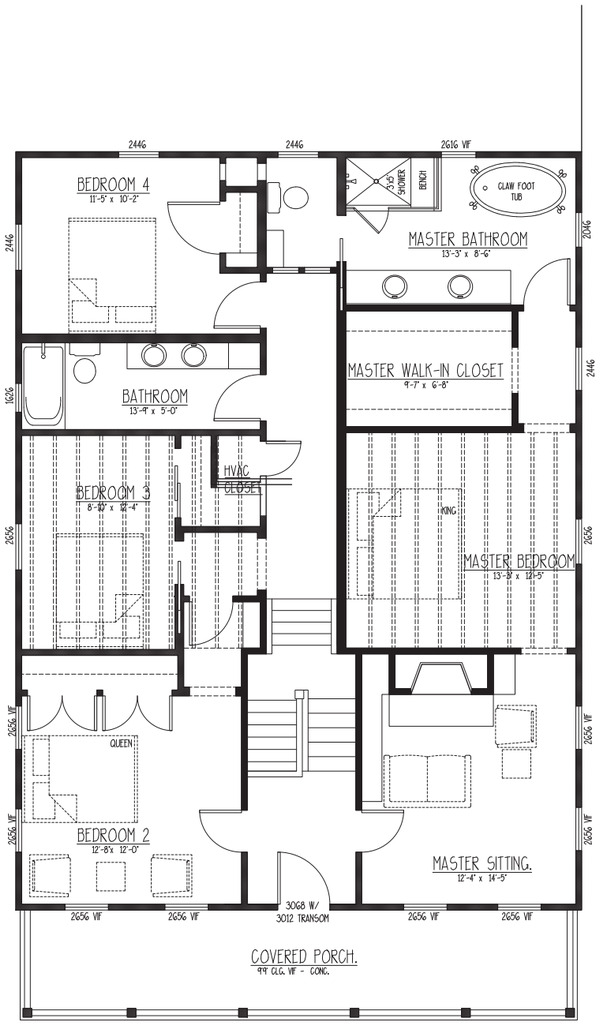
S4

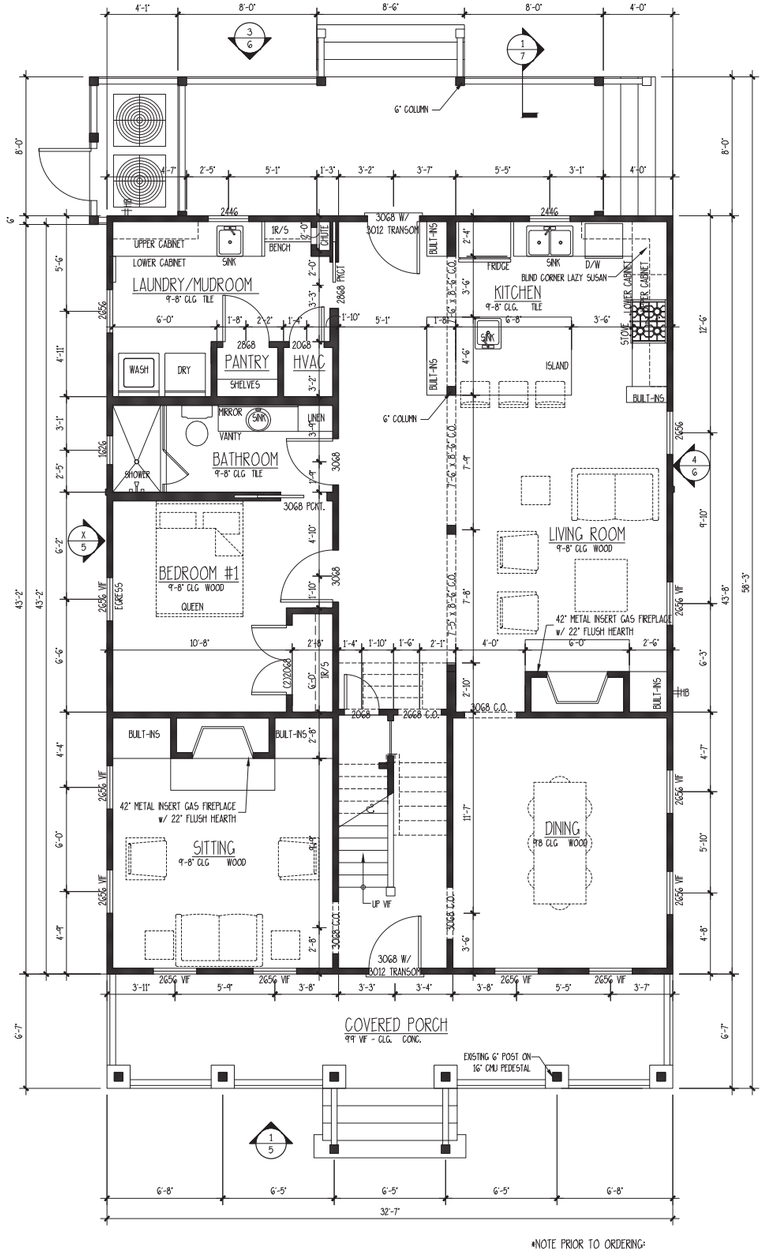


PROPOSED SECOND FLOOR PLAN

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.



PROPOSED FIRST FLOOR PLAN

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.
-VERIFY ALL FLOOR LOADS AND STRUCTURAL REQUIREMENTS SHOULD ACCOMPANY AERIAL SITE CONDITIONS.
-FINAL HVAC, PLUMBING LOCATIONS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A MECHANICAL ENGINEER OR CONTRACTOR. ALL PLUMBING FIXTURES SHOULD BE SPECIFIED AND THEIR CLEARANCES VERIFIED CORRECTLY FOR YOUR PARTICULAR DESIGN AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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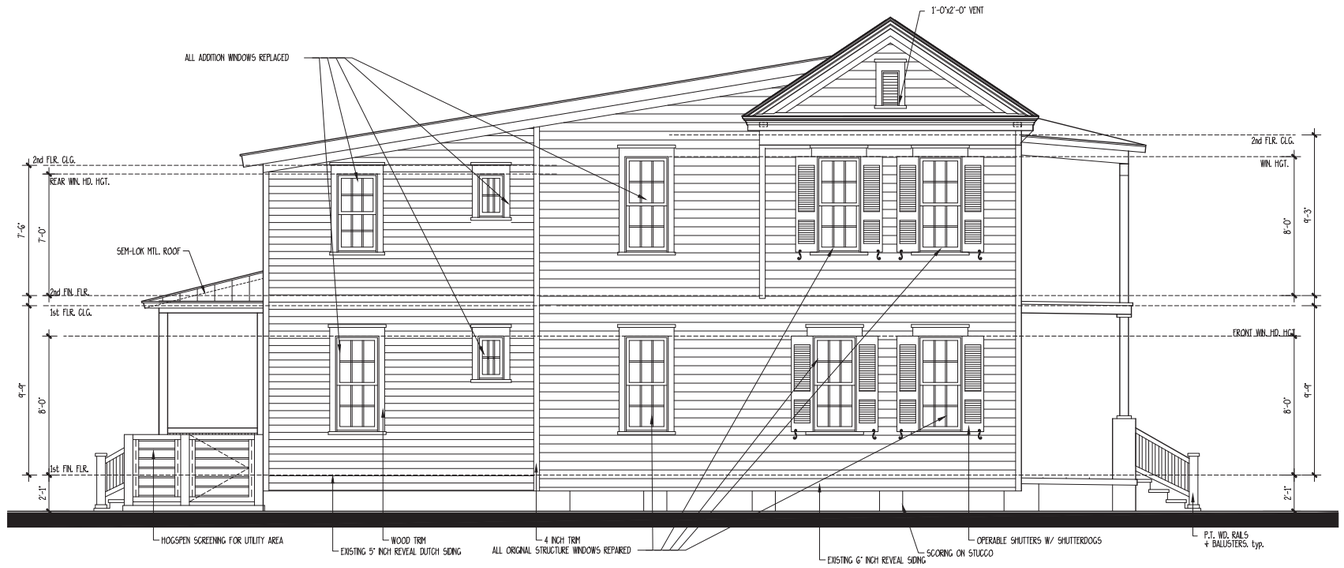

2 PROPOSED LEFT ELEVATION

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



1 PROPOSED FRONT ELEVATION

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

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-ANY DISCREPANCIES BETWEEN PLANS, DRAWINGS, ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-HVAC & PLUMBING LOCATIONS ARE NOT RELATED. THESE SHOULD BE OBTAINED FROM A QUALIFIED CONTRACTOR. ALLISON RAMSEY ARCHITECTS CANNOT VERIFY THAT HVAC & PLUMBING ARE THAT EQUIPMENT IS SIZED CORRECT FOR YOUR PARTICULAR HOUSE AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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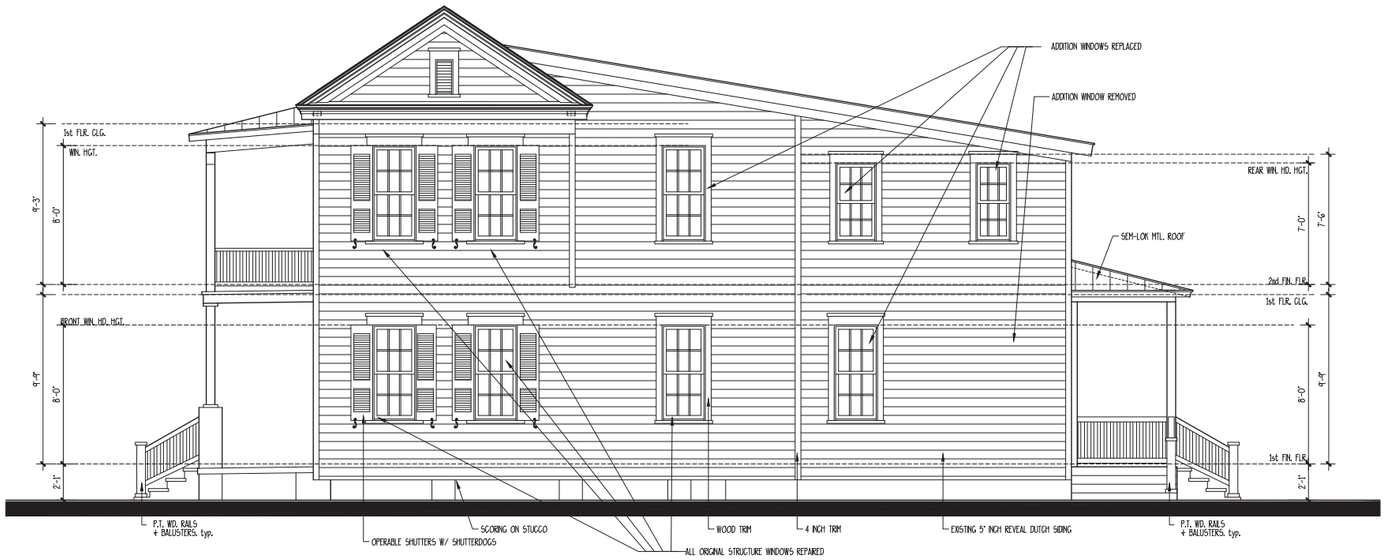

4 PROPOSED RIGHT ELEVATION

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



3 PROPOSED REAR ELEVATION

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

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-ALL NEW ELECTRICAL OUTLETS, FIXTURES & EQUIPMENT SHOULD BE DESIGNED FROM A LIST OF ENERGY STAR APPLIANCES.
-DOOR, WINDOW & FLOORING SAMPLES ARE NOT INCLUDED. THESE SHOULD BE SELECTED FROM A LOCAL SUPPLIER.
-ALL PLUMBING FIXTURES ARE NOT INCLUDED. THESE SHOULD BE SELECTED FROM A LOCAL SUPPLIER & SIZED CORRECTLY FOR YOUR PARTICULAR NEEDS AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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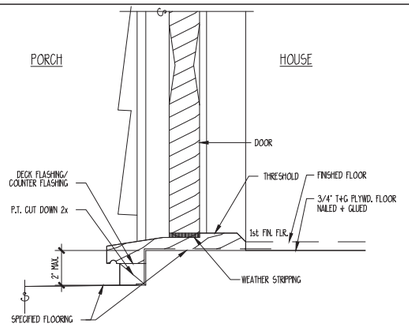
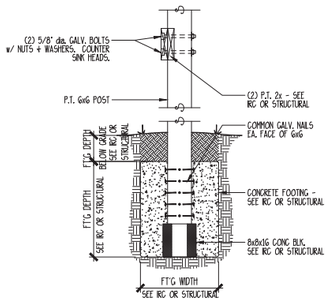


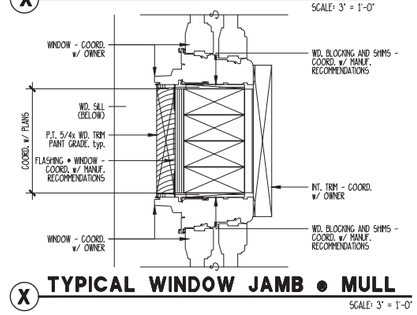
X TYPICAL EXTERIOR DOOR SILL

SCALE: 3" = 1'-0"



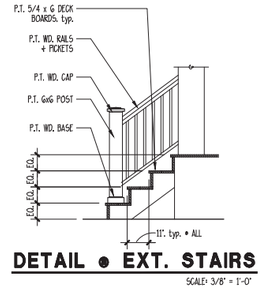
X 6x6 POST DETAIL

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



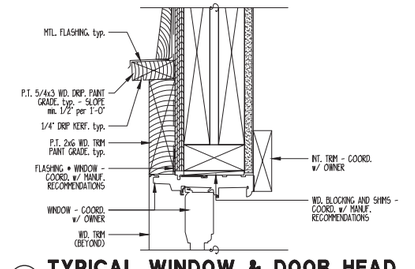
X TYPICAL WINDOW JAMB • MULL

SCALE: 3" = 1'-0"



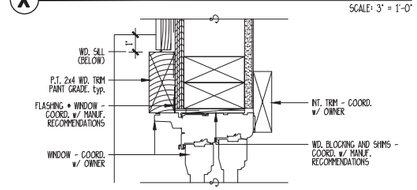
DETAIL • EXT. STAIRS

SCALE: 3/8" = 1'-0"



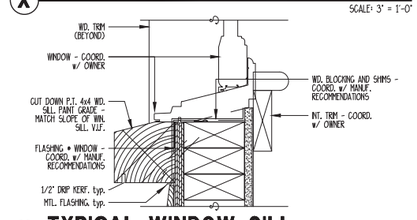
X TYPICAL WINDOW & DOOR HEAD

SCALE: 3" = 1'-0"



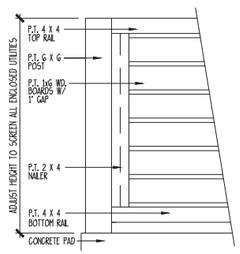
X TYPICAL WINDOW & DOOR JAMB

SCALE: 3" = 1'-0"



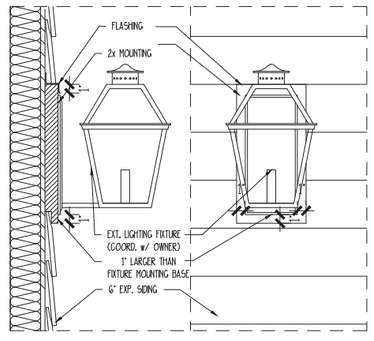
X TYPICAL WINDOW SILL

SCALE: 3" = 1'-0"



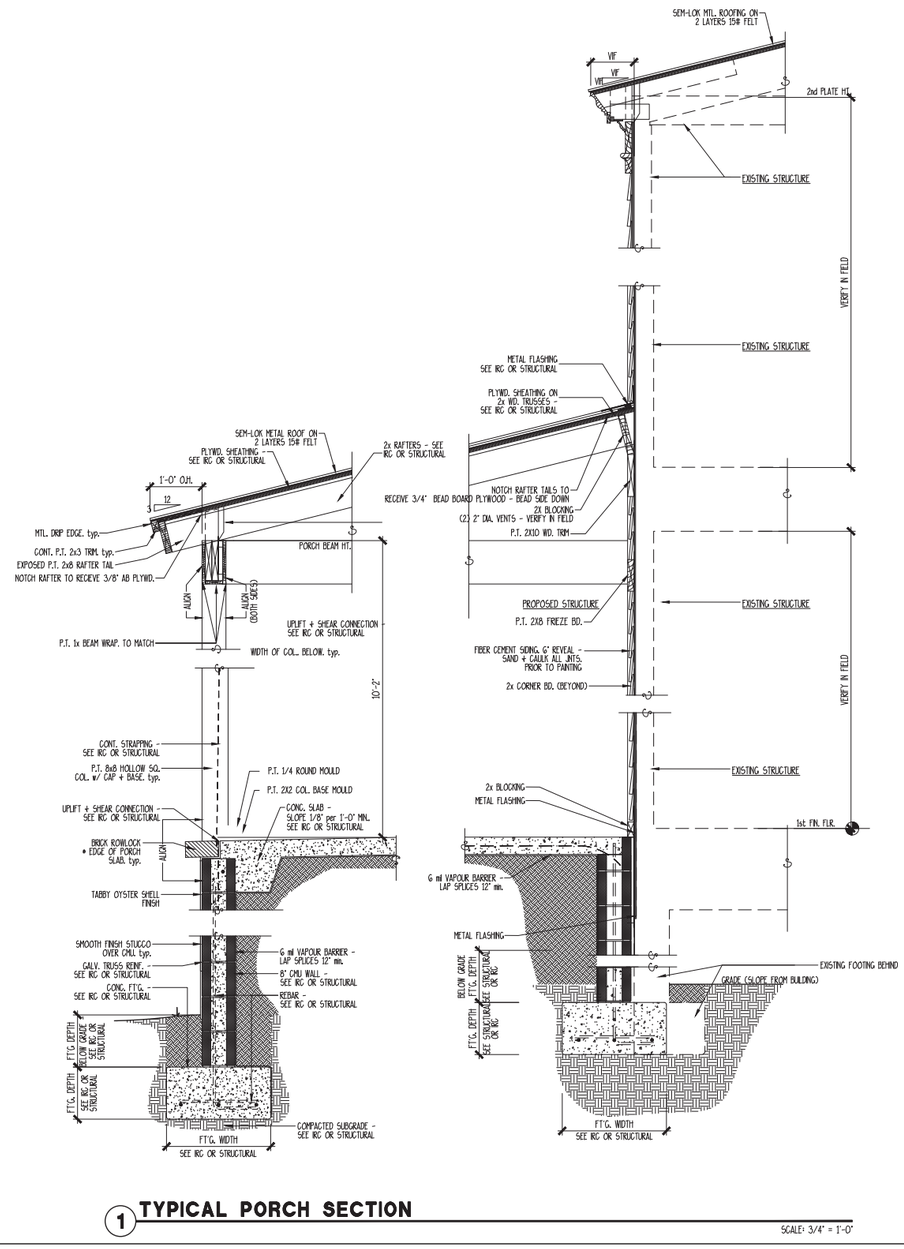
X SERVICE COURT DETAIL

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



X EXTERIOR LIGHTING MOUNT DETAIL

SCALE: 1 1/2" = 1'-0"



1 TYPICAL PORCH SECTION

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

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-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-VERIFY ALL DIMENSIONS PRIOR TO POSITIONING WITH CONSTRUCTION
-ACTUAL SITE CONDITIONS, REAL ENVIRONMENTAL ASPECTS SHOULD INCORPORATE
-FINAL 4 FLASHING LOCATIONS ARE NOT DELINEATED. THESE SHOULD BE OBTAINED FROM A QUALIFIED ROOFING CONTRACTOR. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO RESPONSIBILITY FOR ANY ROOF EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR WEATHER AND CONDITIONS.
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JOB NO.	22202
DWN. BY:	R.P.
DWG. NAME:	22202JNG

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DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/economy

NOTICE OF ACCEPTANCE (NOA)

Southeastern Metals Manufacturing Corporation
11801 Industry Drive
Jacksonville, FL 32218

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.
This product is approved as described herein, and has been designed to comply with the Florida Building Code including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: SEM-Lok Snap Lok Standing Seam Metal Roof Panels

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

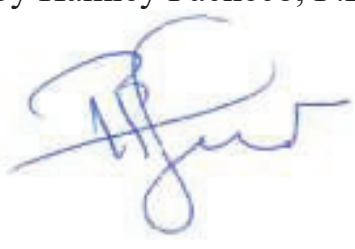
RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA renews NOA No. 12-0229.02 and consists of pages 1 through 6.
The submitted documentation was reviewed by Hamley Pacheco, P.E.



808 WASHINGTON 27 of 47

ROOFING SYSTEM APPROVAL:

Category:	Roofing
Sub-Category:	Metal, Panels(Non-Structural)
Material:	Steel
Deck Type:	Wood
Maximum Design Pressure	**-106.75 psf**

TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:

Product	Dimensions	Test Specifications	Product Description
"SEM-Lok Snap-Lok Standing Seam"	l = various w = 16" min. 0.019" thick	TAS 110 & TAS 125	Corrosion resistant, galvanized, preformed, standing seam, galvalume coated, prefinished, metal panels.
"SEM-Lok Snap-Lok Standing Seam" CXT	l = various w = 16" min. 0.016" thick	TAS 110 & TAS 125	CXT (Copper Clad Stainless Steel) prefinished, metal panels.
SEM-Lok Cleat	L = various W = 1-3/8" H = 1"	TAS 125	Preformed, galvalume, metal cleat
Trim Pieces	l = varies w = varies min. 0.0217" thick	TAS 110	Standard flashing and trim pieces. Manufactured for each panel width.

MANUFACTURING LOCATION

1. Jacksonville, FL.

EVIDENCE SUBMITTED

Test Agency	Test Identifier	Test Name/Report	Date
Hurricane Test Laboratories, Inc.	0041-0703-98	UL –580 test TAS 125	07/10/98
	0041-0812-07	TAS 125	11/26/07 09/14/07
	0041-0807-07	TAS 125	07/21/07
Force Engineering & Testing, Inc.	188-0332T-06A	TAS-125	08/27/07
	188-0332T-06B	TAS-125	08/27/07
Celotex Corporation Testing Services	520504	TAS 100	12/21/99
PRI Construction Materials Technologies, LLC	SEM-033-02-01	ASTM B117	06/13/14
	SEM-033-02-02	ASTM G26 ASTM G155	11/03/14

APPROVED ASSEMBLIES

SYSTEM A-1:	**"**Sem-Lok Snap-Lok Standing Seam" 26 ga. Metal Panels
Deck Type:	Wood, Non-insulated
Deck Description:	$^{19}/_{32}$" or greater plywood or wood plank.
Slope Range:	2":12" or greater
Maximum Uplift Pressure:	See Table A Below

Deck Attachment: In accordance with applicable Building Code, but in no case shall it be less than #8d galvanized ring shank common nails spaced 6" o.c around the perimeter and in the field.. In reroofing, where the deck is less than $^{19}/_{32}$" thick (Minimum $^{15}/_{32}$") The above attachment method must be in addition to existing attachment.

Underlayment: Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-lap and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 12 gauge 1 ¼" annular ring-shank nails, spaced 6" o.c. at all laps and two staggered rows 12" o.c. in the field of the roll. Or, any approved underlayment having a current NOA.

Valleys: Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with Southeastern Metal Manufacturing Company's current published installation instructions.

Fire Barrier Board: Any approved fire barrier having a current NOA. Refer to a current fire directory listing for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. See Limitation # 1.

Metal Panels and Accessories: Install the "SEM-Lok Panels" and accessories in compliance with Southeastern Metal Manufacturing Company's current, published installation instructions and details. Flashing, penetrations, valley construction and other details shall be constructed in compliance with the minimum requirements provided in Roofing Application Standards RAS 133.

"SEM-Lok Panels" shall be installed through the prefabricated panel slot openings with a minimum #10 pancake wood screws of sufficient length (but not less than 1") to penetrate through the sheathing a minimum of $^{3}/_{16}$ of an inch. Fasteners shall be spaced a maximum of 7" o.c. When using "cleat", place cleat over male rib before securing the panel with screws. See **Detail A** herein.

Table A
Maximum Design Pressure

	Field	Perimeter and Corner[1]
Maximum Design Pressure	**-52.5 psf.**	**-106.75 psf**
	Without Cleat	**With Cleat**

1. Extrapolation shall not be allowed

SYSTEM A-2:	**“**Sem-Lok Snap-Lok Standing Seam” CXT Metal Panels
Deck Type:	Wood, Non-insulated
Deck Description:	$^{19}/_{32}$" or greater plywood or wood plank.
Slope Range:	2":12" or greater
Maximum Uplift Pressure:	See Table B Below

Deck Attachment: In accordance with applicable Building Code, but in no case shall it be less than #8d galvanized ring shank common nails spaced 6” o.c around the perimeter and in the field.. In reroofing, where the deck is less than $^{19}/_{32}$” thick (Minimum $^{15}/_{32}$”) The above attachment method must be in addition to existing attachment.

Underlayment: Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4” side-lap and 6” end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 12 gauge 1 ¼” annular ring-shank nails, spaced 6” o.c. at all laps and two staggered rows 12” o.c. in the field of the roll. Or, any approved underlayment having a current NOA.

Valleys: Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with Southeastern Metal Manufacturing Company’s current published installation instructions.

Fire Barrier Board: Any approved fire barrier having a current NOA. Refer to a current fire directory listing for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. See Limitation # 1.

Metal Panels and Accessories: Install the "SEM-Lok CXT Panels" and accessories in compliance with Southeastern Metal Manufacturing Company’s current, published installation instructions and details. Flashing, penetrations, valley construction and other details shall be constructed in compliance with the minimum requirements provided in Roofing Application Standards RAS 133.

"SEM-Lok CXT Panels" shall be installed through the prefabricated panel slot openings with a minimum size fastener listed below of sufficient length (but not less than 1”) to penetrate through the sheathing a minimum of $^{3}/_{16}$ of an inch. Fasteners shall be spaced a maximum as listed below in Table B. Place “cleat” over male rib before securing the panel with screws. See **Detail A** herein.

Table B
Maximum Design Pressure

	Field	**Perimeter and Corner[1]**
Maximum Design Pressure	**-76.75 psf.**	**-91.75 psf**
Fastener Type	**#10 Pancake Head screws**	**#9 roofing screws**
Maximum Fastener Spacing	**7” o.c.**	**8” o.c.**

1. Extrapolation shall not be allowed

LIMITATIONS

1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.

2. The maximum designed pressure listed herein shall be applicable to all roof pressure zones (i.e. field, perimeters, and corners). Neither rational analysis, nor extrapolation shall be permitted for enhanced fastening at enhanced pressure zones (i.e. perimeters, extended corners and corners).

3. Panels may be rolls formed in continuous lengths from eave to ridge. Maximum lengths shall be as described in Roofing Application Standard RAS 133.

4. All panels shall be permanently labeled with the manufacturer's name and/or logo, and the following statement: "Miami-Dade County Product Control Approved" **or** with the Miami-Dade County Product Control Seal as seen below. All clips shall be permanently labeled with the manufacturer's name and/or logo, and/or model.

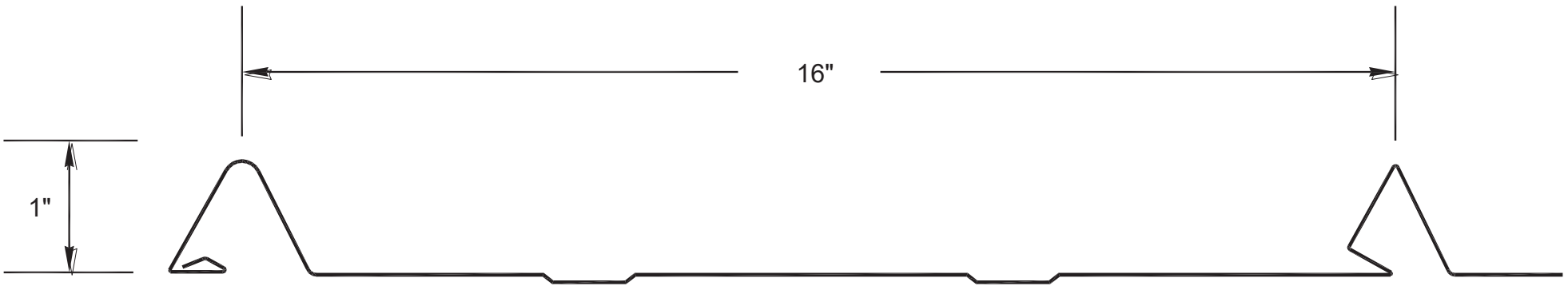
MIAMI-DADE COUNTY APPROVED

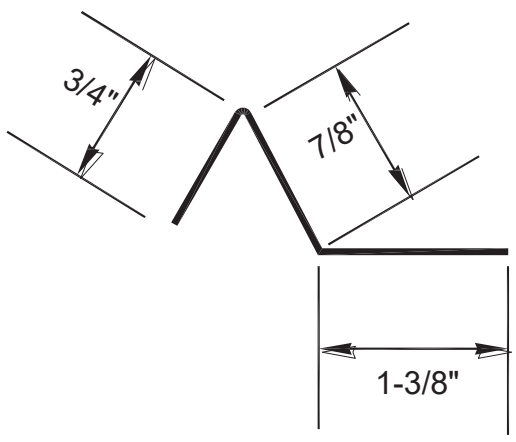
5. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 9N-3 of the Florida Administrative Code.

PROFILE DRAWINGS

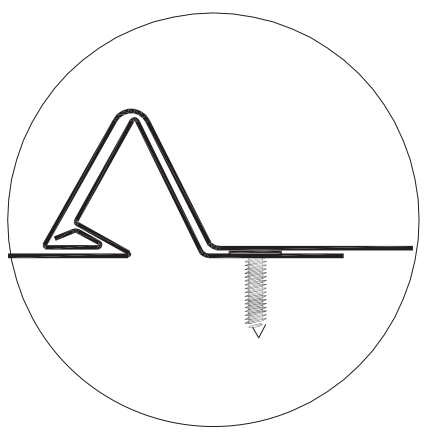
DETAIL A

"SEM-LOK SNAP LOK STANDING SEAM" AND "SEM-LOK SNAP LOK STANDING SEAM" CXT METAL ROOF PANELS

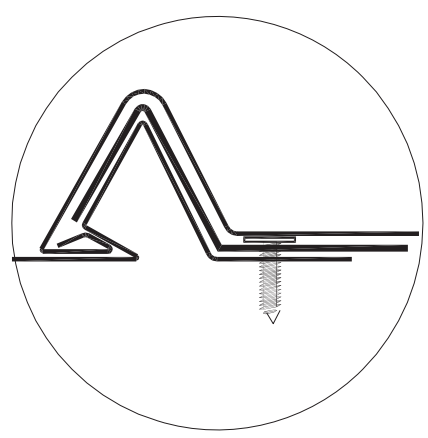




CLEAT DETAIL



WITHOUT CLEAT



WITH CLEAT

END OF THIS ACCEPTANCE

MIAMI-DADE COUNTY APPROVED

NOA No.: 18-0220.16
Expiration Date: 04/03/23
Approval Date: 03/29/18
Page 6 of 6











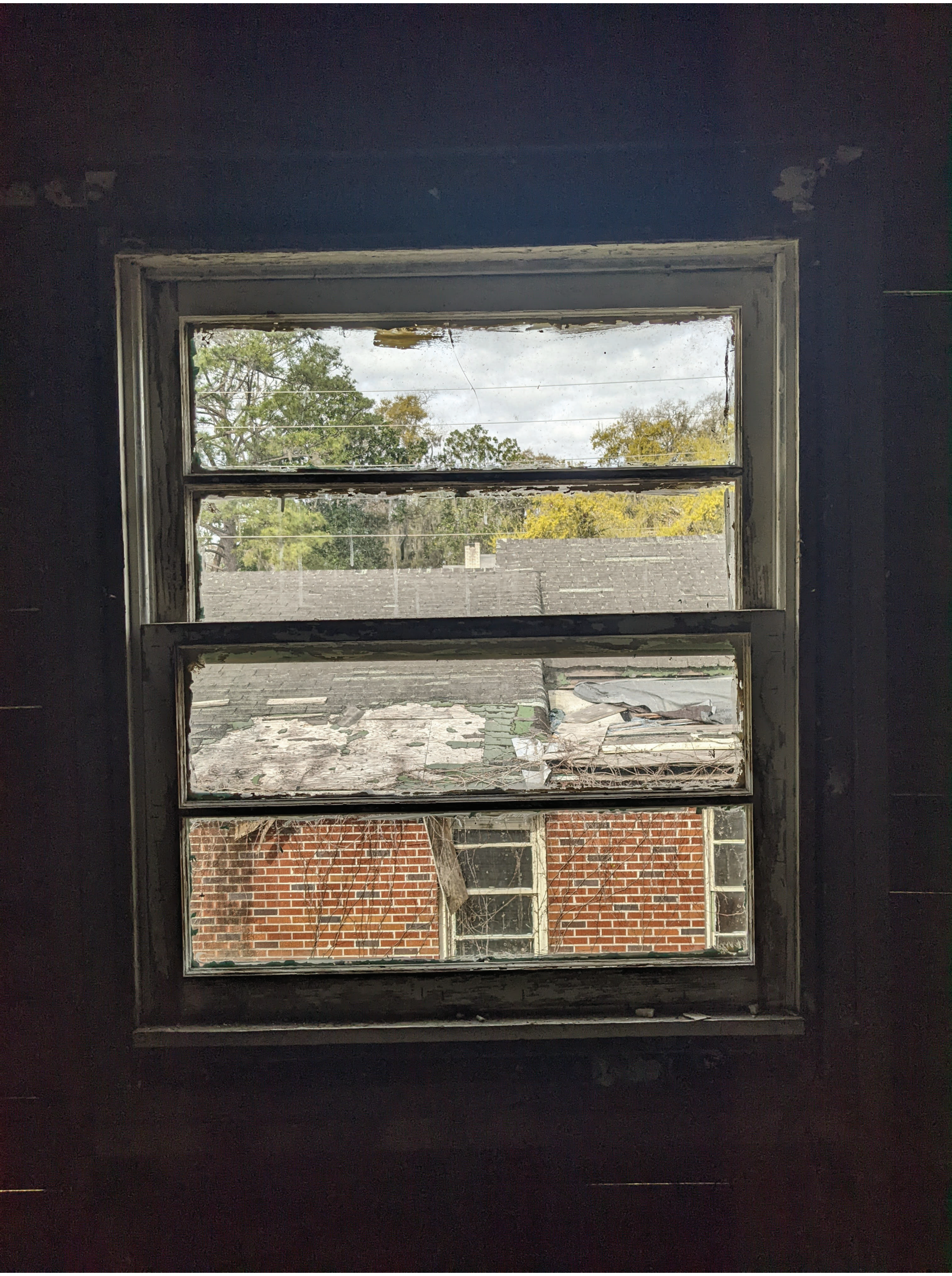














Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 April 2022

1 Summary of Request

808 Washington Street, Alterations
The applicant is requesting final approval for alterations to a contributing structure.

This is a contributing structure in the Historic Preservation Neighborhood.

Background: This is the first application received for the proposed project.

2 Facts

Property Address:	808 Washington Street
Parcel ID:	R120 004 000 0412 0000
Case Number:	**22-17 HRB.1**
Applicant:	**Ronesto Pineda, Allison Ramsey Architects**
Zoning:	T4-HN
Use:	Single-Family Dwelling



District Development Standards for T4-HN:

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

References:
The Beaufort Code
Beaufort Preservation Manual Supplement
Beaufort Preservation Manual
Secretary of the Interior’s Standards for Treatment of Historic Properties

3 STAFF COMMENTS

Staff Acknowledgements

A. This building is a clear example of an early twentieth century five-bay "I" house with vernacular elements including a two-stage frontal veranda, as mentioned on p. 9 of the Preservation Manual and p. 10 of the Northwest Quadrant Design Principles.

B. Historic Sanborn Maps indicate that a one-story south section was present at the back of the building and is likely original to the construction of the building. The south two-story addition was added sometime after 1958.

C. Staff finds this project to be an admirable restoration project that respects the historic fabric and preserves evidence of change over time. The majority of this project is in kind repair and restoration and can be approved by Staff. However, the following alterations are to be considered by the Board:

a. The removal of the 20th century horizontal 2 over 2 lite sashes with more traditional 6 over 6 sashes. Staff supports this alteration. See conditions below regarding new windows.

b. The proposed four-panel doors and transoms at the front and rear first floor porches. Staff supports this alteration.

c. The new attic gable vents and their proposed new locations. Staff supports this alteration.

d. The removal of an existing rear porch and construction of a new rear porch. Staff supports the proposed porch as submitted.

e. Roof replacement. See Conditions below.

Staff Conditions

1. Applicant to provide clarity on the construction type of the replacement windows. For example, will they all be wood, true divided lite windows, or will they be a different type of window.

2. On the rear elevation, Staff recommends that the upper left window in the bathroom matches the other two second floor windows on this elevation in size.

3. The proposed preformed snap-lock roof with a modern ridge cap lacks traditional detailing and is visually dissimilar from the historic standing seam roofs in the Beaufort Historic District. The profile of this specific snap-lock roof will present a much more visually heavy roof that does not comply with pages 46-47 of the Preservation Manual Supplement.

   Staff recommends the applicant utilize a mechanical lock standing seam roof with folded hips and ridges, which will eliminate the necessity of bulky hip caps and ridge caps. Staff further recommends utilizing appropriate termination profiles at the drip and rake edges.

STAFF RECOMMENDATION:

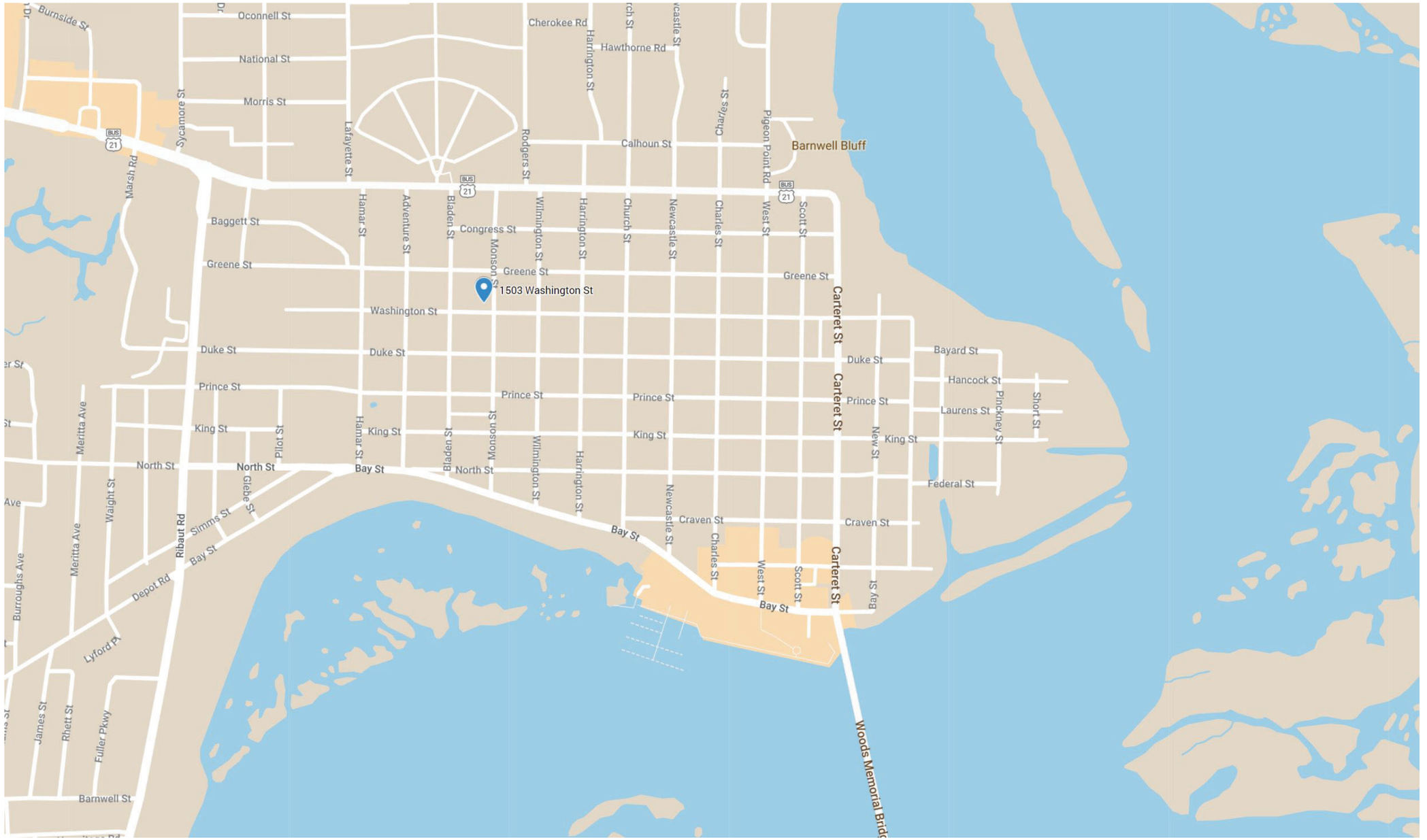
Final Approval with conditions noted.

1503 Washington Street, PIN R120 004 000 0235 0000

New Construction

CITY STAFF INTRODUCTION

1503 WASHINGTON STREET



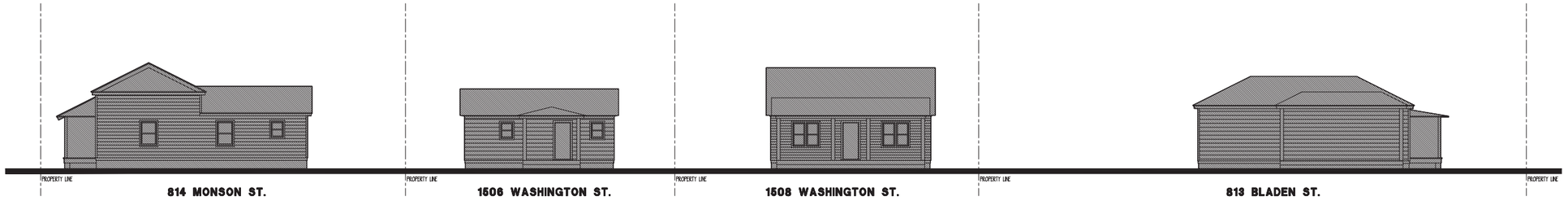
PROJECT LOCATION- 1503 WASHINGTON STREET











WASHINGTON STREET CONTEXT STREETSCAPE (SOUTH SIDE)

WASHINGTON STREET CONTEXT STREETSCAPE (SOUTH SIDE)

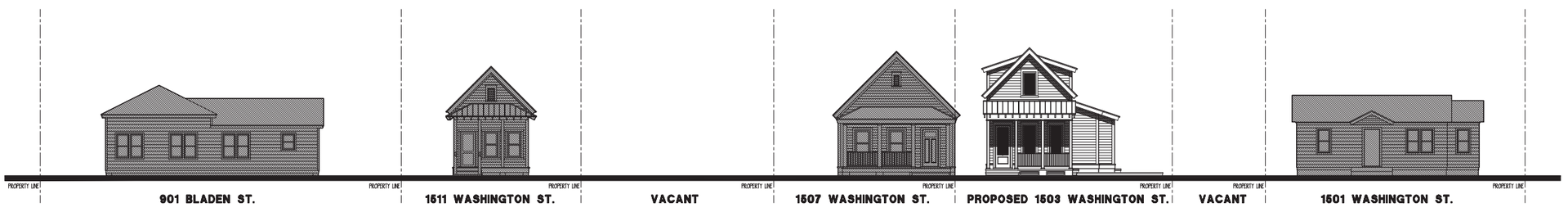












WASHINGTON STREET CONTEXT STREETSCAPE (NORTH SIDE)

RUSHING RESIDENCE

1503 WASHINGTON STREET. BEAUFORT, SC

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1003 Charles St.
Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. POTENTIAL BUILDING COSTS ARE ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO VERIFY ALL PLANS AND DETAILS BEFORE BEGINNING CONSTRUCTION. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY WORK CONSTRUCTED FROM THIS PLAN.
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-ALL WINDOW & DOOR HEADS & FOUNDATION VENTS SHOULD INCORPORATE ACCIAL SEE CLEARANCE.
-ROOF & FLOORING LAYOUTS ARE NOT VALUATED. TRUSS SHOULD BE ENGINEERED FROM A LOCAL MANUFACTURER & ENGINEERED FOR LOCAL CONDITIONS. ROOF TRUSS SHOP DRAWINGS AND TRUSS STAMPED & SEALED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	03/28/2022
JOB NO.	2239
DRWL BY:	MJC
DWG. NAME:	2239DWG

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C

APPLICANT PRESENTATION

1503 DUKE STREET

22-18
HRB 1

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

☐ Staff Review
☑ Board Review

PAID $ 3/25/22 CK

Application Fee: *see attached schedule*

2:12 pm

OFFICE USE ONLY: **Date Filed:** 3/16 **Application #:** 73388 **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: William Allison

Applicant Address: 1003 Charles Street, Beaufort, SC 29902

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

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

Owner (if other than the Applicant): Dianne Rushing

Owner Address: 1224 Two Notch Road, Lexington, SC 29073

Project Name: 1503 Washington Street

Property Address: 1503 Washington Street, Beaufort, SC 29902

Property Identification Number *(Tax Map & Parcel Number)*: R120-004-000-0235-0000

Date Submitted: 03/16/2022

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

Applicant's Signature: _____ Date: 03.16.2022

Owner's Signature: _____ Date: 3/16/2022

(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: 1503 Washington Street

Property Size in Acres: 0.09 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):

1300

Is this project a redevelopment project: ☐ Y ☑ N

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

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

New construction, residential home comprised of two bedrooms and two and a half bath.

