MEETING AGENDA

The City of Beaufort

HISTORIC DISTRICT REVIEW BOARD

Wednesday, June 12, 2024, 2:00 P.M.

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

Please click the link below to access the webinar:
https://us02web.zoom.us/j/86822813940?pwd=Mo2x9eqLSvVtrYk6fx8h2VWUc410lQ.aD2Bs4WsFdM8sa6M
Password: 757377 Meeting ID: 868 2281 3940 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. May 8, 2024 Meeting Minutes

III. Applications:

A. 101 Scott Street, PIN R120 004 000 0948 0000, New Construction
Applicant: Adam Biery, Beaufort Design Build, agent for Greens Drugstore, LLC.

The applicant is requesting preliminary approval for a new three and two story building.

B. 1110 Greene Street, PIN R120 004 000 0277 0000, New Construction
Applicant: Edward G. Simpson, Owner

The applicant is requesting conceptual for the construction of a single-family home and garage/ADU.

C. 902 Harrington Street, PIN R120 004 000 0262 0000, New Construction
Applicant: Jeremiah Smith, Agent for Sea Island Development Company

The applicant is requesting final approval for the construction of a single-family home and garage/ADU.

D. 301 Carteret Street, PIN R121 004 000 0887 0000, Site Improvements
Applicant: Matthew S. McAlhaney, City Loft

The applicant is requesting conceptual approval for exterior common area improvements.

IV. Adjournment

Historic District Review Board
Meeting Minutes – May 8, 2024

CALL TO ORDER 1:48

A meeting of the Historic District Review Board was held in-person on Wednesday, May 8, 2024 at 2:00 pm.

ATTENDEES

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

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

REVIEW OF MINUTES 2:27

Mr. Sutton abstained from voting since he was not present at the May 8, 2024 meeting.

Motion: Mr. Woods made a motion to approve the April 10, 2024; seconded by Ms. Prentice. 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.

CONSENT AGENDA ITEM 2:57

A. **811 King Street, PIN R120 004 000 0619 0000,** Bailey Bill
Applicant: Cary Tolley

The applicant is requesting final approval of a Bailey Bill Submittal for renovations of an existing single-family residence.

Curt Freese presented his staff report.

Public Comment:

None.

Public comment closed.

Motion: Mr. Woods made a motion to approve the Bailey Bill as submitted. Ms. Prentice seconded the motion. The motion passed unanimously.

3:44

A. **<u>410 King Street Drainage Improvements, PIN RI20 004 000 0744 and 0747</u>,** Additional Applicant: Michael Horton, PE, Davis & Floyd and Rob Montgomery, agenda for City of Beaufort

The City of Beaufort is requesting conceptual approval of drainage structures, including a pump station, equipment room, back up and out fall structure at the City owned lot (Knott Park).

Curt Freese presented his staff report. He stated that petitions were submitted from The Point prior to today to the HRB members.

<u>Public Comment:</u>

Stephen Murray, 609 Craven Street, read his written comments aloud. He feels rain/flooding issues are going to get worse. This project is about us being proactive and about the future of more than just today; it's long term. He's disappointed in some of his neighbors who came out to stop the project and hopes everyone can work together to figure out the aesthetics of the hard infrastructure. He asked the Board to continue with this project and move it along.

Gene Grace, 905 North Street referred to Mr. Murray's comments about being disappointed about some of his neighbors. Mr. Grace referred to the 238 signed petitions from The Point residents he submitted to the City Hall for the Board Members. He asked that this project be tabled.

Dave Russell, 411 Craven Street was disappointed in his neighbor for talking about the engineering and the need for this and not what we really are here for, which is the aesthetics to keep in character with the historic nature. He mentioned that this was tabled at the last meeting because the public didn't have a chance to have input into the process to see the latest plans and ask questions for the engineers. The staff report is misleading under the title that says, *changes since the April Meeting.* There is a meeting today after this meeting which will be the one chance we all have to make comments. It's hard to understand from the staff report if the integrity guidelines apply only to the two structures in that park or if they are applied to the pump station. Mr. Grace doesn't feel conceptual approval can be granted when the main integrity items and the guidelines are not met with the pump which is the largest industrial building or structure.

Lise Sundrla, Historic Beaufort Foundation (HBF) stated at this time, it's too premature to approve the design of these projects until we actually know what is happening. She referred to Section 601, Federal Funding and the requirements before approvals are made, permitting. She referred to the Bayard Street project but that is funded through EPA.

Public comment closed.

Motion: Mr. Berman made a motion to grant conceptual approval with the applicant to pursue option D with a building structure more similar to option F and approve the materials that were submitted today. Mr. Woods seconded the motion. The motion passed unanimously.

B. **<u>1203 Bay Street, PIN R120 004 000 0771 0000</u>,** Alterations **1:11:46**
Applicant: Chris and Suzanne Ramm

The applicant is requesting final approval for replacement of a wood front porch deck, with a manmade product called Aeratis on a contributing structure.

Mr. Woods recused himself from this project.

Curt Freese presented his staff report.

<u>Public Comment:</u>

Lise Sundrla, Historic Beaufort Foundation (HBF) stated from the perspective of the Preservation Committee, she said this is such a critical building on a pivotal location and probably on the most scenic corner you're going to find in our Historic District with the views across the street. She referred to the improvement that HBF requested to make a few years ago for Verdier House. The committee felt that without further information and further study and agree with staff's recommendations for denial.

Public comment closed.

Motion: Mr. Berman made a motion to approve the materials as applied for.

Motion failed from lack of a second.

Motion: Ms. Wilson made a motion to approve the use of this material for the front porch on a case-by-case basis and not an overall approval for all projects. And that we review the product every year for the next five years. Mr. Berman seconded the motion. The motion passed unanimously.

Board took a brief break. **1:39:43**

C. **<u>101 Scott Street, PIN R120 004 000 0948</u>,** New Construction **1:44:05**
Applicant: Adam Biery, Beaufort Design Build, agent for Greens Drugstore, LLC

The applicant is requesting preliminary approval for a new three and two story building.

Mr. Woods returned to the Board at this time.
Curt Freese presented his staff report.

<u>Public Comment:</u>
Stephen Murray, 609 Bay Street, read his comments aloud. He said some feel discretionary boards are not needed and that the city codes are clear and city planning staff is capable of making these decisions on their own, and that the Board is only here to rubber stamp the

projects; he disagreed. He feels it's impossible to capture every nuance and issue within in the Codes when it comes to development, especially in a 300-year old city and when it comes to making sure that our vision aligns with our development code. He said he sees several issues with the proposed project: (1) the process. He referred to Section 2.4.D. - Building Form that states a building over 100 feet long requires approval from the Zoning Board of Appeals and this requirement is not listed in the staff report. He estimates the building to be approximately 116 feet long. He asked the Board to request the City Attorney weigh in on this project and provide guidance to staff and this Board on appropriate approval process before moving forward. He said he is disappointed in staff for not providing greater transparency on a project of this magnitude. He was also surprised to hear that they're skipping the conceptual step. He referred to the number of times the applicant has presented this project to the HTRC and HBF. He said the City can do better informing the public. (2) materials and placement of the building. He suggested the building be masonry of sort, tabby, brick. (3) Preservation Manual states the district should complement the mass, scale, and context of the neighboring properties. If approved in its current form, this building will be as tall or taller than the approved hotel that created so much controversy downtown. He referred to the staff report regarding the comment, *market/warehouse* and asked, "is that what we want in our waterfront"? (4) parking. If approved, 22 spaces will be removed. Parking is a problem and city leadership does not have a plan to address it. He asked the Board to deny or table this project until these concerns are addressed.

Paul Trask, 610 Bladen Street, spoke in favor of this project.

Lise Sundrla, Historic Beaufort Foundation (HBF) said there were a lot changes made to the design from where it originally began with the intent of making sure that it did meet the seven integrities with the intent of making sure that it was not overbearing to the adjacent properties. She referred to the comment the former Mayor Murray said, "do we want a warehouse there". She referred to the photos that Adam Biery showed what the waterfront park looked like in the past to present day. Our Preservation Committee did not agree with item #4 in the staff report regarding the metal board and batten panels. HBF also didn't agree with the ganged windows. HBF agreed if it does exceed the 100 feet than the project needs through the variance process. From our Preservation Committee's perspective, we support this project moving forward.

Maxine Lutz, 811 North Street, complimented Mr. Biery on his concept for filling in the nasty parking lot. She agreed with staff that the concept fits the seven integrities. It fits in perfectly with the context of the other buildings. Regarding the comment about the view of the rooftop, she feels it would be much better to look at that than the 700 Bay Building and their rooftop mechanical equipment. She concurs with Ms. Sundrla that the warehouse motif is totally appropriate for our waterfront. She hopes the Board will give conceptual approval to the project.

Public comment closed.

Motion: Mr. Berman made a motion to approve conceptually with the staff conditions and add the condition that the applicant restudy the scale of the center and consider alternative materials to the Efis. Ms. Prentice seconded the motion.

Mr. Freese asked Mr. Berman to amend his motion to include that staff revisit the 100 feet

requirement.

Mr. Berman amended his motion to include a restudy of the 100 foot requirement for clarification.

Mr. Berman withdrew his motion. Ms. Prentice withdrew her second.

Motion: Mr. Berman made a motion to grant conceptual approval with staff's recommendations and add the conditions that the scale is reduced to the center; the material choices are restudied; the 100 feet requirement is taken a second look at and proven to the Board to meet that requirement. Ms. Prentice seconded the motion. The motion passed unanimously.

D. **1714 Washington & 807 Hamar Street, PIN R120 003 000 0128 0000,** Renovations **2:52:53**
Applicant: Beaufort Preservation Trust, LLC, Woods Dendy, Agent.

The applicant is requesting final approval for renovations of two non-contributing structures.

Mr. Woods recused himself from this project.

Curt Freese presented his staff report.

Public Comment:
Lise Sundrla, Historic Beaufort Foundation (HBF) said the Preservation Committee is supportive of these projects and excited to see more buildings put back into use in the district.

Public comment closed.

Motion: Mr. Berman made a motion to grant approval final approval with the staff recommendations and the cutsheets provided today. Ms. Wilson seconded the motion. The motion passed unanimously.

E. **910 Greene Street, PIN R120 004 000 0296 0000,** Change After Certification
Applicant: Stacy Applegate, agent for Fred Washington, Jr.

The applicant is requesting a change after certification for window replacement on a contributing single-family residence.

Curt Freese presented his staff report.

Public Comment:

Dick Stewart said Mr. Washington has a house that's going to be rented to people and the Board is asking him to do something about an architectural feature somebody says that a window is but what about the wall underneath that will have condensation. This will cause damage to the structure we're trying to replace. Mr. Stewart stated, what is more important, Mr. Washington and his family or the people who have ties to this community or the working people that are looking for a place to live in this community or is it some old and rotten

windows that might need to be fixed now and then again in the future.

Paul Trask, 610 Bladen Street, is favor of the proposal and in support of what the applicant is requesting.

Lise Sundrla, Historic Beaufort Foundation (HBF) confirmed this project is in the Preservation District. She referred to the John Mark Verdier House when the HVAC was changed and then windows needed to be changed for the exact reasons as this project. Our Preservation Committee met with Stacy Applegate and the representative from Victorbuilt on Friday, and they felt very strongly to uphold staff's comments from the standpoint of repair rather than replace. HBF feels this is an opportunity for a twofold (1) can we have more repaired than replaced (2) need to revisit materials throughout the whole district not just the conservation district and what works and what is fair to the community. She referred to the Board's meeting packet and the materials that that Libby Anderson had and were able to be followed. She feels this needs to be revisited.

Public comment closed.

Motion: Mr. Berman made a motion to approve the use of the Victorbuilt windows as requested by the applicant. Ms. Wilson seconded the motion. The motion passed unanimously.

DISCUSSION 3:32:30

A. <u>Discussion of Materials List and FAQ for Historic District</u>

Mr. Freese said we need to revisit the Materials List. Several years ago, the City had a list that they were providing to people, and it was a good guide. Mr. Freese said he will have Maria Short and Jeremy Tate from Meadors do some research in other communities to see what they are doing. All board members agreed.

ADJOURNMENT 3:35:16

Mr. Berman made a motion seconded by Ms. Prentice to adjourn. The meeting ended at 5:35 pm.

STAFF REPORT: 101 Scott Street Preliminary Approval

DATE: June 12, 2024

GENERAL INFORMATION	
Applicant:	**Beaufort Design Build LLC, agent for Greens Drugstore LLC**
Site Location/Address:	**101 Scott Street; R120 004 000 0948 0000**
Applicant's Request:	**The applicant is requesting preliminary approval for a new three and two story building at 101 Scott Street**
Current Zoning:	**T-5 DC**

ZONING DISTRICT INFORMATION	
	T5-DC
Lot Width at Setback:	**N/A**
Max Lot Coverage:	**100%**
Min. Frontage Build Out	**75%**
Front Setback	**0' min (max prevailing setback on block)**
Side Setback	**0'/15' side corner**
Rear Setback	**0'**
Building Height:	**2 stories min/3 stories max**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T5-DC	**Historic Commercial Building**	**N/A**
South: T5-DC	**Historic Commercial Building**	**N/A**
East: T5-DC	**Historic Commercial Building**	**N/A**
West: T5-DC	**Historic Commercial Building**	**N/A**

Changes Since 5/8/2024 HRB Conceptual Approval Meeting:

The project was heard for Conceptual approval at the May 8, 2024, meeting. Conceptual approval was granted with ten recommendations for future submittals. The applicant has provided a supplemental document attached with explanation (including visual) of how they addressed the ten recommendations found below, which has also been provided in this staff report in red below each recommendation:

1. Removing the central raised portions of the gable parapet walls of the three-story mass (east and west elevations) and making the parapet wall one single gable or reducing the height of the central raised gable portion.

The height of the central raised gable portion of the parapet walls (east and west elevations) has been reduced by 1'-6". Sheets A-201 (elevations) and A-202 (3-Dimensional Model Views) have been revised to reflect this change. In addition, Sheet A-201.1 has been added to the set for comparison. Please see the following page for images.

2. Converting the storefront windows on the three-story mass (east and west elevations) to ganged double-hung windows like the central mass.

   The storefront window have been replaced with metal windows. The fenestration has been studied and additional lites/mulleins have been added. Sheets G-105.2 (window and door cutsheets) and A-201 (building elevations) have been revised to reflect the new windows and doors.

3. Not supportive of vinyl-clad windows and recommends either fiberglass- clad or aluminum-clad windows. Chapter 10 of the Beaufort Preservation Manual notes, "For new construction, the appearance of vinyl, especially as it ages, makes it difficult to recommend. While understanding the appeal of reduced costs, a building sympathetically designed for the surrounding District would likely be better served aesthetically with windows of a different material."

   The use of vinyl-clad windows was never intended. The typo on Sheet G-105.1 has been revised. Andersen E-Series windows are the basis of design, for the windows in the two-story mass.

4. Remove the metal board and batten panels as this is not a material frequently seen in the Beaufort Historic District, with a recommendation of utilizing a smooth cementitious siding.

   The metal board and batten siding has been replaced with flush seam panels at the recommendation of the HBF. Sheets G-105.1 (cut sheet) and sheet A-201 (elevations) have been revised to reflect these changes.

5. Reduce the thickness of the metal awnings and providing brackets or cables so that they appear visually supported. Applicant to note a color at final review.

   The metal awning thickness has been reduced to match the adjacent banding trim. Sheets A-201 and A-202 have been revised to reflect these changes. A cutsheet for the awnings has been provided on sheet G-105.1

6. Applicant to provide color renderings at final review.

   Color rendering will be presented / provided at final review.

7. Applicant to provide typical sections and details at final review.

   Whereas a few typical sections have been provided in this submission finalized sections and details will be presented / provided at final review.

8. Applicant to provide a cutsheet for any railings.

   A cutsheet for the railings has been provided on sheet G-105.2 and is also provided below.

9. Restudy the height and scale of the center building, as its current height is felt to be too tall compared to surrounding structures.

   Restudy the height and scale of the center building, as its current height is felt to be too tall to the surrounding structures."

A height comparison diagram with the surrounding structures is provide on sheet A-201. This diagram has been updated to reflect the decrease in height.

10. Consider alternative materials to Efis.

Where as EFIS was noted on the prior submission set this was in error. The use of EFIS was never intended, instead a 3-coat stucco with a drainage layer will be utilized. A cut sheet for this system, basis of design, can be found on G-105.3

100' Building Requirement :

1) In 2.4.1.D there is a footnote 9 that limits buildings in T5-DC to 100' of length on any frontage:

- ✓ Applicant has shortened the building to 99' 6" for compliance.

Background: The applicant is proposing to build a new 17,988 SF shell building which is designed to appear as two different structures: a three story middle section, and two story end section towards the Henry Chambers waterfront park. The building is expected to function as an office building, first floor restaurant, and third floor roof-top bar. The new building will be constructed in the location of the current stand-alone Yoyo's ice cream shop and a parking lot.

This project was presented at three HTRC meetings. The primary discussion was regarding the building design, determining the status of the current Yo Yo's building (non-contributing and not historic and issued a demo permit in 2023), the height of the proposed building, and finding historic examples for proposed architecture.

Findings for New Historic Infill

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

4.7.2 Integrity Guidelines	Rationale Present (yes/no)	Staff Analysis of Rationale
1. Location: This is the relationship between the property and its historical context.	**Yes**	✓ The property historically bordered the waterfront before the park was built. ✓ The applicant did consider the previous architecture of the waterfront area pre-park with the design, with the middle three story building more like a market/warehouse building which would have existed.
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details	**Yes**	▪ "New construction should relate to the dominant proportions of the styles present in its immediate neighborhood. New construction should emulate the proportions of the major elements of its early neighbors to the degree practicable." (pg. 64, Beaufort Preservation Manual.) There is some concern about the middle third story portion and how it relates to other waterfront buildings in the area. The applicant has minimized its impact by placing it in the middle of the property and with the proposed roof form.

3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	**Yes**	✓ The new building relates and interfaces with the water and the waterfront park, with a rooftop bar and patio fronting to these areas. ✓ The new building is designed to appear as if it was an addition to 720-724 Bay Street to the North.
4. Materials: These are the physical elements that make up a property or district.	**Yes**	✓ The building reflects the structures along Bay Street ✓ The fenestration and clapboard visually reduces the mass and scale and is more in keeping with the surrounding structures. ✓ The roof design and its location in the middle lightens the heaviness of the building and its elements upon the surrounding area.
5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected. Retaining the details of the original craft and craftsman (i.e., wood, masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.	**Yes**	✓ This is a new building, so no original building details or materials are being saved or retained. ✓ The building reflects the structures along Bay Street and their historic workmanship though design, choice in materials, and fenestration.

6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.	**Yes**	✓ The applicant has provided a street scape depicting how the structure is similar in size and scale to properties on Bay Street. ✓ There is some concern about the middle third story portion and how it relates to other waterfront buildings in the area. The applicant has minimized its impact by placing it in the middle of the property and with the proposed roof form, and to design it to look more like a market/wharf type structure that would have existed in the past.
7. Association: This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods should be considered.	**Yes**	✓ The applicant did consider the previous architecture of the waterfront area pre-park with the design, with the middle three story building more like a market/warehouse building which would have existed.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends preliminary approval as Staff believes the seven integrity standards of Section 4.7.2 are met as well as the intent of the Beaufort Preservation Manual and the standards of the Development Code, with the following conditions:

1. **In general, staff is supportive of the height, scale, and mass of the structure and believes the massing is appropriate for this site.**

   Staff offers the following recommendations for Final Approval:

2. **Applicant to provide color renderings at final review.**
3. **Applicant to provide typical sections and details at final review.**

GREENS DRUGSTORE INFILL PROJECT

101 SCOTT STREET

CONCEUPTUAL DECISION LETTER RESPONSE

REVISED PRELIMINARY DESIGN SUBMISSION

May 31, 2024

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

DECISION LETTER (CONCEPTUAL)

May 14, 2024

Adam Biery
Beaufort Design Build, LLC
Via email: Adam@BeaufortDesignBuild.com

RE: (APP# 26889) 101 Scott Street – New Construction Conceptual

Dear Mr. Biery:

On May 8, 2024, the City of Beaufort Historic Review Board (HRB) met to review your application for approval for a new three and two story building located at 101 Scott Street. The HRB voted to conceptually approve your application with the staff conditions listed below:

1. Removing the central raised portions of the gable parapet walls of the three-story mass (east and west elevations) and making the parapet wall one single gable or reducing the height of the central raised gable portion.
2. Converting the storefront windows on the three-story mass (east and west elevations) to ganged double-hung windows like the central mass.
3. Not supportive of vinyl-clad windows and recommends either fiberglass- clad or aluminum-clad windows. Chapter 10 of the Beaufort Preservation Manual notes, "For new construction, the appearance of vinyl, especially as it ages, makes it difficult to recommend. While understanding the appeal of reduced costs, a building sympathetically designed for the surrounding District would likely be better served aesthetically with windows of a different material."
4. Remove the metal board and batten panels as this is not a material frequently seen in the Beaufort Historic District, with a recommendation of utilizing a smooth cementitious siding.
5. Reduce the thickness of the metal awnings and providing brackets or cables so that they appear visually supported. Applicant to note a color at final review.
6. Applicant to provide color renderings at final review.
7. Applicant to provide typical sections and details at final review.
8. Applicant to provide a cutsheet for any railings.
9. Restudy the height and scale of the center building, as its current height is felt to be too tall compared to surrounding structures.
10. Consider alternative materials to Efis.

Note, conceptual approval does not provide vested rights as per the Beaufort Preservation Manual, and a Preliminary and Final submittal and approvals will be required. If you have any questions, feel free to call the Community Development Department at 843-525-7011.

Sincerely,

Mike Sutton, Chairman
Historic District Review Board

cc: Graham Trask grahamtrask@gmail.com
Adam Biery adam@beaufortdesignbuild.com
file copy

1. “Removing the central raised portions of the gable parapet walls of the three-story mass (east and west elevations) and making the parapet wall one single gable or **reducing the height of the central raised gable portion.”**

The height of the central raised gable portion of the parapet walls (east and west elevations) has been reduced by 1’-6”. Sheets A-201 (elevations) and A-202 (3-Dimensional Model Views) have been revised to reflect this change. In addition, Sheet A-201.1 has been added to the set for comparison. Please see the following page for images.

C2 WEST ELEVATIONS-

1/8" = 1'-0"

0 4' 8' 16'

A2 WEST ELEVATIONS- ORIGINAL SUBMISSION 04/25/20

1/8" = 1'-0"

0 4' 8' 16'

2. “Converting the storefront windows on the three-story mass to ganged double-hung windows like the central mass.”

The storefront window have been replaced with metal windows. The fenestration has been studied and additional lites / mulls have been added. Sheets G-105.2 (window and door cutsheets) and A-201 (building elevations) have been revised to reflect the new windows and doors.

CONCEPTUAL SUBMISSION

PRELIMINARY SUBMISSION

3. “Not supportive of vinyl-clad windows and recommends either fiberglass-clad or aluminum-clad windows…..”

The use of vinyl-clad windows was never intended. The typo on Sheet G-105.1 has been revised. Andersen E-Series windows are the basis of design, for the windows in the two-story mass. See next page for images.

A4 VINYL CLAD WINDOWS AND DOORS
BASIS OF DESIGN

CONCEPTUAL SUBMISSION

A4 ALUMINUM-CLAD WINDOWS AND DOORS
BASIS OF DESIGN

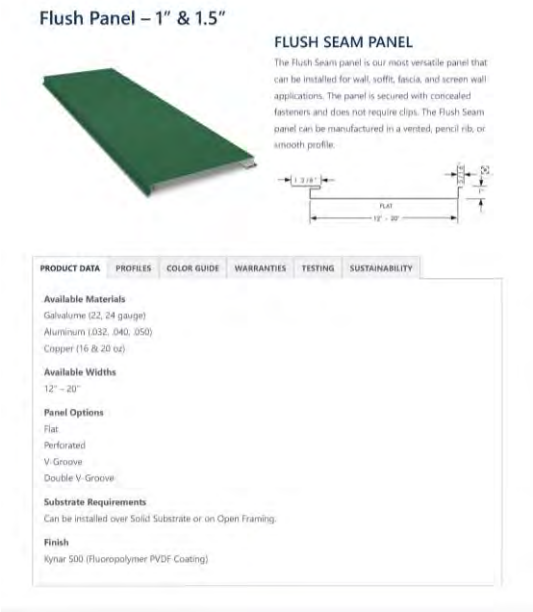
PRELIMINARY SUBMISSION

BEAUFORT DESIGN BUILD

4. “Remove the metal board and batten panels as this is not a material frequently seen in the Historic District, with the recommendation of utilizing a smooth cementitious siding.”

The metal board and batten siding has been replaced with flush seam panels at the recommendation of the HBF. Sheets G-105.1 (cut sheet) and sheet A-201 (elevations) have been revised to reflect these changes.

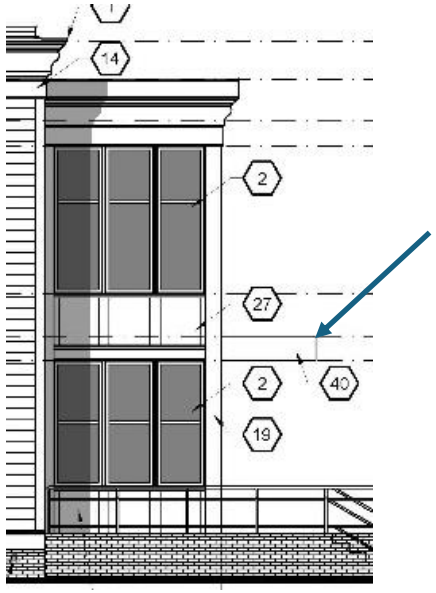
CONCEPTUAL SUBMISSION



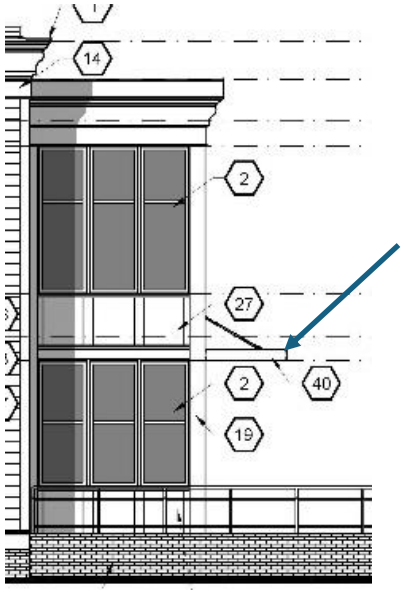
PRELIMINARY SUBMISSION

5. “Reduce the thickness of the metal awnings and provided brackets or cables so that are visually supported. Applicant to note a color at final review.”

The metal awing thickness has been reduced to match the adjacent banding trim. Sheets A-201 and A-202 have been revised to reflect these changes. A cutsheet for the awnings has been provided on sheet G-105.1



CONCEPTUAL SUBMISSION



PRELIMINARY SUBMISSION

6. “Applicant to provide color rendering at final review.”

Color rendering will be presented / provided at final review.

7. “Applicant to provide typical sections and details at final review.”

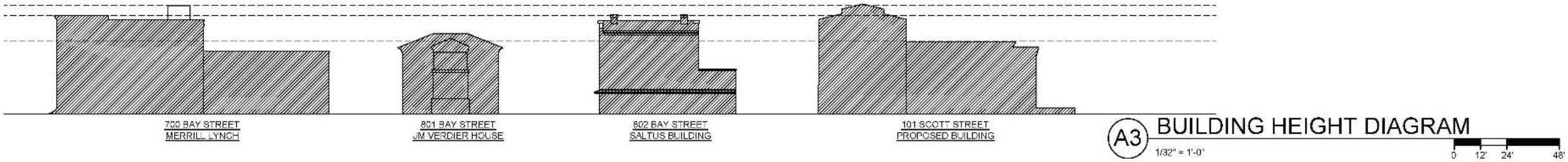
Whereas a few typical sections have been provided in this submission finalized sections and details will be presented / provided at final review.

8. “Applicant to provide a cutsheet for any railings.”

A cutsheet for the railings has been provided on sheet G-105.2 and is also provided below

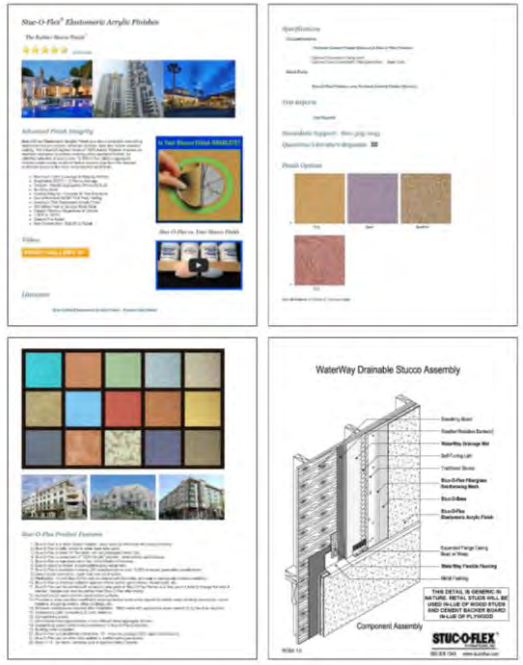
9. “Restudy the height and scale of the center building, as its current height is felt to be too tall to the surrounding structures.”

A heigh comparison diagram with the surrounding structures is provide on sheet A-201. This diagram has been updated to reflect the decrease in height.



10. “Consider alternative materials to EFIS.”

Where as EFIS was noted on the prior submission set this was in error. The use of EFIS was never intended, instead a 3-coat stucco with a drainage layer will be utilized. A cut sheet for this system, basis of design, can be found on G-105.3



A1 STANDARD 3-COAT STUCCO FINISH WITH DRAINAGE MEDIUM

GREEN'S DRUG STORE INFILL PROJECT

101 SCOTT ST
BEAUFORT, SC 29902

SCOPE OF WORK:

A. IN GENERAL, THE PROJECT CONSISTS OF THE CONSTRUCTION OF A TWO AND THREE-STORY BUILDING THAT CONSISTS OF THREE (3) DESIGN ELEMENTS:
   1. A THREE STORY ELEMENT THAT INCLUDES AN ELEVATOR AND STAIR AND PROVIDES ACCESS TO AN OCCUPIABLE ROOF DECK. THIS PORTION OF THE BUILDING HAS BEEN DESIGNED TO BE REMINISCENT OF THE ORIGINAL WATERFRONT WAREHOUSE BUILDINGS THAT OCCUPIED THE SITE AND SURROUNDING AREAS
   2. A TWO STORY ELEMENT THAT UTILIZES PUNCHED OPENINGS AND SHIPLAP SIDING CONSISTENT WITH EXISTING RETAIL AND OFFICE BUILDINGS IN THE HISTORIC DISTRICT
   3. A TWO STORY ELEMENT THAT FACES THE HENRY C. CHAMBERS PARK AND THE RIVER AND IS SUGGESTIVE OF A RECLAIMED PORCH THAT IS INFILLED WITH STEEL WINDOWS.

B. INTENDED USES ARE RESTAURANT ON THE FIRS FLOOR, OFFICE SPACE ON THE SECOND FLOOR AND RESTAURANT/BAR ON THE THIRD FLOOR AND ROOF DECK

C. THE CURRENT PROJECT WILL CONSIST OF A COLD /DARK SHELL. FUTURE TENANT UPFITS WILL BE DESIGNED AND PERMITTED SEPARATELY

D. THE BUILDING WILL WILL BE PROVIDED WITH A FIRE SPRINKLER SYSTEM

E. THEN BUILDING STRUCTURE WILL UTILIZE REINFORCED CONCRETE FOOTINGS, FOUNDATIONS AND FLOOR SLAB, LIGHT-GAUGE METAL WALL FRAMING AND WOOD FLOOR AND ROOF JOISTS. LATERAL BRACING WILL BE PROVIDED THROUGH THE USE OF LOAD BEARING MASONRY STAIR AND ELEVATOR SHAFTS AND SHEAR WALL PANELS

DESIGN TEAM

ARCHITECT

BEAUFORT DESIGN BUILD, LLC.
2 FIRE STATION LANE, SEABROOK, SC, 29940
P. 843.466.3664

MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEER

TBD

STRUCTURAL

TBD

LOCATION MAP

GENERAL

G-101	COVER SHEET AND SHEET INDEX
G-102	2021 INTERNATIONAL BUILDING CODE SUMMARY
G-102.1	BEAUFORT CODE, CODE SUMMARY SECTIONS 2 & 4
G-105.1	SUPPORTING DOCUMENTS
G-105.2	SUPPORTING DOCUMENTS
G-105.3	SUPPORTING DOCUMENTS
G-106	INSPIRATION VINTAGE BEAUFORT DRAWINGS AND PHOTOS

ARCHITECTURAL

EC-101	EXISTING CONDITIONS SURVEY
AC-101	ARCHITECTURAL SITE PLAN
A-101	FIRST AND SECOND FLOOR PLANS
A-102	THIRD FLOOR PLAN AND ROOF PLAN
A-201	EXTERIOR BUILDING ELEVATIONS
A-201.1	EXTERIOR WEST BUILDING ELEVATIONS PROGRESSION
A-202	3 DIMENSIONAL MODEL VIEWS
A-301	BUILDING SECTIONS
A-302	WALL SECTIONS
A-303	WALL SECTIONS

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL BE CARRIED OUT ACCORDING TO GOOD CONSTRUCTION PRACTICES
2. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS
   - 2.1. BUILDING: 2021 INTERNATIONAL BUILDING CODE
   - 2.2. MECHANICAL: 2021 INTERNATIONAL MECHANICAL CODE
   - 2.3. ELECTRICAL: 2020 NATIONAL ELECTRICAL CODE
   - 2.4. PLUMBING: 2021 INTERNATIONAL PLUMBING CODE
   - 2.5. FIRE CODE: 2021 INTERNATIONAL FIRE CODE
   - 2.6. ENERGY CODE: 2009 INTERNATIONAL ENERGY CONSERVATION CODE
   - 2.7. NFPA 101 LIFE SAFETY CODE
   - 2.8. ICC A11.7-2017 AND THE AMERICAN WITH DISABILITIES ACT (ADA)
   - 2.9. LOCAL PLANNING AND ZONING
3. ALL WORK SHALL BE UNDERTAKEN AND MANAGED IN ACCORDANCE WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL LIFE SAFETY ELEMENTS INCLUDING BUT NOT LIMITED TO EXIT SIGNAGE, FIRE EXTINGUISHERS AND FIRE SPRINKLER SYSTEMS NECESSARY TO SATISFY LOCAL, STATE AND FEDERAL STANDARDS, CODES AND GUIDELINES.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES.
6. GENERAL CONTRACTOR SHALL REPORT, TO THE ARCHITECT, ANY AND ALL DISCREPANCIES REGARDING EXISTING CONDITIONS OR WITHIN THE DRAWINGS AND THE SPECIFICATIONS. FAILURE TO DO SO WILL RELIEVE THE ARCHITECT OF ANY RESPONSIBILITY REGARDING ANY CONSEQUENCES THAT MIGHT RESULT FROM SUCH DISCREPANCIES.
7. GENERAL CONTRACTOR SHALL SUBMIT, FOR OWNER AND ARCHITECT APPROVAL, SAMPLES AND PRODUCT DATA FOR ANY SUBSTITUTED PRODUCTS AND / OR SYSTEMS.
8. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DISCIPLINES AND TRADES AND THEIR POTENTIAL IMPACT ON THE PROJECT.
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING , BETWEEN TRADES, ALL CUTTING AND PATCHING RESPONSIBILITIES.
10. DUE TO MANUFACTURER VARIATIONS ON TYPE AND SIZES OF EQUIPMENT, CASEWORK, FIXTURES, ETC., ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR AND APPROPRIATE COORDINATE WITH THE SUBCONTRACTORS AND SUPPLIERS.
11. UNLESS NOTED OTHERWISE, INSTALL CONTINUOUS TREATED, NON-COMBUSTILBLE 2X6 WOOD BLOCKING FOR ALL CASEWORK, COUNTERS, GRAB BARS, WALL MOUNTED EQUIPMENT, ACCESSORIES , FIXTURES, TELEVISIONS, ETC.
12. CONSTRUCTION DRAWINGS TAKE PRECEDENCE OVER SPECIFICATIONS, LARGE SCALE DETAILS TAKE PRECEDENCE OVER PLANS AND ELEVATIONS AND ENGINEERING DRAWINGS TAKE PRECEDENCE OVER ARCHITECTURAL GRAPHIC REPRESENTATIONS.
13. GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS AND FINAL CLEANING.
14. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH SHOPPING CENTER / MULTI TENANT FACILITIES FOR LOCATION OF TEMPORARY RESTROOM, DUMPSTER OTHER TEMPORARY FACILITIES AND EQUIPMENT.
15. GENERAL CONTRACTOR IS RESPONSIBLE FOR KNOWING AND COMPLYING WITH ALL LOCAL ORDINANCES REGARDING NOISE, WORK HOURS, ETC.

VIEW NORTH EAST GROUND LEVEL

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 466-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

BEAUFORT DESIGN BUILD

ARCHITECT / ENGINEER'S SEAL

GREENS DRUGSTORE INFILL PROJECT

101 SCOTT STREET BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE
S2	RE-SUBMISSION TO HTRC	03/20/24
S3	SUBMISSION TO HDRB	04/25/24
S4	SUBMISSION FOR PRELIMINARY HRB APPROVAL	05/31/24

SHEET INFORMATION

DATE	MAY 14, 2024
JOB NUMBER	23014.00
DRAWN	GRM
CHECKED	ADB
APPROVED	DCS

COVER SHEET AND SHEET INDEX

G-101

001

TABLE 1 FLOOD HAZARD INFORMATION & FLOOD LOADS

FLOOD HAZARD AREA

Flood Map Information: Flood Zone: AE *(A Floodplain Permit is required for A and V Zones)*
Community Number: 450026 Panel Number: 0166G

Is the Project Site in a 100-Year Floodplain?	Yes ☒	No ☐
Base Flood Elevation (NGVD or FIRM)	9' MSL	
Design Flood Elevation (IBC 1612.3 and ASCE 24)	13' MSL	

NON HIGH-VELOCITY WAVE ACTION

Elevation of Lowest Proposed Floor (ASCE 24, Chapter 2)	13' MSL	
Dry floodproofing (ASCE 24)	Yes ☐	No ☒

HIGH-VELOCITY WAVE ACTION

Elevation of bottom of Lowest Horizontal Structural Member of lowest floor	TBD MSL	
Flotation resistant (ASCE 24)	Yes ☐	No ☒
Breakaway wall (ASCE 24)	Yes ☐	No ☒

IBC 1612 and SE-510, as applicable

TABLE 2 SOILS & SITE

SOILS INVESTIGATION (If required - IBC 1803.2) Yes ☐ No ☒

SOILS CLASSIFICATION

Site Class (IBC 1613.2.2) D
Classes Soil of Materials (UCS System) (IBC 1803.5.1) D
Allowable Footing Bearing Pressure 2,000 psf

MINIMUM DESIGN SOIL BEARING LOAD (IBC Table 1806.2) 2,000 psf

COMPACTION

Subgrade: TBD Percent
Base: TBD Percent
Other: N/A Percent

MINIMUM DESIGN SOIL LATERAL LOAD (IBC 1610.1) 40 / 60 psf

FOOTINGS

Undisturbed footings	Yes ☒	No ☐
Compacted Fill Material (IBC 1804.6)	Yes ☒	No ☐

ELEVATIONS

Elevation of Water Table: 12'-0" MSL
Elevation of lowest footing: 15'-0" MSL
Elevation of lowest floor or basement: 21'-0" MSL

NOTE: Where a fire wall is necessary to separate buildings, each building is to be provided individual code criteria Tables 3 through 11. See IBC 503.1.2.

