

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting
July 17, 2019 – 2:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Board of Zoning Appeals Meeting: July 2, 2019 [Pages 3–4]

PUBLIC HEARING ITEMS

1. Variance # 162 [Pages 5–103]

APPLICANT: Catherine R. Johnson (Owner)
Malcolm Brennan (Applicant)
ADDRESS: 3606 Beachcomber Run
TAX MAP NUMBER: 147-14-00-067
ZONING DISTRICT: SR Single-Family Residential
PURPOSE: To allow for the renovation/modification of an existing non-conforming residence (in excess of 50% of the building's appraised value) without having to bring the existing residence into conformity with the current zoning requirements, as required by Sec. 3.30.40 of the DSO

ITEMS FOR INFORMATION / DISCUSSION

There are no Items for Information / Discussion

SITE VISIT

1. Appeal #39 *

APPELLANT: Cathy Patterson, 4064 Bridle Trail Drive, Seabrook Island, SC
ADDRESSES: 2211 Seabrook Island Road (Lot A-06)
2279 Seabrook Island Road (Lot B-01)
3049 Seabrook Village Drive (Lot B-23)
3061 Seabrook Village Drive (Lot B-26)

* The site visit will take place behind the Seabrook Island Property Owners Association security gate. Any individual wishing to observe the site visit who does not have access behind the security gate should contact (843) 768-5321 for assistance prior to the meeting.

TAX MAP NUMBERS: 147-00-00-042 (Lot A-06)
147-00-00-059 (Lot B-01)
147-00-00-093 (Lot B-23)
147-00-00-096 (Lot B-26)

ZONING DISTRICT: PUD / Multi-Family Residential

PURPOSE: An appeal of the Zoning Administrator's determination of the setback requirements for lots A-06, B-01, B-23 and B-26 in the Village at Seabrook Subdivision

ADJOURN

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting

July 2, 2019 – 2:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



MINUTES

Present: Walter Sewell (Chair), Ava Kleinman, Bob Leggett, John Fox, Dick Finkelstein, Joe Cronin (Zoning Administrator)

Absent: None

Guests: Katrina Burrell (SIPOA), Cathy Patterson (Village at Seabrook), Malcolm Brennan (M. Brennan Architects Inc.)

Chairman Sewell called the meeting of the Board of Zoning Appeals to order at 2:33 PM. Zoning Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting was properly posted. Chairman Sewell introduced himself and members of the Board to those in the audience and confirmed that a quorum was present.

APPROVAL OF MINUTES

1. **Board of Zoning Appeals Meeting: May 28, 2019:** Mr. Fox made a motion to approve the minutes from the May 28, 2019 meeting, as submitted. Ms. Kleinman seconded the motion. The motion was approved by a vote of 4-0.

Mr. Finkelstein arrived at approximately 2:40 PM.

ITEMS FOR INFORMATION / DISCUSSION

1. **Discussion of Appeal #39 (Village at Seabrook) and Next Meeting Date:** Zoning Administrator Cronin notified members of the Board that the town had received an appeal of the Zoning Administrator Letter of Determination regarding setback requirements within the Village at Seabrook. Zoning Administrator Cronin provided Board members with copies of letters he had provided for Lots A-06, B-01, B-23 and B-26, as well as the notice of appeal submitted by Ms. Cathy Patterson, a resident of the Village at Seabrook. A brief discussion took place regarding the process for reviewing and deciding appeals of administrative decision. Zoning Administrator requested that the Board schedule a date for the public hearing on the appeal. Members of the Board decided to hold the pre-meeting and site visit at the end of its next meeting on July 17, 2019. Chairman Sewell recommended that the Board conduct a site visit to the lots that were subject to the Letters of Determination. The Board scheduled the public hearing on the appeal for August 15, 2019.

SITE VISITS

Zoning Administrator Cronin distributed copies of the following variance application to members of the Board and provided a brief overview of the request:

- **Variance #162:** 3606 Beachcomber Run (To allow for the renovation/modification of an existing non-conforming residence (in excess of 50% of the building's appraised value) without having to bring the existing residence into conformity with the current zoning requirements, as required by Sec. 3.30.40 of the DSO)

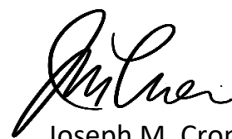
Prior to departing for the site visit, Zoning Administrator Cronin stated that public notice of the site visit had been provided, pursuant to the Freedom of Information Act. He stated that the agenda for today's meeting contained the following provision: *"This site visits will take place behind the Seabrook Island Property Owners Association security gate. Any individual wishing to observe the site visit who does not have access behind the security gate should contact (843) 768-5321 for assistance prior to the meeting."* He added that no individuals had contacted the town to request access behind the security gate in advance of the meeting. Zoning Administrator Cronin noted that the purpose of the site visit was for observational purposes only, and no testimony would be heard pertaining to the variance application.

The meeting was recessed at approximately 3:19 PM. Board members then traveled individually to 3606 Beachcomber Run. Staff members at Town Hall were notified that the Board was traveling to the site, and anyone coming to Town Hall to observe the site visit should be directed to that location.

1. **3606 Beachcomber Run (Tax Map # 147-14-00-067):** The Board reconvened at approximately 3:36 PM at 3606 Beachcomber Run. Board members and the Zoning Administrator observed the site, as well as neighboring properties in the vicinity of the site. Board members asked general questions regarding the proposed variance request; however, no testimony was received. The project architect, Mr. Malcolm Brennan, was present on behalf of the property owner. No other individuals were present to observe the site visit.

There being no further business, the meeting was adjourned at 3:44 PM.

Minutes Approved:



Joseph M. Cronin
Zoning Administrator



MEMORANDUM

TO: Town of Seabrook Island Board of Zoning Appeals Members
FROM: Joseph M. Cronin, Town Administrator/Zoning Administrator
SUBJECT: Variance Application # 162 – 3606 Beachcomber Run
MEETING DATE: July 17, 2019

Variance Application #162	
Applicants:	Catherine R. Johnson (Owner) Malcolm Brennan (Applicant)
Location:	3606 Beachcomber Run
Tax Map Number:	147-14-00-067
Zoning District:	SR Single-Family Residential
Purpose:	To allow for the renovation/modification of an existing non-conforming residence (in excess of 50% of the building’s appraised value) without having to bring the existing residence into conformity with the current zoning requirements, as required by Sec. 3.30.40 of the DSO

Overview

The Town has received a variance application from Malcolm Brennan of M. Brennan Architects (“Applicant”), submitted on behalf of Catherine Johnson, owner of Charleston County Tax Map # 147-14-00-067 (“Owner”), collectively the “Applicants.” The Applicants are seeking a permit to undertake a renovation to an existing residence located at 3606 Beachcomber Run.

The existing residence was constructed in 1979, which was approximately eight years before the town’s incorporation. Because Seabrook Island was unincorporated at that time of its construction, the residence was built under Charleston County’s zoning and development regulations. The property was purchased by the Owner in June of 2017.

On June 3, 2019, the Applicants submitted a site plan and construction drawings for a major renovation to the residence. Upon review by the Zoning Administrator, it was determined that the existing structure does not conform to the side and rear yard setback requirements. Specifically, the existing home encroaches approximately 18 feet into the required 25-foot rear yard setback; the rear deck encroaches 13 feet into the 15-foot rear yard setback for open decks; and the roof overhang on the left side of the structure encroaches approximately 3 feet into the 12.5-foot side yard setback, as opposed to the allowable 1.5 feet. In addition, a ramp and HVAC stand located at the rear of the property encroach onto the neighboring golf course property, which is owned by the Seabrook Island Club.

While the Applicants are not seeking to enlarge or reconstruct any of the existing non-conforming elements, the value of the renovation work will exceed 50% of the structure’s fair market value, as determined by the Charleston County Assessor’s Office (**\$430,000 Fair Market Value x 50% = \$215,000**).

In instances when renovation and/or modification to an existing structure exceeds 50% of its fair market value, the town’s Development Standards Ordinance (“DSO”) requires the following:

§ 3.30.40. Nonconforming Structure Modification. Except as provided in Section 3.30.20, **if a nonconforming structure is modified to** (a) increase its gross floor area by more than fifty percent (50%) of the existing structure or (b) **increase its current appraised value of the existing structure by more than fifty percent (50%) as determined by the Town, the entire structure shall become subject to this ordinance and shall be brought up to the standards and shall comply with the requirements contained therein.** Periodic renovations over a five (5)-year period shall not increase the gross floor area or appraised value by more than fifty percent (50%) of the floor area or the appraised value of the structure at the time the renovation was permitted.

The Zoning Administrator notified the Applicants of this requirement and informed them that a zoning permit could not be approved by the town without one or more of the following:

- Approval of a variance from the Board of Zoning Appeals to waive the requirements of § 3.30.40;
- Modifying the existing residence to bring it into conformity with the town’s current setback requirements; or
- Reducing the value of the renovation to less than 50% of the structure’s appraised value.

In order to allow for the renovation to take place, the Applicants have submitted a request for the following variance:

TYPE	REQUIRED PER DSO	VARIANCE (REQUESTED)
Modification to Non-Conforming Structure	§ 3.30.40: If a nonconforming structure is modified to... (b) increase its current appraised value of the existing structure by more than fifty percent (50%) as determined by the Town, the entire structure shall become subject to this ordinance and shall be brought up to the standards and shall comply with the requirements contained therein.	To waive the requirement of § 3.30.40

In their application, the Applicants have stated that the intent of their request is to allow for the renovation to exceed the 50% threshold without the necessity of bringing the existing residence into compliance with the town’s current setback standards. The Applicants further argue:

- a) The existing home pre-dates the town's incorporation and was constructed to previous county zoning standards;
- b) The areas of encroachment are adjacent to permanent open space (golf course);
- c) Compliance with the ordinance would require demolition and removal of significant portions of the existing home to comply with current setback requirements;
- d) The proposed improvements will actually decrease the degree of non-conformity, as a non-conforming HVAC stand and equipment will be moved to a conforming location; and
- e) The modifications will not be of substantial detriment to neighboring properties, the public good or the character of the district, because adjacent properties have similar orientation and are also adjacent to open space.

The property is currently zoned SR Single-Family Residential, and a single-family residence is a permitted use by-right. Aside from the non-conformities referenced above, the existing residence meets all other requirements of the town's DSO, including front yard setback, right side setback, driveway setback, maximum height and maximum lot coverage.

Staff Comments

As a matter of practice, the town's Zoning Administrator does not provide a recommendation in favor of – or in opposition to – a variance application. In our opinion, these requests are best left to the Board of Zoning Appeals following a thorough review of the relevant facts, including the receipt of testimony from interested parties during the required public hearing.

In granting a variance, state law permits the Board of Zoning Appeals to attach such conditions as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Should the Board vote to approve the variance request, staff would recommend in favor of attaching the following conditions:

- The approved variance shall apply to the building layout as shown on the site-specific plan prepared by the Applicants and reviewed by the Board on July 17, 2019. Any modification to this site-specific plan prior to the issuance of a zoning permit, with the exception of minor corrections and/or modifications which conform to the requirements of the town's DSO, shall require further review and approval by the Board of Zoning Appeals prior to permitting.
- Consistent with the state's Vested Rights Act, the variance shall expire on July 17, 2021 (two years from the date of approval) if no zoning permit has been issued by the town on or before that date.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Cronin". The signature is fluid and cursive, with a large initial "J" and "C".

Joseph M. Cronin

Town Administrator/Zoning Administrator

Criteria for Review

Pursuant to Section 6-29-800(A)(2) of the SC Code of Laws, the Board of Zoning Appeals has the power to hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

- (a) there are **extraordinary and exceptional conditions** pertaining to the particular piece of property;
- (b) these **conditions do not generally apply to other property** in the vicinity;
- (c) because of these conditions, the application of the ordinance to the particular piece of property would **effectively prohibit or unreasonably restrict** the utilization of the property; and
- (d) the authorization of a variance **will not be of substantial detriment** to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance. Other requirements may be prescribed by the zoning ordinance.

In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Attachments

The following supplemental items have been attached for review:

Application & Property Information		
1	Variance Application	p. 11-16
2	Survey (Existing Conditions)	p. 17-19
3	Site Plan & Building Drawings	p. 20-49
4	Subdivision Plat (1976)	p. 50-51
5	Property Photos	p. 52-58
6	Zoning Map	p. 59-60
7	Aerial Image	p. 61-62
8	FEMA Base Flood Elevations (Current & Preliminary)	p. 63-64
9	Title to Real Estate	p. 65-71
10	Property Information Card	p. 72-73
11	Public Hearing Notice – Letter to Neighboring Property Owners	p. 74-75
12	Public Hearing Notice – List of Neighboring Property Owners	p. 76-77
13	Public Hearing Notice – U.S.P.S. Certified Mail Receipts	p. 78-80
14	Public Hearing Notice – Post and Courier Legal Ad	p. 81-82
15	Public Hearing Notice – Property Posting	p. 83-84

Other Information		
16	Neighboring Properties:	
	a) Block 16 Lot 83 – 3608 Beachcomber Run (1984)	p. 85-87
	b) Block 16 Lot 85 – 3604 Beachcomber Run (1985)	p. 88-90
	c) Block 16 Lot 86 – 3602 Beachcomber Run (1996)	p. 91-93
	d) Block 16 Lot 87 – 3590 Seabrook Island Road (1995)	p. 94-96
	e) Block 16 Lot 88 – 3580 Seabrook Island Road (1986)	p. 97-99
17	DSO Requirements for Nonconforming Structures	p. 100-101

Written Correspondence Regarding the Proposed Variance Request		
18	Letter from Seabrook Island Club (June 16, 2019)	p. 102-103



ATTACHMENT #1

Variance Application



TOWN OF SEABROOK ISLAND

2001 Seabrook Island Road
 Seabrook Island, SC 29455
 (843) 768-9121

APPLICATION FOR VARIANCE


Board of Zoning Appeals

Any applicant seeking a variance from the zoning requirements of the Town of Seabrook Island's Development Standards Ordinance (hereafter, the "DSO") must submit a written application, along with a \$350.00 application fee and all required supplemental information. Applications must be typed or written legibly in ink. Please attach an additional sheet of paper if more space is needed. If you need assistance filling out this application form, please contact the Zoning Administrator by phone at (843) 768-9121 or by email at jcronin@townofseabrookisland.org.

1. PROPERTY INFORMATION					
Please provide information regarding the property which is subject to the variance request.					
Property Address	3606 Beachcomber Run				
Tax Map Number	147-14-00-067	Block	16	Lot	84
Lot Size (Square Feet)					
Is this property subject to an OCRM critical line? (eg. Marsh or Beachfront Lots)		Yes	<input checked="" type="checkbox"/>	No	
Is this property subject to private restrictions or covenants? (eg. SIPOA or regime)	<input checked="" type="checkbox"/>	Yes		No	

2. APPLICANT(S)	
Please provide information regarding the individual(s) who is (are) submitting the variance request.	
Applicant Name(s)	Malcolm Brennan c.o. M. Brennan Architects, Inc.
Applicant Address	113 Wappoo Creek Drive, Ste. 4, Charleston, SC. 29412
Applicant Phone Number	843-406-7813
Applicant Email Address	m@mbrennanarchitects.com
If the Applicant is <u>NOT</u> an owner of the property, what is the relationship to the Property Owner(s)?	Design Professional

3. PROPERTY OWNER(S)			
If the Applicant(s) is (are) <u>NOT</u> the property owner(s), please provide information for the property owner(s).			
Owner Name(s)	Catherine R. Johnson		
Owner Mailing Address	2622 West Lake Street, Apt. 416, Minneapolis MN. 55416		
Owner Phone Number	612-803-0782		
Owner Email Address	katierjohnson@comcast.net		
Designation of Agent (Required if the Applicant(s) is(are) NOT a Property Owner): I (we) hereby designate and appoint the above named Applicant(s) as my (our) agent(s) to represent me (us) in this application.			
Owner Signature(s)		Date	06/04/2019
		Date	

4. CERTIFICATION			
Under penalty of perjury, I (we) hereby certify that the information contained in this application, including all supplemental materials, is true and accurate to the best of my (our) knowledge.			
Applicant Signature(s)		Date	06/04/19
		Date	

OFFICE USE ONLY		
Date Filed:	Variance Application #:	Hearing Date:

5. VARIANCE REQUEST

A. Please provide a brief description of the proposed scope of work:

This project includes interior remodelling, new code compliant windows and doors, structural stabilization and improvement, removal of the mansard roofing at the second floor balcony, water-proofing issues, and code required improvements to the mechanical, and electrical systems.

B. In order to complete the proposed scope of work, the Applicant(s) is (are) requesting a variance from the following requirement(s) of the town's DSO:

1) DSO Section Reference(s): §3.30.40 Nonconforming Structure Modification.

2) DSO Requirement(s): Except as provided in Section 3.30.20, if a nonconforming structure is modified to (a) increase its gross floor area by more than fifty percent (50%) of the existing structure or (b) increase its current appraised value of the existing structure by more than fifty percent (50%) as determined by the Town, the

C. The application of the zoning requirements of the town's DSO will result in unnecessary hardship, and the standards for a variance set by State Law and the DSO are met by the following facts:

1) There are extraordinary and exceptional conditions pertaining to this particular piece of property as follows:

This home pre-dates the town. It was constructed in 1979, before the town was incorporated. The setback encroachment is adjacent to permanently open space .

2) These conditions do not generally apply to other property in the vicinity as shown by:

The attached aerial photo and Charleston County GIS Map shows that the homes on the adjacent properties have similar relationships to the rear property line.

3) Because of these conditions, the application of the zoning requirements to this particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

Compliance with the ordinance would require removal of a significant portion of two floors of the existing home.

4) The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

The proposed improvements actually decrease the existing encroachment by relocating the existing hvac stand inside the allowable setback lines. The existing encroachment poses no detriment to the adjacent properties, public good, or character of the district, because the adjacent properties have similar orientation, and are adjacent to permanently open space.

6. APPLICATION MATERIALS

In addition to the completed Variance Application Form, all requests for variance must be accompanied by the supplemental materials listed below. An application is not considered "complete" until all required documentation has been received by the Zoning Administrator. Below is a checklist of the required materials:

- Completed & Signed Variance Application Form (Paper Required; PDF Optional)**
 - Please submit one *completed* paper application. All signatures must be original.
- \$350.00 Application Fee**
 - The application fee may be paid by cash or check only.
- As-Built Survey / Survey of Existing Conditions (Paper Required; PDF Optional)**
 - All applications must be accompanied by an as-built survey which accurately illustrates the existing conditions on the property, including setback measurements for all structures.
- Proposed Site Plan (Paper & PDF Required)**
 - Required for all new structures and/or exterior modifications which will change the footprint of one or more existing structures.
 - For lots abutting a marsh or beachfront jurisdictional line, the location of the critical line must be certified by OCRM within the previous five (5) years.
- Scaled Architectural Drawings: (Paper & PDF Required)**
 - Required for all new structures and/or exterior modifications to existing structures.
 - Architectural drawings must show, at a minimum:
 - A detailed floor plan or plan view; and
 - Front, side and rear elevations, as appropriate.
- Letter of Approval from Property Owners Association and/or Regime: (Paper Required; PDF Optional)**
 - Required for all properties which are subject to private restrictions and/or covenants.
 - If approval is pending, please attach a Letter of Acknowledgement from the POA and/or Regime.
- Letters of support, petitions, photographs, and any other documentation which an Applicant feels may support his or her request may be attached but are not required. (Paper & Digital Files Optional)**

CRITERIA FOR REVIEW

Pursuant to Section 6-29-800(A)(2) of the SC Code of Laws, the Board of Zoning Appeals has the power to hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in **unnecessary hardship**. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

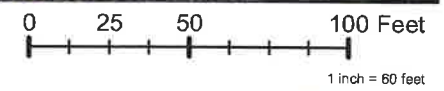
- (a) there are **extraordinary and exceptional conditions** pertaining to the particular piece of property;
- (b) these conditions **do not generally apply to other property** in the vicinity;
- (c) because of these conditions, the application of the ordinance to the particular piece of property would **effectively prohibit or unreasonably restrict** the utilization of the property; and
- (d) the authorization of a variance will **not be of substantial detriment** to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance. Other requirements may be prescribed by the zoning ordinance.

In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.



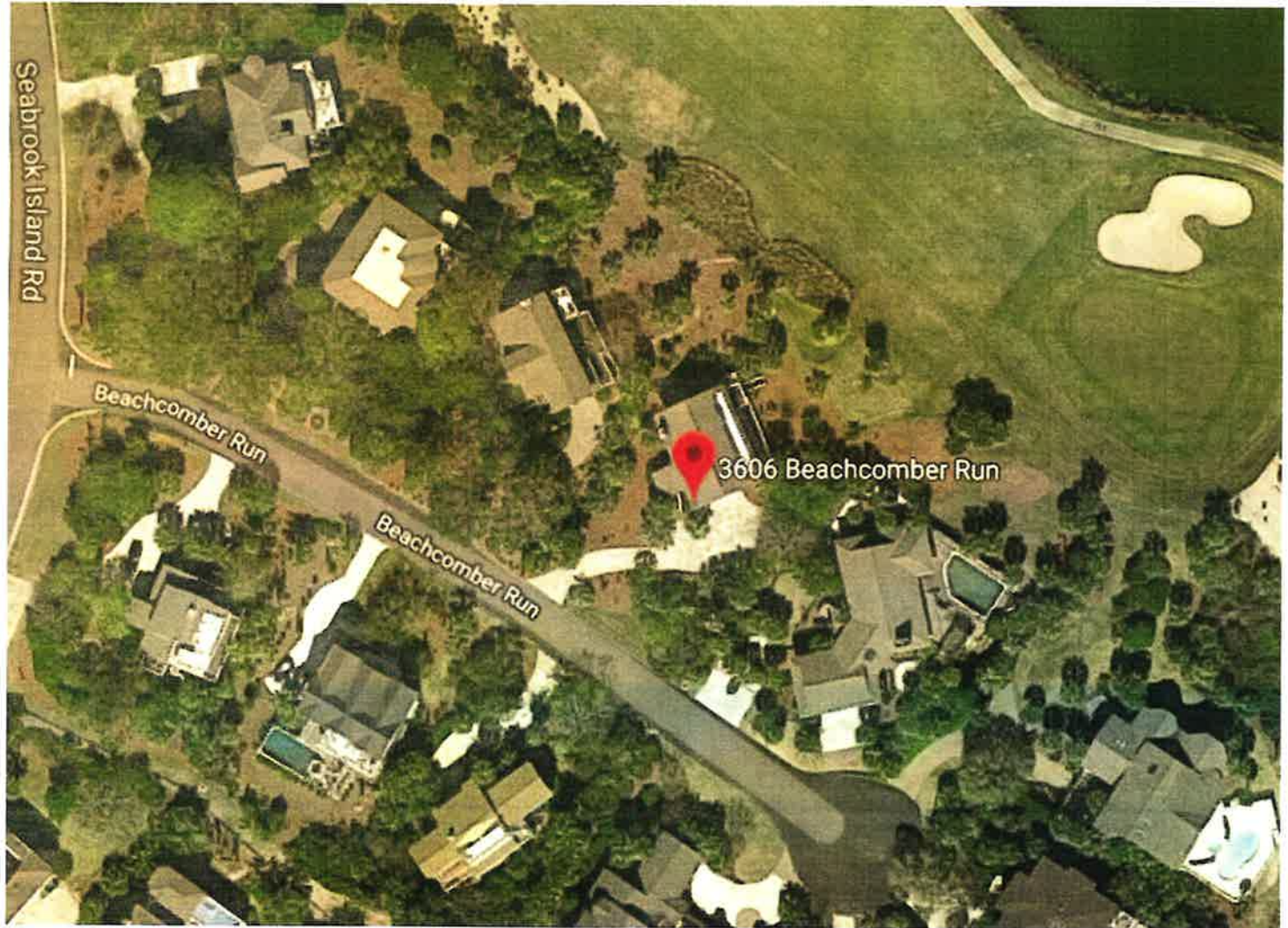
Charleston County SC



Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.



Author: Charleston County SC
Date: 6/3/2019

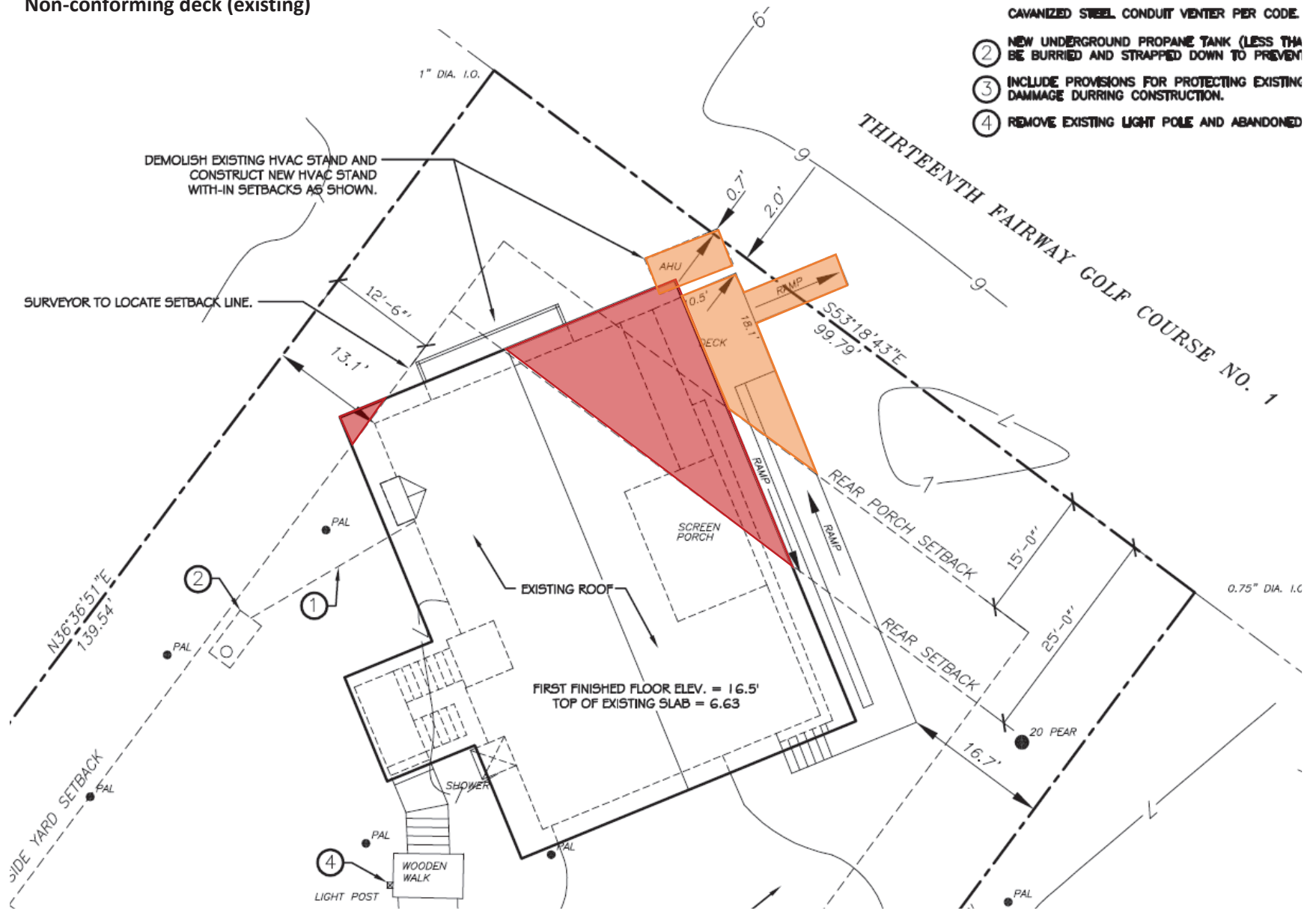




ATTACHMENT #2

Survey (Existing Conditions)

- Non-conforming structure (existing)
- Non-conforming deck (existing)



- CANVANIZED STEEL CONDUIT VENTER PER CODE.
- ② NEW UNDERGROUND PROPANE TANK (LESS THA BE BURRIED AND STRAPPED DOWN TO PREVEN
 - ③ INCLUDE PROVISIONS FOR PROTECTING EXISTING DAMMAGE DURING CONSTRUCTION.
 - ④ REMOVE EXISTING LIGHT POLE AND ABANDONED



ATTACHMENT #3

Site Plan & Building Drawings

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1550-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-6.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION FOR INSURANCE COMPANY USE

A1. Building Owner's Name
CATHERINE R. JOHNSON Policy Number:

A2. Building Street Address (including Apt., Unit, Sub, and/or Bldg. No.) or P.O. Route and Box No.
3606 BEACHCOMBER RUN Company NAIC Number:

City State ZIP Code
TOWN OF SEABROOK ISLAND South Carolina 29455

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOT 84, BLOCK 16

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 22-33-58 Long. 80-09-50 Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 5

A8. For a building with a crawlspace or enclosure(s):
a) Square footage of crawlspace or enclosure(s) NA sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade NA
c) Total net area of flood openings in A8.b NA sq ft
d) Engineered flood openings? Yes No

A9. For a building with an attached garage:
a) Square footage of attached garage NA sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0
c) Total net area of flood openings in A9.b 0 sq ft
d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number SEABROOK ISLAND 460259 B2. County Name CHARLESTON B3. State South Carolina

BA. Map/Panel Number	BS. Suffix	BE. FIRM Index Date	BF. FIRM Panel Effective Date	BB. Flood Zone(s)	BB. Base Flood Elevation(s) (Zone AE, use Base Flood Depth)
45019C-0786	J	11-17-2004	11-17-2004	AE	14

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B8:
 FIS Profile FIRM Community Determined Other/Source:

B11. Indicate elevation datum used for BFE in item B8: NGVD 1929 NAVD 1988 Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
Designation Date: CBRS OPA

FEMA Form 0864-33 (7/15) Replaces all previous editions. Form Page 1 of 6

ELEVATION CERTIFICATE BMS No. 1950-0008 Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A. OR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. Policy Number:
3606 BEACHCOMBER RUN, CHARLESTON, SOUTH CAROLINA

City State ZIP Code Company NAIC Number:
Seabrook Island SC 29455

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings Building Under Construction Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AQ. Complete items C2 a-h below according to the building diagram specified in item A7. In Puerto Rico only, enter meters. Benchmark Used: CG 222 Vertical Datum: 1929

Indicate elevation datum used for the elevations in items a) through h) below:
 NGVD 1929 NAVD 1988 Other/Source:

Datum used for building elevations must be the same as that used for the BFE. Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	16.5	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	26.6	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	NA	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	NA	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	13.7	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	6.7	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	7.0	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	7.0	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Where latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name License Number
F.J. ANDERSON 12230

Title
P.L.S.

Company Name
ANDERSON & ASSOCIATES LIND SURVEYING & PLANNING, INC.

Address
P.O. BOX 87

City State ZIP Code
JOHNS ISLAND South Carolina 29457

Signature Date Telephone
[Signature] 2-2-2018 843-671-0900

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.
Comments (including type of equipment and location, per C2(e), if applicable):

This elevation certification is for the use of the above listed owner only and is not transferable.
Any other use of this certification is null and void. JOB NO. 9137

FEMA Form 0864-33 (7/15) Replaces all previous editions. Form Page 2 of 6



DATE: JAN. 25, 2019

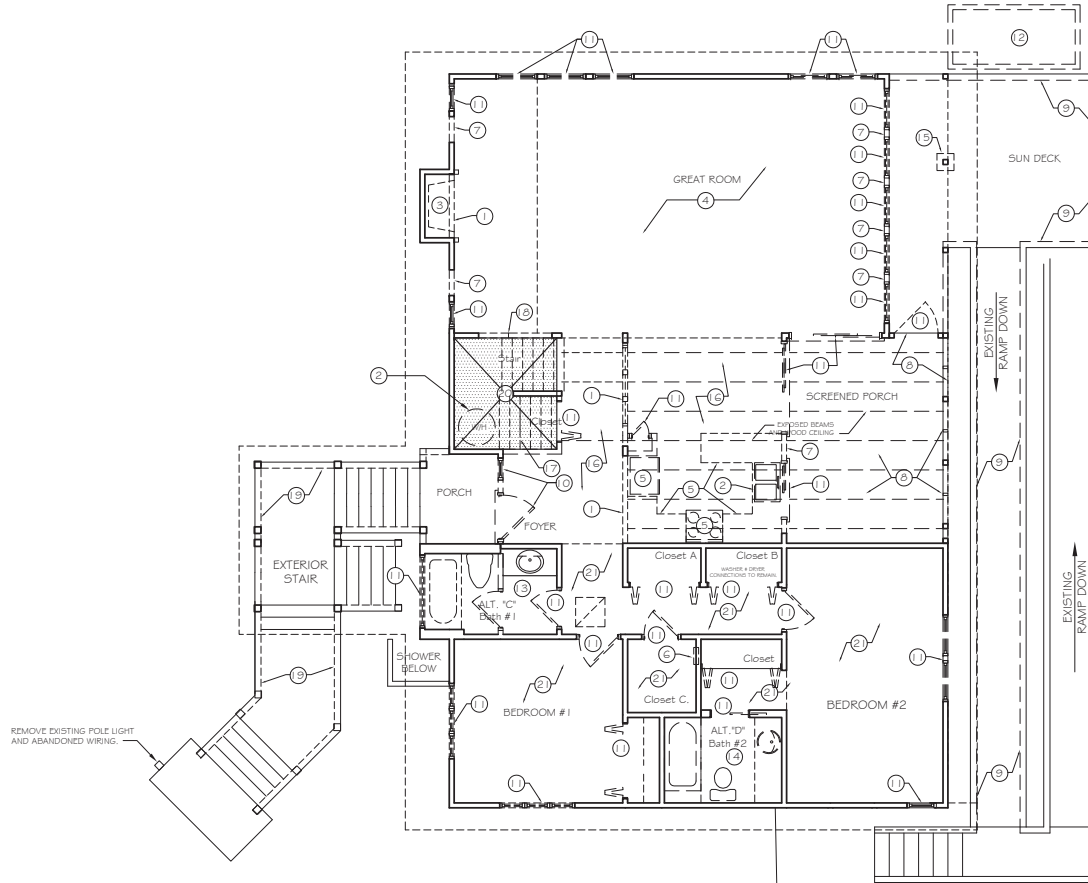
REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

M. BRENNAN ARCHITECTS, INC.
1113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com

JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina





PROPOSED FIRST FLOOR PLAN

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



DRAWING LEGEND

- EXISTING WALL TO REMAIN
- - - - - EXISTING WALL TO BE REMOVED

DEMOLITION NOTES

- 1 SHORE UP EXISTING STRUCTURE AND REMOVE PARTITIONS SHOWN DASHED.
- 2 REMOVE EXISTING PLUMBING FIXTURES SHOWN DASHED AND REMOVE ABANDONED LINES.
- 3 REMOVE EXISTING PREFAB FIREPLACE, FLUE, SURROUND AND HEARTH.
- 4 REMOVE ALL CEILING, WALL & FLOOR FINISHES IN THIS SPACE AND ADJACENT CLOSETS.
- 5 REMOVE EXISTING CABINETS AND APPLIANCES.
- 6 ELECTRICIAN TO VERIFY CONDITION AND CODE COMPLIANCE OF EXISTING ELECTRICAL PANEL. YOUR BASE BID SHOULD INCLUDE REMOVING THE PANEL IF IT IS NON-CODE COMPLIANT OR IN POOR CONDITION.
- 7 CUT NEW OPENING IN EXISTING WALL FOR NEW WINDOW OR DOOR AS SCHEDULED. INCLUDE NEW HEADERS AS SPECIFIED.
- 8 REMOVE ALL INSECT SCREEN, NON-STRUCTURAL POSTS, DECKING, SCREEN PORCH FLOOR JOIST, AND SCREEN DOOR.
- 9 REMOVE EXISTING WOOD RAILING SYSTEM AND NEWEL POSTS.
- 10 MODIFY EXISTING WALL OPENING FOR NEW WINDOW OR DOOR AS SCHEDULED. INCLUDE NEW HEADERS AS SPECIFIED.
- 11 REMOVE EXISTING WINDOW / DOOR ASSEMBLY.
- 12 SALVAGE EXISTING HVAC EQUIPMENT AND DEMOLISH HVAC EQUIPMENT STAND.
- 13 ALT. 'C' SHALL INCLUDE DEMOLITION OF THE FOLLOWING ITEMS IN BATH #1:
DEMOLISH THE WALL BETWEEN THE SHOWER AND TOILET, AND REMOVE ALL EXISTING FINISHES, PLUMBING FIXTURES, AND ELECTRICAL FIXTURES. SEE SHEET A3 FOR ADDITIONAL INFORMATION.
- 14 ALT. 'D' SHALL INCLUDE DEMOLITION OF THE FOLLOWING IN BATH #2:
REMOVE ALL EXISTING FINISHES, CABINETS, PLUMBING FIXTURES, AND ELECTRICAL FIXTURES. SEE SHEET A3 FOR ADDITIONAL INFORMATION.
- 15 REMOVE EXISTING WOOD SHELF AT PERIMETER OF POST.
- 16 REMOVE ALL WALL & FLOOR FINISHES IN THIS SPACE AND ADJACENT CLOSETS.
- 17 REMOVE EXISTING INTERIOR STAIR AND RAILINGS COMPLETE.
- 18 MODIFY EXISTING WALL OPENING FOR NEW SHELVING TO BE CONSTRUCTED IN WALL CAVITY. SEE I.A.S. INCLUDE NEW HEADER AS SPECIFIED.
- 19 REMOVE EXISTING RAILINGS. EXISTING NEWEL POSTS TO REMAIN.
- 20 ALT. 'E' SHALL INCLUDE DEMOLITION OF THE FOLLOWING:
CUT OPENING IN EXISTING FLOOR SYSTEM AS NEEDED FOR NEW INTERIOR STAIR. SEE SHEET A3 FOR ADDITIONAL INFORMATION.
- 21 REMOVE ALL EXISTING FLOOR FINISH, BASE BOARD, AND CASING IN THIS SPACE AND ADJACENT CLOSETS.

