City of Charleston

BOARD OF ARCHITECTURAL REVIEW - SMALL

Virtual Meeting of June 24, 2020
4:30 PM

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

To participate in the Virtual Board Meeting please refer to the following instructions:

Use the following link for online access: https://us02web.zoom.us/j/81466089876. If you have issues accessing the Zoom meeting, please call (843) 609-5678

To access via phone, dial 1 (312) 626-6799. When prompted, enter webinar ID# 814 6608 9876. The meeting will be recorded.

Information on each application, including documents submitted by the applicant, will be available online at www.charleston-sc.gov/bar one week prior to the meeting.

Public Comment Instructions:

Please use **one** of the following methods to request to speak at the meeting or provide comments for the Board. Requests to speak at the meeting and comments must be received by 12:00 p.m., Wednesday, June 24:

1. Request to speak or leave a comment via phone at 843-724-3765. If requesting to speak or leaving a comment, please provide your name, address, and telephone number;
2. Sign-up to speak or leave comments for the Board of Architectural Review - Large by completing the form a http://innovate.charleston-sc.gov/comments/;
3. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3rd floor, Charleston, SC 29401.

MEETING PROTOCOL

- Staff will control the PowerPoint 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.

- Video and microphone has been disabled for all attendees. Attendees (not Board members or staff) will only be given the capabilities to speak when they are called on during the public comment period.

- Chat and the Q & A functions have been disabled for everyone.

- Public Comment:
  - The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.
  - Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.
  - Those members of the public that have registered will be called in order by project.
  - Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.
  - Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.

- Board:
  - Board members should open the "Participants" panel so that each Board member can see the status of other Board members' microphones and cameras.

MEETING PROTOCOL (continued)

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

- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.

- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

- Staff will issue meeting results, including staff comments and Board Motion to the applicant following the meeting. Results will also be posted on the City website at www.charleston-sc.gov/bar .

- For additional information:
  - Contact BAR@charleston-sc.gov
  - Visit www.charleston-sc.gov/bar if you are experiencing technical difficulties during the meeting.

- These proceedings are being recorded.

Agenda Item #1

Approval of minutes from the November 25, 2019 meeting.

Agenda Item #2

160 SAINT PHILIP STREET
TMS # 460-12-02-054

Request preliminary approval for new construction of parking garage.

(Cannon-Elliottborough) / Old City District

Agenda Item #2

Applicant's Presentation

ST. PHILIP AND MORRIS ST. PARKING GARAGE

160 ST. PHILIP STREET

BOARD APPROVALS AND REVIEWS

PRELIMINARY BAR SUBMITTAL
30 MARCH 2020

CONCEPTUAL BAR APPROVAL
19 SEPTEMBER 2018

BZA - SITE DESIGN APPROVAL
5 DECEMBER 2018

BZA - ZONING APPROVAL
23 APRIL 2017

TRC REVIEW
10 MAY 2018

TRC REVIEW
5 MARCH 2020

THIS PROJECT IS ZONING COMPLIANT AND HAS OBTAINED TWO ZONING VARIANCES. THIS PROJECT HAS ALSO UNDERGONE PRE-APP TRC REVIEW.

DESIGN ARCHITECT: NATHAN SCHUTTE, MPS
NSCHUTTE@MCMILLANPAZDANSMITH.COM

Owner:
160 St. Philip Street, LLC
42 Broad Street, 2nd Floor
Charleston, SC 29401

Developer:
JJR Development, LLC
42 Broad Street, 2nd Floor
Charleston, SC 29401

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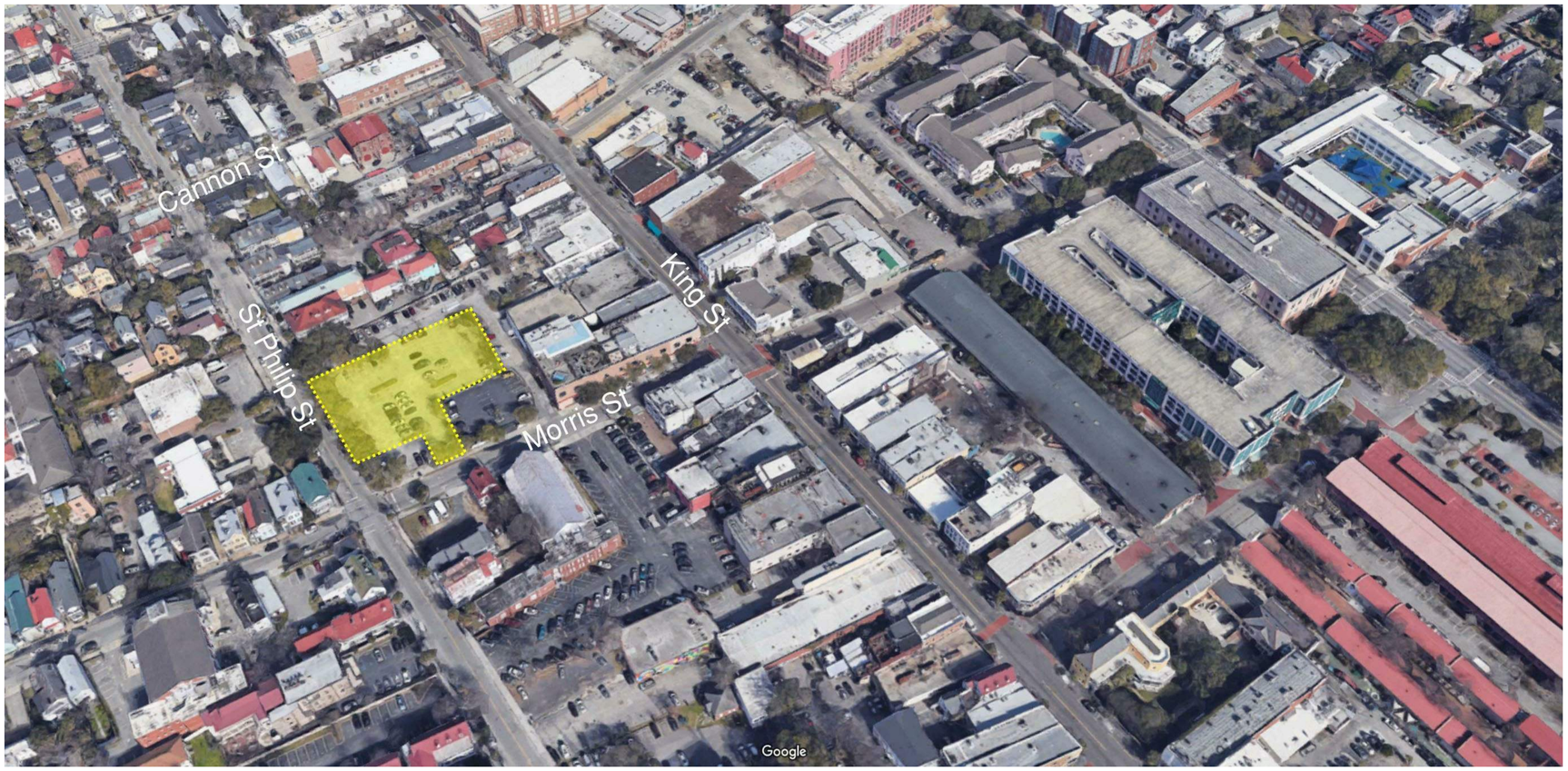
DW

St. Philip and Morris St. Parking Garage
4/1/2020

COVER SHEET



SITE AERIAL

SITE PHOTO - CORNER OF ST. PHILIP AND MORRIS ST.

Owner:
160 St. Philip Street, LLC
42 Broad Street, 2nd Floor
Charleston, SC 29401

Developer:
JJR Development, LLC
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Charleston, SC 29401

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SITE

CORNER OF MORRIS AND ST PHILIP ST - CONCEPTUAL APPROVAL 09.12.2018

MADDISON ROW

IMMACULATE CONCEPTION SCHOOL

BUIST ACADEMY SCHOOL

Owner:
160 St. Philip Street, LLC
42 Broad Street, 2nd Floor
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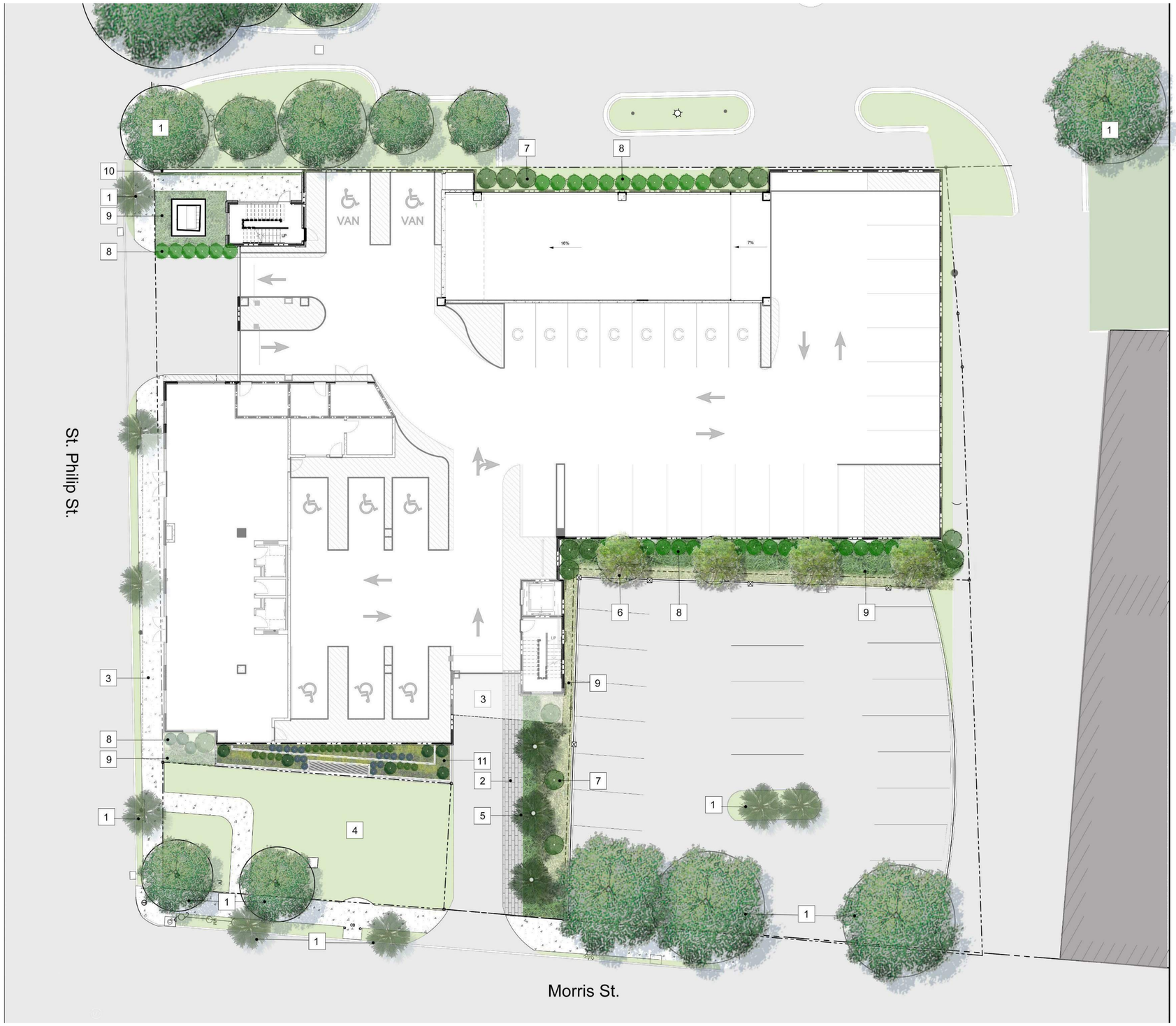
4/1/2020

CONCEPTUAL RENDERING



KEY NOTES SITE PLAN

1. EXISTING TREES
2. SPECIALTY PAVERS
3. CANOPIES ABOVE
4. PROPOSED FUTURE PARK
5. SABAL PALMETTOS
6. ORNAMENTAL TREES
7. LARGE SHRUBS
8. MEDIUM EVERGREEN SHRUBS
9. GROUND COVER PLANTINGS
10. RETAINING WALL
11. TERRACED PLANTER (MIX OF LARGE TO SMALL SHRUBS, GRASSES AND PERENNIALS)

NORTH

0 10 20 30 feet
1" = 10'

Owner:
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42 Broad Street, 2nd Floor
Charleston, SC 29401

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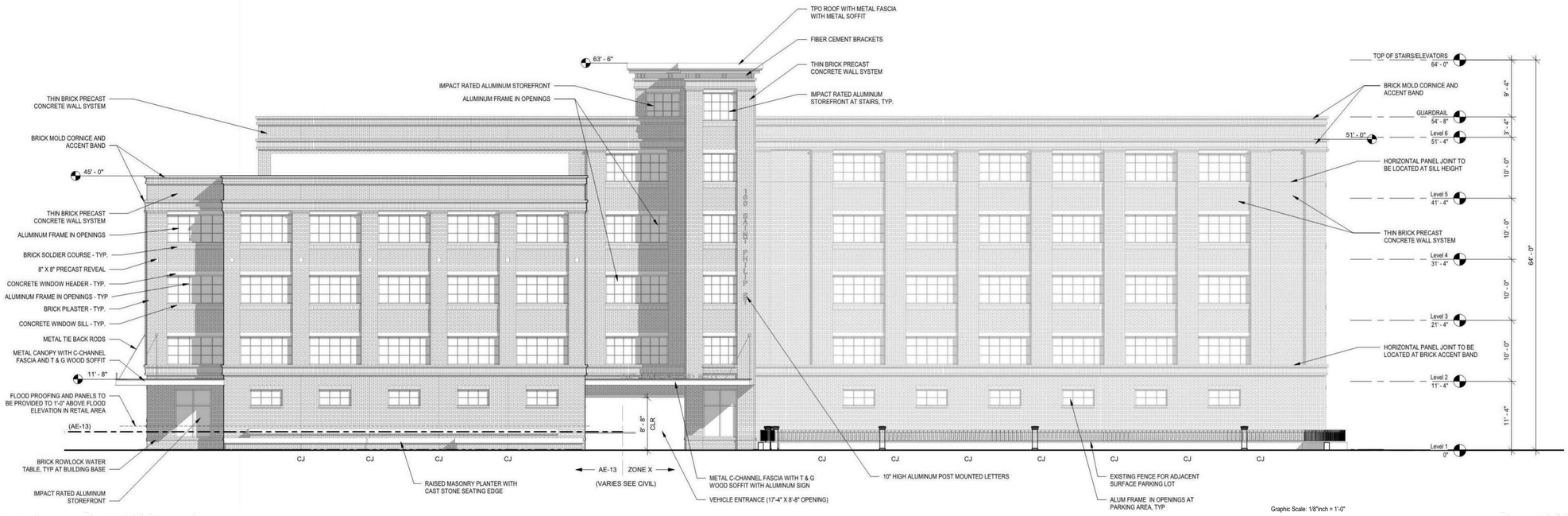
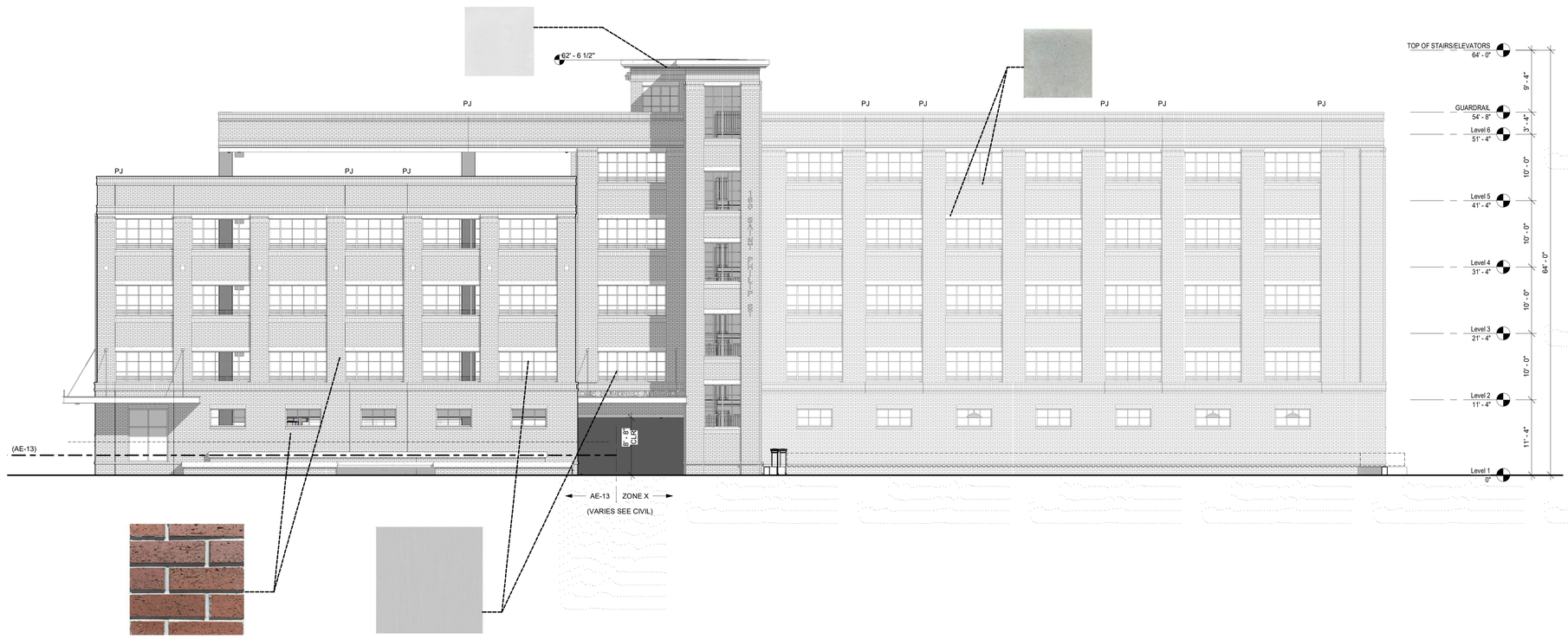
LANDSCAPE PLAN



