BOARD OF ARCHITECTURAL REVIEW - LARGE

Meeting of June 22, 2022
4:30 PM

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

MEETING PARTICIPATION:
Information on each application, including documents submitted by the applicant, as well as post-meeting results and staff comments will be available online at www.charleston-sc.gov/bar.

To view or participate in the Board Meeting, please refer to the following options:
• **In-Person** (to participate or view)
  Public Meeting Room at 2 George Street, First Floor
• **YouTube Streaming** (to view live or after the meeting)
  The meeting will be recorded and livestreamed to the City of Charleston BAR-L YouTube channel at https://www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists.

PUBLIC WRITTEN COMMENT:
Use one of the following methods to submit written comments to be shared with Board Members prior to the Meeting. Please provide your name, address, telephone number, meeting date, and project number. The deadline to submit written comments is 12:00 PM one business day before the meeting.
• Complete the Citizen Participation form at http://innovate.charleston-sc.gov/; or
• Call 843-724-3765; or
• Mail comments to: Department of Planning, Preservation & Sustainability, 2 George St, Charleston, SC 29401.
Protocol

MEETING PROCEDURES:
The Applicants (all team members) have been required to register and submit any documents in advance of the meeting. Staff will control the slide presentation that includes everything submitted by the Applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation. Applicants, Staff, and Board members are required to give their name whenever speaking.

PUBLIC COMMENT:
All applications heard today are part of public meeting format. Written public comment, received by the deadline of noon the day before the meeting, provided to the Board members 24 hours in advance of the meeting, is acknowledged into the record and summarized. Members of the public who wish to be heard in person during an agenda item’s public portion shall announce their name and address for the record.

BOARD MEMBERS:
Board members will be polled by the Chairperson for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nay, not in favor”. The Chair shall re-read the motion verbatim and the Board member making the motion should correct the Chair if he has not re-read the motion accurately.

Results will be posted on the City website at www.charleston-sc.gov/bar.
Agenda Item #1

Approval of Minutes from May 25 Meeting
Agenda Item #2

411 Meeting Street - - TMS # 459-09-03-114

Request final approval of mock-up panel.

New Construction | Cannon-Elliottborough | Height Districts 5 & 8 | Old and Historic District
Agenda Item #2 (411 Meeting Street)

Applicant’s Presentation
3. All exterior walls, floor, and roofs shall have a continuous air barrier and shall be continuously insulated.
**Exterior Finish Schedule**

<table>
<thead>
<tr>
<th>Material Description</th>
<th>Color</th>
<th>Manufacturer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cast Stone Systems</td>
<td></td>
<td></td>
</tr>
<tr>
<td>RoofScreen A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vision Guard Arch Louver</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tile Tech</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper Levels</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donnie Rushing / Coastal Canvas / 912</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Lvl / Apts.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SW 7555 Patience</td>
<td></td>
<td></td>
</tr>
<tr>
<td>RoofScreen A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ARGOS Ivory Buff</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sherwin Williams</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cast Stone Systems</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ted Echols / Cast Stone Systems / 252</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vulkem 350/351</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ken Hope / Tremco / 704</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Porcelain Pavers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wind Uplift Paver Tray</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stack Cap Hybrid</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GT6700B B Beveled profile fixed window w/ TBD panning / North - Condo</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7' - 8&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>L</td>
<td></td>
<td></td>
</tr>
<tr>
<td>P</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**
- This drawing is the property of Charleston, SC.
- Charleston, SC 29403 Ph: 404-522-9455
- Exterior Finish Schedule
- This drawing is intended for the Project and Site specifically identified herein. It is to be used only for the Project and Site specifically identified herein. It is to be returned upon completion of Project.
- All dimensions shown are in feet and inches. All tolerances are 1/16" unless otherwise noted.
- The products listed are subject to review and approval by the Architect, the Owner, and the City Board of Architectural Review (BAR). No product shall be considered as a substitution until it has been reviewed and received formal approval.
- The Architect reserves the right to request samples of materials to be furnished by the Contractor and to reduce existing tolerances where deemed necessary.
- No Date Description
- Joseph E. Rabun, AIA
- Atlanta, Georgia 30303 Ph: 404-522-9455

---

06/10/22

---

06/10/22

---

M 103

---

411 Meeting Street - Exterior Mockup

---

411 Meeting Street - Exterior Mockup

---

411 Meeting Street - Exterior Mockup

---

411 Meeting Street - Exterior Mockup

---

411 Meeting Street - Exterior Mockup
3.00 REINFORCED CONCRETE

3.01 STRUCTURE DESIGN IN ACCORDANCE WITH THE ACI 318 BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY UNITS. PROJECT IS DESIGNED TO WITHSTAND SEISMIC LOADING.

3.02 CONCRETE WALLS TO BE REINFORCED WITH THE ACI 318 BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY UNITS.

3.03 CONCRETE WALLS TO BE REINFORCED WITH THE ACI 318 BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY UNITS.

3.04 PROVIDE LIGHT WEIGHT, HOLLOW, LOAD-BEARING CONCRETE MASONRY UNITS (CMU) CONFORMING TO ASTM A82, NO. 9 GAUGE OR HEAVIER, ZINC COATED, OR OTHER MASONRY UNITS AS APPROPRIATE.

3.05 PROVIDE LIGHT WEIGHT, HOLLOW, LOAD-BEARING CONCRETE MASONRY UNITS (CMU) CONFORMING TO ASTM A82, NO. 9 GAUGE OR HEAVIER, ZINC COATED, OR OTHER MASONRY UNITS AS APPROPRIATE.

3.06 PROVIDE LIGHT WEIGHT, HOLLOW, LOAD-BEARING CONCRETE MASONRY UNITS (CMU) CONFORMING TO ASTM A82, NO. 9 GAUGE OR HEAVIER, ZINC COATED, OR OTHER MASONRY UNITS AS APPROPRIATE.

3.07 PROVIDE LIGHT WEIGHT, HOLLOW, LOAD-BEARING CONCRETE MASONRY UNITS (CMU) CONFORMING TO ASTM A82, NO. 9 GAUGE OR HEAVIER, ZINC COATED, OR OTHER MASONRY UNITS AS APPROPRIATE.
5.00 STRUCTURAL STEEL

5.01 STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED ACCORDING TO THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS AND THE CODES OF STANDARD PRACTICE FOR STRUCTURAL STEEL.

5.02 MATERIALS ARE TO BE AS FOLLOWS:

- STRUCTURAL STEEL (W-SHAPE)........... ASTM A992 (Fy = 50 ksi)
- DECKING AND STRUCTURAL TUBING............................. ASTM A500, GRADE B (Fy = 46 ksi)
- STRUCTURAL BOLTS............................... ASTM A325, MIN. 3/4" DIAMETER

5.03 PROVIDE TEMPORARY BRACING OF STRUCTURAL FRAMING UNTIL ALL PERMANENT BRACING, MOMENT CONNECTIONS AND FLOOR & ROOF DECKS (DIAPHRAGMS) ARE COMPLETELY INSTALLED AND ALL TRUSS, TRUSS ACCOMMODATE THE TORSION RESULTING FROM THE ECCENTRIC LOADING OF THE PRECAST PANELS, CURTAINWALL SYSTEM, LIGHT GAUGE METAL FRAME, ETC. SUPPLEMENTARY SECONDARY BRACING SHALL BE DESIGNED AND PROVIDED BY THE SUPPLIER TO ELIMINATE THE TORSION.

5.04 THE STRUCTURAL DESIGN OF THE BUILDING IS BASED ON THE FULL INTERACTION OF ALL ITS COMPONENT PARTS, WITH NO PROVISIONS MADE FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THEREFORE, THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING DURING CONSTRUCTION.

5.05 CONSIDER THE LOAD AND RESISTANCE FACTOR DESIGN (LRFD) FOR THE FULL DESIGN OF THE BUILDING.

5.06 THE STRUCTURAL STEEL MEMBERS HAVE NOT BEEN DESIGNED TO ACCOMMODATE THE TORSION RESULTING FROM THE ECCENTRIC LOADING OF THE PRECAST PANELS, CURTAINWALL SYSTEM, LIGHT GAUGE METAL FRAME, ETC. SUPPLEMENTARY SECONDARY BRACING SHALL BE DESIGNED AND PROVIDED BY THE SUPPLIER TO ELIMINATE THE TORSION.

5.07 WELDER'S CERTIFICATE SHALL BE AVAILABLE AT THE JOB SITE.

5.08 SUBMIT SHOP DRAWINGS PREPARED IN ACCORDANCE WITH AISC MANUAL "DETAILING FOR STEEL CONSTRUCTION". DO NOT BEGIN FABRICATION UNTIL THE SHOP DRAWINGS AND SHOP DRAWING SHEET MET THE REQUIREMENTS.

5.09 ALL STIFFENER PLATES, ANGLES, ETC., WHERE SHOWN IN CONTACT WITH THE STRUCTURAL STEEL SHALL BE MATCHED TO THE THICKNESS OF THE BEAM.

5.10 COORDINATE EMBEDDED ITEMS REQUIRED FOR ARCHITECTURAL, STRUCTURAL, MECHANICAL, ETC. ARE SHOWN ON THE DRAWINGS.

5.11 CONNECTIONS OF STRUCTURAL STEEL SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

5.12 THE CONTRACTOR SHALL VERIFY THE CAMBER OF THE STEEL MEMBERS IN THE SHOP AND FIELD.

5.13 THE STRUCTURAL DESIGN OF THE BUILDING IS BASED ON THE FULL INTERACTION OF ALL ITS COMPONENT PARTS, WITH NO PROVISIONS MADE FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THEREFORE, THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING DURING CONSTRUCTION.

5.14 PROVIDE ADEQUATE BRACING DURING CONSTRUCTION.

5.15 ALL EXPOSED STRUCTURAL STEEL RECEIVING INTUMESCENT PAINT SHOULD BE PAINTED.

5.16 PAINT STRUCTURAL STEEL IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. DO NOT PAINT STEEL SURFACES TO BE ENCASED IN T/O/WALL.

5.17 ALL THE EXPOSED STEEL SHOULD BE FABRICATED TO AISC'S ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SPECIFICATIONS. STEEL WEATHER SHALL BE GALVANIZED.

5.18 ALL EXHAUST STRUCTURAL STEEL RECEIVING INTUMESCENT PAINT SHOULD BE PAINTED.

5.19 COORDINATE EMBEDDED ITEMS REQUIRED FOR ARCHITECTURAL, STRUCTURAL, MECHANICAL, ETC.

5.20 STEEL COLUMNS ARE TO BE CONTINUOUS WITH NO SPLICES UNLESS NOTED OTHERWISE. ALL STEEL COLUMNS TO HAVE 5/8" CAP PLATE UNLESS NOTED OTHERWISE.

5.21 CONNECTIONS OF STRUCTURAL STEEL SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

5.22 THE CONTRACTOR SHALL VERIFY THE CAMBER OF THE STEEL MEMBERS IN THE SHOP AND FIELD.

5.23 THE CONTRACTOR SHALL VERIFY THE CAMBER OF THE STEEL MEMBERS IN THE SHOP AND FIELD.
Agenda Item #3

635 King Street - - TMS # 460-08-02-010 to 013/110/112/113/117

Request conceptual approval for a mixed-use building with an additional half story along King Street through architectural merit and context. (Courier Square Phase 2, Building 1)

New Construction | Cannon-Elliottborough | Height Districts 4 & 7 | Old and Historic District
Agenda Item #3 (635 King Street)

Applicant’s Presentation
COURIER SQUARE
Phase II, Building I
635 King Street
Charleston

BOARD OF ARCHITECTURAL REVIEW
Conceptual Design
Sottile & Sottile

SPRING 2023
PREFACE

The following Conceptual Design has been developed based on a collaborative Design Charrette held for the Courier Square Phase II, Building 1 site at 635 King Street in Charleston, South Carolina in the Spring of 2022.

The urban landscape of Upper King Street has evolved over time as buildings have been replaced, re-purposed or abandoned. Additionally, the introduction of elevated highway infrastructure into the historic urban fabric of the peninsula has impacted the city's historic pattern and scale. Contemporary infill projects have a deep responsibility to restore and build back, to repair and to make whole, to create an architecture worthy of future preservation.

The design concepts within this submittal aspire to a humanizing architecture that can adapt to the needs of a living city, understanding the site’s unique position as a gateway to Upper King Street, and a call to action for a humane architecture.

CHARLESTON

SPRING 2022
1. URBAN CONTEXT
   The City & Neck of Charleston 1-1
   Growth of the City 1-2
   Gateway to King Street 1-3
   Transportation Development 1-4
   Peninsula Delineations 1-5
   Aerial View Looking South 1-6
   Context Elevations 1-7–1-8
   Context Plan & Site Survey 1-9–1-10
   Photographic Site & Context Survey 1-11–1-14

2. DESIGN CHARRETTE
   Community Design Charrette 2-1
   Kick-Off Presentation 2-2
   Precedent Touring 2-3–2-4
   Humanism & Design 2-5
   Storefronts & Skylines 2-6
   Disciplines We’ll Need 2-7
   Skyline Expression 2-8
   Diverse, Crafted, & Artful Storefronts 2-9
   Site & Programming Considerations 2-10

Design Charrette Continued
   Exuberant Charleston 2-11
   Considering All Frontages 2-12
   Work-In-Progress Presentation 2-13
   The Call To Action 2-14

3. MASTER PLAN
   Conceptual Master Plan 3-1
   Conceptual Perspectives 3-2–3-4

4. CONCEPTUAL FLOOR PLANS
   Conceptual Site Plan 4-1
   Architectural Floor Plans 4-2–4-7

5. CONCEPTUAL ELEVATIONS
   Conceptual Architectural Elevations 5-1–5-5
   Context Elevations 5-6–5-7
   Enlarged Elevation Details 5-8–5-17

6. PATTERNS & PRECEDENTS
   Massing, Materials & Details 6-1–6-6

Information contained herein is conceptual. Information has
been compiled from various sources and does not share
completeness accuracy nor guarantees seeing or other issues of
development approval. It is intended to provide an overview
and analysis of design conditions. Seville & Smith, 2012.
1. URBAN CONTEXT

The City & Neck of Charleston  1-1
Growth of the City  1-2
Gateway to King Street  1-3
Transportation Development  1-4
Peninsula Delineations  1-5
Aerial View Looking South  1-6–1-7
Context Elevations  1-8
Context Plan & Site Survey  1-9
Photographic Site & Context Survey  1-9
This 1844 block map of Charleston shows the significance of Line Street as a northern boundary, as well as the extended frontage that the early form of this block occupies along Upper King Street, between Line Street and Spring Street.

