Protocol

MEETING PARTICIPATION:
Information on each application, including documents submitted by the applicant, as well as post-meeting results and staff comments will be available online at www.charleston-sc.gov/bar.

To view or participate in the Board Meeting, please refer to the following options:
• **In-Person:** Public Meeting Room at 2 George Street, First Floor
• **YouTube Streaming** (to view live or after the meeting): The meeting will be recorded and livestreamed to the City of Charleston BAR-L You Tube channel at https://www.youtube.com/channel/UCBofP1rUHr3PnAGIY3w7a5Q/playlists.

WRITTEN PUBLIC COMMENTS:
Use one of the following methods to submit written comments. The deadline to submit written comments is 12:00 PM one business day before the meeting. Comments must include your name, address, telephone number, meeting date, and project number. Written comments are provided to the Board 24 hours in advance of the meeting and will be acknowledged into the record and summarized; if this is a concern, you are encouraged to attend the meeting in person.
• Complete the Citizen Participation form at http://innovate.charleston-sc.gov/; or
• Call 843-724-3765; or
• Mail comments to the Dept. of Planning, Preservation & Sustainability, 2 George St, Charleston, SC 29401.
MEETING PROCEDURES:
The Applicants (all team members) have been required to register and submit any documents in advance of the meeting. Staff will control the slide presentation that includes everything submitted by the Applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation. Applicants, Staff, and Board members are required to give their name whenever speaking.

PUBLIC COMMENTS:
All applications heard today are part of public meeting format. Written public comments, received by the deadline of noon the day before the meeting, are provided to the Board members 24 hours in advance of the meeting and will be acknowledged into the record and summarized. Members of the public who wish to be heard in person during an agenda item’s public portion shall announce their name and address for the record.

BOARD MEMBERS:
Board members will be polled by the Chairperson for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nay, not in favor”. The Chair shall re-read the motion verbatim and the Board member making the motion should correct the Chair if he has not re-read the motion accurately.

Results will be posted on the City website at www.charleston-sc.gov/bar.
Agenda Item #1

Approval of Minutes from March 24, 2022, Meeting
Agenda Item #2

376 Race Street
TMS # 460-04-01-062

Requesting replacement of metal roof with shingles at rear cottage, appeal of board decision.

Not Rated | Westside | c. 1930 | Historic Materials Demolition Purview
Agenda Item #2

Applicant’s Presentation
Subject: Roof Replacement

Address: 376 Race Street

To: City of Charleston

Upon inspection of the existing metal roof on the structure at the back of this property, we have determined that proper repairs are not possible.

Starting at the eave and rake edges we found significant roof decking rot. Due to the brittle nature of the existing metal, it is not possible to pull this back, repair, and re-install. There are also a number of repairs done with 5v metal roofing materials, not double lock metal standing seam. The ridge is completely failing and would need to be capped with a conventional ridge cap. Keeping the double lock (manual crimp) along the ridge is not feasible.

Taking into consideration the cost of repairs, and the inability to complete them in a cohesive fashion, we are recommending full replacement.

Spire Contracting L.L.C.
825 Fred Street Charleston SC 29412
www.spirecharleston.com
LIC. 50344
376 Race Street
Unit B, Rear Cottage
Roof Repair/Replacement necessary as leaks are causing damage to interior and exterior areas of the home, and roof is beyond repair
This metal roof was added sometime after 1940 when the left wing of the cottage was built. Building Permit #6761 indicated that the kitchen and bath located on the porch side of the cottage was an addition.
There are several areas where the plywood sheathing must be replaced due to rot, which would require the existing metal roof to be torn off, making the metal material un-usable after removal. This is document on pages 2 thru 4.
There are several areas where the plywood sheathing must be replaced due to rot, which would require the existing metal roof to be torn off, making the metal material un-usable after removal. This is document on pages 2 thru 4.
There are several areas where the plywood sheathing must be replaced due to rot, which would require the existing metal roof to be torn off, making the metal material un-usable after removal. This is document on pages 2 thru 4. This also includes the removal and replacement of the eaves around the porch.
Repairs were made by the old owner. They screwed in standing seam panels where the old chimney was located which has caused damaged to the existing roof underneath and is at risk of leaking.
Agenda Item #3

87 1/2 Warren Street
TMS # 460-16-01-100

Requesting replacement of slate roof with standing seam metal.

Category 4 | Radcliffeborough | c. 1905-1915 | Old and Historic District
Agenda Item #3

Applicant’s Presentation
TYPE: service building &/or quarters
ARCHITECT/CONTRACTOR:
DESCRIPTION: 2-s. stuccoed brick bldg. of rectangular form set on a fully raised ground s.; gable roof & rectangular core w/ multiple adds. to S.; ashlar scored stucco; moulded stucco eaves cornice; bldg. set on an E-W axis in accord w/ the main hse. fronting on Thomas St.; single pile core; w/ the legal & functional separation of this bldg. *
OUTBUILDINGS: none
RELATIONSHIP TO SURROUNDINGS: Urban; largely residential
HISTORICAL SIGNIFICANCE: once an ancillary bldg. to 13 Thomas St.; shown as a separate bldg. on 1852 Bridges & Allen Map & on 1872 Drie's View [REFER TO: 13 Thomas]

S.C. DEPARTMENT OF ARCHIVES AND HISTORY
CONTINUATION FORM
SITE No.: c-480-16-1:129
ADDRESS: 87 Warren Street
NAME:

* from the main house, the Warren Street elev. was adapted as the facade & a new formality effected by a refenestration accomplished by sealing over the orig. openings & the insertion of new more symmetrically arranged bays; original openings were set high on the 2nd-s. (just below the cornice) -new 2nd-s. openings are 2' lower & bilaterally symmetrical; a center door (salvaged) w/ sidelights, transom, pilasters & bracketed hood was centered @ the ground s. & a correspondent stair window added between the 1st & 2nd stories; 2 small (replaced ?) chimneys set on-ridge; date of the infill connector between main house & this bldg., post-1872

** extensive alterations as noted in DESCRIPTION

LOCATION: City of Charleston
SITE NUMBER: c-460-12-3:129
RECORDED BY: Geier Brown Renfrow Architects, Washington, D.C.
DATE: 3/14/85
VIEW: N/W
NEG. FILE #: 27:22 [s9]
CLASSIFICATION: Building
TYPE: residence
ARCHITECT/CONTRACTOR: 
DESCRIPTION: 2-s. stuccoed brick bldg. of 3x2 bays w/ hipped roof + 2-s. frame rear add.
clad in weatherboard; facade has a central door w/ sidelights, semi-elliptical transom -
all set w/in broken (open bottom) pediment & pilaster surrounds; single window above door
& paired windows @ both s. @ the end bays; lst-s. windows set under metal pedimented *
OUTBUILDINGS: none
RELATIONSHIP TO SURROUNDINGS: Urban; largely residential
HISTORICAL SIGNIFICANCE:

POTENTIAL: NHL NR NRHD NAER LISTED: NHL NR NRHD NAER S.C. MARKER PROGRAM
OWNER/ADDRESS: Helen Gaillard
PREVIOUS OWNERS:
PRESENT USE: residence
CONDITION: good
CONSTRUCTION: brick (stuccoed)
ORIGINAL USE: residence
ALTERED/UNALTERED:
ROOF: composition single
FOUNDATION: stuccoed brick
BIBLIOGRAPHIC & RELATED DATA:
INFORMANT/ADDRESS:
EVALUATION: 4 PHOTO. DATA: 1 (27:17) [s18]

S.C. DEPARTMENT OF ARCHIVES AND HISTORY
CONTINUATION FORM
SITE No.: c-460-16-1:100
ADDRESS: 87-1/2 Warren Street
NAME:
COUNTY: Charleston
REGION: B-C-D
CITY: Charleston
* hoods, 2nd-s. windows w/ simple hoods of same material; windows are 2/2, 1/1 @ lst-s.
facade; box cornice; rear add. has flat roof w/ box cornice & parapet

SITE NAME: 87-1/2 Warren Street
SITE NUMBER: c-460-12-3:100
RECORDED BY: Geier Brown Renfrow Architects, Washington, D.C.
DATE: 3/14/85
VIEW: N/W
NEG. FILE #: 27:17
Agenda Item #4

497 Huger Street
TMS # 460-02-04-076

Request replacement of metal roof.

Category 3 | Hampton Park Terrace | c. 1915 | Historic Materials Demolition Purview
Agenda Item #4

Applicant’s Presentation
Section 1
Project: 497 Huger-Metal Roof Replacement
Date: 3/25/2022, 4:12pm
Creator: Sean Oddis
Agenda Item #5

1137 Morrison Drive
TMS # 461-09-01-011

Request alteration to pole sign for new reverse lit channel letters.

Not Rated  | North Central  | Historic Materials Demolition Purview
Agenda Item #5

Applicant’s Presentation
PROPOSED SIGNAGE:  HEAVY'S BARBURGER - 1137 MORRISON DRIVE (TMS #461-09-01-011)

PROPOSED FREE-STANDING SIGN & DOOR VINYL

ESTIMATED PROJECT TOTAL = $9000.00
PROPOSED SIGNAGE: HEAVY’S BARBURGER - 1137 MORRISON DRIVE (TMS #461-09-01-011)

(1) DOUBLE-SIDED 74” X 32” ALUMINUM CABINET WITH
(2) SETS OF PAINTED ALUMINUM REVERSE-LIT CHANNEL LETTERS, ROUTED PVC LETTERS, & PAINTED ALUMINUM SKIRT PANELS

EXISTING

PROPOSED

POLE SKIRT TO BE REPLACED WITH PAINTED 0.063” ALUMINUM PANELS

REVERSE-LIT CHANNEL LETTERS

NON-ILLUMINATED ROUTED PVC LETTERS

PANTONE 2140C (GLOSS)

ESTIMATED PROJECT TOTAL = $9000.00
PROPOSED SIGNAGE: HEAVY’S BARBURGER - 1137 MORRISON DRIVE (TMS #461-09-01-011)

(2) SETS OF VINYL GRAPHICS FOR ENTRY DOORS

PERMITTING
DOORS = 16.36 SQ FT
20% = 3.27 SQ FT
VINYL = 1.17 SQ FT

BLACK VINYL
DROP SHADOW

PYRITE GOLD METALLIC
VINYL

926 PYRITE GOLD METALLIC VINYL
BLACK (GLOSS)

ESTIMATED PROJECT TOTAL = $9000.00
Agenda Item #6

15 Bedons Alley
TMS # 458-09-03-087

Request conceptual approval for new construction of single family.

New | Charlestowne | Old and Historic District
Agenda Item #6

Applicant’s Presentation
15 Bedons Alley
Charleston, SC
29401

REGULATORY REVIEW

PREVIOUS BOARD APPLICATIONS

STANDARD ABBREVIATIONS

ARCHITECTURAL DRAWINGS

SvMArchitect.com
Charleston, SC

covering page
1704 PLAN OF CHARLESTON FROM A SURVEY OF EDWARD CRISP ESQ.

The map suggests the existence of a structure, perhaps as part of a series of attached buildings at the proposed site.

1711 PLAN OF TOWN & HARBOR OF CHARLES TOWN BY EDWARD CRISP FROM SURVEYS BY JOHN LOVE, MAURICE MATTHEWS, AND CAPT. THOMAS NAIMES.