C1 P005 **SOUTH ELEVATION - CONCEPTUAL APPROVAL 09.12.2018**

1/8" = 1'-0"



A1 P005 **SOUTH ELEVATION (MORRIS STREET) - PRELIMINARY SUBMITTAL --.--.2019**

1/8" = 1'-0"

BUILDING MATERIAL LEGEND

THIN BRICK ON PRECAST CONCRETE (ENDICOTT RED IRONSPOT VELOUR WITH STANDARD GREY MORTAR)

FINISHED CONCRETE ACCENTS, WINDOW HEADERS & SILLS (SAND BLAST FINISH)

CLEAR ANODIZED ALUMINUM (WINDOWS/FRAMES/CANOPY METAL)

WHITE PAINT (CEMENTITIOUS TRIM)

DARK BRONZE ANODIZED ALUMINUM (PERFORATED METAL SCREEN)

Owner:
160 St. Philip Street, LLC
42 Broad Street, 2nd Floor
Charleston, SC 29401

Developer:
JJR Development, LLC
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Charleston, SC 29401

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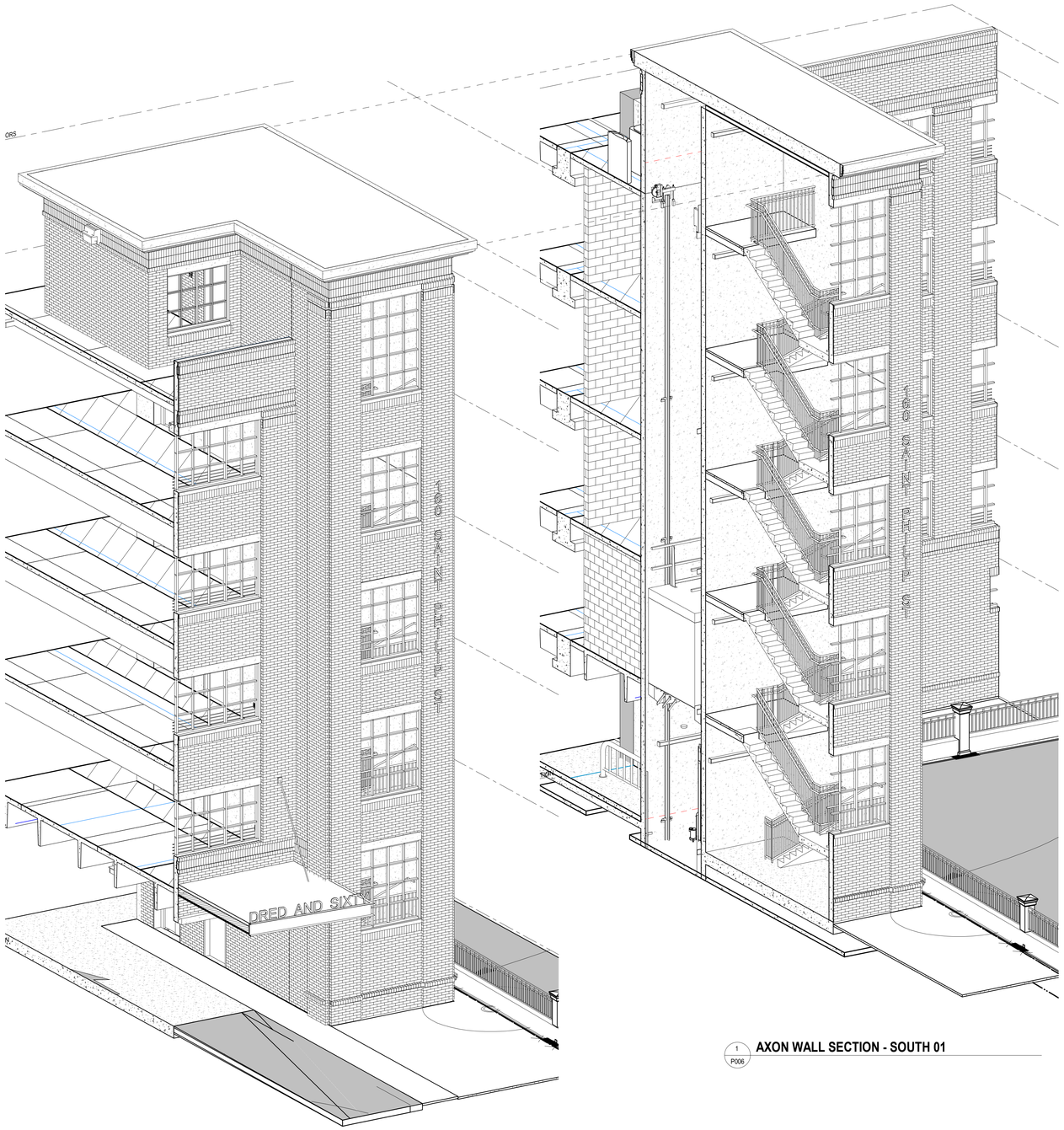
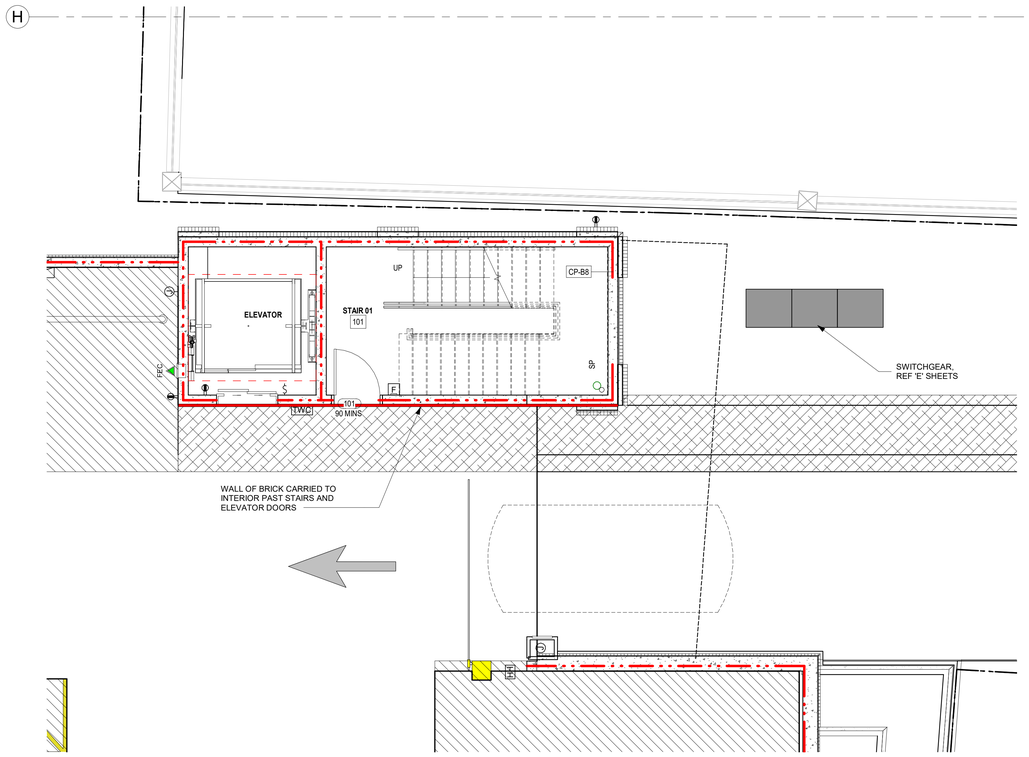
4/1/2020

SOUTH ELEVATION



2 P006 AXON WALL SECTION - SOUTH 02

1 P006 AXON WALL SECTION - SOUTH 01



3 P006 GROUND FLOOR PLAN
1/4" = 1'-0"

Owner:
160 St. Philip Street, LLC
42 Broad Street, 2nd Floor
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4/1/2020

AXON WALL SECTIONS - SOUTH

PERSPECTIVE FROM MORRIS STREET

Owner:
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42 Broad Street, 2nd Floor
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Charleston, SC 29401

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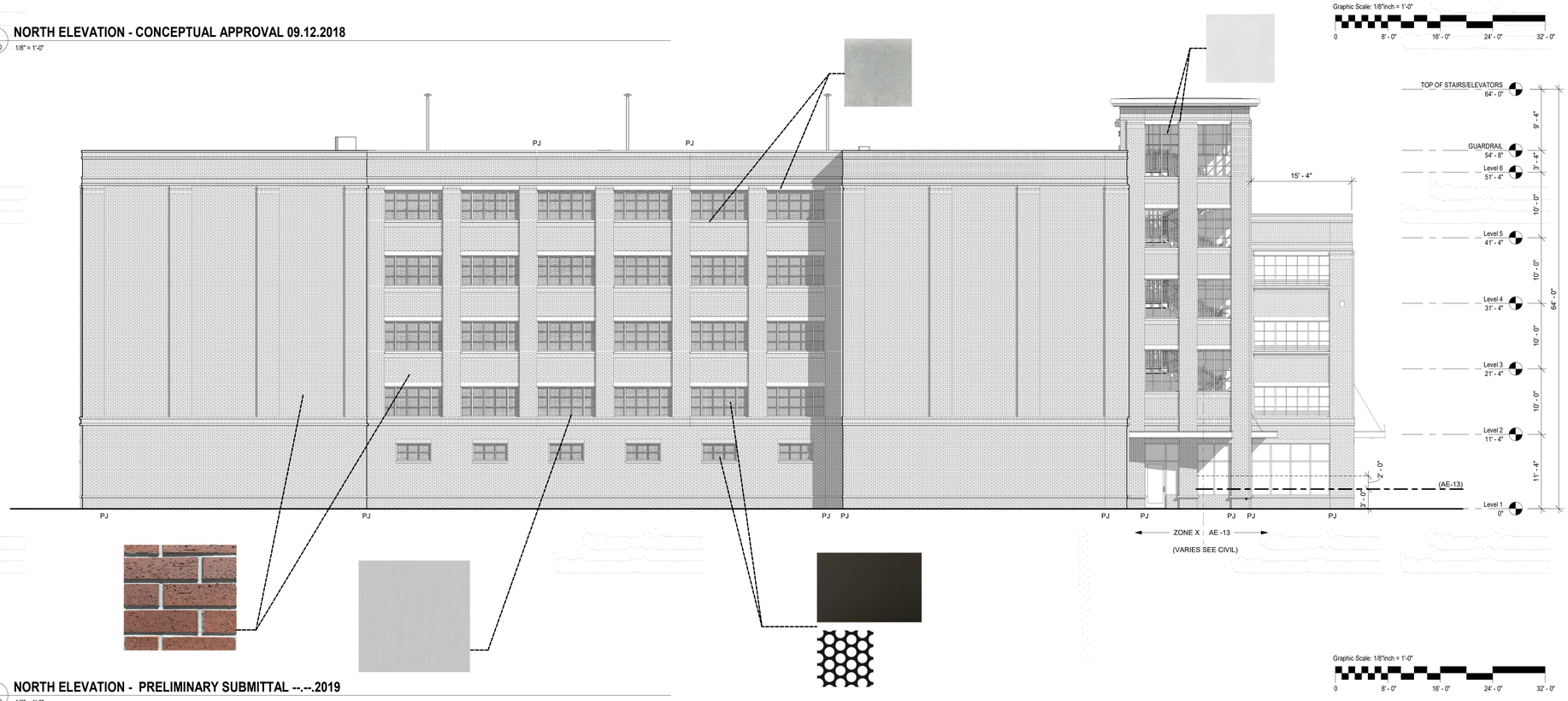
4/1/2020

PERSPECTIVE FROM MORRIS STREET

C1 P010 **NORTH ELEVATION - CONCEPTUAL APPROVAL 09.12.2018**

1/8" = 1'-0"



A1 P010 **NORTH ELEVATION - PRELIMINARY SUBMITTAL --.--.2019**

1/8" = 1'-0"

BUILDING MATERIAL LEGEND

THIN BRICK ON PRECAST CONCRETE (ENDICOTT RED IRONSPOT VELOUR WITH STANDARD GREY MORTAR)

FINISHED CONCRETE ACCENTS, WINDOW HEADERS & SILLS (SAND BLAST FINISH)

CLEAR ANODIZED ALUMINUM (WINDOWS/FRAMES/CANOPY METAL)

WHITE PAINT (CEMENTITIOUS TRIM)

DARK BRONZE ANODIZED ALUMINUM (PERFORATED METAL SCREEN)

Owner:
160 St. Philip Street, LLC
42 Broad Street, 2nd Floor
Charleston, SC 29401

Developer:
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Charleston, SC 29401

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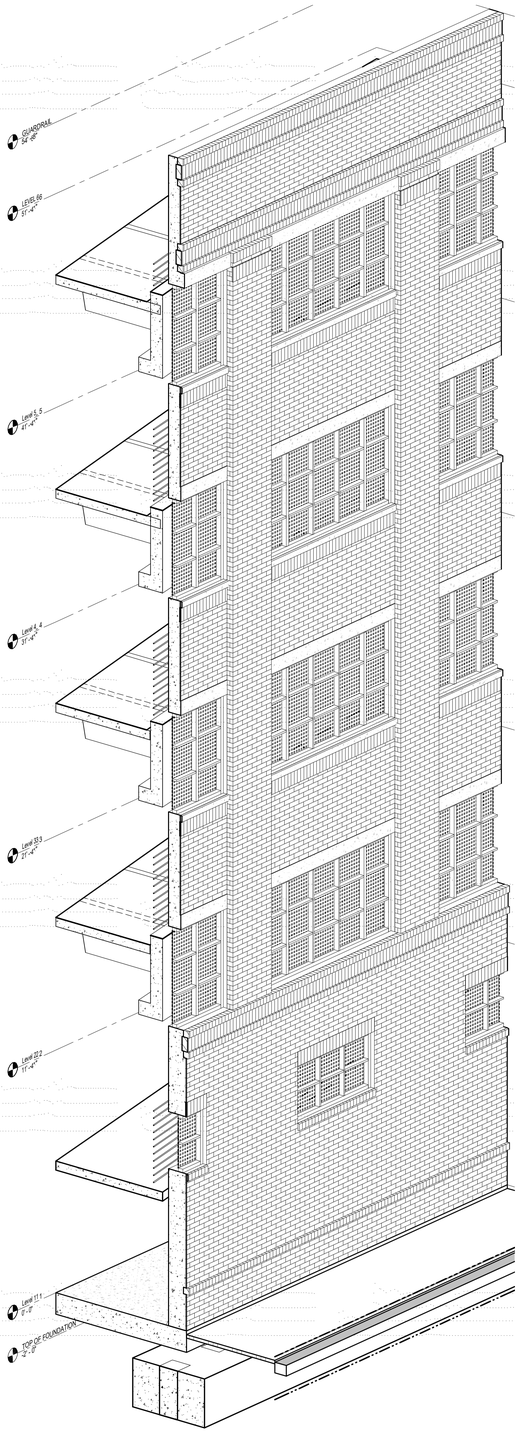
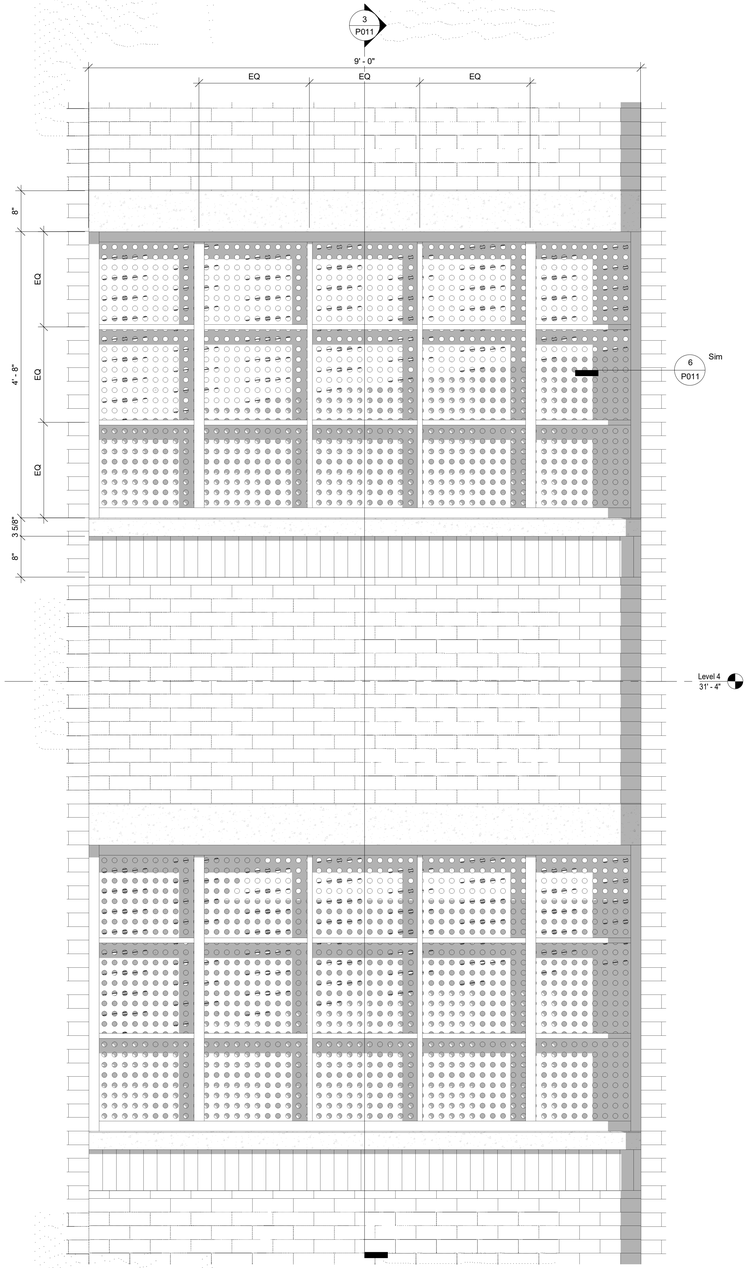
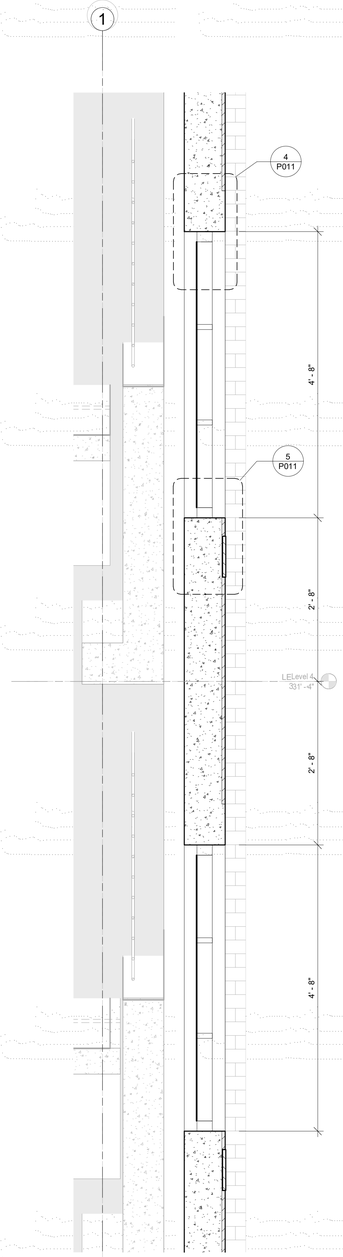
NORTH ELEVATION



