



City of Charleston

BOARD OF ARCHITECTURAL REVIEW - SMALL

FEBRUARY 27, 2020

4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

www.charleston-sc.gov/bar

Agenda Item #3

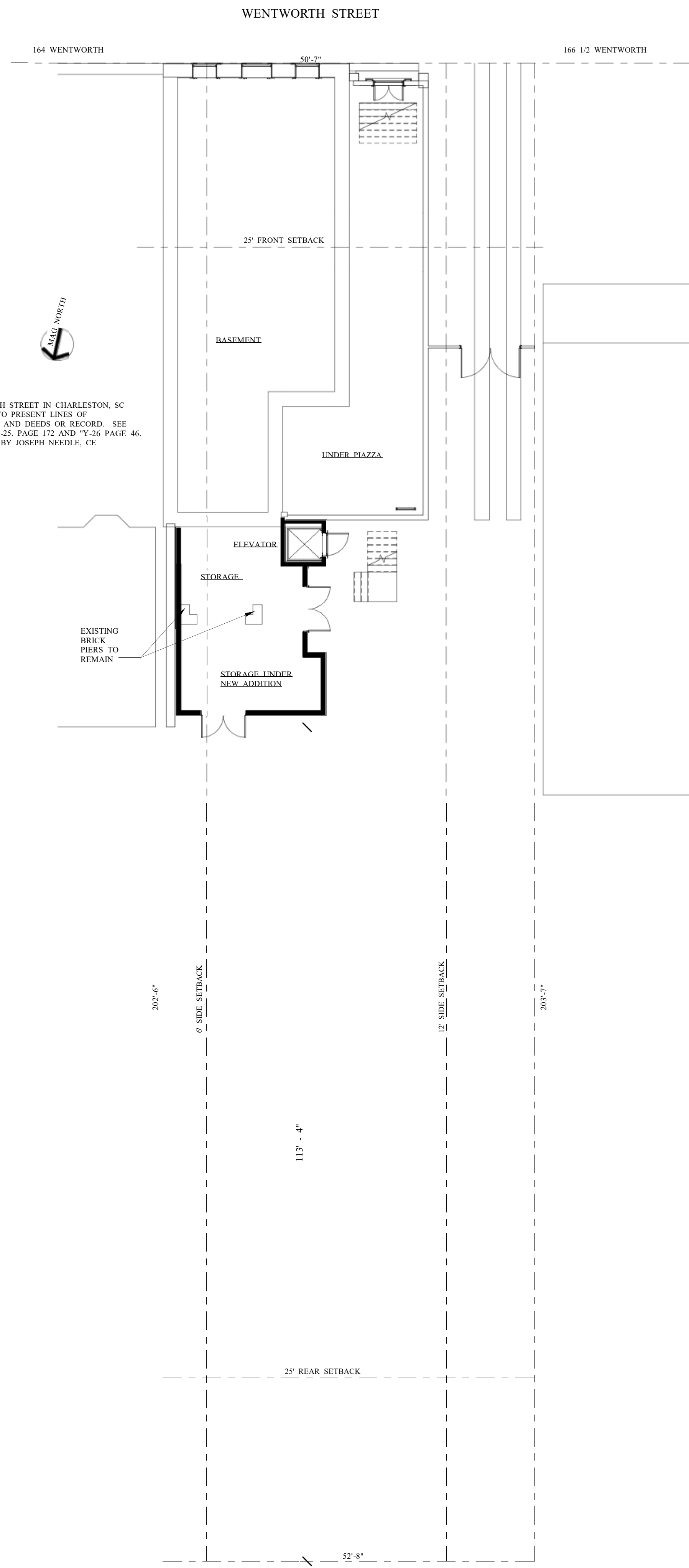
166 WENTWORTH STREET

TMS # 457-03-04-062

Requesting conceptual approval for partial demolition of pre-1911 rear kitchen addition, and new construction of kitchen addition and elevator.

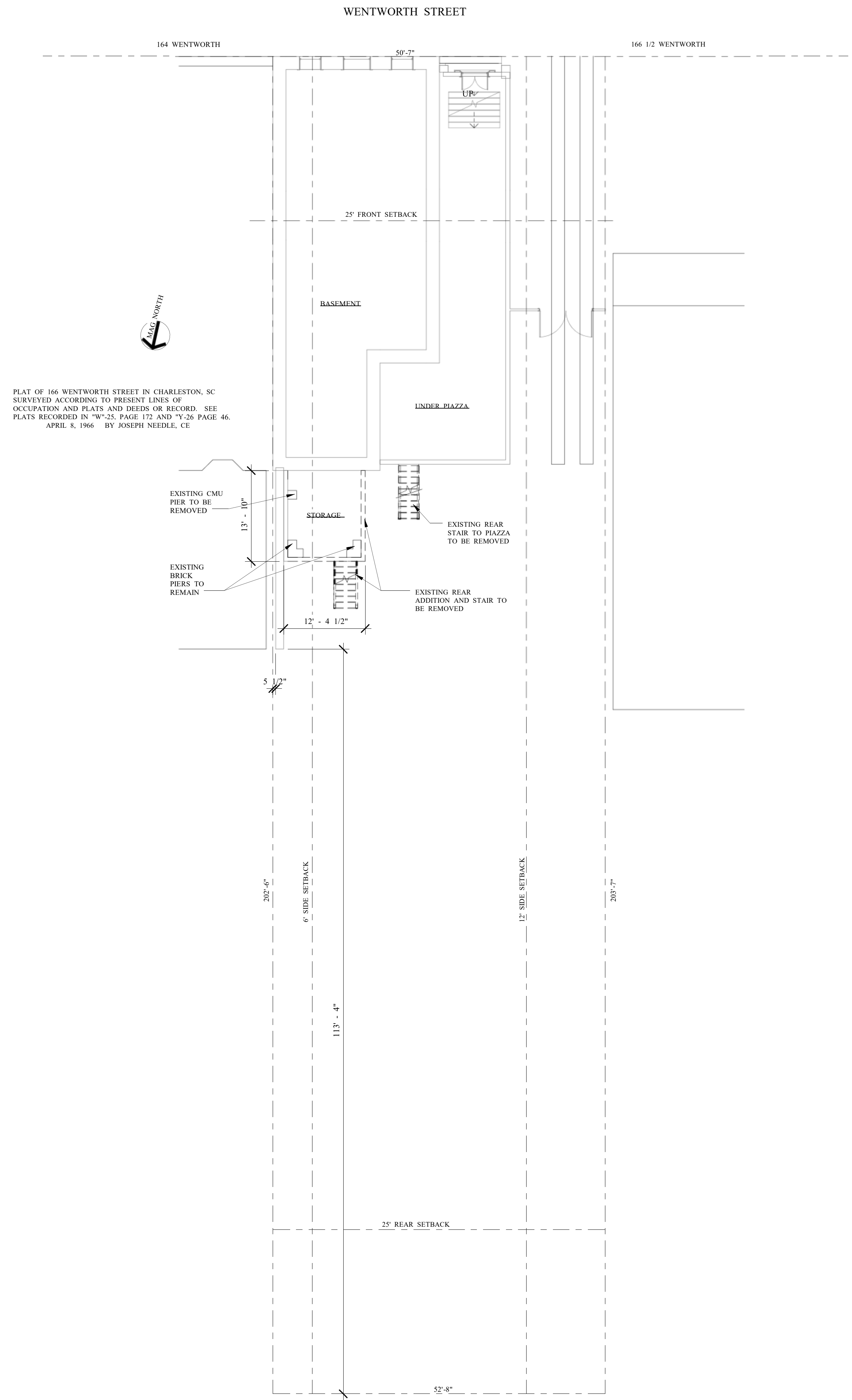
Category 2 (Harleston Village) c. pre 1911, 1809 Old and Historic District

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PLAT OF 166 WENTWORTH STREET IN CHARLESTON, SC
 SURVEYED ACCORDING TO PRESENT LINES OF
 OCCUPATION AND PLATS AND DEEDS OR RECORD. SEE
 PLATS RECORDED IN "W"-25, PAGE 172 AND "Y"-26 PAGE 46,
 APRIL 8, 1966 BY JOSEPH NEEDLE, CE

2 PROPOSED SITE PLAN
 SCALE: 1" = 10'-0"



PLAT OF 166 WENTWORTH STREET IN CHARLESTON, SC
 SURVEYED ACCORDING TO PRESENT LINES OF
 OCCUPATION AND PLATS AND DEEDS OR RECORD. SEE
 PLATS RECORDED IN "W"-25, PAGE 172 AND "Y"-26 PAGE 46,
 APRIL 8, 1966 BY JOSEPH NEEDLE, CE

1 EXISTING SITE PLAN
 SCALE: 1" = 10'-0"

ZONING INFORMATION:

DESIGNATION: STR

SETBACKS:	REQUIRED	EXISTING	PROPOSED
FRONT :	25'-0"	0'	0'
EAST SIDE:	6'-0"	0'	0'
WEST SIDE:	12'-0"	14'-6"	14'-6"
REAR	25'-0"	125'-8"	125'-8"

	REQUIRED	EXISTING	PROPOSED
LOT OCCUPANCY	50%	24.5%	27.8%
EXISTING LOT OCCUPANCY			
LOT SF:	10,227 SF		
BLDG:	2501 SF		
COVERAGE:	2501/10,227 SF = 24.5%		
PROPOSED LOT OCCUPANCY			
LOT SF:	10,227 SF		
BLDG:	2842 SF		
COVERAGE:	2842/10,227 SF = 27.8%		

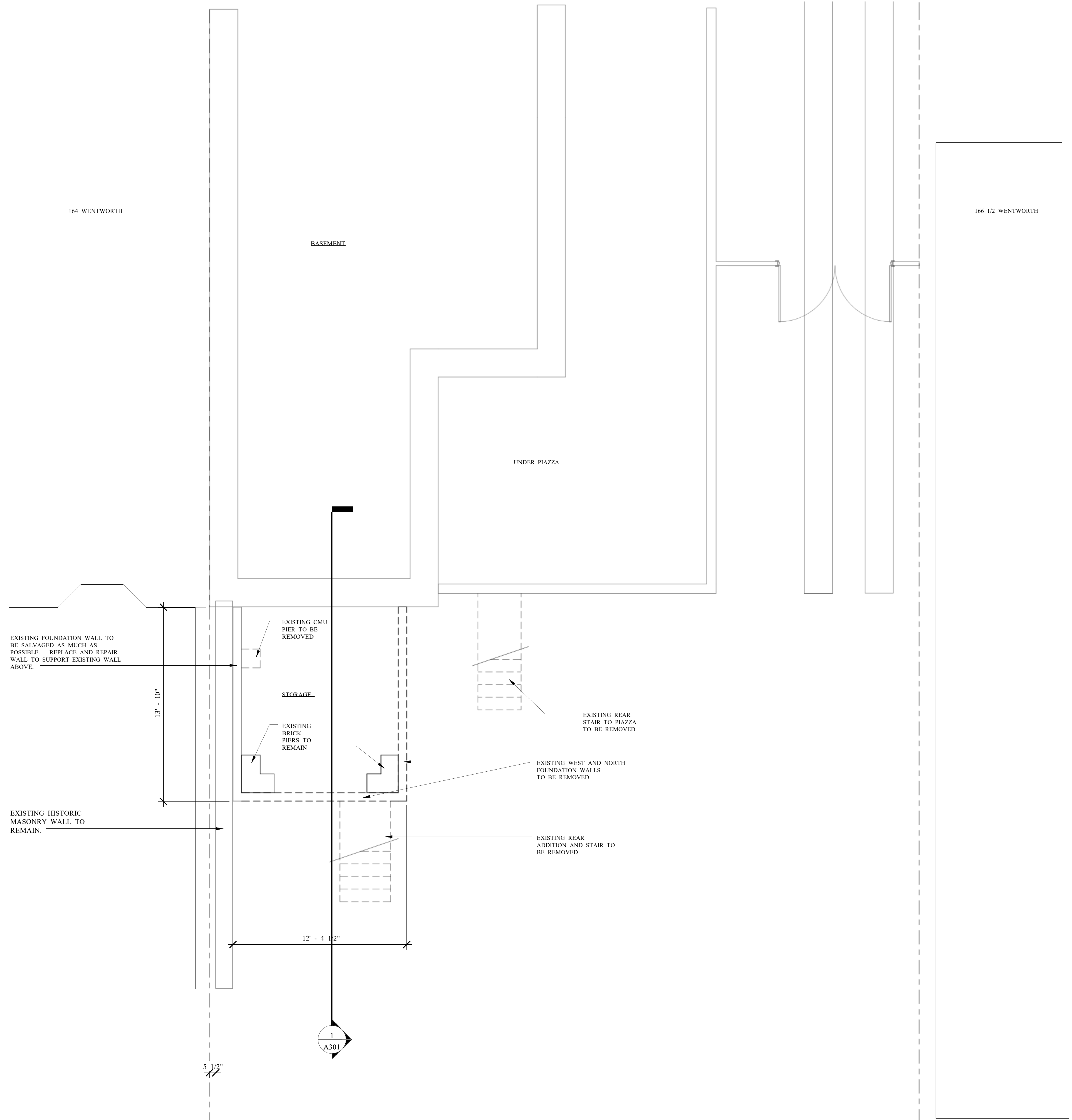
166 WENTWORTH
CHALESTON, SOUTH CAROLINA

EXISTING & PROPOSED SITE
PLANS

No.	REVISIONS	DATE
1	TEST REVISION	11/17/2017

PROJECT NO.:	2019.102
DATE ISSUED:	1.21.20
DRAWN BY:	SCG
CHECKED BY:	Checker

A101



1 EXISTING GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



166 WENTWORTH
CHALESTON, SOUTH CAROLINA

EXISTING GROUND FLOOR
PLAN

NO.	REVISIONS	DATE

PROJECT NO:	2019.102
DATE ISSUED:	1.21.20
DRAWN BY:	SCG
CHECKED BY:	Checker

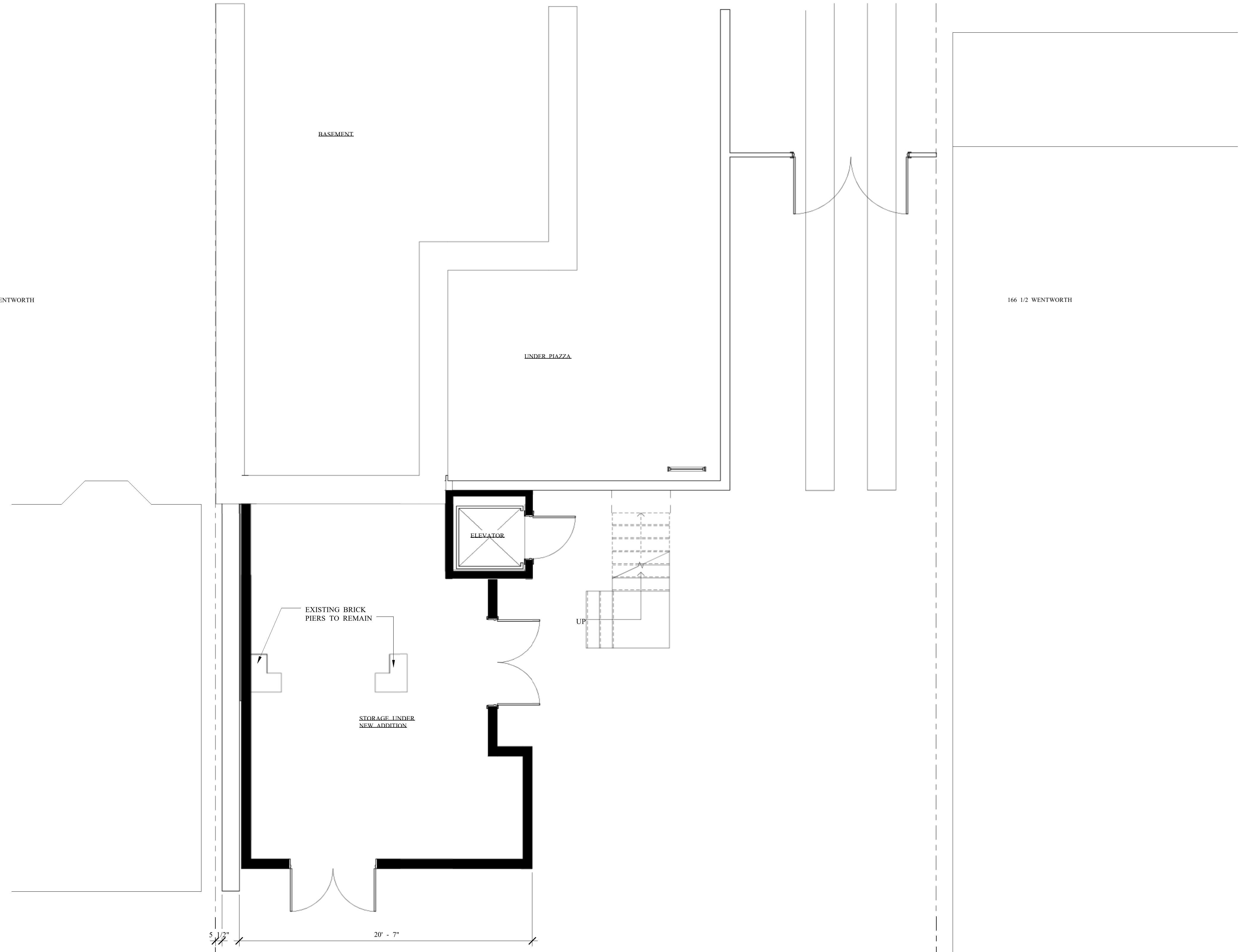
EX110

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CLARK-GLIDEWELL
ARCHITECT

164 WENTWORTH

166 1/2 WENTWORTH



1 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT NO: 2019.102
DATE ISSUED: 1.21.20
DRAWN BY: SCG
CHECKED BY: Checker

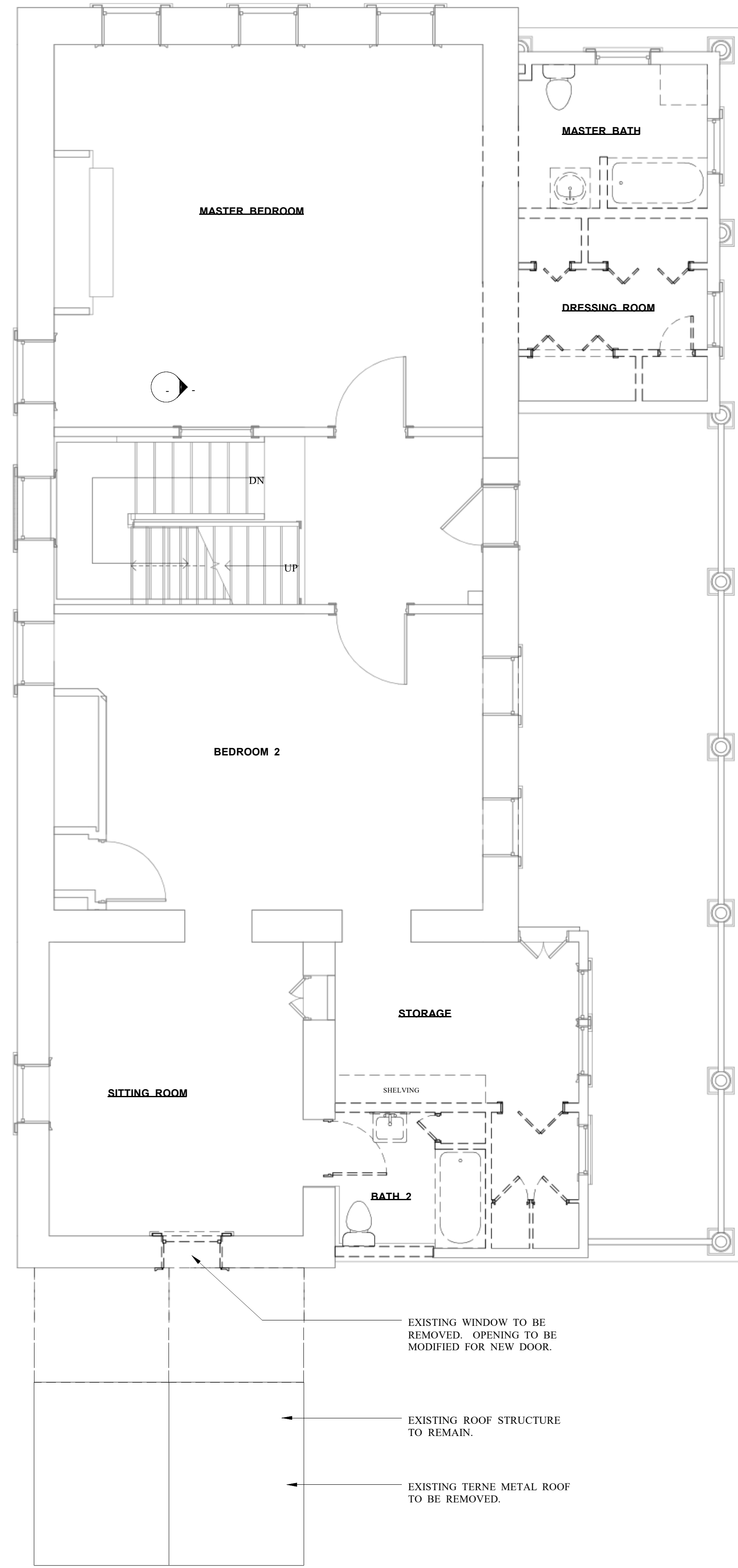
NO REVISIONS DATE

PROPOSED GROUND FLOOR

166 WENTWORTH
CHALESTON, SOUTH CAROLINA

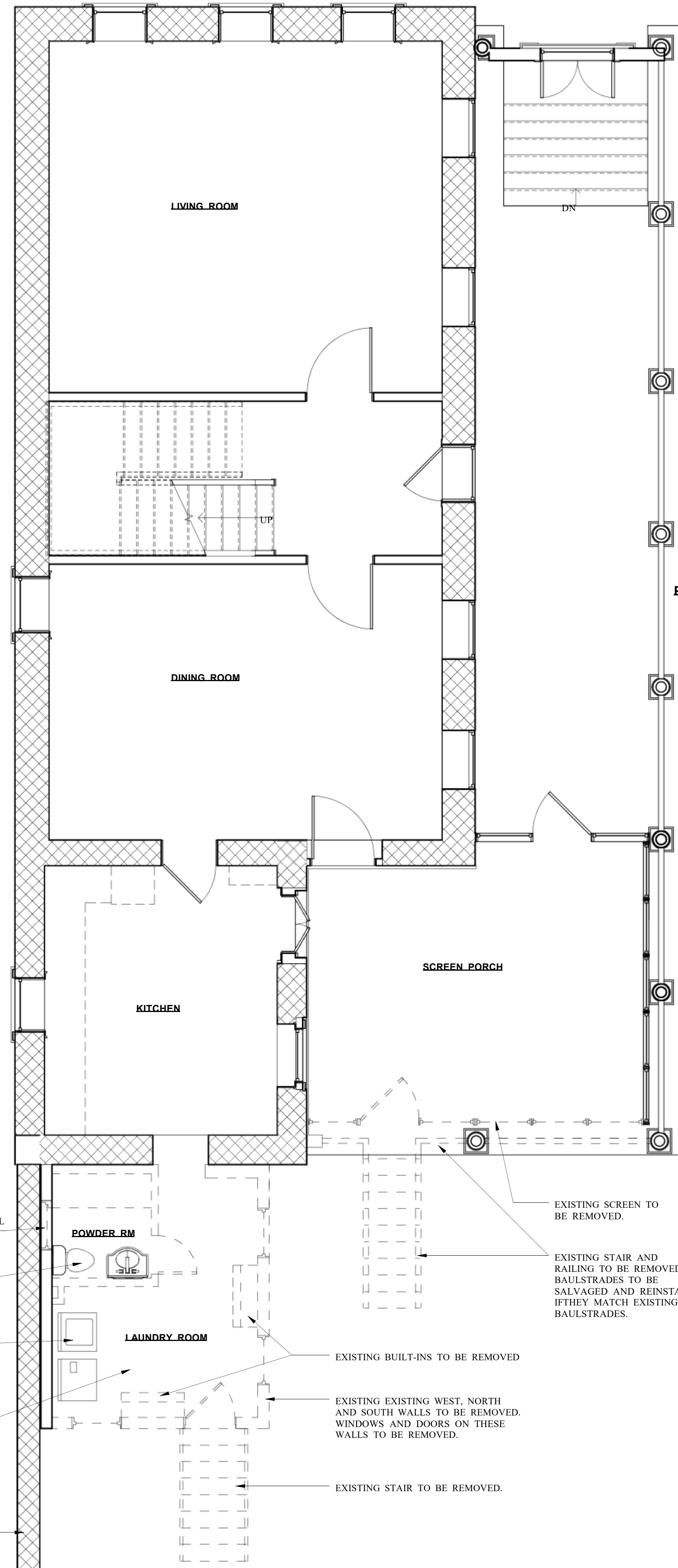


A110



2 SECOND FLOOR EXISTING PLAN
SCALE: 1/4" = 1'-0"

- EXISTING WINDOW TO BE REMOVED. OPENING TO BE MODIFIED FOR NEW DOOR.
- EXISTING ROOF STRUCTURE TO REMAIN.
- EXISTING TERNE METAL ROOF TO BE REMOVED.



1 FIRST FLOOR EXISTING PLAN
SCALE: 1/4" = 1'-0"

- WINDOW AT EAST WALL TO BE REMOVED.
- EXISTING PLUMBING FIXTURES TO BE REMOVED.
- WASHER AND DRYER TO BE REMOVED.
- EXISTING FLOOR STRUCTURE TO REMAIN.
- EXISTING HISTORIC MASONRY WALL TO REMAIN.
- EXISTING SCREEN TO BE REMOVED.
- EXISTING STAIR AND RAILING TO BE REMOVED. BAULTRADES TO BE SALVAGED AND REINSTALLED IF THEY MATCH EXISTING BAULTRADES.
- EXISTING BUILT-INS TO BE REMOVED.
- EXISTING WEST, NORTH AND SOUTH WALLS TO BE REMOVED. WINDOWS AND DOORS ON THESE WALLS TO BE REMOVED.
- EXISTING STAIR TO BE REMOVED.



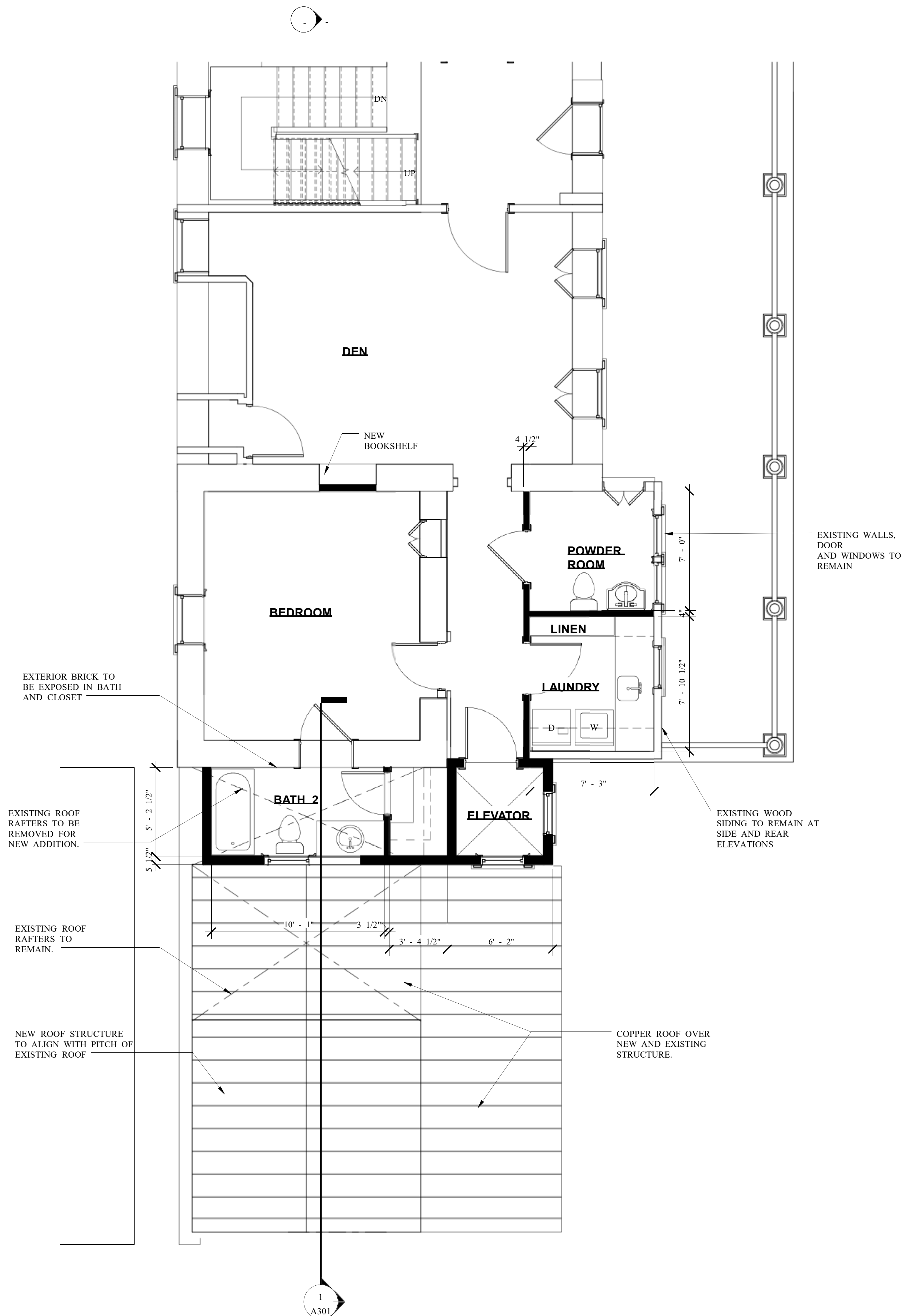
166 WENTWORTH
CHALESTON, SOUTH CAROLINA

EXISTING FIRST, SECOND FLOOR PLANS

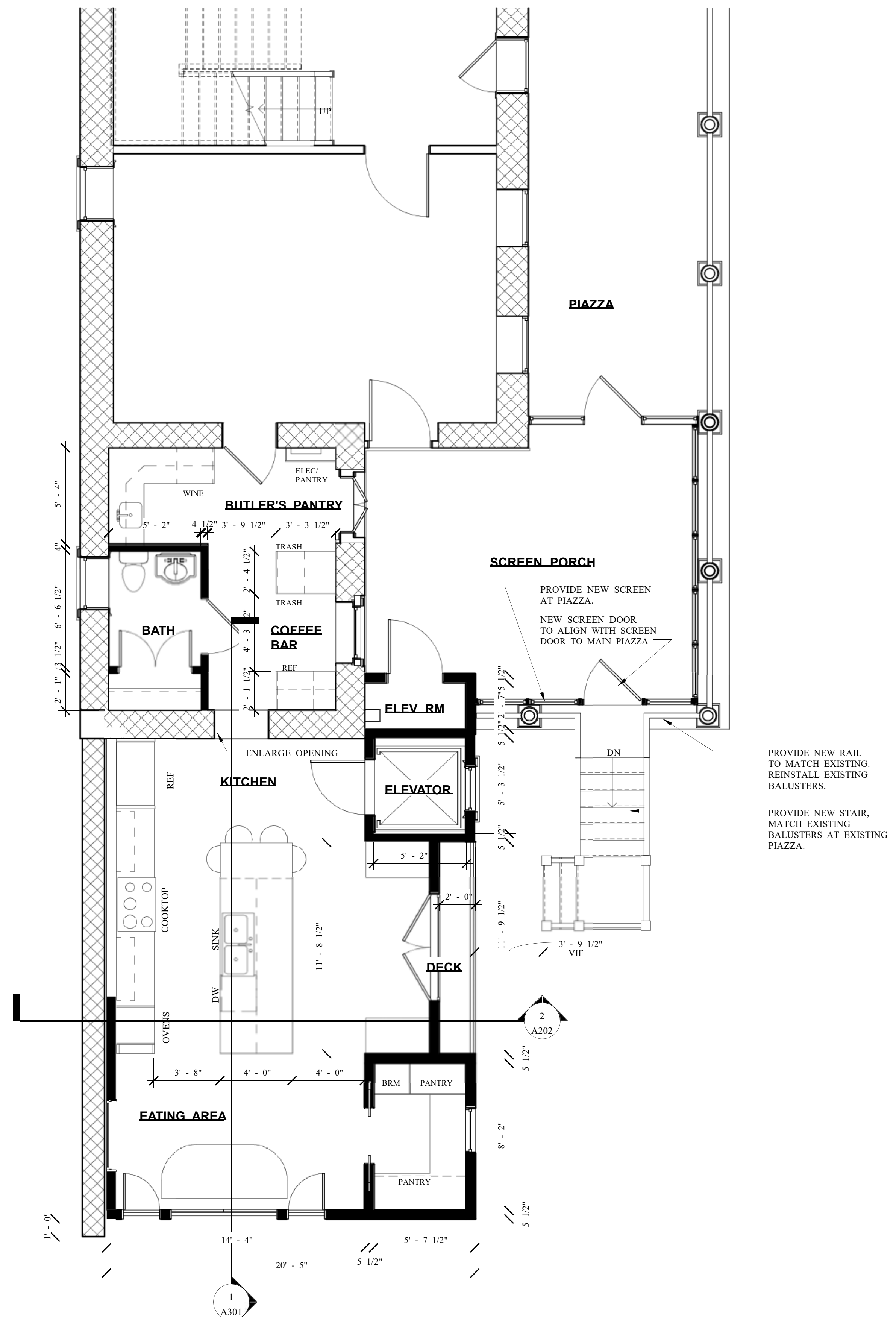
NO REVISIONS DATE

PROJECT NO:	2019.102
DATE ISSUED:	1.21.20
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EX111



3 SECOND FLOOR PROPOSED PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PROPOSED PLAN
SCALE: 1/4" = 1'-0"



166 WENTWORTH
CHALESTON, SOUTH CAROLINA

PROPOSED FIRST AND SECOND FLOOR PLANS
OPTION 9

NO. REVISIONS DATE

PROJECT NO.: 2019.102
DATE ISSUED: 1.21.20
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A111



1 EXISTING WEST ELEVATION
SCALE: AS SHOWN



166 WENTWORTH
CHALESTON, SOUTH CAROLINA

EXISTING WEST ELEVATION

REVISIONS DATE

PROJECT NO.:	2019.102
DATE ISSUED:	1.21.20
DRAWN BY:	Author
CHECKED BY:	Checker

PRELIMINARY PLAN REVIEW

EX201



1 | **PROPOSED WEST ELEVATION**
SCALE: 1/4" = 1'-0"



166 WENTWORTH
CHALESTON, SOUTH CAROLINA

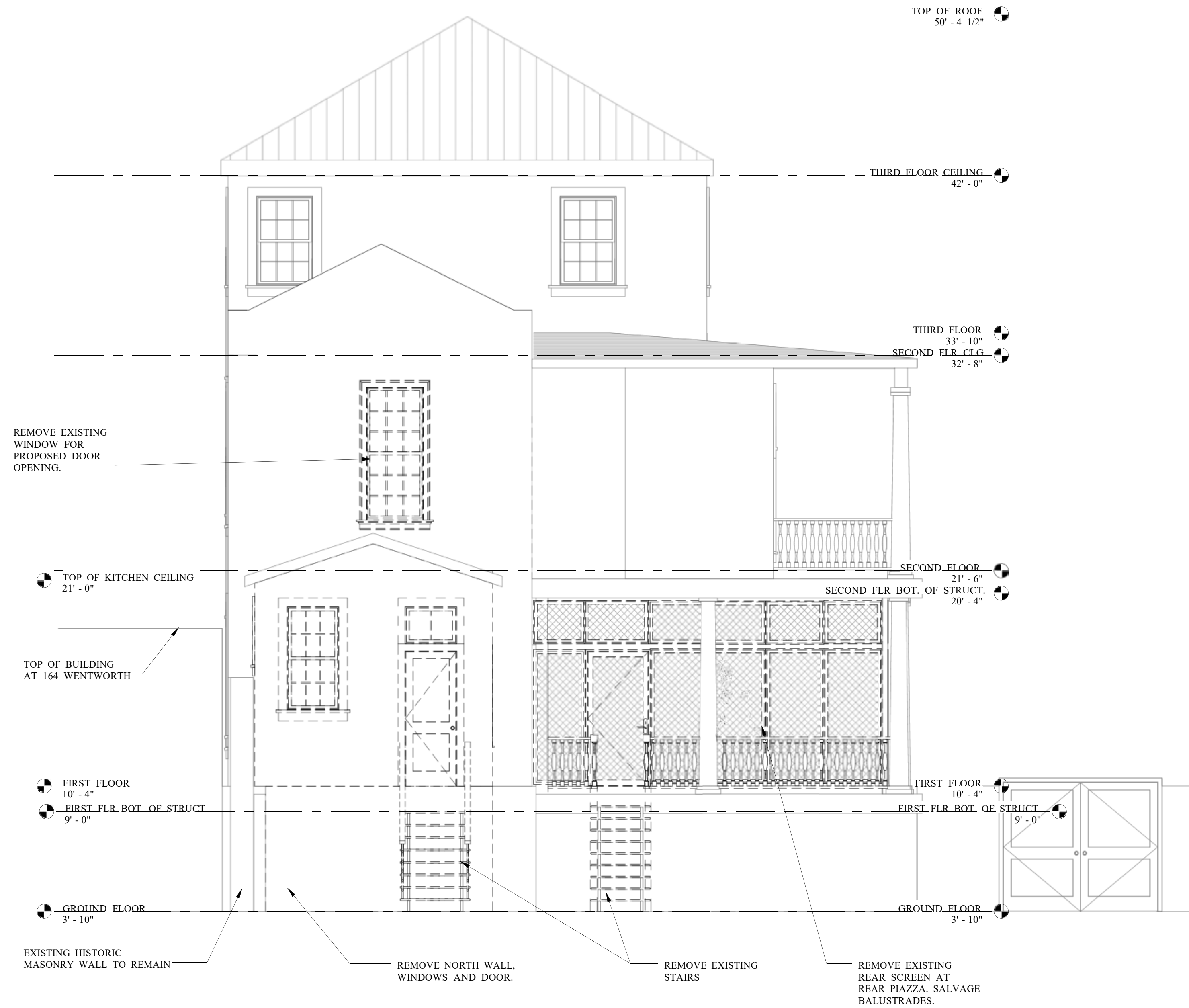
PROPOSED WEST ELEVATION

NO. REVISIONS DATE

NO.	REVISIONS	DATE

PROJECT NO.: 2019.102
DATE ISSUED: 1.21.20
DRAWN BY: SCG
CHECKED BY: Checker

A201



1 | **EXISTING REAR ELEVATION**
SCALE: 1/4" = 1'-0"

PRELIMINARY PLAN REVIEW



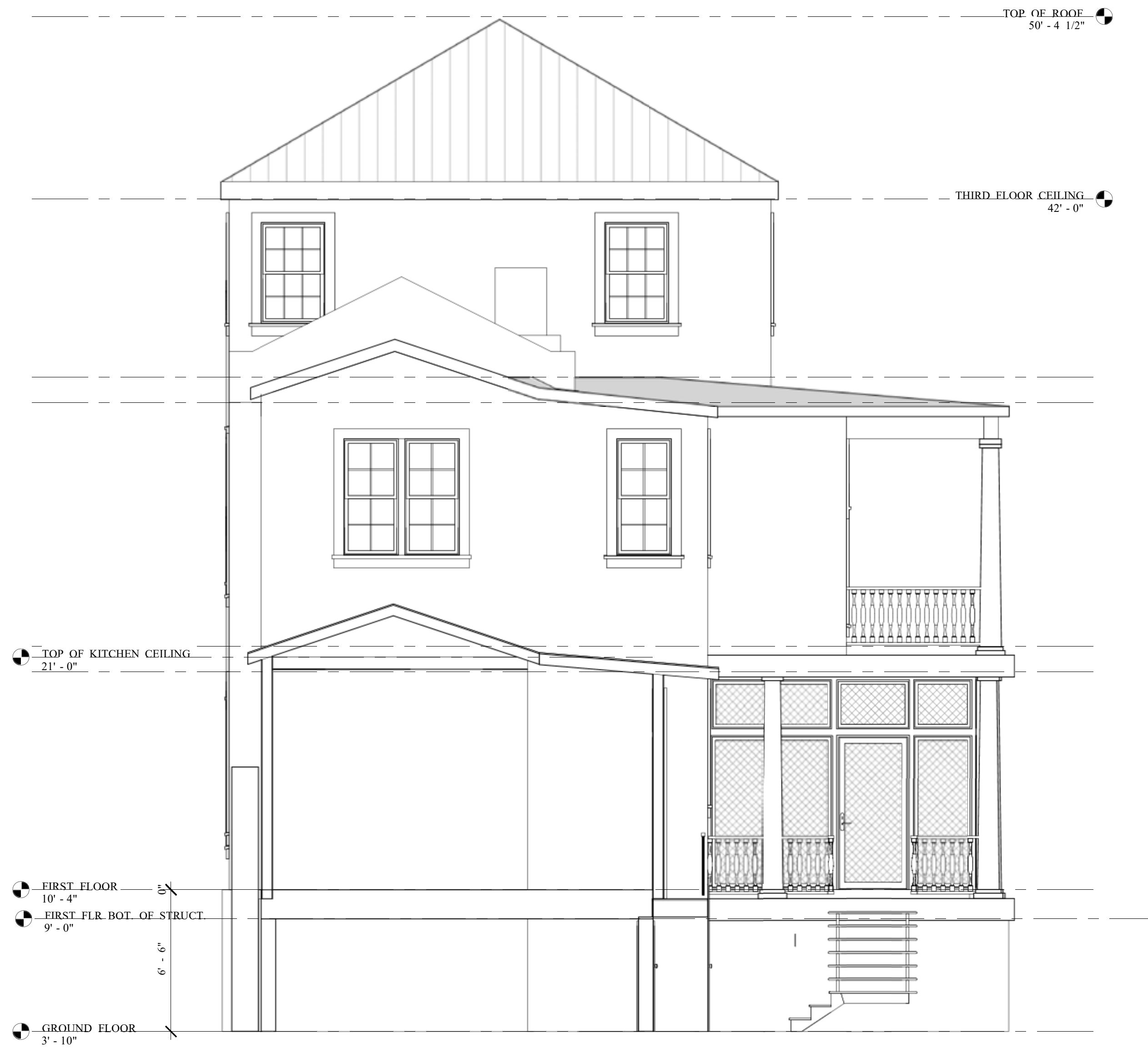
166 WENTWORTH
CHALESTON, SOUTH CAROLINA

EXISTING REAR ELEVATIONS

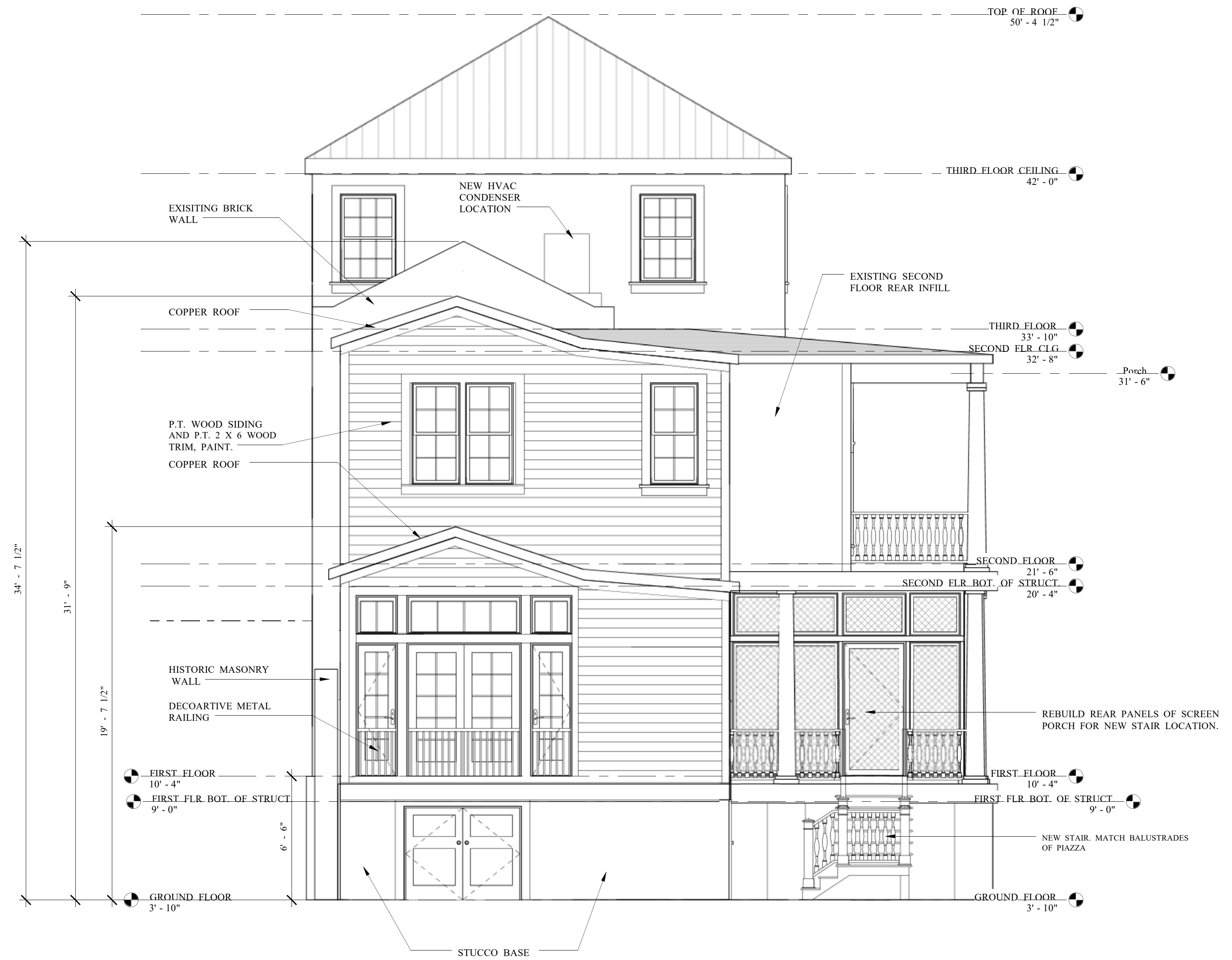
NO.	REVISIONS	DATE

PROJECT NO:	2019.102
DATE ISSUED:	1.21.20
DRAWN BY:	SCG
CHECKED BY:	Checker

EX202



2 CROSS SECTION THRU PROPOSED ADDITION
SCALE: 1/4" = 1'-0"



1 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



166 WENTWORTH
CHALESTON, SOUTH CAROLINA

PROPOSED REAR ELEVATION

NO. REVISIONS DATE

PROJECT NO.: 2019.102	DATE ISSUED: 1.21.20
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CHALESTON, SOUTH CAROLINA

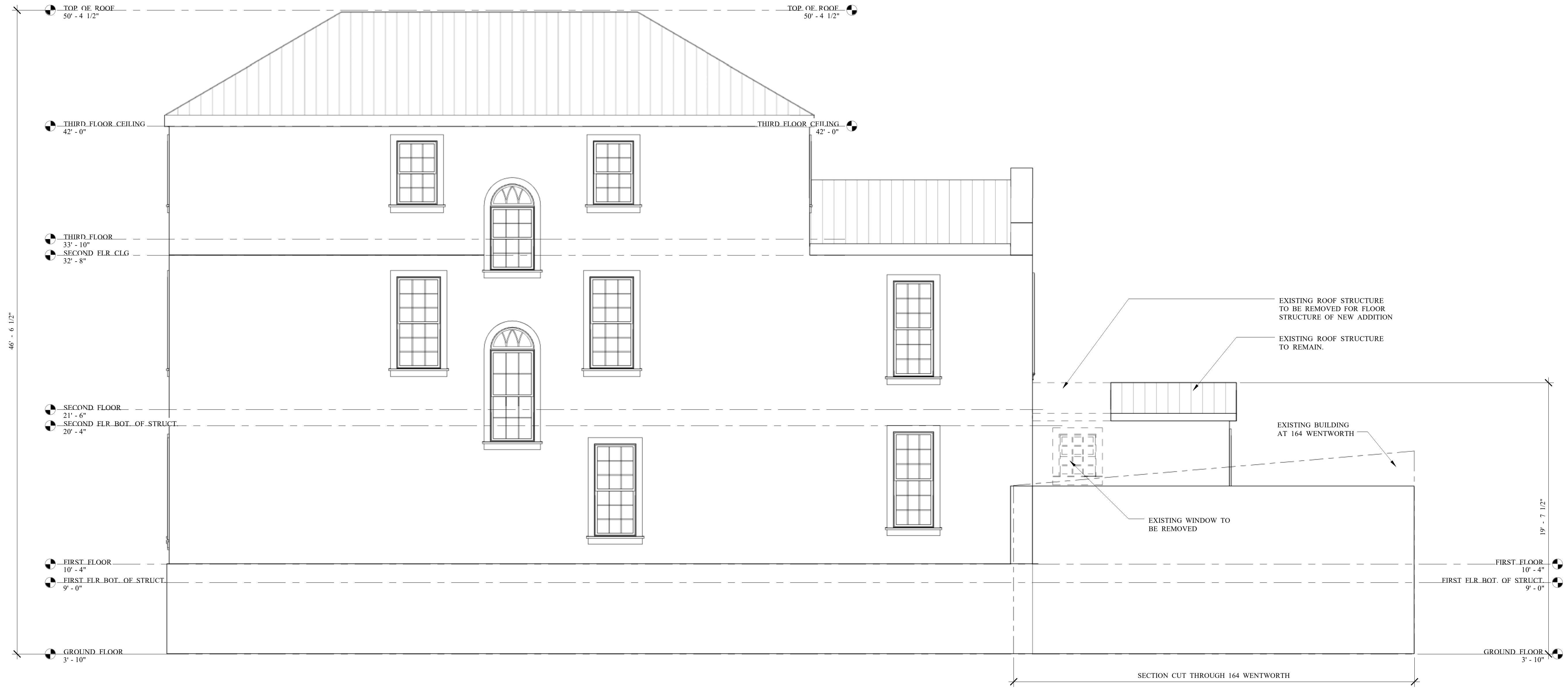
EXISTING EAST ELEVATIONS

REVISIONS DATE

No.	REVISIONS	DATE

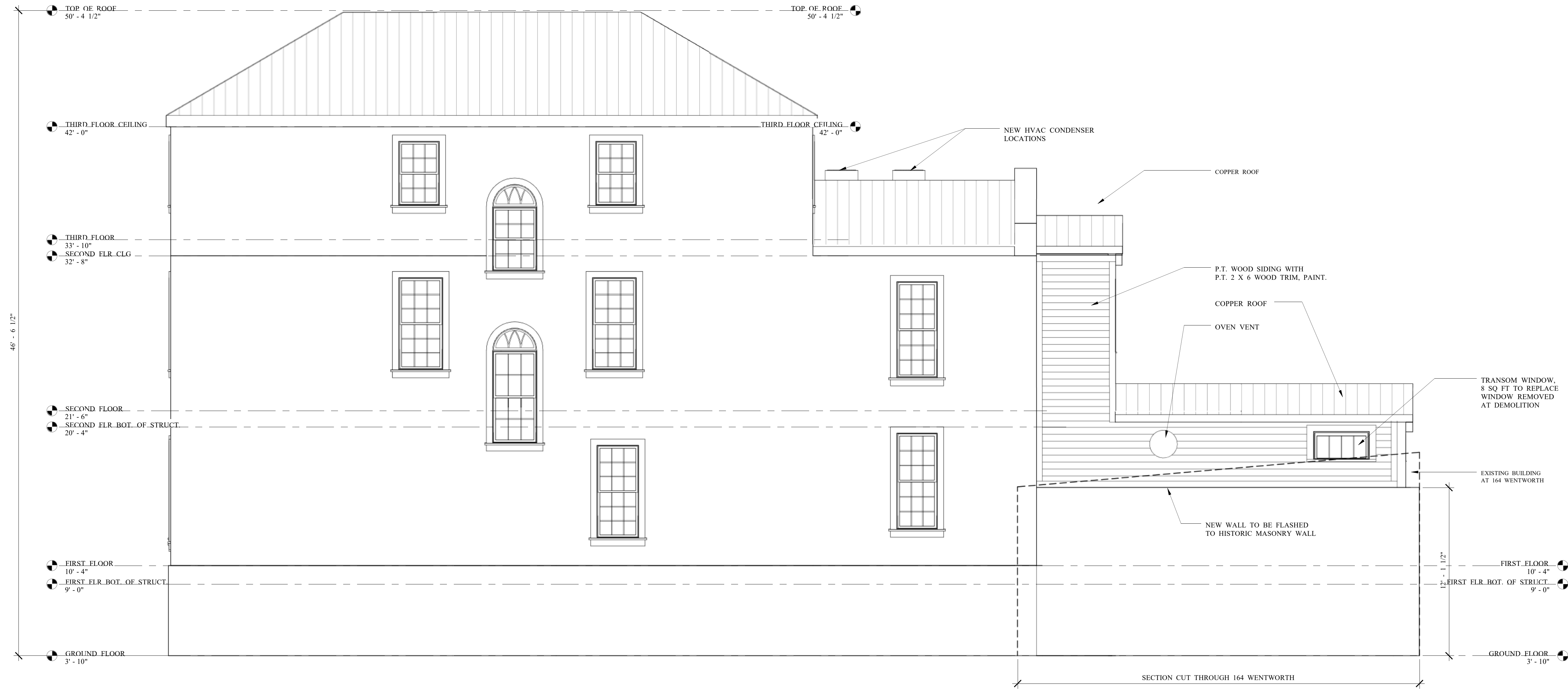
PROJECT NO.: 2019.102
DATE ISSUED: 1.21.20
DRAWN BY: SCG
CHECKED BY: Checker

EX203



1 | EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY PLAN REVIEW



1 | **PROPOSED EAST ELEVATION**
SCALE: 1/4" = 1'-0"



166 WENTWORTH
CHALESTON, SOUTH CAROLINA

PROPOSED EAST ELEVATION

NO. REVISIONS DATE

PROJECT NO.: 2019.102	DATE ISSUED: 1.21.20
DRAWN BY: SCG	CHECKED BY: Checker

A203

Project Phase

BAR CONCEPTUAL: 02-18-2020



JASMINE HOUSE INN - ELEVATOR ADDITION

64 HASELL ST, CHARLESTON, SC 29401

Architect:

Goff•D'Antonio Associates

34 Radcliffe Street
 Charleston, SC 29403
 fax 843.577.9754
 ph 843.577.2163
 www.goffdantonio.com

INDEX OF DRAWINGS

- BAR COVER
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- A02 THIRD FLOOR PLAN
- A03 ELEVATIONS
- A04 ELEVATIONS
- A05 STREETScape & SURROUNDING PHOTOS
- A06 EXISTING PHOTOS
- A07

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**JASMINE HOUSE INN -
 ELEVATOR ADDITION**

64 HASELL ST, CHARLESTON, SC 29401

REV.	DESCRIPTION	DATE

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

SHEET TITLE
COVER

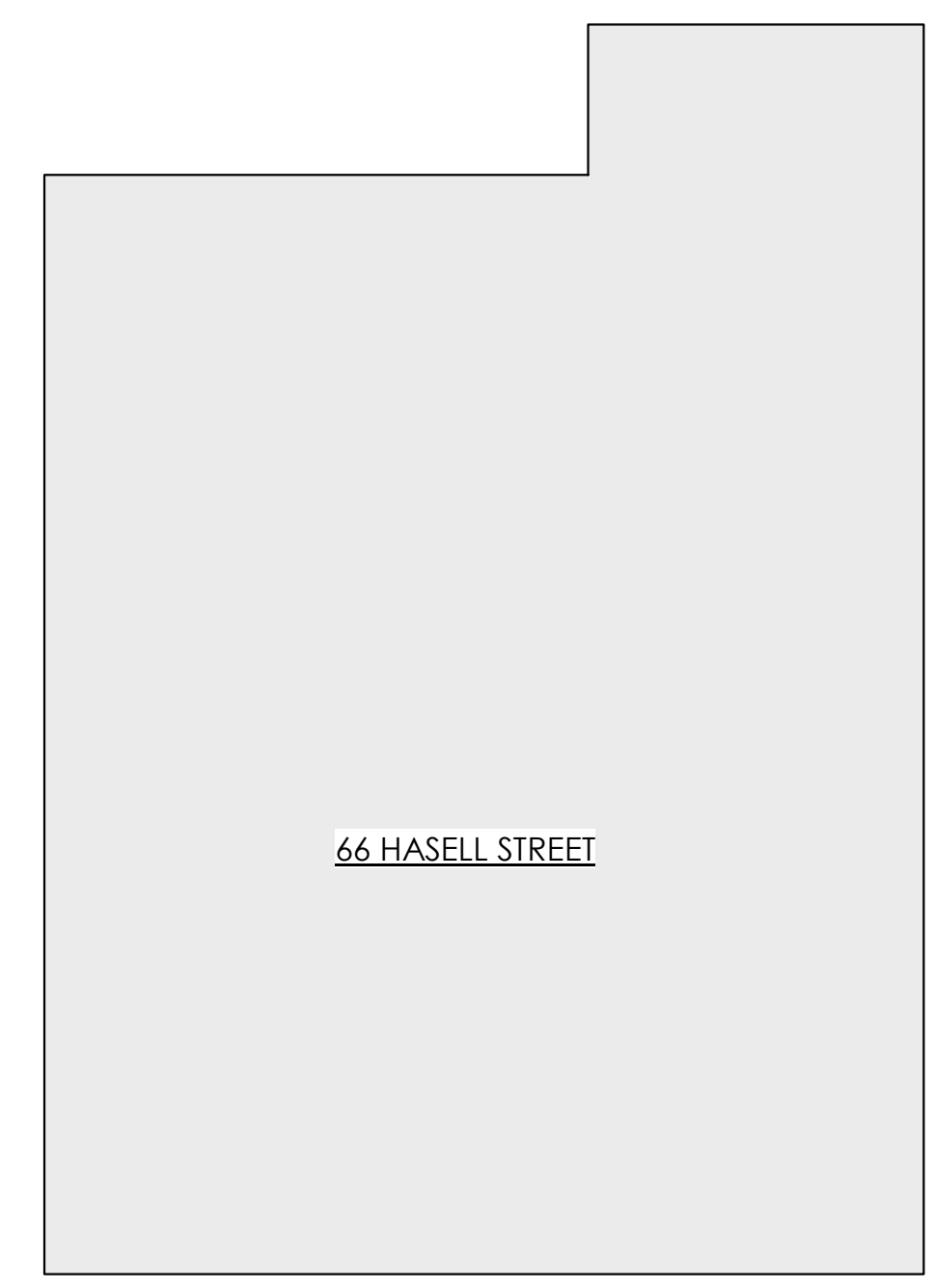
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PROJ. NUMBER: 18029.00	ISSUE DATE: FEBRUARY 18, 2020

DRAWING

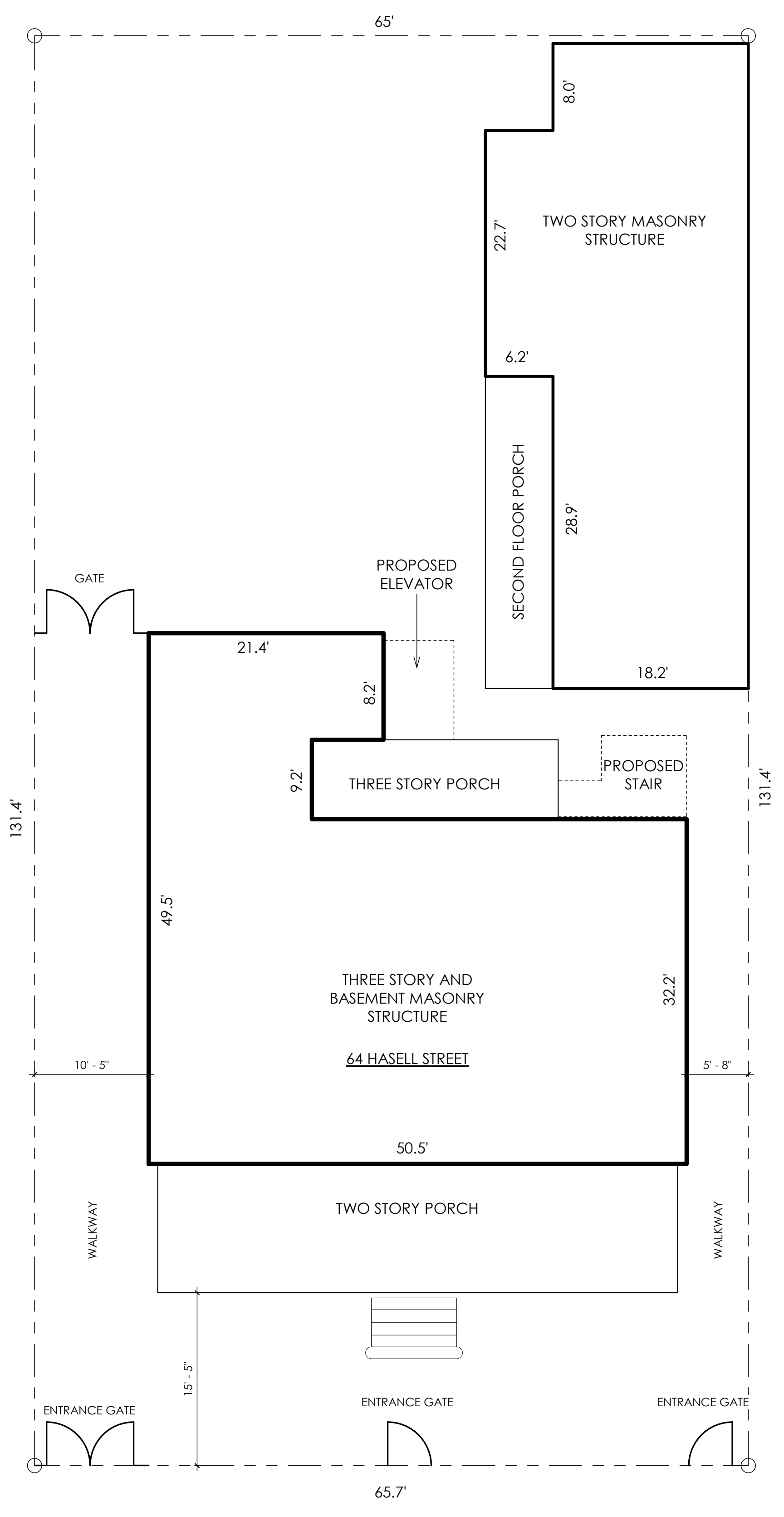
A00



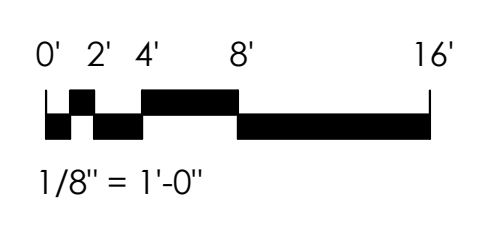
A06



1 BAR - SITE PLAN
SCALE: 1/8" = 1'-0"



60 HASSELL STREET



REV.	DESCRIPTION	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET TITLE
SITE PLAN

DRAWN BY:
YM/CB

PROJ. COOR.:
Checker

PROJECT NUMBER: 18029.00

ISSUE DATE: FEBRUARY 18, 2020

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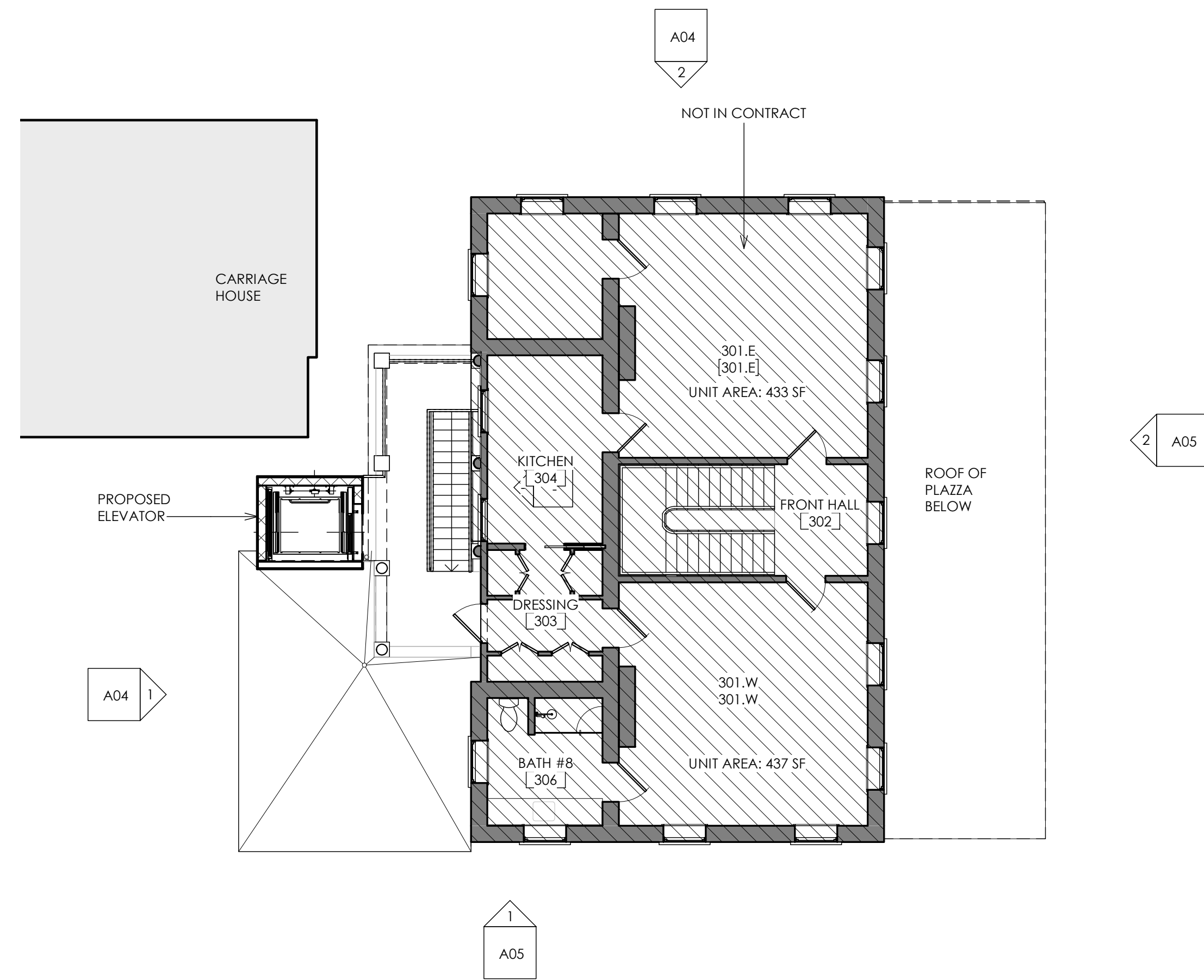
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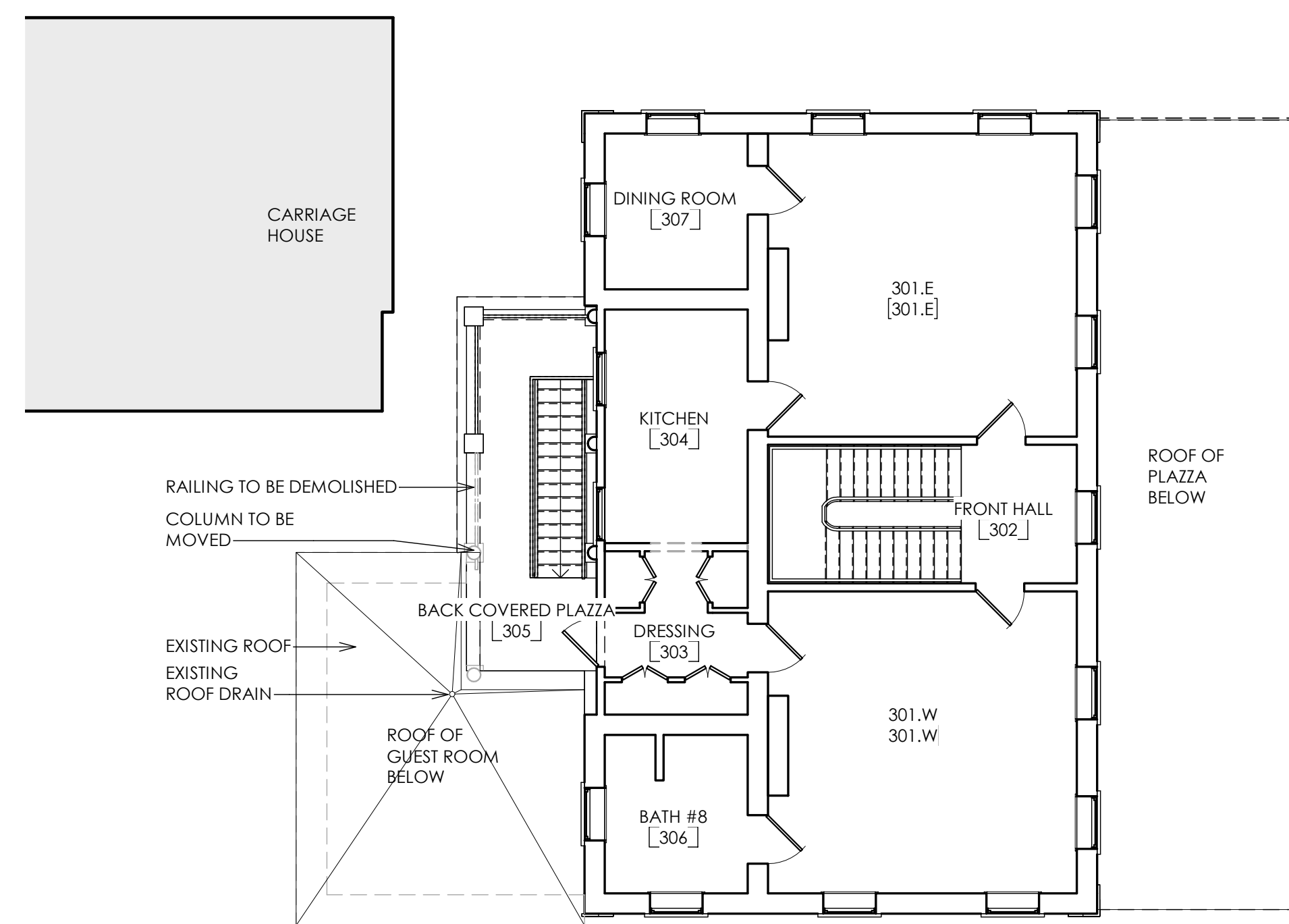
**JASMINE HOUSE INN -
ELEVATOR ADDITION**

64 HASSELL ST, CHARLESTON, SC 29401

A01



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



2 BAR - THIRD FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"

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JASMINE HOUSE INN -
ELEVATOR ADDITION

64 HASELL ST, CHARLESTON, SC 29401

REV.	DESCRIPTION	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION

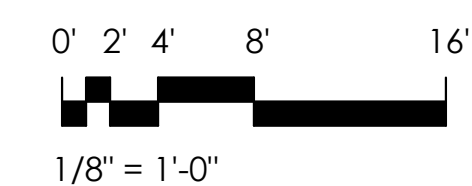
SHEET TITLE
THIRD FLOOR PLAN

DRAWN BY: YM/CB
PROJ. COOR.: TG

PROJECT NUMBER: 18029.00

ISSUE DATE: FEBRUARY 18, 2020

DRAWING

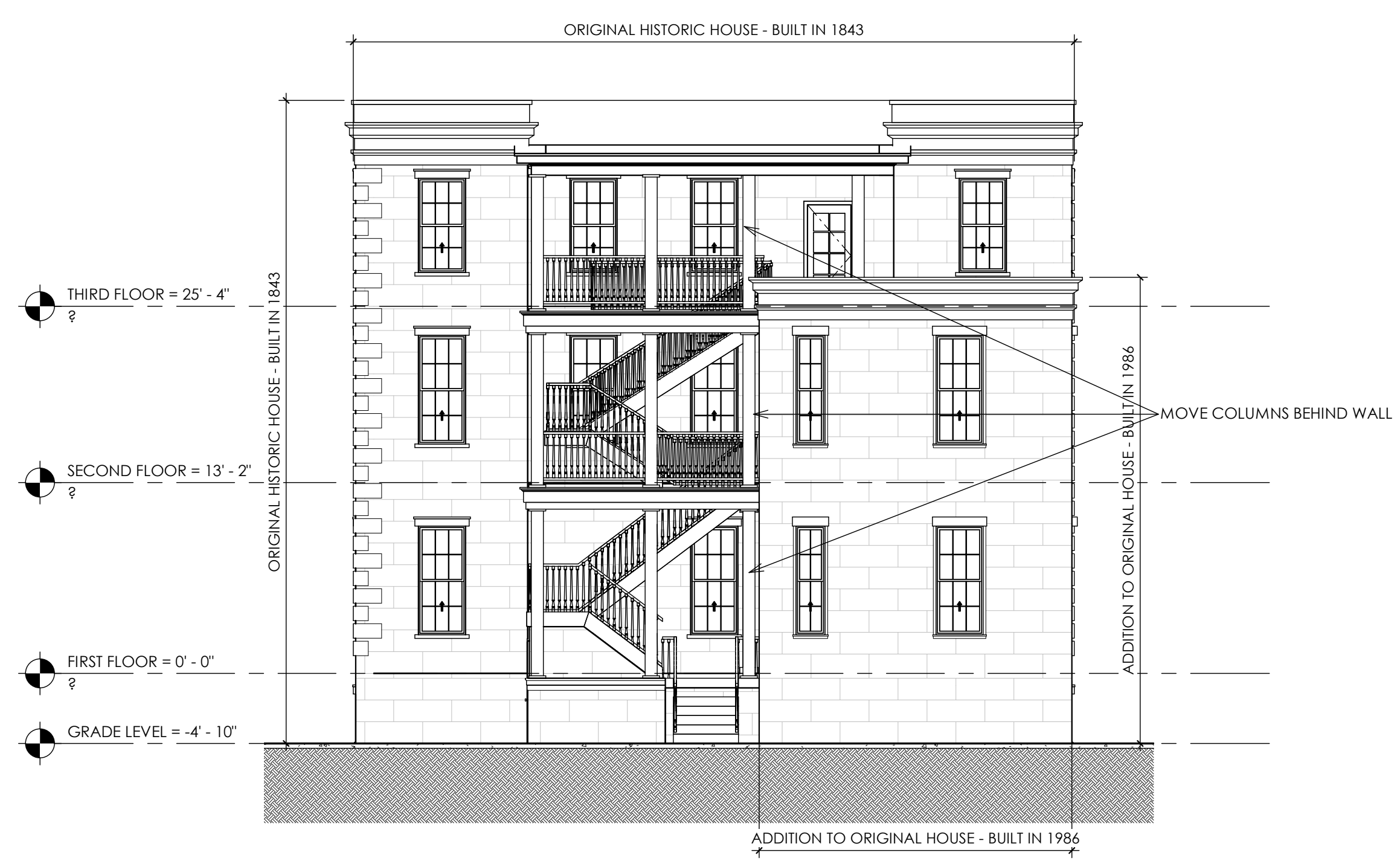


A03



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

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



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

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

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ELEVATOR ADDITION
64 HASELL ST, CHARLESTON, SC 29401

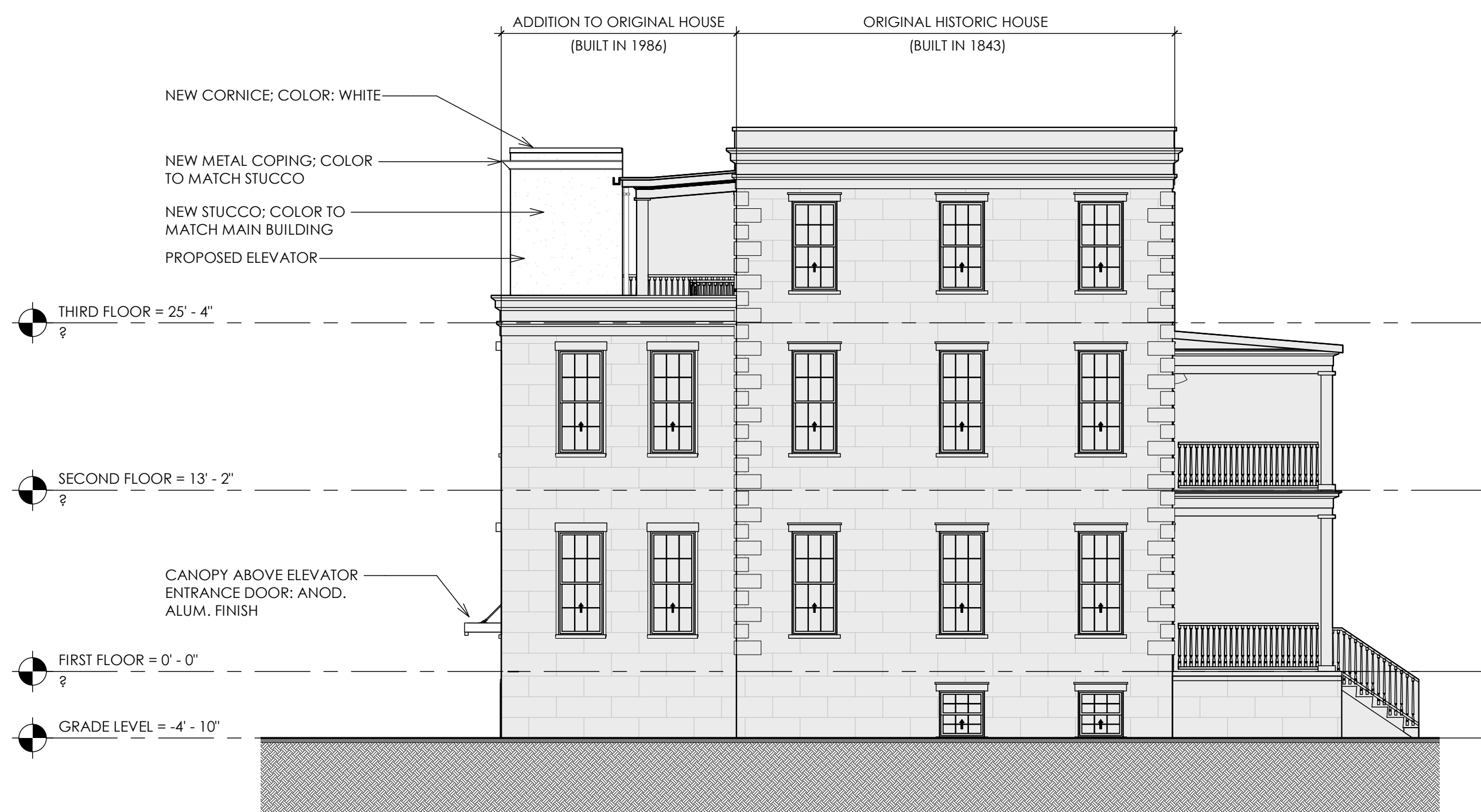
REV.	DESCRIPTION	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
ELEVATIONS

DRAWN BY: YM/CB
PROJ. COOR.: TG
PROJECT NUMBER: 18029.00
ISSUE DATE: FEBRUARY 18, 2020
DRAWING:

A04



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

NOTE:
SOUTH ELEVATION REMAINS UNCHANGED



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



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

NOTE:
SOUTH ELEVATION REMAINS UNCHANGED



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

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JASMINE HOUSE INN -
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REV.	DESCRIPTION	DATE

PRELIMINARY
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SHEET TITLE
ELEVATIONS

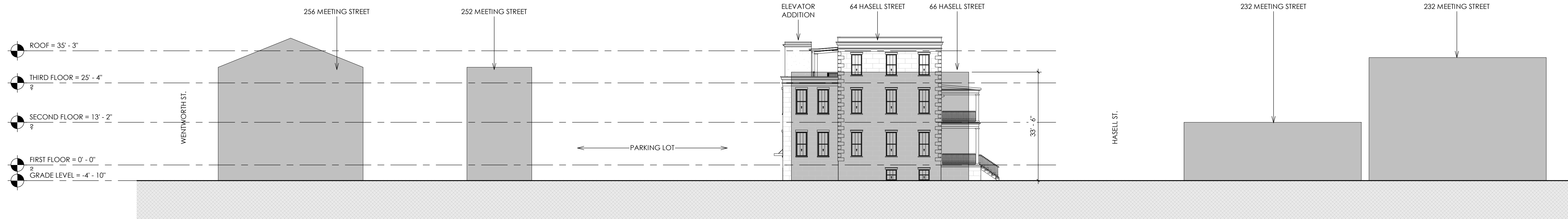
DRAWN BY: PROJ. COOR.:
YM/CB TG

PROJECT NUMBER: 18029.00

ISSUE DATE: FEBRUARY 18, 2020

DRAWING

A05



1 WEST STREETScape - VIEW FROM MEETING STREET
SCALE: 1/16" = 1'-0"

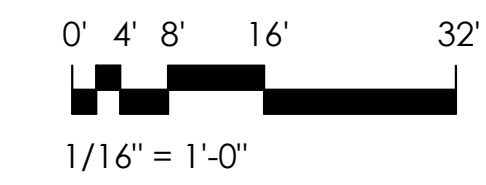


PHOTO 1: EXISTING VIEW OF PARAPET FROM CORNER OF MEETING HASALL STREETS (WEST ELEVATION)



PHOTO 2: EXISTING VIEW OF HOUSE/PORCH FROM WENTWORTH STREET (NORTH ELEVATION)



PHOTO 3: EXISTING VIEW OF HOUSE/PORCH FROM WENTWORTH STREET



PHOTO 4: EXISTING VIEW OF WEST ELEVATION FROM HASELL STREET



PHOTO 5: EXISTING VIEW OF SOUTH ELEVATION FROM HASELL STREET



PHOTO 6: EXISTING VIEW OF SOUTH ELEVATION FROM HASELL STREET

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**JASMINE HOUSE INN -
ELEVATOR ADDITION**
64 HASELL ST, CHARLESTON, SC 29401

REV.	DESCRIPTION	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET TITLE STREETSCAPE & SURROUNDING PHOTOS	
DRAWN BY: YM/CB	PROJ. COOR.: TG
PROJECT NUMBER: 18029.00	
ISSUE DATE: FEBRUARY 18, 2020	
DRAWING	

A06



PHOTO 7: EXISTING VIEW OF PORCH/STAIRS FROM REAR PATIO



PHOTO 8: EXISTING VIEW OF STAIRS FROM FIRST FLOOR PORCH



PHOTO 9: EXISTING VIEW OF PORCH/STAIRS FROM REAR PATIO



PHOTO 10: EXISTING VIEW OF PORCH AT REAR FROM CARRIAGE HOUSE



PHOTO 11: EXISTING VIEW OF PORCH AT REAR FROM CARRIAGE HOUSE



PHOTO 12 - EXISTING VIEW OF PORCH AT REAR FROM CARRIAGE HOUSE

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**JASMINE HOUSE INN -
ELEVATOR ADDITION**

64 HASELL ST, CHARLESTON, SC 29401

REV.	DESCRIPTION	DATE

**PRELIMINARY
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CONSTRUCTION**

SHEET TITLE
EXISTING PHOTOS

DRAWN BY: YM/CB
PROJ. COOR.: TG
PROJECT NUMBER: 18029.00
ISSUE DATE: FEBRUARY 18, 2020

DRAWING
A07

Agenda Item #6

84 SPRING STREET
TMS # 460-08-03-178

Request conceptual approval for renovations to existing structure including removal of a non-historic, one-story addition.

Category 4/ (Cannonborough | Elliottborough) / c. 1895
Old City District

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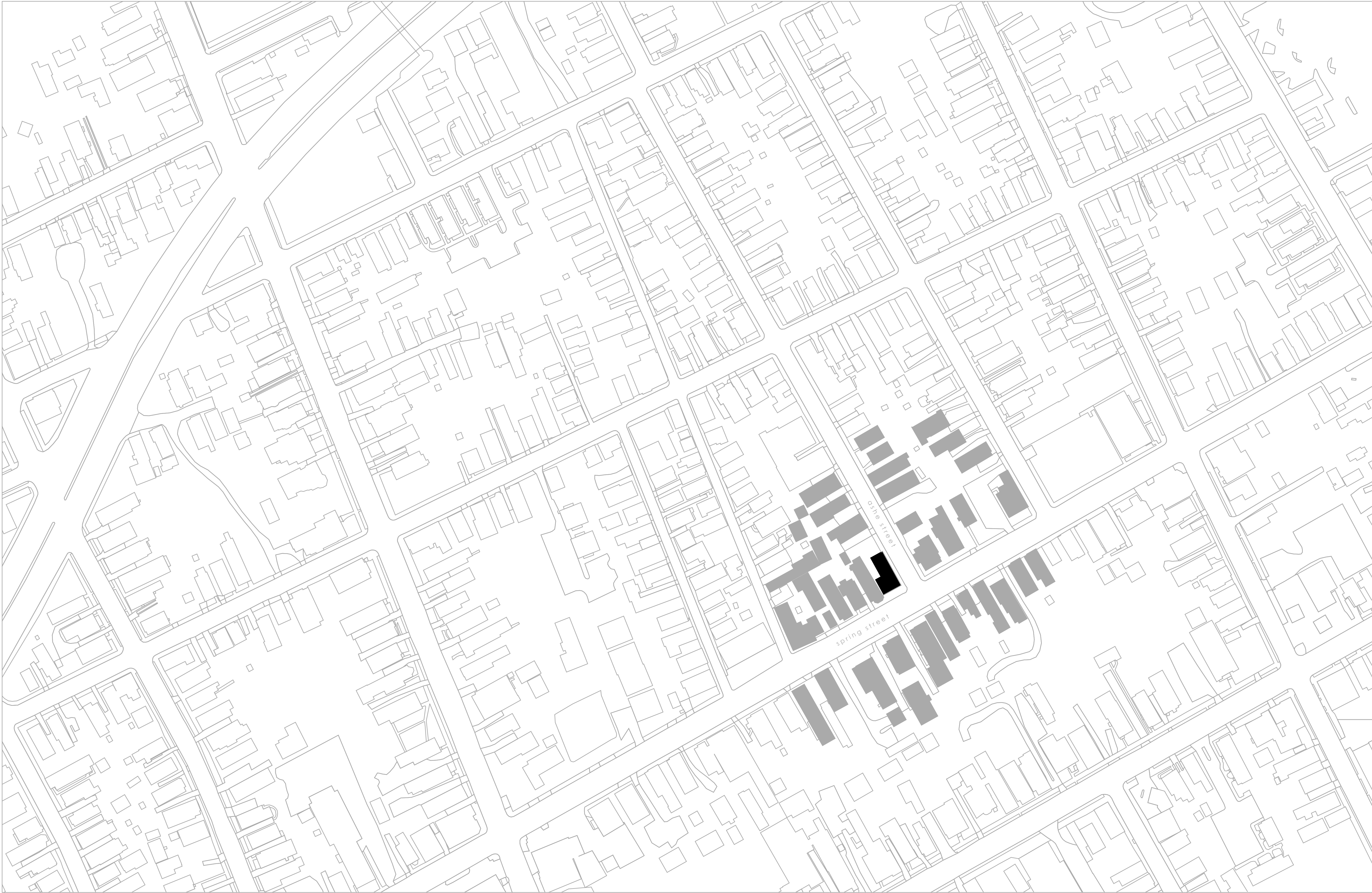
538 KING STREET
CHARLESTON, S.C.
29403
843-577-7030 phone
843-577-8060 fax

renovations
84 SPRING STREET
CHARLESTON, SC
CONCEPTUAL BAR

DESIGNED
okj
DRAWN
okj
CHECKED
okj

DATE
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REVISIONS

SHEET
COVER



location map - NTS



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 KLUTTZ
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 AJ ARCHITECTS
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renovations
 84 SPRING STREET
 CHARLESTON, SC
 CONCEPTUAL BAR

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DATE
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SHEET
 PHOTO 1



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SHEET
 PHOTO 2

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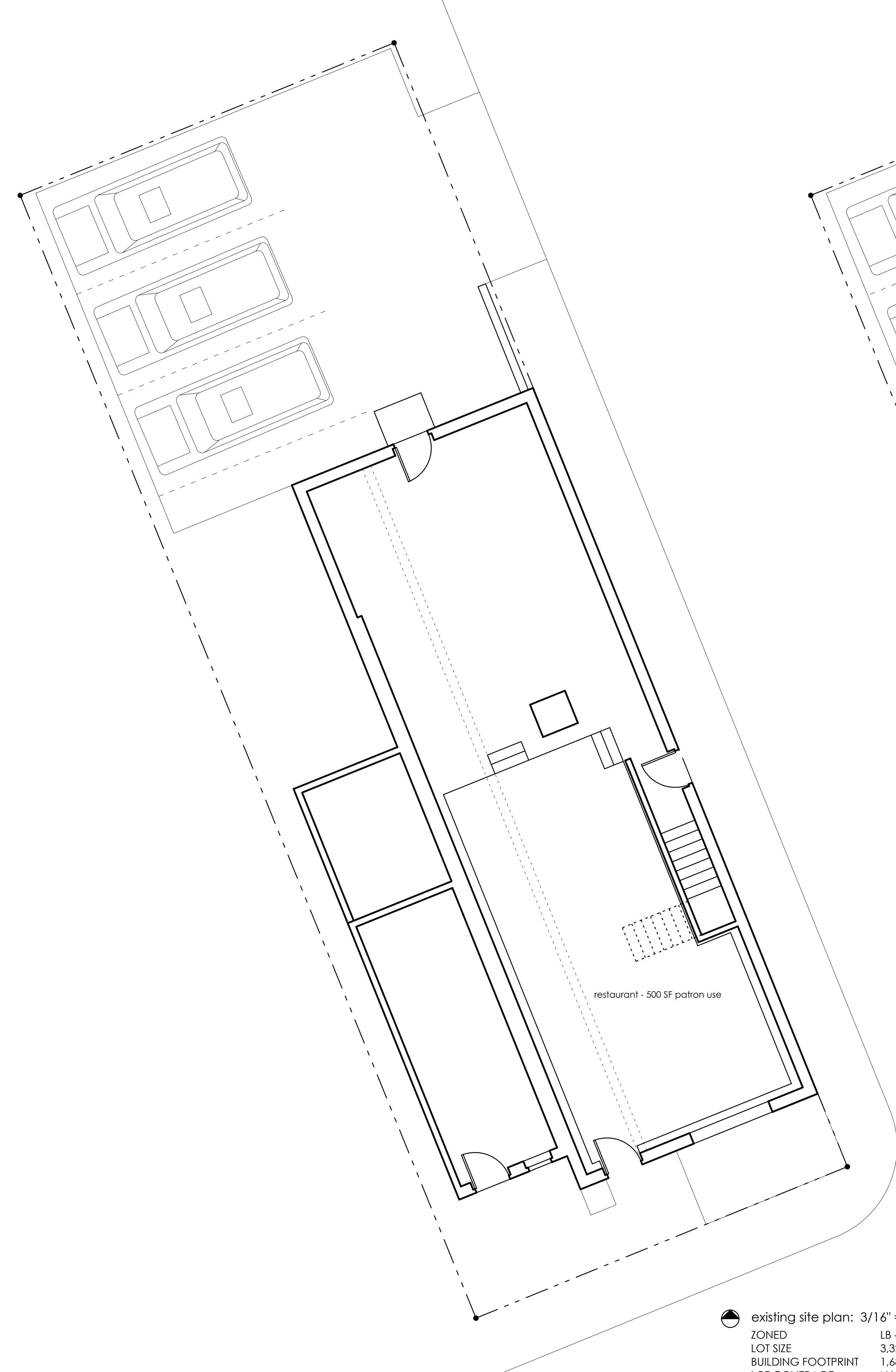
aj architects

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 ASHLEY KLUTTZ JENNINGS
 Charleston, SC 05303
 REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
 AJ ARCHITECTS LLC
 Charleston, SC B97003
 REGISTERED ARCHITECT

538 KING STREET
 CHARLESTON, S.C.
 29403

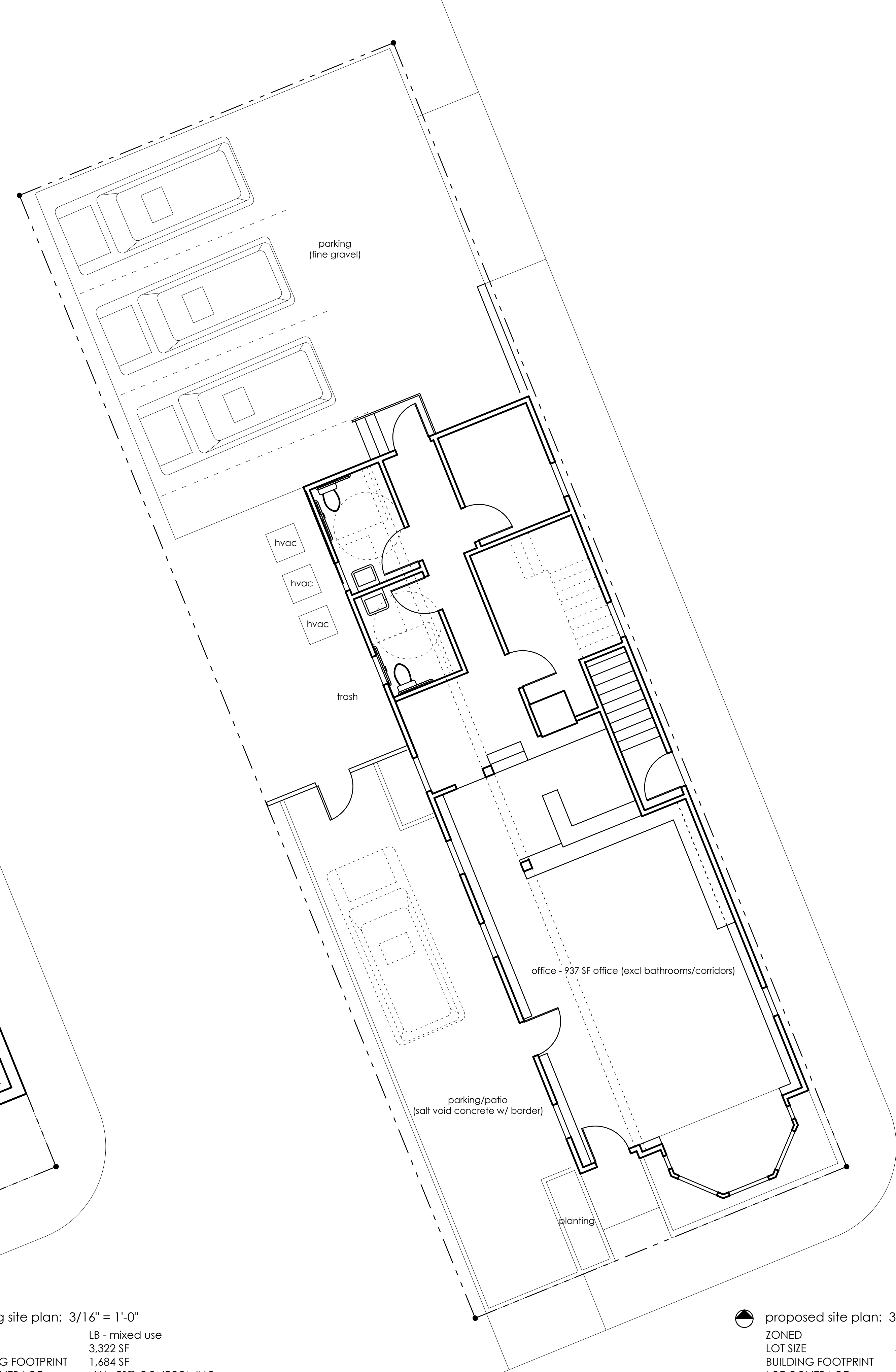
843-577-7030 phone
 843-577-8060 fax



existing site plan: 3/16" = 1'-0"

ZONED	LB - mixed use
LOT SIZE	3,322 SF
BUILDING FOOTPRINT	1,684 SF
LOT COVERAGE	N/A, 50% CONFORMING
EXISTING USE	2 Units: first floor restaurant, second floor residential
SETBACKS	front - N/R, 6'-6" CONFORMING rear - N/R, 30'-7" CONFORMING sw side - N/R, 2'-5" CONFORMING ne side - N/R, 0'-0" CONFORMING

PARKING 3 spaces provided, 7 required NON-CONFORMING



proposed site plan: 3/16" = 1'-0"

ZONED	LB - mixed use
LOT SIZE	3,322 SF
BUILDING FOOTPRINT	1,428 SF
LOT COVERAGE	N/A, 43% CONFORMING
EXISTING USE	2 Units: first floor office, second floor residential
SETBACKS	front - N/R, 1'-6" CONFORMING rear - N/R, 30'-7" CONFORMING sw side - N/R, 7'-10" CONFORMING ne side - N/R, 0'-0" CONFORMING

PARKING 3 spaces provided, 7 required NON-CONFORMING

renovations
 84 SPRING STREET
 CHARLESTON, SC

CONCEPTUAL BAR

DESIGNED
 akj

DRAWN
 akj

CHECKED
 akj

DATE
 2-15-2020

REVISIONS

SHEET

A1.1

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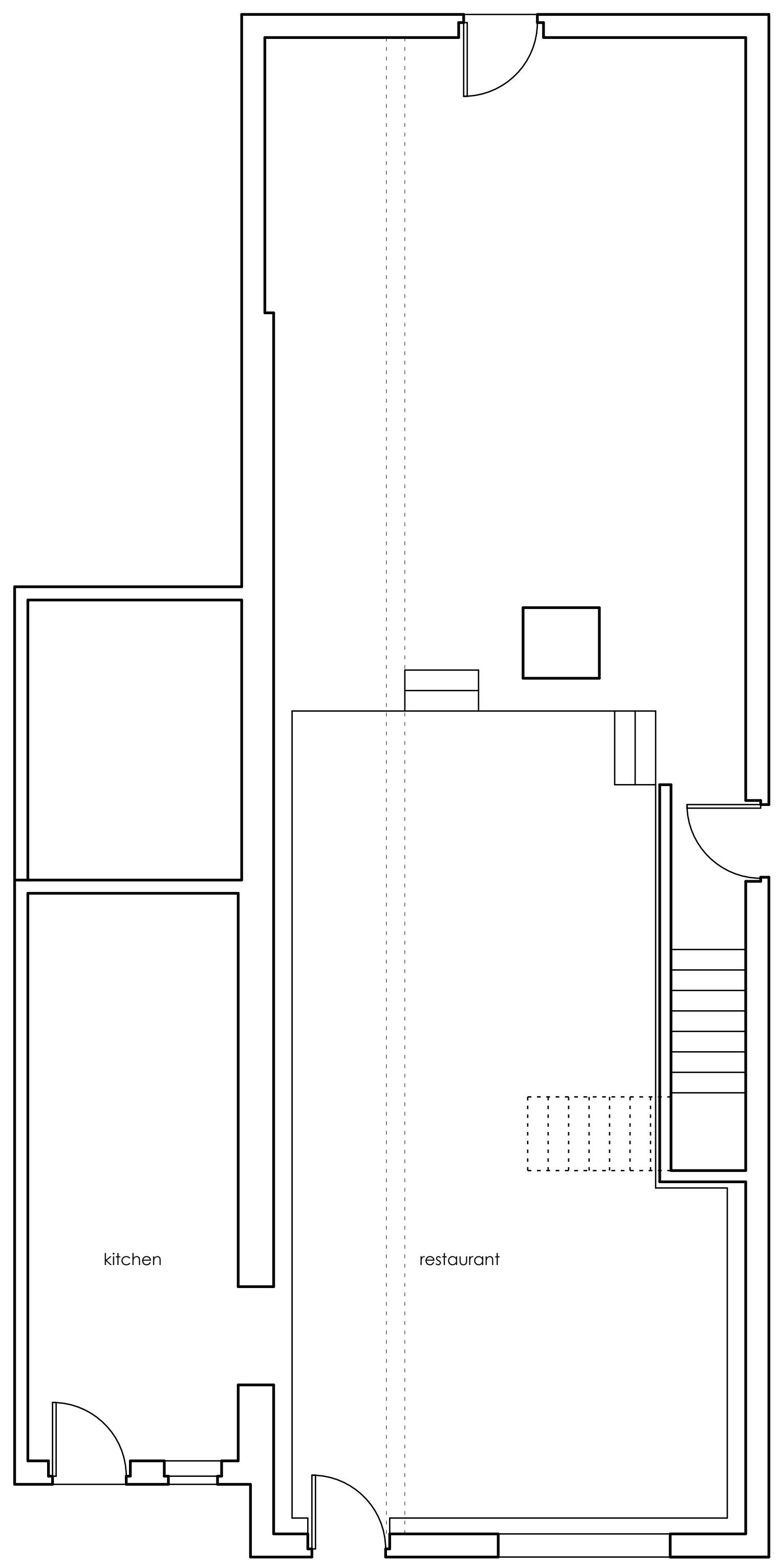
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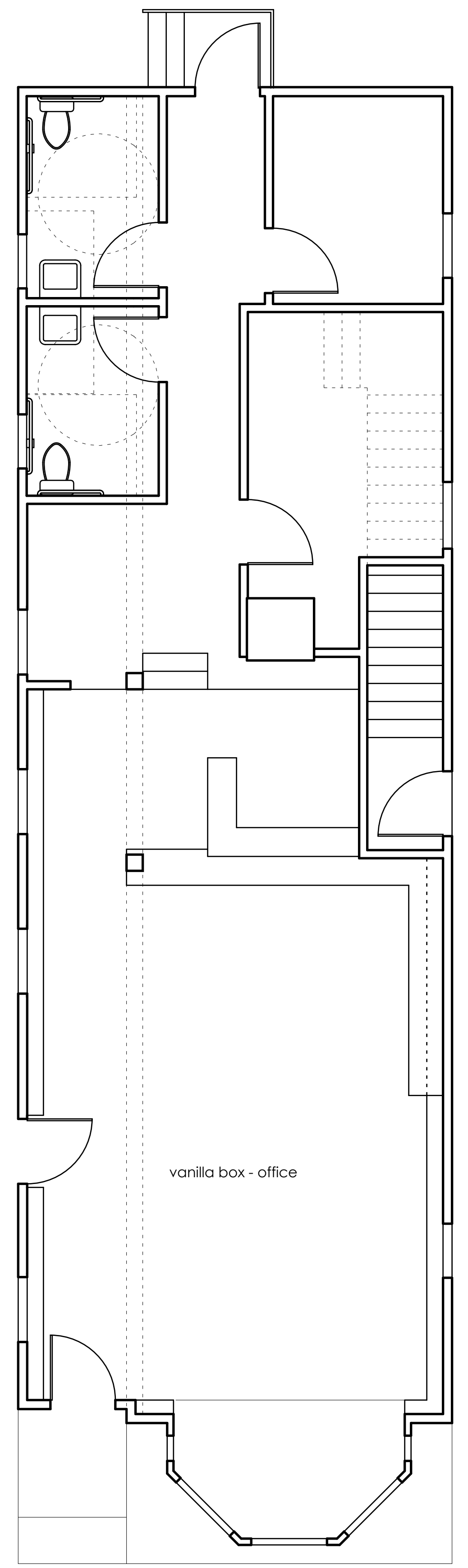
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Charleston, SC
B97003
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29403

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existing first floor plan: 1/4" = 1'-0"



proposed first floor plan: 1/4" = 1'-0"

renovations
84 SPRING STREET
CHARLESTON, SC

CONCEPTUAL BAR

D E S I G N E D
ajk

D R A W N
ajk

C H E C K E D
ajk

D A T E
2-15-2020

R E V I S I O N S

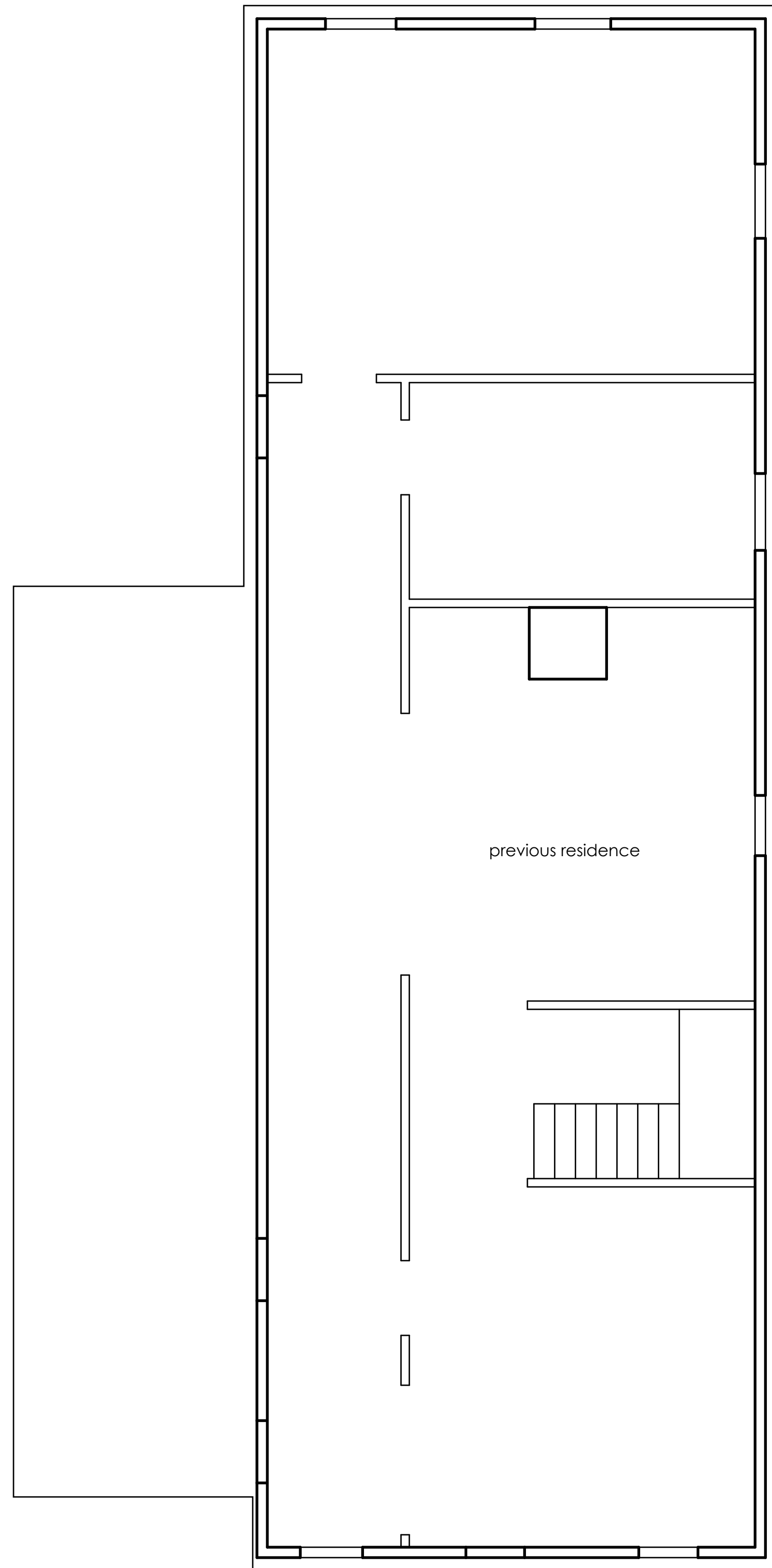
S H E E T

A3.1

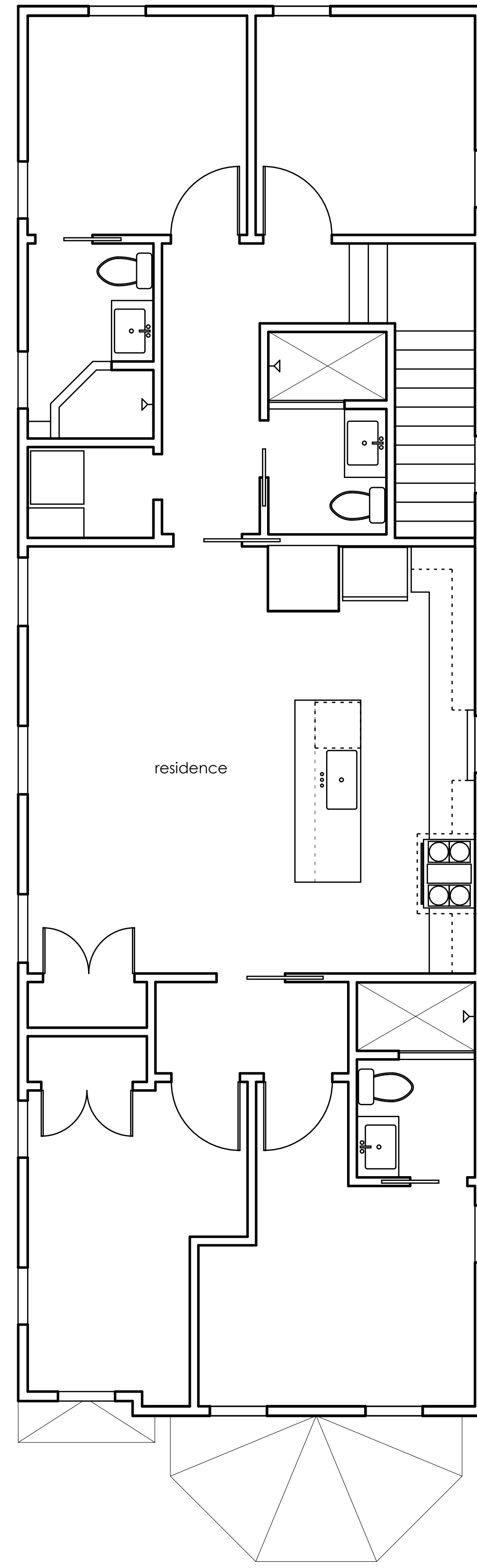
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existing second floor plan: 1/4" = 1'-0"



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

renovations
84 SPRING STREET
CHARLESTON, SC
CONCEPTUAL BAR

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akj
D R A W N
akj
C H E C K E D
akj

D A T E
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R E V I S I O N S

S H E E T
A3.2

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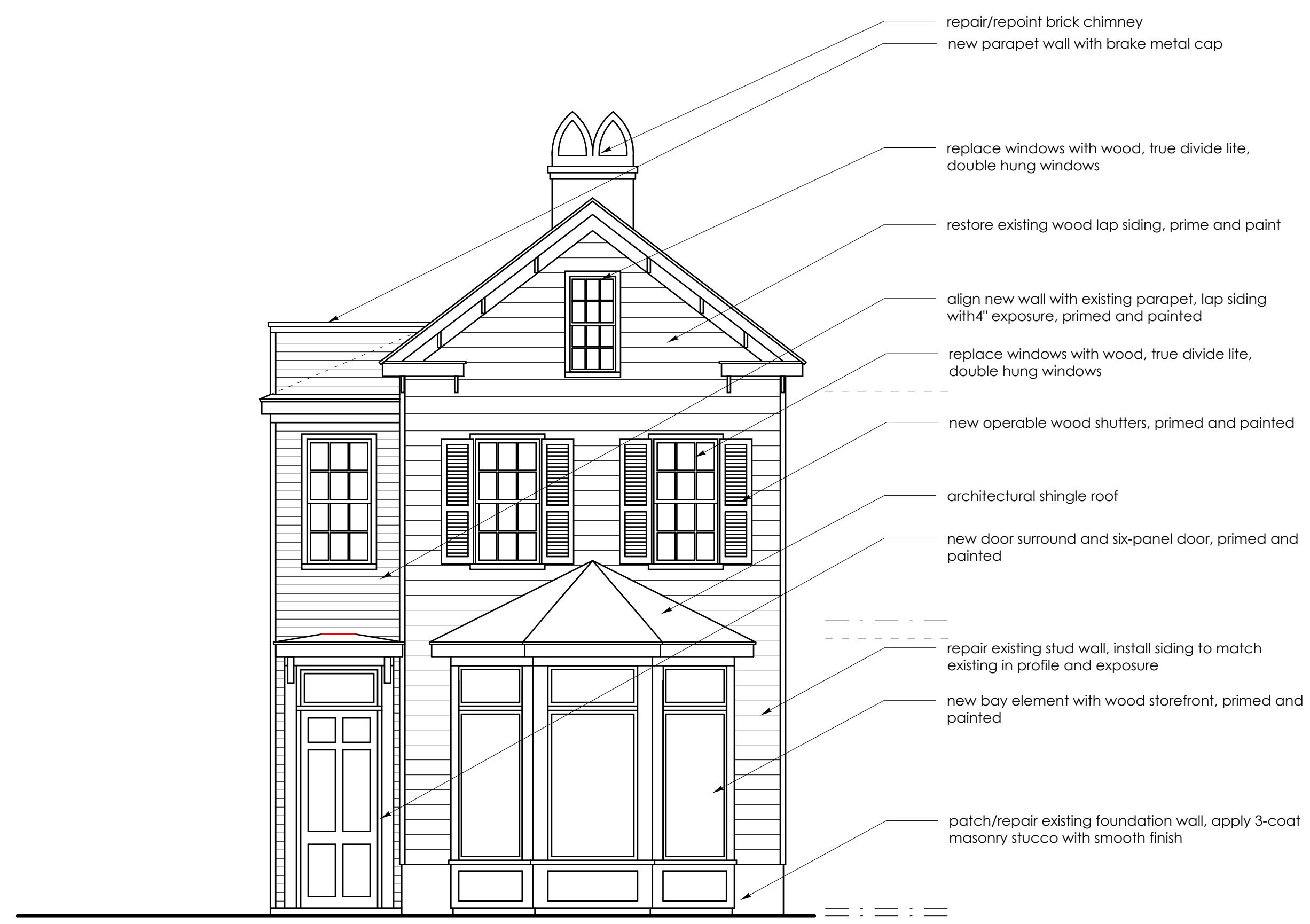
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existing south (spring street) elevation: 1/4" = 1'-0"



proposed south (spring street) elevation: 1/4" = 1'-0"

renovations
 84 SPRING STREET
 CHARLESTON, SC

CONCEPTUAL BAR

D E S I G N E D
 akj

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 akj

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R E V I S I O N S

S H E E T

A4.1

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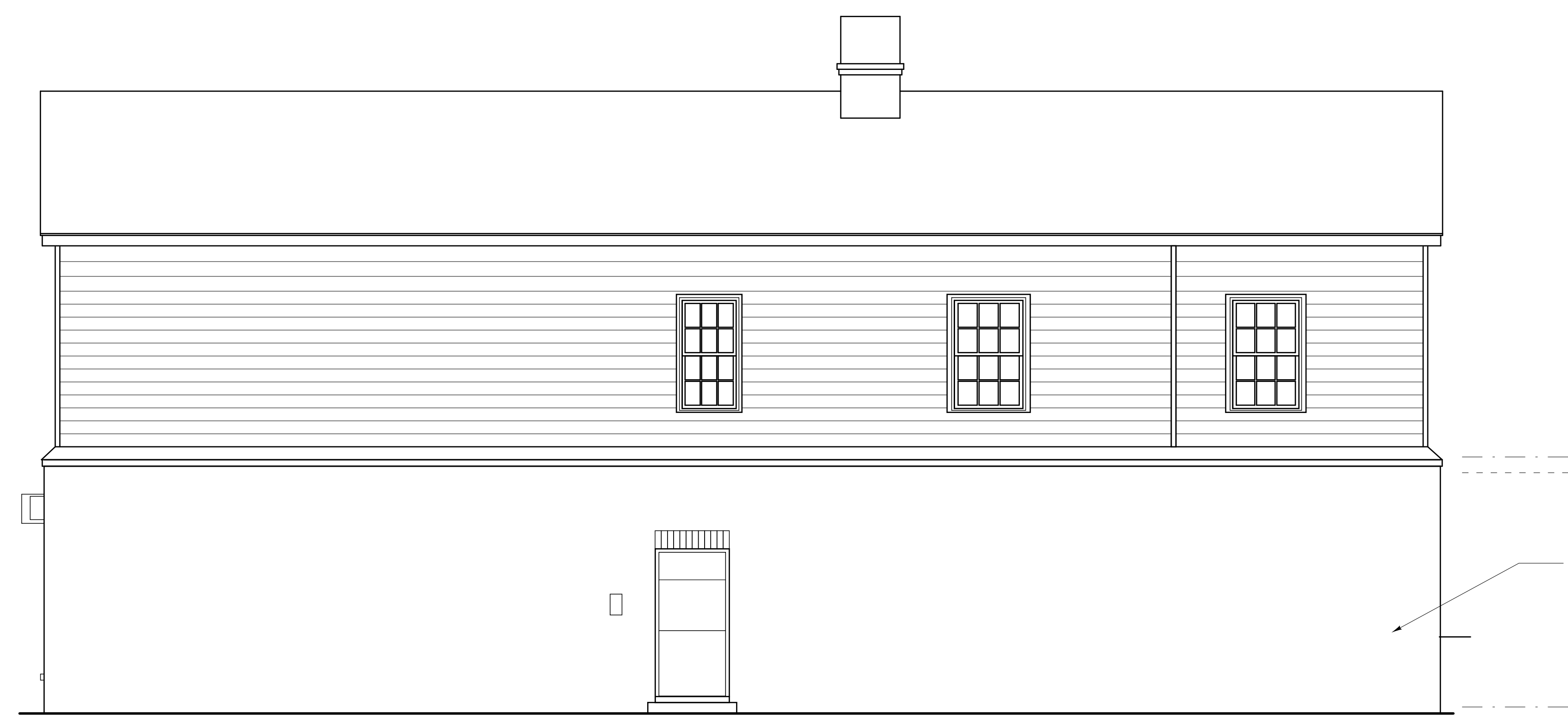
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renovations
 84 SPRING STREET
 CHARLESTON, SC
 CONCEPTUAL BAR

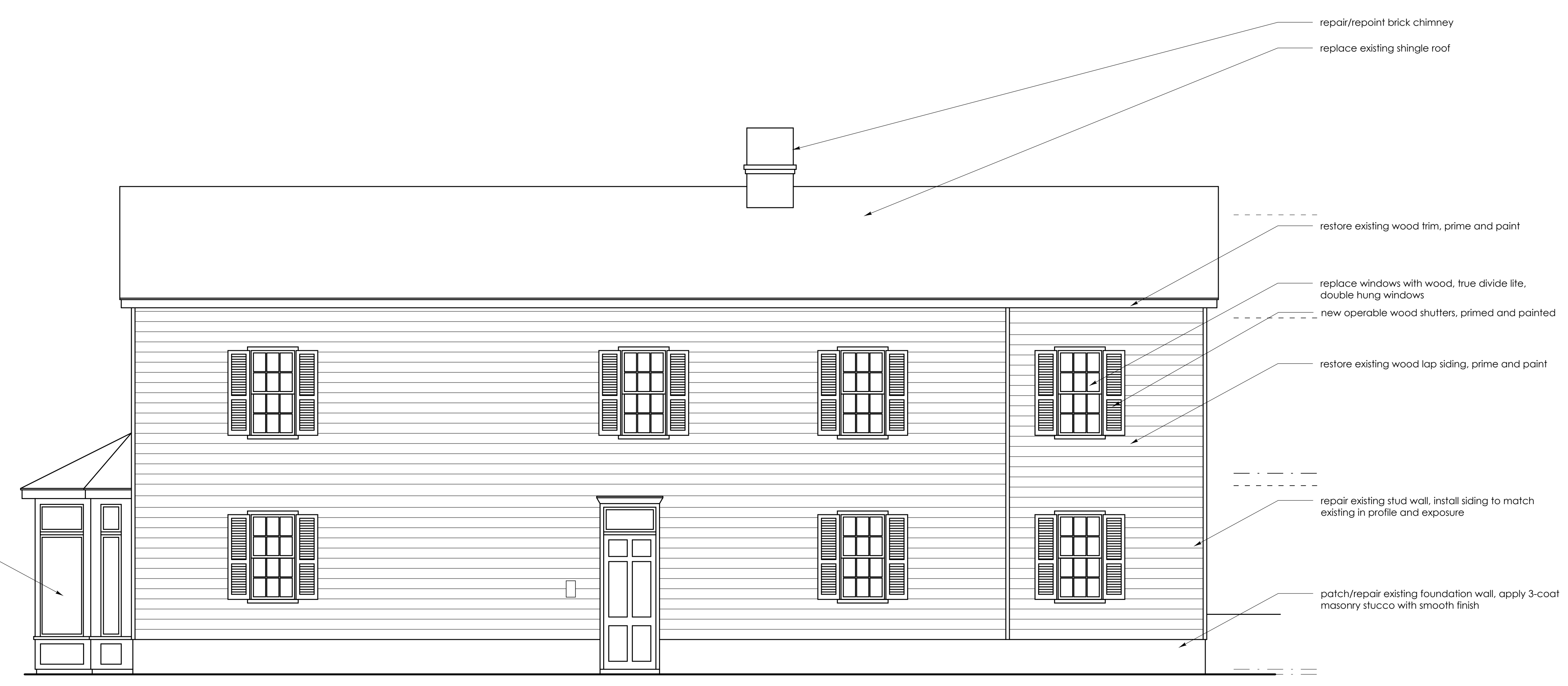
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 2-15-2020
 REVISIONS

SHEET
 A4.2



existing east (ashe street) elevation: 1/4" = 1'-0"



proposed east (ashe street) elevation: 1/4" = 1'-0"

new bay element with wood storefront, primed and painted

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CHARLESTON, SC
CONCEPTUAL BAR

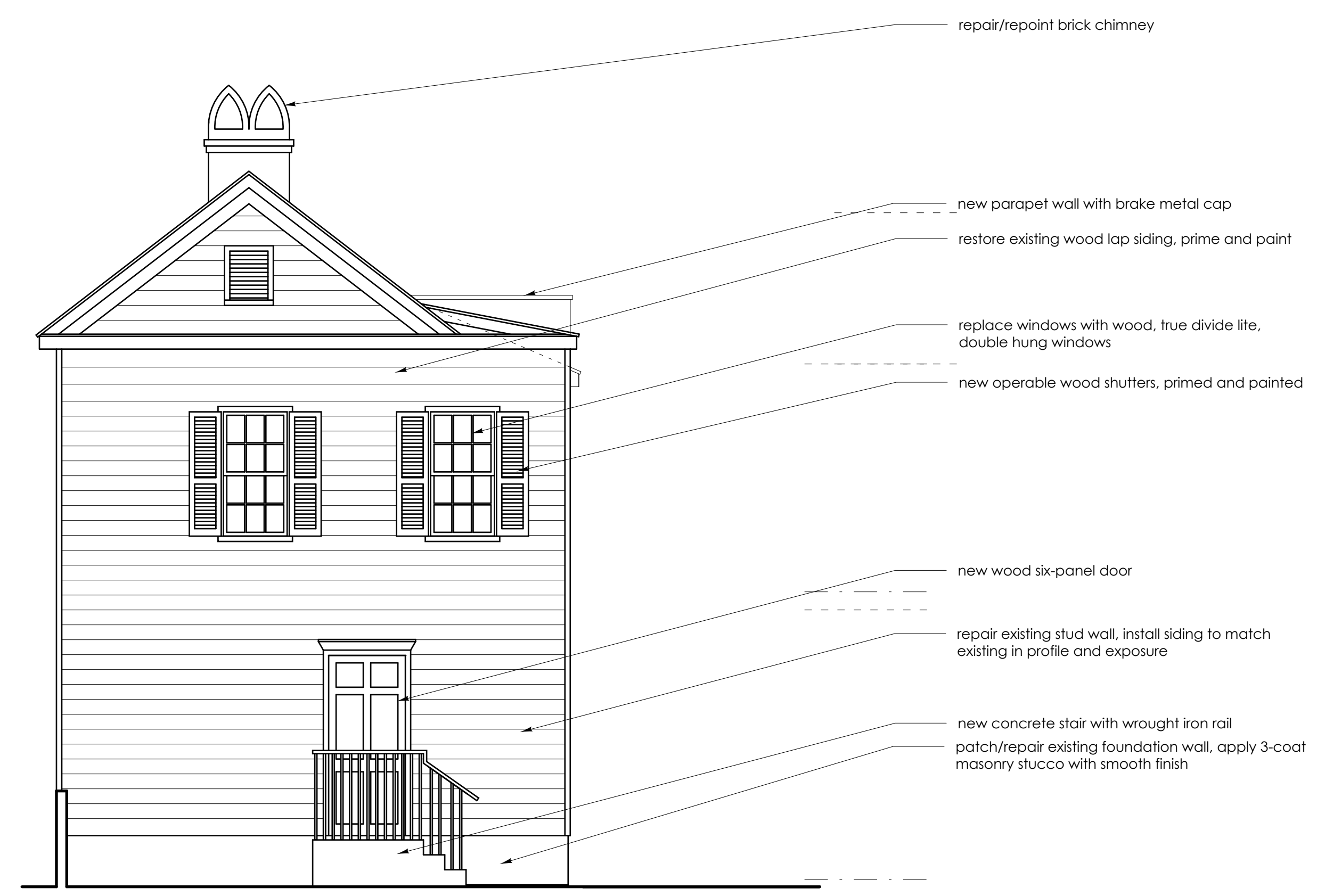
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ajk
D R A W N
ajk
C H E C K E D
ajk

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R E V I S I O N S

S H E E T
A4.3



existing north elevation: 1/4" = 1'-0"



proposed north elevation: 1/4" = 1'-0"

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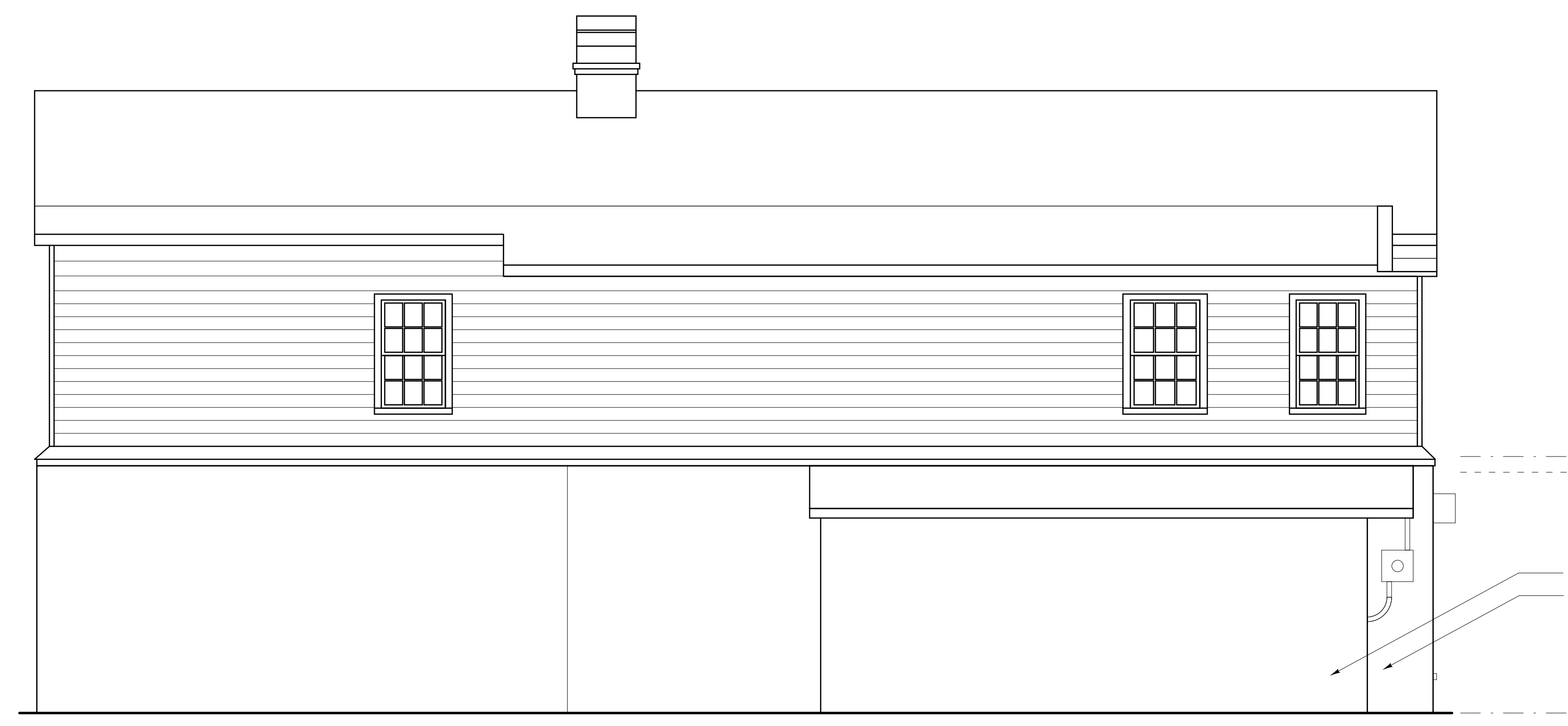
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renovations
 84 SPRING STREET
 CHARLESTON, SC
 CONCEPTUAL BAR

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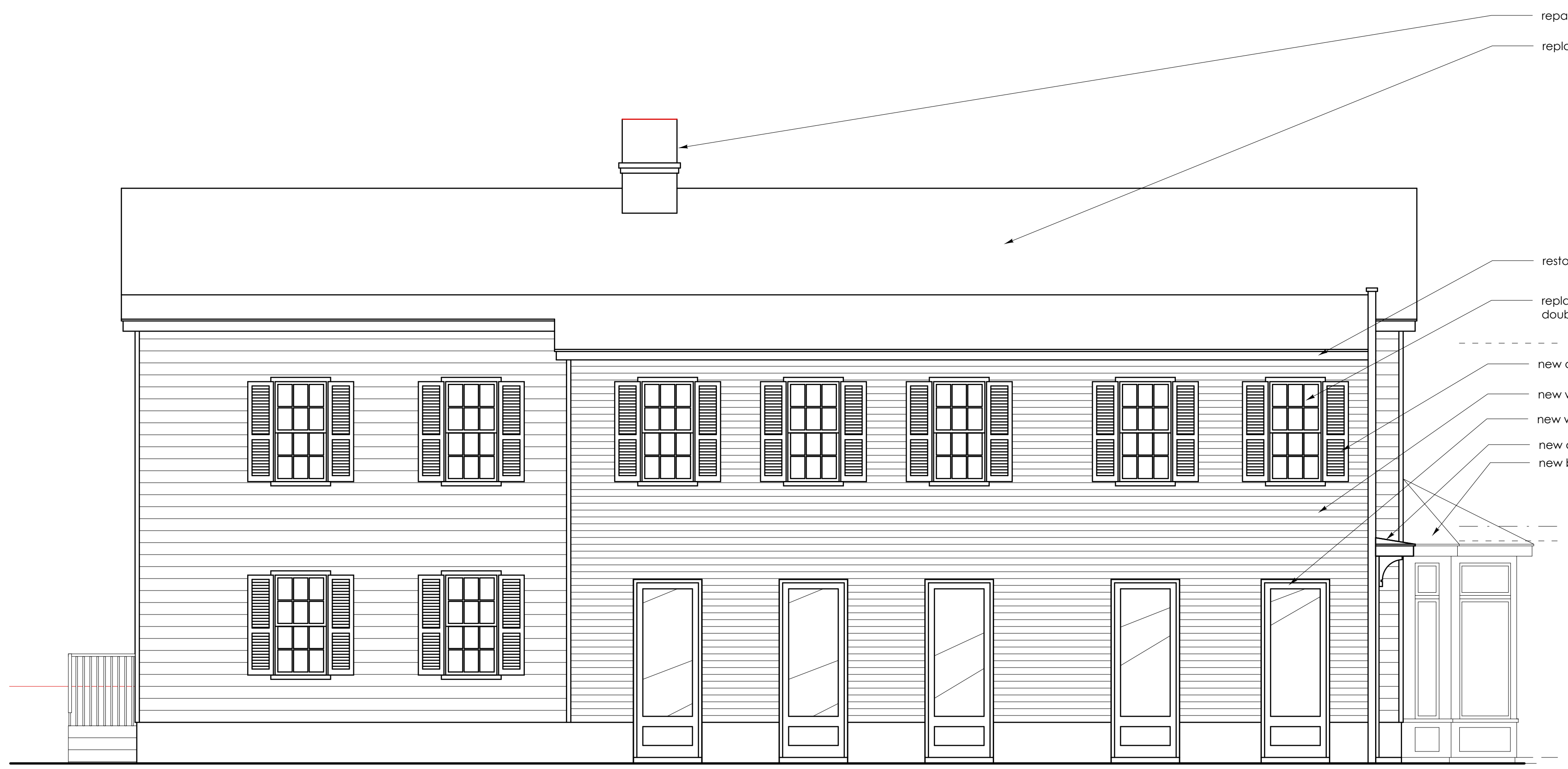
DATE
 2-15-2020
 REVISIONS

SHEET
 A4.4



remove one-story addition
 remove brick veneer base

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



repair/repoint brick chimney
 replace existing shingle roof

restore existing wood trim, prime and paint
 replace windows with wood, true divide lite, double hung windows
 new operable wood shutters, primed and painted
 new wood lap siding with 4" exposure, prime and paint
 new wood doors with 3/4 lite, prime and paint
 new door surround
 new bay element with wood storefront

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

Agenda Item #7

415 KING STREET TMS
460-08-03-178

Request conceptual approval for removal and reconstruction of storefront.

