



MEETING AGENDA

CITY OF BEAUFORT - HISTORIC DISTRICT REVIEW BOARD

Wednesday, June 10, 2026, 2:00 P.M.

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

Please click the link below to access the webinar on Zoom:

<https://us02web.zoom.us/j/82853325090?pwd=rjgbW1I6b8A44L8uQa0iBPUY9wxity.1>

Password: **724303** Webinar ID: 828 5332 5090 Call in Phone #: +1 929 205 6099

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

Please note, this meeting will also be live streamed via Zoom. Anybody interested can watch this meeting on the City's YouTube page: “City Beaufort SC”.

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

I. Call to Order:

II. Review of Minutes:

- **May 13, 2026 - Meeting**

III. Consent agenda items:

- A. 910 Harrington Street (aka 1302 Greene Street), PIN: R120 004 000 0256 0000: Approval of Bailey Bill Tax Incentive application for rehabilitation of historically contributing dwelling**

Applicant: Carlton Linnen, Sr., Owner

The applicant is requesting property tax relief through the local Bailey Bill Act by locking property taxes at the pre-improvement value for the duration of 10 years.

- B. 101 Scott Street, PIN: R120 004 000 0948 0000: Extension of Preliminary Decision Letter**

Applicant: Green's Drugstore LLC (Graham Trask), Owner

The applicant is requesting a 12-month extension (first extension) of a Historic District Review Board Decision Letter, granting preliminary approval for a new three- and two-story building located at 101 Scott Street.

IV. Applications:

A. 1511 King Street, PIN: R120 004 000 0595 0000, addition of a new carriage house

Applicant: Richard Drake, Owner

The applicant is requesting approval to construct a detached carriage house to be located to the rear of the existing residence (revised).

B. 1201 King Street, PIN: R120 004 000 0606 0000, replacement of mineral board siding, wall insulation, trim/fascia repairs, repainting, and replacement of rear entrance brick steps

Applicant: Martha Spears, Owner

The applicant is requesting approval for several exterior modifications to the existing, contributing dwelling, including siding replacement with prior wall insulation, trim/fascia board repairs, repainting, and rear entrance brick steps replacement.

C. 805 Church Street, PIN: R120 004 000 1006 0000: New construction of a duplex with detached carriage house (infill development)

Applicant: Jeremiah Smith, Architect

The applicant is requesting final approval for a new duplex with detached guest/carriage house to be constructed on a currently vacant lot.

D. 1010 Boundary Street, PIN: R120 004 000 0071-/0072-/0073 0000: New construction of 2 – 4 unit townhome buildings, and 2 – duplex buildings (infill development)

Applicant: MediaLink LLC (Ben and Christine Wiley), Owner

The applicant is requesting conceptual approval for new construction/development of two 4-unit townhome buildings (attached) fronting Boundary Street, and two duplex (2-unit) buildings in the rear.

V. Adjournment

MEETING MINUTES:

May 13, 2026

Review & Approval



Historic District Review Board

Meeting Minutes – May 13, 2026

CALL TO ORDER

2:18

A meeting of the Historic District Review Board was called to order by Mike Sutton, Chairman. The meeting was held in-person in Council Chambers on Wednesday, May 13, 2026 at 2:18 PM. The meeting was recorded and streamed on Facebook in accordance with City Policy.

ATTENDEES

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

Staff in attendance: Curt Freese, Community Development Director, Christopher Klement, Community Development Planner III and Nick Navia, Community Development Planner I, and Meadors Architects.

REVIEW OF THE APRIL 8, 2026 MINUTES

2:56

Mr. Berman stated he emailed some clerical changes to Julie Bachety. He also noted on page 4, Mr. Woods made the motion and it was to grant conceptual approval. Mr. Woods made a motion to approve the April 8, 2026 meeting minutes with the noted changes. Ms. Petrella seconded the motion. Mr. Sutton abstained from voting since he was not at the meeting. The motion passed unanimously.

All Historic District Review Board Meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>.

CONSENT AGENDA ITEM

4:15

A. 1313 Congress Street, PIN: R120 004 000 0047 0000: Approval of Bailey Bill Tax Incentive application for previous rehabilitation of historically contributing dwelling (Stokes Cottage)

Applicant: Shirley E. Stokes, Owner

The applicant is requesting property tax relief through the local Bailey Bill Act by locking property taxes at the pre-improvement value for the duration of 10 years.

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

A. 811 Congress Street, PIN: R120 004 000 0104 0000: New construction of a duplex with detached garage/carriage house (infill development)

Applicant: Larry Holman, Owner

The applicant is requesting final approval for new construction of a duplex and detached carriage house.

Christopher Klement presented his staff report.

Public Comment:

Lise Sundrla, HBF Director, agrees with staff. She feels the modifications that were made to the building have assisted in minimizing the size. The West Street elevation is very successful. She suggested the proposed colors be approved at a later date once the applicant has had the chance to paint a section of the building. Ms. Sundrla requested that the Board and staff go onsite to review/approve the proposed colors.

Jeremiah Smith, resides at 1107 West Street is the neighbor to the north. He is in favor of the project.

Public comment closed.

Motion: Mr. Berman made a motion to grant final approval under the condition that the applicant meets the following staff's recommendations. Mr. Woods seconded the motion. The motion passed unanimously:

- Staff Recommendation #1: Applicant to provide typical building sections, including one through the deck and porches, garage deck, and garage awning area.
- Staff Recommendation #2: Applicant to provide typical details including window head/sill/jamb details, column, decking/trim connections, foundation to siding connections, typical eave conditions, etc.
- Staff Recommendation #3: Applicant to confirm that the steel garage doors do not have a faux wood-grain finish.
- Staff Recommendation #4: Applicant to note that the cementitious lap siding and any other cementitious elements must have a smooth finish per Section 4.6.3.A.1.b of the Beaufort Code. This applies to both the Hardi-Plank lap-siding as well as the faux Cedar-shake shingles underneath the roof gables.
- Staff Recommendation #5: Staff is not supportive of the Timber Tech Vinyl railing as it is not appropriate for the historic district. Hence, the applicant shall either use wood or other examples of composite materials, such as those from the manufacturer "Azek". The selected and proposed railing is a vinyl railing with bulky top rail support brackets which are not typical of the historic district.
- Staff Recommendation #6: Staff does not support the proposed "Gulfrid" profile for the metal roof. This is a manufactured preformed metal roofing panel with striations pressed into flat panel to reduce oil-canning. This type of roof is not appropriate for the Historic District. Hence, applicant to either choose a 5-V crimp roof (without striations in flat panel), standing seam metal roof (without striations in flat panel) or architectural asphalt-shingled roof.
- Staff Recommendation #7: The exterior paint color selections, as presented by the applicant, which are either "Restful" (HGSW 6458), "Lounge Green" (HGSW 6444) or "Relish" (HGSW 6443)

for the siding, and “Onyx” for the roof as well as “Tricorn Black” (SW 6258) for the stucco foundation wall, are not approved by the HDRB. Hence, the applicant shall paint sections of the to be built dwelling and/or provide painted sections (roof, siding) with aforementioned and/or alternative color selections, which will ultimately be approved by the HDRB within a special meeting.

B. 902 Boundary Street, PIN: R120 004 000 0086 0000: Renovation/Commercial reuse of a former gas station

1:00:55

Applicant: Mark Sutton, Architect

The applicant is requesting final approval for interior and exterior changes to an existing contributing building (former gas service station) for commercial reuse as a small restaurant/bar.

Mr. Sutton recused himself from the project. Mr. Berman, Vice-Chairman, took over chairing the meeting.

Curt Freese presented his staff report.

Public Comment:

Lise Sundrla, HBF Director, stated the Preservation Committee is in support of this project.

Public comment closed.

Motion: Mr. Woods made a motion to grant final approval to the project based on the applicant agreeing to have meet the seven stipulations by the staff. Ms. Wilson seconded the motion. The motion passed unanimously.

C. 710 Newcastle Street, PIN: R120 004 000 499A 0000: Addition to existing single-family dwelling (non-contributing)

1:13:14

Applicant: Jeremiah Smith, Architect

The applicant is requesting final approval for adding more habitable space on the inside of the existing dwelling, including a screened porch at the rear and a covered porch & sunroom across the front of the non-contributing structure.

Mr. Sutton returned to this meeting at this time. Mr. Berman relinquished being Chairman.

Nick Navia presented his staff report.

Public Comment:

Lise Sundrla, HBF Director, stated the Preservation Committee is very excited about this project and is in support.

Public comment closed.

Motion: Mr. Berman made a motion to grant final approval as submitted. Mr. Woods seconded the motion. The motion passed unanimously.

D. 1108 Washington Street, PIN: R120 004 000 0372 0000: Renovation/rehab of front and partial demolition of rear of existing single-family dwelling (contributing) & Approval of application for tax abatement under the local Bailey Bill law

1:19:07

Applicant: Jeremiah Smith, Architect

The applicant is requesting final approval to renovate/rehab the front section of the contributing structure and to demolish the back section which is in disrepair.

Nick Navia presented his staff report.

Public Comment:

Lise Sundrila, HBF Director, stated the Preservation Committee did have some similar concerns as staff did about the cementitious siding.

Public comment closed.

Motion: Mr. Berman made a motion to grant final approval as recommended and that condition #1 be stricken. Ms. Petrella seconded the motion. The motion passed unanimously.

Mr. Sutton stated the applicant is requesting to apply for the Bailey Bill Tax Credit application for the historic rehabilitation of this structure. The Board needs to make a decision regarding the Bailey Bill portion of this project.

Motion: Mr. Berman made a motion to approve this project for the Bailey Bill. Ms. Petrella seconded the motion. The motion passed unanimously.

E. 805 Church Street, PIN: R120 004 000 1006 0000: New construction of a duplex with detached carriage house (infill development)

1:33:10

Applicant: Jeremiah Smith, Architect

The applicant is requesting approval for a new duplex with detached guest/carriage house to be constructed on a currently vacant lot.

Christopher Klement presented his staff report.

Public Comment:

Lise Sundrila, HBF Director, stated the Preservation Committee had concerns about the height and the scale of the structure along the street. Maintaining a rhythm along the street is an important part of how HBF judges infill development that happens within the Historic District.

Public comment closed.

Motion: Mr. Berman made a motion to grant conceptual approval as per staff recommendations with striking staff recommendation number one. Ms. Petrella seconded the motion. The motion passed unanimously.

F. 602 Bladen Street, PIN: R120 003 000 0215 0000: New construction of a single-family dwelling with attached garage/carriage house (infill development)

2:03:31

Applicant: Cooter Ramsey, Architect

The applicant is requesting approval for a proposed single-family home at the intersection of Bladen and King St. The proposed design is a 2-bedroom house with on-site parking provided in a garage for 2 cars.

Curt Freese presented his staff report.

Public Comment:

Lise Sundrla, HBF Director, stated the Preservation Committee is overall in support of the project and in support of the changes that were made over time. Ms. Sundrla feels the fence is too ornamental for Beaufort and suggest keeping it a that lower height.

Public comment closed.

Motion: Ms. Wilson made a motion to grant conceptual approval with staff comments. Mr. Woods seconded the motion. The motion passed unanimously.

G. 1201 North Street, PIN: R120 004 000 0682/-0683/-0684 0000, Exterior and interior alterations and upfits to Education & Outreach Building of First Presbyterian Church of Beaufort (non-contributing)

2:34:08

Applicant: Arnie McClure, Architect

Grady Woods recused himself from this project.

The applicant is requesting approval for various modifications & upfits to the non-contributing structure, including a new 2-story porch entrance with modification/extension of the existing front porch, replacement of windows on north, elimination of exterior stairs and new windows on east façade amongst other modifications.

Christopher Klement presented his staff report.

Public Comment:

Lise Sundrla, HBF Director, stated the Preservation Committee feels this is a very impressive project. The project has come together and the work that is being done brings the building together and gives what really was a very utilitarian building, a lot more expression. HBF is supportive of the project.

Public comment closed.

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

H. 1006 Church Street, PIN: R120 004 000 0159 0000, Renovation/rehab of front as well as partial demolition & new addition to existing single-family dwelling (contributing)

2:43:11

Applicant: Marcie Banks, Architect/Owner

The applicant is requesting approval to renovate/rehab the front section of the contributing structure and to demolish decrepit lean-to for new addition to the back section.

Grady Woods returned to the meeting at this time.

Nick Navia presented his staff report.

Public Comment:

Lise Sundrla, HBF Director, stated the Preservation Committee is in support of staff's comments and in support of the project.

Public comment closed.

Motion: Mr. Berman made a motion to grant Final approval as stated. Ms. Petrella seconded the motion. The motion passed unanimously.

MISCELLANEOUS

3:07:04

The Board discussed Mr. Wood's reappointment. Mr. Wood stated he will not be requesting a reappointment but will serve until they have found a new member. Members also mentioned how informative and educational the training was that they just attended in Columbia, SC.

ADJOURNMENT

3:10:25

Mr. Sutton made a motion to adjourn seconded by Mr. Berman. The meeting ended at 5:10 pm.

CONSENT AGENDA ITEMS:

**1) 910 HARRINGTON STREET (aka
1302 GREENE STREET)**

Northwest Quadrant

(PIN: R120 004 000 0256 0000)

Request for approval of local
Bailey Bill Tax Abatement Application

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 22

Beaufort Historic District
Beaufort County, SC

List of Contributing Resources, Continued

Address	Historic Use / Name	Date	Description	Block	Site Number
Greene St., 910	single dwelling	1925 ca.	1-story frame dwelling	64	999
Greene St., 911	single dwelling	1900 ca.	1-story frame dwelling	63	994
Greene St., 915	church	1930 ca.	1-story frame church	63	995
Greene St., 1001	single dwelling	1910 ca.	2-story frame dwelling	74	1049
Greene St., 1003	single dwelling	1890	2-story frame dwelling	74	1050
Greene St., 1007	single dwelling	1935	1-story frame dwelling	74	1051
Greene St., 1011	single dwelling	1910	1-story frame dwelling	74	1053
Greene St., 1103	single dwelling	1880	2-story frame dwelling	84	1086
Greene St., 1104	single dwelling	1925	1-story frame dwelling	85	1090
Greene St., 1109	single dwelling	1930	1-story frame dwelling	74	1052
Greene St., 1109	single dwelling	1940	1-story brick dwelling; altered	84	1087
Greene St., 1110	single dwelling	1910	1-story frame dwelling; altered	85	1089
Greene St., 1114	commercial - store/shop Ed Pruitt's Grocery Store	1905 ca.	1-story frame commercial building	85	1088
Greene St., 1202	single dwelling	1910	2-story frame dwelling	94	1132
Greene St., 1205	single dwelling	1910	1-story frame dwelling	93	1125
Greene St., 1207	single dwelling	1910	1-story frame dwelling	93	1126
Greene St., 1211	single dwelling	1920	1-story frame dwelling	93	1127
Greene St., 1212	single dwelling	1900	1-story frame dwelling	94	1131
Greene St., 1301	single dwelling Watkins Hse.	1948	1-story frame dwelling; altered	101	1162
Greene St., 1302	single dwelling	1910	1-story frame dwelling	102	1165
Greene St., 1307	single dwelling	1920	1-story frame dwelling	101	1163
Greene St., 1311	single dwelling	1940	1-story frame dwelling; altered	101	1164
Greene St., 1407	single dwelling	1945 ca.	1-story frame dwelling; altered	109	1197
Greene St., 1408	single dwelling	1870	1-story frame dwelling	110	1199
Greene St., 1410	single dwelling	1900	1-story frame dwelling	110	1198
Greene St., 1411	single dwelling	1935	1-story frame dwelling	109	1196
Hamar St., 511	single dwelling	1910 ca.	2-story frame dwelling	137	1268
Hamar St., 511	commercial	1925 ca.	1-story frame dwelling	138	1072
Hamilton St., 507	single dwelling	1950 ca.	1-story brick veneer dwelling	12	773
Hamilton St., 509	single dwelling	1900 ca.	1-story frame dwelling	12	772

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

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

Site Number: U- 13 - 1165
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT 09 (TL) Tax Number: R120 004 000 0256 0000
Common name(s): _____ City Block Ref.: 102 Island: Port Royal Is.
Address/location: 1302 Greene St. (currently addressed under 910 Harrington St.) City/Vicinity of (vic.): Beaufort
Date: 1910 Alteration date: ca. 1970
Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown
Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object
Historic use(s): single dwelling Current uses: single dwelling

Notes: Rectangular 1 story 5 x 2 bay frame dwelling w/lateral gable roof

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

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

Consultant Recommendation: _____ Name: _____

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

Photograph:



Photographs:

☒ prints
☐ slides
☒ negatives

Date: 8/1/97

Recorder: D. Schneider, Historic Beaufort Fdn.

Roll # Neg. View of:
S-12 18 E facade & S elev., fac. NW



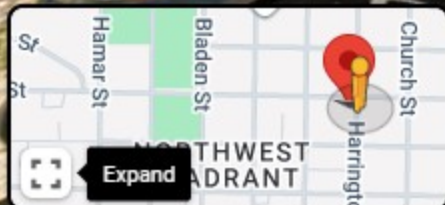
910 Harrington St

Beaufort, South Carolina



Google Street View

Apr 2022 [See more dates](#)



1301 Greene St
Beaufort, South Carolina

 Google Street View

Apr 2022 [See more dates](#)





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

CERTIFICATE OF APPROPRIATENESS

June 1, 2026

To: Allison Ramsey Architects c/o Jeremiah Smith (Architect) for Carlton Linnen, Senior (Owner)
Via Email: [REDACTED]

RE: 910 Harrington Street (aka 1302 Greene Street) – Administrative Approval for in-kind repairs

To whom it may concern:

As a result of the City of Beaufort Historic District Technical Review Committee (HTRC)/Pre-Design Meeting on March 11, 2026, the City of Beaufort Historic Planning Staff has reviewed your application **for various in-kind repairs and replacements of the existing primary dwelling located at 910 Harrington Street (aka 1302 Greene Street); a 1-story frame dwelling, built c. 1910**, and listed on the National Register of Historic Places as a contributing resource within the Beaufort Historic National Landmark District.

As a result of our discussions, and under guidance with the 2022 Beaufort Preservation Manual, and the Beaufort Development Code, staff is supportive of your proposed in-kind repairs and improvements, as specified below:

1. **In-kind repair of windows:** Fourteen (14) original wood windows to be repaired as necessary. Some glass panes and sashes to be replaced/salvaged.
2. **Asbestos lap siding:** Removal of existing asbestos siding (10" reveal) and replacement with wood lap siding (6" reveal).
3. **Roof:** Replacement of the existing low pitched, asphalt-shingled shed roof at the dwelling's rear with an appropriately higher, slightly steeper gable roof (3:12) to be covered with a red 5-V metal roof.
4. **Front porch:** Removal of half-enclosure (plywood) at bottom and screening (top) to be replaced with wood pickets only.
5. **Stabilization of foundation:** Sagging foundation, especially at the rear, will be repaired/stabilized.
6. **Fence:** Existing chain-link fence to be replaced with a 3-foot-high picket fence.



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

CERTIFICATE OF APPROPRIATENESS

This Certificate of Appropriateness applies only to the requirements of the Beaufort Historic District and does not supersede other city ordinances. Compliance with all other provisions of the City of Beaufort Code of Ordinances may be required.

Be advised that this Certificate of Appropriateness will expire two years from the date of this letter as per Section 9.1.4 of the Beaufort Code. If you make any changes in your project that are not part of the approval plan, you will need to apply for a Change After Certification.

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

Sincerely,

Curt Freese, Director
Community Development Department

cc: file copy



BILL PROKOP
City Manager

DAVID PRICHARD
Director

CITY OF BEAUFORT
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011
FAX (843) 986-5606
www.cityofbeaufort.org

THE BAILEY BILL PROGRAM

A SPECIAL PROPERTY TAX INCENTIVE FOR REHABILITATING HISTORIC BUILDINGS

The City of Beaufort, in conjunction with Beaufort County, adopted the Bailey Bill as an avenue to encourage sensitive rehabilitation of historic buildings. If a property owner invests a minimum of 75% of their building's assessed value back into the building, and the work is *eligible and approved*, then the assessed value of the property is "frozen" at the pre-rehabilitation value for the next 10 years.

QUALIFYING STRUCTURES & PROJECTS:

Properties must meet at least one of the following criteria:

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

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

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

APPLICATION PROCESS:

1. Potential applicants must attend the Pre-Application Conference. These meetings meet each Tuesday at 2pm and an application must be submitted a week in advance.
2. Applicant must fill out an **Historic Review Board (HRB) Project Application**, as well as a **Part A - Bailey Bill Preliminary Review Application**. The project will be presented for review at the next regularly scheduled HRB meeting. There is a Bailey Bill application fee of \$150 for single family residences and duplexes, and \$300 for all other structures. The typical HRB fee will not be charged in addition to the Bailey Bill application fee for the first meeting. If additional meetings are required prior to HRB approval, the applicant will be required to pay the typical HRB application fee for subsequent meetings. The owner is responsible for contacting the Beaufort County

Assessor's Office and understanding the value of the property prior to submitting these applications.

3. If a project is approved, the owner must sign a **Memorandum of Understanding** which states they understand that the work must comply with preservation standards and that staff has a right to monitor the progress of the project on a regular basis. Staff notifies the County tax assessor that the property has qualified for the Bailey Bill and that the current assessed value of the property should remain the same for 10 years.
4. When the project is completed, the applicant files a **Part B - Bailey Bill Final Review Application** with city staff. Staff reviews the project and rehabilitation costs before signing off on the final project.
5. Any changes to the project, both prior to, and after receiving a Final Approval, must be submitted in writing via a **Part A – Amendment Form**. These changes must be approved by staff or the HRB.
6. If the property is sold within the 10 year period, the balance of the tax freeze period transfers to the new owner.

RESPONSIBILITIES:

1. Applicants are responsible for obtaining the property's assessed value prior to submitting an application.
2. The applicant will adhere to preservation standards for rehabilitation and will retain as much original material as possible, or replace with the same materials when necessary, per staff or HRB approval.
3. Staff will offer guidance and expertise for the project and will assist the owner through the approval process.
4. After project completion, the owner, or subsequent owners, may not make any additional changes to the exterior of the building without approval from staff or the HRB.

EXAMPLE:

You have a home assessed at \$75,000. Your plans for improvement include a new roof, removing the asbestos siding and replacing it with lap siding, rehabilitating the original windows and bringing the electrical and plumbing up to code. This will cost approximately \$60,000, so you have met, and exceeded, the 75% reinvestment threshold, and the work planned is eligible. Though millage rates are subject to change over time, the property's value will continue to be assessed at the pre-rehabilitation rate for the next 10 years.

ADDITIONAL RESOURCES:

All of the Bailey Bill forms, along with additional maps and a list of potentially eligible structures can be found on our website: <http://www.cityofbeaufort.org/bailey-bill.aspx>

Please contact the City of Beaufort at 843-525-7011 with any questions regarding the Bailey Bill or the approval process.

City of Beaufort Community & Economic Development Department
1911 Boundary Street, Beaufort, SC 29902
Phone (843) 525-7011 / Fax (843) 986-5606
Website: www.cityofbeaufort.org

CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
PART A – PRELIMINARY REVIEW FORM

PLANNING DEPARTMENT USE ONLY: Application #: _____ Date Received: _____ Date Responded: _____

Certificate of Appropriateness Received #HR _____ Project Approved _____

Project Approved with Conditions (see attached sheet) _____ Project Denied (see attached sheet) _____

Authorized Signature _____ Date _____

This application is used by the City to review rehabilitation work on historic properties, in accordance with South Carolina 1976 Code Sections 12-120 through 12-125, and pertinent regulations. A separate application should be submitted for each historic building, unless they were functionally-related during the historic period, in which case they can be submitted as a historic complex. Applications must include attachments as listed below and the required review fee to be considered complete. *Fee: \$150 for single family residences or duplexes; \$300 for all other properties.*

1. PROPERTY INFORMATION

Historic Name of Property (if known) n/a Parcel Id. Number: R120 004 000 0256 0000
Street Address: 910 Harrington St (a.k.a. 1302 Green St) Use: _____ Owner-occupied, or ☒ Income-producing
Estimated project start date unknown Estimated project completion date unknown
Fair market value (FMV) of building \$ 46,600 Estimated project costs \$ unknown
How was FMV determined? ☐ SC Licensed appraisal within 45 days ☐ Bona fide sales contract within 12 months ☒ County Assessor
Has an application for any other tax incentives been filed for this property? _____ Yes ☒ No
If Yes, please describe _____

2. HISTORIC DESIGNATION

The property must have been designated "historic" by the local government allowing this incentive.

This building is a:

☒ Contributing structure in the Historic District

Non-contributing structure, but over 50 years old, and in the Historic District

Structure located outside of the Historic District, but listed on the Beaufort County 1997 Historic Survey

Significance:

Construction Date: c. 1910 Is this property individually listed on the National Register? _____ Yes ☒ No
Describe previous major alterations or additions (give dates): _____

3. ATTACHMENTS

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

☒ An original signed and completed Part A application;
☒ An original signed and completed Historic Review Board Project Application;

Payment of \$150, for single family residences or duplexes; \$300 for all other properties –
checks should be made out to the City of Beaufort

Documentation of FMV determination

An overall project narrative along with an itemized list describing the precise scope of work; and
☒ All HRB Submission Requirements (found on the Checklist, pages 8-10) including but not limited to:
☒ Location map showing where the building is located;
☒ Photographs clearly showing not only the areas to be rehabilitated, but also overall views of the building;
☒ Site plan, architectural floor plans and elevations of pre-rehabilitation conditions;
☒ Site plan, architectural floor plans and elevations of the proposed work.

4. OWNER INFORMATION

Name Carlton Linnen, Sr.
Mailing Address 12 Harbison Place
Email Address [REDACTED]

Signature _____ Date _____
City Beaufort State SC Zip 29906
Primary Phone Number [REDACTED]

City of Beaufort Community & Economic Development Department
1911 Boundary Street, Beaufort, SC 29902
Phone (843) 525-7011 / Fax (843) 986-5606
Website: www.cityofbeaufort.org

CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
PART A – PRELIMINARY REVIEW FORM

5. DESCRIPTION OF PROPOSED WORK

In addition to a separate narrative and itemized project list, use the spaces below to describe the proposed work in detail. Architectural elements would include items such as: roof; exterior brick or siding; porches; exterior elevations; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for any state or federal preservation Tax Credits, you may use a copy of the description of the proposed work from the state or federal forms for this section, but your submittal must still include the information in sections 1 through 4.

(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

Architectural element: <u>Windows</u> Approximate age: ___ original ___ added; if added ___ date ___ ___ Interior ___ Exterior; Location: <u>N S E W</u> Describe feature and its condition: Photograph No. _____ Drawing No. <u>Sheet E2</u>	Describe work and impact on feature 14 existing original wood windows to be repaired as necessary. Some glass panes and a couple sashes will need to be replaced/ salvaged.
Architectural element: <u>Siding</u> Approximate age: ___ original ___ added; if added ___ date ___ ___ Interior ___ Exterior; Location: <u>N S E W</u> Describe feature and its condition: Photograph No. <u>2, 3, 4, 5, 6</u> Drawing No. _____	Describe work and impact on feature Asbestos lap siding (10" reveal) to be removed on 3 sides and replaced with wood lap siding (6" reveal).
Architectural element: <u>Roof</u> Approximate age: ___ original ___ added; if added ___ date ___ ___ Interior ___ Exterior; Location: <u>N S E W</u> Describe feature and its condition: Photograph No. <u>3, 4, 5</u> Drawing No. _____	Describe work and impact on feature The low pitch asphalt shingle shed roof over the later additions will be replaced with an appropriate slightly steeper gable roof form and red 5v metal roofing to match existing
Architectural element: <u>Porch</u> Approximate age: ___ original ___ added; if added ___ date ___ ___ Interior ___ Exterior; Location: <u>N S E W</u> Describe feature and its condition: Photograph No. <u>1, 6, 7</u> Drawing No. _____	Describe work and impact on feature The front porch was modified at some point to be half screened and half enclosed at the bottom with 2x4 construction and plywood. The screening and plywood will be removed and replaced with wood pickets.

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CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
PART A – PRELIMINARY REVIEW FORM

5. DESCRIPTION OF PROPOSED WORK

In addition to a separate narrative and itemized project list, use the spaces below to describe the proposed work in detail. Architectural elements would include items such as: roof; exterior brick or siding; porches; exterior elevations; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for any state or federal preservation Tax Credits, you may use a copy of the description of the proposed work from the state or federal forms for this section, but your submittal must still include the information in sections 1 through 4.

(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

Architectural element: <u>Fence</u> Approximate age: <u>original</u> added; if added <u> </u> date <u> </u> Interior <u> </u> Exterior; Location: <u>N S E W</u> Describe feature and its condition: Photograph No. <u>1, 2, 3</u> Drawing No. <u> </u>	Describe work and impact on feature Non original chain link fence at the property lines will be removed and replaced with a more appropriate wood picket fence 36" tall.
Architectural element: <u>Foundation</u> Approximate age: <u>original</u> added; if added <u> </u> date <u> </u> Interior <u> </u> Exterior; Location: <u>N S E W</u> Describe feature and its condition: Photograph No. <u> </u> Drawing No. <u> </u>	Describe work and impact on feature Foundation will be repaired as necessary. There is water and insect damage, and significant sagging, especially at the rear (west) side.
Architectural element: <u> </u> Approximate age: <u>original</u> added; if added <u> </u> date <u> </u> Interior <u> </u> Exterior; Location: <u>N S E W</u> Describe feature and its condition: Photograph No. <u> </u> Drawing No. <u> </u>	Describe work and impact on feature
Architectural element: <u> </u> Approximate age: <u>original</u> added; if added <u> </u> date <u> </u> Interior <u> </u> Exterior; Location: <u>N S E W</u> Describe feature and its condition: Photograph No. <u> </u> Drawing No. <u> </u>	Describe work and impact on feature

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CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
PART A – AMENDMENT FORM

Use this form to propose changes in project work.

PROPERTY INFORMATION:

Street Address: _____ Use: ____ Owner-occupied, or ____ Income-producing
Property Identification Number: _____
Fair market value of building \$ _____ Change in estimated project costs \$ _____
Describe Changes in the project work (attach additional sheets if needed):

OWNER INFORMATION

Name _____	Signature _____ Date _____
Mailing Address _____	City _____ State _____ Zip _____
Email Address _____	Daytime Telephone: _____

____ The work as described in this amendment appears to meet the Standards for Rehabilitation and would receive final approval if completed as described.

____ The work as described in this amendment would meet the Standards for Rehabilitation if the Special Conditions on the attached sheet are met.

____ This work as described in this amendment does not appear to meet the Standards for Rehabilitation and is not approved for this property. The attached sheet describes the specific problems with the proposed work.

Administrator

Authorized Signature

Date

____ See attached sheets

City of Beaufort Community & Economic Development Department
1911 Boundary Street, Beaufort, SC 29902
Phone (843) 525-7011 / Fax (843) 986-5606
Website: www.cityofbeaufort.org

CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
PART B – FINAL REVIEW FORM

PLANNING DEPARTMENT USE ONLY: Application #: _____ Date Received: _____ Date Responded: _____	
_____ Preliminary Approval Date	_____ Final Approval Granted*
_____ Final Approved Granted with Conditions (see attached sheet)	_____ Final Approval Not Granted (see attached sheet)
_____	_____
Authorized Signature _____	Date _____

Use this form to request Final Approval for Rehabilitated Historic Properties. This form is designed to follow the Part A – Preliminary Review Form, in which the owner describes the proposed rehabilitation work.

1. PROPERTY INFORMATION

Historic Name of Property (if known) _____ Parcel Id. Number: _____
Street Address: _____ Use: _____ Owner-occupied, or _____ Income-producing
Project completion date: _____ Final Project Cost \$ _____

2. ATTACHMENTS

The following information is needed to process your application. Incomplete applications will unnecessarily delay the city's review of your project. Please send complete information with the initial submission:

- _____ An original signed and completed Part B application;
- _____ Paid itemized invoices clearly indicating qualified rehabilitation expenses;
- _____ Photographs keyed to the rehabilitation plans of the exterior and interior, showing both the areas where rehabilitation was performed, as well as overall views of the completed project.

3. OWNER INFORMATION

Name _____	Signature _____ Date _____
Mailing Address _____	City _____ State _____ Zip _____
Email Address _____	Primary Phone Number _____

*Please note that a final approval does not guarantee the special property tax assessment for the remainder of the 10 year period. The City reserves the right to inspect the property within the 10 year time period that is covered by this special tax assessment. Work that is not as it was represented in the application and/or additional work that has been done without approval, may cause the City to rescind the approval. Work causing the approval to be rescinded would make the entire project ineligible for the special tax assessment and written notice of the rescinded approval shall be provided to all appropriate local officials. Additional work on the property that is proposed after the Final Approval should be submitted on a Part A-Amendment form.



BILL PROKOP
City Manager

DAVID PRICHARD
Director

CITY OF BEAUFORT
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011
FAX (843) 986-5606
www.cityofbeaufort.org

BAILEY BILL APPLICANT MEMORANDUM OF UNDERSTANDING

Street Address

The applicant must read and initial each of the following statements:

_____ I understand that my project has received preliminary approval from the Historic District Review Board (HRB) based on the submittal received by them on _____
(Month/Day/Year).

_____ I understand that ANY changes or additional work to the building which were not part of the original approved submission will need review and approval by either city staff or the HRB. This is applied for using the Part A – Amendment form.

_____ I understand that any changes to the structure, either before, during or after final certification (during the 10 year tax freeze period) which have not been expressly approved by either city staff or the HRB may disqualify my project from receiving further tax abatement.

_____ I understand that city staff will need to review the project regularly and I or my representative will meet with them on-site as necessary.

_____ I understand that I or my representative will notify the City of Beaufort Department of Planning and Development Services in writing if the property is sold within the 10 year tax freeze period. Failure to do so may disqualify the property from receiving the remainder of the tax abatement. Upon sale of the property, a letter stating the date of sale, and the name(s) of the new owner(s), shall be sent to the Planning Department.

Printed Name of Property Owner(s)

Signature(s)

Date



Auditor for Beaufort County
100 Ribaut Road, Beaufort, SC 29902
auditor@bcgov.net, (843) 255-2500

**APPLICATION TO THE BEAUFORT COUNTY AUDITOR
FOR SPECIAL PROPERTY TAX ASSESSMENT
FOR THE CITY OF BEAUFORT**

A Beaufort County property owner, who is eligible to apply for the Bailey Bill special tax assessment for the rehabilitated historic properties in the municipal boundaries of The City of Beaufort, must make application to the Beaufort County Auditor for the special assessment as provided by state law.

1. Provide the Auditor with the following:

- a. This completed application by the owner with documentation detailing the extent of the proposed project that would qualify for the special property tax assessment.
- b. Completed City of Beaufort Bailey Bill application with HRB endorsements listing certified amount(s) for the land and building(s) in granting the special property tax assessment and supporting documentation.
- c. Complete the expenditure requirements based on one of the three listed below. **Check one-**
___ HBR certified FMV from an SC licensed appraiser (with supporting documentation), or
___ Bona fide sales contract within 12 months (all documents attached), or
___ Assessor's most recent appraised value
- d. List the values from source identified in "c" above:
 - I. Building(s) Amount \$ _____
 - II. Land Amount \$ _____
 - III. Total Amount \$ _____ as of _____ date
- e. Legal Owner's Name: _____
- f. Legal Address: _____
- g. Mailing Address: _____
- h. Phone No.: _____ Email Address: _____
- i. Parcel ID Number: _____
- j. Date Preliminary Certification was granted by HRB: _____
- k. Completion/ Review date **two years from** Preliminary Certification approval is: _____
- l. Signature of legal owner and date:

Signature _____ Date _____

Incomplete or inaccurate applications will be returned with no action taken to the mailing address listed above.

Auditor approval: _____ Date: _____ per state law 4-9-195.

Rev. as of 10-17

CONSENT AGENDA ITEMS:

2) 101 SCOTT STREET

The Bluff/Downtown Core

(PIN: R120 004 000 0948 0000)

Request for 12-month extension of HDRB
Decision Letter granting Preliminary
Approval (June 12, 2024)



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

DECISION LETTER

June 13, 2024

Adam Biery
Beaufort Design Build, LLC
Via email: [REDACTED]

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

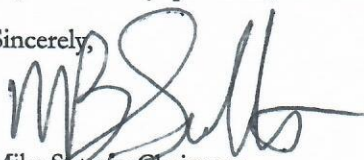
Dear Mr. Biery:

On June 12, 2024, the City of Beaufort Historic Review Board (HRB) met to review your application for approval for a new three and two story building located at 101 Scott Street. The HRB voted to grant preliminary approval of your application with the conditions listed below:

1. Applicant to provide color renderings at final review.
2. Applicant to provide typical sections and details at final review.
3. Restudy the elevations and topography of the site to determine if the base floor elevation as presented is correct.

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

Sincerely,


Mike Sutton, Chairman
Historic District Review Board

cc: file copy

GREEN'S DRUG STORE
INFILL PROJECT
101 SCOTT ST
BEAUFORT, SC 29902

SCOPE OF WORK:

- A. IN GENERAL, THE PROJECT CONSISTS OF THE CONSTRUCTION OF A TWO AND THREE-STORY BUILDING THAT CONSISTS OF THREE (3) DESIGN ELEMENTS:
1. A THREE STORY ELEMENT THAT INCLUDES AN ELEVATOR AND STAIR AND PROVIDES ACCESS TO AN OCCUPIABLE ROOF DECK. THIS PORTION OF THE BUILDING HAS BEEN DESIGNED TO BE REMINISCENT OF THE ORIGINAL WATERFRONT WAREHOUSE BUILDINGS THAT OCCUPIED THE SITE AND SURROUNDING AREAS
 2. A TWO STORY ELEMENT THAT UTILIZES PUNCHED OPENINGS AND SHIPLAP SIDING CONSISTENT WITH EXISTING RETAIL AND OFFICE BUILDINGS IN THE HISTORIC DISTRICT
 3. A TWO STORY ELEMENT THAT FACES THE HENRY C. CHAMBERS PARK AND THE RIVER AND IS SUGGESTIVE OF A RECLAIMED PORCH THAT IS INFILLED WITH STEEL WINDOWS.
- B. INTENDED USES ARE RESTAURANT ON THE FIRST FLOOR, OFFICE SPACE ON THE SECOND FLOOR AND RESTAURANT/BAR ON THE THIRD FLOOR AND ROOF DECK
- C. THE CURRENT PROJECT WILL CONSIST OF A COLD /DARK SHELL. FUTURE TENANT UPFITS WILL BE DESIGNED AND PERMITTED SEPARATELY
- D. THE BUILDING WILL BE PROVIDED WITH A FIRE SPRINKLER SYSTEM
- E. THEN BUILDING STRUCTURE WILL UTILIZE REINFORCED CONCRETE FOOTINGS, FOUNDATIONS AND FLOOR SLAB, LIGHT-GAUGE METAL WALL FRAMING AND WOOD FLOOR AND ROOF JOISTS. LATERAL BRACING WILL BE PROVIDED THROUGH THE USE OF LOAD BEARING MASONRY STAIR AND ELEVATOR SHAFTS AND SHEAR WALL PANELS

GENERAL CONSTRUCTION NOTES:

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

DESIGN TEAM

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

MECHANICAL, ELECTRICAL,
AND PLUMBING ENGINEER
TBD

STRUCTURAL
TBD

LOCATION MAP

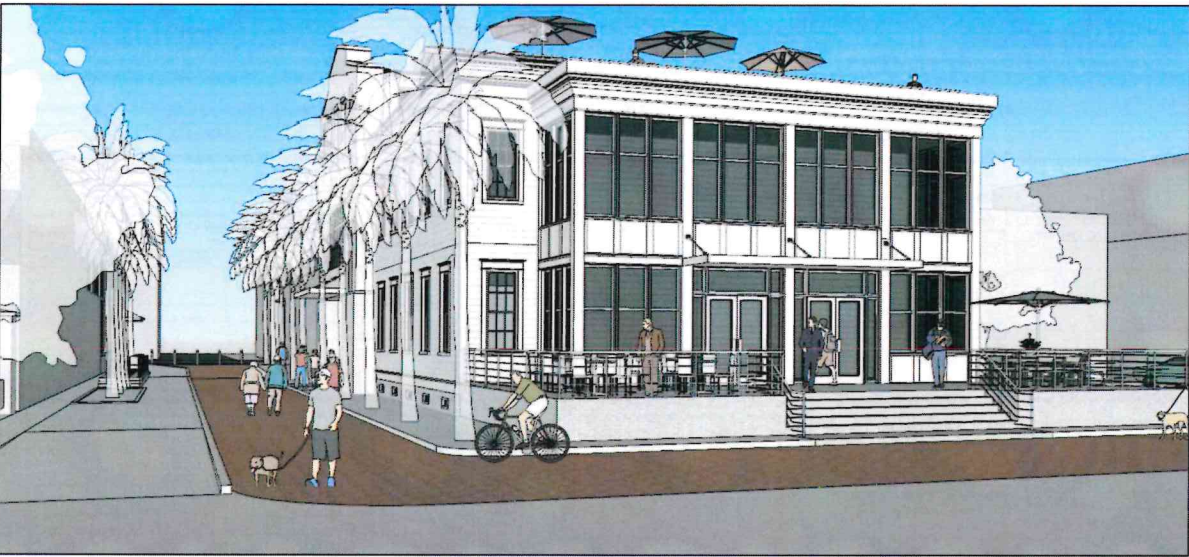


GENERAL

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

ARCHITECTURAL

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



VIEW NORTH EAST GROUND LEVEL

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swanssa Lane
Cornellus, NC 28031

(843) 465-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com
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ARCHITECT / ENGINEER'S SEAL

GREENS
DRUGSTORE
INFILL PROJECT
101 SCOTT STREET
BEAUFORT, SC 29902

NOT FOR
CONSTRUCTION

REVISIONS / SUBMISSIONS		DATE
NO.	DESCRIPTION	
02	RE-SUBMISSION TO ITRC	03/20/24
03	SUBMISSION TO NDRB	04/25/24
04	SUBMISSION FOR PRELIMINARY HDB APPROVAL	05/21/24

SHEET INFORMATION

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

COVER SHEET AND
SHEET INDEX

G-101

TABLE 1 FLOOD HAZARD INFORMATION & FLOOD LOADS

FLOOD HAZARD AREA

Flood Map Information: Flood Zone: AL (A Floodplain Permit is required for A and F Zones)

Community Number: 550026 Parcel Number: 01664

Is the Project Site in a 100-Year Floodplain? Yes ☒ No ☐

Base Flood Elevation (NGVD or FIRM): 9' MSL

Design Flood Elevation (IBC 1612.3 and ASCE 24): 12' MSL

NON-HIGH-VELOCITY WAVE ACTION

Elevation of Lowest Proposed Floor (ASCE 24, Chapter 2): 12' MSL

Dry Floodproofing (ASCE 24): Yes ☐ No ☒

HIGH-VELOCITY WAVE ACTION

Elevation of Bottom of Lowest Horizontal Structural Member of lowest floor: 7'10" MSL

Flood-resistant (ASCE 24): Yes ☐ No ☒

Breakaway wall (ASCE 24): Yes ☐ No ☒

IBC 1612 and SF-010, as applicable

TABLE 2 SOILS & SITE

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

SOIL CLASSIFICATION

Site Class (IBC 1813.2.2): D

Classier Soil of Materials (UCS System) (IBC 1803.5.1): D

Allowable Footing Bearing Pressure: 2,000 psf

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

COMPACTION

Subgrade: 710 Percent

Base: 710 Percent

Other: N/A Percent

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

FOOTINGS

Unreinforced footings: Yes ☒ No ☐

Compacted Fill Material (IBC 1804.6): Yes ☒ No ☐

ELEVATIONS

Elevation of Water Table: 12'-0" MSL

Elevation of lowest footing: 15'-0" MSL

Elevation of lowest floor or basement: 21'-0" MSL

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

TABLE 3 BASIC BUILDING CODE INFORMATION

CONSTRUCTION CLASSIFICATION (IBC 602): Type III

OCCUPANCY CLASSIFICATION (indicate all) (IBC 502 & 504.2): Assembly (A-2), BUSINESS

MOST RESTRICTIVE OCCUPANCY CLASSIFICATION (IBC Tables 504.3, 504.4 & 506.2): Assembly (A-2)

Mixed Occupancy (IBC 508): Yes ☐ No ☒

Separated (IBC 508.2.2 & 508.4): Yes ☐ No ☒

Non-separated (IBC 508.3): Yes ☒ No ☐

Does building require Incidental Use Area Separation? (IBC 509.1): Yes ☐ No ☒

3-way Communication Required (IBC 1009.6.5 & 1009.8): Yes ☒ No ☐

Fire Apparatus Access and Water Line (IBC 502 & 507): Yes ☒ No ☐

OTHER FIRE PROTECTION SYSTEMS, DEVICES OR FEATURES

If the building has any special or notable fire protection or safety feature or hazard the designers should list them here, describe the performance characteristics and refer to locations in construction documents, (e.g. fire extinguishers, smoke evacuation/containment compartments - IBC 414.1.5.3): Building equipped throughout with NFPA-13 Sprinkler System

TABLE 4 BUILDING HEIGHT & AREA

BUILDING HEIGHT

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

BUILDING AREA

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

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

EXPLANATION OF INCREASES: Proportion Increase Factor 1.50

AREA AS ALLOWED BY IBC

Story	Grade Plane (G.P.) Ground	SF (area this story)
Story 1	27,000	SF (area this story)
Story 2	27,000	SF (area this story)
Story	SF (area this story)	SF (area this story)
Story	SF (area this story)	SF (area this story)

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

AREA AS DESIGNED

Story	G.P. Ground	SF (area this story)
Story 1	5,511	SF (area this story)
Story 2	5,698	SF (area this story)
Story 3	5,698	SF (area this story)
Story	SF (area this story)	SF (area this story)
Story	SF (area this story)	SF (area this story)

ACCESSORY OCCUPANCY (IBC 508.2 & Table 506.2)

Story	SF (area this story)
Story 1	SF (area this story)
Story 2	SF (area this story)
Story	SF (area this story)
Story	SF (area this story)

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

TABLE 5 BUILDING DESIGN OCCUPANT LOAD

STORY	FUNCTION OF SPACE (1)	FLOOR AREA (2) (NSF or GSF)	MAX AREA ALLOWED PER OCCUPANT (3) (NSF or GSF)	OCCUPANTS ON FLOOR FOR THIS FUNCTION (4)	DESIGN OCCUPANT LOAD (5)
1	Business	158 GSF	15		
	Assembly	15 NSF	15		
	Storage / Service	209 GSF	209		
	Kitchen	209 GSF	209		
Subtotal Design Occupant Load for This Story					
2	Business	12 NSF	12		
	Storage / Service	158 GSF	158		
	Storage / Service	209 GSF	209		
	Kitchen / Bar	209 GSF	209		
3	Assembly	12 NSF	12		
	Storage / Service	209 GSF	209		
	Storage / Service	209 GSF	209		
	Kitchen / Bar	209 GSF	209		
Subtotal Design Occupant Load for This Story					
Subtotal Design Occupant Load for This Story					
TOTAL BUILDING DESIGN OCCUPANT LOAD: <u>40</u>					

FOOTNOTES:

1. Provide the complete name of the function of space using the left column of Table 1004.3 of the IBC (1).

2. Design Area per each occupant of this function within story is either 100 sq ft (9.3 sq m) for (NSF) Square Footage (2).