1844 - PLAN OF THE CITY & NECK OF CHARLESTON
Upper King Street | Line Street Demarcation
GROWTH OF THE CITY

The growth of Charleston’s urban form and 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 pattern creates a linear center through the city. The natural growth of the city northward can be seen through these historic maps as an organic process over time, adding blocks around an assembling, informal grid pattern.

GROWTH OF THE CITY
Upper King Street | Organic Urban Growth

This 1849 Map shows a continuous block face along King Street, stretching between Line Street and Spring Street and the presence of St. James Church.

Information contained herein is conceptual. Information has been compiled from various sources and does not claim complete accuracy or guarantee timing or other types of development approval. It is intended to provide an overview and analysis of design conditions. - Smith & Smith, 2013
GATEWAY TO KING STREET

This diagram illustrates the site’s proximity to the area’s major regional highway network. With its proximity to the crossing of the Septima Clark Parkway, it serves as the gateway to Upper King Street at the heart of the Charleston Peninsula.

GATEWAY TO UPPER KING STREET

Upper King Street | Courier Square Phase II, Building I
HIGHWAY INFRASTRUCTURE

The organic grid pattern of Charleston was disrupted in the mid-twentieth century with the introduction of elevated highway infrastructure into the historic urban fabric of the Peninsula.

Preferential treatment of the automobile over the pedestrian experience impacted streets across the city; with the vitality of King Street suffering greatly from erratic traffic patterns and the perceived barriers imposed by overpasses and exits.

1960s - TRANSPORTATION DEVELOPMENT

Upper King Street | Insertion of the Highway

In 1978, the City of Charleston and the South Carolina Department of Transportation renamed the expressway to honor Clark.

C. 1960: photograph showing the elevated highway infrastructure across the Peninsula.
This diagram illustrates the significant streets that mark the passage of King Street as it travels the spine of the peninsula. These include Broad Street and Calhoun Street. As one looks to the north, the crossing of the highway is the next most significant transition on the corridor. It is in that context that the significance of the subject site can be seen as it acts as the primary gateway block to upper King Street immediately after crossing below the Septima Clark highway bridges.
CONTEXT PLAN
Upper King Street | Courier Square Phase II, Building I
5. The site will be visible from the Septima Clark Parkway overpass.

6. View of the site's current street frontage.

7. An interior view of the block.

8. Current view eastward toward the front of the site showing the Old Post & Courier Building.

SITE CONTEXT PHOTOGRAPHS
Upper King Street | Courier Square Phase II, Building I
SITE CONTEXT PHOTOGRAPHS
Upper King Street | Courier Square Phase II, Building I
2. DESIGN CHARRETTE

Community Design Charrette 2-1
Kick-Off Presentation 2-2
Precedent Touring 2-3–2-4
Humanism & Design 2-5
Storefronts & Skylines 2-6
Disciplines We’ll Need 2-7
Skyline Expression 2-8
Diverse, Crafted, & Artful Storefronts 2-9
Site Programming Considerations 2-10
Exuberant Charleston 2-11
Considering All Frontages 2-12
Work-In-Progress Presentation 2-13
The Call To Action 2-14
## COURIER SQUARE DESIGN CHARRETTE

### Charrette Schedule

**Phase II, Building I**

<table>
<thead>
<tr>
<th>Project Team</th>
<th>Monday, April 4</th>
<th>Tuesday, April 5</th>
<th>Wednesday, April 6</th>
<th>Thursday, April 7</th>
<th>Friday, April 8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Team</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GREYSTAR</td>
<td>8:30 AM</td>
<td>Design Team Organize Tasks and Objectives</td>
<td>Work Session</td>
<td>Design Team Organize Tasks and Objectives</td>
<td>Design Team Organize Tasks and Objectives</td>
</tr>
<tr>
<td>Ben Liebertau</td>
<td>9:00 AM</td>
<td>Design Team Organize Tasks and Objectives</td>
<td>Work Session</td>
<td>Design Team Organize Tasks and Objectives</td>
<td>Design Team Organize Tasks and Objectives</td>
</tr>
<tr>
<td>DJ Van Slambrouk</td>
<td>10:00 AM</td>
<td>Technical Meeting #1</td>
<td>Work Session</td>
<td>Design Team Organize Tasks and Objectives</td>
<td>Design Team Organize Tasks and Objectives</td>
</tr>
<tr>
<td>Tyler Hodgdon</td>
<td>11:00 AM</td>
<td>Technical Meeting #3</td>
<td>Work Session</td>
<td>Design Team Organize Tasks and Objectives</td>
<td>Design Team Organize Tasks and Objectives</td>
</tr>
<tr>
<td>Chrissy Pringle</td>
<td>12:00 PM</td>
<td>Work Session</td>
<td></td>
<td>Design Team Organize Tasks and Objectives</td>
<td>Design Team Organize Tasks and Objectives</td>
</tr>
<tr>
<td>Sontile &amp; Sontile</td>
<td>1:00 PM</td>
<td>Working Lunch Meeting</td>
<td>Working Lunch Meeting</td>
<td>Design Team Organize Tasks and Objectives</td>
<td>Design Team Organize Tasks and Objectives</td>
</tr>
<tr>
<td>Christian Sontile</td>
<td>2:00 PM</td>
<td>Working Lunch Meeting</td>
<td>Working Lunch Meeting</td>
<td>Design Team Organize Tasks and Objectives</td>
<td>Design Team Organize Tasks and Objectives</td>
</tr>
<tr>
<td>Craig Clements</td>
<td>3:00 PM</td>
<td>Working Lunch Meeting</td>
<td>Working Lunch Meeting</td>
<td>Design Team Organize Tasks and Objectives</td>
<td>Design Team Organize Tasks and Objectives</td>
</tr>
<tr>
<td>Emily McLeroy</td>
<td>4:00 PM</td>
<td>Working Lunch Meeting</td>
<td>Working Lunch Meeting</td>
<td>Design Team Organize Tasks and Objectives</td>
<td>Design Team Organize Tasks and Objectives</td>
</tr>
<tr>
<td>Hamilton Brindley</td>
<td>5:00 PM</td>
<td>Working Lunch Meeting</td>
<td>Working Lunch Meeting</td>
<td>Design Team Organize Tasks and Objectives</td>
<td>Design Team Organize Tasks and Objectives</td>
</tr>
<tr>
<td>Robert John</td>
<td>6:00 PM</td>
<td>Working Lunch Meeting</td>
<td>Working Lunch Meeting</td>
<td>Design Team Organize Tasks and Objectives</td>
<td>Design Team Organize Tasks and Objectives</td>
</tr>
<tr>
<td>Anthony Cisell</td>
<td>7:00 PM</td>
<td>Working Lunch Meeting</td>
<td>Working Lunch Meeting</td>
<td>Design Team Organize Tasks and Objectives</td>
<td>Design Team Organize Tasks and Objectives</td>
</tr>
<tr>
<td>DESIGN STUDIO</td>
<td></td>
<td>Prep for Kick Off Presentation</td>
<td>Prep for Kick Off Presentation</td>
<td>Design Team Organize Tasks and Objectives</td>
<td>Design Team Organize Tasks and Objectives</td>
</tr>
<tr>
<td>Old Post &amp; Courier Building</td>
<td>134 Columbus Street</td>
<td>Kick Off Meeting</td>
<td>Lunch</td>
<td>Prep for Presentation</td>
<td>Design Team Organize Tasks and Objectives</td>
</tr>
<tr>
<td>PARKING</td>
<td></td>
<td>History, Site Analysis, Food for Thought</td>
<td>Lunch</td>
<td>Prep for Presentation</td>
<td>Design Team Organize Tasks and Objectives</td>
</tr>
<tr>
<td>(Parking will be validated)</td>
<td></td>
<td></td>
<td></td>
<td>Design Team Organize Tasks and Objectives</td>
<td>Design Team Organize Tasks and Objectives</td>
</tr>
<tr>
<td>The Guild Parking Deck</td>
<td>128 Columbus Street</td>
<td></td>
<td></td>
<td>Design Team Organize Tasks and Objectives</td>
<td>Design Team Organize Tasks and Objectives</td>
</tr>
</tbody>
</table>

### Internal Project Team Pin-Up

- **Monday, April 4**: Design Team arrive in Charleston Set Up Charrette Studio
- **Tuesday, April 5**: Lunch
- **Wednesday, April 6**: Work Session
- **Thursday, April 7**: Work Session
- **Friday, April 8**: Work Session

### Reception & Work-in-Progress Presentation

- **Monday, April 4**: LUNCH
- **Tuesday, April 5**: PREP FOR KICK OFF PRESENTATION
- **Wednesday, April 6**: KICK OFF MEETING
- **Thursday, April 7**: TECHNICAL MEETING #2
- **Friday, April 8**: TECHNICAL MEETING #4

### Open House Pin-Up

- **Monday, April 4**: Internal Project Team Pin-Up
- **Tuesday, April 5**: Internal Project Team Pin-Up
- **Wednesday, April 6**: Internal Project Team Pin-Up
- **Thursday, April 7**: Internal Project Team Pin-Up
- **Friday, April 8**: Internal Project Team Pin-Up

---

**COMMUNITY DESIGN CHARRETTE**

*Upper King Street | Courier Square Phase II, Building I*
GOALS & FOOD FOR THOUGHT

The King Street Spine

Project stakeholders, members of the community, preservation professionals and City of Charleston Planning and Preservation Staff participated in the charrette kick-off to provide input about the future of the site.

KICK-OFF PRESENTATION
Upper King Street | Courier Square Phase II, Building I
The design team visited existing building sites, streets, and alleys taking reference measurements and studying scale, proportion and historic detailing within the layered urban fabric of Charleston.

PRECEDENT TOURING
Upper King Street | Courier Square Phase II, Building I
The design team toured the American College of Building Arts, an incredibly unique and important asset to Charleston and far beyond. Students attending the ACBA receive a four-year degree and specialize in blacksmithing, carpentry, classical architecture, plaster, stone carving, or timber framing. To complete the program students must participate in externships to hone their craft.

PRECEDENT TOUR - AMERICAN COLLEGE OF BUILDING ARTS
Upper King Street | Courier Square Phase II, Building I
A New Humanism...

THE SOLUTION MUST BE HUMANE

“What is the City, but the People”
- Shakespeare

Do walls have eyes?

HUMANISM & DESIGN
Upper King Street | Courier Square Phase II, Building I

Concepts discussed during the Food for Thought presentation engaged in ideas of an architecture rooted in human perception and experience.
Vertical or Horizontal Breaks...?

Expression Articulated Vertically

Expression Articulated Horizontally

The required setback can create an awkward shelf transition if expression is maintained.
The MILLINER & HATTER:

Designing for the Skyline...

Skyline Significance

The CORDWAINER:

A cordwainer is a custom shoe designer who makes new shoes from leather. We should think of the design of new storefronts as an act of cordwaining - where the building meets the street.

Designing for the Street...

DISCIPLINES WE’LL NEED
Upper King Street | Courier Square Phase II, Building I
"It's something like Braille up there — against the sky are messages of our mortality... For what are buildings but the vessels in which we launch our beliefs and dreams?"

- Susan Romaine, The Cornices of Charleston

THE SOLUTION MUST BEAUTIFY THE SKYLINE

Lost buildings on King Street that had distinct skyline expressions.

SKYLINE EXPRESSION
Upper King Street | Courier Square Phase II, Building I
THE SOLUTION MUST REWARD THE STREET EXPERIENCE

A series of artfully designed storefronts were explored during the charrette, with the idea of needed diversity and craftsmanship in the presentation of storefronts to the street.

DIVERSE, CRAFTED & ARTFUL STOREFRONTS

Upper King Street | Courier Square Phase II, Building I
Larger Buildings
SCALE COMPARISONS

To better understand the site’s presence on Upper King Street, the design team reviewed buildings near the project site to gain insight into how the length of the building translates at street level.

The Francis Marion 125 feet
GreyStar Headquarters 270 feet

A great building that wraps...

Vicenza Basilica | Palladio c. 1550

BICYCLE PARKING

Consideration of programming was given to the entire site. In addition to accommodating vehicular parking, a priority also exists to develop an advanced bicycle parking facility for resiliency and sustainable transportation options.

SITE & PROGRAMMING CONSIDERATIONS
Upper King Street | Courier Square Phase II, Building I
There Should be a Human Analogy in all Work – people, people, people.

Conceptual view from Lime Street showing St. James Court

A conceptual sketch of the pathway from St. James Court to King Street

Experiential sketching based on historic Charleston reveal opportunities for special moments across the site
Elevation Studies | THE SOLUTION MUST RELATE WELL TO ALL FRONTAGES

Detail Studies

CONSIDERING ALL FRONTAGES
Upper King Street | Courier Square Phase II, Building I
The design concept emerging from the charrette proposed a humanistic massing that addresses the King Street frontage at both the street and local skyline.

The week of technical meetings, design sessions, and pin-up reviews culminated in a work-in-progress presentation.

Street Level Expression

KING STREET CONTEXT ELEVATION

WORK-IN-PROGRESS PRESENTATION
Upper King Street | Courier Square Phase II, Building I
What We Know to be True:

The Solution Must be Humane

The Solution Must be of Charleston

The Solution Must Relate Well to all Frontages

The Solution Must Beautify the Skyline

The Solution Must Reward the Street Experience

THE CALL TO ACTION
Upper King Street | Courier Square Phase II, Building I
3. MASTER PLAN

Conceptual Master Plan  3-1
Conceptual Perspectives  3-2  3-4
CONCEPTUAL MASTER PLAN
Upper King Street | Courier Square Phase II, Building I

CONTEXT PLAN

This urban context plan illustrates Building I within the larger context of the City and includes the various surrounding buildings that are proposed within the same block and neighborhood. This block is the first urbanized block of Upper King Street as one emerges from the overpasses of the Septima P. Clark Expressway, serving as a significant threshold and gateway to one of America’s greatest city streets.

The proposed new structure occupies the core of the block, sheltering parking for the mix of new uses that surround it. It's design seeks to activate the street frontage with a series of new highly crafted storefronts worthy of the best traditions of King Street, as well as animated routlines that activate the skyline along King Street and support sight lines from the various other approaches and vantages within the neighborhood.
ELEGANCE IN THE SKYLINE

The uppermost architecture of the building will be visible as part of the peninsula skyline from the Septima Clark Parkway. As much of the recent development patterns present a static, flat roofline from this important vantage, an expressive parapet feature in the skyline is designed to animate the view and offer an interesting visual landmark from this perspective from which many will experience the building on a frequent basis.
BOGARD STREET

Approaching the site from Bogard Street from the west, this view envisions the new residential structure receiving the view down the street with a focal point and a residential entrance to support the context of the view. Looking through the new park and alley, a facing gable in the skyline offers a shaped roofline to the street view, which relates visually to the residential roof forms present throughout the neighborhood.