TABLE 3 BASIC BUILDING CODE INFORMATION

CONSTRUCTION CLASSIFICATION (IBC 602)	Type: VB
OCCUPANCY CLASSIFICATION (indicate all) (IBC 302 & 504.2)	Assembly (A-2), BUSINESS
MOST RESTRICTIVE OCCUPANCY CLASSIFICATION (IBC Tables 504.3, 504.4 & 506.2)	Assembly (A-2)

Mixed Occupancy (IBC 508)	Yes ☐	No ☒
Separated (IBC 506.2.2 & 508.4)	Yes ☐	No ☒
Non separated (IBC 508.3)	Yes ☒	No ☐
Does building require Incidental Use Area Separation? (IBC 509.1)	Yes ☐	No ☒
2-way Communication Required (IBC 1009.6.5 & 1009.8)	Yes ☒	No ☐
Fire Apparatus Access and Water Line (IFC 503 & 507)	Yes ☒	No ☐

OTHER FIRE PROTECTION SYSTEMS, DEVICES or FEATURES
If the building has any special or notable fire protection or safety feature or hazard the designers should list them here, describe the performance characteristics and refer to locations in construction documents. (e.g. fire extinguishers, smoke- evacuation/control/compartments - IBC 414.1.3.) — Building equipped throughout with NFPA-13 Sprinkler System

TABLE 4 BUILDING HEIGHT & AREA

BUILDING HEIGHT

	AS DESIGNED		AS ALLOWED BY IBC	
	In Feet	In Stories	In Feet	In Stories
IBC TABLE 504.3	57	N/A	60	N/A
IBC TABLE 504.4	N/A	2	N/A	2
TOTAL HEIGHT (including any Allowable Increase)	60	2	60	2

BUILDING AREA

AREA LIMIT AS ALLOWED BY IBC TABLE 506.2 (area limitation for each story) 18,000 SF

AREA INCREASES AS ALLOWED BY IBC SECTIONS 506.2 & 506.3 27,000 SF (maximum modified area for each story)

EXPLANATION OF INCREASES: Frontage Increse Factor (.50)

AREA AS ALLOWED BY IBC

Story: Grade Plane (GP)/ Ground	27,000 SF	(area this story)
Story: 1	27,000 SF	(area this story)
Story: 2	27,000 SF	(area this story)
Story:	SF	(area this story)
Story:	SF	(area this story)

TOTAL AREA OF BUILDING ALLOWED BY IBC (sum of all stories) 81,000 SF

AREA AS DESIGNED			**ACCESSORY OCCUPANCY** (IBC 508.2 & Table 506.2)	
Story: GP /Ground	5,511	SF (area this story)		SF (area this story)
Story: 1	5,608	SF (area this story)		SF (area this story)
Story: 2	5,608	SF (area this story)		SF (area this story)
Story:		SF (area this story)		SF (area this story)
Story:		SF (area this story)		SF (area this story)

TOTAL DESIGNED AREA OF BUILDING (summary of all stories) 16,727 SF

TABLE 5 BUILDING DESIGN OCCUPANT LOAD

STORY	FUNCTION OF SPACE [1]	A FLOOR AREA [2] (NSF or GSF)	B MAX AREA ALLOWED PER OCCUPANT [3] (NSF or GSF)	C OCCUPANTS ON FLOOR FOR THIS FUNCTION [4]	D DESIGN OCCUPANT LOAD [5]
1	Business	____	150 GSF	____	
	Assembly	____	15 NSF	____	
	Storage / Service	____	300 GSF	____	
	Kitchen	____	200 GSF	____	
	Subtotal Design Occupant Load for This Story				____
2	Assembly	____	15 NSF	____	
	Business	____	150 GSF	____	
	Storage / Service	____	300 GSF	____	
	____	____	____	____	
	Subtotal Design Occupant Load for This Story				____
3	Kitchen / Bar	____	200 GSF	____	
	Assembly	____	15 NSF	____	
	Storage/ Service	____	300 GSF	____	
	____	____	____	____	
	Subtotal Design Occupant Load for This Story				____
____	____	____	____	____	
	____	____	____	____	
	____	____	____	____	
	____	____	____	____	
	Subtotal Design Occupant Load for This Story				____
____	____	____	____	____	
	____	____	____	____	
	____	____	____	____	
	____	____	____	____	
	Subtotal Design Occupant Load for This Story				____
TOTAL BUILDING DESIGN OCCUPANT LOAD					____ [6]

FOOTNOTES:
1. Provide the complete name of the Function of Space using the left column of Table 1004.5 of the IBC [1]
2. Design Area per each occupant of this Function on this Story in either Gross (GSF) or Net (NSF) Square Footage [2]
3. Allowed Floor Areas in SF per Occupant per right column in Table 1004.5 of the IBC [3]
4. Divide Column A (2) by Column B (3) for each function and enter result, rounded up to the nearest whole person [4]
5. Subtotal all Column C values for this floor to yield the Design Occupant Load [5]
6. Total Building Design Occupant Load –sum of all Column D value [6]

TABLE 6 GENERAL FIRE PROTECTION REQUIREMENTS

SEPARATIONS		
Fireblocking Required (IBC Section 718)	Yes ☒	No ☐
Draftstopping Required (IBC Section 718)	Yes ☒	No ☐
Smoke Control System Required (IBC Section 909)	Yes ☒	No ☐
Smoke Barriers Required (IBC Section 407 & 408)	Yes ☒	No ☐
Smoke Partitions Required (IBC Section 407)	Yes ☒	No ☐
Fire Partition Required (IBC Section 708)	Yes ☒	No ☐
Fire Barrier Required (IBC Section 707)	Yes ☒	No ☐
ALARM & DETECTION		
Fire Alarm System Required (IFC Section 907)	Yes ☒	No ☐
Emergency/Voice Alarm Communications System Required (IFC Section 907.5.2.2)	Yes ☐	No ☒
Fire Command Center Required (IFC Section 508)	Yes ☐	No ☒
SUPPRESSION		
Standpipes Required (IFC Section 905)	Yes ☐	No ☒
Sprinklers Required (IFC Section 903)	Yes ☒	No ☐
Sprinklers Provided (____)	Yes ☒	No ☐
Portable extinguishers required (IFC 906)	Yes ☒	No ☐
Other suppression systems required (IFC 904)	Yes ☐	No ☒
Smoke & heat vents required (IFC 910)	Yes ☐	No ☒
OTHER: *(Indicate other provided fire and life safety features not listed above, if any)*		
Emergency Responder Radio Coverage (IFC Section 510)	Yes ☐	No ☒
____		
____		
____		

TABLE 7 FIRE RESISTANCE RATING OF BUILDING ELEMENTS

BUILDING ELEMENT	RATING AS REQUIRED (in hours)	RATING AS DESIGNED (in hours)	TESTING AGENCY & DESIGN NO. (UL, FM, etc)	DESIGNERS WALL / PARTITION KEY CODE
Primary Structural Frame (IBC Table 601)	0	____	____	
Bearing Walls: (IBC Table 601)				
Exterior (IBC Table 705.5)	1	____	____	____
Interior	0	____	____	____
Nonbearing Walls & Partitions (IBC Table 601, including footnote "d" & 602)				
Exterior (IBC Table 705.5)	0	____	____	____
Interior	0	____	____	____
Floor Construction (IBC Table 601) (including supporting beams & joists)	0	____	____	
Roof Construction (IBC Table 601) (including supporting beams & joists)	0	____	____	
Fire Walls (IBC Section 706)	1	____	____	____
Fire Barriers (IBC Section 707)	N/A	____	____	____
Fire Partitions (IBC Section 708)	N/A	____	____	____
Shaft Enclosures (IBC Section 713)	1	____	____	____
Opening & Protective Listing by Category (fire shutters, doors, etc. - IBC Section 716)	____	____	____	____
Others (as required by Designer)	____	____	____	____

TABLE 8 STRUCTURAL DESIGN INFORMATION

RISK CATEGORY (IBC Table 1604.5): II

LIVE LOADS

Floor Live Load(s)
Occupancy/Use: N/A F_a = N/A PSF
Occupancy/Use: N/A F_a = N/A PSF
Occupancy/Use: N/A F_a = N/A PSF
Occupancy/Use: N/A F_a = N/A PSF
Roof Live Load R_a = N/A PSF
Ground Snow Load (IBC Figure 1608.2 or ASCE 7) p_g = 0 PSF

WIND LOADS

Analysis Procedure (ASCE 7 or IBC 1609.1): N/A
Basic Design Wind Speed (IBC Fig's. 1609.3(1)-(3)): V = 160 MPH
Exposure Category (IBC 1609.4.3): N/A
Internal Pressure Coefficient (ASCE 7): GC_{pi} = N/A
External Pressure Coefficient (ASCE 7): GC_p = N/A
Protection of Openings Required (IBC 1609.2): Yes ☐ No ☐
If "Yes", check one: Impact Resistant Glazing ☐ Impact Resistant Covering ☐

SEISMIC LOADS

Seismic Importance Factor (ASCE 7 Table 1.5-2): I_e = N/A
Site Class (IBC 1613.2.2): N/A
Mapped Spectral Response Accelerations: S_s = N/A S_1 = N/A
Design Spectral Response Acceleration Parameters: S_{DS} = N/A S_{D1} = N/A
Seismic Design Category (IBC Tables 1613.2.5.1 and 1613.2.5.2): N/A
Basic Seismic Force Resisting System: N/A
Design Base Shear (ASCE 7 Chapter 12): N/A KIPS
Seismic Response Coefficient(s) (ASCE 7): C_s = N/A
Response Modification Factor(s) (ASCE 7): R = N/A
Analysis Procedure: N/A

ARCHITECTURAL-MECHANICAL-ETC. LOADS

Provide as applicable: architectural items, mechanical, plumbing, etc. (ASCE 7) N/A

SPECIAL LOADS

Provide as applicable: abnormal items, moving loads, impact, hoisting, etc. (ASCE 7) N/A

*IBC Chapter 16 and ASCE 7 -- Information may be shown on initial Structural Sheet of the drawings or on Sheet with other code information. List floor design loads on structural plans.

TABLE 9 PLUMBING INFORMATION

WATER SYSTEM: Service Line Size: 2.5 Inches
Peak Flow: 90 GPM Total Demand: 188 No. Fixture Units

SANITARY SEWER SYSTEM: Loading: 5.375 GPD
Service Line Size: 6 Inches Slope: 1 min inches/ft

MINIMUM PLUMBING FIXTURES REQUIRED BY OCCUPANCY (IPC Section 403 & Table 403.1)
All Occupancy Classification(s) (same as OSE Table 3): BUSINESS
Total Building Design Occupant Load (same as OSE Table 6): 161

1. Occupancy: N/A Total Load for this Occupancy: N/A Male: N/A Female: N/A
Water Closets/ Urinals (IPC Section 424.2): MALE: (# Urinals allowed) FEMALE:
Lavatories: MALE: FEMALE:
Drinking Fountains
Unisex Toilet
Service Sink
Other (list)

2. Occupancy: Total Load for this Occupancy: Male: Female:
Water Closets/ Urinals (IPC Section 424.2): MALE: (# Urinals allowed) FEMALE:
Lavatories: MALE: FEMALE:
Drinking Fountains
Unisex Toilet
Service Sink
Other (list)

3. Occupancy: Total Load for this Occupancy: Male: Female:
Water Closets/ Urinals (IPC Section 424.2): MALE: (# Urinals allowed) FEMALE:
Lavatories: MALE: FEMALE:
Drinking Fountains
Unisex Toilet
Service Sink
Other (list)

TOTAL BUILDING COUNT REQUIRED/PROVIDED (add all occupancies)

Note: Round up all numbers Whole numbers only	REQUIRED Male	REQUIRED Female	PROVIDED Male	PROVIDED Female
Total Water Closets/ Urinals	(# Urinals allowed ____)	____	(# Urinals provided ____)	____
Total Lavatories	____	____	____	____
Total Drinking Fountains	____		____	
Total Unisex Toilets	____		____	
Total Service Sinks	____		____	
Total Other (list): ____	____		____	

TABLE 10 MECHANICAL INFORMATION

AIR COMFORT SYSTEMS

Overall Thermal Transfer Value (OTTV): N/A BTU/(HR x °F x SF)
Building Cooling Load: 710,400 SF / Ton
Building Heating Load: 408,000 BTU/(HR x SF)

OTHER LOADING FEATURES

Glass: U Factor: .63 Window to wall ratio: 39.13%
Insulation Values: Roof: .05 Exterior Walls: .08

Outside Air minimum while occupied: 2,110 CFM 161 Occupants

MECHANCIAL, SYSTEMS, SERVICE SYSTEMS & EQUIPMENT

Briefly describe mechanical system: Existing system to be replaced in kind.

TABLE 11 - ELECTRICAL INFORMATION

SERVICE TRANSFORMER: ☒ By Utility Company
☐ By Agency If by Agency: ____ KVA Primary ____ Voltage/Phase

ELECTRICAL SERVICE INFORMATION:

Service Voltage/Phase: ____V/____ Amperes: ____
Service Entrance Conductors Size: ____ Quantity per Phase: ____
Total Connected Load: ____KVA Estimated Demand Factor: ____
Estimated Maximum Demand: ____Amperes
Available Fault Current in Symmetrical Amperes: ____Amperes
Interrupting Capacity of Service Overcurrent Device: ____Amperes

Grounding Electrode System Components:
☐ Metal In-ground Support Structure(s)
☐ Ground Ring
☐ Plate Electrodes
☐ Other Listed Electrodes, please specify ____
☐ Metal Underground Water Pipe
☐ Concrete-Enclosed Electrode
☐ Rod and Pipe Electrodes
☐ Other Local Metal Underground Systems or Structures

EMERGENCY SERVICE INFORMATION:

Generator 1: ☐ Emergency ☐ Standby ☐ Op. Standby ____ Voltage/Phase ____ Fuel ____ KVA
Generator 2: ☐ Emergency ☐ Standby ☐ Op. Standby ☐ Integral Battery ____ Fuel ____ KVA
Exit/Emergency Egress Lighting Backup Power ☐ Battery ☐ Generator
Fire Alarm System: ☐ Manual ☐ Auto ☐ Manual/Auto ☐ Addressable Class: ☐ A ☐ B ☐ ____(Other)
Fire Alarm System Method of Communication to Monitoring Station (please specify): ____.
Fire Alarm Pathway Survivability: ☐ Level 0 ☐ Level 1 ☐ Level 2 ☐ Level 3
Carbon Monoxide Detection Required? ☐ Yes ☐ No
Carbon Dioxide Detection Required? ☐ Yes ☐ No
Emergency Responder Radio Coverage Enhancement Required? ☐ Yes ☐ No

LIGHTNING PROTECTION SYSTEM PROVIDED: ☐ Yes ☐ No

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
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BEAUFORT DESIGN BUILD

ARCHITECT / ENGINEER'S SEAL

GREENS DRUGSTORE INFILL PROJECT

101 SCOTT STREET
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE
S2	RE-SUBMISSION TO HTRC	03/20/24
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SHEET INFORMATION

DATE	MAY 14, 2024
JOB NUMBER	23014.00
DRAWN	GRM
CHECKED	ADB
APPROVED	DCS

2021 INTERNATIONAL BUILDING CODE SUMMARY

G-102

001

THE BEAUFORT CODE CITY OF BEAUFORT, SOUTH CAROLINA

(CODE SUMMARY)

Text in blue has been accounted for / incorporated in the proposed design. Sections in green are marked as developer options. Sections in red are in question for City of Beaufort interpretation.

2: MAP AND DISTRICTS

2.3.2 - SUMMARY OF TRANSECT-BASED DISTRICTS

A. T5-DOWNTOWN CORE DISTRICT (T5-DC)

The T5-Downtown Core district consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices, and apartments. A tight network of streets, including those in Beaufort's historic commercial downtown, allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape.

2.4: - DISTRICT DEVELOPMENT STANDARDS

2.4.1 - TRANSECT-BASED DISTRICT STANDARDS

2.4.1 - TRANSECT-BASED DISTRICT STANDARDS

DISTRICT	T5-DC
A. LOT CONFIGURATION	
1. Lot Width at Front Setback	n/a
2. Lot Size	n/a
3. Maximum Lot Coverage [1]	100%
4. Frontage Build-Out [2]	75% min
[1] This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 (Stormwater). [2] See Section 2.5.1 B. for additional frontage build-out standards.	
B. PRIMARY BUILDING PLACEMENT	
1. Front Setback; *for in fill lots also see Section 2.5.2*	0 ft min
	Max. Prevailing Setback on Block
2. Side Setback— Corner/Alley	0 ft min
	15 ft max
3. Side Setback—Interior	0 ft min
4. Rear Setback [4]	0 ft min
5. Rear Setback from Alley [4]	0 ft
D. BUILDING FORM	
1. Primary Building Height—See *Section 2.6*	2 stories min
	3 stories max at property line, *see 2.6.1.G*
2. Accessory Building Height	2 stories max
3. Building Width at Frontage	100 ft max [5]
[4] Two stories are only required at significant intersections, in accordance with Section 2.6.3 and the Street Hierarchy Diagram in Appendix C.3. [5] Buildings exceeding this maximum shall comply with the Large Footprint Building standards in Section 4.5.10.	

2.5: - GENERAL LOT STANDARDS

2.5.1 - BUILDING PLACEMENT AND ORIENTATION

A. Frontage and Orientation on Street: All buildings shall front a street right-of-way, and have a usable entrance on the Primary Frontage with the following conditions and exceptions:

1.Multi-Building Sites:

a. Buildings shall be located to break up the site into a series of smaller blocks defined by streets and pedestrian walkways, and to frame and enclose parking areas, outdoor dining areas, and/or gathering spaces for pedestrians between buildings.

B. Frontage Build-Out:

1. Facades shall be built parallel to the principal frontage line or to the tangent of a curved principal frontage line, and along a minimum percentage of the frontage width at the setback, as specified in Sections 2.4.1 A.4. and Section 4.4 (Private Frontage Type).

2. Front facades shall front public streets or rights-of-way. In the case where buildings front multiple streets, or desire to have entrances facing the parking lot, multiple front facades may be designed.

3. For parcels that may contain multiple structures in different phases, an overall Illustrative Sketch, showing proposed building locations and site circulation, shall be prepared to ensure that the frontage build-out is being met as closely as possible. These parcels will not be required to be built out all at once and may be phased over time. The Illustrative Sketch is subject to future modifications as long as the intent of this standard continues to be met—this will be evaluated by the Design Review Authority as each individual project phases are designed.

2.6: - HEIGHT

Building heights by district, as specified in Section 2.4.1, shall be determined according to the provisions below.

2.6.1 - MEASUREMENT OF BUILDING HEIGHT

A. Building height is measured as the number of stories (syn. floors) in a building. A story is a habitable level in a building of no more than 15 feet in height from finished floor to finished ceiling.

B. Where a maximum height is also provided in feet, that height shall be taken from the average sidewalk or site grade at the front facade of the building to the mean roof height or top of the parapet. Where the building is located in a flood zone, the height shall be taken from the first finished floor above the base flood elevation.

E. Unoccupied attics less than 7 feet in height to the ridge beam or collar tie (whichever is lower) and raised basements less than 6 feet above the adjacent grade shall not be calculated as stories.

G. Specific to T5-DC: The maximum height at the property line shall be 3 stories, and the maximum height 15 feet behind the property line, or front line of the building, shall be 4 stories.

2.6.2 - BUILDING HEIGHT ABOVE GRADE

A. General to All Zones:

1.Freeboard: In addition to the standards listed below, where a parcel is located in a flood-hazard zone, the minimum elevation above grade is 1 foot above base flood elevation.

2.Exception: Commercial buildings that have been floodproofed, per ASCE Section 24 or most recent version, do not have to be elevated above grade.

2.7: - OVERLAY DISTRICT STANDARDS

Certain areas of the City may fall into one or more of the following overlay districts. When a property is newly assigned, reassigned, or annexed into one of these districts, the owner shall be required to formally acknowledge that they are within such district by signing a notification form, provided by the City and recorded at the Beaufort County Register of Deeds Office.

2.7.1 - BEAUFORT HISTORIC DISTRICT (HD) OVERLAY

4: BUILDING DESIGN AND INFILL STANDARDS

4.1: - PURPOSE AND INTENT

4.2.2 - APPLICABILITY

A. Applicability: The standards apply to all construction in:

1. Transect-based Districts: T4, T5.

4.2.3 - RELATIONSHIP TO HISTORIC DISTRICT STANDARDS

A. Applicability: In addition to the standards and guidelines in this article, any development located within the **Beaufort Historic District** is subject to the standards, guidelines, and procedures established in ***Section 9.10***.

4.2.4 - RELATIONSHIP TO LAND USE PROVISIONS

A. Applicability: Article 3 (Land Use Provisions) identifies use allowances by district and establishes additional standards applicable to specific uses. These provisions shall also apply in conjunction with the standards outlined in this article.

4.3: - CONTEXTUAL DESIGN GUIDELINES

B. Rhythm of Development on the Street: Monolithic massing that disrupts the predominant building pattern of the neighborhood and corridor is strongly discouraged.

C. Massing and Articulation:

1. New construction should complement the massing of neighboring buildings by utilizing roof forms, architectural trim, differentiation of facade planes, and a relationship of solids (siding and walls) to voids (window and door openings) that are consistent with the patterns established in neighboring buildings.

2. When large scale construction is proposed that is not consistent with the predominant building height and lot width of the surrounding area, special attention shall be paid to specific building design elements in order to articulate a building form that is appropriate to the neighborhood context. These include the items listed in the paragraph above, along with siting, setbacks, and facade treatments.

4.4: - PRIVATE FRONTAGE TYPES

C. Forecourt (utilized)

D. Stoop (utilized)

F. Shopfront (utilized)

4.5: - BUILDING TYPES

F. Mixed-Use: This is a building that buildings contains commercial space, typically at grade, with office or residential living, typically located on the upper level(s). They are typically attached, but may be freestanding structures. The ground floor has a substantial amount of glazing, and often utilizes the shopfront frontage type.

4.6: - BUILDING DESIGN STANDARDS

4.6.1 - GENERAL TO ALL APPLICABLE DISTRICTS

A. Size, Mass and Scale: The scale of buildings and accessory structures (including canopies) shall be appropriate to the scale of structures located in the neighboring context.

B. Proportions of Bays and Openings: All building bays, including porches, colonnades and porticos as appropriate, shall be square or vertical in proportion, unless the design merits a horizontally-proportioned opening. Wall openings, with the exception of transoms and storefronts, shall be square or vertical in proportion. The facade of a proposed building should draw upon the proportion and number of bays in surrounding buildings, as defined by windows, doors, and column spacing, to establish a compatible scale.

C. Building Materials: Building wall materials shall be combined on each facade only horizontally, unless the building is broken vertically by a change of plane, or a vertical architectural element. Heavier materials, such as masonry and stucco, shall be located below lighter materials, such as cement fiber or wood siding.

D. Roof Forms: Where pitched roofs exist, primary roofs shall have a minimum slope of 4:12, while ancillary roof slopes may be no less than 2:12.

F. Trash, Mechanical, Utility and Service Equipment and Areas:

1. Loading docks, service areas, and trash disposal facilities (e.g., trash and recycling receptacles, compactors, dumpsters) shall be hidden or screened from view of streets, parks, squares, waterways, or significant pedestrian spaces. Loading areas may be oriented toward adjoining developed properties that are zoned for nonresidential uses, if such loading areas are screened from view. See Section 2.7.1 E. for specific provisions about these areas in the Historic District.

2. Mechanical equipment, such as ventilation systems, commercial exhaust fans, rooftop terminations, commercial cooling equipment, heating and air conditioning units, TV antennas, and satellite dishes, shall be hidden or screened from view. Lattice, open brick enclosures, or vegetation can be used to conceal mechanical equipment. Screening material shall be properly maintained. If vegetation is used for screening, the mature size of the vegetation shall be considered so that equipment air flow will not be compromised.

G. Colors: Buildings and additional site elements — e.g., bollards, arbors, drive-thru canopies, sign posts — shall not be painted in a color or pattern that expresses corporate identify, to the extent that the paint color or pattern is not consistent with the design standards of the district. Fluorescent colors, such as ASHTO safety yellow, are also prohibited except where required by a public agency. (standard / historical colors will be utilized.)

4.6.3 - SPECIFIC TO TRANSECT-BASED DISTRICTS (SEE 4.2.2)

A. Building Materials and Details:

1. Building walls shall be finished in 1 or more (but not more than 3) of the following materials:

a. Wood

b. Fiber cement board siding, smooth finish.

c. Concrete masonry units with stucco (CBS).

d. Reinforced concrete with stucco.

e. Brick.

f. Tabby (or stucco with oyster shell aggregate, typ.).

h. Other materials as approved by the Administrator, based on visual compatibility with listed approved materials.

2. Visible foundation walls and chimneys shall be finished in one of the following materials:

a. Brick.

b. Stucco

4. Railings and balustrades may be constructed of the following materials:

c.*Aluminum (steel?)

e.*Other synthetic material as approved by the Administrator, based on visual compatibility with listed approved materials. (steel pipe rails ?)

5. Doors shall be made of wood, metal, glass, or fiberglass*.

6. Roofs with visible pitches shall be constructed of the following materials:

c. Non-reflective pre-finished metal.

f. Other similar metals as approved by the Administrator.

B. Roof Forms:

1.Specific to zones T4 and T5:

a. Permitted roof types include gabled, hipped, shed, barrel vaulted, flat, mono-pitch, and domed.

b. Shed, flat, and mono-pitch roofs shall be concealed with parapets along the street frontage, except on porches, balconies, or building extensions.

c. Downspouts and gutters should be galvanized steel, aluminum, or copper and shall match in materials and finish.

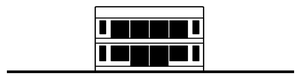
d. Roof penetrations shall be hidden or painted to match the color of the roof.

C. Windows and Doors:

1. Transparency, specific to zones T4 and T5: Any commercial or mixed-use building elevation facing *(fronting)* a street, waterway, or public space shall include a minimum of 40% of transparent fenestration (windows and doors) on the ground floor and 20% on upper floors. Apartment Houses shall conform to these requirements as much as possible, however the minimum percentage of transparent fenestration on the ground floor may be adjusted at the discretion of the Design Review Body. It shall not be reduced to lower than 30%.

TOTAL SECOND FLOOR AREA = 593 SQ FT
TOTAL FIRST FLOOR TRANSPARENCY =370 SQ FT
236 SQ FT / 559 SQ FT = 62%

TOTAL FIRST FLOOR AREA = 678 SQ FT
TOTAL FIRST FLOOR TRANSPARENCY =384 SQ FT
236 SQ FT / 559 SQ FT = 56%

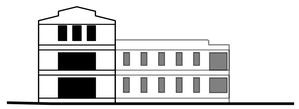


1.1 NORTH ELEVATION TRANSPARENCY DIAGRAM
NOT TO SCALE

TOTAL THIRD FLOOR AREA = 430 SQ FT
TOTAL FIRST FLOOR TRANSPARENCY =96 SQ FT
101 SQ FT / 459 SQ FT =22%

TOTAL SECOND FLOOR AREA = 419 SQ FT
TOTAL FIRST FLOOR TRANSPARENCY =173 SQ FT
183 SQ FT / 519 SQ FT =41%

TOTAL FIRST FLOOR AREA = 480 SQ FT
TOTAL FIRST FLOOR TRANSPARENCY =202 SQ FT
236 SQ FT / 559 SQ FT = 42%

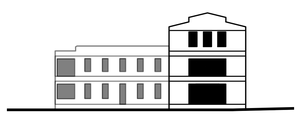


1.2 WEST ELEVATION TRANSPARENCY DIAGRAM
NOT TO SCALE

TOTAL THIRD FLOOR AREA = 430 SQ FT
TOTAL FIRST FLOOR TRANSPARENCY =96 SQ FT
101 SQ FT / 459 SQ FT =22%

TOTAL SECOND FLOOR AREA = 419 SQ FT
TOTAL FIRST FLOOR TRANSPARENCY =173 SQ FT
183 SQ FT / 519 SQ FT =41%

TOTAL FIRST FLOOR AREA = 480 SQ FT
TOTAL FIRST FLOOR TRANSPARENCY =202 SQ FT
236 SQ FT / 559 SQ FT = 42%



1.3 EAST ELEVATION TRANSPARENCY DIAGRAM
NOT TO SCALE

2. Proportion and Details:

a. Windows shall not be flush with exterior wall treatments. Windows shall be provided with an architectural surround at the jambs and header, and a projecting sill.

b. Window openings may be grouped horizontally, but trim between windows shall be at least 3.5 inches wide. This does not apply to storefront windows.

c. Specific to zones T4 and T5:

i. Facades should have several window sizes with smaller ones above. This is particularly important when buildings rise more than 2 stories.

ii. Thin mullions or muntin's shall be required on windows larger than 2 feet in any direction, except for shopfronts. The depth of the mullion shall not be less than the width.

D. Architectural Details:

1. Shutters: Shutters shall be sized and placed so as to equal the width that would be required to cover the window opening. Operable shutters are preferred.

a. Specific to zones T4 and T5: Shutters must be operable and have all appropriate hardware.

2. Column (shopfront) Bays: Columns and piers shall be spaced no farther apart than they are tall. Column bays shall be of equal and precise proportions.

3. Specific to zones T4 and T5:

a. Cornices are required to delineate the tops of facades. Expression lines are required to delineate the divisions between the first floor and upper floors. Cornices and expression lines should either be a molding extending a minimum of 2 inches, or a jog in the surface plane of the building wall greater than 2 inches. Cornice or eave height shall be consistent with the dominant cornice or eave height of buildings on the same block.

b. The elevation of the first floor and floor-to-floor heights shall be compatible with the expression of floors in the facades buildings on the same block.

c. Buildings shall have a base, wherein the bottom is articulated differently from the rest of the building, either by change of material or a setback. Material and craftsmanship on the base shall be as or more durable and of equal or higher quality than the rest above

4.7: - HISTORIC DISTRICT INFILL DESIGN GUIDELINES

4.7.1 - APPLICABILITY AND INTENT

The following principles shall be considered by the HRB for new construction within the Historic District overlay. The intent of these principles is to protect the integrity and coherence of the Historic District, and to provide clarity and consistency for developers, designers, and regulators.

4.7.2 - PRINCIPLES FOR COMPATIBLE INFILL

A. The District is the Resource, Not Only Its Individual Parts: Beaufort is comprised of a number of individually significant buildings. Additionally, Beaufort's historic areas are significant as a collective whole, and shall be considered as such and protected in their entirety. This is the primary, overarching principle.

1. New construction shall respond to and protect the integrity of the overall Historic District in much the same way as an addition does to a historic building.

2. The integrity of the district — why, where and when a property is important — shall be upheld in all new construction and rehabilitation projects. Guidelines for determining integrity are as follows:

a. Location: This is the relationship between the property and its historical context.

b. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.

c. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.

d. Materials: These are the physical elements that make up a property or district.

e. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected. Retaining the details of the original craft and craftsman (i.e., wood, masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.

f. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.

g. Association: This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods should be considered.

B. New Construction Shall Reinforce the Historic Significance of the District: Infill buildings should relate to and strengthen the core characteristics of the district, as identified in the National Register nomination's "Statement of Significance."

1.New construction should build upon the history and established pattern of the district through its design, landscape, use, and cultural expression. An understanding of the character and significance of the district should predicate any design or development activities.

2. If applicable, cultural expressions and/or historic uses within the district may be considered in design or development activities.

C. New Construction Shall Complement and Support the District: The Historic District has a distinct rhythm of massing, scale, and siting. Infill buildings should not deviate in a detracting manner from these elements, but appear as complementary members of the district.

1. Lot size, massing, siting, floor area ratio, and height must correspond to the adjacent buildings that contribute to or complement the rhythm of the district.

2.The use of buildings will be secondary to their design and integration into the district. However, newly introduced uses should not be detrimental to the historic fabric.

D. Infill Shall Be Compatible Yet Distinct: New buildings should be identifiable as being of their period of construction; however, they should not be so differentiated that they detract from - or visually compete with - their historic neighbors. Within historic districts, compatibility is more important than differentiation.

1. Because the district is the resource, the reconstruction of buildings that existed within the district during the period of significance is allowed. Reconstructions shall be done in accordance with the Secretary of the Interior's "Standards for Reconstruction."

2.Style is discouraged from being the primary indicator of differentiation.

3.Means of differentiation may include materials, mechanical systems, and construction methods.

E. The Exterior Envelope and Patterning of New Buildings Shall Reflect District Characteristics: Infill design elements, patterning, texture, and materials should reflect the aesthetic and historic themes of the district.

1.Patterns of fenestration, building divisions, setbacks, and landscapes that are characteristic of the district should inform the design of new buildings.

2.Mechanical and automobile infrastructure should be appropriately concealed when not consistent with the district's character.

F. Contributing Buildings Should Not Be Demolished to Create Infill Opportunities: Properties deemed contributing in the "1997 Beaufort County Above Ground Historic Sites Survey," or in the most recent historic resources survey, should not be removed or rendered non-contributing to make way for new construction.

G. Archeological Resources Shall Be Preserved in Place or Mitigated: When new construction disturbs or affects archaeological resources, mitigation measures should be taken such that the history of a the site can be traced. See Section 8.3 for archeological assessment requirements.

1.Archaeological mitigation must conform to local, state, and federal laws and accepted professional standards.

2.When appropriate, archaeological mitigation should be accessible to the general public in an educational capacity.

3.Information yielded from archaeological mitigation should be interpreted in the new building and throughout the district.

BEAUFORT
2 Fire Station Lane
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7315 Swansea Lane
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www.beaufortdesignbuild.com

BEAUFORT DESIGN BUILD

ARCHITECT / ENGINEER'S SEAL

GREENS DRUGSTORE INFILL PROJECT

101 SCOTT STREET
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE
S2	RE-SUBMISSION TO HTRC	03/20/24
S3	SUBMISSION TO HDRB	04/25/24
S4	SUBMISSION FOR PRELIMINARY HRB APPROVAL	05/31/24

SHEET INFORMATION

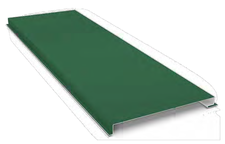
DATE	MAY 14, 2024
JOB NUMBER	23014.00
DRAWN	GRM
CHECKED	ADB
APPROVED	DCS

THE BEAUFORT CODE
CODE SUMMARY
SECTIONS 2 & 4

G-102.1

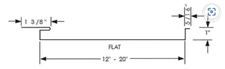
001

Flush Panel – 1” & 1.5”



FLUSH SEAM PANEL

The Flush Seam panel is our most versatile panel that can be installed for wall, soffit, fascia, and screen wall applications. The panel is secured with concealed fasteners and does not require clips. The Flush Seam panel can be manufactured in a vented, pencil rib, or smooth profile.



PRODUCT DATA | PROFILES | COLOR GUIDE | WARRANTIES | TESTING | SUSTAINABILITY

Available Materials
Galvalume (22, 24 gauge)
Aluminum (.032, .040, .050)
Copper (16 & 20 oz)

Available Widths
12” – 20”

Panel Options
Flat
Perforated
V-Groove
Double V-Groove

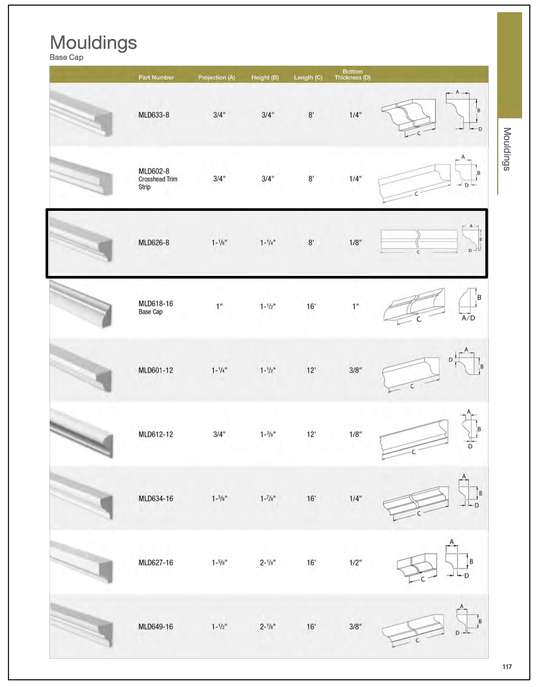
Substrate Requirements
Can be installed over Solid Substrate or on Open Framing.