From the Library of Congress Geography and Map Division.

The map suggests the existence of a structure, perhaps as part of a series of attached buildings at the proposed site.
FROM THE JOHN CARTER BROWN LIBRARY, JOB MAP COLLECTION.

There appears to be a structure at or near the proposed site.

FROM THE JOHN CARTER BROWN LIBRARY, JOB MAP COLLECTION.

The number 8 is noted as "Bedons Alley." There appears to be a structure at or near the proposed site.
FROM THE LIBRARY OF CONGRESS GEOGRAPHY AND MAPS DIVISION

THE DRAWING SUGGESTS THE EXISTENCE OF A BUILDING AT THE PROPOSED SITE.
FROM THE HISTORIC CHARLESTON FOUNDATION COLLECTION, ca. 1898-1912

IMAGE: "LOOKING NORTH ON BEDONS ALLEY"
From the intersection of Tradd Street and Bedons Alley, looking north. The fires of 1740 and 1778 destroyed many of the early houses on the street.

FROM THE DRAWING SET THAT WAS PREVIOUSLY APPROVED BY THE BAR IN 2020

PREVIOUSLY APPROVED STRUCTURE
Taken from the drawing set that was previously approved by the BAR in 2020.

PREVIOUS STRUCTURE AT 15 BEDONS ALLEY
Taken from Bedons Alley looking east. The house was built in 1973 and was approved for demolition by the BAR on October 10, 2019. The building was demolished in 2020.

IMAGE: "LOOKING NORTH ON BEDON'S ALLEY"

IMAGE TAKEN NEAR THE INTERSECTION OF TRADD STREET AND BEDONS ALLEY, LOOKING NORTH. THE FIRES OF 1740 AND 1778 DESTROYED MANY OF THE EARLY HOUSES ON THE STREET.

45 KING STREET, NEW BUILD USING SINGLE HOUSE TYPOLOGY WITH OVERTLY EXPRESSED HY-PHEN AND Rear House

47 KING STREET, TRADITIONAL CHARLESTON 3 BAY STREET FACADE WITH TRANSITIONAL APPENDAGES

64 TRADD STREET, HISTORIC HOME CONNECTED TO NEW TRANSITIONAL ADDITION WITH A CONTEMPORARY HY-PHEN

64 TRADD STREET, HISTORIC HOME CONNECTED TO NEW TRANSITIONAL ADDITION WITH A CONTEMPORARY HY-PHEN

51 KING STREET WITH CONTEMPORARY HY-PHEN VISIBLE FROM STREET

64 TRADD STREET LOOKING SOUTH FROM TRADD W/ DRESSED SIDE WALL AND DOOR

15 Bedons Alley
Charleston, SC
29401

PRECEDENT IMAGES

SvM, HJH
3.14.2022
N/A

29401
Charleston, SC
15 Bedons Alley
A-011

PRECEDENT IMAGES

SvMArchitect.com
Sebastian@SvMArchitect.com
SEBASTIAN von MARSCHALL
ARCHITECT
843.790.4924
THREE STORY HOUSE

TWO STORY KITCHEN HOUSE

ONE STORY ENTRY PORCH

TWO STORY HYPHEN

SWIMMING POOL

7' NORTH SIDE YARD SETBACK

3' NORTH SIDE YARD SETBACK

0' FRONT YARD SETBACK

3' REAR YARD SETBACK

PROPOSED SITE PLAN

DEEDED ACREAGE: 0.12 ACRES (5227.2 SQ. FT.)
PROPOSED LOT COVERAGE: 2193.25 SQ. FT. (42%)

CONDITIONED SQUARE FOOTAGE:

1ST FLOOR: 1966 gsf
2ND FLOOR: 1966 gsf
3RD FLOOR: 1100 gsf
TOTAL CONDITIONED SQUARE FOOTAGE: 5032 gsf

UNCONDITIONED PORCH: 108 gsf
ROOF ACCESS: 275 gsf
TOTAL SQUARE FOOTAGE: 5415 gsf
EXTERIOR ELEVATIONS

SCORED STUCCO BELOW BELT COURSE
3 COAT LIMEWASH STUCCO FINISH
TRUE WEIGHT AND CHAIN WOOD WINDOWS WITH INSULATED GLASS AND HISTORIC MUNTIN PROFILES, TYP.
WROUGHT IRON  VEHICLE GATE
TOOLED LIMESTONE ENTRY PORTICO
STUCCO CHIMNEY, TYP.
ROOFTOP CUPOLA BEYOND
STUCCO CORNICE
STUCCO GATE PIERS
STUCCO GATE PIERED
BAR - CONCEPTUAL 3.28.2022
WROUGHT IRON PEDESTRIAN GATE
OPERABLE WOOD SHUTTERS, TYP.
STUCCO BELT COURSE
NEIGHBORING BRICK SITE WALL
WROUGHT IRON ACCESS GATE
WROUGHT IRON VEHICLE GATE

15 Bedons Alley
Charleston, SC
29401

EXTERIOR ELEVATIONS

1/4" = 1'-0"
VIEW FROM BEDONS ALLEY, LOOKING NORTH
3D MASSING MODEL
SvMArchitect.com
Sebastian@SvMArchitect.com
SEBASTIAN von MARSCHALL
ARCHITECT
843.790.4924

15 Bedons Alley
Charleston, SC
29401

15 Bedons Alley, Looking West from Bedons Alley
NTSA-211
01
15 Bedons Alley, seen from Bedons Alley looking up at the proposed building.
15 Bedons Alley
Charleston, SC
29401

A-213

3D MASSING MODEL
SvMArchitect.com
Sebastian@SvMArchitect.com
SEBASTIAN
von MARSCHALL
ARCHITECT
843.790.4924

3.28.2022
NTS
29401
Charleston, SC
15 Bedons Alley
A-213
BAR - CONCEPTUAL 3.28.2022

15 Bedons Alley Seen from Elliott Street Looking South
Agenda Item #7

13 E Battery Street
TMS # 457-16-04-085

Request reconstruction of the east portico, new drive, and pedestrian gates.

Category 2 | Charlestowne | 1845 | Old and Historic District
Agenda Item #7

Applicant’s Presentation
13 EAST BATTERY STREET


drive & pedestrian gates
and future front portico


This 4-story Italianate house is located on the Battery, one of the most scenic areas of Charleston. Designed by William Ravenel in 1845, the house is constructed of brick and stucco and features a double portico with pilasters and a pediment.

The original portico was destroyed in the 1886 earthquake and never rebuilt. The house features high-style Greek Revival detailing and an arced Stucco base. According to the Charleston Museum, the house had fallen into disrepair after the turn of the century and was bought and restored in the 1930s. Stucco was added over the brick, shutters were added at the windows and the second floor balcony was restored. Fortunately, the house has had few owners and thus retains its architectural integrity.

William Ravenel House
Charleston, South Carolina

Ted and Christy Ray
13 East Battery Street
Charleston, SC 29401

TMS: 457-16-04-085

Front of Lot Flood Zone: VE-13, Majority of Lot: AE-12

Bar Submittal for proposed drive gates, pedestrian gate balustrade & second floor

Conceptual Approval for Portico Grant January 9, 2020

Contents: Staff supported the decision to reconstruct the portico and indicated that the Corinthian columns drawn were quite accurate but the acanthus leaves could be narrower.

Response: Capitals modified as suggested
13 EAST BATTERY
William Ravenel House
Charleston, South Carolina

1/4/22

S 25° 15' 00" E 101.11'
S 62° 30' 00" E 182.10'
N 07° 45' 00" E 119.0'
N 75° 00' 57" W 174.10'
N 89° 30' 00" E 61.50'
N 66° 30' 00" W 30.27'

ONE-STORY BRICK SHED

EXISTING PORCH COCHERE

SIDEWALK

EXISTING DRIVEWAY

EXISTING GAS METER

EXISTING COPING WALL TO REMAIN

RECONFIGURE COPING WALL & REMOVE IRON FENCE TO ALLOW FOR NEW GATE

9 EAST BATTERY

457-16-04-085

PROPOSED SITE PLAN

PROPOSED DRIVE GATES @ EXISTING PIERS

PROPOSED DRIVE GATES

EXISTING PORTICO PIERS TO REMAIN

PROPOSED PEDESTRIAN GATE

EXISTING COPING WALL TO REMOVE TO ALLOW FOR NEW GATE

SCALE: 1/10"=1'-0"
PROPOSED DRIVE GATE

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

PROPOSED DRIVE & PEDESTRIAN GATE LOCATIONS

1 1/2" FRAME

2 3/4" SQUARE LATTICE

1 1/4" PICKETS TURNED ON 45°

PROPOSED DRIVE GATE

EAST ELEVATION--VIEW FROM BATTERY

VIEW OF GATE LOCATION FROM SIDE YARD

13 EAST BATTERY
William Ravenel House
Charleston, South Carolina

P-1
Fence at Sidewalk & Proposed Pedestrian & Drive Gates

Proposed Fence, match detailing of existing fence @ sidewalk

Proposed Drive Gates set back from existing fence @ sidewalk

Proposed Pedestrian Gate

Proposed South Drive Gates

Location of proposed drive gates not shown for clarity

Remove mis-matched fence section & salvage for use elsewhere on site

1.25" pickets @ 45°

Install new pedestrian gate in existing fence

Replace proposed fence

Scale 3/4" = 1'-0"

Proposed replacement fence

Location of proposed drive gates not shown for clarity

Remove portion of existing coping wall to accommodate new gate

Install new pedestrian gate in existing fence

Proposed gate; match existing single gate @ 9 East Battery

Provision for proposed pedestrian & drive gates

Remove portion of existing coping wall to accommodate new gate

Proposed drive gates

Set back from existing fence @ sidewalk

Proposed pedestrian gate

Match existing single gate @ 9 East Battery

Proposed South Drive Gates

Proposed gate; match existing single gate @ 9 East Battery

Proposed South Drive Gates

Match existing single gate @ 9 East Battery

Proposed South Drive Gates

Match existing single gate @ 9 East Battery

Proposed South Drive Gates

Match existing single gate @ 9 East Battery

Proposed South Drive Gates

Match existing single gate @ 9 East Battery

Proposed South Drive Gates
13 EAST BATTERY
William Ravenel House
Charleston, South Carolina

3/22/22

NEW IRON BALUSTRADE; 1 1/4" PICKETS W/MOULDED CAP
11'-5"

PARLOR COVERED PORCH

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

1

PROPOSED SECOND FLOOR PLAN

PHASE 2

NEW FENCE & PEDESTRIAN GATE; SEE A002 FOR NOTES

EXISTING MARBLE PAVERS TO REMAIN

EXISTING PORTICO PIENTS TO REMAIN

NEW IRON BALUSTRADE; 1 1/4" PICKETS, MOULDED CAP

NEW IRON HANDRAIL

EXISTING DOUBLE HUNG WINDOWS FOR PORCH ACCESS

NEW PEDESTRIAN GATE IN EXISTING WALL, SEE A002

NEW COLUMNS, TYP

EXISTING DOUBLE HUNG WINDOWS FOR PORCH ACCESS

EXISTING PAVEMENT FLOORING TO REMAIN

EXISTING MARBLE PAVERS TO REMAIN

1 5/8" IRON CAP, JULIUS BLUM 4531

NEW 6" DIAM. PIPE COLUMN INSIDE CAST STONE COLUMN (TYPICAL)

SEE STRUCTURAL DRAWINGS

PHASE 1

NEW PEDESTRIAN GATE IN EXISTING WALL, SEE A002

EXISTING MARBLE PAVERS TO REMAIN

EXISTING PORTICO PIENTS TO REMAIN

NEW IRON BALUSTRADE; 1 1/4" PICKETS, MOULDED CAP

NEW IRON HANDRAIL

EXISTING DOUBLE HUNG WINDOWS FOR PORCH ACCESS

NEW PEDESTRIAN GATE IN EXISTING WALL, SEE A002

NEW COLUMNS, TYP

EXISTING PAVEMENT FLOORING TO REMAIN

EXISTING MARBLE PAVERS TO REMAIN

1 5/8" IRON CAP, JULIUS BLUM 4531

NEW 6" DIAM. PIPE COLUMN INSIDE CAST STONE COLUMN (TYPICAL)

SEE STRUCTURAL DRAWINGS

PHASE 1
Proposed Second Floor Plan

Parlor

Existing double-hung windows for porch access

Existing membrane flooring to remain

1 5/8" iron cap, Julius Blum 4531

New iron balustrade, 1 1/4" pickets, w/molded cap

Covered Porch

Phase 1
SHEET NUMBER

DRAWING DATE

PROJECT NUMBER

REV. DATE

13 EAST BATTERY
William Ravenel House
Charleston, South Carolina

3/22/22

1904

12'-1"
11'-6 1/2"
11'-6 1/2"
9'-6"
12'-1"
11'-6 1/2"
11'-6 1/2"
9'-6"
1'-0"
1'-0"
1'-0"
1'-0"
2 X 8 WOOD STUDS AT 16" O.C.