Bogard Street Approach

CONCEPTUAL VIEW

Upper King Street | Courier Square Phase II, Building I
ST. JAMES PLACE

This King Street view illustrates the skyline activation of the 4th and 5th levels with a series of expressive pavilions. The street front features a prominent entrance and a series of unique storefronts along the sidewalk. The recessed upper mass, while visually related to the expression of the lower levels, maintains a quieter disposition in order to recede from the primary skyline along the King Street frontage.
4. CONCEPTUAL FLOOR PLANS

Conceptual Site Plan 4-1
Architectural Floor Plans 4-2 4-7
SITE PLAN

The Site Plan and its immediate context illustrates how the structure addresses its various frontages, with animated storefronts along King Street, and pedestrian-scaled entrances and bays along Gabriels Alley and Ackerman’s Garden. The various alleys and passages are envisioned as rich and tactile environments with high quality, textural hardcape detailing and lush landscape.

A pocket park is created under the shade of the grand live oak that welcomes residents of the surrounding neighborhood into Gabriels Alley and on toward King Street. St. James Court offers a shared pedestrian and vehicular space, bringing parking access and services into the center of the block off of the surrounding street. Ackerman’s Garden provides an intimate and verdant passageway to the west of the new building with a rhythm of individual residential entrances.
LEVEL ONE

The level one floor plan illustrates the rhythm of retail spaces along King Street with recessed entry alcoves characteristic of many of Charleston’s best storefronts. The primary residential entrance and lobby is centered along the King Street frontage.

The residences on the south and west alleys feature a rhythm of individual entrances and street gardens, giving scale and texture to these new public passages. Another primary residential entrance is located at the southwest corner arriving from the new Oak Park that opens on to St. Philip Street.

The vehicular entrance from St. James Court is internal to the block at the center of the north facade, which also features the entrance to the substantial bicycle parking facility.
LEVELS TWO-FOUR

On these levels, residences address frontages on all rides, concealing the parking structure and allowing all of the facades to be highly detailed and fenestrated in their activation of the public realm.
LEVEL FIVE

On level five, three pavilions with separating terraces extend out to the King Street facade, providing significant skyline variation along the primary street frontage. A series of recessed balconies and bays provide rhythm and texture along the other facades. A shared courtyard and pool terrace is situated in the center of the building, open to the west, allowing a partial step-down in the massing as the building fronts toward the adjacent residential neighborhood.

* Note that an additional 1/2 story, going from 4 to 5, is being requested in the design along the King Street frontage. This is achieved through the three massing pavilions, each when added together, equating 50% of the frontage.
LEVEL SIX

On Level Six, the building steps back along the north and south sides, providing for terraces and to provide a visual break between the lower and upper architecture. This also creates coherence with the larger setbacks from King Street and to the west.

Residences on this level front onto the surrounding streets and alleys, as well as into the courtyard.
LEVEL SEVEN

Level Seven is similar to Level Six, with residences facing the surrounding streets and alleys and into the internal courtyard with recessed balconies at regular intervals. Terraces are located on the two wings facing west over the covered porches below.
ROOF LEVEL

The Roof Plan illustrates all of the various levels from above. All mechanical services and associated equipment are located on the highest and least visible roofs, set back toward the interior of the building and located behind recessed mechanical screens.
5. CONCEPTUAL ELEVATIONS

Conceptual Architectural Elevations  5-1 - 5-5
Context Elevations  5-6 - 5-7
Enlarged Elevation Details  5-7 - 5-17
Three primary masses animate the King Street facade and enliven its local roofline. These elements integrate expressive fenestration to highlight the top as well as the primary entrance at the street level. The facades are composed of noble materials, including brick, terra cotta, glass and metal, configured with an eye toward an elegant and exuberant expression appropriate to King Street.
ACKERMAN'S GARDEN

The garden elevation continues the character of intimate residential entrances, with a series of projecting bays and private garden entrances at the pedestrian level. The articulation of the upper architecture is achieved through book-ended massing with a central shaped parapet element at the mid-point, and expressive ends at the corners. The main residential entrance is designed to complement the new park at Bogard and St. Philip Street.
Gabriel’s Alley

Along Gabriel’s Alley, an intimate expression line is developed to embrace the scale and texture of the residential entrances. The elevation continues the five-storied cornice line from King Street, with the sixth and seventh levels set back from the primary facade. The corners are bookended by more exuberant transparent bays while a quieter, residential character of projecting residential entries and bay windows define the center of the block.
ST. JAMES COURT

The North-West Elevation, which fronts onto St. James Court, parallels with Line Street beyond. It features a rhythm of projecting bays at the primary levels. Above the fifth level, a break in the massing creates a setback, differentiating the upper and lower architectures. Skyline expression is celebrated at the center of the composition to create a reference for regional viewers from the Septima Clark expressway. The central lower bay provides access for vehicular entrance, and the bicycle parking garage is accessed in a unique entrance to the west.

ST. JAMES COURT ELEVATION
North-West
COURTYARD ELEVATION

The courtyard elevation illustrates the facade at levels five through seven facing the internal courtyard. These elevations continue the rhythm of piers and elegant curved cornice that define the upper architecture.
KING STREET PAVILIONS

The outer pavilions that frame the primary King Street facade provide movement in the skyline through their gabled parapets at the 5th level, while highly articulate storefronts reward the street experience along King Street.

CONCEPTUAL ELEVATION DETAILS

Upper King Street | Courier Square Phase II, Building I
KING STREET ENTRANCE
The primary entrance in the center of the King Street façade provides a distinct identity to the residential entrance through exuberant geometries and the incorporation of crafted relief ornament in the inset panels and frieze.

CONCEPTUAL ELEVATION DETAILS
Upper King Street | Courier Square Phase II, Building I
KING STREET CENTRAL FACADE

Authentic high-quality materials crafted into exuberant geometries along with cast sculptural embellishments enliven the fifth-floor gabled pavilion in the center of the King Street facade.

CONCEPTUAL ELEVATION DETAILS
Upper King Street | Courier Square Phase II, Building I
GARBRIEL’S ALLEY ENTRANCE

At the intersection of the new alley and King Street, the highly articulated storefront turns the corner, continuing the transparent facade into the alley for several bays, welcoming pedestrians into this new public space and providing opportunities for outdoor café dining.
PAVILION CAP DETAIL

As the King Street pavilions return into the alley, the fifth floor forms a cap to the facade with a bank of windows situated between two cornices. Inset fillet ornaments continue the main facade geometries at the corners, completing and adding interest at the skyline.

CONCEPTUAL ELEVATION DETAILS
Upper King Street | Courier Square Phase II, Building I
BUILDING ROOFLINE

The architecture above the outer parapet, expressed here on levels 6 and 7, is sympathetic yet distinct from the primary street fronting facades, allowing the set-back architecture to read with its own set of compositional relationships, while simultaneously complementing the overall composition when seen from a greater distance.
RESIDENTIAL ENTRANCES

The alleys are envisioned as having a distinctly personal expression, with lower-level residences taking their entry from stoops located along the alley. The rhythm of terraces, projecting bays and street gardens along the alley lend human scale and visual texture to the experience of these intimate passages.

CONCEPTUAL ELEVATION DETAILS
Upper King Street | Courier Square Phase II, Building I
BAY & BALCONY DETAIL

Projecting bays along the alley facades enliven the brick surfaces, provide depth and articulation, and divide the facades into legible increments that allow a larger structure to communicate in a scale that is compatible with its context.
OAK PARK ENTRANCE

The secondary residential entrance fronts onto the new
park at the terminus of Gabriel’s Alley, looking through to
St. Philip Street. It presents a curvilinear brick portal set
within a framework of piers and a cornice, accented with
cast sculptural details.

CONCEPTUAL ELEVATION DETAILS

Upper King Street | Courier Square Phase II, Building I
A delicate, vertically proportioned gabled facade is oriented toward the neighborhood in the skyline above the secondary residential entrance. The gable is reflective of the prevailing roof forms found in the neighborhood, and creates an inviting view and approach from this more delicately scaled part of the city.

CONCEPTUAL ELEVATION DETAILS
Upper King Street | Courier Square Phase II, Building I
6. PATTERNS & PRECEDENTS

Massing, Materials, & Details  6-1–6-6
Patterns & Precedents
Upper King Street | Courier Square Phase II, Building I
PATTERNS & PRECEDENTS
Upper King Street | Courier Square Phase II, Building I
An exuberant skyline is native to King Street's finest traditions.

Impactful decorative details.

Entrances that reward the street experience.

The rendering of spandrels and expression lines as canvases for artistry.

An elegant and intentional cap on a residential building.

PATTERNS & PRECEDENTS
Upper King Street | Courier Square Phase II, Building I
Playful, exuberant architecture is native to Charleston.

The beauty of human figurative embellishment.

Handcrafted details in natural materials.

Creating intentional spaces on facades for artistry.

Balancing curvilinear and orthogonal geometries in facade composition.

Patterns & Precedents
Upper King Street | Courier Square Phase II, Building I
King Street’s architecture is most articulate at both the street and skyline.

Harmony of buff brick, copper and terra cotta.

Distinct architectural elements along Meeting Street.

King Street is defined by its storefronts and cornices.

A shaped parapet projection creates a skyline focal point.

PATTERNS & PRECEDENTS
Upper King Street | Courier Square Phase II, Building I
“When you build a thing you cannot merely build that thing in isolation, but must repair the world around it, and within it, so that the larger world at that one place becomes more coherent, and more whole.”

- Christopher Alexander
1936-2022

CHARLESTON

SPRING 2022
Agenda Item #4

578 Meeting Street - - TMS # 458-01-03-031

Request conceptual approval for mixed-use building to include 225 market-rate residential apartment units, retail/live-work program at ground level, amenity program, and two-tier parking garage.

New Construction | East Side | Height Districts 3.5 & 5 | Historic Corridor District
Agenda Item #4 (578 Meeting Street)

Applicant’s Presentation
CONCEPTUAL BAR REQUEST
A request for conceptual BAR approval for height, scale, mass and general architectural direction. In addition, a request for additional height as described in the zoning compliance section on this page has been made.

TMS 459-01-03-031

APPROVALS AND ZONING CONFORMANCE
SPW Review – Sep. 9, 2020
BZAZ Approval- Feb 9, 2021 for rezoning to MU-2 and height change Approval from 5/2.5-3 to 5/3.5 zoning
BAR Demolition Request-March 24, 2021- Salvage of historic façade and building demolition approval
TRC Pre App Review – J une 17, 2021

ZONING COMPLIANCE
The project is requesting review by the Board of Architectural Review to permit an additional half story on the portion of the project in 3.5 story height district and an additional story in the 5 story allowed height district allowed by Section 54.306-D and 54-306.F “Based on Architectural Merit and context.” The project is also requesting relief from the requirement in Section 54-306.X that the height of a non-residential floor be between 16’ and 20’.
DRAWING LIST

B0-1  COVER
B0-2  DRAWING LIST
B0-3  CONTEXTUAL AERIAL DIAGRAM
B0-4  CONTEXTUAL SITE PLAN
B0-5  BUILDING HEIGHT DIAGRAM

B1-1  OVERALL LANDSCAPE PLAN
B1-2  ENLARGED LANDSCAPE PLAN (MEETING ST AND JOHNSON ST)
B1-3  ENLARGED LANDSCAPE PLAN (NASSAU ST AND STUART ST)

B2-1  RENDERING - MEETING STREET
B2-2  RENDERING - MEETING STREET AND JOHNSON STREET (SW)
B2-3  RENDERING - MEETING STREET AND STUART STREET (NW)
B2-4  RENDERING - ALONG JOHNSON STREET
B2-5  RENDERING - STUART STREET AND NASSAU STREET (NE)
B2-6  RENDERING - JOHNSON STREET AND NASSAU STREET (SE)
B2-7  MATERIAL BOARD
B2-8  RENDERING - ARCHITECTURAL MERIT

B3-1  HEIGHT DISTRICT DIAGRAM
B3-2  SURVEY
B3-3  EXISTING PHOTOS
B3-4  EXISTING PHOTOS
B3-5  EXISTING PHOTOS

B4-1  CONTEXT ELEVATION - MEETING STREET (WEST) AND STUART STREET (NORTH)
B4-2  CONTEXT ELEVATION - JOHNSON STREET (SOUTH) AND NASSAU STREET (EAST)
B4-3  PROPOSED ELEVATION - MEETING STREET (WEST)
B4-4  PROPOSED ELEVATION - JOHNSON STREET (SOUTH)
B4-5  PROPOSED ELEVATION - STUART STREET (NORTH)
B4-6  PROPOSED ELEVATION - NASSAU STREET (EAST)

B5-1  PROPOSED FLOOR PLAN - LEVEL 01
B5-2  PROPOSED FLOOR PLAN - LEVEL 02
B5-3  PROPOSED FLOOR PLAN - LEVEL 03
B5-4  PROPOSED FLOOR PLAN - LEVEL 04
B5-5  PROPOSED FLOOR PLAN - LEVEL 05
B5-6  PROPOSED FLOOR PLAN - LEVEL 06
B5-7  PROPOSED FLOOR PLAN - ROOF

B6-1  AREA TABULATION

DRAWING LIST

FLOURNOY
Development Group

578 MEETING STREET
CHARLESTON, SC
BAR CONCEPTUAL REVIEW • 06.22.2022
FDC2020-03
CONTEXTUAL AERIAL DIAGRAM

578 MEETING STREET
CHARLESTON, SC
BAR CONCEPTUAL REVIEW • 06.22.2022
FDC2020-03
CONTEXTUAL SITE PLAN

578 MEETING STREET
CHARLESTON, SC
BAR CONCEPTUAL REVIEW • 06.22.2022
FDC2020-03
**Program**

- ~7,000 SF Live/Work (excluding residential)
- ~12,000 SF of Amenity
- 2 Tiers of Parking Below Building
- ~250 Parking Spaces
- ~165,000 SF of Residential
- 225 Units

**Legend**

- Historic Regis building
- Massing reacts to historic context of Regis through breathing room and contemporary interventions.
- Massing reacts to urban context of Meeting Street. Activated through live-work units.
- Massing reacts to urban context of church. Activated through garden space and Charleston alleys with lush planting and romantic stoops.
- Massing reacts to future urban context across Stuart. Activates street with urban stoops.
- Hyphens create breaks between massing moves.
RENDERING - ALONG JOHNSON STREET
BRICK BR-0
EXISTING WHITE-PAINTED BRICK

BRICK BR-1
TAN

BRICK BR-2
CREAM

BRICK BR-3
GRAY

CAST STONE ST-1
BUFF

MATERIAL BOARD

METAL MT-1
DARK BRONZE
(STOREFRONT, METAL CANOPIES, METAL COPING, LIGHT FIXTURES, METAL RAILING)

PAINT PT-1
DARK BRONZE
FIBER CEMENT INFILL PANELS

PAINT PT-2
CHAMPAGNE
FIBER CEMENT AT LEVEL 06 AND COURTYARDS

PAINT PT-3
WARM GRAY
METAL PANEL AT HYPHENS

CAST STONE ST-2
CREAM

578 MEETING STREET
CHARLESTON, SC
BAR CONCEPTUAL REVIEW • 06.22.2022
FDC2020-03
We are requesting Conceptual BAR Approval of Height, Scale, Mass and General Architectural Direction. In addition, we are seeking approval for an additional half story in both the 3.5 story district and the 5 story district.