GENERAL DEMOLITION NOTES

CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF SEABROOK ISLAND CONCERNING USE OF THE SITE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SHORING EXISTING STRUCTURAL SYSTEM PRIOR TO DEMOLITION.

UNLESS OTHERWISE NOTED, ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE IN AN APPROVED AND LEGAL MANNER.

OWNER SHALL HAVE FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE MATERIAL.

SEE SHEET A2 FOR GROUND FLOOR DEMOLITION.

REMOVE PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS ASSOCIATED WITH WALLS SCHEDULED FOR DEMOLITION. REMOVE ALL ABANDONED ITEMS COMPLETE. CAP ACTIVE LINES WITH-IN THE STRUCTURAL CAVITY AND PATCH ADJACENT FINISHES U.N.O.

REMOVE ALL EXISTING WINDOWS AND DOORS. SECURE THE BUILDING ENVELOPE AT ALL TIMES. DO NOT REMOVE EXISTING WINDOWS OR EXTERIOR DOORS ITEMS UNTIL NEW UNITS ARE ON SITE AND READY TO BE INSTALLED U.N.O. TO THE EXTENT THAT WALL OPENING ARE TO BE MODIFIED, EXISTING WINDOWS AND EXTERIOR DOORS MAY BE REMOVED PRIOR TO DELIVERY OF NEW UNITS.

REMOVE ALL WINDOW AND EXTERIOR DOOR CASING.

REMOVE WALLS AS INDICATED WITH DASHED LINES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SHORING EXISTING STRUCTURAL SYSTEM PRIOR TO DEMOLITION.

UPON COMPLETION OF THE NON-STRUCTURAL INTERIOR DEMOLITION, AND BEFORE PROCEEDING WITH STRUCTURAL DEMOLITION, PROVIDE A SURVEY OF THE EXISTING FLOOR SYSTEM TO DETERMINE LOCATIONS WHERE SETTLEMENT OR DEFLECTION MAY HAVE OCCURRED. SCHEDULE A MEETING WITH THE ARCHITECT AND ENGINEER TO REVIEW AND EVALUATE THE ABOVE AND CONFIRM PLACEMENT OF NEW SHEAR WALLS, AND STRUCTURAL MEMBERS.

REMOVE ALL INTERIOR DOOR CASINGS, INTERIOR DOORS, BASEBOARDS, AND FLOOR FINISHES EXCEPT WITH-IN SPACES DESIGNATED AS ALTERNATES. THE DEMOLITION WITH-IN SPACES DESIGNATED AS ALTERNATES, SHALL BE AS DESCRIBED IN THE DESCRIPTION OF THE ALTERNATE.

REMOVE ALL EXISTING KITCHEN APPLIANCES.

REMOVE EXISTING ROOF MOUNTED SATELLITE DISH AND PATCH ROOF SYSTEM.

REMOVE ALL INTERIOR AND EXTERIOR ELECTRICAL FIXTURES, OUTLETS, AND SWITCHES.

REMOVE ALL EXISTING STIPPLE TEXTURE ON CEILING.



D1
SHEET

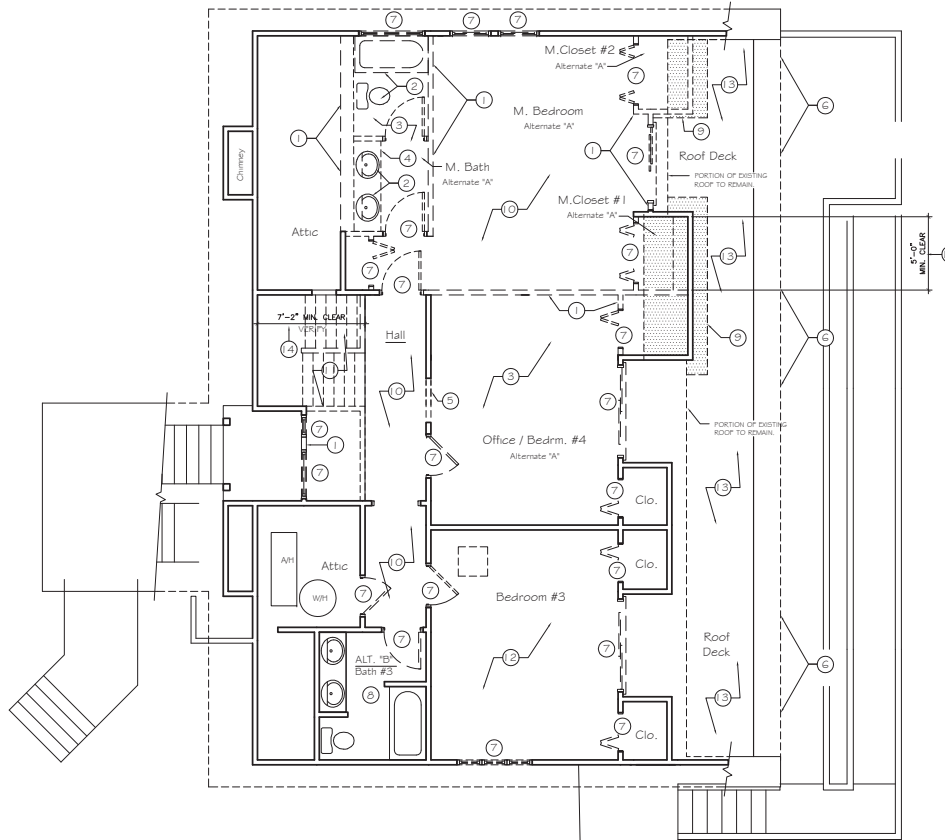
DATE: JAN. 25, 2018

REVISIONS	4	5	6	7
1				
2				
3				

M. BRENNAN ARCHITECTS, INC.
113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com



JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina



SECOND FLOOR DEMOLITION PLAN

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



DRAWING LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

DEMOLITION DRAWING NOTES

- 1 SHORE UP EXISTING STRUCTURE AND REMOVE PARTITIONS SHOWN DASHED.
- 2 REMOVE EXISTING PLUMBING FIXTURES SHOWN DASHED AND REMOVE ABANDONED LINES.
- 3 REMOVE ALL CEILING, WALL & FLOOR FINISHES IN THIS SPACE.
- 4 REMOVE EXISTING CABINETRY AND APPLIANCES.
- 5 CUT NEW OPENING IN EXISTING WALL FOR NEW WINDOW OR DOOR AS SCHEDULED. INCLUDE NEW HEADERS AS SPECIFIED.
- 6 REMOVE EXISTING SOLID RAILING AND MANSARD ROOF TO EDGE OF EXISTING ROOF DECK FRAMING.
- 7 REMOVE EXISTING WINDOW / DOOR ASSEMBLY.
- 8 DEMOLITION IN BATH #3 SHALL BE INCLUDED IN ALT. 'B'. IF THIS ALTERNATE IS ACCEPTED REMOVE: VANITY LIGHTING, MIRRORS, COUNTER TOP, LAVATORY FAUCETS, AND TUB FAUCET ASSEMBLY. SEE SHEET A3 FOR ADDITIONAL INFORMATION.
- 9 STIPPLE INDICATES AREAS OF EXISTING ROOF TO BE REMOVED. HEAD OFF EXISTING RAFTERS AS SHOWN ON SHEET A3.
- 10 REMOVE ALL WALL & FLOOR FINISHES IN THIS SPACE AND ADJACENT CLOSETS.
- 11 REMOVE EXISTING INTERIOR STAIR AND RAILINGS COMPLETE.
- 12 REMOVE ALL EXISTING FLOOR FINISH, BASE BOARD, AND CASING IN THIS SPACE AND ADJACENT CLOSETS.
- 13 REMOVE EXISTING WATER-PROOF MEMBRANE SYSTEM AND REPAIR DECK AS NEEDED.
- 14 VERIFY THIS DIMENSION BEFORE PROCEEDING WITH DEMOLITION.

GENERAL DEMOLITION NOTES

CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF SEABROOK ISLAND CONCERNING USE OF THE SITE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SHORING EXISTING STRUCTURAL SYSTEM PRIOR TO DEMOLITION.

UNLESS OTHERWISE NOTED, ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE IN AN APPROVED AND LEGAL MANNER.

OWNER SHALL HAVE FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE MATERIAL. SEE SHEET A2 FOR GROUND FLOOR DEMOLITION.

REMOVE PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS ASSOCIATED WITH WALLS SCHEDULED FOR DEMOLITION. REMOVE ALL ABANDONED ITEMS COMPLETE. CAP ACTIVE LINES WITH-IN THE STRUCTURAL CAVITY AND PATCH ADJACENT FINISHES U.N.O.

REMOVE ALL EXISTING WINDOWS AND DOORS. SECURE THE BUILDING ENVELOPE AT ALL TIMES. DO NOT REMOVE EXISTING WINDOWS OR EXTERIOR DOORS UNTIL NEW UNITS ARE ON SITE AND READY TO BE INSTALLED U.N.O. TO THE EXTENT THAT WALL OPENING ARE TO BE MODIFIED, EXISTING WINDOWS AND EXTERIOR DOORS MAY BE REMOVED PRIOR TO DELIVERY OF NEW UNITS.

REMOVE ALL WINDOW AND EXTERIOR DOOR CASING.

REMOVE WALLS AS INDICATED WITH DASHED LINES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SHORING EXISTING STRUCTURAL SYSTEM PRIOR TO DEMOLITION.

UPON COMPLETION OF THE NON-STRUCTURAL INTERIOR DEMOLITION, AND BEFORE PROCEEDING WITH STRUCTURAL DEMOLITION, PROVIDE A SURVEY OF THE EXISTING FLOOR SYSTEM TO DETERMINE LOCATIONS WHERE SETTLEMENT OR DEFLECTION MAY HAVE OCCURRED. SCHEDULE A MEETING WITH THE ARCHITECT AND ENGINEER TO REVIEW AND EVALUATE THE ABOVE AND CONFIRM PLACEMENT OF NEW SHEAR WALLS, AND STRUCTURAL MEMBERS.

REMOVE ALL INTERIOR DOOR CASINGS, INTERIOR DOORS, BASEBOARDS, AND FLOOR FINISHES EXCEPT WITH-IN SPACES DESIGNATED AS ALTERNATES. THE DEMOLITION OF THE ABOVE ITEMS WITH-IN SPACES DESIGNATED AS ALTERNATES SHALL BE INCLUDED IN THE CORRESPONDING ALTERNATE. SEE SHEET A3 FOR A DESCRIPTION OF THE ALTERNATES.

REMOVE ALL EXISTING KITCHEN APPLIANCES.

REMOVE EXISTING ROOF MOUNTED SATELLITE DISH AND PATCH ROOF SYSTEM.

REMOVE ALL INTERIOR AND EXTERIOR ELECTRICAL FIXTURES, OUTLETS, AND SWITCHES.

REMOVE ALL EXISTING STIPPLE TEXTURE ON CEILING.



D2
SHEET

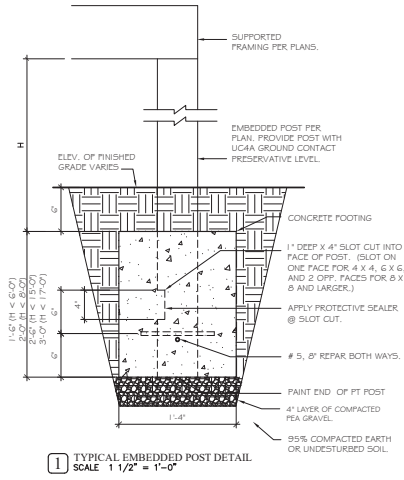
DATE: JAN. 25, 2018

NO.	REVISIONS
1	4
2	5
3	6
4	7

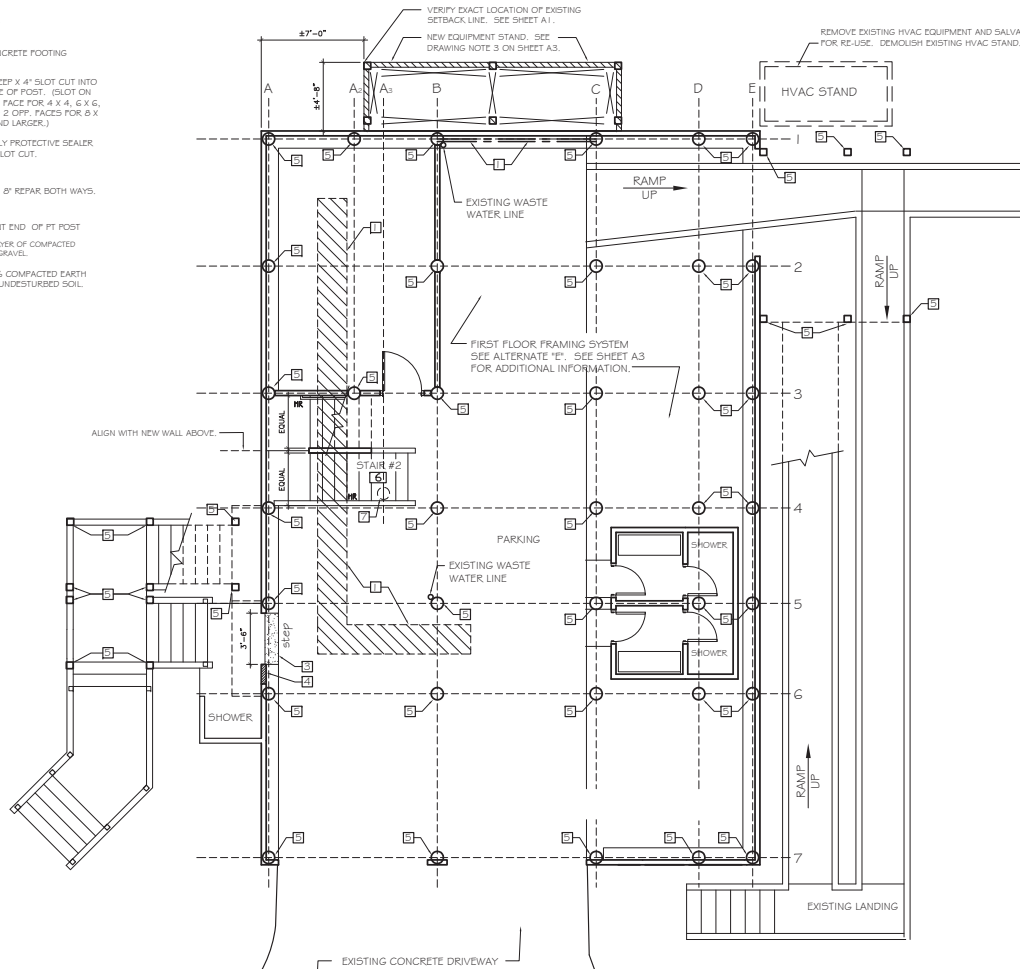
M. BRENNAN ARCHITECTS, INC.
1113 Wapoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com



JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina



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



LEGEND

- EXISTING WALL TO REMAIN
- NEW WOOD FRAMED WALL. MATCH ADJACENT EXISTING FINISHES OR AS SCHEDULED.
- NEW LATTICE WALL TO MATCH EXISTING ADJACENT LATTICE.
- NEW PLUMBING CONNECTION FOR NEW FIXTURE OR APPLIANCE.
- TANKLESS WATER HEATER IN ATTIC ABOVE. AND VENT THRU ROOF. PLUMB TO SECOND FLOOR PLUMBING FIXTURES.
- NEW HOSE BIB
- NEW FLOOR DRAIN WITH TRAP FRIMER.
- NEW DOWNSPOUT AND SPLASHBLOCK.
- INDICATES INTERIOR ELEVATION
TOP NO. = DRAWING NO.
BOTTOM NO. = SHEET NO.

DRAWING NOTES

- 1 STRUCTURALLY REINFORCE EXISTING RIM PLATE AS REQUIRED.
- 2 HVAC BUCKWORK. REMOVE ALL EXISTING PLYWOOD SOFFITS AND ALL STRUCTURE AND EQUIPMENT BELOW THE FIRST FLOOR.
- 3 SAW CUT EXISTING CONCRETE AS NEEDED TO FORM AND PROVIDE TWO CONCRETE RISERS. INCLUDE #5 BARS @ 12" OC EACH WAY AND #5 @ EACH RISING.
- 4 PROVIDE NEW FT. WALL FRAMING AND FT. LATTICE TO MATCH EXISTING.
- 5 REMOVE ALL EXISTING DETERIORATED STEEL STRAPPING BETWEEN EXISTING FLEES AND FRAMING ABOVE, AND PROVIDE NEW HDG STRAPPING AND BOLTS.
- 6 ALTERNATE "F" - BEFORE PROCEEDING WITH STRUCTURAL DEMOLITION WORK FOR THIS ALTERNATE REMOVE THE EXISTING GROUND FLOOR CEILING AND SCHEDULE A MEETING WITH THE ARCHITECT AND STRUCTURAL ENGINEER TO CONFIRM PLACEMENT OF NEW STRUCTURAL MEMBERS. AFTER THIS MEETING, SHORE UP FLOOR SYSTEM AND CUT AND REMOVE EXISTING WOOD PILING. CUT OPENING IN FLOOR SYSTEM FOR NEW STAIR AND PROVIDE NEW STRUCTURAL MEMBERS. SEE SHEET A3 FOR ADDITIONAL INFORMATION.
- 7 ALTERNATE "F" - WITH ARCHITECT / ENGINEER'S SITE REVIEW AND APPROVAL, CUT EXISTING PILE "C" ABOVE THE SLAB AND REMOVE AS NEEDED FOR THIS ALTERNATE.

GENERAL NOTES

1. REPLACE ALL DETERIORATED FRAMING, SIDING AND TRIM AS SPECIFIED.
2. REMOVE ALL EXISTING PLYWOOD CEILING AND CEILING FRAMING BELOW THE FIRST FLOOR. PROVIDE NEW 5/8" P.T. PLYWOOD CEILING TO UNDERSIDE OF EXISTING FLOOR FRAMING.
3. REMOVE EXISTING PLYWOOD UNDER THE FIRST FLOOR. REMOVE EXISTING FLOOR INSULATION AND ABANDONED WATER, WASTE LINES.
4. REMOVE ALL EXISTING DETERIORATED STEEL STRAPPING BETWEEN EXISTING PILES AND FRAMING ABOVE, AND PROVIDE NEW HDG STRAPPING AND BOLTS PER STRUCTURAL.
5. SEE GENERAL DEMOLITION NOTS ON SHEET D1 FOR ADDITIONAL REQUIREMENTS.



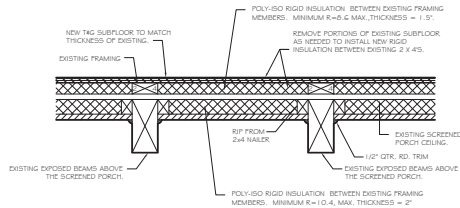
A2
SHEET

DATE: JAN. 25, 2019

M. BRENNAN ARCHITECTS, INC.
113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com



JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina



1 CEILING DETAIL OVER SCREENED PORCH
SCALE: 1/2" = 1'-0"

BASE BID SUMMARY

THE BASE BID SHALL INCLUDE ALL OF THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS EXCEPT THOSE ITEMS DESIGNATED AS ALTERNATES. SPECIFICALLY THE FOLLOWING ITEMS NOT DESIGNATED AS ALTERNATES:

STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, INSULATION, DOORS, WINDOWS, ARCHITECTURAL WOODWORK, AND FINISHES.

ALTERNATES

ALTERNATE "A" STATE THE AMOUNT TO BE ADDED TO THE BASE BID TO INCLUDE ALL SECOND FLOOR INTERIOR DEMOLITION AND MODIFICATIONS TO THE EXISTING MASTER BEDROOM, MASTER BATH, HALLWAY, BEDROOM #4, THE NEW LAUNDRY ROOM, AND NEW WALK-IN CLOSET. THE FOLLOWING SHALL BE INCLUDED IN THE BASE BID:
REMOVAL AND "IN KIND" REPLACEMENT OF EXISTING DOORS, WINDOWS, ELECTRICAL FIXTURES, OUTLETS, AND SWITCHES. REMOVAL AND REPLACEMENT OF INTERIOR DOORS, FINISHES, BASE BOARDS, AND CASING AS SCHEDULED. NEW CEILING INSULATION AS INDICATED (SEE IAS 4 2/4A).

ALTERNATE "B" STATE THE AMOUNT TO BE ADDED TO THE BASE BID TO INCLUDE THE FOLLOWING IMPROVEMENTS IN BATH #3:
REMOVE AND REPLACE VANITY LIGHTING, MIRRORS, COUNTER TOP, LAVATORY FAUCETS, AND TUB/SHOWER FAUCET ASSEMBLY. SEE FINISH SCHEDULE FOR ITEMS TO BE INCLUDED IN THE BASE BID.

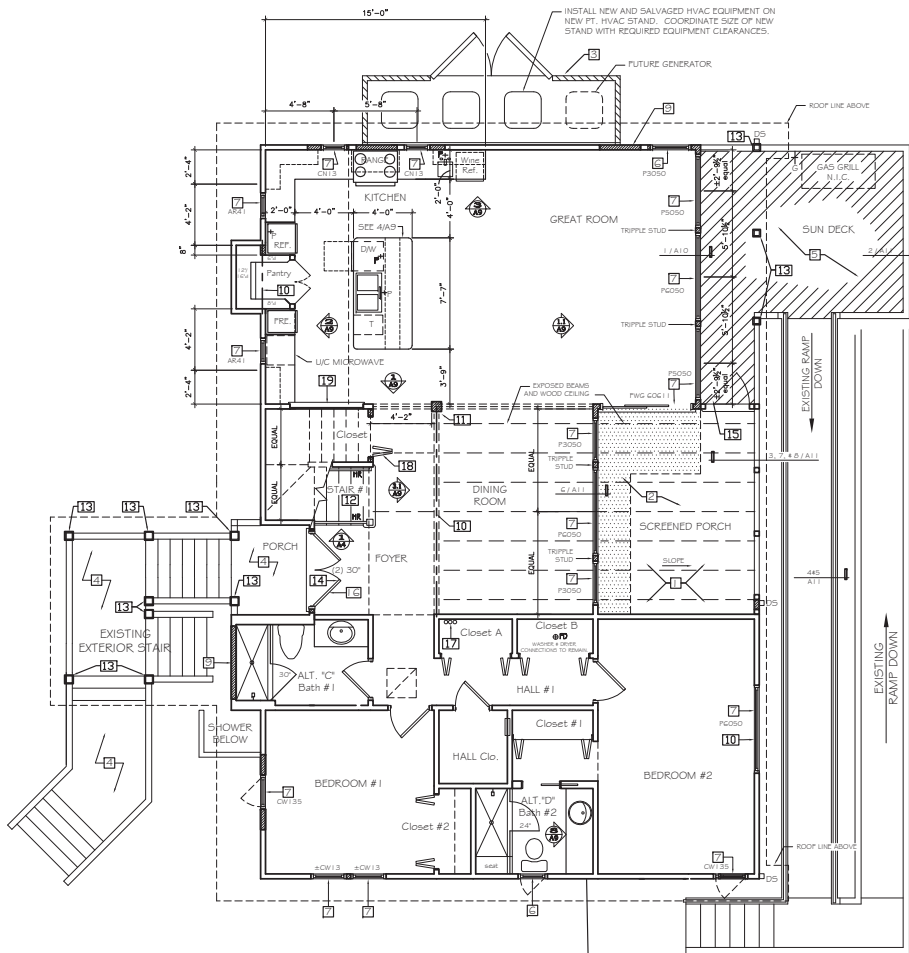
ALTERNATE "C" STATE THE AMOUNT TO BE ADDED TO THE BASE BID TO INCLUDE THE FOLLOWING IMPROVEMENTS IN BATH #1:
DEMOLISH THE WALL BETWEEN THE SHOWER AND TOILET. REMOVE AND REPLACE ALL EXISTING FINISHES, CABINETS, PLUMBING FIXTURES, AND ELECTRICAL FIXTURES WITH IN THIS SPACE. CONVERT EXISTING TUB SHOWER INTO A NEW TILED SHOWER WITH A FRAMELESS ENCLOSURE AS SHOWN. SEE FINISH SCHEDULE FOR ITEMS TO BE INCLUDED IN THE BASE BID.

ALTERNATE "D" STATE THE AMOUNT TO BE ADDED TO THE BASE BID TO INCLUDE THE FOLLOWING IMPROVEMENTS IN BATH #2:
REMOVE AND REPLACE ALL EXISTING FINISHES, CABINETS, PLUMBING FIXTURES, AND ELECTRICAL FIXTURES. CONVERT EXISTING TUB INTO NEW TILED SHOWER WITH FRAMELESS ENCLOSURE. SEE FINISH SCHEDULE AND SCHEDULED NOTES FOR ITEMS TO BE INCLUDED IN THE BASE BID.

ALTERNATE "E" STATE THE AMOUNT TO BE ADDED TO THE BASE BID TO INCLUDE FIRST FLOOR FRAMING SYSTEM IMPROVEMENTS AS FOLLOWS - SISTER NEW P.T. 2 X 10'S TO EACH EXISTING UNTREATED FIRST FLOOR JOIST. TO THE EXTENT PRACTICAL WITHOUT CAUSING STRUCTURAL DAMAGE, JACK AND LEVEL FIRST FLOOR SYSTEM AS NEW JOISTS ARE INSTALLED.

ALTERNATE "F" STATE THE AMOUNT TO BE ADDED TO THE BASE BID TO CUT AN OPENING IN THE EXISTING FLOOR SYSTEM UNDER THE EXISTING EXTERIOR STAIR AND CONSTRUCT A NEW FT WOOD STAIR #2 FROM THE FIRST FLOOR TO THE GROUND FLOOR. VERIFY FLOOR TO FLOOR HEIGHT AND PROVIDE MAXIMUM 7.75" TALL RISERS AND 10" TREADS. INCLUDE THE FOLLOWING:
1) REINFORCE EXISTING FIRST FLOOR SYSTEM AS INDICATED.
2) REMOVAL OF EXISTING WOOD FLE IN THIS AREA. SEE DRAWING NOTE 7 ON SHEET A2.
3) PROVIDE P.T. RAILINGS PER CODE.
4) PROVIDE LOW VOLTAGE LIGHTING AS SHOWN. SEE SHEET E1.
5) REMOVE EXISTING FIRST BU-FOLD DOOR AND PROVIDE NEW INSULATED DOOR, FRAME, AND HARDWARE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. SEE DRAWING NOTE 18 ON THIS SHEET.
6) PROVIDE R-13 BATT INSULATION IN STRINGER AND JOIST CAVITIES BETWEEN CONDITIONED AND UN-CONDITIONED SPACES.
7) PROVIDE R-19 BATT INSULATION IN STRINGER AND JOIST CAVITIES BETWEEN CONDITIONED AND UN-CONDITIONED SPACES.
8) CUT AND REMOVE PORTION OF EXISTING ROOF SYSTEM ABOVE THE EXTERIOR STAIR ON THE WEST SIDE OF THE HOUSE. PROVIDE NEW FASCO AND TRIM TO MATCH EXISTING. REPLACE SHINGLES AS NEEDED. SEE WAS AND SMC.
9) OMT SHELVES RECESSED INTO WALL CAVITY BETWEEN KITCHEN AND STAIR. (SEE DRAWING NOTE 19 ON THIS SHEET.

BEFORE PROCEEDING WITH ALTERNATE "F" DEMOLITION, THE CONTRACTOR SHALL REMOVE THE EXISTING GROUND FLOOR CEILING AND SCHEDULE A MEETING WITH THE ARCHITECT AND STRUCTURAL ENGINEER TO CONFIRM PLACEMENT OF NEW STRUCTURAL MEMBERS.
ALTERNATE "G" STATE THE AMOUNT TO BE ADDED TO THE BASE BID TO PROVIDE 1 "X 6" DIMENSION CEILING IN THE GREAT ROOM AND KITCHEN.
ALTERNATE "H" STATE THE AMOUNT TO BE ADDED TO THE BASE BID TO PROVIDE LASCOR AND MATERIAL BONDING AS SPECIFIED. SEE INSTRUCTION TO BIDDERS ON SHEET A13.



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



LEGEND

- EXISTING WALL TO REMAIN
- NEW WOOD FRAMED WALL MATCH ADJACENT EXISTING FINISHES OR AS SCHEDULED.
- NEW LATTICE WALL TO MATCH EXISTING ADJACENT LATTICE.
- NEW FLUMLING CONNECTION FOR NEW FUTURE OR APPLIANCE.
- TANKLESS WATER HEATER IN ATTIC ABOVE SECOND FLOOR, AND VENT THRU ROOF. FLUMS TO SECOND FLOOR PLUMBING FIXTURES.
- PROPANE GAS CONNECTION.
- HANDRAIL.
- HB NEW HOSE BIB
- FD NEW FLOOR DRAIN WITH TRAP PRIMER.
- HR INDICATES NEW HANDRAIL OR GUARDRAIL.
- DS NEW DOWNSPOUT AND SPLASHBLOCK.
- INDICATES SWING OF NEW CASMENT WINDOW. WHERE CASMENTS ARE SPECIFIED AND NO SWING IS INDICATED PROVIDE FIXED UNITS.
- INDICATES INTERIOR ELEVATION TOP # = DRAWING # BOTTOM # = SHEET #

DRAWING NOTES

- 1) MODIFY EXISTING PORCH FLOOR JOIST TO CREATE POSITIVE SLOPE AND INSTALL NEW TAG DECKING IN DIRECTION OF SLOPE. SEE FRAMING PLAN I-1/AS AND SECTION DETAILS FOR ADDITIONAL INFORMATION.
- 2) INSULATE PORTION OF EXISTING CEILING SYSTEM BELOW HEATED SPACE ABOVE (SHOWN STIPPLED). PROVIDE NAILERS AND NEW PORCH CEILING FINISH BETWEEN EXISTING BEAMS. SEE DETAIL I/AS FOR ADDITIONAL INFORMATION.
- 3) NEW P.T. EQUIPMENT STAND. MATCH ELEVATION OF EXISTING ADJACENT DECK. SIZE EQUIPMENT PLATFORM TO ACCOMMODATE MECHANICAL EQUIPMENT AND FUTURE GENERATOR. FILL ALL REQUIRED EQUIPMENT CLEARANCES. CONSTRUCT EQUIPMENT STAND INDEPENDENT OF EXISTING STRUCTURE. EQUIPMENT DECK SHALL BE FT 2x4's @ 4' OC ON FT 2x4's @ 16' OC. ON P.T. 2x4 BEAMS, THUS BOLTED TO POSTS WITH (2) 1/2" GALV. STEEL BOLTS AT EACH OF THE (6) 6 X 6 P.T. POSTS. ALL POST SHALL BE CROSS BRACED AND SET IN CONCRETE PER I/AS2. INCLUDE EXCESS GATE AS SHOWN.
- 4) REPAIR AND REPLACE DETERIORATED DECKING AND STAIR TREADS IN-KIND AS NEEDED.
- 5) REMOVE EXISTING WOOD DECKING AND PROVIDE 2" X 6" IPE DECKING. INSTALL IPE WITH STAINLESS STEEL DECK MASTER FASTENING SYSTEM. PROVIDE 3/16" GASK BETWEEN DECKING.
- 6) REMOVE EXISTING WINDOW AND REPLACE AS INDICATED. MATCH SIZE OF EXISTING UNIT. PROVIDE NEW FLASHING AND TRIM AS DETAILED. SEE SHEET A12. PROVIDE NEW DOOR OR WINDOW UNIT AS INDICATED.
- 7) NEW DOOR OR WINDOW UNIT AS INDICATED. INCLUDE NEW HEADER AND JACKS AS NEEDED. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 8) MODIFY EXISTING WALL OPENING AS NEEDED FOR NEW DOOR UNIT AS INDICATED. PROVIDE NEW HEADER AND JACKS AS NEEDED. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. SIZES AS INDICATED.
- 9) CLOSE EXISTING WALL OPENING. MATCH ADJACENT FINISHES BOTH SIDES.
- 10) NEW BEAM / HEADER ABOVE. SEE STRUCTURAL.
- 11) NEW 8" X 8" STRUCTURAL WOOD COLUMN ANCHORED TO STRUCTURAL MEMBERS AT TOP AND BOTTOM. SEE STRUCTURAL.
- 12) NEW STAIR TO SECOND FLOOR. VERIFY EXISTING FLOOR TO FLOOR HEIGHT. PROVIDE 14 RISERS @ 7.75" MAX. EACH, AND TREADS @ 10" EACH. INCLUDE NEW RAILINGS AS INDICATED.
- 13) RIP 1" X 6" P.T. TRIM AS NEEDED WRAP EXISTING EXTERIOR WOOD POST. INCLUDE 1/4" P.T. BASE TRIM, 1/4" P.T. CAP TRIM, AND COPPER DRIP CAP.
- 14) PROVIDE NARROW STILE KEYLESS ENTRY SYSTEM ON THIS DOOR. COORDINATE MOUNTING LOCATION AND FINISH WITH DOOR MILLWORK. PROVIDE DOOR HARDWARE PROVIDER, AND ARCHITECT. PROVIDE HARDWARE SUBMITTAL FOR THIS ITEM.
- 15) NEW SCREEN DOOR AND HARDWARE. DOOR SILL THRESHOLD TO TRANSITION BETWEEN FLOOR LEVELS. SEE 9/4 (D) IN I-1.
- 16) NEW FRONT DOOR AND TRANSOM. SEE 6/10 (D) TYPE 4.
- 17) PROVIDE REVERSE OSMOSIS WATER FILTRATION SYSTEM IN THIS LOCATION. SEE PLUMBING ALLOWANCE.
- 18) IF ALTERNATE "F" IS ACCEPTED, PROVIDE 2'-8" INSULATED (2) PANEL EXTERIOR DOOR WITH THRESHOLD, WEATHERSTRIPPING AND KEYLESS ENTRY LOCKSET IN THIS LOCATION. SWING AS DIRECTED BY THE ARCHITECT. BASE BID SHALL INCLUDE 2 PANEL, INTERIOR BIFOLDING DOOR.
- 19) SHELVES RECESSED INTO EXISTING WALL. PROVIDE HEADER AND JACKS AS INDICATED. SEE I/AS FOR ADDITIONAL INFORMATION.

GENERAL NOTES

- PROVIDE NEW INTERIOR DOORS, DOOR HARDWARE AND CASING THROUGH OUT ALL INTERIOR SPACES.
- HVAC SUBCONTRACTOR SHALL EVALUATE CAPACITY AND CONDITION OF EXISTING EQUIPMENT AND DUCTWORK AND PROVIDE A PROPOSAL FOR MODIFICATIONS NEEDED TO PROVIDE COMPLETE CODE COMPLIANT HVAC SYSTEMS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REMOVE AND REPLACE ALL EXISTING CAP FALS IN-KIND U.I.O.



