

City of Charleston

BOARD OF ARCHITECTURAL REVIEW - LARGE

February 26, 2020
4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bar

Agenda Item #1

Approval of minutes from the November 25, 2019 meeting

Agenda Item #2

Approval of updated Submittal Requirements for BAR-L.

Agenda Item #3

502 KING STREET
TMS # 460-12-02-017

Request approval for demolition of attached rear warehouse building.

Category 3- / (Cannon-Elliottborough) / c. 1967-73 / Height District: 4 and 8 / Old and Historic District

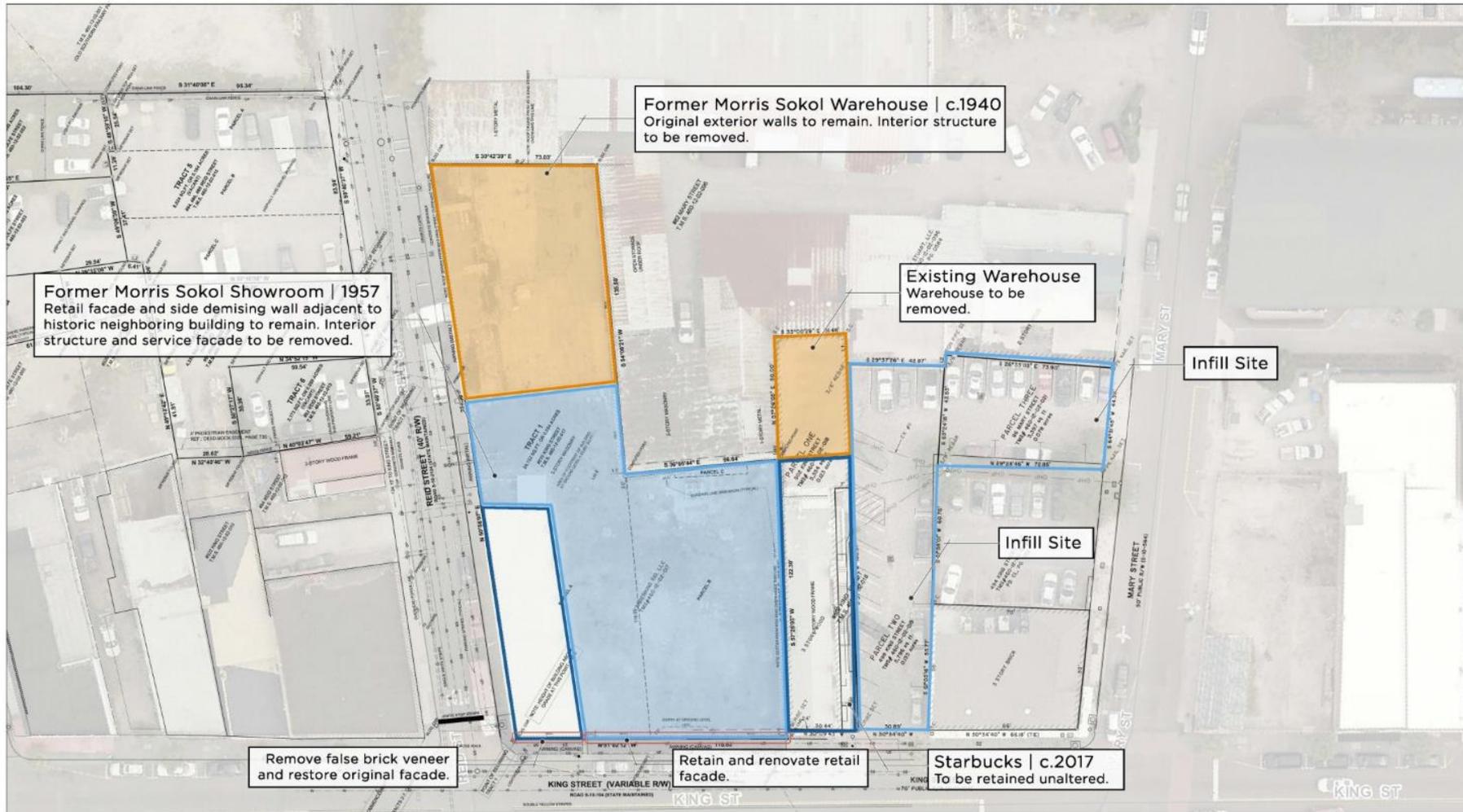


0' 20' 40' 80'
Scale North
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MORRIS-SOKOL PROPERTIES

Upper King Street Commercial Corridor

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



Former Morris Sokol Warehouse | c.1940
Original exterior walls to remain. Interior structure to be removed.

Former Morris Sokol Showroom | 1957
Retail facade and side demising wall adjacent to historic neighboring building to remain. Interior structure and service facade to be removed.

Existing Warehouse
Warehouse to be removed.

Infill Site

Infill Site

Remove false brick veneer and restore original facade.

Retain and renovate retail facade.

Starbucks | c.2017
To be retained unaltered.



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MORRIS SOKOL SITE PLAN

Upper King Street Commercial Corridor

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



0' 20' 40' 80'

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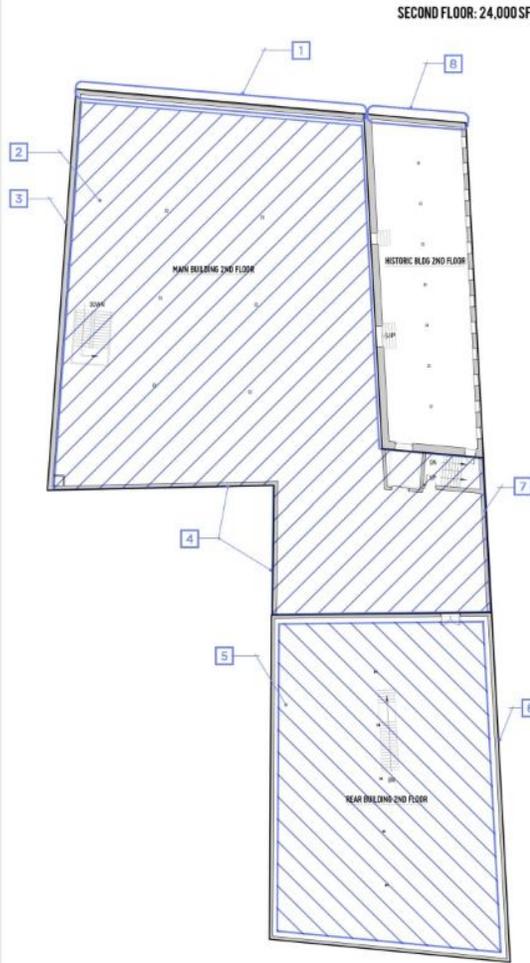
MORRIS SOKOL SITE PLAN

Upper King Street Commercial Corridor

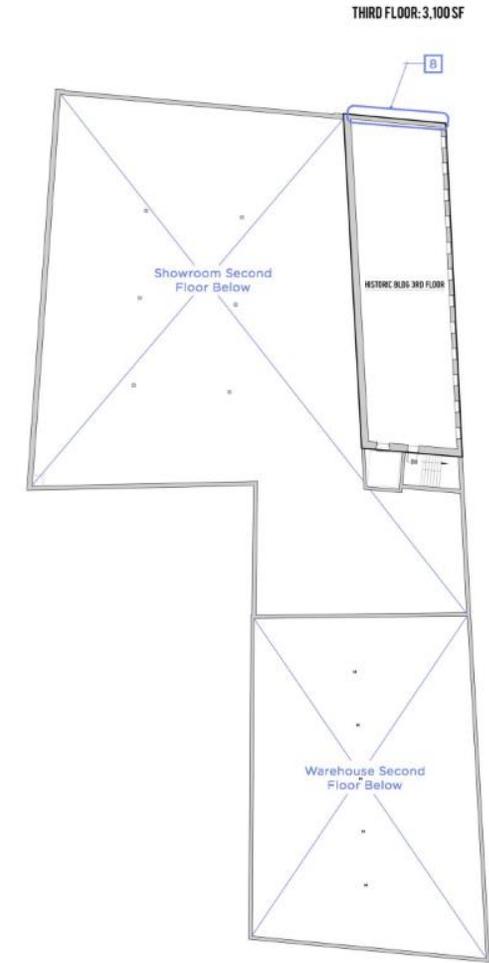
MORRIS SOKOL
 URBAN MASTER PLAN
 510 KING STREET
 CHARLESTON, SOUTH CAROLINA



1 FIRST FLOOR
2/10/21 1/8\"/>



2 SECOND FLOOR
2/10/21 1/8\"/>



3 CORNER BLDG 3RD FLOOR
2/10/21 1/8\"/>

- 1** Brace, stabilize and protect existing king street facade.
- 2** Remove interior structure to include ground slab, floor and roof framing. Prepare to receive new interior structure.
- 3** Brace, stabilize and protect exiting south demising wall.
- 4** Demolish existing CMU demising walls in this location. Prepare to construct new demising walls in the same location.

- 5** Remove existing floor and roof structure. Prepare to receive new interior structure.
- 6** Brace, stabilize and protect existing exterior warehouse walls.
- 7** Remove Showroom service facade. Prepare to receive new infill facade in this location.

- 8** Prepare to return facade to its historic configuration and appearance.

Morris Sokol
 Vanderking, LLC
 510 King Street
 Charleston, SC

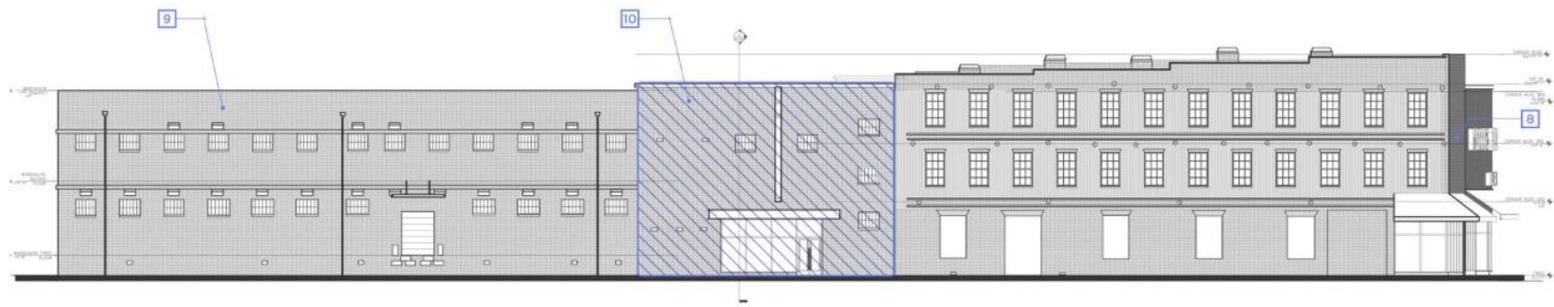
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Revises	
No	Description Date

EXISTING
 CONDITIONS

FLOOR
 PLANS



WEST ELEVATION
Scale: 1" = 20'-0"



NORTH ELEVATION
Scale: 1" = 20'-0"

- B** Prepare to return facade to its historic configuration and appearance.
- 9** Existing outer warehouse walls to be repaired and preserved.
- 10** Remove intermediate Reid Street facade. Prepare to receive new infill facade in this location.

Morris Sokol
Vanderking, LLC
510 King Street
Charleston, SC

Project Number	Project Name

EXISTING
CONDITIONS

ELEVATIONS



FRONT ELEVATION

Level 05-Roof
143' - 11"

Level 04-Third
128' - 8"

Level 03-Second
115' - 7"

Level 02-Ware
House
101' - 10 1/2"

Level 01-Ground
99' - 7"

502 KING STREET
CHARLESTON, SOUTH CAROLINA

EXISTING
CONDITIONS

ELEVATION

15 Existing historic mercantile building to be retained.



SECTION



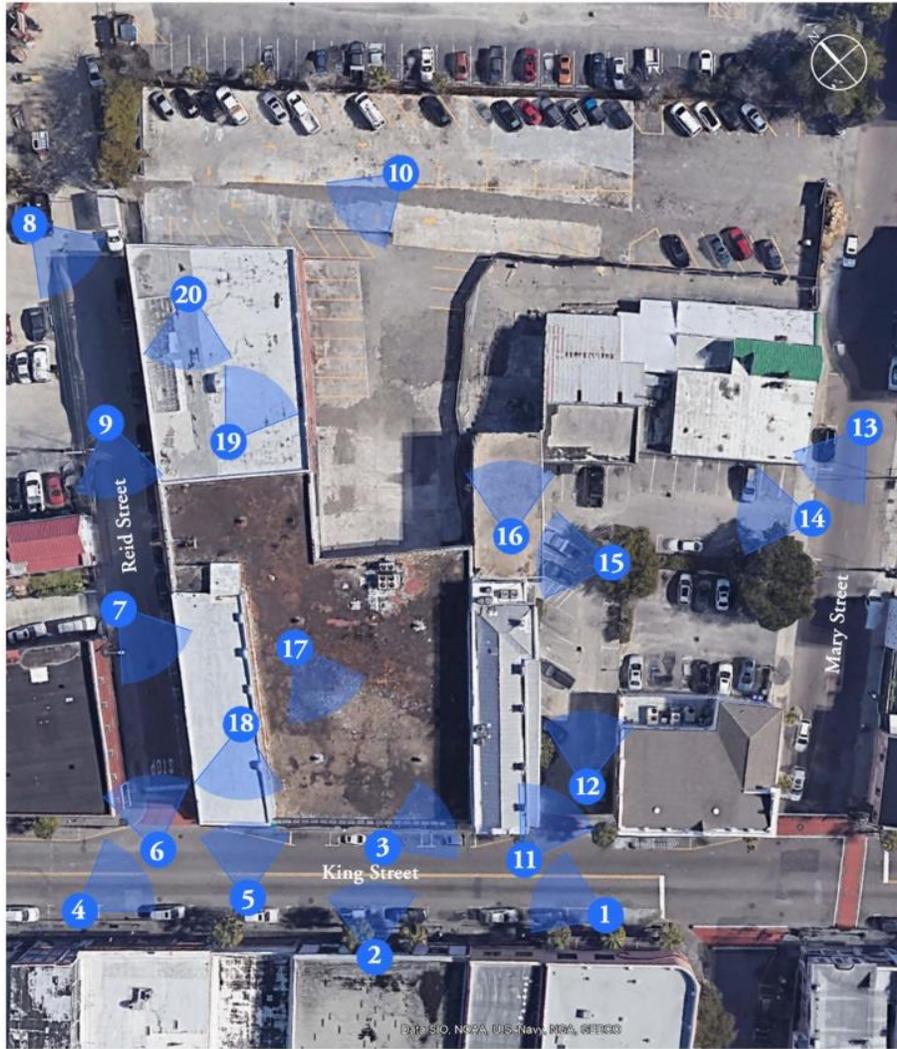
SIDE ELEVATION

502 KING STREET
CHARLESTON, SOUTH CAROLINA

EXISTING
CONDITIONS

SIDE
ELEVATION
& SECTION

16 Brace and stabilize existing rear wall of wood framed mercantile building. Remove existing CMU warehouse addition.



1
View looking up King Street from the south.



2
The King Street Facade of the Morris Sokol Showroom.

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SITE CONTEXT

Upper King Street | Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



Original frameless storefronts of the 1957 Morris Sokol Furniture King Street showroom.



View down King Street from the North. Note windowless brick veneer over historic corner facade.



Non original brick veneer covering historic facade that originally contained 8 upper level windows with ornamental iron hoods, projected ornamental cornice and wooden storefront with operable glass transoms.



View looking east up Reid Street. Note the intermediate facade between the mercantile corner building and the warehouse beyond, which served as the service entrance to the Morris Sokol Showroom.

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SITE CONTEXT

Upper King Street | Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



Historic mercantile building, Reid Street elevation with boarded-up window and door openings at street level.



c.1940 brick warehouse with painted signage.



Morris Sokol Furniture sign that once hung on King Street and was moved for the 1957 structure. The sign has been remounted above the service entrance to the showroom.



A view of the west and south walls of the c.1940 brick warehouse with remaining painted signage.

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SITE CONTEXT

Upper King Street | Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



11
View looking east into the site from King Street.



12
View east into the center of the block of the King Street infill site.



13
A view of the site on Mary Street.



14
View north into the site on Mary Street.



15
Non-historic warehouse in the interior of the block.



16
Interior view of the warehouse.

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SITE CONTEXT

Upper King Street | Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



17

An interior view of the 1957 Morris Sokol Showroom looking west toward King Street.



18

This is the current interior of the historic corner mercantile building, which received new interior finishes and a new storefront in the 1957 renovation.



19

The current structure inside the c.1940 brick warehouse consists of galvanized steel and modern dimensional lumber, likely not of the same period as the external brick walls.



20

The existing interior structure of the circa 1940 brick warehouse.

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SITE CONTEXT

Upper King Street | Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA

Agenda Item #4

510 KING STREET
TMS # 460-12-02-018

Request approval for demolition of c. 1957 Morris Sokol showroom building retaining King Street façade, demolition of false brick veneer façade on c. 1835-52 corner building, and demolition of c. 1944-51 Morris Sokol warehouse building retaining exterior walls.

Category 4- / () Cannon-Elliottborough / c. 1957 / Height District: 4 and 8 / Old and Historic District
c. 1835-1852
c. 1944-1951

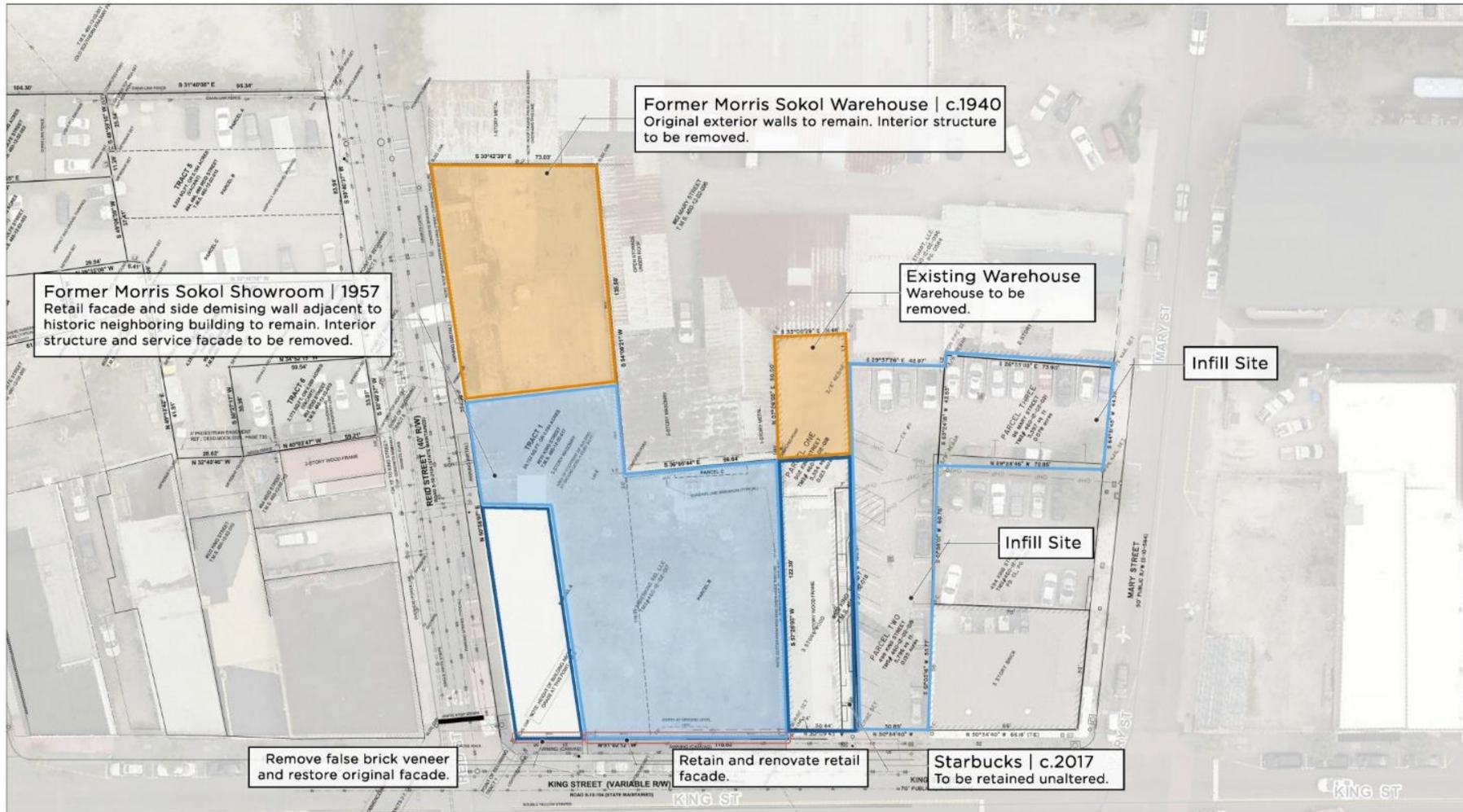


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MORRIS-SOKOL PROPERTIES

Upper King Street Commercial Corridor

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



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MORRIS SOKOL SITE PLAN

Upper King Street Commercial Corridor

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



0' 20' 40' 80'

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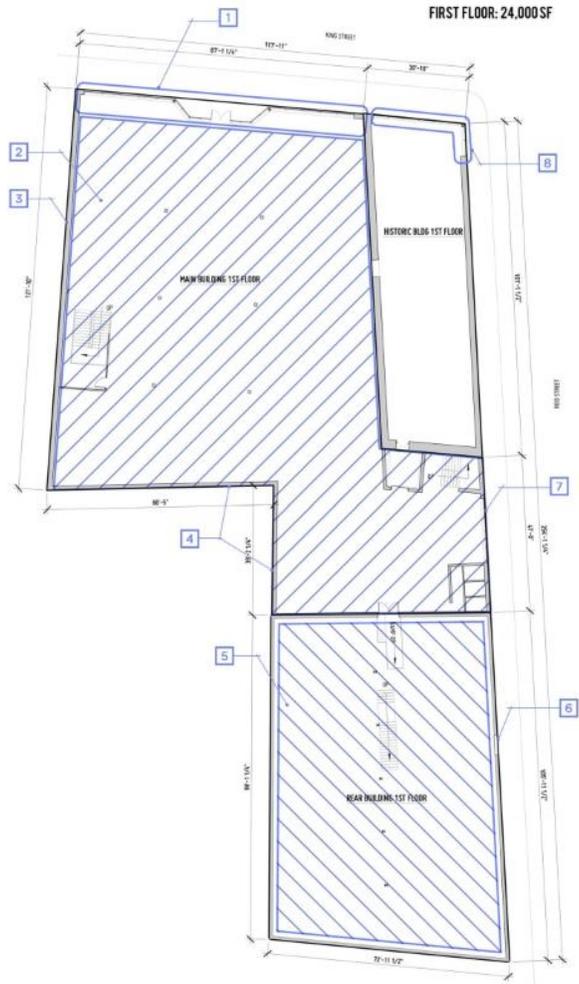
North

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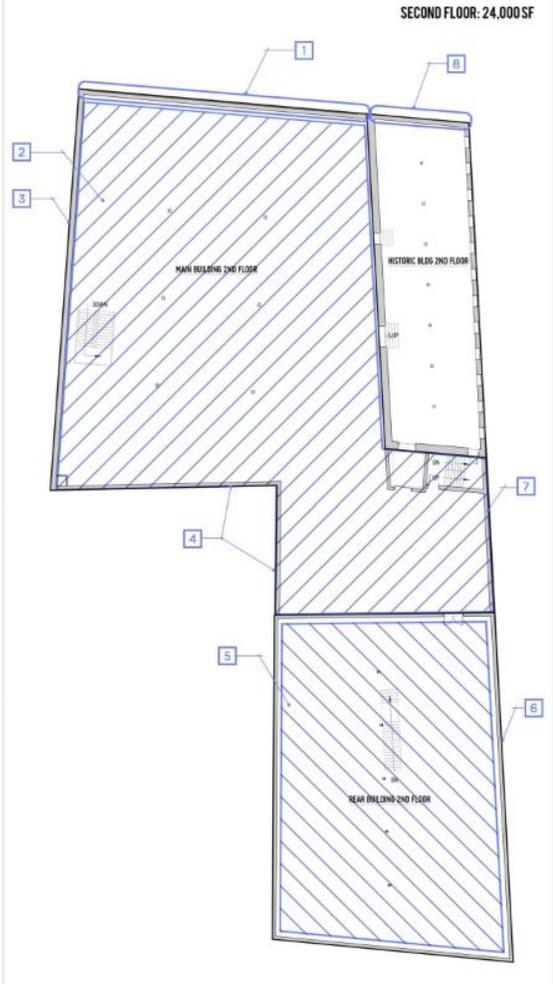
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Upper King Street Commercial Corridor

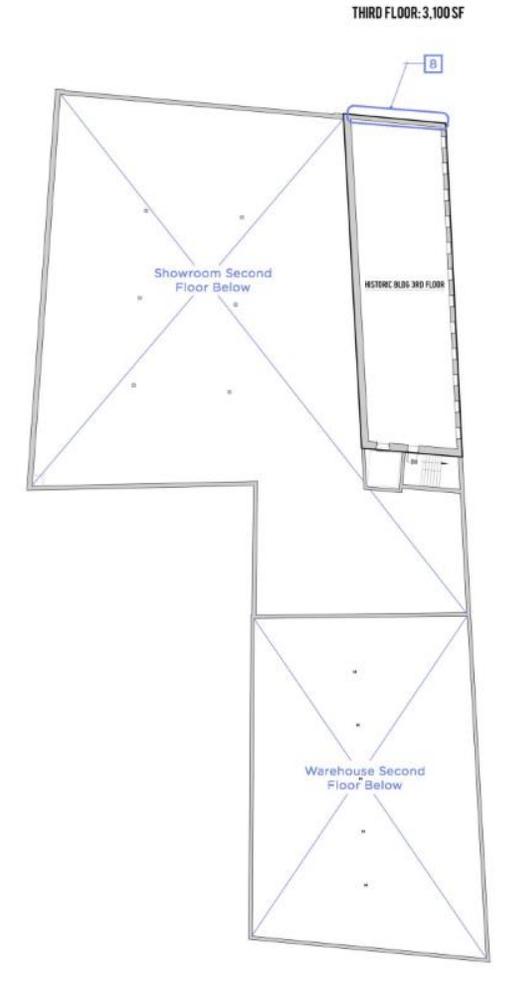
MORRIS SOKOL
 URBAN MASTER PLAN
 510 KING STREET
 CHARLESTON, SOUTH CAROLINA



1 FIRST FLOOR
2/10/21 1/8" = 1'-0"



2 SECOND FLOOR
2/10/21 1/8" = 1'-0"



3 CORNER BLDG 3RD FLOOR
2/10/21 1/8" = 1'-0"

- 1** Brace, stabilize and protect existing king street facade.
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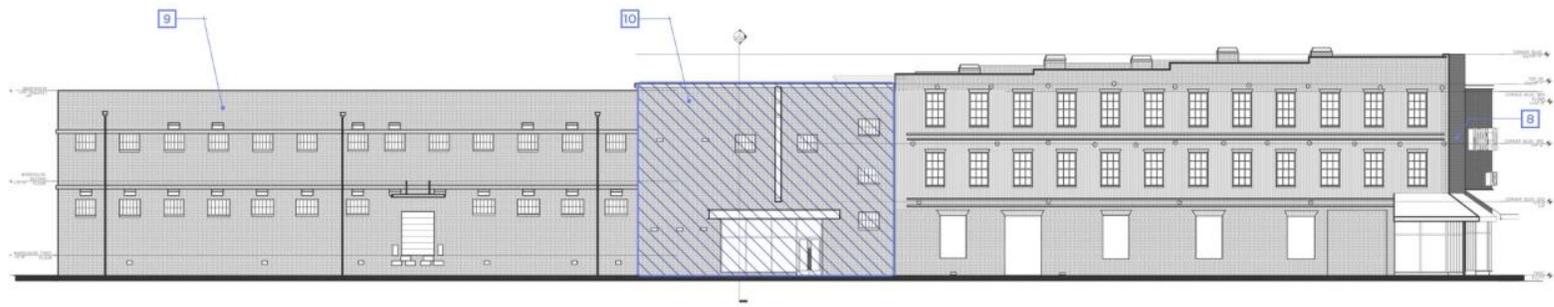
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EXISTING CONDITIONS

FLOOR PLANS



WEST ELEVATION
Scale: 1" = 20'-0"



NORTH ELEVATION
Scale: 1" = 20'-0"

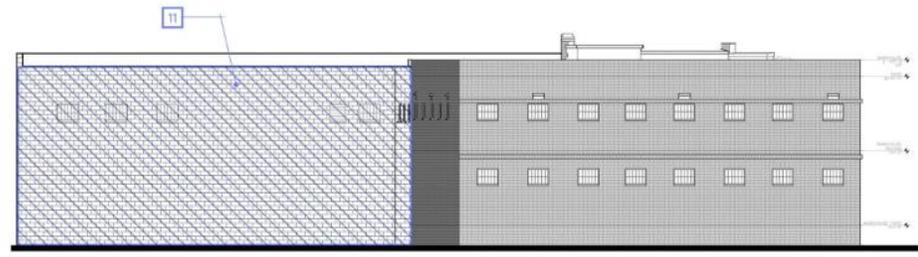
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510 King Street
Charleston, SC

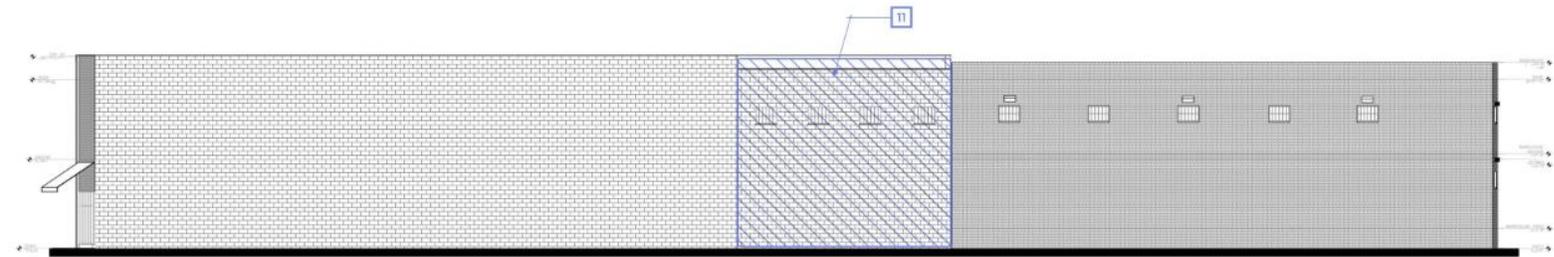
Project Number	Project Name

EXISTING
CONDITIONS

ELEVATIONS



EAST ELEVATION
Scale: 1"= 20'-0"



SOUTH ELEVATION
Scale: 1"= 20'-0"

11 Remove existing CMU east demising wall in this area. Prepare to receive new demising wall.

Morris Sokol
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510 King Street
Charleston, SC

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FRONT ELEVATION

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Level 04-Third
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99' - 7"

502 KING STREET
CHARLESTON, SOUTH CAROLINA

EXISTING
CONDITIONS

ELEVATION

15 Existing historic mercantile building to be retained.



SECTION



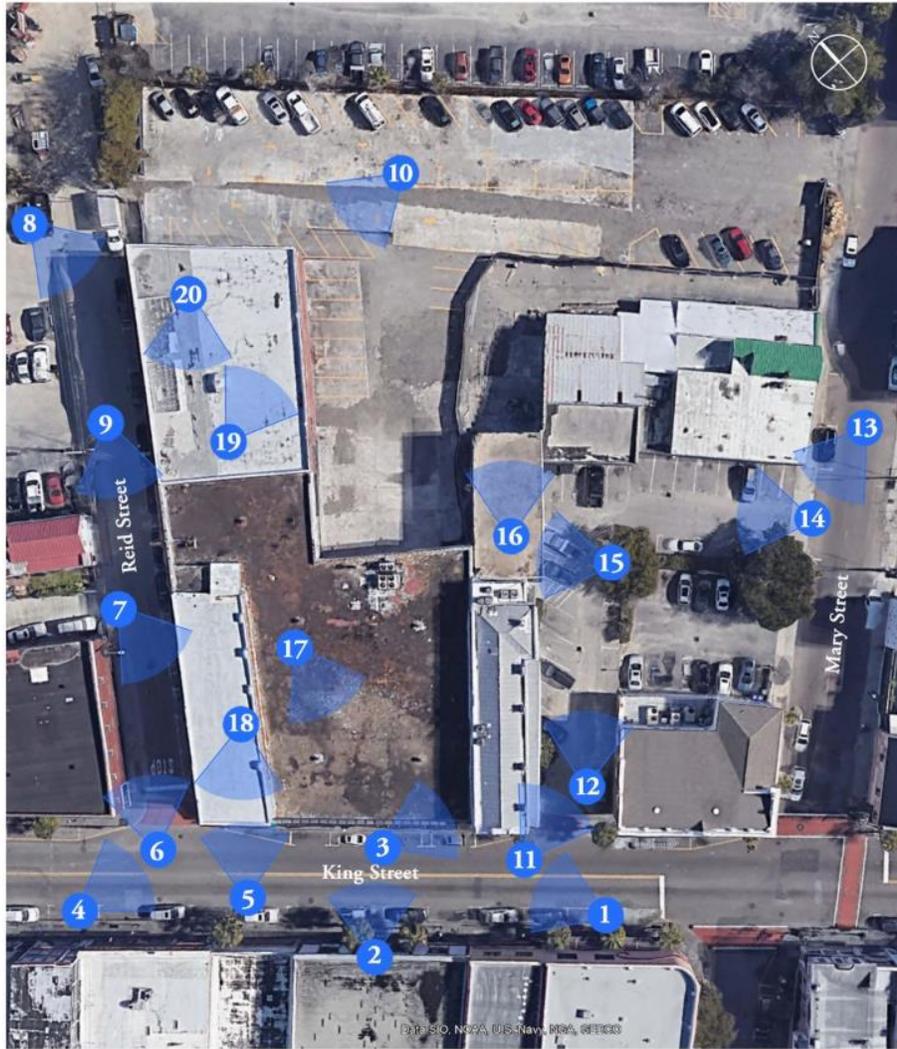
SIDE ELEVATION

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502 KING STREET
CHARLESTON, SOUTH CAROLINA

EXISTING CONDITIONS

SIDE ELEVATION & SECTION



1
View looking up King Street from the south.



2
The King Street Facade of the Morris Sokol Showroom.

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SITE CONTEXT

Upper King Street | Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



Original frameless storefronts of the 1957 Morris Sokol Furniture King Street showroom.



View down King Street from the North. Note windowless brick veneer over historic corner facade.



Non original brick veneer covering historic facade that originally contained 8 upper level windows with ornamental iron hoods, projected ornamental cornice and wooden storefront with operable glass transoms.



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SITE CONTEXT

Upper King Street | Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



Historic mercantile building, Reid Street elevation with boarded-up window and door openings at street level.



c.1940 brick warehouse with painted signage.



Morris Sokol Furniture sign that once hung on King Street and was moved for the 1957 structure. The sign has been remounted above the service entrance to the showroom.



A view of the west and south walls of the c.1940 brick warehouse with remaining painted signage.

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SITE CONTEXT

Upper King Street | Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



11
View looking east into the site from King Street.



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View east into the center of the block of the King Street infill site.



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A view of the site on Mary Street.



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View north into the site on Mary Street.



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Non-historic warehouse in the interior of the block.



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Interior view of the warehouse.

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SITE CONTEXT

Upper King Street | Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



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An interior view of the 1957 Morris Sokol Showroom looking west toward King Street.



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The existing interior structure of the circa 1940 brick warehouse.

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SITE CONTEXT

Upper King Street | Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA

Agenda Item #5

498, 502, & 510 KING STREET, 86 MARY STREET
TMS # 460-12-02-017/018/019/021

Request conceptual approval for new construction of mixed-use development to include restoration of façade of c. 1835-52 corner building, and requesting additional story based on architectural merit and context.

Category 3- & 4- / (Cannon-Elliottborough) / c. 1894/ Height District: 4 and 8 /Old and Historic District

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



BOARD OF ARCHITECTURAL REVIEW - CONCEPTUAL DESIGN

WINTER 2020

Sottile & Sottile

COVER IMAGE COURTESY
OF JARED BRAMBLETT

PREFACE

The following design materials have been developed from design concepts and strategies that resulted from a public design Charrette held in the Morris Sokol showroom at 510 King Street in Charleston, South Carolina in 2017.

The former Morris Sokol furniture store evolved over time as buildings were replaced or re-purposed to accommodate the changing needs of urban retail in the 20th century.

The design concepts within this submittal represent a continuation of that evolutionary character, preserving the site's significant architectural and cultural legacy, while adapting it to the needs of an active, growing city and accommodating a diverse mix of uses that will continue the successful revitalization of upper King Street.

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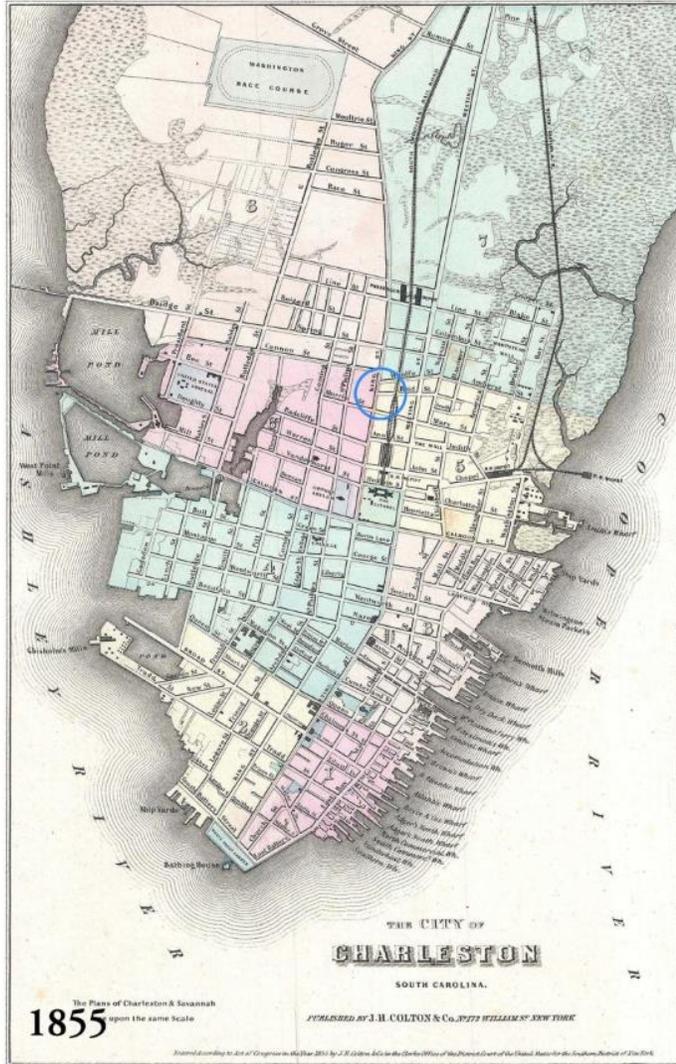
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1. URBAN CONTEXT

Growth of the City	1-1
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GROWTH OF THE CITY

The growth of Charleston's urban form and vibrant mixed-use character has historically been centered on the King Street and Meeting Street corridors, which constitute the "urban spine" of the peninsula. This historic growth corridor creates a linear center through the city. It is appropriate today that it continues to serve as a focus for sensitive architectural interventions that both preserve the city's architectural and cultural heritage while allowing it to grow and evolve over time.



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GROWTH OF THE CITY

Upper King Street | Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



c. 1930

MORRIS SOKOL FURNITURE COMPANY

This photograph from around 1930 shows the Morris Sokol Furniture store as it appeared prior to the construction of the 1957 retail showroom that occupies the street frontage today. While the 19th-century masonry retail building at the corner of King and Reid streets is still standing, the 1957 intervention replaced the collection of wood framed structures adjacent to it with a modernist showroom and retail storefront, while the detailed facade of the corner building was replaced with a windowless brick veneer.

The business was started in 1921 by Morris Sokol "with a dream and a delivery cart."



MORRIS SOKOL FURNITURE COMPANY

Upper King Street | Charleston, South Carolina

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MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



BASE MAP

This diagram illustrates the properties studied during the Charrette. They include the 1957 Morris Sokol Showroom, the 19th-century retail building at the corner of King and Reid Streets, the brick warehouse occupying the southern mid-block frontage along Reid Street, as well as a mixed-use commercial structure fronting King and a collection of currently vacant parcels occupying the middle of the block between Reid and Mary Streets.

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BASE MAP

Upper King Street | Morris Sokol Site

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CHARLESTON, SOUTH CAROLINA



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SITE SURVEY

Upper King Street | Morris Sokol Site

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510 KING STREET
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View approaching the site from the south along upper King Street.



The 1957 retail facade of the Morris Sokol retail showroom.

SITE CONTEXT

Upper King Street | Morris Sokol Site

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 URBAN MASTER PLAN
 510 KING STREET
 CHARLESTON, SOUTH CAROLINA



View of the 1957 showroom storefront with its brick curb, terrazzo sidewalk inlay and frameless glazing.



View along upper King Street approaching from the north.



The windowless brick veneer was installed over the King Street facade of the 19th-century retail building at the corner of King and Reid Streets.



View looking east down Reid Street showing the in-situ side elevation of the 19th-century corner building, the service entrance of the 1957 showroom, and the brick warehouse.

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CHARLESTON, SOUTH CAROLINA



7
View looking east down Reid Street showing the in-tact side elevation of the 19th-century corner building.



8
This is a view of the Reid Street elevation of the Morris Sokol warehouse building, with the service entrance of the 1957 showroom beyond.



9
This intermediate facade was constructed as a part of the 1957 showroom, and served as the store's delivery and service entrance.



10
A view of the east elevation of the Morris Sokol warehouse building.

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SITE CONTEXT

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View looking east showing the infill site on King Street.



View east into the center of the block of the King Street infill site.



A view of the existing site on Mary Street.



View north into the proposed infill site on Mary Street.

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SITE CONTEXT

Upper King Street | Proposed Infill Site

MORRIS SOKOL
 URBAN MASTER PLAN
 510 KING STREET
 CHARLESTON, SOUTH CAROLINA

2. DESIGN CHARRETTE

Community Charrette Schedule	2-1
Community Outreach & Kick-Off	2-2
Urban Planning & Preservation	2-3
Historic Facade Restoration	2-4
Updating The Showroom	2-5
Massing Concepts for Additions	2-6
502 King Street Design	2-7
Work-In-Progress Presentation	2-8

MORRIS SOKOL DESIGN CHARRETTE
Charrette Schedule

PROJECT TEAM		Monday, March 6	Tuesday, March 7	Wednesday, March 8	Thursday, March 9	Friday, March 10
Development Team Frederick Simon Philip Braunstein Michael Shuler Sottile & Sottile Christian Sottile Craig Clements Anthony Cissell Emily Polgardi	8:30 AM		Design Team Organize Tasks and Objectives	Design Team Organize Tasks and Objectives	Design Team Organize Tasks and Objectives	Design Team Organize Tasks and Objectives
	9:00 AM	Design Team arrive in Charleston Set Up Charrette Studio	Technical Meeting #1	Technical Meeting #5	Work Session	Work Session
	10:00 AM		Technical Meeting #2	Technical Meeting #6		
	11:00 AM		Work Session	Work Session		
	12:00 PM		Working Lunch Meeting	Working Lunch Meeting	Working Lunch Meeting	
	1:00 PM	Lunch	Work Session	Work Session	Work Session	Lunch
	2:00 PM	Prep for Kick Off Presentation	Technical Meeting #3	Technical Meeting #7		Prep for Presentation
	3:00 PM		Technical Meeting #4	Technical Meeting #8		
	4:00 PM		Kick Off Meeting <i>History, Site Analysis, Food for Thought</i>	Work Session	Work Session	
	5:00 PM					
6:00 PM		Internal Project Team Pin-Up	Open House Pin-Up	Internal Project Team Pin-Up		
7:00 PM						
DESIGN STUDIO MORRIS SOKOL SHOWROOM 510 King Street, Charleston						



The kick off meeting and presentation focused on the site and engaged the community in the charrette process.



City staff met with the design team to review working concepts.



The charrette studio was set up on-site in the Morris Sokol furniture showroom allowing for stakeholders to drop by and provide input for the ongoing work.



The studio was open to the public for drop-ins all week.



Community members and neighbors attended open house pin-up sessions to share insights and provide feedback.

