



*City of Charleston*

# **BOARD OF ARCHITECTURAL REVIEW - LARGE**

January 22, 2020

4:30 PM

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DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

[www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar)

# Agenda Item #1

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Approval of minutes from the November 13, 2019 meeting.



# Agenda Item #2

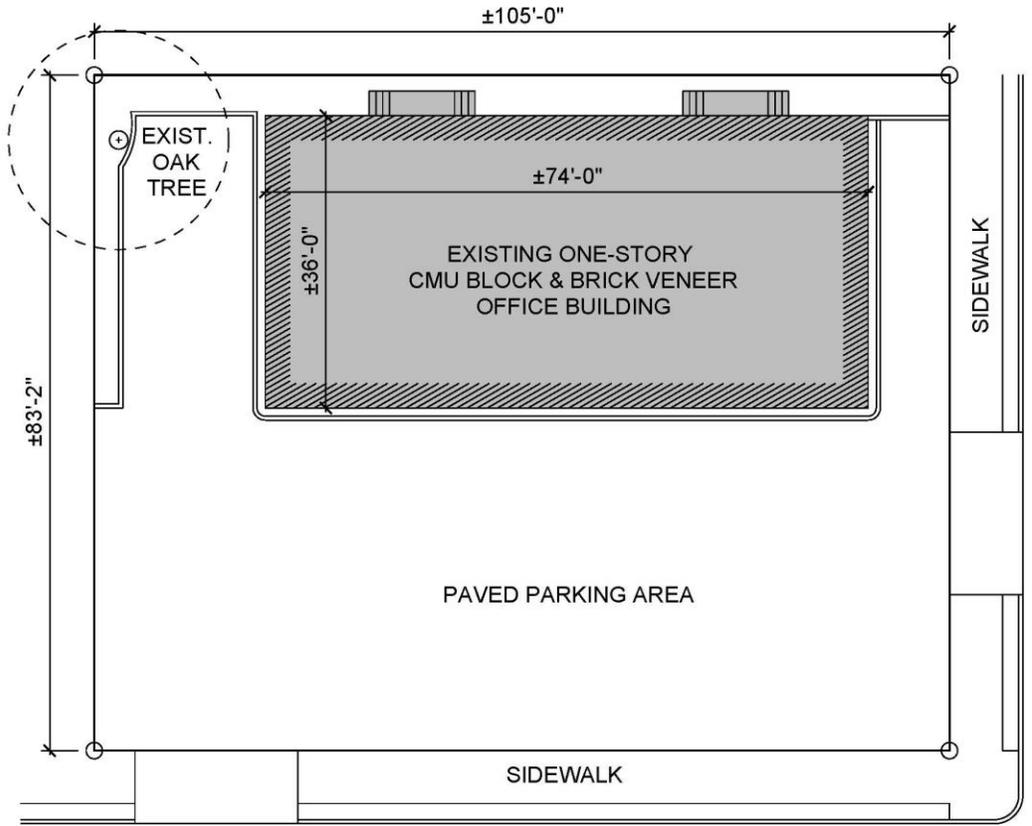
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68 GADSDEN STREET  
TMS # 457-03-01-035

Request approval for demolition of demolition of one-story medical office building.

Not Rated / (Harleston Village) / c. 1955-67 / Old and Historic District

# 68 GADSDEN STREET- PROPOSED DEMOLITION



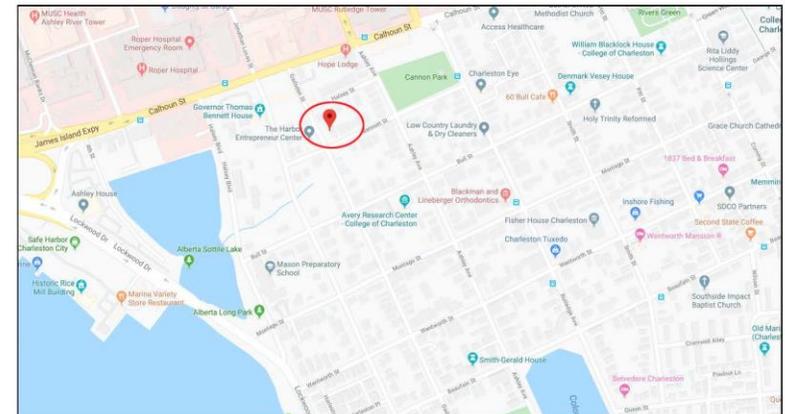
BENNETT STREET  
(S-10-667)  
50' R/W

GADSDEN STREET  
(S-10-666)  
50' R/W

NOTE:  
DIMENSIONS BASED ON  
PROPERTY RECORD CARD  
AND TAX RECORDS



ZONING MAP - STR



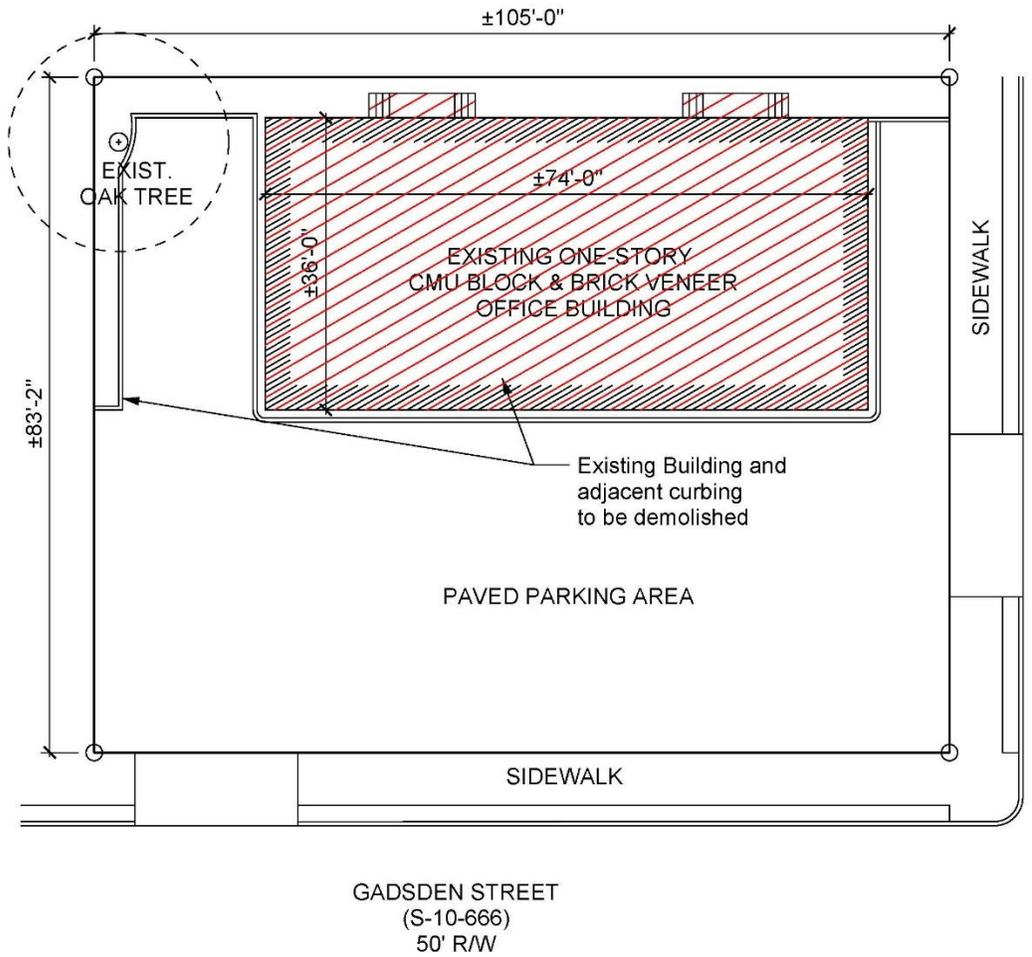
CITY LOCATION MAP

68 GADSDEN ST  
CHARLESTON, SC

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42 BROAD ST. CHARLESTON SC, - ALL RIGHTS RESERVED

Existing Site Plan  
SCALE: 1/16" = 1'0"

1  
JANUARY 10, 2020



AERIAL VIEW OF PROPERTY FROM NW CORNER



AERIAL VIEW OF PROPERTY FROM SW CORNER

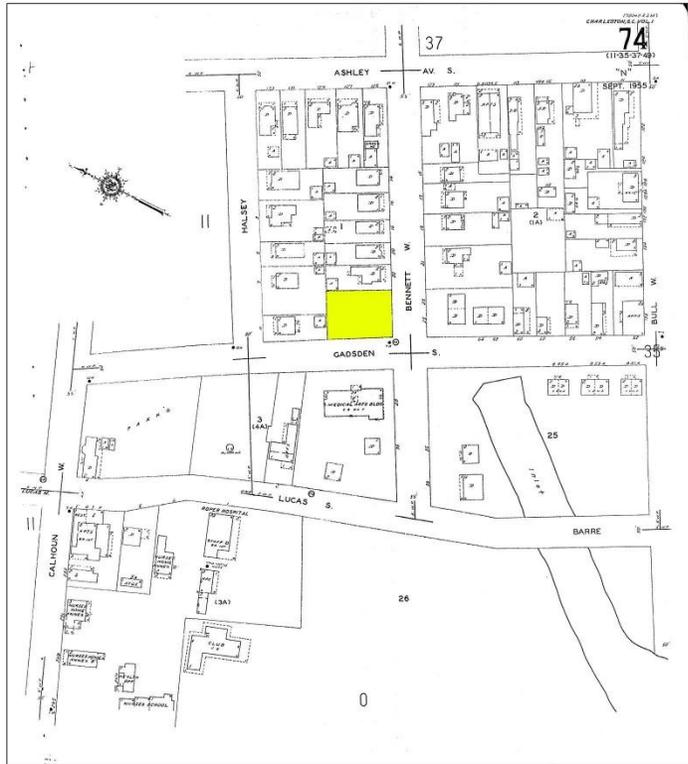
NOTE:  
DIMENSIONS BASED ON  
PROPERTY RECORD CARD  
AND TAX RECORDS

68 GADSDEN ST  
CHARLESTON, SC

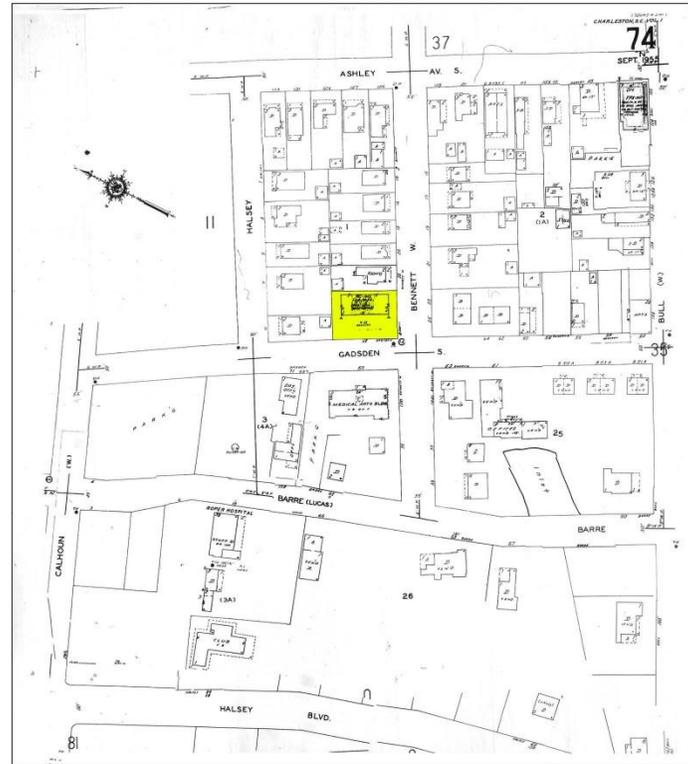
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Proposed Demo  
Site Plan  
SCALE: 1/16" = 1'0"

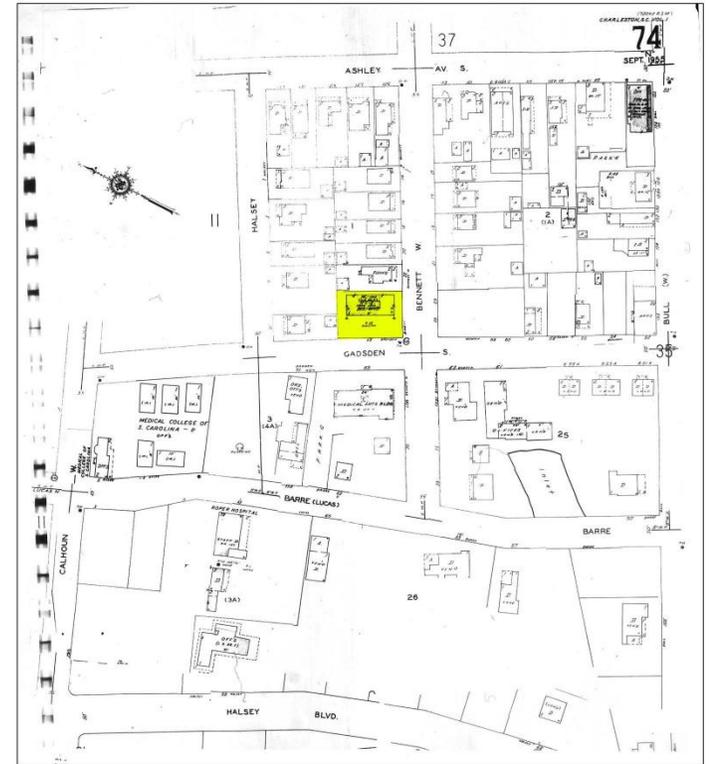
2  
JANUARY 10, 2020



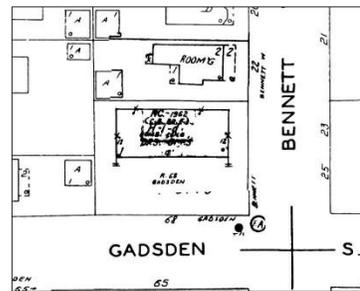
1955 SANBORN MAP



1967 SANBORN MAP



1973 SANBORN MAP



ZOOM IN OF LOT - 1967

68 GADSDEN STREET  
CHARLESTON, SC

SANBORN MAPS

Scale: NTS

3  
JANUARY 10, 2020



FRONT GADSDEN STREET FACADE



SIDE BENNETT STREET FACADE



VIEW FROM CORNER OF GADSDEN AND BENNETT STREETS



VIEW FROM GADSDEN LOOKING TOWARD BENNETT STREET



VIEW FROM ACROSS BENNETT LOOKING BACK TOWARD GADSDEN



REAR WALKWAY AND STAIRS



FRONT ENTRY ALCOVE



INTERIOR HALLWAY



TYPICAL OFFICE



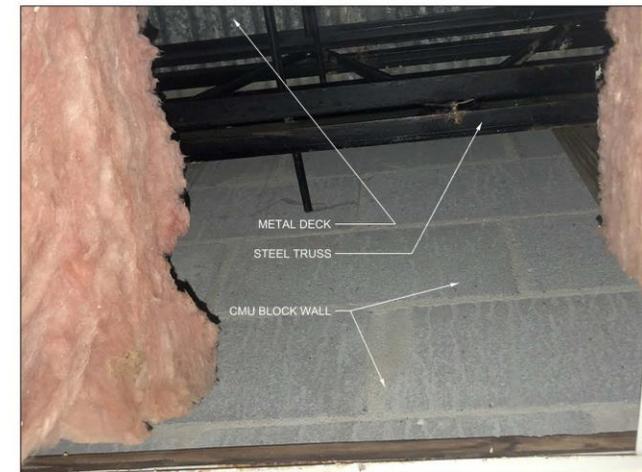
TYPICAL OFFICE



TYPICAL OFFICE



DROP CEILING WITH ROOF STRUCTURE BEYOND



CMU PERIMETER WALL AND ROOF STRUCTURE



REAR NEIGHBOR ON BENNETT STREET



LEFT FRONT NEIGHBOR ON GADSDEN STREET



NEIGHBOR ACROSS BENNETT STREET



NEIGHBOR ACROSS BENNETT STREET



# Agenda Item #3

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23 ANN STREET  
TMS # 460-16-02-010

Request conceptual approval for renovation of existing building into a restaurant.

Category 2 / (Mazyck-Wraggborough) / c. 1849-50 / Old and Historic District

**WITHDRAWN FOR REVIEW BY BAR-S**



# Agenda Item #4

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573 MEETING STREET  
TMS # 463-16-04-022

Request conceptual approval for renovation of existing building into a restaurant.

Category 2 / (Mazyck-Wraggborough) / c. 1849-50 / Old and Historic District



E  
D  
C  
B  
A



1



2



3



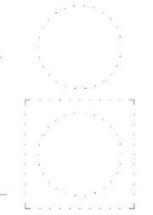
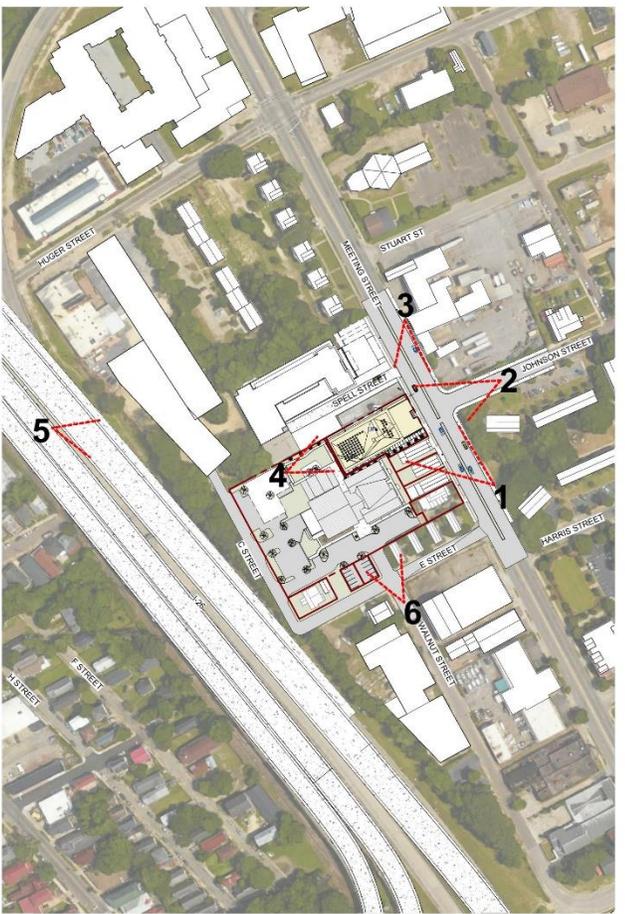
4



5



6



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REVISIONS:

No.	Description	Date
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PROJECT: 1100-10000  
DATE: JANUARY 15, 2019  
DRAWN BY: Author  
CHECKED BY: Checker

CONTEXT

BAR-002



\\ms010172\working\01480\PROJECTS\ONE80 Place\_2019.rvt  
1/15/2019 8:55:29 AM

PREVIOUS:



CURRENT:



CONCEPTUAL BAR COMMENTS (11/14/2018)

STAFF COMMENTS:

- STUDY A WAY TO BREAK UP THE LONG MASS OF THE N. ELEVATION
  - PORTION OF BUILDING HAS BEEN RECESSED FROM FLOORS 3-7
- THE BRICK OF THE 3-STORY MASS FEELS MORE LIKE A SURFACE TREATMENT THAN A SUBSTANTIAL MASONRY MATERIAL. IN PART DUE TO THE DIMENSION FROM THE FACE OF BRICK TO STUCCO. CONSIDER AN ALTERNATE MATERIAL OR INCREASE IN THE DEPTH OF BRICK, WHICH WOULD HELP THE WINDOWS TO BE SET DEEPER
  - THE MAJORITY OF THE BRICK HAS BEEN REMOVED AND REPLACED WITH SHRAPL SIDING TO BETTER RELATE TO THE RESIDENTIAL NATURE OF THE ADJACENT PROPERTIES AND CONTRAST THE SIX STORY PORTION OF THE BUILDING.
- ALSO, THE THIN COLUMNS VISUALLY SUPPORTING THE MASS ABOVE IS UNCOMFORTABLE AND SHOULD BE RESTUDIED
  - HEIGHT OF MASS ABOVE THE SIDEWALK HAS BEEN LOWERED AND THE COLUMNS HAVE BEEN REMOVED
- IT WOULD BE BEST FOR THE SPANDRELS TO BE METAL TO MATCH THE STOREFRONT RATHER THAN FIBER CEMENT. THIS SHOULD ALSO OCCUR AT THE SIDING AT THE TOP FLOOR OF THE BUILDING
  - THE PANELS REMAIN FIBER CEMENT BUT REVEAL JOINTS HAVE BEEN ADDED TO ALIGN WITH THE WINDOWS
- FENESTRATION PATTERN LOOKS A LITTLE DATED AND COULD BENEFIT FROM AN ADDITIONAL VERTICAL MULLION AT EACH 1/1 WINDOW
  - MAJORITY OF THE WINDOWS ARE NOW FIXED ONE OVER ONE DOUBLE HUNG WINDOWS
- A PERFORATED SCREEN IS A GOOD SOLUTION TO SCREEN THE P-TAC UNITS. ALTHOUGH V-TAC UNITS ARE CALLED OUT ON THE DRAWINGS AND WOULD BE PREFERRED IF P-TAC UNITS ARE NECESSARY, IT WOULD BE NICE FOR THE SCREENS TO BE A COLOR THAT WOULD PROVIDE SOME "LIFE" AND "WARMTH" TO THE BUILDING. ALSO, STUDY THE LOUVERS NOT CONCEALED BY SCREENS.
  - V-TAC UNITS WILL NO LONGER BE USED, ELIMINATING THE NEED FOR THE DECORATIVE SCREEN
- INFILLED WINDOWS ON THE W. SIDE WOULD BE BEST AS ALL LOUVER SCREENS VS. FIBER CEMENT
  - INFILLED AREAS HAVE BEEN REMOVED AND REPLACED WITH METAL PANEL TO MATCH WALL
- PROVIDE INFORMATION FOR THE FENCE BETWEEN 573 AND 575 MEETING.
  - FENCE IS NOT REQUIRED PER ZONING AND HAS THEREFORE BEEN REMOVED AND REPLACED WITH LANDSCAPE

BOARD COMMENTS:

1. BREAK UP THE NORTH ELEVATION
2. USE MATERIAL OTHER THAN FIBER CEMENT
3. TRY TO BETTER HIDE V-TAC LOUVERS NOT BEHIND SCREEN
4. ENTIRE 3-STORY FACADE ON MEETING ST. COULD BE BRICK
5. COLUMNS ON EAST AND SOUTH ARE TOO SLENDER
6. BUTTERFLY ROOF IS A DEFINING ELEMENT AND SHOULD BE MORE BOLD AND BETTER DETAILED

ONE80  
PLACE  
BEGIN AGAIN

573 MEETING  
STREET

LS3P

205 10 KING STREET  
CHARLESTON, SOUTH CAROLINA 29401  
TEL. 843.572.4444 FAX 843.722.4789  
WWW.LS3P.COM

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REVISIONS:

No.	Description	Date

PROJECT: 1100-104508  
DATE: JANUARY 15, 2019  
DRAWN BY: Author  
CHECKED BY: Checker

SITE PLAN -  
COMPARISON

BAR-007

NOT TO  
SCALE



3

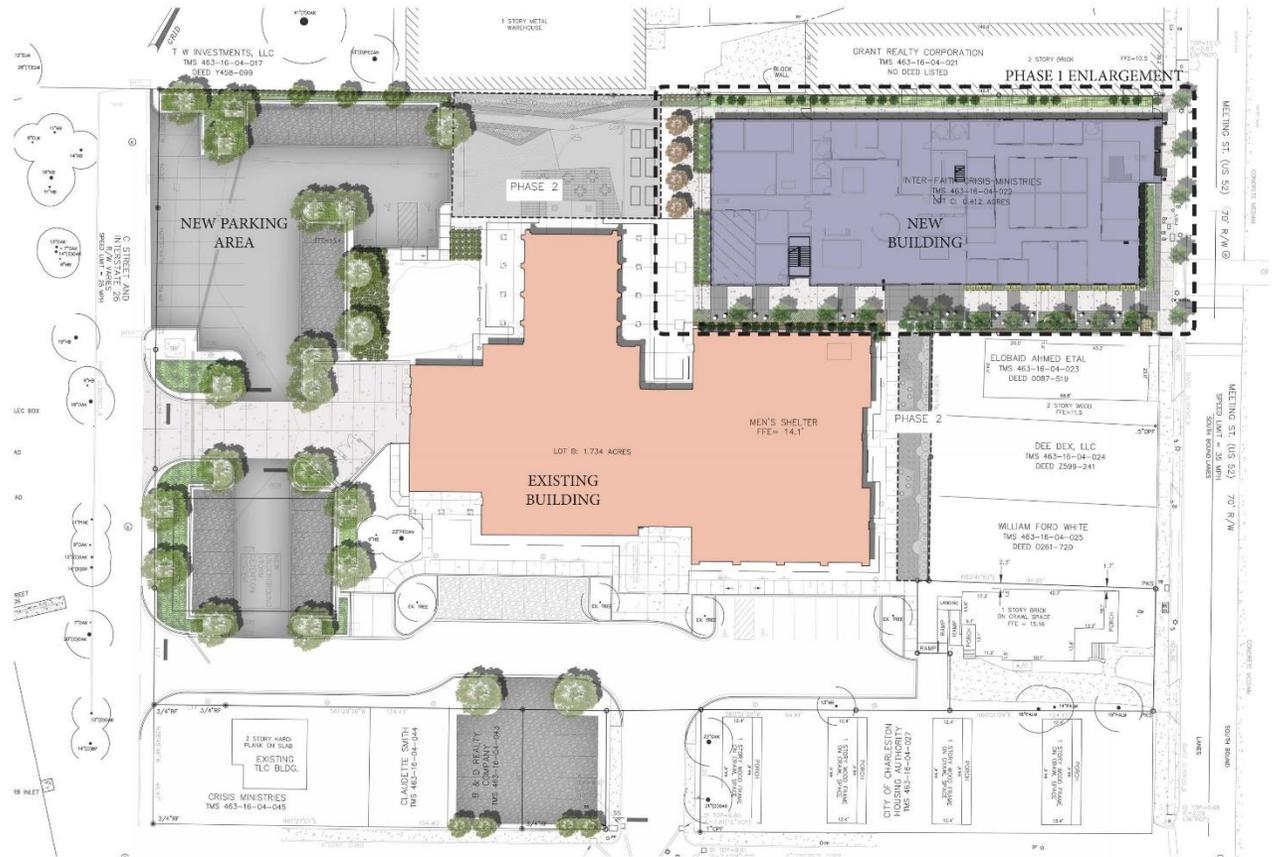
TRUE  
NORTH

PRODUCT  
NORTH

3

PRELIMINARY BAR: 1/22/2020

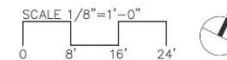
PARKING AREA PLANTING PALETTE



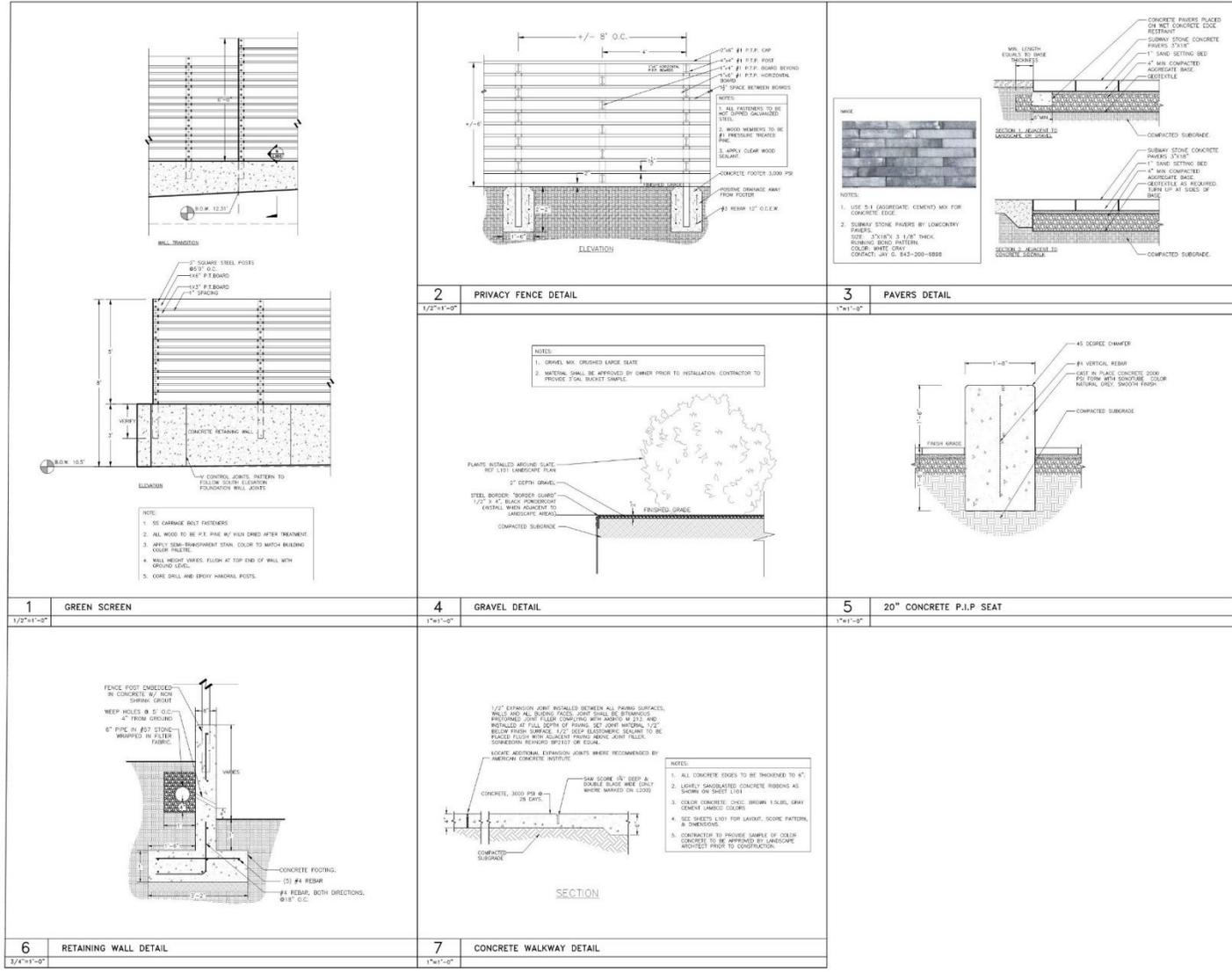
PHASE 1 PLANTING PALLETTE



PHASE 1 HARDSCAPE PALLETTE



No.	Description	Date



PREVIOUS:



CURRENT:



CONCEPTUAL BAR COMMENTS (11/14/2016)

STAFF COMMENTS:

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- PROVIDE INFORMATION FOR THE FENCE BETWEEN 573 AND 575 MEETING.
  - FENCE IS NOT REQUIRED PER ZONING AND HAS THEREFORE BEEN REMOVED AND REPLACED WITH LANDSCAPE

BOARD COMMENTS:

- BREAK UP THE NORTH ELEVATION
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ONE80 PLACE  
BEGIN AGAIN

573 MEETING STREET

LS3P

295 10 KING STREET  
CHARLESTON, SOUTH CAROLINA 29401  
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REVISIONS:

No.	Description	Date

PROJECT: 1100-10000  
DATE: JANUARY 15, 2019  
DRAWN BY: Author  
CHECKED BY: Checker

GROUND LEVEL PLAN - OFFICE - COMPARISON

BAR-101

NOT TO SCALE



7



PREVIOUS:



CURRENT:



CONCEPTUAL BAR COMMENTS (1/14/2016)

STAFF COMMENTS:

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ONE80  
PLACE  
BEGIN AGAIN

573 MEETING  
STREET

LS3P

255 10 KING STREET  
CHARLESTON, SOUTH CAROLINA 29401  
TEL. 843.577.4444 FAX 843.722.4789  
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No.	Description	Date

PROJECT: 1100-10000  
DATE: JANUARY 15, 2019  
DRAWN BY: Author  
CHECKED BY: Checker

2ND FLOOR  
PLAN - FAMILY  
CENTER -  
COMPARISON

BAR-103

NOT TO  
SCALE



PROJECT  
NORTH

9



TRUE  
NORTH



PREVIOUS:



CURRENT:



CONCEPTUAL BAR COMMENTS (1/14/2018)

STAFF COMMENTS:

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ONE80  
PLACE  
BEGIN AGAIN

573 MEETING  
STREET

LS3P

255 10 KING STREET  
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REVISIONS:

No.	Description	Date

PROJECT: 1100-10000  
DATE: JANUARY 15, 2019  
DRAWN BY: Author  
CHECKED BY: Checker

3RD FLOOR  
PLAN -  
RESIDENTIAL -  
COMPARISON

BAR-105

NOT TO  
SCALE



PROJECT  
NORTH



TRUE  
NORTH

11



PREVIOUS:



CURRENT:



CONCEPTUAL BAR COMMENTS (1/14/2018)

STAFF COMMENTS:

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573 MEETING STREET



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REVISIONS:

No.	Description	Date

PROJECT: 1100-10400  
DATE: JANUARY 13, 2018  
DRAWN BY: Author  
CHECKED BY: Checker

4TH FLOOR  
PLAN -  
RESIDENTIAL -  
COMPARISON

BAR-107

NOT TO SCALE



13



PREVIOUS:



CURRENT:



CONCEPTUAL BAR COMMENTS (11/14/2018)

STAFF COMMENTS:

- STUDY A WAY TO BREAK UP THE LONG MASS OF THE N. ELEVATION
- PORTION OF BUILDING HAS BEEN RECESSED FROM FLOORS 3-7
- THE BRICK OF THE 3-STORY MASS FEELS MORE LIKE A SURFACE TREATMENT THAN A SUBSTANTIAL MASONRY MATERIAL. IN PART DUE TO THE DIMENSION FROM THE FACE OF BRICK TO STUDIOS. CONSIDER AN ALTERNATE MATERIAL OR INCREASE IN THE DEPTH OF BRICK, WHICH WOULD HELP THE WINDOWS TO BE SET DEEPER
- THE MAJORITY OF THE BRICK HAS BEEN REMOVED AND REPLACED WITH SHIP LAP SIDING TO BETTER RELATE TO THE RESIDENTIAL NATURE OF THE ADJACENT PROPERTIES AND CONTRAST THE SIX-STORY PORTION OF THE BUILDING
- ALSO, THE THIN COLUMNS VISUALLY SUPPORTING THE MASS ABOVE IS UNCOMFORTABLE AND SHOULD BE RESTUDIED
- HEIGHT OF MASS ABOVE THE SIDEWALK HAS BEEN LOWERED AND THE COLUMNS HAVE BEEN REMOVED
- IT WOULD BE BEST FOR THE SPANDRELS TO BE METAL TO MATCH THE STOREFRONT RATHER THAN FIBER CEMENT. THIS SHOULD ALSO OCCUR AT THE SIDING AT THE TOP FLOOR OF THE BUILDING
- THE PANELS REMAIN FIBER CEMENT BUT REVEAL JOINTS HAVE BEEN ADDED TO ALIGN WITH THE WINDOWS
- FENESTRATION PATTERN LOOKS A LITTLE DATED AND COULD BENEFIT FROM AN ADDITIONAL VERTICAL MULLION AT EACH 11' WINDOW
- MAJORITY OF THE WINDOWS ARE NOW FIXED ONE OVER ONE DOUBLE HUNG WINDOWS
- A PERFORATED SCREEN IS A GOOD SOLUTION TO SCREEN THE P-TAC UNITS, ALTHOUGH V-TAC UNITS ARE CALLED OUT ON THE DRAWINGS AND WOULD BE PREFERRED. IF P-TAC UNITS ARE NECESSARY, IT WOULD BE NICE FOR THE SCREENS TO BE A COLOR THAT WOULD PROVIDE SOME "LIFE" AND "WARMTH" TO THE BUILDING. ALSO, STUDY THE LOUVERS NOT CONCEALED BY SCREENS.
- V-TAC UNITS WILL NO LONGER BE USED, ELIMINATING THE NEED FOR THE DECORATIVE SCREEN
- INFILLED WINDOWS ON THE W. SIDE WOULD BE BEST AS ALL LOUVER SCREENS VS. FIBER CEMENT.
- INFILLED AREAS HAVE BEEN REMOVED AND REPLACED WITH METAL PANEL TO MATCH WALL
- PROVIDE INFORMATION FOR THE FENCE BETWEEN 573 AND 575 MEETING.
- FENCE IS NOT REQUIRED PER ZONING AND HAS THEREFORE BEEN REMOVED AND REPLACED WITH LANDSCAPE

BOARD COMMENTS:

1. BREAK UP THE NORTH ELEVATION
2. USE MATERIAL OTHER THAN FIBER CEMENT
3. TRY TO BETTER HIDE V-TAC LOUVERS NOT BEHIND SCREEN
4. ENTIRE 3-STORY FACADE ON MEETING ST. COULD BE BRICK
5. COLUMNS ON EAST AND SOUTH ARE TOO SLENDER
6. BUTTERFLY ROOF IS A DEFINING ELEMENT AND SHOULD BE MORE BOLD AND BETTER DETAILED

ONE80  
PLACE  
BEGIN AGAIN

573 MEETING  
STREET

LS3P

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No.	Description	Date

PROJECT: 1100-10000  
DATE: JANUARY 15, 2019  
DRAWN BY: Author  
CHECKED BY: Checker

5TH-6TH  
FLOOR PLAN -  
RESIDENTIAL -  
COMPARISON

BAR-109

NOT TO  
SCALE



PROJECT  
NORTH



TRUE  
NORTH

15



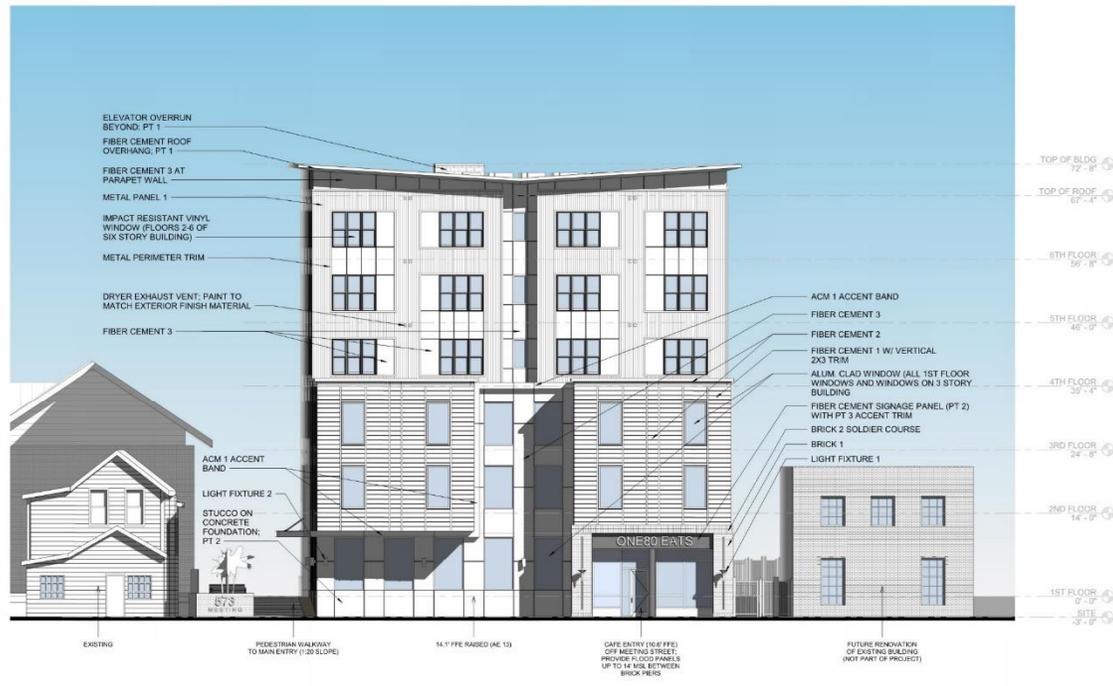








E  
D  
C  
B  
A



1 EAST ELEVATION - PROPOSED  
1/8" = 1'-0"

MATERIAL LEGEND

-  BRICK 1 WITH DARK GREY MORTAR
-  BRICK 2 WITH GREY MORTAR
-  METAL PANEL 1 MDCI - PBC PROFILE SLATE GRAY
-  ACM 1 ALUMINUM COMPOSITE METAL RUSSET MICA
-  FIBER CEMENT 1 SHIP LAP PT 1 - SW7016 MINDFUL GRAY
-  FIBER CEMENT 2 SHIP LAP PT 2 - SW7020 BLACK FOX
-  FIBER CEMENT 3 SMOOTH PANEL W/ REVEAL PT 2 - SW7020 BLACK FOX
-  PT 3 (TO MATCH ACM 1) SW6348 PENNYWISE
-  PT 4 (TO MATCH METAL PANEL 1) SW7019 GAUNTLET GRAY
-  ALUM. CLAD WOOD & VINYL WINDOW CHARCOAL GREY
-  LIGHT FIXTURE 1
-  LIGHT FIXTURE 2



573 MEETING STREET



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REVISIONS:

No.	Description	Date

PROJECT: 1100-10058  
DATE: JANUARY 13, 2019  
DRAWN BY: Author  
CHECKED BY: Checker

EAST (MEETING ST.) ELEVATION

BAR-202

I:\1100-10058\1100-10058-01\1100-10058-01.dwg  
 1/13/2019 8:06:00 AM

PREVIOUS:



EXISTING ONE80 PLACE  
(14.1' FFE)

MAIN ENTRANCE  
(12.1' FFE)

EXISTING SIDEWALK  
(10.5' MSL)

CURRENT:



EXISTING ONE80 PLACE  
(14.1' FFE)

SOLDIER COURSE &  
ROVLOK, BRICK 2

BRICK 1

MANUFACTURED METAL CANOPY;  
METAL CHANNEL PERIMETER TRIM, PT 2

MAIN ENTRANCE  
(14.1' FFE)

SLOPE SITE NO  
GREATER THAN 1:20

EXISTING SIDEWALK  
(10.5' MSL)

CONCEPTUAL BAR COMMENTS (11/14/2018)

STAFF COMMENTS:

- STUDY A WAY TO BREAK UP THE LONG MASS OF THE N. ELEVATION
  - PORTION OF BUILDING HAS BEEN RECESSED FROM FLOORS 3-7
- THE BRICK OF THE 3-STORY MASS FEELS MORE LIKE A SURFACE TREATMENT THAN A SUBSTANTIAL MASONRY MATERIAL. IN PART DUE TO THE DIMENSION FROM THE FACE OF BRICK TO STUCCO. CONSIDER AN ALTERNATE MATERIAL OR INCREASE IN THE DEPTH OF BRICK, WHICH WOULD HELP THE WINDOWS TO BE SET DEEPER
  - THE MAJORITY OF THE BRICK HAS BEEN REMOVED AND REPLACED WITH SHIP-LAP SIDING TO BETTER RELATE TO THE RESIDENTIAL NATURE OF THE ADJACENT PROPERTIES AND CONTRAST THE SIX STORY PORTION OF THE BUILDING
- ALSO, THE THIN COLUMNS VISUALLY SUPPORTING THE MASS ABOVE IS UNCOMFORTABLE AND SHOULD BE RESTUDIED
  - HEIGHT OF MASS ABOVE THE SIDEWALK HAS BEEN LOWERED AND THE COLUMNS HAVE BEEN REMOVED
- IT WOULD BE BEST FOR THE SPANDRELS TO BE METAL TO MATCH THE STOREFRONT RATHER THAN FIBER CEMENT. THIS SHOULD ALSO OCCUR AT THE SIDING AT THE TOP FLOOR OF THE BUILDING
  - THE PANELS REMAIN FIBER CEMENT BUT REVEAL JOINTS HAVE BEEN ADDED TO ALIGN WITH THE WINDOWS
- FENESTRATION PATTERN LOOKS A LITTLE DATED AND COULD BENEFIT FROM AN ADDITIONAL VERTICAL MULLION AT EACH 1/1 WINDOW
  - MAJORITY OF THE WINDOWS ARE NOW FIXED ONE OVER ONE DOUBLE HUNG WINDOWS
- A PERFORATED SCREEN IS A GOOD SOLUTION TO SCREEN THE P-TAC UNITS, ALTHOUGH V-TAC UNITS ARE CALLED OUT ON THE DRAWINGS AND WOULD BE PREFERRED. IF P-TAC UNITS ARE NECESSARY, IT WOULD BE NICE FOR THE SCREENS TO BE A COLOR THAT WOULD PROVIDE SOME "LIFE" AND "WARMTH" TO THE BUILDING. ALSO, STUDY THE LOUVERS NOT CONCEALED BY SCREENS.
  - V-TAC UNITS WILL NO LONGER BE USED, ELIMINATING THE NEED FOR THE DECORATIVE SCREEN
- INFILLED WINDOWS ON THE W. SIDE WOULD BE BEST AS ALL LOUVER SCREENS VS. FIBER CEMENT
  - INFILLED AREAS HAVE BEEN REMOVED AND REPLACED WITH METAL PANEL TO MATCH WALL
- PROVIDE INFORMATION FOR THE FENCE BETWEEN 573 AND 575 MEETING
  - FENCE IS NOT REQUIRED PER ZONING AND HAS THEREFORE BEEN REMOVED AND REPLACED WITH LANDSCAPE

BOARD COMMENTS:

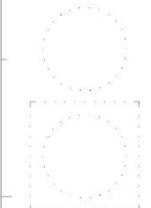
- BREAK UP THE NORTH ELEVATION
- USE MATERIAL OTHER THAN FIBER CEMENT
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- COLUMNS ON EAST AND SOUTH ARE TOO SLENDER
- BUTTERFLY ROOF IS A DEFINING ELEMENT AND SHOULD BE MORE BOLD AND BETTER DETAILED

ONE80  
PLACE  
BEGIN AGAIN

573 MEETING  
STREET

LS3P

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PROJECT: 1100-10000  
DATE: JANUARY 15, 2019  
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CHECKED BY: Checker

SOUTH  
ELEVATION -  
COMPARISON

BAR-203

NOT TO  
SCALE 22



PREVIOUS:



CURRENT:



CONCEPTUAL BAR COMMENTS (11/14/2019)

STAFF COMMENTS:

- STUDY A WAY TO BREAK UP THE LONG MASS OF THE N. ELEVATION
  - PORTION OF BUILDING HAS BEEN RECESSED FROM FLOORS 3-7
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  - V-TAC UNITS WILL NO LONGER BE USED, ELIMINATING THE NEED FOR THE DECORATIVE SCREEN
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BOARD COMMENTS:

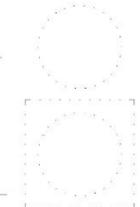
1. BREAK UP THE NORTH ELEVATION
2. USE MATERIAL OTHER THAN FIBER CEMENT
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4. ENTIRE 3-STORY FACADE ON MEETING ST. COULD BE BRICK
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573 MEETING STREET



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PROJECT: 1100-10000  
DATE: JANUARY 15, 2019  
DRAWN BY: Author  
CHECKED BY: Checker

NORTH ELEVATION - COMPARISON

BAR-205

NOT TO SCALE 24

BAR-205-0112 Meeting - One80 Place ARCH - ONE80 Place - 2019.dwg  
 1/13/2020 8:06:15 AM



PREVIOUS:



CURRENT:



CONCEPTUAL BAR COMMENTS (11/14/2018)

STAFF COMMENTS:

- STUDY A WAY TO BREAK UP THE LONG MASS OF THE N. ELEVATION
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BOARD COMMENTS:

- BREAK UP THE NORTH ELEVATION
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573 MEETING STREET



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PROJECT: 1100-104500  
DATE: JANUARY 13, 2019  
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WEST ELEVATION - COMPARISON

BAR-207

NOT TO SCALE 26

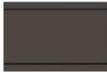
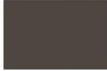
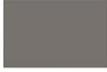
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 1/13/2018 8:06:30 AM

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 C  
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1 WEST ELEVATION  
 16' x 14'

**MATERIAL LEGEND**

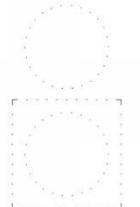
- 
 BRICK 1 WITH DARK GREY MORTAR
- 
 BRICK 2 WITH GREY MORTAR
- 
 METAL PANEL 1 MEC1 - PBC PROFILE SLATE GRAY
- 
 ACM 1 ALUMINUM COMPOSITE METAL RUSSET MICA
- 
 FIBER CEMENT 1 SHIP LAP PT 1 - SW7016 MINDFUL GRAY
- 
 FIBER CEMENT 2 SHIP LAP PT 2 - SW7020 BLACK FOX
- 
 FIBER CEMENT 3 SMOOTH PANEL W/ REVEAL PT 2 - SW7020 BLACK FOX
- 
 PT 3 (TO MATCH ACM 1) SW6349 PENNYWISE
- 
 PT 4 (TO MATCH METAL PANEL 1) SW7019 GAUNTLET GRAY
- 
 ALUM. CLAD WOOD & VINYL WINDOW CHARCOAL GREY
- 
 LIGHT FIXTURE 1
- 
 LIGHT FIXTURE 2



573 MEETING STREET



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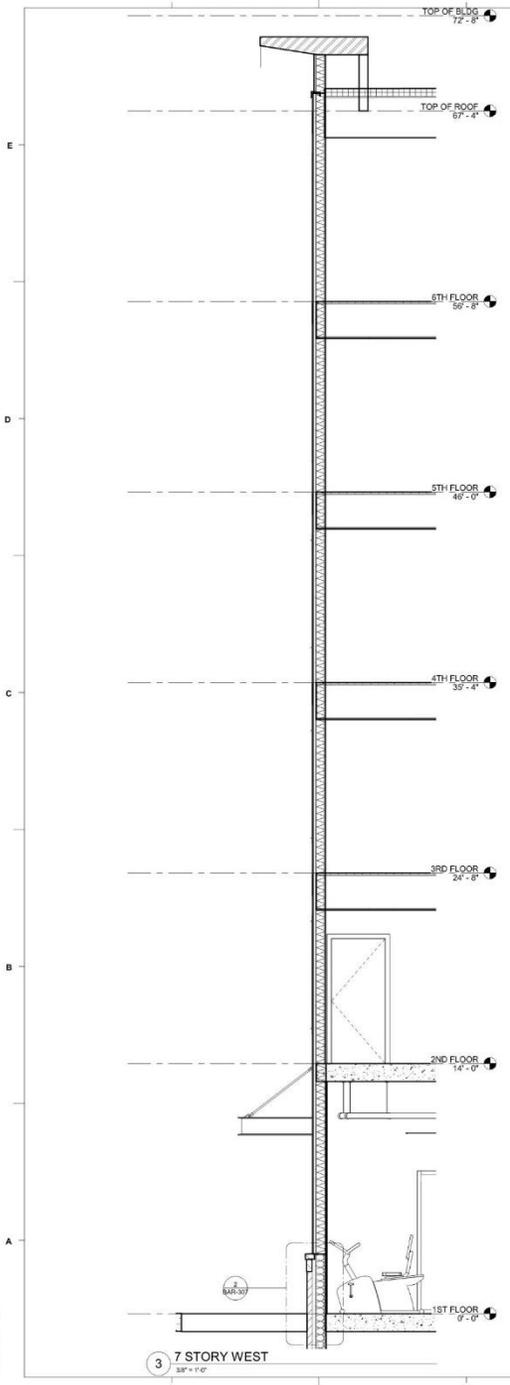
No.	Description	Date

PROJECT: 1100-10000  
 DATE: JANUARY 13, 2019  
 DRAWN BY: Author  
 CHECKED BY: Checker

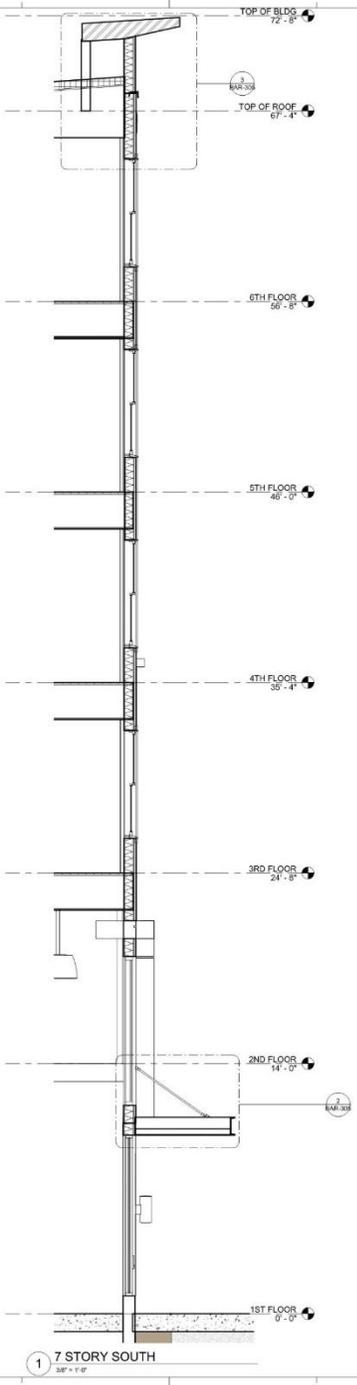
WEST ELEVATION

**BAR-208**

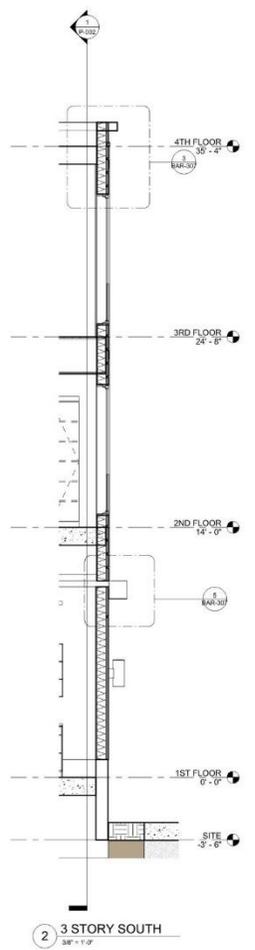




3 STORY WEST  
38'-1"



7 STORY SOUTH  
38'-1"



3 STORY SOUTH  
38'-1"

I:\2010\1123 Meeting - One80 Place\ARCHD - ONE80 Place\_2010.dwg  
 1/13/2010 8:06:33 AM

**ONE80**  
PLACE  
BEGIN AGAIN

573 MEETING  
STREET

**LS3P**

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REVISIONS:

No.	Description	Date

PROJECT: 1100-10450  
 DATE: JANUARY 13, 2019  
 DRAWN BY: Author  
 CHECKED BY: Checker

WALL  
SECTIONS

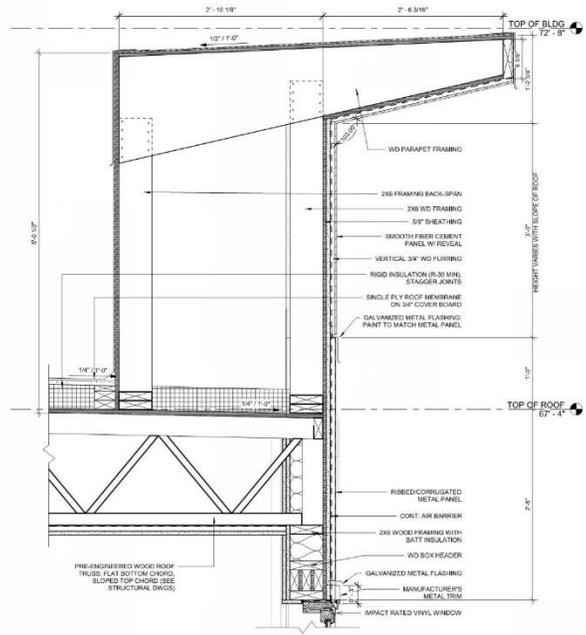
**BAR-302**



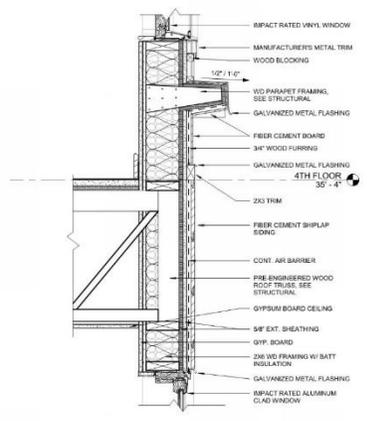




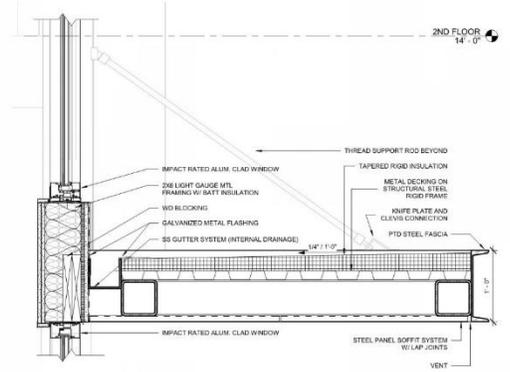
1 South Section Perspective - Main Entry



3 0.7 STORY PARAPET  
SCALE: 3/4" = 1'0"



4 1.3 STORY MATERIAL CONVERGE  
SCALE: 3/4" = 1'0"



2 0 PREMANUFACTURED CANOPY @ LOBBY  
SCALE: 3/4" = 1'0"

REVISIONS:

No.	Description	Date

PROJECT: 1100-10000  
DATE: JANUARY 13, 2019  
DRAWN BY: Author  
CHECKED BY: Checker

DETAILS

BAR-305







E  
D  
C  
B  
A

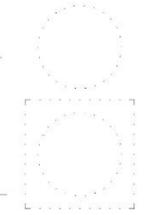


**ONE80**  
PLACE  
BEGIN AGAIN

573 MEETING  
STREET

**LS3P**

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PROJECT: 1100-10000  
DATE: JANUARY 15, 2019  
DRAWN BY: Author  
CHECKED BY: Checker

JOHNSON &  
MEETING ST.