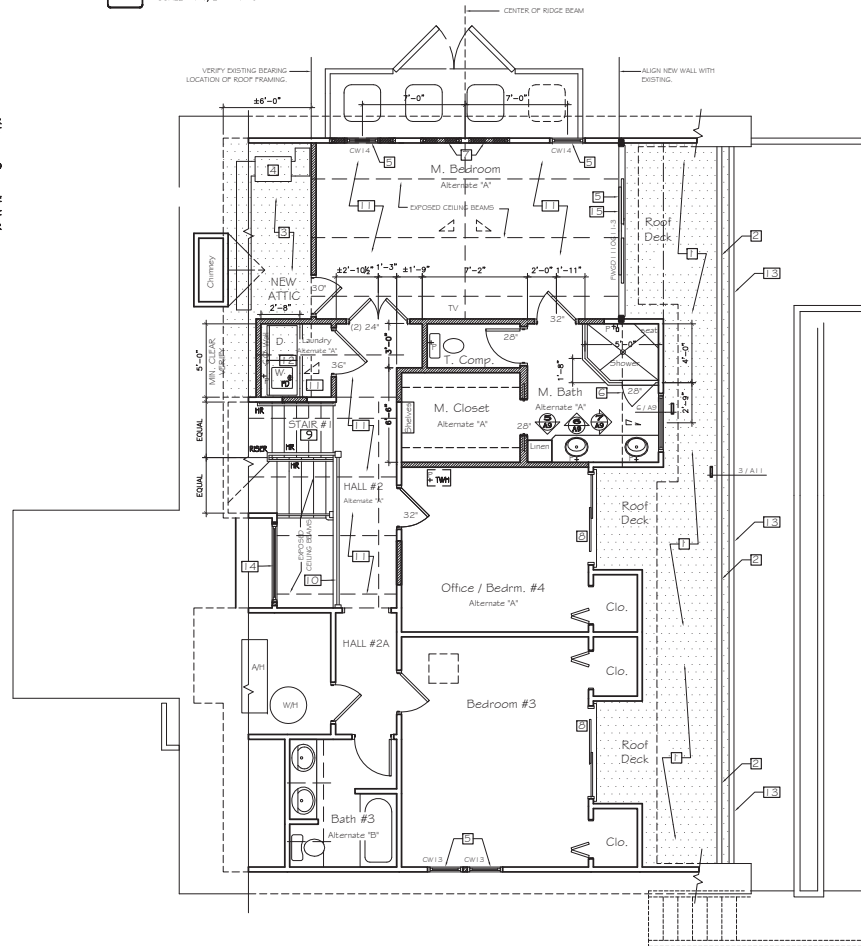
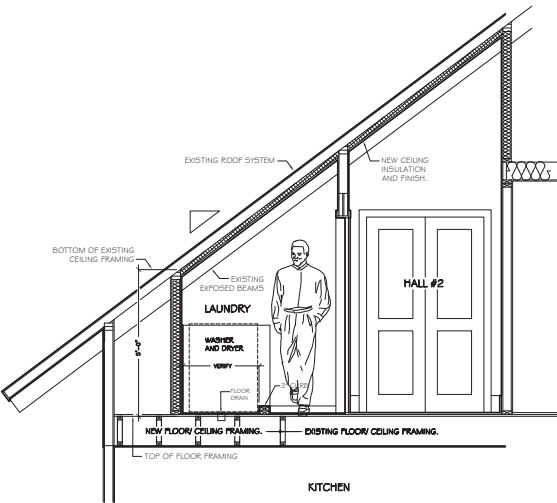
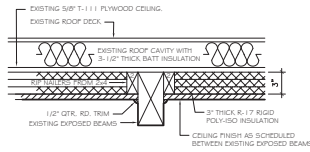
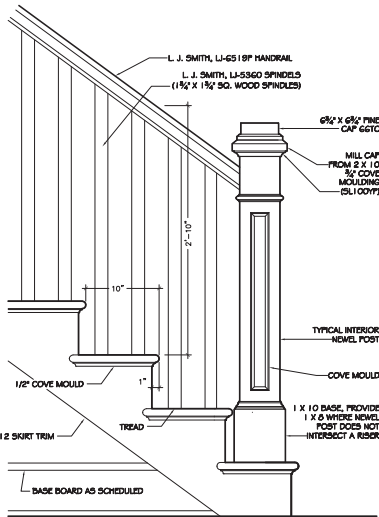
A3
SHEET

DATE: JAN. 25, 2019

REVISIONS	4	5	6	7
1	02-04-19			
2				
3				

M. BRENNAN ARCHITECTS, INC.
1113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com

JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina



- LEGEND**
- EXISTING WALL TO REMAIN
 - NEW WOOD FRAMED WALL. MATCH ADJACENT EXISTING FINISHES OR AS SCHEDULED.
 - NEW LATTICE WALL TO MATCH EXISTING ADJACENT LATTICE.
 - NEW PLUMBING CONNECTION FOR NEW FIXTURE OR APPLIANCE.
 - TANKLESS WATER HEATER IN ATTIC ABOVE. AND VENT THRU ROOF. PLUMB TO SECOND FLOOR PLUMBING FIXTURES.
 - NEW HOSE BIB
 - NEW FLOOR DRAIN WITH TRAP PRIMER.
 - NEW DOWNSPOUT AND SPLASHBLOCK.
 - NEW HANDRAIL
 - INDICATES INTERIOR ELEVATION TOP NO. = DRAWING NO. BOTTOM NO. = SHEET NO.

- DRAWING NOTES**
- 1 REMOVE EXISTING ROOF DECK SYSTEM AND ADJACENT SIDING AS NEEDED TO INSTALL NEW ROOF DECK, WATER-PROOFING SYSTEM AND ASSOCIATED FLASHING. REPAIR OR REPLACE AREAS OF ROOF DECK WHICH DO NOT MEET THE REQUIREMENTS OF THE WATER-PROOF SYSTEM MEMBRANE. CORRECT ALL IMPROPERLY SLOPED AREAS AND PROVIDE MASTER SEAL TRAFFIC DECK COATING SYSTEM BY BASF OR ARCHITECT APPROVED EQUAL.
 - 2 PROVIDE NEW CABLE RAILING SYSTEM.
 - 3 FRAME FLOOR / CEILING SYSTEM FOR NEW ATTIC WITH OPEN WEB JOISTS. MATCH DEPTH OF EXISTING ADJACENT FLOOR TRUSSES.
 - 4 NEW DUCTED MINI-SPLIT TO CONDITION LIVING ROOM BELOW.
 - 5 CUT NEW OPENING IN EXISTING WALL OR MODIFY EXISTING OPENING AS NEEDED TO INSTALL NEW WINDOW / DOOR UNIT. INCLUDE NEW HEADER AND JACKS AS NEEDED. SIZES AS INDICATED.
 - 6 NEW BEAM TO HEAD OF EXISTING ROOF RAFTERS ABOVE. SET BOTTOM OF BEAM 3" ABOVE THE FINISHED FLOOR. SEE STRUCTURAL.
 - 7 CLOSE EXISTING WALL OPENING WHERE EXISTING WINDOW / DOOR WAS REMOVED. MATCH ADJACENT FINISHES INSIDE AND OUT.
 - 8 PROVIDE NEW DOOR OR WINDOW UNIT AS INDICATED. PROVIDE MANUFACTURER'S LARGEST STANDARD SIZED UNIT TO FIT EXISTING ROUGH OPENING.
 - 9 NEW STAIR TO SECOND FLOOR. PROVIDE 13 RISERS @ 7.5" EACH AND 10 TREADS @ 10" EACH. INCLUDE NEW RAILINGS AS INDICATED.
 - 10 NEW GUARD RAIL SYSTEM TO MATCH NEW STAIR RAILING. SEE 1/4A.
 - 11 AT ALL EXISTING 2ND FLOOR CATHEDRAL CEILINGS, PROVIDE 2x4 @ 12" OC BETWEEN EXISTING BEAMS, AND FILL ALL GAVES WITH 3" (R-17) POLY ISO RIGID INSULATION. PROVIDE NEW CEILING FINISH AS SCHEDULED. SEE DETAIL 2/4A.
 - 12 WASHER AND DRYER TO BE SET ON CERAMIC TILE, OVER SHOWER PAN, WITH 3" TALL TILE CURB. VERIFY DIMENSING OF LAUNDRY EQUIPMENT.
 - 13 NEW SEAMLESS GUTTER SYSTEM.
 - 14 NEW FRONT DOOR AND TRANSOM. SEE 1/4 I.O. DOOR TYPE 4.
 - 15 NEW SLIDING DOOR AND TRANSOM. SEE 1/4 I.O. DOOR TYPE 1.
 - 16 DOOR HARDWARE AT THIS LOCATION SHALL INCLUDE PRIVACY LOCKSETS AND AUTOMATIC HEAD AND FOOT BOLTS ACTIVATED BY LOCKSET OPERATION.

- GENERAL NOTES**
- PROVIDE NEW INTERIOR DOORS, DOOR HARDWARE AND CASING THROUGH OUT ALL INTERIOR SPACES.
- HVAC SUBCONTRACTOR SHALL EVALUATE CAPACITY AND CONDITION OF EXISTING EQUIPMENT AND DUCTWORK AND PROVIDE A PROPOSAL FOR MODIFICATIONS NEEDED TO PROVIDE COMPLETE CODE COMPLIANT HVAC SYSTEMS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- SEE SHEET A3 FOR A DESCRIPTION OF THE ALTERNATES.
- REMOVE AND REPLACE IN-KIND, ALL EXISTING CAP RAILS AT ALL EXTERIOR DECKS, STEPS, AND RAMPS, U.N.O.



A4
SHEET

DATE: JAN. 25, 2019

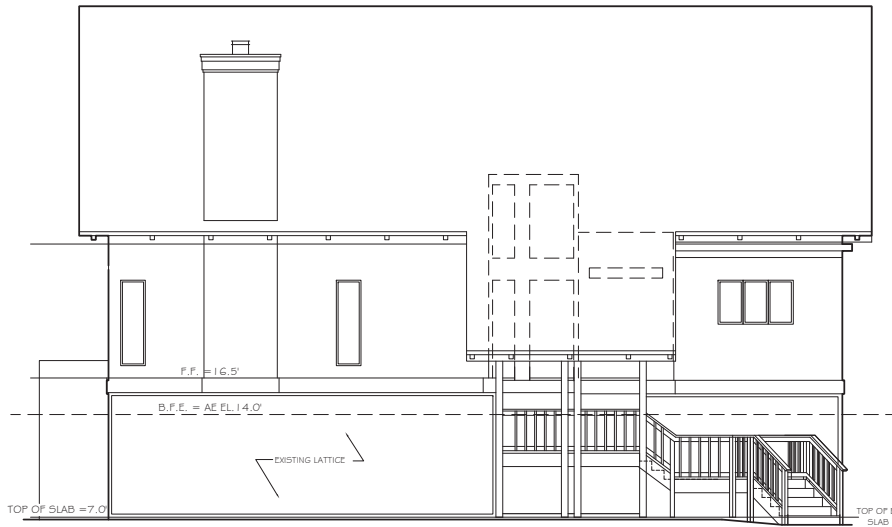
REVISIONS	4	5	6	7
1	02-04-19			
2				
3				

M. BRENNAN ARCHITECTS, INC.
1113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com

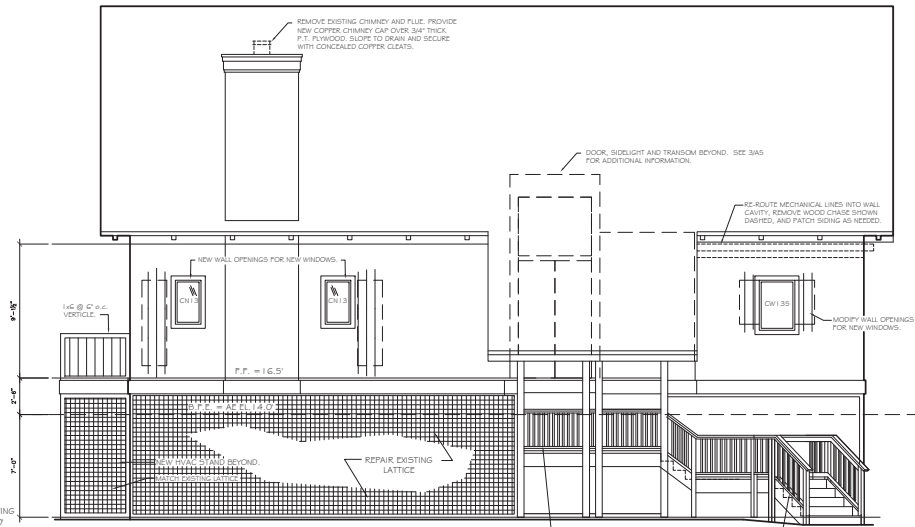


JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina

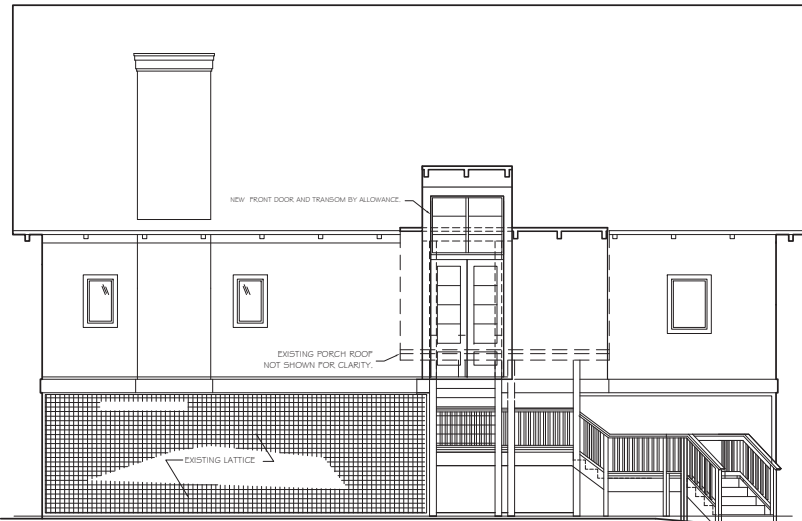




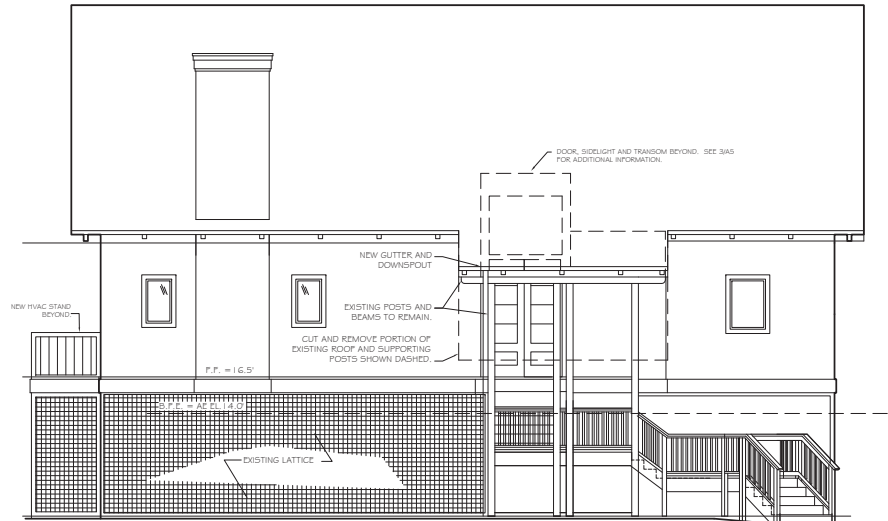
1 EXISTING S.W. (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



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



3 PROPOSED FRONT DOOR ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED FRONT ELEVATION WITH ALTERNATE "F"



A5
SHEET

DATE: JAN. 25, 2019

REVISIONS

1	4
2	5
3	6
4	7

M. BRENNAN ARCHITECTS, INC.
1113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com



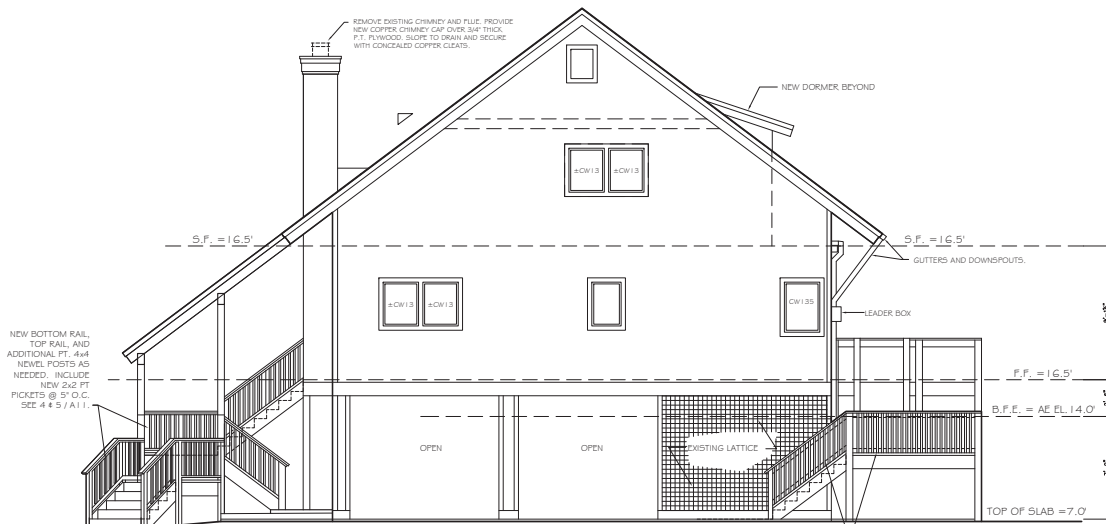
JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina



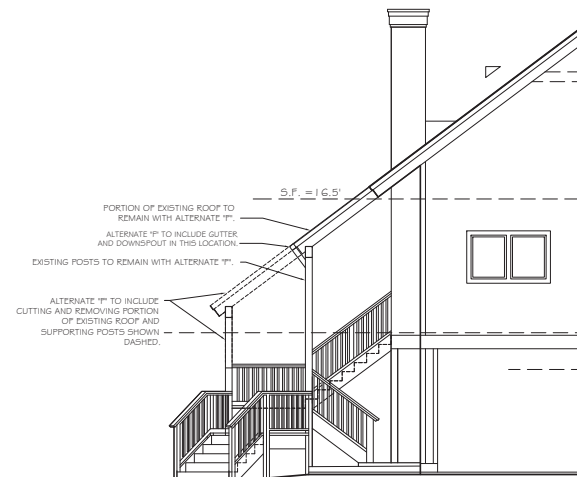
1 EXISTING S.E. ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING SIDE VIEW



3 PROPOSED S.E. ELEVATION
SCALE: 1/4" = 1'-0"



4 PARTIAL S.E. ELEVATION WITH ALTERNATE "F".
SCALE: 1/4" = 1'-0"



A6
SHEET

DATE: JAN. 25, 2019

REVISIONS	4	5	6	7
1				
2				
3				

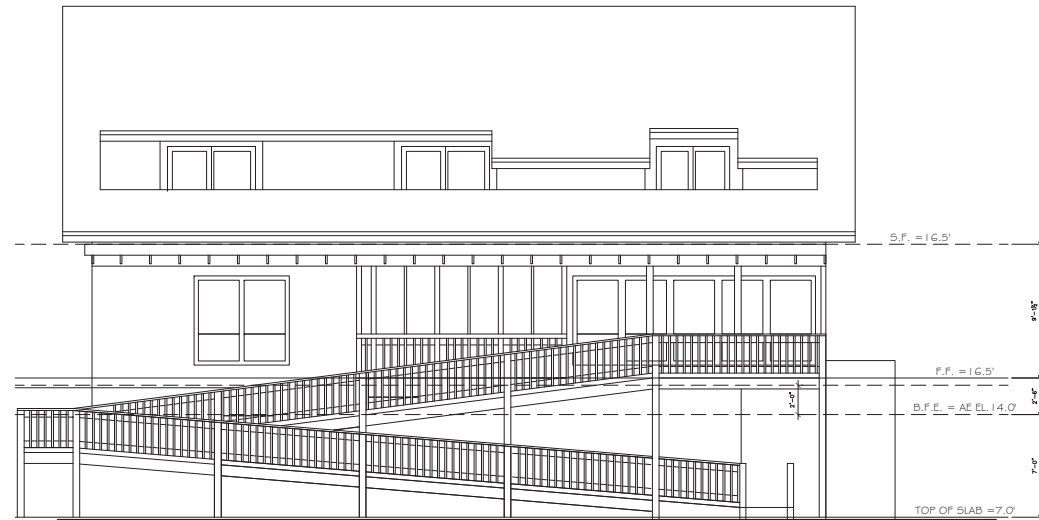
M. BRENNAN ARCHITECTS, INC.
1113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com



JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina

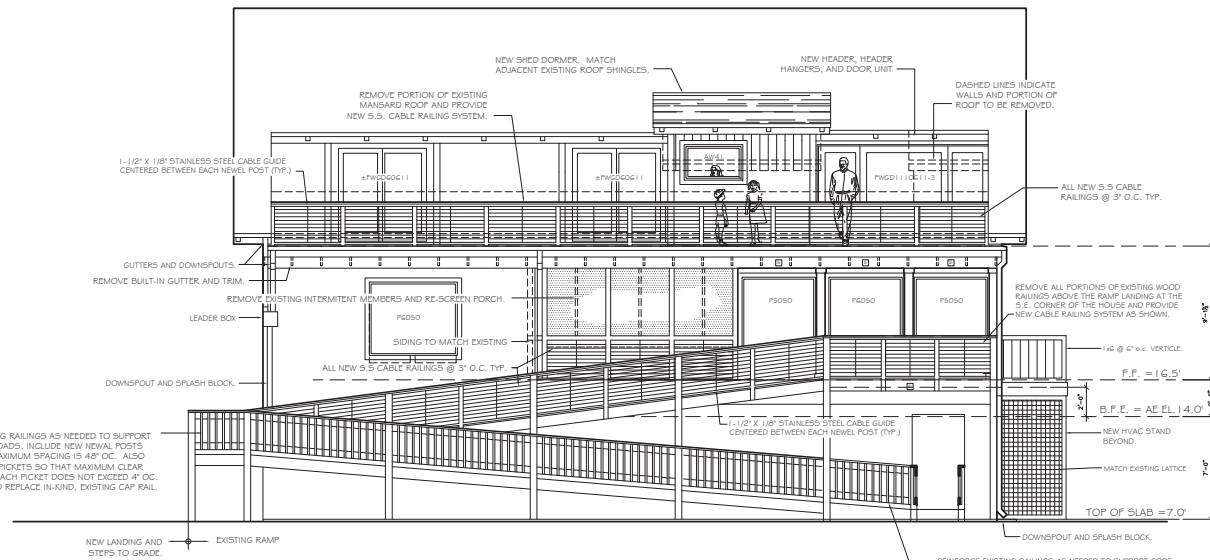


EXISTING REAR VIEW



EXISTING N.E. ELEVATION

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



PROPOSED N.E. ELEVATION

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



A7
SHEET

DATE: JAN. 25, 2019

REVISIONS	1	2	3	4	5	6	7
Δ							

M. BRENNAN ARCHITECTS, INC.
113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com



JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina

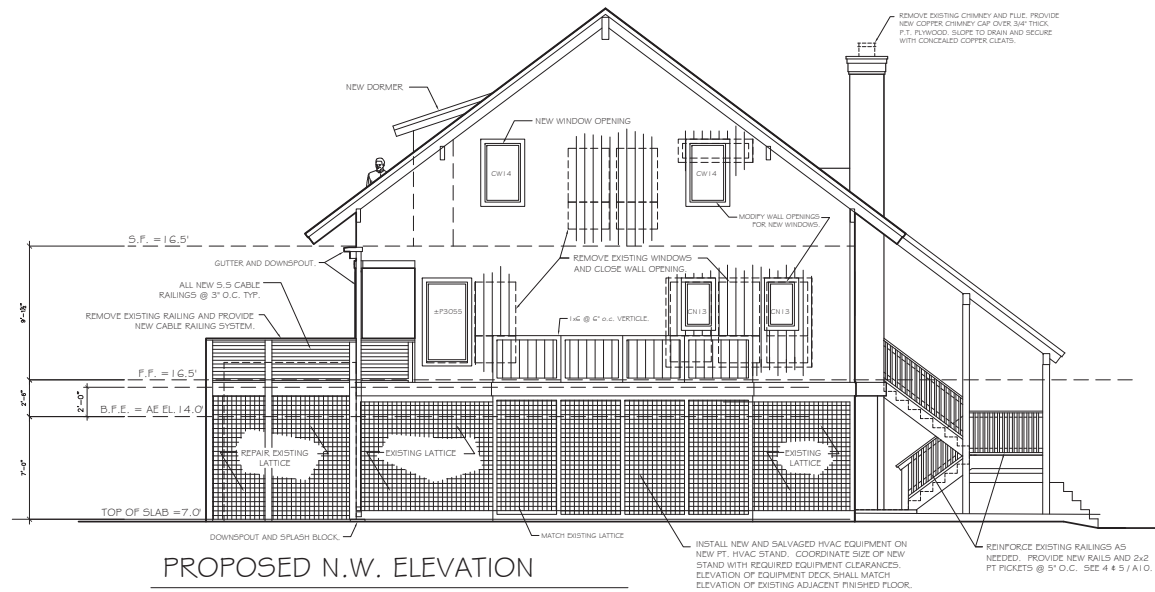


EXISTING SIDE VIEW



EXISTING N.W. ELEVATION

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



PROPOSED N.W. ELEVATION

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



A8
SHEET

DATE: JAN. 25, 2019

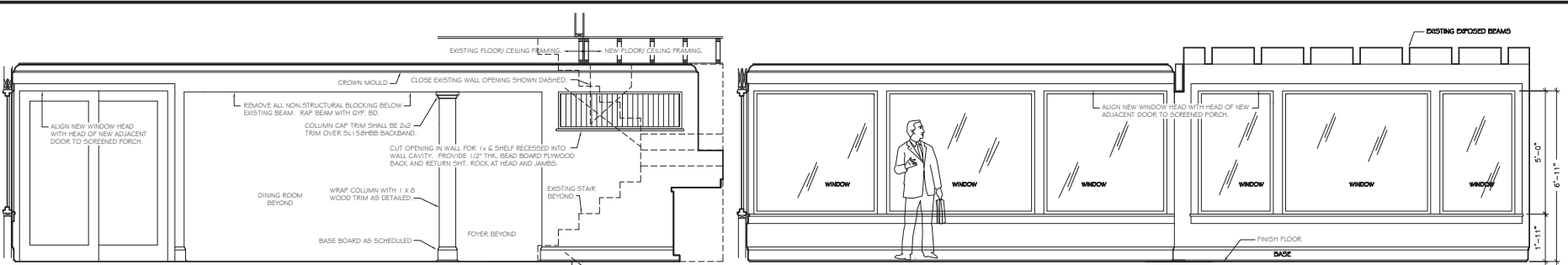
NO.	REVISIONS
1	1
2	2
3	3
4	4
5	5
6	6
7	7

M. BRENNAN ARCHITECTS, INC.
1113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com



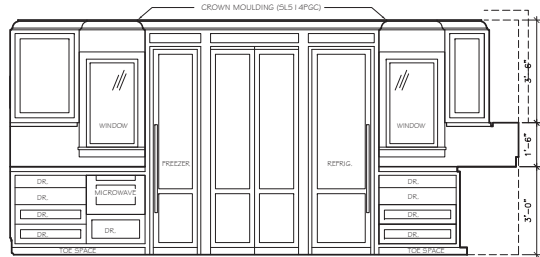
JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina

COPYRIGHT © 2018 | M. BRENNAN ARCHITECTS, INC. | DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.

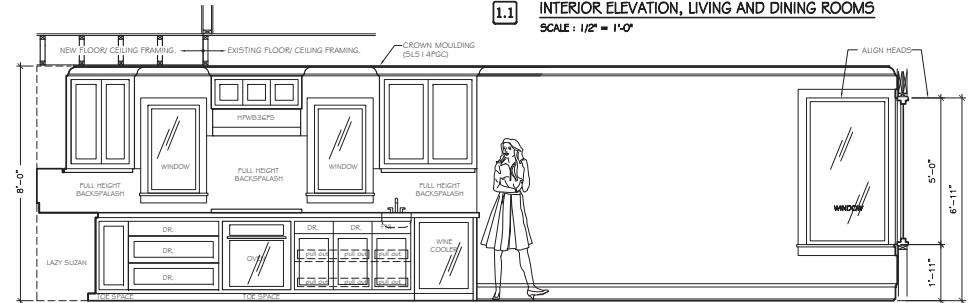


1 INTERIOR ELEVATION, KITCHEN-SOUTH WALL
SCALE: 1/2" = 1'-0"

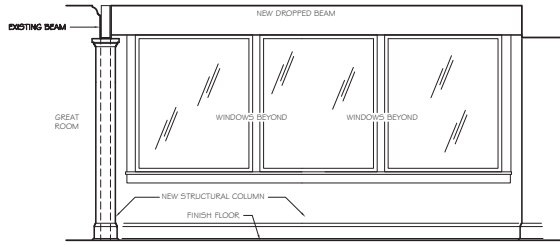
1.1 INTERIOR ELEVATION, LIVING AND DINING ROOMS
SCALE: 1/2" = 1'-0"



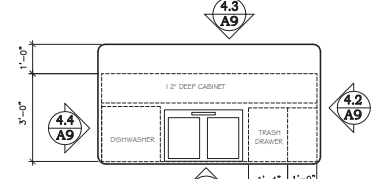
2 INTERIOR ELEVATION, KITCHEN-WEST WALL
SCALE: 1/2" = 1'-0"



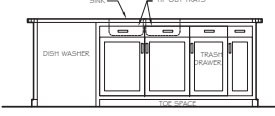
3 INTERIOR ELEVATION, KITCHEN AND LIVING ROOM-NORTH WALL
SCALE: 1/2" = 1'-0"



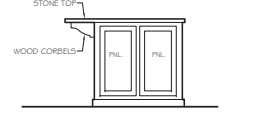
3.1 INTERIOR ELEVATION, FOYER
SCALE: 1/2" = 1'-0"



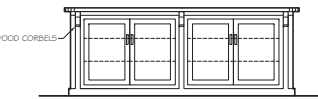
4 INTERIOR ELEV. - KITCHEN ISLAND- PLAN VIEW
SCALE: 1/2" = 1'-0"



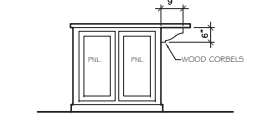
4.1 INTERIOR ELEV. - KITCHEN ISLAND
SCALE: 1/2" = 1'-0"



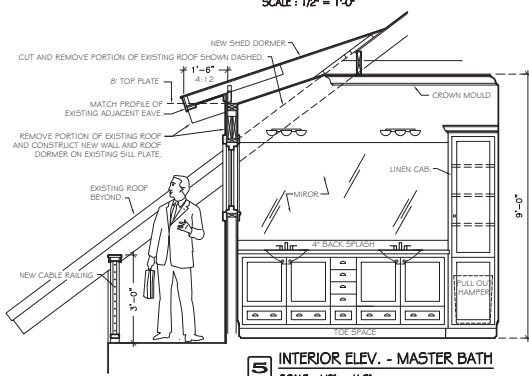
4.2 INTERIOR ELEV. - KITCHEN ISLAND
SCALE: 1/2" = 1'-0"



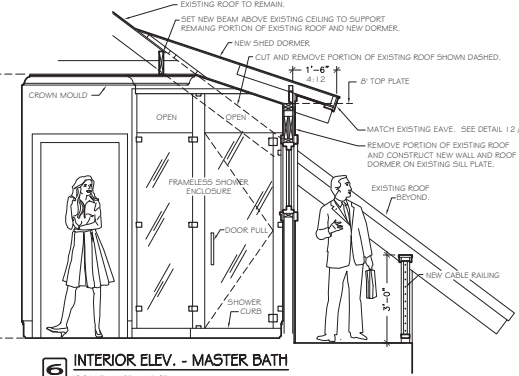
4.3 INTERIOR ELEV. - KITCHEN ISLAND
SCALE: 1/2" = 1'-0"



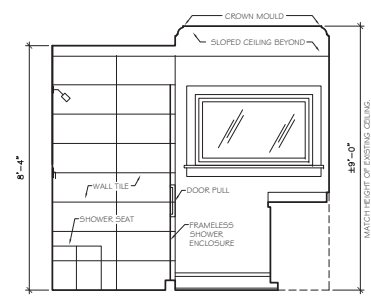
4.4 INTERIOR ELEV. - KITCHEN ISLAND
SCALE: 1/2" = 1'-0"



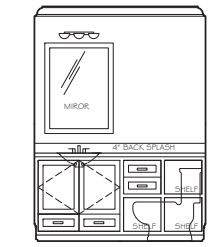
5 INTERIOR ELEV. - MASTER BATH
SCALE: 1/2" = 1'-0"



6 INTERIOR ELEV. - MASTER BATH
SCALE: 1/2" = 1'-0"



7 INTERIOR ELEV. - MASTER BATH
SCALE: 1/2" = 1'-0"



8 INTERIOR ELEV. - BATH #2
SCALE: 1/2" = 1'-0"



A9
SHEET

DATE:	JAN 25, 2019
REVISIONS	
1	NOV 16, 2018
2	
3	
4	
5	
6	
7	

M. BRENNAN ARCHITECTS, INC.
1113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com



JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina

FINISH SCHEDULE										
ROOM NAME	FLOOR	BASE	WALL	CEILING	CLG. HT.	NOTES				
1 FIRST FLOOR										
2 Foyer										
3 Dining Room										
4 Great Room										
5 Kitchen										
6 Hall #1										
7 Bedroom #1										
8 ALT. "C" Bath #1										
9 Hall Closet										
10 Closet A										
11 Closet B										
12 Bedroom #2										
13 ALT. "D" Bath #2										
14 Stair #1										
15 Screen Porch										
16 SECOND FLOOR										
17 ALT. "A" Hall #2										
18 ALT. "A" Hall #2A										
19 Master Bedroom										
20 Master Bath										
21 Master Closet										
22 Toilet Compartment										
23 Laundry										
24 Off / Bedrm. #4										
25 Bedrm. #3										
26 ALT. "B" Bath #3										
27										
28										
29										
30										
31										

GENERAL FINISH NOTES
FOR ADDITIONAL INFORMATION REFER TO INTERIOR ELEVATIONS ON SHEETS A9.

ALL BASE, CROWN, DOOR AND WINDOW CASING TO BE PAINTED, UNLESS NOTED OTHERWISE.

TUBS AND SHOWERS UNLESS NOTED OTHERWISE, FLOOR & WALL SURFACES TO 7'-0" A.F.F. OF SHOWERS SHALL BE FINISHED WITH CERAMIC TILE.

ALL INTERIOR PAINT COLORS AND SHEENS SHALL BE SELECTED BY THE OWNER.

REMOVE ALL EXISTING STIPPLE TEXTURE ON CEILING. SAND, FINISH SMOOTH, AND PAINT.

SCHEDULE NOTES (SEE THIS SHEET FOR MOLDINGS)

- ① CERAMIC TILE WAINSCOT TO 36" AFF.
- ② LOWER CEILING 8'-4" AT SHOWER, SEE 7/A9. PROVIDE CERAMIC TILE CEILING OVER SHOWER.
- ③ NEW CEILING FINISH TO BE INSTALLED OVER NEW FURRING AND INSULATION. SEE SHEET A4, DRAWING NOTE 11.
- ④ PROVIDE CROWN MOLD.
- ⑤ NEW FINISHES AND BASE BOARD IN THIS SPACE TO BE INCLUDED IN THE APPROPRIATE ALTERNATE (SEE SHEET A3). BASE BID SHOULD INCLUDE: NEW DOOR AND WINDOW CASING AS SCHEDULED, PREP AND PAINT ALL WOOD AND GYP. BD. SURFACES, AND CLEAN ALL EXISTING TILE SURFACES.
- ⑥ NEW FINISHES AND BASE BOARD IN THIS SPACE TO BE INCLUDED IN ALTERNATE #1 (SEE SHEET A3). BASE BID SHOULD INCLUDE NEW FLOOR FINISHES AND TRIM AS SCHEDULED THROUGHOUT ALL THE EXISTING SPACES DESIGNATED AS ALTERNATE #1. BASE BID SHOULD ALSO INCLUDE NEW CEILING INSULATION AND CEILING FINISHES THROUGHOUT ALL FINISHED SPACES WITH CATHEDRAL CEILINGS.

GENERAL DOOR NOTES:

SEE SPECIFICATION DIVISION 6 FOR ADDITIONAL REQUIREMENTS.

VERIFY SIZE OF ALL EXISTING ROUGH OPENINGS. CONFIRM ANY DISCREPANCIES WITH THE ARCHITECT BEFORE ORDERING REPLACEMENT DOORS.

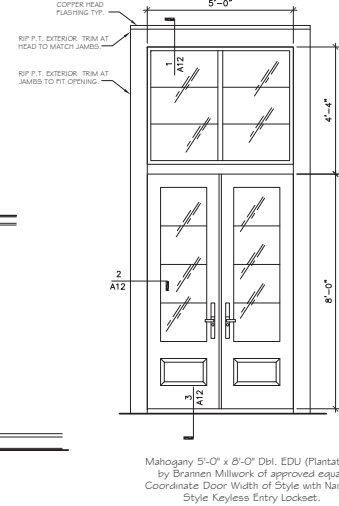
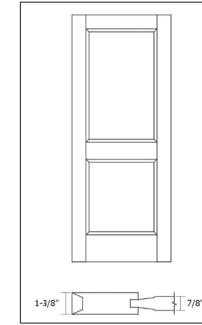
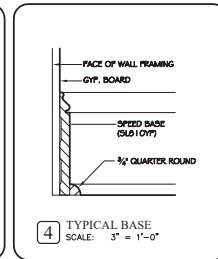
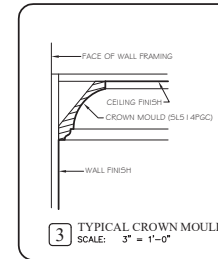
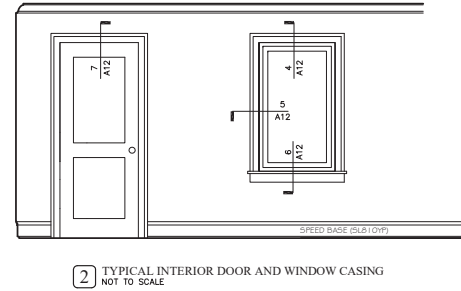
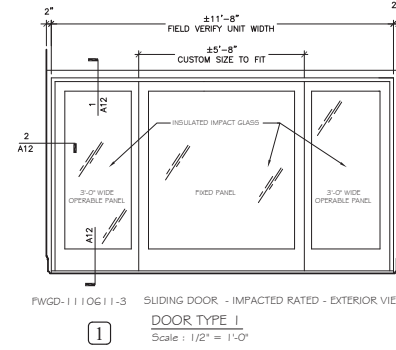
REPLACE ALL INTERIOR AND EXTERIOR DOORS AS INDICATED. MATCH SIZE OF EXISTING DOORS UNLESS OTHERWISE INDICATED ON THE PLAN.

ALL INTERIOR DOORS SHALL BE 1-3/8" THICK SOLID CORE 2 PANEL, UNLESS NOTED OTHERWISE.

PROVIDE THRESHOLD AND WEATHERSTRIPPING AT ALL DOORS BETWEEN HEATED AND UNHEATED SPACES.

SEE TYPICAL DETAILS AND INTERIOR ELEVATIONS FOR INTERIOR DOOR TRIM.

ALL NEW EXTERIOR DOORS SHALL MATCH THE SIZE AND TYPE OF THE EXISTING UNITS, UNLESS NOTED OTHERWISE.