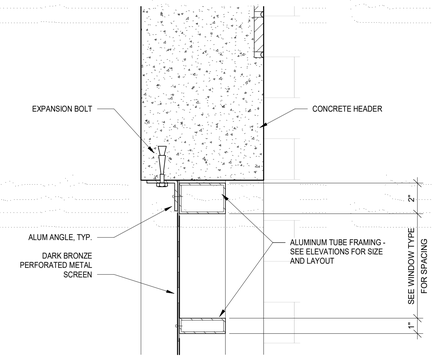
1 P011 **AXON WALL SECTION - NORTH**



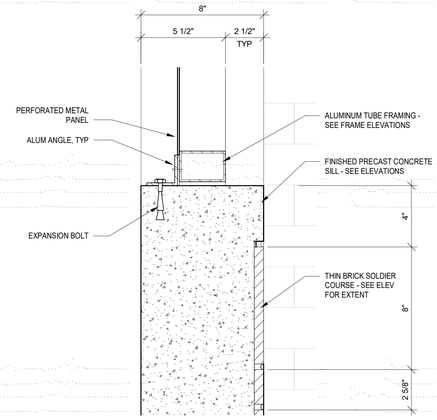
2 P011 1" = 1'-0" **ALUM FRAME WITH PERF SCREEN**



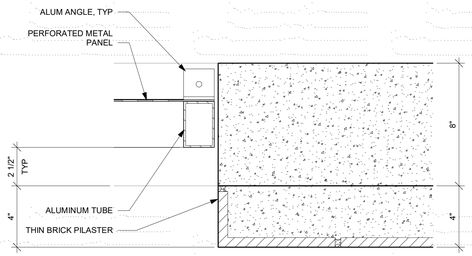
3 P011 1" = 1'-0" **SECTION - OPENINGS WITH PERFERATED SCREEN**



4 P011 3" = 1'-0" **BAR - ALUM. FRAME HEAD DETAIL (WITH PERF SCREEN)**



5 P011 3" = 1'-0" **BAR - ALUM. FRAME SILL DETAIL (WITH PERF SCREEN)**



6 P011 3" = 1'-0" **BAR - ALUM. FRAME (WITH PERF) JAMB @ PILASTER**

Owner:
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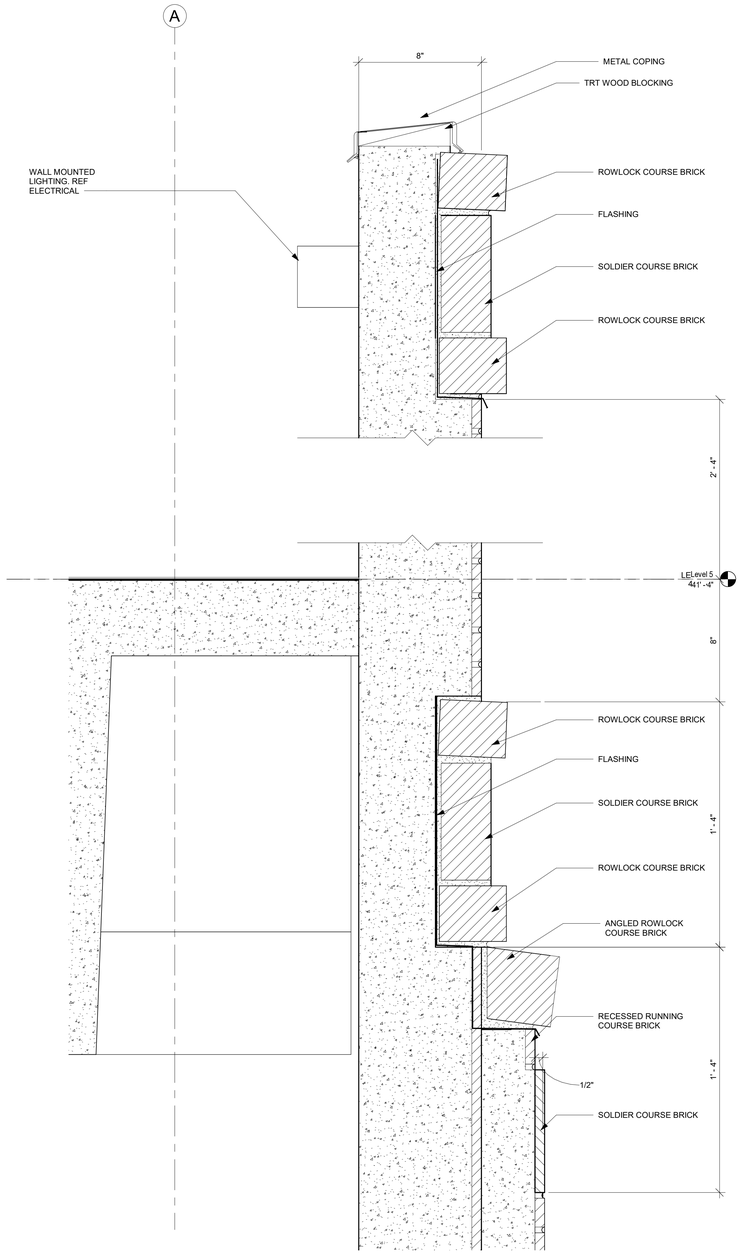
4/1/2020

AXON WALL SECTION - AT RAMP

PERSPECTIVE FROM ST. PHILIP STREET



2 P012 **PILASTER CAP TO PARAPET DETAIL**
3" = 1'-0"

Owner:
160 St. Philip Street, LLC
42 Broad Street, 2nd Floor
Charleston, SC 29401

Developer:
JJR Development, LLC
42 Broad Street, 2nd Floor
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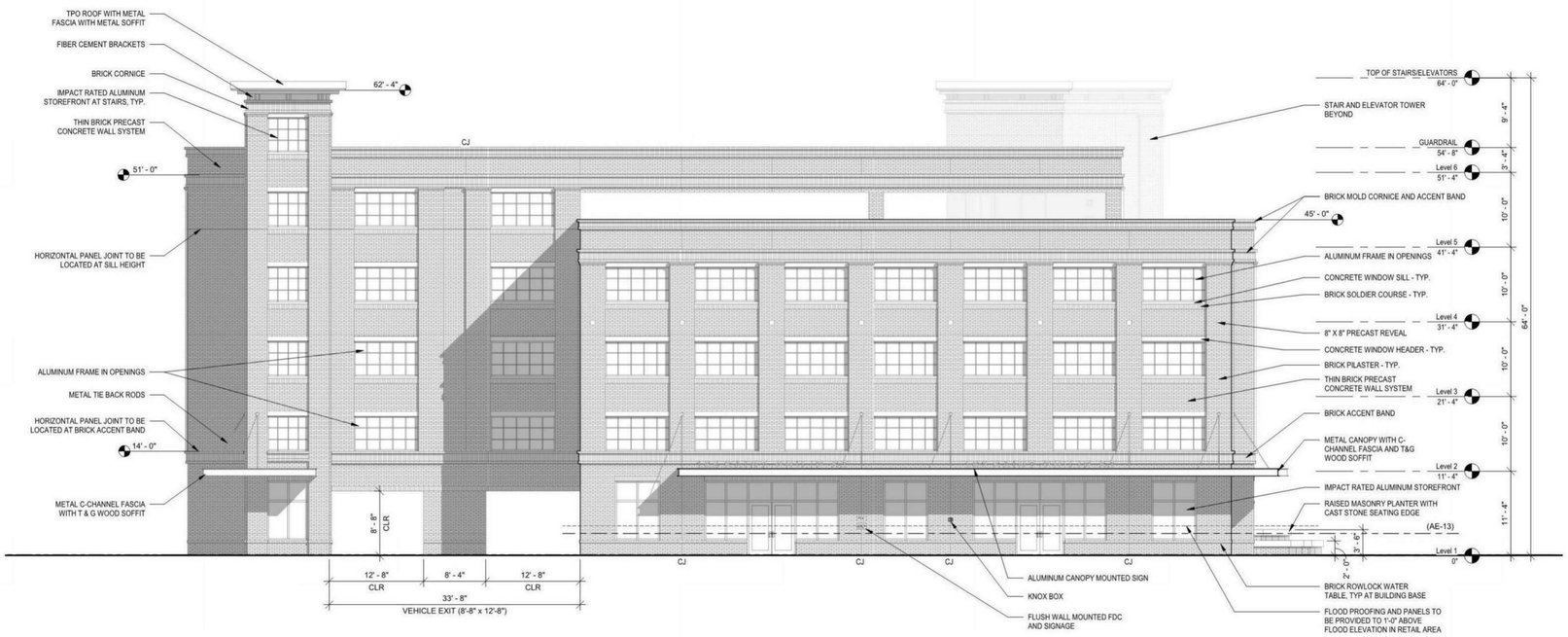
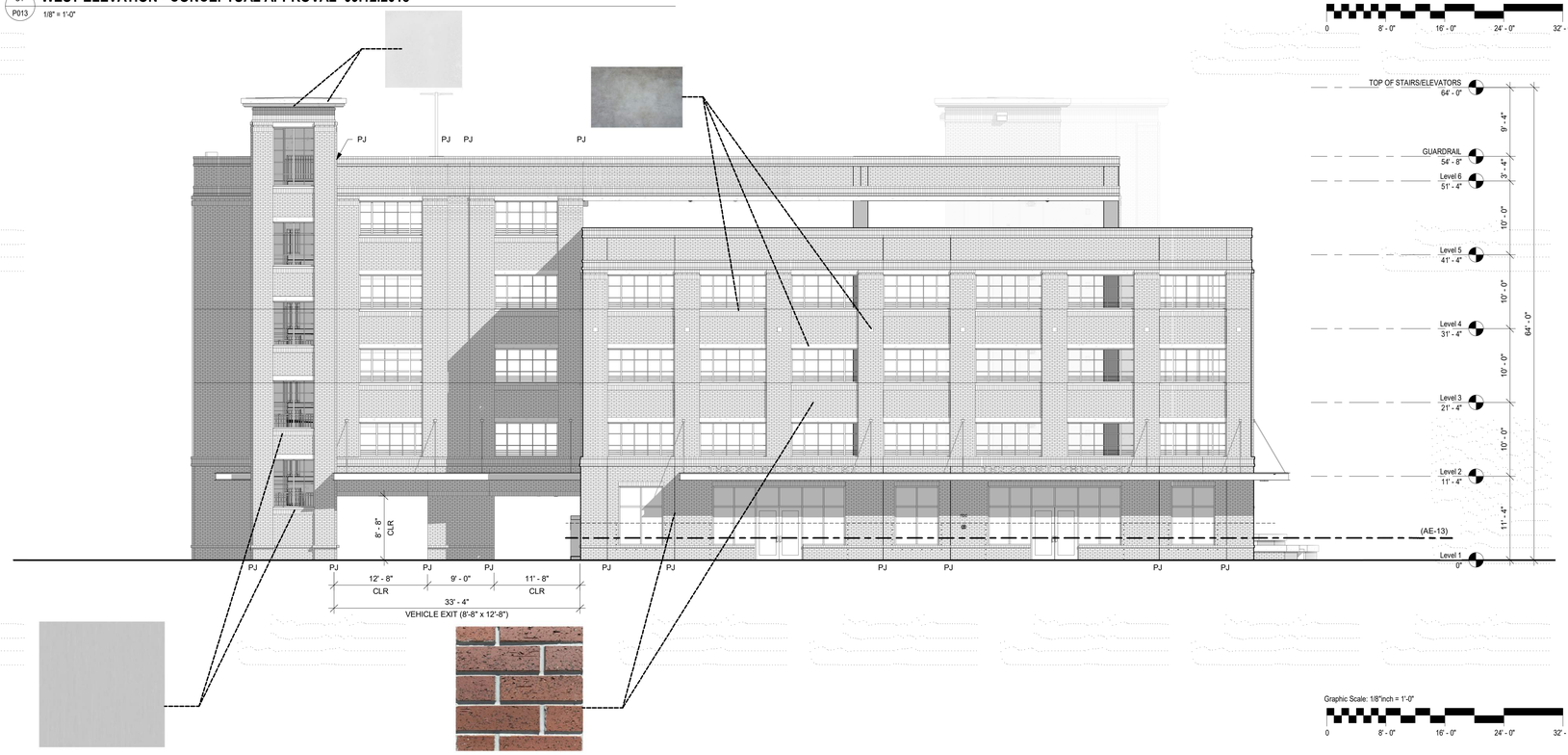
PERSPECTIVE FROM ST. PHILIP STREET



C1 P013 **WEST ELEVATION - CONCEPTUAL APPROVAL 09.12.2018**

1/8" = 1'-0"



A1 P013 **WEST ELEVATION (ST. PHILIP STREET) - PRELIMINARY SUBMITTAL --.--.2019**

1/8" = 1'-0"

BUILDING MATERIAL LEGEND

THIN BRICK ON PRECAST CONCRETE (ENDICOTT RED IRONSPOT VELOUR WITH STANDARD GREY MORTAR)

FINISHED CONCRETE ACCENTS, WINDOW HEADERS & SILLS (SAND BLAST FINISH)

CLEAR ANODIZED ALUMINUM (WINDOWS/FRAMES/CANOPY METAL)

WHITE PAINT (CEMENTITIOUS TRIM)

DARK BRONZE ANODIZED ALUMINUM (PERFORATED METAL SCREEN)

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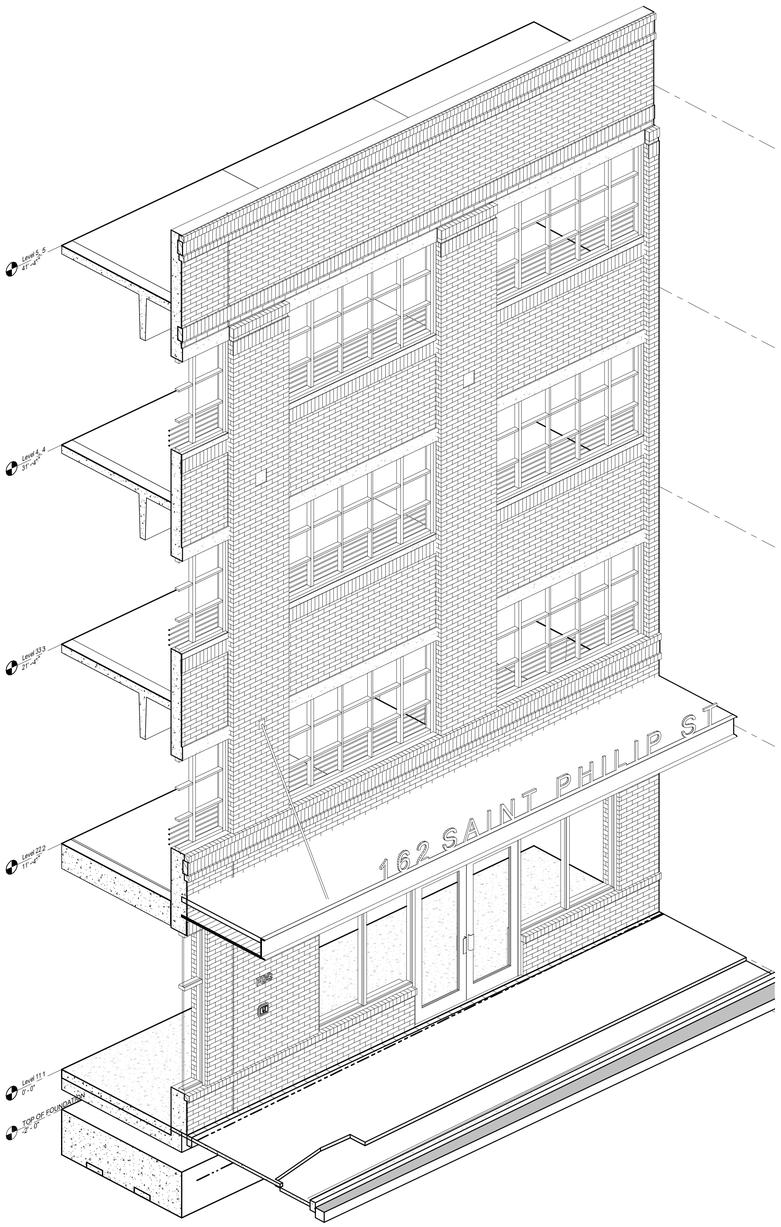
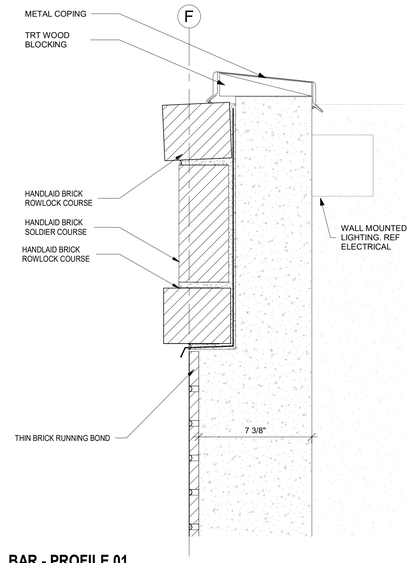
4/1/2020