**BAR-902**

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1/15/2019 8:57:00 AM



E  
D  
C  
B  
A

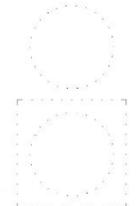


**ONE80**  
PLACE  
BEGIN AGAIN

573 MEETING  
STREET

**LS3P**

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REVISIONS:

No.	Description	Date

PROJECT: 1100-10000  
DATE: JANUARY 15, 2019  
DRAWN BY: Author  
CHECKED BY: Checker

MEETING ST. -  
NORTH

**BAR-904**



E  
D  
C  
B  
A



**ONE80**  
PLACE  
BEGIN AGAIN

573 MEETING  
STREET

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PROJECT: 1100-10000  
DATE: JANUARY 15, 2019  
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MEETING ST. -  
SOUTH

**BAR-906**

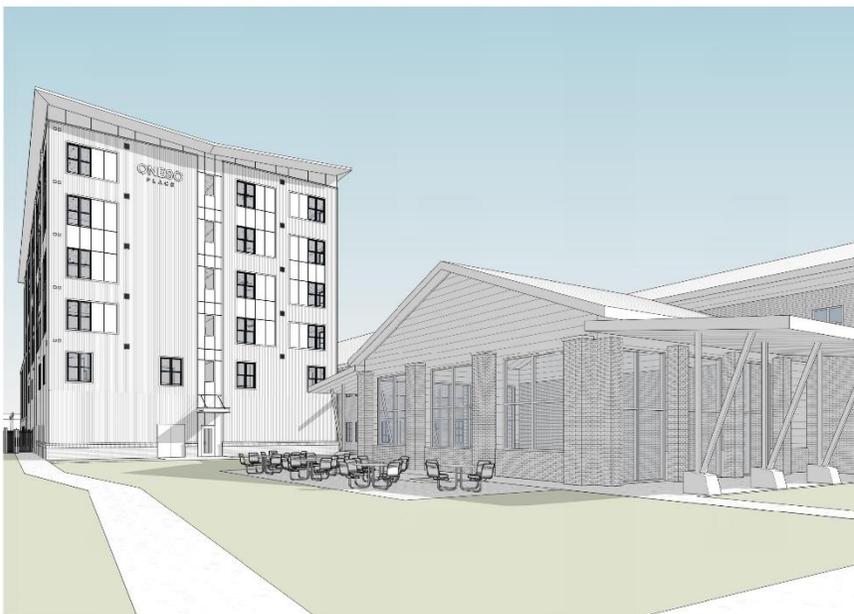
E



COURTYARD: PREVIOUS

D

C



COURTYARD: CURRENT

B

A

CONCEPTUAL BAR COMMENTS (1/14/2018)

STAFF COMMENTS:

- STUDY A WAY TO BREAK UP THE LONG MASS OF THE N. ELEVATION
  - PORTION OF BUILDING HAS BEEN RECESSED FROM FLOORS 3-7
- THE BRICK OF THE 3-STORY MASS FEELS MORE LIKE A SURFACE TREATMENT THAN A SUBSTANTIAL MASONRY MATERIAL. IN PART DUE TO THE DIMENSION FROM THE FACE OF BRICK TO STUCCO, CONSIDER AN ALTERNATE MATERIAL OR INCREASE IN THE DEPTH OF BRICK, WHICH WOULD HELP THE WINDOWS TO BE SET DEEPER.
  - THE MAJORITY OF THE BRICK HAS BEEN REMOVED AND REPLACED WITH SHIPLAP SIDING TO BETTER RELATE TO THE RESIDENTIAL NATURE OF THE ADJACENT PROPERTIES AND CONTRAST THE SIX STORY PORTION OF THE BUILDING
- ALSO, THE THIN COLUMNS VISUALLY SUPPORTING THE MASS ABOVE IS UNCOMFORTABLE AND SHOULD BE RESTUDIED
  - HEIGHT OF MASS ABOVE THE SIDEWALK HAS BEEN LOWERED AND THE COLUMNS HAVE BEEN REMOVED
- IT WOULD BE BEST FOR THE SPANDRELS TO BE METAL TO MATCH THE STOREFRONT RATHER THAN FIBER CEMENT. THIS SHOULD ALSO OCCUR AT THE SIDING AT THE TOP FLOOR OF THE BUILDING
  - THE PANELS REMAIN FIBER CEMENT BUT REVEAL JOINTS HAVE BEEN ADDED TO ALIGN WITH THE WINDOWS
- PENETRATION PATTERN LOOKS A LITTLE DATED AND COULD BENEFIT FROM AN ADDITIONAL VERTICAL MILLION AT EACH 1/1 WINDOW
  - MAJORITY OF THE WINDOWS ARE NOW FIXED ONE OVER ONE DOUBLE HUNG WINDOWS
- A PERFORATED SCREEN IS A GOOD SOLUTION TO SCREEN THE P-TAC UNITS, ALTHOUGH V-TAC UNITS ARE CALLED OUT ON THE DRAWINGS AND WOULD BE PREFERRED. IF P-TAC UNITS ARE NECESSARY, IT WOULD BE NICE FOR THE SCREENS TO BE A COLOR THAT WOULD PROVIDE SOME "LIFE" AND "WARMTH" TO THE BUILDING. ALSO, STUDY THE LOUVERS NOT CONCEALED BY SCREENS.
  - V-TAC UNITS WILL NO LONGER BE USED, ELIMINATING THE NEED FOR THE DECORATIVE SCREEN
- INFILLED WINDOWS ON THE W. SIDE WOULD BE BEST AS ALL LOUVER SCREENS VS. FIBER CEMENT.
  - INFILLED AREAS HAVE BEEN REMOVED AND REPLACED WITH METAL PANEL TO MATCH WALL
- PROVIDE INFORMATION FOR THE FENCE BETWEEN 573 AND 575 MEETING
  - FENCE IS NOT REQUIRED PER ZONING AND HAS THEREFORE BEEN REMOVED AND REPLACED WITH LANDSCAPE

BOARD COMMENTS:

1. BREAK UP THE NORTH ELEVATION
2. USE MATERIAL OTHER THAN FIBER CEMENT
3. TRY TO BETTER HIDE V-TAC LOUVERS NOT BEHIND SCREEN
4. ENTIRE 3-STORY FACADE ON MEETING ST. COULD BE BRICK
5. COLUMNS ON EAST AND SOUTH ARE TOO SLENDER
6. BUTTERFLY ROOF IS A DEFINING ELEMENT AND SHOULD BE MORE BOLD AND BETTER DETAILED

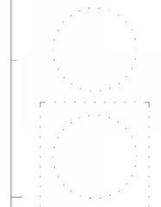
**ONE80**  
PLACE  
BEGIN AGAIN

573 MEETING  
STREET

**REMARK**  
LANDSCAPE ARCHITECTURE

**LS3P**

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REVISIONS:

No.	Description	Date

PROJECT: 1106-15498  
DATE: JANUARY 13, 2019  
DRAWN BY: Author  
CHECKED BY: Checker

COURTYARD -  
COMPARISON

**BAR-907**

E  
D  
C  
B  
A



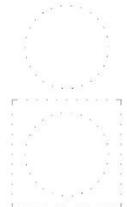
**ONE80**  
PLACE  
BEGIN AGAIN

573 MEETING  
STREET

**REMARK**  
LANDSCAPE ARCHITECTURE

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No.	Description	Date

PROJECT: 1100-10450  
DATE: JANUARY 15, 2019  
DRAWN BY: Author  
CHECKED BY: Checker

COURTYARD

**BAR-908**

RM 500-0172 Meeting\_Courtyd Placematch\_ONE80 Place\_2019.rvt  
1/15/2019 8:58:59 AM

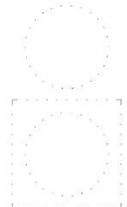
E  
D  
C  
B  
A



**ONE80**  
PLACE  
BEGIN AGAIN

573 MEETING  
STREET

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PROJECT: 1100-10000  
DATE: JANUARY 15, 2019  
DRAWN BY: Author  
CHECKED BY: Checker

MEETING ST.  
SIDEWALK

**BAR-909**

\\ms010172\meeting\_One80Place\ARCH\ONE80 Place\_2019.rvt  
1/15/2019 8:58:00 AM

E  
D  
C  
B  
A



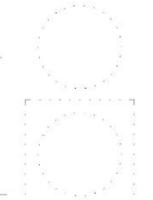
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1/15/2020 8:08:10 AM

**ONE80**  
PLACE  
BEGIN AGAIN

573 MEETING  
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REVISIONS:

No.	Description	Date
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PROJECT: 1100-10000  
DATE: JANUARY 15, 2019  
DRAWN BY: Author  
CHECKED BY: Checker

CAFE ENTRY

**BAR-910**

E  
D  
C  
B  
A

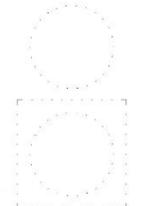


**ONE80**  
PLACE  
BEGIN AGAIN

573 MEETING  
STREET

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REVISIONS:

No.	Description	Date
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PROJECT: 1100-10000  
DATE: JANUARY 15, 2019  
DRAWN BY: Author  
CHECKED BY: Checker

MAIN ENTRY

**BAR-911**

\\ms010172\meeting\_0\040\Project\ARCH\040100\Plan\040100\_2019.rvt  
1/15/2019 8:08:10 AM



# Agenda Item #

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810 MEETING STREET  
TMS # TMS # 461-09-01-010

Request preliminary approval for new construction of hotel.

(East Central) / Height District: / Historic Corridor District



## **BAR - PRELIMINARY REQUEST**

SUBMISSION DATE: JANUARY 13, 2020  
MEETING DATE: JANUARY 22, 2020

TMS #: 4610901010  
Owner: TMG 810 MEETING STREET LLC

COVER SHEET BAR000

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**JANUARY 13, 2020**

STUDIO  
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## 1 - INTRODUCTION

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BAR007	SITE PHOTOS
BAR008	SITE PHOTOS
BAR009	CONTEXT BUILDINGS
BAR010	CONTEXT BUILDINGS

## 3 - PRECEDENT RESEARCH

BAR020	FLATIRON PRECEDENTS - ROUND CORNER
BAR031	THE PEOPLES BUILDING

## 4 - BAR SUMMARY

BAR041	BAR SUMMARY
BAR042	PRECAST PRECEDENT
BAR043	PRECAST PRECEDENT
BAR044	CHARLESTON PRECEDENTS
BAR045	BAR SUMMARY
BAR046	BAR SUMMARY

## 5 - RENDERINGS

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BAR052	RENDERING - THE NOSE
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BAR054	RENDERING - OBLIQUE FROM MEETING
BAR055	RENDERING - SOUTHEAST CORNER
BAR057	RENDERING - VIEW FROM I-26

## 6 - SUPPORTING DRAWINGS

### FLOOR PLAN COMPARISONS

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BAR101	GROUND FLOOR PLAN
BAR101M	MEZZANINE FLOOR PLAN
BAR102	SECOND FLOOR PLAN
BAR103	THIRD FLOOR PLAN
BAR104	FOURTH-EIGHTH FLOOR PLAN
BAR109	NINTH FLOOR PLAN
BAR110	ROOF PLAN

### FLOOR PLANS 3/32" SCALE

A1.01	GROUND FLOOR PLAN
A2.03	MEZZANINE FLOOR PLAN
A2.04	SECOND FLOOR PLAN
A2.05	THIRD FLOOR PLAN
A2.06	FOURTH-SEVENTH FLOOR PLAN
A2.07	EIGHT FLOOR PLAN
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A2.10	HIGH ROOF PLAN

### ELEVATIONS

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BAR201B	MORRISON DRIVE ELEVATION
BAR202	MEETING STREET ELEVATION COMPARISON
BAR202B	MEETING STREET ELEVATION
BAR203	THE NOSE ELEVATION COMPARISON
BAR203B	THE NOSE ELEVATION
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BAR204B	SOUTH ELEVATION
BAR205	STREETSCAPE ELEVATIONS
BAR207	STREETSCAPE ELEVATION - EXTENDED
BAR209	MORRISON DRIVE GARAGE ENTRANCE
BAR210	MEETING ST GARAGE EXIT

### SECTIONS, ENLARGED ELEVATIONS AND DETAILS

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BAR302	BUILDING SECTION B0B
BAR311	ENLARGED ELEVATION AT GROUND FLOOR BAY
BAR311B	DETAILS AT GROUND FLOOR
BAR311C	ENLARGED COLUMN DETAILS
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BAR313	ENLARGED ELEVATION AT HOTEL ENTRANCE
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BAR314	ENLARGED ELEVATION AT CORNER
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BAR317	ENLARGED ELEVATION AT CORNER TOP

## 7 - FINAL SLIDE

BAR390	FINAL SLIDE
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BIRD'S EYE PHOTO 1 - LOOKING NORTH



BIRD'S EYE PHOTO 2 - LOOKING SOUTH

AERIAL VIEW BAR005

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#1



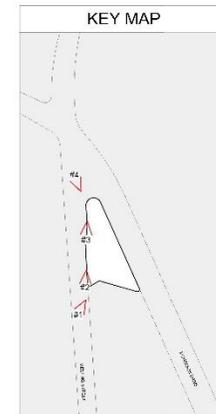
#2



#3



#4



⊕ SCALE: 3/16" = 1'-0"

SITE PHOTOS BAR007

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#1



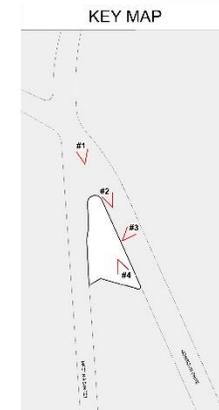
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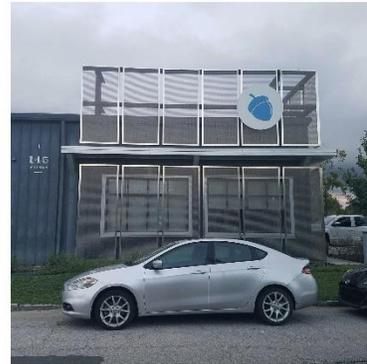
#3



#4



SITE PHOTOS BAR008



CONTEXT BUILDINGS BAR009

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CONTEXT BUILDINGS BAR010

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NEW YORK CITY



SAN FRANCISCO



VANCOUVER



SEATTLE



FLATIRON PRECEDENTS - ROUND CORNER BAR020

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THE PEOPLE'S BUILDING BAR031

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- ALUMINUM BALUSTRADE (COLOR 1 AND 2)
- FRP CORNICE (COLOR 1)
- METALLIC GFRC BRACKETS AND MODILLIONS (COLOR 2)
- FRP CORNICE BAND (COLOR 3)
- ALUMINUM WINDOWS (COLOR 2)
- SCORED STUCCO (COLOR 4)
- SMOOTH STUCCO (COLOR 1)
- FRP FASCIA (COLOR 3)
- ALUMINUM RAILING (COLOR 1 AND 2)
- PRECAST CORNICE (COLOR 3)
- ALUMINUM PIN MOUNTED LETTERS (COLOR 1)
- PRECAST PILASTERS (COLOR 3)
- FRP PANELING (COLOR 1)
- ALUMINUM WINDOWS AND DOORS (COLOR 2)

BOARD DID NOT AGREE

KEY BOARD COMMENTS FROM PRELIMINARY BAR (DEC. 2ND)

10 Meeting St. :

**Board Motion:** Deferral with staff comments except #3 and #4 with study of materials noted on #11 and Board comments.

**Staff Comments:**

1. The 25' h. first floor was previously approved by the Board at C/A.
2. This project continues to be an interesting and elegant design that is very well suited to its unusual site. It generally complies with the "Principles". Our biggest concern at this point is with the material palette that I will discuss in detail in a moment.
3. ~~Although the completion of the curved form to the ground at the SE and SW corners is better, we prefer the alley access concept to avoid direct garage openings on Morrison and Meeting. It should be possible to accomplish this. If the Board disagrees, the Trash Room should at least be relocated.~~
4. ~~Staff prefers the previous "bookends" with the 4-window fenestration pattern, which is more vertical. Also, the windows of the previous appear deeper set in the wall, which is also preferred.~~
5. **The entrance on Meeting St. will be a service entrance and best if eliminated.**  
*Response: The entrance on Meeting Street serves as a secondary public entrance as well as a service entrance. It allows guests to travel from the lobby to Meeting Street.. Therefore it will remain.*
6. Garage level lighting will need to read like a typical hotel floor.
7. Windows at the garage level (mezzanine) must be glazed and not just open frames.
8. **Rope lighting in glass brick columns must be eliminated shown on 2/BAR313C. (assured they would not be lit last review). This is contrary to Board policy, reserved for civic buildings per the "Principles", and not a good precedent.**  
*Response: The lighting has been removed from the glass columns.*
9. **Reduce number of light fixtures to not every pilaster.**  
*Response: We disagree with this comment. The repetitive 'bay' architecture creates an armature that is appropriate for repetitive lighting. This helps activate the streetscape and provide light in what is otherwise a dark area. The lights are spaced approximately 27' on Meeting and Morrison Streets. The typical bay width of historic buildings on King and Meeting Streets is 26'. Therefore the light spacing shown is appropriate.*
10. Submit signage separately for staff review/approval.
11. Materials need to be upgraded as follows:
  - A. **The base of the building up to the 2<sup>nd</sup> level cornice needs to be actual stone per the "Principles".**  
*Response: A granite watertable has been provided at the base of the building.*
  - B. **There is a lot of FRP (plastic product) proposed for the building such as at balconies, brackets, canopies, cornices, panels, headers, recesses etc. This is contrary to the Board's directive on other large projects and should be upgraded and limited to the highest portions of the building if used at all.**  
*Response: All FRP has been replaced with either aluminum or GFRC depending on the location.*
  - C. Thermochromex stucco is an upgrade but must be resolved with the scored stucco and control joints.
  - D. Laser cut aluminum at the roof is an interesting way to screen mechanical.
  - E. Provide specialty paving between the property line and the building to ground the building.

PREVIOUS DESIGN - PRELIMINARY BAR: (DEC. 2, 2019)



PRECAST CONCRETE

GRANITE WATER TABLE

2550 LINCOLN PARK  
CHICAGO

PRECAST PRECEDENT BAR042

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GRANITE WATER TABLE  
PRECAST CONCRETE

## THE JASPER CHARLESTON

PRECAST PRECEDENT BAR043

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CHARLESTON PRECEDENTS BAR044

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JANUARY 13, 2020





**PREVIOUS DESIGN - PRELIMINARY BAR: (DEC. 2, 2019)**

KEY BOARD COMMENTS FROM PRELIMINARY BAR (DEC. 2ND)

5. The entrance on Meeting St. will be a service entrance and best if eliminated
9. Reduce number of light fixtures to not every pilaaster.
11. Materials need to be upgraded as follows:
  - a. The base of the building up to the 2nd level cornice needs to be actual stone per the "principles".
  - b. There is a lot of FRP (plastic product) proposed for the building such as at balconies, brackets, canopies, cornices, panels, headers, recesses etc. This is contrary to the Board's directive on other large projects and should be upgraded and limited to the highest portions of the building if used at all.
  - c. Thermochromex stucco is an upgrade but must be resolved with the scored stucco and control joints.
  - d. Laser cut aluminum at the roof is an interesting way to screen mechanical.
  - e. Provide specialty paving between the property line and the building to ground the building.



**CURRENT DESIGN - PRELIMINARY BAR: (JAN. 13, 2020)**

KEY REFINEMENTS SINCE DEC. 2ND PRELIMINARY BAR

1. A granite watertable has been added at the base of the building.
2. All instances of FRP have been replaced with either GFRC or Aluminum Panel
3. The scored stucco joints have been removed.

**BAR SUMMARY BAR045**

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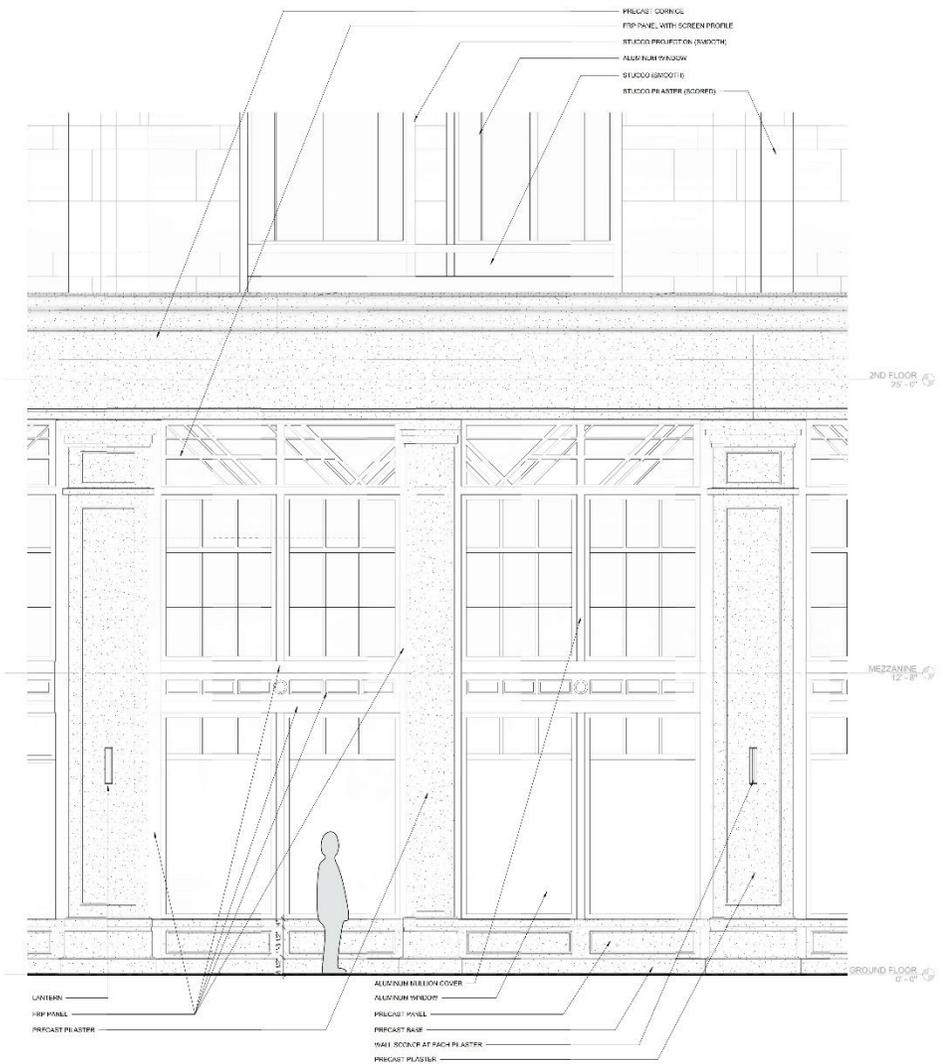
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**JANUARY 13, 2020**

STUDIO  
**MCG**  
ARCHITECTURE

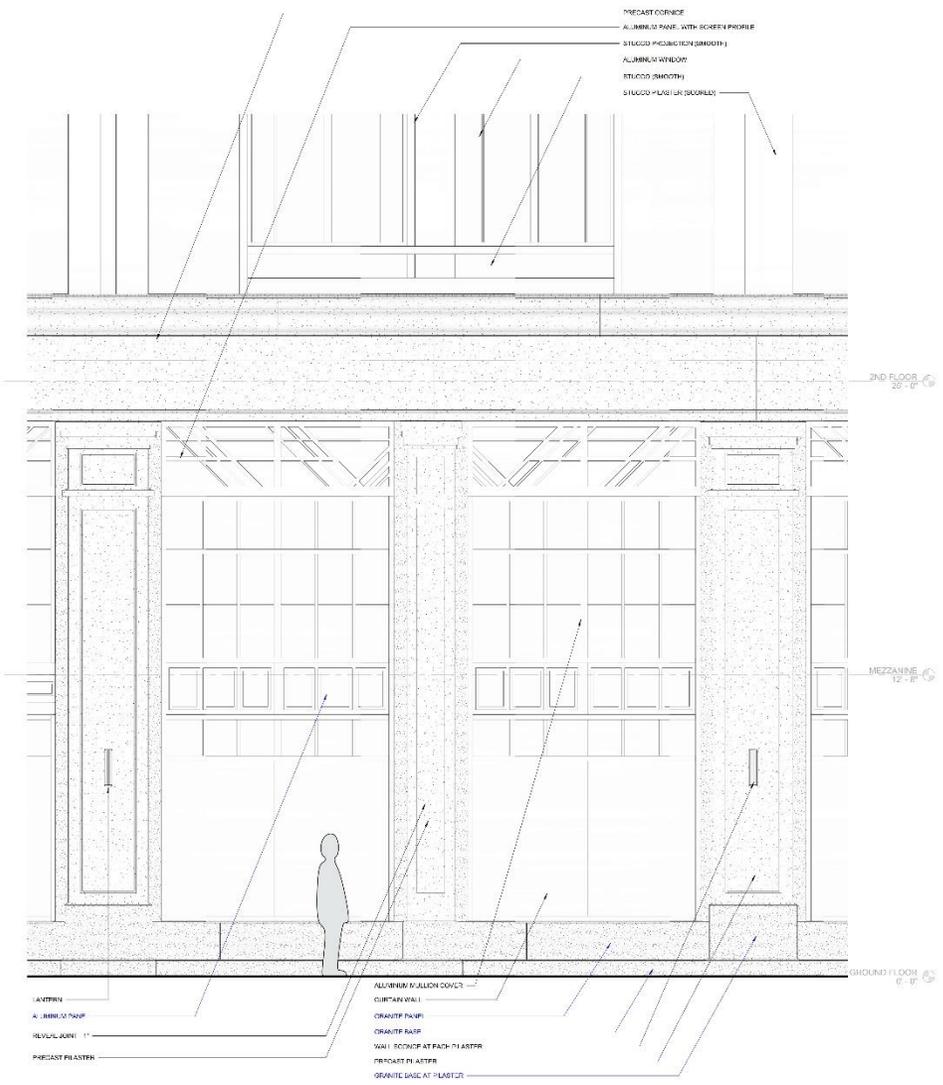
**LS3P**



**PREVIOUS DESIGN - PRELIMINARY BAR: (DEC. 2, 2019)**

KEY BOARD COMMENTS FROM PRELIMINARY BAR (DEC. 2ND)

11. Materials need to be upgraded as follows:
  - a. The base of the building up to the 2nd level cornice needs to be actual stone per the "principles".
  - b. There is a lot of FRP (plastic product) proposed for the building such as at balconies, brackets, canopies, cornices, panels, headers, recesses etc. This is contrary to the Board's directive on other large projects and should be upgraded and limited to the highest portions of the building if used at all.
  - c. Thermochromex stucco is an upgrade but must be resolved with the scored stucco and control joints.