Mahogany 5'-0" x 8'-0" Dbl. EDU (Plantation) by Brannen Millwork of approved equal. Coordinate Door Width of Style with Narrow Style Keyless Entry Lockset.



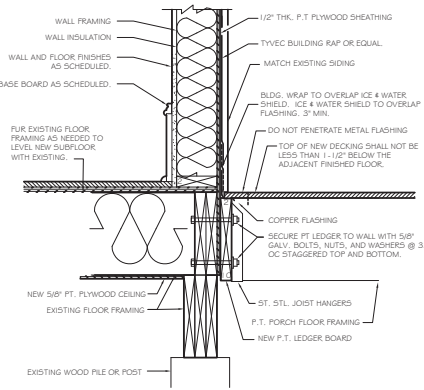
A10
SHEET

DATE: JAN. 25, 2019

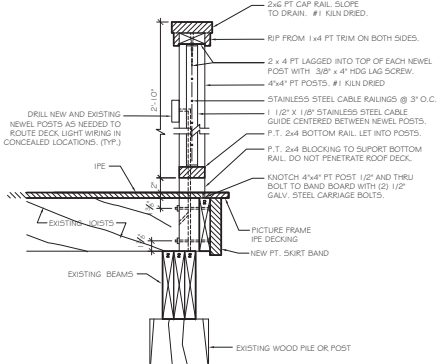
REVISIONS	4	5	6	7
1				
2				
3				

M. BRENNAN ARCHITECTS, INC.
113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com

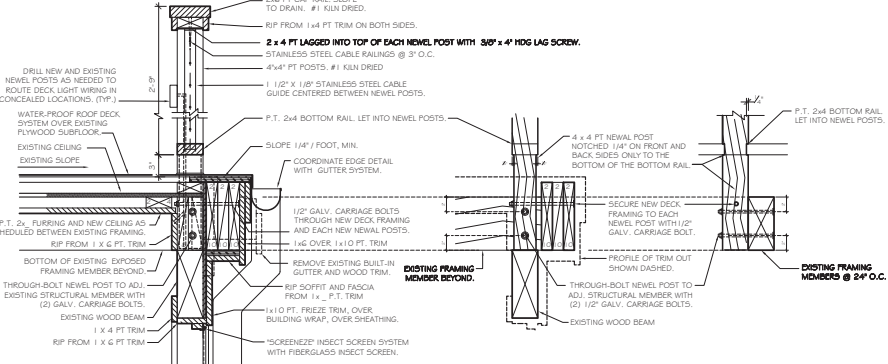
JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina



1 SECTION DETAIL AT NEW CONDITIONED SPACE
SCALE 1 1/2" = 1'-0"



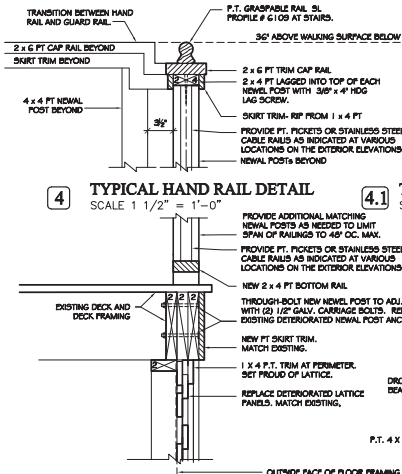
2 SECTION DETAIL @ TYP. CABLE RAILING
SCALE 1 1/2" = 1'-0"



3 SECTION DETAIL @ EDGE OF ROOF DECK
SCALE 1 1/2" = 1'-0"

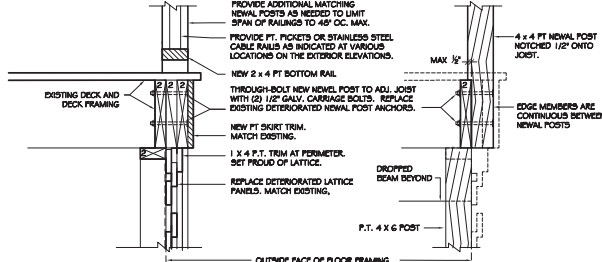
3.1 SIMPLIFIED DETAIL @ EDGE OF ROOF DECK
SCALE 1 1/2" = 1'-0"

3.2 SIMPLIFIED TRANSVERSE SECTION @ EDGE OF ROOF DECK
SCALE 1 1/2" = 1'-0"



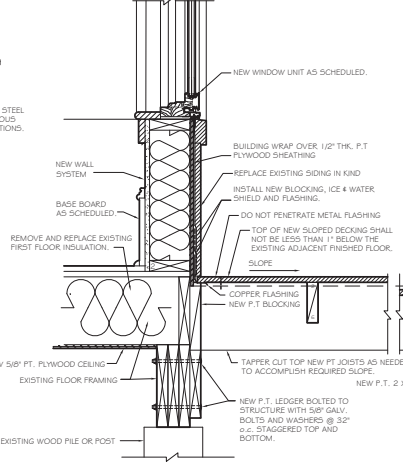
4 TYPICAL HAND RAIL DETAIL
SCALE 1 1/2" = 1'-0"

4.1 TYPICAL GUARD RAIL DETAIL
SCALE 1 1/2" = 1'-0"

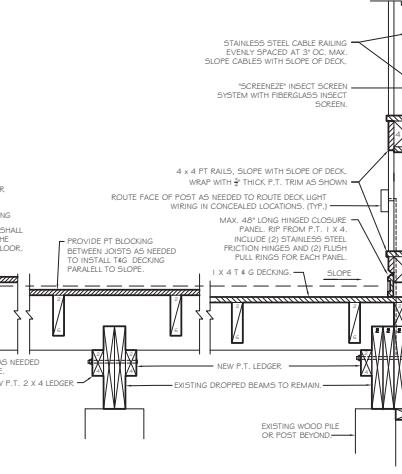


5 TYPICAL EDGE DETAIL
SCALE 1 1/2" = 1'-0"

5.1 NEW NEWAL POST DETAIL
SCALE 1 1/2" = 1'-0"

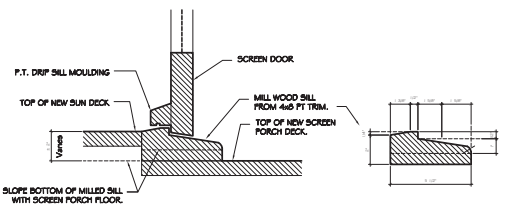


6 SECTION DETAIL
SCALE 1 1/2" = 1'-0"



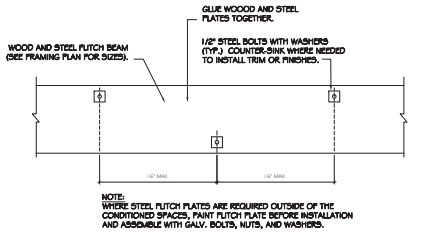
7 SECTION DETAIL @ SCREENED PORCH
SCALE 1 1/2" = 1'-0"

8 SECTION DETAIL @ SCREENED PORCH
SCALE 1 1/2" = 1'-0"

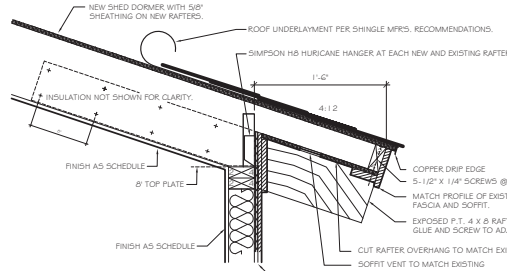


9 SILL DETAIL @ SCREENED DOOR
SCALE 1 1/2" = 1'-0"

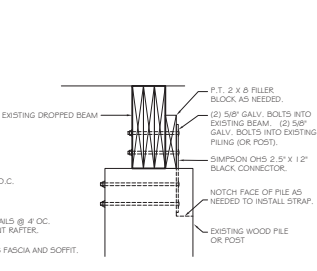
10 MILLED SILL DETAIL
SCALE 1 1/2" = 1'-0"



11 STEEL FLITCH BEAM CONNECTION DETAIL
SCALE 1 1/2" = 1'-0"



12 EAVE DETAIL
SCALE 1 1/2" = 1'-0"



13 PILING CONNECTOR DETAIL
SCALE 1 1/2" = 1'-0"



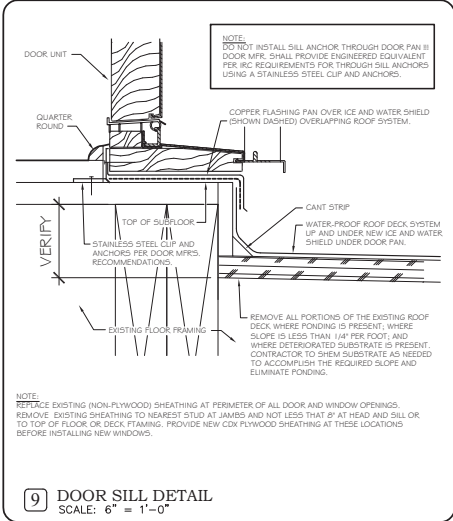
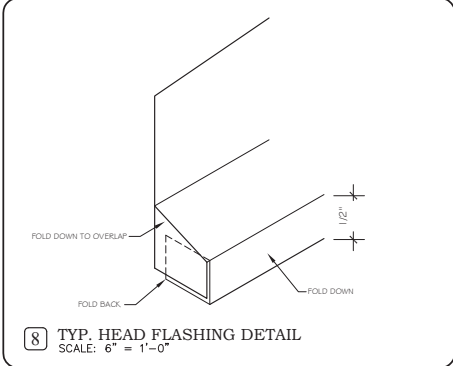
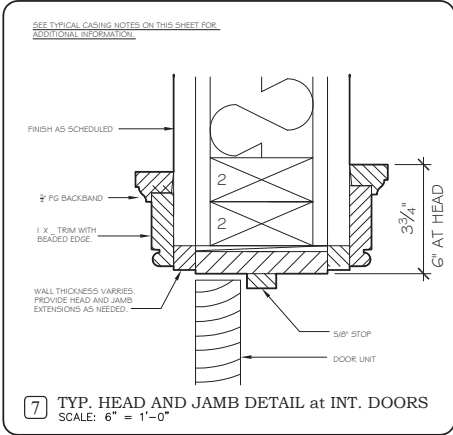
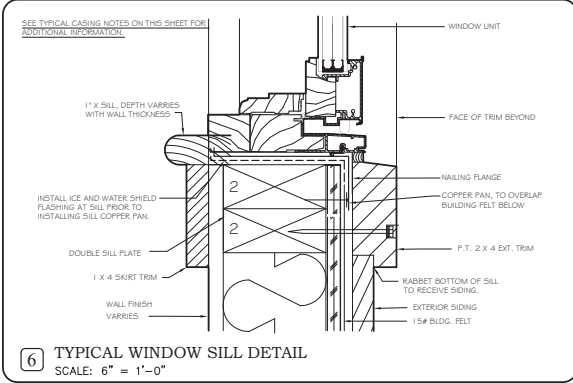
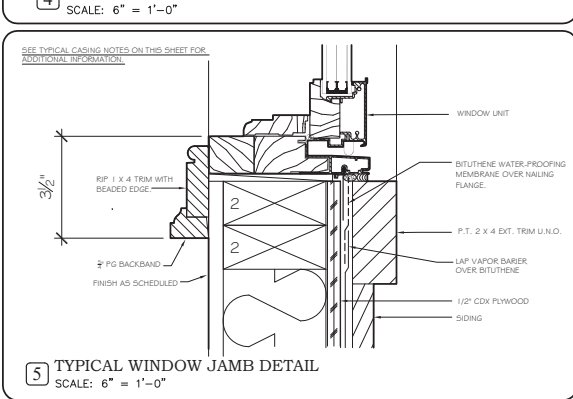
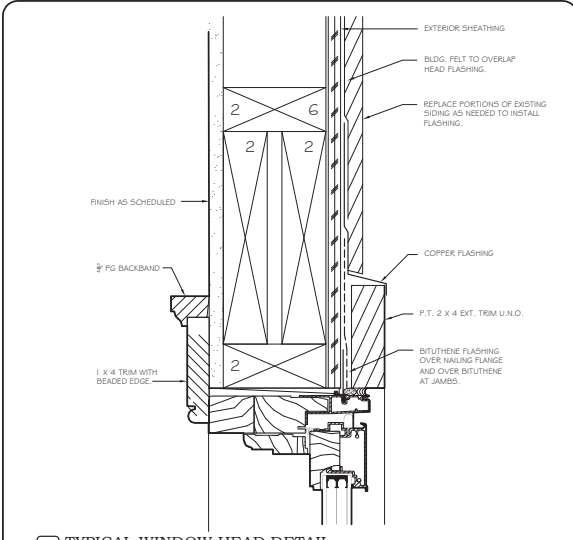
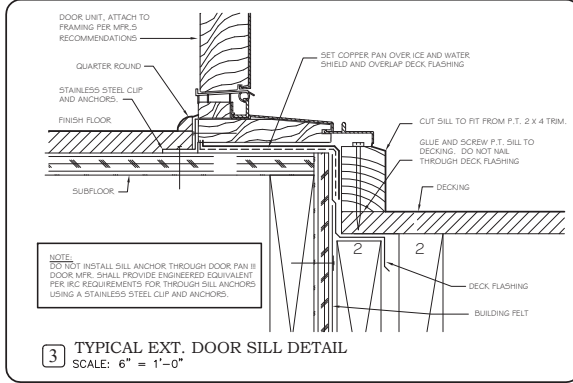
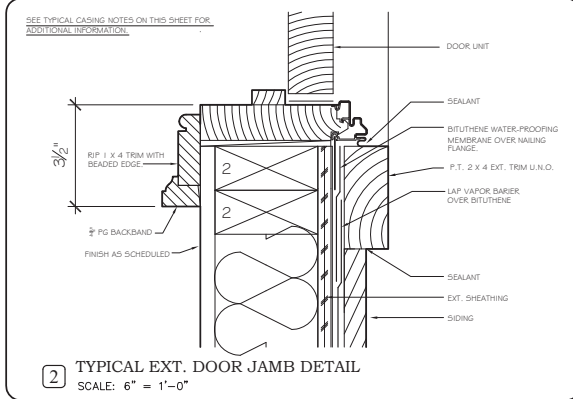
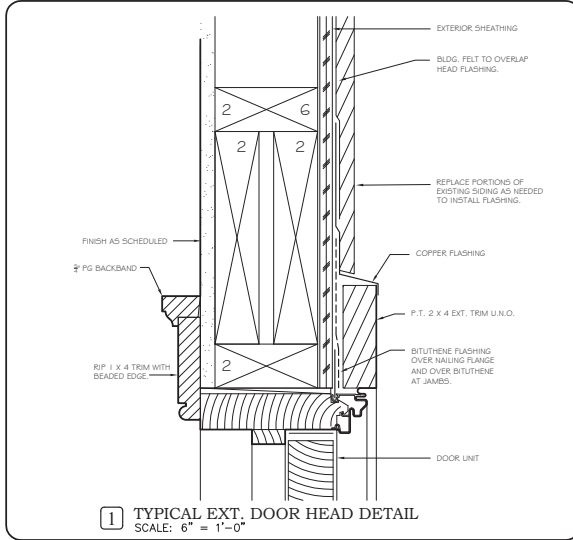
A11
SHEET

DATE: JAN. 25, 2019

NO.	REVISIONS	4	5	6	7
1					
2					
3					

M. BRENNAN ARCHITECTS, INC.
113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com

JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina



A12
SHEET

DATE: JAN. 25, 2019

NO.	REVISIONS
1	4
2	5
3	6
4	7

M. BRENNAN ARCHITECTS, INC.
113 Wappoon Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com



JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina

INSTRUCTIONS TO BIDDERS

1. Securing Documents:
Two sets of Bid Documents are available, to invited Contractors by contacting the Architect first and then picking up documents at A&P Printing 493 King Street, Suite 101, Charleston, South Carolina 29403; Telephone (843) 853-5066.
2. Basis of Bid:
Bidders will submit bids for complete project.
3. Basis of Award:
Award, if made, may be to one contractor, as in the best interest of the owner.
4. Basis of contract, if awarded, shall be on a stipulated sum basis for the work.
5. Site Inspection
Bidders are required to visit the site, acquaint themselves with conditions of the work and the extent of required preparation.
6. Prebid Conference: To Be Announced
7. Submission of Bids:
All bids shall include a breakdown of the Contractor's cost estimate using the 16 divisions of the Construction Specification Institute. Unless modified by mutual consent of the Contractor and Owner, will serve as the schedule of values in the construction contract.
8. Withdrawal of Bids:
Bids may be withdrawn by bidders prior to the time set for bid opening.
9. Prior to signing the contract, the Owner may require the successful bidder to secure and post a labor and materials payment bond and a performance bond, each in the amount of 100 % of the contract sum, on the appropriate AIA form as follows:
Performance Bond and Labor and Material Payment Bond A311
a. Such bond will be issued by the surety acceptable to the owner.
b. The Contractor shall list the Owner and M. Brennan Architects, Inc. as additional insured.
c. List the cost of these bonds as and Add Alternate in your proposal. Do not include the cost of bonding in your base bid.
10. Documents
The Drawings and Specifications are complimentary to each other. What is called for by either shall be as binding as if called for by both. Address inquiries of interpretation to the Project Manager before and up to four (4) days prior to bid date.
11. Substitutions
Specification reference to article, device, product, material, fixture, form or type of construction is intended as establishment of a standard of quality and shall not be intended to limit competition. Materials deemed equal to such quality standards may be submitted to the Project Manager, prior to bid, for consideration.
a. Address inquiries for substitutions to the Architect before and up to seven (7) days prior to bid date.
b. Requests for approvals should be submitted in the form of a letter (with one copy minimum) on a letterhead of submitting firm, along with a self-addressed, stamped, return envelope. Letter to be addressed to the Architect and referenced to this project.
c. If there are no deviations between the items submitted and the plans and specifications, then the submitted letter should contain the statement, "Items are in accordance with plans and specifications with no deviations."
d. An item with deviations from the plans and specifications may be submitted for approval consideration. Letter should then state, "Items submitted as in accordance with plans and specifications, except for the following deviations". Deviations should then be listed in itemized form.
e. Items approved shall not be construed as authorizing deviations from the plans and specifications. Contractor shall be responsible for verifying all dimensions with available space conditions with provisions for proper access, maintenance, and all in compliance.
12. Qualifications:
Bidders shall be bondable contractors licensed for the full amount of the bid.
13. Addendums interpretations and substitutions shall only be issued by addendum to the documents. All addendums shall become part of the documents. Receipt of addendums shall be acknowledged on bid form.
14. Owner:
The owner reserves the right to award on any basis deemed to be in the best interest of the Owner. The Owner reserves the right to reject any and all bids upon evidence of fraud or collusion, or when such rejection is in the Owner's interest. The Owner reserves the right to waive any informality or irregularity.
15. The construction contract shall be the Standard Form of Agreement between Owner and Contractor, AIA DOCUMENT 101, 1997 Edition, American Institute of Architects Document. The General Conditions shall be AIA Document A201 General Conditions of the Contract for Construction 1997 Edition as part of the Contract Documents for this Work.
A copy of the referenced AIA Documents is on file at the offices of the Owner and the Architect. All persons intending to provide goods and services in connection with the work are advised to read and understand the referenced AIA Document prior to proceeding.
16. The bidder to whom the contract is awarded shall within fifteen calendar days after notice of award and receipt of agreement forms from the owner, shall sign and deliver required copies to the Owner.
17. At or prior to delivery of the signed agreement, the bidder to whom the contract is awarded shall deliver to the Owner those certificates of insurance required by the Contract Documents and such labor and materials payment bonds and performance bond as are required by the Owner.
18. Bonds and Certificates of Insurance shall be approved by the owner before the successful bidder may proceed with the work. Failure or refusal to provide bonds or certificates of insurance in a form satisfactory to the owner shall subject the successful bidder to loss of time from the allowable construction period equal to the time delay in furnishing the required material.
19. Construction Time and Liquidated Damages:
a. The agreement will include a stipulation that the work be substantially completed in a period of two hundred and four calendar days from the Owner's Notice to Proceed.
b. The agreement will include a stipulation that liquidated damages will be established in the amount of \$250.00 per calendar day for each calendar day after the agreed completion date that the work is not fully certified by the architect as being substantially complete as that stage of completion is defined in the conditions of the contract.
20. Proposal Acceptance:
The Contractor's bid shall be binding from date of bid to period sixty (60) days hence.
21. Insurance Carriers
Proposed companies affording coverage to the contractor, shall be licensed in South Carolina and shall have a minimum 'A' rating by Best Rating Service.
22. Bidder must be licensed under the laws of the State of South Carolina, Seabrook Island, and Charleston County.
23. Bidders must comply with all federal, state, county, and city statutes, and shall comply with the provisions, conditions, and requirements of all applicable permits, and required approvals of authorities having jurisdiction.

END OF SECTION

CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS

- PART 1 - GENERAL:**
- 1.1 SUMMARY
A. This Section describes construction facilities and temporary controls required for the work.
 - B. Related Work:
1. Documents affecting the work of this Section include, but not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these specifications.
2. Except that equipment furnished by subcontractors shall comply with requirements of pertinent safety regulations, such equipment normally furnished by the individual trades in execution of their own portions of the Work are not part of this Section.
3. Permanent installation of hookup of the various utility lines are describe elsewhere in these documents.
- 1.2 REQUIREMENTS**
- A. Provide construction facilities and temporary controls needed for the Work including, but not necessarily limited to:
1. Temporary utilities such as heat, water, electricity, and telephone.
2. Sanitary facilities.
3. Enclosures such as tarpaulins, barricades, and canopies.
4. Parking.
- 1.3 DELIVERY, STORAGE, AND HANDLING**
- A. Maintain temporary facilities and controls in proper and safe conditions throughout the progress of the Work.
- PART 2 - PRODUCTS**
- 2.1 UTILITIES
A. Water:
1. Provide necessary temporary piping and water supply and, upon completion of the work remove such temporary facilities.
2. Provide and pay for water used in construction.
B. Electricity:
1. Provide necessary temporary wiring and upon completion of the Work, remove such temporary facility.
2. Provide new distribution boxes so located that the individual trades may furnish and use 100 ft. maximum length extension cord to obtain power for lighting at points where needed for work, inspection, and safety.
3. Provide and pay for electricity used in construction.
C. Heating: Provide and maintain heat necessary for proper conduct of operations needed in the Work.
D. Sanitary Facilities:
1. Provide temporary sanitary facilities in the quantity required for use by all personnel. The contractor shall coordinate type and location of sanitary facilities with the requirements of the property owner and architect.
2. Maintain in sanitary condition at all times.
E. Dumpster:
1. Provide and pay for dumpster used during construction. The contractor shall coordinate type and location of dumpster facilities with the requirements of the regime and property manager.
2. Maintain in sanitary condition at all times.
G. Existing Conditions:
1. Take all precautions needed to protect the existing property from damage during the construction period. The Contractor shall be responsible for repairing or replacing any property damage resulting from the construction activities of his personnel, subcontractors, and material suppliers. This shall include damage to structures, paving, utilities, and vegetation and landscape materials.
H. Security:
1. The contractor shall secure the site at all times. Securing the site shall consist of erecting temporary barricades, locks, and fencing as needed to prevent unauthorized access to the structure and site stored materials without the use of keys or tools.
- 2.2 PARKING**
- A. The Contractor will be allowed to use the on-site parking spaces during the specified hours of operation.
- PART 3 - EXECUTION**
- 3.1 MAINTENANCE AND REMOVAL**
- A. Maintain temporary facilities and controls as long as needed for safe and proper completion of the Work.
 - B. Remove such temporary facilities and controls as rapidly as progress of the Work will permit, or as directed by the Architect.
- END OF SECTION
- SELECTIVE DEMOLITION**
- PART 1 - GENERAL**
- 1.1 SUMMARY
A. In accordance with pertinent provisions of this Section, carefully demolish and remove from the site those items scheduled to be so demolished and removed.
 - B. Related Work:
1. Documents affecting the work of this Section include, but are not necessarily limited to, General Conditions, and Section 1048: Cutting and patching.
- 1.2 QUALITY ASSURANCE**
- A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and methods needed for proper performance of the work of this Section.

1.3 DELIVERY, HANDLING, AND STORAGE

- A. Comply with pertinent provisions of Section 01620.
- PART 2 - PRODUCTS**
- (No products required for this Section)
- PART 3 - EXECUTION**
- 3.1 SURFACE CONDITIONS**
- A. Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the Work. Do not proceed until unsatisfactory conditions have been corrected.
- 3.2 DEMOLITION**
- A. By careful study of the Contract Documents, determine the location and extent of selective demolition to be performed.
B. Visit the site and verify the extent and location of selective demolition required.
1. Carefully identify limits of selective demolition.
2. Mark interface surfaces as required to enable workmen also to identify items to be removed and items to be left in place intact.
C. Prepare and follow an organized plan for demolition and removal of items.
1. Shut off, cap, and otherwise protect existing water, waste and electrical lines.
2. Completely remove items scheduled to be demolished and removed, leaving surfaces clean, solid, and ready to receive new materials specified elsewhere.
3. In all activities, comply with pertinent regulations of governmental agencies having jurisdiction.
D. Use means necessary to prevent dust from becoming a nuisance to the occupants of the adjacent building, and to other work being performed on the site.
- 3.3 REPLACEMENTS**
- A. In the event of demolition of items not so scheduled to be demolished, promptly replace such items to the approval of the Architect at no additional cost to the Owner.
- END OF SECTION
- PROJECT RECORD DOCUMENTS**
- PART 1 - GENERAL**
- 1.1 SUMMARY
A. Throughout the progress of the Work, maintain an accurate record of changes in the Contract Documents.
B. Related Work:
1. Documents affecting the work of this Section include, but are not necessarily limited to the General Conditions.
2. SUBMITTALS
a. The Owner's approval of the current status of the Projects Record Documents may be a pre-requisite for approval of requests for payments under the Contract.
b. Prior to submitting request for final payment, submit the final Project Record Documents to the Owner's Project Manager and secure his approval.
- PART 2 - PRODUCTS**
- A. Job Set: Promptly upon receipt of the Owner's Notice to Proceed, secure from the Owner at no charge to the Contractor one complete set of all Documents comprising the Contract
B. Final Record Documents: At a time nearing completion of the Work, secure from the Architect at no charge to the Contractor one complete set of all the Drawings in the Contract.
- PART 3 - EXECUTION**
- 3.1 JOB SET
A. Maintain the Record Documents as changes in the work occur.
 - 3.2 FINAL RECORD DOCUMENTS
A. The purpose of the Final Record Documents is to provide factual information regarding all aspects of the Work, both concealed and visible, to enable future modifications of the Work without lengthy and expensive site measurement, investigation, and examination.
3.3 CHANGES SUBSEQUENT TO ACCEPTANCE
A. The Contractor has no responsibility for recording changes in the Work subsequent to Final Completion, except for changes resulting from work performed under Warranty.
- END OF SECTION

CONTRACT CLOSEOUT

- PART 1 - GENERAL**
- 1.1 SUMMARY
A. This Section describes an orderly and efficient transfer of the completed Work to the Owner.
 - 1.2 QUALITY ASSURANCE
A. Prior to requesting inspection by the Architect, use adequate means to assure that the Work is completed in accordance with the specified requirements and is ready for the requested inspection.
 - 1.3 PROCEDURES
A. Substantial Completion:
1. Prepare and submit the list required by the first sentence of Paragraph 9.8.2 of the General Conditions.
2. Within a reasonable time after receipt of the list, the Architect will inspect to determine status of completion.
3. Should the architect determine the Work is not substantially complete:
a. The Architect promptly will so notify the Contractor, in writing, giving the reasons therefore.
b. Remedy the deficiencies and notify the Architect when ready for reinspection.
4. When the Architect concurs that the Work is substantially complete:
a. The Architect will prepare a "Certificate of Substantial Completion", accompanied by the Contractor's list of items to be completed or corrected, as verified by the Architect.
b. The Architect will submit the Certificate to the Owner and to the Contractor for their written acceptance of the responsibilities assigned to them in the Certificate.
C. FINAL COMPLETION
1. Prepare and submit the notice required by the first sentence of Paragraph 9.10.1 of the General Conditions.
2. Verify that the Work is complete including, but not necessarily limited to, the items mentioned in Paragraph 9.10.2 of the General Conditions.
3. Certify that:
a. Contract Documents have been reviewed;
b. Work has been inspected for compliance with the Contract Documents;
c. Work has been completed in accordance with the Contract Documents;
d. Equipment and systems have been tested as required and are operational;
e. Work is completed and ready for final inspection.
4. The Architect will make an inspection to verify status of completion.
5. Should the Architect determine that the Work is incomplete or defective:
a. The Architect promptly will so notify the Contractor, in writing, listing the incomplete or defective work.
b. Remedy the deficiencies promptly, and notify the Architect when ready for reinspection.
6. When the Architect determines that the Work is acceptable under the Contract Documents, he will request the Contractor to make closeout submittals.
D. Closeout submittals include, but are not necessarily limited to:
1. Project Record Documents described here-in.
2. Operation and maintenance data for items so listed in pertinent other Sections of these Specifications, and for other items when so directed by the Architect;
3. Warranties and bonds;
4. Keys and keying schedule;
5. Spare parts and materials extra stock;
6. Evidence of compliance with requirements of governmental agencies having jurisdiction including, but not necessarily limited to:
a. Certificates of Inspection;
b. Certificates of Occupancy;
7. Certificates of Insurance for products and completed operations.
8. Evidence of payment and release of liens.
9. List of subcontractors, service organizations, and principal vendors, including names, addresses, and telephone number whenever they can be reached for emergency service at all times including nights, weekends, and holidays.
E. Final adjustment of accounts:
1. Submit a final statement of accounting to the Architect showing all adjustments to the Contract Sum.
2. If so required, the Contractor will prepare a final Change Order showing adjustments to the Contract Sum which were not made previously by the Change Orders.
F. INSTRUCTION
1. Instruct the Owner's personnel in proper operation and maintenance of systems, equipment, and similar items which were provided as part of the Work.



A13

SHEET

DATE: JAN. 25, 2018	
REVISIONS	NO.
1	4
2	6
3	7

M. BRENNAN ARCHITECTS, INC.
113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com

JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina



Division 1 – General Requirements

A. All systems and construction must comply with the Requirements of the Seabrook Island Community Owners Association, the Charleston County Building Department, and at a minimum, meet the requirements set forth in the 2015 International Residential Code and its amendments.

B. The above jurisdictions include restrictions on:

1. the use of the site,
2. hours of operations and noisemaking activities,
3. debris removal procedures,

B. All systems shall be constructed and installed complete and ready to operate.

C. Definitions (as used in these specifications):

1. "Provide" shall mean furnish and install in place, ready for use.
2. "Inspector" means the Owner or Owner's representative.

D. Discrepancies, omissions, or points requiring clarification shall be called to the attention of the Architects at the earliest possible time.

E. Storage: It shall be the Contractor's responsibility to keep storage areas in an orderly condition.

F. Inspections: The Contractor shall request and pay for all inspections required by local municipalities having jurisdiction.

G. Electrical hookups (temporary power pole) are the Contractor's responsibility. The Contractor will pay for permanent power hookup and water tap fees. Contractor shall be responsible for water and power used during construction, temporary sanitary facilities, and trash clean up and disposal as required during construction.

H. Store and cover all building materials in a manner to keep them clean, dry, undamaged, and free from any deterioration before installed. Materials damaged by exposure or abuse may be rejected by Owner.

I. All fines incurred by the General Contractor's personnel or subcontractors shall be the responsibility of the General Contractor.

END OF THIS SECTION

Division 2 – Site Work ----- NOT USED

Division 3 – Concrete

A. Unless otherwise noted, concrete shall be 3000 lb. mix and include a minimum of 6 sacks of Portland cement per cubic yard and shall test a minimum of 2000 psi at 7 days unless otherwise noted on the drawings.

B. Finishing of concrete slabs and driveway, unless otherwise noted on the drawings, shall be steel troweled, with a light broom finish applied. Provide steel trowel finish on all concrete slabs in parking and/or storage areas with-in the areas defined by the ground floor walls.

C. Do not dump any excess concrete at the site except as permitted by the Owner.

D. Unless otherwise noted, steel reinforcing bars shall be deformed type A-36 rods supported for minimum all around coverage of 3". Size and location as shown on the drawings.

E. Concrete slabs shall be constructed flat with enough slope to drain unless otherwise indicated on drawings.

F. See structural for additional requirements.

END OF THIS SECTION

Division 4 – Masonry (NOT USED) See Structural.

Division 5 – Metals

A. All custom-built steel or iron connectors and plates in exterior applications shall be hot-dipped galvanized.

B. All steel or iron bolts, nuts, flat washers, o'gee washers, nails, screws or other connecting devices in exterior applications shall be hot-dipped galvanized.

NOTE: All through-bolts shall be carefully selected for length so that the connection can be made with no more end threads exposed than equal to 1 diameter of the bolt used unless otherwise otherwise noted on the drawings.

C. All manufactured steel connectors shall be hot-dipped galvanized as supplied by Silver Metal Products, Simpson, Semco, Teco, or an equal approved by the Architect.

D. Interior exposed connectors shall be surface prepared (cleaned with acetic acid if galvanized), primed and painted.

E. See structural for additional requirements.

END OF THIS SECTION

Division 6 – Wood and Plastics

A. **Woodwork Repairs**

1. Unless otherwise noted, replace all deteriorated exterior wood components including siding, trim, soffits, lattice, porch flooring, deck flooring, and railing components.

2. Unless otherwise noted, replace deteriorated exterior handrail and guardrail components serving this property. Where replacement of non-code compliant railing components is required, provide new code compliant assemblies.

3. Remove all deteriorated metal flashing in areas where siding and trim repairs are performed. Remove sufficient amount of siding as needed to integrate the new flashing with the existing drainage membranes. All new flashing shall be 18 ga. copper flashing.

4. In the event that no drainage membranes are present in the areas where the siding or trim are repaired, notify the Owner's representative and request permission to remove additional siding until drainage membranes are encountered so that a continuous overlapping vapor barrier can be installed in the wall system. If the contractor's proposal for this additional work is not accepted by the Owner, the contractor shall install 1/8" building felt over all exposed sheathing and provide ice and watershed bonded to the exposed sheathing and the top edges of the new building felt.

5. In areas where 4' x 8' or more of non-plywood sheathing are encountered, remove the existing non-plywood sheathing and install new cdx plywood sheathing, matching the thickness of the existing sheathing. Where new sheathing is installed adjacent to a grade, deck, or porch floor, provide pressure treated, cdx, plywood sheathing with-in 4'-0" of the walking surfaces.

6. Unless otherwise noted, all fasteners used in exterior locations or in contact with pressure treated materials shall be stainless steel or G185 hot dipped galvanized with 1.85 ounces of zinc per square foot of surface area.

B. **Concealed Woodwork Repairs**

1. Should the contractor encounter concealed deteriorated wood siding, trim, or framing materials, the contractor shall notify the HOA Regime representative immediately. Prior to removing the deteriorated materials the contractor shall provide a time and materials proposal for replacing the deteriorated materials. The proposal shall clearly specify all materials and labor to be included.

2. The contractor will not be compensated for woodwork repairs executed without the prior approval of the designated HOA Regime representative.

Division 6 – Wood and Plastics

See structural for additional requirements.

NOTE:

1. All materials in this section shall be stored properly supported and flat in neat stacks and protected from the weather.
2. Do not mark up lumber to be used as exposed members.
3. Provide all necessary blocking, nollers, and supports for all kitchen and bath accessories.
3. **SUBMITTALS:** Within 60 calendar days after the Contractor has received the Owner's Notice to Proceed, submit:
 - a. Materials list of items proposed to be provided under this Section;
 - b. Shop Drawings in sufficient detail to show fabrication, installation, anchorage, and interface of the work of adjacent trades;
 - c. Finished samples of all proposed materials.

A. Framing Lumber, including joists, rafters, truss members, posts, beams, etc., shall be Southern Pine or Douglas Fir Dry S4S, #2, or better. Studs, furring and blocking shall be Dry S4S "Mem/Fir" (West Coast) stud grade or better unless otherwise noted on the drawings. Exterior post and beams shall be pressure treated.

B. Sills, plates and posts in contact with grade or concrete shall be #2 or better Southern Pine pressure treated. Minimum LP22 in accord with AWPI.

C. Timber Beams and Columns:

1. Exposed - #1 or #2 select or better Southern Pine Dry, S4S.
2. Unexposed - #2 or better Southern Pine Dry, S4S.

D. Decking : Where Pine Decking is required, provide pressure treated Southern Pine or Douglas Fir Dry #2 or better, S4S or T&G as noted on the drawings.

E. Roof Sheathing : See section details and structural. Support sheathing on joist, rafters, or blocking. Provide spacer clips on roof decking where recommended by the manufacturer. Place plywood floor and roof sheathing perpendicular to supports and stagger end joints 1/2 sheets (4 feet).

Provide solid blocking under all joints in plywood decking to receive roof deck system.

F. Interior trim shall be as follows:

1. All interior trim including base boards, crown mould, wainscot, door and window casings shall be shaped as specified in the Architect's Drawings. Similar shapes may be allowed if approved in advance by the Architect.

G. Exterior Trim stock shall be #1 Kiln Dried.

1. Back prime all exterior siding and trim prior to installation.

H. All cutting of trim stock shall be done with a satin-cut circular saw blade in table or radial arm saw on a miter box. All pieces shown on drawings with a wood grain indication shall be trim stock.

I. Cabinets: per drawings.

Quality Standards. Provide AWI Quality Certification Program indicating that woodwork, including installation, complies with the requirements of grades specified. Unless otherwise specified, all architectural woodwork items shall be "custom grade".