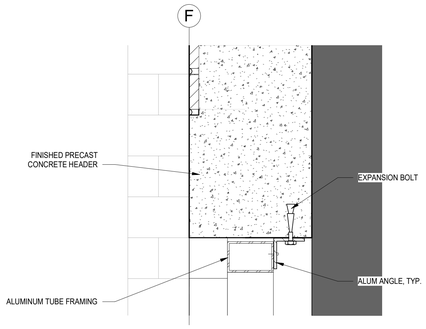
WEST ELEVATION



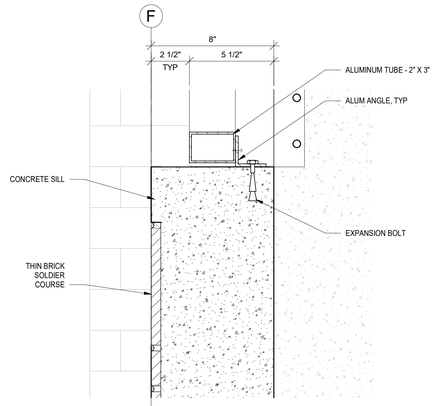
1 P014 **AXON WALL SECTION - WEST**



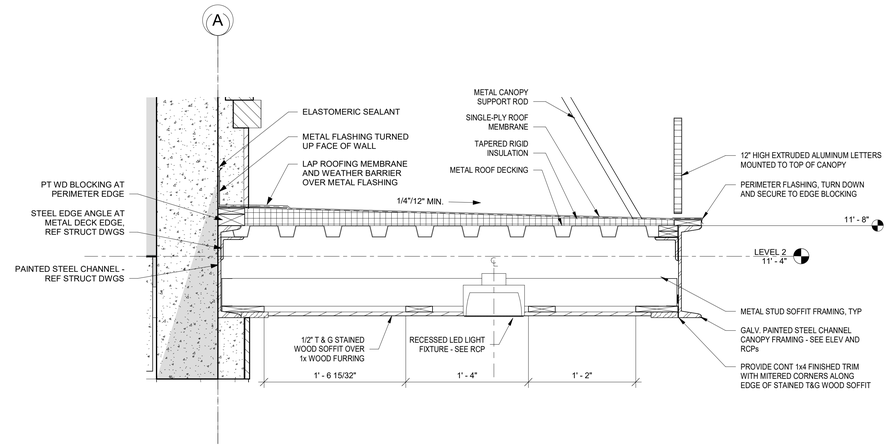
5 P014 **BAR - PROFILE 01**
3" = 1'-0"



2 P014 **BAR - ALUM. FRAME HEAD DETAIL**
3" = 1'-0"



3 P014 **BAR - ALUM. FRAME SILL DETAIL**
3" = 1'-0"



4 P014 **BAR - DETAIL AT GROUND FLOOR RETAIL CANOPY**
1 1/2" = 1'-0"

Owner:
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42 Broad Street, 2nd Floor
Charleston, SC 29401

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Charleston, SC 29401

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St. Philip and Morris St. Parking Garage
4/1/2020

AXON WALL SECTION - WEST

PERSPECTIVE FROM ST. PHILIP STREET AND MORRIS STREET

Owner:
160 St. Philip Street, LLC
42 Broad Street, 2nd Floor
Charleston, SC 29401

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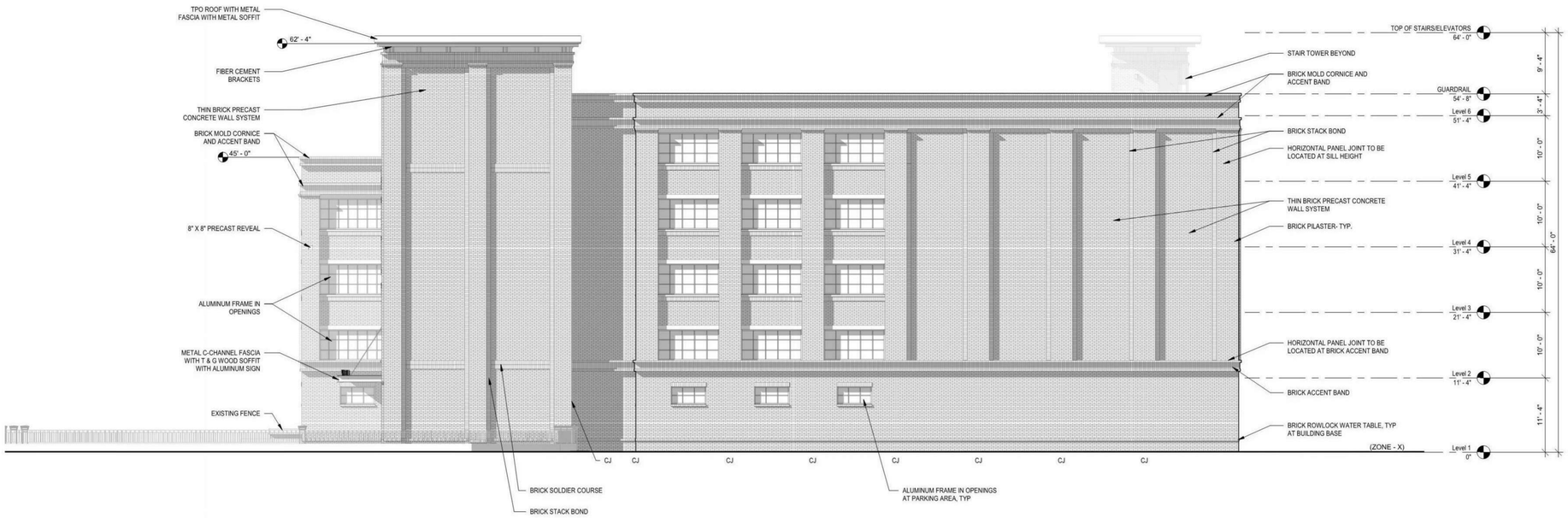
4/1/2020

PERSPECTIVE FROM ST. PHILIP AND MORRIS ST. INTERSECTION



C11 P016 **EAST ELEVATION (PARKING ALLEY) - CONCEPTUAL APPROVAL 09.12.2018**

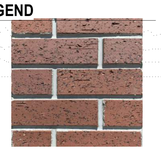
1/8" = 1'-0"

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

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

BUILDING MATERIAL LEGEND

THIN BRICK ON PRECAST CONCRETE (ENDICOTT RED IRONSPOT VELOUR WITH STANDARD GREY MORTAR)

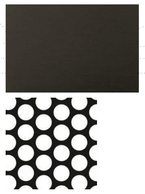


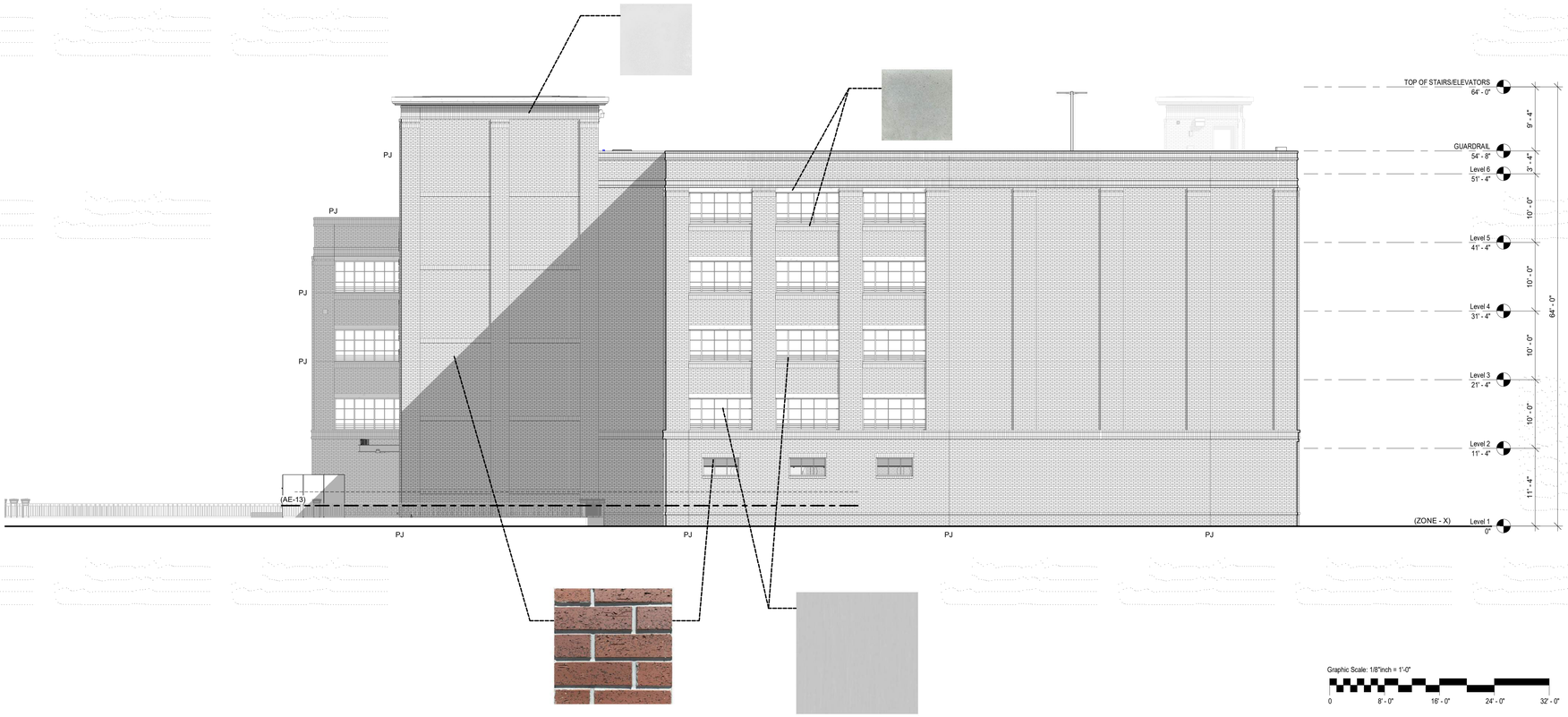
FINISHED CONCRETE ACCENTS, WINDOW HEADERS & SILLS (SAND BLAST FINISH)

CLEAR ANODIZED ALUMINUM (WINDOWS/FRAMES/CANOPY METAL)

WHITE PAINT (CEMENTITIOUS TRIM)

DARK BRONZE ANODIZED ALUMINUM (PERFORATED METAL SCREEN)





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

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

A1 P016 **EAST ELEVATION (PARKING ALLEY) - PRELIMINARY SUBMITTAL --.--.2019**

1/8" = 1'-0"

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4/1/2020

EAST ELEVATION

CONCEPTUAL APPROVAL 09.12.2018

CURRENT SUBMITTAL

CONCEPTUAL APPROVAL 09.12.2018

CURRENT SUBMITTAL

CONCEPTUAL APPROVAL 09.12.2018

CURRENT SUBMITTAL

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

Issue Date/ Description: 4/1/2020
MPS Project No: 017403.00
Agency Review ID:

OWNER

160 ST PHILIP STREET, LLC
42 BROAD STREET, 2ND FLOOR
CHARLESTON, SC 29401
MR. JEFFREY ROBERTS

ARCHITECT

McMILLAN PAZDAN SMITH ARCHITECTURE
121 CALHOUN STREET, SUITE 200
CHARLESTON, SC 29401
PHONE: 843.566.0771
WWW.MCMILLANPAZDANSMITH.COM
MR. NICK GALIZIA

CIVIL

FORSBERG ENGINEERING & SURVEYING, INC.
1587 SAVANNAH HIGHWAY, SUITE B
P.O. BOX 30575
CHARLESTON, SC 29417
PHONE: 843.571.2622
WWW.FORSBERG-ENGINEERING.COM
MR. DANNY FORSBERG

LANDSCAPE

DESIGN WORKS LLC
205 1/2 KING STREET
CHARLESTON, SC 29401
PHONE : 843.723.5525
WWW.DESIGNWORKSLLC.COM
MR . SCOTT PARKER

STRUCURAL

KIMLEY-HORN
400 SOUTH FABER PI DR, SUITE 300
CHARLESTON, SC 29405
PHONE : 843.737.6390
WWW.KIMLEY-HORN.COM
MR . CHRIS ISER

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PLUMBING

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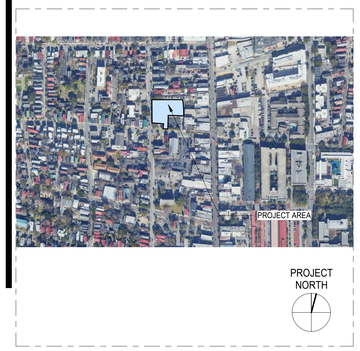
SITE MAP



VICINITY MAP

BAR CONCEPTUAL APPROVAL 09.19.18

DRAWING LIST

SHEET NO.	SHEET NAME
PRESENTATIONS	
P001	COVER SHEET
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P006	AXON WALL SECTIONS - SOUTH
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CIVIL	
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C401	GRADING, DRAINAGE, & UTILITY PLAN
C402	ADA ACCESSIBILITY PLAN
C403	FIRE PROTECTION PLAN
C500	CONSTRUCTION DETAILS
C501	CONSTRUCTION DETAILS
C502	CONSTRUCTION DETAILS
C503	CONSTRUCTION DETAILS
C504	CONSTRUCTION DETAILS
C505	CONSTRUCTION DETAILS
C506	CONSTRUCTION DETAILS
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C508	CONSTRUCTION DETAILS
C509	CONSTRUCTION DETAILS
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S504	PRECAST TYPICAL DETAILS
S505	PRECAST TYPICAL DETAILS
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A112	SECOND FLOOR PLAN
A112.1	THIRD FLOOR PLAN - CONCEPTUAL BAR
A113	THIRD FLOOR PLAN
A113.1	FOURTH FLOOR PLAN - CONCEPTUAL BAR
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FP104	FOURTH FLOOR FIRE PROTECTION PLAN
FP105	FIFTH FLOOR FIRE PROTECTION PLAN

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

CITY OF GREENVILLE

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:
COVER

SHEET NO.
G000

PROJ. NO.
017403.00

ABBREVATION NOTES:

1. ABBREVIATIONS LISTED BELOW APPLY TO THE ARCHITECTURAL DRAWINGS ONLY, REFER TO CONSTRUCTION DOCUMENTS PREPARED BY MPS CONSULTANTS FOR ABBREVIATIONS USED.
2. REFER TO FINISH SCHEDULE FOR FINISH MATERIAL ABBREVAITIONS NOT SHOWN.