Category 4 (Radcliffeborough) c.pre1872 Old and Historic District

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NEW STOREFRONT
415 KING STREET
CHARLESTON SC 29403

BAR 1

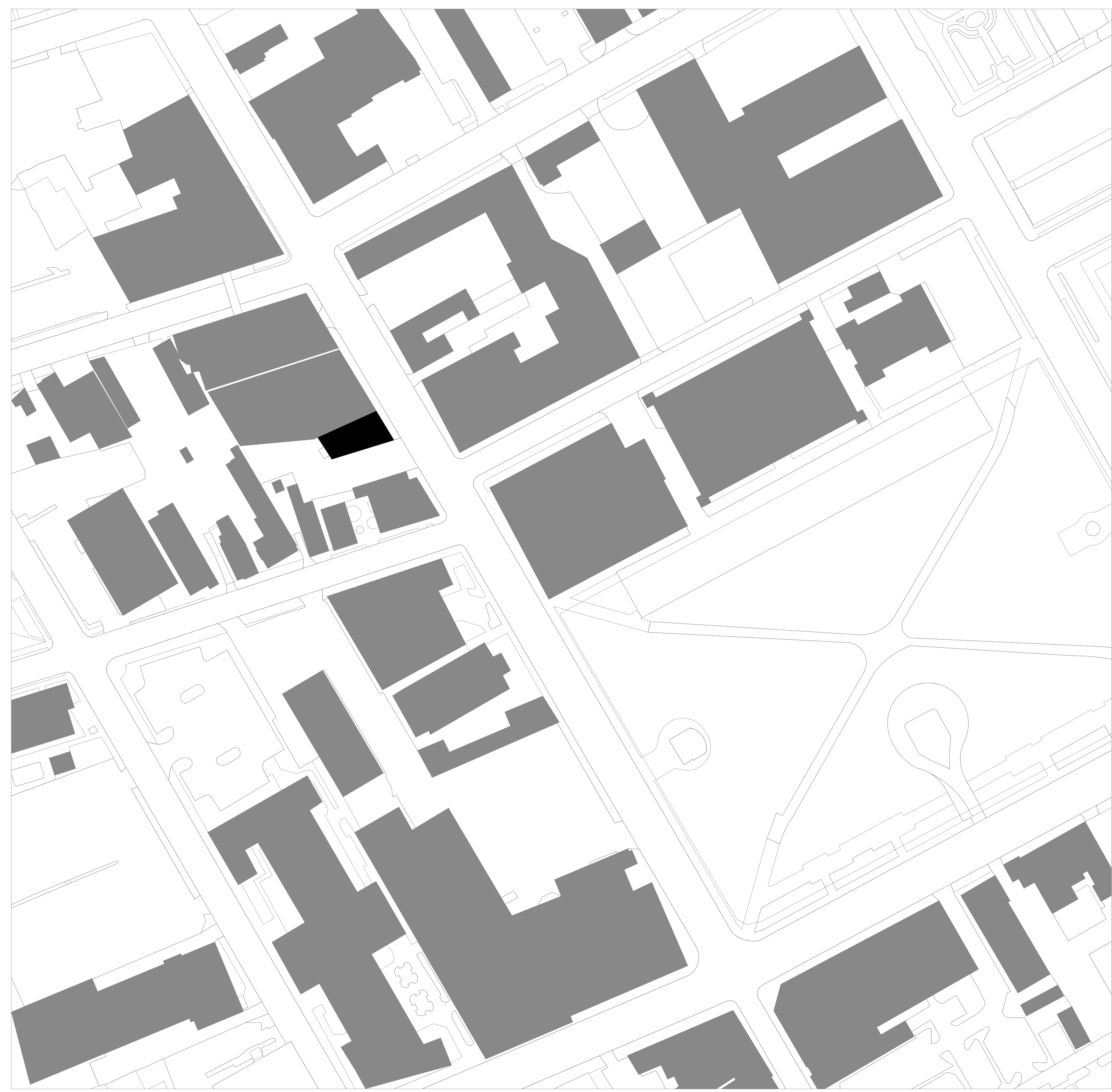
D E S I G N E D
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D R A W N
akj | bbg
C H E C K E D
akj

D A T E
1•10•2020
R E V I S I O N S

S H E E T

A1.0

EXISTING/PROPOSED ELEVATIONS



context plan: NTS



King Street looking north



415 King Street



King Street looking southwest



King Street looking northwest

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NEW STOREFRONT
 415 KING STREET
 CHARLESTON SC 29403

BAR 1

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SHEET

PHOTO.1

PHOTOGRAPHS

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NEW STOREFRONT
415 KING STREET
CHARLESTON SC 29403

BAR 1

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akj

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PHOTO.2
PHOTOGRAPHS



King Street West Elevation



King Street East Elevation

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NEW STOREFRONT
415 KING STREET
CHARLESTON SC 29403

BAR 1

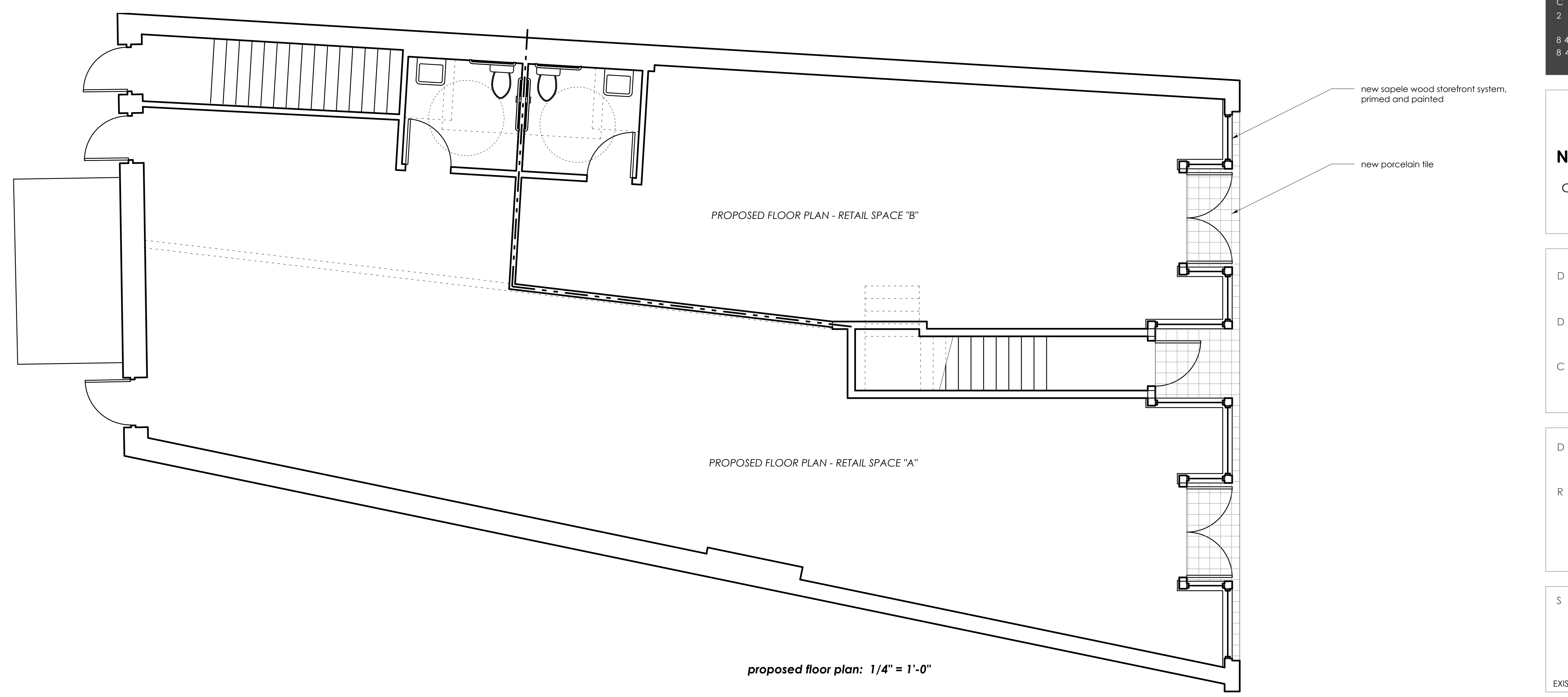
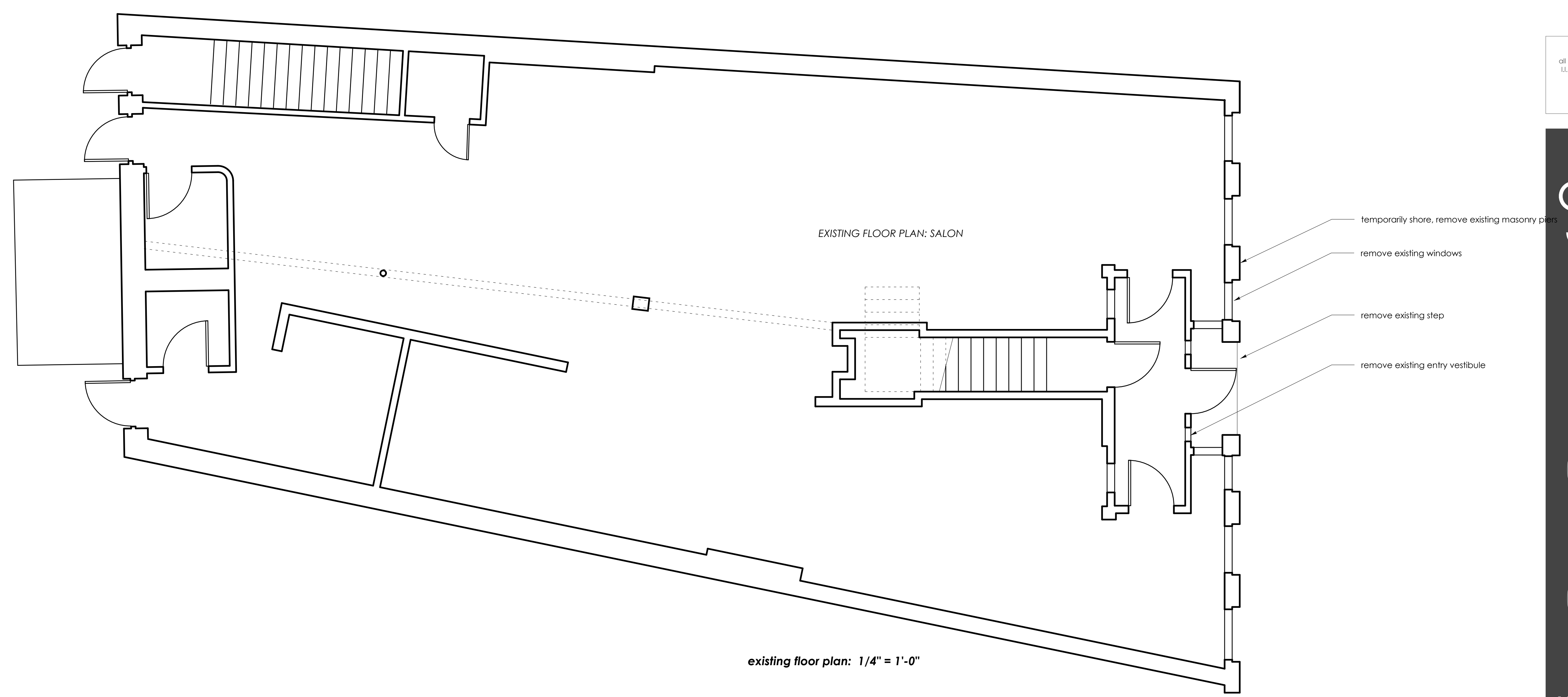
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SHEET

A3.1

EXISTING/PROPOSED FLOOR PLANS





existing king street elevation: 3/8" = 1'-0"

- restore existing stucco, repair cracks
- temporarily shore, remove existing piers
- remove existing windows



proposed king street elevation: 3/8" = 1'-0"

- restore existing hoods, prime and paint
- restore existing stucco, repair cracks
- restore existing windows, prime and paint
- signage by tenant (stenciled or pin-mounted steel letters)
- 1/4" tempered glass, direct set
- wood transom bar
- wood door with 3/4 lite and paneled base
- 6x6 wood post with chamfered corners
- 1/4" tempered glass, direct set
- wood glass bead
- heavy wood sill
- wood paneled base

NEW STOREFRONT
415 KING STREET
CHARLESTON SC 29403

BAR 1

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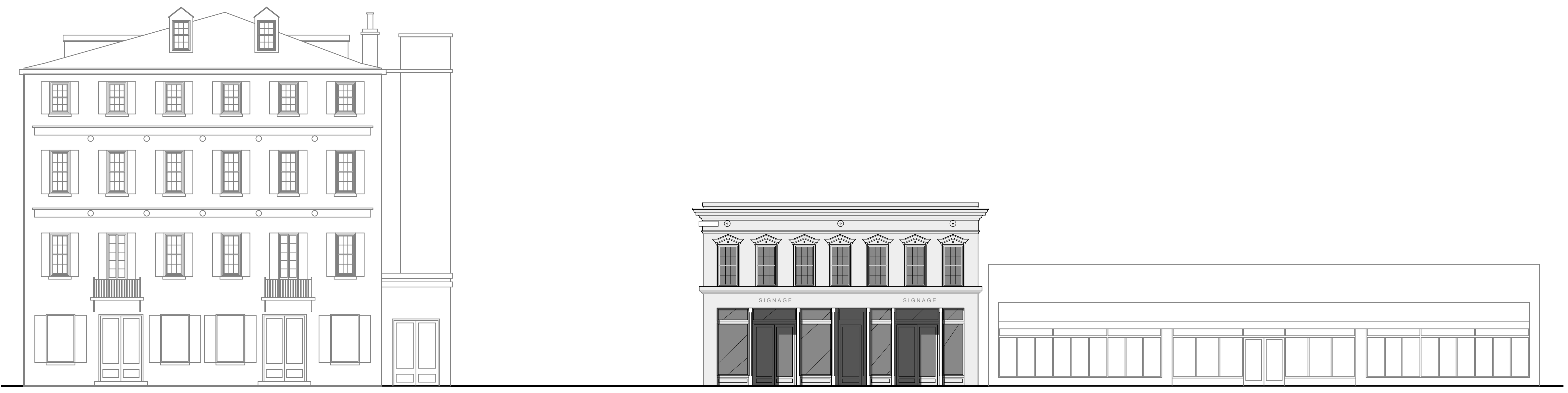
SHEET

A4.2

EXISTING/PROPOSED CONTEXT



existing king street context: 1/8" = 1'-0"



proposed king street context: 1/8" = 1'-0"

Agenda Item #8

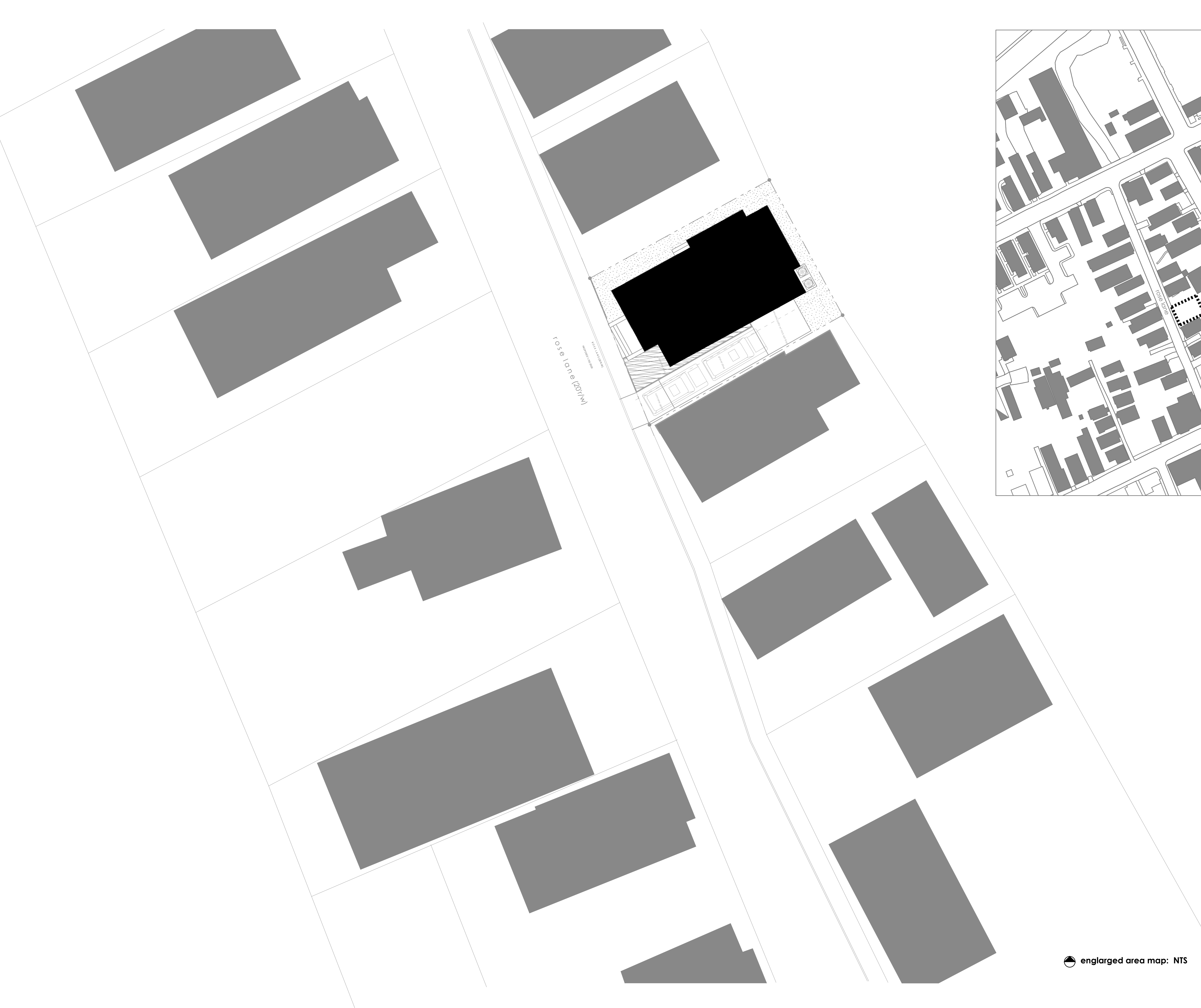
34 ROSE LANE
TMS # 460-08-01-116

Requesting conceptual approval for new construction of single-family residence.

New Construction

(Cannonborough/Elliottborough)

Old City District



area map: NTS

enlarged area map: NTS

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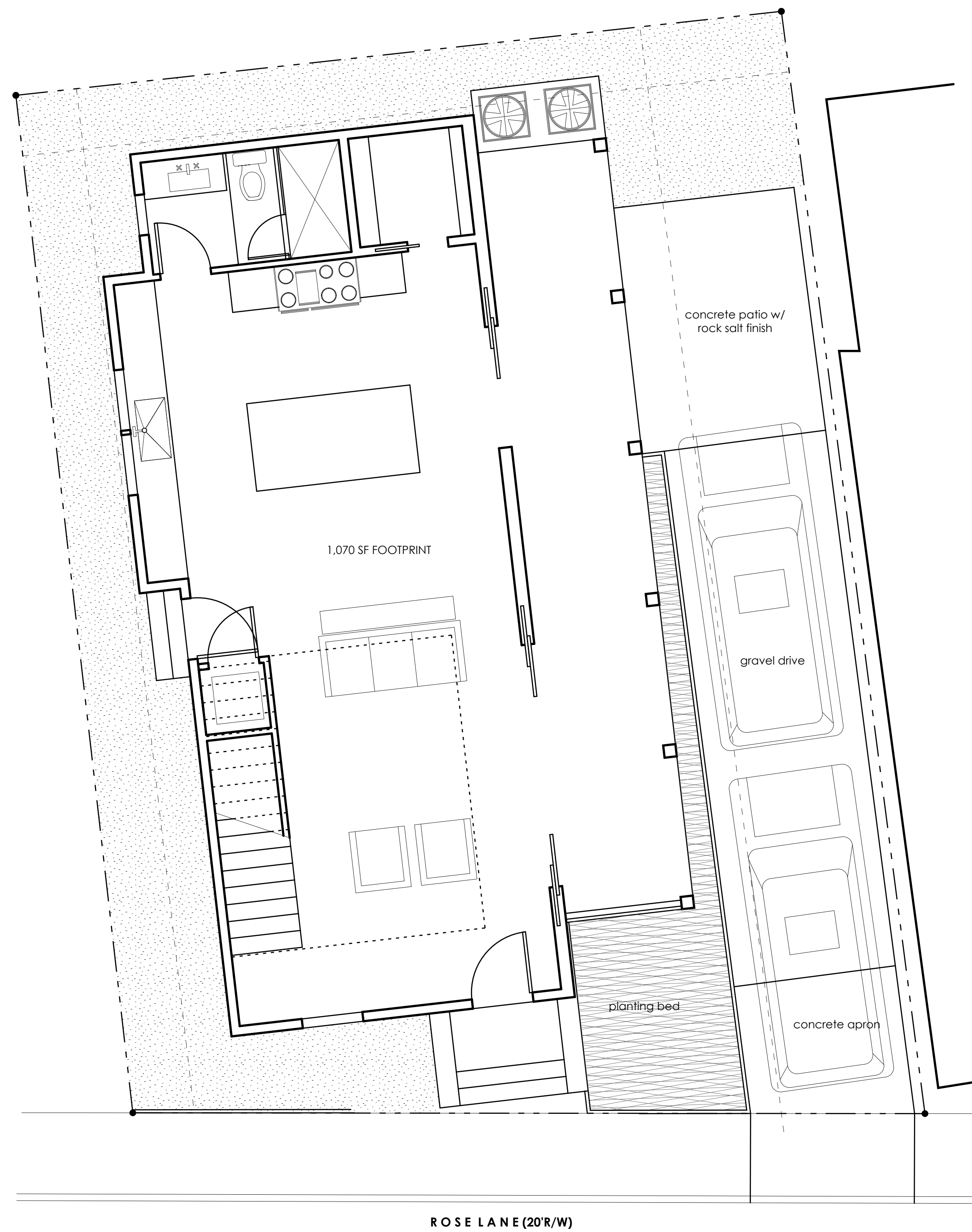
NEW RESIDENCE
34 ROSE LANE
CHARLESTON, SC

BAR CONCEPTUAL

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DATE
2+3+2020
REVISIONS

SHEET
A0
COVER



site plan: 1/4" = 1'-0"

ZONING INFORMATION:

TMS	460-08-01-116
zoning	DR-2F
lot size	2,110 SF, non-conforming, VARIANCE GRANTED
setbacks	front: 25'-0" (or equal to adj. prop.), conforming rear: 3'-0", conforming north/east side: 3'-0", conforming south/west side: 7'-0", conforming
lot coverage:	50% maximum, 1050 SF footprint house, 49% proposed, conforming
parking:	2 cars per residence = 2 spaces, 2 spaces proposed, conforming

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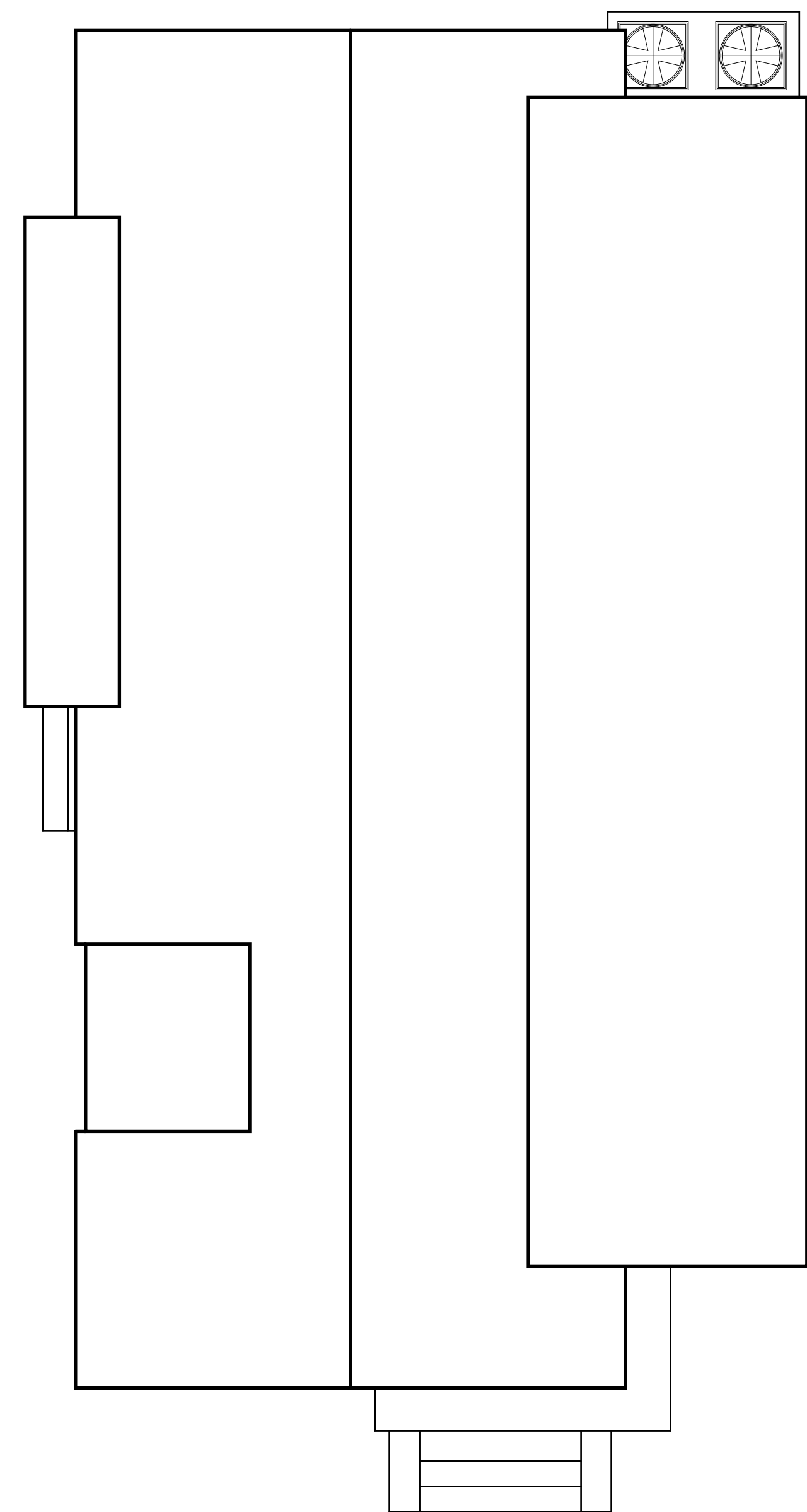
NEW RESIDENCE
34 ROSE LANE
CHARLESTON, SC

BAR CONCEPTUAL

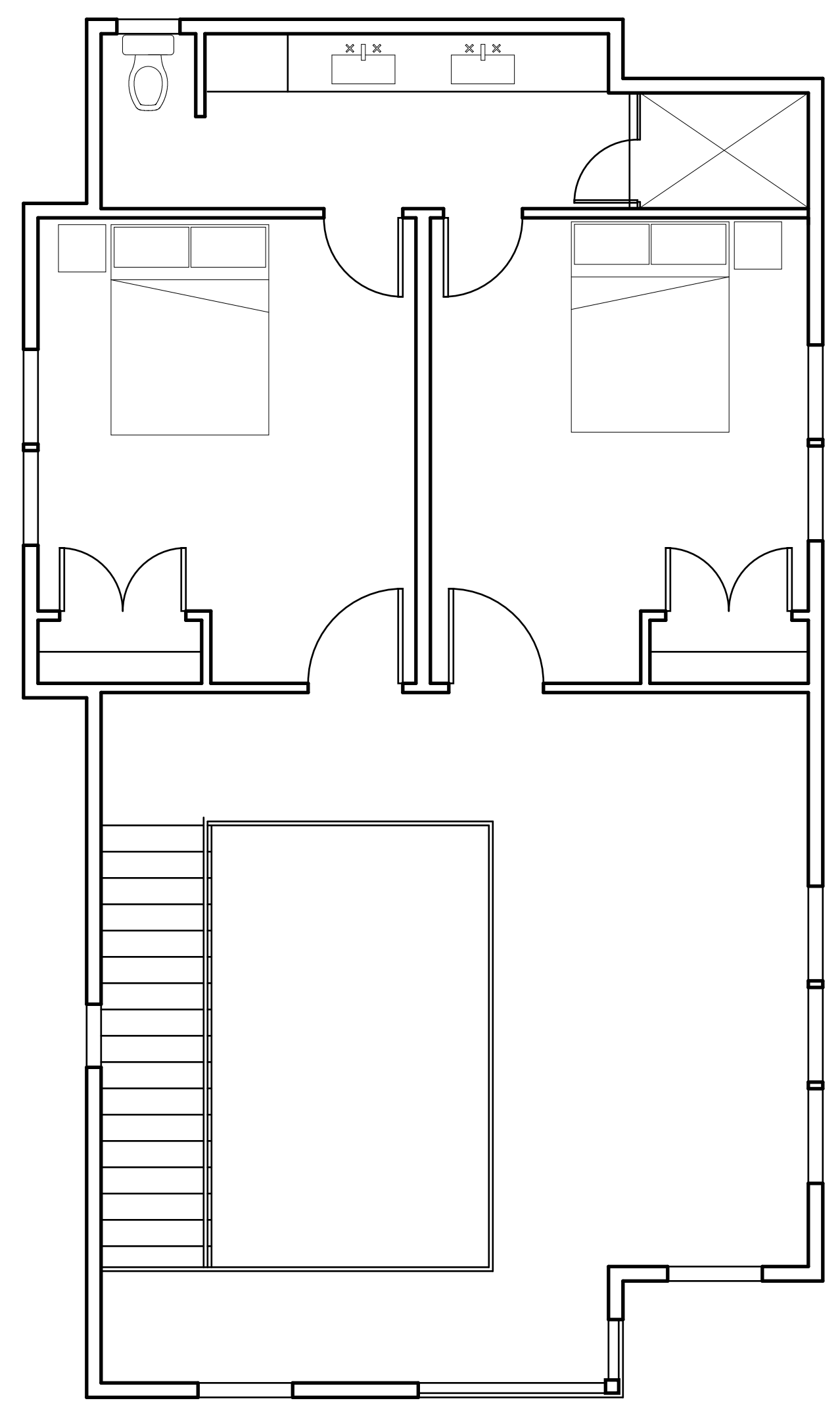
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REVISIONS

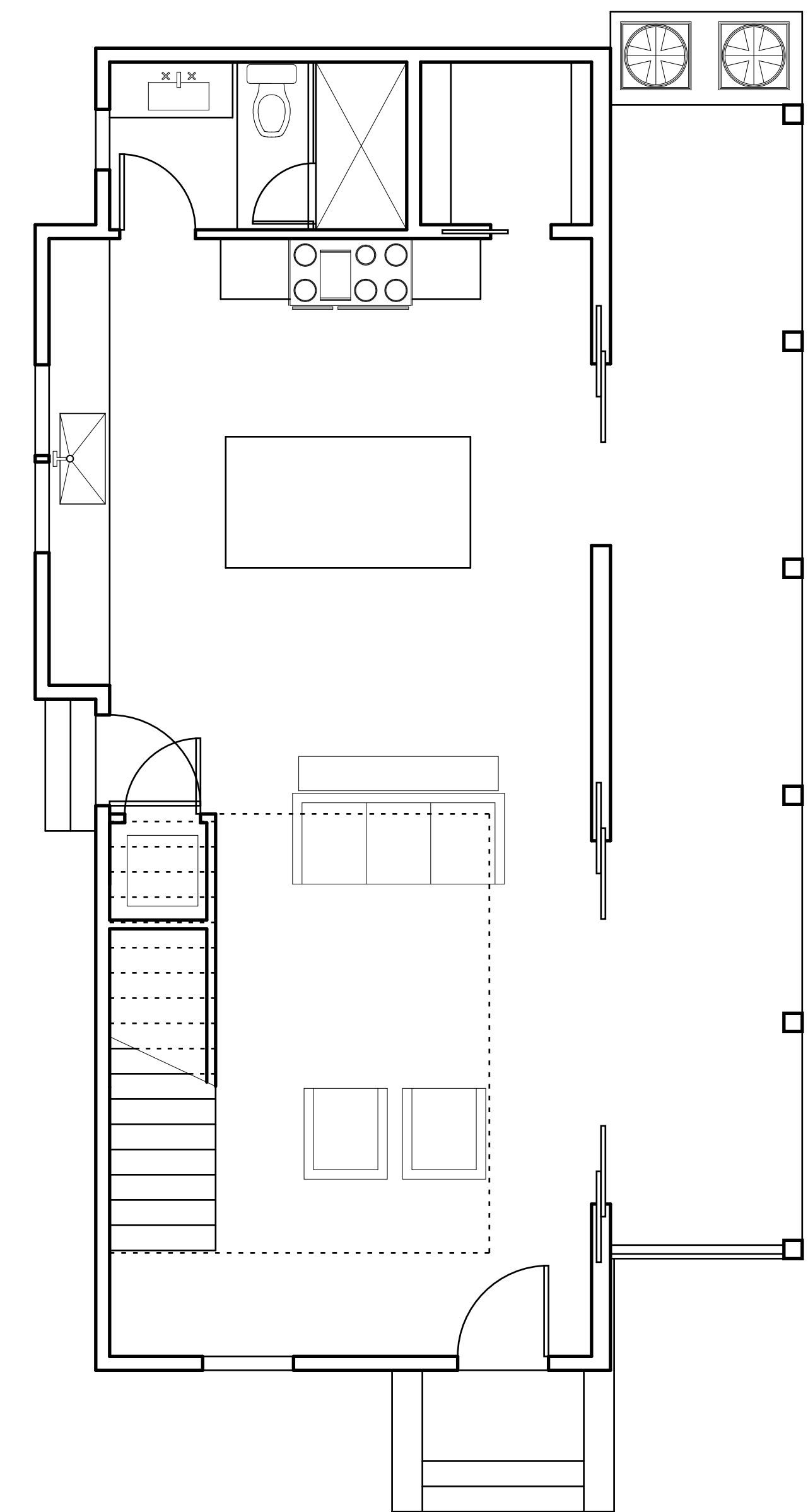
SHEET
A3.2
FLOOR PLANS



roof plan: 1/4" = 1'-0"



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



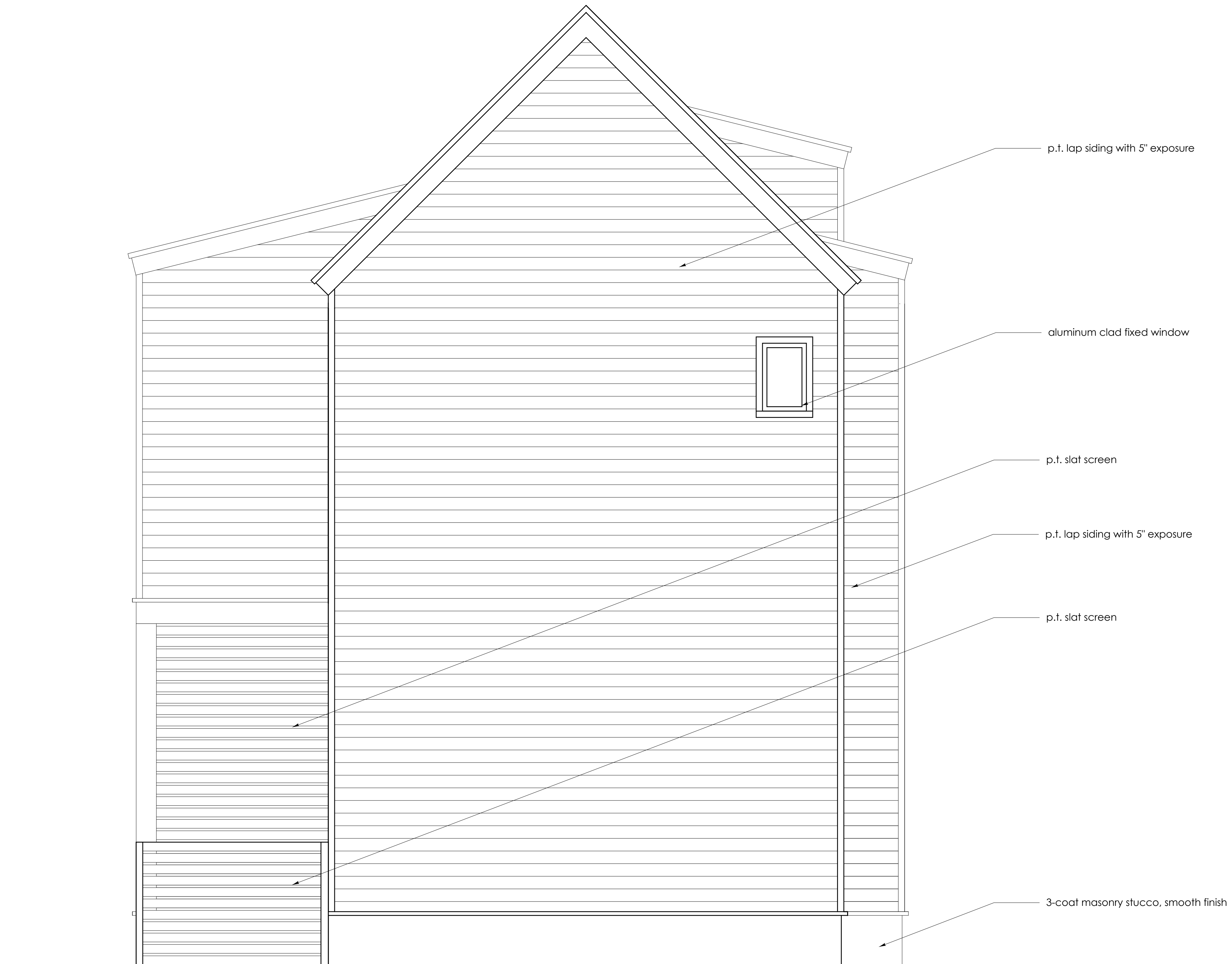
first floor plan: 1/4" = 1'-0"



west (rose lane) elevation: 1/2" = 1'-0"



south elevation: 1/2" = 1'-0"



east elevation: 1/2" = 1'-0"

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NEW RESIDENCE
34 ROSE LANE
CHARLESTON, SC

BAR CONCEPTUAL

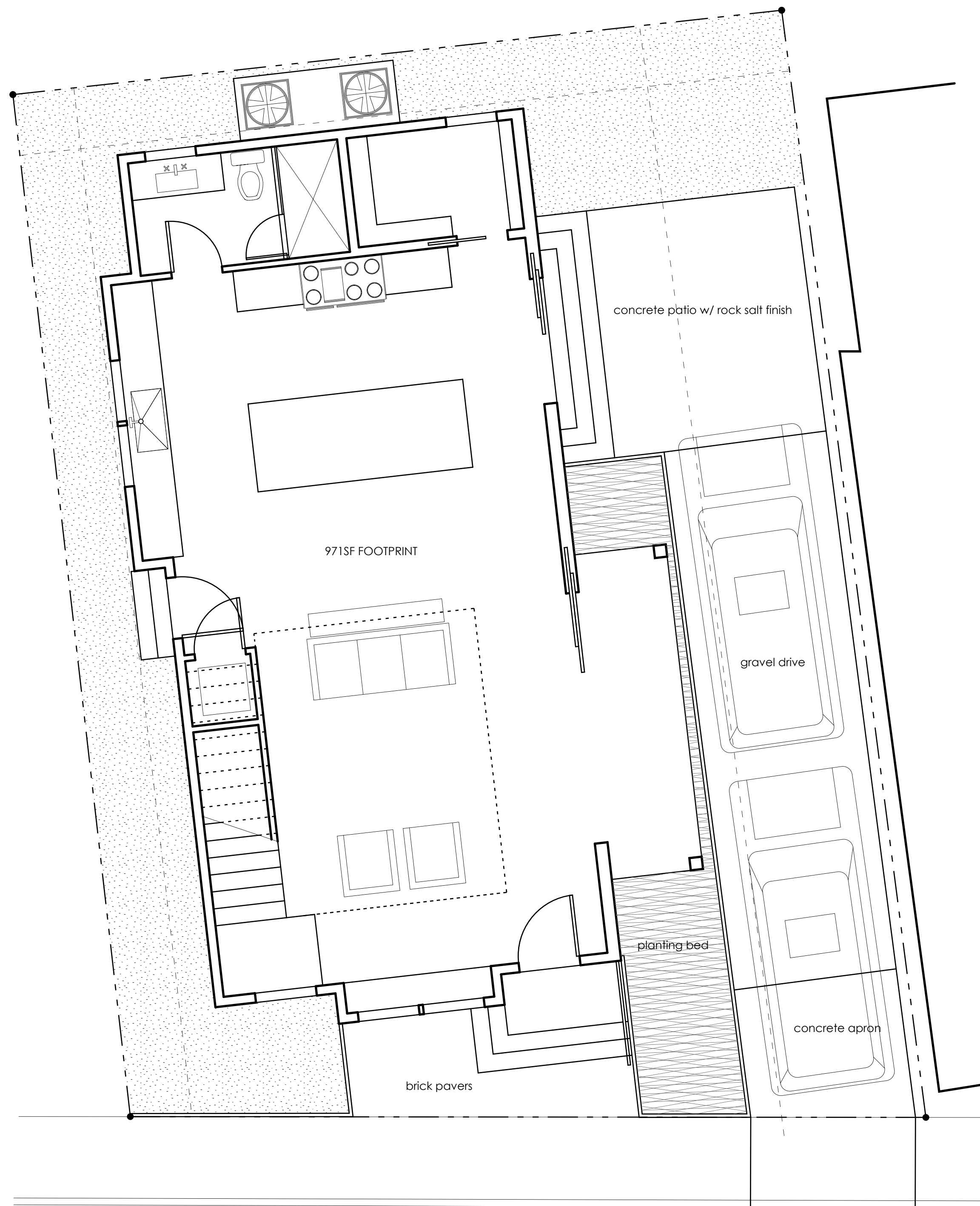
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SHEET
A4.4
ELEVATION



north elevation: 1/2" = 1'-0"



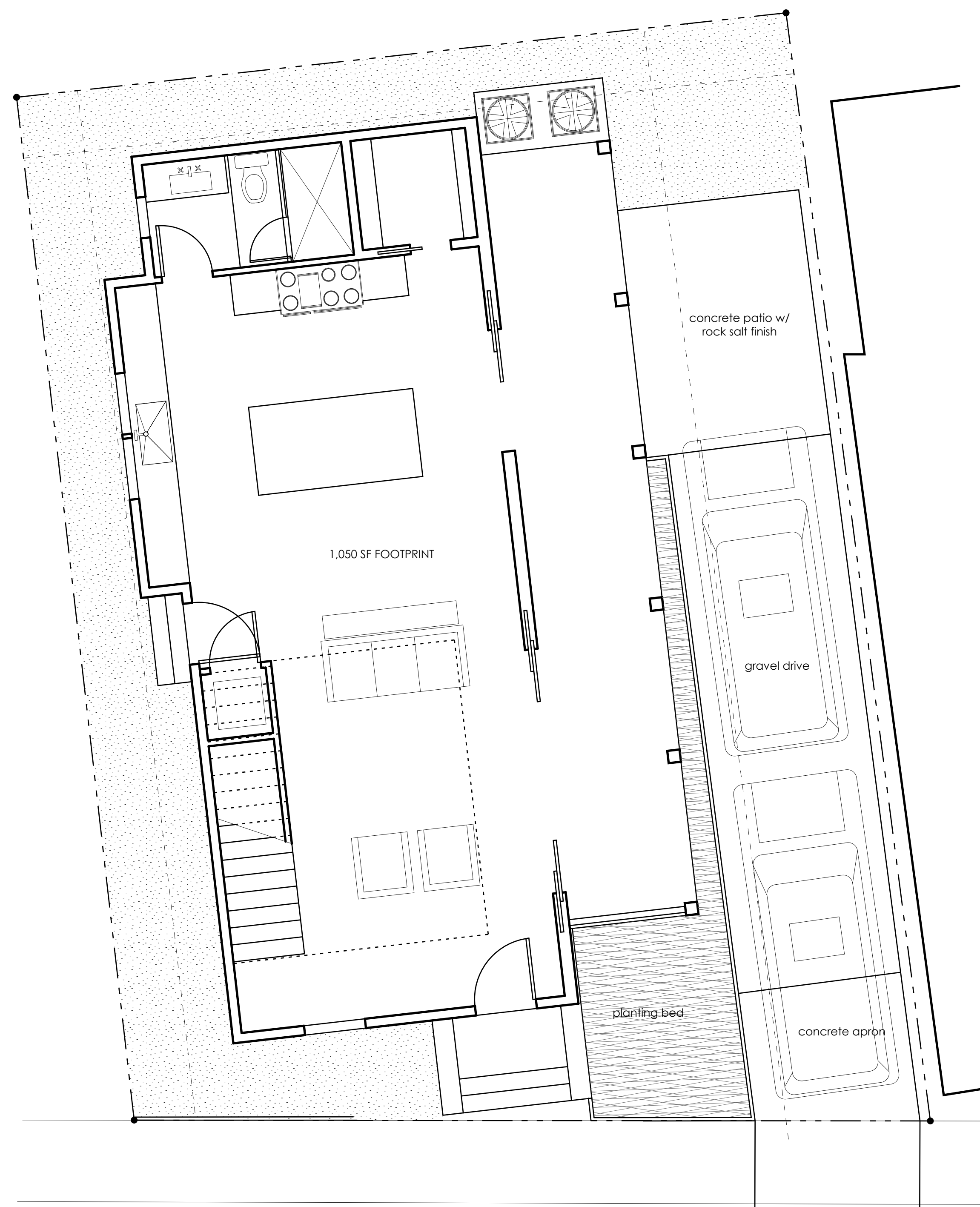
ROSE LANE (20'R/W)

PREVIOUS PROPOSED site plan: 1/4" = 1'-0"

ZONING INFORMATION:

TMS 460-08-01-116
zoning DR-2F
lot size 2,110 SF, non-conforming, **VARIANCE GRANTED**
setbacks front: 25'-0" (or equal to adj. prop.), **conforming**
rear: 3'-0", **conforming**
north/east side: 3'-0", **conforming**
south/west side: 7'-0", **conforming**

lot coverage: 50% maximum, 971 SF footprint house, 46% proposed, **conforming**
parking: 2 cars per residence = 2 spaces, 2 spaces proposed, **conforming**



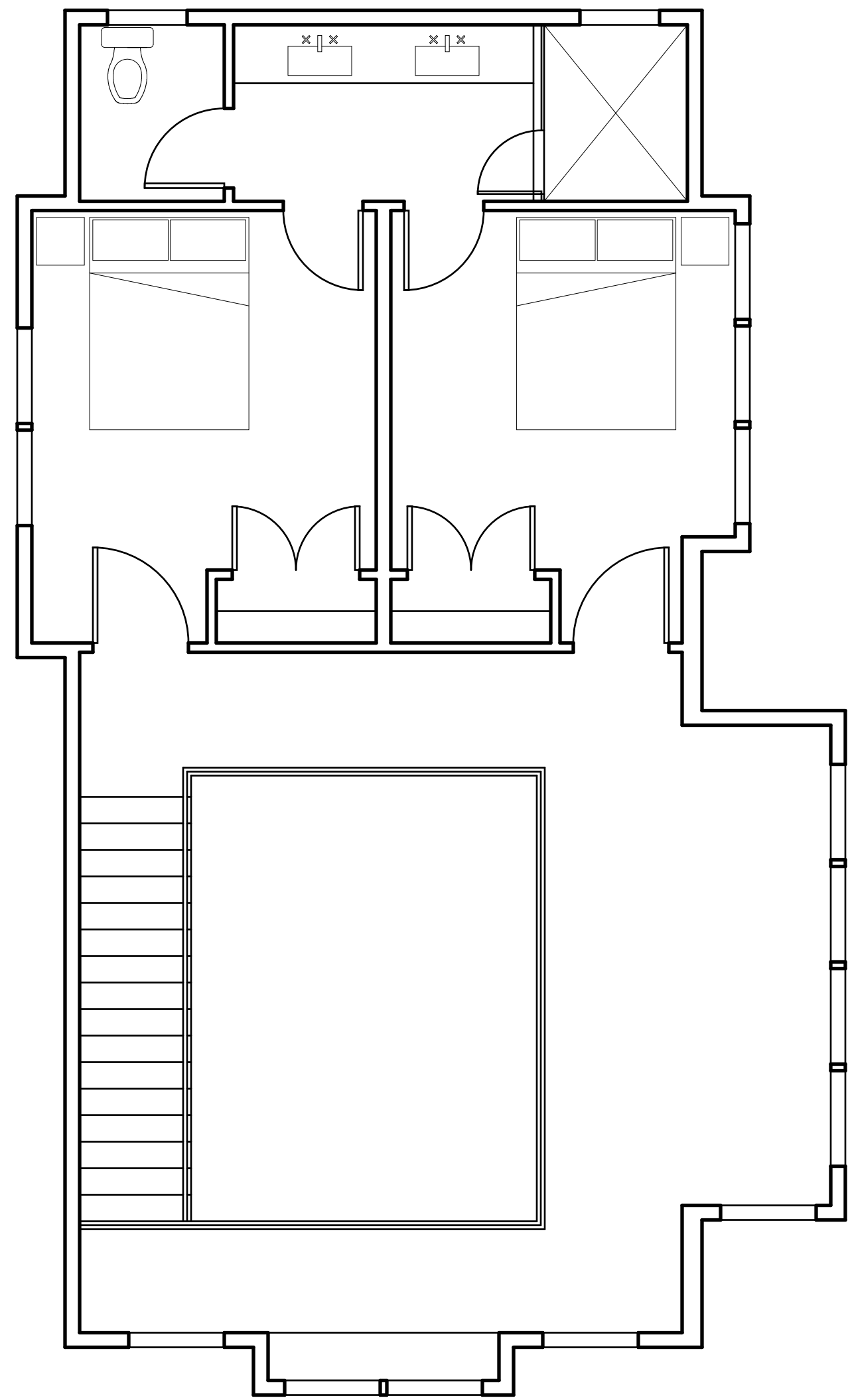
ROSE LANE (20'R/W)

CURRENT PROPOSED site plan: 1/4" = 1'-0"

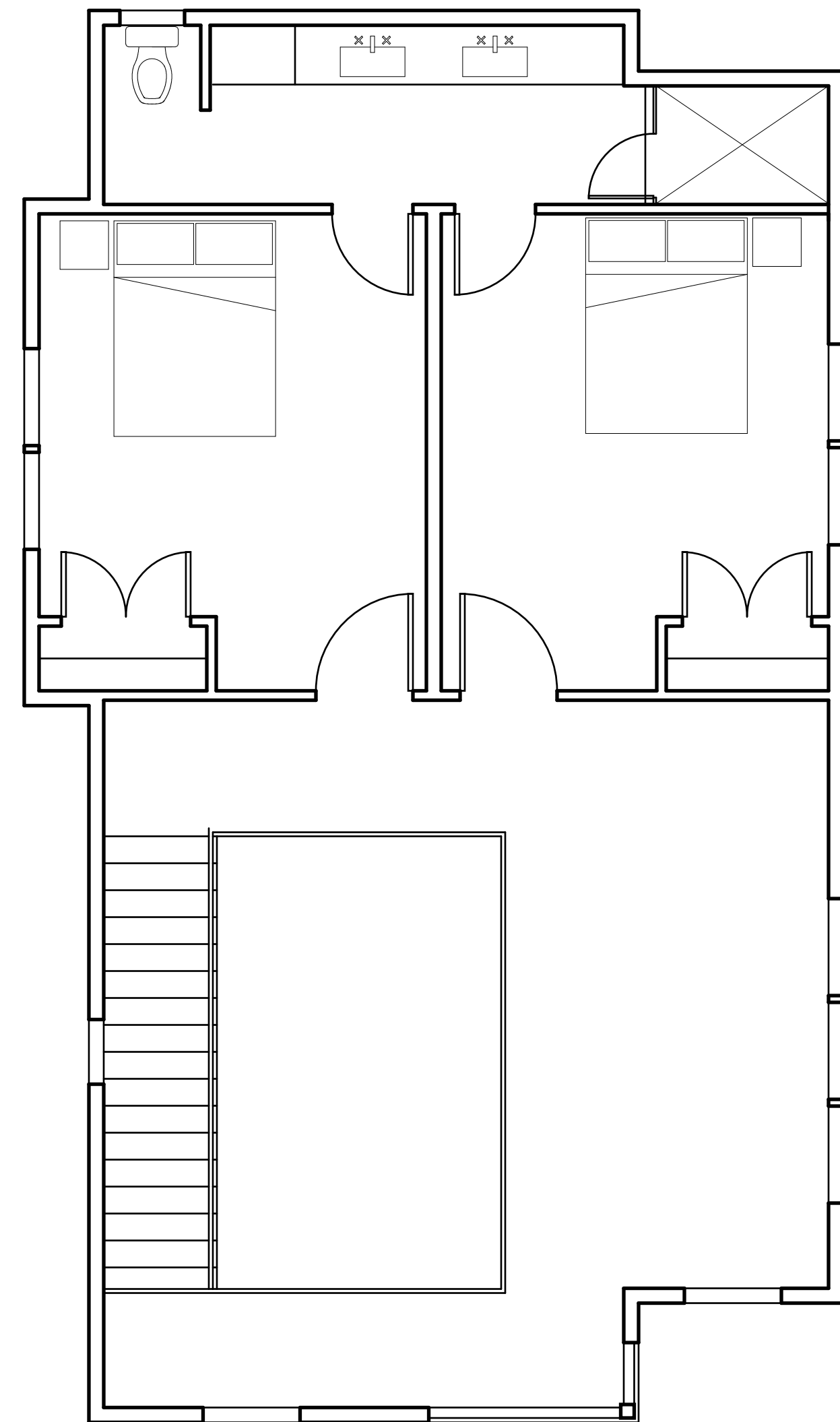
ZONING INFORMATION:

TMS 460-08-01-116
zoning DR-2F
lot size 2,110 SF, non-conforming, **VARIANCE GRANTED**
setbacks front: 25'-0" (or equal to adj. prop.), **conforming**
rear: 3'-0", **conforming**
north/east side: 3'-0", **conforming**
south/west side: 7'-0", **conforming**

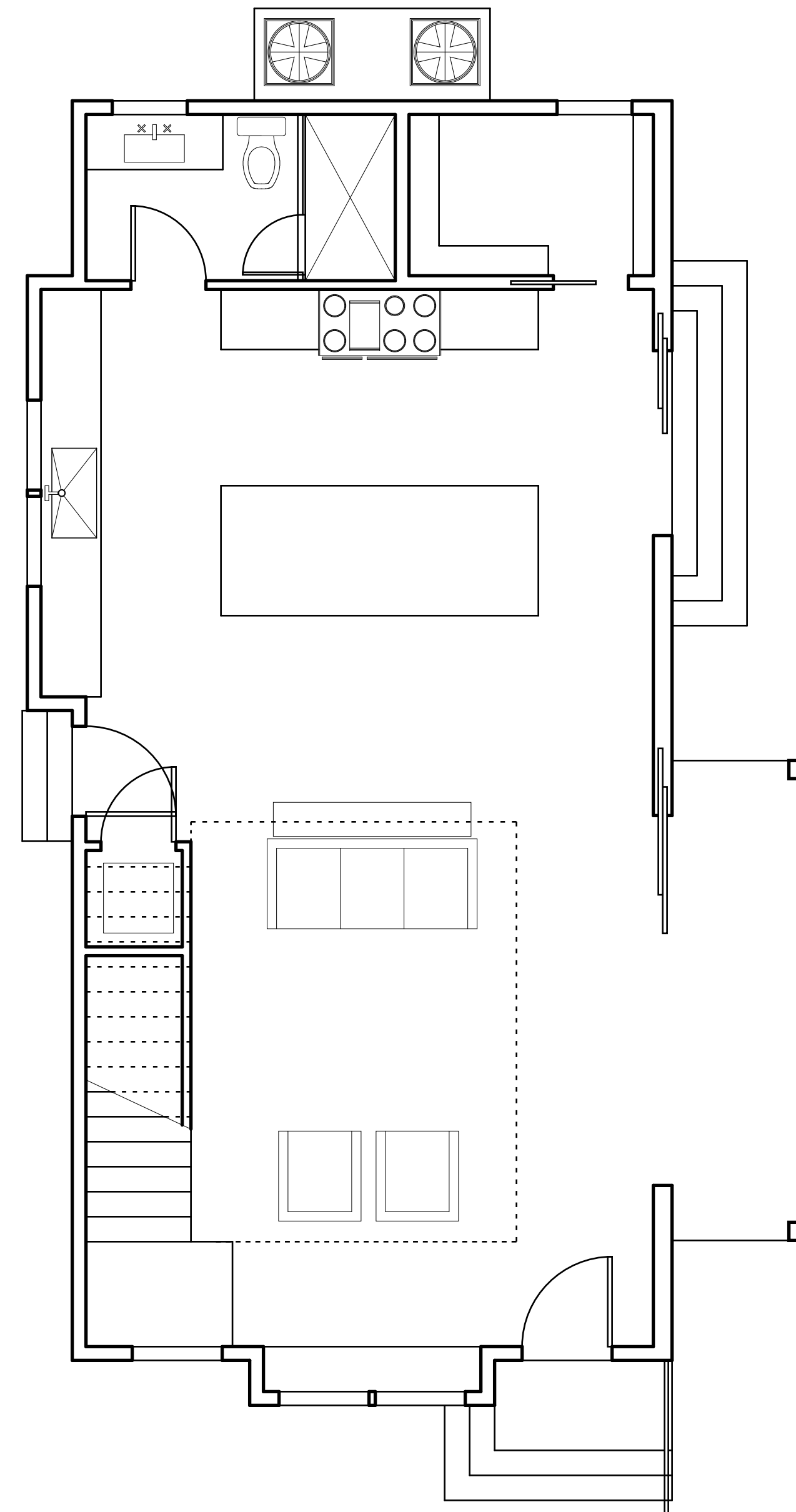
lot coverage: 50% maximum, 1,050 SF footprint house, 49% proposed, **conforming**
parking: 2 cars per residence = 2 spaces, 2 spaces proposed, **conforming**



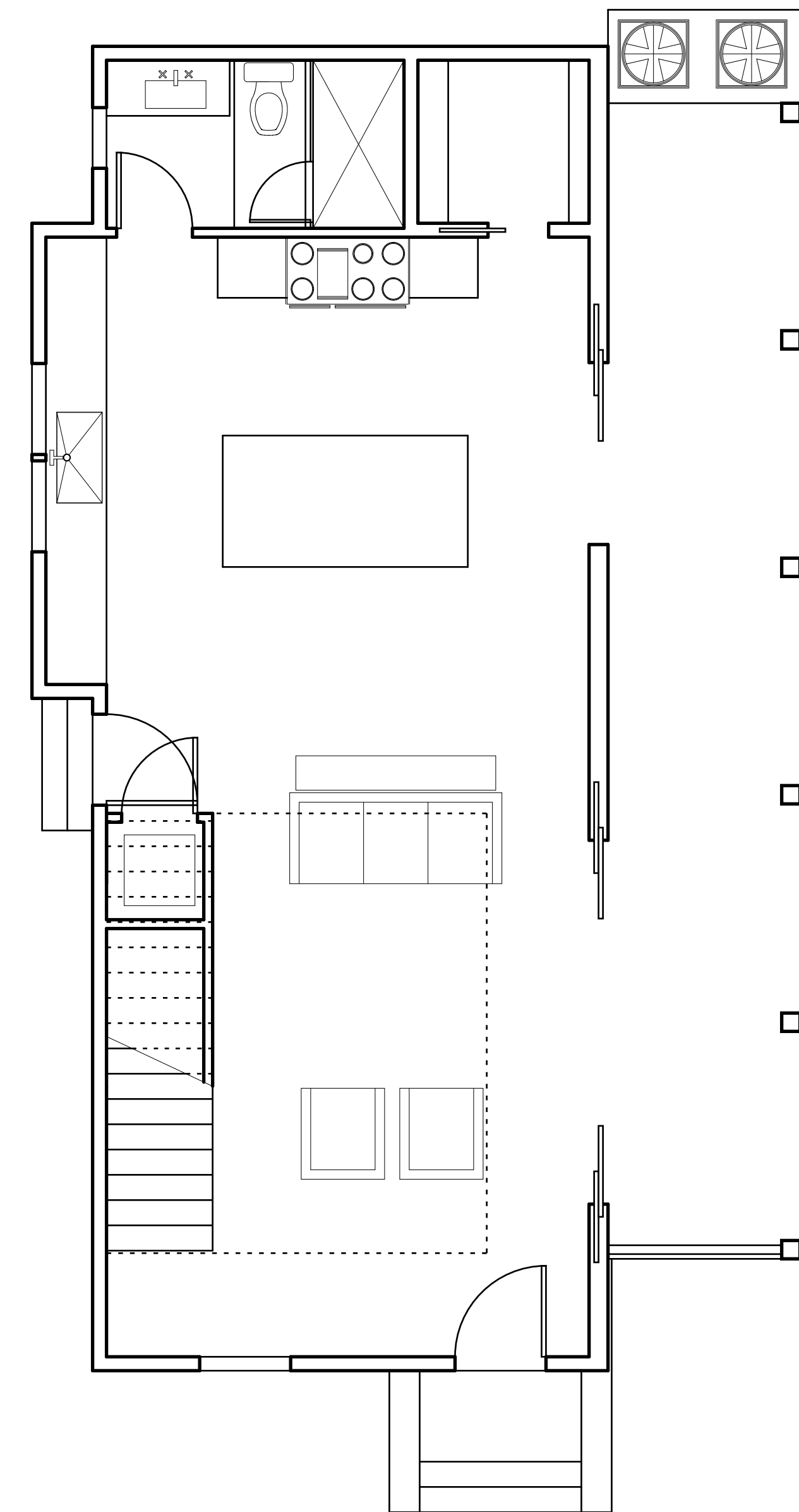
PREVIOUS PROPOSED second floor plan: 1/4" = 1'-0"



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



PREVIOUS PROPOSED first floor plan: 1/4" = 1'-0"



CURRENT PROPOSED first floor plan: 1/4" = 1'-0"

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NEW RESIDENCE
34 ROSE LANE
CHARLESTON, SC

BAR CONCEPTUAL

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DATE
2+3+2020
REVISIONS

SHEET
COMP.3
ELEVATION



PREVIOUS PROPOSED west (rose lane) elevation: 1/4" = 1'-0"



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



CURRENT PROPOSED west (rose lane) elevation: 1/4" = 1'-0"



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

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NEW RESIDENCE
34 ROSE LANE
CHARLESTON, SC

BAR CONCEPTUAL

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akj
DRAWN
akj | bbg
CHECKED
akj

DATE
2+3+2020
REVISIONS

SHEET
COMP.4
ELEVATION



PREVIOUS PROPOSED east elevation: 1/4" = 1'-0"



PREVIOUS PROPOSED north elevation: 1/4" = 1'-0"



CURRENT PROPOSED east elevation: 1/4" = 1'-0"



CURRENT PROPOSED north elevation: 1/4" = 1'-0"

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NEW RESIDENCE
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CHARLESTON, SC

BAR CONCEPTUAL

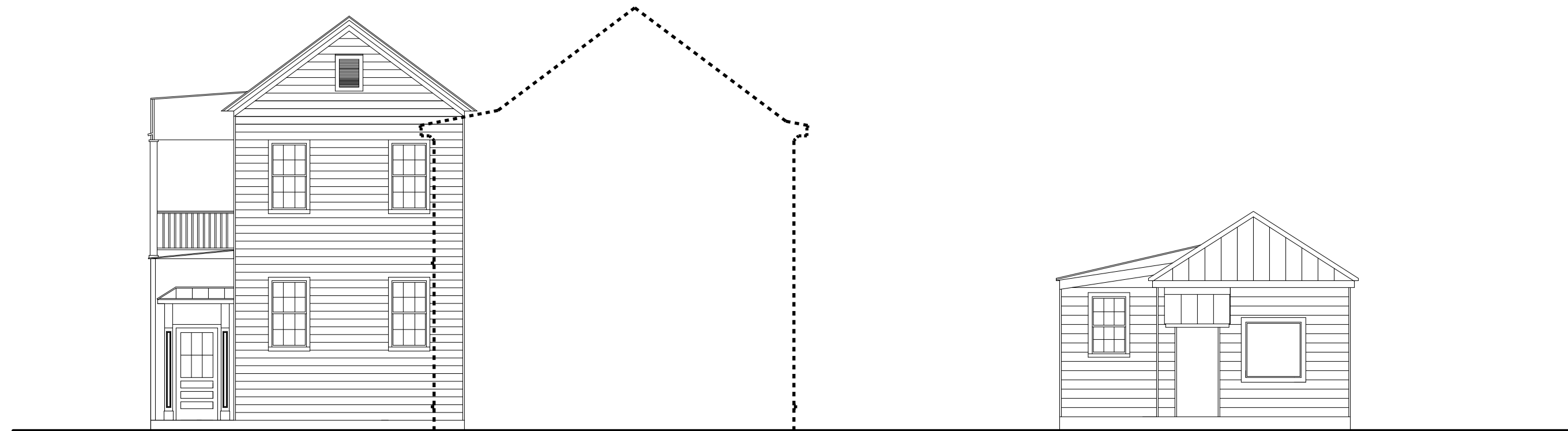
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SHEET
COMP.5
STREETSCAPE



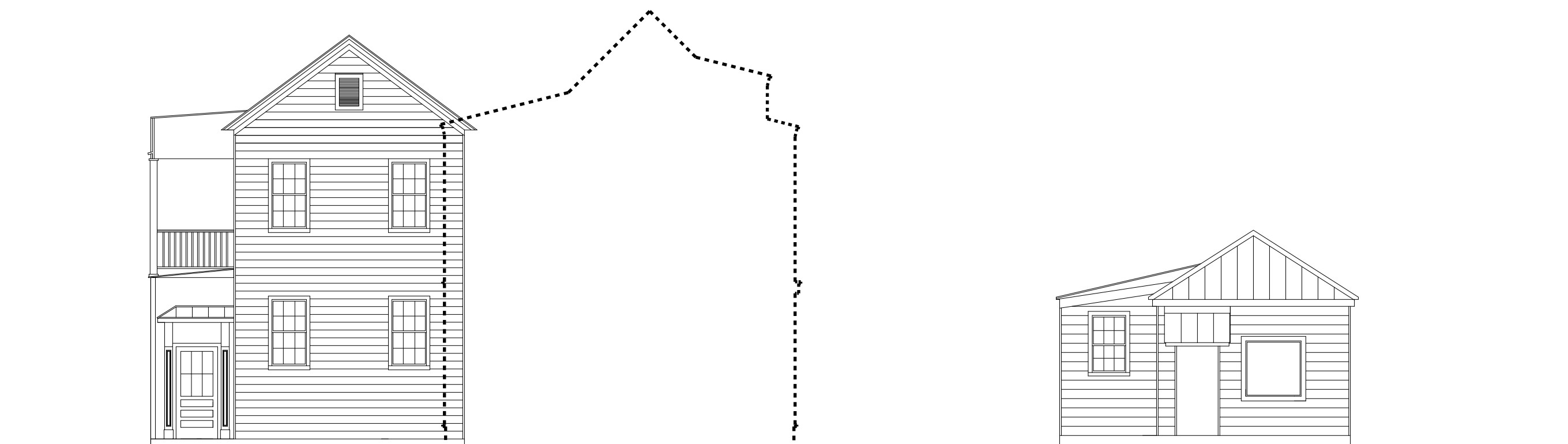
PREVIOUS PROPOSED streetscape - rose lane facing west: 1/8" = 1'-0"



PREVIOUS PROPOSED relative streetscape - rose lane facing east: 1/8" = 1'-0"



CURRENT PROPOSED streetscape - rose lane facing west: 1/8" = 1'-0"



CURRENT PROPOSED relative streetscape - rose lane facing east: 1/8" = 1'-0"

Agenda Item #9

66 CANNON STREET
TMS # 460-08-03-034

Request conceptual approval for the construction of two new
2 ½ story carriage houses at the rear, including hardscaping.

Category 4/ (Cannonborough | Elliottborough) / c.1944-1951 / Old City District

New Carriage Houses

66 Cannon Street - Charleston, South Carolina



February 19, 2019
BAR Concept Submittal

Sheet Index

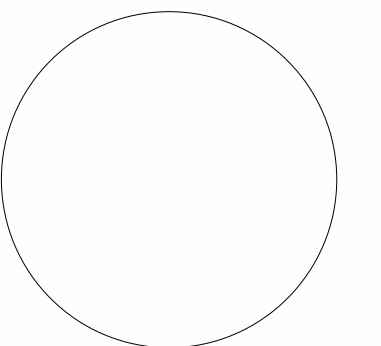
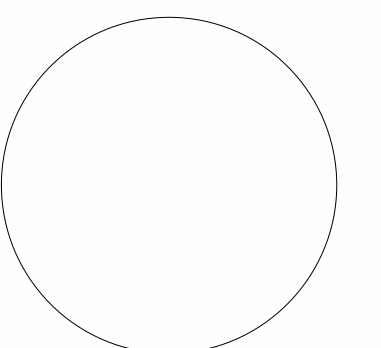
- G1.0 Cover Sheet

- C1.1 Existing & Proposed Site Plans
- C1.2 Parking Manueverability Analyisi

- A1.1 New Floor & Roof Plans
- A2.1 New Exterior Elevations
- A2.2 Overall Site Elevations
- A2.3 Perspectives
- A3.1 Building Section
- A4.1 Site Photographs
- A4.2 Images



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Project:
New Carriage Houses @ 66 Cannon

66 Cannon Street
 Charleston, SC 29403

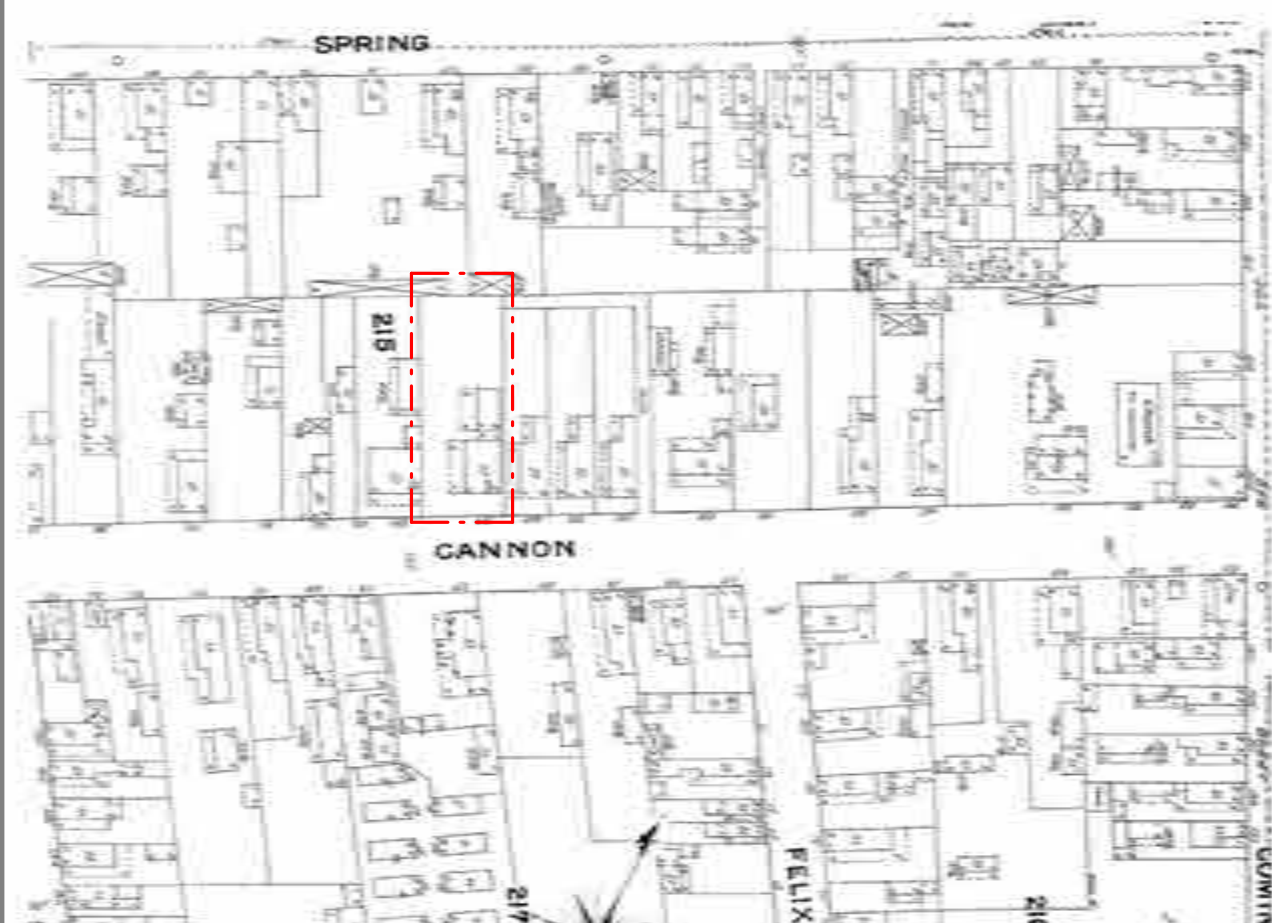
Sheet Title:
Cover Sheet

Project # 19-015
 Date: 2.19.2020
 Rev: Date:

Sheet #:

G1.0

SANBORN MAPS



1888 SANBORN MAP



1902 SANBORN MAP

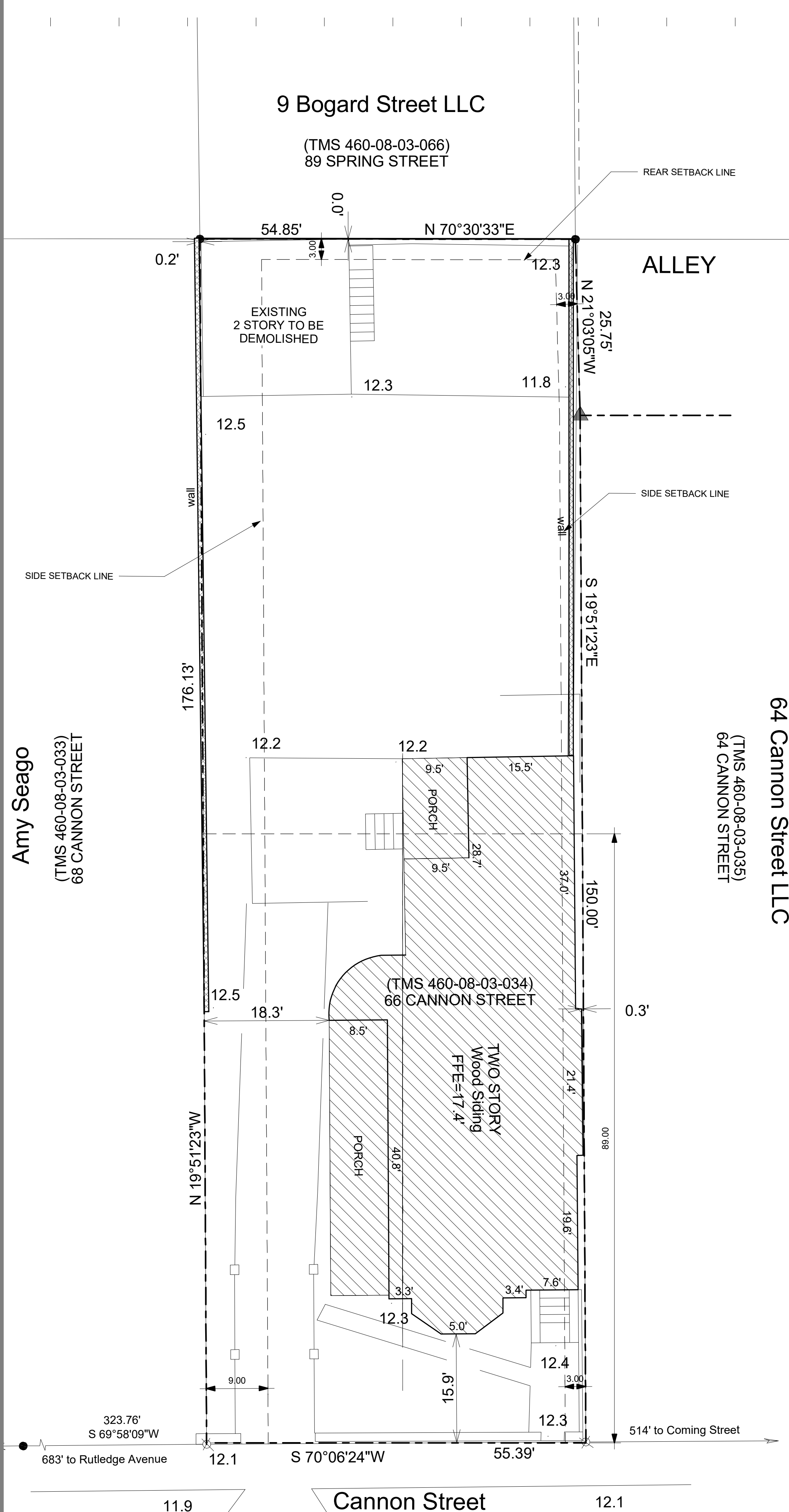


1944 SANBORN MAP

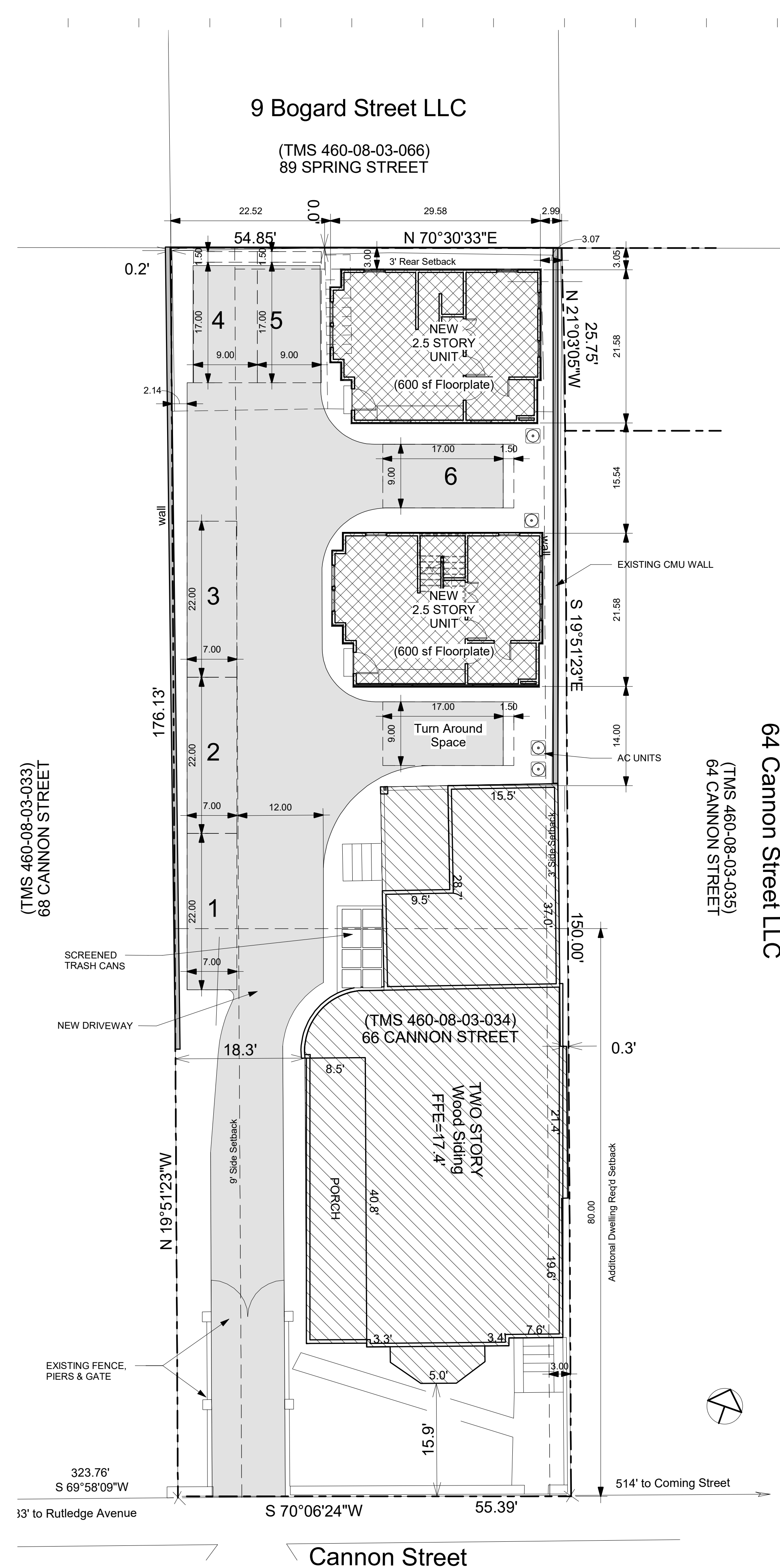


1951 SANBORN MAP

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 C:\Users\jcsul\OneDrive\Projects\19-017-66 Cannon Model\19-017-66 Cannon Model-Concept BAR-2.rvt 2/19/2020 2:50:50 PM



1 Existing Site Plan
1" = 10'-0"



2 New Site Plan
1" = 10'-0"

CODE & ZONING INFORMATION

Project Address: 66 Cannon St.
 TMS Number: 460-08-03-034
 Flood Zone: X
 Zoning: LB

PRIMARY CODES AND ORDINANCES USED

- 2018 International Residential Code w/ SC Modifications
- 2009 International Energy Conservation Code
- SC Energy Efficiency Standards Act
- ASHRAE 90.1-2004

LOT COVERAGE

Total Lot Area:	9,738 sf
Allowable Lot Coverage:	4,869 sf (50%)
Existing Building:	2,575.8 sf
New Buildings:	1,200 sf
Total Lot Coverage	3,775.8 sf (38.8%)

SETBACKS

	Front & Rear		Side		Total
	Front	Rear	S/W	N/E	
Required:	0'	3'	9'	3'	15'
Existing:	15.9'	0'	0'	0.3'	0.3'
Proposed:	15.9'	22.5'	18.3'	0.3'	18.6'

Add'l Dwelling Distance from Front Lot Line:

Required:	80'
Proposed:	105.12'

PARKING

Required:	6 Spaces
Provided:	6 Spaces

MINIMUM LOT AREA PER FAMILY

Required:	9,000 sf (2,250sf per 6 Families)
Provided:	9,738 sf (2,434.5 per Family)

LOT USE

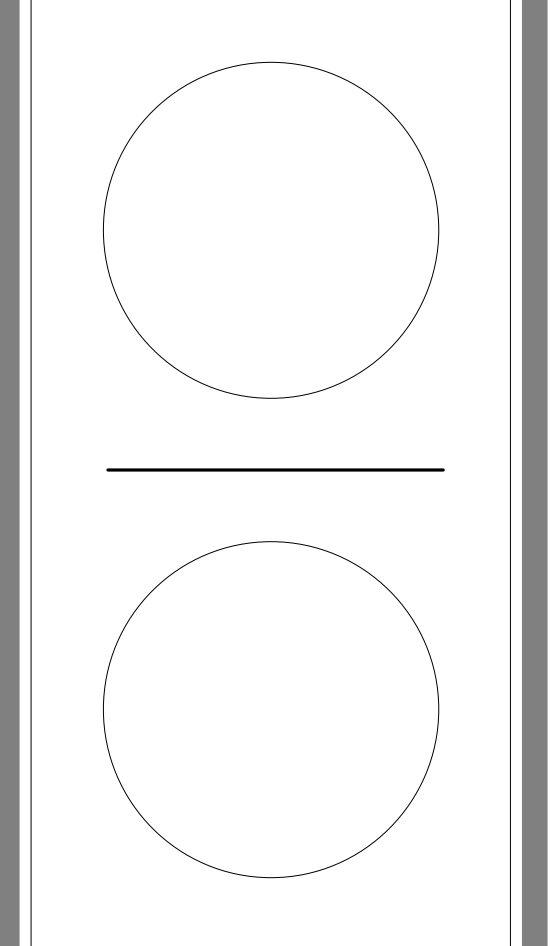
Existing Use:	2 Family
Proposed Use:	4 Family

ENERGY CODE COMPLIANCE

2009 IECC ZONE 3 COMPLIANCE
 Windows U Factor (<=0.50): 0.28 U
 Window SHGC (<=0.30): 0.28
 Door U Factor (<=0.50): 0.34
 Ceiling Insulation (R-30 Min): R-30
 Wall Insulation (R-13 Min): R-13
 Floor Insulation (R-19 Min): R-19
 Crawl Insulation (R-5 cont. Min): N/A
 Building Envelope Air Sealing: Visual Inspection per IECC Section 402.4.2.2
 Pipes carrying fluids above 105 F shall be insulated to a min of R-3
 Minimum of 50% of lamps to be high-efficient
 No recessed lighting shall penetrate air barrier into conditioned space



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 Charleston SC 29403
 [o] 843.720.1955
 www.sarchstudio.com
Architecture + Planning + Design

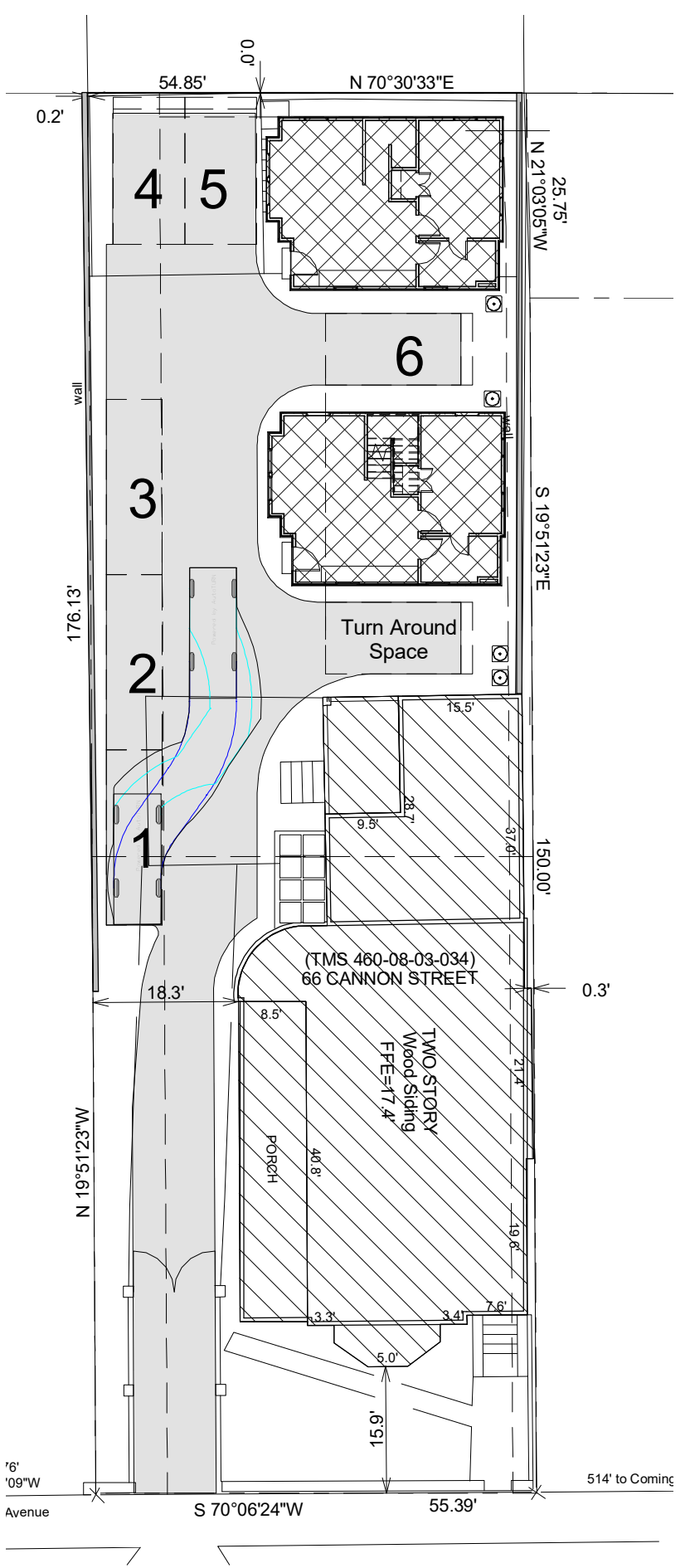


Project:
New Carriage Houses @ 66 Cannon
 66 Cannon Street
 Charleston, SC 29403

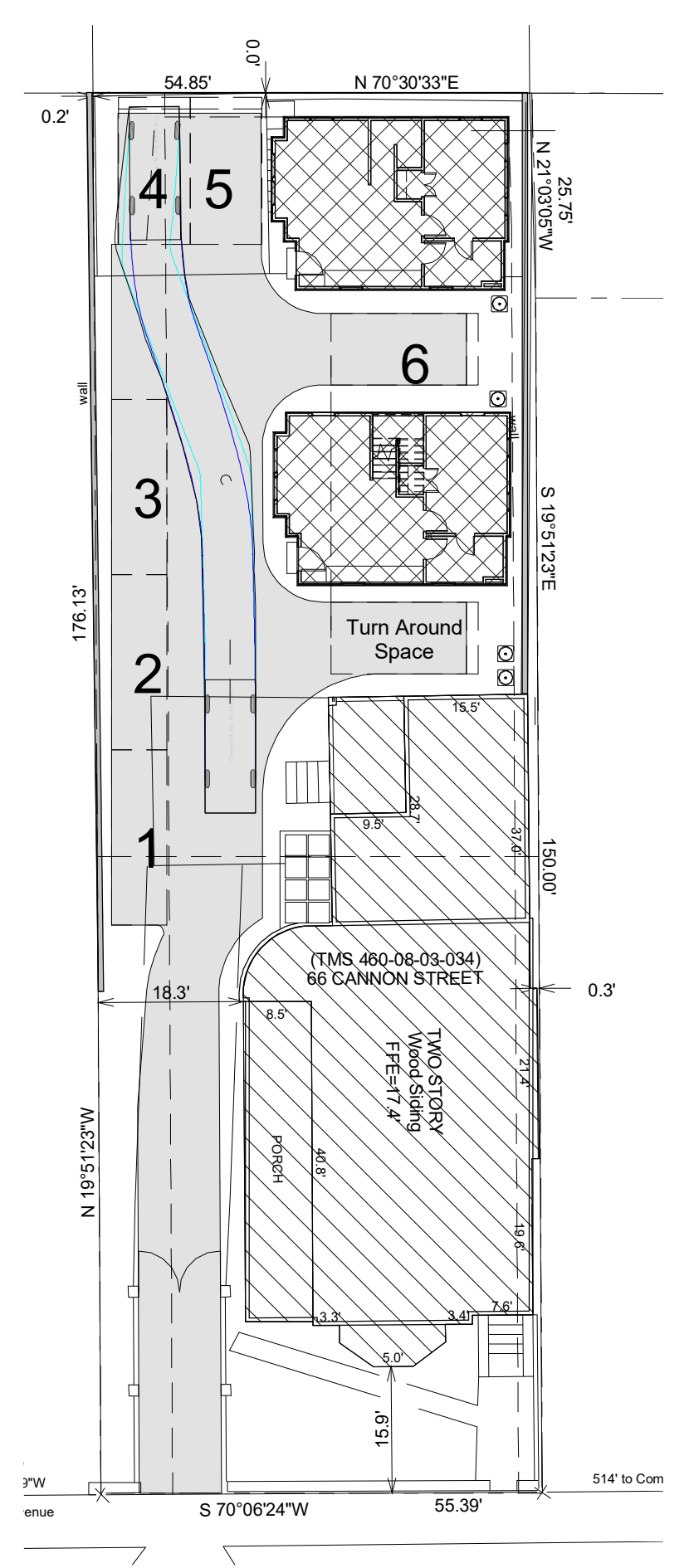
Sheet Title:
Existing & Proposed Site Plans

Project # 19-015
 Date: 2.19.2020
 Rev: Date:

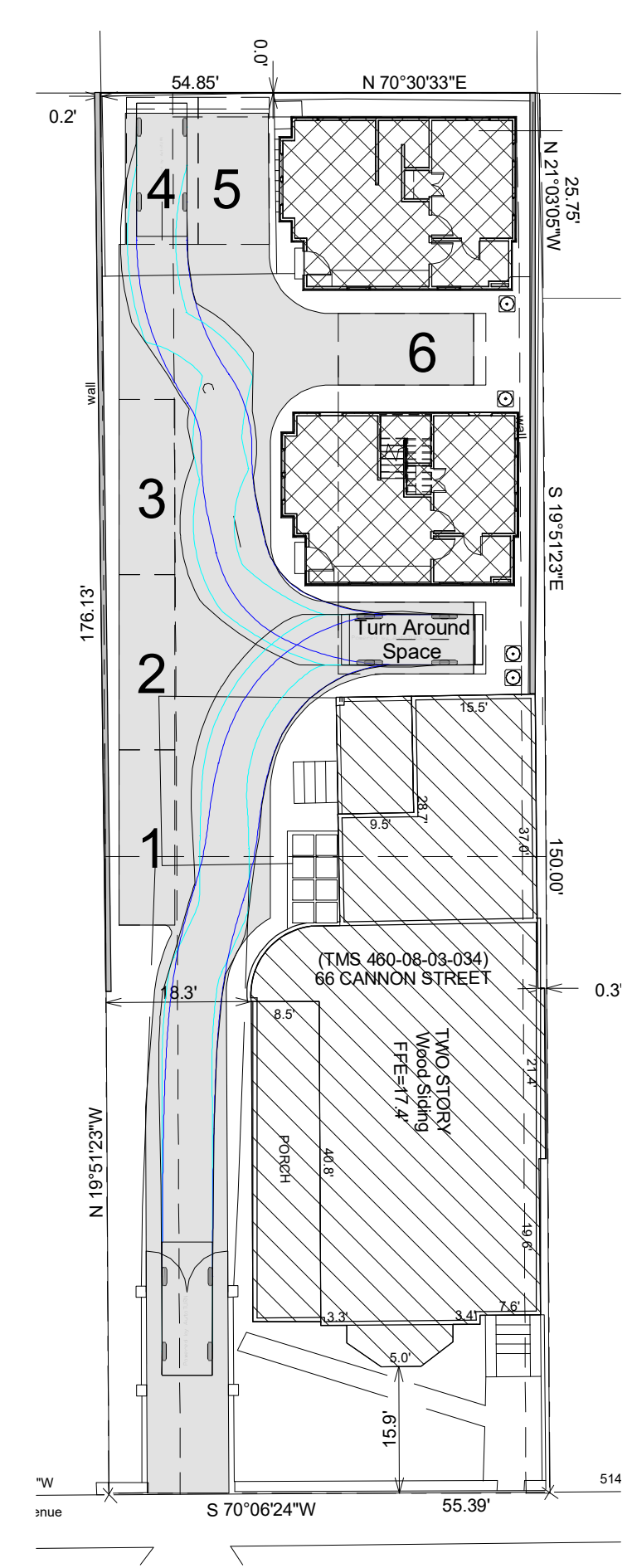
Sheet #:
C1.1



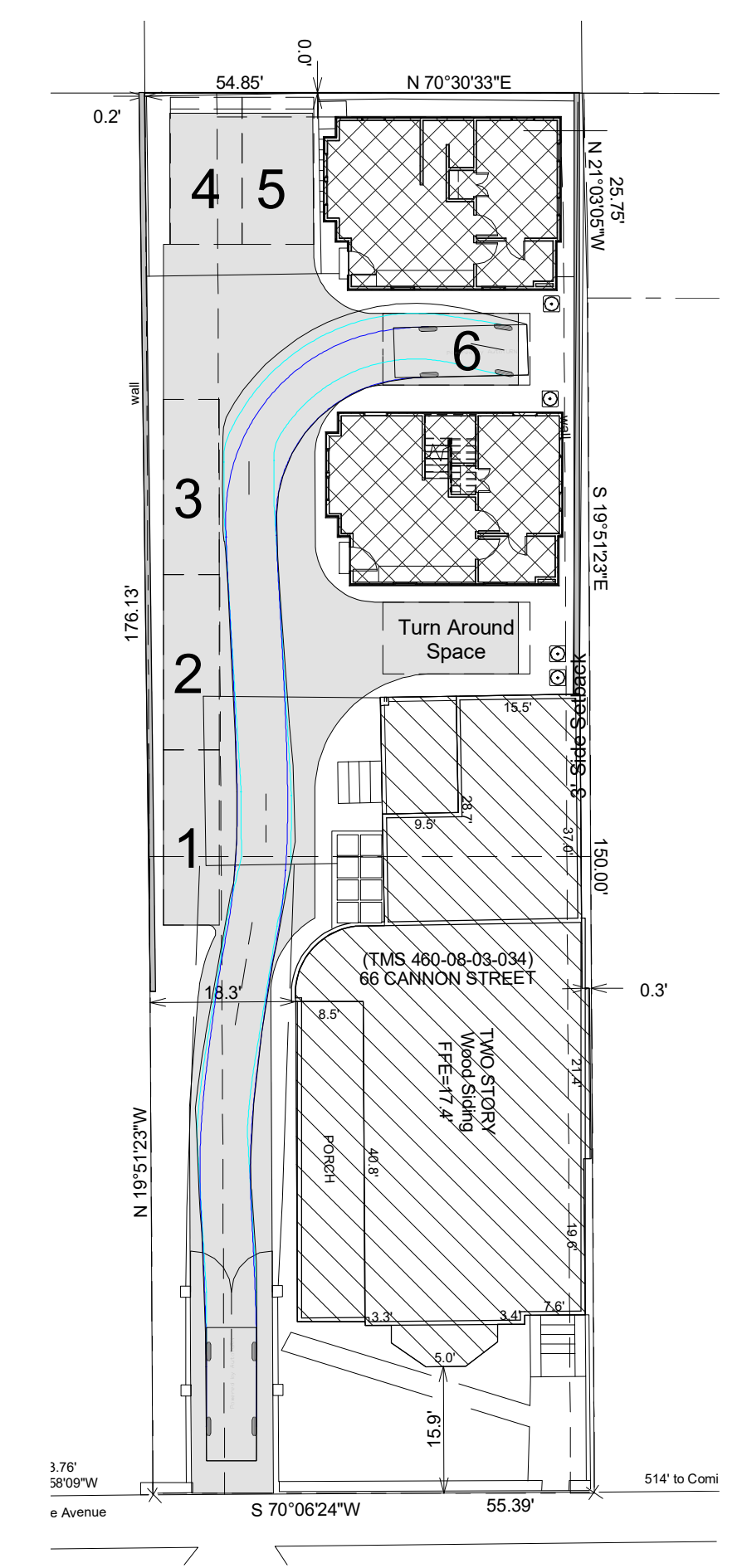
1 AutoTurn - Parallel
1" = 20'-0"



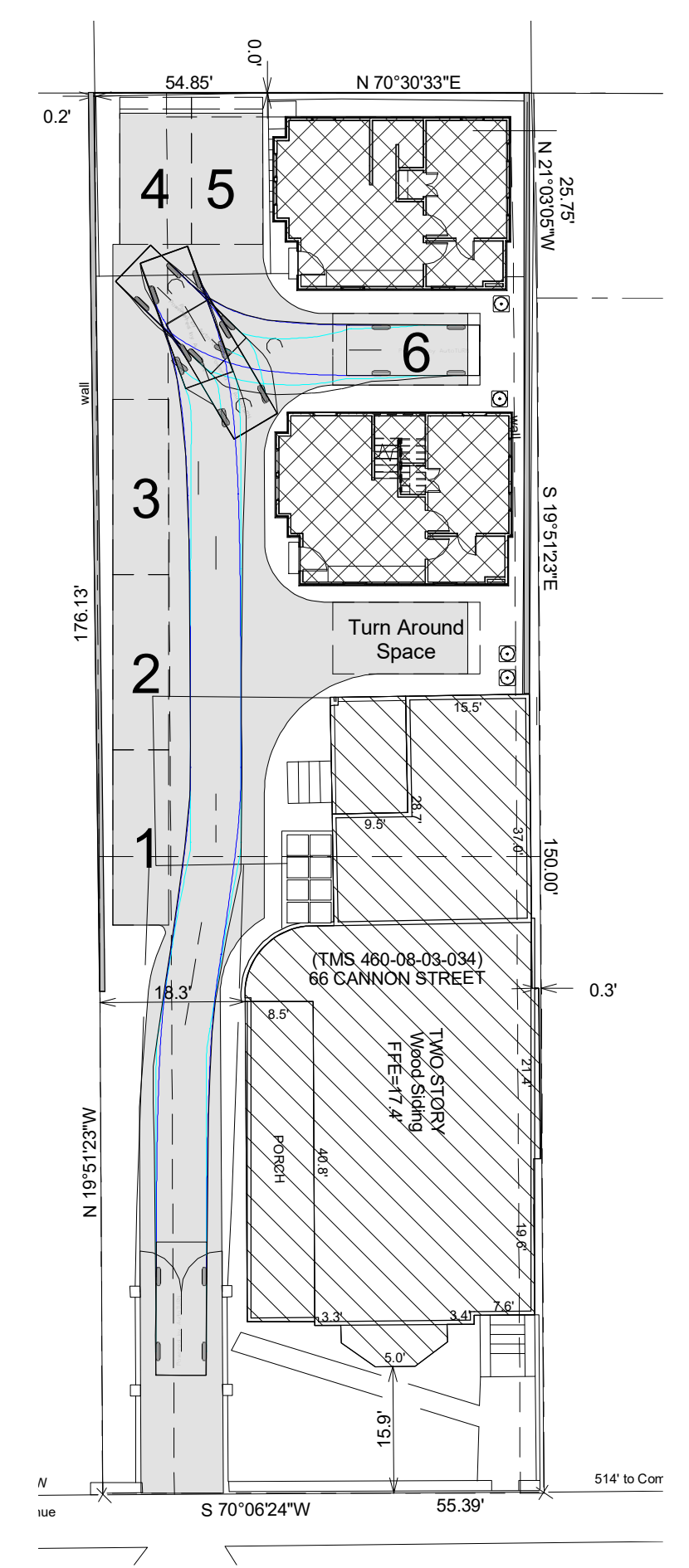
2 AutoTurn- 4 In
1" = 20'-0"



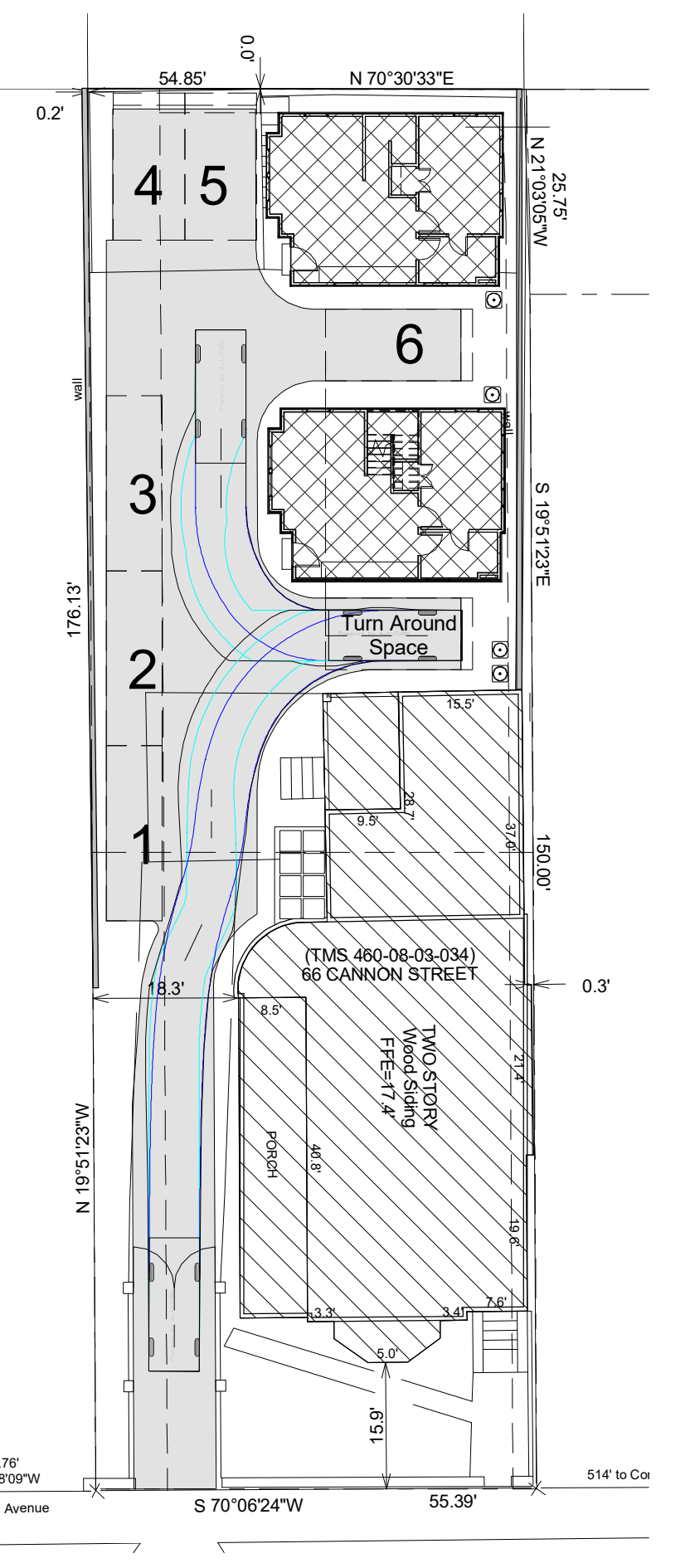
3 AutoTurn- 4 Out
1" = 20'-0"



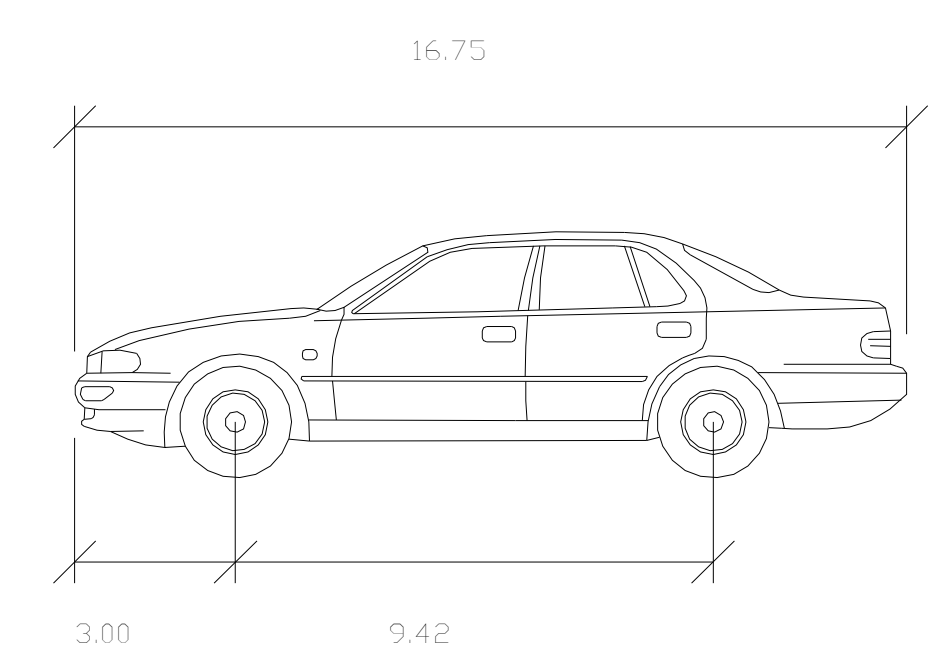
4 AutoTurn- 6 In
1" = 20'-0"



5 AutoTurn- 6 Out
1" = 20'-0"



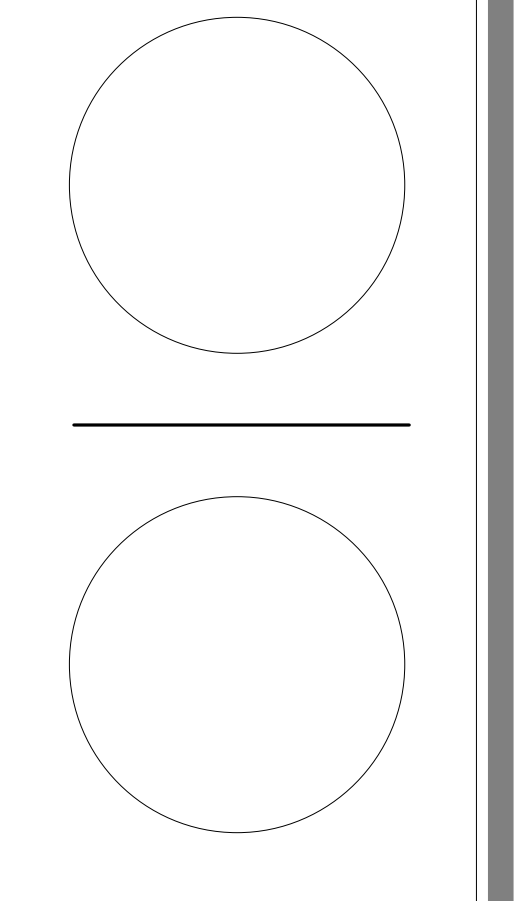
6 AutoTurn - Turn Around
1" = 20'-0"



Composite Passenger Vehicle	feet
Width	6.33
Track	6.33
Lock to Lock Time	6.00
Steering Angle	26.40



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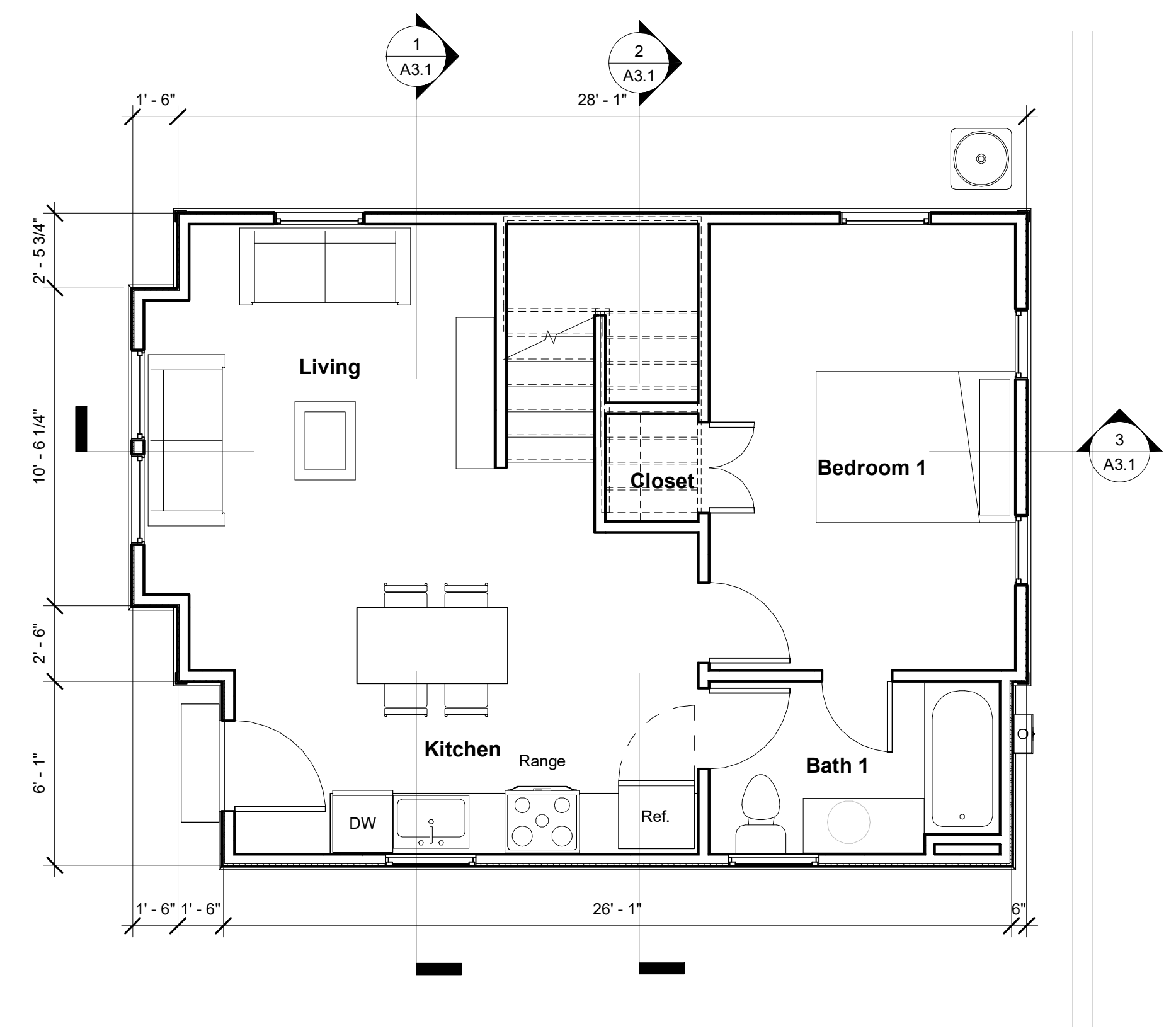
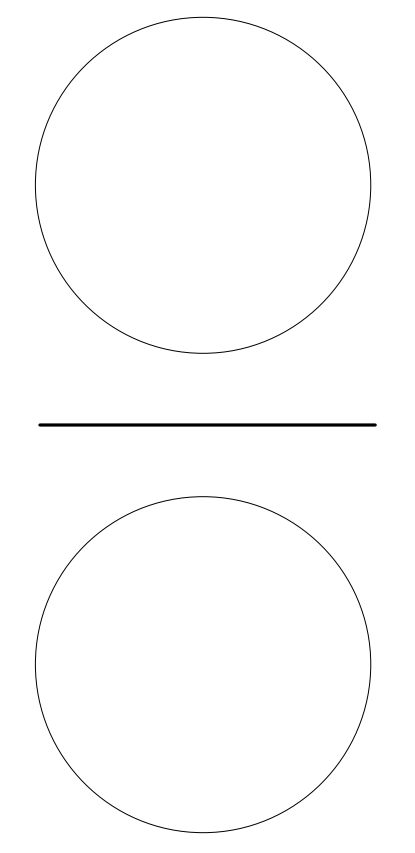


Project:
New Carriage Houses @ 66 Cannon
66 Cannon Street
Charleston, SC 29403

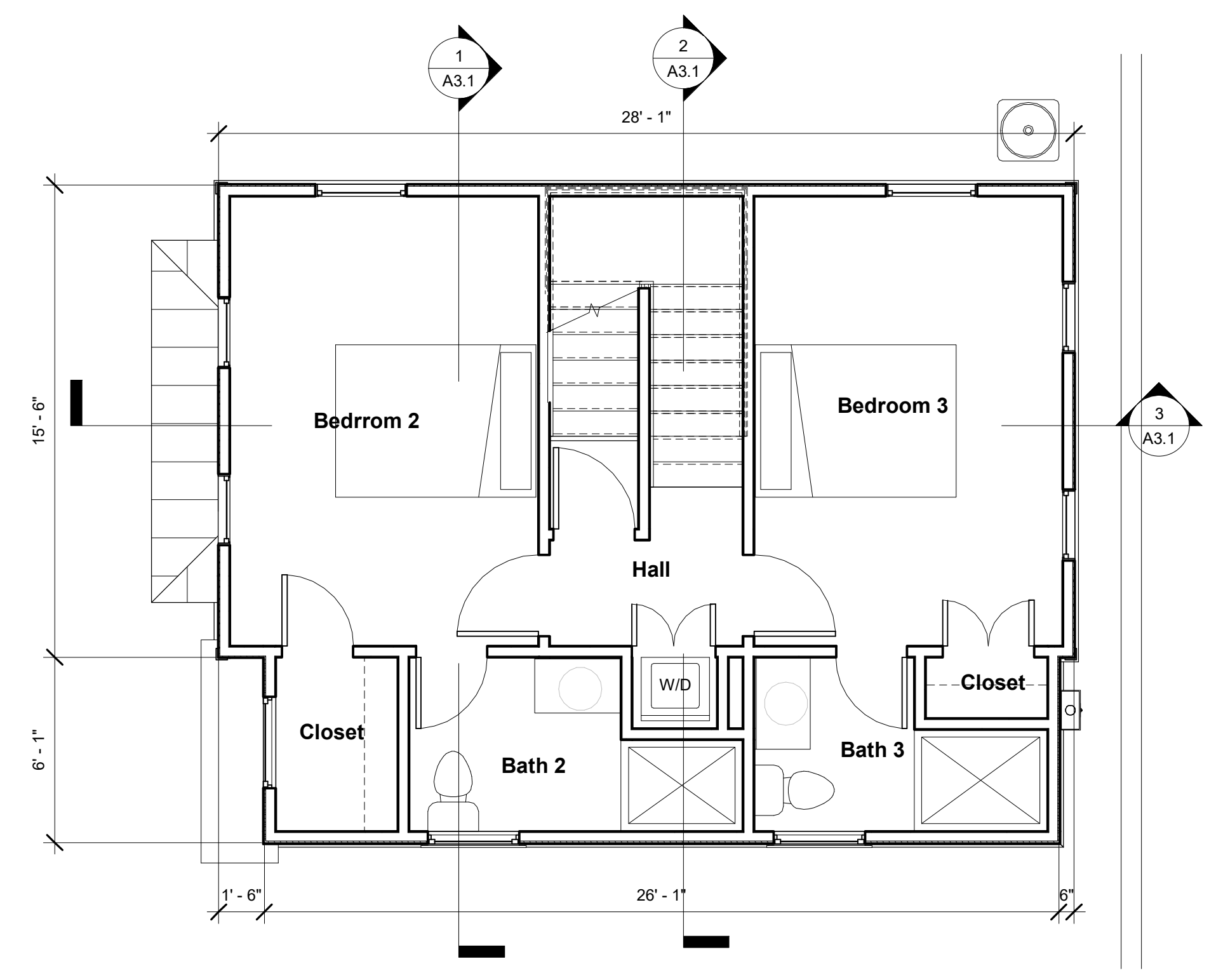
Sheet Title:
Parking Manueverabilty Analsi

Project # 19-015
Date: 2.19.2020
Rev: Date:

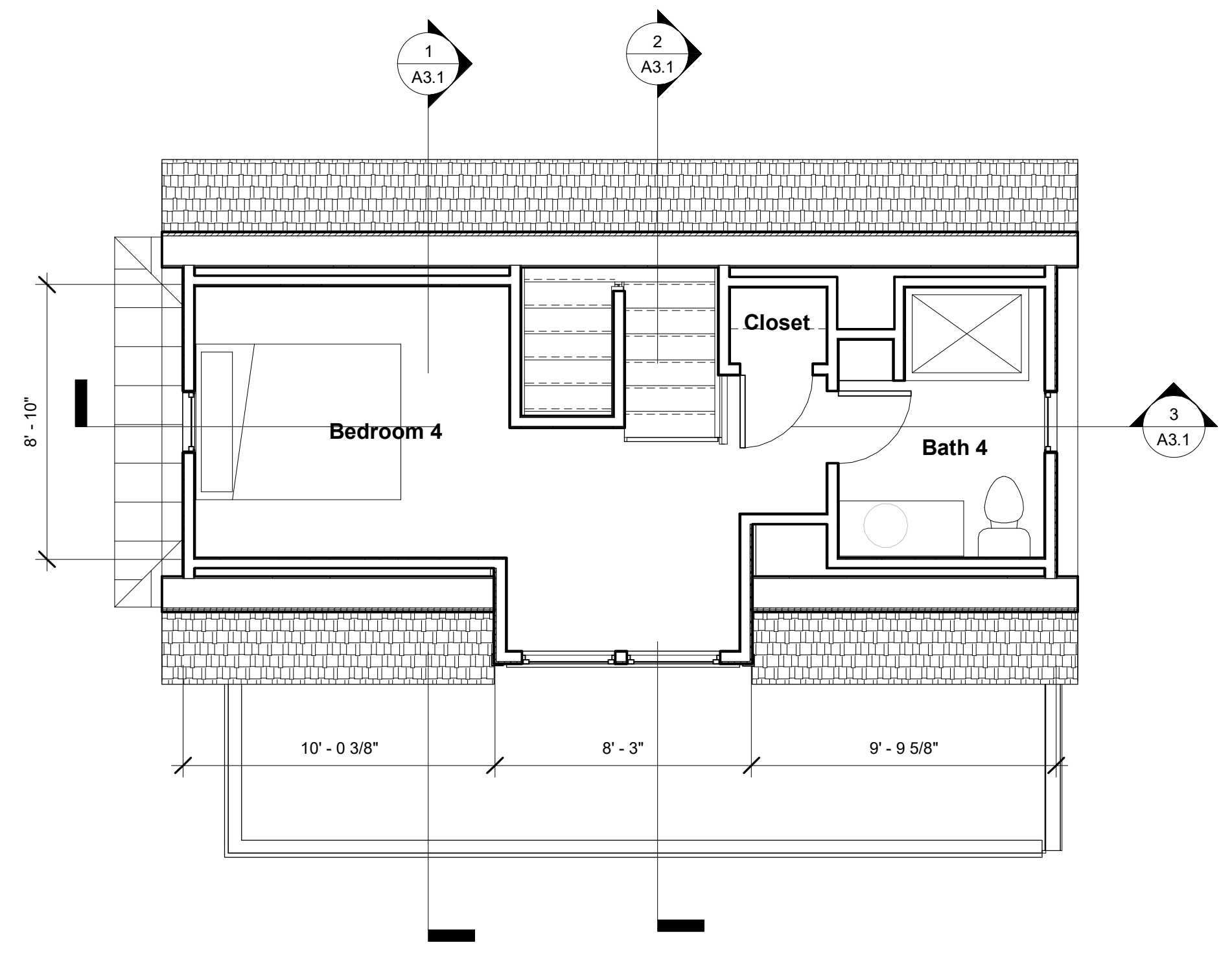
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C1.2



