TOWN OF SUMMERVILLE
BOARD OF ARCHITECTURAL REVIEW – AGENDA
Summerville Municipal Complex
Annex Building 2nd Floor Training Room
January 7th, 2020 at 6:00 P.M.

(ALL APPLICANTS ARE REQUIRED TO PRESENT THEIR INDIVIDUAL REQUEST)

For additional information regarding this meeting please contact the Planning Department at 843.851.4214. All related documents for this meeting are available for review at the Planning Department during regular business hours, Monday-Friday, 8:30 – 5:00 excluding Town of Summerville holidays and on the website www.summervillesc.gov

Approval of Minutes:

1. December 3rd, 2019 Meeting Minutes

Old Business:

1. **211 W. Richardson Avenue-** Final selections for new construction of two office buildings
2. **206 Central Avenue-** Demolition of existing fellowship hall, new construction of fellowship hall/offices for St. Luke's church

New Business:

1. **101 S. Laurel Street-** Addition to rear of existing single-family residence
2. **127 W. 5th South Street-** Renovation of front porch on existing single-family residence
3. **310 S. Hickory Street-** Addition of dormer to existing single-family residence

Miscellaneous:

1. N/A

Adjourn:

Agenda Posted:

STAFF REPORT
BAR Meeting
January 7th, 2019

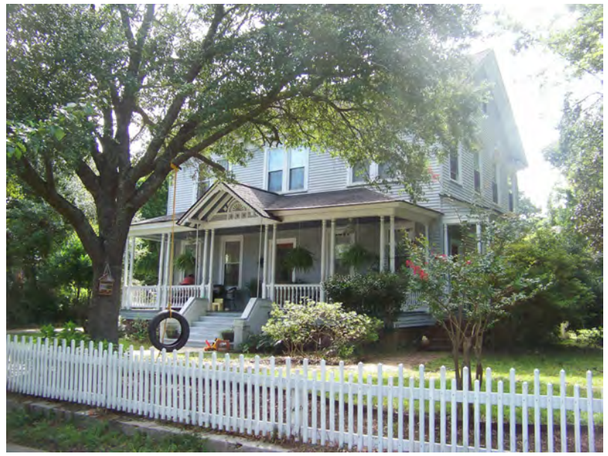
To: Town of Summerville BAR
From: Becca Zimmerman, Planner II
Date: 12/31/19

GENERAL INFORMATION

Property Applicant:	Tom Wallington
Owner:	Carroll House LLC
Requested Action:	Final Approval
Existing Zoning/Land Use:	N-MX, Mixed Use
Location:	211 W. Richardson Avenue
Building Rating:	N/A
Proposed Alterations:	Final presentation of selections for two new office buildings
Guideline Citation:	**5. Design Guidelines** – 5.10 Universal Guidelines for New Standalone Construction- *Guidelines 29-36* 5.15 Guidelines for Commercial Properties-*Refer to Residential Guidelines*
Evaluation:	The proposed project is Zoning compliant. A light plan must be submitted prior to permit release and, the existing vegetation on site will be evaluated with staff to confirm it meets landscaping requirements. This project received BAR approval on December 3rd, with the condition that final selections were to be presented to the board prior to permitting.

9. St. Luke's Former Sanctuary

10. St. Lukes - Fellowship Hall -
(To be Demolished)



11. Residential Property

12. Davenport Properties

13. Residential Property

14. Residential Property

15.First Capital Bank

16. Central Ave.

Goff D'Antonio Associates ©2019

12/12/2019 11:52:18 AM

St. Luke's Lutheran Church

Fellowship Hall Repacement & Building

206 Central Ave, Summerville, SC 29483

12-13-2019 A3

1 **Pine Street Elevation with Side Elevations of New and Existing Building**
Scale: 1/8" = 1'-0"

2 **Inside Lot Elevation with Side Elevations of New and Existing Building**
Scale: 1/8" = 1'-0"

3 **Courtyard Elevation**
Scale: 1/8" = 1'-0"

4 **Rear Elevation**
Scale: 1/8" = 1'-0"

No.	Issued For	Date
1	Issued to BAR for final approval	Nov 8 2019
2		
3		
4		
3		

Stamps

NOT FOR CONSTRUCTION

STATE OF SOUTH CAROLINA
RACHEL BEVERLEY BURTON
Summerville, SC
No. 8448
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
SWALLOWTAIL ARCHITECTURE LLC
Summerville, SC
No. 100760
REGISTERED ARCHITECTS

Nov 8, 2019

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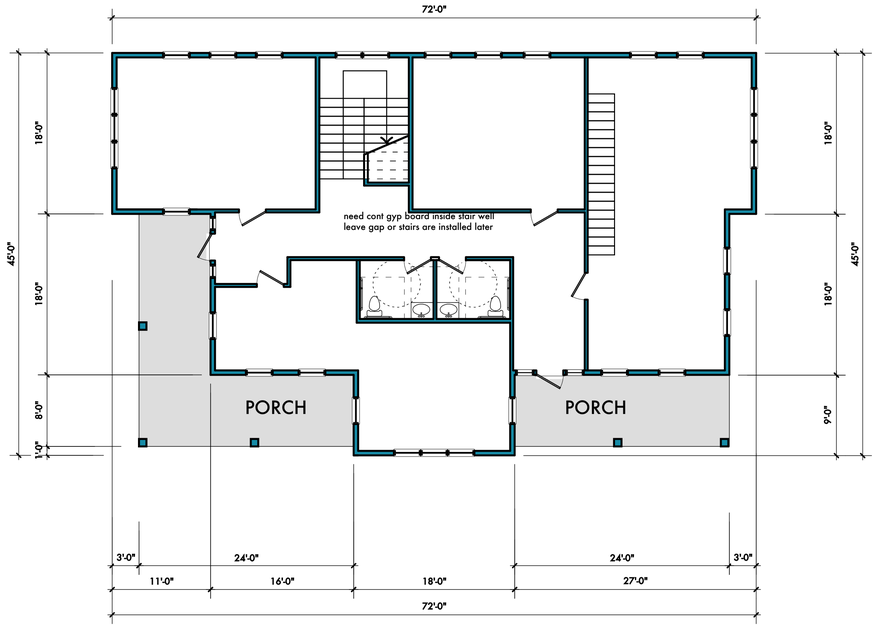
ARCHITECTURE AND INTERIOR DESIGN
843-885-9400 • Swallowtailarchitecture.com
814 N Cedar Street, Summerville, SC 29483

PROFESSIONAL OFFICES IN A PARK
CAROLL HOUSE, LLC
211 W RICHARDSON
SUMMERVILLE, SC

Plot Date: 12/18/19
Checked: RB
Drawn: RB

Drawing Title: Pine Street Office Elevations

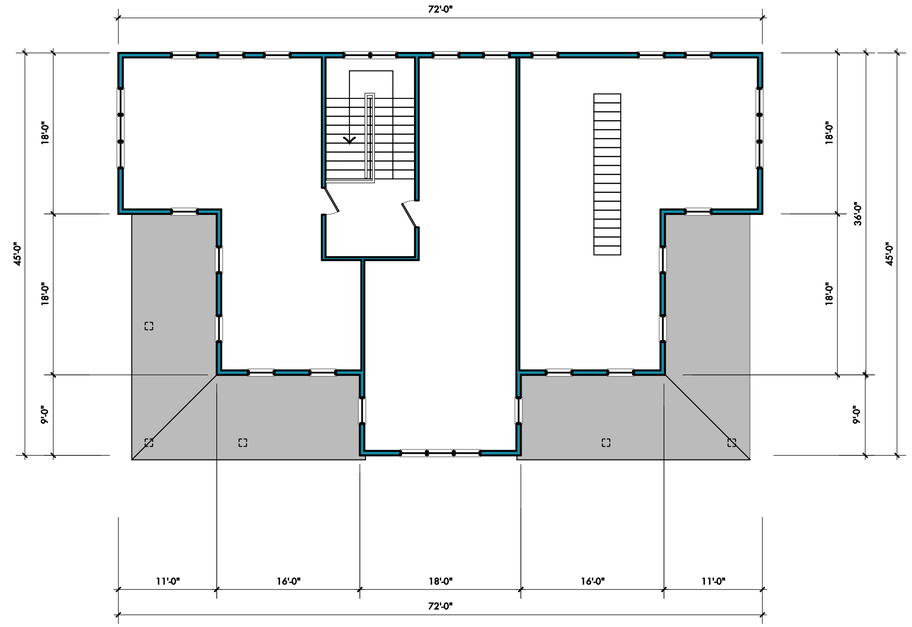
Drawing No. **A2.1**



1 First Floor Plan

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

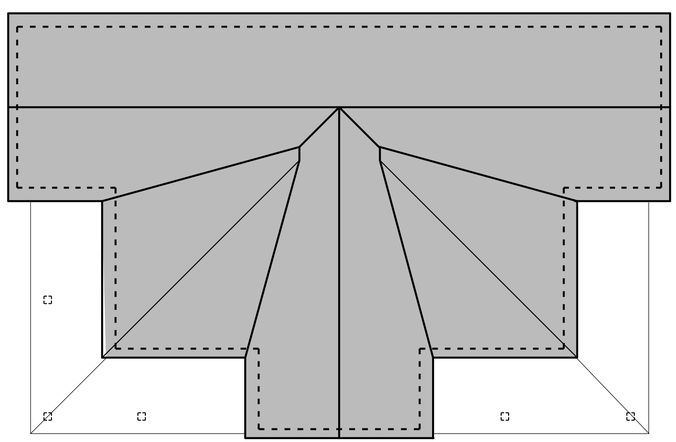
Area: 2503 sq ft
Porch: 528
Total Area: 3031
slab height: 69.5



2 Second Floor Plan

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

Area: 2360 sq ft



3 Roof Floor Plan

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

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PROFESSIONAL OFFICES IN A PARK
CAROLL HOUSE, LLC
211 W RICHARDSON
SUMMERVILLE, SC

Plot Date 12/19/19
Checked RB
Drawn RB

Drawing Title
PINE STREET OFFICE

Drawing No.
A1.3

1 Pine Street Elevation with Side Elevations of New and Existing Building
Scale: 1/8" = 1'-0"

2 Inside Lot Elevation with Side Elevations of New and Existing Building
Scale: 1/8" = 1'-0"

3 Courtyard Elevation
Scale: 1/8" = 1'-0"

4 Rear Elevation
Scale: 1/8" = 1'-0"

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Stamps

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PROFESSIONAL OFFICES IN A PARK
CAROLL HOUSE, LLC
211 W RICHARDSON
SUMMERVILLE, SC

Plot Date 11/8/19
Checked RB
Drawn RB
Drawing Title
Pine Street Office Elevations
Drawing No.
A2.1

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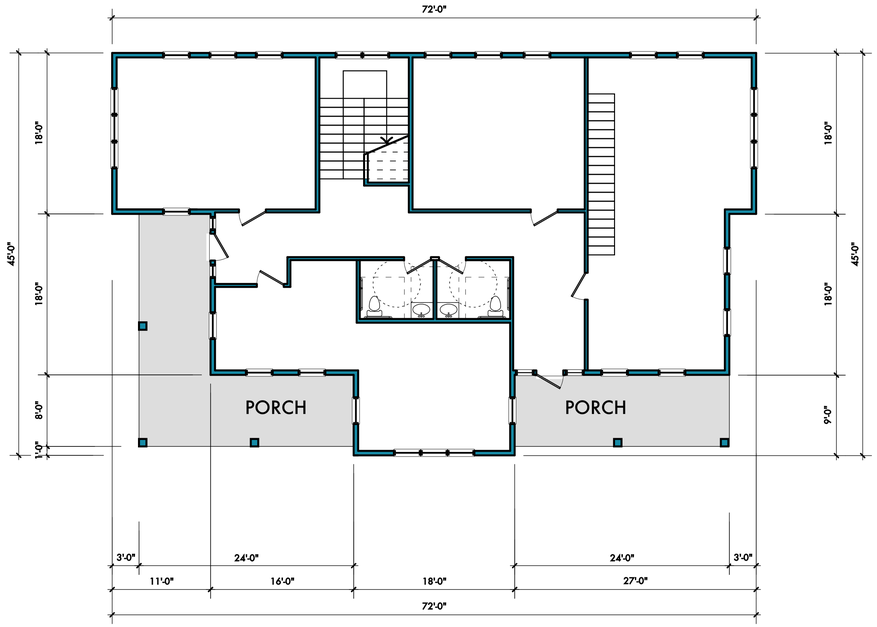

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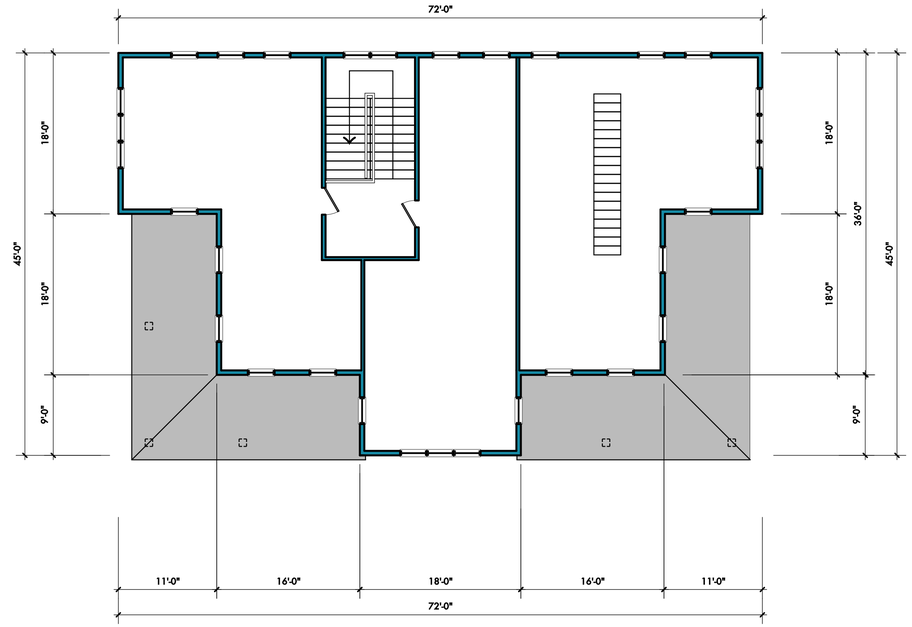
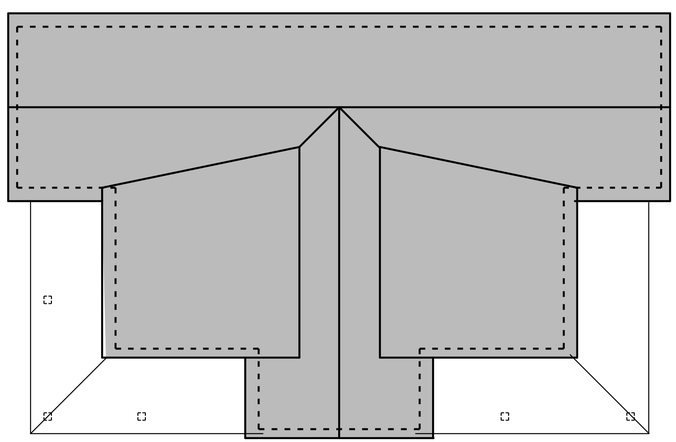


2 Second Floor Plan

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

Area: 2360 sq ft



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PROFESSIONAL OFFICES IN A PARK
CAROLL HOUSE, LLC
211 W RICHARDSON
SUMMERVILLE, SC

Plot Date: 11/7/19
Checked: RB
Drawn: RB

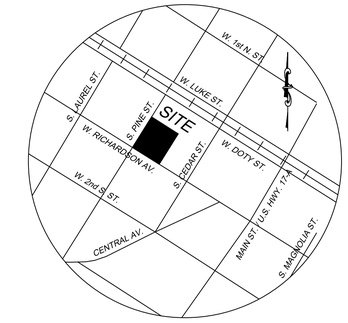
Drawing Title
PINE STREET OFFICE

Drawing No.
A1.3

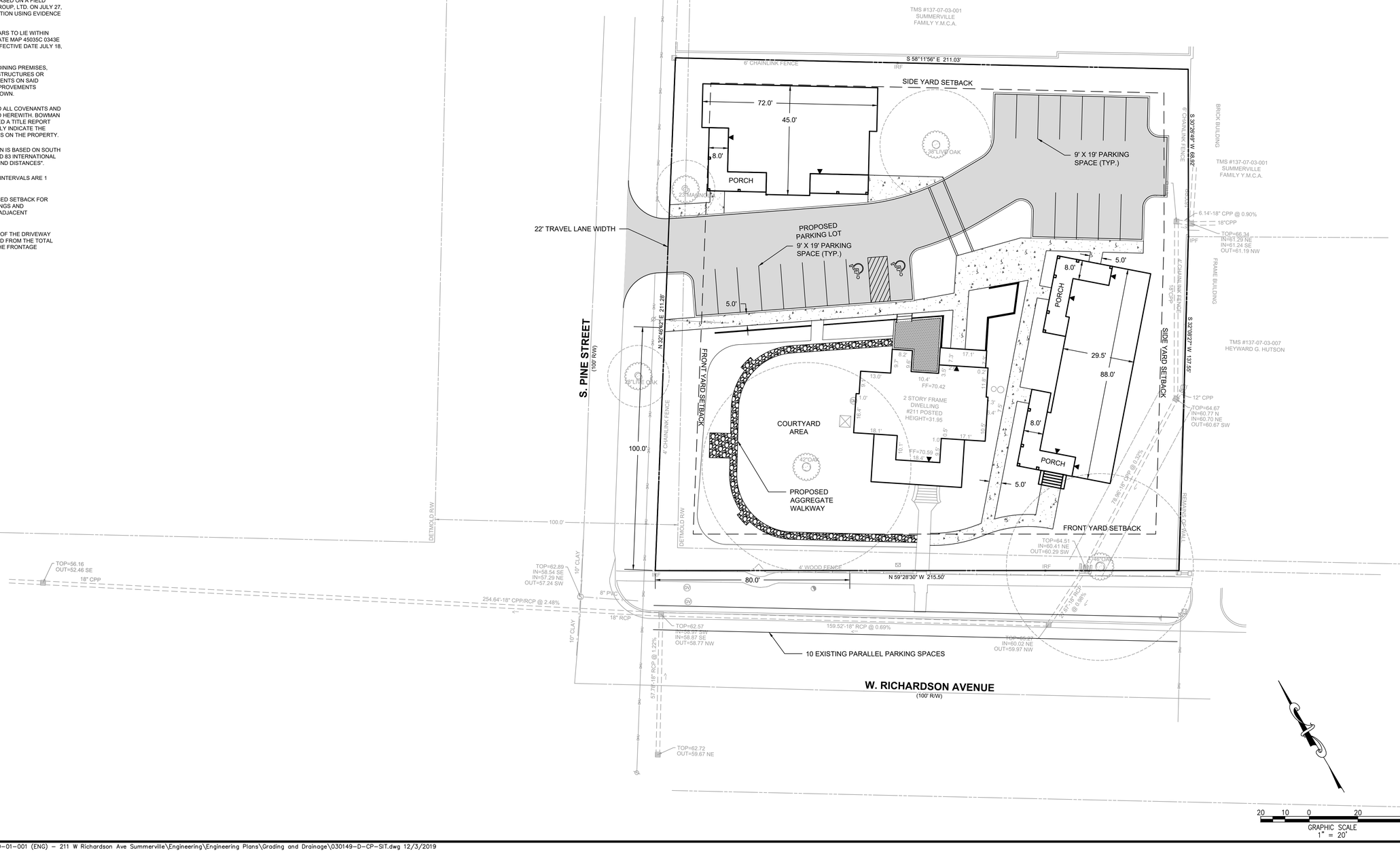
ZONING INFORMATION			
REQUIRED	CURRENT ZONING: N-MX	PROPOSED	MEETS REQ'T (Y/N)
BUILDING SETBACK (FRONT)	0' MIN - 15' MAX	15'	Y
BUILDING SETBACK (REAR)	10'	10'	Y
BUILDING SETBACK (SIDE)	0' MIN - 15' MAX	15'	Y
LANDSCAPE YARD (SIDE)	5'	5'	Y
LANDSCAPE YARD (REAR)	5'	5'	Y
PARKING LOT INTERIOR PLANTING	1 CANOPY TREE WITHIN 60' OF A SPACE	TO BE PROVIDED	Y
MAXIMUM IMPERVIOUS COVERAGE	70%	50%	Y
ON-SITE PARKING	2 SPACES/ 1000 SQ. FT. = 25 MIN.	31	Y
ON-SITE ACCESSIBLE PARKING	2 ADA SPACES (INCLUDING 1 VAN ACCESSIBLE)	2 ADA SPACES (INCLUDING 1 VAN ACCESSIBLE)	Y

GENERAL NOTES

1. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED IN DORCHESTER COUNTY, SOUTH CAROLINA AS TMS #137-07-03-008.
2. THE SURVEYED PROPERTY IS CURRENTLY IN THE NAME OF CARROLL HOUSE LLC RECORDED IN DEED BOOK 11840 PAGE 140 IN THE ROD OFFICE OF DORCHESTER COUNTY, SOUTH CAROLINA.
3. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON JULY 27, 2019. SURVEY REPRESENTS A SURVEY OF OCCUPATION USING EVIDENCE FOUND AND REFERENCES SHOWN.
4. THE SURVEYED PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 45035C 0343E FOR DORCHESTER COUNTY, SOUTH CAROLINA, EFFECTIVE DATE JULY 18, 2017.
5. THERE ARE NO VISIBLE ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR EASEMENTS, BY VISIBLE BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, NOR VISIBLE ENCROACHMENTS ON SAID PROPERTY BY VISIBLE STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES EXCEPT AS SHOWN.
6. THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ANY COVENANTS AND RESTRICTIONS ON THE PROPERTY.
7. NORTH MERIDIAN INFORMATION AS SHOWN HEREON IS BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 INTERNATIONAL FEET, DISTANCES SHOWN ARE HORIZONTAL "GROUND DISTANCES".
8. VERTICAL DATUM IS BASED ON NAVD88. CONTOUR INTERVALS ARE 1 FOOT.
9. PURSUANT TO SECTION 2.3.5 OF THE UDO, PROPOSED SETBACK FOR INFILL BUILDING CONFORMS WITH EXISTING BUILDINGS AND PRECEDENTS AND ENSURES COMPATIBILITY WITH ADJACENT STRUCTURES.
10. PURSUANT TO FIGURE 2C OF THE UDO, THE WIDTH OF THE DRIVEWAY AND PEDESTRIAN USE AREA SHALL BE SUBTRACTED FROM THE TOTAL LOT WIDTH FOR THE PURPOSE OF CALCULATING THE FRONTAGE BUILDOUT.