NEW 6" DIAM. PIPE COLUMN
INSIDE CAST STONE COLUMN (TYPICAL)
SEE STRUCTURAL DRAWINGS

EXISTING LOW WINDOW

NEW 6" DIAM. PIPE COLUMN
INSIDE CAST STONE COLUMN (TYPICAL)
SEE STRUCTURAL DRAWINGS

NEWATIC SPACE

NEW STUD WALL

NEW ATTIC PLAIN

EXISTING IRON BALCONY

OPEN TO BELOW

PROPOSED THIRD FLOOR PLAN

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

PROPOSED ATTIC PLAN

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

PHASE 2

PHASE 2

EXISTING IRON BALCONY

OPEN TO BELOW

PROPOSED THIRD FLOOR PLAN

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

PROPOSED ATTIC PLAN

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

PHASE 2
EXISTING EAST ELEVATION

NO CHANGE TO EXISTING FENCE @ TRASH ENCLOSURE
EXISTING LOGGIA TO REMAIN

PROPOSED ELEVATIONS

EXISTING CAST IRON BALCONY TO REMAIN

NEW CAST STONE COLUMN AND CAPITAL

NEW CAST STONE PILASTER

NEW IRON BALUSTRADE

NEW CAST STONE PILLAR

NEW BALUSTRADE MATCH BALCONY ABOVE

WINDOW PRECEDENT
BLACKLOCK HOUSE

PRE-EARTHQUAKE PHOTO

NEW EXISTING

SEE SHEET A501 FOR ENTAILATURE DETAILING

NEW CAST STONE COLUMN PRECEDENT

SEE A202 FOR IRONWORK PROPOSAL

NEW BALUSTRADE MATCH BALCONY ABOVE

PROPOSED SOUTH ELEVATION

PROPOSED EAST ELEVATION

PROPOSED CAST STONE COLUMN PRECEDENT

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

12 EAST BATTERY
William Ravenel House
Charleston, South Carolina

EXISTING EXTERIOR

NEW EXTERIOR

NEW EXISTING

NEW CAST STONE COLUMN AND CAPITAL

NEW EXISTING CAST IRON BALCONY TO REMAIN

NEW CAST STONE COLUMN AND CAPITAL

NEW IRON BALUSTRADE

NEW CAST STONE PILASTER

NEW BALUSTRADE MATCH BALCONY ABOVE

WINDOW PRECEDENT
BLACKLOCK HOUSE

PRE-EARTHQUAKE PHOTO
13 EAST BATTERY
William Ravenel House
Charleston, South Carolina

3/22/22

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

**NO CHANGE TO EXISTING BALCONY**

**NEW IRON BALUSTRADE**

**EXISTING IRON FENCE**

**EXISTING COPING WALL**

**EXISTING IRON RAILING**

**NEW IRON RAILING**

**NEW IRON BALUSTRADE**

**NEW IRON FENCE, DRIVE GATES & PEDESTRIAN GATE**

**NEW DRIVE GATES AT EXISTING PIERs**

**NEW PEDESTRIAN GATE**

**EXISTING COPING WALL TO REMAIN**

**NEW DRIVE GATES AT EXISTING PIERs**

**MODIFY FENCE TO ACCOMMODATE NEW PEDESTRIAN GATE**

**PHASE 1**
13 EAST BATTERY
William Ravenel House
Charleston, South Carolina

3'-0" 9"

PROPOSED EAST ELEVATION

A202a

NEW IRON FENCE, DRIVE GATES & PEDESTRIAN GATE

5'-8" 10'-0" 7'-0" 2'-2"

MODIFY FENCE TO ACCOMMODATE NEW PEDESTRIAN GATE

NEW IRON RAILING @ EXISTING PORCH

EXISTING COPING WALL TO REMAIN

NEW DRIVE GATES & PEDESTRIAN GATE

PREVIOUSLY APPROVED WOOD DRIVE GATES BEYOND

NEW DRIVE GATES @ EXISTING PIER

EXISTING COPING WALL TO REMAIN

SHEET NUMBER
DRAWING DATE
PROJECT NUMBER
REV. DATE

13/22/22
13 EAST BATTERY
William Ravenel House
Charleston, South Carolina

RECOAT EXISTING HYDROSTOP DECK
SEE STRUCTURAL DRAWINGS FOR ANCHORING AT NEW STEEL PIPE COLUMN

NEW 6" DIAM  STEEL PIPE COLUMN
NEW CAST STONE COLUMN TO MATCH HISTORIC PHOTO
RECOAT EXISTING HYDROSTOP DECK
SEE STRUCTURAL DRAWINGS FOR ANCHORING AT NEW STEEL PIPE COLUMN

PROPOSED SECTION

CAPITAL DETAIL TO BE PROVIDED BY COLUMN FABRICATOR

NEW ATTIC SPACE
SCALE: 1/4"=1'-0"
14'-4" 12'-1 1/2"

SCALE: 1/4"=1'-0"
10'-11 1/2"
12'-6 1/2"
11'-0 1/2"
9'-6"

PROPOSED SECTION

SHOP DRAWING EXAMPLE

A501 A501 (2) 2 X 8 SISTERED TO EXISTING PURLINS
SEE STRUCTURAL DRAWINGS (TYPICAL AT EACH PURLIN)
Agenda Item #8

20 S Battery Street
TMS # 457-16-02-052

Request conceptual approval of wood balustrade at roof & reconstruction of wood brackets at attic balcony.

Category 1 | Charlestowne | 1840 | Old and Historic District
Agenda Item #8

Applicant’s Presentation
20 South Battery Street

Roof Balustrade & Balcony Brackets

TMN 457-16-02-052

Conceptual Bar Submission for:

Reconstruction of Historic Wood Balustrade at Mansard Roof Parapet and installation of Wood Brackets at Fourth Floor South Balcony, to match historic documentation.

Work proposed does not fall under zoning purview.

Drawing List

A000 Title Sheet
A201 Proposed Elevations
P1 Historic Photos
P2 Site Context Photos

History:

Constructed ca. 1843; altered 1870; partially restored 1970s, 1990s.

J. Henry Devereaux, Architect for Alterations.

Samuel N. Stevens, a factor in partnership with John and William Ravenel, purchased this property in 1843. Stevens’s house stood three stories with a T-shaped floor plan and piazzas on the front elevation facing South Battery; the original front door stood in an ell toward the western rear of the first elevation of this porch.

Devereaux’s enlargements for Lathers included a large frieze and cornice with supporting brackets and a fish-scaled slate mansard roof with an arched tripartite dormer projection. The top floor of the dwelling housed an exceptional library described by a visitor as “filled with books and engravings.” Since the 1970s the main house and dependency have been utilized as a private residence and as an inn.

(Poston, Buildings of Charleston)
Stevens-Lathers House
20 South Battery Street
Charleston, SC
2204
3/29/22

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

UPPER EAST ELEVATION

NEW PIERES & BALUSTRADE
REPRODUCTION BRACKETS
BASED ON HISTORIC
DOCUMENTATION

UPPER SOUTH ELEVATION

New piers & balustrade
To be added, see photos & drawings

Columns to be removed

COLUMNS TO BE
REMOVED

UPPER SOUTH ELEVATION

REPRODUCTION BRACKETS
BASED ON HISTORIC
DOCUMENTATION
Agenda Item #9

58 Laurens Street
TMS # 458-01-01-018

Requesting conceptual approval to change the configuration of front doors and windows, replacing the Juliet balcony.

Not Rated | Ansonborough | 1940 | Old and Historic District
Agenda Item #9

Applicant’s Presentation
ADDITIONS & RENOVATIONS TO

FIREFSTONE-VYBORNY RESIDENCE

CHARLESTON, SOUTH CAROLINA

PROJECT NOTES

1. CONSIDER THE BUILDING AS A DUPLEX TO A SINGLE FAMILY RESIDENCE.
2. UPDATE ALL INTERIOR FIXTURES AND FINISHES, INCLUDING ALL NEW KITCHEN FIXTURES.
3. PROVIDE PRICING FOR ALL NEW WOOD FLOORS, STAIR TREADS, AND LANDING SPODIES & FINISH TBD.
4. PROVIDE AN ALTERNATE PRICE TO KEEP ALL NEW WALLS AND CEILINGS TO BE EXISTING WALLS & CEILINGS.
5. PROVIDE NEW ELECTRICAL PANEL - TO SERVE ONE RESIDENCE IN LIEU OF TWO SEPARATE PANELS.
6. ADD, SERV-EV, INSULATION AT THE ATTIC, WALLS, AND ROOF.
7. INSPECT ALL PLUMBING SYSTEMS AND MEET CURRENT CODES.
8. PROVIDE ONE NEW WATER HEATER.
10. INSPECT ALL EXTERIOR TRIM, DOORS, AND WINDOWS AS NECESSARY.