3. Allowed Floor Area is 50 sq ft per occupant per right column in Table 1004.3 of the IBC (3).

4. Divide Column A (2) by Column B (3) for each function and enter result, rounded up to the nearest whole person (4).

5. Sum of all Column C values for this floor to yield the Design Occupant Load (5).

6. Total Building Design Occupant Load - sum of all Column D value (6).

TABLE 6 GENERAL FIRE PROTECTION REQUIREMENTS

SEPARATIONS

Fireblocking Required (IBC Section 718): Yes ☒ No ☐

Draftstopping Required (IBC Section 718): Yes ☒ No ☐

Smoke Control Systems Required (IBC Section 909): Yes ☒ No ☐

Smoke Barriers Required (IBC Section 407 & 408): Yes ☒ No ☐

Smoke Partitions Required (IBC Section 407): Yes ☒ No ☐

Fire Partition Required (IBC Section 708): Yes ☒ No ☐

Fire Barrier Required (IBC Section 707): Yes ☒ No ☐

ALARM & DETECTION

Fire Alarm System Required (IBC Section 907): Yes ☒ No ☐

Emergency/Voice Alarm Communications System Required (IBC Section 907.5.2.2): Yes ☐ No ☒

Fire Command Center Required (IBC Section 508): Yes ☐ No ☒

SUPPRESSION

Standpipe Required (IBC Section 905): Yes ☐ No ☒

Sprinklers Required (IBC Section 903): Yes ☒ No ☐

Sprinkler Provided: Yes Yes ☒ No ☐

Portable extinguishers required (IBC 906): Yes ☒ No ☐

Other suppression systems required (IBC 904): Yes ☐ No ☒

Smoke & heat vents required (IBC 910): Yes ☐ No ☒

OTHER: (Indicate other provided fire and life safety features not listed above, if any)

Emergency Responder Radio Coverage (IBC Section 510): Yes ☐ No ☒

TABLE 7 FIRE RESISTANCE RATING OF BUILDING ELEMENTS

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

TABLE 8 STRUCTURAL DESIGN INFORMATION

RISK CATEGORY (IBC Table 1604.5): II

LIVE LOADS

Floor Live Load: N/A PSF

Occupancy Live Load: N/A PSF

Occupancy Live Load: N/A PSF

Occupancy Live Load: N/A PSF

Occupancy Live Load: N/A PSF

Roof Live Load: N/A PSF

Ground Snow Load (IBC Figure 1608.2 or ASCE 7): N/A PSF

WIND LOADS

Analysis Procedure (ASCE 7 or IBC 1609.1): N/A

Basic Design Wind Speed (IBC Fig. 1609.5(1)-(3)): N/A MPH

Exposure Category (IBC 1609.4.3): N/A

Internal Pressure Coefficient (ASCE 7): N/A

External Pressure Coefficient (ASCE 7): N/A

Protection of Openings Required (IBC 1609.2): Yes ☐ No ☒

If "Yes", check one: Impact Resistant Glazing ☐ Impact Resistant Covering ☐

SEISMIC LOADS

Seismic Importance Factor (ASCE 7 Table 1.5.2): N/A

Site Class (IBC 1613.2.2): N/A

Mapped Spectral Response Accelerations: N/A

Design Spectral Response Acceleration Parameters: N/A

Seismic Design Category (IBC Table 1613.2.1 and 1613.2.5.2): N/A

Basic Seismic Force Resisting System: N/A

Design Base Shear (ASCE 7 Chapter 12): N/A KIPS

Seismic Response Coefficient (ASCE 7): N/A

Response Modification Factor (ASCE 7): N/A

Analysis Procedure: N/A

ARCHITECTURAL-MECHANICAL-ETC. LOADS

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

SPECIAL LOADS

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

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

TABLE 9 PLUMBING INFORMATION

WATER SYSTEM: Service Line Size: 2.5 Inches

Peak Flow: 96 GPM Total Demand: 183 No. Fixture Units

SANITARY SEWER SYSTEM: Loading: 5,575 GPD

Service Line Size: 2 Inches Slope: 1 min. inches/ft

MINIMUM PLUMBING FIXTURES REQUIRED BY OCCUPANCY (IPC Section 403 & Table 403.1)

All Occupancy Classifications (same as Table 7): BUSINESS

Total Building Design Occupant Load (same as Table 5): 40

1. Occupancy: N/A Total Load for this Occupancy: N/A Male: N/A Female: N/A

Water Closets/Urinals (IPC Section 424.2): MALE: at least as required FEMALE: at least as required

Lavatories: MALE: at least as required FEMALE: at least as required

Drinking Fountains: at least as required

Unisex Toilets: at least as required

Service Sinks: at least as required

Other (list): at least as required

2. Occupancy: N/A Total Load for this Occupancy: N/A Male: N/A Female: N/A

Water Closets/Urinals (IPC Section 424.2): MALE: at least as required FEMALE: at least as required

Lavatories: MALE: at least as required FEMALE: at least as required

Drinking Fountains: at least as required

Unisex Toilets: at least as required

Service Sinks: at least as required

Other (list): at least as required

3. Occupancy: N/A Total Load for this Occupancy: N/A Male: N/A Female: N/A

Water Closets/Urinals (IPC Section 424.2): MALE: at least as required FEMALE: at least as required

Lavatories: MALE: at least as required FEMALE: at least as required

Drinking Fountains: at least as required

Unisex Toilets: at least as required

Service Sinks: at least as required

Other (list): at least as required

TOTAL BUILDING COUNT REQUIRED/PROVIDED (add all occupancies)

Note: Round up all numbers

Whole numbers only	REQUIRED		PROVIDED	
	Male	Female	Male	Female
Total Water Closets/Urinals	<u>at least as required</u>	<u>at least as required</u>		
Total Lavatories				
Total Drinking Fountains				
Total Unisex Toilets				
Total Service Sinks				
Total Other (list):				

TABLE 10 MECHANICAL INFORMATION

AIR COMFORT SYSTEMS

Overall Thermal Transfer Value (OTTV): N/A BTU/(hr x ft x ft)

Building Cooling Load: 710,499 SF / Ton

Building Heating Load: 460,000 BTU/(hr x ft)

OTHER LOADING FEATURES

Class: Factor: .63 Windows to wall ratio: 20.11%

Insulation Values: Roof: R-10 Exterior Walls: R-10

Outside Air minimum while occupied: 2.119 CFM / person

MECHANICAL SYSTEMS, SERVICE SYSTEMS & EQUIPMENT

Briefly describe mechanical system: Exhaust system to be installed in kind.

TABLE 11 ELECTRICAL INFORMATION

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

ELECTRICAL SERVICE INFORMATION

Service Voltage/Phase: N/A Amperes: N/A

Service Entrance Conductors Size: N/A Quantity per Phase: N/A

Total Connected Load: N/A KVA Estimated Demand Factor: N/A

Estimated Maximum Demand: N/A Amperes

Available Fault Current in Symmetrical Amperes: N/A Amperes

Interrupting Capacity of Service Overcurrent Device: N/A Amperes

Grounding Electrode System Components: ☐ Metal Underground Water Pipe ☐ Concrete-Encased Electrode ☐ Ground Ring ☐ Rod and Pipe Electrodes ☐ Other Local Metal Underground Systems or Structures

EMERGENCY SERVICE INFORMATION

Generator 1: ☐ Emergency ☐ Standby ☐ Up Standby N/A Voltage/Phase N/A Fuel N/A KVA

Generator 2: ☐ Emergency ☐ Standby ☐ Up Standby N/A Voltage/Phase N/A Fuel N/A KVA

Exit Emergency Egress Lighting Backup Power: ☐ Battery ☐ Generator

Fire Alarm System: ☐ Manual ☐ Auto ☐ Manual/Auto ☐ Addressable Class: ☐ A ☐ B ☐ Other

Fire Alarm System Method of Communication to Monitoring Station (please specify): N/A

Fire Alarm Pathway Survivability: ☐ Level 0 ☐ Level 1 ☐ Level 2 ☐ Level 3

Carbon Monoxide Detection Required? ☐ Yes ☐ No

Carbon Dioxide Detection Required? ☐ Yes ☐ No

Emergency Responder Radio Coverage Enhancement Required? ☐ Yes ☐ No

LIGHTNING PROTECTION SYSTEM PROVIDED: ☐ Yes ☐ No



GREENS
DRUGSTORE
INFILL PROJECT
101 SCOTT STREET
BEAUFORT, SC 29902

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CONSTRUCTION

NO.	REVISIONS / SUBMISSIONS	DATE
01	RE-SUBMISSION TO HTRC	03/28/24
02	SUBMISSION TO HTRC	04/25/24
03	SUBMISSION FOR PRELIMINARY HTRC APPROVAL	05/15/24
04	SUBMISSION FOR PRELIMINARY HTRC APPROVAL	05/15/24

SHEET INFORMATION

DATE: MAY 14, 2024

JOB NUMBER: 23014.00

DRAWN: GRM

CHECKED: ADB

APPROVED: DCS

2021
INTERNATIONAL
BUILDING
CODE SUMMARY

G-102

G-102.1

METAL ROOFING Systems, Inc. 35 YEAR WARRANTY SEE REVERSE SIDE FOR MATERIAL AVAILABILITY

ENVIRONMENTALLY SMART COLORS - DESIGNED ENERGY EFFICIENT

TERRA COTTA	ANTIQUE COPPER	EGG WHITE	MANDARIN	SANDY HAZE
COGNAC RED	ANTHRA GREEN	REGAL WHITE	ASH GREY	SEVEN TAP
REGAL RED	HORSE GREEN	STONE WHITE	ROSE GREY	MIDNIGHT BLUE
BARON ROSE	HARBOR GREEN	SLATE BLUE	SLATE GREY	WINDMILL WHITE
WHITE BLACK	EMERALD GREEN	REGAL BLUE	CHARCOAL GREY	DARK HONEY

METALLIC COLORS NON-PAINTED

STEEL	COPPER	ALUMINUM	STEEL	ALUMINUM
-------	--------	----------	-------	----------

LOCATIONS: 7687 Merion Drive, 376-C Allied Drive, 3214 Hanover Drive

Flush Panel - 1" & 1.5"

FLUSH SEAM PANEL

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

PRODUCT DATA

Available Materials: Galvalume (22, 24 gauge), Aluminum (30, 30, 30), Copper (16 & 20 oz)

Available Widths: 12" - 20"

Panel Options: Flat, Perforated, V-Groove, Double V-Groove

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

Finish: Kynar 500 (Fluoropolymer PVDF Coating)

A6 METAL WALL PANEL

ANDERSEN Windows & Doors E-SERIES Architectural Collection

UNLIMITED POSSIBILITIES TO CREATE YOUR ORIGINAL

DO YOU DREAM IN COLOR?

While the large expanse of Andersen windows is a total ground, inspiration comes in many forms. Let us match a palette of colors to your dream, work with our design team to create a color palette that is both functional and beautiful.

EXTERIOR COLORS

7 HANDSET FINISHES

CUSTOM EXTERIOR OR 2" AND 4" EXTENSION

EXTERIOR TRIM

BEST-IN-CLASS GLASS

Glass can affect energy efficiency more than any other part of a window or door - and our all glass products are the same. Some types of glass do better than others at insulating your home. Others provide greater clarity. You can even choose glass to filter out specific wavelengths of light and reduce heat gain or heat loss. We have the glass you need for your home.

ENERGY

GLASS

GLASS SPACER OPTIONS

STORMWATCH® PATIO DOCKERS

A4 ALUMINUM-CLAD WINDOWS AND DOORS

Roof & Plaza Prest® Pavers | PEDESTAL® PAVERS

HANOVER® SPACER TABS

PEDESTAL® PAVES

SPACER TABS

PEDESTAL® PAVES DETAIL

C3 ROOF PAVES

Mouldings

Base Cap

Part Number	Profile (in)	Height (in)	Length (in)	Weight (lb)
MLD626-8	3/4"	3/4"	8"	1/4"
MLD626-8	3/4"	3/4"	8"	1/4"
MLD626-8	3/4"	3/4"	8"	1/4"

A3 FYPON MOULDING MLD626-8

STEP UP TO SAVANNAH SMOOTH

SAVANNAH SMOOTH

SAVANNAH SMOOTH SPECS

SAVANNAH SMOOTH NICHHA - SMOOTH FIBER CEMENT LAP SIDING

C1 SAVANNAH SMOOTH NICHHA - SMOOTH FIBER CEMENT LAP SIDING

Mouldings

Chisel Rail

Part Number	Profile (in)	Height (in)	Length (in)	Weight (lb)
MLD522-16	1-1/2"	5-1/2"	16"	1/2"
MLD522-16	1-1/2"	7"	16"	3/4"
MLD522-16	1-1/2"	8"	16"	3/4"

A1 FYPON MOULDING MLD522-16

BEAUFORT DESIGN BUILD

2 Fire Station Lane, Seabrook, SC 29940

7315 Swanssea Lane, Charlotte, NC 28031

ARCHITECT / ENGINEER'S SEAL

GREENS DRUGSTORE INFILL PROJECT

101 SCOTT STREET

BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION
01	03/20/24	RE SUBMISSION TO HYIC
02	04/22/24	SUBMISSION TO HARB
03	05/01/24	SUBMISSION FOR PRELIMINARY HARB APPROVAL

SHEET INFORMATION

DATE: MAY 14, 2024

JOB NUMBER: 23014.00

DRAWN: ADB

CHECKED: ADB

APPROVED: DCS

SUPPORTING DOCUMENTS

G-105.1

A6 ALUMINUM BI-FOLD DOOR SPEC SHEET

A5 A&S COMMERCIAL STEEL WINDOWS
BASIS OF DESIGN

A5 A&S COMMERCIAL STEEL WINDOWS
BASIS OF DESIGN

A3 **A&S COMMERCIAL STEEL DOOR**
BASIS OF DESIGN

A1 ALUMINUM CANOPY

G-105.2

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CONSTRUCTION

REVISIONS / SUBMISSIONS		DATE
NO.	DESCRIPTION	DATE
02	RE-SUBMISSION TO HRC	03/20/24
03	SUBMISSION TO HRCB	04/25/24
04	SUBMISSION FOR PRELIMINARY HRCB APPROVAL	06/01/24

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

SUPPORTING
DOCUMENTS

G-105.3

Stuc-O-Flex® Elastomeric Acrylic Finishes

The Rubber Stucco Finish™



Comments



Advanced Finish Integrity

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

- Maximum Crack Coverage & Bridging Abilities
- Resists UV (UVI) + 13 Prime Advantage
- Calcium - Marble Aggregate (Prevents Rust)
- No Silica Sand
- Coating Integrity - Exceeds 30 Year Exposure
- Comprehensive ASTM Third Party Testing
- America's First Elastomeric Acrylic Finish
- 500 Million Feet In Service Worldwide
- Equally Effective Regardless of Climate
- (70°F to 180°F)
- Costs A Fine Rate
- New Construction, Reti-off or Repair

Videos

VIDEO GALLERY

Literature

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

Is Your Stucco Finish OBSOLETE?



Stuc-O-Flex vs. Your Stucco Finish



Stuc-O-Flex Product Features

- Stuc-O-Flex is a water-based material - easy clean up with soap and water
- Stuc-O-Flex is safe, similar to water based latex paint
- Stuc-O-Flex is class "A" fire rated - will not propagate flame / fire
- Stuc-O-Flex is comprised of 100% acrylic polymer - best exterior performance
- Stuc-O-Flex is manufactured in the United States of America
- Easy to apply by trowel, or appropriate spray equipment
- Stuc-O-Flex is available in twenty (20) standard colors, over 10,000 computer generated special colors
- Uses include renovation, repair and new construction
- Weatherability - Cured Stuc-O-Flex can be cleaned with hot water and soap or appropriate pressure washing
- Stuc-O-Flex is chemical resistant against mineral spirits, paint thinner, muriatic acid, etc...
- Stuc-O-Flex can be painted with an acrylic latex paint or Stuc-O-Flex Renewal at a later point in time to change the color if desired. Designs can also be painted over Stuc-O-Flex after drying
- Applications to most common construction surfaces
- Provides a noise reduction coefficient reducing decibel levels when applied to interior walls including restaurants, movie theaters, shopping centers, office buildings, etc...
- Minimum maintenance required after installation - Wash walls with appropriate power washer or by hand as required
- Outstanding color consistency & color retention
- Compositively priced
- Unlimited texture opportunities in four different sized aggregate choices
- Outstanding quality control and consistency in Stuc-O-Flex production
- Building code compliant
- Stuc-O-Flex is a breathable membrane - 10 x14 perm average (H2O vapor transmission)
- Stuc-O-Flex can be either field applied or prefabricated (panelized)
- Cure in 12 - 24 hours, complete cure in approximately 2 weeks

Specifications

Comprehensive

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

Optional Rainwater Component

Optional Crack Constraint / Fiberglass Mesh - Base Coat

Short Form

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

Test Reports

Test Reports

Immediate Support: 800-305-1045

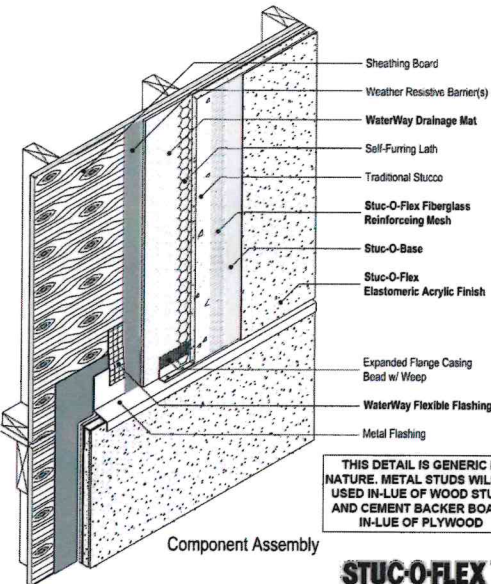
Questions/Literature Requests: [✉](#)

Finish Options



See all textures in Colors & Textures page.

WaterWay Drainable Stucco Assembly



Component Assembly

STUC-O-FLEX®
INTERNATIONAL, INC.
800.305.1045 www.stucoflex.com

A1

STANDARD 3-COAT STUCCO FINISH WITH DRAINAGE MEDIUM

BASIS OF DESIGN

E

D

C

B

A



D6 INSPIRATION PHOTO
NTS



D5 INSPIRATION PHOTO
NTS



D3 INSPIRATION PHOTO
NTS



D2 INSPIRATION PHOTO
NTS



C6 INSPIRATION PHOTO
NTS



C5 INSPIRATION PHOTO
NTS



C3 INSPIRATION PHOTO
NTS



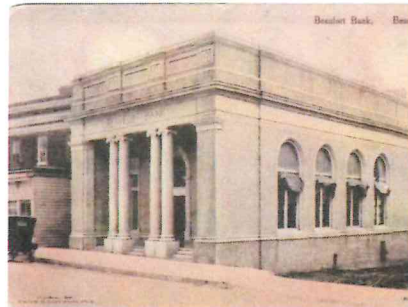
C2 INSPIRATION PHOTO
NTS



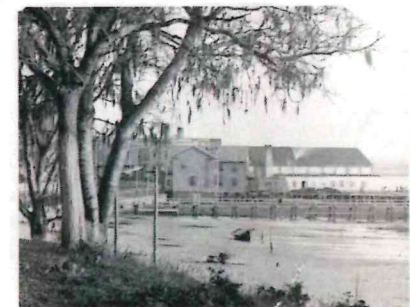
B6 INSPIRATION PHOTO
NTS



B5 INSPIRATION PHOTO
NTS



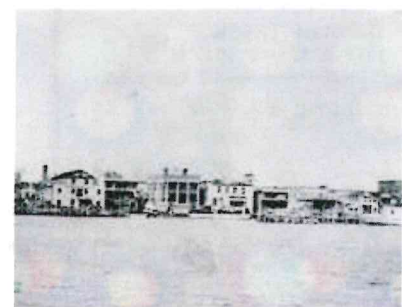
B3 INSPIRATION PHOTO
NTS



B2 INSPIRATION PHOTO
NTS



A6 INSPIRATION PHOTO
NTS



A5 INSPIRATION PHOTO
NTS



A3 INSPIRATION PHOTO
NTS



A2 INSPIRATION PHOTO
NTS

BEAUFORT
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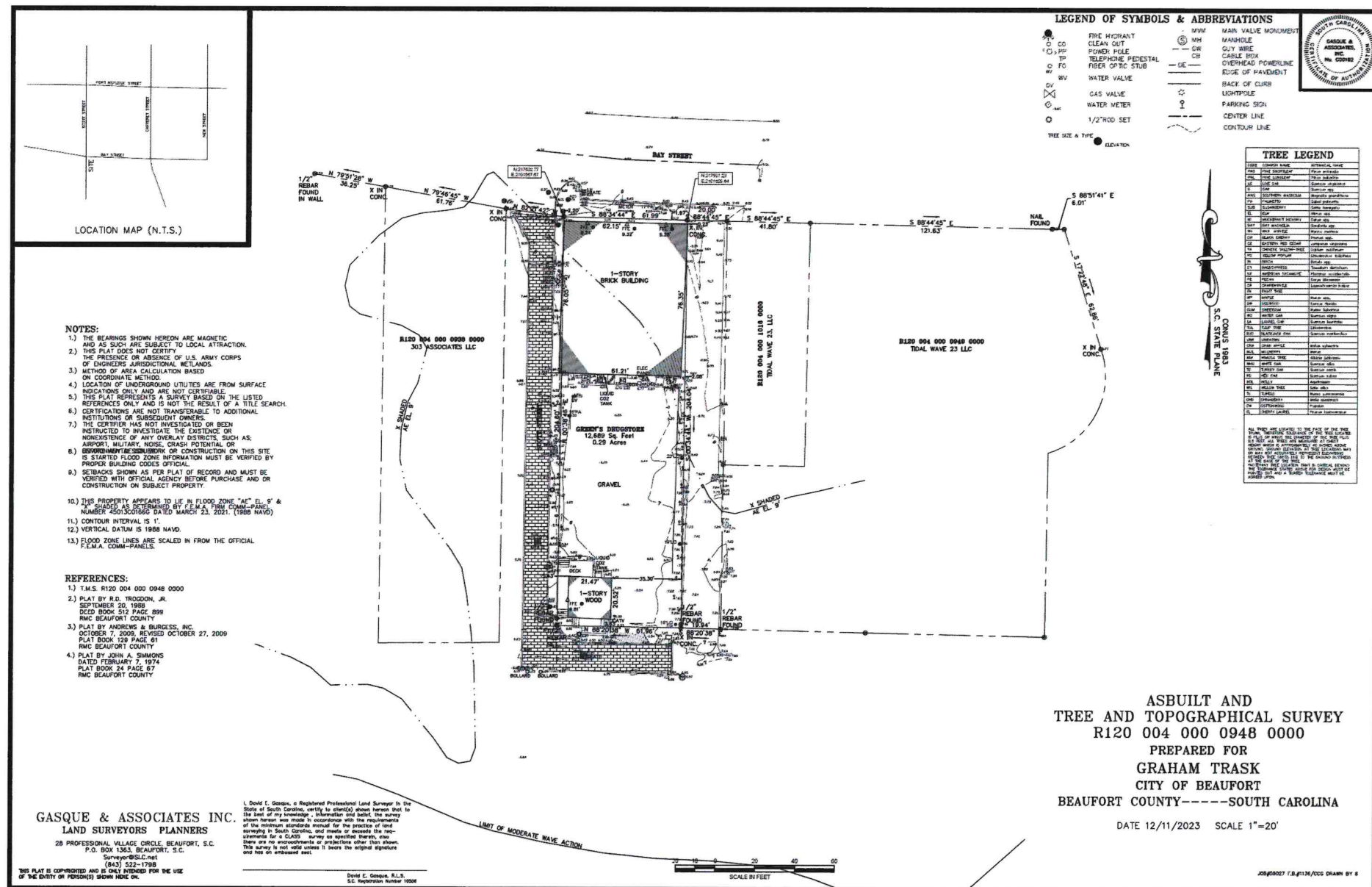
REVISIONS / SUBMISSIONS		DATE
NO.	DESCRIPTION	
01	RE-SUBMISSION TO PHC	06/26/24
02	SUBMISSION TO HDB	06/26/24
03	SUBMISSION FOR PRELIMINARY HDB APPROVAL	06/26/24

SHEET INFORMATION

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

INSPIRATION
VINTAGE BEAUFORT
PHOTOS &
DRAWINGS

G-106

**GENERAL NOTES:**

A. GENERAL NOTE

PLANNING AND ZONING NOTES:

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

SHEET KEY NOTES: (X)

1. PROPERTY LINE
2. ALUMINUM GLAD FIXED WINDOW; ANDERSEN "E" SERIES
3. 3'-0"x6'-0" WOOD DOOR AND FRAME WITH TRANSOM; ANDERSEN "E" SERIES COMMERCIAL DOOR
4. PRE-FINISHED ALUMINUM WALL PANEL
5. CEMENT STUCCO
6. CONCRETE STAIR TREAD AND RISER
7. ACCESSIBLE CONCRETE RAMP; SLOPE TO HAVE NO GREATER THAN 1" : 12" CONCRETE TO HAVE BROOM FINISH
8. (2) 3'-0"x6'-0" FULL GLASS SOLID CORE WOOD DOOR WITH TRANSOM AND SIDELIGHTS; ANDERSEN "E" SERIES COMMERCIAL DOOR. FRAME TO BE INTEGRAL WITH WINDOW FRAMING AND TRIM. ALL TRIM TO BE PRIMED AND PAINTED
9. DOUBLE HUNG ALUMINUM GLAD WINDOWS; ANDERSEN "E" SERIES WINDOWS
10. SAVANNAH SMOOTH NICHHA FIBER CEMENT LAP SIDING WITH "P" EXPOSURE TO BE INSTALLED SMOOTH SIDE OUT
11. AWNING WINDOW; ANDERSEN "E" SERIES
12. FIXED STEEL WINDOW (AAS WINDOWS)
13. HVAC ELEVATED SERVICE YARD
14. 1-1/2" ID BRUSHED METAL PIPE RAIL
15. FIRE DEPARTMENT CONNECTION
16. SPRINKLER SYSTEM DRAIN
17. KNOX BOX
18. EXISTING BUILDING SINGLE STORY BUILDING
19. METAL DOOR FOR TRASH DEPOSIT YARD
20. (2) 3'-0"x6'-0" STEEL DOOR (AAS DOORS)
21. 3'-4"x6'-0" STEEL DOOR (AAS DOORS)
22. ALUMINUM CANOPY

LEGEND:

DESCRIPTION

PROPOSED BUILDING IS
FULLY FIRE
SPRINKLERED

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940
CHARLOTTE
7315 Swanset Lane
Cornelius, NC 28031
(843) 666-3664
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101 SCOTT STREET
BEAUFORT, SC 29902

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NO.	DESCRIPTION	DATE
01	REVISION TO THIS	
02	SUBMISSION TO NHB	
03	SUBMISSION FOR PRELIMINARY AND APPROVAL	
04	SUBMISSION FOR PRELIMINARY AND APPROVAL	

SHEET INFORMATION	
DATE	MAY 14, 2024
JOB NUMBER	23014.0
DRAWN	GR
CHECKED	AD
APPROVED	DO

EXISTING
CONDITIONS
SURVEY

EC-101

GENERAL NOTES:

A GENERAL NOTE

PLANNING AND ZONING NOTES:

APPLICABLE CODE: THE BEAUFORT CODE
DISTRICT TS - DOWNTOWN CORE
LOT WIDTH AT FRONT SETBACK: N/A
LOT SIZE: N/A
MAXIMUM LOT COVERAGE: 100%
FRONTAGE BUILD-OUT: 75% MINIMUM
FRONT SETBACK: 0 FT MINIMUM / PREVAILING SETBACK ON THE BLOCK MAXIMUM
SIDE SETBACK - CORNER / ALLEY: 0 FT MINIMUM / 15 FT MAXIMUM
SIDE SETBACK - INTERIOR: N/A
REAR SETBACK: 0 FT MINIMUM
REAR SETBACK FROM ALLEY: 0 FT MINIMUM
ATTACHED GARAGE / CARPORT SETBACK: N/A
ACCESSORY BUILDING STANDARDS: N/A
PRIMARY BUILDING HEIGHT: 3 STORIES MAXIMUM AT PROPERTY LINE
ACCESSORY BUILDING HEIGHT: N/A
BUILDING WIDTH AT FRONTAGE: 100 FT MAXIMUM
PERCENTAGE OF IMPERVIOUS AREA: 96%

SHEET KEY NOTES: (1)

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

LEGEND:

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

PROPOSED BUILDING IS
FULLY FIRE
SPRINKLERED

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 465-3864
info@designbuild.com
www.designbuild.com

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ARCHITECT / ENGINEER'S SEAL

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101 SCOTT STREET
BEAUFORT, SC 29902

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CONSTRUCTION

REVISIONS / SUBMISSIONS		DATE
NO.	DESCRIPTION	
02	RE SUBMISSION TO HYIC	03/28/24
03	SUBMISSION TO NDRB	04/25/24
04	SUBMISSION FOR PRELIMINARY HED APPROVAL	05/01/24

SHEET INFORMATION

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

ARCHITECTURAL
SITE PLAN

AC-101

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

GENERAL NOTES:

A GENERAL NOTE

PLANNING AND ZONING NOTES:

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

SHEET KEY NOTES: ①

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

LEGEND:

DESCRIPTION

PROPOSED BUILDING IS
FULLY FIRE
SPRINKLERED

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940
CHARLOTTE
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ARCHITECT / ENGINEER'S SEAL

GREENS
DRUGSTORE
INFILL PROJECT
101 SCOTT STREET
BEAUFORT, SC 29902

NOT FOR
CONSTRUCTION

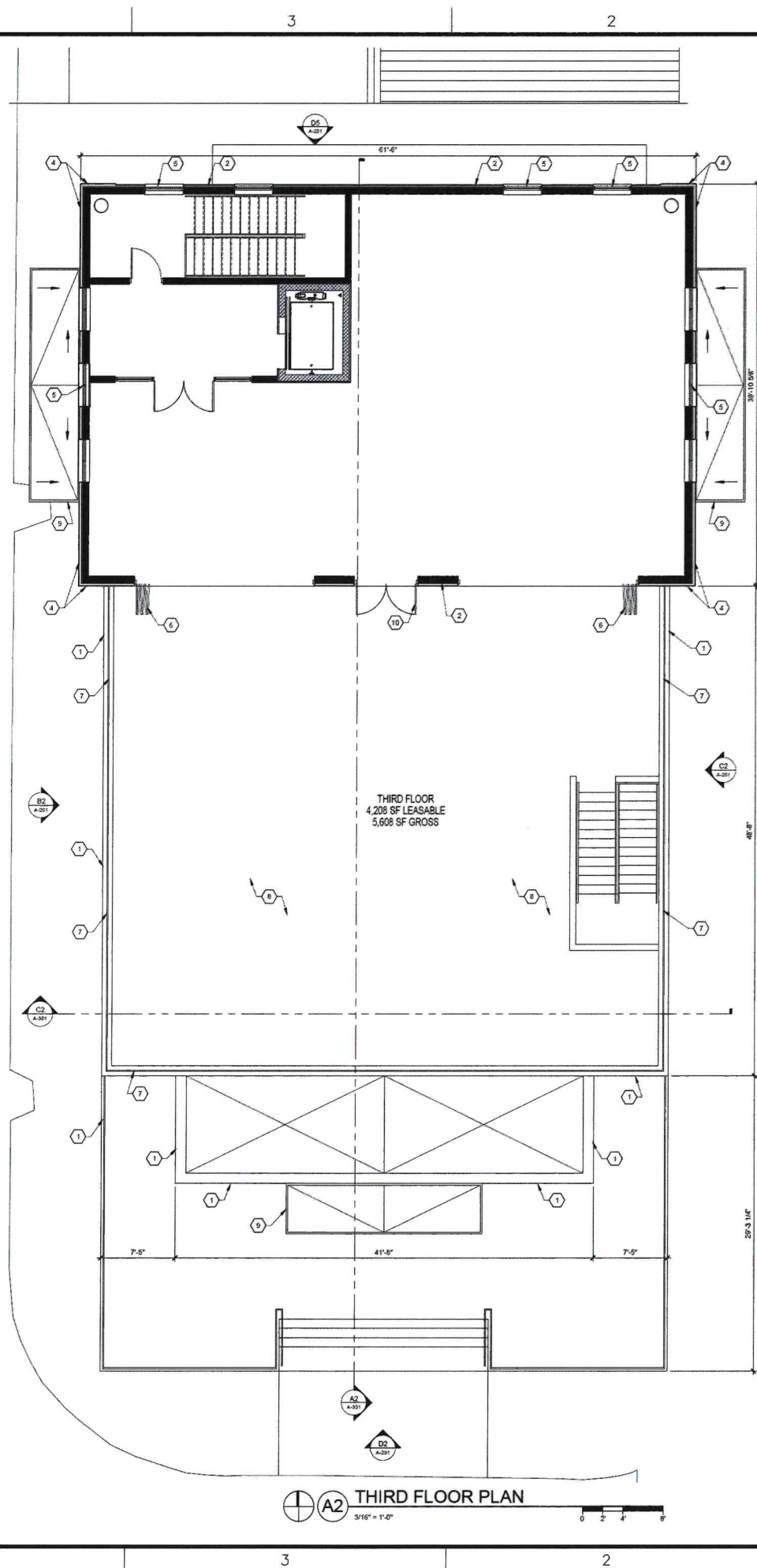
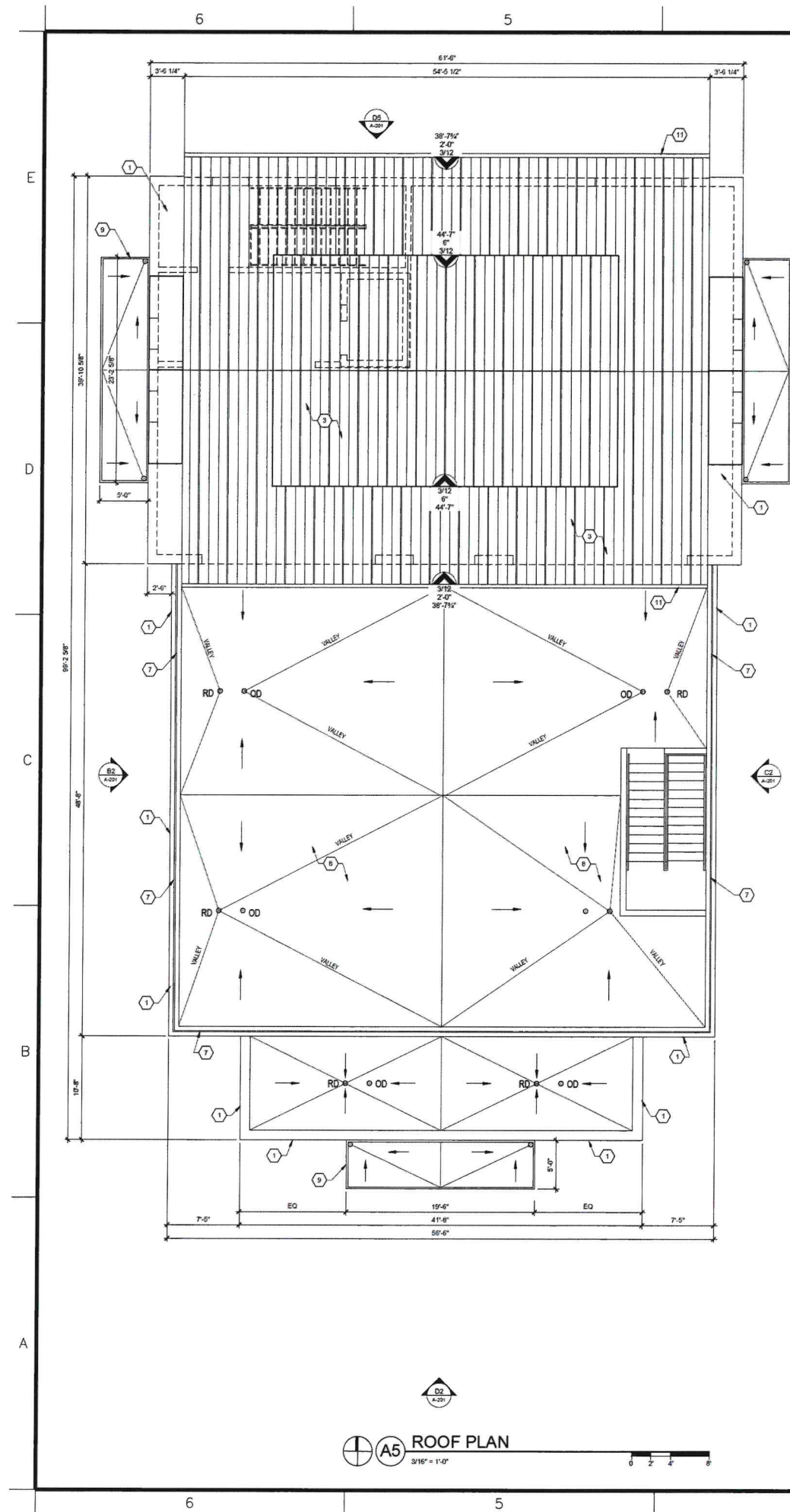
NO.	REVISIONS / SUBMISSIONS	DATE
01	RE SUBMISSION TO HYTC	
02	SUBMISSION TO HDR	
03	SUBMISSION FOR PRELIMINARY HDR APPROVAL	
04		
05		
06		
07		
08		
09		
10		

SHEET INFORMATION

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

PROPOSED
FIRST AND SECOND
FLOOR PLANS

A-101



GENERAL NOTES:

A. GENERAL NOTE

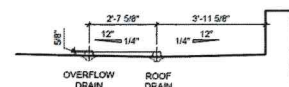
SHEET KEY NOTES:

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

LEGEND:

- INDICATES DIRECTION OF ROOF SLOPE UP
- INDICATES ROOF PITCH
- INDICATES HORIZ. FROM PLYWOOD SHEATHING SEE DETAIL @ WALL SECTIONS
- INDICATES RAFTER PLATE HEIGHT ABOVE NEAREST FINISHED FLOOR
- RD ROOF DRAIN
- OD OVERFLOW DRAIN
- DIRECTIONS OF 1/4\"/>
- INDICATES WALL BELOW

ROOF DRAIN CONFIGURATION



GREENS DRUGSTORE INFILL PROJECT

101 SCOTT STREET
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS		DATE
NO.	DESCRIPTION	
S2	RE-SUBMISSION TO ITRC	03/20/24
S3	SUBMISSION TO NDRB	04/25/24
S4	SUBMISSION FOR PRELIMINARY HHD APPROVAL	05/01/24

SHEET INFORMATION

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

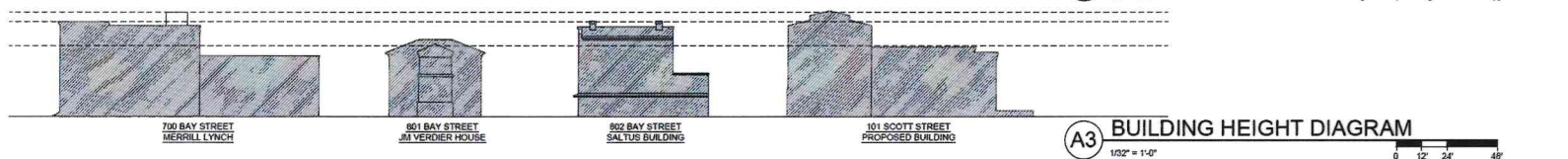
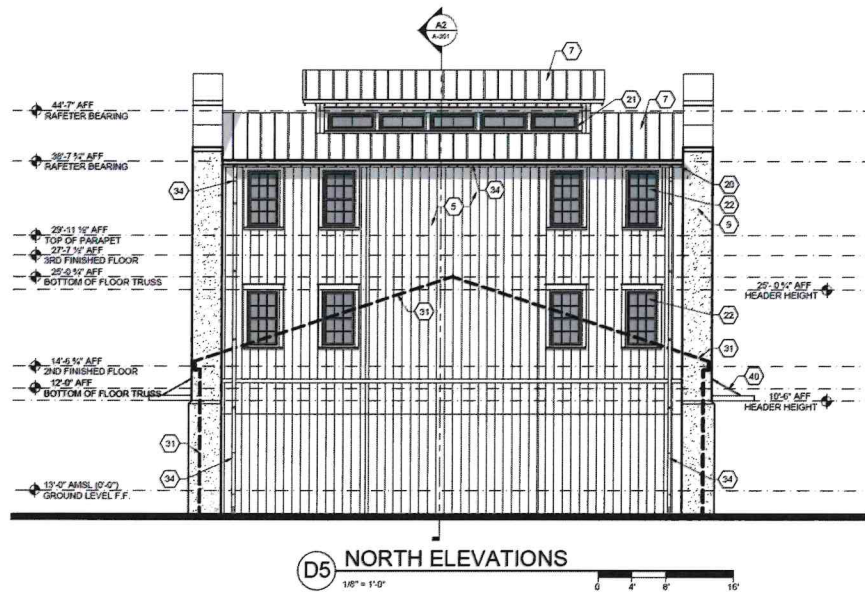
PROPOSED THIRD FLOOR PLAN AND ROOF PLAN

A-102

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ARCHITECT / ENGINEER'S SEAL



GENERAL NOTES:

A GENERAL NOTE

PLANNING AND ZONING NOTES:

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

SHEET KEY NOTES: (1)

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

LEGEND:

DESCRIPTION

**PROPOSED BUILDING IS
FULLY FIRE
SPRINKLERED**

BEAUFORT
2 Fire Station Lane
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ARCHITECT / ENGINEER'S SEAL

**GREENS
DRUGSTORE
INFILL PROJECT**
101 SCOTT STREET
BEAUFORT, SC 29902

**NOT FOR
CONSTRUCTION**

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION
02	03/20/24	RE SUBMISSION TO HYTC
03	04/25/24	SUBMISSION TO NCHB
04	06/01/24	SUBMISSION FOR PRELIMINARY HHS APPROVAL

SHEET INFORMATION

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

EXTERIOR
BUILDING
ELEVATIONS

A-201



GENERAL NOTES:

A GENERAL NOTE

PLANNING AND ZONING NOTES:

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

SHEET KEY NOTES: (X)

1. ALUMINUM CORPUS
2. ALUMINUM GLAD FIXED WINDOW; ANDERSEN "E" SERIES
3. METAL FOUNDATION LOUVER
4. 3'-4"x8'-0" WOOD DOOR AND FRAME WITH TRANSOM; ANDERSEN "E" SERIES COMMERCIAL DOOR
5. PRE-FINISHED ALUMINUM WALL PANEL
6. BRICK BASE VENEER
7. STANDING SEAM METAL ROOF
8. NOT USED
9. CEMENT STUCCO
10. STUCCO EXPANSION JOINT
11. CONCRETE STAIR TREAD AND RISER
12. (2) 3'-0"x8'-0" FULL GLASS SOLID CORE WOOD DOOR WITH TRANSOM AND Sidelights; ANDERSEN "E" SERIES COMMERCIAL DOOR, FRAME TO BE INTEGRAL WITH WINDOW FRAMING AND TRIM. ALL TRIM TO BE PRIMED AND PAINTED.
13. DOUBLE HUNG ALUMINUM GLAD WINDOWS; ANDERSEN "E" SERIES WINDOWS
14. CEMENTITIOUS TRIM BOARD
15. 5/4x6 CEMENTITIOUS TRIM
16. 5/4x6 CEMENTITIOUS HEAD TRIM W/ RIGID FLASHING ABOVE, TYPICAL AT ALL WINDOWS
17. 5/4x6 CEMENTITIOUS JAMB, TYPICAL AT ALL WINDOWS
18. SAVANNAH SMOOTH NICHBA FIBER CEMENT LAP SIDING WITH 7" EXPOSURE; TO BE INSTALLED SMOOTH SIDE OUT
19. 5/4x6 CEMENTITIOUS TRIM
20. CONTINUOUS 54 X4 PRESERVATIVE TREATED FASCIA BOARD ON EXPOSED RAFTER
21. AWNING WINDOW; ANDERSEN "E" SERIES
22. FIXED STEEL WINDOW (AAS WINDOWS)
23. FOLDING FULL GLASS WOOD DOOR
24. HVAC ELEVATED SERVICE YARD
25. NOT USED
26. 1-1/2" D BRUSHED METAL PIPE RAIL
27. CEMENTITIOUS PANEL BOARD, PRIME AND PAINTED
28. PIPE DEPARTMENT CONNECTION
29. SPRINKLER SYSTEM DRAIN
30. KNOX BOX
31. DASHED LINE INDICATE FORWARD EXISTING BUILDING
32. METAL DOOR FOR TRASH DEPOSIT YARD
33. METAL HANDRAIL ALONG TOP OF PARAPET TO HAVE A HEIGHT OF 42" MINIMUM
34. 6" HALF ROUND ALUMINUM GUTTER AND DOWNSPOUT
35. OVERFLOW SCUPPER DRAIN
36. PYPON MOULDING
37. NOT USED
38. (3) 3'-0"x6'-0" STEEL DOOR (AAS DOORS)
39. 3'-4"x8'-0" STEEL DOOR (AAS DOORS)
40. ALUMINUM CANOPY

LEGEND:

DESCRIPTION

PROPOSED BUILDING IS
FULLY FIRE
SPRINKLERED

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

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ARCHITECT / ENGINEER'S SEAL

GREENS
DRUGSTORE
INFILL PROJECT
101 SCOTT STREET
BEAUFORT, SC 29902

NOT FOR
CONSTRUCTION

REVISIONS / SUBMISSIONS		DATE
NO.	DESCRIPTION	
01	RE SUBMISSION TO HMC	
02	SUBMISSION TO HMC	
03	SUBMISSION FOR PRELIMINARY HED APPROVAL	05/31/24

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

EXTERIOR
WEST BUILDING
ELEVATIONS
PROGRESSION

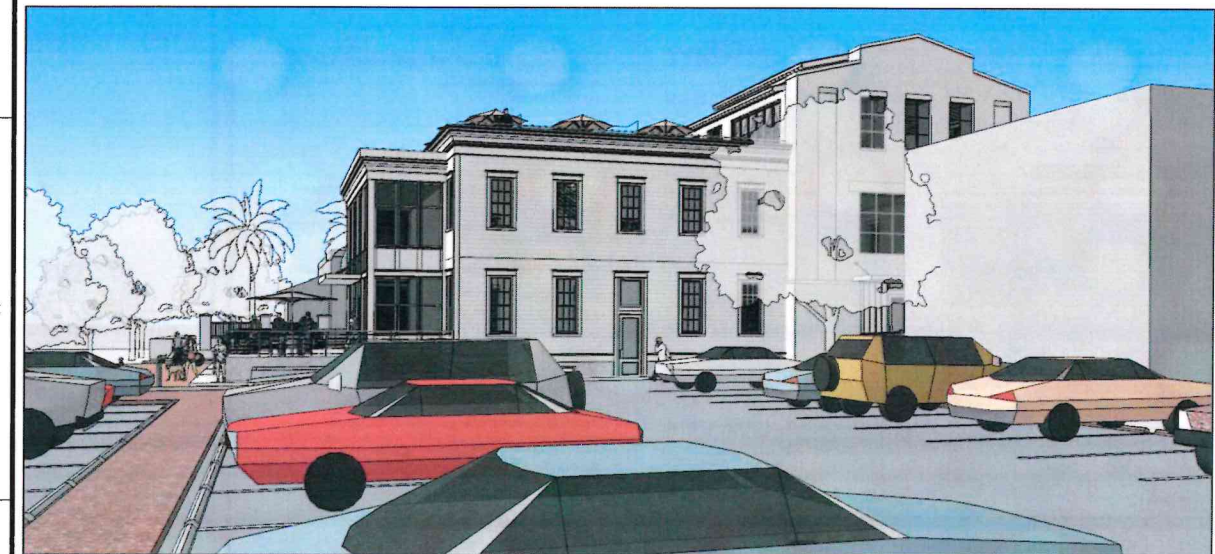
A-201.1



D4 VIEW NORTH EAST GROUND LEVEL



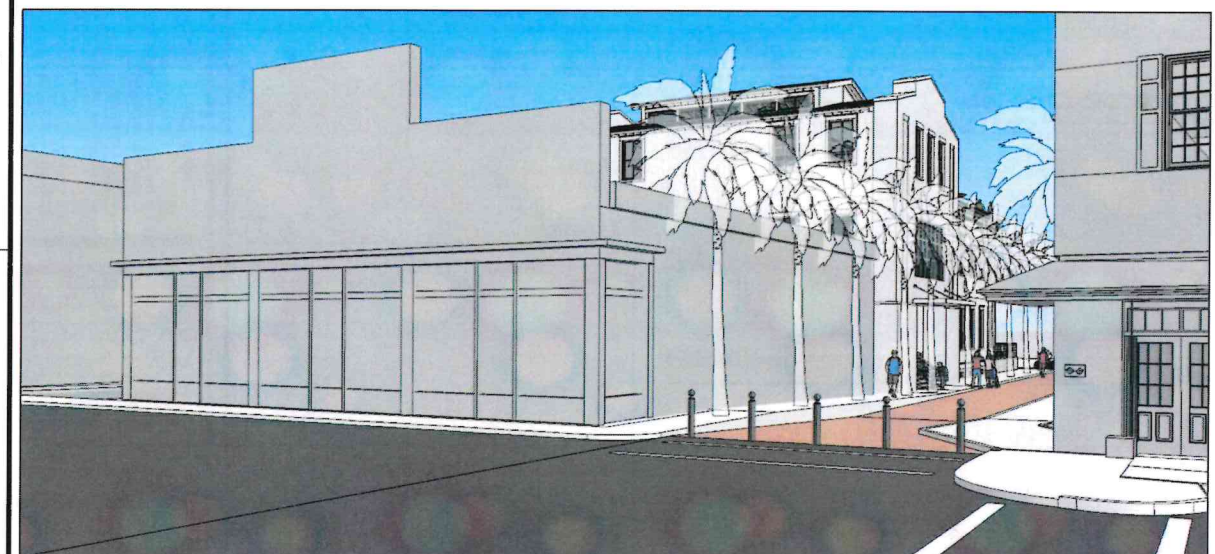
D2 VIEW NORTH WEST



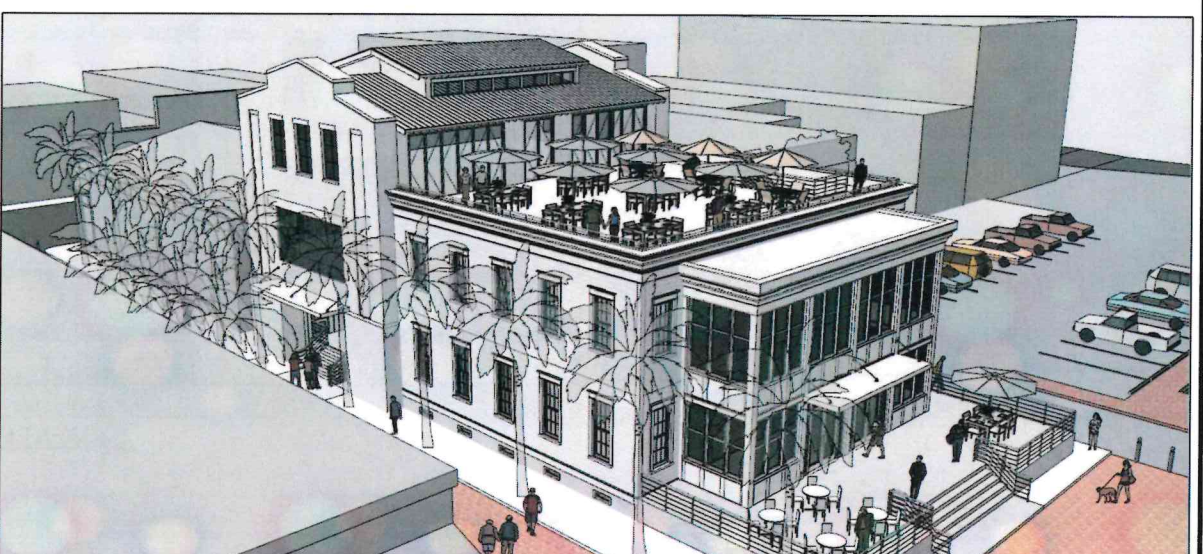
C4 VIEW NORTH WEST



C2 VIEW SOUTH WEST



A4 VIEW SOUTH EAST



A2 VIEW NORTH EAST

A

B

C

D

E

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

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ARCHITECT / ENGINEER'S SEAL

**GREENS
DRUGSTORE
INFILL PROJECT**
101 SCOTT STREET
BEAUFORT, SC 29902

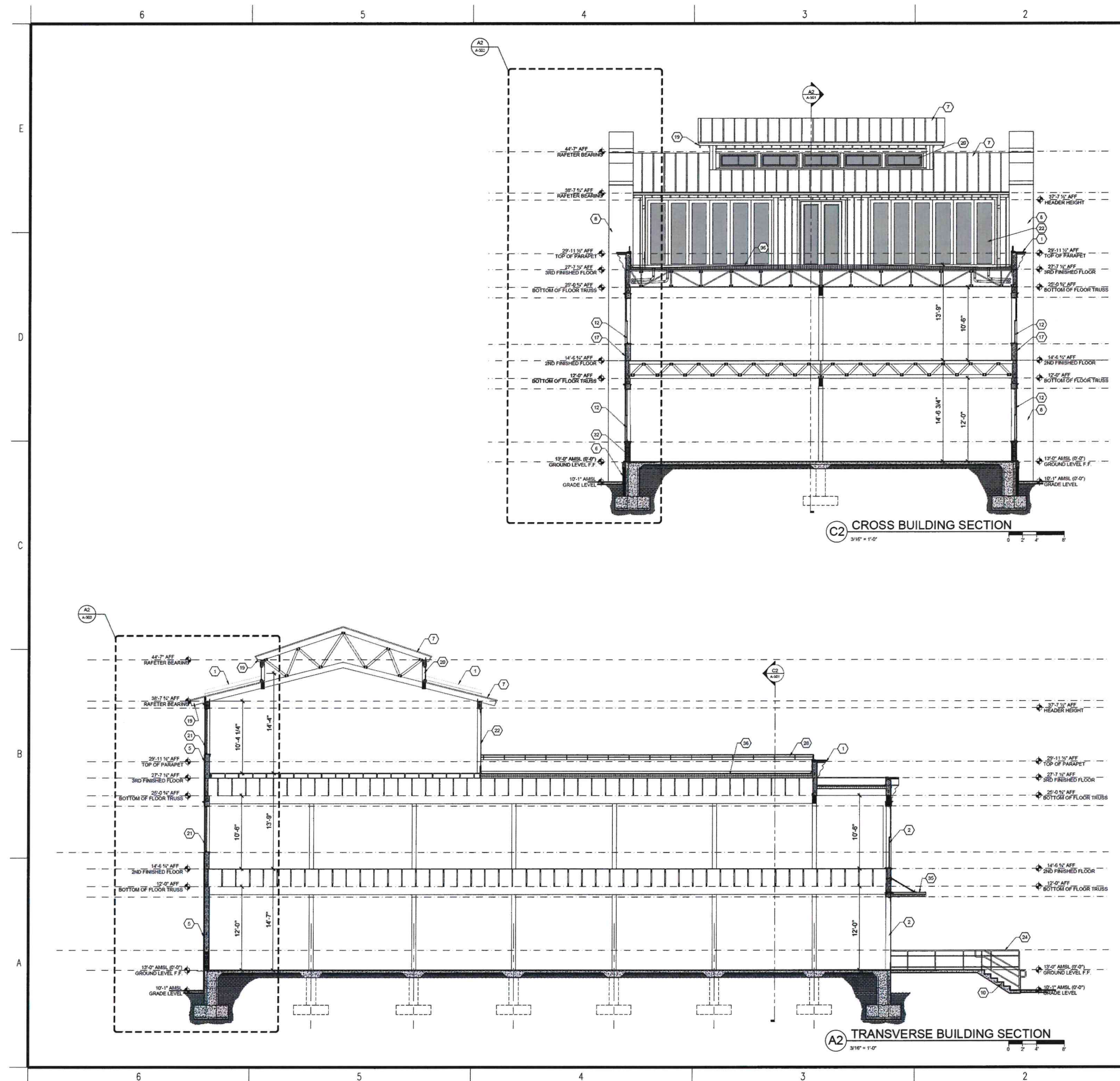
NOT FOR
CONSTRUCTION

REVISIONS / SUBMISSIONS		DATE
NO.	DESCRIPTION	
S1	1st SUBMISSION TO CITY	04/25/24
S3	SUBMISSION TO HARB	04/25/24
S4	SUBMISSION FOR PRELIMINARY HARB APPROVAL	06/21/24