LOCATION MAP



Bowman CONSULTING

Bowman Consulting Group, Ltd.
210 Seven Farms Drive
Suite 101
Charleston, SC 29492
Phone: (843) 501-0333
www.bowmanconsulting.com

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SITE PLAN
211 WEST RICHARDSON AVENUE
CARROLL HOUSE LLC

SOUTH CAROLINA

TOWN OF SUMMERVILLE

SOUTH CAROLINA
BOWMAN CONSULTING GROUP LTD
NO. 4523
CERTIFICATE OF AUTHORIZATION

PROGRESS
12/02/19

PLAN STATUS	
DATE	DESCRIPTION

LCL DESIGN	LCL DRAWN	YY CHKD
SCALE	H:1" = 20' V:N/A	
JOB No.		
DATE	SEPT, 2019	
FILE No.	030149-D-CP-SIT	

Cad file name: V:\030149 - Tom Wallington\030149-01-001 (ENG) - 211 W Richardson Ave Summerville\Engineering\Engineering Plans\Grading and Drainage\030149-D-CP-SIT.dwg 12/3/2019

EXISTING TREES

EXISITNG VEGETATION

PROPOSED TREES

PROPOSED SHRUBS

PROPOSED GROUNDCOVER

PROPOSED LAWN

SIDEWALK AND HARDSCAPE

PATH AND BENCH SEATING

Planting Options By Category

Botanical Name	*Common Name*	*Type*	*Water*	*Height in Landscape*	*Sun*	*Notes*
TREES						
Nyssa sylvatica	Black Gum	Deciduous	wet	40'-50' , Pyramidal/ Oval	Full to part	Lateral branches, good fall color
Quercus Virginiana	Live Oak	Evergreen	wet	40-60' in parking lot	full	Urban tolerant canopy tree
Lagerstroemia indica	Crape Myrtle	Deciduous	any	20- 50'	full	Colorful blooms, bullet proof
Shrubs						
Vibernum obovatum	Walter's viburnum	Evergreen	medium	5'-10', Round	Full	Evergreen, white flower clusters
Illicium parvifolorum	Star anise	Evergreen	medium dry	3-6', upright	full	bright green, fragrant foliage, good texture
Camelia sasanqua	Sasanqua Camelia	Evergreen	Wet	5'-10'	part to shade	Evergreen, flowering, traditional
Rhododendron indica 'George Tabor'	George Tabor Azalea	Evergreen	Medium	5' -8'	Part to shade	Evergreen, flowering, traditional
Groundcovers						
Aspedistra elator	Cast Iron Plant	Evergreen	Medium	2'	Part to shade	tropical , bullet proof
Muhlenbergia capillaris	Sweet Grass	Deciduous	wet to dry	3'	Full to part	elevated pink to purple blooms
Liriope spp.	Liriope	Evergreen	wet to dry	1'	full to part	dark green, purple to white flowers
Trachelospermum asiaticum	Asiatic Ground Jasmine	Evergreen	wet to dry	1'	Full to part	dark green, bloom
Farfugium japonicum	Leopard Plant	Evergreen	wet to dry	1'	part to full	dark green, tropical look
Coreopsis lanceolata	Tickseed	Perennial	dry to wet	2'	Full	Yellow flood tolerant
Dryopteris ludoviciana	Southern Shield Fern	Deciduous Fern	medium	3'	Full to part	Fine texture lush look
Dietes spp.	Fortnight lily	Evergreen	wet to dry	2-3'	full to part	evergreen, flowering, tolerant
Lomandra 'Breeze'	Breeze Grass	Evergreen	wet to dry	1-2'	full to part	texture, tolerant
	= native species					

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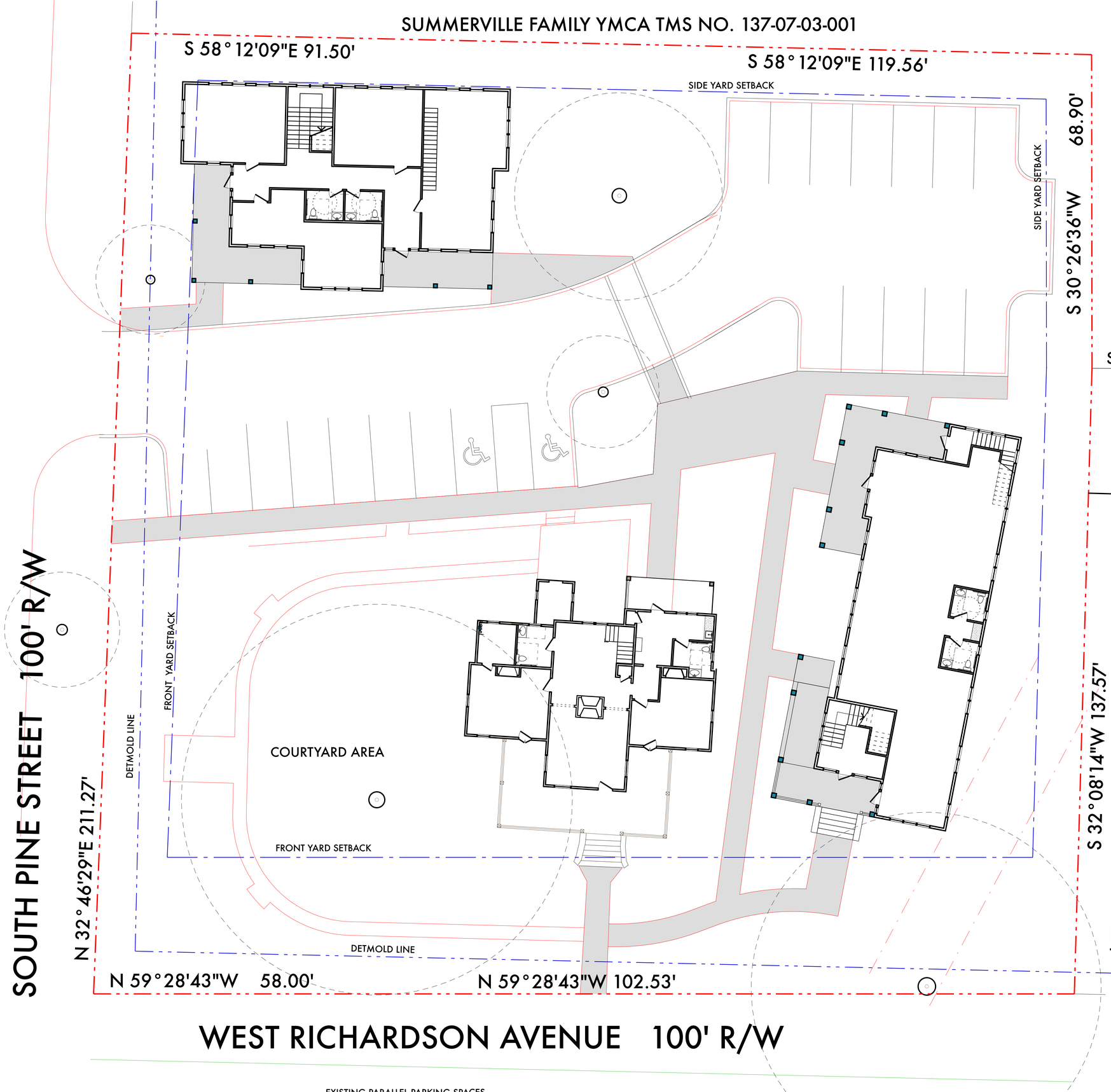
211 WEST RICHARDSON AVENUE
CARROLL HOUSE LLC
TOWN OF SUMMERVILLE
SOUTH CAROLINA

PLAN STATUS

DATE	DESCRIPTION	
LCL DESIGN	LCL DRAWN	YY CHKD
SCALE	H: V:	
JOB No.		
DATE	NOV, 2019	
FILE No.		

Cad file name: V:\1784\business_development\2019 Proposals\p_172_tom_wallington\BCG_W Richardson_hardscape for graphic.dwg 12/2/2019



CODE APPLICABILITY

1. This structure has been renovated using the following building codes and standards:

- International Building Code 2015
- SSTD 10, 1999 Edition
- SC Existing Building Code 2015

2. All Work to be in accordance with current applicable codes and standards.

SITE INFORMATION

AREA CALCULATIONS:

Existing Building:
- Area: 2022
- Porch: 851
- Total: 2873

Pine Street Office:
- Area: 2503 sq ft
- Porch: 528
- Total Area: 3031

Richardson Office Building:
- Area: 2428 gross sq ft
- Porch: 776
- Total Area: 3204

Total Coverage for all Buildings: 9108 sq ft

THIS PROPERTY IS LOCATED IN "X" FLOOD HAZARD ZONE.

TMS:
#137-07-03-008

No.	Issued For	Date
1	Issued to BAR for final approval	Nov 8 2019
2		
3		
4		
3		

Stamps

STATE OF SOUTH CAROLINA
RACHEL BEVERLEY BURTON
Summerville, SC
No. 3449
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
SWALLOWTAIL ARCHITECTURE LLC
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Nov 8, 2019

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PROFESSIONAL OFFICES IN A PARK
CAROLL HOUSE, LLC
211 W RICHARDSON
SUMMERVILLE, SC

Plot Date	12/3/19
Checked	RB
Drawn	RB
Drawing Title	SITE PLAN
Drawing No.	C2.0

STAFF REPORT
BAR Meeting
January 7th, 2019

To: Town of Summerville BAR
From: Becca Zimmerman, Planner II
Date: 12/31/19

GENERAL INFORMATION

Property Applicant:	Hank D'Antonio
Owner:	St. Luke's Lutheran Church
Requested Action:	Preliminary Approval
Existing Zoning/Land Use:	GR-5, Commercial
Location:	206 Central Avenue
Building Rating:	#1 Outstanding
Proposed Alterations:	Demolition of existing fellowship hall, new construction of fellowship hall/offices for St. Luke's church
Guideline Citation:	**2. Procedures:** 2.5 Demolition - *Conditions #1 & #4* **3. Design Guidelines:** 5.12 Universal Guidelines for Demolition **-** *Guideline 38. Demolition of Historic Properties***,** 5.7 Universal Guidelines for Site Design **-** *Guideline 18. Walkways, Driveways and Parking Lots*, 5.10 Universal Guidelines for New Construction **–** *Guidelines 29, 31, 32, 33 & 34*
Evaluation:	The original chapel was built in 1893. Additional buildings were built from the late 1960s to 1990s. The proposed building is consistent with the architectural style of the existing structures. This project went before the Board of Zoning appeals and received a variance approval for height (from 20ft to 45ft) and impervious lot coverage (from 35% to 56.8%).

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12/13/2019 9:25:23 AM

St. Luke's Lutheran Church

Fellowship Hall Repacement & Building

206 Central Ave, Summerville, SC 29483

Preliminary Review

12-13-2019

A0

1. DCCO - Home of Hope/Hope's House

2. Summerville Church of God

3. St. Luke's - Sanctuary

4. St. Luke's - Parish Building

5. St. Luke's - Educational Building

6. Church of the Epiphany

7. Timrod Library of Summerville

8. Bethany United Methodist Church

9. St. Luke's Former Sanctuary

10. St. Lukes - Fellowship Hall - (**To be Demolished**)

11. Residential Property

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16. Central Ave.

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gda

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12/13/2019 8:43:40 AM

St. Luke's Lutheran Church

Fellowship Hall Repacement & Building

206 Central Ave, Summerville, SC 29483

12-13-2019 A1

1. DCCO - Home of Hope/Hope's House

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12/12/2019 11:48:46 AM

St. Luke's Lutheran Church

Fellowship Hall Repacement & Building

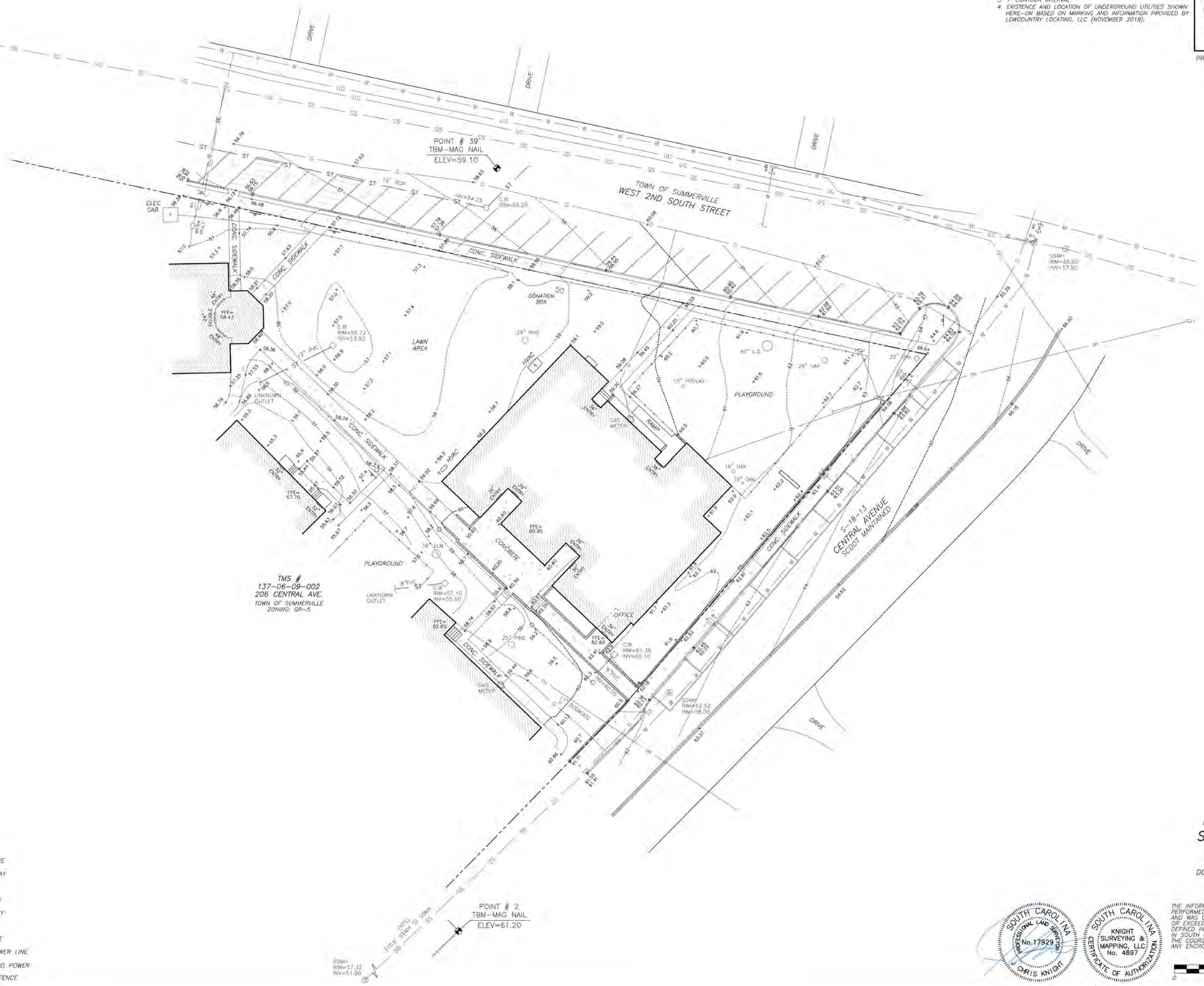
206 Central Ave, Summerville, SC 29483

12-13-2019 A2

NOTES:
1. VERTICAL DATUM: NAVD '88
2. PROPERTY LIES WITHIN F.E.M.A. SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP #45035C0343E.
3. 1' CONTOUR INTERVAL
4. EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HERE-ON BASED ON MARKING AND INFORMATION PROVIDED BY LOWCOUNTRY LOCATING, LLC (NOVEMBER 2019).

KNIGHT SURVEYING & MAPPING, LLC
Professional Land Surveying Services
P.O. Box 13885
Charleston, SC 29422
843.789.0850
803.385.8698
www.knightsurveying.com

PROJECT:19258.00



GRID COORDINATE DATA
S.C. STATE PLANE COORDINATES
HORIZONTAL DATUM: NAD '83 (2011)
VERTICAL DATUM: NAVD '88
DERIVATION: SCVRN (GNSS OBSERVATION)

POINT # 2 – MAG NAIL
NORTH: 432,113.62 IFT
EAST: 2,251,461.41 IFT
ELEV = 61.20

POINT # 39 – MAG NAIL
NORTH: 432,398.19 IFT
EAST: 2,251,581.51 IFT
ELEV = 59.10

PROJECT COMBINED SCALE FACTOR: 0.99985901 (GROUND TO GRID)
ACREAGE & DISTANCES SHOWN BASED ON FIELD GROUND DISTANCES.