1. **LAYOUT**

The architectural drawings accurately depict the cabinet elevations unless revised elevations are approved in advance by the Owner and Architect.

2. **MATERIALS**

Painted cabinets shall be constructed using furniture grade poplar face frames, door frames, and moldings. Cabinet boxes shall be #2 thick, B2 grade, maple veneer plywood. Fire place mantel shall be furniture grade poplar.

Stained cabinets shall be constructed using furniture grade solid wood face frames, door frames, and moldings. (Species of wood shall be as selected by the Owner. Cabinet boxes shall be #2 thick, B2 grade, veneer plywood matching solid wood. Bead Board cabinet interiors shall be solid wood, furniture grade. Painted wainscot shall be poplar, furniture grade.

3. **STYLES**

All cabinet door styles shall be as selected by the Owner. The Contractor shall submit finished cabinet door samples for each style and finish selected by the Owner.

All drawer faces over 6" tall shall match the cabinet door design. Drawer faces 6" or less in height shall be one piece furniture grade, with edge detail to match cabinet doors. Cabinet doors and drawer faces shall have the overlay selected by the Owner.

4. **DRAWER BOXES**

Provide solid wood dove tail construction at all cabinet drawers.

5. **HARDWARE**

Provide concealed 180 degree, chrome finished, European hinges by Blum throughout. Door and drawer pulls shall be as selected by the Owner.

Provide under mounted full extension, cylinder and spring controlled, soft close, drawer glides by Blum at all drawers and all pull out shelves.

6. **FINISHES**

All cabinet, trim, and interior window and door finishes shall be selected by the Owner. Unless otherwise noted all cabinets shall be painted with a glazed finish coat.

I. Shelving: Closet and utility shelving shall be 3/4" interior Birch plywood with solid wood edging.

J. Installation: Install lumber with bolts and connectors as indicated on the drawings and in accordance with the International Building Code.

note: use cc sinkers for nontreated lumber; stainless steel for treated.

Exterior Siding and Trim:

1. Where exterior trim is required, provide Number 1, pressure treated, kiln dried, exterior wood trim as indicated on the drawings. Include pt wood trim for mounting blocks at all exterior electrical and plumbing fixtures. Size blocks 1" larger than the mounting plate of fixture. Unless otherwise noted, prime all wood trim (all sides) prior to installation.)

2. All fasteners shall be stainless steel or G185 hot dipped galvanized with 1.85 ounces of zinc per square foot of surface area.

3. All new siding shall be #1 kiln dried, ship lap cypress, milled to match the existing adjacent profiles.

4. Unless otherwise noted, all new siding and trim shall match the existing adjacent materials and be finished as specified. Tooth-in new siding with existing. See typical door and window details for replacement of existing window and exterior door trim.

5. All new siding and trim shall be back-primed and first coated on all edges prior to installation.

4. **Nailable roof sheathing :** Lay sheathing perpendicular to studs and nail with 6d large head hot dipped galvanized roofing nails per structural drawings.

Member	Common Nail Number
1 x 4	8d 2 each support
1 x 6	8d 2 each support
1 x 8	8d 3 each support

5. Trim: Interior, 4d, 6d or 8d plated finish nails set, filled and sanded. Care shall be taken to prevent hammer dents.

END OF SECTION

Division 7 – Thermal and Moisture Protection

A. **Roof System:**

1. Submittals : Within 35 calendar days from the Owner's Notice to Proceed submit:
 - a. Materials List of all items to be provided under this section.
 - b. Sufficient technical data to demonstrate compliance with the manufacturers recommendations, the contract documents, and local codes.
 - c. Sample roof panel showing actual panel width, color, and gauge.
 - d. Shop drawings showing all proposed connections, penetrations, terminations, and anchorage.

Shingle Roof System:

Provide and install architectural shingles as where shown on the Drawings and as needed for a complete and proper installation.

Construct cricket on high side of all chimneys. Provide new stepped flashing at intersection of wall and new roof surfaces.

New plumbing vents shall be lead.

Provide new 30# building felt.

All new shingles shall match the existing. Install building felt and shingles per all manufacturers recommendations and as follows:

1. The roofer shall be certified by the manufacturer as an approved installer of the specified roof system.
2. Weave all valleys.
3. Roof system shall provide a UL 790 Class A Fire Rating and UL 997 Wind Resistance.
4. Provide ice and water shield bonded directly to roof deck, on all slopes less than 4:12 and at all valleys.
5. Install all roofing components and accessories including decking and underlayment in strict conformance with the roof manufacturer's recommendations.
6. Products meeting the specified requirements provided by the following manufacturers shall be allowed: RGM Products, Elk GAF, or CertainTeed.

Before requesting payment for this item:

- a. Provide manufacturer's standard 30 year written warranty, at a minimum, on all roofing materials.
- b. Provide minimum 10 year written warranty on all workmanship.

B. **Flashing:**

Wherever flashing is called for on the drawings or specifications, provide All flashing 18 ga. copper unless otherwise noted. Flashing shall be neatly formed to the shapes required with straight corners and flat surfaces free of dents, bends, crooks, and bumps.

1. Nails for fastening flashing shall be 3/4 inch large head nails.
 - a. Use "Z" flashing at all exterior openings.
2. Use preformed roof jacks for all roof penetrations.
3. Eave flashing and drip cap as per drawings.
4. Provide lead or copper flashing boots at all plumbing vents.
5. Other flashing as per drawings.
6. Do not place dissimilar metals in contact with one another.
7. Install new flashing in a neat overlapping sequence and integrate with the adjacent drainage membranes.
8. Anchor flashing securely using concealed fasteners and retaining clips. NO EXPOSED FASTENERS WILL BE ACCEPTED.
9. Install new skylight flashing in strict accordance with the manufacturers recommendations.
6. Remove sufficient amount of exterior finish materials as needed to integrate the new flashing with the existing drainage membranes.
7. All new flashing shall be 18 ga. copper flashing.
8. In the event that no drainage membranes are present in the areas where wall flashing is required, notify the Owner's representative and request approval to remove additional siding until existing drainage membranes are encountered so that a continuous overlapping vapor barrier can be installed in the wall system. If the contractor's proposal for this additional work is not accepted by the Owner, the contractor shall install 1/8" building felt over all exposed sheathing and provide ice and watershed bonded to the sheathing and the top edges of the new building felt where no existing drainage membranes are present.

In addition to the above, the contractor shall adhere to the following standards:

- A. Sheet Metal and Air Conditioning Contractors' National Association, Inc. (SMACNA):
- B. Architectural Sheet Metal Manual.
- C. The National Roofing Contractors Association (NRCA):
- D. Roofing and Waterproofing Manual (Including Construction Details), and Handbook of Accepted Roofing Knowledge.

C. Gutters and Downspouts: NOT USED

D. Sealants:

1. Silicone caulk - shall be by G.E. or Dow. Color to match adjacent surfaces.
2. Acrylic - shall be one part acrylic by "Dap". Color to match adjacent surfaces.
3. Butyl - shall be one part butyl caulk by "Dap". Color to match adjacent surfaces.

E. **Insulation:**

1. Fiberglass insulation batts shall be paper back mineral wool batts full thickness in all accessible structural wall and floor cavities between conditioned and unconditioned spaces and as shown on drawings. - Install per manufacturer's recommendations.
2. First Floor Insulation: Provide R-19, Appendix "X" open cell spray foam insulation.
3. Floor / Ceiling Insulation: Provide poly-iso rigid insulation as detailed. See Drawing Note 2 on sheet A3.
4. **Wall Insulation:** Provide new R-13 batt insulation.
5. Ceiling Insulation : Provide new R-30 batt insulation u.n.o.
6. Cathedral Ceiling Insulation : Provide poly-iso rigid insulation as detailed. See Drawing Note 11 on sheet A3.

END OF THIS SECTION



A14

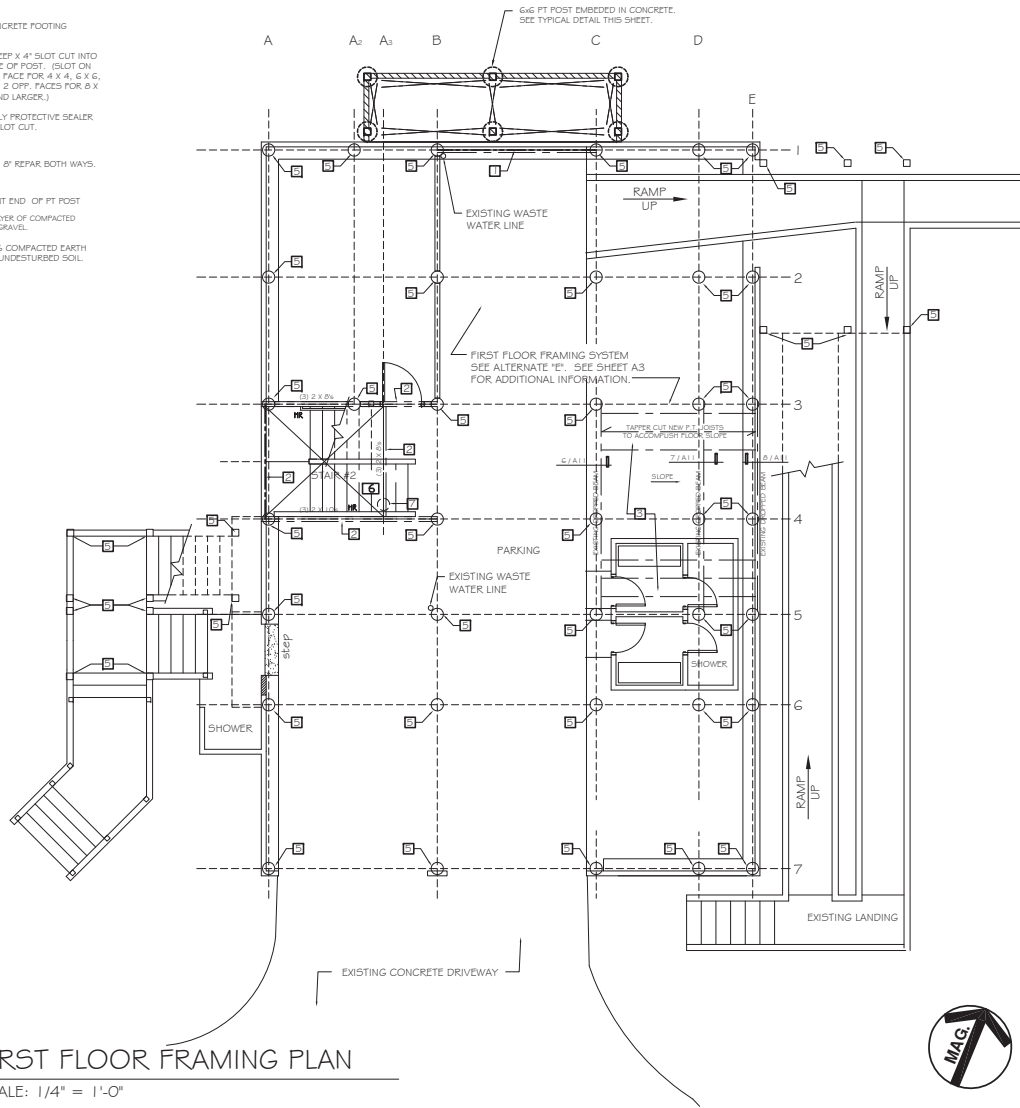
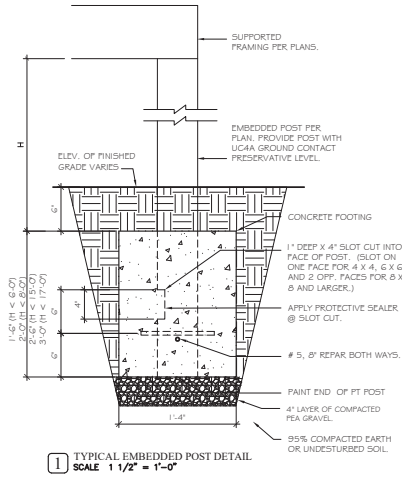
SHEET

DATE: JAN. 25, 2018

REVISIONS	4	5	6	7
1				
2				
3				

M. BRENNAN ARCHITECTS, INC.
 113 Wappoo Creek Drive, Ste. 4
 Charleston, South Carolina
 mbrennanarchitects.com

JOHNSON RENOVATION
 3606 BEACHCOMBER RUN
 Seabrook Island, South Carolina



GENERAL NOTES

1. NEW FRAMING SHOWN ABOVE FLOOR PLAN U.L.O.
2. REPLACE ALL DETERIORATED FRAMING EXPOSED BY THE WORK OF THIS CONTRACT AS SPECIFIED.
3. REMOVE ALL EXISTING DETERIORATED STEEL STRAPPING BETWEEN EXISTING PILES AND FRAMING ABOVE AND PROVIDE NEW HDG STRAPPING AND BOLTS.

DRAWING NOTES

1. JACK EXISTING BEAM TO LEVEL AND INSTALL NEW 1/2" x 11" STEEL FLITCH PLATE BOLTED TO EXISTING (3) 2 x 12 BEAM.
2. ALTERNATE "F" - NEW FIRST FLOOR FRAMING TO SUPPORT NEW FLOOR OPENING.
3. NEW FT. JOISTS FOR SCREEN PORCH ABOVE. TAPPER CUT TOP OF JOISTS AT 1/4" PER FOOT AS NEEDED TO ACCOMPLISH SLOPE AS INDICATED.
4. REINFORCE FIRST FLOOR JOIST ABOVE TO RECEIVE POINT LOAD.
5. REMOVE ALL EXISTING DETERIORATED STEEL STRAPPING BETWEEN EXISTING PILES AND FLOOR FRAMING ABOVE, AND PROVIDE NEW SIMPSON QMS BLACK CONNECTOR THAT IS 2.5" WIDE X 12" LONG. SEE DETAIL 13 / A1.1.
6. ALTERNATE "F" - BEFORE PROCEEDING WITH STRUCTURAL DEMOLITION WORK FOR THIS ALTERNATE REMOVE THE EXISTING GROUND FLOOR CEILING AND SCHEDULE A MEETING WITH THE ARCHITECT AND STRUCTURAL ENGINEER TO CONFIRM PLACEMENT OF NEW STRUCTURAL MEMBERS. AFTER THIS MEETING, SHORE UP FLOOR SYSTEM AND CUT AND REMOVE EXISTING WOOD PILING. CUT OPENING IN FLOOR SYSTEM FOR NEW STAIR AND PROVIDE NEW STRUCTURAL MEMBERS. SEE SHEET A3 FOR ADDITIONAL INFORMATION.
7. ALTERNATE "F" WITH ARCHITECT / ENGINEER'S SITE REVIEW AND APPROVAL. CUT EXISTING PILE C' ABOVE THE SLAB AND REMOVE AS NEEDED FOR THIS ALTERNATE.



\$1
SHEET

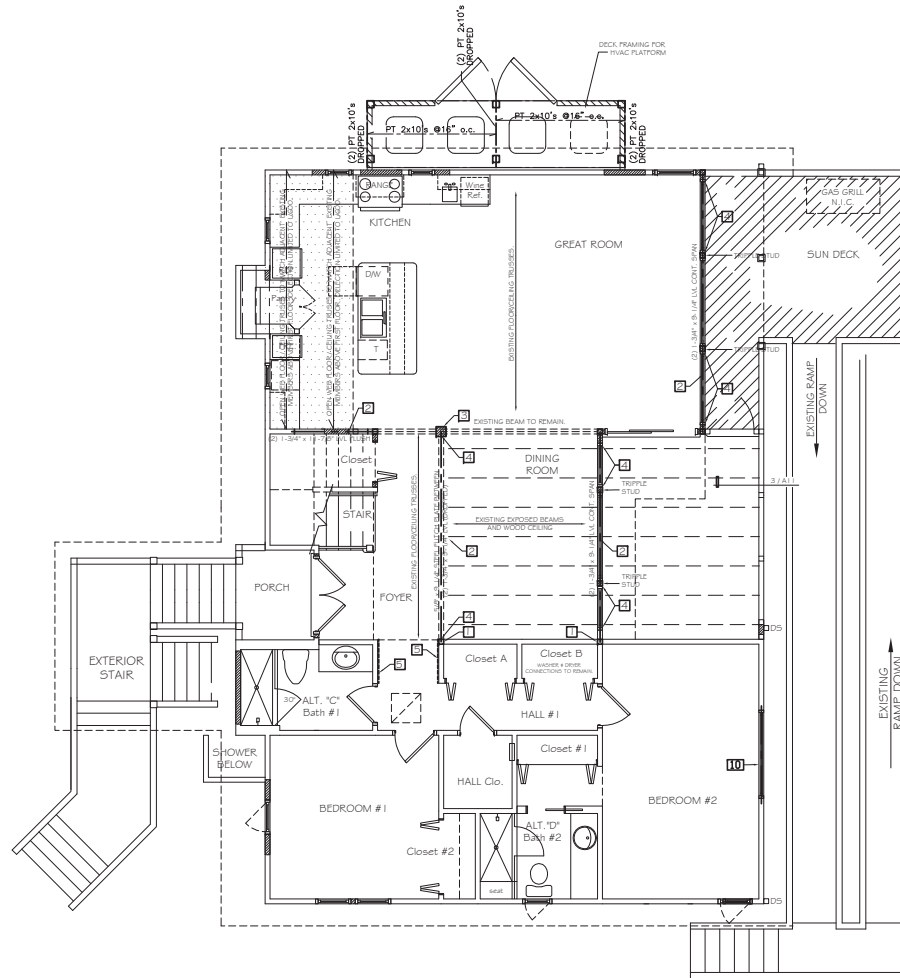
DATE: JAN. 25, 2019

REVISIONS	4	5	6	7
1				
2				
3				

M. BRENNAN ARCHITECTS, INC.
1113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com

JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina





2

FIRST FLOOR CEILING FRAMING PLAN

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



GENERAL NOTES

1. NEW FRAMING SHOWN ABOVE FLOOR PLAN U.L.O.
2. REPLACE ALL DETERIORATED FRAMING EXPOSED BY THE WORK OF THIS CONTRACT AS SPECIFIED.
3. REMOVE ALL EXISTING DETERIORATED STEEL STRAPPING BETWEEN EXISTING PILES AND FRAMING ABOVE AND PROVIDE NEW HDG STRAPPING AND BOLTS.
4. NEW WALL SHEAR WALL AND ROOF SHEATHING SHALL BE NAILED AT 4' OC AT PANEL EDGES AND 8' OC AT INTERMEDIATE STUDS / RAFTERS.

DRAWING NOTES

- 1 STUD PACK U.L.O.
- 2 NEW BEAM / HEADER ABOVE. THE MEMBERS SHALL BE GLUED AND THROUGH-BOLTED TOGETHER WITH 1/2" DIAMETER BOLTS @ 32" OC. COUNTERSUNK AND STAGGERED TOP AND BOTTOM.
- 3 NEW 8" X 8" STRUCTURAL WOOD COLUMN ANCHORED TO STRUCTURAL MEMBERS AT TOP AND BOTTOM.
- 4 PROVIDE SIMPSON L30 CONNECTOR WITH 3" SCREENS.
- 5 DASHED LINE INDICATED NEW SHEAR WALL. ADD 1/2" THICK PLYWOOD OR GOS TO FACE OF EXISTING STUDS. NAIL PLYWOOD TO WALL BRAMING @ 4' OC @ PANEL EDGES AND @ 8' OC AT INTERMEDIATE STUDS.



S2
SHEET

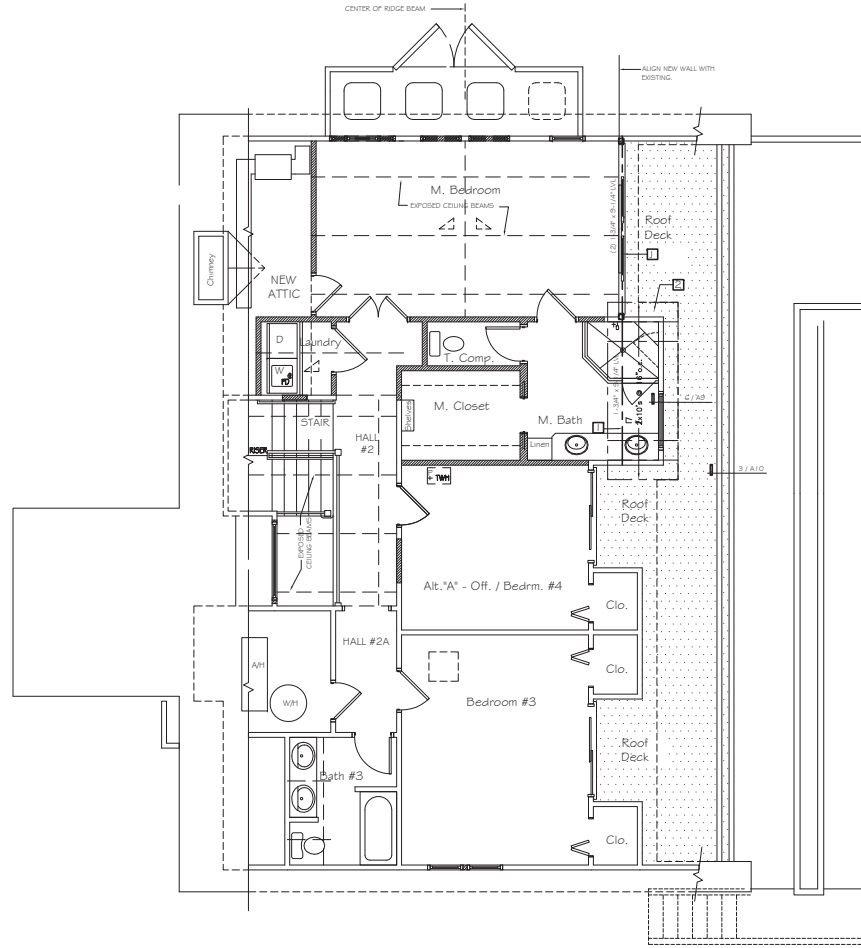
DATE: JAN. 25, 2019

NO.	REVISIONS
1	4
2	5
3	6
4	7

M. BRENNAN ARCHITECTS, INC.
113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com

JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina





ROOF FRAMING PLAN

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



GENERAL NOTES

1. NEW FRAMING SHOWN ABOVE FLOOR PLAN U.N.O.
2. REPLACE ALL DETERIORATED FRAMING EXPOSED BY THE WORK OF THIS CONTRACT AS SPECIFIED.
3. REMOVE ALL EXISTING DETERIORATED STEEL STRAPPING BETWEEN EXISTING PILES AND FRAMING ABOVE AND PROVIDE NEW HDG STRAPPING AND BOLTS.

DRAWING NOTES

- 1 NEW BEAM TO SUPPORT ROOF RAFTERS ABOVE.
- 2 NEW 5/8" THICK PLYWOOD OR OSB SHEATHING ON NEW DOWNER RAFTERS.



S3
SHEET

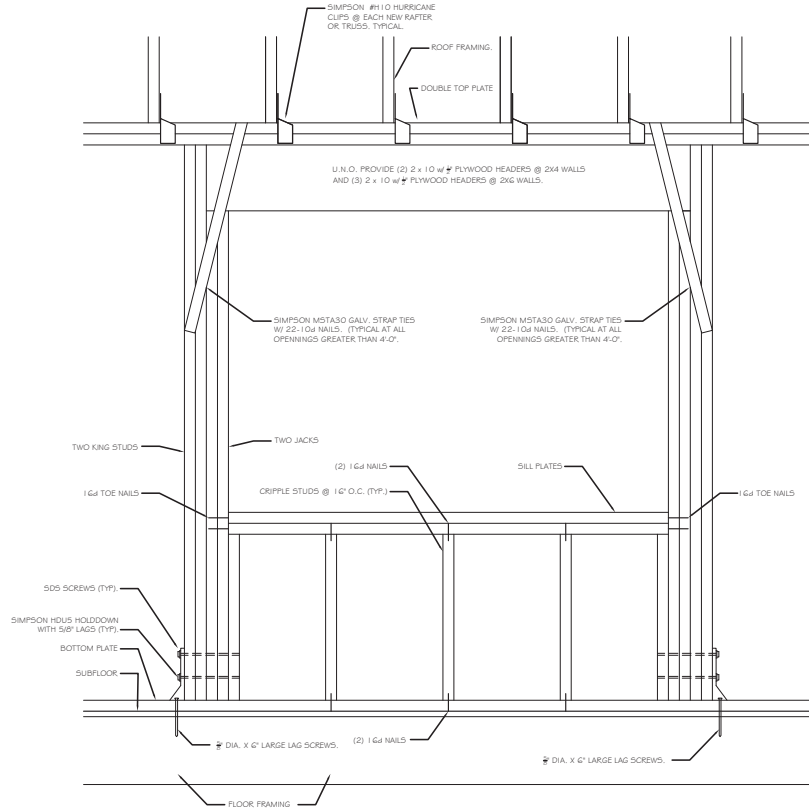
DATE: JAN. 25, 2019

NO.	REVISIONS
1	
2	
3	
4	
5	
6	
7	

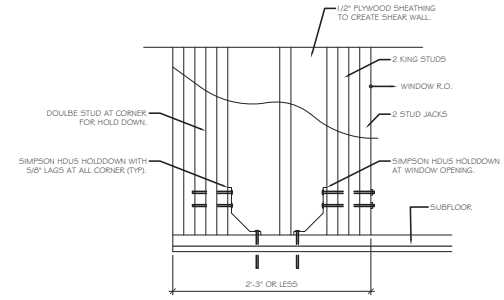
M. BRENNAN ARCHITECTS, INC.
113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com



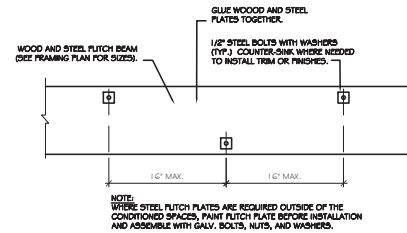
JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina



1 WALL OPENING DETAIL FOR NEW OPENINGS 6'-0" AND GREATER
NOT TO SCALE



2 CORNER HOLDOWN @ WINDOW OPENING
NOT TO SCALE



3 STEEL FLITCH BEAM CONNECTION DETAIL
NOT TO SCALE



S4
SHEET

DATE: FEB. 22, 2019

REVISIONS	4	5	6	7
1				
2				
3				

M. BRENNAN ARCHITECTS, INC.
113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com



JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina

WOOD AND LUMBER NOTES

1. ALL LUMBER SHALL BE CONTINUOUS WITHOUT SPLICES EXCEPT AS NOTED ON THE STRUCTURAL PLANS OR DETAILS.
2. ALL WOOD FRAMING SHALL BE SOUTHERN YELLOW PINE #2 WITH A MAXIMUM MOISTURE CONTENT OF 19%.
3. UNLESS NOTED OTHERWISE, STUDS SHALL BE LABELED "SPF STUDS"
4. ALL TREATED WOOD SHALL COMPLY WITH THE LATEST EDITION OF CODES. FOR LOCATIONS OF TREATED WOOD SEE THE ARCHITECTURAL DRAWINGS & STRUCTURAL DRAWINGS. ALL FRAMING AND SHEATHING FROM NEW SCREENDED PORCH SHALL BE PRESURE TREATED.
5. WHERE CEILING JOISTS ARE NOT PARALLEL TO ROOF RAFTERS, SUB FLOORING OR METAL STRAPS ATTACHED TO THE ENDS OF THE RAFTERS SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING THEREBY PREVENTING THE ROOF RAFTERS TO SPREAD APART. WHERE THE CEILING JOISTS ARE NOT PROVIDED AT THE TOP OF THE RAFTER SUPPORT WALLS, THE RIDGE FORMED BY THESE RAFTERS SHALL BE SUPPORTED BY DESIGNED RIDGE BEAM. SEE STRUCTURAL DRAWINGS.
6. SOLID BLOCKING TO BE PROVIDED BETWEEN ALL JOISTS AT ALL LINES OF JOIST SUPPORT EVEN IF NOT SHOWN ON THE SECTION OR DETAIL DRAWINGS. BLOCKING MAY NOT BE SHOWN ON THE STRUCTURAL SECTIONS OR DETAILS FOR CLARITY.
7. ALL NAILING SHALL COMPLY WITH THE STANDARDS SET FORTH IN THE LATEST EDITION OF THE BUILDING CODES.
8. WOOD MEMBERS SHALL NOT BE LESS THAN 6" FROM FINISHED GRADE EXCEPT WHERE SIDING SHEATHING, AND WALL FRAMING ARE OF AN APPROVE PRESSURE TREATED OR NATURALLY DURABLE WOOD PRODUCT.
9. NEW EXTERIOR WALLS AND SHEAR WALLS TO BE SHEATHED WITH 1/2" EXTERIOR GRADE PLYWOOD BLOCKING AT ALL JOINTS. PLYWOOD IS TO BE NAILED TO STUDS, TOP PLATES, SILL PLATES, BANDS AND BLOCKING. THE CONTRACTOR SHALL ATTACH WALL SHEATHING WITH 8D NAILS AT 4" OC ALONG SHEATHING EDGES AND AT 8" OC AT INTERMEDIATE STUDS. UNLESS THERE IS ANOTHER LAMINATED VENEER LUMBER (LVL) OR GLULAMS IF CALLED FOR SHALL BE EQUAL TO NAILING PATTERN INDICATED ON THE DRAWINGS. ALL WALLS SHALL BE HOT DIPPED GALVANIZED UNLESS OTHERWISE NOTED.
10. INSTALL EXTRA CONTINUOUS STUDS, NOT JACK STUDS. STUDS SHALL BE INSTALLED AT ALL JOISTS TO REPLACE THE TYPICALLY SPACED STUDS INTERRUPTED BY THE OPENING.
11. FLYWOOD FLOORING SHALL BE 3/4" TONGUE AND GROOVE EXT GRADE STURD-I-FLOOR. ALL FLOOR DECKING SHALL BE GLUED AND SCREW NAILED AT ALL SUPPORTS WITH A NAILING PATTERN OF 8D NAILS @ 6" OC ALONG EDGES AND 12" OC ALONG ALL INTERMEDIATE SUPPORTS/JOISTS UNLESS OTHERWISE NOTED.
12. EXTERIOR WALLS SHALL BE TIED TO GIRDERS WITH SIMPSON LSTA30 (OR EQUAL) STRAP TIES (FASTEN DIRECTLY TO STUD) AT EVERY OTHER STUD AND TIED W/ 1/2" CDX PLYWOOD FROM TOP PLATE TO CMU WALL TIMBER PLATE. EXTERIOR GIRDERS BETWEEN FLOORS SHALL ALSO BE TIED WITH SIMPSON LSTA30 (OR EQUAL) STRAP TIES AT EVERY OTHER STUD.
13. LAMINATED VENEER LUMBER (LVL) OR GLULAMS IF CALLED FOR SHALL BE EQUAL TO "PARALLAM" WITH 2900 PSI BENDING STRESS, 2,000,000 PSI MODULUS OF ELASTICITY BY TRUS JOIST MACMILLAN
14. NON- TREATED WOOD MEMBERS SUPPORTED ON MASONRY SHALL BEAR ON TREATED TIMBER PLATES.
15. FLOOR JOISTS SHALL BE FASTENED TO SUPPORTS WITH HURRICANE ANCHORS (SIMPSON TS12 OR EQUAL), MILLAN . . .
16. ALL PLYWOOD SHEATHING SHALL HAVE 18in" SPACE BETWEEN SHEETS, (EXCEPT FOR AREAS THAT CALL FOR T&G PLYWOOD).
17. ALL ROOF RAFTER ENDS SHALL BE ANCHORED WITH WIND UPLIFT ANCHOR BY SIMPSON OR EQUAL. SUCH ANCHORS SHALL BE USED AT JOINTS, BETWEEN PLATES, STUDS, AND SILL PLATES TO PROVIDE A PATH OF UNBROKEN UPLIFT RESISTANCE FROM THE ROOF TO THE FOUNDATION.
18. ROOF FRAMING SHALL BE SHEATHED W/ 5/8" CDX PLYWOOD AND FASTENED W/ 10d NAILS AT 4" O.C. ALONG ALL EDGES AND 8" O.C. ALONG INTERMEDIATE MEMBERS. ALL EDGES TO BE NAILED AROUND PERIMETER EDGES OF THE ROOF'S 1 ST SHEET OF PLYWOOD. (PROVIDE BLOCKING AS NECESSARY).
19. LOAD BEARING WALLS AND/OR SHEAR WALLS LOCATED PERPENDICULAR TO FLOOR JOISTS SHALL HAVE SOLID BLOCKING SECURELY PLACED BETWEEN THE FLOOR MEMBERS. THIS SOLID WOOD BLOCKING SHALL BE FOR THE FULL DEPTH OF TAT EACH E . . . & EHE FLOOR MEMBERS AND BE LOCATED DIRECTLY UNDER THE WALL FOR THE FULL BEARING WIDTH AND LENGTH OF THE WALL CONSTRUCTION.
20. TIMBERS PILES SHALL HAVE A MINIMUM TIP DIAMETER OF 8 & SHALL BE PRESURE TREATED. PILES SHALL CONFORM TO ASTM A251 LENGTHS SHALL BE AS INDICATED ON THE DRAWINGS.
21. VERIFY DEPTH AND CONFIGURATION OF EXISTING FLOOR, CEILING AND ROOF FRAMING MEMBERS WITH THE ARCHITECT BEFORE COMMENCING STRUCTURAL IMPROVEMENTS.
22. ALL WOOD CONNECTORS SHALL BE SIMPSON TYPE OR APPROVED EQUAL. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.
23. BEAMS NOT ABOVE DOORS ARE IN THE SAME PLANE AS JOISTS. UNLESS OTHERWISE NOTED.
24. TWO OR MORE MEMBERS USED TOGETHER AS BEAMS OR GIRDERS SHALL BE BOLTED TO ACT AS ONE MEMBER. THRU BOLT W/ 2 ROWS 3/2" O.C. STAGGERED.
25. ALL NEW DOOR AND WINDOW HEADERS SHALL BE (2) 2 X 10'S WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.

MASONRY NOTES

1. FOR ALL BEAM BEARING LOCATIONS ON MASONRY WALLS, CONTRACTOR SHALL FILL MASONRY CELLS WITHIN 2'-0" OF BEAM BEARING WITH A ~ 3000 PSI PEA GRAVEL CONCRETE. A #5 BAR SHALL BE SUPPLIED IN CELLS AND TIED TO THE FOOTING REINFORCEMENT.
2. A #5 BAR SHALL BE PLACED AT EACH SIDE, TOP, AND BOTTOM OF ALL OPENINGS. ALL HORIZONTAL ~ND VERTICAL REINFORCING SHALL EXTEND A MINIMUM OF 30 BEYOND THE OPENING.
3. ALL LINTEL BEAMS SHALL BEAR A MINIMUM OF 12" ON EACH SIDE OF THE OPENINGS. ALL CELLS UNDER THE BEARING POINTS SHALL BE REINFORCED WITH A #5 BAR IN EACH CELL AND TIED TO THE FOOTING REINFORCEMENT.
4. CONCRETE MASONRY SHALL HAVE A MINIMUM F_c OF 1,500 PSI. THIS IS ACHIEVED BY A CONCRETE BLOCK MASONRY UNIT WITH A NET AREA COMPRESSIVE STRENGTH OF 2000 PSI WHEN USED WITH TYPE M OR S MORTAR.
5. THE CONTRACTOR SHALL INSTALL REINFORCEMENT PLACEMENT WALL TIES TO ENSURE THAT THE REINFORCEMENT IS PROPERLY PLACED.
6. ALL RUNNING BOND MASONRY SHALL HAVE 9 GAUGE GALV. LADDER 1 REINFORCEMENT C 16" OC VERTICALLY AT ALL WALL CORNERS AND J INTERSECTIONS PREFORMED BED JOINT REINFORCEMENT SHALL BE USED.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS WHEN MASONRY WORK IS TO BE ERECTED DURING COLD WEATHER (AMBIENT TEMPERATURE BELOW 40° F) DURING HOT WEATHER (ABOVE 100° F) PRECAUTIONS SHALL BE TAKEN TO MINIMIZE EXCESS HEAT OR COLD IN THE MASONRY UNITS, WATER AND MORTAR. THE CONTRACTOR IS TO BE ADVISED TO FOLLOW THE RECOMMENDATIONS SET FORTH BY THE PORTLAND CEMENT ASSOCIATION FOR COLD OR HOT WEATHER APPLICATIONS.
8. FILL ALL CELLS BELOW FLOOR FRAMING (RETAINING WALLS) WITH 3000 PSI PEA GRAVEL CONCRETE. PLACE CONCRETE IN LIFTS LESS THAN 5 FEET. ALL MASONRY UNITS SHALL BE CLEAN AND DRY PRIOR TO FILLING WITH CONCRETE. REINFORCING SHALL BE TIED @ SPLICES AS NECESSARY.
9. ALL MASONRY SHALL BE PLACED IN FULL MORTAR BED. TYPE M OR S MORTAR SHALL BE USED.
10. MASONRY WALLS AT ALL INTERSECTIONS SHALL BE TIED WITH A 1 1/4" x 1/4" x 30" LONG STRAP WITH A 3" 90° BEND AT EACH END. STEEL STRAPS SHALL BE INSTALLED IN THE MORTAR BED AT 48" ON CENTER VERTICALLY.
11. TYPICAL MASONRY REINFORCEMENT SPLICES SHALL BE AS FOLLOWS:
 #4 BARS - 34" LAP
 #5 BARS - 30" LAP
 #6 BARS - 36" LAP
 #7 BARS - 42" LAP
 #8 BARS - 48" LAP
12. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF MASONRY CONTROL JOINTS AND BRICK EXPANSION JOINTS. ALL CONTROL AND EXPANSION JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE NATIONAL CONCRETE MASONRY ASSOCIATION. IN NO CASE SHALL EXTERIOR WALL JOINTS BE SPACED GREATER THAN 25 FEET AND INTERIOR WALL JOINTS SHALL NOT EXCEED 30 FEET ON CENTER.
13. THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS FOR REINFORCEMENT SHOWING THE NUMBER, SIZE, AND LOCATION, INCLUDING BAR LISTS AND DIAGRAMS FOR THE COMPLETION OF THE WORK.