Finish
Kynar 500 (Fluoropolymer PVDF Coating)

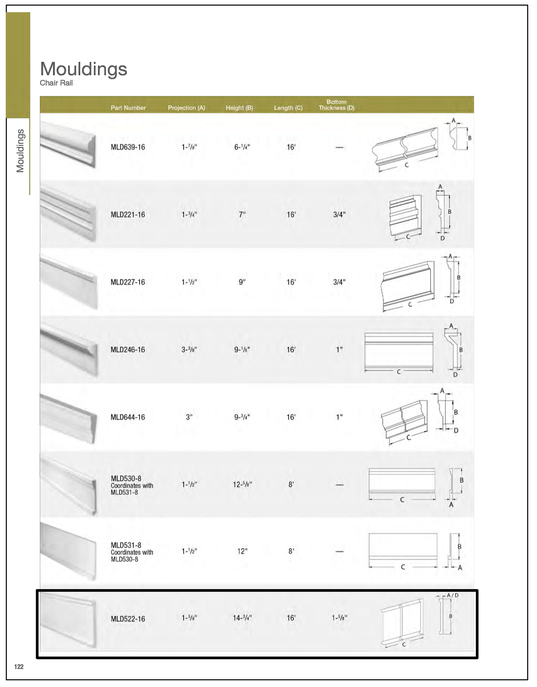
A6 METAL WALL PANEL
BASIS OF DESIGN

A4 ALUMINUM-CLAD WINDOWS AND DOORS
BASIS OF DESIGN

C3 ROOF PAVER
BASIS OF DESIGN



C1 SAVANNAH SMOOTH NICHIHA - SMOOTH FIBER CEMENT LAP SIDING
BASIS OF DESIGN



A3 FYPON MOULDING MLD626-8
BASIS OF DESIGN

A1 FYPON MOULDING MLD522-16
BASIS OF DESIGN

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JOB NUMBER	23014.00
DRAWN	ADB
CHECKED	ADB
APPROVED	DCS

SUPPORTING DOCUMENTS

G-105.1

001

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REVISIONS / SUBMISSIONS

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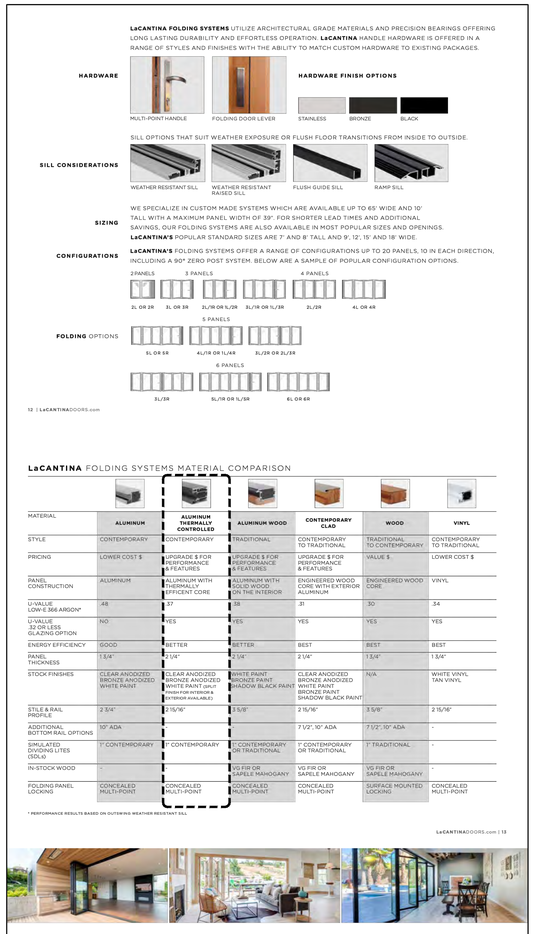
S4	SUBMISSION FOR PRELIMINARY HRB APPROVAL	05/31/24

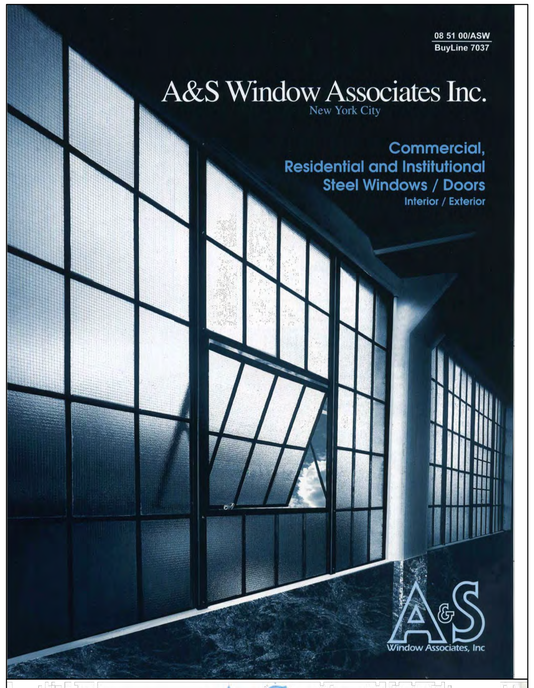
SHEET INFORMATION

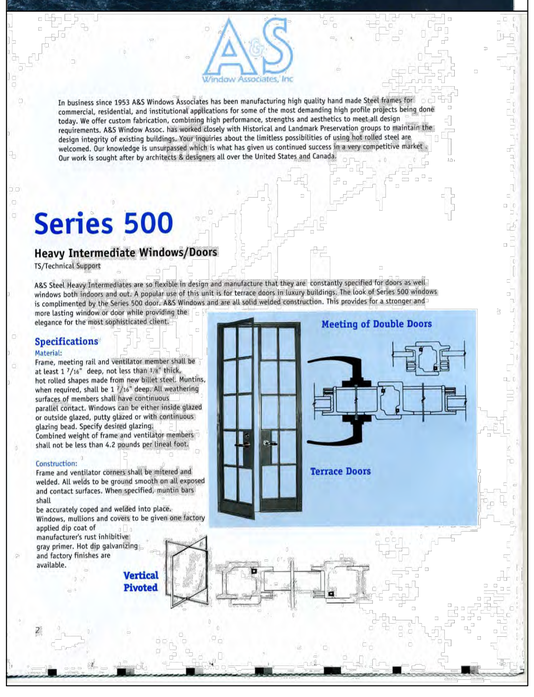
DATE	MAY 14, 2024
JOB NUMBER	23014.00
DRAWN	ADB
CHECKED	ADB
APPROVED	DCS

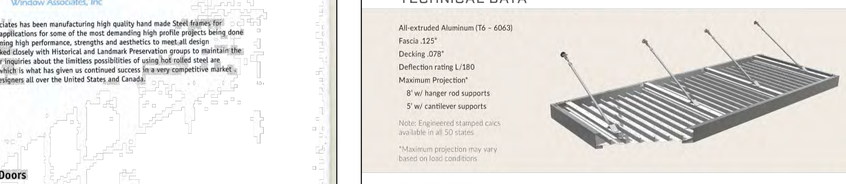
SUPPORTING DOCUMENTS

G-105.2









C5 RAILING SPEC SHEET
BASIS OF DESIGN

A6 ALUMINUM BI-FOLD DOOR SPEC SHEET
BASIS OF DESIGN

A5 A&S COMMERCIAL STEEL WINDOWS
BASIS OF DESIGN

A3 A&S COMMERCIAL STEEL DOOR
BASIS OF DESIGN

A1 ALUMINUM CANOPY
BASIS OF DESIGN

001

Stuc-O-Flex® Elastomeric Acrylic Finishes

The Rubber Stucco Finish™

Comments

Advanced Finish Integrity

Stuc-O-Flex Elastomeric Acrylic Finish provides a protective weathering membrane in a pre-colored, extremely durable, fade and mildew resistant coating. The industry's highest levels of 100% Acrylic Polymer ensures un-matched resistance to surface cracking unlike standard finishes. An unlimited selection of colors (over 10,000) in four distinct aggregate choices create a wide variety of texture opportunities from the heaviest southwest stucco to the more contemporary sand finish.

- Maximum Crack Coverage & Bridging Abilities
- Breathable (WVT) = 13 Perms Average
- Calcium - Marble Aggregates (Prevents Rust)
- No Silica Sand
- Coating Integrity - Exceeds 30 Year Exposure
- Comprehensive ASTM Third Party Testing
- America's First Elastomeric Acrylic Finish
- 500 Million Feet in Service World Wide
- Equally Effective Regardless of Climate (-70°F to 160°F)
- Class A Fire Rated
- New Construction, Retrofit or Repair

Stuc-O-Flex vs. Your Stucco Finish

Videos

VIDEO GALLERY

Literature

Stuc-O-Flex Elastomeric Acrylic Finish - Product Data Sheet

Specifications

Comprehensive

Portland Cement Plaster (Stucco) & Stuc-O-Flex Finishes

Optional Rainscreen Component
Optional Crack Constraint / Fiberglass Mesh – Base Coat

Short Form

Stuc-O-Flex Finishes over Portland Cement Plaster (Stucco)

Test Reports

Test Reports

Immediate Support: 800-305-1045

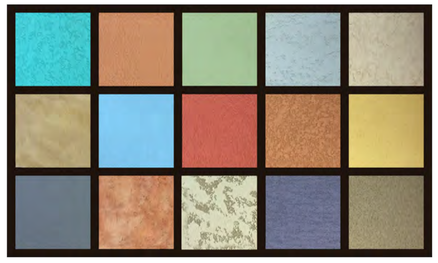
Questions/Literature Requests: ✉

Finish Options

Fine | Sand | Modified

Putz

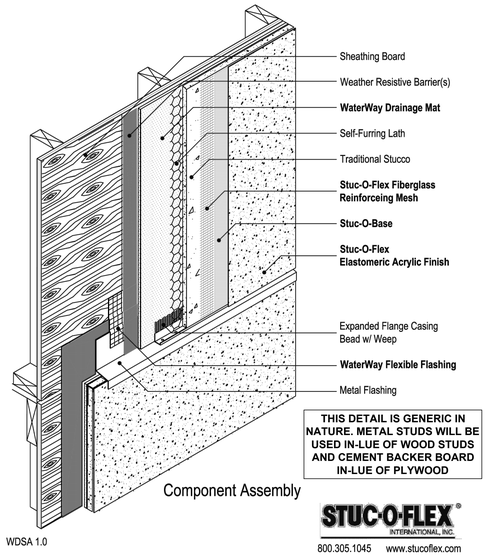
See all textures in Colors & Textures page.



Stuc-O-Flex Product Features

1. Stuc-O-Flex is a water-based material - easy clean up while wet with soap and water.
2. Stuc-O-Flex is safe, similar to water base latex paint.
3. Stuc-O-Flex is class "A" fire rated - will not propagate flame / fire.
4. Stuc-O-Flex is comprised of "100% Acrylic" polymer - best exterior performance.
5. Stuc-O-Flex is manufactured in the United States of America.
6. Easy to apply by trowel, or appropriate spray equipment.
7. Stuc-O-Flex is available in twenty (20) standard colors; over 10,000 computer generated special colors.
8. Uses include renovation, repair and new construction.
9. Washability - Cured Stuc-O-Flex can be cleaned with hot water and soap or appropriate pressure washing.
10. Stuc-O-Flex is chemical resistant against mineral spirits, paint thinner, muratic acid, etc...
11. Stuc-O-Flex can be painted with an acrylic latex paint or Stuc-O-Flex Renew at a later point in time to change the color if desired. Designs can also be painted over Stuc-O-Flex after drying.
12. Applications to most common construction surfaces.
13. Provides a noise reduction coefficient reducing decibel levels when applied to interior walls including restaurants, movie theaters, shopping centers, office buildings, etc...
14. Minimum maintenance required after installation - Wash walls with appropriate power washer or by hand as required.
15. Outstanding color consistency & color retention.
16. Competitively priced.
17. Unlimited textures opportunities in four different sized aggregate choices.
18. Outstanding quality control and consistency in Stuc-O-Flex production.
19. Building code compliant.
20. Stuc-O-Flex is a breathable membrane- 10 -14 perms average (H2O vapor transmission)
21. Stuc-O-Flex can be either field applied or prefabricated (panelized).
22. Dries in 12 - 24 hours, complete cure in approximately 2 weeks.

WaterWay Drainable Stucco Assembly



THIS DETAIL IS GENERIC IN NATURE. METAL STUDS WILL BE USED IN-LUE OF WOOD STUDS AND CEMENT BACKER BOARD IN-LUE OF PLYWOOD

Component Assembly

WDSA 1.0

STUC-O-FLEX® INTERNATIONAL, INC.

800.305.1045 www.stucoflex.com

A1 STANDARD 3-COAT STUCCO FINISH WITH DRAINAGE MEDIUM

BASIS OF DESIGN

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 466-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

BEAUFORT DESIGN BUILD

ARCHITECT / ENGINEER'S SEAL

GREENS DRUGSTORE INFILL PROJECT

101 SCOTT STREET
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE
S2	RE-SUBMISSION TO HTRC	03/20/24
S3	SUBMISSION TO HDRB	04/26/24
S4	SUBMISSION FOR PRELIMINARY HRB APPROVAL	05/31/24

SHEET INFORMATION

DATE	MAY 14, 2024
JOB NUMBER	23014.00
DRAWN	ADB
CHECKED	ADB
APPROVED	DCS

SUPPORTING DOCUMENTS

G-105.3

001

D6 INSPIRATION PHOTO
NTS

D5 INSPIRATION PHOTO
NTS

D3 INSPIRATION PHOTO
NTS

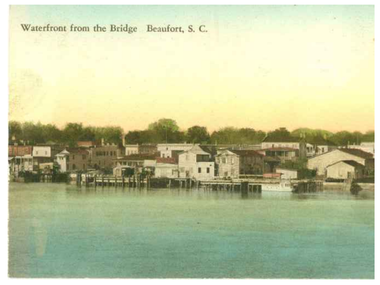
D2 INSPIRATION PHOTO
NTS

C6 INSPIRATION PHOTO
NTS

C5 INSPIRATION PHOTO
NTS

C3 INSPIRATION PHOTO
NTS

C2 INSPIRATION PHOTO
NTS



B6 INSPIRATION PHOTO
NTS

B5 INSPIRATION PHOTO
NTS

B3 INSPIRATION PHOTO
NTS

B2 INSPIRATION PHOTO
NTS

A6 INSPIRATION PHOTO
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A5 INSPIRATION PHOTO
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A3 INSPIRATION PHOTO
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CHECKED	ADB
APPROVED	DCS

INSPIRATION
VINTAGE BEAUFORT
PHOTOS &
DRAWINGS

G-106

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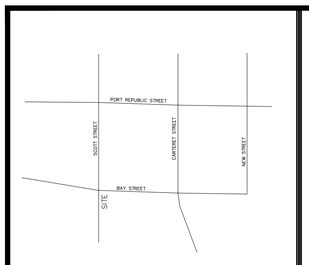
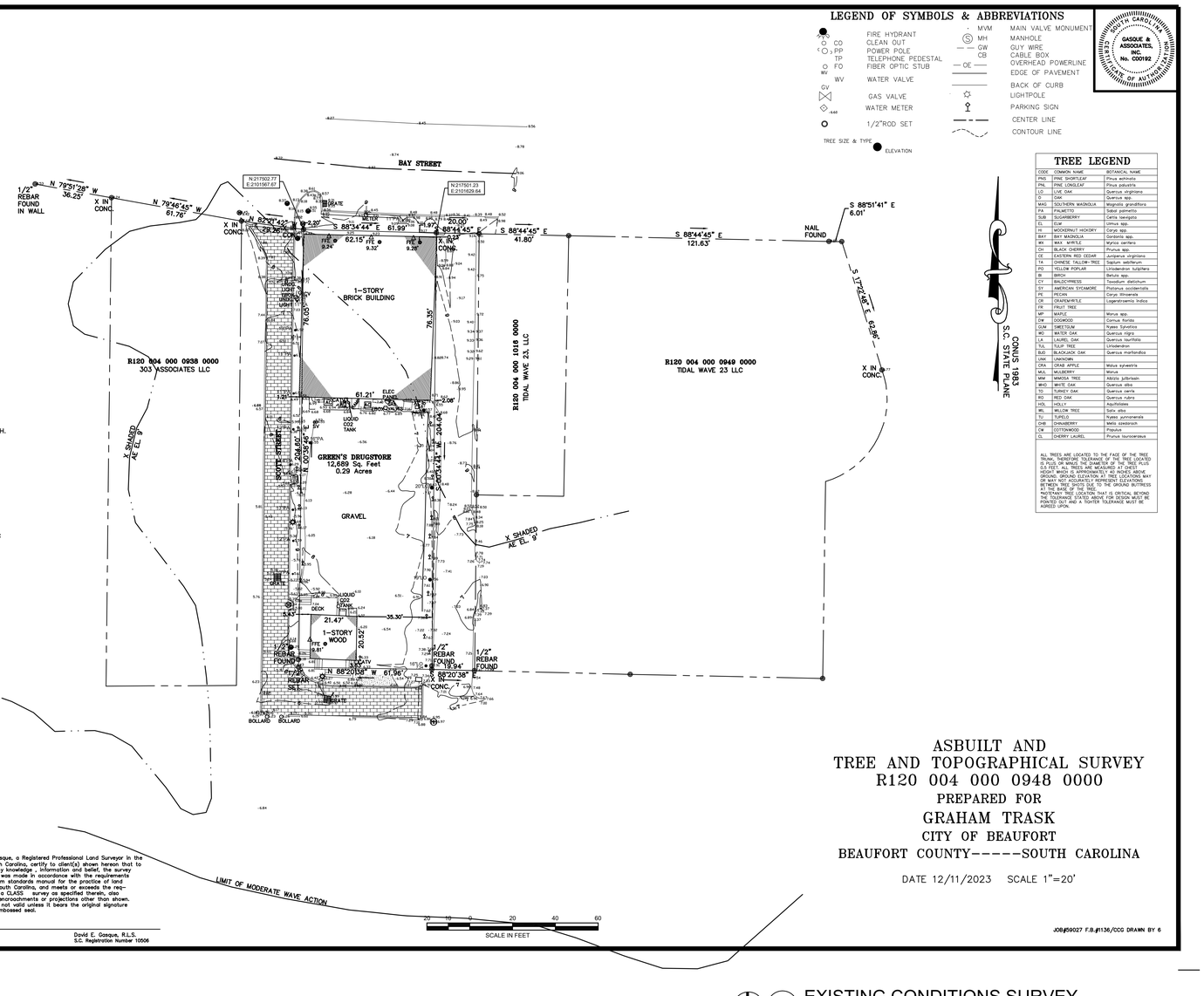


LOCATION MAP (N.T.S.)



LEGEND OF SYMBOLS & ABBREVIATIONS

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

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

TREE LEGEND

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

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 6". THE DIAMETER OF THE TREE IS MEASURED AT DBH (4.5' ABOVE GROUND, GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS OF NEARBY SPOTS DUE TO THE GROUND BUTTRESS ATTRIBUTABLE TO THE TREE.
NOTEWORTHY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE FIELD VERIFIED AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

NOTES:

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

REFERENCES:

1.) T.M.S. R120 004 000 0948 0000
2.) PLAT BY R.D. TROGDON, JR.
SEPTEMBER 20, 1988
DEED BOOK 512 PAGE 899
RMC BEAUFORT COUNTY
3.) PLAT BY ANDREWS & BURGESS, INC.
OCTOBER 7, 2009, REVISED OCTOBER 27, 2009
PLAT BOOK 129 PAGE 61
RMC BEAUFORT COUNTY
4.) PLAT BY JOHN A. SIMMONS
DATED FEBRUARY 7, 1974
PLAT BOOK 24 PAGE 67
RMC BEAUFORT COUNTY

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

I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, certify to client(s) shown hereon 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 therein, 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.

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

ASBUILT AND
TREE AND TOPOGRAPHICAL SURVEY
R120 004 000 0948 0000
PREPARED FOR
GRAHAM TRASK
CITY OF BEAUFORT
BEAUFORT COUNTY-----SOUTH CAROLINA
DATE 12/11/2023 SCALE 1"=20'

JOB#59027 F.B.#1136/CCG DRAWN BY 6

A2 EXISTING CONDITIONS SURVEY
1" = 25'-0"
0 25' 50'

GENERAL NOTES:

A. GENERAL NOTE

PLANNING AND ZONING NOTES:

APPLICABLE CODE: THE BEAUFORT CODE
DISTRICT: T5 - DOWNTOWN CORE
LOT WIDTH AT FRONT SETBACK: N/A
LOT SIZE: N/A
MAXIMUM LOT COVERAGE: 100%
FRONTAGE BUILD-OUT: 75% MINIMUM
FRONT SETBACK: 0 FT MINIMUM / PREVAILING SETBACK ON THE BLOCK MAXIMUM
SIDE SETBACK - CORNER / ALLEY: 0 FT MINIMUM / 15 FT MAXIMUM
SIDE SETBACK - INTERIOR: N/A
REAR SETBACK: 0 FT MINIMUM
REAR SETBACK FROM ALLEY: 0 FT MINIMUM
ATTACHED GARAGE / CARPORT SETBACK: N/A
ACCESSORY BUILDING STANDARDS: N/A
PRIMARY BUILDING HEIGHT: 3 STORIES MAXIMUM AT PROPERTY LINE
ACCESSORY BUILDING HEIGHT: N/A
BUILDING WIDTH AT FRONTAGE: 100 FT MAXIMUM

SHEET KEY NOTES: (X)

1. PROPERTY LINE
2. ALUMINUM CLAD FIXED WINDOW; ANDERSEN "E" SERIES
3. 3'-4"x9'-0" WOOD DOOR AND FRAME WITH TRANSOM; ANDERSEN "E" SERIES COMMERCIAL DOOR
4. PRE-FINISHED ALUMINUM WALL PANEL
5. CEMENT STUCCO
6. CONCRETE STAIR TREAD AND RISER
7. ACCESSIBLE CONCRETE RAMP. SLOPE TO HAVE NO GREATER THAN 1" : 12" CONCRETE TO HAVE BROOM FINISH
8. (2) 3'-0"x8'-0" FULL GLASS SOLID CORE WOOD DOOR WITH TRANSOM AND SIDELIGHTS; ANDERSEN "E" SERIES COMMERCIAL DOOR. FRAME TO BE INTEGRAL WITH WINDOW FRAMING AND TRIM. ALL TRIM TO BE PRIMED AND PAINTED
9. DOUBLE HUNG ALUMINUM CLAD WINDOWS; ANDERSEN "E" SERIES WINDOWS
10. SAVANNAH SMOOTH NICHIHA FIBER CEMENT LAP SIDING WITH 7" EXPOSURE; TO BE INSTALLED SMOOTH SIDE OUT
11. AWNING WINDOW; ANDERSEN "E" SERIES
12. FIXED STEEL WINDOW (A&S WINDOWS)
13. HVAC ELEVATED SERVICE YARD
14. 1-1/2" Ø BRUSHED METAL PIPE RAIL
15. FIRE DEPARTMENT CONNECTION
16. SPRINKLER SYSTEM DRAIN
17. KNOX BOX
18. EXISTING BUILDING SINGLE STORY BUILDING
19. METAL DOOR FOR TRASH DEPOSIT YARD
20. (2) 3'-0"x9'-0" STEEL DOOR (A&S DOORS)
21. 3'-4"x9'-0" STEEL DOOR (A&S DOORS)
22. ALUMINUM CANOPY

LEGEND:

DESCRIPTION

PROPOSED BUILDING IS FULLY FIRE SPRINKLERED

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 466-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

BEAUFORT DESIGN BUILD

ARCHITECT / ENGINEER'S SEAL

GREENS DRUGSTORE INFILL PROJECT

101 SCOTT STREET
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

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S2	RE-SUBMISSION TO HTRC	03/26/24
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S4	SUBMISSION FOR PRELIMINARY HRB APPROVAL	05/31/24

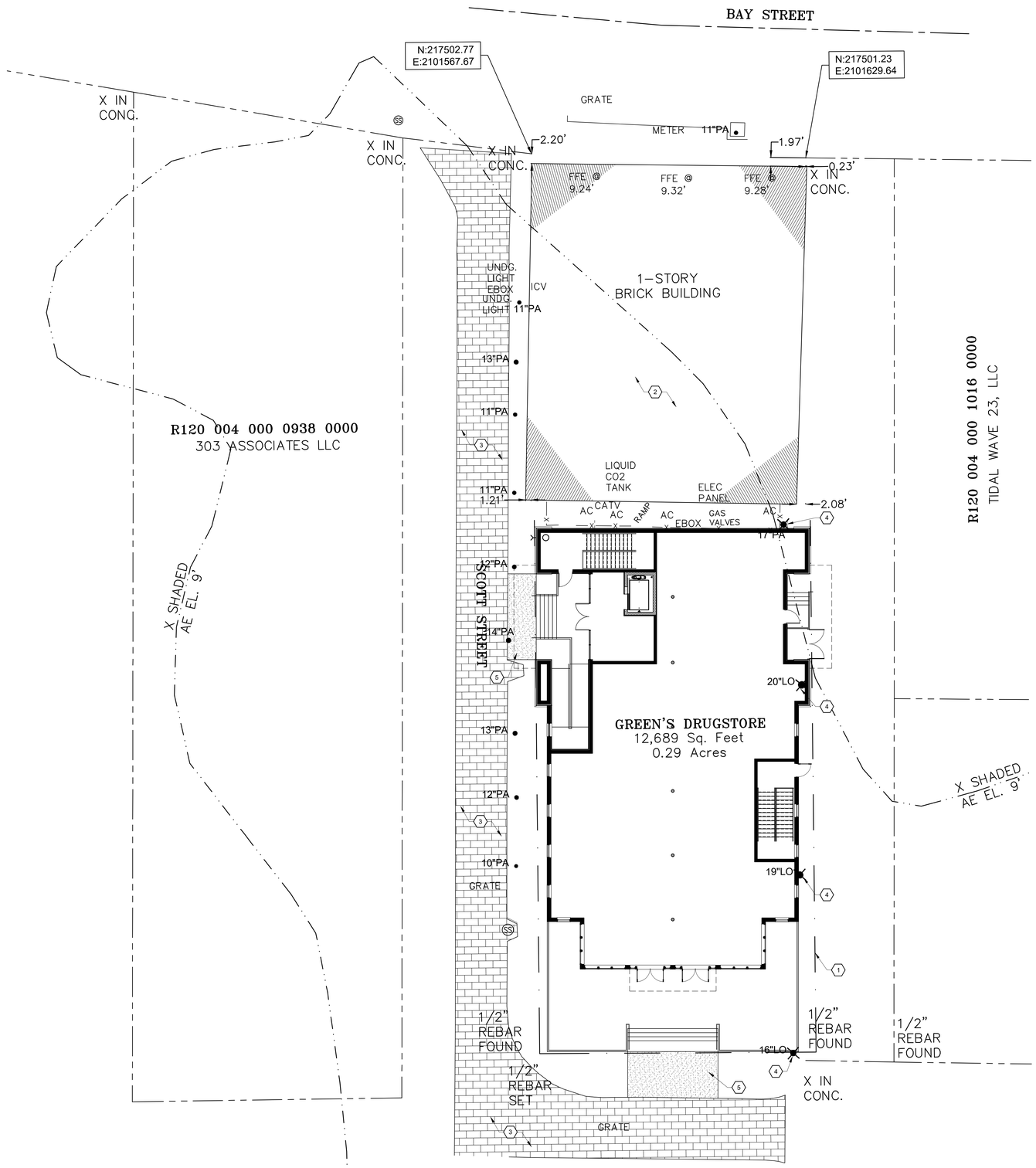
SHEET INFORMATION

DATE	MAY 14, 2024
JOB NUMBER	23014.00
DRAWN	GRM
CHECKED	ADB
APPROVED	DCS

EXISTING CONDITIONS SURVEY

EC-101

001



A2 ARCHITECTURAL SITE PLAN
3/32" = 1'-0"
0 4' 8' 16'

GENERAL NOTES:

A. GENERAL NOTE

PLANNING AND ZONING NOTES:

APPLICABLE CODE: THE BEAUFORT CODE
DISTRICT: T5 - DOWNTOWN CORE
LOT WIDTH AT FRONT SETBACK: N/A
LOT SIZE: N/A
MAXIMUM LOT COVERAGE: 100%
FRONTAGE BUILD-OUT: 75% MINIMUM
FRONT SETBACK: 0 FT MINIMUM / PREVAILING SETBACK ON THE BLOCK MAXIMUM
SIDE SETBACK - CORNER / ALLEY: 0 FT MINIMUM / 15 FT MAXIMUM
SIDE SETBACK - INTERIOR: N/A
REAR SETBACK: 0 FT MINIMUM
REAR SETBACK FROM ALLEY: 0 FT MINIMUM
ATTACHED GARAGE / CARPORT SETBACK: N/A
ACCESSORY BUILDING STANDARDS: N/A
PRIMARY BUILDING HEIGHT: 3 STORIES MAXIMUM AT PROPERTY LINE
ACCESSORY BUILDING HEIGHT: N/A
BUILDING WIDTH AT FRONTAGE: 100 FT MAXIMUM
PERCENTAGE OF IMPERVIOUS AREA: 98%

SHEET KEY NOTES: (X)

1. PROPERTY LINE
2. EXISTING BUILDING SINGLE STORY BUILDING
3. EXISTING SIDEWALK PAVING
4. EXISTING TREE TO BE REMOVED
5. NEW CONCRETE SIDEWALK

LEGEND:

DESCRIPTION

EXISTING TREE TO BE REMOVED. REMOVE STUMP IN ITS ENTIRETY AND BACKFILL

PROPOSED BUILDING IS FULLY FIRE SPRINKLERED

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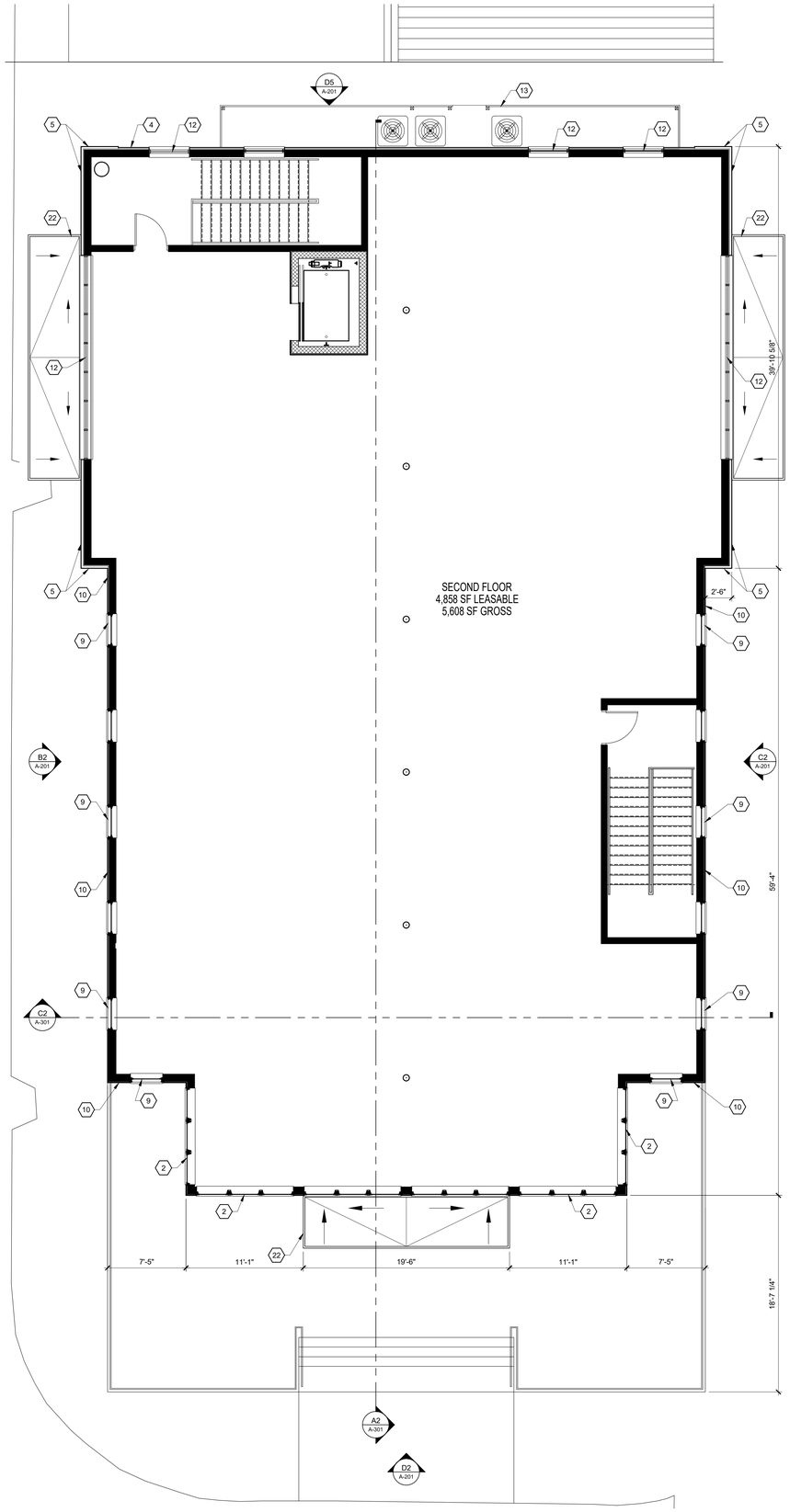
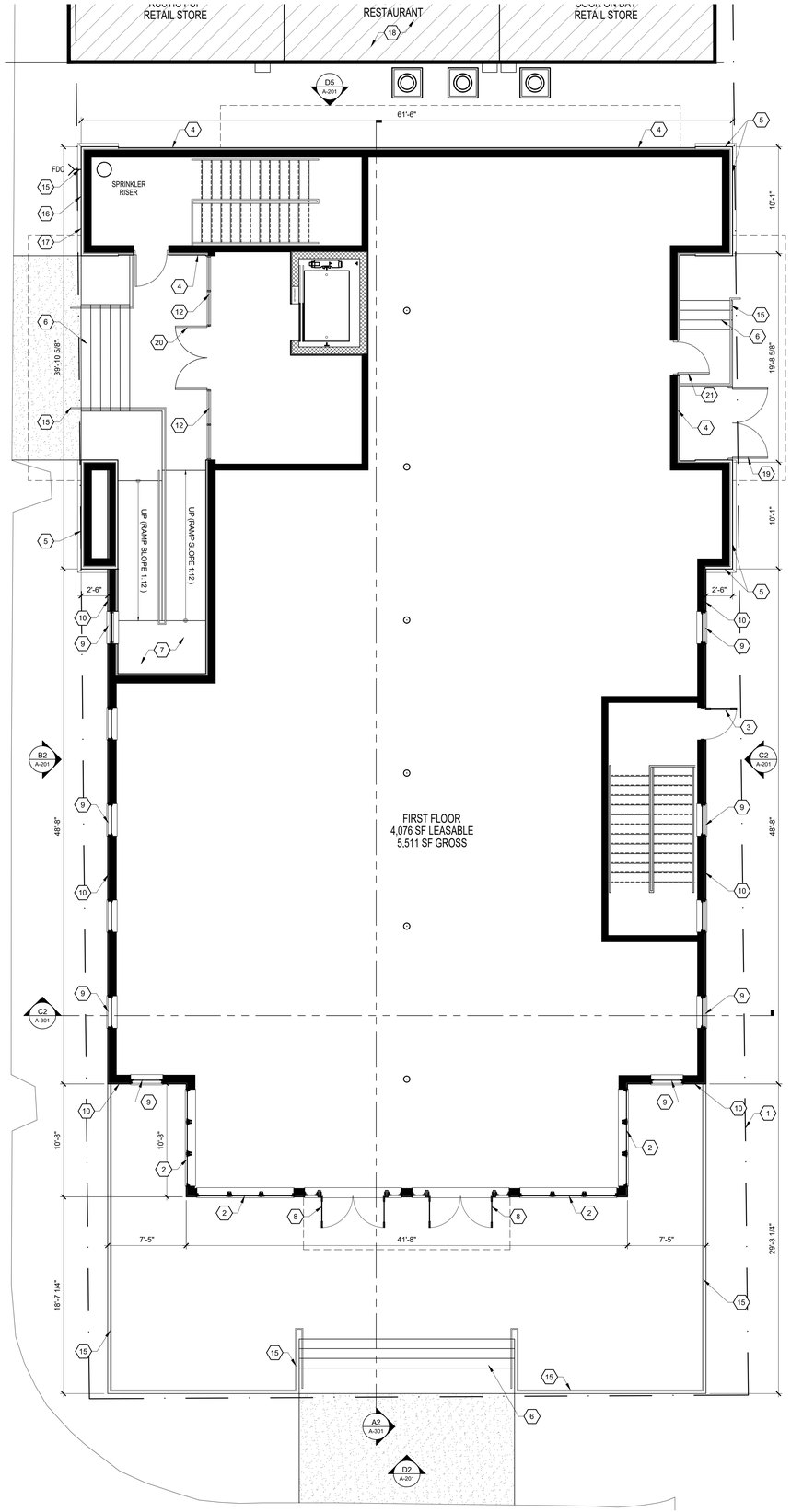
ARCHITECTURAL SITE PLAN

AC-101

001



A5 SECOND FLOOR PLAN
3/16" = 1'-0"
0 2' 4' 8'



A2 FIRST FLOOR PLAN
3/16" = 1'-0"
0 2' 4' 8'

GENERAL NOTES:

A. GENERAL NOTE

PLANNING AND ZONING NOTES:

APPLICABLE CODE: THE BEAUFORT CODE
DISTRICT: T5 - DOWNTOWN CORE
LOT WIDTH AT FRONT SETBACK: N/A
LOT SIZE: N/A
MAXIMUM LOT COVERAGE: 100%
FRONTAGE BUILD-OUT: 75% MINIMUM
FRONT SETBACK: 0 FT MINIMUM / PREVAILING SETBACK ON THE BLOCK MAXIMUM
SIDE SETBACK - CORNER / ALLEY: 0 FT MINIMUM / 15 FT MAXIMUM
SIDE SETBACK - INTERIOR: N/A
REAR SETBACK: 0 FT MINIMUM
REAR SETBACK FROM ALLEY: 0 FT MINIMUM
ATTACHED GARAGE / CARPORT SETBACK: N/A
ACCESSORY BUILDING STANDARDS: N/A
PRIMARY BUILDING HEIGHT: 3 STORIES MAXIMUM AT PROPERTY LINE
ACCESSORY BUILDING HEIGHT: N/A
BUILDING WIDTH AT FRONTAGE: 100 FT MAXIMUM

SHEET KEY NOTES: (X)

1. PROPERTY LINE
2. ALUMINUM CLAD FIXED WINDOW; ANDERSEN "E" SERIES
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11. AWNING WINDOW; ANDERSEN "E" SERIES
12. FIXED STEEL WINDOW (A&S WINDOWS)
13. HVAC ELEVATED SERVICE YARD
14. 1-1/2" Ø BRUSHED METAL PIPE RAIL
15. FIRE DEPARTMENT CONNECTION
16. SPRINKLER SYSTEM DRAIN
17. KNOX BOX
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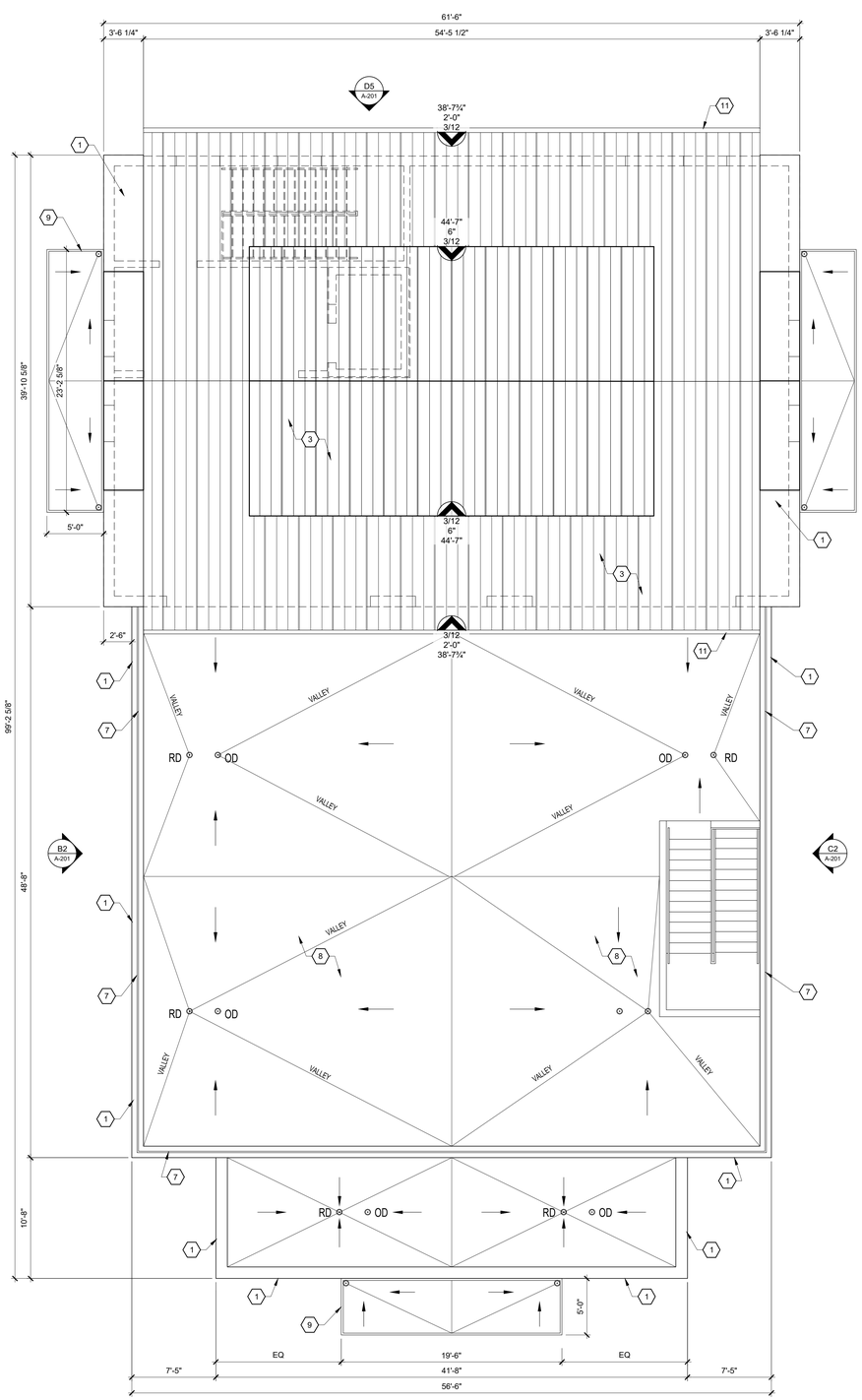
PROPOSED FIRST AND SECOND FLOOR PLANS