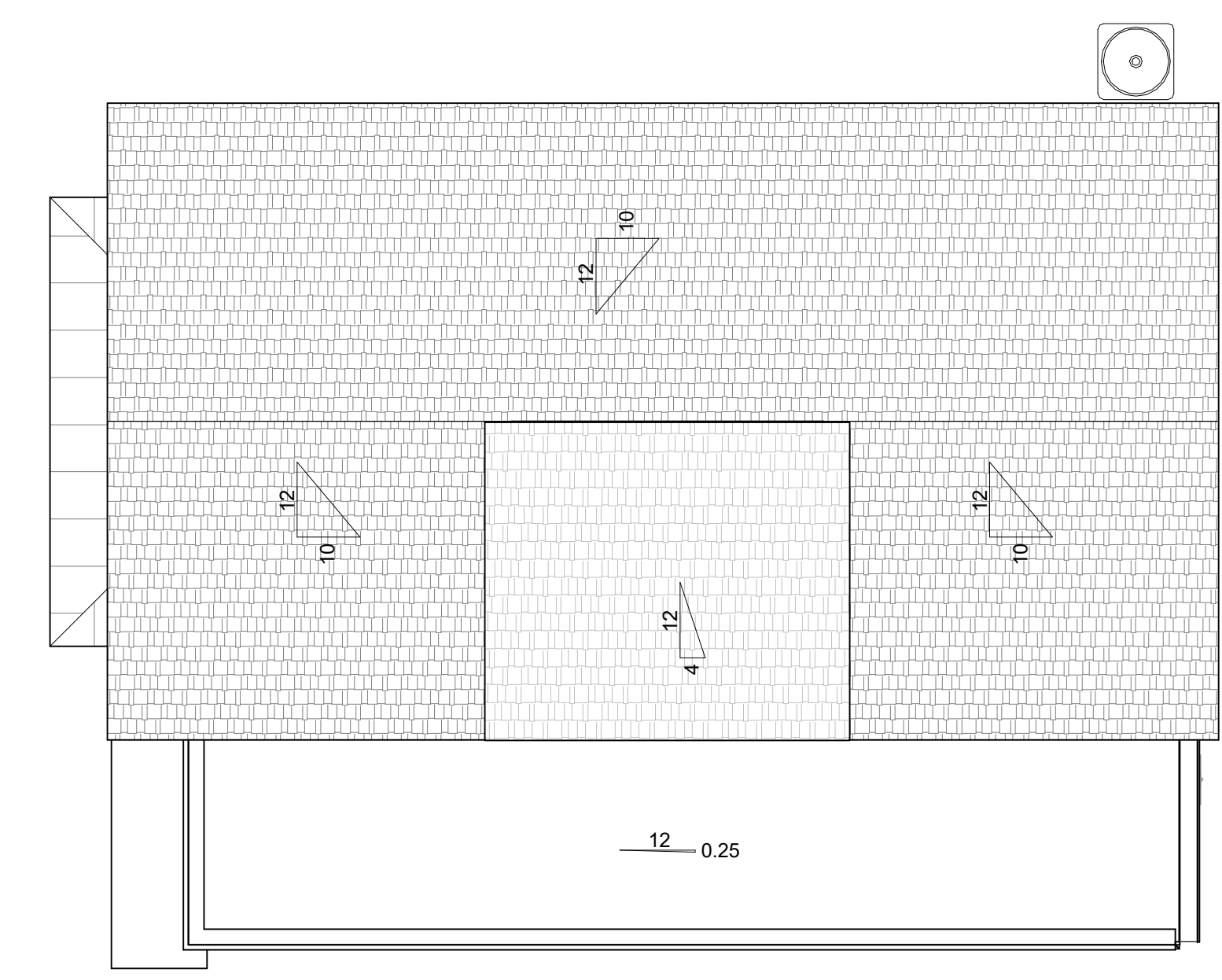
1 New 1st Floor Plan
1/4" = 1'-0"



2 New 2nd Floor Plan
1/4" = 1'-0"



3 New Attic Plan
1/4" = 1'-0"



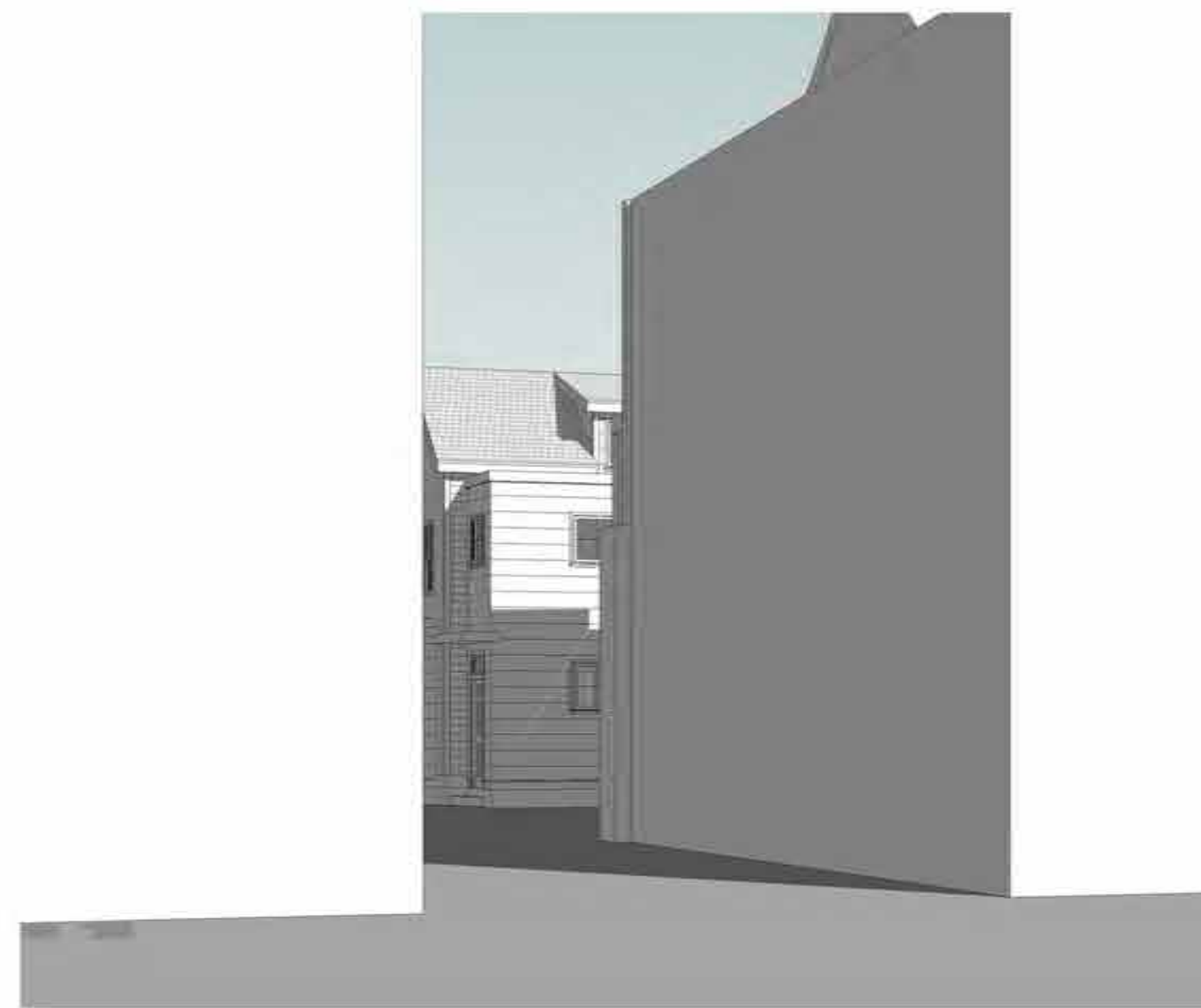
4 New Roof Plan
1/4" = 1'-0"



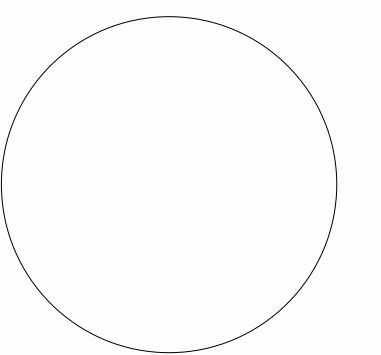
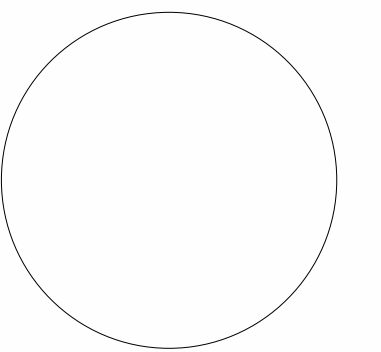
1 Carriage House View



2 Perspective From Street



3 Perspective From Across Street



Project:
New Carriage Houses @ 66 Cannon

66 Cannon Street
Charleston, SC 29403

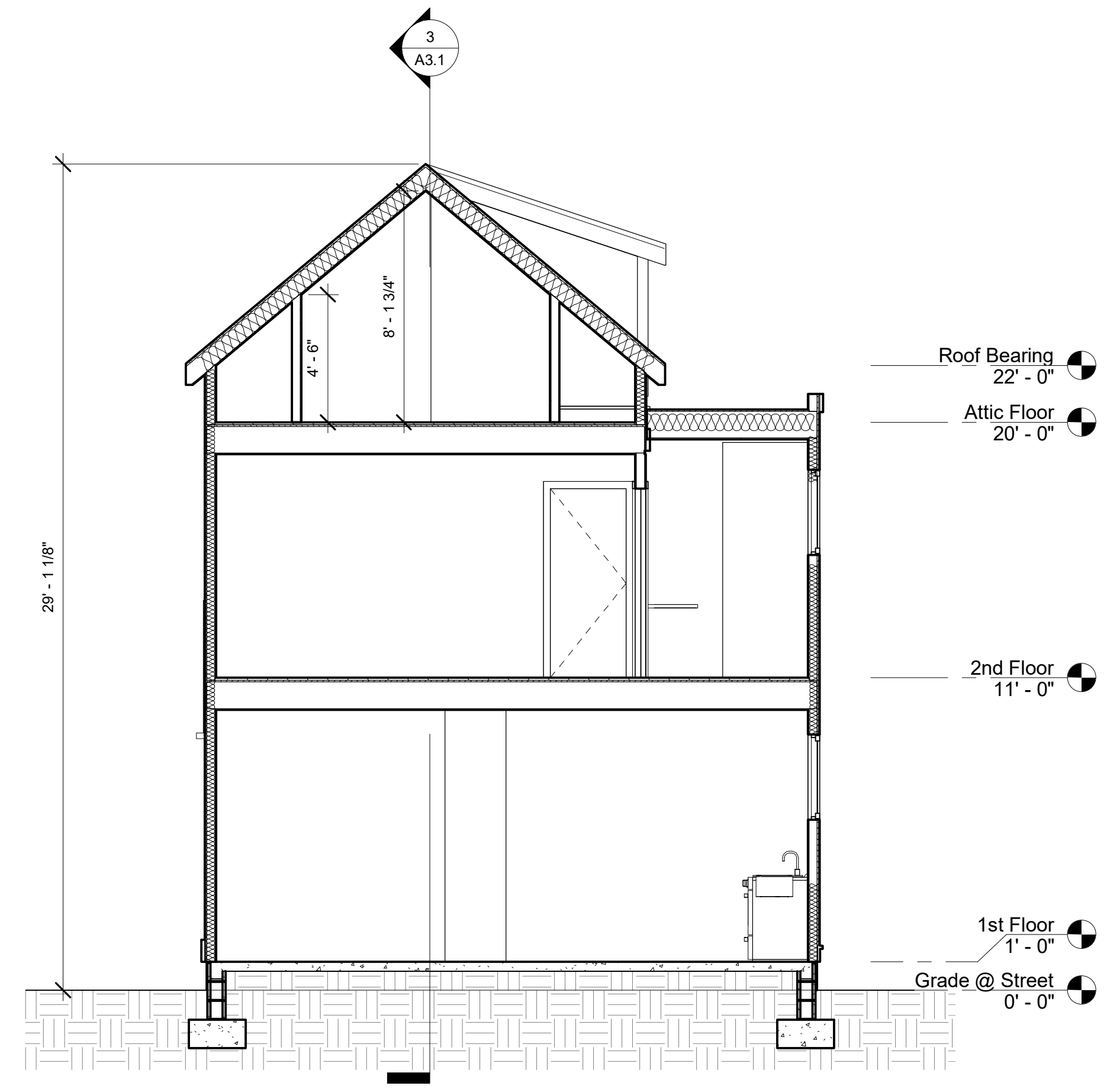
Sheet Title:
Perspectives

Project # 19-015

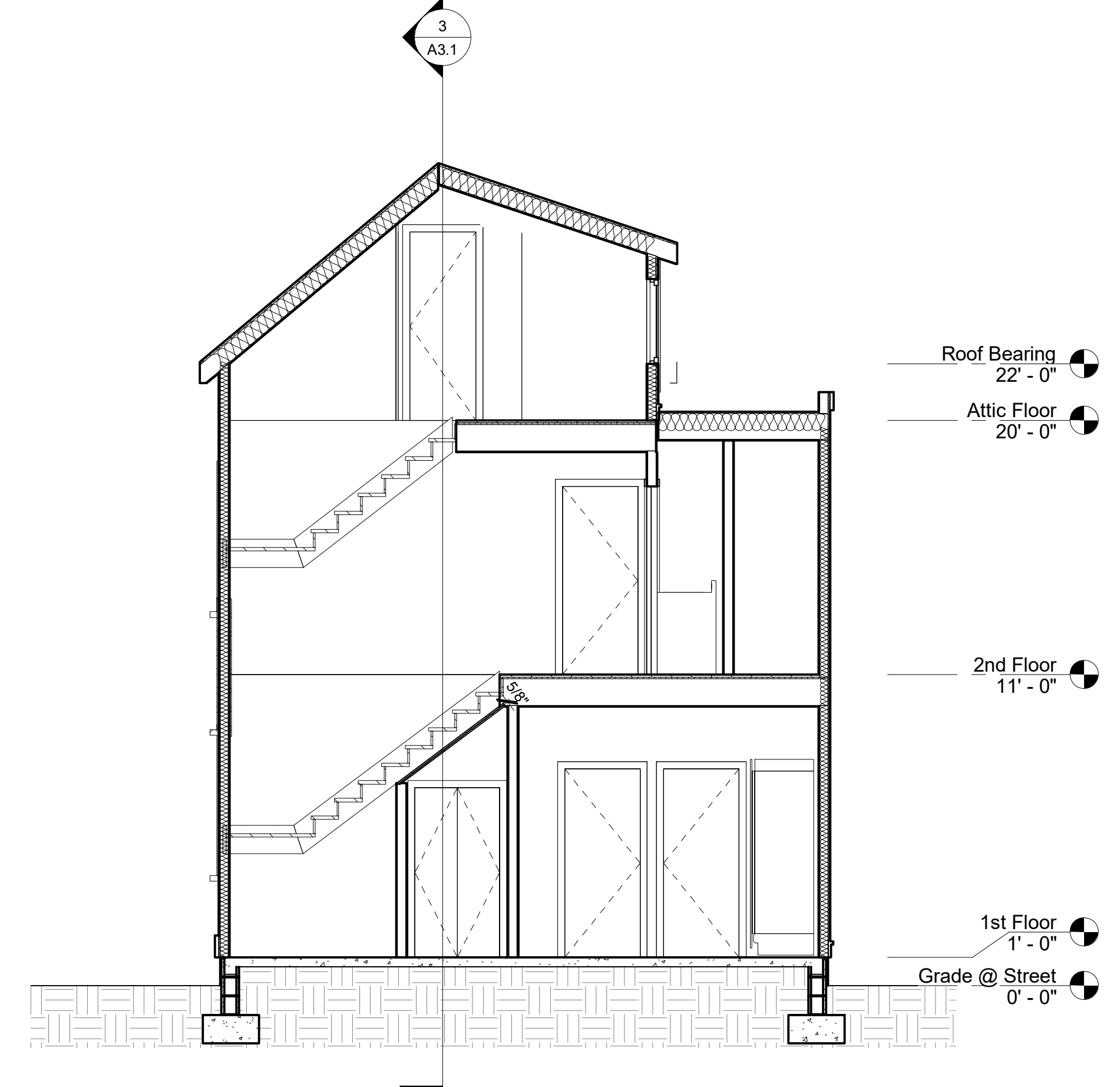
Date: 2.19.2020

Rev: Date:

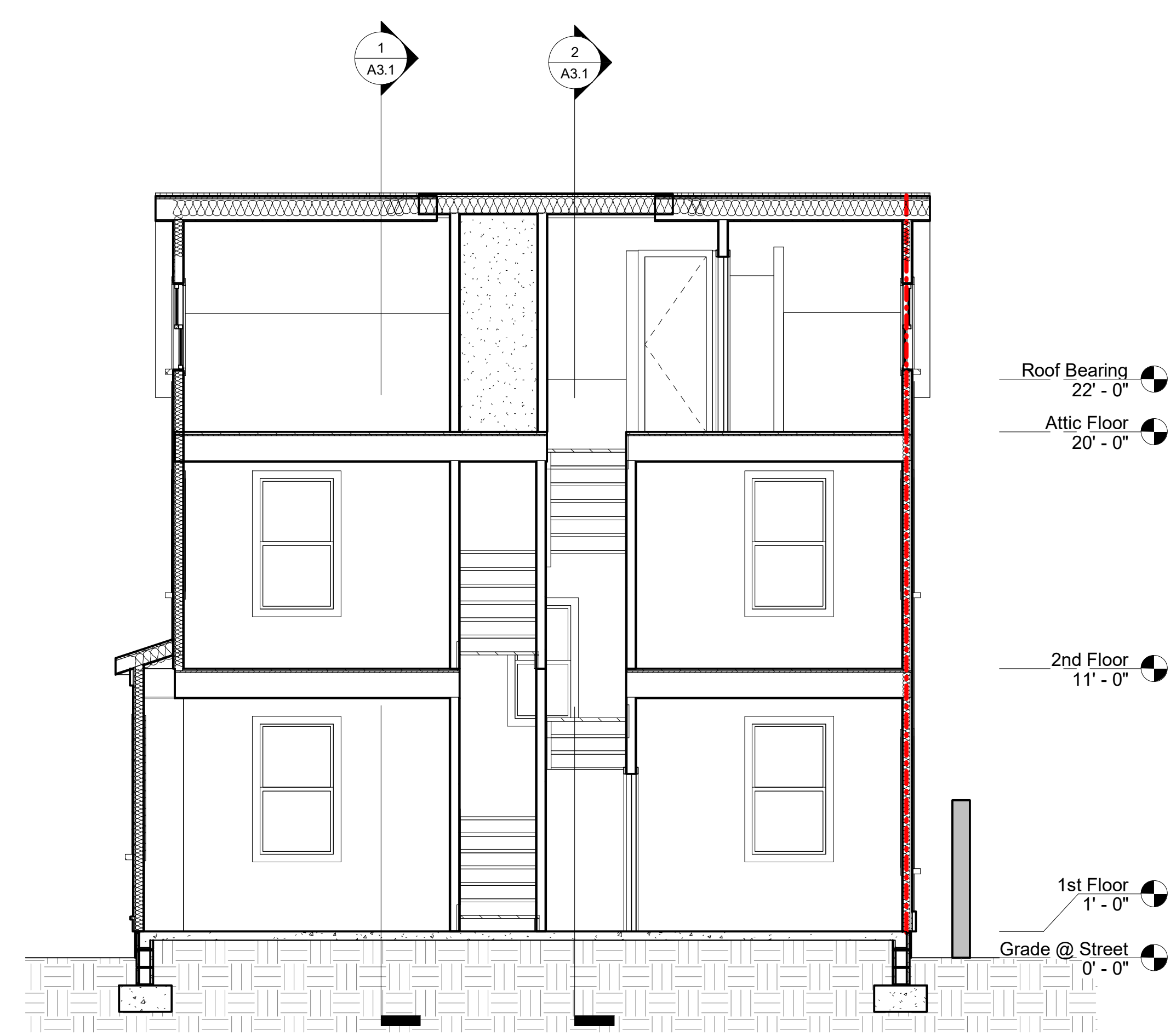
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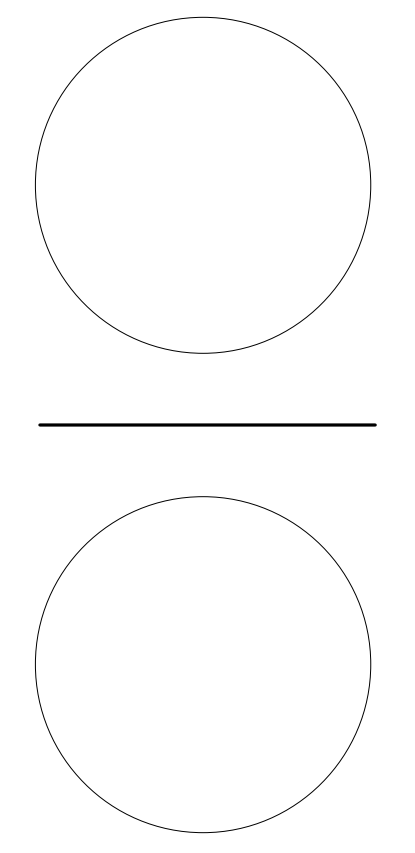
1 Building Section thru Bedroom
1/4" = 1'-0"



2 Building Section thru Stairs
1/4" = 1'-0"



3 Building Section thru Ridge
1/4" = 1'-0"



Agenda Item #10

2 JUDITH STREET
TMS 459-09-03-132

Request conceptual approval for new construction of an attached rear dependency.

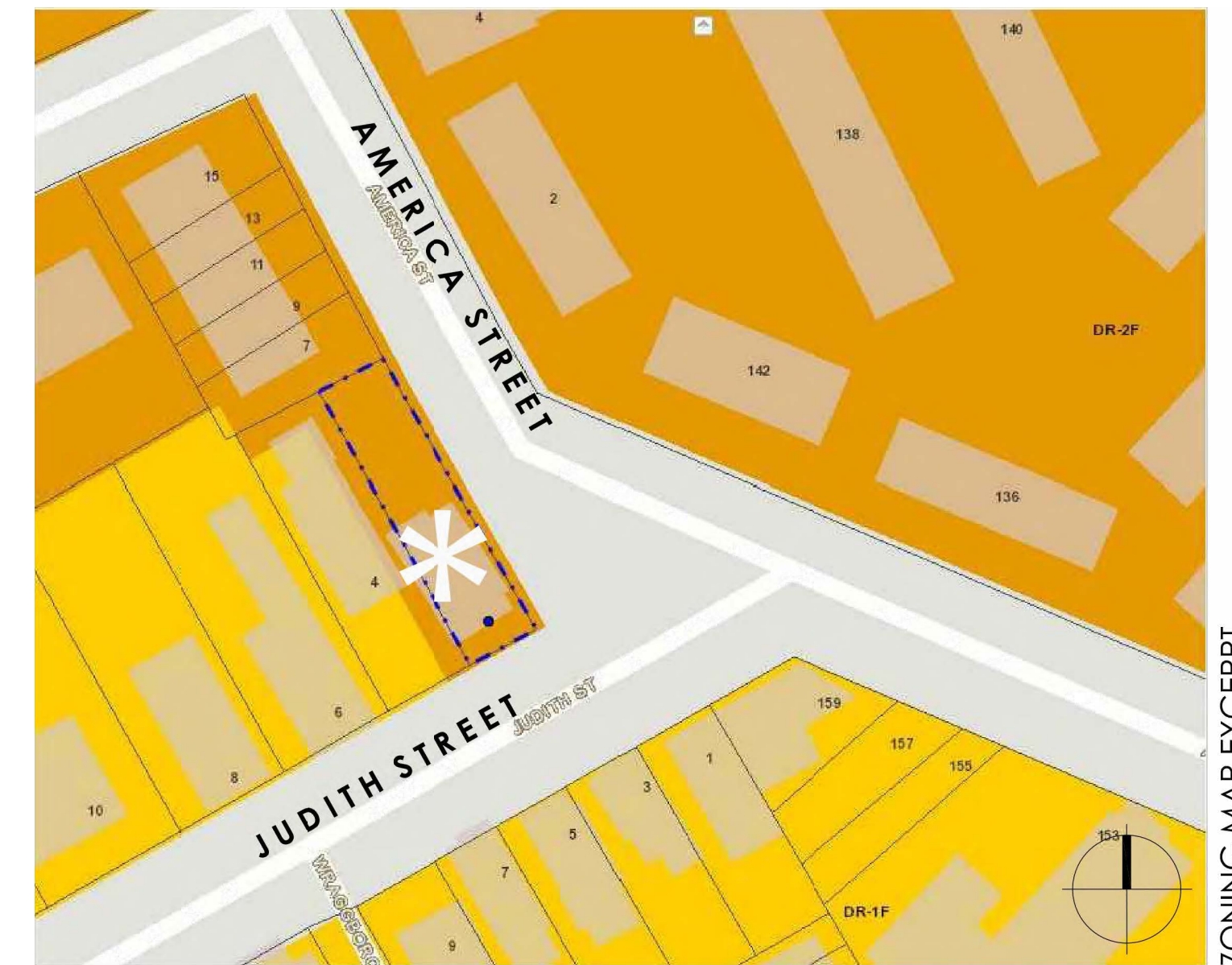
Category 4 (Mazyck-Wraggborough) c.1905 Old City District



CURRENT JUDITH STREET VIEW



CURRENT AMERICA STREET VIEW



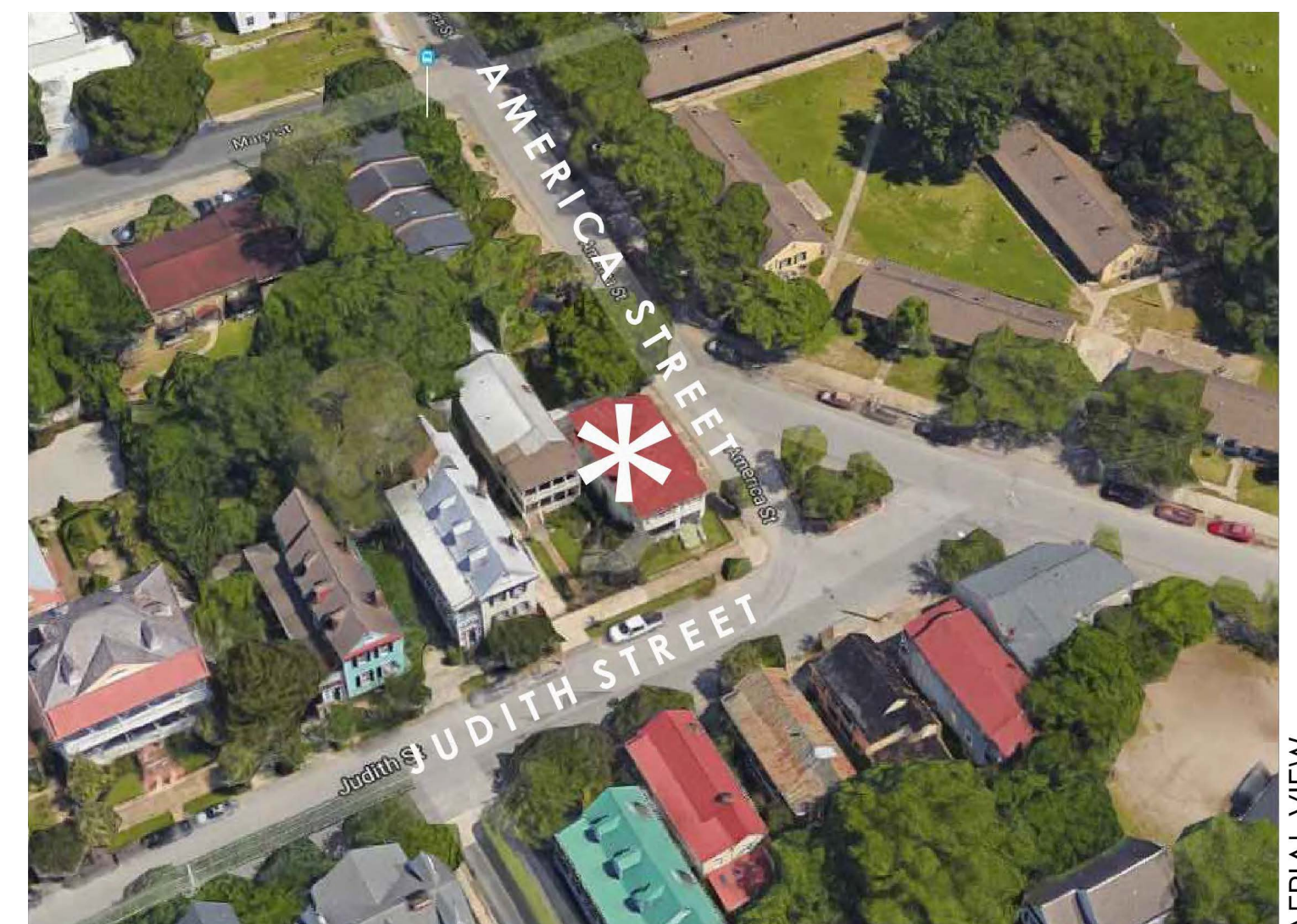
ZONING MAP EXCERPT

RENOVATION OF A DUPLEX + NEW ADDITION AT
2 JUDITH STREET
 CHARLESTON, SOUTH CAROLINA

TMS #: 459-09-03-132
 ZONING DISTRICT: DR-2F
 GOVERNING CODE: IRC 2015
 FLOOD ZONE: 'AE(13)', FFE @ 11.3' AMSL

DRAWING SCHEDULE:

- A-001 TITLE + DRAWING SCHEDULE
- A-002 CONTEXT PHOTOS
- A-003 EXISTING CONDITIONS PHOTOS
- A-004 EXISTING CONDITIONS PHOTOS
- A-005 HISTORIC IMAGES + SANBORN MAPS
- A-006 EXISTING SITE PLAN
- A-007 SITE PLANS (PREVIOUS + PROPOSED)
- A-101 FIRST FLOOR PLANS (PREVIOUS + PROPOSED)
- A-102 SECOND FLOOR PLANS (PREVIOUS + PROPOSED)
- A-103 ROOF PLANS (EXISTING)
- A-104 ROOF PLANS (PREVIOUS + CURRENT)
- A-200a EXTERIOR ELEVATIONS (EXISTING)
- A-200b EXTERIOR ELEVATIONS (EXISTING)
- A-201 EAST ELEVATIONS (PREVIOUS + PROPOSED)
- A-202 NORTH & SOUTH ELEVATIONS (PREVIOUS + PROPOSED)
- A-203 WEST ELEVATIONS (PREVIOUS + PROPOSED)
- A-301 3D STUDIES
- A-302 ILLUSTRATION OF SUBORDINATE SCALE



AERIAL VIEW



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 TELEPHONE 904.572.1505

DERYL L. PATTERSON

SC LIC. No. 5985



2 JUDITH STREET
 MODIFICATIONS TO DUPLEX RESIDENCE
 AND NEW ADDITION

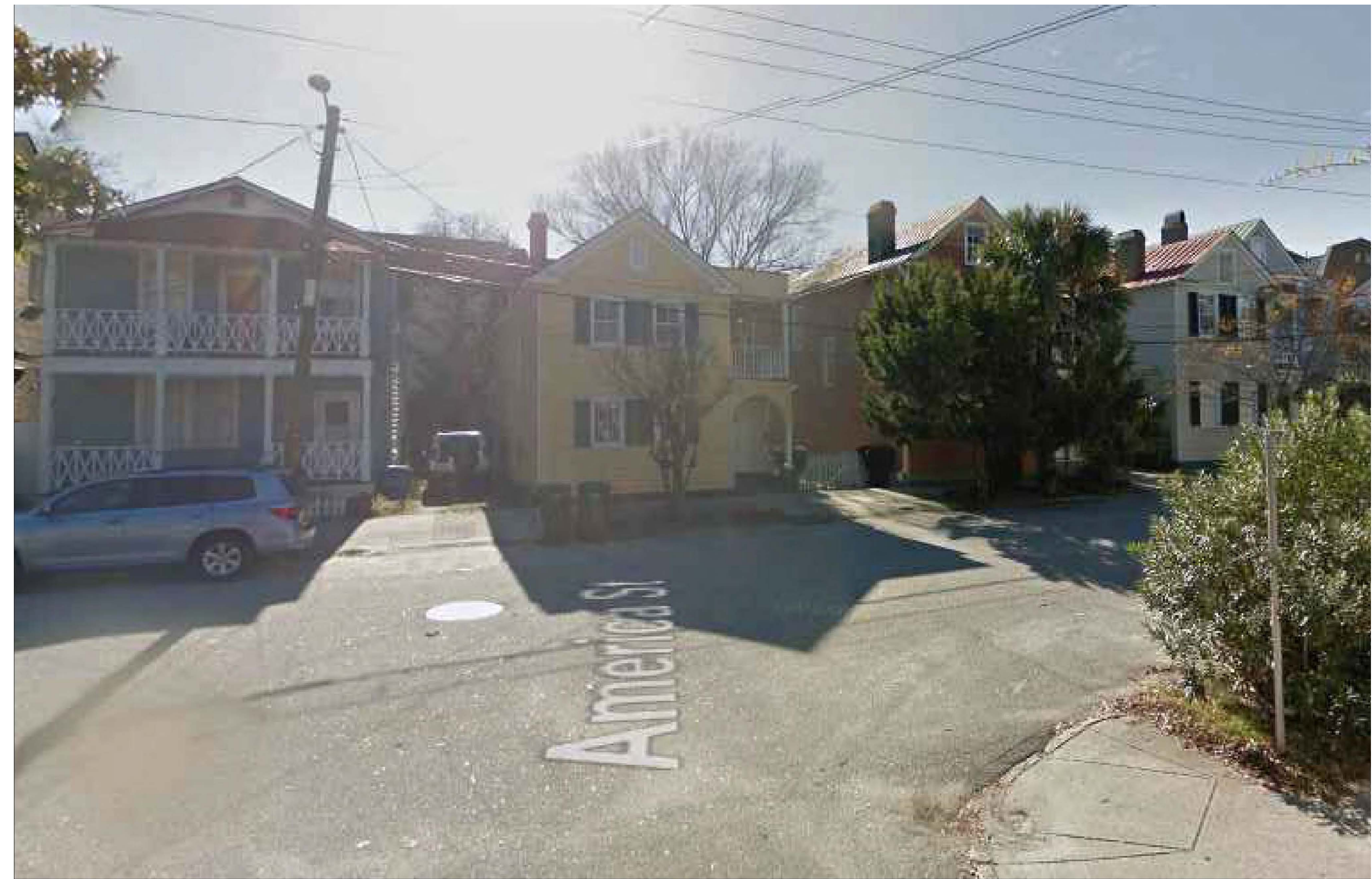
02.13.2020 SUBMITAL
 NOT VALID UNLESS WET
 SIGNATURE AND RAISED SEAL

TITLE +
 DRAWING
 SCHEDULE

A-001



PROPERTY ADJACENT TO 2 JUDITH ON JUDITH STREET



PROPERTIES ON OPPOSITE SIDE OF JUDITH STREET



PROPERTIES ON OPPOSITE SIDE OF AMERICA STREET



PROPERTIES ADJACENT TO 2 JUDITH ON AMERICA STREET



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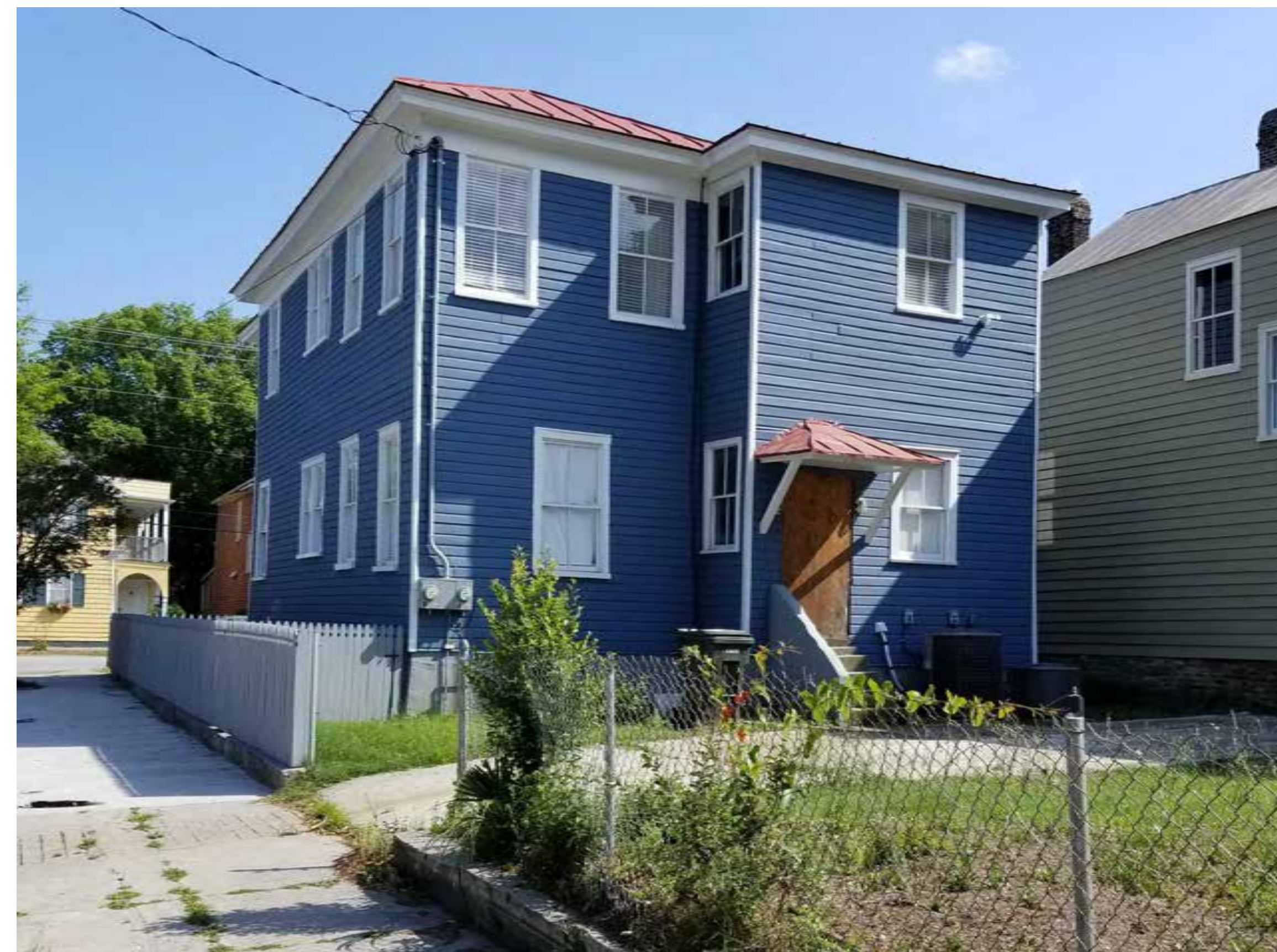
02.13.2020 SUBMITAL
NOT VALID UNLESS WET
SIGNATURE AND RAISED SEAL

CONTEXT
PHOTOS

A-002



VIEW OF SOUTH + EAST ELEVATIONS FROM CORNER OF JUDITH AND AMERICA



VIEW OF EAST + NORTH ELEVATIONS FROM AMERICA



VIEW OF NORTH ELEVATION FROM REAR YARD



VIEW OF WEST ELEVATION FROM JUDITH



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PHOTOS
(EXISTING
CONDITIONS)

A-003



VIEW OF REAR LOT FROM AMERICA



VIEW OF REAR LOT FROM HOUSE



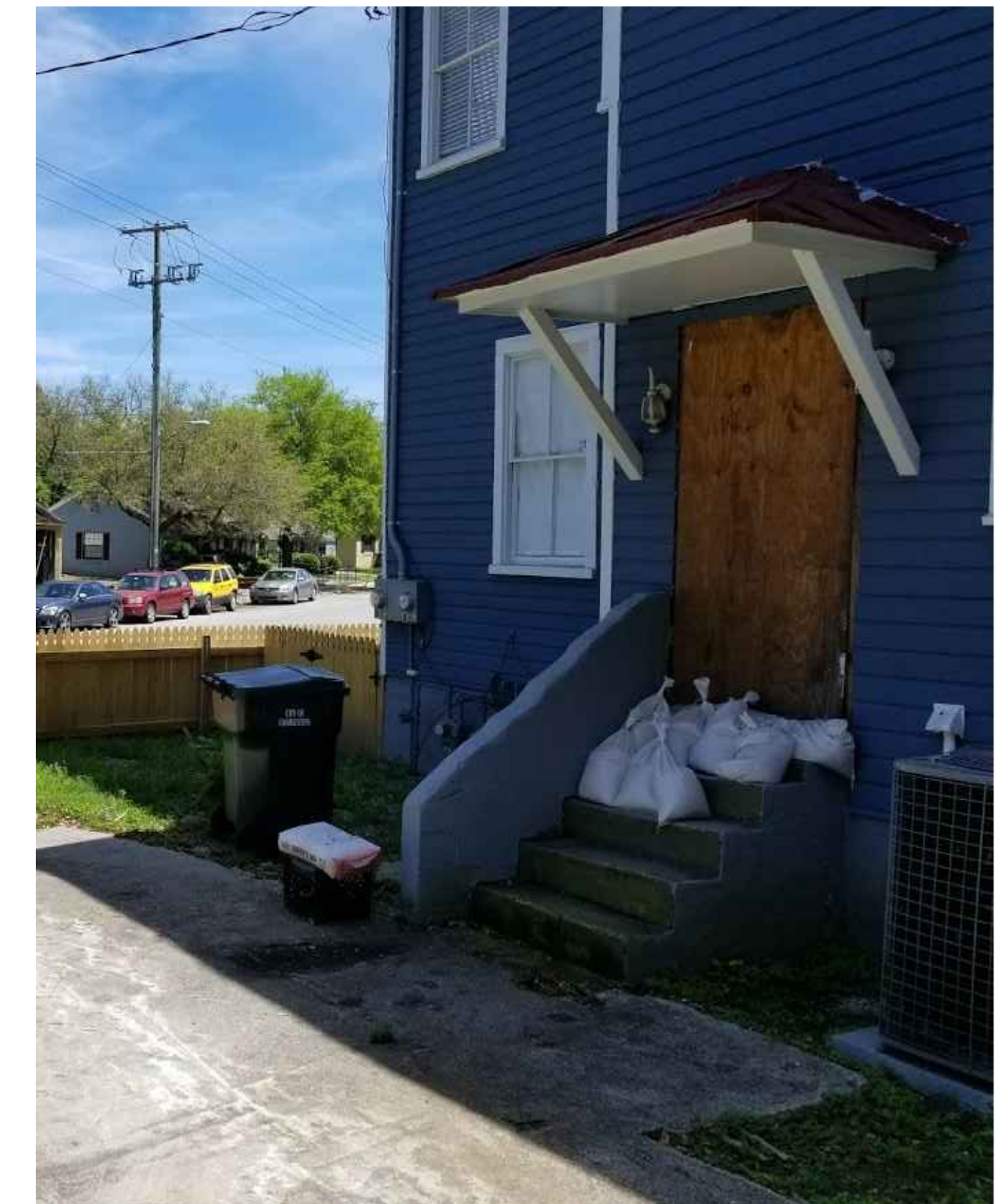
VIEW OF NORTH WEST CORNER ELEVATION



VIEW OF WEST SIDE ELEVATION FROM JUDITH STREET



VIEW OF SOUTH WEST CORNER ELEVATION



VIEW OF NORTH ELEVATION COVERED STAIRS



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2 JUDITH STREET
**MODIFICATIONS TO DUPLEX RESIDENCE
AND NEW ADDITION**

02.13.2020 SUBMITAL
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PHOTOS
(EXISTING
CONDITIONS)

A-004



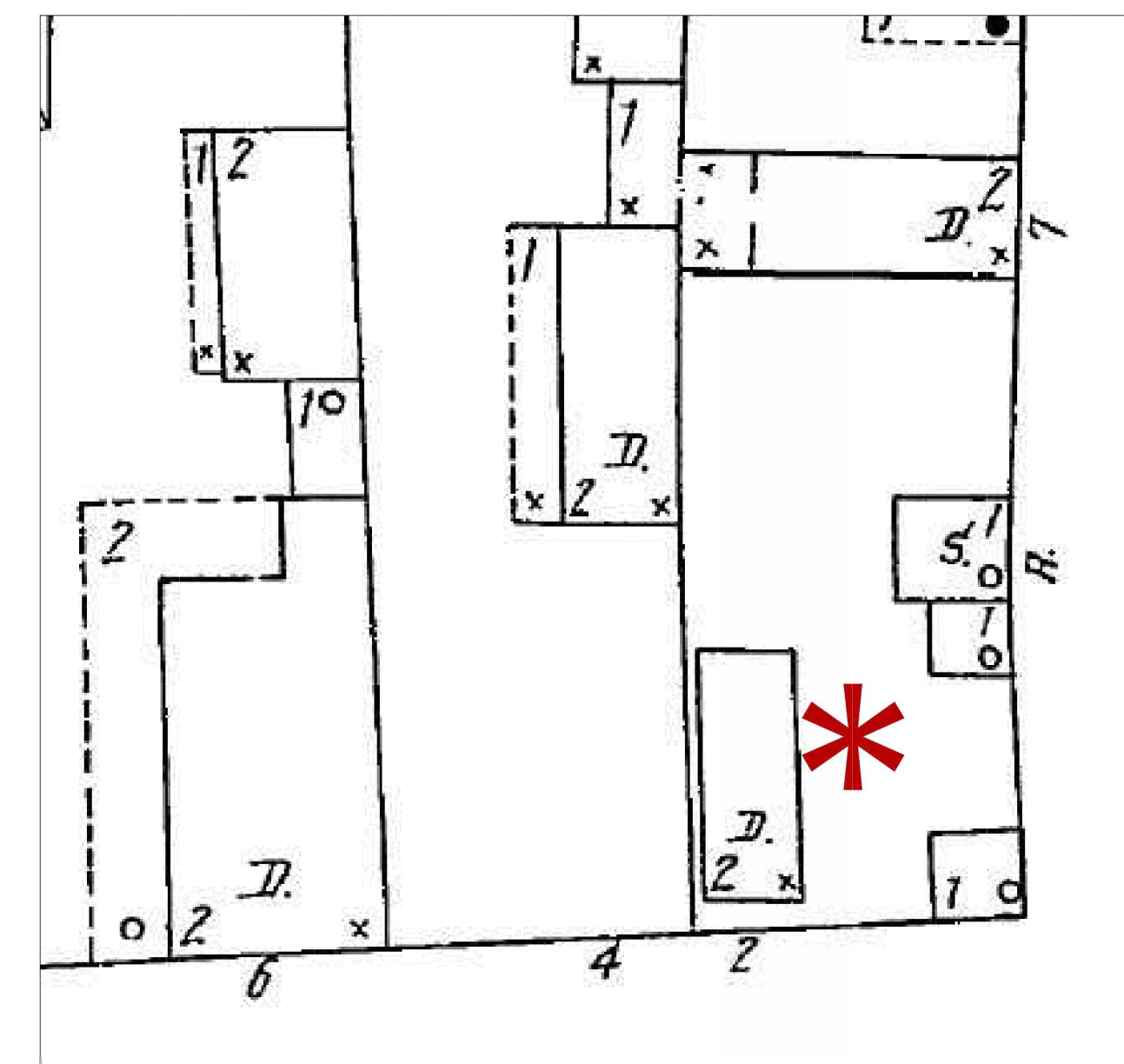
BAR FILE PHOTO (1991)



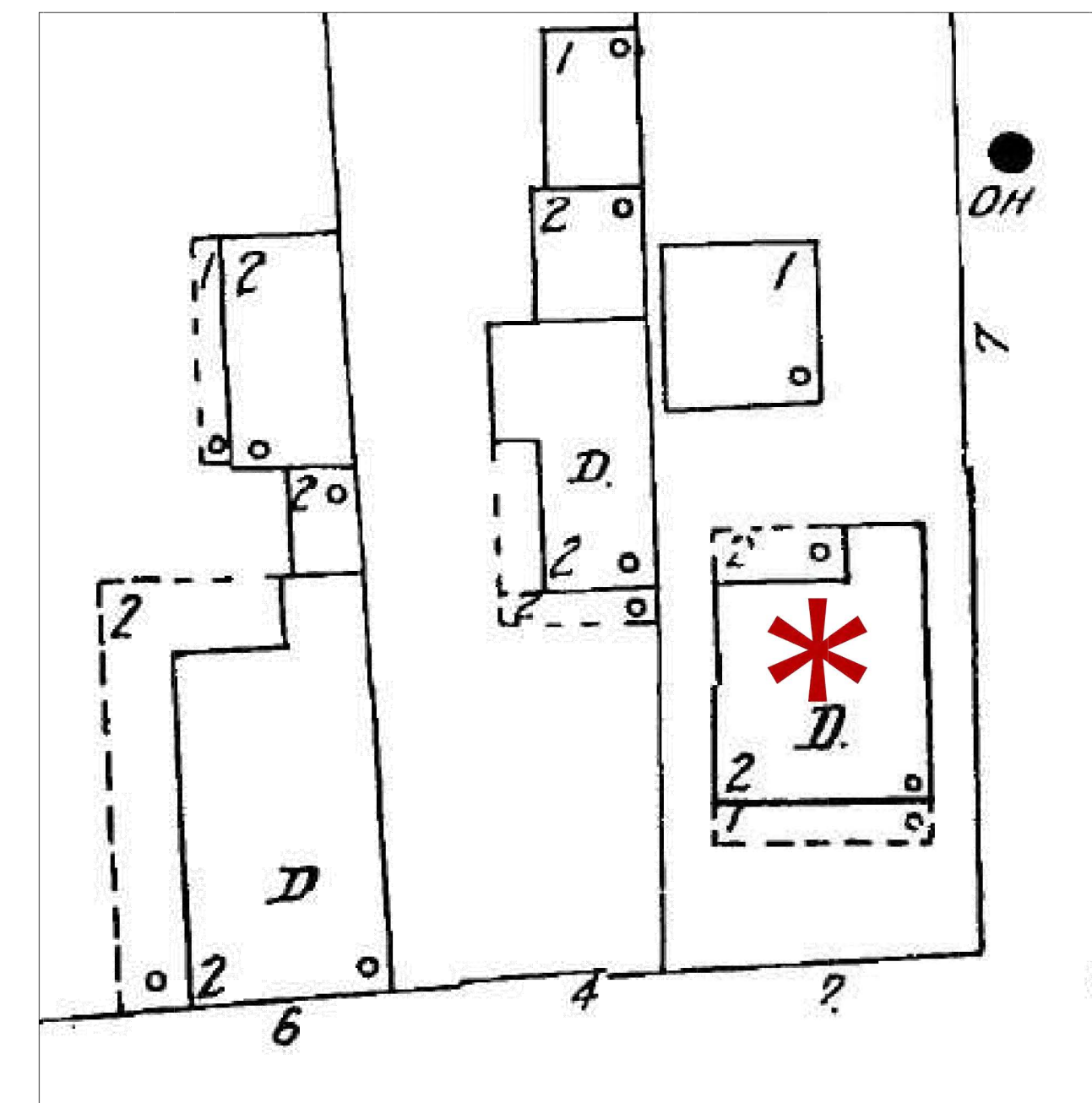
SURVEY CARD PHOTO (1985)



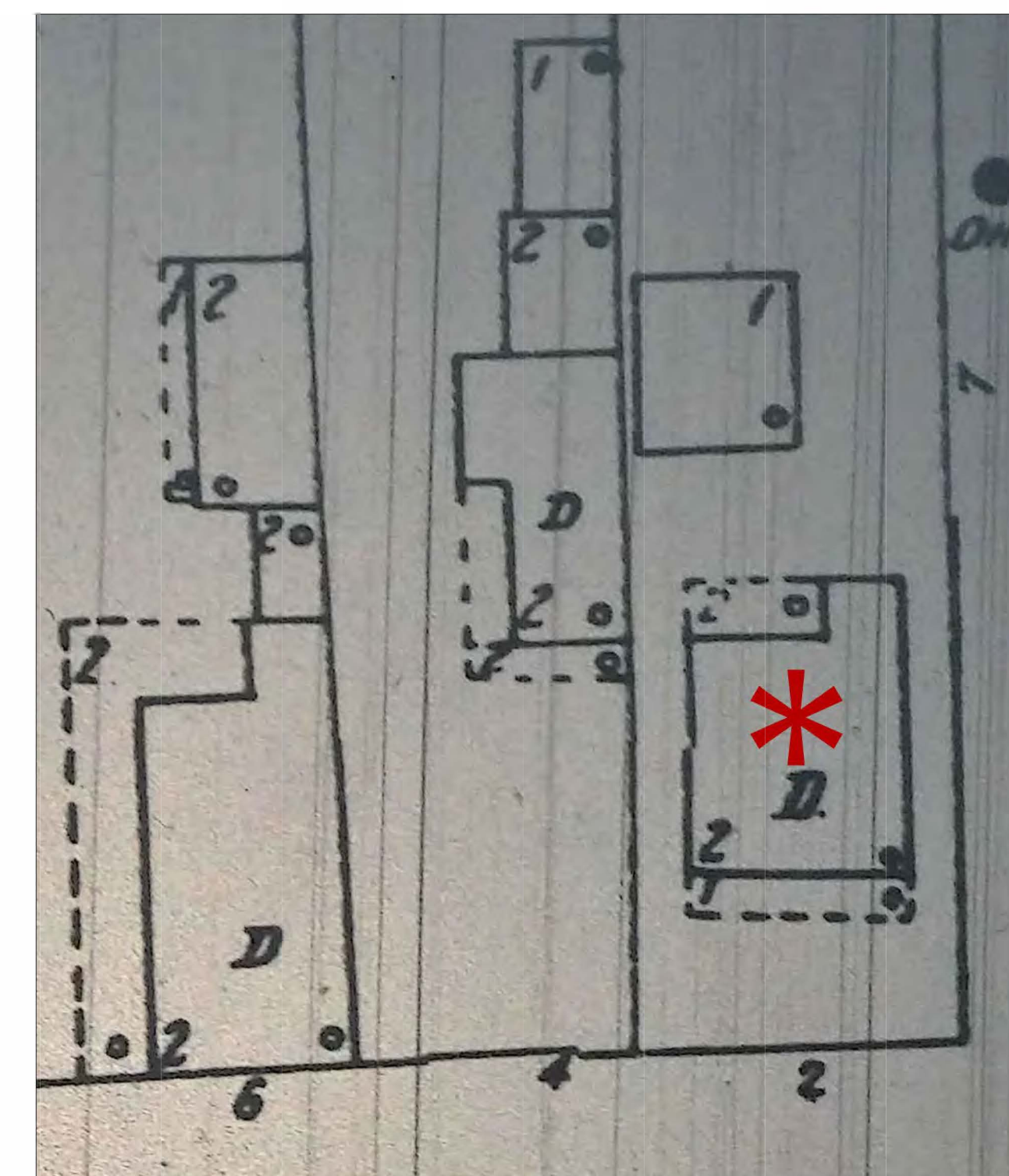
BAR FILE PHOTO (1991)



SANBORN MAP EXCERPT (1902)



SANBORN MAP EXCERPT (1944)



SANBORN MAP EXCERPT (1973)



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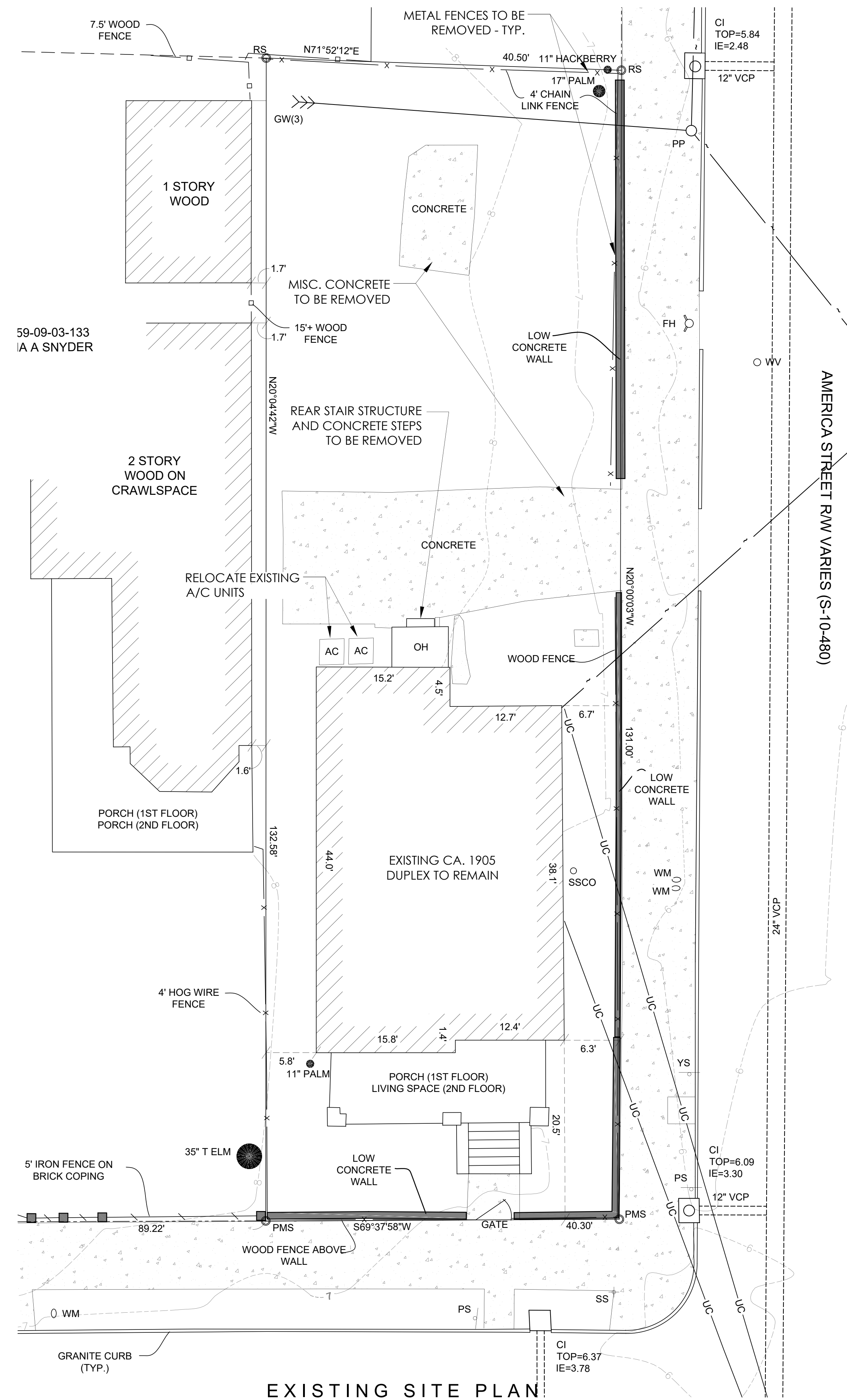


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MODIFICATIONS TO DUPLEX RESIDENCE
AND NEW ADDITION

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HISTORIC
IMAGES +
SANBORNS

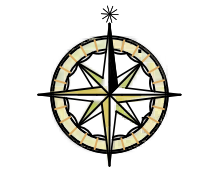
A-005



EXISTING SITE PLAN

1/8" = 1'-0" (1/16" IF HALF-SIZED)

TOTAL FOOTPRINT, incl. porches/steps/hvac - 1581 SF
 LOT SF: 5323 SF
 EXISTING LOT COVERAGE: = 30%



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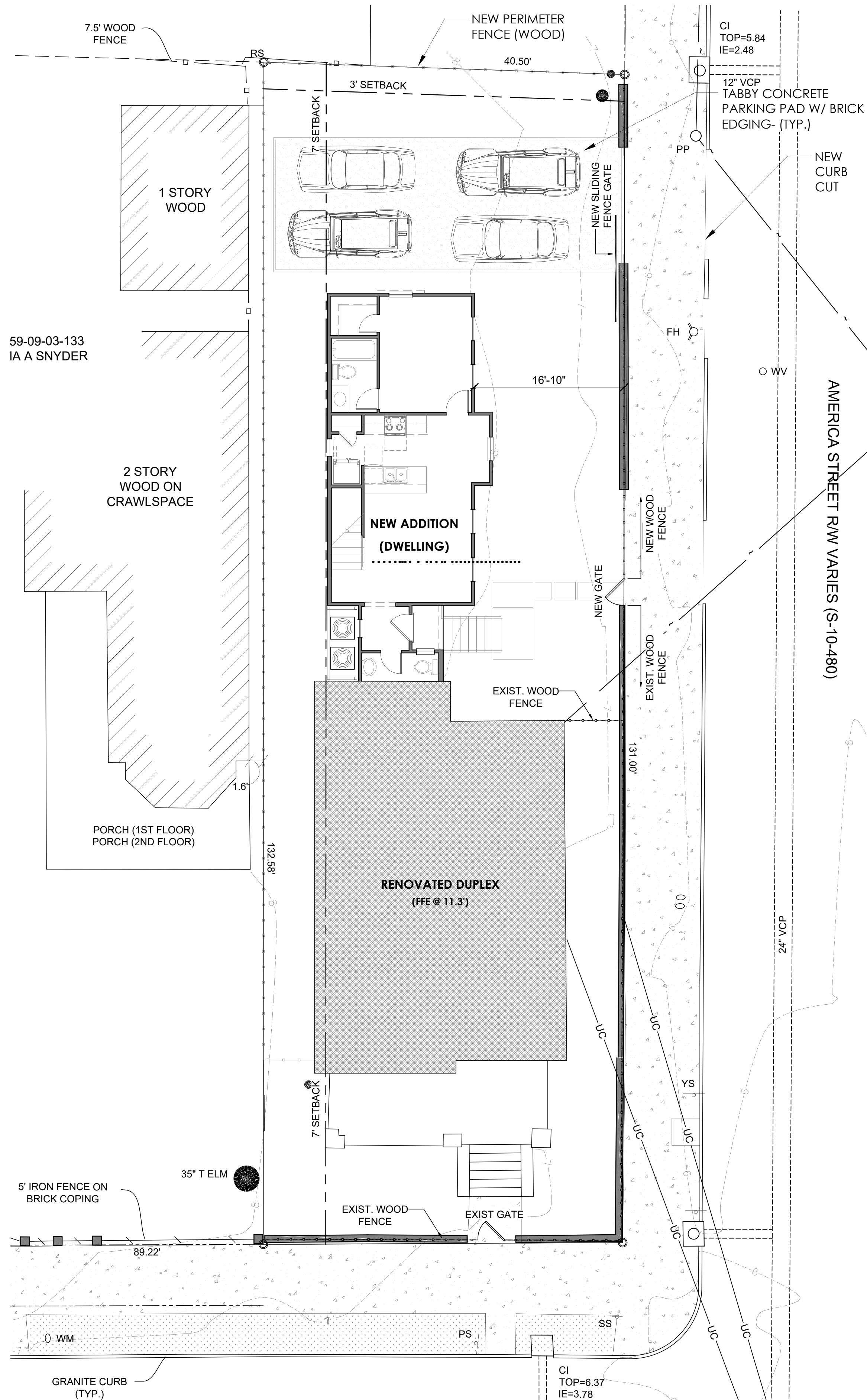


2 JUDITH STREET
 MODIFICATIONS TO DUPLEX RESIDENCE
 AND NEW ADDITION

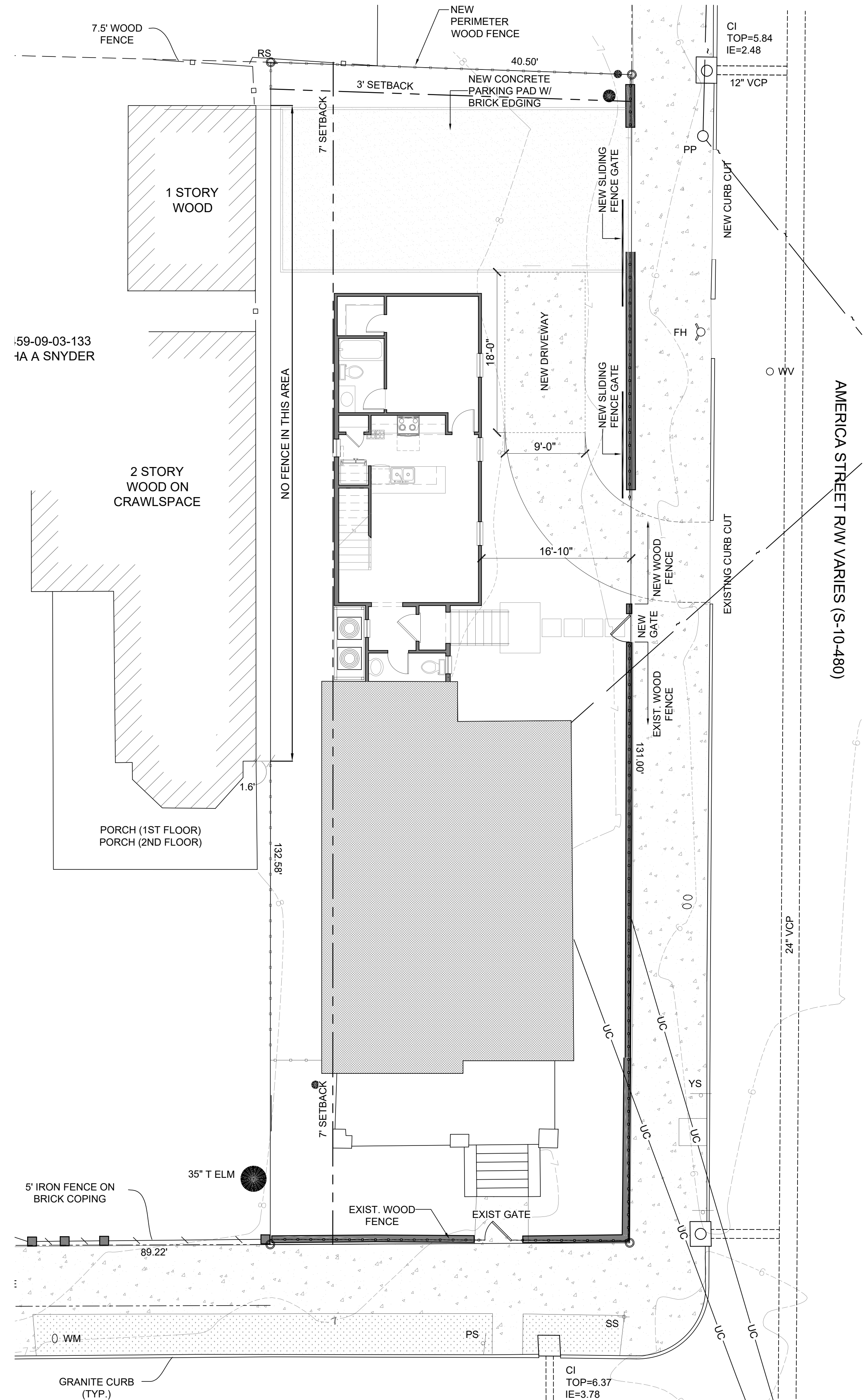
02.13.2020 SUBMITAL
 NOT VALID UNLESS WET
 SIGNATURE AND RAISED SEAL

**EXISTING
SITE LAYOUT**

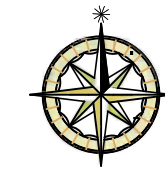
A-006



PREVIOUS SITE PLAN
 1/8" = 1'-0" (1/16" IF HALF-SIZED)
 TOTAL FOOTPRINT, incl. porches/steps/hvac - 2127 SF
 LOT SF: 5323 SF
 PROPOSED LOT COVERAGE: = 40%
 (Submitted 7.25.19)



PROPOSED SITE PLAN
 1/8" = 1'-0" (1/16" IF HALF-SIZED)
 TOTAL FOOTPRINT, incl. porches/steps/hvac - 2110 SF
 LOT SF: 5323 SF
 PROPOSED LOT COVERAGE: = 40%



HOUSING DESIGN MATTERS

HOUSING DESIGN MATTERS
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 SUITE 102
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DERYL L. PATTERSON

SC LIC. No. 5985



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 MODIFICATIONS TO DUPLEX RESIDENCE
 AND NEW ADDITION

02.13.2020 SUBMITAL
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PREVIOUS &
 PROPOSED
 SITE PLANS

A-007



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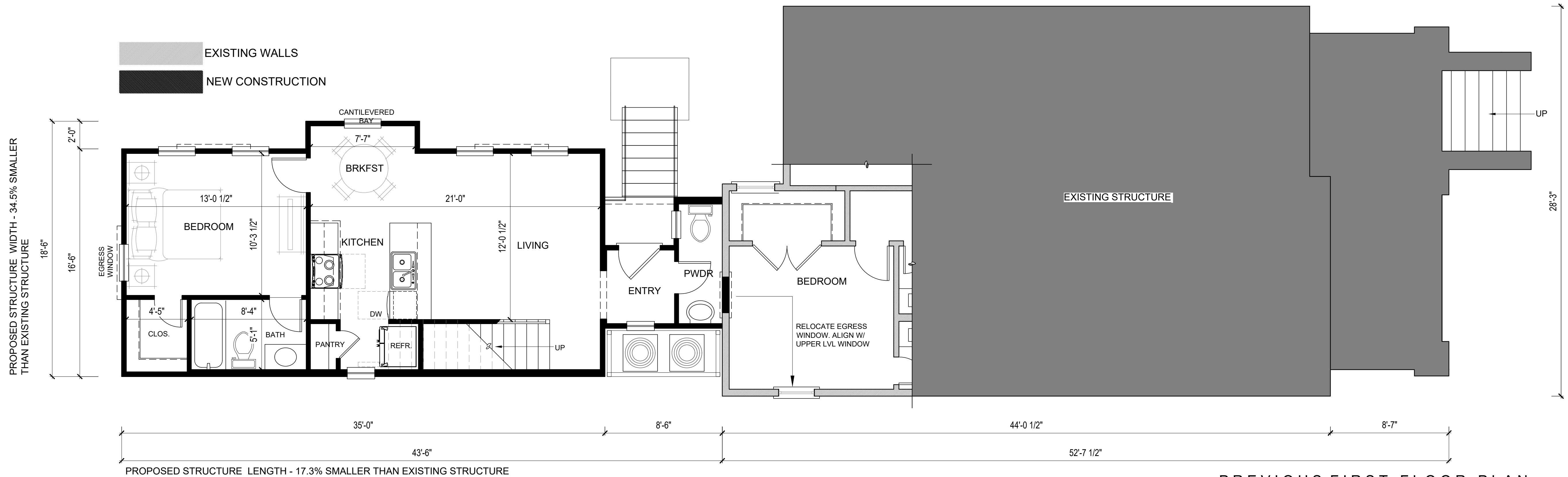


2 JUDITH STREET
MODIFICATIONS TO DUPLEX RESIDENCE
AND NEW ADDITION

02.13.2020 SUBMITAL
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**PREVIOUS &
PROPOSED
FIRST LEVEL
FLOOR PLANS**

A-101



PREVIOUS FIRST FLOOR PLAN

1/4" = 1'-0" (1/8" IF HALF-SIZED)
(Submitted 7.25.19)

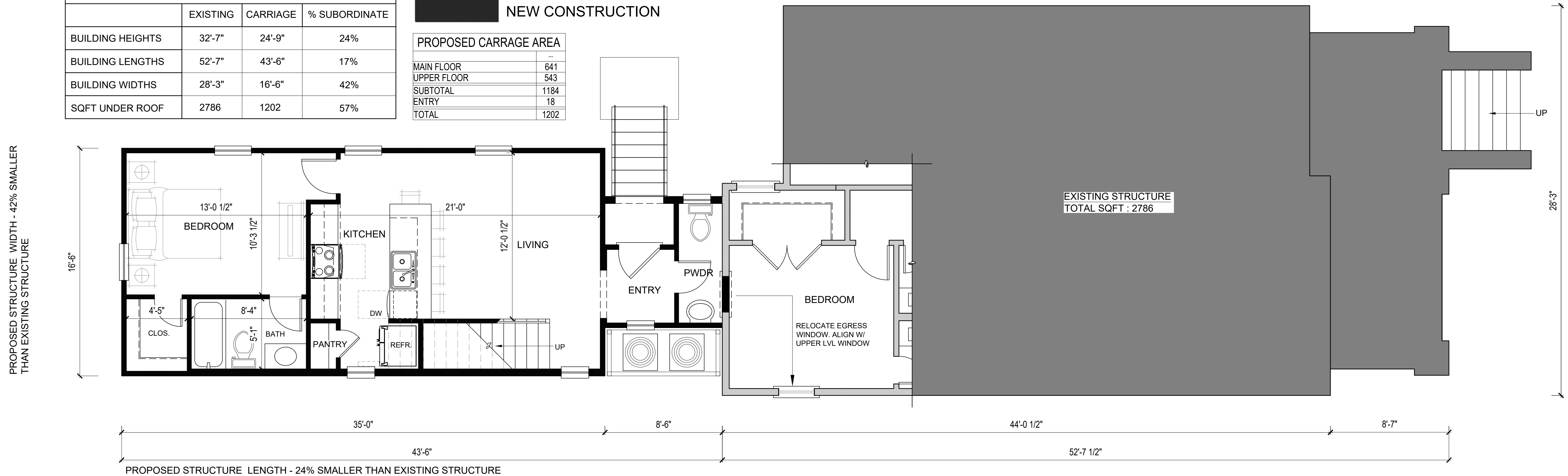
EXISTING HOME AND PROPOSED CARRIAGE HOME COMPARISON TABLE

	EXISTING	CARRIAGE	% SUBORDINATE
BUILDING HEIGHTS	32'-7"	24'-9"	24%
BUILDING LENGTHS	52'-7"	43'-6"	17%
BUILDING WIDTHS	28'-3"	16'-6"	42%
SQFT UNDER ROOF	2786	1202	57%

EXISTING WALLS
NEW CONSTRUCTION

PROPOSED CARRIAGE AREA

MAIN FLOOR	641
UPPER FLOOR	543
SUBTOTAL	1184
ENTRY	18
TOTAL	1202



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0" (1/8" IF HALF-SIZED)



HOUSING DESIGN MATTERS

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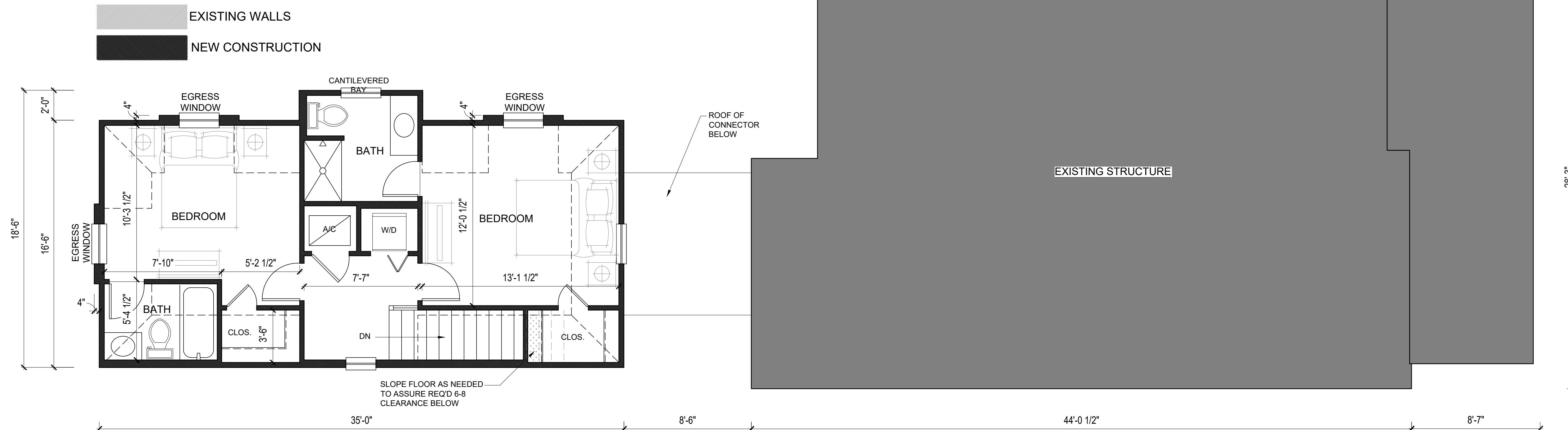


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MODIFICATIONS TO DUPLEX RESIDENCE
AND NEW ADDITION

02.13.2020 SUBMITAL
NOT VALID UNLESS WET
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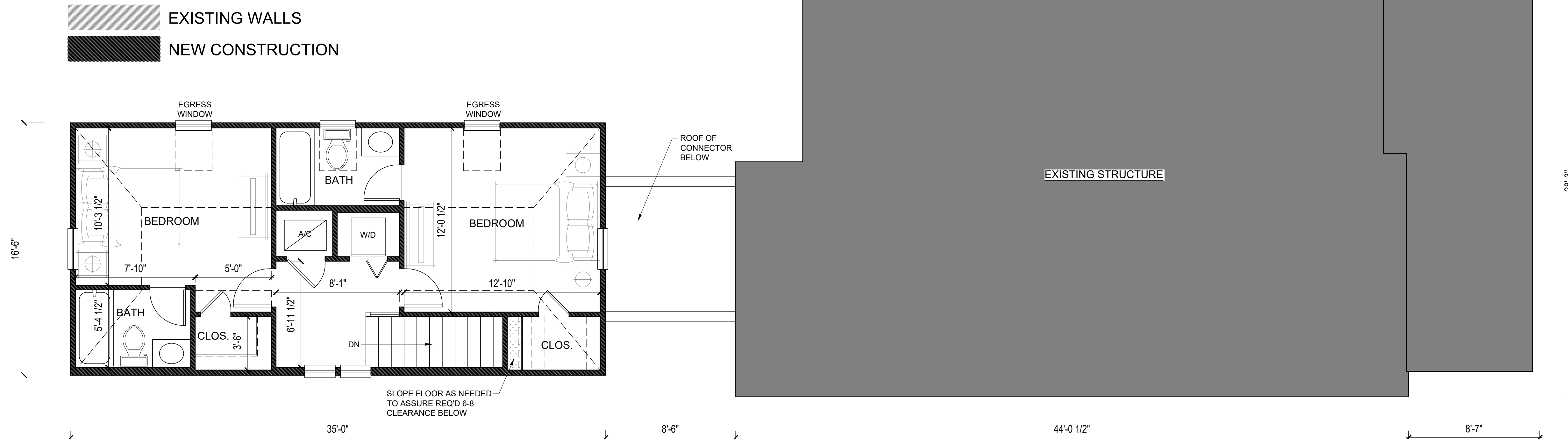
PREVIOUS &
PROPOSED
SECOND
LEVEL FLOOR
PLANS

A-102



PREVIOUS SECOND FLOOR PLAN

1/4" = 1'-0" (1/8" IF HALF-SIZED)
(Submitted 7.25.19)



PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0" (1/8" IF HALF-SIZED)



HOUSING
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MATTERS

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DERYL L. PATTERSON

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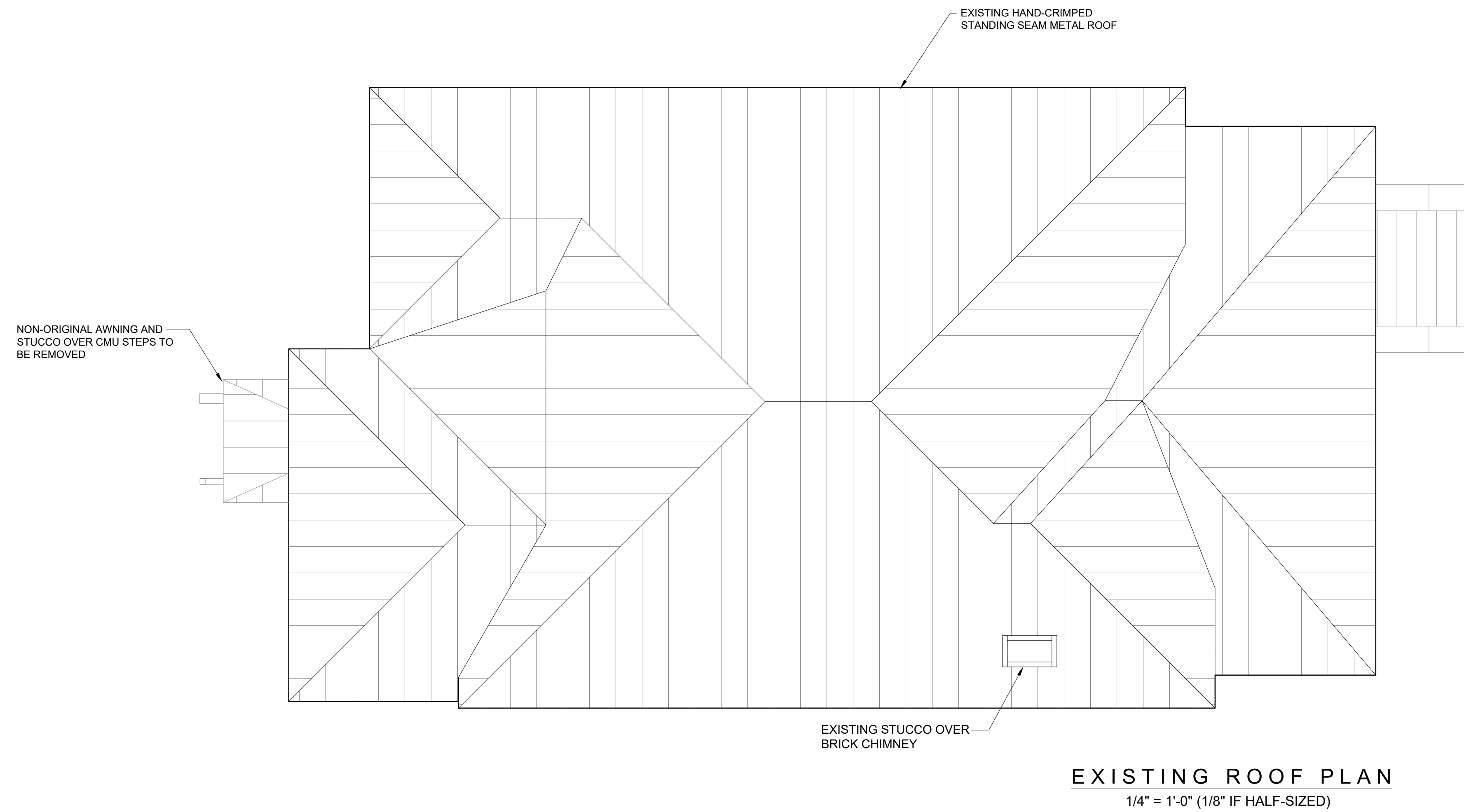


2 JUDITH STREET
MODIFICATIONS TO DUPLEX RESIDENCE
AND NEW ADDITION

02.13.2020 SUBMITAL
NOT VALID UNLESS WET
SIGNATURE AND RAISED SEAL

EXISTING
ROOF PLAN

A-103





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DESIGN
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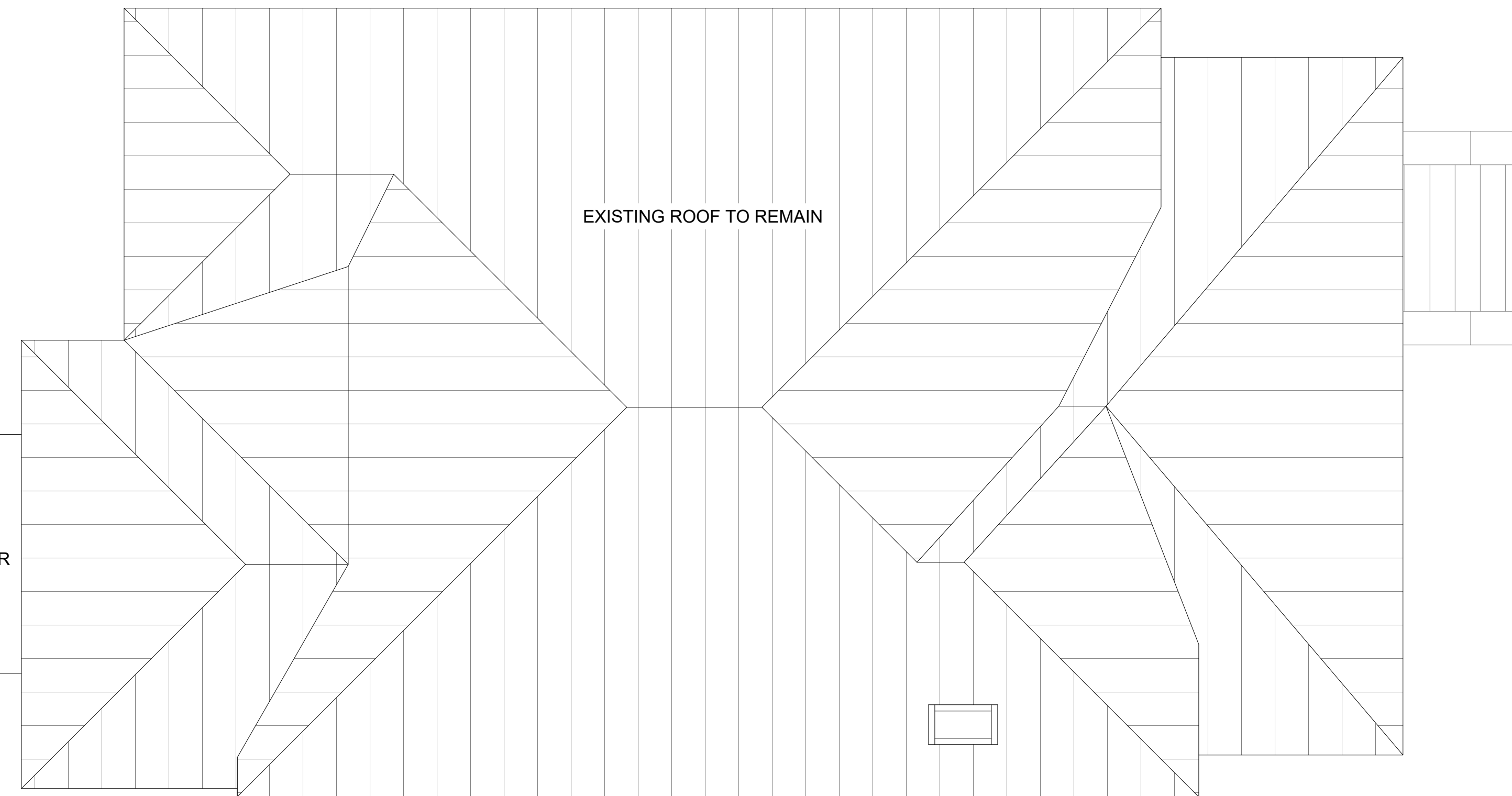
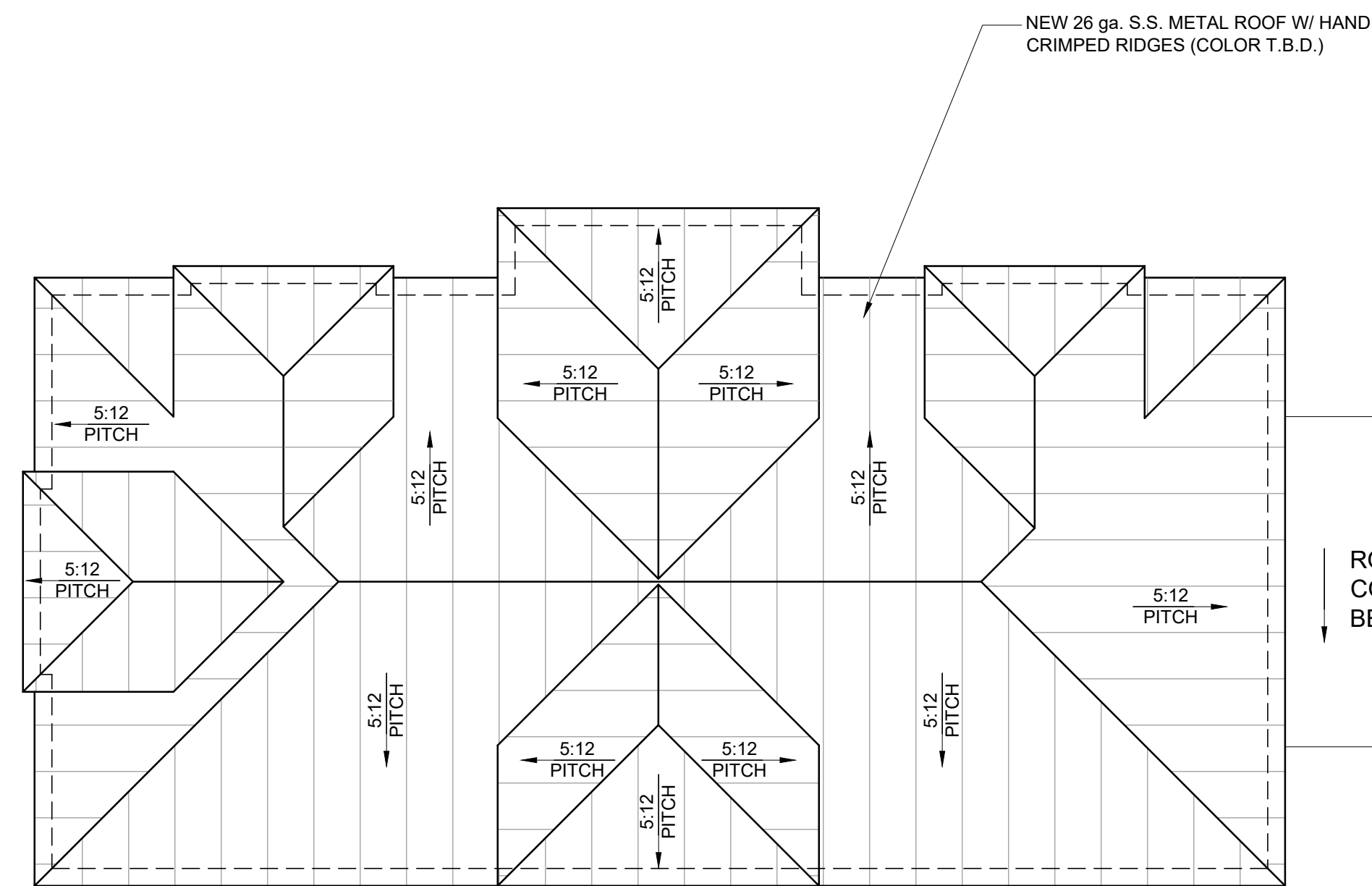


2 JUDITH STREET
MODIFICATIONS TO DUPLEX RESIDENCE
AND NEW ADDITION

02.13.2020 SUBMITAL
NOT VALID UNLESS WET
SIGNATURE AND RAISED SEAL

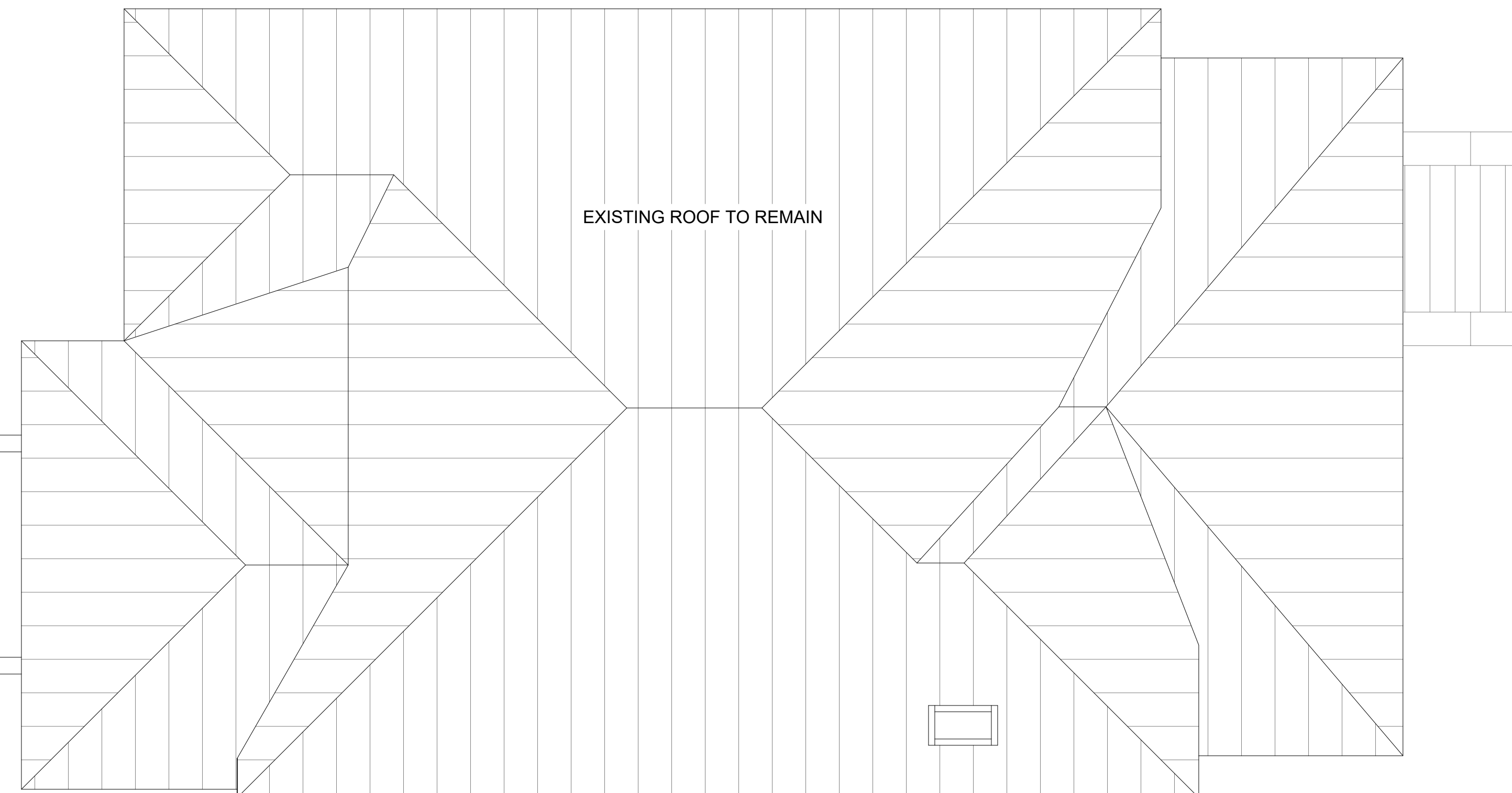
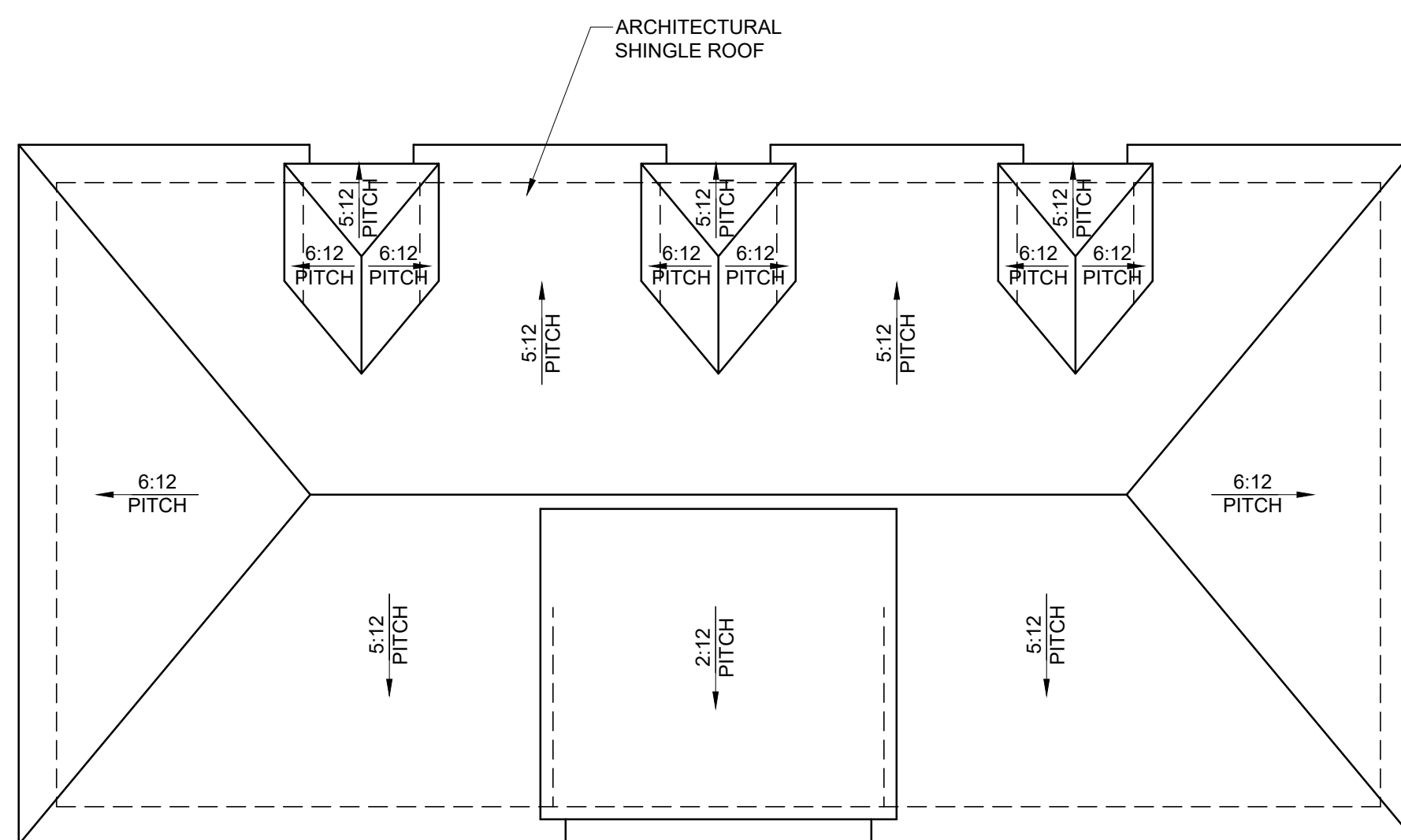
**PREVIOUS &
PROPOSED
ROOF PLANS**

A-104



PREVIOUS ROOF PLAN

1/4" = 1'-0" (1/8" IF HALF-SIZED)
(Submitted 7.25.19)



PROPOSED ROOF PLAN

1/4" = 1'-0" (1/8" IF HALF-SIZED)



EXISTING SOUTH ELEVATION
NO ADDITIONAL CHANGES REQUIRED

1/4" = 1'-0" (1/8" IF HALF-SIZED)



EXISTING EAST SIDE ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)



**HOUSING
 DESIGN
 MATTERS**

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2 JUDITH STREET
 MODIFICATIONS TO DUPLEX RESIDENCE
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02.13.2020 SUBMITAL
 NOT VALID UNLESS WET
 SIGNATURE AND RAISED SEAL

**EXISTING
 EXTERIOR
 ELEVATIONS**

A-200a



**HOUSING
DESIGN
MATTERS**

HOUSING DESIGN MATTERS
11512 LAKE MEAD AVENUE
SUITE 102
JACKSONVILLE, FL 32256
TELEPHONE 904.572.1505

DERYL L. PATTERSON

SC LIC. No. 5985



2 JUDITH STREET
MODIFICATIONS TO DUPLEX RESIDENCE
AND NEW ADDITION

02.13.2020 SUBMITAL
NOT VALID UNLESS WET
SIGNATURE AND RAISED SEAL

**EXISTING
EXTERIOR
ELEVATIONS**

A-200b



EXISTING NORTH (Rear) ELEVATION
1/4" = 1'-0" (1/8" IF HALF-SIZED)



EXISTING WEST SIDE ELEVATION
1/4" = 1'-0" (1/8" IF HALF-SIZED)



PREVIOUS EAST SIDE ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)
(Submitted 7.25.19)



PROPOSED EAST SIDE ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)



**HOUSING
DESIGN
MATTERS**

HOUSING DESIGN MATTERS
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SUITE 102
JACKSONVILLE, FL 32256
TELEPHONE 904.672.1505

DERYL L. PATTERSON

SC LIC. No. 5985



2 JUDITH STREET
MODIFICATIONS TO DUPLEX RESIDENCE
AND NEW ADDITION

02.13.2020 SUBMITAL
NOT VALID UNLESS WET
SIGNATURE AND RAISED SEAL

**PREVIOUS &
PROPOSED
EXTERIOR
ELEVATIONS**

A-201



**HOUSING
DESIGN
MATTERS**

HOUSING DESIGN MATTERS
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SUITE 102
JACKSONVILLE, FL 32256
TELEPHONE 904.572.1505

DERYL L. PATTERSON

SC LIC. No. 5985



2 JUDITH STREET
MODIFICATIONS TO DUPLEX RESIDENCE
AND NEW ADDITION

02.13.2020 SUBMITAL
NOT VALID UNLESS WET
SIGNATURE AND RAISED SEAL

**PREVIOUS &
PROPOSED
EXTERIOR
ELEVATIONS**

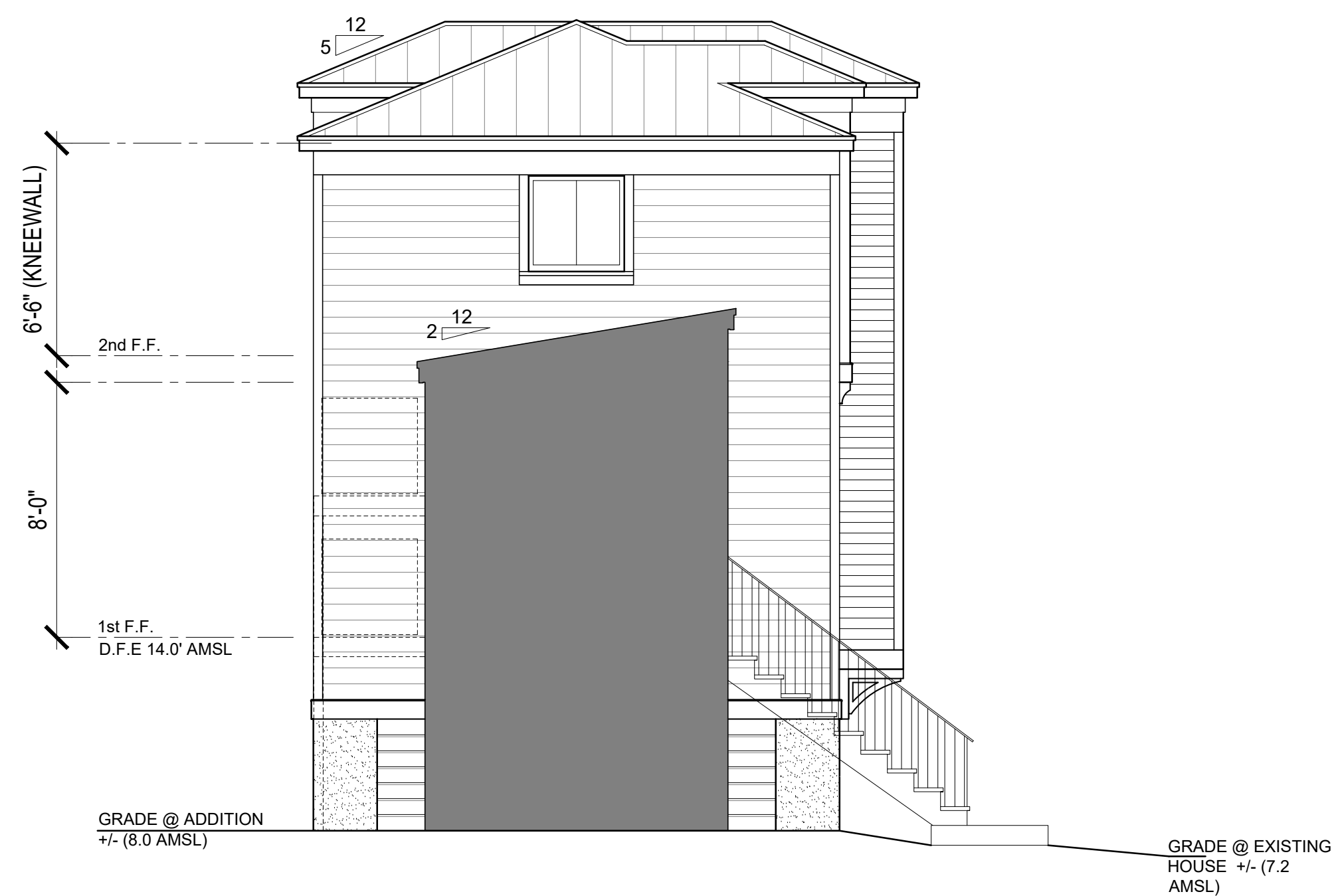
A-202



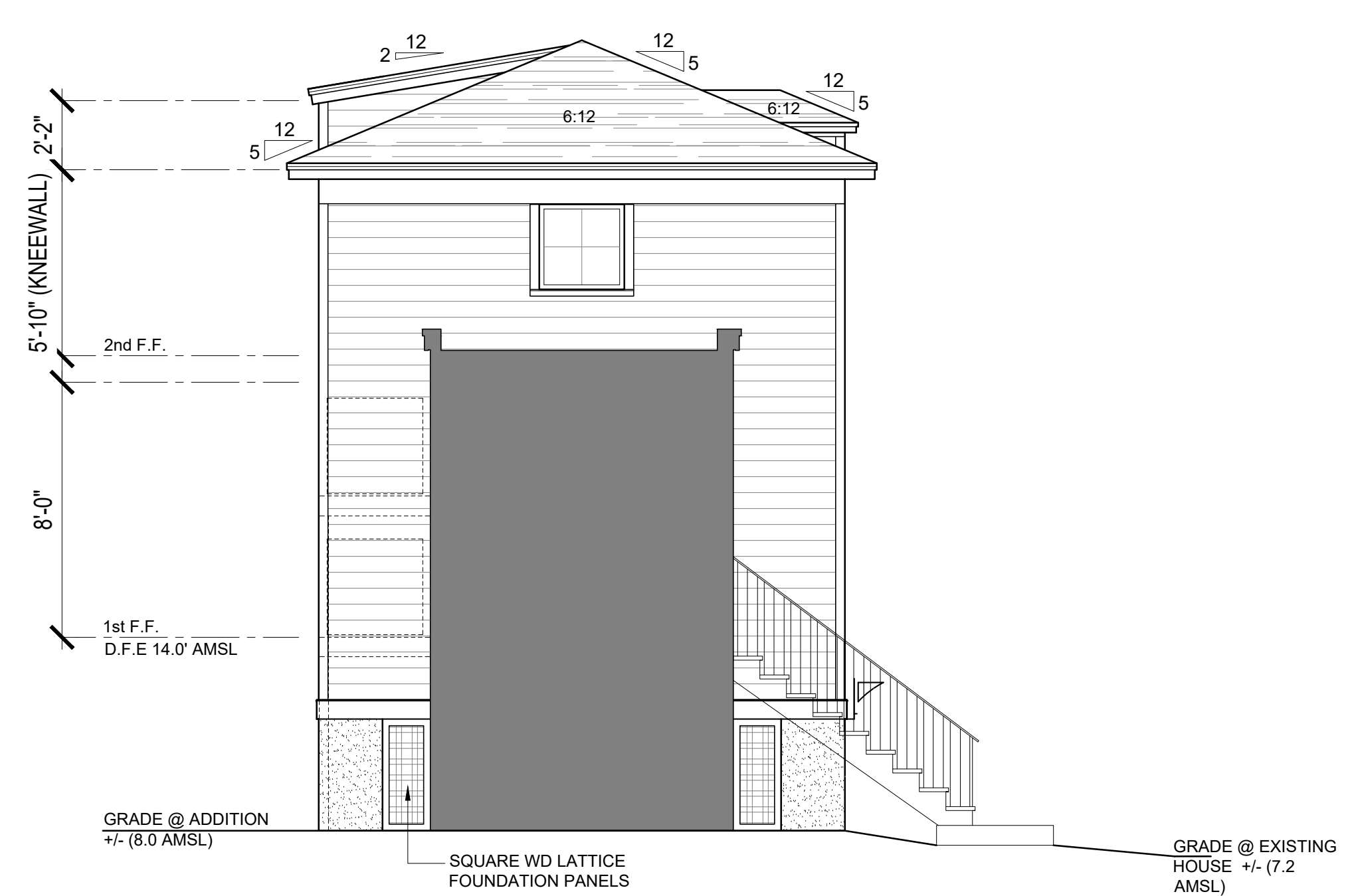
PREVIOUS NORTH ELEVATION
1/4" = 1'-0" (1/8" IF HALF-SIZED)
(Submitted 7.25.19)



PROPOSED NORTH ELEVATION
1/4" = 1'-0" (1/8" IF HALF-SIZED)



PREVIOUS SOUTH ELEVATION
1/4" = 1'-0" (1/8" IF HALF-SIZED)
(Submitted 7.25.19)



PROPOSED SOUTH ELEVATION
1/4" = 1'-0" (1/8" IF HALF-SIZED)

GUTTERS/DOWNSPOUTS NOT SHOWN FOR CLARITY - CONTRACTOR TO COORDINATE WITH INSTALLER AND SUBMIT PROPOSED CONFIGURATION FOR REVIEW/APPROVAL PRIOR TO INSTALLATION

4" EXPOSURE BORAL NICKEL GAP SIDING @ BAY, DORMERS, AND HYPHEN/CONNECTOR ONLY

4" EXPOSURE BORAL NICKEL GAP SIDING @ BAY, DORMERS, AND HYPHEN/CONNECTOR ONLY

RELOCATED EGRESS WINDOW



PREVIOUS WEST SIDE ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)
(Submitted 7.25.19)



PROPOSED WEST SIDE ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)



HOUSING DESIGN MATTERS

HOUSING DESIGN MATTERS
11512 LAKE MEAD AVENUE
SUITE 102
JACKSONVILLE, FL 32256
TELEPHONE 904.572.1505

DERYL L. PATTERSON

SC LIC. No. 5985



2 JUDITH STREET
MODIFICATIONS TO DUPLEX RESIDENCE
AND NEW ADDITION

02.13.2020 SUBMITAL
NOT VALID UNLESS WET
SIGNATURE AND RAISED SEAL

PREVIOUS & PROPOSED EXTERIOR ELEVATIONS

A-203



JUDITH STREET VIEW



AERIAL VIEW CORNER OF JUDITH STREET AND AMERICA STREET



AMERICA STREET VIEW



**HOUSING
DESIGN
MATTERS**

HOUSING DESIGN MATTERS
11512 LAKE MEAD AVENUE
SUITE 102
JACKSONVILLE, FL 32256
TELEPHONE 904.572.1505

DERYL L. PATTERSON

SC LIC. No. 5985

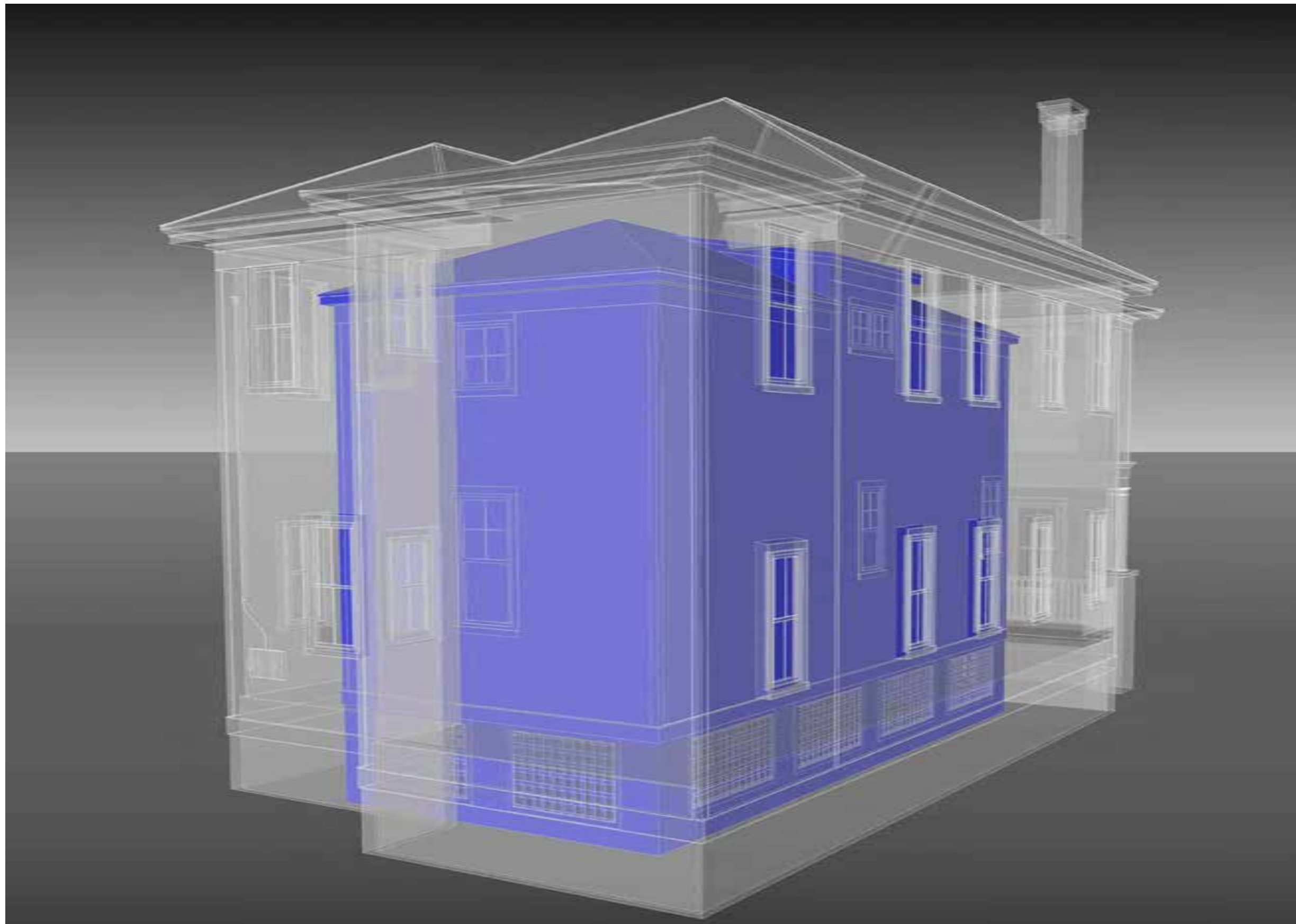


2 JUDITH STREET
MODIFICATIONS TO DUPLEX RESIDENCE
AND NEW ADDITION

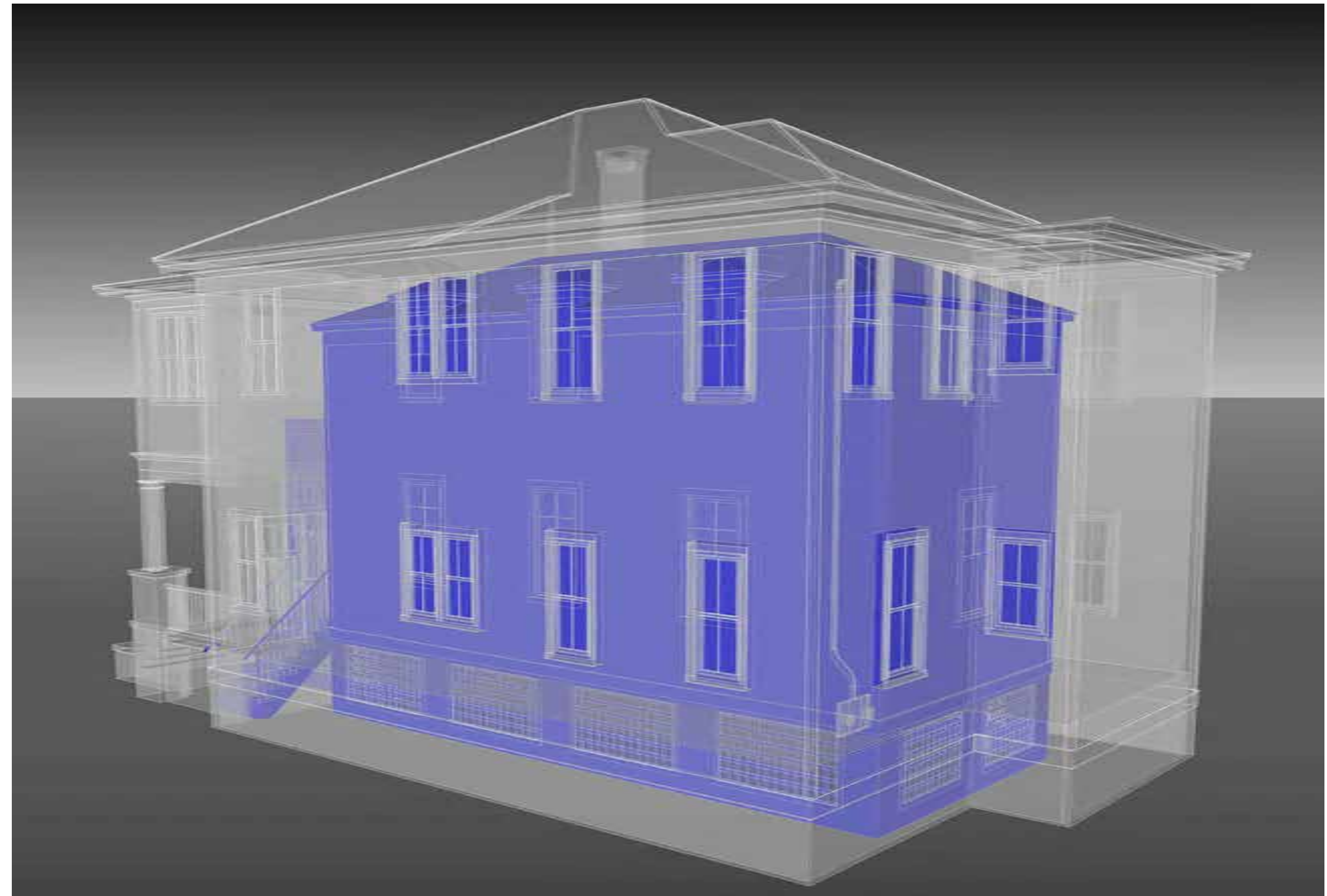
02.13.2020 SUBMITAL
NOT VALID UNLESS WET
SIGNATURE AND RAISED SEAL

CURRENT
3D VIEWS

A-301

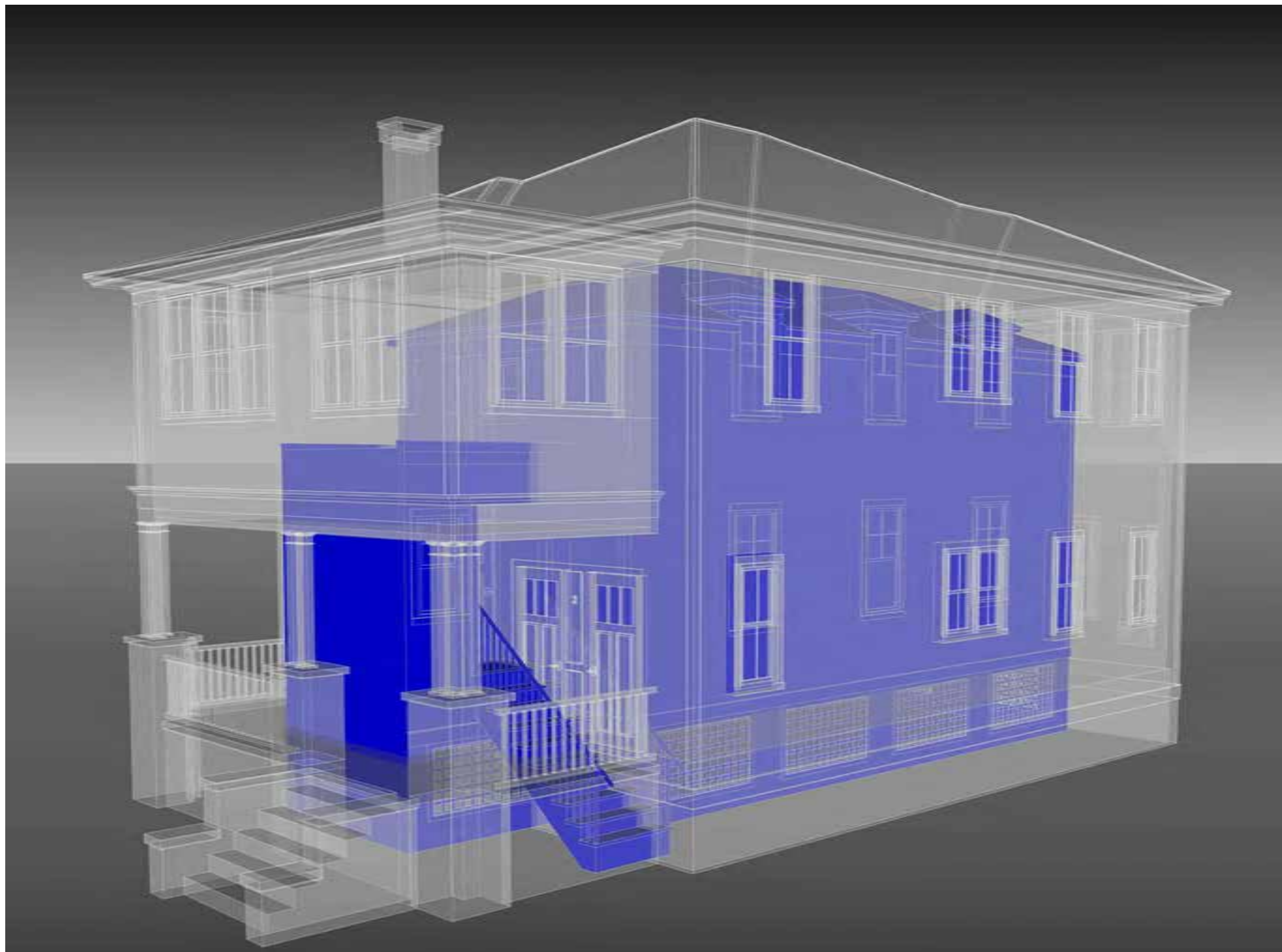


NORTH WEST CORNER ELEVATION

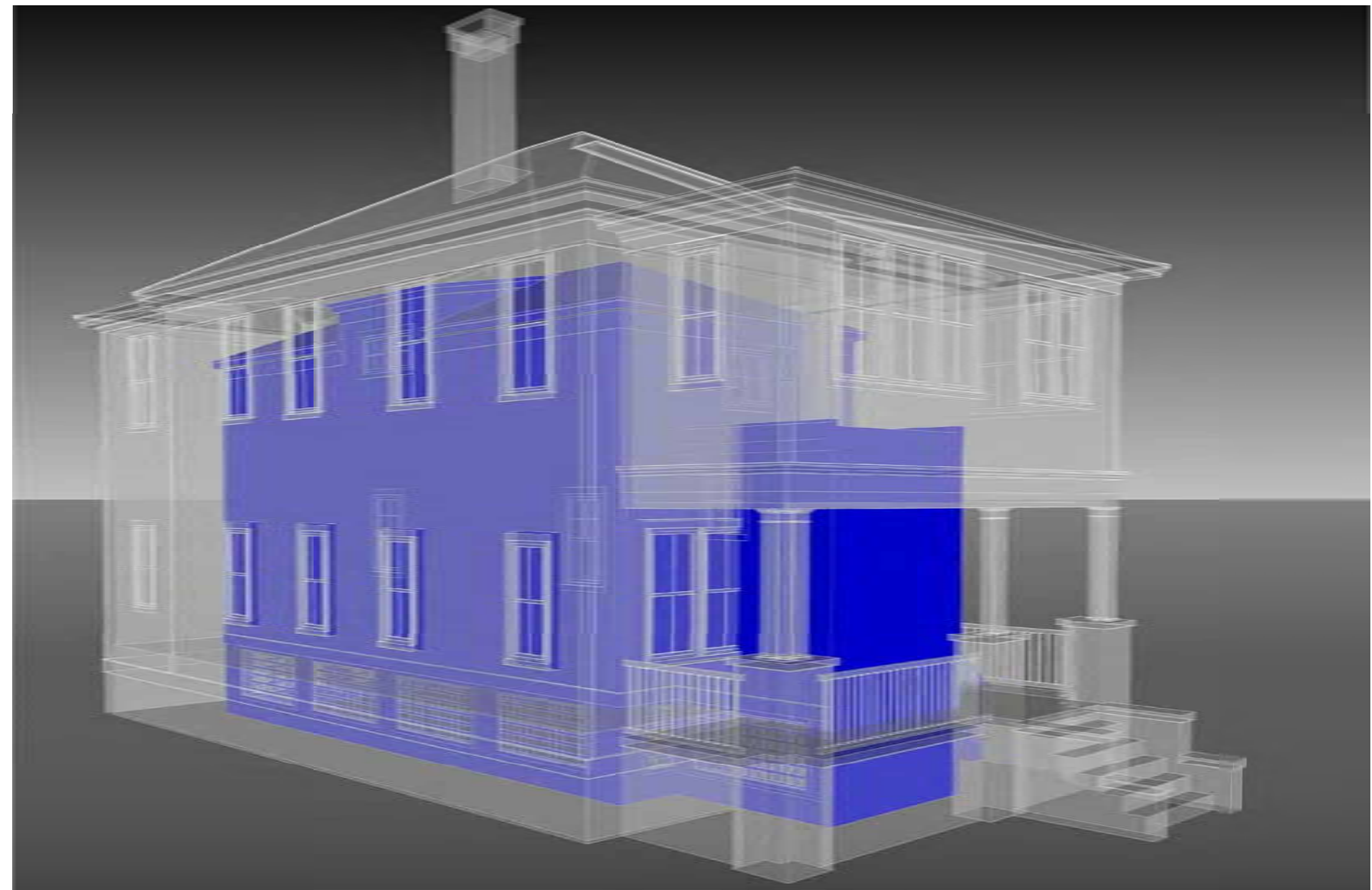


NORTH EAST CORNER ELEVATION

ADDITION FITS WITHIN ORIGINAL HOUSE WITHOUT CONTACTING FRONT, SIDES, REAR WALL AND ROOF



SOUTH EAST CORNER ELEVATION



SOUTH WEST CORNER ELEVATION



**HOUSING
DESIGN
MATTERS**

HOUSING DESIGN MATTERS
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SUITE 102
JACKSONVILLE, FL 32256
TELEPHONE 904.572.1505

DERYL L. PATTERSON

SC LIC. No. 5985



2 JUDITH STREET
MODIFICATIONS TO DUPLEX RESIDENCE
AND NEW ADDITION

02.13.2020 SUBMITAL
NOT VALID UNLESS WET
SIGNATURE AND RAISED SEAL

ILLUSTRATION
OF
SUBORDINATE
SCALE

A-302

Agenda Item #11

53 LEGARE STREET
TMS # 457-12-04-104

Conceptual approval for modifications to hardscaping including the removal of existing brick walkway, and installation of iron gates, and masonry piers.