CONCRETE NOTES.

1. ALL CONCRETE AND REINFORCING SHALL BE INSTALLED TO COMPLY WITH THE STANDARDS SET FORTH IN THE LATEST EDITION OF ACI-318.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT ALL REBAR MEMBERS ARE PROPERLY ALIGNED AND TIED IN PLACE BEFORE PLACING ANY CONCRETE. THE REBAR IS TO REMAIN IN POSITION DURING THE CONCRETE PLACEMENT. ALL REINFORCEMENT SHALL BE HELD IN PLACE DURING THE PLACEMENT OF CONCRETE FOR ALL BARS. PROVIDE 3" CONCRETE COVER FOR ALL REINFORCEMENT IN FOUNDATIONS
3. NON SHRINK GROUT SHALL BE USED UNDER ALL COLUMN AND BEAM BASE PLATES ONCE MATERIAL IS SET, PLUMB AND LEVEL.
4. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60. MINIMUM LAP SHALL COMPLY WITH ACI-318.
5. ALL WELDED WIRE FABRIC SHALL BE OVERLAPPED 1'-0" MINIMUM, AT SIDES AND ENDS AND BE ADEQUATELY TIED. FIBERMESH MAYBE USED AS AN OPTION.
6. ALL CONCRETE SHALL BE COMPACTED WITH HIGH FREQUENCY, INTERNAL MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND SPADING AND TAMPING AS NECESSARY.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS WHEN THE CONCRETE IS TO BE PLACED AND CURED DURING VERY COLD OR HOT WEATHER. THE CONTRACTOR SHALL FOLLOW THE PROCEDURES ESTABLISHED BY THE ACI FOR HOT AND COLD WEATHER PLACEMENT.
8. SLABS ON GRADE SHALL BE REINFORCED WITH W66 W14W1.4 WMM ON OR FIBERMESH COMPACTED SUBGRADE W/ 6 MIL POLY VAPOR BARRIER
9. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE SITE UNLESS APPROVED BY THE ENGINEER.
10. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4". CURING OF CONCRETE SHALL BE MADE WITH LIQUID MEMBRANE CURING COMPOUND AND BE APPLIED TO COMPLY WITH MANUFACTURERS SPECIFICATIONS.
11. PROVIDE CONTROL JOINTS IN GROUND SLABS SO THAT THE GROUND SLAB LENGTH TO WIDTH RATIO DOES NOT EXCEED 1.5. (MAX PANEL SIZE = 300 SF)
12. ALL CONCRETE SHALL NOT EXCEED 4' SLUMP.
13. THE 28 DAY COMPRESSIVE STRENGTH FOR ALL CONCRETE SHALL BE:
 FOOTINGS 3000 PSI
 SLABS ON GRADE 3000 PSI
 STEPS ON GRADE 3000 PSI
 COLUMNS 4000 PSI
 PIERS 4000 PSI

GEOTECHNICAL NOTES

1. THE CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS INDICATED IN THE GEOTECHNICAL REPORT, IF SUPPLIED. ALL GEOTECHNICAL QUESTIONS ARE TO BE DIRECTED TO THE GEOTECHNICAL ENGINEER VIA THE ARCHITECT IN WRITING.
2. IF THIS FOUNDATION DESIGN HAS BEEN PREPARED IN THE ABSENCE OF A SOILS REPORT. A SOIL BEARING CAPACITY OF 1500 PSF IS TO BE ASSUMED. THE REASONABLENESS OF THIS ASSUMPTION SHOULD BE VERIFIED PRIOR TO COMMENCEMENT OF FOUNDATION WORK FOR THIS PROJECT.
3. TOP OF ALL FOOTINGS SHALL BE MINIMUM OF 8" BELOW THE FINISHED GRADE UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ANY AND ALL EXCAVATION SLOPES OR ANY OTHER EXCAVATION SITUATIONS.
5. THE EXPOSED SOIL SURFACE AFTER EXCAVATION SHALL BE COMPACTED A MINIMUM OF 98% OF THEIR STANDARD PROCTOR MAXIMUM DRY DENSITY TO COMPLY WITH ASTM D698 TO A DEPTH OF 8".

GENERAL NOTES.

- THIS PROJECT HAS BEEN DESIGNED TO MEET THE STRUCTURAL REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE.
1. FOUNDATION AND STRUCTURAL MEMBERS SHALL BE ANCHORED TO RESIST FLOATION, COLLAPSE & LATERAL MOVEMENT DUE TO THE EFFECTS OF WIND AND WATER ASSOCIATED WITH THE BASE FLOOD ELEVATION AND IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE LA TEST EDITION.
 2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF TEMPORARY BRACING AND SHORING AS REQUIRED FOR THE STABILITY OF THE STRUCTURE DURING ALL PHASES OF THE CONSTRUCTION PROCESS.
 3. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR ALL OPENINGS, REFER TO THE MECHANICAL AND ELECTRICAL PLANS FOR SIZE AND LOCATION OF ALL OPENINGS FOR DUCTS, PIPES, CONDUITS, ETC. NOT SHOWN.
 4. IN CASE OF CONFLICT BETWEEN DRAWINGS AND OR SPECIFICATIONS, THE MORE SUBSTANTIAL REQUIREMENT SHALL BE ASSUMED TO GOVERN UNTIL A RULING IS MADE BY THE ARCHITECT AND/OR ENGINEER.
 5. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT SHOP DRAWINGS TO THE STRUCTURAL ENGINEER FOR ALL STRUCTURAL COMPONENTS THAT REQUIRE SHOP DRAWINGS. STRUCTURAL DRAWINGS ARE NOT TO BE REPRODUCED FOR SHOP DRAWINGS. SECTION SHEETS, OR CONSTRUCTION DRAWINGS. SUBMIT ONE SET OF REPRODUCIBLE DRAWINGS AND ONE SET OF PRINTS FOR REVIEW AND APPROVAL. THE PRINTS SHALL BE CLEARLY MARKED FOR FILE. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE CONTRACTOR FOR ALL DIMENSIONS, ELEVATIONS, AND CONSTRUCTION PROCEDURES PRIOR TO REVIEW BY THE STRUCTURAL ENGINEER. CONTRACTOR SHALL ALLOW A MINIMUM OF 15 WORKING DAYS FOR REVIEW AND APPROVAL OF ALL SHOP DRAWINGS. PROCEEDING WITH THE WORK WITHOUT APPROVED SHOP DRAWINGS SHALL BE AT THE CONTRACTORS OWN RISK.

6. THE CONTRACTOR SHALL BUILD THIS PROJECT IN STRICT ACCORDANCE WITH THE MOST CURRENT EDITION OF ALL APPLICABLE CODES AND STANDARDS THAT GOVERN THE WORK.
7. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO STARTING WORK AND SHALL NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER IMMEDIATELY OF ANY ERRORS OR INCONSISTENCIES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY EXISTING SITE CONDITIONS THAT ARE NOT CONSISTENT WITH THE CONSTRUCTION DOCUMENTS.
8. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL DROPPED FLOOR AREAS, FLOOR DRAINS, AND ANY OTHER DETAILS NOT SHOWN ON STRUCTURAL PLANS THAT AFFECT THE WORK.
9. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY ARCHITECTURAL DRAWINGS THAT RELATE TO OTHER TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN CHECK AND COORDINATION OF DIMENSIONS, CLEARANCES, ETC. WITH THE WORK OF THE OTHER TRADES. IN CASE OF CONFLICT, CONTACT THE ARCHITECT AND/OR ENGINEER.

SEISMIC CRITERIA

SEISMIC IMPORTANCE FACTOR I_E = 1.0. USE GROUP = CATEGORY II
 MAPPED SPECTRAL RESPONSE COEFFICIENTS - S_a = 1.66, S₁ = 47
 SITE CLASS = D (STIFF SOIL PROFILE)
 SPECTRAL RESPONSE COEFFICIENTS - S_{DS} = 1.0g, S_{D1} = 0.50g
 SEISMIC DESIGN CATEGORY = D
 BASIC SEISMIC FORCE RESISTING SYSTEM = LIGHT FRAMED WALLS // SHEAR PANEL
 DESIGN BASE SHEAR = 122 KIPS
 SEISMIC RESPONSE COEFFICIENT (C_s) = 0.19 // RESPONSE MODIFICATION FACTOR (R) = 6.5
 1) ANALYSIS PROCEDURE = SIMPLIFIED ANALYSIS PROCEDURE

WIND LOAD DESIGN DATA.

BASIC WIND SPEED (3-SECOND GUST) = 148 MILES PER HOUR (PER ASCE-7-10)
 WIND IMPORTANCE FACTOR (I) & BUILDING CATEGORY = CATEGORY II
 WIND EXPOSURE = EXPOSURE C .
 APPLICABLE INTERNAL PRESSURE COEFFICIENT (GC) = +0.80 & -0.30
 COMPONENTS & CLADDING DESIGN WIND PRESSURE = +30.0 & -42.0 PSF
 1) GROUND SNOW LOAD = 5 PSF

SNOW LOAD DESIGN DATA

1) GROUND SNOW LOAD = 5 PSF

FOUNDATION DESIGN DATA.

1) ALLOWABLE SOIL BEARING PRESSURE = 1,500 PSF -assumed

LOAD DATA.

ROOF LIVE LOAD = 20 PSF
 ATTIC LIVE LOAD = 20 PSF
 FLOOR LIVE LOAD = 40 PSF
 DEAD LOAD = ACTUAL SELF WEIGHT

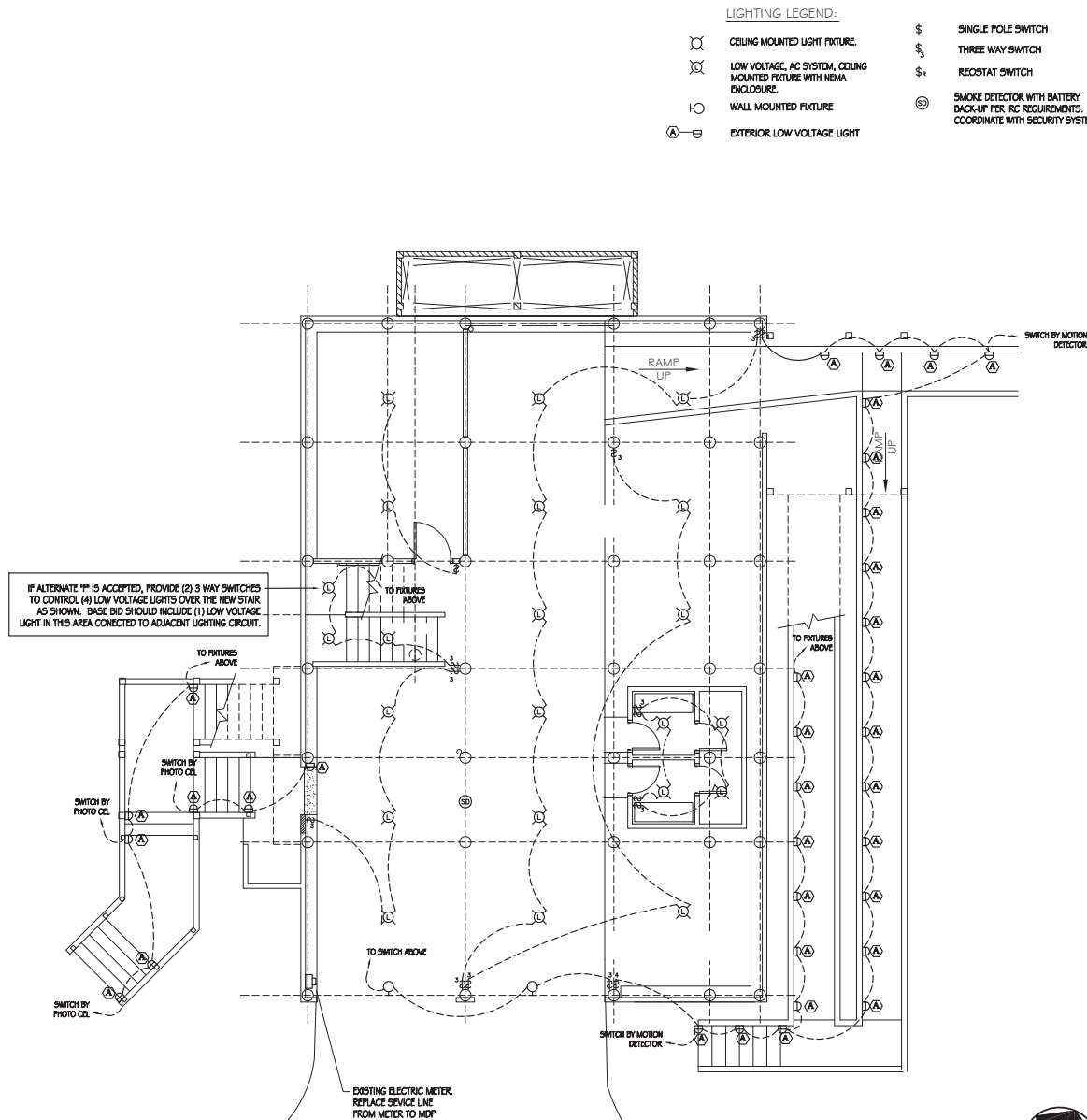


DATE: JAN. 25, 2019			
REVISIONS	4	5	6
1	2	3	7

M. BRENNAN ARCHITECTS, INC.
 113 Wappoo Creek Drive, Ste. 4
 Charleston, South Carolina
 mbrennanarchitects.com



JOHNSON RENOVATION
 3606 BEACHCOMBER RUN
 Seabrook Island, South Carolina



GROUND FLOOR DIAGRAMMATIC POWER & LIGHTING PLAN



ELECTRICAL NOTES:

- SEE SHEET A-13 DIVISION 16 FOR ADDITIONAL REQUIREMENTS.
- DIAGRAMMATIC ELECTRICAL PLAN- ALL NEW PANELS AND CIRCUITS TO BE SIZED BY THE CONTRACTOR. COORDINATE ELECTRICAL FOR ALL APPLIANCES, EQUIPMENT, FIXTURES AND MECHANICAL EQUIPMENT. SIZE PANELS TO ALLOW AT LEAST 10 SPARE CIRCUITS.
- MOUNT BOTTOM OF ALL GROUND FLOOR ELECTRICAL OUTLETS 25" ABOVE THE BASE FLOOD ELEVATION, UNLESS NOTED OTHERWISE.
- ALL FIXTURES LOCATED LESS THAN 25" ABOVE THE BASE FLOOD ELEVATION SHALL BE LOW VOLTAGE.
- POWER FOR ALL GROUND FLOOR LOW VOLTAGE LIGHT FIXTURES SHALL BE ROUTED THROUGH A NEW LOW VOLTAGE TRANSFORMER. COORDINATE LOCATION FOR TRANSFORMER WITH THE ARCHITECT AND PER FEMA REQUIREMENTS. PROVIDE GFCI RECEPTACLE FOR LOW VOLTAGE TRANSFORMER.
- LOW VOLTAGE SWITCHES SHALL BE MOUNTED 48" ABOVE THE DISTING CONCRETE SLAB AND PER CODE.
- COLOR OF OUTLETS, SWITCHES AND PLATES SHALL BE AS SELECTED BY THE OWNER.
- REPLACE ALL EXISTING EXTERIOR LIGHT FIXTURES UNLESS OTHERWISE NOTED.
- ALL NEW EXTERIOR LIGHT FIXTURES SHALL BE APPROVED BY THE SEABROOK ARCHITECTURAL REVIEW BOARD.
- G.F.I. CIRCUITS SHALL BE USED WHERE REQUIRED BY CODE.
- ALL FIXTURES AND APPLIANCES TO BE SELECTED BY THE OWNER.
- ROUTE ALL NEW WIRING IN CONCEALED LOCATIONS. DRILL NEMEL POSTS VERTICALLY TO ALLOW ROUTING THE ELECTRICAL WIRING INSIDE THE NEMEL POSTS.
- PROVIDE WIRE MOLD AT ALL LOCATIONS WHERE WIRE CAN NOT BE CONCEALED IN STRUCTURAL CAVITIES. COORDINATE ROUTING OF DISPOSED WIRE WITH THE ARCHITECT.

ELECTRICAL LEGEND:

- ⊙ INDICATES SPECIFIED LIGHT FIXTURE. SEE SHEET E6. ALL OTHER FIXTURES TO BE SELECTED USING THE ALLOWANCE.
- ▭ NEW MAIN DISTRIBUTION PANEL. SIZE PANEL(S) TO ALLOW AT LEAST 10 SPARE CIRCUITS.
- ⊖ NEW DUPLEX OUTLET
- ⊖w GFI DUPLEX OUTLET IN WATER-PROOF RECEPTACLE BOX.
- ⊖en GFI DUPLEX RECEPTACLE
- ⊖apl DESIGNATED APPLIANCE CIRCUIT PROVIDE ELECTRICAL CONNECTION PER MANUFACTURERS RECOMMENDATIONS
- ⊖mm DUPLEX OUTLETS IN MANTLE. INCLUDE BRASS COVER PLATE MOUNTED FLUSH TO MANTLE SHELF. COORDINATE EXACT LOCATION WITH OWNER.
- ⊖fl FLOOR MOUNTED DUPLEX OUTLET. INCLUDE BRASS COVER PLATE MOUNTED FLUSH TO FLOOR. COORDINATE EXACT LOCATION WITH OWNER.
- ⊖^{60"} INDICATES SPECIAL MOUNTING HEIGHT
- ⊖ Quad RECEPTACLE
- ⊖ Phone JACK
- ⊖ COORDINATE CABLE FOR AUDIOVISUAL EQUIPMENT AS SELECTED BY THE OWNER.
- ⊖ Disconnect
- ⊖ COORDINATE ELECTRICAL FOR AUDIOVISUAL EQUIPMENT AS SELECTED BY THE OWNER.
- ⊖ Connect EXHUST HOOD FOR THE MANUFACTURERS RECOMMENDATIONS.
- ⊖ Connect EQUIPMENT PER THE MANUFACTURERS RECOMMENDATIONS.
- ⊖ Connect DISPOSAL PER THE MANUFACTURERS RECOMMENDATIONS. PROVIDE BUTTON SWITCH IN COUNTER TOP AND LOCATE AS DIRECTED BY THE OWNER.

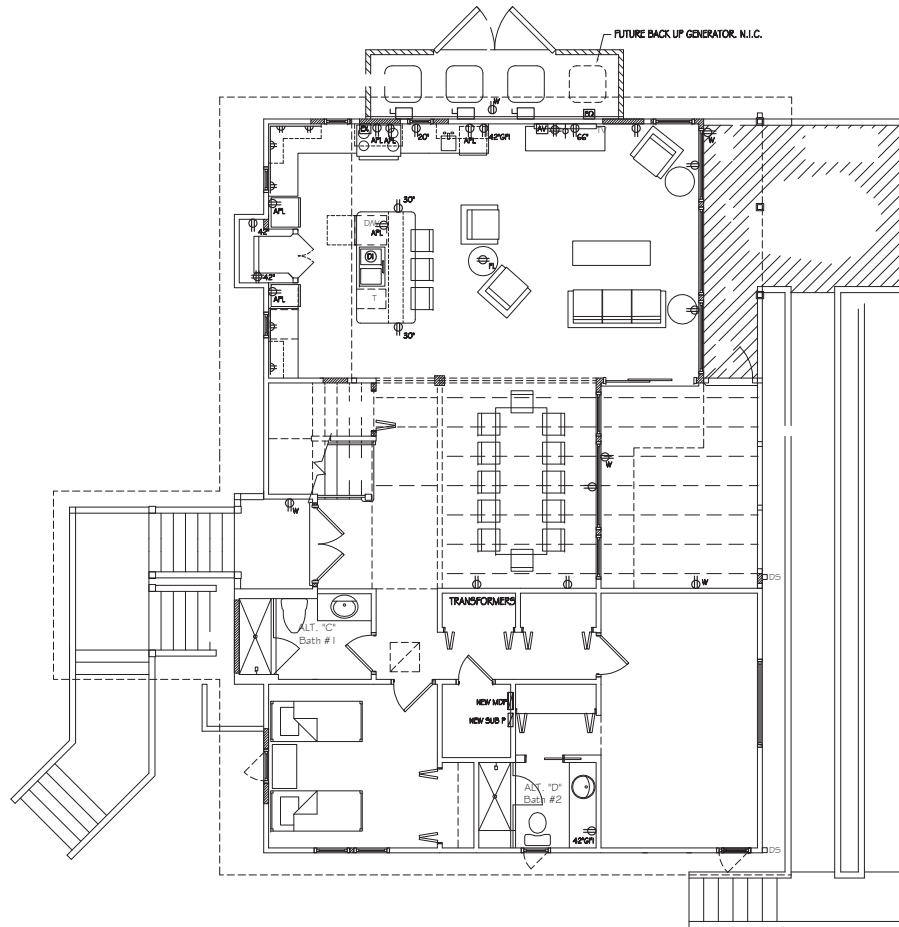
E1

SHEET

DATE:	JAN. 25, 2019					
REVISIONS	4	5	6	7		
1	04-02-19					
2	04-30-19					
3						

M. BRENNAN ARCHITECTS, INC.
 113 Wappoo Creek Drive, Ste. 4
 Charleston, South Carolina
 mbrennanarchitects.com

JOHNSON RENOVATION
 3606 BEACHCOMBER RUN
 Seabrook Island, South Carolina



FIRST FLOOR DIAGRAMMATIC ELECTRICAL PLAN



ELECTRICAL NOTES:

SEE SHEET A-13 DIVISION 16 FOR ADDITIONAL REQUIREMENTS.

DIAGRAMMATIC ELECTRICAL PLAN- ALL NEW PANELS AND CIRCUITS TO BE SIZED BY THE CONTRACTOR. COORDINATE ELECTRICAL FOR ALL APPLIANCES, EQUIPMENT, FIXTURES AND MECHANICAL EQUIPMENT. SIZE PANELS TO ALLOW AT LEAST 10 SPARE CIRCUITS.

INCLUDE NEW SUB-PANEL WITH DEDICATED CIRCUITS TO CRITICAL FIXTURES AND EQUIPMENT AS DETERMINED BY THE OWNER. PROVIDE CONNECTION FOR FUTURE BACK-UP GENERATOR LOCATION ON NEW EQUIPMENT STAND.

REPLACE ALL ELECTRICAL OUTLETS NOT SCHEDULED FOR DEMOLITION. THE CONTRACTOR SHALL FIELD VERIFY THE NUMBER OF EXISTING OUTLETS. ONLY NEW OUTLETS ARE SHOWN ON THIS DRAWING.

MOUNT ALL NEW ELECTRICAL OUTLETS TO ALIGN WITH EXISTING ADJACENT OUTLETS, UNLESS NOTED OTHERWISE.

COLOR OF OUTLETS, SWITCHES AND PLATES SHALL BE AS SELECTED BY THE OWNER.

REPLACE ALL EXISTING EXTERIOR LIGHT FIXTURES UNLESS OTHERWISE NOTED.

ALL NEW EXTERIOR LIGHT FIXTURES SHALL BE APPROVED BY THE REGIME.

WHERE SWITCHED OUTLETS ARE INDICATED, WIRE SO THAT TOP OUTLET IS SWITCHED AND BOTTOM OUTLET IS ALWAYS HOT.

G.F.I. CIRCUITS SHALL BE USED WHERE REQUIRED BY CODE.

ALL FIXTURES AND APPLIANCES TO BE CHOSEN BY OWNER.

CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL AV EQUIPMENT WITH THE OWNER.

ROUTE ALL NEW WIRING IN CONCEALED LOCATIONS. DRILL NEWEL POSTS VERTICALLY TO ALLOW ROUTING THE ELECTRICAL WIRING INSIDE THE NEWEL POSTS.

PROVIDE WIRE MOLD AT ALL LOCATIONS WHERE WIRE CAN NOT BE CONCEALED IN STRUCTURAL CAVITIES. COORDINATE ROUTING OF EXPOSED WIRE WITH THE ARCHITECT.

ELECTRICAL LEGEND:

- ☐ ELECTRICIAN TO VERIFY CONDITION AND CODE COMPLIANCE OF EXISTING ELECTRICAL PANEL. YOUR PROPOSAL SHOULD INCLUDE REPLACING THE PANEL IF IT IS IN POOR CONDITION OR NOT COMPLIANT WITH CURRENT CODE. NEW MAIN DISTRIBUTION PANEL, IF NEEDED, SHALL BE SIZED TO ALLOW AT LEAST 10 SPARE CIRCUITS.
- ⊕ NEW DUPLEX OUTLET LOCATE IN BASE BOARD U.N.O.
- ⊕gn GFI DUPLEX RECEPTACLE
- ⊕w GFI DUPLEX OUTLET IN WATER-PROOF RECEPTACLE BOX.
- ⊕APL DESIGNATED APPLIANCE CIRCUIT PROVIDE ELECTRICAL CONNECTION PER MANUFACTURERS RECOMMENDATIONS
- ⊕MAN DUPLEX OUTLETS IN MANTLE. INCLUDE BRASS COVER PLATE MOUNTED FLUSH TO MANTLE SHELF. COORDINATE EXACT LOCATION WITH OWNER.
- ⊕FL FLOOR MOUNTED DUPLEX OUTLET. INCLUDE BRASS COVER PLATE MOUNTED FLUSH TO FLOOR. COORDINATE EXACT LOCATION WITH OWNER.
- ⊕66 INDICATES SPECIAL MOUNTING HEIGHT
- ⊕ QUAD RECEPTACLE
- ⊕ WIREMOLD WITH CONVENIENCE OUTLETS MOUNTED UNDER WALL CABINET
- ▼ PHONE JACK
- ⊕ COORDINATE CABLE FOR AUDIOVISUAL EQUIPMENT AS SELECTED BY THE OWNER.
- ☐ DISCONNECT
- AV COORDINATE ELECTRICAL FOR AUDIOVISUAL EQUIPMENT AS SELECTED BY THE OWNER.
- ⊕ CONNECT EXHUST HOOD PER THE MANUFACTURERS RECOMMENDATIONS.
- ⊕ PROVIDE EQUIPMENT CONNECTION PER THE MANUFACTURERS RECOMMENDATIONS.
- ⊕ CONNECT DISPOSAL PER THE MANUFACTURERS RECOMMENDATIONS. PROVIDE BUTTON SWITCH IN COUNTER TOP AND LOCATE AS DIRECTED BY THE OWNER.

M. BRENNAN ARCHITECTS, INC.
113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com

E2

SHEET

DATE:

JAN. 25, 2019

REVISIONS

1	2	3	4	5	6	7
---	---	---	---	---	---	---

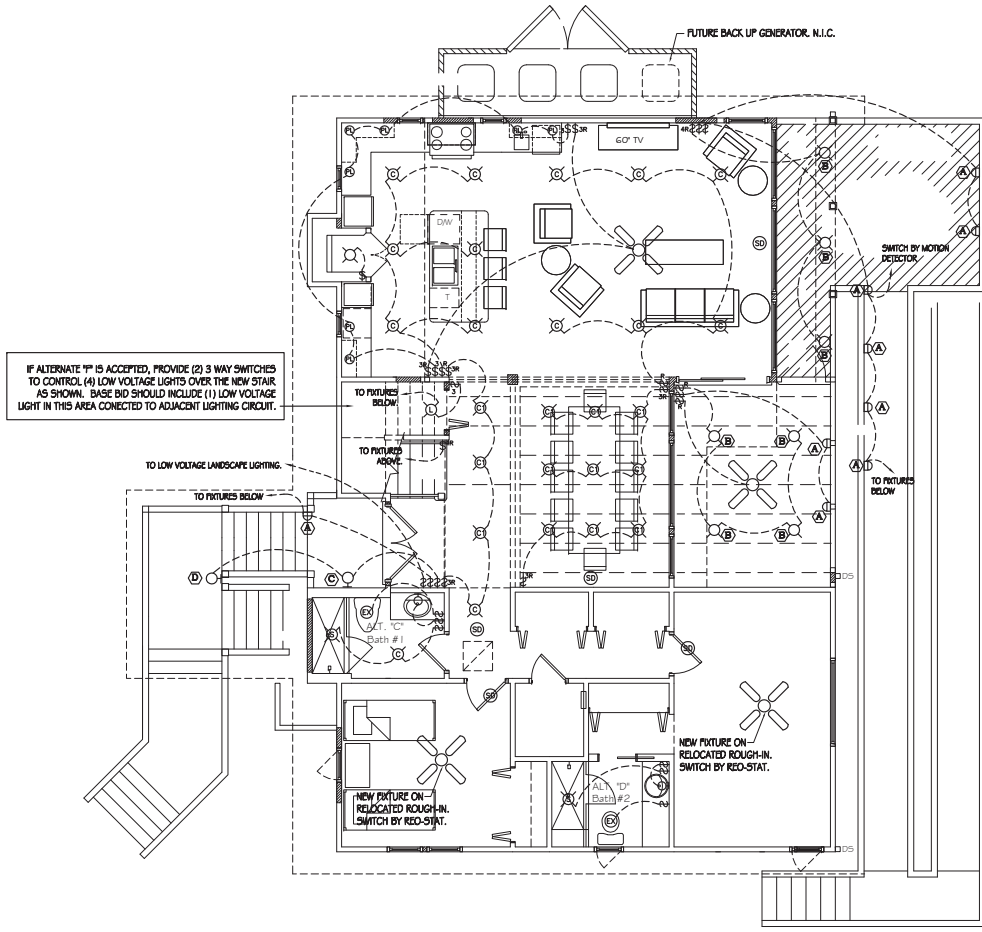
MB

ARCHITECTS

JOHNSON RENOVATION

3606 BEACHCOMBER RUN

Seabrook Island, South Carolina



FIRST FLOOR DIAGRAMMATIC LIGHTING PLAN



ELECTRICAL NOTES:

- SEE SHEET A-13 DIVISION 16 FOR ADDITIONAL REQUIREMENTS.
- DIAGRAMMATIC ELECTRICAL PLAN- ALL NEW PANELS AND CIRCUITS TO BE SIZED BY THE CONTRACTOR. COORDINATE ELECTRICAL FOR ALL APPLIANCES, EQUIPMENT, FIXTURES AND MECHANICAL EQUIPMENT. SIZE PANELS TO ALLOW AT LEAST 10 SPARE CIRCUITS.
- REPLACE ALL ELECTRICAL SWITCHES NOT SCHEDULED FOR DEMOLITION. THE CONTRACTOR SHALL FIELD VERIFY THE NUMBER OF EXISTING ELECTRICAL SWITCHES. ONLY NEW SWITCHES ARE SHOWN ON THIS DRAWING.
- FIXTURES SHOWN WITHOUT CIRCUITRY INDICATE NEW FIXTURES ON EXISTING ROUGH-INS.
- UNLESS OTHERWISE NOTED MOUNT ALL SWITCHES TO ALIGN WITH EXISTING ADJACENT SWITCHES AND PER CODE.
- COLOR OF OUTLETS, SWITCHES AND PLATES SHALL BE AS SELECTED BY THE OWNER.
- REPLACE ALL EXISTING EXTERIOR LIGHT FIXTURES UNLESS OTHERWISE NOTED.
- ALL NEW EXTERIOR LIGHT FIXTURES SHALL BE APPROVED BY THE RESIDENT.
- WHERE SWITCHED OUTLETS ARE INDICATED, WIRE SO THAT TOP OUTLET IS SWITCHED AND BOTTOM OUTLET IS ALWAYS HOT.
- WHERE SPACE DOES NOT PERMIT INSTALLATION OF THE REQUIRED SWITCH BOXES, PROVIDE HOMEWORKS QS LIGHTING CONTROL SYSTEM AND KEYPAD AS MANUFACTURED BY LUTRON.
- G.F.I. CIRCUITS SHALL BE USED WHERE REQUIRED BY CODE.
- ALL BATHS SHALL HAVE VENTED EXHAUST FANS.
- ALL FIXTURES AND APPLIANCES TO BE CHOSEN BY OWNER.
- ROUTE ALL NEW WIRING IN CONCEALED LOCATIONS. DRILL NEWEL POSTS VERTICALLY TO ALLOW ROUTING THE ELECTRICAL WIRING INSIDE THE NEWEL POSTS.
- PROVIDE WIRE MOLD AT ALL LOCATIONS WHERE WIRE CAN NOT BE CONCEALED IN STRUCTURAL CAVITIES. COORDINATE ROUTING OF EXPOSED WIRE WITH THE ARCHITECT.

LIGHTING LEGEND:

- (A) INDICATES SPECIFIED LIGHT FIXTURE. SEE SHEET EG. ALL OTHER FIXTURES TO BE SELECTED USING THE ALLOWANCE.
- (C) CAN LIGHT FIXTURE. PROVIDE LENS ON EXTERIOR FIXTURES.
- (C) SHALLOW CAN LIGHT FIXTURE. PROVIDE KICHLER 43855WHLED30T WHITE HORIZON 3,000 K LED DOWNLIGHT OR APPROVED EQUAL. PROVIDE (5) SAMPLES AND MOCK-UP FOR OWNER'S APPROVAL.
- (S) SHOWER LIGHT
- (C) CEILING MOUNTED LIGHT FIXTURE AS SELECTED BY OWNER.
- (H) WALL MOUNTED ACCENT LIGHT. LOCATE AS DIRECTED BY OWNER.
- (O) WALL MOUNTED FIXTURE
- (O) WALL MOUNTED LOW VOLTAGE FIXTURE
- (E) LOW VOLTAGE UNDER CABINET PUCK LIGHT
- (O) LOW VOLTAGE COVE LIGHT
- (A) EXTERIOR LOW VOLTAGE LIGHT
- (S) SINGLE POLE SWITCH
- (S) THREE WAY SWITCH
- (S) REOSTAT SWITCH
- (SD) SMOKE DETECTOR WITH BATTERY BACK-UP PER IRC REQUIREMENTS. COORDINATE WITH SECURITY SYSTEM.
- (C) CEILING FAN, PROVIDE SPEED CONTROL SWITCH
- (E) CEILING EXHAUST FAN DUCT TO EXTERIOR

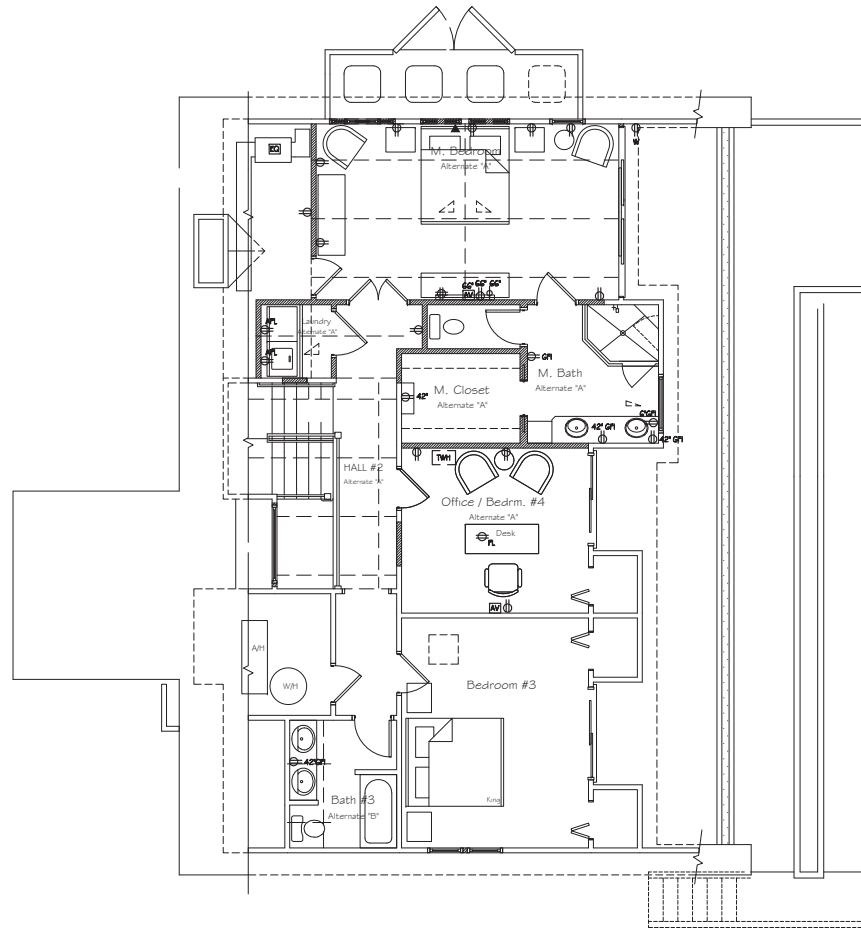


DATE: JAN. 25, 2019

REVISIONS	4	5	6	7
1	04-02-19			
2	04-30-19			
3				

M. BRENNAN ARCHITECTS, INC.
 1113 Wappoo Creek Drive, Ste. 4
 Charleston, South Carolina
 mbrennanarchitects.com

JOHNSON RENOVATION
3606 BEACHCOMBER RUN
 Seabrook Island, South Carolina



SECOND FLOOR DIAGRAMMATIC ELECTRICAL PLAN



ELECTRICAL NOTES:

- SEE SHEET A-13 DIVISION 16 FOR ADDITIONAL REQUIREMENTS.
- DIAGRAMMATIC ELECTRICAL PLAN- ALL NEW PANELS AND CIRCUITS TO BE SIZED BY THE CONTRACTOR. COORDINATE ELECTRICAL FOR ALL APPLIANCES, EQUIPMENT, FIXTURES AND MECHANICAL EQUIPMENT. SIZE PANELS TO ALLOW AT LEAST 10 SPARE CIRCUITS.
- REPLACE ALL ELECTRICAL OUTLETS NOT SCHEDULED FOR DEMOLITION. THE CONTRACTOR SHALL FIELD VERIFY THE NUMBER OF EXISTING OUTLETS. ONLY NEW OUTLETS ARE SHOWN ON THIS DRAWING.
- MOUNT ALL NEW ELECTRICAL OUTLETS TO ALIGN WITH EXISTING ADJACENT OUTLETS, UNLESS NOTED OTHERWISE.
- COLOR OF OUTLETS, SWITCHES AND PLATES SHALL BE AS SELECTED BY THE OWNER.
- REPLACE ALL EXISTING EXTERIOR LIGHT FIXTURES UNLESS OTHERWISE NOTED.
- ALL NEW EXTERIOR LIGHT FIXTURES SHALL BE APPROVED BY THE REGIME.
- WHERE SWITCHED OUTLETS ARE INDICATED, WIRE SO THAT TOP OUTLET IS SWITCHED AND BOTTOM OUTLET IS ALWAYS HOT.
- G.F.I. CIRCUITS SHALL BE USED WHERE REQUIRED BY CODE.
- ALL FIXTURES AND APPLIANCES TO BE CHOSEN BY OWNER.
- ROUTE ALL NEW WIRING IN CONCEALED LOCATIONS. DRILL NEWEL POSTS VERTICALLY TO ALLOW ROUTING THE ELECTRICAL WIRING INSIDE THE NEWEL POSTS.
- PROVIDE WIRE MOLD AT ALL LOCATIONS WHERE WIRE CAN NOT BE CONCEALED IN STRUCTURAL CAVITIES. COORDINATE ROUTING OF EXPOSED WIRE WITH THE ARCHITECT.