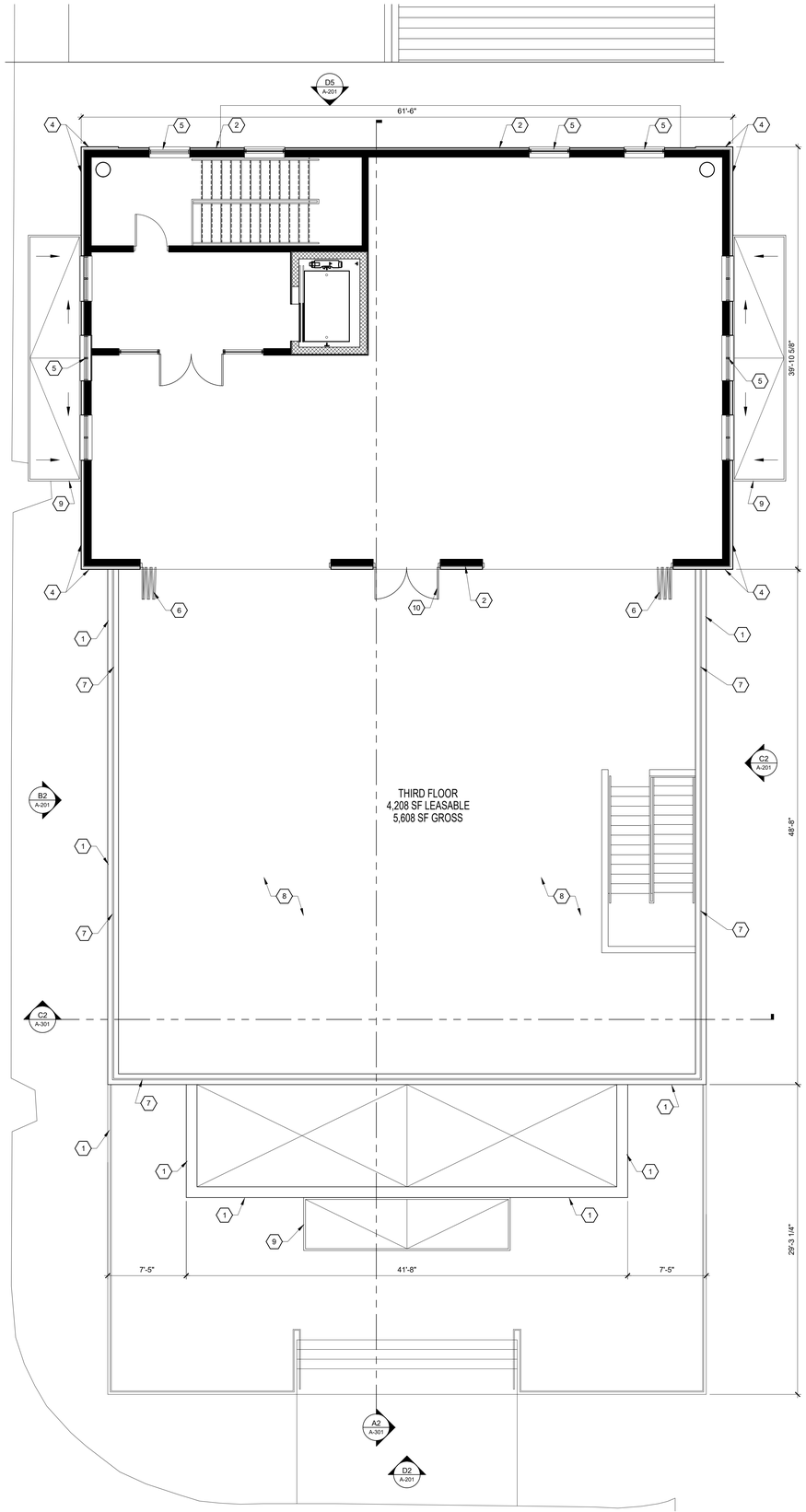
A-101

001



D2
A-201

A5 ROOF PLAN
3/16" = 1'-0"
0 2' 4' 8'



A2 THIRD FLOOR PLAN
3/16" = 1'-0"
0 2' 4' 8'

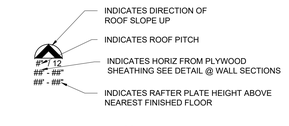
GENERAL NOTES:

A. GENERAL NOTE

SHEET KEY NOTES:

1. ALUMINUM COPING
2. PRE-FINISHED ALUMINUM WALL PANEL
3. STANDING SEAM METAL ROOF
4. CEMENT STUCCO
5. FIXED STEEL WINDOW (A&S WINDOWS)
6. FOLDING FULL GLASS WOOD DOOR
7. METAL HANDRAIL ALONG TOP OF PARAPET TO HAVE A HEIGHT OF 42" MINIMUM
8. ROOF TOP PAVER SYSTEM OVER 5/8" HIGH TYP; HIGH-DENSITY POLYETHYLENE PEDESTALS WITH DRAINAGE SLOTS UNDERNEATH; OVER EPDM ROOFING MEMBRANE SYSTEM OVER 3-1/2" THICK RIGID INSULATION TAPERED 1/4":1'-0" TO ROOF DRAIN
9. ALUMINUM CANOPY
10. (2) 3'-0"x9'-0" ALUMINUM STOREFRONT DOOR WITH 1" INSULATED GLASS
11. 6" HALF ROUND ALUMINUM GUTTER AND DOWNSPOUT

LEGEND:



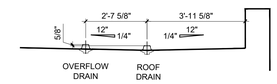
RD ROOF DRAIN

OD OVERFLOW DRAIN

DIRECTIONS OF 1/4" : 1'-0" ROOF SLOPE

INDICATES WALL BELOW

ROOF DRAIN CONFIGURATION



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BEAUFORT DESIGN BUILD

ARCHITECT / ENGINEER'S SEAL

GREENS DRUGSTORE INFILL PROJECT

101 SCOTT STREET
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE
S2	RE-SUBMISSION TO HTRC	03/20/24
S3	SUBMISSION TO HDRB	04/25/24
S4	SUBMISSION FOR PRELIMINARY HRB APPROVAL	05/31/24

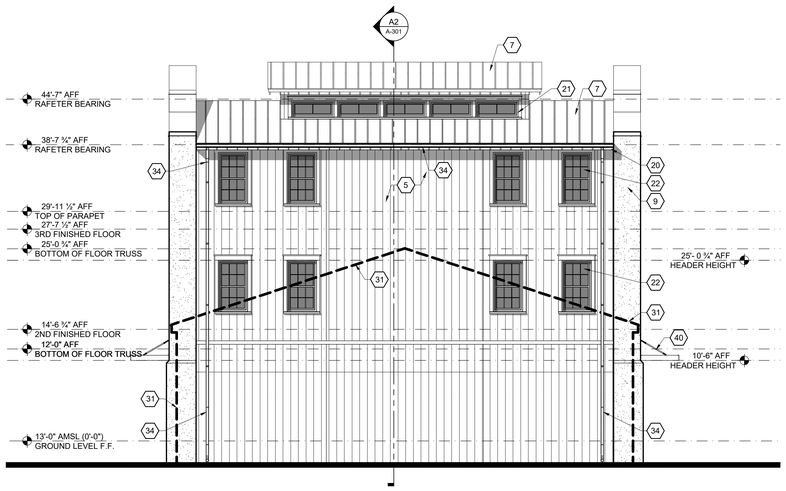
SHEET INFORMATION

DATE	MAY 14, 2024
JOB NUMBER	23014.00
DRAWN	ADB
CHECKED	ADB
APPROVED	DCS

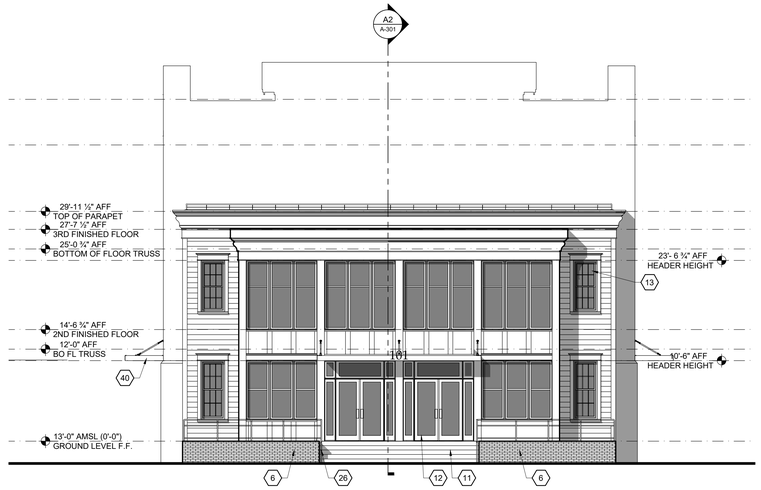
PROPOSED THIRD FLOOR PLAN AND ROOF PLAN

A-102

001

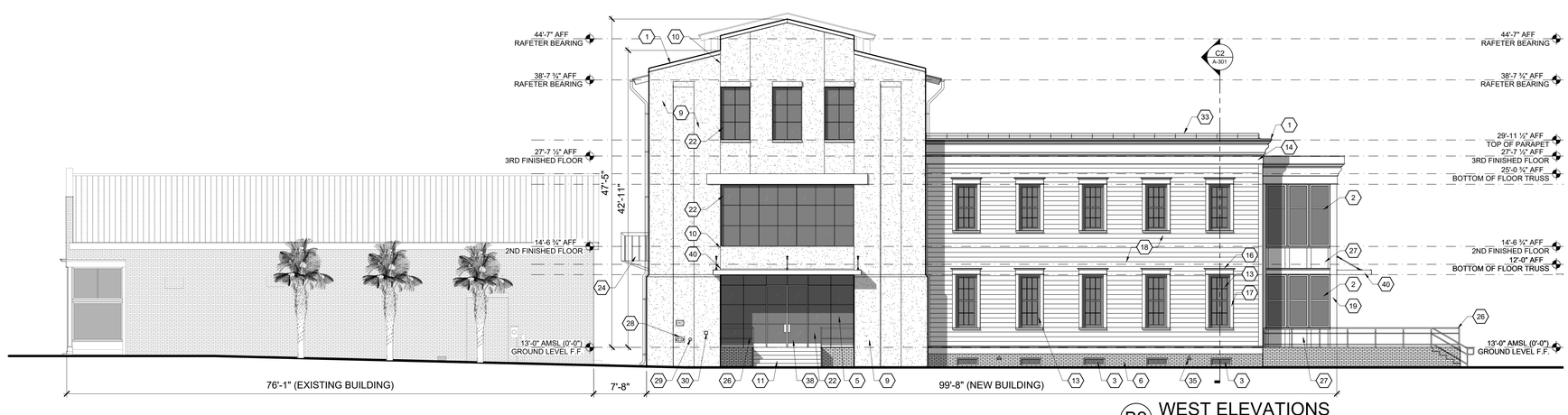


D5 NORTH ELEVATIONS
1/8" = 1'-0"
0 4' 8' 16'

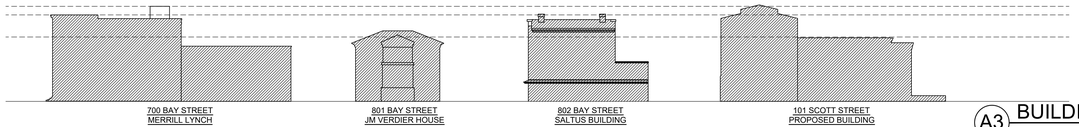


D2 SOUTH ELEVATIONS
1/8" = 1'-0"
0 4' 8' 16'

C2 EAST ELEVATIONS
1/8" = 1'-0"
0 4' 8' 16'



B2 WEST ELEVATIONS
1/8" = 1'-0"
0 4' 8' 16'



A3 BUILDING HEIGHT DIAGRAM
1/32" = 1'-0"
0 12' 24' 48'

GENERAL NOTES:

A. GENERAL NOTE

PLANNING AND ZONING NOTES:

APPLICABLE CODE: THE BEAUFORT CODE
DISTRICT: T5 - DOWNTOWN CORE
LOT WIDTH AT FRONT SETBACK: N/A
LOT SIZE: N/A
MAXIMUM LOT COVERAGE: 100%
FRONTAGE BUILD-OUT: 75% MINIMUM
FRONT SETBACK: 0 FT MINIMUM / PREVAILING SETBACK ON THE BLOCK MAXIMUM
SIDE SETBACK - CORNER / ALLEY: 0 FT MINIMUM / 15 FT MAXIMUM
SIDE SETBACK - INTERIOR: N/A
REAR SETBACK: 0 FT MINIMUM
REAR SETBACK FROM ALLEY: 0 FT MINIMUM
ATTACHED GARAGE / CARPORT SETBACK: N/A
ACCESSORY BUILDING STANDARDS: N/A
PRIMARY BUILDING HEIGHT: 3 STORIES MAXIMUM AT PROPERTY LINE
ACCESSORY BUILDING HEIGHT: N/A
BUILDING WIDTH AT FRONTAGE: 100 FT MAXIMUM

SHEET KEY NOTES: (X)

1. ALUMINUM COPING
2. ALUMINUM CLAD FIXED WINDOW; ANDERSEN "E" SERIES
3. METAL FOUNDATION LOUVER
4. 3'-4"x9'-0" WOOD DOOR AND FRAME WITH TRANSOM; ANDERSEN "E" SERIES COMMERCIAL DOOR
5. PRE-FINISHED ALUMINUM WALL PANEL
6. BRICK BASE VENEER
7. STANDING SEAM METAL ROOF
8. NOT USED
9. CEMENT STUCCO
10. STUCCO EXPANSION JOINT
11. CONCRETE STAIR TREAD AND RISER
12. (2) 3'-0"x8'-0" FULL GLASS SOLID CORE WOOD DOOR WITH TRANSOM AND SIDELIGHTS; ANDERSEN "E" SERIES COMMERCIAL DOOR, FRAME TO BE INTEGRAL WITH WINDOW FRAMING AND TRIM. ALL TRIM TO BE PRIMED AND PAINTED
13. DOUBLE HUNG ALUMINUM CLAD WINDOWS; ANDERSEN "E" SERIES WINDOWS
14. CEMENTITIOUS TRIM BOARD
15. 5/4x6 CEMENTITIOUS TRIM
16. 5/4x8 CEMENTITIOUS HEAD TRIM W/ RIGID FLASHING ABOVE. TYPICAL AT ALL WINDOWS
17. 5/4x6 CEMENTITIOUS JAMB. TYPICAL AT ALL WINDOWS
18. SAVANNAH SMOOTH NICHIHA FIBER CEMENT LAP SIDING WITH 7" EXPOSURE; TO BE INSTALLED SMOOTH SIDE OUT
19. 5/4x8 CEMENTITIOUS TRIM
20. CONTINUOUS 5/4 X4 PRESERVATIVE TREATED FASCIA BOARD ON EXPOSED RAFTER
21. AWNING WINDOW; ANDERSEN "E" SERIES
22. FIXED STEEL WINDOW (A&S WINDOWS)
23. FOLDING FULL GLASS WOOD DOOR
24. HVAC ELEVATED SERVICE YARD
25. NOT USED
26. 1-1/2" Ø BRUSHED METAL PIPE RAIL
27. CEMENTITIOUS PANEL BOARD, PRIME AND PAINTED
28. FIRE DEPARTMENT CONNECTION
29. SPRINKLER SYSTEM DRAIN
30. KNOX BOX
31. DASHED LINE INDICATE FORWARD EXISTING BUILDING
32. METAL DOOR FOR TRASH DEPOSIT YARD
33. METAL HANDRAIL ALONG TOP OF PARAPET TO HAVE A HEIGHT OF 42" MINIMUM
34. 6" HALF ROUND ALUMINUM GUTTER AND DOWNSPOUT
35. OVERFLOW SCUPPER DRAIN
36. FYPON MOULDING
37. NOT USED
38. (2) 3'-0"x9'-0" STEEL DOOR (A&S DOORS)
39. 3'-4"x9'-0" STEEL DOOR (A&S DOORS)
40. ALUMINUM CANOPY

LEGEND:

DESCRIPTION

PROPOSED BUILDING IS FULLY FIRE SPRINKLERED

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REVISIONS / SUBMISSIONS

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SHEET INFORMATION

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DRAWN	GRM
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APPROVED	DCS

EXTERIOR BUILDING ELEVATIONS

A-201

C2 WEST ELEVATIONS

1/8" = 1'-0"

A2 WEST ELEVATIONS- ORIGINAL SUBMISSION 04/25/24

1/8" = 1'-0"

GENERAL NOTES:

A. GENERAL NOTE

PLANNING AND ZONING NOTES:

APPLICABLE CODE: THE BEAUFORT CODE
DISTRICT: T5 - DOWNTOWN CORE
LOT WIDTH AT FRONT SETBACK: N/A
LOT SIZE: N/A
MAXIMUM LOT COVERAGE: 100%
FRONTAGE BUILD-OUT: 75% MINIMUM
FRONT SETBACK: 0 FT MINIMUM / PREVAILING SETBACK ON THE BLOCK MAXIMUM
SIDE SETBACK - CORNER / ALLEY: 0 FT MINIMUM / 15 FT MAXIMUM
SIDE SETBACK - INTERIOR: N/A
REAR SETBACK: 0 FT MINIMUM
REAR SETBACK FROM ALLEY: 0 FT MINIMUM
ATTACHED GARAGE / CARPORT SETBACK: N/A
ACCESSORY BUILDING STANDARDS: N/A
PRIMARY BUILDING HEIGHT: 3 STORIES MAXIMUM AT PROPERTY LINE
ACCESSORY BUILDING HEIGHT: N/A
BUILDING WIDTH AT FRONTAGE: 100 FT MAXIMUM

SHEET KEY NOTES: (X)

1. ALUMINUM COPING
2. ALUMINUM CLAD FIXED WINDOW; ANDERSEN "E" SERIES
3. METAL FOUNDATION LOUVER
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6. BRICK BASE VENEER
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15. 5/4x6 CEMENTITIOUS TRIM
16. 5/4x8 CEMENTITIOUS HEAD TRIM W/ RIGID FLASHING ABOVE. TYPICAL AT ALL WINDOWS
17. 5/4x6 CEMENTITIOUS JAMB. TYPICAL AT ALL WINDOWS
18. SAVANNAH SMOOTH NICHIHA FIBER CEMENT LAP SIDING WITH 7" EXPOSURE; TO BE INSTALLED SMOOTH SIDE OUT
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20. CONTINUOUS 5/4 X4 PRESERVATIVE TREATED FASCIA BOARD ON EXPOSED RAFTER
21. AWNING WINDOW; ANDERSEN "E" SERIES
22. FIXED STEEL WINDOW (A&S WINDOWS)
23. FOLDING FULL GLASS WOOD DOOR
24. HVAC ELEVATED SERVICE YARD
25. NOT USED
26. 1-1/2" Ø BRUSHED METAL PIPE RAIL
27. CEMENTITIOUS PANEL BOARD, PRIME AND PAINTED
28. FIRE DEPARTMENT CONNECTION
29. SPRINKLER SYSTEM DRAIN
30. KNOX BOX
31. DASHED LINE INDICATE FORWARD EXISTING BUILDING
32. METAL DOOR FOR TRASH DEPOSIT YARD
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35. OVERFLOW SCUPPER DRAIN
36. FYPON MOULDING
37. NOT USED
38. (2) 3'-0"x9'-0" STEEL DOOR (A&S DOORS)
39. 3'-4"x9'-0" STEEL DOOR (A&S DOORS)
40. ALUMINUM CANOPY

LEGEND:

DESCRIPTION

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EXTERIOR
WEST BUILDING
ELEVATIONS
PROGRESSION

A-201.1

001

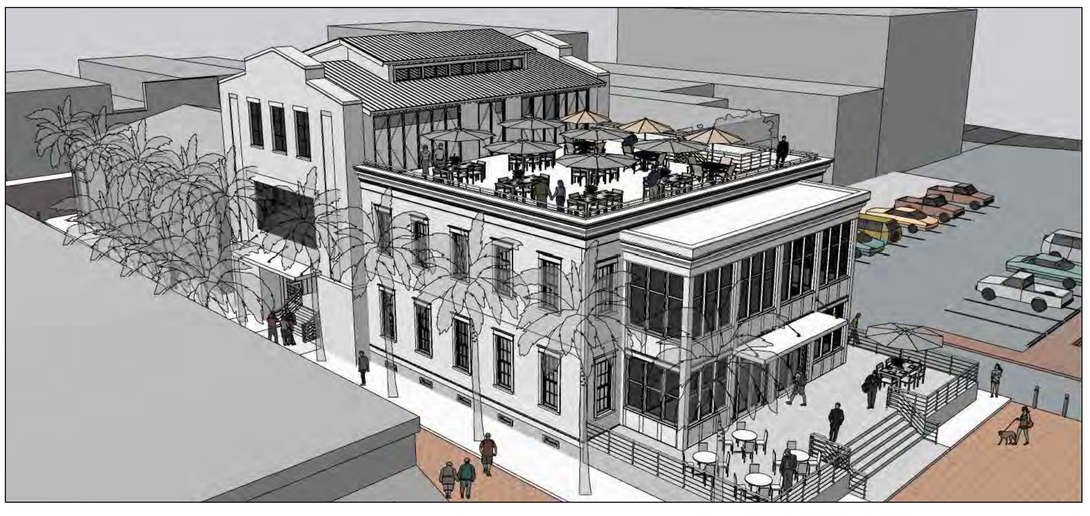
D4 VIEW NORTH EAST GROUND LEVEL

D2 VIEW NORTH WEST

C4 VIEW NORTH WEST

C2 VIEW SOUTH WEST

A4 VIEW SOUTH EAST



A2 VIEW NORTH EAST

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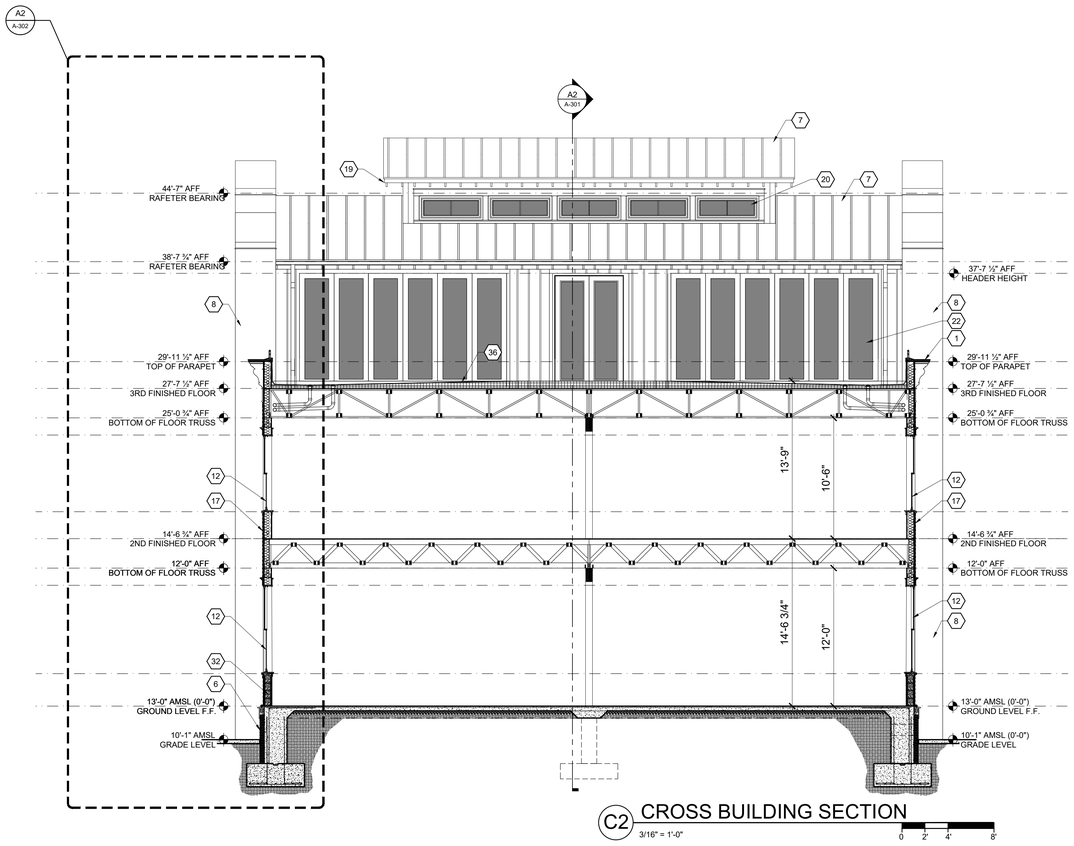
APPROVED	DCS

3 DIMENSIONAL MODEL VIEWS

A-202

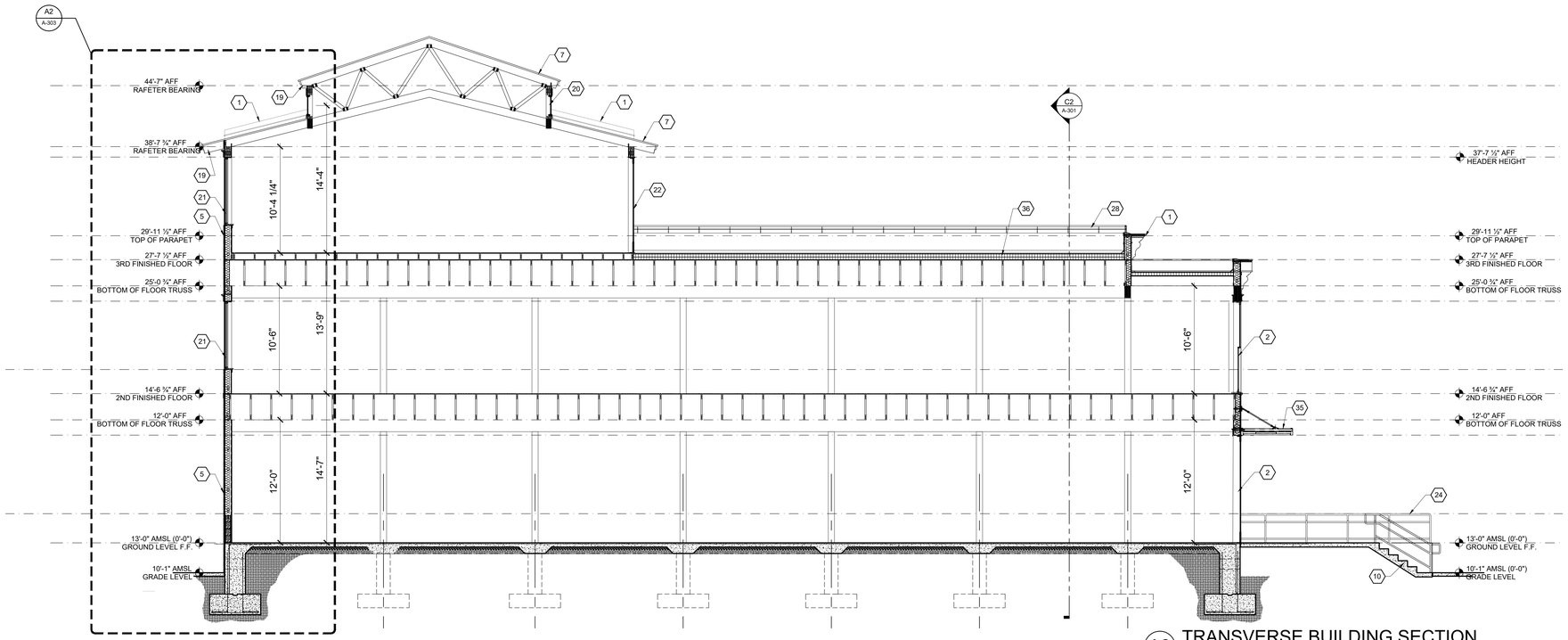
001



C2 CROSS BUILDING SECTION

3/16" = 1'-0"

0 2' 4' 8'



A2 TRANSVERSE BUILDING SECTION

3/16" = 1'-0"

0 2' 4' 8'

GENERAL NOTES:

A. GENERAL NOTE

PLANNING AND ZONING NOTES:

APPLICABLE CODE: THE BEAUFORT CODE
DISTRICT: T5 - DOWNTOWN CORE
LOT WIDTH AT FRONT SETBACK: N/A
LOT SIZE: N/A
MAXIMUM LOT COVERAGE: 100%
FRONTAGE BUILD-OUT: 75% MINIMUM
FRONT SETBACK: 0 FT MINIMUM / PREVAILING SETBACK ON THE BLOCK MAXIMUM
SIDE SETBACK - CORNER / ALLEY: 0 FT MINIMUM / 15 FT MAXIMUM
SIDE SETBACK - INTERIOR: N/A
REAR SETBACK: 0 FT MINIMUM
REAR SETBACK FROM ALLEY: 0 FT MINIMUM
ATTACHED GARAGE / CARPORT SETBACK: N/A
ACCESSORY BUILDING STANDARDS: N/A
PRIMARY BUILDING HEIGHT: 3 STORIES MAXIMUM AT PROPERTY LINE
ACCESSORY BUILDING HEIGHT: N/A
BUILDING WIDTH AT FRONTAGE: 100 FT MAXIMUM

SHEET KEY NOTES: (X)

1. ALUMINUM COPING
2. ALUMINUM CLAD FIXED WINDOW; ANDERSEN "E" SERIES
3. METAL FOUNDATION LOUVER
4. 3'-4"x9'-0" WOOD DOOR AND FRAME WITH TRANSOM; ANDERSEN "E" SERIES COMMERCIAL DOOR
5. PRE-FINISHED ALUMINUM WALL PANEL
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7. STANDING SEAM METAL ROOF
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12. DOUBLE HUNG ALUMINUM CLAD WINDOWS; ANDERSEN "E" SERIES WINDOWS
13. CEMENTITIOUS TRIM BOARD
14. 5/4x6 CEMENTITIOUS TRIM
15. 5/4x8 CEMENTITIOUS HEAD TRIM W/ RIGID FLASHING ABOVE. TYPICAL AT ALL WINDOWS
16. 5/4x6 CEMENTITIOUS JAMB. TYPICAL AT ALL WINDOWS
17. SAVANNAH SMOOTH NICHIHA FIBER CEMENT LAP SIDING WITH 7" EXPOSURE; TO BE INSTALLED SMOOTH SIDE OUT
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19. CONTINUOUS 5/4 X4 PRESERVATIVE TREATED FASCIA BOARD ON EXPOSED RAFTER
20. AWNING WINDOW; ANDERSEN "E" SERIES
21. FIXED STEEL WINDOW (A&S WINDOWS)
22. FOLDING FULL GLASS WOOD DOOR
23. HVAC ELEVATED SERVICE YARD
24. 1-1/2" Ø BRUSHED ALUMINUM PIPE RAIL
25. CEMENTITIOUS PANEL BOARD, PRIME AND PAINTED
26. DASHED LINE INDICATE FORWARD EXISTING BUILDING
27. METAL DOOR FOR TRASH DEPOSIT YARD
28. METAL HANDRAIL ALONG TOP OF PARAPET TO HAVE A HEIGHT OF 42" MINIMUM
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30. OVERFLOW SCUPPER DRAIN
31. FYPON MOULDING
32. 8" CMU PERIMETER WALL
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SHEET INFORMATION

DATE	MAY 14, 2024
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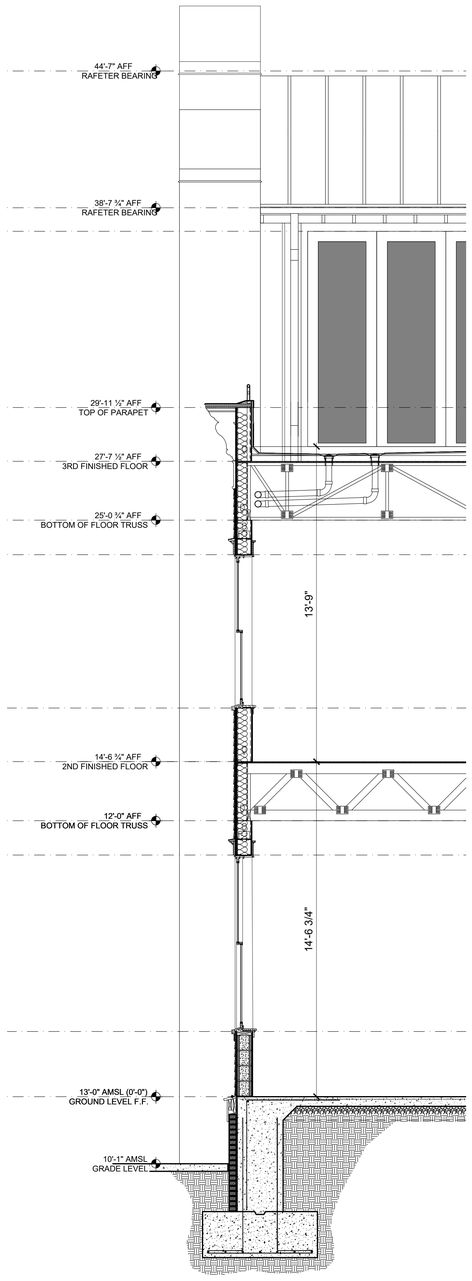
DRAWN	GRM
CHECKED	DCS
APPROVED	DCS

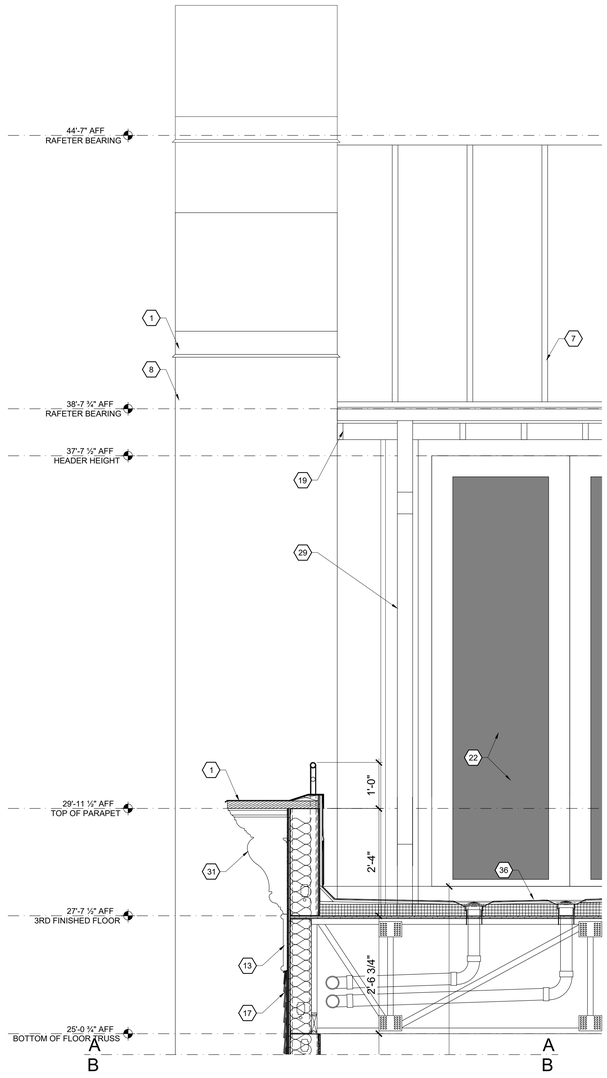
BUILDING SECTIONS

A-301

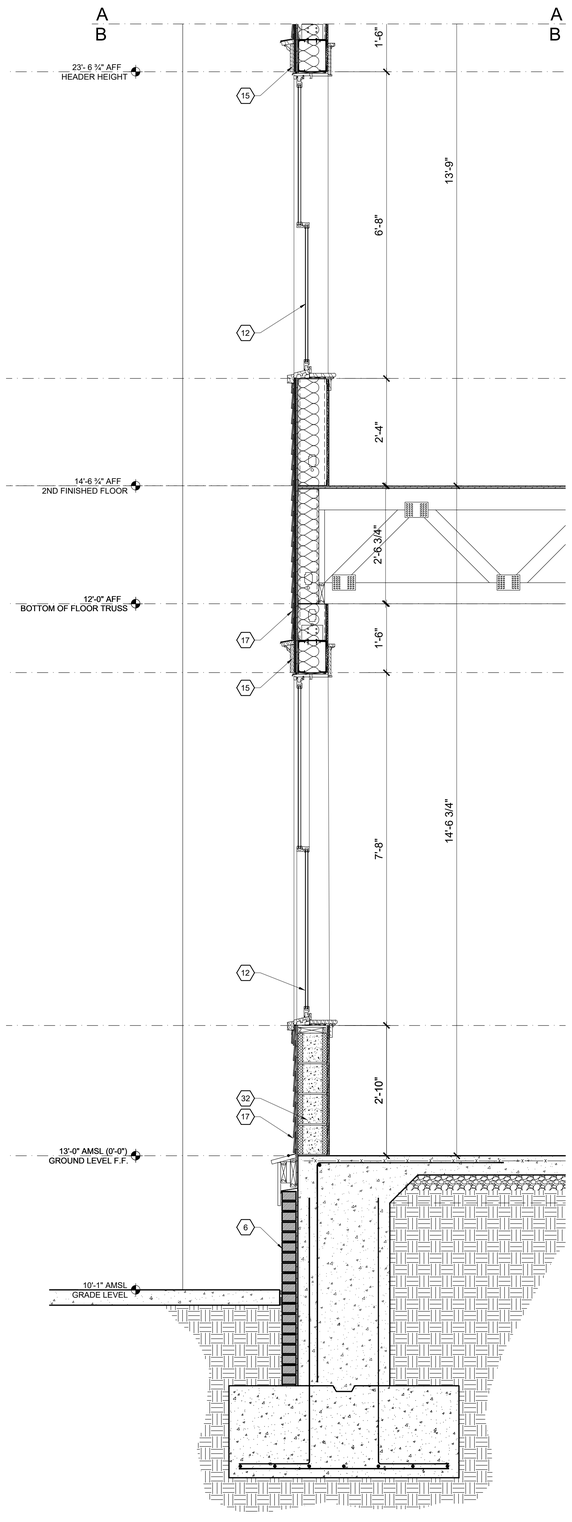
001



A6 OVERALL WALL SECTION
3/8" = 1'-0"
0 1' 2' 4'



A2 TYPICAL WALL SECTION
3/4" = 1'-0"



0 1' 2' 3'

GENERAL NOTES:

A. GENERAL NOTE

PLANNING AND ZONING NOTES:

APPLICABLE CODE: THE BEAUFORT CODE
DISTRICT: T5 - DOWNTOWN CORE
LOT WIDTH AT FRONT SETBACK: N/A
LOT SIZE: N/A
MAXIMUM LOT COVERAGE: 100%
FRONTAGE BUILD-OUT: 75% MINIMUM
FRONT SETBACK: 0 FT MINIMUM / PREVAILING SETBACK ON THE BLOCK MAXIMUM
SIDE SETBACK - CORNER / ALLEY: 0 FT MINIMUM / 15 FT MAXIMUM
SIDE SETBACK - INTERIOR: N/A
REAR SETBACK: 0 FT MINIMUM
REAR SETBACK FROM ALLEY: 0 FT MINIMUM
ATTACHED GARAGE / CARPORT SETBACK: N/A
ACCESSORY BUILDING STANDARDS: N/A
PRIMARY BUILDING HEIGHT: 3 STORIES MAXIMUM AT PROPERTY LINE
ACCESSORY BUILDING HEIGHT: N/A
BUILDING WIDTH AT FRONTAGE: 100 FT MAXIMUM

SHEET KEY NOTES: (X)