A/C	AIR CONDITION
A/E	ARCHITECT/ENGINEER
ABAN	ABANDON
ABRSV	ABRASIVE
ACC	ACCESSIBLE
ACST INSUL	ACOUSTICAL INSULATION
ACST PNL	ACOUSTICAL PANEL
ACP	AUTOMATIC CONTROL PANEL
ACST	ACOUSTIC
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADJ	ADJACENT or ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AHJ	AUTHORITY HAVING JURISDICTION
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECT
ASB	ASBESTOS
ASC	ABOVE SUSPENDED CEILING
ASD	AUTOMATIC SPRINKLER DRAIN
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTION
ASSN	ASSOCIATION
AVG	AVERAGE
BAT	BATTEN
BD	BOARD
BD FT	BOARD FEET (FOOT)
BDRY	BOUNDARY
BF	BOTH FACES
BFF	BELOW FINISH FLOOR
BLDG	BUILDING
BLKHD	BULKHEAD
BLKT	BLANKET
BN	BULLNOSE
B/STL	BOTTOM OF STEEL
BOT	BOTTOM
BSMT	BASEMENT
BTWN	BETWEEN
BYP	BY PASS
CAB	CABINET
CANTIL	CANTILEVER
CB	CORNER BEAD
CCTV	CLOSED CIRCUIT TELEVISION
CF	CONTRACTOR FURNISHED
CF/CI	CONTRACTOR FURNISHED/CONTRACTOR INSTALLED
CF/OI	CONTRACTOR FURNISHED/OWNER INSTALLED
CFE	CONTRACTOR FURNISHED EQUIPMENT
CFMF	COLD-FORMED METAL FRAMING
CG	CORNER GUARD
CH BD	CHALKBOARD
CIP	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT\ CONTROL JOINT
C/L	CENTER LINE
CLDG	CLADDING
CLG	CEILING
CLR	CLEAR
CLT	CLEAT
CMPST	COMPOSITE
CMU	CONCRETE MASONRY UNIT
CNCL	CONCEALED
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONF	CONFERENCE
COORD	COORDINATE
CORR	CORRIDOR
CP	CONTROL PANEL
CSB	CONCRETE SPLASH BLOCK
DBL	DOUBLE
DEMO	DEMOLITION/DEMOLISH
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DIST	DISTANCE
DMPF	DAMPPROOFING
DPTN	DEMOUNTABLE PARTITION
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DSPL	DISPOSAL
DW	DISHWASHER
EA	EACH
EC	EDGE OF CURB
EFS	EXTERIOR FINISH SYSTEM
EG	EDGE GRAIN
EGB	EXTERIOR GYPSUM WALL BOARD
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EFG	ENTRANCE FLOOR GRILLE
EJ	EXPANSION JOINT
EL	ELEVATION
ELAST	ELASTOMERIC
ELEC	ELECTRIC
ELEM	ELEMENTARY
ELEV	ELEVATOR
EMER	EMERGENCY
EMER SHR	EMERGENCY SHOWER
ENAM	ENAMEL
ENCL	ENCLOSURE
ENTR	ENTRANCE
EOS	EDGE OF SLAB
EP	EXPOXY PAINT
EPS	EXPANDED POLYSTYRENE BOARD (INSULATION)
EPX	EPOXY
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ERD	EXISTING ROOF DRAIN
ESCAL	ESCALATOR
EWH	ELECTRIC WATER HEATER
EWS	EYE WASH STATION
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDCC	FIRE DEPARTMENT CONNECTION CABINET
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF&E	FURNITURE, FIXTURE, AND EQUIPMENT
FH	FIRE HOSE/ FIRE HYDRANT
FIN	FINISH
FIN GR	FINISH GRADE
FIXT	FIXTURE
FL	FLOORLINE
FO	FINISHED OPENING
FOC	FACE OF CONCRETE/ FACE OF CURB
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
FRG	FIBER REINFORCED GYPSUM
FURN	FURNITURE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GDR	GUARD RAIL
GFRC	GLASS-FIBER-REINFORCED CONCRETE
GFRG	GLASS-FIBER-REINFORCED GYPSUM
GFRP	GLASS-FIBER-REINFORCED PLASTER
GFRP	GLASS-FIBER-REINFORCED PLASTIC
GL	GLASS/GLAZING
GMP	GUARANTEED MAXIMUM PRICE
GR	GROUT
GRAN	GRANITE
GT	GREASE TRAP
GYP BD	GYPSUM WALL BOARD
HB	HOSE BIBB
HC	HOLLOW CORE
HCP	HANDICAPPED
HCWD	HOLLOW CORE WOOD DOOR
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
ID	INSIDE DIAMETER/ INSIDE DIMENSION
INSUL	INSULATION
INSUL PNL	INSULATED METAL PANEL
JAN	JANITOR
JT	JOINT
KD	KNOCKED DOWN
KPL	KICKPLATE
LAM	LAMINATE
LAM GL	LAMINATED GLASS
LAV	LAVATORY
LCD	LINEAR CEILING DIFFUSER
LCMU	LIGHTWEIGHT CONCRETE MASONRY UNIT
LDG	LANDING
LDR	LEADER
LF	LINEAR FEET (FOOT)
LOS	LINE OF SIGHT
LVDR	LOUVER DOOR
LVR	LOUVER
LWC	LIGHTWEIGHT CONCRETE
MAINT	MAINTENANCE
MAX	MAXIMUM
MC	METAL-CLAD
MCB	METAL CORNER BEAD
MED	MEDICAL
MEL	MELAMINE
MEZZ	MEZZANINE
MF	MILL FINISH
MID	MIDDLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MLDG	MOLDING (MOULDING)
MLWK	MILLWORK
MOD BIT	MODIFIED BITUMEN
MOPR	MOP RACK
MR	MOISTURE RESISTANT
MTL	METAL
MW	MICROWAVE
MWP	MEMBRANE WATERPROOFING
N/A	NOT APPLICABLE
NCOMBL	NONCOMBUSTIBLE
NIC	NOT IN CONTRACT
NLB	NONLOADBEARING
NO	NUMBER
NOM	NOMINAL
NTP	NOTICE TO PROCEED
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OVERFLOW
OF/CI	OWNER FURNISHED/CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OF/OI	OWNER FURNISHED/OWNER INSTALLED
OFS	OUTSIDE FACE OF STUDS
OPNG	OPENING
OPP	OPPOSITE
OPR	OPERABLE
PAT	PATTERN
PBD	PARTICLEBOARD
PERF	PERFORATED
PERM	PERMANENT
PERP	PERPENDICULAR
PGBD	PEGBOARD
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLYWD	PLYWOOD
POL	POLISHED
PORC	PORCELAIN
PREFAB	PREFABRICATE
PREFIN	PREFINISH
PT	PRESSURE TREATED
PTD	PAINT
R	RADIUS
RADN	RADIATION
RB	RESILIENT BASE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REBAR	REINFORCING STEEL BARS
REF	REFERENCE
REINF	REINFORCE
REQD	REQUIRED
RESIL	RESILIENT
RESP	RESIN PANEL
RFG	ROOFING
RH	ROOF HATCH
RLG	RAILING
RM	ROOM
RO	ROUGH OPENING
RTF	RUBBER TILE FLOOR
RTU	ROOF TOP UNIT
RV	ROOF VENT
RVL	REVEAL
SB	SPLASH BLOCK
SBSTR	SUBSTRATE
SCHED	SCHEDULE
SCRN	SCREEN
SD	SMOKE DETECTOR
SHR	SHOWER
SHRD	SHOWER DRAIN
SIM	SIMILAR
SP	STANDPIPE
SPEC	SPECIFICATION(S)
SPKLR	SPRINKLER
SPKR	SPEAKER
SQ FT	SQUARE FOOT
SS	SOLID SURFACE
SST	STAINLESS STEEL
ST	STAIR(S)
STC	SOUND TRANSMISSION CLASS
STOR	STORAGE
STN	STAIN
SUSP CLG	SUSPENDED CEILING
SYMM	SYMMETRICAL
TBD	TO BE DETERMINED
T&G	TONGUE AND GROOVE
TD	TRENCH DRAIN
TEMP	TEMPORARY
TFA	TO FLOOR ABOVE
TFB	TO FLOOR BELOW
THRU	THROUGH
TLT	TOILET
T/	TOP OF ___
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET
TOS	TOP OF SLAB\ TOP OF STEEL
TOW	TOP OF WALL
TP	TOILET PARTITION
TRS (or TR)	TRANSITION STRIP
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VNR	VENEER
W/	WITH
W/O	WITHOUT
WB	WOOD BASE
WC	WATER CLOSET
WD	WOOD
WF	WASH FOUNTAIN
WH	WATER HEATER
WHSE	WAREHOUSE
WP	WALL PROTECTION
WSCT	WAINSCOT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
XPS	EXTRUDED POLYSTYRENE BOARD (INSULATION)

ABBREVIATIONS LIST

LINE TYPES

BEYOND
CENTERLINE
DEMOLISHED
HIDDEN
OVERHEAD

ANNOTATIONS

FACE DIMENSION
CENTERLINE DIMENSION
COLUMN GRID TAG - NEW
COLUMN GRID TAG - EXISTING
ALIGN FACE OF SURFACES
SPOT ELEVATION
LEVEL / ELEVATION HEIGHT
REVISION TAG AND CLOUD

ANNOTATIONS

NORTH (PROJECT OR TRUE)
PROJECT NORTH
TRUE NORTH
WINDOW / CURTAIN WALL TAG
LOUVER TAG
WALL TAG
DEMOLITION KEYNOTE
KEYNOTE
ACCESSORY TAG
FURNITURE TAG
EQUIPMENT TAG
SIGNAGE TAG

CEILING TAG
CEILING TYPE (IF / WHEN INDICATED)
CEILING HEIGHT

ROOM TAG(S):
ROOM TAG WITH AREA (NO ROOM #)
DEPARTMENT OR PHASE (IF SHOWN)
ROOM NAME
ROOM # = 2 OR 3 DIGITS
FLOOR # = 1 OR 2 DIGITS
AREA (IF SHOWN)
AREA ONLY

DOOR TAG:
FLOOR # = 1 OR 2 DIGITS
ROOM # = 2 OR 3 DIGITS
DOOR SEQUENCE (ALPHABETIC)
DOOR RATING (IF SHOWN)

VIEW REFERENCE

PHOTO REFERENCE TAG

PLAN VIEW TITLE REFERENCE
PLAN NUMBER
VIEW NAME
VIEW SCALE
CURRENT SHEET

DETAIL VIEW TITLE REFERENCE
DETAIL NUMBER
VIEW NAME
VIEW SCALE
CURRENT SHEET

PLAN / DETAIL CALLOUT
REFERENCED SHEET

BUILDING SECTION CALLOUT
REFERENCED SHEET

WALL SECTION CALLOUT
REFERENCED SHEET

DETAIL SECTION CALLOUT
REFERENCED SHEET

EXTERIOR ELEVATION CALLOUT

INTERIOR ELEVATION CALLOUT

STANDARD GRAPHICS AND SYMBOLS

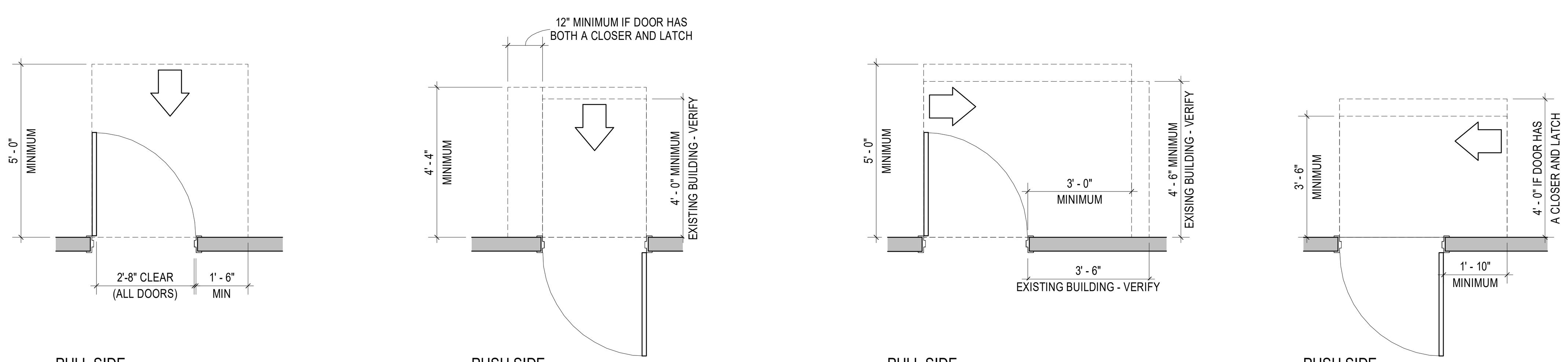
BATT INSULATION
CONCRETE
POROUS FILL (STONE OR GRAVEL)
STEEL
BRICK
CONCRETE MASONRY UNIT (CMU)
RIGID INSULATION
WOOD - FINISHED
COMPACTED EARTH
PLYWOOD
SAND, PLASTER, CEMENT, GROUT, GYPSUM WALL BOARD
WOOD - ROUGH

TYPICAL MATERIALS

GENERAL NOTES:

1. ALL WORK SHALL MEET THE MINIMUM REQUIREMENTS OF THE LATEST ADOPTED EDITIONS OF THE APPLICABLE CODES, AS INDICTED ON THIS SHEET AND ALL OTHER LOCAL, STATE OR FEDERAL CODES OR REGULATIONS HAVING JURISDICTION.
2. DO NOT SCALE DRAWINGS. CLARIFY ANY DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT PRIOR TO CONTINUING WITH THE WORK.
3. CLARIFY ANY COORDINATION DISCREPANCIES BETWEEN ENGINEER DRAWINGS AND ARCHITECTURAL DRAWINGS WITH THE ARCHITECT PRIOR TO CONTINUING WITH THE WORK.
4. ALL WORK LISTED, SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED.

GENERAL NOTES



PULL SIDE

PUSH SIDE

FRONT APPROACHES

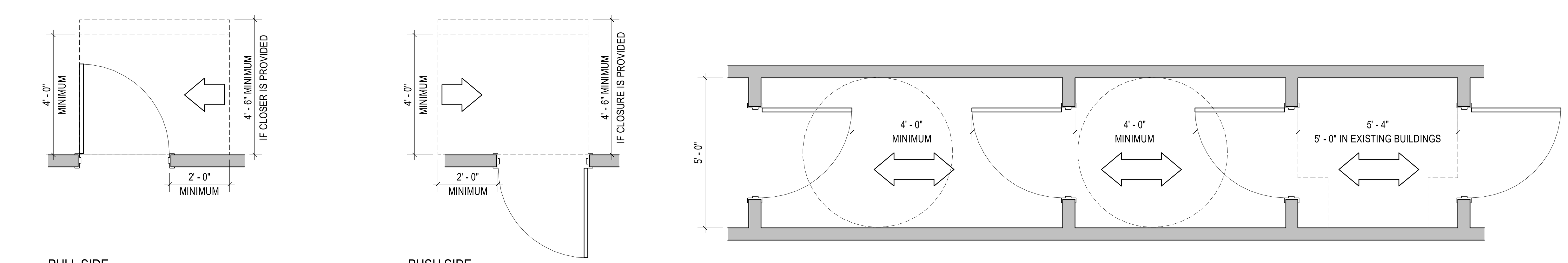
PULL SIDE

PUSH SIDE

HINGE SIDE APPROACHES

NOTE:

1. ALL DIMENSIONS SHOWN ARE MINIMUMS.
2. DIMENSIONS AND CLEARANCES SHOWN MUST BE PROVIDED AT ALL DOORS.CONTRACTOR SHALL REVIEW FIELD LAYOUT AND CONFIRM THAT ALL OF THE APPROPRIATE CLEARANCES ARE PROVIDED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION. ANY REMEDIAL WORK THAT SHOULD HAVE BEEN AVOIDED BY BRINGING DISCREPANCIES TO THE ARCHITECT'S ATTENTION SHALL BE AT THE CONTRACTORS EXPENSE.

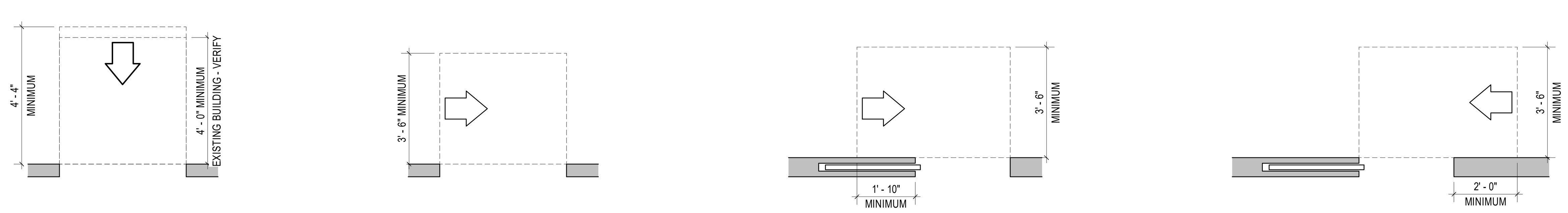


PULL SIDE

PUSH SIDE

LATCH SIDE APPROACHES

DOORS IN A SERIES



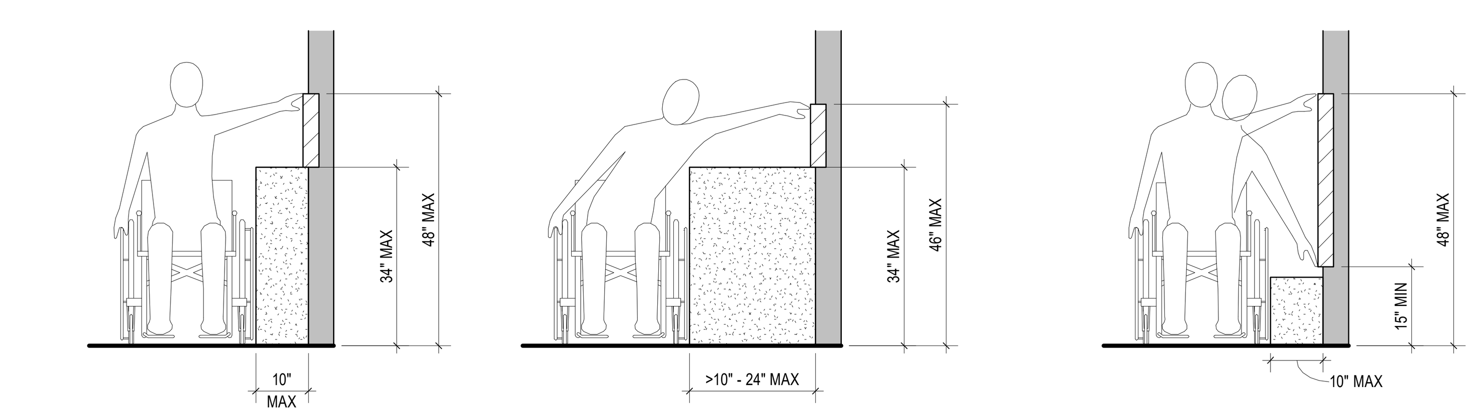
FRONT APPROACH

SIDE APPROACH

POCKET OR HINGE APPROACH

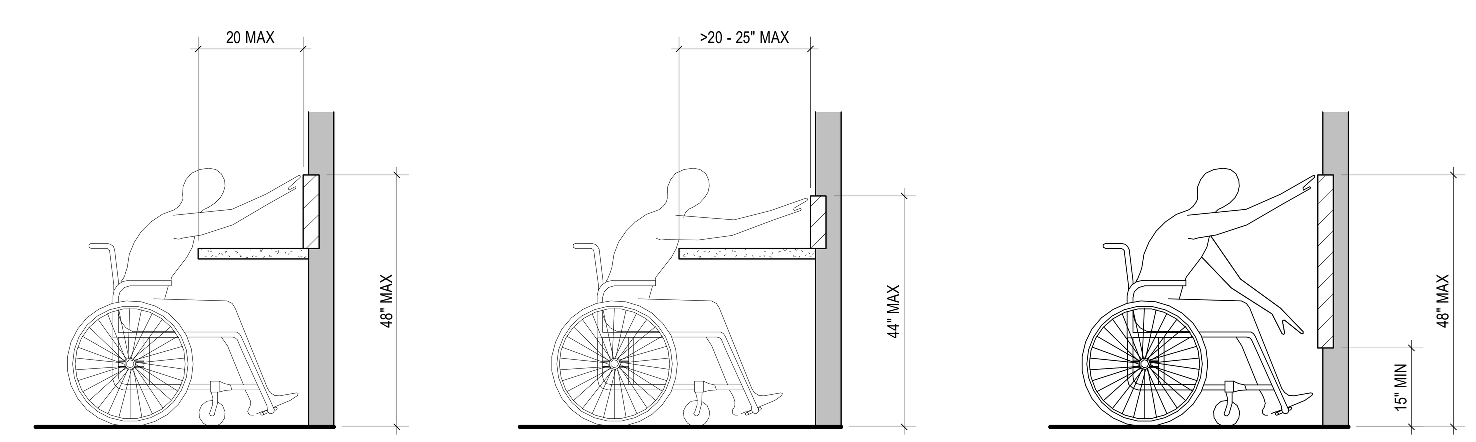
STOP OR LATCH APPROACH

DOORWAY W/O DOORS, SLIDING DOORS, AND FOLDING DOORS



OBSTRUCTED HIGH SIDE REACH

UNOBSTRUCTED SIDE REACH



OBSTRUCTED HIGH FORWARD REACH

UNOBSTRUCTED FORWARD REACH

REACH RANGES

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET
CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:
ABBREVIATION, SYMBOLS, AND LEGENDS

SHEET NO. G001

PROJ. NO. 017403.00

4/1/2020 12:57:56 PM BIM 360://017403.00_160 St Philip Street/Arch_Morris St Garage_R19.rvt
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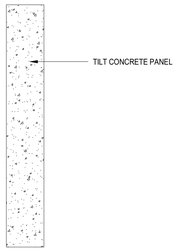
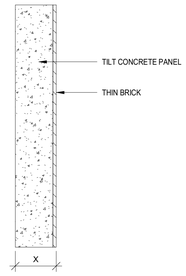
CP



	CP8	CP12		
CONCRETE PANEL SIZE	7 5/8"	11 5/8"		
ACTUAL DIMENSION 'X'				
FIRE RESISTANCE AND DESIGN NUMBER				
ACOUSTICAL RATING				

CP-B



	CP-B8	CP-B12		
CONCRETE PANEL SIZE	7 5/8"	11 5/8"		
ACTUAL DIMENSION 'X'	8"	12"		
FIRE RESISTANCE AND DESIGN NUMBER				
ACOUSTICAL RATING				

M:\1000-1799\1700\17-03\17-03.00\17-03.00 - 160 St Philip Street\Arch_Models\17-03.00 - 160 St Philip Street.rvt
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SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

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4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

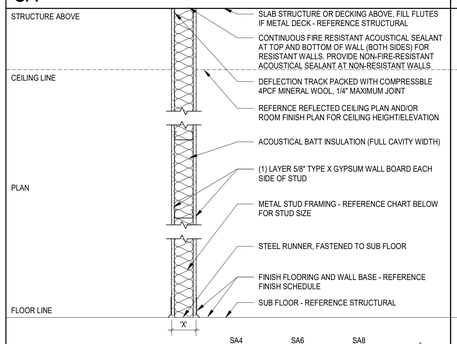
EXTERIOR ASSEMBLIES

SHEET NO.