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COMMUNITY DESIGN CHARRETTE
Upper King Street | Morris Sokol Site

MORRIS SOKOL
 URBAN MASTER PLAN
 510 KING STREET
 CHARLESTON, SOUTH CAROLINA

Morris Sokol Site Today:
ICONIC

Morris Sokol Site in the Future:
TIMELESS / NOT FAKE

My big idea for the Morris Sokol Site is...

use: a site that attracts and gathers RESIDENTS as well as VISITORS w local vendors, suppliers

Design: Human, interesting inspiring - (NOT) a Lego block like whats appearing all around

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA

Charrette participants filled out comment cards to provide feedback to the development team.

MORRIS SOKOL DESIGN CHARRETTE

UPPER KING STREET CORRIDOR | CHARLESTON, SOUTH CAROLINA

The Morris Sokol properties in the Upper King Street Corridor consist of the modern showroom and associated warehouse space on King and Reid Streets, as well as the existing parking lot parcel between Reid and Woolfe Streets. This collection of property offers an opportunity to renew and enhance Charleston's world-class human-scaled urbanism for the 21st century. The master plan and architecture must be supportive of the authentic evolution of Charleston's sense of place, with a fine-grained scale at street level and the graceful accommodation of a mix of uses in the block.

Please join us for refreshments and a community conversation during the design process.

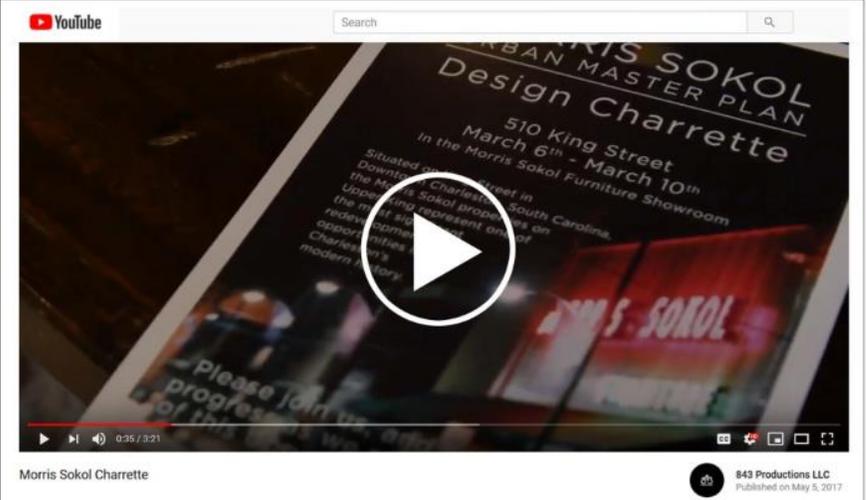
Monday, March 6th
4:00pm - 6:00pm
Design Charrette Kickoff
Discussion of the site's history, potential opportunities, design precedents, and community feedback.

Wednesday, March 8th
6:00pm - 8:00pm
Design Studio Open House
The design and development team will be available to discuss progress and receive feedback from the community.

Friday, March 10th
4:00pm - 6:00pm
Work-In-Progress Presentation
The design team will present the week's progress and discuss next steps.



Morris Sokol Furniture, c.1930 | Morris Sokol Furniture, 2017



Morris-Sokol Charrette on YouTube:
<https://www.youtube.com/watch?v=ecAJ9IrXbV8>



The Sokol Family, members of the community, and City of Charleston planning and preservation staff participated in the charrette kickoff to share ideas about the future of the site. Large window graphics on the storefront advertised the charrette for weeks in advance to encourage maximum participation from the community.

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COMMUNITY OUTREACH & KICKOFF

Upper King Street | Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA

PRESERVATION & ADAPTATION

The design and development team conducted a site review with the Preservation Society of Charleston, and the Historic Charleston Foundation to review the multiple structures and discuss strategies for reuse, modifications, and selective removal of building elements.



MERCANTILE BUILDING FALSE FACADE
SHOWROOM RETAIL FACADE



SHOWROOM SERVICE FACADE
MERCANTILE BUILDING INTACT FACADE
WAREHOUSE FACADE



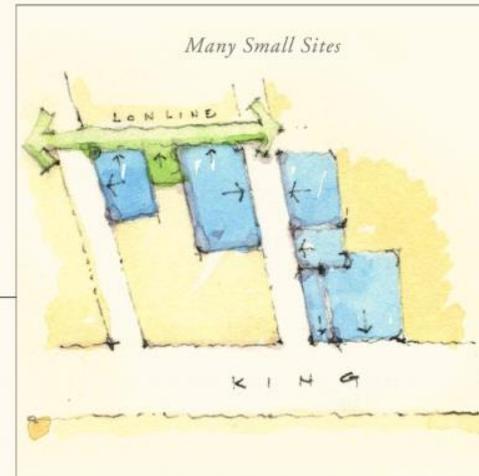
A MORE GRANULAR APPROACH

A concept emerged of thinking of the property as multiple sites that each have a unique response to the existing building fabric.



Two Large Sites

OR



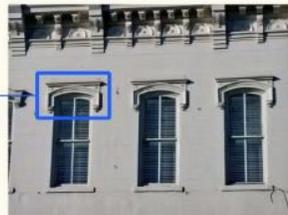
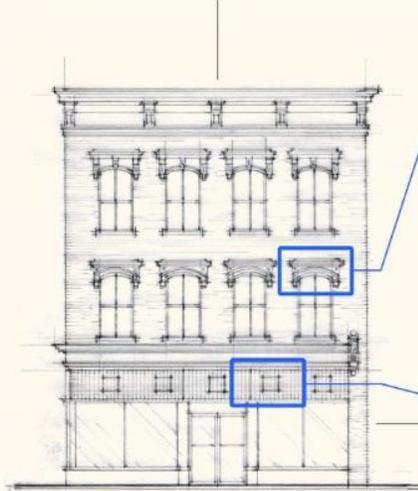
Many Small Sites

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The historic mercantile building at the corner of King Street and Reid Street was modified with a false facade during the construction of the new showroom building.

ARCHITECTURAL ARCHEOLOGY



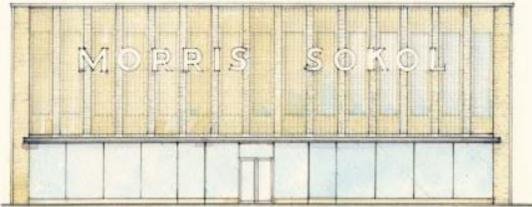
Prismatic transom glass was a popular way to reflect light further into retail interiors working with light colored pressed-tin ceilings.



A conceptual evening view shows the restored mercantile building with the modern showroom on King Street.

Due to the prevalence of catalog building elements from the period of the corner building's construction, the design team was able to locate many of the architectural details that appear in the historic photo on other King Street buildings. Many of these same elements can serve as templates to recreate the historic facade.

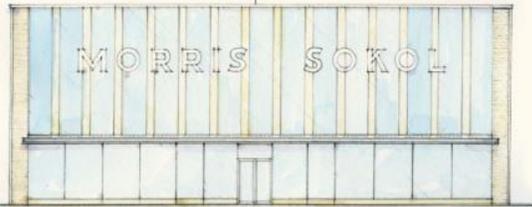
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SMALLER OPENINGS *with* STACKED BOND GRILLE



LARGE OPENINGS *with* STACKED BOND GRILLE



LARGE OPEN GLAZING

The contemporary showroom facade is an iconic part of the upper King Street corridor, but has significant challenges to the reuse of its second story due to a lack of windows. The design team explored options to work with the existing architecture to introduce glazing in a way that pays homage to the original design

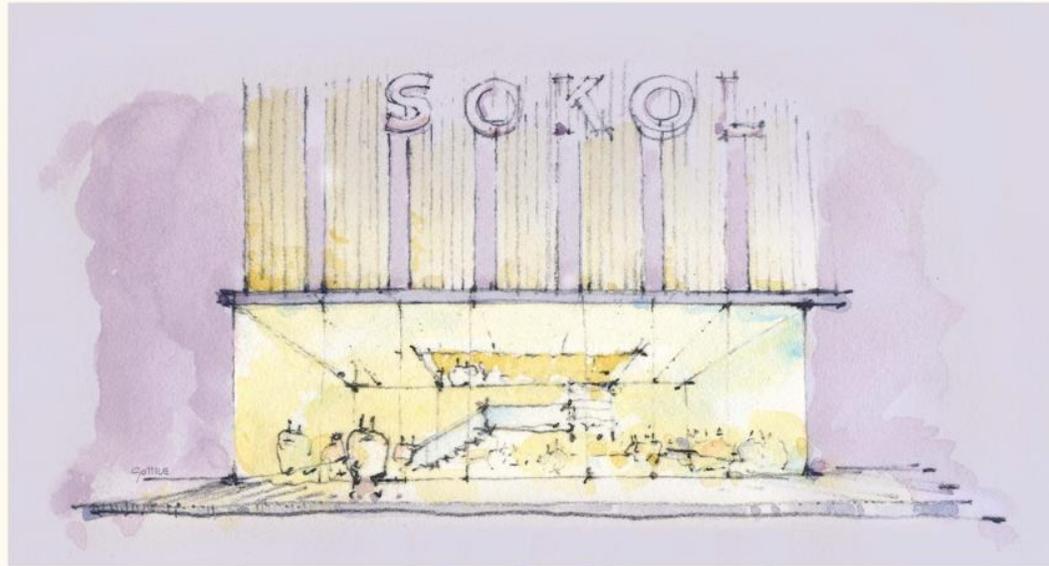


The building's original blade canopy structure was modified with a fabric canopy, but still remains.



The contemporary stacked bond of the showroom facade provides dimensional cues for upper level window interventions.

ARCHITECTURAL EVOLUTION

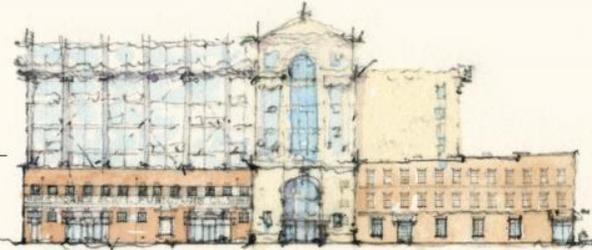
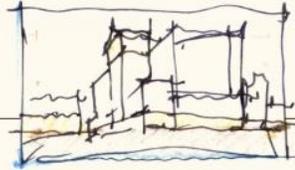


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UPDATING THE SHOWROOM

Morris Sokol Design Charrette

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



FORMULAIC VS. FORMAL MASSING
Driven by Zoning | Driven by Legibility

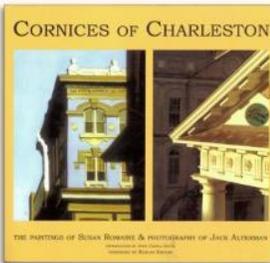
The design charrette explored the idea of formulaic vs. formal massing, and focused on ways to bring legibility to a site that is a collection of disparate buildings that have been connected over the course of the 20th Century.



Multiple layers of building history over time can create unique and inspiring places.



Activating the Skyline with Legible Building Forms



Design studies were conducted throughout the charrette to consider massing strategies for the new additions. Structural rhythms and glazing patterns were explored to be sympathetic to the original buildings.

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MASSING CONCEPTS FOR ADDITIONS
Morris Sokol Design Charrette

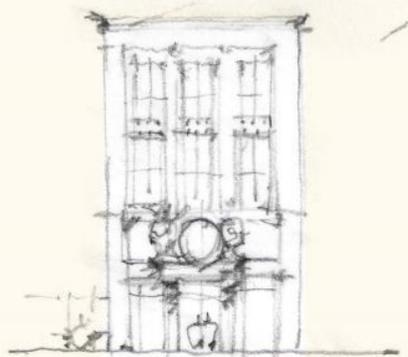
MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



Conceptual Sketch of King and Mary Street



Developing an alley into the center of the block



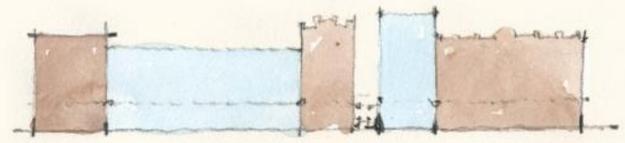
Bringing expression down to street level



Expressive King Street Skyline



Studying alley precedents



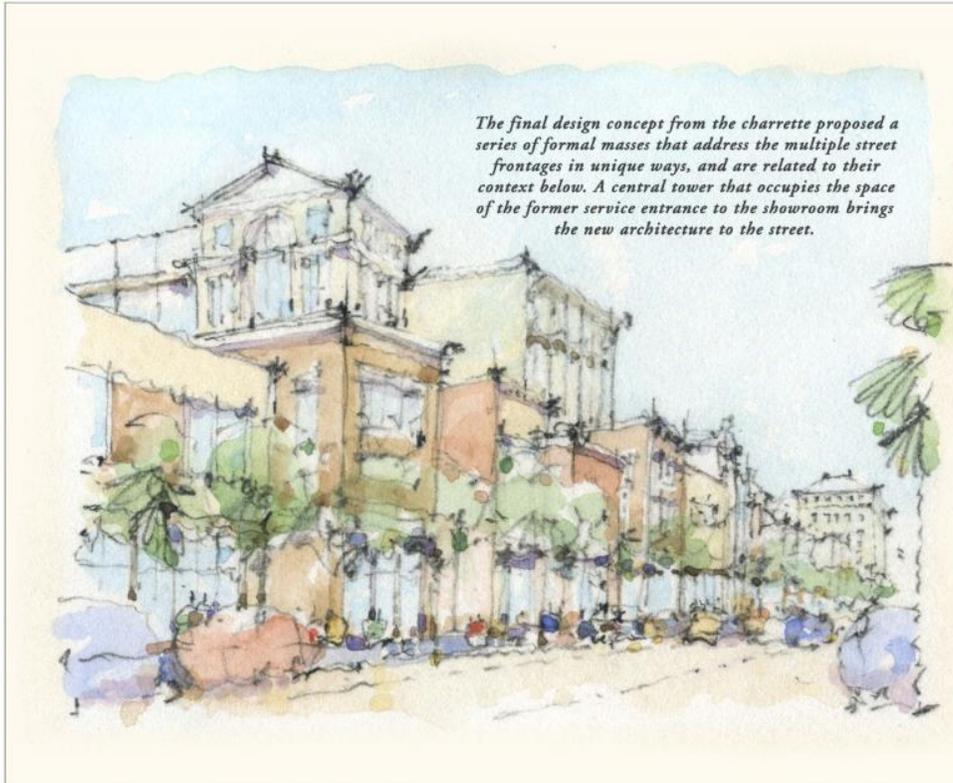
Design Concept for Infill Expression along King Street

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DESIGN CHARRETTE

502 King Street | Upper King Street

MORRIS SOKOL
 URBAN MASTER PLAN
 510 KING STREET
 CHARLESTON, SOUTH CAROLINA



The final design concept from the charrette proposed a series of formal masses that address the multiple street frontages in unique ways, and are related to their context below. A central tower that occupies the space of the former service entrance to the showroom brings the new architecture to the street.



The final progress presentation in the former Morris-Sokol Showroom was well attended by the community.



Conceptual King Street elevation and context.



The week of technical meetings, design sessions, and pin-up reviews culminated in a progress presentation and feedback session with the community.

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WORK-IN-PROGRESS PRESENTATION

Morris Sokol Design Charrette

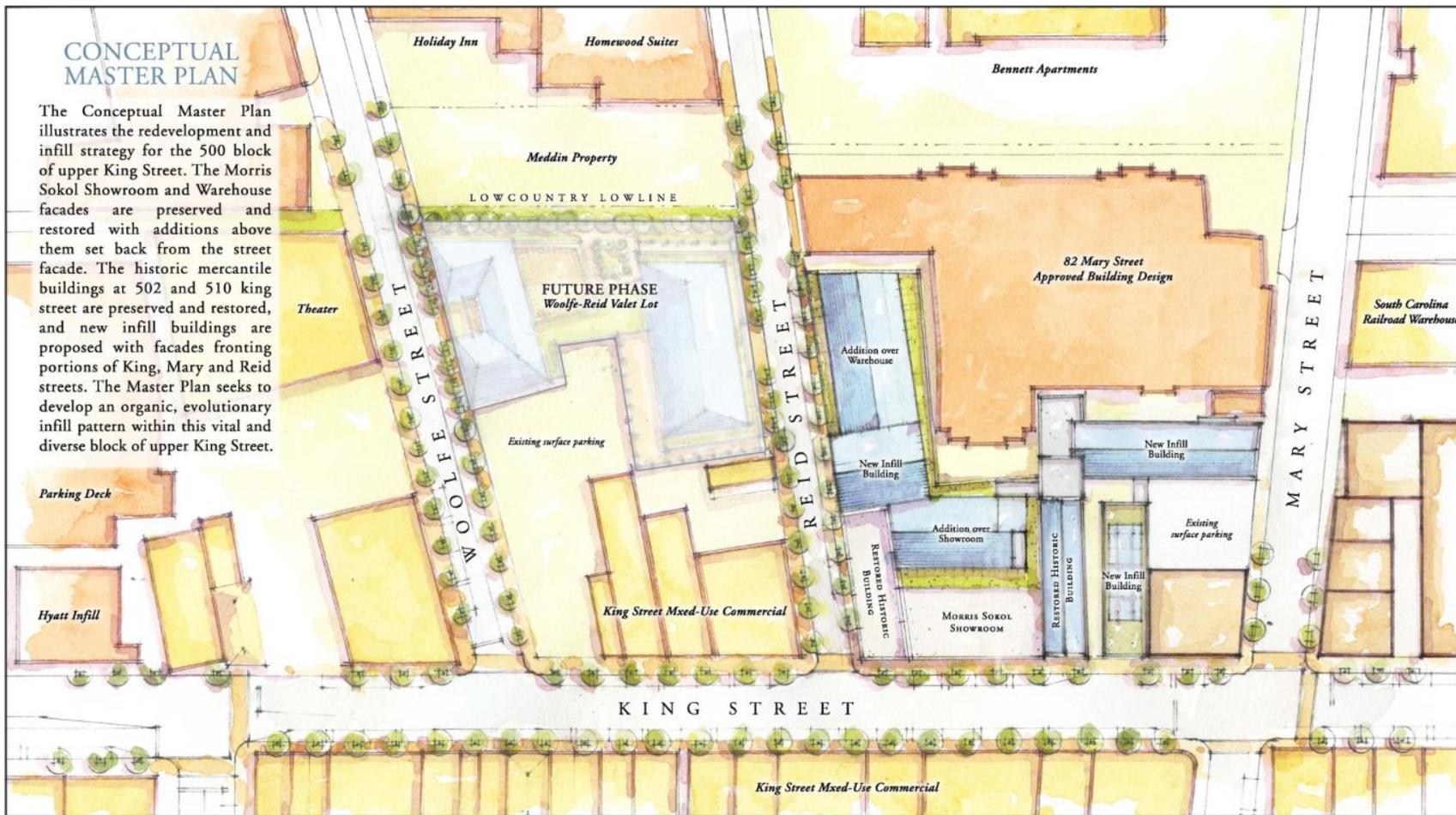
MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA

3. MASTER PLAN

Conceptual Master Plan	3-1
General Development Plan	3-2
Conceptual Perspectives	3-3-3-5

CONCEPTUAL MASTER PLAN

The Conceptual Master Plan illustrates the redevelopment and infill strategy for the 500 block of upper King Street. The Morris Sokol Showroom and Warehouse facades are preserved and restored with additions above them set back from the street facade. The historic mercantile buildings at 502 and 510 King Street are preserved and restored, and new infill buildings are proposed with facades fronting portions of King, Mary and Reid streets. The Master Plan seeks to develop an organic, evolutionary infill pattern within this vital and diverse block of upper King Street.

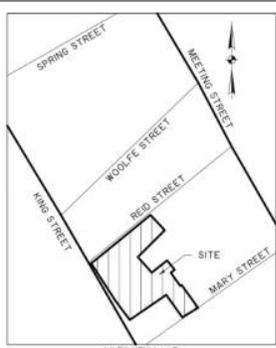


CONCEPTUAL MASTER PLAN

Upper King Street Corridor | Morris Sokol Properties

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MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



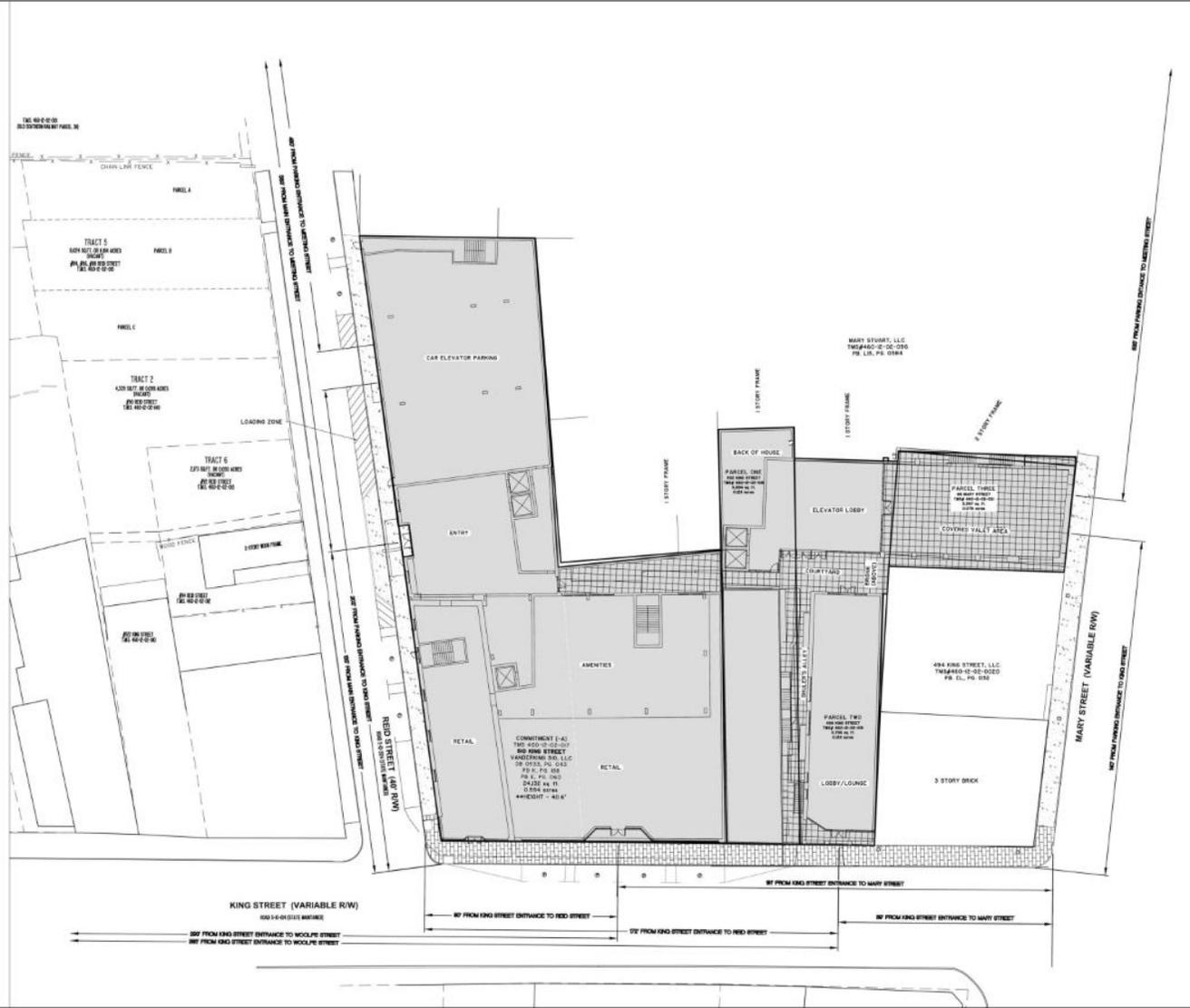
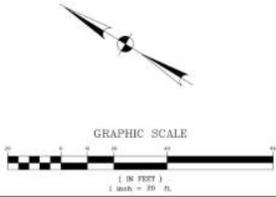
VICINITY MAP
SCALE: N.T.S.

PROJECT INFORMATION

OWNER	GLOBAL R.E. GROUP, LLC 547 KING STREET CHARLESTON, SC 29403 (843) 452-4104
ENGINEER	THOMAS & HUTTON 482 JORDAN CROSS BLVD., SUITE 100 MOUNT PLEASANT, SC 29524 (843) 849-0250
ARCHITECT	SOTER & SCHULZ, LLC 10 WEST TAYLOR STREET SAVANNAH, GA 31401 (712) 234-5333
WATER	CHARLESTON WATER SYSTEM 103 ST. PHILIP STREET CHARLESTON, SC 29403 (843) 727-4800
SEWER	CHARLESTON WATER SYSTEM 103 ST. PHILIP STREET CHARLESTON, SC 29403 (843) 727-4800
TOTAL AREA	80.87 ACRES
BASE ZONING	GB, U1 & MU1A1
TAX MAP NUMBERS	460-12-02-017, 460-12-02-018, 460-12-02-019, 460-12-02-021
FLOOD ZONE	K-4801P(02B)2J

PARKING SUMMARY TABLE

DESCRIPTION	UNITS/SP	PARKING REQUIRED
ACCOMMODATIONS	300 SLEEPING UNITS	300 SLEEPING UNITS 134 PARKING SPACES
RETAIL	13,000 SF	13,000 SF 31 PARKING SPACES
PARKING PROVIDED		
30 PARKING SPACES PROVIDED BY ON-SITE DAMAGE		
128 PARKING SPACES GRANTED/PAID BY/IN KIND PROVIDER RETAIL USE		
19 PARKING SPACES PROVIDED IN THE JOCKING STREET & 480-12-02-017/018/019		
48 PARKING SPACES PROVIDED IN THE 104 ST. PHILIP STREET VALLEY LOT		



<p>GLOBAL R.E. GROUP, LLC. CHARLESTON, SC</p> <p>THOMAS & HUTTON 482 Jordan Cross Boulevard • Suite 100 Mt. Pleasant, SC 29524 • 843.849.0250 www.thomasandhutton.com</p>	
<p>GENERAL DEVELOPMENT PLAN</p>	
<p>PROJECT NO.: 2-18131-0000 DATE: 8/02/2018 DRAWN: TSC CHECKED: TSC REVIEWED: DSC APPROVED: DSC SCALE: 1" = 30'</p>	<p>DATE: 8/02/2018 DRAWN: TSC CHECKED: TSC REVIEWED: DSC APPROVED: DSC SCALE: 1" = 30'</p>
<p>GDP</p>	



King Street Looking South

CONCEPTUAL VIEW
Upper King Street | Morris Sokol

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MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



Activating Reid Street

CONCEPTUAL VIEW
Upper King Street | Morris Sokol

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MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



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KING & MARY CONCEPTUAL VIEW

Conceptual Rendering | Upper King Street

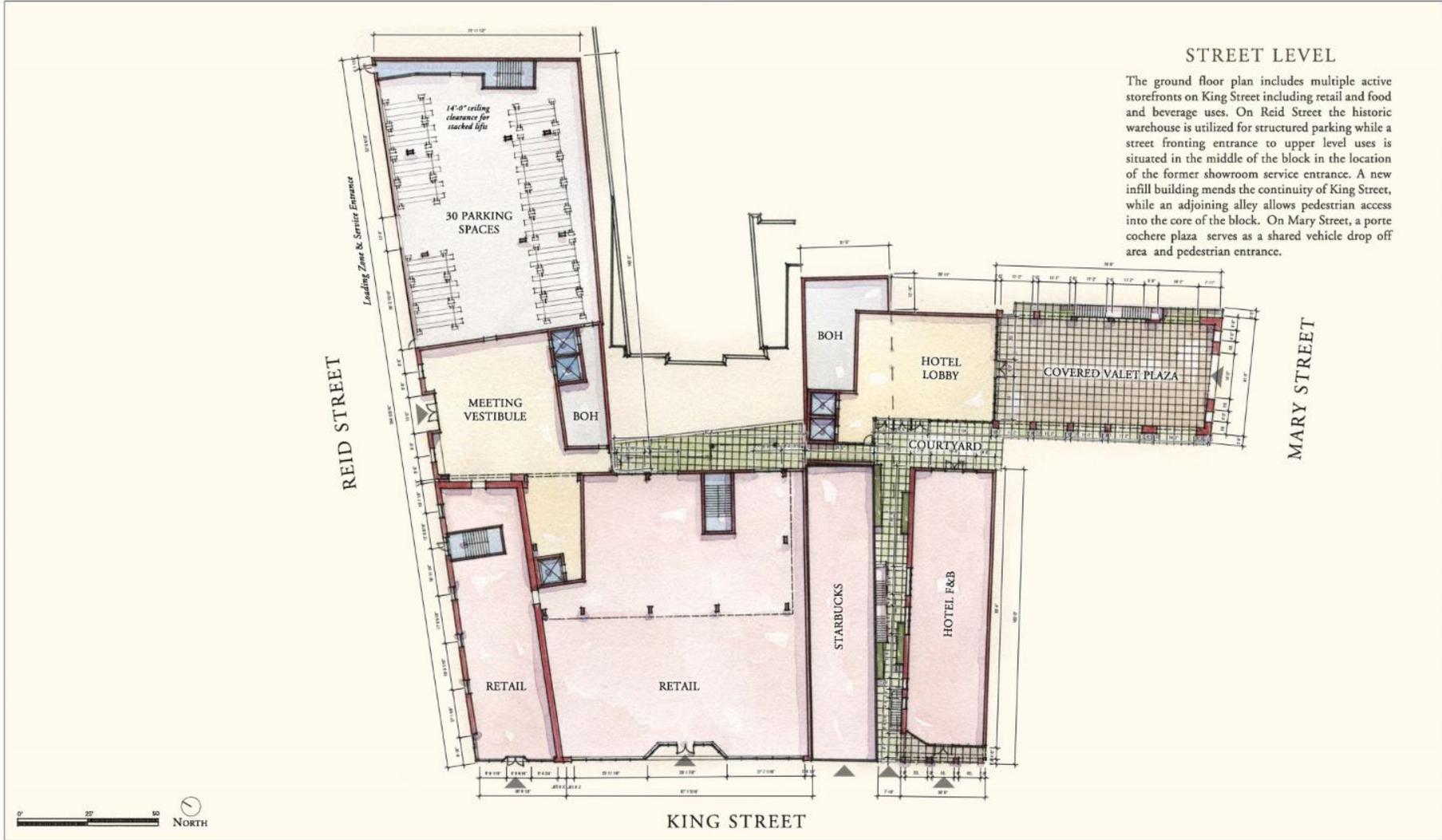
MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA

4. ARCHITECTURAL FLOOR PLANS

Architectural Floor Plans 4-1-4-6

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MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



STREET LEVEL

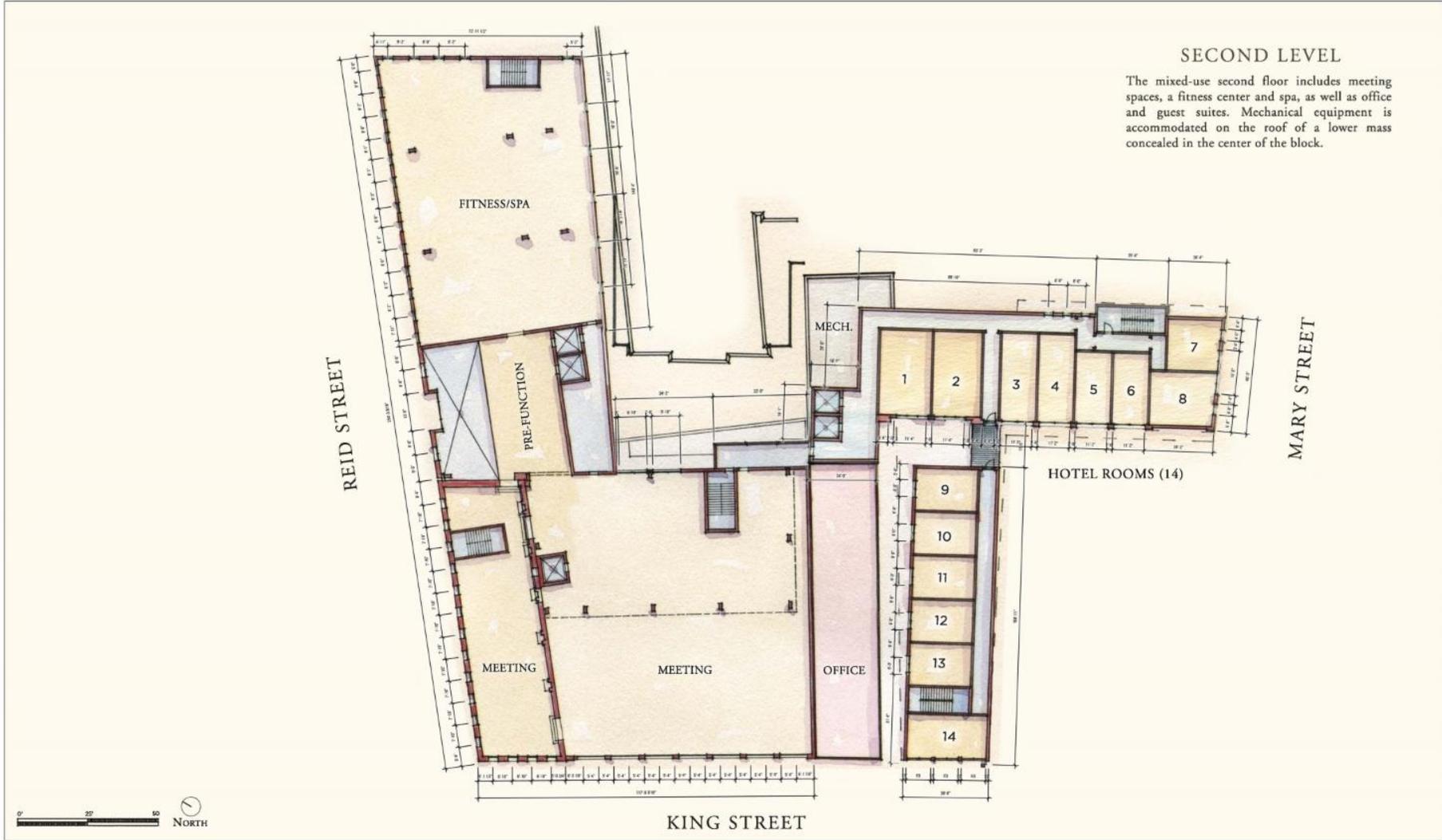
The ground floor plan includes multiple active storefronts on King Street including retail and food and beverage uses. On Reid Street the historic warehouse is utilized for structured parking while a street fronting entrance to upper level uses is situated in the middle of the block in the location of the former showroom service entrance. A new infill building mends the continuity of King Street, while an adjoining alley allows pedestrian access into the core of the block. On Mary Street, a porte cochere plaza serves as a shared vehicle drop off area and pedestrian entrance.

STREET LEVEL

Conceptual Floor Plans | Upper King Street Properties

MORRIS SOKOL
 URBAN MASTER PLAN
 510 KING STREET
 CHARLESTON, SOUTH CAROLINA

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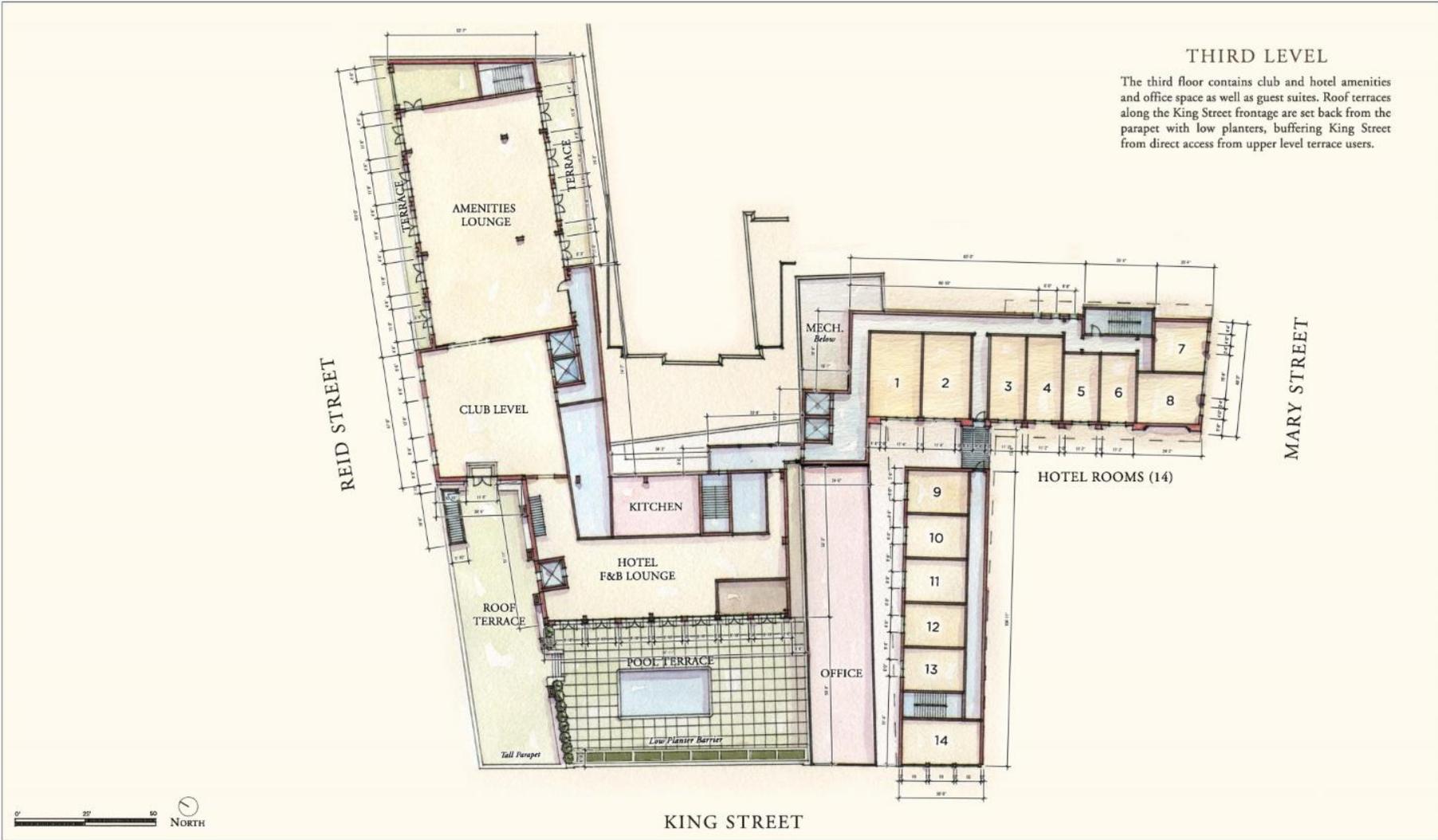
SECOND LEVEL

The mixed-use second floor includes meeting spaces, a fitness center and spa, as well as office and guest suites. Mechanical equipment is accommodated on the roof of a lower mass concealed in the center of the block.

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SECOND LEVEL
Conceptual Floor Plans | Upper King Street Properties

MORRIS SOKOL
 URBAN MASTER PLAN
 510 KING STREET
 CHARLESTON, SOUTH CAROLINA



THIRD LEVEL

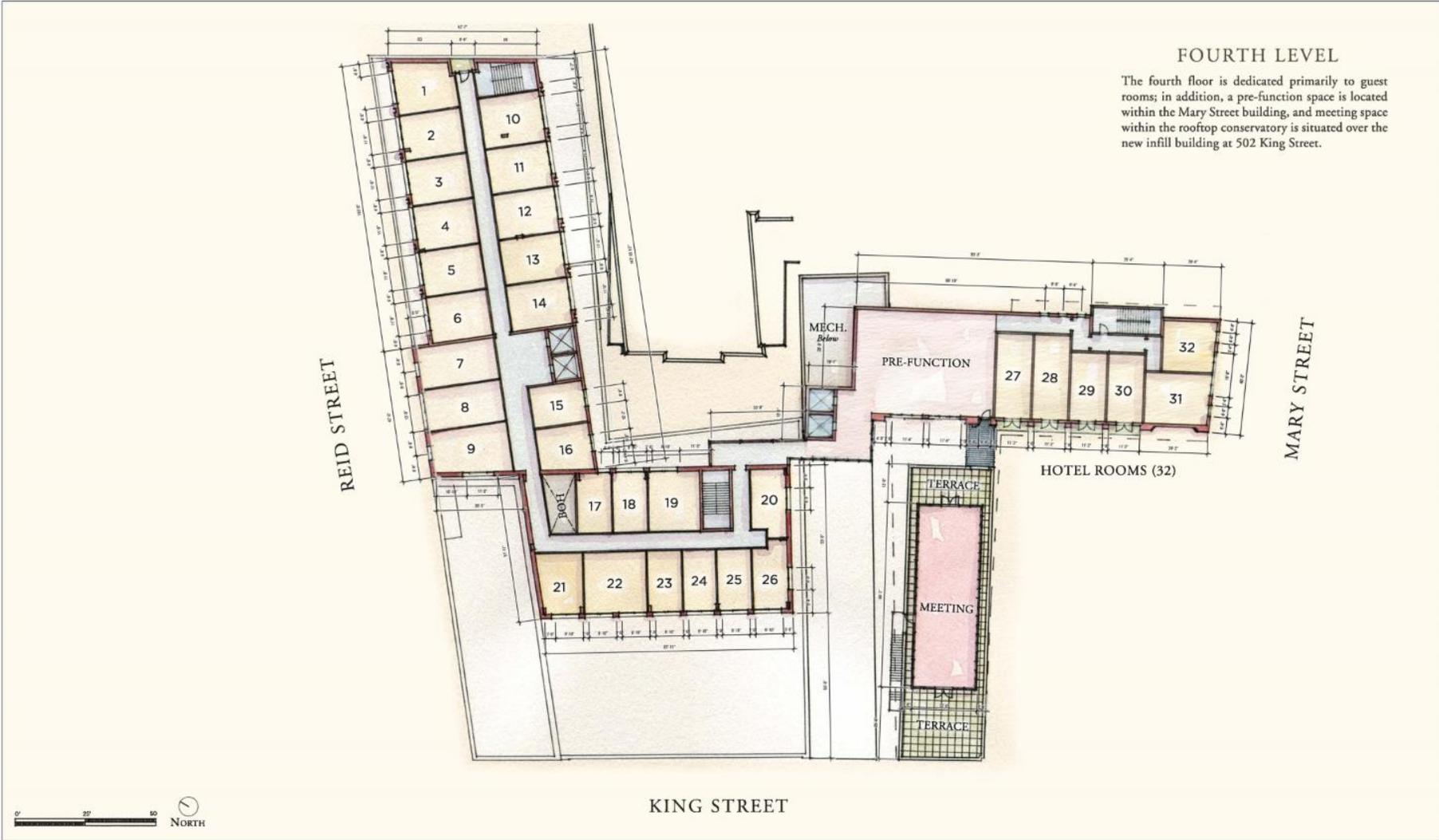
The third floor contains club and hotel amenities and office space as well as guest suites. Roof terraces along the King Street frontage are set back from the parapet with low planters, buffering King Street from direct access from upper level terrace users.