1. ALUMINUM COPING
2. ALUMINUM CLAD FIXED WINDOW; ANDERSEN "E" SERIES
3. METAL FOUNDATION LOUVER
4. 3'-4"x9'-0" WOOD DOOR AND FRAME WITH TRANSOM; ANDERSEN "E" SERIES COMMERCIAL DOOR
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24. 1-1/2" Ø BRUSHED ALUMINUM PIPE RAIL
25. CEMENTITIOUS PANEL BOARD, PRIME AND PAINTED
26. DASHED LINE INDICATE FORWARD EXISTING BUILDING
27. METAL DOOR FOR TRASH DEPOSIT YARD
28. METAL HANDRAIL ALONG TOP OF PARAPET TO HAVE A HEIGHT OF 42" MINIMUM
29. 6" HALF ROUND ALUMINUM GUTTER AND DOWNSPOUT
30. OVERFLOW SCUPPER DRAIN
31. FYPON MOULDING
32. 8" CMU PERIMETER WALL
33. (2) 3'-0"x9'-0" STEEL DOOR (A&S DOORS)
34. 3'-4"x9'-0" STEEL DOOR (A&S DOORS)
35. ALUMINUM CANOPY
36. ROOF TOP PAVER SYSTEM OVER 5/8" HIGH TYP; HIGH-DENSITY POLYETHYLENE PEDESTALS WITH DRAINAGE SLOTS UNDERNEATH; OVER EPDM ROOFING MEMBRANE SYSTEM OVER 3-1/2" THICK RIGID INSULATION TAPERED 1/4"-1'-0" TO ROOF DRAIN

PROPOSED BUILDING IS FULLY FIRE SPRINKLERED

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 466-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

BEAUFORT DESIGN BUILD

ARCHITECT / ENGINEER'S SEAL

GREENS DRUGSTORE INFILL PROJECT

101 SCOTT STREET
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

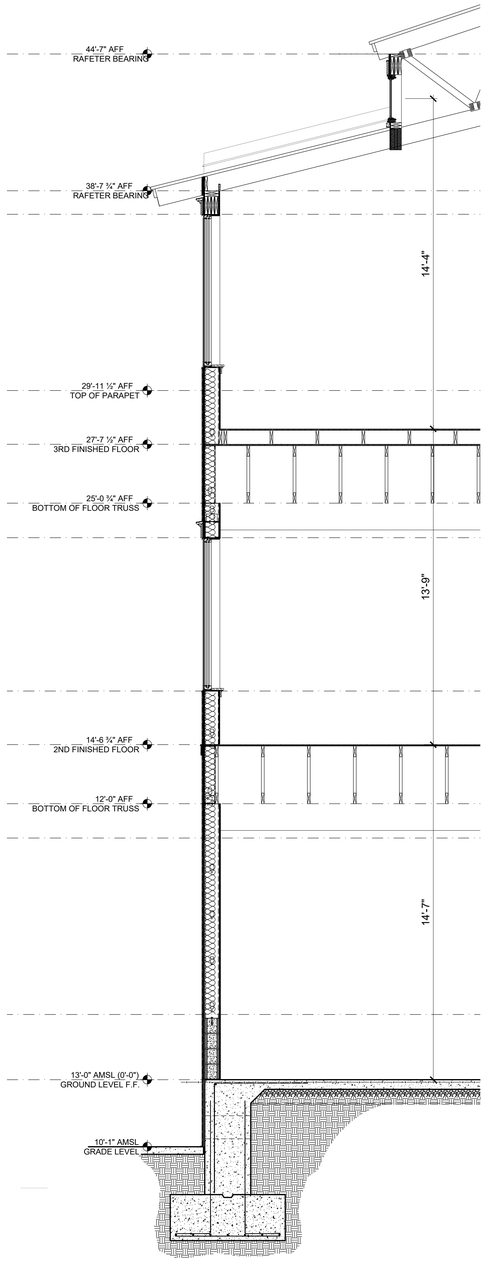
NO.	DESCRIPTION	DATE
S2	RE-SUBMISSION TO HTRC	03/20/24
S3	SUBMISSION TO HDRB	04/25/24
S4	SUBMISSION FOR PRELIMINARY HRB APPROVAL	05/31/24

SHEET INFORMATION

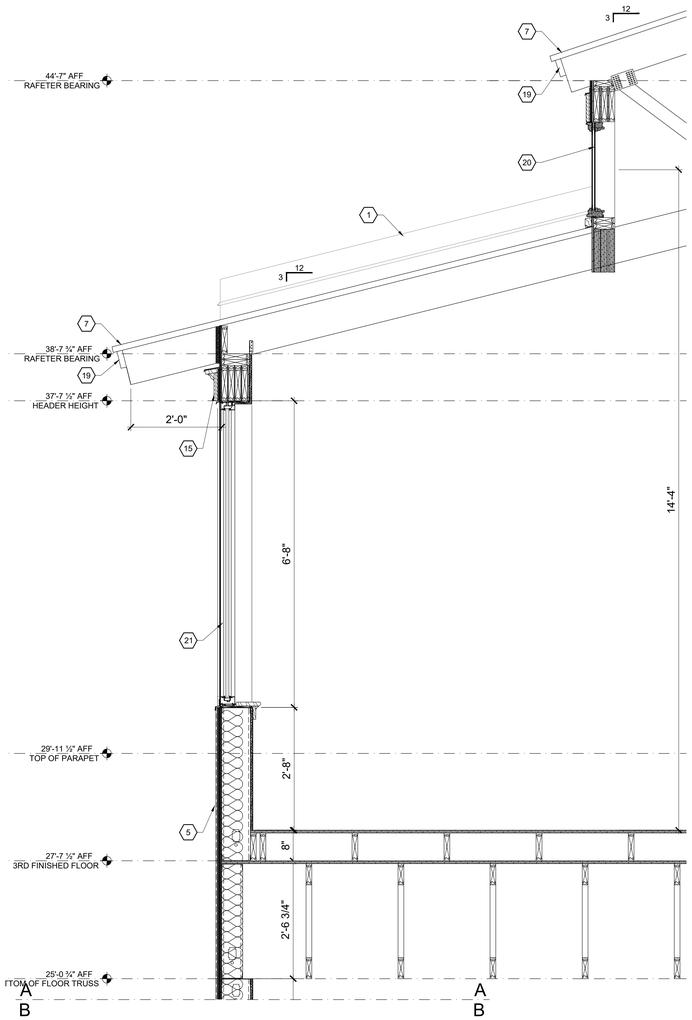
DATE	MAY 14, 2024
JOB NUMBER	23014.00
DRAWN	GRM
CHECKED	DCS
APPROVED	DCS

WALL SECTIONS

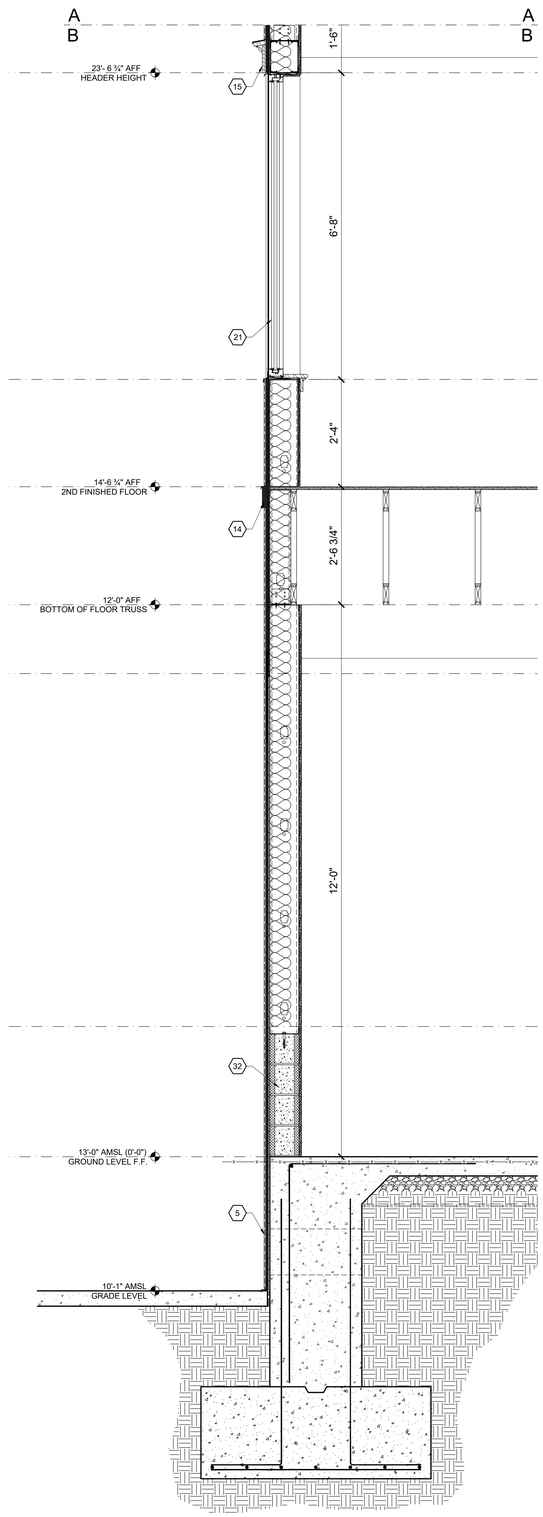
A-302



A6 OVERALL WALL SECTION
3/8" = 1'-0"



A2 TYPICAL WALL SECTION
3/4" = 1'-0"



GENERAL NOTES:

A. GENERAL NOTE

PLANNING AND ZONING NOTES:

APPLICABLE CODE: THE BEAUFORT CODE
DISTRICT: T5 - DOWNTOWN CORE
LOT WIDTH AT FRONT SETBACK: N/A
LOT SIZE: N/A
MAXIMUM LOT COVERAGE: 100%
FRONTAGE BUILD-OUT: 75% MINIMUM
FRONT SETBACK: 0 FT MINIMUM / PREVAILING SETBACK ON THE BLOCK MAXIMUM
SIDE SETBACK - CORNER / ALLEY: 0 FT MINIMUM / 15 FT MAXIMUM
SIDE SETBACK - INTERIOR: N/A
REAR SETBACK: 0 FT MINIMUM
REAR SETBACK FROM ALLEY: 0 FT MINIMUM
ATTACHED GARAGE / CARPORT SETBACK: N/A
ACCESSORY BUILDING STANDARDS: N/A
PRIMARY BUILDING HEIGHT: 3 STORIES MAXIMUM AT PROPERTY LINE
ACCESSORY BUILDING HEIGHT: N/A
BUILDING WIDTH AT FRONTAGE: 100 FT MAXIMUM

SHEET KEY NOTES: (X)

1. ALUMINUM COPING
2. ALUMINUM CLAD FIXED WINDOW; ANDERSEN "E" SERIES
3. METAL FOUNDATION LOUVER
4. 3'-4"x9'-0" WOOD DOOR AND FRAME WITH TRANSOM; ANDERSEN "E" SERIES COMMERCIAL DOOR
5. PRE-FINISHED ALUMINUM WALL PANEL
6. BRICK BASE VENEER
7. STANDING SEAM METAL ROOF
8. CEMENT STUCCO
9. STUCCO EXPANSION JOINT
10. CONCRETE STAIR TREAD AND RISER
11. (2) 3'-0"x8'-0" FULL GLASS SOLID CORE WOOD DOOR WITH TRANSOM AND SIDELIGHTS; ANDERSEN "E" SERIES COMMERCIAL DOOR. FRAME TO BE INTEGRAL WITH WINDOW FRAMING AND TRIM. ALL TRIM TO BE PRIMED AND PAINTED
12. DOUBLE HUNG ALUMINUM CLAD WINDOWS; ANDERSEN "E" SERIES WINDOWS
13. CEMENTITIOUS TRIM BOARD
14. 5/4x6 CEMENTITIOUS TRIM
15. 5/4x8 CEMENTITIOUS HEAD TRIM W/ RIGID FLASHING ABOVE. TYPICAL AT ALL WINDOWS
16. 5/4x6 CEMENTITIOUS JAMB. TYPICAL AT ALL WINDOWS
17. SAVANNAH SMOOTH NICHIHA FIBER CEMENT LAP SIDING WITH 7" EXPOSURE; TO BE INSTALLED SMOOTH SIDE OUT
18. 5/4x8 CEMENTITIOUS TRIM
19. CONTINUOUS 5/4 X4 PRESERVATIVE TREATED FASCIA BOARD ON EXPOSED RAFTER
20. AWNING WINDOW; ANDERSEN "E" SERIES
21. FIXED STEEL WINDOW (A&S WINDOWS)
22. FOLDING FULL GLASS WOOD DOOR
23. HVAC ELEVATED SERVICE YARD
24. 1-1/2" Ø BRUSHED ALUMINUM PIPE RAIL
25. CEMENTITIOUS PANEL BOARD, PRIME AND PAINTED
26. DASHED LINE INDICATE FORWARD EXISTING BUILDING
27. METAL DOOR FOR TRASH DEPOSIT YARD
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SHEET INFORMATION

DATE	MAY 14, 2024
JOB NUMBER	23014.00
DRAWN	GRM
CHECKED	DCS
APPROVED	DCS

WALL SECTIONS

A-303

STAFF REPORT: 1110 Greene Street – Conceptual-Prelim

DATE: June 12, 2024

GENERAL INFORMATION		
Applicant:	**Edward Simpson**	
Site Location/Address:	**1110 Greene Street; R 120-004-000-0277-0000**	
Applicant's Request:	**The applicant is requesting approval for the construction of a single-family home and garage/ADU.**	
Current Zoning:	**T4-HN**	
Contributing/Neighborhood	**Vacant/Northwest Quadrant**	
ZONING DISTRICT INFORMATION		
	T4-HN	
Lot Width at Setback:	**40'**	
Max Lot Coverage:	**55%**	
Min. Frontage Build Out	**75% of the lot area**	
Front Setback	**Average Setback of the block**	
Side Setback	**Side Interior – 5' min, or 0' if attached. 10' interior in the point**	
Rear Setback	**15'**	
Building Height:	**3 stories max**	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T4-HN	**Historic Homes**	**N/A**
South: T4-HN	**Historic Homes**	**N/A**
East: T4-HN	**Historic Homes**	**N/A**
West: T4-HN	**Historic Homes**	**N/A**

Background: The applicant is requesting approval to build a house and a garage/ADU at 1110 Greene Street. This is currently a vacant interior lot ~4,826 sq, ft in size. The proposed house is one story and 1,542 square feet, with a two-story garage ADU of 612 sq, ft. The house is 18" wide on a ~39' wide lot, with a 16' drive to the western portion of the property accessing Greene Street. The Applicant attended an HTRC in late April 2024. The Applicant submitted for Final Approval, but Staff recommends Conceptual/Preliminary due to the lack of final details on exterior materials.

Exterior Materials

	Material	Color
Siding/Trim:	Smooth fiber cement	White (final unknown)
Doors:	Mahogany Wood Front/Fiberglass Side	Wood stain/Unknown
Windows:	Vinyl	White (final unknown)
Roof	Metal 5V	Unknown
Porch	Front porch at grade, 8' in depth, with 9' shed roof with four 8' wood columns.	White (final unknown)

Tree Removal Proposed:

The proposed layout would require the removal of the following trees:

- 24" Magnolia,
- 16" Sabal palm,
- 14", 15", 21" Laurel Oaks.

The 24' Magnolia tree is considered a landmark tree under Section 5.3.2.

Surrounding Area:

This property is located in the Northwest Quadrant. The homes on the block are made up of historic homes (two new homes) and one to two stories tall.

Findings for New Historic Infill

Section 4.7 of the Development sets the standards the HRB must use in considering an infill project in the historic district. Section 4.7 states, "The District is the Resource, Not Only Its Individual Parts: Beaufort is comprised of a number of individually significant buildings. Additionally, Beaufort's historic areas are

significant as a collective whole, and shall be considered as such and protected in their entirety. This is the primary, overarching principle." To this end, seven integrity standards found in Section 4.7.2 — why, where and when a property is important — were created to be upheld in all new construction and rehabilitation projects. Guidelines for determining integrity, and staff analysis of each are found below:

4.7.2 Integrity Guidelines	**Rationale Present (yes/no)**	**Staff Analysis of Rationale**
1. Location: This is the relationship between the property and its historical context.	**Yes**	✓ No major structures on this lot in the near past. ✓ Narrow interior lot on the block, well-suited for a narrow one story house,
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details	**Yes**	▪ The one story house and its architectural details, mass and scale match the Beaufort style and is sensitive to the surrounding area, while still providing much- needed attainable housing with the ADU.
3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	**Yes**	✓ The setting is residential, with a historic grocery store that was rehabilitated into residential use recently. The one-story home and cottage fit with the existing residential structures in the area.
4. Materials: These are the physical elements that make up a property or district.	**Yes/w** **Condition**	✓ The building has typical Beaufort architectural details and materials such as a front porch, metal roofs, and fenestration of the Beaufort

		style. ✓ Staff would recommend a condition for a wood/fiberglass window to be consistent with this Section
5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected. Retaining the details of the original craft and craftsman (i.e., wood, masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.	**Yes**	✓ The building has typical Beaufort architectural details and materials such as a front porch, metal roofs, and fenestration of the Beaufort style. ✓ Staff would recommend a condition for a wood/fiberglass window to be consistent with this Section
6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.	**Yes**	✓ This is a narrow interior lot on the block, well-suited for a narrow one-story house.
7. Association: This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods should be considered.	**N/A**	✓ Staff has not found any relevant history or persons directly linked to this specific property.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Preliminary approval for the proposed single family house and garage/ADU as submitted, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of

the Beaufort Code, with the following conditions:

1) **Applicant to note the total lot coverage (both pervious and impervious surfaces) in the site plan. Applicant to note that per Section 2.4.1.A.2, the total roof coverage for a T4-HN site may not exceed 55%, and an additional 10% for impervious surface coverage is allowed.**
2) **Staff recommends the applicant rework the front porch roof so that it does not awkwardly connect to the main house roof.**
3) **Consider if the house can be shifted back on the lot or to the west to save the Landmark Magnolia Tree.**
4) **Applicant to provide final cut sheets and/or provide a schedule for all exterior materials.**
5) **Applicant to provide final colors on siding, side door, and roof.**
6) **Staff does not support the use of vinyl windows on either the main house or the accessory building as the Preservation Manual states these windows as inappropriate. Staff recommends the applicant consider an all-wood, wood-clad, or fiberglass-clad window.**
7) **Applicant to provide north arrows on future plans and label the building elevations with the cardinal directions.**
8) **The garage and associated driveway work only if the applicant gains access to maintain and use the existing alley.**

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

☐ Staff Review
☐ Board Review

Application Fee:
see attached schedule

Required Project Information

Project Name: Urban Unit

Property Size in Acres: .11 Proposed Building Use: Residencial - Single Family

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):

Single Family Residence - cementitious board siding, white in color, mahogany front door, side door painted fiberglass, galvalume roof 5-V, white vinyl windows.

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Community Development Department

1911 Boundary Street, Beaufort, South Carolina 29902

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

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community Development Department
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☐ 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 - https://cityofbeaufort.org/372/Historic-District-Review-Board

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

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

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

Applicant, Property, and Project Information

Applicant Name: Edward Galt Simpson

Applicant Address: 84 River Oaks Road, Seabrook, SC 29940

Applicant E-mail: egsimpson@Hotmail.com Applicant Phone Number: 904-234-9596

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

Owner (if other than the Applicant): ______

Owner Address: ______

Project Name: Urban Unit

Property Address: 1110 Greene Street

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0277 0000

Date Submitted: May 20th, 2024

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

Applicant's Signature: Edward G. Simpson Date: 5/20/24

Owner's Signature: ______ Date: ______

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

See Section [illegible] [illegible] www.cityofbeaufort.org [illegible]

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

- n/a ☐ **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.
- 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.
- notation ☐ **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.
- notation ☐ **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.
- notation ☐ **Final Materials List:** A final list, including colors, is required.
- n/a ☐ **Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include a schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.

LOCATION MAP (N.T.S.)

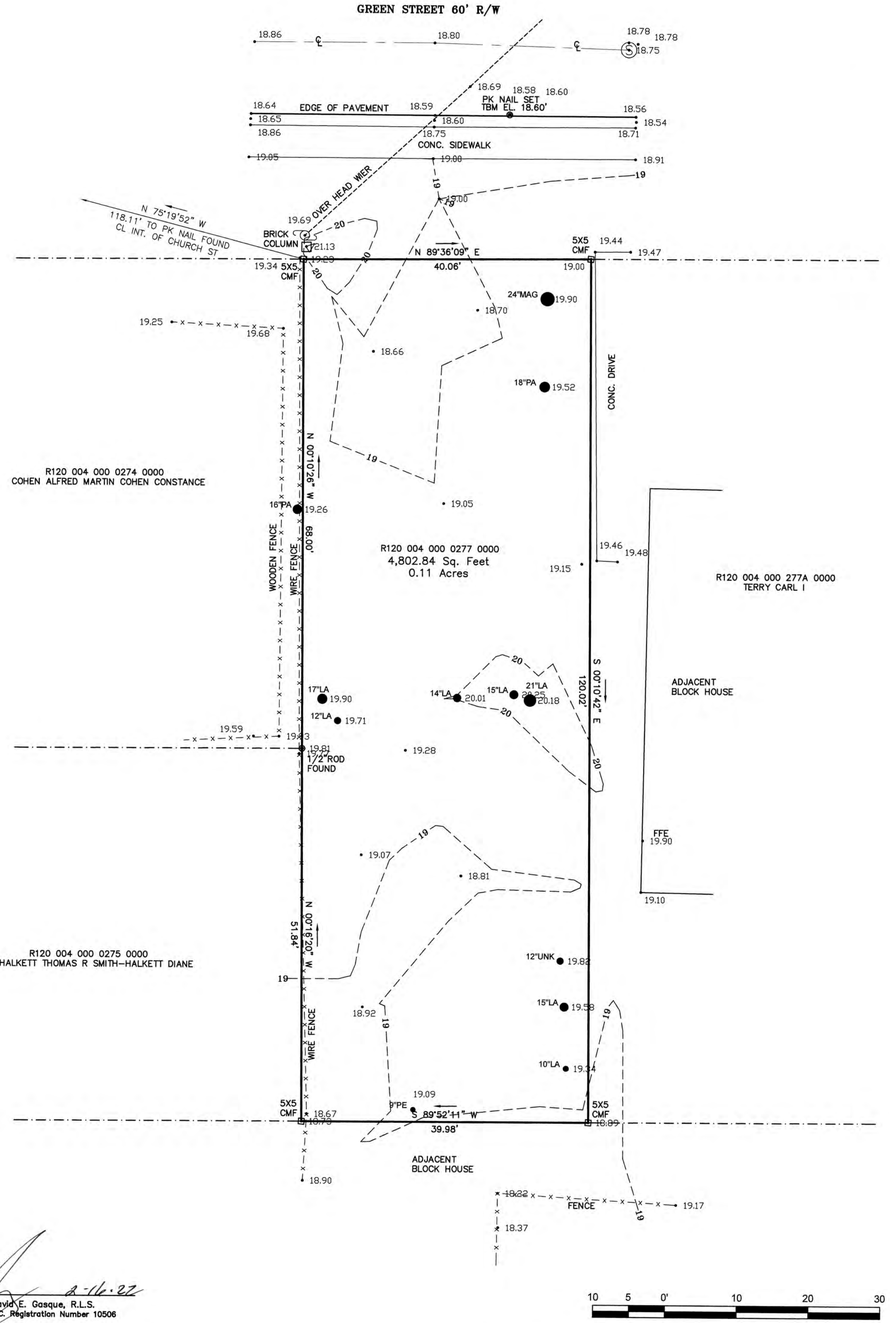
NOTES:

1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" UNSHADED MAP NUMBER 45013C0158G DATED 3/23/2021
11.) CONTOUR INTERVAL IS 1'.
12.) VERTICAL DATUM IS 1988 NAVD.

REFERENCES:

1.) T.M.S. R120 004 000 0277 0000
2.) PLAT BY DAVID S. YOUMANS
DATED MARCH 8, 2011
DEED BOOK 3047 PAGE 1377
BEAUFORT COUNTY R.M.C. OFFICE

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



10 5 0' 10 20 30

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

LEGEND OF SYMBOLS & ABBREVIATIONS

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

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

TREE LEGEND

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

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT, WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE.
*NOTE*ANY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

TREE AND TOPOGRAPHICAL SURVEY
A PORTION OF LOT 85 CITY OF BEAUFORT
PREPARED FOR
EDWARD SIMPSON
CITY OF BEAUFORT
BEAUFORT COUNTY SOUTH CAROLINA

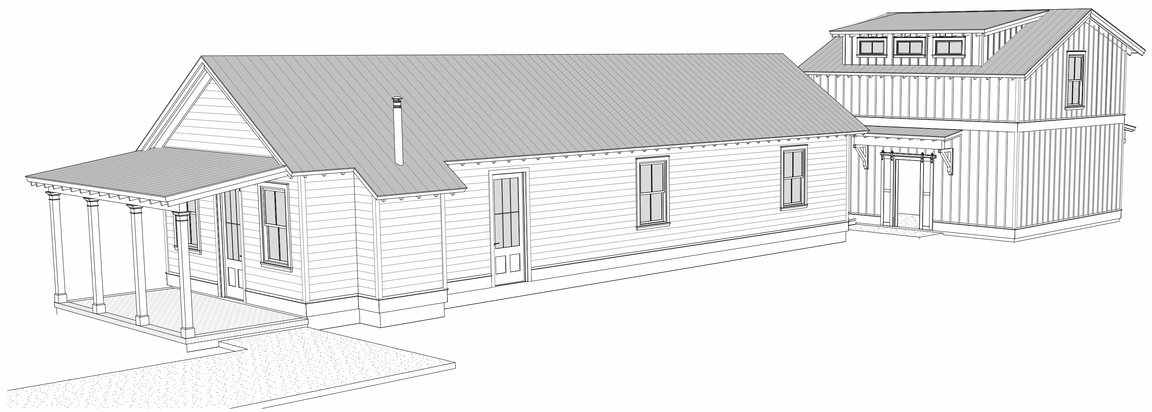
DATE 2/4/2022 SCALE 1"=10'

JOB#55870 F.B.#1089/SW DRAWN BY7

A New House & Detached Garage for

Edward Simpson

1110 Greene Street
Beaufort, SC 29902



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Consultants

A New Residence for
Edward Simpson
1110 Greene Street
Beaufort, SC 29902

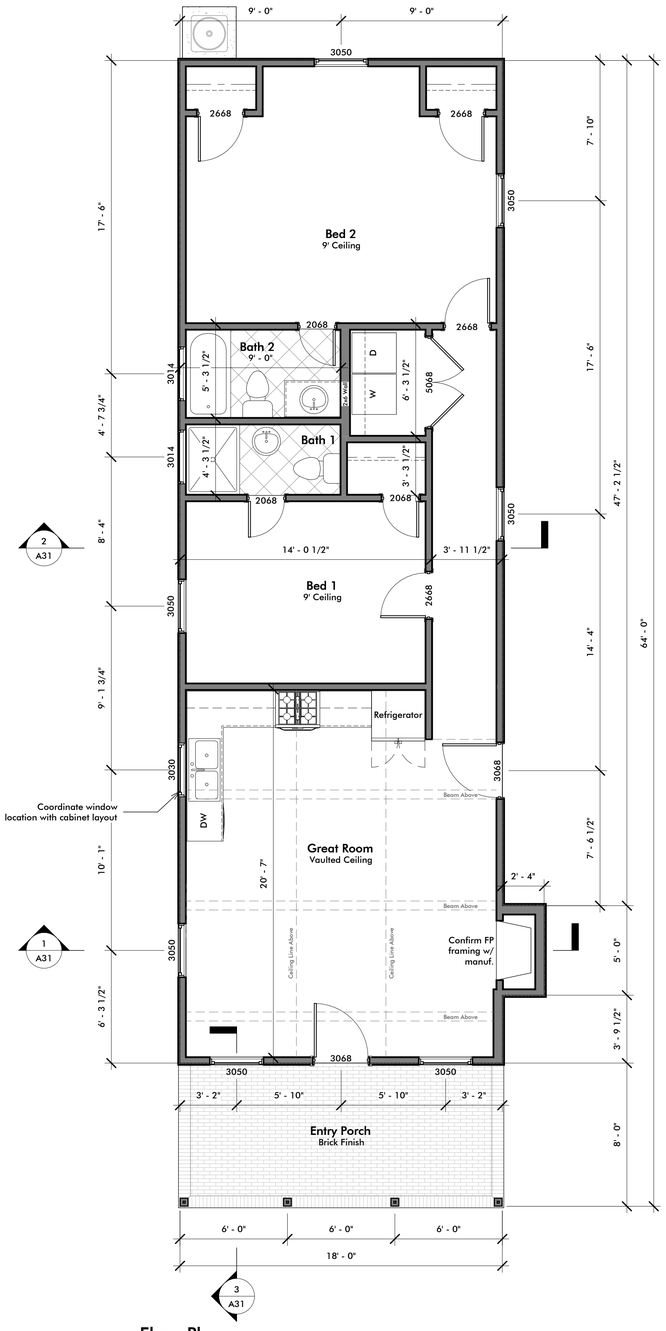
Date May 17, 2024

Scale 1/4" = 1'-0"

Cover Sheet

A10

5/17/2024 12:12:53 PM



1 Floor Plan
1/4" = 1'-0"

Area Schedule	
Heated	
First Floor Heated	1038 SF
Bonus Room	504 SF
	1542 SF
Unheated	
Front Porch	108 SF
Garage	504 SF
	612 SF
Total	2154 SF

3 Site
1/8" = 1'-0"

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A New Residence for
Edward Simpson
1110 Greene Street
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Date May 17, 2024
Scale As indicated

House Plan & Site

A11

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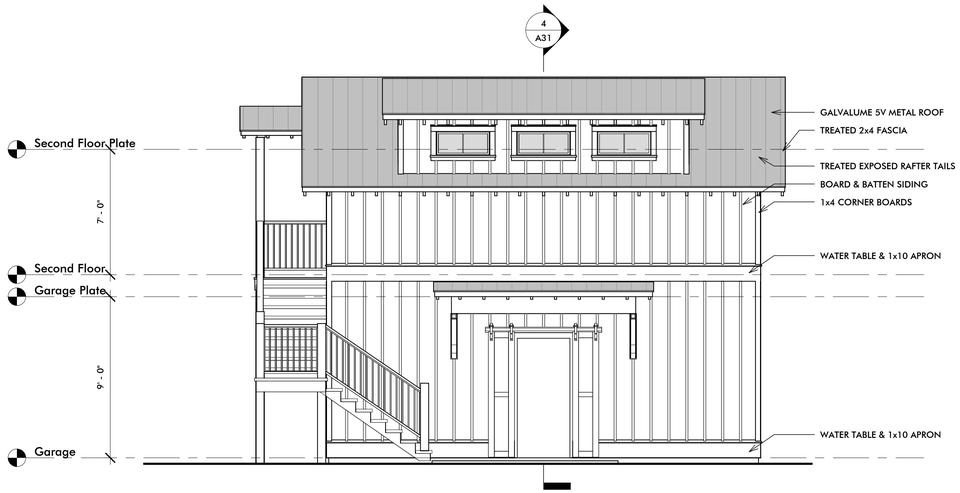
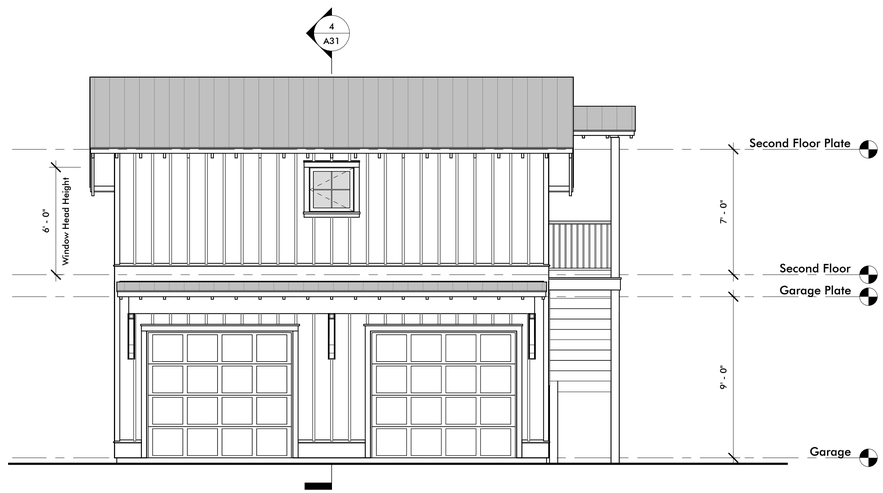
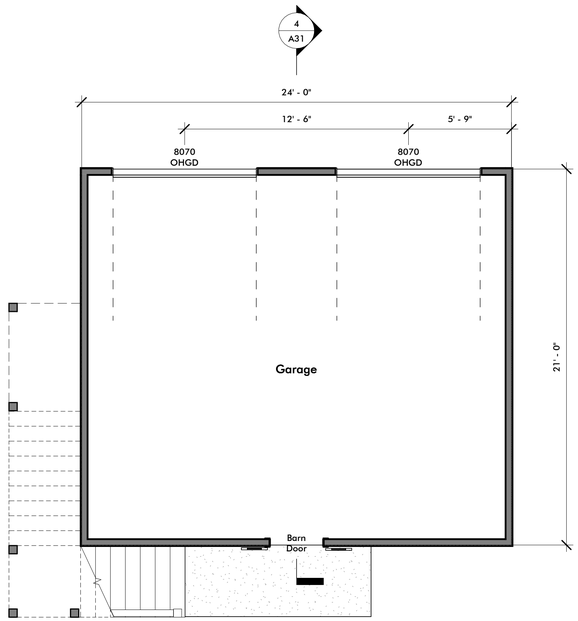


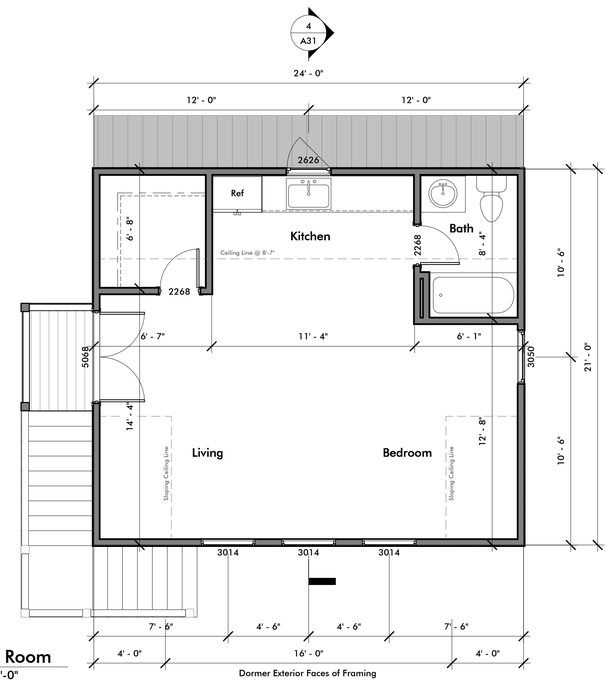
4 **Front Elevation - Garage**
1/4" = 1'-0"



5 **Rear Elevation - Garage**
1/4" = 1'-0"



1 **Garage**
1/4" = 1'-0"



2 **Bonus Room**
1/4" = 1'-0"

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A New Residence for
Edward Simpson
1110 Greene Street
Beaufort, SC 29902

Date May 17, 2024
Scale 1/4" = 1'-0"

Garage - Plans & Elevations

A12

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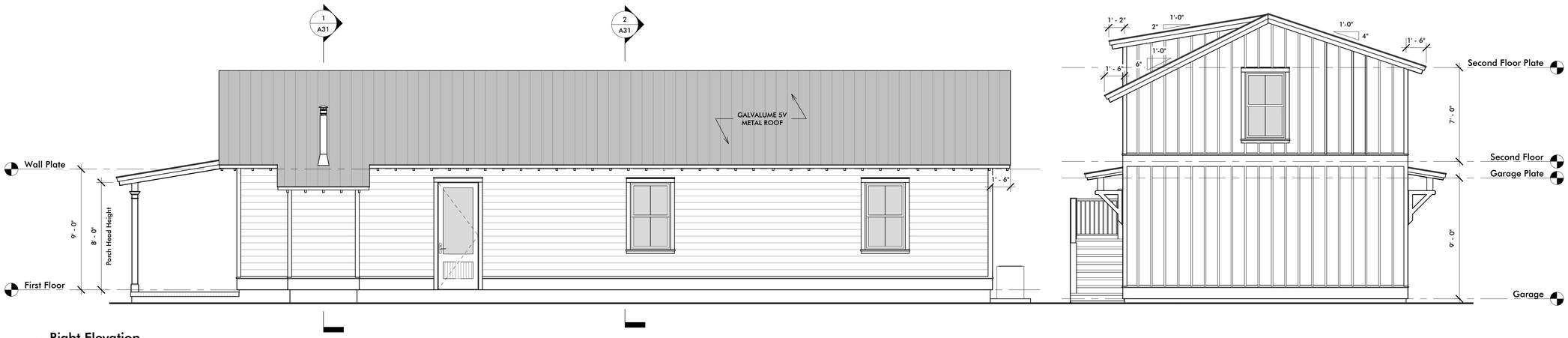
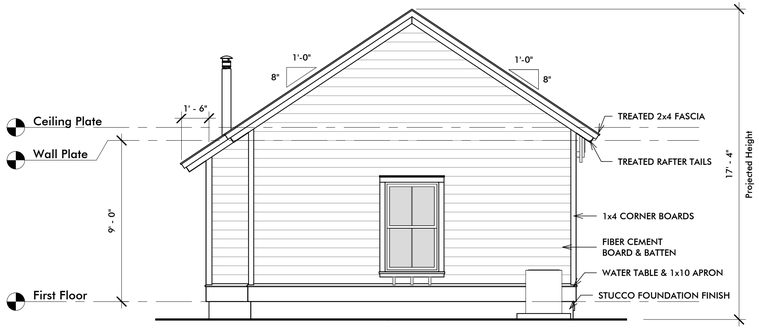
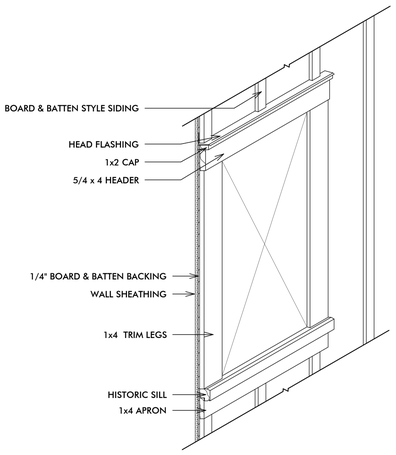


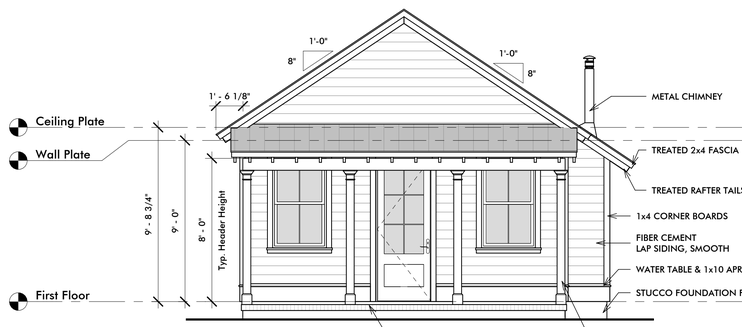
1 Right Elevation
1/4" = 1'-0"