**CURRENT DESIGN - PRELIMINARY BAR: (JAN. 13, 2020)**

KEY REFINEMENTS SINCE DEC. 2ND PRELIMINARY BAR

1. A granite watertable has been added at the base of the building.
2. All instances of FRP have been replaced with either GFRC or Aluminum Panel
3. The scored stucco joints have been removed.

**BAR SUMMARY BAR046**



RENDERING - OBLIQUE FROM MORRISON BAR051

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RENDERING - THE NOSE BAR052

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RENDERING - THE NOSE AT NIGHT BAR053

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RENDERING - OBLIQUE FROM MEETING | BAR054

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JANUARY 13, 2020





RENDERING - SOUTHEAST CORNER | BAR055

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RENDERING - VIEW FROM 1-26 BAR057

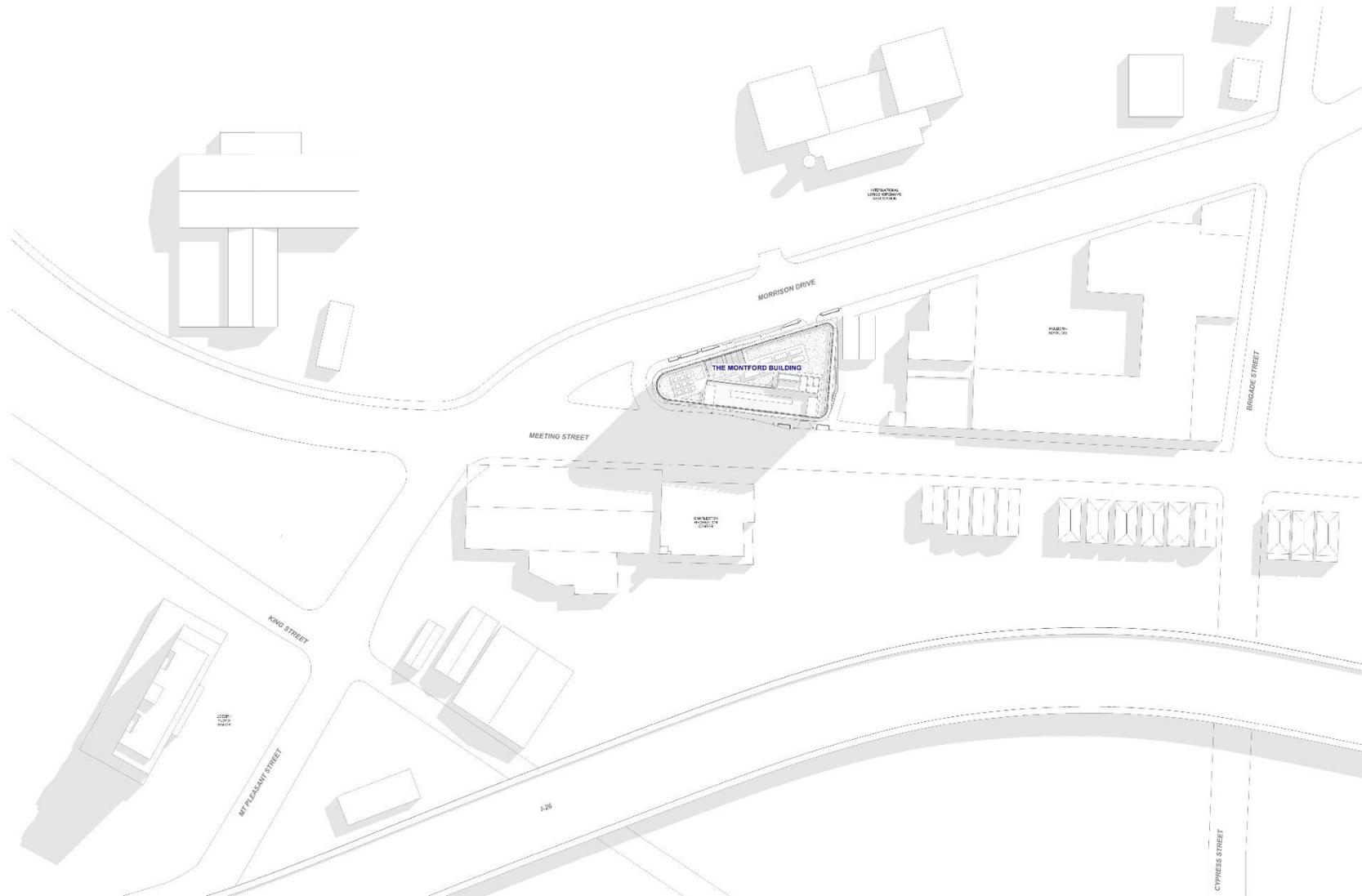
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JANUARY 13, 2020





SCALE: 1" = 50'-0"

SITE PLAN BAR100

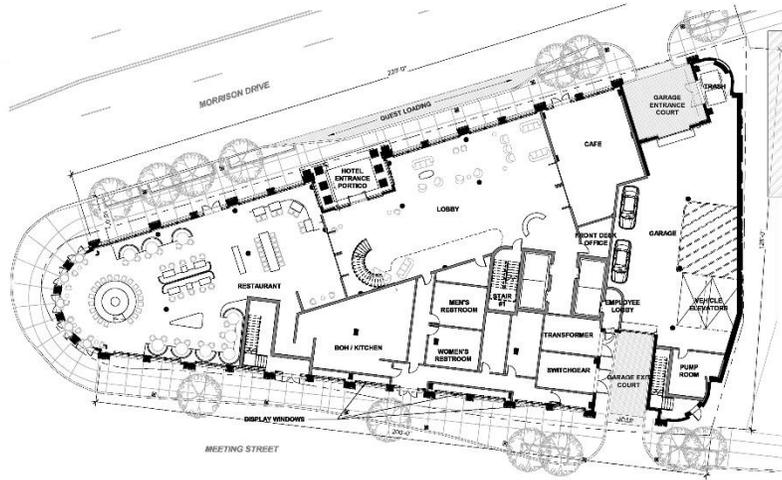
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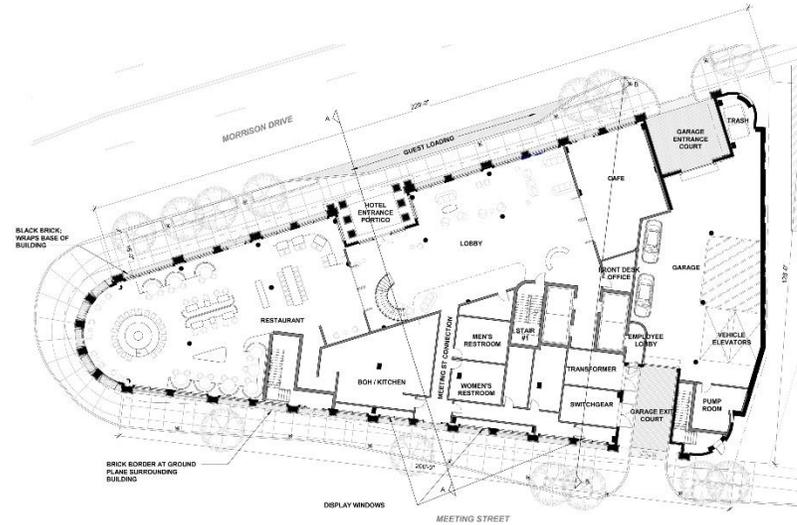
**THE MONTFORD BUILDING**

JANUARY 13, 2020





PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020


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

**GROUND FLOOR PLAN BAR101**

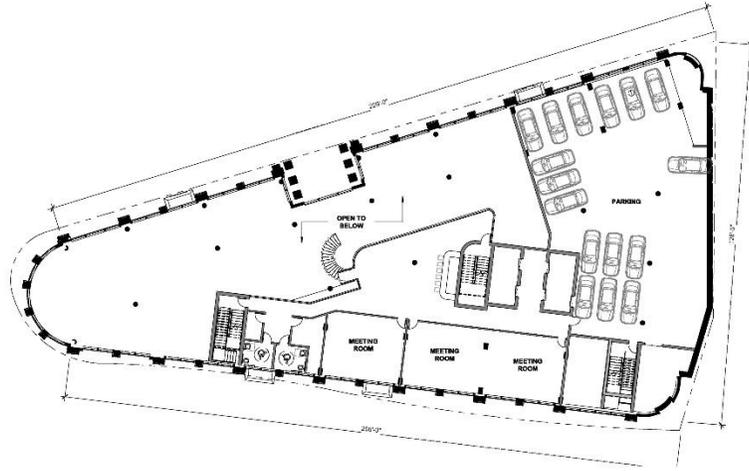
**The Montford Group.**

A VISION. A BRAND. A LIFESTYLE.

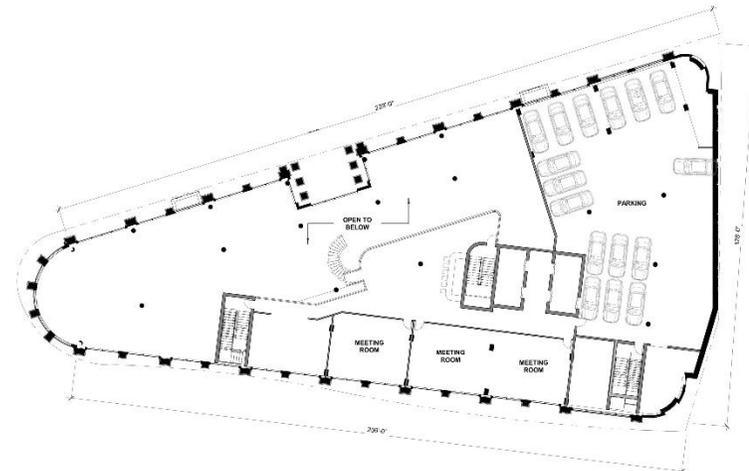
**THE MONTFORD BUILDING**

**JANUARY 13, 2020**





PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020


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

**MEZZANINE FLOOR PLAN BAR101M**

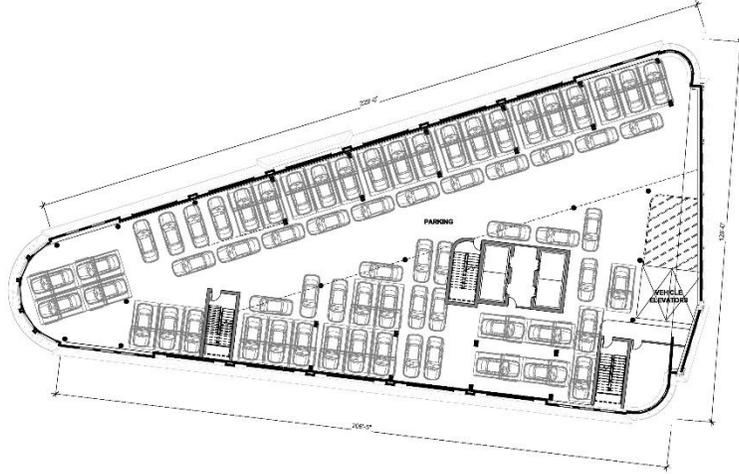
**The Montford Group.**

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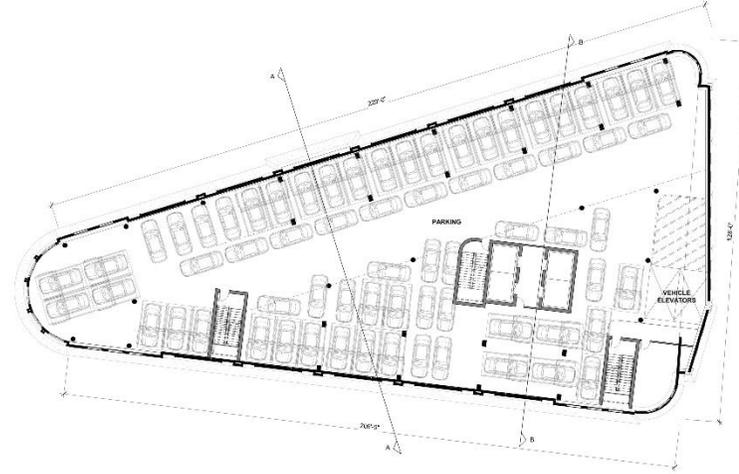
**THE MONTFORD BUILDING**

**JANUARY 13, 2020**





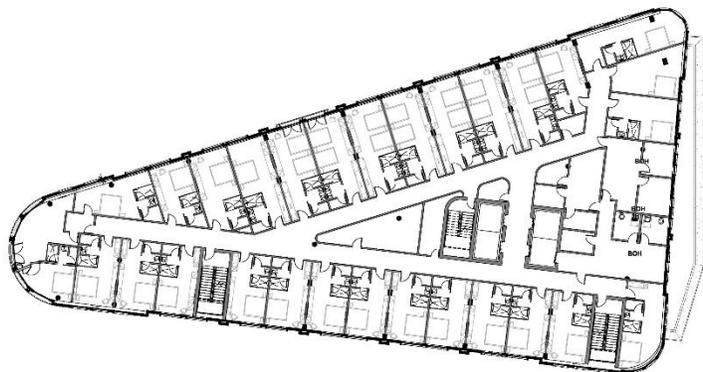
PREVIOUS DESIGN - DECEMBER 2, 2019



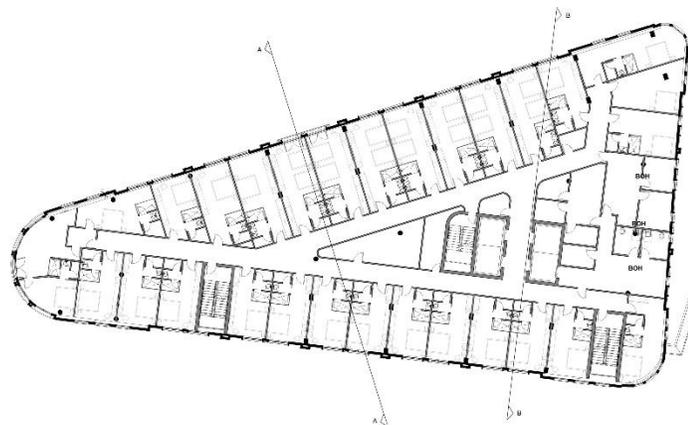
CURRENT DESIGN - JANUARY 13, 2020


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

**2ND FLOOR PLAN BAR102**



PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020

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

3RD FLOOR PLAN BAR103

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**THE MONTFORD BUILDING**

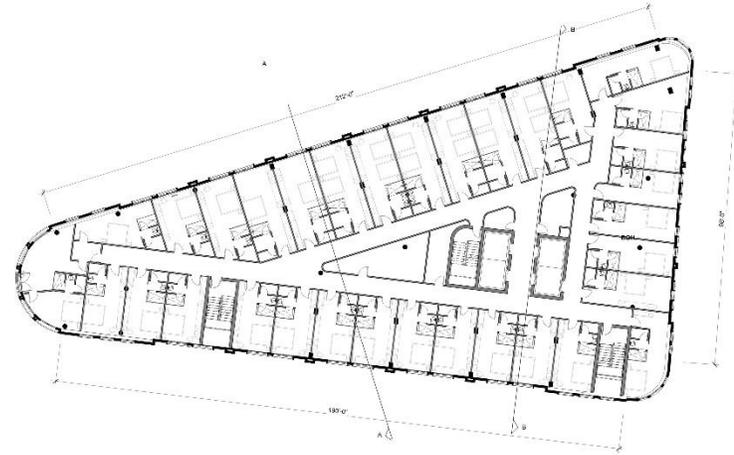
JANUARY 13, 2020

STUDIO  
**MCG**  
ARCHITECTURE

**LS3P**



PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020

⊕ SCALE: 1/16" = 1'-0"

4TH - 8TH FLOOR PLAN BAR104

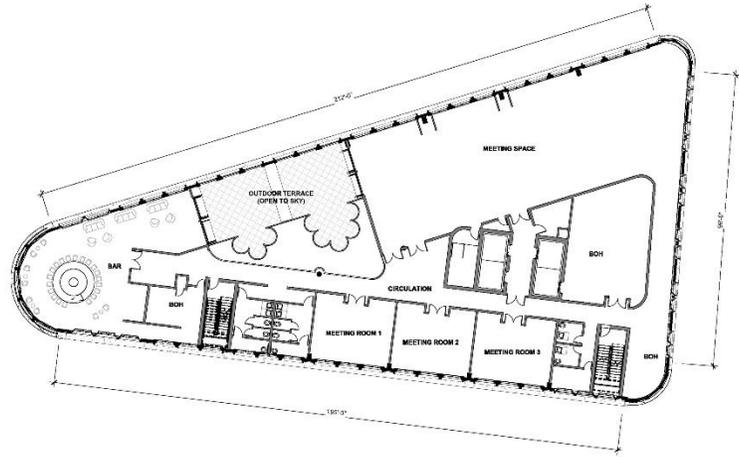
**The Montford Group.**

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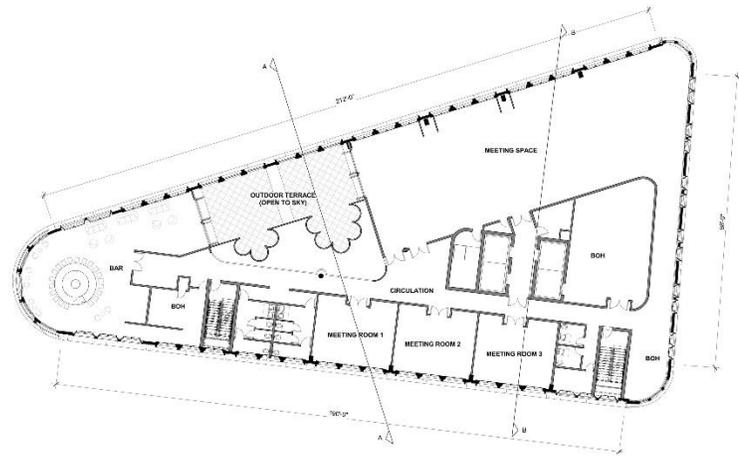
**THE MONTFORD BUILDING**

JANUARY 13, 2020





PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020

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

9TH FLOOR PLAN BAR109

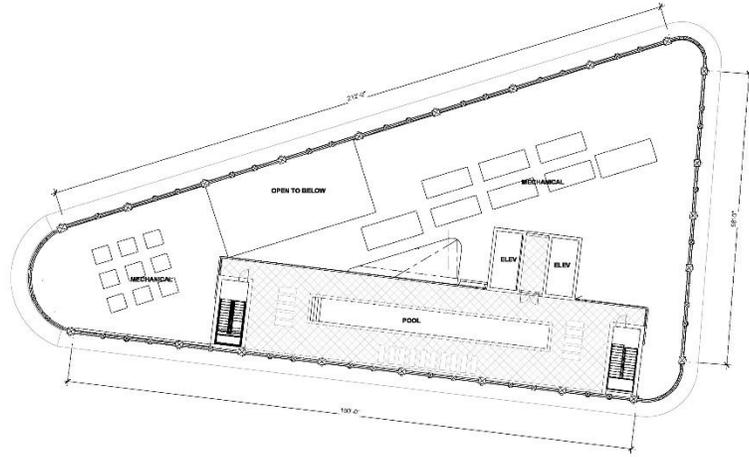
**The Montford Group.**

A VISION. A BRAND. A LIFESTYLE.

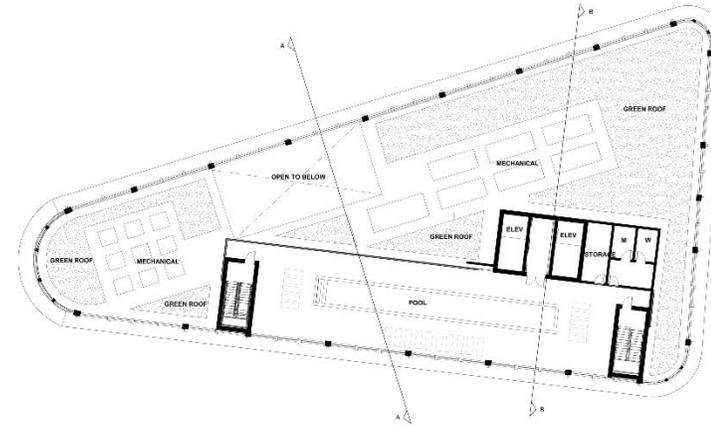
**THE MONTFORD BUILDING**

JANUARY 13, 2020





PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020


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

**ROOF PLAN BAR110**

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**THE MONTFORD BUILDING**

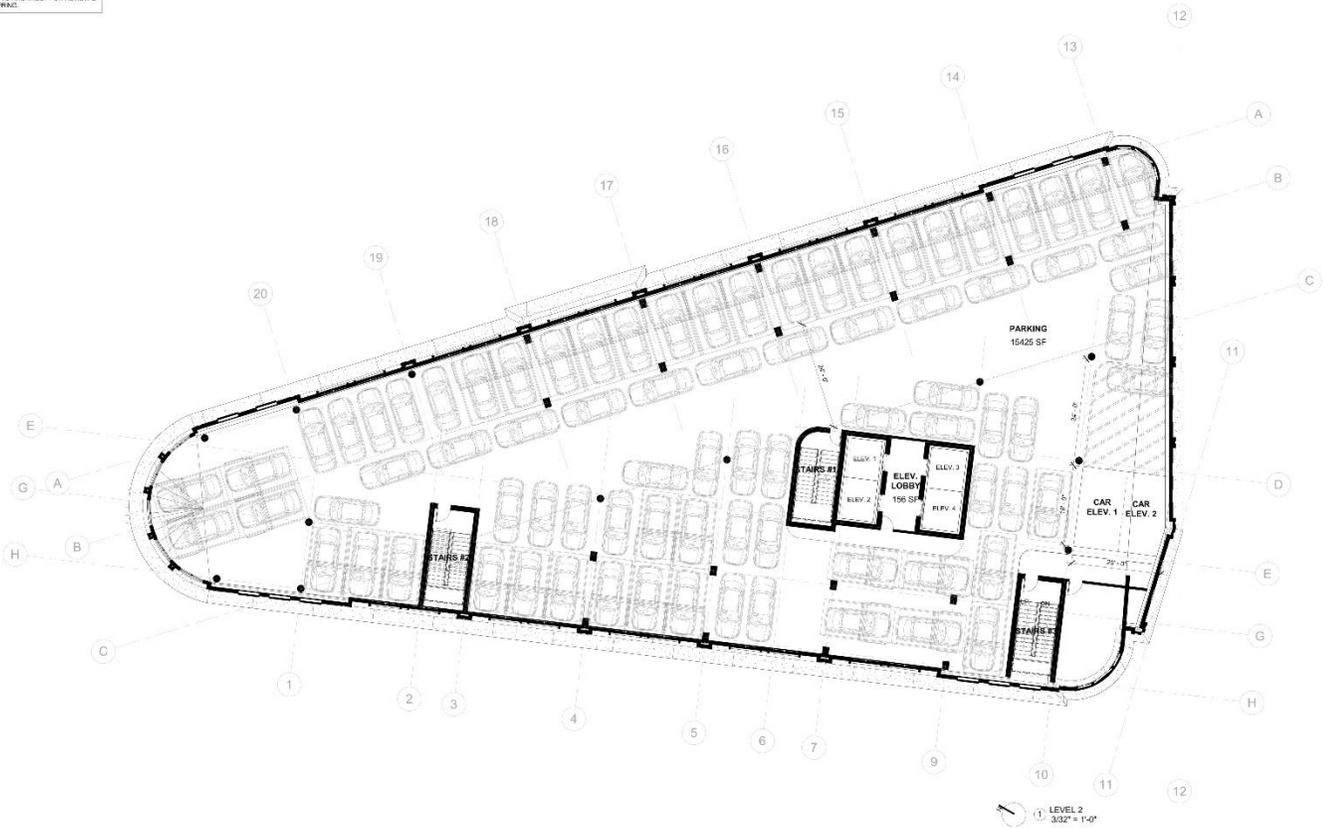
**JANUARY 13, 2020**







\*CAR STACK CHARGES ARE SYSTEMS  
 MANUFACTURED KLAUS MULTIPARKING SYSTEM  
 1) CARTEL, 2) KIC  
 \*ELEV. 1: 1" OR LIFT A-40  
 \*FOR ELECTRICAL SUPPLY REFER TO ELECTRICAL DIVOR.  
 \*MIN. 7" THICK (3.00 P.S.I.) CONC. SLAB REQUIRED, AS  
 PER PAUL BUNNEY MANUFACTURER'S GUIDE.  
 \*IF THICK 8.00 P.S.I. CONC. SLAB PROVIDED, REFER TO  
 STRUCT. DIVOR.  
 \*SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW &  
 APPROVAL, PRIOR TO ORDERING.