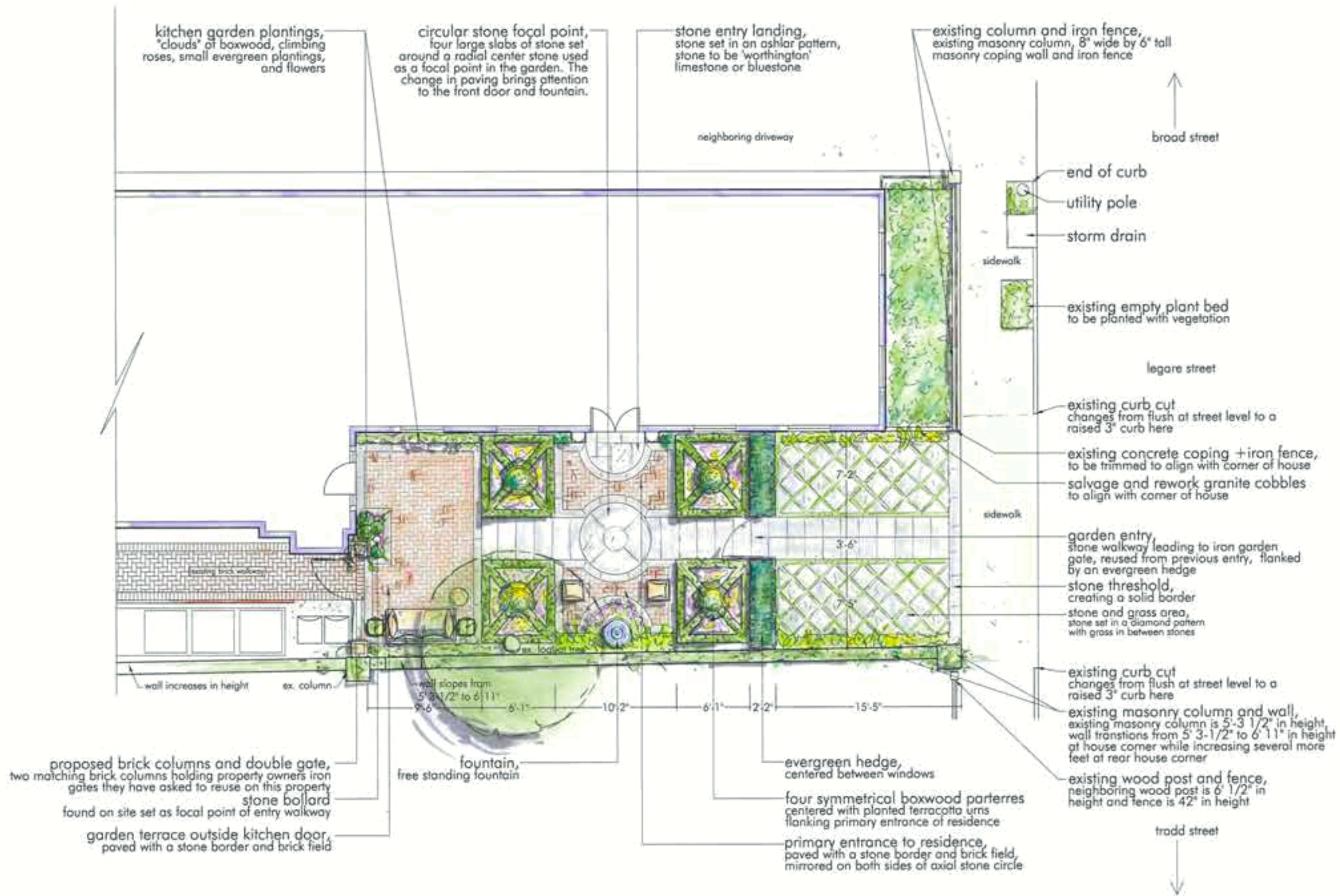
Category 2 (Charlestowne) c.1810 Old and Historic District

The Hazard Residence

53 Legare Street

Sheet Listing:

- 1 of 6 Proposed Garden Plan
- 2 of 6 Elevation
- 3 of 6 Proposed Column and Gate Detail
- 4 of 6 Existing Site Plan
- 5 of 6 Site Photos A
- 6 of 6 Site Photos B



Elizabeth Page, Landscape Designer
171 Second Street, Unit 108
Asheville, NC 28801
403.970.1418
elizabeth@elizabethpage.com

Date: 11.01.19 rev 01.02.20 rev
Rev: 11.02.19 rev 01.20.20 rev
11.03.19 rev 01.21.20 rev
11.02.19 rev 01.22.20 rev
11.12.19 rev 01.23.20 rev
12.13.19 rev 01.24.20 rev



Hazard Residence
65 Legare Street
Charlotte, North Carolina 28401



1. iron gate to be hung on new columns



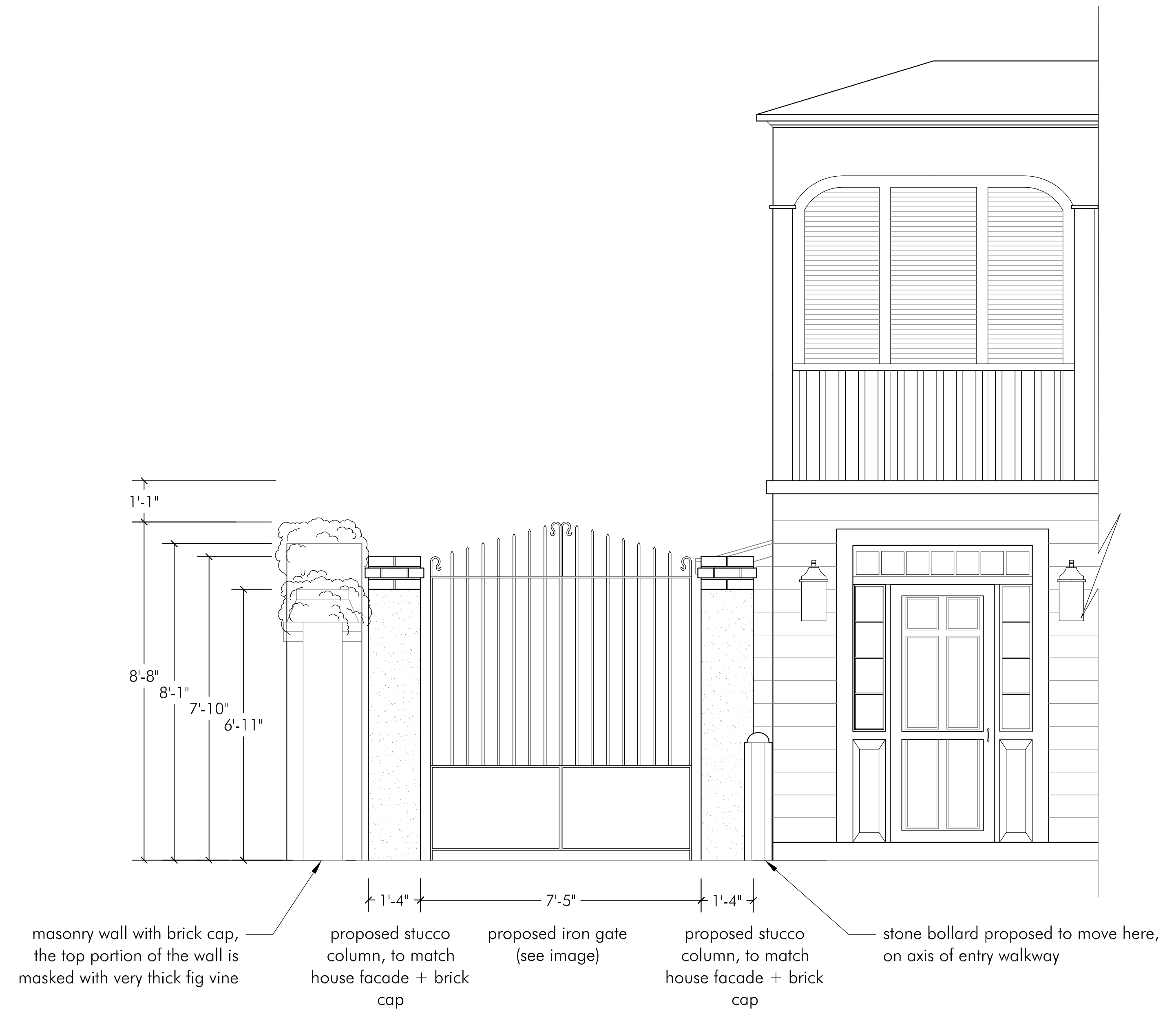
2. view from driveway



3. photo showing first change in wall height



4. photo showing additional change in wall height



Proposed Columns and Gate Detail
scale: 1/2" = 1'-0"

Site Photos:



1. view of house looking west from Legare Street



2. view of house looking northwest from Legare Street



3. view of house looking southwest from Legare Street



4. current site conditions
-location of proposed columns and gate



5. current site conditions
-location of proposed columns and gate



6. current site conditions
-front brick walkway

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Date: 01-02-20 ecp 01-29-20 ecp
 Rev: 01-20-20 ecp 01-21-20 ecp
 17 demson street
 Charleston, SC 29403
 v 803.920.4618
 e .sepope@gmail.com

Hazard Residence
 53 Legare Street
 Charleston, South Carolina 29401

Photos of driveways on this block of Legare Street:

- the north end of Legare is unique in their driveways
- most driveways are much larger/wider than you see elsewhere south of broad street
- many driveways have room for two cars to be parked side by side



1. 48 Legare Street



2. 46 Legare Street



3. 51 Legare Street



4. 50 1/2 Legare Street



5. 55 1/2 Legare Street + 55 Legare Street



6. 45 Legare Street + 47 Legare Street

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elizabeth pope, landscape designer
17 demson street
charleston, sc 29403
v 803.920.4618
e .jepope@gmail.com

Date: 01-02-20 ecp
Rev: 01-20-20 ecp
01-21-20 ecp
01-23-20 ecp
01-27-20 ecp
01-29-20 ecp
01-30-20 ecp

Hazard Residence
53 Legare Street
Charleston, South Carolina 29401

photos

sheet 6

Agenda Item #12

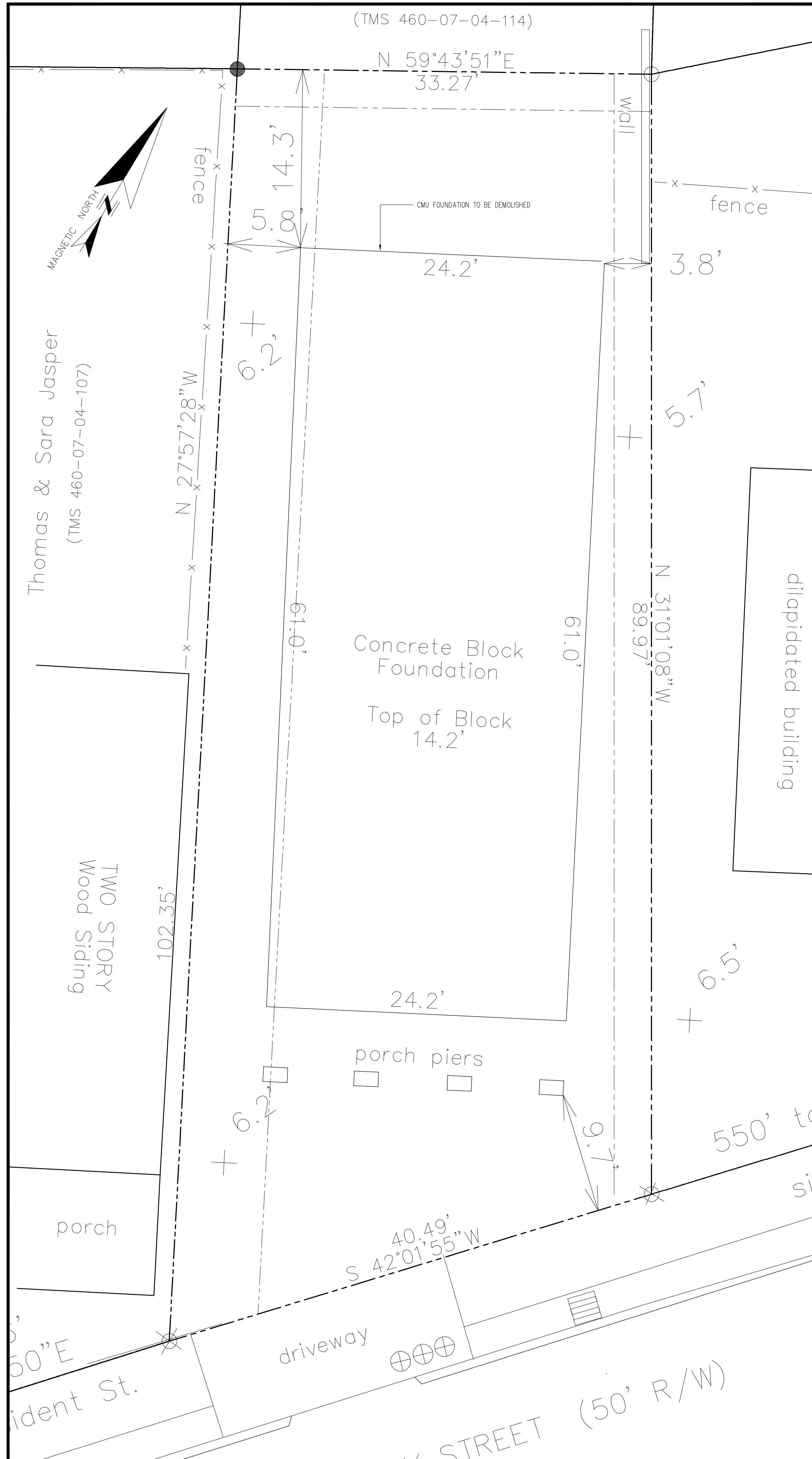
52 KENNEDY STREET
TMS # 460-07-04-106

Requesting preliminary approval for new construction of a three-unit
affordable housing building.

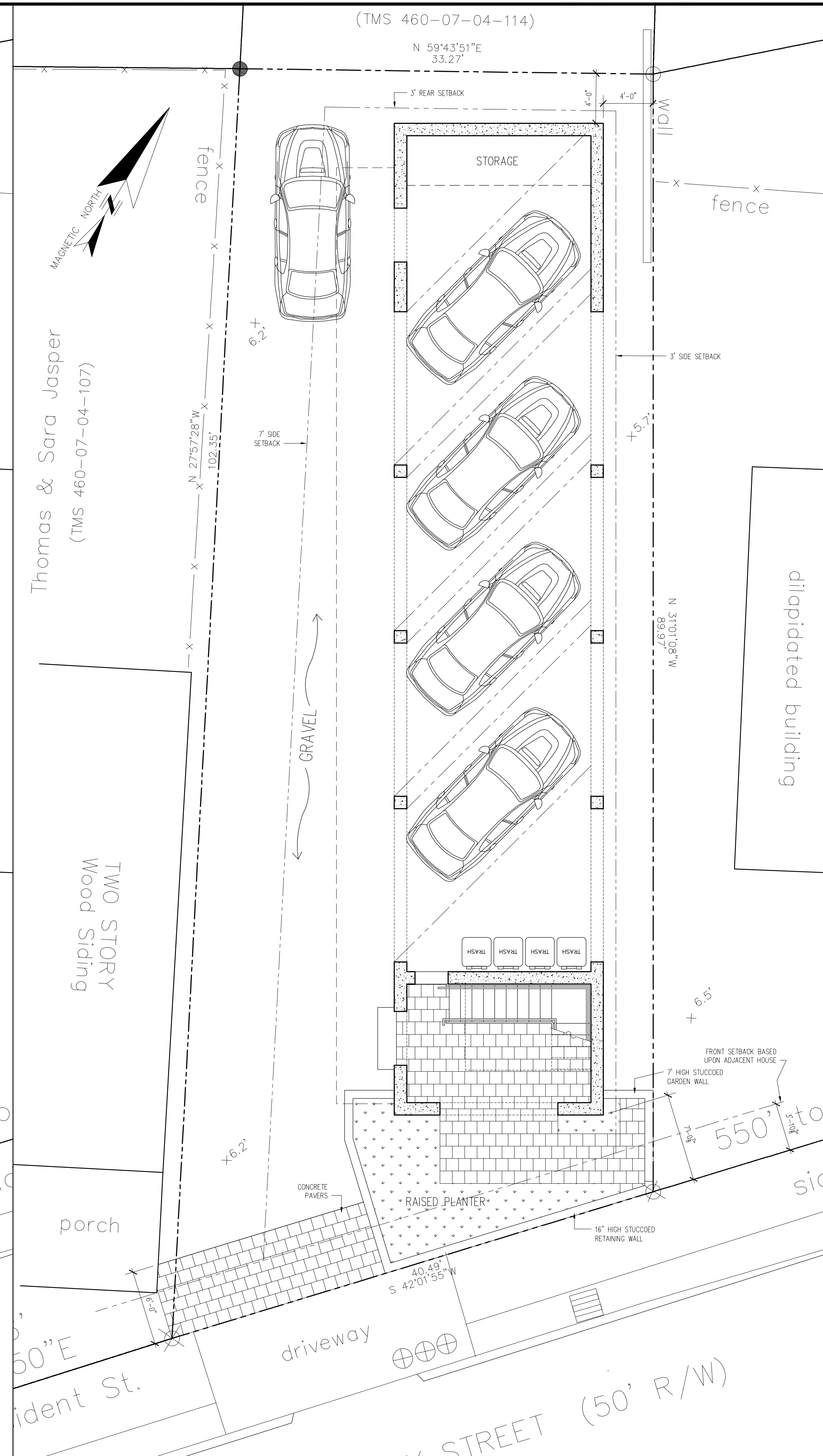
New Construction

(Westside)

Old City District



EXISTING SITE PLAN
3/16"=1'-0"



PROPOSED SITE PLAN
3/16"=1'-0"

ZONING INFORMATION
 ZONING: DR-2F
 HEIGHT DISTRICT: 2.5 STORIES
 LOT SIZE: 3443 SF
 FLOOD ZONE: AE-13'

CONDITIONAL USE REQUESTED:
 AFFORDABLE HOUSING UNDER
 SECTION 54-207 p.

PARKING REQUIRED: 0 SPACES
 PARKING PROVIDED: 5 SPACES

	ALLOWED	PROPOSED
DWELLING UNITS:	UNLIMITED	3
NO. OF BEDROOMS:	9	6
LOT COVERAGE:	65%	49%

BLDG FOOTPRINTS:	1696 SF
HEATED SPACE (TOTAL):	2556 SF GROSS
HEATED SPACE (UNIT A):	1120 SF GROSS
HEATED SPACE (UNIT B):	931 SF GROSS
HEATED SPACE (UNIT C):	505 SF GROSS

PRELIMINARY
 NOT FOR CONSTRUCTION

Andrew Gould

CONSULTANT
 P.O. Box 21591
 CHARLESTON, SC 29413
 Tel: 215-605-6982
 WWW.NEWWORLDBYZANTINE.COM
 ANDREW@NEWWORLDBYZANTINE.COM

PROPOSED AFFORDABLE
 HOUSING TRIPLEX

52 KENNEDY STREET
 CHARLESTON, SC

SP1.0

DRAWN BY:
 A. GOULD
 DATE: 8-5-19



54 Kennedy

52 Kennedy
(PROPOSED)

50 Kennedy

48 Kennedy

46 Kennedy

PRELIMINARY
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ANDREW@NEWWORLDBYZANTINE.COM

PROPOSED AFFORDABLE
HOUSING TRIPLEX

52 KENNEDY STREET
CHARLESTON, SC

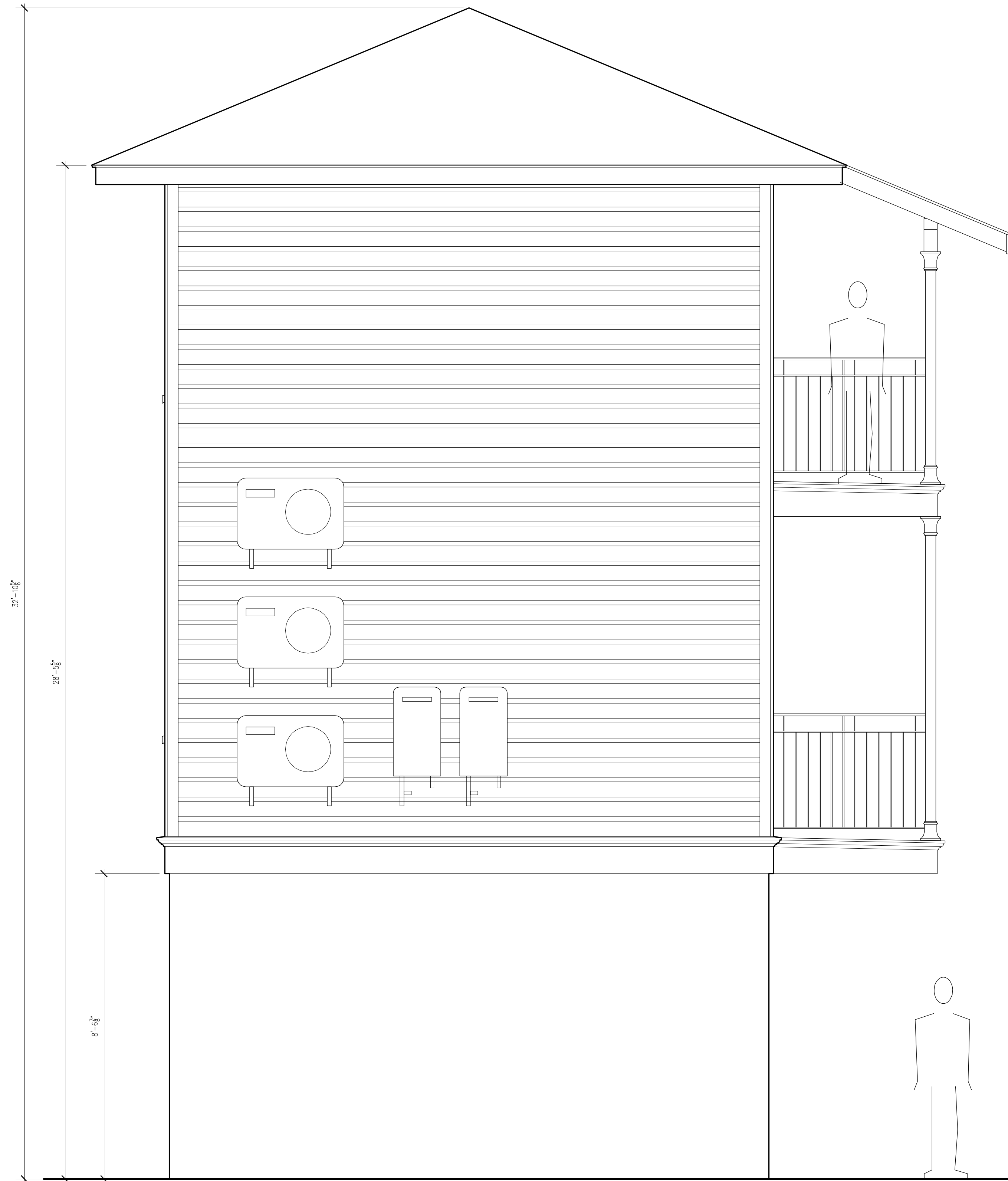
STREETSCAPE ELEVATION

3/16"=1'-0"

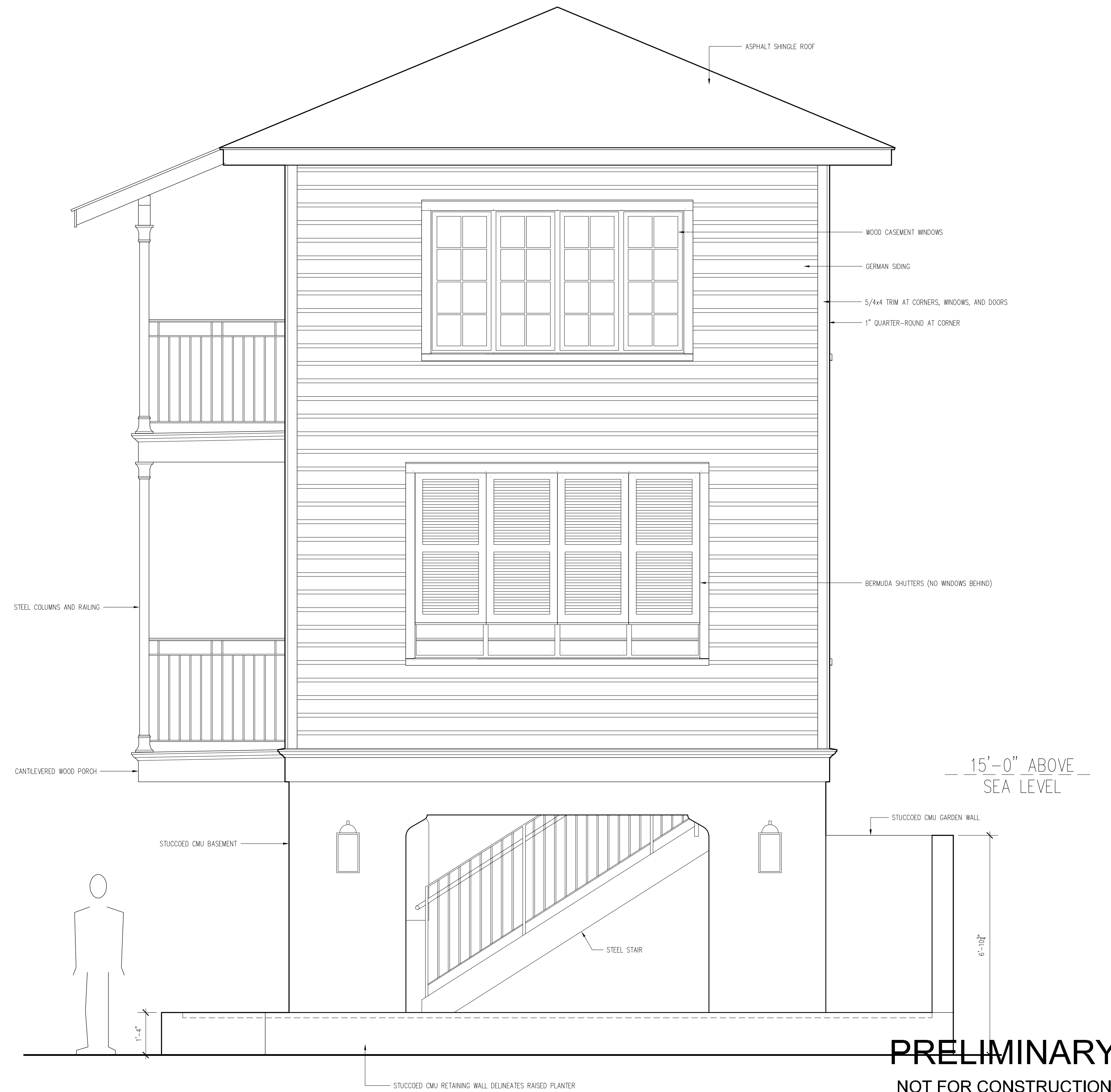
SP1.1

DRAWN BY:
A. GOULD

DATE: 8-5-19



NORTH ELEVATION (REAR)



SOUTH ELEVATION (FRONT)

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Andrew Gould

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PROPOSED AFFORDABLE
HOUSING TRIPLEX

52 KENNEDY STREET
CHARLESTON, SC

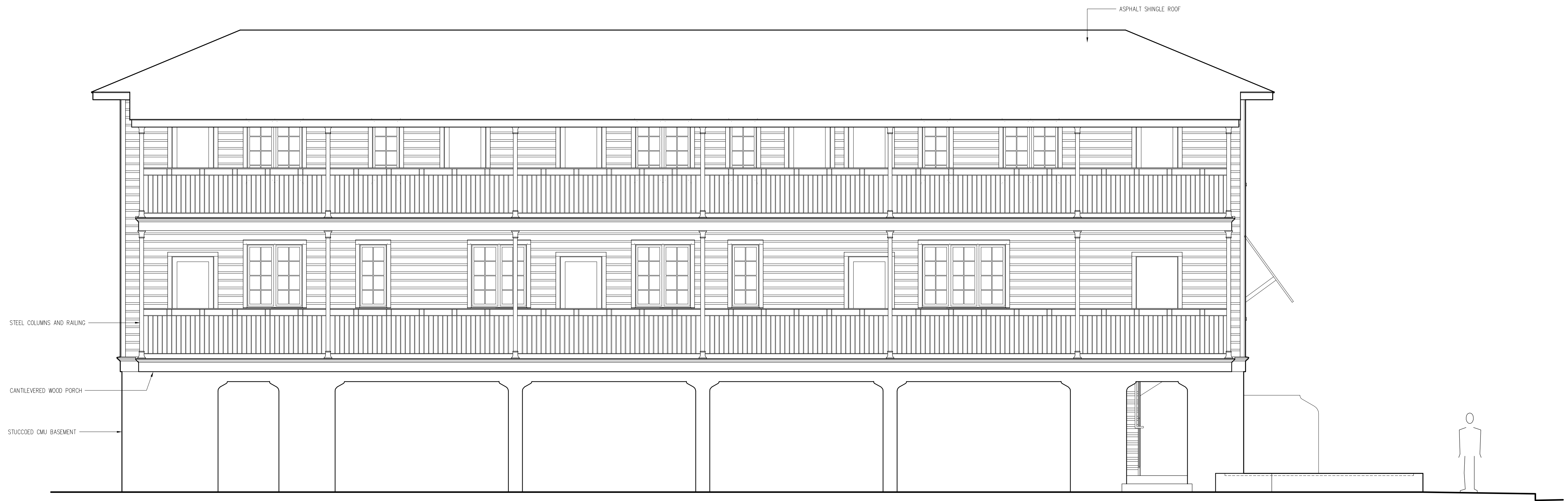
ELEVATIONS

1/2"=1'-0"

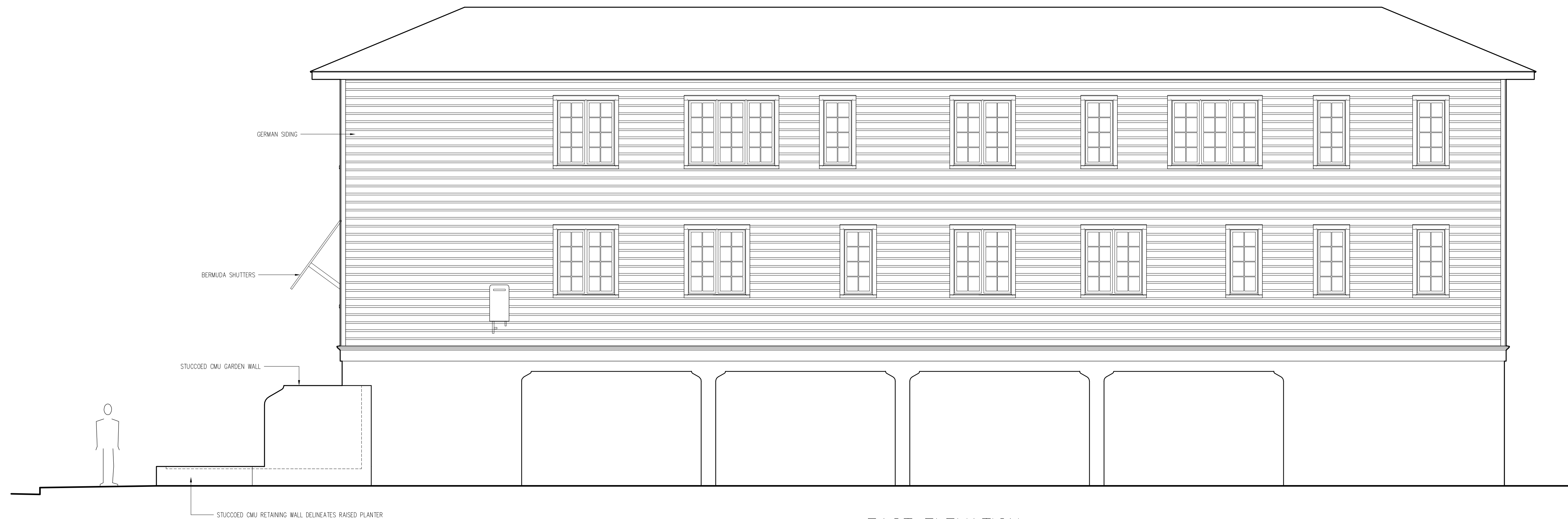
A1.0

DRAWN BY:
A. GOULD

DATE: 8-5-19



WEST ELEVATION



EAST ELEVATION

PRELIMINARY
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Andrew Gould

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PROPOSED AFFORDABLE
HOUSING TRIPLEX

52 KENNEDY STREET
CHARLESTON, SC

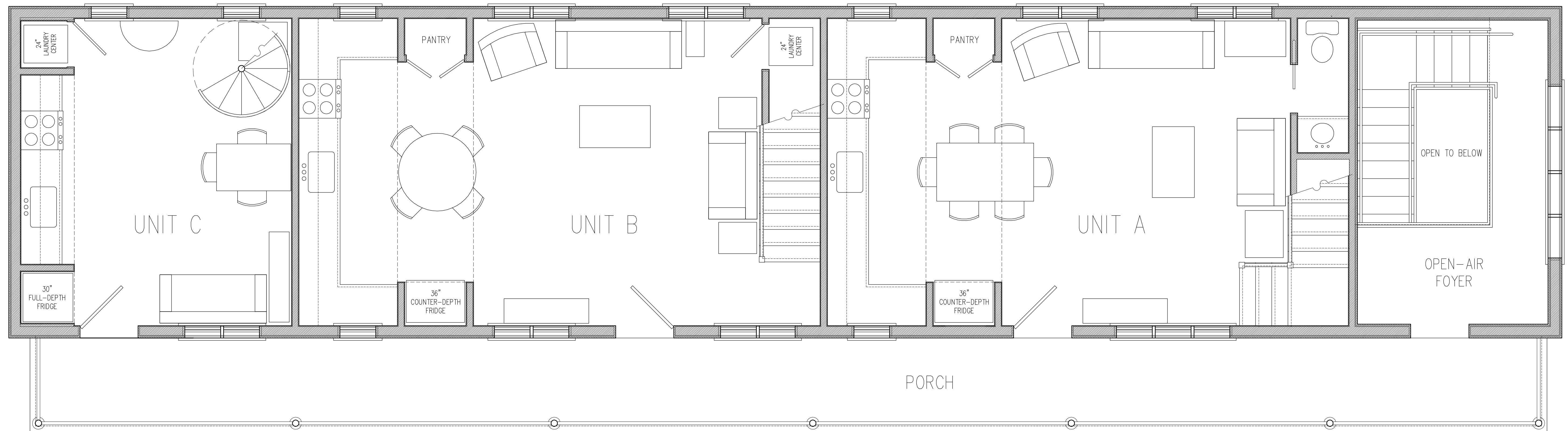
ELEVATIONS

1/4"=1'-0"

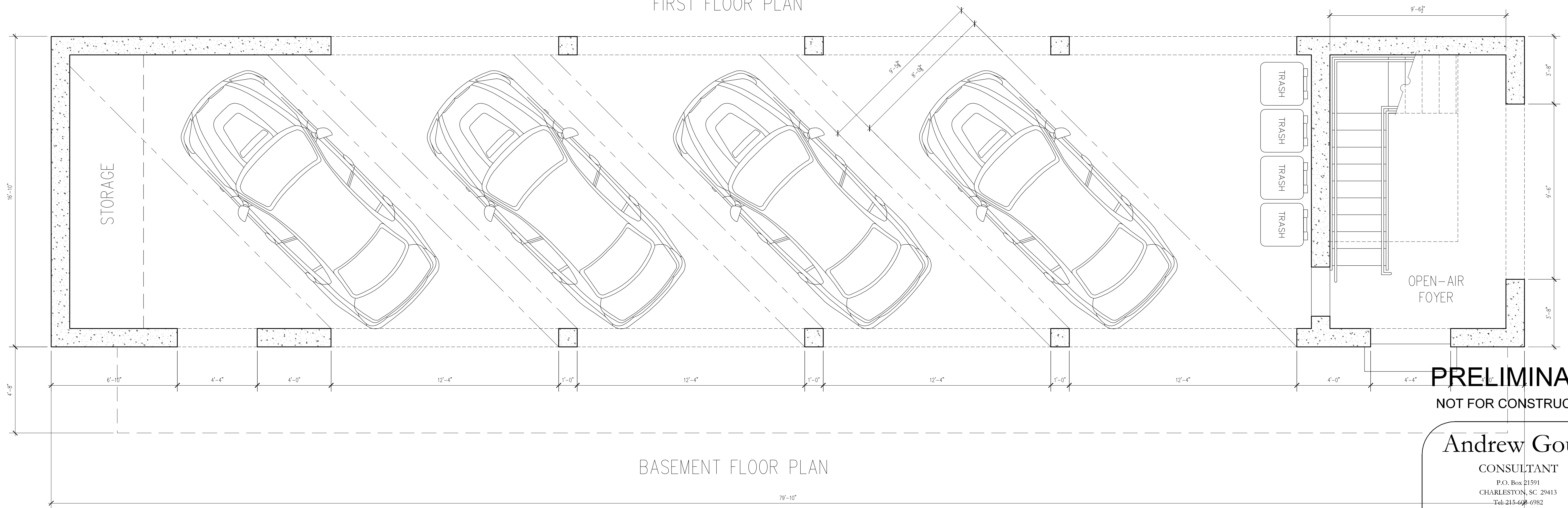
A1.1

DRAWN BY:
A. GOULD

DATE: 8-5-19



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

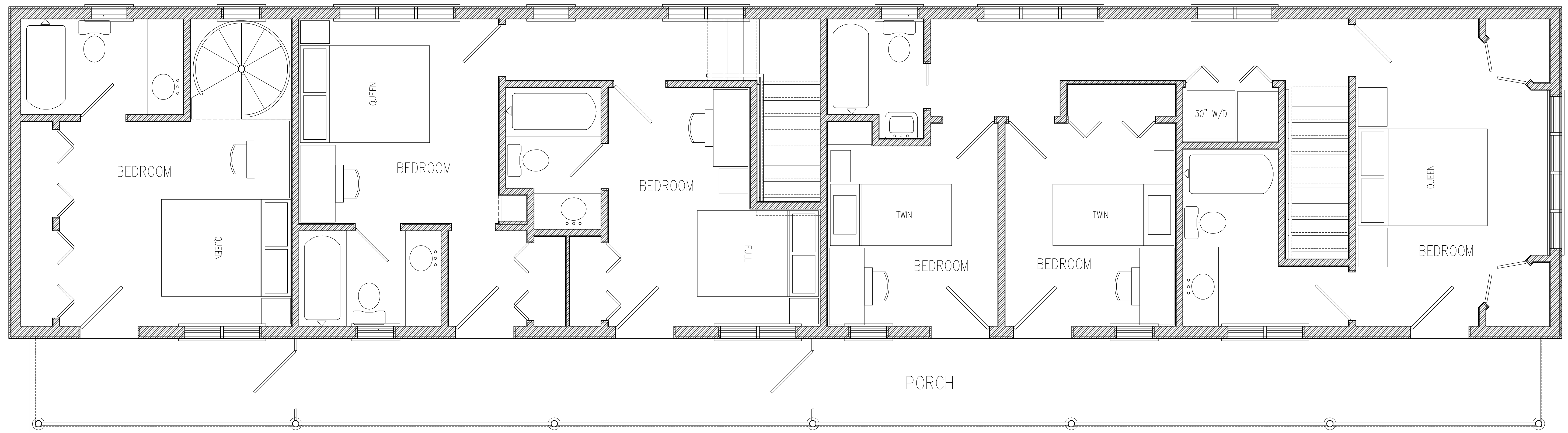
Andrew Gould
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PROPOSED AFFORDABLE
HOUSING TRIPLEX
52 KENNEDY STREET
CHARLESTON, SC

FLOOR PLANS
3/8" = 1'-0"

A2.0

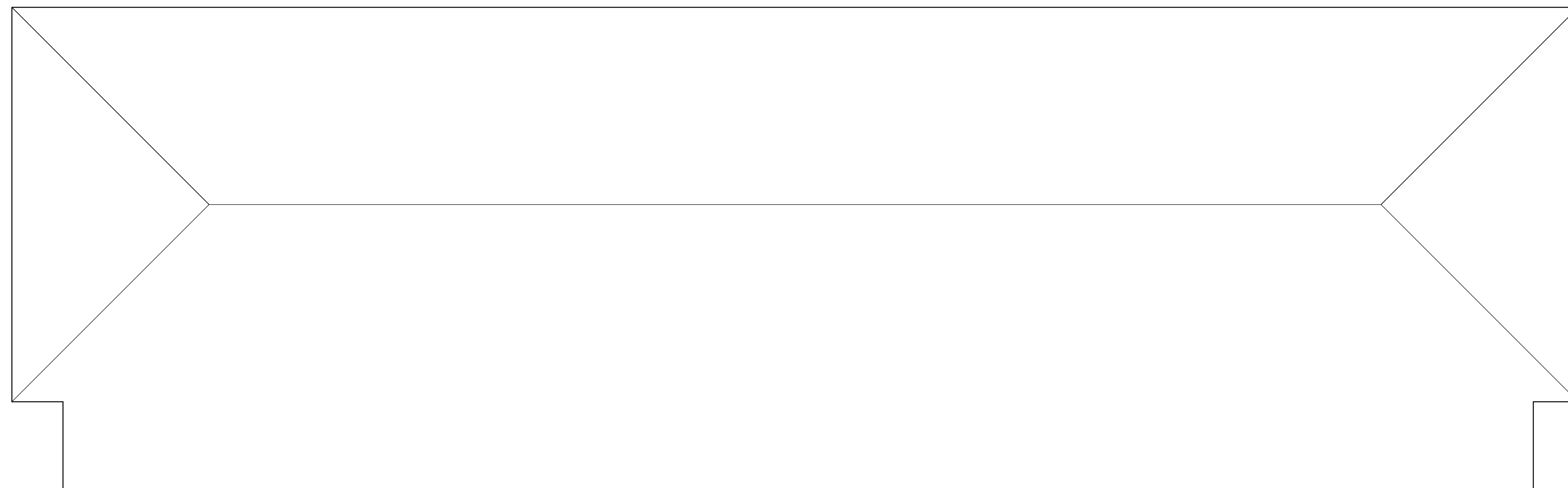
DRAWN BY:
A. GOULD
DATE: 8-5-19



SECOND FLOOR PLAN

FLOOR PLANS

3/8" = 1'-0"



PRELIMINARY
NOT FOR CONSTRUCTION

Andrew Gould

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PROPOSED AFFORDABLE
HOUSING TRIPLEX

52 KENNEDY STREET
CHARLESTON, SC

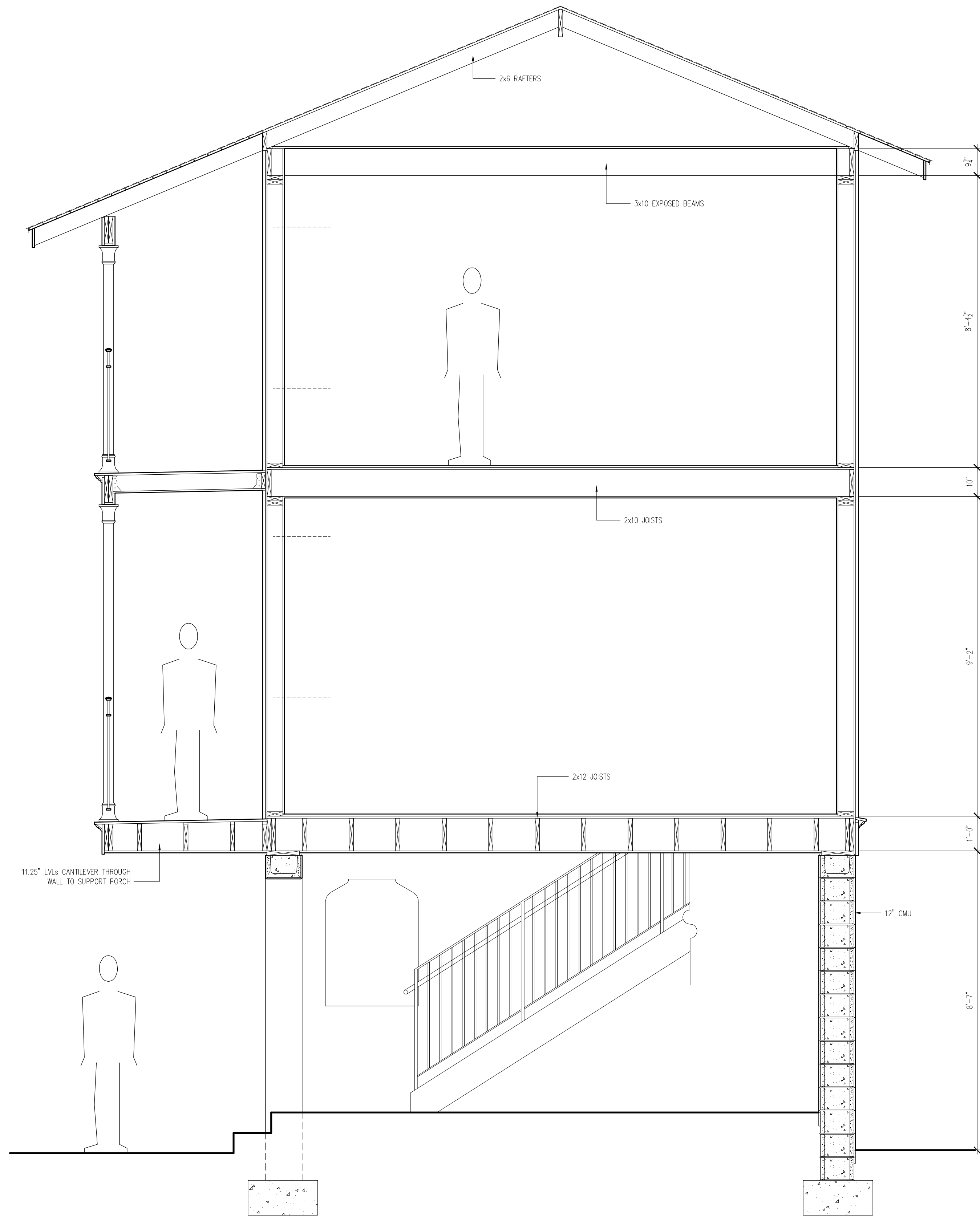
ROOF PLAN

1/4" = 1'-0"

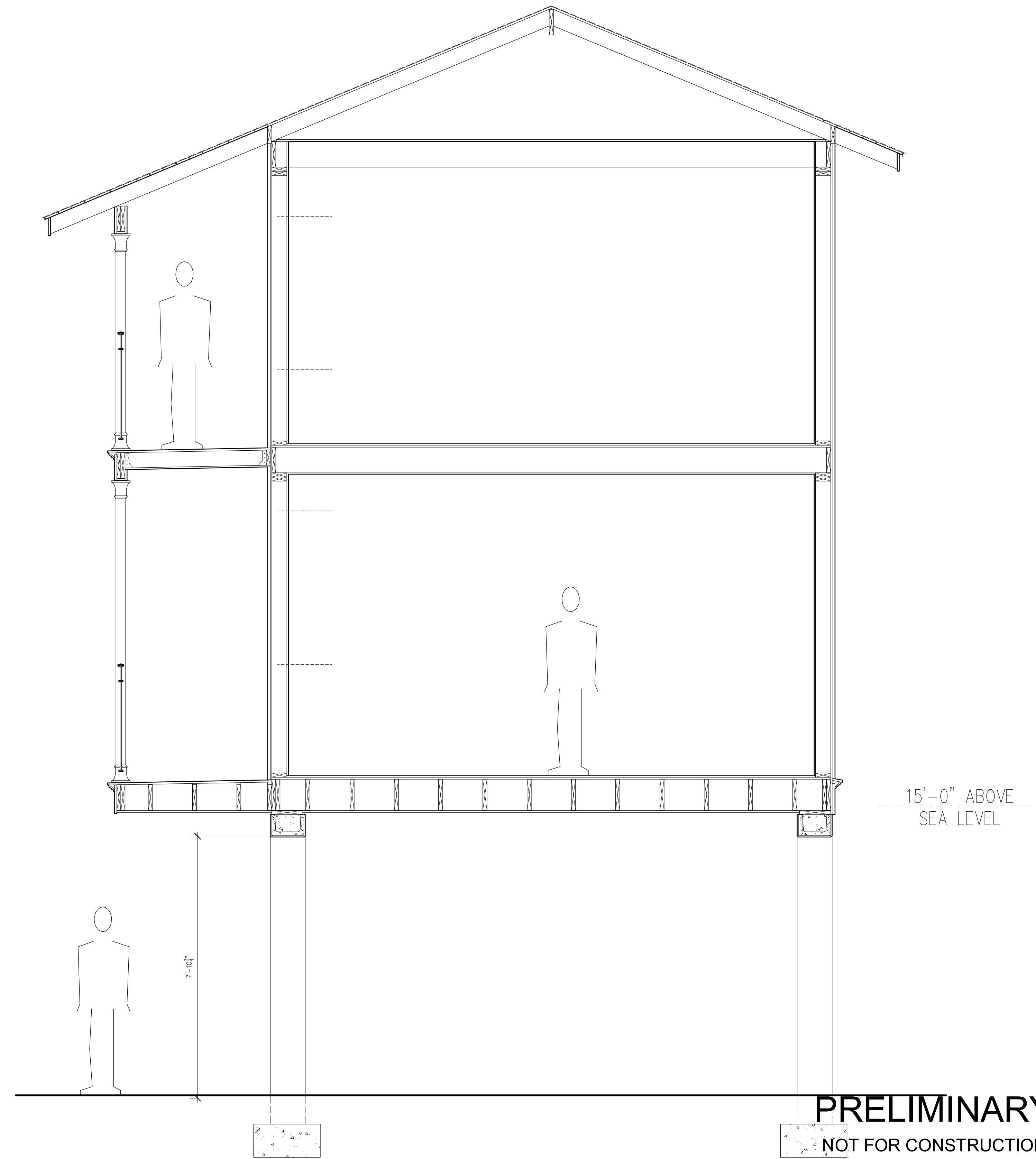
A2.1

DRAWN BY:
A. GOULD

DATE: 8-5-19



BUILDING SECTION THROUGH FOYER



BUILDING SECTION THROUGH PARKING

PRELIMINARY
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Andrew Gould

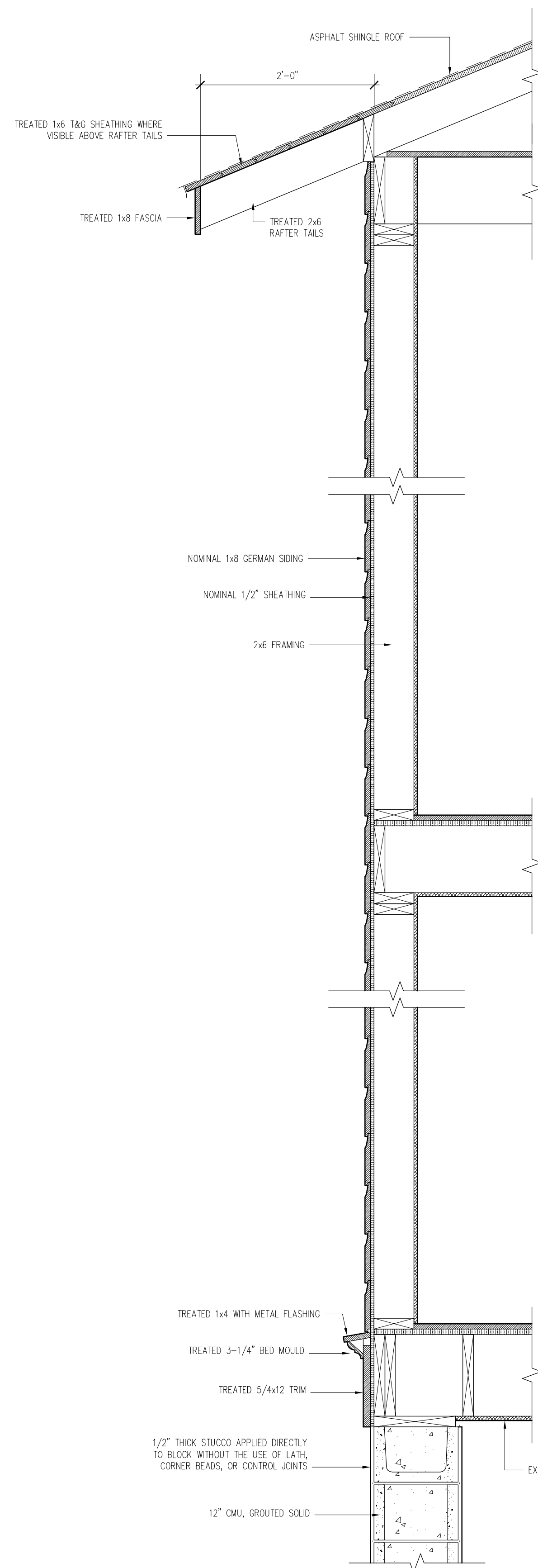
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PROPOSED AFFORDABLE
HOUSING TRIPLEX
52 KENNEDY STREET
CHARLESTON, SC

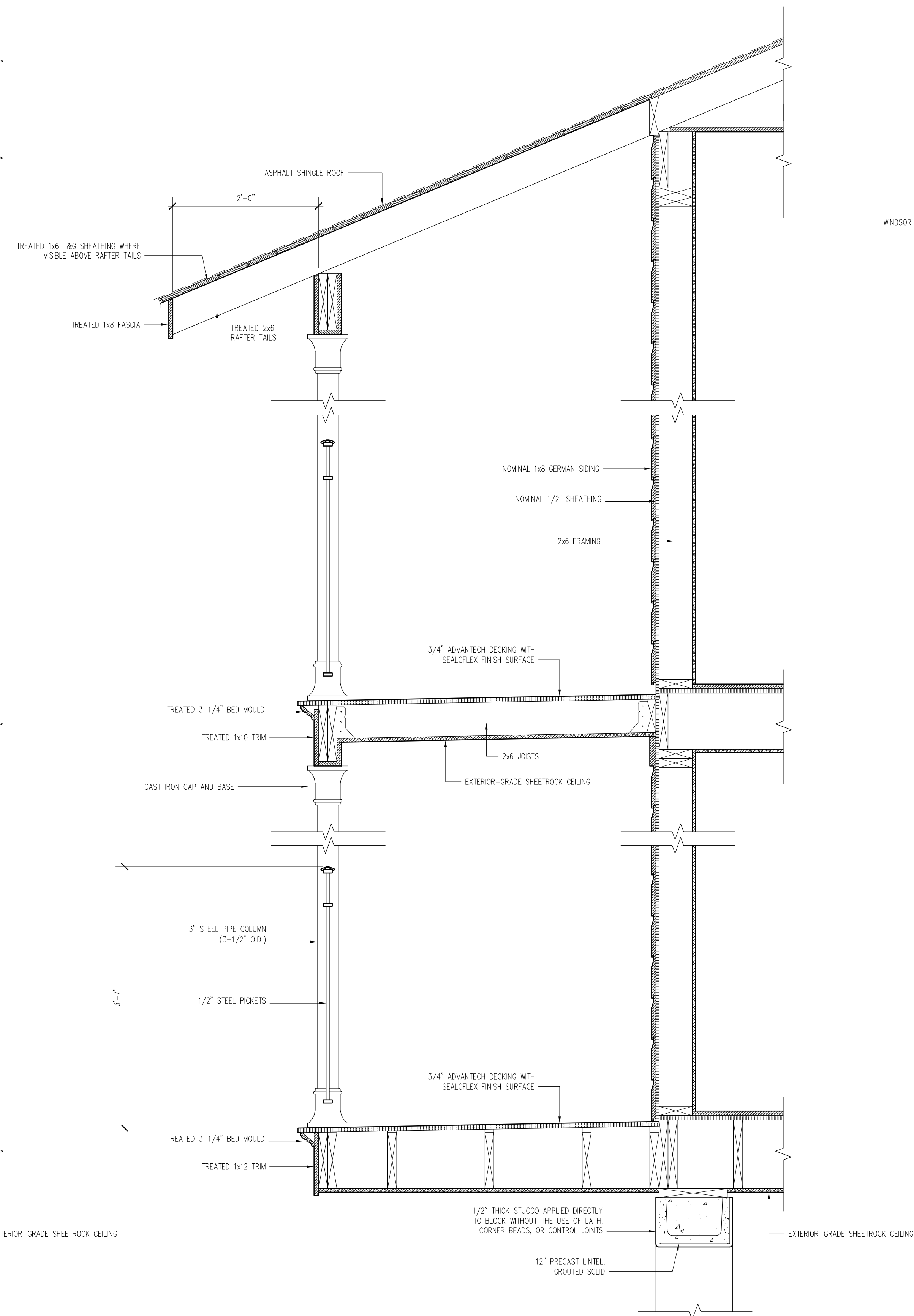
BUILDING SECTIONS
1/2"=1'-0"

A3.0

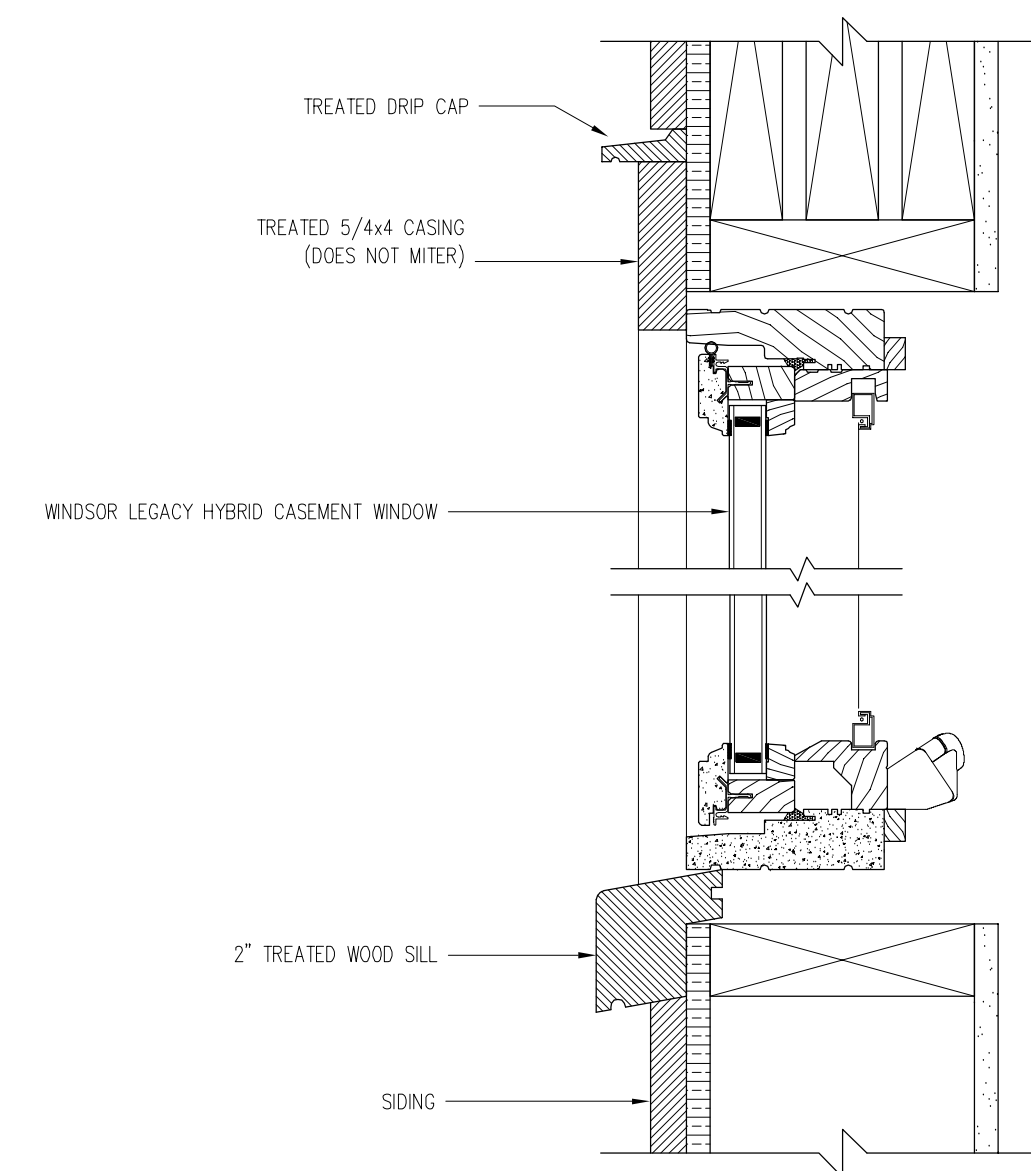
DRAWN BY:
A. GOULD
DATE: 8-5-19



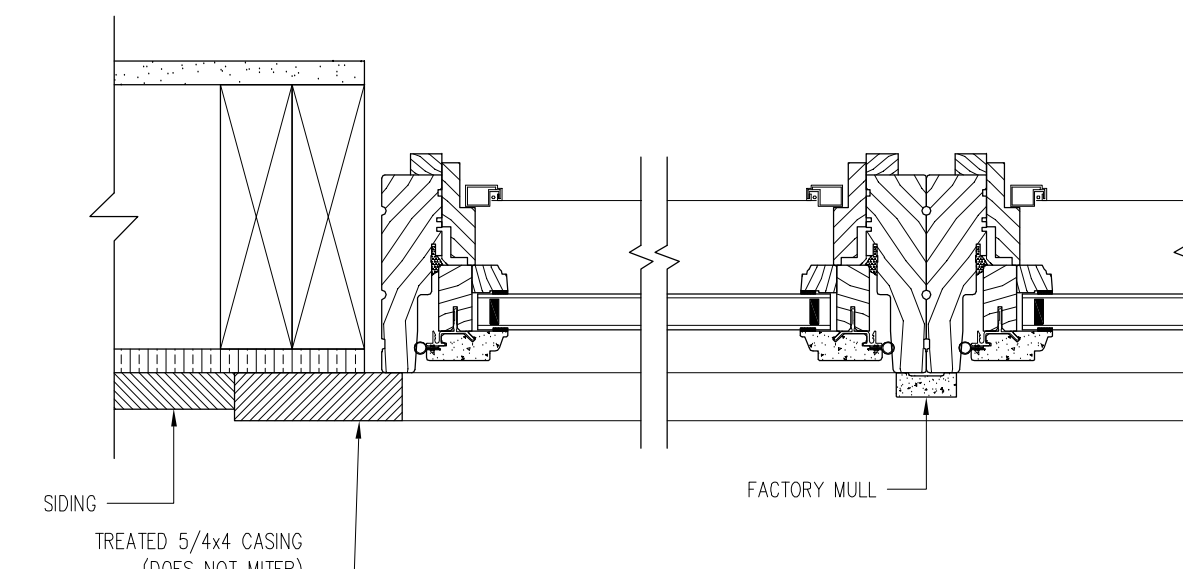
TYPICAL WALL SECTION
SCALE: 1"=1'-0"



WALL SECTION AT PORCH
SCALE: 1"=1'-0"



WINDOW VERTICAL SECTION
SCALE: 3"=1'-0"



WINDOW HORIZONTAL SECTION
SCALE: 3"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

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PROPOSED AFFORDABLE
HOUSING TRIPLEX
52 KENNEDY STREET
CHARLESTON, SC

WALL SECTIONS

A3.1

DRAWN BY:
A. GOULD

DATE: 8-4-19

Agenda Item #13

1 SMALLS ALLEY

TMS # 460-08-03-056

Requesting preliminary approval for the new construction of a two-story commercial building at rear of 73 Spring Street.

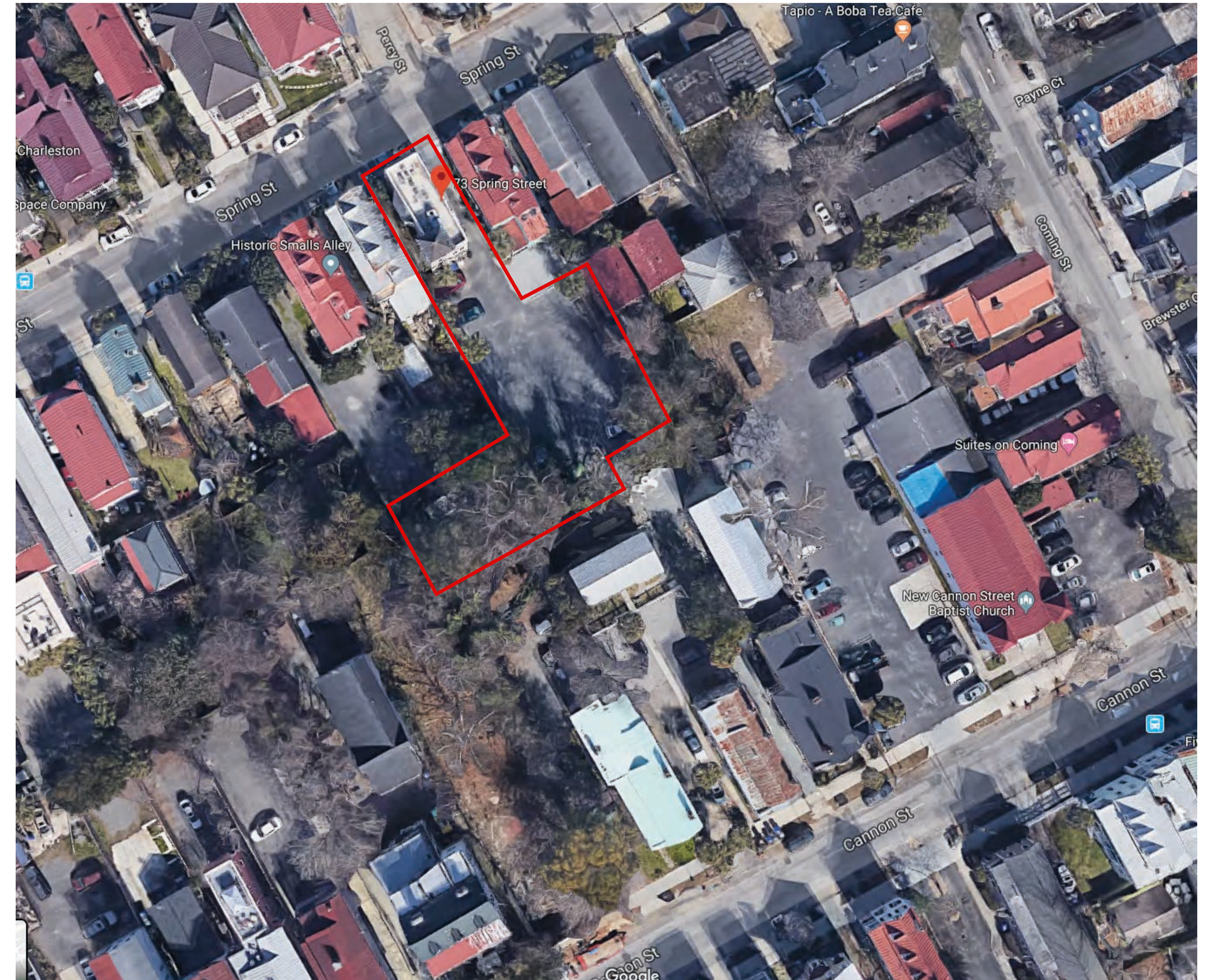
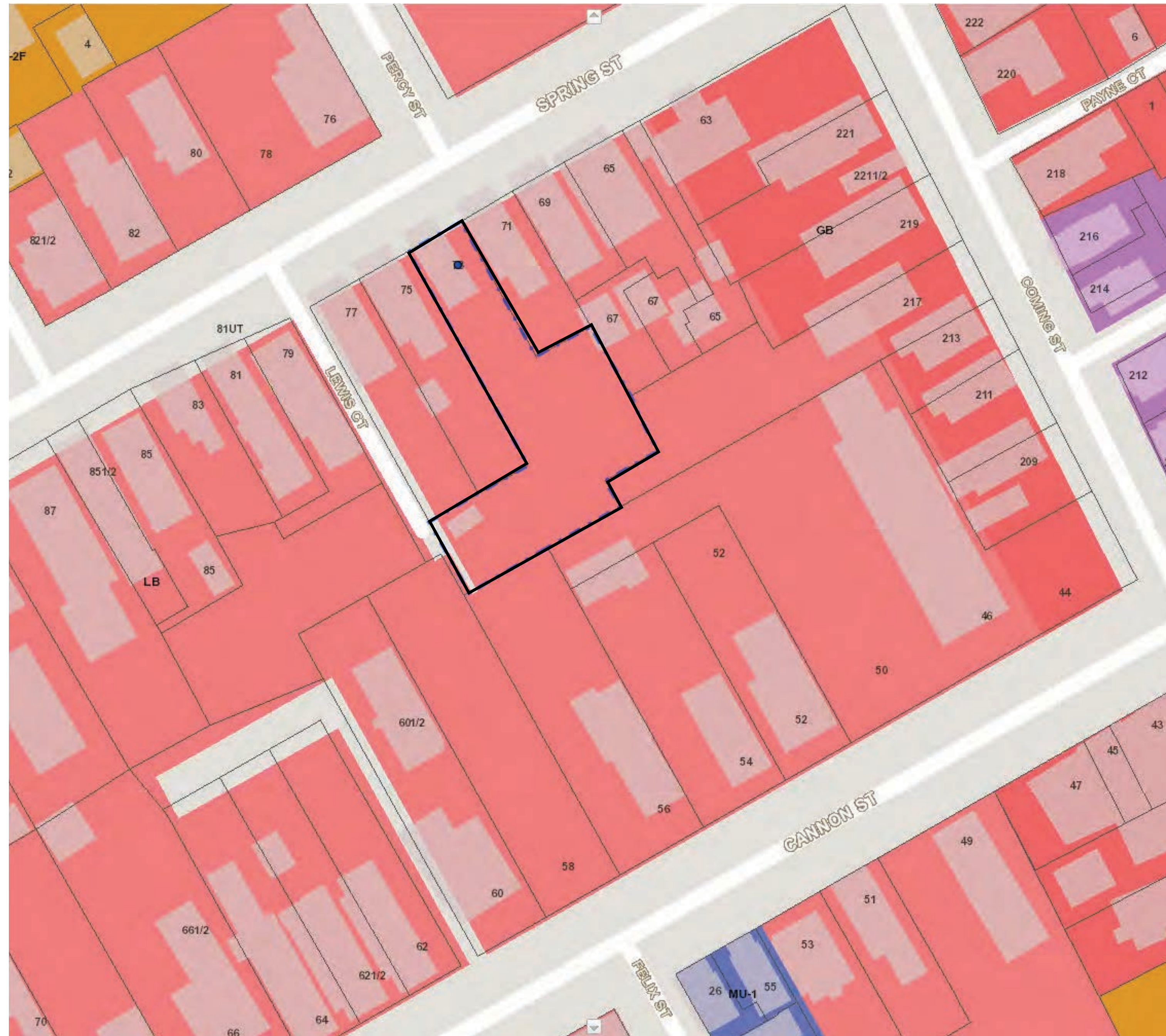
New Construction (Cannonborough | Elliotborough)

Old City District

1 SMALLS ALLEY: new small office building

73 SPRING STREET: three new single-family dwellings & a new small office building at the rear of the property (located behind an existing non-historic building: commercial space with one residential unit above)

(B.A.R. - Preliminary Review : February 2020)

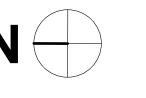




AERIAL VIEW: looking north



AERIAL VIEW: looking east



AERIAL VIEW: looking south



AERIAL VIEW: looking west





71 SPRING



**DRIVEWAY
(SMALLS ALLEY)**

73 SPRING



75 SPRING



77 SPRING



**LEWIS
COURT**

79 SPRING



71 SPRING

**DRIVEWAY
(SMALLS ALLEY)**



**DRIVEWAY
(SMALLS ALLEY)**

73 SPRING



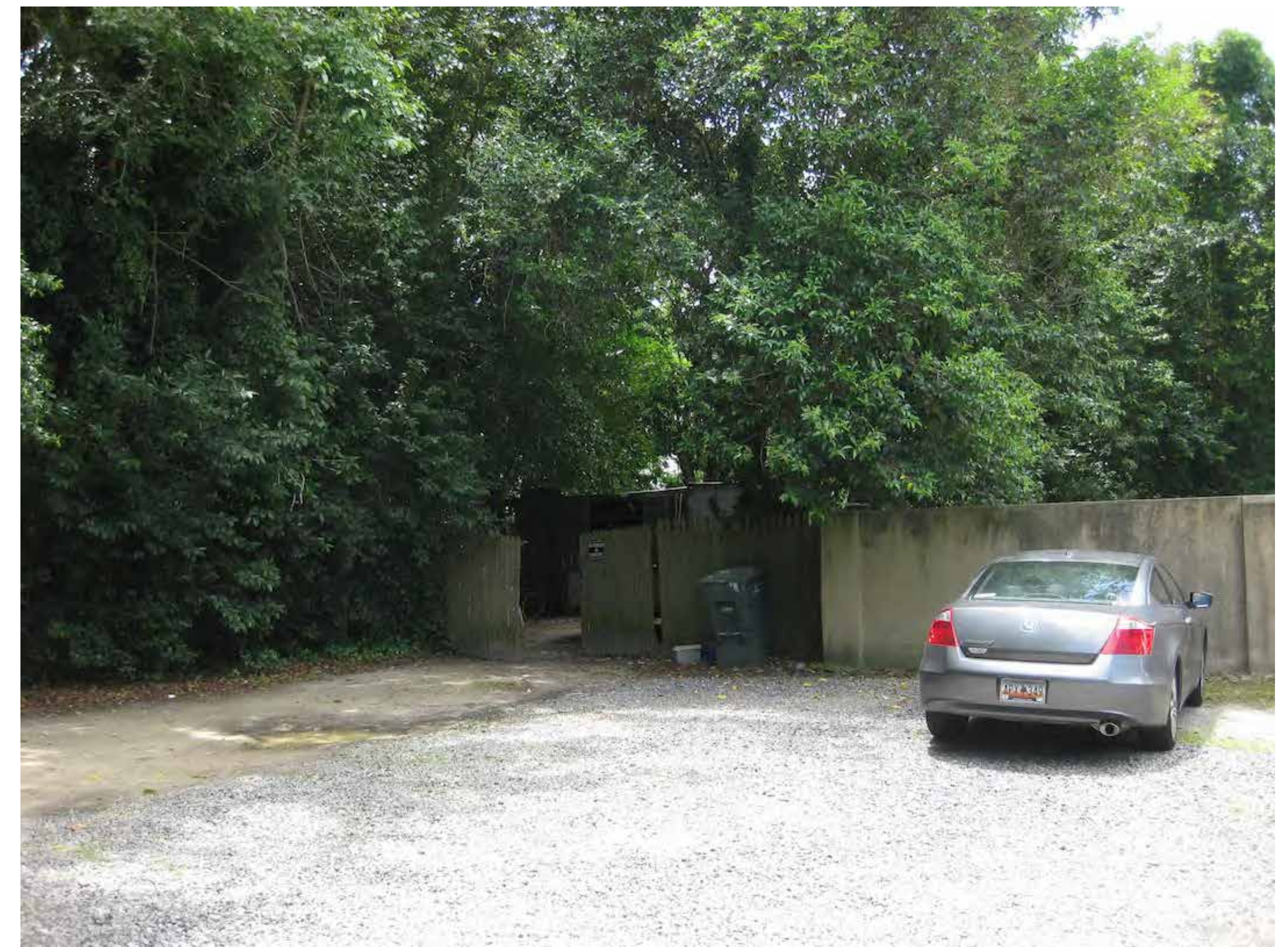
77 SPRING

**LEWIS
COURT**

79 SPRING



DRIVEWAY (SMALLS ALLEY): looking south



DRIVEWAY (SMALLS ALLEY): looking west

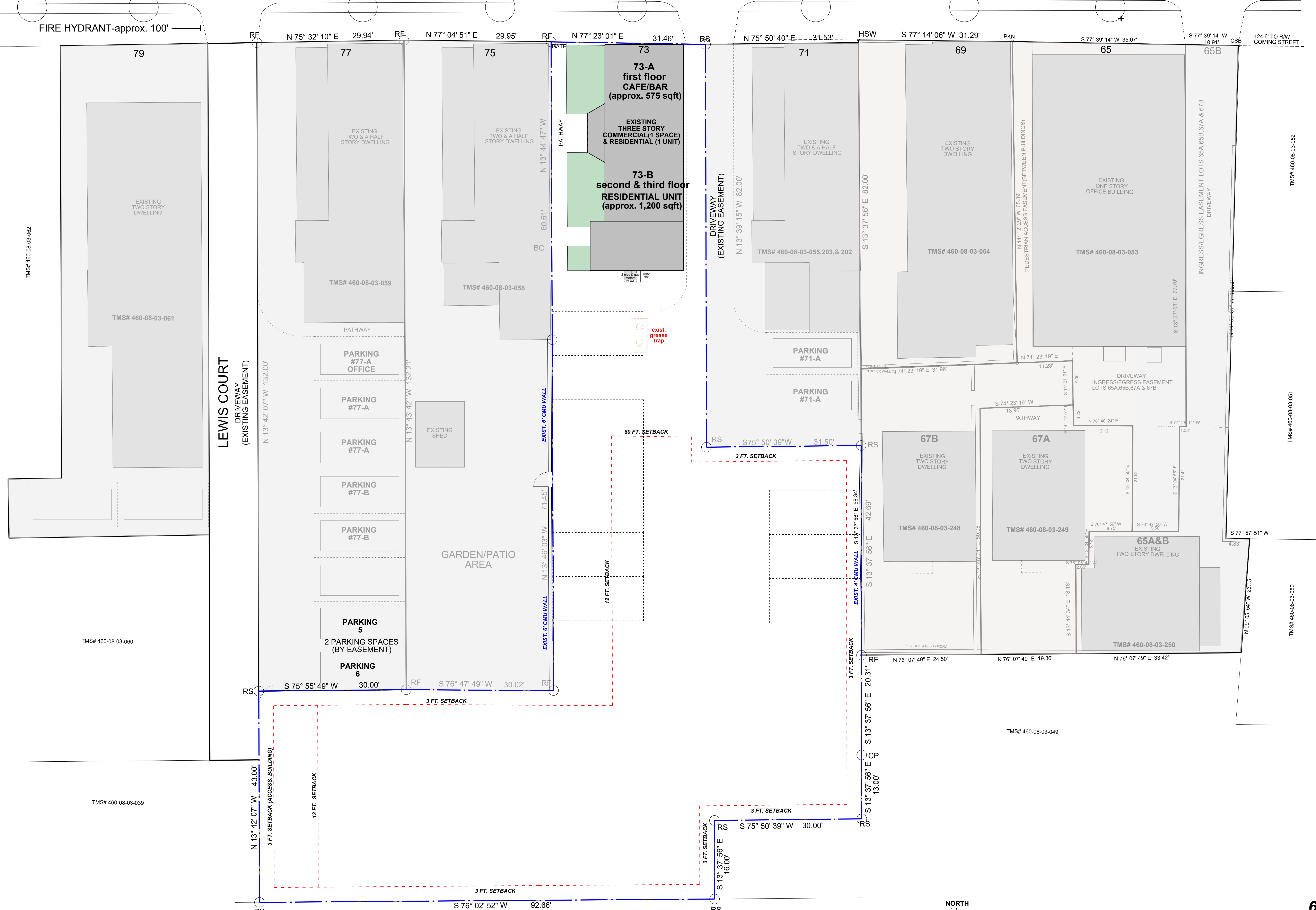


DRIVEWAY (SMALLS ALLEY): looking north



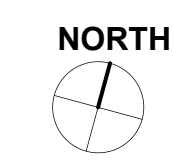
DRIVEWAY (SMALLS ALLEY): looking east

FIRE HYDRANT-approx. 100'

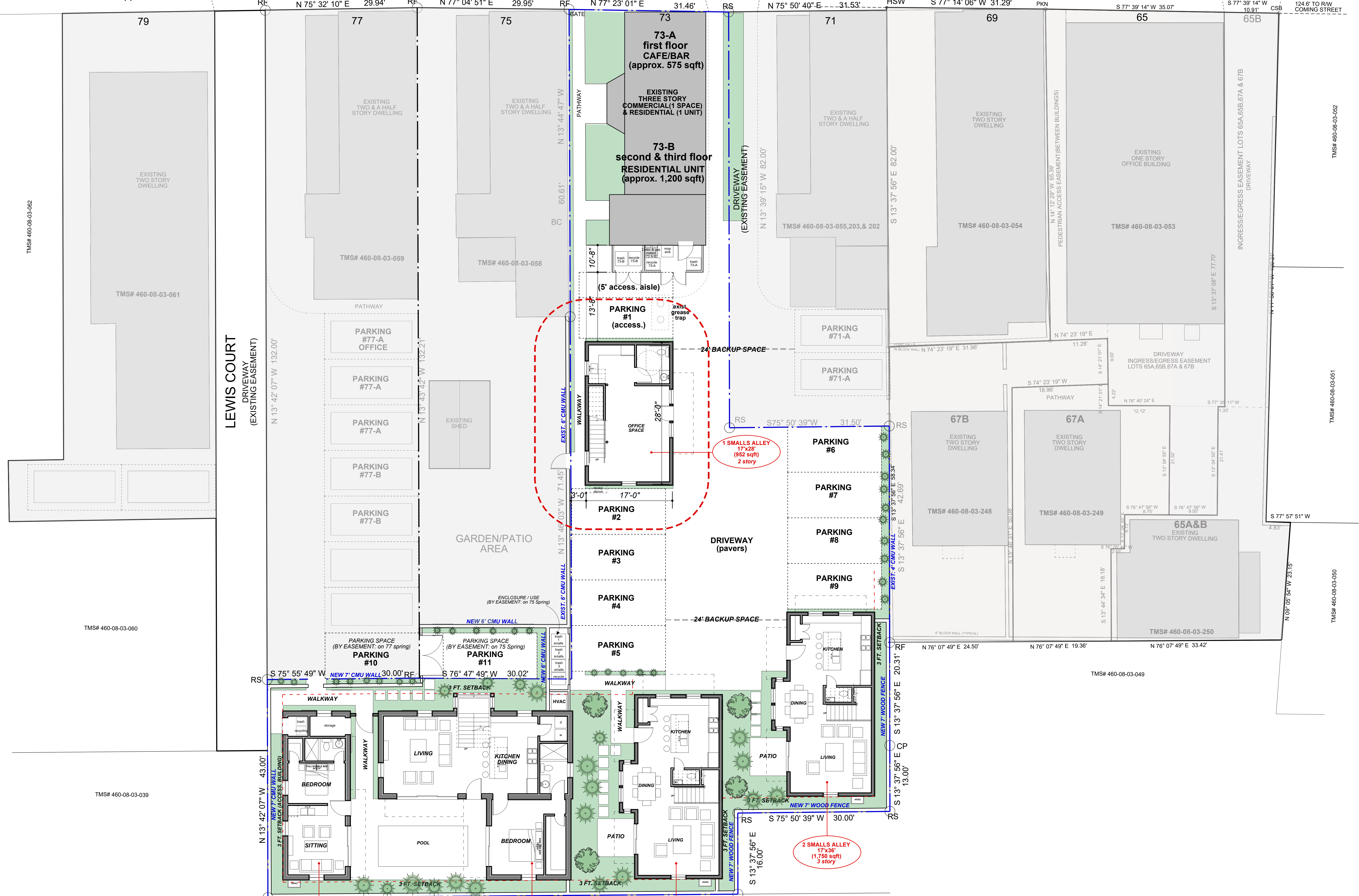


EXISTING SITE PLAN

1/8"=1'-0"

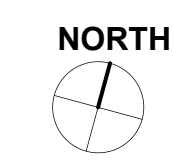


FIRE HYDRANT-approx. 100'



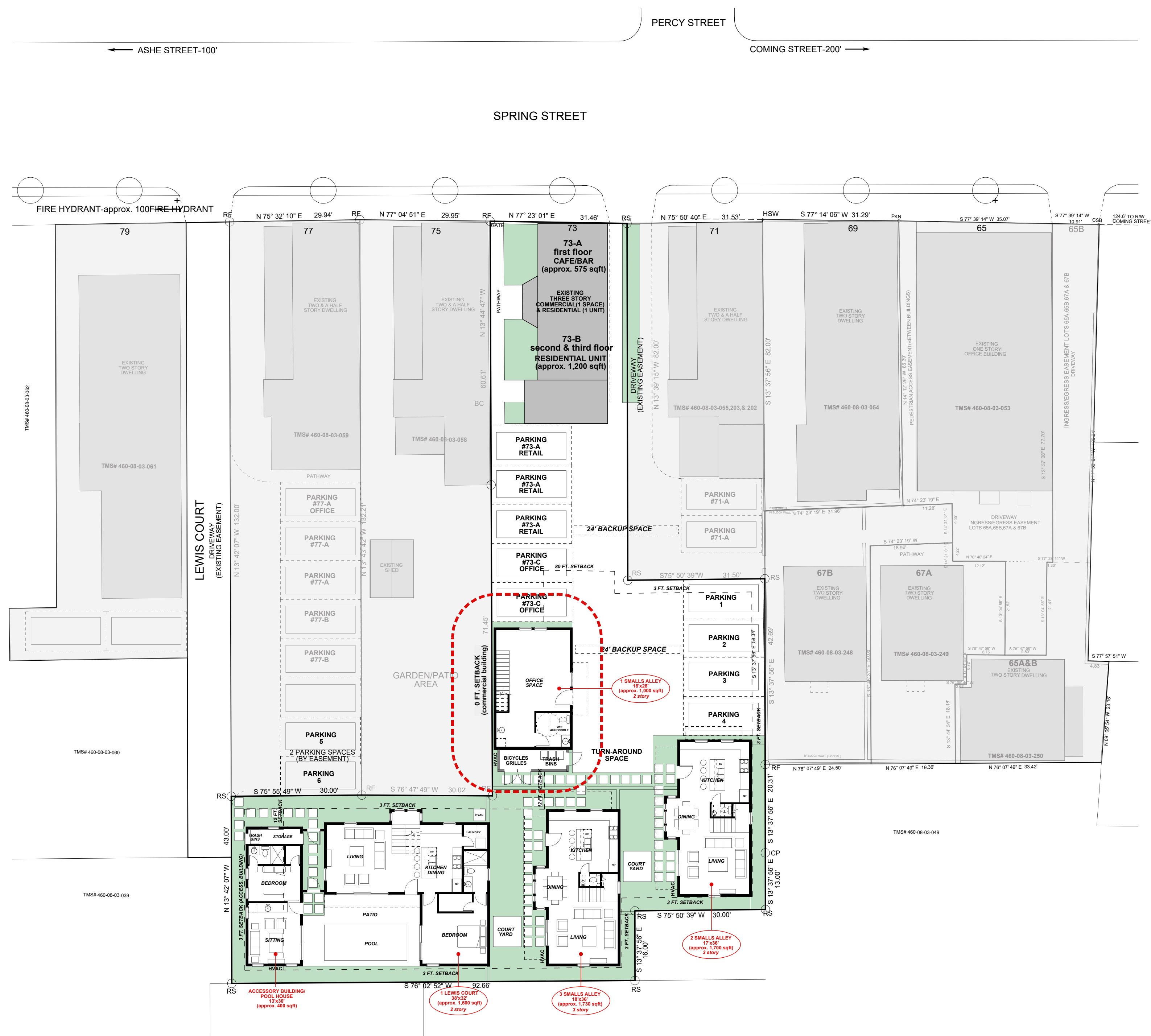
SITE / FIRST FLOOR PLAN

1/8"=1'-0"



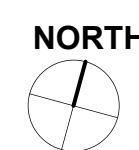
BAR : CONCEPTUAL - OCT. 2019

*deferred 10/10/2019

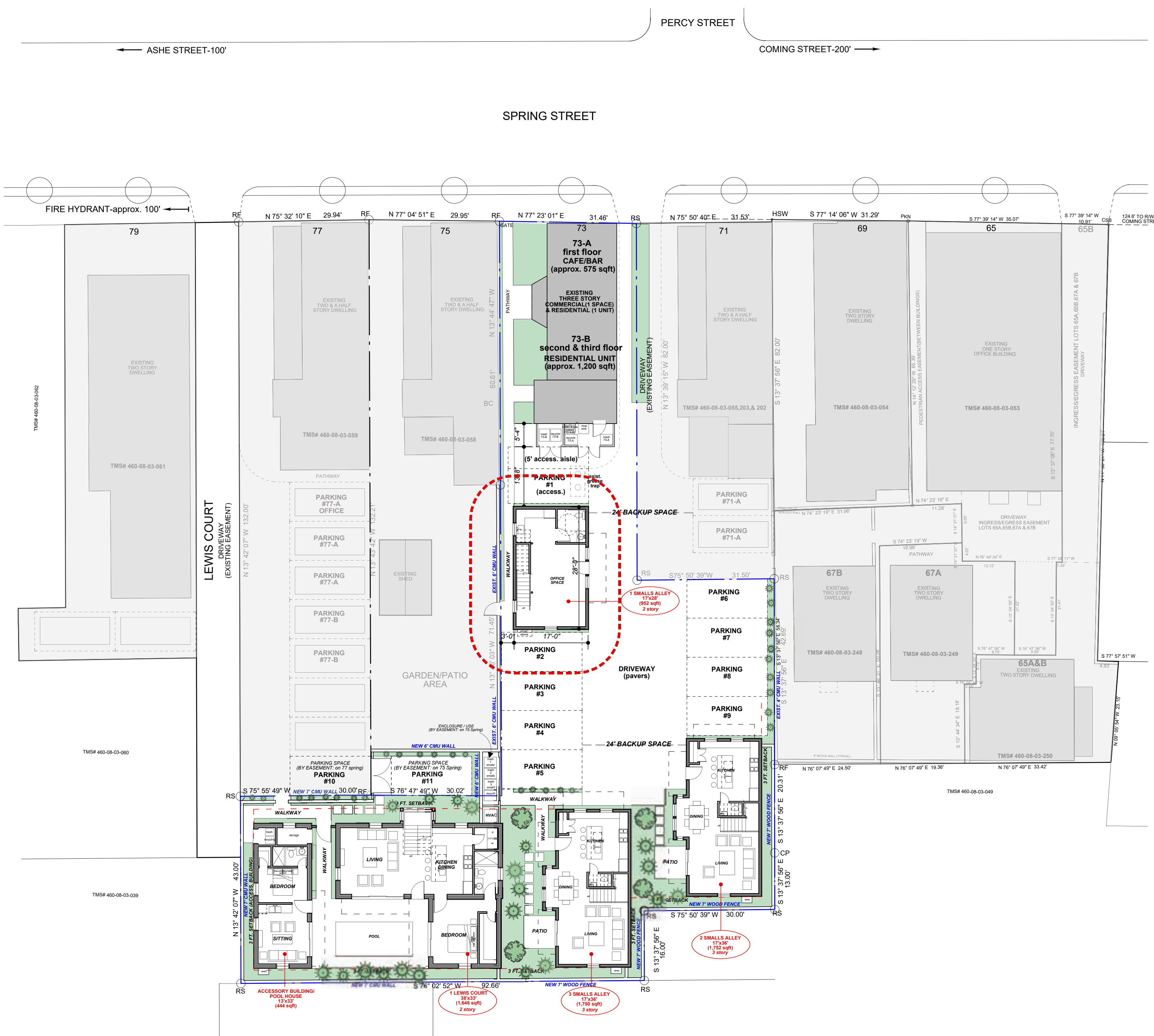


SITE / FIRST FLOOR PLAN

1/16"=1'-0"



BAR : PRELIMINARY - FEB. 2020

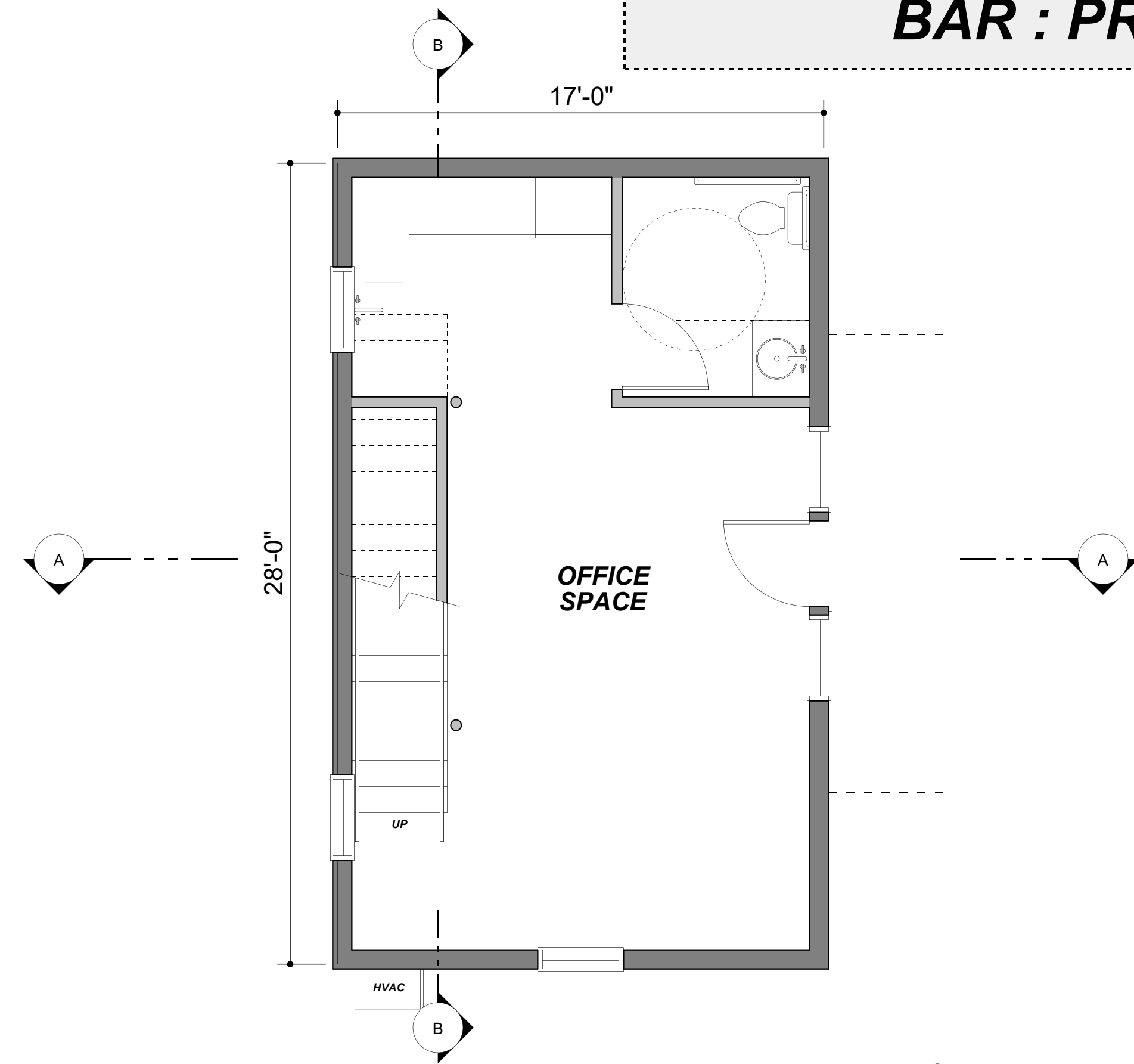


SITE / FIRST FLOOR PLAN

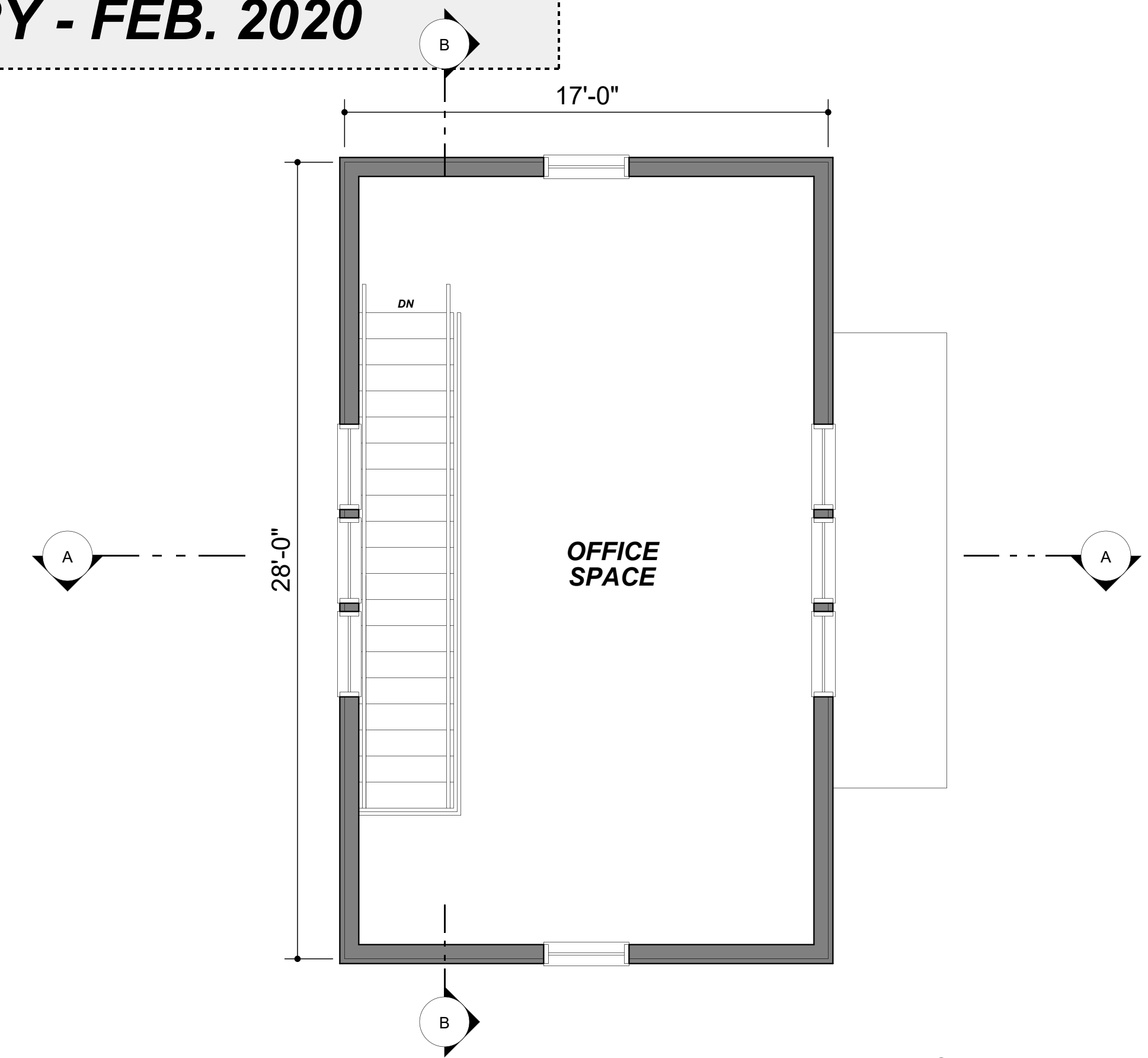
1/16"=1'-0"



BAR : PRELIMINARY - FEB. 2020

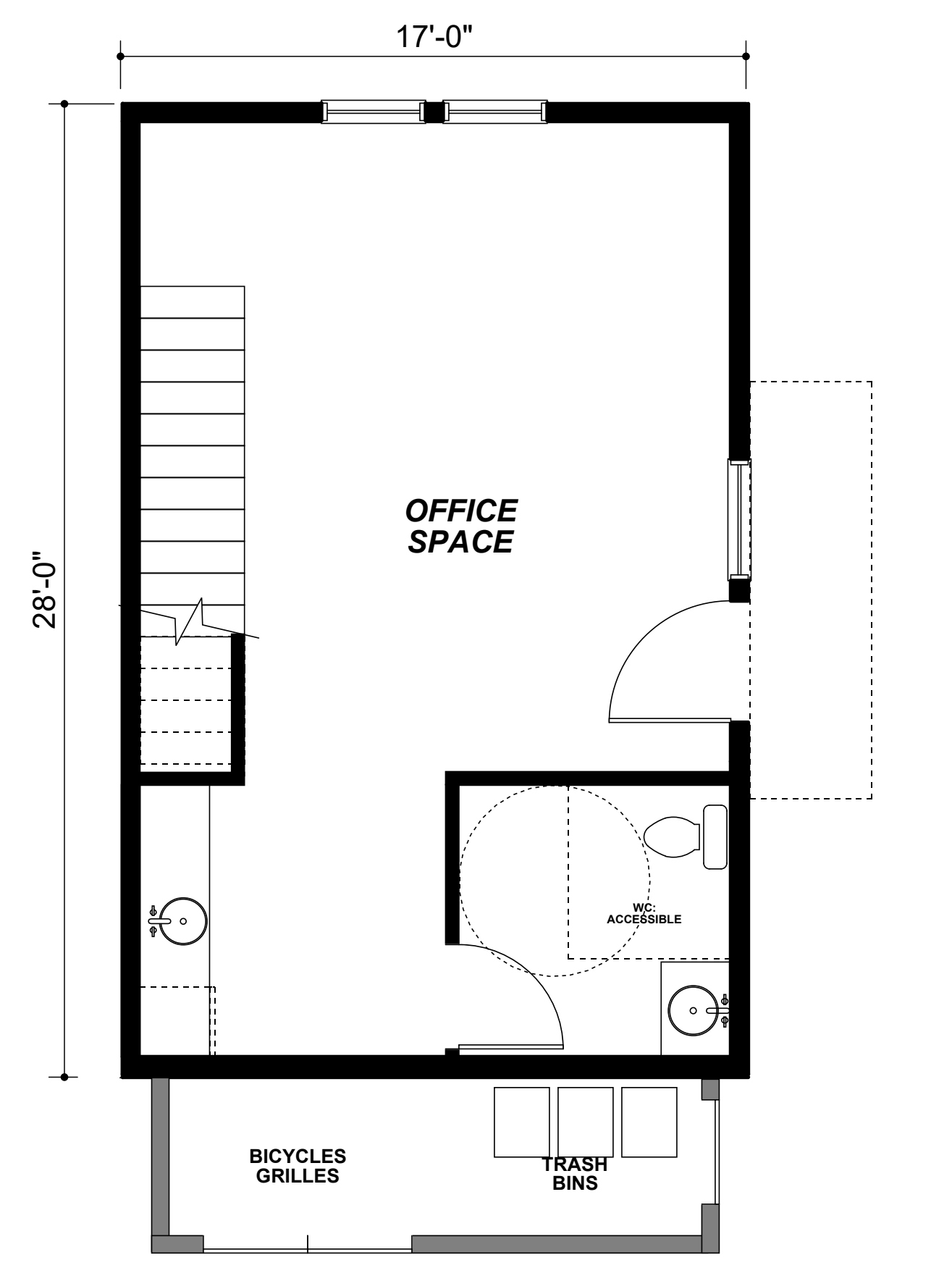


FIRST FLOOR PLAN
476 sqft- heated (952 sqft TOTAL)
1/4"=1'-0" NORTH

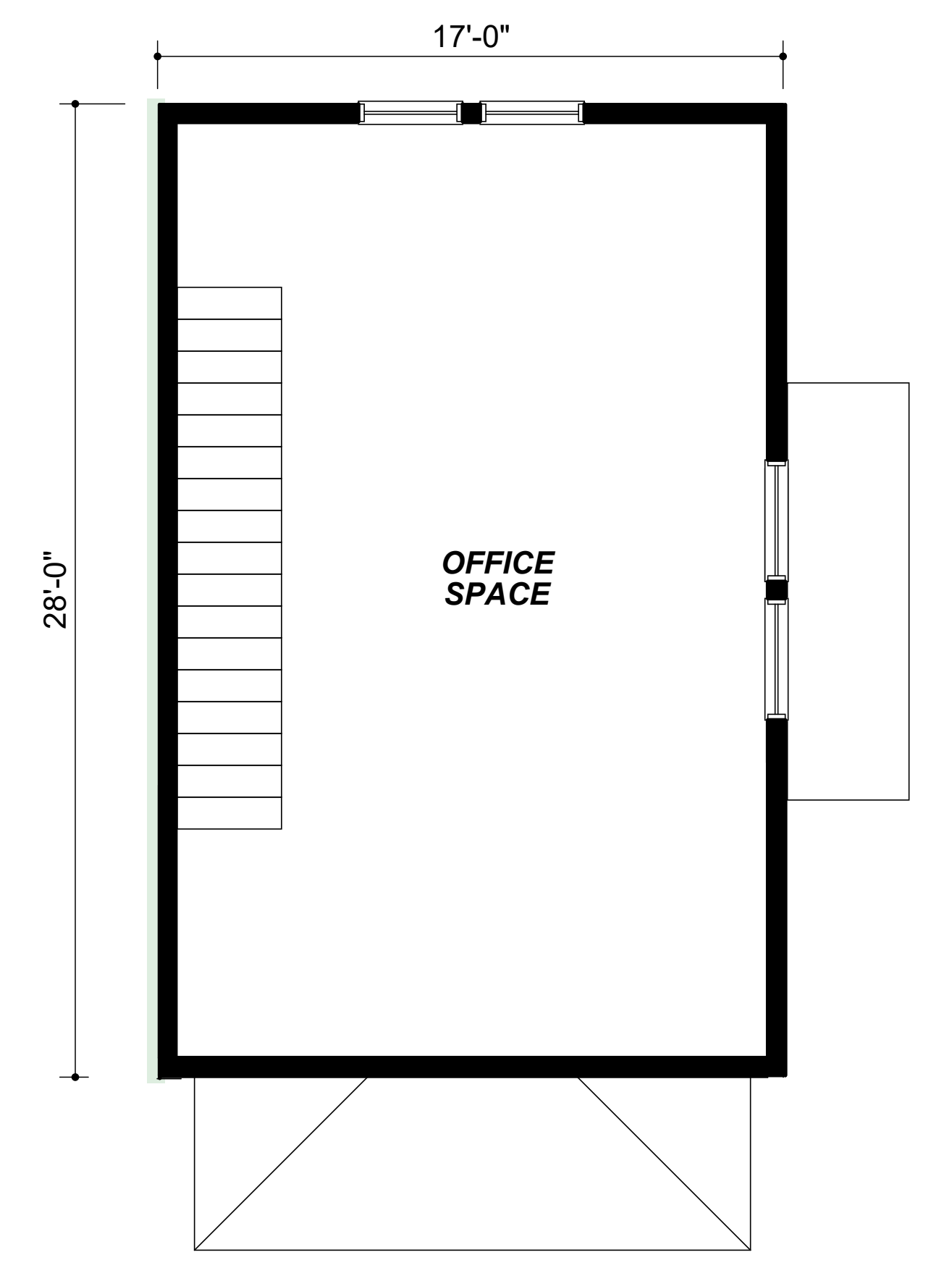


SECOND FLOOR PLAN
476 sqft- heated (952 sqft TOTAL)
1/4"=1'-0" NORTH

BAR : CONCEPTUAL - OCT. 2019
**deferred 10/10/2019*

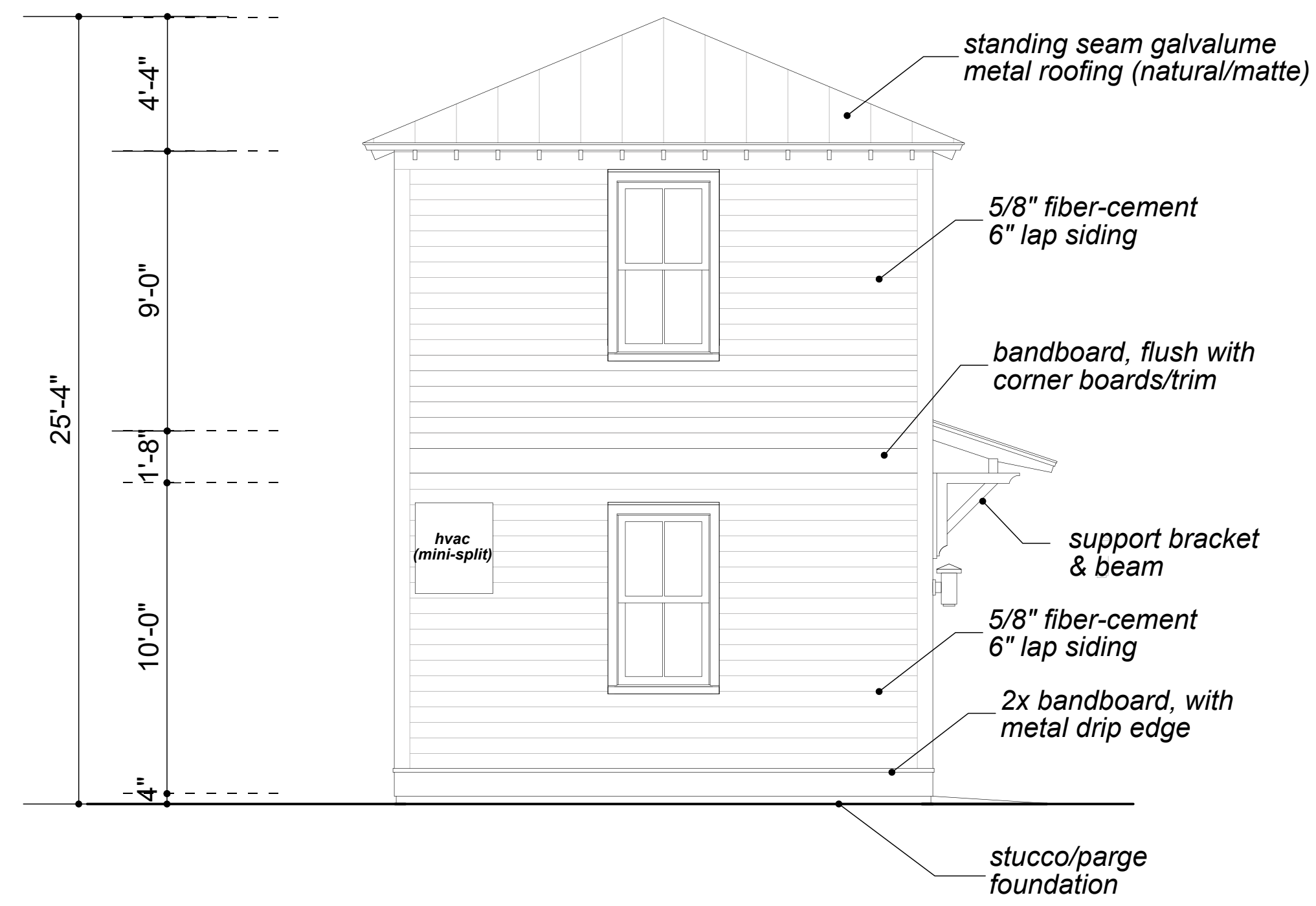


FIRST FLOOR PLAN
476 sqft- heated (952 sqft TOTAL)
1/4"=1'-0" NORTH

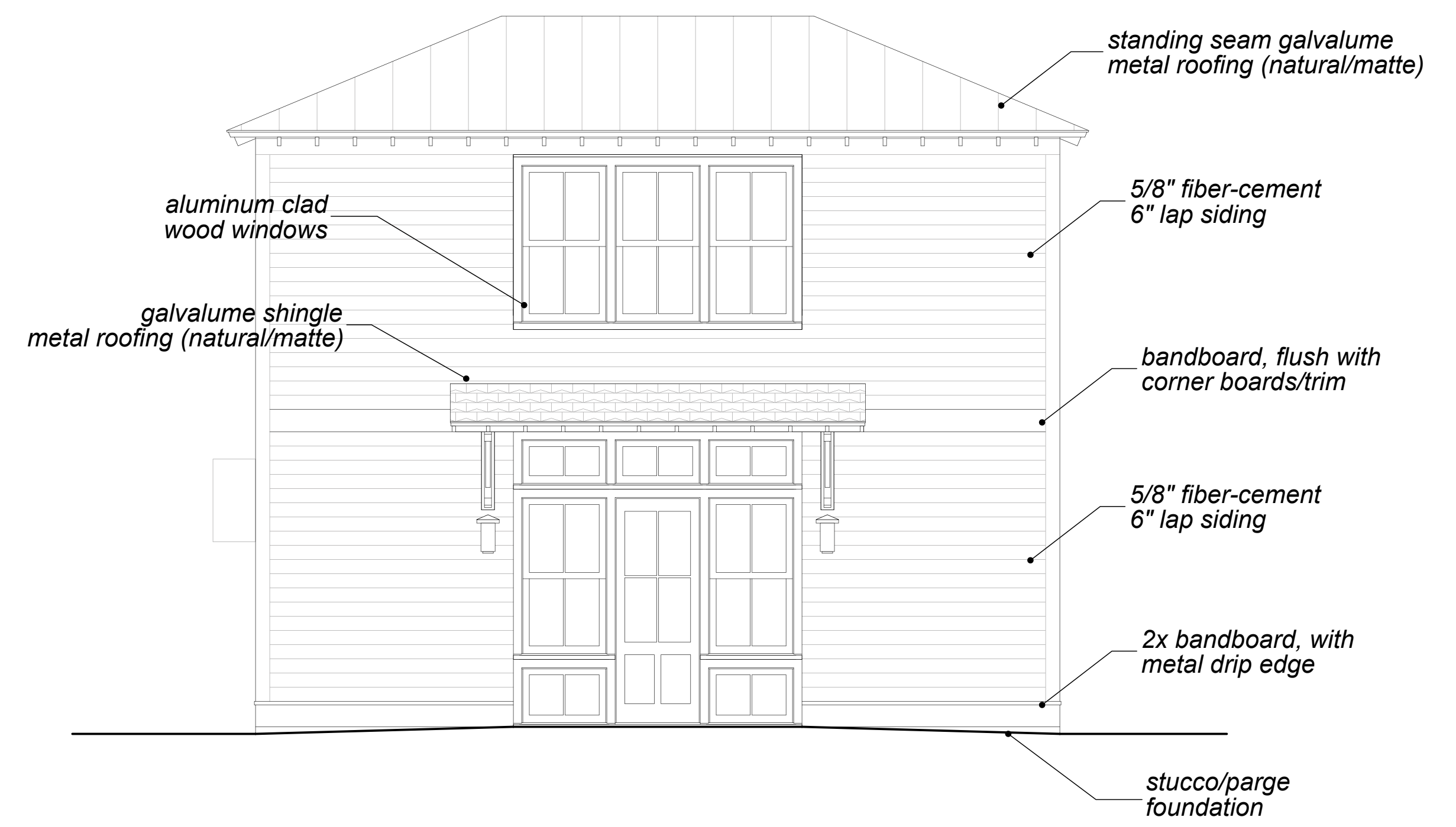


SECOND FLOOR PLAN
476 sqft- heated (952 sqft TOTAL)
1/4"=1'-0" NORTH

BAR : PRELIMINARY - FEB. 2020

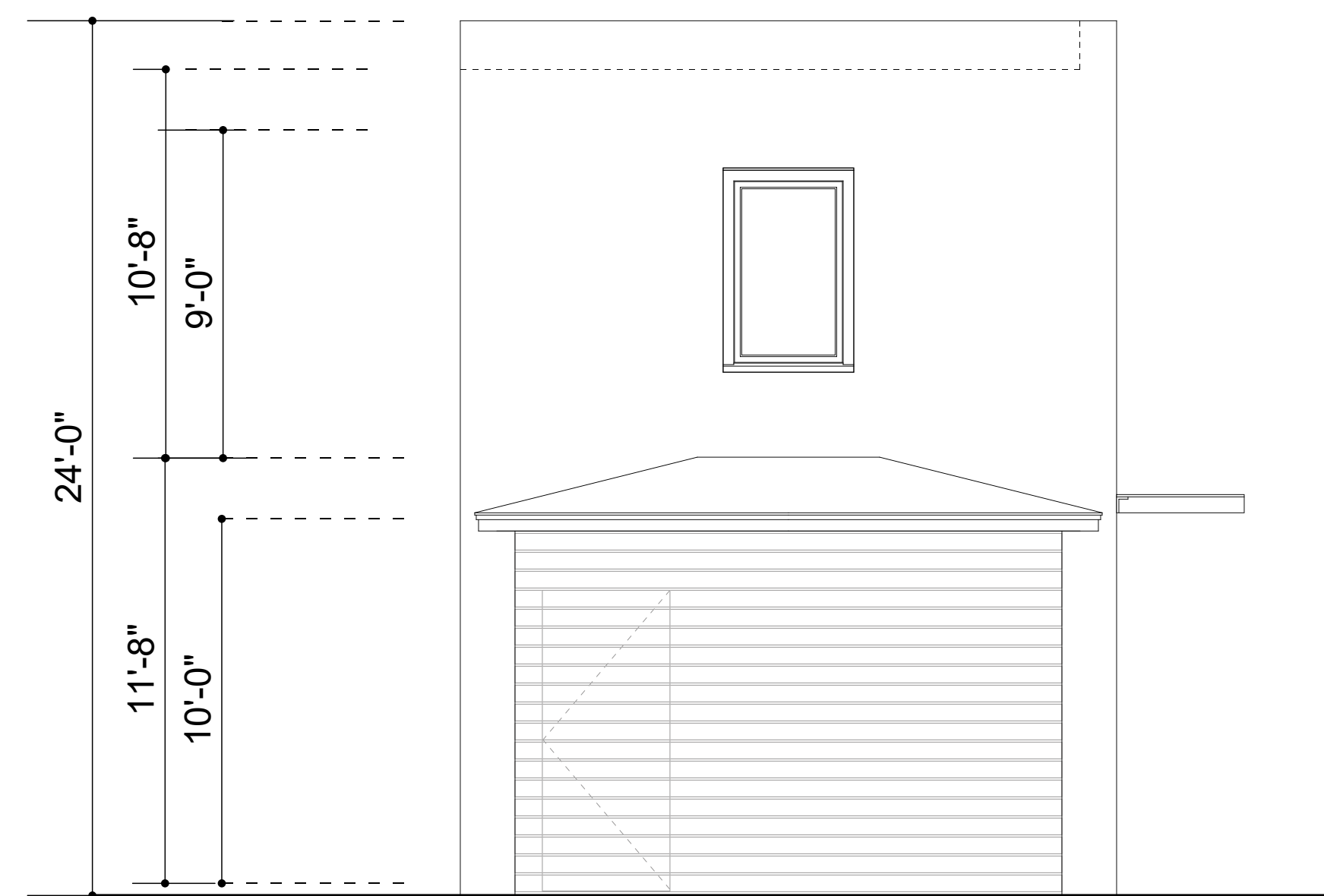


SOUTH (REAR) ELEVATION 1/4" = 1'-0"

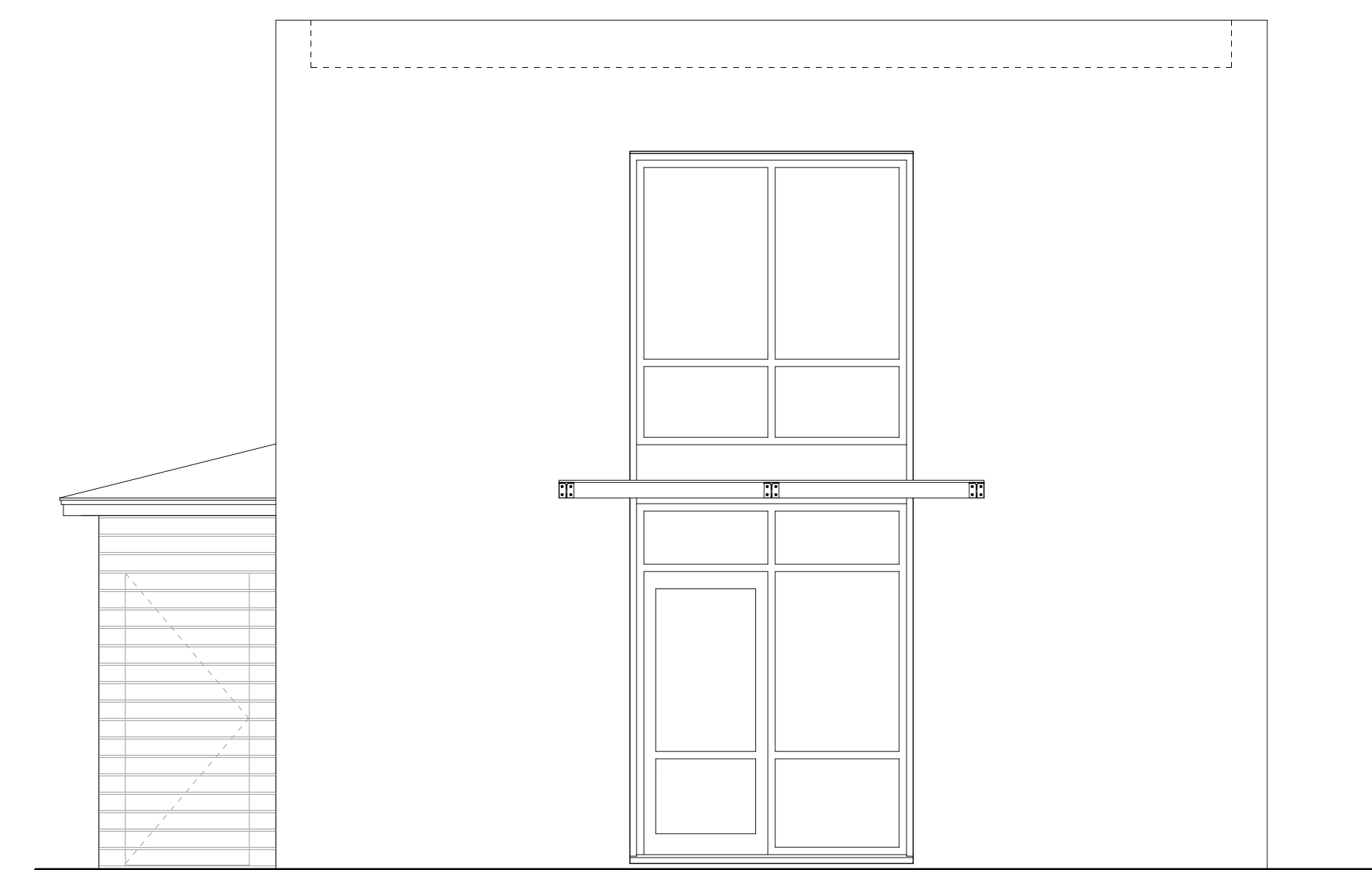


EAST (DRIVEWAY) ELEVATION 1/4" = 1'-0"

BAR : CONCEPTUAL - OCT. 2019
*deferred 10/10/2019

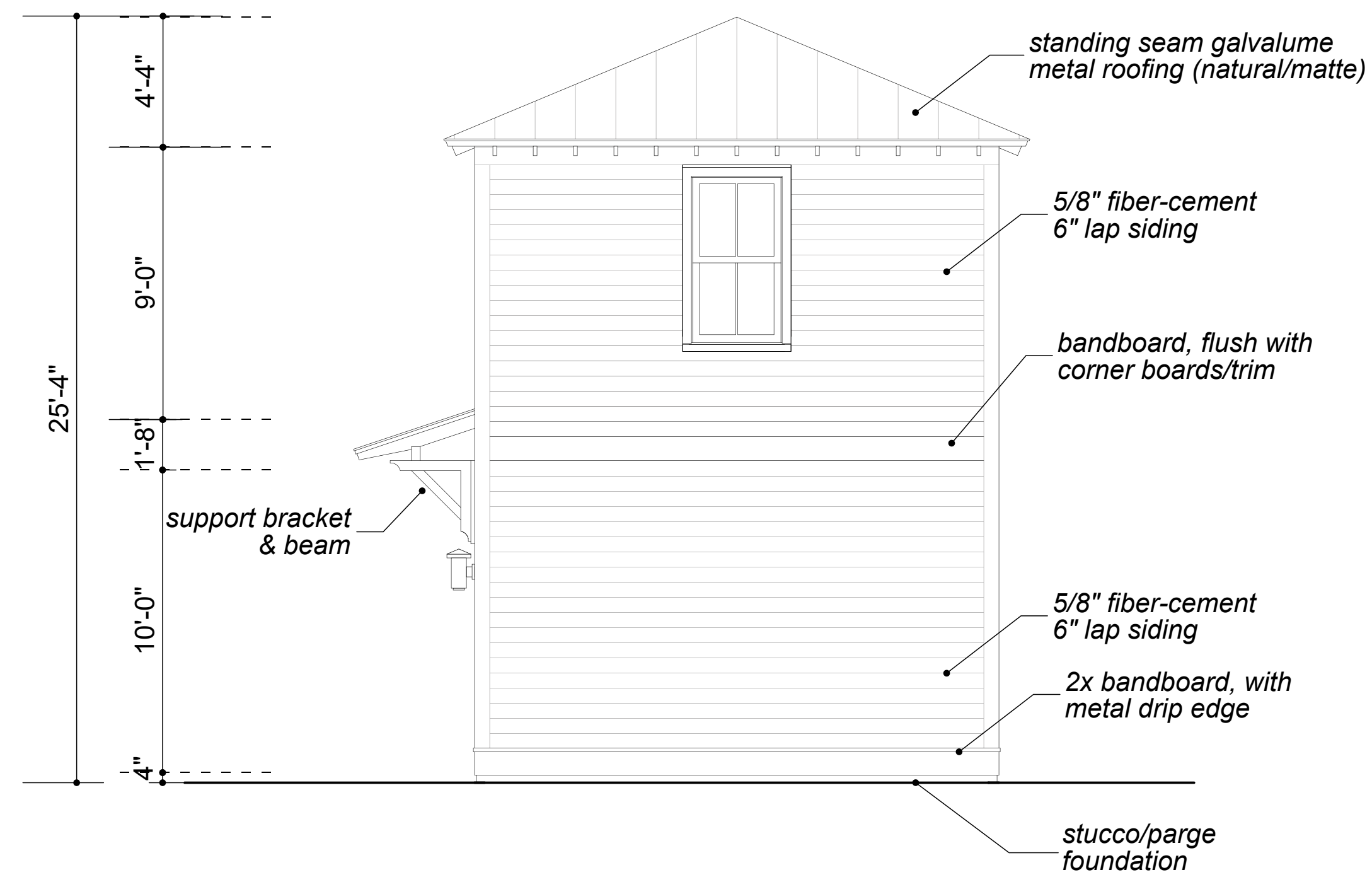


SOUTH (REAR) ELEVATION 1/4" = 1'-0"

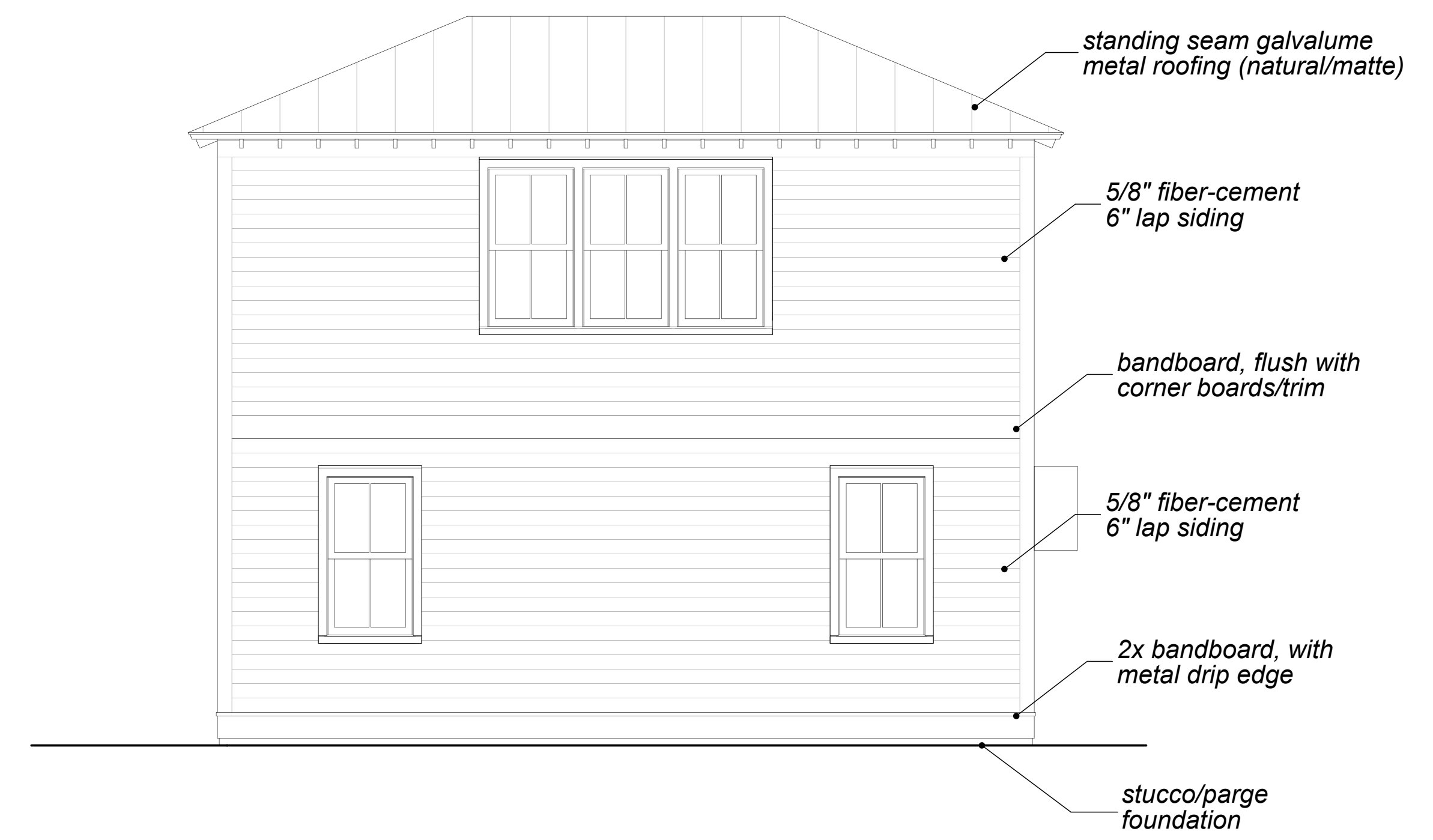


EAST (DRIVEWAY) ELEVATION 1/4" = 1'-0"