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
2868 = 2'-8" WIDE x 6'-0" HIGH

DRAWING NUMBER — 1/3 — = SECTION OR ELEVATION
SHEET NUMBER

ROOM TITLE
KITCHEN
10' C.L.G. — WOOD
CEILING HEIGHT — FLOOR FINISH

1 **DRAWING TITLE**
DETAIL OR ELEVATION NUMBER

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

S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
S4	FOUR WAY SWITCH
SD	DIMMER SWITCH
SDC	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

MATERIALS + COLORS LIST

	MATERIAL	MANUFACTURER	COLOR
SIDING	SMOOTH FIBER CEMENT, 6" REVEAL LAP SIDING	HARDI	BM HC - 175
PICKETS	PRESSURE TREATED WOOD		BM HC - 174 (OFF WHITE)
COLUMNS + CORNER TRIM	PRESSURE TREATED WOOD		BM HC - 174 (OFF WHITE)
FOUNDATION	STUCCO		BIEGE
EAVES + FASCIA	SMOOTH FIBER CEMENT	HARDI	BM HC - 174 (OFF WHITE)
SHUTTERS	PRESSURE TREATED WOOD		BM HC - 72
ROOF	STANDING SEAM METAL - SNAP LOCK	4M METAL	BM HC - 72
WINDOWS	VINYL	JELD WEN	WHITE
DOOR	SOLID WOOD	ROGUE VALLEY	BM HC - 191



CONCEPTUAL RENDERING

DRAWING INDEX

0	COVER SHEET
P	PLAT
S	SITE PLAN
C	CONTEXT
1	FOUNDATION PLAN
2	FIRST FLOOR PLAN/ SECOND FLOOR PLAN/ ROOF PLAN
3	ELEVATIONS
4	ELEVATIONS
5	WALL SECTIONS + DETAILS
6	ELECTRICAL LAYOUTS
SP1	SPECIFICATIONS
SP2	SPECIFICATIONS
SP3	SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS
FIRST FLOOR HEATED = 1026 S.F.
SECOND FLOOR HEATED = 274 S.F.
TOTAL HEATED = 1300 S.F.

RUSHING RESIDENCE

1503 WASHINGTON STREET, BEAUFORT, SOUTH CAROLINA

RUSHING RESIDENCE
1503 WASHINGTON STREET, BEAUFORT, SC

ALLISON RAMSEY Architects, Inc. - creating sustainable timeless design
1003 Charles St.
Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

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•VERIFY ALL DIMENSIONS PRIOR TO FABRICATING ANY CONSTRUCTION
•VERIFY COMPLIANCE WITH ALL LOCAL CODES.
•ALL MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS SHOULD INCORPORATE ACTUAL SIZE CONDITIONS.
•FINAL PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LICENSED PLUMBING CONTRACTOR. ALL PLUMBING FIXTURES SHOULD BE INSTALLED PER MANUFACTURER AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR NEEDS AND CONDITIONS.
•VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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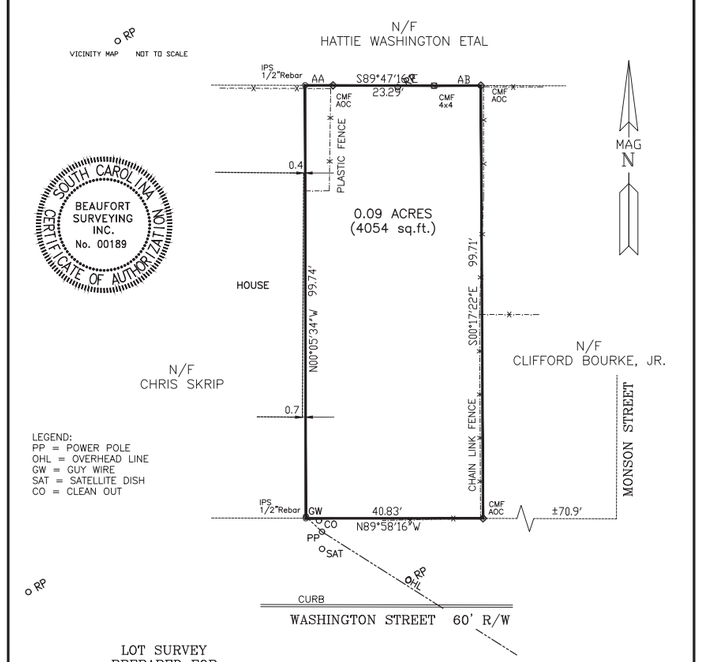
DATE:	03/28/2022
JOB NO.	2239
DWN. BY:	MJC
DWG. NAME:	2239LDWG

0

NO.	BEARING	DISTANCE
AA	S89°53'34"E	6.43'
AB	S89°47'38"W	10.78'



LOT SURVEY
PREPARED FOR
BOBBY JENKINS
CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA

THE SAME BEING A PORTION OF BLOCK 118, CITY OF BEAUFORT, BEAUFORT COUNTY AS SHOWN ON A PLAT BY BEAUFORT SURVEYING INC. DATED MAY 16, 2000 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN PLAT BOOK 74, PAGE 199.

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

THIS PROPERTY IS LOCATED IN ZONE 'C', AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 0005 D, DATED 9-29-86.

PIN: R120-004-000-0235-0000

DAVID S. YOUMANS RLS 9765
BEAUFORT SURVEYING, INC.
2201 BOUNDARY ST., SUITE 103
BEAUFORT, S.C. 29902
PHONE (843) 524-3261

MARCH 26, 2020
P17279/MDY

EXISTING PLAT

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

RUSHING RESIDENCE

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1003 Charles St.
Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-PLANS REQUIRE LOCATIONS ONLY, ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-ISSUE + PLANNING LAYOUTS ARE NOT RELATED. THESE SHOULD BE OBTAINED FROM A LOCAL PLAN, 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.

DATE:	03/28/2022
JOB NO.	22319
DWN. BY:	MCC
DWG. NAME:	22319DWG

P

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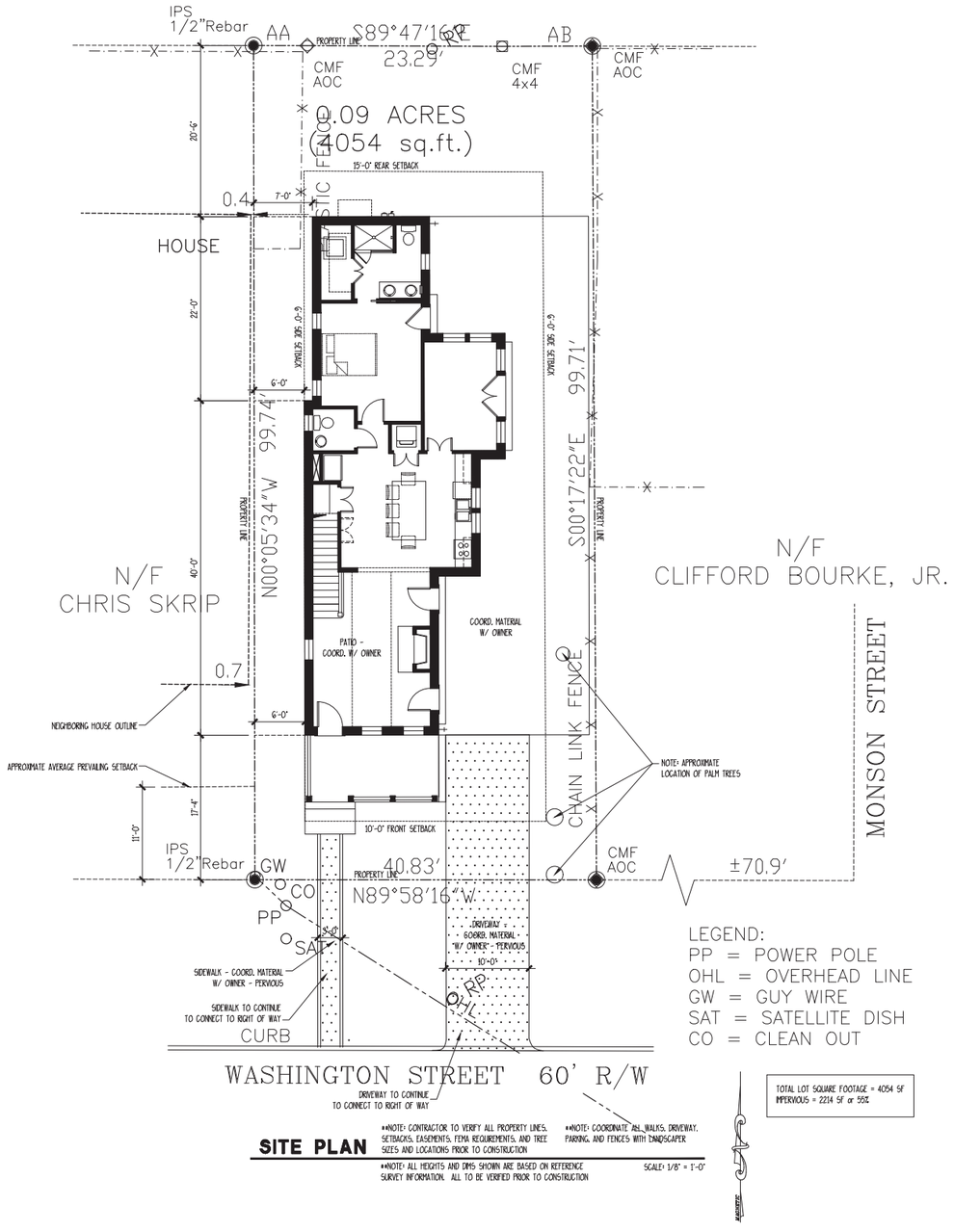
AERIAL VIEW

NOT TO SCALE



SITE PLAN

REFERENCE NOTES (REPRODUCED FROM REFERENCE PLAT):

THE SAME BEING A PORTION OF BLOCK 118, CITY OF BEAUFORT, BEAUFORT COUNTY AS SHOWN ON A PLAT BY BEAUFORT SURVEYING INC. DATED MAY 16, 2000 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN PLAT BOOK 74, PAGE 199.

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THIS PROPERTY IS LOCATED IN ZONE 'C', AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 0005 D, DATED 9-29-86.

PIN: R120-004-000-0235-0000

REFERENCE PLAT:	LOT SURVEY
PREPARED FOR:	BOBBY JENKINS
PREPARED BY:	DAVID S. YOUMANS BEAUFORT SURVEYING, INC. 2201 BOUNDARY ST., SUITE 103 BEAUFORT, S.C. 29902
PREPARED ON:	MARCH 26, 2020 AS JOB #P1727Y/MDY

RUSHING RESIDENCE

1503 WASHINGTON STREET. BEAUFORT, SC

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1003 Charles St.
Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET OF PROFESSIONAL STANDARDS AND PRACTICES. THEREFORE, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS, IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO VERIFY ALL PLANS AND SPECIFICATIONS BEFORE BEGINNING CONSTRUCTION. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY WORK CONSTRUCTED FROM THIS PLAN.

-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-ALL CONSTRUCTION SHALL BE IN A WORKMANLIKE MANNER AND SHALL CONFORM TO ALL LOCAL CODES.
-ARCHITECT'S SEALED PLANS SHALL SUPERSEDE ANY DISCREPANCIES ON THESE PLANS.
-FINAL FLOORING LOCATIONS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A FLOORING SUPPLIER OR CONTRACTOR AND SHOULD BE APPROVED BY THE OWNER BEFORE INSTALLATION AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	03/28/2022
JOB NO.	2239
DRWN. BY:	MGG
DWG. NAME:	2239LDWG

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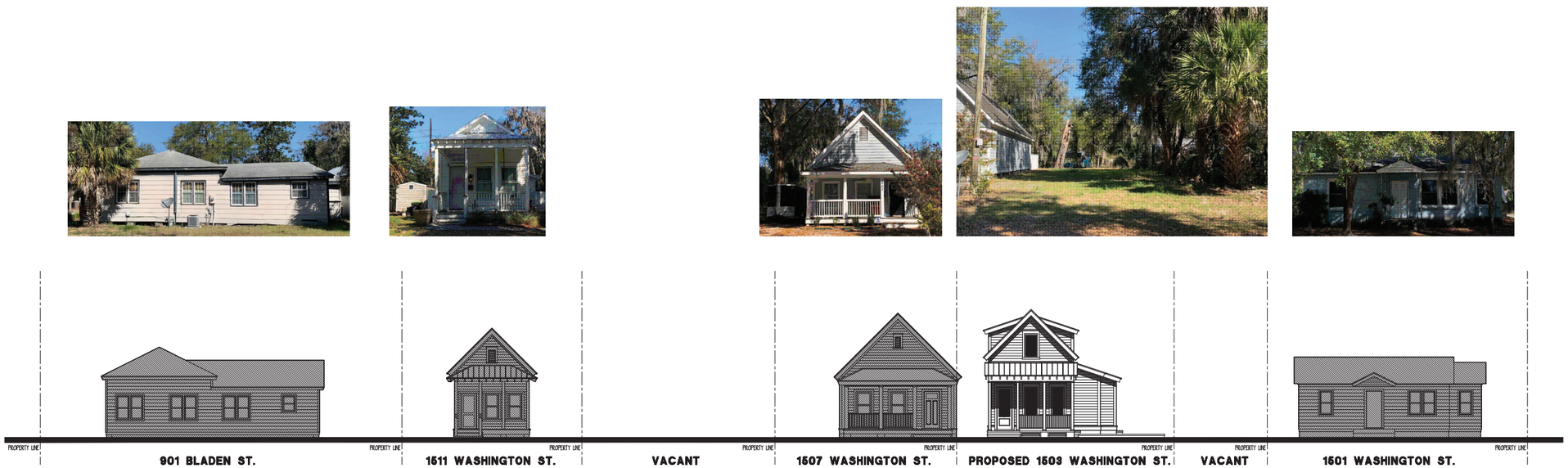
S



WASHINGTON STREET CONTEXT STREETSCAPE (SOUTH SIDE)

WASHINGTON STREET CONTEXT STREETSCAPE (SOUTH SIDE)



WASHINGTON STREET CONTEXT STREETSCAPE (NORTH SIDE)

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-ALL ROOF, WALL, FLOOR, DECK & FOUNDATION VENTS SHALL BE SCREENED WITH #24 MESH OR EQUAL.
-ROOF & FLOORING LAYOUTS ARE NOT ENGINEERED. TRUSS SHOULD BE ENGINEERED FROM A LICENSED ENGINEER & SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO ORDER AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR NEEDS AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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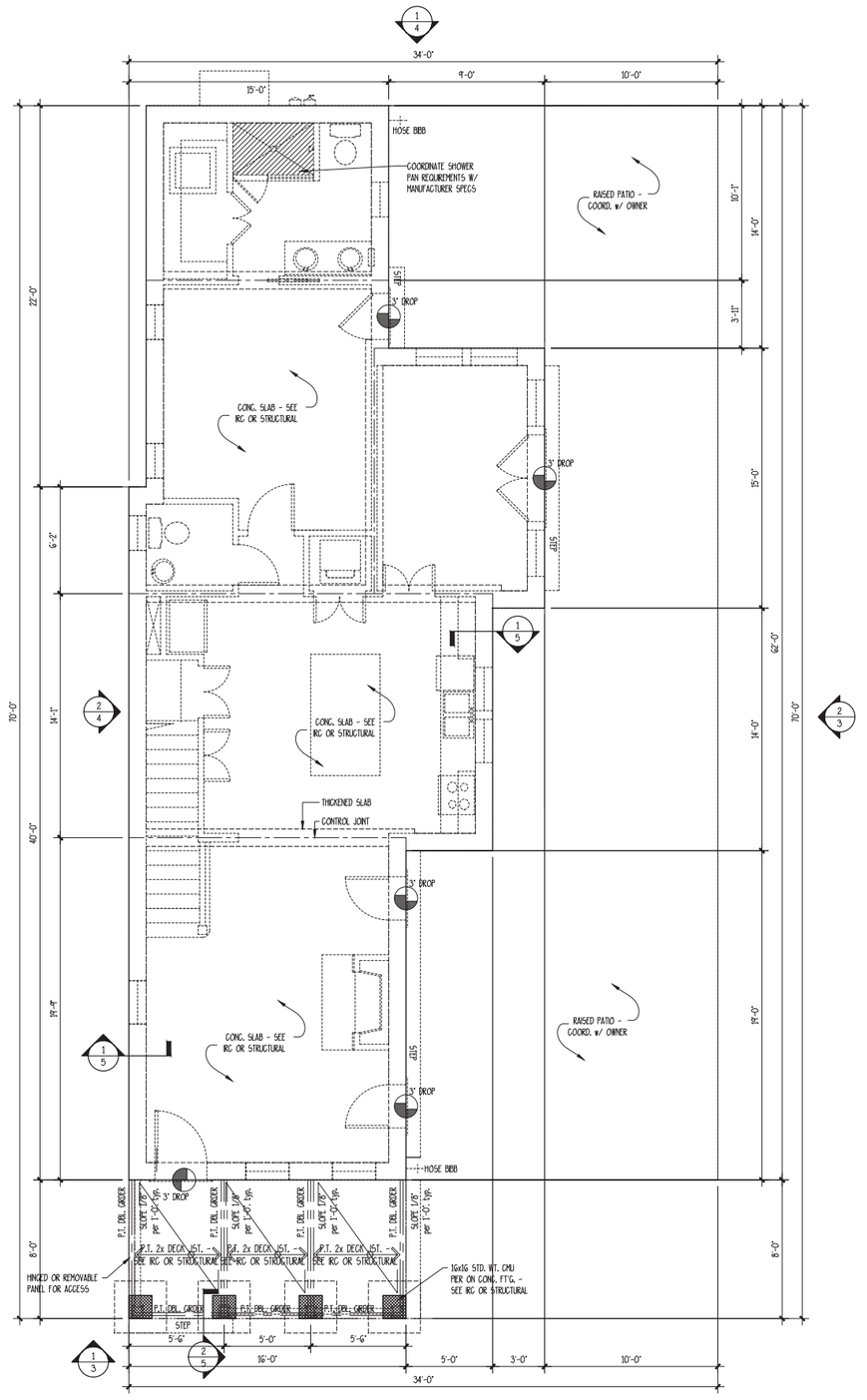

FOUNDATION PLAN

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

*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.

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-ALL WINDOW & DOOR SIZES, ROUGH OPENINGS, ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-DECK & FLOORING LOCATIONS ARE NOT RELIABLE. THESE SHOULD BE OBTAINED FROM A LOCAL DECK & FLOOR SUPPLIER. ALL DECKS SHOULD BE BUILT TO MEET OR EXCEED IRC 2015 AND THAT ELEVATION IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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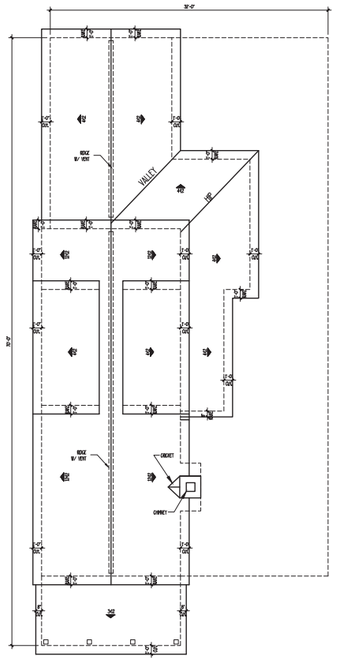
1

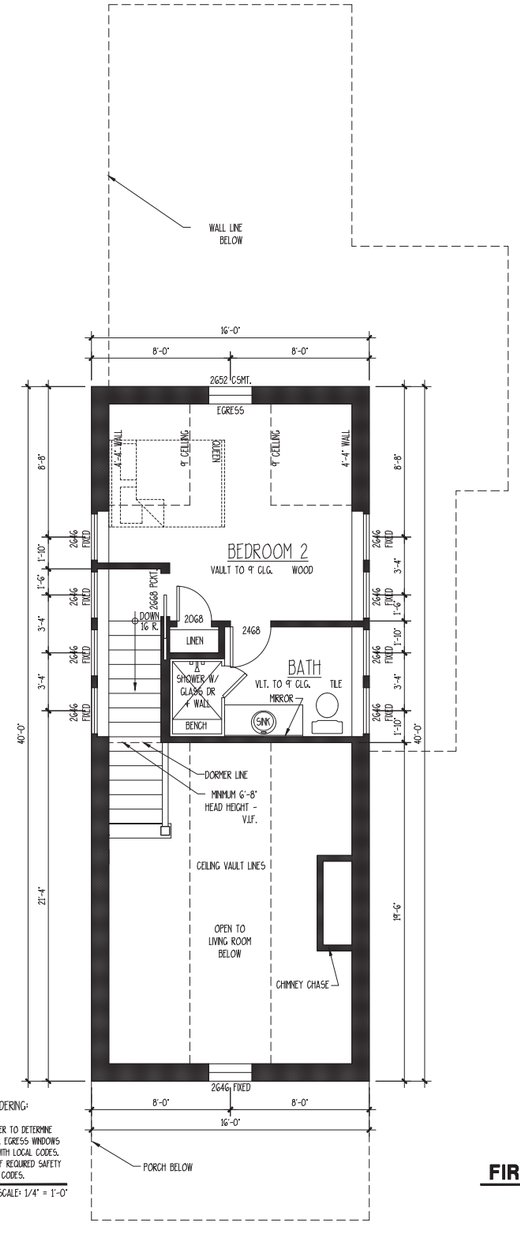


ROOF PLAN

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

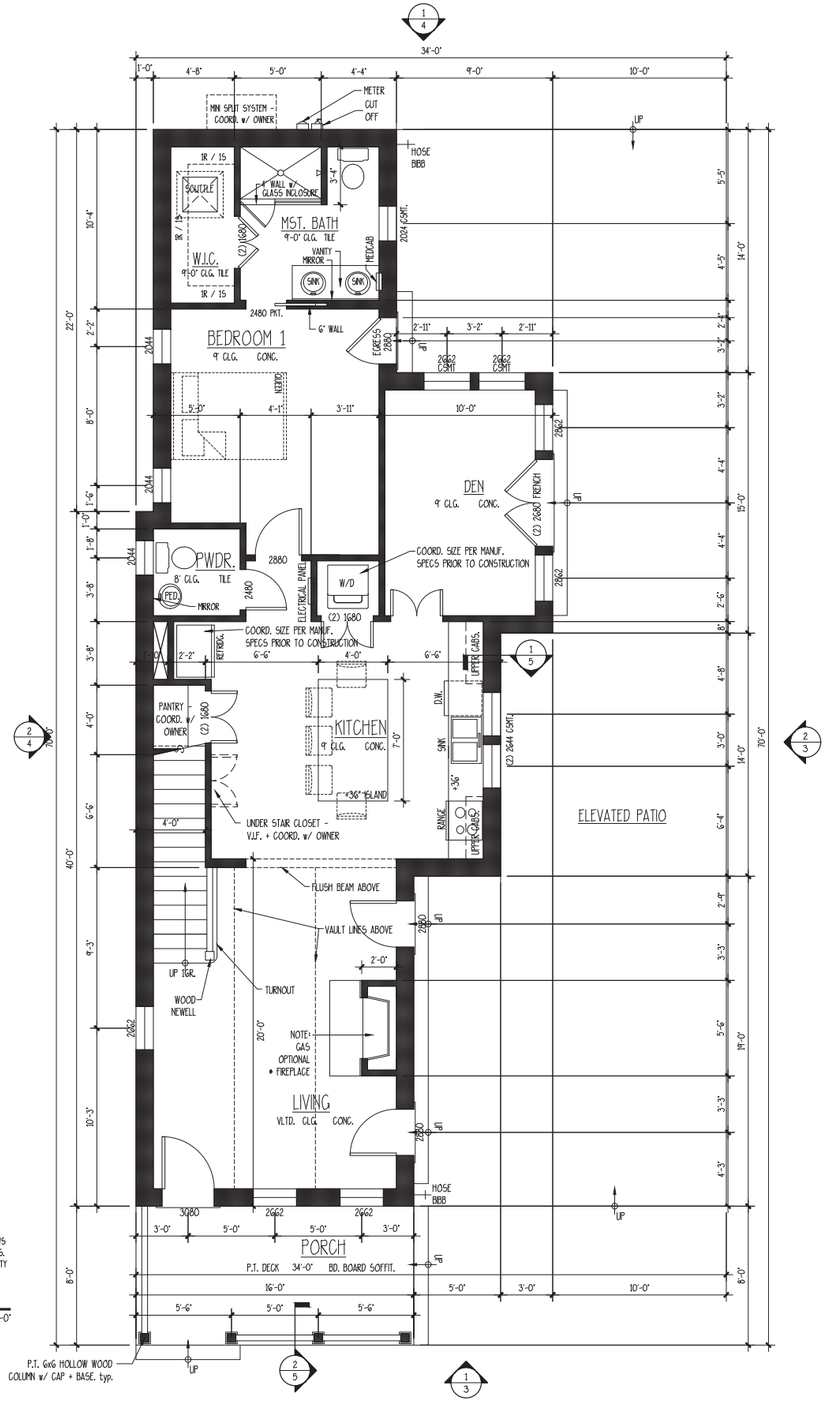


*NOTE PRIOR TO ORDERING:

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.

SECOND FLOOR PLAN

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.

FIRST FLOOR PLAN

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

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-ALL MECHANICAL, ELECTRICAL, & PLUMBING SYSTEMS SHOULD BE DESIGNED BY A LICENSED PROFESSIONAL.
-ALL FLOOR & CEILING LEVELS ARE NOT RELEASED. THESE SHOULD BE OBTAINED FROM A LICENSED ENGINEER.
-ALL DOOR & WINDOW SIZES ARE NOMINAL. VERIFY WITH MANUFACTURER'S SPECIFICATIONS AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR DESIGN AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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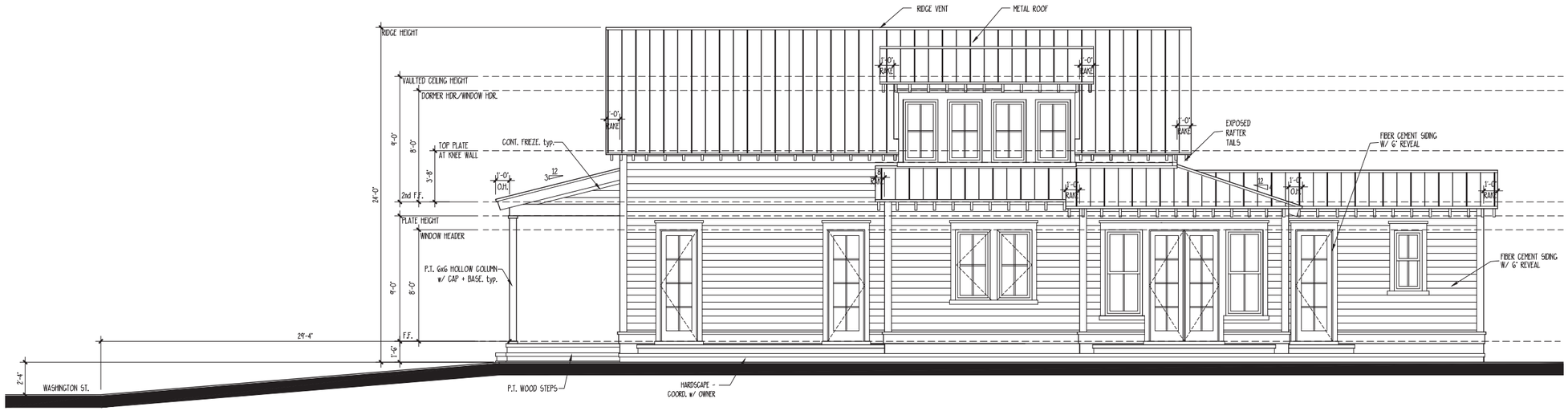
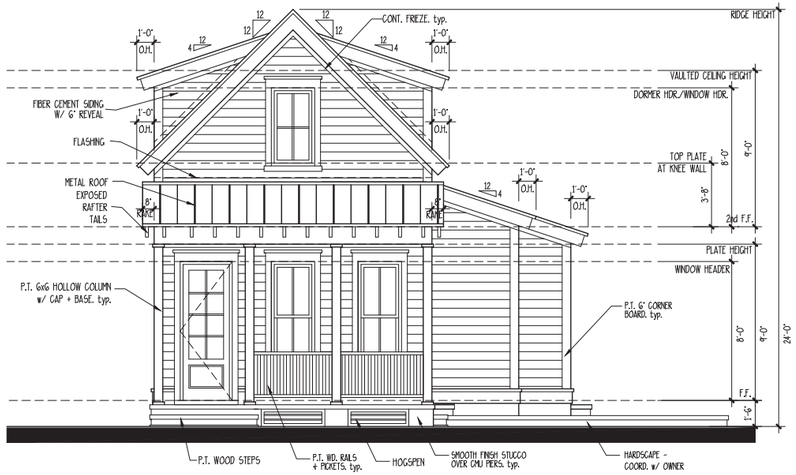
2



2 RIGHT ELEVATION

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



1 FRONT ELEVATION

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

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-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-ALL WINDOW & DOOR OPENINGS & DIMENSIONS SHOWN ARE APPROX. SIZES. ACTUAL SIZE VARIES.
-ROOF, & FLOORING LAYOUTS ARE NOT VALUATED. TRUSS SHOULD BE DESIGNED FROM A LOCAL MANUFACTURER & ENGINEERED FOR LOCAL CONDITIONS. ROOF TRUSS SHOP DRAWINGS SHALL BE REVIEWED AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR HOUSE AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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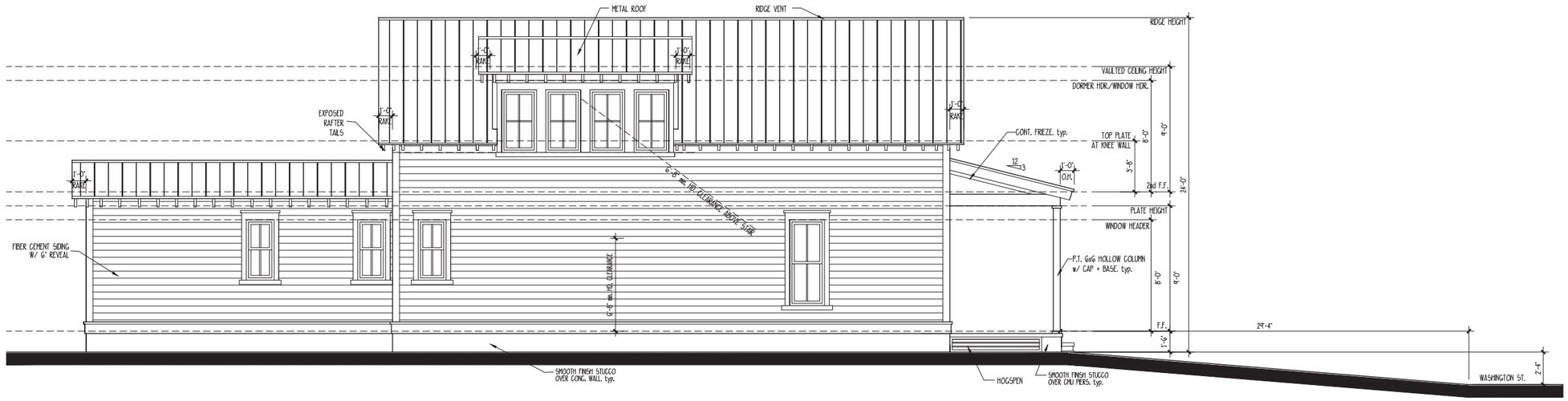
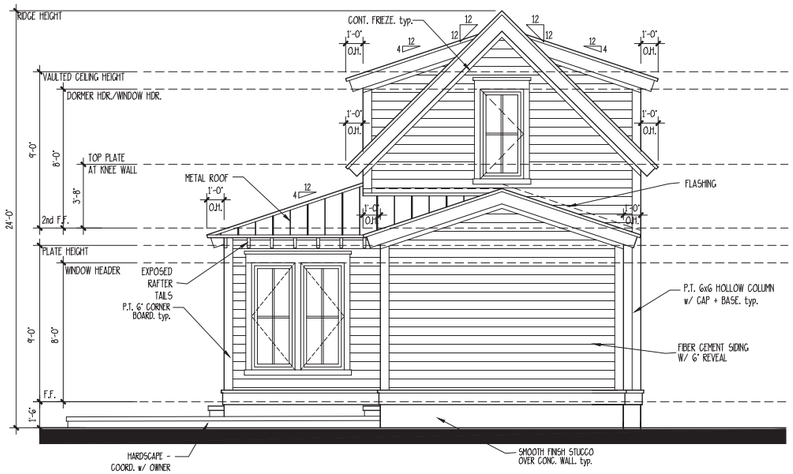


4 LEFT ELEVATION

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



1 REAR ELEVATION

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

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-VERIFY ALL EXTERIOR FINISHES & ENVIRONMENTAL ASPECTS SHOULD INCORPORATE ACCOR. SITE CONDITIONS.
-DOOR, & FLOORING LAYOUTS ARE NOT FAILURES THERE SHOULD BE ASSUMED FROM A LEVEL & PLUMB CONDITION. ALL FRAMING SHOULD BE CHECKED FOR PLUMB & LEVEL AND ADJUSTED AS NEED CONDUCTED FOR FOR PARTICULAR NEEDS AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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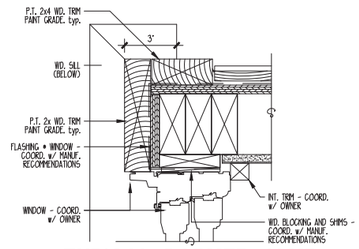
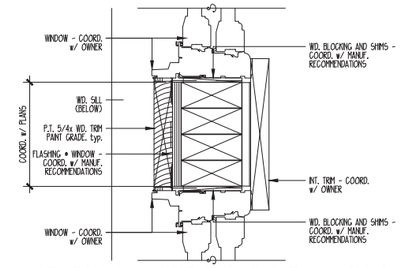
4



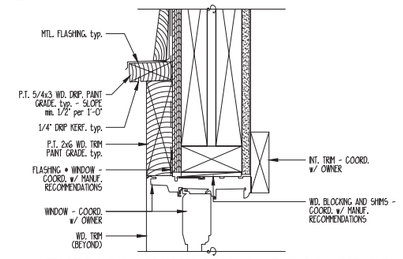
9 TYPICAL DORMER JAMB

SCALE: 3" = 1'-0"



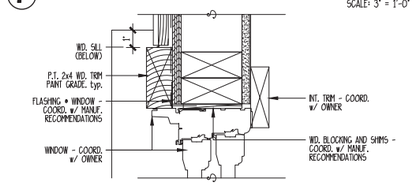
8 TYPICAL WINDOW JAMB • MULL

SCALE: 3" = 1'-0"



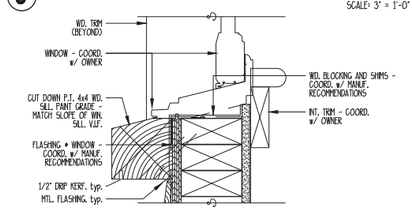
7 TYPICAL WINDOW & DOOR HEAD

SCALE: 3" = 1'-0"



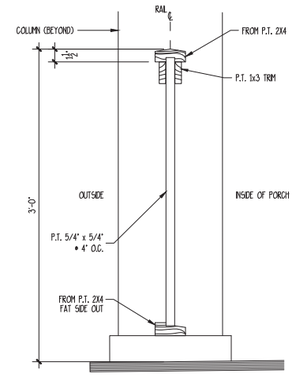
6 TYPICAL WINDOW & DOOR JAMB

SCALE: 3" = 1'-0"



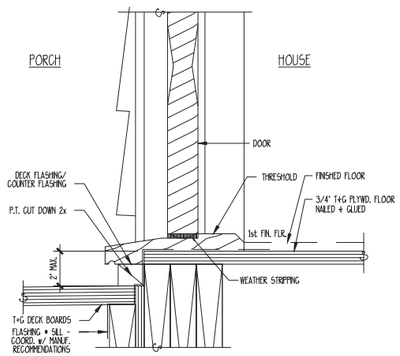
5 TYPICAL WINDOW SILL

SCALE: 3" = 1'-0"



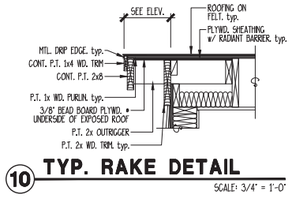
4 PICKET & RAIL DETAIL

SCALE: 1 1/2" = 1'-0"



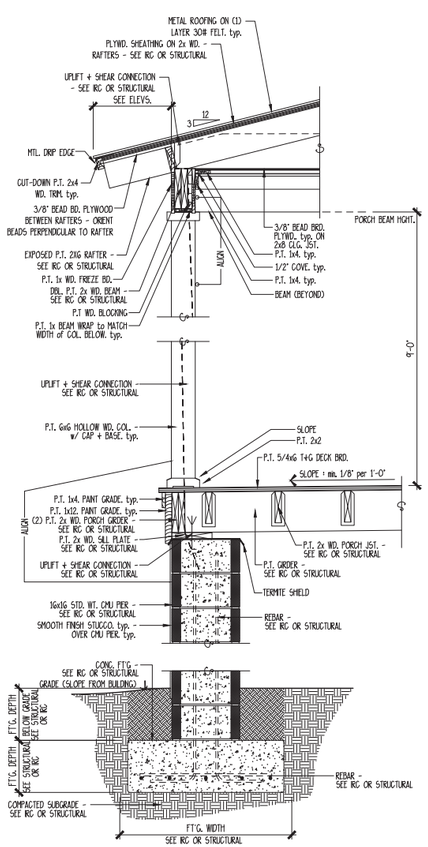
3 TYPICAL EXTERIOR DOOR SILL

SCALE: 3" = 1'-0"



10 TYP. RAKE DETAIL

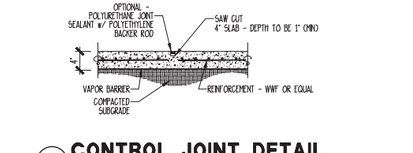
SCALE: 3/4" = 1'-0"



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

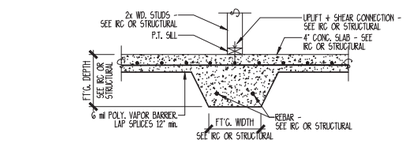
2 TYPICAL PORCH SECTION

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



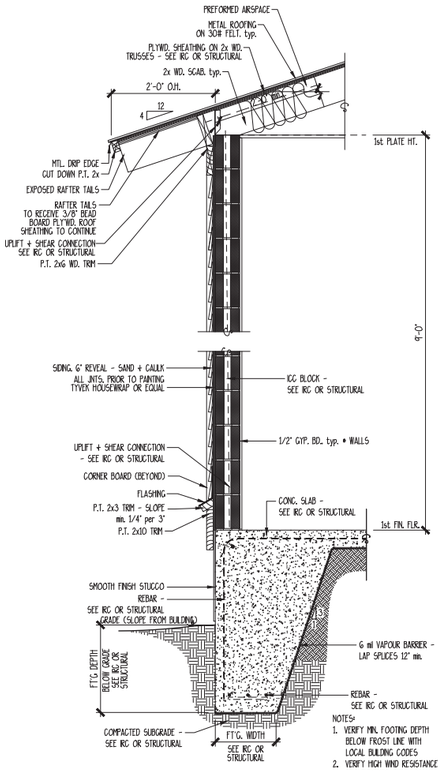
11 CONTROL JOINT DETAIL

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



12 THICKENED SLAB DETAIL

NOT TO SCALE



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

1 TYPICAL WALL SECTION

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

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•VERIFY COMPLIANCE WITH ALL LOCAL CODES.
•PROVIDE ADEQUATE BRACING & SHORING DURING CONSTRUCTION. ALL ASPECTS OF CONSTRUCTION ASPECTS SHOULD INCORPORATE ACCEPTED BUILDING PRACTICES.
•CONC. & FOUNDING LOCATIONS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LICENSED ENGINEER. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR YOUR PARTICULAR DESIGN AND CONDITIONS.
•VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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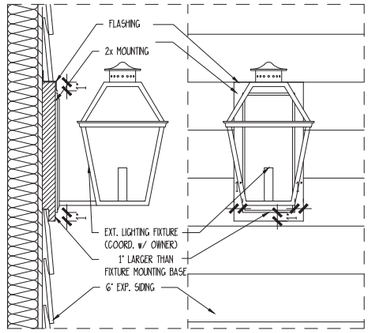
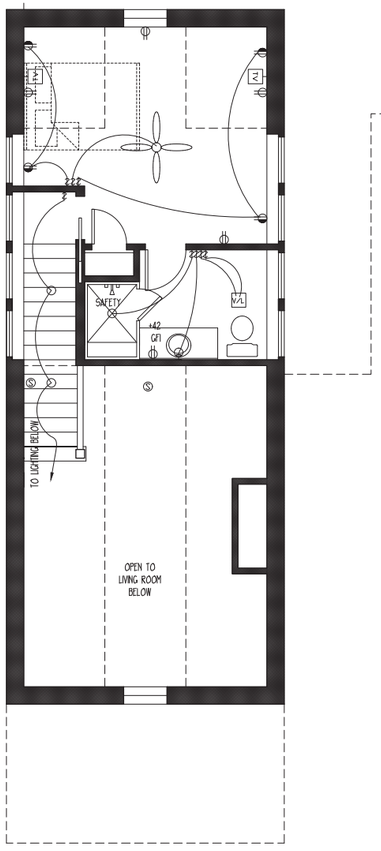


1 EXTERIOR LIGHTING MOUNT DETAIL

SCALE: 1 1/2" = 1'-0"

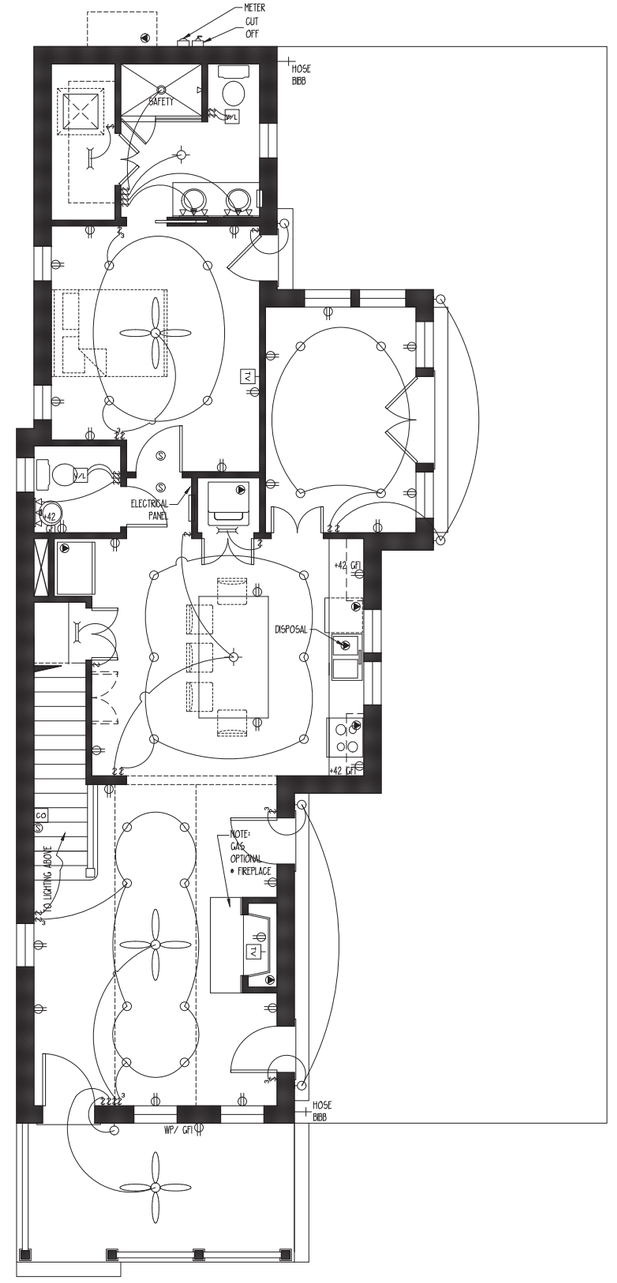


SECOND FLOOR ELECTRICAL PLAN

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

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

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



FIRST FLOOR ELECTRICAL PLAN

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

NOTE:
COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION W/ OWNER.
COORDINATE SOUND SYSTEM REQUIREMENTS W/ OWNER.
COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS W/ OWNER.
COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION W/ OWNER.

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THIS PLAN HAS BEEN PREPARED TO MEET CRP PROFESSIONAL STANDARDS AND PRACTICES, PERMITTING, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS, IT IS THE RESPONSIBILITY OF THE BUILDER AND OWNER TO VERIFY ALL CONDITIONS AND CODES BEFORE BEGINNING CONSTRUCTION. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY WORK CONSTRUCTED FROM THIS PLAN.
•VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
•VERIFY COMPLIANCE WITH ALL LOCAL CODES
•ALL WORK SHALL BE PERFORMED BY EXPERIENCED ARTISTS SKILLED IN ACCEPTED TRADE PRACTICES
•FIRE, + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL PLUMBING + FIRE CONTRACTOR. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO RESPONSIBILITY AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR HEATING AND COOLING.
•VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	03/28/2022
JOB NO.	22319
DWN. BY:	MJC
DWG. NAME:	2231SLDWG

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CONTRACT SPECIFICATIONS

The following project specifications are intended as a minimum standard to be used in conjunction with the Contract Drawings.
Compliance with each of the following Specification sections is necessary where applicable or referenced by said drawings:
All work associated with the Contract Drawings shall be in conformance with the latest edition of the International Residential Code, (IRC) or other codes, applicable to the jurisdiction where the project shall be constructed.
The Contractor shall refer to applicable sections of the IRC as referenced herein specifically Chapter 1, Administration.

-The "Green Recommendation" subheadings outline practices recommended to be followed for a greener method of construction. These recommendations are to be followed at the builders discretion and do not imply any level of sustainability for the design. Refer to LEED for Homes Rating System (http://www.greenhomeguide.org/documents/leed_for_homes_rating_system.pdf) and ENERGY STAR Guidelines for Qualified New Homes (http://www.energystar.gov/index.cfm?c=bldrs_lenders_raters.homes_guidelns) for more information. An asterick (*) indicates this recommendation is a mandatory pre-requisite for the LEED for Homes Rating System. The ©Green Recommended Manufacturers (and Products)^ subheadings outline some examples of Green products and are listed according to www.buildinggreen.com , www.greenhomeguide.org, and other sources.

DIVISION 1 GENERAL CONDITIONS

ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, ERRORS AND OMISSIONS

a. The Contractor shall notify the Architect in writing of any errors, discrepancies, or omissions in the Contract Documents.
b. The Contractor shall be held responsible for the results of any errors, discrepancies, or omissions which the Contractor failed
to notify the Architect of before construction and/or fabrication of the work.