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

3 DIMENSIONAL
MODEL
VIEWS

A-202



GENERAL NOTES:

A GENERAL NOTE

PLANNING AND ZONING NOTES:

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

SHEET KEY NOTES: (X)

1. ALUMINUM COPING
2. ALUMINUM CLAD FIXED WINDOW; ANDERSEN "E" SERIES
3. METAL FOUNDATION LOUVERS
4. 3'-4"x9'-0" WOOD DOOR AND FRAME WITH TRANSOM; ANDERSEN "E" SERIES COMMERCIAL DOOR
5. PRE-FINISHED ALUMINUM WALL PANEL
6. BRICK BASE VENEER
7. STANDING SEAM METAL ROOF
8. CEMENT STUCCO
9. STUCCO EXPANSION JOINT
10. CONCRETE STAIR TREAD AND RISER
11. (2) 3'-0"x8'-0" FULL GLASS SOLID CORE WOOD DOOR WITH TRANSOM AND SIGHTGLASS; ANDERSEN "E" SERIES COMMERCIAL DOOR. FRAME TO BE INTEGRAL WITH WINDOW FRAMING AND TRIM. ALL TRIM TO BE PRIMED AND PAINTED
12. DOUBLE HUNG ALUMINUM CLAD WINDOWS; ANDERSEN "E" SERIES WINDOWS
13. CEMENTITIOUS TRIM BOARD
14. 5/4"x8 CEMENTITIOUS TRIM
15. 5/4"x8 CEMENTITIOUS HEAD TRIM W/ RIGID FLASHING ABOVE, TYPICAL AT ALL WINDOWS
16. 5/4"x8 CEMENTITIOUS JAMB, TYPICAL AT ALL WINDOWS
17. SAVANNAH SMOOTH MEDIUM FIBER CEMENT LAP SIDING WITH 7" EXPOSURE; TO BE INSTALLED SMOOTH SIDE OUT
18. 5/4"x8 CEMENTITIOUS TRIM
19. CONTINUOUS 5/4 X4 PRESERVATIVE TREATED FASCIA BOARD ON EXPOSED RAFTER
20. AWNING WINDOW; ANDERSEN "E" SERIES
21. FIXED STEEL WINDOW (AAS WINDOWS)
22. FOLDING FULL GLASS WOOD DOOR
23. HVAC ELEVATED SERVICE YARD
24. 1-1/2" O BRUSHED ALUMINUM PIPE RAIL
25. CEMENTITIOUS PANEL BOARD, PRIME AND PAINTED
26. DASHED LINE INDICATE FORWARD EXISTING BUILDING
27. METAL DOOR FOR TRASH DEPOSIT YARD
28. METAL HANDRAIL ALONG TOP OF PARAPET TO HAVE A HEIGHT OF 42" MINIMUM
29. 6" HALF ROUND ALUMINUM GUTTER AND DOWNSPOUT
30. OVERFLOW SCUPPER DRAIN
31. PYPON MOULDING
32. 8" CMU PERIMETER WALL
33. (2) 3'-0"x9'-0" STEEL DOOR (AAS DOORS)
34. 2'-4"x9'-0" STEEL DOOR (AAS DOORS)
35. ALUMINUM CANOPY
36. ROOF TOP PAVER SYSTEM OVER 5/8" HIGH TYP. HIGH-DENSITY POLYETHYLENE PEDESTALS WITH DRAINAGE SLOTS UNDERNEATH; OVER EPDM ROOFING MEMBRANE SYSTEM OVER 3-1/2" THICK RIGID INSULATION TAPERED 1/4":1'-0" TO ROOF DRAIN

PROPOSED BUILDING IS
FULLY FIRE
SPRINKLERED

BEAUFORT
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Seabrook, SC 29940

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ARCHITECT / ENGINEER'S SEAL

GREENS
DRUGSTORE
INFILL PROJECT
101 SCOTT STREET
BEAUFORT, SC 29902

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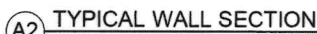
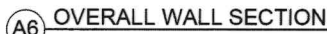
REVISIONS / SUBMISSIONS		DATE
NO.	DESCRIPTION	
01	RE-SUBMISSION TO HYTC	
02	SUBMISSION TO HOMB	
03	SUBMISSION FOR PRELIMINARY HHS APPROVAL	03/21/24

SHEET INFORMATION

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

BUILDING
SECTIONS

A-301



GENERAL NOTES:

A. GENERAL NOTE

PLANNING AND ZONING NOTES:

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

SHEET KEY NOTES:

1. ALUMINUM COPING
2. ALUMINUM CLAD FIXED WINDOW; ANDERSEN "E" SERIES
3. METAL FOUNDATION LOUVER
4. 3'-4 3/8" WOOD DOOR AND FRAME WITH TRANSOM; ANDERSEN "E" SERIES
5. CORRUGATED DOOR
6. PRE-FINISHED ALUMINUM WALL PANEL
7. BRICK BASE VENEER
8. STANDING SEAM METAL ROOF
9. CEMENT STUCCO
10. STUCCO EXPANSION JOINT
11. CONCRETE START TREAD AND RISER
12. (2) 3'-6 3/4" FULL GLASS SOLID CORE WOOD DOOR WITH TRANSOM AND SEALS; ANDERSEN "E" SERIES COMMERCIAL DOOR. FRAME TO BE INTEGRAL WITH WINDOW FRAMING AND TRIM. ALL TRIM TO BE PRIMED AND PAINTED
13. DOUBLE HUNG ALUMINUM CLAD WINDOWS; ANDERSEN "E" SERIES WINDOWS
14. CEMENTITIOUS TRIM BOARD
15. 5/4x6 CEMENTITIOUS TRIM
16. 5/4x6 CEMENTITIOUS HEAD TRIM W/ RGID FLASHING ABOVE, TYPICAL AT ALL WINDOWS
17. 5/4x6 CEMENTITIOUS JAMB, TYPICAL AT ALL WINDOWS
18. SAVANNAH SMOOTH NICHOLIA FIBER CEMENT LAP SIDING WITH 7" EXPOSURE; TO BE INSTALLED SMOOTH SIDE OUT
19. 5/4x6 CEMENTITIOUS TRIM
20. CONTINUOUS 54 X4 PRESERVATIVE TREATED FASCIA BOARD ON EXPOSED RAFTER
21. AWNING WINDOW; ANDERSEN "E" SERIES
22. FIXED STEEL WINDOW (JAWS WINDOWS)
23. FOLDING FLAP GLASS WOOD DOOR
24. HVAC ELEVATED SERVICE YARD
25. 1-1/2" O BRUSHED ALUMINUM PIPE RAIL
26. CEMENTITIOUS PANEL BOARD, PRIME AND PAINTED
27. DASHED LINE INDICATE FORWARD EXISTING BUILDING
28. METAL DOOR FOR TRASH DEPOSIT YARD
29. METAL HANDRAIL ALONG TOP OF PARAPET TO HAVE A HEIGHT OF 42" MINIMUM
30. 6" HALF ROUND ALUMINUM GUTTER AND DOWNSPOUT
31. OVERFLOW SCUPPER DRAIN
32. PYCON MOLDING
33. 8" COPIERMEETER WALL
34. (2) 3'-6 3/8" STEEL DOOR (JAWS DOORS)
35. 3'-6 3/8" STEEL DOOR (JAWS DOORS)
36. ALUMINUM CANOPY
37. ROOF TOP PAVEMENT SYSTEM OVER 5/8" HIGH TYP; HIGH-DENSITY POLYETHYLENE PEDESTALS WITH DRAINAGE SLOTS UNDERGATE; OVER EPDM ROOFING SYSTEM OVER 3-1/2" THICK RIGID INSULATION TAPEFIED 1/4"-1" TO DRAIN

REVISIONS / SUBMISSIONS		
NO.	DESCRIPTION	DATE
52	RE SUBMISSION TO HTRC	06/20/24
53	SUBMISSION TO HTRB	04/26/24
54	SUBMISSION FOR PRELIMINARY HTRB APPROVAL	03/31/24

SHEET INFORMATION

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

WALL
SECTIONS

A-302

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornellius, NC 28031

(843) 486-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

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GENERAL NOTES:

A GENERAL NOTE

PLANNING AND ZONING NOTES:

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

SHEET KEY NOTES: (X)

1. ALUMINUM CORING
2. ALUMINUM CLAD FIXED WINDOW, ANDERSEN "E" SERIES
3. METAL FOUNDATION LOUVER
4. 3'-4"x8'-0" WOOD DOOR AND FRAME WITH TRANSOM, ANDERSEN "E" SERIES COMMERCIAL DOOR
5. PRE-FINISHED ALUMINUM WALL PANEL
6. BRICK BASE VENEER
7. STANDING SEAM METAL ROOF
8. CEMENT STUCCO
9. STUCCO EXPANSION JOINT
10. CONCRETE STAIR TREAD AND RISER
11. (2) 3'-0"x8'-0" FULL GLASS SOLID CORE WOOD DOOR WITH TRANSOM AND SIDELIGHTS, ANDERSEN "E" SERIES COMMERCIAL DOOR, FRAME TO BE INTEGRAL WITH WINDOW FRAMING AND TRIM. ALL TRIM TO BE PRIMED AND PAINTED
12. DOUBLE HUNG ALUMINUM CLAD WINDOWS, ANDERSEN "E" SERIES WINDOWS
13. CEMENTITIOUS TRIM BOARD
14. 5/4"x6 CEMENTITIOUS TRIM
15. 5/4"x6 CEMENTITIOUS HEAD TRIM W/ RIGID FLASHING ABOVE, TYPICAL AT ALL WINDOWS
16. 5/4"x6 CEMENTITIOUS JAMB, TYPICAL AT ALL WINDOWS
17. SAVANNAH SMOOTH NICHHA FIBER CEMENT LAP SIDING WITH 7" EXPOSURE; TO BE INSTALLED SMOOTH SIDE OUT
18. 5/4"x6 CEMENTITIOUS TRIM
19. CONTINUOUS 5/4 X4 PRESERVATIVE TREATED FASCIA BOARD ON EXPOSED RAFTER
20. AWNING WINDOW, ANDERSEN "E" SERIES
21. FIXED STEEL WINDOW (A&S WINDOWS)
22. FOLDING FULL GLASS WOOD DOOR
23. HVAC ELEVATED SERVICE YARD
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32. 8" CMU PERIMETER WALL
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36. ROOF TOP PAVER SYSTEM OVER 5/8" HIGH TYP. HIGH-DENSITY POLYETHYLENE PEDESTALS WITH DRAINAGE SLOTS UNDERNEATH; OVER EPDM ROOFING MEMBRANE SYSTEM OVER 3-1/2" THICK RIGID INSULATION TAPERED 1/4"-1'-0" TO ROOF DRAIN

PROPOSED BUILDING IS
FULLY FIRE
SPRINKLERED

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
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Cornelius, NC 28031

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ARCHITECT / ENGINEER'S SEAL

GREENS
DRUGSTORE
INFILL PROJECT
101 SCOTT STREET
BEAUFORT, SC 29902

NOT FOR
CONSTRUCTION

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE
01	RE SUBMISSION TO HMC	04/25/24
02	SUBMISSION TO HMC	04/25/24
03	SUBMISSION FOR PRELIMINARY HHS APPROVAL	05/01/24

SHEET INFORMATION

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

WALL
SECTIONS

A-303

GREENS DRUGSTORE INFILL PROJECT 101 SCOTT STREET CONCEPTUAL DECISION LETTER RESPONSE

REVISED PRELIMINARY DESIGN
SUBMISSION

May 31, 2024





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

DECISION LETTER (CONCEPTUAL)

May 14, 2024

Adam Biery
Beaufort Design Build, LLC
Via email [REDACTED]

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

Dear Mr. Biery:

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

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

7. Applicant to provide typical sections and details at final review.
8. Applicant to provide a cutsheet for any railings.
9. Restudy the height and scale of the center building, as its current height is felt to be too tall compared to surrounding structures.
10. Consider alternative materials to Efis.

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

Sincerely,


Mike Sutton, Chairman
Historic District Review Board

cc: [REDACTED]

file copy

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

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



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

The storefront window have been replaced with metal windows. The fenestration has been studied and additional lites / mulls have been added.

Sheets G-105.2 (window and door cutsheets) and A-201 (building elevations) have been revised to reflect the new windows and doors.



CONCEPTUAL SUBMISSION



PRELIMINARY SUBMISSION

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

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





A4 VINYL CLAD WINDOWS AND DOORS
BASED ON DESIGN

CONCEPTUAL SUBMISSION



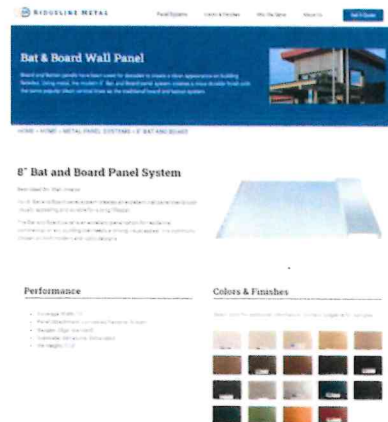
A4 ALUMINUM-CLAD WINDOWS AND DOORS
BASED ON DESIGN

PRELIMINARY SUBMISSION



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

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



[CONCEPTUAL SUBMISSION](#)

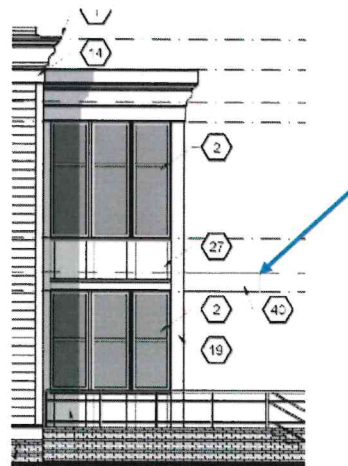


[PRELIMINARY SUBMISSION](#)

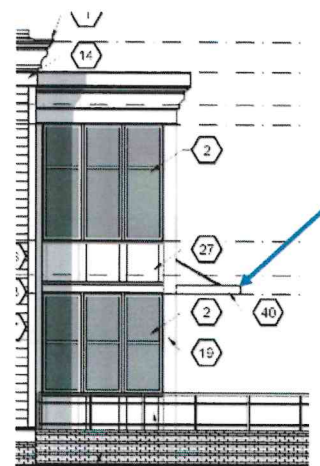


5. “Reduce the thickness of the metal awnings and provided brackets or cables so that are visually supported. Applicant to note a color at final review.”

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



CONCEPTUAL SUBMISSION



PRELIMINARY SUBMISSION

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

Color rendering will be presented / provided at final review.

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

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



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

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

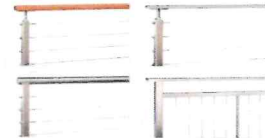
CLEARVIEW® Railing Systems



ROUND FLAT WOOD

Choose from several top rail styles

RAINIER
Cable Railing



- Low profile 1/8" cable
- Choose from an array of fitting options
- Factory prepared cable/fitting assemblies available for quick installation

GLACIER
Panel Railing



- Clamps accommodate thicknesses up to 1/2"
- Works with any panel material
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OLYMPUS
Horizontal Bar Railing



- Sleek, modern design
- Infill bars are cut to length
- Great option where cable is not viable

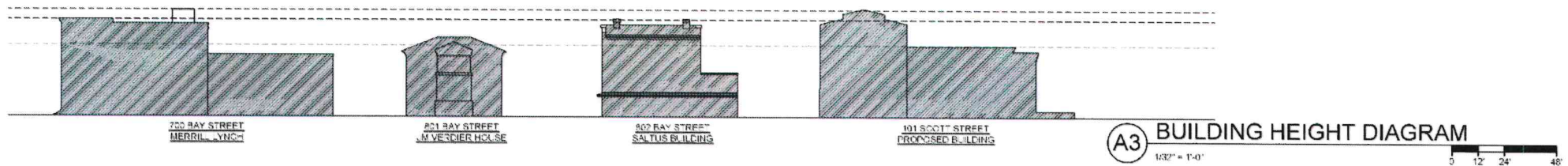
AGS Stainless works directly with commercial and residential customers to ensure accurate dimensions and final fit. Clearview® railing systems are laser cut then welded and finished by hand.

For more installation photos: AGSstainless.com/gallery



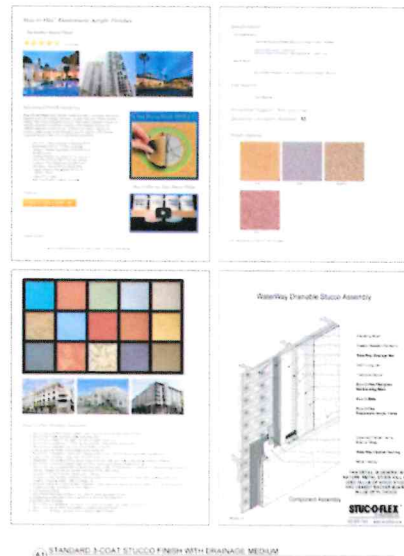
9. “Restudy the height and scale of the center building, as its current height is felt to be too tall to the surrounding structures.”

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



10. “Consider alternative materials to EFIS.”

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



APPLICATIONS:

1) 1511 KING STREET

Northwest Quadrant

(PIN: R120 004 000 0595 0000)

Request for final approval for
construction of a detached carriage
house



STAFF REPORT: Historic District Review Board (HDRB)

1511 KING STREET

DATE: June 10, 2026

GENERAL INFORMATION		
Applicant:	Richard Drake (Homeowner)	
Site Address / Tax PIN:	1511 King Street / PIN: R120 004 000 0595 0000	
Applicant's Request:	Final approval for construction of a detached carriage house located at the rear of the existing residence, a contributing structure within the Beaufort National Historic Landmark District.	
Current Zoning:	T4-NEIGHBORHOOD (T4-N)	
Contributing/Neighborhood	Contributing (c. 1900) / The Northwest Quadrant	
Flood Zone/Base Flood	Flood Zone: X, Elevation: 23 ft – 24 ft (BFE: 13 ft)	
Existing Trees	27-inch caliber (DBH) Laurel Oak in NW corner of back yard – to remain; numerous Laurel Oak trees along east property line (8-in. – 24-in.)	
ZONING DISTRICT INFORMATION		
T4-NEIGHBORHOOD DISTRICT (T4-N)		
Lot Width at Setback:	n/a	
Minimum Lot Size:	n/a	
Max Lot Coverage:	70% of lot area (This percentage indicates maximum lot coverage by roofs; <u>total impervious coverage may be an additional 10%</u> . Parcels may also be subject to Section 8.3 - Stormwater)	
Frontage Build Out	60% min.; 85% max	
Front Setback – Primary/Accessory	Primary: 0 ft. min.; 15 ft. max. / Accessory structures shall be located behind the front façade of the primary structure; also see Sec. 4.5.3	
Side Setback – Primary/Accessory	Primary - Corner/Alley: 0 ft. min.; 10 ft. max; Interior: 5 ft. min. Accessory – Corner/Alley: 3 ft. min.; Interior: 5 ft. min.	
Rear Setback – Primary/Accessory	Primary: 10 ft. min.; from alley: 0 ft. Accessory: 5 ft. min.; from alley: 3 ft. min.	
Building Height – Primary/Accessory:	Primary: 3.5 stories max. in Historic District Accessory: 2 stories or 30 ft. max.	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
North: T4-N	1506 Prince St. (c. 1985; Non-Contributing) – Offices	N/A
South: T4-N	Sheriff’s Office - Parking Lot	N/A
East: T4-N	1509 King St. (c. 1980; Non-Contributing) – Offices	N/A
West: T4-N	601 Bladen St. (c. 1996; Non-Contributing) – Pat Conroy Center	N/A

Background:

The applicant is proposing a detached carriage house behind the primary dwelling, which is a contributing resource and listed on the National Register of Historic Places and currently used as a short-term rental unit. Together with a courtyard, pervious gravel driveways, and brick walls, the lot coverage would not exceed 40% of the lot area. The applicant has been to two (2) HTRC Meetings before. **The applicant has been to one (1) HDRB Meeting before, where they received a denial, along with recommendations for approval. The applicant comes back to the HDRB with revisions to their design.**

Project Timeline:

Jan. 2026	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
											
1/28: 1st HTRC Meeting	2/11: 2nd HTRC Meeting		4/08: 1st HDRB Meeting	6/10: 2nd HDRB Meeting							

Summary of the 01/28/ & 2/11/2026 HTRC Meeting Comments:

1. Planning and Zoning:

- Short-term rental regulations are subject to change in the near future.
- Does not affect buildability of the structure
- Long term rental wouldn't be an issue

2. Architecture:

- Contributing, ca. 1900
- Changes from previous meeting:
 - Roof lowered from ~25'-4" to ~23'-5 (almost 2').
 - Dormer windows added on front and rear elevations
- Footprint, program, and location on site is the same
- Staff is still not supportive of the proposed design and believes the 2' reduction in height is not enough to make this structure subordinate in massing and scale to the main house. The addition of the dormers does not successfully reduce the scale and massing of this house.
- Staff is not supportive of the double doors on the front façade and recommends using only a single door to match the main house.
- Per Section 4.6.3.C.2.c, "Facades should have several window sizes with smaller ones above." The current first floor windows on the main façade are smaller than the ones above.
- Previous comments from 1/28:
 - Staff is not supportive of the proposed ADU and believes that it is out of scale compared to the existing historic, contributing structure. Chapter 5 of the Beaufort Preservation states, "(Secondary structures) should be subordinate to the primary structure on the lot and

visually complimentary to the existing building. New secondary structures should in no way compromise the historic character of the existing structure on the lot.” Staff believes that the two-story structure is not sensitive to the one-story original building, and its placement on the lot does makes it easily visible from King Street. This reads as its own single-family home, rather than a subordinate accessory unit to the main house.

- Staff recommends reducing this to either a one-story carriage house, or a one-story carriage house with dormers for a small second story living space. *NOTE: The ridge height of the ADU would need to be lowered by 5’ to at least equal the height of the main house. The use of dormers and lowering of the ridge would not allow for all of the program that the applicant is trying to fit on the second floor.*
- Staff is not supportive of the overall form of the building and does not believe it complements the main house. The main house’s massing is broken up into a front porch with a shed roof, main body divided into a cross gable roof form, and screen porch with a shed roof at the rear. The ADU’s footprint is largely encompassed under one gable roof.
- Staff recommends pushing the ADU to the west so that it less visible from King Street/hidden behind the main house. The parking spot could then be located to the east of the ADU. *(NOTE: Staff could be supportive of its current placement if it protects a large existing live oak tree).*
- Applicant to label all materials on elevations.
- Applicant to use cardinal directions to label elevations.

3. HBF:

- **Suggestions:**

- Consider simplifying the garage door and choosing a non-oil light fixture.

Landmark/Specimen Tree Preservation:

- **27-inch Laurel Oak** (= Specimen tree as per Code Sec. 5.3.1) in NW corner of lot to remain.

Surrounding Area:

- Located on the border between “The Bluff” and “The Northwest Quadrant” neighborhoods, and thus, part of the Beaufort Conservation Neighborhood within the National Historic Landmark District, this subject property resembles a well-maintained and preserved example of a “Hall and Parlor” home type, built c. 1900. As such it is an important contributing resource at this locale. Currently, it is being utilized as a Short-Term-Rental property.

Determination of adequate historic integrity for New Construction, Infill, Additions and Demolition:

- As per the Beaufort Preservation Manual (Chapter 5) and the Beaufort Development Code (Section 4.7), the compatibility of new infill construction as well as major renovations within the Beaufort Historic District is determined in consideration with the following principles: **1. Location, 2. Design, 3. Setting, 4. Materials, 5. Workmanship, 6. Feeling and 7. Association.** See detailed staff analysis and recommendations below.

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	Rationale Present	Staff Analysis of Rationale
1. Location: This is the relationship between the property and its historical context.	YES	✓ In accordance with Beaufort Historic Preservation guidelines, secondary structures in no way should compromise the historic character of the existing (contributing) structure on the lot. Ideally, the secondary structure should be located so as not to be visible from the street.
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.	YES	✓ In accordance with both the Beaufort Development Code (Sec. 4.5.3 – Carriage House) and 2022 Preservation Manual, secondary structure should complement the primary dwelling in building design, massing, scaling etc.
3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	YES	✓ The setting of the proposed carriage house is generally favorable, since it will be placed in the rear of the property and be accessed from an existing alleyway. Moreover, there exists plenty of vegetation (several mature Laurel Oak trees) to help screen any new construction.
4. Materials: These are the physical elements that make up a property or district.	YES	✓ The materials are appropriate for the District.
5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected.	YES	✓ Workmanship as presented respects that of historically contributing main dwelling.
6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.	YES	✓ The proposed carriage house in massing, scaling and form is compliant to the historic dwelling.

7. Association: This is the direct link between an important historic event or person and a property.	N/A	✓ There is no known direct link between the property and a historical event or person.
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FINDINGS AND RECOMMENDATIONS

Staff Recommendation: Staff recommends APPROVAL in that the proposal satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following recommendations:

1. The two doors and awning on the left elevation appear off-centered from the primary gable. Staff recommends aligning the awning and doors so that they are centered within this gable form.
2. A floor plan has not been provided for this HRB meeting. Applicant to provide a new floor plan that shows the updated windows and doors, and any other modifications, if applicable.
3. Applicant has noted on the building section that the siding will “match existing house color and style.” Applicant to confirm that this will be traditional wood lap siding. Applicant to also confirm that all trim/cornerboard/fascia/soffit elements will also be wood.
4. Applicant to provide a section through the front elevation awning as the second floor window sills seem to meet the top of the awning roof. Staff recommends the applicant reduce the slope of the awning or lower it.
5. Applicant had previously provided cutsheets at the last HRB meeting. Applicant to provide any new cutsheets to staff, if applicable, or confirm that all products are the same.
6. The window proportions on the carriage house appear more horizontal in nature than those on the primary building. Staff recommends the applicant replicate the height/width ratios of the primary house windows.
7. Applicant to provide cutsheets for the brick patio material.
8. Applicant to provide additional details for the raised water feature and fire pit.
9. Applicant to demonstrate compliance regarding lot coverage per Section 2.4.1.A of the Beaufort Code.
10. Applicant to note that all windows and doors with glass must have exterior-applied grilles and interior spacer bars.
11. Applicant to label all elevations with cardinal directions.
12. Applicant to note any HVAC service yards, label these areas, and provide information on any screening elements.
13. Applicant to provide typical window jamb/head/sill details, door details, and any other typical details.



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

DECISION LETTER

April 9, 2026

Richard Dranke

Via email: [REDACTED]

RE: (APP#HDRB-000086-2026) 1511 King Street – Addition of new carriage house

Dear Mr. Drake:

On April 8, 2026, the City of Beaufort Historic District Review Board (HDRB) met to review your application requesting approval to construct a detached carriage house to be located to the rear of the existing residence located at 1511 King Street. The HDRB voted to deny your request based on the staff recommendations listed below:

1. Between the first and second HTRC meetings, applicant reduced the height of the proposed building from 25'-0" to approx. 23'-0". However, this is still several feet taller than the existing, contributing historic building, and staff is not supportive of the carriage house being taller than the primary dwelling, both in overall height and number of stories. Per Chapter 5 of the Beaufort Preservation Manual, "(Secondary structures) should be subordinate to the primary structure on the lot and visually complimentary to the existing building. New secondary structures should in no way compromise the historic character of the existing structure on the lot." Staff believes that the two-story structure is not sensitive to the one-story original building, and its placement on the lot makes it easily visible from King Street. This reads as its own single-family home, rather than a subordinate accessory unit to the main house.
2. At the first HTRC meeting, staff recommended the applicant consider adding dormers to add a small "half-story" space, while still lowering the overall ridge height to be complementary to the main house. The ridge height of the ADU would need to be lowered by approx. 5' to at least equal the height of the main house. The use of dormers and lowering of the ridge would not allow for all of the program that the applicant is trying to fit on the second floor.
3. Staff is not supportive of the overall form and massing of the building and does not believe it complements the main house. The main house's massing is broken up into a front porch with a shed roof, main body divided into a cross-gable roof form, and screen porch with a shed roof at the rear. The ADU's footprint is largely encompassed under one gable roof.

Richard Drake

04-09-26

Page 2 of 2

4. Staff recommends pushing the carriage house to the west so that it is less visible from King Street/hidden behind the main house. The parking spot could then be located to the east of the ADU. (NOTE: Staff could be supportive of its current placement if it protects a large existing live oak tree. However, this tree may need to be removed to accommodate the parking space. Applicant to confirm).
5. Per Section 4.6.3.C.2.c, "Facades should have several window sizes with smaller ones above." The current first floor windows on the main façade are smaller than the ones above.
6. Applicant to use cardinal directions to label elevations.
7. Applicant to label all materials on elevations, as well as provide cutsheets for all exterior materials. Applicant has noted some materials in the project narrative, but all materials must be noted.
8. Staff is not supportive of the double doors on the front façade of the carriage house and recommends using only a single door to match the main house.
9. The window proportions on the carriage house appear more horizontal in nature than those on the primary building. Staff recommends the applicant replicate the height/width ratios of the primary house windows.
10. Applicant to indicate on site plan which of the existing trees, if any, are proposed to be removed.

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

Sincerely,



Eric Berman, Vice-Chairman
Historic District Review Board

cc: file copy

1511 KING STREET

Original Documents from 4/8/2026 HRB



1608

1606

T4-N

T4-N

1506

T4-N

T4-N

600
T4-N

1509

1511

T4-N

T4-N

Bladen-St

Elton Ln

Monson-St

Monson-St

King

Monson-St

King-St

King-St

Bladen-St

T4-N

T4-N

T4-N

T4-N

T4-N

Zoning Classification

CobData

HISTORIC DISTRICT-Preservation Heighborhood

--

HISTORIC DISTRICT-Conservation Neighborhood

—

Bladen Street Redevelopment District

—

Boundary Street Redevelopment District

—

Retail Overlay (Church & Green Street)

Retail Overlay

Zoning Districts

LEGACY PUD (LPUD)

T1

T3-S

T3-N

T4-HN

T4-N

T4-NA

T5-DC

T5-UC

T5-UC / RMX

RMX

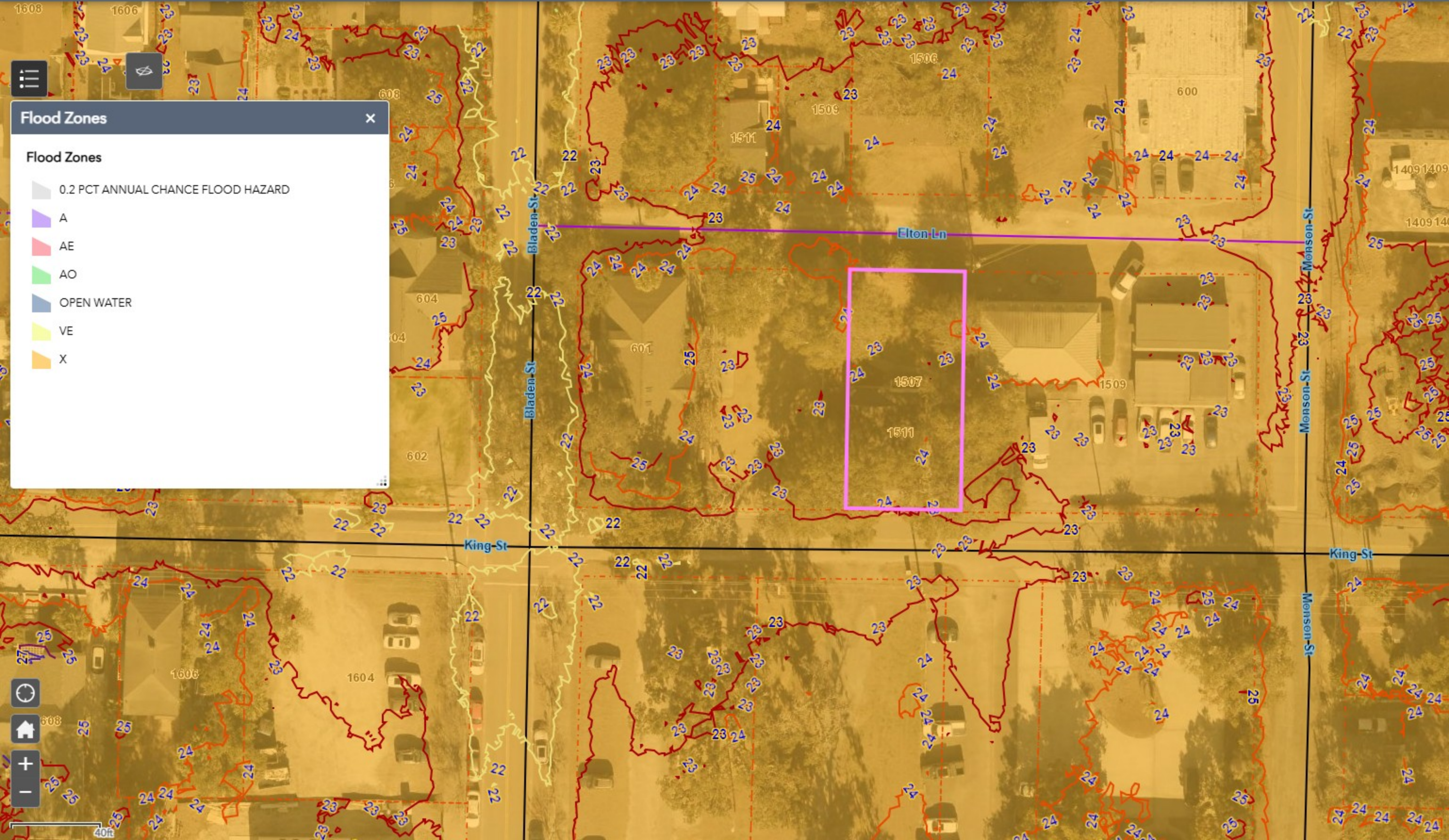
IC

MH

LI

MR

40ft



Flood Zones

- Flood Zones**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A
 - AE
 - AO
 - OPEN WATER
 - VE
 - X



Sign in

Layers



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 24

Beaufort Historic District
Beaufort County, SC

List of Contributing Resources, Continued

Address	Historic Use / Name	Date	Description	Block	Site Number
King St., 321	single dwelling	1800 ca.	2-story frame dwelling	11	770
King St., 401	single dwelling	1856 ca.	2-story frame dwelling	17	792
King St., 411	single dwelling	1910 ca.	2-story frame dwelling	17	793
King St., 501	single dwelling William Wigg Barnwell House	1815 ca.	2-story frame dwelling	24	818
King St., 708	single dwelling	1890 ca.	2-story frame dwelling	46	902
King St., 709	single dwelling	1880 ca.	2-story frame dwelling	45	901
King St., 810	single dwelling	1920 ca.	1-story frame dwelling	57	948
King St., 811	single dwelling	1890 ca.	2-story frame dwelling	56	943
King St., 1201	single dwelling	1930 ca.	1-story frame dwelling	97	1147
King St., 1214	single dwelling	1860	2-story frame dwelling, now offices	98	1148
King St., 1214	single dwelling	1940 ca.	1-story stucco dwelling	98	1149
King St., 1409	jail Beaufort County Jail	1938	2-story stucco jail	113	1214
King St., 1507	single dwelling	1900	1-story frame dwelling	121	1241
King St., 1609	single dwelling	1925	1-story frame dwelling	129	1253
King St., 1611	single dwelling	1925	1-story frame dwelling	129	1254
King St., 1705	single dwelling	1900	1-1/2 story frame dwelling	137	1347
King St., 1706	single dwelling	1940 ca.	1-story frame dwelling	138	1269
King St., 1711	single dwelling	1920	2-story frame dwelling	137	1263
Laurens St., 1	single dwelling Edgar Fripp House	1853 ca.	2-story frame dwelling	2	751
Laurens St., 100	single family Paul Hamilton House	1855 ca.	2-story frame dwelling	3	752
Laurens St., 107	single dwelling	1925 ca.	2-story frame dwelling	2	1406
Laurens St., 201	single dwelling Berners Barnwell Sams House (#2)	1852 ca.	2-story brick dwelling	5	755
Laurens St., 207	single dwelling	1875. ca.	1-story frame dwelling; altered	5	756
Laurens St., 311	single dwelling	1900	1-story frame dwelling	10	768
Laurens St., 313	multiple dwelling	1945 ca.	1 story frame dwelling	10	1414
Laurens St., 406	single dwelling	1910 ca.	2-story frame dwelling	17	790
Laurens St., SE , corner Pinckney	open space,		Park	6	757

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

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

Site Number: U- 13 - 1241
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT.08 Tax Number: R120 004 000 0595 0000
Common name(s): 1511 City Block Ref.: 121 Island: Port Royal Is.
Address/location: 1507 King St. City/Vicinity of (vic.): Beaufort
Date: 1900 Alteration date: _____
Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown
Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object
Historic use(s): single dwelling Current uses: commercial - office
Notes: Rectangular 5x1 bay frame dwelling w/lateral gable roof

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

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

Consultant Recommendation: _____ Name: _____

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

Photograph:



Photographs:

- ☒ prints
☐ slides
☒ negatives

Date: 8/1/97

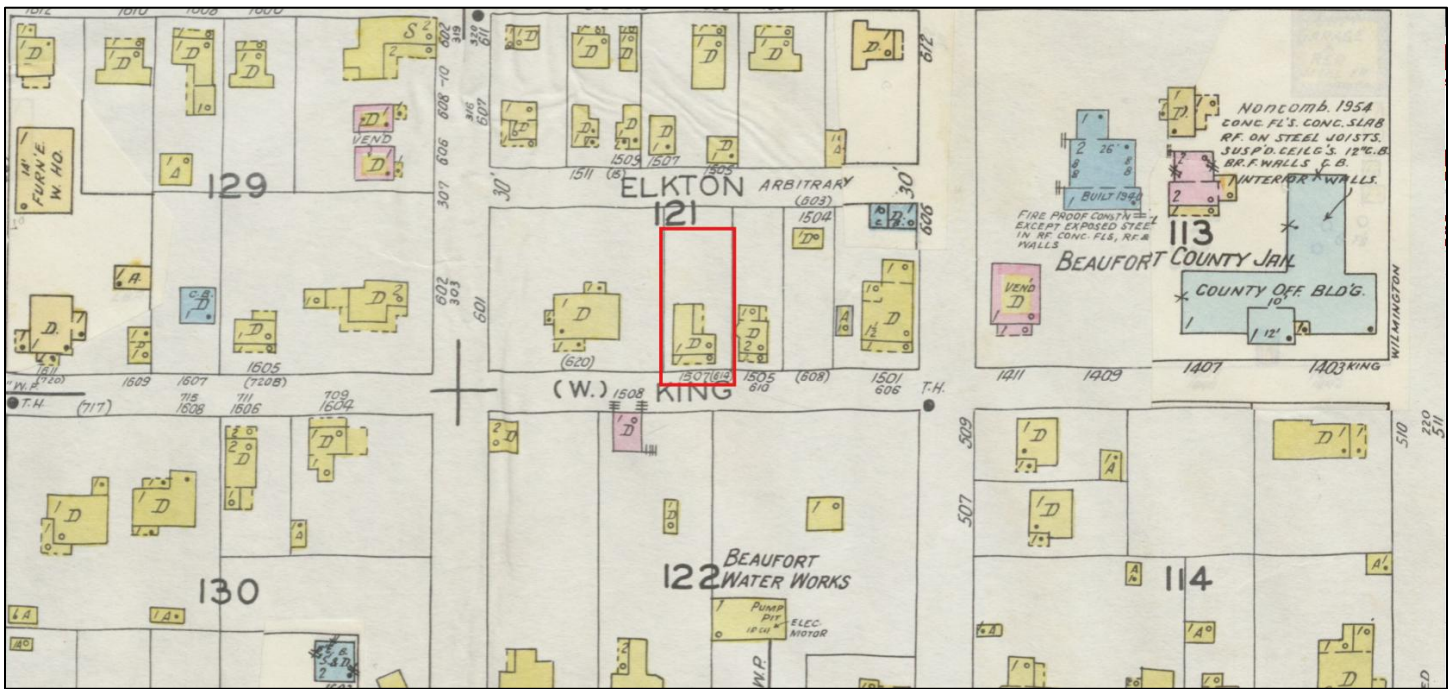
Recorder: D. Schneider, Historic Beaufort Fdn.

Roll # Neg. View of:
S-14 15 S facade & W elev., fac. NE



SANBORN FIRE INSURANCE MAPS FOR BEAUFORT, SC – 1924

Sheet 9 (excerpt) for **1507 King Street** (now 1511):





HISTORIC DISTRICT REVIEW (Major) HRB Review – Application Form

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

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: _____ Application #: _____ Zoning District: _____

Approved By: _____ Date: _____

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

Contributing Status: For a list of contributing and non-contributing structures, please see:

<https://cityofbeaufort.org/350/Beaufort-County-Historic-Sites-Survey>.

➤ (Please select one) Is project a:

☐ Contributing Structure

☐ Non-Contributing Structure

(Does not apply to new building(s) in the Historic District)

Pre-application Requirement:

Has project attended a Historic Technical Review Committee (HTRC) meeting? ☒ Yes ☐ No Date: 1/28/26 & 2/11/26

Applicability: Discretionary review by the Historic District Review Board (HRB) shall apply to applications for a **Certification of Appropriateness** for the following items. (Please check all that apply):

☒ New building(s) in the Historic District

☐ Changes to exterior materials of **contributing structure(s)**, to include:

☐ Fences ☐ Paint ☐ Roof ☐ Siding ☐ Windows ☐ Other changes (specify in Project Narrative section)

☐ Additions to **contributing structure(s)**

☐ Demolition of **contributing structure(s)** in the Historic District

☐ Demolition of **non-contributing structure(s)** in the Beaufort Preservation Neighborhood (all areas minus the Northwest Quadrant).

- Demolition of **non-contributing structure(s)** in the Beaufort Conservation Neighborhood (Northwest Quadrant) does not require a major review by the HRB and is instead a minor review performed at a Staff level.

Applicant & Project Information:

Applicant Name: Richard Drake

Applicant Address: PO Box 1901 Beaufort SC 29901

Applicant E-mail: [REDACTED] Applicant Phone No.: [REDACTED]

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



HISTORIC DISTRICT REVIEW (Major) HRB Review – Application Form

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

Application Fee:
see attached schedule

Owner (if other than the Applicant): _____

Owner Address: _____

Owner E-mail: _____ Owner Phone No.: _____

Property Address: **1511 King Street Beaufort SC 29902**

Property Identification Number(s): **R120 004 000 0595 0000**

Brief Project Narrative: (Attach any necessary documentation, spec sheets, pictures, paint swatches, etc.)

Attached

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

Applicant's Signature:  _____ Date: **2/21/26**

Owner's Signature: _____ Date: _____

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

NOTE: See pages 3-6 for the Major Historic Review application requirements and fee schedule.

Project Narrative – Carriage House Addition

Property: 1511 King Street, Beaufort, South Carolina

Historic District: Beaufort Historic District

Project Type: New accessory structure (Carriage House / ADU)

The proposed project involves the construction of a detached carriage house located to the rear of the existing residence at 1511 King Street, a contributing property within the Beaufort Historic District. The primary residence is currently operated as a legally permitted short-term rental. The proposed carriage house is intended to serve as a complementary accessory dwelling that maintains the historic character, scale, and massing consistent with traditional Beaufort carriage houses.

The carriage house will be subordinate in size and height to the primary structure and will be sited to preserve existing streetscape views and neighboring properties. The design will reference historic precedents common to Beaufort, including simple massing, a gable roof form, historically appropriate window proportions, and traditional exterior materials. The structure will be constructed on a concrete slab foundation and finished with fiber cement siding designed to replicate traditional wood lap siding, with architectural details and trim consistent with the primary house.

Exterior materials, roof pitch, window and door styles, and color palette will comply with the City of Beaufort Historic District Design Guidelines. Modern systems and building code requirements will be integrated discreetly to minimize visual impact. The project does not alter the primary structure and is intended to enhance the usability of the property while preserving its historic integrity.

The carriage house will comply with zoning requirements for accessory structures, impervious surface limits, setbacks, height restrictions, parking, and life safety codes. All work will be completed in accordance with City of Beaufort approvals, Historic Review Board authorization, and applicable state and local regulations.