BAR : PRELIMINARY - FEB. 2020

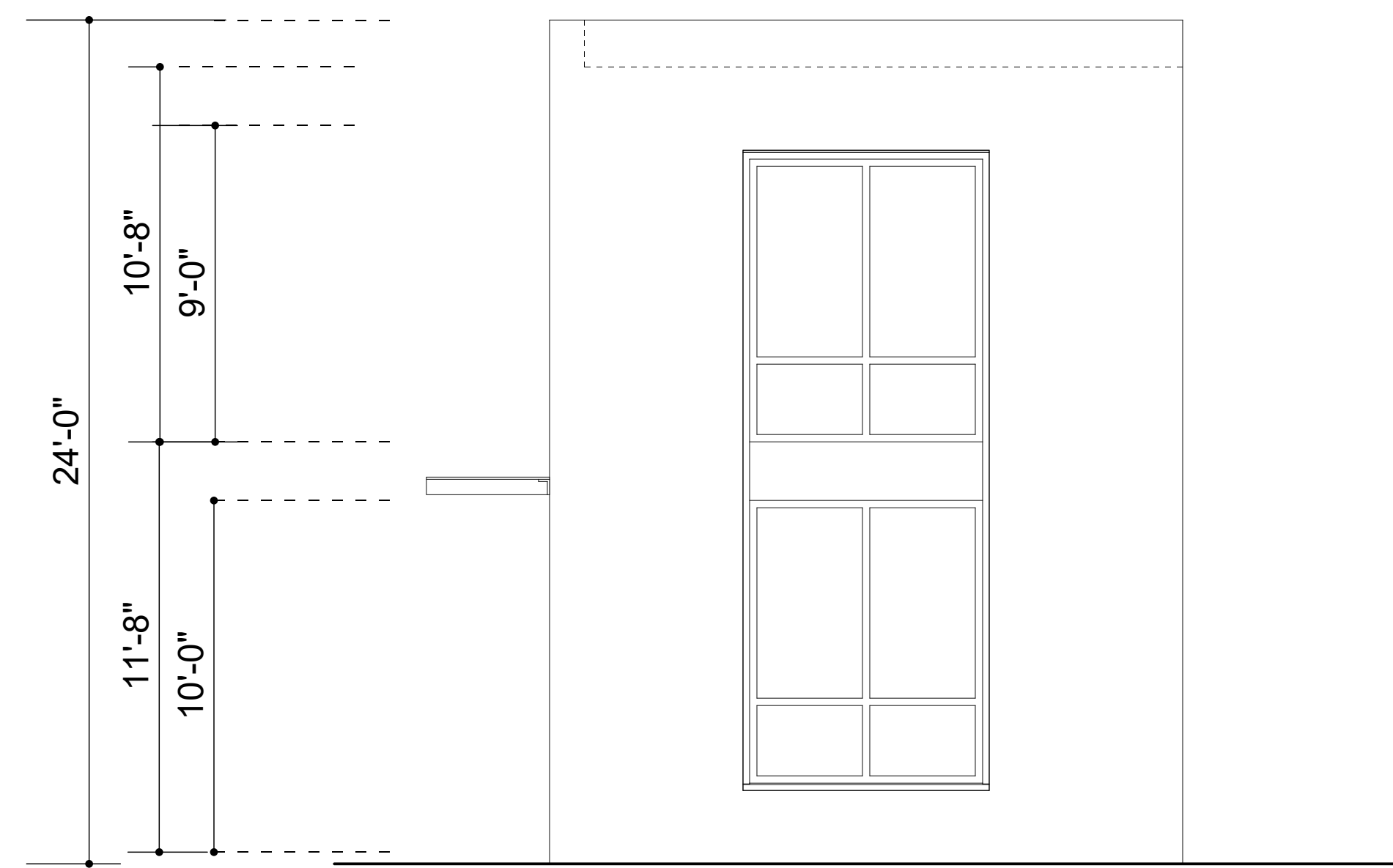


NORTH ELEVATION 1/4" = 1'-0"



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

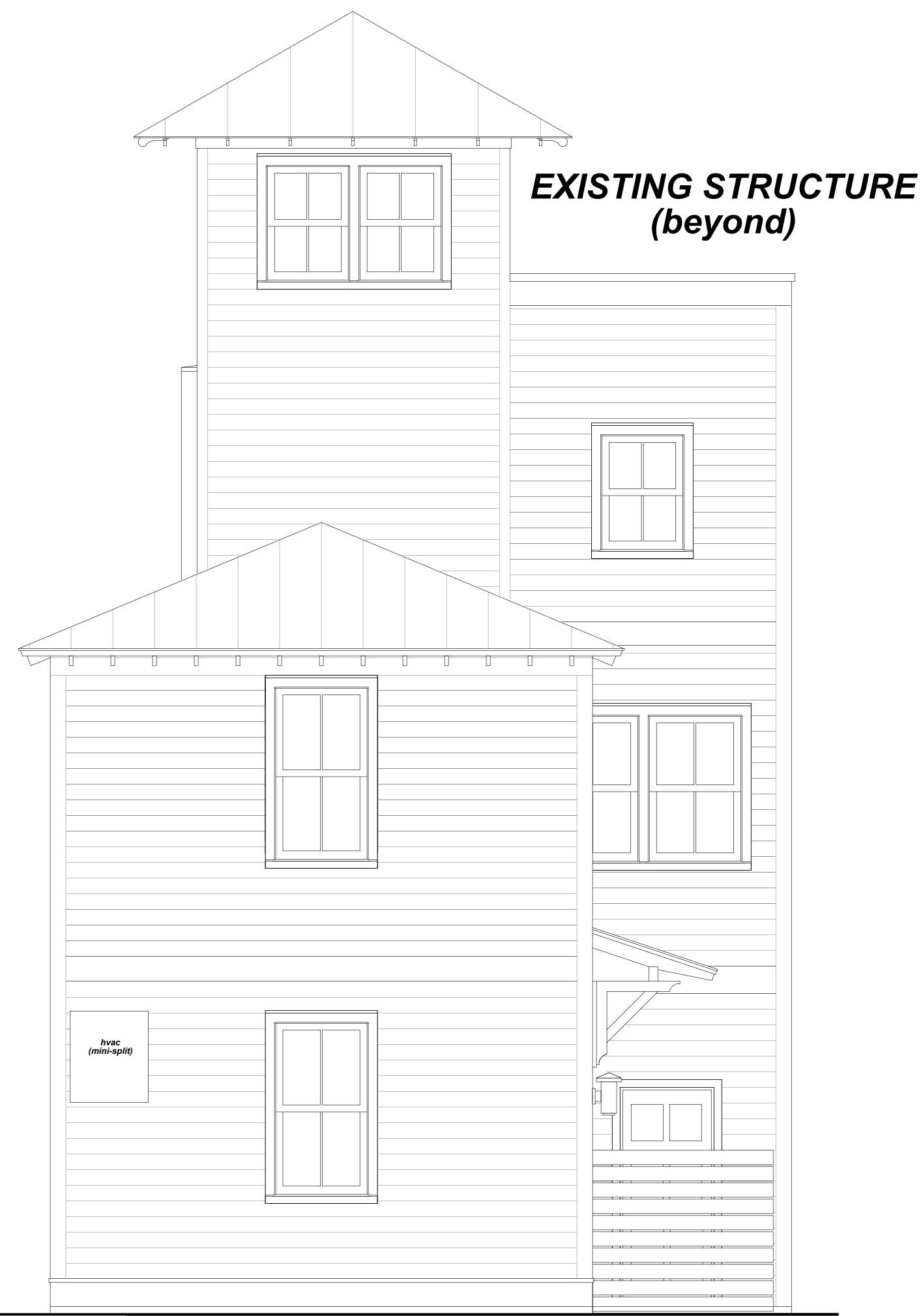
BAR : CONCEPTUAL - OCT. 2019
*deferred 10/10/2019



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



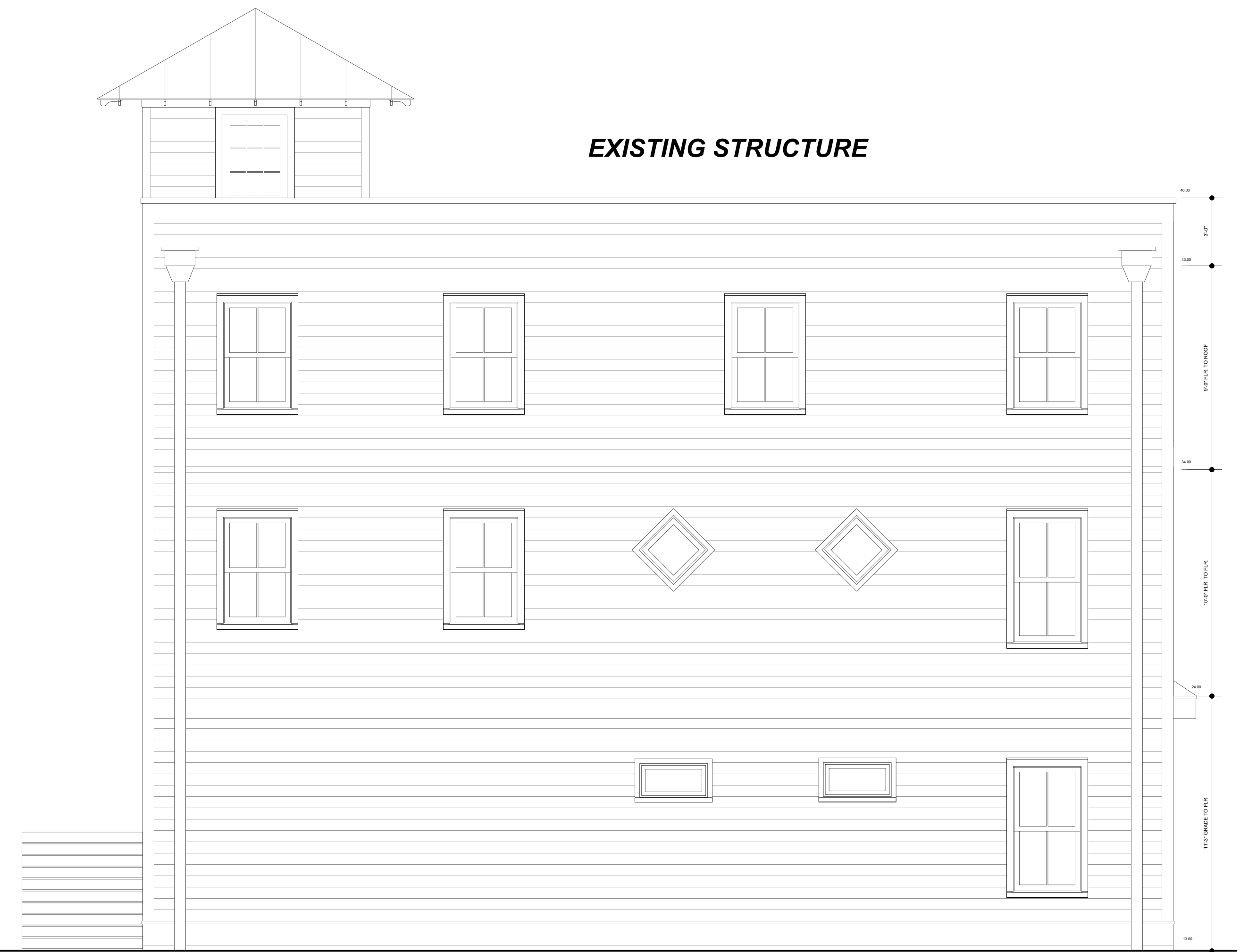
WEST ELEVATION 1/4" = 1'-0"



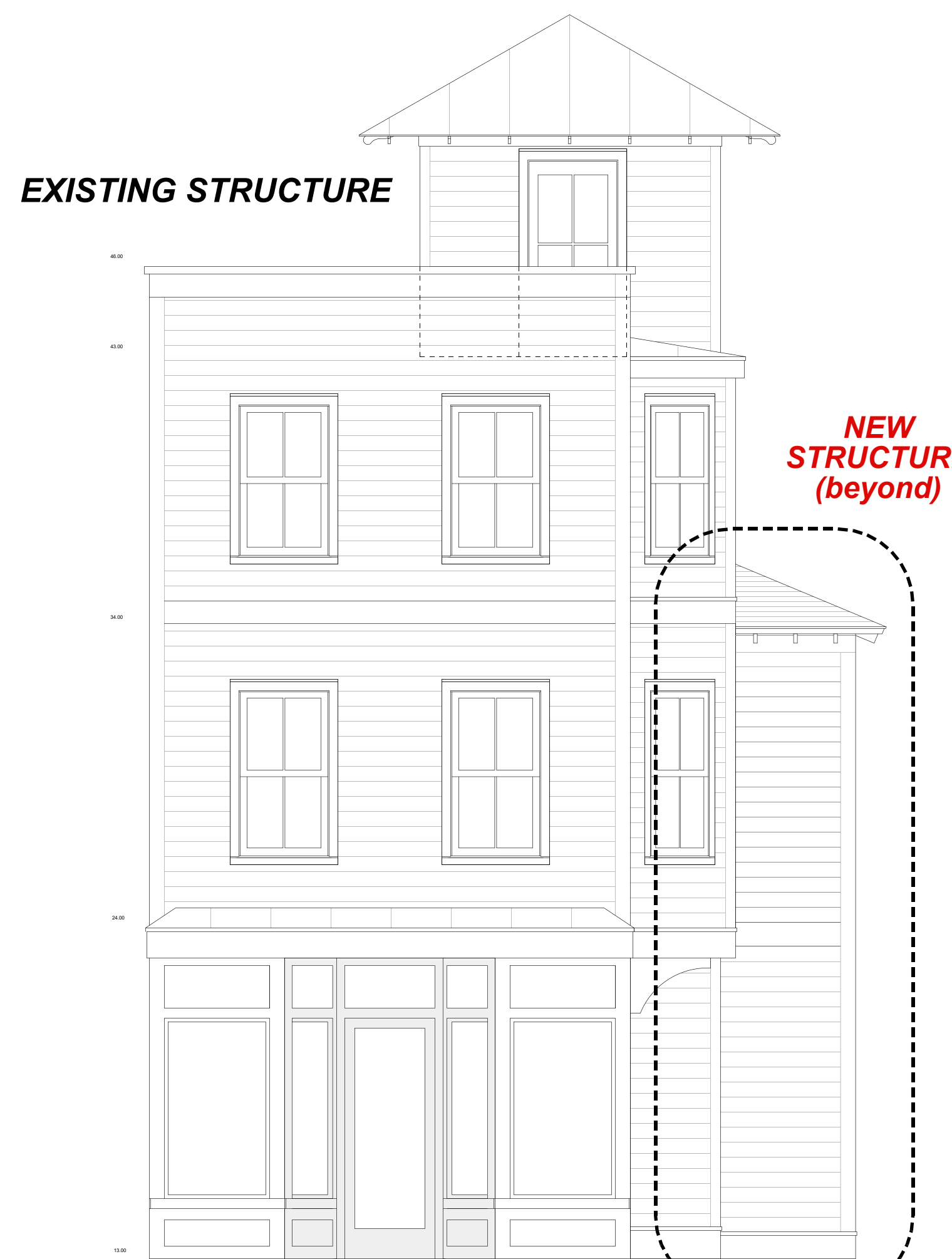
NEW STRUCTURE
SOUTH (REAR) ELEVATION 1/4" = 1'-0"



NEW STRUCTURE
EAST (DRIVEWAY) ELEVATION



1/4" = 1'-0"



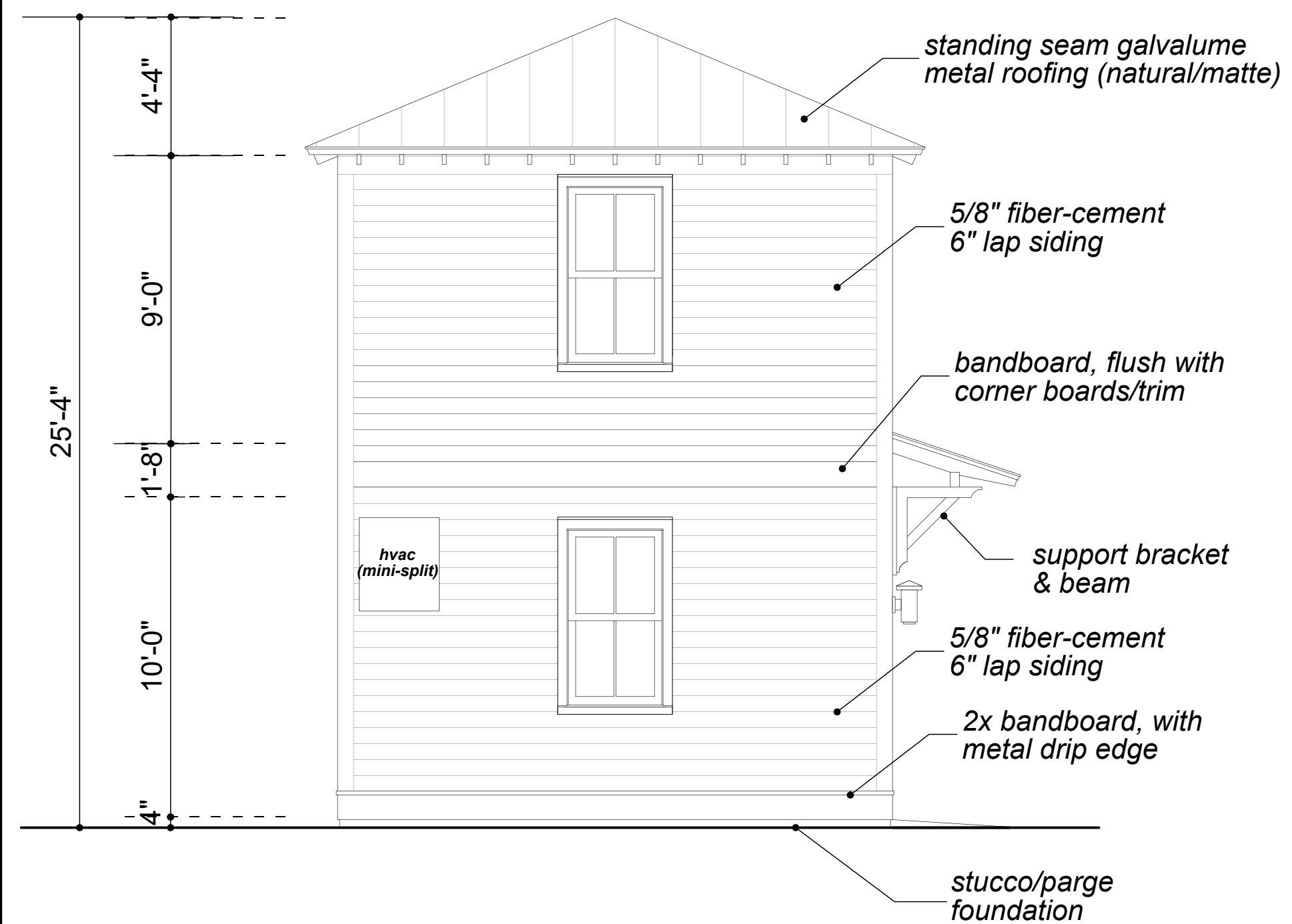
NEW STRUCTURE (beyond)
NORTH (SPRING ST.) ELEVATION 1/4" = 1'-0"



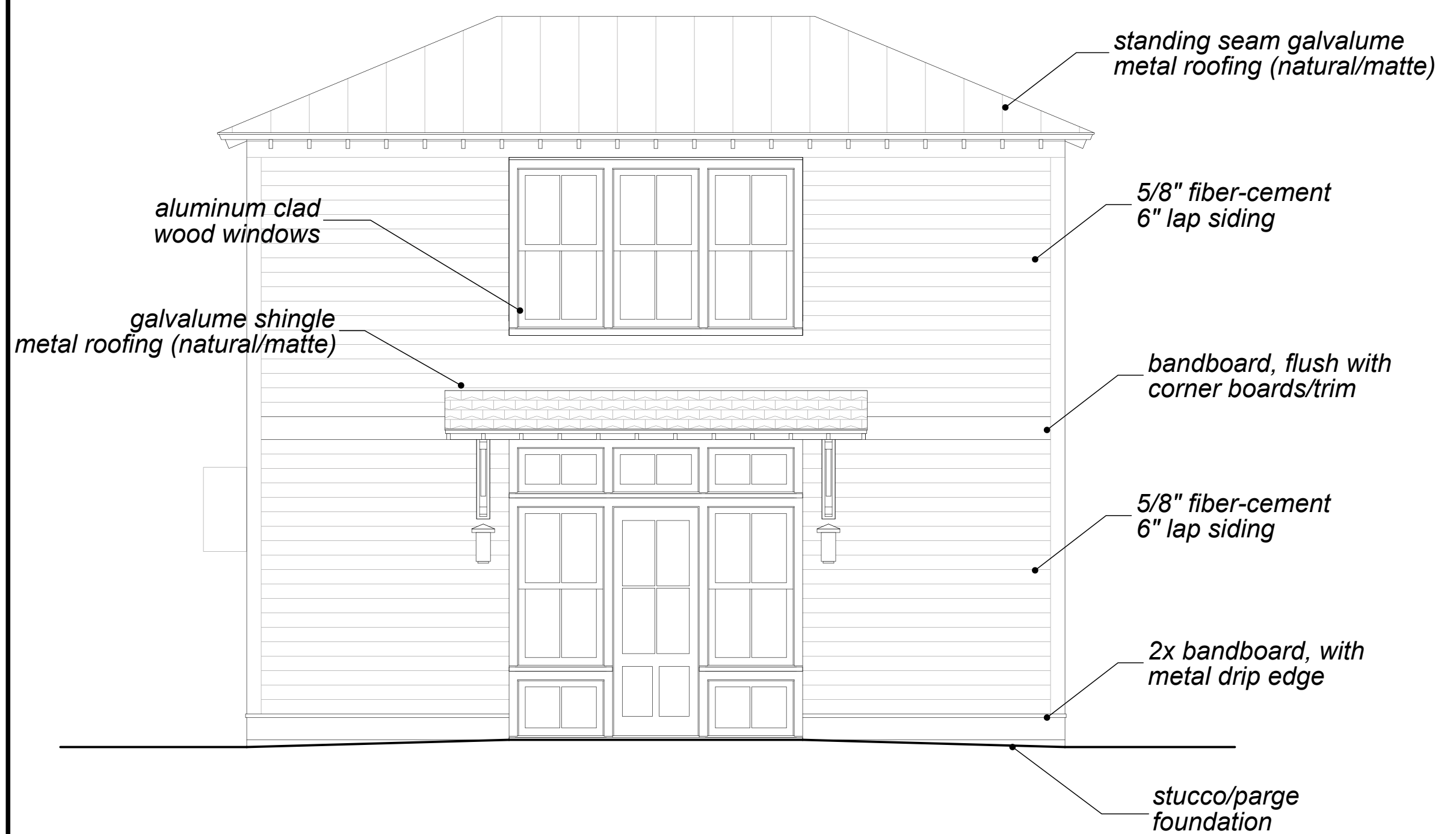
EXISTING STRUCTURE
WEST ELEVATION



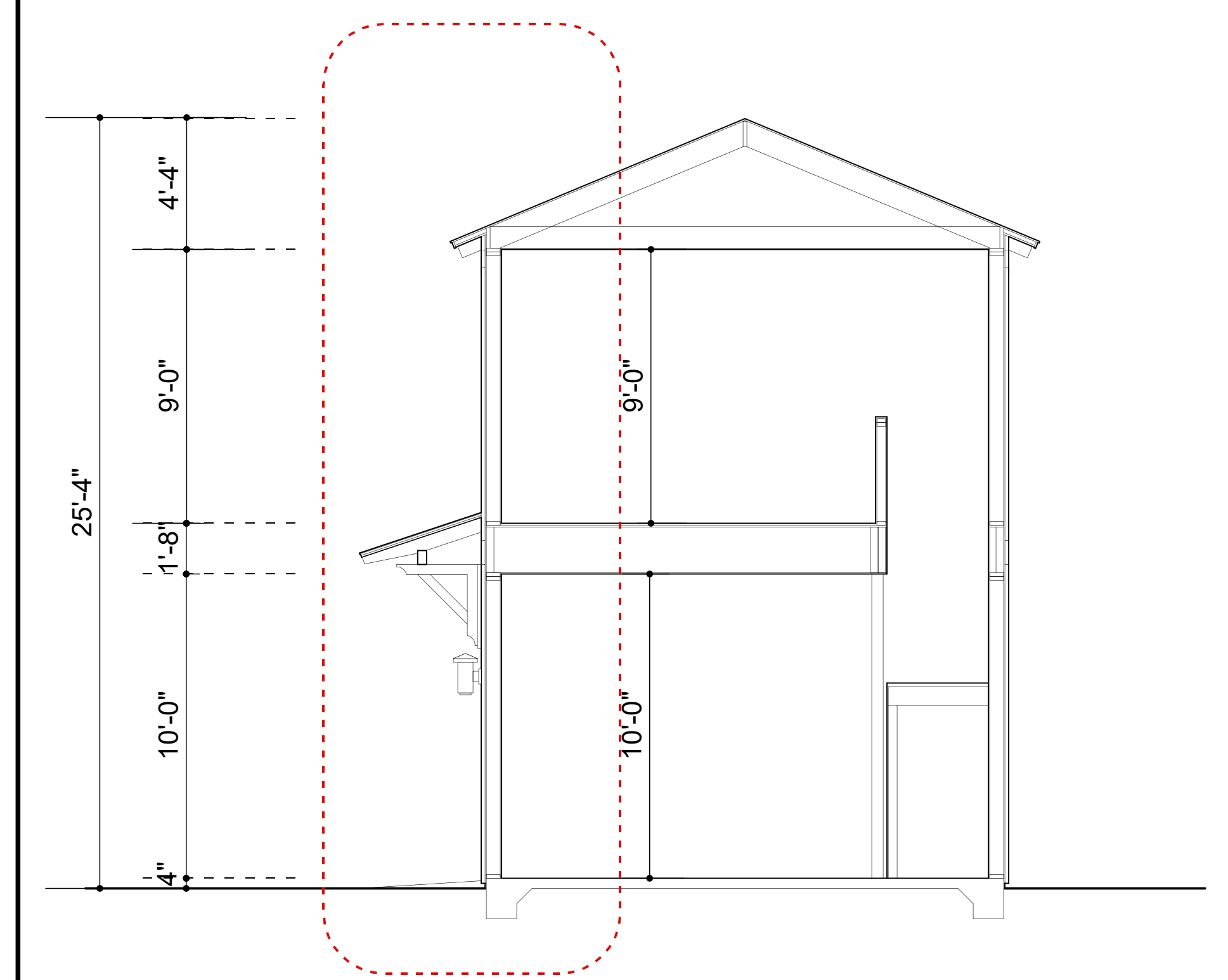
NEW STRUCTURE 1/4" = 1'-0" 12



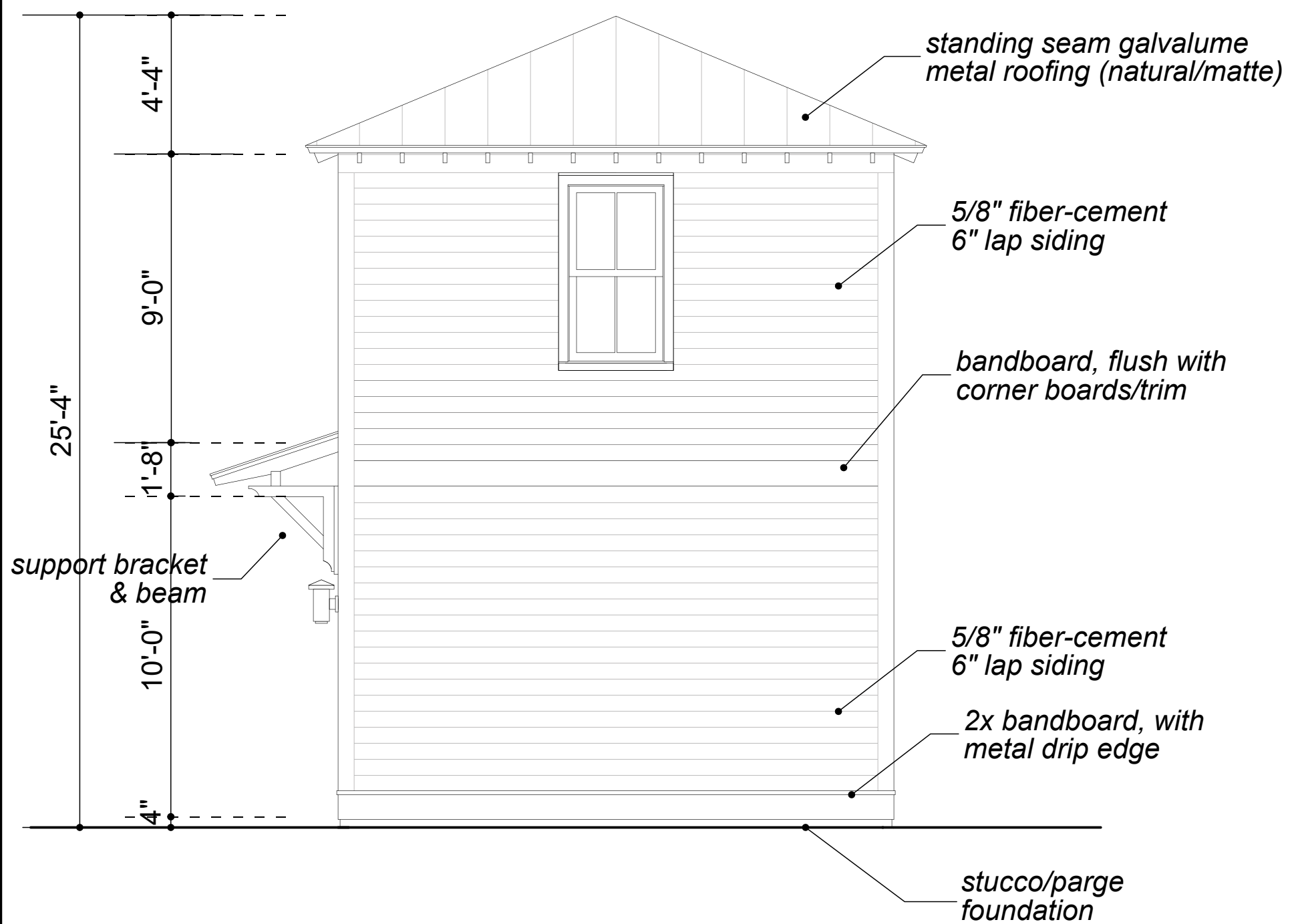
SOUTH (REAR) ELEVATION 1/4" = 1'-0"



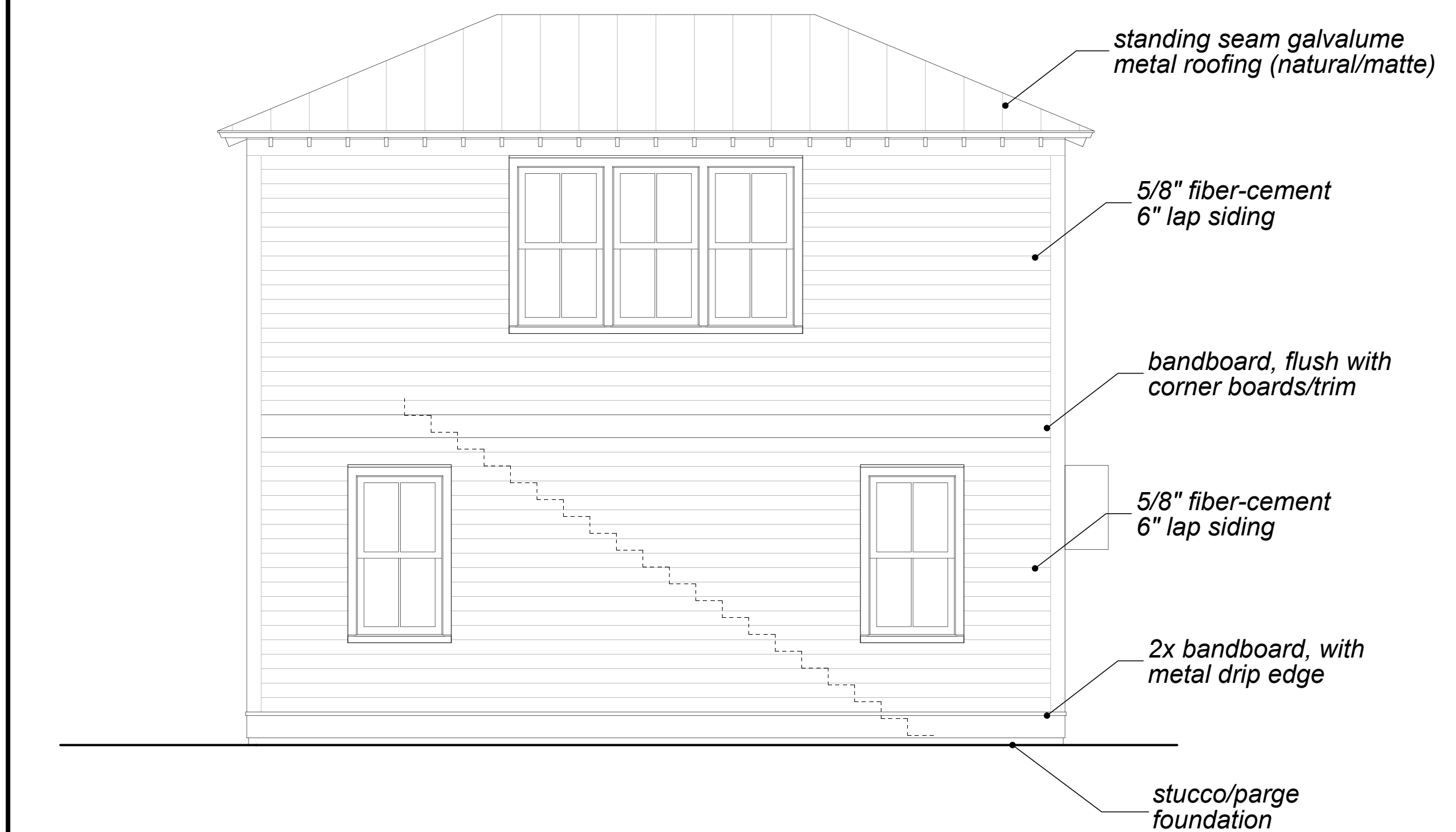
EAST (DRIVEWAY) ELEVATION 1/4" = 1'-0"



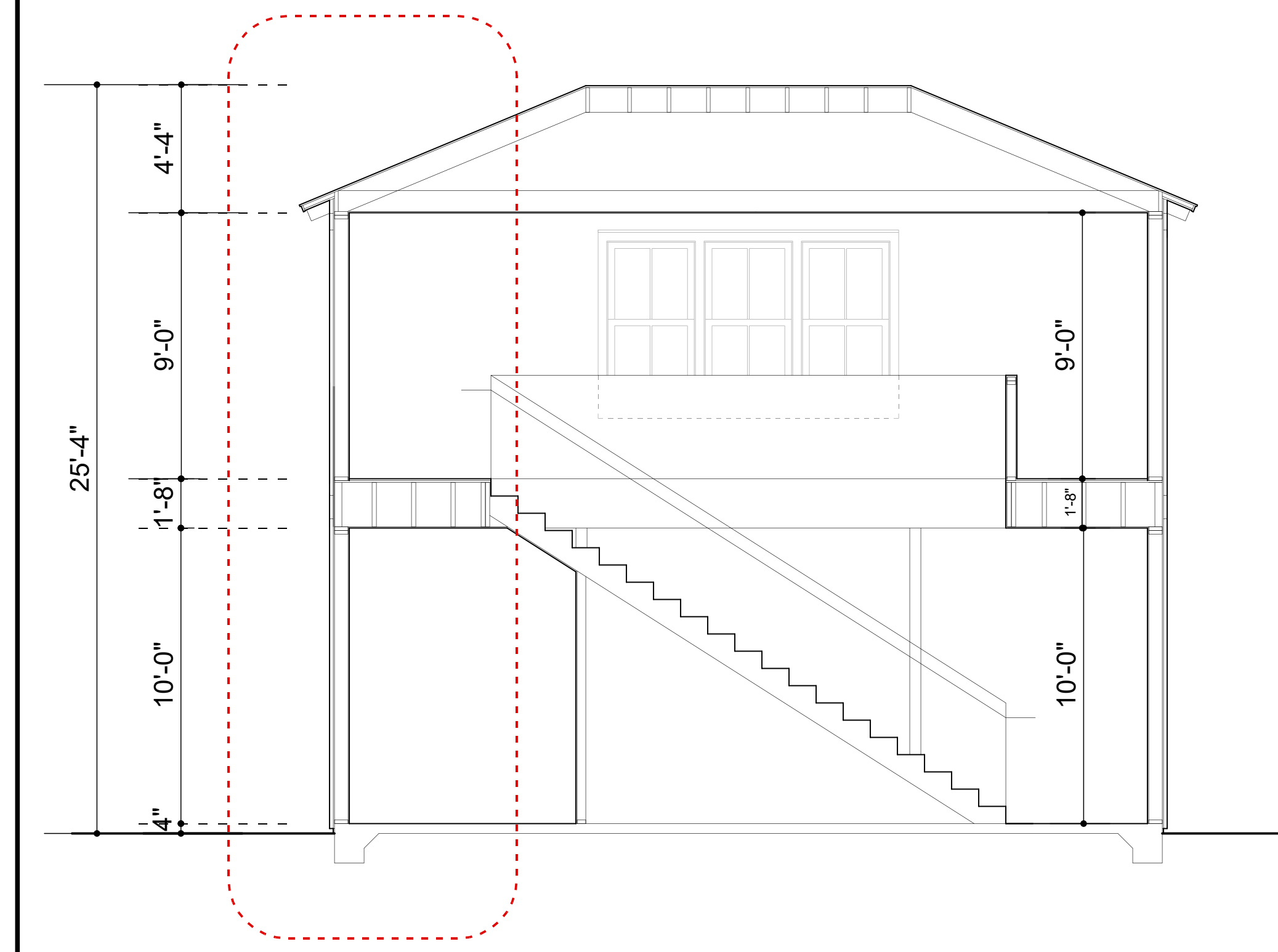
SECTION A-A 1/4" = 1'-0"



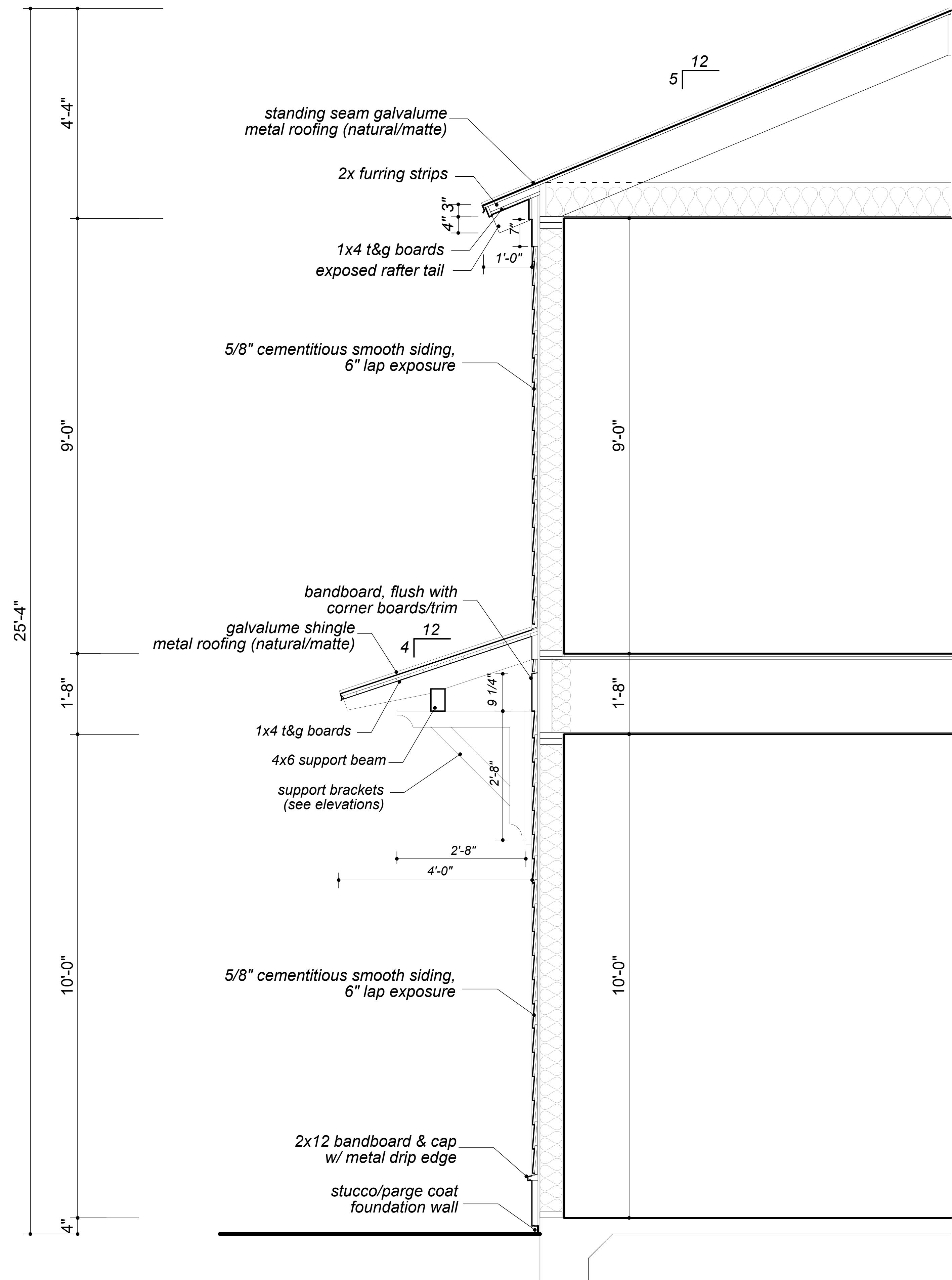
NORTH ELEVATION 1/4" = 1'-0"



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

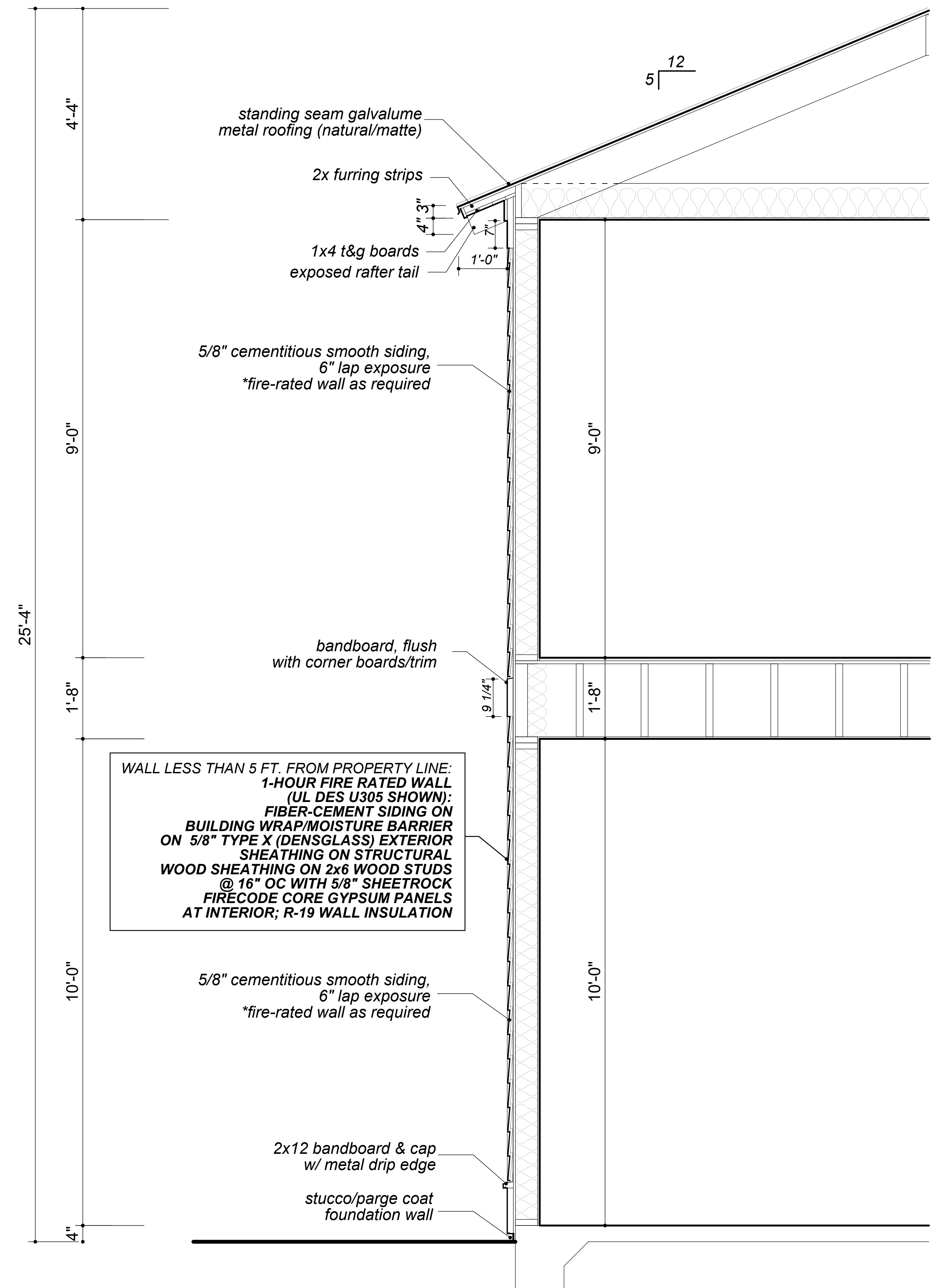


SECTION B-B 1/4" = 1'-0"



WALL SECTION A-A

3/4" = 1'-0"



**WALL LESS THAN 5 FT. FROM PROPERTY LINE:
1-HOUR FIRE RATED WALL
(UL DES U305 SHOWN):
FIBER-CEMENT SIDING ON
BUILDING WRAP/MOISTURE BARRIER
ON 5/8" TYPE X (DENSGLOSS) EXTERIOR
SHEATHING ON STRUCTURAL
WOOD SHEATHING ON 2x6 WOOD STUDS
@ 16" OC WITH 5/8" SHEETROCK
FIRECODE CORE GYPSUM PANELS
AT INTERIOR; R-19 WALL INSULATION**

WALL SECTION B-B

3/4" = 1'-0"

***FLASHING NOTES:**

Install roof-to-wall and deck-to-wall flashings in accordance with code, manufacturer's instructions, best practices and industry standards, including FEMA Home Builder's Guide to Coastal Construction. See FEMA website:

http://www.fema.gov/media-library-data/20130726-1537-20490-9609/fema499_5_2.pdf

Roof-to-Wall and Deck-to-Wall Flashing

HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION Technical Fact Sheet No. 5.2

Purpose: To emphasize the importance of proper roof and deck flashing, and to provide typical and enhanced flashing techniques for coastal homes.

Key Issues

- Poor performance of flashing and subsequent water intrusion is a common problem for coastal homes.
- Enhanced flashing techniques are recommended in areas that frequently experience high winds and driving rain.
- Water penetration at deck ledgers can cause wood dry rot and corrosion of connectors leading to deck collapse.

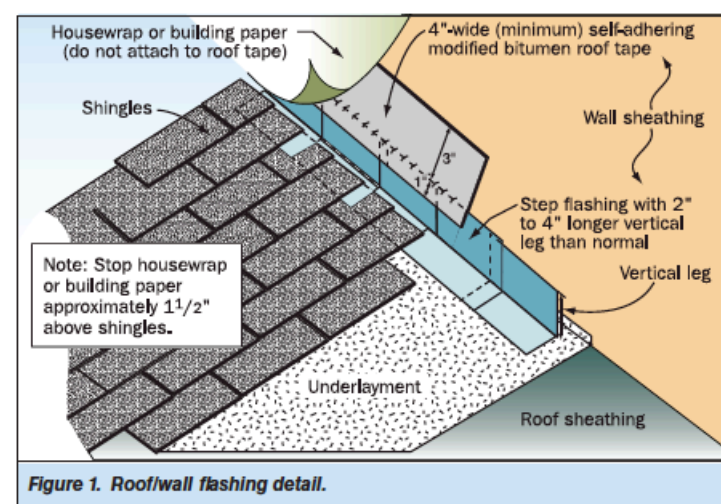


Figure 1. Roofwall flashing detail.

Roof and Deck Flashing Recommendations for Coastal Areas

- Always lap flashing and other moisture barriers properly.
- Use increased lap lengths for added protection.
- Do not rely on sealant as a substitute for proper lapping.
- Use fasteners that are compatible with or of the same type of metal as the flashing material.
- Use flashing cement at joints to help secure flashing.
- At roof-to-wall intersections (see Figure 1):
 - Use step flashing that has a 2- to 4-inch-longer vertical leg than normal.
 - Tape the top of step flashing with 4-inch-wide (minimum) self-adhering modified bitumen roof tape.
 - Do not seal housewrap or building paper to step flashing.
- For deck flashing:
 - Follow proper installation sequence to prevent water penetration at deck ledger (see Figure 2).
 - Leave gap between first deck board and flashing to allow for drainage (see Figure 3).
 - Use spacer behind ledger to provide gap for drainage (see Figure 3).
 - Use stainless steel deck connection hardware.

See Fact Sheet Nos. 7.2 and 7.3 for rake and eave details.

FEMA 5.2: ROOF-TO-WALL AND DECK-TO-WALL FLASHING HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION 1 of 3

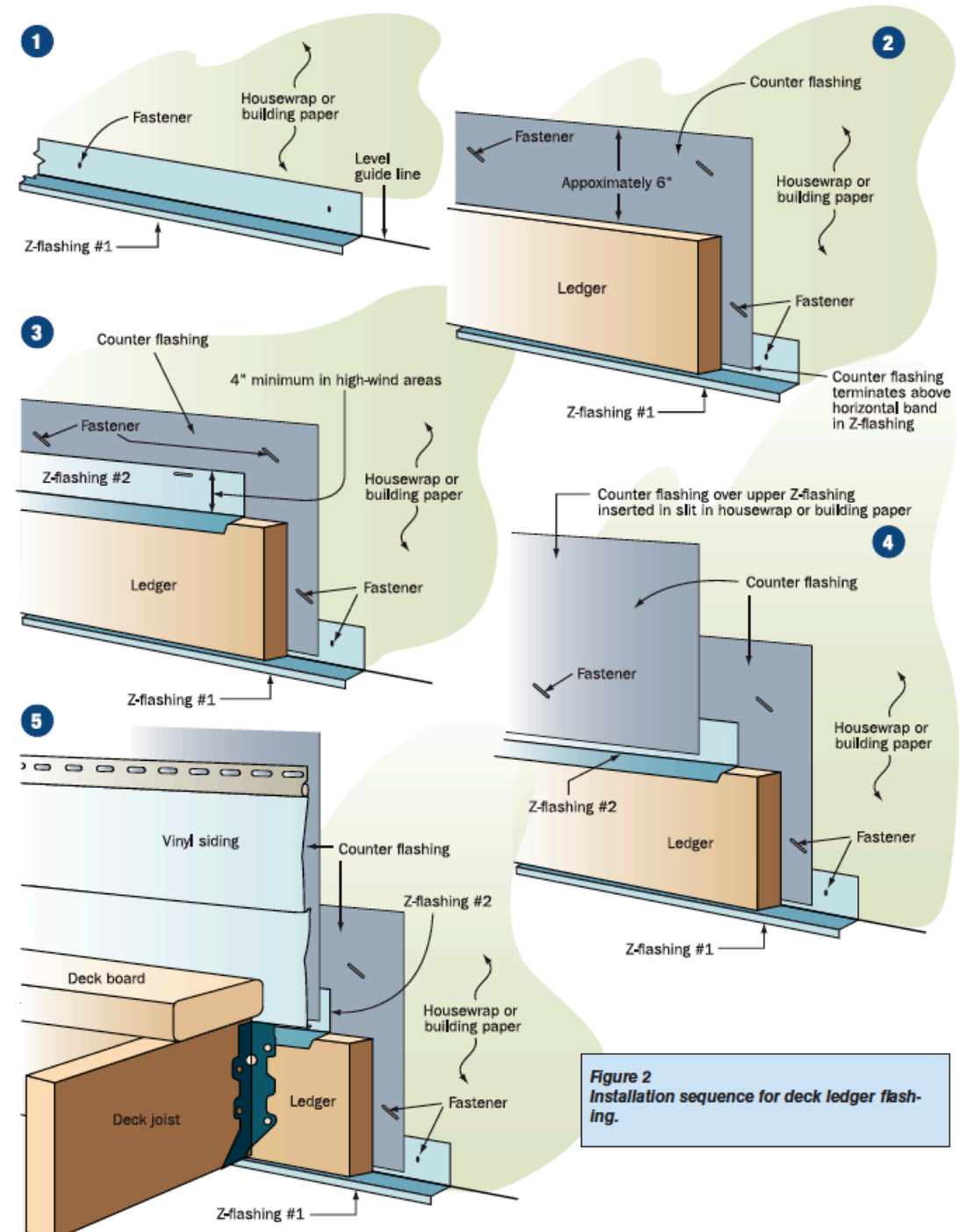


Figure 2 Installation sequence for deck ledger flashing.

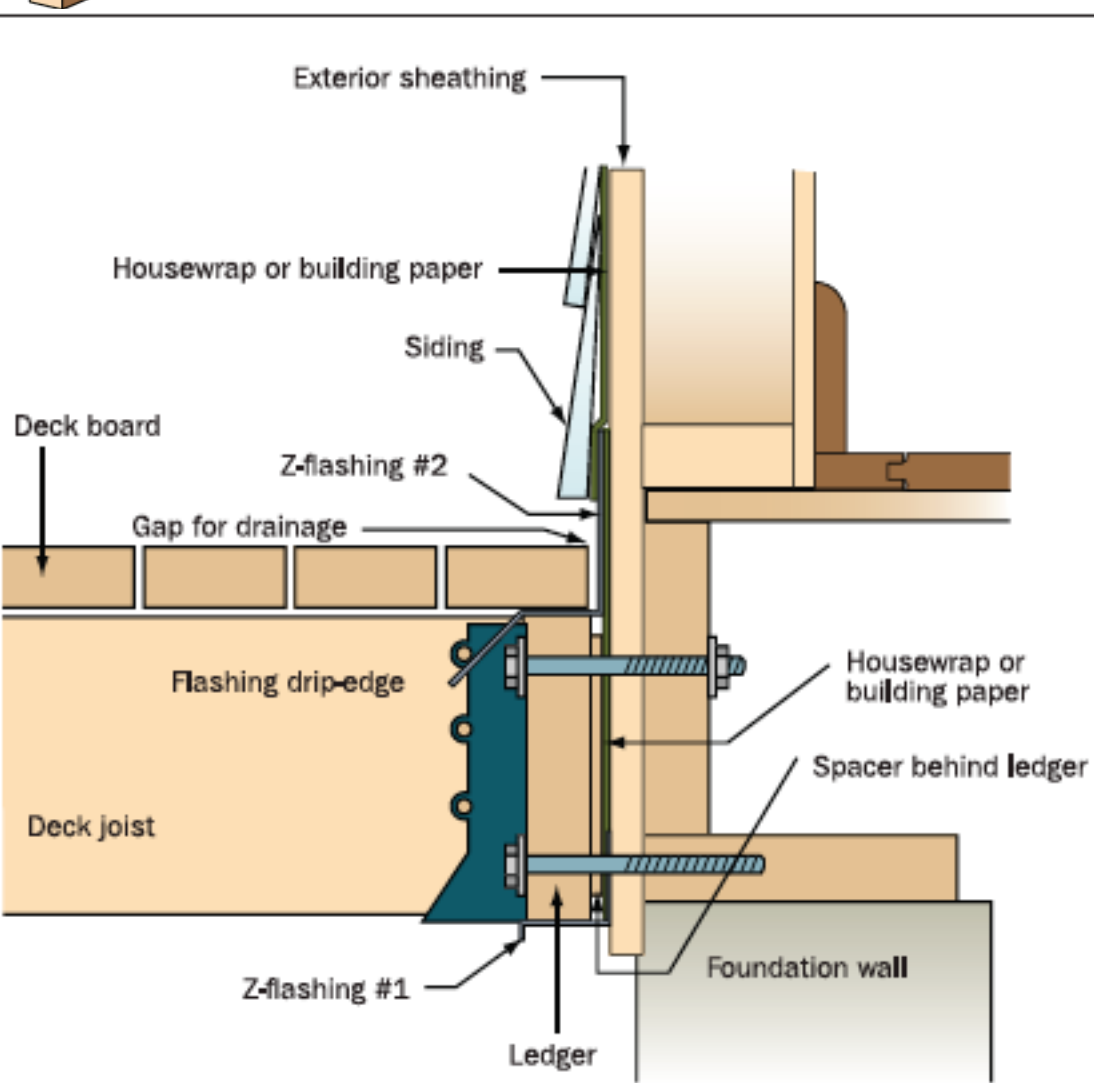
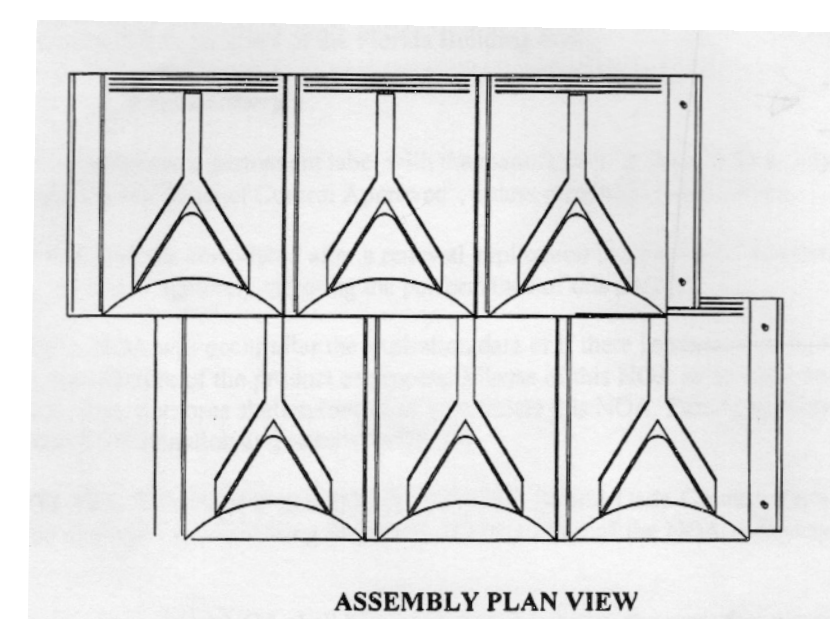
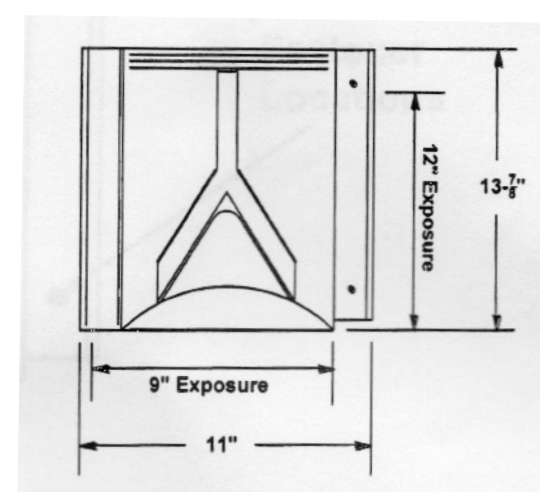


Figure 3 Deck ledger flashing.

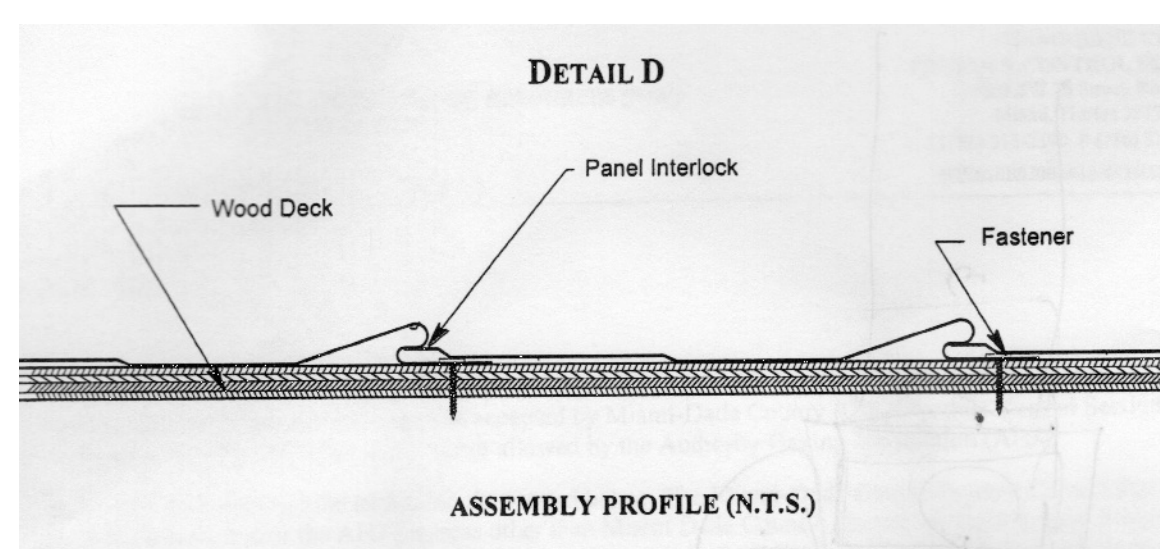
STANDING SEAM METAL ROOFING (GALVALUME: NATURAL/MATTE FINISH)



METAL SHINGLE ROOFING (GALVALUME: NATURAL/MATTE FINISH)



ASSEMBLY PLAN VIEW



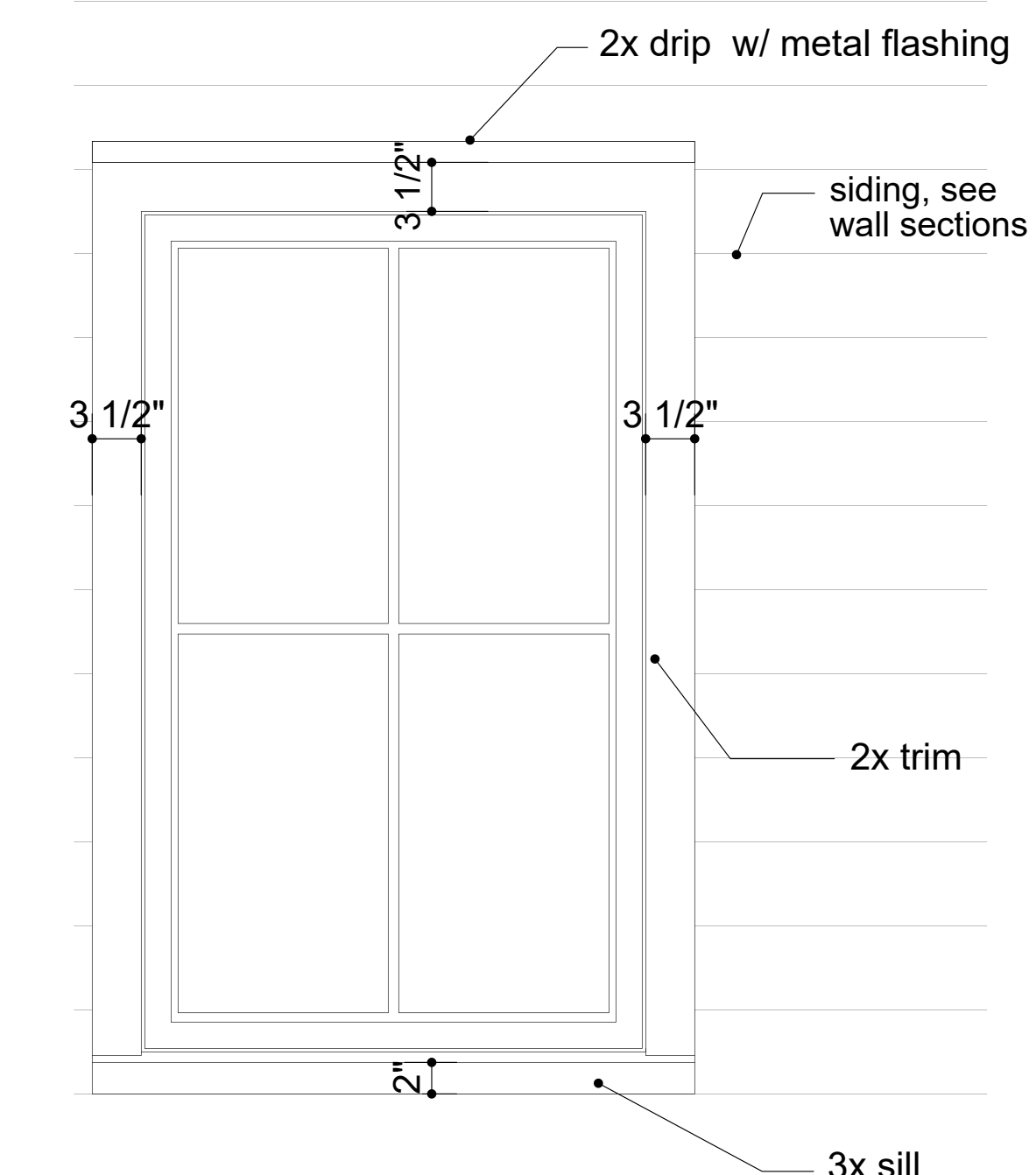
ASSEMBLY PROFILE (N.T.S.)

WINDOWS: ALUMINUM CLAD WOOD

Andersen ARCHITECTURAL COLLECTION



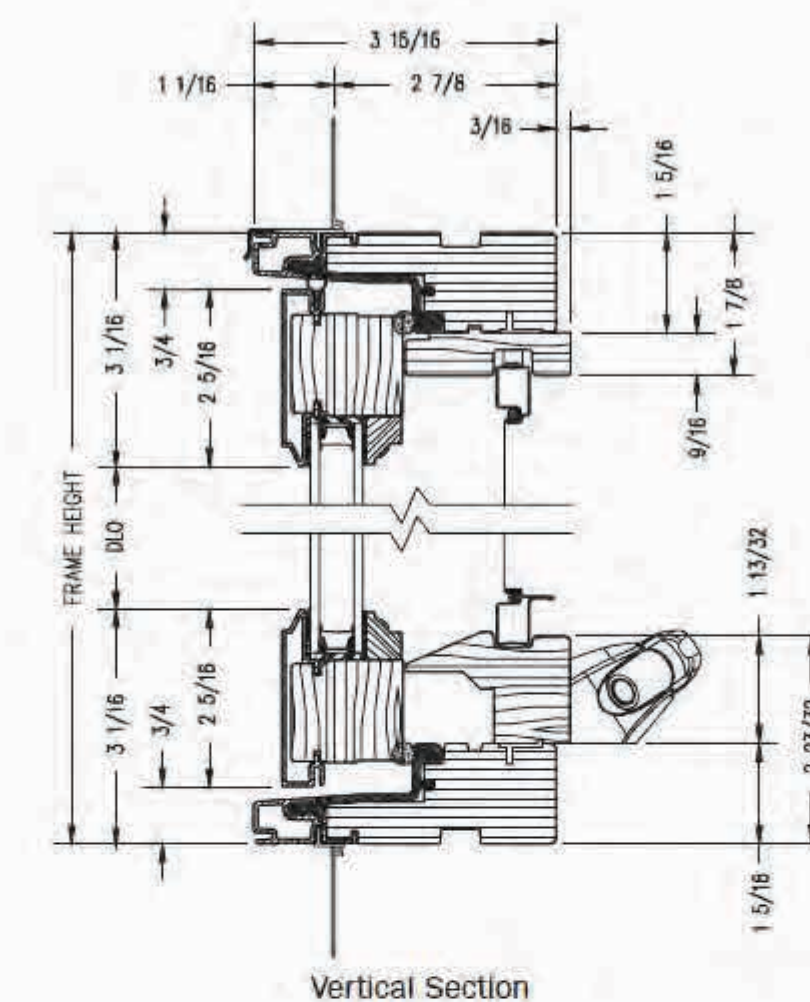
E-SERIES WINDOWS & DOORS



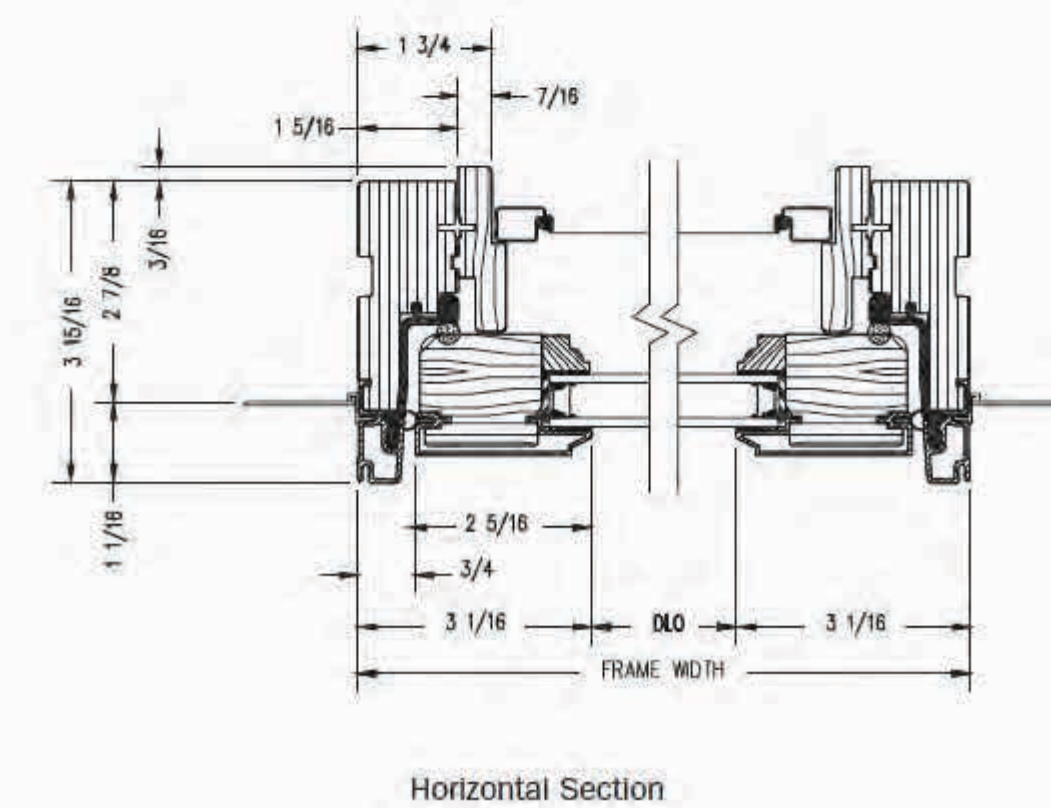
WINDOW-DETAIL EXTERIOR ELEVATION

1"=1'-0"

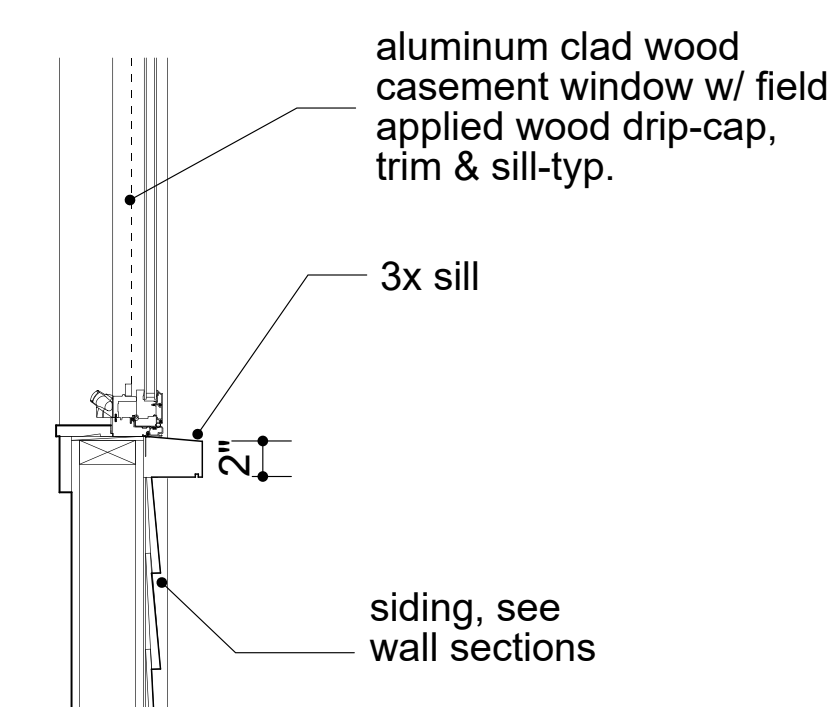
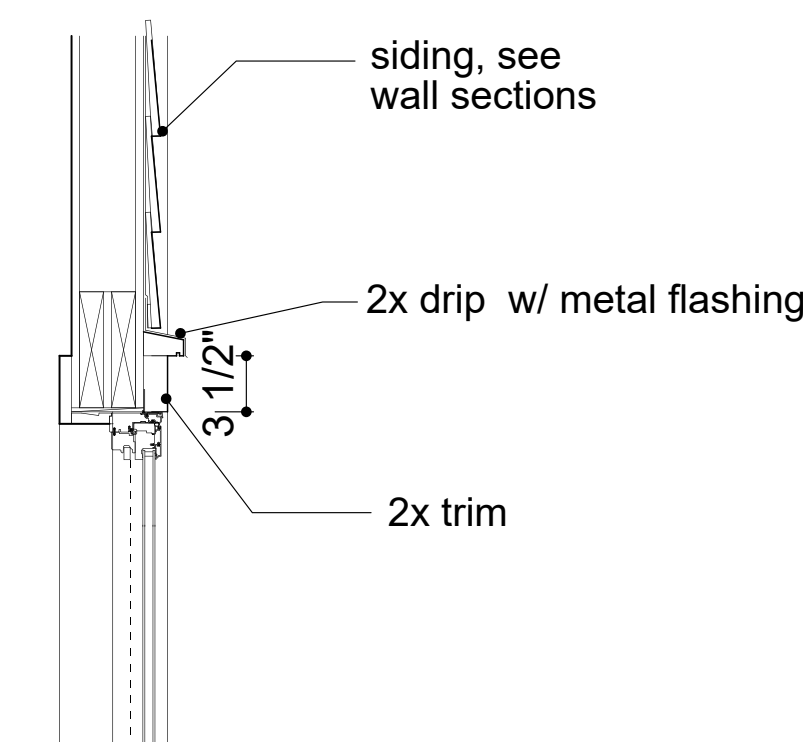
Casement



Vertical Section



Horizontal Section



WINDOW-DETAIL SECTION

1"=1'-0"



2 SMALLS ALLEY

3 SMALLS ALLEY

1 SMALLS ALLEY

1 LEWIS COURT

POOL HOUSE
(1 LEWIS COURT)

BEHIND 71-77 SPRING: LOOKING SOUTH



POOL HOUSE
(1 LEWIS COURT)

1 LEWIS COURT

1 SMALLS ALLEY
(beyond)

3 SMALLS ALLEY

2 SMALLS ALLEY

BEHIND 71-77 SPRING: LOOKING NORTH



71 SPRING STREET



73 SPRING STREET



75 SPRING STREET



77 SPRING STREET



2 SMALLS ALLEY



3 SMALLS ALLEY 1 SMALLS ALLEY



1 LEWIS COURT

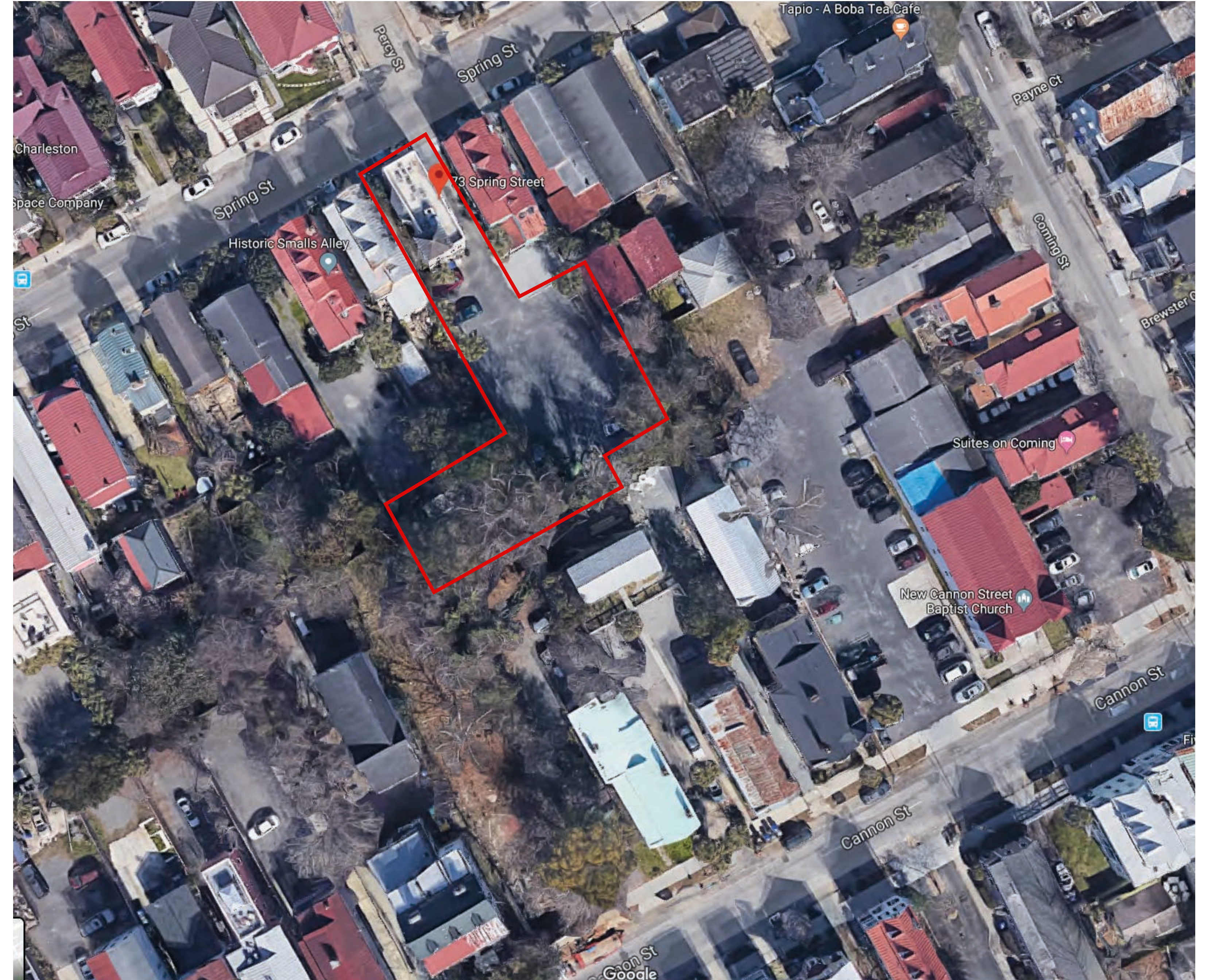
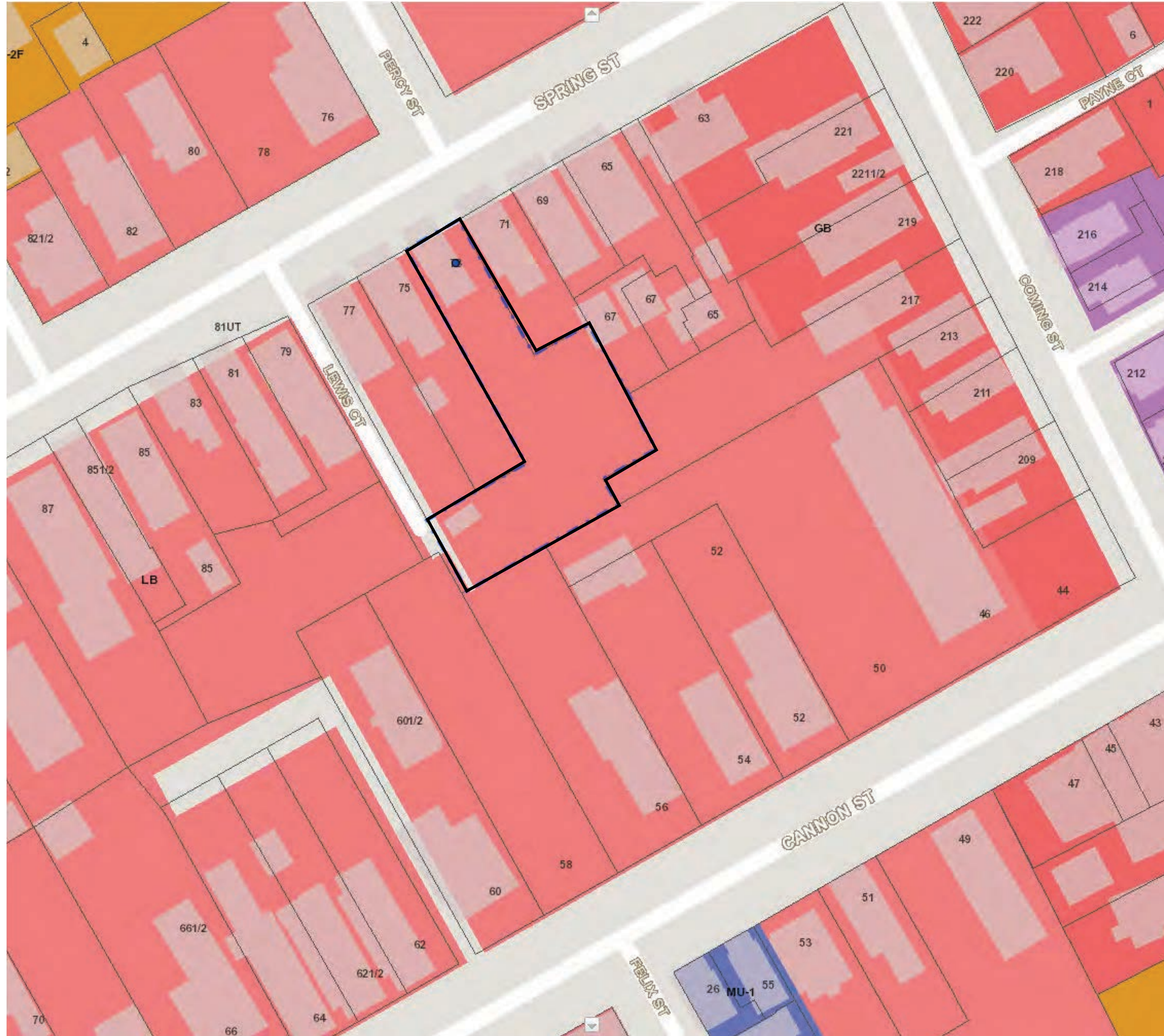


POOL HOUSE
(1 LEWIS COURT)

2 SMALLS ALLEY: new single-family dwelling

(\$ DAC: ? 8 DEC66E+ eYcVV _Vh dL_XjVMR^Z]j UhV]Z_Xd _ R_Vh d^R]] `W}TV SfZ]UZ_X Re eYV cVRc `W eYV ac `aVcej
(located behind an existing non-historic building: commercial space with one residential unit above)

(B.A.R. - Preliminary Review : February 2020)





AERIAL VIEW: looking north



AERIAL VIEW: looking east



AERIAL VIEW: looking south



AERIAL VIEW: looking west



71 SPRING



**DRIVEWAY
(SMALLS ALLEY)**

73 SPRING



75 SPRING



77 SPRING



**LEWIS
COURT**

79 SPRING



71 SPRING

**DRIVEWAY
(SMALLS ALLEY)**



73 SPRING

**DRIVEWAY
(SMALLS ALLEY)**



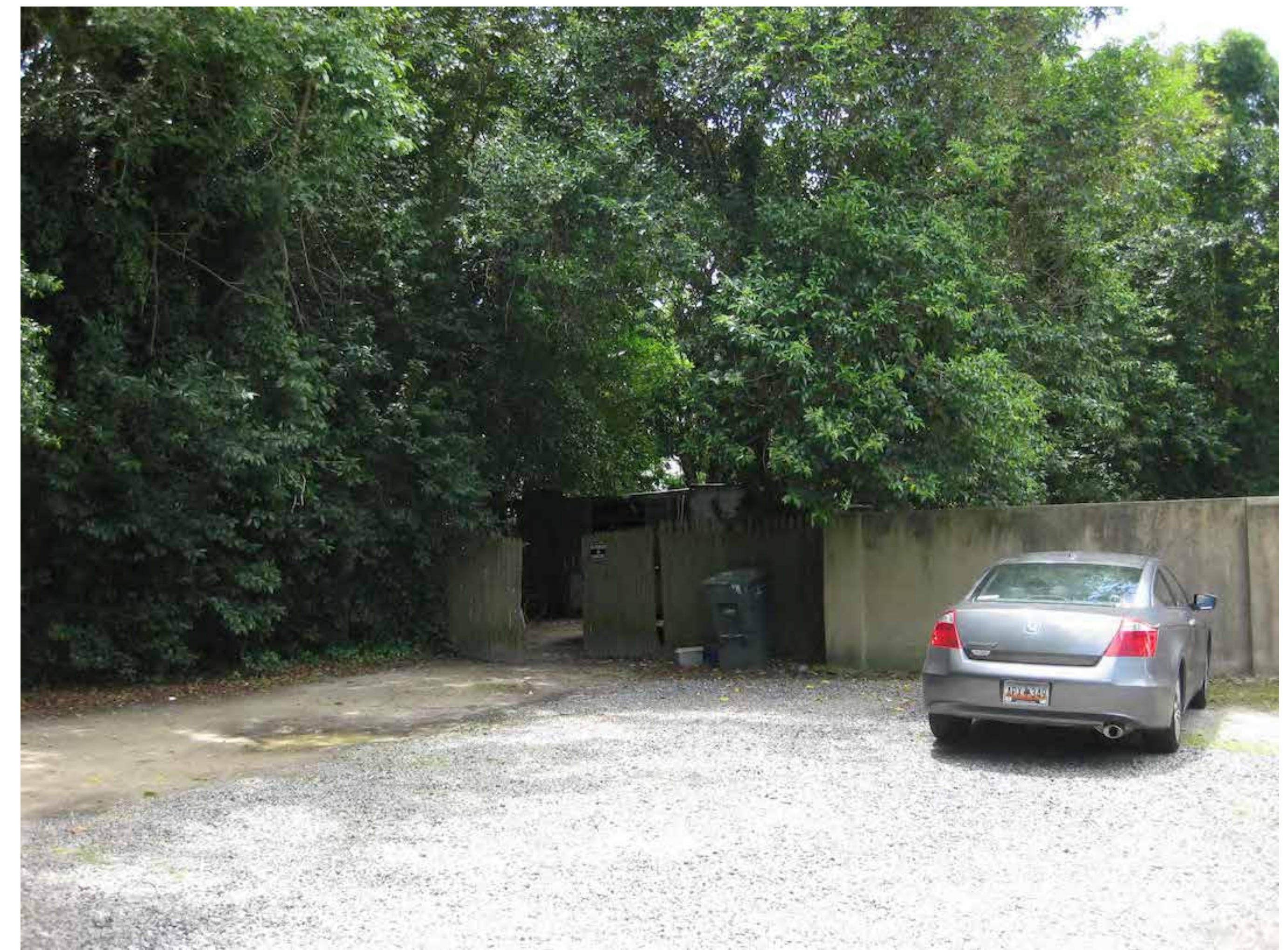
77 SPRING

**LEWIS
COURT**

79 SPRING



DRIVEWAY (SMALLS ALLEY): looking south



DRIVEWAY (SMALLS ALLEY): looking west

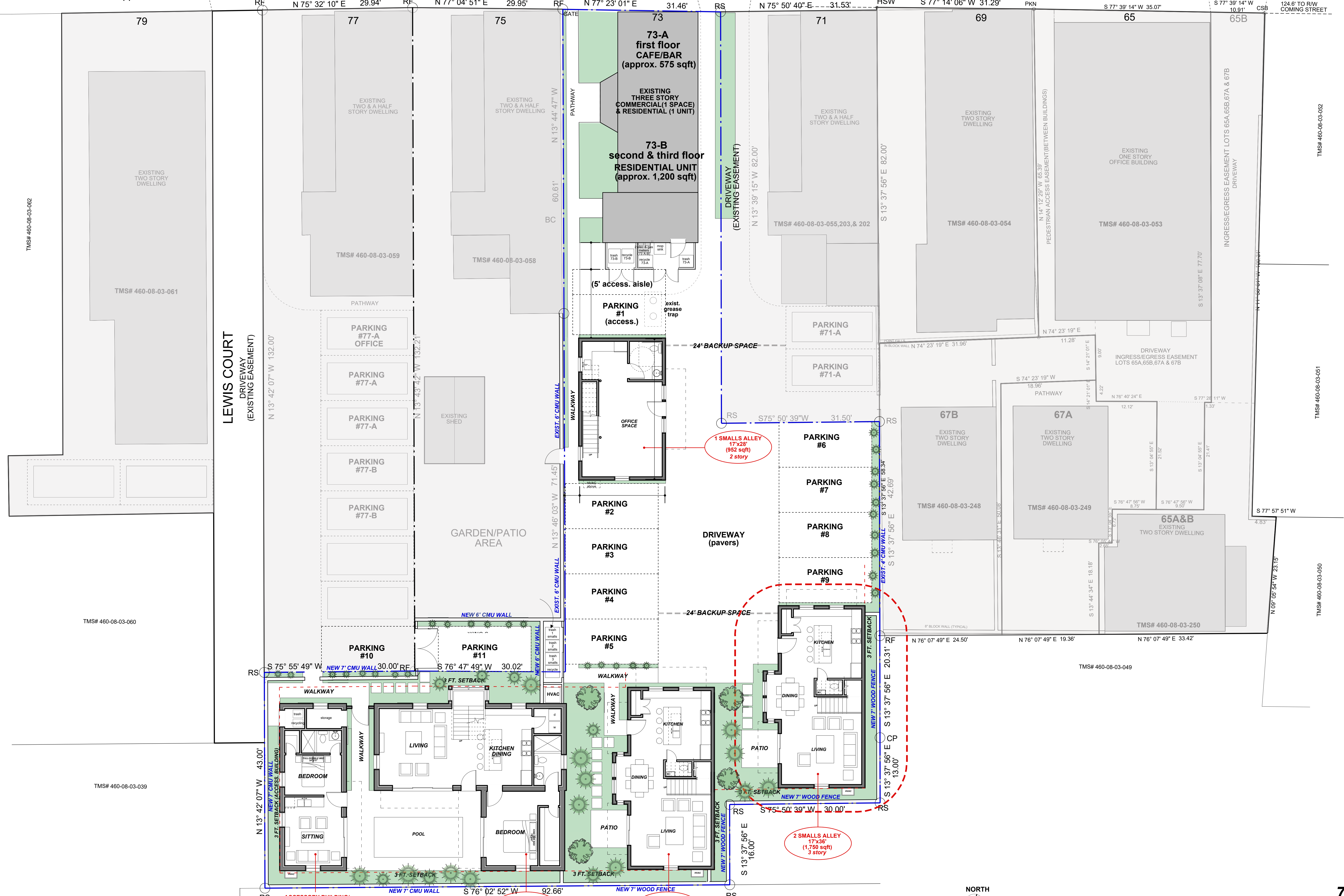


DRIVEWAY (SMALLS ALLEY): looking north



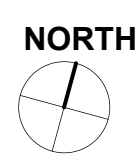
DRIVEWAY (SMALLS ALLEY): looking east

FIRE HYDRANT-approx. 100'



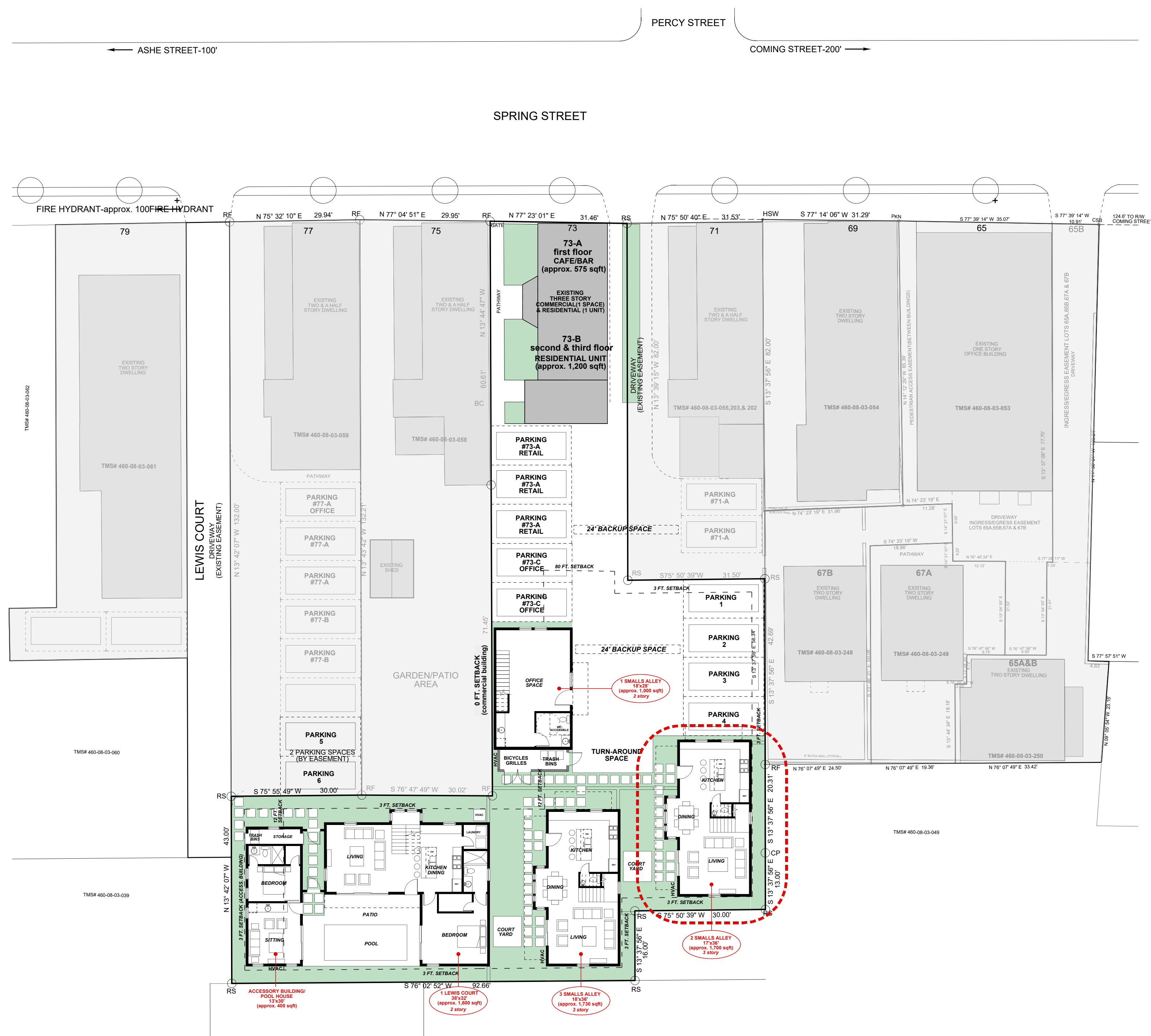
SITE / FIRST FLOOR PLAN

1/8"=1'-0"



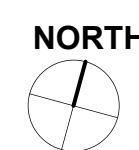
BAR : CONCEPTUAL - OCT. 2019

*approved 10/10/2019

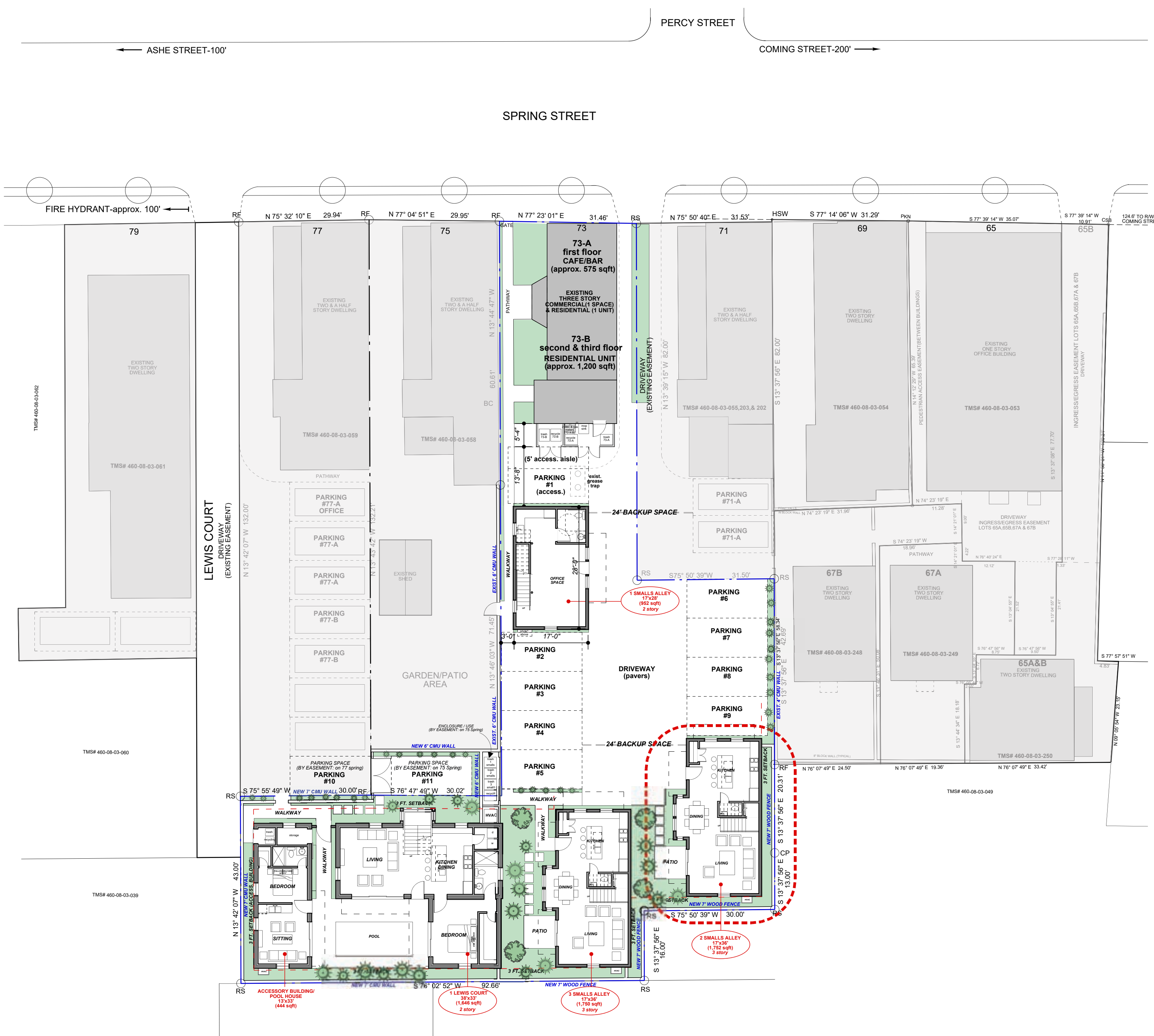


SITE / FIRST FLOOR PLAN

1/16"=1'-0"



BAR : PRELIMINARY - FEB. 2020

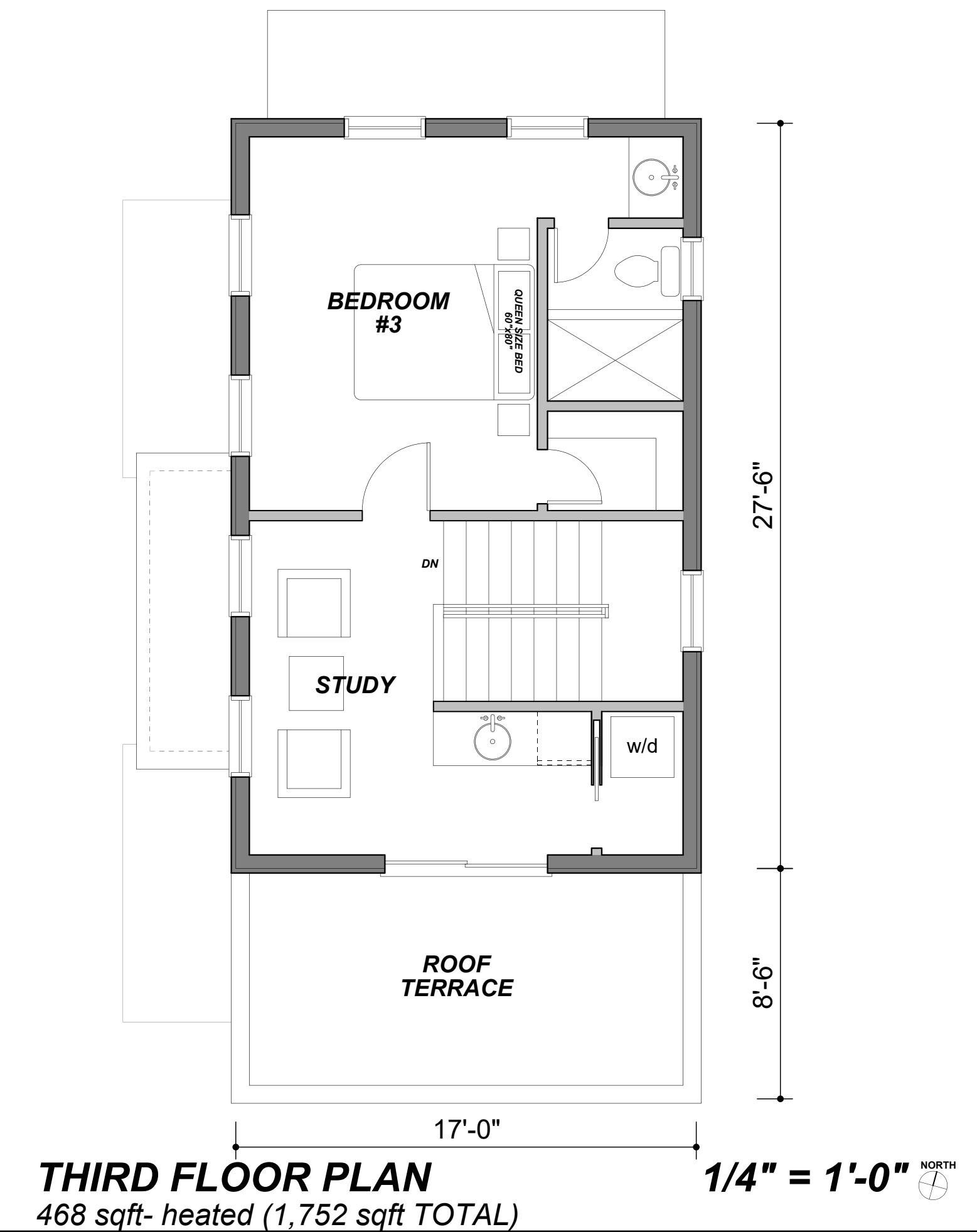
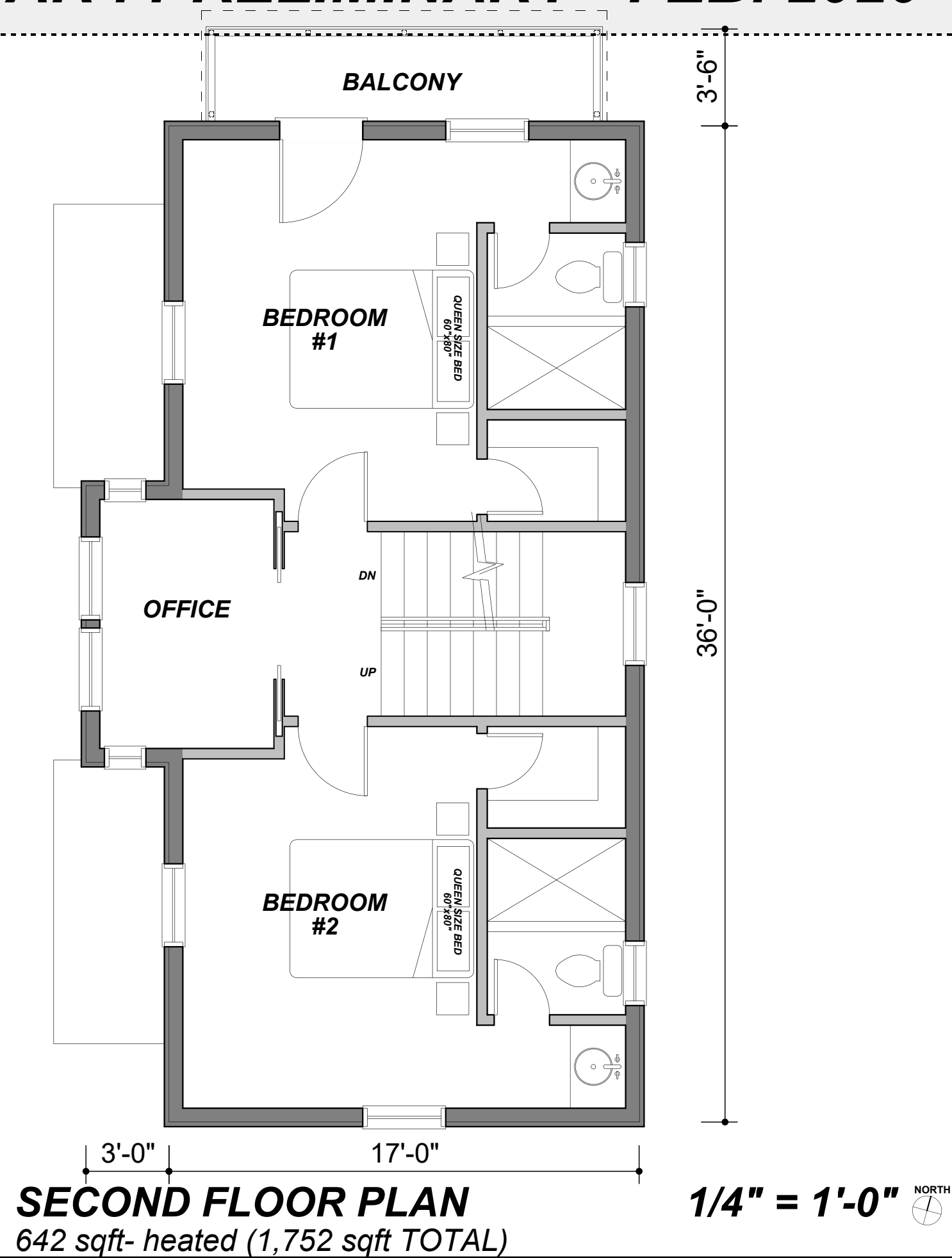
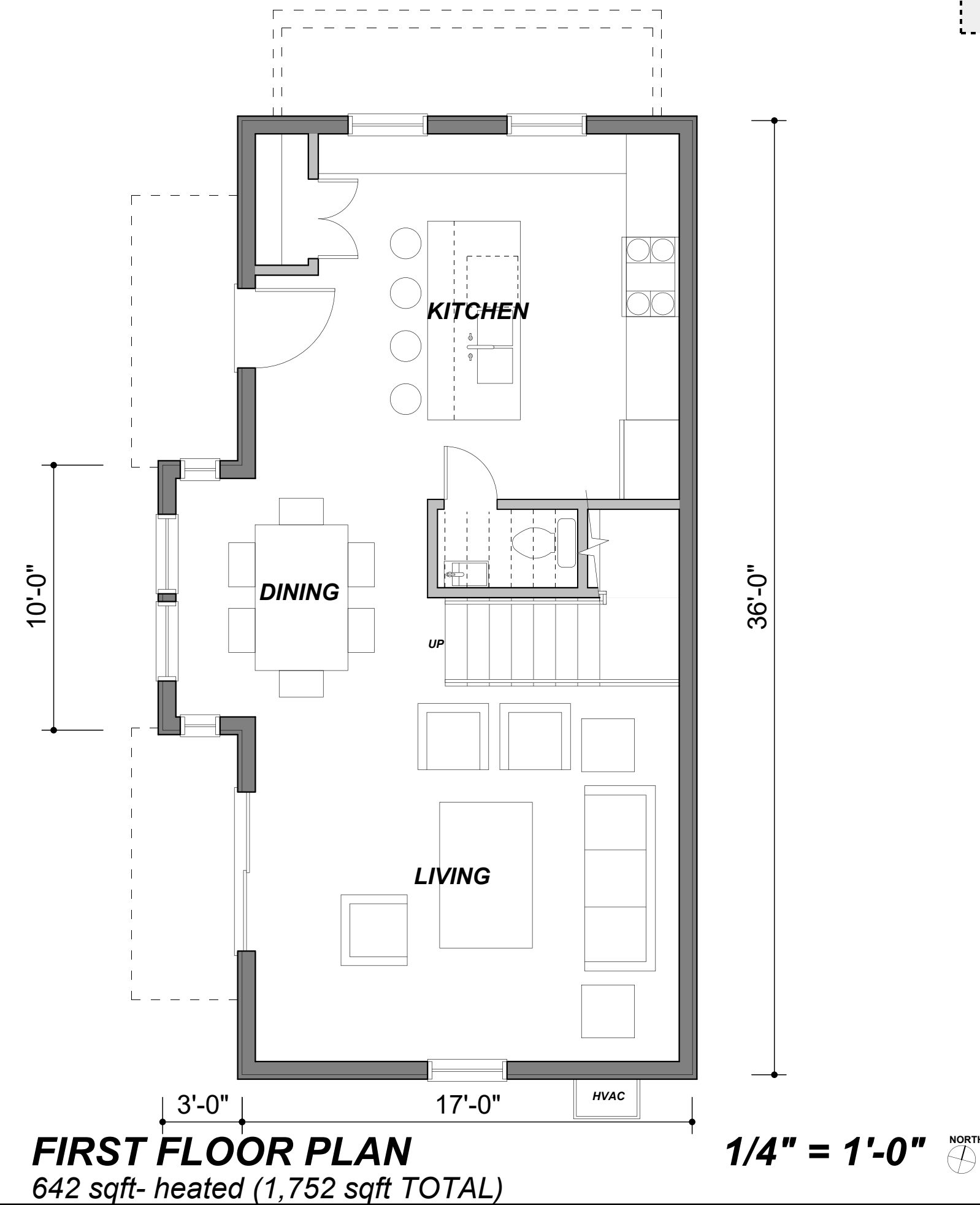


SITE / FIRST FLOOR PLAN

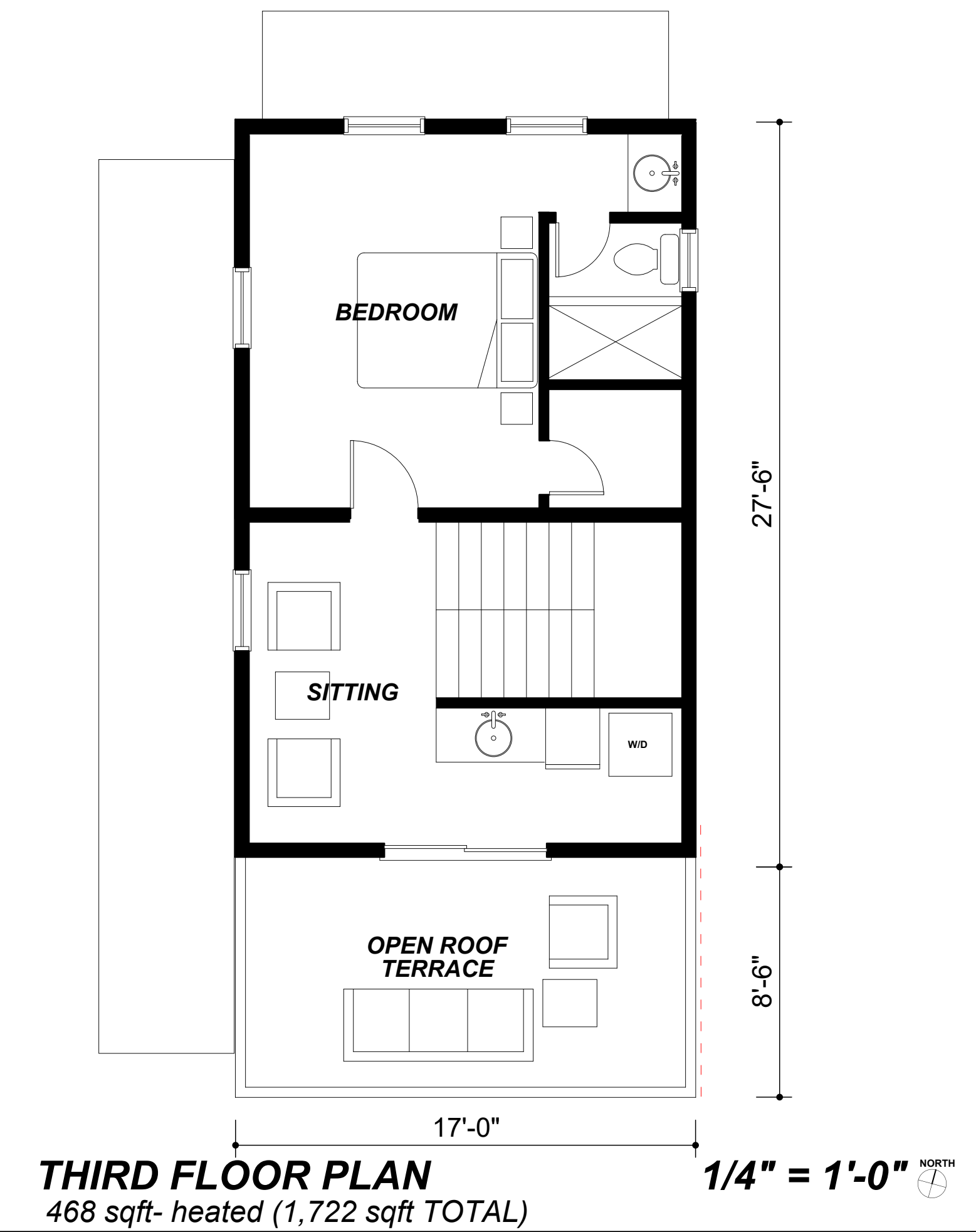
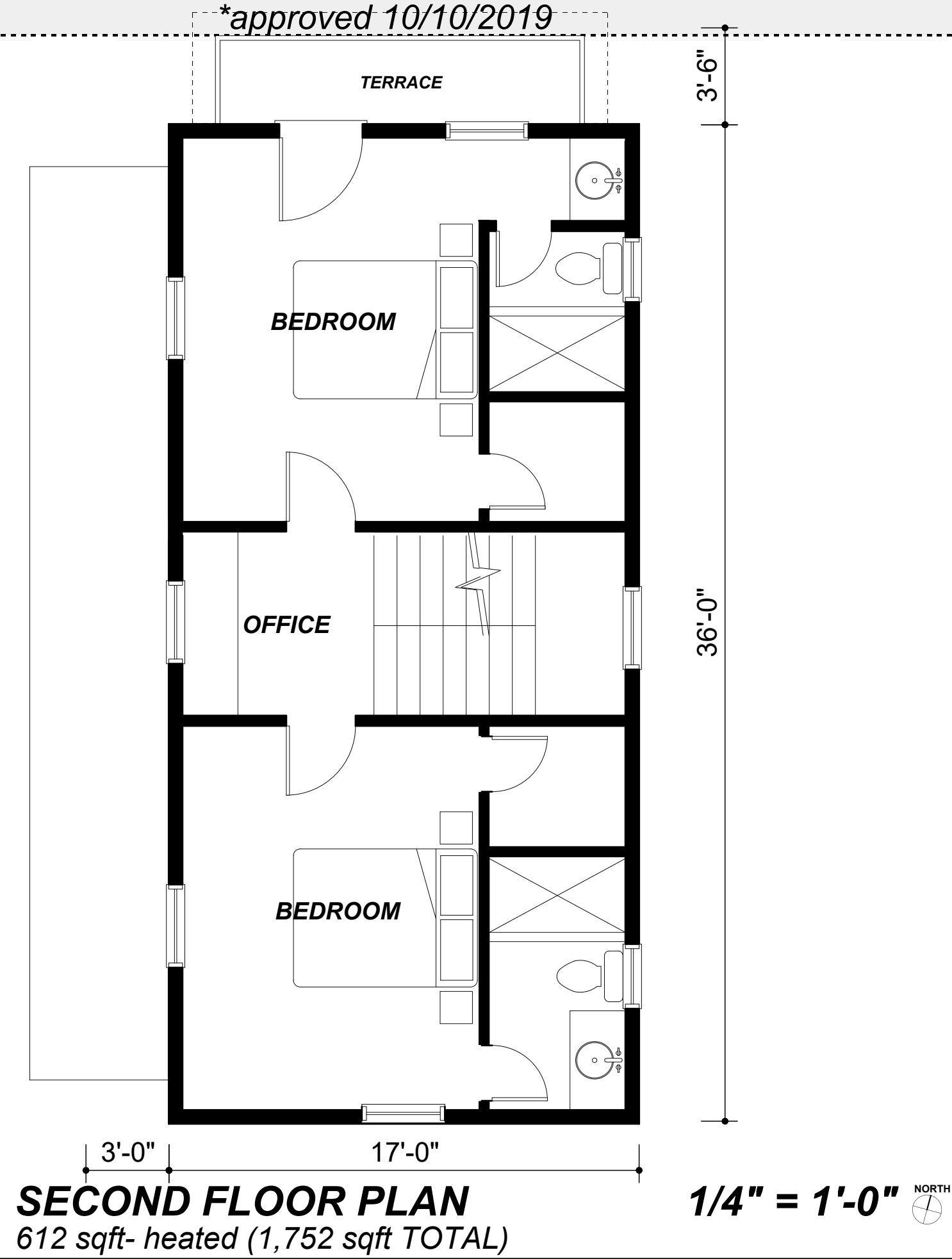
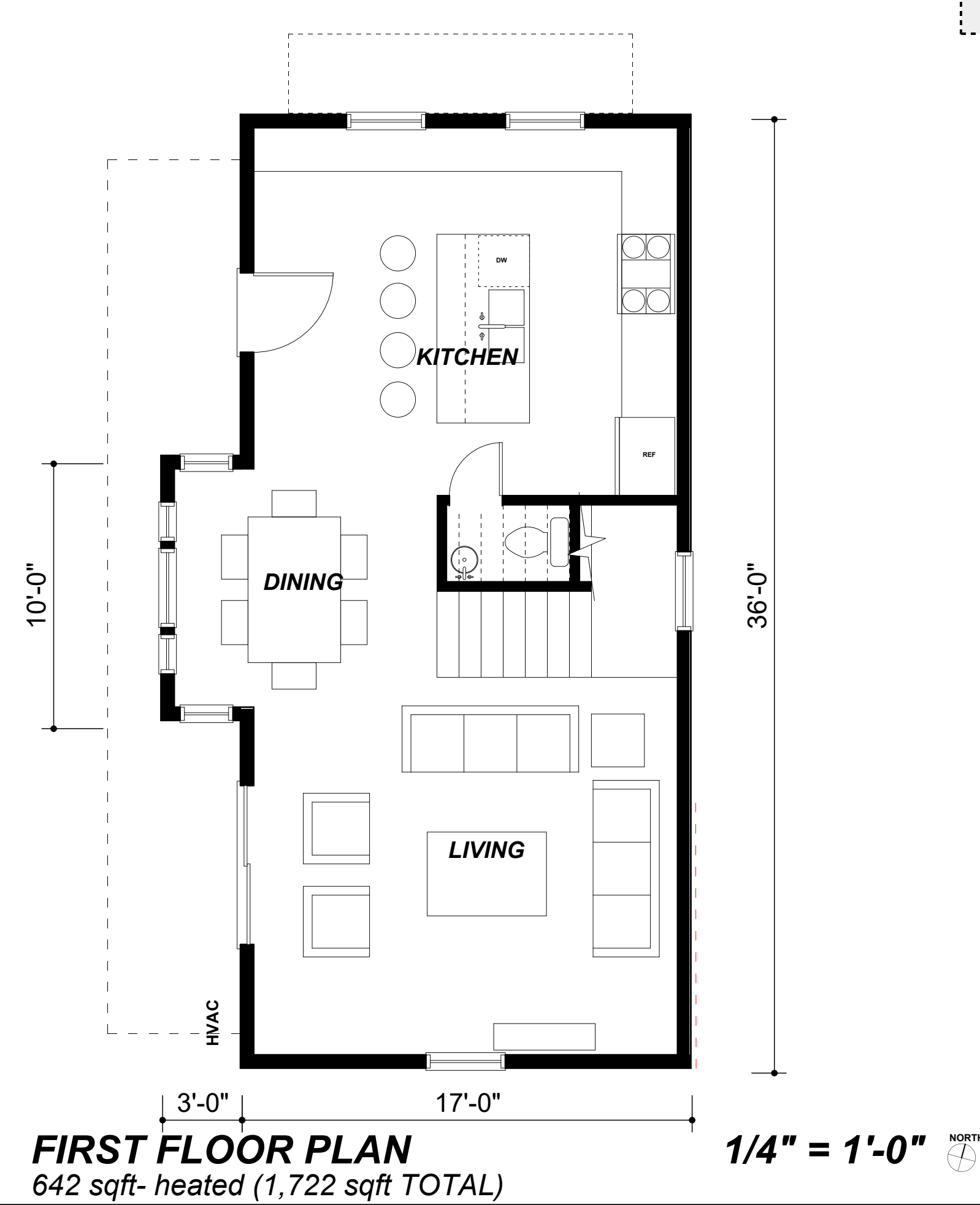
1/16"=1'-0"



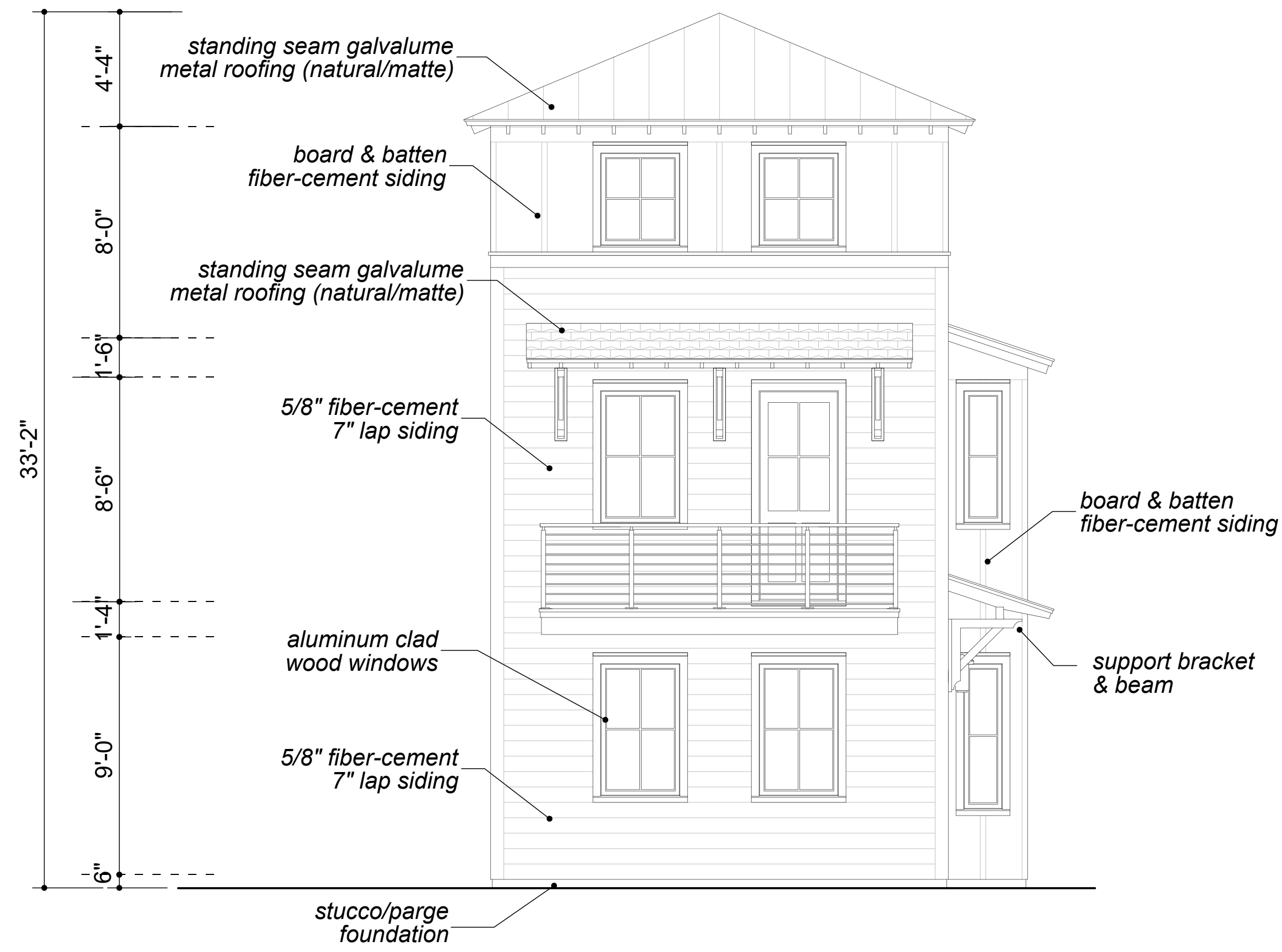
BAR : PRELIMINARY - FEB. 2020



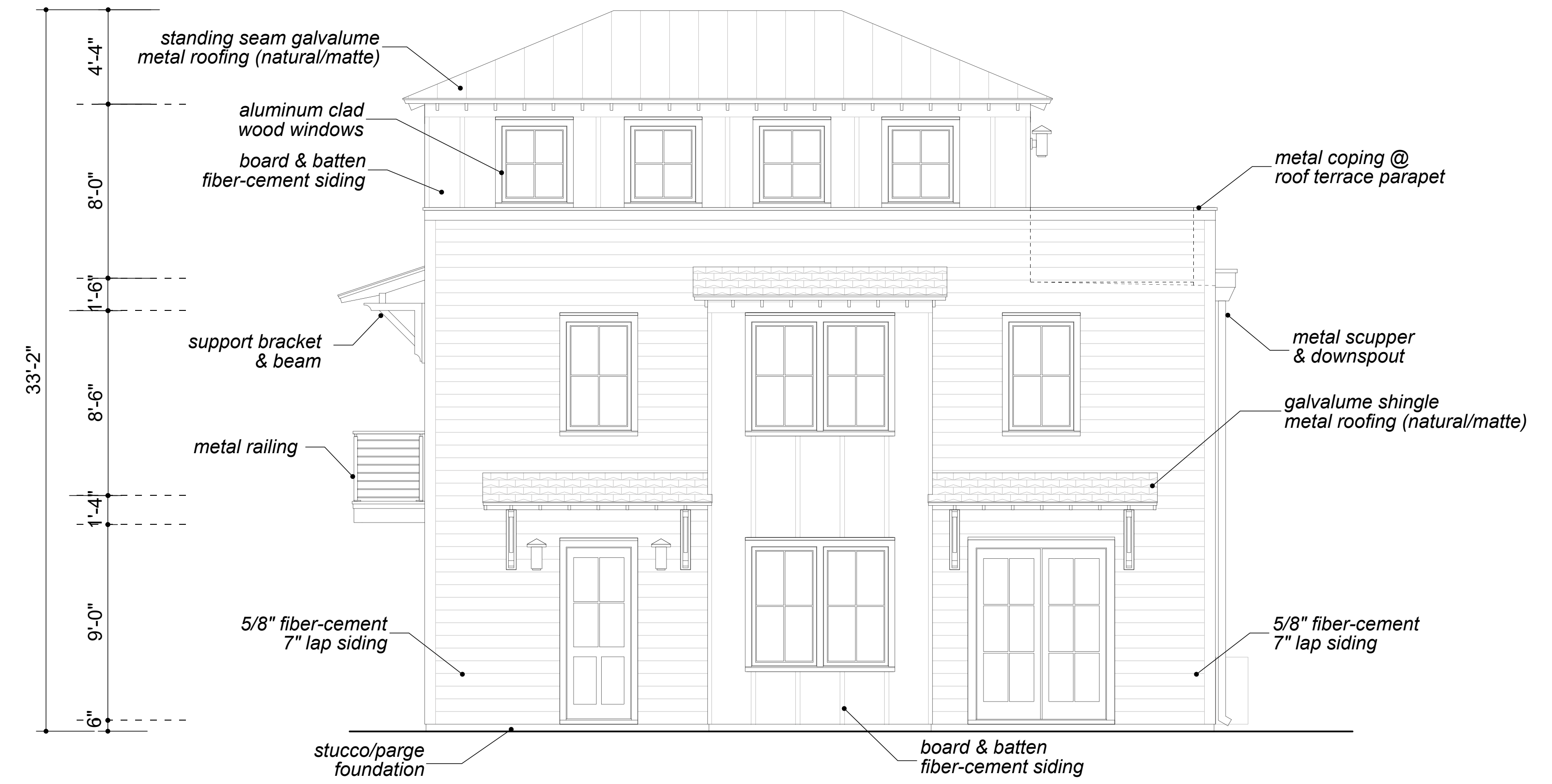
BAR : CONCEPTUAL - OCT. 2019
*approved 10/10/2019