SPECIFICATION AND DRAWINGS EXPLANATION: For convenience of reference and to facilitate the letting of contracts and subcontracts, these specifications are separated into titled sections. Such separations shall not, however, operate to make the Architect an arbiter to establish limits to contracts between the Contractor and Subcontractor.
SUBSTITUTION: The contractor shall submit manufacturers literature and test data for the Owner's approval, for materials or equipment which the Contractor represents as "equal" to that specified and intends to incorporate into the work. Substitution of materials, systems, or manufacturers from those specified herein by the Contractor without prior written approval from the Owner or Architect is forbidden and shall be at the sole risk of the Contractor.
TRUSS DRAWINGS: A complete set of truss drawings certified in accordance with local authority, shall be delivered to the architect.
Refer to the Engineer's calculations for any questions regarding lumber grades, beam and header sizes, footing and shear requirements.
NO deviations from the structural details shall be made without the written approval of the Structural Engineer.
Approval by city/county inspector does not constitute authority to deviate from the plans or specifications.
Subcontractor shall notify Contractor, and Contractor shall notify Architect of any errors, omissions, or discrepancies in the plans and/or specifications, so Architect can rectify corrections or omissions prior to commencement of construction.
The Contractor and Subcontractor shall verify all dimensions and job conditions at the job site prior to commencing work.
All work shall be done in compliance with local codes or IRC.
DO NOT SCALE DRAWINGS.
All workmanship shall be of the highest quality and is subject to inspections by the building department, local authorities, lending institutions, Architect or Owner.
Any one, or all of the above mentioned inspectors may inspect workmanship at any time. Any work identified as non-compliant with construction documents shall be removed and reworked, repaired, or replaced, at the discretion of the Owner or Owners Agent.
The Jobsite shall be maintained in a clean and organized manor. All Tradesman involved in the work shall be responsible for daily housekeeping and removing from the job site all trash and debris. The jobsite shall be completely clean and organized at the end of each weeks work.
It is the responsibility of each subcontractor to cooperate fully with the Job Superintendent in protecting all work through the entire course of construction. Each subcontractor shall be responsible for promptly notifying Job Superintendent of any damage existing prior to the start of their work.

ALLOWANCES

Definitions and Explanations: Allowances for certain categories of work specified herein are provided for the purpose of enabling and expediting contract pricing. A final Schedule of Allowance for materials, labor, equipment, and finishes customarily selected by the owner shall be submitted for verification and acceptance by the owner prior to commencement of the contract work.
Adjustments to the contract (up or down) due to owners selections will be issued by change order.
Allowances include but are not limited to lump sum allowances and unit cost allowances.
Selection and Purchase: At earliest feasible date after award of contract, advise Owner of schedule date when final selection and purchase of each product or system described by each allowance must be accomplished in order to avoid delays in performance of the work.
The Contractor shall obtain and submit cost proposals for work represented by each allowance for use in making final selections.
Purchase products and systems as specifically selected (in writing) by the Owner.
Unit-cost allowances: Submit a substantiated survey of quantities of materials, as shown in the "Schedule of Values," revised where necessary, and corresponding with change order quantities.
Each change order amount for unit-cost type allowances shall be based solely on the difference between the actual unit purchase amount and the unit allowance, multiplied by the final measure or count of work-in-place, with customary allowances, where applicable, for cutting wastes, tolerances, mixing wastes, normal product imperfections and similar margins.
The Owner reserves the right to establish the actual quantity of work-in-place by an independent quantity survey, measure or count.

Schedule of Allowances

Description	Remarks	Allowance
Appliances- Range	Allowance includes Cords, Cutoff Valves, and Fittings required	$
Cooktop	For complete installation, Rough-in Labor + Installation costs	$
Oven	Included in Contractors Base Bid.	$
Microwave	"	$
Refrigerator	"	$
Dishwasher	"	$
Washer	"	$
Dryer	"	$
Water Heater	"	$
Other		$
Appliance Total Allowance	"	$
Cabinetry- Kitchen	Allowance includes the cost of- Installation Labor for	$
Counter Tops	Cabinets + Counter Tops, Cabinet Hardware, Pulls, + Knobs.	$
Bath	"	$
Counter Tops	"	$
Bath	"	$
Counter Tops	"	$
Cabinet Total Allowance	"	$
Flooring- Carpet	Allowance includes the cost of materials and Labor installed.	$
Vinyl	"	$
Wood	"	$
Ceramic Tile	"	$
Flooring Total Allowance	"	$
Hardware- Door Hardware	Allowance includes the cost of material only. Costs of	$
Bath Accessories	Installation Labor included in Contractor's Base Bid.	$
Exterior Doors	Allowance includes the cost of material only. Costs of	$
Interior Doors	Installation Labor included in Contractor's Base Bid.	$
Windows	"	$
Light Fixtures	Allowance includes the cost of material only. Costs of	$
Plumbing Fixtures	Installation Labor included in Contractor's Base Bid.	$
Landscaping	Lump Sum. Labor + Material	$

CONSTRUCTION PRACTICES

-Green Recommendation:
*Investigate and document options for the project's diversion of waste, including construction waste as well as cardboard packaging and household recyclables.
*Document the diversion rate of the construction waste and record the waste of the land clearing separate from the new construction.
Reduce construction waste and/or increase waste diversion to be below the industry norm: generate 2.5 lbs or less of net waste per square foot of conditioned floor area, increase waste diversion by diverting 25% or more of the total materials taken off the construction site from landfills and incinerators.

HOMEOWNER EDUCATION

-Green Recommendation:
*Provide the home occupants with proper training about the operations and maintenance of the home's "green" features and equipment. Provide a 1-hour walkthrough with homeowner and an O&M (Operations and Manual) to the homeowner including all documents and instructions related to the ©green^ equipment and systems.

DIVISION 3 CONCRETE

-Green Recommendation:
Recyclability: Concrete to have maximum recycled content allowed per structural specifications.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).
Reduce emissions: Use 30% fly ash or slag as allowed per structural specifications.

Concrete intended for structural foundations shall comply w/ Sec. R402.2 and other applicable provisions of the IRC.
Codes and Standards: ACI 301 "Specifications for Structural Concrete Buildings," ACI 318, "Building Code Requirements for Reinforced Concrete." Comply with applicable provisions for highest quality except as otherwise indicated.
All load bearing footings shall be placed on level, undisturbed soil to depth shown on drawings and in no case, less than the frost depth. Prior to placing footings or slabs, the Contractor shall insure that all forms and trenches are free of debris and all embedded items are in place, securely attached. This includes the work of others. Maintain 8" minimum clearance between all wood and finish grade.
Materials:
Cement shall conform to ASTM C-150.
Ready mixed concrete shall be mixed and delivered in accordance to ASTM C-94, 3000 PSI.
Aggregates shall conform to ASTM C-33 for normal-weight concrete and ASTM C-33 for lightweight concrete.
Waterstops: Flat dumbbell or centerbulb type, size to suit joints of either rubber (CRD C-513) or PVC (CRD C 572).
Moisture Barrier: Clear 6-mils thick polyethylene or 1/8" thick asphaltic core polyethylene-coated paper membrane sheet of the largest size practical in order to minimize joints.
Membrane-forming Curing Compound: ASTM C309, Type 1.
Reinforcing Bars: ASTM A 615, grade 60.
Welded Wire Fabric: comply with ASTM A 185.
Concrete Placement: Comply with ACI, placing concrete in a continuous operation within planned joints or sections. Protect concrete from physical damage or reduced strength due to weather extremes during mixing, placement and curing. In cold weather comply with ACI 306, in hot weather comply with ACI 305.
FLATNESS: Concrete floor slab flatness shall not deviate from level to 1/8" in 10 feet, maximum. Provide a smooth trowel finish for concrete floor and wall surfaces that are to be covered with a coating or covering material applied directly to concrete. Remove fins and projections, patch or remove defective areas as directed by the Owner or Architect. Apply trowel finish to monolithic slab surfaces that are exposed to view or are to be covered with resilient flooring, paint, or other thin coating. Consolidate concrete surfaces by finish troweling, free of trowel marks, uniform in texture and appearance.
Curing: Begin initial curing as soon as free water has disappeared from exposed surface. Where possible, keep continuously moist for not
less than 72 hours.
Joints: Provide construction, isolation, and control joints as indicated or required to minimize differential settlement and random cracking. Saw-cut control joints as soon as concrete has hardened sufficiently to support cutting operation and no later than 8-12 hours after placement.

SECTION 03 45 00 - PRECAST CONCRETE - CAST STONE

-Green Recommendation:
Recyclability: Concrete to have maximum recycled content allowed per structural specifications.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).
Reduce emissions: Use 30% fly ash or slag as allowed per structural specifications.

Specifications: Comply with recommended practices and procedures of Prestressed Concrete Institute (PCI) MNL - 116 and MNL - 117, and as herein specified.
Submit samples approximately 12" x 12" x 2" to illustrate quality, texture, and color of other than as-cast surface finishes.
Concrete Materials:
Portland Cement: ASTM C 150, Type as required.
Aggregates: ASTM C 33.
Air-Entraining Admixture: ASTM C 260.
Water-Reducing Admixture ASTM C 494.
Compressive strength not less than 5000 psi at 28 days. Total air content not less than 4% or more than 6%.
Fabrication: Fabricate precast concrete units complying with PCI MNL-116 for structural units and MNL-117 for architectural finished exposed units, including dimensional tolerances.
Manufacturers:
-Green Recommended Manufacturers and Products:
Perform Wall, LLC, Perform Wall Panel System

DIVISION 4 MASONRY

-Green Recommendation:
Recyclability: Use recycled bricks when possible.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).

General: Assemblies of masonry units shall comply w/ the provisions provided in Chapter's 4, 6 and 10 of the IRC.
Standards: Comply with the recommendation of Brick Institutes or America (BIA) and National Concrete Masonry Association (NCMA).
Provide solid, uncored or unfrogged units with all exposed surfaces finished for sills, treads, caps, and similar applications exposing surfaces otherwise concealed from view.
Facing brick: ASTM C 216, Grade SW, to match owner's sample.
Concrete Masonry Units (CMU): provide units of the dimensions indicated on drawings conforming to ASTM 90.
Roughen and clean concrete bearing surfaces for the placement of the first course.
Cementitious Material: Premixed Type M colored mortar of formulation required to produce color indicated.
Ties and Anchoring Devises: Hot-dip galvanized steel sheet. Carbon steel hot-dip galvanized after fabrication to comply with ASTM A 153, Class B.
Joint Reinforcement: Galvanized truss type welded-wire units prefabricated with 0.1875" diameter deformed continuous side rods and plain cross rods into straight lengths not less than 10" and of widths to fit wall thickness indicated, with prefabricated corner and tee units.
Masonry Veneer Anchors: Two piece assemblies consisting of 0.1875" diameter wire tie section and 0.1046" thick steel anchor section, with latter incorporating strap as manufactured by Dur-O-Wall, Inc. (or equal).
Masonry Wire Ties: 3/16" cold-drawn steel wire, with 1.5 oz. hot-dip zinc coating.
Asphalt-Coated Copper Flashing: 5 oz. sheet copper, coated with flexible fibrated asphalt.
Weepholes: Cotton sash of length required to produce 2" exposure on exterior and 18" in cavity between wythes.
Extruded Polystyrene Board Insulation: ASTM C 578, Type IV, with closed cells and integral high density skin, formed by expansion of polystyrene base resin in a extrusion process.
Workmanship: Install masonry units in the bond pattern indicated, or if none is indicated, in running bond. Avoid the use (by proper layout) of less-than-half-size units. Hold uniform joint sizes as indicated, or if not indicated, hold joint sizes to suit modular of masonry units.
Cut joints flush and tool slightly concave, unless otherwise indicated.
Keep cavities clean of mortar droppings, and install ties spaced 16" vertically and 24" horizontally. Provide weep holes spaced 24" apart at the bottom of (and at ledges in) cavities.
Install board insulation of thickness indicated in cavity wall with boards pressed firmly and adhesively applied against inside wythes of masonry. Fit board between wall ties and with edges butted tightly.
Reinforce horizontal joints with continuous masonry joint reinforcement, spaced 16" vertically. Install reinforcement 8" immediately above and below opening for a distance of 2' beyond jambs of opening. Do not bridge control and expansion joints in the wall system.
Provide control and expansion joints at locations shown or as approved by the Architect.
Protect adjacent work and keep clean of mortar, debris, and other damaging conditions. Install approved flashing under copings, sills, through wall at counter flashing locations, and above elements of structural support for masonry.
Protect newly laid masonry from exposure to precipitation, excessive drying, freezing, soiling backfill and other harmful elements.
Cleaning: Dry-brush masonry work at end of each day's work. After mortar is thoroughly set and cured, clean masonry by bucket and brush hand cleaning method described in BIA "Technical Note No. 20 Revised" using detergent cleaner.
Manufacturers:
-Green Recommended Manufacturers and Products:
Apex Block, Apex Block
Tronwyh Industries, Verastone Premium Recycled Ground Face CMU

SECTION 04 42 00 - EXTERIOR STONE CLADDING

-Green Recommendation:
Recyclability: Use reclaimed stone.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).

Standards: Comply with industry recommendation of stone production and fabrication standards for the type of stone selected. Provide sample panels of erected stonework, built at site, using proposed stone, anchors, and jointing; one panel for each type of stone and installation. Obtain stone from one quarry with consistent color range and texture.
Stone type and color to match Owner's sample.
Mortar: Type M, ASTM C 270, Proportion Specification. For colored pointing mortar, use ground marble, granite or other sound stone to
match Owner's sample.
Anchorages: For anchoring into concrete, cadmium-plated or hot-dip galvanized; for anchoring into stone, Type 302/304 stainless steel.
Type, size, and load capacity as shown or required.
Asphalt-Coated Copper Flashing: 5 oz. sheet copper, coated with flexible fibrated asphalt.
Clean stone
work not less than 6 days after placement with clean water and stiff-bristle brushes.

DIVISION 5 METALS

-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 05 40 00

Material Standards: Provide and install structural steel in accordance w/ AISC "Code of Standard Practice for Steel Buildings and Bridges", AISC "Specifications for the Design, Fabrication, and Erections of Structural Steel for Buildings" including "Commentary"; AWS "Structural Welding Code", and provisions of Chapter 3 of the IRC.
Structural steel and misc. iron shall conform to ASTM A-36.
Bolts, nuts and screws shall conform to ASTM A307 Grade A. Welding rods shall conform to AWS for intended use.
Welding or heat bending of reinf. steel shall not be allowed without written consent of Architect. conform to AWS D1.2-1.
Fabrication: Comply with AISC "Specifications" and with AWS Code for procedures, appearance, and quality of welds.
Steel plates shall conform to ASTM A-282 Grade A. Steel tubing shall conform to ASTM A-501.
Reinforcing steel shall conform to ASTM A-615, Grade 40 for sizes up to #5. Grade 60 for sizes #4 or larger.
Welded fabric (WWF) shall conform to ASTM A-185, latest revision. Smooth wire fabric shall conform to ASTM A-85, yield strength 60 ksi.
All bars in masonry shall be lapped with a minimum of 40 bar diameters at all splices unless noted otherwise.
All bars in concrete shall be lapped a minimum of 36 bar diameters at all splices unless noted otherwise with a larger dimension.
Splices of horizontal rebar in walls and footings shall be staggered 4'-0" unless noted otherwise.
Dowels for walls and columns shall be the same size and spacing as the wall/column reinforcing unless noted otherwise.

SECTION 05 73 00 - DECORATIVE METAL RAILINGS

General: Provide and install handrails, railings, and guards as shown on drawings and in accordance w/ Sec. R311 and Sec. R312 of the IRC.
Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height.
Handrails shall be provided on at least on side of each continuous run of treads or flight w/ four or more risers.
Structural Performance of Handrails and Railing Systems: Provide handrails and railing systems capable of withstanding a concentrated load of 200 lbs applied at any point and a uniform load of 50 lbs per lin. ft.
Infill Area of Guardrail Systems: Horizontal concentrated load of 200 lbs applied to one sq. ft. at any point in the system including panels, intermediate rails balusters, and other elements composing the infill area.

DIVISION 6 WOOD, PLASTICS, AND COMPOSITES

-Green Recommendation:
Material Efficient Framing:
*Limit the overall estimated waste factor to 10% or less. Waste factor is the percentage of framing materials ordered in excess of the estimated material needed for construction.
Use any of the following framing measures to reduce waste: pre-cut framing packages, open-web floor trusses, structural insulated panels (Sip) walls, SIP roof, SIP floor, stud, joist and rafter spacing greater than 16" o.c. where possible and allowed by the IRC, size headers for actual loads, use ladder blocking or drywall clips, use 2-stud corners).
Environmentally Preferable Products:
*Limit use of tropical wood but use only FSC-certified wood with proper documentation.
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 06 10 00- ROUGH CARPENTRY

General: Buildings and structures constructed in flood hazard areas as established in Table R301.2.(1) shall be designed and constructed in accordance w/ the provisions contained in Sec. R323 of the IRC.
Materials: Building materials used below the design flood elevation shall comply w/ Sec. R323.1.1 of the IRC.
Load-bearing dimension lumber for joists, beams, studs, and girders shall be identified by a grade mark in accordance w/ Sec. R502 of the IRC.
Provide seasoned lumber with 19 percent moisture content at time of dressing and shipment for sizes 2" or less in thickness.
For exposed lumber, apply grade stamps to ends of back of each piece or omit grade stamps entirely and issue certificate of grade compliance.
Dimension lumber: Provided lumber of the following product classification in grade and species indicated:
Light-framing: (2"-4" thick, 2"-4" wide). Construction grade. Southern Pine graded under SPIB rules.
Studs (2"-4" thick, 2"-6" wide, 10' and shorter): "Stud" or No. 3 Structural Light Framing grade, any species graded under WWPA, NGLIB, SPIB or NLGA rules.
Structural Light Framing: (2"-4" thick, 2"-4" wide): No. 1 Southern Pine graded under SPIB rules.
Structural Joists and Planks (2"-4" thick, 5" and wider): Any species and grade complying with requirements for allowable unit stresses.
Fb (minimum extreme fiber stress bending): 1250 psi.
E (minimum modulus of elasticity): 1,600,000 psi.
Fv (horizontal shear): 100 psi.
Exposed Framing Lumber: Verify that material intended for use in exposed finish locations meets species and grade requirements for compliance with "Appearance" grade requirements of ALSC National Grading Rule.
Posts, Beams and Timbers (5" and thicker): No 1 grade Hem-Fir rules or No. 2 grade Southern Pine graded under SPIB rules.
Glued laminated timber (Glulam): Comply with ANSI/AITC A 190.1 "Structural Glued Laminated Timber"
Combination Sub floor Underlayment: 3/4" APA RATED STURD-I-FLOOR, T&G if not otherwise indicated.
Subflooring: 3/4" T&G, APA RATED SHEATHING.
Wall Sheathing: 1/2" APA RATED SHEATHING.
Roof Sheathing: 1/2" APA RATED SHEATHING.
Plywood Underlayment for Resilient tile: 3/8" APA UNDERLAYMENT EXT with fully sanded face.
Construction Panel Underlayment for Ceramic Tile: 3/4" APA RATED STURD-I-FLOOR EXP 1 for underlayment.
Fasteners and Anchorages: Provide metal hangers and framing anchors of size and type recommended for intended use by manufacturer.
Hot-dip galvanized fasteners and anchorages for work exposed to weather, in ground contact and high relative humidity to comply with ASTM A 153.
Building paper: 15 lb/sf asphalt saturated felt, ASTM D 226.
Sill Sealer Gasket: Glass fiber resilient insulation fabricated in strip form for use as a sill sealer, 1" nominal thickness compressible to 1/32", in rolls of 50' or 100' in length.
Preservative: pressure treat lumber and plywood with water-borne preservatives to comply with AWPA C2 and C9, respectively, and with requirements indicated below:
Wood for Ground Contact Use: AWPB LP-22.
Wood for Above-Ground Use: AWPB LP-2.
Treat cants, nailers, blocking, stripping and similar items in conjunction with roofing, flashing, vapor barriers, and water proofing.
Treat sills, sleepers, blocking, furring, stripping and similar items in direct contact with masonry or concrete.
Install rough carpentry work to comply with "Manual of House Framing" by National Forest Products Assoc. (NFPA) and with recommendations of American Plywood Association (APA) unless otherwise indicated. For sheathing, underlayment and other products not covered in above standards, comply with recommendations of manufacturer of product involved for use intended. Set carpentry work to required levels and lines, with members plumb and true and cut to fit.
Provide wood framing members of size and spacing indicated. Do not splice structural members between supports.
Firestop concealed spaces with wood blocking not less than 2" thick (nom.), if not blocked by other framing members.
Fasten structural wood panel products as follows:
Combination Subflooring underlayment and subflooring:
Glue-nail to framing.
Sheathing: Nail to framing.
Underlayment: Glue and nail to framing.
Air Infiltration Barrier: Cover wall sheathing with vapor permeable, water-resistant fabric composed of polyethylene fibers, 6.1 mils thick. (Tyvek or equal) in compliance with manufacturer's printed directions.

SECTION 06 17 00 - SHOP-FABRICATED STRUCTURAL WOOD

Truss design drawings: Truss design drawings, prepared in conformance w/ Sec. R802.10 of the IRC, shall be provided to the building
official and approved prior to installation. Truss design drawings shall include the information specified in Sec. R802.10.1 of the IRC.
Bracing: Trusses shall be braced to prevent rotation and provide lateral stability in accordance w/ the requirements specified in the truss design drawings.
Alterations to truss: Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional.
Standards: Comply with NFPA National Design Specification and with TPI standards including "Quality Standard for Metal Plate Connected Wood Trusses", Commentary and Recommendations for Handling and Erecting Wood Trusses", Commentary and Recommendations for Bracing Wood Trusses" and the following:
"Design Specification for Metal Plate Connected Wood Trusses."
"Design Specification for Metal Plate Connected Parallel Chord Wood Trusses."
Provide design of total truss system by a structural engineer licensed to practice in jurisdiction where trusses will be installed.
Steel roof truss: The design, quality assurance, installation, and testing of cold-formed steel trusses shall be in accordance w/ Sec. R804 of the IRC and the AISI Standard for Cold-formed Steel Framing-Truss Design (COFS/Truss).

SECTION 06 40 00 - EXTERIOR ARCHITECTURAL WOODWORK

Quality Standard: Comply with applicable requirements of "Architectural Woodwork Quality Standards" by AWI.
Softwood lumber: Comply with PS 20 and applicable grading rules or respective grading and inspecting agency for species and product indicated. Fabricate to sizes and patterns indicated using seasoned lumber. Use pieces made from solid lumber for transparent finished work, and glued up or solid at Contractor's option for painted work.
Exterior Standing and Running Trim: Boards and worked lumber products complying with requirements indicated below including those of grading agency listed with species.
Species: Western Red Cedar: WWPA or WCLIB.
Grade: B & Btr - 1 & 2 Clear.
Texture: Surfaced (Smooth).
Exterior Door Frames: Grade - Premium.
Siding Board Type: Lumber milled to pattern and size indicated, complying with requirements indicated below including those of grading agency used with species:
Species: Western Red Cedar: WWPA or WCLIB.
Grade: A Grade VG.
Texture: Surfaced.
Exterior Miscellaneous Ornamental Items: Grade - Premium.
Install finish carpentry work plumb, level, true and straight with no distortions. Shim as required using concealed shims.
Scribe and cut finish carpentry items to fit adjoining work. Anchor finish carpentry work securely to supports and substrates using concealed fasteners and blind nailing where possible. Use fine finish nails for exposed nailing except as indicated, countersunk and filled flush with finish surface.
Standing and Running Trim: Install with minimum number of joints possible, using full-length pieces from maximum length of lumber available. Cope at returns; miter at corners to produce tight fitting joints. Use scarf joints for end-to-end joints.
Beveled Siding: Attach to studs with non-corrosive siding nails of length to penetrate studs at minimum of 1-1/2" and to comply with siding manufacturer's recommendations.
Manufacturers:
-Green Recommended Manufacturers and Products: (per BuildingGreen.com)
Armster Reclaimed Lumber Co., Reclaimed-Wood Lumber and Products
Industries Maibec, Inc., Certified FR Shingles

SECTION 06 40 23 - INTERIOR ARCHITECTURAL WOODWORK

AWI Quality Standard: Comply with applicable requirements of "Architectural Woodwork Quality Standard" by American Woodworkers Institute.
Samples: Submit finished samples of each wood species and profile indicated; for transparent finish, of each material indicated for opaque finish, of each color, pattern, and type of plastic laminate and each type of cabinet hardware.
Species for Transparent Finish: Rift-sawn red oak.
Species for Opaque Finish: Any closed-grain hardwood listed in reference wood working Standard.
Hardwood Plywood: HPMA FE.
Plastic Laminate: High-pressure decorative laminate complying with NEMA LD 3.
Interior Standing and Running Trim: Grade - Premium.
CABINETS AND COUNTER TOPS:
Allowances: See Division 1 for amount and procedures for purchase and payment (overrun or underrun). The costs of handling and installation are covered by the allowance.
Grain Matching: Run and match grain vertically for drawer fronts, doors, and fixed panels.
Comply with veneer and other matching requirements indicated for Blueprint matched paneling.
Laminate Clad Cabinets: Grade - Custom Flush overlay, High-pressure decorative laminate selected from laminate manufacturer's full range of standard colors, patterns, and finishes.
Concealed Cabinet Hardware: Provide cabinet hardware and accessory materials associated with architectural cabinets. Comply with ANSI/BHMA A 156.9 "American National Standard for Cabinet Hardware."
Exposed Cabinet Hardware: See Section 01020 Allowances for exposed hardware.
Shop-apply prime/base coat to interior trim for opaque finish, in compliance with requirements indicated in section 09 painting. Transparent Finish for Open-Grain Woods: Provide the following shop applied finish in compliance with AWI "Architectural Woodwork Quality Standards."
Grade: Premium. AWI Finish System #3, Conversion varnish.
Staining: Match Owner's Sample
Install woodwork to comply with AWI Section 1700 for same grade specified in Part 2 of this section for type of woodwork involved.
Paneling: Anchor paneling to supporting substrate with concealed panel hanger clips. Blind nail back-up strips and similar associated trim and framing.
Manufacturers:
-Green Recommended Manufacturers: (per BuildingGreen.com)
Humdudilt Healthy Building Solutions, Wheatcore Doors and Cabinets

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SPECIFICATIONS

ALLISON RAMSEY Architects PA creating sustainable timeless design
1003 Charles St.
Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

THIS PLAN WAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. BEFORE BEGINNING CONSTRUCTION, ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-PLANS MUST BE ADAPTED TO SUIT ACTUAL SITE CONDITIONS.
-PLANS MODIFIED LOCATIONS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A QUALIFIED ENGINEER OR ARCHITECT FAMILIAR WITH LOCAL CONDITIONS AND CODES AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE :	03/18/19
JOB NO. :	
DWN. BY :	MH
DWG. NAME :	GreenSpecs2019.dwg

SP1

DIVISION 7 THERMAL AND MOISTURE PROTECTION

-Green Recommendation:
Utilize a closed crawlspace system as defined by the IRC when possible. If a conventional vented crawlspace is used, assure to seal all penetrations and gaps in building envelope that are not used for ventilation.

Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

General: Provide thermal and moisture protection in accordance w/ applicable standards of the IRC.
Concrete and masonry foundation waterproofing: In areas where high water table or other severe soil-water conditions are known to exist.
Weather Protection: Roof decks shall be covered w/ approved roof coverings secured to the building or structure in accordance w/ the provisions of Chapter 9 of the IRC.

SECTION 07 10 00 - WATERPROOFING AND DAMPROOFING

Exterior foundation walls that retain earth and enclose habitable or useable spaces located below grade shall be waterproofed w/ membrane extending from the top of the footing to the finished grade in accordance w/ Sec. R406.2 of the IRC.

SECTION 07 11 13 - BITUMINOUS DAMPROOFING

Concrete and masonry foundation damproofing: Except where required to be waterproofed by Sec. R406.2, foundation walls that retain earth and enclosed habitable or usable spaces located below grade shall be damproofed from the top of the footing to the finished grade in accordance w/ Sec. R406.1 of the IRC.

SECTION 07 21 00 THERMAL INSULATION

-Green Recommendation:
*Install insulation that meets or exceeds the R-value requirements in Chapter 4 of the International Energy Conservation Code.
*Install insulation to meet the Grade II specifications set by the National Home Energy Rating Standards.
Use low emission insulation and comply with California Practice for Testing of VOC's from Building Materials Using Small Chambers (www.dhs.ca.gov/ehib/IAQ/VOC5/Practice.htm)
Use recycled content of 20% or more when possible.
Use soy-based spray foam insulation when possible.

-Green Recommended Manufacturers and Products:
BioBased Spray Foam Insulation

Thermal insulation shall be installed in accordance w/ provisions provided in Sec. R316 of the IRC.
Insulating materials, including facings, such as vapor retarders or vapor permeable membranes installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl space and attics shall have a flame-spread index not to exceed 25 w/ an accompanying smoke-developed index not to exceed 450 when tested in accordance w/ ASTM E 84.
Thermal performance requirements: The min. required insulation R-value or the area-weighted average maximum required fenestration U-factor for each element in the building thermal envelope shall be in accordance w/ Sec. N1102 and the criteria in Table N1102.1 of the IRC.

SECTION 07 24 00 - EXTERIOR INSULATION AND FINISH SYSTEMS -

General: All Exterior Insulation Finish Systems (EIFS) shall be installed in accordance w/ the manufacturer's installation instructions and the requirements of Sec. R703.9 of the IRC.
Decorative trim shall not be faced nailed through the EIFS.
The EIFS shall terminate not less than 8 inches above the finished ground level.
Installer qualifications: EIFS system installers shall be certified in writing by system manufacturer as qualified for installation of system indicated.
Manufacturers: Subject to compliance with requirements, provide CLASS PM system of one of the following:
- Dryvit System, Inc.
- Senergy Inc.
- Simplex Div., Anthony Industries, Inc.
- STO Industries, Inc.

Comply with system manufacturer's current published instructions for installation of system as applicable to each type of substrate indicated. Offset joints of insulation from joints in sheathing.
Provide mock-up samples for the Owners selection of colors and textures from Manufacturer's full line of offerings.

SECTION 07 31 13 - ASPHALT SHINGLES

The installation of asphalt shingles shall comply w/ the provisions of Sec. R905 of the IRC.
Sheathing Requirements: Asphalt shingles shall be fastened to solidly sheathed decks.
Slope: Asphalt shingles shall only be used on roof slopes of two units vert. in 12 units horiz. or greater. For roof slopes from two units vert. in 12 units horiz. up to four units vert. in 12 units horiz, double underlayment application is required in accordance w/ Sec. R905.2.7 of the IRC.
Underlayment: Unless noted otherwise, required underlayment shall comply w/ ASTM D226, Type I, or ASTM D 4869, Type I, Self-adhering polymer modified bitumen sheet shall comply w/ ASTM D 1970.
Asphalt Shingles: Asphalt shingles shall have self-seal strips or be interlocking, and comply with ASTM D 225 or D 3462.
Attachment: Asphalt shingles shall have the minimum number of fasteners as required by the manufacturer. For normal application, asphalt shingles shall be secured to the roof w/ not less than four fasteners per strip shingle or two fasteners per individual shingle.
Where the roof slope exceeds 20 units vert. in 12 units horiz, special methods of fastening are required.
For roofs located where the basic wind speed per Fig. R301.2(4) is 110 mph or greater, special methods of fastening are required.
Special fastening methods shall be tested in accordance w/ ASTM D 3161, modified to use a wind speed of 110 mph. Shingles classified using ASTM D 3161 are acceptable for use in wind zones less than 110 mph. Shingles classified using ASTM D 3161 modified to use a wind speed of 110mph are acceptable for use in all cases where special fastening is required.
Flashing: Flashing for asphalt shingles shall comply w/ Sec. R905.2.8 of the IRC.
Flashing shall be installed in such a manner so as to prevent moisture entering the wall and roof through joints in copings, through moisture permeable materials, and at intersections w/ parapet walls ands other penetrations through the roof plane.
Flashings shall be installed at wall and roof intersections; wherever there is a change in roof slope or direction; and around roof openings.
Material shall be corrosion resistant w/ a thickness of not less than 0.019 (No. 26 galvanized sheet).
Valleys: Valley linings shall be installed in accordance w/ manufacturer's installation instructions before applying shingles. Valley linings of the types allowed in Sec. R905.2.8.2 and in accordance w/ Table R905.2.8.2 of the IRC shall be permitted.

SECTION 07 31 29 - WOOD SHINGLES AND SHAKES

Wood Shingles: The installation of wood shingles shall comply w/ the provisions of Sec. R905.7 of the IRC.
Deck requirements: Wood shingles shall be installed on solid or spaced sheathing. Where spaced sheathing is used, sheathing boards shall not be less than 1-inch by 4-inch nominal dimensions and shall be spaced on centers equal to the weather exposure to coincide with the placement of fasteners.
Deck slope: Wood shingles shall be installed on slopes of three units vert. in 12 units horiz. or greater.
Material Standard: Wood shingles shall be of naturally durable wood and comply w/ the requirements of Table R905.7.4 of the IRC and in accordance w/ grading rules as established by the Cedar Shake and Shingle Bureau.
Application: Wood shingles shall be installed according to Chapter 9, Sec. 905.7, and the manufacturer's installation instructions.
Weather exposure for wood shingles shall not exceed those set in Table R905.7.5, of the IRC.
Fasteners for wood shingles shall be corrosion-resistant w/ a min. penetration of 1/2 inch into the sheathing.
Wood shingles shall be attached to the roof w/ two fasteners per shingle, positioned no more than 3/4 inch from each edge and no more than 1 inch above the exposure line.
Valley flashing: Roof flashing shall be not less than No. 26 gauge corrosion-resistant sheet metal and shall extend 10 inches from the centerline each way for roofs having slopes less than 12 units vert. in 12 units horiz, and 7 inches from the centerline each way for slopes of 12 units in 12 units horiz. and greater.
Manufacturers:
-Green Recommended Manufacturers:
Ecostar, Seneca Cedar Shake Tiles

SECTION 07 61 00 - SHEET METAL ROOFING

-Green Recommendation:
Use metal roofing with an SRI index rating of at least 29.

Metal roof panels shall comply with provisions of Chapter 9, Sec. R905.10 of the IRC.
Roof covering application: Roof coverings shall be applied in accordance w/ the applicable provisions of Chapter 9 of the IRC and the manufacturers installation instructions.
Deck Requirements: Metal roof panel roof coverings shall be applied to a solid or spaced sheathing, except where the roof covering is specifically designed to be applied to spaced supports.
Slope: The minimum slope for lapped, nonsoldered seam metal roofs without applied lap sealant shall be three units vertical in 12 units horiz.
The minimum slope for lapped, nonsoldered seam metal roofs w/ applied lap sealant shall be one-half vert. unit in 12 units horiz.
The minimum slope for standing seam roof systems shall be one-fourth unit vert. in 12 units horiz.
Material Standards: Metal-sheet roof covering systems that incorporate supporting structural members shall be designed in accordance w/ the International Building Code. Metal-sheet roof coverings installed over structural decking shall comply w/ Table R905.10.3.
Attachment: Metal roofing fastened directly to steel framing shall be attached in accordance w/ Sec. R905.10.4 of the IRC.
Separate aluminum sheets from contact w/ wood, masonry and steel (structure, panels or fasteners), by either a 15-mil coating of fibroid asphalt paint or by tapes or gaskets of type recommended by panel manufacturer. Except as otherwise recommended by manufacturer, fasten aluminum work w/ non-magnetic stainless steel fasteners, gasket where needed for waterproof performance.
Flashing: Flashing shall be installed in such a manner so as to prevent moisture entering the wall and roof through joints in copings, through moisture-permeable materials, and at intersections w/ parapet walls ands other penetrations through the roof plane.
Flashings shall be installed at wall and roof intersections; wherever there is a change in roof slope or direction; and around roof openings.
Material shall be corrosion resistant w/ a thickness of not less than 0.019 (No. 26 galvanized sheet).

SECTION 07 92 00 - JOINT SEALANTS

-Green Recommendation:
*Use fire-rated caulk in all attic applications.
Use environmentally friendly adhesives and sealants- see Table 26 in Leed for Homes requirements.

Compatibility: Provide joint sealers, joint fillers and other related materials that are compatible with one another and with joint substrates under service and application conditions, as demonstrated by testing and field experience.
Colors: Provide color of exposed joint sealers as selected by Owner from manufacture's standard colors.
Elastomeric Sealant Standard: Provide manufacturer's standard chemically curing, elastomeric sealant of base polymer indicated, complying with ASTM C 920 requirements.
One-Part Non-acid Curing Silicone Sealant: Type S, Grade NS, Class 25.
One-Part Mildew-Resistant Silicone Sealant: Type S, Grade NS, Class 25, Uses NT, G, A, and O, formulated with fungicide, intended for sealing interior joints with nonporous substrates exposed to high humidity and temperature extremes.
Plastic Foam Joint-Fillers, Preformed, open-cell polyurethane foam.
General: Comply with joint sealer manufacturer's instructions applicable to products and applications indicated.

DIVISION 8 OPENINGS

-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

Reduced Envelope Leakage- meet the air leakage requirements shown below as tested by an energy rater: Air Leakage Requirements (source: Leed for Homes Requirements, Table 17)

	Performance Requirements (in ACH50)			
Leed Criteria	IECC Climate Zones 1-2	IECC Climate Zones 3-4	IECC Climate Zones 5-7	IECC Climate Zone 8
Reduced Envelope Leakage (*required)	7.0	6.0	5.0	4.0
Greatly Reduced Envelope Leakage	5.0	4.25	3.5	2.75
Minimal Envelope Leakage	3.0	2.5	2.0	1.5

General: Provide and install doors and windows in accordance w/ manufacturers installation instructions. Comply w/ provisions of AAMA/NWMDA 101/I.S.2; AAMA/HDMA 101/I.S.2/NAFS; ASTM E 330, and Sections R308, R310, R311, and R613 of the IRC.
Performance: Exterior windows and doors shall be designed to resist the design loads specified in Table R301.2(2) adjusted for height and exposure per Table R301.2(3).
Means of Egress: Not less than one exit door conforming to Sec.R311, MEANS OF EGRESS, shall be provided for each dwelling unit.
Windborne debris protection: Protection of exterior windows and glass doors in buildings located in hurricane-prone regions from
windborne debris shall be in accordance w/ Sec.R301.2.1.2.

SECTION 08 14 00 - WOOD DOORS

-Green Recommendation:
Products with any sign of damage, mildew, and other contamination shall be rejected. Examine all door frames before installation to ensure they are installed plumb, true and level. Wall space around door frames shall be filled with insulation.
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Wood Veneer: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Veneer shall be manufactured in a facility approved by an agency accredited by the Forest Stewardship Council (FSC.)

Manufacturers: Subject to compliance with NWMDA I.S.6. requirements, provide panel wood doors by one of the following:
- Karona, Inc.
- Morgan Products, Ltd.
- Nicolai Company
- Sauder Industries Limited, Door Division.
- F.E. Schmuecher Co., Inc.
- Sun-Dor-Co.

-Green Recommended Manufacturers and Products: (per BuildingGreen.com)
Albany Woodworks, Inc., Reclaimed-Wood Products
Algoma Hardwoods, Inc., Certified Wood Doors
Alternative Timber Structures, Inc., Interior and Exterior Doors
Crossroads Recycled Lumber, Reclaimed Wood Products
Eggers Industries, Certified Wood Doors
Executive Door Company, Recycled-Content Wood Doors
Marshfield DoorSystems, Certified Slave Core Doors
Lynden Door, GreenDor Agfiber Doors
VT Industries, Inc., Agrifiber Core Architectural Doors

Exterior Doors: Assemble doors with "wet-use" adhesives, and comply with NWMDA Premium or select Grade.
- Wood Species: Fir, Plain sawn/sliced
- Panel Configuration: Raised.
- NWMDA Design Group: I-3/4: Front Entrance Doors (Exterior)

Interior Doors: Premium or Select.
- Wood Species: Idaho White, Lodgepole, Ponderosa or Sugar Pine, plain sawn/sliced.
- Panel Configuration: Raised
- NWMDA Design Group: I-3/8" Interior Panel Doors.

Glazed Opening: Trim glazed openings with solid wood moldings of profile indicated, removable one side.
Transom and Side Panels: Fabricate panels to match adjoining doors in materials, finish and quality of construction.
Exterior doors: Factory-treat exterior doors after fabrication with water repellent to comply with NWMDA I.S.4. Flash top of out-swinging doors with manufacturer's standard metal flashing.
Install doors to comply with manufacturer's instructions, applicable requirements of referenced quality standard, and as indicated.
Align and fit doors in frames with uniform clearances and bevels. Machine doors for hardware. Seal cut surfaces after fitting and machining.

SECTION 08 33 23 - OVERHEAD COILING DOORS

-Green Recommendation:
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.

Performance: Overhead Doors shall be designed to resist the design wind loads specified in Table R301.2(2) and as adjusted for height and exposure in Table R301.2(3) of the IRC.
Sectional Overhead Doors: Provide complete automatic operating door assemblies including frames, sections, brackets, guides, tracks, counterbalance, hardware, operators, and installation accessories.
Wood Door Section for transparent finish: Panel-type door sections, complete with wood jamb and head mold, glazing stops and glazing as shown. Stiles and rails of clear, straight, kiln dried Douglas Fir, West Coast hemlock or Sitka spruce, not less than 1-3/4" thick. Use clear all heartwood, redwood or cedar for head and jamb molds. Panel inserts, 1/4" thick, smooth 2 sides, tempered hardboard with wood veneer, complying with ANSI 135.4 Class 1.
Fabricate doors of mortise and tenon or rabbeted construction with dowels, pins and waterproof glue. Treat doors, with 2-minute immersion water-repellent and toxic treatment. Provide continuous galv. steel reinforcing, horizontal and diagonal, as required for panel size.
Installation: Set door, track and operating equipment complete with necessary hardware, jamb and head mold stops, anchors, inserts, hanger and equipment supports in accordance with mfrs. installation instructions.
Electric Door Operators: Automatic garage door openers, if provided, shall be listed in accordance w/ UL 325.
Provide size and capacity as recommended by door manufacturer, complete with NEMA approved electric motor and factory pre-wired motor controls, remote control station and accessories.
Provide safety edge device extending full width of door bottom.
Manufacturers:
-Green Recommended Manufacturers: (per BuildingGreen.com)
Real Carriage Door Company, Reclaimed-Wood Carriage Doors
Ankmar, LLC, CladPanel Garage Door

SECTION 08 52 00 - WOOD WINDOWS

-Green Recommendation:
Products with any sign of damage, mildew, and other contamination shall be rejected. Examine all window frames before installation to ensure they are installed plumb, true and level. Wall space around window frames shall be filled with insulation.
Follow minimum Energy Star Standards for Energy Performance Requirements outlined in the following table, whichever is more stringent:

ENERGY STAR Requirements for Window and Glass Doors (source: Leed for Homes Requirements, Table 18)

	Metric	Northern	North Central	South Central	Southern
Good Windows	U-factor	≤0.35	≤ 0.40	≤ 0.40	≤ 0.55
	SHGC	Any	≤ 0.45	≤ 0.40	≤ 0.35
Enhanced Windows	U-factor	≤ 0.31	≤ 0.35	≤ 0.35	≤ 0.55
	SHGC	≤ Any	≤ 0.40	≤ 0.35	≤ 0.33
Exceptional Windows	U-factor	≤ 0.28	≤ 0.32	≤ 0.32	≤ 0.55
	SHGC	≤ Any	≤ 0.40	≤ 0.30	≤ 0.30

(Table from Leed for Homes Rating System, Table 18, p. 63)

Install windows with low air leakage rates
-Less than .25 cfm per LF of sash opening for double hung windows
-Less than .10 cfm per LF for casement, awning, and fixed windows
-Limit skylights to less than 3% AFA (window to floor area is the ration of window area to floor area.
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Wood Veneer: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Veneer shall be manufactured in a facility approved by an agency accredited by the Forest Stewardship Council (FSC.)

Provide and install window units in configurations shown on drawings and in accordance with Federal, State, Local, & neighborhood guidelines.
Performance: Windows shall be designed to resist the design wind loads specified in Table R301.2(2) and as adjusted for height
and exposure in Table R301.2(3) of the IRC.
Provide units that comply w/ Sec. R308, Glazing and Sec. R613, Exterior Windows and Glass Doors, of the IRC.
Egress: Comply w/ requirements of Sec. R310 of the IRC regarding min. window openings required for emergency escape and rescue.
Comply with ANSI/NWMA "Industry Standard for Wood Window Units I.S. 2-80" by National Woodwork Manufacturers Association (NWMA), except to extent more stringent requirements as indicated.
Manufacturers: Provide casement, awning or double hung true divided lite units as indicated on the plans: each operating sash equipped with pair of counter balancing mechanism, lift handle, latch at meeting rail, produced by one of the following:
- Anderson Corp. Bayport.
- Caradco Corp/Bendix, Rantoul, IL
- Hurd Millwork, Flagstaff, AZ
- Marvin Windows, Warroad, MN
- Pella Windows, Pella, IA
- Weather Shield Mfg. Inc., Medford, WI

-Green Recommended Manufacturer and Products: (per BuildingGreen.com)
J.S. Benson Woodworking & Design, LLC- Certified Wood Windows
Jeld-Wen Windows & Doors, Pilmar Collection High Performance Windows
Loewen Windows, Heat Smart Window
Marvin Windows & Doors, High Performance Wood Windows
Milgard Manufacturing Inc., High Performance Windows
Paramount Windows, Inc., High Performance Wood Windows
Pella Corporation, Designer Series
Weather Shield Manufacturing Inc., High Performance Wood Windows

SECTION 08 71 00 - DOOR HARDWARE

Hardware Allowances: See Division 1 for amount and procedures for Allowance Items. The costs of handling and installation are not covered by the allowance and shall be included in the base bid.
General Hardware Requirements: Submit final hardware schedule organized by "hardware sets", to indicate specifically the product to be furnished for each item required on each door.
Furnish template to fabricator of doors and frames, as required for preparation to receive hardware.
Install each hardware item to comply with manufacturer's instructions and recommendations.
Set thresholds for exterior doors in full bed of butyl-rubber of polyisobutylene mastic sealant. Remove excess sealant and clean adjacent surfaces.

SECTION 08 71 00.1T WEATHERSTRIPPING, THRESHOLDS, AND SEALS

-Green Recommendation:
Shop priming recommended. All paints and stains to be low VOC and meet the standard of the Green Seal Standard GC-03. All sealants and adhesives to meet the standards of the South Coast Air Quality Management District Rule #1168.
Provide adequate weatherstripping to reduce envelope leakage as shown in table 18 above.