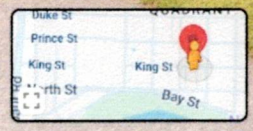




← 1511 King St 🔍 ✕

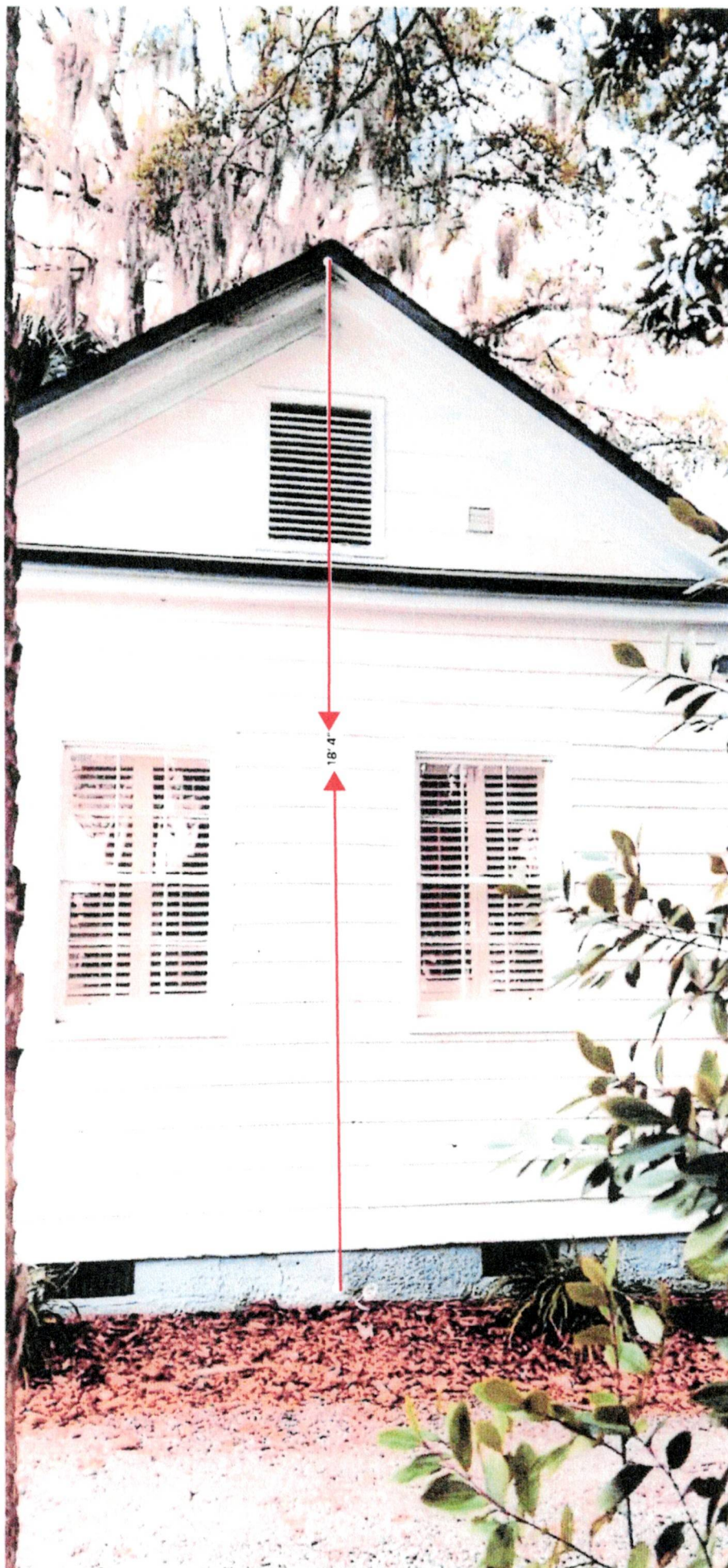
↗ Share ✕

1511 King St
Beaufort, South Carolina
📍 ⋮
Google Street View
Apr 2022 See more dates



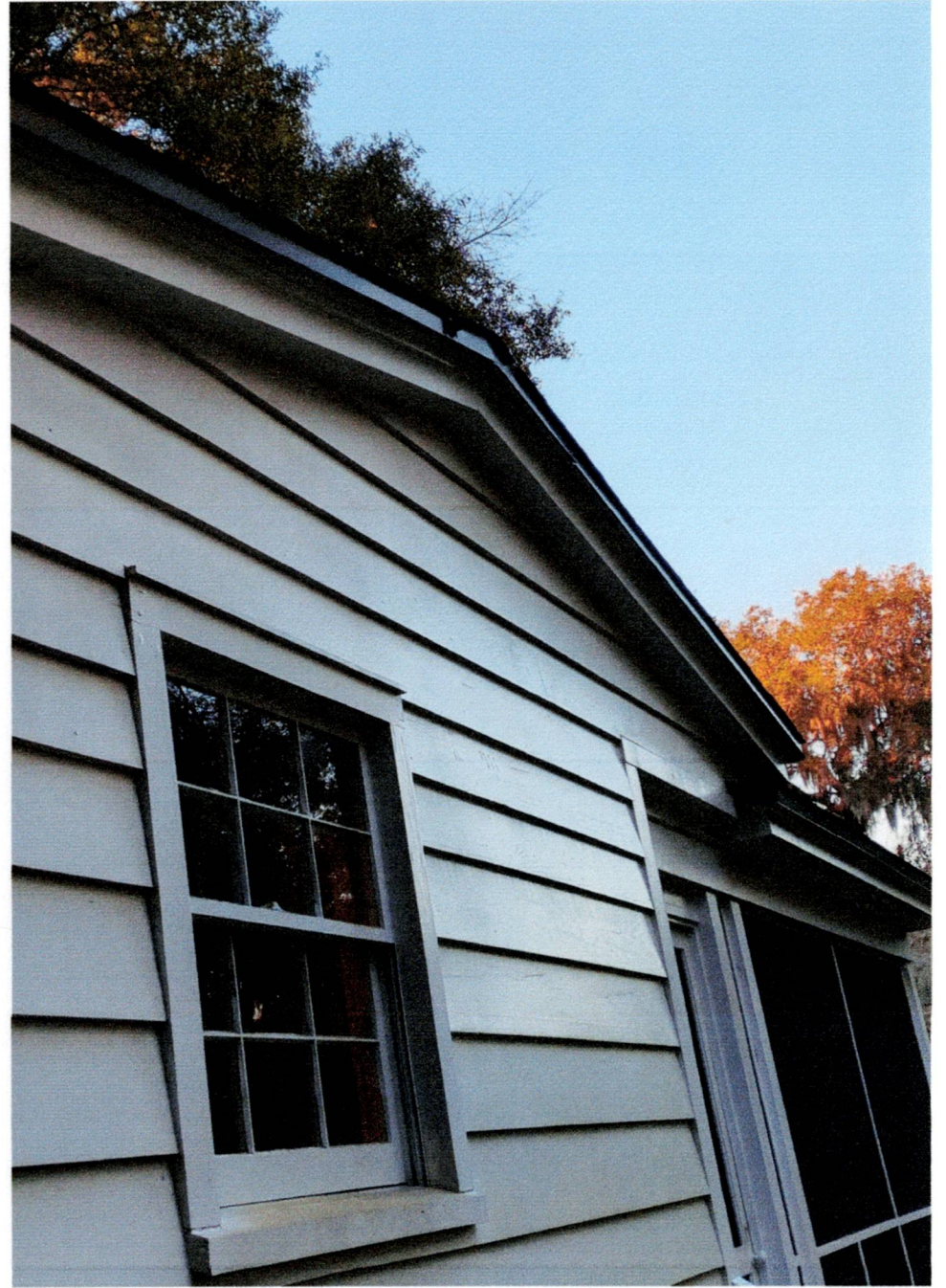
Google

Image captured: Apr 2022 © 2025 Google United States Terms Privacy Report a problem



Existing house
height at 1511
King Street
Beaufort 2.2.26





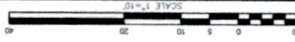


GASQUE & ASSOCIATES INC. LAND SURVEYORS PLANNERS

1. David L. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, hereby states that he has read the above and prepared this map in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and makes no claim of ownership in the map or the survey shown hereon.

2. David L. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, hereby states that he has read the above and prepared this map in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and makes no claim of ownership in the map or the survey shown hereon.

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



DATE: SEPTEMBER 8, 2025
SCALE: 1"=10'

ASBUILT, TREE & TOPOGRAPHIC SURVEY A PORTION OF BLOCK 121 ~PREPARED FOR~ **DRAKE COMPANY** **CITY OF BEAUFORT** BEAUFORT COUNTY---SOUTH CAROLINA

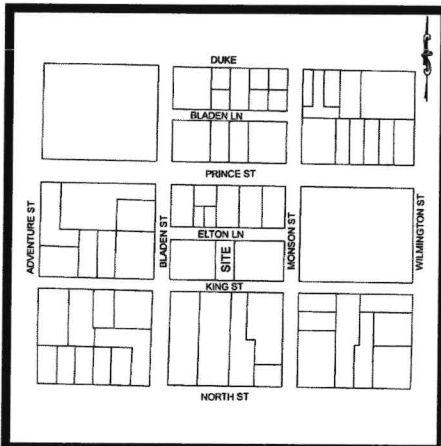
- REFERENCES:**
1. T.M.S.# R120-004-000-0545-0000
 2. DATED: FEBRUARY 2, 2016
BEAUFORT COUNTY M.C. OFFICE
 3. DEED REFERENCE: Bk/Pg. 4401/2772

- NOTES:**
1. THE BEARING SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 2. THIS PLAT DOES NOT CARRY THE PRESENCE OR ABSENCE OF ANY UNDERGROUND UTILITIES OR RECORD SURFACE ELEVATIONS ONLY AND ARE NOT CERTIFIABLE.
 3. THE PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 4. CERTIFICATIONS OR SUBSEQUENT OWNERS.
 5. THE CARRIER HAS NOT INVESTIGATED OR BEEN INSTRUCED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY CHAINS OR DISCREPANCIES, SUCH AS, APPROXIMATELY, NOSE.
 6. BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED, FLOOD ZONE INFORMATION MUST BE OBTAINED BY PROPER BUILDING CODES OFFICIAL.
 7. STREETS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY RECORDS AND MUST BE VERIFIED BY THE FLOOD ZONE BORDERS.
 8. PROVIDED BY FEMA AND DRAINAGE ON THE LANDWARD EDGE OF THE FLOOD ZONE LINES AS SHOWN ARE SCALED FROM MAPS 450100660 DATED MARCH 23, 2021.
 9. AS DETERMINED BY FEMA FROM ZONE X UNSHADED.
 10. THIS PROPERTY APPEARS TO BE A FLOOD ZONE X UNSHADED ON CONSTRUCTION OF SUBJECT PROPERTY.
 11. FLOOD ZONE LINES AS SHOWN ARE SCALED FROM MAPS PROVIDED BY FEMA AND DRAINAGE ON THE LANDWARD EDGE OF THE FLOOD ZONE BORDERS.
 12. VERTICAL DATUM IS 1988 NAVD.
 13. VERTICAL DATUM IS 1988 NAVD.



TREE LEGEND

SYMBOL	DESCRIPTION
(Symbol)	1. LIVE OAK
(Symbol)	2. WHITE OAK
(Symbol)	3. PINE
(Symbol)	4. CYPRESS
(Symbol)	5. PALM
(Symbol)	6. SLOE
(Symbol)	7. RED BAY
(Symbol)	8. WHITE BAY
(Symbol)	9. SWEET GUM
(Symbol)	10. LARGEOLEAF
(Symbol)	11. SOUTHERN RED CEDAR
(Symbol)	12. WHITE PINE
(Symbol)	13. LONGLEAF PINE
(Symbol)	14. SHORTLEAF PINE
(Symbol)	15. Loblolly Pine
(Symbol)	16. Slash Pine
(Symbol)	17. Live Oak
(Symbol)	18. White Oak
(Symbol)	19. Pine
(Symbol)	20. Cypress
(Symbol)	21. Palm
(Symbol)	22. Sloe
(Symbol)	23. Red Bay
(Symbol)	24. White Bay
(Symbol)	25. Sweet Gum
(Symbol)	26. Largeleaf
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(Symbol)	38. Sloe
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(Symbol)	270. Shortleaf Pine
(Symbol)	271. Loblolly Pine
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(Symbol)	283. Southern Red Cedar
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(Symbol)	285. Longleaf Pine
(Symbol)	286. Shortleaf Pine
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(Symbol)	301. Longleaf Pine
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(Symbol)	303. Loblolly Pine
(Symbol)	304. Slash Pine
(Symbol)	305. Live Oak
(Symbol)	306. White Oak
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(Symbol)	313. Sweet Gum
(Symbol)	314. Largeleaf
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(Symbol)	316. White Pine
(Symbol)	317. Longleaf Pine
(Symbol)	318. Shortleaf Pine
(Symbol)	319. Loblolly Pine
(Symbol)	320. Slash Pine
(Symbol)	321. Live Oak
(Symbol)	322. White Oak
(Symbol)	323. Pine
(Symbol)	324. Cypress
(Symbol)	325. Palm
(Symbol)	326. Sloe
(Symbol)	327. Red Bay
(Symbol)	328. White Bay
(Symbol)	329. Sweet Gum
(Symbol)	330. Largeleaf
(Symbol)	331. Southern Red Cedar
(Symbol)	332. White Pine
(Symbol)	333. Longleaf Pine
(Symbol)	334. Shortleaf Pine
(Symbol)	335. Loblolly Pine
(Symbol)	336. Slash Pine
(Symbol)	337. Live Oak
(Symbol)	338. White Oak
(Symbol)	339. Pine
(Symbol)	340. Cypress
(Symbol)	341. Palm
(Symbol)	342. Sloe
(Symbol)	343. Red Bay
(Symbol)	344. White Bay
(Symbol)	345. Sweet Gum
(Symbol)	346. Largeleaf
(Symbol)	347. Southern Red Cedar
(Symbol)	348. White Pine
(Symbol)	349. Longleaf Pine
(Symbol)	350. Shortleaf Pine
(Symbol)	351. Loblolly Pine
(Symbol)	352. Slash Pine
(Symbol)	353. Live Oak
(Symbol)	354. White Oak
(Symbol)	355. Pine
(Symbol)	356. Cypress
(Symbol)	357. Palm
(Symbol)	358. Sloe
(Symbol)	359. Red Bay
(Symbol)	360. White Bay
(Symbol)	361. Sweet Gum
(Symbol)	362. Largeleaf
(Symbol)	363. Southern Red Cedar
(Symbol)	364. White Pine
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(Symbol)	366. Shortleaf Pine
(Symbol)	367. Loblolly Pine
(Symbol)	368. Slash Pine
(Symbol)	369. Live Oak
(Symbol)	370. White Oak
(Symbol)	371. Pine
(Symbol)	372. Cypress
(Symbol)	373. Palm
(Symbol)	374. Sloe
(Symbol)	375. Red Bay
(Symbol)	376. White Bay
(Symbol)	377. Sweet Gum
(Symbol)	378. Largeleaf
(Symbol)	379. Southern Red Cedar
(Symbol)	380. White Pine
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(Symbol)	385. Live Oak
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(Symbol)	395. Southern Red Cedar
(Symbol)	396. White Pine
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(Symbol)	398. Shortleaf Pine
(Symbol)	399. Loblolly Pine
(Symbol)	400. Slash Pine
(Symbol)	401. Live Oak
(Symbol)	402. White Oak
(Symbol)	403. Pine
(Symbol)	404. Cypress
(Symbol)	405. Palm
(Symbol)	406. Sloe
(Symbol)	407. Red Bay
(Symbol)	408. White Bay
(Symbol)	409. Sweet Gum
(Symbol)	410. Largeleaf
(Symbol)	411. Southern Red Cedar
(Symbol)	412. White Pine
(Symbol)	413. Longleaf Pine
(Symbol)	414. Shortleaf Pine
(Symbol)	415. Loblolly Pine
(Symbol)	416. Slash Pine
(Symbol)	417. Live Oak
(Symbol)	418. White Oak
(Symbol)	419. Pine
(Symbol)	420. Cypress
(Symbol)	421. Palm
(Symbol)	422. Sloe
(Symbol)	423. Red Bay
(Symbol)	4



LINK BEARING DISTANCE
L1 N 22°09'02" E 4.10'

NOTES:

- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF THE U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
- 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
- 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
- 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF AN OVERLAY DISTRICTS, SUCH AS AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
- 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED, FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
- 9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
- 10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE X UNSHADED AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 4501300166G DATED MARCH 23, 2021.
- 11.) FLOOD ZONE LINES AS SHOWN ARE SCALED FROM MAPS PROVIDED BY FEMA AND DRAWN ON THE LANDWARD EDGE OF THE FLOOD ZONE BORDER.
- 12.) CONTOUR INTERVAL IS 1'.
- 13.) VERTICAL DATUM IS 1988 NAVD.

REFERENCES:

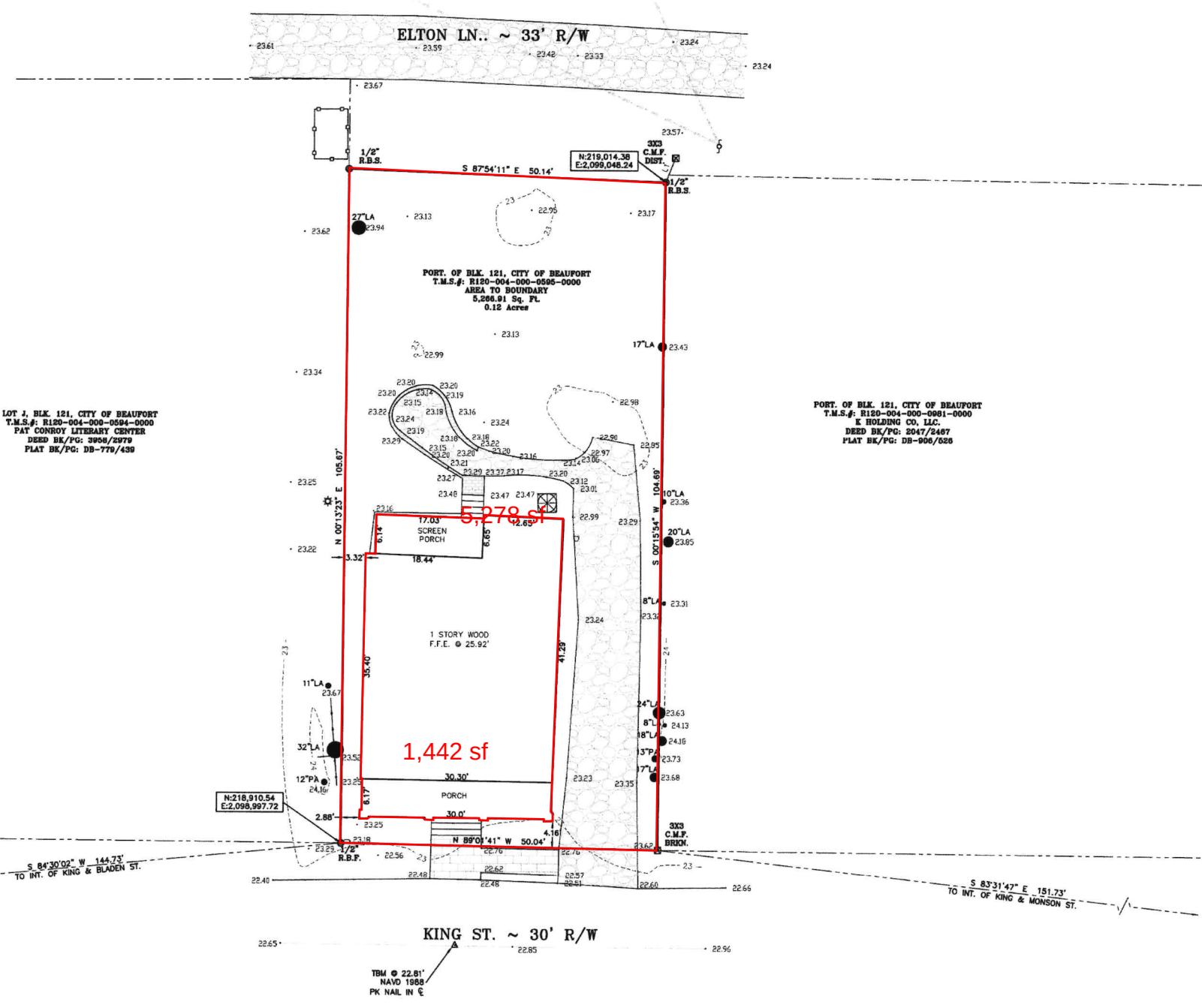
- 1.) T.M.S.#: R120-004-000-0595-0000
- 2.) PLAT BY: ZYAD A. KHALIL
DATED: FEBRUARY 2, 2016.
PLAT BK/PG: 143/26
BEAUFORT COUNTY R.M.C. OFFICE
- 3.) DEED REFERENCE BK/PG: 4401/2272

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

I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements as specified therein.

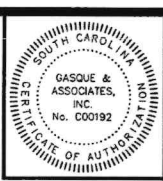
David E. Gasque
9/8/25
David E. Gasque, R.L.S.
S.C. Registration Number 10508

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LEGEND OF SYMBOLS & ABBREVIATIONS

- AIR CONDITIONER
- LIGHT
- POWER POLE
- IRRIGATION VALVE
- WATER METER
- SEWER MANHOLE
- CONCRETE MARKER
- IRON ROD
- CENTER LINE
- WOOD FENCE
- ADJOINERS
- FLOOD LINE
- CRITICAL LINE
- WIRE FENCE
- OVERHEAD WIRE
- CONTOUR LINE
- CONCRETE
- BRICK
- TREE SIZE & TYPE
- ELEVATION



TREE LEGEND		
CODE	COMMON NAME	BOTANICAL NAME
PNL	PIKE SHORTELIMB	Pinus echinata
PNL	PIKE LONGLEAF	Pinus palustris
LO	LYNE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HI	HICKORY	Carya spp.
BAV	BAY WAXWOOD	Gordonia spp.
WN	WAX MYRTLE	Myrica caribaea
CH	BLACK CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINA TALLOW-TREE	Sapium sebiferum
PD	YELLOW POPLAR	Liquidambar styraciflua
BI	BIRCH	Betula spp.
CY	BALD CYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPPEWIRE	Lagerflora indica
FR	FRUIT TREE	
MP	MAPLE	Acer spp.
DW	DOGWOOD	Cornus florida
QUM	SWEETGUM	Liquidambar styraciflua
WO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
RL	RAUP TREE	Liriodendron
BAC	BLACKBERRY	Rubus cuneifolius
UNK	UNKNOWN	
ORA	ORANGE APPLE	Malus sylvestris
MA	MALBERRY	Morus
UNA	UNIONA TREE	Alnus incana
WHD	WHITE OAK	Quercus alba
TD	TURKEY OAK	Quercus ceris
RO	RED OAK	Quercus rubra
HOL	HOLLY	Ilex
WEL	WILLOW TREE	Salix alba
TJ	TUPERO	Rhus typhina
CH	CHAMPAGNE	Malus canadensis
CK	COTTONWOOD	Populus
CL	CHERRY LAUREL	Prunus laurocerasus
WAL	BLACK WALNUT	Juglans nigra
CAM	CAMPBELL	Campanula officinalis
BSW	BASSWOOD	Nail americana
ASH	WHITE ASH	Fraxinus americana

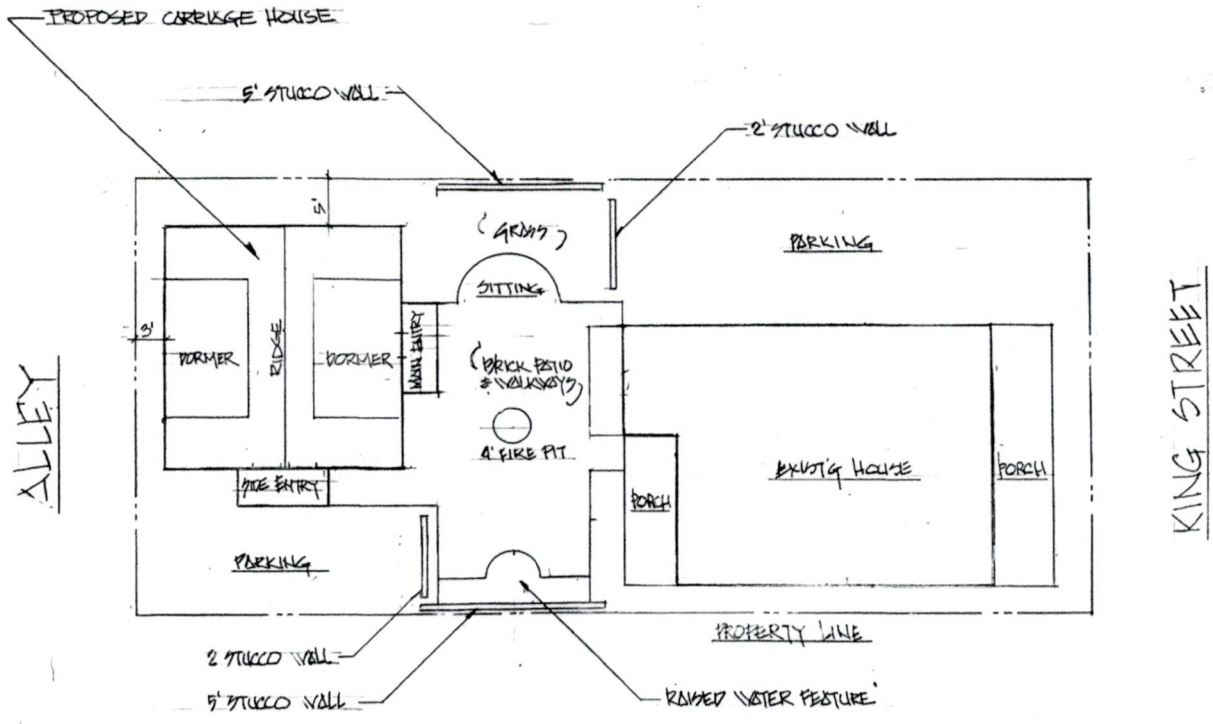
ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, THEREFORE TOLERANCE OF THE TREE LOCATION IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 45 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SPOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE. NOT NEARLY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TOLERANCE MUST BE ASSIGNED UPON.

ASBUILT, TREE & TOPOGRAPHIC SURVEY
A PORTION OF BLOCK 121
~PREPARED FOR~
DRAKE COMPANY
CITY OF BEAUFORT
BEAUFORT COUNTY---SOUTH CAROLINA

DATE: SEPTEMBER 8, 2025

SCALE: 1"=10'

JOB# 62121 F.B.# 1180/27 SW DRAWN BY: CMG



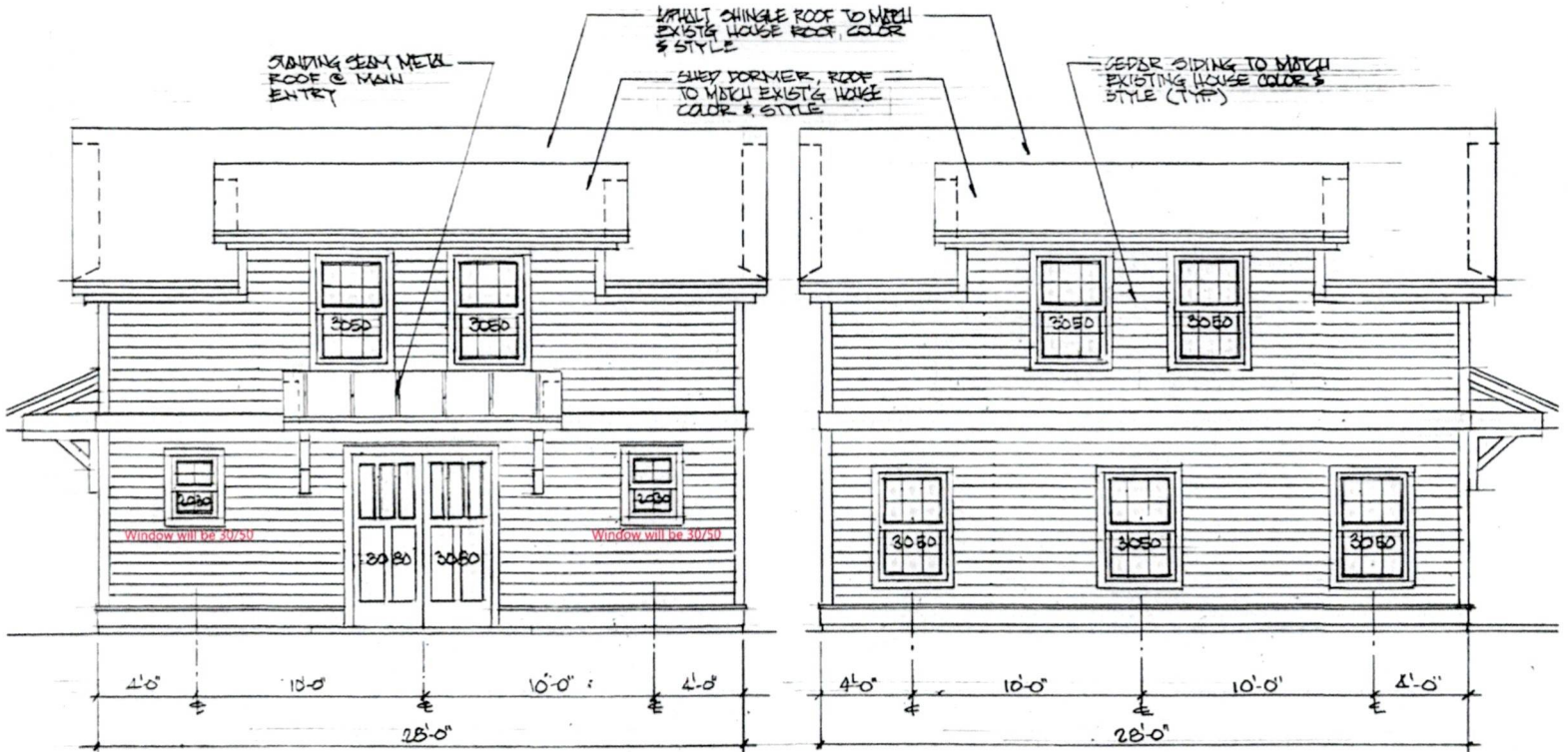
PROPOSED CARRIAGE HOUSE SITE PLAN
SCALE: 1" = 10'

STANDING SEAM METAL
ROOF @ MAIN
ENTRY

W/PAULT SHINGLE ROOF TO MATCH
EXIST'G HOUSE ROOF, COLOR
& STYLE

SHED DORMER, ROOF
TO MATCH EXIST'G HOUSE
COLOR & STYLE

CEDAR SIDING TO MATCH
EXISTING HOUSE COLOR &
STYLE (TYP)

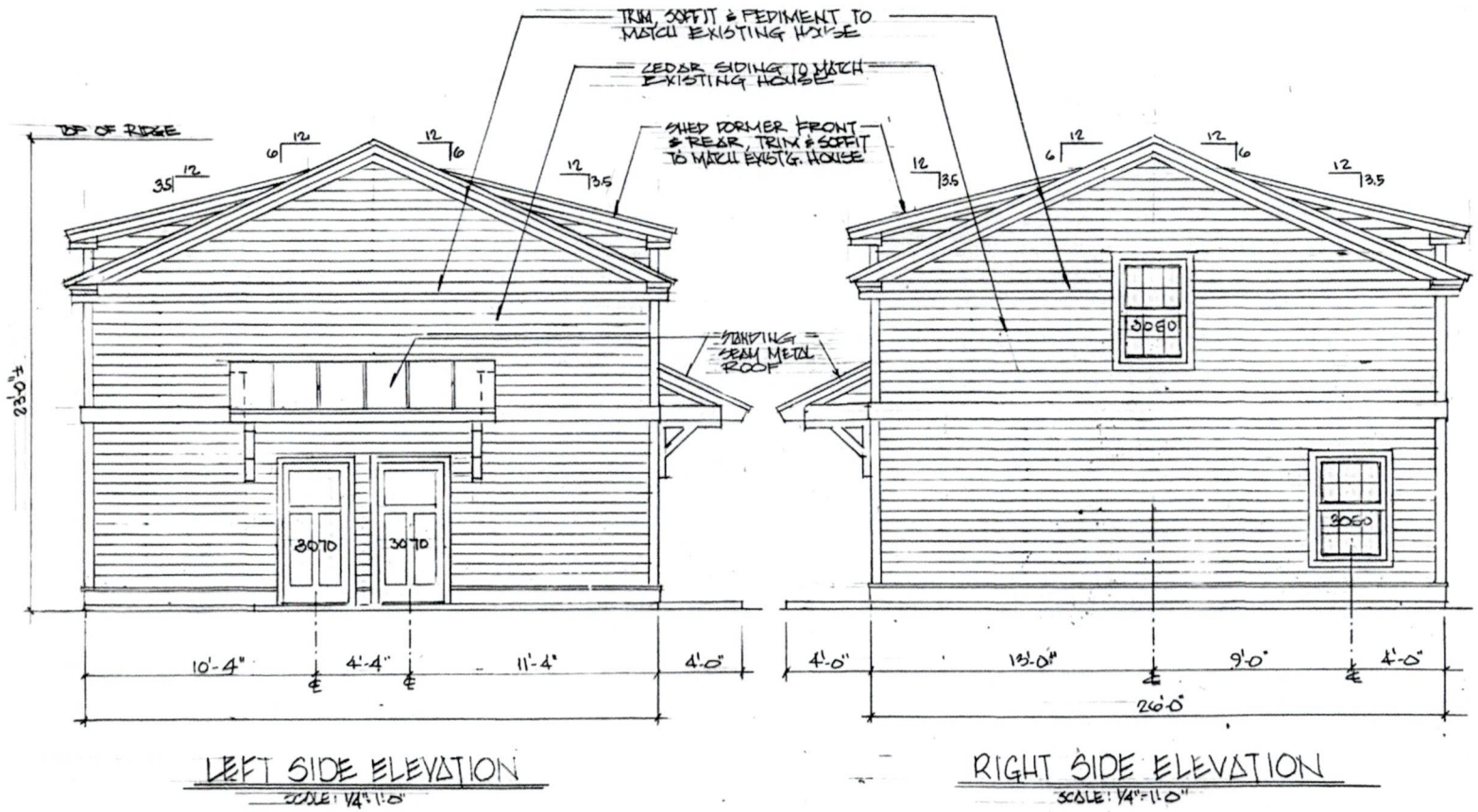


FRONT ELEVATION

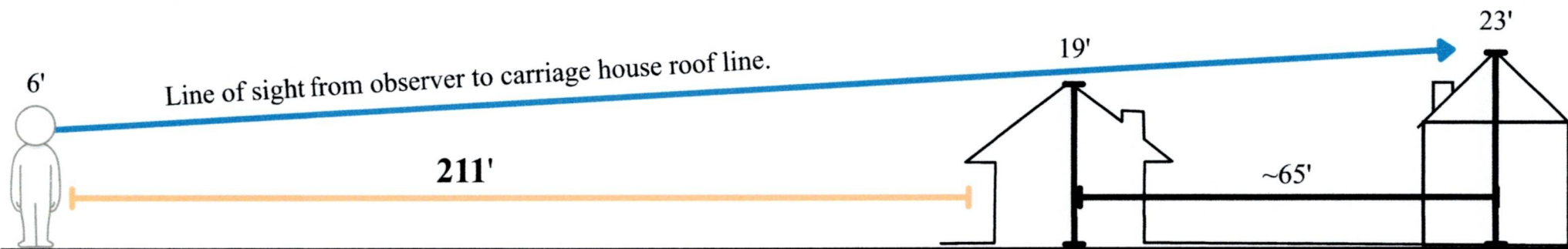
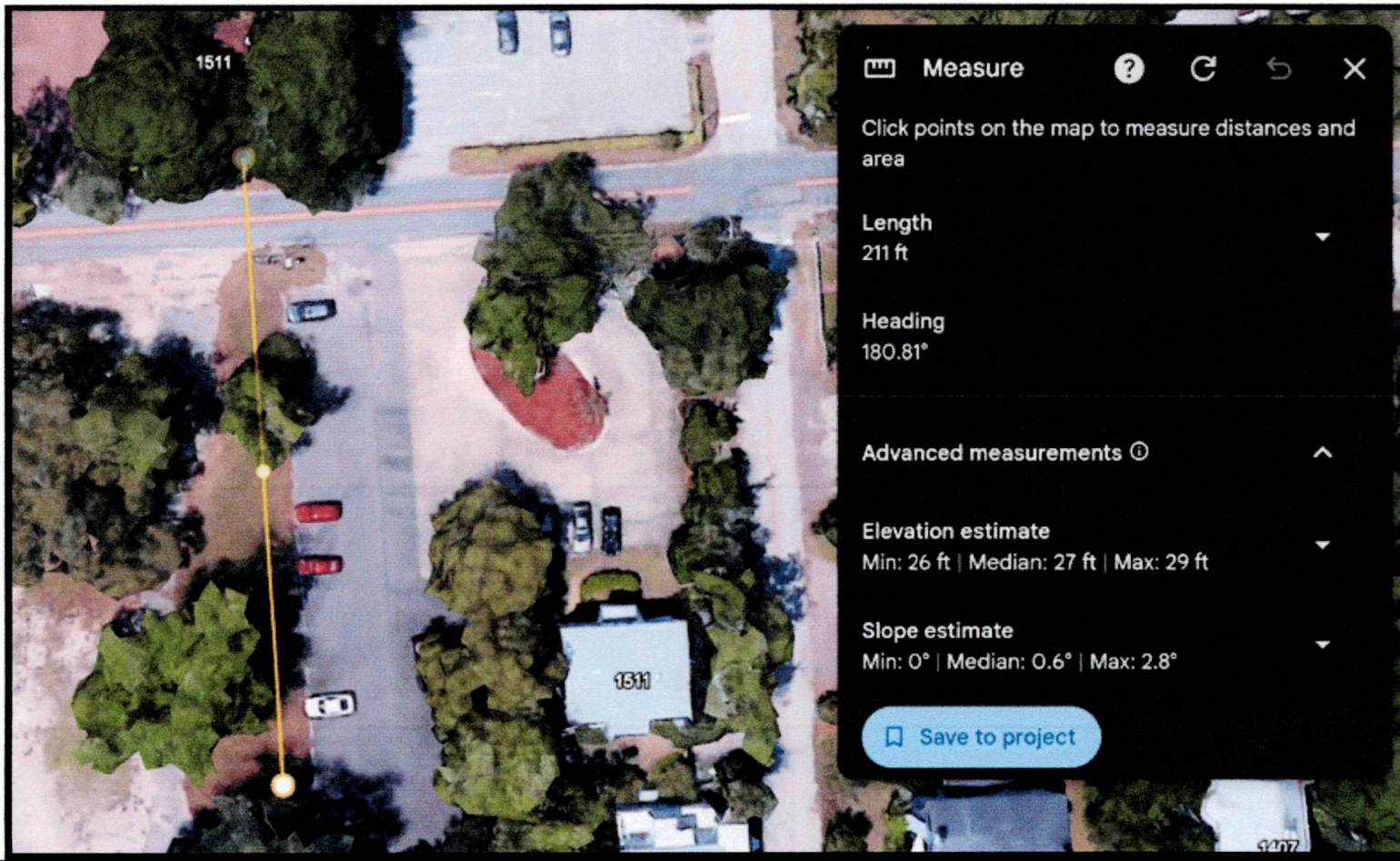
SCALE: 1/4" = 1'-0"

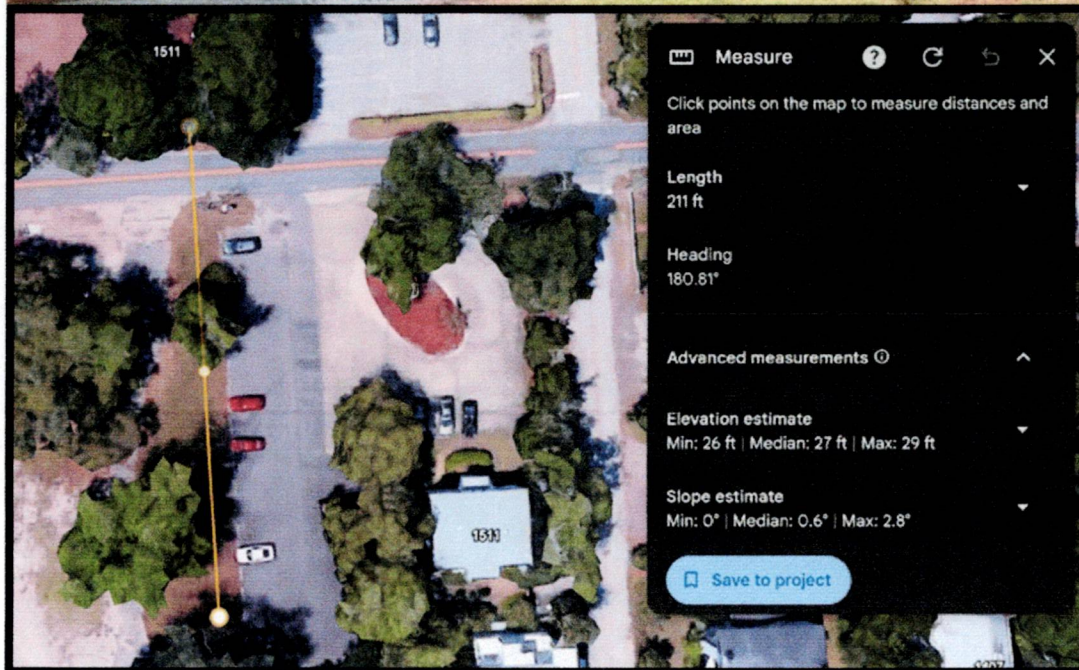
REAR ELEVATION

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



A 6 foot tall observer must stand a minimum 211 feet in front of existing cottage to begin to see the roofline of the proposed carriage house.

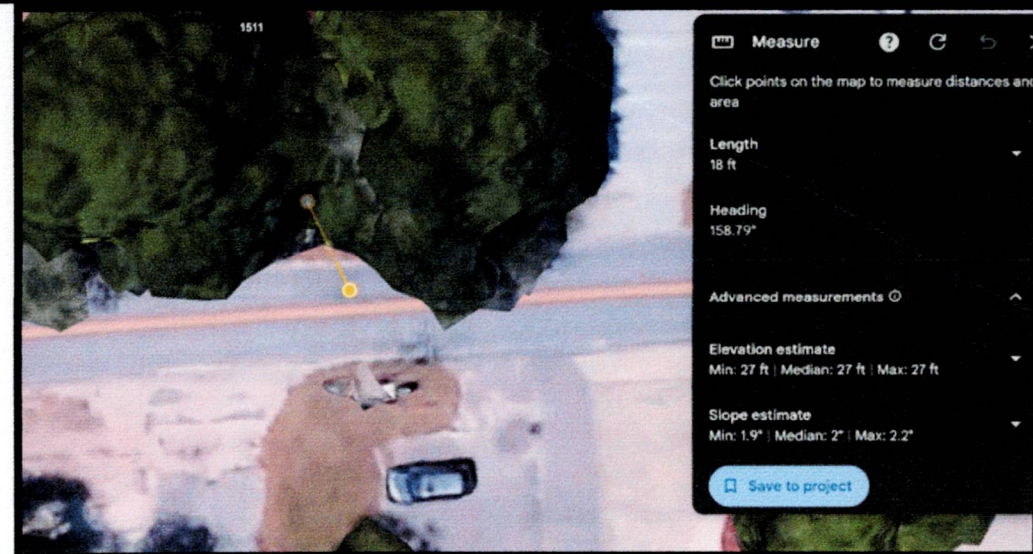




South of the cottage in the parking lot across King Street, directly south of the front door, 211' from the front steps. ~5% of the carriage house would be visible on the east side of the cottage through the driveway line of sight. This is the closest distance that the roof line would be visible.

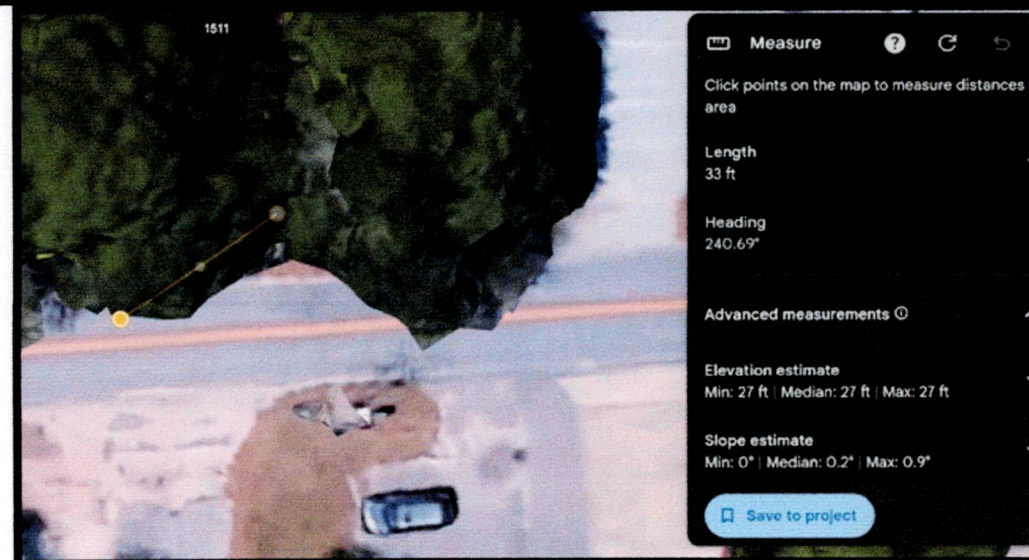


South of the cottage on King Street, nearly directly south of the front door, 0% of the carriage house would be visible, no roof line would be visible.



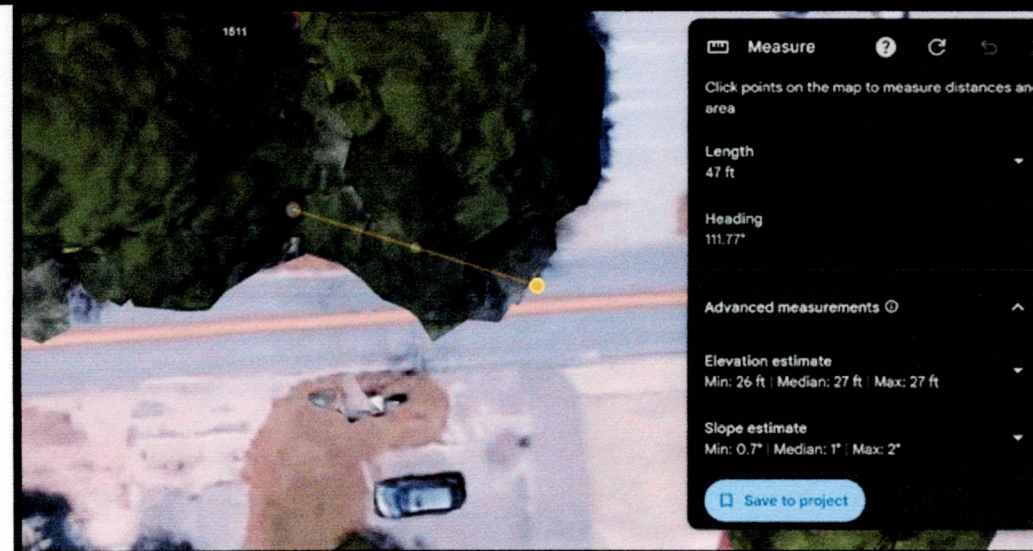


Southwest of the cottage on King Street, 0% of the carriage house would be visible, no roof line would be visible.

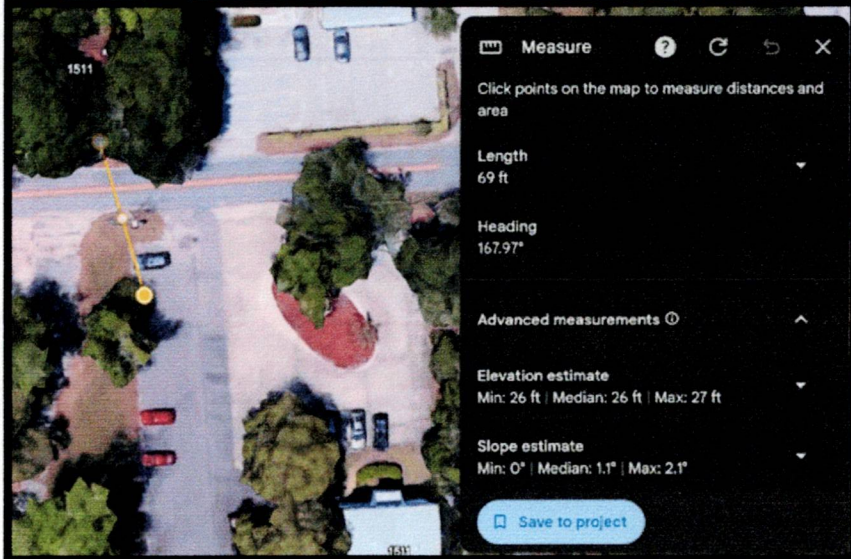
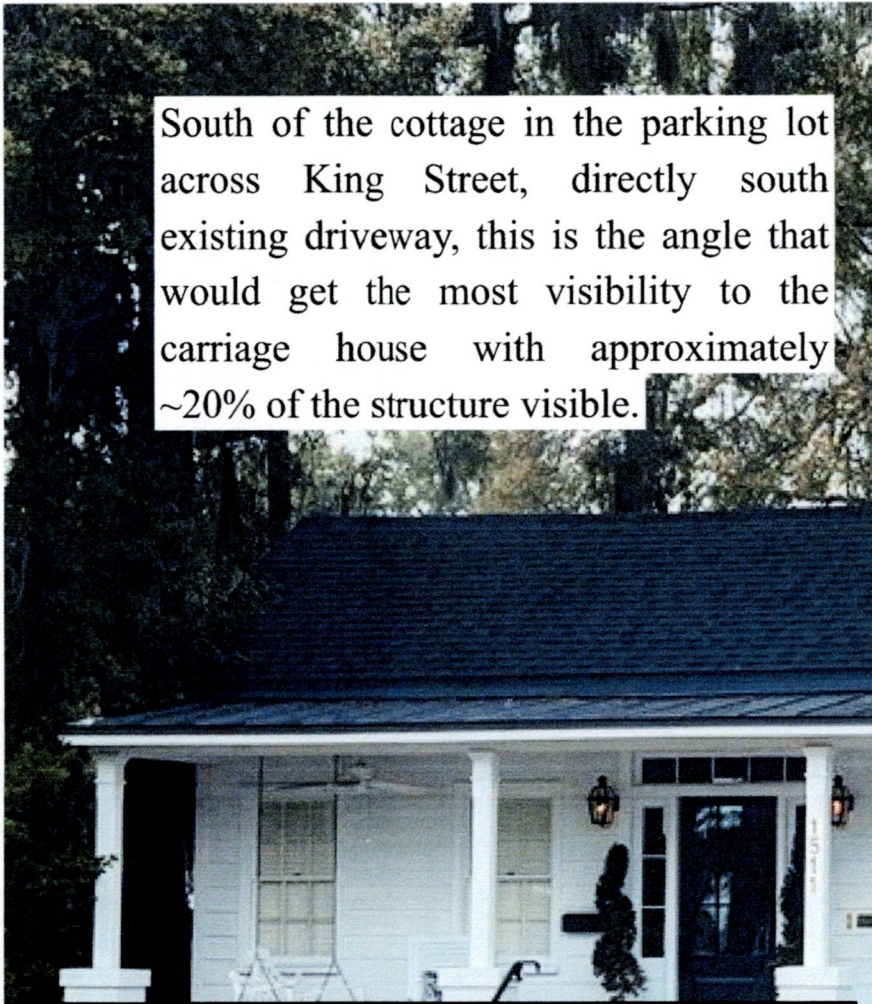




Southeast of the cottage on King Street, some of the carriage house MAY be visible depending on foliage, some of the roof line MAY be visible also depending on the foliage.



South of the cottage in the parking lot across King Street, directly south existing driveway, this is the angle that would get the most visibility to the carriage house with approximately ~20% of the structure visible.