**Reasons for Architectural Merit:**

- **Celebration of the Regis**
  1. Setting off from the historic building in both the horizontal and vertical directions to give it breathing room
  2. Utilizing a glassy hyphen adjacent to the Regis to showcase the Regis as historic
  3. Setting back the building along Meeting Street from the Regis so that the new defers to the old
  4. Activating and engaging the roof of the Regis as an extension of the amenity deck above

- **Thoughtful Massing**
  1. Large break in the building and significant setback above the Regis
  2. Architectural expression is adjusted along commercial Meeting Street vs residential Stuart, Johnson, and Nassau Streets
  3. Recessed and lowered hyphens between masses
  4. Massing lowered in height at the corners by the church
  5. 6th floor at Meeting Street is significantly set back from the building's edge to minimize its view from pedestrians

- **Contributions to the Public Realm**
  1. Additional four feet width (average) of sidewalk along Meeting Street (beyond the ten feet required)
  2. Added courtyards at the Regis for public space and full interaction with remaining side of the historic remnant
  3. Activation of the ground floor throughout the building, informed by surrounding context: commercial architectural style at Meeting Street, residential stoops at Stuart and Johnson Streets, and a lush alleyway with stoops along the property line by the church
  4. Enhanced ground floor materials, including cast stone and additional glazing for activation

**Rendering - Architectural Merit**

578 MEETING STREET
CHARLESTON, SC
BAR CONCEPTUAL REVIEW • 06.22.2022
FDC2020-03
A) VIEW FROM MEETING ST

B) VIEW FROM MEETING ST

C) CORNER OF MEETING ST AND STUART ST

D) VIEW FROM MEETING ST

BUILDING FAÇADE THAT IS BEING SAVED

EXISTING PHOTOS

578 MEETING ST
CHARLESTON, SC
BAR CONCEPTUAL REVIEW • 06-22-2021
EXISTING PHOTOS

A) VIEW FROM NASSAU ST

B) VIEW FROM CORNER OF NASSAU ST AND STUART ST

C) VIEW FROM STUART ST

D) VIEW FROM CORNER OF STUART ST AND MEETING ST

578 MEETING ST
CHARLESTON, SC
BAR CONCEPTUAL REVIEW • 06-22-2021

© COPYRIGHT 2021 DYNAMIK DESIGN
CONTEXT ELEVATION - JOHNSON STREET (SOUTH) AND NASSAU STREET (EAST)
PROPOSED ELEVATION - JOHNSON STREET (SOUTH)
**AREA TABULATION**

**5 STORY HEIGHT DISTRICT**
- 21,000 GSF PER TYPICAL FLOOR
- 8,700 GSF PROPOSED AT LEVEL 06
- APPROXIMATELY 41% COVERAGE

**3.5 STORY HEIGHT DISTRICT**
- 36,650 GSF PER TYPICAL FLOOR
- 19,325 GSF ALLOWED (3.5 STORY)
- 50% COVERAGE
- 34,400 GSF PROPOSED AT LEVEL 04
- 15,075 GSF ADDITIONAL PROPOSED
- 39% ADDITIONAL COVERAGE

**LEGEND**
- **#** TYPICAL STORY IN 5 STORY DISTRICT
- **≈** PROPOSED LEVEL 06
- **↓** TYPICAL STORY IN 3.5 STORY DISTRICT
- **≈** PROPOSED LEVEL 04
Agenda Item #5

69 Morris Street / 21 Jasper Street - - TMS # 460-12-03-194

Request conceptual approval for removal and replacement of existing stucco façade, existing door and window removal and replacement, terrace roof membrane replacement, replacement of Juliet balcony wood decking, removal and reinstallation of storm shutters.

c. 2007 | Not Rated | Radcliffeborough | Old City District
Agenda Item #5 (69 Morris Street / 21 Jasper Street)

Applicant’s Presentation
SKA Consulting Engineers, Inc.
The Plant at 2265 Clements Ferry Road
Charleston, SC 29407
Phone: 843-990-8108
www.skaeng.com

SKA JOB # 210008
69 MORRIS STREET AND 21 JASPER STREET

FACADE, WINDOW AND DOOR REPAIR

ISSUED FOR:
DESKTOP IMMEDIATE - NOT FOR CONSTRUCTION

Issue Date:
05-10-2022

SKA Consulting Engineers, Inc.
2265 Clements Ferry Rd, 207B
Charleston, SC 29492-8362

© 2022 by SKA
All rights reserved except as
permitted under the United States Copyright Act of 1976.
No part of this document may be reproduced or
modified in any form or by any means without the
written permission of SKA Consulting Engineers, Inc.

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

Quality. Integrity. Innovation.

69 MORRIS STREET
CHARLESTON, SC 29403

69 MORRIS STREET
CHARLESTON, SC 29403

21 JASPER STREET
CHARLESTON, SC 29403

GREENSBORO, NC
CORPORATE OFFICE
ASHEVILLE, NC
CHARLOTTE, NC
RALEIGH-DURHAM, NC
WILMINGTON, NC

A.E. Circuit 10-12-2022 11:18:38 AM
[64x82]ELEVATION IS DRAWN
[50x82]Project Number:210008
[86x75]written permission of SKA Consulting Engineers, Inc.
[86x165]Set No:
[90x344]DOOR TAG
[95x344]ELEV.
[96x344]SEAL
[101x344]© 2022 by SKA
[116x275]Copyright 2022 by SKA
[116x278]©
[121x1366]# WINDOW TAG
[124x80]compensation to SKA.
[128x169]05-12-2022
[137x1707]INDICATES
[139x80]this or any other projects or extensions to this project
[146x344]or not. These drawings are not to be used in part or in
whole by the owner or any other person or agency on
whether the project for which they are made is executed
Date:

210008-G1005.DWG

Dwg #

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG

210008-G1005.DWG
Third Floor Plan

AWC

Checked By: Date:

MORRIS SQUARE CHARLESTON, SC

SEE ELEVATIONS FOR ALL GENERAL SCOPE OF WORK UNLESS NOTED ON THIS PLAN.

69 MORRIS STREET AND JASPER BUILDING

7'-2"±

1'-0"±

1'-0"±

3'-0"±

3'-0"±

4'-1"±

1'-6"±

1'-4"±

1'-10"±

1'-0"

2'-8"±

2'-8"±

2'-8"±

2'-8"±

2'-0"±

2'-0"±

2'-0"±

2'-0"±

1'-8"

6'-3"±

6'-3"±

6'-3"±

6'-3"±

36'-6"±

36'-6"±

36'-6"±

36'-6"±

3'-4"±

3'-0"±

3'-0"±

3'-0"±

TERRACE.

FAÇADE AND WINDOW REPAIR

OVER

EQ.

4'-7"±

7'-0"±

SLOPE

20'-0"±

SLOPE

21 JASPER STREET PLANS

1/8" = 1'-0"

21 JASPER STREET

DESIGNED BY:

FILE NAME: 210008-S0203

PROJECT NUMBER: 210008

FILE DATE: 6/13/2022 11:18 AM

NOT FOR CONSTRUCTION

THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF SKA CONSULTING ENGINEERS, INC. WHETHER THE PERMIS SION OF SKA CONSULTING ENGINEERS, INC.
SYSTEM. SEE TYPICAL ROOFING SECTION B/R2.1.

REMOVAL AND REPLACEMENT OF EXISTING 3RD FLOOR TERRACE MEMBRANE

AWC

20

ELEV.

MARK DESCRIPTION - ALTERNATE

REMOVE EXISTING SCUPPERS AND INSTALL NEW. SEE RELATED SECTIONS AND DETAILS FOR ALL INFORMATION.

19

ELEV.

69 MORRIS STREET AND JASPER BUILDING

DEMOLITION IS COMPLETE, G.C. SHALL INSTALL NEW ROUGH OPENING FLASHINGS AND NEW DOORS. SEE PARTIAL DOORS ELEVATIONS FOR ALL RELATED SECTIONS, DETAILS AND INFORMATION.

18

ELEV.


17

ELEV.

G.C. SHALL INSTALL NEW KICK OUT FLASHINGS AS SHOWN ON ELEVATIONS AND SECTIONS.

16

ELEV.

SEE SECTION 5/R2.1 FOR ALL RELATED INFORMATION.

15

ELEV.

CONNECTOR

G.C. SHALL REMOVE EXISTING FIBER CEMENT BOARD AND TRIM ALONG FLOOR LINE SEE SECTION -/- FOR ALL RELATED INFORMATION.

14

ELEV.

MONOLITHIC WEATHER BARRIER. SEE TYPICAL SYSTEM CROSS SECTION C/S7.1 AND AS REQUIRED PER PROJECT SPECIFICATION. SEE SECTION 7/S6.1 AND RELATED DETAILS.

13

ELEV.

DAMAGED/DETERIORATED WOOD SOFFIT FRAMING AND DECKING . REMOVAL, G.C. SHALL INSTALL NEW  FLASHINGS AND NEW SCUPPERS. SEE TYPICAL SYSTEM CROSS SECTION C/S7.1 AND RELATED SECTIONS AND DETAILS FOR ALL INFORMATION.

12

ELEV.

INSTALL NEW FLOOR LINE FLASHING TRANSITION STRIP AND RELATED SIDING AND TRIM.

11

ELEV.

AT COMMON BUILDING CONNECTOR WALKWAYS REMOVE AND REPLACE

10

ELEV.

TYPE -/-.

9

ELEV.

REPAIR DECKING W/ SAME MATERIAL PROJECT SPECIFICATIONS. INSTALL NEW BACKING MATERIAL AND SEALANT PER REPAIR

8

ELEV.

REMOVE AND REPLACE ALL DETERIORATED STUCCO. SEE REPAIR TYPE 1/S8.1.

7

ELEV.

REPAIR LOCALIZED DAMAGE TO EIFS AND STUCCO CLADDING. SEE REPAIR TYPES 1 AND 2

5

ELEV.

SEAL ALL THROUGH-WALL PENETRATIONS, SUCH AS LIGHT FIXTURES, SHUTTER HINGE

4

ELEV.

TEAR OUT ALL ROOF DECKING AND PARAPETS AND INSTALL NEW ROOF DECKING AS SHOWN ON SECTIONS C/S7.1.

3

ELEV.

TYP. ALL

2

ELEV.

TYP. ALL

1

ELEV.

TYP. ALL

NOT IN SCOPE OF WORK

FILE NAME: 210008-S4000.DWG

PROJECT NUMBER: 210008

CHARLESTON, SC 29492-8362

BARON DE WISSEMINE 255 S

TYP. AT

FLR LINE

TYP. AT

TERRACE

TYP. ALL

FLR LINE

TYP. AT

JULIET

WEST ELEVATION - 69 MORRIS STREET

east elevation - 69 morris street

South Elevation - 69 Morris Street

North Elevation - 69 Morris Street

454x751 TO 1095x1575

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION
5. Glass shall be impact resistant as required per specifications.
6. Door shall have full vision glass and glass shall be tempered.

Instructions and approved shop drawings.

Morris Building - Window and Door Partial Fabrication or ordering new units to include quantity. Verifying any quantities.

Wood inSwing 3'-0" 1-7
Jasper Building

Wood inSwing 3'-0" 1-7
Morris Building

Window schedule

<table>
<thead>
<tr>
<th>Description</th>
<th>Width</th>
<th>Height</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1/2" = 1'-0"

Installation of door to existing condition. See applicable sections and details.

Provide new wEEPS 4" each side.

Provide perimeter sealant joint around new window. See applicable sections and details.

Provide Perimeter sealant at top, bottom, and sides.

Provide back-up material as required. See typ. detail -/-.

Provide new monolithic pan flashing with end dams.

Provide continuous bead of approved sealant between rough opening flashing of window.

Remove and replace existing window and related materials to install new window. Secure per manufacturer's specifications and details.

Contractor to install new interior trim. Prime and block in-swing door with 1/2" S.S. screws at 8" O/C.

Provide casings bead as shown to achieve a manufacturer's required to level or tie-in with field mesh.

Provide new Liquid-applied membrane prior to installation of door to match existing condition.

Provide Perimeter sealant at top, bottom, and sides.

Provide new weeps 4" as per specifications.

Remove and replace existing window and related materials to install new window. See applicable sections and details.

Provide new wEEPS 4" each side.

Provide new Liquid-applied membrane prior to installation of door to match existing condition.

Provide Perimeter sealant at top, bottom, and sides.

Provide new monolithic pan flashing with end dams.

Provide continuous bead of approved sealant between rough opening flashing of window.

Contractor to install new interior trim. Prime and block in-swing door with 1/2" S.S. screws at 8" O/C.

Provide casings bead as shown to achieve a manufacturer's required to level or tie-in with field mesh.

Provide new weeps 4" as per specifications.

Remove and replace existing window and related materials to install new window. See applicable sections and details.

Provide new monolithic pan flashing with end dams.

Provide continuous bead of approved sealant between rough opening flashing of window.

Contractor to install new interior trim. Prime and block in-swing door with 1/2" S.S. screws at 8" O/C.
INSTALL NEW WOOD TRIM ASSEMBLY

2"

THRESHOLD EXTERIOR EDGE AS NEW HEAD RECEPTOR.

CAP SEAL ALL ANCHORS.

LOWER THRU-WALL FLASHING. TOOL AS SILICONE BETWEEN UPPER SILL PAN AND ACHIEVE A MANUFACTURER'S APPROVED INSTALLATION.