G002

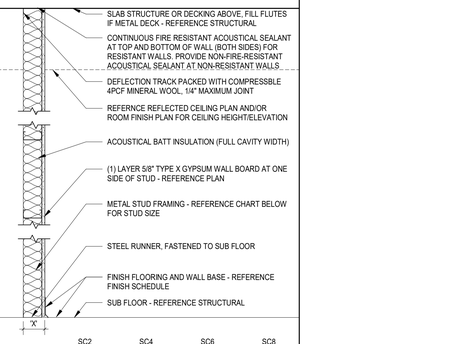
PROJ. NO. 017403.00

SA



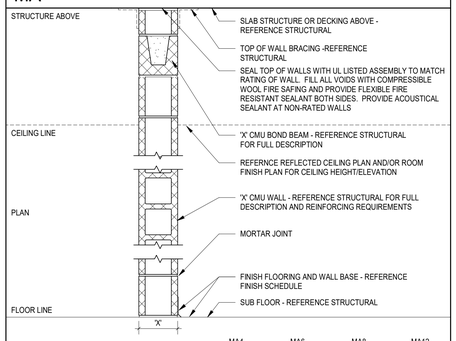
	SA4	SA6	SA8	-
STUD SIZE	3 5/8"	6	8	-
ACTUAL DIMENSION 'X'	4 7/8"	7 1/4"	9 1/4"	-
FIRE RESISTANCE AND DESIGN NUMBER	1-HR (UL #U419)	1-HR (UL #U419)	1-HR (UL #U419)	- -
ACOUSTICAL RATING	49 STC (SA-870717)	49 STC (SA-870717)	49 STC (SA-870717)	- -

SC



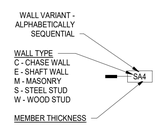
	SC2	SC4	SC6	SC8
STUD SIZE	1 5/8"	3 5/8"	6	8
ACTUAL DIMENSION 'X'	2 1/4"	4 1/4"	6 5/8"	8 5/8"
FIRE RESISTANCE AND DESIGN NUMBER	- -	- -	- -	- -
ACOUSTICAL RATING	- -	- -	- -	- -

MA



	MA4	MA6	MA8	MA12
CMU SIZE	3 5/8"	5 5/8"	7 5/8"	11 5/8"
ACTUAL DIMENSION 'X'	3 5/8"	5 5/8"	7 5/8"	11 5/8"
FIRE RESISTANCE AND DESIGN NUMBER (FILLED CELLS TO 2FT ABOVE FLOODPLAIN)	1-HR & 2-HR (UL #U905)	1-HR & 2-HR (UL #U905)	1-HR & 2-HR (UL #U905)	1-HR & 2-HR (UL #U905)
ACOUSTICAL RATING	48 STC - HLW 55 STC - SOLID	48 STC - HLW 55 STC - SOLID	48 STC - HLW 55 STC - SOLID	49 STC - HLW 55 STC - SOLID

WALL TAG LEGEND



FURRING	STEEL STUD	WOOD STUD	SHAFT WALL	MASONRY
L - LAMINATED	1 - 1 5/8" STUD	1 - 1 1/2" NAILER	2 - 2 1/2" CH STUD	4" CMU
0 - 7/8" HAT	2 - 2 1/2" STUD	3 - 2 x 4" STUD	4 - 4" CH STUD	6 - 6" CMU
1 - 1 1 /2" HAT	3 - 3 5/8" STUD	6 - 2 x 6" STUD	6 - 6" CH STUD	8 - 8" CMU
	4 - 4" STUD	8 - 2 x 8" STUD		
	6 - 6" STUD			
	8 - 8" STUD			

WALL FRAMING PRIORITY

A. PARTITIONS SHALL BE PRIORITIZED BASED ON FIRE AND SMOKE RATING.
B. PARTITIONS SHALL BE CONSTRUCTED SUCH THAT HIGHER PRIORITY IS FRAMED BEFORE LOWER PRIORITY.
C. LOWER PRIORITY PARTITIONS SHALL BE FRAMED TIGHT TO, BUT NOT INTERRUPT HIGHER PRIORITY CONSTRUCTION. (SEE THE EXAMPLE BELOW)

2 HOUR FIRE RATED WITH SMOKE BARRIER	PRIORITY 1 (HIGHEST)
2 HOUR FIRE RATED	PRIORITY 2
1 HOUR FIRE RATED WITH SMOKE BARRIER	PRIORITY 3
1 HOUR FIRE RATED	PRIORITY 4
NONE RATED	PRIORITY 5 (LOWEST)

GENERAL PARTITION NOTES

A. PLAN DIMENSIONS ARE FACE OF STUD, CMU OR FINISH FACE OF EXISTING WALL CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE
B. GYPSUM WALL BOARD LAYERS ON RATED WALLS SHALL BE CONTINUOUS THROUGH ALL INTERSECTIONS WITH NON-RATED WALLS. REFER TO FIRE WALL PRIORITY DIAGRAM.
C. REFERENCE ALL FLOOR PLANS AND LIFE SAFETY PLANS FOR RATED WALL LOCATIONS AND RATINGS.
D. PROVIDE TYPE X, MOLD AND MOISTURE RESISTANT GYPSUM WALL BOARD IN ALL TOILET AND JANITOR ROOMS.
E. PROVIDE CEMENT BOARD IN ALL WET SHOWER AREA WALLS WITH TILE FINISH.
F. PROVIDE IMPACT RESISTANT GYPSUM WALL BOARD UP TO 4'-0" IN ALL LOBBIES, CORRIDORS, AND STAIRWELLS.
G. AT ALL JOINTS AT TOP OF ALL FIRE RATED PARTITIONS: PROVIDE COMPLETE UL LISTED FIRE RESISTIVE JOINT SYSTEM TO MATCH FIRE RESISTANCE OF WALL ASSEMBLY AND THAT IS ALSO COMPATIBLE WITH JOINT SUBSTRATES.
H. ANY PORTION OF GYPSUM WALL BOARD THAT BECOMES WET OR SHOWS SIGNS OF MOISTURE DAMAGE, EITHER BEFORE OR AFTER INSTALLATION, IS TO BE REMOVED IMMEDIATELY AND REPLACED WITH NEW DRY GYPSUM WALL BOARD.
I. INTERIOR PARTITIONS MAY HAVE ADDITIONAL FINISHES. REFERENCE FINISH SCHEDULE AND DETAIL SHEETS FOR ADDITIONAL INFORMATION.
J. PROVIDE PROJECT SPECIFIC DELGATED DESIGN DATA INCLUDING STUD SPACING, STUD GUAGE,BRACKING AND DEFLECTION.
K. SOUND ATTENUATION BLANKET IS REQUIRED AT ALL INTERIOR PARTITIONS AND SHALL RUN FULL HEIGHT OF PARTITION UNLESS NOTED OTHERWISE. SOUND ATTENUATION BATT SHALL BE AS FOLLOWS:
   a. FIRE RESISTANT PARTITIONS: MINERAL WOOL SOUND ATTENUATION FIRE BLANKET (SAFB) - FULL STUD DEPTH
   b. NON-RATED PARTITIONS: UNFACED FIBERLASS SOUND ATTENUATION BATTS (SAB) - FULL STUD DEPTH
L. MINOR WALLS OR OTHER WALLS NOT TAGGED WILL BE OF THE SAME WALL TYPE AS ADJACENT WALLS (UNLESS OTHERWISE NOTED).
M. COORDINATE AND PROVIDE ALL REQUIRED BLOCKING WITHIN THE WALLS. THIS INCLUDES BUT IS NOT LIMITED TO, ALL MILLWORK, CASEWORK, GRAB BARS, LCD MONITORS, AND TOILET PARTITIONS.
N. INSTALL GYPSUM WALL BOARD ON INTERIOR PARTITIONS WITH A MINIMUM 1/4" GAP BETWEEN THE GYPSUM WALL BOARD AND THE FINISHED FLOOR.

CONTROL JOINT NOTES

CONCRETE MASONRY UNIT:

LOCATE CONTROL JOINTS AS FOLLOWS:

A. ON ONE SIDE OF ALL WALL OPENINGS SMALLER THAN 6'-0" IN WIDTH (1'-4" FROM ROUGH OPENING)
B. ON BOTH SIDES OF ALL WALL OPENINGS LARGER THAN 6'-0" IN WIDTH (1'-4" FROM ROUGH OPENING)
C. SO THAT NO SINGLE LENGTH IS GREATER THAN 30'-0".
D. NO CLOSER THAN 4'-0" AND NO FARTHER THAN 10'-0" FROM CORNERS.
E. WHEREVER ABRUPT CHANGES IN WALL HEIGHTS OR THICKNESS OCCUR.
F. ADDITIONAL LOCATIONS WHERE ADVISED BY MASONRY CONTRACTOR.

GYPSUM WALL BOARD:

LOCATE CONTROL JOISTS AS FOLLOWS:

A. PROVIDE CONTROL JOINTS IN WIDTHS NO GREATER THAN 30'-0" OC, BUT NO LESS THAN 16'-0".
B. INSTALL CONTROL JOINTS ACCORDING TO ASTM C 840 AND IN SPECIFIC LOCATIONS APPROVED BY ARCHITECT FOR VISUAL EFFECT.
C. SUBMIT CONTROL JOINT LOCATION PLAN TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
D. PROVIDE CONTROL JOINTS ABOVE DOOR JAMBS WHENEVER POSSIBLE.
E. STAGGER JOINTS FOR ALL RATED WALLS WITH MULTIPLE LAYERS OF GYPSUM WALL BOARD.

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160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

PARTITION TYPES

SHEET NO. G003

PROJ. NO. 017403.00

PROJECT INFORMATION:

NAME OF PROJECT: 160 ST PHILIP STREET PARKING GARAGE
PROPOSED USE: S-2 (PARKING GARAGE) / B (RETAIL AREA)
PROJECT ADDRESS: 160 ST PHILIP STREET - CHARLESTON, SC 29401
PROJECT TMS#: CHARLESTON 460-12-02-054
OWNER / OWNER'S AGENT: JJR DEVELOPMENT, LLC
ENTITY TYPE: PRIVATE
PERMITTING JURISDICTION: CITY OF CHARLESTON
APPLICABLE CODES: INTERNATIONAL BUILDING CODE, 2015 EDITION
NATIONAL ELECTRIC CODE, 2014 EDITION
INTERNATIONAL PLUMBING CODE, 2015 EDITION
INTERNATIONAL FUEL GAS CODE, 2015 EDITION
INTERNATIONAL MECHANICAL CODE, 2015 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION
INTERNATIONAL FIRE CODE, 2015 EDITION
INTERNATIONAL CODE COUNCIL, ICC A117.1 2017

FEMA FIRM MAP 45019 C 0512 J (NOV 17, 2004) : ZONE 'X' & ZONE 'AE 13'

TYPE OF WORK: ■ NEW CONSTRUCTION
☐ EXISTING
☐ REPAIR
☐ ALTERATION
☐ ADDITION
☐ CHANGE OF OCCUPANCY
☐ RELOCATION
☐ OTHER

PROPOSED TOTAL SF: 120,777 SF GROSS
STORIES / HEIGHT: 4 - 6 STORIES / 45 FT - 65 FT
PROJECT DESCRIPTION: NEW CONSTRUCTION OF A 120,000 SF PARKING GARAGE LOCATED NEAR THE INTERSECTION OF ST PHILIP STREET AND MORRIS STREET. THERE WILL BE APPROXIMATELY 4,000 SF OF RETAIL SPACE FRONTING ST PHILIP STREET WITH ACCESS TO THE GARAGE ON OPPOSITE STREETS TO MINIMIZE TRAFFIC ALONG ST PHILIP STREET. THE BUILDING WILL BE TYPE II-A, FULLY SPRINKLERED PRECAST CONSTRUCTION WITH A MIXTURE OF THIN BRICK AND FINISHED CONCRETE

OCCUPANCY:

PRIMARY GROUP: ☐ A-1 ☐ B ☐ R-1 ☐ S-1
☐ A-2 ☐ E ☐ R-2 ■ S-2
☐ A-3 ☐ M ☐ R-3 ☐ OTHER
☐ A-4 ☐ R-4
■ PARKING GARAGE
☐ OPEN ■ ENCLOSED ☐ REPAIR

CHAPTER 4, SPECIAL REQ'S: **406.6.2 VENTILATION.** A MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.

406.6.3 AUTOMATIC SPRINKLER SYSTEM. AN ENCLOSED PARKING GARAGE SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.10.

MIXED USE: ☐ ACCESSORY OCCUPANCY (508.2)
■ NON-SEPARATED MIXED OCCUPANCY (508.3)
☐ SEPARATED MIXED OCCUPANCY (508.4)

ACCESSORY OCCUPANCY: **508.2 ACCESSORY OCCUPANCIES.** ACCESSORY OCCUPANCIES SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 508.2.1 THROUGH 508.2.4
508.2.1 OCCUPANCY CLASSIFICATION. ACCESSORY OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1
508.2.2 ALLOWABLE BUILDING HEIGHT. THE ALLOWABLE HEIGHT AND NUMBER OF STORIES OF THE BUILDING CONTAINING ACCESSORY OCCUPANCIES SHALL BE IN ACCORDANCE WITH SECTION 504 FOR THE MAIN OCCUPANCY OF THE BUILDING .
508.2.3 ALLOWABLE BUILDING AREA. THE ALLOWABLE AREA OF THE BUILDING SHALL BE BASED ON THE APPLICABLE PROVISIONS OF SECTION 506 FOR THE MAIN OCCUPANCY OF THE BUILDING. AGGREGATE ACCESSORY OCCUPANCIES SHALL NOT OCCUPY MORE THAN 10 PERCENT OF THE FLOOR AREA OF THE STORY IN WHICH THEY ARE LOCATED AND SHALL NOT EXCEED THE TABULAR VALUES FOR NON-SPRINKLERED BUILDINGS IN TABLE 506.2 FOR EACH SUCH ACCESSORY OCCUPANCY.
508.2.4 SEPARATION OF OCCUPANCIES. NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY.

CONSTRUCTION TYPE:

CONSTRUCTION TYPE: ☐ IA ■ IIA ☐ IIIA ☐ IV ☐ VA
☐ IB ☐ IIB ☐ IIIB ☐ VB

MIXED CONSTRUCTION: N/A
SPRINKLERS REQUIRED: ■ (PER 903.2.9.5, GROUP S-2)
SPRINKLERS PROVIDED: ☐ NONE
☐ PARTIAL ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
■ FULL ■ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
STANDPIPES REQUIRED: ☐ NO
■ YES
■ CLASS I ☐ CLASS II ☐ CLASS III
■ WET ☐ DRY
OTHER EXPLANATION: N/A

TABLE 601: (*PARTIAL TABLE*)
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS):

BUILDING ELEMENT	TYPE I		TYPE II	
	A	B	**A**	B
PRIMARY STRUCTURAL FRAME	3	2	**1**	0
BEARING WALLS				
EXTERIOR	3	2	**1**	0
INTERIOR	3	2	**1**	0
NONBEARING WALL & PARTITIONS EXTERIOR	SEE TABLE 602			
NONBEARING WALL & PARTITIONS INTERIOR	0	0	**0**	0
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	2	2	**1**	0
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	1 1/2	1	**1**	0

TABLE 602: (*PARTIAL TABLE*)
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE = X (FEET)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP A, B, E, F-2, I, R, **S-2**, U
X < 5	**ALL**	**2**
5 ≤ X < 10	IA **OTHERS**	2 **1**
10 ≤ X < 30	IA, IB IIB, VB **OTHERS**	1 0 **1**
X ≥ 30	**ALL**	**0**

406.6 ENCLOSED PARKING GARAGES. ENCLOSED PARKING GARAGES SHALL COMPLY WITH SECTIONS 406.2, 406.4 AND 406.6.

406.6.1 HEIGHTS AND AREA. ENCLOSED VEHICLE PARKING GARAGES AND PORTIONS THEREOF THAT DO NOT MEET THE DEFINITION OF *OPEN PARKING GARAGES* SHALL BE LIMITED TO THE ALLOWABLE HEIGHTS AND AREAS SPECIFIED IN SECTIONS 504 AND 506 AS MODIFIED BY SECTION 507. ROOF PARKING IS PERMITTED.