THIRD LEVEL

Conceptual Floor Plans | Upper King Street Properties

MORRIS SOKOL
 URBAN MASTER PLAN
 510 KING STREET
 CHARLESTON, SOUTH CAROLINA

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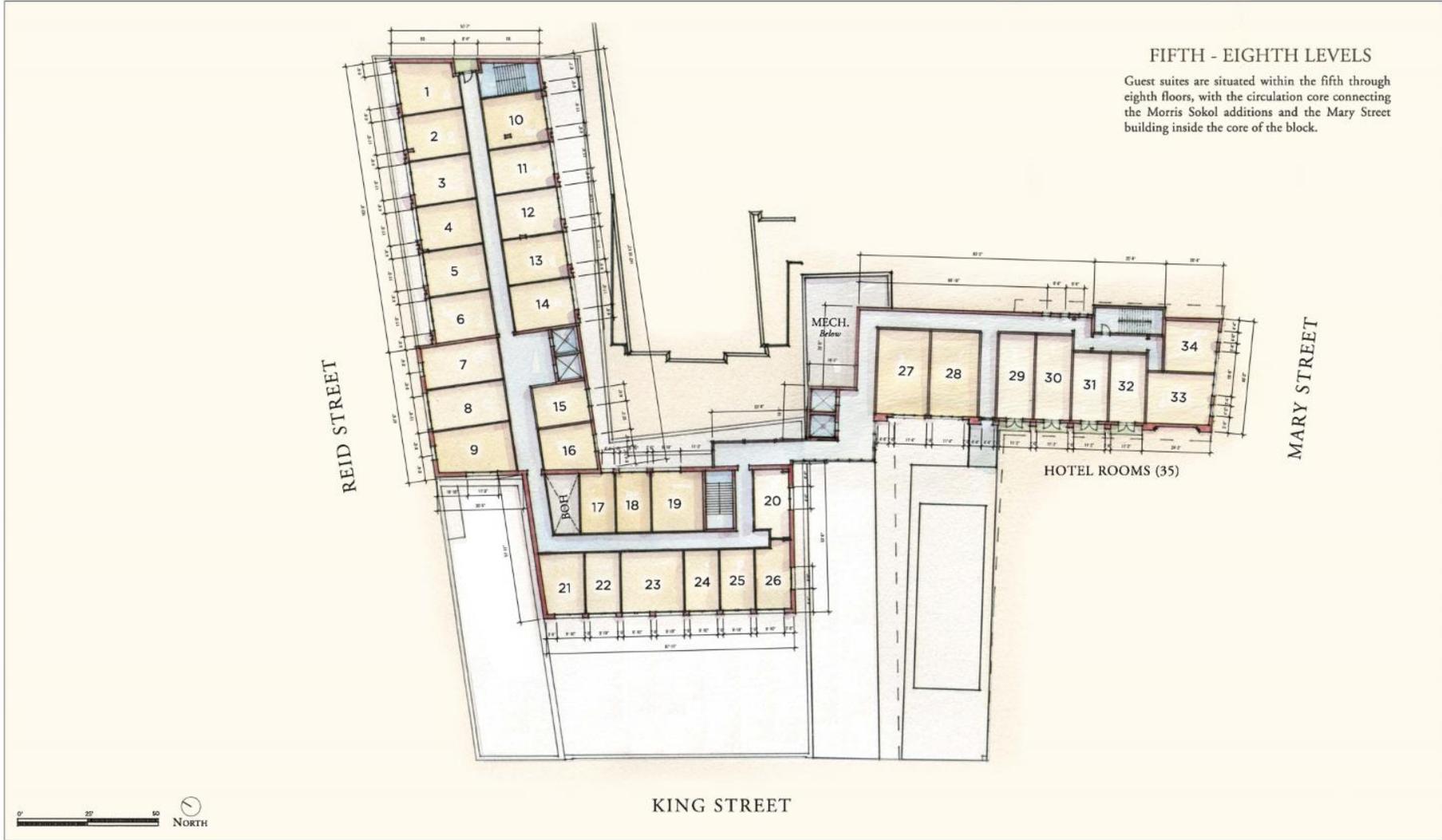
FOURTH LEVEL

The fourth floor is dedicated primarily to guest rooms; in addition, a pre-function space is located within the Mary Street building, and meeting space within the rooftop conservatory is situated over the new infill building at 502 King Street.

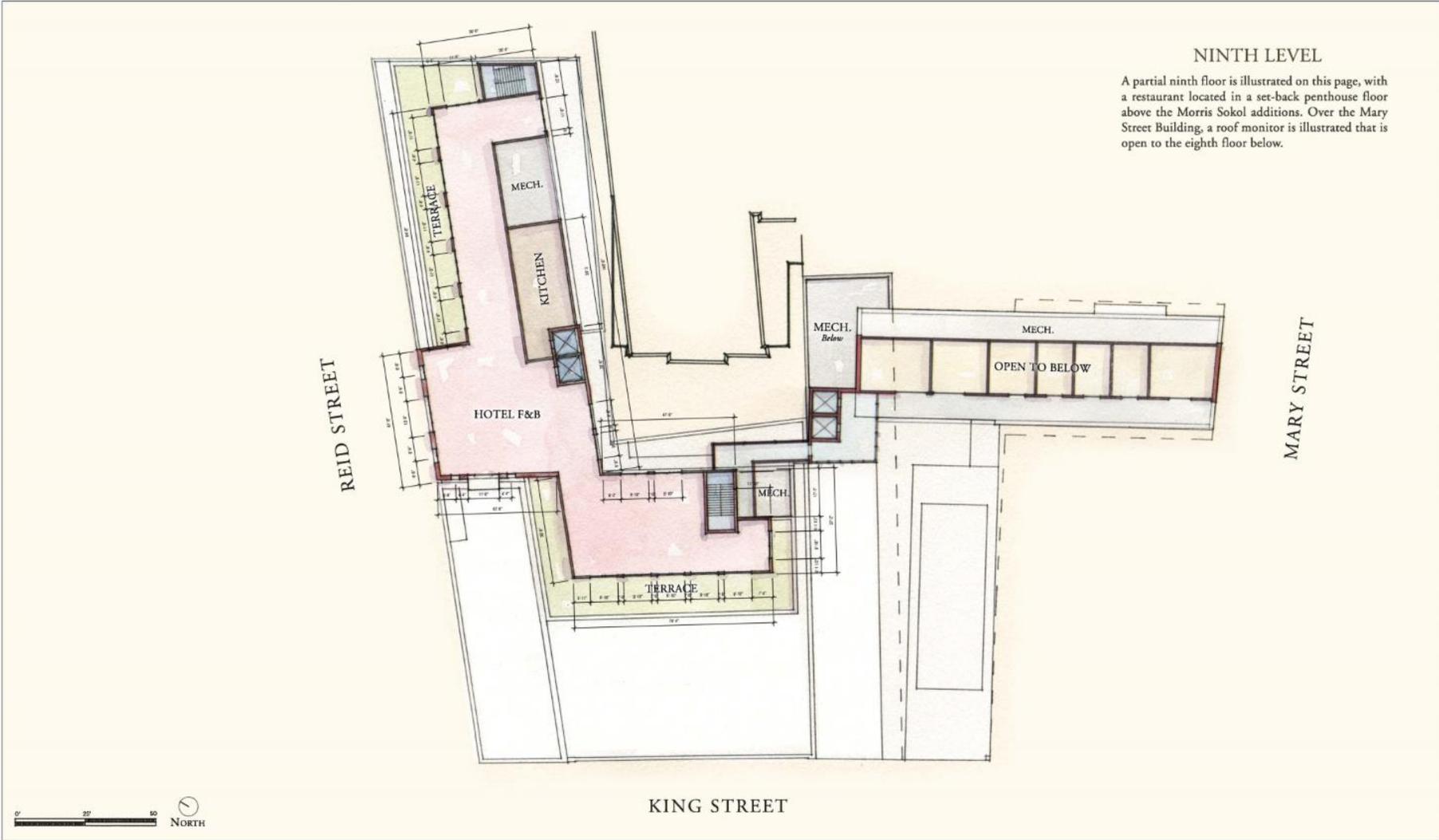
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FOURTH LEVEL
Conceptual Floor Plans | Upper King Street Properties

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



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NINTH LEVEL

A partial ninth floor is illustrated on this page, with a restaurant located in a set-back penthouse floor above the Morris Sokol additions. Over the Mary Street Building, a roof monitor is illustrated that is open to the eighth floor below.

NINTH LEVEL

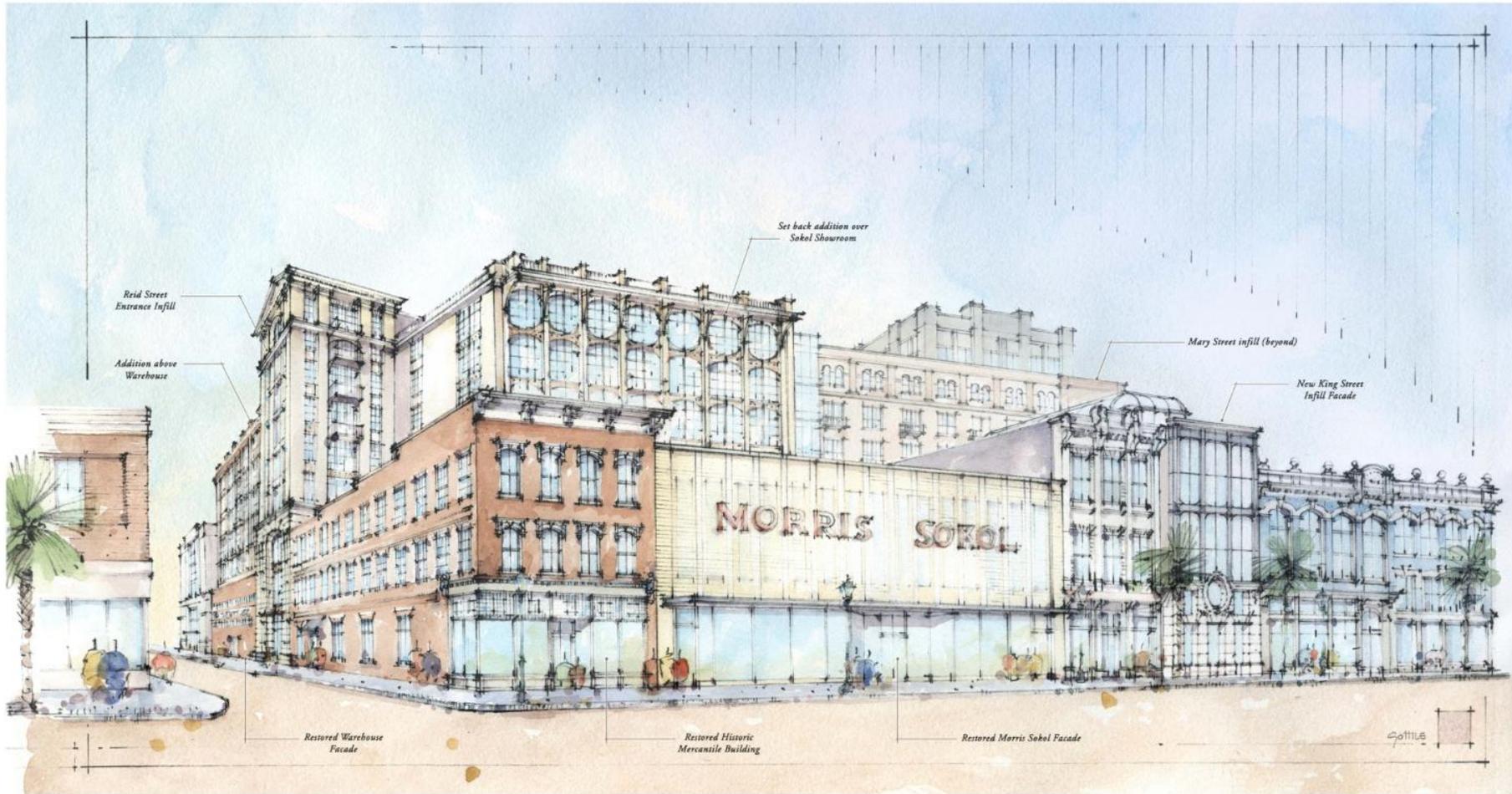
Conceptual Floor Plans | Upper King Street Properties

MORRIS SOKOL
 URBAN MASTER PLAN
 510 KING STREET
 CHARLESTON, SOUTH CAROLINA

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5. CONCEPTUAL ELEVATIONS

Rendered Context Elevations	5-1-5-6
Conceptual Architectural Elevations	5-7-5-13
Facade Detail Enlargements	5-14-5-23
Perspective Renderings	5-24-5-25
Architectural Model	5-26-5-29



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KING AND REID STREET

Conceptual View

MORRIS SOKOL
 URBAN MASTER PLAN
 510 KING STREET
 CHARLESTON, SOUTH CAROLINA



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KING AND MARY STREET

Conceptual View

MORRIS SOKOL
 URBAN MASTER PLAN
 510 KING STREET
 CHARLESTON, SOUTH CAROLINA

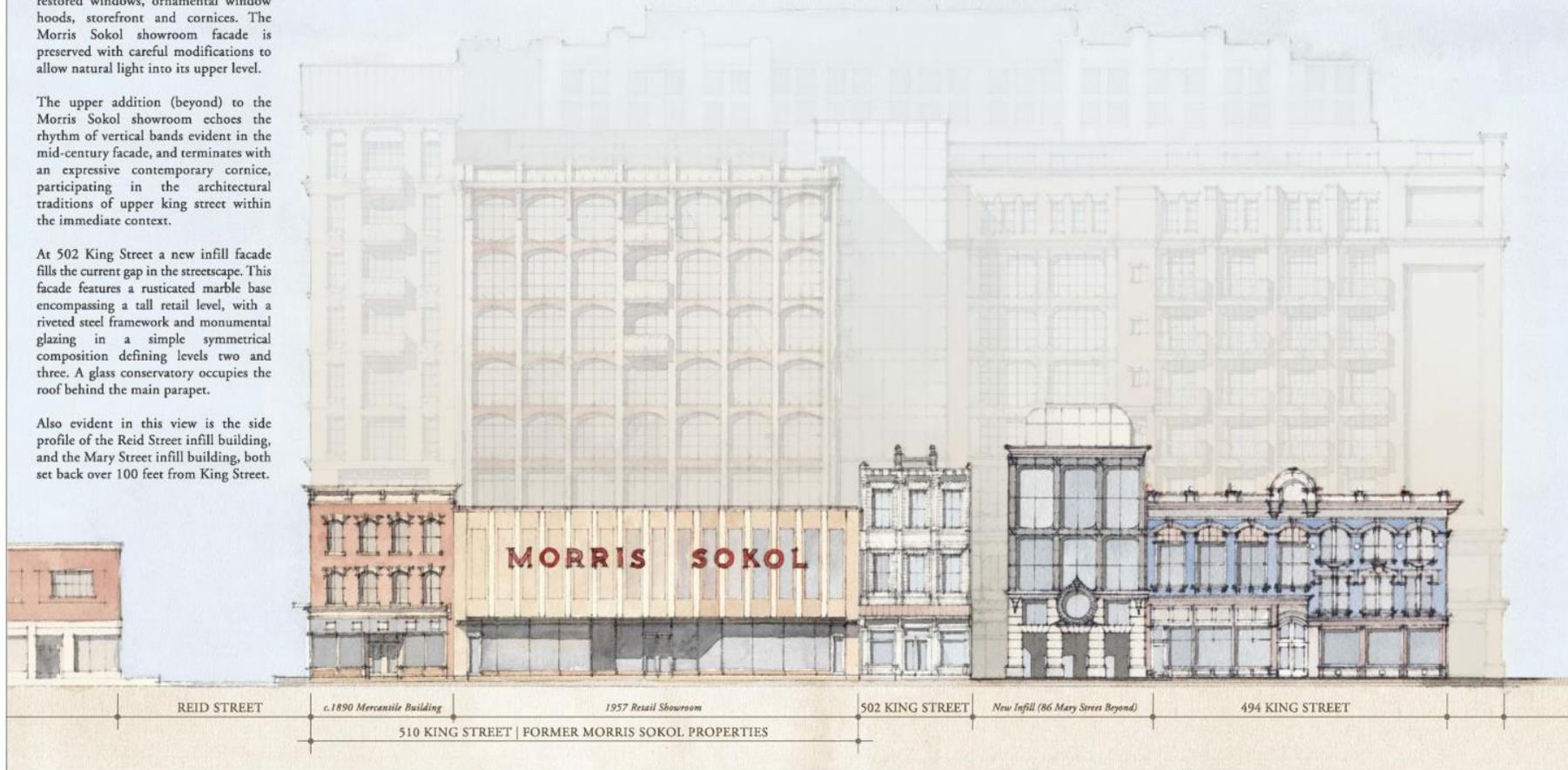
KING STREET

Along King Street, the corner mercantile building has its facade restored to its original historic appearance with restored windows, ornamental window hoods, storefront and cornices. The Morris Sokol showroom facade is preserved with careful modifications to allow natural light into its upper level.

The upper addition (beyond) to the Morris Sokol showroom echoes the rhythm of vertical bands evident in the mid-century facade, and terminates with an expressive contemporary cornice, participating in the architectural traditions of upper king street within the immediate context.

At 502 King Street a new infill facade fills the current gap in the streetscape. This facade features a rusticated marble base encompassing a tall retail level, with a riveted steel framework and monumental glazing in a simple symmetrical composition defining levels two and three. A glass conservatory occupies the roof behind the main parapet.

Also evident in this view is the side profile of the Reid Street infill building, and the Mary Street infill building, both set back over 100 feet from King Street.



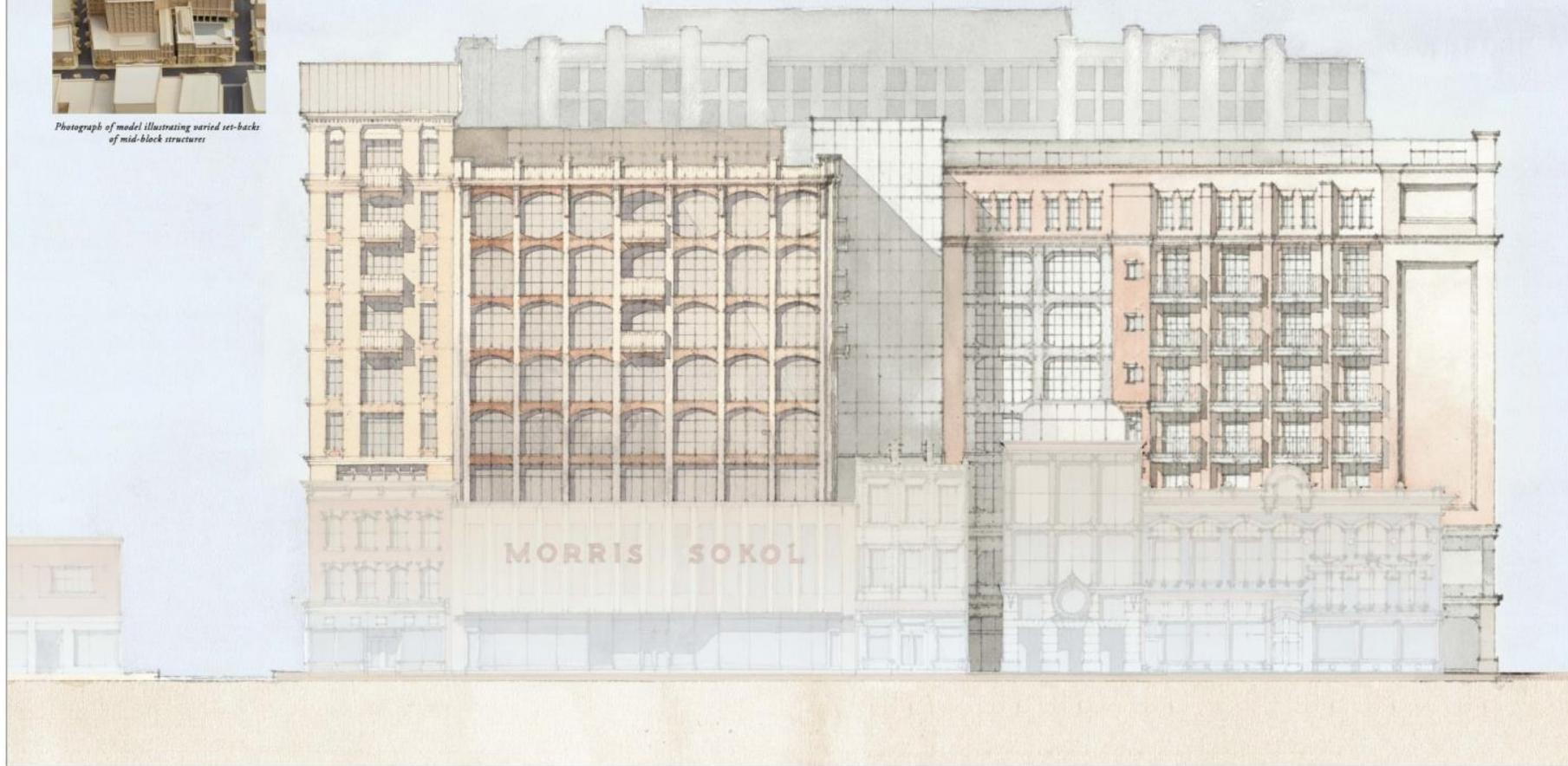
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CONCEPTUAL ELEVATION *King Street*

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



Photograph of model illustrating varied set-backs of mid-block structures



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CONCEPTUAL ELEVATION

Mid-Block West Elevation

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



REID STREET

The central organizing element on the Reid Street frontage is the central infill building between the mercantile building and the brick warehouse. Here the new architectural intervention has the opportunity to bring itself to the ground, addressing the street with a landmark architectural element that orients the upper level architecture and gives it a clear sense of entry and identity.

To the left, the brick warehouse walls are preserved, and the new structure rises behind it, set back six feet from the street frontage to allow for balconies and a visual separation between the two elements, while remaining in proximity to the street frontage to provide spatial definition to Reid Street.

SCALE: 1"=20'-0"

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REID STREET

North Elevation

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA

MARY STREET

On Mary Street, a centralized, tripartite facade composition rendered in brick, steel and glass addresses the street frontage with a large central bay of windows terminating in an elliptical arch flanked by subordinate columns of windows on each side. The building concludes with a stepped parapet, eased by ornamental steel corner fillets and capped by a steel projecting cornice. At the base, the building's entrance is set back from the street under an elegant porte cochere creating the primary valet drop-off for the project.



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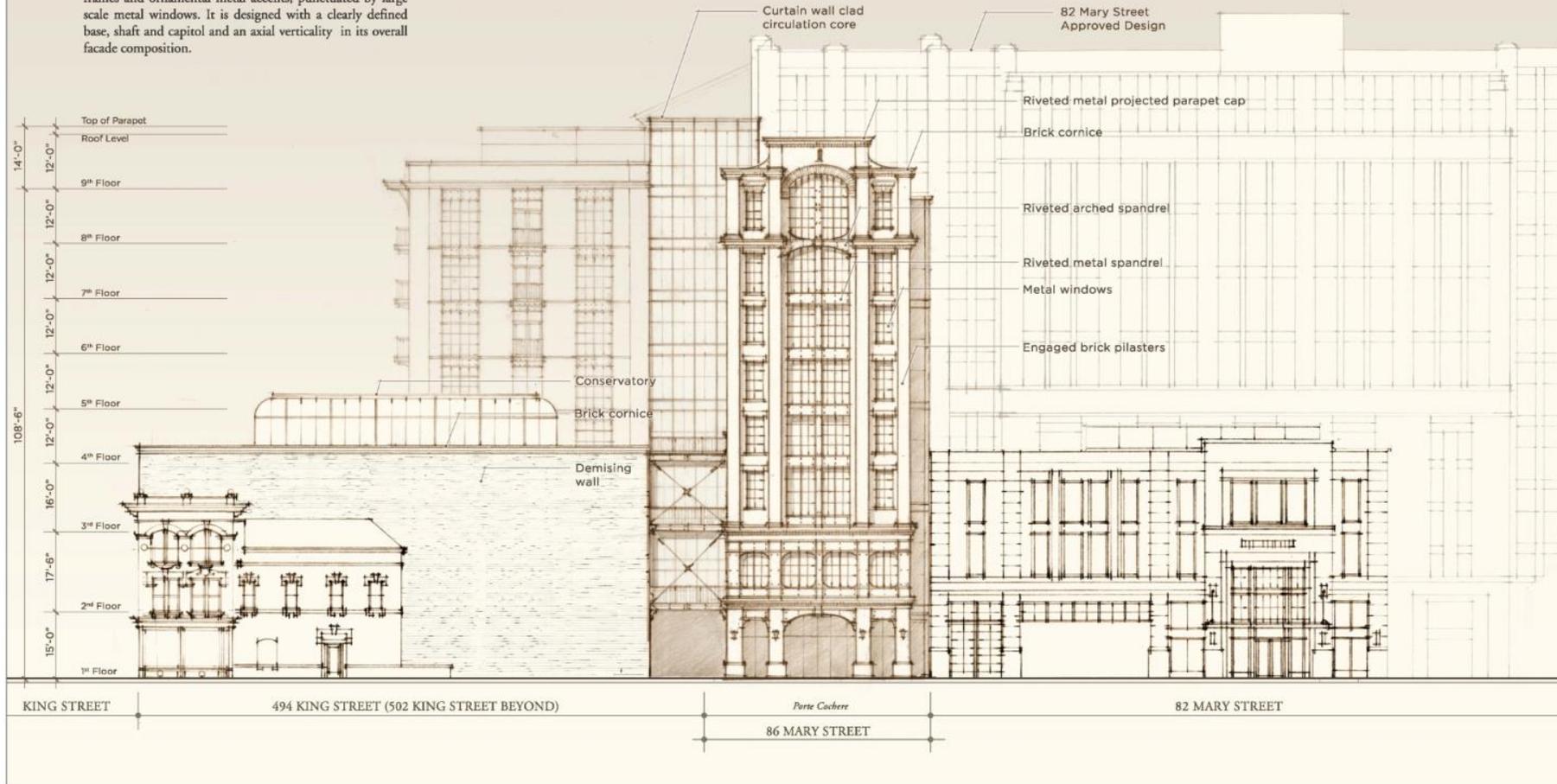
CONCEPTUAL ELEVATION

Mary Street South Elevation

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA

MARY STREET

This facade is rendered primarily in brick with deep expressive corbelling and offsets, accented by riveted steel frames and ornamental metal accents, punctuated by large scale metal windows. It is designed with a clearly defined base, shaft and capitol and an axial verticality in its overall facade composition.



SCALE: 1"=20'-0"

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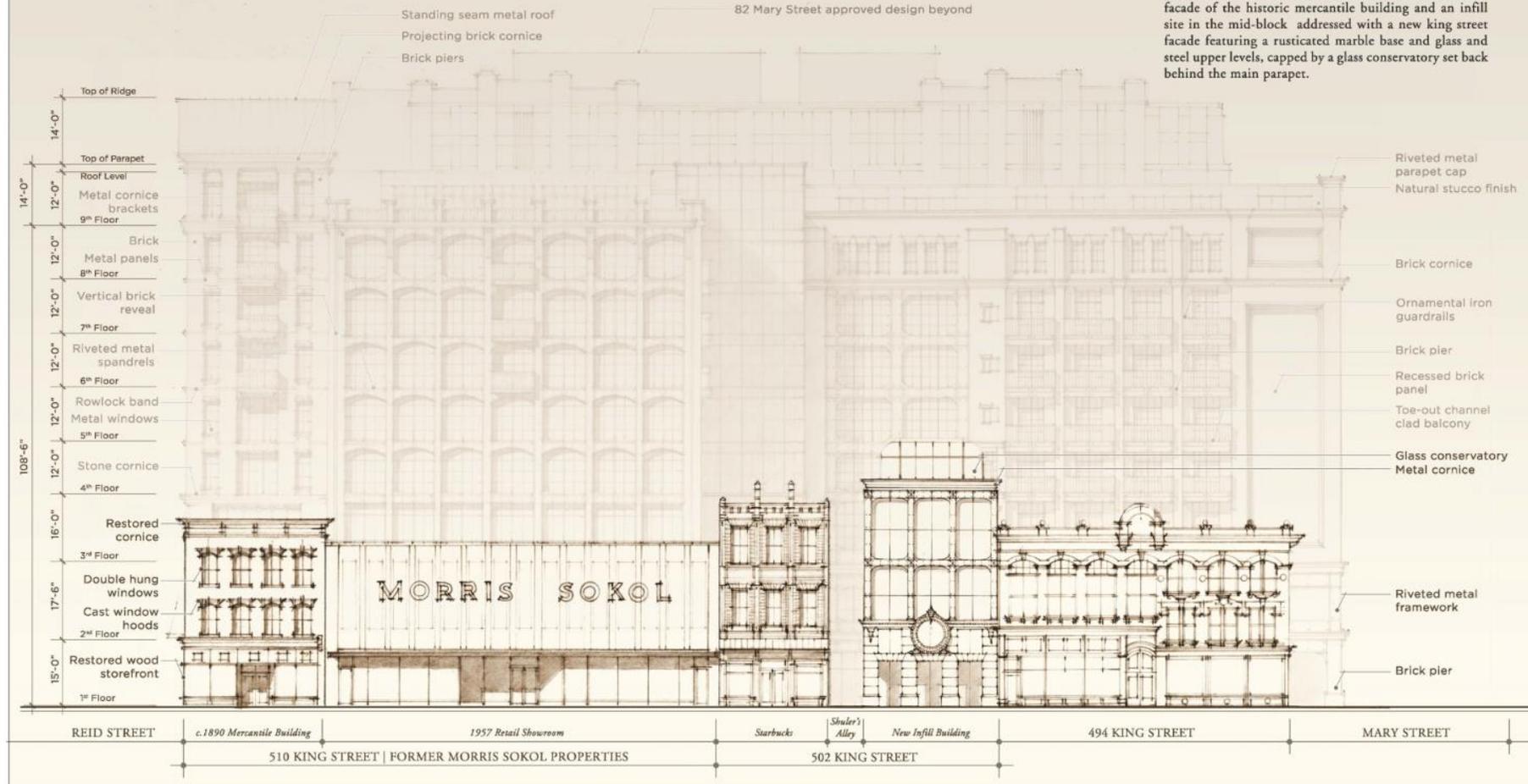
MARY STREET ELEVATION

South Elevation

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA

KING STREET

The King Street block elevation includes the preserved facade of the Morris Sokol showroom, the restored facade of the historic mercantile building and an infill site in the mid-block addressed with a new king street facade featuring a rusticated marble base and glass and steel upper levels, capped by a glass conservatory set back behind the main parapet.



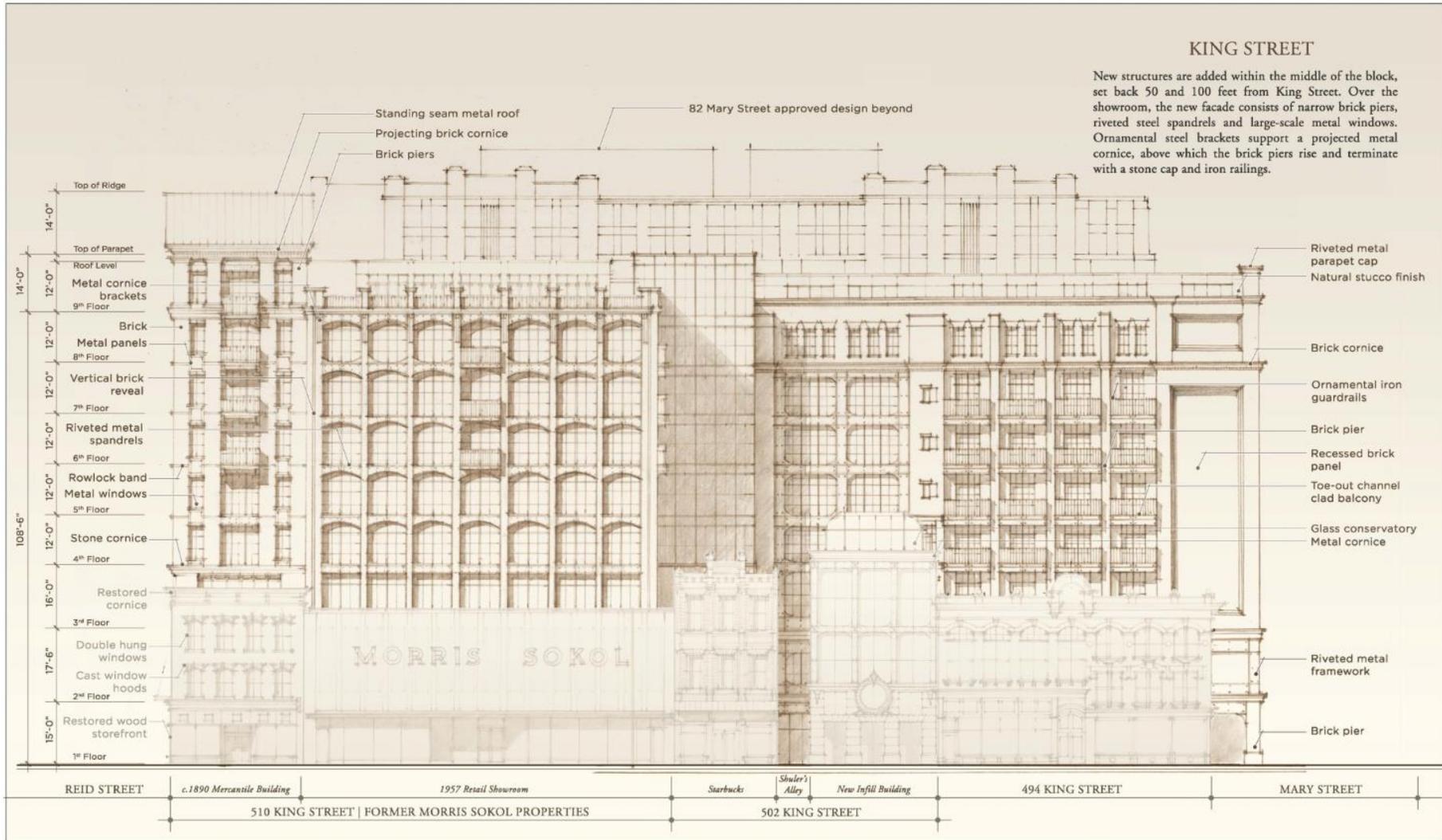
SCALE: 1"=20'-0"

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KING STREET ELEVATION

Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



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MID-BLOCK WEST ELEVATION

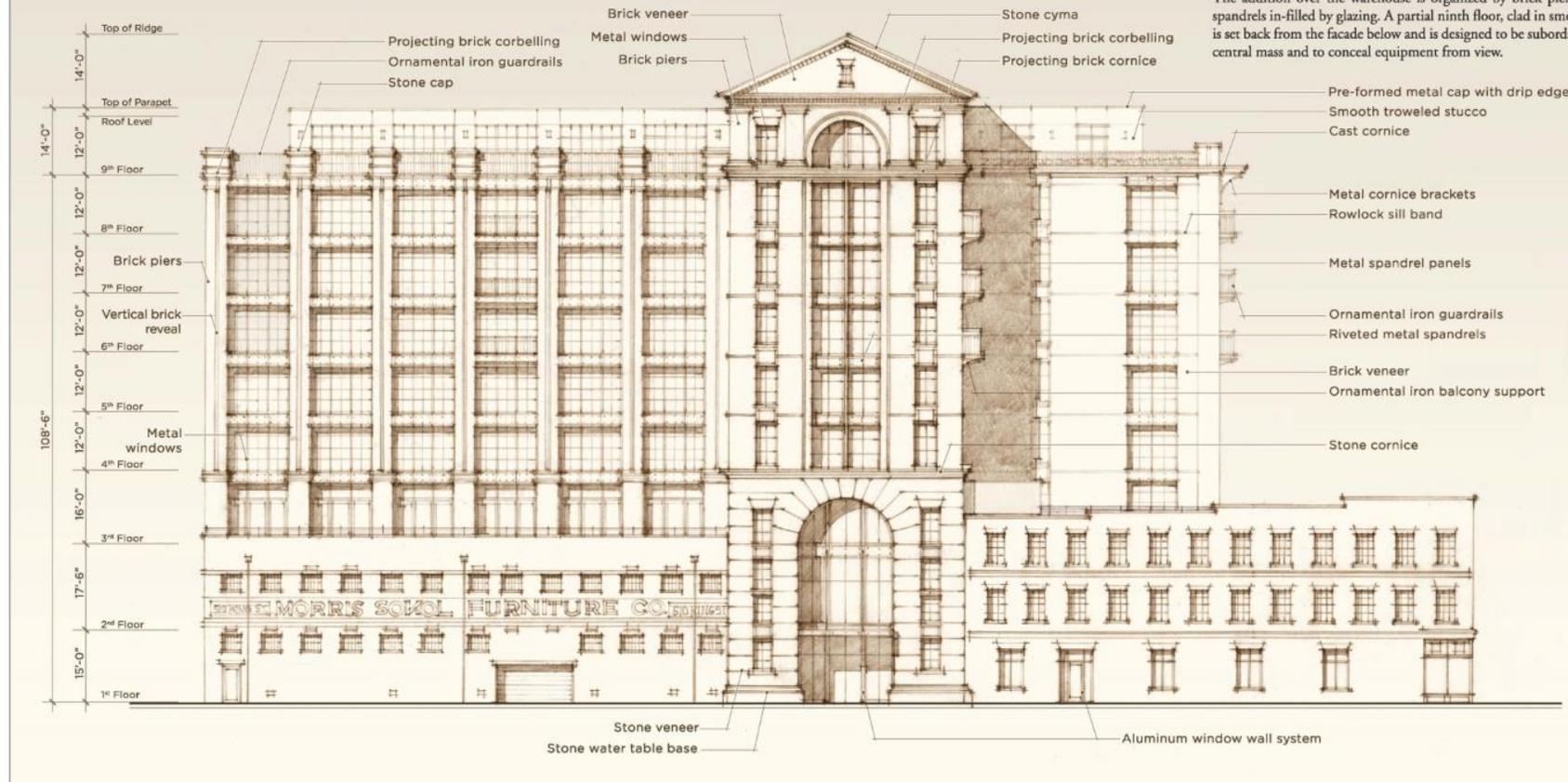
Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA

REID STREET

The Reid Street infill building serves as the primary organizing element and main entrance for the upper level uses, and features a three story rusticated stone base with a monumental central arch with riveted steel frame and spandrels supporting window wall glazing. The ninth story cap features brick pilasters supporting a brick and stone pediment.

The addition over the warehouse is organized by brick piers and steel spandrels in-filled by glazing. A partial ninth floor, clad in smooth stucco is set back from the facade below and is designed to be subordinate to the central mass and to conceal equipment from view.



SCALE: 1"=20'-0"

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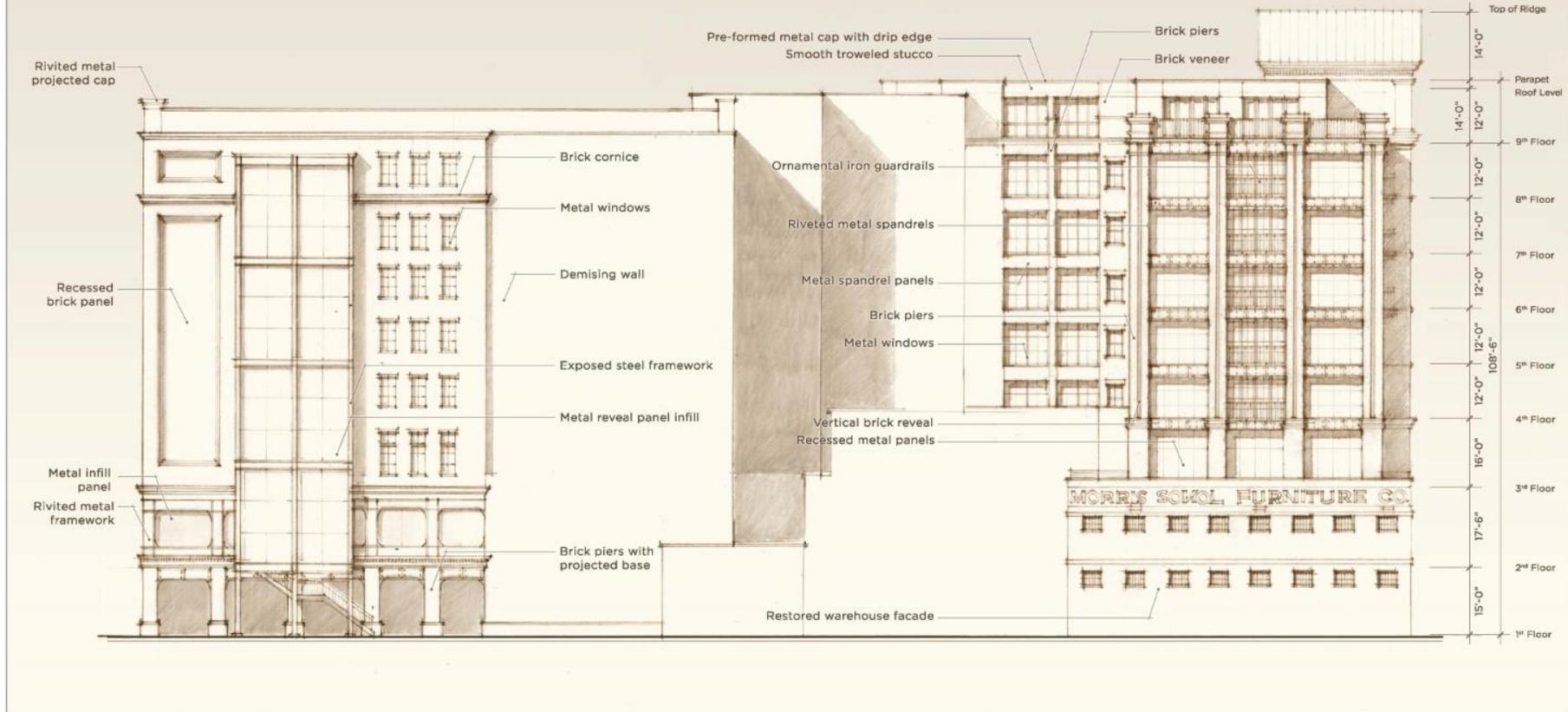
CONCEPTUAL ELEVATION

Reid Street North Elevation

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA

EAST INTERIOR LOT LINE

The addition over the warehouse is articulated with brick piers with balconies on the upper levels. The lower levels of this facade come to the lot line and are infilled with metal panels between the piers in order to maintain depth in the facade. The rear elevation of the addition over the showroom can also be seen beyond. This facade maintains the overall material and color palette, with simplified detailing appropriate to elevations interior to the block.



SCALE: 1"=20'-0"

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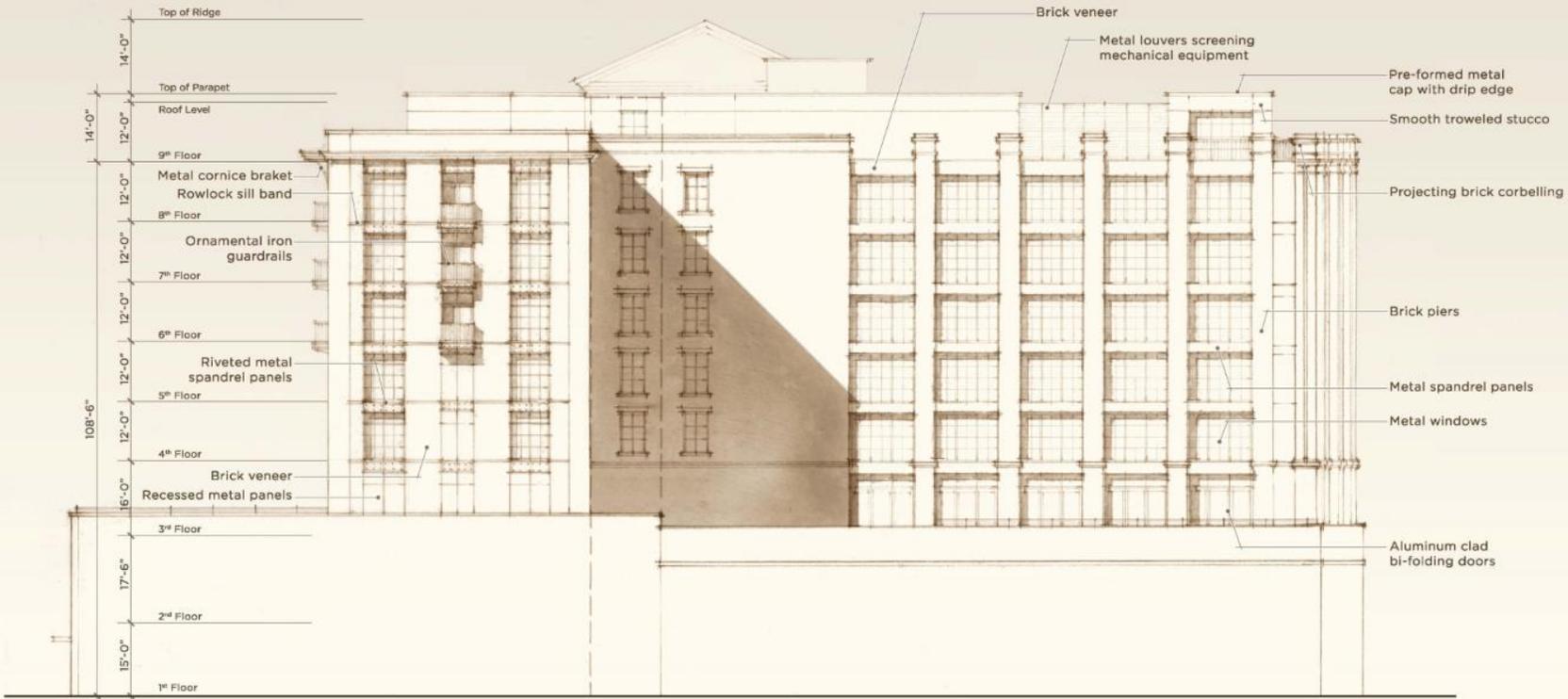
CONCEPTUAL ELEVATION

East Side Interior Lot Line

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA

SOUTH INTERIOR LOT LINE

The south elevation's primary visible façade is the side of the addition over the Morris Sokol Showroom. The facade features brick piers and vertical bands of glazing with a metal cornice continuing from the main King Street facade. The balance of this elevation maintains the overall material and color palette of the primary facades, with simplified detailing appropriate to elevations interior to the block.