" MIN.) AS REQUIRED TO LEVEL OR EXISTING STEEL BALCONY FRAMING. CLEAN, PREP, AND REFINISH. SEE REPAIR DETAIL ON S8.2.

INSTALL JOINT IN STRICT ACCORDANCE WITH FACADE AND WINDOW REPAIR WATERTIGHT. SEE TYPICAL DETAIL 10/S9.1.

PROVIDE 24 GA S.S. HEAD FLASHING WITH 3" FOR PROVIDE NEW .040" S.S. THRU WALL FLASHING.

PROVIDE INTERIOR TRIM BEAD AS SHOWN TO TERMINATE WEATHER BARRIER. STOP 2" FROM EACH END. PROVIDE NEW HIGH TEMPERATURE PEEL AND STICK. LAP ALL WEATHER BARRIER. PROVIDE NEW PEEL AND STICK FLASHING.

CONTRACTOR TO INSTALL NEW INTERIOR TRIM TO MANUFACTURER'S SPECIFICATIONS AND DETAILS. PROVIDE WEEPS 4" FROM EACH END. INSTALL JOINT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

CONTRACTOR SHALL INSTALL A NEW APPROVED SEALANT JOINT W/ CLOSED CELL BACKER ROD. TIE BACK-UP SEALANT JOINTS. INSTALL JOINT IN BACK-UP SEALANT INSTALLATION.

INSTALL NEW P.T. WOOD BLOCKING ALONG DOOR FOR DRAINAGE). PROVIDE INTERIOR TRIM FILLET BEAD OF SEALANT BONDING SURFACE. INSTALL JOINT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS. SECURE DOOR TO EXISTING/NEW FRAMING PER MANUFACTURER'S RECOMMENDATIONS.

INSTALL NEW P.T. WOOD BLOCKING ALONG WINDOW FOR ENOUGH TO ALLOW FOR BACK-UP SEALANT INSTALLATION. PROVIDE NEW MONOLITHIC FLASHING. ROUGH OPENING INSTALLATION. PROVIDE 24 GA S.S. DOOR SILL PAN.

INSTALL JOINT IN STRICT ACCORDANCE WITH MANUFACTURER'S APPROVED SEALANT JOINT W/ CLOSED CELL BACKER ROD. TIE BACK-UP SEALANT JOINTS. INSTALL JOINT IN BACK-UP SEALANT INSTALLATION.

INSTALL JOINT IN Strict ACCORDANCE With MANUFACTURER'S APPROVED SEALANT JOINT W/ CLOSED CELL BACKER ROD. TIE BACK-UP SEALANT JOINTS. INSTALL JOINT IN BACK-UP SEALANT INSTALLATION.
INSTALL NEW WOOD TRIM ASSEMBLY
NEW MONOLITHIC PANFLASHING WITH END DAMS.
INTERIOR WOOD THRESHOLD. CONTRACTOR TO

ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH

STEP #2
STEP #1
STEP #4
STEP #3

STICK OVER PRIMED SHEATHING. SEE -/-.
MORRIS SQUARE CHARLESTON, SC
69 MORRIS STREET DOOR SECTIONS AND DETAILS
OVER PRIMED
69 MORRIS STREET AND JASPER BUILDING
AT SILL), SEE -/-.
WEATHER BARRIER
NEW PEEL AND STICK
MINIMUM OF 6". EXTEND TO
OPENING AND LAP ONTO NEW
EXTERIOR SHEATHING A

NEW LIQUID APPLIEDMEMBRANE FLASHING. EXTEND INTO ROUGH
FLEXIBLE MEMBRANE
FACADE AND WINDOW REPAIR
NEW SELF ADHERING
NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION
STICK OVER PRIMED SHEATHING
SHEATHING. SEE STEP #1.
ROUGH OPENING.(TYP.
HOLD BACK 2" FROM
WEATHER BARRIER
2"
EXTERIOR SHEATHING AMINIMUM OF 4". SEE -/-.
ROUGH OPENING
ROUGH OPENING
ROUGH OPENING
ROUGH OPENING

NEW MONOLITHIC PANFLASHING WITH END DAMS. EXTEND UP JAMBS. SEE -/-.
STEP 4A - INSTALL NEW S.S.
SEE WINDOW HEAD DETAIL
HEAD FLASHING W/ END
FROM ROUGH OPENING
PROVIDE NEW MONOLITHIC LIQUID MEMBRANE
TO NEW PLYWOOD SHEATHING. EXTEND UP CURB AS
B
CURB W/ APPROVED FASTENERS.
CONTRACTOR SHALL INSTALL A NEW
APPROVED SEALANT JOINT W/ CLOSED CELL
BACKER ROD. INSTALL JOINT IN STRICT
ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.
OR ACHIEVE A MANUFACTURER'S
SECURE DOOR TO EXISTING/NEW FRAMING PER

MARY DATE REVISION

Dwg. #
S6.3
210008-S6102.DWG
OUTSWING TERRACE DOOR
SECTION - SILL
SECTION - JAMB
NEW THERMOPLASTIC ROOF MEMBRANE.
NEW PEEL AND STICK WEATHERBARRIER. STOP 2" AS SHOWN
the property of SKA Consulting Engineers, Inc. whether the
These drawings are instruments of service and shall remain

TAKE CARE IN REMOVAL AND REINSTALLATION TO FACILITATE INSTALLATION OF NEW DOOR. IF THRESHOLD IS DAMAGED DURING PROCESS,

SKA Consulting Engineers, Inc.
TALENT. INTENSITY. INTEGRITY.
SCHAFFNER, ALEXANDER & JOHNSON, INC.
www.skaeng.com
t: 843 900 8108
CHARLESTON, SC 29492-8362
1240 E. MARKET STREET, 4TH FLOOR, ALEXANDRIA, VA 22314-3399
4400 BROAD ST., 17TH FLOOR, WILMINGTON, DE 19801
100 N. 10TH STREET, 10TH FLOOR, ROANOKE, VA 24011
4901 JONES BLVD., 10TH FLOOR, DURHAM, NC 27713
300 SUMMIT PARK DRIVE, 12TH FLOOR, CHARLOTTESVILLE, VA 22901-1709
750 W. 25TH STREET, 10TH FLOOR, ASHEVILLE, NC 28801-5419
5520 PINE RIDGE RD., 2ND FLOOR, GREENSBORO, NC 27407-3416
1000 E. SOUTH ST., 6TH FLOOR, RALEIGH-DURHAM, NC 27605-1013
115 SKYLINE DRIVE, 2ND FLOOR, CHARLOTTESVILLE, VA 22903-2207
109 S. CHERRY ST., 8TH FLOOR, WILMINGTON, NC 28401-4007
2265 CLEMENTS FERRY RD, 207B

NEW DOOR FRAME 1
2 BACK-UP SEALANT JOINTS. INSTALL JOINT IN
REQUIRED. PREP AND PRIME AS
AND CLOSURE TRIM SEALANT AS
MANUFACTURER'S SPECIFICATIONS AND DETAILS.
CONTRACTOR SHALL INSTALL NEW SEALANT
BACK-UP SEALANT JOINT W/ CLOSED CELL BACKER ROD.
SHEATHING PER TYPICAL INSTALLATION.
INSTALL NEW EXTERIOR
NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION
NEW WOOD BLOCKING AT HEAD,
WINDOW HEADDETAIL
HEAD FLASHING W/ END
READ WINDOW HEAD DETAIL
STICK OVER PRIMED SHEATHING
SHEATHING. SEE STEP #1.
ROUGH OPENING
ROUGH OPENING
ROUGH OPENING
ROUGH OPENING

NEW WOOD BLOCKING ATTACHMENT.
SEE WINDOW HEAD DETAIL
HEAD FLASHING W/ END
READ WINDOW HEAD DETAIL
STICK OVER PRIMED SHEATHING
SHEATHING. SEE STEP #1.
ROUGH OPENING
ROUGH OPENING
ROUGH OPENING
ROUGH OPENING

NEW WOOD BLOCKING ATTACHMENT.
SEE WINDOW HEAD DETAIL
HEAD FLASHING W/ END
READ WINDOW HEAD DETAIL
STICK OVER PRIMED SHEATHING
SHEATHING. SEE STEP #1.
ROUGH OPENING
ROUGH OPENING
ROUGH OPENING
ROUGH OPENING

NEW WOOD BLOCKING ATTACHMENT.
SEE WINDOW HEAD DETAIL
HEAD FLASHING W/ END
READ WINDOW HEAD DETAIL
STICK OVER PRIMED SHEATHING
SHEATHING. SEE STEP #1.
ROUGH OPENING
ROUGH OPENING
ROUGH OPENING
ROUGH OPENING

NEW WOOD BLOCKING ATTACHMENT.
SEE WINDOW HEAD DETAIL
HEAD FLASHING W/ END
READ WINDOW HEAD DETAIL
STICK OVER PRIMED SHEATHING
SHEATHING. SEE STEP #1.
ROUGH OPENING
ROUGH OPENING
ROUGH OPENING
ROUGH OPENING

NEW WOOD BLOCKING ATTACHMENT.
SEE WINDOW HEAD DETAIL
HEAD FLASHING W/ END
READ WINDOW HEAD DETAIL
STICK OVER PRIMED SHEATHING
SHEATHING. SEE STEP #1.
ROUGH OPENING
ROUGH OPENING
ROUGH OPENING
ROUGH OPENING

NEW WOOD BLOCKING ATTACHMENT.
SEE WINDOW HEAD DETAIL
HEAD FLASHING W/ END
READ WINDOW HEAD DETAIL
STICK OVER PRIMED SHEATHING
SHEATHING. SEE STEP #1.
ROUGH OPENING
ROUGH OPENING
ROUGH OPENING
ROUGH OPENING

NEW WOOD BLOCKING ATTACHMENT.
SEE WINDOW HEAD DETAIL
HEAD FLASHING W/ END
READ WINDOW HEAD DETAIL
STICK OVER PRIMED SHEATHING
SHEATHING. SEE STEP #1.
ROUGH OPENING
ROUGH OPENING
ROUGH OPENING
ROUGH OPENING

NEW WOOD BLOCKING ATTACHMENT.
SEE WINDOW HEAD DETAIL
HEAD FLASHING W/ END
READ WINDOW HEAD DETAIL
STICK OVER PRIMED SHEATHING
SHEATHING. SEE STEP #1.
NEW FLOOR LINE FLASHING
3" = 1'-0"

EXISTING JOIST (F.V.)
NEW 1" COMPOSITE DECKING. FASTEN METAL STUDS WITH APPROVED FASTENERS. UNFACED BATT INSULATION IN EXTERIOR SHEATHING. SEE SPECIFICATIONS FOR MATERIAL.

INSTALL FINISH COAT OVER COLOR PRIMED BASE COAT.
INSTALL VAPOR PERMEABLE AIR/WATER BARriers. SECURE PER CONTRACTOR SHALL SEAL EXISTING FELT/WEATHER BARriers AT WORKING POINT COMPLETE EMBEDMENT OF MESH.

APPLICATION OF NEW POLYMER COATING. FOR EXTERIOR SHEATHING. SEE SPECIFICATIONS AND DETAILS. AFTER BASE COAT HAS CURED, INSTALL FINISH COAT. ENSURE NEW BASE COAT. ENSURE METAL STUDS WITH APPROVED FASTENERS.

NEW 26 GA. S.S. THRU WALL LAP VERTICAL LEG OF FLASHING.
PROVIDE PEEL AND STICK BEHIND NEW WOOD TRIM. TERMINATE AT TOP WITH STOP EDGE AT HEAD (EXIST.). INSTALL NEW P.T. 2x4 WOOD BLOCKING. PROVIDE NEW .040" PRE-FINISHED RECEIVER W/ 4" POWDER EDGES FOR PAINT. ATTACH TO EXISTING STEEL FRAMING.

EXISTING STEEL BALCONY FRAMING. CLEAN, PREP, AND REFINISH. SEE REPAIR DETAIL ON WALL WITH ONE (1) SCREW EACH EDGE. FILL W/ APPROVED SEALANT AND INSTALL FLUSH.

EXISTING METAL STUDS.
METAL STUDS WITH APPROVED FASTENERS. INSTALL METAL STUDS IN EXISTING STUD FRAMING. APPLY APPROVED SEALANT AND INSTALL FLUSH.

NEW 1" COMPOSITE DECKING. FASTEN METAL STUDS WITH APPROVED FASTENERS. UNFACED BATT INSULATION IN EXTERIOR SHEATHING. SEE SPECIFICATIONS FOR MATERIAL.

NEW 26 GA. S.S. THRU WALL LAP VERTICAL LEG OF FLASHING.
PROVIDE PEEL AND STICK BEHIND NEW WOOD TRIM. TERMINATE AT TOP WITH STOP EDGE AT HEAD (EXIST.). INSTALL NEW P.T. 2x4 WOOD BLOCKING. PROVIDE NEW .040" PRE-FINISHED RECEIVER W/ 4" POWDER EDGES FOR PAINT. ATTACH TO EXISTING STEEL FRAMING.

EXISTING METAL STUDS.
METAL STUDS WITH APPROVED FASTENERS. INSTALL METAL STUDS IN EXISTING STUD FRAMING. APPLY APPROVED SEALANT AND INSTALL FLUSH.

NEW 1" COMPOSITE DECKING. FASTEN METAL STUDS WITH APPROVED FASTENERS. UNFACED BATT INSULATION IN EXTERIOR SHEATHING. SEE SPECIFICATIONS FOR MATERIAL.

NEW 26 GA. S.S. THRU WALL LAP VERTICAL LEG OF FLASHING.
PROVIDE PEEL AND STICK BEHIND NEW WOOD TRIM. TERMINATE AT TOP WITH STOP EDGE AT HEAD (EXIST.). INSTALL NEW P.T. 2x4 WOOD BLOCKING. PROVIDE NEW .040" PRE-FINISHED RECEIVER W/ 4" POWDER EDGES FOR PAINT. ATTACH TO EXISTING STEEL FRAMING.

EXISTING METAL STUDS.
METAL STUDS WITH APPROVED FASTENERS. INSTALL METAL STUDS IN EXISTING STUD FRAMING. APPLY APPROVED SEALANT AND INSTALL FLUSH.

NEW 1" COMPOSITE DECKING. FASTEN METAL STUDS WITH APPROVED FASTENERS. UNFACED BATT INSULATION IN EXTERIOR SHEATHING. SEE SPECIFICATIONS FOR MATERIAL.