ELECTRICAL LEGEND:

- NEW MAIN DISTRIBUTION PANEL. SIZE PANEL(S) TO ALLOW AT LEAST 10 SPARE CIRCUITS.
- NEW DUPLEX OUTLET LOCATE IN BASE BOARD U.N.O.
- GFI DUPLEX RECEPTACLE
- GFI DUPLEX OUTLET IN WATER-PROOF RECEPTACLE BOX.
- DESIGNATED APPLIANCE CIRCUIT
PROVIDE ELECTRICAL CONNECTION PER MANUFACTURERS RECOMMENDATIONS
- DUPLEX OUTLETS IN MANTLE. INCLUDE BRASS COVER PLATE MOUNTED FLUSH TO MANTLE SHELF. COORDINATE EXACT LOCATION WITH OWNER.
- FLOOR MOUNTED DUPLEX OUTLET. INCLUDE BRASS COVER PLATE MOUNTED FLUSH TO FLOOR. COORDINATE EXACT LOCATION WITH OWNER.
- INDICATES SPECIAL MOUNTING HEIGHT
- QUAD RECEPTACLE
- WIREMOLD WITH CONVENIENCE OUTLETS MOUNTED UNDER WALL CABINET
- PHONE JACK
- COORDINATE CABLE FOR AUDIOVISUAL EQUIPMENT AS SELECTED BY THE OWNER.
- DISCONNECT
- COORDINATE ELECTRICAL FOR AUDIOVISUAL EQUIPMENT AS SELECTED BY THE OWNER.
- CONNECT EXHAUST HOOD PER THE MANUFACTURERS RECOMMENDATIONS.
- CONNECT EQUIPMENT PER THE MANUFACTURERS RECOMMENDATIONS.
- CONNECT DISPOSAL PER THE MANUFACTURERS RECOMMENDATIONS. PROVIDE BUTTON SWITCH IN COUNTER TOP AND LOCATE AS DIRECTED BY THE OWNER.
- NEW TANKLESS WATER HEATER IN ATTIC AND VENT THROUGH ROOF. PLUMB TO ALL FIXTURES IMPACTED BY REMOVAL OF EXISTING WATER HEATER UNDER STAIR, AND TO NEW MASTER BATH AND NEW KITCHEN FIXTURES.

E4

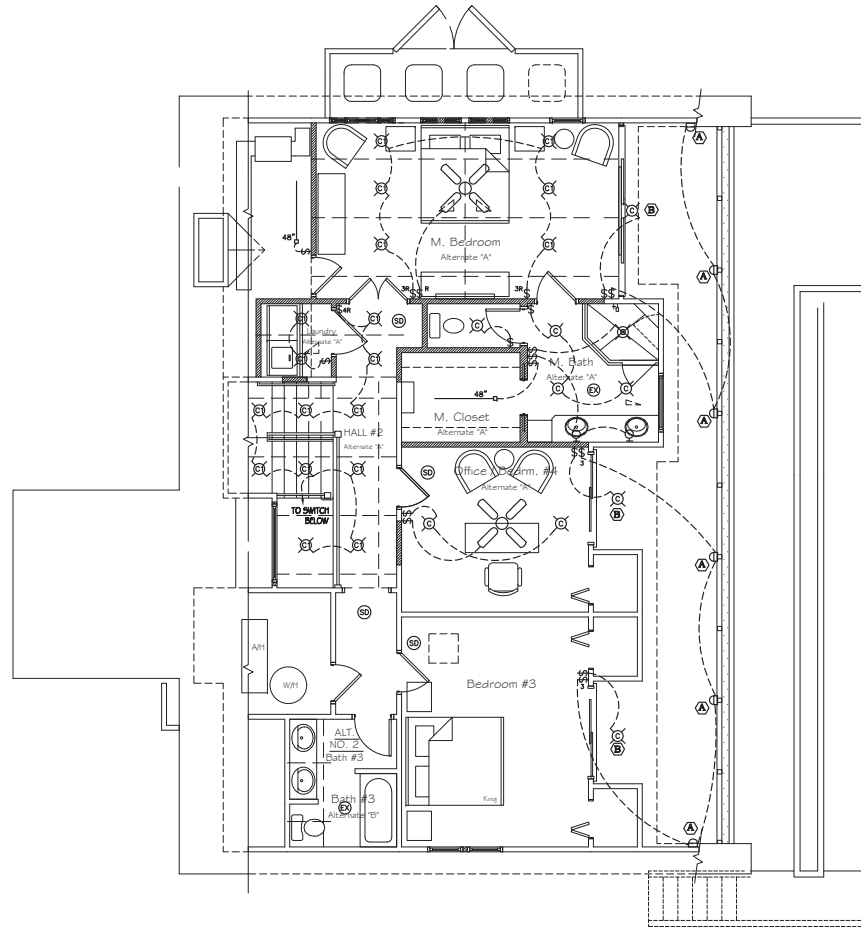
SHEET

DATE:	JAN. 25, 2019						
REVISIONS	4	5	6	7			
1							
2							
3							

M. BRENNAN ARCHITECTS, INC.
 113 Wappoo Creek Drive, Ste. 4
 Charleston, South Carolina
 mbrennanarchitects.com

MB
ARCHITECTS

JOHNSON RENOVATION
 3606 BEACHCOMBER RUN
 Seabrook Island, South Carolina



SECOND FLOOR DIAGRAMMATIC LIGHTING PLAN



ELECTRICAL NOTES:

SEE SHEET A-13 DIVISION 16 FOR ADDITIONAL REQUIREMENTS.

DIAGRAMMATIC ELECTRICAL PLAN- ALL NEW PANELS AND CIRCUITS TO BE SIZED BY THE CONTRACTOR. COORDINATE ELECTRICAL FOR ALL APPLIANCES, EQUIPMENT, FIXTURES AND MECHANICAL EQUIPMENT. SIZE PANELS TO ALLOW AT LEAST 10 SPARE CIRCUITS.

REPLACE ALL ELECTRICAL SWITCHES NOT SCHEDULED FOR DEMOLITION. THE CONTRACTOR SHALL FIELD VERIFY THE NUMBER OF EXISTING ELECTRICAL SWITCHES. ONLY NEW SWITCHES ARE SHOWN ON THIS DRAWING.

FIXTURES SHOWN WITHOUT CIRCUITRY INDICATE NEW FIXTURES ON EXISTING ROUGH-INS.

UNLESS OTHERWISE NOTED MOUNT ALL SWITCHES TO ALIGN WITH EXISTING ADJACENT SWITCHES AND PER CODE.

SWITCH ALL CLOSET LIGHTS BY DOOR BUTTON I.N.O.

COLOR OF OUTLETS, SWITCHES AND PLATES SHALL BE AS SELECTED BY THE OWNER.

REPLACE ALL EXISTING EXTERIOR LIGHT FIXTURES UNLESS OTHERWISE NOTED.

ALL NEW EXTERIOR LIGHT FIXTURES SHALL BE APPROVED BY THE REGIME.

WHERE SWITCHED OUTLETS ARE INDICATED, WIRE SO THAT TOP OUTLET IS SWITCHED AND BOTTOM OUTLET IS ALWAYS HOT.

WHERE SPACE DOES NOT PERMIT INSTALLATION OF THE REQUIRED SWITCH BOXES, PROVIDE HOMEWORKS QS LIGHTING CONTROL SYSTEM AND KEYPAD AS MANUFACTURED BY LUTRON.

G.F.I. CIRCUITS SHALL BE USED WHERE REQUIRED BY CODE.

ALL BATHS SHALL HAVE VENTED EXHAUST FANS.

ALL FIXTURES AND APPLIANCES TO BE CHOSEN BY OWNER.

ROUTE ALL NEW WIRING IN CONCEALED LOCATIONS. DRILL NEWEL POSTS VERTICALLY TO ALLOW ROUTING THE ELECTRICAL WIRING INSIDE THE NEWEL POSTS.

PROVIDE WIRE MOLD AT ALL LOCATIONS WHERE WIRE CAN NOT BE CONCEALED IN STRUCTURAL CAVITIES. COORDINATE ROUTING OF EXPOSED WIRE WITH THE ARCHITECT.

LIGHTING LEGEND:

- Ⓐ INDICATES SPECIFIED LIGHT FIXTURE. SEE SHEET EG. ALL OTHER FIXTURES TO BE SELECTED USING THE ALLOWANCE.
- ⓧ SHALLOW CAN LIGHT FIXTURE. PROVIDE KICHLER 43055W/LED30T WHITE HORIZON 3,000 K LED DOWNLIGHT OR APPROVED EQUAL. PROVIDE (S) SAMPLES AND MOCK-UP FOR OWNERS APPROVAL.
- ⓧ CAN LIGHT FIXTURE. PROVIDE LENS ON EXTERIOR FIXTURES.
- ⓧ SHOWER LIGHT
- ⓧ CEILING MOUNTED LIGHT FIXTURE AS SELECTED BY OWNER.
- ⓧ WALL MOUNTED ACCENT LIGHT. LOCATE AS DIRECTED BY OWNER.
- ⓧ WALL MOUNTED FIXTURE
- ⓧ WALL MOUNTED LOW VOLTAGE FIXTURE
- ⓧ LOW VOLTAGE UNDER CABINET PUCK LIGHT
- ⓧ LOW VOLTAGE COVE LIGHT
- ⓧ EXTERIOR LOW VOLTAGE LIGHT
- ⓧ SINGLE POLE SWITCH
- ⓧ THREE WAY SWITCH
- ⓧ REOSTAT SWITCH
- ⓧ SMOKE DETECTOR WITH BATTERY BACK-UP PER IRC REQUIREMENTS. COORDINATE WITH SECURITY SYSTEM.
- ⓧ CEILING FAN, PROVIDE SPEED CONTROL SWITCH
- ⓧ CEILING EXHAUST FAN DUCT TO EXTERIOR
- ⓧ FLOURESCENT FIXTURE WITH DIFFUSER. LENGTH AS INDICATED.



E5
SHEET

DATE: JAN. 25, 2019

REVISIONS	DATE	BY	DESCRIPTION
1	04-02-19		
2	04-30-19		
3			
4			
5			
6			
7			

M. BRENNAN ARCHITECTS, INC.
113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com

JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina

DECKLIGHTING

Fixture A

Kate Johnson | 3606 Beachcomber Run

2" INGROUND - SQUARE STEP LIGHT
2061

WAC
LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION
Landscape 2" in-ground luminaire for step and walk light applications.

FEATURES

- IP68 rated. Suitable for continuous immersion under water
- Factory sealed water-tight fixtures
- Solid stainless steel construction
- Stainless steel spring clip allows wall or step light applications
- Spring 21/64" W. Seal wire and direct bearing gasket wire mesh included
- Maximum operating lifetime against voltage drop
- UL 1988 Listed

ORDERING NUMBER

Color	Temp.	Finish
2061	27° 2700K	SI
2061-30	30° 3000K	SI

Source: 2061-2065

circa LIGHTING
Marina Storey | 843.518.5865 | mstorey@circaighting.com

SCREENED PORCH OVERHEAD LIGHTS

Fixture B

Kate Johnson | 3606 Beachcomber Run

TUBE - model: FM-W26
LED Ceiling Mount

WAC LIGHTING
Responsible Lighting®

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION
Screened porch ceiling luminaire with integrated LED technology and a built-in reflector for ambient lighting. An appealing cylindrical profile with a recessed LED panel light perfect for porch and walkway lighting.

FEATURES

- Model: 2061-2065
- IP68 Rated, UL & ETL, wet Location Listed
- For Outdoor Residential Construction
- Internal Voltage Input: 120V - 277V
- Dimming: DALI, DMX, 0-10V

ORDERING NUMBER

Color	Temp.	Finish
2061	27° 2700K	SI
2061-30	30° 3000K	SI

circa LIGHTING
Marina Storey | 843.518.5865 | mstorey@circaighting.com

EXTERIOR SCENES

Fixture C

Kate Johnson | 3606 Beachcomber Run

FEISS
111-111

OL1902PNS-1 - Light Outdoor Wall Lantern

Dimensions:

Width	12.125"	Height	14.125"
Depth	16.125"	Weight	16.50 lbs
Material	Brushed Nickel / Sat. Chrome		

Material List:

- 1. Body - Brushed Nickel / Polished Chrome
- 2. Glass - Clear

Shipping Information:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Weight	Volume	Price	Stock	Lead Time
OL1902PNS-1	Brushed Nickel	Polished Chrome	1	111-111-111	12.125"	16.125"	14.125"	16.50 lbs	0.0000	111.111	111	111

Shipping Information:

Package Type	Product	Quantity	Weight	Volume	Price	Stock	Lead Time	SPC Note
Standard	OL1902PNS-1	1	16.50 lbs	0.0000	111.111	111	111	111

circa LIGHTING
Marina Storey | 843.518.5865 | mstorey@circaighting.com

EXTERIOR LIGHT FIXTURE SELECTION SCHEDULE

MARK	MANUFACTURER	MODEL NUMBER	FINISH	LAMP	MARK
A	WAC	circa Lighting 2061-2795S	STAINLESS STEEL	LED - 4.1W / 6.6VA; 50 LM; CRI 85 ; COLOR TEMP 2700 K	A
B	WAC	circa Lighting FM-W26S-WT	WHITE	LED ; 16 WATTS; 800 LUMENS	B
C	FEIS	OL1902PNS-1 - LIGHT OUTDOOR WALL LANTERN	BRUSHED STEEL	MEDIUM A19 60 WATT	C
D					D
E					E

INCLUDE THE COST OF THE FIXTURES SPECIFIED ABOVE IN THE BASE BID. THE ELECTRICAL FIXTURE ALLOWANCE PERTAINS ONLY TO FIXTURES WHICH ARE NOT SPECIFIED.



DATE: APRIL 4, 2019

REVISIONS	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			

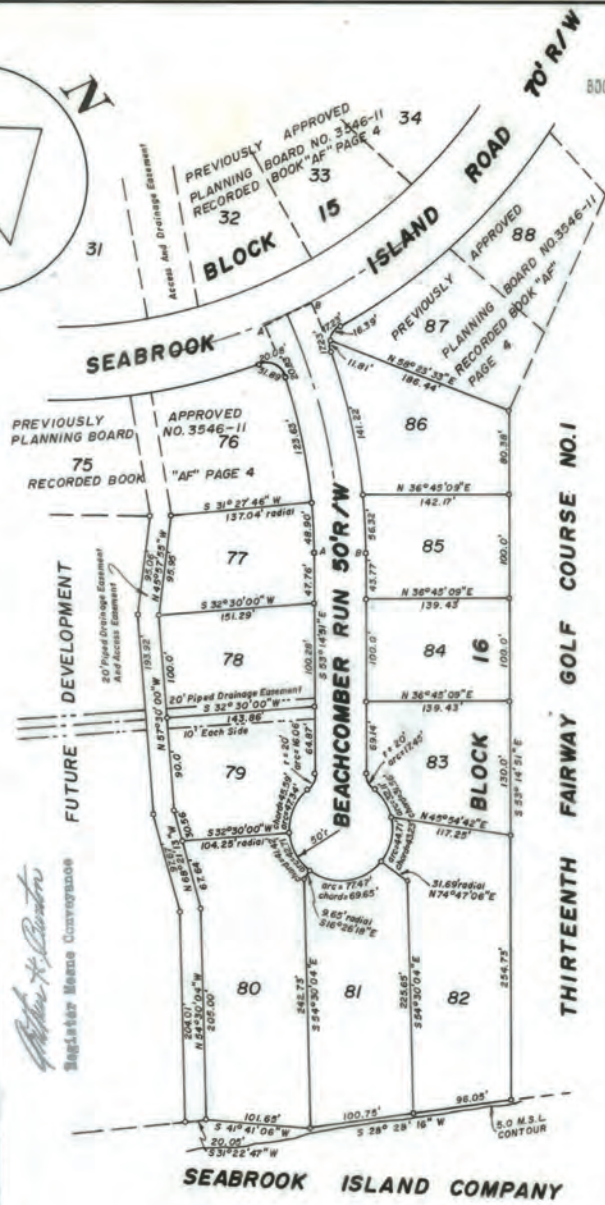
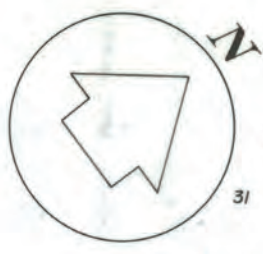
M. BRENNAN ARCHITECTS, INC.
113 Wappoo Creek Drive, Ste. 4
Charleston, South Carolina
mbrennanarchitects.com

JOHNSON RENOVATION
3606 BEACHCOMBER RUN
Seabrook Island, South Carolina



ATTACHMENT #4

Subdivision Plat (1976)



Charleston, South Carolina.
 Office of Register Messrs. Commissioners
 of the State of South Carolina, at
 146-150 Beaufort Street, Charleston,
 South Carolina 29403. On this 19th day of
 April 1976, I, the undersigned, a
 Registered Professional Engineer,
 of the State of South Carolina,
 do hereby certify that the above
 described plat was delivered to me
 by the SEABROOK ISLAND COMPANY,
 as the same was presented to the
 Charleston County Planning Board
 and approved on March 19, 1976.

Arthur H. Cantor
 Register Messrs. Commissioners

SEABROOK ISLAND

CHARLESTON COUNTY, S.C.

PLAT OF LOTS 77-86 BLOCK 16

SCALE 1" = 100' MARCH 19, 1976

APPROVED FINAL PLAT

Samuel P. ...
 CLERK, CHARLESTON COUNTY COUNCIL

A. H. ...
 DIRECTOR OF PLANNING
 CHARLESTON COUNTY PLANNING BOARD

DATE 4-21-76

5560-AA



I, E. M. SEABROOK, JR., a Registered Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown hereon, that this plat shows the true dimensions of the property, that all necessary markers have been installed and the precision is 1/5000.

E. M. Seabrook Jr.
 E. M. SEABROOK, JR.
 CIVIL ENGINEER & LAND SURVEYOR
 S.C. Reg No. 1375

CURVE DATA					
CURVE	Δ	D	T	L	R
A - A	24°38'27"	10.817'	115.68'	227.79'	529.67'
B - B	24°38'27"	9.884'	126.60'	249.30'	579.67'

FLOOD INSURANCE INFORMATION
 1st Floor Elevation: 12.11' MSL
 FIA Flood Zone: V-12
 Date: 4-21-76

- NOTES:
- ALL LOT CORNERS MARKED WITH PIPES.
 - ALL CURVE MEASUREMENTS ARE ARC LENGTHS.
 - OWNED BY SEABROOK ISLAND COMPANY.
 - ACREAGE = 4.92 ACRES.
 - ALL CORNER RADII ARE 20'.



ATTACHMENT #5

Property Photos









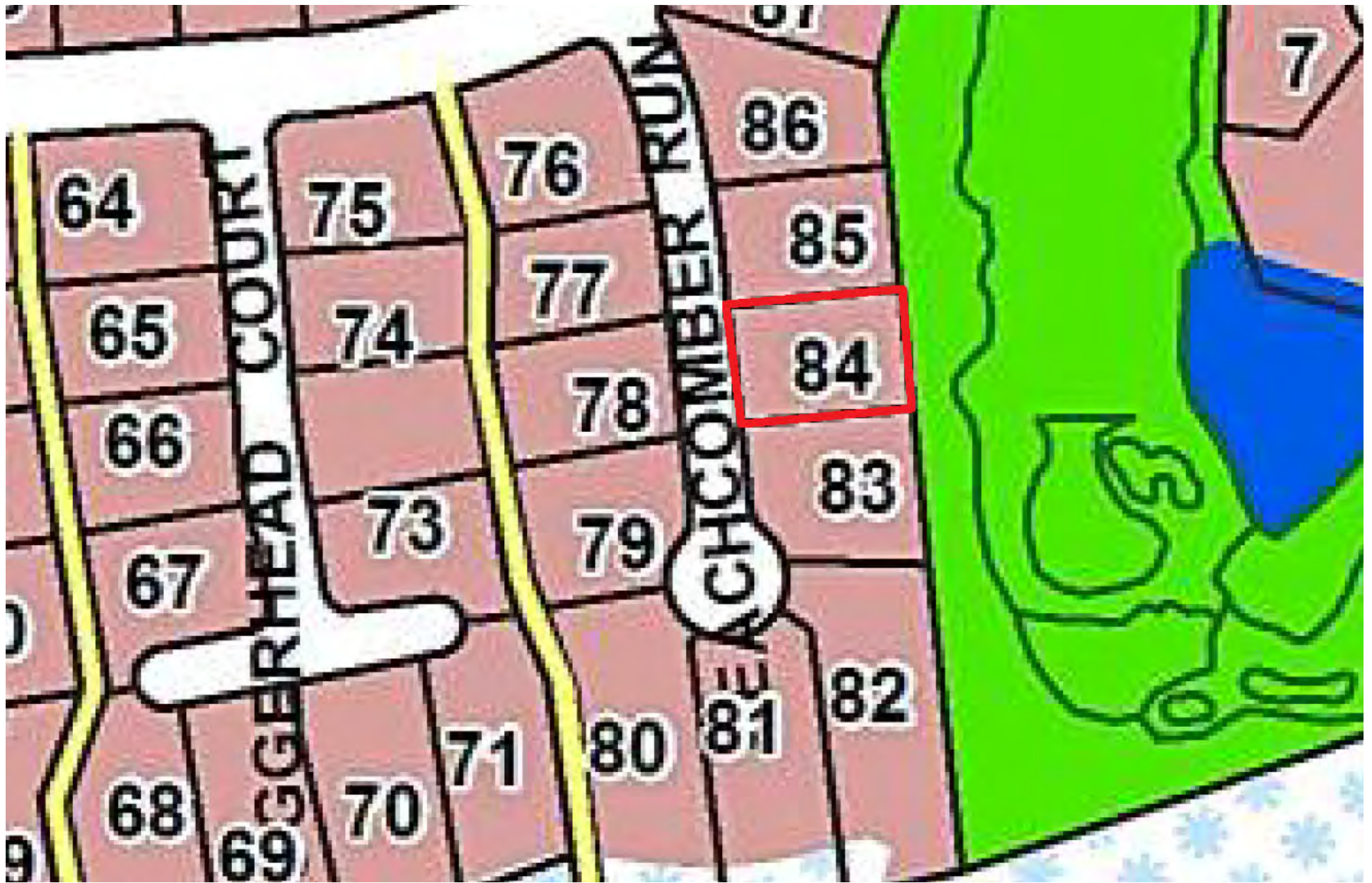






ATTACHMENT #6

Zoning Map





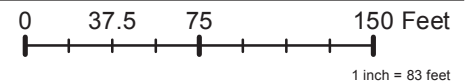
ATTACHMENT #7

Aerial Image



3606 Beachcomber Run

Parcel ID: 1471400067 ISLAND
OWNER1: JOHNSON CATHERINE R
ACREAGE: 0.32
PLAT_BOOK_PAGE: W-77
DEED_BOOK_PAGE: 0642-697
Jurisdiction: TOWN OF SEABROOK



Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

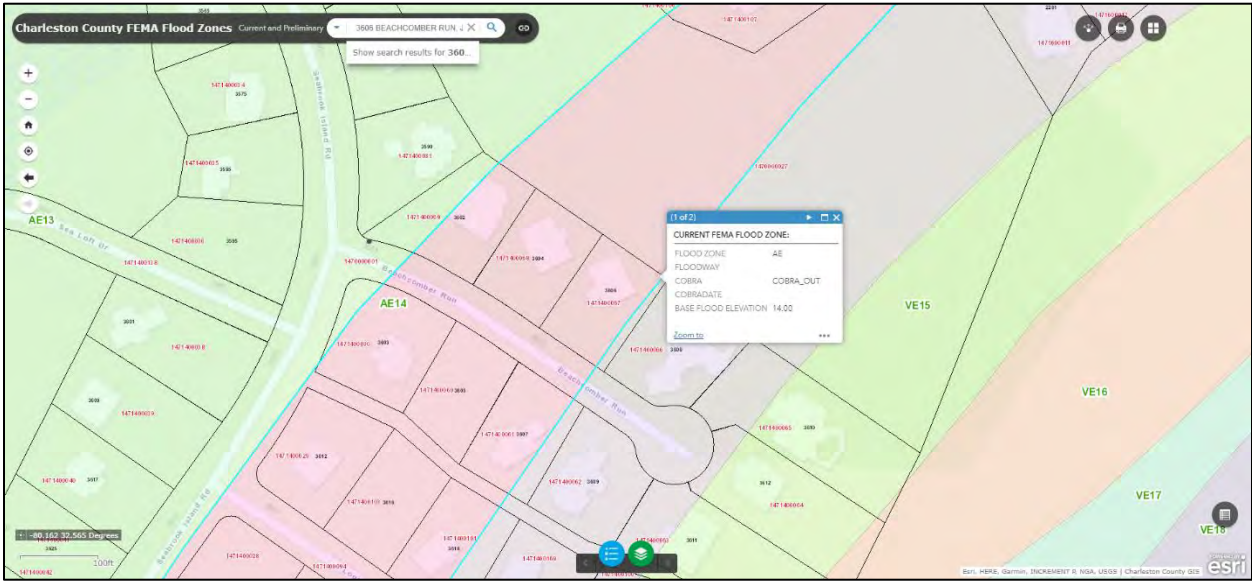
Author: Charleston County SC
 Date: 7/12/2019



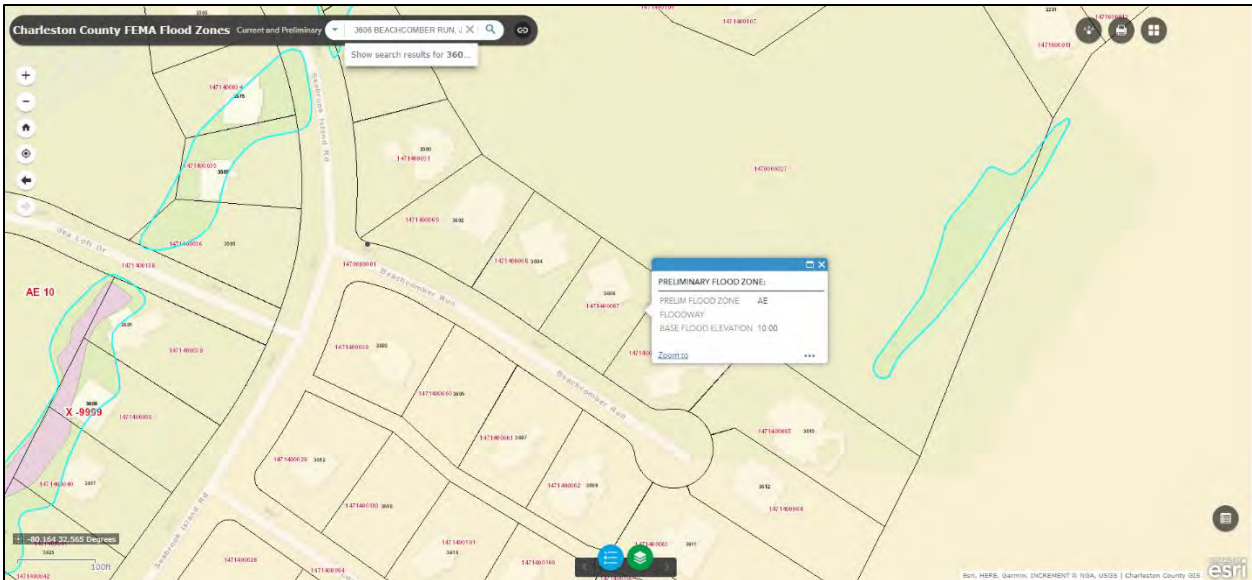
ATTACHMENT #8

FEMA Base Flood Elevations
(Current & Preliminary)

FEMA Base Flood Elevation (Current) AE-14



FEMA Base Flood Elevation (Preliminary) AE-10





ATTACHMENT #9

Title to Real Estate

PREPARED BY:
 Buist, Byars & Taylor, LLC
 130 Gardener's Circle
 PMB# 138
 Johns Island, SC 29455
 File No. 3288.0001



BP0642697

PGS:

6

STATE OF SOUTH CAROLINA)
)
) TITLE TO REAL ESTATE
 COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that we, **William J. Ledbetter a/k/a William Jones Ledbetter and Jane L. East a/k/a Jane Ledbetter East** (“Grantor”), in the State aforesaid, for/and in consideration of the sum of SEVEN HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$749,900.00), to us in hand paid at and before the sealing of these Presents by **Catherine R. Johnson**, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said **Catherine R. Johnson**, the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO
 AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION.

TMS Number: 147-14-00-067

Address of Grantee(s): 2431 Angell Rd.
Sunfish Lake, MN 55118

This is the same property, a portion of which was conveyed to Grantor by deed from Eleanor J. Ledbetter dated October 1, 1983 and recorded on October 10, 1983 in Book G133, Page 162 in the Charleston County Recording Office. Being also the same proportion, a portion of which was conveyed by deed from William J. Ledbetter as Trustee of the Ann Ledbetter Irrevocable Trust dated December 1, 1997, dated March 12, 2012 and recorded March 14, 2012 in Book 0239, page 027 in the aforesaid Charleston County Recording Office.

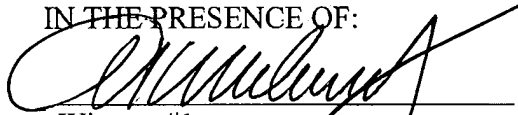
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said **Catherine R. Johnson**, her heirs and assigns, forever.


AND subject to the exceptions set forth above, we do bind ourselves and our heirs, executors, and administrators, to warrant and forever defend, all and singular, the premises before mentioned unto the said **Catherine R. Johnson**, her heirs and assigns, against us and our heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my hand and seal this 30 day of May, in the year of our Lord Two Thousand Seventeen and in the Two Hundred and Forty-First year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



Witness #1



Witness #2

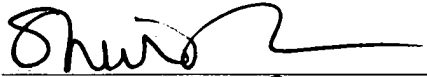


William J. Ledbetter a/k/a William Jones
Ledbetter

STATE OF SC)

COUNTY OF Spartanburg)

The foregoing instrument was acknowledged before me by William J. Ledbetter a/k/a William Jones Ledbetter, this 30 day of May, 2017.

 (SEAL)

Notary Public for SC
My commission expires: 10-6-21

WITNESS my hand and seal this 26 day of May, in the year of our Lord Two Thousand Seventeen and in the Two Hundred and Forty-First year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Meghan Brown
Witness #1
W. J. Hall
Witness #2

Jane L. East a/k/a Jane Ledbetter East
Jane L. East a/k/a Jane Ledbetter East

STATE OF South Carolina)
)
COUNTY OF Lexington)

The foregoing instrument was acknowledged before me by Jane L. East a/k/a Jane Ledbetter East, this 26 day of May, 2017.

W. J. Hall (SEAL)
Notary Public for SC
My commission expires: _____

My Commission Expires
April 13, 2019



EXHIBIT A

ALL that certain lot, piece, or parcel of land, situate, lying and being on Seabrook Island, Charleston County, South Carolina, and known and designated as Lot 84. Block 16, on a Plat by E.M. Seabrook, Jr., CE & LS, dated November 5, 1975, and recorded in the RMC Office for Charleston County in Plat Book AF, at page 80.

Said lot having the size, shape, dimensions, buttings and boundings, more or less, as are shown on said Plat, which is specifically incorporated herein by reference.

This conveyance is subject to the restrictions, covenants, reservations and charges applicable to said premises contained in the Protective Covenants dated November 13, 1972, and recorded in the RMC Office for Charleston County in Book N100, at page 296, as amended by instrument recorded in Book Y110, at page 143, RMC Office; and subject to the rules, regulations, conditions, requirements and charges of Seabrook Island Property Owners Association as contained in the Restated and Amended By-Laws of Seabrook Island Property Owners Association certified on May 28, 1976, and recorded in the RMC Office for Charleston County in Book S109, at page 2, as amended by instrument recorded in Book H127, at page 163, RMC Office aforesaid, and all further amendments.

TMS #147-14-00-067

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- 1. I have read the information on this Affidavit and I understand such information.
- 2. The property being transferred is located at 3606 Beachcomber Run, Johns Island, SC 29455 bearing Charleston County Tax Map Number 147-14-00-067, was transferred by **William J. Ledbetter a/k/a William Jones Ledbetter and Jane L. East a/k/a Jane Ledbetter East** to **Catherine R. Johnson** on June 1, 2017.
- 3. Check one of the following: The deed is
 - (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (See Information section of affidavit): _____ (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

- 4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this affidavit.):
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$749,900.00
 - (b) _____ The fee is computed on the fair market value of the realty which is \$ _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____

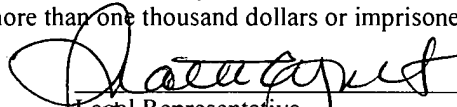
5. Check YES ___ or NO X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

- 6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: 749,900.00
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
 - (c) Subtract line 6(b) from Line 6(a) and place result here: 749,900.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: 2,775.00

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as : Legal Representative

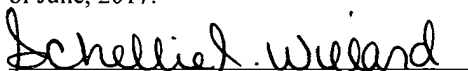
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.



 Legal Representative
 Heather Gilbert

 Print Name

Sworn to before me this 1st day of June, 2017.



 Notary Public for South Carolina
 My Commission Expires: 1/13/2021

RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

GILBERT & BARNHILL, PA
 503 BELLE HALL PARKWAY
 SUITE 101
 MT. PLEASANT SC 29464 (COURIER)

RECORDED		
Date:	June 5, 2017	
Time:	3:09:49 PM	
<u>Book</u>	<u>Page</u>	<u>DocType</u>
0642	697	Deed
Charlie Lybrand, Register Charleston County, SC		

MAKER:

LEDBETTER WILLIAM J AL

Note:

RECIPIENT:

JOHNSON CATHERINE R

of Pages:

Recording Fee	\$ 10.00
State Fee	\$ 1,950.00
County Fee	\$ 825.00
Extra Pages	\$ 1.00
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 2,786.00

Original Book:

Original Page:

DRAWER
 CLERK

AUDITOR STAMP HERE
 RECEIVED From RMC
 Jun 08, 2017
 Peter J. Tecklenburg
 Charleston County Auditor

PID VERIFIED BY ASSESSOR
REP MKD
DATE 06/12/2017
 4



0642
Book



697
Page



06/05/2017
Recorded Date



6
Pgs



Original Book



Original Page



D
Doc Type



15:09:49
Recorded Time



ATTACHMENT #10

Property Information Card

Charleston County, South Carolina

generated on 7/12/2019 9:16:01 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
1471400067		3606 BEACHCOMBER RUN, SEABROOK ISLAND	6/28/2019	2018	2018

Current Parcel Information

Owner	JOHNSON CATHERINE R	Property Class Code	101 - RESID-SFR
Owner Address	2622 WEST LAKE ST # 416 MINNEAPOLIS MN 55416	Acreage	.0000
Legal Description	Subdivision Name -SEABROOK ISLAND Description -LT 84 BLK 16 PlatSuffix W-77 PolTwp 009		

Historic Information

Tax Year	Land	Improvements	Market	Taxes	Payment
2018	\$320,000	\$430,000	\$750,000	\$10,161.00	\$10,161.00
2017	\$355,232	\$269,000	\$624,232	\$8,241.85	\$8,241.85
2016	\$355,232	\$269,000	\$624,232	\$7,921.03	\$7,921.03
2015	\$355,232	\$269,000	\$624,232	\$7,506.59	\$7,506.59

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
LEDBETTER WILLIAM J	0642 697	6/1/2017	Ge		\$749,900
LEDBETTER WILLIAM J AS TRUSTEE	0239 027	3/12/2012	Ge		\$0
LEDBETTER WILLIAM JONES	0350 251	6/30/2000	Ge		\$9
	G133 162	10/10/1983	Ge		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms	Finished Sq. Ft.	Improvement Size
R01	DWELL	Dwelling	1979	1.0	05	2,575	



ATTACHMENT #11

Public Hearing Notice:
Letter to Neighboring Property Owners



PUBLIC HEARING NOTICE

TO: Neighboring Property Owners
FROM: Joseph M. Cronin, Town Administrator/Zoning Administrator
SUBJECT: Variance Request for 3606 Beachcomber Run
DATE: June 17, 2019

Dear Property Owner,

The purpose of this letter is to notify you that the owners of **3606 BEACHCOMBER RUN** have requested a **VARIANCE** from the zoning requirements of the Town's Development Standards Ordinance (DSO). The purpose of the variance request is **TO ALLOW FOR THE RENOVATION/MODIFICATION OF AN EXISTING NON-CONFORMING RESIDENCE (IN EXCESS OF 50% OF THE BUILDING'S APPRAISED VALUE) WITHOUT HAVING TO BRING THE EXISTING RESIDENCE INTO CONFORMITY WITH THE CURRENT ZONING REQUIREMENTS, AS REQUIRED BY SEC. 3.30.40 OF THE DEVELOPMENT STANDARDS ORDINANCE.** A copy of the variance application is enclosed for your information.