MUNICIPAL APPROVALS

THIS PROJECT REQUIRES ZONING APPROVAL FOR THE NEW REAR BRICK STEPS & RAILING. ALL OTHER COMPLIANCE WITH THE PROJECT ARE STAFF APPROVAL RENDELANCE DATE

CONCEPTUAL APPROVAL PENDING, APRIL 28, 2022

DRAWING LIST

A001 EXISTING FLOOR PLAN - FIRST FLOOR
A002 EXISTING FLOOR PLAN - SECOND FLOOR
A100 EXISTING FLOOR PLAN - FIRST FLOOR
A101 FIRST FLOOR PLANS - DEMO & PROPOSED
A102 SECOND FLOOR PLANS - DEMO & PROPOSED
A201 ELEVATIONS - FRONT & REAR
A202 ELEVATIONS - EAST (DRIVEWAY)
A203 ELEVATIONS - WEST
A251 BUILDING SECTIONS

GENERAL SCOPE NOTES

1. DRAWN BY: LFA
2. ISSUE DATE: APRIL 1, 2022
3. SCALE: 1/8" = 1'-0"
4. ISSUE DATE: APRIL 1, 2022
5. PROJECT INFO & SITE PLAN

OWNER
LUSA, LAFCO & DAVID VYBORNY RESIDENCE
12519 56 LAURENS ST.
PO Box 31225
Charleston, SC 29413
843.901.8485
www.lfa-architecture.com

ARCHITECT
LFA Architecture
605 E. King Street
Charleston, SC 29403
843.200.8416

STRUCTURAL ENGINEER

CONTRACTORS

REDWOOD URBAN - 843.200.8416

DRAWN BY: LFA
ISSUE DATE: APRIL 1, 2022
PROJECT INFO & SITE PLAN

A001

PROJ. NO. 2201

LFA-246-00

LFA Architecture
605 E. King Street
Charleston, SC 29403
843.200.8416
www.lfa-architecture.com

CHARLESTON, SC 29403
CHARLESTON, SC 29403
56 LAURENS ST.
25 FT REAR SETBACK
843.901.8485

DRAWING DATE: 4/1/2022 12:31:05 PM
58 Laurens History
The current house was built in 1940, per tax records, as evidenced in the 1902 and 1944 Sanborn maps.

1902 Sanborn Map, Sheet 46
Different buildings and house numbers on Laurens Street between Wall Street to Anson Street

1944 Sanborn Map, Sheet 46
58 Laurens shown as a 2 story dwelling, "(vend)" = brick veneered

58 Laurens
58 LAURENS STREET
CHARLESTON, SC
NOTES ON FLOOR PLANS

1. SHADED/DARK WALLS INDICATE NEW CONSTRUCTION.
2. DIMENSIONS ARE TO FACES OF TRIM.
3. ALL NEW OPENINGS TO BE 24" X 84" UNLESS NOTED.
4. DOOR OPENINGS SHALL BE 24" WIDE X 84" HIGH.
5. Dimensions for Interior Doors are during finished opening.
6. Dimensions for Exterior Doors and Windows shall be to centerline. Refer to the Window Schedule for rough openings and frame sizes.
7. PROVIDE ALL BLOCKING AND MASKING/FRAMING TO STUDS, ENSURING NEUTRAL OPENS AT STAINLESS STEEL LIONS BOARD.
8. PROVIDE SILD BLOCKING FOR LIGHT FIXTURES, TOILET PAPER RACKS, AND OTHER MOUNTED FIXTURES AND DEVICES.
9. REFER TO FIRST FLOOR ELEVATION AND DETAILS FOR LOCATIONS OF MEDICINE CABINETS AND OTHER BATHROOM ACCESSORIES.
10. Dimensions on Large Scale Details shall take precedence over scaled dimensions and small scale drawings.

DOOR & WINDOW NOTES

1. EXCEPT AS NOTED, ALL REMOVED DOORS AND WINDOWS SHALL BE 2" X 6" FRAMELESS.
2. ALL WINDOW & DOOR OPENINGS SHALL BURNT TO MATCH EXISTING WALLS.
3. ALL NEW WINDOWS & DOORS WITHOUT IMPACT GLASS MUST BE FURNISHED WITH A MINIMUM DESIGN PRESSURE RATING OF 15 PSI.
4. ALL NEW WINDOWS & DOORS WITHOUT IMPACT GLASS MUST BE MOUNTED WITH IMPACT RATED STORM SHUTTERS.
5. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOILET PAPER RACKS, AND OTHER MOUNTED FIXTURES AND DEVICES.
6. PROVIDE SILD BLOCKING FOR LIGHT FIXTURES, TOILET PAPER RACKS, AND OTHER MOUNTED FIXTURES AND DEVICES.
7. PROVIDE ALL BLOCKING AND MASKING/FRAMING TO STUDS, ENSURING NEUTRAL OPENS AT STAINLESS STEEL LIONS BOARD.
8. PROVIDE SILD BLOCKING FOR LIGHT FIXTURES, TOILET PAPER RACKS, AND OTHER MOUNTED FIXTURES AND DEVICES.
9. REFER TO FIRST FLOOR ELEVATION AND DETAILS FOR LOCATIONS OF MEDICINE CABINETS AND OTHER BATHROOM ACCESSORIES.
10. Dimensions on Large Scale Details shall take precedence over scaled dimensions and small scale drawings.
NOTES ON FLOOR PLANS

1. SHADOWED WALLS INDICATE NEW CONSTRUCTION.
2. DIMENSIONS ARE TO FACES OF FRAMING AT NEW WALLS AND TO FINISHED FACES AT EXISTING WALLS, UNLESS NOTED OTHERWISE.
3. ALL NEW DOORS ARE TO BE WOOD 24X80 UNLESS NOTED OTHERWISE.
   a. Pocket door walls shall be 24X80 framing.
4. DOOR OPENINGS SHALL START AT A MINIMUM OF 12" CLEARANCE ACROSS WALLS, UNLESS NOTED OTHERWISE.
5. DIMENSIONS FOR EXTERIOR DOORS ARE TO FINISHED OPENINGS. ADD 2" FOR ROUGH OPENINGS.
6. DIMENSIONS FOR EXTERIOR DOORS AND WINDOWS ARE TO CENTERLINES. REFER TO THE WINDOW SCHEDULE FOR ROUGH OPENINGS.
7. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, UNLESS NOTED OTHERWISE.
   a. Precast door walls shall be 2X6 framing.
8. PROVIDE POLE BLOCKING FOR LIGHT FRAME WALLS AND EXTEND 12" MINIMUM ONTO FACE OF SHEATHING, ENTIRE SURFACE MOUNTED FIXTURES AND DEVICES.
9. FLOOR TILES, STAIR TREADS, AND LANDINGS - SPECIES & FINISH TBD.
10. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, UNLESS NOTED OTHERWISE.

NOTE: REMOVE BUNK SEAT TO HIDE OPENING

DOOR & WINDOW NOTES

1. EXCEPT AS NOTED, ALL NEW WINDOWS AND DOORS SHALL BE WOOD EXTERIOR AND INTERIOR, NEW WINDOWS AND DOORS MAY BE ALUMINUM/SOFTWOOD/STAINLESS STEEL. WINDOW UNITS SHALL BE FURNISHED WITHOUT PALLETTES OR MISC. ACCESSORIES.
2. ALL NEW WINDOWS & DOORS WITHOUT IMPACT GLASS MUST BE FURNISHED WITH PLYWOOD HURRICANE PANELS OR HURRICANE PROTECTION MUST MEET INTERNATIONAL RESIDENTIAL CODE 2018.
3. PROVIDE POLE BLOCKING FOR LIGHT FRAME WALLS AND EXTEND 12" MINIMUM ONTO FACE OF SHEATHING, ENTIRE SURFACE MOUNTED FIXTURES AND DEVICES.
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REVIEWS

58 LAURENS STREET
CHARLESTON, SC

A103

THIRD FLOOR PLANS
DEMO & PROPOSED
GENERAL SCOPE NOTES
1. CONVERT THE BUILDING FROM A DUPLEX TO A SINGLE FAMILY RESIDENCE.
2. UPDATE ALL INTERIOR FIXTURES AND FINISHES INCLUDING ALL NEW KITCHEN AND BATHROOMS.
3. PROVIDE FINISH WALLS TO ALL NEW WOOD AND LAMINATE SPECIES & FINISH TBD.
4. PROVIDE ALTERNATE FINISHES TO KEEP CONSTRUCTION TIDY.
5. PROVIDE DIFFERENT SIZE AND SPECIES FLOORS TO MATCH IN SIZE, SPECIES, AND CHARACTER. SMOKE AND REFRESH ALL.
6. PROVIDE ALL NEW WALLS AND CEILINGS TO BE 2" GYPSUM BOARD EVEN TO MATCH EXISTING WALLS.
7. PROVIDE ALL FRAMES & CHIMNEYS.
8. PROVIDE ALL DOOR OPENINGS TO START A MINIMUM OF 6" AWAY FROM ANY ADJACENT WALLS, UNLESS NOTED OTHERWISE.
9. PROVIDE OUTSIDE DOORS TO!I FOR ROUGH OPENING.
10. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOWEL BARS, TOILET PAPER HOLDERS, OTHER SURFACE MOUNTED FIXTURES AND DEVICES.

NOTES ON FLOOR PLANS
1. SHADED/DARK WALLS INDICATE NEW CONSTRUCTION.
2. DIMENSIONS ARE TO FACES OF FRAMING AT NEW WALLS AND TO FINISHED FACES AT EXISTING WALLS, UNLESS NOTED OTHERWISE.
3. PROVIDE ALL NEW FRAMING TO BE WOOD 2X4 UNLESS NOTED OTHERWISE.
4. POCKET DOOR WALLS SHALL BE 2X6 FRAMING.
5. DOOR OPENINGS SHALL START A MINIMUM OF 6" AWAY FROM ANY ADJACENT WALLS, UNLESS NOTED OTHERWISE.
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58 LAURENS STREET
CHARLESTON, SC

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58 LAURENS STREET
CHARLESTON, SC

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58 LAURENS STREET
CHARLESTON, SC

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8. PROVIDE ALL NEW WALLS AND CEILINGS TO BE 2" GYPSUM BOARD EVEN TO MATCH EXISTING WALLS.
9. PROVIDE ALL FRAMES & CHIMNEYS.
NOTES ON ELEVATIONS

1. EXCEPT AS INDICATED, ALL EXTERIOR WOOD-LIKE COMPOSITION WINDOWS AND DOOR TRIM, OTHER WOOD TRIM SHALL BE FLAT WOOD TRIM FROM LIDL, SIZE AND WIDTH AS SHOWN. PRESSURE TREATED, 16% MAXIMUM MOISTURE.

2. ALL WOOD TRIM SHALL BE BACKPRIMED PRIOR TO INSTALLATION. DOORS IN ALL JOINTS DURING INSTALLATION.

3. ALL NAILED ON EXTERIOR AND FRAMING MUST BE STAINLESS STEEL OR GALVANIZED.

4. EXISTING BRAKE TO REPAIRS, REPLACE AS NEEDED. OLD BRICK TO MATCH EXISTING, TEXTURE ONLY.

5. PAINT BRICKS TO BE REPAINTED, USING PERMEABLE MINERAL PAINT. MANUFACTURER & COLOR TBD.

6. ALL FRONT ELEVATION FIXTURES TO BE PROPERLY PREPPED AND PAINTED. COLORS TBD.

7. PAINT EXISTING ROOFING, DOWNSPOUTS THROUGHOUT AS NEEDED.

8. PAINT BRICKS TO MATCH EXISTING BRICK IN TEXTURE ONLY.

9. NEW BRICK TO MATCH EXISTING BRICK IN TEXTURE ONLY.

10. ALL BRICK VENEER TO BE PAINTED, ALL PAINT COLORS TO BE APPROVED BY CITY OF CHARLESTON B.A.R. PRIOR TO START OF PAINTING.

11. REMOVE HVAC STAND, EQUIPMENT, ETC. TO BE REMOVED & REPLACED WITH FR. DOORS (2 PAIRS) TO BE REMOVED & REPLACED WITH FR. DOORS (2 PAIRS) TO BE REMOVED & REPLACED WITH FR. DOORS (2 PAIRS).