LEGEND	LEGEND
POWER POLE	CONTOUR LINE
SPOT ELEV.	RIGHT-OF-WAY
NAT. GAS VALVE	WATER LINE
WATER VALVE	STORM DRAIN
BACKFLOW PREVENTER	AERIAL UTILITY
SS CLEAN OUT	TELE/CABLE
HVAC UNIT	NAT GAS LINE
EXTERIOR LIGHT	SANITARY SEWER LINE
ELEC TRANSFORMER	UNDERGROUND POWER
	CHAIN LINK FENCE

PLAT OF PARTIAL SITE SURVEY FOR
ST LUKE EVANGELICAL LUTHERAN CHURCH
TOWN OF SUMMERVILLE
DORCHESTER COUNTY, SOUTH CAROLINA
NOVEMBER 20, 2019
SCALE: 1"=20'

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF J. CHRIS KNIGHT, PLS AND WAS COMPLETED ON THE DATE SHOWN. THE SURVEY MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS DEFINED IN THE "STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA". THE AREA (IF SHOWN) WAS DETERMINED BY THE COORDINATE METHOD. THE PROPERTY IS NOT SUBJECT TO ANY ENCROACHMENTS OR PROJECTIONS UNLESS OTHERWISE NOTED.

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No.17929 J. CHRIS KNIGHT

SOUTH CAROLINA KNIGHT SURVEYING & MAPPING, LLC No. 4897 CERTIFICATE OF AUTHORIZATION

GRAPHIC SCALE – FEET
0 20 40 60 80

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Fellowship Hall Repacement & Building

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1 DEMO - SITE PLAN
SCALE: 1" = 40'-0"

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1 SITE PLAN
SCALE: 1" = 40'-0"

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PROJECT NORTH

MAGNETIC NORTH

0' 20' 40' 80' 160'

1" = 80'-0"

1 SITE PLAN
SCALE: 1" = 80'-0"

gda

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A7

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SPACE/ROOM TYPE	TOTAL SQUARE FOOTAGE
Amenity	5,349 SQ FT
Circulation	1,109 SQ FT
Kitchen	943 SQ FT
Office	1,343 SQ FT
Restroom	597 SQ FT
Storage	464 SQ FT
TOTAL	**9,805 SQ FT**

PROJECT NORTH

MAGNETIC NORTH

0' 4' 8' 16' 32'

1/16" = 1'-0"

1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

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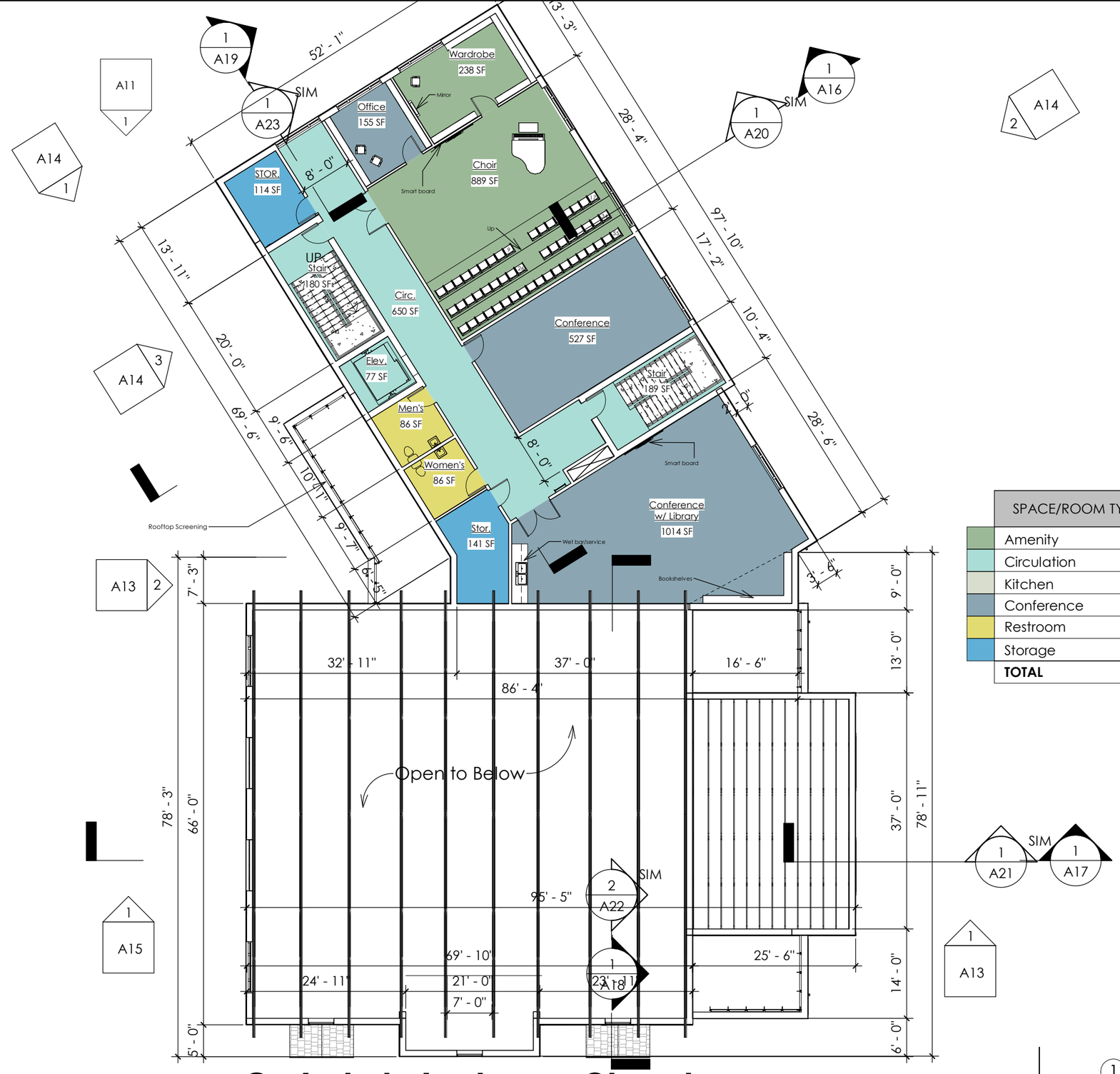

	SPACE/ROOM TYPE	TOTAL SQUARE FOOTAGE
	Amenity	1,127 SQ FT
	Circulation	1,089 SQ FT
	Kitchen	
	Conference	1,696 SQ FT
	Restroom	172 SQ FT
	Storage	255 SQ FT
	TOTAL	**4,339 SQ FT**

PROJECT NORTH

MAGNETIC NORTH

0' 4' 8' 16' 32'

1/16" = 1'-0"

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1 SECOND FLOOR PLAN

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

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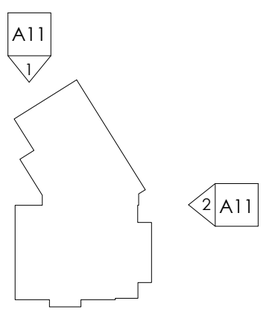
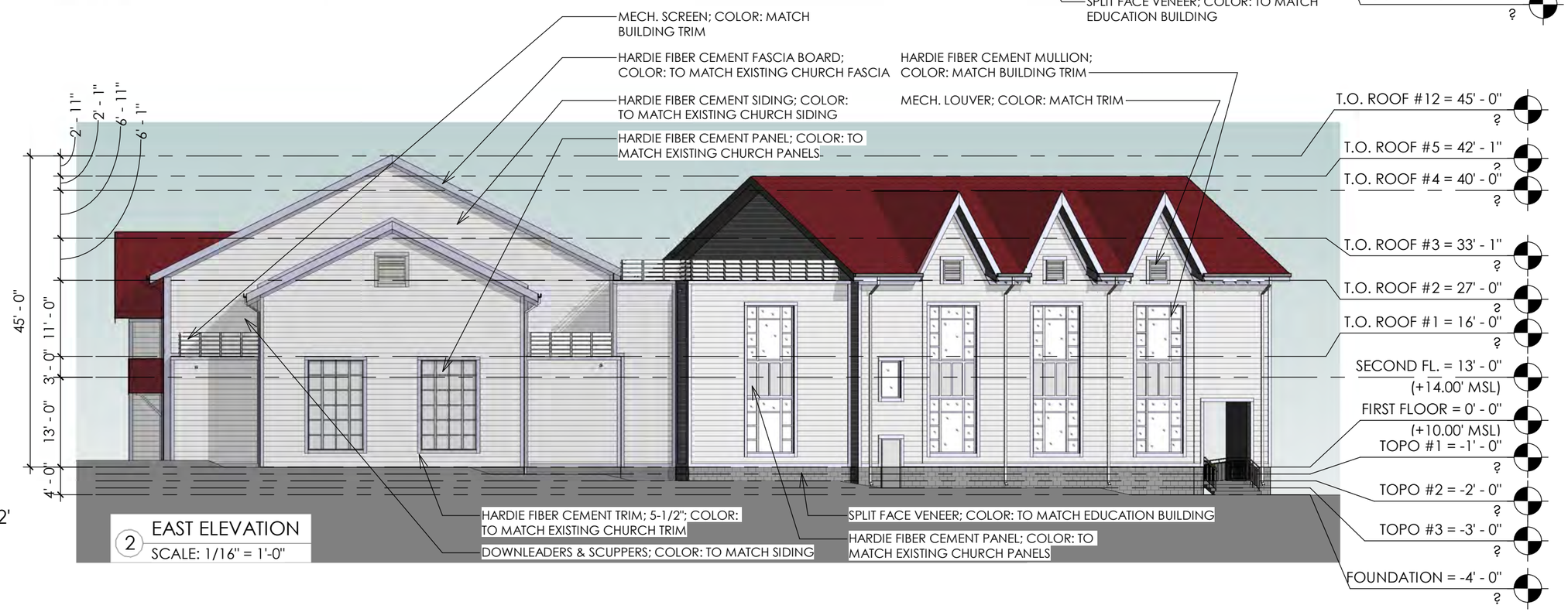
1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

KEY PLAN





2 EAST ELEVATION
SCALE: 1/16" = 1'-0"

0' 4' 8' 16' 32'

1/16" = 1'-0"

gda

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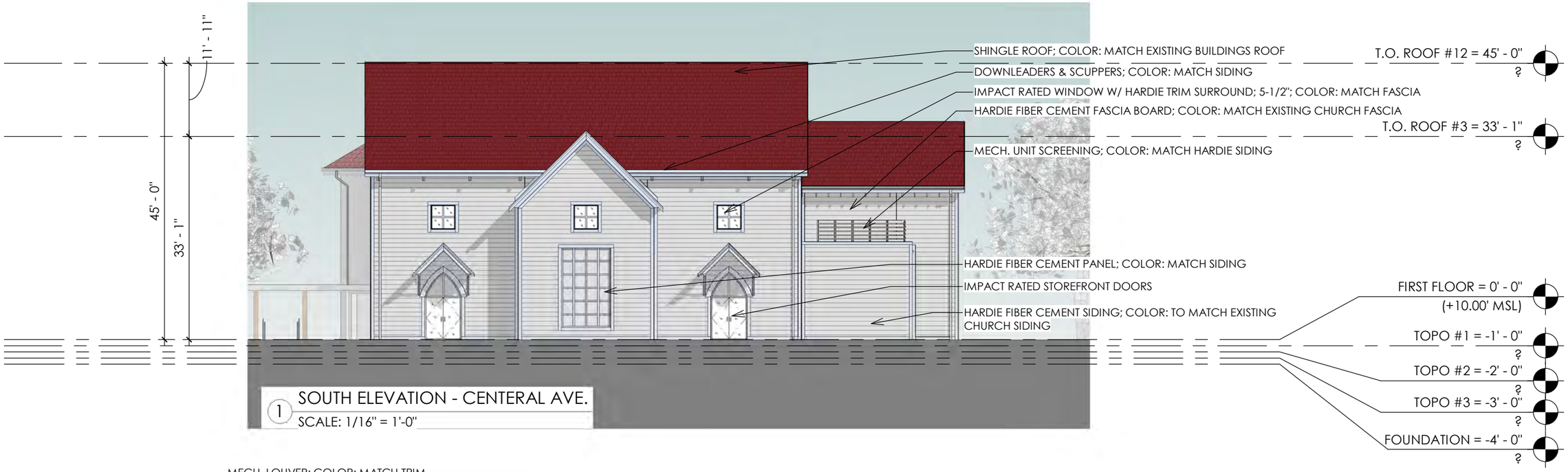
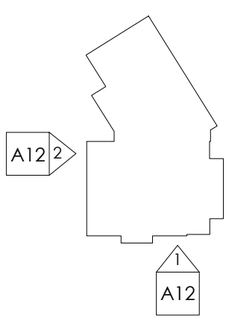
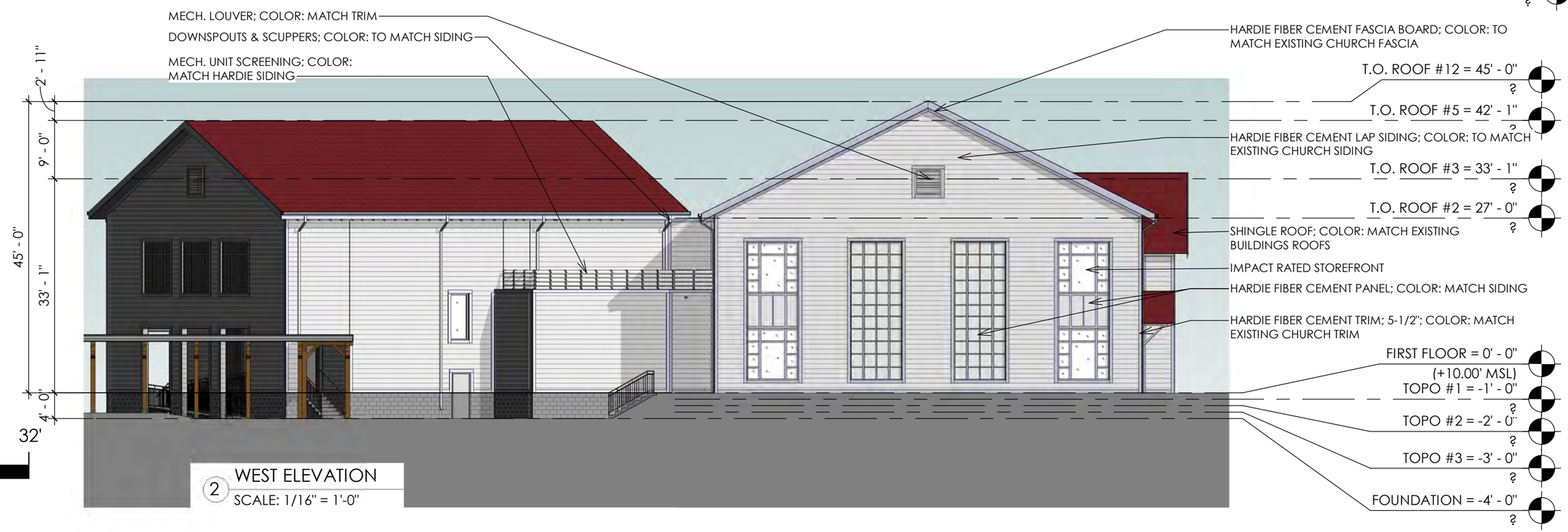


1 SOUTH ELEVATION - CENTERAL AVE.
SCALE: 1/16" = 1'-0"

KEY PLAN





2 WEST ELEVATION
SCALE: 1/16" = 1'-0"

0' 4' 8' 16' 32'
1/16" = 1'-0"

gda
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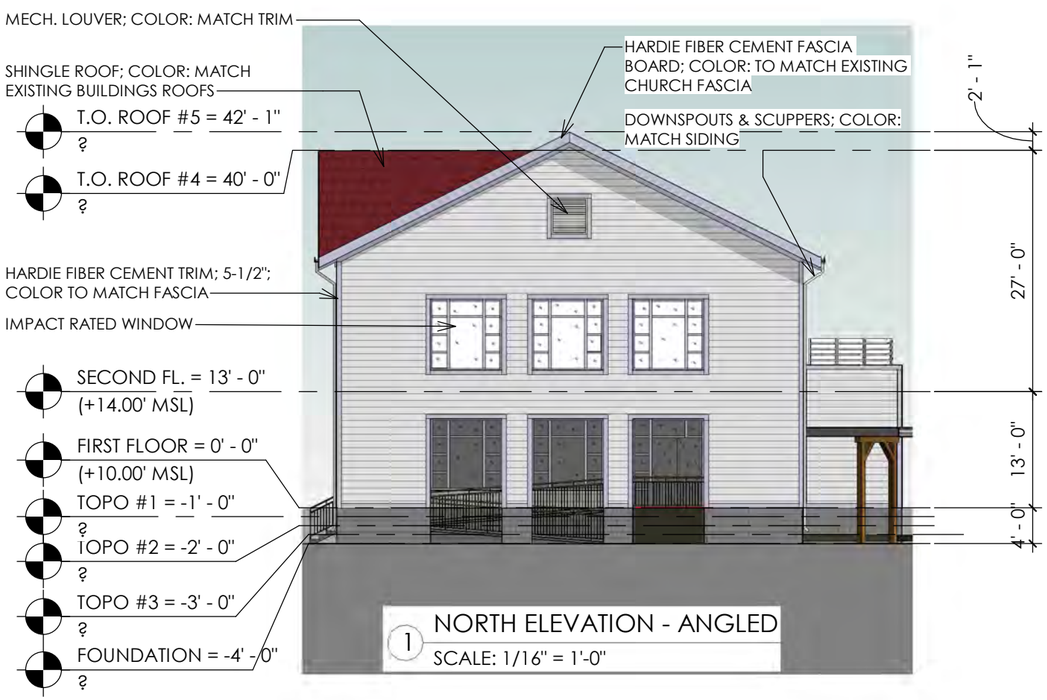
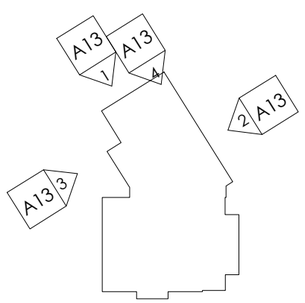


1 NORTH ELEVATION - ANGLED
SCALE: 1/16" = 1'-0"

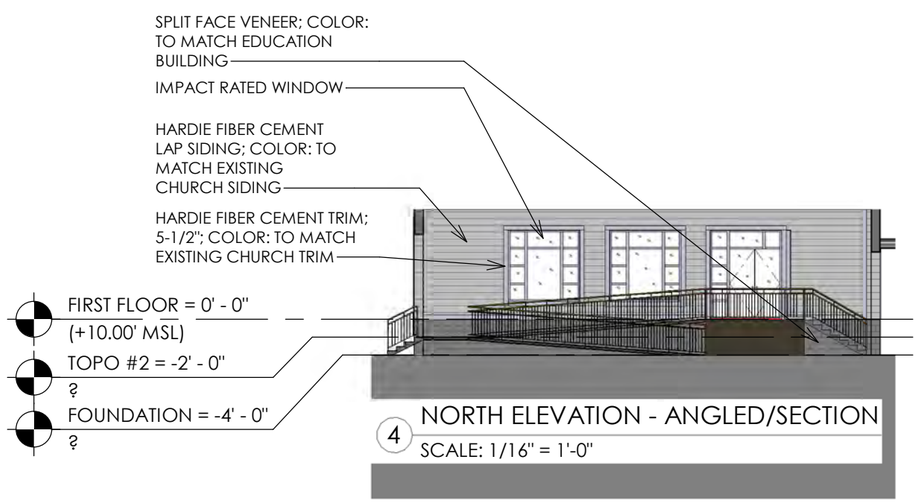
2 EAST ELEVATION - ANGLED
SCALE: 1/16" = 1'-0"