Project Exterior Material List – Carriage House Addition

Property: 1511 King Street, Beaufort, South Carolina

Historic District: Beaufort Historic District

Project Type: New accessory structure (Carriage House / ADU)

Sample Picture Attachments:

- 1) Exterior Door (Double French Door)
- 2) Exterior Door(s) (Single Entry)
- 3) Windows (Andersen – double hung)
- 4) Gas Light(s)
- 5) Asphalt Shingles (to match existing house)
- 6) Metal Roof(s) (awning roofs – to match existing house)
- 7) Cedar Siding and Trim Boards
- 8) Brick Patio and Walk Way(s)
- 9) Gravel Driveway(s)



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be sent to this email
address.

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Phone *



✓ Hinged Door

1

+

\$7,947.00

X

Hinged Door

\$7,947

Select Door Style

+\$1,196 Craftsman

Metal Framed Hinged Door?

No

Is Wine Room Door?

No

Select Hanging Option

+\$996 Pre Hung

Select Interior Or Exterior Door

+\$1,297 Exterior

Select Wood Species

Alder

Shipping Address

First Name * Last Name *



Company Name

Address *

City *

State *

ZIP *

Select State ▼

Country *

United States c ▼

Door Function

+\$398

Double Door with T-Astragal & Flush Bolts

Select Thickness

1-3/4 in

Select Width of a Single Door (not the door way opening)

+\$725

3 ft 0 in 0 in

Select Door Height

+\$726

8 ft 0 in 0 in

Select Inserts

Glass

Select Door Finish

+\$1,244

Glaze Clear

Select Door Texture

+\$590

Weathered

Select Door Knob Boring

+\$150

Yes

Add Hinges?

+\$72

Yes

Select Hinge Prep

+\$150

Rustica Standard

Select Handing

Right Hand Inswing

Select Sidelight Style

None

Select Jamb Type

Normal

Select Jamb Depth

4-9/16 in

Select Jamb Species

Alder

Select Jamb Finish

+\$206

Glaze Clear

Select Hinge Finish

+\$18

Flat Black

Select Hinge Style

Square Corner Ball Bearing Hinge

Include Transom Window

No

Select Jamb Assembly and Shipping Preparation

Fully Assembled and Connected

Select Glass Style

+\$104

Clear

Select Door Knob Boring Placement

36 in

Select Bore Hole Backset

2-3/4 in

Select Double Bore (For A Deadbolt)

+\$75

Yes

Calculated Overall Jamb Width

6ft 2in 3/8in

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Thank you, Rustica

Calculated Minimum Rough Opening Width 6ft 2in 7/8in

Calculated Overall Jamb Height 8ft 2in 11/16in

Calculated Minimum Rough Opening Height 8ft 3in 3/16in

CALCULATED DIMENSIONS

Overall Jamb Width 6ft 2in 3/8in

Min. Rough Opening Width 6ft 2in 7/8in

Overall Jamb Height 8ft 2in 11/16in

Min. Rough Opening Height 8ft 3in 3/16in

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✓ Same as Shipping

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FREIGHT**

**IMPORTANT DELIVERY
NOTICE**

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- ☐ FREE pick up from 1060 Spring Creek Place, Springville UT 84663 pre-packed in a custom crate

Sub-Total \$7,947.00

Crate cost based on the size and quantity of doors ordered \$198.00

Shipping Zone Please Type Your Shipping Address

Tax \$568.21

Grand Total \$8,713.21

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Craftsman 1-Lite 2-Panel-68 | 36"x80" Craftsman Style 1-Lite 2 Panel Mahogany Entry Door

Door Size: 36"x80"

Pre-Hanging: Yes

Dentil Shelf: No

Factory Finish Options: Traditional Finish - Charcoal

Glass Options: Large Flemish

Door Jamb: 4-5/8" Mahogany Jambs

Exterior Brickmould: No Exterior Brickmould

Interior Casing: No Interior Casing

Handing: Left Hand Inswing

Hinges: Black

Sill: Black/Bronze

Handle Preparation: No Handle Preparation

[Remove](#)

Unit Price: \$2,602.00

Our Shipping & Delivery Process

Shipping costs are dynamically calculated at checkout based on your location. All doors ship with vetted freight carriers who prioritize safe, reliable delivery. Every order includes:

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Cart Summary

MERCHANDISE SUBTOTAL	\$2,602
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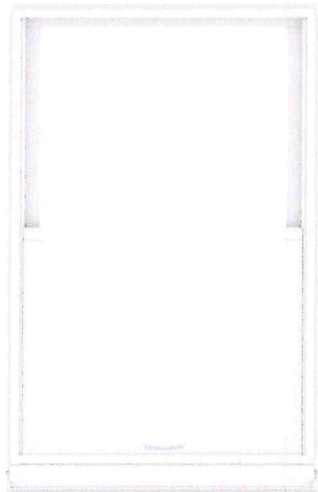
SHIPPING & HANDLING	Calculated at Checkout
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TAX	Calculated at Checkout
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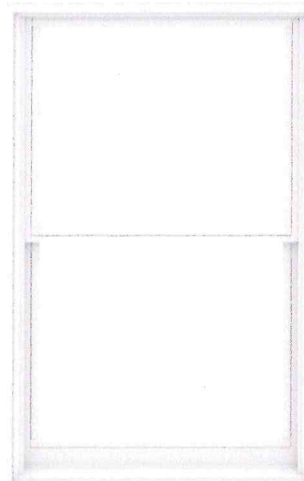
TOTAL	\$2,602
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SECURE CHECKOUT

400 SERIES DOUBLE-HUNG WINDOW



Interior

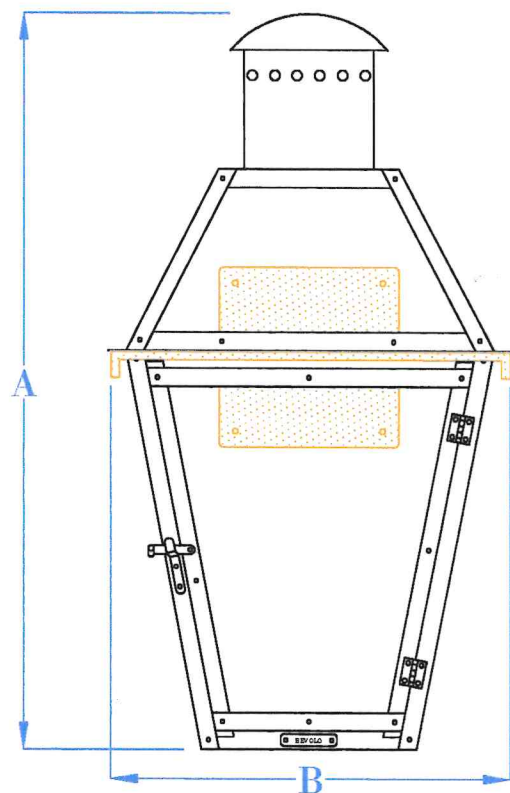


Exterior

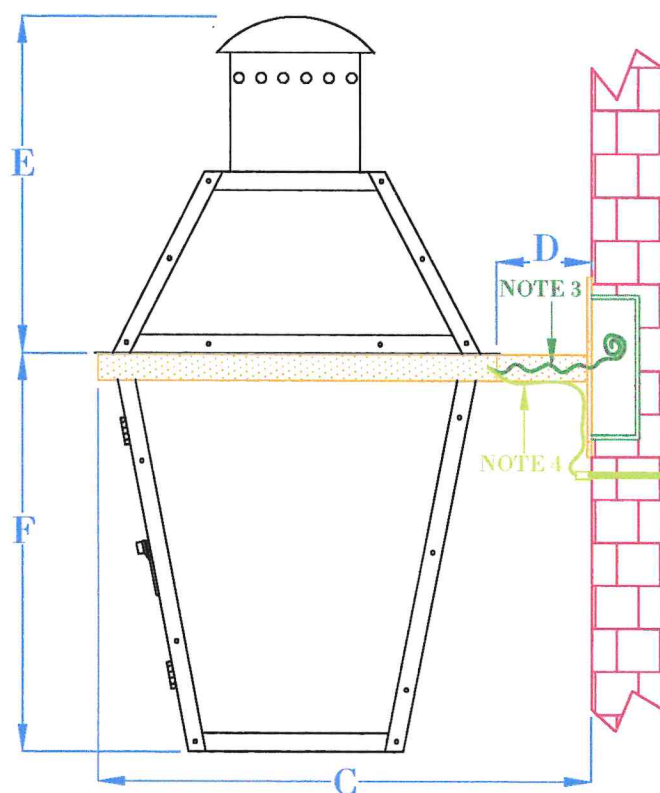
Summary

Product ID#	TW2842
Unit Width	33 5/8"
Unit Height	52 7/8"
Interior Color	White
Glass	Low-E4® Glass
Hardware	Standard Lock and Keeper, White
Optional Hardware	Classic Series™ Hand Lift, White
Grille Pattern	Colonial
Grille Width	3/4"
Exterior Color	White
Exterior Trim Profile	None

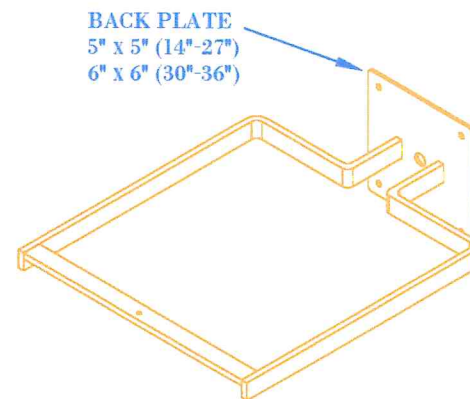




FRONT VIEW
(NTS)



SIDE VIEW
(NTS)



ISOMETRIC VIEW
(NTS-BRACKET ONLY)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$ " COPPER GAS LINE AND $\frac{3}{16}$ " x $\frac{1}{4}$ " GAS LINE ADAPTOR

SIZE:	14"	18"	21"	24"	27"	30"	36"
A:	14 $\frac{1}{4}$ "	17 $\frac{3}{4}$ "	20 $\frac{1}{2}$ "	25 $\frac{1}{4}$ "	26 $\frac{1}{4}$ "	30 $\frac{5}{8}$ "	37"
B:	9 $\frac{1}{4}$ "	10 $\frac{1}{2}$ "	11 $\frac{1}{2}$ "	13 $\frac{1}{4}$ "	14 $\frac{1}{2}$ "	17 $\frac{1}{2}$ "	21 $\frac{1}{2}$ "
C:	11 $\frac{3}{4}$ "	13"	14"	15 $\frac{3}{4}$ "	17"	20"	24"
D:	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "
E:	6 $\frac{1}{4}$ "	7 $\frac{5}{8}$ "	9 $\frac{3}{8}$ "	12 $\frac{3}{8}$ "	11 $\frac{7}{8}$ "	14 $\frac{1}{2}$ "	17 $\frac{3}{8}$ "
F:	8"	10 $\frac{1}{8}$ "	11 $\frac{1}{8}$ "	12 $\frac{7}{8}$ "	14 $\frac{3}{8}$ "	16 $\frac{1}{8}$ "	19 $\frac{5}{8}$ "

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT:

FRENCH QUARTER

BRACKET:

ORIGINAL BRACKET MOUNT

DRW BY:

JJG

DATE:

APP. BY:

JJG

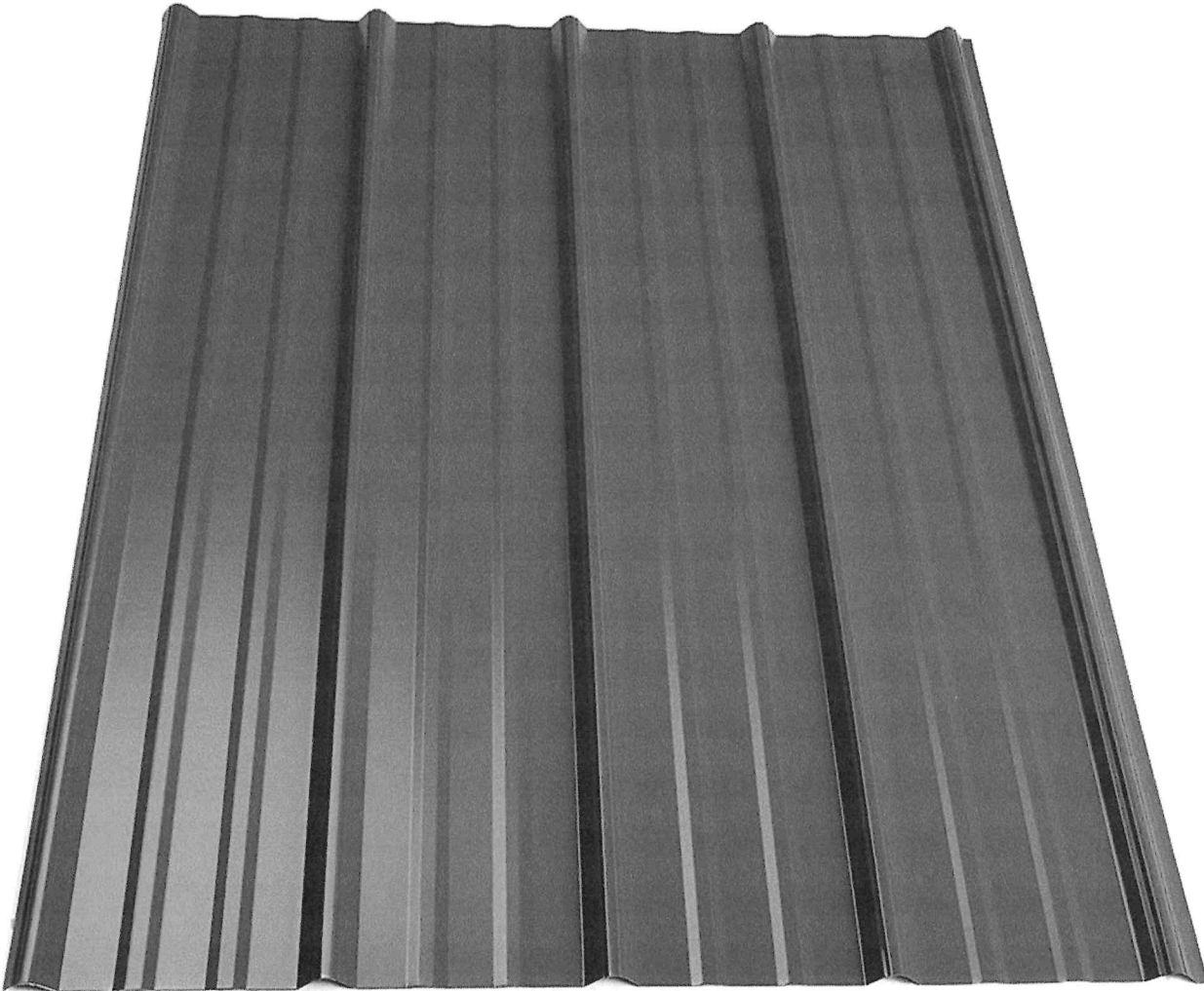
11-30-17

REVISION:

5

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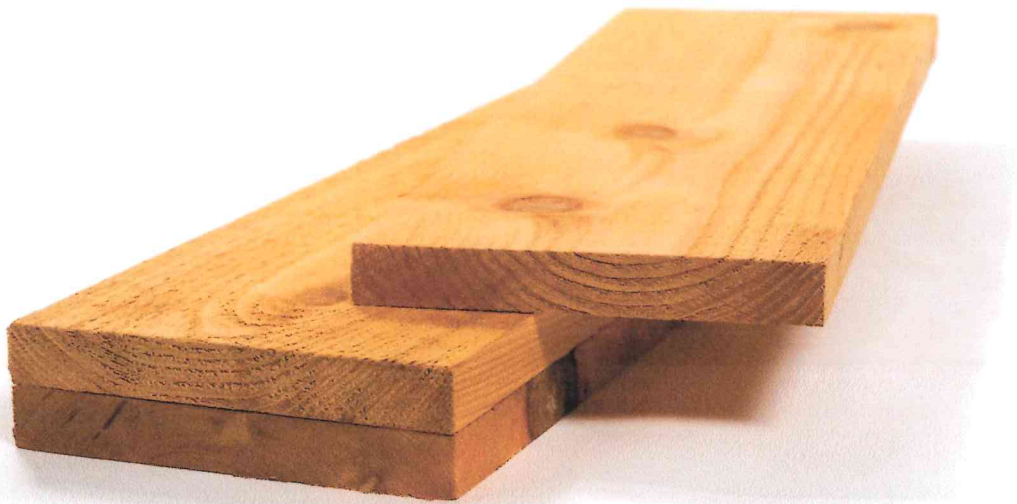




1/2x6 Clear Bevel



3/4x10 Knotty Bevel





Savannah Gray- Georgia Handcrafted Collection

[Georgia Handcrafted](#)

Savannah Gray from our Handcrafted Collection captures the timeless allure of historic Southern masonry. This brick is richly textured with deep charcoal and warm brown hues, softened by hints of whitewashing for a naturally aged, reclaimed appearance. Each brick is authentically tumbled, giving it unique character and a handcrafted finish that evokes the charm of old-world craftsmanship.

When paired with buff mortar, Savannah Gray's contrasting tones are enhanced, delivering a bold yet refined aesthetic. Ideal for everything from stately exteriors to fireplace surrounds, this brick brings depth, warmth, and Southern tradition to any project.

Call us today to discuss your building or home project and let us help you find the perfect brick. [Contact Us](#)



Charlestowne- Georgia Handcrafted Collection

I [Georgia Handcrafted](#)

Charlestowne from our Handcrafted Collection brings timeless character and aged elegance to any project. As the tumbled version of our ever-popular Mosstown, Charlestowne features a weathered, authentically worn look that captures the charm of historic brickwork—perfectly suited for both classic and contemporary designs.

With its unique blend of brownish-grey tones and subtle pops of green, Charlestowne evokes the feeling of aged brick softened by time and nature—almost as if it's been gently moss-covered over the years. This true tumbled brick is crafted to appear old while offering the durability and consistency of new materials.

Whether you're designing a cozy cottage, a vintage-inspired feature wall, or a timeless exterior, Charlestowne adds depth, texture, and an unmistakable sense of heritage to every space it touches.



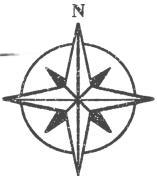
1511 KING STREET

Revised Documents for 6/10/2026 HRB

STANDING SEAM METAL
ROOF AT MAIN ENTRY

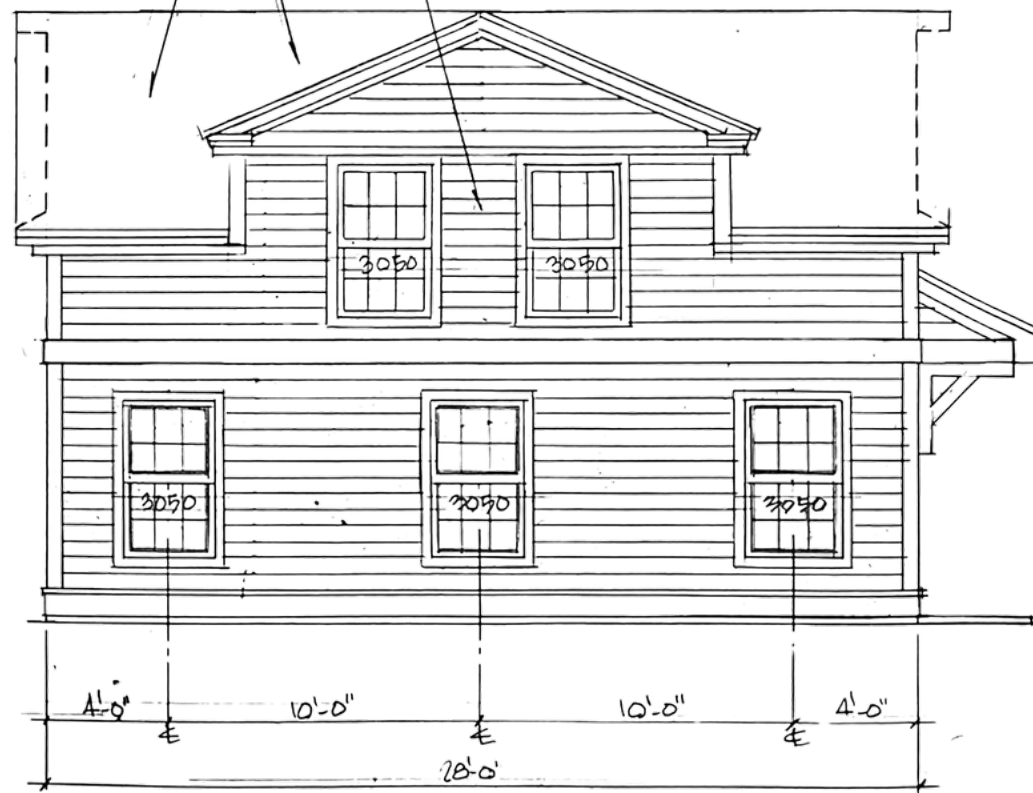
APPLY SHINGLE ROOF TO
MATCH EXISTING HOUSE, COLOR
& STYLE (TYP.)

CEDAR SIDING TO MATCH
EXISTING HOUSE, COLOR
& STYLE (TYP.)



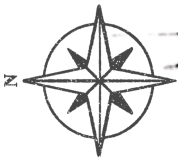
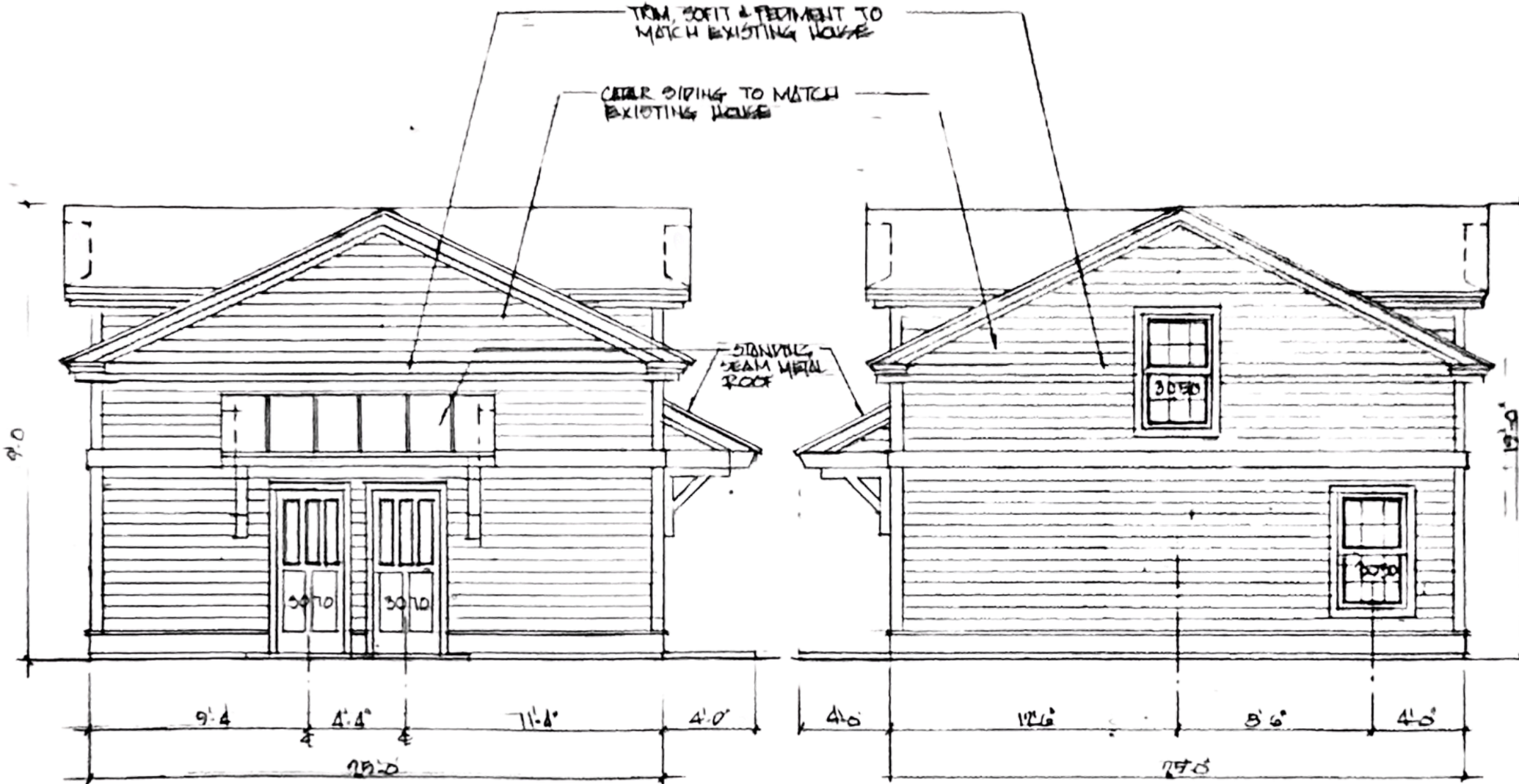
FRONT ELEVATION

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



REAR ELEVATION

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

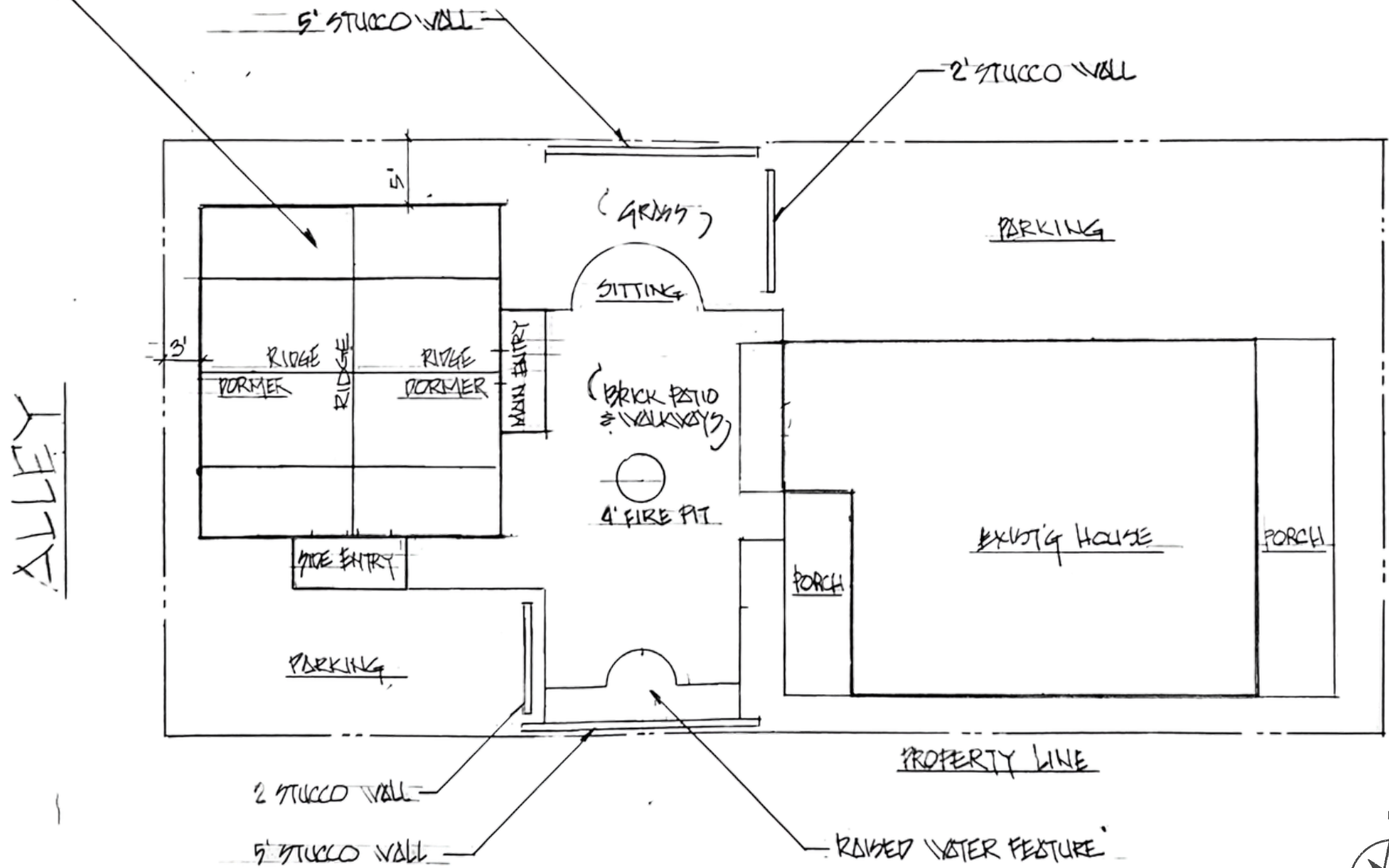


LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

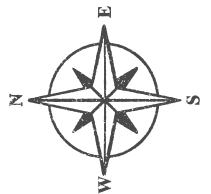


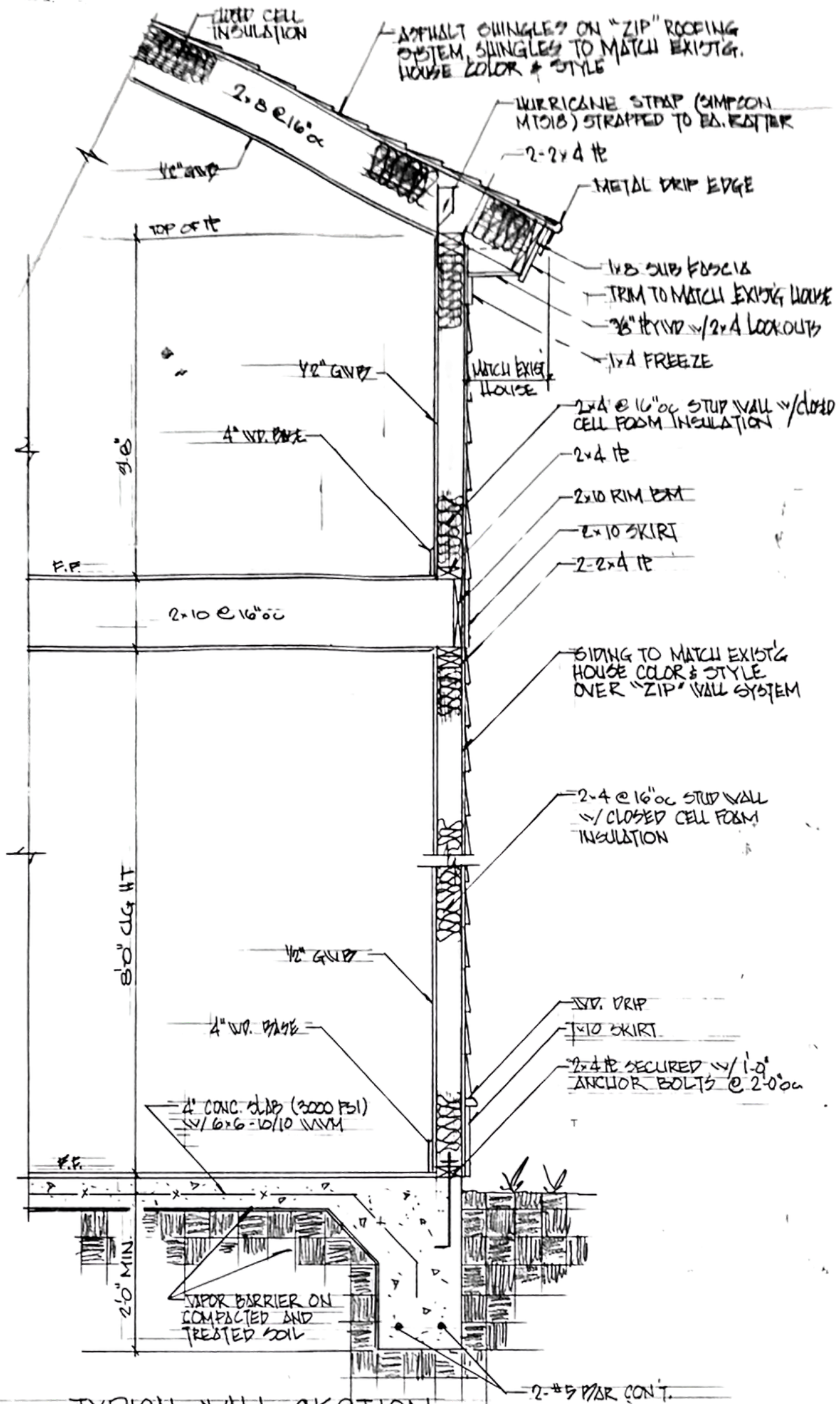
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED CARRIAGE HOUSE
(25'-0" x 28'-0")



PROPOSED CARRIAGE HOUSE SITE PLAN
SCALE: 1" = 10'





TYPICAL WALL SECTION

SCALE: 1"=1'-0"

APPLICATIONS:

2) 1201 KING STREET

The Bluff

(PIN: R120 004 000 0606 0000)

Request for final approval for various repairs/upfits to existing dwelling, incl.: siding replacement, fascia/trim board repairs, repainting, back door entrance steps replacement)



STAFF REPORT: Historic District Review Board (HDRB)

1201 KING STREET

DATE: June 10, 2026

GENERAL INFORMATION

Applicant:	Martha Spears (Homeowner)
Site Address / Tax PIN:	1201 King Street; PIN: R120 004 000 0606 0000
Applicant's Request:	Replacement of the existing mineral board siding with smooth finished cementitious ("Hardie Plank") lap-siding. Also, repair of deteriorated trims/fascia boards together with repainting of exterior (siding, trims, shutters and doors). Moreover, replacement of rear entrance brick steps as to match existing back porch landing steps/steps/railing.
Current Zoning:	T4-NEIGHBORHOOD DISTRICT (T4-N)
Contributing/Neighborhood	Contributing – 1-story frame dwelling; c. 1930 – The Bluff neighborhood
Flood Zone/Base Flood	Flood Zone: X, Elevation: around 21 ft.
Existing Trees	No Specimen/Landmark trees will be impacted.

ZONING DISTRICT INFORMATION

T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-N)

Lot Width at Setback:	n/a
Max Lot Coverage:	70% of lot area (This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 - Stormwater)
Frontage Build Out	75% max.
Front Setback (primary)	0 ft. min. / 15 ft. max.
Side Setback (primary)	5 ft. min. (interior), 0 ft min./ 15 ft. max. (at corner)
Rear Setback (primary)	10 ft min.
Building Height:	2 stories min.; 4 stories max. (primary)

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
North: T4-N	604 Church St. – 1-story brick veneer dwelling, c. 1965 (Non-Contributing)	N/A
South: T4-N	St. Anglican Church (Parking Lot)	N/A
East: T1	Cemetery	N/A
West: T4-N	1203 King St. – 2-story frame condos, c. 1980 (Non-Contributing)	N/A

Background:

1) The applicant/homeowner would like to remove the current mineral board siding as to add appropriate wall insulation and to replace the mineral siding with smooth finish “Hardie Plank” cementitious lap-siding (smooth finish).

2) Moreover, the request includes repairing all trim/fascia boards, as needed, and to paint the new siding in “Gray Stone” (PPG 1009-4); trim boards with “Commercial White” (PPG 1025-1), and doors and shutters in “Onyx” (PPG 1011-7) paint colors.

3) Lastly, the applicant would also like to replace the current rear entrance brick steps with a saver option that would match the back porch landing/steps/railing.

The applicant has attended one HTRC Meeting on April 29, 2026.

Project timeline

Jan. 2026	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
											
			4/29: 1 st HTRC Meeting	5/22: HDRB Meeting submittal deadline	6/10: 1 st HDRB Meeting						

Summary of the 4/29/2026 HTRC Meeting – Synopsis of Staff Comments:

1. Planning and Zoning:

- T4-N
- Contributing Structure, ca. 1930
- Consider an abatement contractor for potential asbestos siding.
- Staff is in support of the changes, with the siding being smooth finish hardie. Will require going to the HRB for approval.

2. Architecture:

- Based on the photos provided by the applicant, staff is supportive of the request to replace the mineral board siding as siding appears compromised. Was the mineral board the original siding? Or did it replace wood? (asbestos siding was used in the early 1900s but became popular in the 1940s).
- Prior to removal, applicant should also make note of the possible presence of asbestos and notify contractors. Testing may be required.
- One option would be to use GAF fiber-cement siding shingles to match the current appearance. If the applicant wishes to use Hardie siding, staff would recommend the applicant use the Hardie Artisan siding instead of the traditional Hardie Plank. Hardie Artisan boards are thicker (5/8”) and therefore allow for a better shadow line and depth than the traditional Plank (less than 3/8” thick).
- Applicant to request if replacement fascia & trim boards will also be wood.

-
- Staff is supportive of proposed paint colors
 - The back door appears original – applicant to clarify why they are wanting to replace the door:
 - If the door is in sound condition and only warrants minor repairs, staff is not supportive of its removal and replacement.
 - If photo documentation can be provided to show the deterioration and staff is supportive of its removal, applicant must provide a cutsheet for the new door.
 - UPDATE DURING MEETING: Door may not be original and could be from the 90s. Staff is supportive of replacement to match existing. Note that if the door glass is not true divided lite (TDL) with individual glass panes, it should be simulated divided lite (SDL) in the case of insulated glass with exterior-applied muntins and interior spacer bars.
 - Applicant to clarify why they want to replace the existing brick stairs. The stairs appear original (there are also brick stairs on the front of the house). If the applicant is concerned about not having a proper landing in front of the door, staff's first recommendation would be to reconstruct the stairs and a landing in brick, and adding a simple handrail if needed. However, since the stairs do not appear to be visible from the street, staff would be supportive of the proposed wood-framed stairs and landing. Confirm materials and dimensions.

Tree Removal Proposed:

No Specimen/Landmark trees are affected.

Surrounding Area:

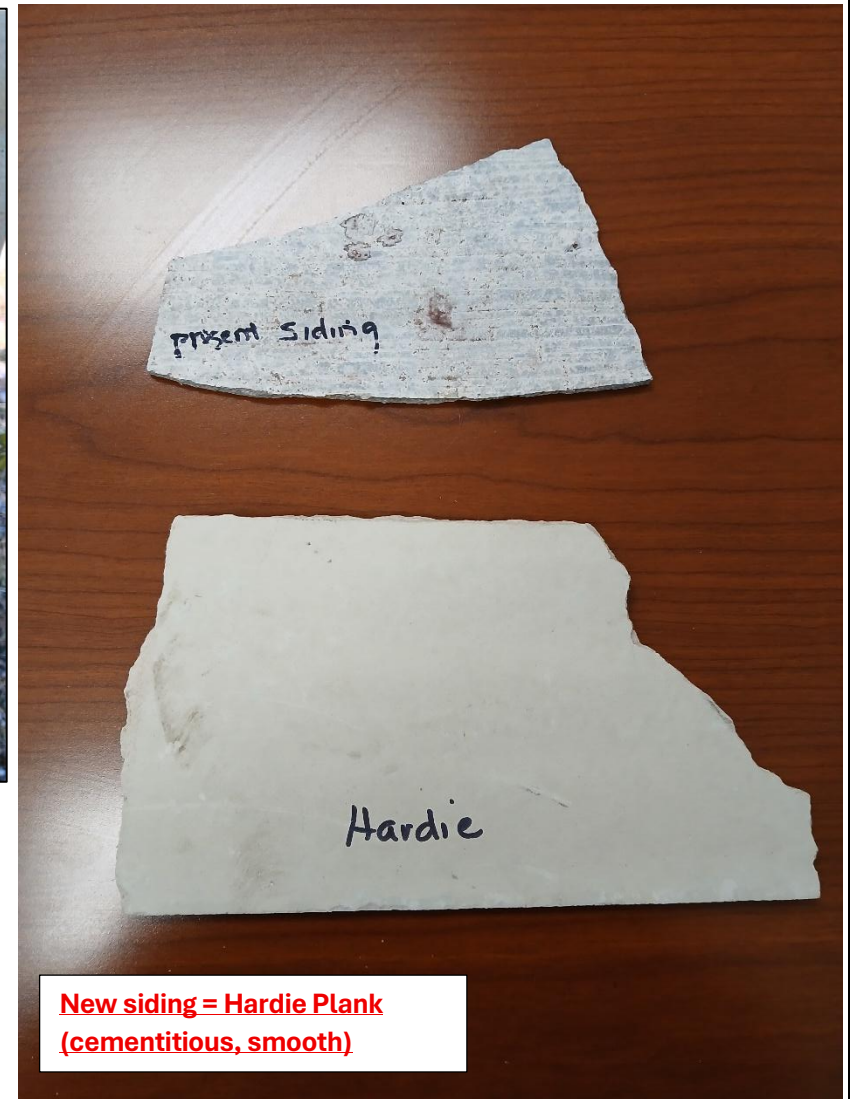
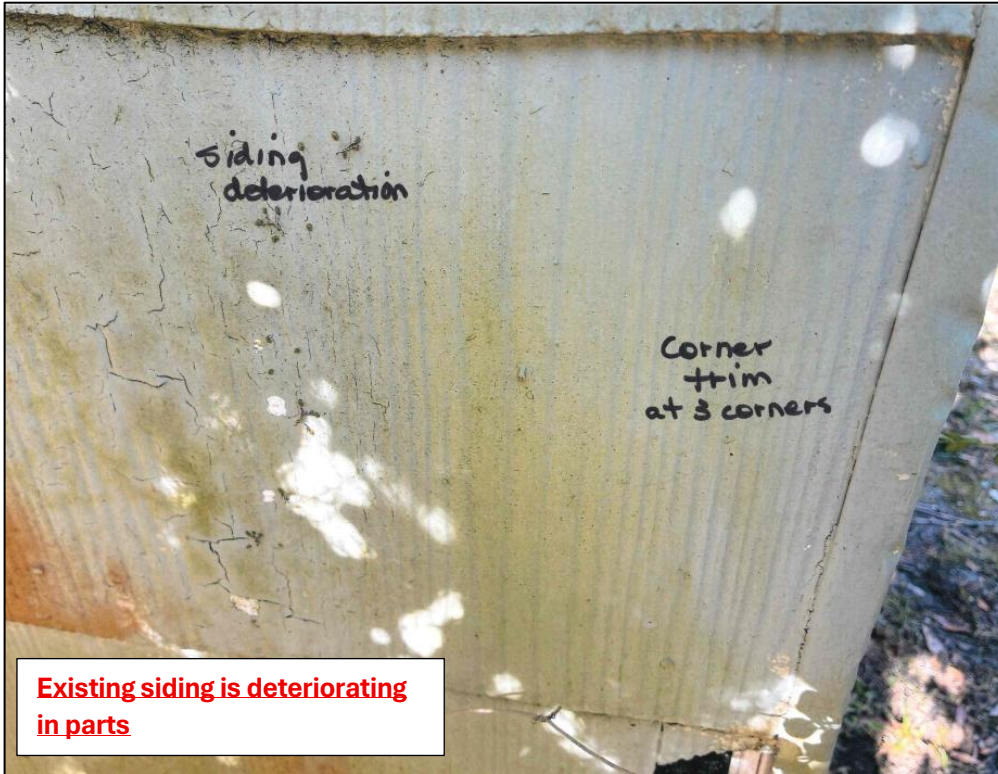
The existing “gable front & wing” dwelling, built c. 1930, is located in the center of downtown Beaufort within “The Bluff” neighborhood. It is situated adjacent to Beaufort’s most prominent and historic churches, such as the adjacent Church of St. Helena Parishes (Anglican & Episcopal), First Presbyterian to the south as well as the Baptist Church of Beaufort two blocks east, together with their cemeteries and other ancillary buildings. The environs can be characterized as historic core/downtown residential with many historically contributing houses, but also in-fill development and former dwellings that have been converted into offices for commercial establishments.

Determination of adequate historic integrity for New Construction, Infill, Additions and Demolition:

As per the Beaufort Preservation Manual (Chapter 5) and the Beaufort Development Code (Section 4.7), the compatibility of new infill construction as well as major renovations within the Beaufort Historic District is determined in consideration with the following principles: **1. Location, 2. Design, 3. Setting, 4. Materials, 5. Workmanship, 6. Feeling and 7. Association.** Refer to a detailed staff analysis and recommendations in the sections / table below.

1201 King Street – Overview of requested exterior modifications:

Item No. 1: Replacement of mineral siding with “Hardie Plank” cementitious smooth siding



Item No. 2: Repair of deteriorated fascia/trim boards



Item No. 3: Repainting of new siding, trim/fascia boards, doors/shutters

1. Proposed paint color for new siding – “Gray Stone” (PPG 1009-4):

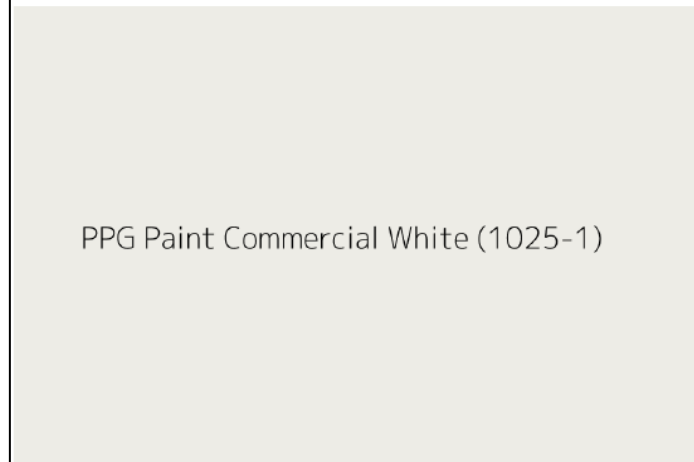


New paint colors to match present

3. Proposed paint color for doors & shutters – “Onyx” (PPG 1011-7):



2. Proposed paint color for trims – “Commercial White” (PPG 1025-1):



Item No. 4: Removal of brick steps at rear door entrance to replace with wood landing, steps, and railing (like existing at back porch)



4.7.2 Integrity Guidelines (as per Beaufort Development Code)	Rationale Present	Staff Analysis of Rationale
1. Location: This is the relationship between the property and its historical context.	YES	✓ The proposed exterior repairs & modifications will respect and enhance its locational relationship and integrity by matching and engaging upon prominent design elements, patterns, textures and materials that reflect the aesthetics and themes of the Historic District (HD).
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.	YES	✓ The choice of specific materials, paint colors and textures reflect those of similar contributing structures within the surroundings and the HD overall.
3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	YES	✓ The setting and locale of this historically contributing dwelling within “The Bluff” neighborhood and the HD overall are well respected and nicely enhance by the proposed work.
4. Materials: These are the physical elements that make up a property or district.	YES	✓ The selection of materials aligns with the specific architectural era of both the dwelling and the Beaufort Historic District overall.
5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected.	YES	✓ The exterior appearance and workmanship of this dwelling will be enhanced.
6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.	YES	✓ Staff believes the aesthetic contribution by the various proposed modification/additions will positively add to existing sense and feeling of the Historic District.

7. Association: This is the direct link between an important historic event or person and a property.	N/A	✓ No direct historic association to an important event or person exists.
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FINDINGS AND RECOMMENDATIONS

Staff Recommendation: Staff recommends FINAL APPROVAL in that all proposed modifications/repairs satisfy the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code.

1. Applicant to provide material specifications and paint colors to staff for the proposed rear stairs and landing, including railings, posts, balusters and decking for issuance of “Certificate of Appropriateness” (CoA) letter.
2. Staff is supportive of the Hardie Artisan smooth-faced siding. Staff also supports the use of cementitious wavy board siding, such as GAF fiber-cement siding shingles, which would mimic the existing mineral board siding. The existing structure is contributing even with the mineral board siding. Without evidence provided to the contrary, it is possible that the existing mineral board siding is original to the house.



1201 King St

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

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

Site Number: U- 13 - 1147
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT 09 (BL) Tax Number: R120 004 000 0606 0000
Common name(s): _____ City Block Ref.: 97 .05 Island: Port Royal Is.
Address/location: 1201 King St. City/Vicinity of (vic.): Beaufort
Date: 1930 ca. Alteration date: _____
Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown
Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object
Historic use(s): single dwelling Current uses: single dwelling

Notes: single story dwelling with wing added (?) to east. Double windows on south facade, exposed rafter ends.

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

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

Consultant Recommendation: _____ Name: _____

Previous Survey: _____ Reference: _____ Notes: _____
☐ H.A.B.S. ☐ Other _____
☐ Feiss-Wright (1969) _____
☐ Historic Resources of the Lowcountry (1979) _____
☒ Milner Historic District Inventory (1979) 097 (606) -2 Vol. 12; full form
☐ A Guide to Historic Beaufort (1995 ed.) _____

Photograph: _____



Photographs:

☒ prints
☐ slides
☒ negatives

Date: 9/18/97

Recorder: C. Brooker, Brooker Arch. Cons.