BAR : PRELIMINARY - FEB. 2020



NORTH (FRONT) ELEVATION $1/4" = 1'-0"$



WEST (GARDEN) ELEVATION $1/4" = 1'-0"$

BAR : CONCEPTUAL - OCT. 2019

*approved 10/10/2019

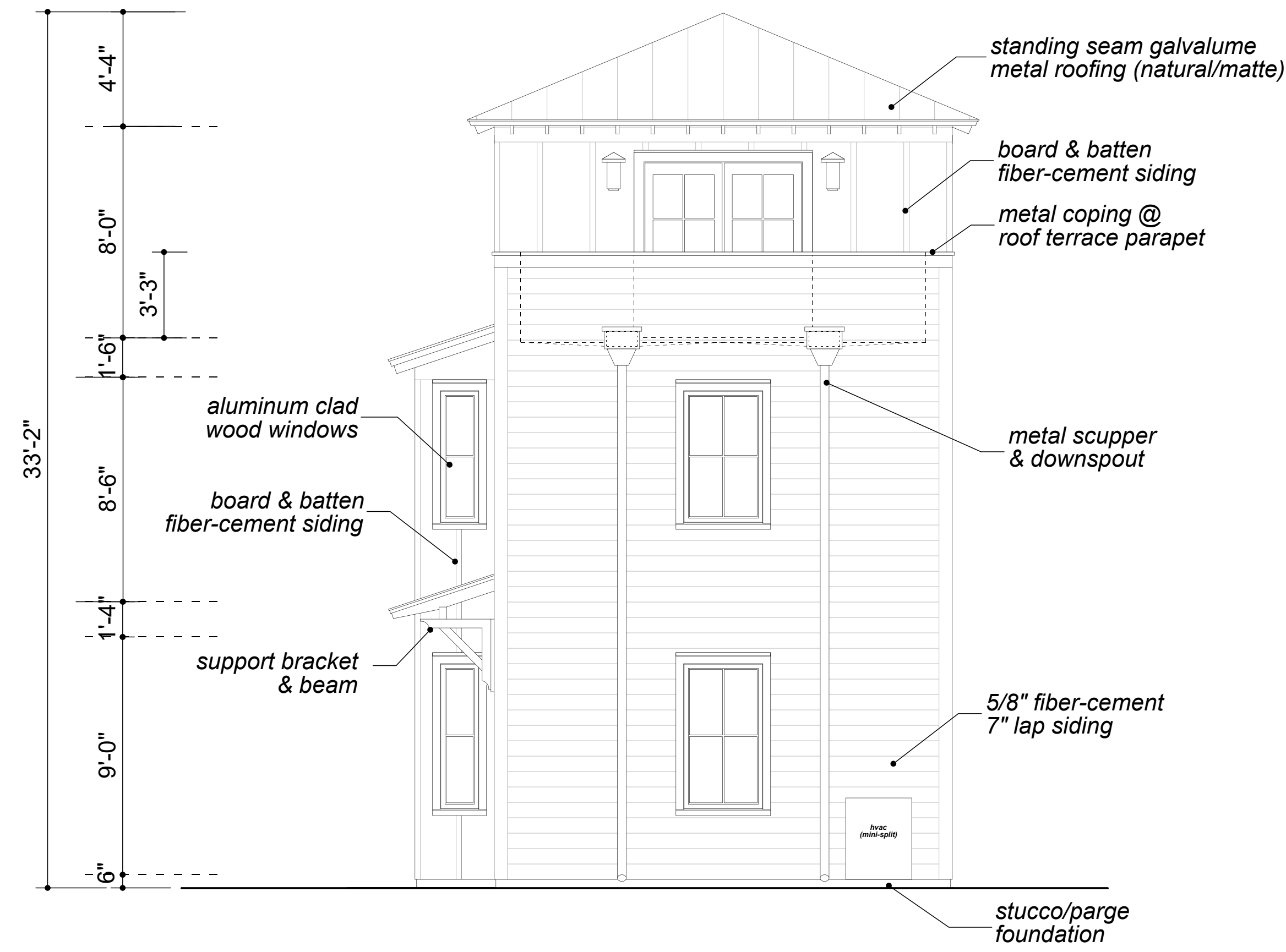


NORTH (FRONT) ELEVATION $1/4" = 1'-0"$



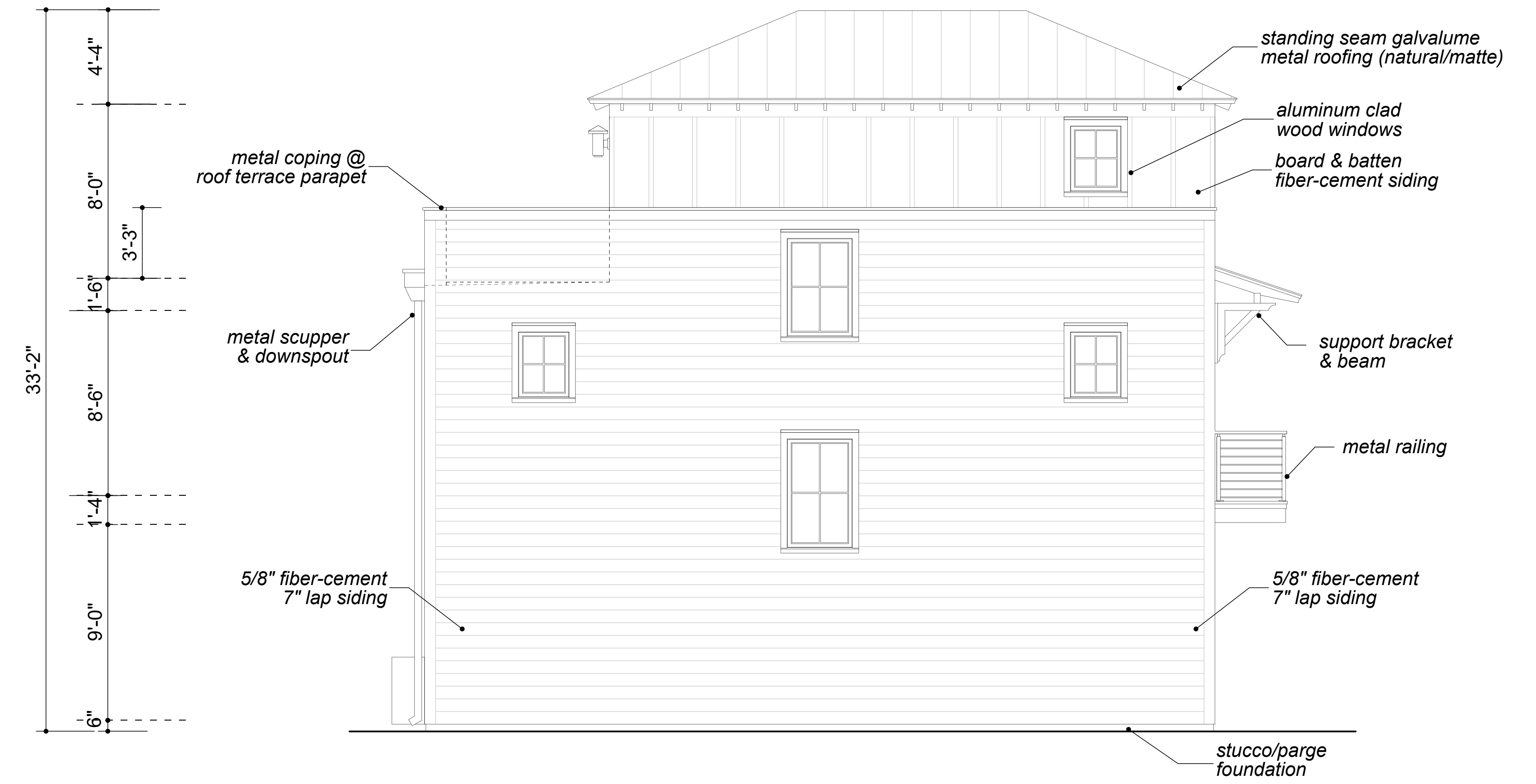
WEST (GARDEN) ELEVATION $1/4" = 1'-0"$

BAR : PRELIMINARY - FEB. 2020



SOUTH (REAR) ELEVATION

1/4" = 1'-0"

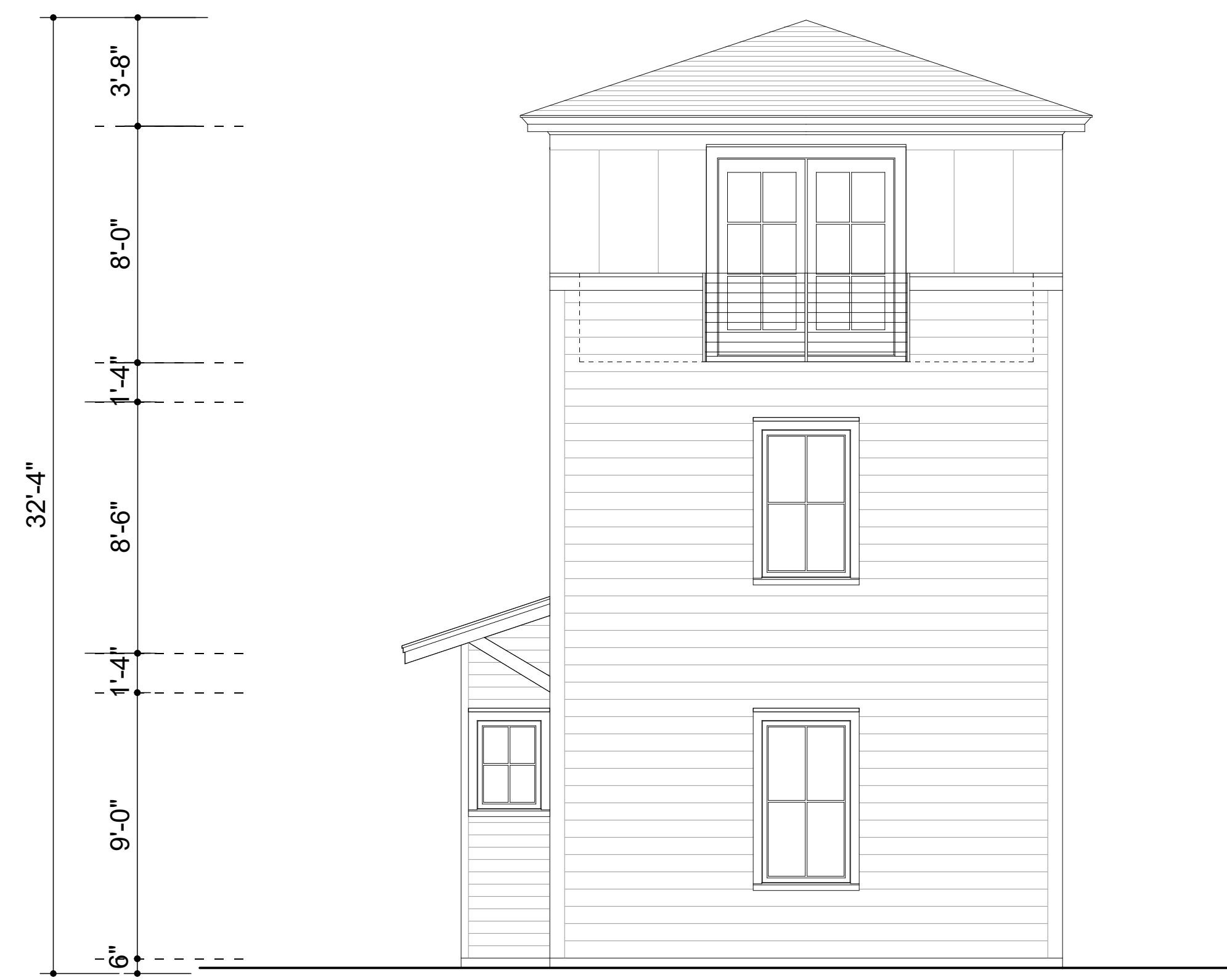


EAST (SIDE) ELEVATION

1/4" = 1'-0"

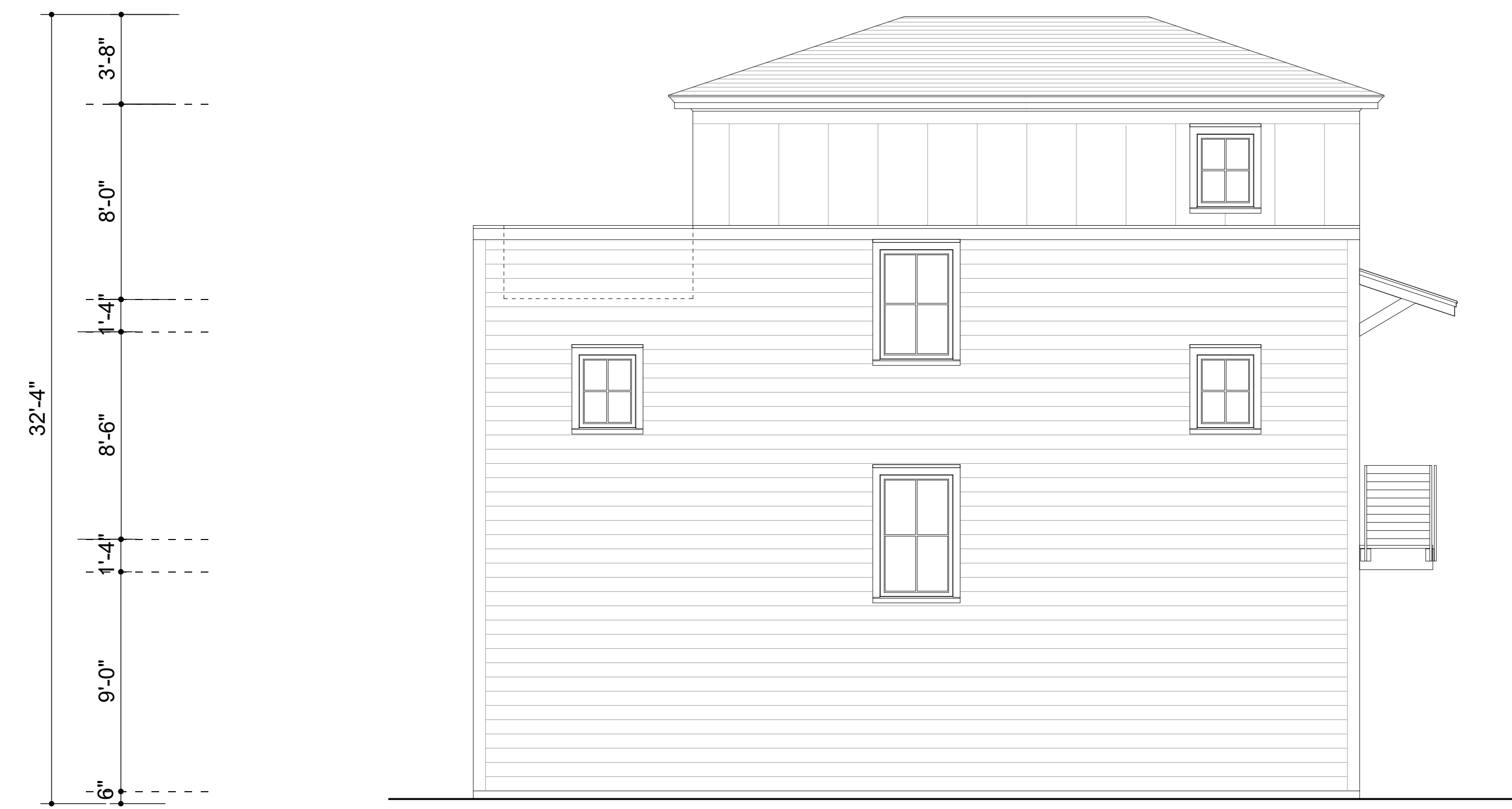
BAR : CONCEPTUAL - OCT. 2019

**approved 10/10/2019*



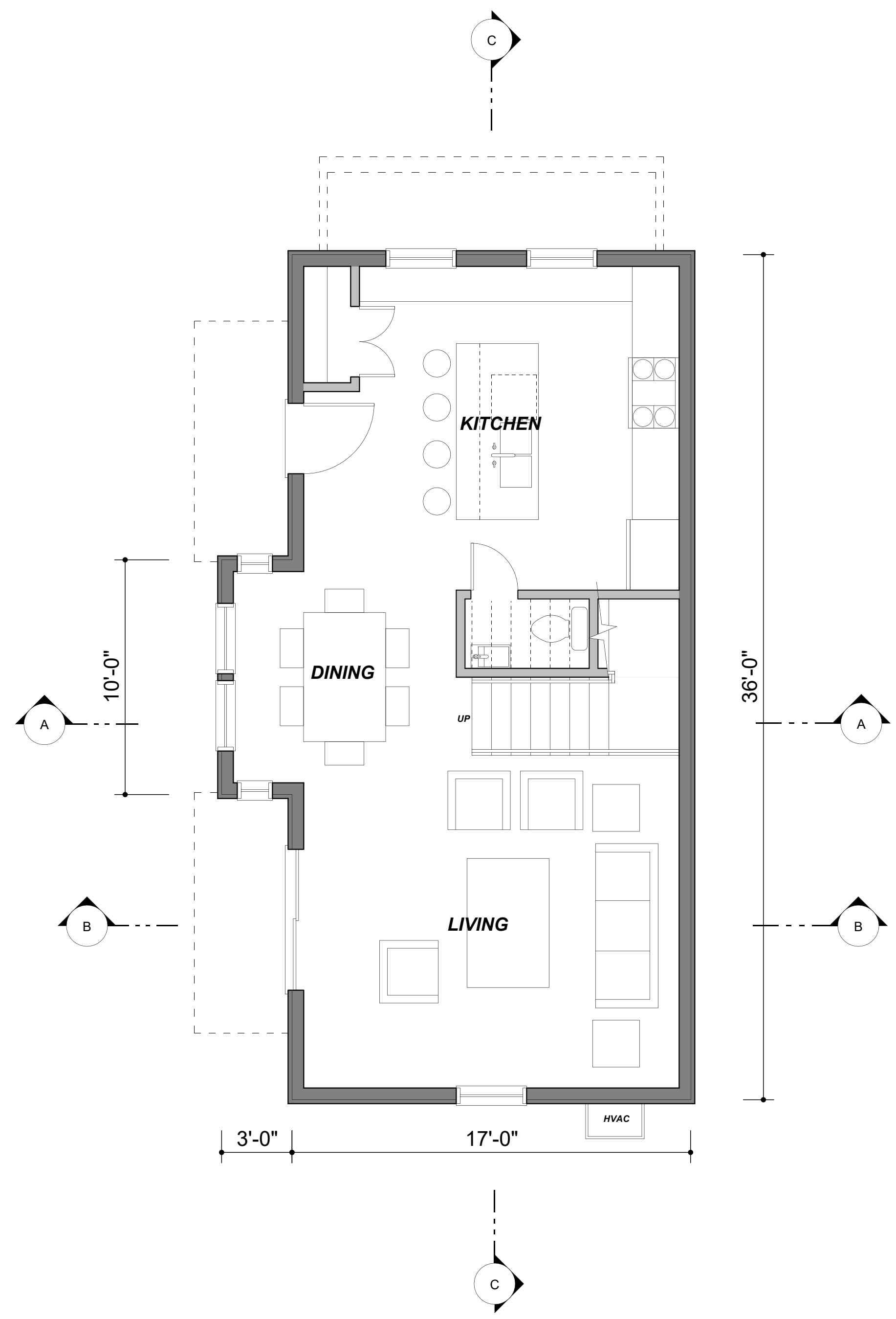
SOUTH (REAR) ELEVATION

1/4" = 1'-0"



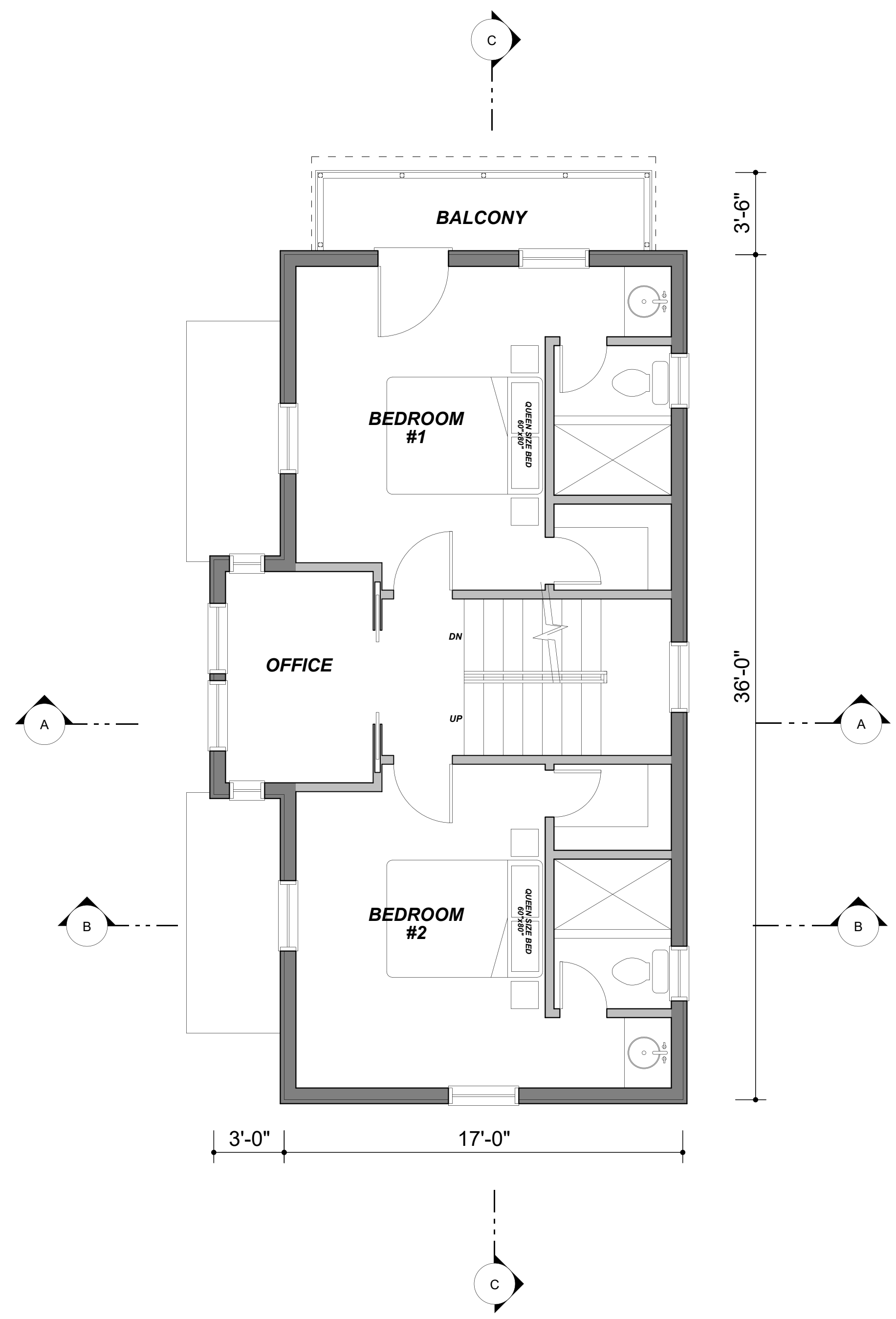
EAST (SIDE) ELEVATION

1/4" = 1'-0"



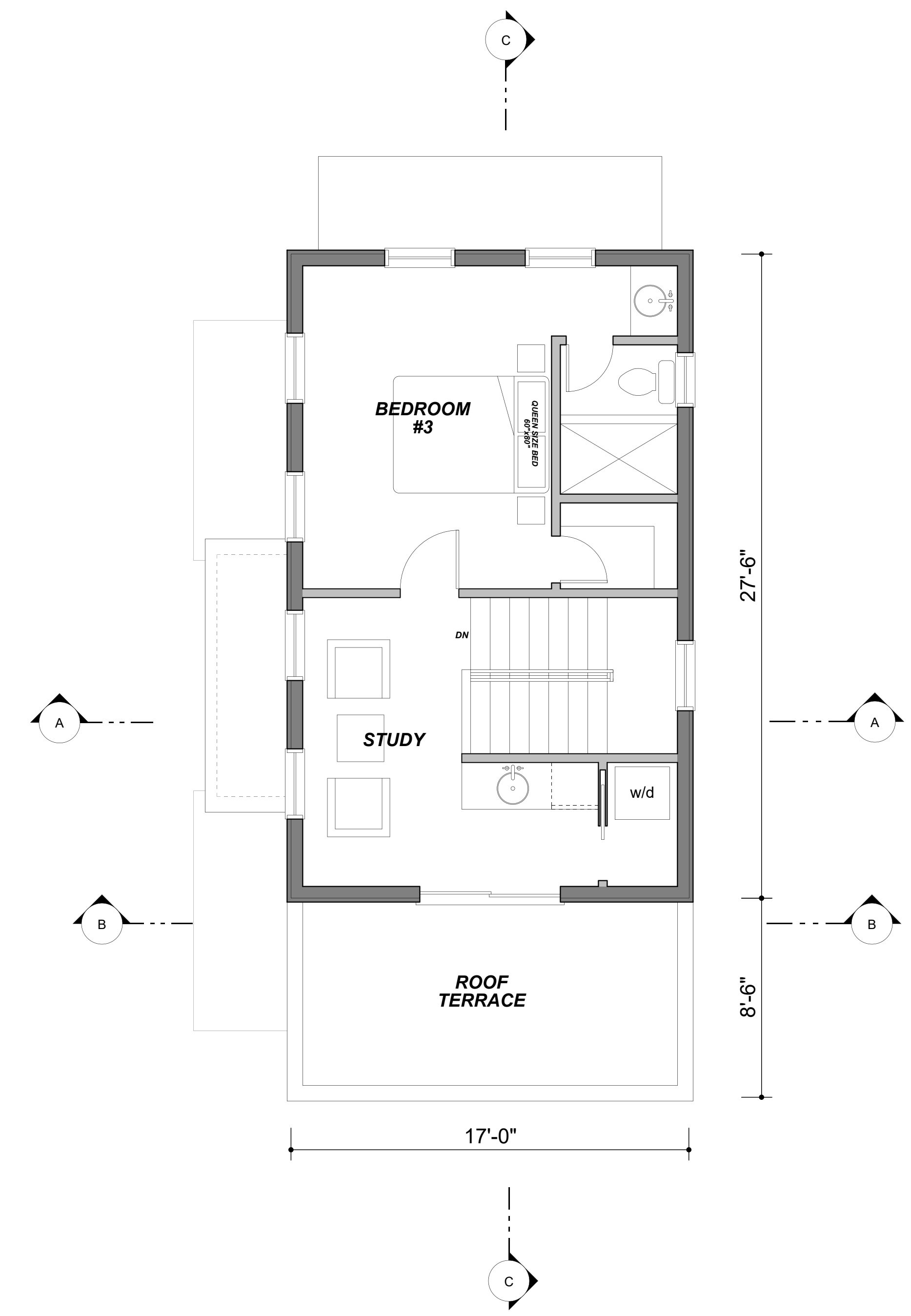
FIRST FLOOR PLAN
642 sqft- heated (1,752 sqft TOTAL)

1/4" = 1'-0" NORTH



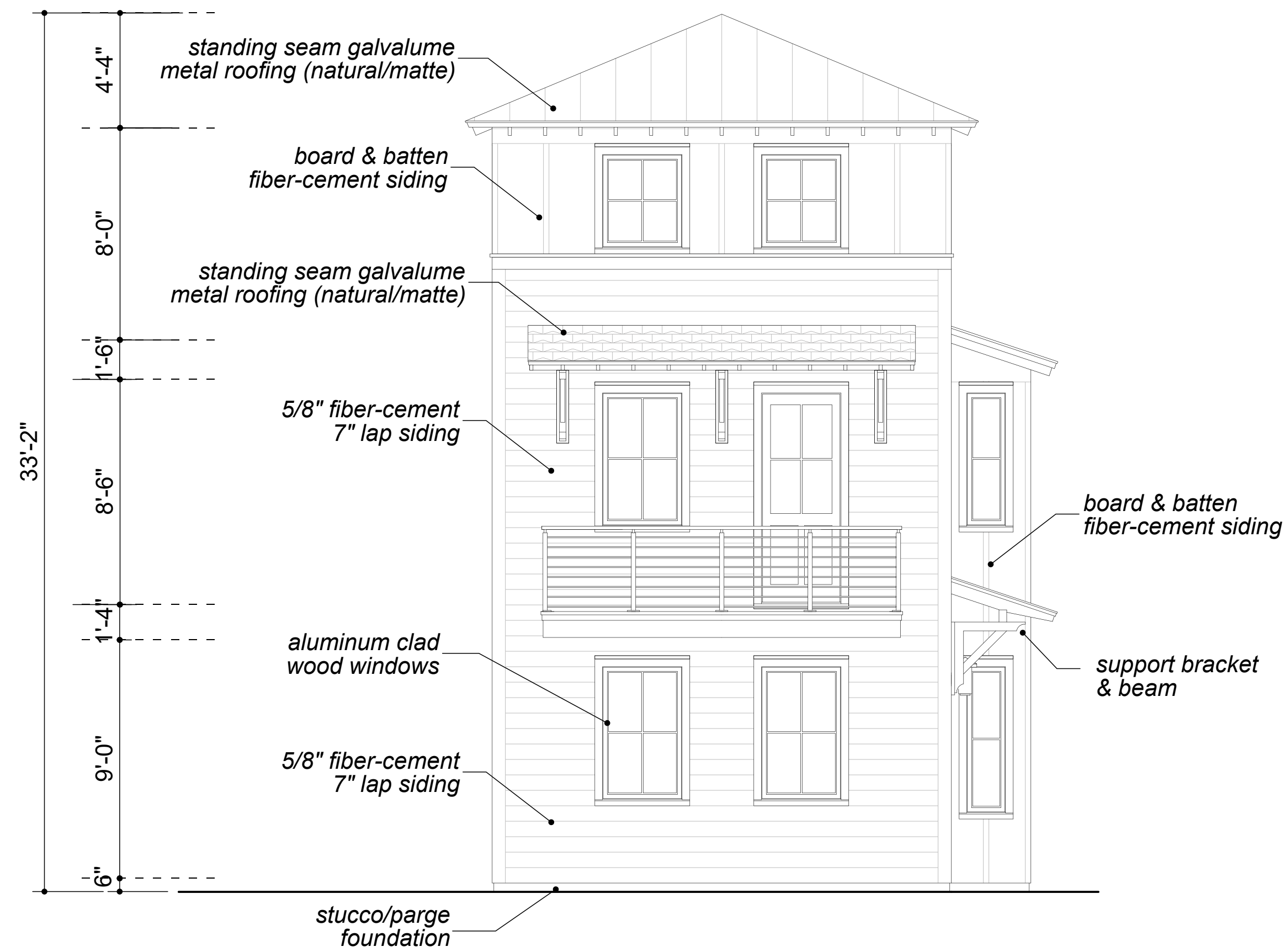
SECOND FLOOR PLAN
642 sqft- heated (1,752 sqft TOTAL)

1/4" = 1'-0" NORTH



THIRD FLOOR PLAN
468 sqft- heated (1,752 sqft TOTAL)

1/4" = 1'-0" NORTH



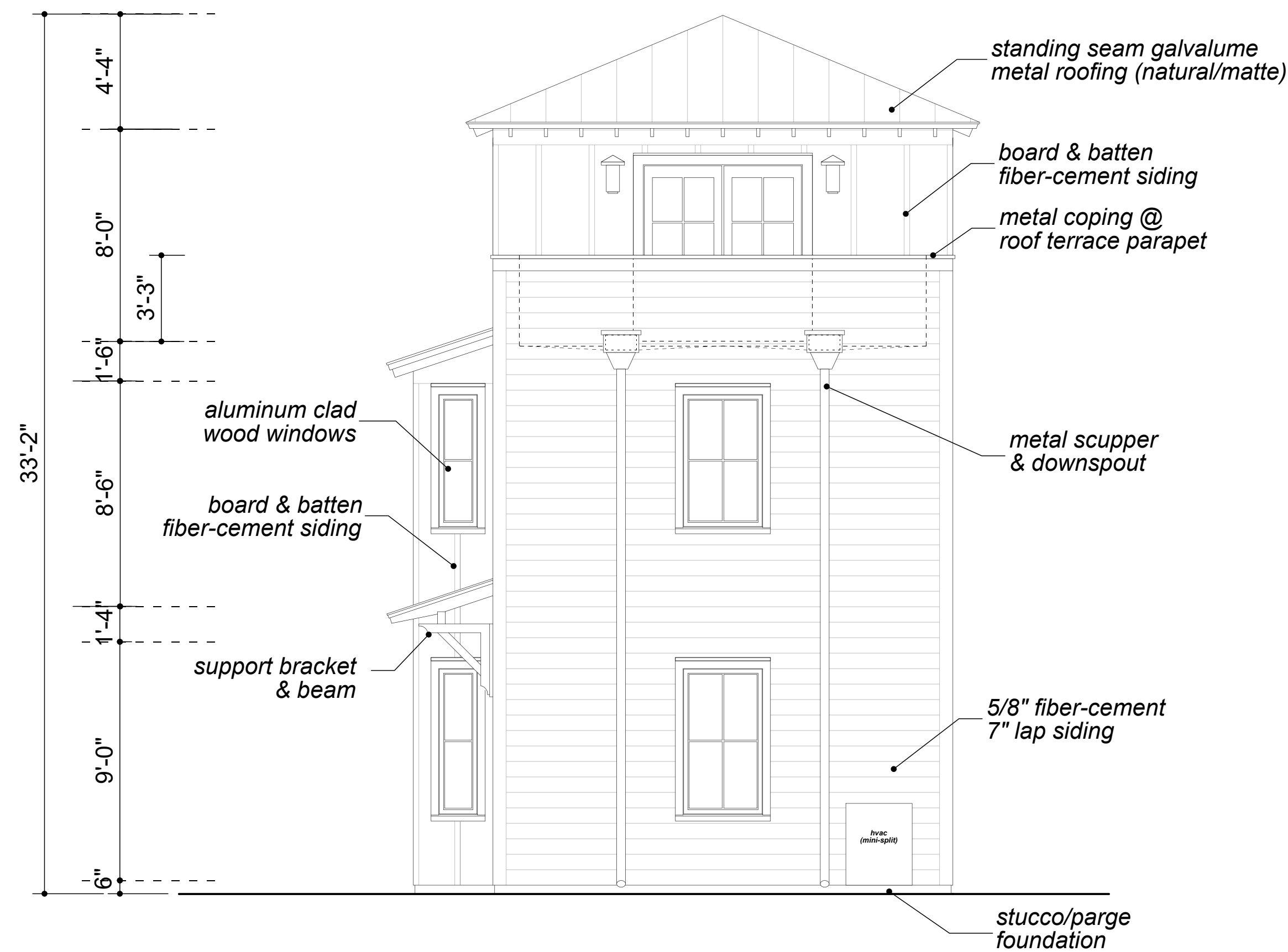
NORTH (FRONT) ELEVATION

1/4" = 1'-0"



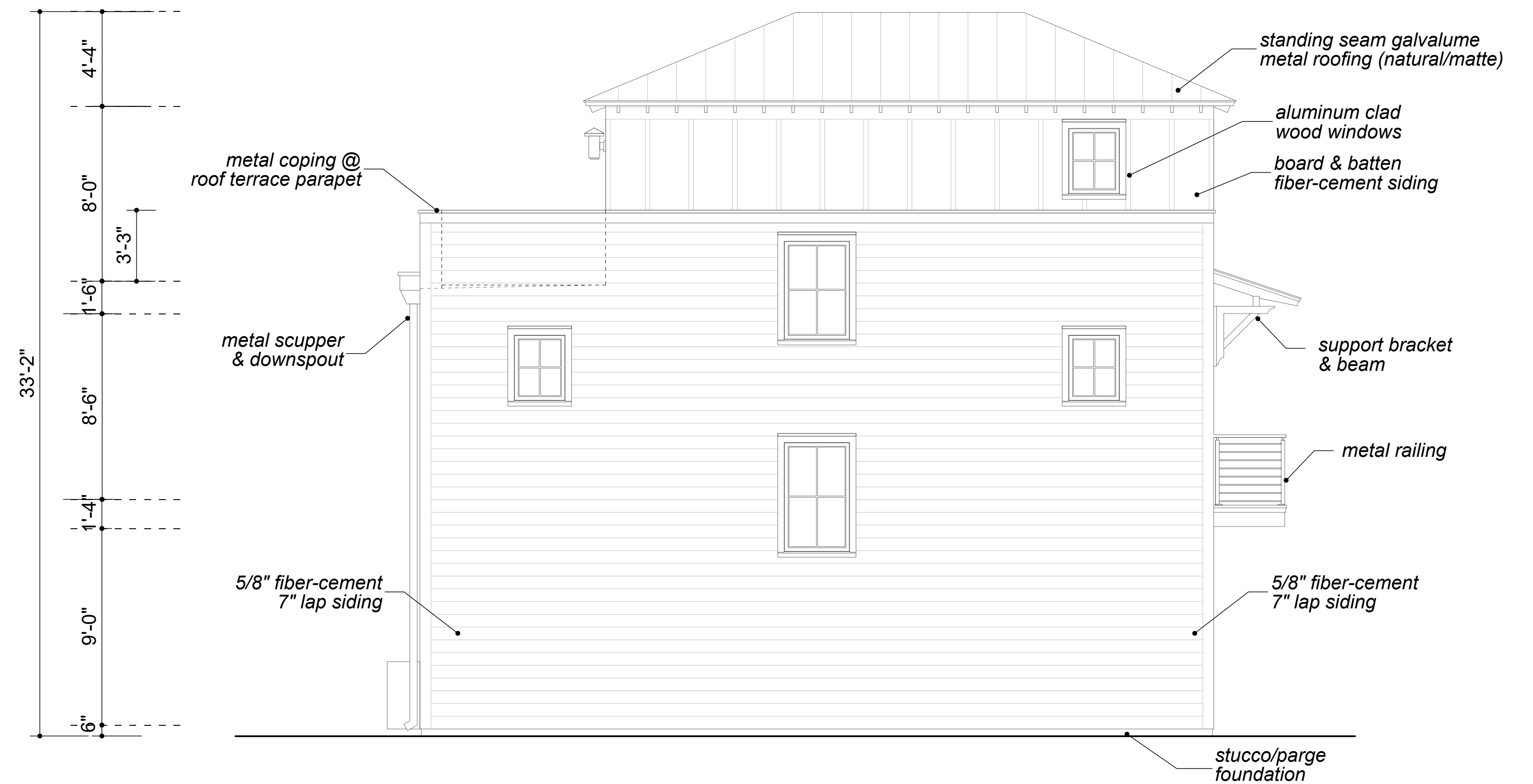
WEST (GARDEN) ELEVATION

1/4" = 1'-0"



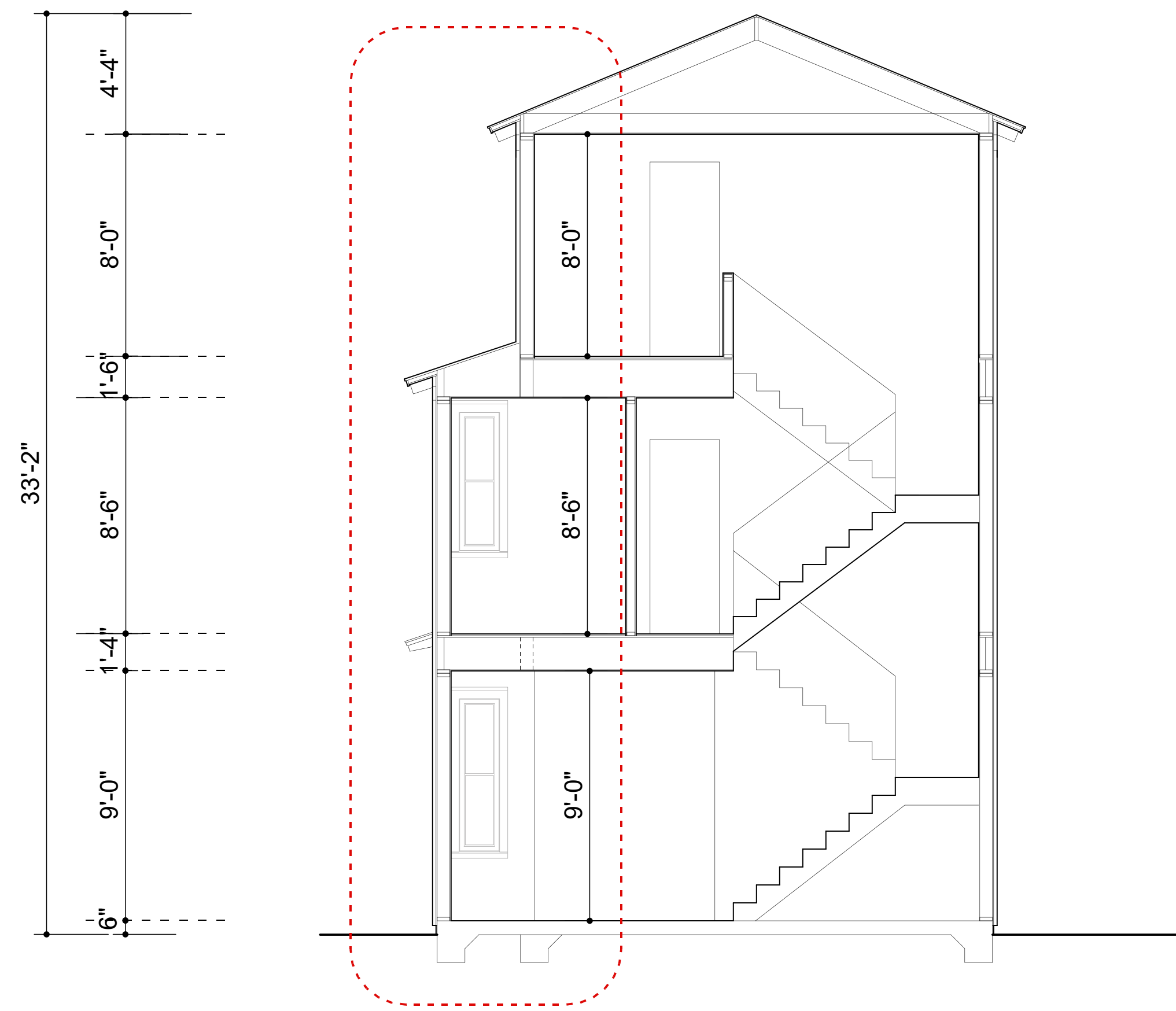
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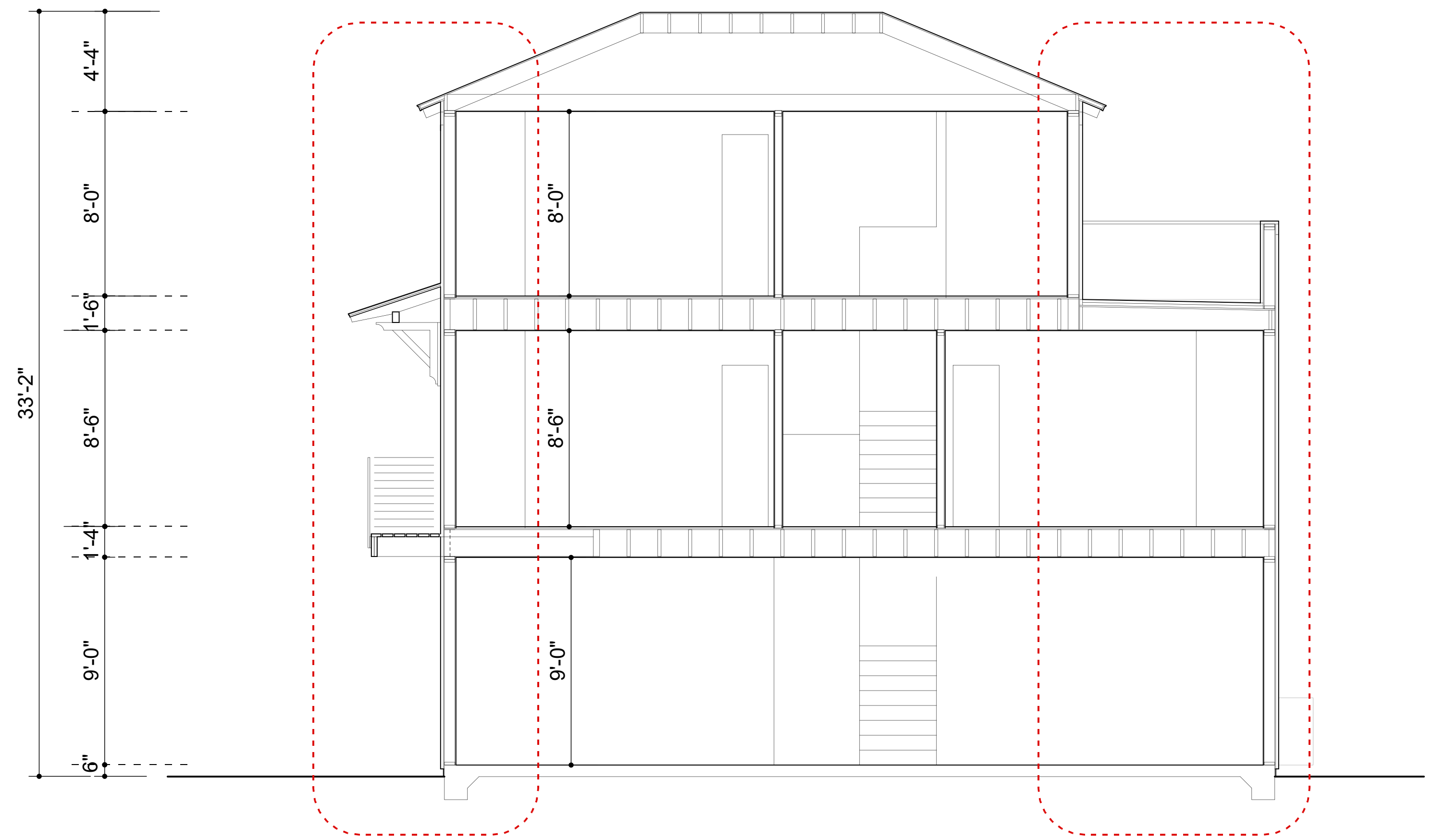
EAST (SIDE) ELEVATION

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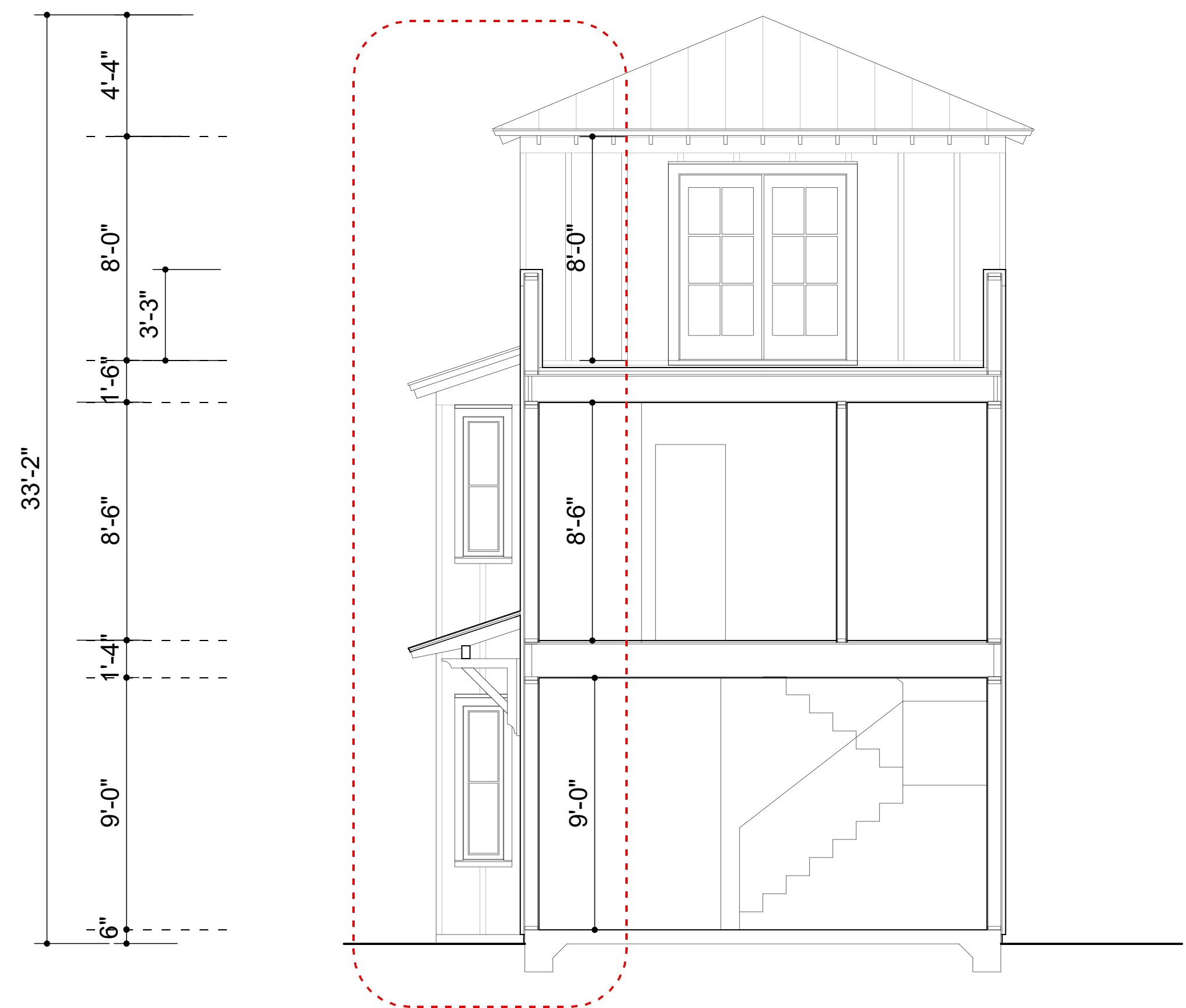
SECTION A-A

1/4" = 1'-0"



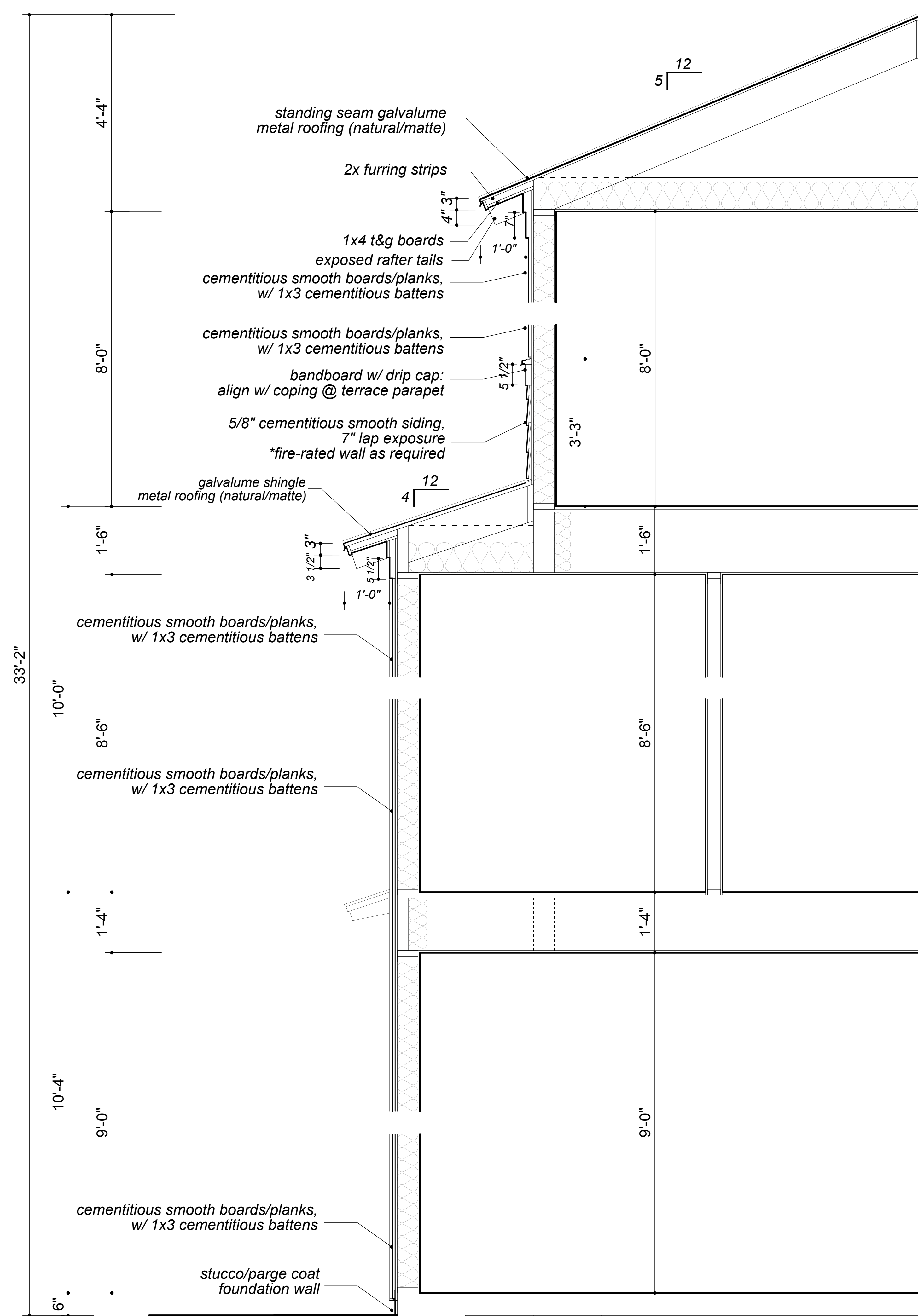
SECTION C-C

1/4" = 1'-0"



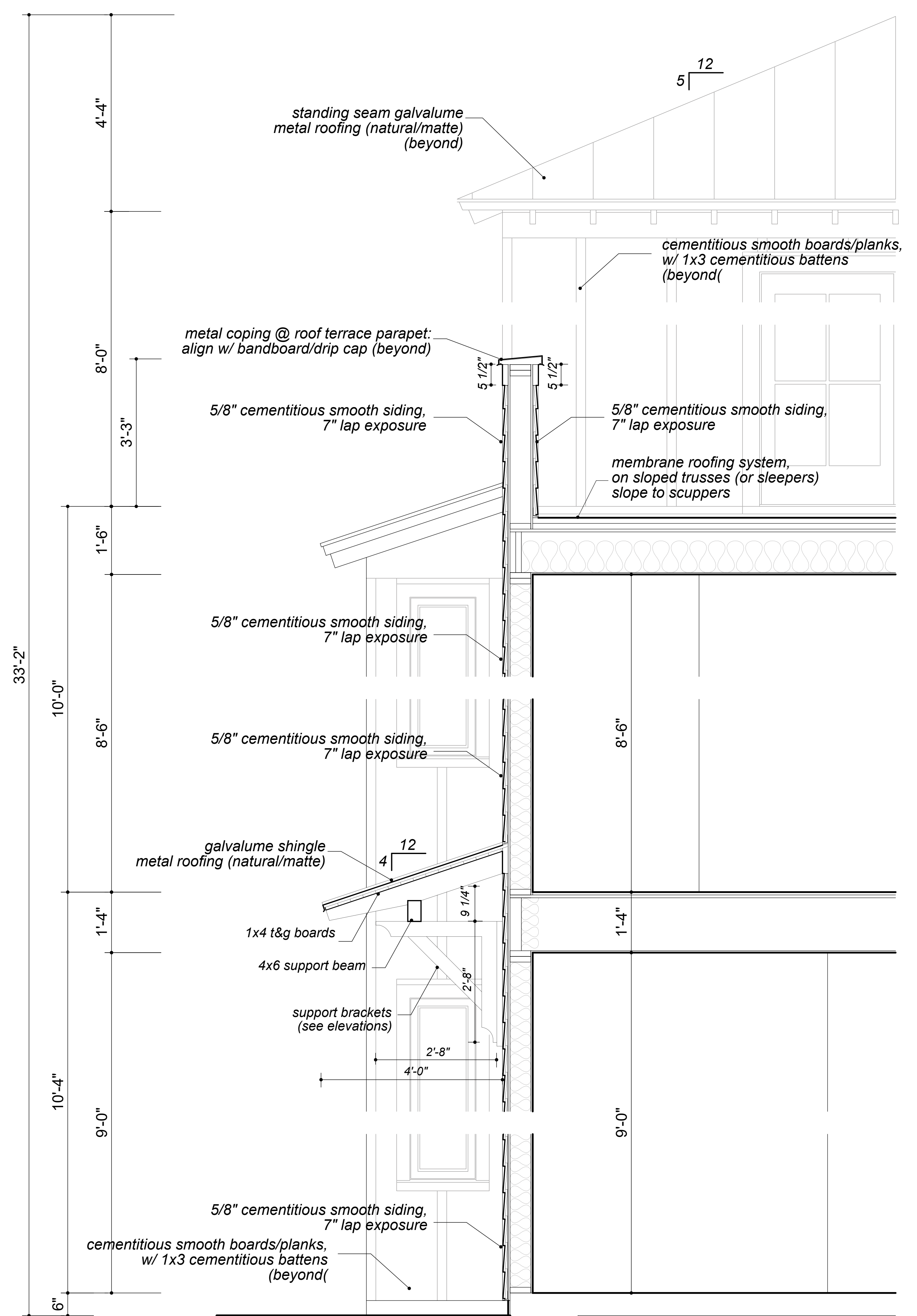
SECTION B-B

1/4" = 1'-0"



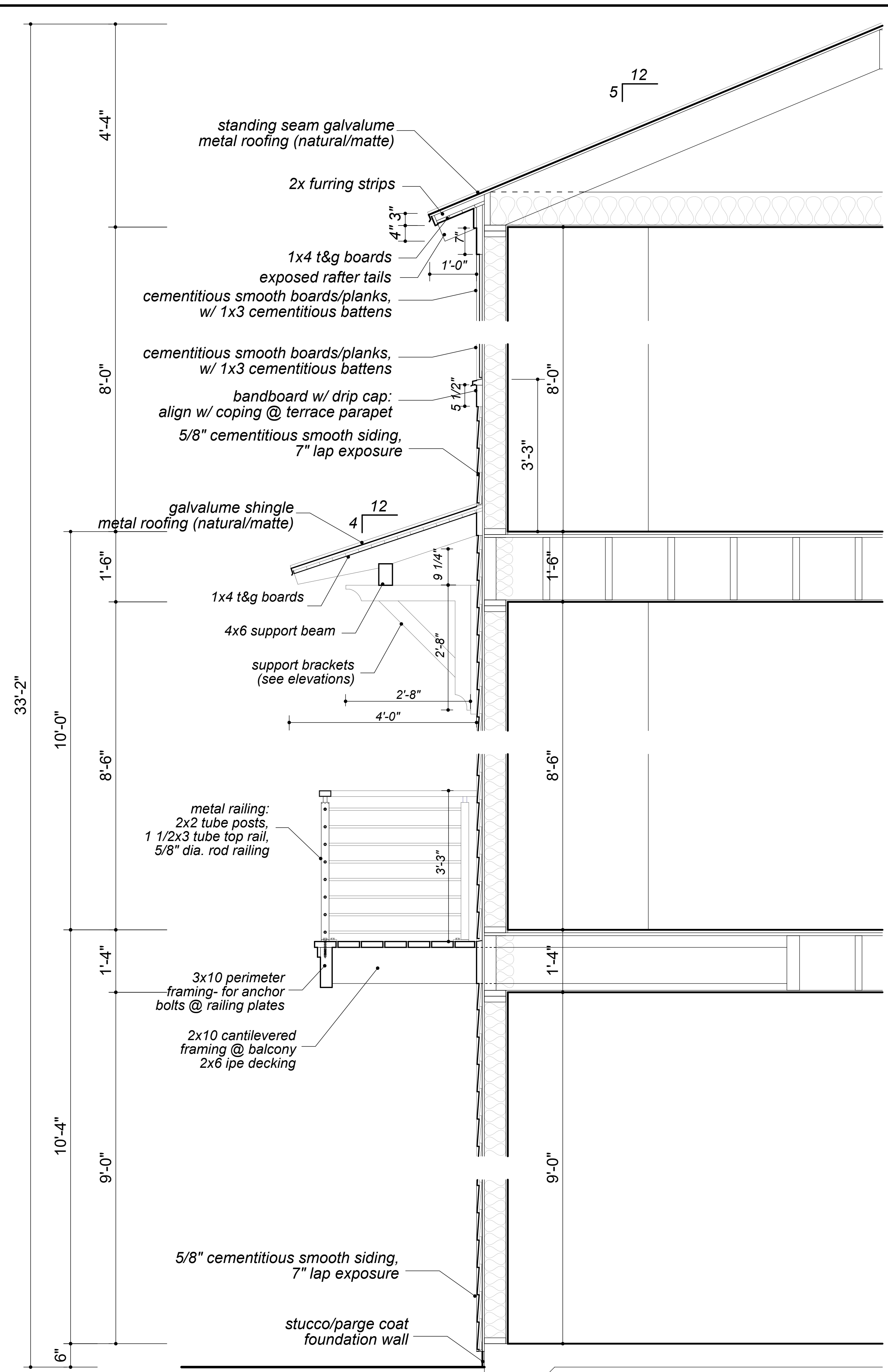
WALL SECTION A-A

3/4" = 1'-0"

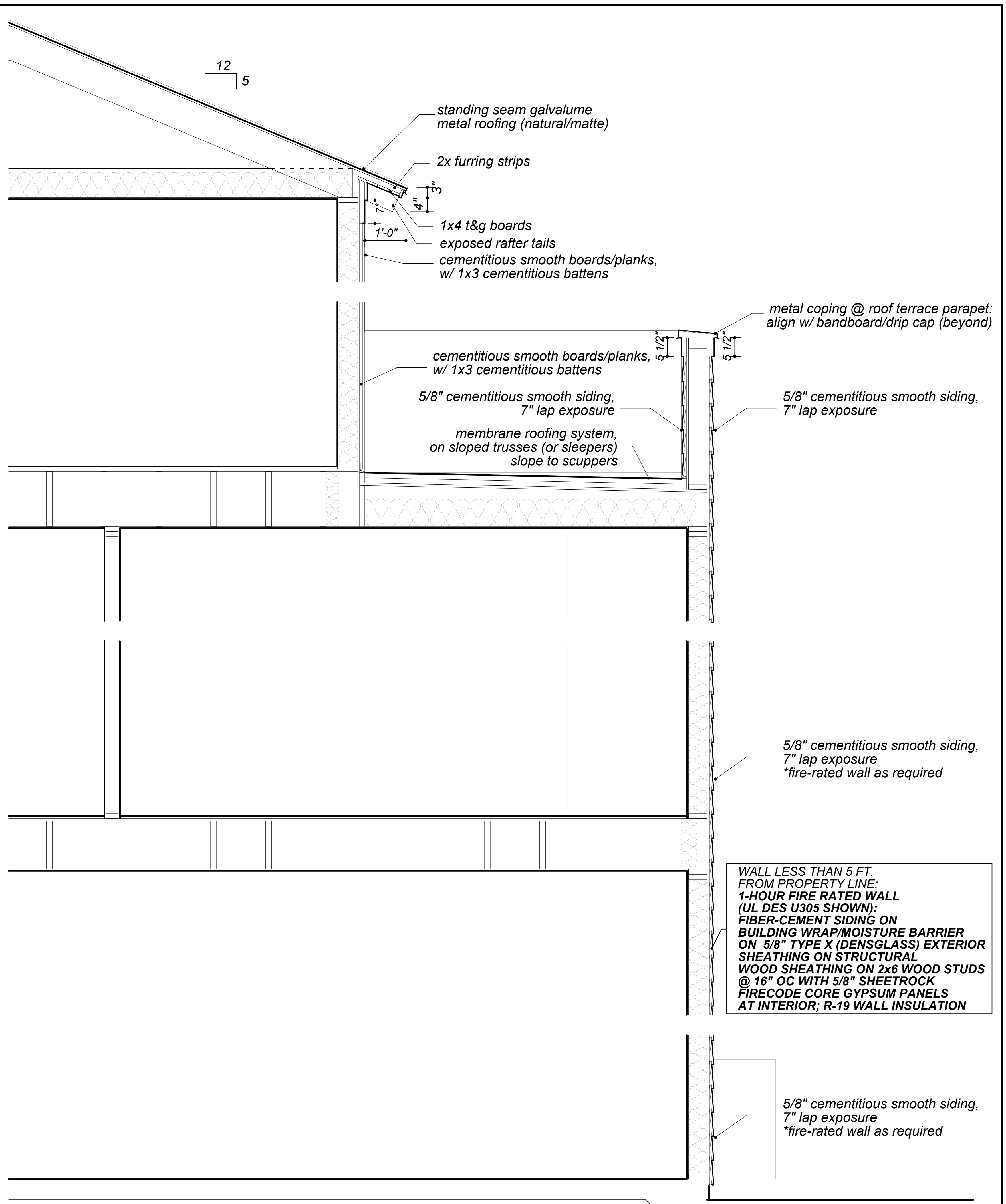


WALL SECTION B-B

3/4" = 1'-0"



WALL SECTION C-C



WALL LESS THAN 5 FT.
FROM PROPERTY LINE:
1-HOUR FIRE RATED WALL
(UL DES U305 SHOWN):
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BUILDING WRAP/MOISTURE BARRIER
ON 5/8" TYPE X (DENSGLASS) EXTERIOR
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- Poor performance of flashing and subsequent water intrusion is a common problem for coastal homes.
- Enhanced flashing techniques are recommended in areas that frequently experience high winds and driving rain.
- Water penetration at deck ledgers can cause wood dry rot and corrosion of connectors leading to deck collapse.

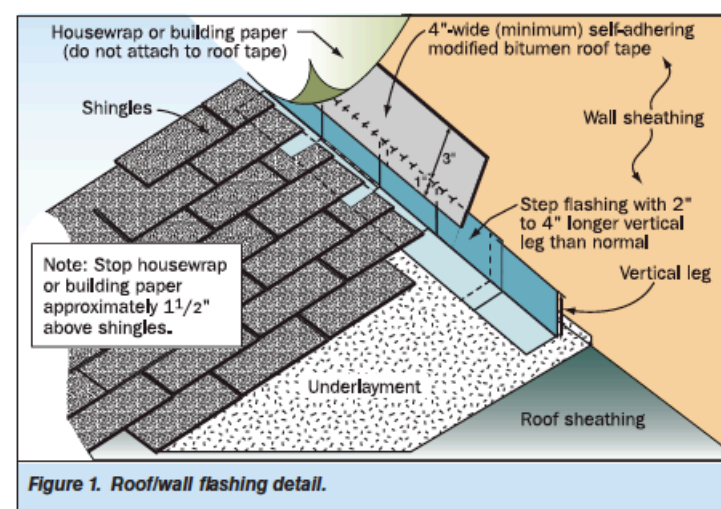


Figure 1. Roofwall flashing detail.

Roof and Deck Flashing Recommendations for Coastal Areas

- Always lap flashing and other moisture barriers properly.
- Use increased lap lengths for added protection.
- Do not rely on sealant as a substitute for proper lapping.
- Use fasteners that are compatible with or of the same type of metal as the flashing material.
- Use flashing cement at joints to help secure flashing.
- At roof-to-wall intersections (see Figure 1):
 - Use step flashing that has a 2- to 4-inch-longer vertical leg than normal.
 - Tape the top of step flashing with 4-inch-wide (minimum) self-adhering modified bitumen roof tape.
 - Do not seal housewrap or building paper to step flashing.
- For deck flashing:
 - Follow proper installation sequence to prevent water penetration at deck ledger (see Figure 2).
 - Leave gap between first deck board and flashing to allow for drainage (see Figure 3).
 - Use spacer behind ledger to provide gap for drainage (see Figure 3).
 - Use stainless steel deck connection hardware.

See Fact Sheet Nos. 7.2 and 7.3 for rake and eave details.

FEMA 5.2: ROOF-TO-WALL AND DECK-TO-WALL FLASHING HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION 1 of 3

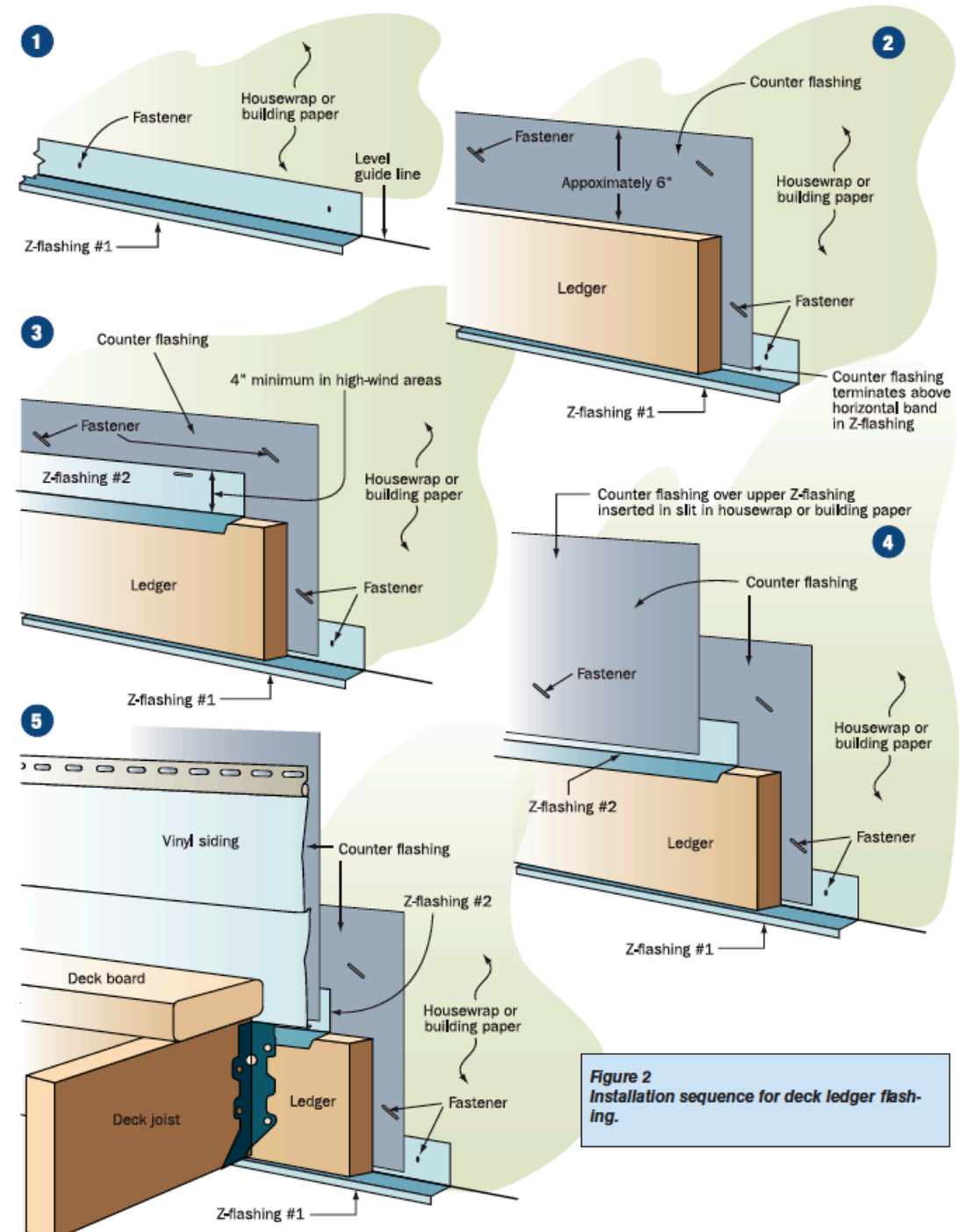


Figure 2 Installation sequence for deck ledger flashing.

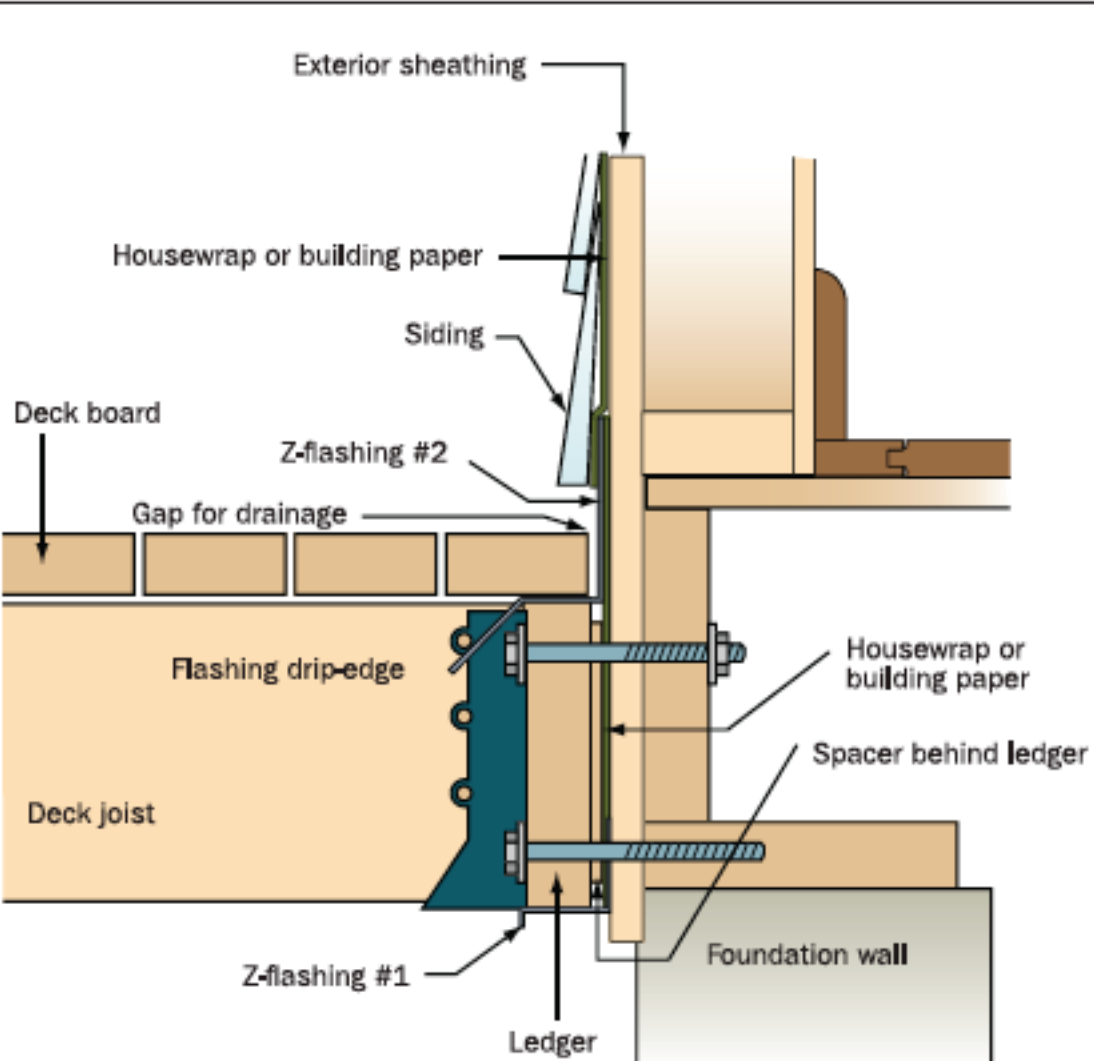
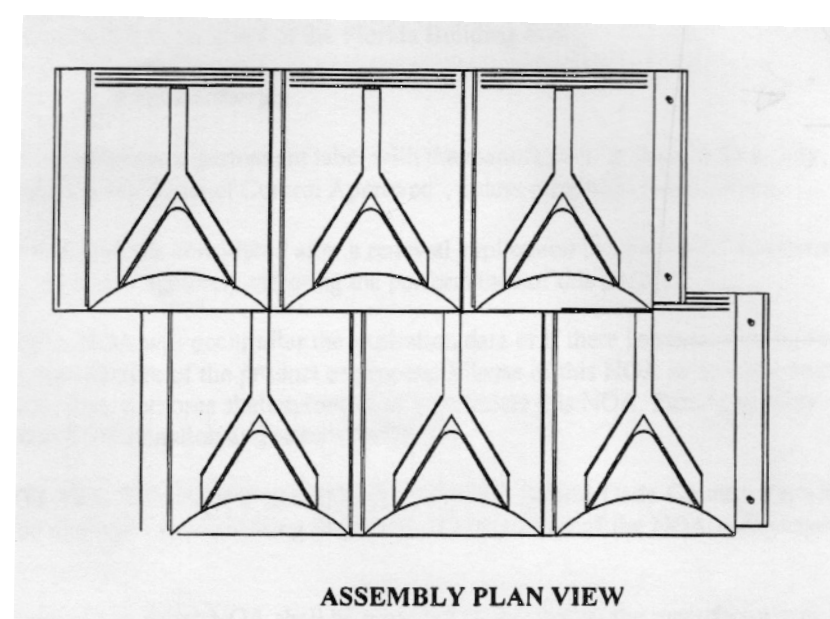
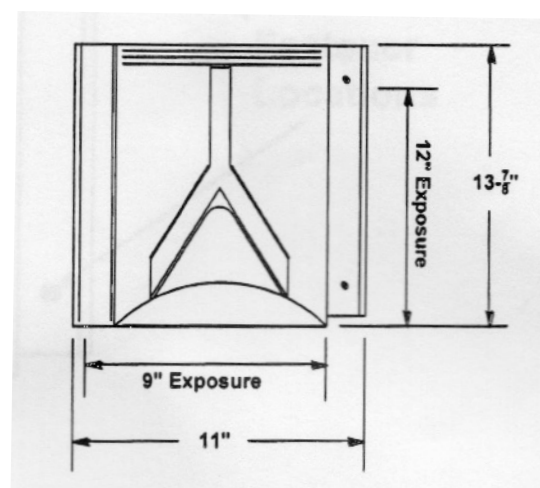


Figure 3 Deck ledger flashing.

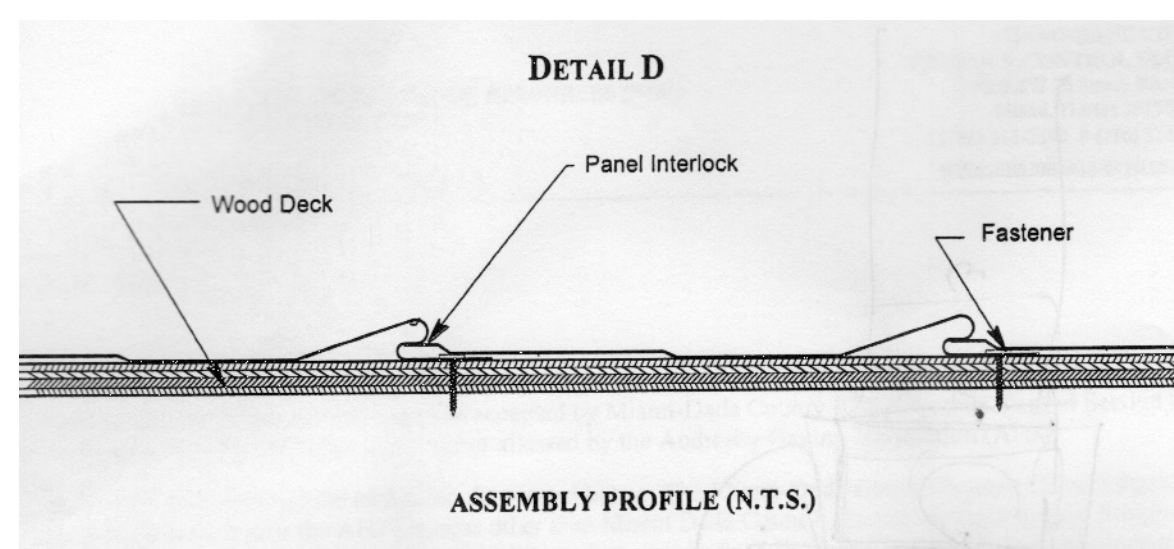
STANDING SEAM METAL ROOFING (GALVALUME: NATURAL/MATTE FINISH)



METAL SHINGLE ROOFING (GALVALUME: NATURAL/MATTE FINISH)



ASSEMBLY PLAN VIEW



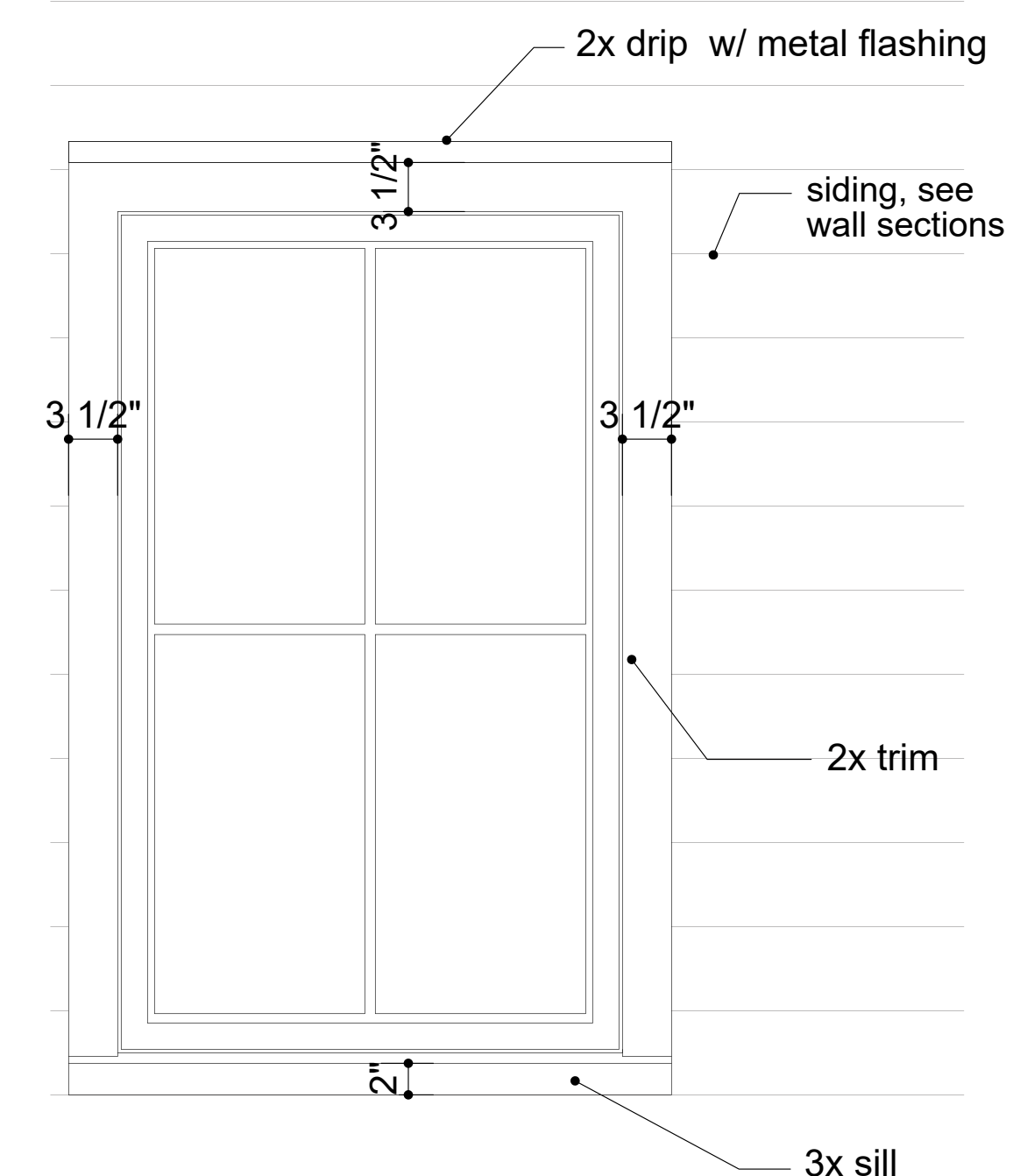
ASSEMBLY PROFILE (N.T.S.)

WINDOWS: ALUMINUM CLAD WOOD

Andersen ARCHITECTURAL COLLECTION



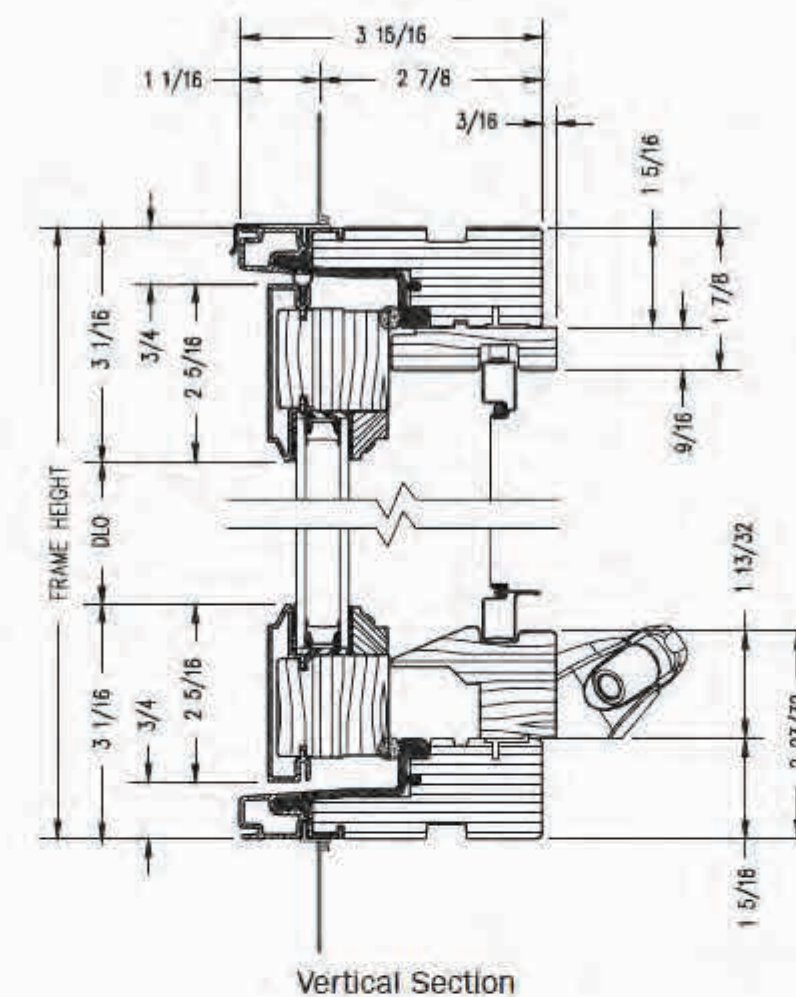
E-SERIES WINDOWS & DOORS



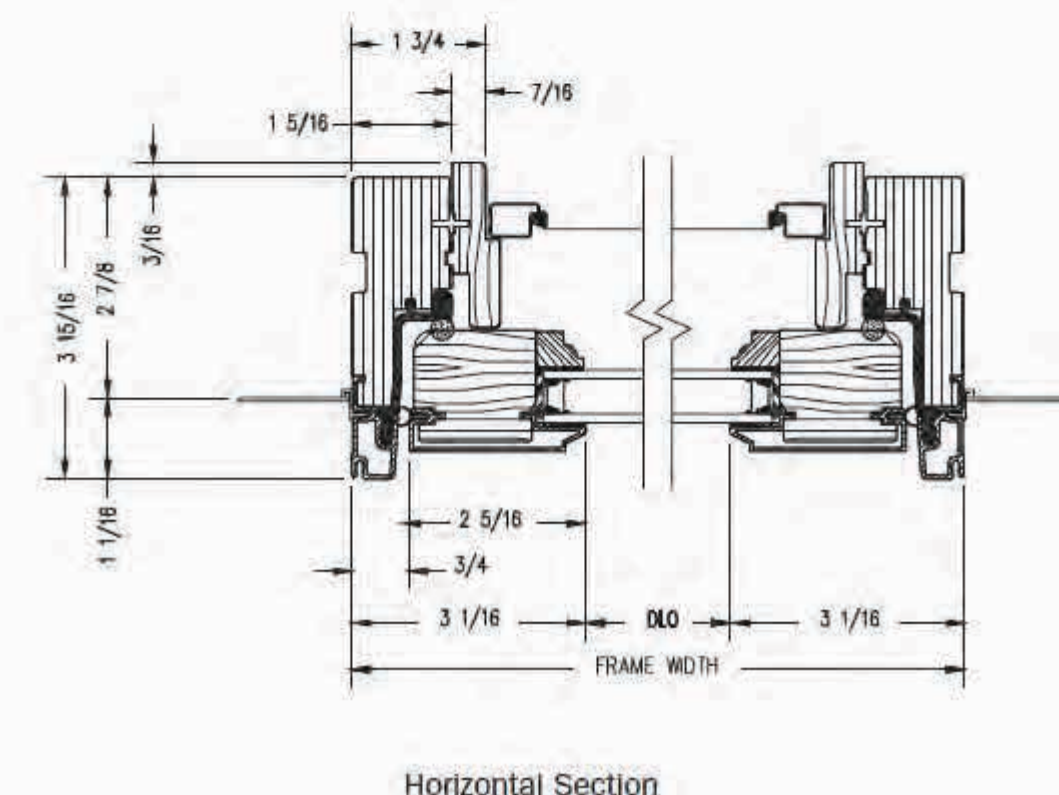
WINDOW-DETAIL EXTERIOR ELEVATION

1"=1'-0"

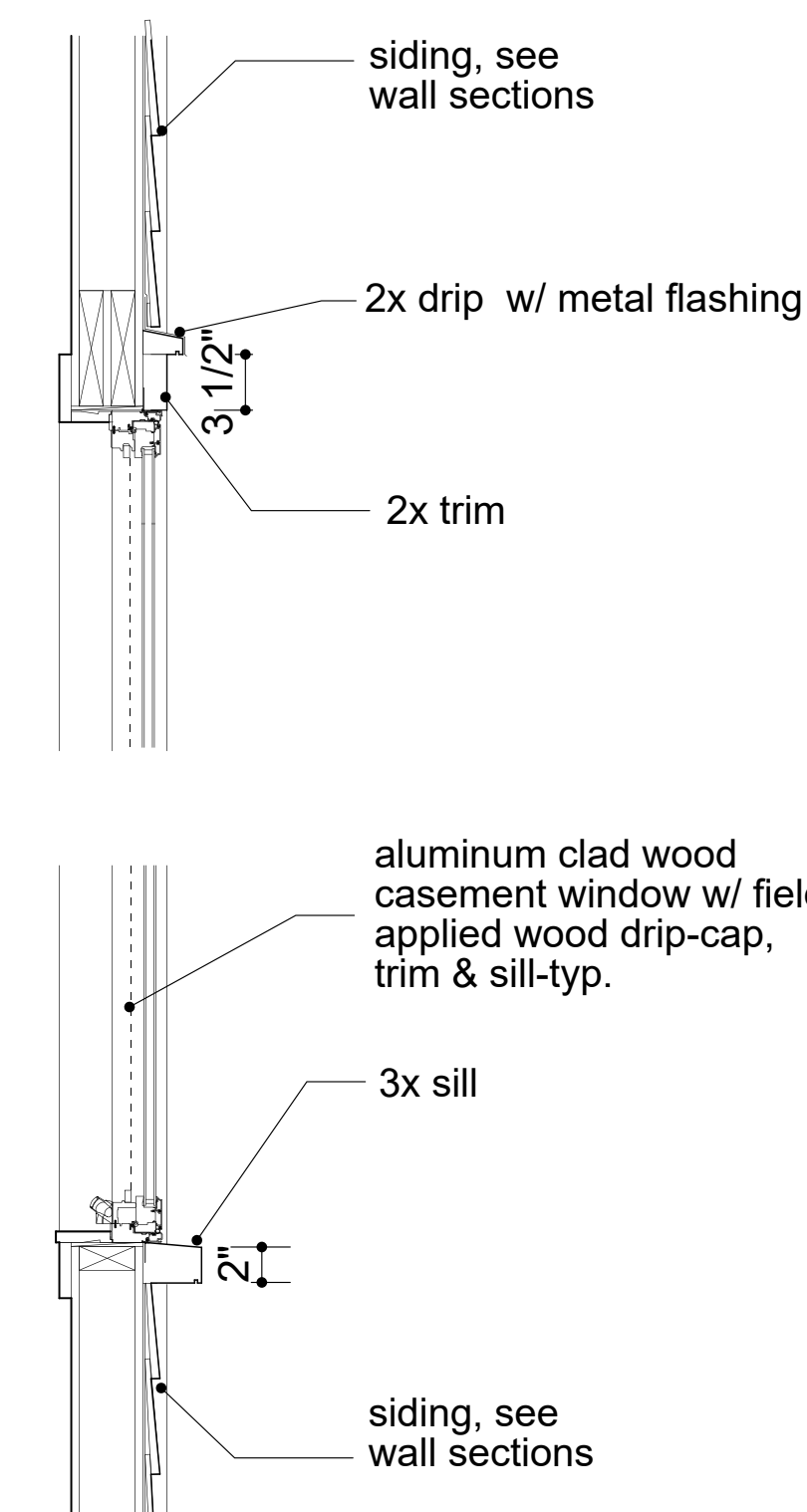
Casement



Vertical Section



Horizontal Section



WINDOW-DETAIL SECTION

1"=1'-0"



2 SMALLS ALLEY

3 SMALLS ALLEY

1 SMALLS ALLEY

1 LEWIS COURT

POOL HOUSE
(1 LEWIS COURT)

BEHIND 71-77 SPRING: LOOKING SOUTH



POOL HOUSE
(1 LEWIS COURT)

1 LEWIS COURT

1 SMALLS ALLEY
(beyond)

3 SMALLS ALLEY

2 SMALLS ALLEY

BEHIND 71-77 SPRING: LOOKING NORTH



71 SPRING STREET



73 SPRING STREET



75 SPRING STREET



77 SPRING STREET



2 SMALLS ALLEY



3 SMALLS ALLEY 1 SMALLS ALLEY



1 LEWIS COURT

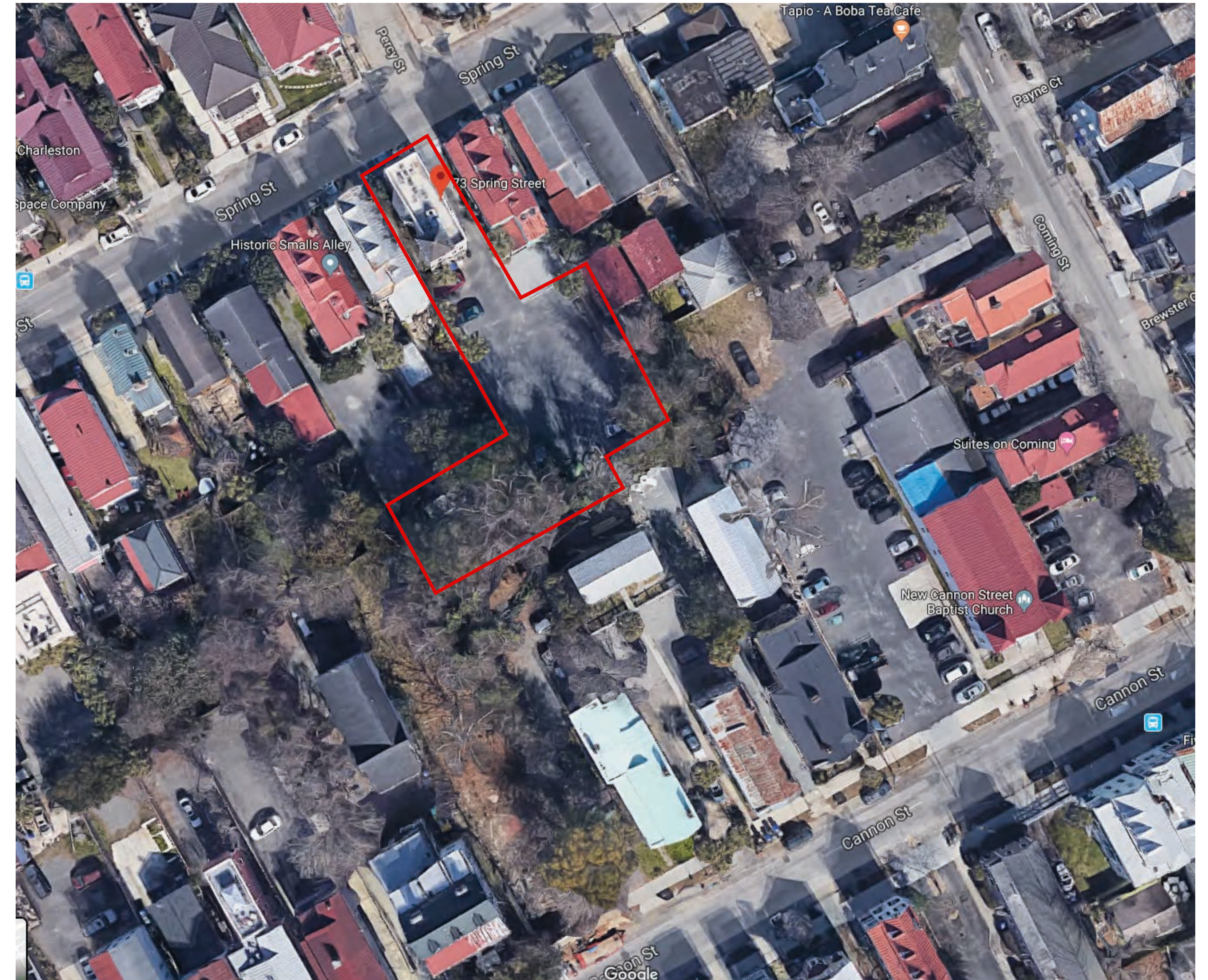
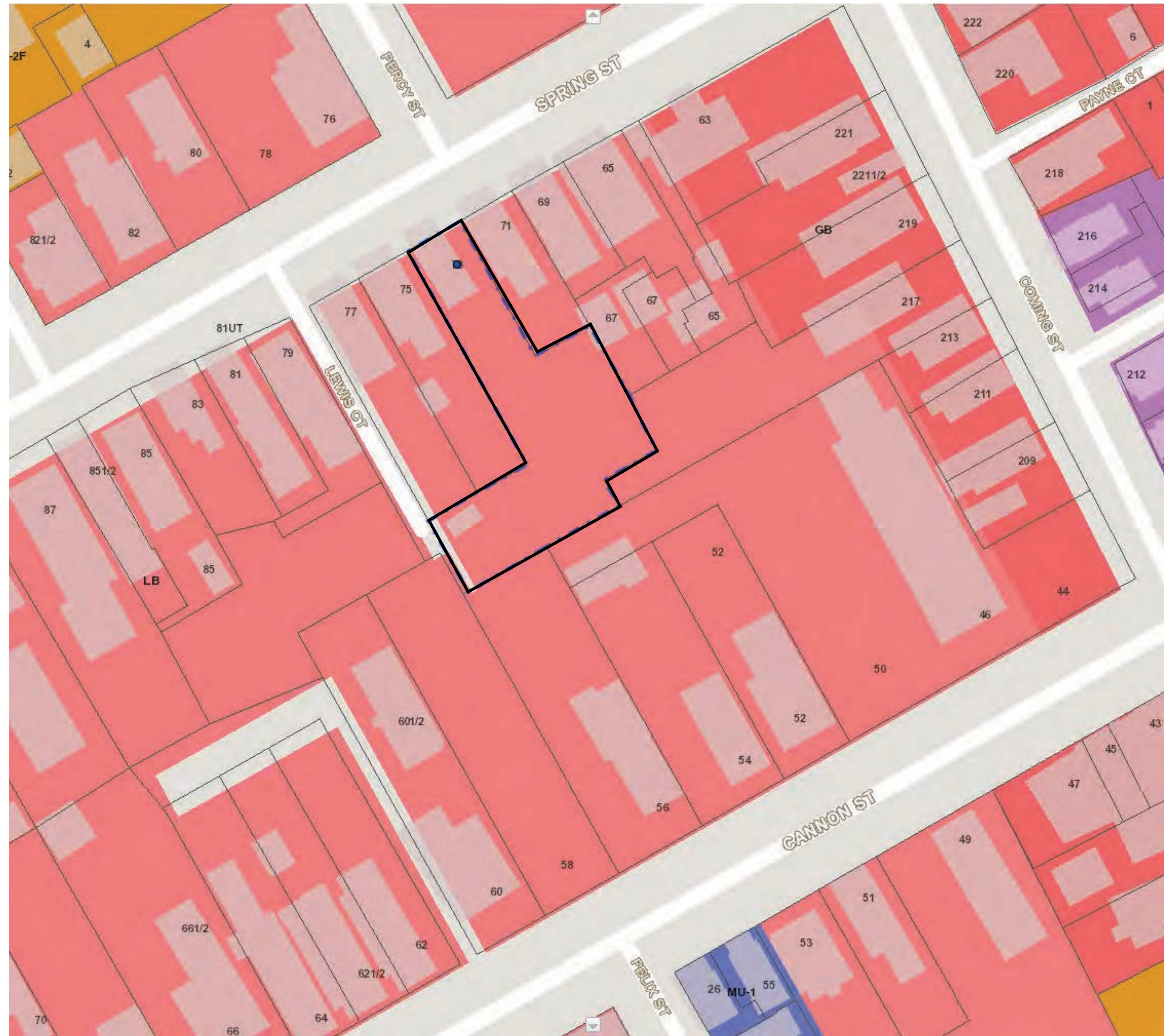


POOL HOUSE
(1 LEWIS COURT)

1 LEWIS COURT: new single-family dwelling

73 SPRING STREET: three new single-family dwellings & a new small office building at the rear of the property (located behind an existing non-historic building: commercial space with one residential unit above)

(B.A.R. - Preliminary Review : February 2020)





AERIAL VIEW: looking north



AERIAL VIEW: looking east



AERIAL VIEW: looking south



AERIAL VIEW: looking west



71 SPRING



**DRIVEWAY
(SMALLS ALLEY)**

73 SPRING



75 SPRING



77 SPRING



**LEWIS
COURT**

79 SPRING



71 SPRING

**DRIVEWAY
(SMALLS ALLEY)**



73 SPRING

**DRIVEWAY
(SMALLS ALLEY)**



77 SPRING

**LEWIS
COURT**

79 SPRING



LEWIS COURT: looking south



LEWIS COURT: looking south

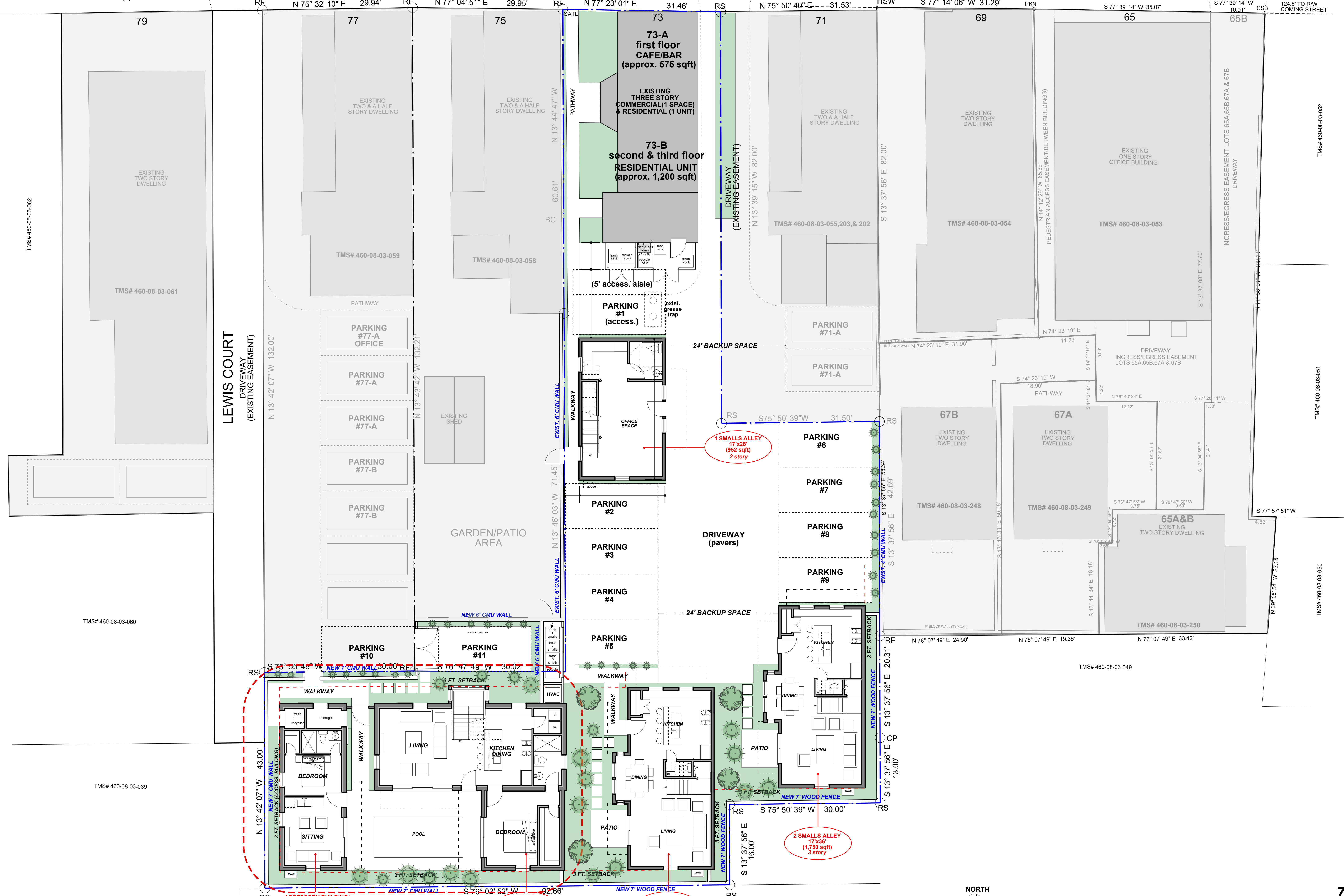


LEWIS COURT: looking north



LEWIS COURT: looking north

FIRE HYDRANT-approx. 100'



SITE / FIRST FLOOR PLAN

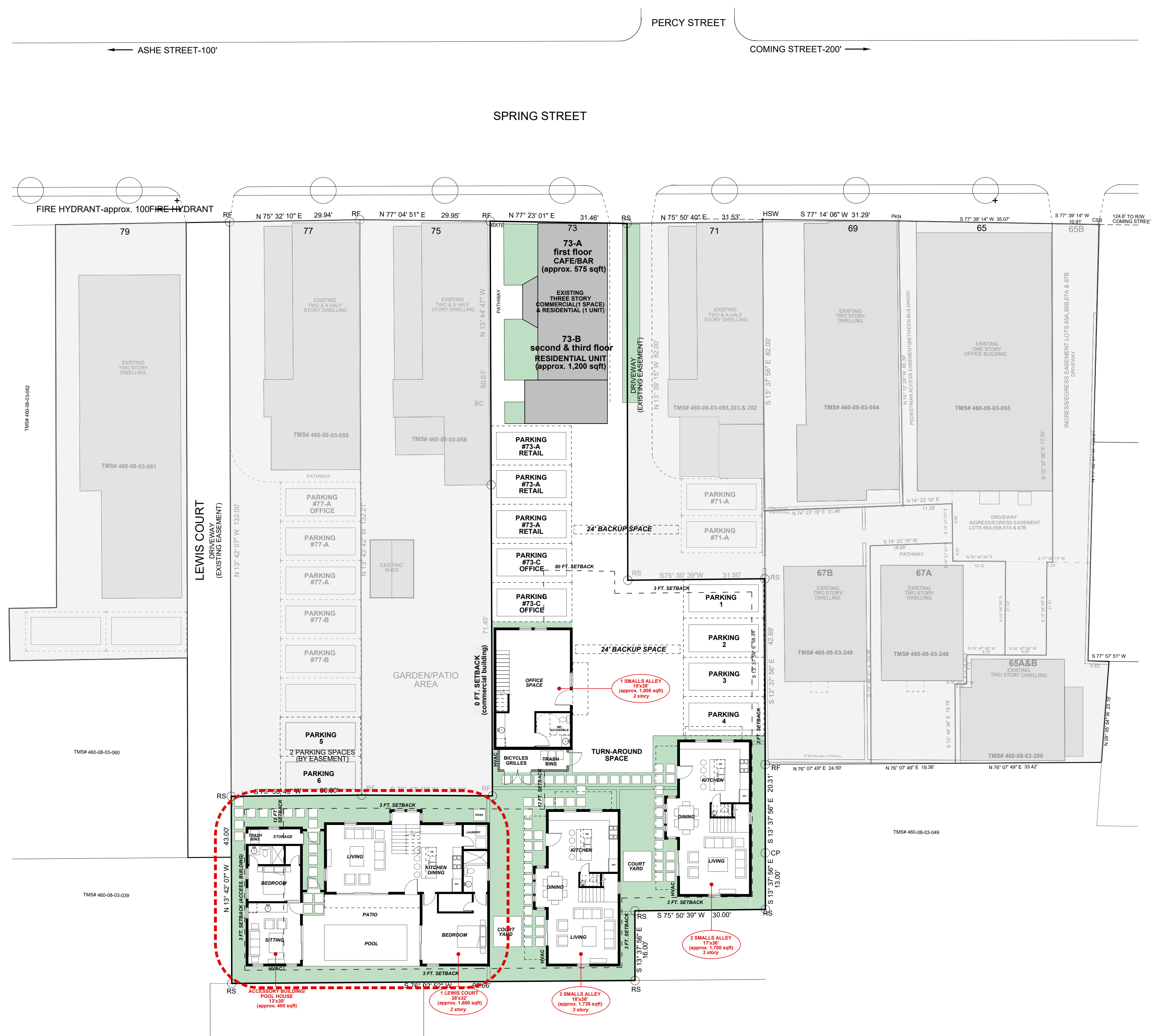
1/8"=1'-0"



- 1 LEWIS COURT
38'x33'
(1,646 sqft)
2 story
- 2 SMALLS ALLEY
17'x36'
(1,750 sqft)
3 story
- 3 SMALLS ALLEY
17'x36'
(1,752 sqft)
3 story

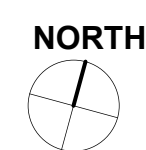
BAR : CONCEPTUAL - OCT. 2019

*approved 10/10/2019

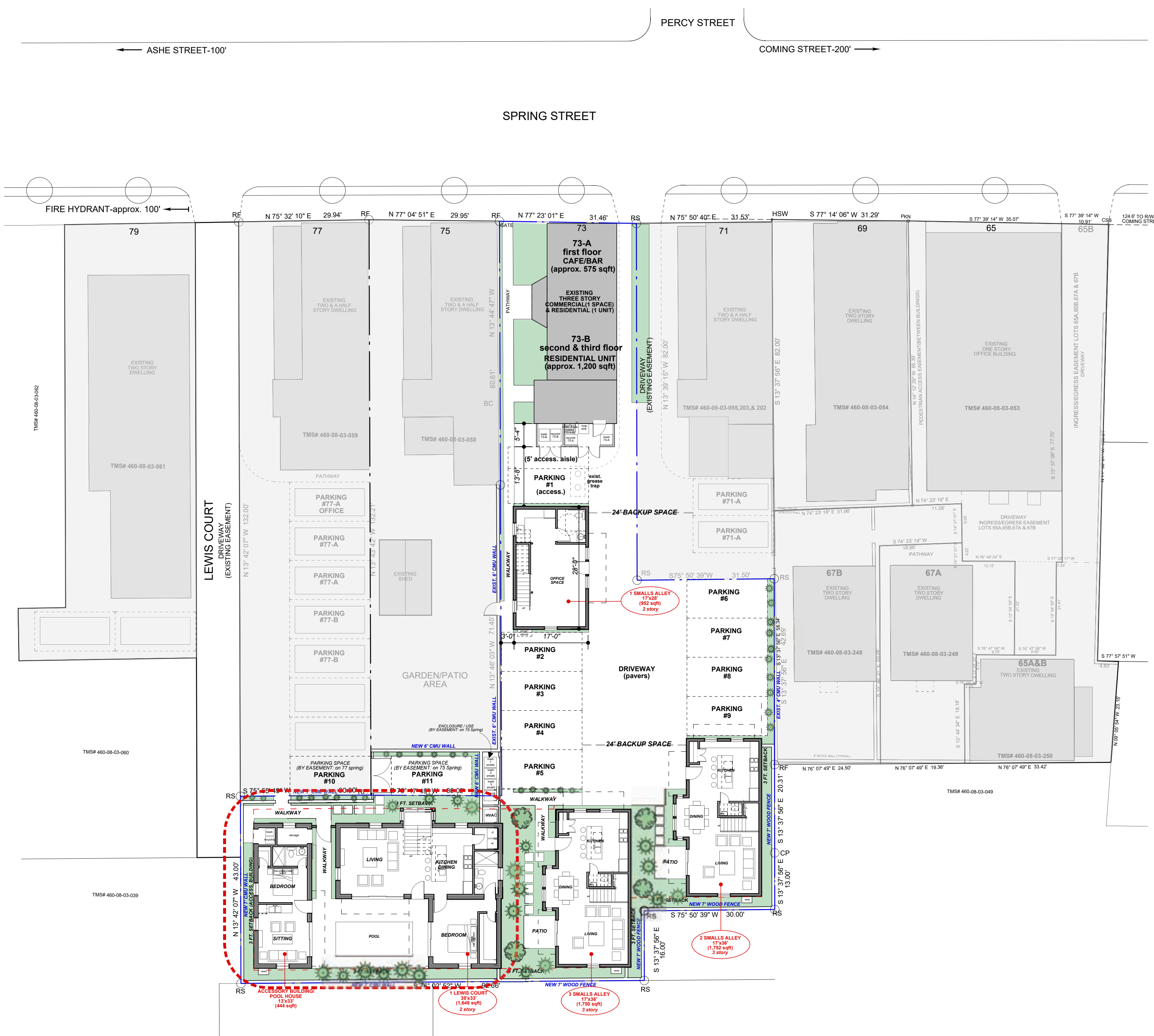


SITE / FIRST FLOOR PLAN

1/16"=1'-0"

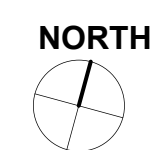


BAR : PRELIMINARY - FEB. 2020

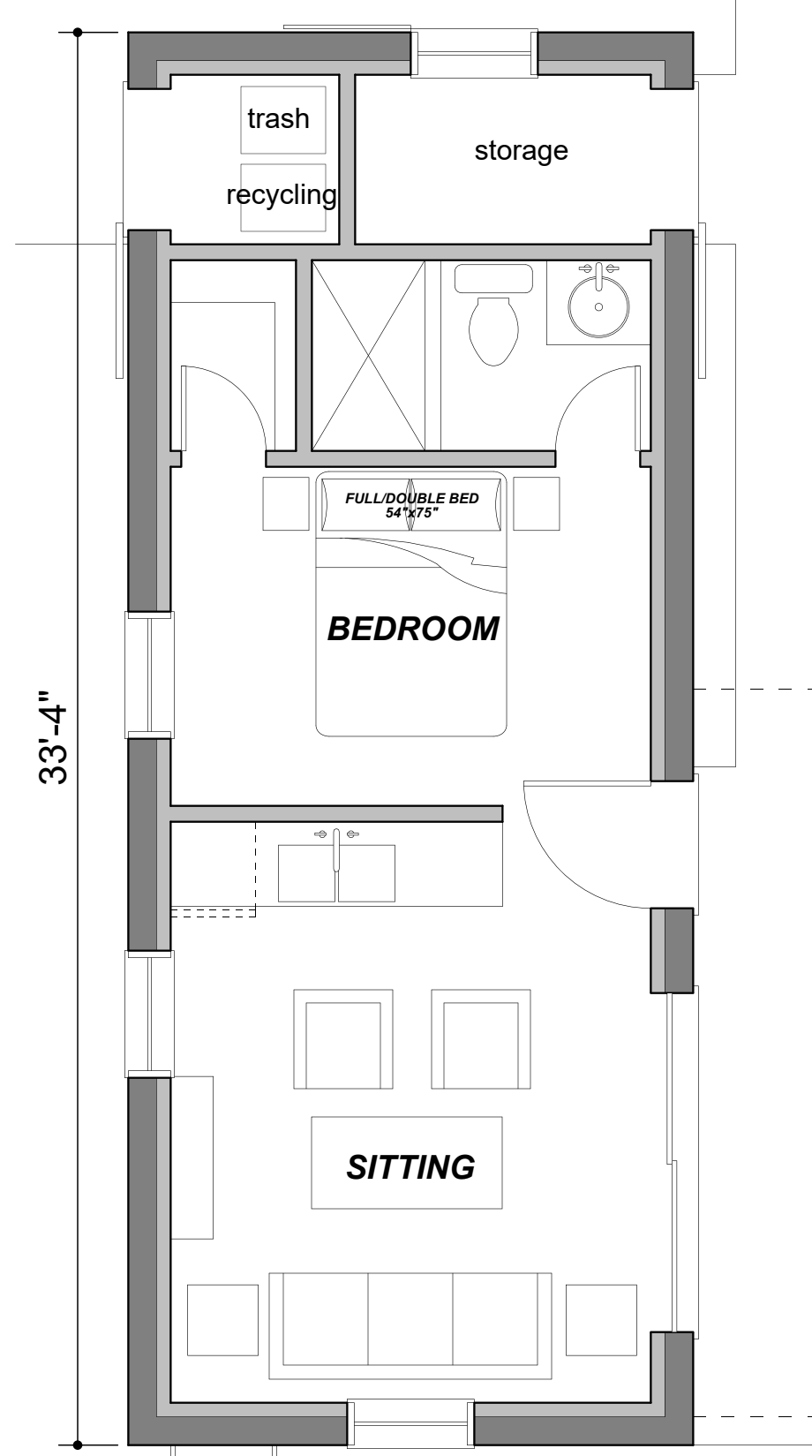


SITE / FIRST FLOOR PLAN

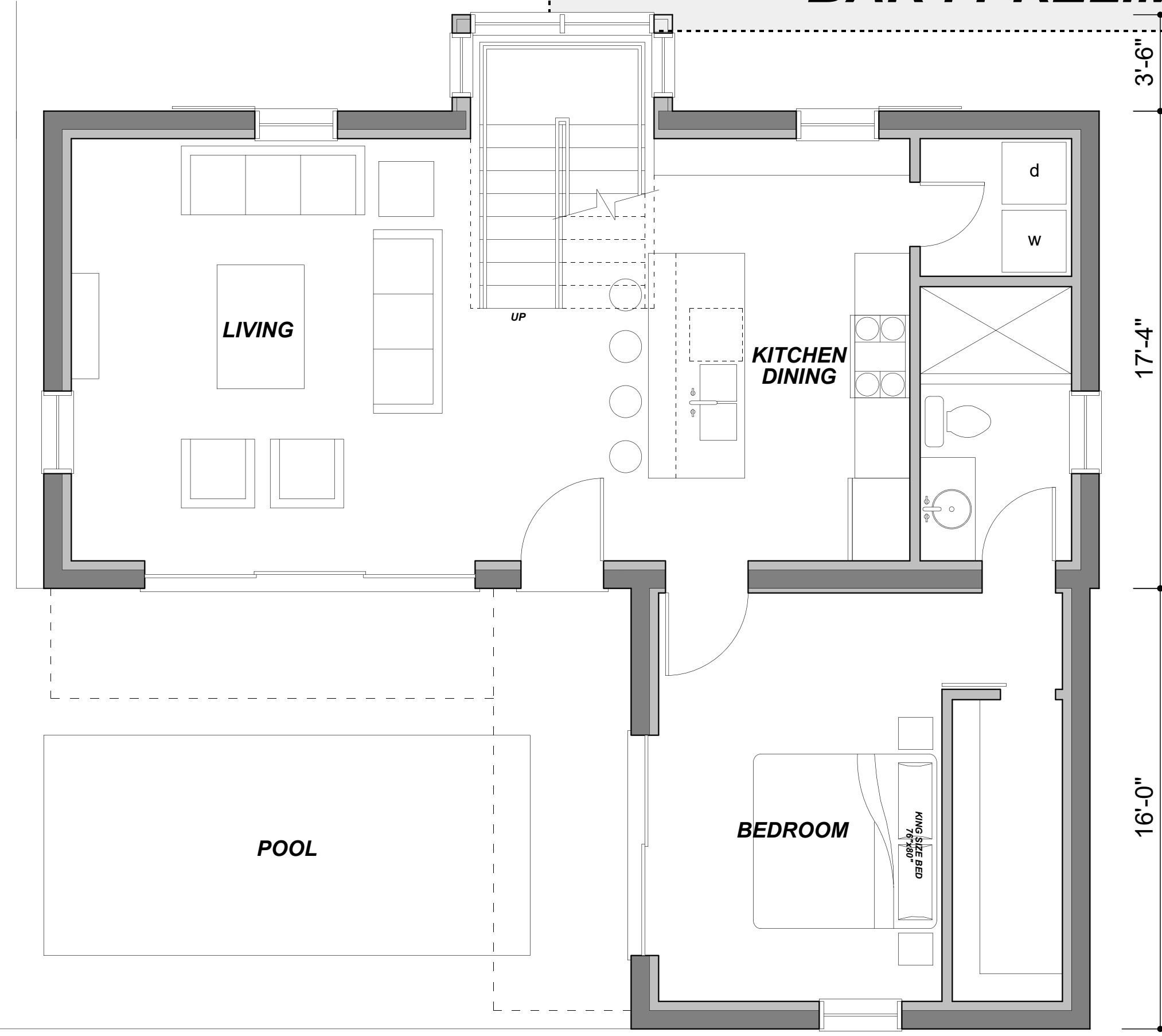
1/16"=1'-0"



BAR : PRELIMINARY - FEB. 2020

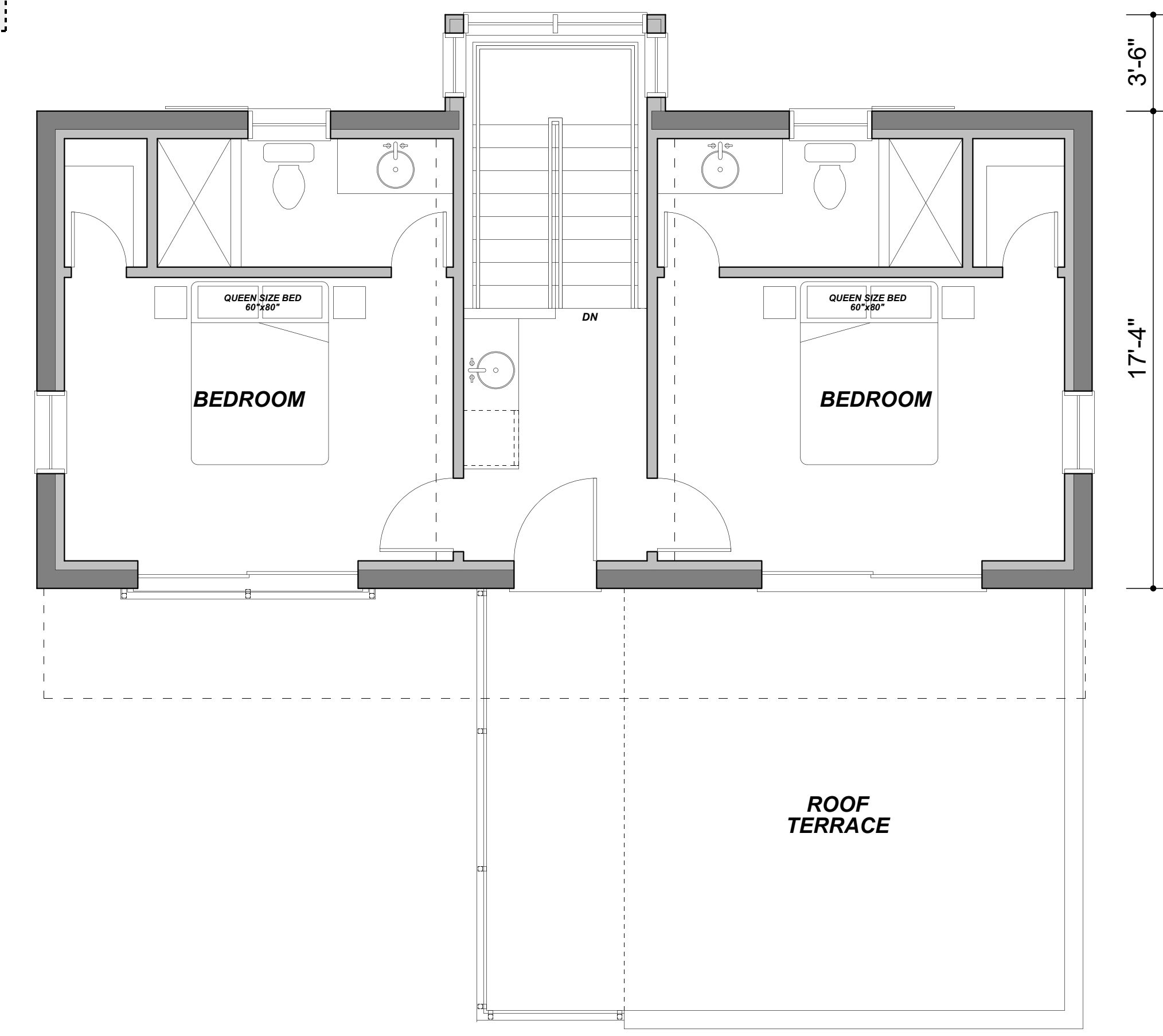
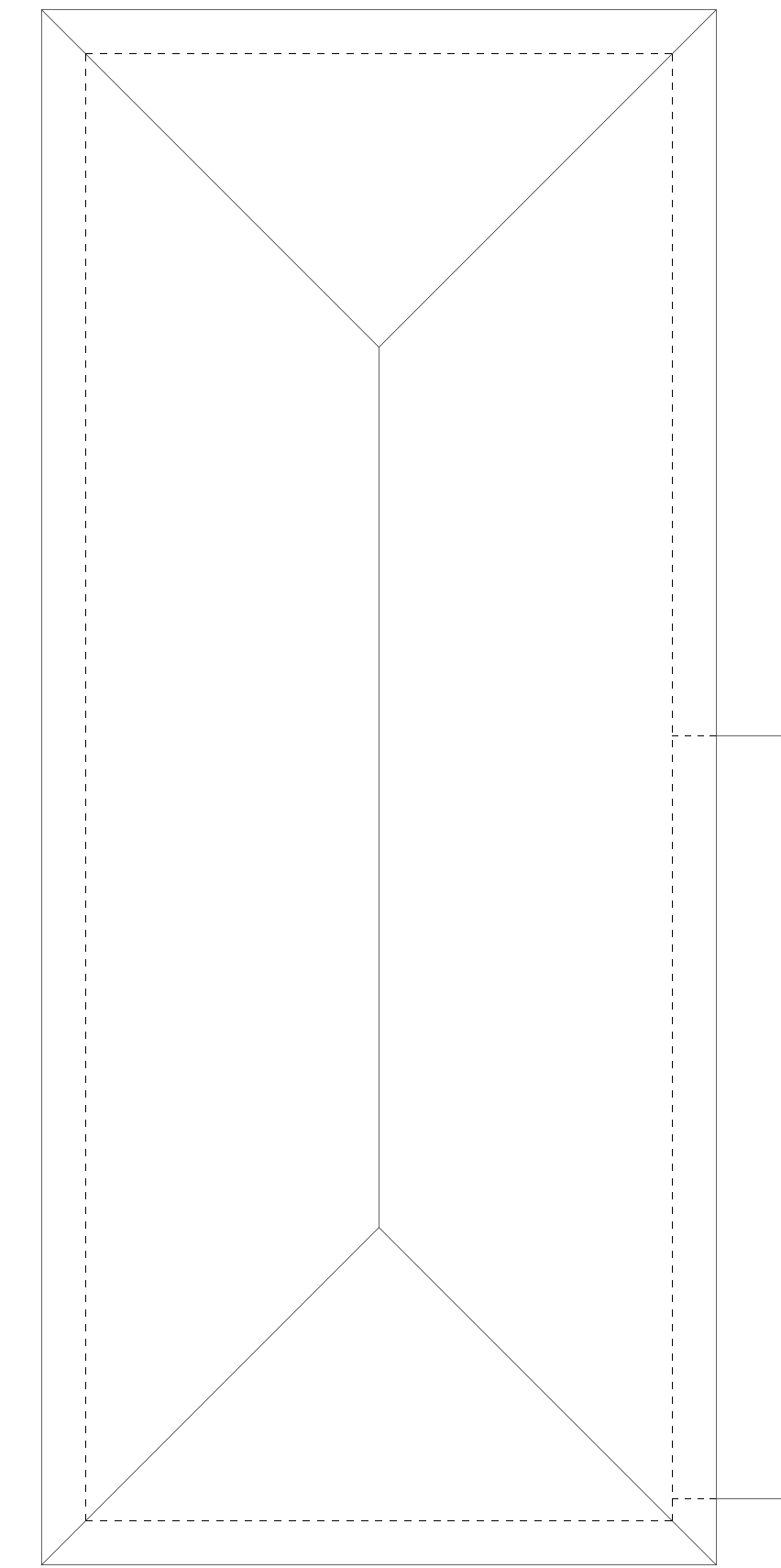