All exterior doors and doors to unheated spaces shall be weather-stripped. Provided aluminum interlocking thresholds with 3" x 3" aluminum angle finish strips, weatherstrip head and jambs with vinyl bulb set in aluminum strip, or approved equal.
Provide concealed, non-ferrous spring-metal or vinyl-gasket type, applied to each edge of each operable sash.
Preglaze wood windows units with sealant and 1/8" float or sheet glass or clear fused-glass-edged insulating glass if shown on drawings.
Insect Screens: Manufacturer's standard removable units, for each operable sash, or extruded aluminum framing, with 18 x 14 replaceable coated aluminum 0.013" wire mesh and vinyl retainer spline.
Shop Prime Coat Finish: Manufacturer's standard wood primer, FS TT-P-2, applied to exterior-exposed surfaces only.
Installation: Install units true and plumb and in accordance w/ Sec. R613 of the IRC and the manufacturers installation instructions.

DIVISION 9 FINISHES

-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 09 29 00 - GYPSUM BOARD

General: All Gypsum board materials and accessories shall be installed in conformance w/ Sec R1102.3 and Table R1102.3.5 of the IRC.
Application: Gypsum sheathing shall be attached to exterior walls in accordance w/ Table R602.3(1)
Interior gypsum board shall not be installed where it is directly exposed to the weather or to water.
Manufacturers: Subject to compliance with requirements, provide gypsum board of types indicated (in maximum lengths available to minimize end joints) and related products by one of the following:
- Georgia-Pacific Corp.
- Gold Bond Building Products Div., National Gypsum Co.
- United States Gypsum Co.

-Green Recommended Manufacturers and Products: (per BuildingGreen.com)
G-P Gypsum Corporation: DensArmor Plus and DensShield

Exposed Gypsum Board: ASTM C 36, 1/2" thickness. Use 5/8" type X where indicated.
Type: Regular, (except water-resistant in wet areas).
Edges: Tapered.
Trim Accessories: ASTM C 840: manufacturer's standard trim accessories, including corner bead and edge trim of beaded type with face flanges for concealment in joint compound.
Gypsum Board Joint Treatment Materials: Factory-prepackaged, vinyl-based products complying with ASTM C 475 and ASTM C 840, and paper reinforcing tape, unless otherwise indicated.
Install and finish gypsum board to comply with ASTM C 840.

SECTION 09 30 00 - TILING

Material Standards: Comply with ANSI A 137.1 Standard Specification for Ceramic Tile and ANSI 108 series of tile installation standards included under "American National Standard Specifications for the Installation of Ceramic Tile."
TCA Installation Guidelines: TCA "Handbook for Ceramic Tile Installation," comply with the most stringent TCA installation methods indicated for each application.
Colors, Textures, and Patterns: For tile, grout, and other products requiring selection of colors, surface textures, patterns, and other appearance characteristics, comply with the finish schedule or match Owner's sample.
Marble Thresholds: Group "A", ASTM C 503, for exterior use with minimum hardness of 10.0 per ASTM C 241, white with honed finish unless otherwise indicated.
Setting Materials: Provide setting materials for thick-set installation in accordance with TCA recommendations for applications and substrate conditions.
Manufacturers:
-Green Recommended Manufacturers:
Crossville Incorporated, Eco Cycle Ceramic Tile

SECTION 09 64 00 - WOOD FLOORING

-Green Recommendation:
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Wood Veneer: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor. Veneer shall be manufactured in a facility approved by an agency accredited by the Forest Stewardship Council (FSC.)

Parquet Flooring: Manufacturer's standard 5/16" thick solid wood parquet flooring, factory-assembled with paper face, in units of the size and pattern indicated.
Wood Strip Flooring: Manufacturer's standard straight edge tongued-and-grooved and end-matched solid wood flooring, 25/32" thick x 2-1/4" strips, 2'-0" minimum length and averaging 4'-6" long, double channeled base.
Manufacturer: Subject to compliance with requirements, provided flooring by one of the following:
- Anderson Hardwood Floors, Inc.
- Bruse Hardwood Floors/Triangle Pacific Corp.
- Chickasaw/Memphis Hardwood Flooring Co.
- Kentucky Wood Floors, Inc.

-Green Recommended Manufacturers: (per BuildingGreen.com)
EcoTimber, Hand-Scraped Flooring, EcoTimber Exotics, EcoTimber Classics

Stain: Penetrating type, non-fading wood stain of color required to match Owner's sample.
Wood Filler: Paste type wood filler, pigmented if necessary to matching sample.
Floor Sealer: Penetrating type, pliable, wood-hardening finish/sealer, Penetrating Seal #21 by Hillyard Chemical Co., or Penetrating Triple XXX Seal-O-San by Huntington Laboratories, Inc., or equivalent sealer as recommended by flooring manufacturer.
Floor Wax: Liquid, solvent-type, slip-resistant, FS P-W-158, Type I, Class 2.
Cork Expansion Strip: Composition cork expansion strip FS HH-C-576, Type I-B, Class 2.
General: Comply with flooring manufacturer's instructions and recommendations for installation.
Conditioning: Do not proceed with wood floor work or delivery of materials until building is enclosed and humidity has stabilized at approximate level anticipated for sustained occupancy. Deliver wood flooring in advance of installation as recommended by manufacturer, but not less than 7 days before installation, in order to permit natural adjustment of moisture content. Open packages that are sealed to allow for climatization. Protect completed wood flooring during remainder of construction period with heavy Kraft paper or other suitable covering, so that flooring and finish will be without damage or deterioration at the time of acceptance.

SECTION 09 65 00 - RESILIENT FLOORING

Flooring Allowances: See Division 1 for amount and procedures for purchase and payment (overrun or underrun). The costs of handling and installation are not covered by the allowance.
Submit samples of each type, color and pattern of resilient flooring and accessories: Full size for tile, 6" x 9" for sheet flooring, and 2-1/2" long for accessories, and maintenance instructions for each type of flooring.
Colors and patterns: As scheduled or shown, or as selected by Owner from manufacturer's standard colors and patterns.
Vinyl Composition Tile: FS SS-T-312, Type IV, composition 1, 12" x 12" x 1/8".
Filled Vinyl Sheet with Backing: FS L-F-475, Type II, Grade A, manufacturer's recommended static load limit of 100 psi, 12' minimum sheet width manufacturing by Armstrong World Industries.
Installation: Comply with flooring manufacturer's recommendations for type(s) of materials, project conditions, and intended use.
Clean and repair/patch sub-floor and apply leveling compound and substrate primer in accordance with flooring manufacturer's instructions.

SECTION 09 68 00 - CARPETING

-Green Recommendation:
All carpet must comply with the Carpet & Rug Institute's Green Label Plus Program

Flooring Allowances: See Division 1 for amount and procedures for purchase and payment (overrun or underrun). The costs of handling and installation are covered by the allowance.
Install Carpet on clean, dry, properly prepared substrate per manufacturer's recommendations and as follows:
Pre-plan installation for uniform direction of pattern and lay of pile, and proper sequencing with other work. Locate seams away from heavily traveled areas, centered under doors and without seams in direction of traffic of doorways and similar traffic patterns. Provide stretch-in tackless installation using glued and/or nailed tack strips with edges of carpet sealed at wall bases. Tape and/or sew seams in accordance with manufacturers recommendations. Cement padded cushion to substrate. Lay padding seams perpendicular to carpet layout. Stretch carpet both directions in accordance with manufacturers instructions.
Install edge guards at exposed edges. Bind edges with cloth tape and thread where not concealable. On stairs and similar substrates, anchor carpet with concealed nailing or other secure method, without seams at high-wear locations.
Save carpet scraps, defined as mill ends less than 4' long and pieces larger than 3 sq. ft. in area and wider than 8", and deliver to Owner's storage space as directed. Dispose of smaller pieces.
Return to installation at time convenient to Owner and occupants, approximately 6 months after occupancy, and restretch carpet to eliminate wrinkles. Repair faulty seams and other faults in installation.
Manufacturers:
-Green Recommended Manufacturers and Products:
Interface, Inc., FLOR, Bentley Prince Street Cool Carpet
Millikan Floor Covering, Modular Carpet

SPECIFICATIONS

ALLISON RAMSEY Architects, PA - creating sustainable timeless design
1003 Charles St.
Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

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THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
-PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE DESIGNED FOR A LOCAL CONTRACTOR TO ENSURE PROPER SIZING OF EQUIPMENT TO THE CLIMATE ZONE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE :	03/18/19
JOB NO. :	
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DWG. NAME :	GreenSpecs2019.dwg

SP2

SECTION 09 91 00 - PAINTING

-Green Recommendations:
Materials: Use only architectural paints and coatings that meet the standards below:

Standards for Environmentally Preferable Paints and Coatings (source: Leed for Homes Requirements, Table 25)

Component	Applicable Standard (VOC Content)	Reference
Paints, coatings, and primers applied to interior walls and ceilings	*Flats: 50g/L Nonflats: 150g/L*	*Green Seal Standard GS-11, Paints, 1st Edition, May 20, 1993*
Anticorrosive and anti-rust paints applied to interior ferrous substrates	*250g/L*	*Green Seal Standard GC-03, Anti-Corrosive Paints, 2nd Edition, Jan 7, 1997*
Clear wood finishes	*Varnish: 350g/L Lacquer: 550g/L*	*South Coast Air Quality Management District Rule 1113, Architectural Coatings*
Floor coatings	*100g/L*	*South Coast Air Quality Management District Rule 1113, Architectural Coatings*
Sealers	*Waterproofing: 250g/L Sanding: 275g/L All others: 200g/L*	*South Coast Air Quality Management District Rule 1113, Architectural Coatings*
Shellacs	*Clear: 730g/L Pigmented: 550g/L*	*South Coast Air Quality Management District Rule 1113, Architectural Coatings*
Stains	*250g/L*	*South Coast Air Quality Management District Rule 1113, Architectural Coatings*

Surface preparation, prime and finish coats specified are in addition to shop-priming and surface treatments.
Paint exposed surfaces whether or not colors are designated in "schedules," except where a surface or material is indicated not to be painted or is to remain natural. Where an item or surface is not mentioned, paint the same as similar adjacent materials or surfaces.
Samples for verification purposes: Submit samples of each color and material to be applied, with texture to simulate actual conditions, on representative samples of the actual substrates: define each separate coat, including block fillers and primers. Use representative colors when preparing samples for review. Resubmit until required sheen, color, and texture is achieved.
Single Source Responsibility: Provide primers and undercoat paint produced by the same manufacturer as the finish coats.
Final acceptance of colors will be from job applied samples.
Material Quality: Provide the manufacturer's best quality paint material of the various coating types specified. Paint material containers not displaying manufacturer's product identification will not be acceptable.
Acceptable Manufacturers:
- Pittsburgh Paints
- Porter Paints
- Benjamin Moore Paints
- Duron Paints
- Sherwin-Williams Co.

-Green Recommended Manufacturers and Products:
Sherwin Williams Co., Harmony
Benjamin Moore, Pristine Eco Spec
Pittsburgh Paints, Pure Performance

Examine substrates and conditions under which painting will be performed for compliance with requirements. Do not begin application until unsatisfactory conditions have been corrected.
Preparation: Remove hardware and accessories, plates, machined surfaces, lighting fixtures, and items in place that are not to be painted, or provided protection prior to surface preparation and painting. Remove items if necessary for complete painting of the items and adjacent surfaces. Following completion of painting, reinstall items removed using workmen skilled in the trades involved.
Clean surfaces before applying paint or surface treatments. Schedule cleaning and painting so dust and other contaminants will not fall on wet, newly painted surfaces.
Surface Preparation: Clean and prepare surfaces to be painted in accordance with manufacturer's instructions for each particular substrate condition.
Application: Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to formation of a durable paint film.
Minimum Coating Thickness: Apply material at the manufacturer's recommended spreading rate. Provide total dry film thickness of the system as recommended by the manufacturer. Apply additional coats when undercoats or other conditions show through final coat, until paint film is of uniform finish, color and appearance.
Paint colors, surface treatments, and finishes are determined by the Owner if not otherwise indicated on the drawings.

DIVISION 10 SPECIALTIES

-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 10 28 19 -TUB AND SHOWER DOORS:

Shower enclosures (unless otherwise shown on the drawings). Provide aluminum-framed 3/16" tempered glass, or approved shatterproof laminated safety glass or plastic. Provide sliding panels with towels bars. All enclosures shall be minimum height of 6'0" above finish floor.

DIVISION 11 EQUIPMENT

-Green Recommendation:
Install High-Efficiency Appliances that meet or exceed ENERGY STAR standards and have an ENERGY STAR label.
Use local products when possible (extracted, processed and manufactured within 500 miles of project).

Equipment Allowances: See Division 1 for amount and procedures for purchase and payment (overrun and underrun). The costs of handling and installation of Appliances are not covered by the allowances and shall be included in the base bid.
General: Installation of appliances shall conform to the conditions of their listing and label and the manufacturer's installation instructions.
See Mechanical System Requirements, Chapter 13, Sec. M1301, APPLIANCE INSTALLATION, of the IRC.
Verify all rough-in dimensions for all built-in appliances.
Residential equipment required is indicated on drawings. Include cords, valves, duct hoods, vents, as required for a complete installation.

DIVISION 12 FURNISHINGS

-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 12 35 30 - RESIDENTIAL CABINETS

Cabinet Allowances: See Division 1 for amount and procedures for purchased and payment (overrun or underrun). The costs of handling and installation including hardware and drawer pulls are covered by the allowance.
Sizes, Shapes and Types: Provide the sizes and types of units as shown, complete with drawers, doors, shelves, compartments for appliances and fixtures, and special features as indicated.
Installation: Anchor cabinet units securely in place with concealed (when doors and drawers are closed) fasteners, anchored into structural support members of wall construction. Comply with manufacturer's instructions and recommendations for support of units.
Counter Tops: Attach counter tops securely to base units. Spline and glue joints in counter tops: provide concealed mechanical clamping of joint. Provide cut-outs for fixtures and appliances as indicated: smooth cut edges and coat with waterproof coating or adhesive.
Complete hardware installation and adjust doors and drawers for proper operation.

DIVISION 22 PLUMBING

Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Water Reuse:
Design and install a rainwater harvesting and storage system for landscape irrigation or indoor water use. The storage system must be sized to hold all water from a 1A rain event.
Design and install a graywater reuse system with a tank or dosing basin for landscape irrigation use or indoor water use. Graywater can be collected from clothes washer, shower, faucets and other source. If available, utilize a municipal recycled water system.
Fixtures:
Use high efficiency fixtures and fittings:
- Faucets: average flow rate must be ≤ 2.0 gpm (gallons per minute).
- Showers: average flow rate must be ≤ 2.0 gpm (gallons per minute).
- Toilets: average flow rate must be ≤ 1.3 gpm (gallons per minute) or meet ASME A112.19.14 requirements or meet the U.S. EPA WaterSense Spec.

Use dual flush toilets when possible.
Efficient Systems:
Design and install an energy-efficient hot water distribution system.
Insulate all hot water piping with R-4 insulation and ensure the 90 degree elbow bends are adequately insulated.
Design and install Energy-efficient Domestic Hot Water(DHW) Equipment .

Soil and Waste Piping: Shall be approved PVC extending 5'0" beyond exterior wall. Vent piping shall be approved PVC.
All vent piping penetrating roof shall be properly flashed with G.I. roof jacks and painted to match roof. Where possible, route all vents to rear side of ridges or to the least visible location.
Clean-outs: Provide cleanout at 50' o.c; at end of all branched section, at change of direction at base of all accessible traps and at all points necessary to remove obstructions. Clean-outs shall be set flush with walls, floors and or grades.
Plumbing Fixtures and Equipment: Furnish all fixtures, complete with all compression stops, strainers, tailpieces, trim, etc.
All exposed brass tubing supplies, cast brass traps, and waste pieces shall be polished chrome plated. Finish all piping through walls, floors or ceiling with chrome plated wall flanges or escutcheons.
Hot and Cold Water Piping: Water piping shall be copper or approved equal. Tubing under or within concrete slab shall be type "K" tubing above slab shall be type L. No fittings shall occur under slab. Connections between copper and ferrous piping shall be made with dielectric or approved isolation fittings. Provide 150 psi hydrostatic test on all water piping system prior to covering.
Gas Piping: Shall be installed in accordance w/ Chapter 24, Fuel Gas, IRC
Water Heaters: Provide temperature/pressure relief valve within 6" from top of heater and pipe to exterior of building using copper or steel piping (plastic not allowed). Water heaters shall be installed with minimum 6" undobstructed clearance at front and 2" at sides and rear. When installed in garage, place on raised platform 18" above finished floor. (Refer to heating Section for combustion air requirements)
Miscellaneous Plumbing Items:
Washer stub-outs: Provide hot and cold water and drain at washer locations. Locate as required to conceal from view after appliance is installed.
Hose Bibs: Furnish and install as shown on the drawings. If not shown, provide minimum of 2 Hose Bibbs.
Provide capped tees for lawn sprinkler connections. Install hose bibs as tight to exterior wall as connections allow.
Through penetrations: Piping penetrating fire-resistance-rated wall or floor assemblies shall comply w/ Sec. R317.3 of the IRC.
Isolate hot and cold water lines from the framing with 1/4" thick felt, carpet padding, or equal.
The wall cavity containing water piping or plastic waste and vent lines must be packed solid with open-faced insulation (sprayed-on cellulose okay).
Common supply or waste line connections passing through sound separations are prohibited.

DIVISION 23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

-Green Recommendation:
General Design:
*Design and size HVAC equipment properly according to ACCA Manual J, the ASHRAE Handbook of Fundamentals or equivalent procedure. HVAC equipment must meet the ENERGY STAR for Homes National Builder Option Package outlined in table below. Install certified and labeled ENERGY STAR programmable thermostat.

HVAC Requirements (source: Leed for Homes Requirements, Table 19)

	End Use	Central AC and air source heat pumps	Furnaces (gas, oil or propane)	Boilers (gas, oil or propane)	Ground Source Heat Pump-open loop	Ground Source Heat Pump-closed loop	Ground Source Heat Pump-direct expansion
"Good HVAC Design and Installation (Climate Zones 4-8)	*Cooling Heating*	*≥ 13 SEER ≥ 8.2 HSPF*	*≥ 90 AFUE*	*≥ 85 AFUE*	*≥ 16.2 EER ≥ 3.6 COP*	*≥ 14.1 EER ≥ 3.3 COP*	*≥ 15 EER ≥ 3.5 COP*
"Good HVAC Design and Installation (Climate Zones 1-3)	*Cooling Heating*	*≥ 14 SEER ≥ 8.2 HSPF*	*≥ 80 AFUE*	*≥ 80 AFUE*	*≥ 16.2 EER ≥ 3.6 COP*	*≥ 14.1 EER ≥ 3.3 COP*	*≥ 15 EER ≥ 3.5 COP*

Air Conditioning Refrigerants:
*Conduct a Refrigerant Charge Test to ensure performance.
Install an HVAC system with non-HCFC refrigerants or do not use refrigerants.

Indoor Air Quality:
Complete all the requirements of the US EPA's Energy Star w/ Indoor Air Package.
Combustion Venting- All of the following are required:
*no unvented combustion appliances to be used,*a carbon monoxide monitor must be installed on each floor, *all fireplaces and woodstoves must have doors ,*space and water heating equipment that involves combustion must be closed, have a power vented exhaust, or located in a detached utility or open air facility.
Use a blower-door test to measure the pressure difference created by the presence of a chimney-vented appliance and limit the risk of backdrafting where the pressure difference is ≤ 5 Pascals.

Forced Air Systems:
*Minimize energy consumption due to thermal bridges and/or leaks in the heating and cooling system. Limit duct leakage rate to outside the conditioned envelope. The tested leakage rate must be ≤ 4.0 cfm at 25 Pascals per 100 square feet of conditioned floor area for each installed system.
*Ducts to be installed in interior walls and to be fully ducted. If installed in exterior walls, extra insulation is needed to maintain the overall UA for an exterior wall without ducts.
*Minimum R-6 insulation to be used around ducts in unconditioned spaces.
*Conduct Room by Room load calculations per ACCA Manuals J and D, or ASHRAE Handbook of fundamentals for ducted and non-ducted systems and install ducts accordingly.
Assure each room has adequate return air flow through multiple returns, transfer grilles or jump ducts. Openings should be sized to 1 square inch of cfm of supply, and pressure differential between closed rooms and adjacent spaces should be less than 2.5 Pascals.
Use Anti-stratification system when possible, that re-circulates hot air that has risen to upper areas into lower areas.

Nonducted HVAC Systems
*Use at least R-3 insulation around distribution pipes in unconditioned spaces. (If possible, keep the boiler and distribution pipes in conditioned space.)
Install outdoor reset controls based on outdoor air temperature.
*Conduct Room by Room load calculations per ACCA Manuals J and D, or ASHRAE Handbook of fundamentals for ducted and non-ducted systems and install ducts accordingly.
Design and install flow control valves on every radiator of Hydronic systems for a room by room system or install two distinct zones with independent thermostat controls.

Moisture Control:
Maintain relative humidity below 60% with additional dehumidification equipment or a central HVAC system with additional controls to operate in dehumidification mode.
*Install nonpaper-faced backer board on walls around tub, showers and spa areas
*Use water resistant flooring in kitchens, bathrooms, laundry rooms, entry areas within 3' of exterior door and spa areas; do NOT use carpet.
*Install drain and drain pan in hot water heater if it is in or over living space
*Install drain and drain pan, or accessible single-throw supply valve to clothes washer if it is in or over living space.
*Exhaust dryer directly to outdoors
*Install drain and drain pan to condensing clothes dryer

Outdoor Air Ventilation
*Design and install a whole building ventilation system that complies with ASHRAE Standard 62.2-2007 (unless built in a mild climate (fewer than 4,500 Infiltration degree-days)).

Local Exhaust
*Design and install local exhaust systems in all bathrooms and kitchens to meet requirements of ASHRAE Standard 62.2-2007 Section 5.
*Design and install the fans and ducts to meet requirements of Section 7 of ASHRAE Standard 62.2-2007.
*Exhaust air directly to the outdoors
*Use Energy Star labeled bathroom exhaust fans.
Use an occupancy sensor, an automatic humidistat controller, an automatic timer or a continuously operating exhaust fan for bathrooms.

Air Filtering
*Install air filters ≥ MERV 8 for forced air systems and nonducted HVAC systems. Maintain adequate pressure and air flow in all mechanical ventilation systems.

Contaminant Control
Seal all permanent ducts and vents to minimize contamination during construction and remove seals after construction is complete.
Flush the home for 48 hours prior to occupancy but after all phases of construction are completed.

Radon Protection
If located in EPA Radon Zone 1, design and build with radon-resistant construction techniques prescribed by the EPA , IRC or equivalent standard.

Garage Pollutant Protection
*No HVAC systems in garage; place all air-handling equipment and ductwork outside the fire-rated envelope of garage. When possible, detach garage completely from house.
Tightly seal shared surfaces between garage and conditioned spaces. --If space is above garage: seal all penetrations, seal all connecting floor and ceiling joist bays, and paint wall and ceilings to avoid carbon monoxide penetration through gypsum board. If space is adjacent to garage: weather-strip all doors, place carbon-monoxide detectors in rooms adjacent, seal all penetrations and seal all cracks at base of the walls.
Install an exhaust fan in garage rated for continuous operation.

Installation: Heating and Cooling equipment and appliances shall be installed in accordance w/ the IRC and the manif. installation instructions.
Access: Equipment shall be located w/ respect to building construction and other equipment to permit maintenance, servicing and replacement.
Clearances shall be maintained to permit cleaning of heating and cooling surfaces: replacement filters, blowers, motors, controls and vent connections; lubrications of moving parts; and adjustments.
Sizing: Heating and Cooling equipment shall be sized based on building loads calculated in accordance w/ ACCA Manual J or other approved heating and cooling calculations methodologies.
Flood Hazard: In areas prone to flooding as established by Table R301.2 of the IRC, heating and cooling equipment and appliances shall be located or installed in accordance w/ Sec R323.1.5 of the IRC.
Duct Design: Duct systems serving heating, cooling and ventilation equipment shall be fabricated in accordance w/ the provisions of Chapter 16 of the IRC and ACCA Manual D or other approved methods.
Venting Required: Fuel-burning appliances shall be vented to the outside in accordance w/ their listing and label and manufacturer's installation instructions except appliances listed and labeled for unvented use. Venting systems shall consist of approved venting systems that are integral parts of labeled appliances.
Gas-Fired appliances shall be vented in accordance w/ Chapter 24 of the IRC.
Electrical distribution systems shall comply w/ Part VIII, Chapters 33 through 42, of the IRC; the NEC, and NFPA 70.
Materials: Materials and equipment shall be new and listed by Underwriter's Laboratories, Inc., and all work shall conform with the requirements of the National Electrical Code and NFPA 70.
Circuits: Electrical system layouts are generally diagrammatic and location of outlets and equipment is approximate. Exact location of outlets and circuiting shall be governed by structural conditions and obstructions as well as applicable sections of the NEC.
a) Lighting Circuits: 15 AMP with #14 AWG conductors (120V).
b) Receptacle Circuits: 20 AMP with #12 AWG conductors (120).
c) Provide 2 separate appliance circuits at kitchen, 20 AMP with #12 AWG conductors (120).

Convenience Receptacles: Shall be placed maximum 12'-0" on centers along room perimeter and Maximum 6'-0" from end walls, and at all furnishable walls exceeding 2'-0" from end wall, and at all furnishable walls exceeding 2'-0" in length.
a) All receptacles shall be grounded type.
b) Locate receptacles 8" above floor and countertops, unless otherwise noted.
c) Install 240V receptacles where noted on the drawings.
d) All switched receptacles shall be one half hot.

DIVISION 26 ELECTRICAL

-Green Recommendation:
Lighting:
*Install at least four Energy Star labeled light fixtures or Energy Star labeled compact fluorescent light bulbs in high use rooms.
Install Energy Star labeled fixtures wherever possible.
Renewable Energy:
Design and install a renewable electricity generation system by using energy modeling to estimate the energy supplied by the system and the annual reference electrical load. The annual reference load is the amount of electricity that a typical home would consume in a given year and can be calculated by using the 2006 Mortgage Industry National Home Energy Rating Standards Guidelines. Home design should be at least 3% better than annual reference load.

Light Switch: Located at 48" above finish floor and 8" above counter taps, unless otherwise noted. Verify counter height w/ Owner.
System Grounding: Provide accessible junction box and necessary conducts for grounding main electrical system in accordance w/ Sec. E3507.1 of the IRC and Sections 250.20(b)(1) and 250.24(a).
Smoke Detectors: Provide approved smoke detector and alarm system conforming to UBC Standard 43-6 at locations shown on the drawings.
Aluminum wire shall not be used in electrical wiring within the dwelling unit.
All equipment installed outdoors and exposed to weather shall be "weather-proof"
Provide a separate 20 ampere laundry circuit.
Provide ground fault circuit interrupter (GFI) protection at all bathrooms, powder rooms, outdoor receptacles and garages
in accordance w/ Sec. E3802 of the IRC.
Verify minimum flood elevation prior to placement of devices, equipment, and appliances.

DIVISION 31 EARTHWORK

-Green Recommendation:
Site Selection:
Do not develop, build or pave on portions of site that meet the following criteria:
- -land that is at or below the 100-year floodplain (as determined by FEMA).
- -land that is named a habitat for any endangered or threatened species (as determined by state or federal agencies).
- -land that is within 100 feet of water

Build on a previously developed lot if possible, or on a site that is adjacent to a previously developed site.
Select a lot that is within ½ mile of existing infrastructure (water and sewer lines).
Select a lot that is within ½ mile of open space accessed by the public or private community.
Build homes with an average housing density of 7 or more dwelling units/acre, or a single home on 1/7 acre.

Building Orientation for Solar Design:
Site the building so that the glazing area on the north and south facing walls is at least 50% greater than the sum of the glazing area on the east and west walls.
Orient the building so that the east-west axis of the building is within 15 degrees of due east and due west.
The roof south-facing area should have a minimum of 450 s.f. of area oriented properly for solar applications.

Site Stewardship:
*Implement a plan of erosion control during construction to include:
- -stockpile and protect disturbed topsoil from erosion.
- -control the path and velocity of runoff with silt fencing or other measures.
- -protect on-site storm sewer inlets, streams and lakes with straw bales, silt fencing, or other measures.
- -provide swales to divert surface water from hillsides.
- -in sloped areas, keep soil stabilized on sloped areas by using tiers, erosion blankets, compost blankets or other measures.

Protect trees and plants with "tree protection area" fence delineated on site plan and on lot.
Only develop and disturb necessary amount of site; leave as much undisturbed as possible.

Landscaping:
*Use native plants: do not introduce invasive plant species into landscape.
Use drought tolerant plants and turf or install irrigation system to reduce water usage.
Do not use turf in areas with a slope of 25% or more or in densely shaded areas. If possible, limit the use of turf.

Heat Island Effects:
Locate trees and other plants to shade hardscape areas.
Use light-colored high-albedo materials to pave sidewalks, patios and driveways. Examples include white concrete, light gray concrete, open pavers and/or any material with a SRI index of at least 29.

Surface Water Management:
Use retaining walls and terracing for permanent erosion control on steep sites.
Use permanent stormwater controls such as vegetated swales, on-site rain gardens, dry wells, or rainwater cisterns designed to manage runoff from home. If feasible in design, install a vegetated roof for at least ½ the roof area.
Use permeable materials such as pavers, turfstone, gravel and others for driveways and patios.

All earthwork shall be performed in accordance with applicable standards enforced by jurisdiction of which the project is located.
Earthwork shall be performed in accordance with recommendations contained in the soils report provided by the Owner, if applicable.
The soils report shall be considered as part of the construction documents. Refer to foundation plan and details for specific requirements.
All footings shall bear on firm, fully compacted, natural soil or on approved compacted fill. All imported soil shall be acceptable to the Soils Engineer. Sub-grade failing to meet compaction requirements shall be re-compacted and tested until specified results are achieved at no additional expense to Owner. Refer to Civil Engineer's grading and plot plans. Refer to the Landscape Architect's grading and construction documents for fine grading.
All finish grades shall be placed so as to provide positive drainage away from the building.

SECTION 31 31 16 - TERMITE CONTROL

-Green Recommendation:
Implement one or more of the following measures below.
- -Keep all wood (i.e., siding, trim, structure) at least 12 inches above soil.
- -Seal all external cracks, joints, penetration, edges, and entry points with caulking. Where openings cannot be caulked or sealed, install rodent and corrosion proof screens (e.g., copper or stainless steel mesh). Protect exposed foundation insulation with moisture-resistant, pest -proof cover (e.g., fiber cement board, galvanized insect screen).
- -Include no wood-to-concrete connections or separate any exterior wood-to-concrete connections (e.g., at posts, deck supports, stair stringers) with metal or plastic fasteners or dividers.
- -Install landscaping such that all parts of mature plants will be at least 24 inches from the home.
- -In areas named @moderate to heavy through @very heavy^ on the termite infestation probability map (See IRC - all of the Southeast) implement one or more of the following measures:
- -Treat all cellulosic material (e.g., wood framing) with a borate product to a minimum of 3 feet above the foundation
- -Install a sand or diatomaceous barrier
- -Install a steel mesh barrier termite control system.
- -Install a non-toxic termite bait system. (Recommend terminix or equal)
- -Use noncellulosic (i.e., not wood or straw) wall structure.
- -Use solid concrete foundation walls or masonry wall with top course of solid brick bond beam or concrete filled block.

General: In areas favorable to termite damage as established by Table 301.2(1) of the IRC, methods of protection shall be in accordance w/ applicable provisions of sections R318 and R320.
Chemical soil treatment: The concentration, rate of application, and treatment method of the termiticide shall be consistent w/ and never less than the termiticide label.
Soil treatment shall not be applied until all fine grading and prep is complete. Once applied, Termiticide shall not be disturbed.

DIVISION 32 EXTERIOR IMPROVEMENTS

SECTION 32 14 00 - UNIT PAVERS

-Green Recommendation:
Permeable paving, installed by an experienced professional. Permeable paving must include porous above-ground materials (e.g., open pavers, engineered products) and a 6-inch porous subbase, and the base layer must be designed to ensure proper drainage away from the home.

DIVISION 33 UTILITIES

SECTION 33 46 00 - SUBDRAINAGE

Foundations and foundation drainage shall comply w/ Chapter 4, Sec. R401, of the IRC.
Concrete or masonry foundations: Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Materials shall be in accordance w/ Sec. R405 of the IRC.

SPECIFICATIONS

ALLISON RAMSEY Architects, Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

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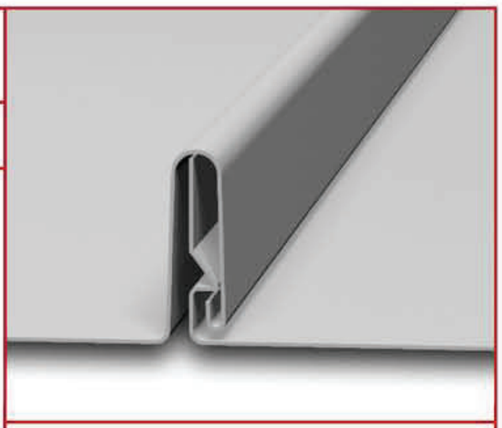
DATE : 03/18/19
JOB NO. :
DWN. BY : sm
DWG. NAME : GreenSpecs2019.dwg

SP3

SL150 | 1 1/2" Snap Lock Panel



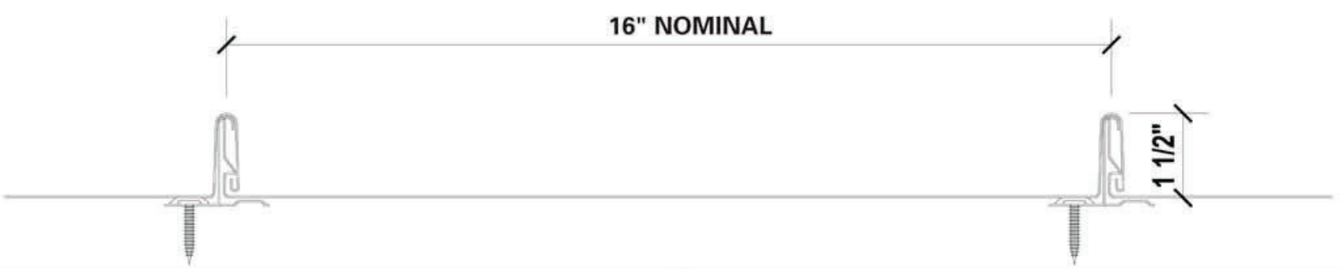
PRODUCT DESCRIPTION

- 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



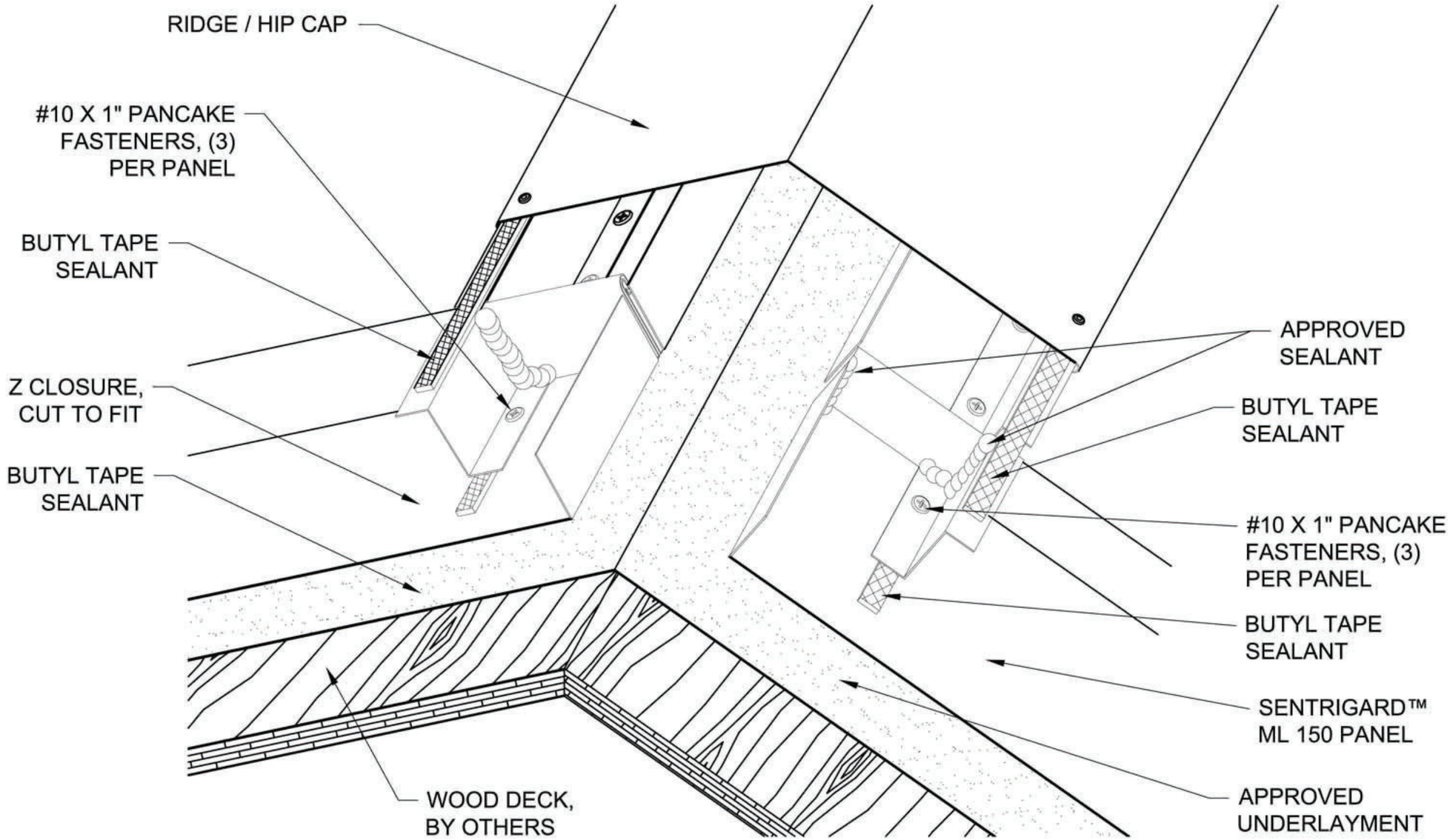
DESIGN INFORMATION

- 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

1503 WASHINGTON 21 of 30



Project:
William Allison

Contractor:
1003 Charles Street, Beaufort, SC 29902

Designer:
wallison@allisonramseyarchit

Date:
843-986

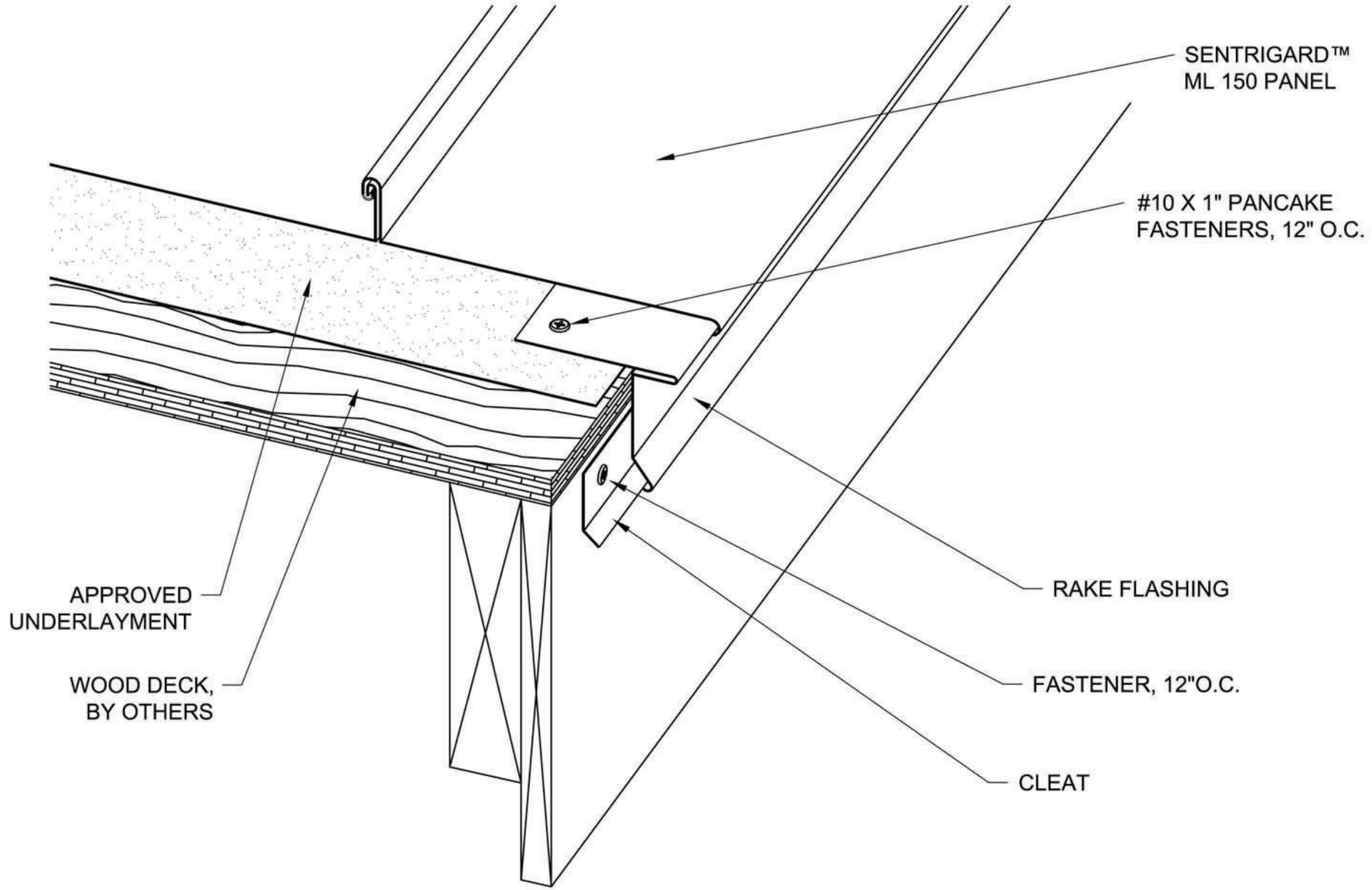
Scale:
N/A

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

HR-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**	**RK-3**

1503 WASHINGTON 23 of 30

(https://www.roguevalleydoor.com/favorites?utm_source=headermenu) (https://www.roguevalleydoor.com/favorites?utm_source=headermenu)

(HTTPS://WWW.ROGUEVALLEYDOOR.COM/PRODUCTS/?

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(https://www.roguevalleydoor.com/)



FAVORITE

FRENCH SERIES

410 (IG)

View this door on your house,
or on one of ours. (/interactive-door)

FEATURES INTERIOR (https://www.roguevalleydoor.com/products/?type=Interior) | EXTERIOR (https://www.roguevalleydoor.com/products/?type=Exterior)

Our French Doors are available in a number of styles to fit your home décor. Just pair the wood and glass treatment of your choice.

FIND A DEALER

Enter ZIP FIND DEALER

Below is a guide to note all of your available options

All Woods All Glasses All Sizes Rogue Premium
Premium Plus

WOOD TYPE

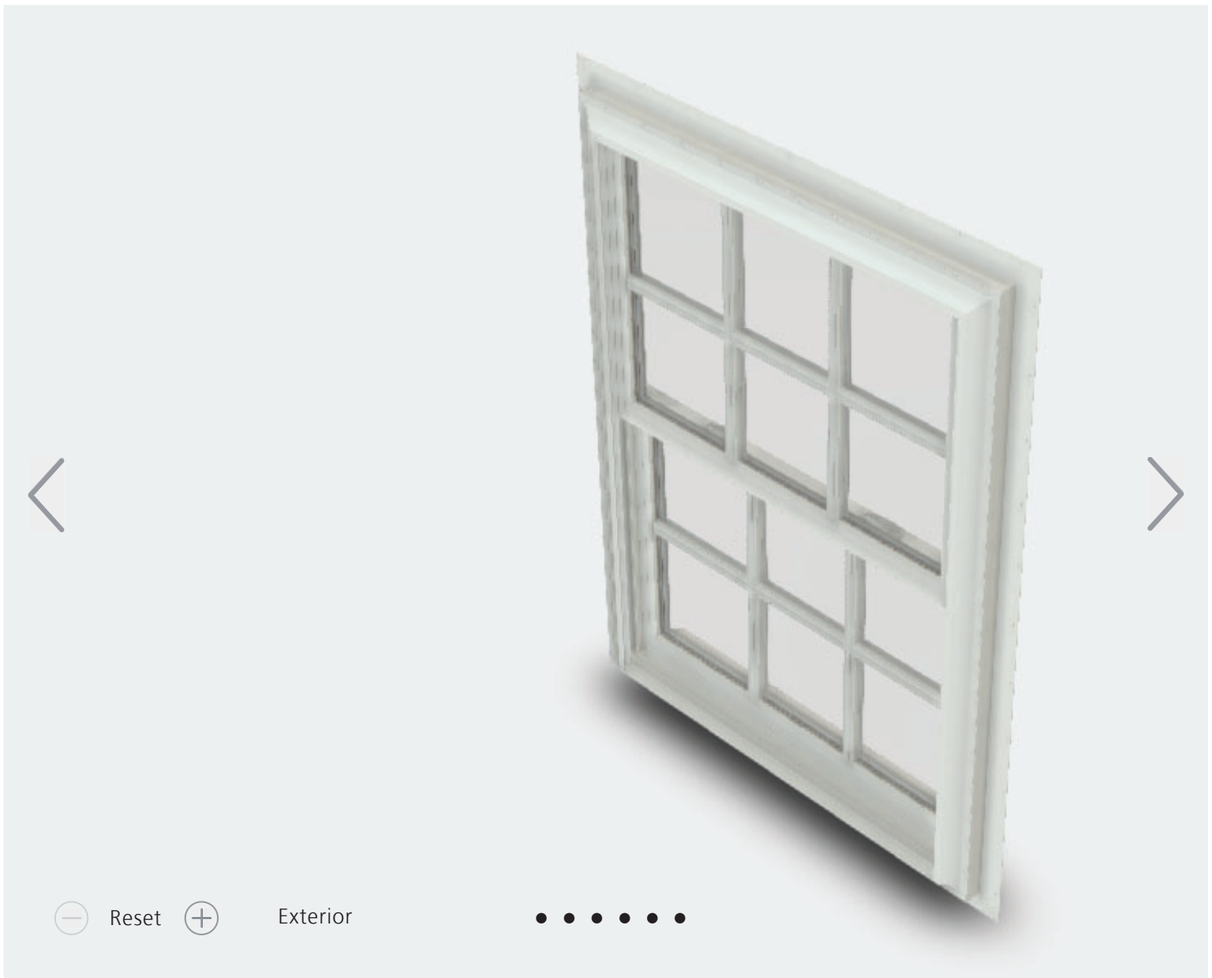
See More

DOOR 101

Millwork & Dentil Shelves (https://www.roguevalleydoor.com/millwork-dentil-shelves) Sticking Profiles (https://www.roguevalleydoor.com/sticking-profiles) Wood & Glass Options (https://www.roguevalleydoor.com/wood-glass-options)

Join us and contribute using this donation link to aid humanitarian efforts in Ukraine(https://www.redcross.org/donate/cm/jeldwen-emp.html/)

Premium™ Vinyl (V-4500) Window: Double-Hung



Explore the options

See your JELD-WEN Dealer to verify available interior-exterior combinations.