Roll # Neg. View of:
B-19 23 S facade, fac. N



Zoning Map

Zoning Classification

CobData

HISTORIC DISTRICT-Preservation Heighborhood

HISTORIC DISTRICT-Conservation Neighborhood

Bladen Street Redevelopment District

Boundary Street Redevelopment District

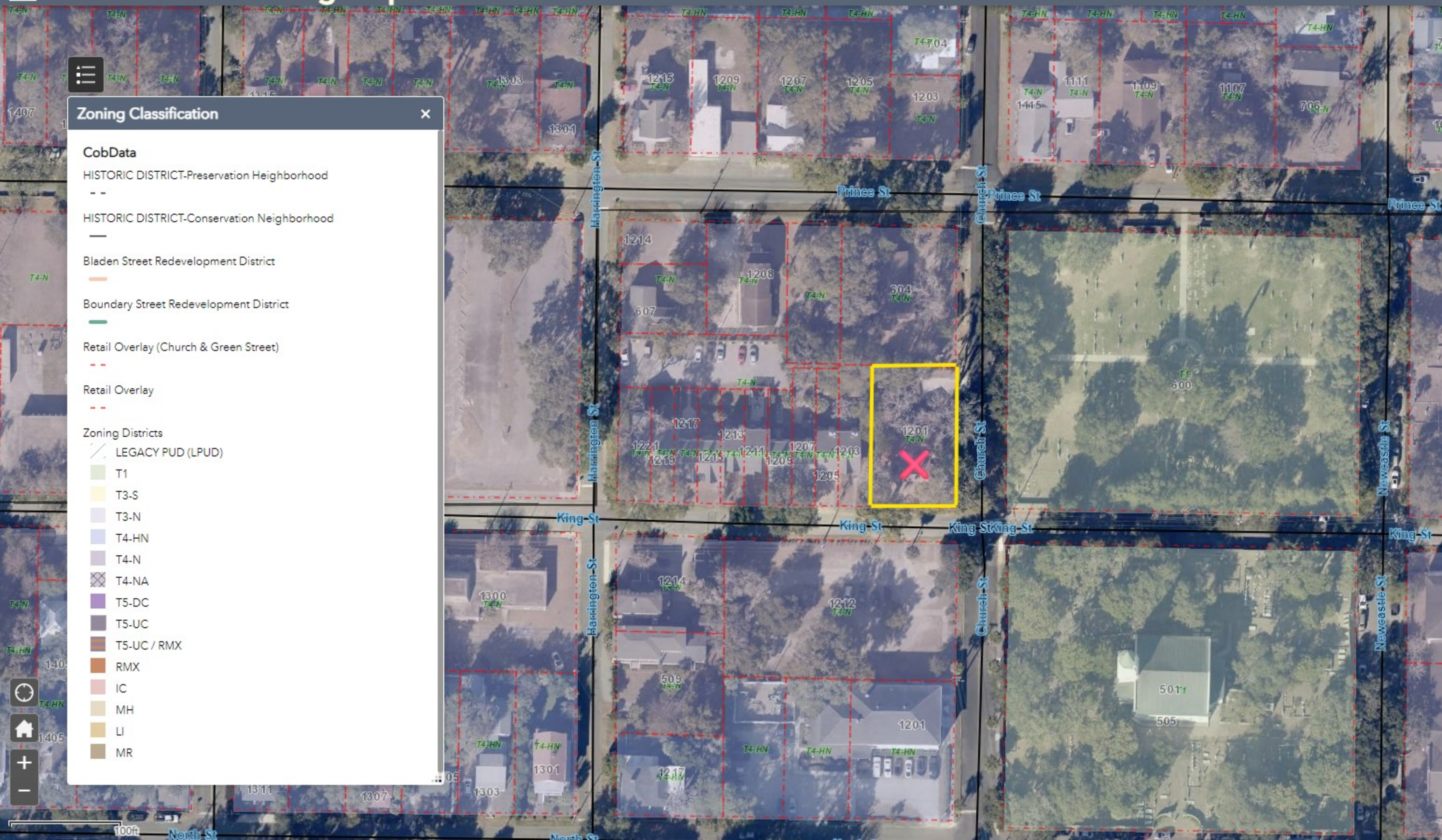
Retail Overlay (Church & Green Street)

Retail Overlay

Zoning Districts

LEGACY PUD (LPUD)

- T1
- T3-S
- T3-N
- T4-HN
- T4-N
- T4-NA
- T5-DC
- T5-UC
- T5-UC / RMX
- RMX
- IC
- MH
- LI
- MR



United States Department of the Interior
National Park Service

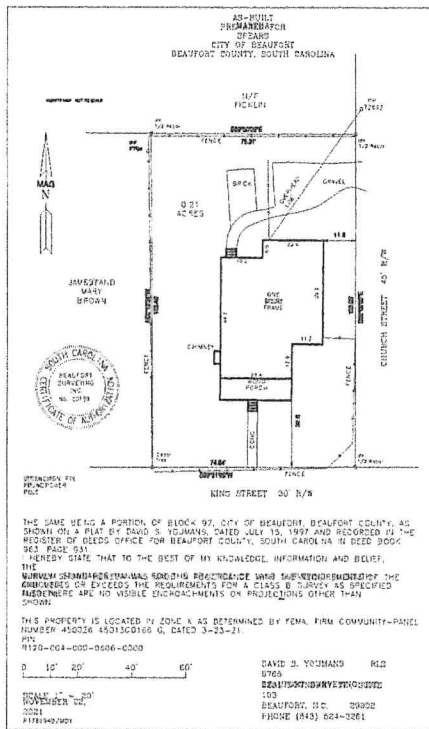
National Register of Historic Places Continuation Sheet

Section number 7 Page 24

Beaufort Historic District
Beaufort County, SC

List of Contributing Resources, Continued

Address	Historic Use / Name	Date	Description	Block	Site Number
King St., 321	single dwelling	1800 ca.	2-story frame dwelling	11	770
King St., 401	single dwelling	1856 ca.	2-story frame dwelling	17	792
King St., 411	single dwelling	1910 ca.	2-story frame dwelling	17	793
King St., 501	single dwelling William Wigg Barnwell House	1815 ca.	2-story frame dwelling	24	818
King St., 708	single dwelling	1890 ca.	2-story frame dwelling	46	902
King St., 709	single dwelling	1880 ca.	2-story frame dwelling	45	901
King St., 810	single dwelling	1920 ca.	1-story frame dwelling	57	948
King St., 811	single dwelling	1890 ca.	2-story frame dwelling	56	943
* King St., 1201	single dwelling	1930 ca.	1-story frame dwelling	97	1147
King St., 1214	single dwelling	1860	2-story frame dwelling, now offices	98	1148
King St., 1214	single dwelling	1940 ca.	1-story stucco dwelling	98	1149
King St., 1409	jail Beaufort County Jail	1938	2-story stucco jail	113	1214
King St., 1507	single dwelling	1900	1-story frame dwelling	121	1241
King St., 1609	single dwelling	1925	1-story frame dwelling	129	1253
King St., 1611	single dwelling	1925	1-story frame dwelling	129	1254
King St., 1705	single dwelling	1900	1-1/2 story frame dwelling	137	1347
King St., 1706	single dwelling	1940 ca.	1-story frame dwelling	138	1269
King St., 1711	single dwelling	1920	2-story frame dwelling	137	1263
Laurens St., 1	single dwelling Edgar Fripp House	1853 ca.	2-story frame dwelling	2	751
Laurens St., 100	single family Paul Hamilton House	1855 ca.	2-story frame dwelling	3	752
Laurens St., 107	single dwelling	1925 ca.	2-story frame dwelling	2	1406
Laurens St., 201	single dwelling Berners Barnwell Sams House (#2)	1852 ca.	2-story brick dwelling	5	755
Laurens St., 207	single dwelling	1875. ca.	1-story frame dwelling; altered	5	756
Laurens St., 311	single dwelling	1900	1-story frame dwelling	10	768
Laurens St., 313	multiple dwelling	1945 ca.	1 story frame dwelling	10	1414
Laurens St., 406	single dwelling	1910 ca.	2-story frame dwelling	17	790
Laurens St., SE, corner Pinckney	open space,		Park	6	757



As-built Survey
SCALE: 1" = 30'

IMPERVIOUS AREA CALCULATIONS

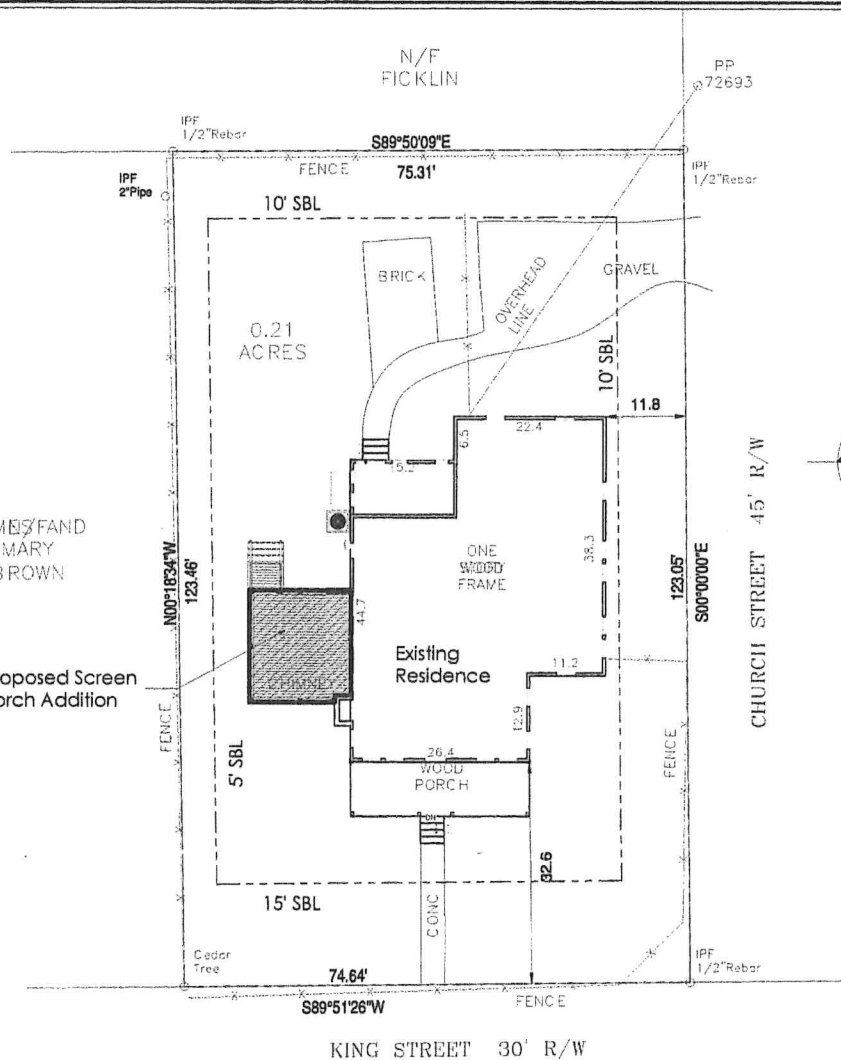
1201 King Street, Beaufort, SC 29902			
District:	= T4-N		
Site Area:	= 9,234.728 SQ. Feet		
Max. Impervious Area Allowed (70%):	= 6,464.3096 SQ. Feet		
Existing Impervious:			
- Main House	= 1,546 SQ. Feet		
- Covered Porch	= 212.03 SQ. Feet		
Total	= 1,758.03 SQ. Feet		
Proposed New Impervious:			
- New Screen Porch	= 264 SQ. Feet		
Total	= 264 SQ. Feet		
Total Impervious Area	= 2,022.03 SQ. Feet		
	(21.896%)		

LEGEND IRON PIN
FOUND POWER
POLE

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

JAMES F AND
MARY
BROWN

Proposed Screen
Porch Addition



Permit Set
JAMES BROWN

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

**JHN-Residential
Building Design**
JHN-Residential LLC
jhn-residential.com
23 Stone Point Road
Beaufort, SC 29902
Tel: 843.633.3148
info@jhn-residential.com

N.C.B.D.C.
NATIONAL COUNCIL OF
BUILDING DESIGNERS

Drawn	Check	Date

Proposed Addition to
The Existing Spears Residence
1201 King Street
Beaufort, SC 29902
JAMES BROWN
JANUARY 19, 2022
Type: AS INSPECTED

Site Plan &
Survey
C101

APPLICATIONS:

3) 805 CHURCH STREET

Northwest Quadrant

(PIN: R120 004 000 1006 0000)

Request for final approval for
construction of a duplex & detached
ADU on vacant lot



STAFF REPORT: Historic District Review Board (HDRB)

805 CHURCH STREET

DATE: June 10, 2026

GENERAL INFORMATION

Applicant:	Allison Ramsey c/o Jeremiah Smith (Architect)
Site Address / Tax PIN:	805 Church Street; PIN: R120 004 000 1006 0000
Applicant's Request:	Final approval for construction of a new residential 2-unit dwelling (duplex) with one detached accessory dwelling unit on vacant lot (in-fill development).
Current Zoning:	T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)
Contributing/Neighborhood	Vacant lot – The NW Quadrant neighborhood (In-fill development)
Flood Zone/Base Flood	Flood Zone: X, Elevation: 11 ft – 13 ft
Existing Trees	No Specimen/Landmark trees are affected by this request.

ZONING DISTRICT INFORMATION

T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)

Lot Width at Setback:	40 ft min
Minimum Lot Size:	4,000 sq. ft. min
Max Lot Coverage:	55% of lot area (This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 - Stormwater)
Frontage Build Out	75% max
Front Setback	Average Prevailing Setback on Block
Side Setback	Corner/Alley: 5 ft min Interior: 6 ft min
Rear Setback	15 ft min; from alley: 0 ft.
Building Height:	Primary Structures: 3 stories max Accessory Structures: 2 stories or 30 ft max

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
North: T4-HN	807 Church Street (Non-contributing, ca. 1975), Residential	N/A
South: T4-HN	801 Church Street (Non-contributing, ca. 1990), Residential	N/A
East: T4-HN	808 Newcastle Street (Non-contributing, ca. 2017), Residential	N/A
West: T4-HN	806 Newcastle Street (Non-contributing, ca. 1980) – Elks Lodge	N/A

Background:

The applicant is proposing to construct a new residential 2-story duplex (968 sf. heated in total per unit) and an ADU (1-story; 384 sq. ft. heated). The applicant has been to one HTRC Meeting (Nov. 12, 2025) and one HDRB Meeting (May 13, 2026).

Project Timeline:

Jan. 2025	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
											
										11/12: 1 st HTRC Meeting	

Jan. 2026	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
											
			4/24: 1 st HDRB Meeting Submittal	5/13: 1 st HDRB Meeting 5/22: 2 nd HDRB Meeting Submittal	6/10: 2 nd HDRB Meeting						

Summary of the 11/12/2025 HTRC Meeting – Synopsis of Staff Comments:**1. Planning and Zoning:**

- 4 Parking spaces required
- Ensure setback compliance – chimneys are permitted to encroach 2 ft into any setback.
- Consider brick chimney instead of stucco

2. Building Codes:

- X flood zone, make sure FFE is at least 13’.

3. Architecture:

- Staff supports the simplistic form and the use of 1101 Greene Street as inspiration.
- There aren't any two-story structures in the immediate vicinity of the subject property. However, given that this property appears to sit in a low lying area between Washington and Duke Street, a two-story structure may not appear out of place within this block. A street section showing terrain elevation changes and the height of adjacent roofs would be beneficial for the HRB.
- To mitigate the overall height of the structure, could the roof pitch be lowered to 7 and 12 from 9 and 12?
- Could the second-floor master bedroom be rearranged to allow for windows down the side elevations?

- Could the applicant consider adding a window above the toilet on the second floor (does this line up with the sink window on the first floor?) and/or a window on the side elevation of bedroom #3?
- Demonstrate compliance with all Section 2.4.1 requirements.
- Provide materials, cutsheets (with selections circled), details, and sections if applicant wishes to attend an HRB meeting for final approval.

4. **HBF:**

- Brick instead of stucco chimney is preferred.
- Recommend simplifying the chimney cap.

HDRB Meeting 06/10/2026 – Decision Letter:

On May 13, 2026, the City of Beaufort Historic District Review Board (HDRB) met to review your application for final approval for a new duplex with detached guest/carriage house to be constructed on a currently vacant lot at 805 Church Street. **The HDRB granted conceptual approval. For final approval, the applicant shall return to a future HDRB meeting with revisions that meet following staff recommendations:**

- **Staff Recommendation #1:** Applicant to study ways to reduce the overall height of the duplex dwelling, such as lowering the first-floor height above grade or reducing the roof pitch.
- **Staff Recommendation #2:** Applicant to submit cutsheets for exterior materials to staff including, but not limited to roofing, lap siding, doors, windows, paint colors, etc.
- **Staff Recommendation #3:** Applicant to submit a ramp design for staff approval if the owner proceeds with building the ramp.
- **Staff Recommendation #4:** Applicant to note that the cementitious lap siding and any other cementitious elements must have a smooth finish per Section 4.6.3.A.1.b of the Beaufort Code.
- **Staff Recommendation #5:** Applicant to show for column base details on front porch in drawings.

Tree Removal Proposed:

No Specimen/Landmark trees are affected by this in-fill development request.

Surrounding Area:

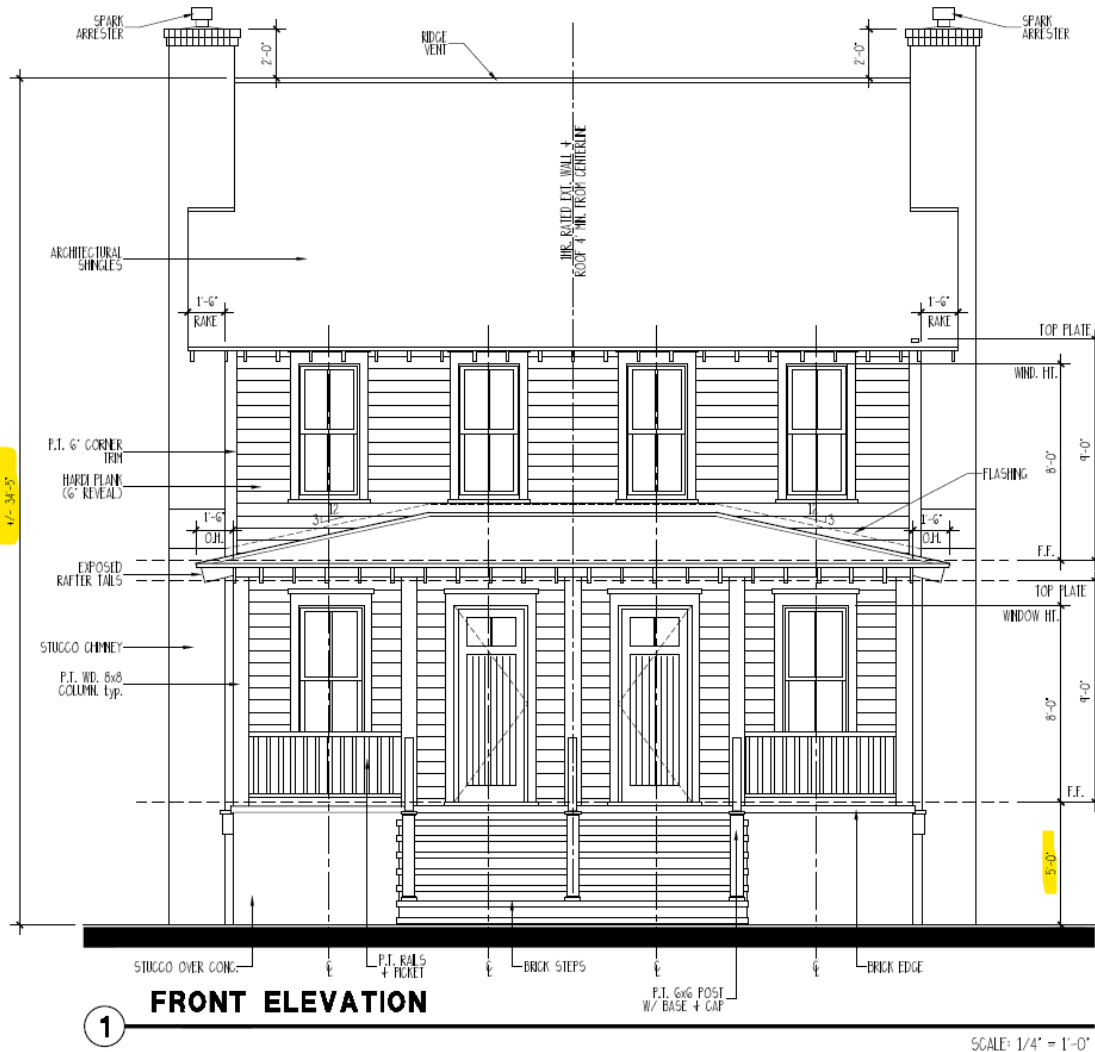
The property at 805 Church Street, located on the middle and western portion of the 800 block between Washington St. to the north, Duke St. to the south as well as Newcastle St. to the east and Church St. to the west, is part of the North-West Quadrant neighborhood and thus, part of the Beaufort Historic District. The surrounding properties can be characterized as mostly simple, one-story single-family and/or two-family residential dwellings, with some 2-story houses along Duke and Washington Streets. As for their historical value, they represent a mix of contributing and non-contributing dwellings (e.g. Hall & Parlor, Freedmen’s Cottages, Shotgun houses).

Determination of adequate historic integrity for New Construction, Infill, Additions and Demolition:

As per the Beaufort Preservation Manual (Chapter 5) and the Beaufort Development Code (Section 4.7), the compatibility of new infill construction as well as major renovations within the Beaufort Historic District is determined in consideration with the following principles: **1. Location, 2. Design, 3. Setting, 4. Materials, 5. Workmanship, 6. Feeling and 7. Association.** Refer to a detailed staff analysis and recommendations in the sections / table below.

811 Congress Street – Overview of revisions from last HDRB Meeting (5-13-2026)

1) Lowering of overall height by 2 ft. from 34' 5" to 32' 4" (Primary Dwelling – Duplex):



Main 2-unit dwelling, 3 BR, 2 BA per unit:

Roofed building footprint: 1,401 sq. ft.; Heated living space per unit: 968 sq. ft. (or 1,936 sq. ft. total heated space combined); Size of front porch: 170 sq. ft. roofed; Size of front steps: 70 sq. ft. uncovered)

Previous HDRB submission (5-13-26)

2) Pictures of existing duplexes with higher finish floor heights (2-stories) in relation to neighboring properties, similar to proposed:

1101 Duke Street

(Apr. 2026)



SIMILAR FINISH FLOOR HEIGHTS - SAME BLOCK

1108 Duke Street

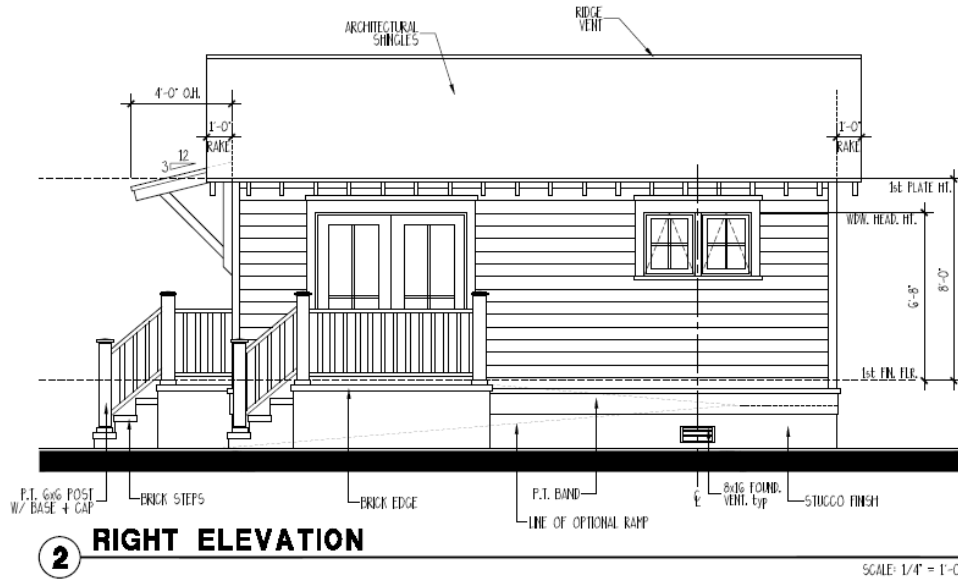
(Apr. 2026)



SIMILAR FINISH FLOOR HEIGHTS - SAME BLOCK

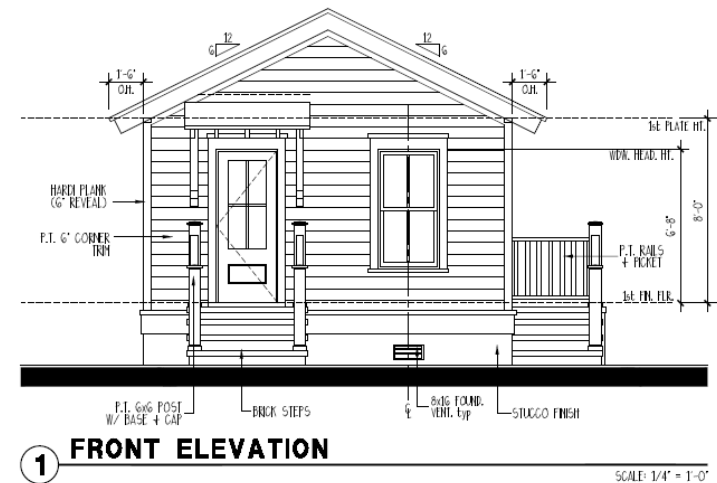
3) Guest House (ADU) – with optional access ramp shown (as revised):

Previous HDRB submission (5-13-2026)

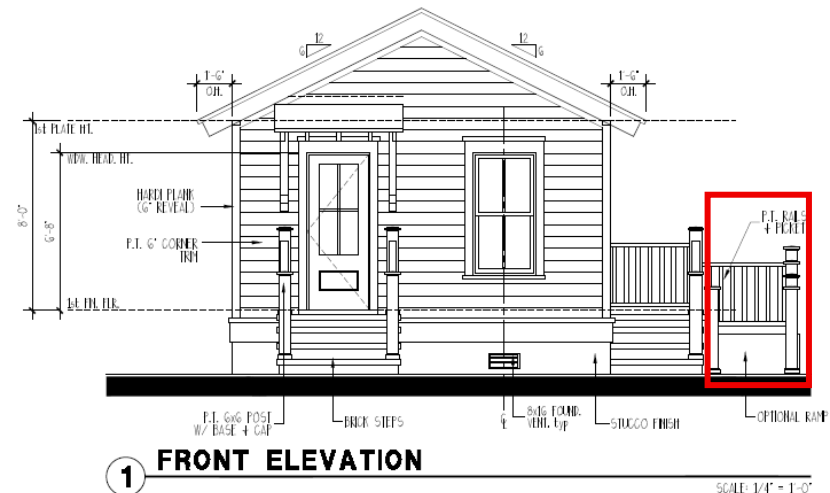
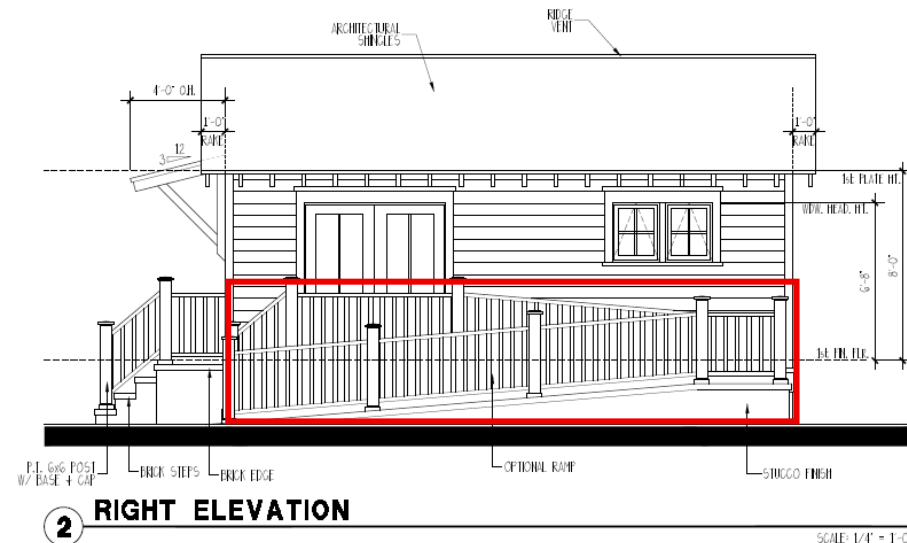


Accessory Dwelling Unit, 1 BR, 1 BA:

Roofed building footprint: 394 sq. ft.; Heated living space: 384 sq. ft.; Size of front porch: 10 sq. ft. roofed; Area of front steps: 13 sq. ft. uncovered; Other: 42 sq. ft. semi-covered side stairs/ADA-accessible ramp)

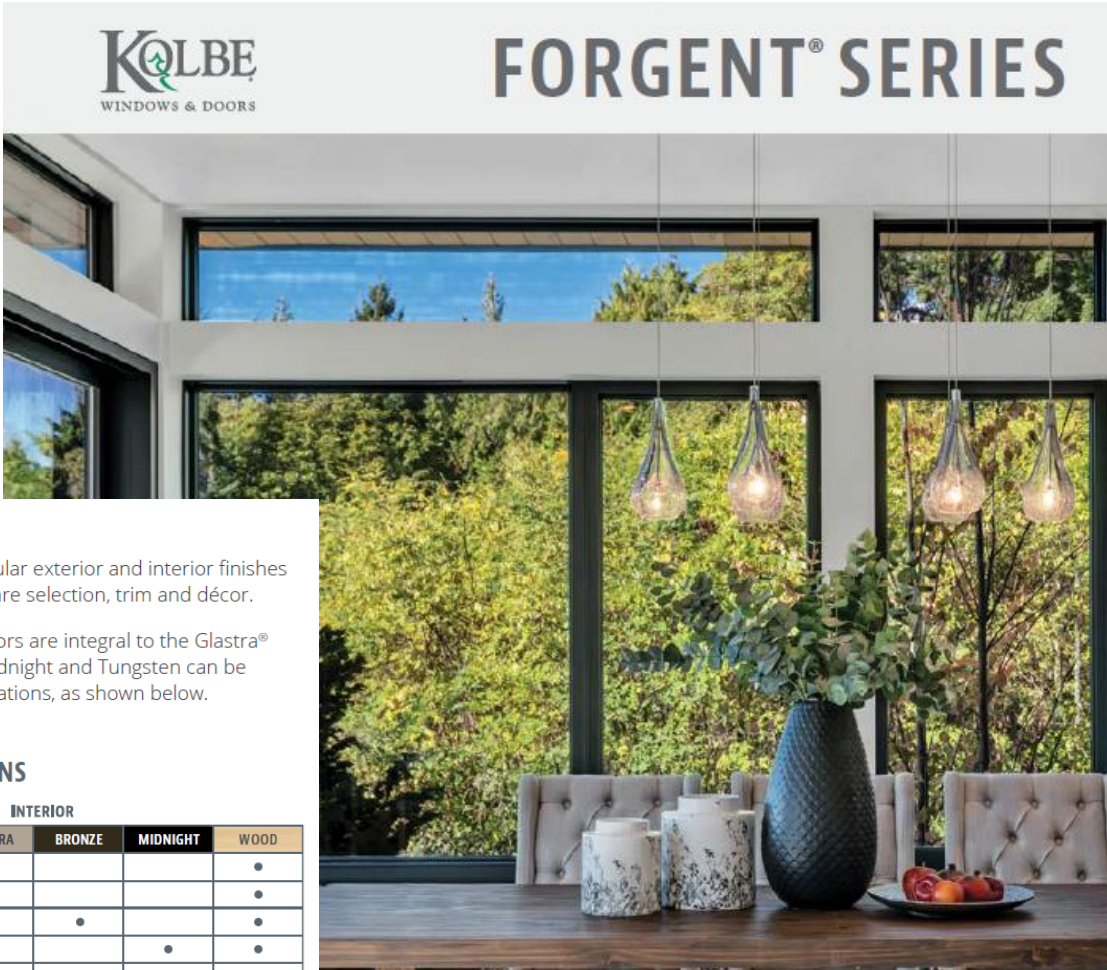


Latest HDRB submission (6-10-2026), as revised



4) **Material specifications (“cutsheets”) for roofing, lap siding, doors, windows, paint colors, etc.**

Windows:



PRODUCTS

WINDOWS

All Glastra or Glastra/Wood:

- ▶ Casements
- ▶ Awning
- ▶ **Double hungs**
- ▶ Sliding
- ▶ Direct sets (rectangular, geometric & radius)

COMPLEMENTARY DOORS

Select doors available from Kolbe to complement Forgent Series products

- ▶ Swinging doors
- ▶ Sliding doors
- ▶ Multi-slide doors

OPTIONS

GLASS

- ▶ **Double pane; Insulated glass**
- ▶ Triple pane; Insulated glass
- ▶ Various Low-E coatings
- ▶ Specialty glass

DIVIDED LITES

- ▶ Performance divided lites
- ▶ **Grilles-in-the-airspace**

FINISHES

Forgent Series offers popular exterior and interior finishes to coordinate with hardware selection, trim and décor.

The Cloud and Sahara colors are integral to the Glastra® material, while Bronze, Midnight and Tungsten can be applied in various combinations, as shown below.

COMBINATION OPTIONS

EXTERIOR	INTERIOR				
	CLOUD	SAHARA	BRONZE	MIDNIGHT	WOOD
	CLOUD	•			•
	SAHARA		•		•
	BRONZE	•		•	•
	MIDNIGHT	•			•
	TUNGSTEN	•			•

Roofing (asphalt shingles):

Other material specifications – to be provided by applicant to staff prior to CoA letter issuance (see email below):

Building Supplies / Roofing / Roof Shingles

\$29.00

★★★★★ 488

[View Q&A](#)

BUY 36 GET 20% OFF

GAF Timberline Natural Shadow 33.3-sq ft Slate Laminated Architectural Roof Shingles

Item #652981 Model #0600750

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

Manufacturer Color/Finish: Slate

Weathered Bark

1

Please Enter Minimum Qty of 3

Re: 805 Church Street - HRB Meeting (6/10)



Jeremiah Smith

To ✓ Christopher Klement

Cc ○ Julie Bachety

↩ Reply

↩ Reply All

→ Forward

⋮

Wed 5/27/2026 1:36 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks, Christopher.

- I am still looking for a door spec that is similar to what we have drawn.
- The lap siding will be smooth, 6" reveal. I have not provided a brand or spec in the past.
- We are showing picket and column details, but I do not have specs for those. The porch will be concrete; the ADU stoops will be pressure treated wood decking. I am hoping I can wait on light fixtures, and paint colors with staff approval.

Hope that helps a little,
Jeremiah

Jeremiah W. A. Smith, Architect
Allison Ramsey Architects, Inc.

1003 Charles Street
Beaufort, SC 29902

Phone [REDACTED]

Email [REDACTED]

Schedule a meeting: <https://calendly.com/jeremiah-allisonramseyarchitect/30min>



STREET SECTION

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



C. 1103 Greene Street:
Picture of historic duplex (Google Maps, Apr. 2026)

Staff analysis (as already discussed at previous HDRB Meeting on 5-13-2026):

1. Beaufort Development Code Section 2.4.1 – Transect-Based District Standards, A.3 Maximum Lot Coverage: Size of lot: 4,659 sq. ft. (0.107 ac.); Combined roofed area coverage – proposed: ~50% (permissible in T4-HN: 55%); Combined impervious lot coverage – proposed: ~60% (permissible in T4-HN: 65%);
2. Beaufort Development Code Section 5.6.4 – Parking Space Requirements, 2- and 3-Family, 3+ Bedrooms: 2 per unit;
 - “B. Credits for On-Street Parking, 2. For multi-family dwellings over 3 units, and for commercial buildings over 4,000 square feet, adjacent existing on-street parking within 400 feet from the property line may be used to count toward the on-site parking requirement if needed.”
3. Beaufort Development Code Section 4.5.3 – Building Types - Carriage House, B. Special Requirements, 9. Parking: 1 space per Carriage House
4. Beaufort Development Code Section 4.5.5 – Building Types - 2-3-Unit House, B. Special Requirements, 2. Parking: “Parking must be well defined, located behind the building, and accessed off a side street or rear alley. On-site parking for all vehicles, including boats, must not be in front of the building. No variances to this provision are permitted.”
5. Beaufort Development Code Section 4.6.1 – Building Design Standards – General to all districts, A. Size, Mass and Scale: “(...) shall be appropriate to the scale of structures in the neighboring context.”
6. Beaufort Development Code Section 4.7.2.C – New Construction Shall Complement and Support the District: “The Historic District has a distinct rhythm of massing, scale, and siting. Infill buildings should not deviate in a detracting manner from these elements, but appear as complementary members of the district.
 1. Lot size, massing, siting, floor area ratio, and height must correspond to the adjacent buildings that contribute to or complement the rhythm of the district.
7. 2022 Beaufort Preservation Manual – App. A: NW Quadrant Design Principles, Character Defining Features (pages 237 et seq.):
 - **House orientation**: Most houses face the street. This helps the property ‘connect’ with the neighborhood.
 - **Roofs**: roofs were simple sloping forms (gable or hip types)
 - **Porches**: Most houses had a deep porch which faced the street and helped identify the front (wooden) door(s).

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	Rationale Present	Staff Analysis of Rationale
1. Location: This is the relationship between the property and its historical context.	YES	✓ The subject lot is located within the NW Quadrant. The proposed residential duplex with detached ADU follows the traditional building design of this neighborhood. Similar historic examples for the type of four-bay, 2-story duplex with front porch already exists, e.g. 1103 Greene Street.
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.	YES	✓ The proposed design elements are all representative of both the NW Quadrant neighborhood as well as the Beaufort Historic District overall. The massing and scaling in direct relation with neighboring properties may seem out of line, however, there are many good examples of 2-story residential dwellings in the immediate neighborhood. Also, the adjacent dwellings are historically non-contributing and do not complement the rhythm of the District.
3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	YES	✓ The setting for the proposed residential duplex within the NW Quadrant neighborhood has been chosen well. It follows principal design guidelines that are represented here. Also, it creates more housing opportunities and potential for added property values in this rather neglected area. Only the parking situation with only one common driveway may need to be re-examined/re-studied.
4. Materials: These are the physical elements that make up a property or district.	YES	✓ All proposed materials, as labeled, represent materials that are and historically have been common on residential dwellings in this neighborhood.
5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship	YES	✓ Staff believes that the workmanship for this new residential infill project will nicely complement that of the surrounding NW

of surrounding structures should be considered and respected.		Quadrant neighborhood and the Beaufort Historic District overall.
6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.	YES	✓ Staff believes the aesthetic contribution by this residential infill project will positively contribute to the existing sense and feeling and even increase the positive results on the Historic District for the future.
7. Association: This is the direct link between an important historic event or person and a property.	YES	✓ No direct historical association exists.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation: Staff recommends FINAL APPROVAL in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code with the following conditions and recommendations:

1. Applicant to submit cutsheets for exterior materials to staff including lap siding, doors, paint colors, etc. prior to "Certificate of Appropriateness" letter issuance. Please note that window & roofing cutsheets have already been provided by applicant.
2. The applicant notes that the Kolbe Forgent windows will have both performance divided lites (SDL) and grilles-in-the-airspace (spacer bars). Applicant to note which SDL they are proposing to use. Staff recommends the 7/8" High PDL Bar or the 7/8" PDL Bar.
3. Applicant to show the location of any HVAC units for the ADU on floor plans and elevations.



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

DECISION LETTER

May 14, 2026

Jeremiah Smith (Architect) for Mark Harris (Owner)

Email: [REDACTED]

**RE: 805 Church Street – New construction of a duplex with detached carriage house
(APP#: HDRB-000093-2026)**

To whom it may concern:

On May 13, 2026, the City of Beaufort Historic District Review Board (HDRB) met to review your application for final approval for a new duplex with detached guest/carriage house to be constructed on a currently vacant lot at 805 Church Street. **The HDRB granted conceptual approval. For final approval, the applicant shall return to a future HDRB meeting with revisions that meet following staff recommendations:**

- **Staff Recommendation #1:** Applicant to study ways to reduce the overall height of the duplex dwelling, such as lowering the first floor height above grade or reducing the roof pitch.
- **Staff Recommendation #2:** Applicant to submit cutsheets for exterior materials to staff including, but not limited to roofing, lap siding, doors, windows, paint colors, etc.
- **Staff Recommendation #3:** Applicant to submit a ramp design for staff approval if the owner proceeds with building the ramp.
- **Staff Recommendation #4:** Applicant to note that the cementitious lap siding and any other cementitious elements must have a smooth finish per Section 4.6.3.A.1.b of the Beaufort Code.
- **Staff Recommendation #5:** Applicant to show for column base details on front porch in drawings.

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

Sincerely,

Mike Sutton, Chairman

City of Beaufort Historic District Review Board

May 26, 2026

Mike Sutton, Chairman
City of Beaufort Historic District Review Board

**RE: 805 Church Street – New construction of a duplex with a detached carriage house
(APP#: HDRB-000093-2026)**

Mr. Sutton & Board Members,

Thank you for the feedback and giving us conceptual approval on May 13. I would like to respond to each of the staff recommendation items in your Decision Letter.

1. Upon request, the overall height to the peak has been reduced 2' from +/- 34'-5" to +/- 32'-4". The finish floor was lowered from 5' to 4' above grade. The width of the gable was reduced to lower the peak another 1'.
We have also provided photos of the street and block showing similar 2-story structures with similar or higher finish floor heights. We have also provided some topography of the surrounding blocks to show we are in a neighborhood low point.
2. Cutsheets for exterior materials have been provided to staff including: roofing, doors, and windows.
3. The ADU ramp has been shown in elevation more clearly.
4. Like staff, we also want the cementitious lap siding and other elements to be smooth. We have added this note to the elevations.
5. A simple appropriate trim detail for the column capitals and bases has been shown in elevation and in wall section/ detail.

Thank you again for partnering on this infill project to improve the Beaufort National Historic Landmark District.

Sincerely,



Jeremiah W. A. Smith
Allison Ramsey Architects, Inc.



805 Church St

- Directions
- Save
- Nearby
- Send to phone
- Share

- 805 Church St, Beaufort, SC 29902
- Confirm or fix this location
The location shown is not precise
- Suggest an edit on 805 Church St
- Add a missing place
- Add your business

Photos

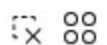




805 CHURCH



North Zoning



120 004 000 1006 0000: T4-

N

Zoning Information

T4-HN: HISTORIC
NEIGHBORHOOD DISTRICT
Flood Zone: X
Elevation:

Parcel Information

PIN:R120 004 000 1006 0000
AIN: 12854102
Status: A
TAG: 120
Legres: No Information
Area Code: 1241
Area Name: NW QUAD
LANDMARK COMM & RES

CityOfBeaufort_Parcels ...

Address Points ...

City Limits Public ...

Beaufort County
Wetlands ...

City of Beaufort Zoning ...

CoB Building Elevation ...

Beaufort County Flood
Zones ...



Selected features: 1



SIMILAR FINISH FLOOR HEIGHTS - SAME BLOCK



ADJACENT NEIGHBOR TO THE NORTH



CHURCH STREET - LOOKING NORTH UPHILL



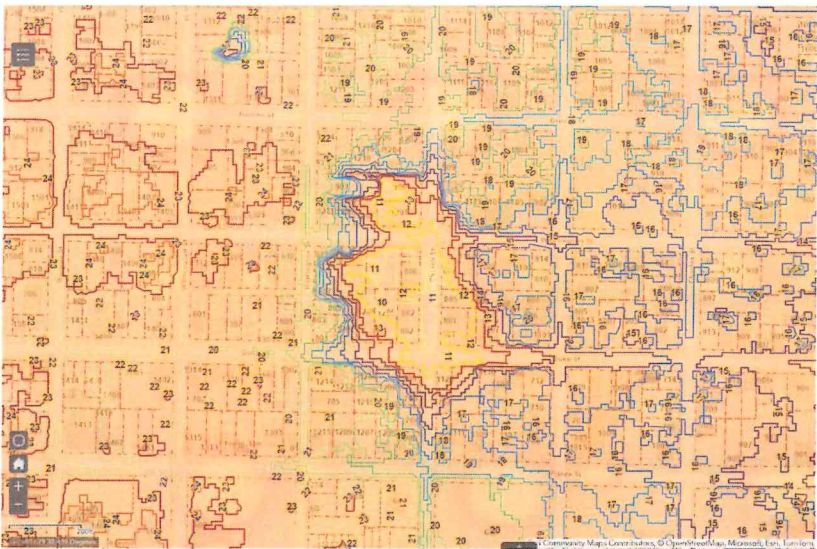
SIMILAR FINISH FLOOR HEIGHTS - SAME BLOCK



DUPLEX ACROSS THE STREET



805 CHURCH - SLOPES UP AT REAR



**SURROUNDING 20 BLOCKS DRAIN TO 805 CHURCH ST.
FROM APPROXIMATELY 24' TO 12' AMSL**



ELK LODGE ACROSS THE STREET



CHURCH STREET - LOOKING SOUTH UPHILL

MARK HARRIS -
25374
805 CHURCH ST. CITY OF BEAUFORT, SC

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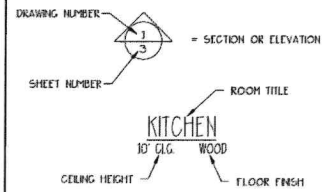
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DATE:	09/26/2026
JOB NO.	25374
DRAWN BY:	JR
DATE:	25374/09/26



DOOR AND WINDOW SIZE KEY
2860 = 2'-8" WIDE x 6'-0" HIGH

DOOR AND WINDOW SIZE KEY
2860 = 2'-8" WIDE x 6'-0" HIGH



DETAIL OR ELEVATION NUMBER

DETAIL OR ELEVATION NUMBER

14.00*

ELEVATION ABOVE SEA LEVEL

- REVISION NUMBER

REVISION CLOUD

PLAN REFERENCE NORTH

	SINGLE POLE SWITCH
	BREAK AWAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
	W OUTLET
	GROUND FAULT OUTLET
	CHIMNEY OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	THERMOSTAT
	TELEVISION JACK
	VENT
	VEST OF LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CABLE
	ELECTRICAL PANEL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR



CONCEPTUAL RENDERING

0	COVER SHEET
5	SITE PLAN
1	FOUNDATION PLAN
2	FLOOR PLANS
3	ELEVATIONS
4	ELEVATIONS
5	ELECTRICAL LAYOUTS
G1	ADU FLOOR PLANS
G2	ADU ELEVATIONS/ WALL SECTION
SP	SPECIFICATION SHEETS (SEPARATE)

<u>JNT 1 - AREA CALCULATIONS</u>	
FIRST FLOOR HEATED	579 sq. ft.
SECOND FLOOR HEATED	394 sq. ft.
TOTAL HEATED	968 sq. ft.
COVERED PORCHES	85 sq. ft.
<u>JNT 2 - AREA CALCULATIONS</u>	
FIRST FLOOR HEATED	579 sq. ft.
SECOND FLOOR HEATED	394 sq. ft.
TOTAL HEATED	968 sq. ft.
COVERED PORCHES	85 sq. ft.
<u>ADD - AREA CALCULATIONS</u>	
FIRST FLOOR HEATED	384 sq. ft.

**MARK HARRIS -
25374**
805 CHURCH ST. CITY OF BEAUFORT, SC

ARA
ALLISON RAMSEY
Architects Inc. creating sustainable timeless design
1003 Charter St.
Beaufort SC 29902
(843) 986-0559
www.allisonramseyarchitect.com

[illegible]

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DATE:	05/25/2026
JOB NO.	25374
DOWN BY:	JW
DOWN NAME:	25374.DWG

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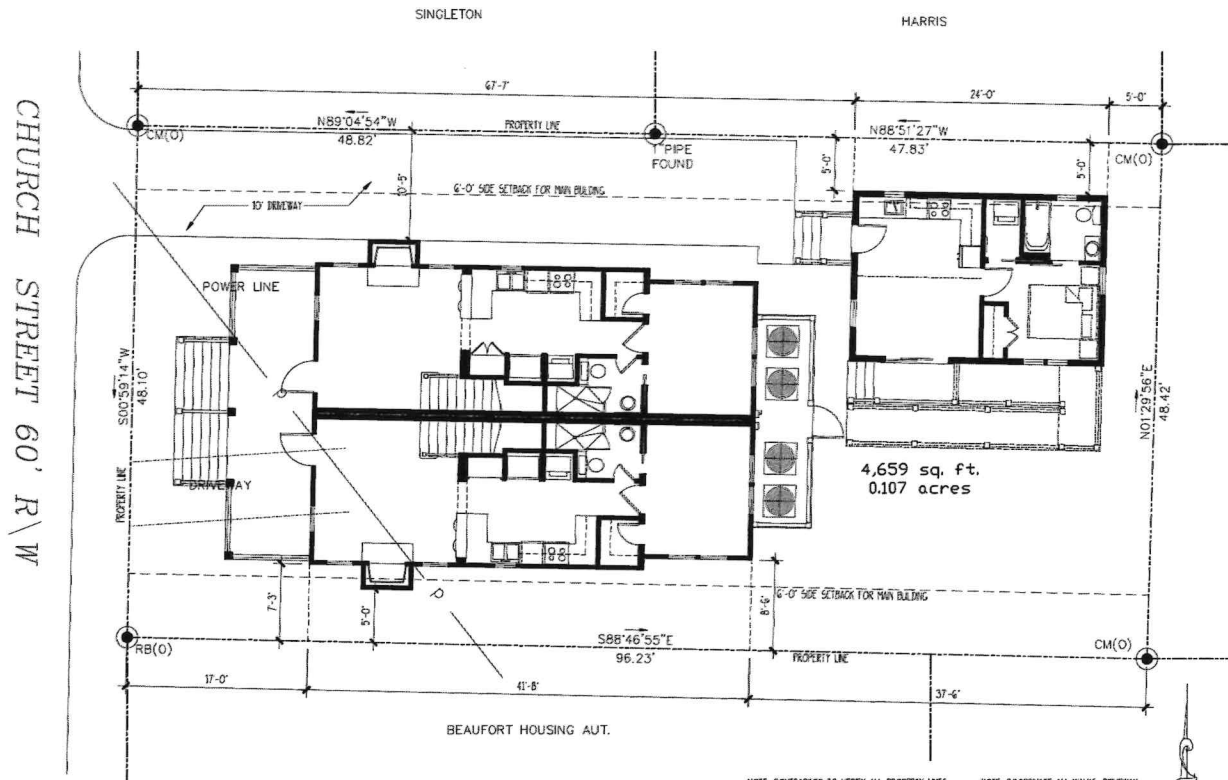
MARK HARRIS - 25374

805 CHURCH ST. CITY OF BEAUFORT, SC



STREET SECTION

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



SITE PLAN

REFERENCE PLAT: PLAT A PORTION OF BG CITY OF BEAUFORT
PREPARED FOR: MARK HARRIS
PREPARED BY: CHRISTENSEN & KRAHL SURVEYORS, INC.
3 FACULTY DRIVE, BEAUFORT, SOUTH CAROLINA
01/23/2024 AS JOB # 5-3001

NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, FEMA REQUIREMENTS, AND TREE SIZES AND LOCATIONS PRIOR TO CONSTRUCTION.
NOTE: ALL HEIGHTS AND THIS SHOWN ARE BASED ON REFERENCE SURVEY INFORMATION. ALL TO BE VERIFIED PRIOR TO CONSTRUCTION.
NOTE: COORDINATE ALL WALKS, DRIVEWAY, PARKING, AND FENCES WITH LANDSCAPER.