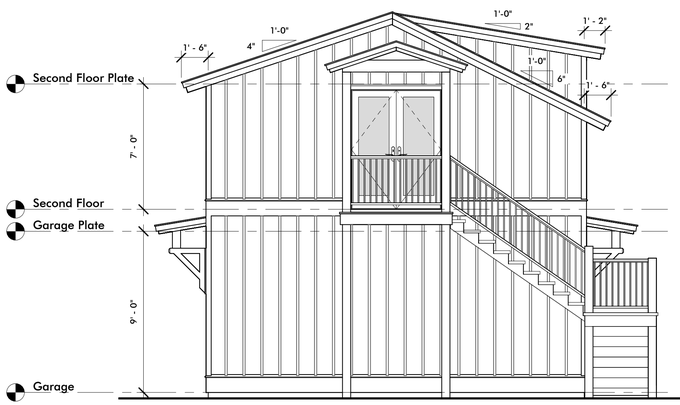
2 Rear Elevation - House
1/4" = 1'-0"



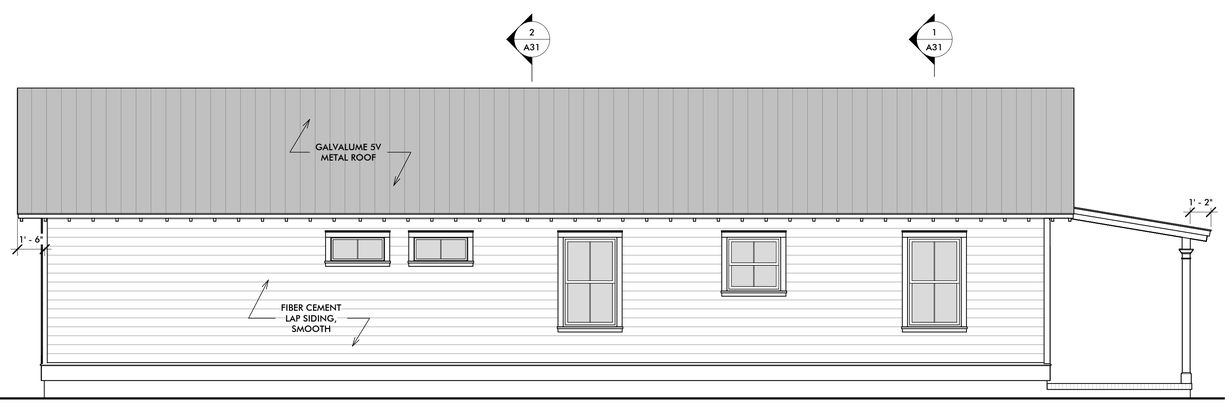
5 Exterior Trim Detail
1" = 1'-0"



3 Front Elevation - House
1/4" = 1'-0"



4 Left Elevation
1/4" = 1'-0"



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A New Residence for
Edward Simpson

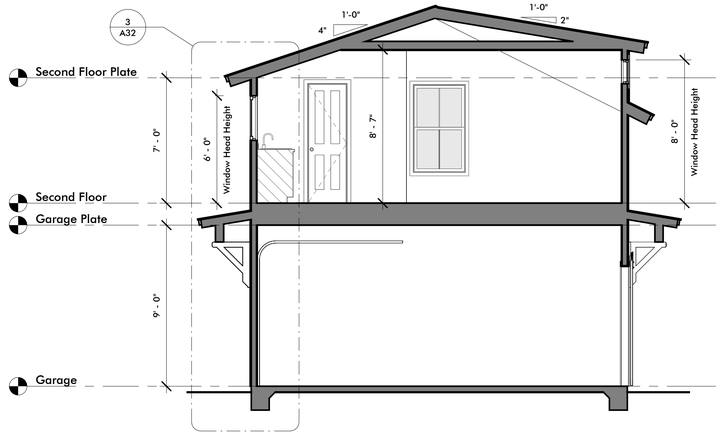
1110 Greene Street
Beaufort, SC 29902

Date May 17, 2024

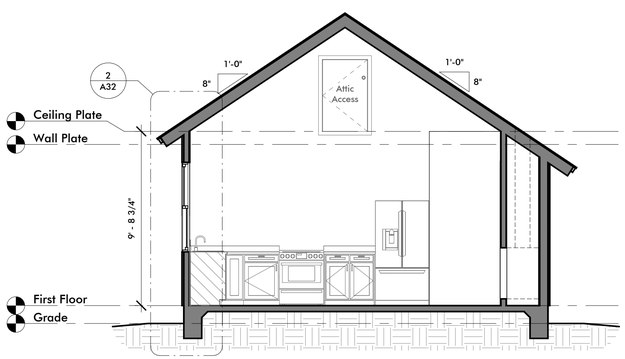
Scale As indicated

Elevations

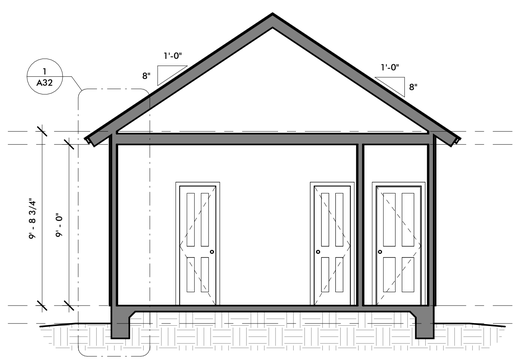
A21



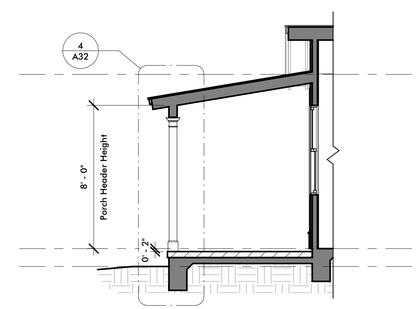
4 **Garage Section**
1/4" = 1'-0"



1 **House Section - Vaulted Ceiling**
1/4" = 1'-0"



2 **House Section - Flat Ceiling**
1/4" = 1'-0"



3 **Porch Section**
1/4" = 1'-0"

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A New Residence for
Edward Simpson
1110 Greene Street
Beaufort, SC 29902

Date May 17, 2024
Scale 1/4" = 1'-0"

Building &
Wall Sections

A31

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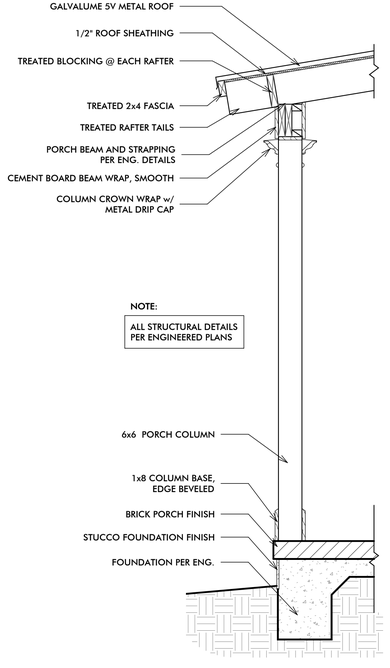
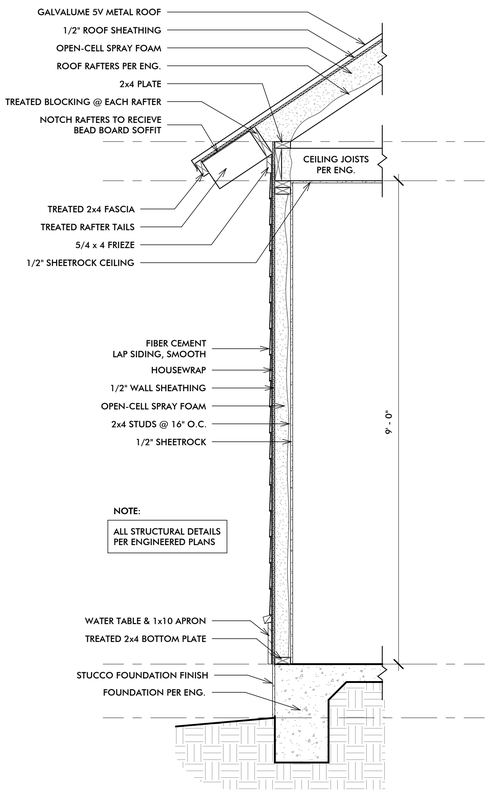
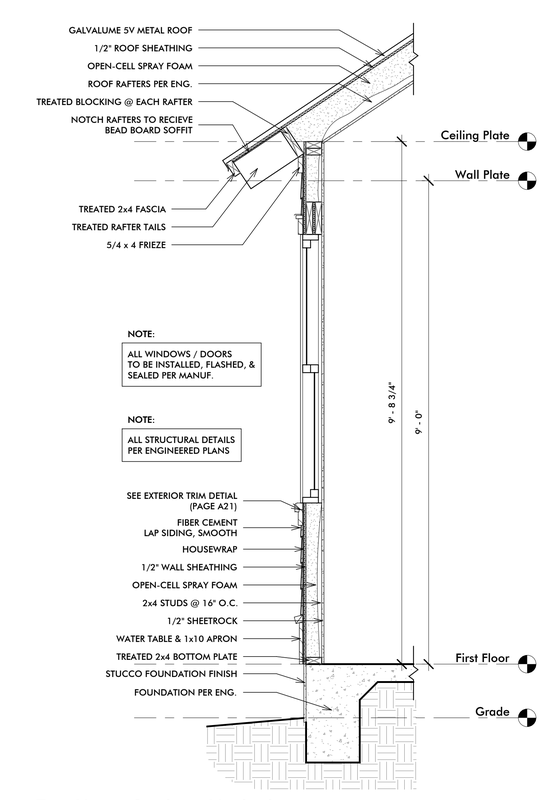


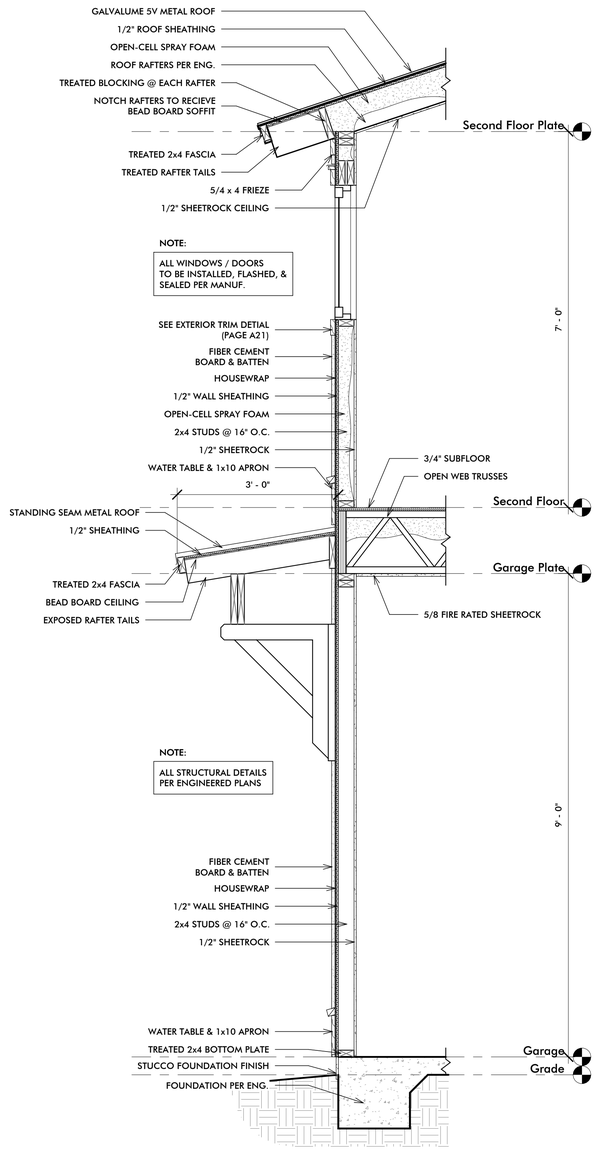
4 Porch Section - Callout 1
3/4" = 1'-0"



1 Typ. House Section - Flat Ceiling
3/4" = 1'-0"



2 Typ. House Section - Vaulted Ceiling
3/4" = 1'-0"



3 Typ. Garage Section
3/4" = 1'-0"

5/17/2024 12:12:57 PM

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Consultants

A New Residence for
Edward Simpson
1110 Greene Street
Beaufort, SC 29902

Date May 17, 2024
Scale 3/4" = 1'-0"

Wall Sections

A32

STAFF REPORT: 902 Harrington Street – Final

DATE: June 12, 2024

GENERAL INFORMATION	
Applicant:	**Jeremiah Smith, Agent for Sea Island Development Company**
Site Location/Address:	**902 Harrington Street; R 120-004-000-0262-0000**
Applicant's Request:	**The applicant is requesting approval for the construction of a single family home and garage/ADU.**
Current Zoning:	**T4-HN**
Contributing/Neighborhood	**Vacant/Northwest Quadrant**

ZONING DISTRICT INFORMATION	
	T4-HN
Lot Width at Setback:	**40'**
Max Lot Coverage:	**55%**
Min. Frontage Build Out	**75% of the lot area**
Front Setback	**Average Setback of the block**
Side Setback	**Side Interior – 5' min, or 0' if attached. 10' interior in the point**
Rear Setback	**15'**
Building Height:	**3 stories max**

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

Background: The applicant is requesting approval to build a house and a garage/ADU at 902 Harrington Street. This is currently a vacant interior lot ~4,600 sq, ft in size. The proposed house is two stories and 1,799 square feet, with a one story ADU/carport of 240 sq, ft. The house is 28' wide on a ~60' wide lot, with a 10' drive to the Southern portion of the property accessing Harrington Street—which curves to avoid a tree—and then opens to the carport/ADU on the Southwest portion of the property. The Applicant attended an HTRC in May 2024, and received favorable comments. The Applicant submitted for Final Approval, and has provided cut sheets on all exterior materials, etc.

Exterior Materials

	Material	Color
Siding/Trim:	**Smooth fiber cement/wood**	**Charleston White**
Doors:	**Wood with SDL spacer bars**	**Wood stain**
Windows:	**Marvin Elevate, with SDL and spacer bars**	**White**
Shutters	**Wood**	**Acanthus**
Roof	**Asphalt Shingle**	**Slate Gray**
Railings	**Wood**	**Charleston White**
Porch	**Wood, 10' depth/raised, four 8' wood columns**	**Charleston White**

Tree Removal Proposed:

The proposed layout would require the removal of the following trees:

- ✓ 16', and 19" Pecan
- ✓ 19" Laurel Oak
- ✓ Sugarberries: 8",10",11", and 12"

None of the trees to be removed are considered protected trees under Section 5.3.2 (Pecans and Laurel Oaks only become specimen trees at 24" DBH.

Surrounding Area:

This property is located in the Northwest Quadrant. The homes on the block are made up of historic homes (one new home) and one to two stories tall. The Applicant has provided a streetscape with both form and height of adjoining homes.

Findings for New Historic Infill

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

4.7.2 Integrity Guidelines	**Rationale Present (yes/no)**	**Staff Analysis of Rationale**
1. Location: This is the relationship between the property and its historical context.	**Yes**	✓ No major structures on this lot in the near past. ✓ Wide interior lot on the block, next to two story homes.
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details	**Yes**	▪ The two story house and its architectural details, windows, mass and scale match the Beaufort style and is sensitive to the surrounding area, while still providing much-needed attainable housing with the ADU.
3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	**Yes**	✓ The setting is residential. The two story home and ADU fit with the existing residential structures in the area.

4. Materials: These are the physical elements that make up a property or district.	**Yes**	✓ The building has typical Beaufort architectural details and materials such as a front porch, and fenestration of the Beaufort style.
5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected. Retaining the details of the original craft and craftsman (i.e., wood, masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.	**Yes**	✓ The building has typical Beaufort architectural details and materials such as a front porch and fenestration of the Beaufort style.
6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.	**Yes**	✓ This is a wide interior lot on the block, next to two story homes.
7. Association: This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods should be considered.	**N/A**	✓ Staff has not found any relevant history or persons directly linked to this specific property.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Final approval of the proposed single-family house and ADU as submitted, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort

Code, with the following conditions:

1) **Applicant to clarify if they are using the Marvin Elevate Windows or the Kolbe Forgent Series. The material list states Marvin but the provided cutsheet is Kolbe Forgent. Applicant to clearly note SDL with spacer bars on the cutsheets and elsewhere in the documents.**
2) **Applicant to note that all cementitious trim, eaves, and fascia must be smooth.**
3) **Applicant to provide cutsheets for any decorative exterior lights or exterior ceiling fans.**
4) **Applicant to clarify if the colors/materials apply to both the main and guest house.**
5) **Applicant to provide typical window details to illustrate the casings and projecting sill.**
6) **Applicant to add north arrow to all floor plans and label elevation drawings with cardinal directions.**

PAID 5/31 CK

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

☐ Staff Review
☒ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** 5/31 **Application #:** 27076 **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: Jeremiah Smith, Allison Ramsey Architects

Applicant Address: 1003 Charles St, Beaufort, SC

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

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

Owner (if other than the Applicant): Sea Island Development Company

Owner Address: 395 Distant Island

Project Name: 902 Harrington

Property Address: 902 Harrington St

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0262 0000

Date Submitted: 5-29-24

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

Applicant's Signature: [signature] Date: 5-29-24

Owner's Signature: [signature] Date: 5-29-24

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

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

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

Project Name: 902 Harrington

Property Size in Acres: 0.11 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):
Main House = 1799 SF; Guest House = 240 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):

This is an infill project for a new home and guest house. The zoning is T4-HN. The lot size is 4,627 SF; 0.11 acres. It is in the Northwest Quadrant neighborhood.

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
2860 = 2'-8" WIDE x 6'-0" HIGH

DRAWING NUMBER / SHEET NUMBER = SECTION OR ELEVATION

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

1 DRAWING TITLE — DETAIL OR ELEVATION NUMBER

14.00' = ELEVATION ABOVE SEA LEVEL

= REVISION NUMBER

= REVISION CLOUD

REF. = PLAN REFERENCE NORTH

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	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
	FLOURESCENT FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

CONCEPTUAL RENDERING

DRAWING INDEX

GENERAL INFO.

AREA CALCULATIONS

FIRST FLOOR HEATED = 1156 S.F.
SECOND FLOOR HEATED = 643 S.F.
GUEST HOUSE HEATED = 240 S.F.
TOTAL HEATED = 2039 S.F.

CARPORT= 144 S.F.
COVERED PORCH = 240 S.F.

902 HARRINGTON STREET

BEAUFORT, SOUTH CAROLINA

902 HARRINGTON STREET
BEAUFORT, SOUTH CAROLINA

ALLISON RAMSEY Architects Inc. creating sustainable timeless design
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 HOME CONSTRUCTED FROM THIS PLAN.

-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	05/29/2024
JOB NO.	24352
DWN. BY:	JW
DWG. NAME:	24352.DWG

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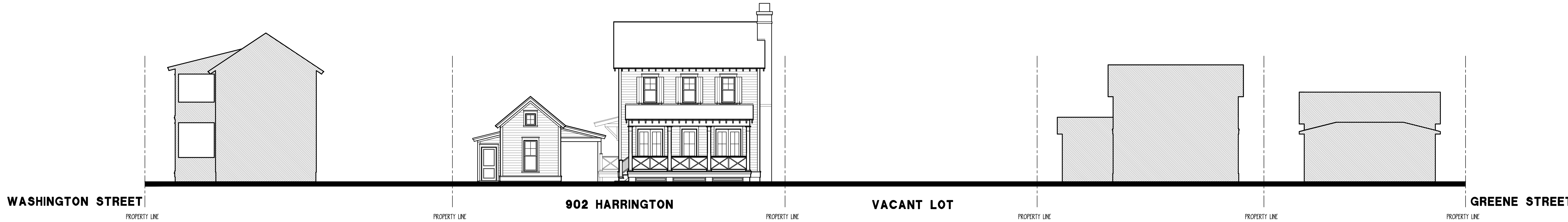
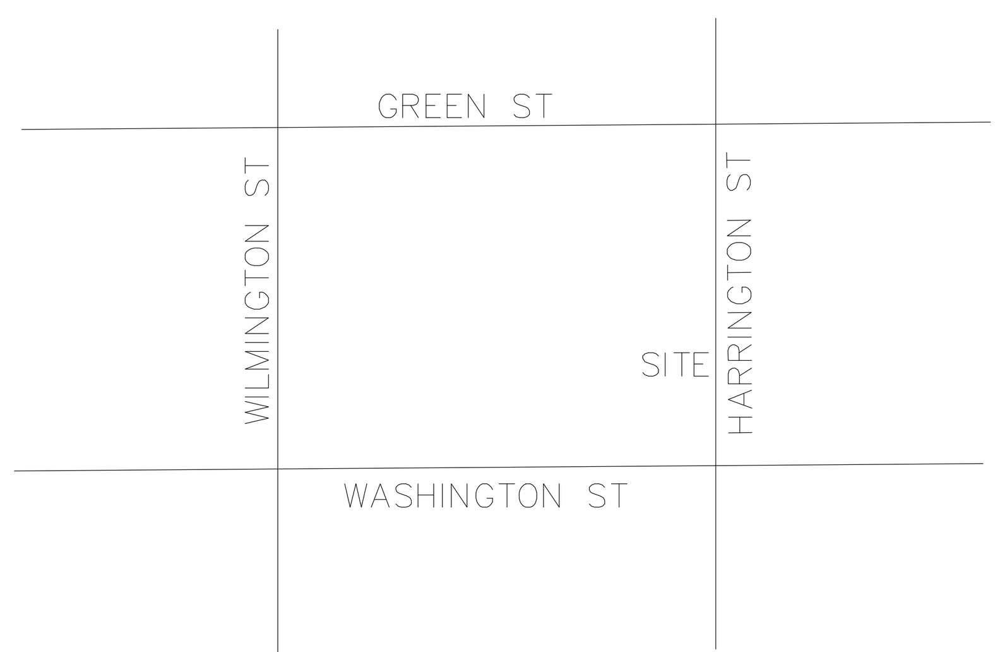


HARRINGTON STREET CONTEXT STREETSCAPE

SCALE: Not to Scale

REPRODUCED FROM REFERENCE PLAT



LOCATION MAP (N.T.S.)

REPRODUCED FROM REFERENCE PLAT

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.57	N00°00'00"E
L2	5.38	S00°18'23"E

REFERENCE NOTES (REPRODUCED FROM REFERENCE PLAT):

NOTES:

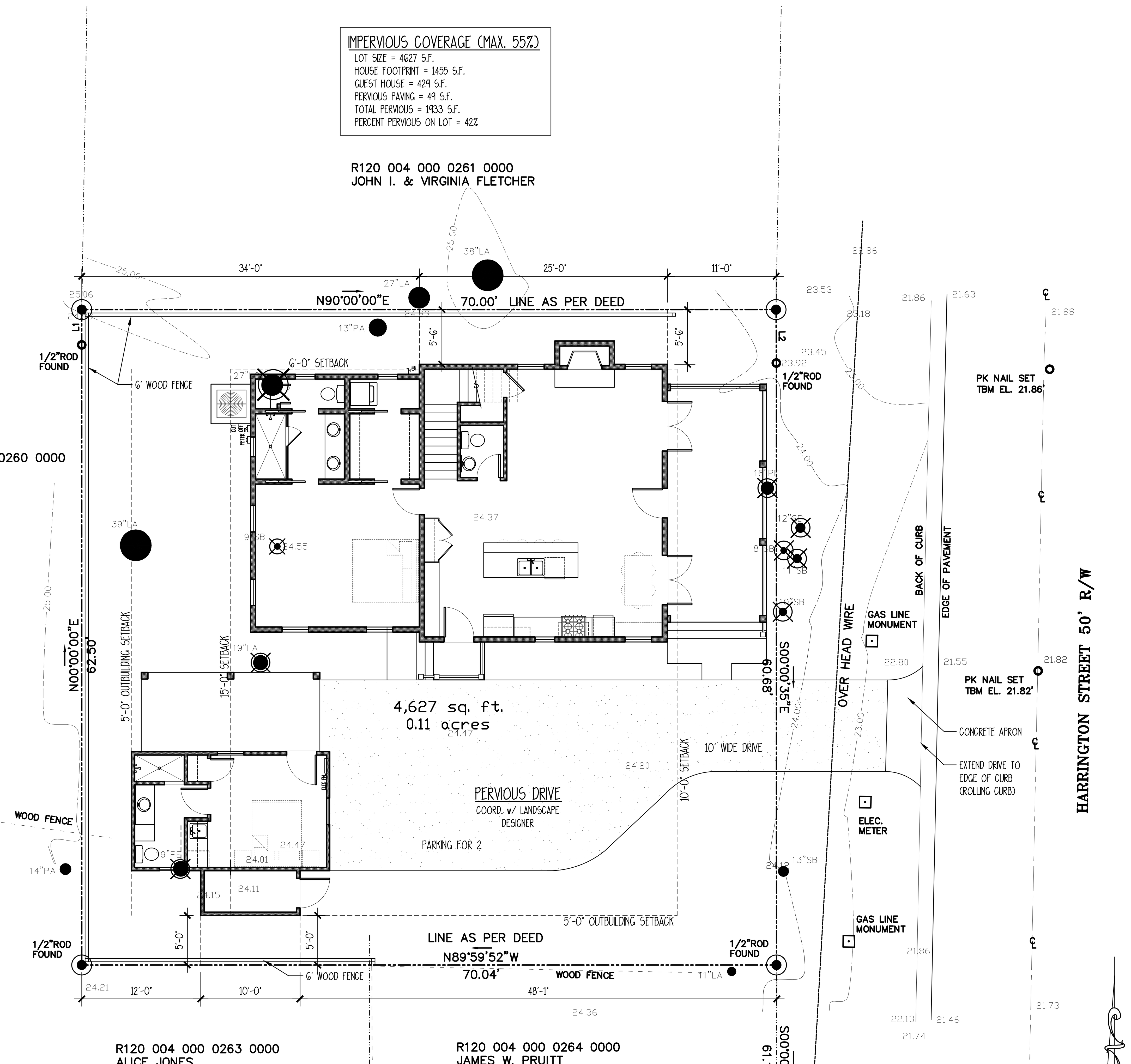
1. THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
2. THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
3. METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
4. LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
5. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
6. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
8. BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
9. SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
10. THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AS DETERMINED BY F.E.M.A. FIRM COMM—PANEL NUMBER 450025 0005 D. DATED 09/29/86
11. 11.) CONTOUR INTERVAL IS 1'.
12. VERTICAL DATUM IS 1929 NGVD.

REFERENCES:

T.M.S. R120 004 000 0262 0000

1.) PLAT BY DAVID E. GASQUE
DATED 8/29/2016
BOOK 145, PAGE 10 CFN# 2016050212
2.) BEAUFORT COUNTY R.M.C. OFFICE

IMPERVIOUS COVERAGE (MAX. 55%)
- LOT SIZE = 4627 S.F.
- HOUSE FOOTPRINT = 1455 S.F.
- GUEST HOUSE = 429 S.F.
- PERVIOUS PAVING = 49 S.F.
- TOTAL PERVIOUS = 1933 S.F.
- PERCENT PERVIOUS ON LOT = 42%



REFERENCE PLAT
TREE AND TOPOGRAPHICAL SURVEY
A PORTION OF BLOCK 105 CITY OF BEAUFORT
CITY BEAUFORT, BEAUFORT COUNTY SOUTH CAROLINA
PREPARED FOR: SEA ISLAND DEVELOPMENT CO.
PREPARED BY: GASQUE + ASSOCIATES INC.
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
PREPARED ON: 6/20/2019 AS JOB # 50856

DENOTES TREE TO BE REMOVED

**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

SITE PLAN

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

REPRODUCED FROM REFERENCE PLAT

LEGEND OF SYMBOLS & ABBREVIATIONS

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

REPRODUCED FROM REFERENCE PLAT

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PN	PINE	Pinus spp.
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HI	HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica cerifera
CH	CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapium sebiferum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALDCYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPEMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	
MP	MAPLE	Morus spp.
DW	DOGWOOD	Cornus florida
GUM	GUM	
WO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
UNK	UNKNOWN	

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE.
*NOTE*ANY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

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BEAUFORT, SOUTH CAROLINA

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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 HOME CONSTRUCTED FROM THIS PLAN.
- -VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- -VERIFY COMPLIANCE WITH ALL LOCAL CODES
- -PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
- -HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
- -VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	05/29/2024
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DWN. BY:	JW
DWG. NAME:	24352.DWG

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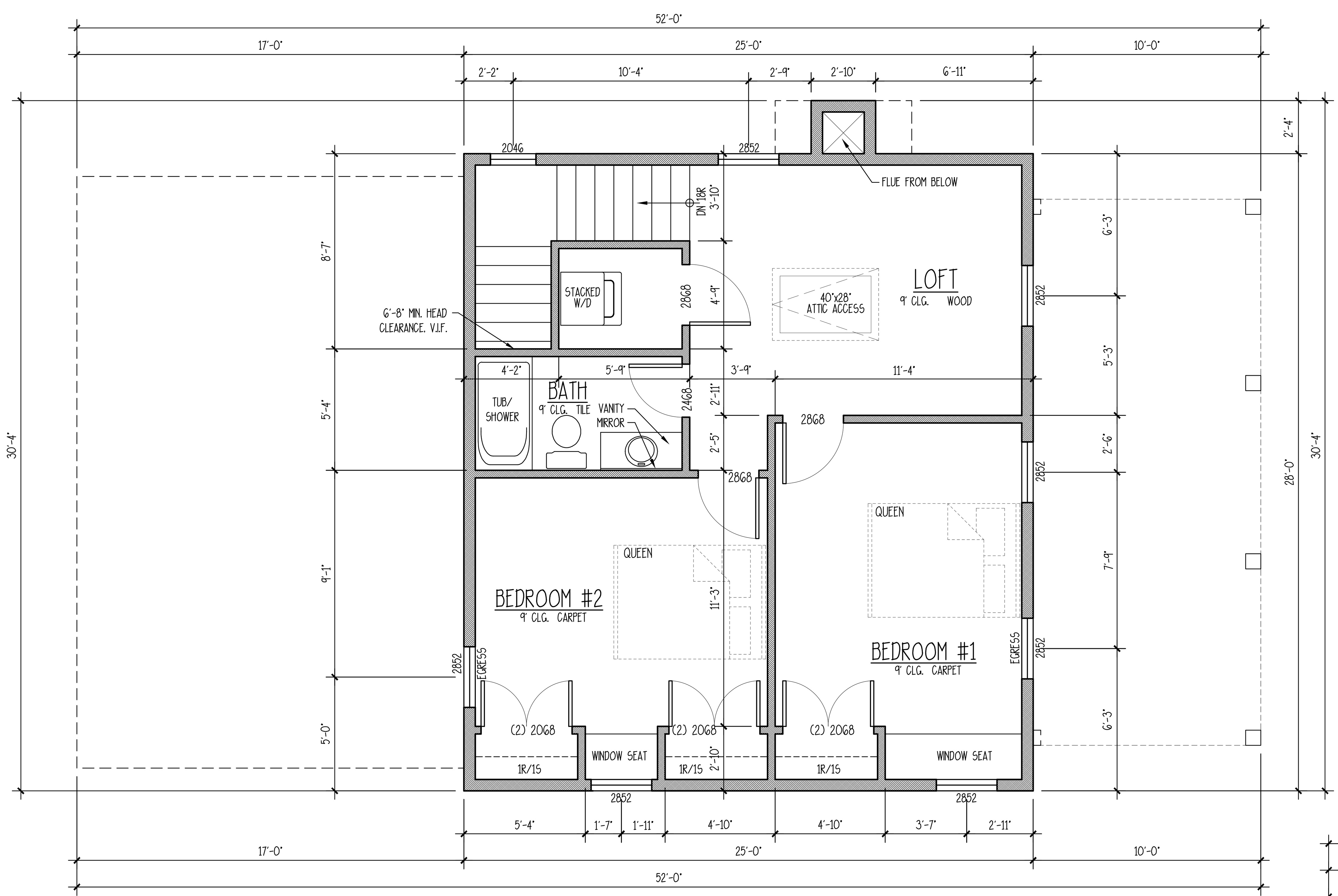
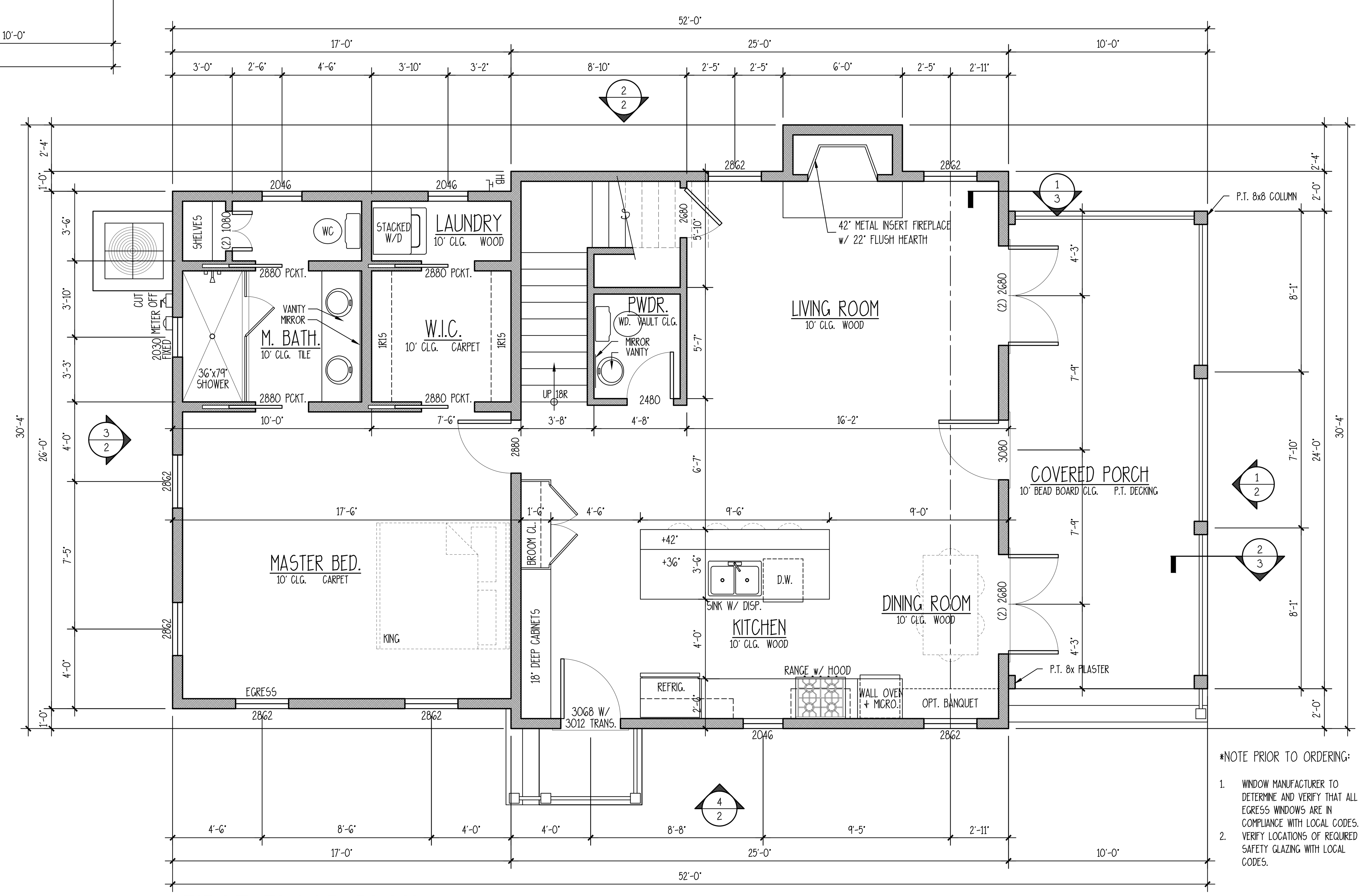


SECOND FLOOR PLAN

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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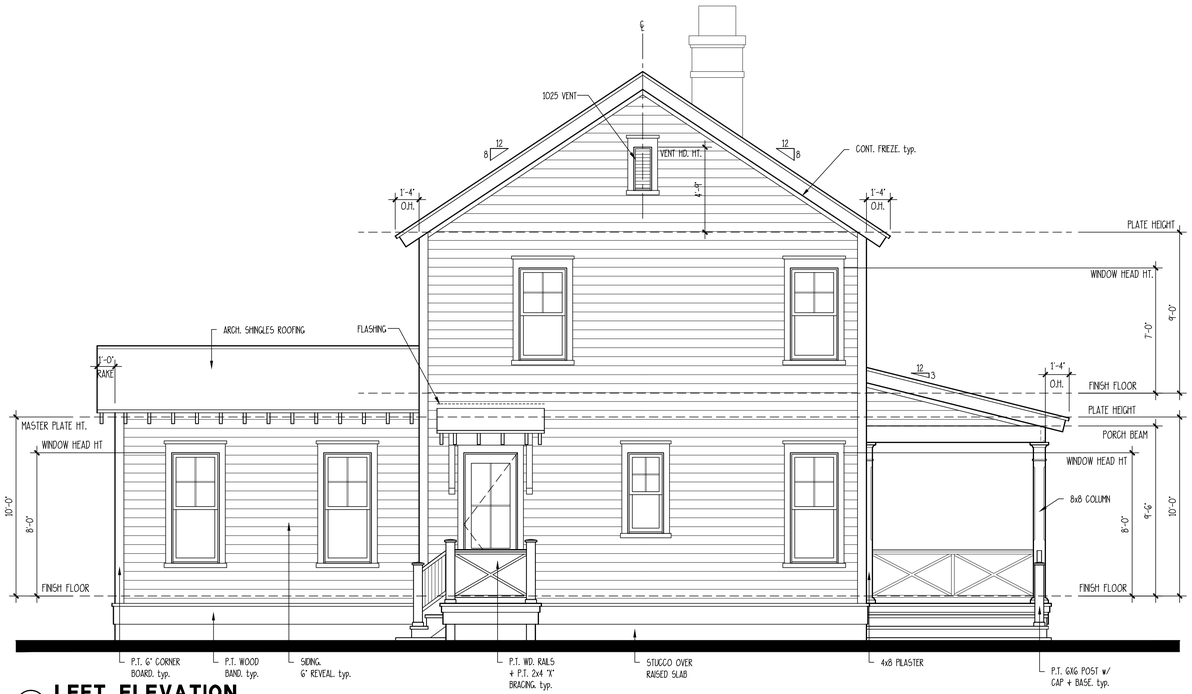
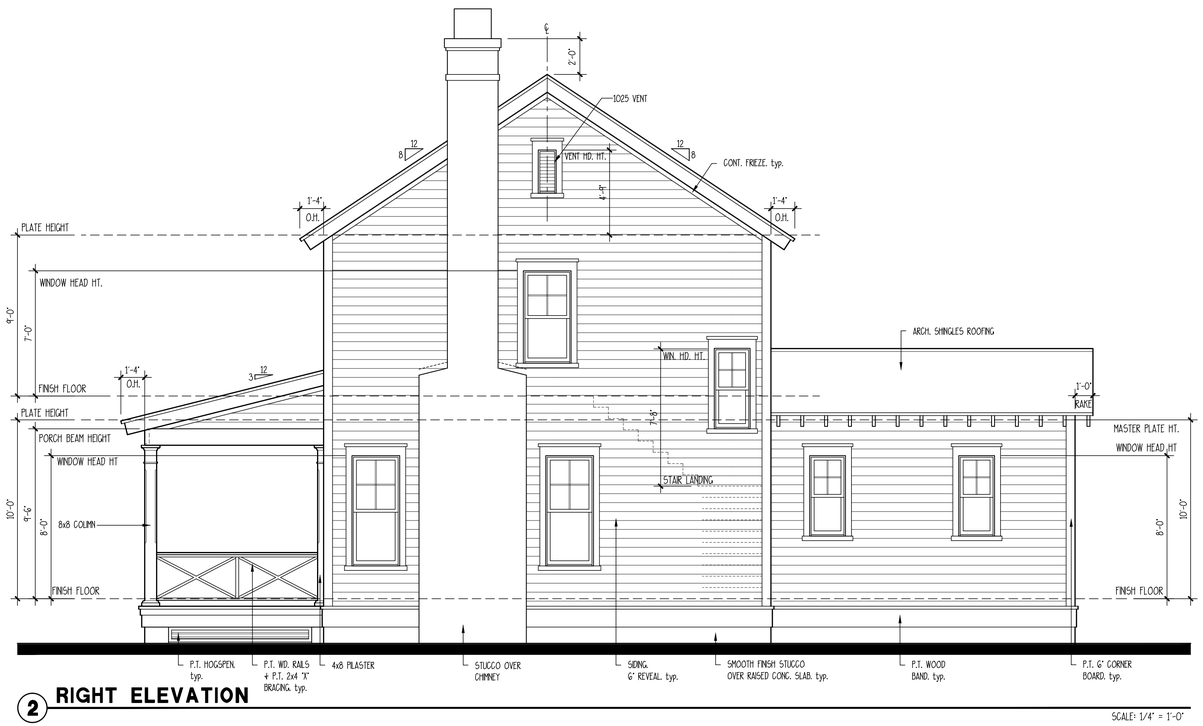