On-screen colors/finishes vary from actual products.

Grille Designs



Color Combinations

White / White

See all options and features >

Hey there! Can I help you find anything?

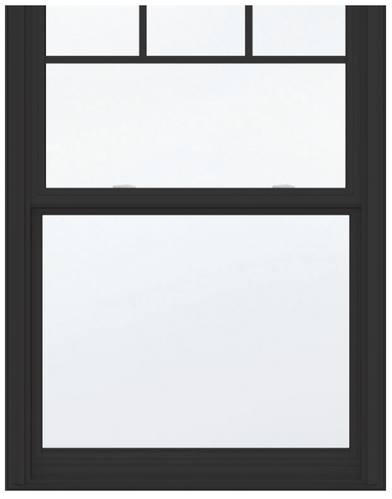
1

PRICING

Many options will influence the price of your window.
To get an estimate, contact your JELD-WEN dealer.

WHERE TO BUY (/WHERE-TO-BUY?PID=149783)

GET HELP ON YOUR PROJECT (/EN-US/GET-HELP?PID=149783&JWCT_GETHELP=PRODUCTPAGE)



Model Overview

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Minimal

WARRANTY
Lifetime Warranty

COLORS & FINISHES
3 Interior Colors
5 Exterior Colors
1 Window Color Technology

SCREEN & TRIM OPTIONS
2 Insect Screens

FRAME OPTIONS
Block Frame/Replacement
Integral Flat Casing
Integral Nailing Fin
Retrofit Brickmould Accessory

GLASS
Energy efficient, tinted, textured and protective.

DIVIDED LITES
Grilles between the glass.

HARDWARE
1 Lock Option in 7 finishes

CONSTRUCTION
Tilt Sash

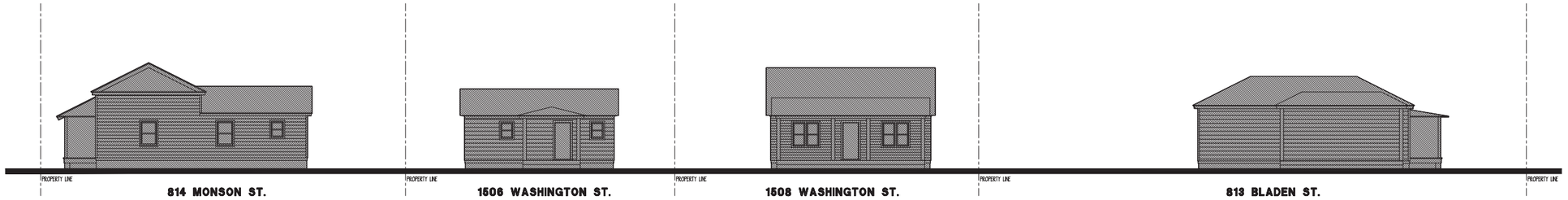
Hey there! Can I help you find anything?
1











WASHINGTON STREET CONTEXT STREETSCAPE (SOUTH SIDE)

WASHINGTON STREET CONTEXT STREETSCAPE (SOUTH SIDE)

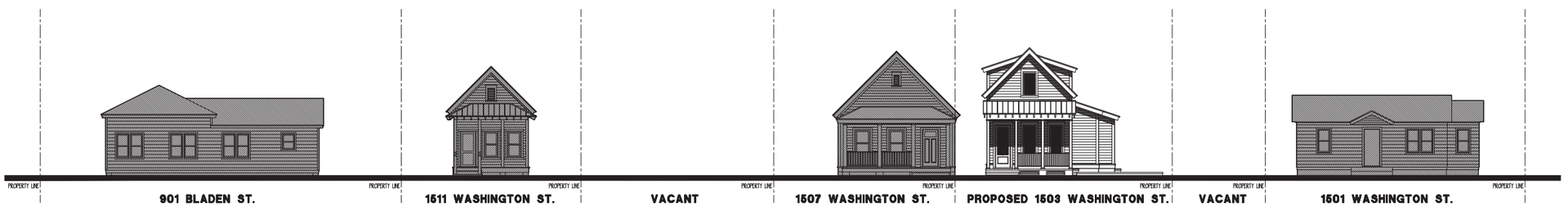












WASHINGTON STREET CONTEXT STREETSCAPE (NORTH SIDE)

RUSHING RESIDENCE

1503 WASHINGTON STREET. BEAUFORT, SC

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www.allisonramseyarchitect.com

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-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-ENSURE ADEQUATE FOOTING & FOUNDATIONS SUPPORTS SHOULD INCORPORATE ACTUAL SOIL CONDITIONS.
-ROOF & FLOORING LAYOUTS ARE NOT FOLLOWED THESE SHOULD BE ORDERED FROM A QUALIFIED ROOF & FLOORING SUPPLIER TO ENSURE THAT THE CORRECT SIZES ARE USED AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR NEEDS AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	03/28/2022
JOB NO.	2239
DRWL BY:	MJC
DWG. NAME:	2239STDWG

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C


12:07
park harbor outdoor lighting — Private
overstock.com
600 × 600
View File

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 April 2022

1 SUMMARY OF REQUEST

1503 Washington Street, New Construction

The applicant is requesting final approval for new construction of a single-family residence at 1503 Washington Street.

This project involves a vacant lot in the Historic Conservation Neighborhood and the Northwest Quadrant.

Background: This is the first application received for the proposed project.

2 FACTS

Property Address:	1503 Washington Street
Parcel ID:	R120 004 000 0235 0000
Case Number:	**22-18 HRB.1**
Applicant:	**Bill Allison, Allison Ramsey Architects**
Zoning:	T4-HN
Use:	Single Family Dwelling

District Development Standards for T4-HN:

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

References:

The Beaufort Code

Beaufort Preservation Manual Supplement

Beaufort Preservation Manual



3 STAFF COMMENTS

Staff Acknowledgements

- This project complies with Section 2.6.2.D.1 of the Beaufort Code, as the proposed finished ground floor height is elevated 3’10” from adjacent street grade, as illustrated on Sheet 4.

Staff Conditions

1. On the front elevation, ideally, the porch roof should terminate on the interior side of the corner boards of the house, but given the small nature of this structure, Staff recommends utilizing a flush rake condition that aligns with the exterior corner of the house.
2. On the Left and Right elevations, Staff recommends resizing some of the windows so that there is a more consistent window size used around the structure. For instance, the powder room and bedroom windows on the left elevation and the restroom window on the right elevation could all be made larger to match the size of the kitchen windows. This will help to create a hierarchy of window sizes, with smaller windows above, as required by Section 4.6.3.C.2.c of the Beaufort Code.
3. Regarding the Typical Porch Section on Sheet 5, Staff recommends aligning the face of the porch column base with the face of the foundation below.
4. Staff is not in support of the proposed windows with grilles between the glass and recommends that the applicant utilize windows with simulated divided lites with grilles on the exterior of the glass and spacer bars between the glass.
5. Shutters are mentioned in the final materials list but are not shown on any elevations. Applicant to clarify if shutters will be included in the scope of work and provide cut sheets of the shutters and show them on building elevations if they are included.

STAFF RECOMMENDATION:

Final Approval with conditions noted.

Further Recommendations Beyond Preliminary to Guide Applicant:

1. *Submit cut sheets for outdoor paving materials for review.*
2. *Applicant to provide a section detail through the proposed porch stairs.*
3. *Applicant to submit cut sheet of exterior ceiling fan for review.*

607 King Street, PIN R120 004 000 1031 0000

New Construction

CITY STAFF INTRODUCTION

607 KING STREET



PROJECT LOCATION- 607 KING STREET

602 CARTERET



603 CARTERET





607 KING -EXISTING VACANT LOT



605 KING

DELOACHE RESIDENCE

607 KING STREET, BEAUFORT, SC

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-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-VERIFY ALL REQUIREMENTS OF THE FLOOD INSURANCE ADVISORY BASE FLOOD ELEVATIONS, FLOOD ZONE, AND FLOOD VENT REQUIREMENTS
ACCOR. SITE CONDITIONS.
-HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LICENSED HVAC CONTRACTOR & PLUMBER. ALLISON RAMSEY ARCHITECTS SHOULD INCORPORATE AND TEST EQUIPMENT & SIZED CORRECTLY FOR YOUR PARTICULAR DESIGN AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	03/17/2021
JOB NO.	20370
DWN. BY:	BAJ / JMAS
DWG. NAME:	20370.DWG

603 KING - VACANT



603 KING LOOKING TOWARDS 601 NEW





603 CARTERET



601 NEW

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-PLANS REGULATE LOCATIONS ONLY, DIMENSIONS ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-MAKE A PLUMBING LAYOUT IS NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL WORK CONTRACTOR OR DEVELOPER 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.

DATE:	03/17/2021
JOB NO.	20370
DWN. BY:	BA/ JMAS
DWG. NAME:	20370.DWG

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501 KING



606 NEW





504 KING



508 KING

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-ADHERE TO ALL ZONING, SETBACK, AND FLOOD PLAIN REQUIREMENTS
ACCESS, SITE CONDITIONS.
-HVAC & PLUMBING LOCATIONS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LICENSED HVAC CONTRACTOR AND PLUMBER. ALLISON RAMSEY ARCHITECTS SHOULD INCORPORATE AND TEST EQUIPMENT & NEED CORRECTLY FOR YOUR PARTICULAR DESIGN AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	03/17/2021
JOB NO.	20370
DWN. BY:	BAJ / JMS
DWG. NAME:	20370.DWG

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APPLICANT PRESENTATION

607 KING STREET

3/7 Meadows ✓

22-14 HRB.1

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

$ PAID

Application Fee: 3/17/22CR
see attached schedule

10:15 am

OFFICE USE ONLY: Date Filed: 3/7 Application #: 23326 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: Bill Allison; Allison Ramsey Architects

Applicant Address: 1003 Charles St

Applicant E-mail: wallison@allisonramseyarchitect.co Applicant Phone Number: 843-986-0559

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

Owner (if other than the Applicant): Bill & Janny DeLoache

Owner Address: 217 Cottage Place, Charlotte, NC 28207

Project Name: DeLoache Residence

Property Address: 607 King St

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 1031 0000

Date Submitted: 2-25-22

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

Applicant's Signature: Date: 3-7-22

Owner's Signature: William D. DeLoache Date: 3/7/22

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

Required Project Information

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated February 5, 2019

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: DeLoache Residence

Property Size in Acres: 0.1400 Proposed Building Use: single family 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):

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 new two-story residence in The Point neighborhood at 607 King St on a currently vacant lot.

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

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated February

SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY
2860 = 2'-8" WIDE x 6'-0" HIGH

DRAWING NUMBER — 1/3 = SECTION OR ELEVATION — SHEET NUMBER

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

1 **DRAWING TITLE**
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
SDM	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

COLORS

METAL STANDING SEAM ROOF - REGAL RED
SIDING, TRIM, P.T. WINDOWS, RAILING -
SHERWIN WILLIAMS SW7000 IBIS WHITE
FOUNDATION BRICK: OLD CAROLINA WHITEWASHED LONDONTOWNE
DOORS, TOP RAIL, SCREENING: SHERWIN WILLIAMS DURON
DCR099 CHARLESTON GREEN
WINDOWS: BLACK METAL CLAD
SHUTTERS: SHERWIN WILLIAMS SW7660 EARL GRAY
DECKING: OAK STAIN



CONCEPTUAL RENDERING

DRAWING INDEX

0	COVER SHEET
S	SITE PLAN
1	FOUNDATION PLAN
2	FIRST FLOOR PLAN
3	SECOND FLOOR PLAN
4	ELEVATIONS
5	ELEVATIONS
6	WALL SECTIONS/ DETAILS/ ROOF PLAN
7	FIRST FLOOR ELECTRICAL LAYOUT
8	SECOND FLOOR ELECTRICAL LAYOUT
SP1	SPECIFICATIONS
SP2	SPECIFICATIONS
SP3	SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS

FIRST FLOOR HEATED = 1961 S.F.
SECOND FLOOR HEATED = 758 S.F.
TOTAL HEATED = 2719 S.F.

GARAGE AND STORAGE = XXXX S.F.
SCREENED PORCH = 609 S.F.
COVERED PORCH = 460 S.F.

DELOACHE RESIDENCE

607 KING STREET, BEAUFORT, SC

DELOACHE RESIDENCE
607 KING STREET, BEAUFORT, SC

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

DATE:	02/25/2022
JOB NO.	2037.0
DWN. BY:	BAV JAMES
DWG. NAME:	2037.0.DWG

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0

602 CARTERET



603 CARTERET





607 KING -EXISTING VACANT LOT



605 KING

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-VERIFY ALL REQUIREMENTS OF THE FLOOD INSURANCE ADVISORY BASE FLOOD ELEVATIONS (BFE) AND FLOOD HAZARD ZONES SHOULD INCORPORATE ACCOR. SITE CONDITIONS.
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DATE:	03/17/2021
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DWN. BY:	BAJ / JMAS
DWG. NAME:	20370.DWG

603 KING - VACANT



603 KING LOOKING TOWARDS 601 NEW





603 CARTERET



601 NEW

DELOACHE RESIDENCE

607 KING STREET, BEAUFORT, SC

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-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-ARCHITECT NOT RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION
-ACCESS, SITE CONDITIONS,
-HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LICENSED HVAC CONTRACTOR & PLUMBING CONTRACTOR. ARCHITECT ASSUMES NO RESPONSIBILITY FOR AND THE CONTRACTOR IS SOLELY CORRECT FOR YOUR PARTICULAR DESIGN AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	03/17/2021
JOB NO.	20370
DWN. BY:	BAJ / JWS
DWG. NAME:	20370.DWG

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501 KING



606 NEW





504 KING



508 KING

DELOACHE RESIDENCE

607 KING STREET, BEAUFORT, SC

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1003 Charles St.
Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-ANY DEVIATIONS FROM THESE PLANS SHALL BE REVIEWED BY ALLISON RAMSEY ARCHITECTS
ACTUAL SITE CONDITIONS.
-HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LICENSED HVAC CONTRACTOR AND PLUMBER. ALLISON RAMSEY ARCHITECTS SHOULD INCORPORATE AND TEST EQUIPMENT & NEED CORRECTIONS FOR YOUR PARTICULAR DESIGN AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	03/17/2021
JOB NO.	20370
DWN. BY:	BAJ / JMS
DWG. NAME:	20370.DWG

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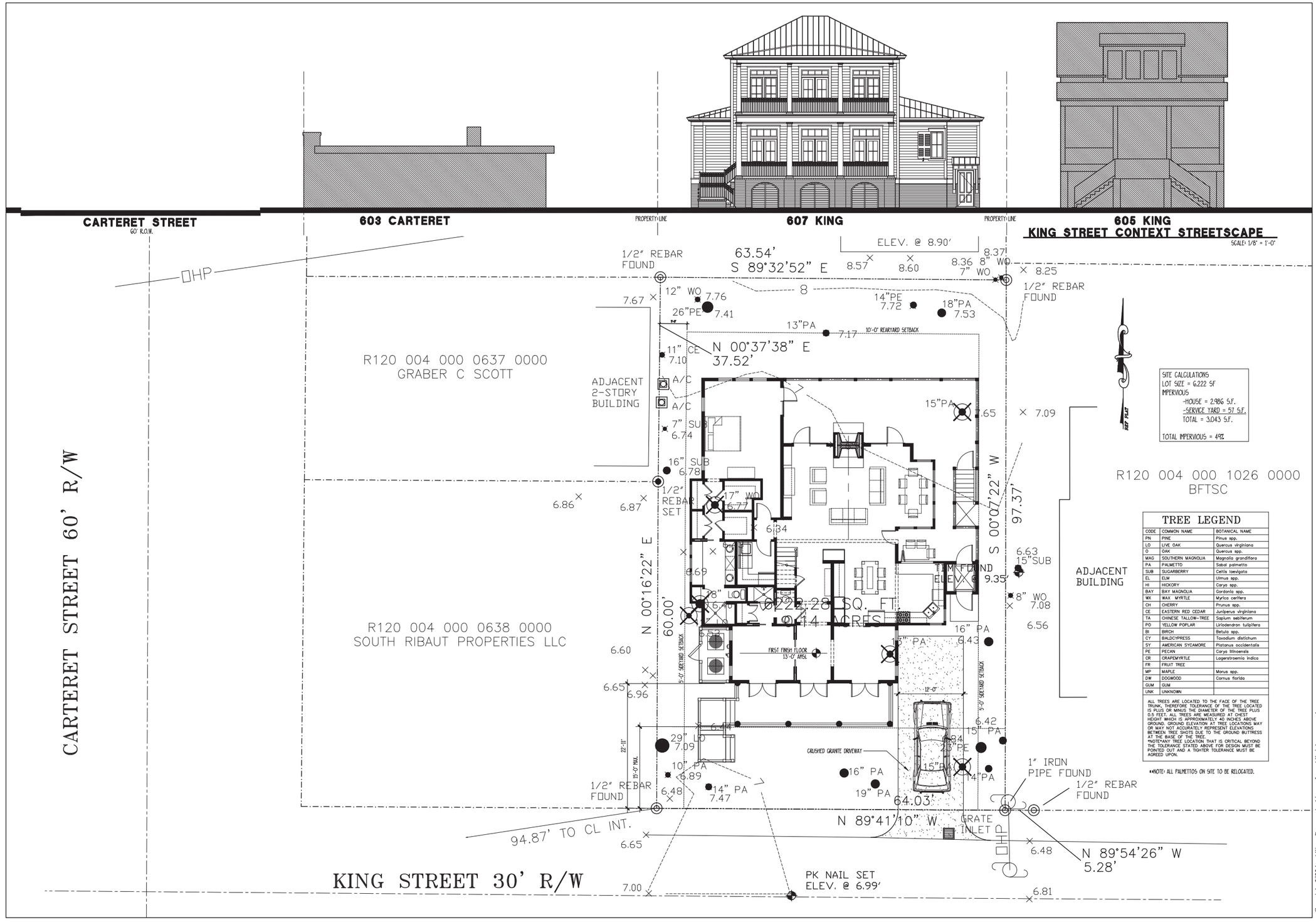

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-ALL SITE WORK, INCLUDING GRADING, TO BE PERFORMED UNDER THE DIRECTION OF A CIVIL ENGINEER. ALLISON RAMSEY ARCHITECTS ASSUMES NO RESPONSIBILITY FOR SITE WORK, GRADING, DRAINAGE, UTILITIES, SEPTIC SYSTEMS, SITE CONDITIONS, ETC.
-FINAL FLOORING LAYOUTS ARE NOT INCLUDED. TILE SHOULD BE CENTERED FROM A CENTER LINE OF A DOOR OPENING OR ARCHITECTURAL FEATURE. ALL TILE SHOULD BE CUT EVENLY AND TILE EQUIPMENT IS USED CORRECTLY FOR TILE INSTALLATION REASON AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	02/25/2022
JOB NO.	20370
DWN. BY:	BAV, JWMS
DWG. NAME:	20370.DWG

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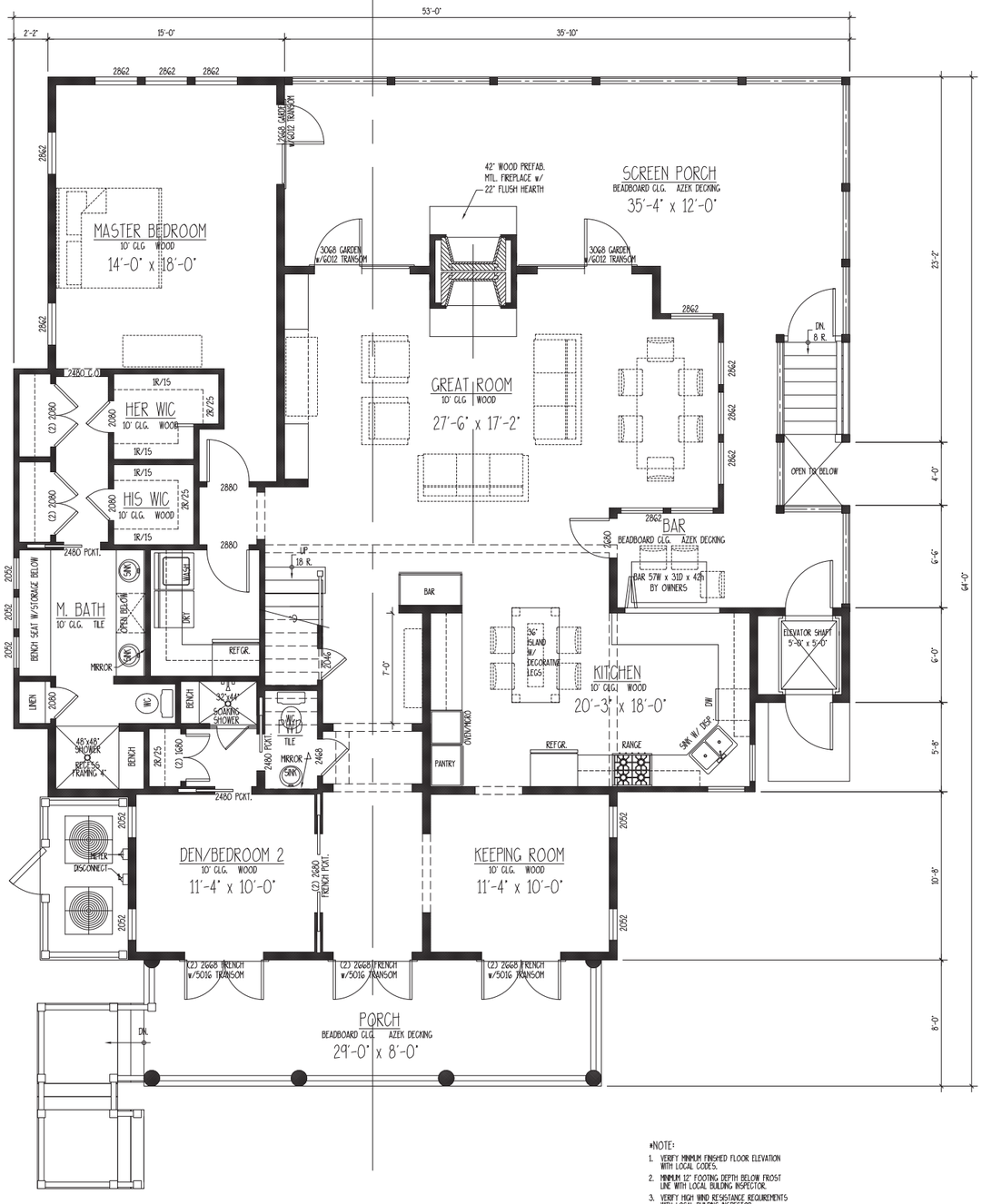

FIRST FLOOR PLAN

FIRST FLOOR 1885 HTD. S.F.
2643 TOTAL HTD. S.F.

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

*NOTE:
1. VERIFY MINIMUM FINISHED FLOOR ELEVATION WITH LOCAL CODES.
2. MINIMUM 12" FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING INSPECTOR.
3. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
4. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
5. ALL EXTERIOR + INTERIOR WINDOWS + DOORS HEADERS TO BE (2) 2X8 #2 SOUTHERN YELLOW PINE AS PER 2009 IRC. R502.5(1) UNLESS NOTED OTHERWISE.

DELOACHE RESIDENCE

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-VERIFY WITH LOCAL CODES IF SMOKE & ALARM DETECTORS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-FHAC + FEATURES LISTED ARE NOT INCLUDED. THESE SHOULD BE DESIGNED FROM A LIST OF FEATURES PROVIDED BY THE ARCHITECT. THE PLAN IS NOT INTENDED TO BE USED AS AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR HOUSE AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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DWG. NAME:	20370.DWG

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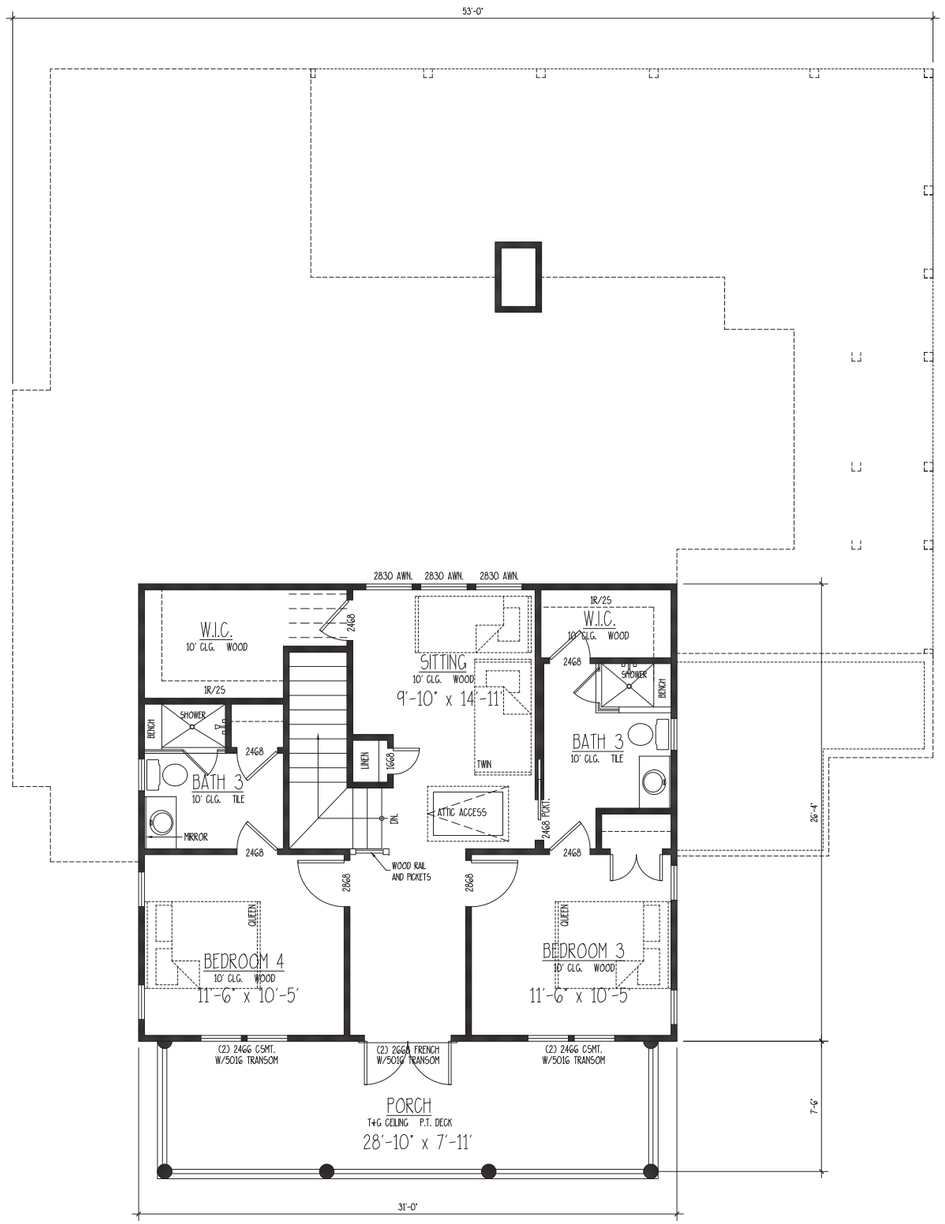

SECOND FLOOR PLAN

SECOND FLOOR 758 HTD. S.F.

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

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- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY, DIMENSIONS ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
- MAKE A PLANNING LOCATION AND NOT RELATED THESE SHOULD BE OBTAINED FROM A LOCAL MEDIA 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.

DATE:	02/16/2022
JOB NO.	20370
DWN. BY:	BA/ JWAS
DWG. NAME:	20370.DWG

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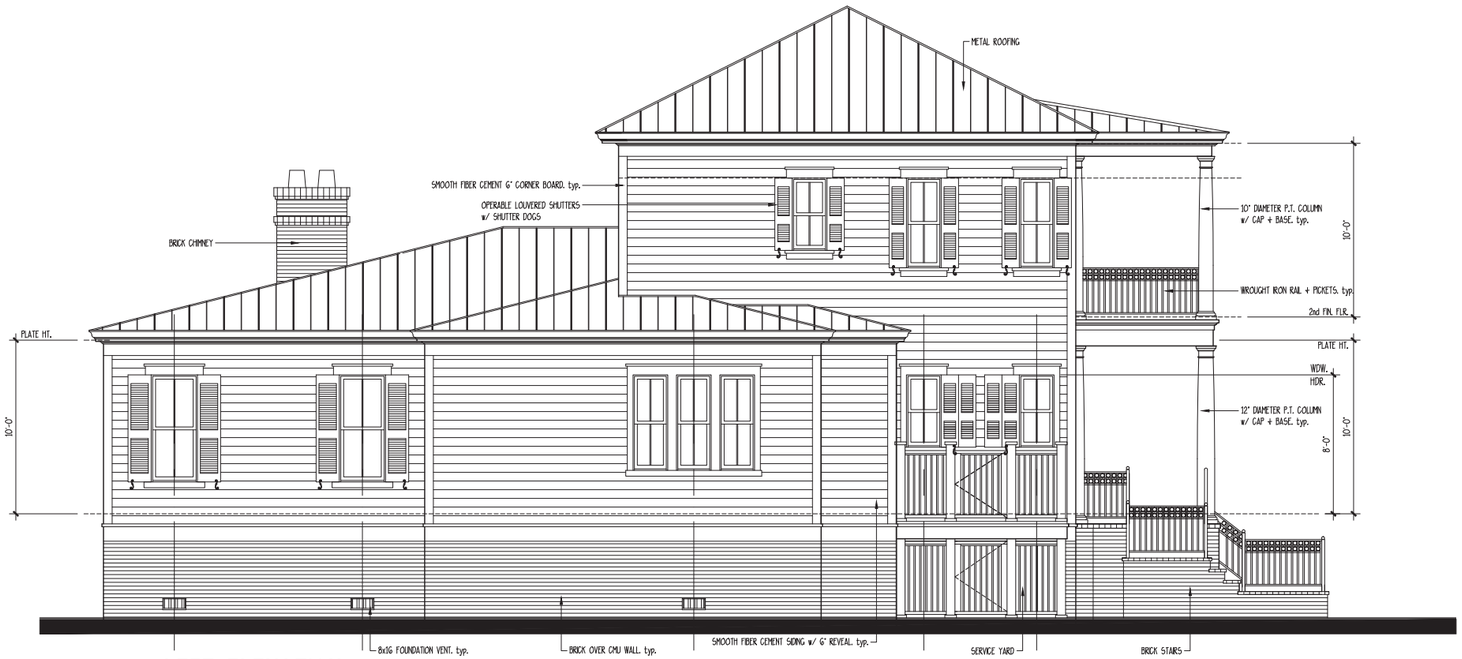
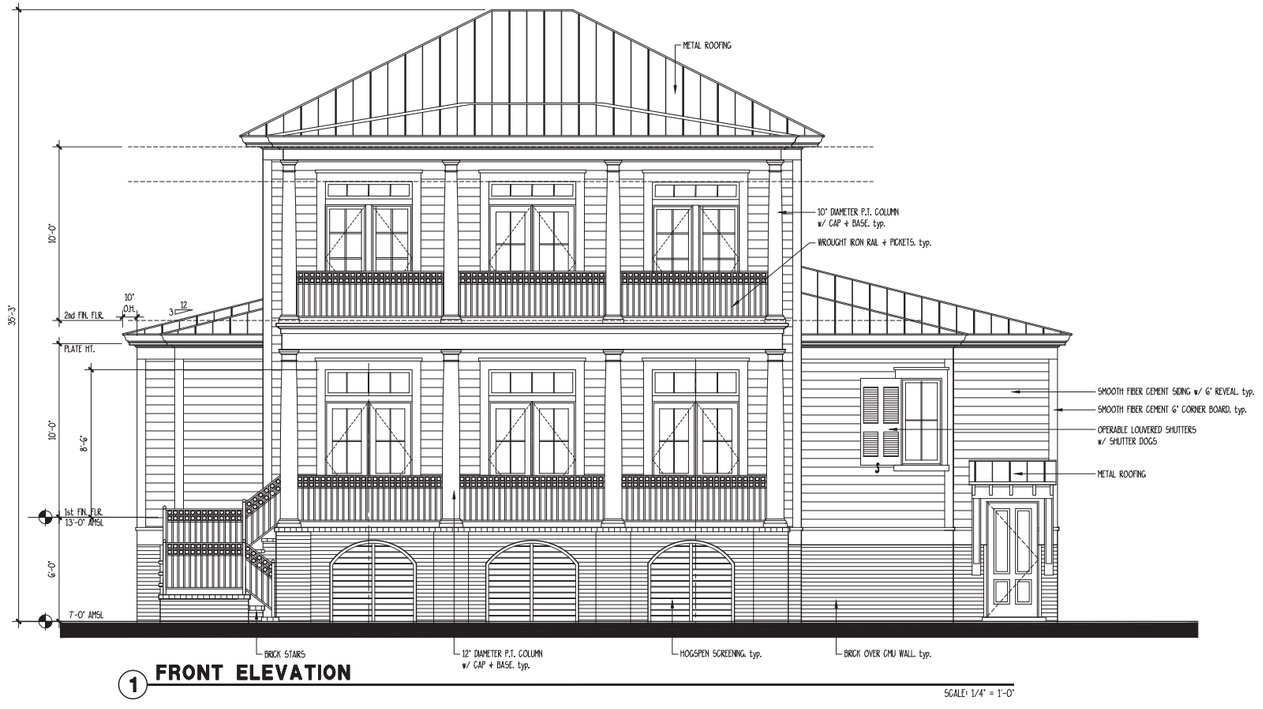


2 LEFT ELEVATION

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



1 FRONT ELEVATION

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

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- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS MEASURE LOCATIONS ON (1) ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
- ENGG. & 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 DESIGN AND CONDITIONS.
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DATE:	02/25/2022
JOB NO.	20370
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DWG. NAME:	20370.DWG

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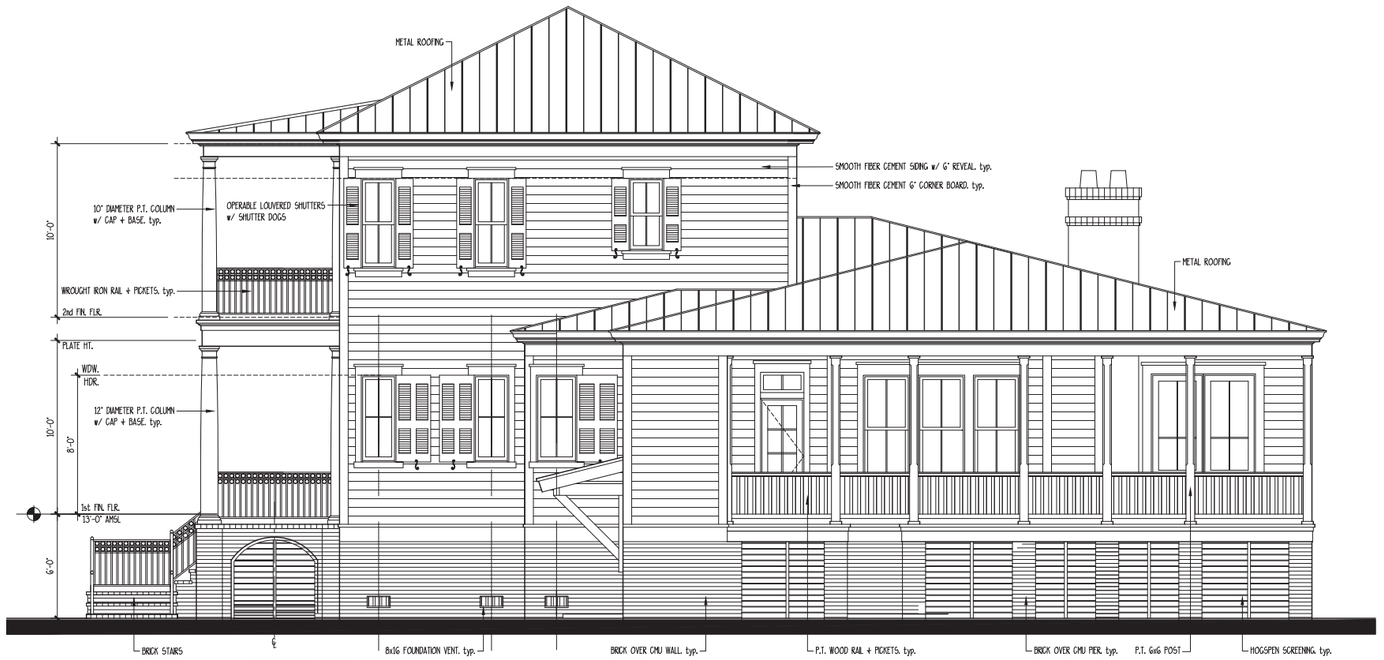
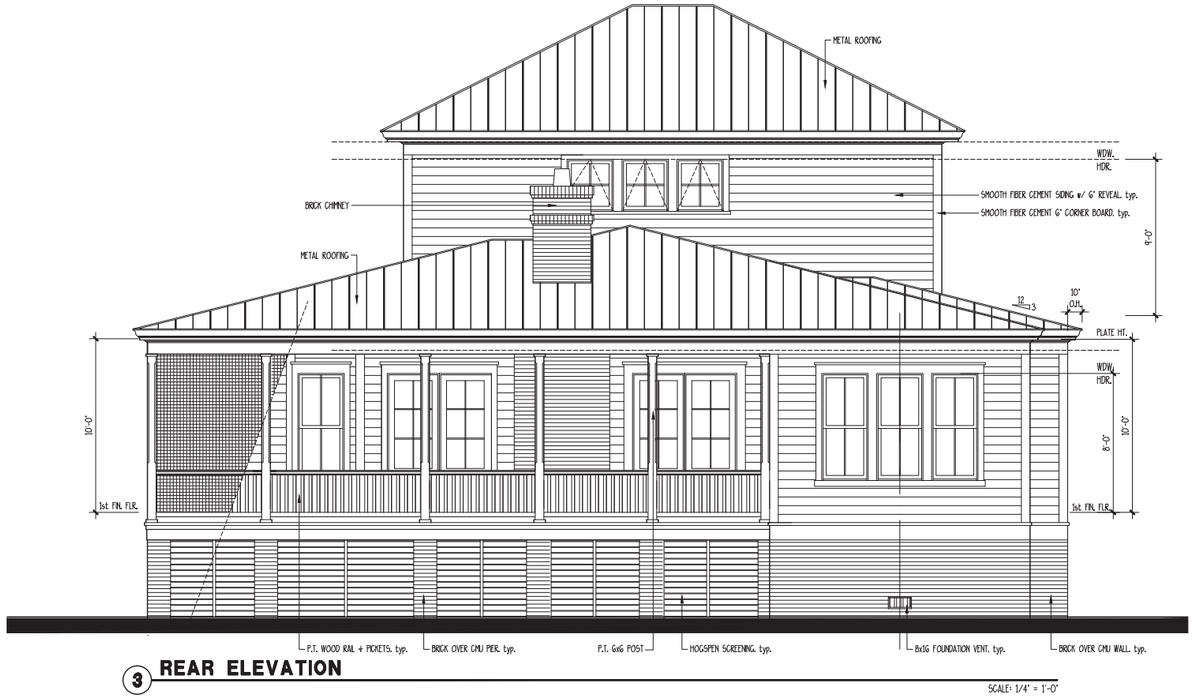


4 RIGHT ELEVATION

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



3 REAR ELEVATION

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

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DWG. NAME:	20370.DWG

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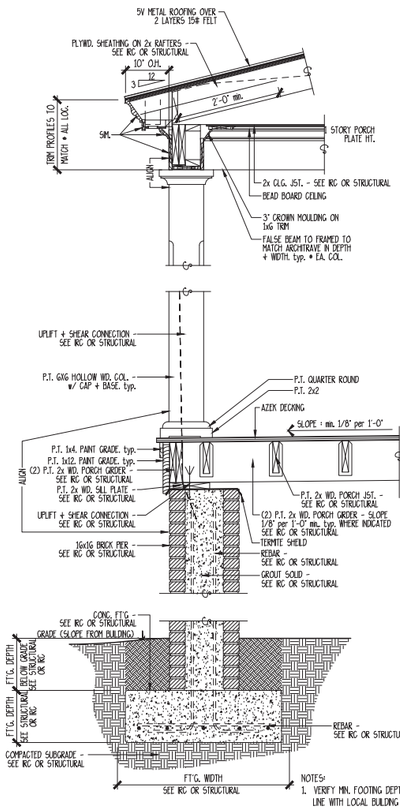
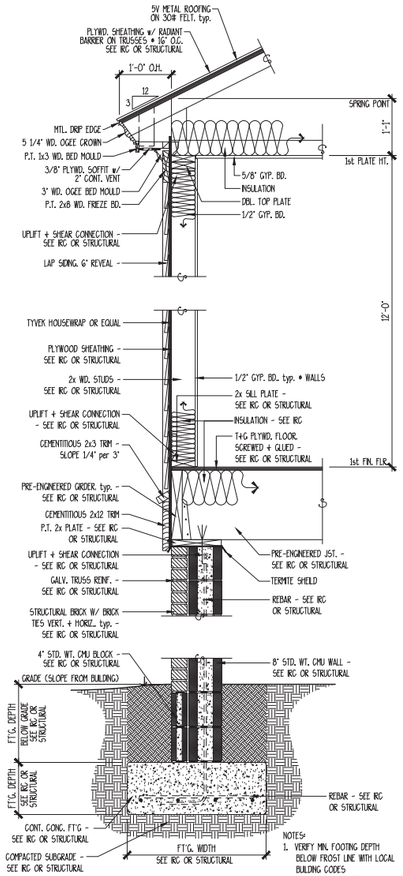


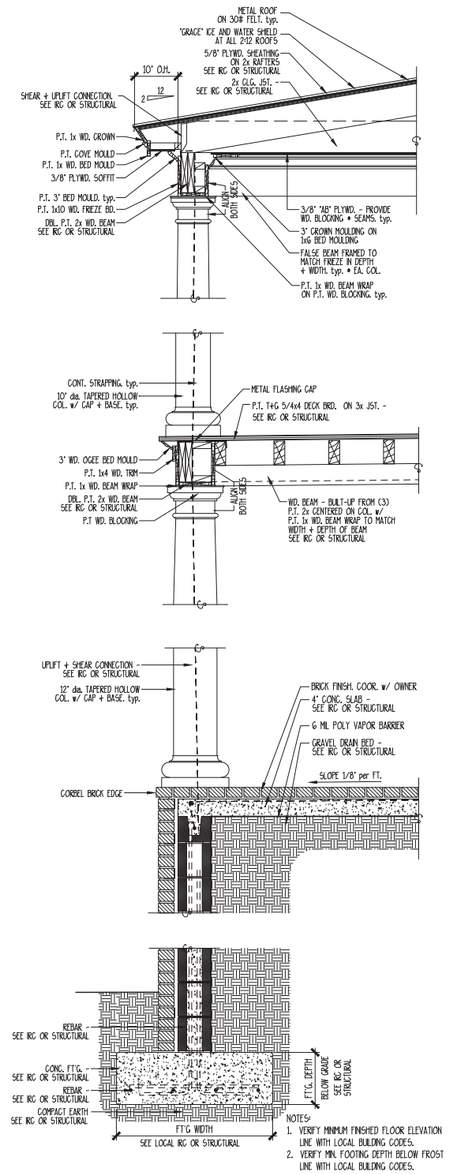
4 REAR PORCH SECTION

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



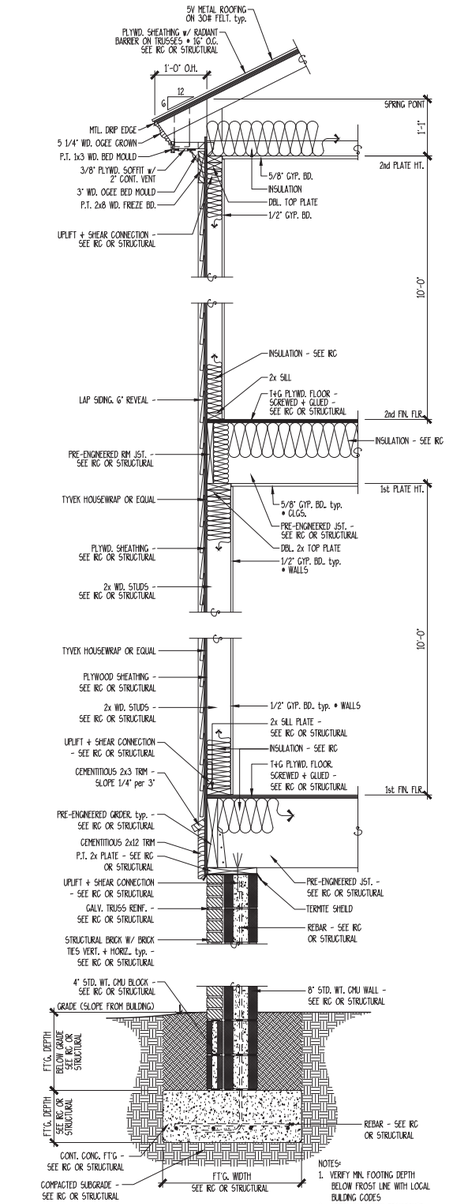
3 ONE STORY SECTION

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



2 PORCH SECTION

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



1 TWO STORY SECTION

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

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VERIFY ALL DIMENSIONS PRIOR TO FRAMING WITH CONSTRUCTION
VERIFY COMPLIANCE WITH ALL LOCAL CODES
ALL ELECTRICAL, MECHANICAL, PLUMBING COMPONENTS SHOWN ARE DIAGRAMMATIC ACTUAL SIZE CONDITIONS.
STRUCT. & FLOORING LAYOUTS ARE NOT REQUIRED. THESE SHOULD BE OBTAINED FROM A LICENSED STRUCTURAL ENGINEER & FLOORING CONTRACTOR. ALL PLANS ARE TO BE REVIEWED BY AND THEY EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR DESIGN AND CONDITIONS.
VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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DATE:	03/16/2021
JOB NO.	2037D
DRWN. BY:	BAJ/ JAM/S
DWG. NAME:	20210316-2037D.DWG

6

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 April 2022

1 Summary of Request

607 King Street, New Construction
Applicant: Bill Allison, Allison Ramsey Architects, Architect

The applicant is requesting Preliminary Approval of new construction of a single-family residence at 607 King Street.