KEY PLAN

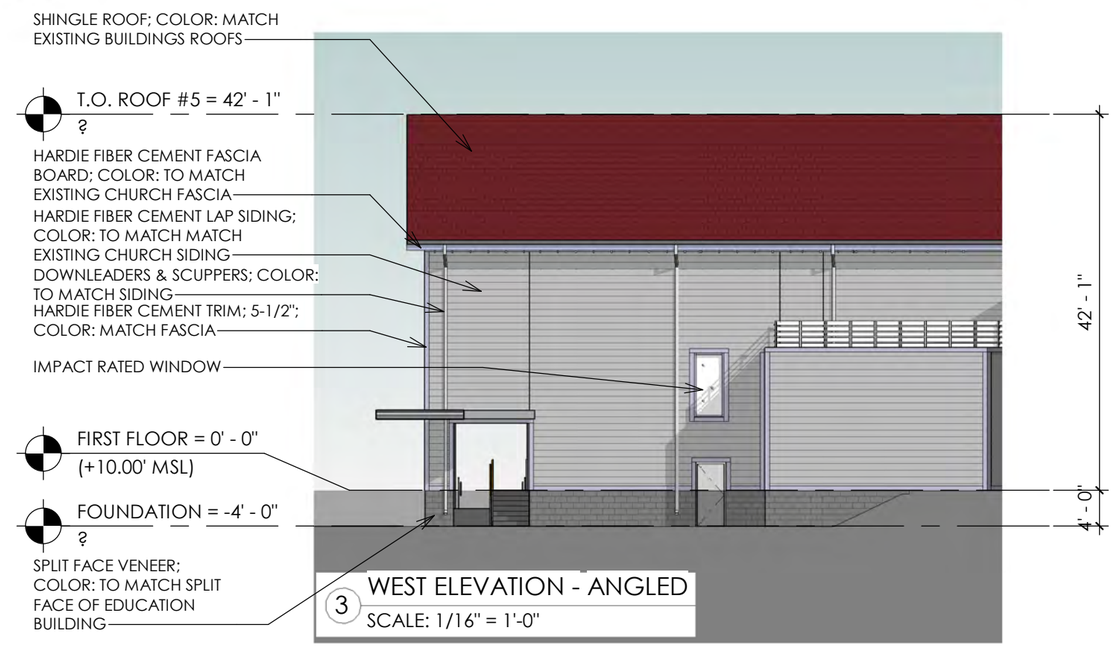


0' 4' 8' 16' 32'

1/16" = 1'-0"



4 NORTH ELEVATION - ANGLED/SECTION
SCALE: 1/16" = 1'-0"



3 WEST ELEVATION - ANGLED
SCALE: 1/16" = 1'-0"

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1 STREETSCAPE ELEVATION ON CENTRAL AVE.
SCALE: 1/16" = 1'-0"

0' 4' 8' 16' 32'

1/16" = 1'-0"

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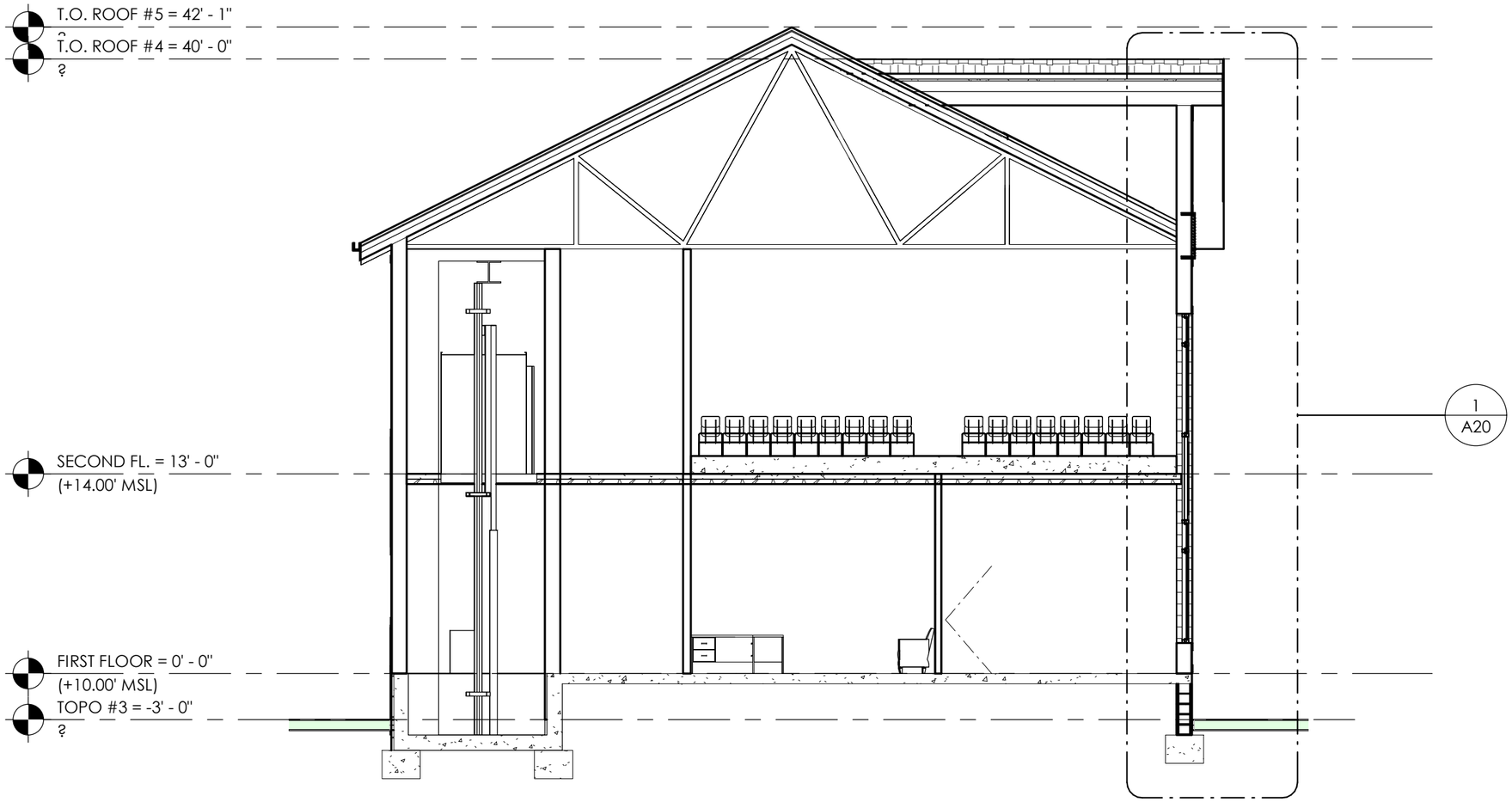
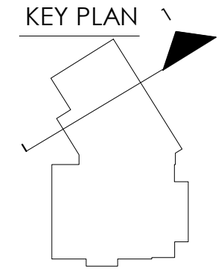


1 BUILDING SECTION 1
1/8" = 1'-0"

KEY PLAN



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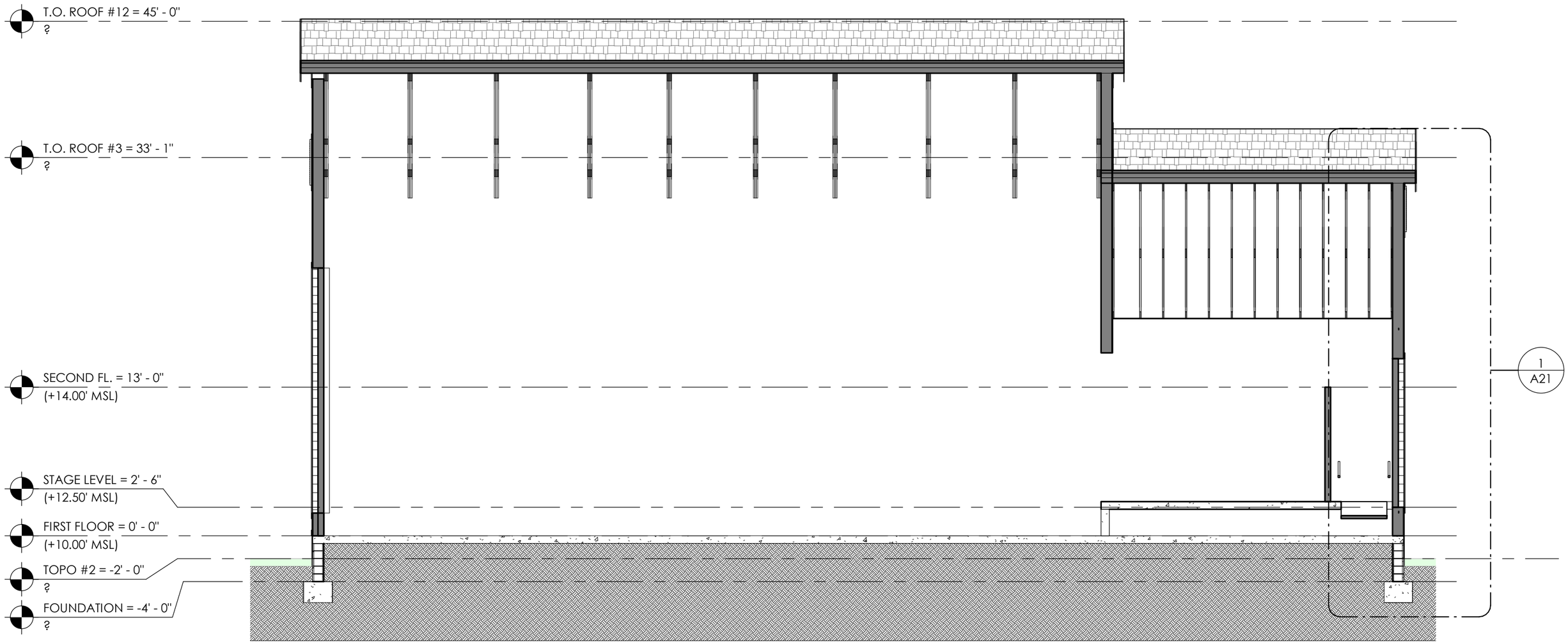
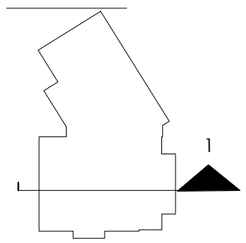


1 BUILDING SECTION 2
1/8" = 1'-0"

KEY PLAN



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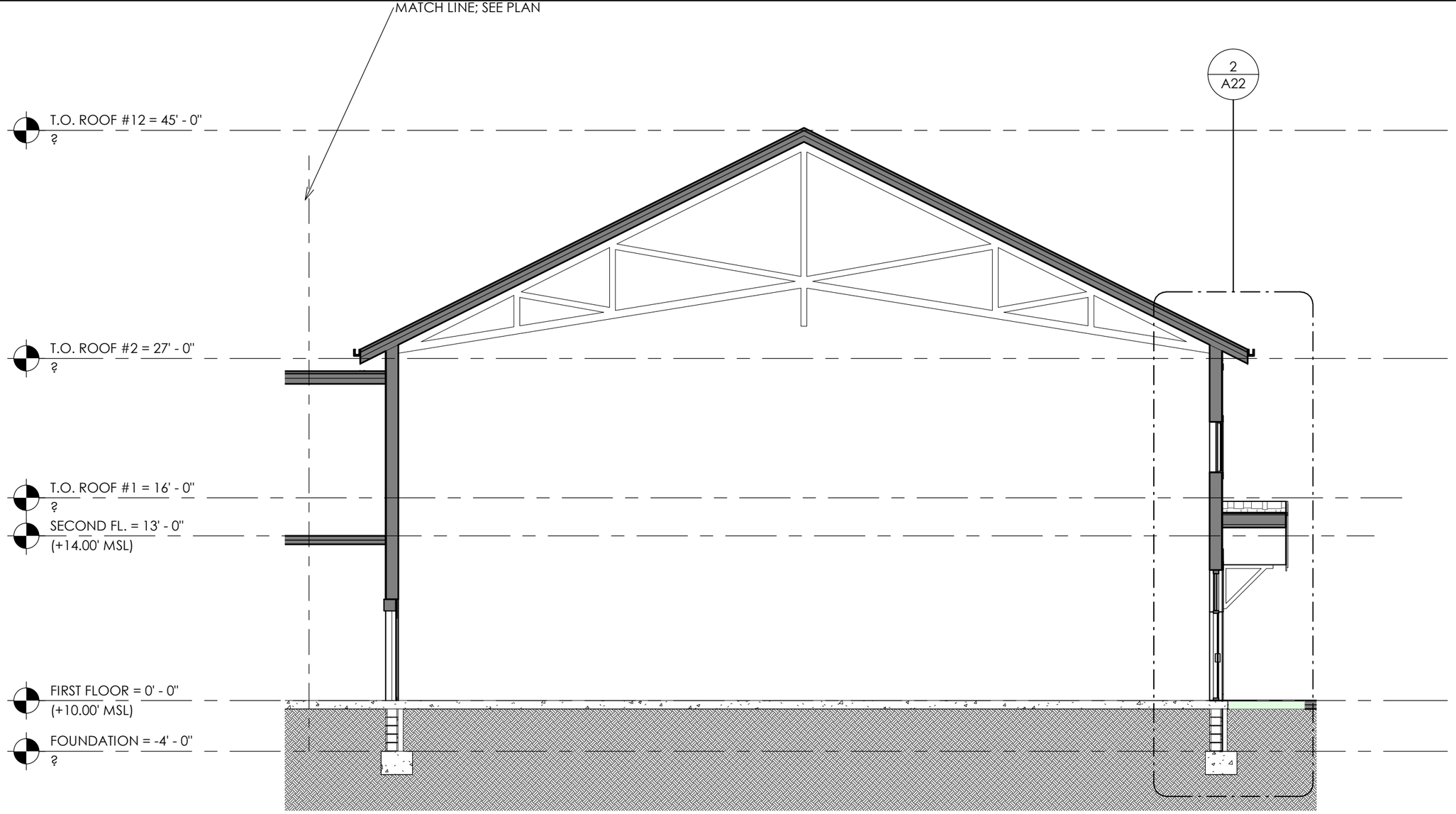
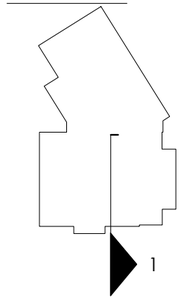


1 BUILDING SECTION 3
1/8" = 1'-0"

KEY PLAN



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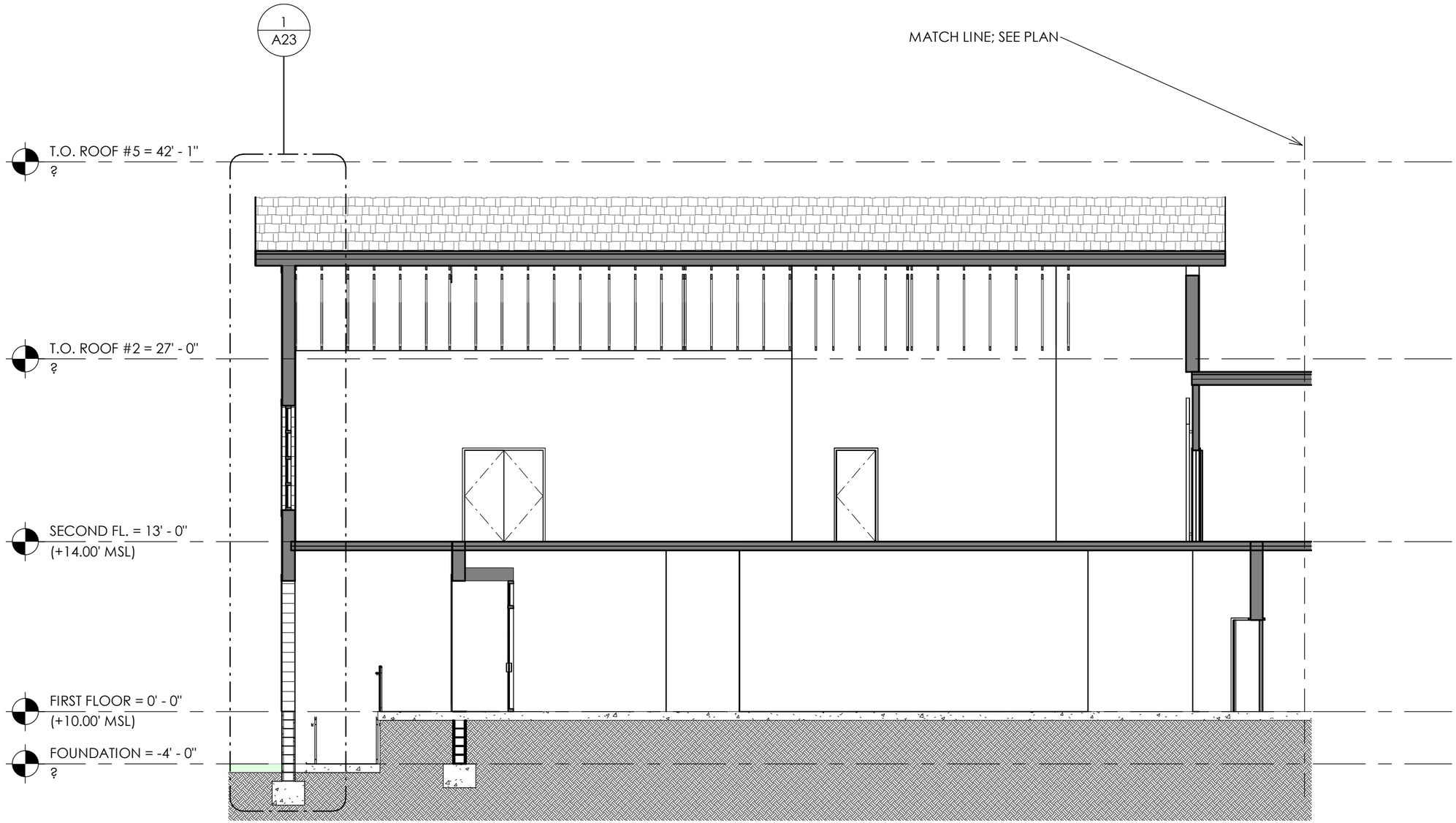
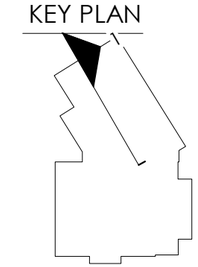