STUDIO  
**MCG**  
 ARCHITECTURE

7500 NE 4th Court  
 Suite 103  
 Miami, FL 33138  
 (305) 573-2728

PROJECT NUMBER  
1824

PROJECT OWNER  
The Montford Group.

ARCHITECT  
OPTERRA

ENGINEER  
LSSP

CONSULTANT  
EARTHSOURCE

PROJECT NAME  
THOMPSON

THE MONTFORD  
BUILDING

PROJECT ADDRESS  
810 Meeting St.  
Charleston, SC

DRAWING  
LEVEL 2 FLOOR  
PLAN

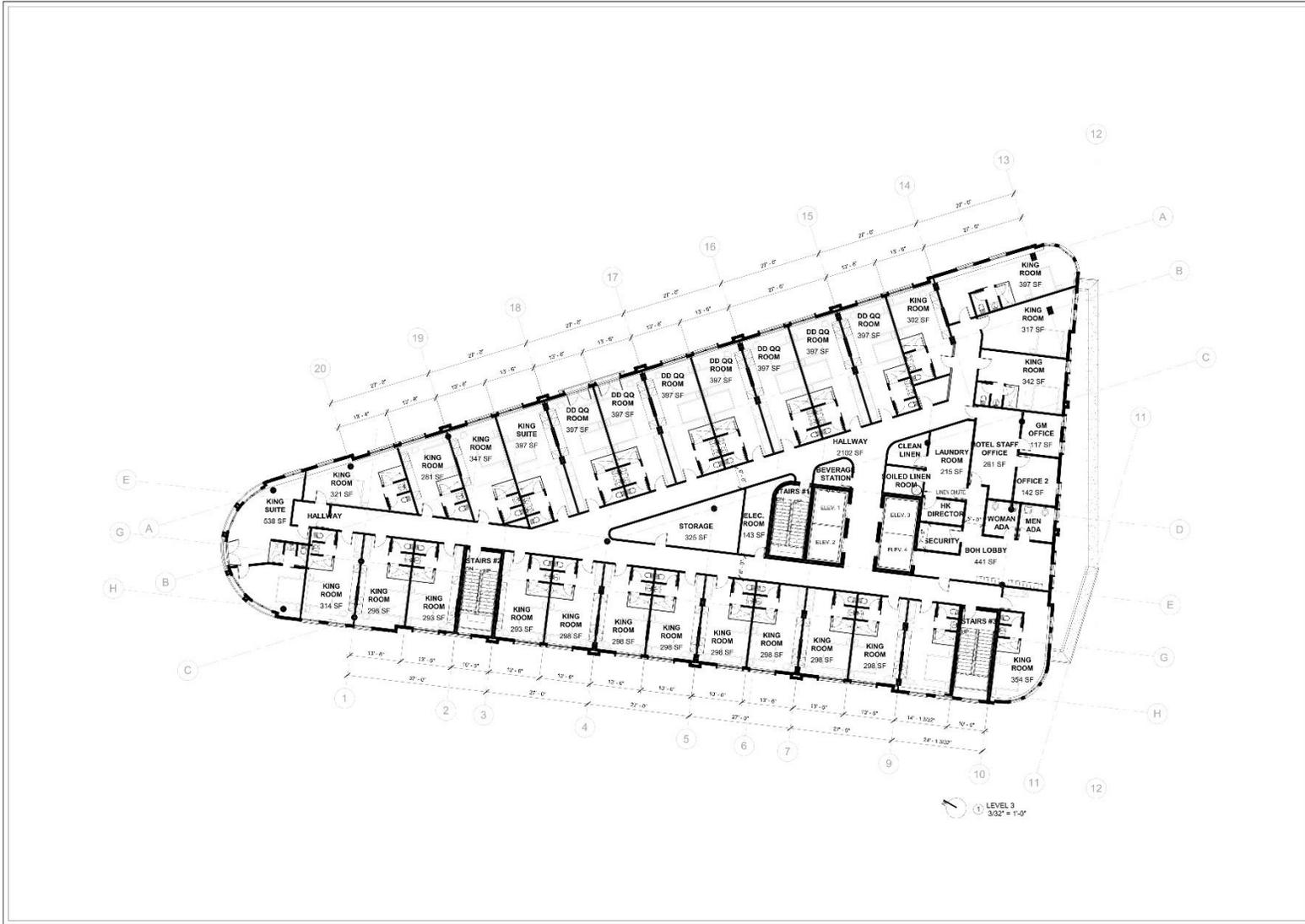
PHASE  
PRELIMINARY  
BAR

SCALE  
AS SHOWN

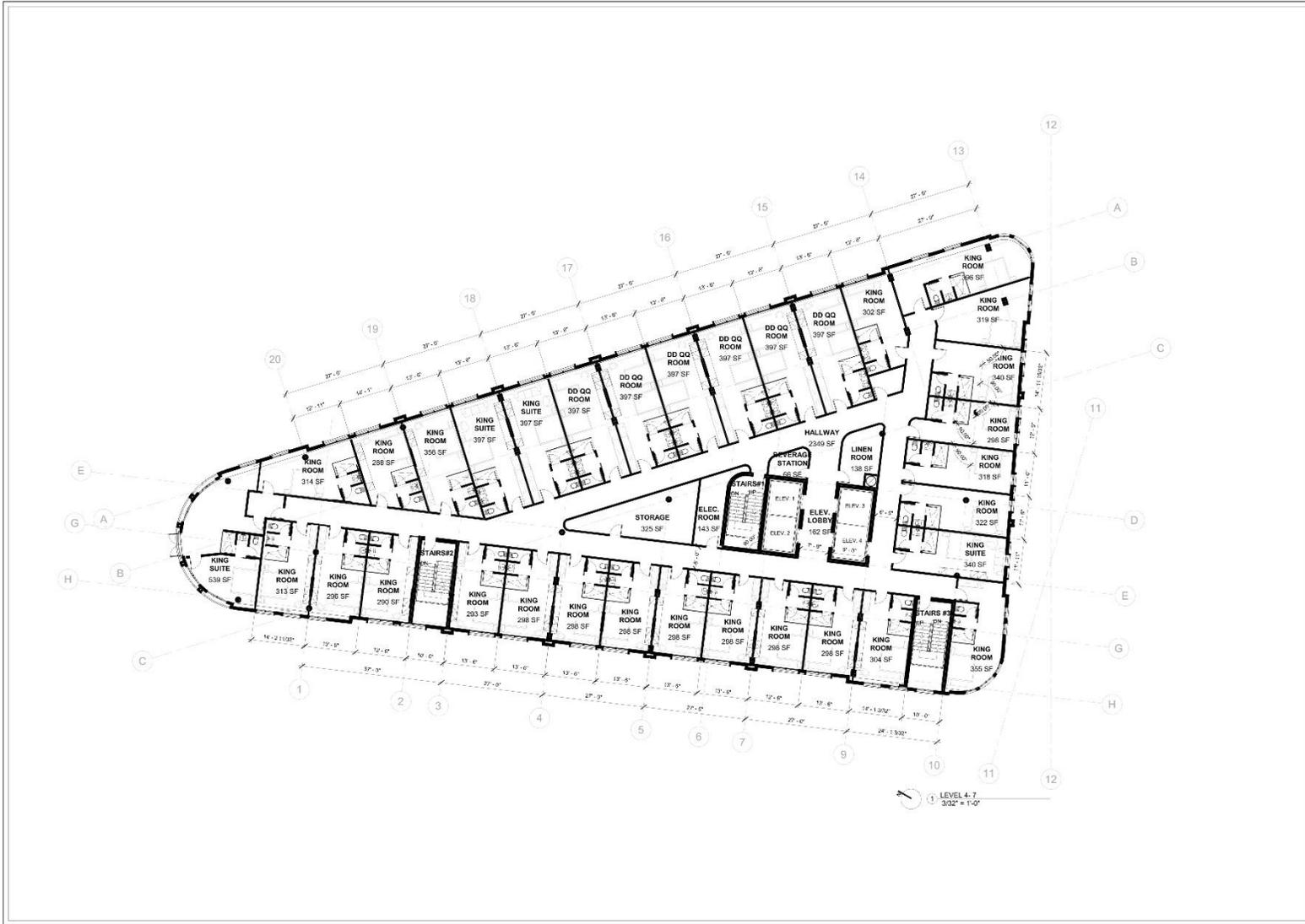
REVISIONS

REV	DATE	DESCRIPTION

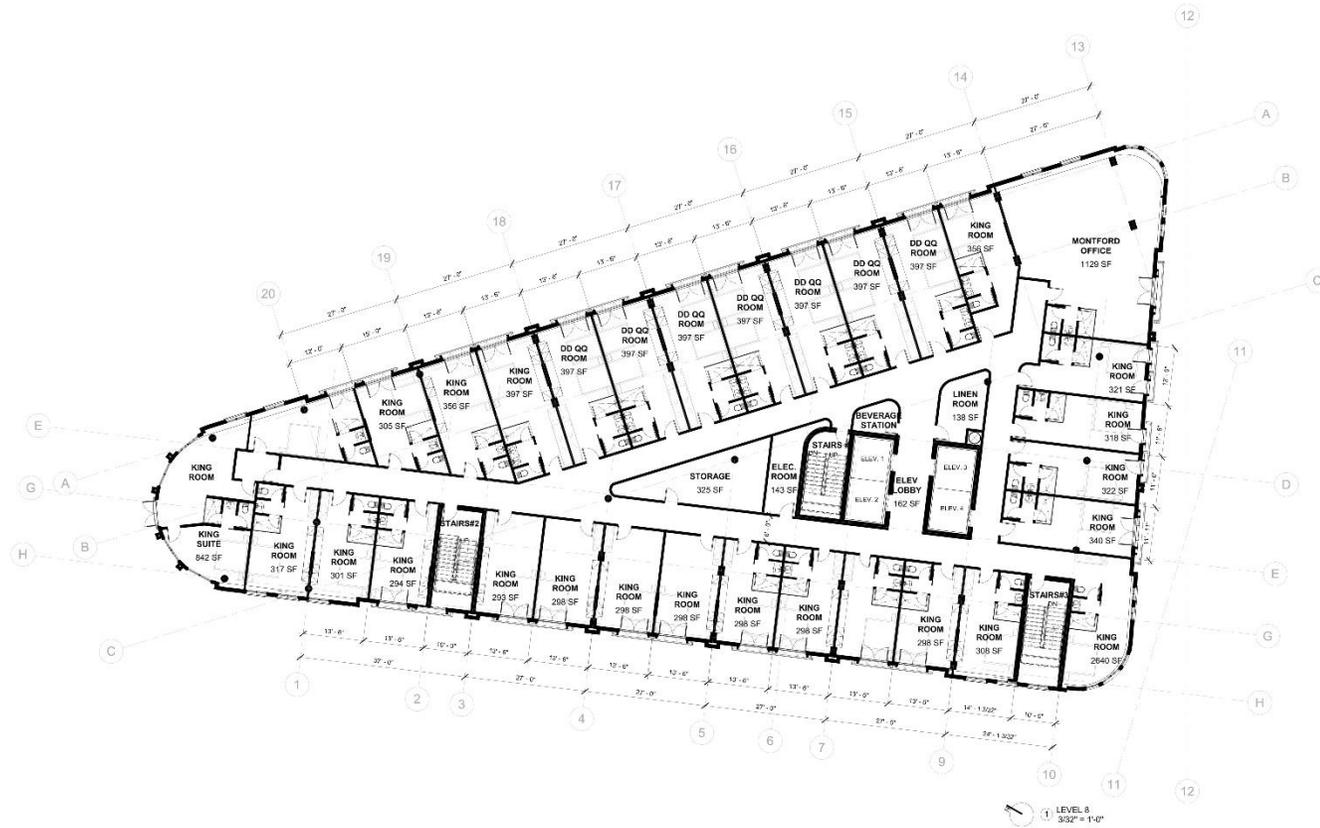
SCALE: 3/32" = 1'-0"  
 DRAWN:  
 CHECK:  
 DATE: 08/13/19  
 SHEET NUMBER  
**A 2.04**



**STUDIO**  
**MCG**  
 ARCHITECTURE  
 7500 NE 4th Court  
 Suite 103  
 Miami, FL 33138  
 (305) 573-2728  
 PROJECT NUMBER  
 1824  
 PROJECT OWNER  
 The Montford Group.  
 ARCHITECT  
 OPTERRA  
 CONSULTANT  
 LSJP  
 streelsense.  
 EARTHSOURCE  
 PROJECT NAME  
 THOMPSON  
**THE MONTFORD BUILDING**  
 PROJECT ADDRESS  
 810 Meeting St.  
 Charleston, SC  
 DRAWING  
**LEVEL 3 FLOOR PLAN**  
 PHASE  
 PRELIMINARY  
 BAR  
 SCALE  
 SCALE  
 REVISIONS  
 REV. DATE DESCRIPTION  
 SCALE: 3/32" = 1'-0"  
 DRAWN:  
 CHECK:  
 DATE: 10/07/19  
 SHEET NUMBER  
**A 2.05**



**STUDIO**  
**MCG**  
 ARCHITECTURE  
 7500 NE 4th Court,  
 Suite 103  
 Miami, FL 33138  
 (305) 573-2728  
 PROJECT NUMBER  
 1824  
 PROJECT OWNER  
 The Montford Group.  
 ARCHITECT  
 OPTERRA  
 CONSULTANTS  
 LSJP  
 streetsense.  
 EARTHSOURCE  
 PROJECT NAME  
 THOMPSON  
 THE MONTFORD  
 BUILDING  
 PROJECT ADDRESS  
 810 Meeting St.  
 Charleston, SC  
 DRAWING  
 LEVEL 4 - 7 TYP.  
 FLOOR PLAN  
 PHASE  
 PRELIMINARY  
 BAR  
 SCALE  
 SCALE  
 REVISIONS  
 REV# DATE DESCRIPTION  
 SCALE: 3/32" = 1'-0"  
 DRAWN:  
 CHECK:  
 DATE: 9/2/2019  
 SHEET NUMBER  
**A 2.06**



STUDIO  
**MCG**  
 ARCHITECTURE

7500 NE 4th Court  
 Suite 103  
 Miami, FL 33138  
 (305) 573-2728

PROJECT NUMBER  
 1824

PROJECT OWNER  
 The Montford Group.

ARCHITECT  
 OPTERRA

LSJP  
 streetsense.

EARTHSOURCE

PROJECT NAME  
 THOMPSON

THE MONTFORD  
 BUILDING

PROJECT ADDRESS  
 810 Meeting St.  
 Charleston, SC

DRAWING  
 LEVEL 8 FLOOR  
 PLAN

PHASE  
 PRELIMINARY  
 BAR

SCALE

REVISIONS

REV	DATE	DESCRIPTION

SCALE: 3/32" = 1'-0"

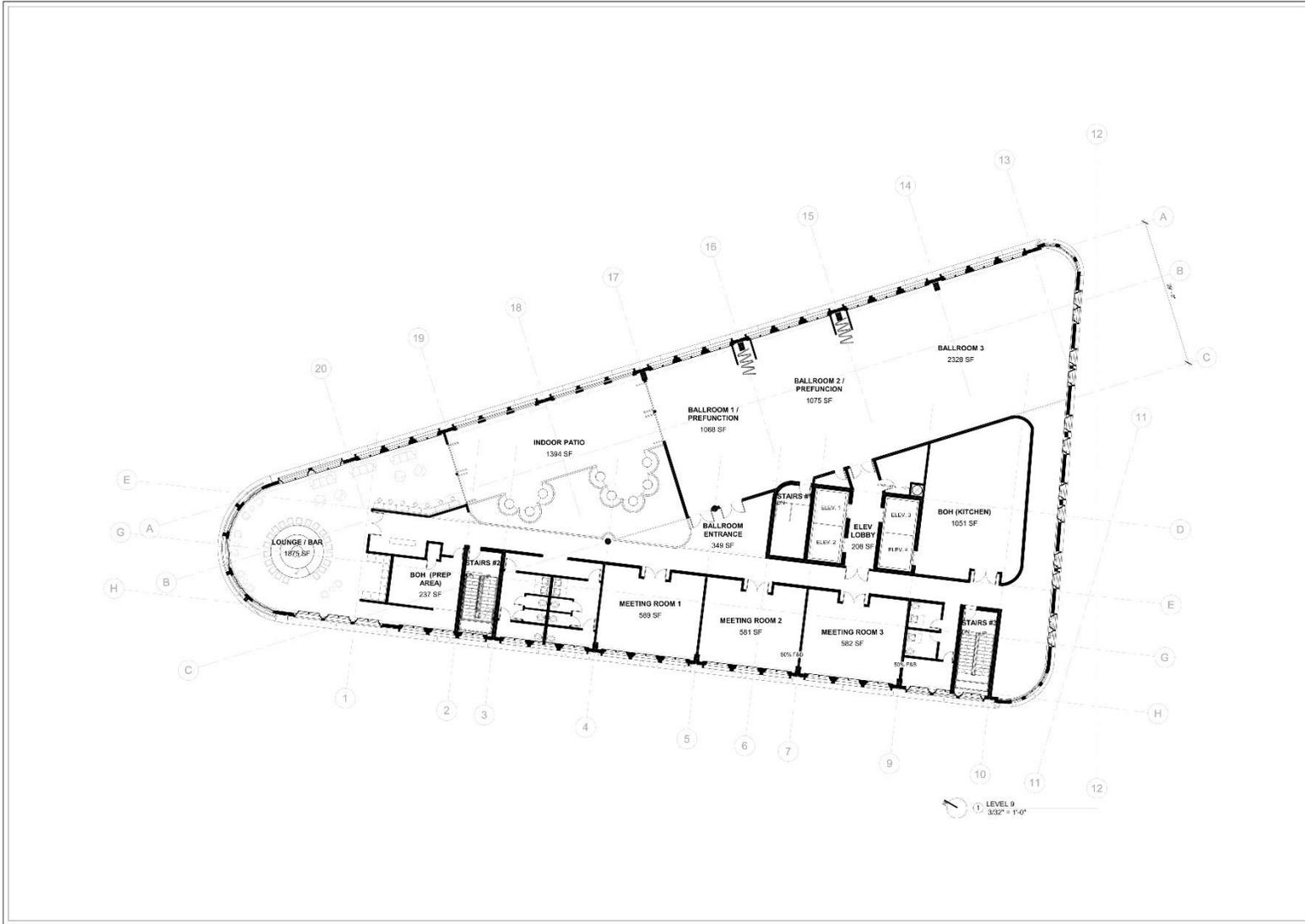
DRAWN:

CHECK:

DATE: 08/13/19

PROJECT NUMBER

**A 2.07**



STUDIO  
**MCG**  
 ARCHITECTURE  
 7500 NE 4th Court  
 Suite 103  
 Miami, FL 33138  
 (305) 573-2728

PROJECT NUMBER  
 1824

PROJECT OWNER  
**The Montford Group.**  
 4000 N Dixie Ave #1000  
 Coral Gables, FL 33134

ARCHITECT  
**LS3P**  
 streelsense.  
 EARTHSOURCE

PROJECT NAME  
**THOMPSON**  
**THE MONTFORD BUILDING**  
 PROJECT ADDRESS  
 810 Meeting St.  
 Charleston, SC

DRAWING  
**LEVEL 9 FLOOR PLAN**

PHASE  
**PRELIMINARY**  
 BAR

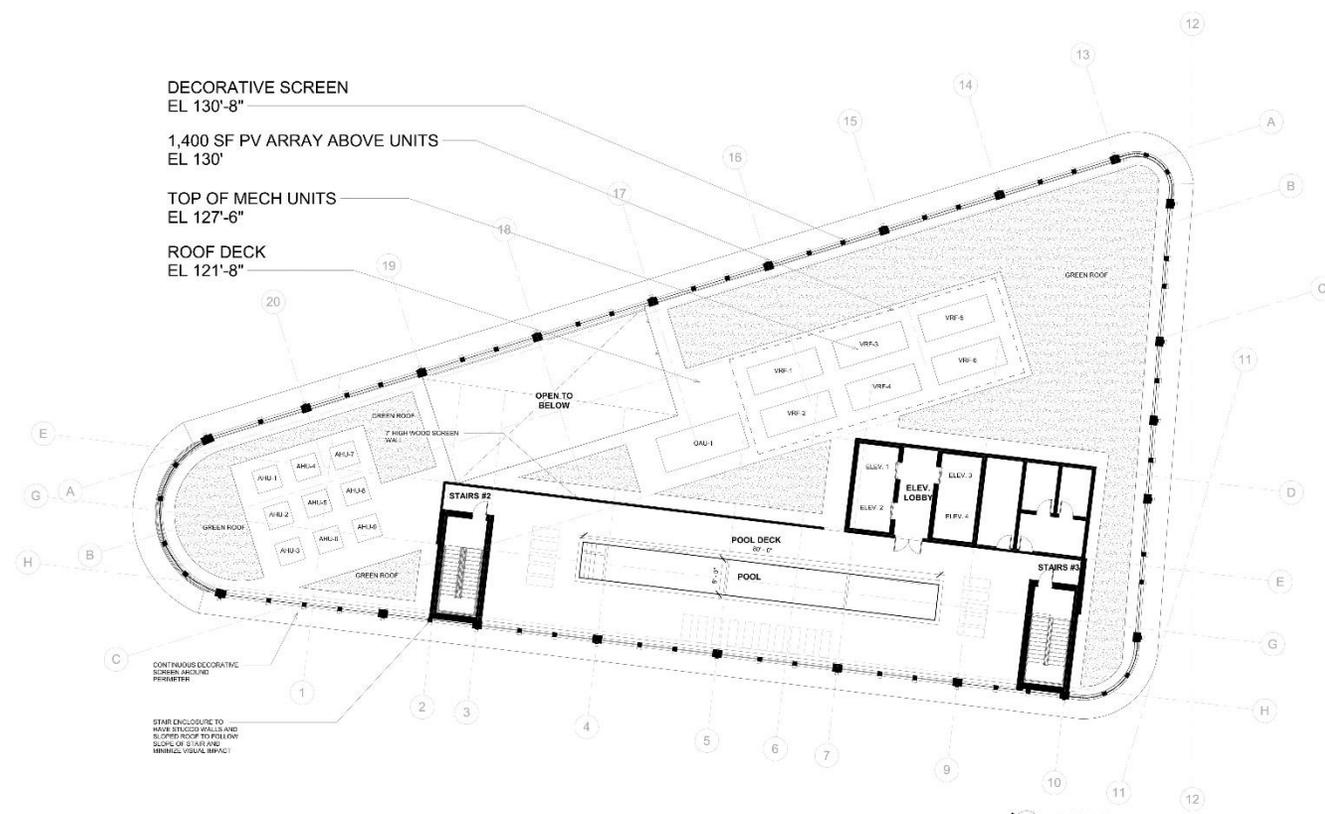
DATE  
 08/02/19

SCALE  
 3/32" = 1'-0"

REVISIONS

REV	DATE	DESCRIPTION

SHEET NUMBER  
**A 2.08**



DECORATIVE SCREEN  
EL 130'-8"

1,400 SF PV ARRAY ABOVE UNITS  
EL 130'

TOP OF MECH UNITS  
EL 127'-6"

ROOF DECK  
EL 121'-8"

STAIR ENCLOSURE TO  
HAVE STYCOSS WELLS AND  
SLOPED ROOF TO FOLLOW  
SLOPE OF SURROUNDING  
MINIMAL VISUAL IMPACT

1 ROOF PLAN  
3/32" = 1'-0"



7500 NE 4th Court  
Suite 103  
Miami, FL 33138  
(305) 573-2728

PROJECT NUMBER  
1824

PROJECT OWNER  
The Montford Group.



PROJECT NAME  
THOMPSON

THE MONTFORD  
BUILDING

PROJECT ADDRESS  
810 Meeting St.  
Charleston, SC

DRAWING  
ROOF PLAN

PHASE  
PRELIMINARY  
BAR

DATE PLOTTED: 08/21/19  
SCALE

REVISIONS

REV	DATE	DESCRIPTION

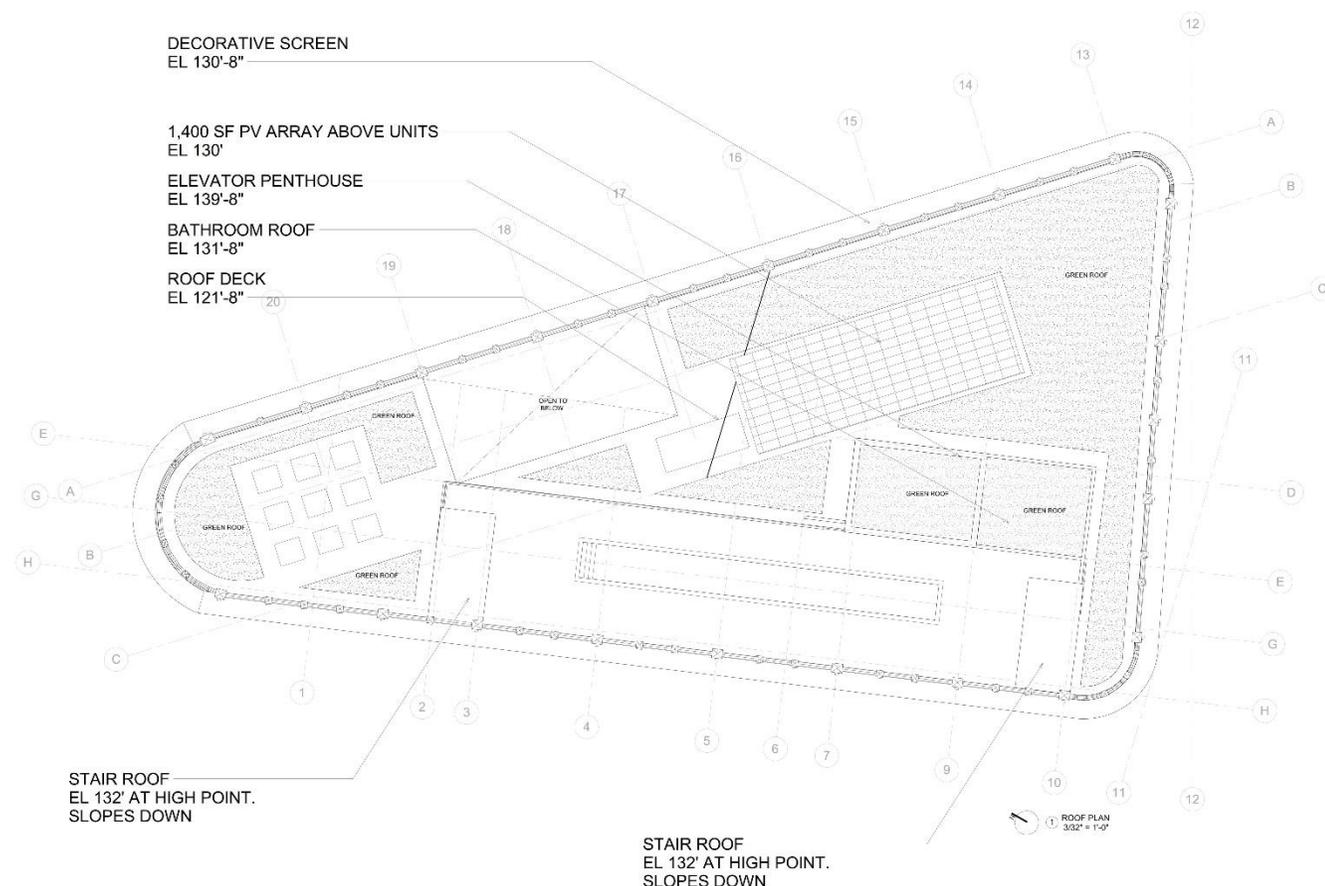
SCALE: 3/32" = 1'-0"

DRAWN:  
CHECK:

DATE: 08/21/19

PROJECT NUMBER: 1824

SHEET NUMBER  
A 2.09



DECORATIVE SCREEN  
EL 130'-8"

1,400 SF PV ARRAY ABOVE UNITS  
EL 130'

ELEVATOR PENTHOUSE  
EL 139'-8"

BATHROOM ROOF  
EL 131'-8"

ROOF DECK  
EL 121'-8"

STAIR ROOF  
EL 132' AT HIGH POINT.  
SLOPES DOWN

STAIR ROOF  
EL 132' AT HIGH POINT.  
SLOPES DOWN

1 ROOF PLAN  
3/32" = 1'-0"

STUDIO  
**MCG**  
ARCHITECTURE

7500 NE 4th Court  
Suite 103  
Miami, FL 33138  
(305) 573-2728

PROJECT NUMBER  
1824

PROJECT OWNER  
The Montford Group.