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

REFERENCE NOTES (REPRODUCED FROM REFERENCE PLAT):

LEGEND

CM(O) = CONCRETE MONUMENT OLD
CM(N) = CONCRETE MONUMENT NEW
RB(O) = 1/2" REBAR FOUND
RB(N) = 1/2" REBAR SET
OHP = OVERHEAD POWER LINES

GENERAL NOTES:

- PRESENT OWNER OF PROPERTY SHOWN HEREON: MARK A. HARRIS
- TOWN # 120-04-1006
- THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION.
- PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ELEVATION (N/A) PER FEMA PANEL #45013C0186C DATED: MARCH 23, 2021

REFERENCE PLATS & DEEDS

- JR # 126322
- DEED 2089/1373

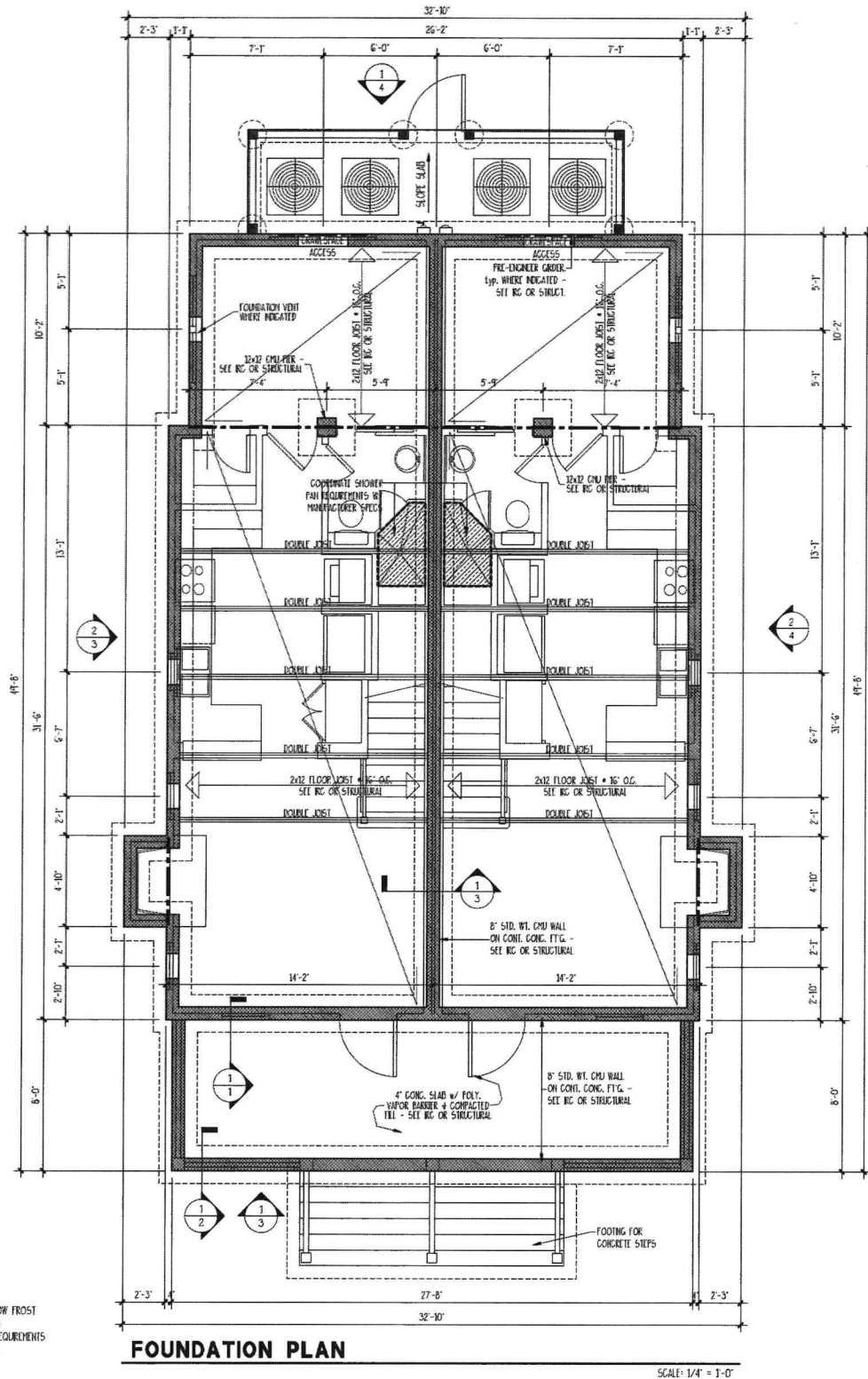
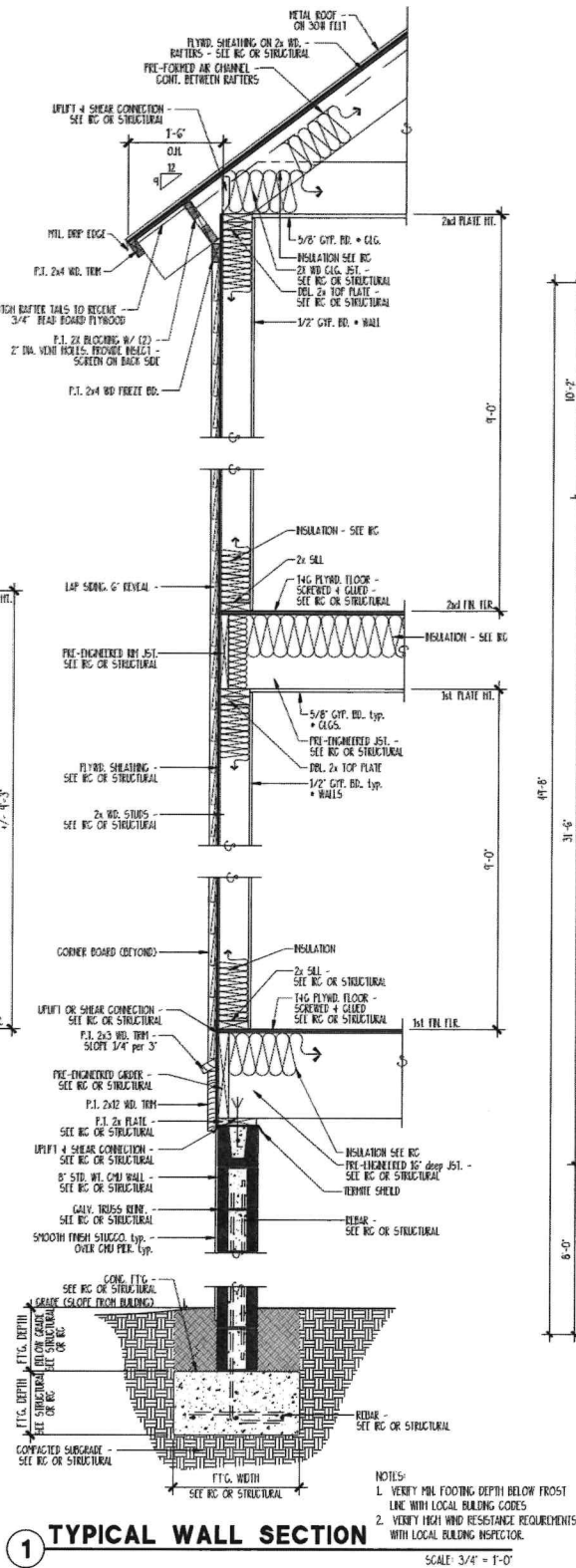
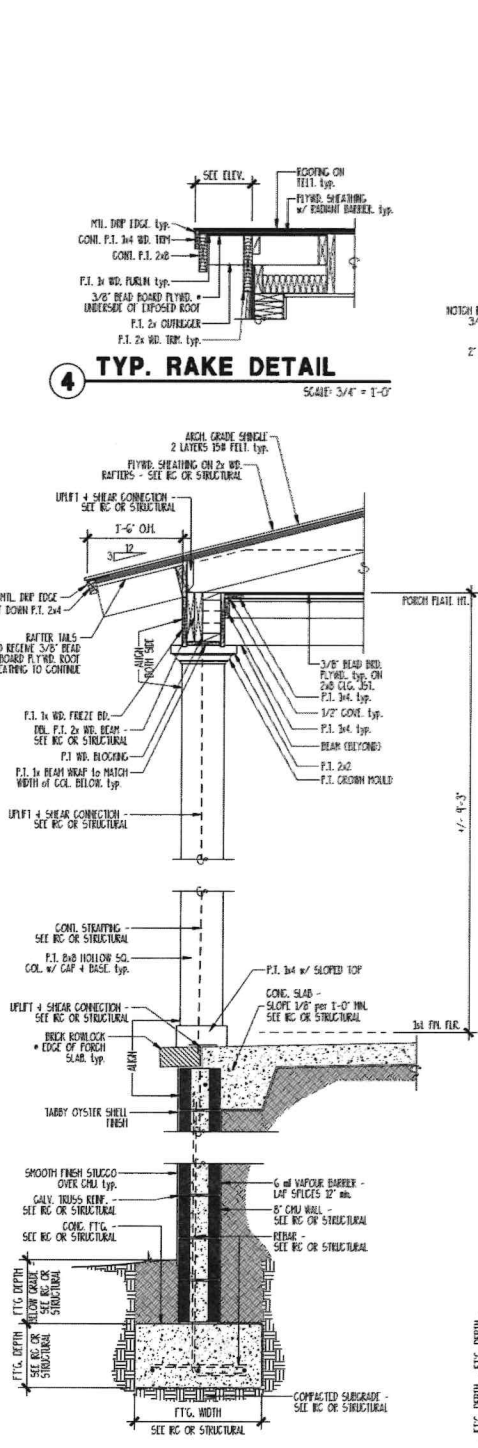
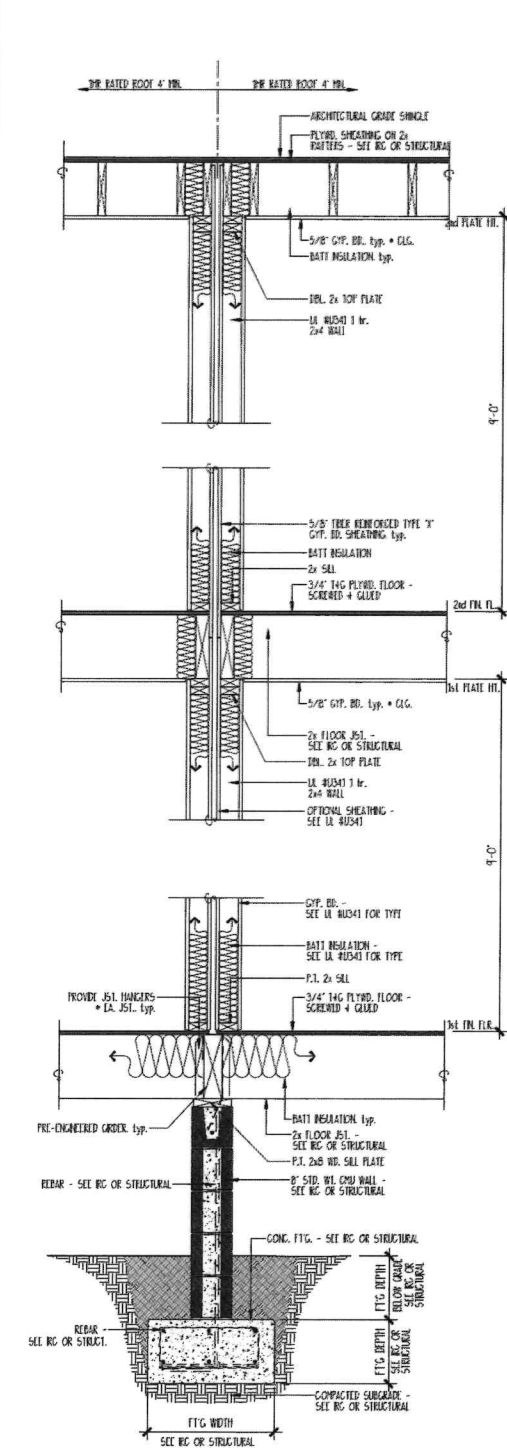
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25374
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THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND PRACTICES OF THE SURVEYING PROFESSION. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYING WORK. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYING WORK. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYING WORK. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYING WORK.

DATE:	05/25/2024
JOB NO.	25374
DRAWN BY:	JRH
CHECKED BY:	25374/JRH

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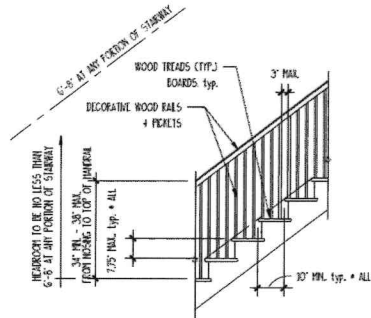
THE PLAN AND SPECIFICATIONS FOR THIS PROJECT HAVE BEEN PREPARED BY ALLISON RAMSEY ARCHITECTS, INC. (ARA) IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE ARCHITECTURAL PROFESSION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. ARA DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. ARA DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. ARA DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

DATE:	05/25/2026
JOB NO.	25374
DRAWN BY:	JH
CHECKED BY:	25374/DWG

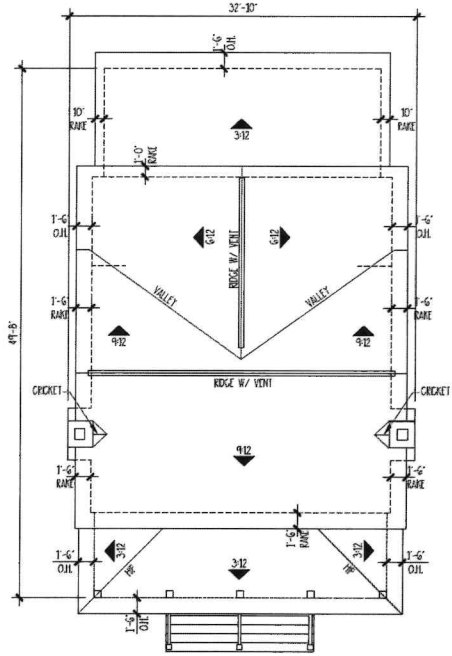
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MARK HARRIS - 25374
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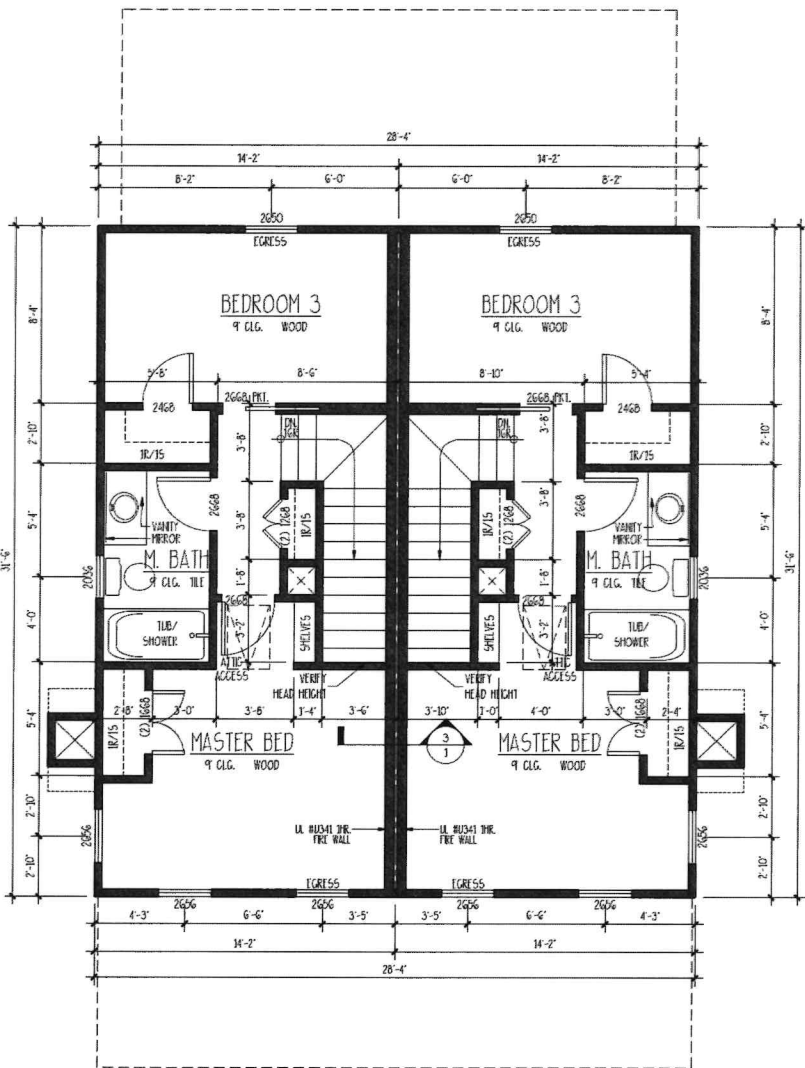


1 DETAIL • INT. STAIRS
SCALE: 3/8" = 1'-0"



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

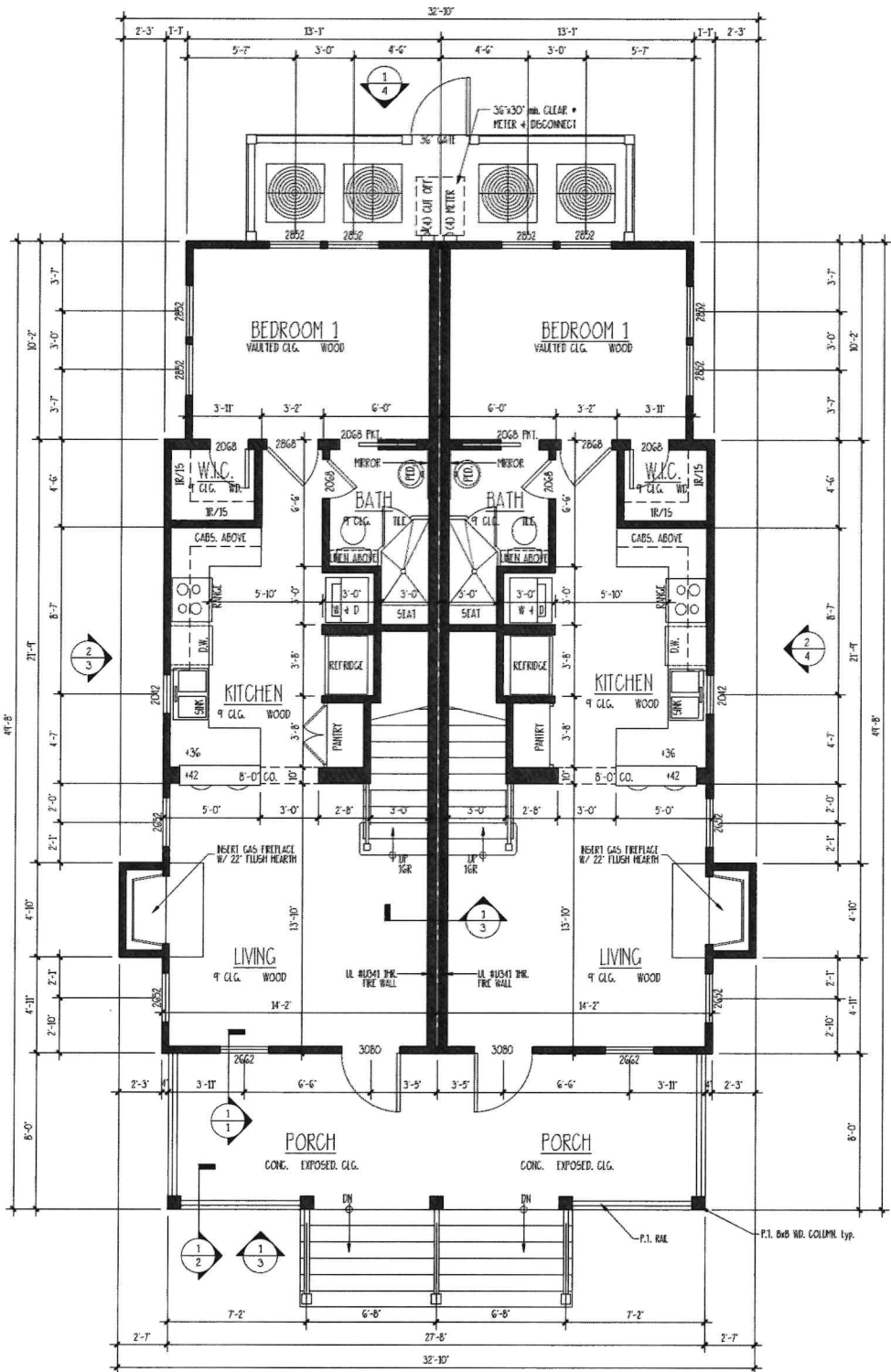
- NOTE:
1. ALL PENETRATIONS TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE. • REAR OR SIDES OF HOUSE AS POSSIBLE.
 2. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM (COMBINED WHEN POSSIBLE).
 3. ALL ROOF / WALL PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR.
 4. TWO (2) LAYERS UNDERLAMENT REQUIRED WHEN 4:12 ROOF PITCH OR LOWER.
 5. METAL ROOF SEAMS NOT TO EXCEED 36" O.C.
 6. METAL ROOF SEAMS TO BE 1 1/2" TO 1 3/4" IN HEIGHT



SECOND FLOOR PLAN

- NOTES:
1. WINDOW MFG. TO VERIFY EGRESS WINDOWS AND HARDWARE AS PER LOCAL CODES.

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



FIRST FLOOR PLAN

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

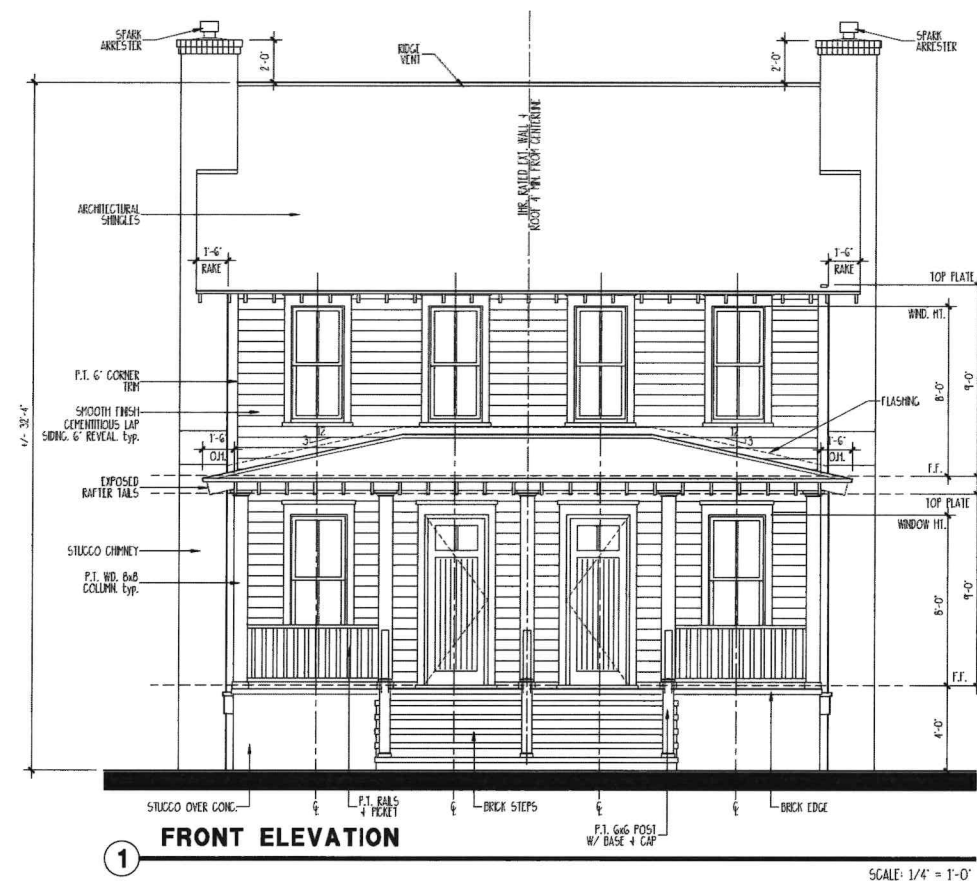
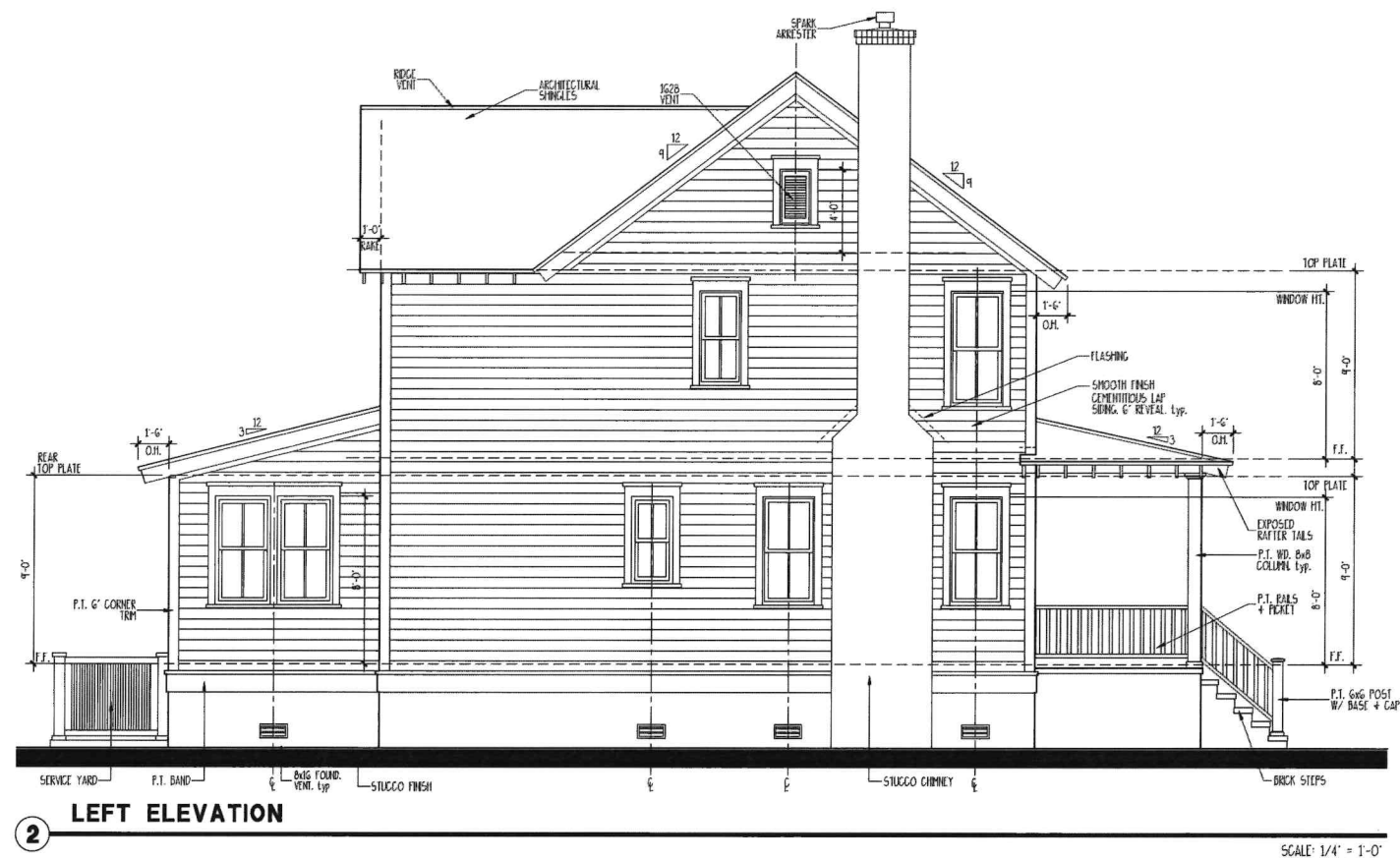
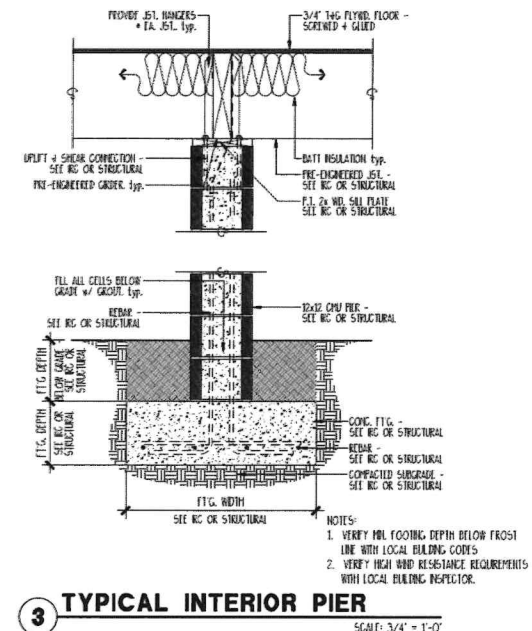
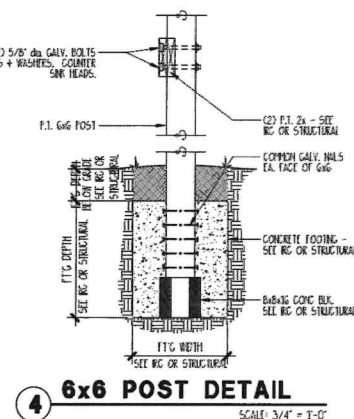
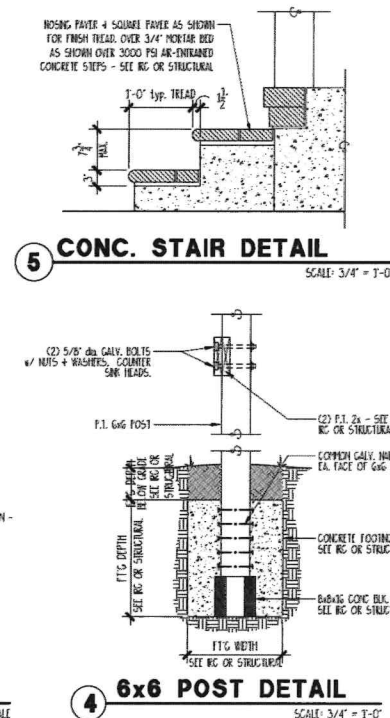
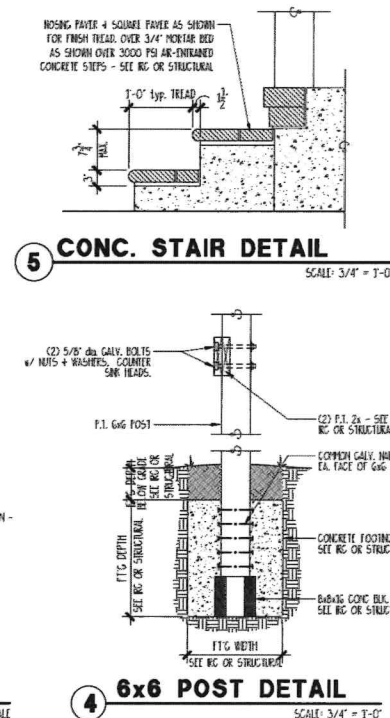
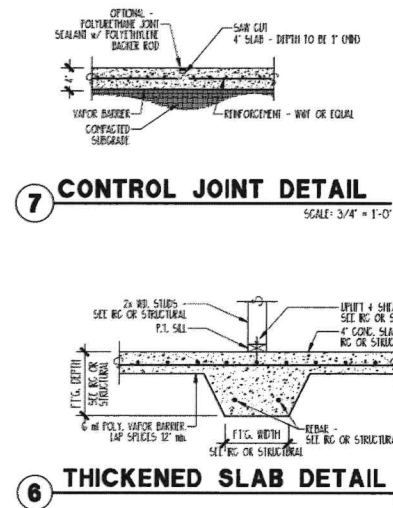
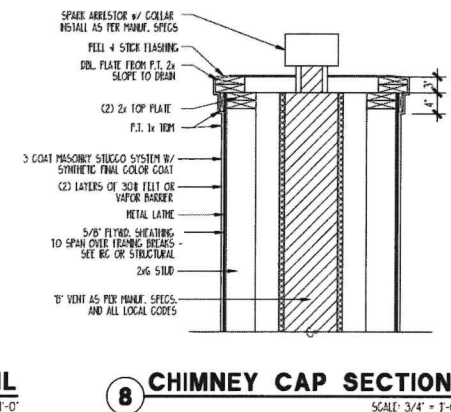
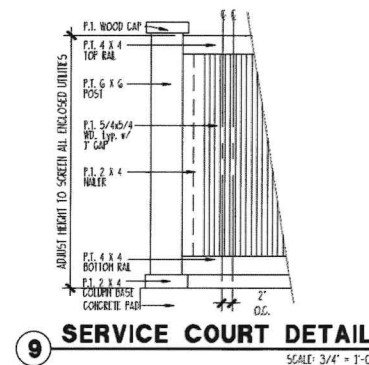
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DATE:	02/25/2026
JOB NO.	25374
DRAWN BY:	JH
CHECKED BY:	25374/JH

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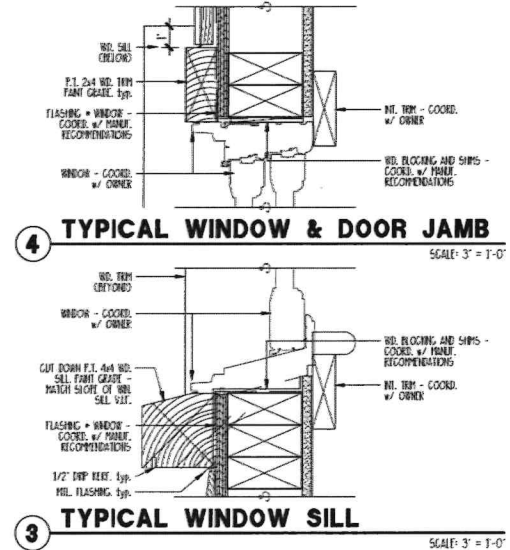
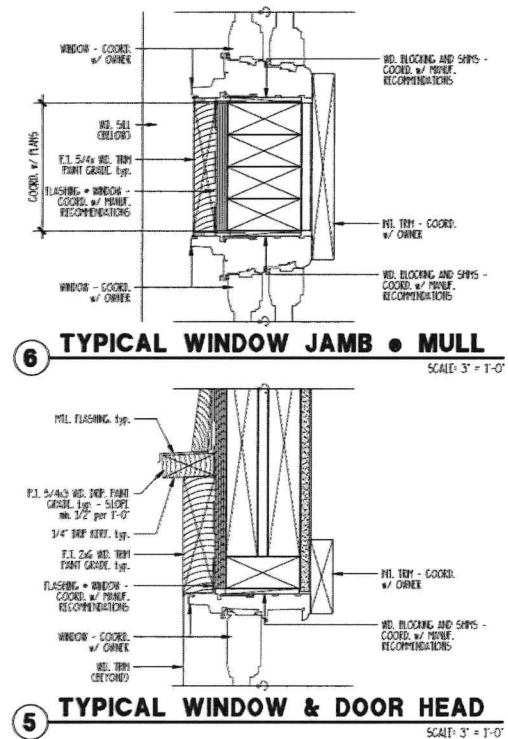
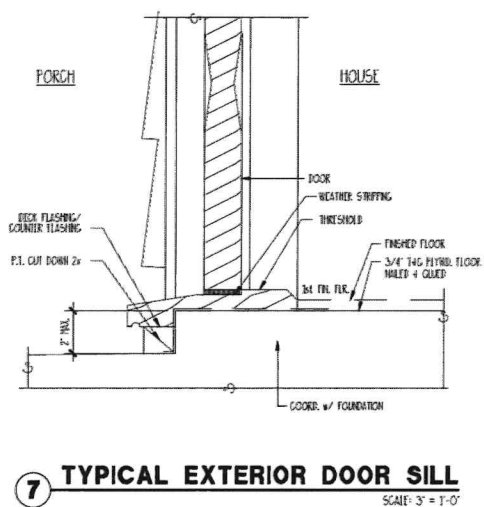
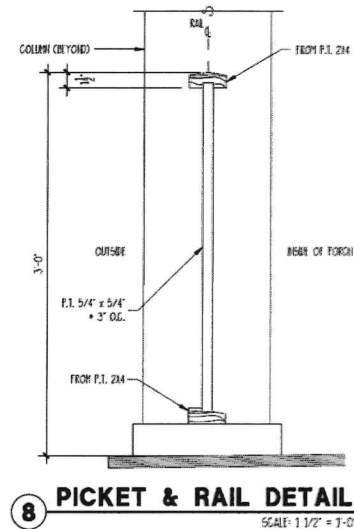
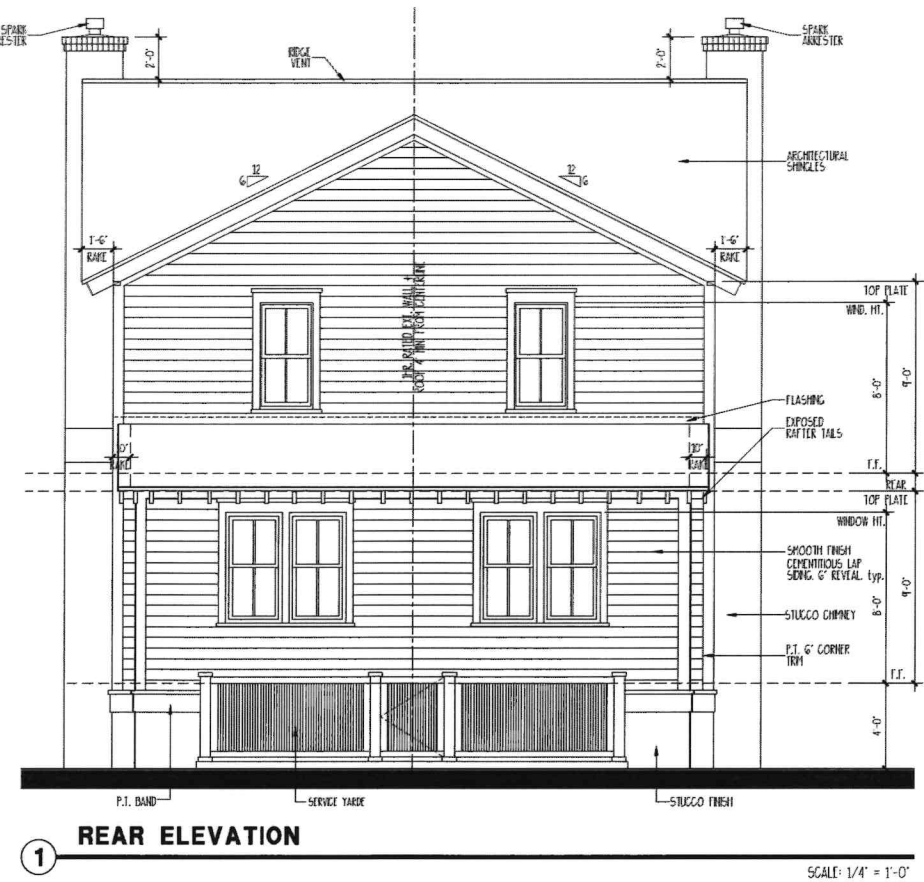
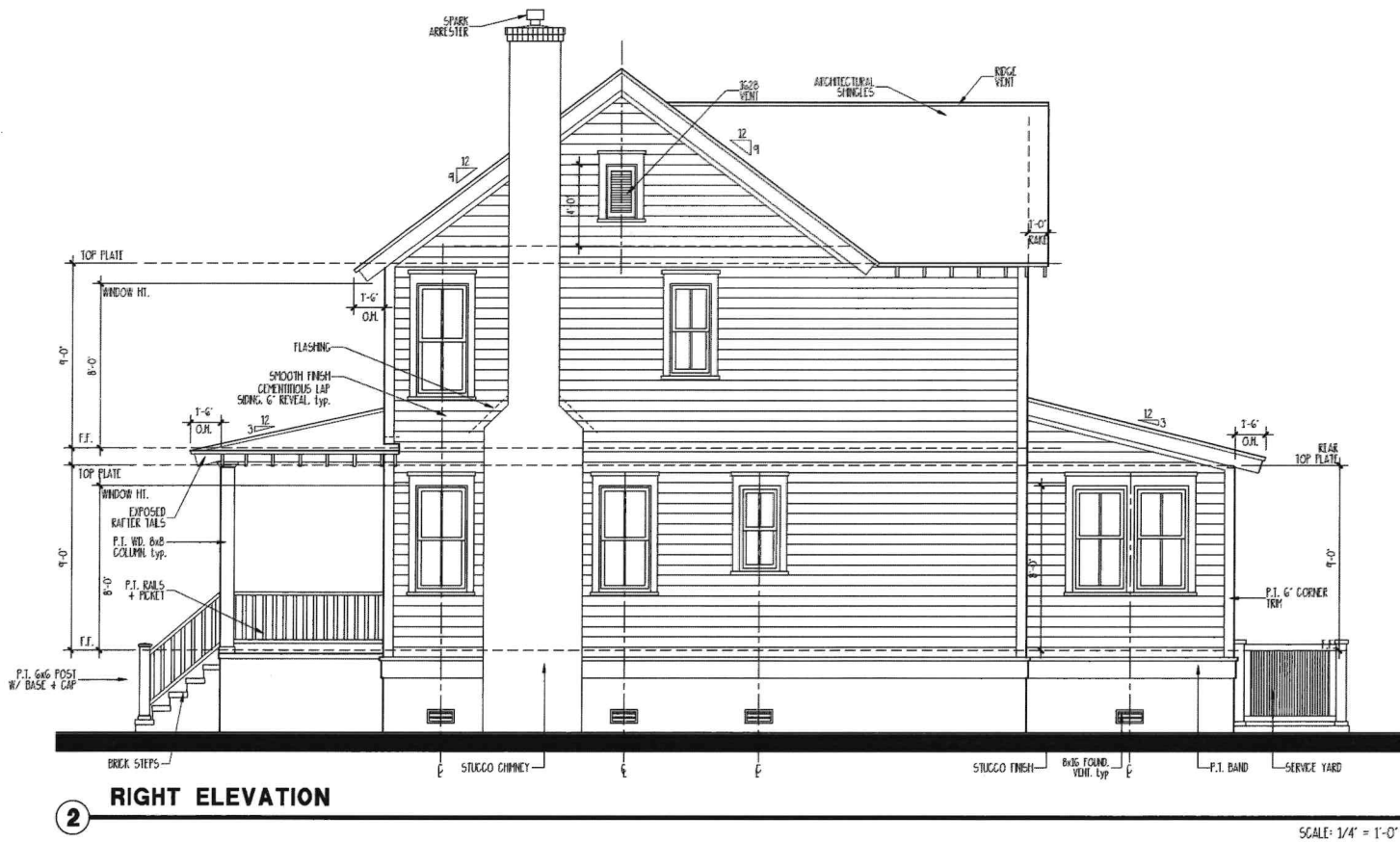


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DATE	05/25/2026
ACQ. NO.	25374
FORM (REV)	JH
DOC. NAME	25374.DWG

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FIRST FLOOR ELECTRICAL PLAN

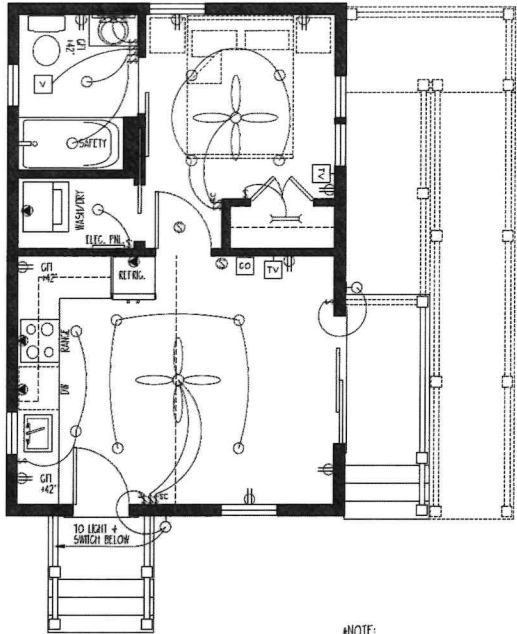
DATE:	05/25/2026
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DWG. BY:	JW
DWG. NAME:	25374.DWG

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FIRST FLOOR ELECTRICAL PLAN

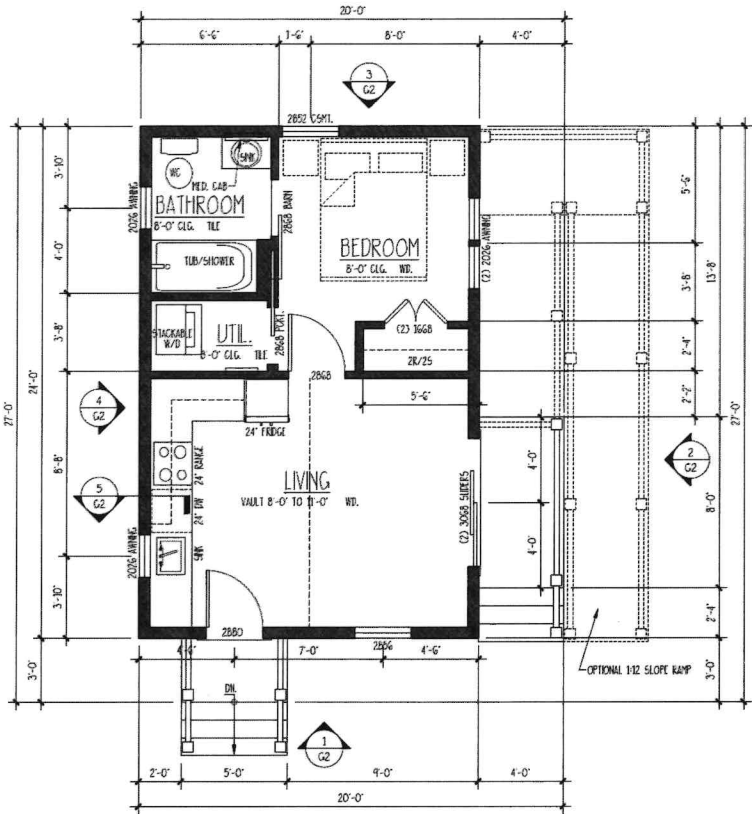


- NOTE:
1. COORDINATE TANKLESS HOT WATER HEATER LOCATIONS w/ OWNER.
 2. COORDINATE PNEUMATIC UNIT LOCATIONS w/ OWNER.
 3. COORDINATE STEP LIGHTING w/ OWNER.

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

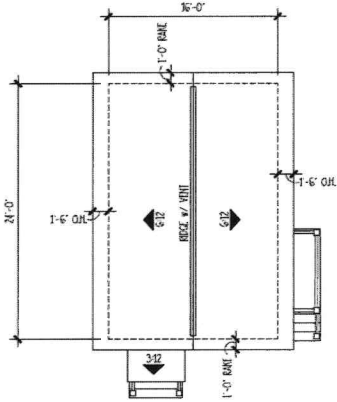
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SPEED CONTROL
	DRIPLINE OUTLET
	1/2 INCH OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	CHAMFERED OUTLET
	SPIGOT OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	THERMOCOUPLE
	TELEVISION JACK
	VENT
	VENT w/ LIGHT
	SUNLIGHT MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CABLE
	ELECTRIC BELL PANEL
	SMOKE DETECTOR
	LASERION SMOKE DETECTOR

FIRST FLOOR PLAN



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

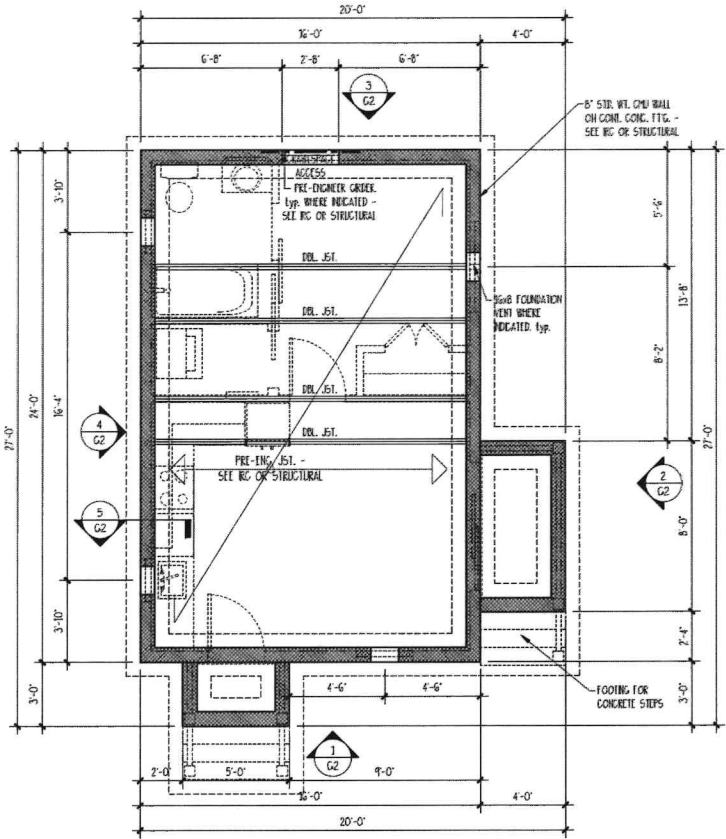
ROOF PLAN



- NOTE:
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 4. TWO (2) LAYERS UNDERLAYMENT REQUIRED WHEN 4:12 ROOF PITCH OR LOWER.
 5. METAL ROOF SEAMS NOT TO EXCEED 16\"/>
 6. METAL ROOF SEAMS TO BE 1 1/2\"/>

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

FOUNDATION PLAN



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

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CHECKED BY:	25374/LWG

G1

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APPLICATIONS:

4) 1010 BOUNDARY STREET

Northwest Quadrant

**(PIN: R120 004 000 0071-/0072-/0073
0000)**

Request for conceptual approval for
construction of 12 dwelling units divided
between 3 parcels (vacant lots),
consisting of:

- Two 4-unit townhomes, and
- Two duplexes



STAFF REPORT: Historic District Review Board (HDRB)

1010 BOUNDARY STREET

DATE: June 10, 2026

GENERAL INFORMATION		
Applicant:	MediaLink LLC (Ben and Christine Wiley)	
Site Address / Tax PIN:	1010 Boundary Street / 1112 Charles Street / PINs: R120 004 000 0071 0000, R120 004 000 0072 0000, R120 004 000 0073 0000	
Applicant's Request:	Applicant is requesting conceptual Approval for 12 dwelling units divided between 3 parcels, consisting of: - Two 4-unit townhouses (8 dwellings) - Two duplexes (4 dwellings)	
Current Zoning:	T5-URBAN CORRIDOR (T5-UC)	
Contributing/Neighborhood	Formerly noncontributing 1955 2-story frame dwelling – Now vacant lots / The Northwest Quadrant	
Flood Zone/Base Flood	Flood Zone: X, Elevation: 18 ft – 19 ft (BFE: 13 ft)	
Lot Size	17,024 Sqft (0.391 acres) [5,566 sqft + 5,766 sqft + 5,692 sqft]	
ZONING DISTRICT INFORMATION		
T5-URBAN CORRIDOR (T5-UC)		
Lot Width at Setback:	N/A	
Minimum Lot Size:	N/A	
Max Lot Coverage:	100%	
Frontage Build Out	60% min	
Front Setback – Primary	0 ft min – 15 ft max	
Side Setback – Primary	Corner/Alley: 0 ft – 15 ft Interior: 0 ft	
Rear Setback – Primary	5 ft min; from alley: 0 ft.	
Building Height:	Primary Structures: 5 stories max; 3.5 stories max in & fronting Historic District Accessory Structures: 2 stories max	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T5-UC	1211 Newcastle St – Commercial	N/A
South: T5-UC	1108 Charles St – Commercial	N/A
East: T5-UC	1107 Charles St – Vacant/Commercial	N/A
West: T5-UC	1012 Boundary St – Commercial	N/A

Background:

The applicant met with Staff at the May 6th HTRC Meeting to discuss the feasibility of a townhouse infill project that would front the intersection of Boundary Street and Charles Street. The original proposal was 3 sets of 4 townhouses. At the end of the discussion, staff was supportive of the project with modifications, namely the layout of the townhomes on the site. The applicant is now applying for Conceptual Approval of two 4-unit townhouses, and two duplexes, for a combined 12 total dwelling units split between the 3 vacant lots. **The applicant has been to one (1) HTRC Meeting on 5/6/2026.**

Project Timeline:

Jan. 2026	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
											
				5/6: HTRC Meeting	6/10: HDRB Meeting						

Summary of the HTRC Meeting (5/6/2026):

- **Planning and Zoning:**
 - Zoned T5-UC.
 - Vacant lots.
 - Will require 2 HRB review meetings – conceptual then final.
 - Buildings should/need to front Boundary Street.
 - Recommend hiring an architect to guide through the design process. All 3 units will need to be designed with their layout for HRB review.
- **Building Codes:**
 - No comments at this point of review.
- **Architecture:**
 - Proposal to build 12 total townhomes (3 buildings of 4 units each)
 - Per Section 2.4.1, the minimum frontage build-out for a T5-UC property is 60%. The front setback is 15' maximum. Buildings shall be placed fronting onto Boundary Street within the min. and max. front setback.
 - Per Section 2.5.1.A, "All buildings shall front a street right-of-way, and have a usable entrance on the Primary Frontage..."
 - Get with SCDOT on any encroachments into Boundary Street and Charles Street.
 - Ensure that fire trucks can navigate the site - coordinate with fire marshal.
 - NEW BEAUFORT CODE CHAPTER 4 EDITS:
 - Section 4.5.6.C.4 "Housing Model Diversity: For any new development containing at least three rows of rowhomes/townhouses (i.e. each row of multiple townhouses/rowhomes is considered a building) and not more than five buildings (excluding clubhouses/leasing offices), there shall be at least two distinctly different building designs. For any such development containing more than five separate rows or townhouse buildings (excluding clubhouses/leasing offices), there shall be at least three distinctly different building designs.