BUILDING HEIGHT AND AREA:

BUILDING STORIES (S-2, B): ALLOWED: 6 STORIES / 85 FT
PROPOSED: 6 STORIES / 65 FT

TABLE 504.4:
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	**A**	B	A	B	HT	A	B
B	**S**	UL	12	**6**	4	6	4	6	4	3
S-2	S	UL	12	**6**	4	5	4	5	5	3

TABLE 506.2:
ALLOWABLE AREA FACTOR IN SQ. FT.

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	**A**	B	A	B	HT	A	B
B	**SM**	UL	UL	**112,500**	69,000	85,500	57,000	108,000	54,000	27,000
S-2	SM	UL	237,000	**117,000**	78,000	117,000	78,000	115,500	63,000	40,500

FIRE DISTRICT:

SECTION D102 - BUILDING RESTRICTIONS

D102.2.6 EXTERIOR WALLS. ***EXTERIOR LOAD-BEARING WALLS OF TYPE II BUILDINGS SHALL HAVE A FIRE-RESISTANCE RATING OF 2 HOURS OR MORE WHERE SUCH WALLS ARE LOCATED WITHIN 30 FEET (9144 MM) OF A COMMON PROPERTY LINE OR AN ASSUMED PROPERTY LINE.*** EXTERIOR NONLOAD-BEARING WALLS OF TYPE II BUILDINGS LOCATED WITHIN 30 FEET (9144 MM) OF A COMMON PROPERTY LINE OR AN ASSUMED PROPERTY LINE SHALL HAVE FIRE-RESISTANCE RATINGS AS REQUIRED BY TABLE 601, BUT NOT LESS THAN 1 HOUR. EXTERIOR WALLS LOCATED MORE THAN 30 FEET (9144 MM) FROM A COMMON PROPERTY LINE OR AN ASSUMED PROPERTY LINE SHALL COMPLY WITH TABLE 601.

MEANS OF EGRESS:

TABLE 1004.5: MAX FLOOR AREA ALLOWANCE PER OCCUPANT:	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
	PARKING GARAGE	200 GROSS
	BUSINESS	150 GROSS

SECTION 1005:

1005.3.1 - EXCEPTION 1:
- STAIRWAYS: WIDTH = OCCUPANT LOAD x EGRESS CAPACITY FACTOR (**0.2 INCHES**)
1005.3.2 - EXCEPTION 1:
- OTHER COMPONENTS = OCCUPANT LOAD x EGRESS CAPACITY FACTOR (**0.15 INCHES**)

SECTION 1006:

1006.3.2 - MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
001-500 OCCUPANTS = 2
501-1,000 OCCUPANTS = 3
> 1,000 OCCUPANTS = 4

SECTION 1009:

1009.2.1 ELEVATORS REQUIRED. IN BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOOR IS ***FOUR OR MORE STORIES*** ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE, NOT LESS THAN ONE REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE AN ELEVATOR COMPLYING WITH SECTION 1009.4.

1009.4 ELEVATORS. IN ORDER TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS, AN ELEVATOR SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1. STANDBY POWER SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 27 AND SECTION 3003. - **ELEVATOR IS NOT PART OF ACCESSIBLE MEANS OF EGRESS.**

TABLE 1017.2: EXIT ACCESS TRAVEL DISTANCE	OCCUPANCY	WITHOUT SPRINKLER SYSTEM (FEET)	WITH SPRINKLER SYSTEM (FEET)
	B	200	**300**
	F-2, S-2, U	300	400

TABLE 1020.1
CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (HOURS)	
		WITHOUT SPRINKLER SYSTEM	WITH SPRINKLER SYSTEM
A, **B**, E, F, M, **S**, U	**> 30**	1	**0**

TABLE 1020.2 - MINIMUM CORRIDOR WIDTH 44 INCHES

1020.4 DEAD ENDS - EXCEPTION 2 - IN OCCUPANCIES IN GROUPS **B**, E, F, I-1, M, R-1, R-2, R-4, **S** AND U, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, **THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET**.

SECTION 1023 - INTERIOR EXIT STAIRWAYS AND RAMPS

1023.2 CONSTRUCTION. ENCLOSURES FOR INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH. ***INTERIOR EXIT STAIRWAY AND RAMP ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE*** AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES. THE NUMBER OF STORIES CONNECTED BY THE INTERIOR EXIT STAIRWAYS OR RAMPS SHALL INCLUDE ANY BASEMENTS, BUT NOT ANY MEZZANINES. ***INTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS.***

SECTION 1028 - EXIT DISCHARGE

1028.1 GENERAL. EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE A DIRECT PATH OF EGRESS TRAVEL TO GRADE. THE EXIT DISCHARGE SHALL NOT REENTER A BUILDING. THE COMBINED USE OF EXCEPTIONS 1 AND 2 SHALL NOT EXCEED 50 PERCENT OF THE NUMBER AND MINIMUM WIDTH OR REQUIRED CAPACITY OF THE REQUIRED EXITS.

SECTION 1105 - ACCESSIBLE ENTRANCES

1105.1 PUBLIC ENTRANCES. IN ADDITION TO ACCESSIBLE ENTRANCES REQUIRED BY SECTIONS 1105.1.1 THROUGH 1105.1.7, AT LEAST 60 PERCENT OF ALL *PUBLIC ENTRANCES* SHALL BE *ACCESSIBLE*.

1105.1.1 PARKING GARAGE ENTRANCES. WHERE PROVIDED, DIRECT ACCESS FOR PEDESTRIANS FROM PARKING STRUCTURES TO BUILDINGS OR FACILITY ENTRANCES SHALL BE *ACCESSIBLE*.

TABLE 1106.1 ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
201 to 300	**7**

SECTION 1106 - PARKING AND PASSENGER LOADING FACILITIES

1106.6 LOCATION. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE TO THE PARKING FACILITY. WHERE BUILDINGS HAVE MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE ENTRANCES.
EXCEPTIONS:
1. IN MULTI-LEVEL PARKING STRUCTURES, VAN-ACCESSIBLE PARKING SPACES ARE PERMITTED ON ONE LEVEL.

PLUMBING FACILITIES:

TABLE 2902.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

CLASSIFICATION	OCCUPANCY	WATER CLOSETS		LAVATORIES		BATHTUBS / SHOWERS	DRINKING FOUNTAIN	OTHER
		M	W	M	W			
BUSINESS	B	1:25 < 50 > 1:50		1:40 < 80 > 1:80		-	1:100	1 SERVICE SINK
STORAGE	S-2	N/A - SEE 2902.3 EXCEPTION #1		N/A - SEE 2902.3 EXCEPTION #1		-	N/A - SEE 2902.3 EXCEPTION #1	1 SERVICE SINK

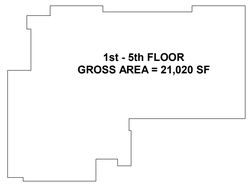
2902.3 EMPLOYEE AND PUBLIC TOILET FACILITIES. FOR STRUCTURES AND TENANT SPACES INTENDED FOR PUBLIC UTILIZATION, CUSTOMERS, PATRONS AND VISITORS SHALL BE PROVIDED WITH PUBLIC TOILET FACILITIES. EMPLOYEES ASSOCIATED WITH STRUCTURES AND TENANT SPACES SHALL BE PROVIDED WITH TOILET FACILITIES. THE NUMBER OF PLUMBING FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 2902 FOR ALL USERS. EMPLOYEE TOILET FACILITIES SHALL BE EITHER SEPARATE OR COMBINED EMPLOYEE AND PUBLIC TOILET FACILITIES.
EXCEPTION: PUBLIC TOILET FACILITIES SHALL NOT BE REQUIRED FOR:
1. PARKING GARAGES WHERE OPERATED WITHOUT PARKING ATTENDANTS.

ELEVATORS:

SECTION 3002 - HOISTWAY ENCLOSURES

3002.4 ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER. WHERE ELEVATORS ARE PROVIDED IN BUILDINGS FOUR OR MORE STORIES ABOVE, OR FOUR OR MORE STORIES BELOW, GRADE PLANE, NOT FEWER THAN ONE ELEVATOR SHALL BE PROVIDED FOR FIRE DEPARTMENT EMERGENCY ACCESS TO ALL FLOORS. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE AN AMBULANCE STRETCHER 24 INCHES BY 84 INCHES (610 MM BY 2134 MM) WITH NOT LESS THAN 5-INCH (127 MM) RADIUS CORNERS, IN THE HORIZONTAL, OPEN POSITION AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES (STAR OF LIFE). THE SYMBOL SHALL BE NOT LESS THAN 3 INCHES (76 MM) IN HEIGHT AND SHALL BE PLACED INSIDE ON BOTH SIDES OF THE HOISTWAY DOOR FRAME.

TABLE 506.3.3:
AREA INCREASE DUE TO FRONTAGE



NON-SEPARATED MIXED USE:

B = MOST RESTRICTIVE
ALLOWABLE SF = 112,500 SF

506.3.3 AMOUNT OF INCREASE.

I = [F/P - 0.25] W/30
= [(262' / 704') - 0.25] 30/30
= ***0.122***

ALLOWABLE B AREA =
112,500 SF X 0.122 = **126,225 SF**

TOTAL BUILDING AREA = **123,550 SF**
(SEE LIFE SAFETY PLANS)

TABLE 705.8
MAXIMUM AREA OF UNPROTECTED EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	FIRE SEPARATION DISTANCE (FEET)					
	0 TO 5	***> 5 < 10***	***> 10 < 15***	> 15 < 20	> 20 < 25	> 25 < 30	> 30
UNPROTECTED	NOT PERMITTED	***10% (25%)***	***15% (45%)***	25% (75%)	45% (NO LIMIT)	70% (NO LIMIT)	NO LIMIT

704.8.1 AUTOMATIC SPRINKLER SYSTEM - IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE MAXIMUM ALLOWABLE AREA OF UNPROTECTED OPENINGS IN OCCUPANCIES OTHER THAN GROUP H SHALL *BE THE SAME AS THE TABULATED LIMITATIONS FOR PROTECTED OPENINGS*.

UNPROTECTED OPENING CALCULATIONS

NORTH ELEVATION (10,615 SF)

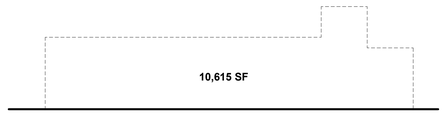
	> 5 < 10		> 20 < 25	
ALLOWED (SF):	2,654 SF (25%)		ALLOWED (SF):	N/A
PROVIDED (SF):	1,781 SF		PROVIDED (SF):	N/A

OPENINGS: 1,781 SF — **NONE**

PERCENTAGE OF OPENINGS PER TIER (OPEN VS CLOSED PARKING GARAGE):

LEVEL	TIER AREA:	OPEN AREA:	% OPEN	>20% (Y/N)	MEETS IBC 406.5.2 (Y/N)
6TH	-	-	100%	Y	Y
5TH	1,780 SF	167 SF	9%	N	N
4TH	1,937 SF	167 SF	9%	N	N
3RD	1,937 SF	167 SF	9%	N	N
2ND	1,937 SF	167 SF	9%	N	N
1ST	2,195 SF	53 SF	2%	N	N

NOTES:
ALLOWED 25% = ((10,615 x .25) = 2,654 SF)



NORTH ELEVATION DIAGRAM

EAST ELEVATION (7,948 SF)

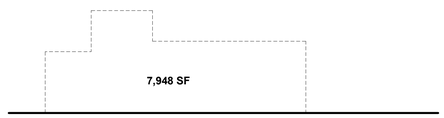
	> 5 < 10		> 10 < 20	
ALLOWED (SF):	1,987 SF (25%)		ALLOWED (SF):	N/A
PROVIDED (SF):	743 SF		PROVIDED (SF):	N/A

OPENINGS: 743 SF — **N/A**

PERCENTAGE OF OPENINGS PER TIER (OPEN VS CLOSED PARKING GARAGE):

LEVEL	TIER AREA:	OPEN AREA:	% OPEN	>20% (Y/N)	MEETS IBC 406.5.2 (Y/N)
6TH	-	-	100%	Y	Y
5TH	1,305 SF	106 SF	8%	N	N
4TH	1,430 SF	144 SF	10%	N	N
3RD	1,430 SF	144 SF	10%	N	N
2ND	1,430 SF	144 SF	10%	N	N
1ST	1,621 SF	57 SF	4%	N	N

NOTES:
ALLOWED 25% = ((7,948 x .25) = 1,987 SF)



EAST ELEVATION DIAGRAM

SOUTH ELEVATION (10,599 SF)

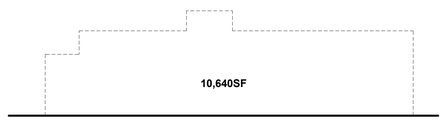
	> 5 < 10		> 10 < 20	
ALLOWED (SF):	2,650 SF (25%)		ALLOWED (SF):	4,770 SF (45%)
PROVIDED (SF):	1,729 SF		PROVIDED (SF):	1,056 SF

OPENINGS: 1,729 SF — 1,056 SF

PERCENTAGE OF OPENINGS PER TIER (OPEN VS CLOSED PARKING GARAGE):

LEVEL	TIER AREA:	OPEN AREA:	% OPEN	>20% (Y/N)	MEETS IBC 406.5.2 (Y/N)
6TH	-	-	100%	Y	Y
5TH	1,753 SF	414 SF	24%	Y	Y
4TH	1,937 SF	433 SF	22%	Y	Y
3RD	1,937 SF	433 SF	22%	Y	Y
2ND	1,937 SF	433 SF	22%	Y	Y
1ST	2,195 SF	261 SF	12%	N	N

NOTES:
ALLOWED 25% = ((10,599 x .25) = 2,650)
ALLOWED 45% = ((10,599 x .45) = 4,770)



SOUTH ELEVATION DIAGRAM

WEST ELEVATION (7,749 SF)

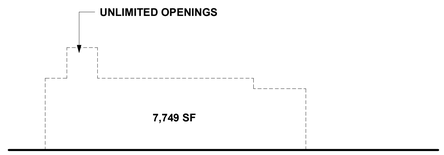
	> 5 < 10		> 30	
ALLOWED (SF):	25%		ALLOWED (SF):	UNLIMITED
PROVIDED (SF):	N/A		PROVIDED (SF):	2,288 SF

OPENINGS: N/A — 2,288 SF

PERCENTAGE OF OPENINGS PER TIER (OPEN VS CLOSED PARKING GARAGE):

LEVEL	TIER AREA:	OPEN AREA:	% OPEN	>20% (Y/N)	MEETS IBC 406.5.2 (Y/N)
6TH	-	-	100%	Y	Y
5TH	1,252 SF	316 SF	25%	Y	Y
4TH	1,430 SF	293 SF	20%	Y	Y
3RD	1,430 SF	293 SF	20%	Y	Y
2ND	1,430 SF	293SF	20%	Y	Y
1ST	1,621 SF	216 SF	13%	Y	Y

NOTES:

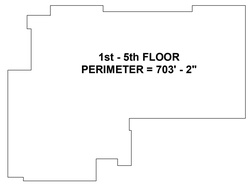


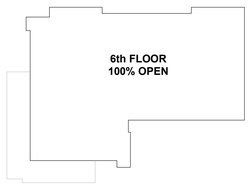
WEST ELEVATION DIAGRAM

OVERALL PERCENTAGE OF OPENINGS PER TIER (OPEN VS CLOSED PARKING GARAGE):

LEVEL	TIER AREA:	OPEN AREA:	% OPEN	>20% (Y/N)	MEETS IBC 406.5.2 (Y/N)
6TH	-	-	100%	Y	Y
5TH	6,090 SF	1,003 SF	16%	N	Y
4TH	6734 SF	1,037 SF	15%	N	Y
3RD	6734 SF	1,037 SF	15%	N	Y
2ND	6734 SF	1,037 SF	15%	N	Y
1ST	7,632 SF	587 SF	8%	N	N

DOES MEET OPEN PARKING GARAGE REQUIREMENTS ON 2ND - 6TH LEVEL.
1ST LEVEL WILL BE MECHANICALLY VENTILATED.