12. REMOVE STAIRS & LANDINGS.

13. REMOVE EXISTING ROOFING, GUTTERS & DOWNSPOUTS.

14. REMOVE WOOD TRIM, WINDOW SASHES, NEW FRENCH DOORS AT EXISTING SINGLE WINDOW LOCATION (TALLER HEAD HEIGHT).

15. REMOVE WOOD TRIM, WINDOW SASHES, NEW FRENCH DOORS AT EXISTING DOUBLE WINDOW LOCATION (TALLER HEAD HEIGHT).

16. REMOVE BRICK AT OLD OPENINGS, BRICK TO BE TOOTHED INTO EXISTING BRICK AT REPAIRS AND OLD OPENINGS.

17. REMOVE EXISTING DOOR TO REMAIN. REPAIR AS NECESSARY.

18. REPLACE WINDOWS & FENCES TO MATCH EXISTING WINDOWS & FENCES.

19. BALCONY TO BE REMOVED.

20. SECOND FLOOR DOORS TO BE REMOVED & REPLACED WITH FR. DOORS (2 PAIRS) TO BE REMOVED & REPLACED WITH FR. DOORS (2 PAIRS) TO BE REMOVED & REPLACED WITH FR. DOORS (2 PAIRS).

21. SECOND FLOOR DOORS TO BE REMOVED & REPLACED WITH FR. DOORS (2 PAIRS) TO BE REMOVED & REPLACED WITH FR. DOORS (2 PAIRS) TO BE REMOVED & REPLACED WITH FR. DOORS (2 PAIRS).

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NOTES ON ELEVATIONS

1. EXCEPT AS INDICATED, ALL EXTERIOR WOOD CABINET COMPONENTS, WINDOWS AND DOORS SHALL BE FLAT WOOD-TIMED #1 L.V. GRADE AND/OR STOCK, WITHIN AS SHOWN, PRESSURE TREATED, 16% MAXIMUM MOISTURE.

2. ALL WOOD TRIM SHALL BE BACKPRIMED PRIOR TO INSTALLATION. SPOT PRIME ALL JOINTS DURING INSTALLATION.

3. ALL NAILS ON EXTERIORS AND FRAMING MUST BE STAINLESS STEEL OR GALVANIZED AND PER STRUCTURAL SPECIFICATIONS.

4. EXISTING ROOF TO REMAIN. REPAIR AS NECESSARY.

5. SALVAGE WINDOW SASHES TO BE REUSED IN NEW LOCATIONS.

6. BRICK EXTERIORS:
   A. NEW BRICK TO MATCH EXISTING BRICK IN TEXTURE ONLY.
   B. NEW BRICK TO BE TOOTHED INTO EXISTING BRICK AT REPAIRS AND OLD OPENINGS.

7. PAINT:
   A. NEW BRICK TO BE PAINTED USING PERMEABLE MINERAL PAINT, MANUFACTURER & COLOR TBD.
   B. ALL WOOD TRIM, WINDOW SASHES, DOORS, ETC. TO BE PROPERLY PREPPED AND PAINTED. COLORS TBD.
   C. ALL PAINT COLORS TO BE APPROVED BY CITY OF CHARLESTON BA & PRIOR TO START OF PAINTING.

LFA Architecture
PO Box 31225
Charleston SC 29417
843.901.8485
www.lfaarchitecture.com

LFA Architecture
58 Laurens Street
Charleston, SC

PROJ. NO: 2201
DRAWN BY: LFA
ISSUE DATE: APRIL 1, 2022
PROJ. STATUS: ZONING / BAR

ELEVATIONS - EAST
(1/4" = 1'-0"
A202
4/1/2022 12:31:29 PM
C:\Users\Laura\Dropbox\LFA projects\2201_Firestone-Vyborny_58 Laurens\2201_Drawings\2201_58 Laurens_DD.rvt

1/4" = 1'-0"
NOTES ON ELEVATIONS

1. EXCEPT AS INDICATED, ALL EXTERIOR WOOD-CASED COMPONENTS, WINDOW AND DOOR TRIM WILL BE FLAT WOOD TRIM (NOM.) 1X, 5/4X AND 2X STOCK, WIDTHS AS SHOWN, PRESSURE TREATED, 15% MAXIMUM MOISTURE CONTENT.

2. ALL WOOD TRIM WILL BE BACKPRIMED PRIOR TO INSTALLATION, SPOT PRIME ALL JOINTS DURING INSTALLATION.

3. ALL HABS ON EXTERIOR AND FRAMING MUST BE STAINLESS STEEL OR GALVANIZED AND PER STRUCTURAL SPECIFICATIONS.

4. ALL EXISTING ROOFING, GUTTERS & DOWNSPOUTS REMAIN.

5. SALVAGE WINDOW SASHES TO BE REUSED IN NEW LOCATIONS.

6. BRICK REPAIRS:
   a. NEW BRICK TO MATCH EXISTING BRICK IN TEXTURE.
   b. NEW BRICK TO BE TOOTHED INTO EXISTING BRICK AT REPAIRS AND OLD OPENINGS.

7. PAINT:
   a. ALL BRICK VENEER TO BE PAINTED, USING PERMEABLE MINERAL PAINT, MANUFACTURER & COLOR TBD.
   b. ALL WOOD TRIM, WINDOW SASHES, DOORS, ETC. TO BE PROPERLY PREPPED AND PAINTED. COLORS TBD.
   c. ALL PAINT COLORS TO BE APPROVED BY CITY OF CHARLESTON B.A.R. PRIOR TO START OF PAINTING.

8. EXISTING ROOFING, GUTTERS & DOWNSPOUTS REMAIN.

9. REPAIR WOOD TRIM WHERE NEEDED.

10. NEW BRICK TO MATCH EXISTING BRICK IN TEXTURE ONLY.

11. NEW BRICK TO BE TOOTHED INTO EXISTING BRICK AT REPAIRS AND OLD OPENINGS.

12. NEW WIDE JULIET BALCONY W/ WROUGHT IRON RAILING (18" DEEP).

13. NEW HVAC EQUIPMENT, WATER HEATER, ETC. TO BE LOCATED IN THIS AREA.

14. NO FLOOD REQUIREMENTS.

15. EXISTING ROOFING, GUTTERS & DOWNSPOUTS REMAIN.

16. REPAIR WOOD TRIM WHERE NEEDED.

17. NEW BRICK TO MATCH EXISTING BRICK IN TEXTURE ONLY.

18. NEW BRICK TO BE TOOTHED INTO EXISTING BRICK AT REPAIRS AND OLD OPENINGS.

19. NEW WIDE JULIET BALCONY W/ WROUGHT IRON RAILING (18" DEEP).

20. NEW HVAC EQUIPMENT, WATER HEATER, ETC. TO BE LOCATED IN THIS AREA.

21. NO FLOOD REQUIREMENTS.

22. EXISTING ROOFING, GUTTERS & DOWNSPOUTS REMAIN.

23. REPAIR WOOD TRIM WHERE NEEDED.

24. NEW BRICK TO MATCH EXISTING BRICK IN TEXTURE ONLY.

25. NEW BRICK TO BE TOOTHED INTO EXISTING BRICK AT REPAIRS AND OLD OPENINGS.

26. NEW WIDE JULIET BALCONY W/ WROUGHT IRON RAILING (18" DEEP).

27. NEW HVAC EQUIPMENT, WATER HEATER, ETC. TO BE LOCATED IN THIS AREA.

28. NO FLOOD REQUIREMENTS.

29. EXISTING ROOFING, GUTTERS & DOWNSPOUTS REMAIN.

30. REPAIR WOOD TRIM WHERE NEEDED.

31. NEW BRICK TO MATCH EXISTING BRICK IN TEXTURE ONLY.

32. NEW BRICK TO BE TOOTHED INTO EXISTING BRICK AT REPAIRS AND OLD OPENINGS.

33. NEW WIDE JULIET BALCONY W/ WROUGHT IRON RAILING (18" DEEP).

34. NEW HVAC EQUIPMENT, WATER HEATER, ETC. TO BE LOCATED IN THIS AREA.

35. NO FLOOD REQUIREMENTS.
Agenda Item #10

6 Prioleau Street
TMS # 458-09-04-075

Request conceptual approval for construction of two single-family buildings on a vacant lot governed by Factors Walk PUD.

French Quarter | Old and Historic District
Agenda Item #10

Applicant’s Presentation
LOT INFORMATION:

ADDRESS: 6 PRIOLEAU STREET
CHARLESTON, SC 29401

TMS NO: 458-09-04-075
FLOOD ZONE: AE 11
ZONING: FACTOR'S WALK PUD

SETBACKS:
- NORTH: 0'-0''
- EAST: 0'-0''
- SOUTH: 15'-0'' TYPE B LANDSCAPE BUFFER
- WEST: 0'-0''

MAX HEIGHT: 50' MEASURED FROM B.F.E. AT TOP OF ADJACENT CURB TO TALLEST POINT OF RIDGE
MAX DWELLING UNITS: 2 SINGLE FAMILY RESIDENTIAL
MAX IMPERVIOUS LOT COVERAGE: 50% OF HIGH GROUND
HIGH GROUND= 7,950 SF
MAX ALLOWABLE IMPERVIOUS= 3,975 SF

PARKING: NOT LESS THAN 3 OFFSTREET PARKING SPACES

PREVIOUS APPROVALS:
BZA-S APPROVAL TO REMOVE 19'' LIVE OAK (01.05.22)
BAR-S CONCEPTUAL APPROVAL (02.28.2008)

SCOPE OF WORK:
NEW CONSTRUCTION OF 2 SINGLE FAMILY RESIDENTIAL UNITS

APPLICABLE CODES:
F.E.M.A SPECIAL FLOOD HAZARD LINE
ZONE AE (11)
ZONE AE (12)

LOT SIZE: 7,977 SF

TREE REMOVAL: 28 SF
TREE MITIGATION: 60 SF

TYPE B REQUIRED PLANTINGS PER 100 FT
3 RECOMMENDED TREES
4 UNDERSTORY TREES
20 BUFFER SHRUBS

SEE LANDSCAPE PLAN FOR PLANT SPECIES AND LOCATION TO FOLLOW

EXISTING TREE
RECOMMENDED TREE
UNDERSTORY TREE
BUFFER SHRUBS

PRINCIPAL BUILDING AREA OF COMBINED STRUCTURES: 3,823 SF: 47.9% LOT COVERAGE

BUILDING A: FRONTING PRIOLEAU ST
PRINCIPAL BUILDING AREA: 2,108 SF
HEATED GROUND FLOOR: 247 SF
HEATED FIRST FLOOR: 2,020 SF
HEATED SECOND FLOOR: 2,020 SF
HEATED THIRD FLOOR: 644 SF
TOTAL HEATED: 4,931 SF
PERVIOUS DRIVEWAY: 180 SF
PERVIOUS WALKWAYS: 204 SF

BUILDING B: FRONTING CONCORD ST
PRINCIPAL BUILDING AREA: 1,715 SF
HEATED GROUND FLOOR: 192 SF
HEATED FIRST FLOOR: 1,715 SF
HEATED SECOND FLOOR: 1,715 SF
HEATED THIRD FLOOR: 745 SF
TOTAL HEATED: 4,367 SF
PERVIOUS DRIVEWAY: 97 SF
PERVIOUS WALKWAYS: 250 SF

PRINCIPAL BUILDING AREA OF COMBINED STRUCTURES: 3,823 SF: 47.9% LOT COVERAGE
AERIAL VIEW OF THE LOT AND ADJACENT BUILDINGS
The 1872 map shows the first record of a two-story brick building with a shed appearing on the northern parcel, while the southern parcel remains open.