POOL HOUSE PLAN
444 sqft- heated



FIRST FLOOR PLAN
956 sqft- heated (1,646 sqft TOTAL)

1/4"=1'-0" NORTH

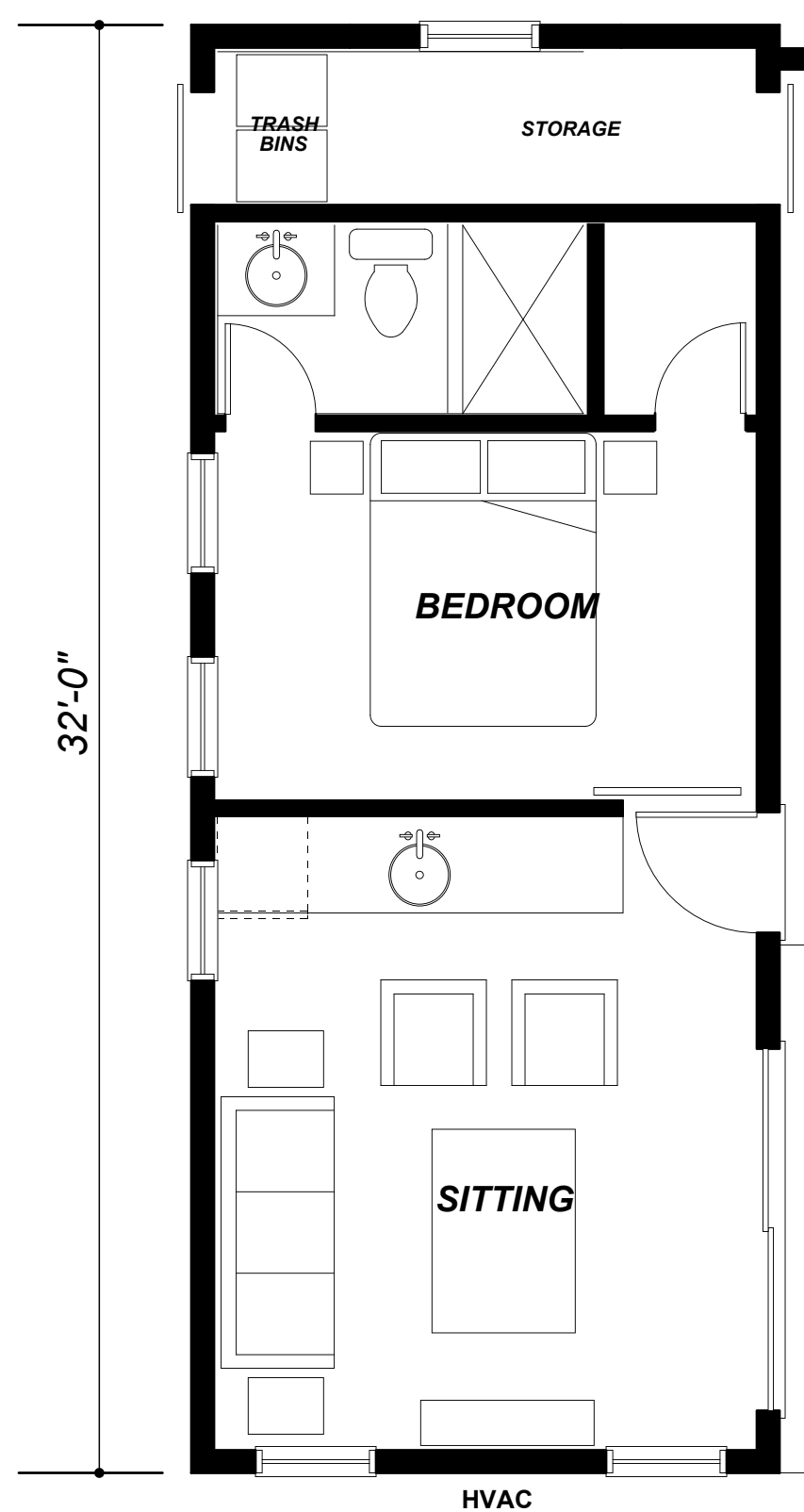


SECOND FLOOR PLAN
690 sqft- heated (1,646 sqft TOTAL)

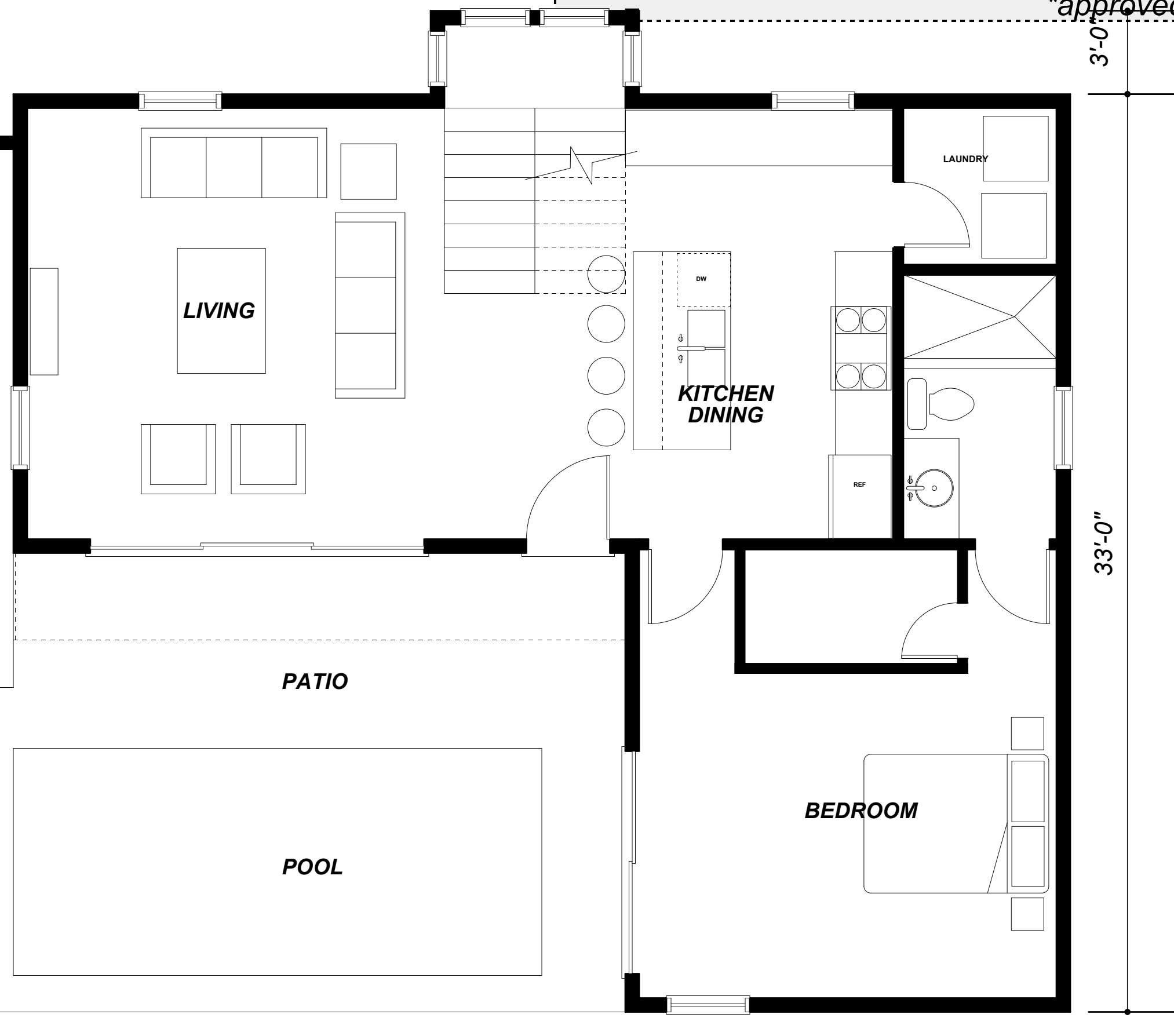
1/4"=1'-0" NORTH

BAR : CONCEPTUAL - OCT. 2019

*approved 10/10/2019

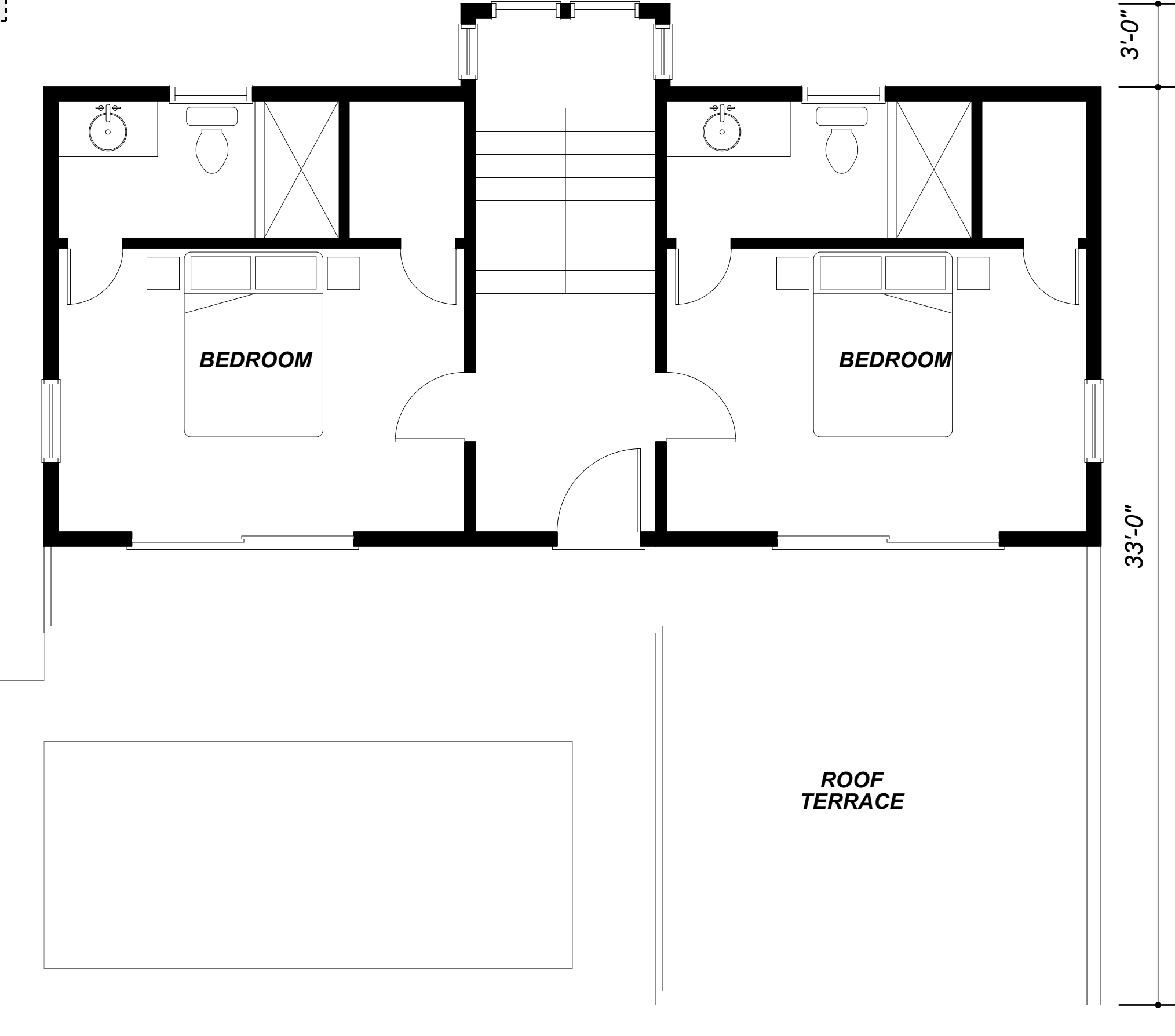
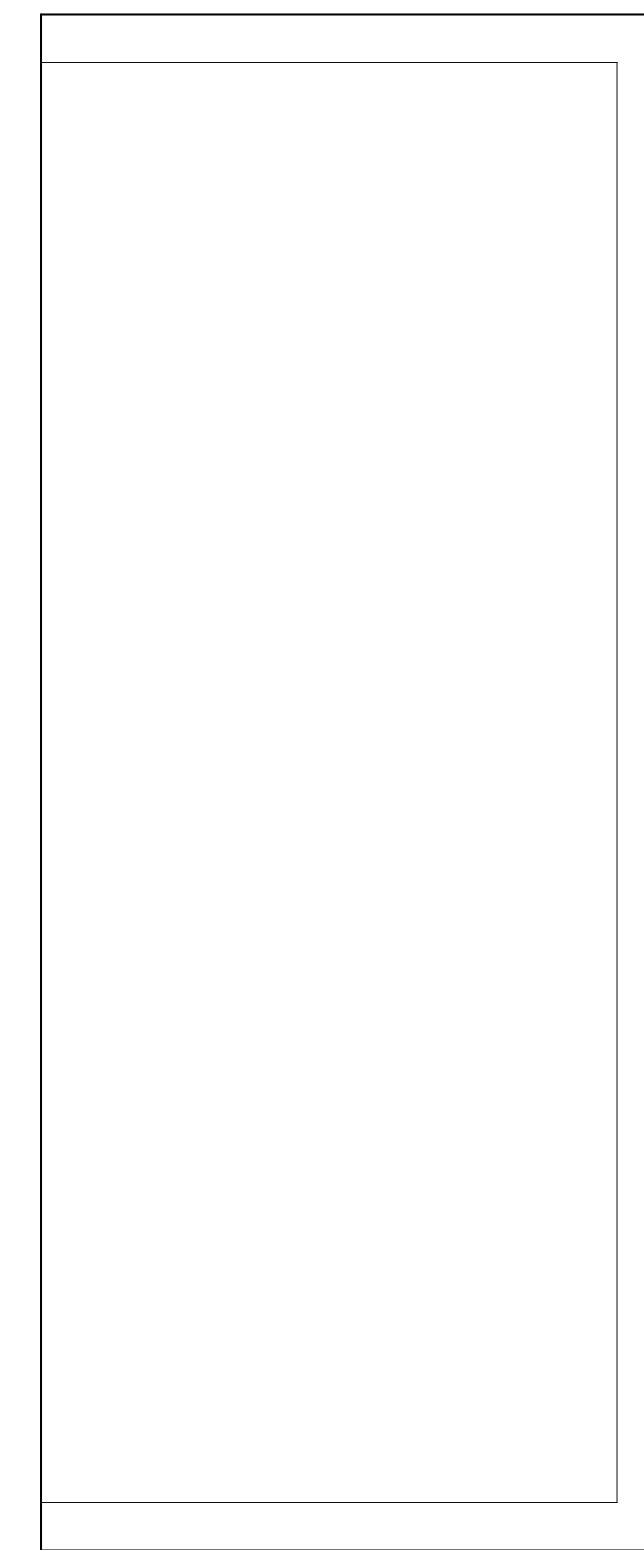


POOL HOUSE PLAN
416 sqft- heated



FIRST FLOOR PLAN
940 sqft- heated (1,600 sqft TOTAL)

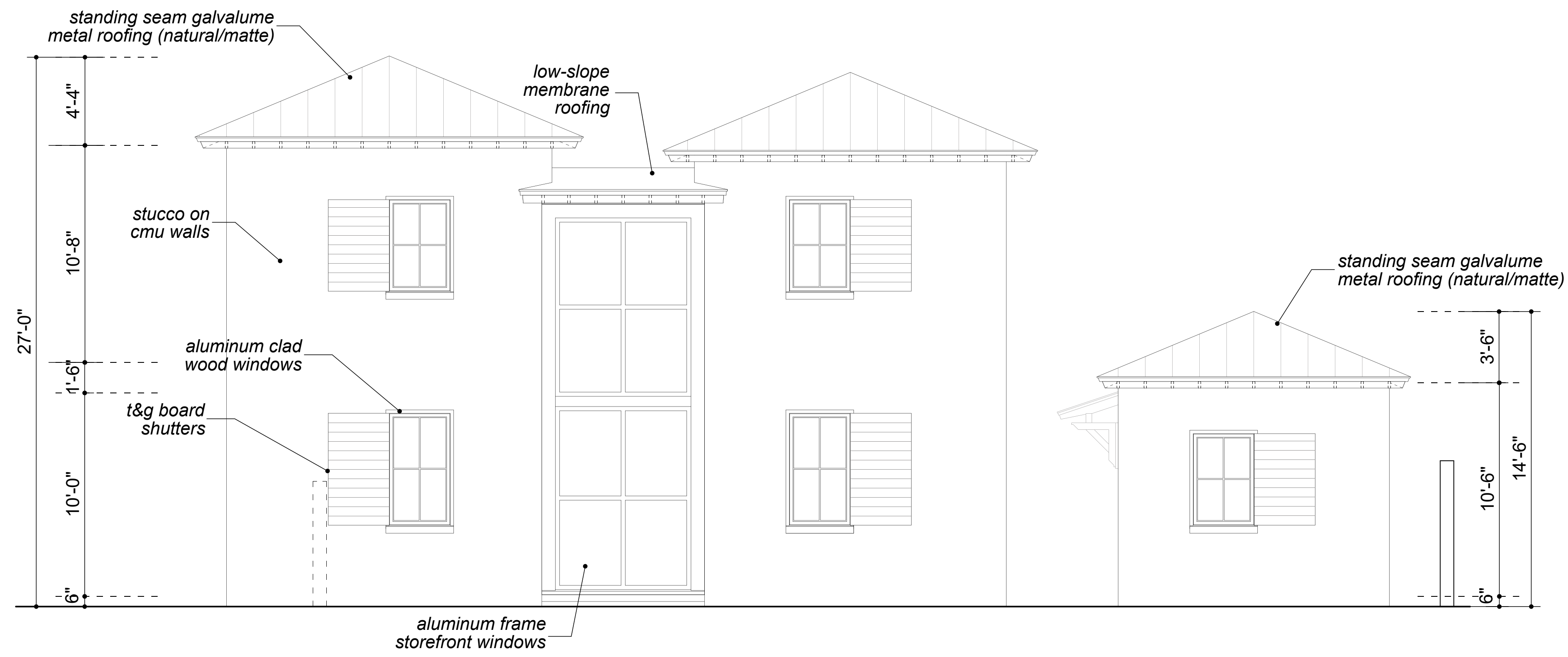
1/4"=1'-0" NORTH



SECOND FLOOR PLAN
660 sqft- heated (1,600 sqft TOTAL)

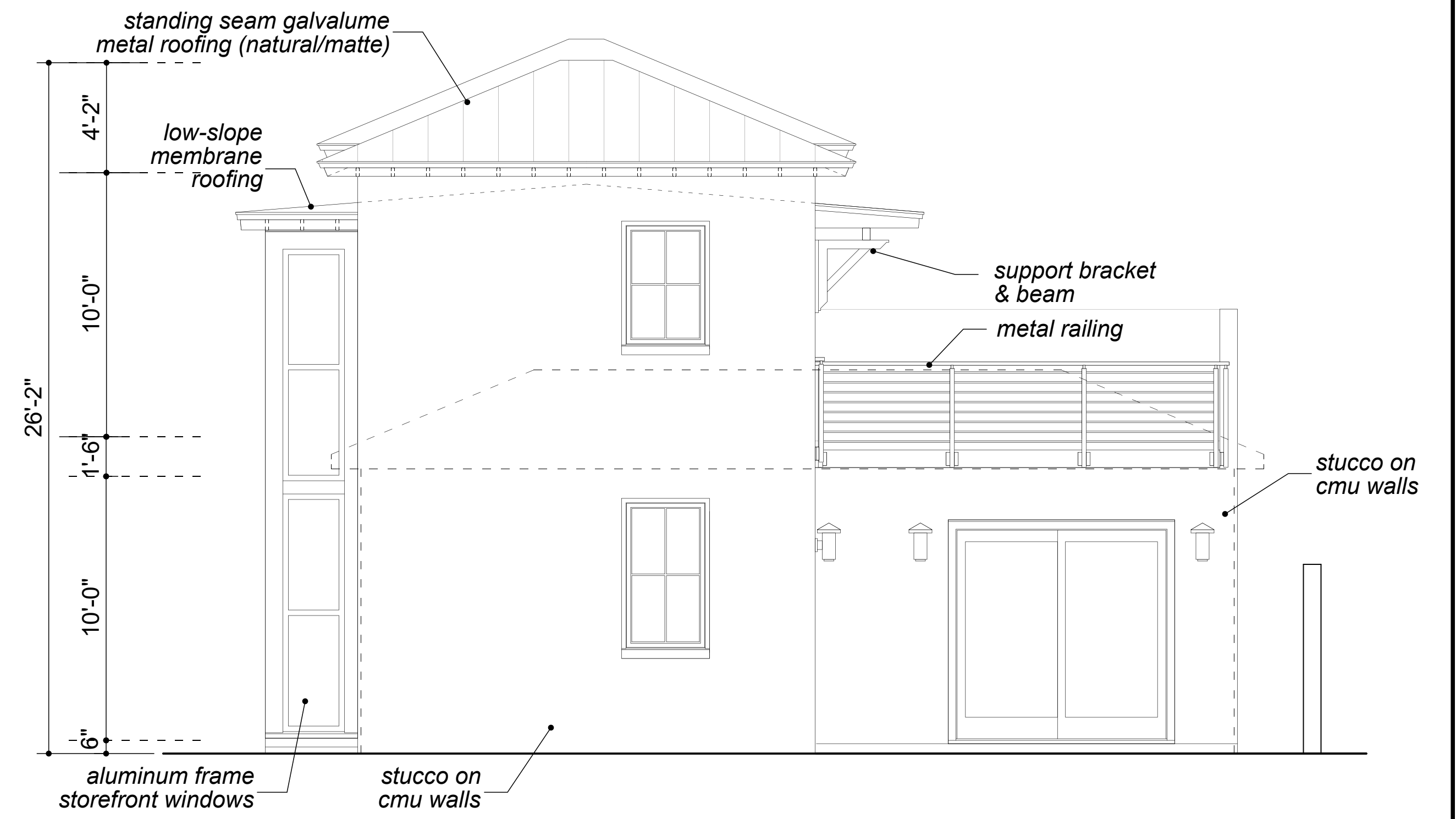
1/4"=1'-0" NORTH 9

BAR : PRELIMINARY - FEB. 2020



NORTH (FRONT) ELEVATION

1/4" = 1'-0"



WEST ELEVATION

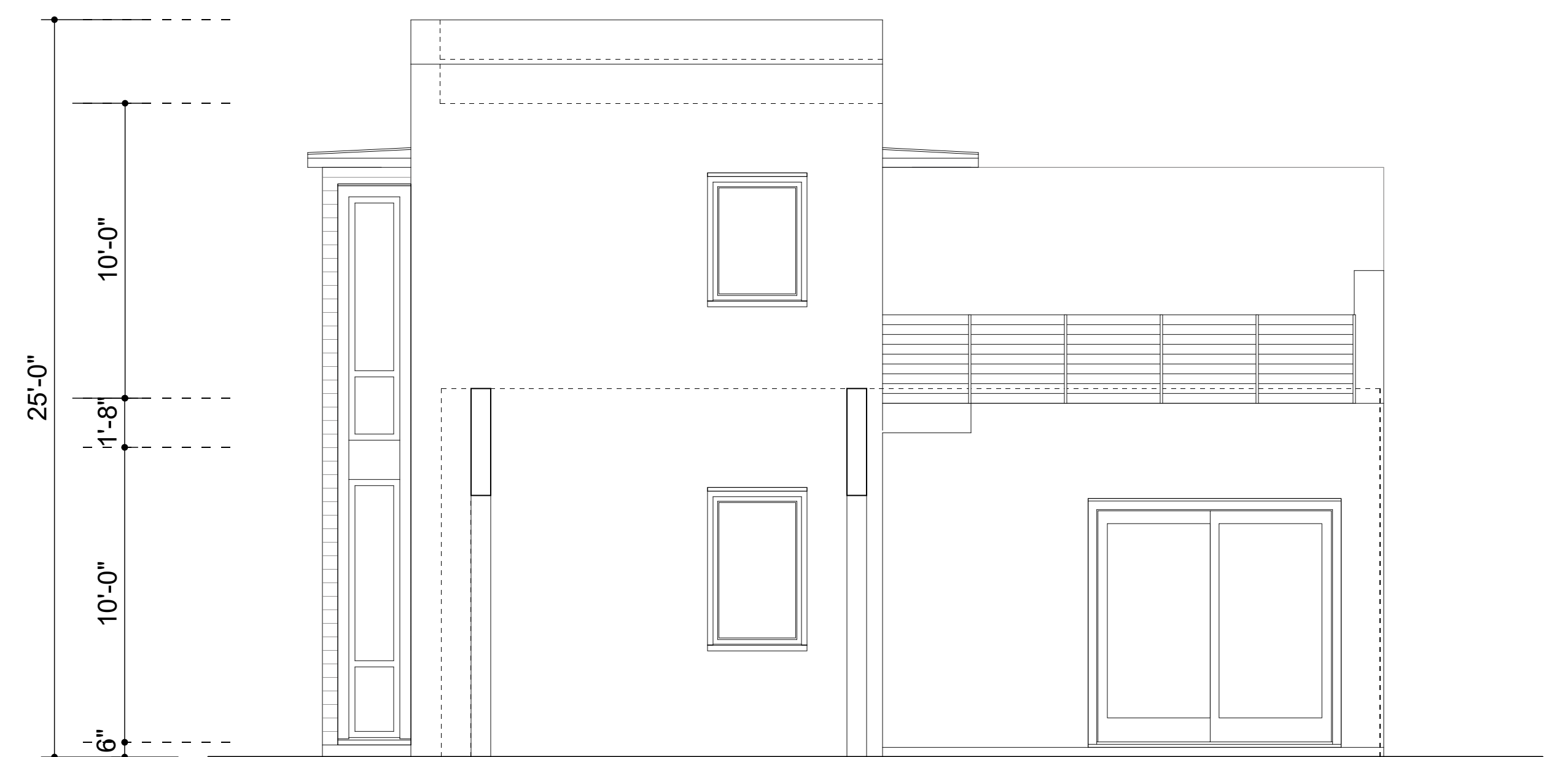
1/4" = 1'-0"

BAR : CONCEPTUAL - OCT. 2019
*approved 10/10/2019



NORTH (FRONT) ELEVATION

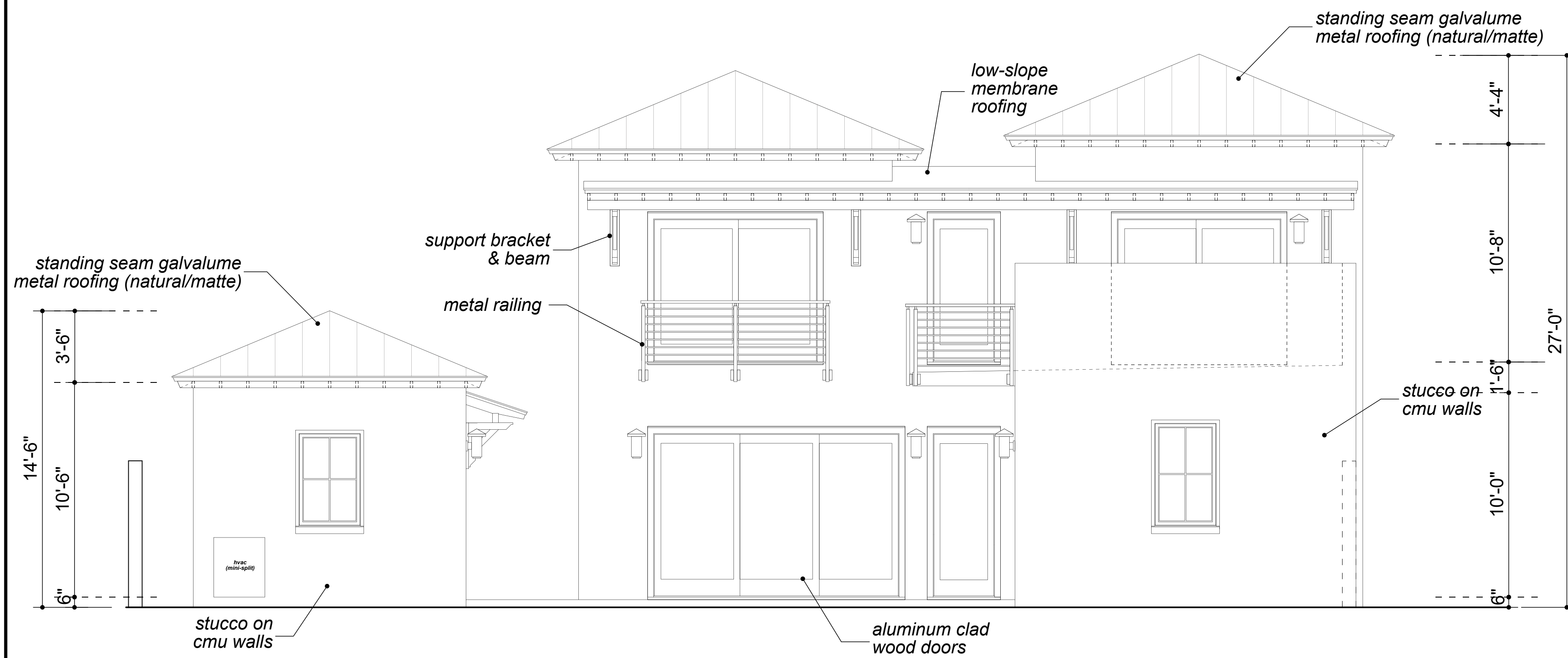
1/4" = 1'-0"



WEST ELEVATION

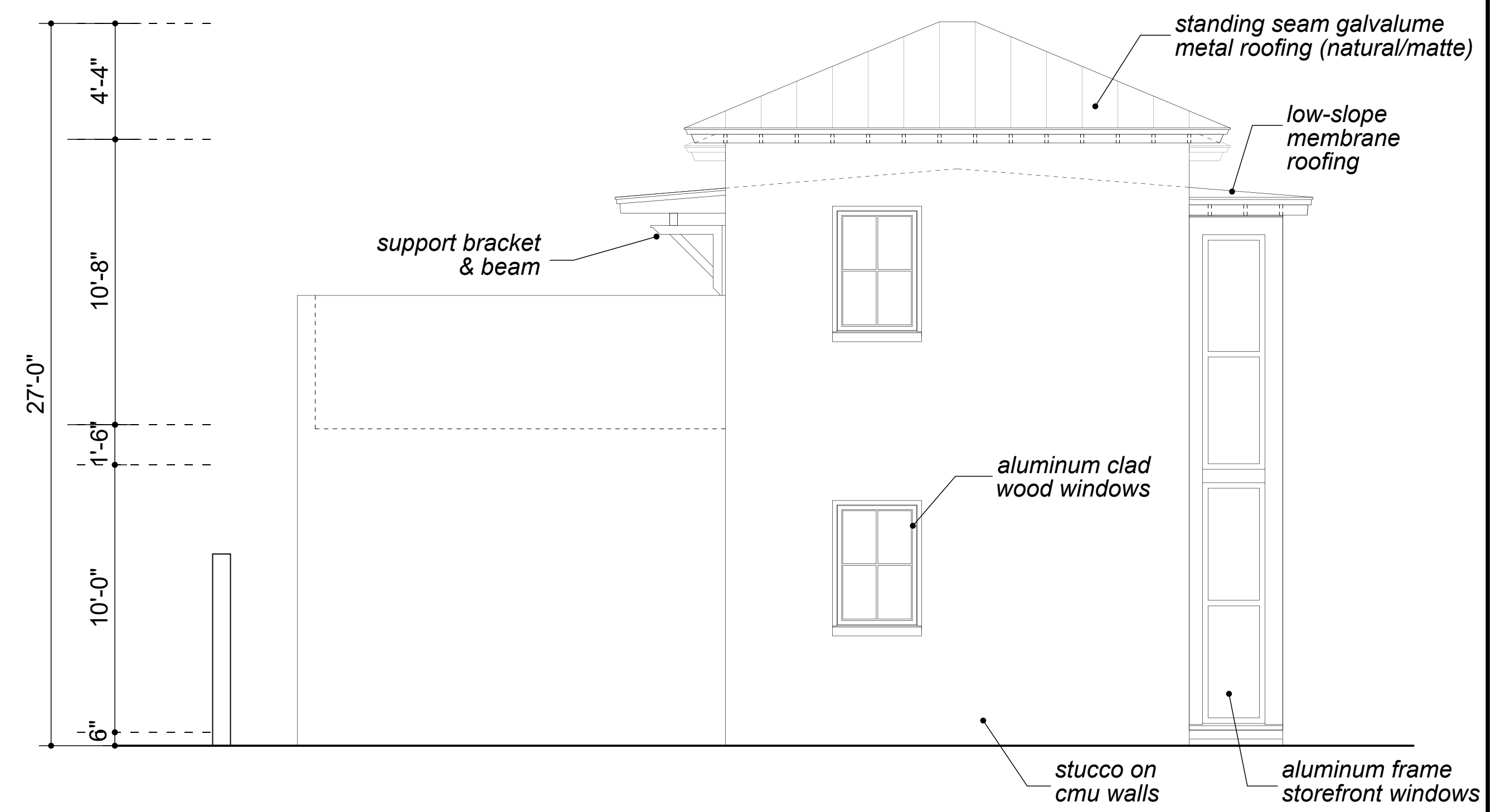
1/4" = 1'-0"

BAR : PRELIMINARY - FEB. 2020



SOUTH (REAR) ELEVATION

1/4" = 1'-0"



EAST ELEVATION

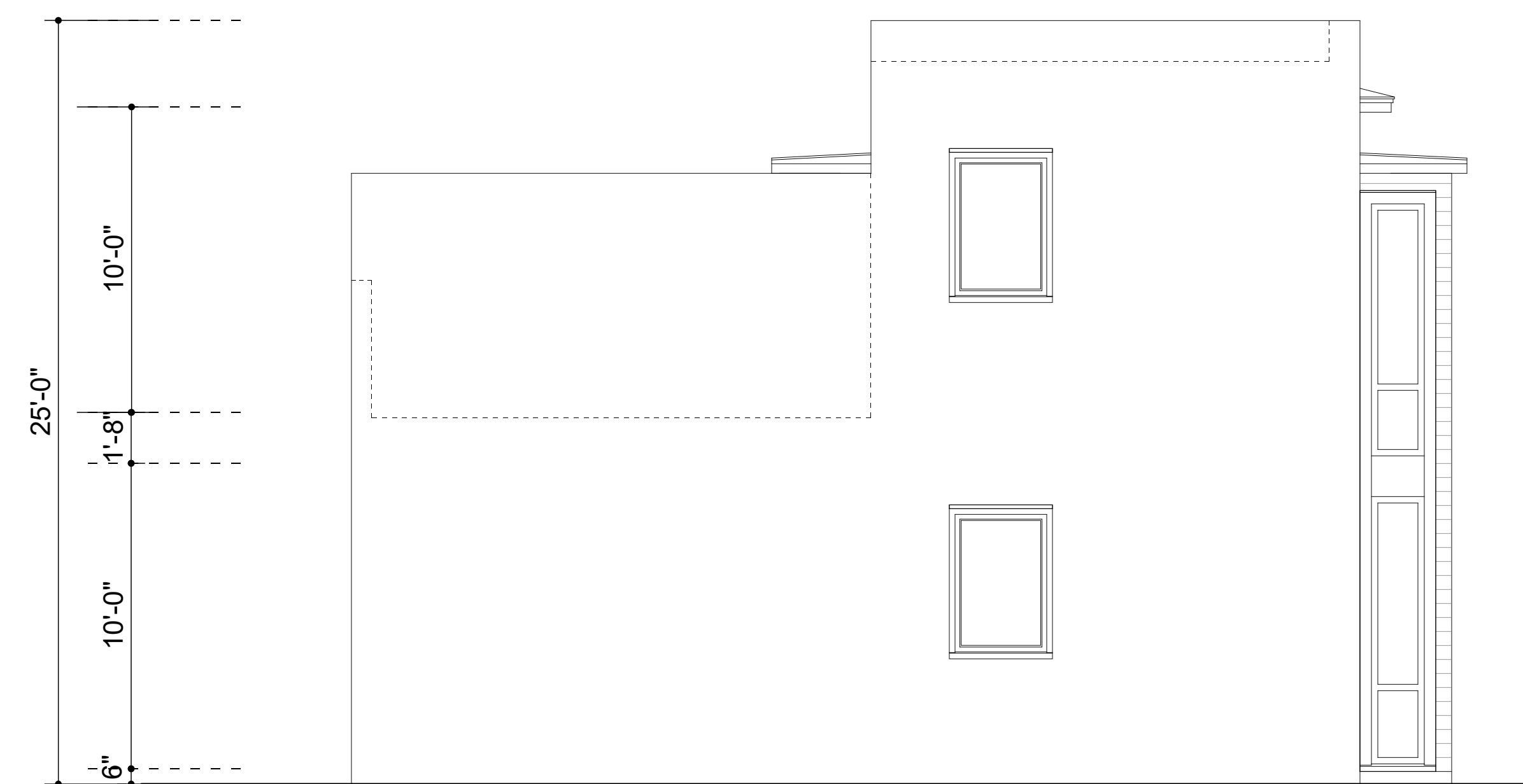
1/4" = 1'-0"

BAR : CONCEPTUAL - OCT. 2019
*approved 10/10/2019



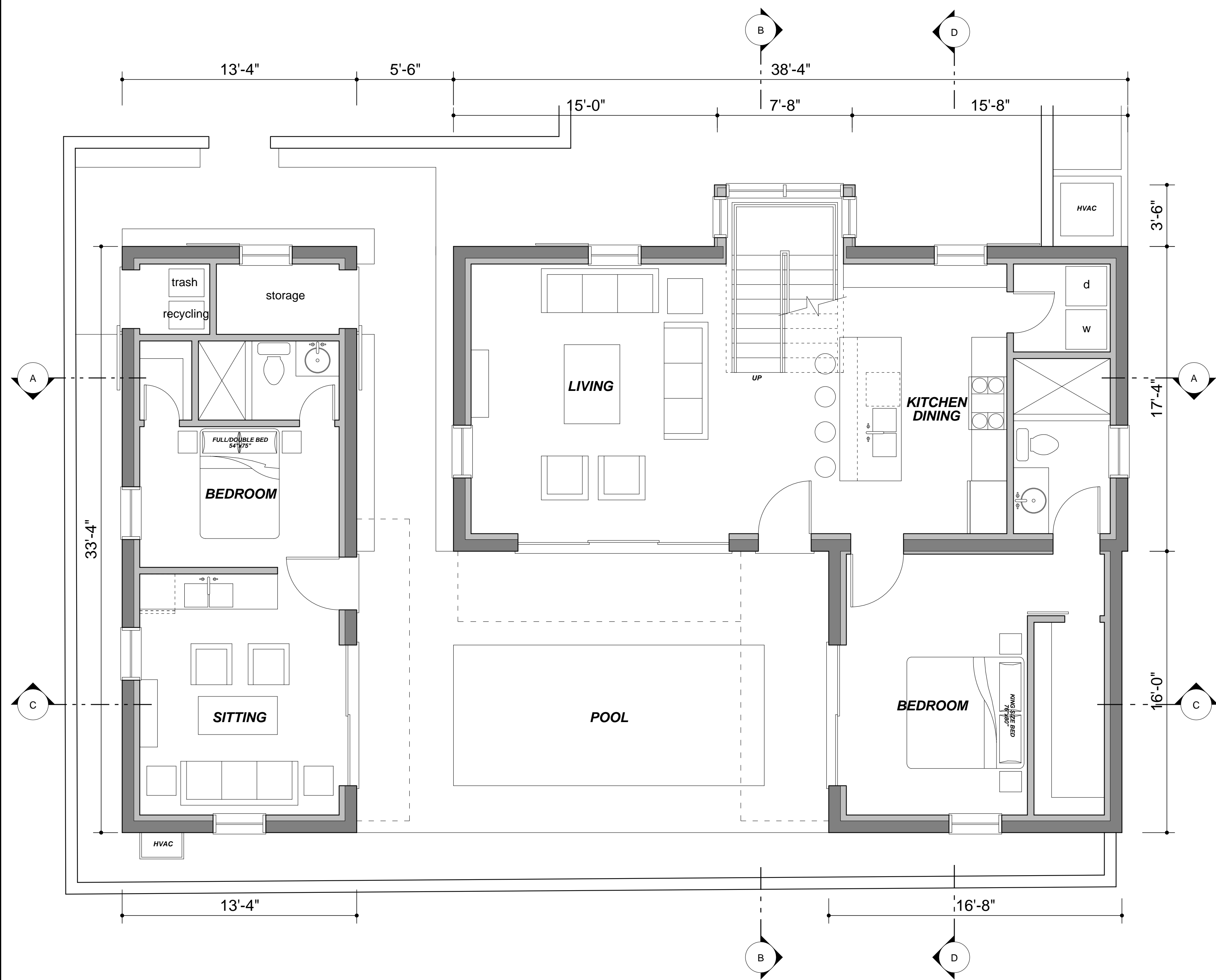
SOUTH (REAR) ELEVATION

1/4" = 1'-0"



EAST ELEVATION

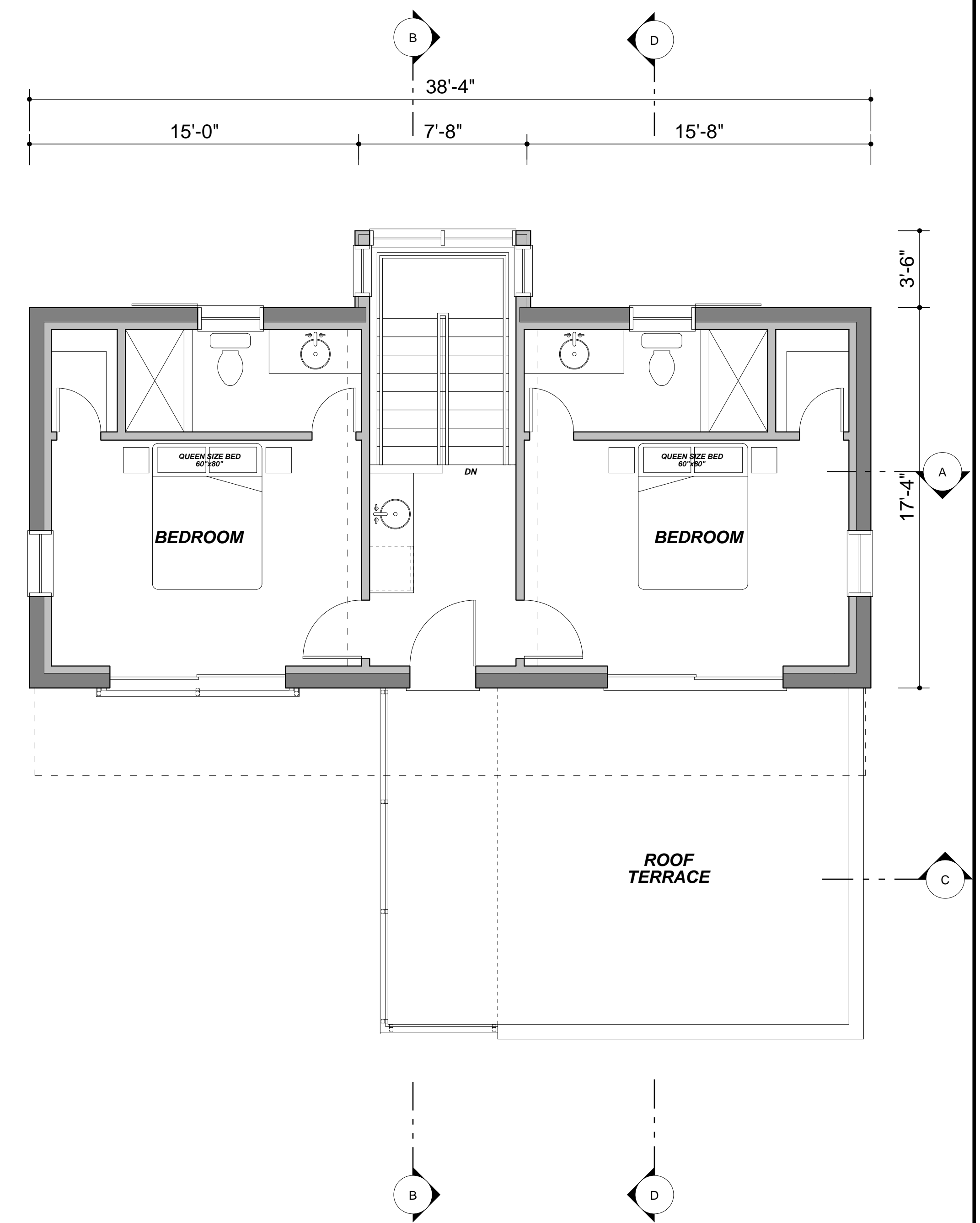
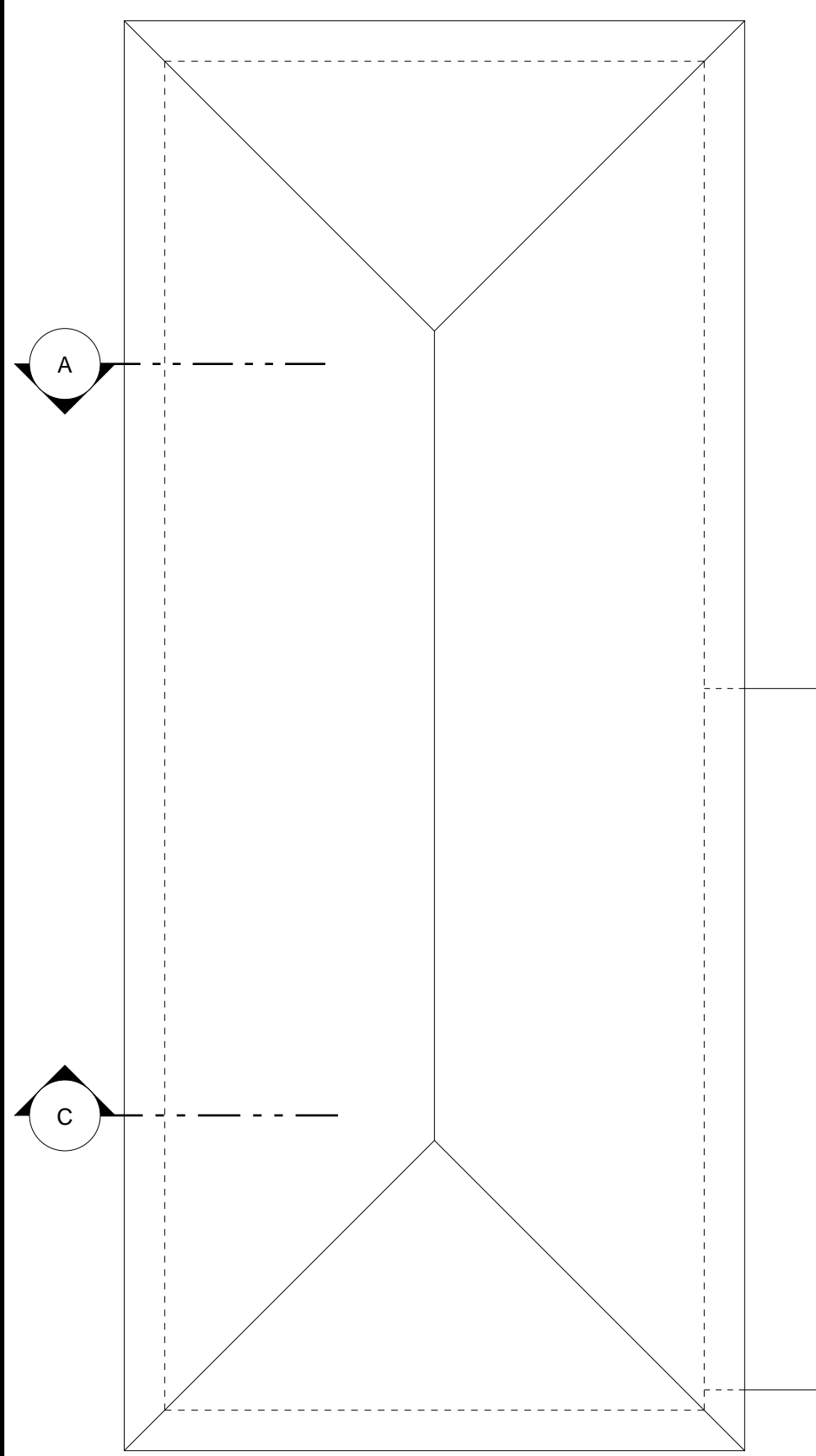
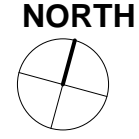
1/4" = 1'-0"



POOL HOUSE PLAN
444 sqft- heated

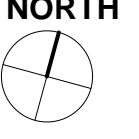
FIRST FLOOR PLAN
956 sqft- heated (1,646 sqft TOTAL)

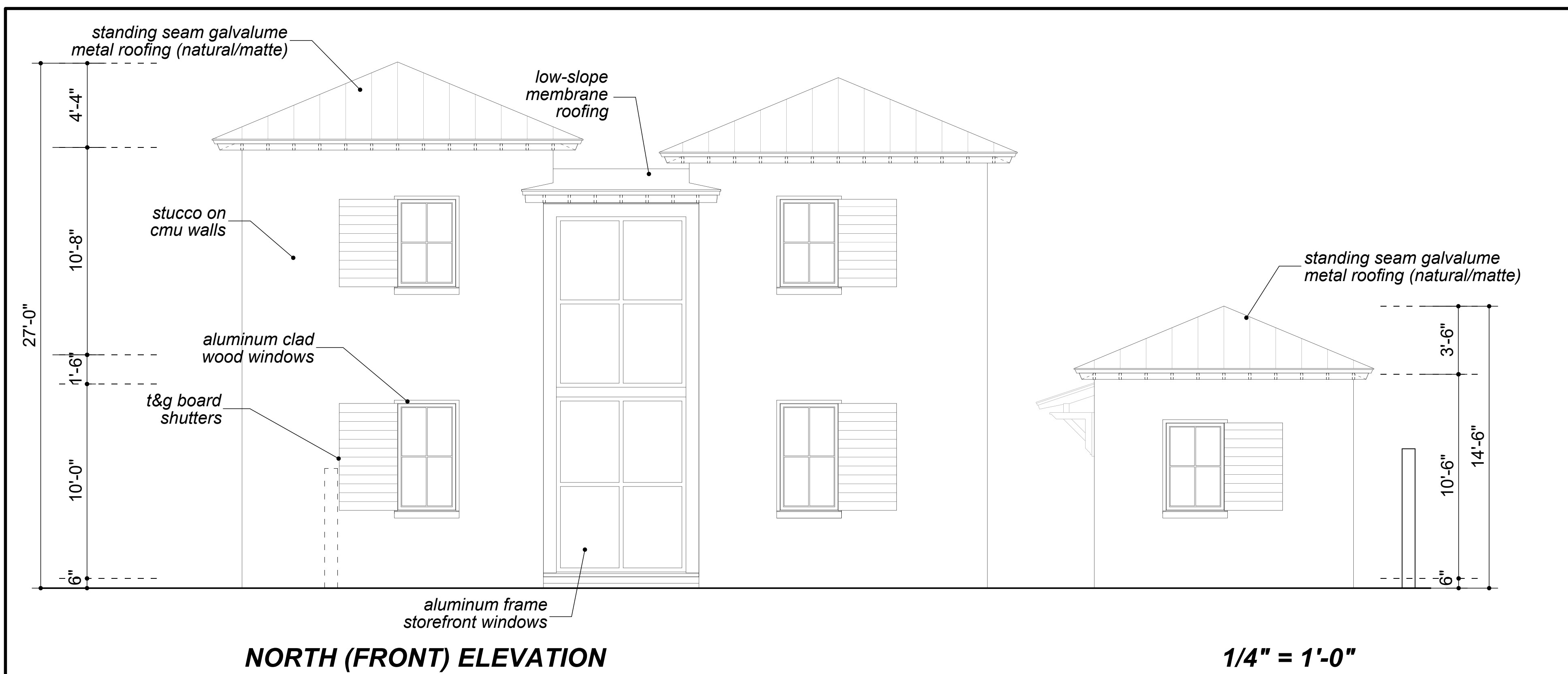
1/4"=1'-0" NORTH



SECOND FLOOR PLAN
690 sqft- heated (1,646 sqft TOTAL)

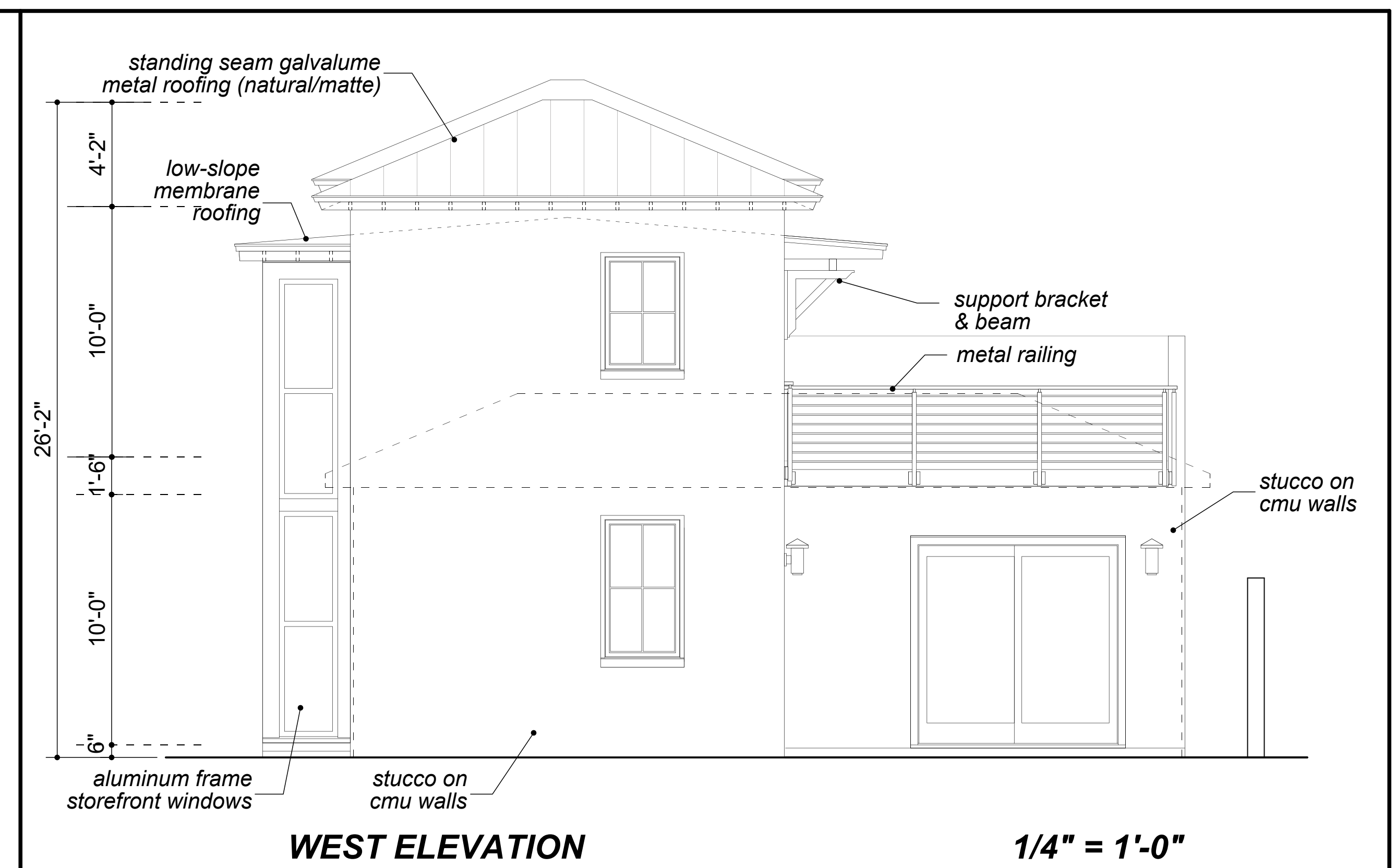
1/4"=1'-0" NORTH





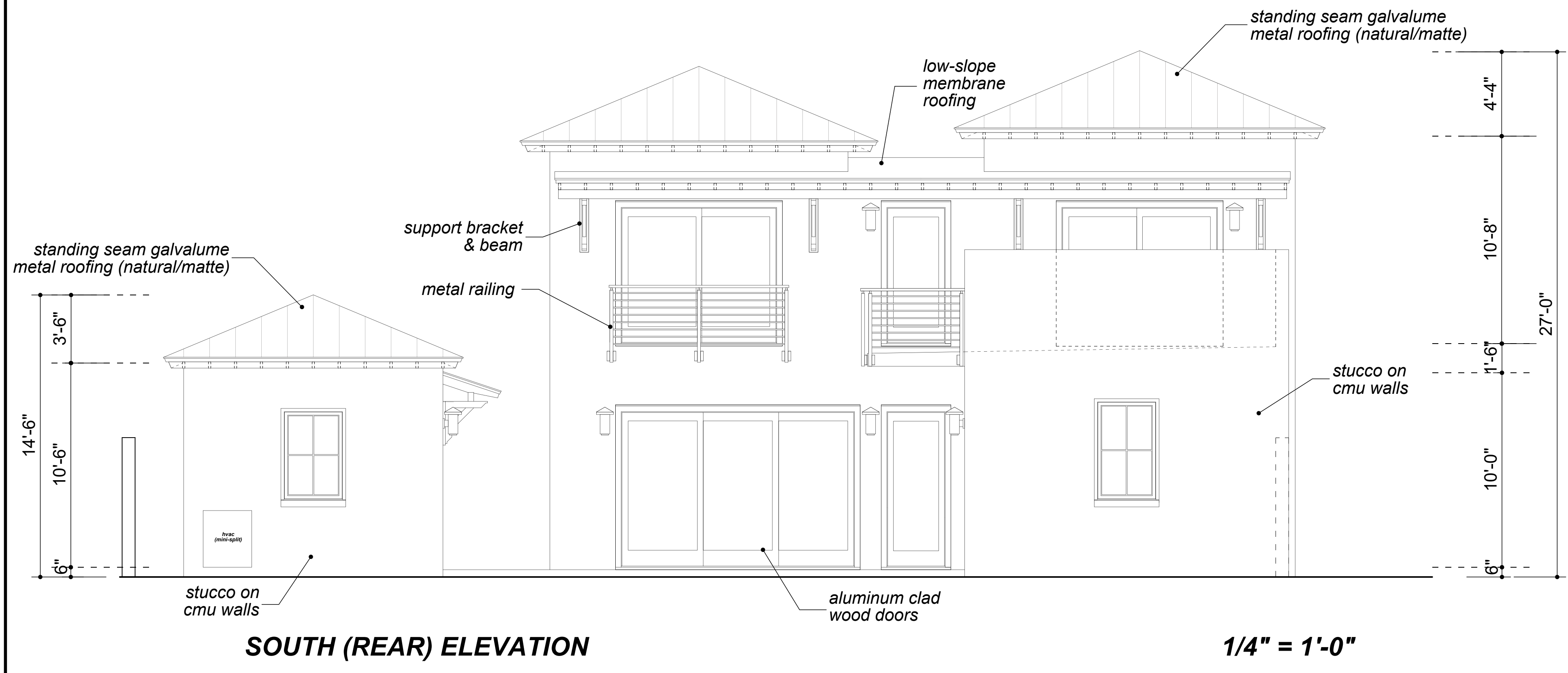
NORTH (FRONT) ELEVATION

1/4" = 1'-0"



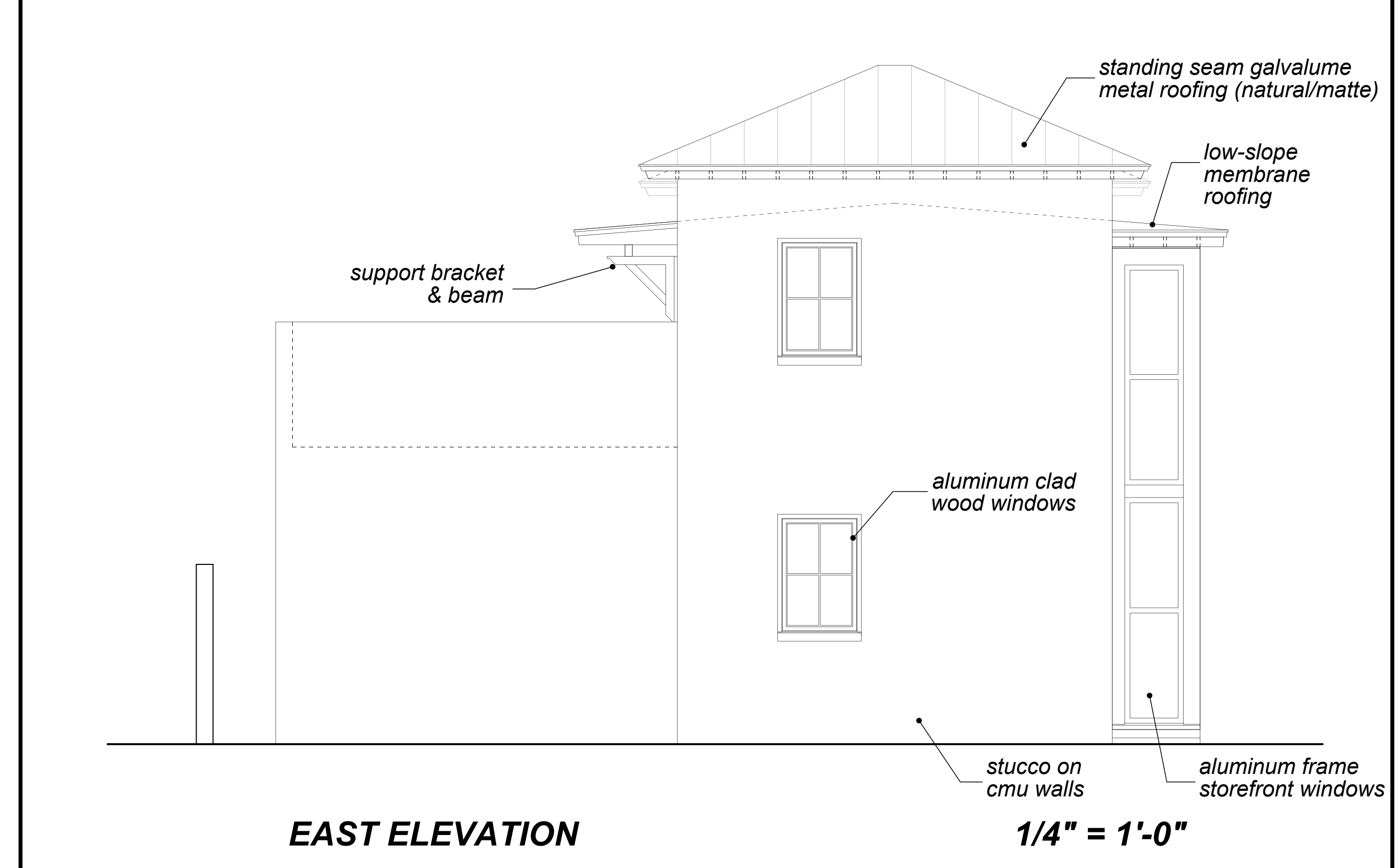
WEST ELEVATION

1/4" = 1'-0"



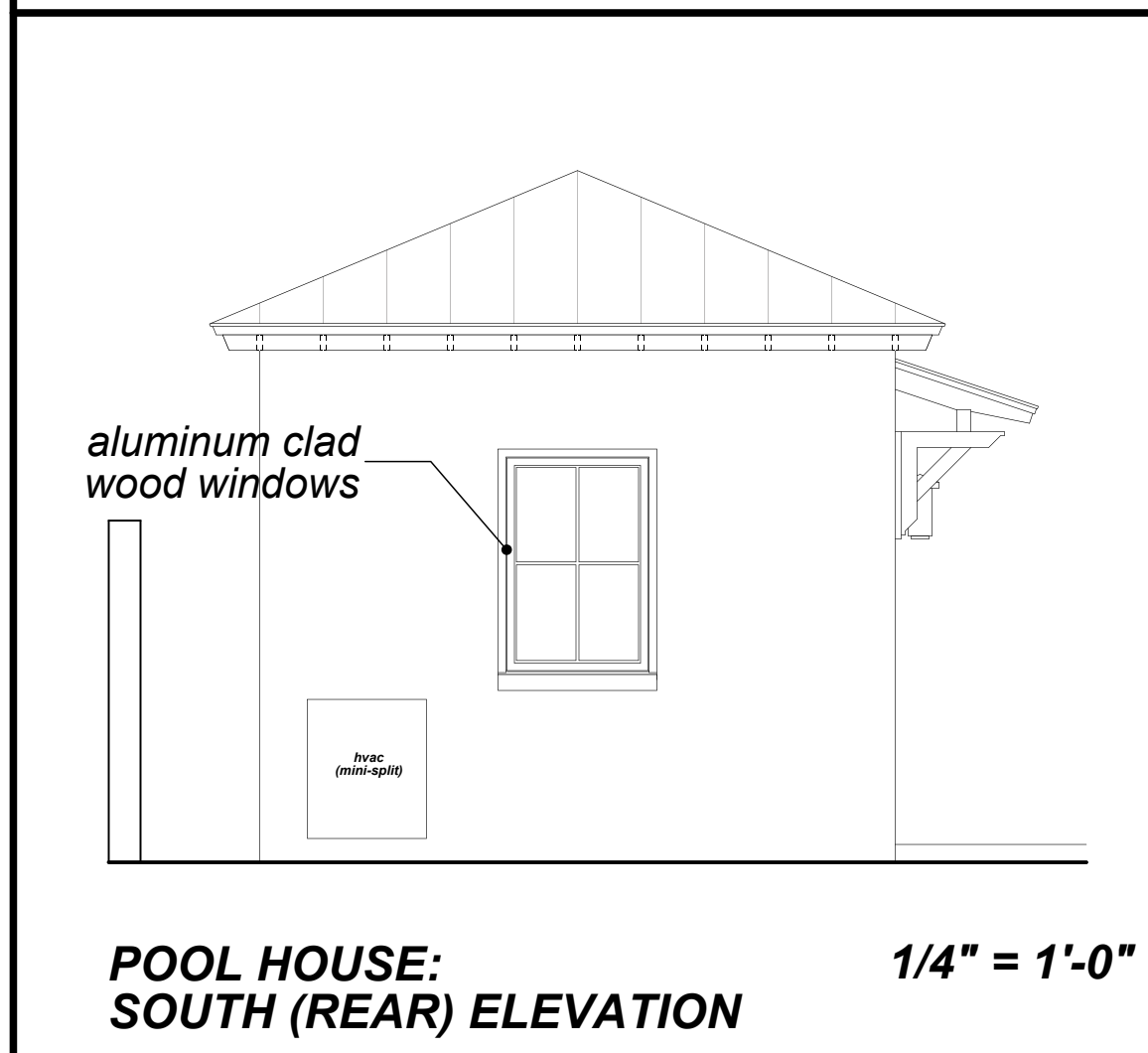
SOUTH (REAR) ELEVATION

1/4" = 1'-0"



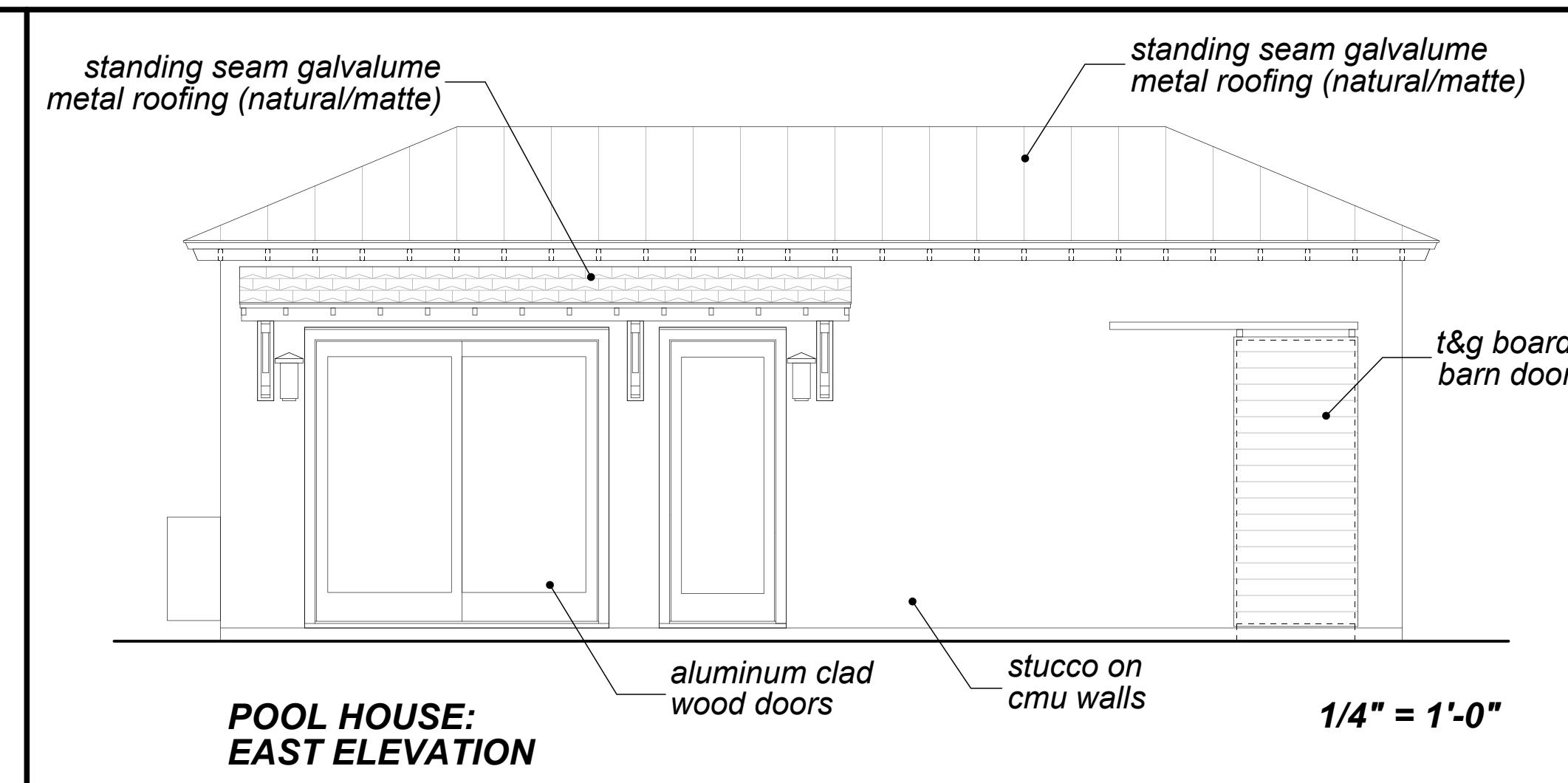
EAST ELEVATION

1/4" = 1'-0"



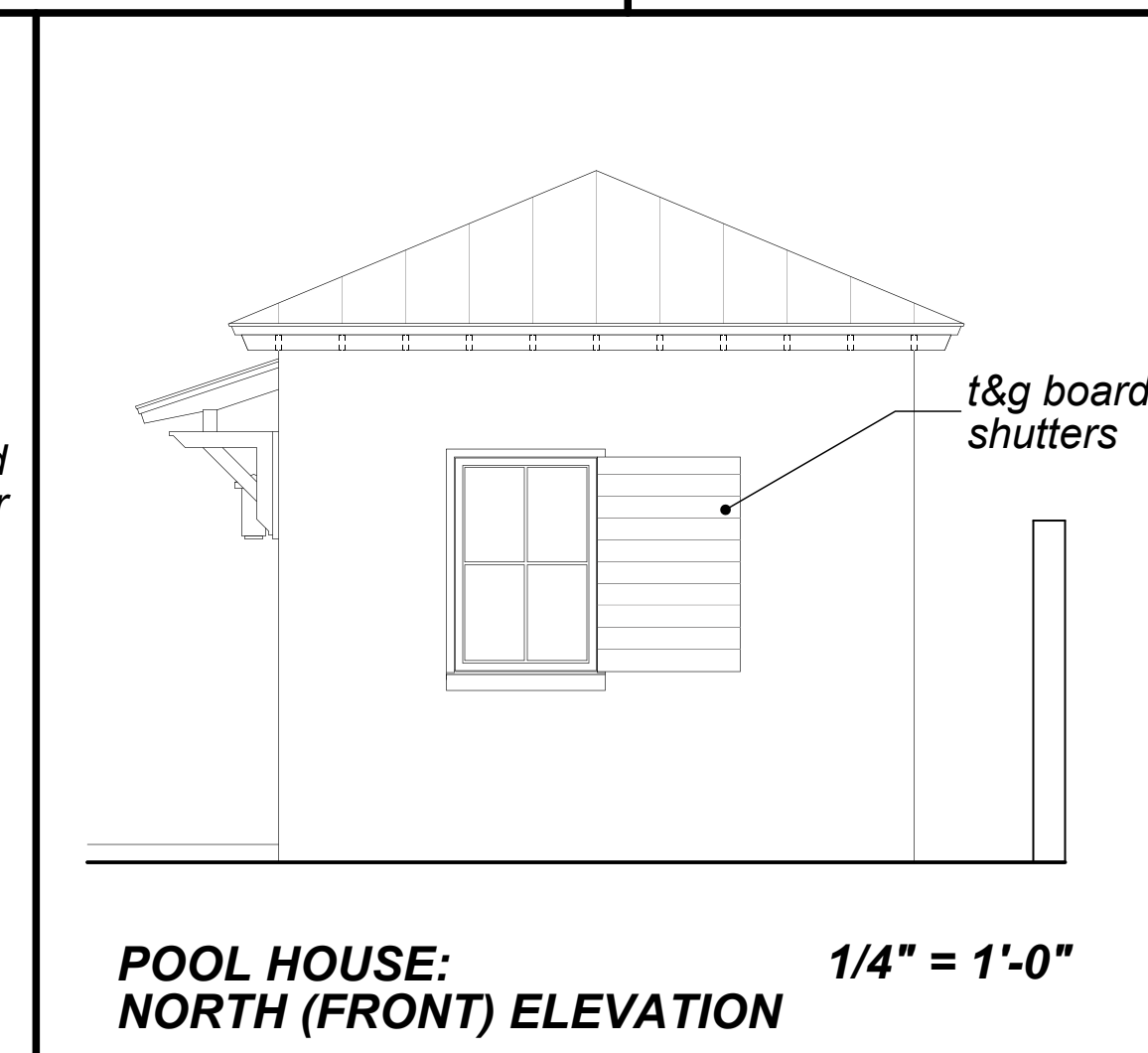
POOL HOUSE: SOUTH (REAR) ELEVATION

1/4" = 1'-0"



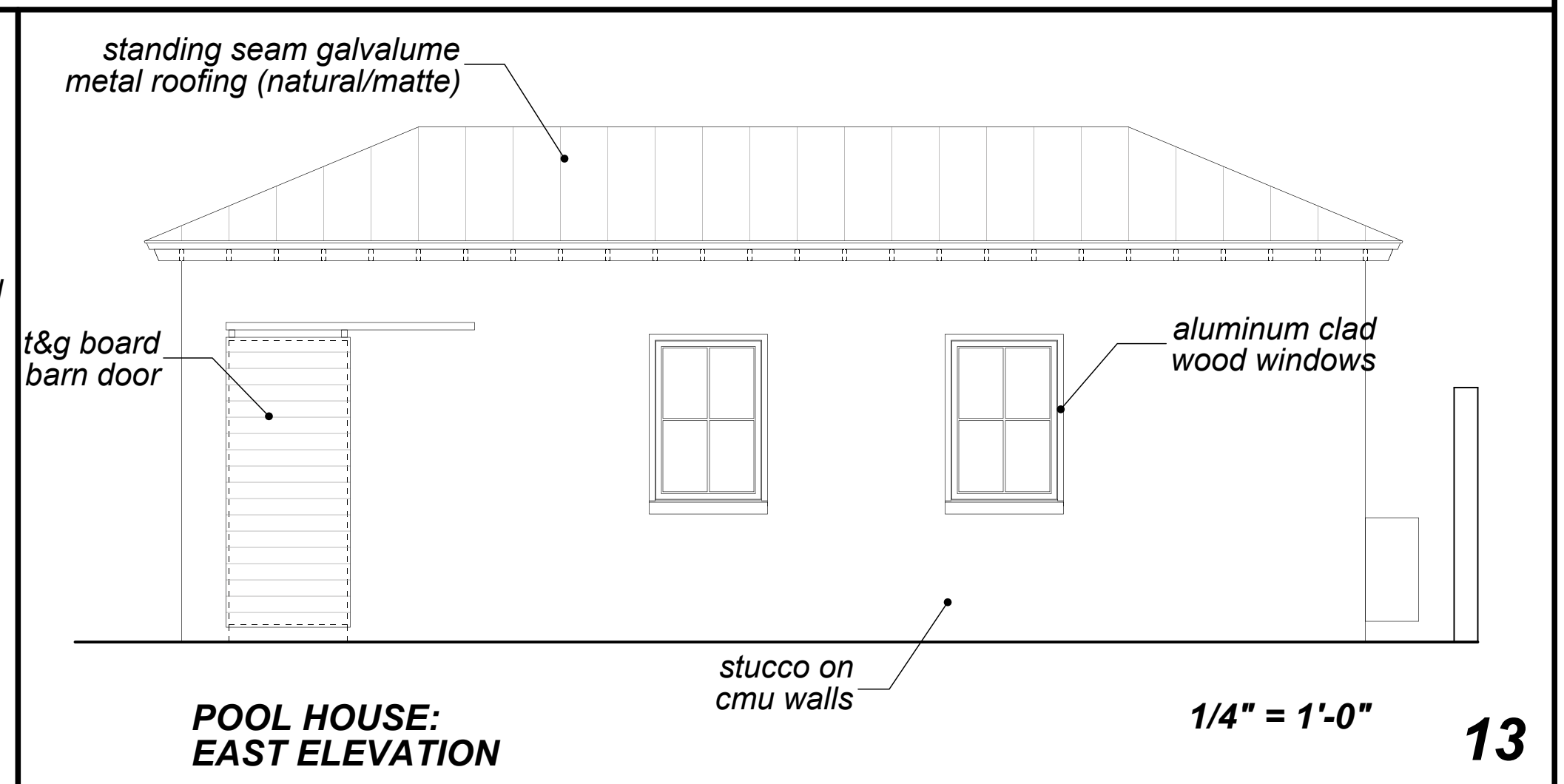
POOL HOUSE: EAST ELEVATION

1/4" = 1'-0"



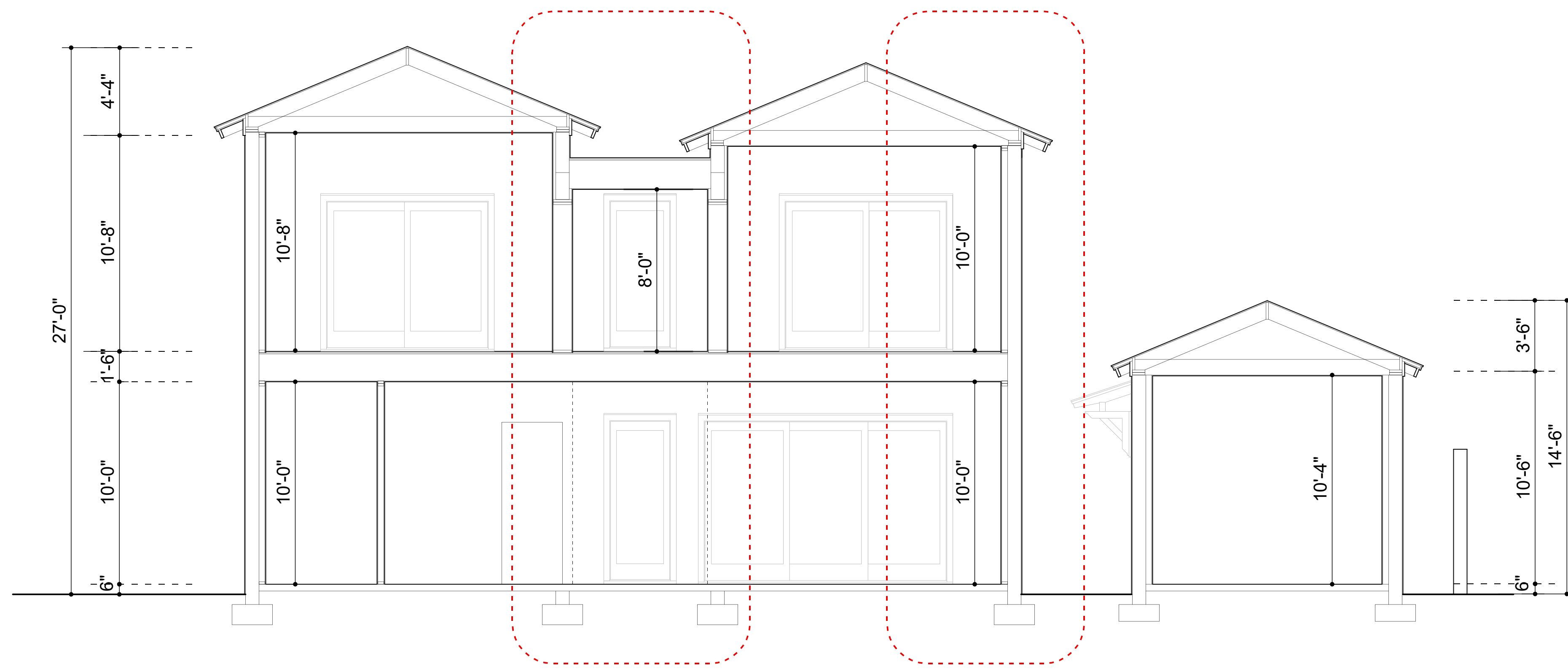
POOL HOUSE: NORTH (FRONT) ELEVATION

1/4" = 1'-0"



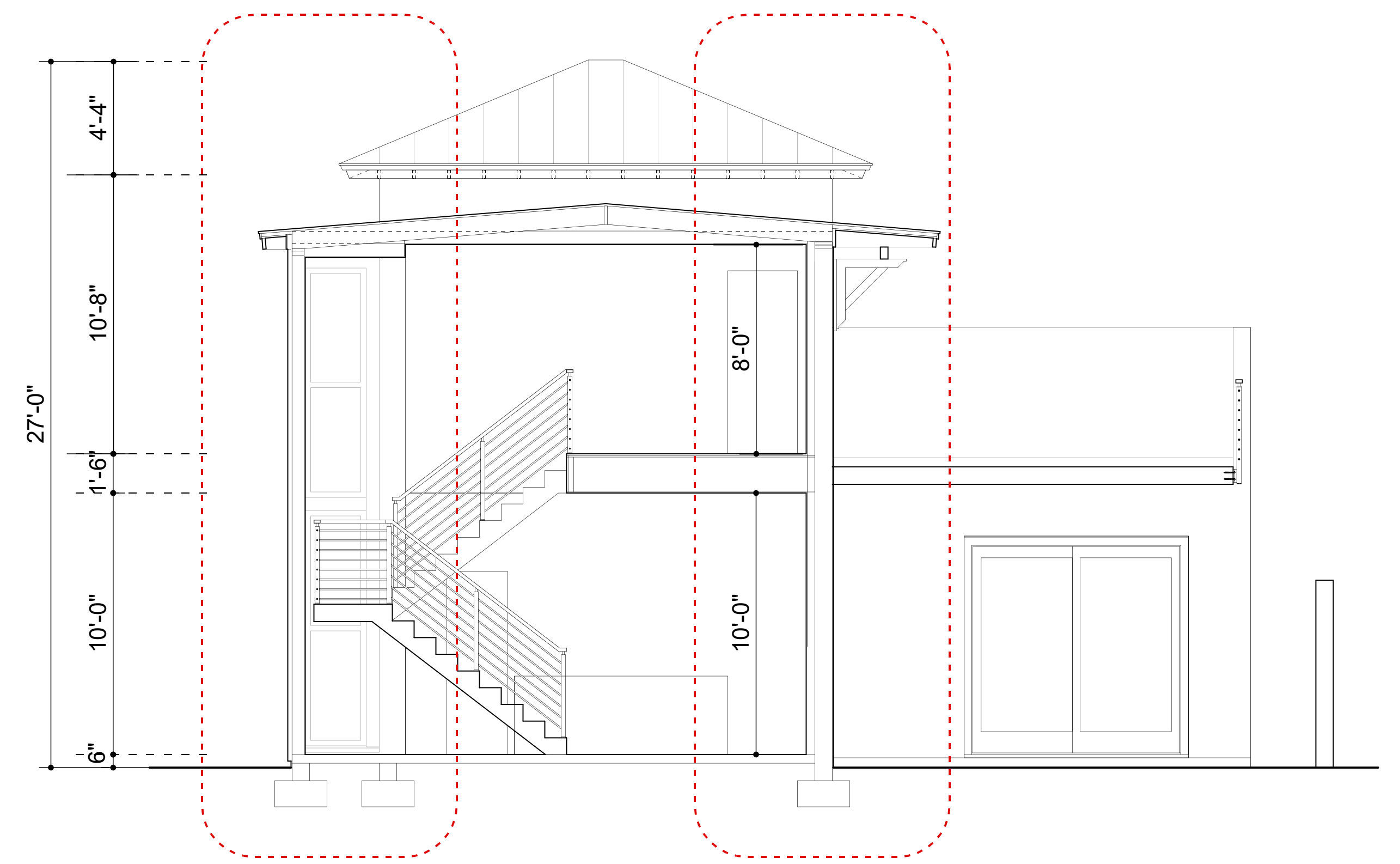
POOL HOUSE: EAST ELEVATION

1/4" = 1'-0"



SECTION A-A

1/4" = 1'-0"



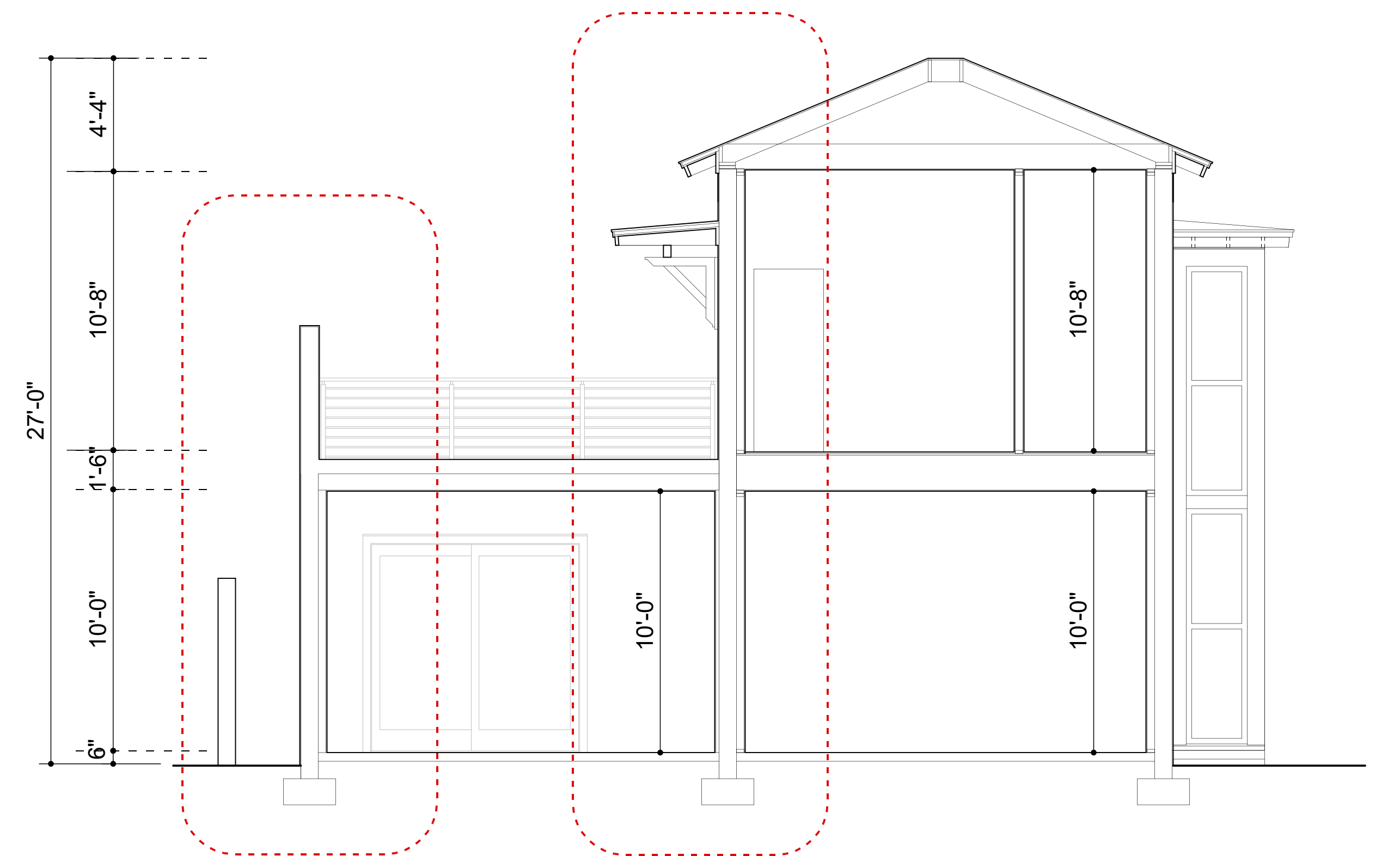
SECTION B-B

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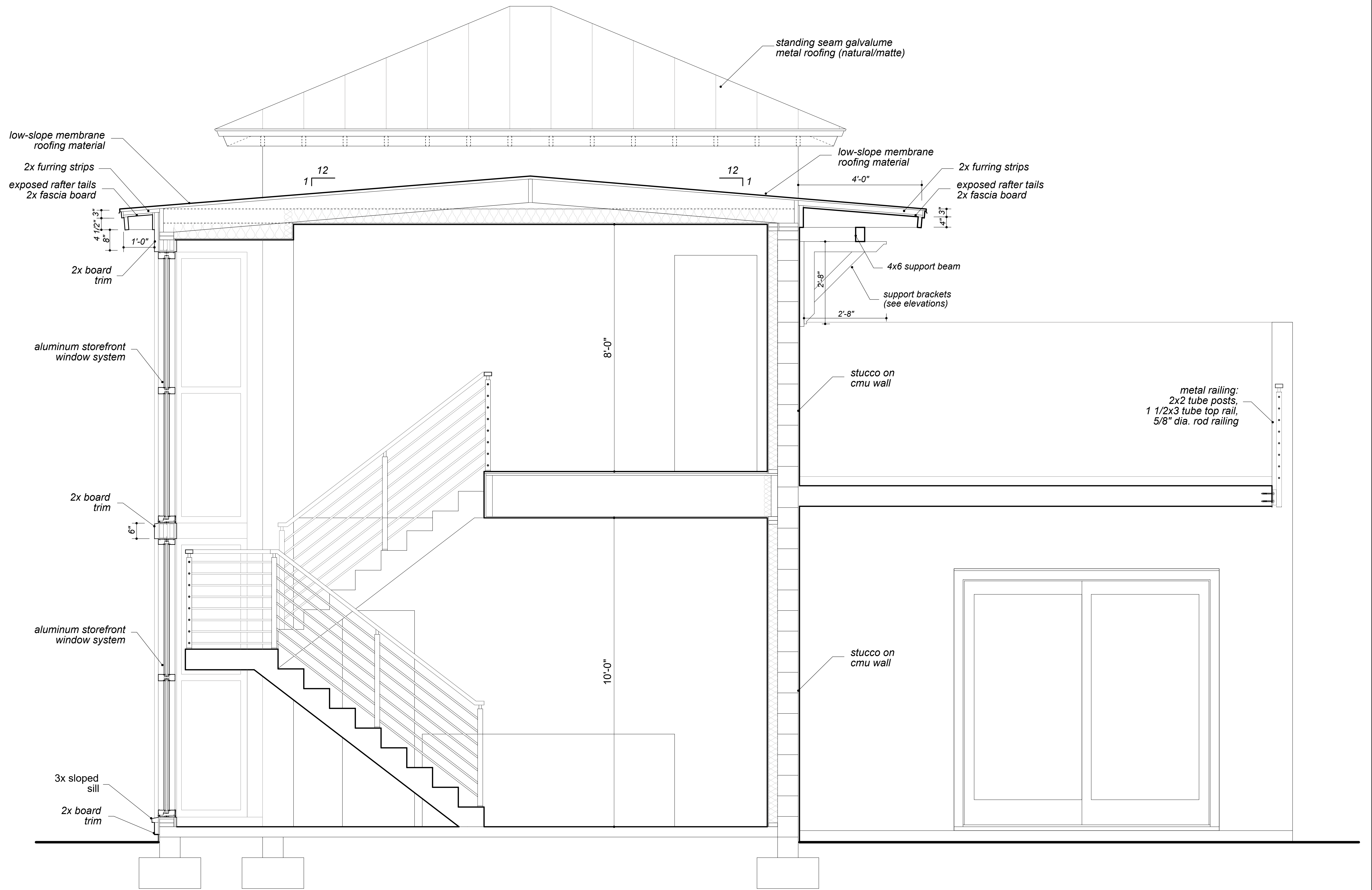
SECTION C-C

1/4" = 1'-0"



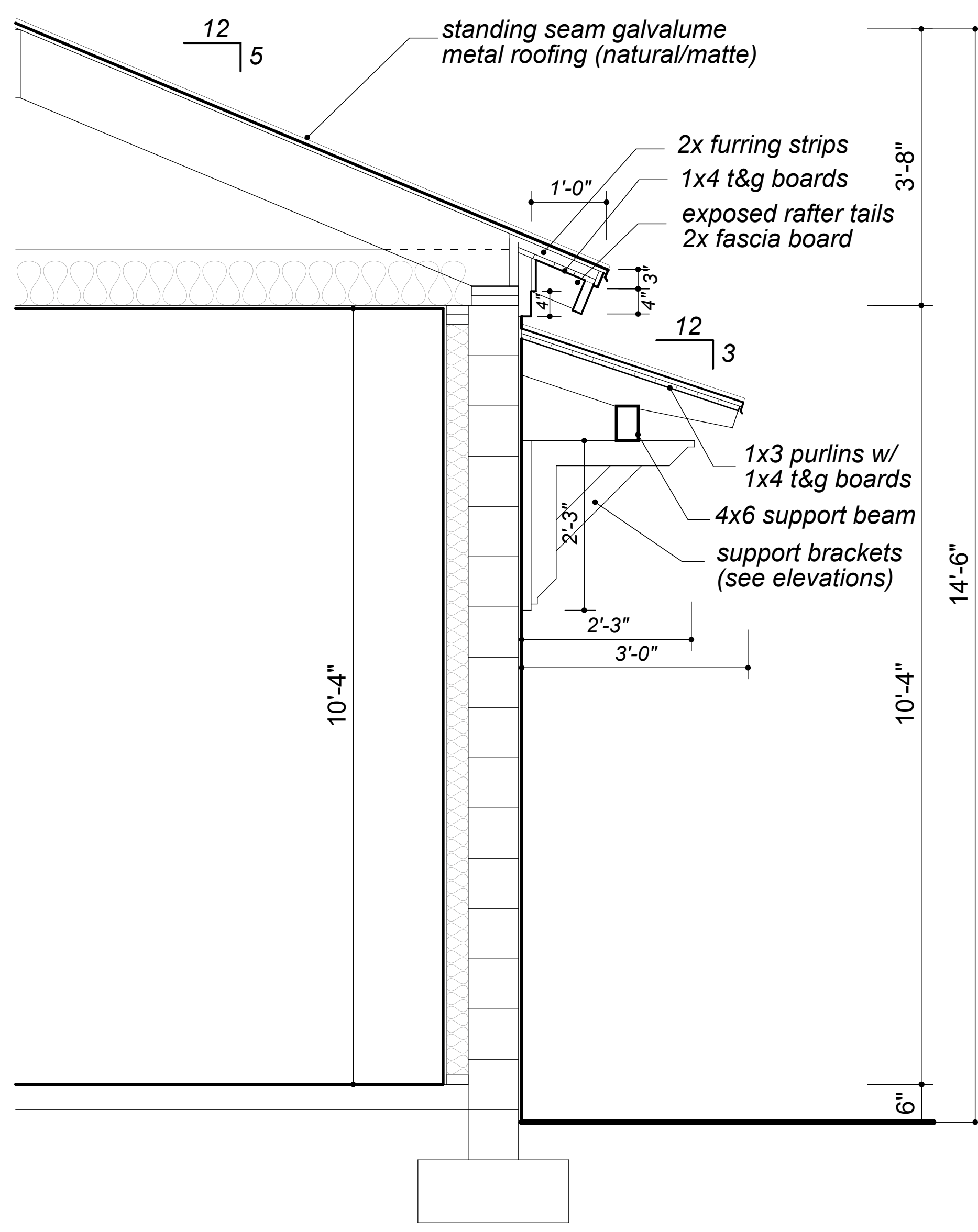
SECTION D-D

1/4" = 1'-0"

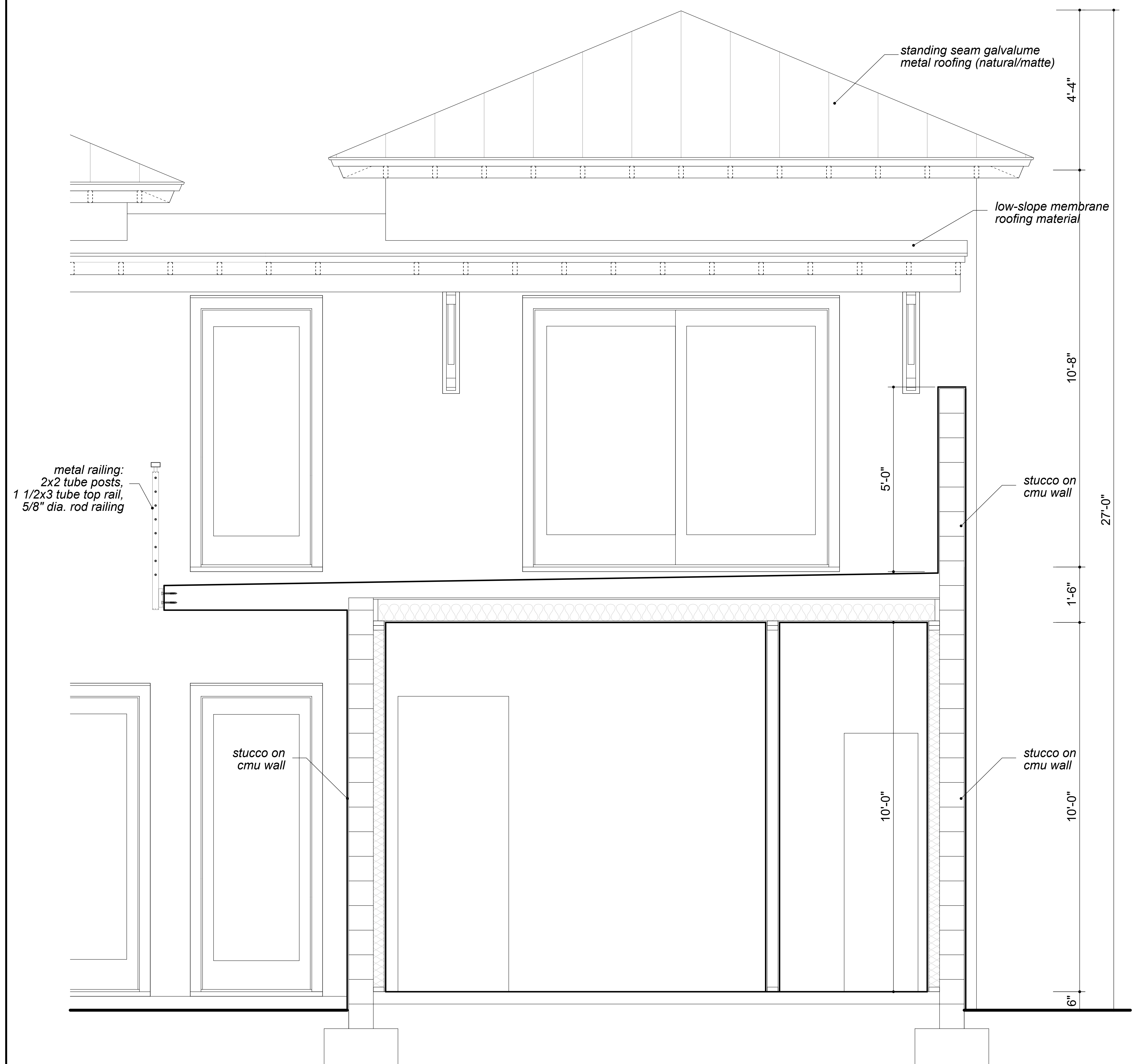


WALL SECTION B-B

3/4" = 1'-0"



WALL SECTION C-C

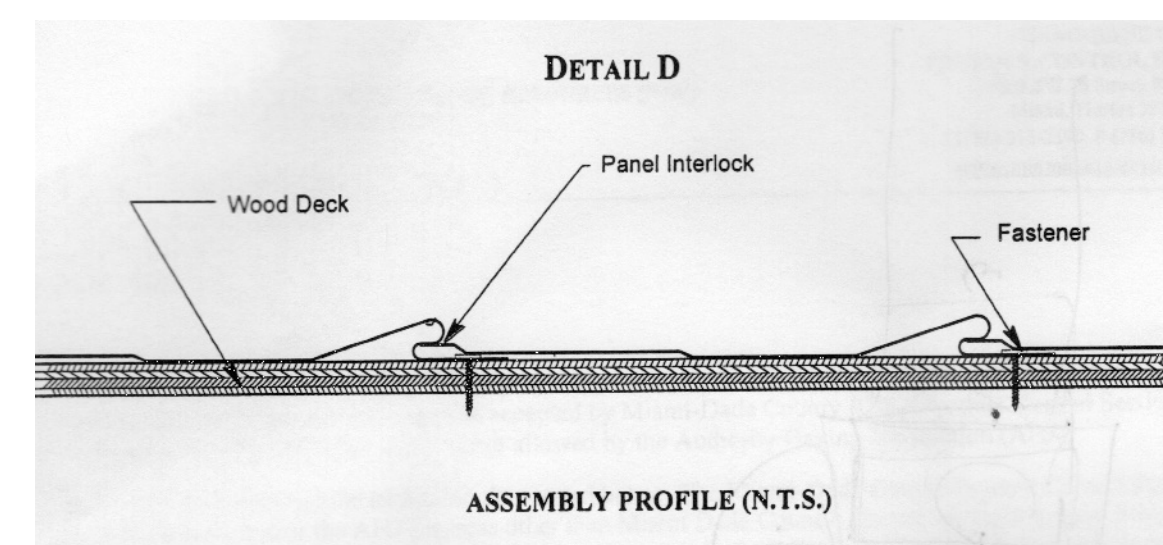
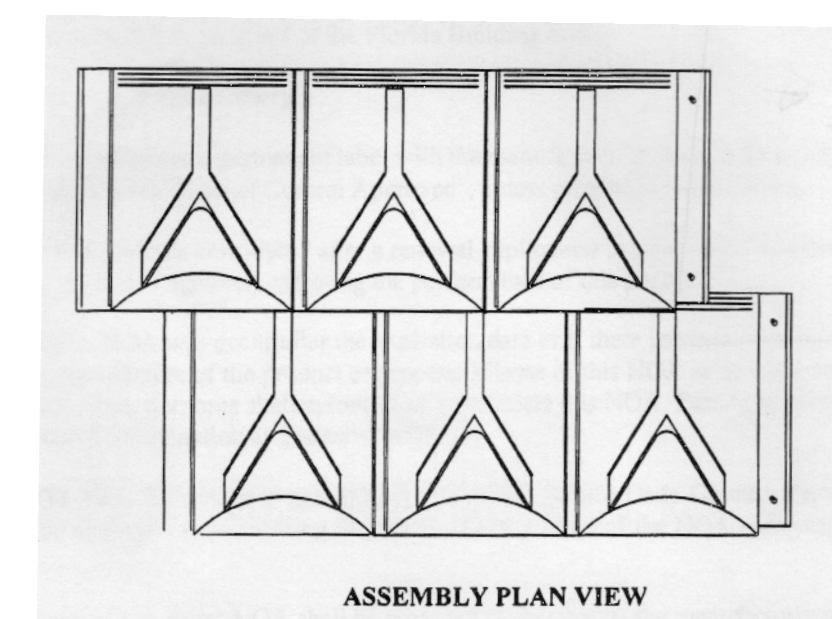
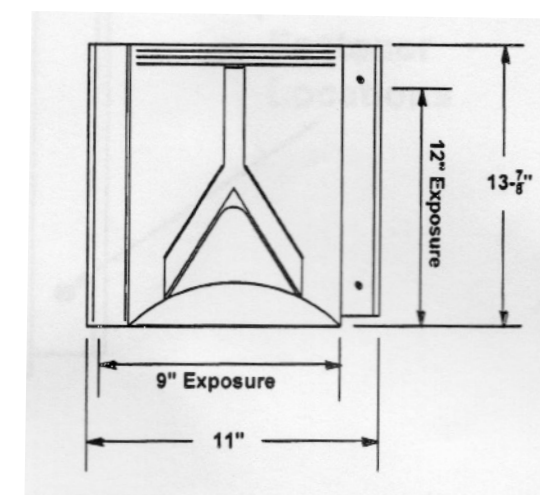


3/4" = 1'-0"

**STANDING SEAM METAL ROOFING
(GALVALUME: NATURAL/MATTE FINISH)**

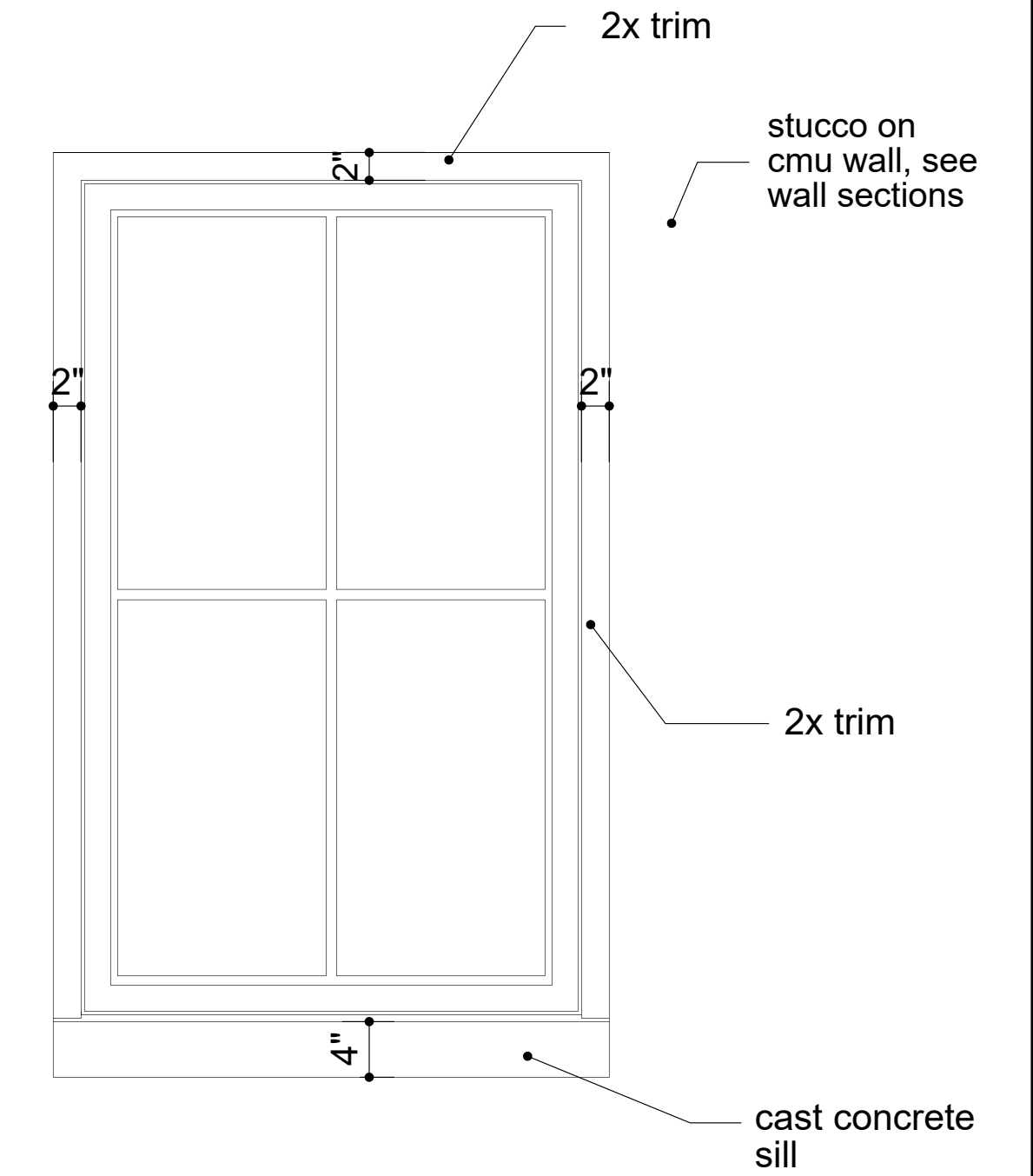


**METAL SHINGLE ROOFING
(GALVALUME: NATURAL/MATTE FINISH)**



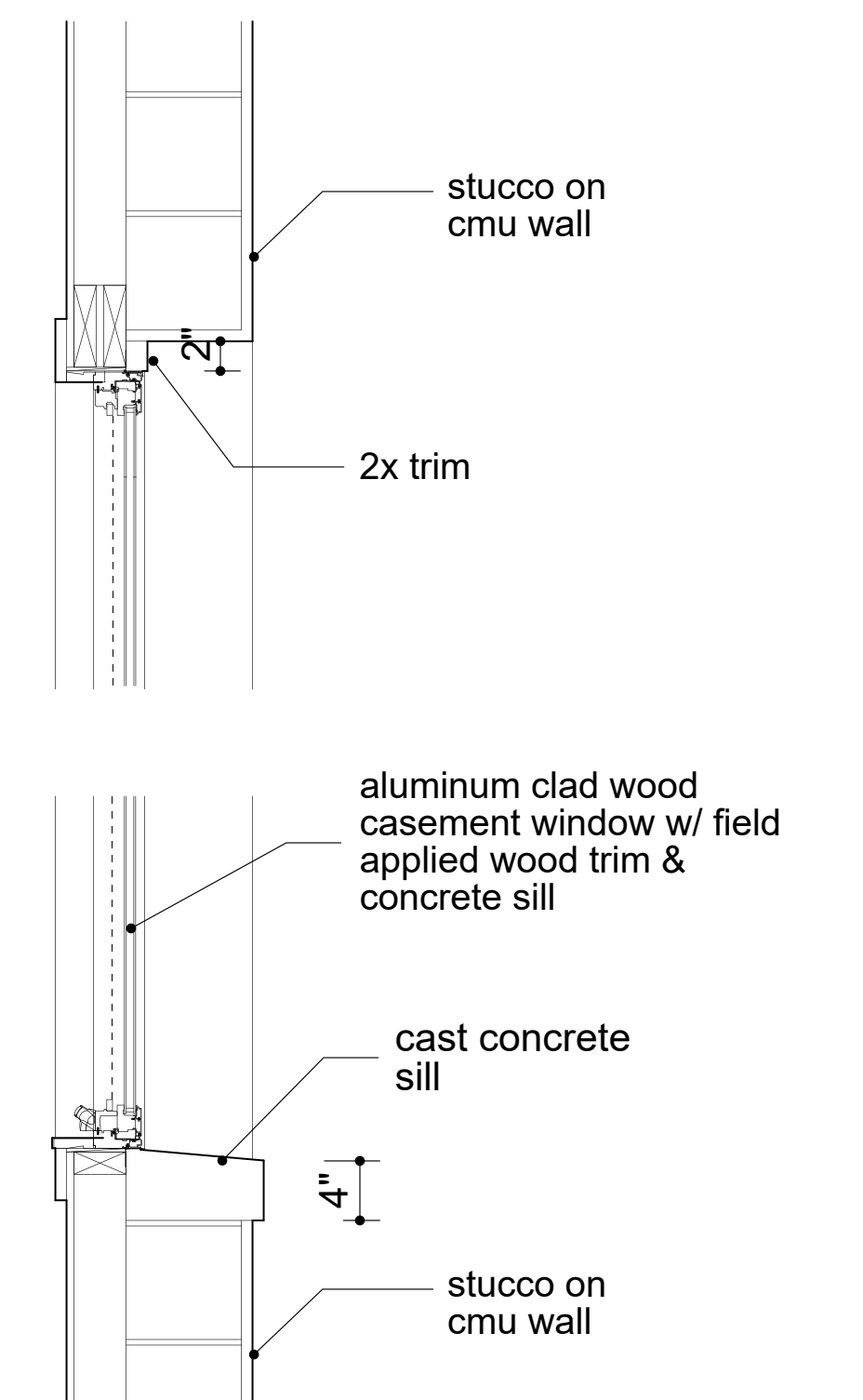
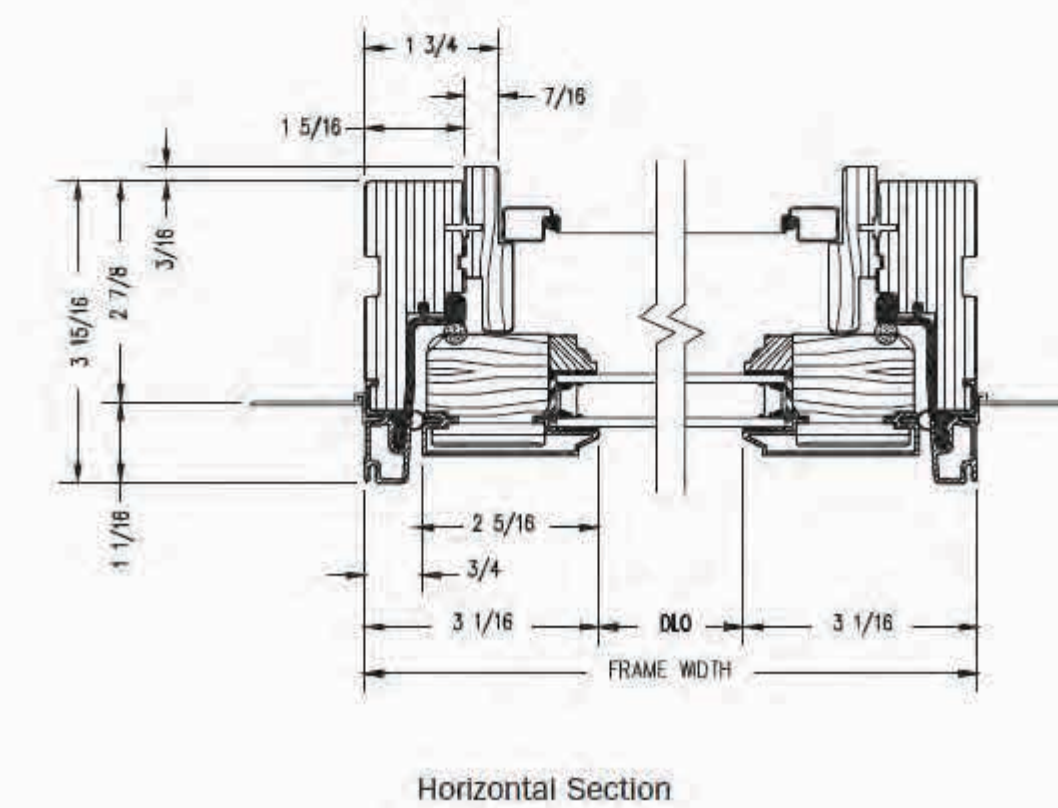
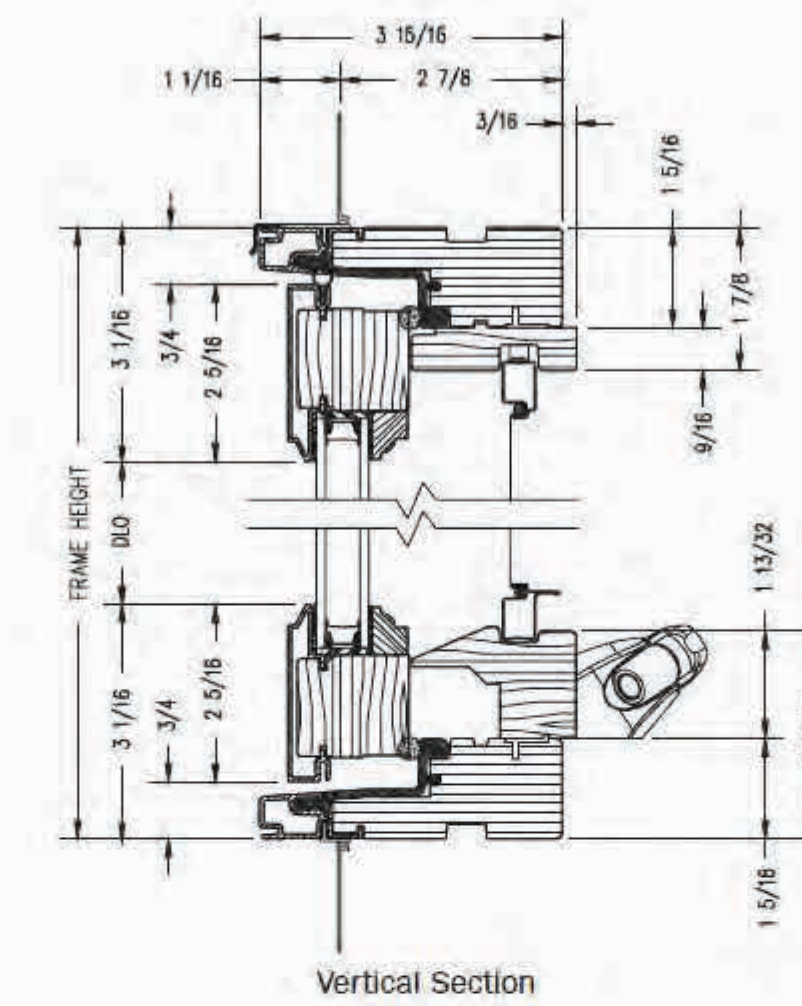
**WINDOWS:
ALUMINUM CLAD WOOD**

Andersen ARCHITECTURAL COLLECTION  E-SERIES WINDOWS & DOORS



WINDOW- DETAIL 1"=1'-0"
EXTERIOR ELEVATION

Casement



WINDOW- DETAIL 1"=1'-0"
SECTION



2 SMALLS ALLEY

3 SMALLS ALLEY

1 SMALLS ALLEY

1 LEWIS COURT

POOL HOUSE
(1 LEWIS COURT)

BEHIND 71-77 SPRING: LOOKING SOUTH



POOL HOUSE
(1 LEWIS COURT)

1 LEWIS COURT

1 SMALLS ALLEY
(beyond)

3 SMALLS ALLEY

2 SMALLS ALLEY

BEHIND 71-77 SPRING: LOOKING NORTH



71 SPRING STREET



73 SPRING STREET



75 SPRING STREET



77 SPRING STREET



2 SMALLS ALLEY



3 SMALLS ALLEY

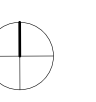
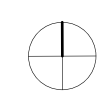
1 SMALLS ALLEY



1 LEWIS COURT



POOL HOUSE
(1 LEWIS COURT)





AERIAL VIEW: looking north



AERIAL VIEW: looking east



AERIAL VIEW: looking south



AERIAL VIEW: looking west



71 SPRING



**DRIVEWAY
(SMALLS ALLEY)**

73 SPRING



75 SPRING



77 SPRING



**LEWIS
COURT**

79 SPRING



71 SPRING

**DRIVEWAY
(SMALLS ALLEY)**



73 SPRING

**DRIVEWAY
(SMALLS ALLEY)**



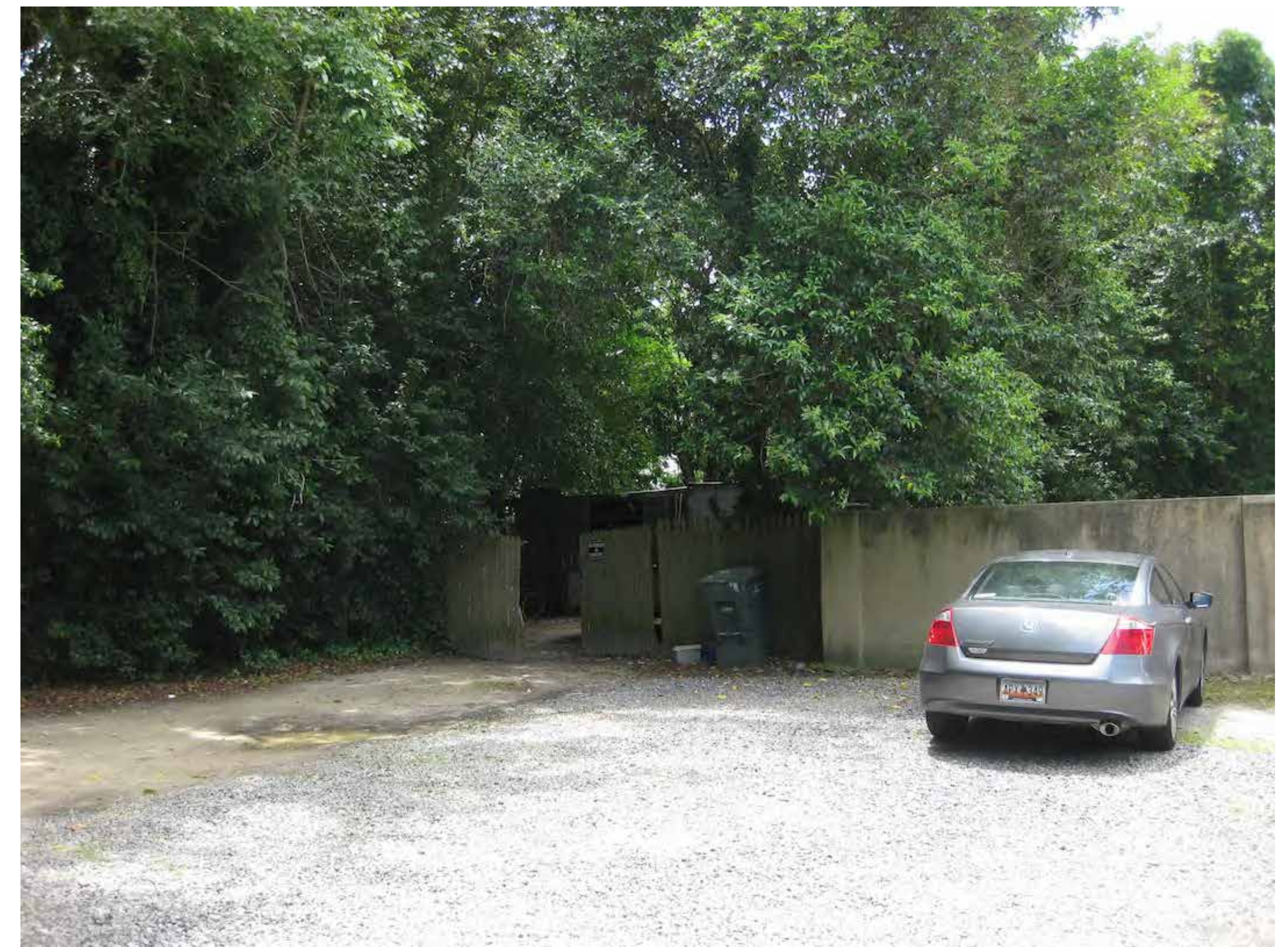
77 SPRING

**LEWIS
COURT**

79 SPRING



DRIVEWAY (SMALLS ALLEY): looking south



DRIVEWAY (SMALLS ALLEY): looking west

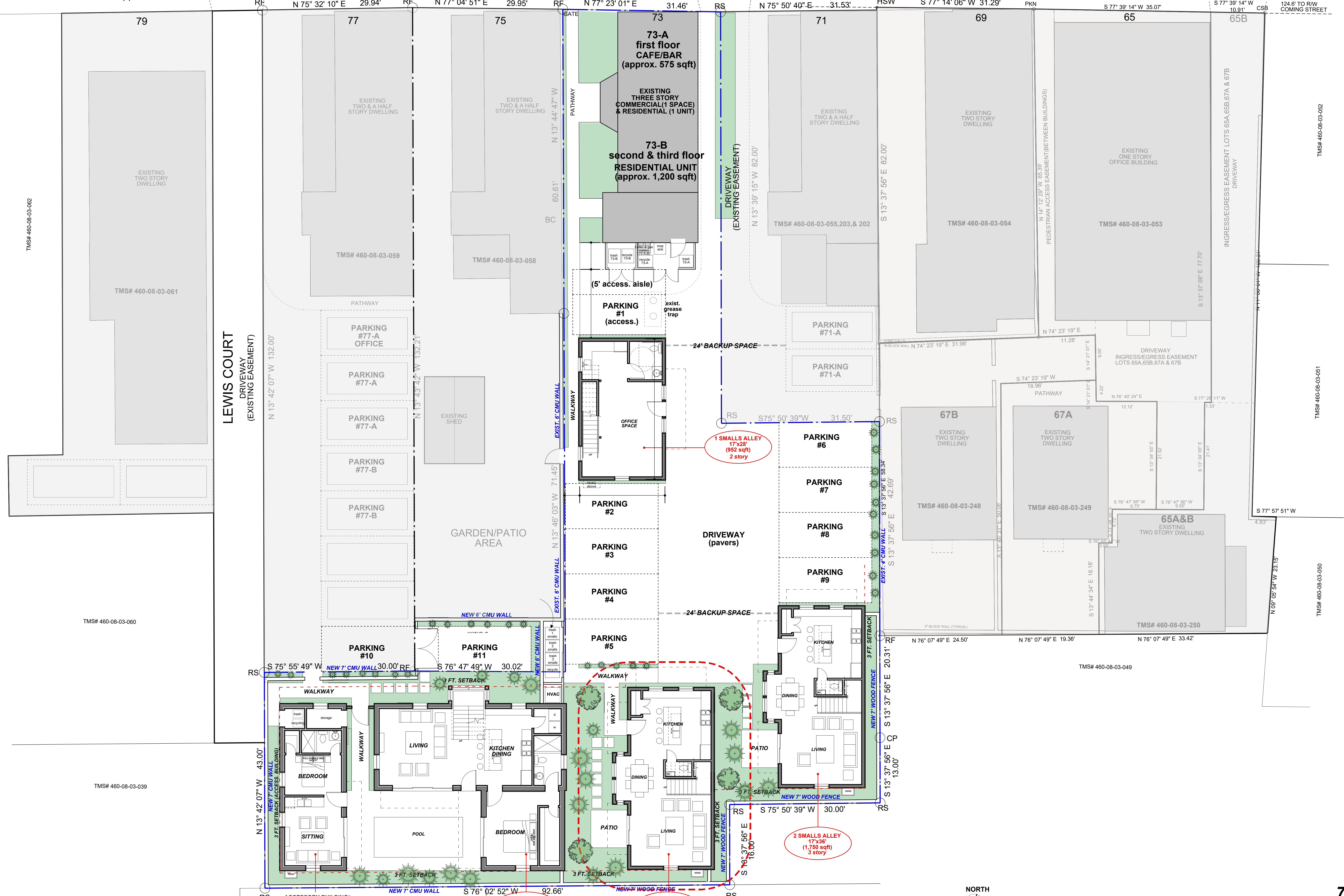


DRIVEWAY (SMALLS ALLEY): looking north



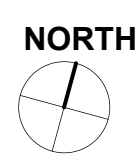
DRIVEWAY (SMALLS ALLEY): looking east

FIRE HYDRANT-approx. 100'