SCALE: 1"=20'-0"

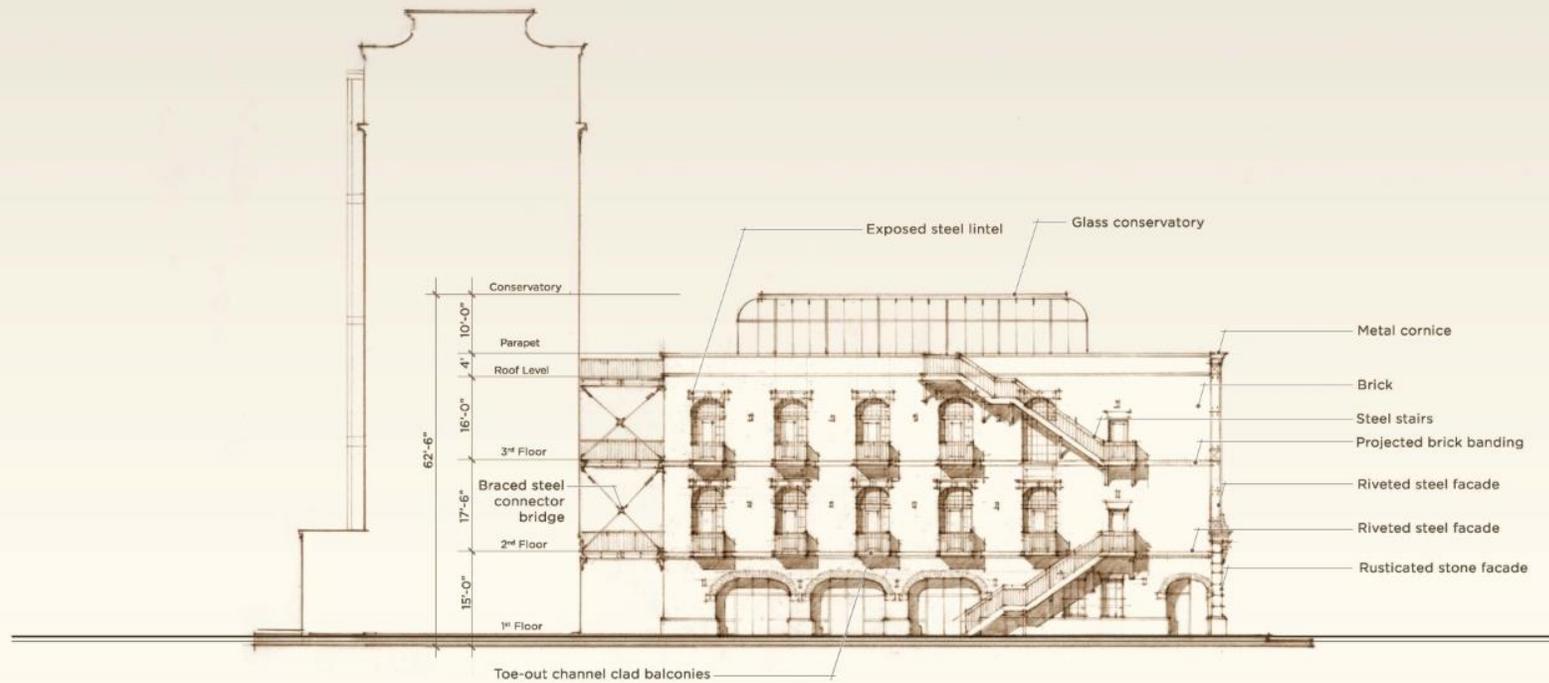
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CONCEPTUAL ELEVATION
South Side Interior Lot Line

MORRIS SOKOL
 URBAN MASTER PLAN
 510 KING STREET
 CHARLESTON, SOUTH CAROLINA

SHULER'S ALLEY

This elevation faces the narrow side-alley of the 502 King Street building. As is often characteristic of King Street buildings with side alleys, the materials and architectural expression transitions from the formality and delicate articulation of the King Street Facade to rustic utilitarian brickwork with strong simple details and an evolutionary composition with a variety of opening sizes, configurations and suspended metal stairs.



SCALE: 1"=20'-0"

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CONCEPTUAL ELEVATION

North Side Interior Lot Line

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA

FACADE RESTORATION

The facade of the building at the corner of King and Reid Street, c.1890, was dramatically altered when the 1957 Morris Sokol Furniture Showroom was constructed. It was stripped of its original detailing and concealed behind a windowless brick veneer.

With the support of documentary photographic evidence, the intent is to undergo a complete restoration, returning the facade to its original configuration and appearance.

Many of the elements of the historic facade appear on other King Street buildings.



Decorative window hoods



Prismatic transom glass



Storefront knee wall

Ornamental bracketed wood cornice to match original

Remove existing brick veneer

Ornamental cast window hoods to match original

Stone sill

Historic brick repaired and restored in kind

New double hung 2/2 wood windows to match original

Restore prismatic glass transom

Metal storefront system

Masonry knee wall with smooth stucco finish



Top of Parapet
5'-0" at King Street

Roof Level (Varies)

3rd Floor

Ornamental metal termination bracket

2nd Floor

1st Floor

10'-2" Ceiling / 7'-0" to Top of Parapet

10'-8"

13'-6"

40'-6"

SCALE: $\frac{3}{16}'' = 1'-0''$

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CONCEPTUAL ELEVATION DETAIL

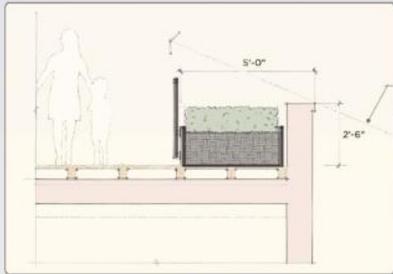
Mercantile Building Facade Restoration

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA

SHOWROOM FACADE RENOVATION

The Morris Sokol Showroom facade is to be stabilized and preserved in-place. As there are currently no upper level windows, new openings are proposed to be added to the facade strategically within the existing vertical bays by extracting sections of brick along the stack-bond mortar joints.

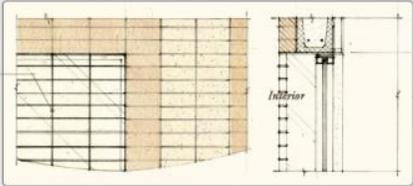
A new grid matrix fabricated from stainless steel plate, replicating the mortar joint pattern is inserted into the openings, flush with the face brick, allowing a window to be recessed in the opening while maintaining the compositional integrity of the original facade. In addition to the upper level windows and canopy, two new doors are added at opposite ends of the existing storefront, facilitating building egress and allowing for the possibility of a distinct upper level retail tenant to have a dedicated King Street Entrance.



Low Planter Barrier Concept

View limit from opposite side of King Street

Custom fabricated stainless steel grid in stack bond pattern flush with adjacent brick surface



New Windows Detail Concept



Existing parapet cap

Extract stack bond brick in these locations

Custom fabricated stainless steel grid in stack bond pattern flush with adjacent brick surface

Existing neon signage

Existing stack bond brick veneer

Restored steel blade canopy

New storefront door and sidelight

Existing storefront and stone curb

Top of Parapet
2'-6"
17'-6"
35'-0"
2nd Floor
15'-0"
1st Floor

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

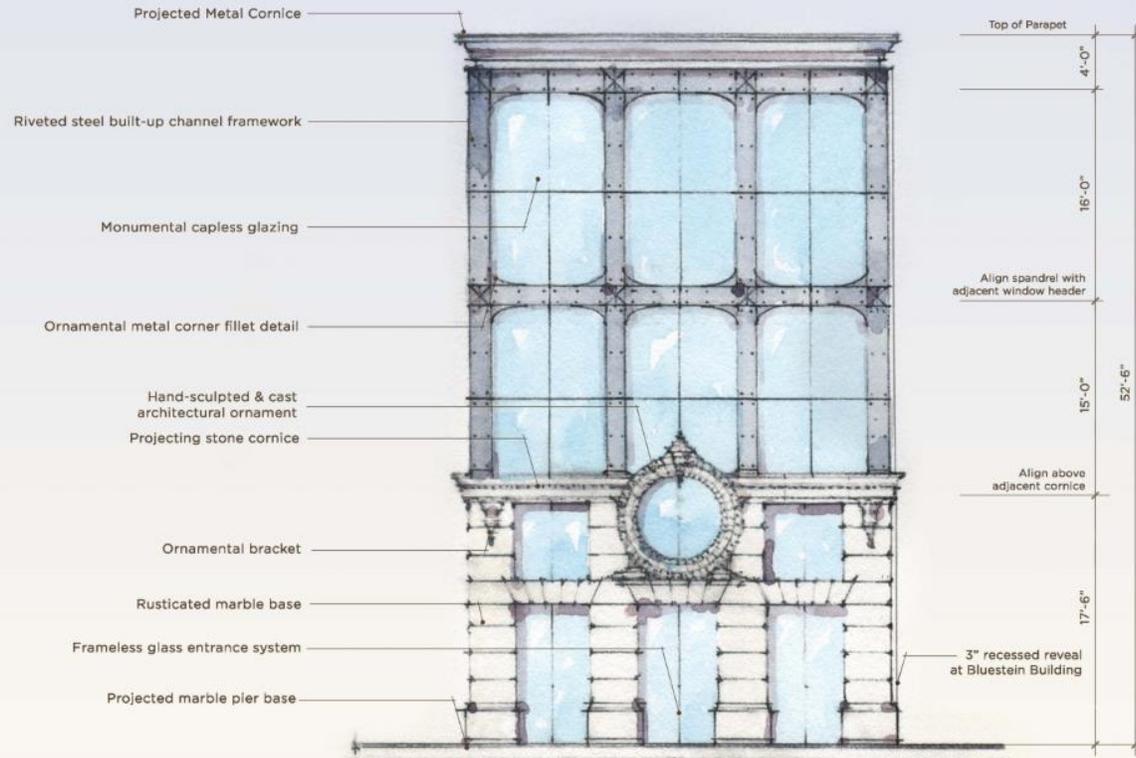
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CONCEPTUAL ELEVATION DETAIL
Morris Sokol Showroom Retail Facade

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA

502 KING STREET

The new infill facade at 502 King Street is articulated with a rusticated marble base with a hand sculpted ornamental cartouche centered within and adding a focal point at the expression line. Above the base, the building becomes increasingly transparent with a riveted steel framework and frameless glass infill. The parapet is capped with a projecting fabricated steel cornice.

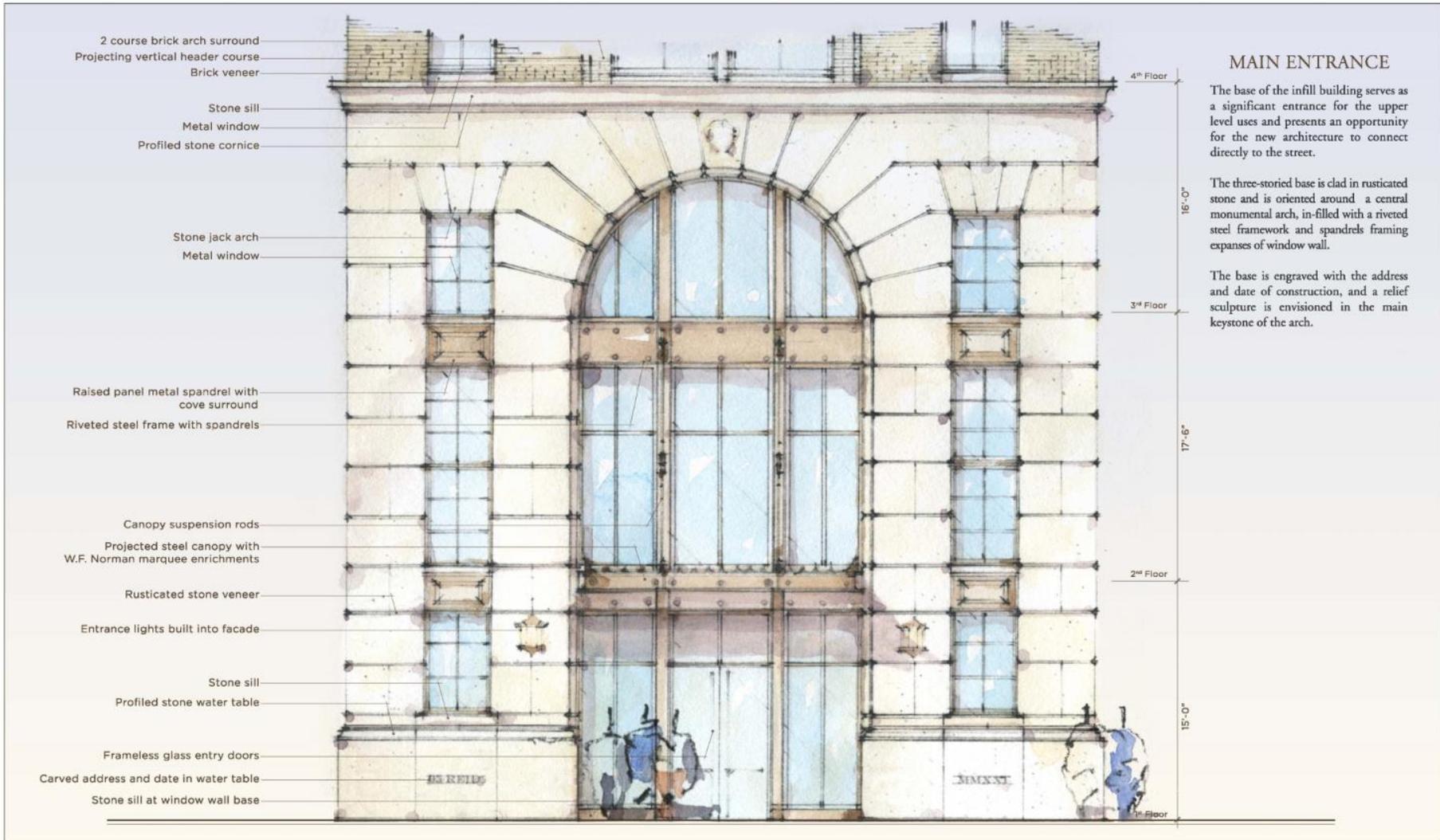


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502 KING STREET ELEVATION

Conceptual Rendering | Upper King Street

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



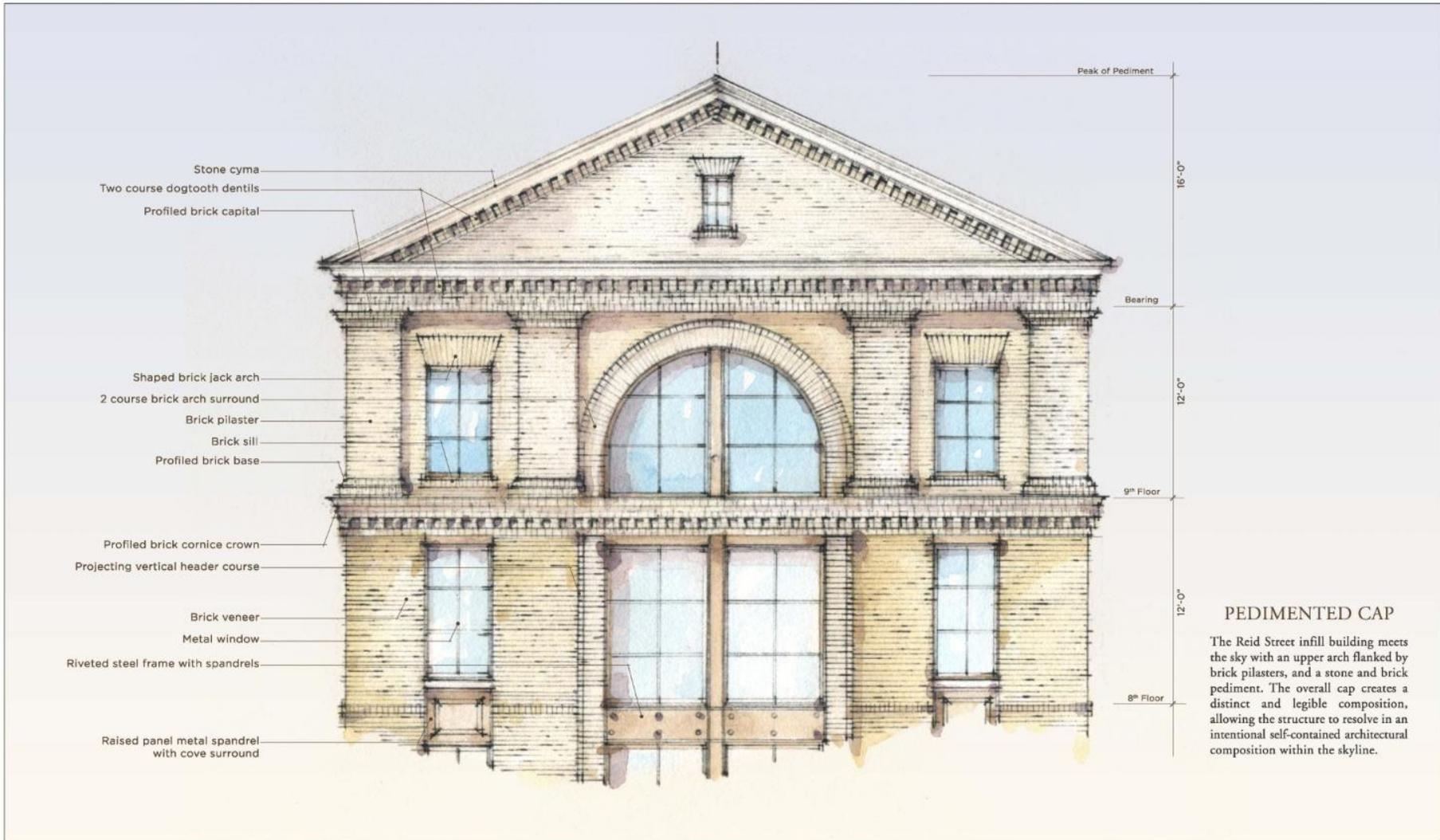
SCALE: 3/16"=1'-0"

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CONCEPTUAL ELEVATION DETAIL

Infill Building Main Entrance

MORRIS SOKOL
 URBAN MASTER PLAN
 510 KING STREET
 CHARLESTON, SOUTH CAROLINA



PEDIMENTED CAP

The Reid Street infill building meets the sky with an upper arch flanked by brick pilasters, and a stone and brick pediment. The overall cap creates a distinct and legible composition, allowing the structure to resolve in an intentional self-contained architectural composition within the skyline.

SCALE: $\frac{3}{16}'' = 1'-0''$

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CONCEPTUAL ELEVATION DETAIL

Infill Building Pediment

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



SCALE: $\frac{3}{16}'' = 1'-0''$

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CONCEPTUAL ELEVATION DETAIL

Reid Street Facade

MORRIS SOKOL
 URBAN MASTER PLAN
 510 KING STREET
 CHARLESTON, SOUTH CAROLINA



KING STREET DETAIL

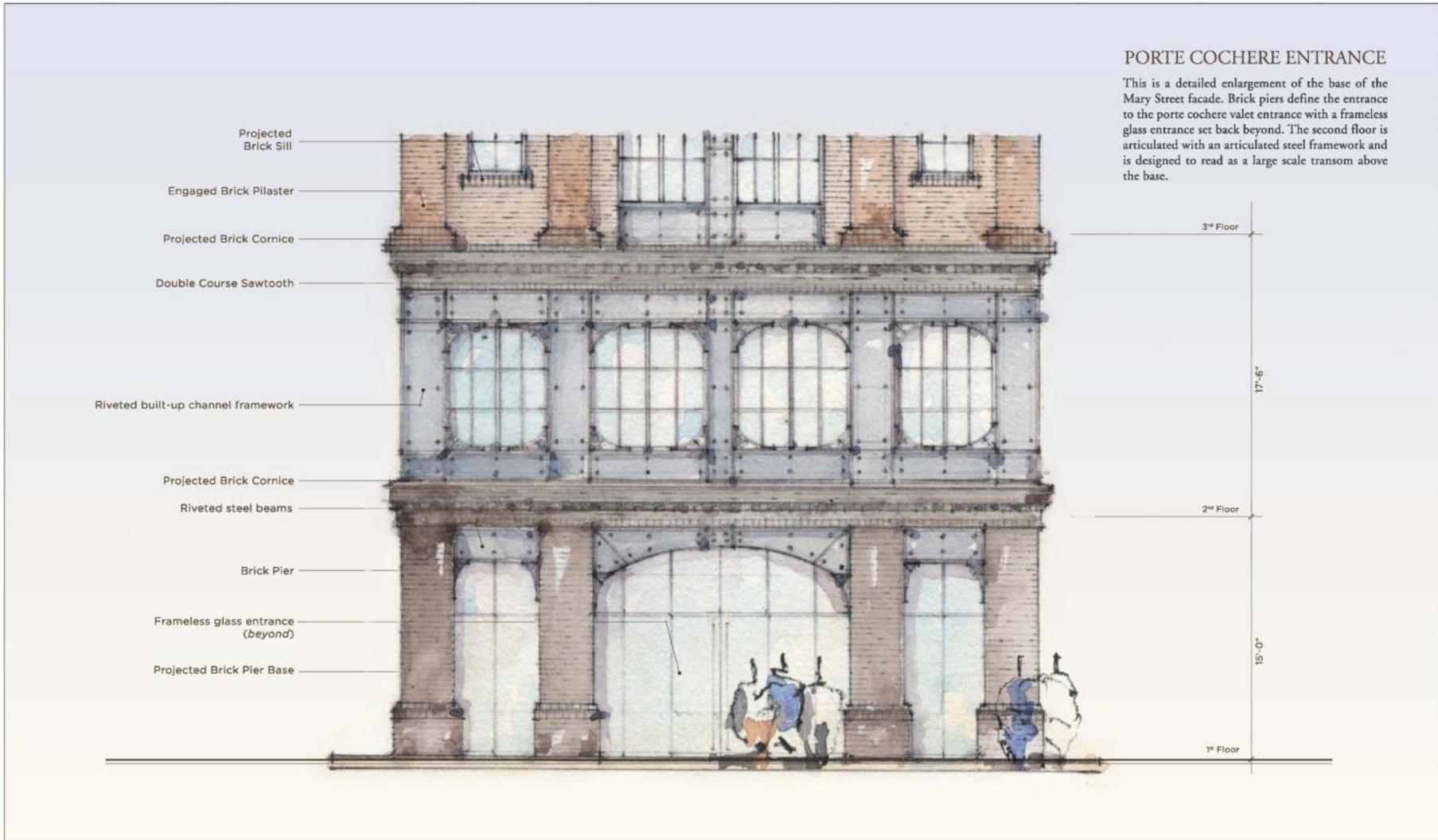
This is a detailed enlargement of the elevation above the Morris Sokol Showroom. A rhythm of vertical brick fins reference the vertical rhythm of the polychromed brick on the Sokol Facade below. Spanning between the fins are arched steel spandrels. A penthouse level at the 9th floor is set back from the primary plane of the facade, and iron guardrails span between parapet piers at the tops of the brick fins.

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

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CONCEPTUAL ELEVATION DETAIL
King Street Facade

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



PORTE COCHERE ENTRANCE

This is a detailed enlargement of the base of the Mary Street facade. Brick piers define the entrance to the porte cochere valet entrance with a frameless glass entrance set back beyond. The second floor is articulated with an articulated steel framework and is designed to read as a large scale transom above the base.

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

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CONCEPTUAL ELEVATION DETAIL
Mary Street Facade

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



Vehicular arrival sheltered from the street.



Porte cochere at Charleston Place.

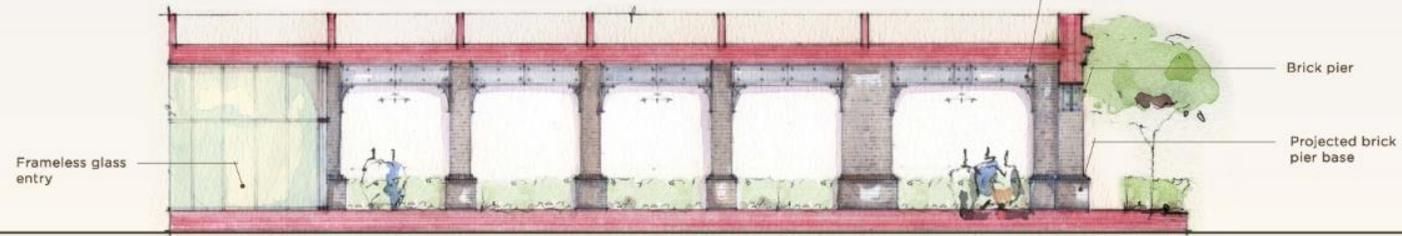


Elevated finishes create an inviting arrival.



PORTE COCHERE

These drawings illustrate the design and character of the valet plaza under the porte cochere of the Mary Street infill building. The plaza is rendered in brick and stone paving with linear planting beds at the outer edges. The space is defined by substantial brick piers spanned by riveted steel girders with mounting brackets. The plaza is designed to be a shared space, accommodating both valet vehicles and pedestrians comfortably.



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CONCEPTUAL PLAN & SECTION

86 Mary Street | Porte Cochere

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



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

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CONCEPTUAL ELEVATION DETAIL

Mary Street Facade

MORRIS SOKOL
 URBAN MASTER PLAN
 510 KING STREET
 CHARLESTON, SOUTH CAROLINA



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KING AND REID STREET

Conceptual View

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



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KING AND MARY STREET

Conceptual View

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



The overall design restores the urban scale and proportions of King Street while setting additional massing in the middle of the block and relating to the evolutionary character of the site.

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ARCHITECTURAL MODEL

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



The urban massing maintains and reinforces the scale, rhythm and character along King Street.



King Street infill restores continuity while introducing an alley to provide access into the core of the block.



New infill on King Street restores continuity and rhythm to the urban street frontage.

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ARCHITECTURAL MODEL

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



The massing of the new Mary Street infill building turns its short facade to the street, maintaining the scale and urban pattern native to Charleston. The approved massing of 82 Mary Street is in the foreground.

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ARCHITECTURAL MODEL

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



The new entrance element unites the massing along Reid Street and creates an orienting feature in the skyline.

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ARCHITECTURAL MODEL

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA

6. PATTERNS & PRECEDENTS

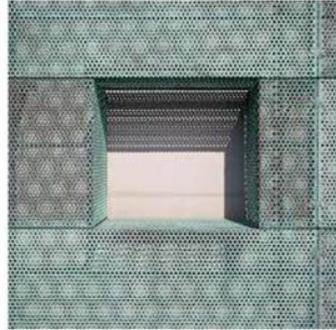
Massing, Materials & Details 6-1-6-6

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MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



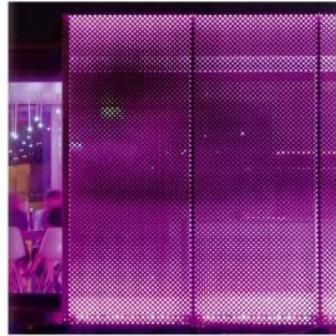
Buildings that successfully introduce a dramatic shift in scale are designed with a strong and distinct base that relates to the scale of adjacent buildings.



Layered screen creates depth and texture.



Dialogue between transparency and solidity.



Internally lit scrim creates an artistic, colorful surface.



Contrast between historic masonry and modern translucent facade.



Thin piers organize a transparent facade into a rhythm of vertical bays of consolidated windows and solid spandrels.

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PATTERNS & PRECEDENTS

Upper King Street | Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



Articulate stone detailing enlivens a street level entrance.



Memorable layered facade within a historic context.

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A strong tripartite facade composition with clear groupings of windows creates a moment of clarity and legibility within a dissonant urban context.



Transparency and vertical rhythms energize the facade.



Evolutionary architecture; a 17th century Baroque church built within the ruins of a 2nd century Roman temple.



Transparent surface creates depth and layering.



Striking modernism set within a historic context.

PATTERNS & PRECEDENTS

Upper King Street | Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



Striking graphics rendered in light.



Patterned glass filters light and views.



Translucent walls emit a soft glow.



Layered surface allows filtered views through exterior walls.



A dialogue of contrast between old and new.



Simple, elegant forms and vertical rhythm.



Layers of translucency and opacity.

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PATTERNS & PRECEDENTS

Upper King Street | Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



Changes in scale integrated compatibly into a mixed use urban street frontage.



Historic prismatic glass transom with operable lights similar to the original transom of the 19th century corner building on the Morris Sokol site.

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A legible facade with a clearly articulated base and cap, and a unified central glazing composition.



A lower forward massing with proportionally related taller upper massing set back from the primary facade.



A unified rhythm of solid piers and vertically grouped windows create a legible and rational facade composition.

PATTERNS & PRECEDENTS

Upper King Street | Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



An urban residential building with a clearly differentiated stone base, brick body and well detailed cap.



Humanistic relief carving gives interest and emphasis to the keystone of an arch.



Walter Gropius' Fagus Factory illustrates a highly organized glazing pattern defined by brick piers and metal spandrels.



This facade is organized around a rhythm of articulated brick piers and consolidated voids, with a clear base, middle and cap.



A highly articulated stone base relates a taller building to lower neighboring structures.



A monumental arch unifies a vertically proportioned stone facade.

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PATTERNS & PRECEDENTS

Upper King Street | Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA



Marble base at street level facade on King Street.



Riveted steel detail combining an industrial and ornamental language.



Carved details enliven a street level facade.



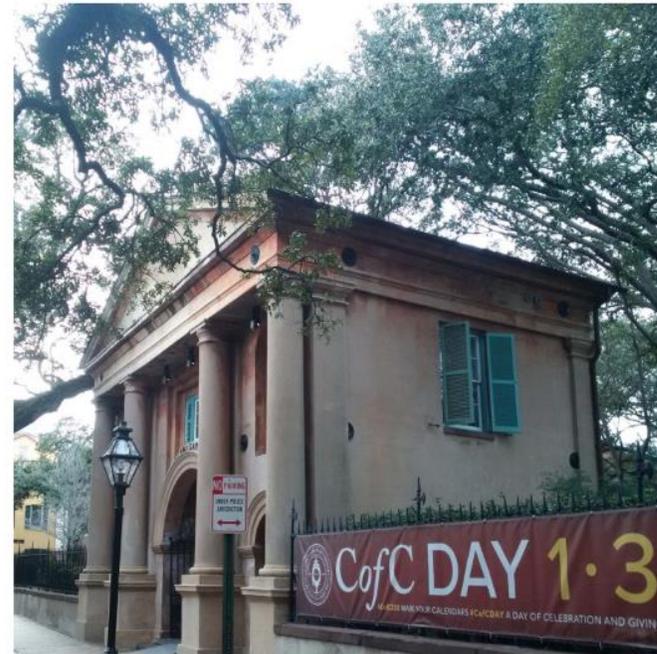
Ceramic cornice with carved relief, scroll work and bracketing.



Ornamental carved keystone.



Channeled marble facade.



Closed pediment, pilasters and archway at the Porter's Lodge.

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PATTERNS & PRECEDENTS

Upper King Street | Morris Sokol Site

MORRIS SOKOL
URBAN MASTER PLAN
510 KING STREET
CHARLESTON, SOUTH CAROLINA

Agenda Item #6

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

Request final approval for new construction of mixed-use affordable housing development.

(None) / Height District: 5 and 8 / Historic Corridor District

573 MEETING STREET

B.A.R. FINAL REVIEW

FEBRUARY 26, 2020



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BAR FINAL SHEET LIST

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BAR-001	COVER SHEET	1
BAR-002	CONTEXT	2
BAR-003	SITE PLAN - COMPARISON	3
BAR-004	SITE PLAN	4
BAR-005	ENLARGED SITE PLAN	5
BAR-008	SITE DETAILS	6
BAR-101	GROUND LEVEL PLAN - OFFICE - COMPARISON	7
BAR-102	GROUND LEVEL PLAN - OFFICE	8
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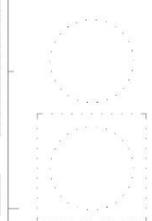
Sheet Number	Sheet Name	Numbered Order
A-000.0	CIVIL SITE PLAN	
A-000.1	CIVIL GRADING PLAN	
A-001	CONSTRUCTION SUBSYSTEMS	
A-101	1ST & 2ND FLOOR PLAN	
A-103	3RD & 4TH FLOOR PLAN	
A-105	5TH & 6TH FLOOR PLAN	
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A-125	5TH FLOOR - REFLECTED CEILING PLAN	
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REVISIONS:

No.	Description	Date

PROJECT: 19010712
 DATE: FEBRUARY 18, 2020
 DRAWN BY: Author
 CHECKED BY: Checker

COVER SHEET

BAR-001

REVISIONS:

No.	Description	Date

PROJECT: 1100-10000
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

CONTEXT

BAR-002

E
D
C
B
A



1



2



3



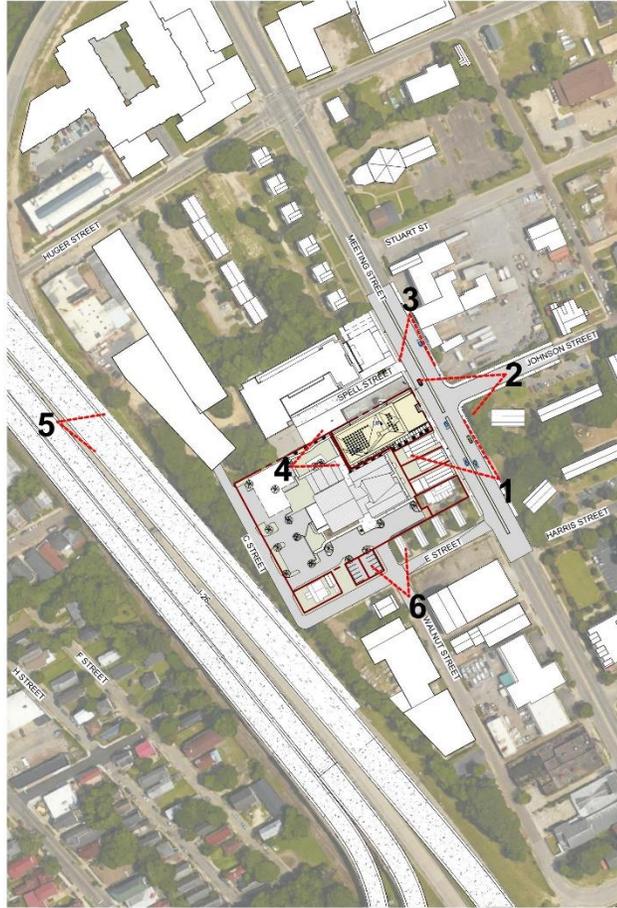
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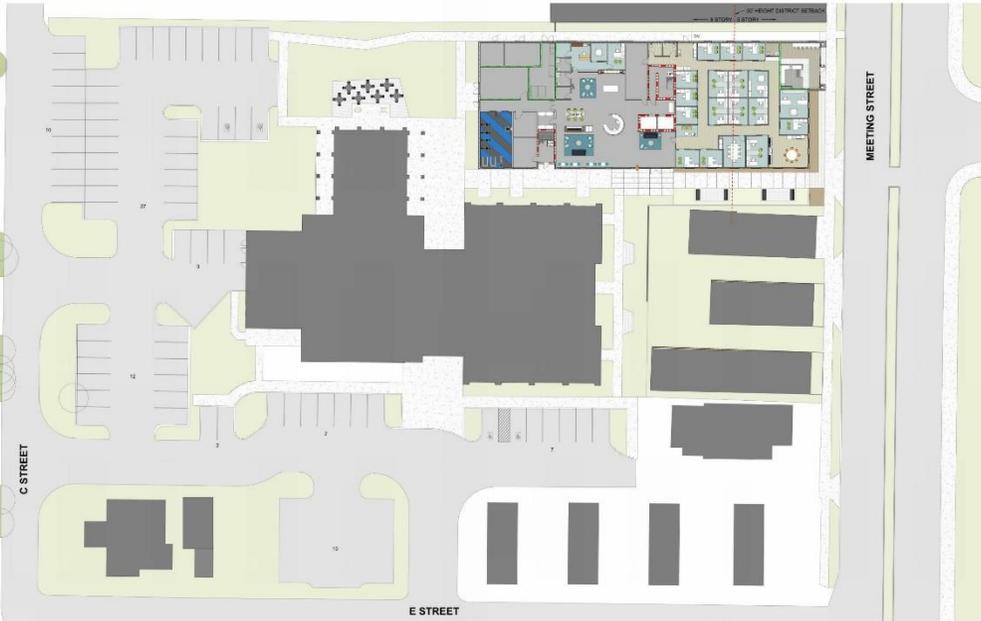
5



6



PREVIOUS:



CURRENT:



PRELIMINARY BAR COMMENTS (01/22/2020)

STAFF COMMENTS:

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12. The windows need to be set deeper throughout.
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13. The soffit of the ground floor would be better as fiber cement (2/BAR-306) as would the underside of the canopy.
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14. Brick supported by lintels should be notched typically (3/BAR-306).
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15. Staff feels that color palette should be lightened in general to be more "cheerful".
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16. Sconces need to be downlight only.
 - This has been incorporated.
17. Details need to be enlarged to be readable going forward.
 - This has been incorporated.
18. Signage to be reviewed separately by staff.

BOARD MOTION:

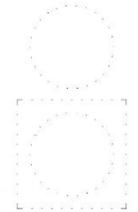
Preliminary approval with staff conditions except #7, and further research of window options.

ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

LS3P

205 1/2 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
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REVISIONS:

No.	Description	Date

PROJECT: 1100-10450
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

SITE PLAN -
COMPARISON

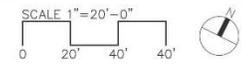
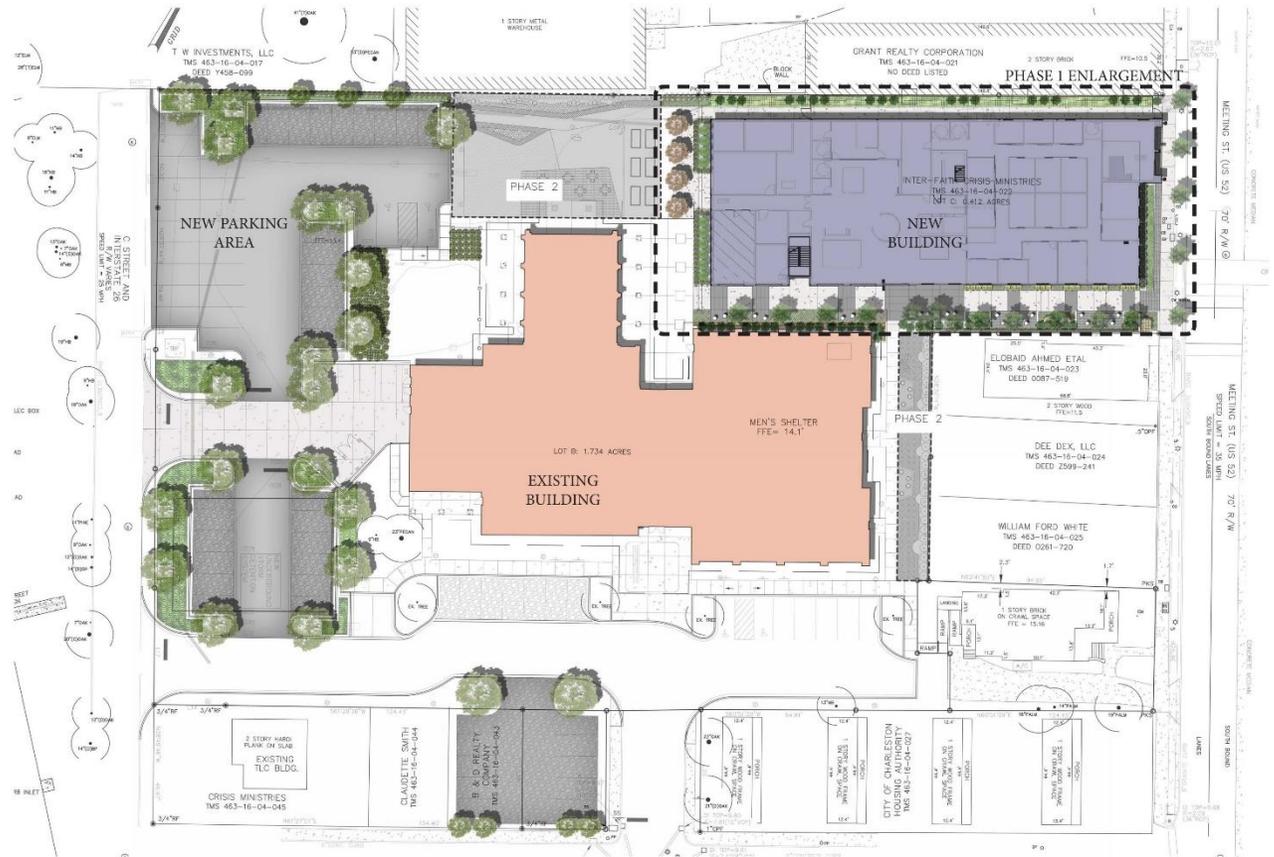
BAR-003

NOT TO
SCALE



3

PARKING AREA PLANTING PALLETTE



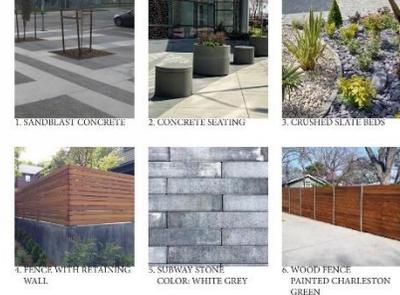
REVISIONS:

No.	Description	Date

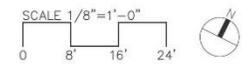
PHASE 1 PLANTING PALLETTE



PHASE 1 HARDSCAPE PALLETTE



E
D
C
B
A



ONE80
PLACE
BEGIN AGAIN

573 MEETING ST.
MIXED-USE
BUILDING

REMARK
landscape architecture

430 north henover st.
charleston, sc 29403
P842 952 7817
M842 333 8768
E jr@remarkstudio.com
W remarkstudio.com

INNOVATION
COLLABORATION
STAY AHEAD

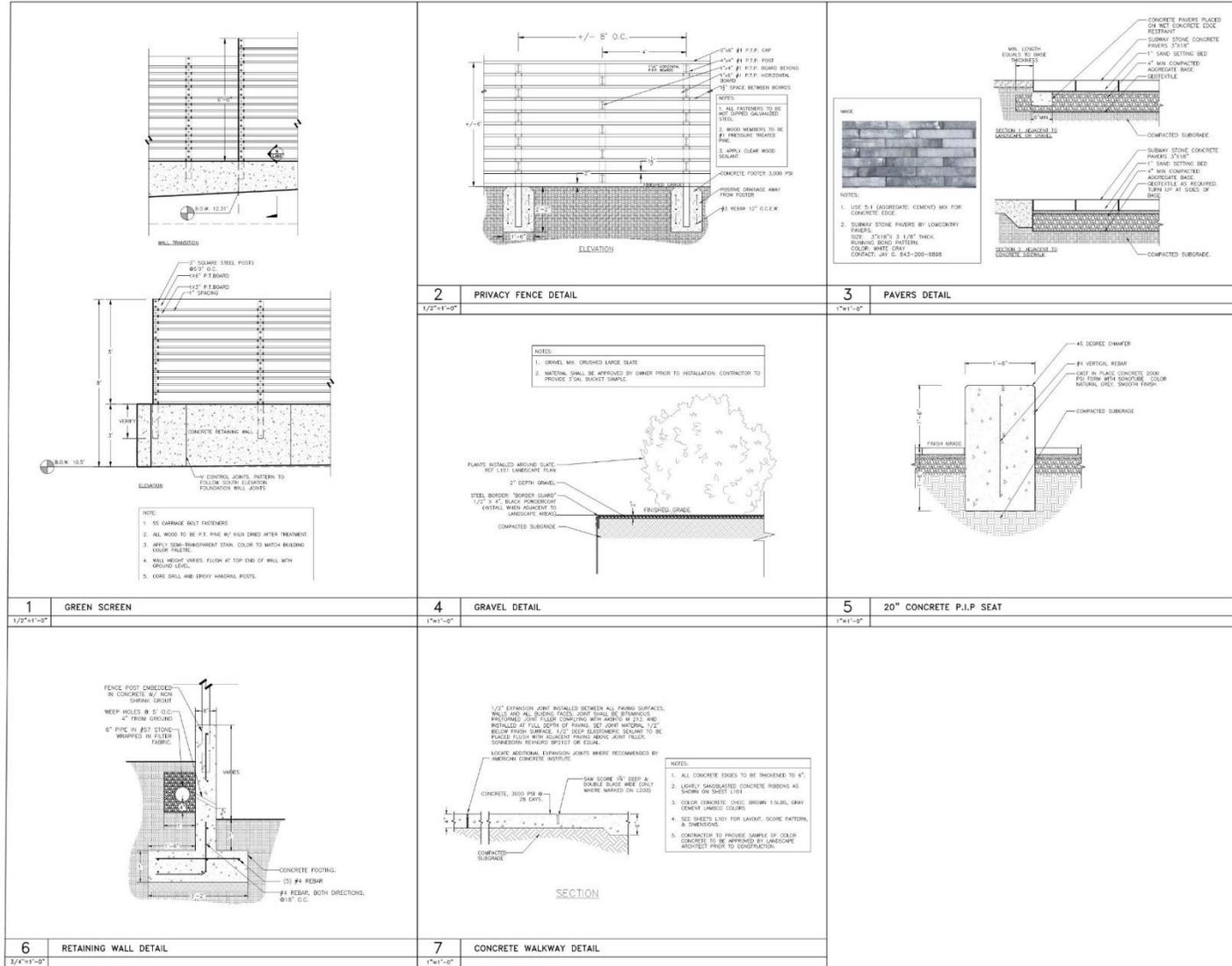
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REVISIONS:
No. Description Date

PROJECT: 18014
DATE: January 13, 2020
DRAWN BY: ACG
CHECKED BY: JK

PHASE 1
ENLARGEMENT
RENDERING

No.	Description	Date



PREVIOUS:



CURRENT:



PRELIMINARY BAR COMMENTS (01/22/2020)

STAFF COMMENTS:

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 - This has been incorporated.
17. Details need to be enlarged to be readable going forward.
 - This has been incorporated.
18. Signage to be reviewed separately by staff.