1 BUILDING SECTION 4
1/8" = 1'-0"

KEY PLAN



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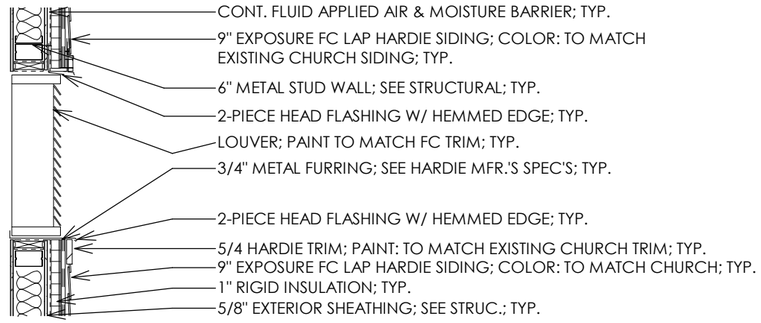
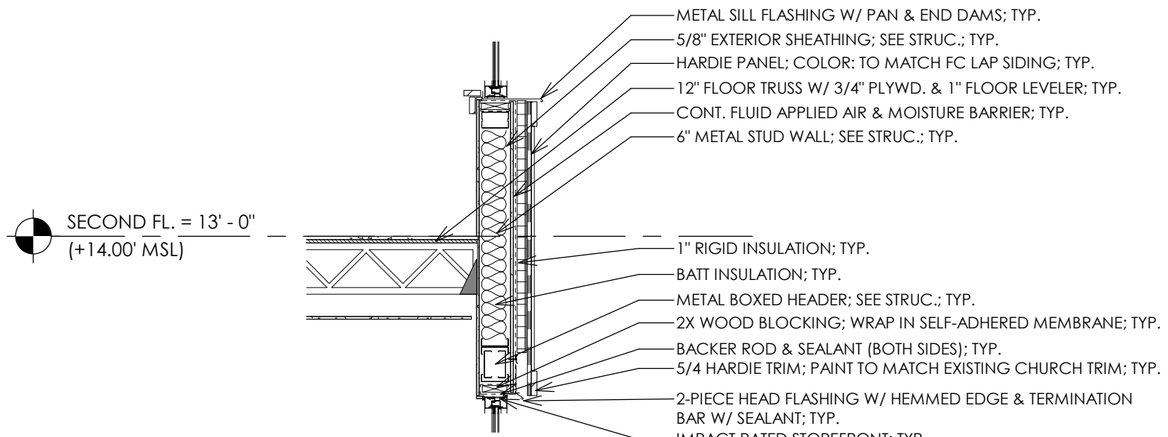
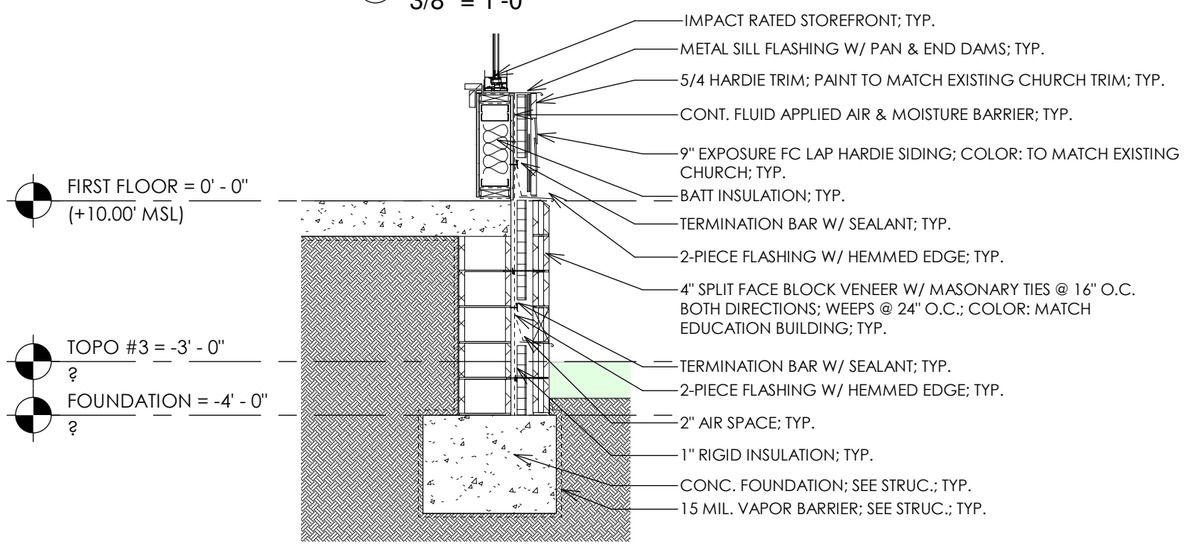


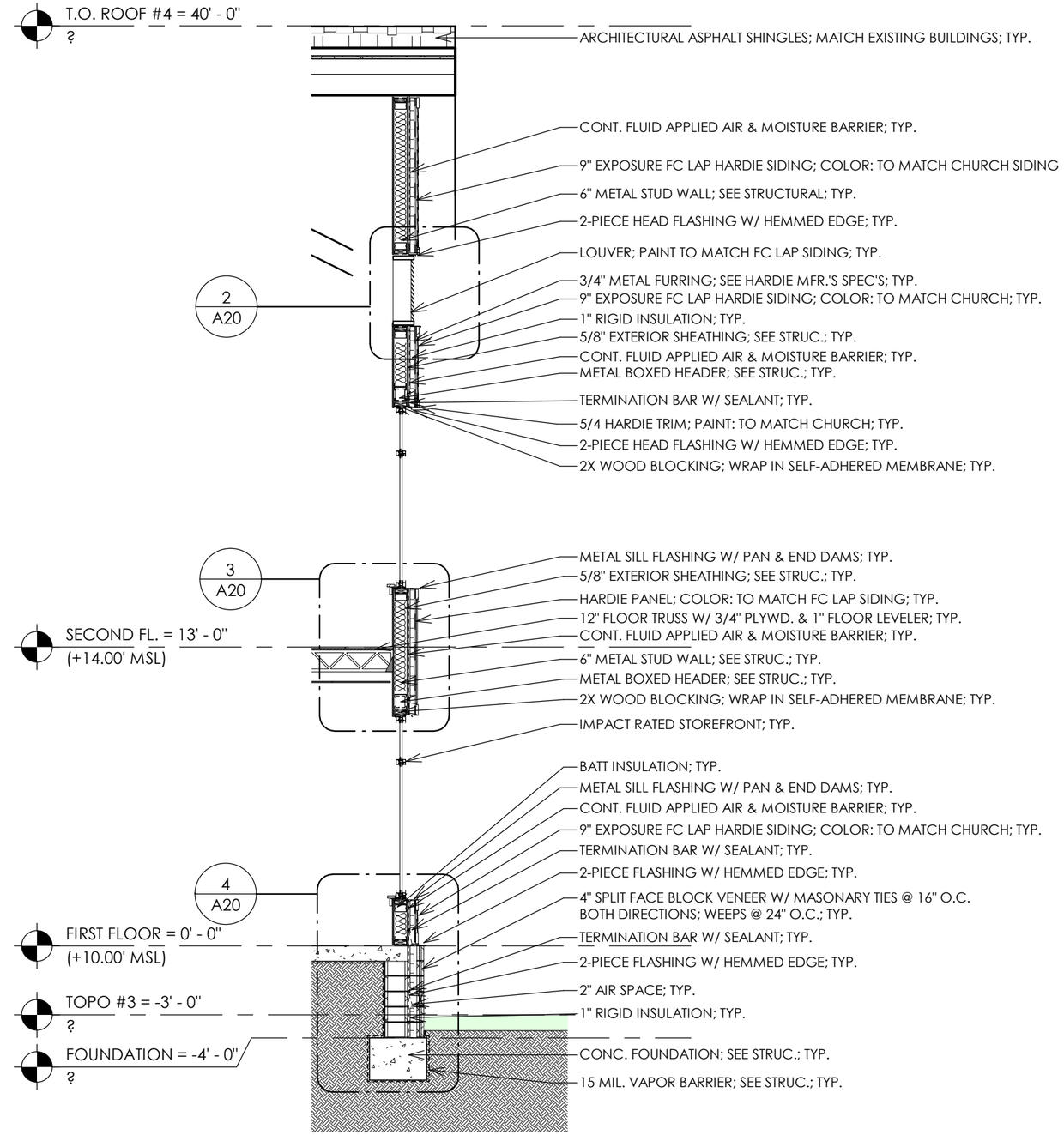
2 WALL DETAIL 2
3/8" = 1'-0"



3 WALL DETAIL 3
3/8" = 1'-0"

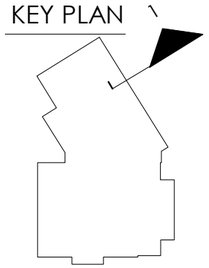


4 WALL DETAIL 4
3/8" = 1'-0"



1 WALL SECTION 1
3/16" = 1'-0"

KEY PLAN



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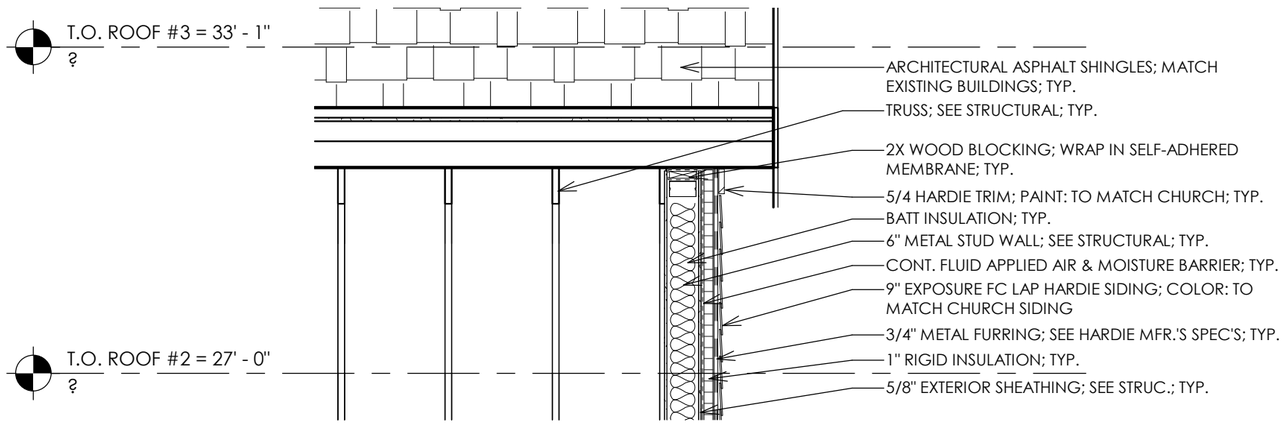
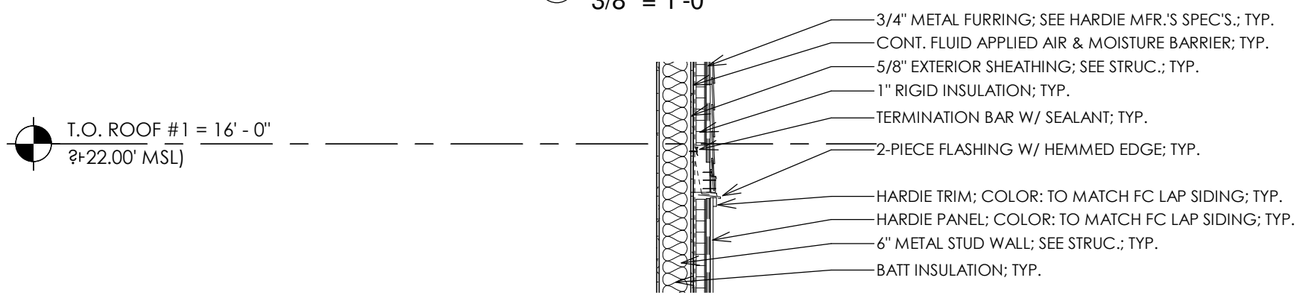


2 WALL DETAIL 2
3/8" = 1'-0"



3 WALL DETAIL 3
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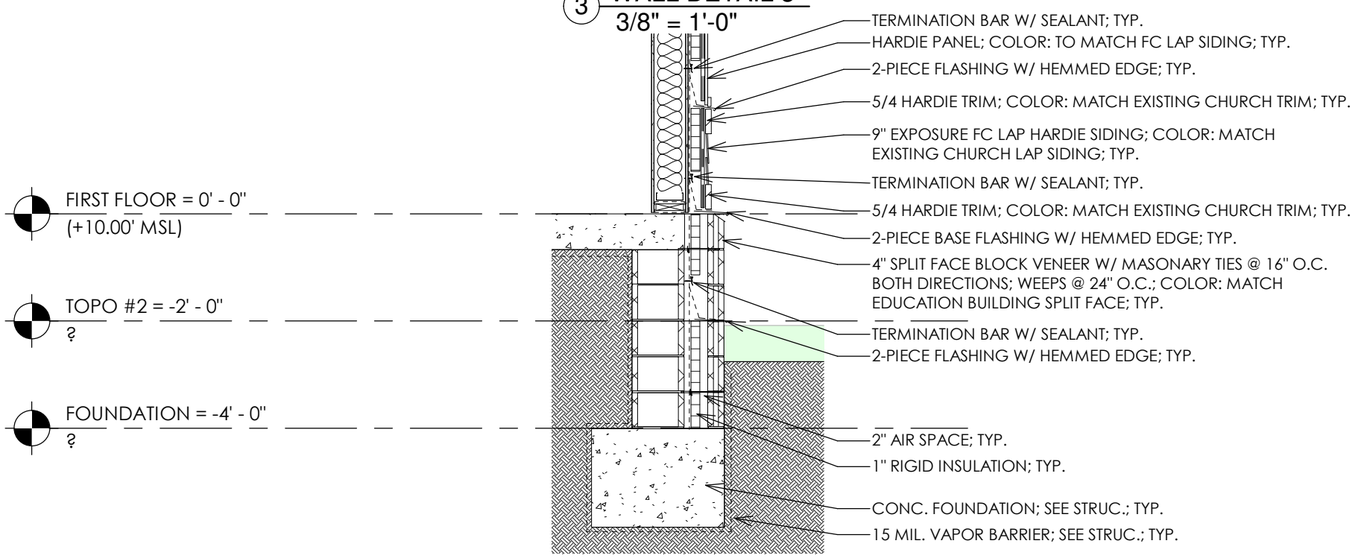

4 WALL DETAIL 4
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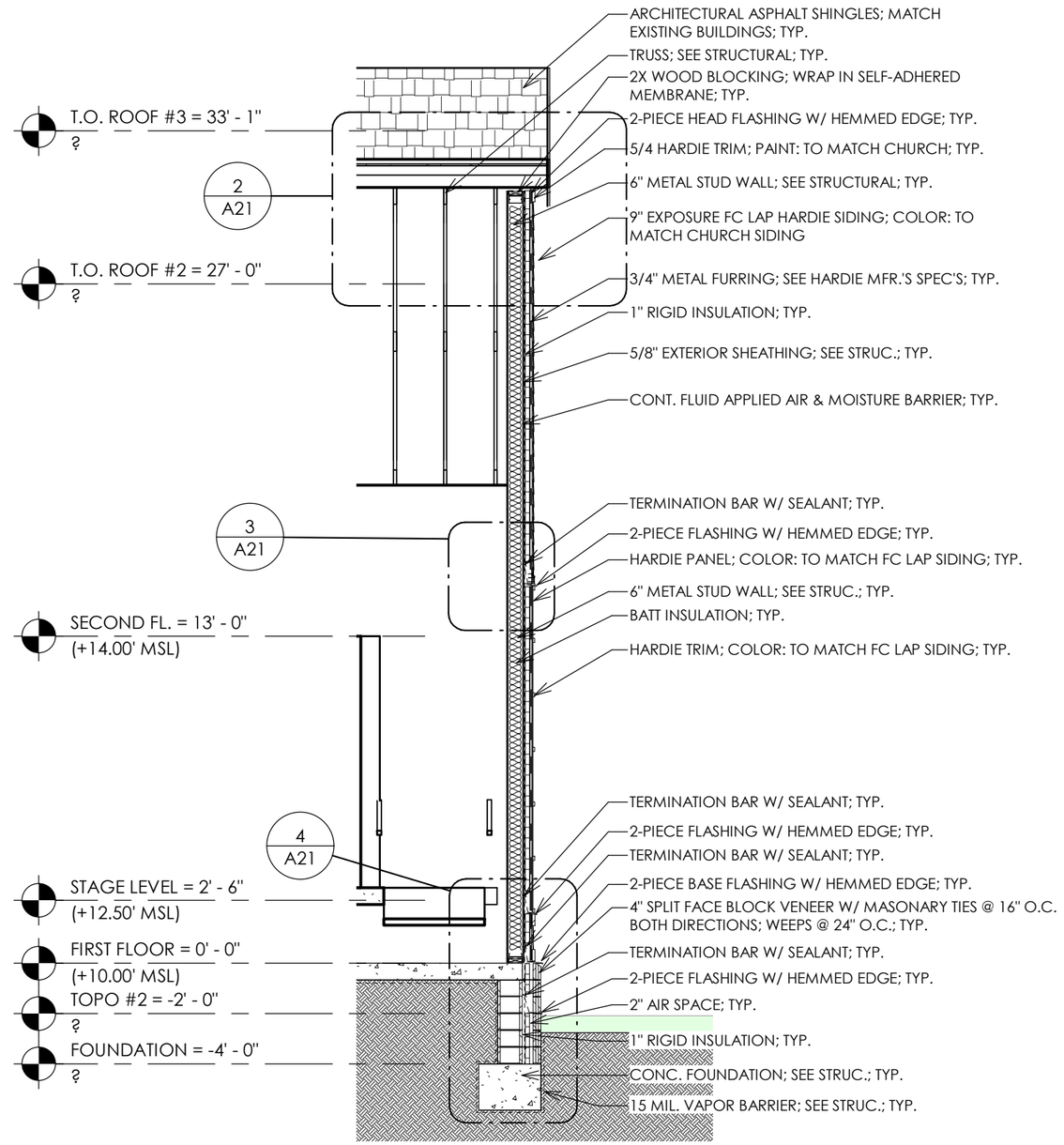
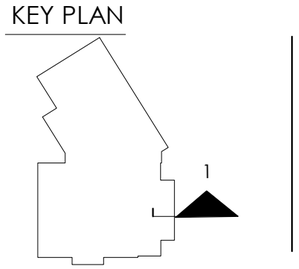


1 WALL SECTION 2
3/16" = 1'-0"

KEY PLAN



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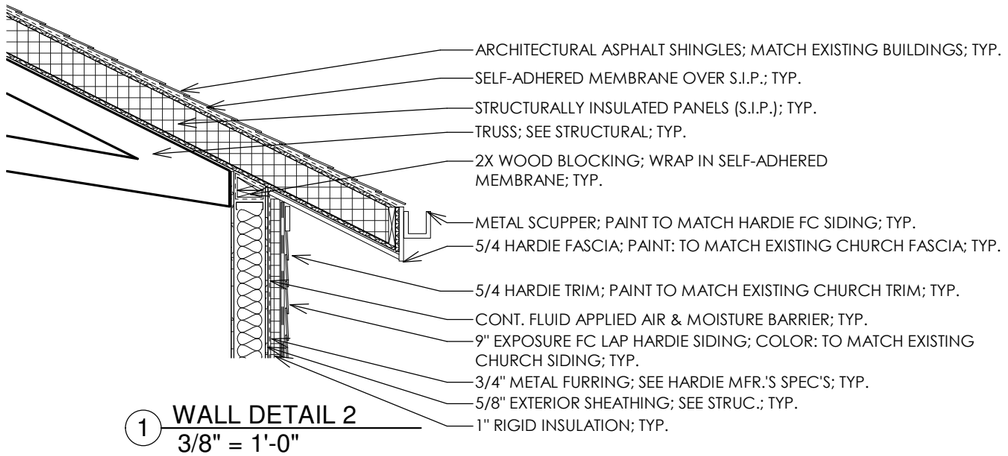

1 WALL DETAIL 2
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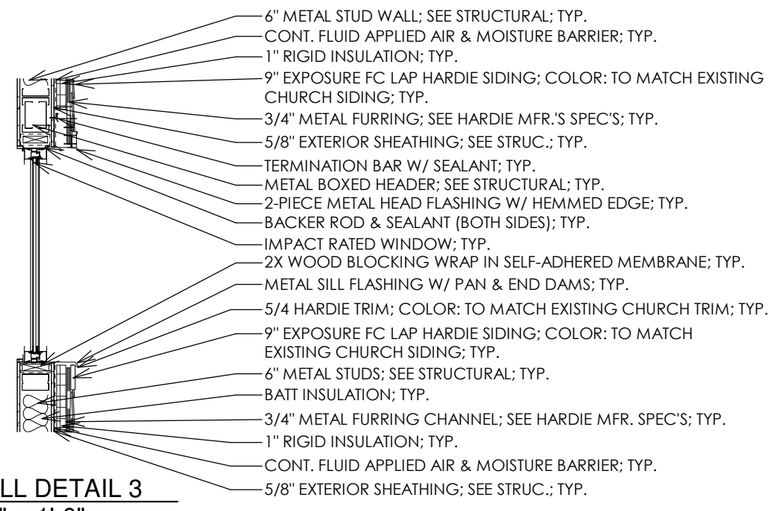
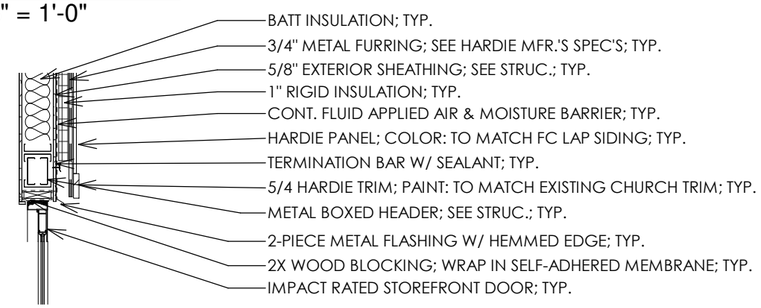