ARCHITECT  
OPTERRA

ENGINEER  
LSJP

STRUCTURAL ENGINEER  
EARTHSOURCE

PROJECT NAME  
THOMPSON

THE MONTFORD BUILDING

PROJECT ADDRESS  
810 Meeting St.

Charleston, SC

DRAWING  
LEVEL TOP ROOF PLAN

PHASE  
PRELIMINARY

BAR

SCALE

REVISIONS

SCALE



PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020

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



MORRISON DRIVE ELEVATION BAR201

**The Montford Group.**

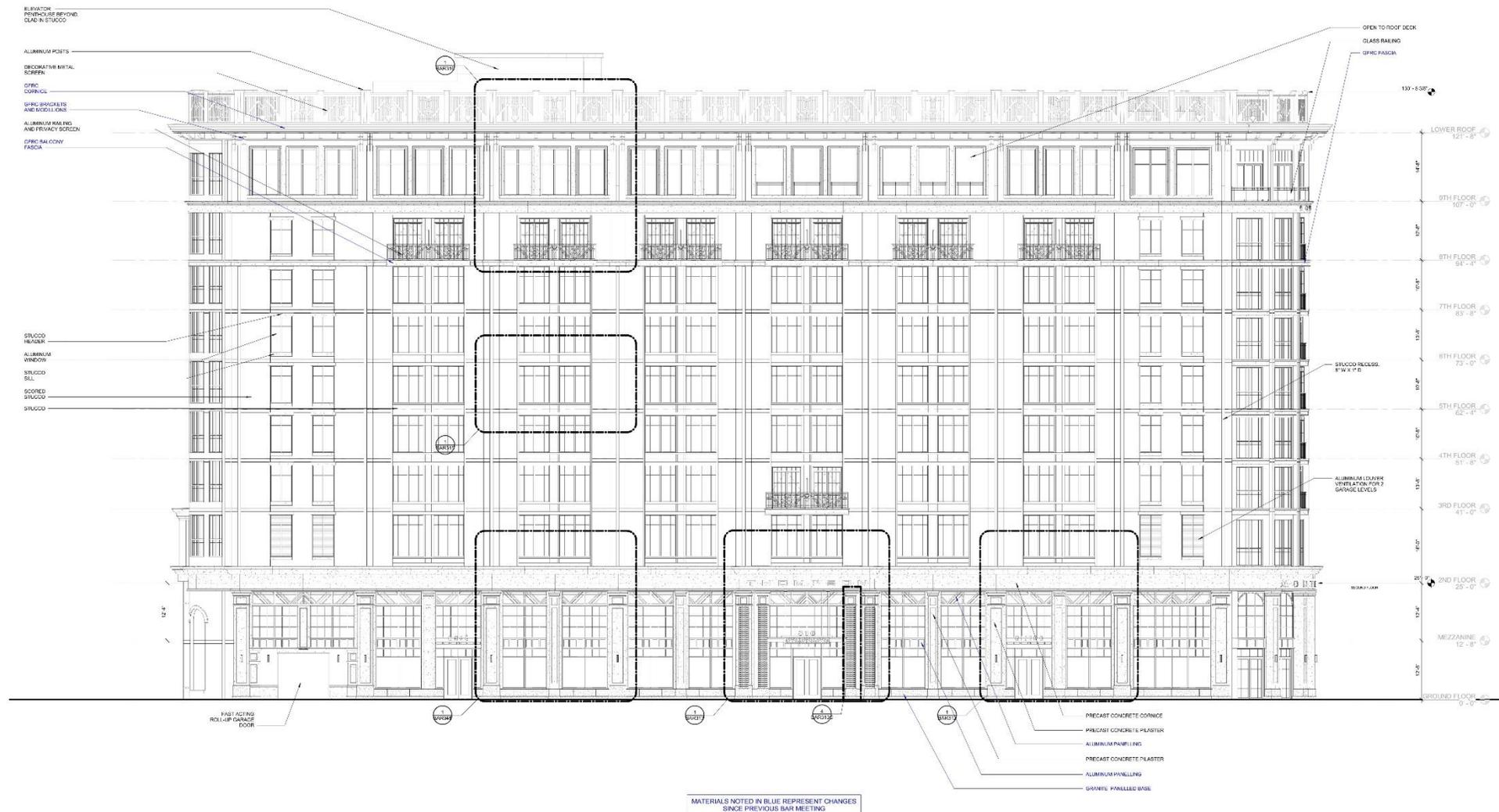
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JANUARY 13, 2020

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LS3P



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

MORRISON DRIVE ELEVATION - ENLARGED BAR201B



PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020

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



MEETING STREET ELEVATION BAR202

**The Montford Group.**

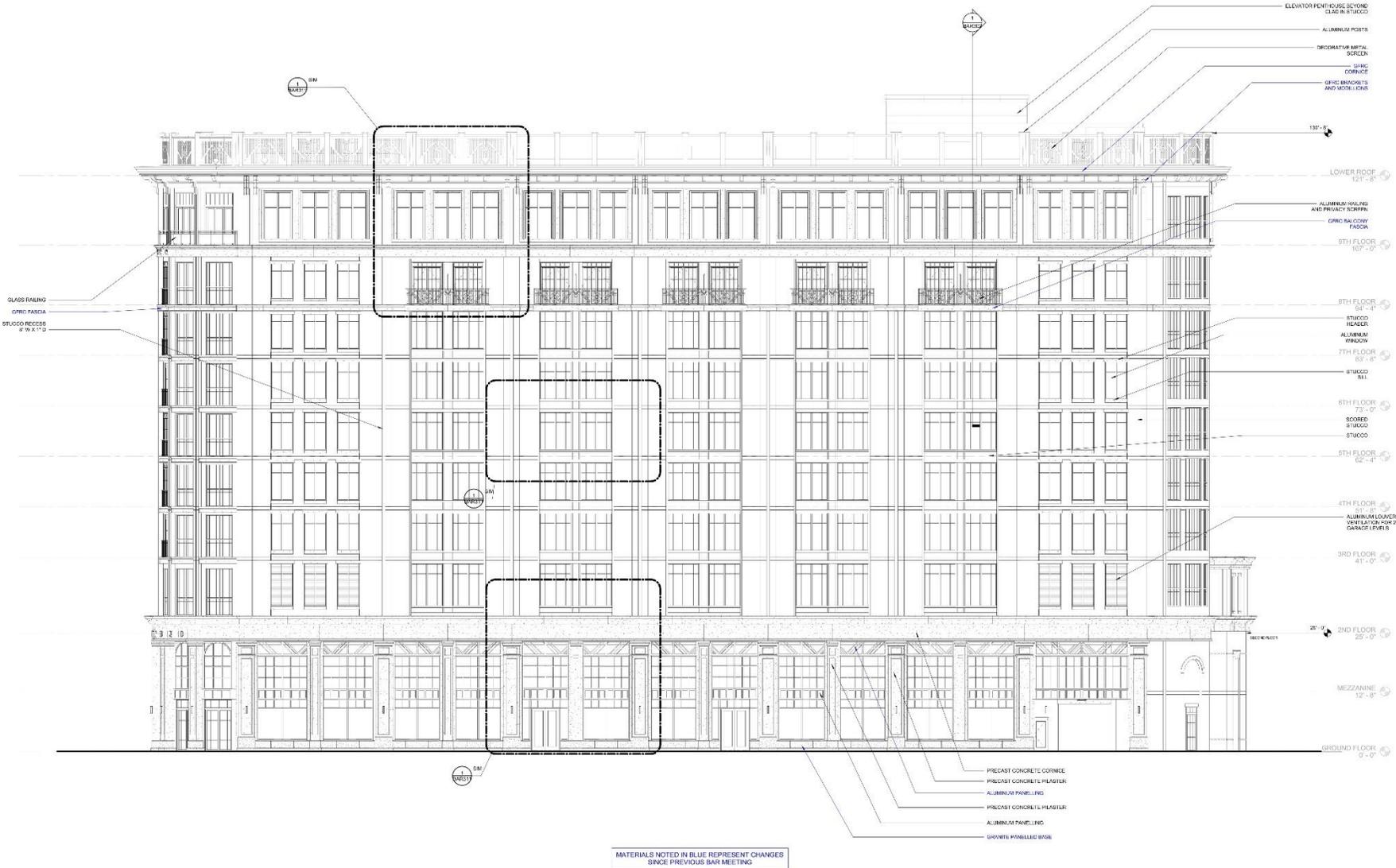
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**THE MONTFORD BUILDING**

JANUARY 13, 2020

STUDIO  
**MCG**  
ARCHITECTURE

LS3P



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

MEETING STREET ELEVATION - ENLARGED BAR202B

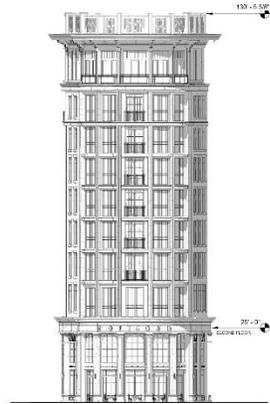
The Montford Group.

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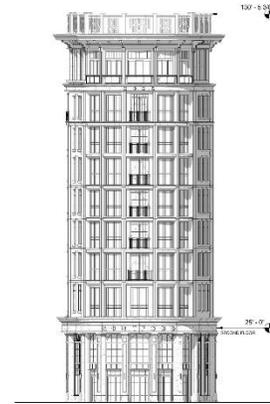
THE MONTFORD BUILDING

JANUARY 13, 2020





PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020

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



THE NOSE ELEVATION BAR203

**The Montford Group.**

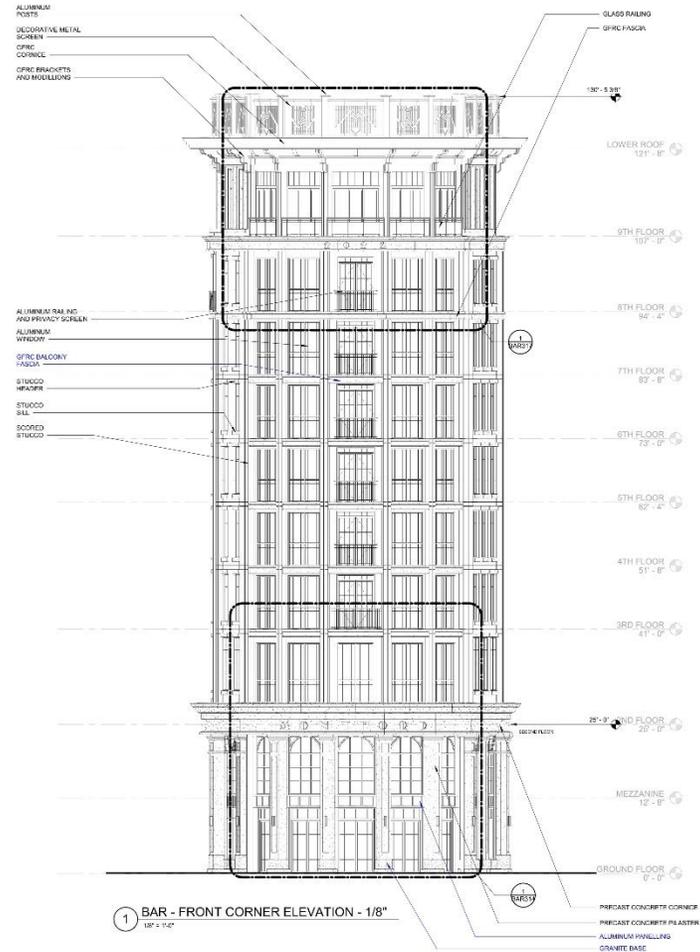
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**THE MONTFORD BUILDING**

JANUARY 13, 2020

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**MCG**  
ARCHITECTURE

**LS3P**



1 BAR - FRONT CORNER ELEVATION - 1/8"  
132'-0"

MATERIALS NOTED IN BLUE REPRESENT CHANGES  
SINCE PREVIOUS BAR MEETING

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

THE NOSE ELEVATION - ENLARGED BAR203B

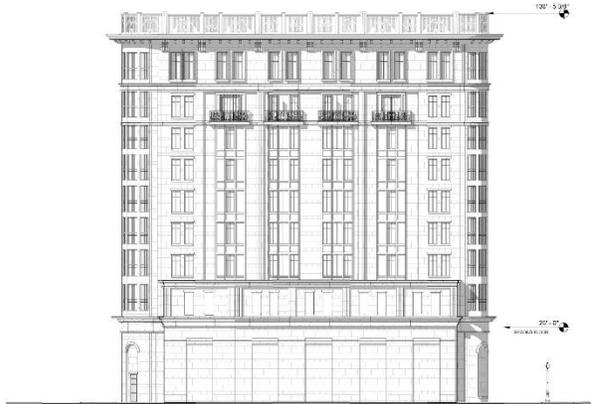
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THE MONTFORD BUILDING

JANUARY 13, 2020





PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020

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



SOUTH ELEVATION BAR204

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JANUARY 13, 2020





MATERIALS NOTED IN BLUE REPRESENT CHANGES SINCE PREVIOUS BAR MEETING

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

SOUTH ELEVATION - ENLARGED BAR204B

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JANUARY 13, 2020





② MEETING STREET - EAST SIDE  
T-2016



MORRISON DRIVE - WEST SIDE

SCALE: 1" = 20'-0"

STREETSCAPE ELEVATIONS BAR205

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JANUARY 13, 2020





MORRISON DRIVE - WEST SIDE

SCALE: 1" = 30'-0"

MORRISON DRIVE STREETScape EXTENDED BAR207

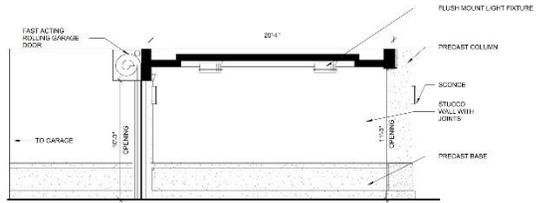
The Montford Group.

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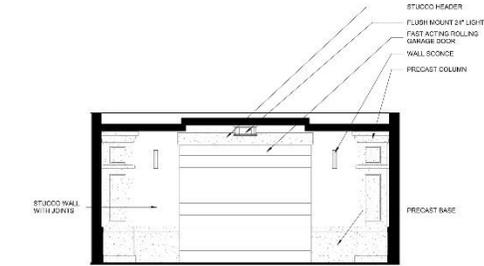
THE MONTFORD BUILDING

JANUARY 13, 2020

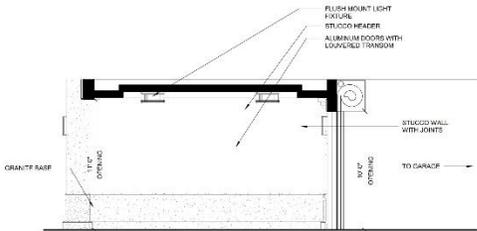




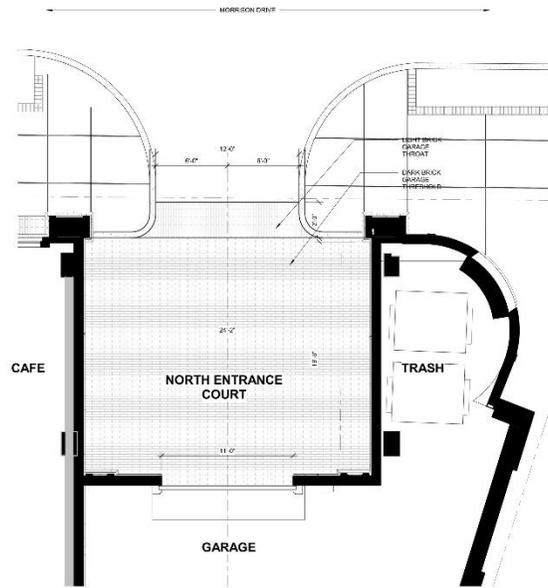
4 ENLARGED ELEVATION - MORRISON ST GARAGE ENTRY NORTH  
1/8" = 1'-0"



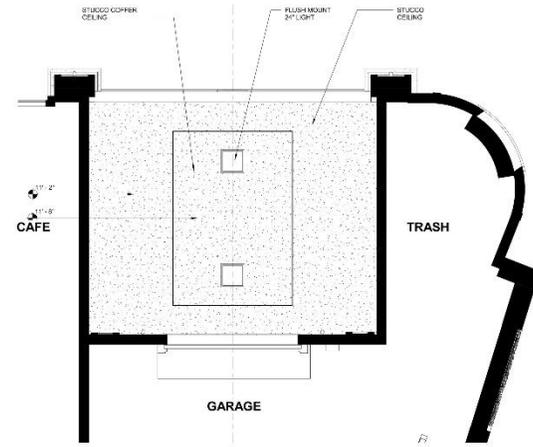
6 ENLARGED ELEVATION - MORRISON ST GARAGE ENTRY WEST  
1/8" = 1'-0"



5 ENLARGED ELEVATION - MORRISON ST GARAGE ENTRY SOUTH  
1/8" = 1'-0"

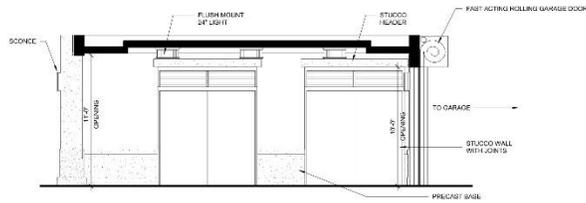


1 ENLARGED PLAN - MORRISON ST GARAGE ENTRY  
3/16" = 1'-0"

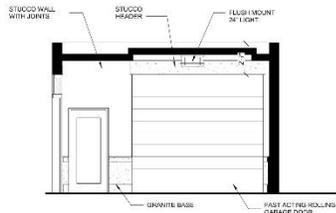


2 ENLARGED RCP - MORRISON ST GARAGE ENTRY  
1/8" = 1'-0"

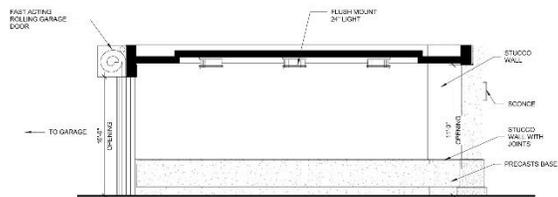
MORRISON ST GARAGE ENTRANCE BAR209



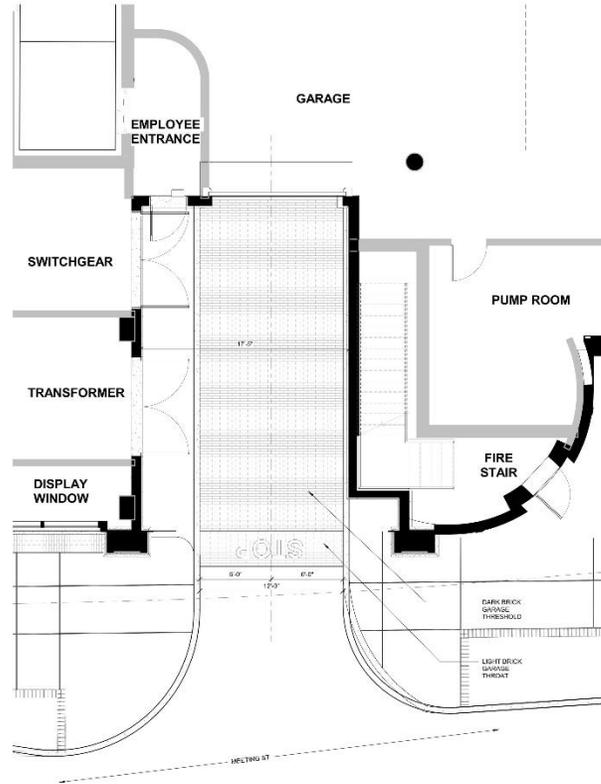
2 ENLARGED ELEVATION - MEETING ST GARAGE ENTRY NORTH  
1/4" = 1'-0"



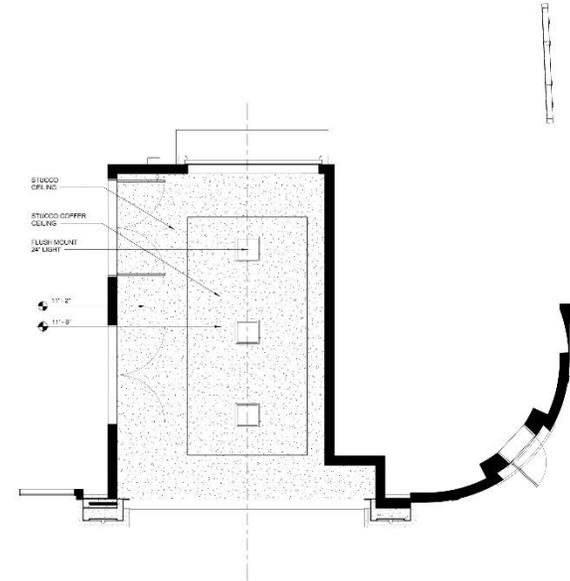
1 ENLARGED ELEVATION - MEETING ST GARAGE ENTRY EAST  
1/4" = 1'-0"



3 ENLARGED ELEVATION - MEETING ST GARAGE ENTRY SOUTH  
3/8" = 1'-0"



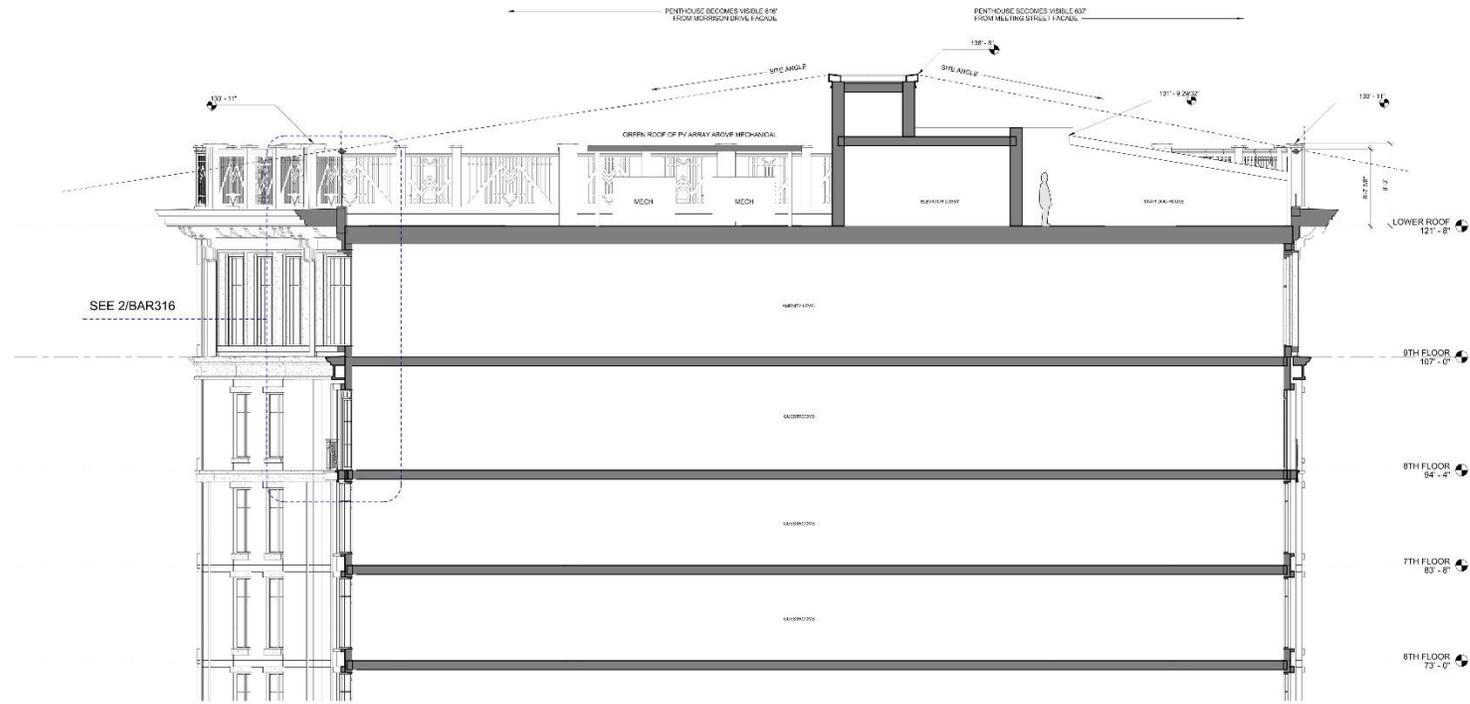
4 ENLARGED PLAN - MEETING ST GARAGE ENTRY  
1/4" = 1'-0"



5 ENLARGED RCP - MEETING ST GARAGE ENTRY  
1/4" = 1'-0"

MEETING ST GARAGE ENTRANCE BAR210





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

SCALE: 3/16" = 1'-0"