BOARD MOTION:

Preliminary approval with staff conditions except #7, and further research of window options.

ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

LS3P

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REVISIONS:

No.	Description	Date

PROJECT: 1100-10450
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

2ND FLOOR
PLAN - FAMILY
CENTER -
COMPARISON

BAR-103

NOT TO
SCALE

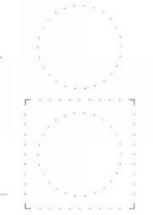


9



1 2ND FLOOR PLAN - FAMILY CENTER
1/8" = 1'-0"

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REVISIONS:

No.	Description	Date

PROJECT: 1100-10450
 DATE: FEBRUARY 18, 2020
 DRAWN BY: Author
 CHECKED BY: Checker

2ND FLOOR PLAN - FAMILY CENTER

BAR-104

PREVIOUS:



CURRENT:



PRELIMINARY BAR COMMENTS (01/22/2020)

STAFF COMMENTS:

1. Generally, this is a good quality design for an affordable housing project. Staff believes there should be consideration for materials not normally acceptable if done well, which they could be. The one exception is vinyl windows, which should be reconsidered.
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 - This has been incorporated.
17. Details need to be enlarged to be readable going forward.
 - This has been incorporated.
18. Signage to be reviewed separately by staff.

BOARD MOTION:

Preliminary approval with staff conditions except #7, and further research of window options.



573 MEETING STREET



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REVISIONS:

No.	Description	Date

PROJECT: 1100-10450
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

3RD FLOOR
PLAN -
RESIDENTIAL -
COMPARISON

BAR-105

NOT TO SCALE



PROJECT NORTH



TRUE NORTH

11

10000000 10/11/18 AM



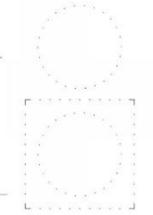
1 3RD FLOOR PLAN
1/8" = 1'-0"

ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET



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REVISIONS:

No.	Description	Date

PROJECT: 1100-10400
DATE: FEBRUARY 18, 2018
DRAWN BY: Author
CHECKED BY: Checker

3RD FLOOR
PLAN -
RESIDENTIAL

BAR-106

PROJECT NORTH TRUE NORTH 12

PREVIOUS:



CURRENT:



PRELIMINARY BAR COMMENTS (01/22/2020)

STAFF COMMENTS:

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BOARD MOTION:

Preliminary approval with staff conditions except #7, and further research of window options.



573 MEETING STREET



205 10 KING STREET
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REVISIONS:

No.	Description	Date

PROJECT: 1100-10450
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

4TH FLOOR
PLAN -
RESIDENTIAL -
COMPARISON

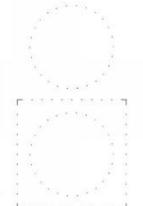
BAR-107

NOT TO SCALE



13

R:\100-10450\10450-0000\Drawings\04100\Plan\4070_Plan_2019.rvt
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REVISIONS:

No.	Description	Date

PROJECT: 1100-10450
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

4TH FLOOR
PLAN -
RESIDENTIAL

BAR-108



1 4TH FLOOR PLAN
18"=1'-0"

I:\M\100-10450\Drawings\04-Residential\ONE80 Place_2019.dwg
2/18/2020 10:11:59 AM

PREVIOUS:



CURRENT:



PRELIMINARY BAR COMMENTS (01/22/2020)

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 - To be reviewed on mock-up panel.
10. An offset or plane change of the fiber cement on the E. elevation of the 3-story masses is necessary. A color change in the same plane stone is inadequate.
 - Jay White felt that the elevation needed to be simplified and suggested that the color change be removed and that no plane change was necessary. Luda Sobchuk seconded Jay's opinion.
11. 2/2 windows at the 3-story masses would be better. The windows also appear over-scaled and should be proportionally reduced.
 - Jay White felt that the proportion of the 3 story windows needed to be studied, but Luda Sobchuk liked the window proportions as is.
 - Intermediate mullions and muntins have been added to reduce the scale of the window and to relate to the windows on the 6 story mass.
12. The windows need to be set deeper throughout.
 - Because we are using a nailing fin on our window, the windows still remain in the same location. This will allow for better water proofing. Other projects in the area use nailing fins as well.
13. The soffit of the ground floor would be better as fiber cement (C1BAR-306) as would the underside of the canopy.
 - The soffit of the ground floor has been changed to fiber cement (C1BAR-306).
14. Brick supported by intels should be notched typically (SBAR-306).
 - This has been incorporated.
15. Staff feels that color palette should be lightened in general to be more "cheerful".
 - This has been incorporated.
16. Sconces need to be downlight only.
 - This has been incorporated.
17. Details need to be enlarged to be readable going forward.
 - This has been incorporated.
18. Signage to be reviewed separately by staff.

BOARD MOTION:

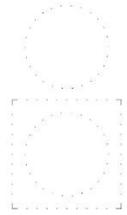
Preliminary approval with staff conditions except #7, and further research of window options.



573 MEETING STREET



205 1/2 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
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REVISIONS:

No.	Description	Date

PROJECT: 1100-10450
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

5TH-6TH FLOOR PLAN - RESIDENTIAL - COMPARISON

BAR-109

NOT TO SCALE
PROJECT NORTH
TRUE NORTH
15

S:\100-10450\1100-10450-0500\Rev\ARCH\0500_Plan_2018.rvt
 2/18/2020 10:11:59 AM

18M 2020 02 12 10:52 AM
2/18/2020 10:52:02 AM

E
D
C
B
A



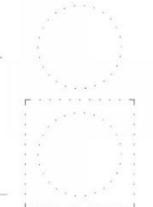
1 5TH FLOOR PLAN
1/8" = 1'-0"

ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

LS3P

225 1/2 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
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REVISIONS:

No.	Description	Date

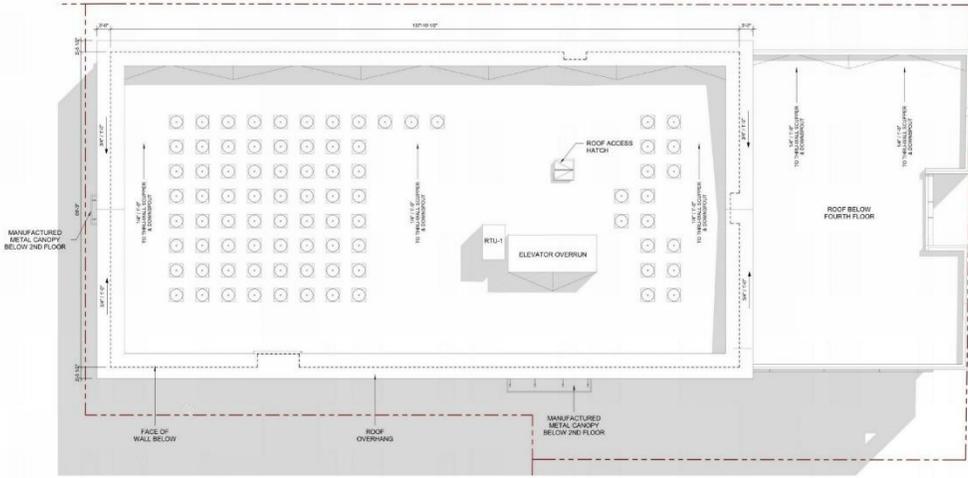
PROJECT: 1100-104508
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

5TH-6TH
FLOOR PLAN -
RESIDENTIAL

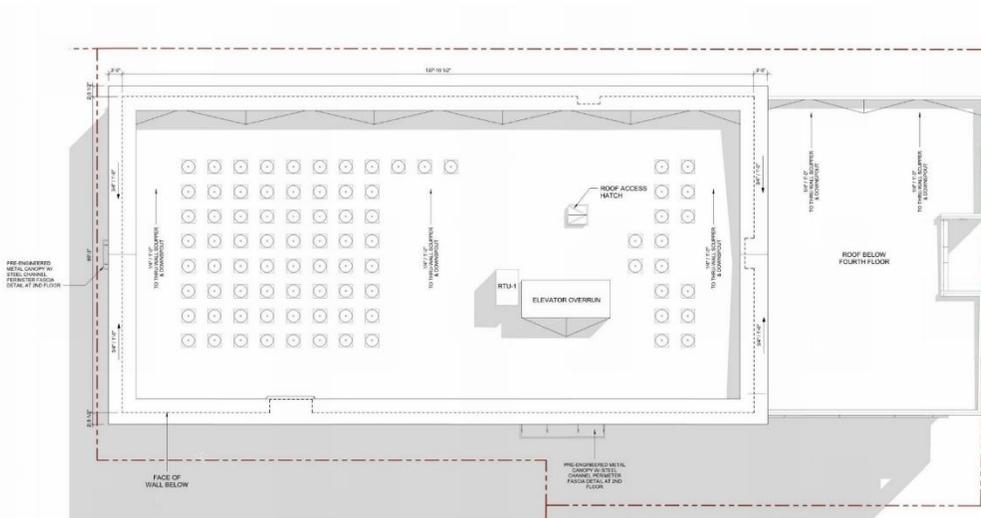
BAR-110

PROJECT NORTH
TRUE NORTH
16

PREVIOUS:



CURRENT:



PRELIMINARY BAR COMMENTS (01/22/2020)

STAFF COMMENTS:

1. Generally, this is a good quality design for an affordable housing project. Staff believes there should be consideration for materials not normally acceptable if done well, which they could be. The one exception is vinyl windows, which should be reconsidered.
 - Windows have been changed to aluminum clad.
2. Construction quality needs to be assured to equal the quality of the design. Corrugated metal panels as an example will be crucial for the project's success and if not executed well in the mock-up, may need to be reconsidered.
 - To be reviewed on mock-up panel.
3. The site plan is simple, durable and well-conceived. The fence at the north side however seems unnecessary.
 - Fence has been removed.
4. The conversion of outdoor to indoor space is an improvement.
5. One less floor, eliminating the material change at the top floor, is also an improvement, and results in an overall reduction in height of 6'-0".
6. The W. elevation has improved and the N. elevation massing has also improved.
7. Windows at the ground level of the 3-story mass should have a lower sill, although the landscape bed transition could help.
 - Not included in the board's motion.
8. More reveal/offset or plane change at the 3-story and 6-story roofs would help.
 - Plane recessed by 2" at 6-story parapet.
9. The reveal system for fiber cement has not worked out well on other projects. Battens may be best.
 - To be reviewed on mock-up panel.
10. An offset or plane change of the fiber cement on the E. elevation of the 3-story masses is necessary. A color change in the same plane alone is inadequate.
 - Jay White felt that the elevation needed to be simplified and suggested that the color change be removed and that no plane change was necessary. Lusa Sobchuk seconded Jay's opinion.
11. 2/2 windows at the 3-story masses would be better. The windows also appear over-scaled and should be proportionally reduced.
 - Jay White felt that the proportion of the 3 story windows needed to be studied, but Lusa Sobchuk liked the window proportions as is.
 - Intermediate mullions and mullions have been added to reduce the scale of the window and to relate to the windows on the 6 story mass.
12. The windows need to be set deeper throughout.
 - Because we are using a nailing fin on our window, the windows still remain in the same location. This will allow for better water proofing. Other projects in the area use nailing fins as well.
13. The soffit of the ground floor would be better as fiber cement (C1BAR-305) as would the underside of the canopy.
 - The soffit of the ground floor has been changed to fiber cement (C1BAR-306).
14. Brick supported by lintels should be notched typically (3BAR-305).
 - This has been incorporated.
15. Staff feels that color palette should be lightened in general to be more "cheerful".
 - This has been incorporated.
16. Sconces need to be daylight only.
 - This has been incorporated.
17. Details need to be enlarged to be readable going forward.
 - This has been incorporated.
18. Signage to be reviewed separately by staff.

BOARD MOTION:

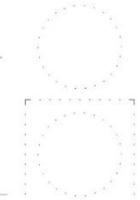
Preliminary approval with staff conditions except #7, and further research of window options.



573 MEETING STREET



255 1/2 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
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REVISIONS:

No.	Description	Date

PROJECT: 1100-10450
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

ROOF PLAN -
COMPARISON

BAR-111

NOT TO SCALE



17

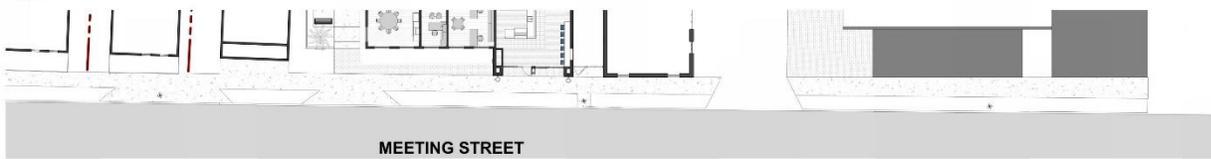
PREVIOUS:



CURRENT:



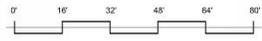
1 MEETING ST STREETScape - LOOKING WEST
1/8" = 1'-0"



MEETING STREET



2 MEETING ST STREETScape - LOOKING EAST
1/8" = 1'-0"

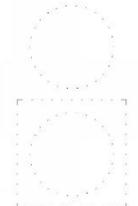


ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

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REVISIONS:

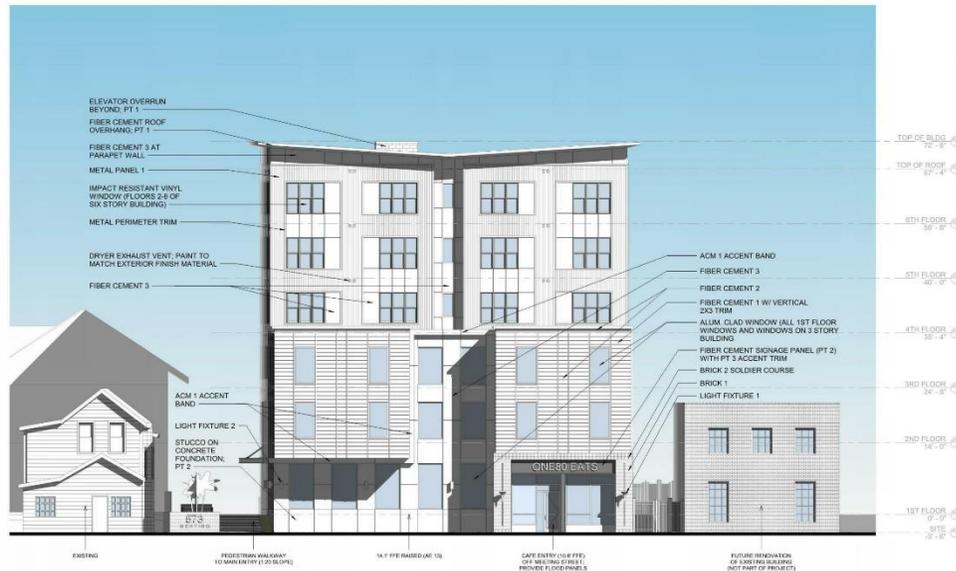
No.	Description	Date

PROJECT: 1106-10458
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

STREETSCAPE
ELEVATION
MEETING ST.

BAR-200

PREVIOUS:



CURRENT:



PRELIMINARY BAR COMMENTS (01/22/2020)

STAFF COMMENTS:

1. Generally, this is a good quality design for an affordable housing project. Staff believes there should be consideration for materials not normally acceptable if done well, which they could be. The one exception is vinyl windows, which should be reconsidered.
2. Windows have been changed to aluminum clad.
3. Construction quality needs to be assured to equal the quality of the design. Corrugated metal panels as an example will be crucial for the project's success and if not executed well in the mock-up, may need to be reconsidered.
4. To be reviewed on mock-up panel.
5. The site plan is simple, durable and well-conceived. The fence at the north side however seems unnecessary.
6. Fence has been removed.
7. The conversion of outdoor to indoor space is an improvement.
8. One less floor, eliminating the material change at the top floor, is also an improvement, and results in an overall reduction in height of 6'-0".
9. The W. elevation has improved and the N. elevation massing has also improved.
10. Windows at the ground level of the 3-story mass should have a lower sill, although the landscape bed transition could help.
11. Not included in the board's motion.
12. More reveal/cutoff or plane change at the 3-story and 6-story nodes would help.
13. Plane recessed by 2" at 6-story parapet.
14. The reveal system for fiber cement has not worked out well on other projects. Buttons may be best.
15. To be reviewed on mock-up panel.
16. An offset or plane change of the fiber cement on the E. elevation of the 3-story masses is necessary. A color change in the same plane alone is inadequate.
17. Jay White felt that the elevation needed to be simplified and suggested that the color change be removed and that no plane change was necessary. Lusia Sobchuk seconded Jay's opinion.
18. 22 windows at the 3-story masses would be better. The windows also appear over-scaled and should be proportionally reduced.
19. Jay White felt that the proportion of the 3 story windows needed to be studied, but Lusia Sobchuk liked the window proportions as is.
20. Intermediate mullions and mullions have been added to reduce the scale of the window and to relate to the windows on the 6 story mass.
21. The windows need to be set deeper throughout.
22. Because we are using a railing fin on our window, the windows still remain in the same location. This will allow for better water proofing. Other projects in the area use railing fins as well.
23. The soffit of the ground floor would be better as fiber cement (2(BAR-305)) as would the underside of the canopy.
24. The soffit of the ground floor has been changed to fiber cement (C1 BAR-305).
25. Brick supported by lintels should be notched typically (3(BAR-306)).
26. This has been incorporated.
27. Staff feels that color palette should be lightened in general to be more "cheerful".
28. This has been incorporated.
29. Scores need to be daylight only.
30. This has been incorporated.
31. Details need to be enlarged to be readable going forward.
32. This has been incorporated.
33. Signage to be reviewed separately by staff.

BOARD MOTION:

Preliminary approval with staff conditions except #7, and further research of window options.



573 MEETING STREET



205 10 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
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REVISIONS:

No.	Description	Date

PROJECT: 1100-10100
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

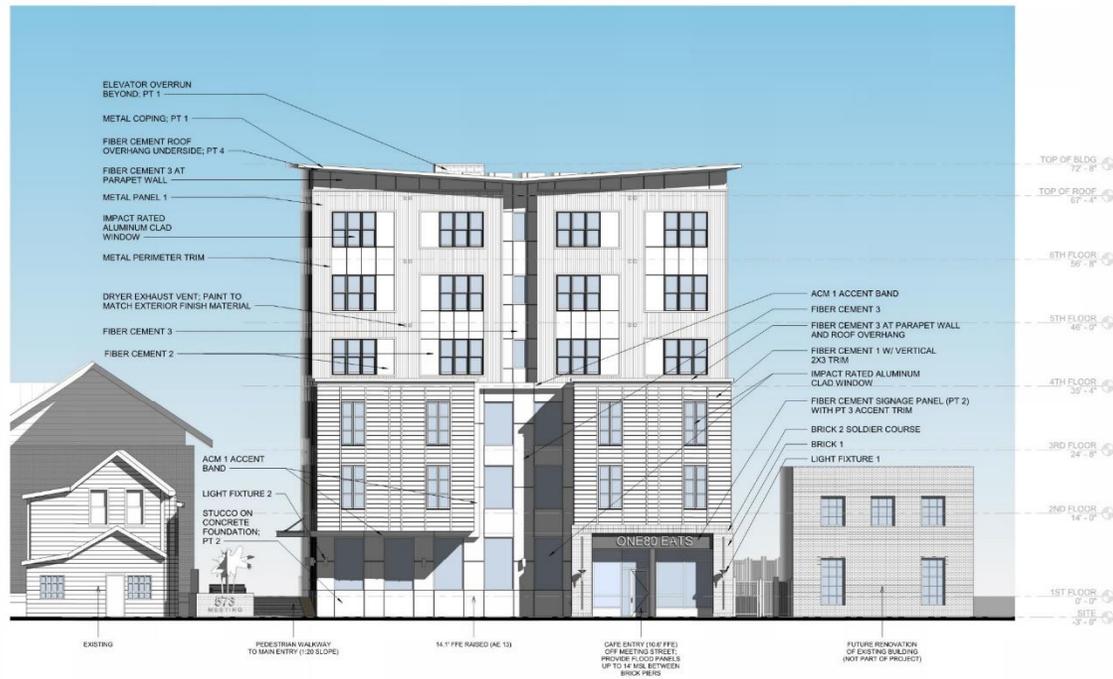
EAST ELEVATION - COMPARISON

BAR-201

NOT TO SCALE 20

R:\100-10100 Meeting - One80 Place\ARCH\One80 Place\Arch_2018.dwg
 2/18/2020 10:12:13 AM

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 CORRUGATED PROFILE ASH GRAY OR SIMILAR
-  ACM 1 ALUMINUM COMPOSITE METAL RUSSET MICA
-  FIBER CEMENT 1 SHIP LAP PT 1 - SW7016 MINDFUL GRAY
-  FIBER CEMENT 2 SMOOTH PANEL W/ REVEAL PT 1 - SW7016 MINDFUL GRAY
-  FIBER CEMENT 3 SMOOTH PANEL W/ REVEAL PT 2 - SW7020 BLACK FOX
-  FIBER CEMENT 4 SMOOTH PANEL W/ REVEAL PT 4 - SW7019 GAUNTLET GRAY
-  PT 3 (TO MATCH ACM 1) SW7598 SIERRA REDWOOD
-  ALUM. CLAD WOOD WINDOW BRONZE
-  LIGHT FIXTURE 1
-  LIGHT FIXTURE 2



573 MEETING STREET



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REVISIONS:

No.	Description	Date

PROJECT: 1100-10050
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

EAST (MEETING ST.) ELEVATION

BAR-202

I:\1100-10050\1100-10050-01\1100-10050-01.dwg
 2/18/2020 10:12:33 AM

PREVIOUS:



EXISTING ONE80 PLACE (14.1' FFE) SOLDIER COURSE & ROWLOCK, 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)

CURRENT:



EXISTING ONE80 PLACE (14.1' FFE) SOLDIER COURSE & ROWLOCK, BRICK 2 BRICK 1 PRE-ENGINEERED 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)

PRELIMINARY BAR COMMENTS (01/22/2020)

STAFF COMMENTS:

- Generally, this is a good quality design for an affordable housing project. Staff believes there should be consideration for materials not normally acceptable if done well, which they could be. The one exception is vinyl windows, which should be reconsidered.
- Windows have been changed to aluminum clad.
- Construction quality needs to be assured to equal the quality of the design. Corrugated metal panels as an example will be crucial for the project's success and if not executed well in the mock-up, may need to be reconsidered.
- To be reviewed on mock-up panel.
- The site plan is simple, durable and well-considered. The fence at the north side however seems unnecessary.
- Fence has been removed.
- The conversion of outdoor to indoor space is an improvement.
- One less floor, eliminating the material change at the top floor, is also an improvement, and results in an overall reduction in height of 6'-0".
- The W. elevation has improved and the N. elevation massing has also improved.
- Windows at the ground level of the 3-story mass should have a lower sill, although the landscape foot transition could help.
- Not included in the board's motion.
- More reveal/offset or plane change at the 3-story and 6-story roofs would help.
- Plane recessed by 2" at 6-story parapet.
- The reveal system for fiber cement has not worked out well on other projects. Battens may be best.
- To be reviewed on mock-up panel.
- An offset or plane change of the fiber cement on the E. elevation of the 3-story masses is necessary. A color change in the same plane alone is inadequate.
- Jay White felt that the elevation needed to be simplified and suggested that the color change be removed and that no plane change was necessary. Luis Sobchuk seconded Jay's opinion.
- 2/2 windows at the 3-story masses would be better. The windows also appear over-scaled and should be proportionally reduced.
- Jay White felt that the proportion of the 3 story windows needed to be studied, but Luis Sobchuk liked the window proportions as is.
- Intermediate mullions and mullions have been added to reduce the scale of the window and to relate to the windows on the 6 story mass.
- The windows need to be set deeper throughout.
- Because we are using a railing fin on our window, the windows still remain in the same location. This will allow for better water proofing. Other projects in the area use railing fins as well.
- The soffit of the ground floor would be better as fiber cement (2BAR-306) as would the underside of the canopy.
- The soffit of the ground floor has been changed to fiber cement (CI-BAR-306).
- Brick supported by lintels should be notched typically (3BAR-306).
- This has been incorporated.
- Staff feels that color palette should be lightened in general to be more "cheerful".
- This has been incorporated.
- Scenes need to be daylight only.
- This has been incorporated.
- Details need to be enlarged to be readable going forward.
- This has been incorporated.
- Signage to be reviewed separately by staff.

BOARD MOTION:

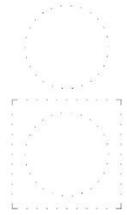
Preliminary approval with staff conditions except #7, and further research of window options.



573 MEETING STREET



205 10 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
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REVISIONS:

No.	Description	Date

PROJECT: 1100-14050
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

SOUTH ELEVATION - COMPARISON

BAR-203

NOT TO SCALE 22

BAR-203-0123 Meeting - One80 Placeholder - One80 Placeholder - 2/18/20 20:00
 2/18/2020 10:12:33 AM

MATERIAL LEGEND



BRICK 1 WITH DARK GREY MORTAR



METAL PANEL 1 CORRUGATED PROFILE ASH GRAY OR SIMILAR



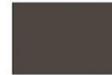
ACM 1 ALUMINUM COMPOSITE METAL PANEL COPPER PENNY OR SIMILAR



FIBER CEMENT 1 SHP LAP PT 1 - SW7016 MINDFUL GRAY



FIBER CEMENT 2 SMOOTH PANEL W/ REVEAL PT 1 - SW7016 MINDFUL GRAY



FIBER CEMENT 3 SMOOTH PANEL W/ REVEAL PT 2 - SW7020 BLACK FOX



BRICK 2 WITH GREY MORTAR



ALUM. CLAD WOOD WINDOW BRONZE



PT 3 (TO MATCH ACM 1) SW7588 SIERRA REDWOOD



FIBER CEMENT 4 SMOOTH PANEL W/ REVEAL PT 4 - SW7019 GAUNTLET GRAY



LIGHT FIXTURE 1



LIGHT FIXTURE 2



EXISTING ONE80 PLACE (14.1' FFE) SOLDIER COURSE & ROWLOCK; BRICK 2 BRICK 1 PRE-ENGINEERED 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)

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

I:\MSR\2017\Meeting\One80 Place\ARCH\ONE80 Place_2018.rvt
2/16/2020 9:42:33 AM

PREVIOUS:



CURRENT:



PRELIMINARY BAR COMMENTS (6/22/2020)

STAFF COMMENTS:

- Generally, this is a good quality design for an affordable housing project. Staff believes there should be consideration for materials not normally acceptable if done well, which they could be. The one exception is vinyl windows, which should be reconsidered.
 - Windows have been changed to aluminum clad
- Construction quality needs to be assured to equal the quality of the design. Corrugated metal panels as an example will be crucial for the project's success and if not executed well in the mock-up, may need to be reconsidered.
 - To be reviewed on mock-up panel.
- The site plan is simple, durable and well-conceived. The fence at the north side however seems unnecessary.
 - Fence has been removed.
- The conversion of outdoor to indoor space is an improvement.
- One less floor, eliminating the material change at the top floor, is also an improvement, and results in an overall reduction in height of 6'-0".
- The W. elevation has improved and the N. elevation massing has also improved.
- Windows at the ground level of the 3-story mass should have a lower sill, although the landscape bed transition could help.
 - Not included in the board's motion.
- More reveal/offset or plane change at the 3-story and 6-story roods would help.
 - Plane recessed by 2" at 6-story parapet.
- The reveal system for fiber cement has not worked out well on other projects. Battens may be best.
 - To be reviewed on mock-up panel.
- An offset or plane change of the fiber cement on the E. elevation of the 3-story masses is necessary. A color change in the same plane alone is inadequate.
 - Jay White felt that the elevation needed to be simplified and suggested that the color change be removed and that no plane change was necessary. Luda Sobchuk seconded Jay's opinion.
- 22 windows at the 3-story masses would be better. The windows also appear over-scaled and should be proportionally reduced.
 - Jay White felt that the proportion of the 3 story windows needed to be studied, but Luda Sobchuk liked the window proportions as is.
 - Intermediate mullions and mullions have been added to reduce the scale of the window and to relate to the windows on the 6 story mass.
- The windows need to be set deeper throughout.
 - Because we are using a nailing fin on our window, the windows still remain in the same location. This will allow for better water proofing. Other projects in the area use nailing fins as well.
- The soffit of the ground floor would be better as fiber cement (2BAR-306) as would the underside of the canopy.
 - The soffit of the ground floor has been changed to fiber cement (2BAR-306).
- Brick supported by lintels should be notched typically (3BAR-306).
 - This has been incorporated.
- Staff feels that color palette should be lightened in general to be more "cheerful".
 - This has been incorporated.
- Scenes need to be daylight only.
 - This has been incorporated.
- Details need to be enlarged to be readable going forward.
 - This has been incorporated.
- Signage to be reviewed separately by staff.

BOARD MOTION:

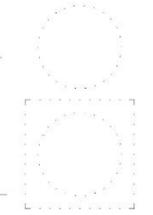
Preliminary approval with staff conditions except #7, and further research of window options.



573 MEETING STREET



205 10 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
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REVISIONS:

No.	Description	Date

PROJECT: 1100-10450
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

NORTH ELEVATION - COMPARISON

BAR-205

FINAL BAR: 2/26/2020

NOT TO SCALE 24

BAR-205-012 Meeting - One80 Place ARCH - One80 Place - 2/18/20
 2/18/2020 10:12:31 AM

PREVIOUS:



CURRENT:



PRELIMINARY BAR COMMENTS (01/22/2020)

STAFF COMMENTS:

1. Generally, this is a good quality design for an affordable housing project. Staff believes there should be consideration for materials not normally acceptable if done well, which they could be. The one exception is vinyl windows, which should be reconsidered.
 - Windows have been changed to aluminum clad.
2. Construction quality needs to be assured to equal the quality of the design. Corrugated metal panels as an example will be crucial for the project's success and if not executed well in the mock-up, may need to be reconsidered.
 - To be reviewed on mock-up panel.
3. The site plan is simple, durable and well-conceived. The fence at the north side however seems unnecessary.
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 - Not included in the board's motion.
8. More reveal/offset or plane change at the 3-story and 6-story floors would help.
 - Plane recessed by 2" at 6-story parapet.
9. The reveal system for fiber cement has not worked out well on other projects. Batens may be best.
 - To be reviewed on mock-up panel.
10. An offset or plane change of the fiber cement on the E. elevation of the 3-story masses is necessary. A color change in the same plane alone is inadequate.
 - Jay White felt that the elevation needed to be simplified and suggested that the color change be removed and that no plane change was necessary. Luis Sobchuk seconded Jay's opinion.
11. 2x2 windows at the 3-story masses would be better. The windows also appear over-scaled and should be proportionally reduced.
 - Jay White felt that the proportion of the 3 story windows needed to be studied, but Luis Sobchuk liked the window proportions as is. Intermediate mullions and mullions have been added to reduce the scale of the window and to relate to the windows on the 6 story mass.
12. The windows need to be set deeper throughout.
 - Because we are using a railing fin on our window, the windows still remain in the same location. This will allow for better water proofing. Other projects in the area use railing fins as well.
13. The soffit of the ground floor would be better as fiber cement (2BAR-306) as would the underside of the canopy.
 - The soffit of the ground floor has been changed to fiber cement (C1BAR-309).
14. Brick supported by intels should be notched typically (3BAR-306).
 - This has been incorporated.
15. Staff feels that color palette should be lightened in general to be more "cheerful".
 - This has been incorporated.
16. Scones need to be downlight only.
 - This has been incorporated.
17. Details need to be enlarged to be readable going forward.
 - This has been incorporated.
18. Signage to be reviewed separately by staff.

BOARD MOTION:

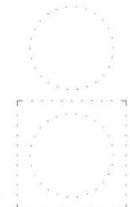
Preliminary approval with staff conditions except #7, and further research of window options.

ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

LS3P

255 1/2 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
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WWW.LS3P.COM



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REVISIONS:

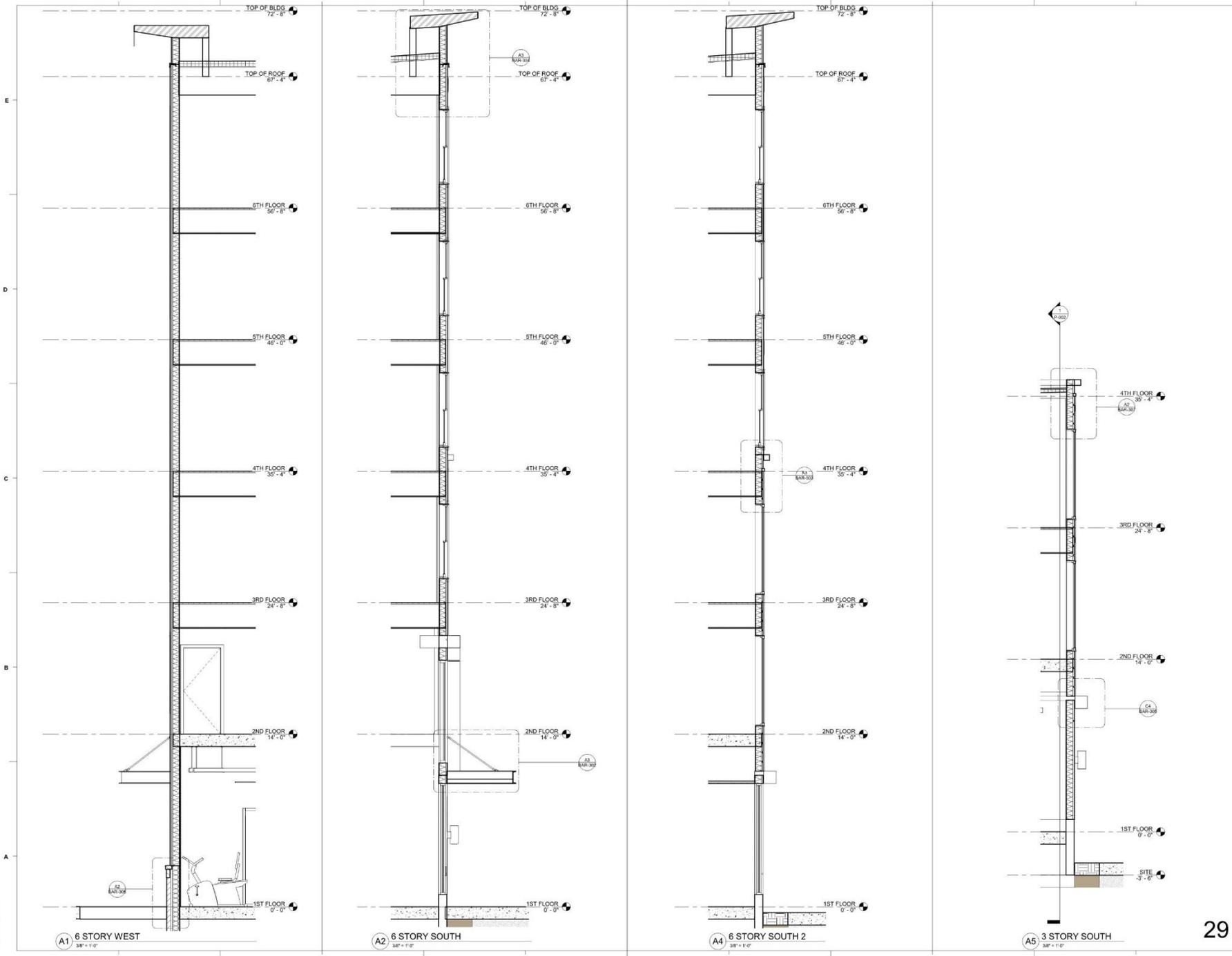
No.	Description	Date

PROJECT: 1100-10450
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

WEST
ELEVATION -
COMPARISON

BAR-207

NOT TO
SCALE 26



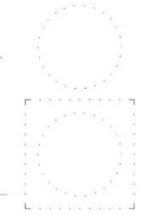
I:\2020\0712 Meeting - One80 Place\ARCHD - ONE80 Place_2020.rvt
 2/18/2020 10:12:48 AM

ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

LS3P

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REVISIONS:

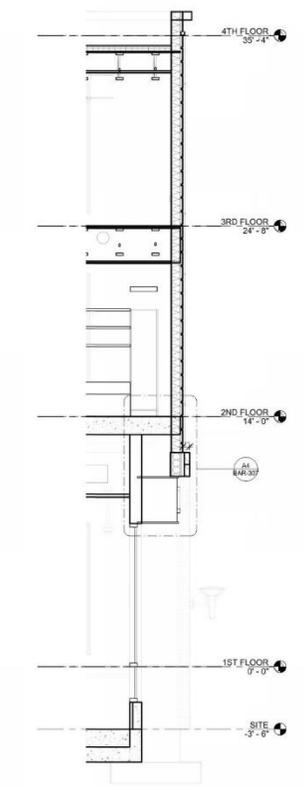
No.	Description	Date

PROJECT: 1100-10450
 DATE: FEBRUARY 18, 2020
 DRAWN BY: Author
 CHECKED BY: Checker

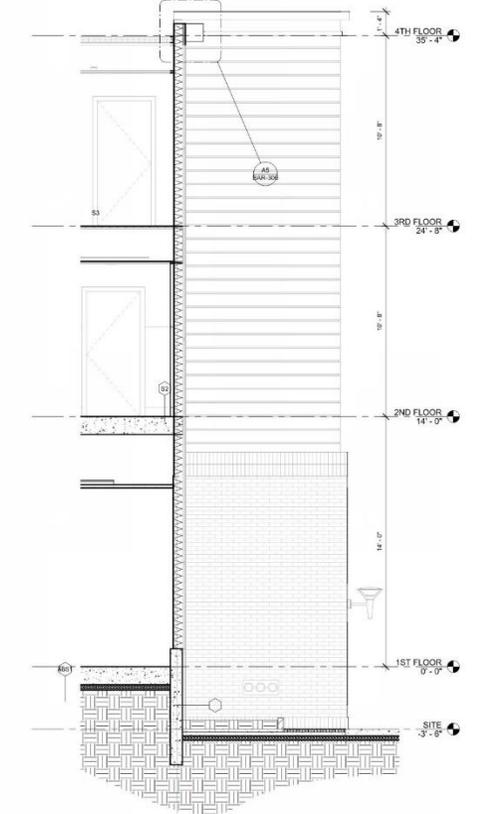
WALL
SECTIONS

BAR-252

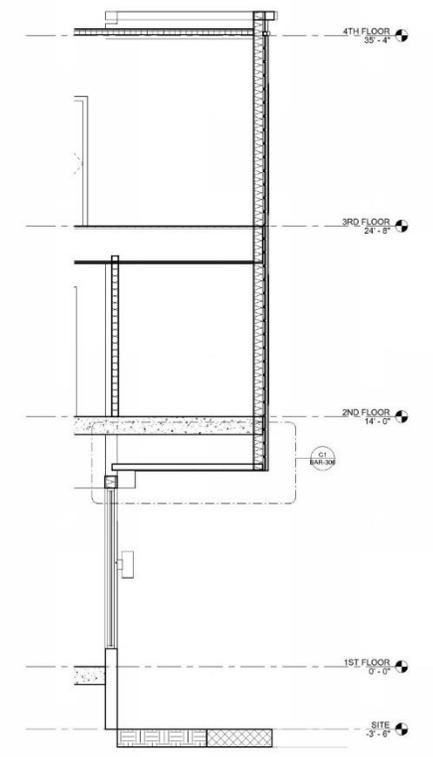
E
D
C
B
A



A1 3 STORY EAST CAFE
3/8" = 1'-0"



A3 3 STORY EAST STOREFRONT
3/8" = 1'-0"



A6 3 STORY EAST OVERHANG
3/8" = 1'-0"

I:\M\2019\7172 Meeting - One80 Place\ARCH\ONE80 Place_2019.rvt
 2/18/2020 10:12:15 AM

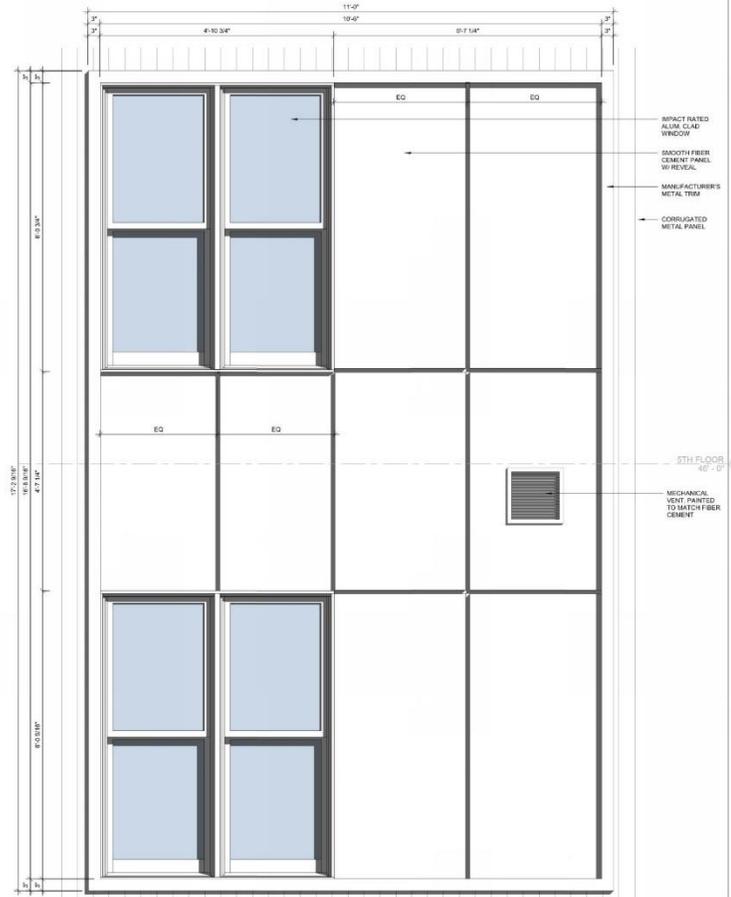
REVISIONS:

No.	Description	Date

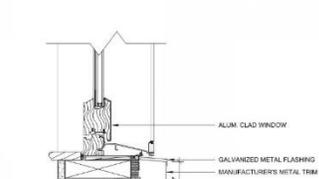
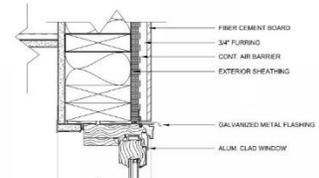
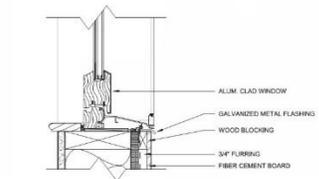
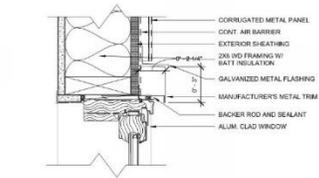
PROJECT: 1100-10450
 DATE: FEBRUARY 16, 2020
 DRAWN BY: Author
 CHECKED BY: Checker