NEW 26 GA. S.S. THRU WALL LAP VERTICAL LEG OF FLASHING.
PROVIDE PEEL AND STICK BEHIND NEW WOOD TRIM. TERMINATE AT TOP WITH STOP EDGE AT HEAD (EXIST.). INSTALL NEW P.T. 2x4 WOOD BLOCKING. PROVIDE NEW .040" PRE-FINISHED RECEIVER W/ 4" POWDER EDGES FOR PAINT. ATTACH TO EXISTING STEEL FRAMING.

EXISTING METAL STUDS.
METAL STUDS WITH APPROVED FASTENERS. INSTALL METAL STUDS IN EXISTING STUD FRAMING. APPLY APPROVED SEALANT AND INSTALL FLUSH.
**REPAIR TYPE 1 - STUCCO**

1. **LOCATION OF CRACK**: Describe the location and type of crack present in the stucco. This could include existing cracks that are located in the exterior face of the wall.

2. **REPAIR LOCATIONS**: Specify the areas where the repair is necessary. This could involve precise measurements or descriptions of the affected area.

3. **PROCEDURE**: Provide a detailed step-by-step guide on how to perform the repair. This should include:
   - **Cleaning**: Remove all debris and dirt from the stucco. Clean the joint area and edges.
   - **Priming**: Apply a primer to the stucco surfaces. This is crucial to ensure the new finish adheres properly.
   - **Sealing**: Apply the sealant at the joint to prevent water intrusion.
   - **Surface Preparation**: Clean and prepare surfaces to receive the sealant. This may involve blasting, sanding, or other methods to ensure a smooth surface for the sealant.
   - **Application of New Sealant**: Apply the sealant to the prepared area, making sure to overlap existing sealant for a seamless transition.
   - **Curing**: Allow the sealant to cure completely, following the manufacturer's instructions.

4. **ADDITIONAL REPAIR NOTES**: Any additional notes or requirements for the repair, such as testing and approval by the engineer or project manager.

5. **ACKNOWLEDGMENT**: Details of the repair, including who performed the work and any necessary signatures or approvals.

**REPAIR TYPE 2 - EIFS**

6. **LOCATION OF DAMAGE**: Identify the location and extent of the EIFS delamination. This could involve noting specific areas where the foam is lifting and separating from the base coat.

7. **REPAIR LOCATION**: Specify the precise location of the EIFS damage, which should be marked on the diagram for clarity.

8. **PROCEDURE**: Detail the steps to repair the EIFS delamination:
   - **Cleaning**: Remove all debris, including cured foam, to ensure a clean surface.
   - **Grinding**: Grind down the existing finish coat to the base coat. This is crucial to provide a new surface for the repair.
   - **Repair EPS**: If necessary, repair the EPS board in the damaged area. This could include cutting out the damaged section and replacing it with a new piece.
   - **New Base Coat**: Apply a new base coat with a mesh centered over the repair area. The mesh should be centered to ensure proper support for the new finish coat.
   - **Elastomeric Coating**: Apply an elastomeric coating over the repair area to provide a protective layer and match the surrounding finish.

9. **ADDITIONAL REPAIR NOTES**: Any specific instructions or requirements for the repair, such as permission or supervision by a consulting engineer.

10. **ACKNOWLEDGMENT**: Details of the repair, including any approvals or signatures from the involved parties.
REPAIR TYPES

1. FIELD APPLIED COATING ON ALL EXISTING STEEL EXPOSED DURING REMOVAL OF EXISTING MATERIAL.
   - PRIME INTERIOR SURFACES OF EXISTING BONDLINE WITH APPROVED MANUFACTURER'S PRIMER.
   - PRIMER SHALL BE AS REQUIRED FOR THE EXISTING MATERIALS TO ENSURE PROPER ADHESION.
   - CONTRACTOR SHALL VERIFY ACTUAL CONDITION AS REQUIRED.

2. WHERE EXPOSED AFTER COMPLETION, APPLY (2) COATS OF PRIMER AND SEALANT.
   - PRIME INTERIOR FACES OF EXISTING BOND LINE WITH APPROVED MANUFACTURER'S PRIMER.
   - PRIMER SHALL BE AS REQUIRED FOR THE EXISTING MATERIALS TO ENSURE PROPER ADHESION.
   - INSTALL NEW APPROVED SPECIFIED SILICONE SEALANT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND DETAILS.
   - CONTRACTOR SHALL TAPE OFF AND TOOL ALL JOINTS TO PROVIDE A NEAT AND UNIFORM APPEARANCE AFTER TOOLING.
   - REMOVE TAPE AFTER TOOLING.

3. REMOVE ALL EXISTING SEALANT AND BACKING MATERIAL. CLEAN EXISTING BONDING SURFACE AS REQUIRED TO ACHIEVE A SUITABLE SURFACE TO INSTALL THE PRIMER AND SEALANT.
   - PRIME INTERIOR FACES OF EXISTING BOND LINE WITH APPROVED MANUFACTURER'S PRIMER.
   - PRIMER SHALL BE AS REQUIRED FOR THE EXISTING MATERIALS TO ENSURE PROPER ADHESION.
   - INSTALL NEW APPROVED SPECIFIED SILICONE SEALANT IN THE THROAT OF THE JOINT TO ENSURE NO THREE SIDED ADHESION OCCURS.

4. USE SIMILAR PROCEDURES AT LINTEL SHAPES OTHER THAN ANGLES.
   - CONTRACTOR SHALL TAPE OFF WHERE NECESSARY AND TOOL ALL JOINTS TO PROVIDE A NEAT AND UNIFORM APPEARANCE AFTER TOOLING.
   - CLEAN THE TOP OF THE HORIZONTAL LEG.
   - INSTALL NEW CLOSED CELL BACKER ROD. BACKER ROD SHALL BE 2:1 BUT DEPTH SHALL BE NO LESS THAN X/2.

NOT ice the property of SKA Consulting Engineers, Inc. whether the permission of SKA Consulting Engineers, Inc.

www.skaeng.com
843 900 8108
2265 CLEMENTS FERRY RD, 207B
CHARLOTTESVILLE, VA
CHARLOTTE, NC
ASHEVILLE, NC
CORPORATE OFFICE
NEW THERMOPLASTIC ROOF MEMBRANE.

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

R2.1

TYPICAL SYSTEM CROSS SECTION

TYPICAL SYSTEM CROSS SECTION

TYPICAL DETAIL PIPE PENTRATION

TYPICAL DETAIL SHEETMETAL

ROOF HATCH DETAIL

SECTION BASE OF TERRACE WALL

SECTION BASE OF TERRACE WALL

KICK-OUT FLASHING DETAIL

KICK-OUT FLASHING DETAIL

A/C UNIT CURB DETAIL

A/C UNIT CURB DETAIL

NEW THERMOPLASTIC ROOF MEMBRANE. VEINS AND ADHERED TO PIPE.

CONTINUOUS PIPE W/ THERMOPLASTIC FLASHING (FULLY ADHERED TO PIPE).

INSTALL NEW CONTINUOUS ALUMINUM PRESSURE BAR. SECURE THROUGH NEW SHEATHING AND NEW FLASHING. LAP OVER EXISTING SHEATHING 2" MIN. AS REQUIRED BY MANUFACTURER.

NEW PEEL AND STICK THERMOPLASTIC BASE FLASHING. EXTEND ONTO CURB AS SHOWN.

EXECUTE BASE FLASHING INSTALLATION IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND SPECIFICATIONS.

DAWN TO NEW VAPOR BARRIER MIN. 3", TURN UP MIN. 2".

PROVIDE NEW 12" CONT. TRIM OF THERMOPLASTIC NON-REINFORCED BASE FLASHING. EXTEND ONTO ROOF AND PROVIDE MIN. 3" CONTINUOUS HEAT WELD. SET IN A CONT. BED OF APPROVED THERMOPLASTIC FLASHING. HEAT WELD TO BASE FLASHING AND SECURE WITH #14 S.S. SCREWS INTO NEW STUCCO. SECURE TO STUDS PER ASTM C-1063.

NEW CONTINUOUS ALUMINUM PRESSURE BAR. SECURE THROUGH NEW SHEATHING AND NEW FLASHING. LAP OVER EXISTING SHEATHING 2" MIN.

NEW 4"x4"x 24" VERTICAL LEG. ADD STEEL CLOSURE PLATE AS REQUIRED.

EXISTING ROOF FLASHING TO ALLOW FOR MACHINERY Bases, MACHINERY BASES TO BE SECURED TO NEW WOOD NAILER (F.V.) IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

NEW 22' ALUMINUM HVAC STANDS. INSTALLED BY VENDOR AND NOT INCLUDED IN ROOFING SCOPE OF WORK.

NEW 4x4 NEOPRENE ISOLATION STAND. BLCKING SHALL BE SECURED TO NEW WOOD NAILER (F.V.) IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

NEW PEEL AND STICK THERMOPLASTIC BASE FLASHING. EXTEND ONTO ROOF AND PROVIDE MIN. 3" CONTINUOUS HEAT WELD. SET IN A CONT. BED OF APPROVED THERMOPLASTIC FLASHING. HEAT WELD TO BASE FLASHING AND SECURE WITH #14 S.S. SCREWS INTO NEW STUCCO. SECURE TO STUDS PER ASTM C-1063.

NEW 22' ALUMINUM HVAC STANDS. INSTALLED BY VENDOR AND NOT INCLUDED IN ROOFING SCOPE OF WORK.

NEW 4x4 NEOPRENE ISOLATION STAND. BLCKING SHALL BE SECURED TO NEW WOOD NAILER (F.V.) IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

TYPICAL SYSTEM CROSS SECTION

TYPICAL SYSTEM CROSS SECTION

TYPICAL DETAIL PIPE PENTRATION

TYPICAL DETAIL SHEETMETAL

ROOF HATCH DETAIL

SECTION BASE OF TERRACE WALL

SECTION BASE OF TERRACE WALL

KICK-OUT FLASHING DETAIL

KICK-OUT FLASHING DETAIL

A/C UNIT CURB DETAIL

A/C UNIT CURB DETAIL

NEW THERMOPLASTIC ROOF MEMBRANE. VEINS AND ADHERED TO PIPE.

CONTINUOUS PIPE W/ THERMOPLASTIC FLASHING (FULLY ADHERED TO PIPE).

INSTALL NEW CONTINUOUS ALUMINUM PRESSURE BAR. SECURE THROUGH NEW SHEATHING AND NEW FLASHING. LAP OVER EXISTING SHEATHING 2" MIN. AS REQUIRED BY MANUFACTURER.

NEW PEEL AND STICK THERMOPLASTIC BASE FLASHING. EXTEND ONTO CURB AS SHOWN.

EXECUTE BASE FLASHING INSTALLATION IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND SPECIFICATIONS.

DAWN TO NEW VAPOR BARRIER MIN. 3", TURN UP MIN. 2".

PROVIDE NEW 12" CONT. TRIM OF THERMOPLASTIC NON-REINFORCED BASE FLASHING. EXTEND ONTO ROOF AND PROVIDE MIN. 3" CONTINUOUS HEAT WELD. SET IN A CONT. BED OF APPROVED THERMOPLASTIC FLASHING. HEAT WELD TO BASE FLASHING AND SECURE WITH #14 S.S. SCREWS INTO NEW STUCCO. SECURE TO STUDS PER ASTM C-1063.

NEW 22' ALUMINUM HVAC STANDS. INSTALLED BY VENDOR AND NOT INCLUDED IN ROOFING SCOPE OF WORK.

NEW 4x4 NEOPRENE ISOLATION STAND. BLCKING SHALL BE SECURED TO NEW WOOD NAILER (F.V.) IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

NEW PEEL AND STICK THERMOPLASTIC BASE FLASHING. EXTEND ONTO ROOF AND PROVIDE MIN. 3" CONTINUOUS HEAT WELD. SET IN A CONT. BED OF APPROVED THERMOPLASTIC FLASHING. HEAT WELD TO BASE FLASHING AND SECURE WITH #14 S.S. SCREWS INTO NEW STUCCO. SECURE TO STUDS PER ASTM C-1063.

NEW 22' ALUMINUM HVAC STANDS. INSTALLED BY VENDOR AND NOT INCLUDED IN ROOFING SCOPE OF WORK.
SECTION - PARAPET CAP AT TERRACE

1. Provide new 3" gap sealant joint. Install new closed cell backer rod with new silicone sealant. Type both sides. See typical sealant joint repair type 3 on S8.2.

2. New high temp. peel and stick and slip sheet under new metal coping as shown. Lap seal all edges.

3. New .040" prefinished standing seam metal coping cap flashing. Secure to cont. cleat both sides.

SECTION - PARAPET CAP AT ROOF

1. Provide new 3" gap sealant joint. Install new closed cell backer rod with new silicone sealant. Type both sides. See typical sealant joint repair type 3 on S8.2.

2. New high temp. peel and stick and slip sheet under new metal coping as shown. Lap seal all edges.

3. New .040" prefinished standing seam metal coping cap flashing. Secure to cont. cleat both sides.

SECTION - UPPER ROOF BASE OF LOW WALL

1. Thermo-plastic flashing (fully adhered). Extend onto roof and provide min. 3" continuous heat weld. Extend up and over top of parapet as shown.

2. New .050" prefinished standing seam metal coping cap flashing. Secure to cont. locking strip both sides.

3. New constant .100" aluminum pressure bar. Secure thru roof membrane into existing wall w/ #12 S.S. screws at 8" O/C. Fabricate as shown.

THERMOPLASTIC FLASHING (FULLY ADHERED).

EXTEND ONTO ROOF AND PROVIDE MIN. 3" CONTINUOUS HEAT WELD. EXTEND UP AND OVER TOP OF PARAPET AS SHOWN.

NEW CONT. .100" ALUMINUM PRESSURE BAR.

SECURE THRU ROOF MEMBRANE INTO EXISTING WALL W/ #12 S.S. SCREWS AT 8" O/C.

FABRICATE AS SHOWN.

NEW .050" PREFINISHED STANDING SEAM METAL COPING CAP FLASHING.

SECURE TO CONT. LOCKING STRIP BOTH SIDES.

NEW CONT. THERMOPLASTIC ROOF MEMBRANE.

FULLY ADHERE TO INSULATION PROTECTION LAYER IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND SPECIFICATIONS.

TERMINATE AT BASE OF WALL WITH PRESSURE BAR.

NEW CONT. .100" ALUMINUM PRESSURE BAR.

SECURE THRU ROOF MEMBRANE INTO EXISTING WALL W/ #12 S.S. SCREWS AT 8" O/C.