BUILDING SECTION B-B BAR302

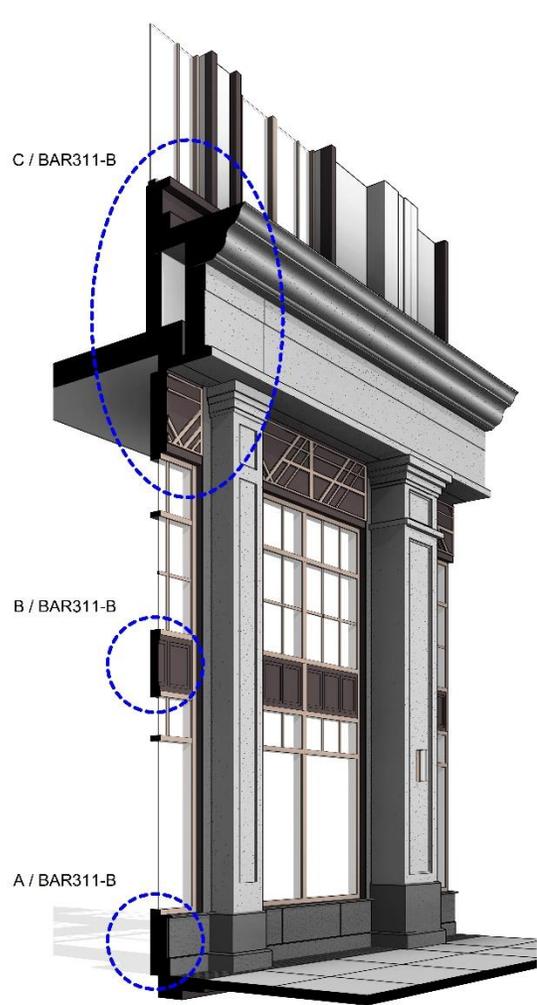
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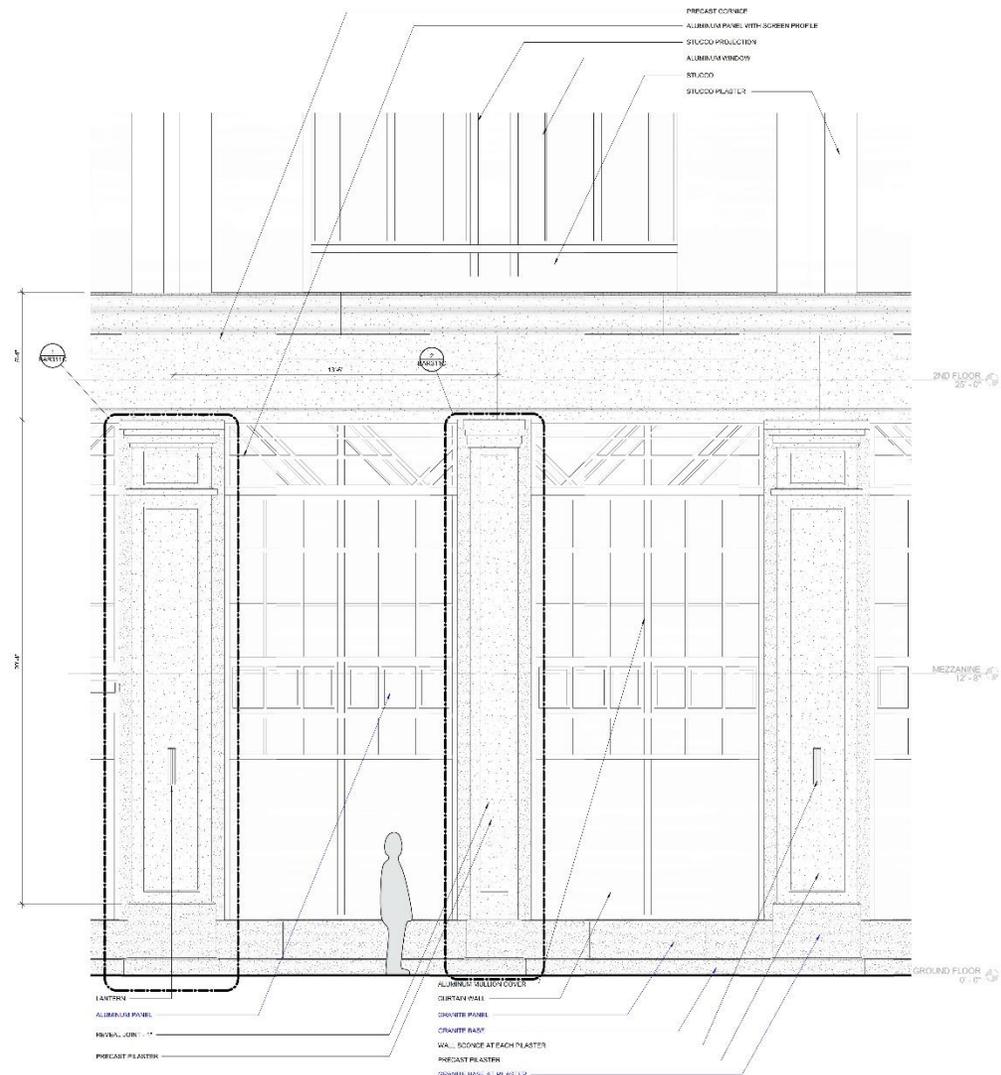
THE MONTFORD BUILDING

JANUARY 13, 2020





2 SECTION PERSPECTIVE



1 ENLARGED ELEVATION  
10'-0" x 13'-0"

SCALE: 1/2" = 1'-0"

ENLARGED ELEVATION AT GROUND FLOOR BAY BAR311

The Montford Group.

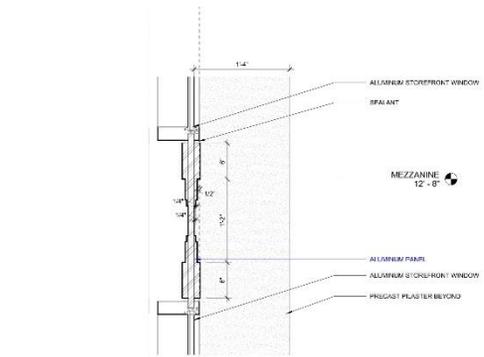
A VISION. A BRAND. A LIFESTYLE.

THE MONTFORD BUILDING

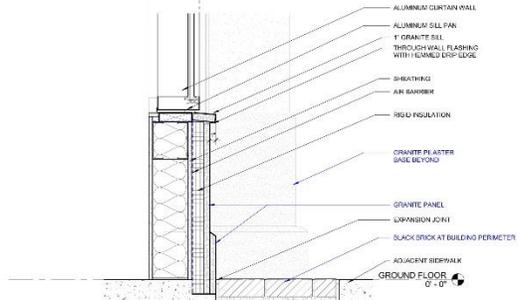
JANUARY 13, 2020

STUDIO  
MCG  
ARCHITECTURE

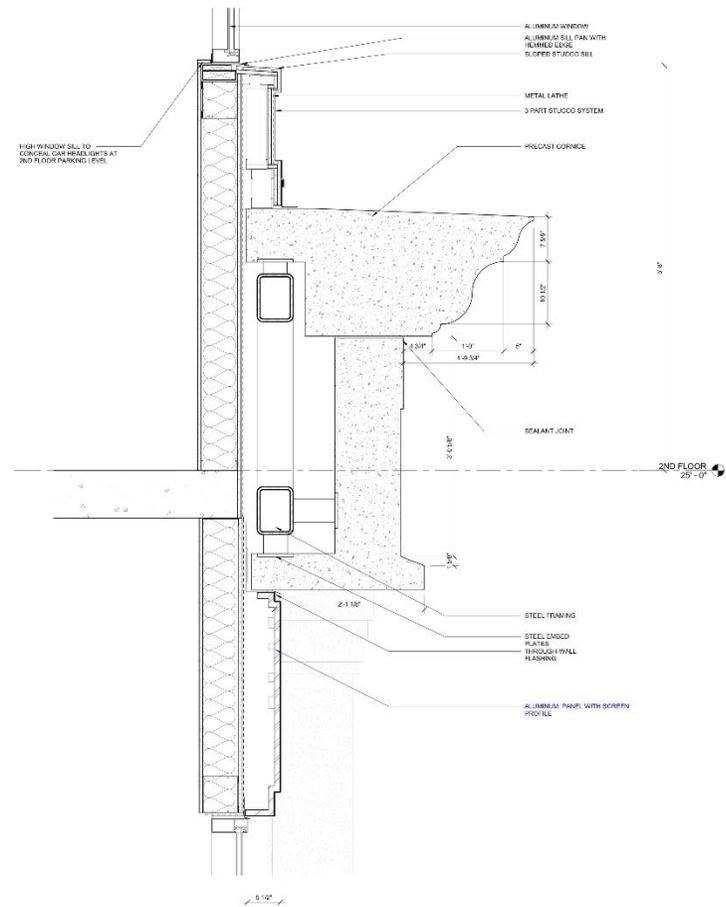
LS3P



**B** DETAIL B - SPANDEL CONDITION  
1/32" = 1'-0"



**A** DETAIL A - BASE CONDITION  
1/32" = 1'-0"



**C** DETAIL C - 2ND FLOOR CORNICE  
1/32" = 1'-0"

MATERIALS NOTED IN BLUE REPRESENT CHANGES SINCE PREVIOUS BAR MEETING

SCALE: 1 1/2" = 1'-0"

DETAILS AT GROUND FLOOR BAR311B

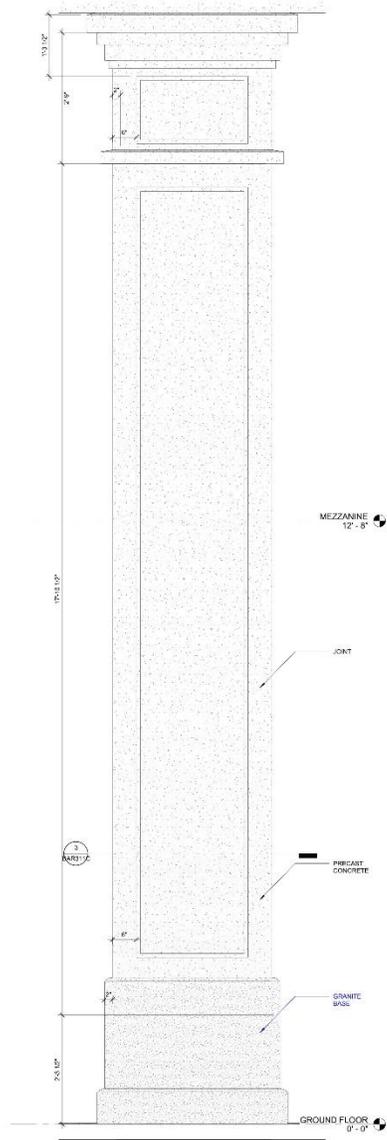
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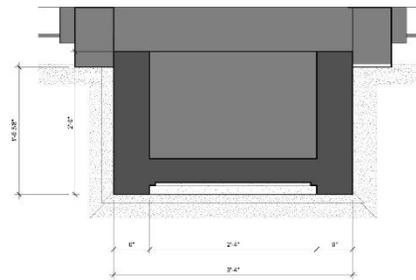
THE MONTFORD BUILDING

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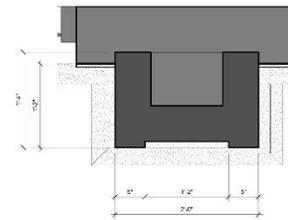




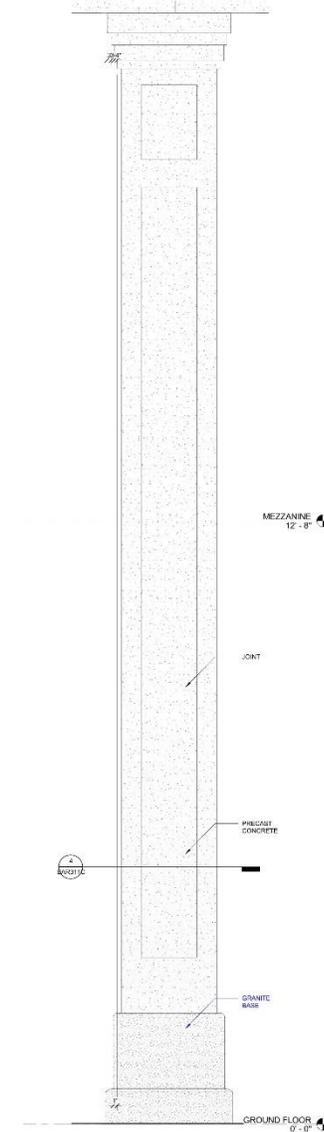
1 COLUMN A - ELEVATION  
1"=1'-0"



3 COLUMN A - PLAN  
1:10"=1:0"



4 COLUMN B - PLAN  
1:10"=1:0"



2 COLUMN B - ELEVATION  
1"=1'-0"

ENLARGED COLUMN DETAILS BAR311C



**BEXLEY**  
WALL MOUNTED

DIMENSIONS	
Width	4in
Height	14.25in
Depth	6.25in
X	8.25in

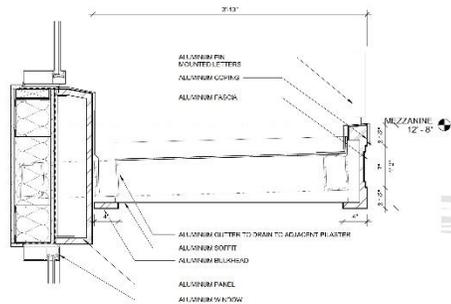
  

MATERIALS	
Finish	118in
Frame	0.25in x 1.5in
Mounting Box	2in x 4in x 2in

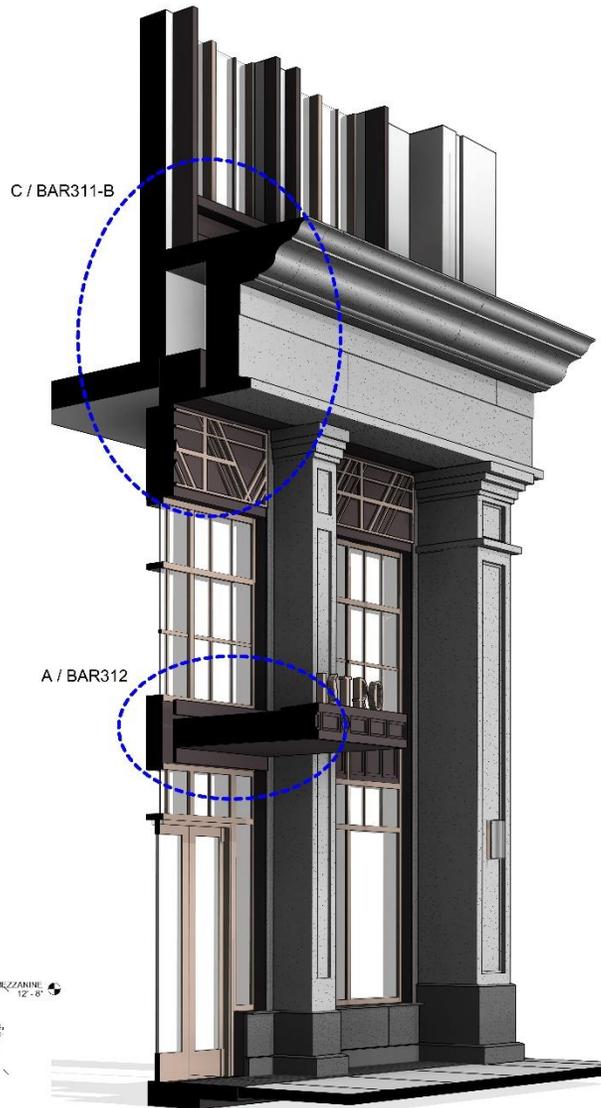
  

**LEAD / MSDS**  
Lead-free (0.1% max)  
Complies with California Proposition 65 (P65) and MSDS Form 001 (April 15, 2017)

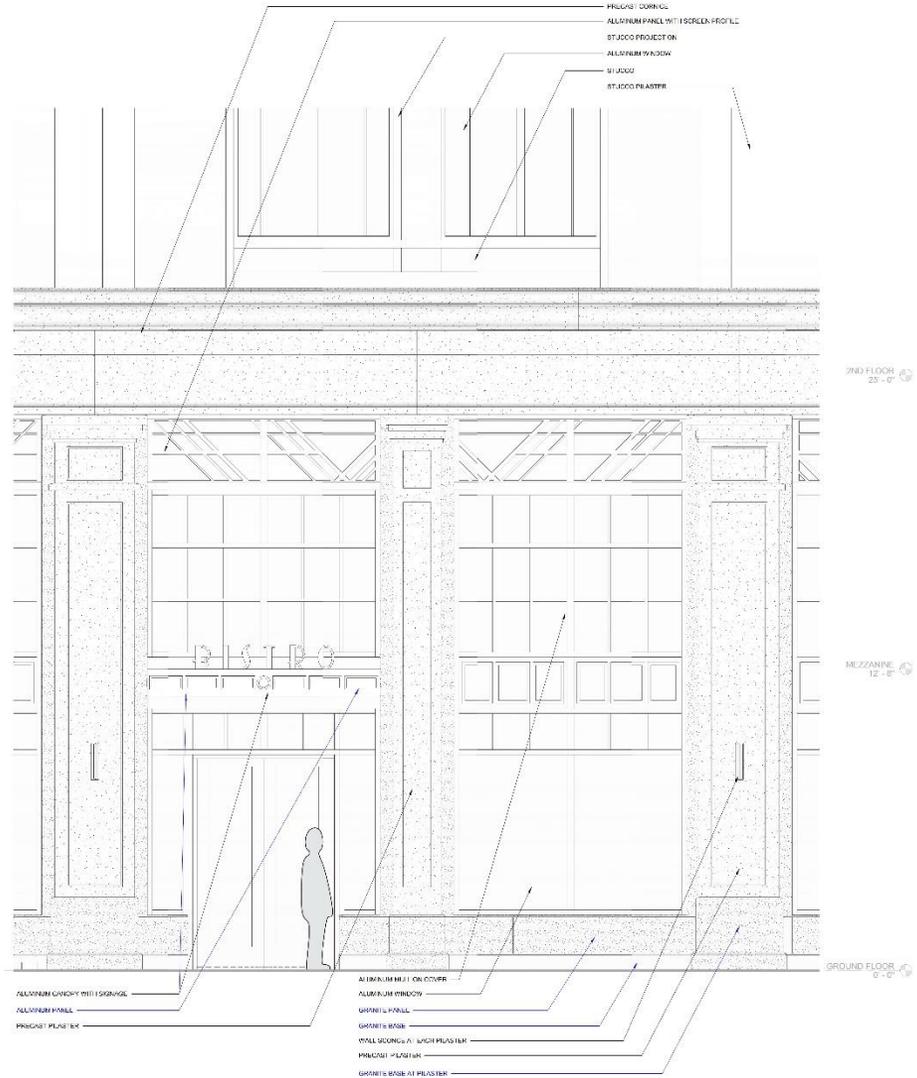
TYPICAL LIGHT AT PILSTERS



**DETAIL A - CANOPY DETAIL**  
**SCALE: As indicated**

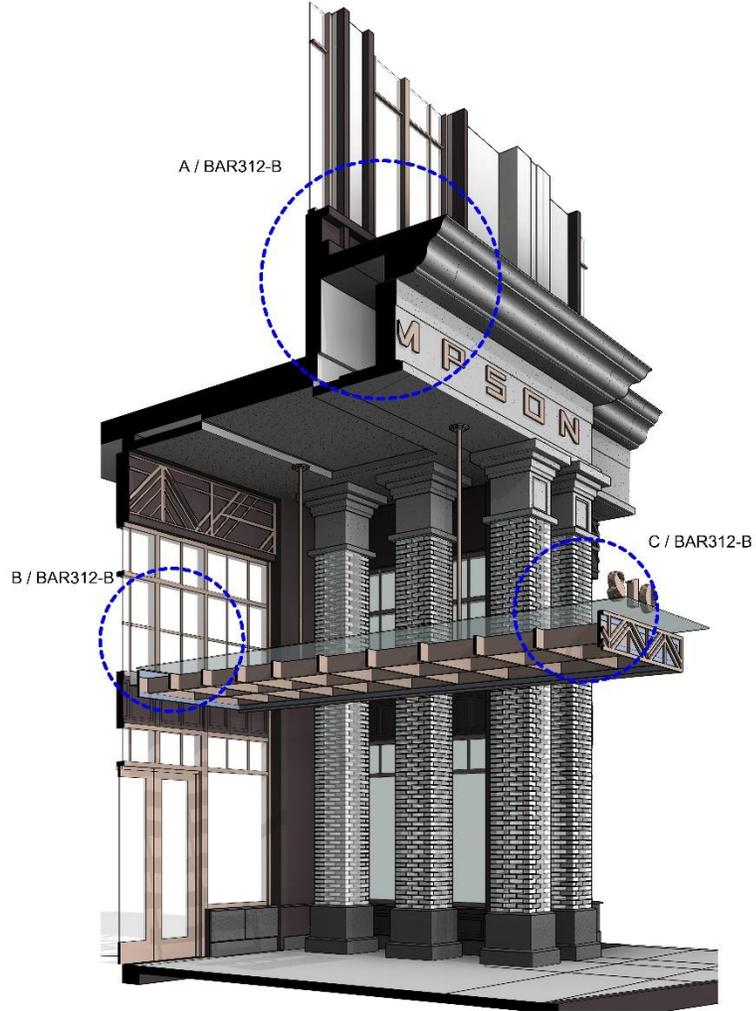


**SECTION PERSPECTIVE**



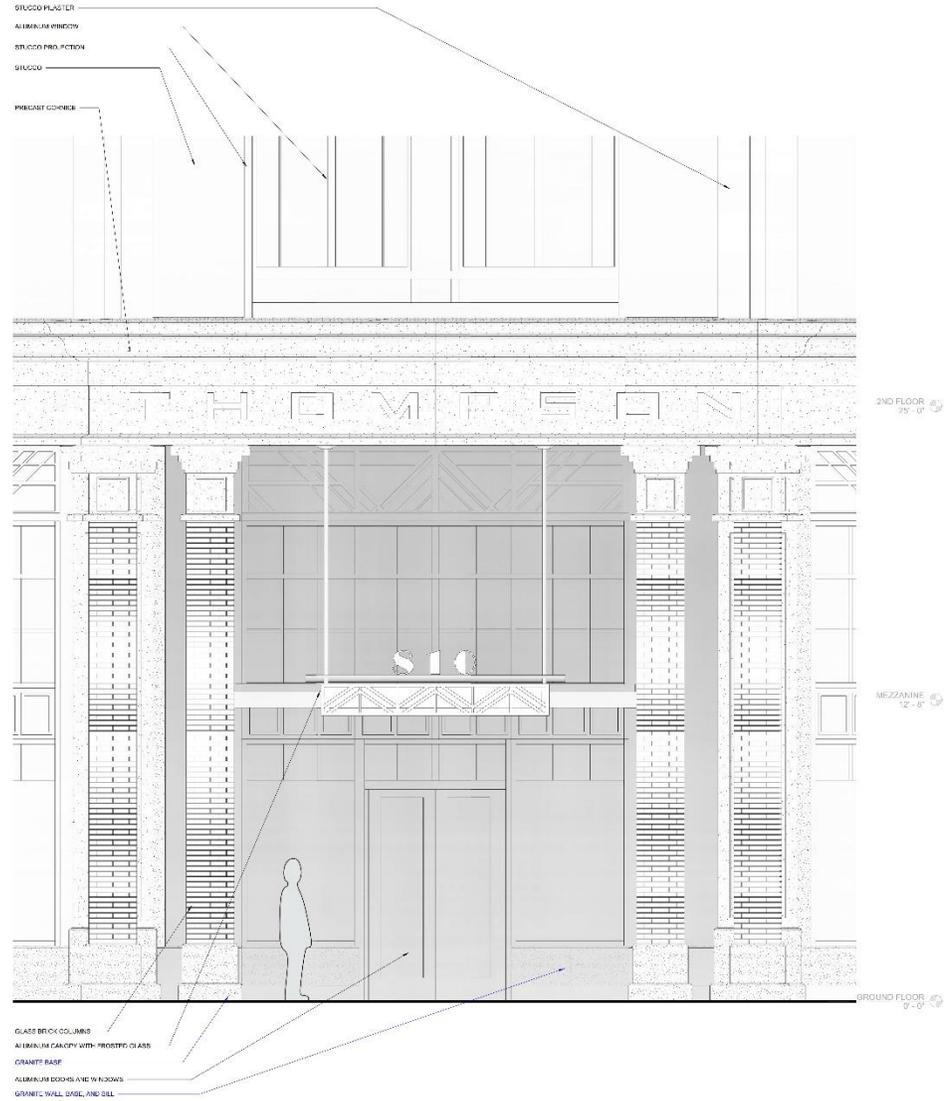
**ENLARGED ELEVATION**

**ENLARGED ELEVATIONS AT GROUND CANOPY BAR312**



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

⊕ SCALE: 1/2" = 1'-0"



1 ENLARGED ELEVATION  
1/8" = 1'-0"

ENLARGED ELEVATION AT HOTEL ENTRANCE BAR313

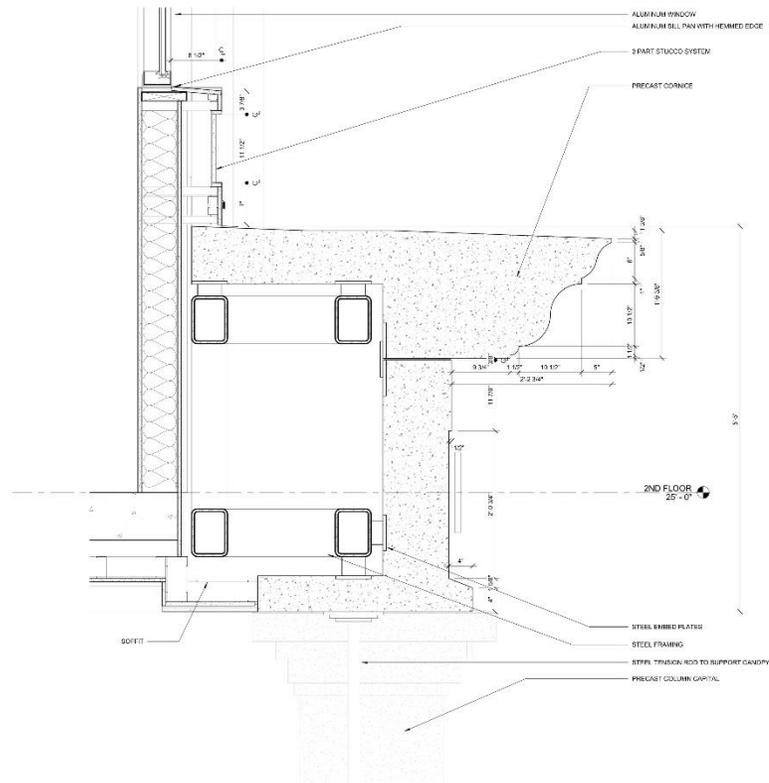
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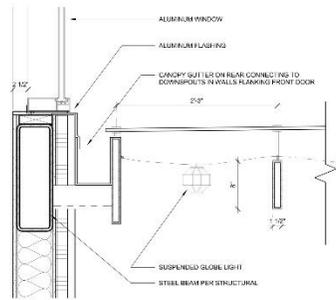
JANUARY 13, 2020