Background:

This is the first submission received for the proposed project.

2 Facts

Property Address: **607 King Street**
Parcel ID: R120-004-000-1031-0000
Case Number: **22-14 HRB.1**
Applicant: **Bill Allison, Allison Ramsey Architects**
Zoning: T4-N
Use: Single-Family Residence



District Development Standards for T4-N:

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

References:

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

3 STAFF COMMENTS

Staff Acknowledgements:

A. None.

Staff Conditions:

1. It appears that the applicant is intending to create a false sense of historic evolution by utilizing a two-story four-square mass with south facing porch that has multiple additions occurring at the rear. This is not a positive approach for the historic district, because it seeks to fool a viewer that there is a historic evolution that does not exist. This is further evidenced by windows set close to corner boards and shutters that won't fully fold back because they would hit a wall. Staff recommends that the applicant simplify the ins and outs of the structure to create a more simplistic organization of the architecture that does not create a false sense of history.
2. On the Site Plan, there is currently no walkway to the front entry stair. Applicant to clarify if a walkway will exist and note the material.
3. On Left Elevation, at Master Bathroom, Staff recommends eliminating the jog at the master shower to make a more simplified exterior form.
4. Staff recommends the applicant restudy the rhythm of the porch bays and fenestration on the east and north elevations so that the rhythms align as noted in page 28 of the Preservation Manual Supplement. Applicant to provide clarity on why each porch bay of the rear screened porch appears to be a different dimension.
5. On main, two-story height structure, the lower windows should be larger in scale than the upper windows, per Section 4.6.3.C.2.c of the Beaufort Code.

STAFF RECOMMENDATION:

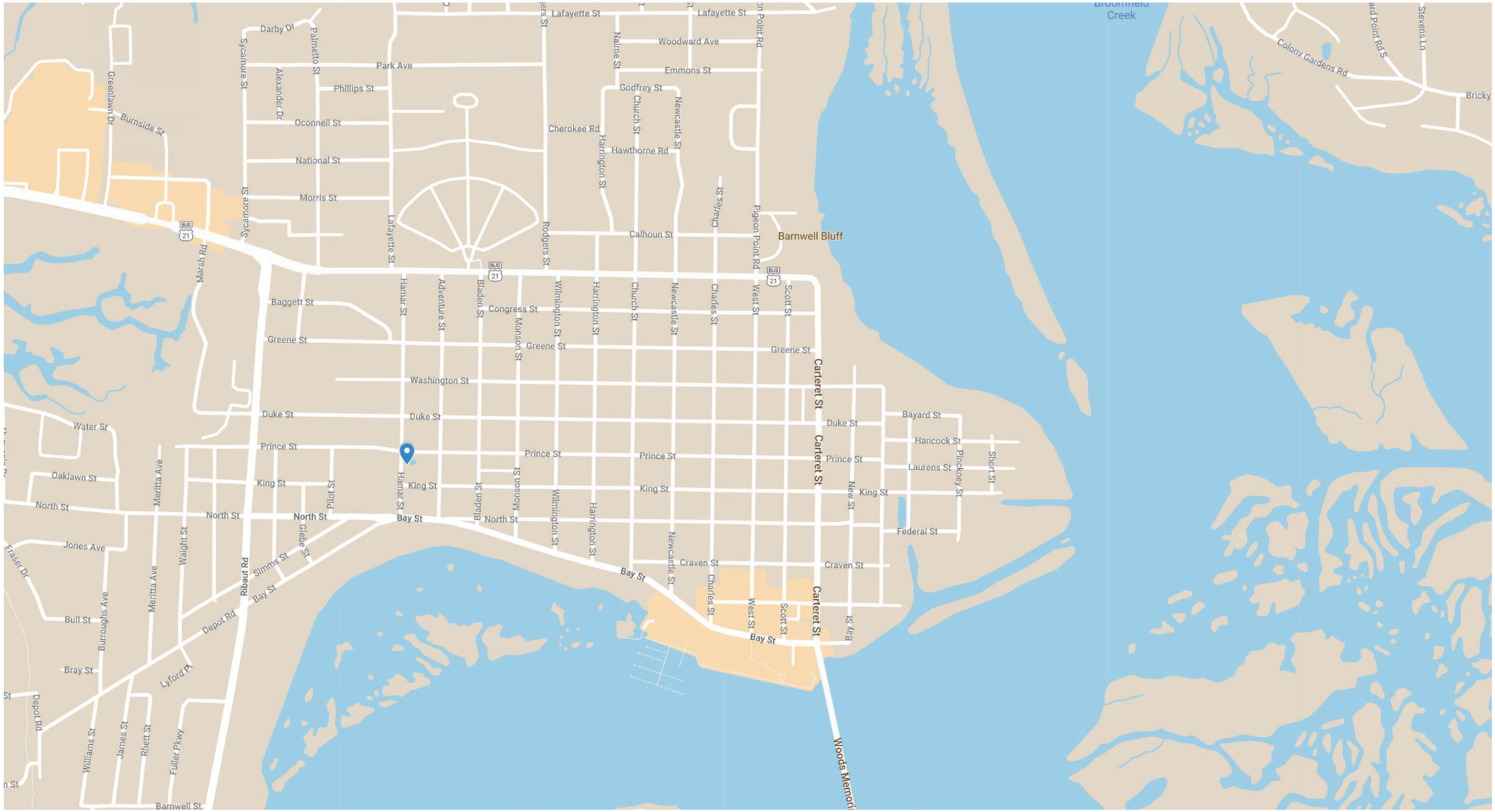
Deferral of Preliminary Approval with Conditions Noted

609 Hamar Street, PIN R120 003 000 0223 0000

New Construction

CITY STAFF INTRODUCTION

609 HAMAR STREET



PROJECT LOCATION- 609 HAMAR STREET






609 HAMAR 5 of 32



609 HAMAR 6 of 12


4'3
6 - 2
609 HAMAR 7 of 32


NO PARKING



609 HAMAR 9 of 32

APPLICANT PRESENTATION

609 HAMAR STREET

22-11 HRB.1

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

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** 2/9 **Application #:** B 3250 **Zoning District:** T4-HN
BCAGHS Survey: ☐ Yes ☒ No

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

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

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

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

Applicant, Property, and Project Information

Applicant Name: Thomas Michaels - SM7 Design

Applicant Address: 1011 Bay Street, suite 314, Beaufort, SC 29902

Applicant E-mail: thomas@sm7design.com Applicant Phone Number: 843.252.2454

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

Owner (if other than the Applicant): PRB Holdings LLC

Owner Address: 93 Society Street, Charleston, SC, 29403

Project Name: 609 Hamar Street Redevelopment

Property Address: 609 Hamar Street

Property Identification Number *(Tax Map & Parcel Number)*: r120 003 000 0223 0000

Date Submitted: 02.09.22

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

Applicant's Signature: Date: 02.09.22

Owner's Signature: Owner's Agent Date: 02.09.22

(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: 609 Hamar Street Redevelopment

Property Size in Acres: 0.260 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):
Lot A: Unit 1 - 1,624 Unit 2 - 1624 Lot B: Unit 1 - 1,624 Unit 2 - 1624

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):

The existing lot located at 609 Hamar Street shall be subdivided into (2) spearate conforming lots. A new stacked duplex will be constructed on each lot. Each unit is appoximatly 1,624 sf with 3 bedrooms. Parking shall be located at the rear of each propery with the aceess off of Prince Street.

Lot design standards are based off the T4-HN zoning (Section 2.4.1) while the building designs are based off the 2-3 unit house. (Section 4.5.5)

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

Revised June 10, 2021

HISTORIC DISTRICT REVIEW
CERTIFICATE OF APPROPRIATENESS

Application Requirements

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

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

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

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

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

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

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

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

Submission Requirements for New Construction and Alterations or Additions

Please submit DIGITAL FILES ONLY via email to: 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.

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.

609 HAMAR 15 of 32

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 constructionand historic information.
- ☐ Tax map or plat showing the location of the property
- ☐ Color photographs of all sides of the structure.
- ☐ Color photographs of adjoining properties.
- ☐ A written report by an engineer, regarding the structural condition of the building, is required ifthe reason for demolition is related to the structural integrity of the building.

HISTORIC DISTRICT REVIEW BOARD
FEE SCHDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

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

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

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

Type 1

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

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

Type 2

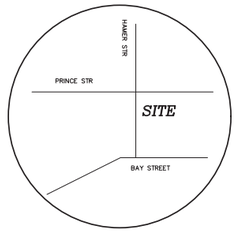
- Any single-family and 2/3-unit residential addition in a historic district: $50
- All other additions: $500 base fee + $0.05/square foot of addition.

Type 3

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

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

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



LOCATION MAP (Not To Scale)

LEGEND

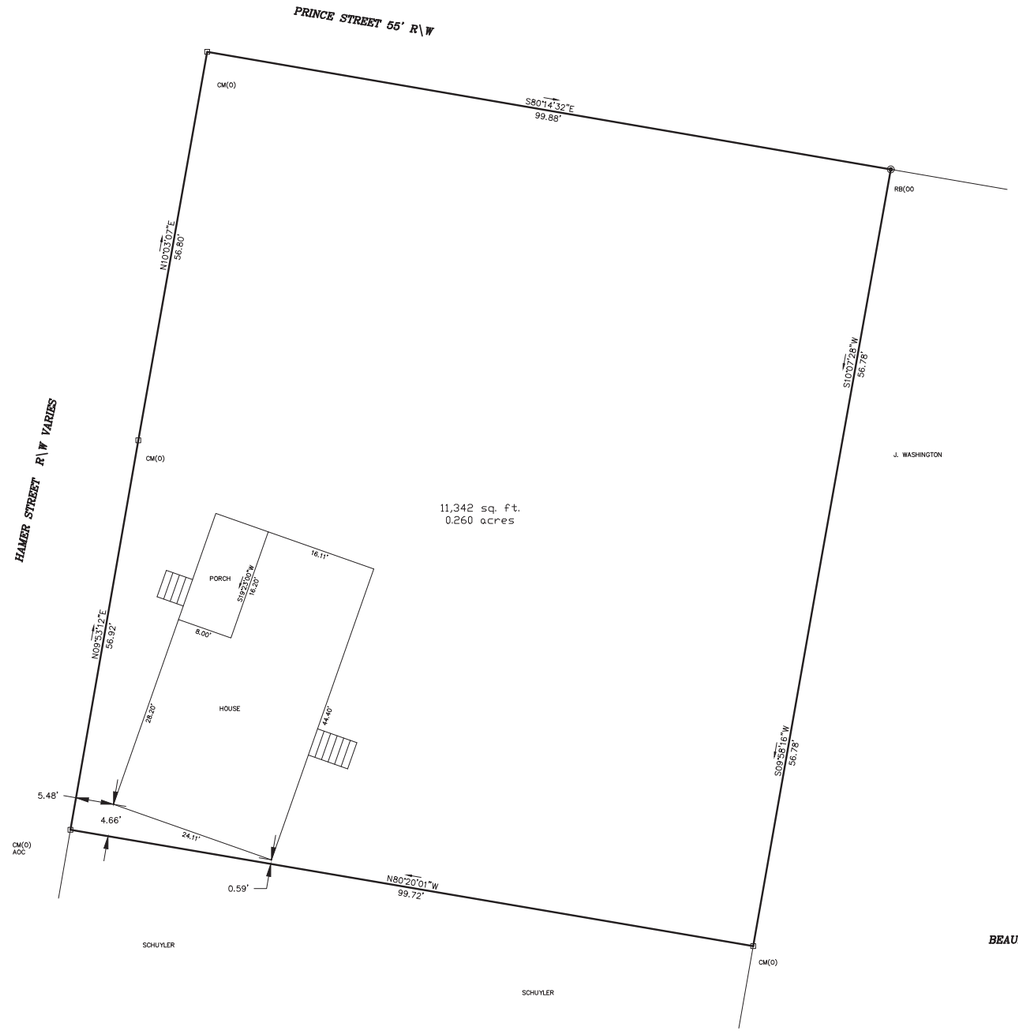
IP(O) = OLD IRON PIPE FOUND
CM(O)= OLD CONCRETE MONUMENT FOUND
RB(N)= NEW REBAR SET 1/2" DIA.
CI(O) = OLD CRIMP TOP IRON PIPE
OE(O)= OLD OPEN END IRON PIPE FOUND
RB(O)= OLD REBAR FOUND
P.P. = POWER POLE
O.H.P. = OVERHEAD POWER LINES
= CALCULATED POINT

GENERAL NOTES:

1.) PRESENT OWNER OF PROPERTY SHOWN HEREON:
LYALLS LOWCOUNTRY LODGING LLC
2.) TOTAL ACRES SURVEYED AND SHOWN HEREON:
AS SHOWN
3.) ACREAGE DETERMINED BY RECTANGULAR COORDINATES.
4.) TMN # 120-03-223
5.) IT IS EXPRESSLY UNDERSTOOD THAT CHRISTENSEN SURVEYING CO. DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF ANY FRESHWATER WETLANDS ON THE PROPERTY SHOWN HEREON.
6.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION.
7.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (N\A) PER FEMA MAP PANEL 45013C-0166-G
DATED: MARCH, 23, 2021

REFERENCE PLATS & DEEDS

1.) DEED 3767/1596



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PLAT SHOWING
R120 003 000 0223 0000
A PORTION OF BLOCK 136
PREPARED FOR:
PRB HOLDINGS
CITY OF BEAUFORT,
BEAUFORT COUNTY, SOUTH CAROLINA
DATED: NOV. 15, 2021
SCALE: 1"=10'

CERTIFICATION:

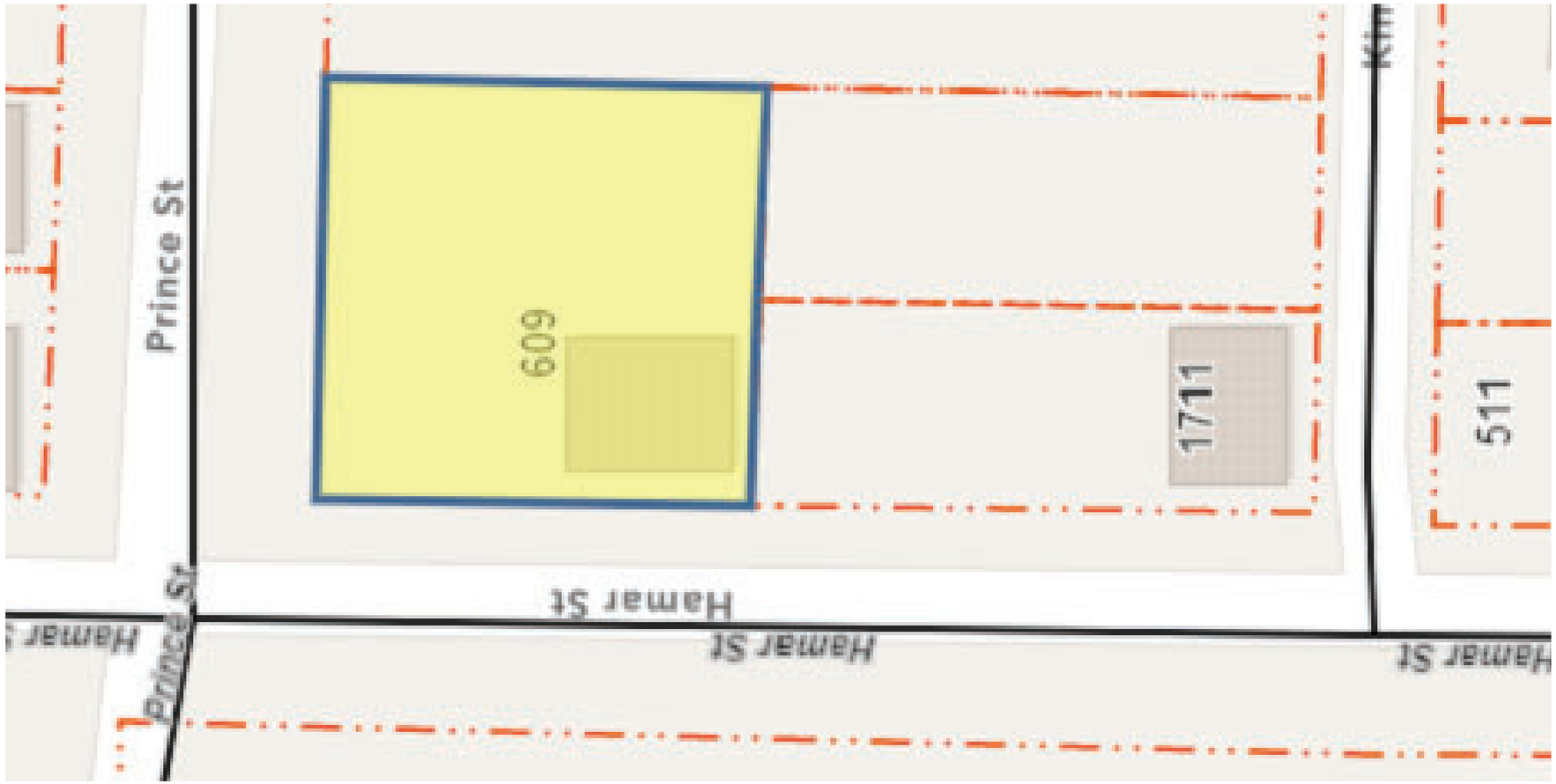
I, ZYAD A. KHALIL, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN;

CHRISTENSEN ~ KHALIL SURVEYORS, INC. CERTIFICATE OF AUTHORIZATION C-00519 SOUTH CAROLINA

ZYAD A. KHALIL RLS
S.C. REG. NO. 15176
[THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND AN EMBOSSED SEAL]

CHRISTENSEN ~ KHALIL SURVEYORS, INC.
3 FACULTY DRIVE, BEAUFORT SC 29907
(843) 524-4148

EX-10477







1 CONCEPTUAL STREETSCAPE
Scale: 1/16" = 1'-0"

SM7 DESIGN
architecture + planning
SM7 DESIGN LLC
1011 BAY STREET, STE 314
BEAUFORT SC 29002

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

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PROJECT:
NEW DUPLEX

ADDRESS:
609 HAMAR STREET,
BEAUFORT, SC 29902

ISSUE / REVISION:

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DRAWN BY:	D. SKLAR
REVIEWED BY:	D. SKLAR
PROJECT ID:	21-043

SHEET TITLE:
STREETSCAPE

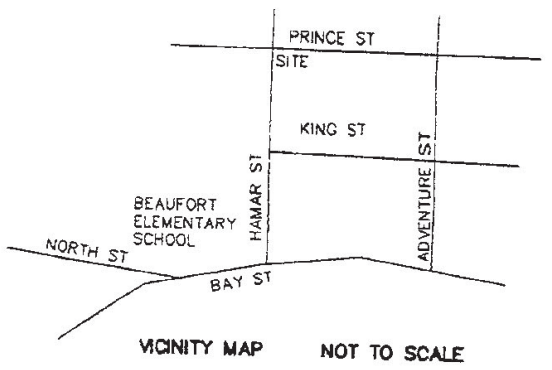
A002

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

GASQUE & ASSOCIATES INC.

LAND SURVEYORS & PLANNERS

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



VICINITY MAP NOT TO SCALE

EXEMPT
The development plan shown hereon is exempt from requirements of the City of Beaufort Subdivision Regulations according to the provisions in Article VII Section 70 C-5
Certified by [signature] Date August 21 2002
City of Beaufort Planning Department

ASBUILT SURVEY PREPARED FOR

JAMES WALKER FORD

BEING A PORTION OF BLOCK 136 CITY OF BEAUFORT AS DESCRIBED IN A DEED RECORDED IN DEED BOOK PAGE 730 BEAUFORT COUNTY R.M.C. OFFICE LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY SOUTH CAROLINA
TAX MAP 120 003-0223

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.
THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY BEAUFORT COUNTY BUILDING CODES PHONE NUMBER (843)-470-2684.
THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450025 0005 D. DATED 09/29/86 (INDEX DATED 11/04/92)
THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH THE BEAUFORT COUNTY DEVELOPMENT STANDARDS ORDINANCE

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

30 15 0 30 60 90

SCALE 1"=30' SCALE IN FEET DATE 8/20/02

DAVID E. GASQUE, R.L.S. JOB # 21639/E.C.
S.C. REGISTRATION NUMBER 10506 FB# 502 DRAWN BY S

NEW DUPLEX

609 HAMAR STREET, BEAUFORT, SC 29902



SM7 DESIGN LLC
1011 BAY STREET, SUITE 314
BEAUFORT, SC 29902
PH: 843.900.1841
EMAIL: INFO@SM7DESIGN.COM



VIEW OF LOT FROM PRINCE STREET



VIEW OF INTERSECTION



VIEW OF LOT FROM NTERSECTION



VIEW OF LOT FROM HAMAR STREET



VIEW OF NEIGHBORING LOT FROM HAMAR



VIEW OF INTERSECTION

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PROJECT:

NEW DUPLEX

ADDRESS:

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BEAUFORT, SC 29902

ISSUE / REVISION:

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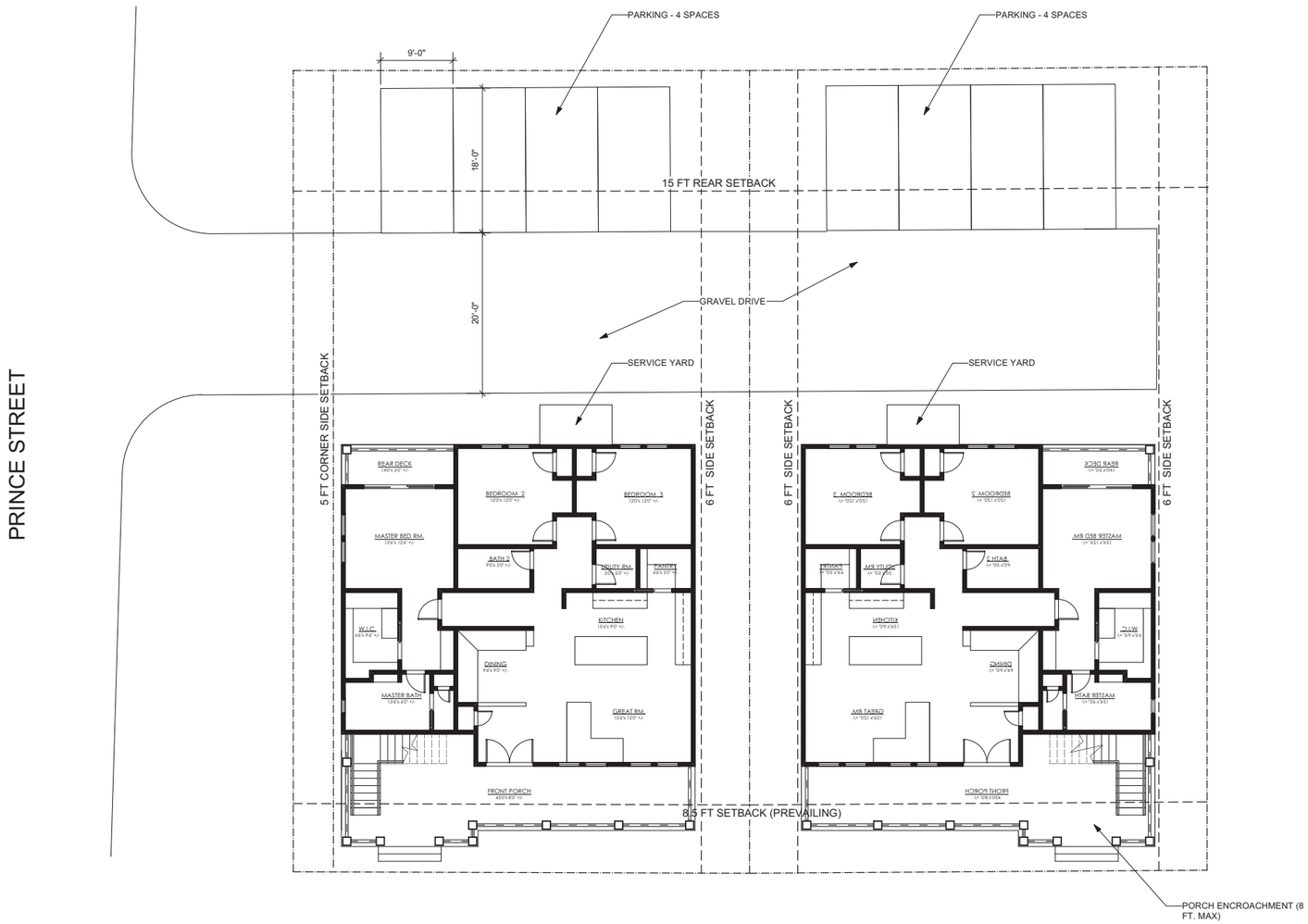
DRAWN BY:	D. SKLAR
REVIEWED BY:	D. SKLAR
PROJECT ID:	21-043

SHEET TITLE:

EXISTING CONDITIONS

A000



1 PRELIMINARY SITE PLAN
Scale: 1/8" = 1'-0"

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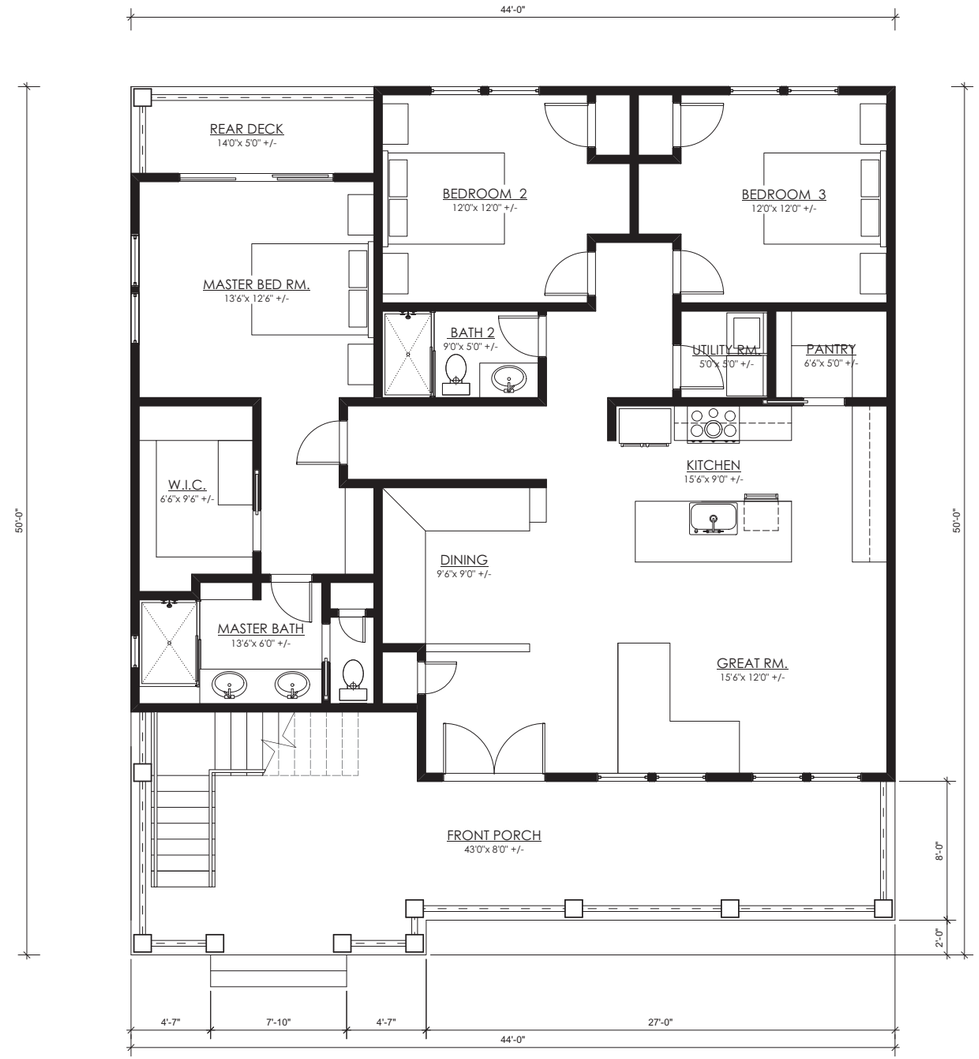
DRAWN BY:	D. SKLAR
REVIEWED BY:	D. SKLAR
PROJECT ID:	21-043

SHEET TITLE:
ARCHITECTURAL SITE PLAN

A001



MAIN LEVEL CONDITIONED
1,624 sq. ft. +/-

1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

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PROJECT:
NEW DUPLEX

ADDRESS:
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BEAUFORT, SC 29902

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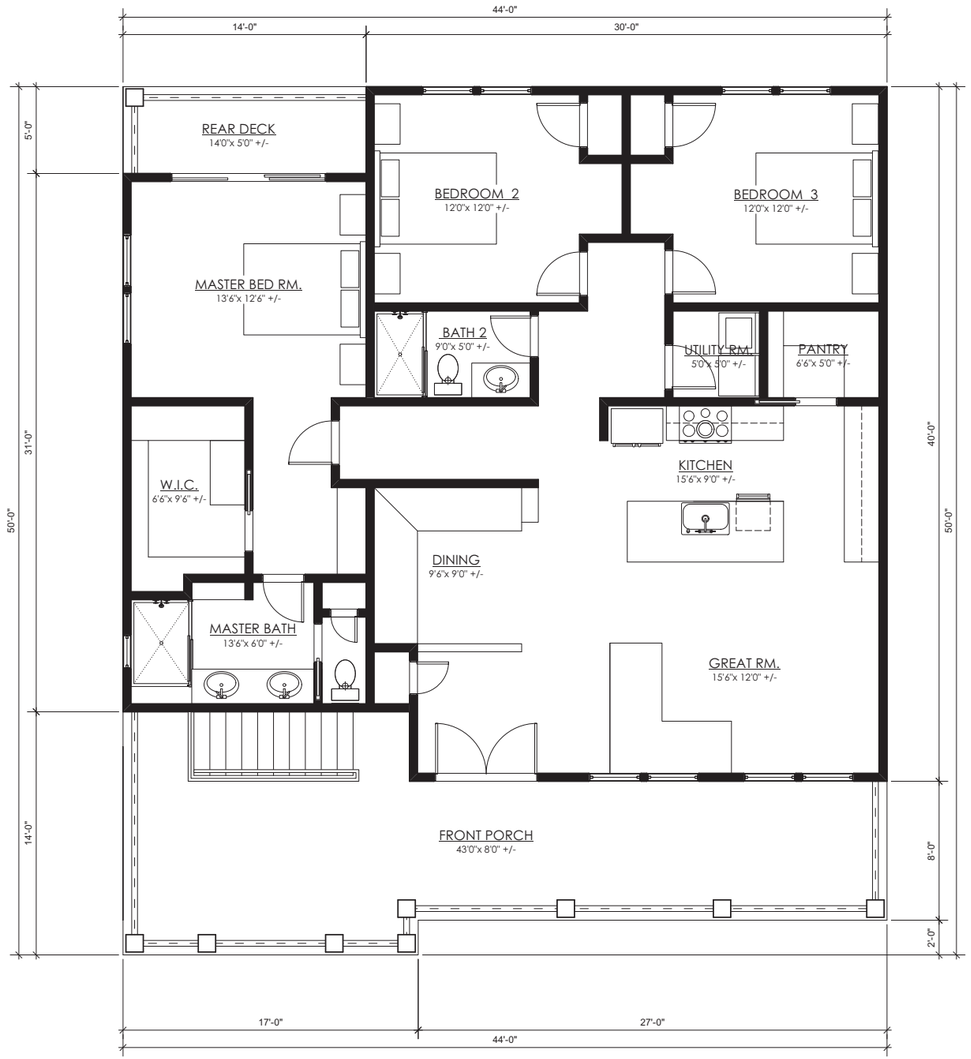
DRAWN BY:	D. SKLAR
REVIEWED BY:	D. SKLAR
PROJECT ID:	21-043

SHEET TITLE:
FIRST FLOOR PLAN

A103



SECOND LEVEL CONDITIONED
1,624 sq. ft. +/-

2 FLOORPLAN 2
Scale: 1/4" = 1'-0"

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PROJECT:
NEW DUPLEX

ADDRESS:
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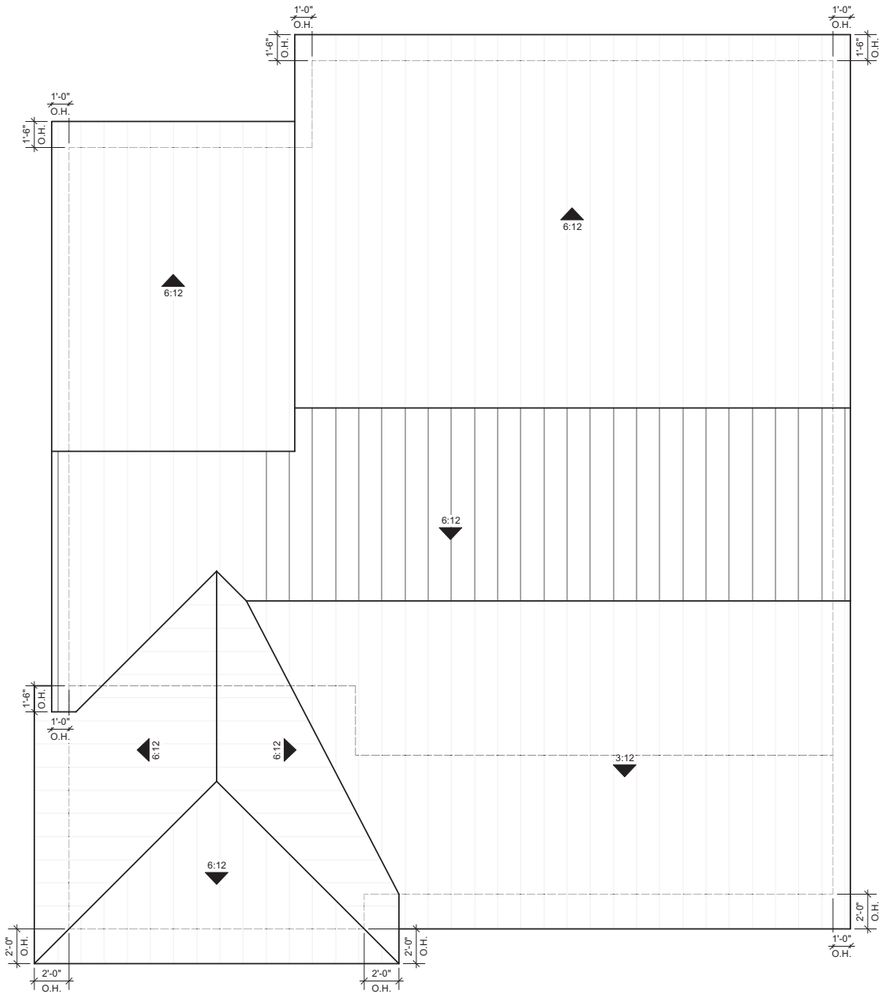
DRAWN BY:	D. SKLAR
REVIEWED BY:	D. SKLAR
PROJECT ID:	21-043

SHEET TITLE:
SECOND FLOOR PLAN

A104



1 ROOF PLAN
Scale: 1/4" = 1'-0"

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PROJECT:
NEW DUPLEX

ADDRESS:
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BEAUFORT, SC 29902

ISSUE / REVISION:

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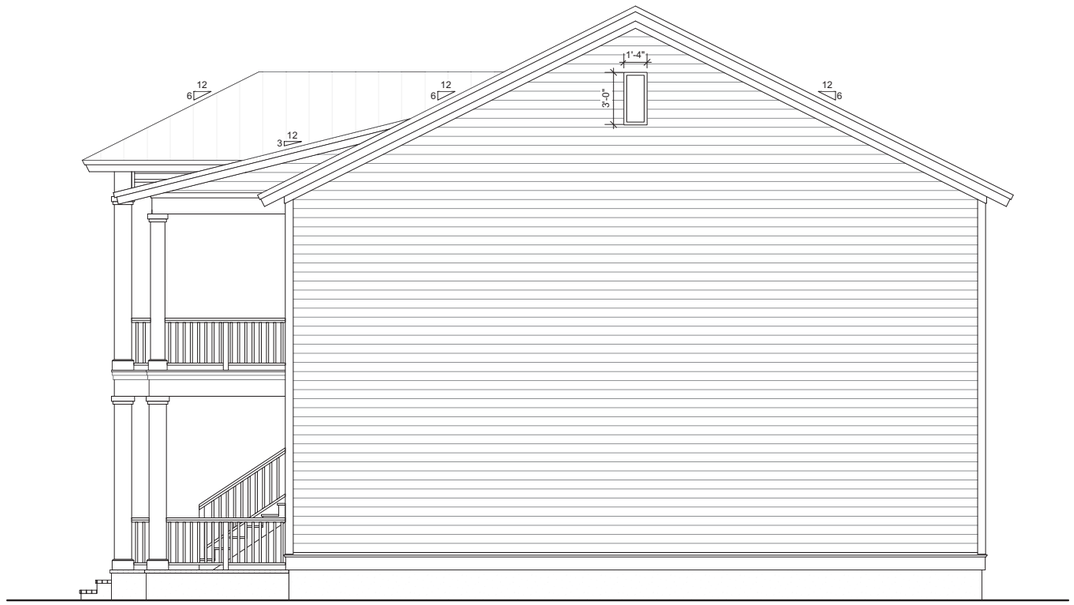
DRAWN BY:	D. SKLAR
REVIEWED BY:	D. SKLAR
PROJECT ID:	21-043

SHEET TITLE:
ROOF PLAN

A106



2 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



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

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DRAWN BY:	D. SKLAR
REVIEWED BY:	D. SKLAR
PROJECT ID:	21-043

SHEET TITLE:
ELEVATIONS

A201



2 LEFT ELEVATION
Scale: 1/4" = 1'-0"



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

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DRAWN BY:	D. SKLAR
REVIEWED BY:	D. SKLAR
PROJECT ID:	21-043

SHEET TITLE:
ELEVATIONS

A202

Meredith Jacobs

From: Thomas Michaels <Thomas@SM7Design.com>
Sent: Wednesday, March 9, 2022 10:55 AM
To: Meredith Jacobs
Cc: Julie Bachety; Hunter Diggins; Troy Barber; Suzanne Williams; Jeremy Tate; Heather Spade; Emmilyn Potts
Subject: RE: 609 Hamar

1. Do you plan to also submit a demolition application as noted in the attached email? We can't process a new construction application if the site is not clear, so we must have a demo application and request as well.
   When I spoke with Heather about this project, if I remember correctly, since the structure was not contributing, the application was handled at a staff level. If that is not the case I will get one in to you.
2. I assume there is no new or existing mechanical equipment proposed to remain on the site, but please confirm.
   Nothing to remain
3. Can you please note the proposed percentage of the total impervious paving?
   3,445 sq ft so approx. 1,700 sq ft per lot.
4. Are you able to provide the species and DBH of the tree that is proposed to be removed?
   I can stop by this afternoon after the HRB meeting and check and get an estimation until our surveyor is complete with the subdivision requirements. I do no its not a live oak.

From: Meredith Jacobs <meredith@meadorsinc.com>
Sent: Wednesday, March 9, 2022 10:45 AM
To: Thomas Michaels <Thomas@SM7Design.com>
Cc: Julie Bachety <jbachety@cityofbeaufort.org>; Hunter Diggins <digginshunter@gmail.com>; Troy Barber <tbarber@kingandsociety.com>; Suzanne Williams <suzanne@SM7Design.com>; Jeremy Tate <jeremy@meadorsinc.com>; Heather Spade <hspade@cityofbeaufort.org>; Emmilyn Potts <epotts@cityofbeaufort.org>
Subject: RE: 609 Hamar

Thank you, Tom. This has been received. From a brief glance, I do have the following questions:

1. Do you plan to also submit a demolition application as noted in the attached email? We can't process a new construction application if the site is not clear, so we must have a demo application and request as well.
2. I assume there is no new or existing mechanical equipment proposed to remain on the site, but please confirm.
3. Can you please note the proposed percentage of the total impervious paving?
4. Are you able to provide the species and DBH of the tree that is proposed to be removed?

Many thanks!

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

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 April 2022

1 Summary of Request

609 Hamar Street, New Construction
The applicant is requesting conceptual approval for new construction of two 2-unit houses on a future subdivided lot.

This lot currently contains a non-contributing structure, which Staff approves for demolition. This lot is located within the Historic Conservation Neighborhood and the Northwest Quadrant.

Background: This is the first application received for the proposed project.

2 Facts

Property Address:	609 Hamar Street
Parcel ID:	R120 003 000 0223 0000
Case Number:	**22-11 HRB.1**
Applicant:	**Thomas Michaels, SM7 Design, Architect**
Zoning:	T4-HN
Use:	Single Family Dwelling



District Development Standards for T4-HN:

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

References:

The Beaufort Code
Beaufort Preservation Manual Supplement
Beaufort Preservation Manual

3 STAFF COMMENTS

Staff Acknowledgements

- The Applicant has submitted a separate application for demolition of the existing, non-contributing structure on this property. From a separate review, Staff approves demolition of this structure.
- The proposed frontage buildout for each lot (approx. 77%) exceeds the maximum allowed for each lot (75%) by the Beaufort Code, Section 2.4.1.4. Because this increases density, Staff applies an administrative adjustment to this standard per Section 9.12.1, allowing the standard to be adjusted to a maximum requirement of 80% frontage build-out. The frontage buildout proposed is therefore acceptable by the Code.

Staff Conditions

1. On the site plan, the parking must be set back from the rear property line a minimum of 5 feet per Section 2.4.1.E.3 of the Beaufort Code. Applicant to ensure and demonstrate compliance with this section in future submissions.
2. On the front elevation, Staff does not support the hipped roof form over the stair and entryway. It adds complexity to the design that Staff feels is unnecessary. Staff recommends eliminating the hipped roof and continuing the adjacent shed porch roof over the entirety of the front porch. Staff understands that this would also eliminate the protrusion of the porch at the entry stair and that this would also require a different stair configuration.
3. In conjunction with Condition 2, Staff further recommends that the entry stair to the first-floor porch be centered on the entry doors and that the porch have a 5 bay configuration.
4. Staff is not in support of the blank façade proposed on the right elevation and recommends adding windows to this façade.
5. The fenestration on the Left Elevation is not consistent with the floorplan. Staff is not in support of the proposed smaller windows and recommends that the applicant make the windows larger in this location. Staff further recommends that the windows in the walk in closets be centered below the window in the gable.
6. Applicant to ensure and demonstrate compliance with Beaufort Code Section 4.6.3.C.2.c.i regarding window size. The upper story windows must be smaller than the lower story windows.
7. On the Front Elevation, Staff does not support the proposed faux shutters on the second level behind the stair. Shutters are not used elsewhere on the structure, which indicates that these are fictitious.
8. The Front Elevation shows a single door with sidelights, but the floorplan shows a French door in this location. Applicant to confirm intent. Staff recommends that the width of each ganged window on the front façade match the width of a single leaf of the entry door.

STAFF RECOMMENDATION:

Conceptual Approval with conditions noted.