The Town's Board of Zoning Appeals has scheduled a **PUBLIC HEARING**, during which time the Board will hear testimony from any individual who wishes to speak regarding the variance request. This notification is being provided to you pursuant to Section § 19.30.20.30 of the DSO.

PUBLIC HEARING DATE: Wed. July 17, 2019
PUBLIC HEARING TIME: 2:30 PM
PUBLIC HEARING LOCATION: Seabrook Island Town Hall
2001 Seabrook Island Road
Seabrook Island, SC 29455

In addition to attending the public hearing, interested parties may submit written comments in advance of the public hearing, as follows:

ONLINE: www.townofseabrookisland.org (Through 12:00 PM on May 21, 2019)
BY E-MAIL: jcronin@townofseabrookisland.org
BY MAIL: Town of Seabrook Island, Attn: Zoning Administrator
2001 Seabrook Island Road, Seabrook Island, SC 29455

If you have any questions about the contents of this letter, please feel free to contact me by phone at (843) 768-9121 or by email at jcronin@townofseabrookisland.org.

Sincerely,

Joseph M. Cronin
Town Administrator/Zoning Administrator



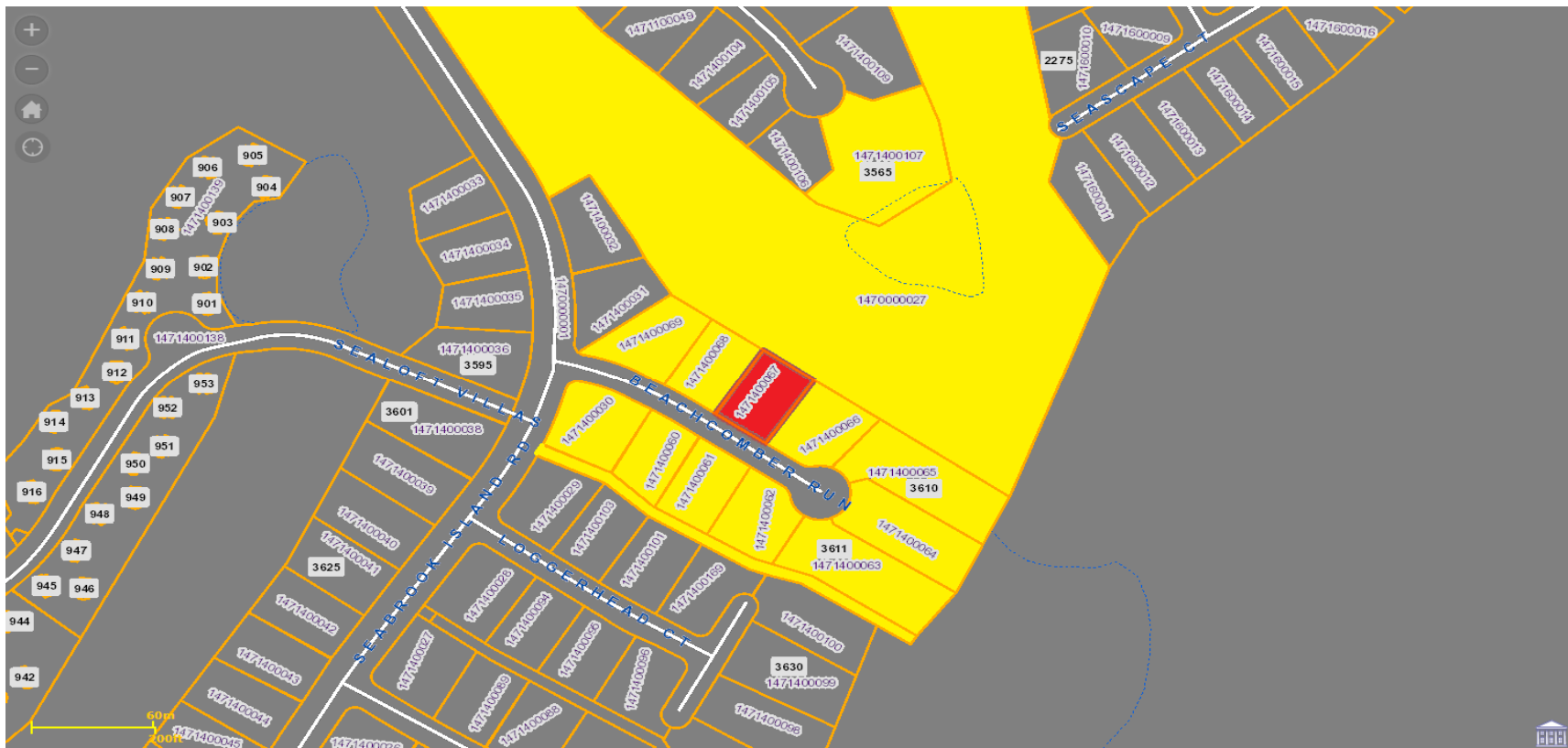
ATTACHMENT #12

Public Hearing Notice:
List of Neighboring Property Owners

Variance Notification List

3606 Beachcomber Run

Property Address	Owner(s) of Record	Mailing Address	City	State	Zip
3602 Beachcomber Run	Kimberly & Gerald Ragan	594 Wynthrop Manor Court	Marietta	GA	30064
3603 Beachcomber Run	Marvin J Jenkins Trust & Susan Jenkins McLean Trust	3604 Beachcomber Run	Seabrook Island	SC	29455
3604 Beachcomber Run	Richard & Helen Donohue	1041 Ridge Ave Unit 113	Wilmette	IL	60091
3605 Beachcomber Run	3605 Beachcomber LLC	38404 Chimney Ridge Trail	Willoughby	OH	44094
3607 Beachcomber Run	Small-Shapiro Family Trust	15 Crescent Drive	Orinda	CA	94563
3608 Beachcomber Run	David & Trudy Cappiello	390 Vanderbilt Road	Asheville	NC	28803
3609 Beachcomber Run	Luke Rosser Trust & Harold Rosser Trust	11716 Ney Manor Way	Charlotte	NC	28277
3610 Beachcomber Run	Shaun & Bonnie McConnon	105 Plain Road	Wayland	MA	01778
3611 Beachcomber Run	Beachcomber Run LLC	2648 Clob Park Road	Winston-Salem	NC	27104
3612 Beachcomber Run	Anthony & Linda Bakker	3612 Beachcomber Run	Seabrook Island	SC	29455
3565 Seaview Drive	Elizabeth Sansom	2153 Duncan Road	Knoxville	TN	37919
TM # 147-00-00-027	The Club at Seabrook Island	1002 Landfall Way	Seabrook Island	SC	29455
Property Owners Association	Seabrook Island Property Owners Association	1202 Landfall Way	Seabrook Island	SC	29455
Regime	Not Applicable				





ATTACHMENT #13

Public Hearing Notice:
U.S.P.S. Certified Mail Receipts

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$ **3.50**

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$ **2.80**

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ **.50**

Total Postage and Fees \$ **6.80**

Sent To **Kimberly & Gerald Rayan**
 594 Wynchup Manor Ct
 Marietta, GA 30067

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$ **3.50**

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$ **2.80**

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ **.50**

Total Postage and Fees \$ **6.80**

Sent To **Marianne Just / Susan Just**
 3604 Beachcomber Run
 Seabrook Island SC 29455

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$ **3.50**

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$ **2.80**

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ **.50**

Total Postage and Fees \$ **6.80**

Sent To **Richard & Helen Donshue**
 1041 Ridge Ave. Unit 113
 White, IL 60091

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$ **3.50**

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$ **2.80**

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ **.50**

Total Postage and Fees \$ **6.80**

Sent To **3605 Beachcomber LLC**
 3605 Beachcomber Run
 Seabrook Island, SC 29455

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$ **3.50**

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$ **2.80**

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ **.50**

Total Postage and Fees \$ **6.80**

Sent To **Small - Shapiro Just**
 15 Crescent Dr.
 Orinda CA 94563

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$ **3.50**

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$ **2.80**

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ **.50**

Total Postage and Fees \$ **6.80**

Sent To **David & Judy Capello**
 390 Vandercourt Rd.
 Asheville, NC 28803

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$ **3.50**

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$ **2.80**

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ **.50**

Total Postage and Fees \$ **6.80**

Sent To **Rosser Trust**
 1116 Key Manor Rd.
 Charlotte, NC 28277

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$ **3.50**

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$ **2.80**

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ **.50**

Total Postage and Fees \$ **6.80**

Sent To **Shaun & Bonnie McLorron**
 105 Main Rd.
 Westland, MA 01778

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$ **3.50**

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$ **2.80**

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ **.50**

Total Postage and Fees \$ **6.80**

Sent To **Beachcomber Run, LLC**
 2648 Club Park Rd.
 Winston-Salem, NC 27104

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$ **3.50**

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$ **2.80**

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ **.50**

Total Postage and Fees \$ **6.80**

Sent To **The Bakers**
 3604 Beachcomber Run
 Seabrook Island SC 29455

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$ **3.50**

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$ **2.80**

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ **.50**

Total Postage and Fees \$ **6.80**

Sent To **Elizabeth Sanson**
 23 Dunear Rd.
 Knoxville, TN 37919

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$ **3.50**

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$ **2.80**

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ **.50**

Total Postage and Fees \$ **6.80**

Sent To **Club at Seabrook Island**
 1002 Radfield Way
 Seabrook Island, SC 29455

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$ **3.50**

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$ **2.80**

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ **.50**

Total Postage and Fees \$ **6.80**

Sent To **SIPOA**
 1202 Handball Way
 Seabrook Island SC 29455

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: Kimberly + Gerald Ragan 594 Wythrop Manor Ct Marietta, GA 30047

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature] B. Received by (Printed Name): [Name] C. Date of Delivery: 5-28 D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type: Adult Signature, Registered Mail, Certified Mail, Collect on Delivery, Insured Mail, Registered Mail Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: Richard + Helen Donohue 1041 Ridge Ave Unit 113 Wilmette, IL 60091

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature] B. Received by (Printed Name): [Name] C. Date of Delivery: 6/21/19 D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type: Adult Signature, Registered Mail, Certified Mail, Collect on Delivery, Insured Mail, Registered Mail Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: 3605 Beachcomber LLC 38404 Chimney Ridge Trail Willoughby, OH 44094

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature] B. Received by (Printed Name): [Name] C. Date of Delivery: 6-22-19 D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type: Adult Signature, Registered Mail, Certified Mail, Collect on Delivery, Insured Mail, Registered Mail Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: Small-Shapiro Family Trust 15 Crescent Dr Orinda, CA 94563

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature] B. Received by (Printed Name): [Name] C. Date of Delivery: [Date] D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type: Adult Signature, Registered Mail, Certified Mail, Collect on Delivery, Insured Mail, Registered Mail Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: David + Trudy Capello 390 Vanderbilt Rd Asheville, NC 28803

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature] B. Received by (Printed Name): [Name] C. Date of Delivery: [Date] D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type: Adult Signature, Registered Mail, Certified Mail, Collect on Delivery, Insured Mail, Registered Mail Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: Luke Ross Trust/Harold Ross Trust 1176 Rex Manor Way Charlotte, NC 28277

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature] B. Received by (Printed Name): [Name] C. Date of Delivery: 6/19/19 D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type: Adult Signature, Registered Mail, Certified Mail, Collect on Delivery, Insured Mail, Registered Mail Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: Beachcomber Run LLC 2448 Club Park Rd. Winston-Salem, NC 27104

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature] B. Received by (Printed Name): [Name] C. Date of Delivery: 6/25/19 D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type: Adult Signature, Registered Mail, Certified Mail, Collect on Delivery, Insured Mail, Registered Mail Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: Anthony + Linda Bakker 3612 Beachcomber Run Seabrook Island, SC 29455

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature] B. Received by (Printed Name): [Name] C. Date of Delivery: 6/19/19 D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type: Adult Signature, Registered Mail, Certified Mail, Collect on Delivery, Insured Mail, Registered Mail Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: Elizabeth Sansom 2153 Duncan Rd Knoxville, TN 37919

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature] B. Received by (Printed Name): [Name] C. Date of Delivery: 07/03/19 D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type: Adult Signature, Registered Mail, Certified Mail, Collect on Delivery, Insured Mail, Registered Mail Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: Club at Seabrook Island 1002 Landfall Way Seabrook Island, SC 29455

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature] B. Received by (Printed Name): [Name] C. Date of Delivery: [Date] D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type: Adult Signature, Registered Mail, Certified Mail, Collect on Delivery, Insured Mail, Registered Mail Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: SIPDA 1202 Landfall Way Seabrook Island, SC 29455

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature] B. Received by (Printed Name): [Name] C. Date of Delivery: [Date] D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type: Adult Signature, Registered Mail, Certified Mail, Collect on Delivery, Insured Mail, Registered Mail Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: Club at Seabrook Island 1002 Landfall Way Seabrook Island, SC 29455

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature] B. Received by (Printed Name): [Name] C. Date of Delivery: [Date] D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type: Adult Signature, Registered Mail, Certified Mail, Collect on Delivery, Insured Mail, Registered Mail Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053



ATTACHMENT #14

Public Hearing Notice:
Post & Courier Legal Ad

TOWN OF SEABROOK ISLAND
2001 SEABROOK ISLAND RD
JOHNS ISLAND SC 29455
Attn: Faye Allbritton

AFFIDAVIT OF PUBLICATION

The Post and Courier

State of South Carolina

County of Charleston

Personally appeared before me the undersigned advertising clerk of the above indicated newspaper published in the city of Charleston, county and state aforesaid, who, being duly sworn, says that the advertisement of

(copy attached)

appeared in the issues of said newspaper on the following day(s):

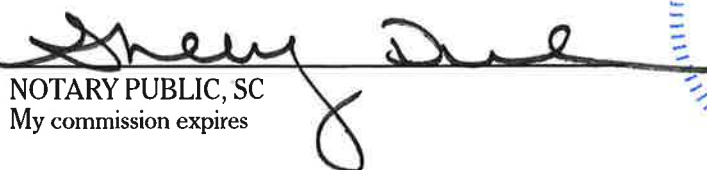
06/17/19 Mon PC
06/17/19 Mon CNW

at a cost of **\$114.18**
Account# **108294**
Order# **1799017**
P.O. Number:

Subscribed and sworn to before
me this 17th day
of June
A.D. 2019


advertising clerk




NOTARY PUBLIC, SC
My commission expires

TOWN OF SEABROOK ISLAND, SC NOTICE OF PUBLIC HEARING

The Town of Seabrook Island Board of Zoning Appeals will conduct a Public Hearing at 2:30 pm on Wednesday, July 17, 2019, at Seabrook Island Town Hall (2001 Seabrook Island Road). During the meeting, the board will consider the following request for variance from the Development Standards Ordinance for the Town of Seabrook Island:
Application # 162

APPLICANT:
Catherine R. Johnson
LOCATION:
3606 Beachcomber Run
TAX MAP #: 147-14-00-067
ZONING DISTRICT: SR
Single-Family Residential
VARIANCE(S) REQUESTED: To allow for the renovation/modification of an existing non-conforming residence (in excess of 50% of the building's appraised value) without having to bring the existing residence into conformity with the current zoning requirements, as required by Sec. 3.30.40 of the Development Standards Ordinance. The meeting will be open to the public. Documents relating to the variance request may be viewed at Town Hall during regular business hours or on the town's website at www.townofseabrookisland.org.

For more information, please call (843) 768-9121.

AD# 1799017



ATTACHMENT #15

Public Hearing Notice:
Property Posting

NOTICE
Board of Zoning Appeals Hearing
The Board of Zoning Appeals of the Town of Seabrook Island, SC will hold a public hearing at 7:30 pm on 7/17/19 at Town Hall
PUBLIC INVITED
Property Owner is seeking variance from Section 3-30 of the Zoning Ordinance
VARIANCE IS TO ALLOW renovation/modification of an
existing non-conforming residence (>50% appraised value)
with intent having to bring the existing residence into conformity w/
current zoning ordinance
Documents related to this appeal may be viewed at the Town of Seabrook Town Hall
THIS NOTICE SHALL NOT BE REMOVED OR DEFACTED
UNDER PENALTY OF LAW



ATTACHMENT #16-A

Neighboring Properties:
Block 16 Lot 83 – 3608 Beachcomber Run (1984)
Non-Conforming

Charleston County, South Carolina

generated on 7/12/2019 10:26:58 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
1471400066		3608 BEACHCOMBER RUN, SEABROOK ISLAND	6/28/2019	2018	2018

Current Parcel Information

Owner	CAPPIELLO DAVID L CAPPIELLO TRUDY W	Property Class Code	101 - RESID-SFR
		Acreage	.0000
Owner Address	390 VANDERBILT RD ASHEVILLE NC 28803-3036		
Legal Description	Subdivision Name -SEABROOK ISLAND Description -LT 83 BLK 16 PlatSuffix W-77 PolTwp 009		

Historic Information

Tax Year	Land	Improvements	Market	Taxes	Payment
2018	\$650,000	\$800,000	\$1,450,000	\$19,552.20	\$19,552.20
2017	\$650,000	\$800,000	\$1,450,000	\$19,015.70	\$19,015.70
2016	\$650,000	\$800,000	\$1,450,000	\$18,270.40	\$18,270.40
2015	\$650,000	\$800,000	\$1,450,000	\$17,307.60	\$17,307.60

Sales Disclosure

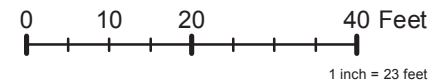
Grantor	Book & Page	Date	Deed	Vacant	Sale Price
GUINDON PATRICIA M AS TRUSTEE	M355 550	9/22/2000	Ge		\$1,300,000
GUINDON ROBERT J & PATRICIA M	G342 343	1/31/2000	Ge		\$10
GUINDON ROBERT J	B342 524	1/31/2000	Ge		\$10
GUINDON ROBERT J	L299 150	2/19/1998	Ge		\$10
FLYNN JEFFREY SCOTT	X290 268	9/23/1997	Ge		\$740,000
FLYNN WALTER K	X290 263	9/23/1997	Ge		\$9
HIPP CHARLES R	L204 111	7/11/1991	Ge		\$590,000
	Z124 362	3/27/1981	Ge		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms	Finished Sq. Ft.	Improvement Size
R01	DWELL	Dwelling	1984	1.0	03	3,037	
R01	POOL	Residential Pool In Ground	1986	0	0		748



3608 Beachcomber Run



Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.



Author: Charleston County SC
Date: 7/12/2019



ATTACHMENT #16-B

Neighboring Properties:
Block 16 Lot 85 – 3604 Beachcomber Run (1985)
Non-Conforming

Charleston County, South Carolina

generated on 7/12/2019 10:28:12 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
1471400068		3604 BEACHCOMBER RUN, SEABROOK ISLAND	6/28/2019	2018	2018

Current Parcel Information

Owner	DONOHUE RICHARD H DONOHUE HELEN L	Property Class Code	101 - RESID-SFR
Owner Address	1041 RIDGE AVE UNIT 113 WILMETTE IL 60091	Acreage	.0000
Legal Description	Subdivision Name -SEABROOK ISLAND Description -LT 85 BLK 16 PlatSuffix W-77 PolTwp 009		

Historic Information

Tax Year	Land	Improvements	Market	Taxes	Payment
2018	\$406,000	\$439,000	\$845,000	\$11,435.52	\$11,435.52
2017	\$406,000	\$439,000	\$845,000	\$11,122.87	\$11,122.87
2016	\$406,000	\$439,000	\$845,000	\$10,688.54	\$10,688.54
2015	\$406,000	\$439,000	\$845,000	\$10,127.46	\$10,127.46

Sales Disclosure

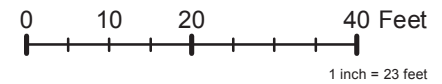
Grantor	Book & Page	Date	Deed	Vacant	Sale Price
RATHBUN MARGUERITE W TRUST	0326 598	4/1/2013	Ge		\$720,000
RATHBUN MARGUERITE W TRUST	0121 472	12/18/2009	Ge		\$10
RATHBURN MARGUERITE W 1/2 INT	0121 465	7/13/2009	Ge		\$10
RATHBUN RANSOM P	Z228 031	6/30/1993	Ge		\$9
	O128 160	6/1/1982	Ge		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms	Finished Sq. Ft.	Improvement Size
R01	DWELL	Dwelling	1985	1.5	02	2,914	



3604 Beachcomber Run



Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

Author: Charleston County SC
Date: 7/12/2019



ATTACHMENT #16-C

Neighboring Properties:
Block 16 Lot 86 – 3602 Beachcomber Run (1996)
Conforming

Charleston County, South Carolina

generated on 7/12/2019 10:29:17 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
1471400069		3602 BEACHCOMBER RUN, SEABROOK ISLAND	6/28/2019	2018	2018

Current Parcel Information

Owner	RAGAN KIMBERLY E RAGAN GERALD A	Property Class Code	101 - RESID-SFR
Owner Address	594 WYNTHROP MANOR CT MARIETTA GA 30064	Acreage	.0000
Legal Description	Subdivision Name -SEABROOK ISLAND Description -LT 86 BLK 16 PlatSuffix W-77 PolTwp 009		

Historic Information

Tax Year	Land	Improvements	Market	Taxes	Payment
2018	\$498,100	\$429,400	\$927,500	\$12,542.37	\$12,542.37
2017	\$498,100	\$429,400	\$927,500	\$12,199.19	\$12,199.19
2016	\$498,100	\$429,400	\$927,500	\$11,722.46	\$11,722.46
2015	\$498,100	\$429,400	\$927,500	\$11,106.60	\$11,106.60

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
RAGAN KIMBERLY E	0730 827	7/3/2018	Ge		\$5
RAGAN KIMBERLY E	0730 512	7/2/2018	Ge		\$0
EAGLE JOHN R MANAGEMENT TRUST	0730 509	7/2/2018	Ge		\$0
EAGLE 1999 FAMILY TRUST	0730 505	7/2/2018	Ge		\$0
EAGLE JOHN R AND	0107 875	1/5/2010	Ge		\$5
SAWYER TONI M	M252 319	1/27/1995	Ge		\$136,000
	Y193 122	6/7/1990	Ge		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms	Finished Sq. Ft.	Improvement Size
R01	DWELL	Dwelling	1996	2.0	03	3,708	



SEABROOK ISLAND RD. 70' R/W

THIRTEENTH FAIRWAY GOLF COURSE NO. 2

LOT 87

LOT NO. 85

BEACHCOMBER RUN 50' R/W

ASPHALT DRIVE

CONCRETE WALK

RAISED 2-STORY RESIDENCE

1" DIA. I.O.

1" DIA. I.O.

1" DIA. I.O.

$\Delta = 33^{\circ}55'33''$
 $R = 20.00'$
 $T = 6.10'$
 $L = 11.84'$
CHD BRG = $S53^{\circ}53'39''E$
CH = 11.67'

$\Delta = 13^{\circ}57'30''$
 $R = 579.67'$
 $T = 70.96'$
 $L = 141.22'$

CERTIFICATIONS

1. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN S.C. AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED HEREIN ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
2. I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO F.E.M.A. FLOOD HAZARD BOUNDARY MAPS.

LEGEND

I.O. INDICATES IRON PIPE OLD
I.N. INDICATES IRON PIPE NEW
R.O. INDICATES ROD OLD
R.N. INDICATES ROD NEW
C.M.O. INDICATES CONCRETE MONUMENT OLD

NOTES

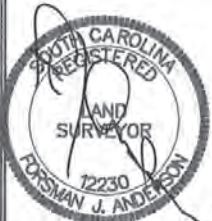
- 1. AREA = 0.40 ACRES.
- 2. REF. : PLAT BOOK W, PAGE 77.
- 3. PRESENTLY OWNED BY JOHN R. EAGLE AND JOYCE B. EAGLE.
- 4. T.M.S. NO. 147-14-00-069.

PLAT

LOT 88, BLOCK 18,
TOWN OF SEABROOK ISLAND.

SCALE: 1" = 30'
DATE: SEPTEMBER 12 1995

CHARLESTON COUNTY
SOUTH CAROLINA



SS18/S470B



ANDERSON & ASSOCIATES
LAND SURVEYING AND PLANNING, INC.

P.O. BOX 87, JOHNS ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA 29457
PHONE (803)768-0331





ATTACHMENT #16-D

Neighboring Properties:
Block 16 Lot 87 – 3590 Seabrook Island Road (1995)
Conforming

Charleston County, South Carolina

generated on 7/12/2019 10:30:08 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
1471400031		3590 SEABROOK ISLAND RD, SEABROOK ISLAND	6/28/2019	2018	2018

Current Parcel Information

Owner	BARNETT F WILLIAM BARNETT ALICE KUPLER	Property Class Code	101 - RESID-SFR
		Acreage	.0000
Owner Address	3800 MAPLEWOOD AVE DALLAS TX 75205-2829		
Legal Description	Subdivision Name -SEABROOK ISLAND Description -LT 87 BLK 16 PlatSuffix AF-4 PolTwp 009		

Historic Information

Tax Year	Land	Improvements	Market	Taxes	Payment
2018	\$350,000	\$947,000	\$1,297,000	\$17,499.55	\$17,499.55
2017	\$350,000	\$947,000	\$1,297,000	\$17,019.66	\$17,019.66
2016	\$350,000	\$947,000	\$1,297,000	\$16,353.01	\$16,353.01
2015	\$350,000	\$947,000	\$1,297,000	\$15,491.80	\$15,491.80

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
ERINGAARD SUSAN M	R378 105	7/31/2001	Ge		\$1,265,000
BARRIER ISLAND PARTNERS II INC	L271 851	7/3/1996	Ge		\$700,000
CHAMBERLAIN MARIAN	L271 879	5/24/1996	Ge		\$115,000
GAMBLE WILLIAM B JR	V241 027	4/15/1994	Ge		\$105,000
FREY JULIA NICHOLSON	O158 805	10/8/1986	Ge		\$142,500
	K108 390	1/1/1975	Ge		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms	Finished Sq. Ft.	Improvement Size
R01	DWELL	Dwelling	1995	2.0	04	3,715	
R01	DETGAR	Residential Detached Garage	1995	0	0		529



BEACH COMBER RUN 50' R/W

LEGEND

- I.O. INDICATES IRON PIPE, OLD
- I.N. INDICATES IRON PIPE, NEW
- R.O. INDICATES ROD, OLD
- R.N. INDICATES ROD, NEW
- C.M.O. INDICATES CONCRETE MONUMENT, OLD

CERTIFICATIONS

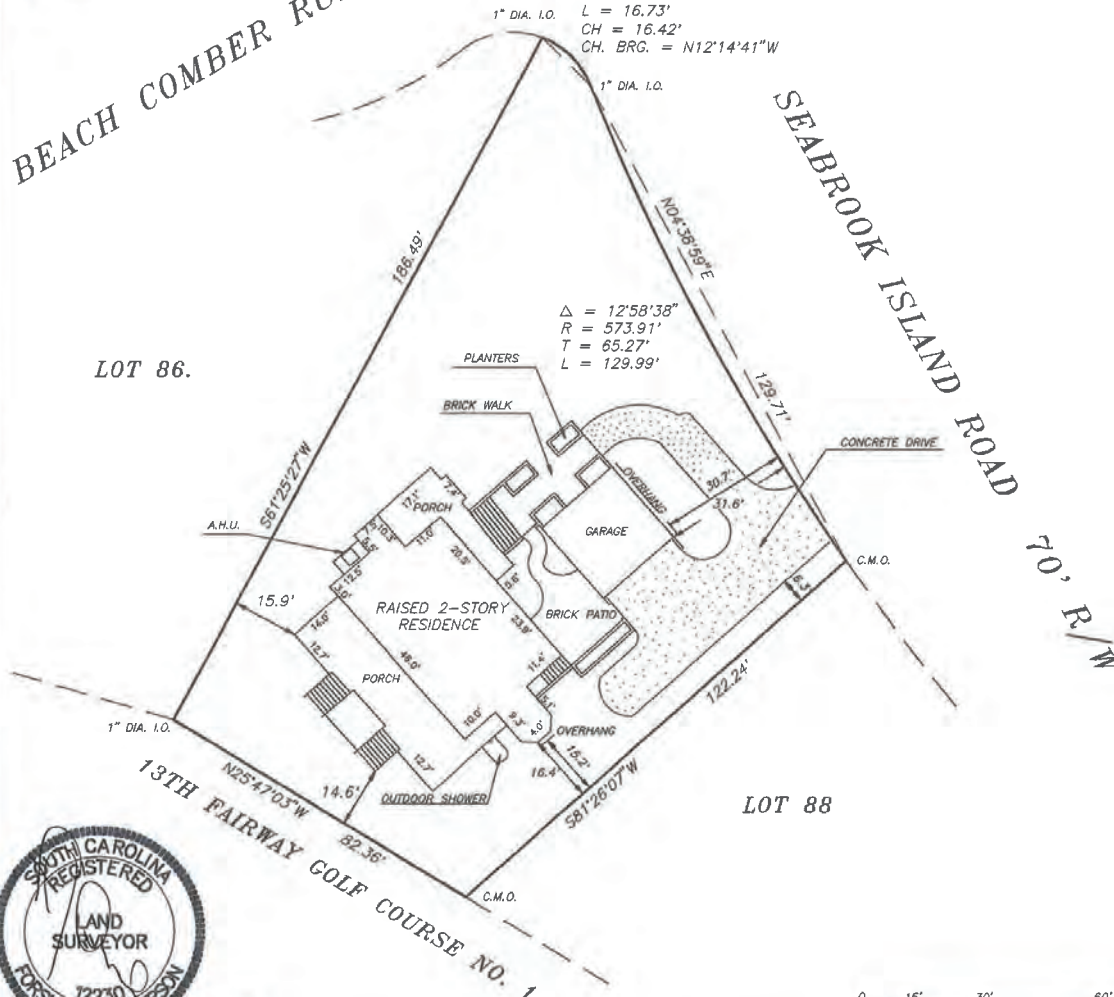
1. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN S.C. AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED HEREIN ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
2. I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO F.E.M.A. FLOOD HAZARD BOUNDARY MAPS.

NOTES

1. AREA = 0.38 ACRES.
2. REF. : PLAT BOOK AF, PAGE 4.
3. T.M.S. NO. 147-14-00-031.
4. PRESENTLY OWNED BY MARIAN CHAMBERLAIN.

$\Delta = 47^{\circ}55'15''$
 $R = 20.00'$
 $T = 8.89'$
 $L = 16.73'$
 $CH = 16.42'$
 $CH. BRG. = N12^{\circ}14'41''W$

$\Delta = 12^{\circ}58'38''$
 $R = 573.91'$
 $T = 65.27'$
 $L = 129.99'$



PLAT

LOT 87, BLOCK 16,
TOWN OF SEABROOK ISLAND.

SCALE: 1" = 30'
 DATE: MARCH 5, 1995
 REVISED: FEB. 28, 1996

CHARLESTON COUNTY
SOUTH CAROLINA



3285



ANDERSON & ASSOCIATES
 LAND SURVEYING AND PLANNING, INC.

PH. 803-768-0331
 PHONE (803)768-0331





ATTACHMENT #16-E

Neighboring Properties:
Block 16 Lot 88 – 3580 Seabrook Island Road (1986)
Non-Conforming

Charleston County, South Carolina

generated on 7/12/2019 10:30:51 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
1471400032		3580 SEABROOK ISLAND RD, SEABROOK ISLAND	6/28/2019	2018	2018

Current Parcel Information

Owner	ASHIKARI MARILYN M	Property Class Code	101 - RESID-SFR
Owner Address	99 TOMAHAWK ST YORKTOWN HEIGHTS NY 10598-6311	Acreage	.3500
Legal Description	Subdivision Name -SEABROOK ISLAND Description -LT 88 BLK 16 PlatSuffix BG-3 PolTwp 009		

Historic Information

Tax Year	Land	Improvements	Market	Taxes	Payment
2018	\$300,000	\$373,300	\$673,300	\$9,132.47	\$9,132.47
2017	\$300,000	\$373,300	\$673,300	\$8,883.34	\$8,883.34
2016	\$300,000	\$373,300	\$673,300	\$8,537.24	\$8,537.24
2015	\$300,000	\$373,300	\$673,300	\$8,090.15	\$8,090.15

Sales Disclosure

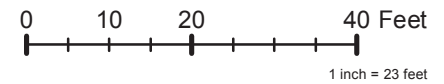
Grantor	Book & Page	Date	Deed	Vacant	Sale Price
WRIGHT CYNTHIA C	H256 863	6/12/1995	Ge		\$590,000
	J148 651	4/15/1985	Ge		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms	Finished Sq. Ft.	Improvement Size
R01	DWELL	Dwelling	1986	1.5	03	3,501	



3580 Seabrook Island Road



Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.



Author: Charleston County SC
Date: 7/12/2019



ATTACHMENT #17

DSO Requirements for Nonconforming Structures

Sec. 3.30. - Nonconforming Structures.

Buildings or structures, which were lawfully constructed prior to the adoption of this Ordinance or any amendment thereof, but do not meet the provisions of this Ordinance may continue to exist, provided:

§ 3.30.10. A nonconforming structure shall not be re-established, re-occupied or replaced with the same or similar building structure if physically removed or relocated from its specific site location after passage of this Ordinance, with the exception of property covered by the South Carolina Coastal Tidelands and Wetlands Act 48.39 Coastal Management Act and related laws dated July 1, 1988. (See § 9.20)

§ 3.30.20. A nonconforming structure shall not be repaired or rebuilt after the same has been damaged or damaged beyond repair in such a way as to increase the extent of its pre-damage nonconformity except as necessary to comply with applicable building codes, other provisions of the Town Code, DSO, and any and all other applicable codes, rules and regulations; and provided that, upon approval of the Planning Commission, a nonconforming structure that has been damaged beyond repair may be rebuilt in its pre-damaged footprint at or below its pre-damaged density, even if such structure would be nonconforming under the Town's DSO. The number of units of a repaired structure (density) may not be increased from pre-damage levels. Footprint shall be defined as the surface space and location relative to property lines occupied by the pre-damage structure including porches and decks. All other provisions of the Town Code, DSO and any and all other applicable codes, rules and regulations must be complied with to the satisfaction of the Planning Commission and applicable authorities. For purposes of this section, the term "damaged beyond repair" means that more than sixty-six and two-thirds (66⅔) of the replacement value of the structure has been destroyed.

§ 3.30.30. Nothing in this Section shall be deemed to prevent the strengthening, or restoring to a safe condition, any building declared to be unsafe by an official charged with protecting the public safety, upon order of such individual.

§ 3.30.40. Nonconforming Structure Modification. Except as provided in Section 3.30.20, if a nonconforming structure is modified to (a) increase its gross floor area by more than fifty percent (50%) of the existing structure or (b) increase its current appraised value of the existing structure by more than fifty percent (50%) as determined by the Town, the entire structure shall become subject to this ordinance and shall be brought up to the standards and shall comply with the requirements contained therein. Periodic renovations over a five (5)-year period shall not increase the gross floor area or appraised value by more than fifty percent (50%) of the floor area or the appraised value of the structure at the time the renovation was permitted.

(Ord. No. 2004-04, 8-24-2004; Ord. No. 2007-06, §§ II(3.30.20), (3.30.40), 7-24-2007; Ord. No. 2015-03, §§ II(3.30.20), (3.30.40), 6-23-2015)



ATTACHMENT #18

Letter from Seabrook Island Club
(June 19, 2019)



SEABROOK ISLAND
CLUB

June 19, 2019

Joe Cronin
Town Administrator
Town of Seabrook Island
2001 Seabrook Island Rd.
Seabrook Island, SC 29455

Dear Mr. Cronin:

This letter is in regards to the request for a variance for 3606 Beachcomber within the Town of Seabrook Island. As per Charleston County records, the property in question is within the setback, as it borders the 13th hole of Ocean Winds Golf Course of Seabrook Island Club and approval of a variance is required. Based on our observations of the property and Charleston County documents provided by the owners, Seabrook Island Club is satisfied with and in support of the variance requested.

Should you have any questions, feel free to reach out to me at your convenience.

Sincerely,

Caleb Elledge, CCM, PGA
General Manager / COO
Seabrook Island Club