- Section 4.5.6.C.9.a – “Garages shall be placed behind the rowhome/townhouse. Apart from occasional on-street parking, all parking, including garages and carports, if any in new rowhome/townhouse developments shall be located in the rear of the rowhomes/townhouses and shall be accessed off a rear alleyway.”
- Section 4.5.6.C.9.b – “If a garage cannot be accessed from a rear alley, driveways along the side of a building are permitted, but the garage shall be placed so as to be hidden from the public right-of-way.”
- Section 4.5.6.C.9.d – “Garage doors shall not be visible from a public right-of-way or internal “street” wherever possible. Landscaping or appropriate buffering may be required by the Administrator or Planning Commission to accomplish this requirement.” It appears that the garage doors in the units facing each other would be directly accessed from the internal drive and highly visible from Boundary Street.

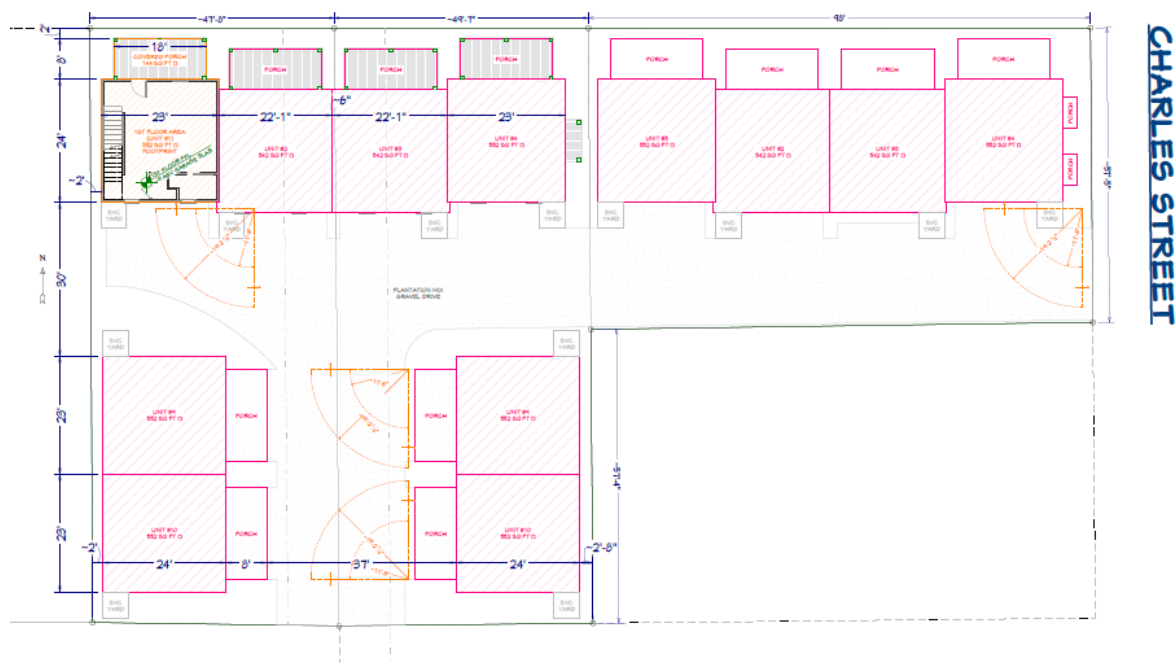
- Determination of adequate historic integrity for New Construction, Infill, Additions and Demolition:**

1010 Boundary Street – Analysis of Request

[illegible]

- Staff supports the future lot consolidation on the basis that the applicant receives Conceptual Approval.

2. Site Layout



- Townhouses are proposed to have rear-entry garages (no car/drive access directly from Boundary Street).
- The duplexes will be facing interior towards the lot and are proposed to have front-entry driveways.
- Overall, staff is supportive of the proposed layout.

1010 Boundary Street – Analysis of Request

3. Conceptual Elevations



CHARLES STREET ELEVATION
SCALE 1/4" = 1'-0"

Staff Analysis:

- Staff is generally supportive.
- See Findings and Recommendations (pg. 7)

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	<u>Rationale Present</u>	<u>Staff Analysis of Rationale</u>
1. Location: This is the relationship between the property and its historical context.	YES	✓ The relationship between the property and its historical context is maintained.
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.	YES/TBD	✓ Conceptual Approval, the design choices will fulfil infill guidelines and recommendations for projects in the Historic District for Final Approval.
3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	YES	✓ The proposal respects the historic integrity of its setting on Boundary Street.
4. Materials: These are the physical elements that make up a property or district.	YES/TBD	✓ Conceptual Approval, materials have not been provided yet. Appropriate historic materials will be required for Final Approval.
5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected.	YES/TBD	✓ Conceptual Approval, workmanship of surrounding structures will be considered and respected for Final Approval.
6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.	YES/TBD	✓ Conceptual Approval, the feeling of surrounding structures will be considered and respected for Final Approval.
7. Association: This is the direct link between an important historic event or person and a property.	N/A	✓ N/A.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation: Staff recommends **CONCEPTUAL APPROVAL** in that the proposal satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code. Staff has the following recommendations:

1. There are many discrepancies between the 2D drawings and the 3D rendering provided by the applicant. The rendering shows various changes from the drawings, including different locations for the separation walls between units, massing changes between the end and middle units, stoop entry instead of an entry at grade, no doors to the upper balconies, etc. Applicant to coordinate 3D rendering with 2D drawings for future submittals. For this review, staff has provided comments based on the 2D drawings.
2. Staff is not supportive of the separation walls between each unit and recommends they be removed from the design. Staff recommends the applicant add a vertical trim band and/or jog in the brick veneer between the two middle units to delineate the two units.
3. Staff recommends the applicant lower the end gables to align with the cross-gable cornice that spans over the middle units.
4. While staff appreciates the efforts to introduce various architectural elements, staff has concerns that there are too many different elements on a single row of units and recommends the following:
5. Applicant should pick one roof form for the middle units' porches (i.e. use a hip roof for both porch roofs, or a shed roof for both porch roofs).
6. Applicant should select either a closed gable or gable returns for the two end units.
7. Applicant should select one dormer design. Staff is more supportive of the shed dormer as this has better proportions than the gabled dormers. Staff would also be supportive of removing the dormers since they are in attics, and not habitable space.
8. For future submissions, staff is supportive of using different architectural elements on different rows of units (i.e. closed gables on one row of units, and open gables on another row of units). Staff also recommends the applicant consider small changes between units to help break up the uniformity, such as different front doors, shutter styles (louver or paneled), light fixtures, etc. Staff would also be supportive of adding a roof to the second-floor front upper balconies on one row, and omitting the roof on other rows.
9. Staff is not supportive of the trash yard being placed at the front façade adjacent to the street entry, especially for the structures fronting to Boundary Street. While the applicant is screening this area, service areas are typically placed on side/rear facades. A window could be placed in this area to allow more fenestration fronting to Boundary Street.
10. Staff is not supportive of the faux window or faux balconies on the Charles Street elevation (sheet A/1.2). Staff recommends the balconies either be removed, or a door added so that it is occupiable space. Staff recommends adding a window on the ground floor where the closed shutters are currently illustrated.
11. Applicant to provide elevations, plans, sections, and details for each row of units at future submissions.
12. Staff recommends the applicant provide street sections showing adjacent and across-the-street buildings for context.
13. Applicant to demonstrate compliance with all requirements per Section 2.4.1.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 33

Beaufort Historic District
Beaufort County, SC

List of Noncontributing Resources, Continued

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



City of Beaufort Zoning

1010 Boundary

CityOfBeaufort_Parcels

R120 004 000 0071 0000, 1010 BOUNDARY ST

Address Points

1010 BOUNDARY ST

label

Zoning Information

T5-UC: URBAN CORRIDOR DISTRICT
Flood Zone: X
Elevation: > 13 ft

Parcel Information

PIN: R120 004 000 0071 0000

AIN: 213325

Status: A

TAG: 120

Legres: No Information

Area Code: 198

CityOfBeaufort_Parcels

City Limits Public

Beaufort County

Wetlands

City of Beaufort Zoning

CoB Building Elevation

Beaufort County Flood Zones

Soils

CoB Elevation



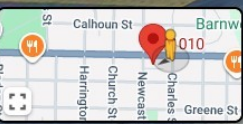
← 1010 Boundary St 🔍 ✕

↶ Share ✕

1000 US-21 Business
Beaufort, South Carolina

 Google Street View

Apr 2026 [See more dates](#)



Google Maps

DATUM=NAVD88

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

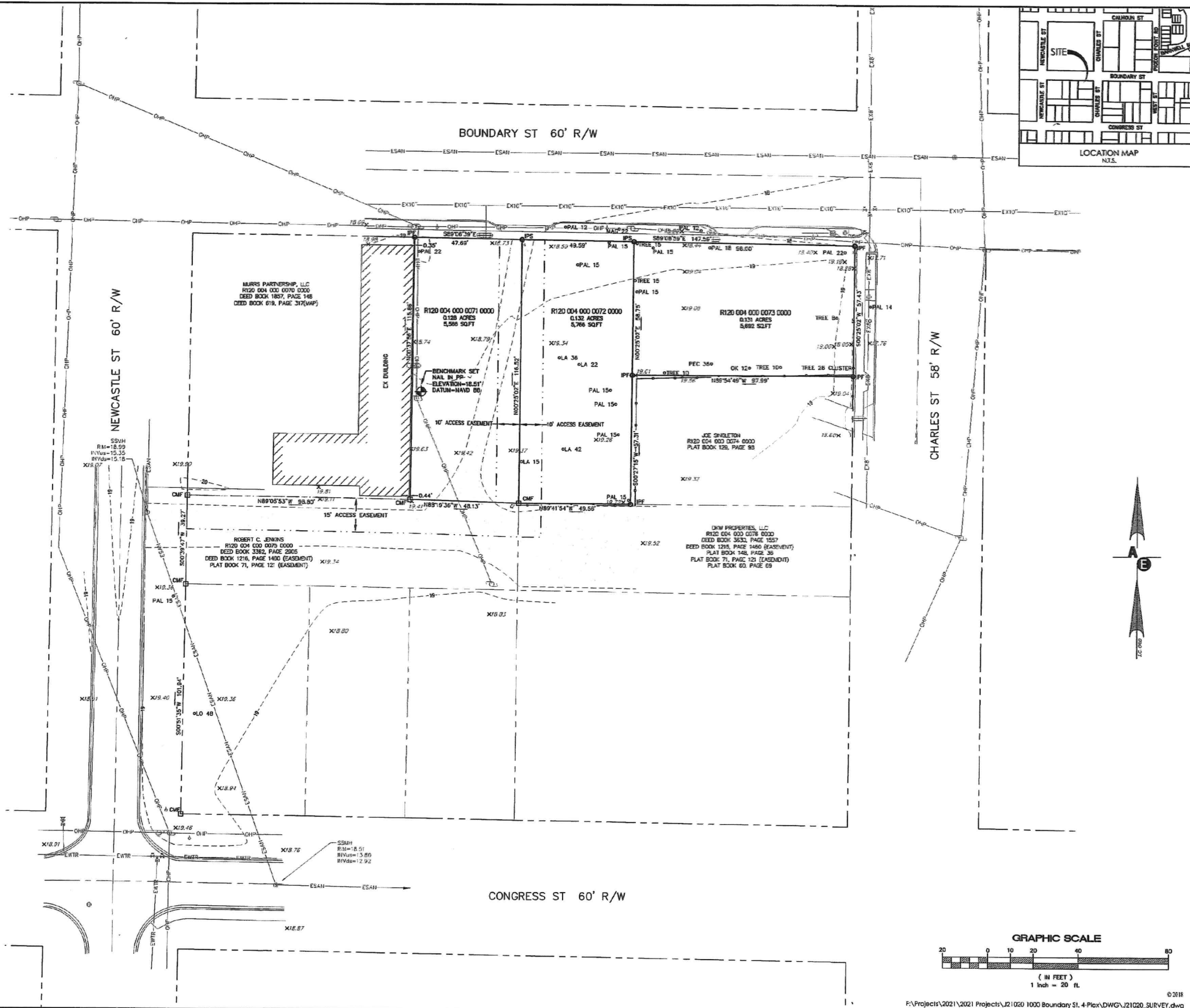
- NOTES:
1. BEARINGS ARE BASED ON THE SC STATE PLANE COORDINATE SYSTEM HAD 83(2011).
 2. VERTICAL DATUM IS REFERENCED TO NAVD 88.
 3. FIELD WORK COMPLETED: 4/16/2021.
 4. THIS PARCEL IS LOCATED IN FLOOD ZONE "X" (OTHER AREAS) AS SHOWN ON PANEL NO. 45013C 01585 EFFECTIVE DATE OF MARCH 23, 2021 - FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAPS.
 5. OWNER OF RECORD: BEAUFORT WORKS, LLC
 6. TAX MAP No.: R120 004 000 0073 0000, R120 004 000 0072 0000, R120 004 000 0071 0000
 7. TOTAL ACRES: R120 004 000 0073 0000 0.131 ACRES (5,692 SQ.FT.) R120 004 000 0072 0000 0.132 ACRES (5,776 SQ.FT.) R120 004 000 0071 0000 0.128 ACRES (5,565 SQ.FT.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT OF WAYS OF RECORD.
 8. REFERENCES: DEED BOOK 2917, PAGE 598 R120 004 000 0070 0000 DEED BOOK 1857, PAGE 148 DEED BOOK 1335, PAGE 1415 (MAP) DEED BOOK 1216, PAGE 1460 (EASEMENT AGREEMENT) PLAT BOOK 71, PAGE 121 (EASEMENT AGREEMENT)

LEGEND:

- AIR CONDITIONER
- BENCH MARK
- BOTTOM OF BANK
- CATCH BASIN
- CMF
- 5X5 CONCRETE MONUMENT FOUND
- CABLE TELEVISION BOX
- CENTERLINE OF DITCH
- CONTROL PANEL
- ELECTRIC BOX
- UP
- ELECTRIC LINE (UNDERGROUND)
- ELECTRIC METER
- CHAIN FENCE
- WOOD FENCE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLAG POLE
- GRATE INLET
- GROUND LIGHT
- EGAS
- GAS LINE
- GAS LINE MARKER
- GAS TANK
- GAS VALVE
- GAS VALVE MARKER
- GUY WIRE
- HOSE BIB
- IPF
- 1/2" IRON PIN FOUND
- IPS
- 5/8" IRON PIN SET
- IRRIGATION VALVE
- LIGHT POLE / LAMP POST
- MAILBOX
- MONITORING WELL
- CHP
- OVERHEAD POWER LINE
- POST
- POST INDICATOR VALVE
- POWER POLE
- RIGHT-OF-WAY
- SANITARY SEWER CLEAOUT
- EFM
- SANITARY SEWER FORCEMAIN
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SEWER LINE MARKER
- SEWER VALVE
- SEWER VALVE MARKER
- SIGN
- SPRINKLER HEAD
- STORM DRAIN MANHOLE
- STORM DRAIN PIPE
- TELEPHONE LINE
- TEL
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TOP OF BANK
- TRANSFORMER
- WELL
- WATER FOUNTAIN
- EWTR
- WATER LINE
- WATER LINE MARKER
- WATER METER
- WATER TANK
- WATER VALVE
- WATER VALVE MARKER

TREE LEGEND

LA	LAUREL OAK
LO	LIVE OAK
MAG	SOUTHERN MAGNOLIA
OK	OAK
PAL	PALMETTO PALM
PFC	PECAN
TREE	UNKNOWN SPECIES



PLAN REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

THE DESIGNS AND IDEAS PRESENTED IN THESE DRAWINGS OR ANY PART THEREOF ARE THE PROPERTY OF ANDREWS ENGINEERING & SURVEYING, LLC. NO PART OF THESE PLANS OR THEIR CONTENT IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT.



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Andrews Engineering & Surveying

ASBUILT SURVEY
Prepared for
BEAUFORT WORKS, LLC

TAX MAP No.s
R120 004 000 0073 0000
R120 004 000 0072 0000
R120 004 000 0071 0000
CITY OF BEAUFORT
BEAUFORT COUNTY
SOUTH CAROLINA

Date Drawn: 5/10/2021
Last Revised: 5/10/2021
Drawn By: J. Gray
Surveyor: J. Hayes

SHEET #:

1

JOB: J21020

ESAN — ESAN — ESAN — ESAN — ESAN — ESAN — ESAN — ESAN — ESAN — ESAN — ESAN — ESAN

EX BUILDING

15

BENCHMARK SET
NAIL IN PP
ELEVATION 18.51'
NAIL NAD 88

2 Unit
Duplex w
Drive under
garages

EASEMENT

42

12x10

CMF

19.41' N88°19'36"W 48.13'

OLA 36

OLA 22

PAL 150

ACCESS

OLA

2 Unit
Duplex
w Drive under
garages

IPF

19.61' TREE 10

19.56' N89°54'49"W 97.99'

OK 120 TREE 100

TREE 28 CLUSTER

IPF

EXB

EXB

OHP

18.50X

19.04'

19

JOE SINGLETON
R120 004 000 0074 0000
PLAT BOOK 129, PAGE 98

19.32'

500'27'15"W 67.31'

IPF

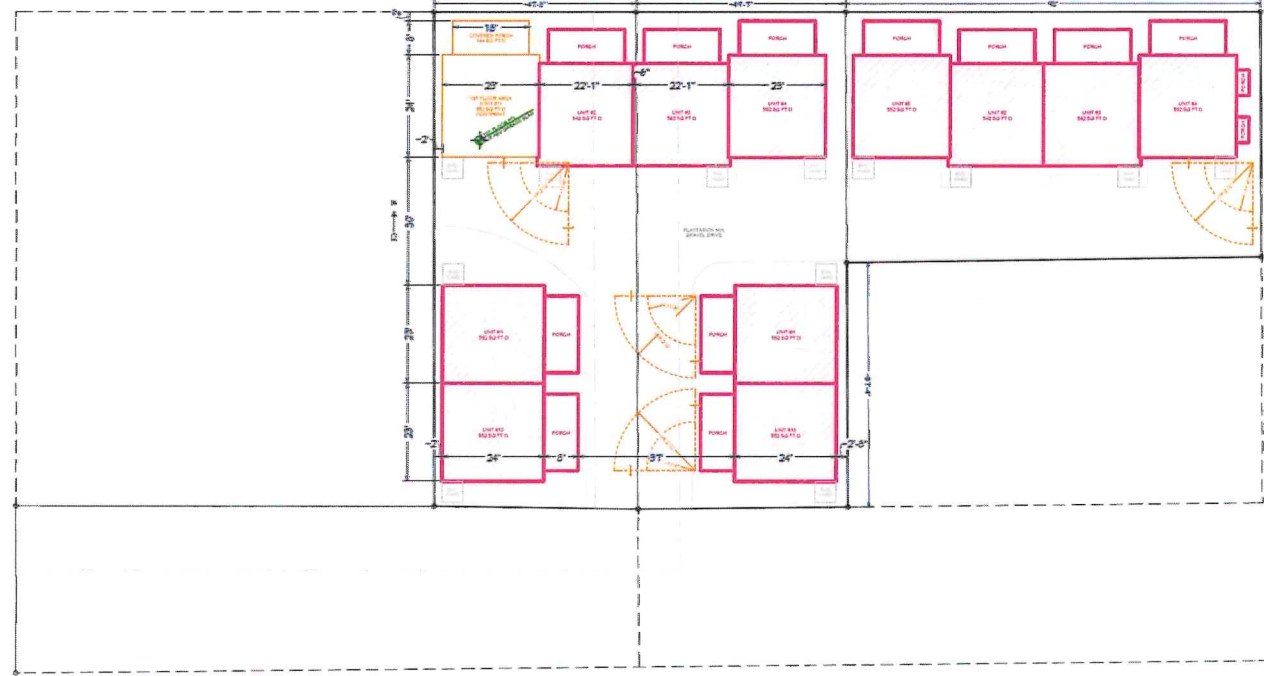
1'54"W 49.56'

DKW PROPERTIES, LLC
R120 004 000 0076 0000
DEED BOOK 3630, PAGE 1557
DEED BOOK 1216, PAGE 1460 (EASEMENT)
PLAT BOOK 148, PAGE 36
PLAT BOOK 71, PAGE 121 (EASEMENT)
PLAT BOOK 60, PAGE 69

NEWCASTLE STREET

BOUNDARY STREET

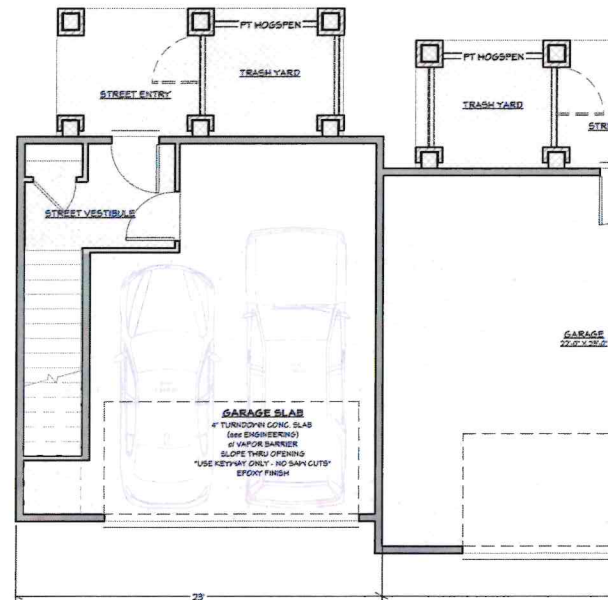
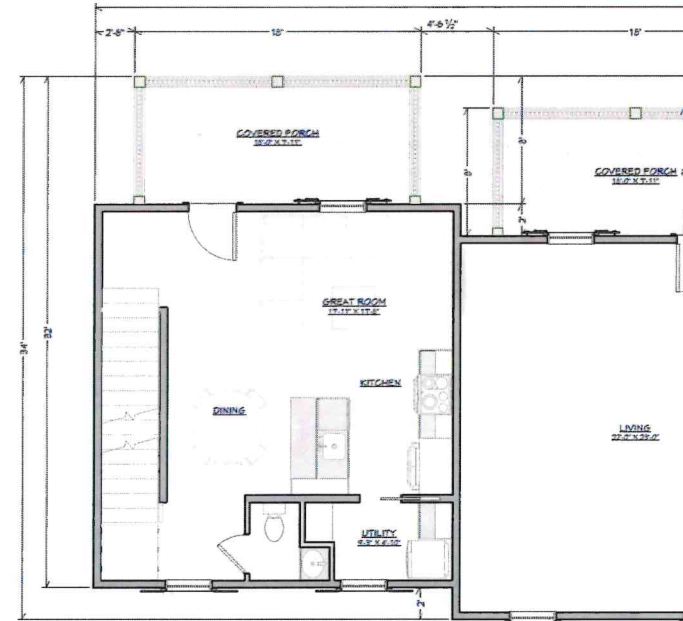
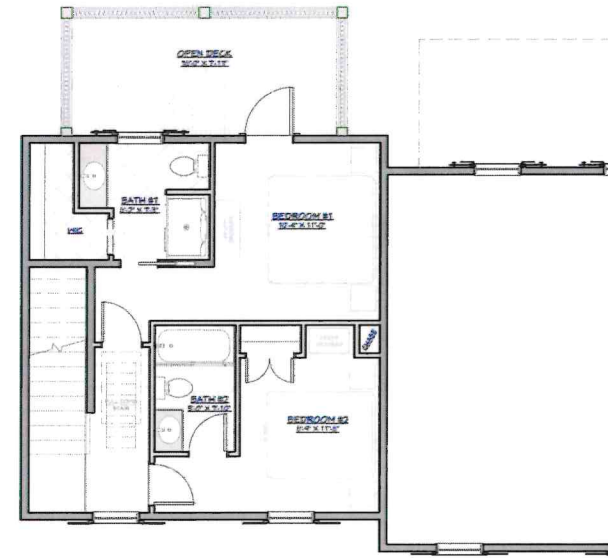
CHARLES STREET



THIS IS AN ALTERNATIVE OF VARIOUS DETAILS, ONLY FOR DISCUSSION PURPOSES - FINAL VERSION WILL HAVE A COMBO OF ONE OR THE OTHER PORCH/DORMER DETAILS.

FLOOR OVERVIEW

SCALE 3/16" = 1' - 0"
THIS IS A CONCEPT ONLY, NOT MEANT AS CONSTRUCTION DRAWINGS



JULIET BALCONY CONCEPT
(CHARLES STREET REQUIREMENT)

ALT PITCHED PORCH ROOF
per OWNER REQUEST

A
I
B
D

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BOUNDARY STREET TOWNHOMES RESIDENCE
1010 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA

REVISION DATE
5/20/2026

HOMEOWNER SIGNATURE &
DATE OF ACCEPTANCE

SHEET
OVER

CONSTRUCTION DOCUMENT NOTES

BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE AND/OR LOCAL COUNTY BUILDING CODE (LOCAL CODE TO TAKE PRECEDENCE OVER ANY NOTES IN THESE PLANS). THESE PLANS ARE TO BE VERIFIED BY A STRUCTURAL ENGINEER.

- ENGINEER'S DRAWINGS SHALL TAKE PRECEDENCE OVER ANY NOTES IN THESE PLANS.
- THESE DRAWINGS SHALL TAKE PRECEDENCE FOR ALL DIMENSIONS.
- MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL TAKE PRECEDENCE OVER PLAN NOTES.

BUILDING PLANNING NOTES

- SITE ADDRESS SHALL BE PROVIDED IN A POSITION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY.
- CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATION OF EXTERIOR WALLS SHALL COMPLY WITH TABLE R302.1(1).
- REVIEW FIRE RESISTANT CONSTRUCTION IF LESS THAN 5' SEPARATION BETWEEN STRUCTURES.
- ALL HABITABLE ROOMS SHALL HAVE EXTERIOR GLAZING NOT LESS THAN 8% OF THEIR FLOOR AREA TO PROVIDE NATURAL LIGHT, OR THEY SHALL BE PROVIDED WITH ARTIFICIAL LIGHT.
- ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION THROUGH OPENINGS TO THE OUTDOOR AIR IN ACCORDANCE WITH SECTION R303, OR THEY SHALL BE PROVIDED WITH MECHANICAL VENTILATION.
- LIGHT & VENTILATION FOR BATHROOMS, KITCHENS AND SIMILAR ROOMS SHALL COMPLY WITH SECTION R303.3.
- OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED AT LEAST 10' FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT.
- OUTSIDE EXHAUST OPENINGS SHALL BE LOCATED SO AS TO NOT CREATE A NUISANCE AND SHALL NOT BE DIRECTED ONTO PATHWAYS NOR PORCHES.
- DWELLING SHALL BE PROVIDED WITH HEATING FACILITIES THAT WILL MAINTAIN A TEMPERATURE OF 65°F AT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS.
- THE MIN. CEILING HEIGHT FOR HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, KITCHENS, LAUNDRY ROOMS & BASEMENTS SHALL NOT BE LESS THAN 7'.
- SANITATION, TOILET, BATH & SHOWER SPACES PER SECTIONS R306 & R307.
- MIN. 21" CLEARANCE IN FRONT OF FIXTURES.
- SAFETY GLAZING SHALL BE IN ACCORDANCE WITH SECTION R303.
- OPENINGS BETWEEN THE GARAGE AND THE DWELLING SHALL BE EQUIPPED WITH 1 3/4" THICK SOLID WOOD DOORS, HONEYCOMB CORE STEEL DOORS, OR 20 MINUTE FIRE-RATED DOORS.
- ANY GARAGE SHALL BE SEPARATED FROM THE DWELLING & ATTIC AREA IN ACCORDANCE WITH SECTION R304.
- GARAGE FLOOR SURFACES SHALL BE SLOPED TO A DRAIN TOWARD THE VEHICLE ENTRY POINT.
- EVERY SLEEPING ROOM SHALL HAVE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENINGS PER SECTION R311.
- ALL EMERGENCY AND RESCUE OPENINGS SHALL HAVE A MIN. CLEAR OPENING OF 5 7/8" WITH A MIN. NET CLEAR OPENING HEIGHT OF 20" AND WIDTH OF 20" AND NO HIGHER THAN 44" AFF.
- STAIRWAYS SHALL HAVE A MIN. HEADROOM HEIGHT OF 80".
- STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 31 1/2" AT AND BELOW THE HANDRAIL WHERE ONLY ONE HANDRAIL IS PROVIDED OR 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
- A FLIGHT OF STAIRS SHALL HAVE NO MORE THAN 14" OF VERTICAL RISE BETWEEN FLOORS OR LANDINGS.
- STAIRWELL TREADS SHALL BE AT LEAST 10" DEEP AND SHALL NOT EXCEED MORE THAN 30" VARIATION FROM LARGEST TO SMALLEST TREAD.
- STAIRWELL RISERS SHALL BE NOT GREATER THAN 13 3/4" IN HEIGHT AND SHALL NOT EXCEED 30" IN ANY FLIGHT OF STAIRS - SEE R311.1.
- A CONTINUOUS HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF THE STAIRWAY.
- THE TOP OF THE HANDRAILS SHALL BE PLACED NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE NOSING OF THE TREADS.
- GUARDS AT LEAST 36" IN HEIGHT SHALL BE PROVIDED WHERE PORCHES, BALCONIES OR RAISED FLOOR SURFACES ARE GREATER THAN 30".
- GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
- SMOKE ALARMS SHALL BE INSTALLED PER SECTION R314 IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING (INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS).
- SMOKE ALARMS SHALL BE INTERCONNECTED AS INDICATED IN SECTION R314.4.
- THE POWER SOURCE FOR SMOKE ALARMS SHALL COMPLY WITH SECTION R314.6.
- PROTECTION OF WOOD FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED: (1) WOOD JOISTS OR FLOORS LESS THAN 12" FROM EXPOSED GROUND OR WOOD GUARDS LESS THAN 12" FROM EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS WITHIN THE BUILDING FOUNDATION. (2) FLOOR FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 8" FROM EXPOSED GROUND. (3) SILL AND SLEEPERS ON A CONCRETE OR MASONRY SLAB UNLESS SEPARATED BY SUCH A SLAB BY AN IMPERVIOUS MOISTURE BARRIER. (4) WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING LESS THAN 8" FROM THE GROUND. AREAS SUBJECT TO TERMITES INFESTATION SHALL COMPLY WITH SECTION R316.
- A ROUGH-FRAMED OPENING NOT LESS THAN 22"X30" W/50" MIN. HEADROOM SHALL BE PROVIDED TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER (MEASURED TO THE BOTTOM OF ROOF FRAMING MEMBERS) OVER AN AREA GREATER THAN 300SQFT.
- MECHANICAL EQUIPMENT IN ATTICS SHALL BE PROVIDED WITH ACCESS PER SECTION M1305.1.3.

FLOOR JOIST SPAN REFERENCE

R302.1(2) - SOUTHERN YELLOW PINE #2
40psf LIVE LOAD - 20psf DEAD LOAD
L/360 DEFLECTION

SIZE	SPACING	SPAN
2 x 6	12" o/c	10' - 3"
	16" o/c	9' - 4"
2 x 8	12" o/c	13' - 6"
	16" o/c	11' - 10"
2 x 10	12" o/c	16' - 2"
	16" o/c	14' - 0"
2 x 12	12" o/c	19' - 1"
	16" o/c	16' - 8"

*SPANS OVER 19' - 1" = ENGINEERED TRUSS or I-JOIST

WINDOW, DOOR & GARAGE DOOR HEADER SELECTION TABLE

SOUTHERN YELLOW PINE #2 SUPPORTING ROOF, WALL AND FLOOR LIVE LOADS UP TO 20psf - 1.25 LOAD DURATION - 16' SPAN OF SUPPORTED ROOF & FLOOR FRAMING

CLEAR OPENING	MIN. HEADER SIZE
8' - 0" or LESS	(2) 2 x 10
8' - 0"	(3) 2 x 10
10' - 0"	3-1/2" x 4-1/4" LVL
12' - 0"	3-1/2" x 11-1/8" LVL
16' - 0"	5-1/2" x 14" LVL
OVER 16'	ENGINEERED BY OTHERS

WALL & HEADER STUD SELECTION TABLE

WECM TABLE 3.22F
SOUTHERN YELLOW PINE #2

UN-SUPPORTED WALL HEIGHT	STUD SPACING	MAX. HEADER SPAN NUMBER OF JACK STUDS					
		1	1	2	2	2	2
17' OR LESS	12" o/c	2	2	3	3	3	3
	16" o/c	2	2	3	3	3	3
GREATER THAN 17'	12" o/c	2	2	3	4	5	5
	16" o/c	2	2	3	5	4	4

CEILING JOIST SPAN REFERENCE

R302.4(2) - SOUTHERN YELLOW PINE #2
20psf LIVE LOAD - L/240 DEFLECTION
LIMITED STORAGE - L/360 DEFLECTION

SIZE	SPACING	SPAN
2 x 4	12" o/c	9' - 0"
	16" o/c	8' - 0"
2 x 6	12" o/c	13' - 11"
	16" o/c	12' - 0"
2 x 8	12" o/c	17' - 7"
	16" o/c	15' - 3"
2 x 10	12" o/c	20' - 11"
	16" o/c	18' - 1"
2 x 12	12" o/c	24' - 1"
	16" o/c	21' - 8"

ROOF RAFTER SPAN REFERENCE

R302.5.1(2) - SOUTHERN YELLOW PINE #2
20psf LIVE LOAD - L/240 DEFLECTION
CEILING ATTACHED TO RAFTERS

SIZE	SPACING	SPAN
2 x 4	12" o/c	9' - 0"
	16" o/c	7' - 6"
2 x 6	12" o/c	13' - 6"
	16" o/c	11' - 3"
2 x 8	12" o/c	17' - 1"
	16" o/c	14' - 6"
2 x 10	12" o/c	20' - 3"
	16" o/c	17' - 8"
2 x 12	12" o/c	25' - 10"
	16" o/c	22' - 5"

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA - NOTE: STRUCTURAL ENGINEER TO VERIFY

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			WEATHERING	FROST LINE	TERMITES					
5psf	V-148mph	CLASS D	MODERATE	x6	V. HEAVY	21°F	NO	see SURVEY	20°F	67.5°F



STRUCTURE SQUARE FOOTAGE:

FIRST FLOOR CONDITIONED	x,xxx SQFT
SECOND FLOOR CONDITIONED	x,xxx SQFT
TOTAL CONDITIONED	x,xxx SQFT
GARAGE	xxx SQFT
COVERED PORCHES	xxx SQFT
TOTAL UNDER ROOF	x,xxx SQFT

ELEVATION RENDERING

NOT TO SCALE
THIS IS A CONCEPT ONLY, NOT MEANT AS CONSTRUCTION DRAWINGS

SHEET INDEX		
LABEL	TITLE	DESCRIPTION
OVER	OVERVIEW	
SITE	SITE PLAN	
A1.1	PILE/FOOTER PLAN	
A1.2	PILE/FOOTER PLAN	
F1.1	FOUNDATION PLAN	
F1.2	FRAMED FOUNDATION WALLS	
A1.3	1ST FLOOR FRAMING PLAN	
A1.4	1ST FLOOR PLAN	
A1.5	2ND FLOOR FRAMING PLAN	
A1.6	2ND FLOOR PLAN	
A1.7	ROOF PLAN	
A2.1	STREET ELEVATION	
A2.2	MARSH ELEVATION	
A2.3	LEFT SIDE ELEVATION	
A2.4	RIGHT SIDE ELEVATION	
A3.1	WINDOW, DOOR & TRIM DETAILS	
E1.1	ELECTRICAL PLAN	
M1.1	MECHANICAL PLAN	
REND	PROJECT RENDERINGS	
DEMO	EXISTING CONDITIONS/DEMO PLAN	

REVISIONS	
DATE	DESCRIPTION
5/14/2024	
5/17/2024	
5/28/2024	

BRIDGEWATER CONSULTING LLC
BEAUFORT, SOUTH CAROLINA
info@bridgetwater.com
843.422.7770

BOUNDARY STREET TOWNHOMES RESIDENCE
1010 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA

REVISION DATE
5/20/2026

HOMEOWNER SIGNATURE &
DATE OF ACCEPTANCE

SHEET

COVER

NEWCASTLE STREET

BOUNDARY STREET

CHARLES STREET



SITE PLAN
SCALE 1" = 10'

AI
BD

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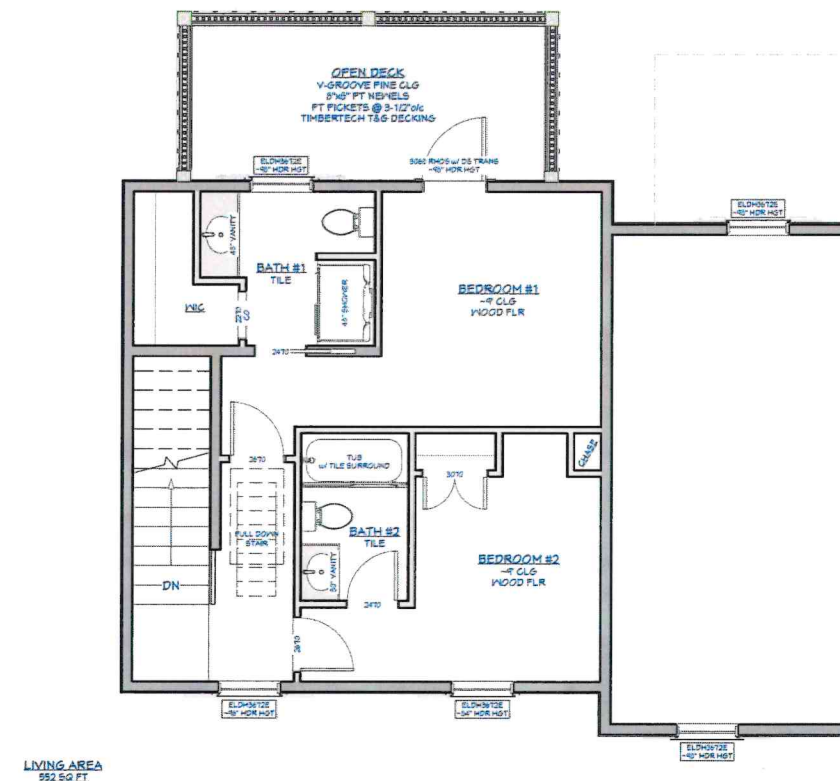
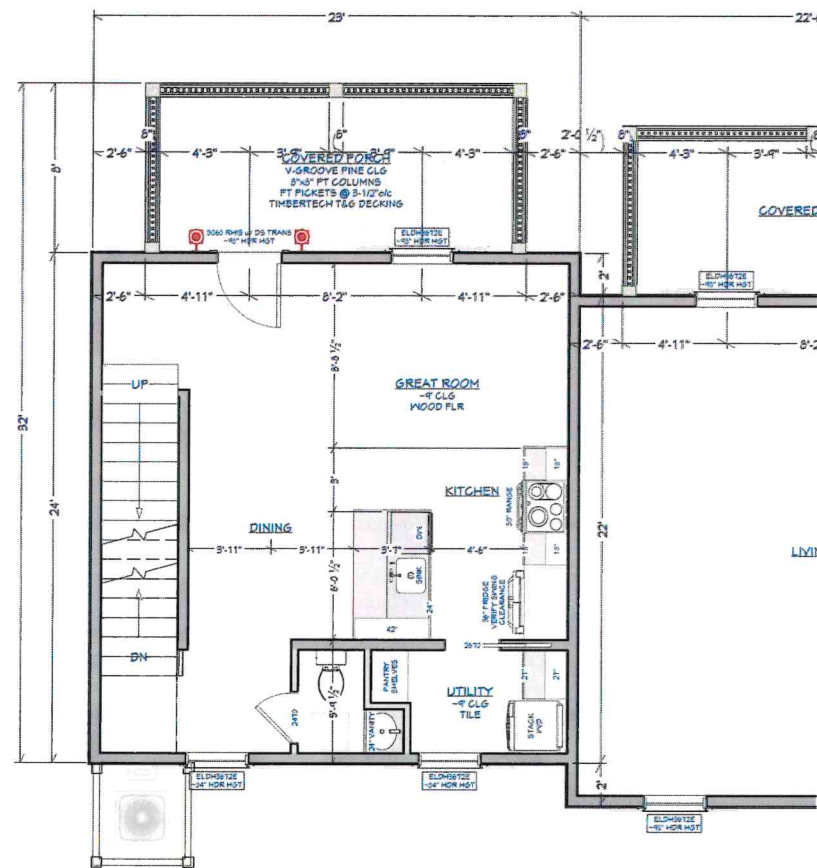
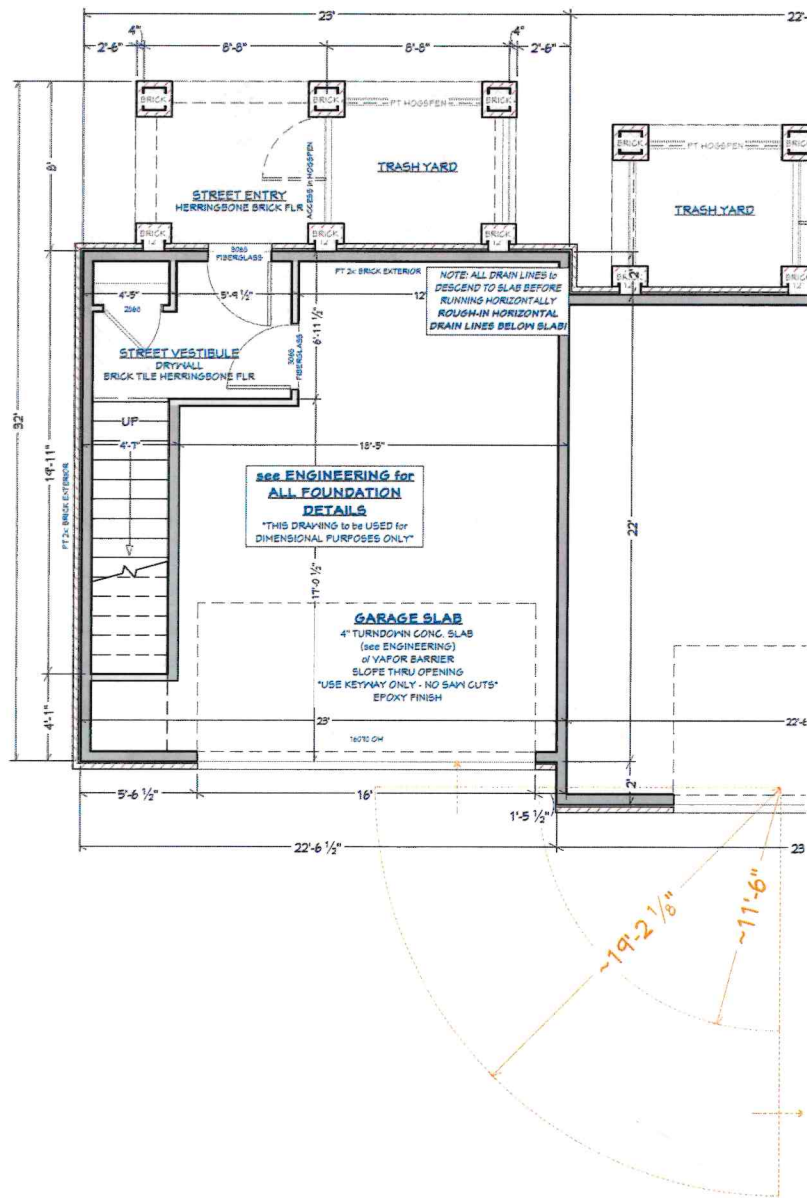
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SHEET

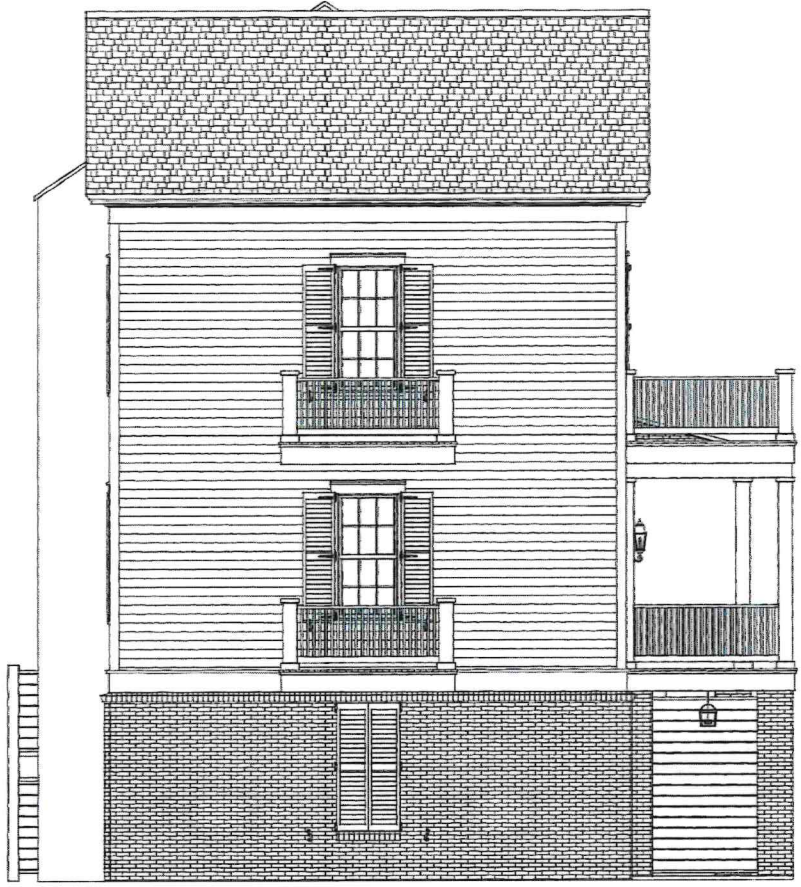
SITE





BOUNDARY STREET ELEVATION
SCALE 1/4" = 1' - 0"

THIS IS AN ALTERNATIVE of VARIOUS DETAILS, ONLY FOR DISCUSSION PURPOSES - FINAL VERSION WILL HAVE A COMBO OF ONE OR THE OTHER PORCH/DORMER DETAILS.



CHARLES STREET ELEVATION
SCALE 1/4" = 1' - 0"

A1
BD

BRIDGEWATER CONSULTING LLC
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BOUNDARY STREET TOWNHOMES RESIDENCE
1010 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA

HOMEOWNER SIGNATURE & DATE OF ACCEPTANCE	REVISION DATE
	5/20/2026

SHEET
A1.2