SITE / FIRST FLOOR PLAN

1/8"=1'-0"



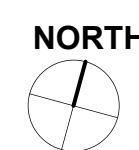
BAR : CONCEPTUAL - OCT. 2019

*approved 10/10/2019



SITE / FIRST FLOOR PLAN

1/16"=1'-0"



BAR : PRELIMINARY - FEB. 2020

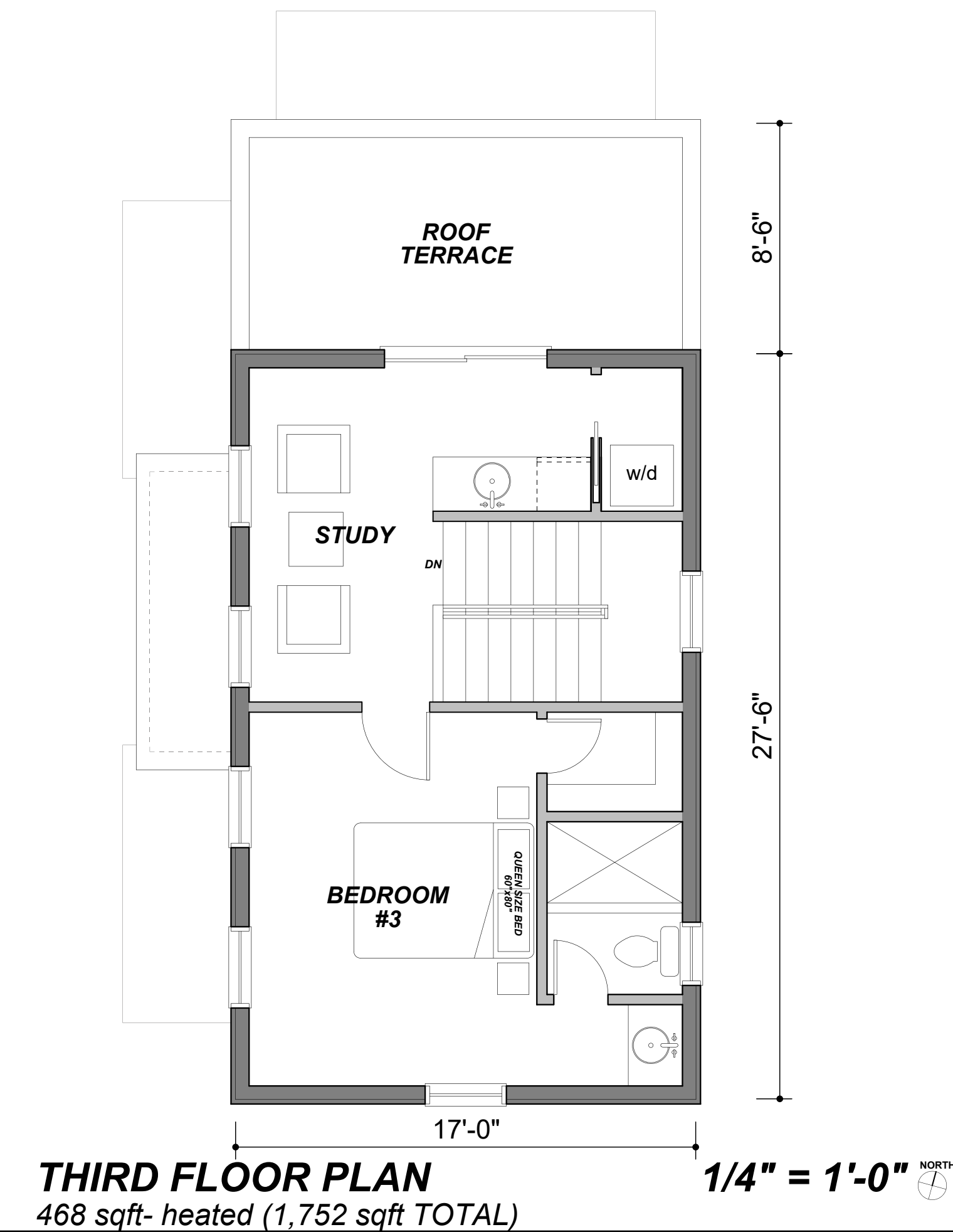
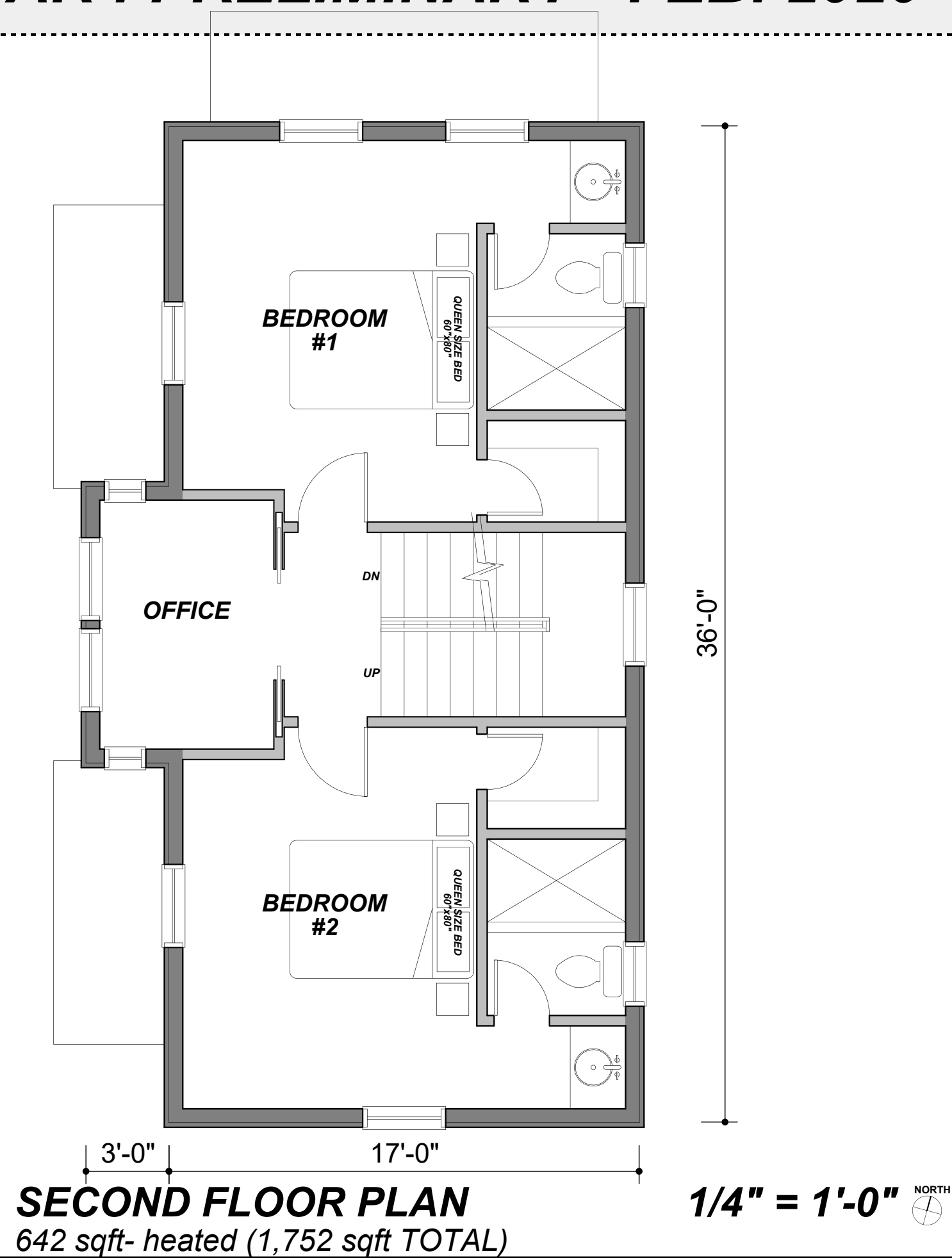
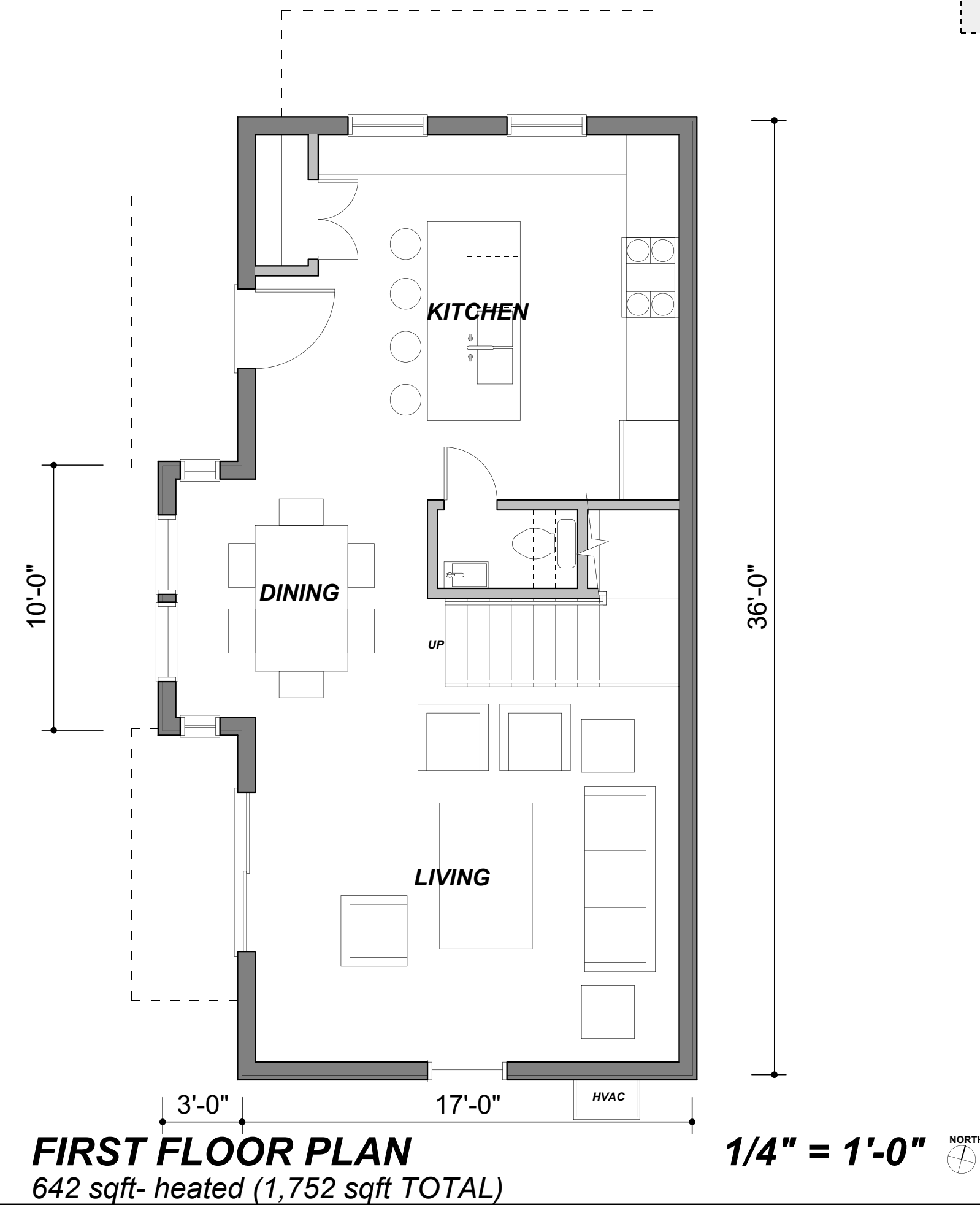


SITE / FIRST FLOOR PLAN

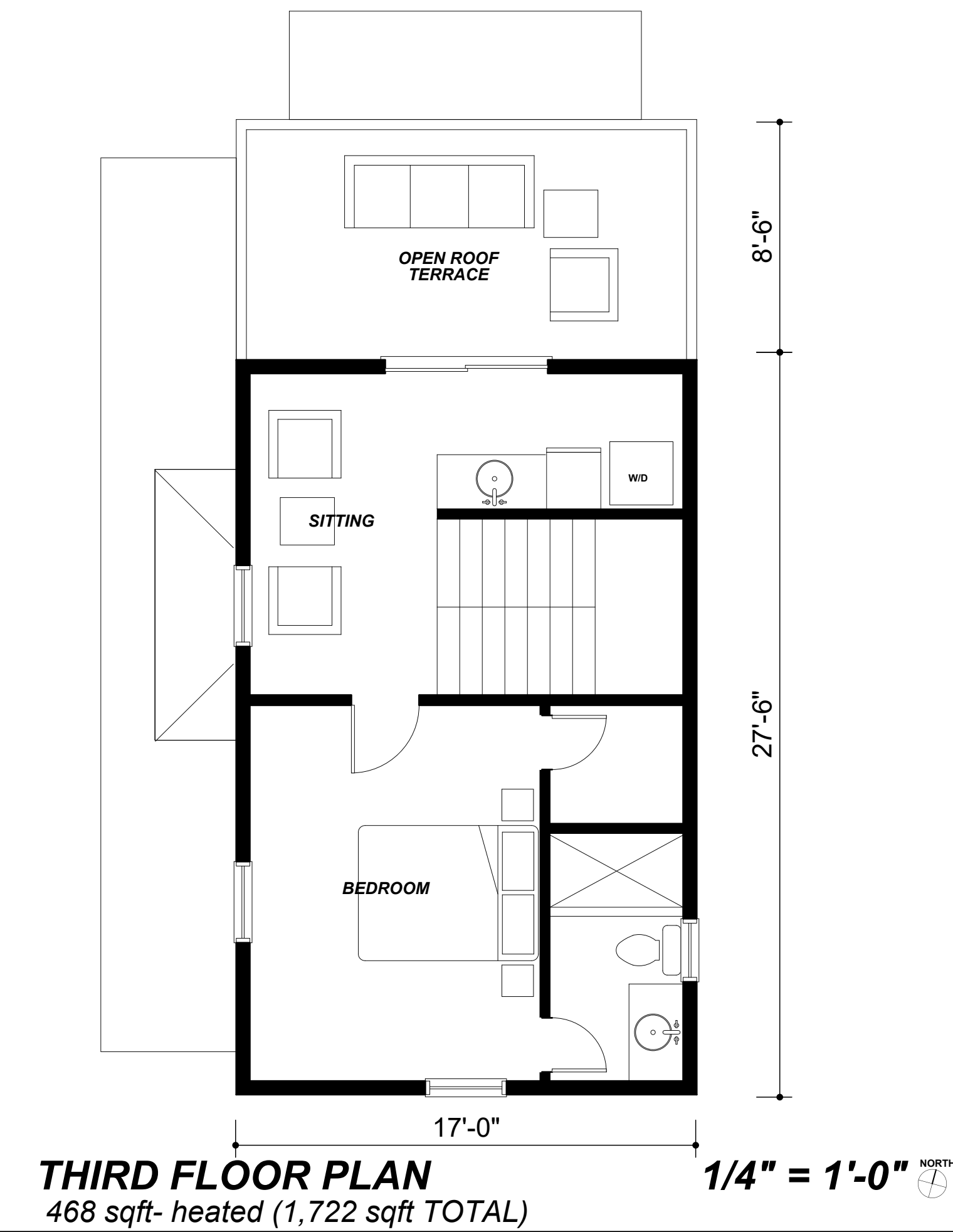
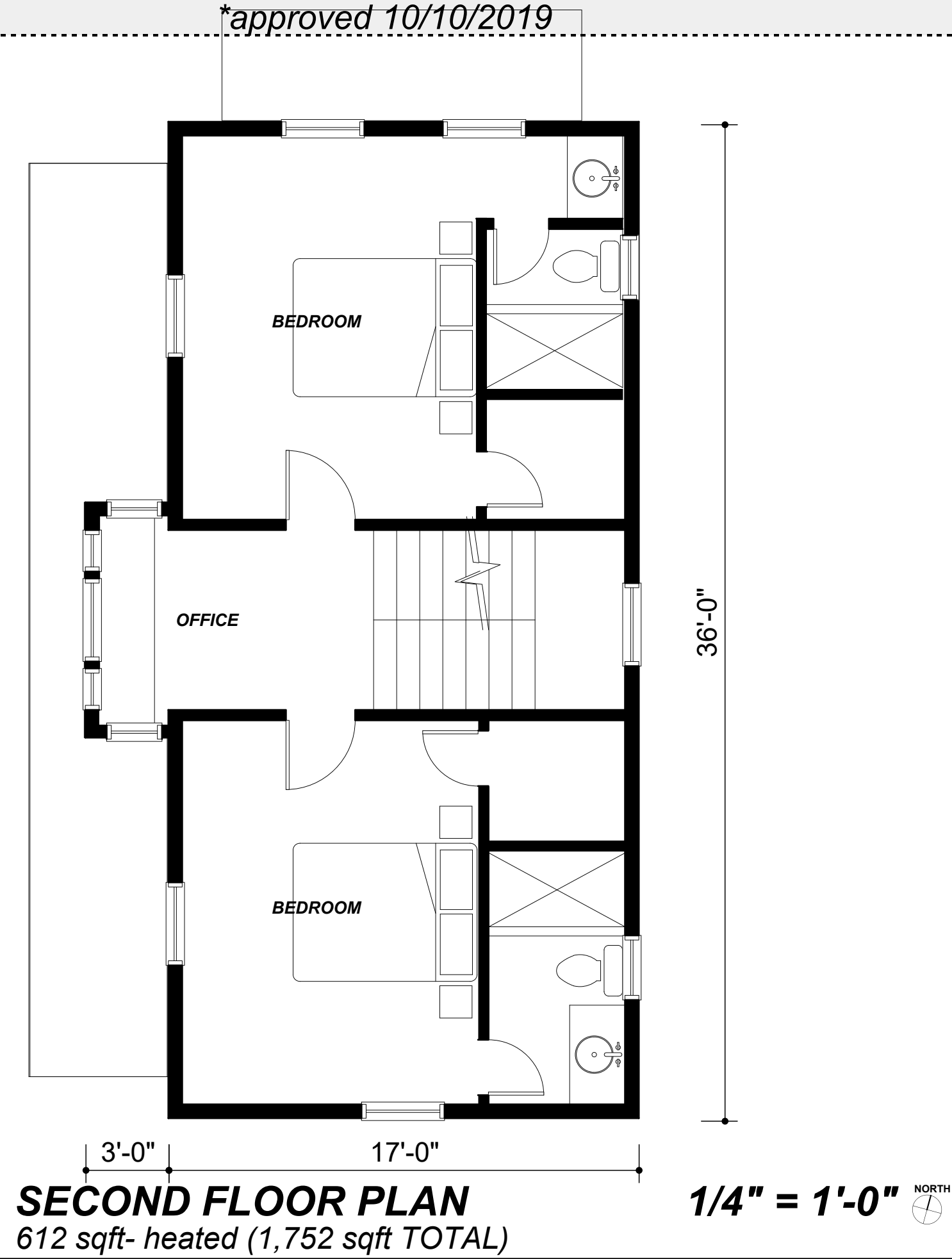
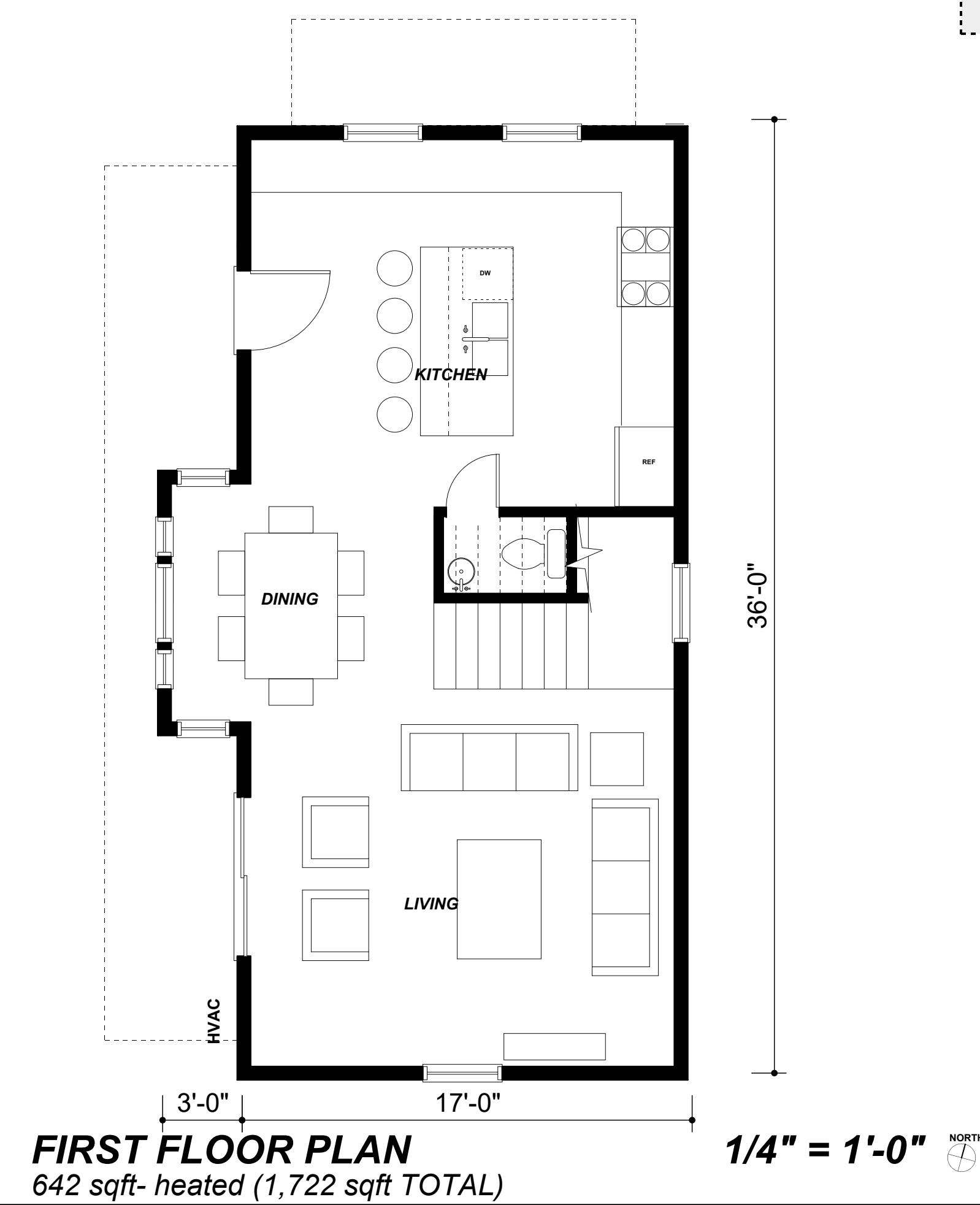
1/16"=1'-0"



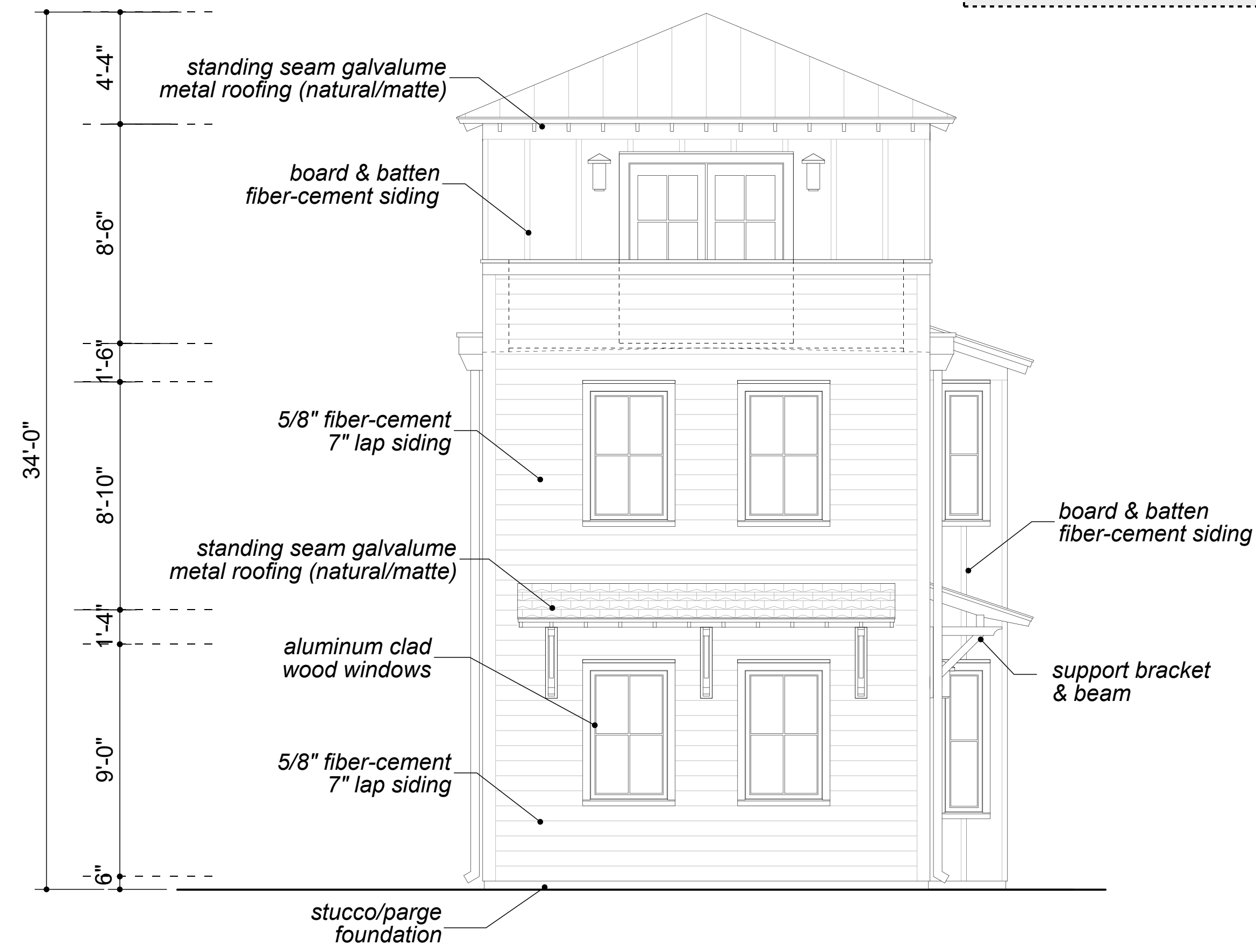
BAR : PRELIMINARY - FEB. 2020



BAR : CONCEPTUAL - OCT. 2019
*approved 10/10/2019



BAR : PRELIMINARY - FEB. 2020



NORTH (FRONT) ELEVATION

1/4" = 1'-0"

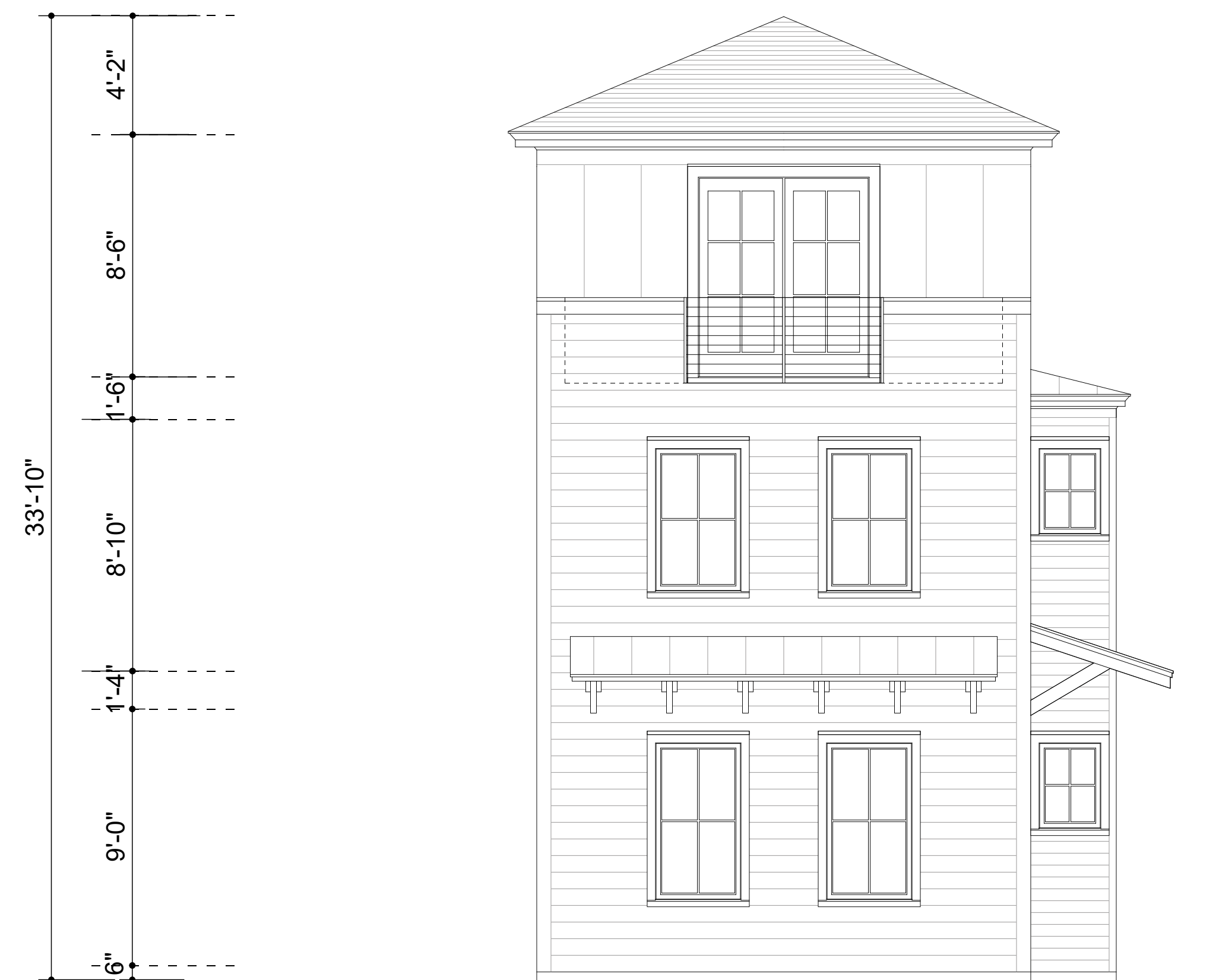


WEST (GARDEN) ELEVATION

1/4" = 1'-0"

BAR : CONCEPTUAL - OCT. 2019

**approved 10/10/2019*



NORTH (FRONT) ELEVATION

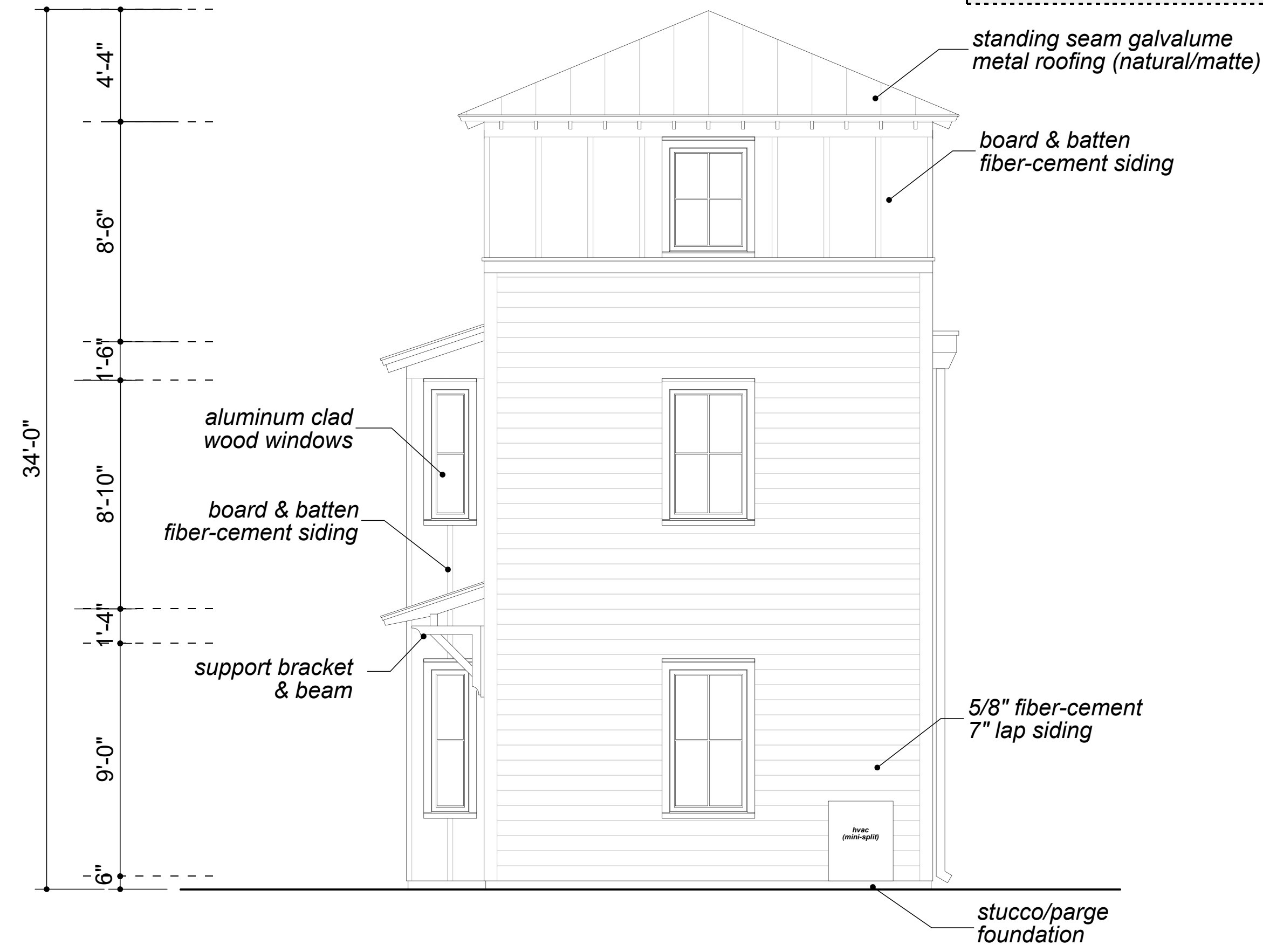
1/4" = 1'-0"



WEST (GARDEN) ELEVATION

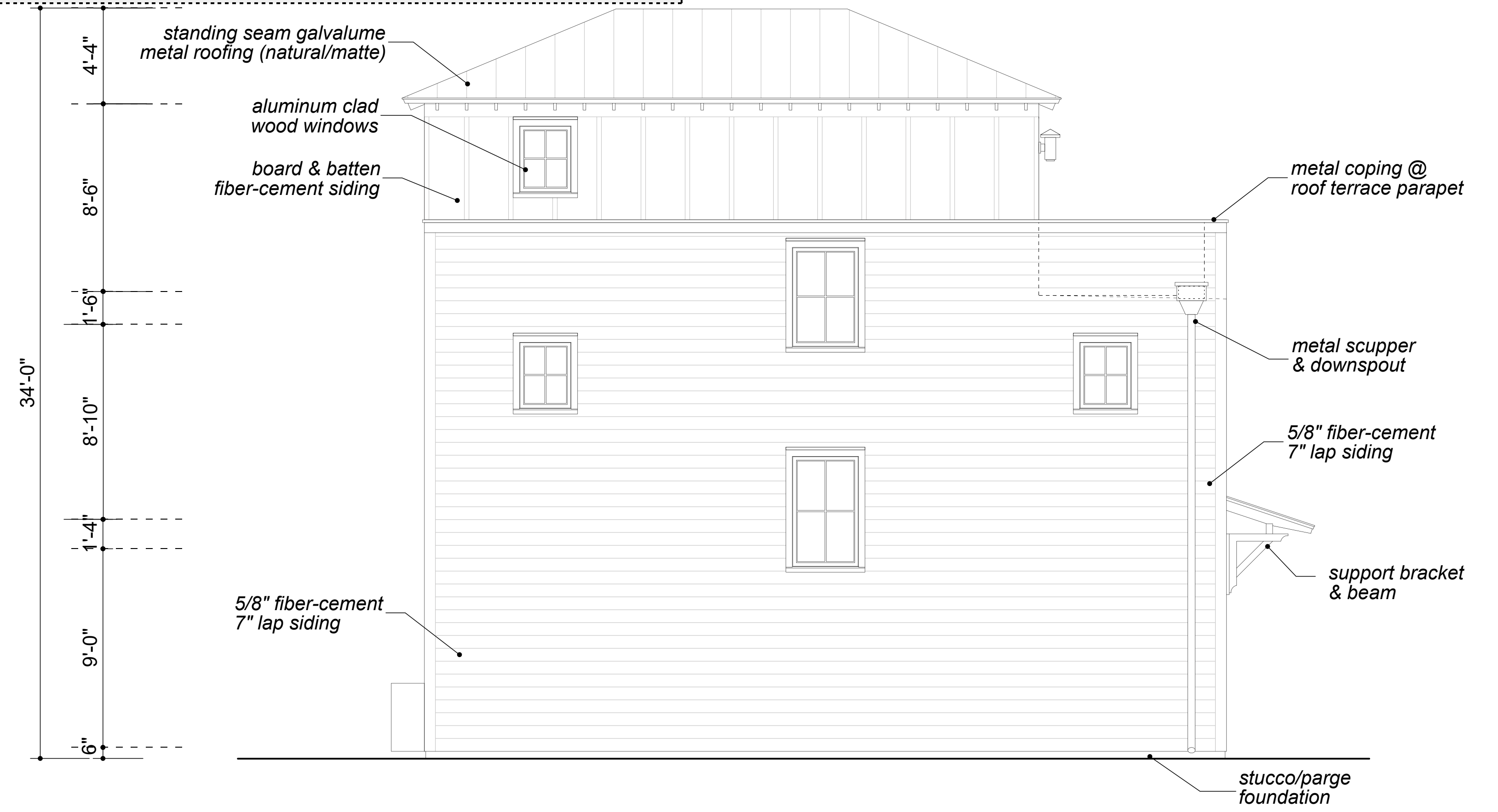
1/4" = 1'-0"

BAR : PRELIMINARY - FEB. 2020



SOUTH (REAR) ELEVATION

1/4" = 1'-0"



EAST (SIDE) ELEVATION

1/4" = 1'-0"

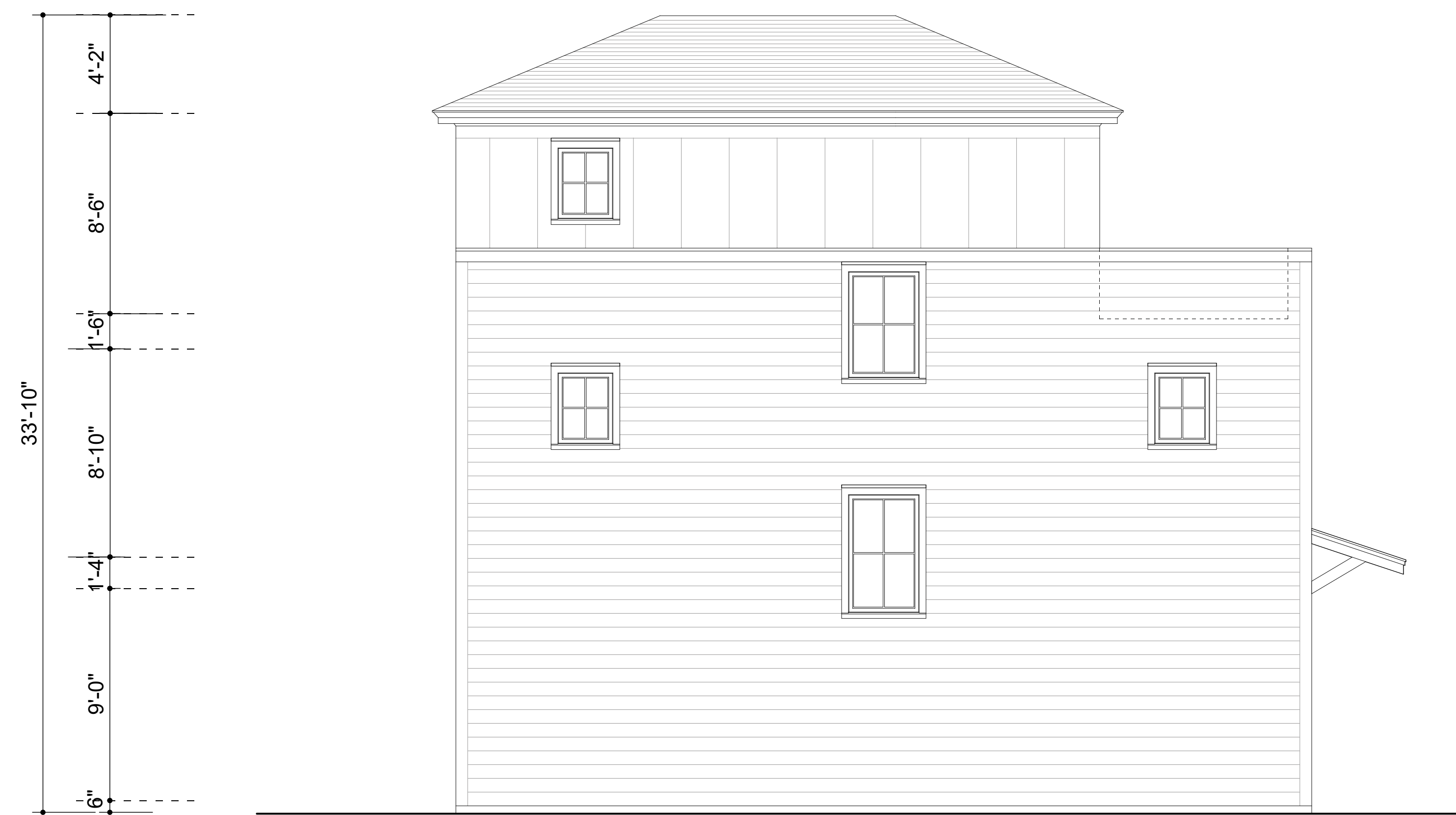
BAR : CONCEPTUAL - OCT. 2019

**approved 10/10/2019*



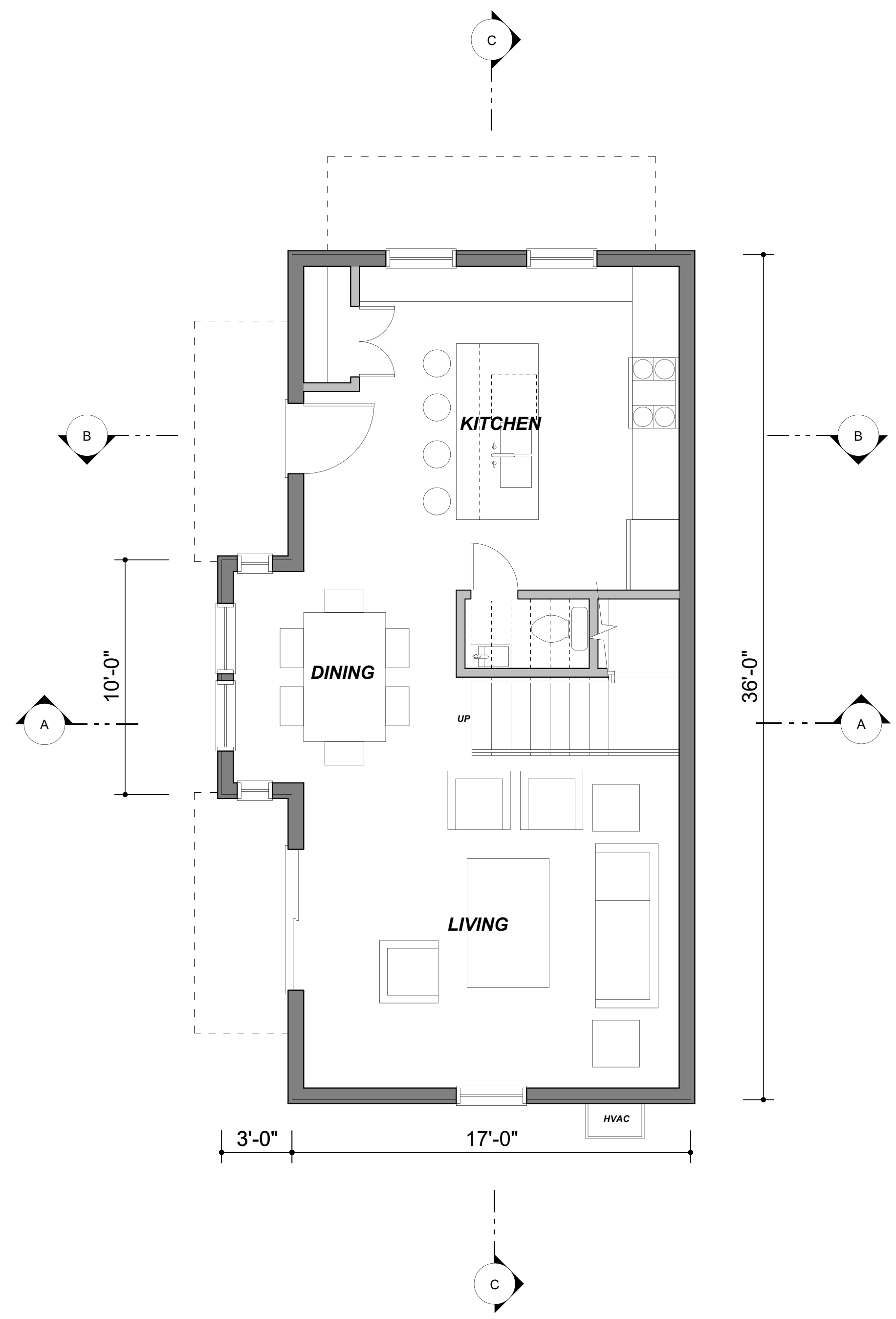
SOUTH (REAR) ELEVATION

1/4" = 1'-0"



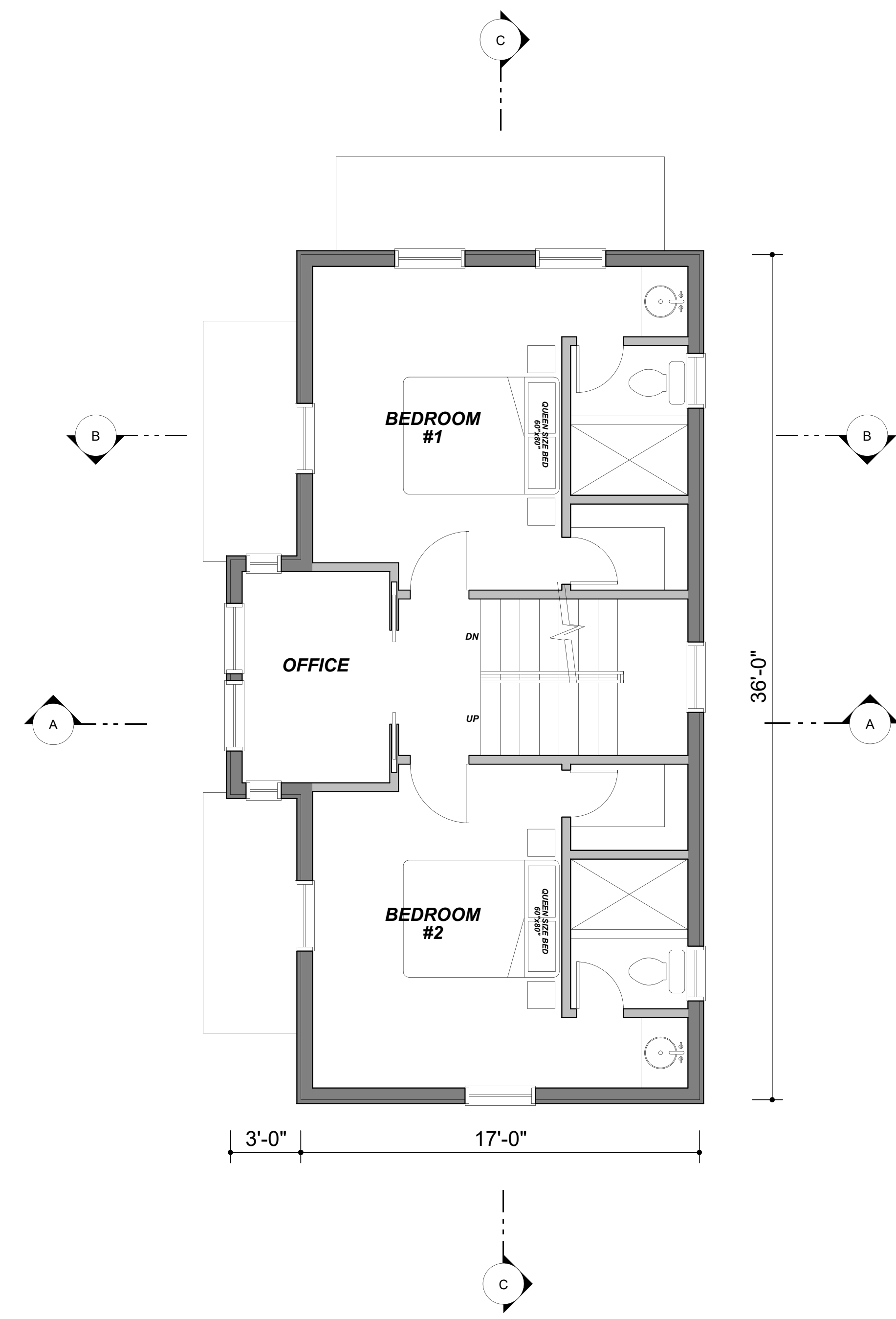
EAST (SIDE) ELEVATION

1/4" = 1'-0"



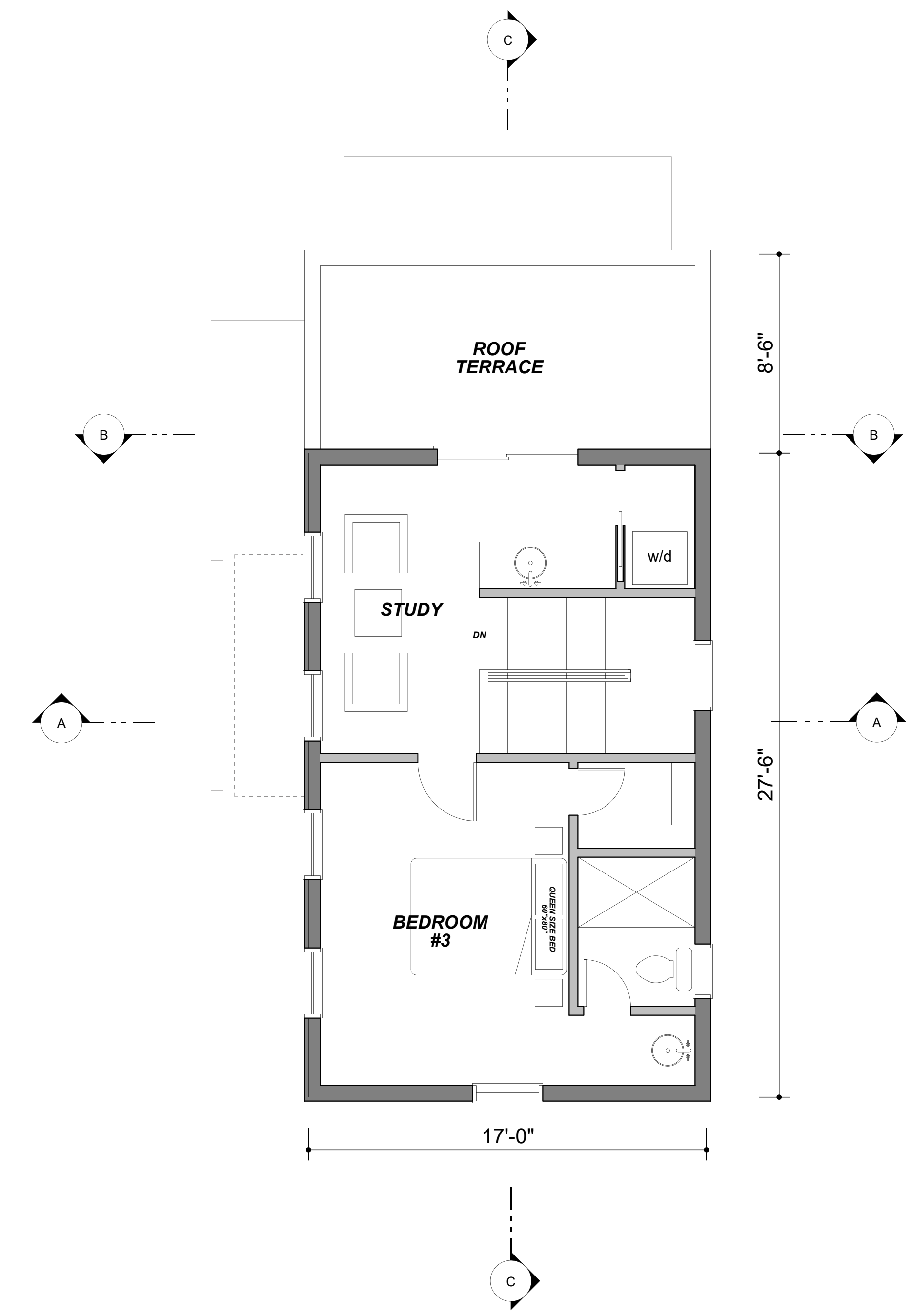
FIRST FLOOR PLAN
642 sqft- heated (1,752 sqft TOTAL)

1/4" = 1'-0" NORTH



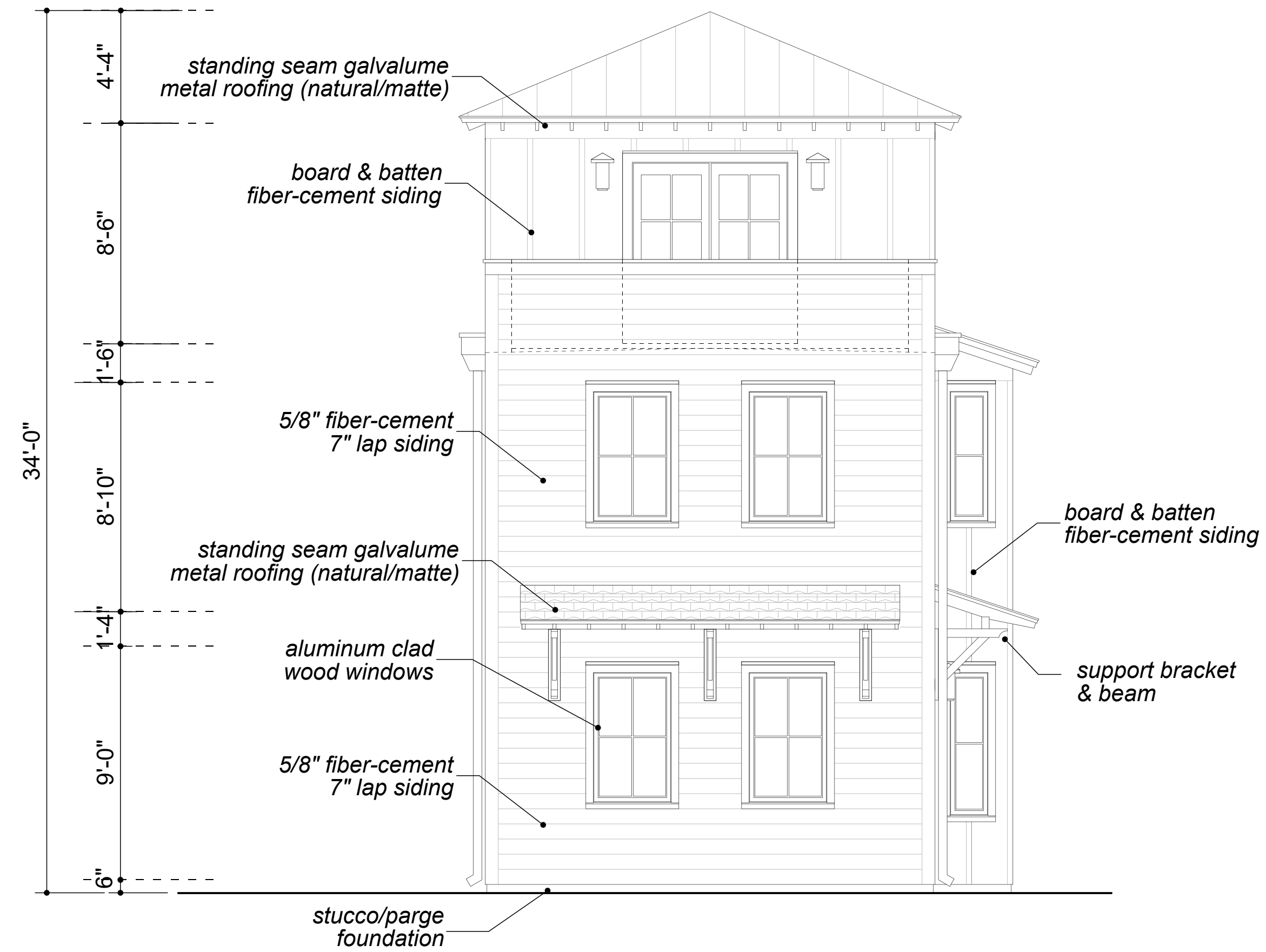
SECOND FLOOR PLAN
642 sqft- heated (1,752 sqft TOTAL)

1/4" = 1'-0" NORTH



THIRD FLOOR PLAN
468 sqft- heated (1,752 sqft TOTAL)

1/4" = 1'-0" NORTH



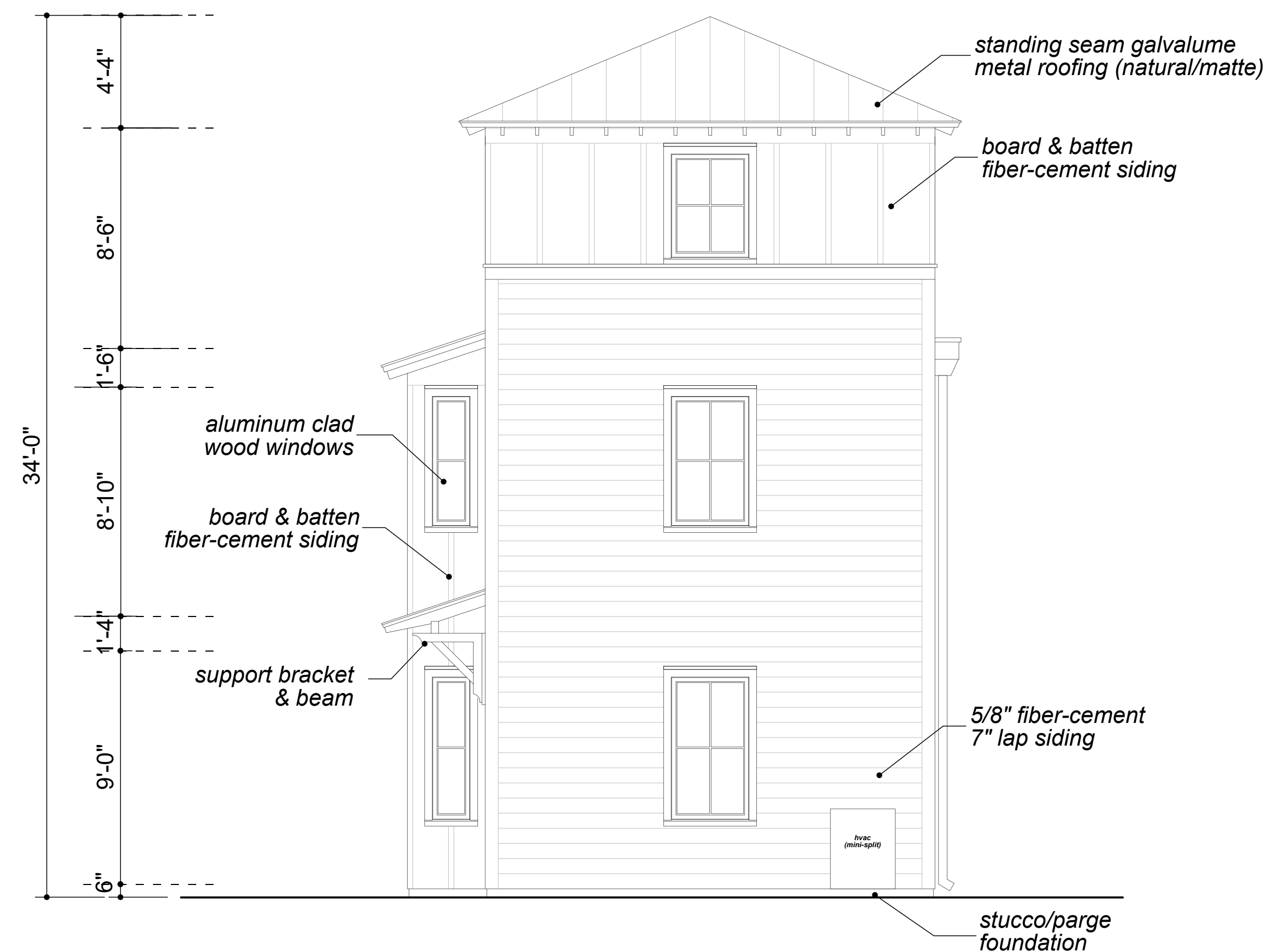
NORTH (FRONT) ELEVATION

1/4" = 1'-0"



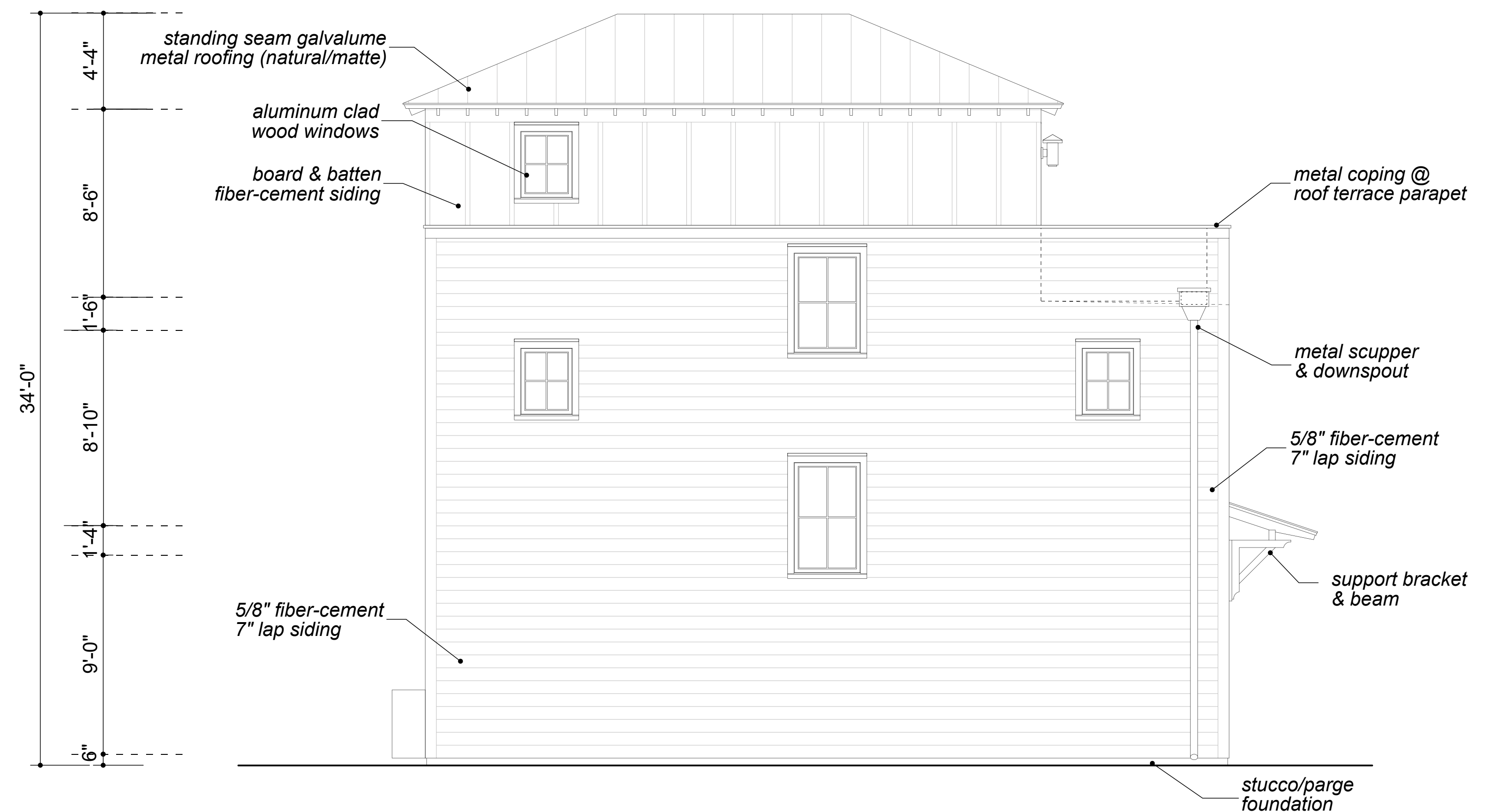
WEST (GARDEN) ELEVATION

1/4" = 1'-0"



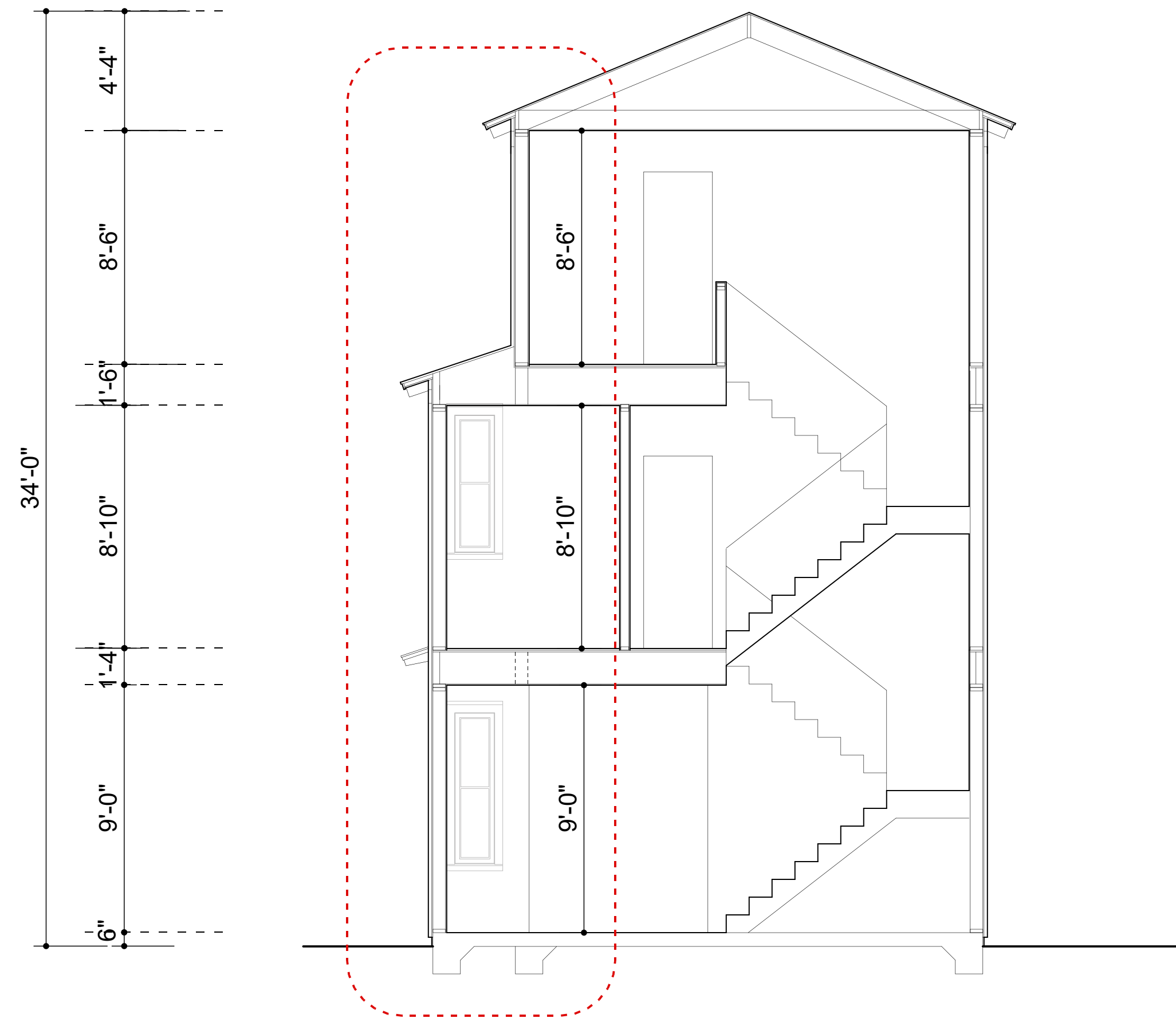
SOUTH (REAR) ELEVATION

1/4" = 1'-0"



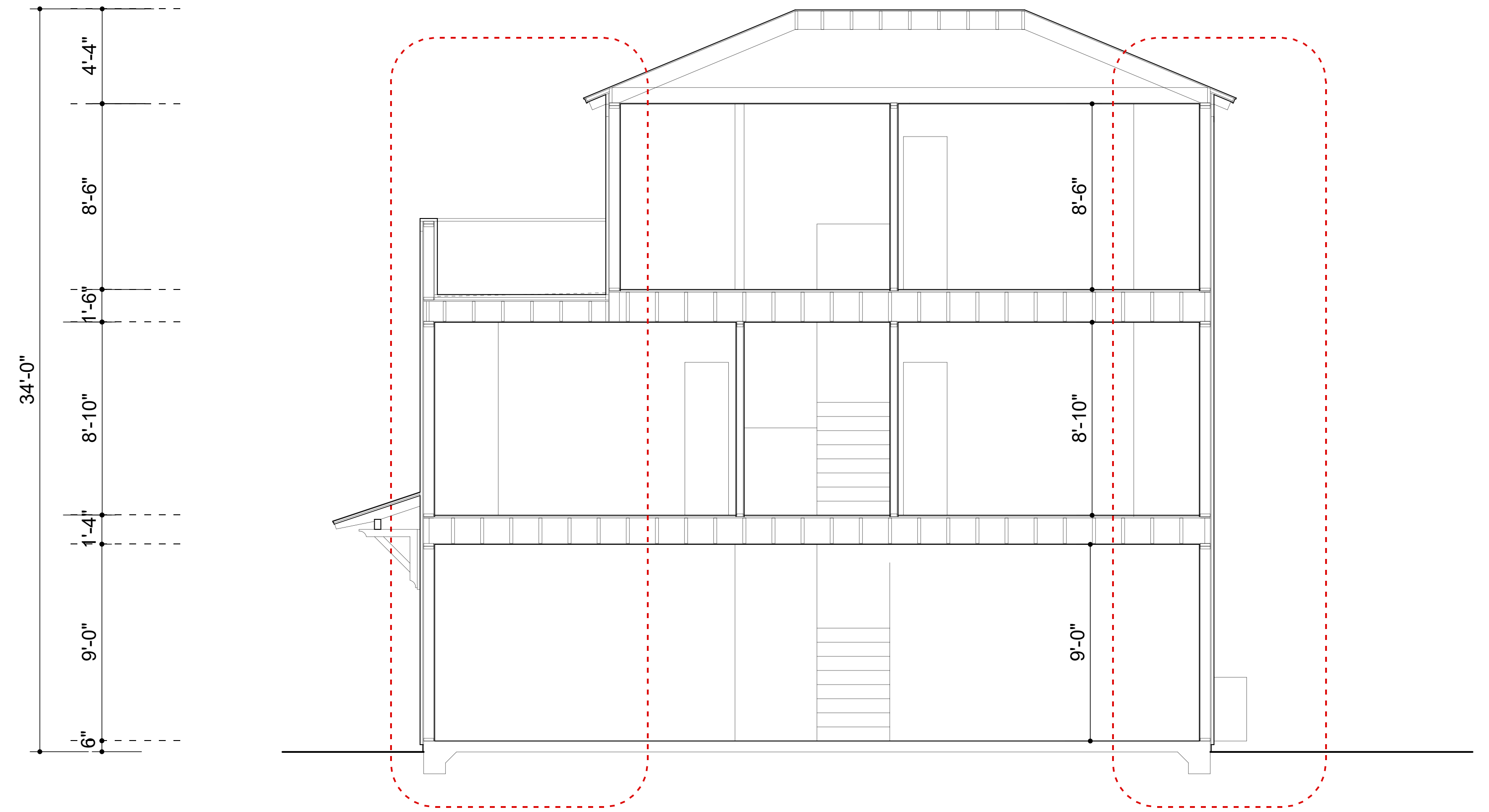
EAST (SIDE) ELEVATION

1/4" = 1'-0"



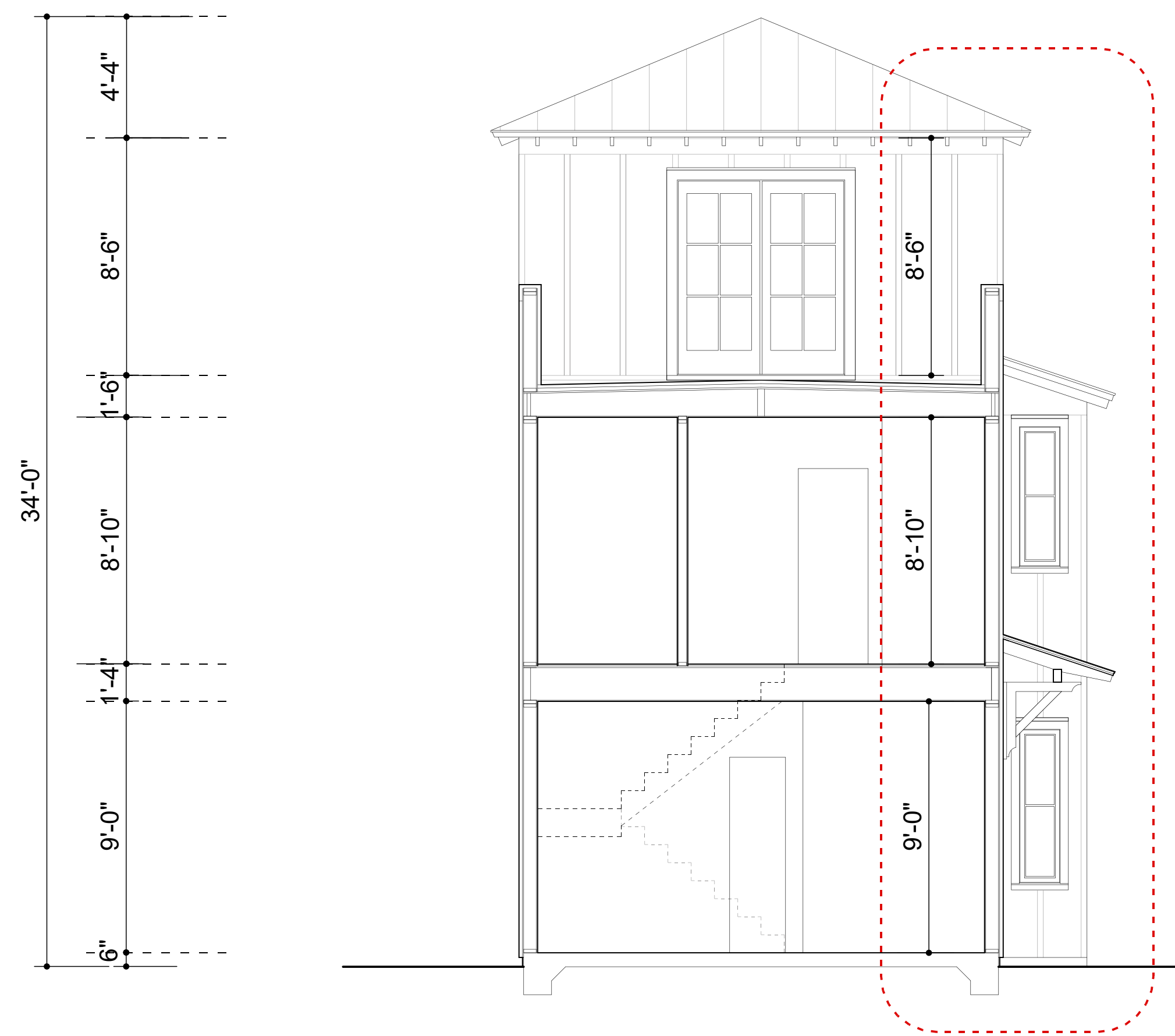
SECTION A-A

1/4" = 1'-0"



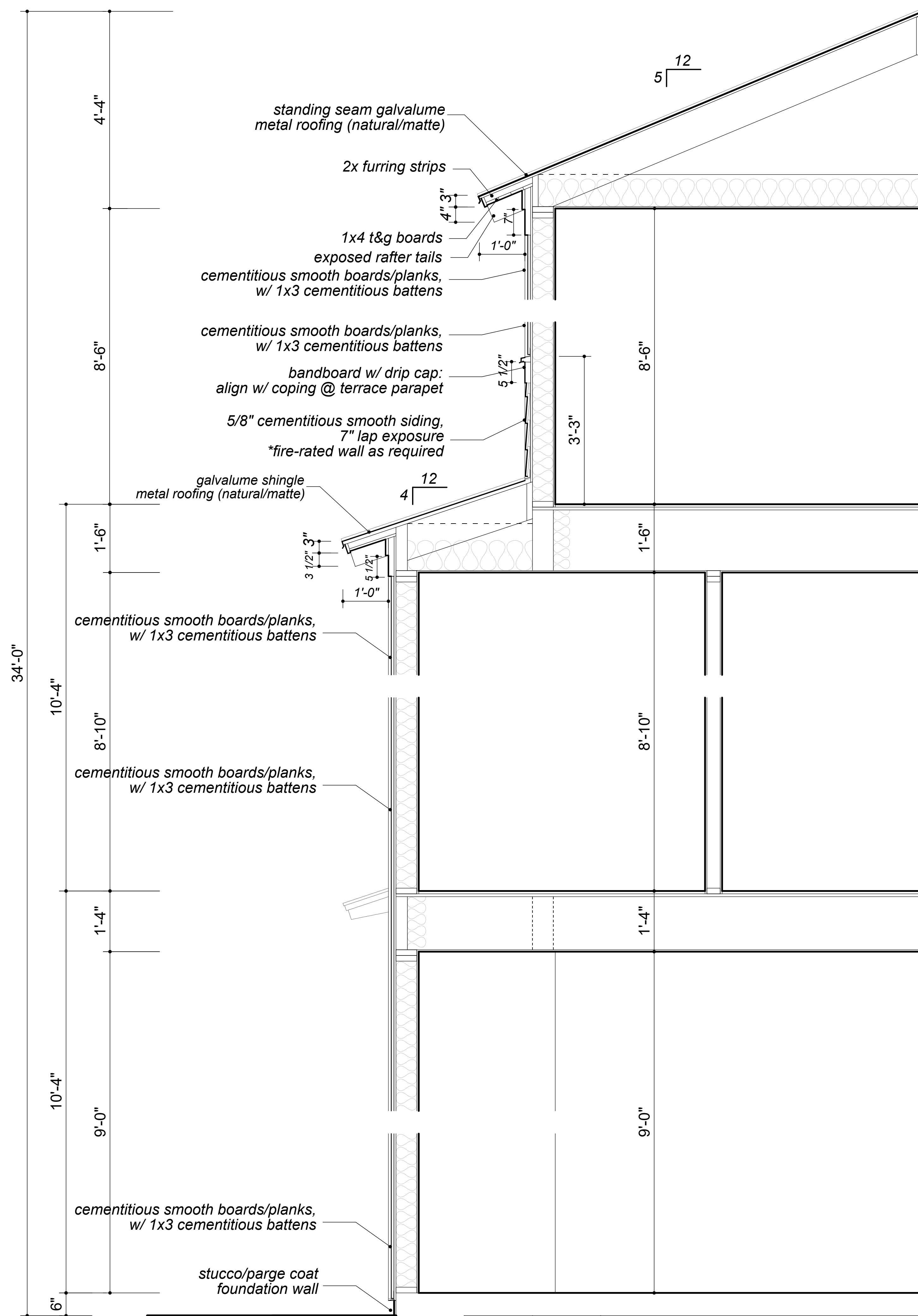
SECTION C-C

1/4" = 1'-0"



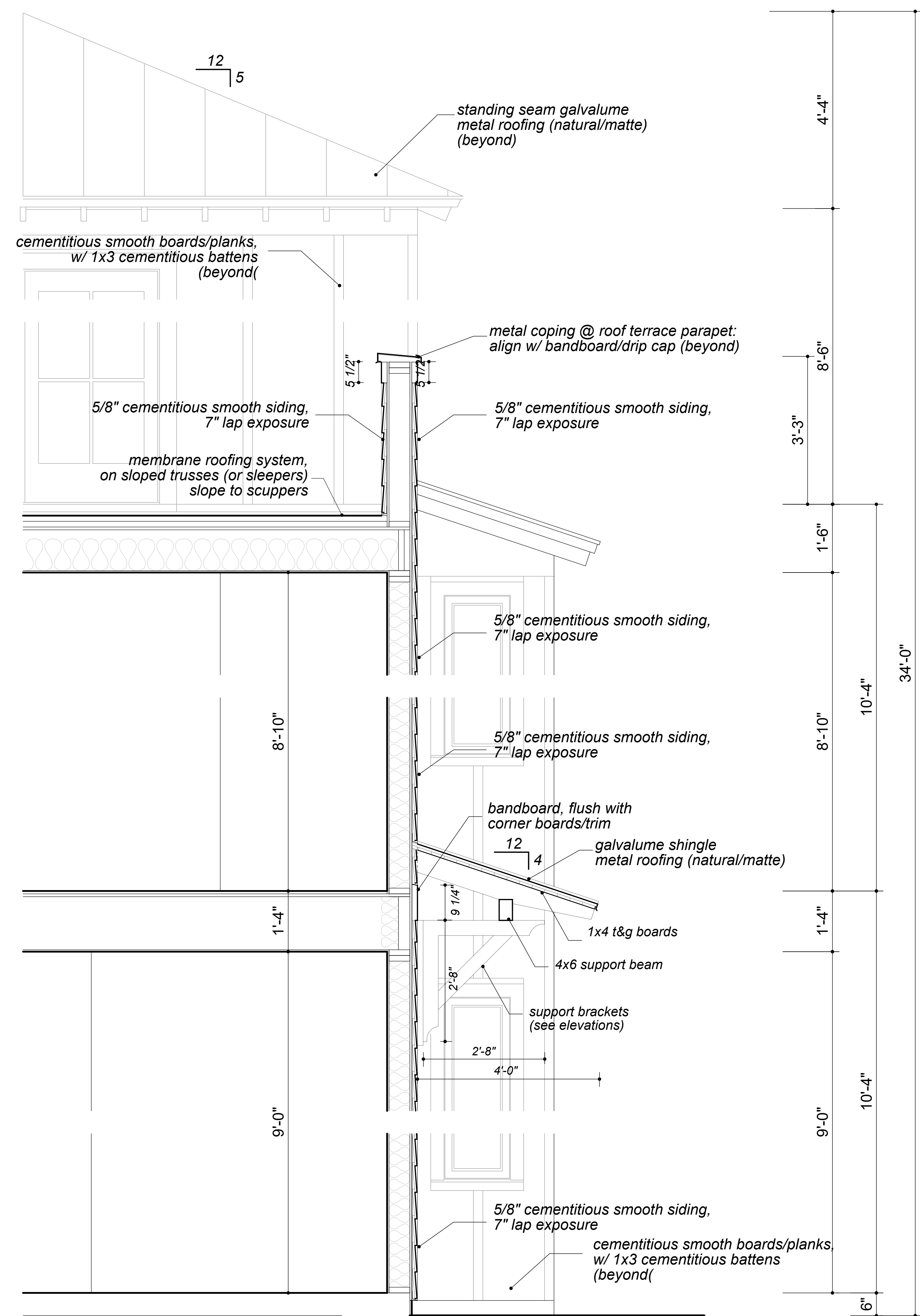
SECTION B-B

1/4" = 1'-0"



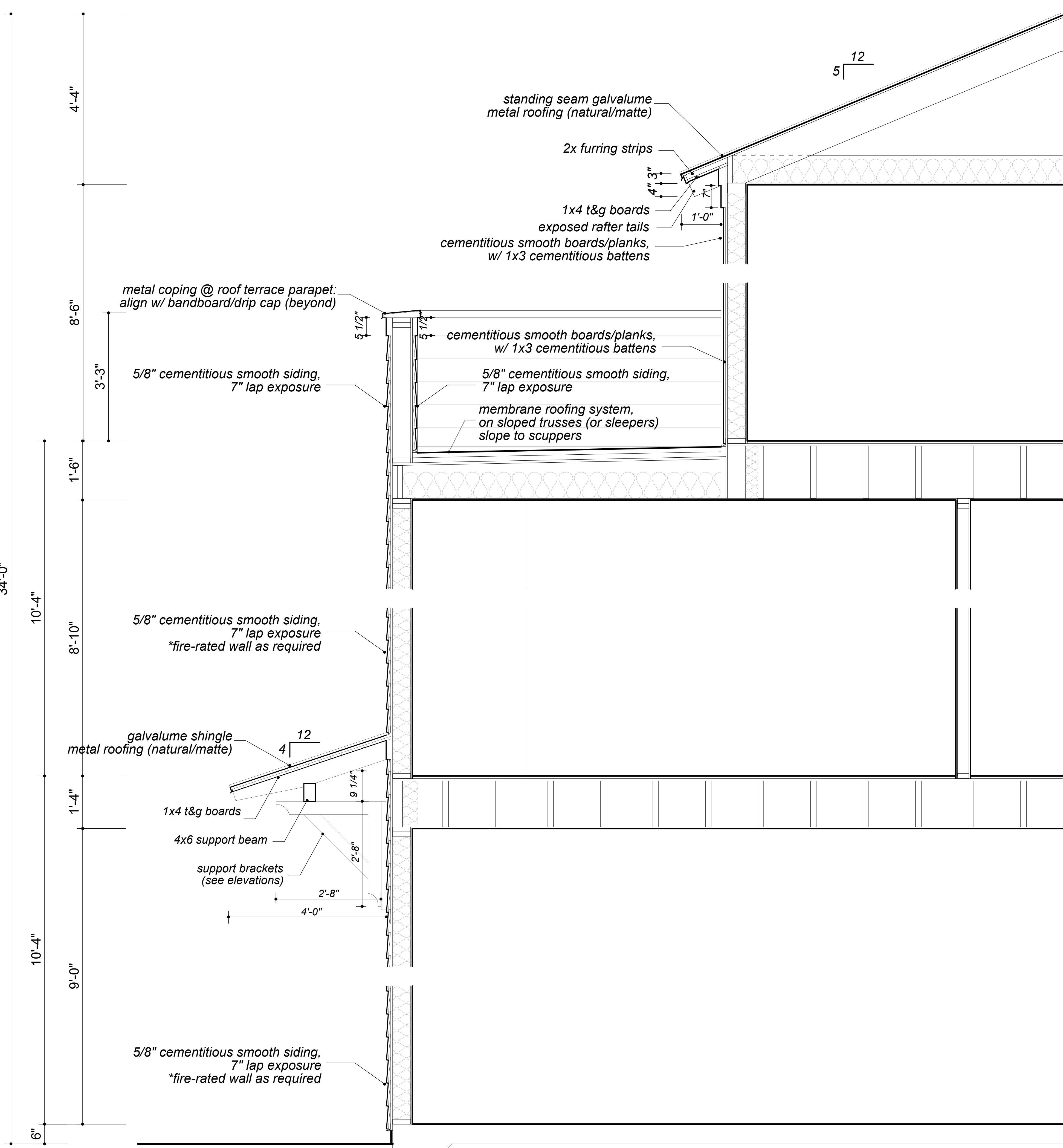
WALL SECTION A-A

3/4" = 1'-0"

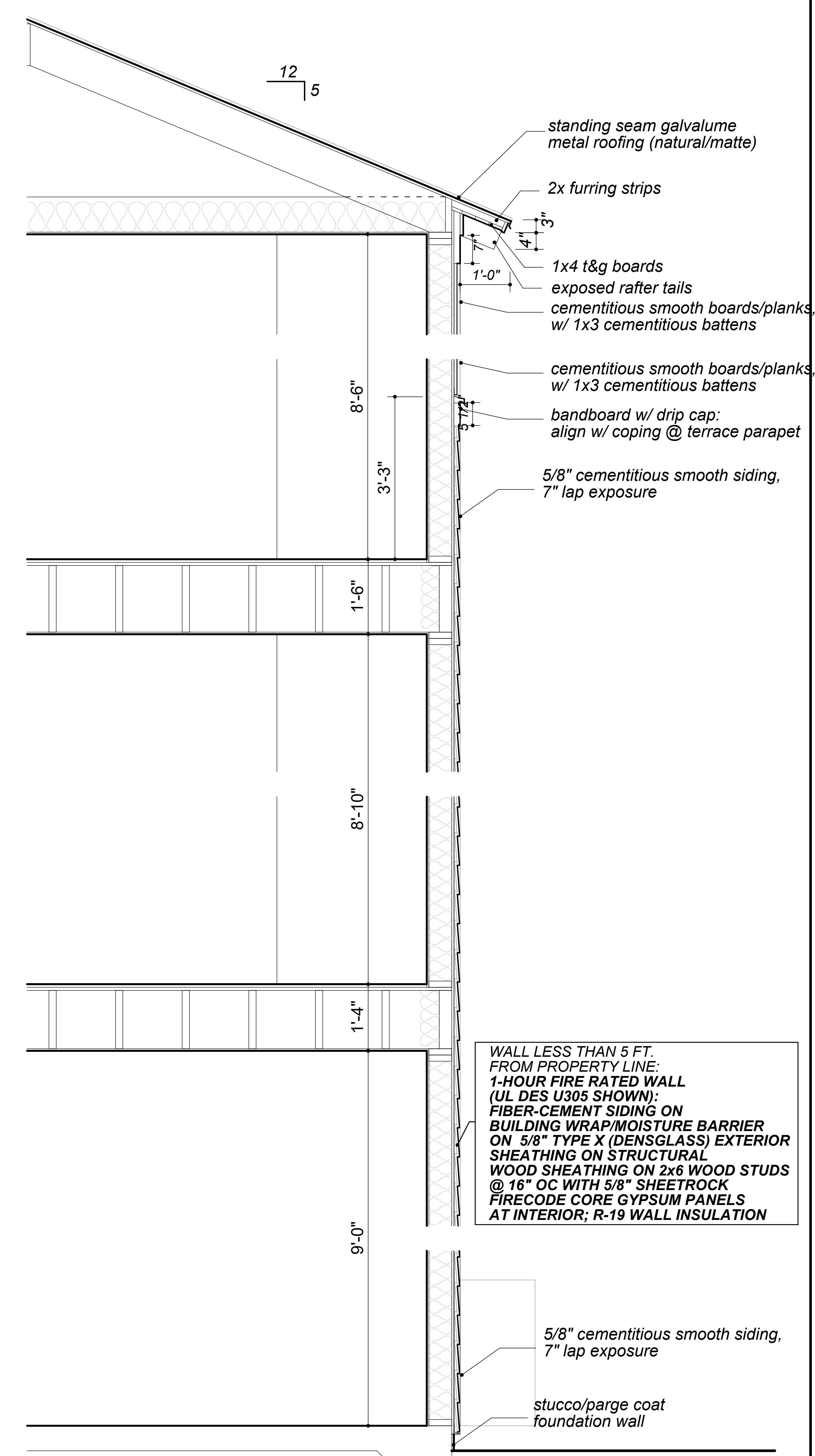


WALL SECTION B-B

3/4" = 1'-0"



WALL SECTION C-C



**WALL LESS THAN 5 FT.
 FROM PROPERTY LINE:
 1-HOUR FIRE RATED WALL
 (UL DES U305 SHOWN):
 FIBER-CEMENT SIDING ON
 BUILDING WRAP/MOISTURE BARRIER
 ON 5/8" TYPE X (DENSGLASS) EXTERIOR
 SHEATHING ON STRUCTURAL
 WOOD SHEATHING ON 2x6 WOOD STUDS
 @ 16" OC WITH 5/8" SHEETROCK
 FIRECODE CORE GYPSUM PANELS
 AT INTERIOR; R-19 WALL INSULATION**

3/4" = 1'-0"

***FLASHING NOTES:**

Install roof-to-wall and deck-to-wall flashings in accordance with code, manufacturer's instructions, best practices and industry standards, including FEMA Home Builder's Guide to Coastal Construction. See FEMA website:

http://www.fema.gov/media-library-data/20130726-1537-20490-9609/fema499_5_2.pdf

Roof-to-Wall and Deck-to-Wall Flashing

HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION Technical Fact Sheet No. 5.2

Purpose: To emphasize the importance of proper roof and deck flashing, and to provide typical and enhanced flashing techniques for coastal homes.

Key Issues

- Poor performance of flashing and subsequent water intrusion is a common problem for coastal homes.
- Enhanced flashing techniques are recommended in areas that frequently experience high winds and driving rain.
- Water penetration at deck ledgers can cause wood dry rot and corrosion of connectors leading to deck collapse.

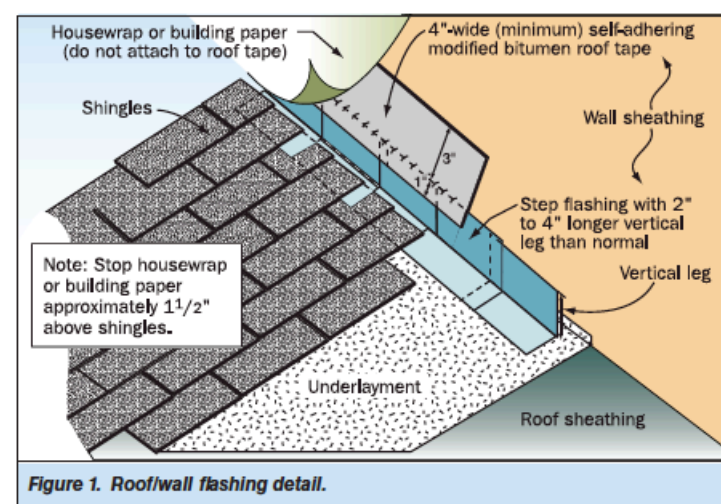


Figure 1. Roofwall flashing detail.

Roof and Deck Flashing Recommendations for Coastal Areas

- Always lap flashing and other moisture barriers properly.
- Use increased lap lengths for added protection.
- Do not rely on sealant as a substitute for proper lapping.
- Use fasteners that are compatible with or of the same type of metal as the flashing material.
- Use flashing cement at joints to help secure flashing.
- At roof-to-wall intersections (see Figure 1):
 - Use step flashing that has a 2- to 4-inch-longer vertical leg than normal.
 - Tape the top of step flashing with 4-inch-wide (minimum) self-adhering modified bitumen roof tape.
 - Do not seal housewrap or building paper to step flashing.
- For deck flashing:
 - Follow proper installation sequence to prevent water penetration at deck ledger (see Figure 2).
 - Leave gap between first deck board and flashing to allow for drainage (see Figure 3).
 - Use spacer behind ledger to provide gap for drainage (see Figure 3).
 - Use stainless steel deck connection hardware.

See Fact Sheet Nos. 7.2 and 7.3 for rake and eave details.

FEMA 5.2: ROOF-TO-WALL AND DECK-TO-WALL FLASHING HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION 1 of 3

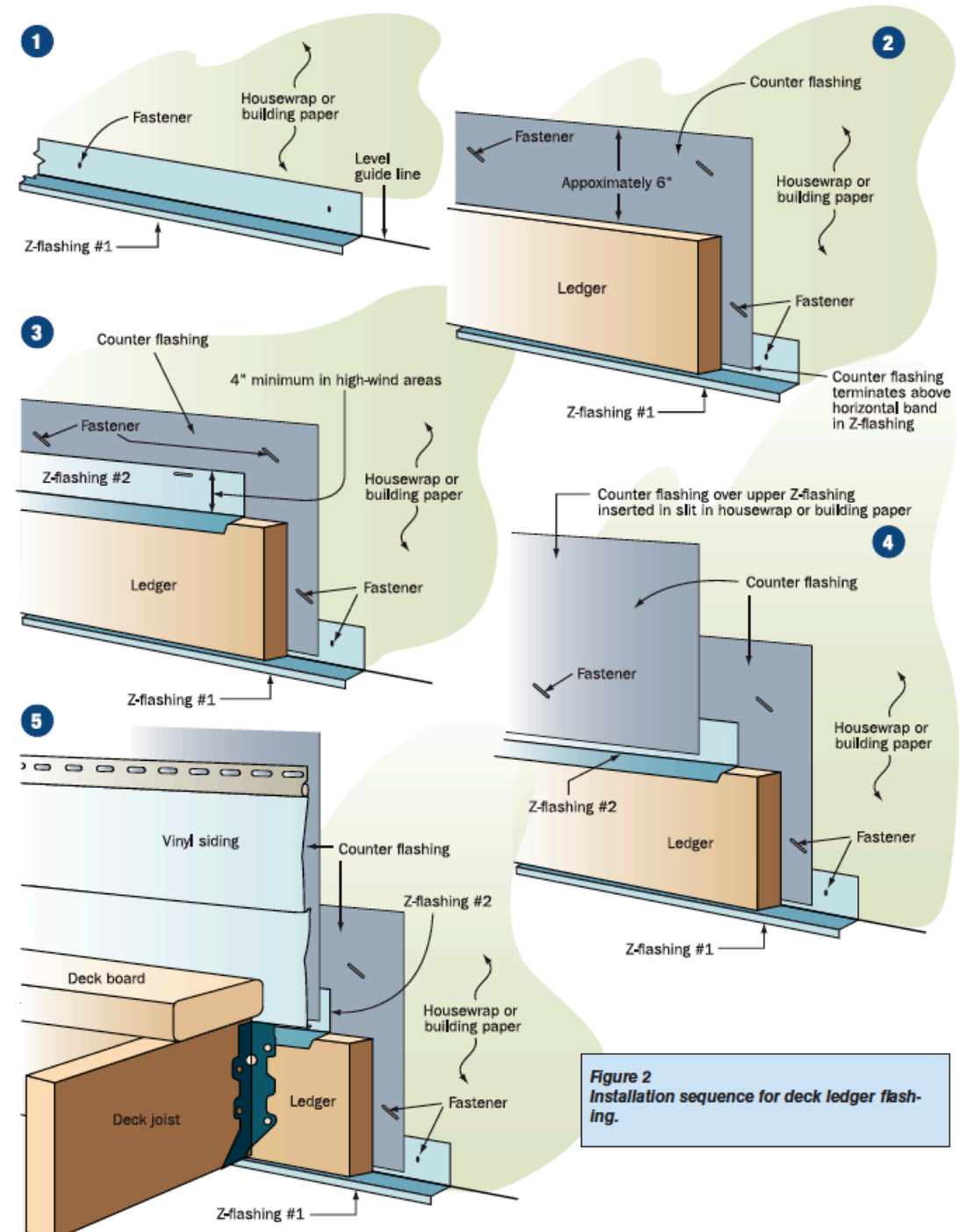


Figure 2 Installation sequence for deck ledger flashing.

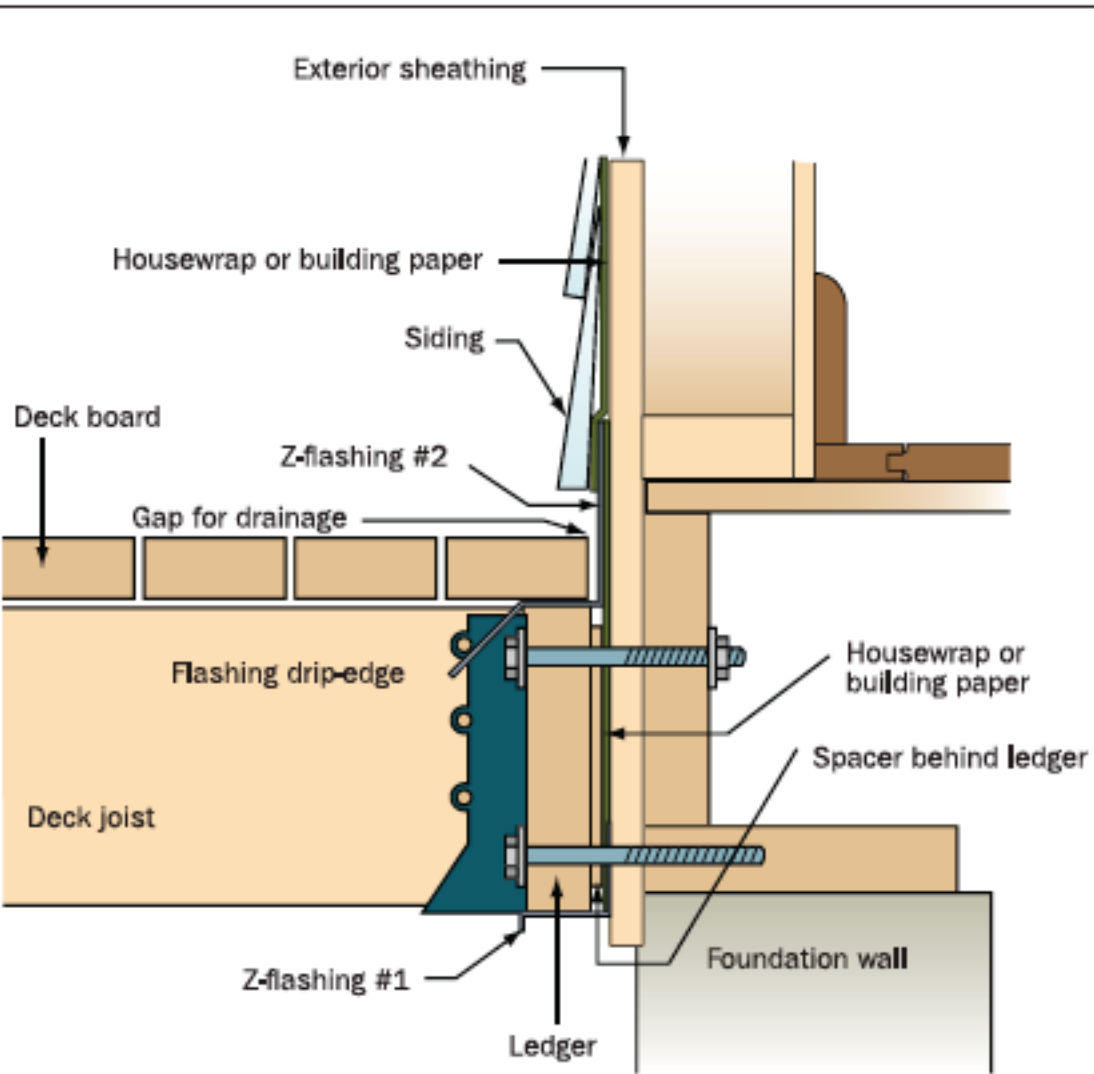
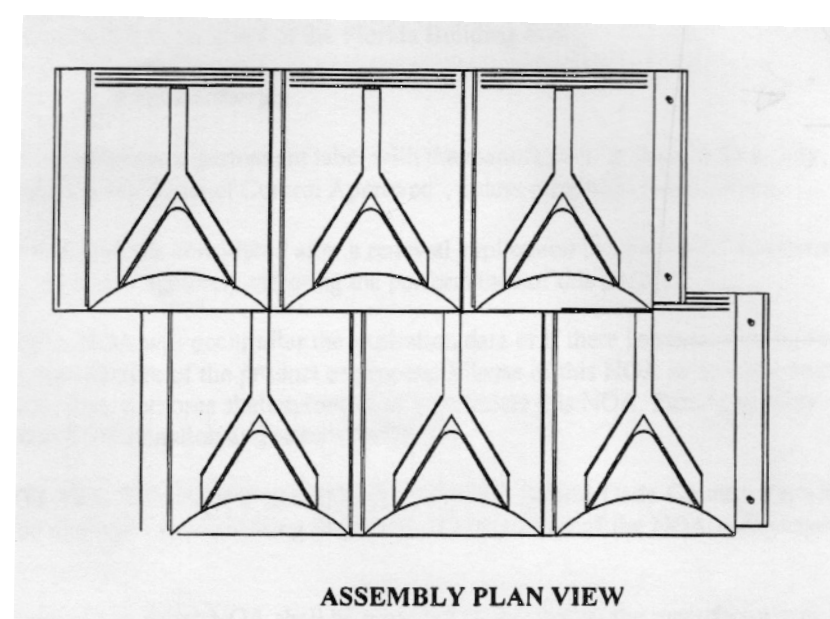
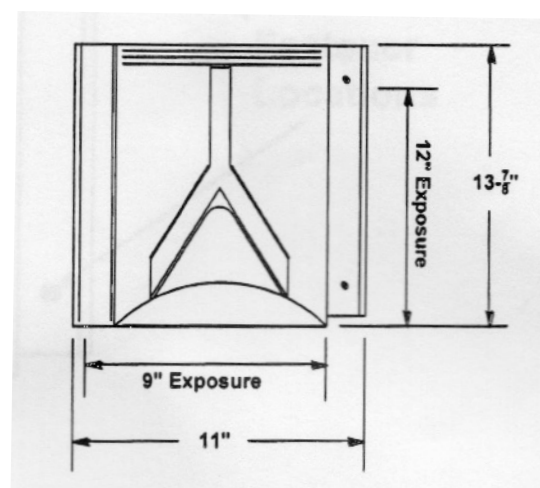


Figure 3 Deck ledger flashing.

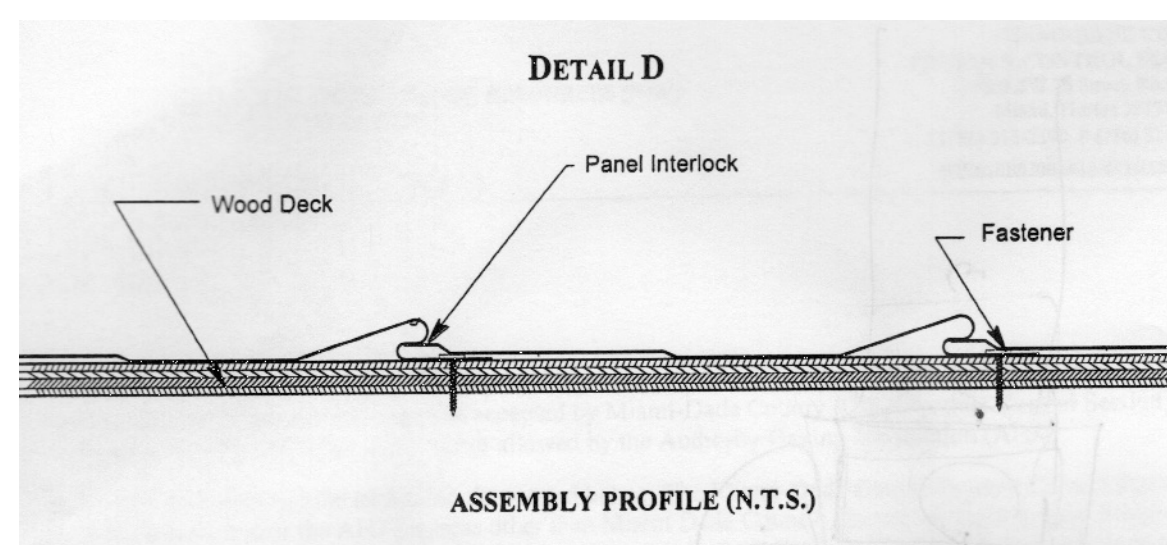
STANDING SEAM METAL ROOFING (GALVALUME: NATURAL/MATTE FINISH)



METAL SHINGLE ROOFING (GALVALUME: NATURAL/MATTE FINISH)



ASSEMBLY PLAN VIEW



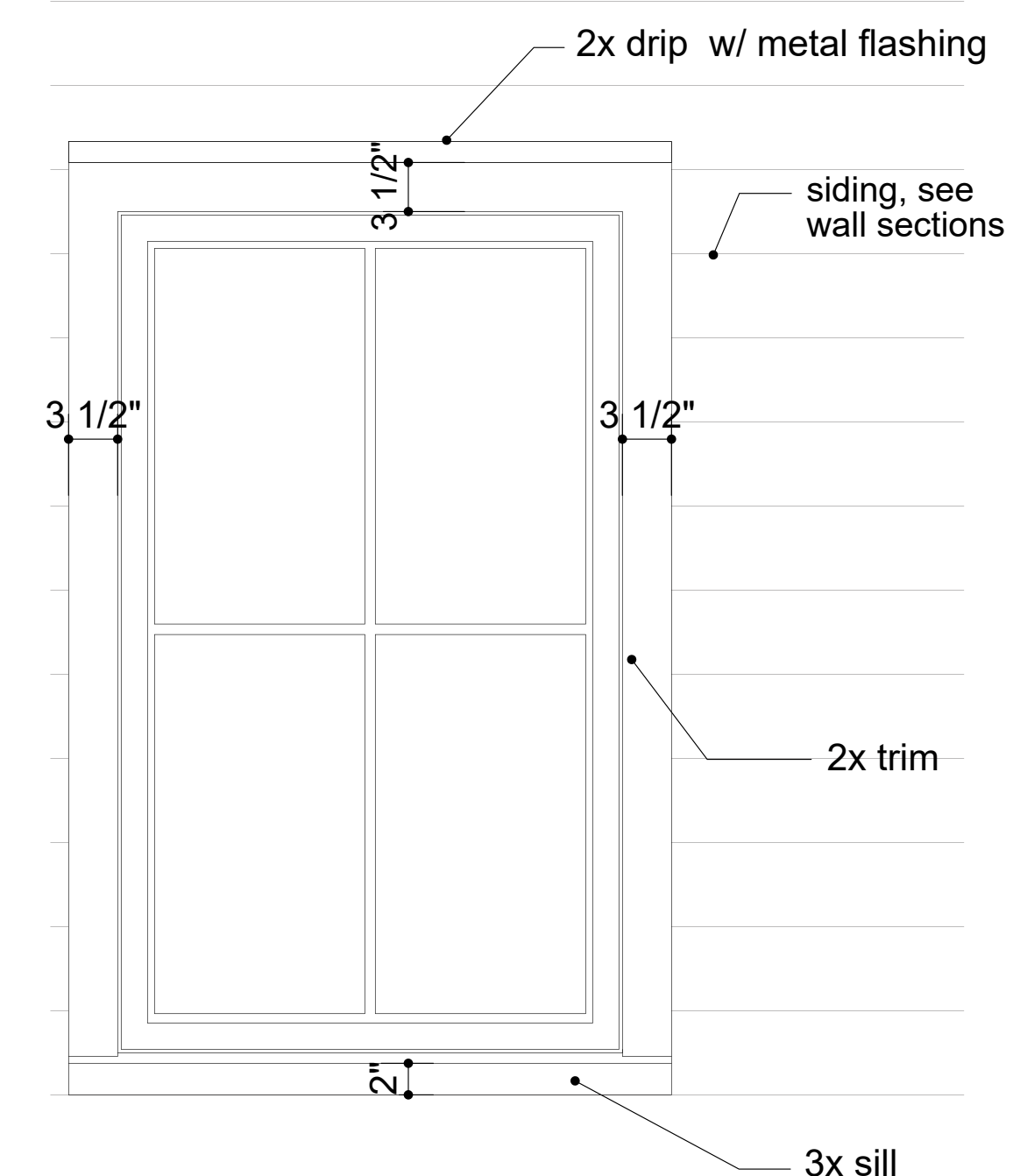
ASSEMBLY PROFILE (N.T.S.)

WINDOWS: ALUMINUM CLAD WOOD

Andersen ARCHITECTURAL COLLECTION



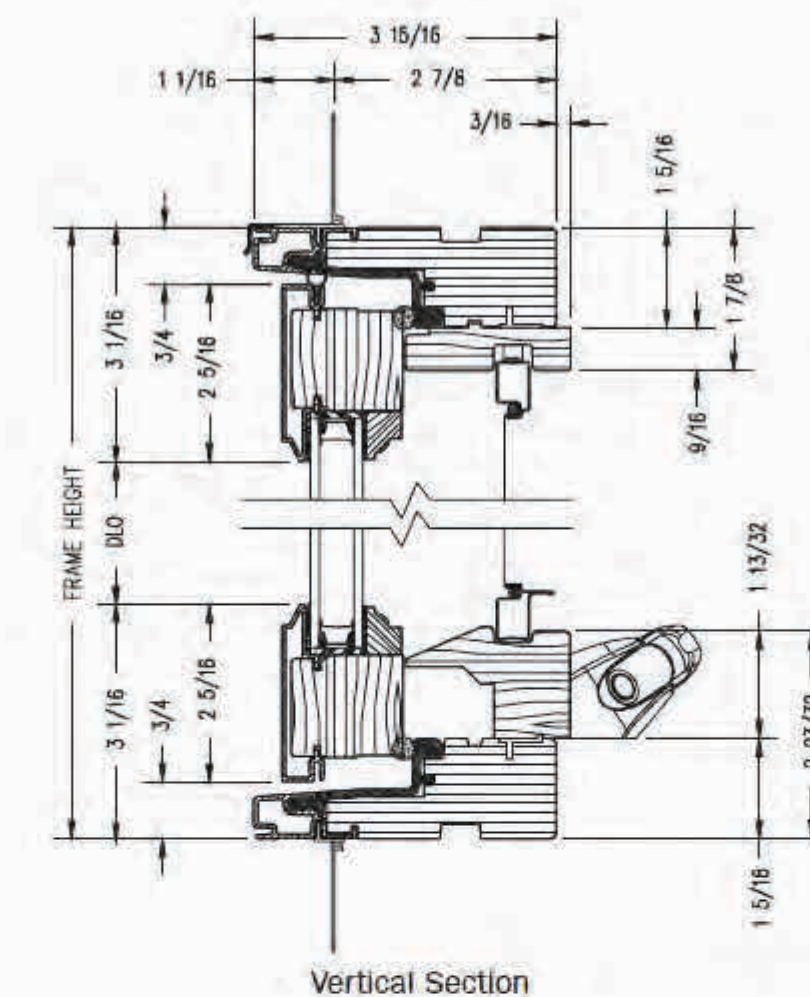
E-SERIES WINDOWS & DOORS



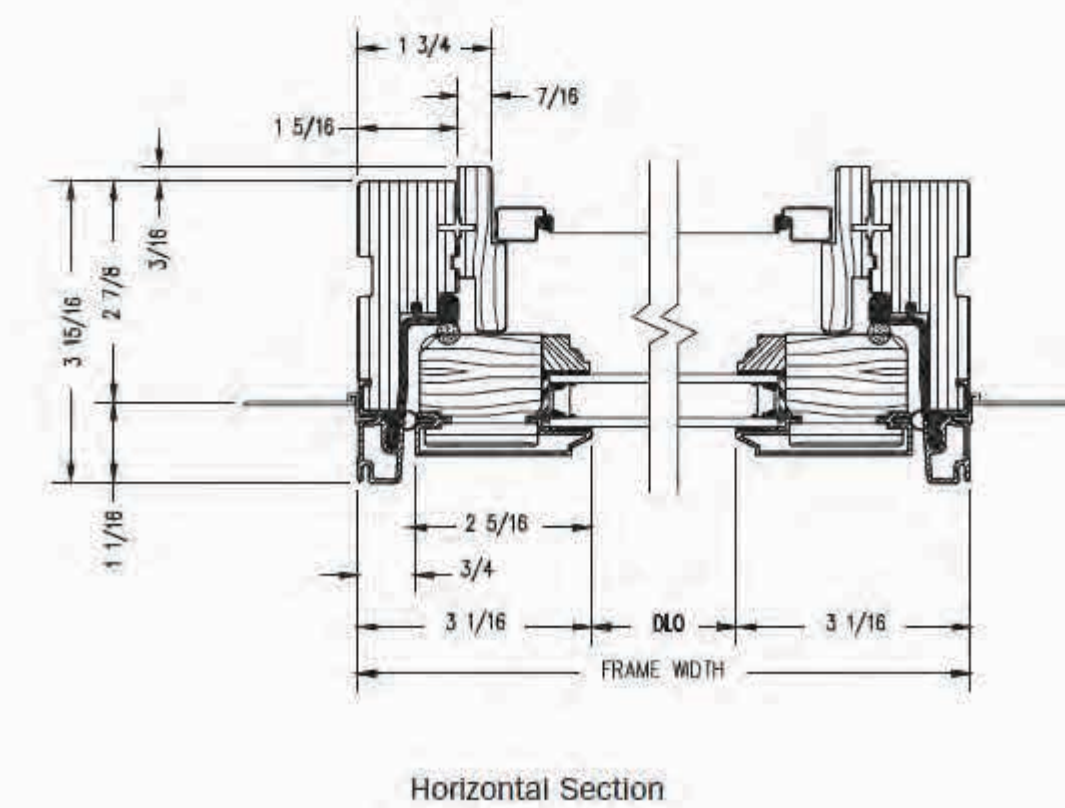
WINDOW-DETAIL EXTERIOR ELEVATION

1"=1'-0"

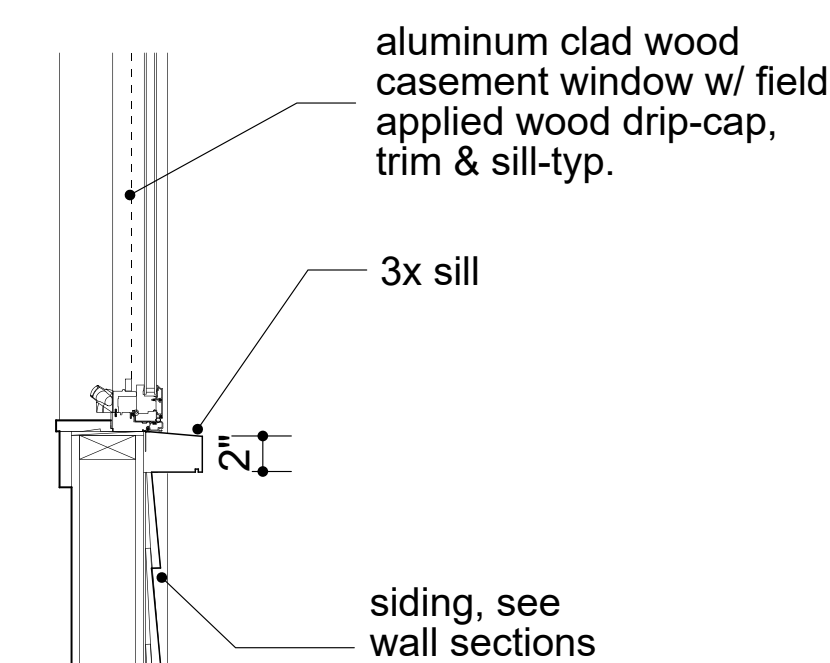
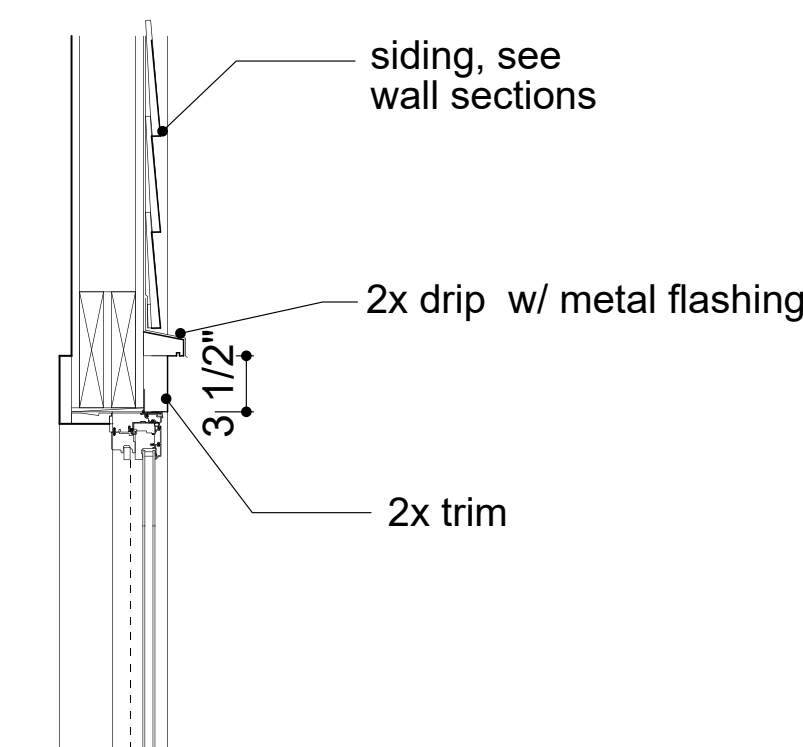
Casement



Vertical Section



Horizontal Section



WINDOW-DETAIL SECTION

1"=1'-0"



2 SMALLS ALLEY

3 SMALLS ALLEY

1 SMALLS ALLEY

1 LEWIS COURT

POOL HOUSE
(1 LEWIS COURT)

BEHIND 71-77 SPRING: LOOKING SOUTH



POOL HOUSE
(1 LEWIS COURT)

1 LEWIS COURT

1 SMALLS ALLEY
(beyond)

3 SMALLS ALLEY

2 SMALLS ALLEY

BEHIND 71-77 SPRING: LOOKING NORTH



71 SPRING STREET



73 SPRING STREET



75 SPRING STREET



77 SPRING STREET



2 SMALLS ALLEY



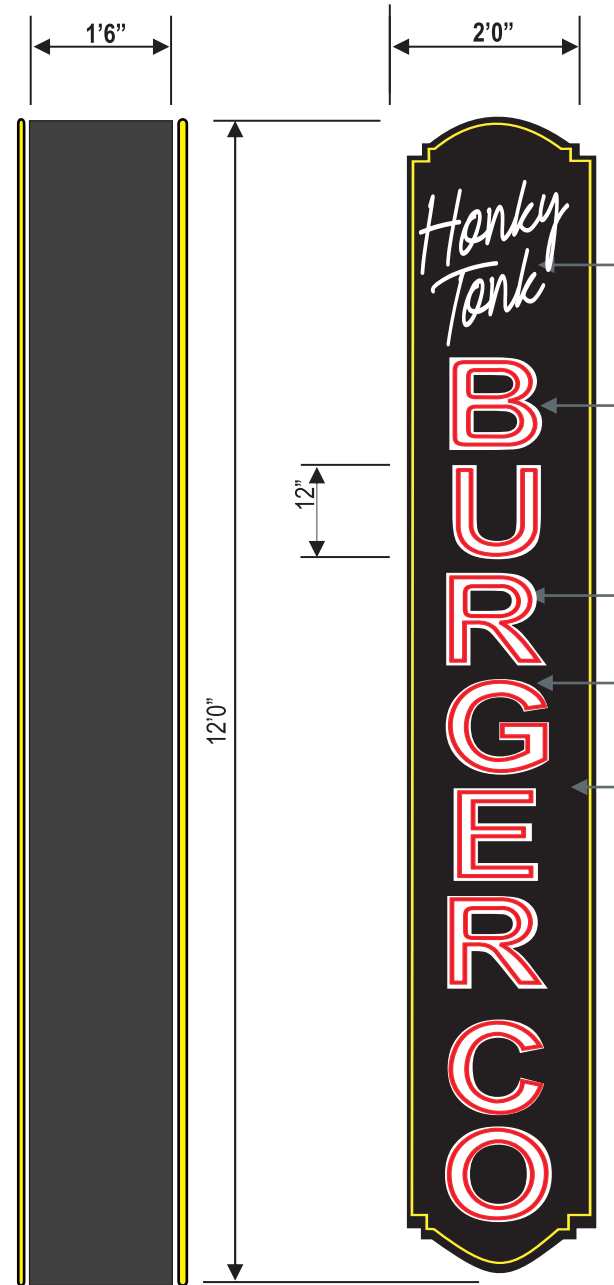
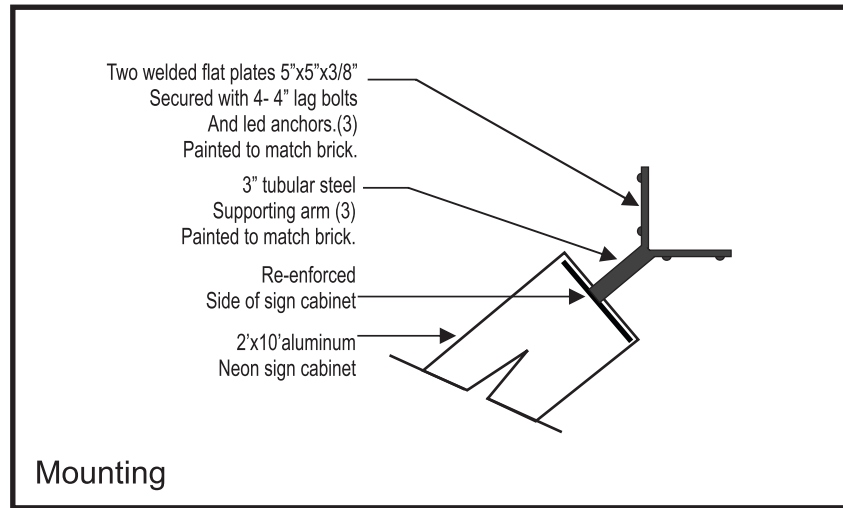
3 SMALLS ALLEY 1 SMALLS ALLEY



1 LEWIS COURT



POOL HOUSE
(1 LEWIS COURT)



SIGN SPECS Scale 1/2"=1'0"

- Single stroke neon
- .060 Gauge aluminum cabinet with electrically welded frame for additional support. Finish color Black
- Painted letters directly to aluminum cabinet. Finish color white
- Double stroke red neon
- Single stroke yellow neon border

Bottom of sign level with top of black wall panel

#100% White	#90% Black	#347 85% Magenta	#3945 100% Yellow