Further Recommendations to Guide Applicant Beyond Conceptual:

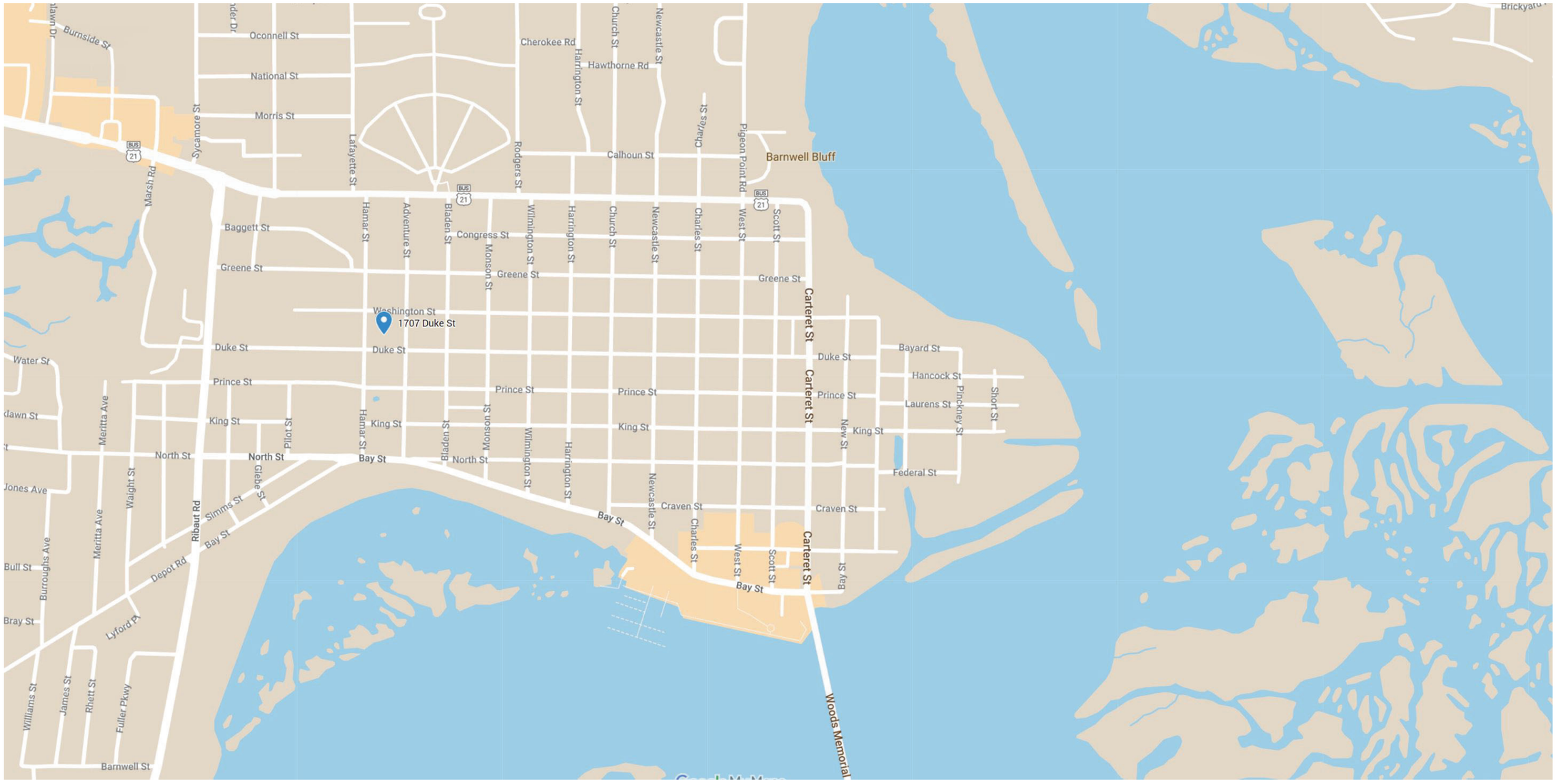
1. *Ensure and demonstrate compliance with Beaufort Code Section 4.6.1.F regarding Trash, Mechanical, Utility and Service Equipment and Areas.*
2. *Ensure and demonstrate compliance with Section 4.6.3.C.2.a. All windows should have a projecting sill.*

1707 Duke Street, PIN R120 003 000 0131 0000

New Construction

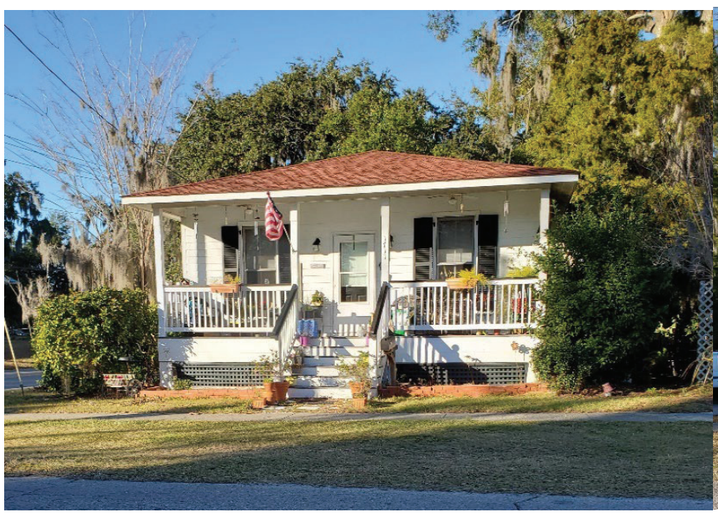
CITY STAFF INTRODUCTION

1707 DUKE STREET



PROJECT LOCATION- 1707 DUKE STREET

Houses on the north side of the 1700 block of Duke Street



1711 Duke Street



1709 Duke Street

These houses are to the left of 1707 Duke Street as viewed from the road. The remaining lots along this side of the block are empty except for 1701, the right-hand corner lot, which is currently under construction and pictured below.



1707 Duke Street



1701 Duke Street

1707 DUKE STREET 3 of 61







APPLICANT PRESENTATION

1707 DUKE STREET

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

☐ Staff Review
☑ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** 3/16 **Application #:** 233886 **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: Karen Sullenger
Applicant Address: 720 Ribaut Rd., Beaufort SC
Applicant E-mail: karensullenger@gmail.com Applicant Phone Number: 717-476-3918

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

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

Project Name: 1707 Duke Street Project
Property Address: 1707 Duke Street, Beaufort SC 29902
Property Identification Number *(Tax Map & Parcel Number)*: R120 003 000 0131 0000
Date Submitted: March 16, 2022

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

Applicant's Signature: Karen Sullenger Date: March 16, 2022
Owner's Signature: Karen Sullenger Date: March 16, 2022
(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: 1707 Duke Street Project

Property Size in Acres: .15 Proposed Building Use: Personal 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):

House: downstairs - 1288sqft; upstairs - 968sqft; porches - 476sqft Garage: 576sqft

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 proposal is to build a new house and garage on a currently vacant lot at 1707 Duke Street which is within the Conservation neighborhood of the Beaufort City Historical District. The house is to be two stories and the garage one story.

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

Checklist for Submission

**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. *NOTE: In meeting with City Planner it was deemed this site plan would be sufficient due to 6 month back-up with Plat preparation.*

- ✓ 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.

Hoffmer

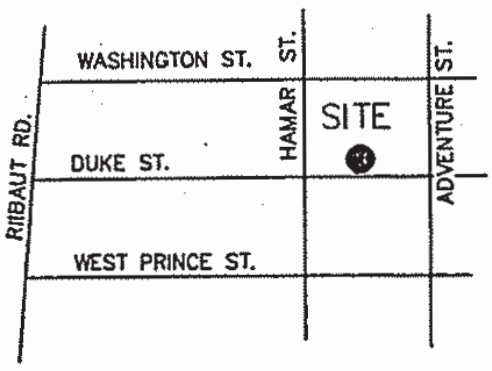
SOUTH CAROLINA
GASQUE & ASSOCIATES, INC. No. C00192
CERTIFICATE OF AUTHORIZATION

FILED 3390
JOHN A. SULLIVAN, JR.
R.M.C.
BEAUFORT COUNTY, S.C.
00 OCT 26 PM 2:19
BK 76 PG 103
FOLDER #

GASQUE & ASSOCIATES INC.

LAND SURVEYORS & PLANNERS

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



VICINITY MAP NOT TO SCALE



EXEMPT

Development plan shown hereon is exempt from the requirements of the City of Beaufort Subdivision Regulations according to the provisions in Article VII

Section 70(C)

Certified by Hillary Austin

Date 10/26/00

Beaufort County Planning Board

ASBUILT SURVEY PREPARED FOR

BRUCE HOFFMAN

BEING TWO PORTIONS OF LAND, BLOCK 134, CITY OF BEAUFORT, AS SHOWN IN A MAP OR PLAT ADOPTED BY THE U.S. DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA AND DESCRIBED IN QUIT CLAIM DEED, DEED BOOK 615, PAGE 2212, BEAUFORT COUNTY R.M.C. OFFICE.

BEAUFORT TAX MAP 120-003-000-0131.

LOCATED ON THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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

THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY BEAUFORT COUNTY BUILDING CODES PHONE NUMBER (843)-470-2684.

THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AS DETERMINED BY FEMA FIRM COMM.-PANEL NUMBER 450026 0005 D. DATED: 09/29/86. (INDEX DATED: 11/04/92.)

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH THE BEAUFORT COUNTY DEVELOPMENT STANDARDS ORDINANCE

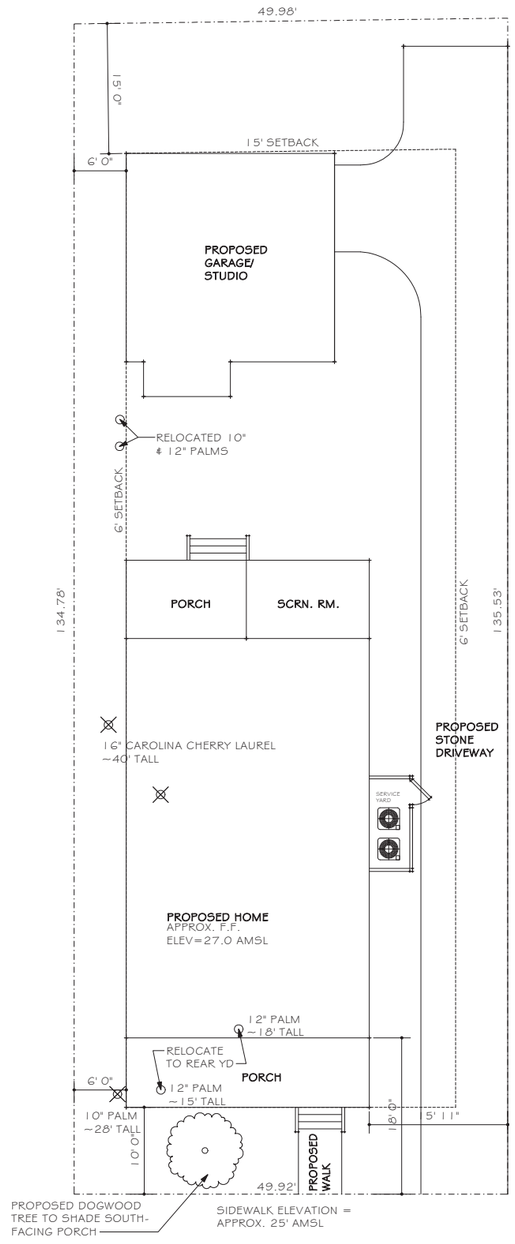
I, DAVID E. GASQUE, HEREBY CERTIFY TO BRUCE HOFFMAN THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS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

40 20 0 40 80 120

SCALE: 1"=40' SCALE IN FEET DATE: 10/20/00

DAVID E. GASQUE, R.L.S.
S.C. REGISTRATION NUMBER 10506

JOB #17449
FB#403 DES4/KC



SITE PLAN

SCALE : 1/8" = 1' 0"

AVERAGE PREVAILING FRONT SETBACK ON THE BLOCK = APPROX. 10'

FRONTAGE BUILD-OUT:
TOTAL LOT FRONTAGE - 49.92'
TOTAL FRONT FACADE - 28'

FRONTAGE PERCENTAGE - 58%

IMPERVIOUS AREA:
TOTAL LOT AREA - 6751 SQ. FT
TOTAL IMPERVIOUS AREA - 2452 SQ. FT.

IMPERVIOUS PERCENTAGE - 36%

MATTHEW BREDESON, HOME DESIGN
10 PADDINGTON LANE
BLUFFTON, SC 29910
PHONE (843) 384-0498

A HOME DESIGN FOR:
KAREN SULLENGER
1707 DUKE STREET
BEAUFORT, SC

DRAWN
MJB

DATE
MARCH 22, 2022

JOB NO.

SHEET NUMBER
S1

OF SHEETS



ADJACENT EXISTING RESIDENCE AT 1709 DUKE STREET
(DIMENSIONS APPROXIMATE)

PROPOSED RESIDENCE AT 1707 DUKE STREET

UNUSED LOT AT 1705 DUKE STREET

STREET ELEVATION

SCALE : 1/4" = 1' 0"

1707 DUKE STREET 14 of 61

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DATE
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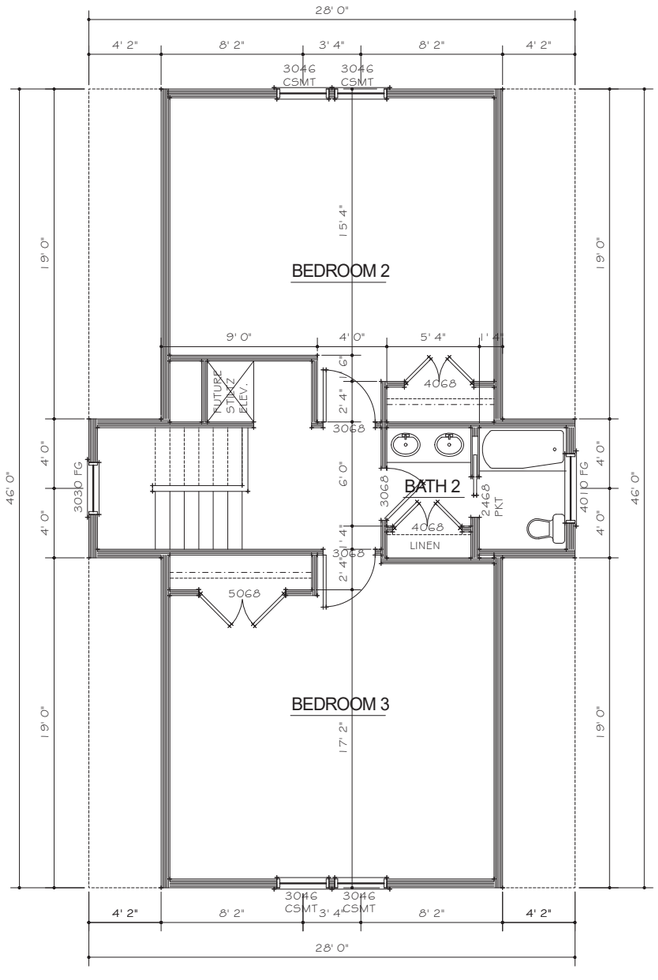
JOB NO.

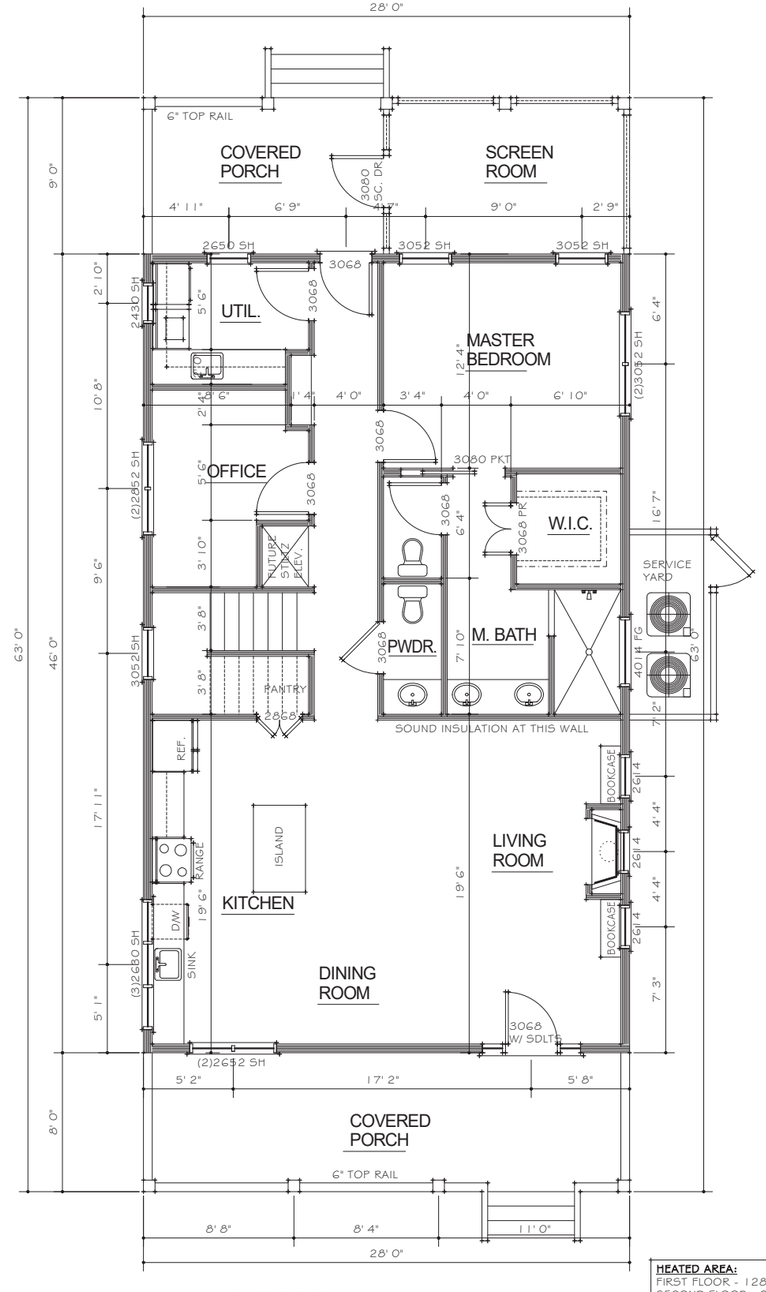
SHEET NUMBER
S2

OF SHEETS



UPPER FLOOR PLAN

SCALE : 1/4" = 1' 0"



MAIN FLOOR PLAN

SCALE : 1/4" = 1' 0"

HEATED AREA:
FIRST FLOOR - 1288 SQ. FT.
SECOND FLOOR - 968 SQ. FT.

TOTAL - 2256 SQ. FT.

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10 PADDINGTON LANE
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PHONE (843) 384-0498

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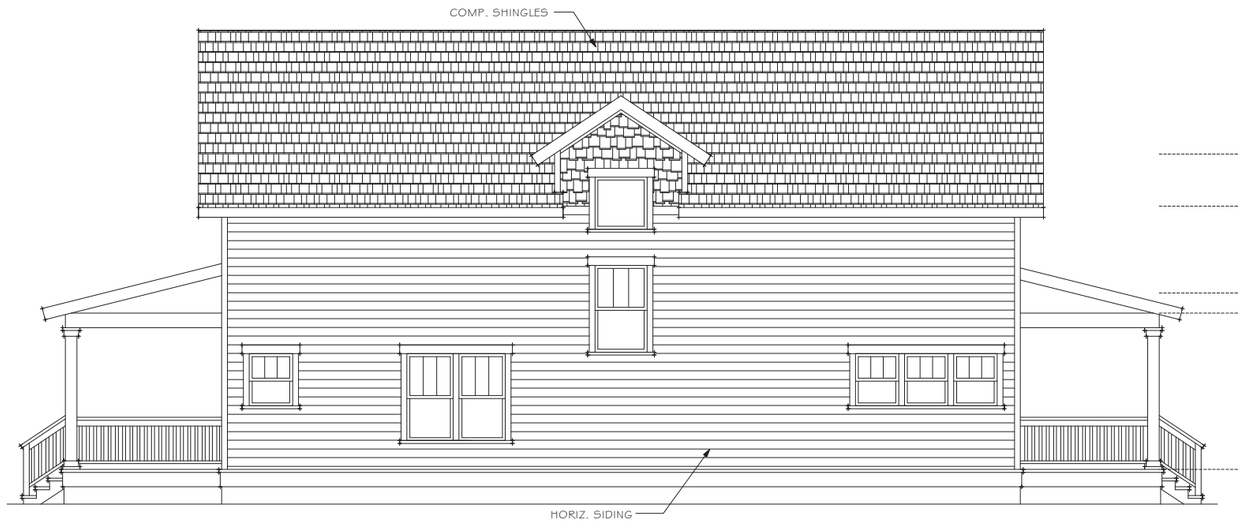
JOB NO.

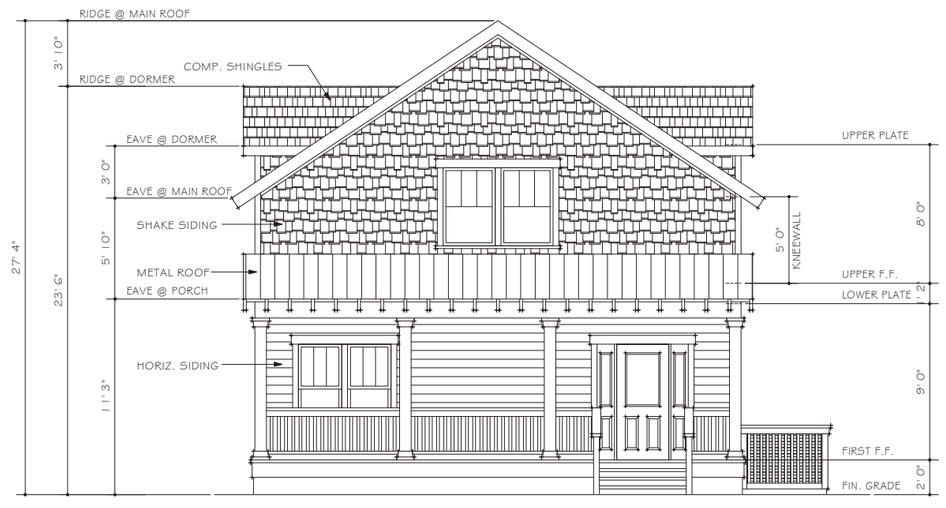
SHEET NUMBER
1

OF SHEETS



LEFT SIDE ELEVATION

SCALE : 1/4" = 1' 0"



FRONT ELEVATION

SCALE : 1/4" = 1' 0"

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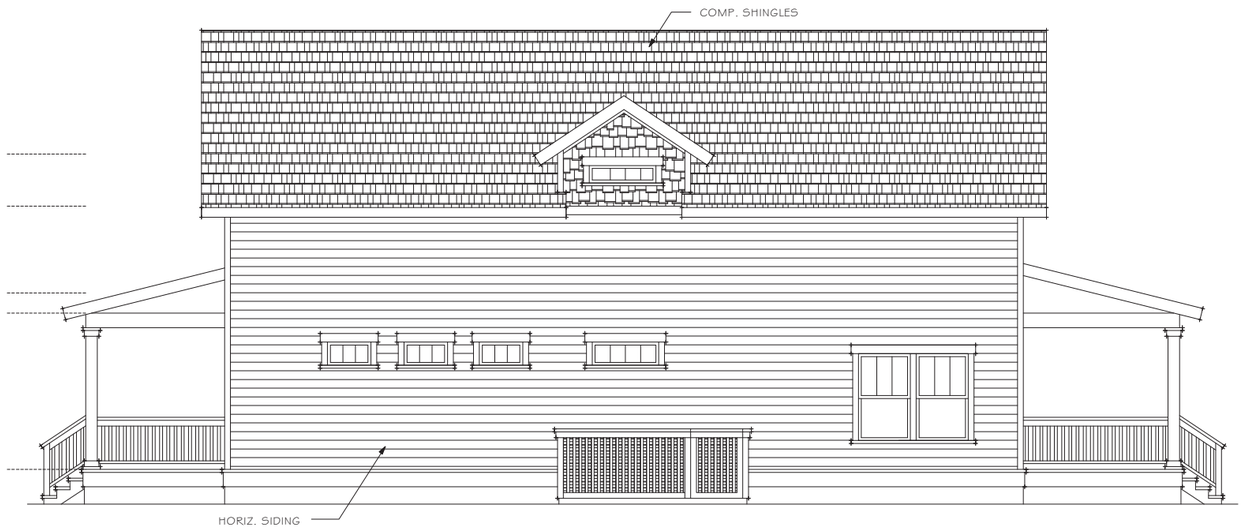
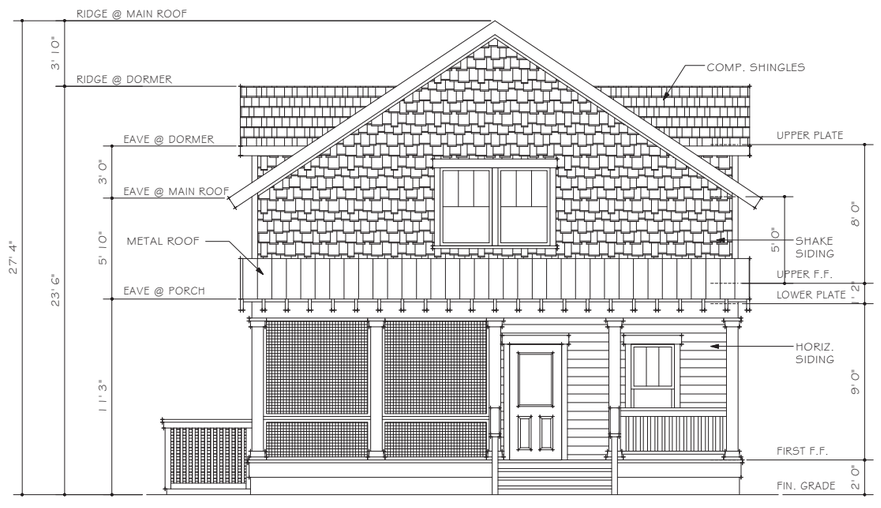
2

OF SHEETS



RIGHT SIDE ELEVATION

SCALE : 1/4" = 1' 0"



REAR ELEVATION

SCALE : 1/4" = 1' 0"

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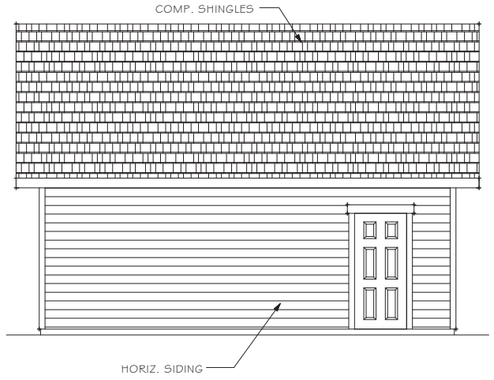
3

OF SHEETS



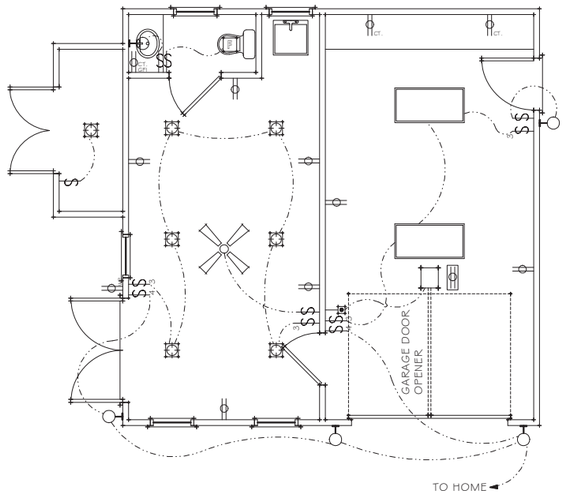
REAR ELEVATION

SCALE : 1/4" = 1' 0"



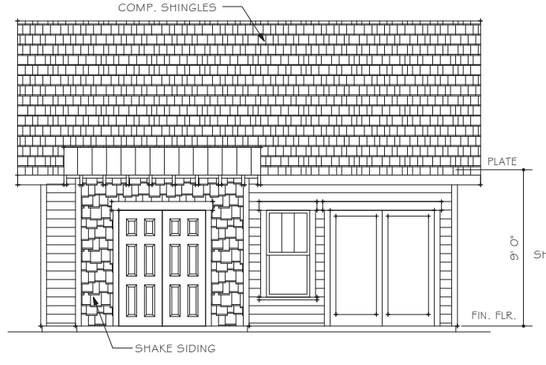
RIGHT SIDE ELEVATION

SCALE : 1/4" = 1' 0"



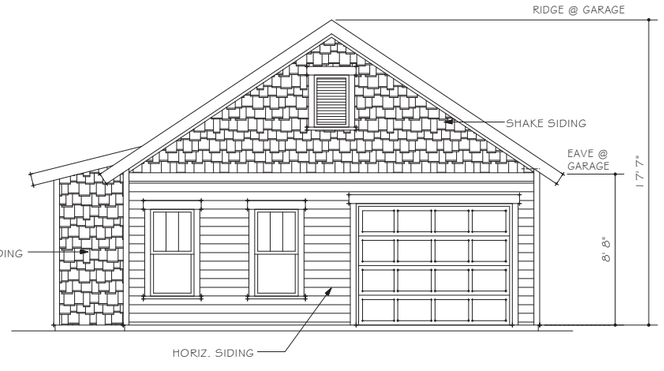
ELECTRICAL PLAN

SCALE : 1/4" = 1' 0"



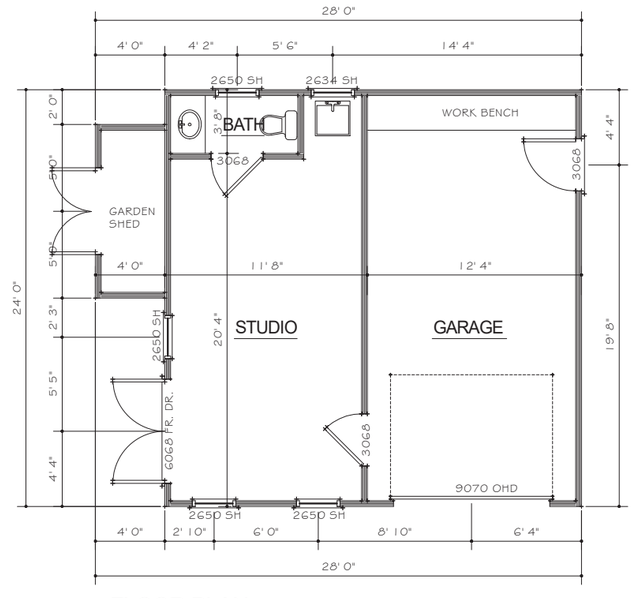
LEFT SIDE ELEVATION

SCALE : 1/4" = 1' 0"



FRONT ELEVATION

SCALE : 1/4" = 1' 0"



FLOOR PLAN

SCALE : 1/4" = 1' 0"

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DRAWN
MJB

DATE
MARCH 22, 2022

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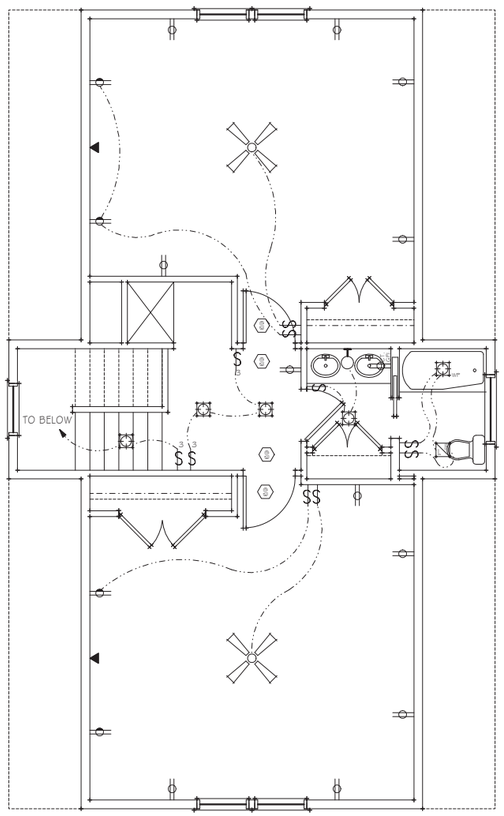
SHEET NUMBER
4

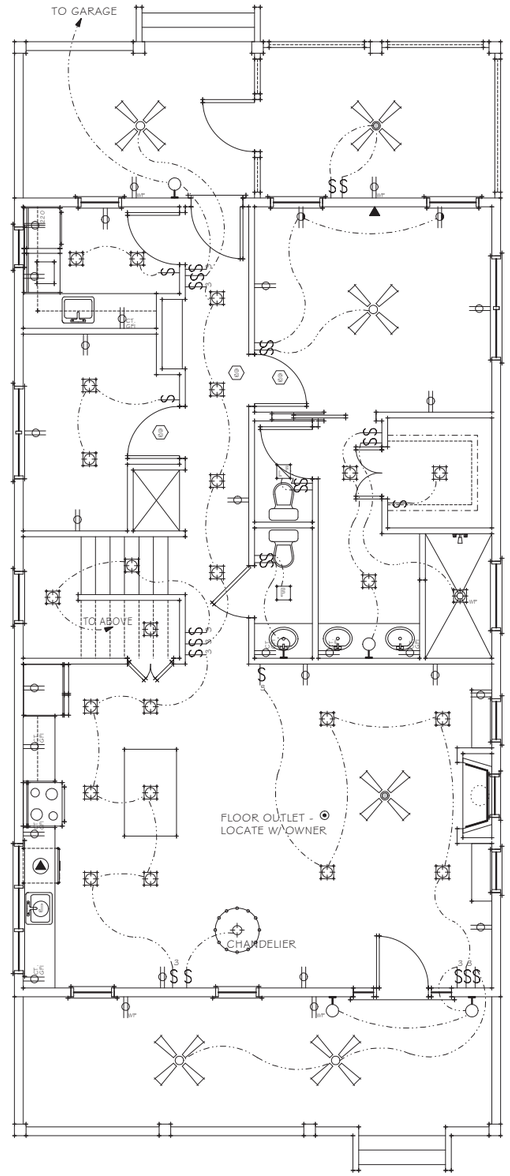
OF SHEETS

ELECTRICAL LEGEND			
	110 VOLT DUPLEX RECEPTICAL		EXHAUST FAN
	110 V. DUP. RECPT./SWTCH'D.		EXHAUST FAN / LIGHT
220	220 VOLT RECEPTICAL		EXHST. FAN / LGHT. / HEAT LAMP
WP	110 V. WEATHER PRF. RECPT.		RECESSED DOWN LIGHT
	110 V. DUP. FLOOR RECPT.		SURFACE MNT'D. INCANDESCENT
	110 V. DUP. CEILING RECPT.	EXIT	EMERGENCY EXIT LIGHT
GFI	110 V. GRND. FLT. DUP. RECPT.		VANITY STRIP LIGHT
220	110 V. DEDICATED CIRCUIT		RECESSED WALL WASH
GFI	110 V. SURGE PROTCT'D RECPT.		ADJUSTABLE EYEBALL
GFI	110 V. CTRTP GRD. FT. RECPT.		WALL MOUNTED BRACKET LIGHT
S	SINGLE POLE SWITCH		WALL SCONCE
S3	3 - WAY SWITCH	CH	CHANDELIER FIXTURE
S4	4 - WAY SWITCH		KEYLESS FIXTURE (SWITCHED)
SD	DIMMER SWITCH		KEYLESS FIXTURE (PULL CHAIN)
SF	SWTCH BY FAN MANUFTR.		RECESSED FLRSCNT. FIXTURE
SP	SWITCH WITH PILOT LIGHT		SURFACE MNTD. FLRSCNT. FIXTURE
	PUSH BUTTON SWITCH		CEILING FAN
	QUICK DISCONNECT SWITCH		
			CEILING FAN WITH LIGHT KIT
	COMPUTER NET. JACK		TRACK LIGHTING
	TELEPHONE JACK		UNDER CABINET STRIP LIGHT
FAX	FAX JACK		CLOSET LIGHT
	TV / CABLE CONNECTION		STEP LIGHT FIXTURE
	DOOR CHIMES		DOUBLE SECURITY LIGHT
J	JUNCTION BOX		WALL MOUNTED STRIP LIGHT
A	DIRECT WIRE APPLIANCE		SURROUND SOUND SPEAKER
SD	AC PWR'D. SMOKE DETECTOR		
T	ATTIC EXHAUST FAN W / T'STAT		FLOOR OUTLET / SWITCHED



UPPER FLOOR PLAN

SCALE : 1/4" = 1' 0"



MAIN FLOOR PLAN

SCALE : 1/4" = 1' 0"

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PHONE (843) 384-0498

A HOME DESIGN FOR:
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1707 DUKE STREET
BEAUFORT, SC

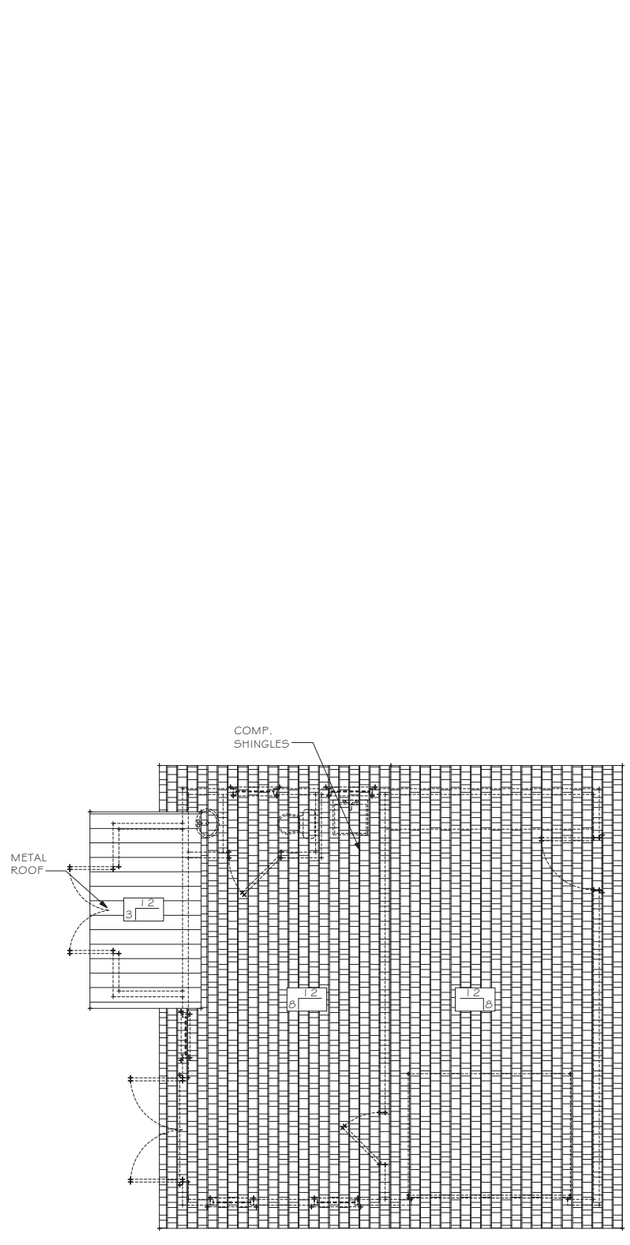
DRAWN
MJB

DATE
MARCH 15, 2022

JOB NO.

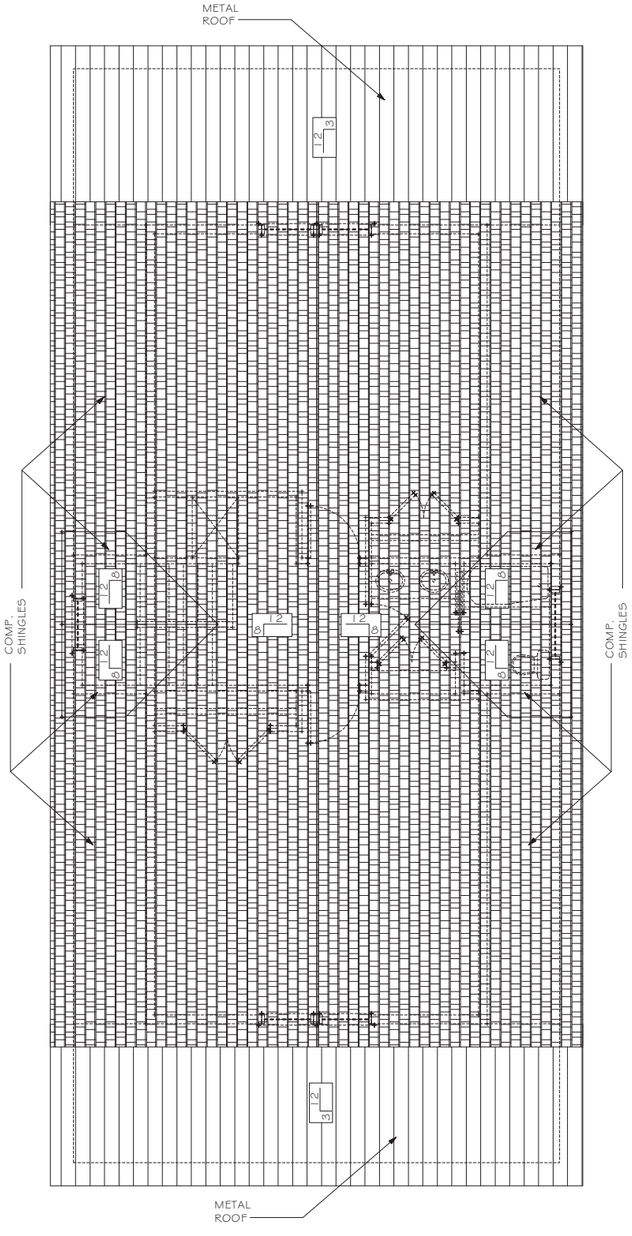
SHEET NUMBER
5

OF SHEETS



GARAGE ROOF PLAN

SCALE : 1/4" = 1' 0"



ROOF PLAN

SCALE : 1/4" = 1' 0"

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1707 DUKE STREET
BEAUFORT, SC

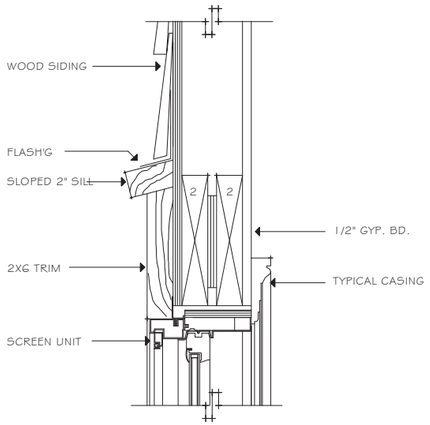
DRAWN
MJB

DATE
MARCH 15, 2022

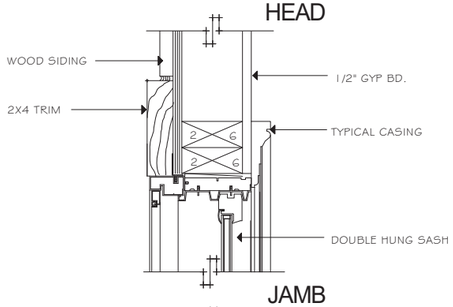
JOB NO.