FABRICATE AS SHOWN.
THERMAL INSULATION/INSULATION PROTECTION LAYER
FASTENING PATTERN (160 BORDS)

EXTERIOR FASCIA SYSTEM
ANCHOR AS SPECIFIED IN
SECTIONS AND DETAILS.
AS REQUIRED TO SECURE INTO
SUBSTRAIGHT
3/8" AS SHOWN.

3/8" EXTERIOR FASCIA SYSTEM
hook shall be of size and shape to clasp tightly and securely
onto cleat as shown.
CONTINUOUS CLEAT. RECIPIEVE
EDGE SHALL BE
3/8" AS SHOWN.

NEW .050" PREFINISHED ALUMINUM COVER SPLICE
PLATE (MIN. 12" WIDE). EMBED COVER PLATE IN BED
OF APPROVED SEALANT AND SECURE TO EXISTING
COPING STONE. SEE SMACNA FIGURE 2-5C.
NEW CONT. COATED METAL WATER DAM/LOCKING
STRIP W/ ROOF FLANGE (AS SUPPLIED BY THE
MEMBRANE MANUFACTURER). SEE APPLICABLE
SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION.

CONTINUOUS ALUMINUM
LOCKING STRIP. SEE
OTHER SECTIONS AND
DETAILS.

1 4" MIN.
12" MINIMUM SPLICE PLATE
2'-0" MIN AND 10'-0" MAX TO NEXT JOINT
2'-0" MIN TO CORNER
For a practical barrier against the elements that protects what’s inside, frame your view with the elegant interior aesthetics of enhanced 2000T Terrace Doors from Kawneer. Designed for door applications up to 10’ tall, 2000T Terrace Doors are precision engineered for durability with quality, high-performance components and are available in various impact resistant options and a wide range of hardware choices and finishes.

Ideal for balcony access directly from living spaces, versatile 2000T Terrace Doors can be implemented in mid- or high-rise designs for mixed-use and commercial buildings such as lofts, condominiums and hotels. Architects and designers will enjoy the door’s seamless integration into Kawneer’s MetroView® Window Wall systems, which creates an effortless, single-source solution for aesthetically pleasing design.

AESTHETICS
With lever and finishes that blend into any décor, 2000T Terrace Doors are visually appealing from both the interior and exterior. Contemporary lever handles are available in four finish options: polished brass, brushed chrome, matte black and rusticumber. Door rails and stiles are 2-1/4” deep for sturdy protection against weather and daily use. With nominal wall thickness at 1/8”, the door rails can accommodate infills from 1/4” to 1-1/8”.

Available with double or single leaves that can swing in or swing out, 2000T Terrace Doors suit a wide spectrum of space dimensions and design requirements including a shallow Juliet balcony. The design of 2000T Terrace Doors with a 4” depth door frame allows for dual color options, giving owners the flexibility to design around their individual style preferences.
PERFORMANCE
For higher insulating quality and occupant comfort in all types of weather, 2000T Terrace Doors and frames include a double row of weather seals as well as thermal breaks in the door and frame members. Both the door and 4" depth door frames include a polyamide thermal break consisting of two parallel, glass-reinforced nylon strips, while the 5" depth door frame utilizes a pour and debridge thermal break to improve performance.

In addition to exceptional thermal efficiency, Kawneer 2000T Terrace Doors are enhanced with performance and security features such as heavy-duty internal corner clips and advanced stainless steel multipoint latch locks. The multipoint locking system includes a latch lock and deadbolt complete with swing hook and shoot bolt (on pairs) for added security as well as a strong weather seal. And, an optional two-step functionality for unlocking can be specified for the multipoint locking system. Aluminum three-way hinges can adjust in and out, up and down, and left to right to improve alignment between the door leaf and frame without removal.

2000T Terrace Doors have been tested in accordance with:
• AAMA/WDMA/CSA 101/I.S.2/A440 and NAFS
• AAMA 1503 for Thermal Transmittance and Condensation Resistance
• NFRC 100 and CAN/CSA A440

The 2000T Terrace Door can provide protection from windborne debris in certain configurations. For more information on impact resistant capabilities, contact your Kawneer sales representative.

APPLICATION OPTIONS
With flexible design options, the 2000T Terrace Door offers solutions for a wide variety of application and configuration needs:
• 1" x 4" (25.4 mm x 101.6 mm) mitered door frame for installation in punched openings or as a subframe within other Kawneer framing or curtain wall systems
• 1-1/2" x 5" (38.1 mm x 127 mm) door frame integrates into MetroView™ Window Wall or can be installed as a subframe within other Kawneer framing or curtain wall systems
• Low-profile threshold for outswing single doors and double doors
• 10" (254 mm) stacked bottom rail
• Standard locking meets egress requirements
• Optional two-step unlocking function can be specified
• Door with 4" (101.6 mm) door frame has been tested to small and large missile impact requirements

FOR THE FINISHING TOUCH
Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ colors.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are available in several standard shades and an unlimited number of specially designed colors.

Solvent-free powder coatings are environmentally sustainable with high performance, durability and scratch resistance that meet AAMA 2604 standards.
Specifically designed for homes built in coastal areas subject to hurricanes and other extreme weather conditions, StyleGuard® impact-resistant windows and doors from YKK AP provide the performance and protection property owners need to weather the storm. StyleGuard impact-resistant windows and doors are made with non-corrosive materials and never need painting. Each StyleGuard impact-resistant window and door is designed to save energy and is made with low-E glass as a standard feature. Our windows and doors work overtime to keep the inside cool in summer and warm in winter while providing around-the-clock impact protection that shutters and plywood can’t. StyleGuard impact-resistant windows and doors comply with ASTM and Miami-Dade protocols to resist damage from windborne debris. The YKK AP philosophy of continual investment in research and development, in testing, and in production facilities has kept us in the forefront of the industries we serve. YKK AP is a worldwide leader in architectural products.
StyleGuard windows and doors protect 24/7/365
Severe storms produce flying debris that can easily penetrate standard glass. If a home’s structural envelope is breached, the resulting increase in pressure can literally tear the roof and walls apart. StyleGuard impact-resistant windows protect the home from the disastrous effects of these storms by using thermally-efficient insulated glass capable of resisting penetration—even by a nine pound two by four traveling at 50 feet per second.

StyleGuard windows and doors look as great as they protect
StyleGuard impact-resistant windows and doors are designed to complement any architectural style. Flush mounted tilt latches, a proprietary lock design, an architecturally correct profile design and wood-like profiles give the windows distinctive aesthetic appeal. And, heavy-duty structural mullions allow home designers to utilize creative window configurations for dramatic effects, inside and out.
**STYLEGUARD® WINDOW & DOOR OPTIONS**

### COLORS
- Tan
- White

**GRID STYLES (FACE WIDTH: 7/8”)**
- Flat Grids Between Glass
- Sculptured Grids Between Glass
- Simulated Divided Lights

### ENERGY EFFICIENCY GLASS
- 270 Low-E (Standard)
  - Reduces heat gain 50% and blocks 86% of sun’s UV rays
- 366 Low-E
  - Reduces heat gain 64% and blocks 95% of sun’s UV rays

Grey tint can be combined with either Low-E glass to meet the Florida Coastal Lighting code requiring a visible light transmittance of 45% or less.

### GRID PATTERNS
- Colonial
- Prairie
- Perimeter Prairie
- Valance

### GLASS APPEARANCE
Select from three glass appearance options for enhanced style, light management, and privacy:
- Clear
- Rain
- Obscure

### INSTALLATION OPTIONS
The variety of installation options span a rich millwork look with a brick mould exterior to flush frames that accommodate stucco and block construction.
A Optional 180 Brick Mould & J-Channel: Produces a rich detailed appearance while reducing labor and material costs typical of J-channel applications

B Integral 1 1/4" Nail Fin: Provides easy installation

C Constant-Force Stainless Steel Balance: Corrosion-resistant and never needs adjustment

D 7/8” Insulated Impact-Resistant Laminated Glass: Complies with ASTM and Miami-Dade protocols for impact resistance, while low-E and low-conductance spacers are standard for optimal thermal efficiency

E Tilt-In Bottom and Top Sash: Makes cleaning easier

F Interlocking Sash: Improves structural performance and integrity

G Corrosion-Resistant Hardware: For lasting durability in the harshest environments

H Flush-Mounted Tilt Latches: Aesthetically designed to meet structural and impact loads

I Integral Lift Rail: Enables easy sash operation

J Double Weather Stripping: Optimum protection against air, water, noise, and dust infiltration

K Fusion-Welded Sloped Sill & Projected Sill Nose: For an architecturally correct look and improved water rating

L Fusion-Welded Frame and Sash: Enhances structural integrity and improves energy efficiency
### Double-Hung Windows

<table>
<thead>
<tr>
<th>20&quot;</th>
<th>24&quot;</th>
<th>28&quot;</th>
<th>30&quot;</th>
<th>32&quot;</th>
<th>36&quot;</th>
<th>38&quot;</th>
<th>40&quot;</th>
<th>44&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>19-1/2&quot;</td>
<td>23-1/2&quot;</td>
<td>27-1/2&quot;</td>
<td>31-1/2&quot;</td>
<td>35-1/2&quot;</td>
<td>39-1/2&quot;</td>
<td>43-1/2&quot;</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Double-Hung Windows**

1. **Rough Opening**
2. **Actual Window Size**

- All dimensions are inches.
- Shading indicates window meets egress.
- For twins, double rough opening of single.
- For triples, triple rough opening of single.
**CASEMENT WINDOWS**

*StyleGuard*® *case ment windows* are easily combined to make multiple units to create dramatic window effects and improved ventilation in contemporary or traditional homes.

<table>
<thead>
<tr>
<th>Left Hinge</th>
<th>Right Hinge</th>
<th>Casement Vent Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>When ordering, specify left or right hinge configuration as viewed from outside.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Casement Windows</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Rough Opening</td>
</tr>
<tr>
<td>2 Actual Window Size</td>
</tr>
<tr>
<td>• All dimensions are inches.</td>
</tr>
<tr>
<td>• Shading indicates window meets 5.7 sq ft egress.</td>
</tr>
<tr>
<td>• Darker shading indicates units require egress hinges which limit interior washability. A casement window with standard hinges cannot be converted to egress compliance.</td>
</tr>
<tr>
<td>• For twins, double rough opening of single.</td>
</tr>
<tr>
<td>• For triples, triple rough opening of single.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>18&quot;</th>
<th>20&quot;</th>
<th>24&quot;</th>
<th>28&quot;</th>
<th>30&quot;</th>
<th>36&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>17-1/2&quot;</td>
<td>19-1/2&quot;</td>
<td>23-1/2&quot;</td>
<td>27-1/2&quot;</td>
<td>29-1/2&quot;</td>
<td>35-1/2&quot;</td>
</tr>
</tbody>
</table>

Stylish folding handle is standard on all casement windows.

Easy to clean with hinges that open 90° to allow cleaning of outside surface from inside the house.

Multi-Point Lock: Single handle engages multiple lock points to provide air- and water-tight seal by compressing sash securely to the frame.
### Transom Windows

1. Rough Opening
2. Actual Window Size

- All dimensions are inches.
- For twins, double rough opening of single.
- For triples, triple rough opening of single.

<table>
<thead>
<tr>
<th></th>
<th>20&quot;</th>
<th>24&quot;</th>
<th>28&quot;</th>
<th>30&quot;</th>
<th>32&quot;</th>
<th>36&quot;</th>
<th>38&quot;</th>
<th>40&quot;</th>
<th>44&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>19-1/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>23-1/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>27-1/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>31-1/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>35-1/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>39-1/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>43-1/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Picture Windows

<table>
<thead>
<tr>
<th></th>
<th>12&quot;</th>
<th>18&quot;</th>
<th>24&quot;</th>
<th>30&quot;</th>
<th>36&quot;</th>
<th>42&quot;</th>
<th>48&quot;</th>
<th>54&quot;</th>
<th>60&quot;</th>
<th>66&quot;</th>
<th>72&quot;</th>
<th>78&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>11-1/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>17-1/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>23-1/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>31-1/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>39-1/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>47-1/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>55-1/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>63-1/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>71-1/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Picture Windows**

1. Rough Opening
2. Actual Window Size
   - All dimensions are inches.
   - For twins, double rough opening of single.
   - For triples, triple rough opening of single.
**StyleGuard** geometric windows offer exciting opportunities to expand the value of windows as an architectural asset. With their potential for dramatic lighting, elegant accents and unique combinations with other StyleGuard window and door products, geometric windows offer endless possibilities for adding sophisticated refinements to the charm of any home. Homeowners will appreciate the visual appeal, low maintenance and durability of these finely crafted products.