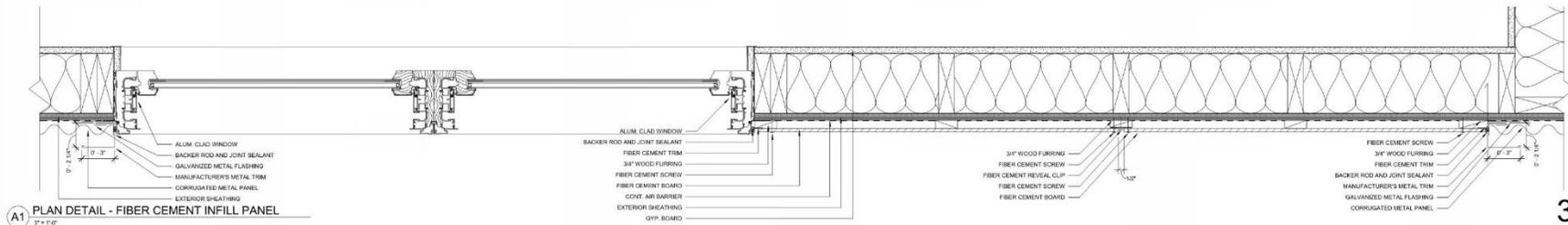
RENDERINGS OF MATERIAL RELATIONSHIPS
*NOT TO SCALE



E3 FIBER CEMENT INFILL PANEL
1'-0" x 1'-0"



E5 FIBER CEMENT INFILL PANEL
3'-11"



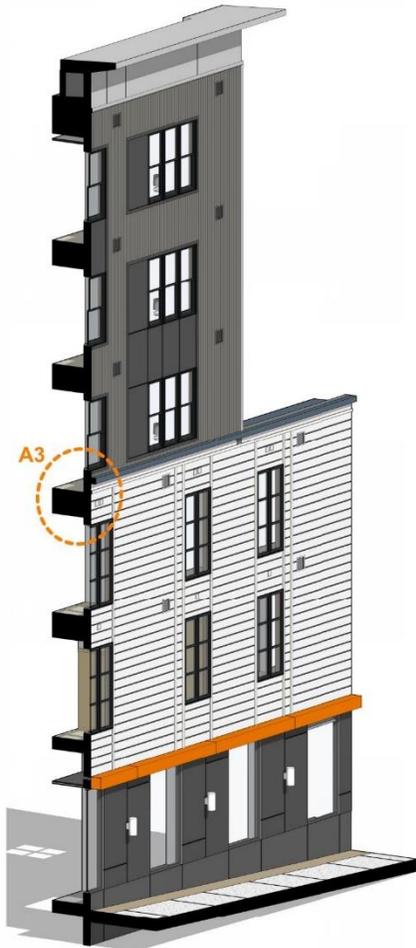
A1 PLAN DETAIL - FIBER CEMENT INFILL PANEL
2'-0" x 1'-0"

REVISIONS:

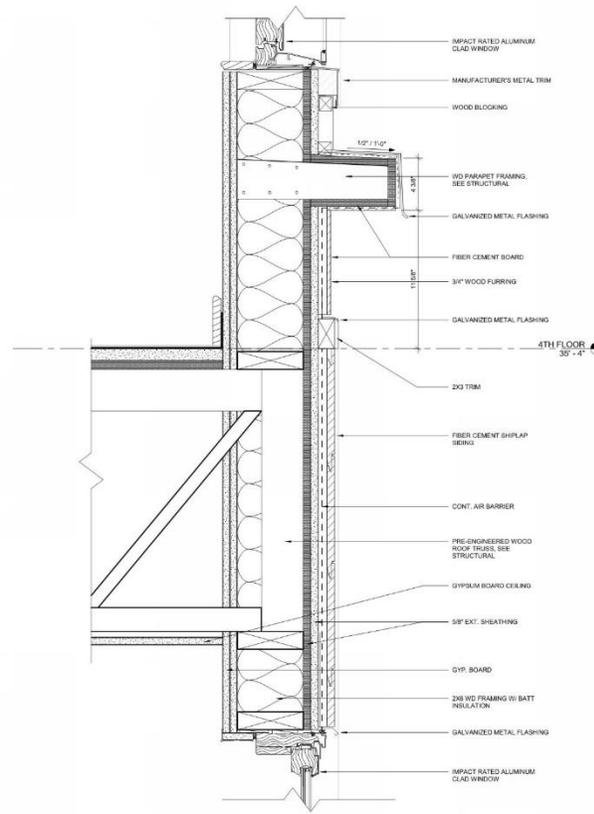
No.	Description	Date

1008 10/17/17 Meeting - One80 Place (REVISED) - ONE80 Place - 2018.rvt
 2/18/2020 10:12:52 AM

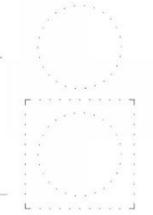
E
D
C
B
A



A1 South Section Perspective - Main Entry Material Converge



A3 1.3 STORY MATERIAL CONVERGE
3'-1 1/4"



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REVISIONS:

No.	Description	Date

PROJECT: 1100-10450
DATE: FEBRUARY 18, 2018
DRAWN BY: Author
CHECKED BY: Checker

DETAILS -
SOUTH

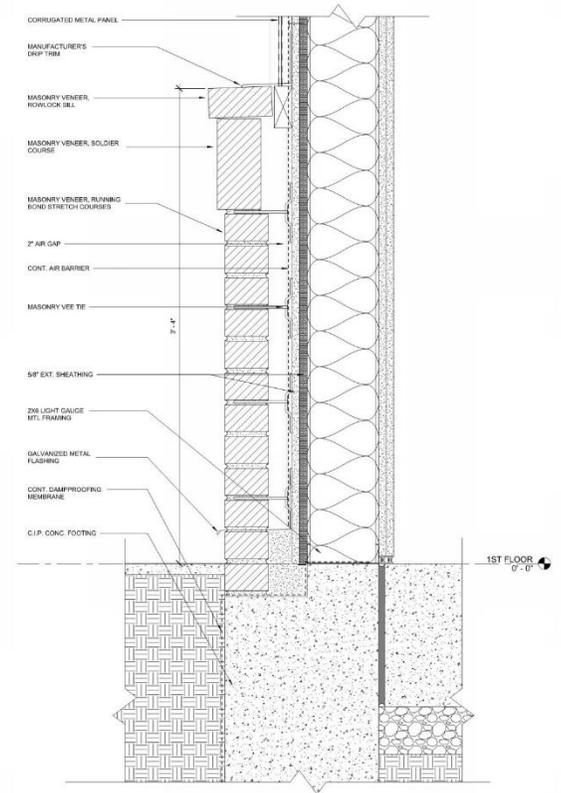
BAR-303

I:\1800\1812\Meeting - One80 Place\ARCH\ONE80 Place_2018.rvt
 2/18/2018 10:12:15 AM

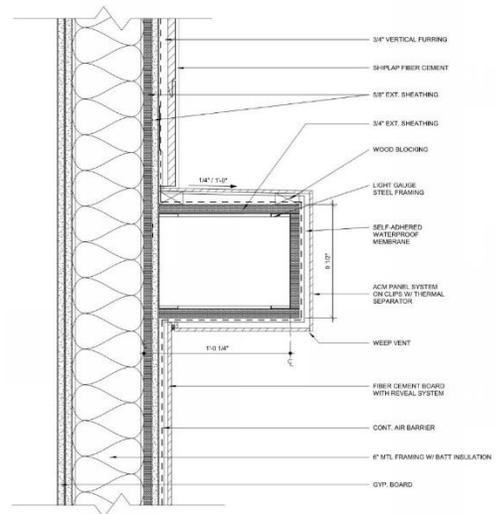
E
D
C
B
A



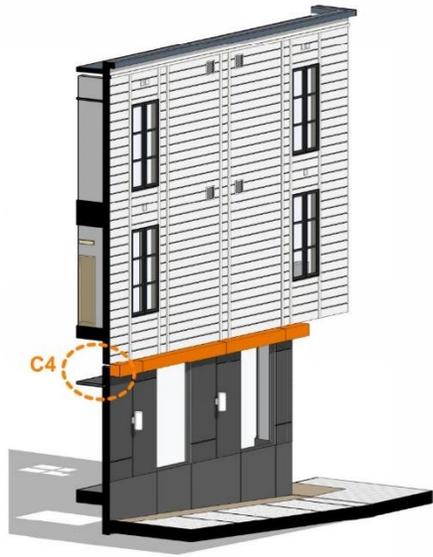
A1 South Section Perspective - 7 Story



A2 0 BRICK WATERTABLE
2'-0"



C4 1 ACM BAND AT SHIPLAP
3'-0"



A4 South Section Perspective - 3 Story

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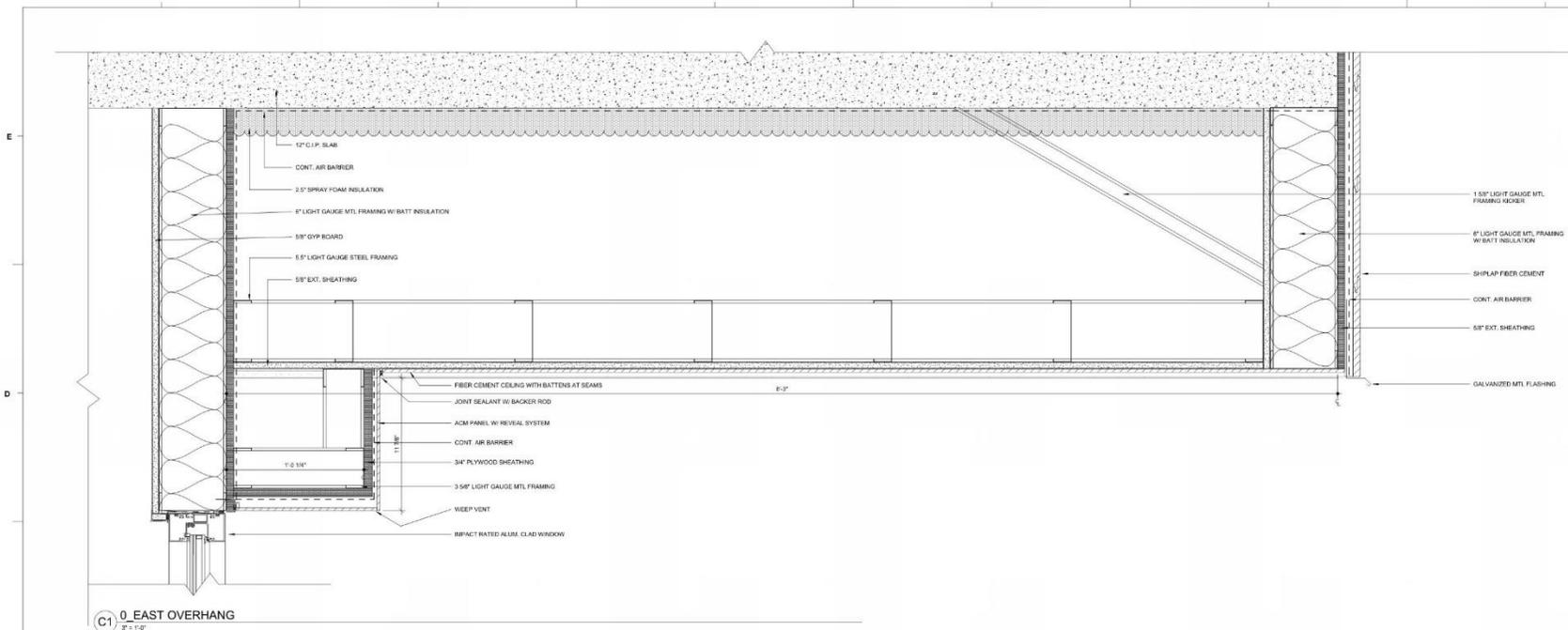
REVISIONS:

No.	Description	Date

PROJECT: 1100-10450
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

DETAILS -
SOUTH

BAR-305



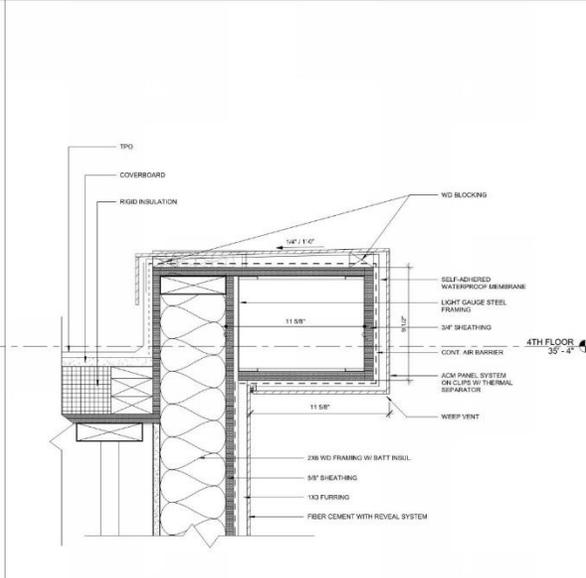
C1 0 EAST OVERHANG
3\"/>



A1 East Section Perspective - Meeting St. Cantilever



A3 East Section Perspective - Meeting St. ACM Band



A5 0 ACM BAND AT 3RD FLOOR
3\"/>

IAW 2017/17/23 Meeting - One80 Place/ARCH - ONE80 Place - 2019.rvt
 2/18/2020 10:11:02 AM

E

D

C

B

A



PREVIOUS



CURRENT

\\msb360\0172\Meeting_0\0180\Present\0180_C0180_Prev_Comp_2018.rvt
2/16/2020 10:13:04 AM

PRELIMINARY BAR COMMENTS (01/22/2020)

STAFF COMMENTS:

1. Generally, this is a good quality design for an affordable housing project. Staff believes there should be consideration for materials not normally acceptable if done well, which they could be. The one exception is vinyl windows, which should be reconsidered.
 - Windows have been changed to aluminum clad.
2. Construction quality needs to be assured to equal the quality of the design. Composite metal panels as an example will be crucial for the project's success and if not executed well in the mock-up, may need to be reconsidered.
 - To be reviewed on mock-up panel.
3. The site plan is simple, durable and well-conceived. The fence at the north side however seems unnecessary.
 - Fence has been removed.
4. The conversion of outdoor to indoor space is an improvement.
5. One less floor, eliminating the material change at the top floor, is also an improvement, and results in an overall reduction in height of 6'-0".
6. The W. elevation has improved and the N. elevation massing has also improved.
7. Windows at the ground level of the 3-story mass should have a lower sill, although the landscape bed transition could help.
 - Not included in the board's motion.
8. More reveal/offset or plane change at the 3-story and 6-story roofs would help.
 - Plane recessed by 2" at 6-story parapet.
9. The reveal system for fiber cement has not worked out well on other projects. Butters may be best.
 - To be reviewed on mock-up panel.
10. An offset or plane change of the fiber cement on the E. elevation of the 3-story masses is necessary. A color change in the same plane alone is inadequate.
 - Jay White felt that the elevation needed to be simplified and suggested that the color change be removed and that no plane change was necessary. Lusia Sobchuk seconded Jay's opinion.
11. 2/2 windows at the 3-story masses would be better. The windows also appear over-scaled and should be proportionally reduced.
 - Jay White felt that the proportion of the 3 story windows needed to be studied, but Lusia Sobchuk liked the window proportions as is.
 - Intermediate mullions and mutons have been added to reduce the scale of the window and to relate to the windows on the 6 story mass.
12. The windows need to be set deeper throughout.
 - Because we are using a nailing fin on our window, the windows still remain in the same location. This will allow for better water proofing. Other projects in the area use nailing fins as well.
13. The soffit of the ground floor would be better as fiber cement (21BAR-306) as would the underside of the canopy.
 - The soffit of the ground floor has been changed to fiber cement (21BAR-306).
14. Brick supported by lintels should be notched typically (31BAR-306).
 - This has been incorporated.
15. Staff feels that color palette should be lightened in general to be more "cheerful".
 - This has been incorporated.
16. Sconces need to be downlight only.
 - This has been incorporated.
17. Details need to be enlarged to be readable going forward.
 - This has been incorporated.
18. Signage to be reviewed separately by staff.

BOARD MOTION:

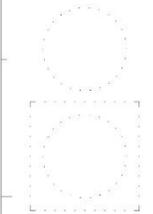
Preliminary approval with staff conditions except #7, and further research of window options.

ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

LS3P

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CHARLESTON, SOUTH CAROLINA 29401
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REVISIONS:

No.	Description	Date

PROJECT: 1100-10050
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

JOHNSON &
MEETING -
COMPARISON

BAR-901

E
D
C
B
A

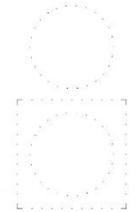


ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

LS3P

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REVISIONS:

No.	Description	Date

PROJECT: 1100-10000
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

JOHNSON &
MEETING ST.

BAR-902

E

D

C

B

A



MEETING ST. - LOOKING NORTH PREVIOUS



MEETING ST. - LOOKING NORTH CURRENT

BAR-903-0172 Meeting - Covid Research_CAD_0120_Plan_2019.rvt
2/18/2020 08:13:08 AM

PRELIMINARY BAR COMMENTS (01/22/2020)

STAFF COMMENTS:

1. Generally, this is a good quality design for an affordable housing project. Staff believes there should be consideration for materials not normally acceptable if done well, which they could be. The one exception is vinyl windows, which should be reconsidered.
 - Windows have been changed to aluminum clad.
2. Construction quality needs to be assured to equal the quality of the design. Corrugated metal panels as an example will be crucial for the project's success and if not executed well in the mock-up, may need to be reconsidered.
 - To be reviewed on mock-up panel.
3. The site plan is simple, durable and well-conceived. The fence at the north side however seems unnecessary.
 - Fence has been removed.
4. The conversion of outdoor to indoor space is an improvement.
5. One less floor, eliminating the material change at the top floor, is also an improvement, and results in an overall reduction in height of 6'-0".
6. The W. elevation has improved and the N. elevation massing has also improved.
7. Windows at the ground level of the 3-story mass should have a lower sill, although the landscape bed transition could help.
 - Not included in the board's motion.
8. More reveal/offset or plane change at the 3-story and 6-story roofs would help.
 - Plane recessed by 2" at 6-story parapet.
9. The reveal system for fiber cement has not worked out well on other projects. Batons may be best.
 - To be reviewed on mock-up panel.
10. An offset or plane change of the fiber cement on the E. elevation of the 3-story masses is necessary. A color change in the same plane alone is inadequate.
 - Jay While felt that the elevation needed to be simplified and suggested that the color change be removed and that no plane change was necessary. Luda Sobchuk seconded Jay's opinion.
11. 2/2 windows at the 3-story masses would be better. The windows also appear over-scaled and should be proportionally reduced.
 - Jay While felt that the proportion of the 3 story windows needed to be studied, but Luda Sobchuk liked the window proportions as is.
 - Intermediate mullions and muntins have been added to reduce the scale of the window and to relate to the windows on the 6 story mass.
12. The windows need to be set deeper throughout.
 - Because we are using a railing fin on our window, the windows still remain in the same location. This will allow for better water proofing. Other projects in the area use railing fins as well.
13. The soffit of the ground floor would be better as fiber cement (2BAR-305) as would the underside of the canopy.
 - The soffit of the ground floor has been changed to fiber cement (C1BAR-305).
14. Brick supported by lintels should be notched typically (3BAR-306).
 - This has been incorporated.
15. Staff feels that color palette should be lightened in general to be more "cheerful".
 - This has been incorporated.
16. Sconces need to be downlight only.
 - This has been incorporated.
17. Details need to be enlarged to be readable going forward.
 - This has been incorporated.
18. Signage to be reviewed separately by staff.

BOARD MOTION:

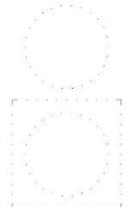
Preliminary approval with staff conditions except #7, and further research of window options.



573 MEETING STREET



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REVISIONS:

No.	Description	Date

PROJECT: 1106-10450
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

MEETING ST.
NORTH -
COMPARISON

BAR-903

E
D
C
B
A



ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

LS3P

205 110 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
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REVISIONS:

No.	Description	Date

PROJECT: 1106-10000
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

MEETING ST. -
NORTH

BAR-904

41

\\msb360-0172\meeting_01\040\Project\ARCH\ONE80 Place_2018.rvt
2/18/2020 08:13:08 AM

FINAL BAR: 2/26/2020

E

D

C

B

A



MEETING ST. - LOOKING SOUTH PREVIOUS



MEETING ST. - LOOKING SOUTH CURRENT

BAR-905-0172 Meeting - 01-10-2020 08:13:07 AM

PRELIMINARY BAR COMMENTS (01/22/2020)

STAFF COMMENTS:

1. Generally, this is a good quality design for an affordable housing project. Staff believes there should be consideration for materials not normally acceptable if done well, which they could be. The one exception is vinyl windows, which should be reconsidered.
 - Windows have been changed to aluminum clad.
2. Construction quality needs to be assured to equal the quality of the design. Corrugated metal panels as an example will be crucial for the project's success and if not executed well in the mock-up, may need to be reconsidered.
 - To be reviewed on mock-up panel.
3. The site plan is simple, durable and well-conceived. The fence at the north side however seems unnecessary.
 - Fence has been removed.
4. The conversion of outdoor to indoor space is an improvement.
5. One less floor, eliminating the material change at the 1st floor, is also an improvement, and results in an overall reduction in height of 6'-0".
6. The W. elevation has improved and the N. elevation massing has also improved.
7. Windows at the ground level of the 3-story mass should have a lower sill, although the landscape bed transition could help.
 - Not included in the board's motion.
8. More reveal/offset or plane change at the 3-story and 6-story roofs would help.
 - Plane recessed by 2" at 6-story parapet.
9. The reveal system for fiber cement has not worked out well on other projects. Battens may be best.
 - To be reviewed on mock-up panel.
10. An offset or plane change of the fiber cement on the E. elevation of the 3-story masses is necessary. A color change in the same plane alone is inadequate.
11. 222 windows at the 3-story masses would be better. The windows also appear over-scaled and should be proportionally reduced.
 - Jay White felt that the elevation needed to be simplified and suggested that the color change be removed and that no plane change was necessary. Luda Sobchuk seconded Jay's opinion.
12. The windows need to be set deeper throughout.
 - Because we are using a nailing fin on our window, the windows still remain in the same location. This will allow for better water proofing. Other projects in the area use nailing fins as well.
13. The soffit of the ground floor would be better as fiber cement (2IBAR-308) as would the underside of the canopy.
 - The soffit of the ground floor has been changed to fiber cement (2IBAR-308).
14. Brick supported by lintels should be notched typically (3IBAR-306).
 - This has been incorporated.
15. Staff feels that color palette should be lightened in general to be more "cheerful".
 - This has been incorporated.
16. Sconces need to be downright only.
 - This has been incorporated.
17. Details need to be enlarged to be readable going forward.
 - This has been incorporated.
18. Signage to be reviewed separately by staff.

BOARD MOTION:

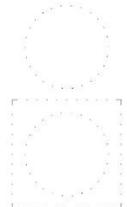
Preliminary approval with staff conditions except #7, and further research of window options.



573 MEETING STREET



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REVISIONS:

No.	Description	Date

PROJECT: 1100-10450
 DATE: FEBRUARY 18, 2020
 DRAWN BY: Author
 CHECKED BY: Checker

MEETING ST. SOUTH - COMPARISON

BAR-905

E
D
C
B
A

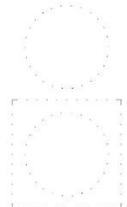


ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

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REVISIONS:

No.	Description	Date

PROJECT: 110610400
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

MEETING ST. -
SOUTH

BAR-906

\\msb001\0172\Meeting - One80 Place\Arch\01_0200_Plan_2018.rvt
2/26/2020 08:13:09 AM

E
D
C
B
A



COURTYARD: PREVIOUS



COURTYARD: CURRENT

R:\01-0172 Meeting_Courtyd\Presentations\ONE80_Promo_2018.rvt
 2/16/2020 10:13:09 AM

PRELIMINARY BAR COMMENTS (01/22/2020)

STAFF COMMENTS:

1. Generally, this is a good quality design for an affordable housing project. Staff believes there should be consideration for materials not normally acceptable if done well, which they could be. The one exception is vinyl windows, which should be reconsidered.
 - Windows have been changed to aluminum clad.
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 - To be reviewed on mock-up panel.
3. The site plan is simple, durable and well-conceived. The fence at the north side however seems unnecessary.
 - Fence has been removed.
4. The conversion of outdoor to indoor space is an improvement.
5. One less floor, eliminating the material change at the top floor, is also an improvement, and results in an overall reduction in height of 6'-0".
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 - Not included in the board's motion.
8. More reveal/offset or plane change at the 3-story and 6-story roofs would help.
 - Plane recessed by 2" at 6-story parapet.
9. The reveal system for fiber cement has not worked out well on other projects. Battens may be best.
 - To be reviewed on mock-up panel.
10. An offset or plane change of the fiber cement on the E. elevation of the 3-story masses is necessary. A color change in the same plane alone is inadequate.
 - Jay White felt that the elevation needed to be simplified and suggested that the color change be removed and that no plane change was necessary. Lusia Sobchuk seconded Jay's opinion.
11. 2/2 windows at the 3-story masses would be better. The windows also appear over-scaled and should be proportionally reduced.
 - Jay White felt that the proportion of the 3 story windows needed to be studied, but Lusia Sobchuk liked the window proportions as is.
 - Intermediate mullions and mutons have been added to reduce the scale of the window and to relate to the windows on the 6 story mass.
12. The windows need to be set deeper throughout.
 - Because we are using a nailing fin on our window, the windows still remain in the same location. This will allow for better water proofing. Other projects in the area use nailing fins as well.
13. The soffit of the ground floor would be better as fiber cement (2(BAR-305) as would the underside of the canopy.
 - The soffit of the ground floor has been changed to fiber cement (C1(BAR-305).
14. Brick supported by lintels should be notched typically (3(BAR-305)).
 - This has been incorporated.
15. Staff feels that color palette should be lightened in general to be more "cheerful".
 - This has been incorporated.
16. Sconces need to be downlight only.
 - This has been incorporated.
17. Details need to be enlarged to be readable going forward.
 - This has been incorporated.
18. Signage to be reviewed separately by staff.

BOARD MOTION:

Preliminary approval with staff conditions except #7, and further research of window options.

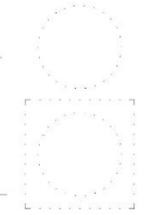
**ONE80
PLACE
BEGIN AGAIN**

**573 MEETING
STREET**

**REMARK
LANDSCAPE ARCHITECTURE**

LS3P

205 1/2 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
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REVISIONS:

No.	Description	Date

PROJECT: 1100-10450
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

**COURTYARD -
COMPARISON**

BAR-907

E

D

C

B

A



MEETING ST. SIDEWALK: PREVIOUS



MEETING ST. SIDEWALK: CURRENT

BAR-909-0172 Meeting - 01x10 Pictorial01_Cover_Plan_2018.rvt
2/16/2020 10:13:19 AM

PRELIMINARY BAR COMMENTS (01/22/2020)

STAFF COMMENTS:

1. Generally, this is a good quality design for an affordable housing project. Staff believes there should be consideration for materials not normally acceptable if done well, which they could be. The one exception is vinyl windows, which should be reconsidered.
 - Windows have been changed to aluminum clad.
2. Construction quality needs to be assured to equal the quality of the design. Composite metal panels as an example will be crucial for the project's success and if not executed well in the mock-up, may need to be reconsidered.
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18. Signage to be reviewed separately by staff.

BOARD MOTION:

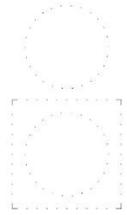
Preliminary approval with staff conditions except #7, and further research of window options.



573 MEETING STREET



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REVISIONS:

No.	Description	Date

PROJECT: 1100-10450
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

MEETING ST. SIDEWALK - COMPARISON

BAR-909

E
D
C
B
A



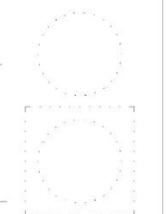
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2/16/2020 8:13:11 AM

ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

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REVISIONS:

No.	Description	Date
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PROJECT: 1106104008
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

MEETING ST.
SIDEWALK

BAR-910



R:\01-0172 Meeting - One80 Place\Arch\01-0172 One80 Place_2019.rvt
 2/16/2020 10:13:13 AM

ONE80
 PLACE
 BEGIN AGAIN

573 MEETING STREET

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REVISIONS:

No.	Description	Date

PROJECT: 1106-104008
 DATE: FEBRUARY 18, 2020
 DRAWN BY: Author
 CHECKED BY: Checker

CAFE ENTRY

BAR-912

E

D

C

B

A

MAIN ENTRY: PREVIOUS



MAIN ENTRY: CURRENT



BAR-913-0172 Meeting - One80 Plans/Arch/01 - ONE80 Plaza - 2018.rvt
2/16/2020 10:13:13 AM

PRELIMINARY BAR COMMENTS (01/22/2020)

STAFF COMMENTS:

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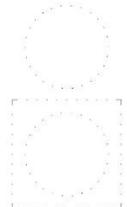
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573 MEETING STREET



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REVISIONS:

No.	Description	Date

PROJECT: 1100-10450
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

MAIN ENTRY - COMPARISON

BAR-913

E
D
C
B
A



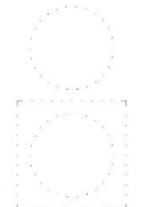
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2/18/2020 10:13:13 AM

ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

LS3P

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REVISIONS:

No.	Description	Date

PROJECT: 1106-10450
DATE: FEBRUARY 18, 2020
DRAWN BY: Author
CHECKED BY: Checker

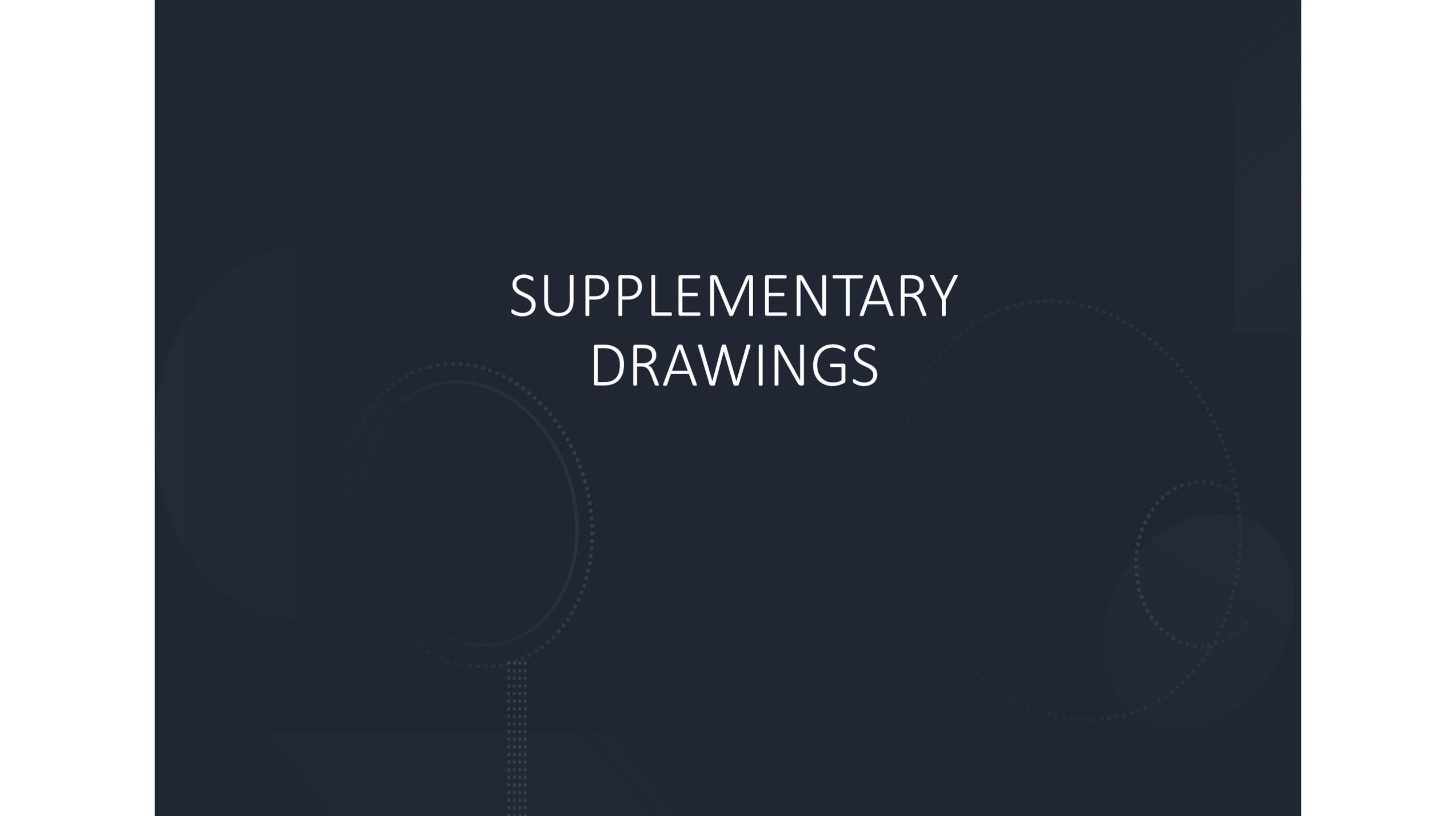
MAIN ENTRY

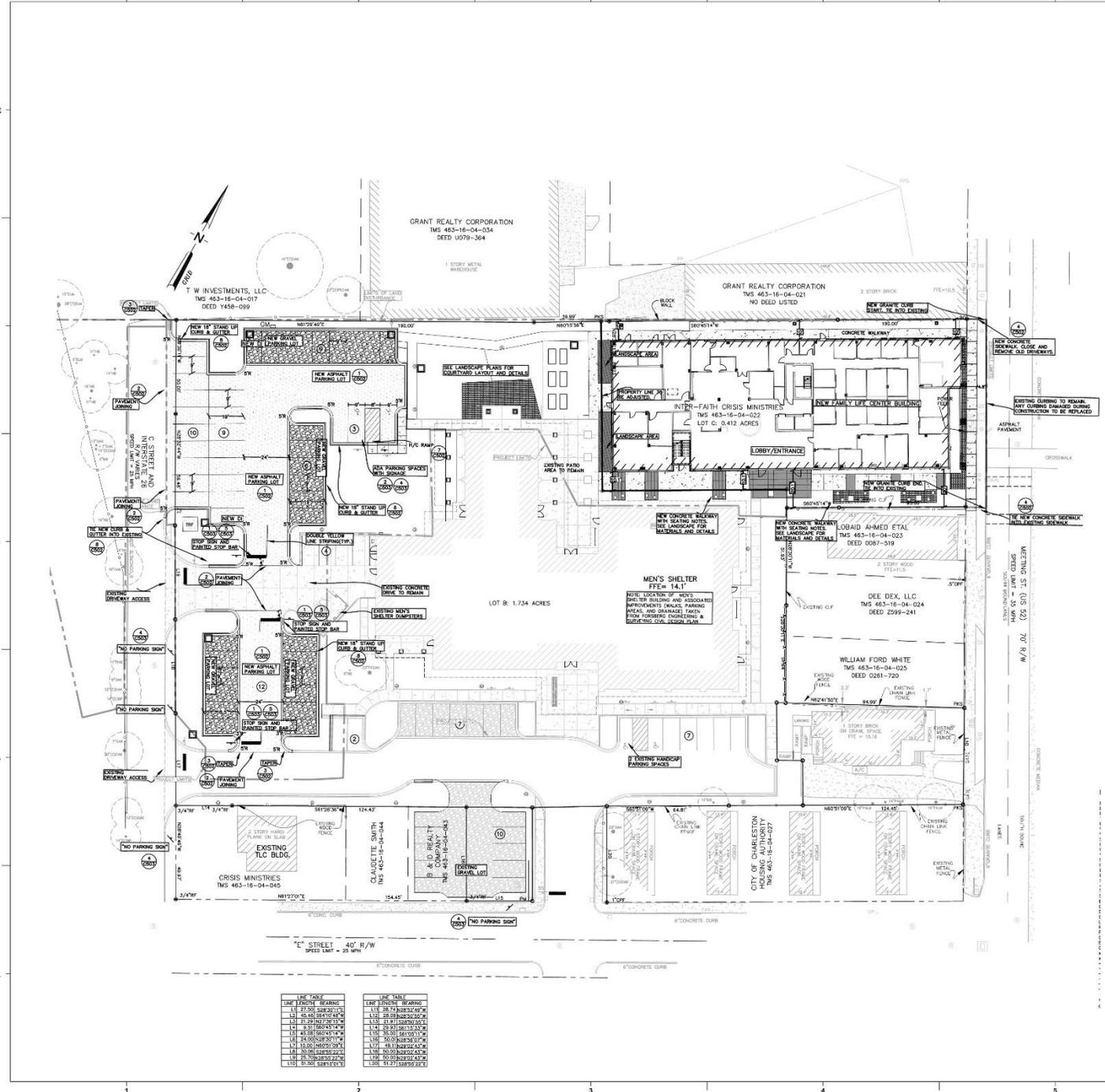
BAR-914

51

FINAL BAR: 2/26/2020

SUPPLEMENTARY DRAWINGS

The background is a dark blue gradient. It features several overlapping circles of varying sizes and opacities. A prominent dotted line pattern forms a vertical stem-like shape in the lower-left quadrant, extending upwards from the bottom edge. The text 'SUPPLEMENTARY DRAWINGS' is centered in the upper half of the image in a white, sans-serif font.



LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	27.50	S89°52'10"W	L11	28.39	S89°52'10"W
L2	46.46	S84°10'43"W	L12	28.39	S89°52'10"W
L3	23.29	S89°52'10"W	L13	28.39	S89°52'10"W
L4	45.18	S73°43'24"W	L14	28.39	S89°52'10"W
L5	45.18	S73°43'24"W	L15	28.39	S89°52'10"W
L6	24.00	S73°43'24"W	L16	28.39	S89°52'10"W
L7	15.00	S89°52'10"W	L17	28.39	S89°52'10"W
L8	30.00	S89°52'10"W	L18	28.39	S89°52'10"W
L9	28.39	S89°52'10"W	L19	28.39	S89°52'10"W
L10	28.39	S89°52'10"W	L20	28.39	S89°52'10"W

SITE NOTES:

- THE 14 PARCELS ARE TO BE CONVEYED TO OR OWNED BY CHARLESTON MIXED-USE DEVELOPMENT.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 45441 0012 2 DATED NOVEMBER 17, 2004 THE PROPERTY LIES IN ZONE AE WITH A BASE FLOOD ELEVATION OF 13.00 FEET.
- THE PLOT NO. IS 463-16-04 PARCELS E22, E24, E26, E28, E30, E32, E34, E36, E38, E40, E42, E44, E46, E48, E50 AND E52.
- THE PROPERTY IS ZONED MU-2/M (MIXED USE, 2 WORKFORCE HOUSING) HEIGHT DISTRICT 5 AND B.
- REFER TO THE FOLLOWING DEEDS RECORDED AT THE CHARLESTON COUNTY REC. OFFICE: 4-220-575
- THE VERTICAL DATUM IS NAVD83 (NATIONAL GEODETIC VERTICAL DATUM 1983).

TRAFFIC & TRANSPORTATION NOTES:

- ALL TRAFFIC CONTROL DEVICES WILL BE TO MULTICD. STANDARDS (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
- SIGHT DISTANCE VISIBILITY AT ALL EXITS AND INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCOTT'S ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.
- IF TRAFFIC SIGNS OR MARKINGS ARE IMPACTED DURING CONSTRUCTION AT ANY TIME FOR ANY REASON A STREET BLOCKING PERMIT WILL BE REQUIRED. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
 - IF THE STREET IS BLOCKED OR IMPACTED DURING CONSTRUCTION AT ANY TIME FOR ANY REASON A STREET BLOCKING PERMIT WILL BE REQUIRED. NO CONSTRUCTION PARKING OR STAGING WILL BE PERMITTED WITHIN THE RIGHT-OF-WAY WITHOUT PRIOR AUTHORIZATION BY TRAFFIC AND TRANSPORTATION. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
 - IF AN STREET PARKING SPACES ARE BLOCKED OR IMPACTED DURING CONSTRUCTION AT ANY TIME FOR ANY REASON A CONSTRUCTION PARKING PERMIT WILL BE REQUIRED. NO CONSTRUCTION PARKING OR STAGING WILL BE PERMITTED WITHIN THE RIGHT-OF-WAY WITHOUT PRIOR AUTHORIZATION BY TRAFFIC AND TRANSPORTATION. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
 - CONSTRUCTION AND DEMOLITION TRAFFIC MUST AVOID RESIDENTIAL STREETS AT ALL TIMES UNLESS THERE ARE NO ALTERNATIVE ROUTES. IF IMPACTS TO RESIDENTIAL STREETS ARE ANTICIPATED, THE CONTRACTOR SHOULD CALL TRAFFIC AND TRANSPORTATION PRIOR TO USING THE ROUTE.
- LANE CLOSURES OF ANY TYPE OR DURATION MUST BE APPROVED BY TRAFFIC AND TRANSPORTATION WELL IN ADVANCE OF THE OCCURRENCE. NO CONSTRUCTION PARKING OR STAGING WILL BE ALLOWED WITHIN THE RIGHT-OF-WAY WITHOUT PRIOR APPROVAL BY TRAFFIC AND TRANSPORTATION. CONSTRUCTION PARKING OR STAGING WILL BE ALLOWED WITHIN THE RIGHT-OF-WAY WITHOUT PRIOR APPROVAL BY TRAFFIC AND TRANSPORTATION. CONTACT LEE KLECKLEY, TRAFFIC SAFETY INSPECTOR AT (843) 724-7350 OR KLECKLEY@CHARLESTON-SC.GOV TO DISCUSS THESE POTENTIAL ISSUES IF WARRANTED. TRC APPROVAL DOES NOT GUARANTEE LANE CLOSURE APPROVAL.