4 LEFT ELEVATION

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

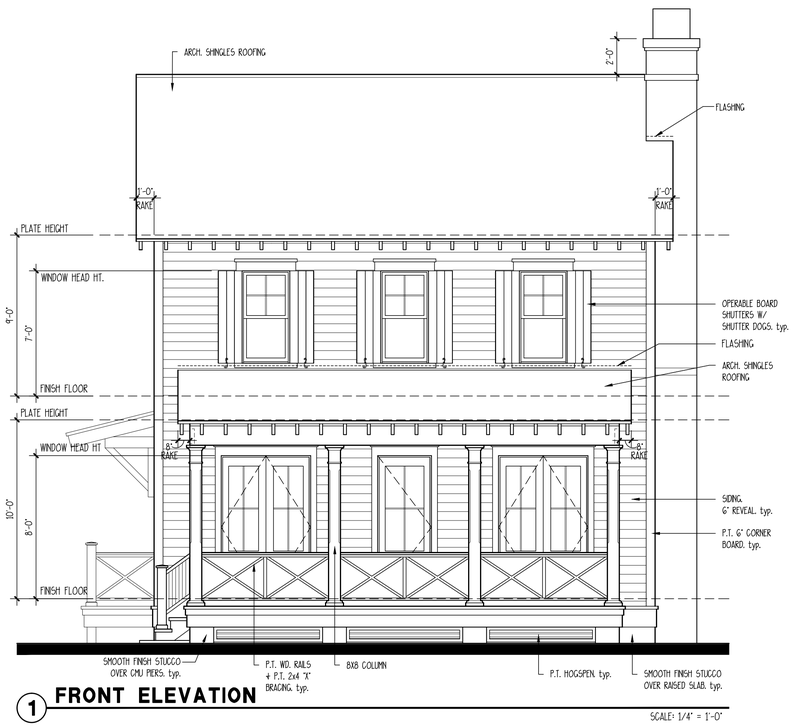
3 REAR ELEVATION

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



2 RIGHT ELEVATION

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



1 FRONT ELEVATION

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

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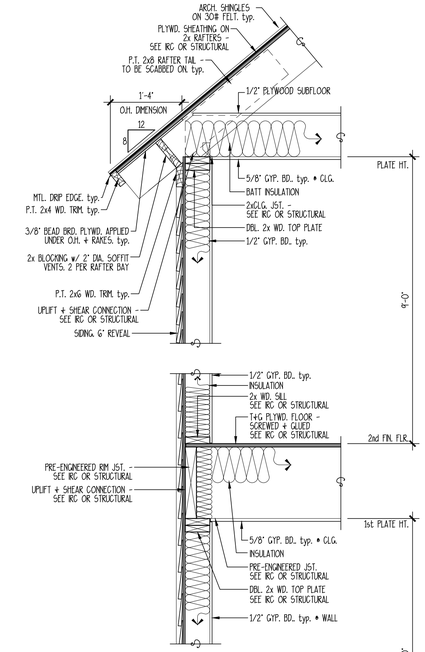
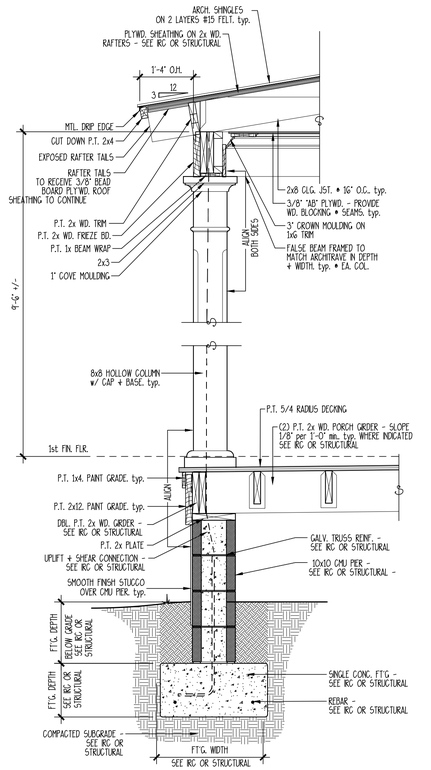
DWG. NAME:	24392.DWG

2



1 TYPICAL WALL SECTION

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



2 TYPICAL PORCH SECTION

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

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- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD BE CONSIDERED FOR ALL STRUCTURAL SYSTEMS.
- SINGLE - PLUMBING LOCATIONS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
- VERIFY ALL STRUCTURAL SYSTEMS WITH LOCAL ENGINEER AND ARCHITECT

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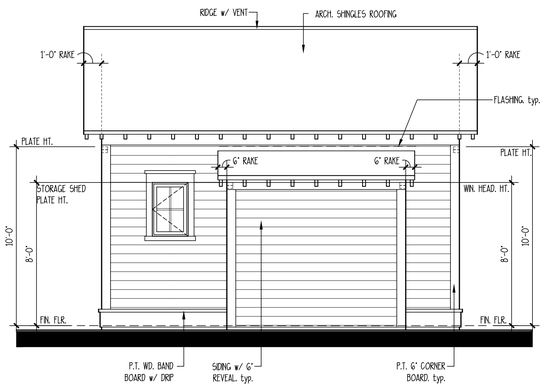
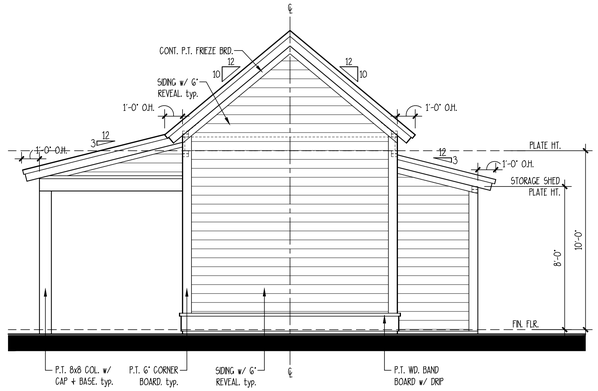
3



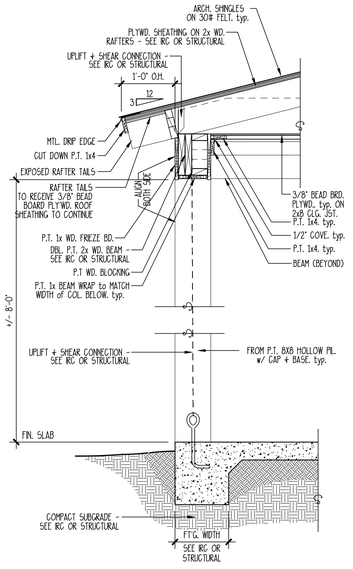
4 LEFT ELEVATION

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



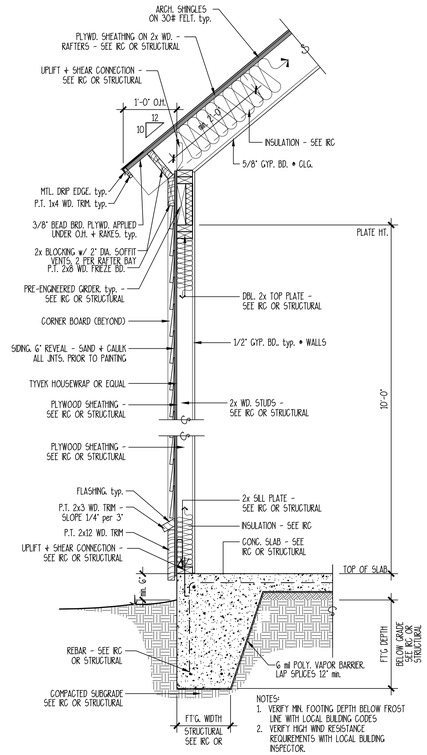
3 REAR ELEVATION

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



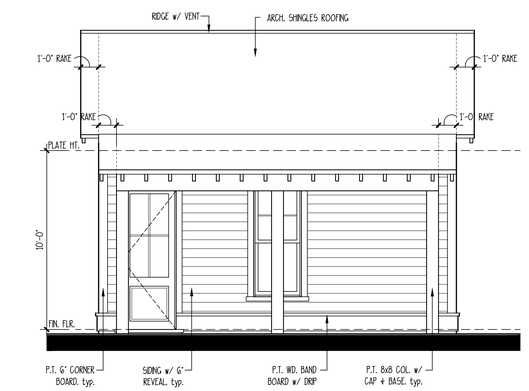
6 CARPORT DETAIL

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



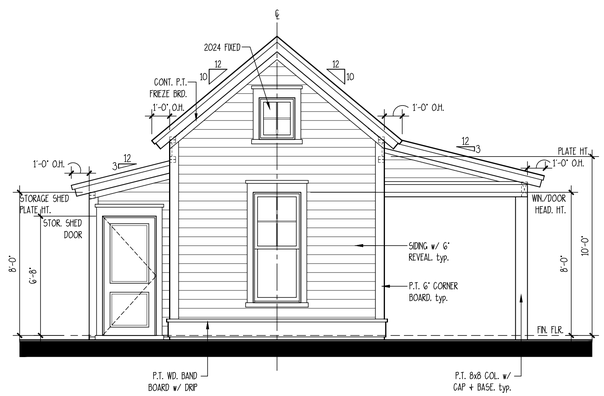
5 TYPICAL WALL SECTION

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



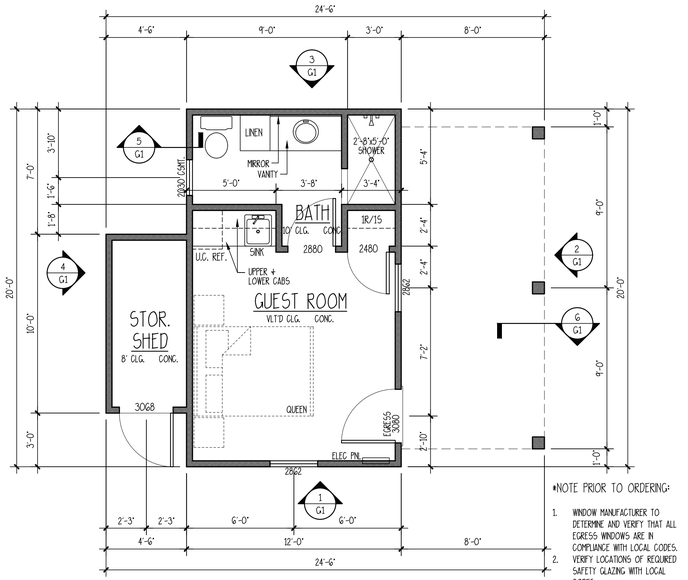
2 RIGHT ELEVATION

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



1 FRONT ELEVATION

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



FLOOR & ELECTRICAL 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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G1

COLORS + MATERIALS LIST - VERIFY w/ OWNER

	MATERIAL	COLOR
SIDING	SMOOTH FIBER CEMENT, 6" REVEAL LAP	CHARLESTON WHITE (DCR 100)
TRIM, EAVES + FASCIA	FIBER CEMENT + P.T. WOOD	CHARLESTON WHITE (DCR 100)
WINDOWS	MARVIN ELEVATE WITH SDL + SPACER BARS	WHITE
DOORS	WOOD WITH SDL + SPACER BARS	WOOD STAIN
FOUNDATION + CHIMNEY	SMOOTH STUCCO	NATURAL GRAY
FOUNDATION SCREENING	P.T. HOGSPEN	ACANTHUS (DCR 084)
SHUTTERS	SITE-BUILT P.T. WOOD	ACANTHUS (DCR 084)
TOP RAIL	P.T. WOOD	CHARLESTON WHITE (DCR 100)
PORCH FLOOR	TONGUE + GROOVE P.T. WOOD	GRAY - TBD
PORCH CEILING	1x4 P.T. WOOD	PIAZZA BLUE (DCR 075)
ROOF	GAF ASPHALT SHINGLE	"SLATE" GRAY

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- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- STAMP BOARDS (LOCATIONS ONLY) CHANGING ASPECTS SHOULD ACCOMPANY
- SITE & SURROUNDING CONDITIONS
- HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL HVAC CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND PROPER EQUIPMENT IS SELECTED/INSTALLED FOR YOUR PARTICULAR REGION AND CONDITIONS.
- VERIFY ALL STRUCTURAL ASPECTS WITH LOCAL ENGINEER AND ARCHITECT

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Item #652981 Model #0600750

- Architectural style that's practically priced
- Features a classic shadow effect that lends any home a subtle, even-tone with the warm look of wood in an asphalt shingle
- Highest roofing fire rating: UL Class A, Listed to ANSI/UL 790

Manufacturer Color/Finish: Slate

1

Please Enter Minimum Qty of 3

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Free Store Pickup
182 Available at
Beaufort Lowe's
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Delivery
Available

Overview

Your roof can represent up to 40% of your home's curb appeal. Improve its resale value with Timberline® natural shadow® Shingles from GAF. installing the rugged, dependable performance of Timberline® natural shadow® Shingles will give you the upscale, architectural look you want at a price you can afford.

- Architectural style that's practically priced
- Features a classic shadow effect that lends any home a subtle, even-tone with the warm look of wood in an asphalt shingle
- Highest roofing fire rating: UL Class A, Listed to ANSI/UL 790
- Advanced protection shingle technology reduces the use of natural resources while providing excellent protection for your home
- Dura Grip Adhesive seals each shingle tightly to roof reducing the risk of shingle blow-off; Shingles warranted to withstand winds up to 130 mph
- Wind speed coverage requires special installation; see GAF shingle and accessory limited warranty for complete coverage and restrictions
- Lifetime limited transferable warranty with smart choice protection (non-prorated material and installation labor coverage) for the first ten years; see GAF shingle and accessory limited warranty for complete coverage and restrictions

Installation Guide PDF
Warranty Guide PDF
Operating Guide PDF
CA Prop 65 PDF

001

CA Residents: Prop 65 Warning(s)

KOLBE
WINDOWS & DOORS

FORGENT® SERIES

INNOVATION & TECHNOLOGY

© Photo courtesy of Next Polymers Ltd./Brunet Group

MATERIAL

Forgent Series products are comprised of Glastra, a proprietary hybrid of fiberglass and UV stable polymer. To better match décor and performance requirements, a Glastra exterior with a choice of Glastra or Wood interior is available in select colors and finishes.

Glastra is an innovative, recyclable material that helps form the resilient foundation of Forgent Series products. Manufacturing byproducts are repurposed for use in other industries, such as underground industrial piping. shown in photo above

GLASTRA EXTERIOR WITH GLASTRA INTERIOR

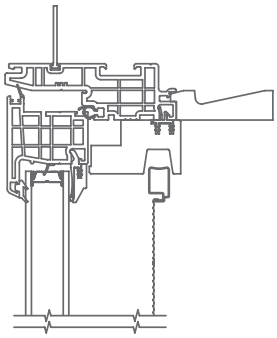
Both the exterior and interior are comprised of Glastra, with finishes available in Cloud, Sahara, Midnight or Bronze.

GLASTRA EXTERIOR WITH WOOD INTERIOR

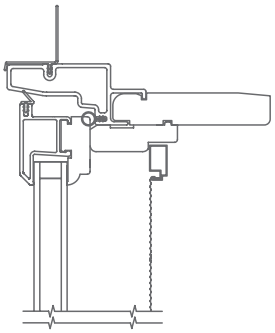
The exterior is comprised of Glastra, while the interior is Pine wood, available in popular pre-finishes including: Double Clear Coat, Latex Primer, Black Paint, White Paint, or a variety of stains.

CONSTRUCTION

Forgent Series windows are constructed of multi-chambered Glastra extrusions in an advanced ladder design for numerous benefits – the chambers add strength and promote energy efficiency. The same structural framework is used for All Glastra and Glastra/Wood products, for consistent performance.



FORGENT SERIES CONSTRUCTION



TYPICAL FIBERGLASS CONSTRUCTION

001

DOUBLE HUNGS

OPERATING | STUDIO

DOUBLE HUNG STANDARD FEATURES

- All Glastra units with Cloud or Sahara integral color *(see pg. 58)*
- Flush frame groove filler for drywall return *(New Construction - no extension jamb)*
- Energy efficient, insulating Solar Low-E glass *(see pg. 60)*
- Equal glass sizing provides matching sight lines from sash to sash
- Dry glazed to the interior with beveled glazing bead
- Accessory grooves are integral to the extruded frames for the easy addition of accessories
- Full frame insect screen with BetterVue® fiberglass mesh and Water Shed Technology™ *(see screen finishes, pg. 62)*
- Stainless steel, constant force balance system provides durability and ease of operation
- Sash lock and tilt latches are color matched to the interior *(pg. 17)*
- Lift handle on bottom sash is color matched to the interior *(only on All Glastra units; pg. 17)*
- Integral 1-1/4" nailing fin provides easier installation and helps seal the window opening *(New Construction)*

NOTE: All measurements are nominal.

GLASTRA/WOOD
NEW CONSTRUCTION DOUBLE HUNG
(interior)

GLASTRA/WOOD
NEW CONSTRUCTION DOUBLE HUNG
(exterior)

001

DOUBLE HUNG OPTIONS

Glass **(see pg. 60):**

- Solar Gain Low-E
- Solar Control Low-E
- Solar Advanced Control Low-E
- Turtle Glass
- ThermaPlus™ Low-E
- Neat+™
- Triple pane
- Tinted, colored or patterned
- Tempered
- Laminated
- Preserve® Film
- Other options standard to the industry

Divided Lites **(see pg. 61):**

- Performance divided lites with 7/8", 1-1/8" or 2-1/4" bars
- Grilles-in-the-airspace

NOTE: All measurements are nominal.

Other Options:

- Replacement double hungs
  (3-1/4" overall frame depth for All Glastra units, 4-1/8" for Glastra/Wood units)
- Glastra/Wood: Unfinished pine interior with no visible fasteners or wood exposed to the exterior
- Latex primed interior**(Glastra/Wood units, see pg. 59)*
- Interior prefinishing *(Glastra/Wood units, see pg. 59)*
- Exterior acrylic film in Midnight or Bronze
  (available on All Glastra or Glastra/Wood units; see pg. 58)
- Interior acrylic film in Midnight or Bronze
  (only on All Glastra units with Midnight or Bronze exterior; see pg. 58)
- Fixed top sash
- Multiple trim accessories *(shipped loose; see pg. 63)*
- Insect screen available with aluminum or UltraVue® mesh *(see screen finishes, pg. 62)*
- Extension jambs available in depths up to 9" overall
- Offset extension jambs
- Stepped frame groove filler for drywall return
  (no extension jamb)
- Glastra/Wood: Wood glazing bead receptor
- Galvanized steel installation clips
- Window Opening Control Device (WOCD) *(see pg. 62)*
- Sash limiters for safety *(non by-passable and does not meet WOCD requirements)*
- Cottage and reverse cottage style
- Impact performance modifications *(see pg. 65)*

*Latex primer is not a final finish.

HARDWARE **(see hardware finishes, pg. 62):**

A sash lock and tilt latches are applied to all double hung windows as standard.

SASH LOCK
(shown in Clay)

TILT LATCHES
(shown in Clay)

Also available: Satin Nickel | White | Matte Black | Rustic Umber

LIFT HANDLE – ALL GLASTRA UNITS
(shown in White)

Also available: Clay | Matte Black | Rustic Umber

UltraVue® is a registered trademark of PHIFER INCORPORATED. Limitations may apply. Please consult your local Kolbe dealer for more details.
Finish colors will vary from printed images. Please make selections using actual color samples available from your local Kolbe dealer.
Not all hardware color options are available on all products.

DOUBLE HUNGS | Elevation Charts

NEW CONSTRUCTION DOUBLE HUNGS

F.S.		1'-5 1/2"	1'-11 1/2"	2'-5 1/2"	2'-7 1/2"	2'-11 1/2"	3'-1 1/2"	3'-5 1/2"	3'-11 1/2"
R.O.		1'-6"	2'-0"	2'-6"	2'-8"	3'-0"	3'-2"	3'-6"	4'-0"
G.S.		12-1/4"	18-1/4"	24-1/4"	26-1/4"	30-1/4"	32-1/4"	36-1/4"	42-1/4"
2'-11 1/2"	3'-0"	14'-5/16"							
		MNCDH 1630	MNCDH 2030	MNCDH 2630	MNCDH 2830	MNCDH 3030	MNCDH 3230	MNCDH 3630	MNCDH 4030
3'-5 1/2"	3'-6"	17'-5/16"							
		MNCDH 1636	MNCDH 2036	MNCDH 2636	MNCDH 2836	MNCDH 3036	MNCDH 3236	MNCDH 3636	MNCDH 4036
3'-11 1/2"	4'-0"	20'-5/16"							
		MNCDH 1640	MNCDH 2040	MNCDH 2640	MNCDH 2840	MNCDH 3040	MNCDH 3240	MNCDH 3640	MNCDH 4040
4'-5 1/2"	4'-6"	23'-5/16"							
		MNCDH 1646	MNCDH 2046	MNCDH 2646	MNCDH 2846	MNCDH 3046	MNCDH 3246	MNCDH 3646	MNCDH 4046
4'-11 1/2"	5'-0"	26'-5/16"							
		MNCDH 1650	MNCDH 2050	MNCDH 2650	MNCDH 2850	MNCDH 3050	MNCDH 3250*	MNCDH 3650*	MNCDH 4050*
5'-5 1/2"	5'-6"	29'-5/16"							
		MNCDH 1656	MNCDH 2056	MNCDH 2656	MNCDH 2856	MNCDH 3056*	MNCDH 3256*	MNCDH 3656*	MNCDH 4056*
5'-11 1/2"	6'-0"	32'-5/16"							
		MNCDH 1660	MNCDH 2060	MNCDH 2660	MNCDH 2860	MNCDH 3060*	MNCDH 3260*	MNCDH 3660*	MNCDH 4060*

F.S. = Frame Size • R.O. = Rough Opening • G.S. = Glass Size

* Units meet most national emergency escape and rescue requirements

NOTE: All measurements are nominal. Elevation charts are not to scale.

Divided lites are optional.

Some installation procedures will require a larger rough opening than noted (i.e. installations utilizing our installation clips), therefore, you may need to increase the rough opening size accordingly. Rough opening gaps may be increased up to a maximum of 1/2" on all sides and still be within good practice guidelines. For rough opening recommendations, see pg. 68.

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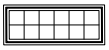
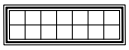
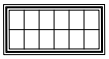
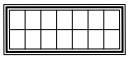
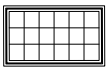
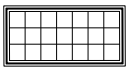
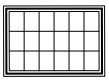
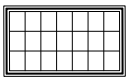
NEW CONSTRUCTION DOUBLE HUNGS | STUDIO UNITS

F.S.			1'-5 1/2"	1'-11 1/2"	2'-5 1/2"	2'-7 1/2"	2'-11 1/2"	3'-5 1/2"	3'-11 1/2"	4'-11 1/2"	5'-11 1/2"
	R.O.		1'-6"	2'-0"	2'-6"	2'-8"	3'-0"	3'-6"	4'-0"	5'-0"	6'-0"
		G.S.	12 7/32"	18 7/32"	24 7/32"	26 7/32"	30 7/32"	36 7/32"	42 7/32"	54 7/32"	66 7/32"
1'-11 1/2"	2'-0"	18 7/32"	 MNCSW 1620	 MNCSW 2020	 MNCSW 2620	 MNCSW 2820	 MNCSW 3020	 MNCSW 3620	 MNCSW 4020	 MNCSW 5020	 MNCSW 6020
2'-5 1/2"	2'-6"	24 7/32"	 MNCSW 1626	 MNCSW 2026	 MNCSW 2626	 MNCSW 2826	 MNCSW 3026	 MNCSW 3626	 MNCSW 4026	 MNCSW 5026	 MNCSW 6026
2'-11 1/2"	3'-0"	30 7/32"	 MNCSW 1630	 MNCSW 2030	 MNCSW 2630	 MNCSW 2830	 MNCSW 3030	 MNCSW 3630	 MNCSW 4030	 MNCSW 5030	 MNCSW 6030
3'-5 1/2"	3'-6"	36 7/32"	 MNCSW 1636	 MNCSW 2036	 MNCSW 2636	 MNCSW 2836	 MNCSW 3036	 MNCSW 3636	 MNCSW 4036	 MNCSW 5036	 MNCSW 6036
3'-11 1/2"	4'-0"	42 7/32"	 MNCSW 1640	 MNCSW 2040	 MNCSW 2640	 MNCSW 2840	MNCSW 3040	MNCSW 3640	MNCSW 4040	MNCSW 5040	MNCSW 6040
4'-5 1/2"	4'-6"	48 7/32"	MNCSW 1646	MNCSW 2046	MNCSW 2646	MNCSW 2846	MNCSW 3046	MNCSW 3646	MNCSW 4046	MNCSW 5046	MNCSW 6046
4'-11 1/2"	5'-0"	54 7/32"	MNCSW 1650	MNCSW 2050	MNCSW 2650	MNCSW 2850	MNCSW 3050	MNCSW 3650	MNCSW 4050	MNCSW 5050	MNCSW 6050
5'-5 1/2"	5'-6"	60 7/32"	MNCSW 1656	MNCSW 2056	MNCSW 2656	MNCSW 2856	MNCSW 3056	MNCSW 3656	MNCSW 4056	MNCSW 5056	MNCSW 6056
5'-11 1/2"	6'-0"	66 7/32"	MNCSW 1660	MNCSW 2060	MNCSW 2660	MNCSW 2860	MNCSW 3060	MNCSW 3660	MNCSW 4060	MNCSW 5060	MNCSW 6060

F.S. = Frame Size • R.O. = Rough Opening • G.S. = Glass Size

NOTE: All measurements are nominal. Elevation charts are not to scale.

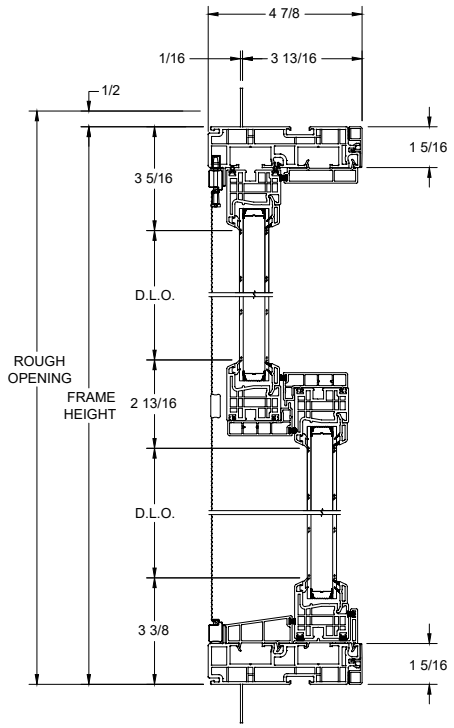
Divided lites are optional.

Some installation procedures will require a larger rough opening than noted (i.e. installations utilizing our installation clips), therefore, you may need to increase the rough opening size accordingly. Rough opening gaps may be increased up to a maximum of 1/2" on all sides and still be within good practice guidelines. For rough opening recommendations, see pg. 68.

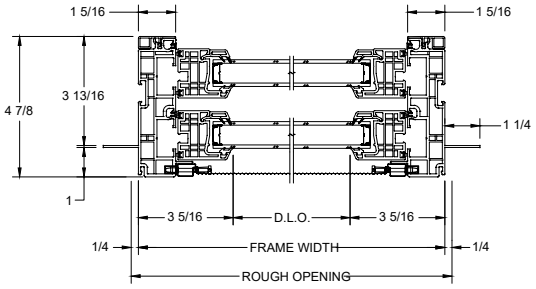
DOUBLE HUNGS | Cross Section Drawings

NEW CONSTRUCTION DOUBLE HUNGS – ALL GLASTRA

Vertical Section

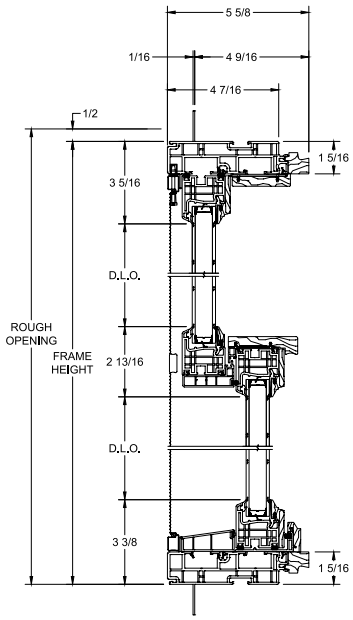


Horizontal Section

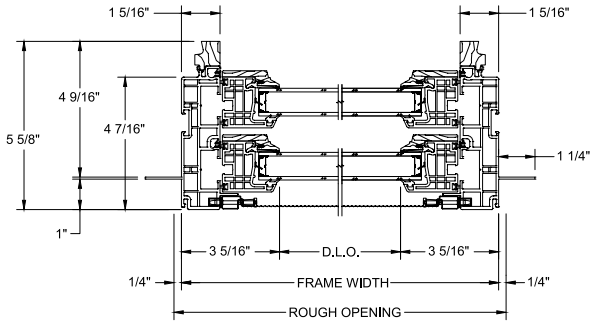


NEW CONSTRUCTION DOUBLE HUNGS – GLASTRA/WOOD

Vertical Section



Horizontal Section



NOTE: Drawings are not to scale. For Forgent Series accessory drawings, see pg. 63. Additional and the most current drawings are available at **kolbewindows.com**

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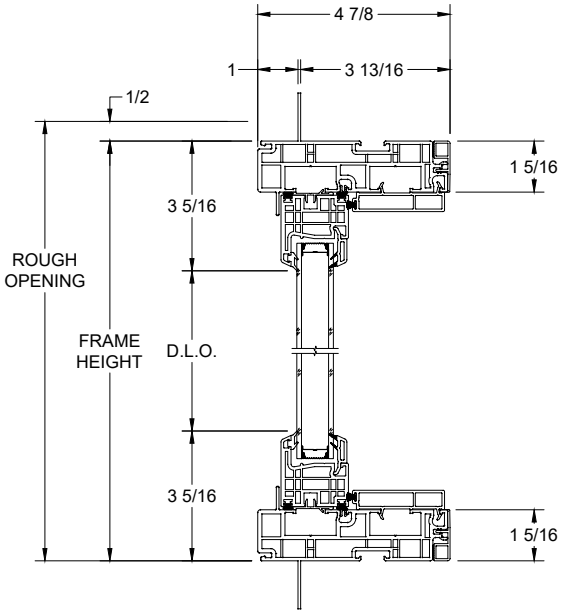
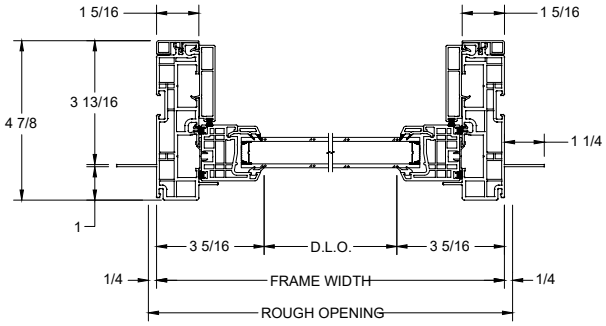
NEW CONSTRUCTION STUDIO WINDOWS – ALL GLASTRA

Vertical Section



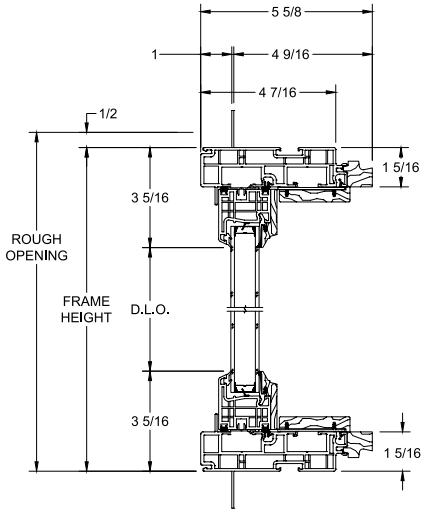
Horizontal Section



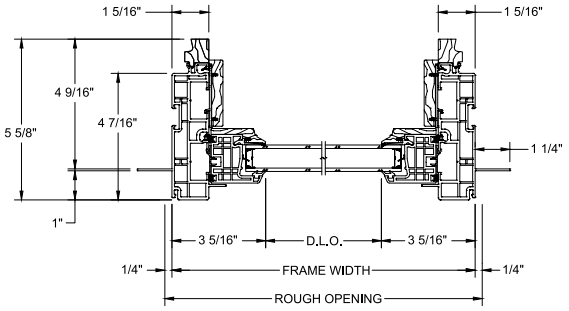
(Shown with optional flush frame filler)

NEW CONSTRUCTION STUDIO WINDOWS – GLASTRA/WOOD

Vertical Section



Horizontal Section



NOTE: Drawings are not to scale. For Forgent Series accessory drawings, see pg. 63. Additional and the most current drawings are available at **kolbewindows.com**

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DIVIDED LITE OPTIONS

Forgent Series windows and doors are available with two types of divided lites: performance divided lites and grilles-in-the-airspace.

PERFORMANCE DIVIDED LITES

Kolbe's performance divided lite (PDL) glazing system gives the appearance of true divided lites without sacrificing energy efficiency. Extruded aluminum bars are adhered to the exterior of Forgent Series windows and doors. Unfinished pine bars are adhered to the interior of the single lite of insulating glass on Glastra/Wood units, while aluminum bars are adhered to the interior of All Glastra units. Aesthetically pleasing spacer bars are installed within the insulating glass unit. Together, these bars create the illusion of true divided lites. Beveled profile PDL bars are available in 7/8", 1-1/8" or 2-1/4" bar widths, and can be finished to match the exterior and/or interior, as requested. Some designs may have a composite material for the exterior PDL bar. Limited lite patterns are available.

GRILLES-IN-THE-AIRSPACE

Grilles-in-the-airspace are constructed with 3/4" wide, contoured profile aluminum bars sealed between two panes of insulating glass, offering the look of divided panes while reducing cleaning time. Bars are available in solid, woodgrain, and bi-color, for a pleasing match to the exterior and interior finishes.

NOTES: Limitations may apply. Please consult your local Kolbe dealer for more information.

STAFF REPORT: 301 Carteret Street – Conceptual Approval

DATE: June 12, 2024

GENERAL INFORMATION	
Applicant:	**City Loft, Matthew McAlveney**
Site Location/Address:	**301 Carteret Street**
Applicant's Request:	**The applicant is requesting approval for exterior common area improvements at 301 Carteret Street**
Current Zoning:	**T5-DC**
Contributing:	**Non-contributing**

ZONING DISTRICT INFORMATION	
	T5-DC
Lot Width at Setback:	**No minimum width**
Max Lot Coverage:	**100%**
Min. Frontage Build Out	**75%**
Front Setback	**0' Average prevailing setback on block**
Side Setback	**0' Average prevailing setback on block**
Rear Setback	**0' alley**
Building Height:	**2 stories min, 3 stories max**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T5-DC	**Law Office**	**N/A**
South: T5-DC	**Breakwater Grill**	**N/A**
East: T5-DC	**Historic Homes**	**N/A**
West: T5-DC	**Library**	**N/A**

Background: The applicant is requesting approval to build a 581 sq.ft. pergola and bar/outdoor patio area for outdoor dining/tables for City Loft Hotel. The patio/pergola would face the Carteret Street portion of the lot, on the corner of Port Republic in what was a parking space (note, the area is bricked and is currently being used as a patio with no permanent improvements). A two-story roof-top bar structure over the parking was approved by the HRB in 2023, but this has been put on hold by the owner. The applicant did attend an HTRC in May, in which the committee asked for additional materials and information before moving to HRB. This application was made for a final approval, but Staff believes this should be conceptually due to lack of final materials and the nature of the request.

Site Plan:

The applicant is proposing two specific areas for the bar, patio area, with description below:

Area 1: A 19' x 27' area, formerly used as parking for the hotel, on the corner of Port Republic and Carteret, with a pergola and plantings around it.

Area 2: a 4' x 17' area along Carteret and bordering the existing handicap parking spot which is to remain. This area will also have a smaller pergola, and a bar top over the existing columns/bollards.

Exterior Materials

	Material	**Details/Color**
Pergola:	Metal, 10" high, 3" x 3" beams on 19' x 27' area. Metal 9" high on 4"x 17" area adjacent to Handicap ramp	Unknown final layout and color
Bar top:	Wood, laid over top of existing columns/bollards	Wood stain/Unknown
Lighting:	Uplit LED at pegola base	Details Required
Roof	Fabric	Details Required
Screening/Plantings	4' and 6' Planters/screens along parking lot with climbing plants such as creeping jenny/string of pearls	Details Required

Analysis:

There is no precedent downtown for such an outdoor improvement on a main corridor. Staff is concerned about the minimal size of the 4' x 17' bar top area and how it may restrict the accessibility of the required handicap space (and may result in customers leaning on cars parked in this area), as well as the modern materials and how they interplay with the historic district.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends the HRB take one of two paths 1) Tabling the project for additional detail of materials, colors, size of the pergola, and accurate site plan or 2) Consideration of approval or disapproval of the project at a conceptual level. Should the HRB take the second aforementioned path, Staff would recommend denial of the project.

If #1 Tabled is considered:

1. **Applicant must provide an accurate site plan in the area around the proposed improvements. This is especially important to show the accurate dimensions of the ADA parking space and its associated access aisle. Staff is concerned the proposed column supports for the pergola and the 4'x17' bar top extension will impede the use of this parking space. When looking at the area via Google Street view, it appears a car occupying the ADA parking space will need to extend into the pergola where the corner sofa and two-seater tabletop are shown. A typical parking space measures 18 feet in length.**
2. **Applicant must provide more detailed information on the structure of this proposed pergola. The structure, as illustrated, appears inadequate to resist wind uplift and to properly support the fabric shades. The structure should NOT appear as a temporary device on the site.**

If # 2 Conceptual is Considered:

3. **Staff believes the current proposed structure is not appropriate for this specific location on this site. The structure does not appear to work with the site constraints to create a usable/functional space in relation to retaining the ADA parking space and its associated access aisle. The proposed structure appears temporary in nature and not appropriate for this location.**

DEVELOPMENT REVIEW PROCESS $ 6/3 CK

HISTORIC REVIEW BOARD APPLICATION

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

☐ Staff Review
☑ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 6/3 Application #: 27080 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://cityofbeaufort.org/372/Historic-District-Review-Board

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

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

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

Applicant, Property, and Project Information

Applicant Name: MATTHEW S. MCALHANEY
Applicant Address: 502 CRAVEN ST BEAUFORT, SC 29902
Applicant E-mail: MATTMC01@gmail.com Applicant Phone Number: 843 321 6288
Applicant Title: ☐ Homeowner ☐ Tenant ☐ Architect ☐ Engineer ☑ Developer Owner/operator City Loft Hotel
Owner (if other than the Applicant):
Owner Address:
Project Name: City Loft Hotel Pergola
Property Address: 301 CARTERET Street Beaufort, SC 29902
Property Identification Number *(Tax Map & Parcel Number)*: R121-004-000-0887-0000
Date Submitted: 6/3/24

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

Applicant's Signature: Matthew S. McAlhaney Date: 6/3/24
Owner's Signature: " " " " Date: " "

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

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

☐ Staff Review
☑ Board Review

Application Fee:
see attached schedule

Required Project Information

Project Name: Pergola

Property Size in Acres: .42 Proposed Building Use: SEATing / Dining

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):

Existing Building 9,338 ☐ Pergola 581 ☐

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):

A proposed pergola is to be erected over a bricked patio area of approx. 580 ☐ located in the southwest corner of the parking lot. The pergola would be erected with multiple 3"x8" steel beams ranging in height from 6' to 9'. The pergola will have a sun-brella or sunbrella like fire resistant fabric which would be hung on wires, thereby making it retractable.