The building on the north parcel is subdivided into two separate offices. No evidence of a structure on the south parcel.

In 1947, the brick building became the home for the city council. A new building features for the southern parcel.

Carolus Seabrook resides in the 2-story brick building and the south continues to be a vacant lot.

TIMELINE + HISTORY OF THE FACTOR’S WALK P.U.D. PARCELS

1872  1884  1947  1955  1960
NEIGHBORHOOD PRECEDENCE FOR PARKING + THIRD STORY TERRACE

AERIAL OF WATERFRONT PARK

ROOF TERRACES: 2 PRIOLEAU, 5 MID ATLANTIC WHARF, AND THE CITY GALLERY

VIEWED FROM WATERFRONT PARK

HARBORVIEW INN AND RESIDENCES ALONG CONCORD

NEIGHBORHOOD PRECEDENCE FOR PARKING + THIRD STORY TERRACE
A. NORTH ELEVATION: BUILDING A: PRIOLEAU

- Scale: 3/16"=1'-0"
- Round wood rail and 1x1-1/2 wood pickets
- 14" round wood column
- Smooth stucco cast lintels and sills
- Handcrimped standing seam metal roof
- Solid wood, hinged louvered shutters painted to match brick siding
- Smooth stucco chimney and bishop's arch
- Painted brick piers expressed

A. NORTH ELEVATION: BUILDING B: CONCORD

- Scale: 3/16"=1'-0"
- Painted brick siding
- Smooth stucco cast lintels and sills
- Handcrimped standing seam metal roof
- Smooth stucco cast cornice return
- Smooth stucco chimney and bishop's arch
- Smooth stucco parapet with cast coping
- 11'-0" grade
- 5'-10" top of slab
- 16'-10" first floor FFE
- 29'-2" second floor FFE
- 40'-6" third floor FFE
- Height limit: 50'-0"
B. EAST ELEVATION: BUILDING A: PRIOLEAU

- Scale 3/16"=1'-0"
- Painted brick
- Solid wood, hinged louvered shutters painted to match brick siding
- Smooth stucco cast lintels and sills
- Handcrimped standing seam metal roof
- Smooth stucco cast cornice return
- Aluminum-clad wood window
- Outdoor living room
- Scupper
- Smooth stucco chimney and bishop's arch

B. EAST ELEVATION: BUILDING B: CONCORD

- Copper lanterns
- Paneled mahogany door
- Panelled mahogany garage doors
- Wrought iron Juliet balcony, straight pickets, typ.
- Aluminum-clad wood window
- Smooth stucco cast lintels and sills
- Handcrimped standing seam metal roof
- Smooth stucco cast cornice return
- Smooth stucco chimney and bishop's arch
- Outdoor living room
- Scupper
- Smooth stucco chimney and bishop's arch

AE 11

11'-0" 6'-6" 17'-10" 30'-2" 41'-6" 50'-0"

GRADE

A2.2
Agenda Item #11

698 Rutledge Avenue
TMS # 463-05-04-070
Request alteration to exterior stairs and porch enclosure, fenestration changes.
Category 4 | North Central | c. 1942 | Historic Corridor District
Agenda Item #11

Applicant’s Presentation
**ZONING INFORMATION:**

- **TMS:** 463-05-04-070
- **Zoning:** DR-1F
- **Lot Size:** 4,000 SF minimum, 5,260 SF, conforming
- **Setbacks:**
  - Front: 25'-0", non-conforming
  - Rear: 3'-0", non-conforming
  - North/East Side: 3'-0", non-conforming
  - South/West Side: 9'-0"/15'-0" total, non-conforming
- **Height:** 2.5 stories max., conforming
- **Lot Coverage:** 50% maximum, 79% existing/proposed, non-conforming
- **Use:** Mixed use - retail and office, non-conforming
- **Parking:**
  - 1 car per 500 SF (net) office, 2252 SF of retail = 5 spaces, none existing, non-conforming
  - 1 car per 400 SF (gross) retail, 3928 SF of retail = 10 spaces, none existing, non-conforming
  - 15 SPACES REQUIRED, none existing, non-conforming

**RETAIL**

- **Retail "A":** 1937 SF
- **Retail "B":** 1048 SF
- **Retail "C":** 633 SF
- **Retail "D":** 310 SF

*All drawings property of AJ Architects, L.L.C., duplication without the express authorization of AJ Architects, L.L.C. is forbidden.*
existing first floor plan: 1/4" = 1'-0"
proposed first floor plan: 1/4" = 1'-0"

RETAIL A
1,937 SF (GROSS)

RETAIL B
1,048 SF (GROSS)

RETAIL C
432 SF (GROSS)

RETAIL D
310 SF (GROSS)

not for construction
existing second floor plan: 1/4" = 1'-0"
proposed second floor plan: 1/4" = 1'-0"

- Office 1: 898 SF (NET)
- Office 2: 1,042 SF (NET)
- Shared conference: 312 SF (NET)
- Covered piazza
- Shared break room
- Lobby
- Hall
- Bath

All drawings property of AJ Architects, LLC. Duplication without the express authorization of AJ Architects, LLC is forbidden.
existing roof plan: 1/4" = 1'-0'
proposed roof plan: 1/4" = 1'-0"
Existing West Elevation (Rutledge Avenue): 1/4" = 1'-0"

Proposed West Elevation (Rutledge Avenue): 1/4" = 1'-0"
EXISTING EAST ELEVATION: 1/4" = 1'-0"

PROPOSED EAST ELEVATION: 1/4" = 1'-0"
west elevation at Rutledge Avenue

north elevation at Cleveland Street

NW corner elevation at Rutledge / Cleveland

north elevation at Cleveland Street

west elevation at Rutledge Avenue
Agenda Item #12

11.5 St. Philip Street
TMS # 457-04-03-112

Request new construction of mixed-use building utilizing existing remnant walls of previous structure.

Not Rated | Harleston Village | c. 1915 | Old and Historic District
Agenda Item #12

Applicant’s Presentation
PROPOSED MIXED USE BUILDING: 11.5 ST PHILIP STREET

CONTACT INFORMATION

ARCHITECT:
AJ ARCHITECTS, LLC
COMPUTED ARTISTS: CHARLESTON, SOUTH CAROLINA, 29403

STRUCTURAL ENGINEER:

PREVIOUS APPROVALS:
BZA - PARKING VARIANCE, COMMERCIAL USE VARIANCE, RESIDENTIAL DENSITY VARIANCE

ARCHITECT:

S H E E T D A T E 04•05•2022

REVISED

D E S I G N E D B Y akj

D R A W N B Y akj

R E V I S I O N S

PROPERTY LIST:

PROPOSED MIXED USE BUILDING: 11.5 ST PHILIP STREET

OWNER: CKC PROPERTIES LLC
CONTACT: COLIN COLBERT
124 SPRING STREET, CHARLESTON, SOUTH CAROLINA 29403

ARCHITECT: AJ ARCHITECTS, LLC
CONTACT: ASHLEY JENNINGS
538 KING STREET, CHARLESTON, SOUTH CAROLINA 29403
124 SPRING STREET, CHARLESTON, SOUTH CAROLINA 29403

STRUCTURAL ENGINEER: TBD

MEETING NOTES:
Board questions Staff comment #1 on whether or not it relates.
Restructural support for ruin will require shoring within the framework of historic structure, but needs to be further along in design to engineer how support relates to new building.
Applicant confirms a rooftop deck, not railing. Exaggerated cornice serves as rail.
Discussed material representations. A little early for sample panel, but would like samples of materials. Critical to architectural design.
Window on façade needs adjustment.

RESPONSES:
The window on the east façade has been redesigned as a round window. It centers on the window/door grouping below it.
The framework for shoring the remnant walls has been studied and a structural engineer has made recommendations. The work will be completed in conjunction with the design for the new building.
We have provided a physical sample and a visual image of the ground face block.

SCOPE OF WORK:
NEW CONSTRUCTION OF A MIXED USE BUILDING WITHIN THE FOOTPRINT OF THE EXISTING STRUCTURE. WORK INCLUDES:
REMOVING EXISTING MATERIAL AND WORK OF PRIOR BUILDING; PROPOSED USE - TWO OFFICE SPACES ON THE FIRST FLOOR, TWO RESIDENTIAL UNITS ON THE SECOND AND THIRD FLOORS.
ZONING INFORMATION:

- **Lot Size:** Minimum 4,000 SF, 3,521 SF non-conforming
- **Front Setbacks:** 25'-0", conforming with exception
- **Rear Setbacks:** 3'-0", conforming
- **North/East Side:** 3'-0", non-conforming GRANTED 3.3.20
- **South/West Side:** 9'-0"/15'-0" total, non-conforming GRANTED 3.3.20
- **Height:** 3 stories max., conforming
- **Lot Coverage:** 50% maximum, 51% proposed, 53% GRANTED 3.3.20
- **Use:** Mixed use - Office and Residential
- **Parking:** 2 cars per residence, 2 residences = 4 spaces, none proposed, non-conforming
  - 1 car per 500 SF office, 1448SF of office = 3 spaces, none proposed, non-conforming
  - **Total Spaces Required:** 7, **Granted:** 10 3.3.20

**Office "A"** 700SF
**Office "B"** 675SF

Existing low wall to remain
Existing pier to remain, repair

1,707 SF FOOTPRINT

FIRST FLOOR: 1,732 SF - WITH BAYS
FIRST FLOOR: 2,003 SF - WITH BAYS AND COURTYARD (5,381 TOTAL SF)
11.5 ST PHILIP
CHARLESTON, SC

OFFICE SPACE "A"

OFFICE SPACE "B"

existing wall to remain, clean
and repair

existing wall to remain, clean
and repair

1/4" = 1'-0"

Red floor plan: 1/4" = 1'-0"

second floor plan: 1/4" = 1'-0"

mixed use building

1,707 SF FOOTPRINT

FIRST FLOOR: 1,732 SF - WITH BAYS
FIRST FLOOR: 2,003 SF - WITH BAYS AND COURTYARD (5,381 TOTAL SF)

A3.1 FLOOR PLANS
east (st philip st) elevation: 1/4" = 1'-0"

- Increase size of opening to allow entry from St Philip - tooth out brick and return with salvaged bricks.
- New aluminum clad casement window, install per MFS specs.
- New aluminum clad fixed window, install per MFS specs.

east (st philip st) elevation - beyond ruin wall: 1/4" = 1'-0"

- New aluminum clad fixed window - install per MFS specs.
- New aluminum clad fixed window - install per MFS specs.
- New aluminum clad fixed window - install per MFS specs.

first floor elevation

- New exterior light fixture.
- Existing wall to remain, shored.
- Repair stucco and re-point interior face as necessary.
- Repair brick wall in this area, install new cast stone cap, finish repairs and cap with 3-coat masonry stucco - match existing stucco in color and texture.
- West (st philip st) elevation - beyond ruin wall: 1/4" = 1'-0"

- New exterior light fixture.
- Existing wall to remain, shored.
- Repair stucco and re-point interior face as necessary.
- Repair brick wall in this area, install new cast stone cap, finish repairs and cap with 3-coat masonry stucco - match existing stucco in color and texture.
- West (st philip st) elevation - beyond ruin wall: 1/4" = 1'-0"

second floor elevation

- Steel channel shoring rail, coated w/ epoxy paint, connect channel to existing wall w/ stitch ties.
- Steel shoring post, coated w/ epoxy paint.
- Metal panel system, factory finish to match window cladding.
- Second floor elevation.