PARKING NOTES:

Current parking requirements for new building are:

- 70 affordable apartments: 1 space/4 units (18)*
- 41 HUD income limits: 1 space/1 units(24)
- 64 bed shelter: 1 space/6 beds (11)
- 4,456 sq office: 1 space/500 sq ft (13)
- 400 sq patron use space area: 1.75 sq ft (6)

Total new building parking requirement = 44.50 spaces
 Total existing building parking requirement Mess Shelter (as stated on permit drawings) = 25 spaces
 Total parking required onsite = 69 spaces
 *75 spaces required by HUD income limits

Total number of spaces provided = 79
 Number of handicap parking spaces required = 4
 Number of handicap parking spaces provided = 4

Total number of islands required = 16
 Total number of islands provided = 16

MUTCD 2009

STOP SIGN - R1-1
 NO PARKING - R8-3 W/ R7 201P
 SPEED LIMIT - R2-1

GRAPHIC SCALE

(IN FEET)
 1 inch = 20 ft



573 MEETING ST. MIXED-USE BUILDING



310 12 KING ST., CHARLESTON SC 29401
 TEL. 843.974.4444 FAX 843.722.4789
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REVISIONS:

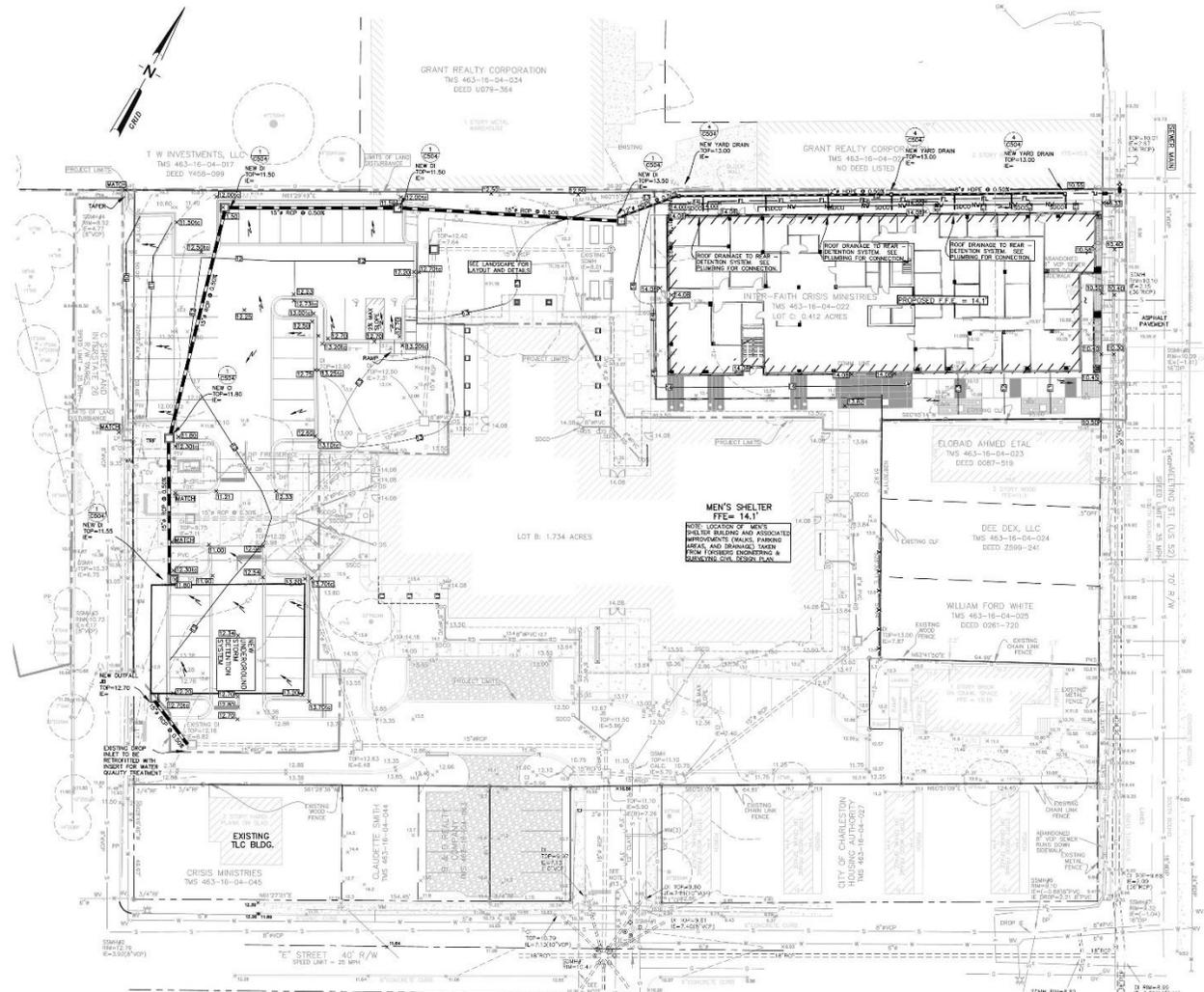
PROJECT: 1106-10450
 DATE: JANUARY 23, 2020
 DRAWN BY: TL
 CHECKED BY: DCF

NEW SITE PLAN

C-300

DESIGN DEVELOPMENT

E
D
C
B
A



LINE TABLE	LINE TABLE
1. 10' WIDE CONC. DRIVEWAY	1. 10' WIDE CONC. DRIVEWAY
2. 10' WIDE CONC. DRIVEWAY	2. 10' WIDE CONC. DRIVEWAY
3. 10' WIDE CONC. DRIVEWAY	3. 10' WIDE CONC. DRIVEWAY
4. 10' WIDE CONC. DRIVEWAY	4. 10' WIDE CONC. DRIVEWAY
5. 10' WIDE CONC. DRIVEWAY	5. 10' WIDE CONC. DRIVEWAY
6. 10' WIDE CONC. DRIVEWAY	6. 10' WIDE CONC. DRIVEWAY
7. 10' WIDE CONC. DRIVEWAY	7. 10' WIDE CONC. DRIVEWAY
8. 10' WIDE CONC. DRIVEWAY	8. 10' WIDE CONC. DRIVEWAY
9. 10' WIDE CONC. DRIVEWAY	9. 10' WIDE CONC. DRIVEWAY
10. 10' WIDE CONC. DRIVEWAY	10. 10' WIDE CONC. DRIVEWAY
11. 10' WIDE CONC. DRIVEWAY	11. 10' WIDE CONC. DRIVEWAY
12. 10' WIDE CONC. DRIVEWAY	12. 10' WIDE CONC. DRIVEWAY
13. 10' WIDE CONC. DRIVEWAY	13. 10' WIDE CONC. DRIVEWAY
14. 10' WIDE CONC. DRIVEWAY	14. 10' WIDE CONC. DRIVEWAY
15. 10' WIDE CONC. DRIVEWAY	15. 10' WIDE CONC. DRIVEWAY
16. 10' WIDE CONC. DRIVEWAY	16. 10' WIDE CONC. DRIVEWAY
17. 10' WIDE CONC. DRIVEWAY	17. 10' WIDE CONC. DRIVEWAY
18. 10' WIDE CONC. DRIVEWAY	18. 10' WIDE CONC. DRIVEWAY
19. 10' WIDE CONC. DRIVEWAY	19. 10' WIDE CONC. DRIVEWAY
20. 10' WIDE CONC. DRIVEWAY	20. 10' WIDE CONC. DRIVEWAY

- GRADING, DRAINAGE & UTILITY LEGEND:**
- 7.50 - FINISHED GRADE ELEVATION
 - DR - DRAINAGE DIRECTIONAL ARROW
 - DI - DRAIN INLET
 - HDPE - HIGH DENSITY POLYETHYLENE PIPE
 - RCP - REINFORCED CONCRETE PIPE
 - CO - STORM CLEAN OUT
 - SD - NEW STORM DRAIN PIPE
 - SO - STORM DRAINAGE TO BE LOCATED BY OTHERS
 - SW - NEW SANITARY SEWER GRAVITY
 - FW - NEW POTABLE WATER

- GRADING NOTES:**
- 1) NEW STORM DRAINAGE AND SANITARY SEWER LINES SHALL BE LAID UPON AFTER CONFIRMATION OF EXISTING INVERT ELEVATIONS.
 - 2) SEE SHEET C101 FOR SWPPP PHASING AND SEQUENCE OF CONSTRUCTION NOTES.
 - 3) SEE LANDSCAPE PLANS AND TREE LOCATIONS & HARDSCAPE LAYOUT.
 - 4) SEE SHEET C505 FOR SEWER NOTES.
 - 5) SEE SHEET C506 FOR WATER SYSTEM NOTES.
 - 6) ALL WORK INVOLVING OPWS LINES AND STRUCTURES SHALL BE DONE BY A CONTRACTOR FROM OPWS "APPROVED CONTRACTOR" LIST.
 - 7) CONTRACTOR SHALL EXCAVATE EXISTING SANITARY SEWER LINE TO CONFIRM LOCATION & DEPTH.
 - 8) SIDEWALKS ARE TO BE ENTIRELY BROOM FINISHED.
 - 9) SEE ARCHITECTURAL PLANS FOR FINAL BUILDING DIMENSIONS AND LAYOUT.
 - 10) CONTRACTOR IS RESPONSIBLE FOR ALL SWPPP AS-BUILTS.
 - 11) EXISTING AND NEW SAN. SW. W. DRAINAGE, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO FINAL FINISHED GRADES. MINOR ADJUSTMENT MAY BE NECESSARY.
 - 12) THE GENERAL CONTRACTOR(S) SHALL COORDINATE ALL WORK SUCH THAT ALL SANITARY, POTABLE WATER, & FIRE LINES ARE CONNECTED AND TESTED AS REQUIRED FOR A COMPLETED PROJECT. THE FIRE SUPPLY LINE AND ANY/ALL ELEMENTS OF THE FIRE SYSTEM SUCH AS REMOTE FDC SHALL BE IN ACCORDANCE WITH ALL CURRENT CODES AND SHALL BE COORDINATED AND TESTED AS REQUIRED BY THE G.C. OR OTHER PROFESSIONALS WORKING FOR THE G.C. THE CIVIL ENGINEER WILL PROVIDE A FIRE SPRINKLER SPECIFICATION SHEET FOR THE SUPPLY LINE FROM THE MAIN TO WITHIN 5' OF THE BUILDING. THE SUPPLY LINE SHALL BE TESTED AS REQUIRED UNDER SP10 SECTION 3310.00. THE CIVIL ENGINEER DOES NOT SPECIFY OR DESIGN ANY ELEMENTS OF THE FIRE CONTROL SYSTEM. ALL PORTIONS OF THE SUPPLY LINE & FIRE SYSTEM SHALL BE TESTED BY THE G.C. AND CERTIFIED IN ACCORDANCE WITH NFPA 24 AND LATEST VERSION OF THE IBC.
 - 13) PRIOR TO PAVING, CONTRACTOR SHALL VERIFY THAT FINE GRADED BASE COURSE MEETS REQUIRED GRADES SUCH AS TO AVOID "BIRD BATH" AREAS ON FINAL PAVEMENT.
 - 14) A COVENANTS OF PERMANENT MAINTENANCE OF STORMWATER FACILITIES FORM AND AS-BUILT AND DRAINAGE EXISTING DRAWINGS FOR STORMWATER MANAGEMENT FACILITIES MUST BE COMPLETED IN ACCORDANCE WITH CITY OF CHARLESTON SPECIFICATIONS BEFORE A NOTICE OF TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL BE APPROVED.



573 MEETING ST. MIXED-USE BUILDING



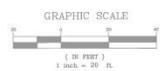
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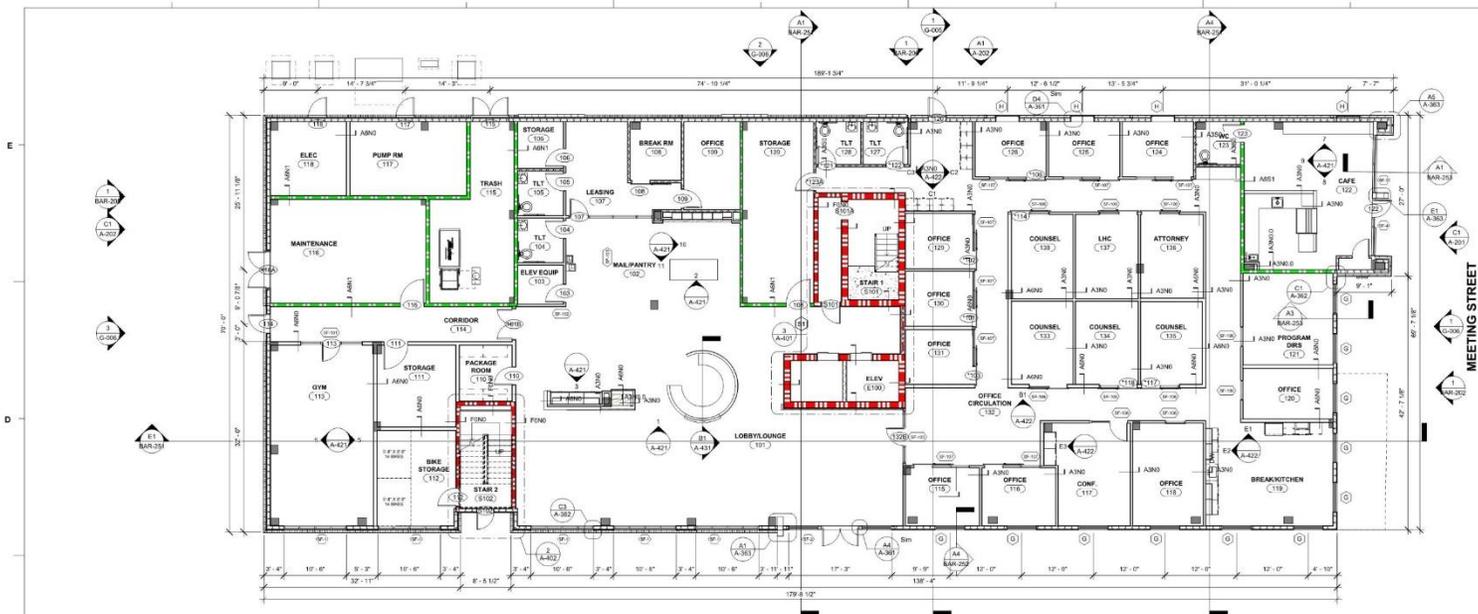
REVISIONS:
CD-R11 8.20.18

PROJECT: 1106-154569
DATE: JANUARY 23, 2020
DRAWN BY: TL
CHECKED BY: DCF



NEW GRADING & DRAINAGE PLAN

C-400



C1 FIRST FLOOR PLAN
18" x 14"



A1 2ND FLOOR PLAN
18" x 14"

FLOOR PLAN SHEET NOTES

- EXTERIOR DIMENSIONS AT MASONRY VENEER ARE TO FACE OF MASONRY.
- EXTERIOR DIMENSIONS AT STRUCTURAL VENEER ARE TO FACE OF METAL STUD.
- INTERIOR DIMENSIONS AT PRECAST ARE TO FACE OF PRECAST.
- INTERIOR DIMENSIONS INDICATED ARE TO FACE OF FINISH. FACE OF STUD, FINISH CENTERLINE OF CURB, FINISH FACE OF CURB.
- LOCATE DOOR OPENINGS AT FROM NEAREST PERPENDICULAR WALL.
- PIPE AND CONDUIT WALL PENETRATIONS TO BE CONSTRUCTED TO FIT TO STRUCTURE, PIPING, DUCTWORK AND OTHER PENETRATIONS. ALL WORK IS TO BE BRACED TO STRUCTURE ABOVE.
- WHERE PARTITIONS OF DIFFERENT FIRE RATING INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTROL THROUGH. MANTLEY PARTITION RATING WHEN RECESSED FIRE EXTINGUISHER CABINETS.
- INSTALL FLOORING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM AND RELATED CONSTRUCTION AS INDICATED IN THE SPECIFICATIONS.
- SEE SHEET A-100 FOR REQUIRED FIRE SEPARATION WALLS.
- SEE SHEET A-100 FOR DOOR WINDOW & GLAZING TYPES.
- SEE SHEET A-100 FOR CASEWORK TYPES.
- SEE SHEET A-100 FOR CONSTRUCTION SUBSYSTEMS (OR PARTITION).
- SEE SHEET A-100 FOR CASEWORK SCHEDULES, DESIGNATIONS & DETAILS.
- SEE SHEET A-100 FOR INTERIOR FINISHES, ACCESSORY DESCRIPTIONS & MOUNTING HEIGHTS.
- WALL PROTECTION.
- SEE SHEET A-100 FOR FINISH FLOORING, TRANSITIONS, PATTERNS AND MOUNTING HEIGHTS.
- SEE SHEET A-100 FOR FINISH SCHEDULES.
- SEE SHEET A-100 FOR FINISHES, PATTERNS AND MOUNTING HEIGHTS.
- SEE SHEET A-100 FOR FINISH SCHEDULES & ELEVATIONS AND DETAILS.
- SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS.
- SEE BUILDING ELEVATION DRAWINGS FOR LOCATION OF EXTERIOR MASONRY CONTROL JOINTS.
- CONFORM DOORS AND FRAMES TO BE FINISH PAINTED HOLLOW METAL.

PARTITION NOTES

- ALL NON DESIGNATED PARTITIONS SHALL BE TYPE UN-0.
- ALL PIPE AND CONDUIT PENETRATIONS THRU 2 HR RATED OR MORE PARTITIONS, FLOOR, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY JM OR UL APPROVED EQUAL.
- FILE BACKER BOARD SHALL BE USED IN ALL LOCATIONS TO RECEIVE TILE FINISHES. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATION.
- CONTRACTOR SHALL COORDINATE WITH MECHANICAL DUCTWORK PRIOR TO FABRICATION OF PARTITION WALLS.
- SHOULD CONDITIONS OCCUR WHERE A WALL IS UNABLE TO GO STRAIGHT UP TO STRUCTURE DUE TO DUCTWORK, ETC. THE PARTITION BOTTOM BOARD AND FRAMING MAY GO HORIZONTAL ABOVE THE CEILING TO AVOID THE PROBLEM. RATED WALL INTEGRITY SHALL BE MAINTAINED.
- WHERE STUDS EXTEND TO STRUCTURE AND OPTIMUM WALLBOARD AND SOUND ATTENUATION IS EXTENDED JUST ABOVE THE FINISH CEILING, CAP OFF PARTITION FRAMES WITH A FLAMER CHANNEL WHEN CEILING PLENUM IS USED AS A BARRIER. ALL STUDS SHALL BE BUSHED THROUGH PARTITION AND THE ARCHITECTURAL FLOOR PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- SEE LIFE SAFETY PLANS FOR THE LOCATIONS OF SMOKE BARRIERS, SMOKE PARTITIONS AND RATED PARTITIONS.
- REFER TO UNDERWRITERS LABORATORIES, INC. FIRE RESISTANT VOLUMES - CURRENT EDITION FOR SPECIFIC CONSTRUCTION REQUIREMENTS OF U.L. LISTED ASSEMBLIES.
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR TYPICAL U.L. LISTED PENETRATIONS THROUGH PRE-RATED ASSEMBLIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE PRODUCT SPECIFICATIONS AND ASSEMBLIES FOR PENETRATIONS.
- REFER TO DETAIL _____ FOR TYPICAL WALL FRAMING FOR FIRE DAMPERS IN RATED WALLS. COORDINATE DAMPERS WITH THE DAMPER MANUFACTURER. COORDINATE ALL PARTITION CONSTRUCTION WITH MECHANICAL TRIM CONTRACTOR PRIOR TO COMMENCING PARTITION CONSTRUCTION.
- ALL PIPE AND CONDUIT PENETRATIONS THRU 2 HR RATED OR MORE PARTITIONS, FLOOR, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY JM OR UL APPROVED EQUAL.
- AT ALL EXISTING AND CONSTRUCTED PARTITIONS THE CONTRACTOR IS TO MAINTAIN THE FIRE RESISTIVE INTEGRITY.

PARTITION LEGEND

- ALL EXTERIOR WALLS TO BE UN-0.
 - ALL INTERIOR MASONRY PARTITIONS TO BE UN-0.
 - ALL INTERIOR METAL STUD PARTITIONS TO BE TYPE UN-0.
 - NON-RATED PARTITION TO CEILING
 - NON-RATED PARTITION TO DECK
 - 1 HR. RATED PARTITION TO DECK
 - 2 HR. RATED PARTITION TO DECK
 - 4 HR. RATED PARTITION TO DECK
- NOTE: SEE SHEET A-100 FOR CONSTRUCTION OF PARTITION TYPES.



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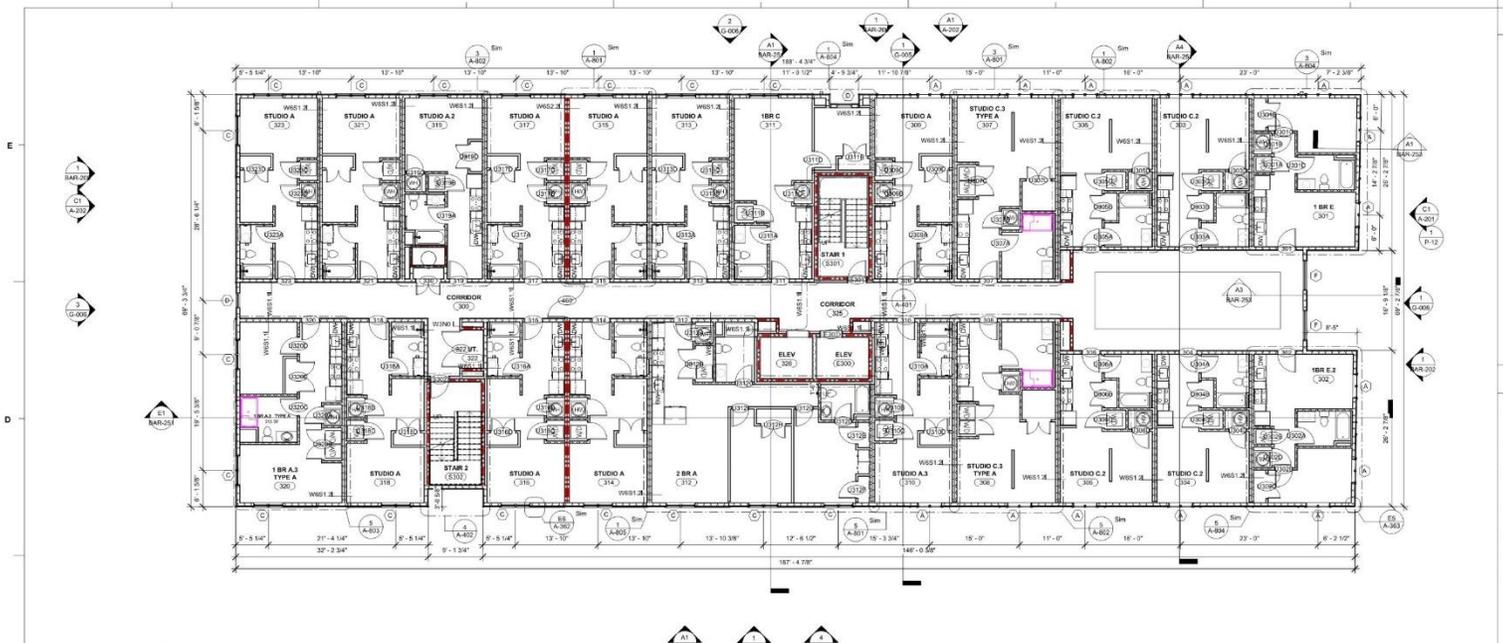
REVISIONS:
No. Description Date

PROJECT: 1100-10000
DATE: FEBRUARY 18, 2018
DRAWN BY: EC
CHECKED BY: RG

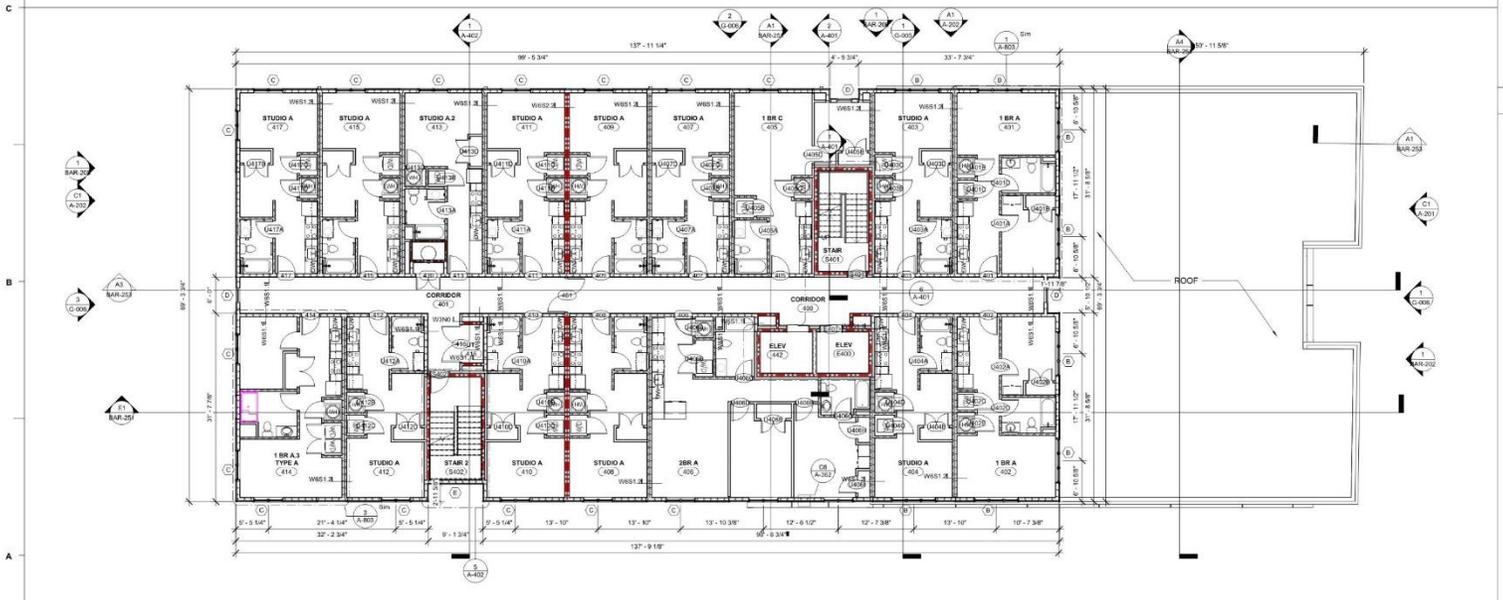
1ST & 2ND FLOOR PLAN

A-101

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C1 3RD FLOOR PLAN
1/8" = 1'-0"



A1 4TH FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN SHEET NOTES

1. EXTERIOR DIMENSIONS AT MASONRY VENEER ARE TO FACE OF MASONRY.
2. EXTERIOR DIMENSIONS AT STUCCO VENEER ARE TO FACE OF METAL STUD.
3. EXTERIOR DIMENSIONS AT PRECAST ARE TO FACE OF PRECAST.
4. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF FINISH FACE OF STUD.
5. PARTITION CENTER LINES ARE TO BE CONSTRUCTED TO MAINTAIN EQUAL SPACING AND LOCATE DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL.
6. FIRE AND SOUND RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE RATED PARTITION FIRE RATING AND SOUND RATING. ALL WORK IS TO BE EXECUTED TO THE FINISH SURFACE.
7. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGH. MAINTAIN PARTITION FIRE RATING BEHIND RECESSED FIRE EXTINGUISHER CABINETS.
8. INSTALL BELONGING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TBM AND RELATED CONSTRUCTION AS INDICATED IN THE SPECIFICATIONS.
9. SEE SHEET XXXX FOR FINISH FLOORING FIRE RATIONING WALLS.
10. SEE SHEET XXXX FOR DOOR WINDOW & GLAZING TYPES.
11. SEE SHEET XXXX FOR CASEWORK SCHEDULES, DESIGNATIONS & DETAILS.
12. SEE SHEET XXXX FOR CONSTRUCTION SUBSYSTEMS (OR PARTITION SCHEDULES).
13. SEE SHEET XXXX FOR CASEWORK SCHEDULES, DESIGNATIONS & DETAILS.
14. SEE SHEET XXXX FOR INTERIOR ELEVATIONS, ACCESSORY DESCRIPTIONS & MOUNTING HEIGHTS.
15. SEE SHEET XXXX FOR FINISH FLOORING, TRANSITIONS, PATTERNS AND WALL PROTECTION.
16. SEE SHEET XXXX FOR FINISH SCHEDULE.
17. SEE SHEET XXXX FOR ENLARGED PLANS INDICATING ADDITIONAL DIMENSIONS AND PARTITION TYPES.
18. SEE SHEET XXXX FOR SIGN SCHEDULES & ELEVATIONS AND DETAILS.
19. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CLUTTERS.
20. SEE BUILDING ELEVATION DRAWINGS FOR LOCATION OF EXTERIOR MASONRY CORNER JOINTS.
21. CORRIDOR DOORS AND FRAMES TO BE FLUSH, PAINTED HOLLOW METAL.

PARTITION NOTES

1. ALL NON DESIGNATED PARTITIONS SHALL BE TYPE U.N.D.
2. ALL PIPE AND CONDUIT PENETRATIONS THRU 2 HR RATED OR MORE PARTITIONS, FLOORS, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY JM OR UL APPROVED EQUAL.
3. TILE BACKER BOARD SHALL BE USED IN ALL LOCATIONS TO RECEIVE TILE FINISHES. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATION.
4. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DUCTWORK PRIOR TO FABRICATION OF PARTITION WALLS.
5. SHOULD CONDITIONS OCCUR WHERE A WALL IS UNABLE TO GO STRAIGHT UP TO STRUCTURE DUE TO PIPES, DUCTWORK, ETC. THE PARTITION (GROSS) BOARD AND FRAMING MAY JOG HORIZONTALLY ABOVE THE CEILING TO AVOID THE PROBLEM. ENTIRE WALL INTEGRITY SHALL BE MAINTAINED.
6. WHERE STUDS EXTEND TO STRUCTURE AND OPTIMUM WALLBOARD AND SOUND ATTENUATION BARRIERS EXTEND JUST ABOVE THE FINISH CEILING, JOG OFF PARTITION FINISHES WITH A RUNNER CHANNEL WHEN CEILING PLenum IS DIFFERENTIAL. CORNER CUTS BETWEEN PARTITION TYPES AND THE ARCHITECTURAL FLOOR PLANS SHALL BE ENOUGH TO THE ATTENTION OF THE ARCHITECT.
7. SEE LIFE SAFETY PLANS FOR THE LOCATIONS OF SMOKE BARRIERS. SMOKE PARTITIONS AND RELATED PARTITIONS.
8. REFER TO UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE VOLUMES - CURRENT EDITION FOR SPECIFIC CONSTRUCTION REQUIREMENTS OF U.L. LISTED ASSEMBLIES.
9. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR TYPICAL U.L. LISTED PENETRATIONS THROUGH FIRE-RATED PARTITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE PROJECT-SPECIFIC U.L. LISTED ASSEMBLIES FOR PENETRATION.
10. REFER TO DETAILS FOR TYPICAL WALL FRAMING FOR FIRE DAMPERS IN RATED WALLS. COORDINATE FRAMING REQUIREMENTS WITH THE DAMPER MANUFACTURER. (COMPACT) ALL PARTITION CONSTRUCTION WITH MECHANICAL WIRE CONDUIT PRIOR TO COMMENCING PARTITION CONSTRUCTION.
11. ALL FIRE AND CONDUIT PENETRATIONS THRU 2 HR RATED OR MORE PARTITIONS, FLOORS, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY JM OR UL APPROVED EQUAL.
12. AT ALL EXISTING AND CONSTRUCTED PARTITIONS THE CONTRACTOR IS TO MAINTAIN THE FIRE-RESISTIVE INTEGRITY.

PARTITION LEGEND

1. ALL EXTERIOR WALLS TO BE U.N.D.
 2. ALL INTERIOR MASONRY PARTITIONS TO BE U.N.D.
 3. ALL INTERIOR METAL STUD PARTITIONS TO BE TYPE U.N.D.
- NON RATED PARTITION TO CEILING
 - NON RATED PARTITION TO DECK
 - 1 HR. RATED PARTITION TO DECK
 - 2 HR. RATED PARTITION TO DECK
 - 4 HR. RATED PARTITION TO DECK
- NOTE: SEE SHEET XXXX FOR CONSTRUCTION OF PARTITION TYPES.



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No.	Description	Date

PROJECT: 1100-10050
DATE: FEBRUARY 18, 2018
DRAWN BY: EC
CHECKED BY: RG

3RD & 4TH FLOOR PLAN

A-103

15M 10/17/22 Meeting - One80 Place ARCHD - ONE80 Place - 2018.rvt
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B1 3RD FLOOR RCP
1/8" = 1'-0"

REFLECTED CEILING PLAN SHEET NOTES

1. SEE SHEET A001 FOR WALL TYPES AND HEIGHT OF WALLS ABOVE CEILING.
2. SEE FINISH SCHEDULE FOR CEILING TYPES & MATERIALS IN EACH ROOM / AREA.
3. SEE SHEET A-XXX FOR BIMBIC CEILING CONSTRUCTION DETAILS.
4. PERIMETER TRIM FOR ALL ACoustICAL CEILING GRIDS TO BE 1/2" WIDE INSTALLED IN ACCORDANCE WITH IBC AND CDSA GUIDELINES.
5. CORNER GRIDS ARE TO FACE OF STUDY OR MASONRY.
6. CEILING GRID LINES TO BE CENTERED IN ALL ROOMS UNLESS NOTED OTHERWISE. PARTIAL TILES AT ROOM PERIMETERS SHALL NOT BE LESS THAN 6" IN EITHER DIMENSION.
7. ALL CEILING TO BE 1'-0" AFF. UNLESS OTHERWISE NOTED. CEILING HEIGHTS SHOWN ON THE REFLECTED CEILING PLANS ARE BOTH TYPICAL AND SPECIFIC TO THE AREA INDICATED. REFER TO INTERIOR ELEVATIONS FOR THE HEIGHTS OF CEILING'S ABOVE CEILING.
8. SEE ELECTRICAL, FIRE ALARM AND FIRE PROTECTION DRAWINGS FOR SPECIAL SYSTEMS. SMOKE DETECTORS, LIGHTING AND WALL MOUNTED FIXTURES NOT SHOWN ON THIS SHEET - COORDINATE LOCATIONS OF ALL FIXTURES NOT INDICATED WITH LAYOUT INDICATED ON THIS SHEET.
9. LIGHT FIXTURES AND MECHANICAL DIFFUSERS ARE SHOWN FOR POSITIONING BY FINISH GRADING. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES, MECHANICAL DIFFUSERS, WALL MOUNTED FIXTURES AND INSTALLATION OF FIXTURES IN SPACES WITHOUT CEILING.
10. LIGHT FIXTURES AND MECHANICAL DIFFUSERS ARE SHOWN FOR COORDINATION ONLY - SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION.
11. SEE MECHANICAL DRAWINGS FOR EXTENT OF EXPOSED DUCTWORK IN EXPOSED STRUCTURE AREAS WITHOUT CEILING.
12. EXTEND PERIMETER WALLS AND FINISH TO STRUCTURE ABOVE AT EXPOSED STRUCTURE AREAS. PAINT ALL EXPOSED DUCTWORK, PIPING, HANGERS, ETC.
13. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR MOUNTING LOCATIONS OF ITEMS WHERE NO CEILING IS INDICATED.
14. CENTER LIGHTS, DIFFUSERS, EXIT SIGNS, SMOKE DETECTORS, SPRINKLERS, CENTRAL ALARM TRANSDUCERS, FIRE ALARMS, SMOKE DETECTORS IN CEILING TILES WHERE THEY ARE LOCATED. HEADS ARE TO BE CENTER OR EDGE.
15. LOCATE MECHANICAL GRILLES AND DIFFUSERS SHOWN IN CORNERS OR NEAR WALL TO TOP GRADE AND 1/2" AFF.
16. INITIAL ACCESS PANELS IN GYPSUM BOARD CEILING AT DUCT DAMPER CONTROLS, DUCT MOUNTED SMOKE DETECTORS, MANUAL DUCT CONTROLS, ETC.
17. ALL SINGLE LIGHT FIXTURES SHALL BE CENTERED IN THE CEILING WITHIN THEY OCCUR.
18. LIGHTS LOCATED IN STAIRS SHALL OCCUR AT EACH FLOOR AND INTERMEDIATE LANDINGS.
19. LOCATE SPRINKLER HEADS IN THE CENTER ZONE OF THE CEILING TILE. ALIGN CORNER SPRINKLER HEADS IN THE SAME LINE PARALLEL TO THE WALL WITHIN EACH SPECIFIC CEILING CONSTRUCTION.
20. SPRINKLER HEADS, OTHER THAN CONCEALED, SHALL BE FULLY RECESSED CENTER IN CEILING TILE.
21. ALL GRN CEILING TO RECESS CONCEALED SPRINKLER HEADS.

RCP LEGEND

- | | | | |
|--|--------------------------------------------------------------------|--|---------------------|
| | 2x2 LAY-IN CEILING PANEL | | 1 X 4 LED FIXTURE |
| | EXPOSED CONCRETE DECK | | 2 X 4 LED FIXTURE |
| | GYPSUM BOARD | | 2 X 2 LED FIXTURE |
| | EXPOSED STRUCTURE - PAINTED | | LED DOWNLIGHT |
| | HEIGHT (FEET, INCHES) ABOVE FINISHED FLOOR, 1/2" AFF. UNLESS NOTED | | SUPPLY AIR DIFFUSER |
| | | | RETURN AIR DIFFUSER |
| | | | EXHAUST FAN |

PARTITION LEGEND

1. ALL EXTERIOR WALLS TO BE U.N.O.
 2. ALL INTERIOR MASONRY PARTITIONS TO BE U.N.O.
 3. ALL INTERIOR METAL STUD PARTITIONS TO BE TYPE U.N.O.
- | | |
|--|--------------------------------|
| | NON-RATED PARTITION TO CEILING |
| | NON-RATED PARTITION TO DECK |
| | 1 HR. RATED PARTITION TO DECK |
| | 2 HR. RATED PARTITION TO DECK |
| | 4 HR. RATED PARTITION TO DECK |
- NOTE: SEE SHEET A003 FOR CONSTRUCTION OF PARTITION TYPES.



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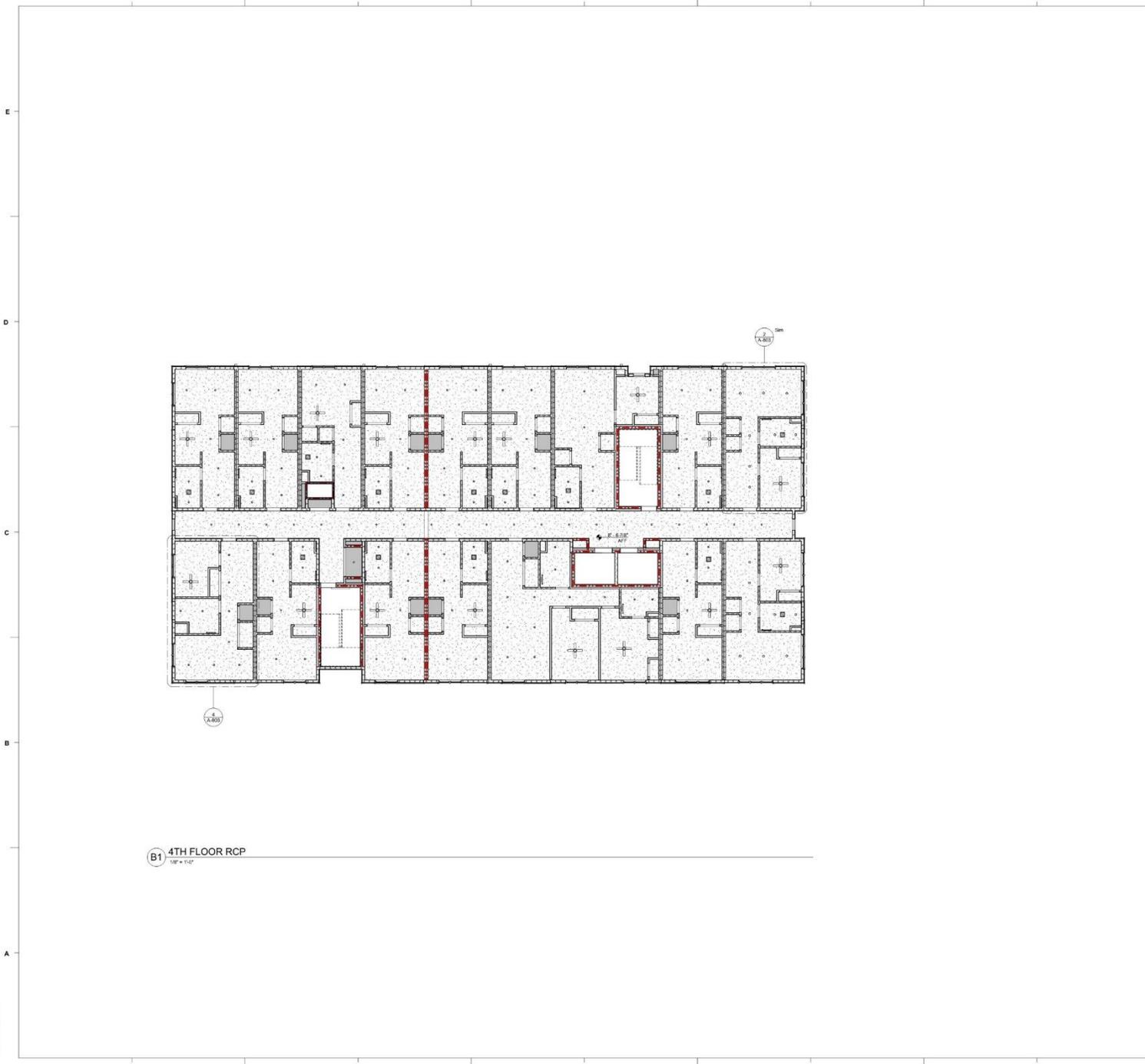
No.	Description	Date

PROJECT: 1100-10450
DATE: FEBRUARY 18, 2018
DRAWN BY: Author
CHECKED BY: Checker

3RD FLOOR - REFLECTED CEILING PLAN

A-123

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REFLECTED CEILING PLAN SHEET NOTES

1. SEE SHEET A001 FOR WALL TYPES AND HEIGHT OF WALLS ABOVE CEILING.
2. SEE FINISH SCHEDULE FOR CEILING TYPES & MATERIALS IN EACH ROOM / AREA.
3. SEE SHEET A-XXX FOR BASIC CEILING CONSTRUCTION DETAILS.
4. PERIMETER TRIM FOR ALL CEILING TYPES & MATERIALS TO BE 1/2\"/>

RCP LEGEND

- | | |
|-------------------------------------------------------|---------------------|
| 2x4 LAMINATE CEILING PANEL | 1 X 4 LED FIXTURE |
| EXPOSED CONCRETE DECK | 2 X 4 LED FIXTURE |
| GYPSUM BOARD | 2 X 2 LED FIXTURE |
| EXPOSED STRUCTURE - PAINTED | LED DOWNLIGHT |
| HEIGHT 3 FEET, 6 INCHES ABOVE FINISHED FLOOR, 9'0\"/> | |
| 1 X 4 LED FIXTURE | SUPPLY AIR DIFFUSER |
| 2 X 4 LED FIXTURE | RETURN AIR DIFFUSER |
| LED DOWNLIGHT | EXHAUST FAN |

PARTITION LEGEND

1. ALL EXTERIOR WALLS TO BE U.N.D.
 2. ALL INTERIOR MASONRY PARTITIONS TO BE U.N.D.
 3. ALL INTERIOR METAL STUD PARTITIONS TO BE TYPE U.N.D.
- | | |
|--------------------------------|--|
| NON-RATED PARTITION TO CEILING | |
| NON-RATED PARTITION TO DECK | |
| 1 HR. RATED PARTITION TO DECK | |
| 2 HR. RATED PARTITION TO DECK | |
| 4 HR. RATED PARTITION TO DECK | |
- NOTE: SEE SHEET A003 FOR CONSTRUCTION OF PARTITION TYPES.