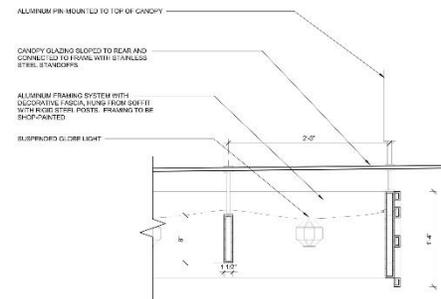


**A** DETAIL A - CORNICE DETAIL  
1 1/2" = 1'-0"

SCALE: 1 1/2" = 1'-0"

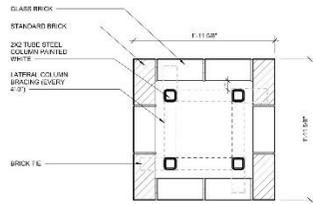


**B** DETAIL B - CANOPY CONNECTION  
1 1/2" = 1'-0"

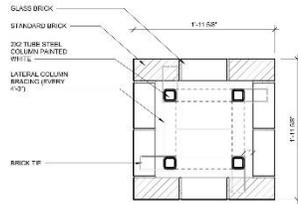


**C** DETAIL C - CANOPY DETAIL  
1 1/2" = 1'-0"

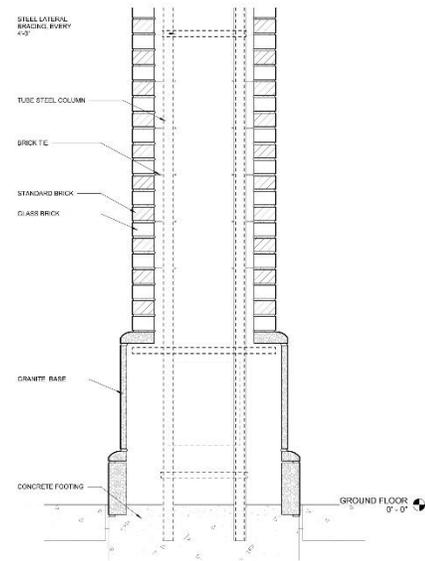
ENLARGED DETAILS AT HOTEL ENTRANCE BAR313B



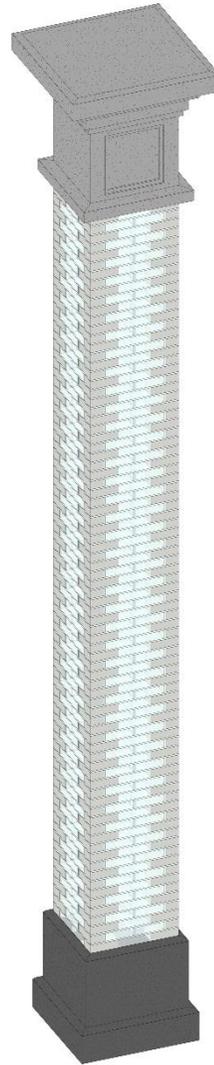
1 GLASS COLUMN PLAN DETAIL 1  
1/16" = 1'-0"



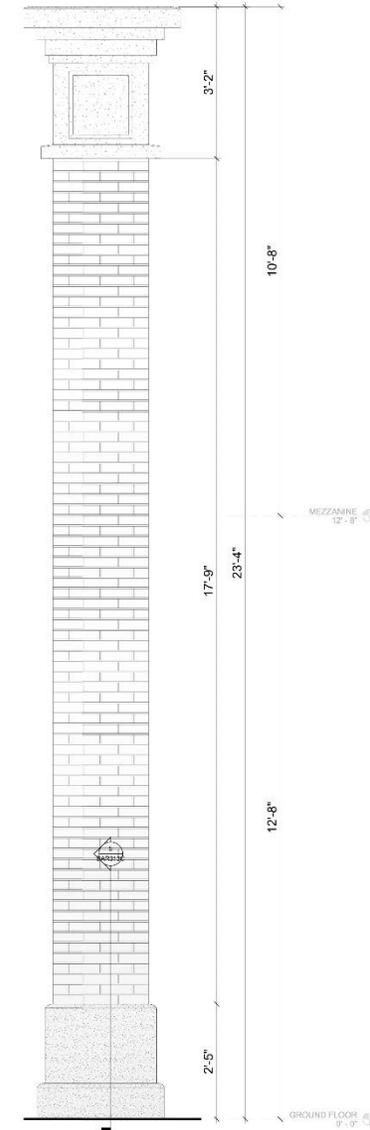
2 GLASS COLUMN PLAN DETAIL 2  
1/16" = 1'-0"



5 GLASS COLUMN SECTION DETAIL  
1/16" = 1'-0"

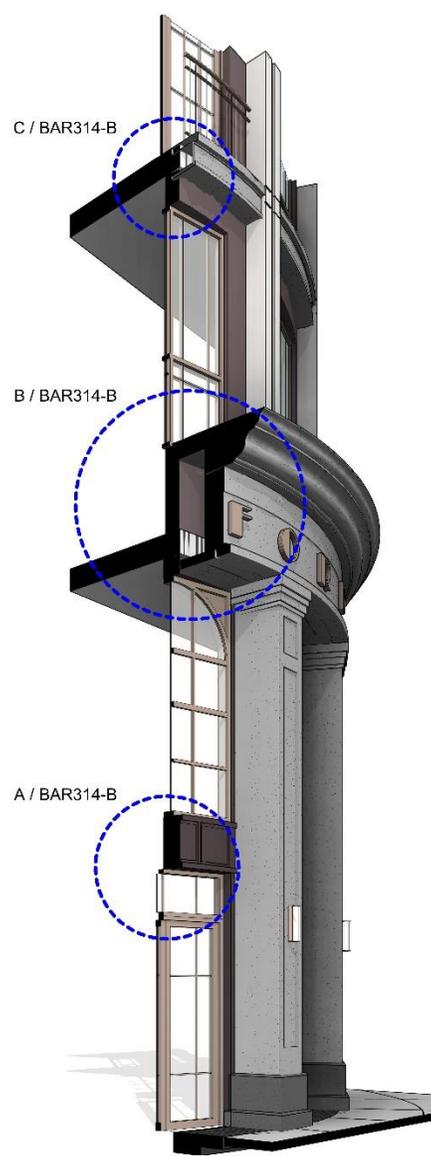


3 GLASS COLUMN SECTION PERSPECTIVE

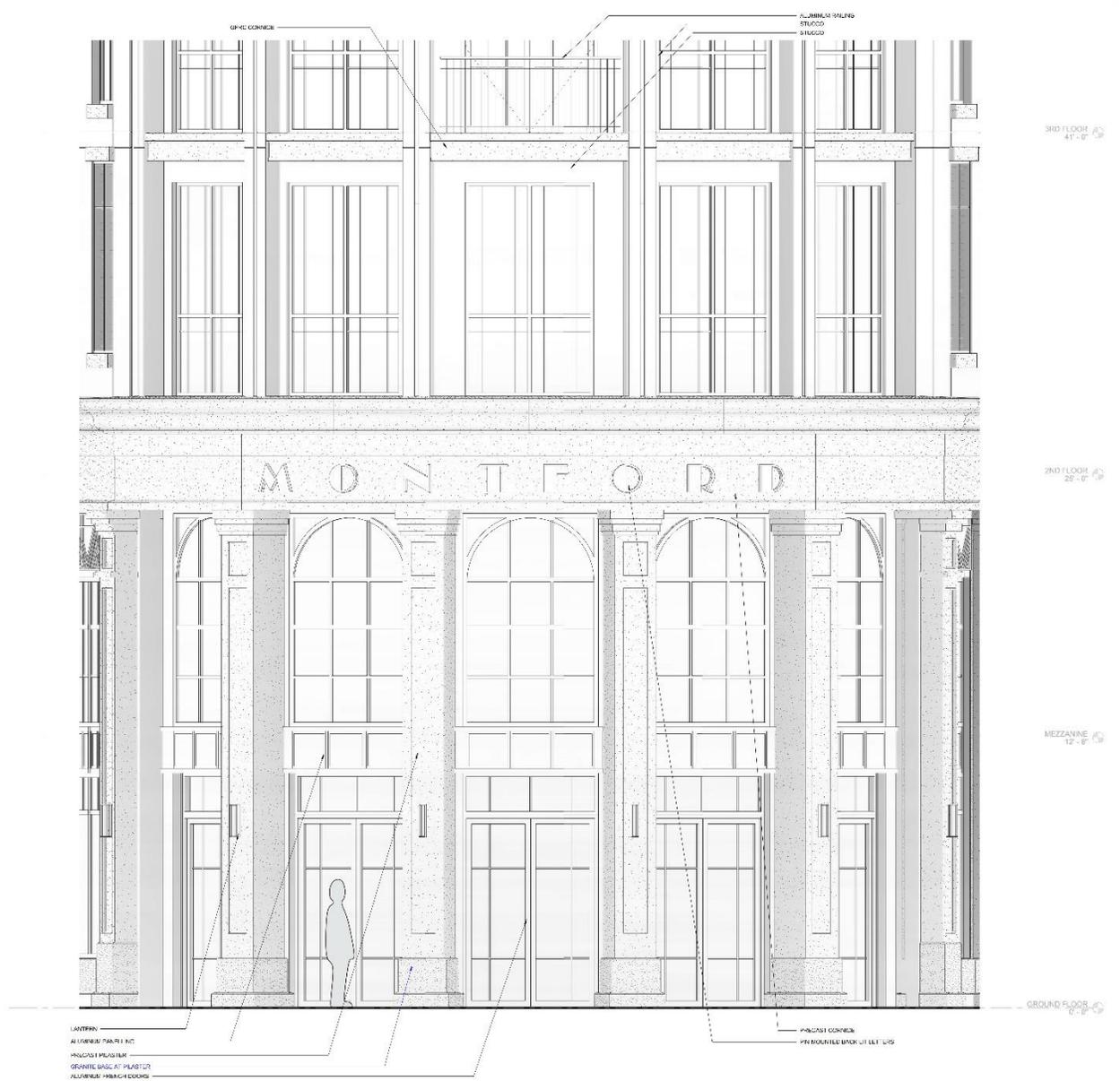


4 ENLARGED ELEVATION  
1/4" = 1'-0"

DETAILS AT GLASS COLUMNS BAR313C

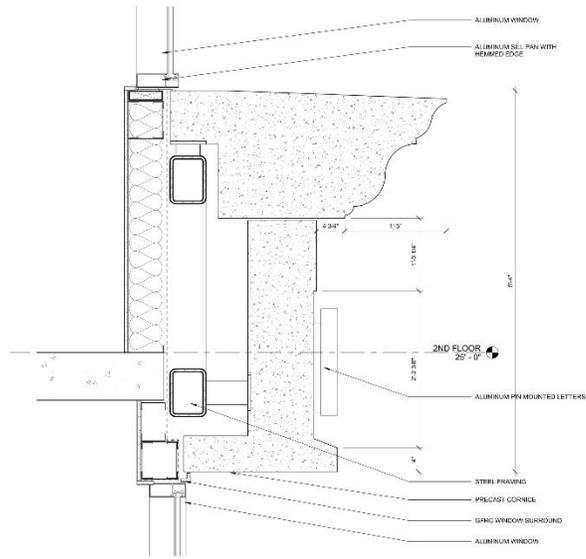


2 SECTION PERSPECTIVE

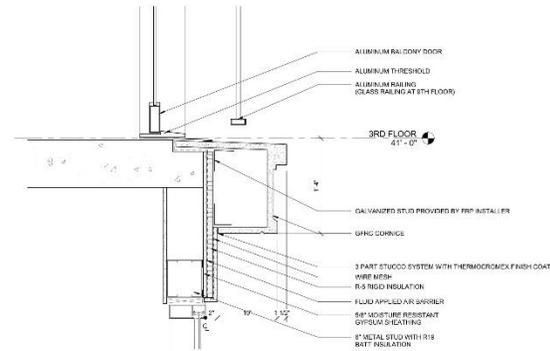


1 ENLARGED ELEVATION  
1/2" = 1'-0"

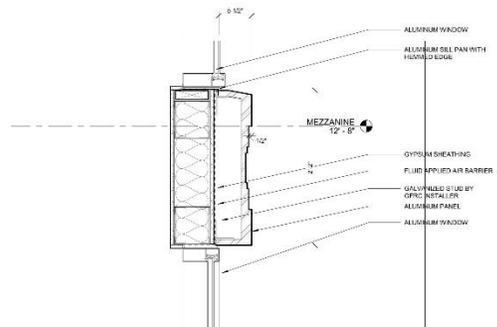
ENLARGED ELEVATION AT CORNER BAR314



**B** DETAIL B - CORNICE DETAIL  
1 1/2" = 1'-0"



**C** DETAIL C - BALCONY DETAIL  
1 1/2" = 1'-0"



**A** DETAIL A - SPANDREL DETAIL  
1 1/2" = 1'-0"

SCALE: 1 1/2" = 1'-0"

DETAILS AT CORNER BAR314B

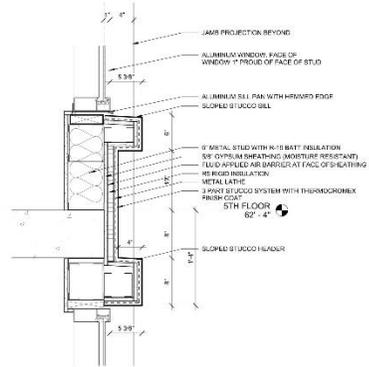
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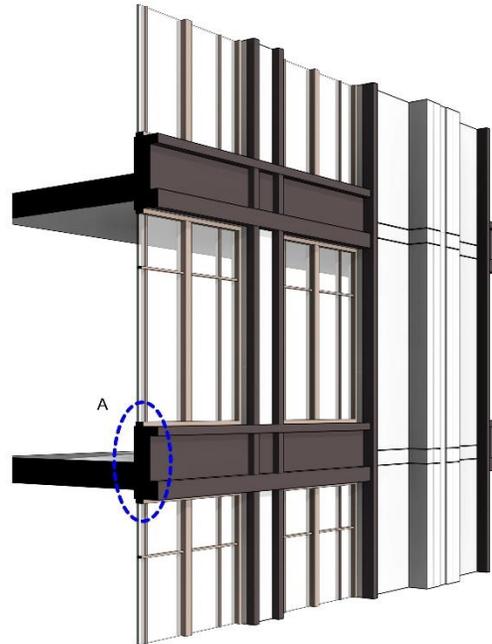
THE MONTFORD BUILDING

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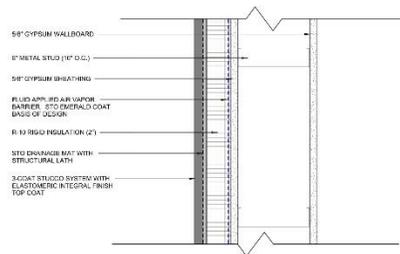
1 A TYPICAL WINDOW DETAIL  
1/2" = 1'-0"



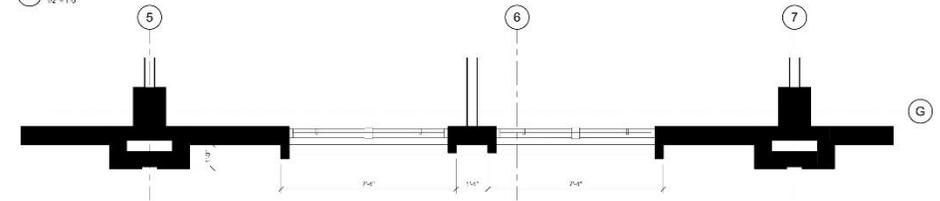
2 SECTION PERSPECTIVE



1 ENLARGED ELEVATION  
1/2" = 1'-0"

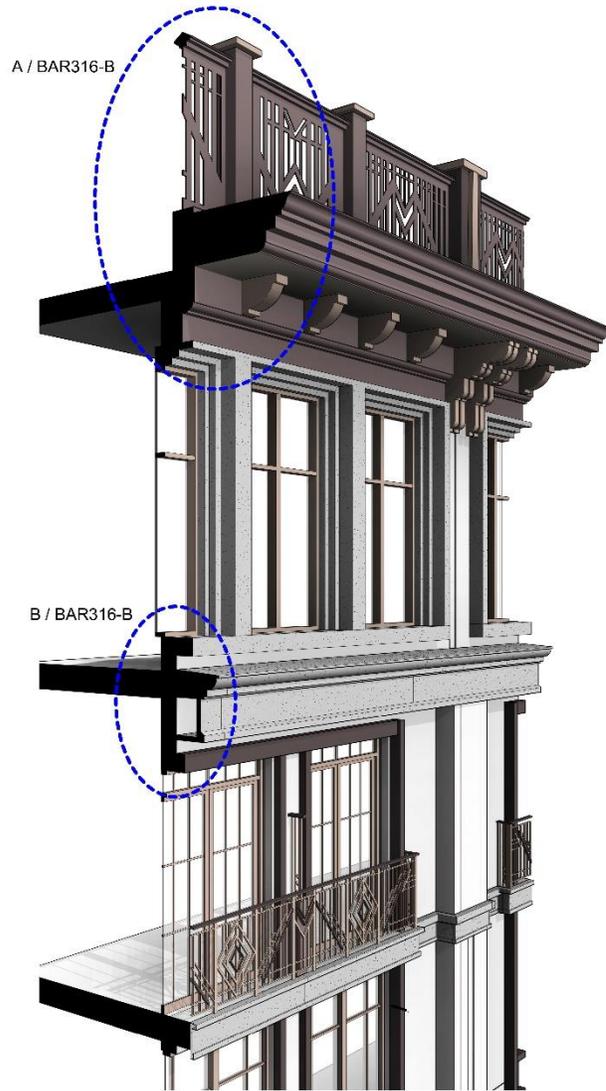


3 TYPICAL STUCCO WALL DETAIL  
3/4" = 1'-0"



1A ENLARGED PLAN  
1/2" = 1'-0"

ENLARGED ELEVATION AT TYPICAL FLOOR BAR315

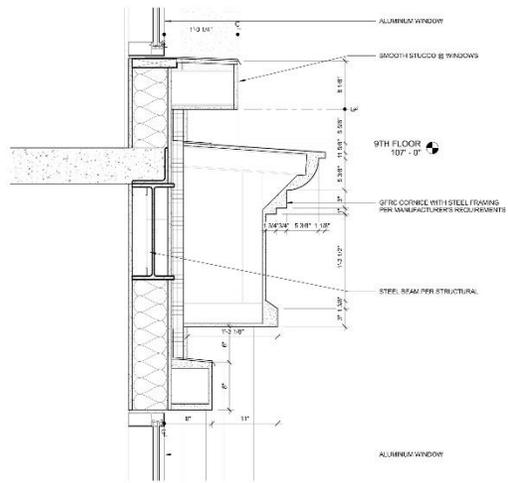


2 SECTION PERSPECTIVE

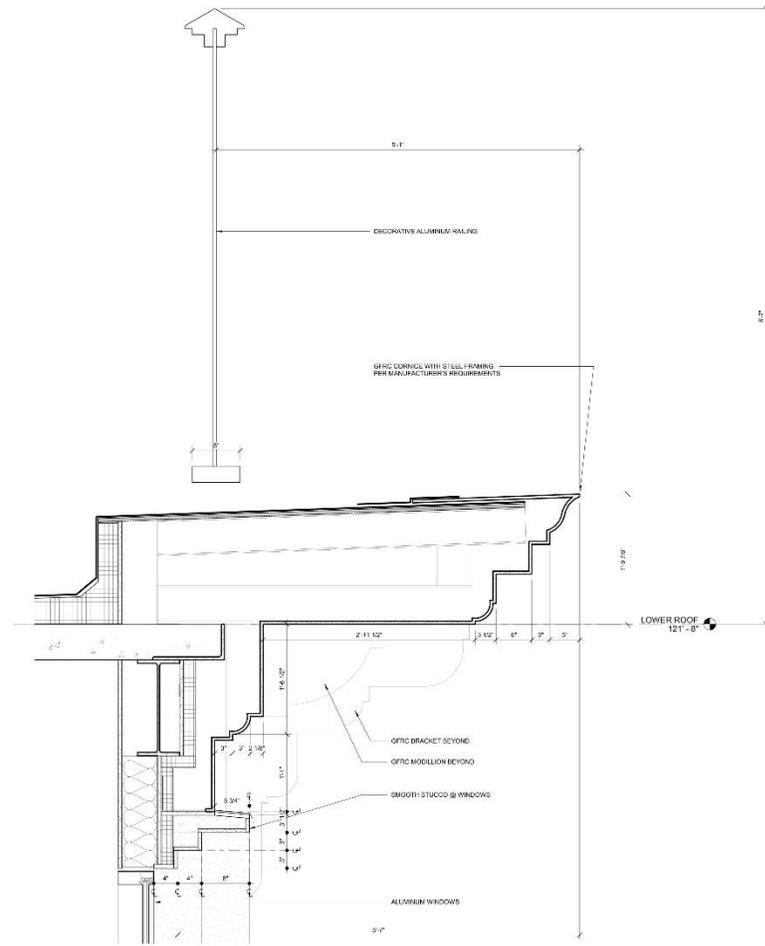


1 ENLARGED ELEVATION  
10'-0" x 12'-0"

ENLARGED ELEVATION AT TOP FLOOR BAR316



**B** DETAIL B - 8TH FLOOR CORNICE  
1/2" = 1'-0"



**A** DETAIL A - TOP CORNICE  
1/2" = 1'-0"

SCALE: 1 1/2" = 1'-0"

DETAILS AT TOP FLOOR BAR316B

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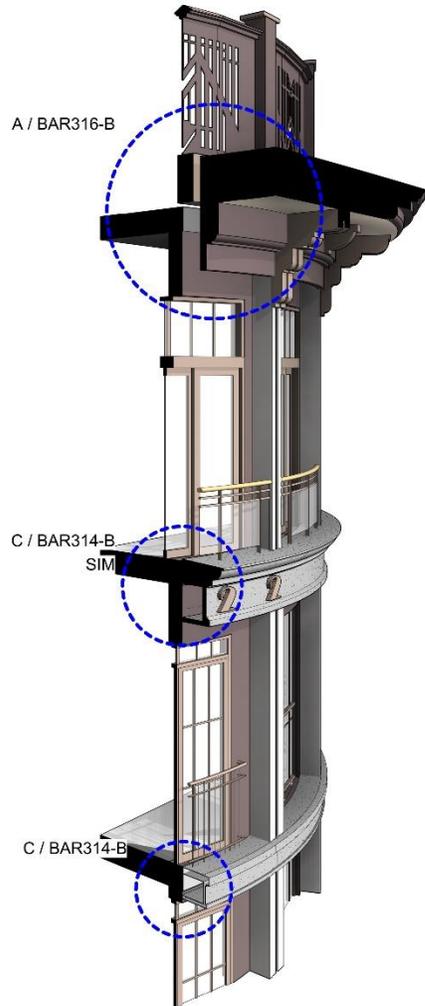
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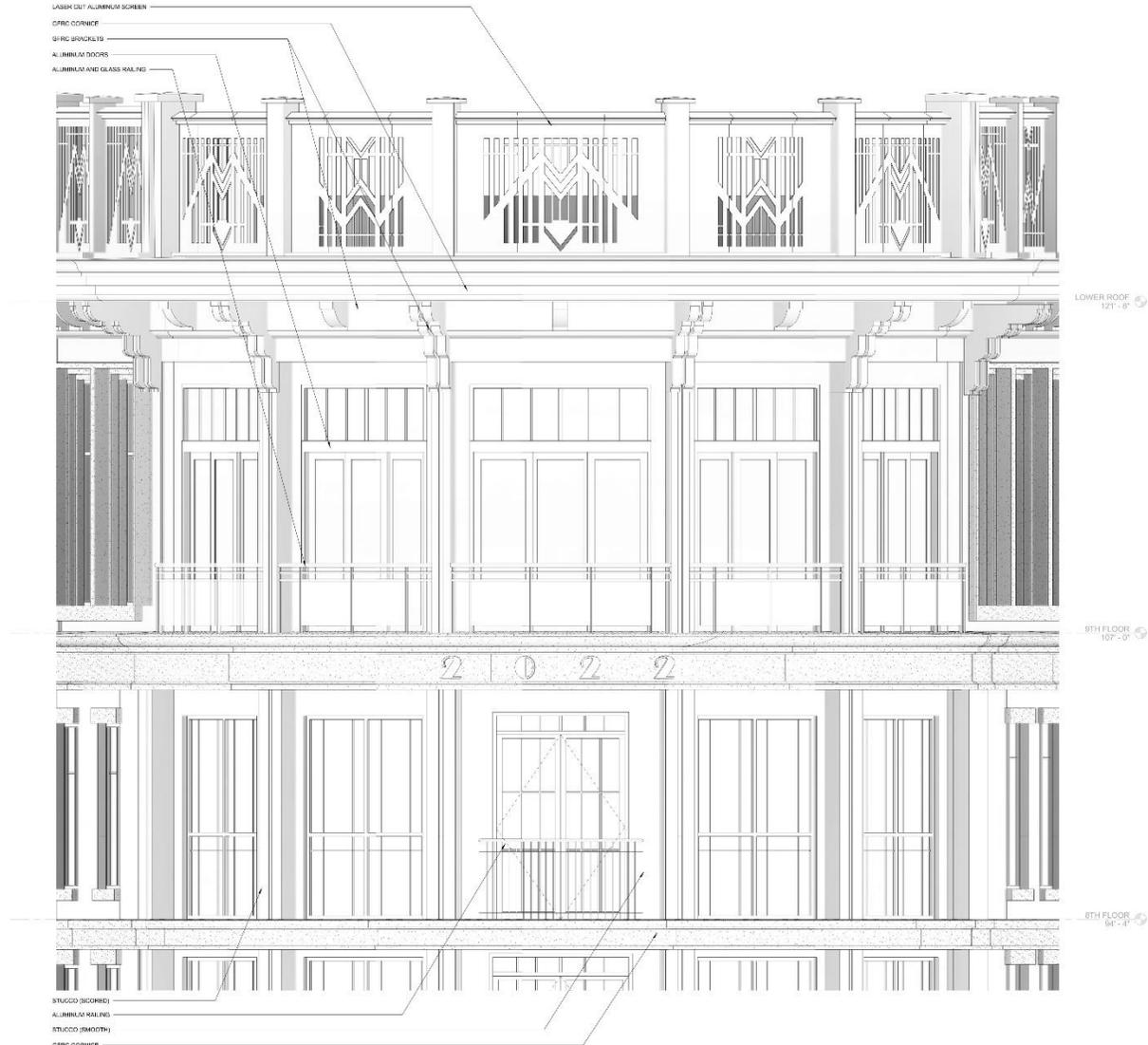
JANUARY 13, 2020

STUDIO  
**MCG**  
ARCHITECTURE

**LS3P**



2 SECTION PERSPECTIVE



1 ENLARGED ELEVATION  
1/2" = 1'-0"

ENLARGED ELEVATION AT CORNER TOP BAR317



An animation of the Montford Building can be viewed at: <https://vimeo.com/363316679/4f8bf8c0ab>

FINAL SLIDE BAR390

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**JANUARY 13, 2020**

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**MCG**  
ARCHITECTURE

**LS3P**