3 WALL DETAIL 3
3/8" = 1'-0"



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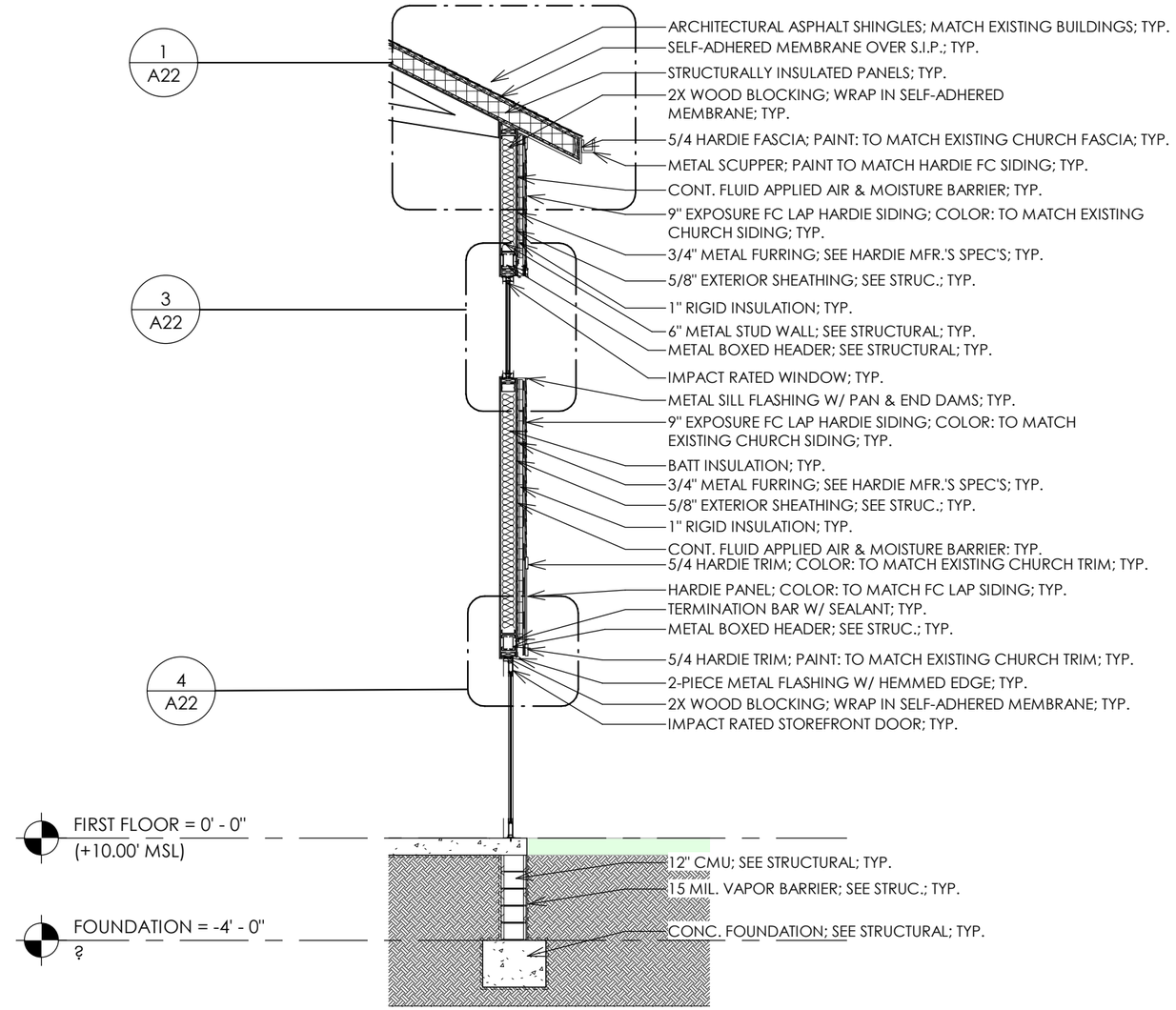
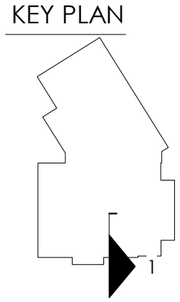
3/8" = 1'-0"



2 WALL SECTION 3
3/16" = 1'-0"

KEY PLAN



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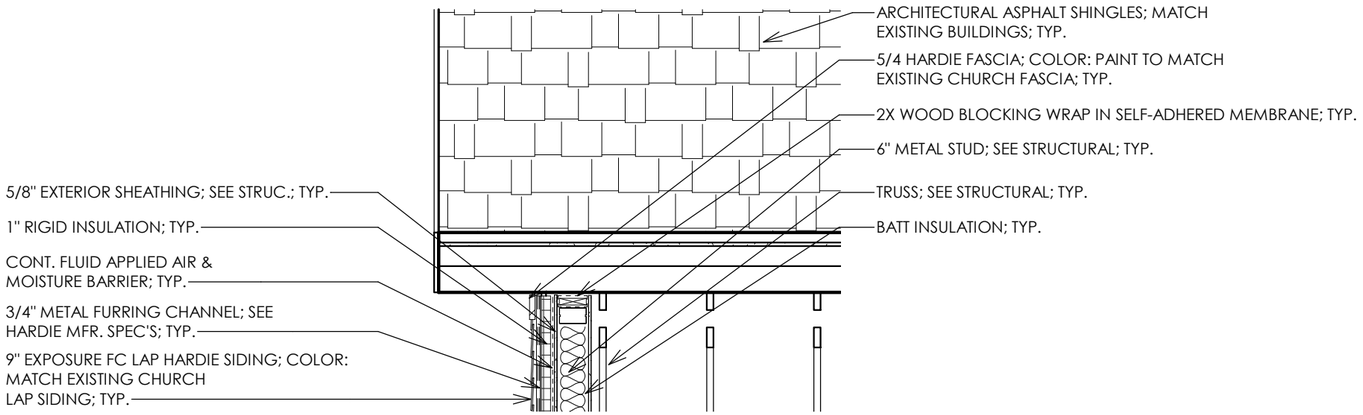
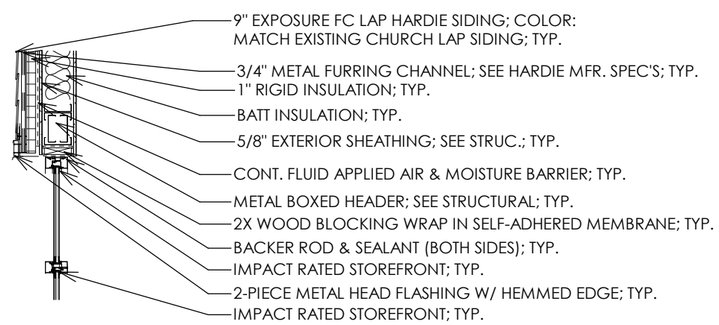
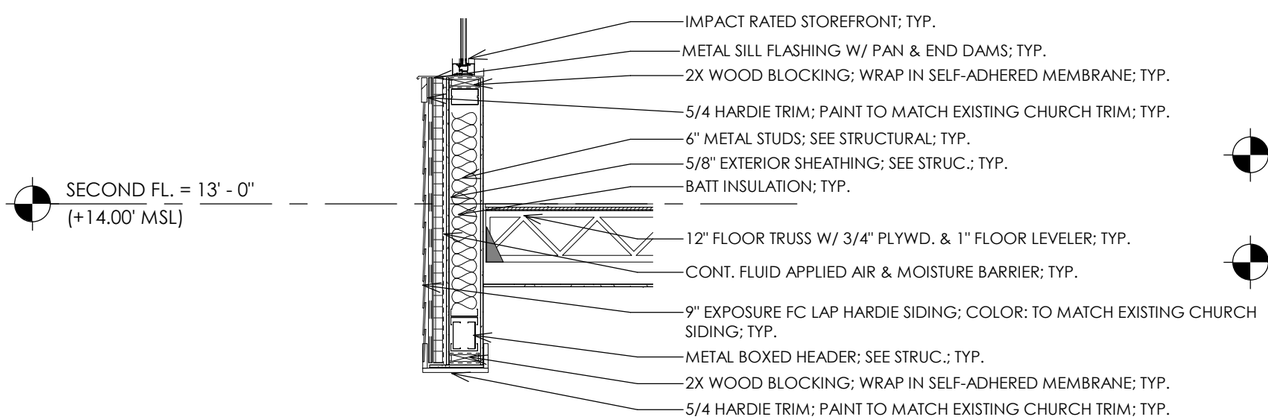


2 WALL DETAIL 2
3/8" = 1'-0"



3 WALL DETAIL 3
3/8" = 1'-0"



4 WALL DETAIL 4
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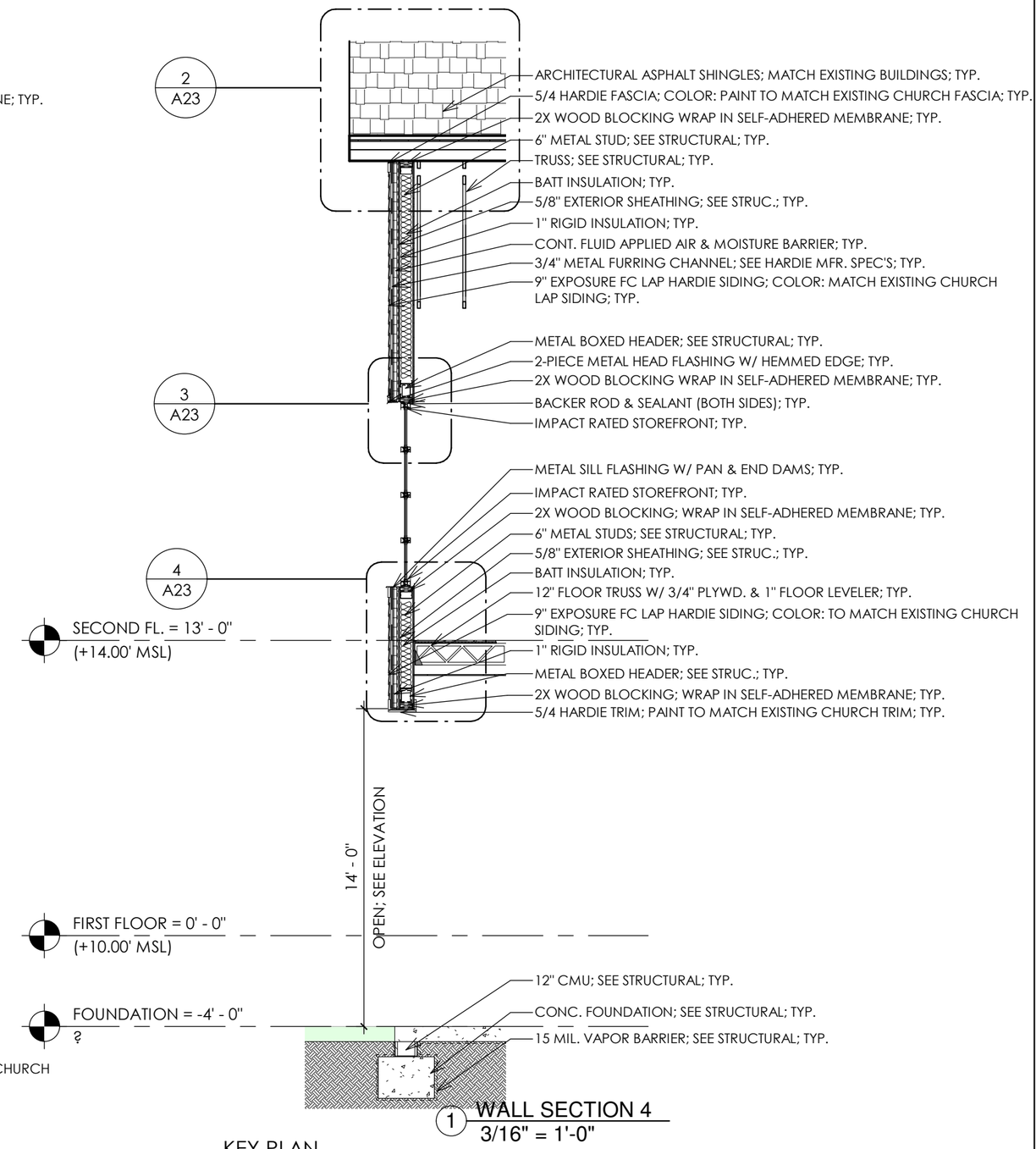

1 WALL SECTION 4
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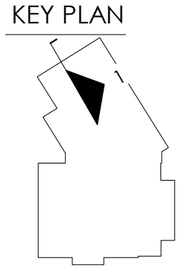
KEY PLAN



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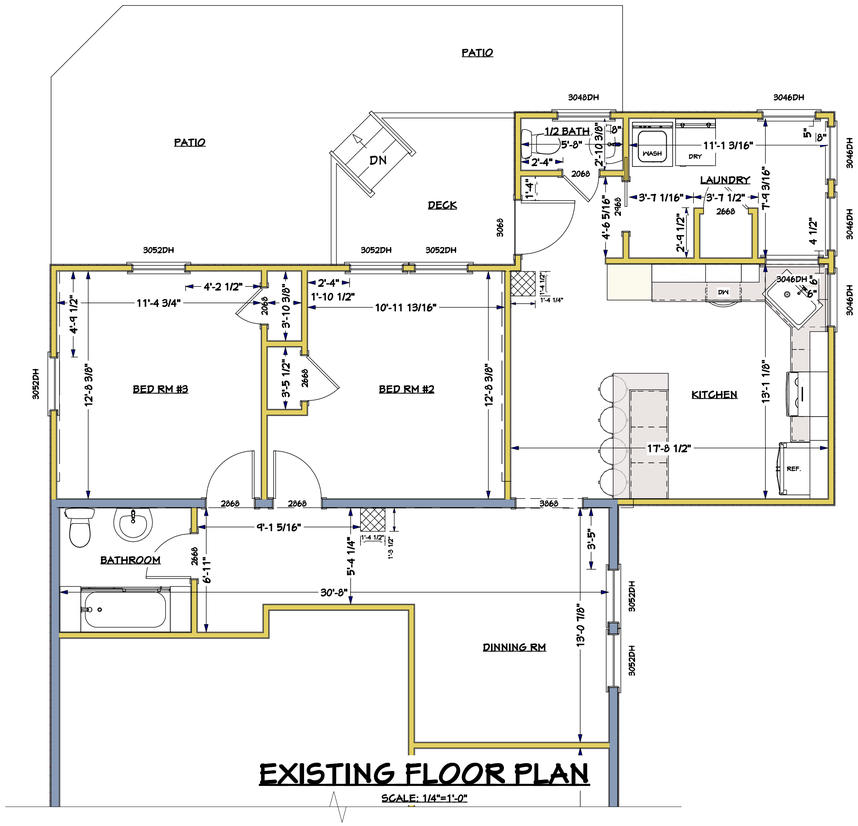
STAFF REPORT
BAR Meeting
January 7th, 2019

To: Town of Summerville BAR
From: Becca Zimmerman, Planner II
Date: 12/31/19

GENERAL INFORMATION

Property Applicant:	Ana Hill
Owner:	Ana Hill
Requested Action:	Final Approval
Existing Zoning/Land Use:	GR-5, Residential
Location:	101 S. Laurel Avenue
Building Rating:	#4 Supportive
Proposed Alterations:	Addition to rear of existing single-family residence
Guideline Citation:	**5. Design Guidelines –** 5.9 Universal Guidelines for Additions – *Guidelines 24 - 28*
Evaluation:	The proposed addition will match in style and material to existing residence. New windows appear to be 6/6 and similar in style, with one new window on the rear elevation appearing to be slightly smaller than the others. The proposed renovation will put the property at its maximum 35% impervious surface allowance, therefore the pavers to be installed cannot have mortar joints or concrete beneath them to be truly pervious. The carport listed on the plans is not part of this project and would need a Zoning variance. Otherwise, the project is Zoning compliant.



EXISTING FLOOR PLAN

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

NOTE: ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED TO COOK DESIGN STUDIO, INC. FOR JUSTIFICATION AND / OR CORRECTIONS. BUILDER/HOMEOWNER SHALL ASSUME LIABILITY FOR ERRORS THAT ARE NOT REPORTED.THE INFORMATION CONTAINED IN THESE PLANS ARE LIMITED TO THE OBSERVATION OF THE INFORMATION AND CONDITIONS AS PROVIDED BY YOU THE HOME OWNER. COOK DESIGN STUDIO, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OF MODIFICATIONS MADE TO THESE PLANS IN WHOLE OR PART.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Cook Design Studio, Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Homeowner will take the necessary precautions to remove or relocate items of value to be reused and/or saved, or in any danger or being damaged due to construction process. Contractor shall verify all dimensions and conditions on site before construction begins. Any discrepancies shall be reported to Cook Design Studio, Inc. for corrections before proceeding with construction. Contractor and/or owner shall assume responsibility for errors that are not reported.

EXISTING FRONT ELEVATION

EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION

EXISTING REAR ELEVATION

EXISTING RIGHT ELEVATION

PRELIMINARY DRAWINGS ONLY

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NO.	DATE	REVISIONS
1		

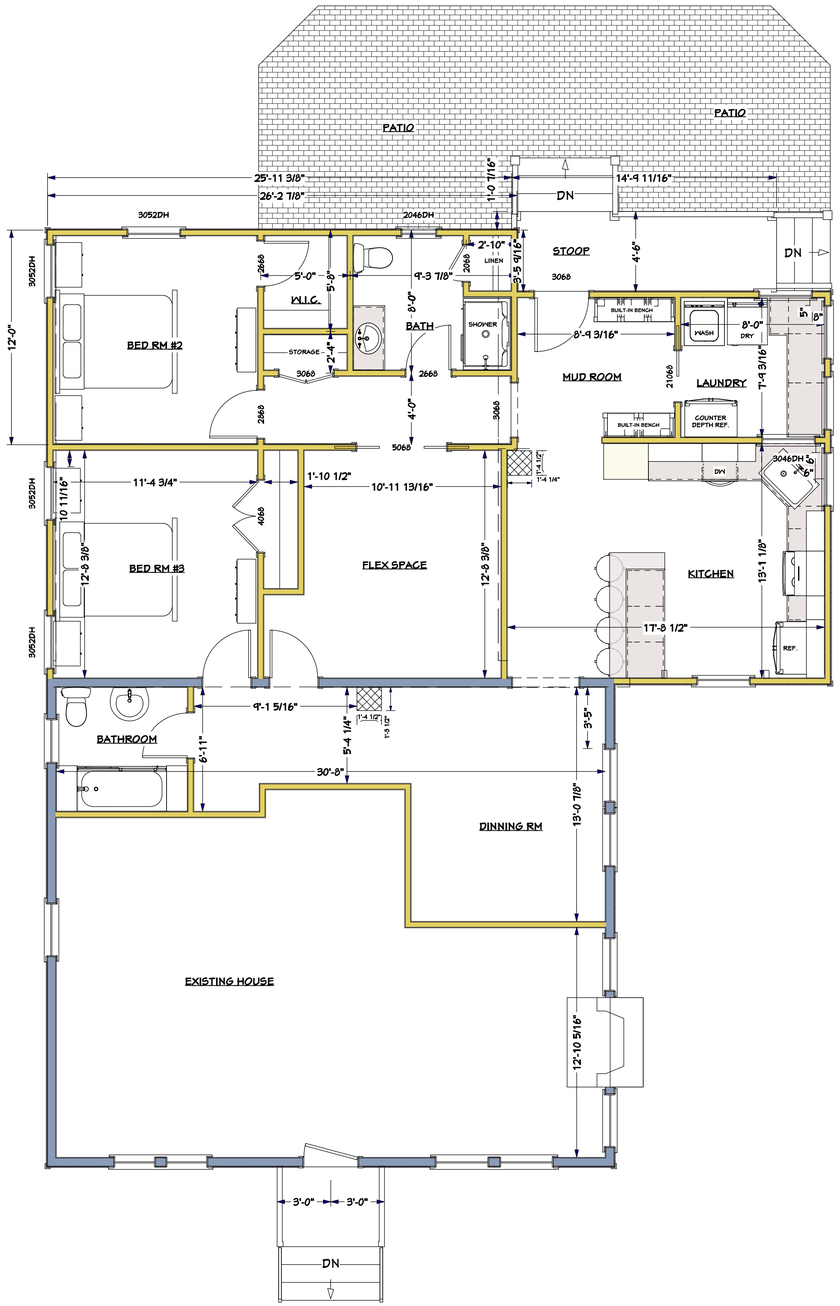
COOK DESIGN STUDIO, Inc.