### Circle

<table>
<thead>
<tr>
<th>Size Code</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>SGCHR3216</td>
<td>31-1/2&quot; x 15-1/2&quot;</td>
</tr>
<tr>
<td>SGCHR3618</td>
<td>36-1/2&quot; x 17-1/2&quot;</td>
</tr>
<tr>
<td>SGCHR3819</td>
<td>37-1/2&quot; x 18-1/2&quot;</td>
</tr>
<tr>
<td>SGCHR4020</td>
<td>39-1/2&quot; x 19-1/2&quot;</td>
</tr>
</tbody>
</table>

### Octagon

<table>
<thead>
<tr>
<th>Size Code</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>SGOC1224</td>
<td>35-1/2&quot; x 35-1/2&quot;</td>
</tr>
<tr>
<td>SGOC1223</td>
<td>31-1/2&quot; x 31-1/2&quot;</td>
</tr>
<tr>
<td>SGOC1236</td>
<td>30-1/2&quot; x 36-1/2&quot;</td>
</tr>
</tbody>
</table>

### Half Round

<table>
<thead>
<tr>
<th>Size Code</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>SGHR3216</td>
<td>31-1/2&quot; x 15-1/2&quot;</td>
</tr>
<tr>
<td>SGHR3618</td>
<td>36-1/2&quot; x 17-1/2&quot;</td>
</tr>
<tr>
<td>SGHR3819</td>
<td>37-1/2&quot; x 18-1/2&quot;</td>
</tr>
<tr>
<td>SGHR4020</td>
<td>39-1/2&quot; x 19-1/2&quot;</td>
</tr>
</tbody>
</table>

### Quarter Round

<table>
<thead>
<tr>
<th>Size Code (left)</th>
<th>Size Code (right)</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>SGQR20</td>
<td>SGQR20</td>
<td>19-1/2&quot; x 19-1/2&quot;</td>
</tr>
<tr>
<td>SGQR24</td>
<td>SGQR24</td>
<td>23-1/2&quot; x 23-1/2&quot;</td>
</tr>
<tr>
<td>SGQR28</td>
<td>SGQR28</td>
<td>27-1/2&quot; x 27-1/2&quot;</td>
</tr>
<tr>
<td>SGQR30</td>
<td>SGQR30</td>
<td>29-1/2&quot; x 29-1/2&quot;</td>
</tr>
<tr>
<td>SGQR32</td>
<td>SGQR32</td>
<td>31-1/2&quot; x 31-1/2&quot;</td>
</tr>
<tr>
<td>SGQR36</td>
<td>SGQR36</td>
<td>35-1/2&quot; x 35-1/2&quot;</td>
</tr>
</tbody>
</table>

### Gothic

<table>
<thead>
<tr>
<th>Size Code (1 stem)</th>
<th>Size Code (2 stem)</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>SGDC1806</td>
<td>SGDC1806</td>
<td>17-1/2&quot; x 25-1/2&quot;</td>
</tr>
<tr>
<td>SGDC2406</td>
<td>SGDC2406</td>
<td>25-1/2&quot; x 39-1/2&quot;</td>
</tr>
<tr>
<td>SGDC2806</td>
<td>SGDC2806</td>
<td>29-1/2&quot; x 39-1/2&quot;</td>
</tr>
<tr>
<td>SGDC3036</td>
<td>SGDC3036</td>
<td>35-1/2&quot; x 47-1/2&quot;</td>
</tr>
</tbody>
</table>

**Geometric Windows**

- All dimensions are inches.
- Available in custom shapes.
## Fixed Extended Arch & Eyebrow Windows

<table>
<thead>
<tr>
<th>Chord Height</th>
<th>4-3/8&quot;</th>
<th>5-1/8&quot;</th>
<th>5-7/8&quot;</th>
<th>6-5/8&quot;</th>
<th>6-7/16&quot;</th>
<th>8-1/8&quot;</th>
<th>9&quot;</th>
<th>9-7/16&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Radii</td>
<td>18&quot;</td>
<td>21&quot;</td>
<td>24&quot;</td>
<td>27&quot;</td>
<td>30&quot;</td>
<td>32&quot;</td>
<td>35&quot;</td>
<td>38&quot;</td>
</tr>
<tr>
<td>Rough Opening</td>
<td>24&quot;</td>
<td>28&quot;</td>
<td>32&quot;</td>
<td>36&quot;</td>
<td>40&quot;</td>
<td>44&quot;</td>
<td>48&quot;</td>
<td>56&quot;</td>
</tr>
</tbody>
</table>

### Actual Window Size

<table>
<thead>
<tr>
<th></th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
<th>H</th>
<th>J</th>
<th>K</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>23-1/2&quot;</td>
<td>27-1/2&quot;</td>
<td>31-1/2&quot;</td>
<td>35-1/2&quot;</td>
<td>39-1/2&quot;</td>
<td>43-1/2&quot;</td>
<td>47-1/2&quot;</td>
<td>49-1/2&quot;</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Eyebrow

- **Starburst**
- **Cathedral**
- **Colonial**

### Fixed Extended Arch & Eyebrow Windows

- All dimensions are inches.
### Two Panel: xo, ox, xx (non-reversible)

<table>
<thead>
<tr>
<th></th>
<th>60&quot;</th>
<th>72&quot;</th>
<th>96&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>60&quot;</td>
<td>72&quot;</td>
<td>96&quot;</td>
</tr>
<tr>
<td>2</td>
<td>60-1/2&quot;</td>
<td>71-1/2&quot;</td>
<td>95-1/2&quot;</td>
</tr>
</tbody>
</table>

### Three Panel: oxo, oox, xoo (non-reversible)

<table>
<thead>
<tr>
<th></th>
<th>90&quot;</th>
<th>108&quot;</th>
<th>144&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>90-1/4&quot;</td>
<td>108-1/4&quot;</td>
<td>144-1/4&quot;</td>
</tr>
<tr>
<td>2</td>
<td>93-3/4&quot;</td>
<td>110-3/4&quot;</td>
<td>145-3/4&quot;</td>
</tr>
</tbody>
</table>

### Four Panel: oxx (non-reversible)

<table>
<thead>
<tr>
<th></th>
<th>120&quot;</th>
<th>144&quot;</th>
<th>192&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>115-1/4&quot;</td>
<td>138-1/4&quot;</td>
<td>193-3/4&quot;</td>
</tr>
<tr>
<td>2</td>
<td>116-3/4&quot;</td>
<td>143-3/4&quot;</td>
<td>195-3/4&quot;</td>
</tr>
</tbody>
</table>

**HD Sliding Doors**

1. **Nominal**
2. **Rough Opening**
3. **Actual Size**

- Sash operation is viewed from the outside looking in.
- All dimensions are inches.
- Doors are NOT reversible.
**Inside View**

**A**  Double Weather-Stripping  
- Heavy-Duty Construction

**B**  Integral 1 1/4” Nail Fin  
- 1 1/2” Masonry Flange Option  
- Brick Mould Option

**C**  1” Insulated Impact-Resistant Laminated Glass: Complies with ASTM and Miami-Dade protocols for impact resistance, while low-E and low-conductance spacers are standard for optimal thermal efficiency

**D**  Fusion-Welded Sash

**E**  Argon-Filled Glazing Option  
- Heavy-duty Extruded Screen Door

**F**  1 1/2” Adjustable Rollers with Precision Bearings  
- Corrosion-Resistant Hardware

**G**  Premium Handle Set with Optional Keyed Function  
- Two-Point Lock  
- Coastal Hardware Package Standard
ENERGY STAR WINDOWS AND DOORS PERFORMANCE CRITERIA

ENERGY STAR® Qualification Criteria

<table>
<thead>
<tr>
<th>Climate Zone</th>
<th>U-Factor1</th>
<th>SHGC2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northern</td>
<td>≤ 0.37</td>
<td>Any</td>
</tr>
<tr>
<td></td>
<td>≤ 0.24</td>
<td>Prescriptive</td>
</tr>
<tr>
<td></td>
<td>≤ 0.28</td>
<td>Equivalent Energy Performance</td>
</tr>
<tr>
<td>North-Central</td>
<td>≤ 0.40</td>
<td>≤ 0.40</td>
</tr>
<tr>
<td>South-Central</td>
<td>≤ 0.40</td>
<td>≤ 0.25</td>
</tr>
<tr>
<td>Southern</td>
<td>≤ 0.40</td>
<td>≤ 0.25</td>
</tr>
</tbody>
</table>

ENERGY STAR Phase 2 provides no performance guidelines for impact-resistant windows and doors.

STYLEGALD® WINDOWS AND DOORS
AIR, STRUCTURAL, WATER PERFORMANCE

<table>
<thead>
<tr>
<th>Window Type</th>
<th>Size</th>
<th>Air Infiltration @ 1.57 PSF</th>
<th>Water PSF</th>
<th>Structural PSF</th>
<th>Structural Class</th>
<th>Florida Certification Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Double-Hung</td>
<td>44 x 76</td>
<td>0.14</td>
<td>7.5</td>
<td>75</td>
<td>DP50</td>
<td>7533</td>
</tr>
<tr>
<td>Twin Double-Hung</td>
<td>89 x 76</td>
<td>0.15</td>
<td>7.5</td>
<td>75</td>
<td>DP50</td>
<td>7533</td>
</tr>
<tr>
<td>Picture</td>
<td>50 x 78</td>
<td>0.15</td>
<td>7.5</td>
<td>75</td>
<td>DP50</td>
<td>16426</td>
</tr>
<tr>
<td>Casement</td>
<td>36 x 62</td>
<td>0.17</td>
<td>7.5</td>
<td>75</td>
<td>DP50</td>
<td>11095</td>
</tr>
<tr>
<td>OX HD Sliding Door</td>
<td>96 x 96</td>
<td>0.12</td>
<td>7.50</td>
<td>75.0</td>
<td>DP50</td>
<td>17563</td>
</tr>
<tr>
<td>XX HD Sliding Door</td>
<td>96 x 96</td>
<td>0.02</td>
<td>7.50</td>
<td>75.0</td>
<td>DP50</td>
<td>17563</td>
</tr>
<tr>
<td>OXO HD Sliding Door</td>
<td>144 x 96</td>
<td>0.07</td>
<td>6.89</td>
<td>75.0</td>
<td>DP45</td>
<td>17563</td>
</tr>
<tr>
<td>OXO* HD Sliding Door</td>
<td>144 x 96</td>
<td>0.07</td>
<td>7.50</td>
<td>75.0</td>
<td>DP50</td>
<td>17563</td>
</tr>
<tr>
<td>OXO HD Sliding Door</td>
<td>192 x 96</td>
<td>0.10</td>
<td>6.89</td>
<td>75.0</td>
<td>DP45</td>
<td>17563</td>
</tr>
<tr>
<td>OXO* HD Sliding Door</td>
<td>192 x 96</td>
<td>0.10</td>
<td>7.50</td>
<td>75.0</td>
<td>DP50</td>
<td>17563</td>
</tr>
</tbody>
</table>

1 Bush-HV "F"
2 Fraction of incident solar radiation

* with sill dam extender

STYLEGALD® WINDOWS AND DOORS THERMAL PERFORMANCE

To determine thermal performance ratings, enter product specifications in

VIEW BUILDER

4234 Ocmulgee Blvd East
Macon, Georgia 31217
p: 866-348-9091
f: 478-744-6221
www.ykkap.com/residential

ENERGY STAR is a registered trademark of the U.S. Environmental Protection Agency. © 2017 YKK AP America Inc.
Agenda Item #6

1085 Morrison Drive - - TMS # 461-09-03-05

Request conceptual approval for new outdoor dining shade structure.

c. 2011 | Height District 4 & 12 | East Central | Old City District
Agenda Item #6 (1085 Morrison Drive)

Applicant’s Presentation
VIEW LOOKING SOUTHWEST
VIEW LOOKING NORTHWEST
AREA OF PROPOSED MODIFICATION
INITIAL STRUCTURAL ANALYSIS

Large Beam Reves @ Col: 11.7 m (Min)
max Weld Length: 11.7 \( \div (3 \times 0.0282/\text{m}) = 9.2'' \leq 10'' \text{ OK}

Vertical: 3/16 flat level on 4 side of Col OK
PROPOSED BIRDSEYE VIEW LOOKING NORTHWEST
PROPOSED BIRDSEYE VIEW LOOKING SOUTHWEST
PROPOSED VIEW LOOKING NORTH
PROPOSED VIEW LOOKING SOUTH AT BRIDAGE STREET
PROPOSED VIEW LOOKING SOUTH AT BRIDAGE STREET
PROPOSED VIEW LOOKING NORTH
PROPOSED VIEW LOOKING NORTH
PROPOSED VIEW LOOKING WEST
PROPOSED VIEW LOOKING WEST
Request appeal of Staff denial regarding signage.

c. 2020 | Harleston Village | Old and Historic District
Agenda Item #7 (320 Broad Street)

Applicant’s Presentation
SPA AZURE MAIN IDENTITY SIGNAGE
Tenant Identity Architectural Signage - Halo Illuminated Channel Letters

133.5 in

SPA AZURE

Custom fabricated halo illuminated channel letters w/ painted finish

COLOR SPECIFICATIONS

Matthews Paint (MP) MP 77481

I approve this drawing for fabrication, per the notes and details provided within this illustration/presentation packet. The Sign Fabrication Agreement form will outline the specifics of the sign, permitting/approval fees and the terms of the sale. I agree that during construction, slight modifications may occur for servicing, electrical code or to work around an unforeseen obstacle. (this does not typically have any affect on how the finished sign looks, functions or its longevity once it's installed at the site).

Name and title of authorizing agent

Authorizing signature and date of authorization

Date

04-19-22

Copyright © 2020
All designs, sketches, graphics, photos and images presented are copyright protected.
SPA AZURE MAIN IDENTITY SIGNAGE
Double-sided 3mm Dibond Tenant Panel for Existing Blade Sign Holder

COLOR SPECIFICATIONS
- Pantone 7562
- Matthews Paint (MP) MP 30116 Black Umber

before

30 in

18 in

after

Sign panel will be mounted into blade/right angle frame.

Wall mounting bracket w/ .25" plate
Dibond sign panel w/ h.p. vinyl graphics
Sign holder frame painted to match existing duranodic bronze finishes

COPYRIGHT © 2020
All designs, sketches, graphics, photos and images presented are copyright protected.
SPA AZURE MAIN IDENTITY SIGNAGE
Etched Vinyl Window Graphics

before

after

SPA AZURE

Window/glazing measurements: 90.5"x23.375"
20% Allowance = 2.85 sq ft
Afer image is representative of the graphics installed on blank/clear glass.

3M frosted crystal etched vinyl graphics

Customer: Spa Azure
Project: Main Identity Signage
Sign Address: Charleston, SC

I approve this drawing for fabrication, per the notes and details provided within this illustration/presentation packet. The Sign Fabrication Agreement form will outline the specifics of the sign, permitting/approval fees and the terms of the sale. I agree that during construction, slight modifications may occur for services, electrical code or to work around an unforeseen obstacle. (This does not typically have any effect on how the finished sign looks, functions or its longevity once it’s installed at the site).

Name and title of authorizing agent: ____________________________
Authorized signature and date of authorization: 03-18-22, ____________________________

P.O. Box 396, Hollywood, SC 29449
Ashley Zion 803.308.6476 ashley@rshsigngroup.com
Brandon Hoffman 803.378.3739 Brandon@rshsigngroup.com
Rich Heaton 803.312.1891 rich@rshsigngroup.com

COPYRIGHT © 2020
All designs, sketches, graphics, photos and images presented are copyright protected.
Agenda Item #8

997 Morrison Drive - - TMS # 461-13-01-056

Request appeal of Staff denial related to signage.
Agenda Item #8 (997 Morrison Drive)

Applicant’s Presentation
Existing
Note that in addition to the proposed United Community Bank projecting / blade sign, we are also showing the locations of up to 4 additional tenant signs. These subsequent signs would be the exact same size and construction method and would be permitted separately in the future as additional tenants are signed / express interest.
Distance from bottom of sign to ground: 108"
Proposed Sign

TOP VIEW

DOWN VIEW

WALL

STEEL PLATE ON INSIDE OF WALL

2" X 2" MOUNTING BRACKET

BOLTS THROUGH WALL

3/8" diameter

72"

18"
Example of Aluminum Face / Side (Edge) lighting

Note how these individual acrylic letters have aluminum adhered to the faces.
Proposed Sign for United Community Bank to have the same overall look / finishes / construction as the freestanding monument sign for Charleston Tech Center (pictured above) that was approved at the Wednesday, May 25 meeting of the BAR.