- Steel shoring post, coated w/ epoxy paint.
- Metal panel system, factory finish to match window cladding.
- Second floor elevation.

third floor elevation

- Exterior light fixture.
- Existing wall to remain, shored.
- Repair stucco and re-point interior face as necessary.
- Repair brick wall in this area, install new cast stone cap, finish repairs and cap with 3-coat masonry stucco - match existing stucco in color and texture.
- Ipe rail cap.

first floor elevation

- Window mounted gas water heater.
- Mechanical unit.
- 1x6 p.t. wood slats w/ 1" air spacing, primed all sides and painted.
- Standing seam metal siding.
- Boral channel gap siding, primed and painted.
- Boral 1x trim, primed and painted.
- Cast stone cap.
- Boral 1x trim, primed and painted.
- Boral 1x trim, primed and painted.

roof elevation

- Exterior light fixture.
- Existing wall to remain, shored.
- Repair stucco and re-point interior face as necessary.
- Repair brick wall in this area, install new cast stone cap, finish repairs and cap with 3-coat masonry stucco - match existing stucco in color and texture.
- Ipe rail cap.

west elevation: 1/4" = 1'-0"

- Window mounted gas water heater.
- Mechanical unit.
- 1x6 p.t. wood slats w/ 1" air spacing, primed all sides and painted.
- Standing seam metal siding.
- Boral channel gap siding, primed and painted.
- Boral 1x trim, primed and painted.
- Cast stone cap.
- Boral 1x trim, primed and painted.
- Boral 1x trim, primed and painted.

roof elevation
ELEVATIONS

04•07•2022

CHARLESTON, SC

mixed use building

south elevation: 1/4" = 1'-0"

existing wall to remain, shored.
repair stucco and re-point interior face as necessary

steel channel shoring system, coated w/ epoxy paint

aluminum clad casement window, install per mfr's specs

echelon ground face cmu
metal window shroud, panels finished to match aluminum clad windows and doors

metal leader head and downspout

boral channel gap siding, primed and painted

metal clad frame and panel system, finished to match aluminum clad windows and doors

boral 1x trim, primed and painted

aluminum flsuh exhaust vent, painted to match siding
Mixed use building
11.5 St Philip
Charleston, SC

North Elevation: 1" = 1'-0"

- Standing seam metal roofing
- Standing seam metal siding
- Glass brick
- Brick, tan, primed and painted
- Ipe rail cap
- Brick, tan, primed and painted
- Cast stone cap
- Glass brick
- Standing seam metal roofing
- Cast stone cap

- First floor elevation
  - Standing seam metal roofing
  - Boral 1x trim, primed and painted
  - Ipe rail cap
  - Cast stone cap
  - Brick, tan, primed and painted

- Second floor elevation
  - Standing seam metal roofing
  - Boral 1x trim, primed and painted
  - Ipe rail cap
  - Cast stone cap
  - Brick, tan, primed and painted

- Third floor elevation
  - Standing seam metal roofing
  - Boral 1x trim, primed and painted
  - Ipe rail cap
  - Cast stone cap
  - Brick, tan, primed and painted

- Roof elevation
  - Wall mounted water heater
  - Mechanical unit
  - Ipe rail cap
  - Cast stone cap

- Evolution ground face stone
- Glass brick
- Standing seam metal roofing
- Brick, tan, primed and painted
- Ipe rail cap
- Cast stone cap
- Boral 1x trim, primed and painted

- Mechanical unit
- SHEET 4.3
- REV 05/2022

- Elevations
- 04•05•2022

- Mixed use building
  - 11.5 ST PHILIP
  - CHARLESTON, SC
ALL DRAWINGS PROPERTY OF AJ ARCHITECTS, LLC. DUPLICATION WITHOUT THE EXPRESS AUTHORIZATION OF AJ ARCHITECTS, LLC. IS FORBIDDEN.

LONGITUDINAL BUILDING SECTION 1/4" = 1'-0"

BEDROOM
BATHROOM
LIVING
OFFICE
STAIR
A6.1 wall sections

WALL SECTIONS

11.5 ST PHILIP

Bar3

Mixed use building

Charleston, SC 29403

AJ ARCHITECTS LLC

Charleston, SC 29403

5 3 K I N G  S T R E E T
Charleston, SC
05303

A6.2

not for construction

1st floor elevation

2x3 p.t. trim, wrapped with metal siding

aluminum clad casement window

8" truexterior channel gap siding, primed and painted

steel frame and sheathing - which for existing

aluminum clad door w/ full lite

1x3 p.t. trim, wrapped with metal siding

sheathing, with flat seam metal siding

aluminum clad casement window

second floor elevation

1x3 p.t. trim, wrapped with metal siding

aluminum clad casement window

steel angle

tpo roofing, continue membrane up and over

1x4 t&g ipe soffit

1x12 truexterior trim, primed and painted

2x2 truexterior trim, primed and painted

parapet wall framing

first floor elevation

aluminum clad door w/ full lite

1x3 p.t. trim, wrapped with metal siding

aluminum clad casement window

3'-10"

3'-10"

first floor elevation

second floor elevation

roof elevation

third floor elevation

1'-0"

3'-10"

1'-0"

3'-10"

1'-0"

3'-10"

1'-0"

3'-10"

1'-0"

3'-10"

1'-0"

3'-10"
PREVIOUS PROPOSED
south elevation: 1/8" = 1'-0"

CURRENT PROPOSED
south elevation: 1/8" = 1'-0"

PREVIOUS PROPOSED
north elevation: 1/8" = 1'-0"

CURRENT PROPOSED
north elevation: 1/8" = 1'-0"

PREVIOUS PROPOSED
east elevation: 1/8" = 1'-0"

CURRENT PROPOSED
east elevation: 1/8" = 1'-0"

PREVIOUS PROPOSED
west elevation: 1/8" = 1'-0"

CURRENT PROPOSED
west elevation: 1/8" = 1'-0"

PREVIOUS PROPOSED
east (st philip) elevation: 1/8" = 1'-0"

CURRENT PROPOSED
east (st philip) elevation: 1/8" = 1'-0"
MATERIALS

- Metal clad window systems
- Channel gap siding
- Exterior scarce - rejuvenation donnelly led scarce
- Standing seam metal siding
- Bar3 mixed use building
- Echelon tennery high post high ground face block (401)

- Exterior scarce - rejuvenation donnelly led scarce
Agenda Item #13

51 Chapel Street
TMS # 459-13-01-071

Request replacement of ground floor columns and handrail, and restoration of second floor porch.

Category 3 | Garden District | c. 1890 | Old and Historic District
Agenda Item #13

Applicant’s Presentation
51 CHAPEL STREET
CHARLESTON, SOUTH CAROLINA 29403

SCOPE OF WORK:
REMOVE EXISTING STEEL FIRE STAIR FROM EAST SIDE OF BUILDING
REPLACE GROUND FLOOR IRON COLUMNS AND HANDRAIL
REPLACE ENCLOSED SECOND FLOOR SCREENED PORCH WITH OPEN PORCH AND HANDRAIL

DRAWING INDEX

Sheet Number | Sheet Name
---|---
A0.0 | COVER SHEET
A0.1 | PHOTOGRAPHS
A0.2 | PHOTOGRAPHS
A0.3 | PHOTOGRAPHS
A.04 | HISTORIC MAPS
A1.1 | SITE PLAN - EXISTING & PROPOSED
A2.1 | FLOOR PLAN - EXISTING & PROPOSED
A2.2 | FLOOR PLAN - EXISTING & PROPOSED
A2.3 | FLOOR PLAN - EXISTING & PROPOSED
A3.1 | EXTERIOR ELEVATION - EXISTING & PROPOSED
A3.2 | EXTERIOR ELEVATION - EXISTING & PROPOSED
A3.3 | EXTERIOR ELEVATION - EXISTING & PROPOSED
A3.4 | EXTERIOR ELEVATION - EXISTING & PROPOSED
A3.5 | SKETCHES

CODE / ZONING INFORMATION

ZONING
JURISDICTION
CITY OF CHARLESTON

APPLICABLE CODES
ALL WORK, MATERIALS, AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ALL ORDINANCES. AND THE LATEST ADOPTED ADDITION OF THE NATIONAL, STATE AND LOCAL BUILDING CODES, INCLUDING BUT NOT LIMITED TO THE 2018 INTERNATIONAL BUILDING CODE, THE NEC, NFPA CODES, SAFETY AND HEALTH REQUIREMENTS AND ENERGY CODES.

BUILDING CLASSIFICATION
OCUPANCY TYPE: R-2
CONSTRUCTION TYPE: V-B

ZONING INFORMATION
T.M.S. #: 459-13-01-071
FEMA 2016 FLOOD ZONE: SHADED X
PROPERTY AREA: 3,570 ±

ZONING DISTRICT: DR-1F

SETBACKS, LOT OCCUPANCY, HEIGHT

NO CHANGE TO SETBACKS, LOT OCCUPANCY, HEIGHT, NUMBER OF UNITS OR NUMBER OF BEDROOMS

AREA CALCULATIONS

TOTAL AREA OF BUILDING: 3,164 SQFT.
FIRST FLOOR: 1,284 SQFT.
SECOND FLOOR: 1,128 SQFT.
THIRD FLOOR: 752 SQFT

PROJECT CONTACT INFO

PROJECT #: 20.227
PROJECT: 51 CHAPEL STREET
ADDRESS: CHARLESTON, SC 29403

CLIENT/TENANT: 51 CHAPEL LLC
CONTACT PERSON: MARC ANDERSON
54 CHAPEL STREET
CHARLESTON, SC 29403
E-MAIL: andersonmcc@yahoo.com

ARCHITECT: ROBBIE MARTY ARCHITECT, LLC
CONTACT PERSON: ROBBIE MARTY
164 MARKET STREET SUITE 246
CHARLESTON, SC 29401
PH. (843) 906-4794
E-MAIL: ROBBIE@RMACHS.COM

STRUCTURAL ENG: ROSEN & ASSOCIATES, INC.
CONTACT PERSON: WEAVER KIRKPATRICK
65 BROAD STREET
CHARLESTON, SC 29401
PH. (843) 882-7623
E-MAIL: wkirkpatrick@rosonline.com

CONTRACTOR: FLOOD VENT PROS
CONTACT PERSON: JOTHEM JAYNE
PO BOX 1371
JOHNS ISLAND, SC 29457
PH. (843) 442-9777
E-MAIL: info@floodventpros.com

COVER SHEET
A0.0
BAR 04/01/2022
SECOND FLOOR PORCH

SECOND FLOOR PORCH WEST SIDE
EXISTING BRICK STEPS TO REMAIN
EXISTING PAINTED IRON COLUMNS & HANDRAIL TO BE REMOVED
EXISTING STEEL FIRE STAIR TO BE REMOVED
THIRD FLOOR EXIT REWORKED INTO ORIGINAL INTERIOR STAIR CONDITION
NEW WOOD COLUMN PT & PAINTED
EXISTING BRICK STEPS TO REMAIN
NEW WOOD HANDRAIL PT & PAINTED