Cell: 843-908-1396 • Office: 843-782-4077
www.cookdesignstudio.com
113 East Washington Street • Walterboro, SC 29488
202 East 2nd North Street • Summerville, SC 29483

MEMBER
AIBD
AMERICAN INSTITUTE of BUILDING DESIGN

PREPARED FOR:
Ana Hill
101 South Laurel St.
Summerville, SC 29483

DATE: 12-09-2019
SCALE: 1/4"=1'-0"
DESIGNED BY: BSC
CHECKED BY: CSB
JOB #: 3965-393-2019
SHEET #: D2
SHEETS



PROPOSED FLOOR PLAN

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

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EXISTING = 1591 SQ. FT.
ADDITION = 315 SQ. FT.
TOTAL HEATED = 1906 SQ. FT.
CARPORT = 336 SQ. FT.
DECK = 282 SQ. FT.

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PRELIMINARY DRAWINGS ONLY
8-12-2019
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CHARLES S. BRIGHTWELL, P.E.
WALLACE WOODWARD
WALLEBORO, SC 29488

The certification contained herein is to the best of my knowledge, information and belief.

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NO.	DATE	REVISIONS
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111 East Washington Street • Walterboro, SC 29488
202 East Joel North Street • Summerville, SC 29483

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

PREPARED FOR:
Ana Hill
101 South Laurel St.
Summerville, SC 29483

DATE: 12-09-2019
SCALE: 1/4" = 1'-0"
DESIGNED BY: BSC
CHECKED BY: CSB
JOB #: 3465-393-2019
SHEET #: D3
SHEETS

SITE PLAN

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NO.	DATE	REVISIONS
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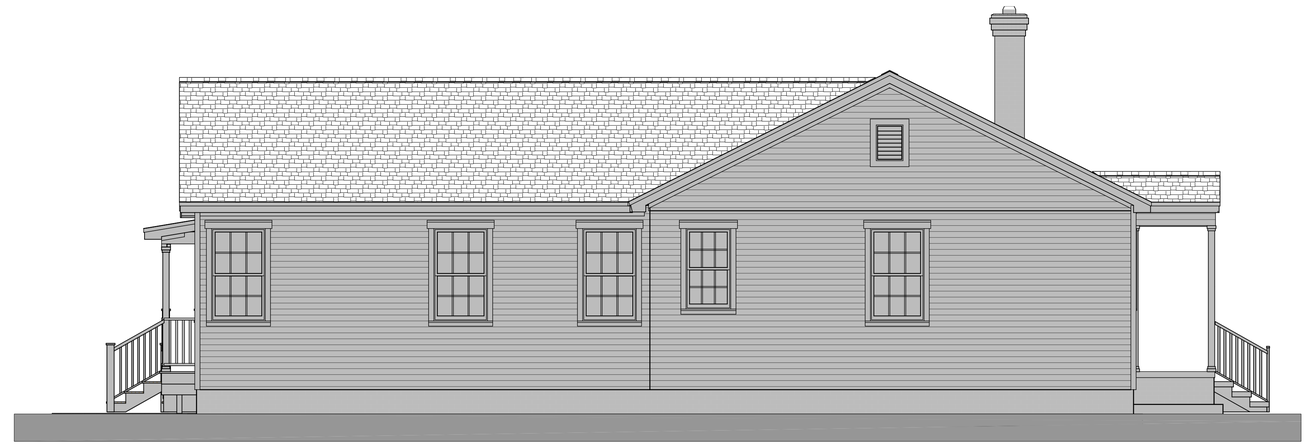
AMERICAN INSTITUTE of BUILDING DESIGN

PREPARED FOR:
Ana Hill
101 South Laurel St.
Summerville, SC 29483

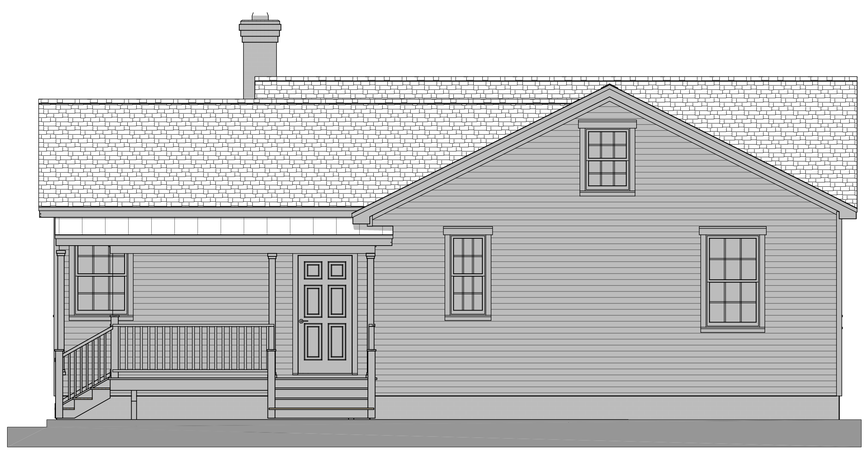
DATE:	12-09-2019
SCALE:	1" = 10'
DESIGNED BY:	BSC
CHECKED BY:	CSB
JOB #:	3965-393-2019
SHEET #:	D10

SHEETS

FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

RIGHT ELEVATION

PRELIMINARY DRAWINGS ONLY
8-13-2019
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CHARLES S. BRIGHTWELL, P.E.
108 WOODCLIFF DR
WALTERBORO, SC 29488

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CONTRACTORS AND SUBCONTRACTORS SHOULD CHECK ALL DRAWINGS PRIOR TO CONSTRUCTION.

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101 South Laurel St.
Summerville, SC 29483

DATE:	12-09-2019
SCALE:	1/4" = 1'-0"
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SHEET #:	D4

SHEETS

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Summerville, SC 29483

DATE: 12-09-2019
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CHECKED BY: CSB
JOB #: 3965-393-2019
SHEET #:
D5
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Summerville, SC 29483

DATE: 12-09-2019
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SHEET #: D7
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D8
SHEETS

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SCALE: N.T.S.

DESIGNED BY: BSC

CHECKED BY: CSB

JOB #: 3965-393-2019

SHEET #:

D9

SHEETS

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STAFF REPORT
BAR Meeting
January 7th, 2019

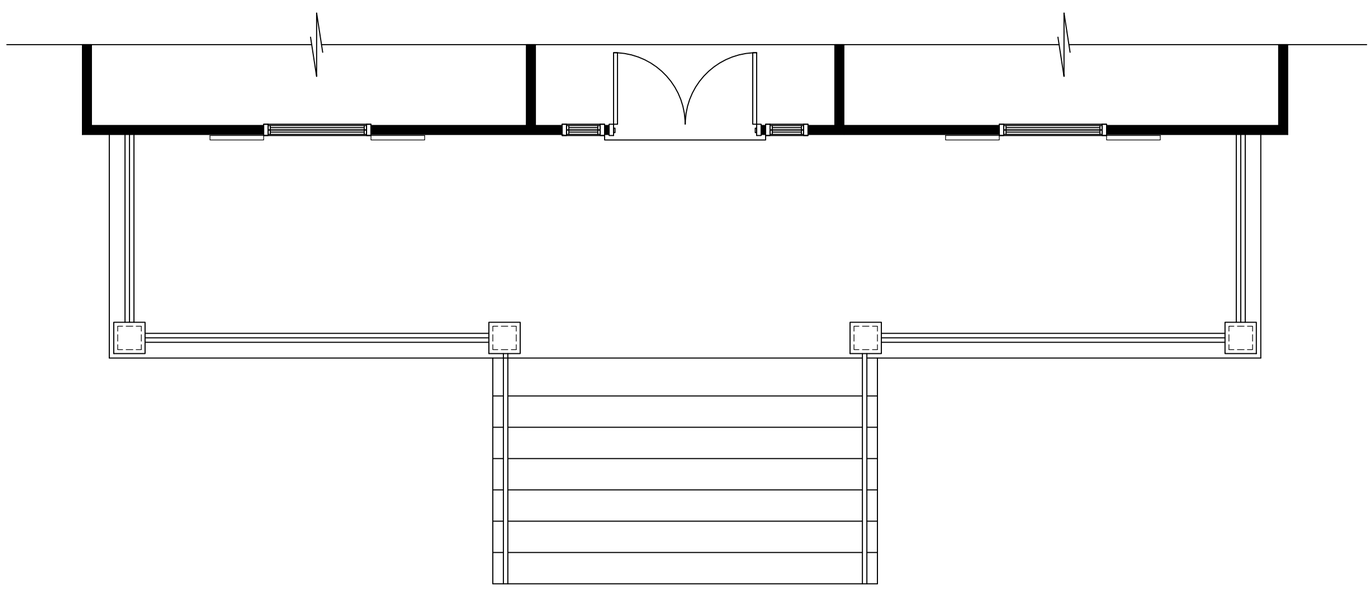
To: Town of Summerville BAR
From: Becca Zimmerman, Planner II
Date: 12/31/19

GENERAL INFORMATION

Property Applicant:	Bonny Ferguson
Owner:	Bonny & David Ferguson
Requested Action:	Final Approval
Existing Zoning/Land Use:	GR-2, Residential
Location:	127 W. 5th South Street
Building Rating:	#1 Outstanding
Proposed Alterations:	Renovation of front porch on existing single-family residence
Guideline Citation:	**5. Design Guidelines –** 5.14 Universal Guidelines for Residential Properties – *Guideline 59. Restore Historic Porch Features*
Evaluation:	The proposed renovation will replace existing wrought iron porch supports with wood columns, which will be similar to the original wood columns, but slightly different in style. Wrought iron porch supports and balustrades were not original and added to home, documented in the 1996 SHPO survey. This project does not require Zoning approval.

1 EXISTING FRONT ELEVATION

1/4" = 1'-0"



1 EXISTING PORCH LAYOUT

1/4" = 1'-0"

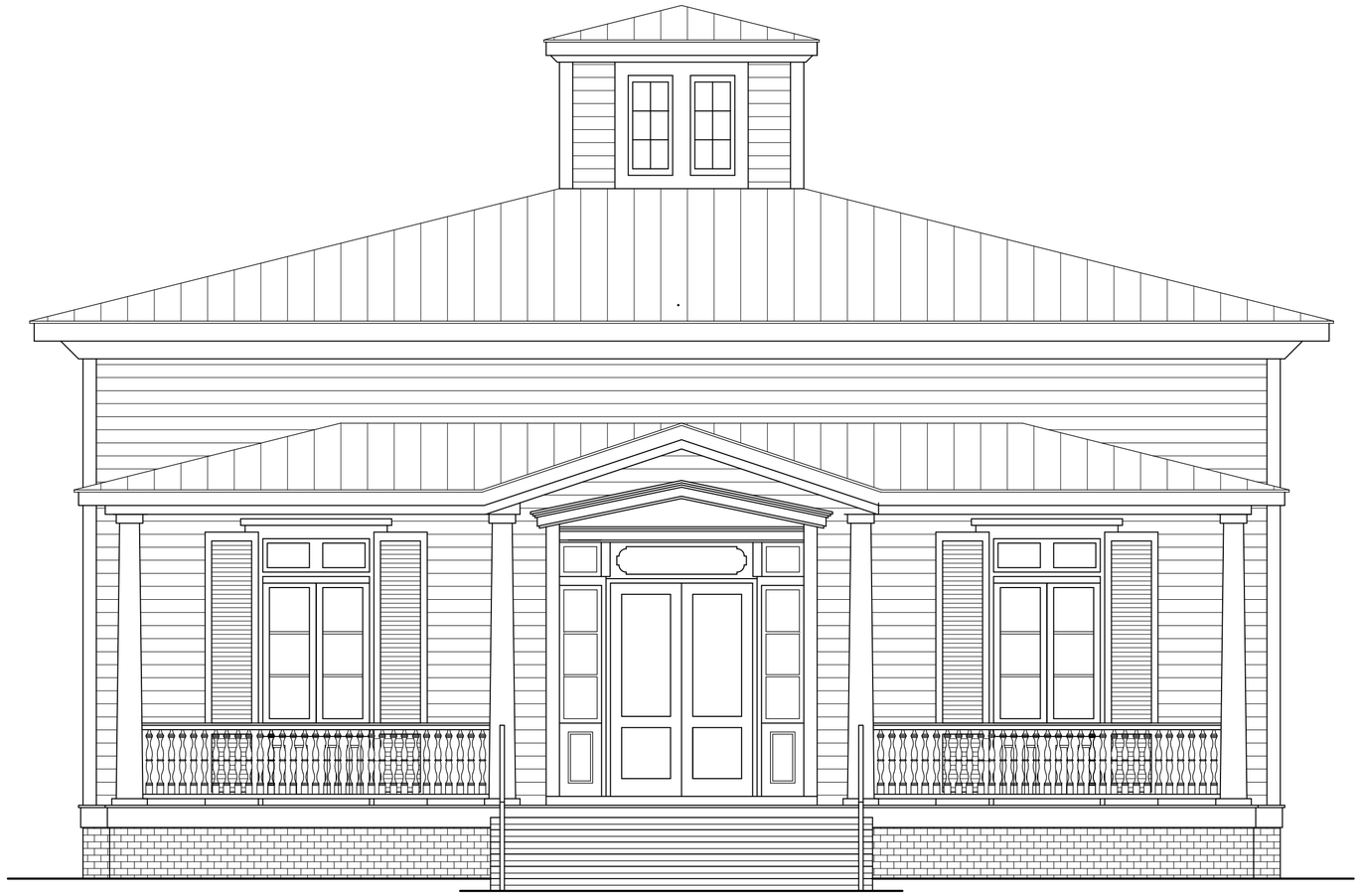
A1

DEC 12, 2019

FERGUSON PORCH UPDATE

DISCOVERY BUILDERS, DESIGN AND CONSTRUCTION
1044 EAGLE HARBOR LANE, SUMMERVILLE 29486 (843) 888-5979

127 WEST 5TH SOUTH STREET
SUMMERVILLE, SC 29483



1

PROPOSED FRONT ELEVATION

1/4" = 1'-0"