SHEET NUMBER
6

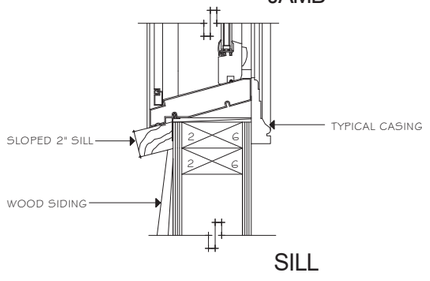
OF SHEETS



HEAD



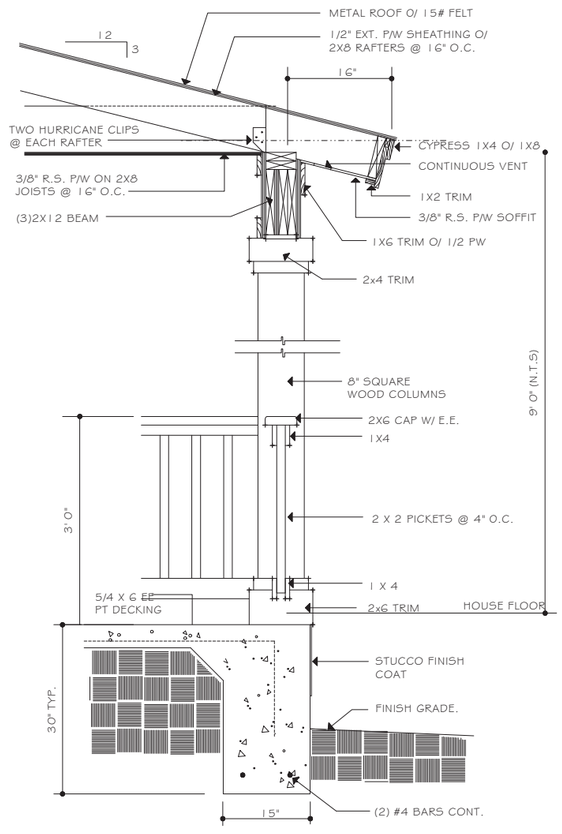
JAMB



SILL

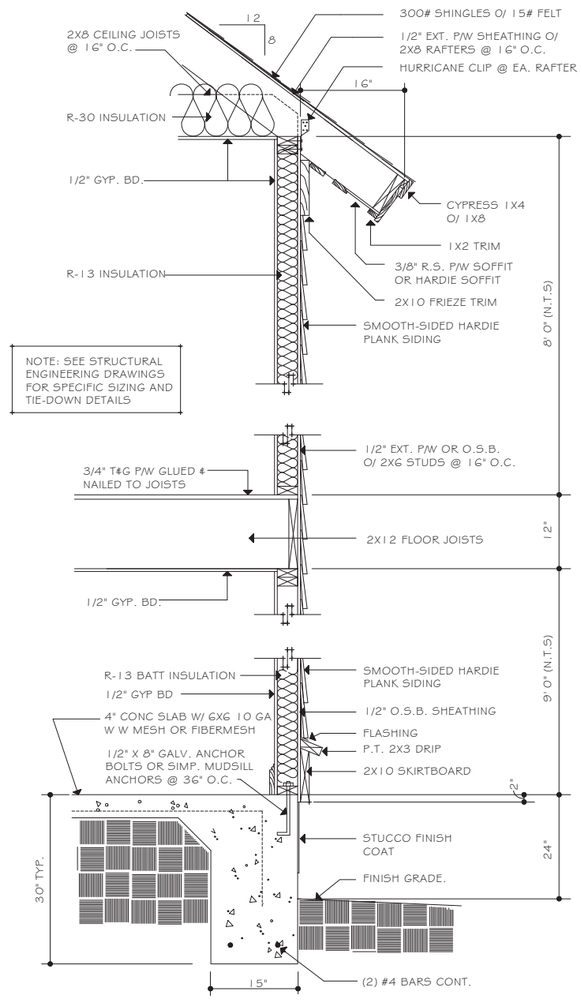
WINDOW DETAILS

SCALE: 3"= 1'-0"



TYPICAL PORCH SECTION

SCALE : 1" = 1' 0"



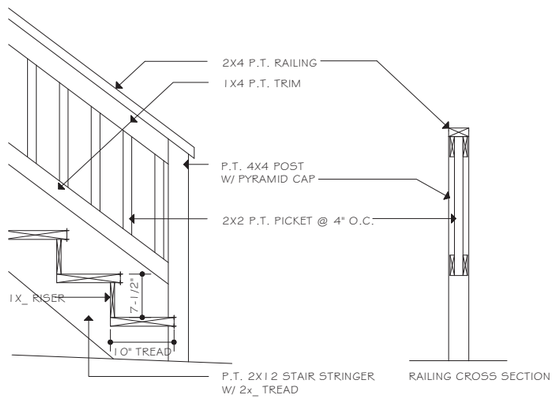
TYPICAL WALL SECTION

SCALE : 1" = 1' 0"

MATTHEW BREDESON, HOME DESIGN
10 PADDINGTON LANE
BLUFFTON, SC 29910
PHONE (843) 384-0498

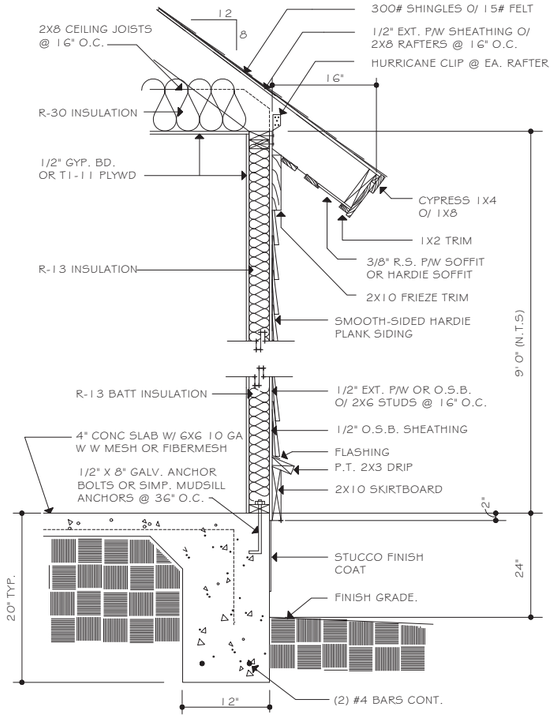
A HOME DESIGN FOR:
KAREN SULLENGER
1707 DUKE STREET
BEAUFORT, SC

DRAWN
MJB
DATE
MARCH 15, 2022
JOB NO.
SHEET NUMBER
7
OF SHEETS



STAIR & RAILING DETAIL

SCALE: 1"=1'-0"



TYPICAL WALL SECTION @ GARAGE

SCALE : 1" = 1'-0"

MATTHEW BREDESON, HOME DESIGN
10 PADDINGTON LANE
BLUFFTON, SC 29910
PHONE (843) 384-0498

A HOME DESIGN FOR:
KAREN SULLENGER
1707 DUKE STREET
BEAUFORT, SC

DRAWN
MJB
DATE
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SHEET NUMBER
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OF SHEETS



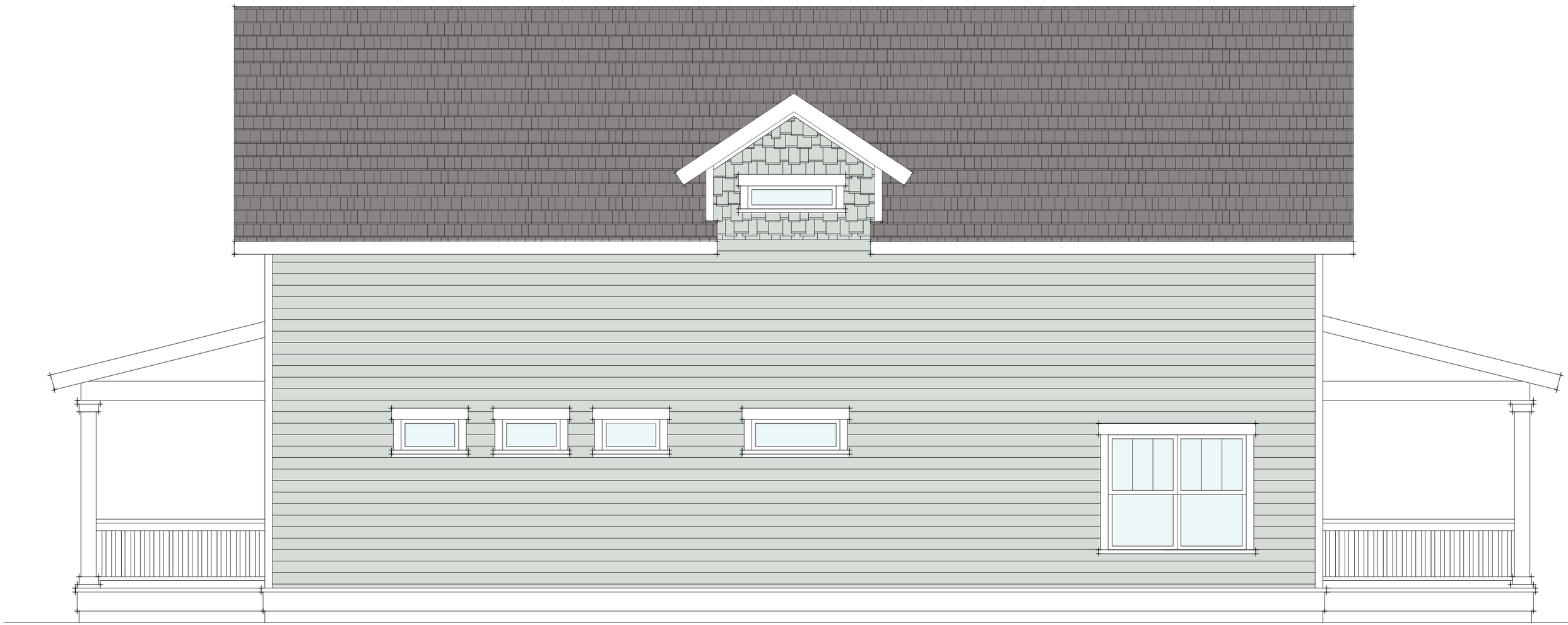
FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

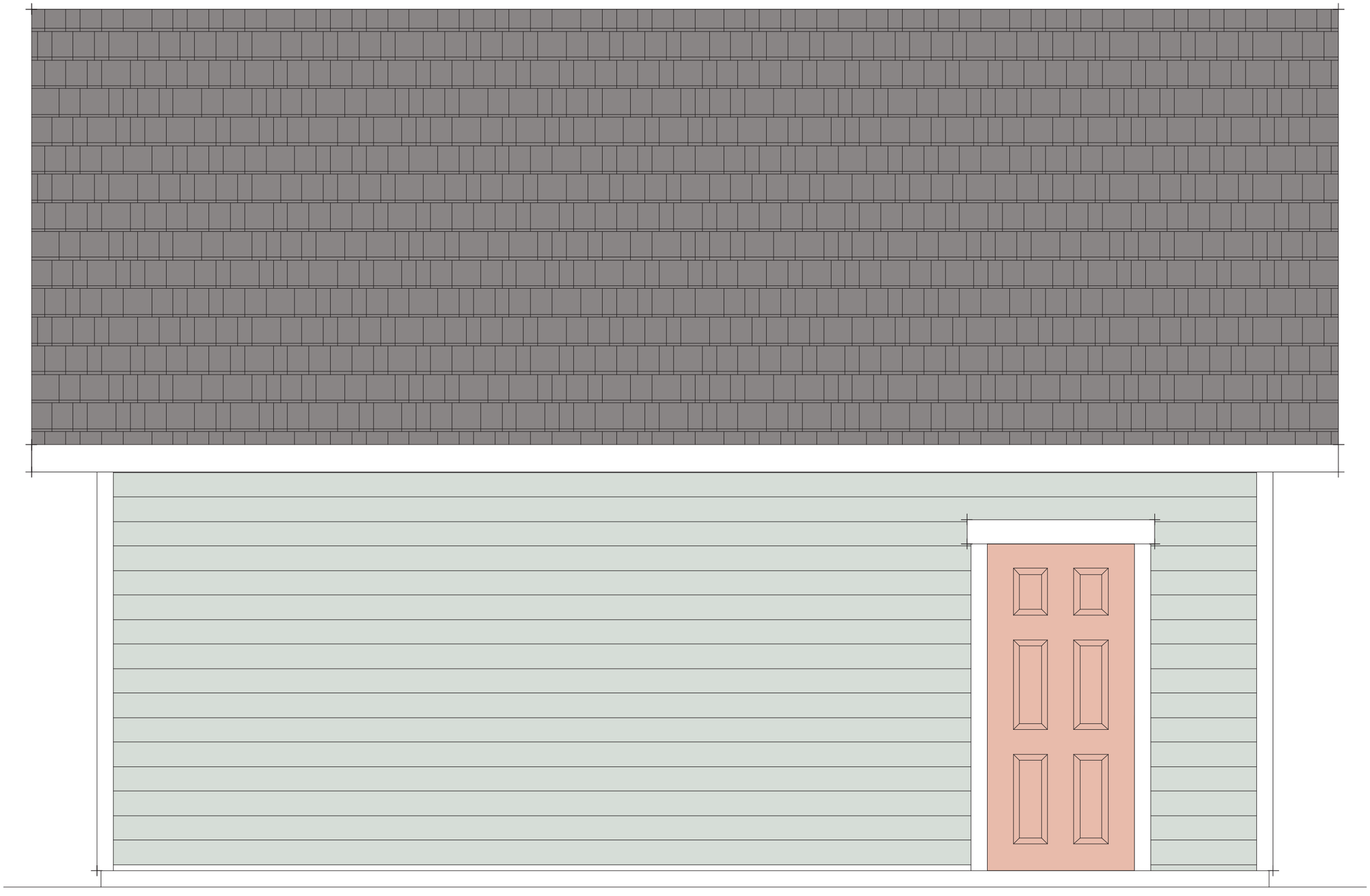
FRONT ELEVATION - GARAGE



LEFT ELEVATION - GARAGE



REAR ELEVATION - GARAGE



RIGHT ELEVATION - GARAGE

Historical Review Board Submission

Project: 1707 Duke Street

Accompanying Details and Materials to Building and Design Plans

Resubmitted by:

Karen Sullenger, Owner

Wendell Varnes, Builder

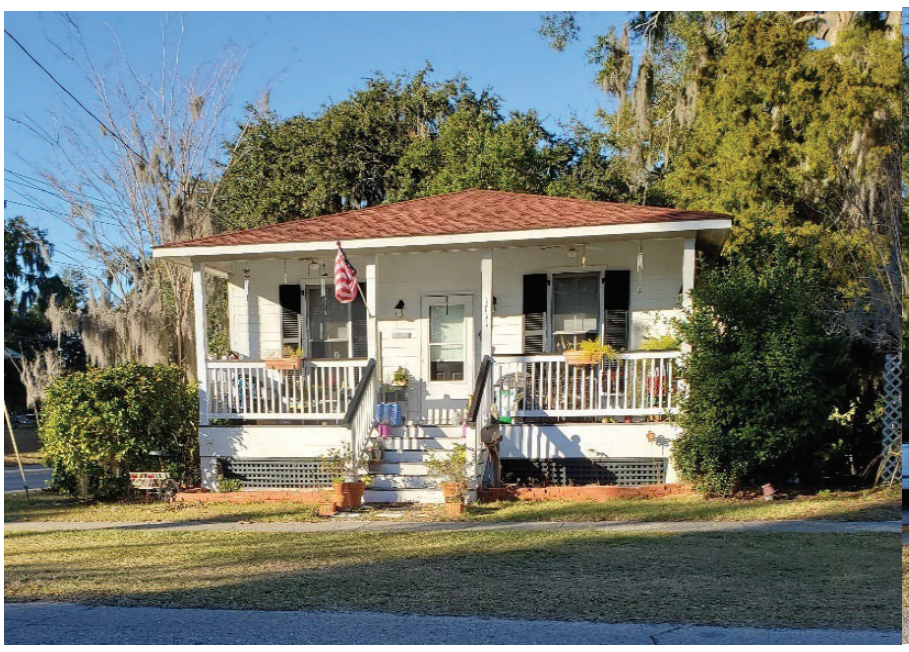
Matthew Bredeson, Draftsman

March 25, 2022

for the review meeting on

April 14, 2022

Houses on the north side of the 1700 block of Duke Street



1711 Duke Street



1709 Duke Street

These houses are to the left of 1707 Duke Street as viewed from the road. The remaining lots along this side of the block are empty except for 1701, the right-hand corner lot, which is currently under construction and pictured below.



1707 Duke Street



1701 Duke Street

Tree Coverage

See Plat Map for tree locations. There are 5 trees on the property. One, two trees grown together, is a Carolina cherry laurel near 18” DBH and approximately 60ft tall that will need to be removed. About six feet from it is a dead tree with a DBH of less than 18” and about 40ft tall. See the picture below of these two trees.



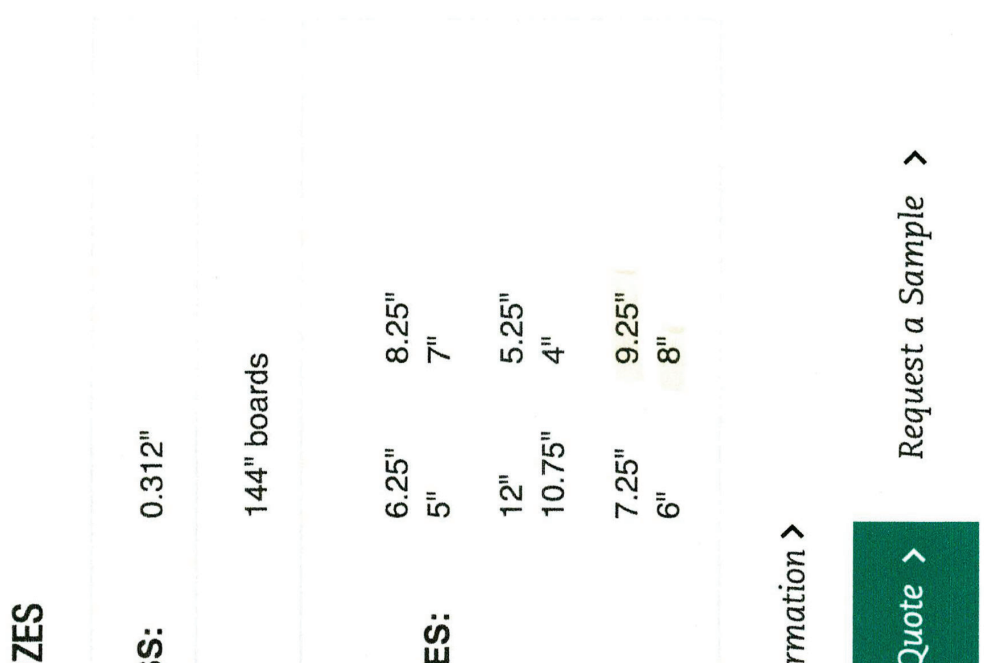
There are also three sabal palms that are too close to the footprint of the house and may need to be removed. One palm is about 15ft tall, a second is about 18ft tall, and the third is about 30ft tall. See the plat map for location of these palms. The tallest palm will need to be removed but the other two I would like to relocate to the rear of the house near the shed for shade.

I would like to plant a dogwood tree in the front yard and is why I would like the house and stairs to be set back from the sidewalk 10ft to create a forecourt. The porch is south facing and being able to have a shade tree would make the porch more enjoyable. This setback would allow the tree to grow without potentially damaging the sidewalk. It would also allow for the garden space in creating the forecourt.

Section 5.3.1 of the Beaufort Code says that for every 4000sqft of lot space, there must be on broad leaf overstory tree or two understory trees. I chose the two understory trees. One is the dogwood. I would like to use the two sabal palms as a substitution for the second broadleaf understory tree.

Siding for 1707 Duke Street

James Hardi Smooth



AVAILABLE SIZES

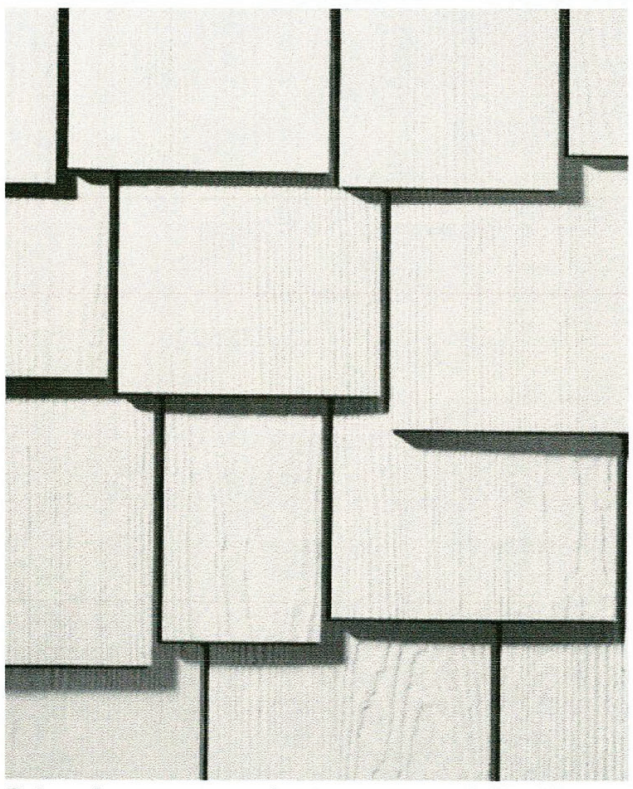
THICKNESS:	0.312"	
LENGTH:	144" boards	
WIDTHS:	6.25"	8.25"
EXPOSURES:	5"	7"
	12"	5.25"
	10.75"	4"
	7.25"	9.25"
	6"	8"

Warranty Information >

Request a Quote >

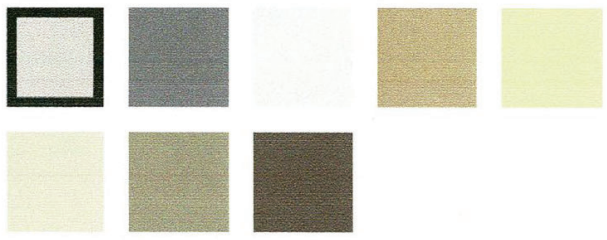
Request a Sample >

Siding will be Hardie board with a smooth finish for all but the gables of the house and all but the garden shed of the garage.



SIDING COLORS

Pearl Gray



Request a Quote ›

Request a Sample ›

Colors shown may vary due to screen resolution. Please see actual product sample for true color.

AVAILABLE SIZES

THICKNESS: 0.25"

LENGTH: 48" boards

WIDTHS: 15.25"

EXPOSURES: 6"

Upper Gable Shingles Square Edge

The gable ends of the house and the garden shed of the garage will be Hardie board shingles.

Window Details



The windows will be three over one pattern with internal, between the glass, grills. They will be impact windows. A cross section of the windows from the manufacturer is provided at the end of this window section.

All the windows in the house and garage will have this pattern which we repeat in the main entrance door and the garage door. One window in the house is an exception.

Upper Window on East Façade:

In the middle of the east façade there are two windows one above the other. I left the upper of those two windows clear with no divisions. This window sits high above the stairs. I want to have a stained-glass piece made for that window that incorporates the colors of the coast along with local shells. Any divisions would inhibit and affect that installation. Art is important to me and art reflecting the low country would reflect the importance of art in this area.

Transom Windows on West Facade of House:

On page 102, section 4.6.1 of the Building Design and Infill Standards Document says windows should be square or more vertical than horizontal. On the west facade of my house, I have planned five transom style windows for different reasons. We believe the design merits of horizontal openings on that façade are warranted.

The two windows in the middle of the west facade are located in the shower enclosure of the upstairs and downstairs bathrooms. These locations are the only places that allow for light and outside ventilation.

Three of my own guidelines in designing this house are: 1. Prepare for aging in place; 2. The importance of sunlight and ventilation in each room; and 3. The importance of being prepared for emergencies of which the two above are central. I want to be able to safely stay in this house as long as possible. I want to be prepared for weather and other interruptions that could leave us without power for days if not weeks.

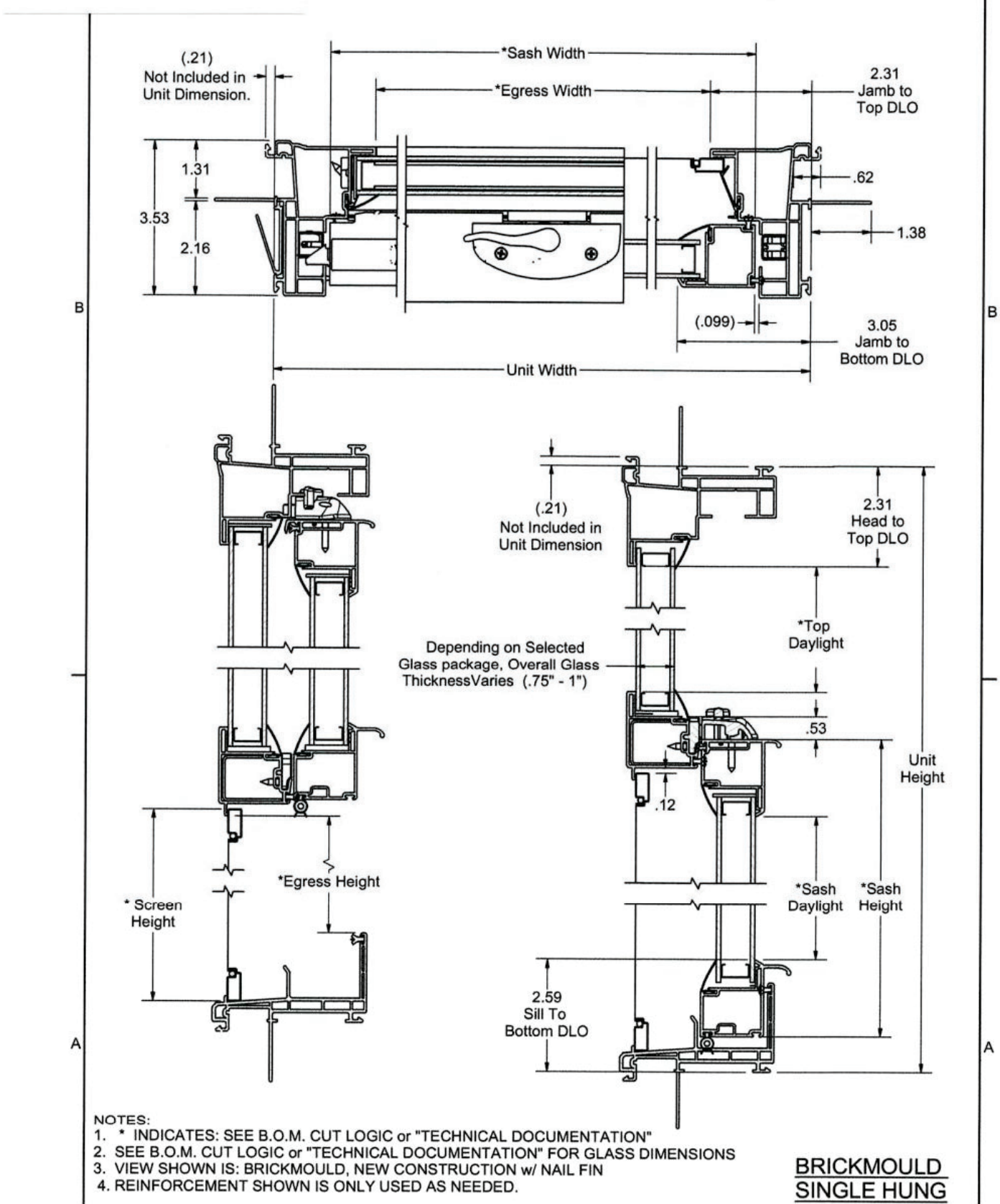
So, having a fireplace that can operate without power is essential and the west wall of the house is the best location. I also realized that end of the great room lacked enough natural light and ventilation. I tried several window placements but decided having three transom style windows above the fireplace and bookcases was the best arrangement. It allowed the best balance of wall space and light source.

I appreciate this arrangement does not meet the exact requirements of the guidelines, but I believe it is in keeping with the spirit of the guidelines that houses address current preferences and lifestyles. We have added the three lights to each of the windows, so they are in keeping with the larger windows elsewhere.

Trim style to be used around windows and doors:



WINDOW SPECS



NOTES:
1. * INDICATES: SEE B.O.M. CUT LOGIC or "TECHNICAL DOCUMENTATION"
2. SEE B.O.M. CUT LOGIC or "TECHNICAL DOCUMENTATION" FOR GLASS DIMENSIONS
3. VIEW SHOWN IS: BRICKMOULD, NEW CONSTRUCTION w/ NAIL FIN
4. REINFORCEMENT SHOWN IS ONLY USED AS NEEDED.

BRICKMOULD SINGLE HUNG

PLY GEM WINDOWS

Tolerances Unless Otherwise Specified. All Dimensions originate at sharp corners unless indicated.
X.XXX ± 0.005, X.XX ± 0.015
FRACTIONAL ± 1/64"
ANGLES ± 1.0°
FLATNESS ± 0.020 per ft.
NOTE: BOXED/CIRCLED DIMS ARE CRITICAL

The information contained herein is PROPRIETARY to and considered a TRADE SECRET of Ply Gem Window Group, a Roanoke, VA based firm, and shall not be reproduced in whole or in part without the written authorization of Ply Gem Window Group.

REV.	ECO	REVISION	DATE	BY
C	N/A	Added Beveled Sections	11/30/16	RLH
B	15-022	Changed to Hollow filled Bulb	4-29-15	RLH
A	12-269	INITIAL RELEASE	12/11/12	KSG

DWG. FILE NAME: EJAGSH1000.idw
SCALE: 1/2 | DRAWN BY: | REV.
SHEET SIZE: B | DATE: 10/15/2014 | C
DESCRIPTION: 1500 Series, Section Views

Door Details



The front entrance door will be fiberglass and as shown except for the addition of dental molding which will sit below the three lights. The sidelights and transom will be of fiberglass as well.



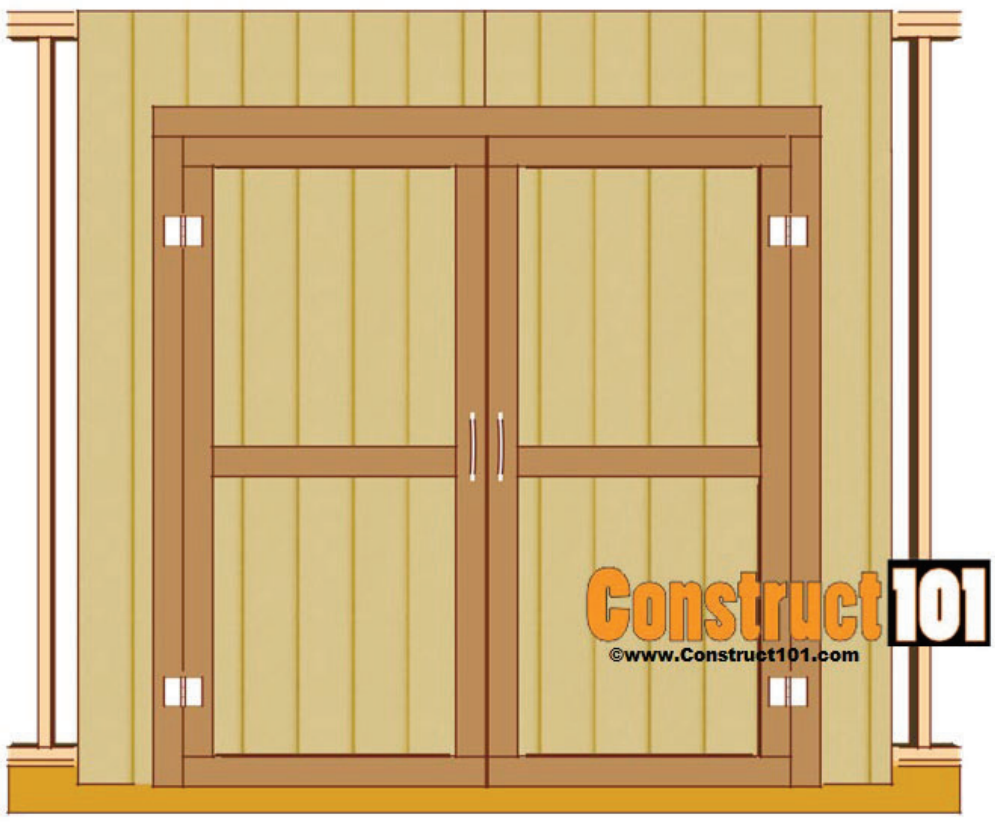
The backdoor will be of the same design family as the front door and, also, made of fiberglass. All the lights in the front and back door will be clear glass. The grills of both doors will be between the glass.



These are the fiberglass doors to the studio portion of the garage. They will open outward allowing larger projects to be wheeled in or out of the studio space. The grills will be between glass.



The door for the garage will be like the one on the left above. This will be a metal door that mirrors the three-light pattern of the house.



Shed door for Garden Shed attached to Garage. The wooden doors will be built onsite and reflect the style of the front door.



The back door from the garage will be fiberglass. It will be painted white to match the main garage door.

Porch Details

The front and back porches will be 8’ and 9’ deep respectively. They will frame the front entry and provide sitting area for outdoor activities.

Railing for the front and back Porches:



Railing will be simple square design with a 6” lemonade/drink rail. It will be painted standard white by Sherman Williams. See the front façade of the Building and Design Plans for how this railing design will look with the house.

Porch Floorings will be painted cement:



The porch will be poured cement. We will do a painted design on the floor and leave the sides bare. A bed of rocks and foundation plantings will use the sides of the porch as backdrop.

Exterior lighting

The eight exterior lights will be used to bring cohesiveness to the house and garage by using the same bronze color. The light below is planned for the main entry to the house. The bulb is lower wattage and the seeded glass helps disperses the direct light. It is dimmable when no one is present within the detection range.



The bronze barn light shown below will be used for the remaining fixtures. It has a motion sensor, dims when no one is near to further reduce light pollution, and focuses the light down rather than out to blind those approaching. The gold lining color creates a softer light

and more welcoming. It will be less attractive to insects at night but provide sufficient light for entry and stairs.



The extra rod securing the light should make it safer in higher winds and/or storms. The size (12x14x14) should be in balance with the doors and surrounding structures.

Sidewalk up to house



The sidewalk will be a mixture of shells and cement with shells and sea glass from Maine and Florida placed along the surface. I want the sidewalk to be true to South Carolina not a fake surface covering but I also see it as an opportunity to include memories of my living in Maine and Florida into my house as well.

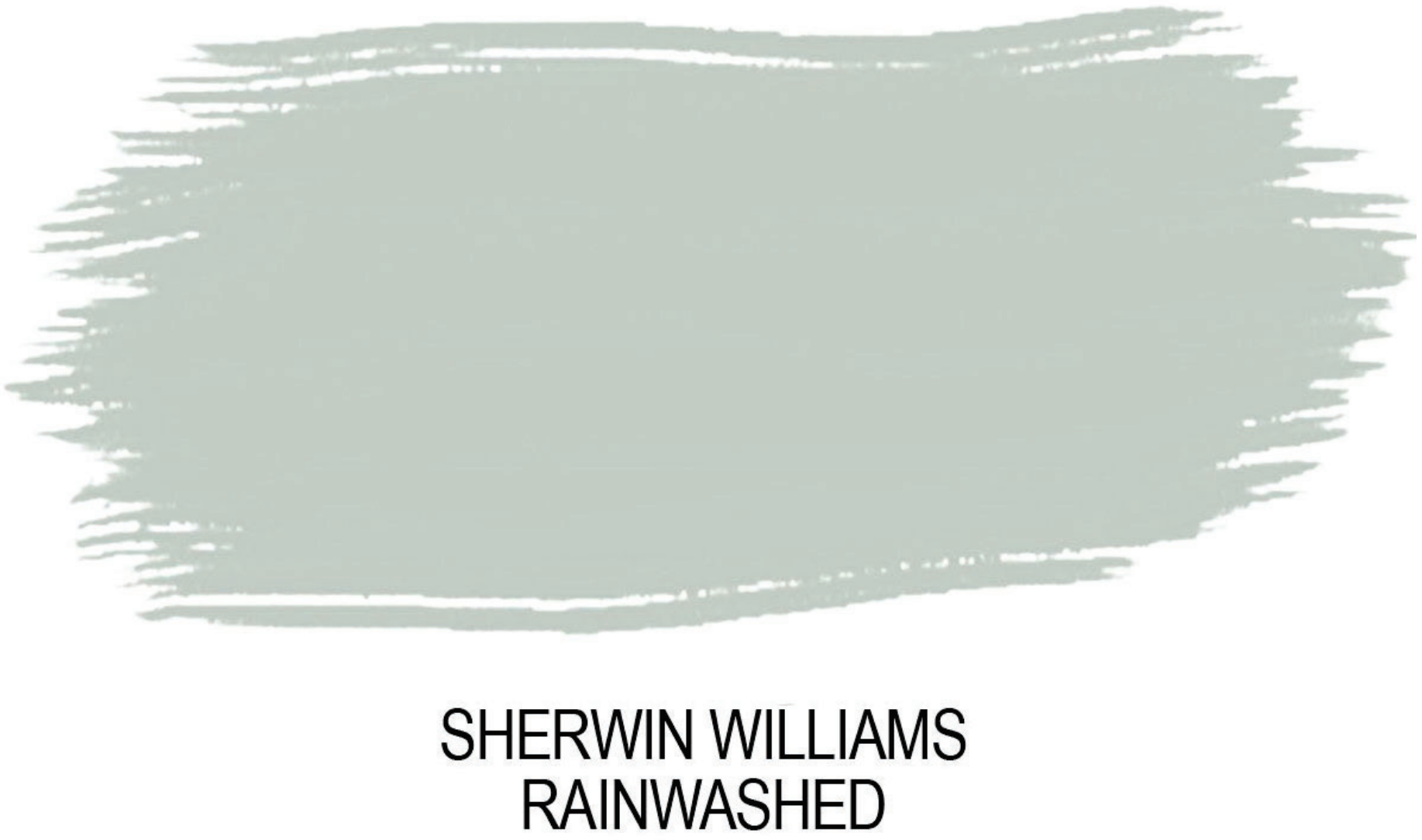
Driveway and parking areas



789 stone

The driveway will consist of nonpermeable material where it connects to the roadway. The remainder of the driveway will be permeable and have a grid system underlayment with a layer of 789 stone. The drive will be framed with 1x4 material.

Paint Colors/Scheme for the House and Garage:



The body of the house and garage will be a blue-green color called Rainwashed by Sherman Williams.

The trim of the house and garage will be standard white from Sherman Williams. The garage door will also be white.

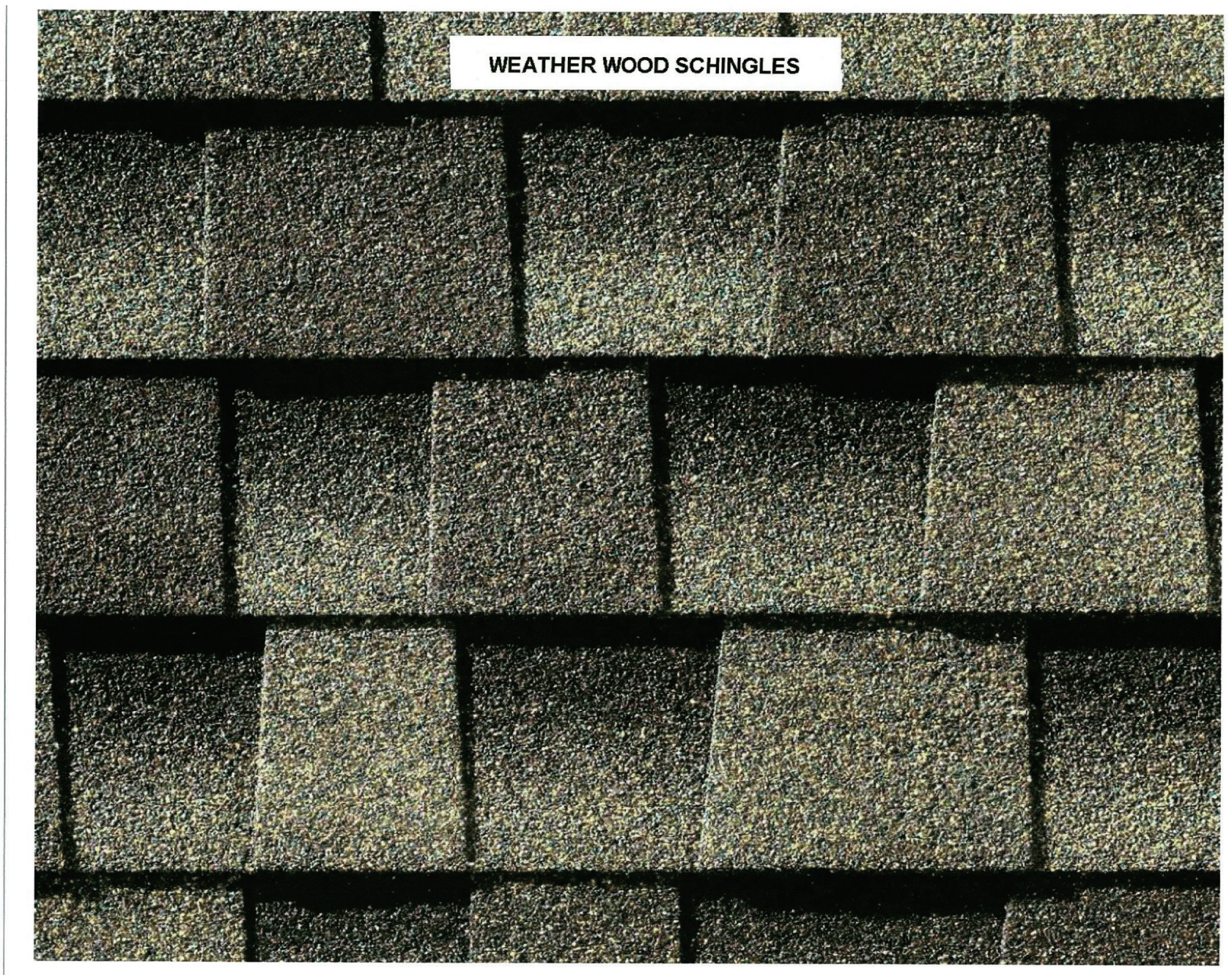


The Main entrance and back doors to the house, the garden door to the studio, and the shed door will be ravishing coral by Sherman Williams.



The porch ceilings will be sky high by Sherman Williams.

Roof of House and Garage



Metal Roof for Porches and Shed



A 5V Metal Roof in galvalume, bare, no color is planned for the two porches and shed off the garage.

Checklist for Submission

**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. *NOTE: In meeting with City Planner it was deemed this site plan would be sufficient due to 6 month back-up with Plat preparation.*

- ✓ 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.

Gmail

Karen Sullenger <karen.sullenger@gmail.com>

1707 Duke Street - HRB Completeness Review

Meredith Jacobs <meredith@meadorsinc.com> Mon, Mar 21, 2022 at 2:18 PM
To: "karensullenger@gmail.com" <karensullenger@gmail.com>
Cc: Jeremy Tate <jeremy@meadorsinc.com>, Heather Spade <hspade@cityofbeaufort.org>, Julie Bachety <jbachety@cityofbeaufort.org>, Emmilyn Potts <epotts@cityofbeaufort.org>

Hi Karen,

Thank you for making submission to Beaufort's Historic Review Board for new construction at 1707 Duke Street.

Upon an initial review of your application, we have found that several items are missing and are required by the HRB Application Checklist in order for this application to be deemed complete. Please resubmit in full, addressing the information below, by **end of day on Friday, March 25th,** to remain in the queue for the April HRB Meeting. Please submit this to development@cityofbeaufort.org with all above included on the correspondence. *Please note that ten applications were received for the April Meeting, and scheduled meeting dates of reviewed applications are subject to the number of applications that are received. We recommend resubmitting with the above information as soon as possible so that this application may be deemed complete.*

1707 Duke Street – Missing Items:

For CONCEPTUAL Review:

- Plat: a plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- On the Site Plan, please note the percentage of the total impervious paving, the grade elevations of the street and/or sidewalk, and the proposed construction footprint at the first floor. Please also indicate the average prevailing front setback on the block.
- Please provide a street elevation and/or street section showing height and width relationships to existing adjacent buildings.

For PRELIMINARY Review: Please provide the above conceptual requirements in addition to the following:

- On the elevations of the main house and garage, please show height above grade, floor to floor heights, eave height, and ridge height.
- Please also provide a color rendered elevation of the garage.
- Please note the species of the tree proposed to be removed as well as the height of the sabal palms that are mentioned in the narrative as likely to be removed. If the trees qualify as specimen or landmark trees per Section 5.3.2.A, a Certified Arborist Report may be required in the submission.

For FINAL Review: Please provide the above conceptual and preliminary requirements in addition to the following:

- Details: Please provide:
  - Typical wall section(s) through the garage.
  - Section detail through proposed porch stairs.
  - Typical head, threshold, and jamb details for the proposed exterior doors.
- Cut Sheets: please provide:

    - More information on the proposed windows: please note the material and describe whether they will have simulated divided lites or true divided lites.
    - Cut sheets for all proposed exterior doors, noting material.
    - Please provide cut sheets for any proposed exterior lighting fixtures.
    - Please provide specific color of the proposed 5V roof.
- Please note the species of the tree that is proposed to be added at the front of the site.

Please note that this initial review is solely a review for application completeness. A more thorough, detailed review will follow once the missing items noted below have been provided. ***During this more thorough review, if it is found that this project does not comply with the Beaufort Code, it will not be placed on an agenda, and you will be asked to revise and resubmit. If you have not already, we recommend reviewing this project with the Beaufort Code, specifically with the sections noted below to ensure compliance and to avoid additional delays.***

We frequently see projects that do not comply or do not demonstrate compliance with the following sections and recommend that these are specifically reviewed (where applicable) if they have not been already:

- *Sections 2.4.1 and 2.4.1 regarding district development standards (setbacks, heights, widths, frontage requirements, maximum lot coverage)*
- *Section 2.5.B: Frontage Build-Out*
- *Section 2.5.D: Pedestrian Entries from Frontage Lines*
- *Section 2.6: Height*
- *Section 4.4: Private Frontage Types*
- *Section 4.5: Building Types*
- *Section 4.6: Building Design Standards*
- *Section 5.3.1: Tree Coverage Requirements*
- *Section 5.5: Perimeter Landscaping and Screening*
- *Section 5.7: Parking*
- *Section 5.8.4: Design Standards for Exterior Lighting*

Thank you, and we look forward to reviewing your submission!

Meredith Jacobs, AIA

Meadors Inc.

Architecture Workshop

2811 Azalea Drive

Charleston, SC 29405

Cell: 843-729-0172

Office: 843-723-8585

www.meadorsinc.com

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 April 2022

1 SUMMARY OF REQUEST

1707 Duke Street, New Construction

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

This property is located in the Historic Conservation Neighborhood and the Northwest Quadrant.

Background: This is the first application received for the proposed project.

2 FACTS

Property Address:	1707 Duke Street
Parcel ID:	R120 003 000 0131 0000
Case Number:	**23386**
Applicant:	**Karen Sullenger, Homeowner**
Zoning:	T4-HN
Use:	Single Family Dwelling



District Development Standards for T4-HN:

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

References:
The Beaufort Code
Beaufort Preservation Manual Supplement
Beaufort Preservation Manual

3 STAFF COMMENTS

Staff Acknowledgements

- None.

Staff Conditions

1. Staff recommends that the applicant lower the rafter bearing at the second floor slightly to make the second story less tall. Another consideration may be to decrease the roof pitch, which will lower the ridge. Either of these options or a combination of both will create better proportions on the exterior and will also make the structure relate better to the scale of the surrounding existing structures.

2. Staff recommends that the applicant restudy the relationships between the front and rear porch bays and the fenestration behind them so that the front and rear facades are more compliant with page 28 of the Preservation Manual Supplement regarding rhythm of porch and house bays. Fenestration should be centered within each bay as much as possible.

3. Staff recommends that the applicant restudy the proportion of the half dormers on the right and left side elevations. As drawn, they appear slightly small for the side elevations.

4. The fenestration has been drawn differently across multiple sheets. for example, on the color rendered elevation, there is a window in the central bay of the porch, which does not exist on the non-color rendered elevation. Applicant to ensure all documents are consistent in future submissions.

5. On the (non-color rendered) front elevation:

    a. Staff recommends that the applicant adjust the front porch foundation, columns, and roof so that the edge of the porch roof terminates inboard of the corner boards of the main house structure. This will help the overall proportions of the front façade and should also create a better relationship between the porch column bays and the fenestration behind them.

    b. Staff does not support the fenestration design shown in this version of this elevation. Staff recommends the applicant utilize the fenestration design shown in the color rendered elevation and recommends the applicant maintain a design with a single window centered within each porch bay on the first floor.

    c. Staff recommends that the central porch bay and the upper-level window be aligned on the centerline of the front façade.

    d. Staff recommends resizing the second-floor windows in the gable to be thinner so that they better relate proportionally to the rest of the façade.

6. On the (non-color rendered) Left-Side Elevation:

    a. Staff recommends lowering the sill height of the kitchen and utility windows so that they match the size of the office windows.

7. On the (non-color rendered) Right-Side Elevation:

    a. Staff is not in support of the proposed three smaller windows proposed in the living room. Staff recommends that the applicant eliminate the central window over the fireplace and make the windows on either side match the size of the rest of those proposed in the master bedroom.

b. Staff is not in support of the proposed horizontal window in the dormer and recommends the applicant utilize a square or vertically proportioned opening in this dormer.

8. The Typical Porch Section on Sheet 7 calls out 5/4 Pressure Treated decking on the porch floors. Applicant to clarify if this is an erroneous note. The elevations are drawn as if the porch floors are wood flooring with a wooden skirt board, however this is not reflected in the Typical Porch Section. Applicant to clarify proposed materiality and coordinate drawings accordingly.

9. Applicant to update all doors rendered on the elevations to illustrate the specific doors that have been selected for the structure.

10. On the (non-color rendered) Rear Elevation, Staff recommends resizing the second-floor windows in the gable to be thinner so that they better relate proportionally to the rest of the façade.

11. Staff does not support the use of two different roof types on the same structure and recommends that the porch roofs match the main roof of the structure in material.

12. Staff is not in support of the proposed windows with grilles between the glass and recommends the applicant select a simulated divided lite window with exterior grilles and spacer bars.

13. Applicant to clarify if the proposed fireplace will be ventless or if there will be a chimney associated with it.

14. Applicant to clarify proposed color of foundation stucco.

15. Staff does not support the use of cementitious shingle siding on the upper level. Faux shingle siding is a departure from typical materials. Staff recommends the applicant utilize a different siding selection.

16. Staff does not support the proposed painted design on the concrete porch floor and encourages the applicant to use rugs or other less permanent solutions if the applicant desires to add more decorative elements to the porch.

17. Regarding the front entrance door selection, Staff recommends that the applicant utilize a smooth panel rather than a vertical board panel door.

Garage:

18. On the front elevation, Staff recommends that the applicant alter the window locations so that there is equal spacing from corner board to window, between windows, and from window to garage door.

19. On the rear elevation, Staff recommends the applicant update the innermost window to match the head and sill height of the others on the garage structure.

20. Staff does not support the use of two different roof types on the same structure and recommends that the porch roofs match the main roof of the structure in material.

21. In continuation of Condition 13 above, Staff also does not support the use of cementitious shingle siding on the garage.

22. Applicant to update all doors rendered on the elevations to illustrate the specific doors that have been selected for the structure.
23. Regarding the back door from the garage, Staff recommends that the applicant utilize a smooth panel rather than a vertical boarded panel door.

STAFF RECOMMENDATION:

Preliminary Approval with conditions noted.

Further Recommendations to Guide Applicant Beyond Conceptual:

1. *Applicant to show fenestration that exists within the screened porch on the rear elevation.*
2. *Applicant to submit a detail through the proposed screened porch for review.*