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Community Development Department

1911 Boundary Street, Beaufort, South Carolina 29902

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

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

- ☑ **Existing Context:** Color photographs of the existing structure and the adjacent structures.
- ☑ **Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- ☑ **Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc…), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.
- ☑ **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.
- ☐ OK Additional on-site representation, such as a height story pole, and corner staking of the foundation, may be required.
- ☐ OK 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.


JAEGERTECH
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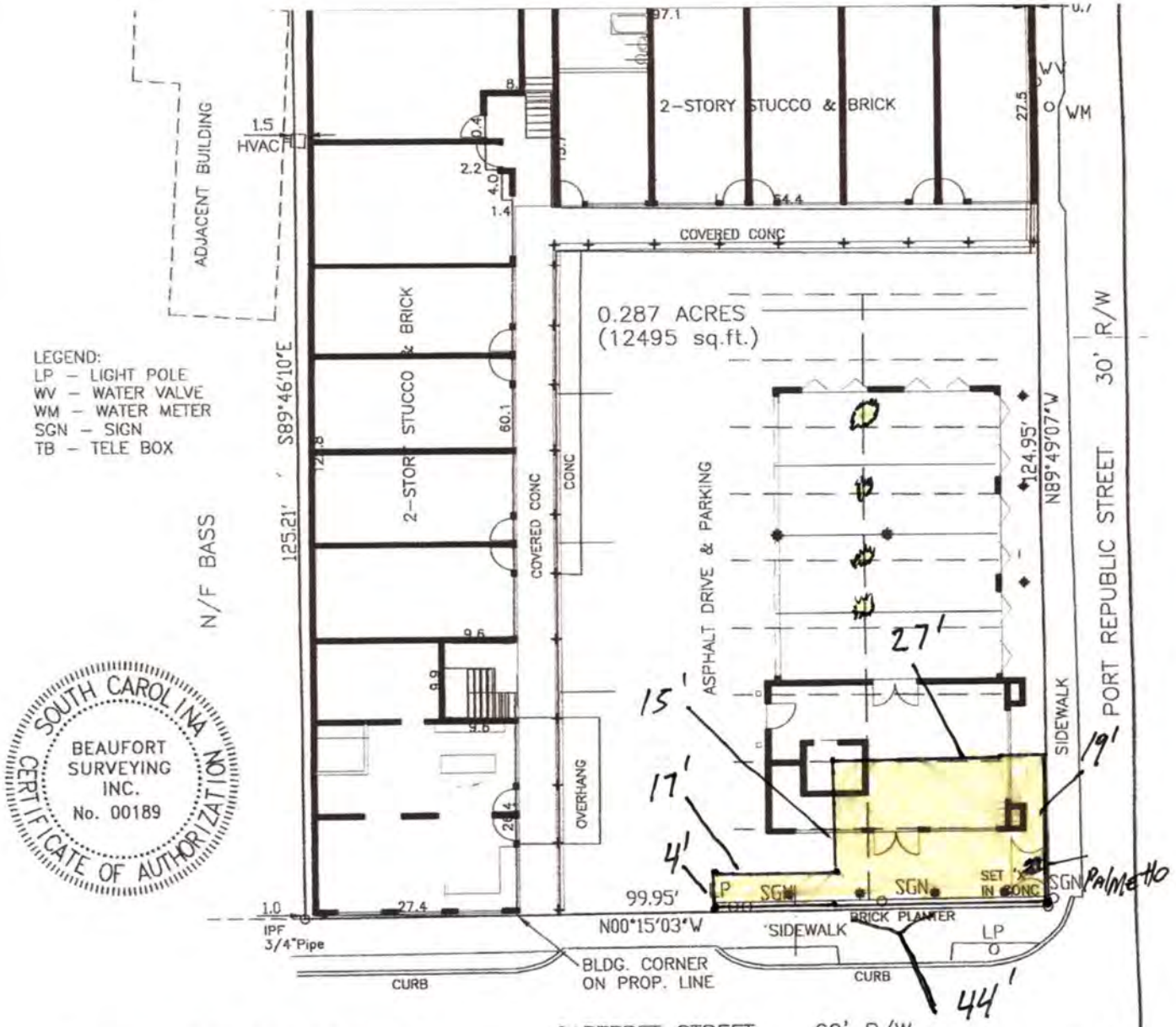


SOUTH CAROLINA
BEAUFORT SURVEYING INC.
No. 00189
CERTIFICATE OF AUTHORIZATION

CLOSING PLAT PREPARED FOR
ATLANTIC STREET TRADING CO.
CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA

= Crape Myrtle (4)
= Palmetto (2)

THE SAME BEING A PORTION OF BLOCK 37, CITY OF BEAUFORT AS SHOWN ON A PLAT BY R.D. TROGDON, JR. DATED DEC. 27, 1976 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN PLAT BOOK 25, PAGE 91.

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 (EL 13.0) AS DETERMINED BY FEMA, FIRM COMMUNITY–PANEL NUMBER 450026 0005 D, DATED 9–29–86.

R121–004–000–0887–0000

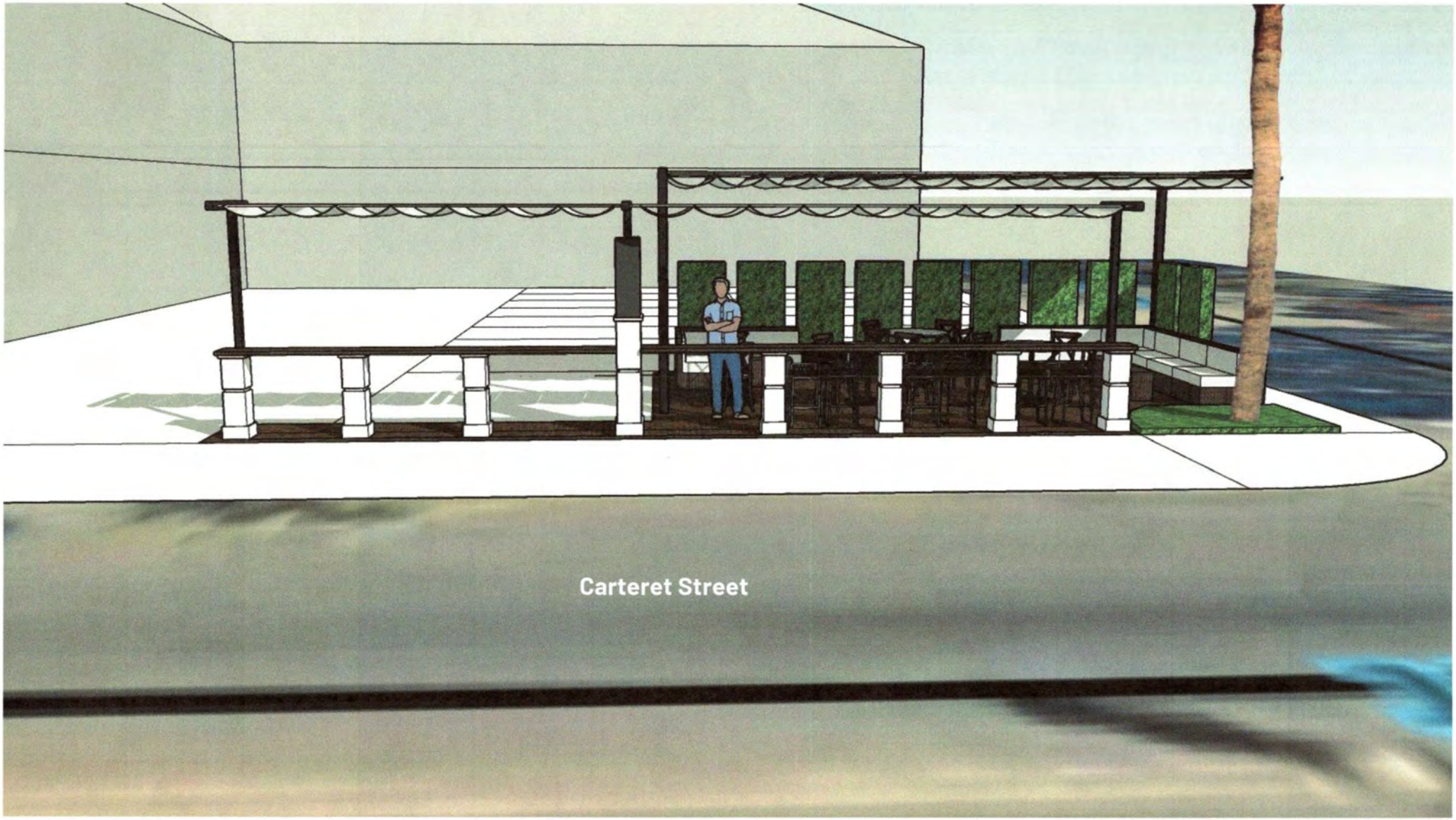
0 10' 20' 40' 60'

SCALE 1" = 20'

AUGUST 3, 2006

P12943/MMA

DAVID S. YOUMANS RLS 9765
BEAUFORT SURVEYING, INC.
1613 PARIS AVENUE
PORT ROYAL, S.C. 29935
PHONE (843) 524–3261



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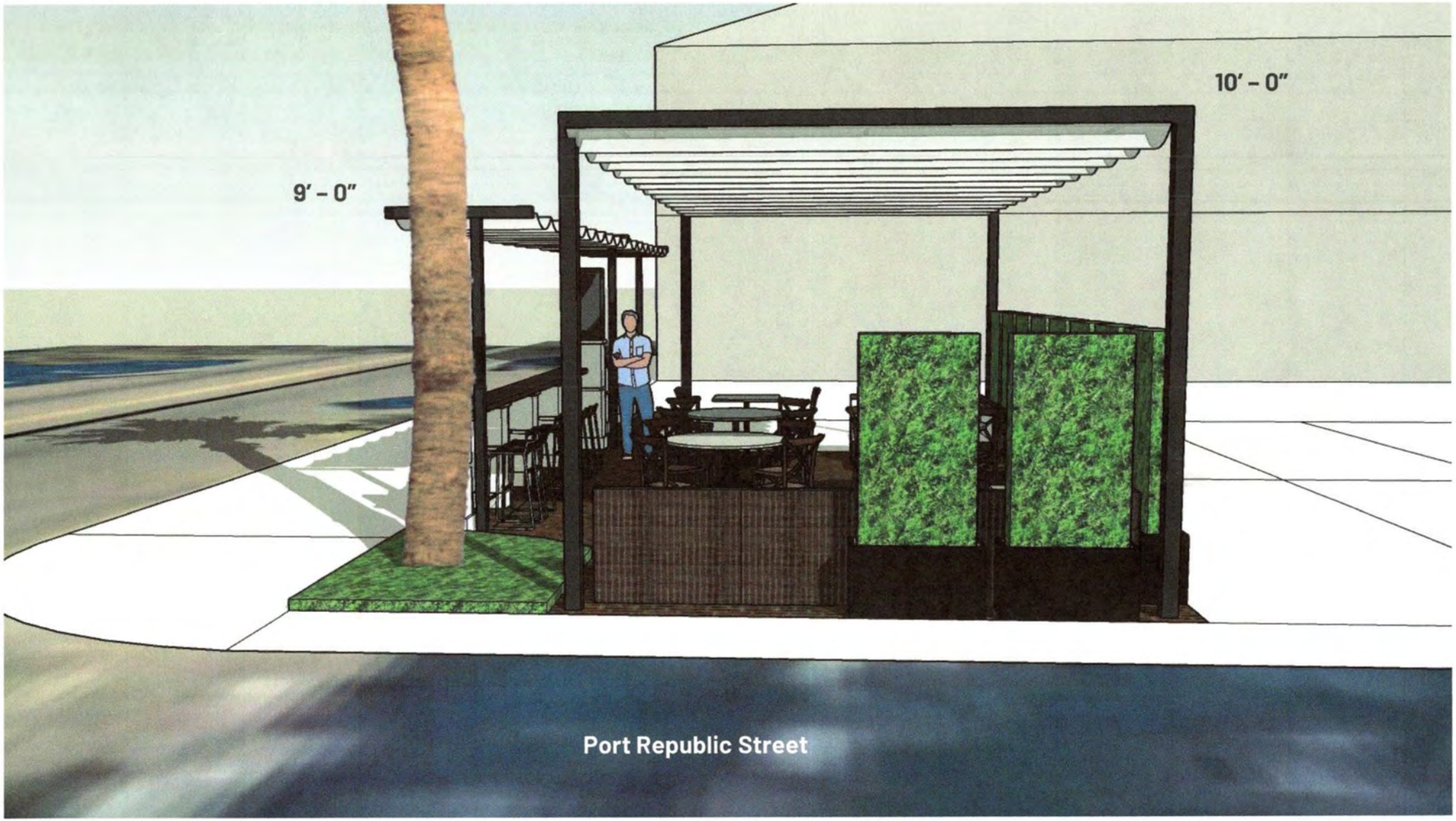
View Looking East

City Loft Hotel – Café Sun Shade
May 30, 2024

FURNISH
Curate | Procure | Install



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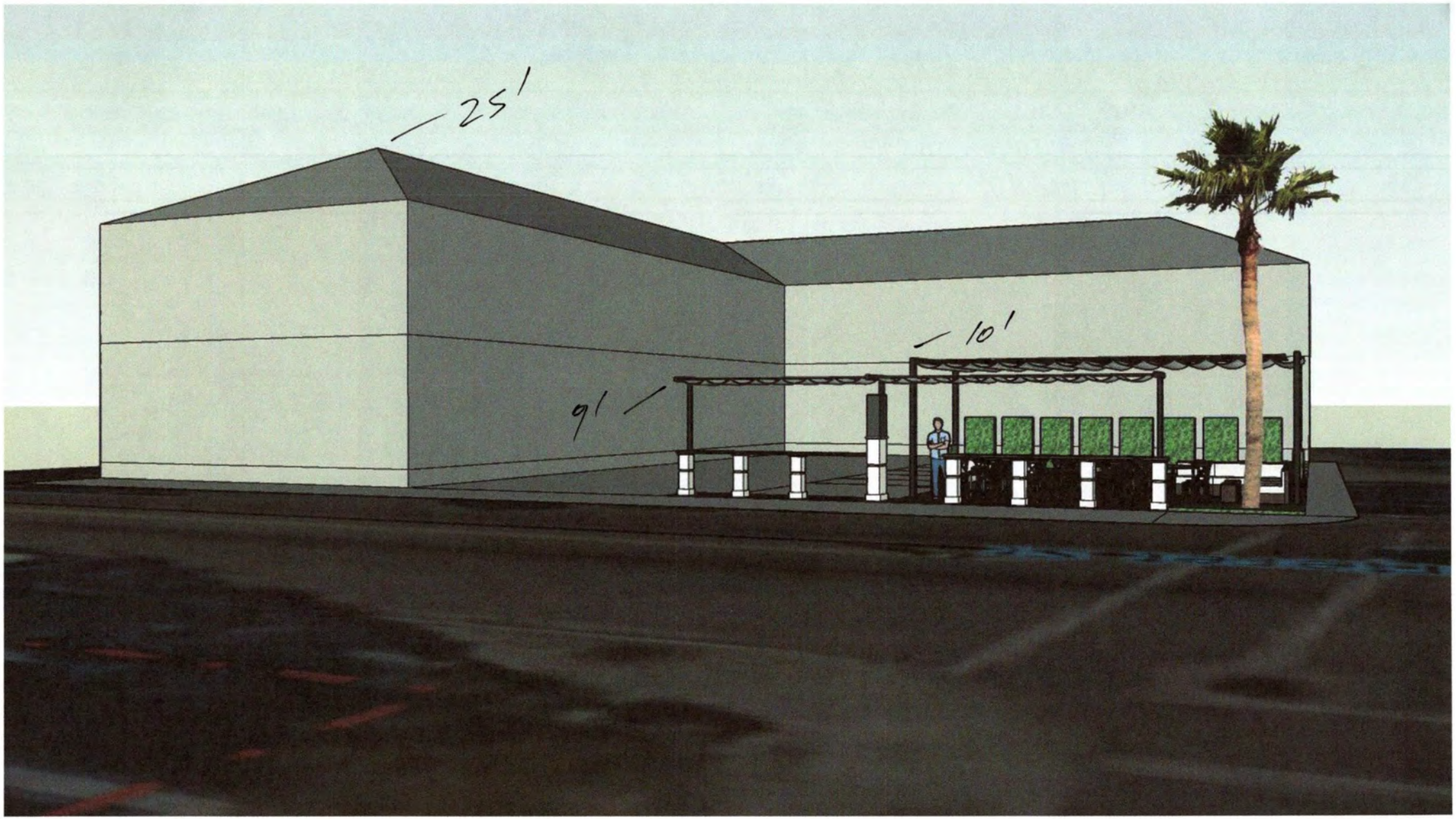
View Looking North

City Loft Hotel – Café Sun Shade
May 30, 2024

FURNISH
Curate | Procure | Install



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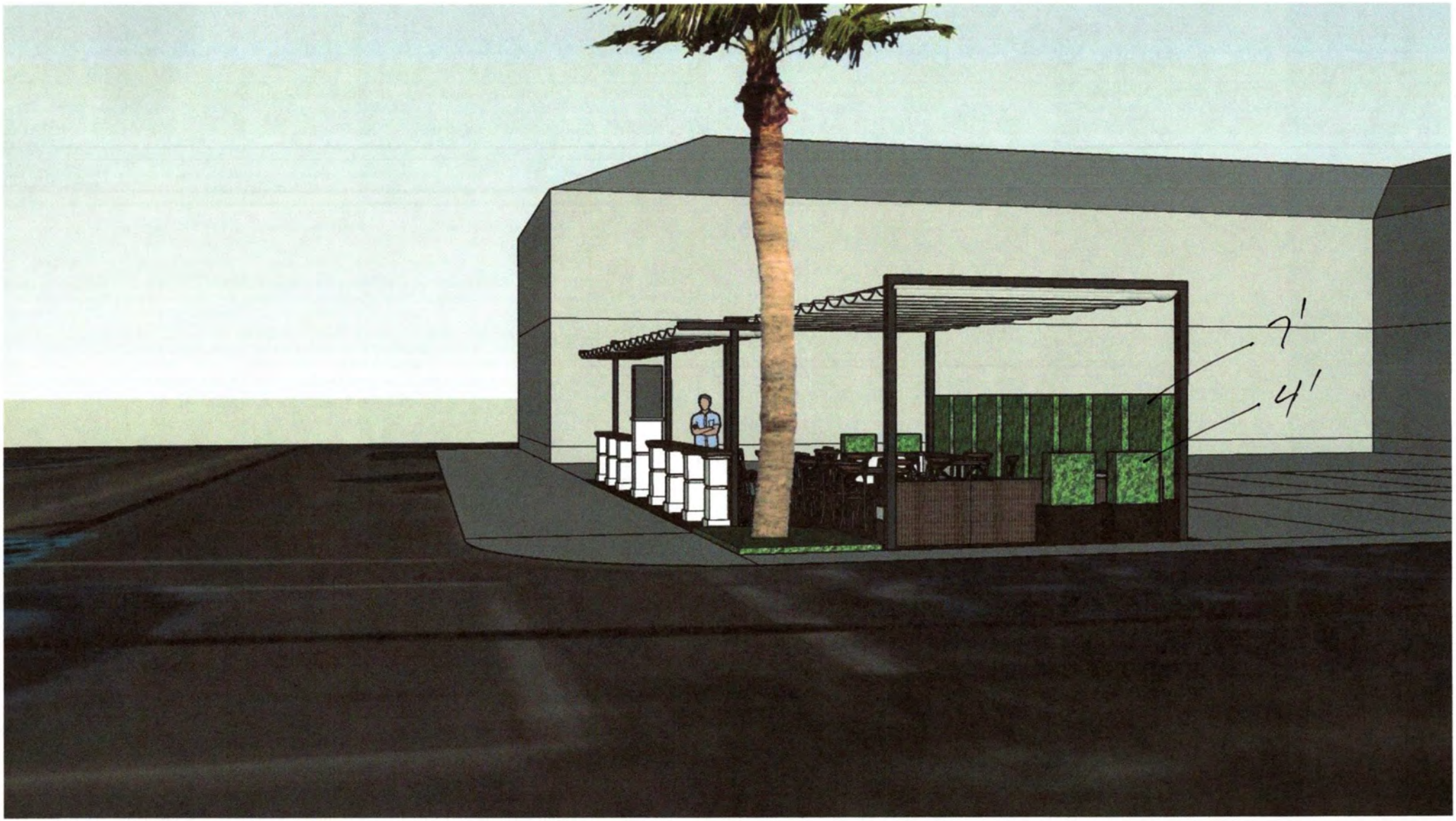
Overview

City Loft Hotel – Café Sun Shade
May 30, 2024

FURNISH
Curate | Procure | Install



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Overview

City Loft Hotel – Café Sun Shade
May 30, 2024

FURNISH
Curate | Procure | Install

Site Plan

City Loft Hotel – Café Sun Shade
May 30, 2024

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View Looking South

City Loft Hotel – Café Sun Shade
May 30, 2024

FURNISH
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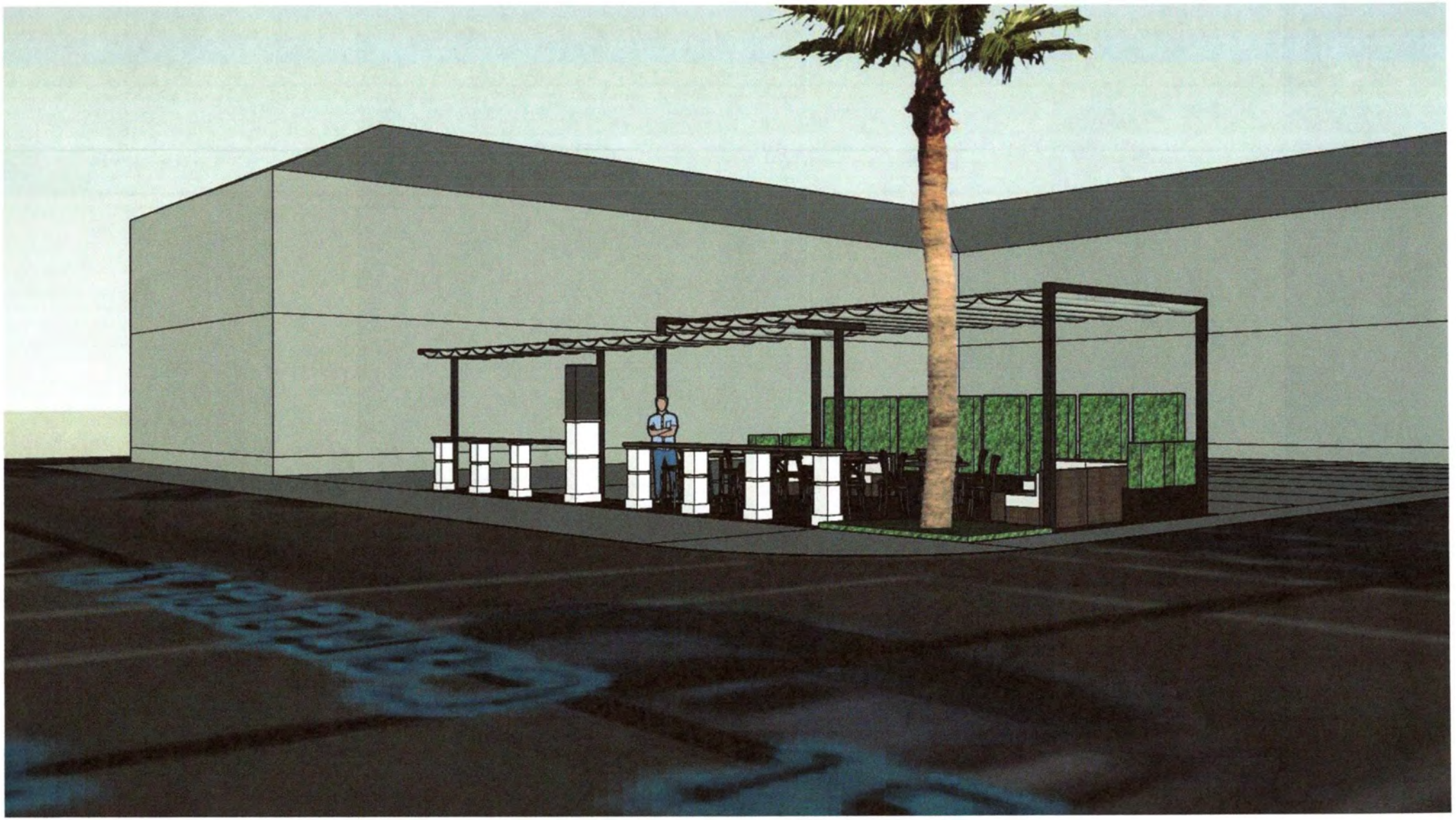

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Overview

City Loft Hotel – Café Sun Shade
May 30, 2024

FURNISH
Curate | Procure | Install

Gmail melissa

Compose

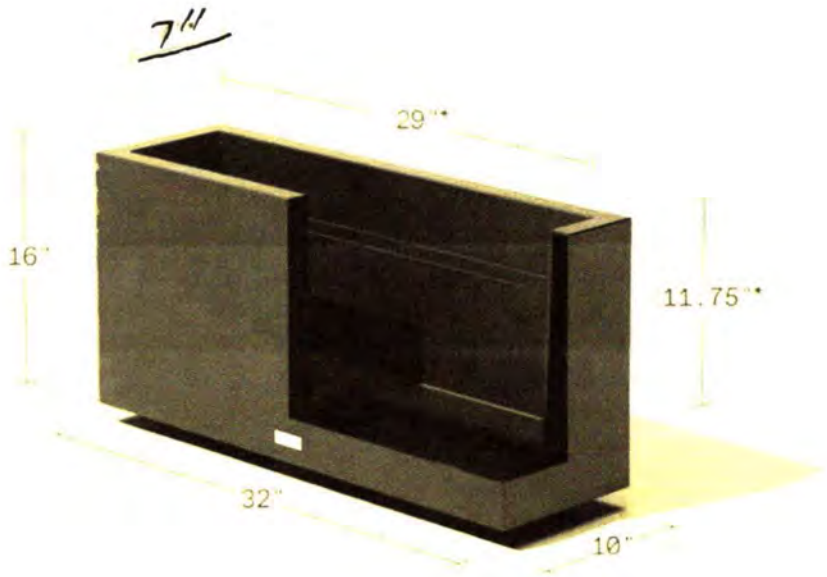
Inbox 27,240
Starred
Snoozed
Important
Sent
Drafts 754
Categories
Social 19
Updates 20,321
Forums
Promotions 7,991
More

Labels

[Imap]/Drafts
[Imap]/Sent 1
[Imap]/Trash
3 Cane Way 1
BDC Creative
Cards With Contrac... 1
bridgett L 8
Cards With Contracts "B...
CLH Bar

D) we've decided that the back of the couch can be 22-25"high from the lumbar point (without cushion) / being dictated by standard sizec

Best, Melissa



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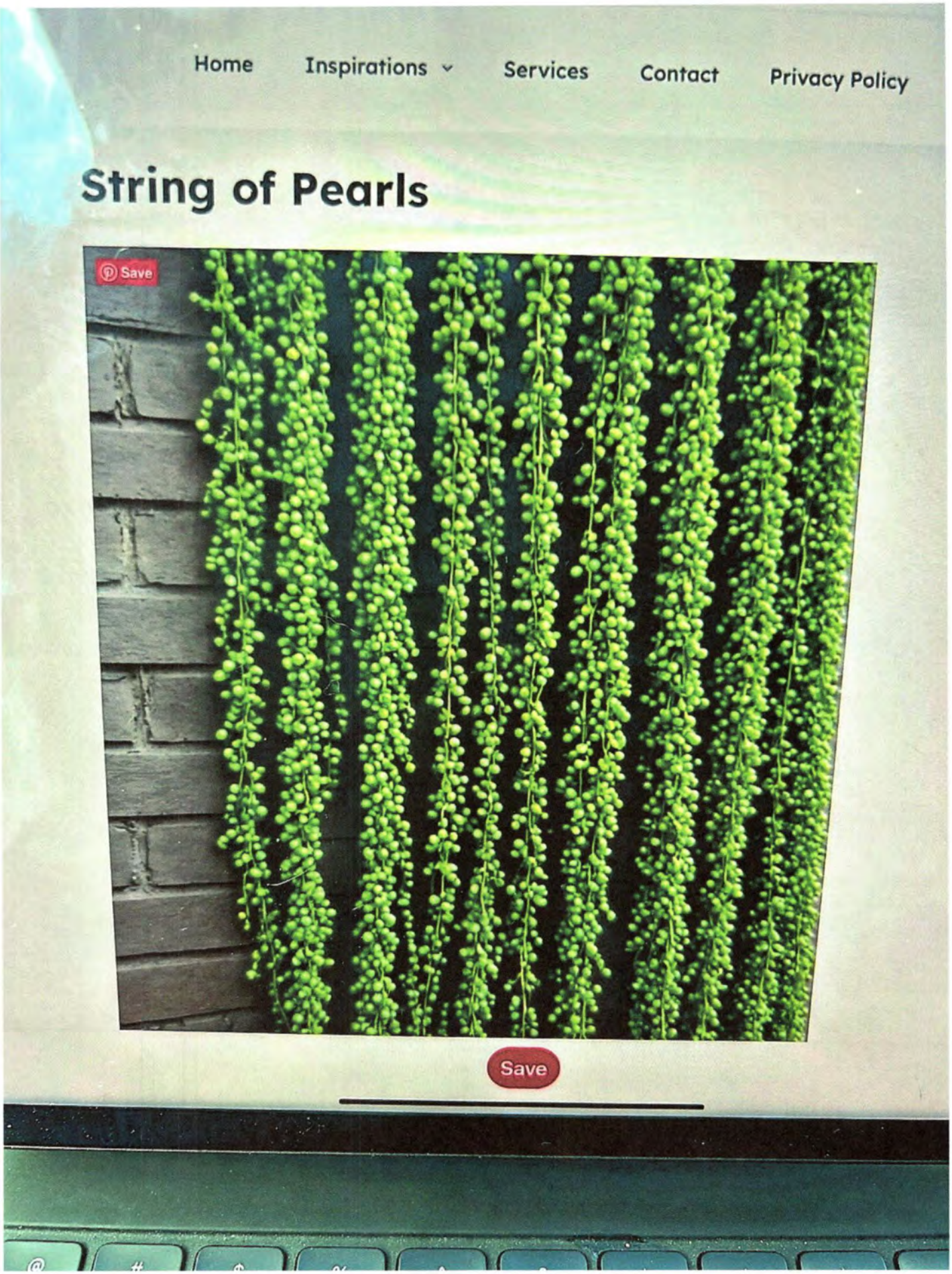

Example planter box wall plant

Also Jasmine

toolzview.com

Home Inspirations Services Contact Privacy Policy Tern

Creeping Jenny

Save

Example of Planter Box "Wall" Plants

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Phifertex® BY PHIFER

Phifertex Plus

FABRIC FEATURES

DURABILITY/CLEANABILITY

Functional and durable, Phifertex fabrics offer excellent performance while withstanding spills, splatters and the bustle and bustle of high traffic areas. These fabrics are easy to maintain – easily cleaned with soap and water or 50/50 bleach to water solution.

WARRANTY

Infinity Canopy offers a 5 year limited warranty for Phifertex Outdoor fabrics. This warranty covers the fabric becoming non-functional due to loss of dimensional stability from exposure to conditions including sunlight, mildew, rot and normal atmospheric conditions. The warranty does not cover damage to the fabric from any source nor does it cover gradual fading or discoloration. This warranty does not cover the cost of labor or other consequential or incidental expenses.

GREENGUARD

GREENGUARD Certification ensures products have met some of the world's most rigorous and comprehensive standards for low emissions of volatile organic compounds (VOCs) into indoor air. Phifer was the first manufacturer in the outdoor fabric industry to achieve GREENGUARD certification. Certification is completely voluntary and ensures that the highest industry standards are being applied to maintain indoor air quality for the health and safety of building occupants.

MICROBAN

Phifertex fabrics are the only outdoor furniture fabrics in the world to include Microban protection. Microban antimicrobial protection works continuously to inhibit the growth of bacteria, mold and mildew that can cause stains, odors and product deterioration.

- Microban antimicrobial protection is infused into Phifertex fabrics for lasting protection that won't wash off or wear away for the lifetime of the product.
- Phifertex fabrics infused with Microban antimicrobial technology are ideal for any commercial or residential environment where microbes are a concern, including healthcare, hospitality, home, office, schools and institutions.

FLAME RETARDANCE

- National Fire Protection Association, NFPA No. 101, "Life Safety Code", Class "A" rating. (Tested in accordance to ASTM E84, Surface Burning Characteristics of Building Material.) 17x11 (ASTM E84-16), 25x25 (ASTM E84-15b), 37x15 (ASTM E84-16), Plus (ASTM E84-15b)
- International Building Code (IBC), Section 803.1.1, Class "A" rating (Tested in accordance to ASTM E84).
- Upholstered Furniture Action Council Fabric Classification Test Method 1990 (UFAC) - Class "I" Rating.
- Federal Motor Vehicles Safety Standards, Section 571.302, Standard Number 302 (FMVSS 302). Flammability of Interior Materials.
- California Technical Bulletin 117-2013, Section 1, Cover Fabric Test.

Pergola Awning Material

PHIFER INCORPORATED
phifer.com

Oyster Color
As shown in Sunbrella

001

sunbrella
Blocks 100% of UV Rays
Non-Transparent
Not Fire Rated
Resistant to Mold and Fading
Water Repellent
9 oz. Awning Grade Fabric
100% Solution Died Acrylic
Made in USA
WHITE
721796
NATURAL
721752
OYSTER
721776
LINEN
721767

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subtle uplighting LED solar if possible

Subtle lighting
LED

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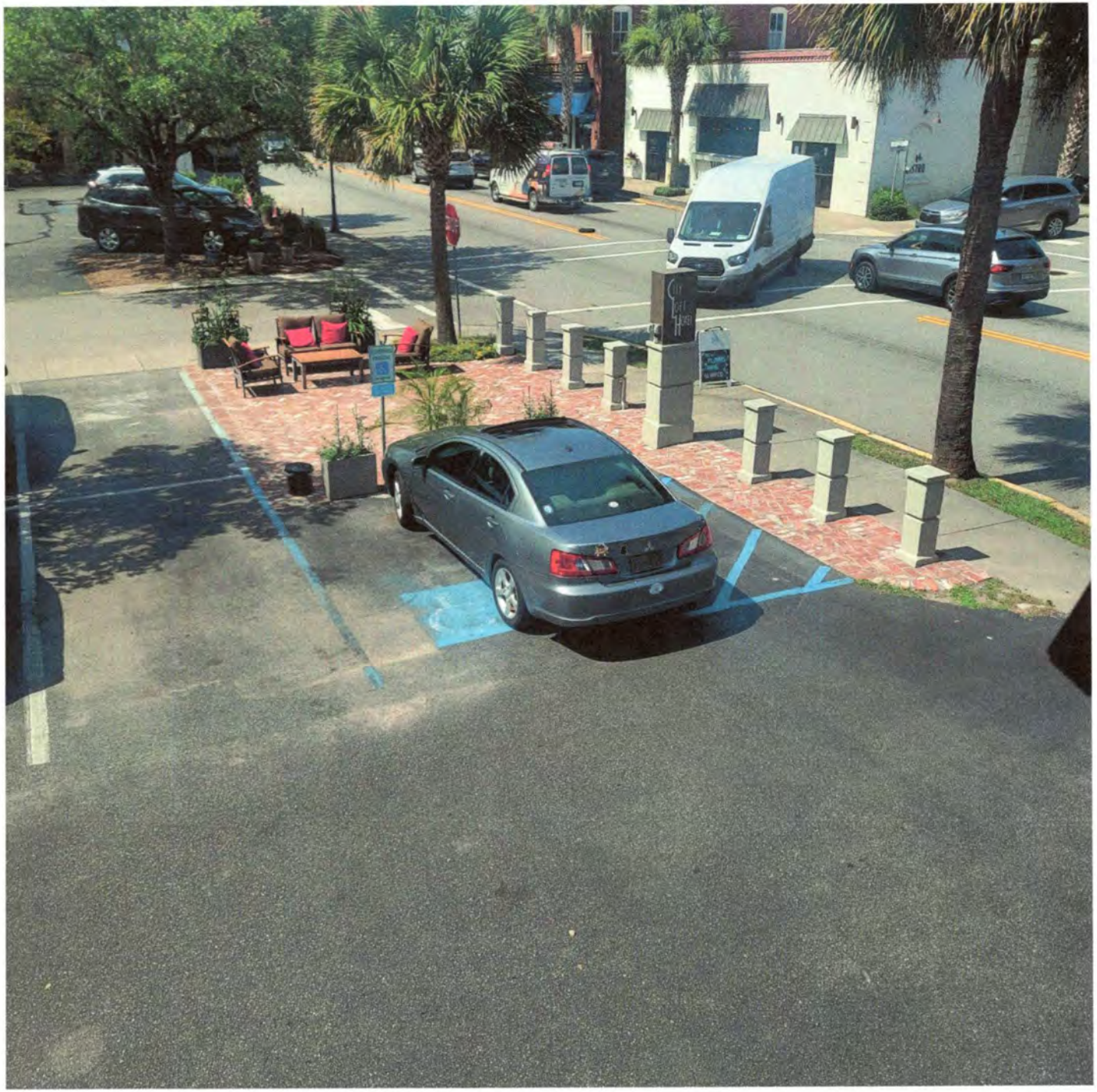

ADA Photo

Pergola will be contained w/in the brick footprint

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Gmail jbachety@cityofbeaufort.org

Compose

Inbox
Starred
Snoozed
Important
Sent
Drafts
Categories
Social
Updates
Forums
Promotions
More

Labels

[Imap]/Drafts
[Imap]/Sent
[Imap]/Trash
3 Cane Way
BDC Creative
Cards With Contrac...
bridgett L
Cards With Contracts "B...
CLH Bar

Historic Review B..

Matthew McAlhaney

Will do.

Thank you

Julie Bachety

Matt,

Just received the following notes that staff took at the 5/8 HTRC meeting:

- provide a site plan to scale to illustrate the exact location of the pergola.
- Illustrate how the pergola will be structured to interact with the ADA parking space
- Provide drawings that depict the materiality and dimensionality of the structure
- Consideration should be given to the vertical supports of the structure and how they will interact with the site con
- Provide information on any lighting
- Provide information on the bar top and how it will interact with the site.

Julie Bachety

Matt,

Bar top hardwood ipe or teak or similar type wood in appearance & function with deep brown color as shown in 3D or color reddish brown to match existing ipe wood railing cap at city Loft Hotel

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