A2

DEC 12, 2019

FERGUSON PORCH UPDATE

DISCOVERY BUILDERS, DESIGN AND CONSTRUCTION
1044 EAGLE HARBOR LANE, SUMMERVILLE 29486 (843) 888-5979

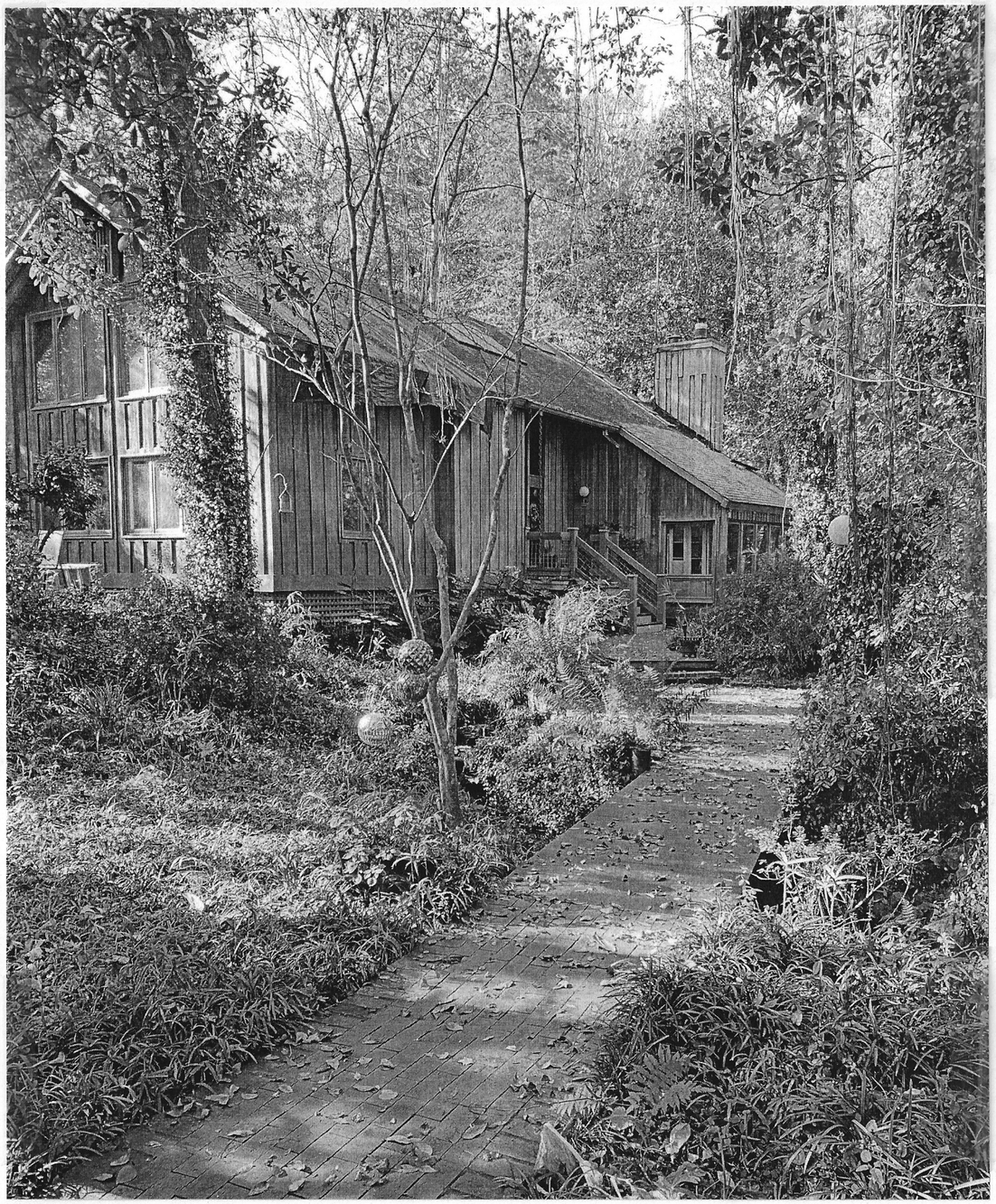
127 WEST 5TH SOUTH STREET
SUMMERVILLE, SC 29483

STAFF REPORT
BAR Meeting
January 7th, 2019

To: Town of Summerville BAR
From: Becca Zimmerman, Planner II
Date: 12/31/19

GENERAL INFORMATION

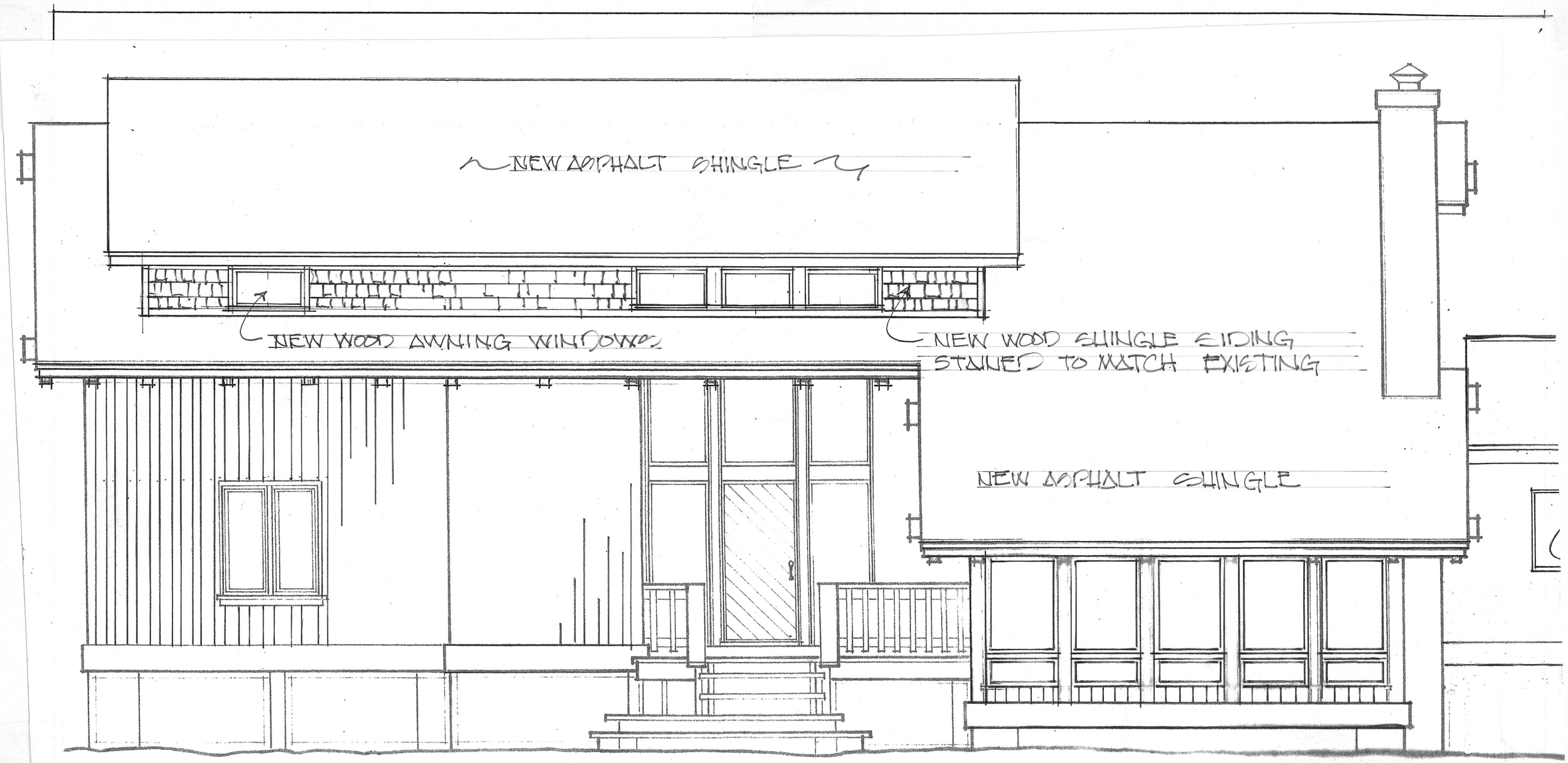
Property Applicant:	Kent Lesley
Owner:	Kent Lesley
Requested Action:	Final Approval
Existing Zoning/Land Use:	GR-2, Residential
Location:	310 S. Hickory Street
Building Rating:	#2 Notable
Proposed Alterations:	Addition of dormer to existing single-family residence
Guideline Citation:	**5. Design Guidelines –** 5.14 Universal Guidelines for Residential Properties – *Guideline 55. Dormers*
Evaluation:	The proposed dormer/windows complement the overall massing and style of the building, with shake shingles on the dormer stained to match the existing siding. This project does not require Zoning approval.



LEGLEY RESIDENCE
310 S. HICKORY ST.
SUMMERVILLE

12-12-19

1

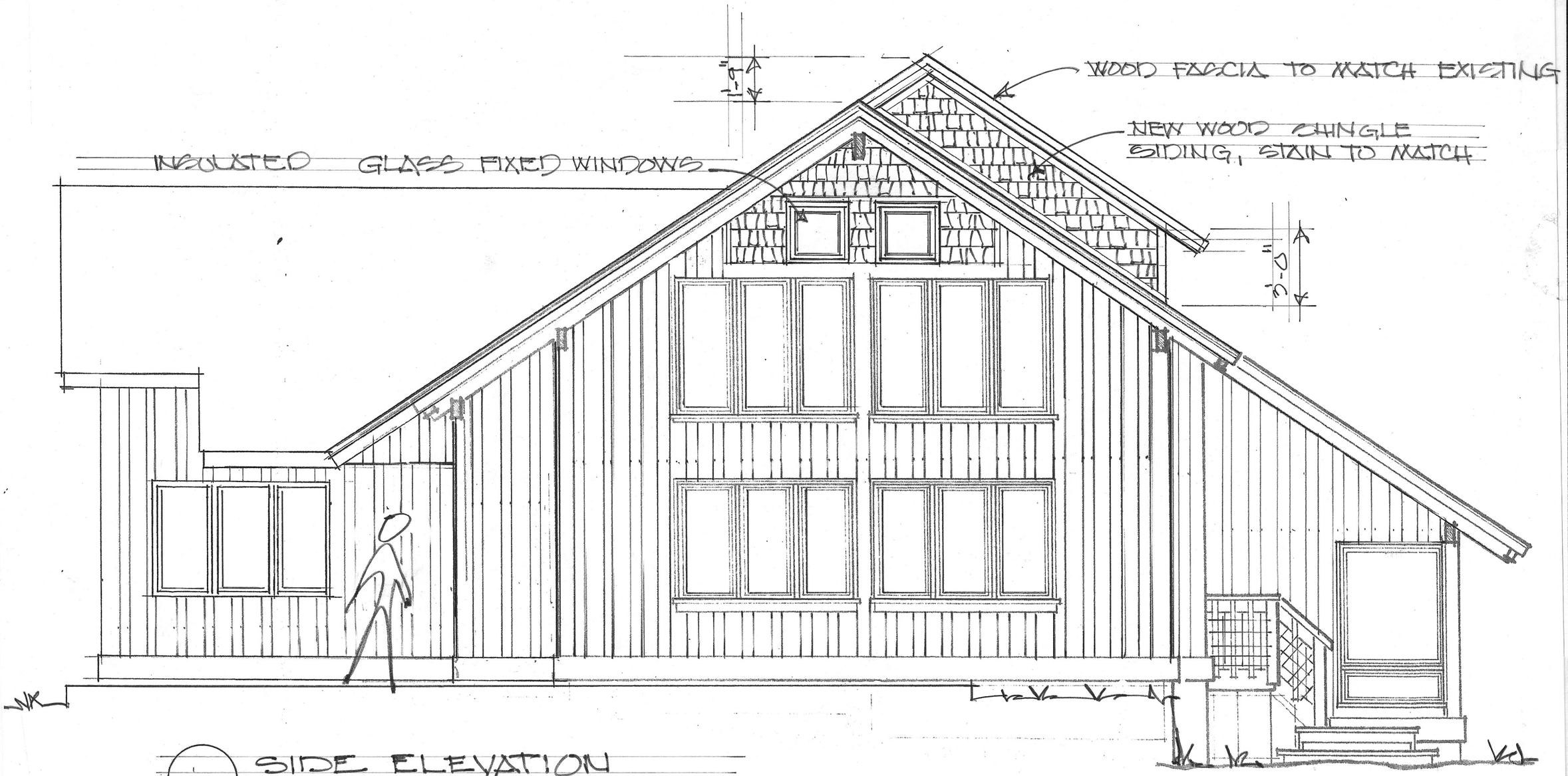


FRONT ELEVATION

LESLEY Residence
310 S. HICKORY St.
SUMMERVILLE

12-12-19

5

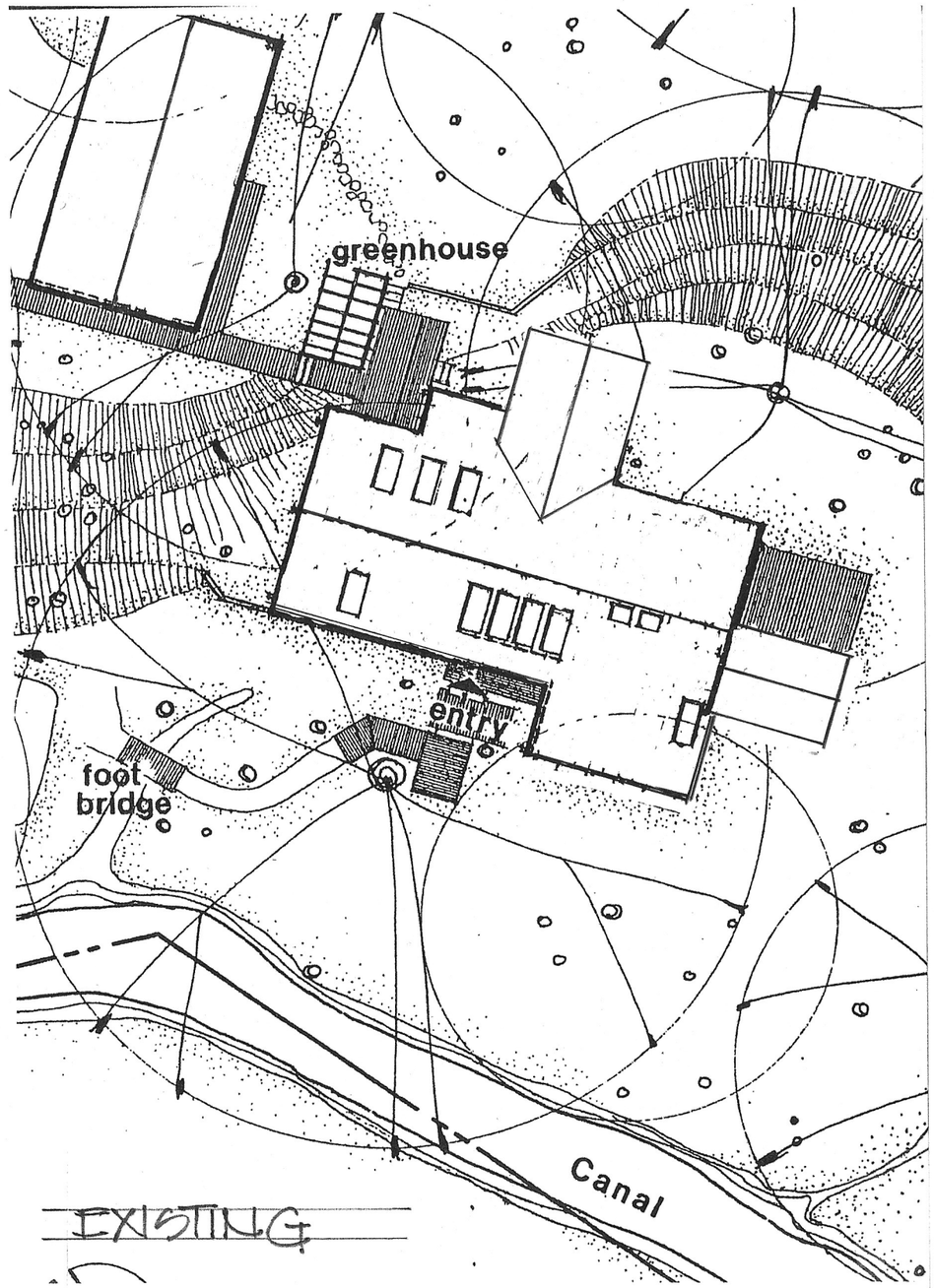


SIDE ELEVATION

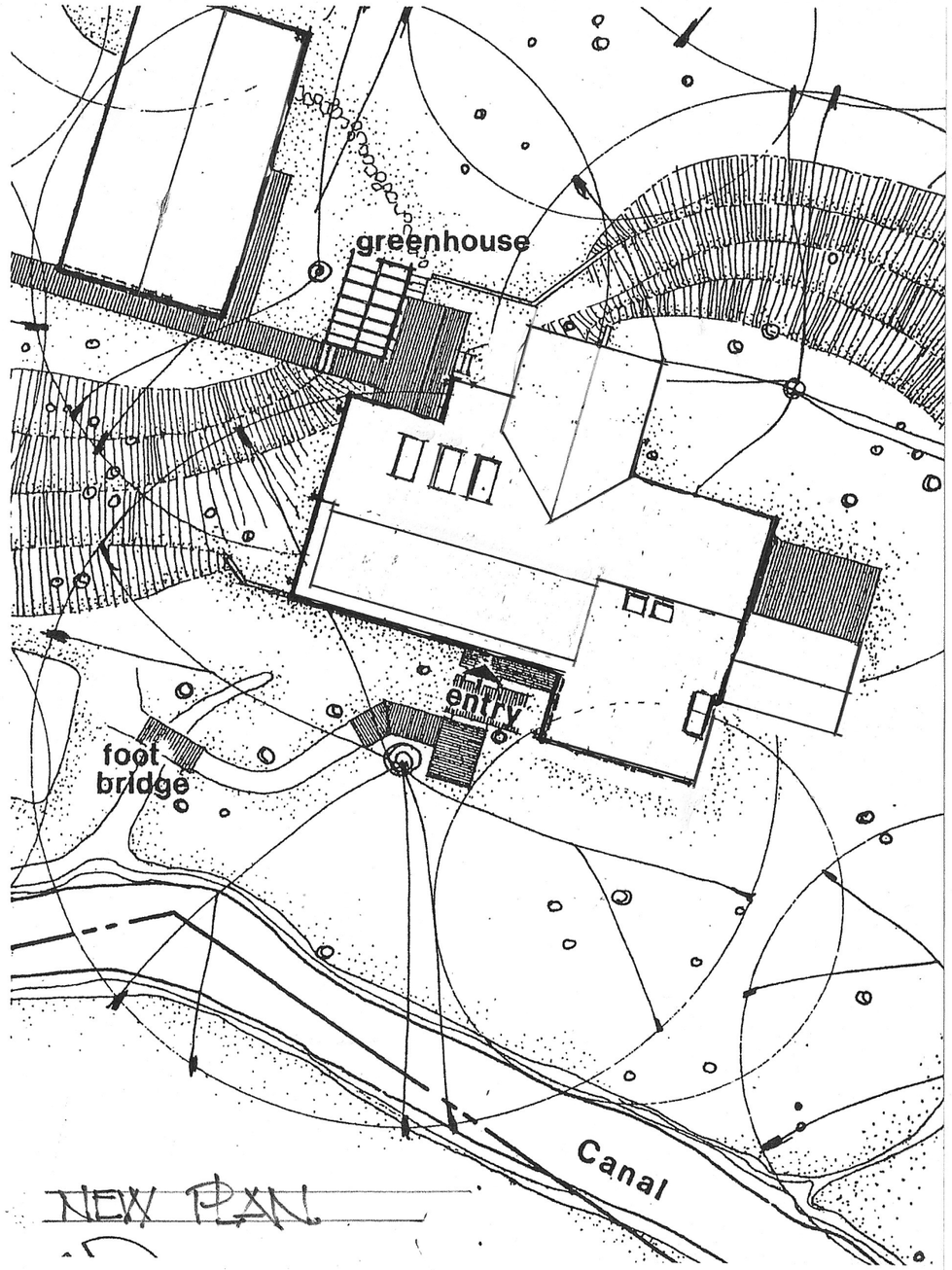
LESLEY RESIDENCE
310 S. HICKORY ST.
SUMMERVILLE

12-12-A

A



EXISTING



NEW PLAN

LESLEY Residence
310 S. HICKORY St.
SUMMERVILLE

12-12-19

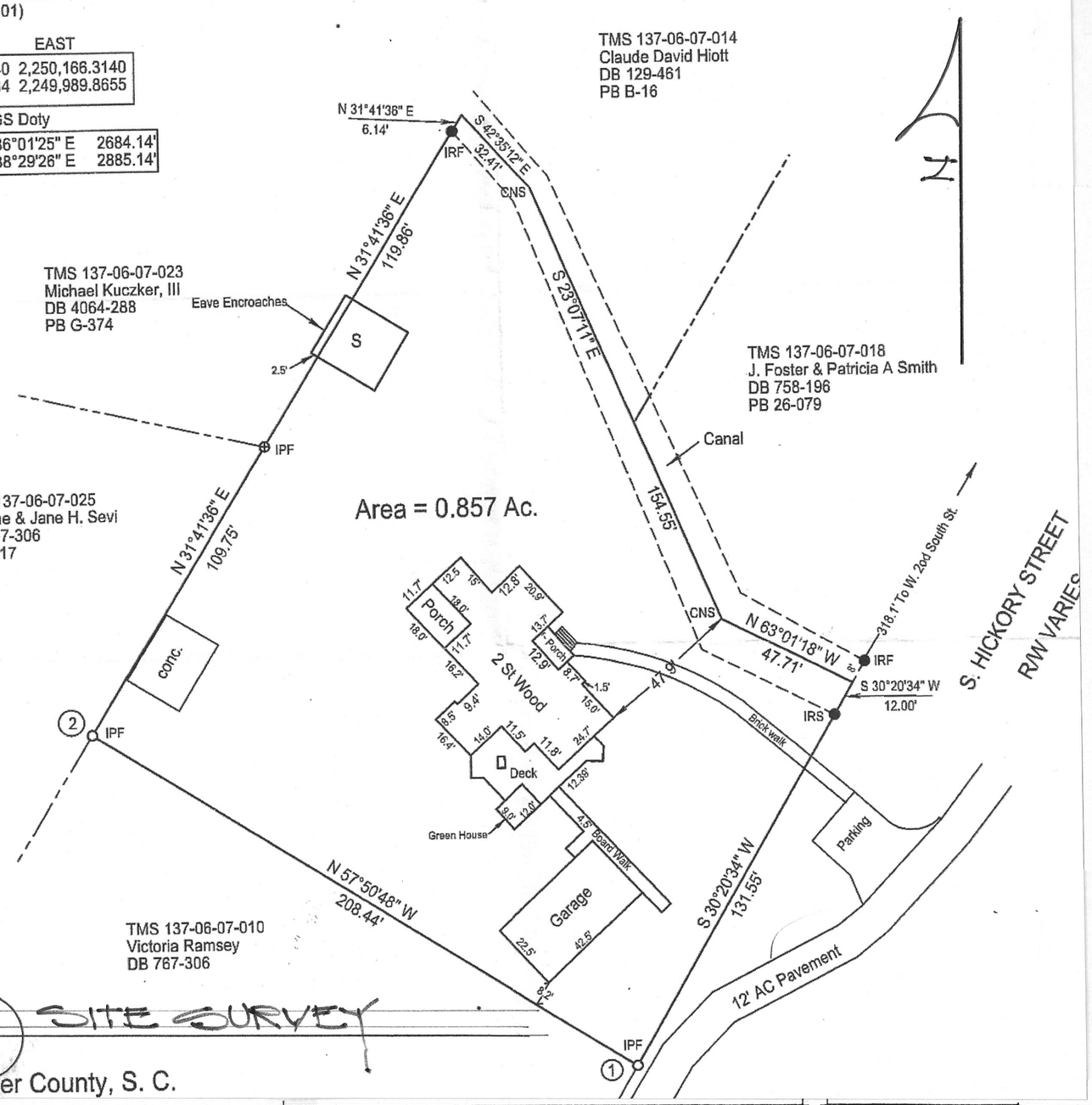
3

State Plane Coordinates
NAD 83 (2001)

	NORTH	EAST
1.)	432,655.1340	2,250,166.3140
2.)	432,766.0484	2,249,989.8655

Ties to NGS Doty

1 To DOTY	N 86°01'25" E	2684.14'
2 To DOTY	N 88°29'26" E	2885.14'



SITE SURVEY

Dorchester County, S. C.

LEGLEY RESIDENCE
310 S. HICKORY ST.
SUMMERVILLE

12-12-19

2