FIRST FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

FRONT PORCH REPAIR
51 CHAPEL STREET CHARLESTON SOUTH CAROLINA 29401

ROBBIE
ARCHITECT
CHARLESTON, SOUTH CAROLINA
843.908.4794 robbie@rmachs.com

BAR 04/01/2022
SECOND FLOOR PLAN - EXISTING

EXISTING SCREENED PORCH
EXISTING ENCLOSED PORCH TO REMAIN
EXISTING STEEL FIRE STAIR TO BE REMOVED
EXISTING EXTERIOR DOOR TO BE REMOVED
EXISTING INTERIOR STAIR TO BE RESTORED

UNIT A
UNIT B
UNIT C

SECOND FLOOR PLAN - PROPOSED

NEW OPEN WOOD RAIL PT & PAINTED
RESTORED STAIR TO THIRD FLOOR (PART OF UNIT C)

FLOOR PLAN - EXISTING & PROPOSED
FRONT PORCH REPAIR
51 CHAPEL STREET CHARLESTON
SOUTH CAROLINA 29401
FRONT PORCH REPAIR
51 CHAPEL STREET CHARLESTON
SOUTH CAROLINA 29401

REMOVE EXISTING IRON COLUMNS AND RAIL
REMOVE SCREEN AND SCREEN COMPONENTS
REMOVE HALF WALL AT SCREENED PORCH
REMOVE EXISTING VINYL SIDING FROM FRONT (CHAPEL STREET SIDE OF BUILDING) ASSESS CONDITION OF EXISTING SIDING - SUBMIT PLAN TO BAR
NEW SQUARE WOOD COLUMN IN SAME LOCATION AS EXISTING PAINTED
NEW RAIL PT & PAINTED
NEW RAIL PT & PAINTED
TRIM CORNER TO MATCH

SCALE: 1/8" = 1'-0"
EAST ELEVATION - EXISTING

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

EAST ELEVATION - PROPOSED

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

FRONT PORCH REPAIR

51 CHAPEL STREET CHARLESTON
SOUTH CAROLINA 29401

REMOVE STEEL FIRE STAIR AND STRUCTURE IN TOTAL

REMOVE EXISTING DOOR

REPAIR SIDING AT EXTERIOR DOOR AND ATTACHMENT POINTS OF STEEL STAIR

NEW RAIL
FRONT PORCH REPAIR
51 CHAPEL STREET CHARLESTON
SOUTH CAROLINA 29401

WEST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

- REMOVE EXISTING HALF WALL
- REMOVE EXISTING DOOR

WEST ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

- NEW SQUARE WOOD COLUMN IN SAME LOCATION AS EXISTING
- NEW RAIL PT & PAINTED
- NEW RAIL PT & PAINTED
- REPAIR SIDING @ DOOR

EXTERIOR ELEVATION - EXISTING & PROPOSED

A3.3
Agenda Item #14

23 Reid Street
TMS # 459-09-03-030

Request final approval for new construction of a single-family residence.

Not rated | East Side | Old City District
Agenda Item #14

Applicant’s Presentation
ELECTRICAL LEGEND

ARC FAULT RECEPTACLES

TAMPER RESISTANT RECEPTACLES

GROUND & FIRST FLOOR
ELECTRICAL PLANS

FIRST FLOOR ELECTRICAL PLAN

GROUND FLOOR ELECTRICAL PLAN
ENSURE THAT THERE IS A CONTINUOUS THERMAL ENVELOPE FROM WALL TO ROOF. ALL ATTIC SPACES ARE INSULATED EVEN OVER UNCONDITIONED SPACE. ROOF IS INSULATED AT THE UNDERSIDE OF SHEATHING.
ENSURE THAT THERE IS A CONTINUOUS THERMAL ENVELOPE FROM WALL TO ROOF. ALL ATTIC SPACES ARE INSULATED EVEN OVER UNCONDITIONED SPACE. ROOF IS INSULATED AT THE Underside of sheathing.
LIMBERG RESIDENCE
23 REID STREET

WALL SECTIONS

1 WALL SECTION
1 1/2" = 1'-0"

2 WALL SECTION
1 1/2" = 1'-0"

3 WALL SECTION
1 1/2" = 1'-0"

4 DORMER SECTION
1 1/2" = 1'-0"
WALL SECTION

LIMBERG RESIDENCE
23 REID STREET

FINAL
BAR-S SUBMITTAL
April 14, 2022

CHARLESTON, SC

1 1/2" = 1'-0"

WALL SECTION

1 1/2" = 1'-0"

WALL SECTION

1 1/2" = 1'-0"

WALL SECTION
Agenda Item #15

57 Barre Street
TMS # 457-02-04-088

Request conceptual approval for new construction of a single-family residence.

Harleson Village  | Old and Historic District
Agenda Item #15

Applicant’s Presentation
LOT COVERAGE

<table>
<thead>
<tr>
<th>Description</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Lot Area</td>
<td>4,274</td>
</tr>
<tr>
<td>Coverage Allowed - Paves</td>
<td>5,410</td>
</tr>
<tr>
<td>Proposed Heated Footprint</td>
<td>2,280</td>
</tr>
<tr>
<td>Proposed Walkways</td>
<td>274</td>
</tr>
<tr>
<td>Proposed Driveway Pavers</td>
<td></td>
</tr>
<tr>
<td>Proposed Porches</td>
<td>68</td>
</tr>
<tr>
<td>Proposed HVAC</td>
<td>63</td>
</tr>
<tr>
<td>Proposed Footprint</td>
<td></td>
</tr>
<tr>
<td>Total Coverage</td>
<td>2,943</td>
</tr>
<tr>
<td>Total Percentage</td>
<td>68.9%</td>
</tr>
</tbody>
</table>

SITE PLAN

PHASE 1

PHASE 2

---

Lot 18
6,130 sq. ft.

Lot 19
6,603 sq. ft.

Lot 17
6,603 sq. ft.

Lot 16
6,583 sq. ft.

Lot 15
6,583 sq. ft.

Lot 14
6,583 sq. ft.

Lot 13
6,583 sq. ft.

Lot 12
6,583 sq. ft.

Lot 11
6,583 sq. ft.

Lot 10
6,583 sq. ft.

Lot 9
6,583 sq. ft.

Lot 8
6,583 sq. ft.

Lot 7
6,583 sq. ft.

Lot 6
6,583 sq. ft.

Lot 5
6,583 sq. ft.

Lot 4
6,583 sq. ft.

Lot 3
6,583 sq. ft.

Lot 2
6,583 sq. ft.

Lot 1
6,583 sq. ft.

---

EX. 15' C.P.W. SEWER EASEMENT (5,836 sq. ft.)

---

Class 4 or 5 materials only below the BFE.

---

6 MIL VAPOR BARRIER OVER 9'-0" (5/8" TYPE "X") GYP. BD. CLG.

---

4" THICK CONCRETE SLAB W/ 10X10 6X6 WWM OVER GARAGE.

---

COMPACTED FILL W/ CONTROL JOINTS @ 100 SF MAX.

---

PR 2680 F.G.

---

VENT

---

ARCHED OPENING
A3
ELEVATIONS

Issued for Construction

Ownes Signature:
Contractors Signature:
Date:

Bldg. Slab 6.0'

TYP. HEAD HT. 12'-0"

TOP OF PLATE 9'-1"

TOP OF TR PLATE

PLATE @ GREAT ROOM

Foundation Vent Per Spec

STUCCO OVER CMU - SCORE PER DTL.

30 YR ARCH SHINGLES - ASPHALT

Fascia Per DTL. TYP.

STUCCO OVER MTL LATH OVER FELT OVER TR PLYWOOD

Window Trim Per DTL. TYP.

Operable Shutters W/ shutter dogs TYP.

HVAC Platform

PREFIN. 24 GA STANDING SEAM MTL.

Foundation Vent Per Spec

STUCCO OVER CMU - SCORE PER DTL.

TR LOUVER PER DTL. TYP.

HVAC Platform

Foundation Vent Per Spec

STUCCO OVER CMU - SCORE PER DTL.

TR LOUVER PER DTL. TYP.

HVAC Platform

Foundation Vent Per Spec

STUCCO OVER CMU - SCORE PER DTL.

TR LOUVER PER DTL. TYP.

HVAC Platform

Foundation Vent Per Spec

STUCCO OVER CMU - SCORE PER DTL.

TR LOUVER PER DTL. TYP.

HVAC Platform

Foundation Vent Per Spec

STUCCO OVER CMU - SCORE PER DTL.

TR LOUVER PER DTL. TYP.

HVAC Platform

Foundation Vent Per Spec

STUCCO OVER CMU - SCORE PER DTL.

TR LOUVER PER DTL. TYP.

HVAC Platform

Foundation Vent Per Spec

STUCCO OVER CMU - SCORE PER DTL.

TR LOUVER PER DTL. TYP.

HVAC Platform

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STUCCO OVER CMU - SCORE PER DTL.

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HVAC Platform

Foundation Vent Per Spec

STUCCO OVER CMU - SCORE PER DTL.

TR LOUVER PER DTL. TYP.

HVAC Platform

Foundation Vent Per Spec

STUCCO OVER CMU - SCORE PER DTL.

TR LOUVER PER DTL. TYP.

HVAC Platform

Foundation Vent Per Spec

STUCCO OVER CMU - SCORE PER DTL.

TR LOUVER PER DTL. TYP.

HVAC Platform

Foundation Vent Per Spec

STUCCO OVER CMU - SCORE PER DTL.
Agenda Item #16

304 King Street
TMS # 457-04-04-018

Request conceptual approval of storefront alterations.

Category 4 | c. 1912 | Old and Historic District
Agenda Item #16

Applicant’s Presentation
TENANT INTERIOR FIT OUT WITH MINOR EXTERIOR ALTERATIONS

FOR:
BARTACO KING STREET, LLC
304 KING STREET
CHARLESTON, SC 29401

PROJECT DIRECTORY
ZONING/HISTORIC STRUCTURE BACKGROUND:

Location:
The proposed location is an existing building located at 304 King Street in the Historic District of Charleston, SC. The building was constructed in the early 1900's and has been occupied by both retail and restaurant tenants in recent years. The last tenant appears to have been the King Grille which closed in 2019.

The building has ground floor space consisting of 4,316 SF and an upper floor area of 3,347 SF. Both floors have 19-foot ceilings, and there is 26.5 feet of frontage on King Street.

The building has an iconic entry-feature, which will be preserved/protected in accordance with the city's historic preservation guidelines/efforts.

DRAWING INDEX

COVER SHEET & INDEX
A.1

EXISTING CONDITIONS
PRELIMINARY
BID DRAWINGS
CONTRACT DRAWINGS
PERMIT DRAWINGS
NOT FOR CONSTRUCTION
CONSTRUCTION DRAWINGS

DRAWN:
JOB NO:
DATE:
DRAWING STATUS:
EXISTING CONDITIONS
Preliminary
Bid Drawings
Contract Drawings
Permit Drawings
Not For Construction
Construction Drawings

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04.18.22 SUBMITTED FOR BAR APPROVAL