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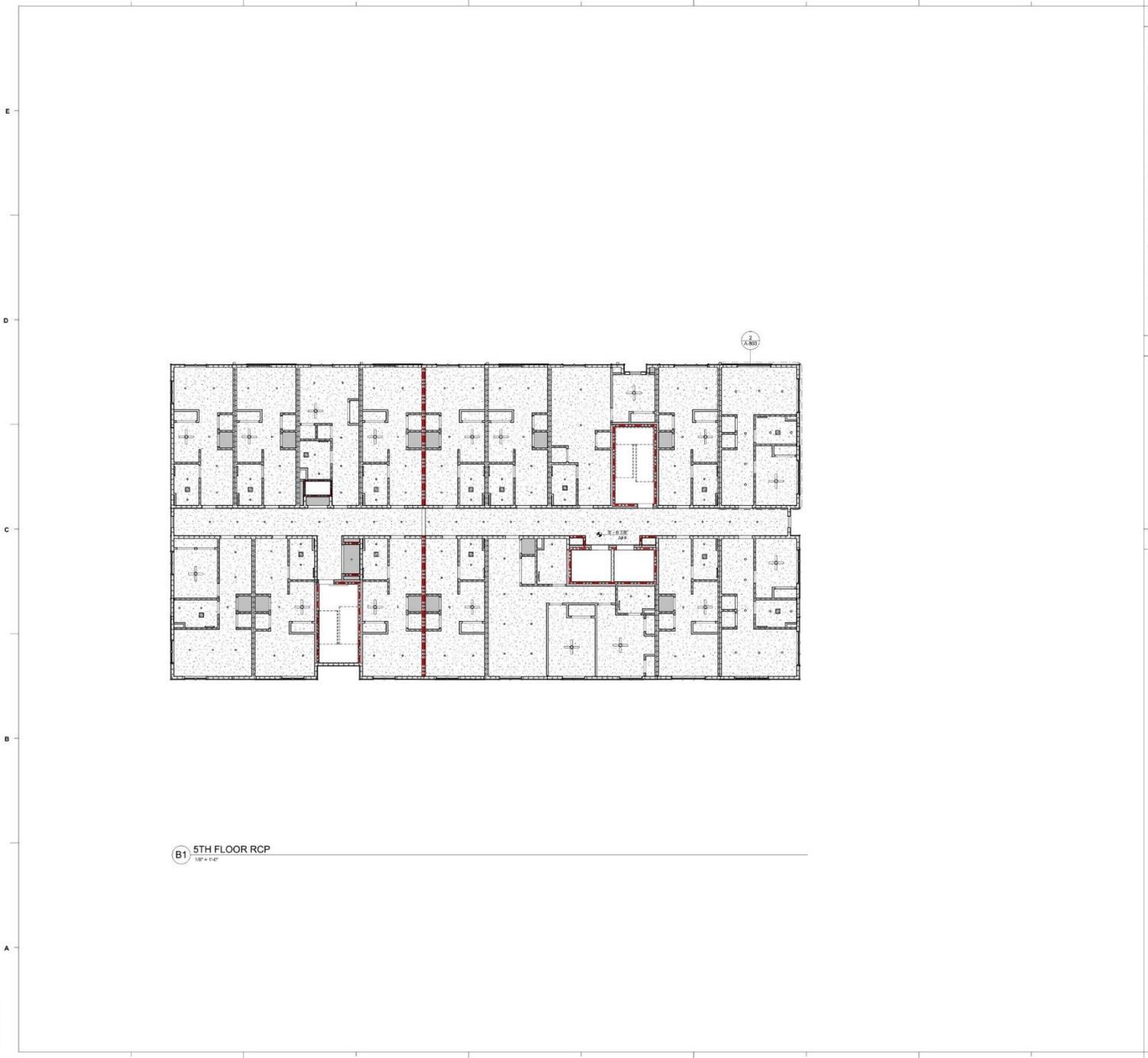
No.	Description	Date

PROJECT: 1100-10450
DATE: FEBRUARY 16, 2018
DRAWN BY: Author
CHECKED BY: Checker

4TH FLOOR - REFLECTED CEILING PLAN

A-124

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B1 5TH FLOOR RCP
1/8" = 1'-0"

REFLECTED CEILING PLAN SHEET NOTES

1. SEE SHEET A001 FOR WALL TYPES AND HEIGHT OF WALLS ABOVE CEILING.
2. SEE FINISH SCHEDULE FOR CEILING TYPES & MATERIALS IN EACH ROOM / AREA.
3. SEE SHEET AXXX FOR SUBMITTAL CONSTRUCTION DETAILS.
4. PERIMETER TRACK FOR ALL ACoustICAL CEILING TYPES TO BE 2" WIDE, INSTALLED IN ACCORDANCE WITH ISO AND CISA GUIDELINES.
5. DIMENSIONS ARE TO FACE OF STUD OR MASONRY.
6. CEILING GRID/TILES TO BE CENTERED IN ALL ROOMS UNLESS NOTED OTHERWISE. PARTIAL TILES AT ROOM PERIMETERS SHALL NOT BE LESS THAN 6" IN EITHER DIRECTION.
7. ALL CEILING TILES TO BE 2' AFF. UNO. CEILING HEIGHTS SHOWN ON THE REFLECTED CEILING PLAN ARE NON-TYPICAL AND SPECIFIC TO THE AREA INDICATED. REFER TO INTERIOR ELEVATIONS FOR THE HEIGHTS OF SOFFITS ABOVE CEILINGWORK.
8. SEE ELECTRICAL, FIRE ALARM AND FIRE PROTECTION DRAWINGS FOR SPECIAL SYSTEMS, SMOKE DETECTORS, LIGHTING AND WALL MOUNTED FIXTURES NOT SHOWN ON THIS SHEET. COORDINATE LOCATIONS OF ALL FIXTURES NOT INDICATED WITH LAYOUT INDICATED ON THIS SHEET.
9. LIGHT FIXTURES AND MECHANICAL DIFFUSERS ARE SHOWN FOR POSITIONING IN FINISH CEILING SYSTEM. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR FIXTURE TYPE, MOUNTING, DIFFUSER, WALL MOUNTED FIXTURES AND INSTALLATION OF FIXTURES IN SPACES WITHOUT CEILING.
10. CENTER LIGHTS, DIFFUSERS, EOT BEAMS ABOVE DETECTOR BEAMS ARE MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION. SEE MECHANICAL FLOOR PLAN FOR EXTENT OF EXPOSED DUCTWORK IN EXPOSED STRUCTURE AREAS WITHOUT CEILING.
11. EXTEND FINISHED WALLS AND FINISH TO STRUCTURE ABOVE AT EXPOSED STRUCTURE AREAS. PAINT ALL EXPOSED DUCTWORK, PIPING, HANGERS, ETC.
12. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR MOUNTING LOCATIONS OF ITEMS WHERE NO CEILING IS INDICATED.
13. CENTER LIGHTS, DIFFUSERS, EOT BEAMS ABOVE DETECTOR BEAMS ARE GENERAL ALARM SPEAKERS/STROBES & MISC DEVICES IN CEILING TILES WHERE APPLICABLE. LOCATE IN ALL TILES WITH CENTER OR EDGE.
14. LOCATE MECHANICAL GRILLES AND DIFFUSERS SHOWN IN CORNERS OR NEAR WALL TO 1" OFF WALLS AND
15. INSTALL ACCESS PANELS IN GYPSUM BOARD CEILING AT DUCT DAMPER CONTROLS, DIRECT MOUNTED SMOKE DETECTORS, MANUAL DUCT CONTROLS, ETC.
16. ALL SINGLE LIGHT FIXTURES SHALL BE CENTERED IN THE CEILING WITHIN THEY OCCUR.
17. LIGHTS LOCATED IN STAIRS SHALL OCCUR AT EACH FLOOR AND INTERMEDIATE LANDINGS.
18. LOCATE SPRINKLER HEADS IN THE CENTER ZONE OF THE CEILING TILE. ALIGN CORNER SPRINKLER HEADS IN THE SAME OR PARALLEL TO THE WALL WITHIN EACH SPECIFIC CEILING CONSTRUCTION.
19. SPRINKLER HEADS OTHER THAN CONCEALED, SHALL BE FULLY RECESSED CENTER IN CEILING TILE.
20. ALL DOW CEILING TO RECEIVE CONCEALED SPRINKLER HEADS.

RCP LEGEND

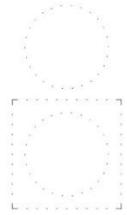
- | | | | |
|--|------------------------------------------------------------------|--|---------------------|
| | 2x2 LAY IN CEILING PANEL | | 1 x 4 LED FIXTURE |
| | EXPOSED CONCRETE DECK | | 2 x 4 LED FIXTURE |
| | GYPSUM BOARD | | 2 x 2 LED FIXTURE |
| | EXPOSED STRUCTURE - PAINTED | | LED DOWNLIGHT |
| | 1'-0" AFF. HEIGHT (FEET, INCHES) ABOVE FINISHED FLOOR, 0'0" UNO. | | SUPPLY AIR DIFFUSER |
| | | | RETURN AIR DIFFUSER |
| | | | EXHAUST FAN |

PARTITION LEGEND

1. ALL EXTERIOR WALLS TO BE U.N.O.
 2. ALL INTERIOR MASONRY PARTITIONS TO BE U.N.O.
 3. ALL INTERIOR METAL STUD PARTITIONS TO BE TYPE U.N.O.
- | | |
|--|--------------------------------|
| | NON-RATED PARTITION TO CEILING |
| | NON-RATED PARTITION TO DECK |
| | 1 HR. RATED PARTITION TO DECK |
| | 2 HR. RATED PARTITION TO DECK |
| | 4 HR. RATED PARTITION TO DECK |
- NOTE: SEE SHEET A001 FOR CONSTRUCTION OF PARTITION TYPES.



573 MEETING STREET



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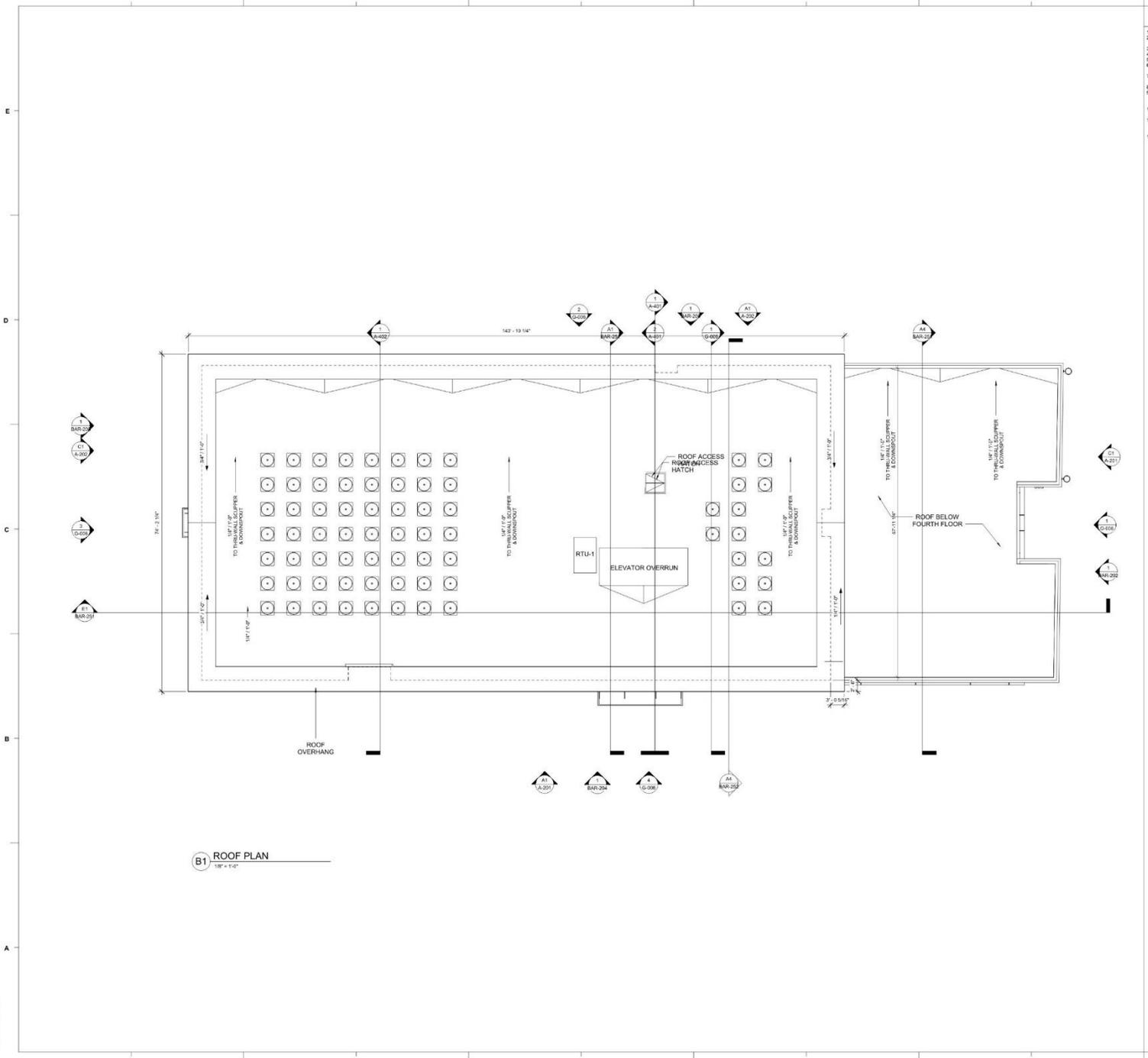
No.	Description	Date

PROJECT: 1100-10450
DATE: FEBRUARY 18, 2020
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5TH FLOOR - REFLECTED CEILING PLAN

A-125

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B1 ROOF PLAN
1/8" = 1'-0"

ROOF PLAN SHEET NOTES

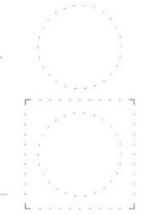
1. ROOF SURFACE SHOWN IS PVC MEMBRANE. UNO.
2. LOCATION AND SIZE OF MECHANICAL EQUIPMENT ARE APPROXIMATE. SEE STRUCTURAL AND MECHANICAL DRAWINGS FOR ACTUAL LOCATIONS.
3. SEE PLUMBING DRAWINGS FOR VENTS THROUGH ROOF LOCATIONS.
4. SEE SHEET A-104 FOR TYPICAL ROOF DETAILS AND NOTES.
5. SEE STRUCTURAL DRAWINGS FOR FASTENING REQUIREMENTS.
6. SLOPE ALL LOW SLOPED ROOFS TO ROOF DRAINS WITH MINIMUM SLOPE OF 1/4".
7. PER ROOF METAL ROOF DRAIN IN SQUARE RECORDS 300# 1/2" SQUARE PROVIDE CRIGETS AT ALL CURBS AND EQUIPMENT FALLS SET PERPENDICULAR TO ROOF SURFACE WITH AN ORATOR 1/2" X 2" W/4".
8. SLOPE ALL COPRIS BACK TO ROOF UNO.
9. COPRIS CORNERS TO BE ENHANCED TO PIECES WITH EQUAL RETURNS A MINIMUM OF 1/2" IN LENGTH. TOP HORIZONTAL JOINTS TO BE STANDING SEAM. VERTICAL JOINTS TO BE FLAT JOINTS.
10. WOOD BLOCKS SHOWN IN ROOF DETAILING SHALL BE PRESERVATIVE TREATED USE DETAILED FASTENERS WITH THE PRESERVATIVE TREATED WOOD. EXTEND ALL PENETRATIONS, CURBS AND COMPONENTS A MINIMUM OF 8" ABOVE THE ROOF SURFACE. PROVIDE 1" CLEAR USE DANCE BEHIND PENETRATIONS AND TO ANY VERTICAL SURFACE.
11. IF NOT DETAILED, APPLY MOST STRINGENT CONDITION OF MRCA AND SMACNA (CURRENT EDITIONS) STANDARDS FOR ROOF DETAIL CONDITIONS.



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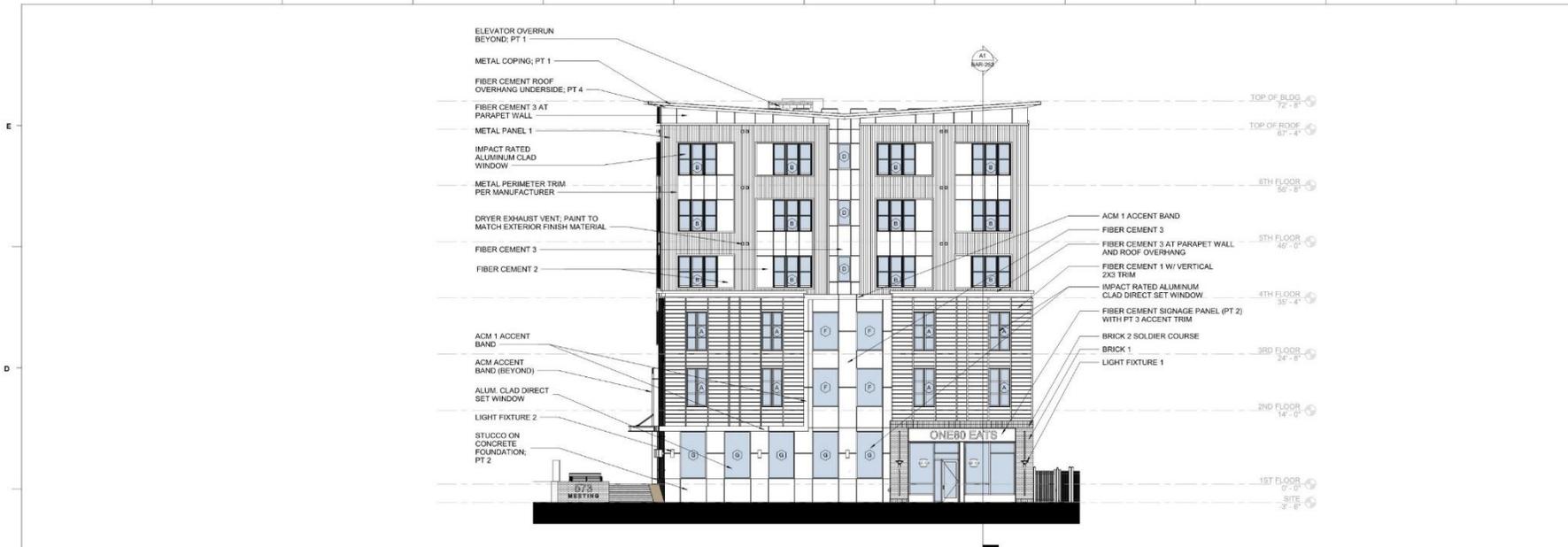
No.	Description	Date

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ROOF PLAN

A-151

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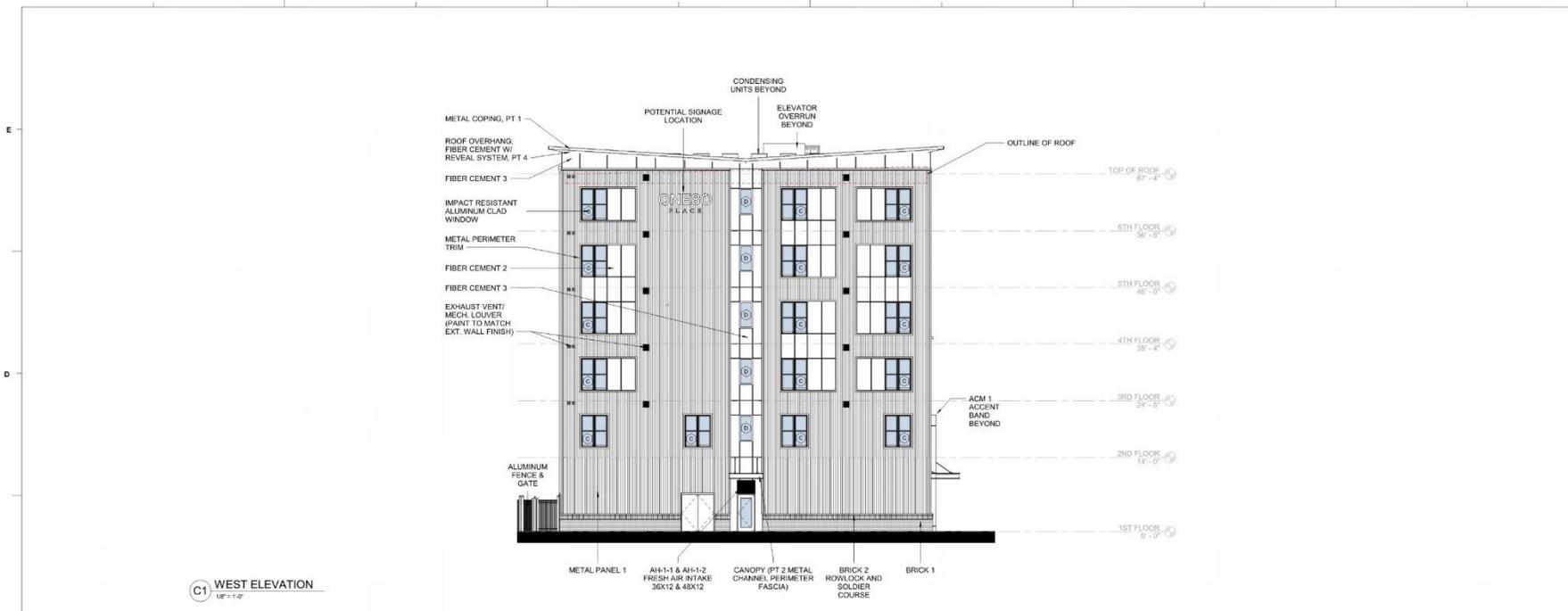


C1 EAST ELEVATION
137' x 117'

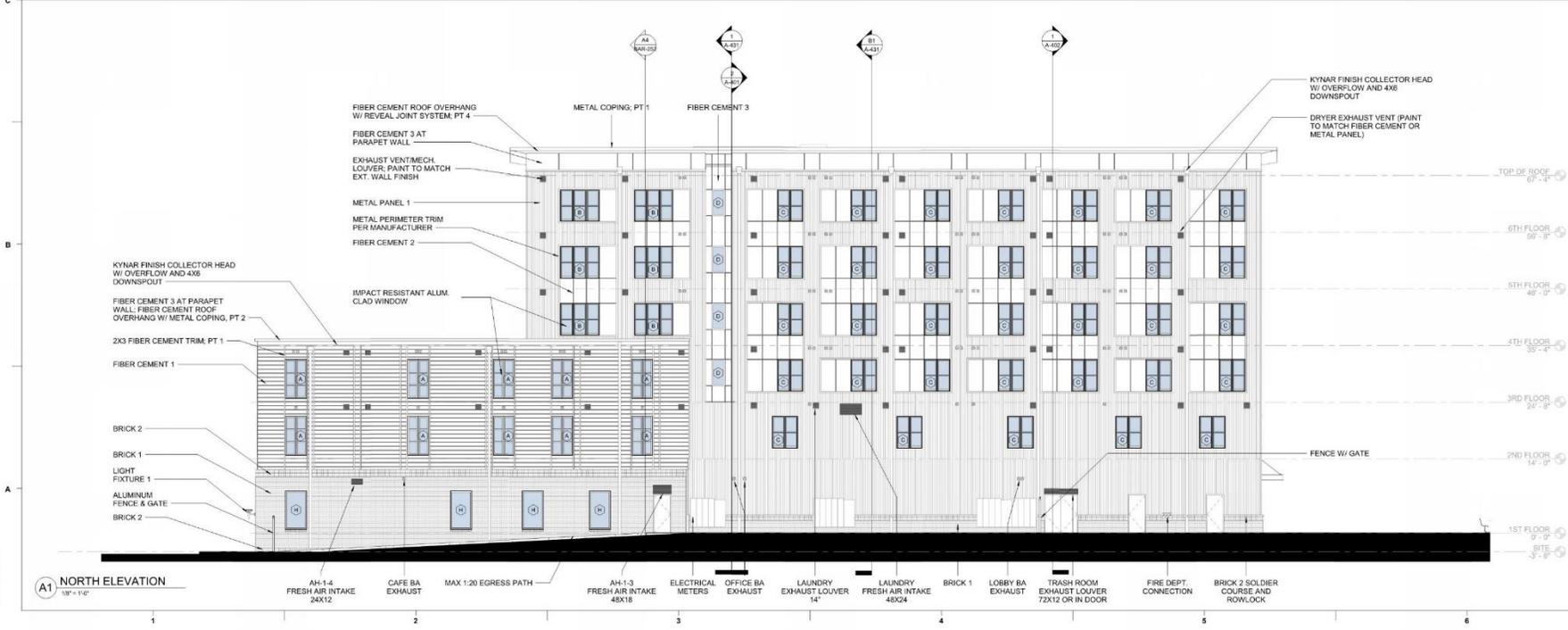


A1 SOUTH ELEVATION
117' x 117'

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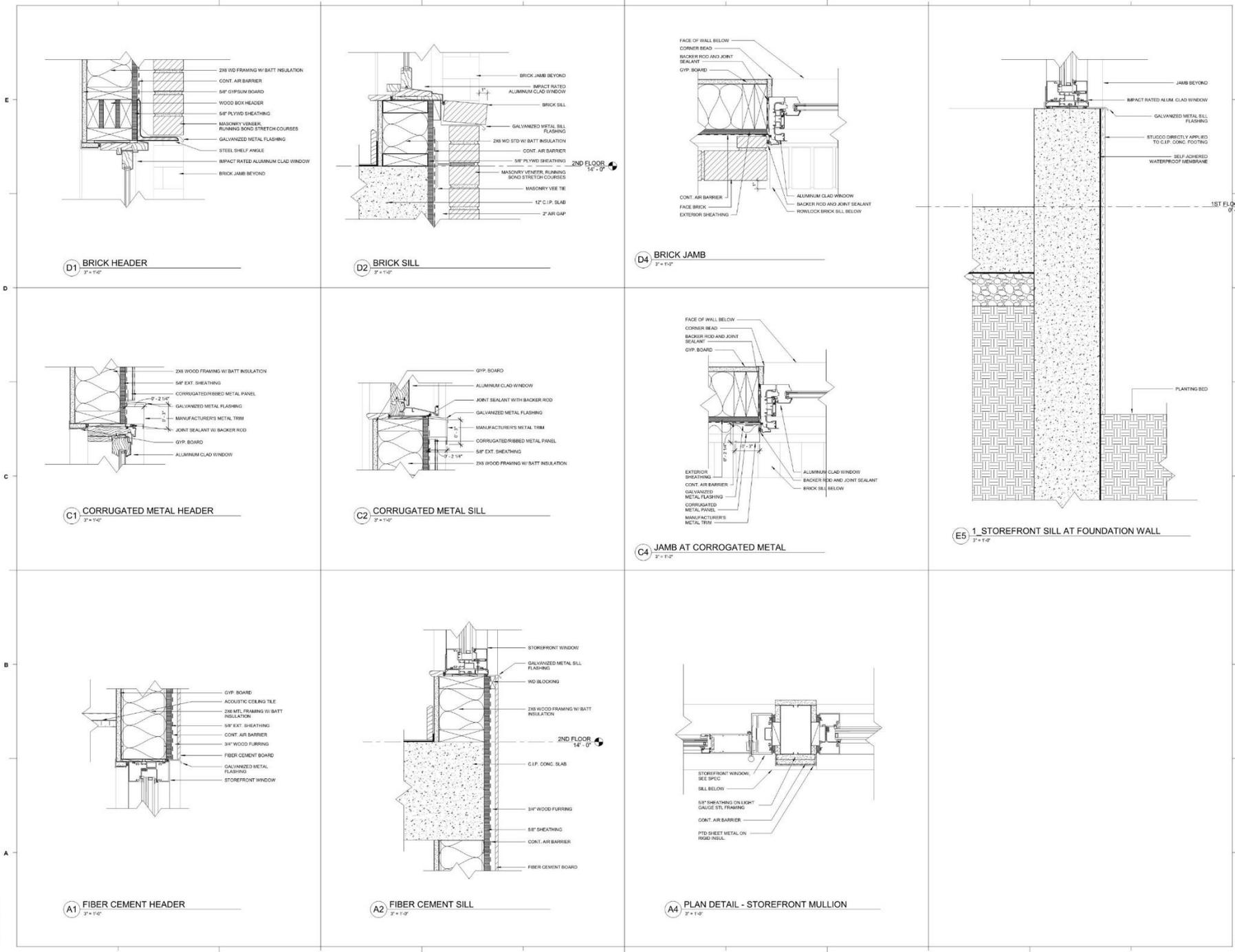


C1 WEST ELEVATION
1/8" = 1'-0"



A1 NORTH ELEVATION
1/8" = 1'-0"

18M 10/17/22 Meeting - One80 Place ARCH - ONE80 Place - 2018.rvt
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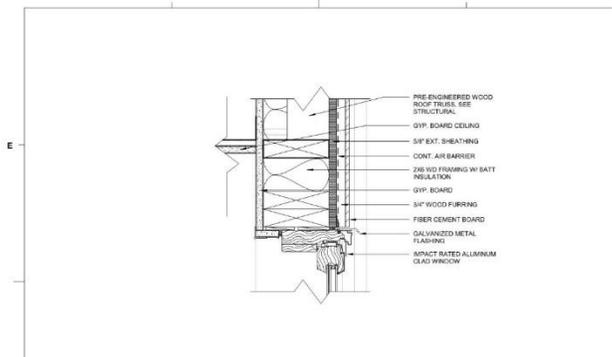
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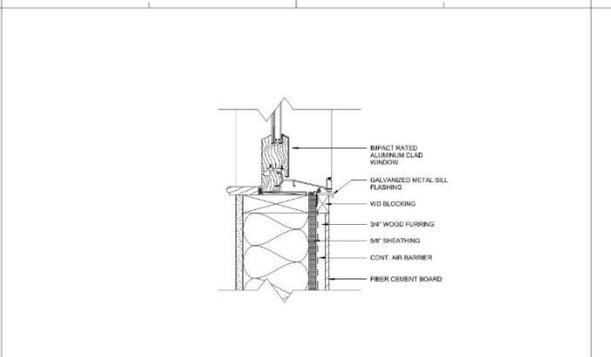
SECTION
DETAILS -
HEAD, JAMB
AND SILL

A-361

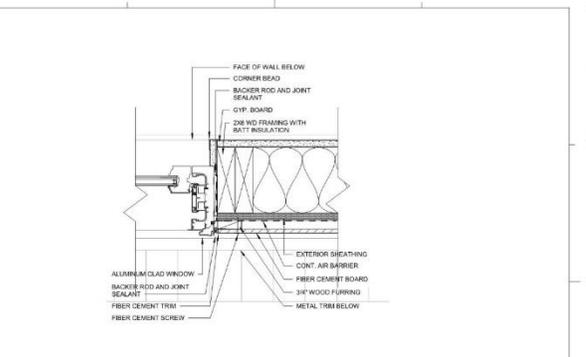
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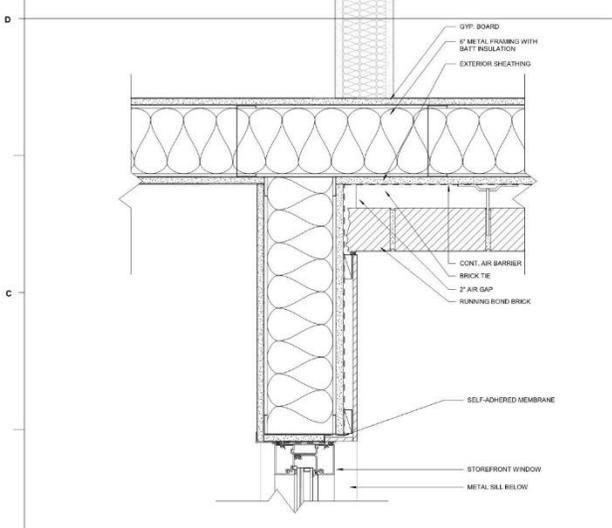
E1 HEAD DETAIL - FIBER CEMENT
3" x 1 1/2"



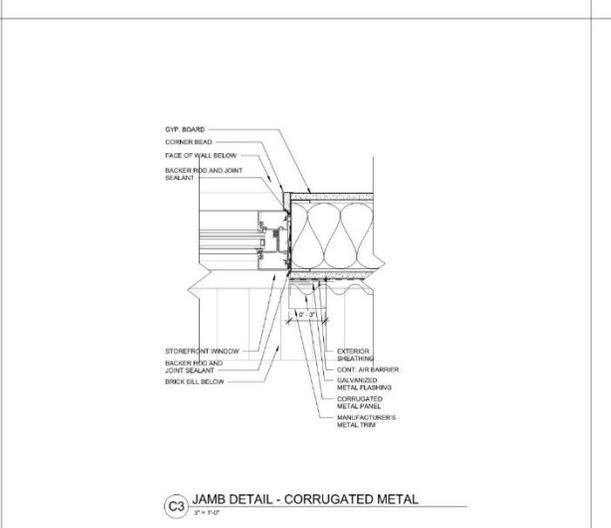
E3 SILL DETAIL - FIBER CEMENT
3" x 1 1/2"



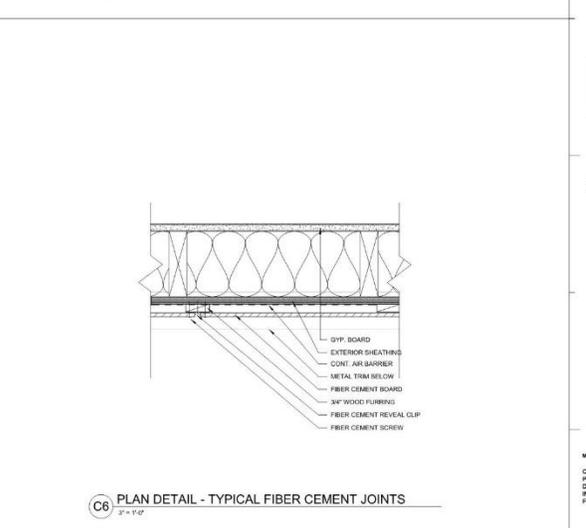
E6 JAMB DETAIL - FIBER CEMENT
3" x 1 1/2"



C1 PLAN DETAIL - JAMB AT BRICK AND STOREFRONT WINDOW
3" x 1 1/2"



C3 JAMB DETAIL - CORRUGATED METAL
3" x 1 1/2"

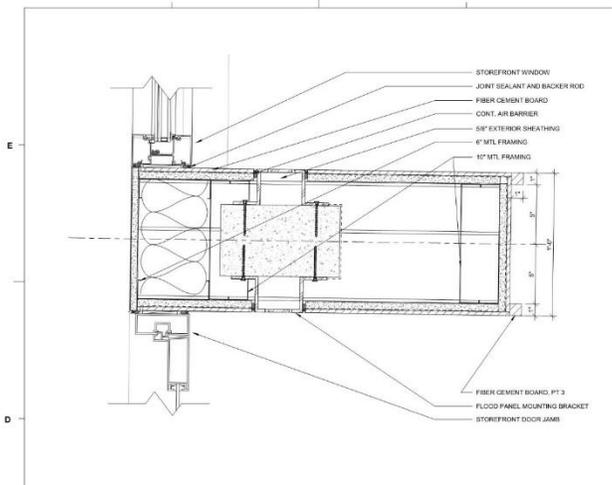


C6 PLAN DETAIL - TYPICAL FIBER CEMENT JOINTS
3" x 1 1/2"

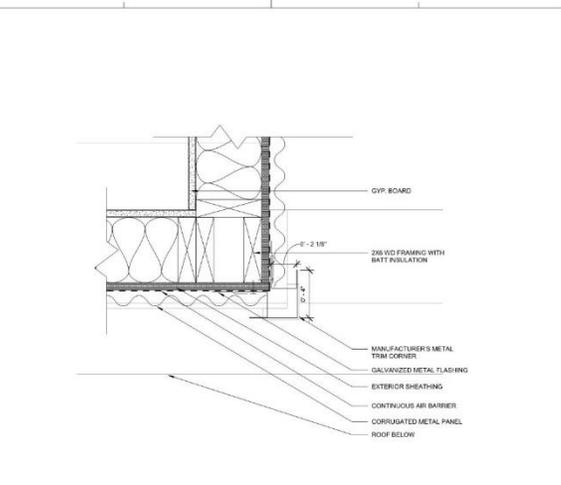
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No.	Description	Date

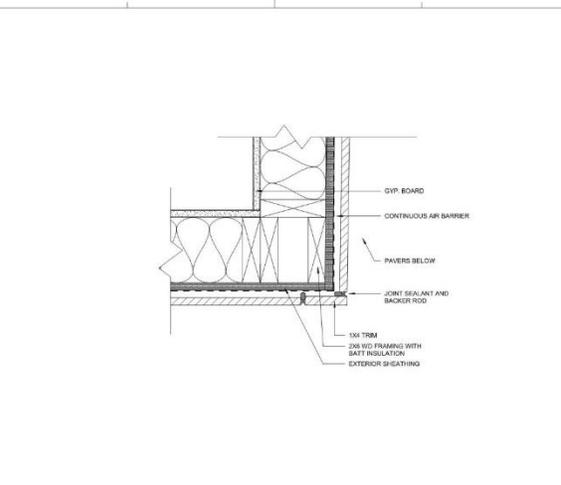
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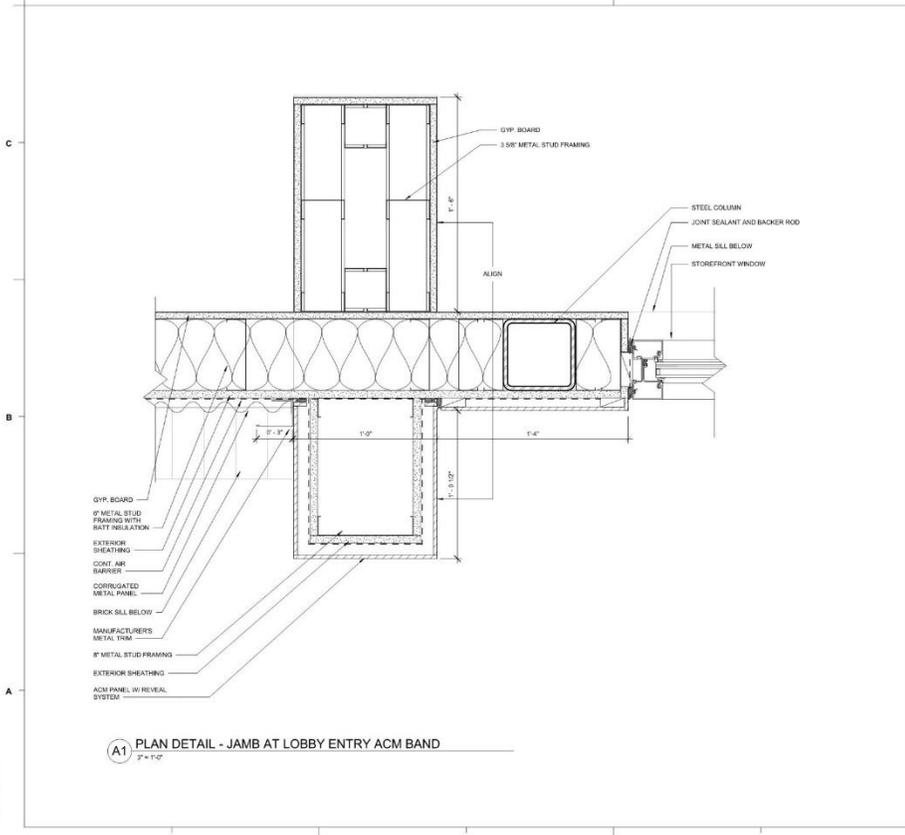
E1 PLAN DETAIL - CAFE ENTRY COLUMN
2" x 1/2"



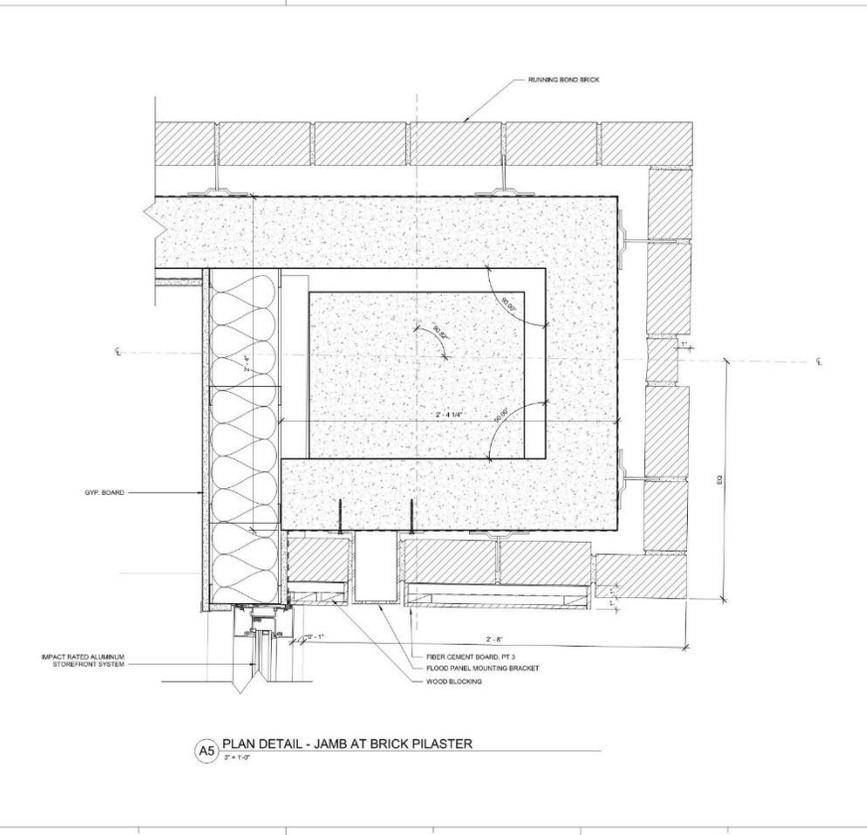
E3 PLAN DETAIL - CORRUGATED METAL CORNER
2" x 1/2"



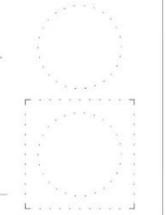
E5 PLAN DETAIL - SHIPLAP - EXT. CORNER
2" x 1/2"



A1 PLAN DETAIL - JAMB AT LOBBY ENTRY ACM BAND
2" x 1/2"



A5 PLAN DETAIL - JAMB AT BRICK PILASTER
2" x 1/2"



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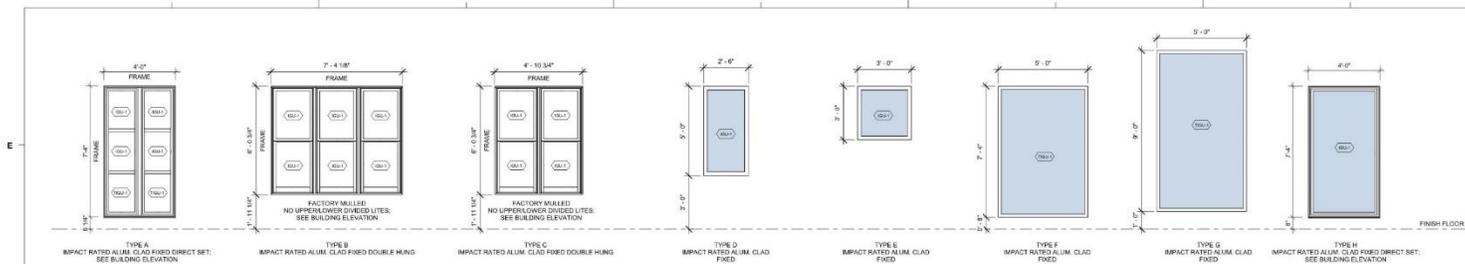
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PLAN DETAILS

A-363

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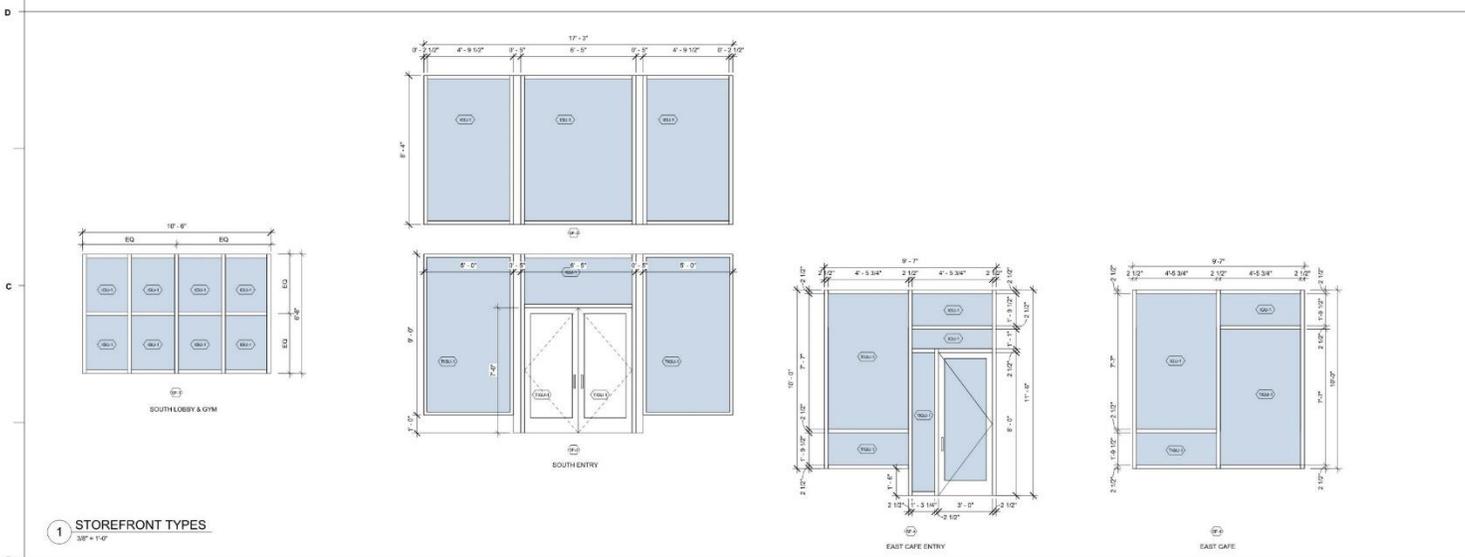
WINDOW TYPES LEGEND
3/8" = 1/8"

GLAZING TYPES LEGEND	
TYPE	DESCRIPTION
IGU-1	INSULATED GLASS
TIGU-1	INSULATED GLASS, TEMPERED
SGU-1	INSULATED GLASS, SPANDREL
CF	CLEAR FLOAT GLASS
TCF	CLEAR TEMPERED FLOAT GLASS
LG	CLEAR LAMINATED GLASS
TLG	CLEAR LAMINATED GLASS, TEMPERED

ALUMINUM FRAME TYPES LEGEND	
TYPE	DESCRIPTION
CFW-2	ALUMINUM CURTAINWALL
CF-2	ALUMINUM STOREFRONT

*ALL INTERIOR WINDOW GLAZING TO BE TYPE CGU UNO.
*ALL INTERIOR DOOR GLAZING TO BE TYPE TLG UNO. (SEE DOOR SCHEDULE)

WINDOW TO BE EITHER DIRECT SET ALUM. CLAD OR STOREFRONT, WHICHEVER IS LESS COSTLY.



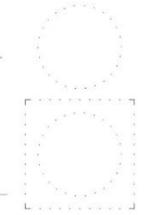
1 STOREFRONT TYPES
3/8" = 1/8"



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WINDOW AND STOREFRONT LEGEND

A-604

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