PERIMETER OPENING BY LEVEL:

FLOOR 1:
N - 32' - 0"
W - 25' - 4"
S - 76' - 1"
E - 21' - 4"
TOTAL = ***22% OPEN***

FLOOR 2 - 4:
N - 65' - 6"
W - 77' - 2"
S -115' - 0"
E - 39' - 8"
TOTAL = ***43% OPEN***

FLOOR 5:
N - 54' - 0"
W - 85' - 9"
S - 128' - 6"
E - 28' - 0"
TOTAL = ***42% OPEN***

FLOOR 6:
N - 100% OPEN
W - 100% OPEN
S - 100% OPEN
E - 100% OPEN
TOTAL = ***100 % OPEN***

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CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET
CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

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4/1/2020

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PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:
GENERAL NOTES AND CODE INFORMATION

SHEET NO. G101
PROJ. NO. 017403.00

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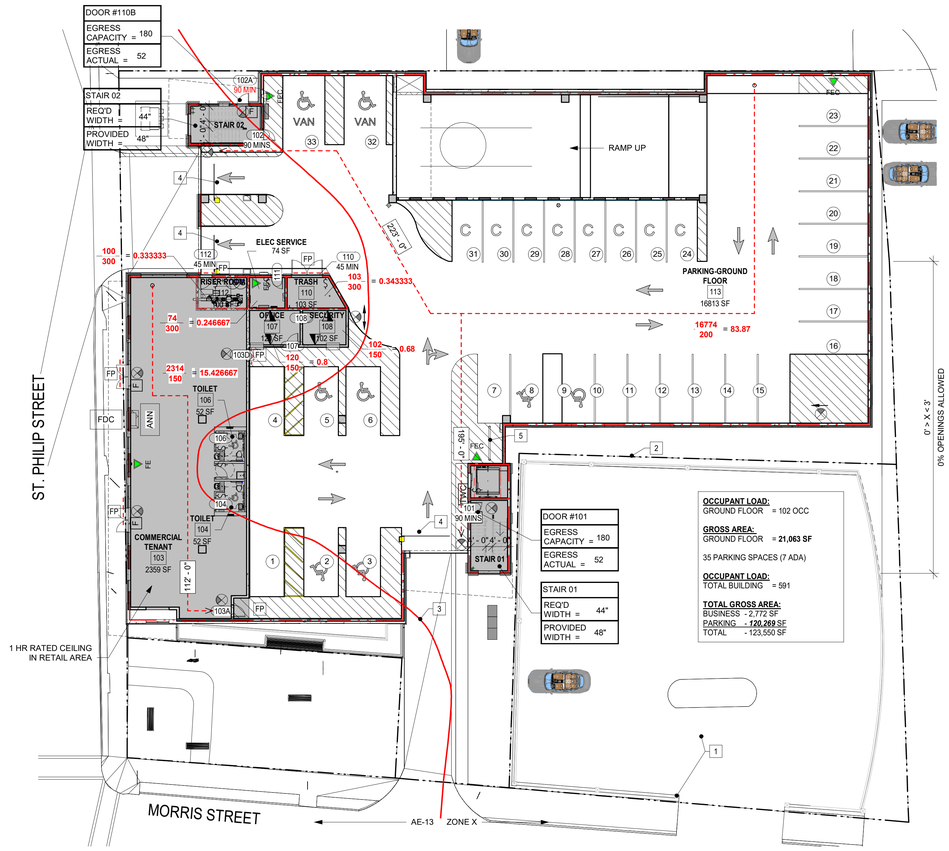
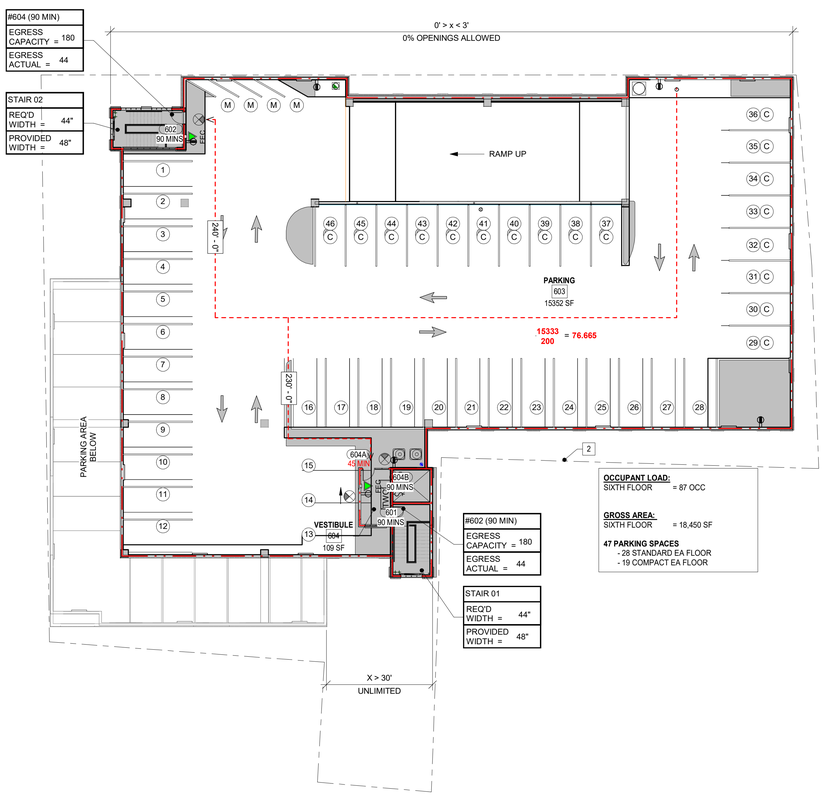
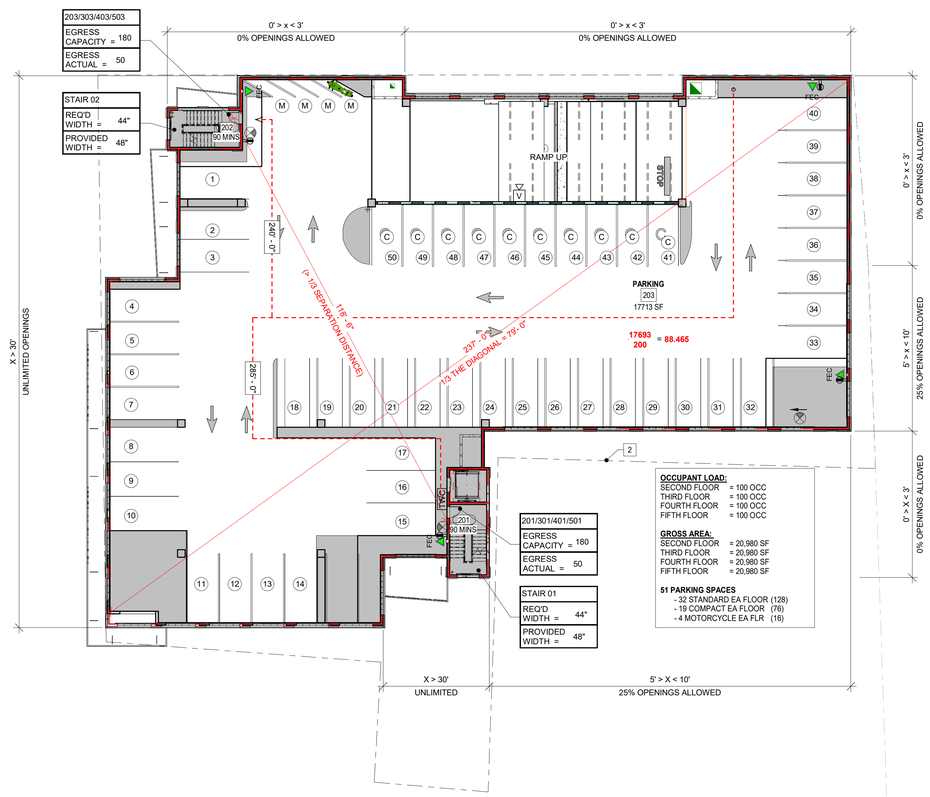


C3 G102 **GROUND FLOOR LIFE SAFETY PLAN**
1/16" = 1-0"



A1 G102 **OVERALL SIXTH FLOOR PLAN**
1/16" = 1-0"



A3 G102 **2ND - 5TH FLOOR LIFE SAFETY PLAN**
1/16" = 1-0"

LIFE SAFETY LEGEND

- EXIT SIGN (CEILING MOUNTED)
- EXIT SIGN (WALL MOUNTED)
- PATH OF EGRESS
- 0" — PATH OF EGRESS TRAVEL DISTANCE
- OCCUPANT LOAD CALCULATION — AREA OCCUPANT LOAD; AREA SF; AREA PER OCCUPANT (TABLE 1004.1.1)
- DOOR # / EGRESS CAPACITY = / EGRESS ACTUAL = — DOOR LOAD CALCULATION TABLE: REQUIRED COMPONENT EGRESS CAPACITY PER CODE; ACTUAL COMPONENT EGRESS CAPACITY AS DESIGNED
- STAIR OCC / REQ'D WIDTH = / PROVIDED WIDTH = — STAIR LOAD CALCULATION TABLE: REQUIRED COMPONENT EGRESS WIDTH PER CODE; ACTUAL COMPONENT EGRESS WIDTH AS DESIGNED
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- ANN — FIRE ANNUNCIATOR PANEL. SEE FIRE PROTECTION DWGS
- FEC — SEMI-RECESSED FIRE EXTINGUISHER CABINET (TYPE ABC DRY CHEMICAL U.N.O.)
- FE — WALL MOUNTED FIRE EXTINGUISHER CABINET (TYPE ABC DRY CHEMICAL U.N.O.)
- 45 MIN — RATED DOOR AND FRAME (SEE PLAN FOR RATING)
- # — PARKING SPACE LABEL STANDARD SPACE: (9' - 0" x 18' - 0") & (8' - 6" x 18' - 0")
- # C — COMPACT PARKING SPACE DESIGNATION (8' - 0" x 16' - 0")
- M — MOTORCYCLE PARKING DESIGNATION (3' - 0" x 6' - 0")
- FP — FLOOD PANEL FOR WINDOWS AND/OR DOOR

LIFE SAFETY GENERAL NOTES

1. PROJECT IS LOCATED IN A FIRE DISTRICT - GC TO REFER TO IBC 2018, APPENDIX D REFERENCE. ALL EXTERIOR WALLS ARE TO BE CONSTRUCTED AS 2 HOUR ASSEMBLIES. OPENINGS ARE PROVIDED BASED ON SEPARATION DISTANCE AS ALLOWED BY CODE AND DO NOT REQUIRED ADDITIONAL PROTECTION.
2. PROJECT IS LOCATED IN BOTH AN AE AND TYPE X FLOOD ZONES. PROVIDE FLOODPROOFING FOR AREAS LOCATED WITHIN THE AE FLOOD AREAS AS DETAILED. REFERENCE CIVIL PLANS AND ARCHITECTURAL ELEVATIONS FOR EXTENT. PROVIDE FLOOD BARRIERS AT OPENINGS AS INDICATED IN THE PLANS AND ELEVATIONS.
3. REFERENCE G101 FOR ADDITIONAL CODE REQUIREMENTS NOT SPECIFICALLY OUTLINED ON THIS SHEET.
4. BUILDING DOES NOT MEET THE REQUIREMENTS FOR AN OPEN PARKING GARAGE, AND SHALL BE FULLY SPRINKLERED.
5. PROVIDE FIRE EXTINGUISHERS PER NFPA REQUIREMENTS - SEPARATION NOT TO EXCEED 75 FT. FIRE EXTINGUISHERS TO BE TYPE ABC UNLESS NOTED OTHERWISE.
6. PRIMARY RAMP SLOPES EXCEED 12% (16% TYPICAL). GC SHALL PROVIDE SIGNAGE AT RAMPS TO SPECIFICALLY EXCLUDE PEDESTRIAN USE. IN NO INSTANCE SHALL THE RAMPS BE USED OR INCLUDED IN THE PRIMARY MEANS OF EGRESS FROM THE GARAGE.
7. TOTAL PARKING COUNT FOR THE GARAGE = 306 SPACES. COMPACT SPACES ACCOUNT FOR < 40% OF THE TOTAL NUMBER OF SPACES (33%).

LIFE SAFETY KEY NOTES

1. EXISTING SURFACE PARKING LOT, PERIMETER FENCE AND LANDSCAPING - NOT IN SCOPE OF WORK.
2. PROPERTY LINE - SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
3. FLOOD PLAIN LINE - SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION - FLOOD PROOFING TO BE PROVIDED AT RETAIL PERIMETER AND UNDER SLAB - SEE DETAILS.
4. OPERABLE ARM AT GARAGE ENTRY AND EXIT.
5. DESIGNATED AREA FOR BIKE PARKING.

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LIFE SAFETY PLANS

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NEW PARKING GARAGE
160 ST. PHILIP STREET
CITY OF CHARLESTON

OCTOBER 2, 2018

CONSTRUCTION SEQUENCE

ITEMS MUST OCCUR IN THE ORDER LISTED; ITEMS CANNOT OCCUR CONCURRENTLY UNLESS SPECIFICALLY NOTED.

1. RECEIVE NPDES COVERAGE FROM SCDHEC.
2. PRE–CONSTRUCTION MEETING (ON–SITE IF MORE THAN 10 DISTURBED AND NON–LINEAR).
3. NOTIFY SCDHEC EQC REGIONAL OFFICE OR OCRM OFFICE 48 HOURS PRIOR TO BEGINNING LAND–DISTURBING ACTIVITIES.
4. IDENTIFY ALL TREES TO BE PROTECTED AND INSTALL TREE BARRICADES AS REQUIRED.
5. START SWPPP INITIAL PHASE LAND DISTURBANCE PHASE AND EROSION CONTROL.
6. INSTALLATION OF CONSTRUCTION ENTRANCE(S).
7. CLEARING & GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS.
8. INSTALLATION OF PERIMETER CONTROLS (E.G., SILT FENCE).
9. HAVE TREE BARRICADES AND SILT FENCE INSPECTED AND APPROVED BY APPROPRIATE AUTHORITY IF REQUIRED.
10. INSTALL TEMPORARY GRAVEL PARKING AND RELOCATE BUILDINGS.
11. CLEARING & GRUBBING ONLY IN AREAS OF BASINS/ TRAPS/ PONDS.
12. INSTALLATION OF BASINS/ TRAPS/ PONDS AND INSTALLATION OF DIVERSIONS TO THOSE STRUCTURES (OUTLET STRUCTURES MUST BE COMPLETELY INSTALLED AS SHOWN ON THE DETAILS BEFORE PROCEEDING TO NEXT STEP; AREAS DRAINING TO THESE STRUCTURES CANNOT BE DISTURBED UNTIL THE STRUCTURES AND DIVERSIONS TO THE STRUCTURES ARE COMPLETELY INSTALLED).
13. CLEARING & GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED).
14. ROUGH GRADING/INSERT FOUNDATION SURCHARGING AND EARTHQUAKE DRAINS.
15. INSTALLATION OF UTILITIES, STORM DRAIN SYSTEM, AND PLACEMENT OF INLET PROTECTION AS EACH INLET IS INSTALLED.
16. BUILDING CONSTRUCTION.
17. START SWPPP STABILIZATION PHASE EROSION CONTROL.
18. FINE GRADING, PAVING, ETC.
19. PERMANENT/ FINAL STABILIZATION.
20. CLEAN OUT OF DETENTION BASINS THAT WERE USED AS SEDIMENT CONTROL STRUCTURES AND RE–GRADING OF DETENTION POND BOTTOMS; IF NECESSARY, MODIFICATION OF SEDIMENT BASIN RISER TO CONVERT TO DETENTION BASIN OUTLET STRUCTURE.
21. REMOVAL OF TEMPORARY SEDIMENT & EROSION CONTROL MEASURES AFTER ENTIRE AREA DRAINING TO THE STRUCTURE IS FINALLY STABILIZED (SCDHEC RECOMMENDS THAT THE PROJECT OWNER/ OPERATOR HAVE THE SWPPP PREPARER OR REGISTRATION EQUIVALENT APPROVE THE REMOVAL OF TEMPORARY STRUCTURES.)
22. PERFORM AS–BUILT SURVEYS OF ALL DETENTION STRUCTURES AND SUBMIT TO SCDHEC OR MS4 FOR ACCEPTANCE.
23. SUBMIT NOTICE OF TERMINATION (NOT) TO SCDHEC AS APPROPRIATE.

NOTES
A. IF FLOWS FROM OFFSITE AREAS WILL BE DIVERTED AROUND THE SITE AND THE ON–SITE STRUCTURES ARE NOT DESIGNED TO HANDLE FLOWS FROM THE OFFSITE AREAS, THEN THE DIVERSIONS/ PIPING FOR THE OFFSITE FLOWS MUST BE INSTALLED BEFORE LAND–DISTURBING ACTIVITIES BEGIN ON THE SITE. SEDIMENT AND EROSION CONTROL MEASURES FOR THE DISTURBED AREAS FOR THE DIVERSION/ PIPING MUST BE INSTALLED BEFORE THOSE AREAS ARE DISTURBED.
B. IF AN EXISTING DETENTION/ SEDIMENT BASIN IS BEING MODIFIED TO HANDLE THE FLOWS FROM THE PROPOSED DEVELOPMENT, THEN IT MUST BE MODIFIED BEFORE LAND–DISTURBING ACTIVITIES BEGIN ON THE SITE.
C. INCLUDE INDIVIDUAL LOT DEVELOPMENT/ CONSTRUCTION IN THE SEQUENCE IF THE SITE WILL NOT BE MASS–GRADED.
D. INSTALLATION OF SOME PERMANENT WATER QUALITY DEVICES SHOULD OCCUR AFTER THE SITE IS STABILIZED. CLEANOUT OF OTHER WATER QUALITY DEVICES THAT WERE USED DURING CONSTRUCTION SHOULD OCCUR AFTER SITE STABILIZATION.
E. MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES MUST CONTINUE UNTIL THE SITE IS PERMANENTLY STABILIZED AND THE CONTROLS ARE REMOVED.

CITY OF CHARLESTON ENGINEERING NOTES

ANY MAJOR CHANGES TO THE APPROVED CONSTRUCTION DRAWINGS, WITHIN PUBLIC RIGHT–OF–WAY AND PRIVATE PROPERTY THAT ARE SPECIFIC TO AN APPROVED DETAIL AND/OR CODE MUST BE SUBMITTED FOR CONSIDERATION TO THE ENGINEERING DIVISION BY THE ENGINEER OF RECORD AND/OR THE PROFESSIONAL WHOSE REGISTRATION STAMP AND SIGNATURE APPEARS ON THE PLANS. THE ENGINEERING DIVISION WILL CONSIDER THE REQUEST AND DETERMINE IF ADDITIONAL TRC REVIEW IS WARRANTED.

ANY FIELD CHANGES WITHIN THE SCDOT RIGHT–OF–WAY OR CHANGES THAT WOULD IMPACT SCDOT RIGHT–OF–WAY WILL REQUIRE WRITTEN SCDOT APPROVAL PRIOR THE CHANGES BEING IMPLEMENTED IN THE FIELD.

ALL RIGHT–OF–WAY AND DRAINAGE EASEMENT CONSTRUCTION SHALL MEET SCDOT STANDARD SPECIFICATIONS UNLESS SPECIFIED ELSEWHERE AND APPROVED IN WRITING BY THE ENGINEERING DIVISION.

ALL LOTS WITHIN THE DEVELOPMENT SHALL BE FILLED AND HAVE POSITIVE DRAINAGE TO THE APPROPRIATE EASEMENT(S) OR RIGHT(S)–OF–WAY AS APPROVED ON THE PLANS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS OR FINAL ACCEPTANCE OF THE RIGHT–OF–WAY BY THE CITY.

A COMPLETE SET OF APPROVED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE TO THE CITY OF CHARLESTON PERSONNEL AT THEIR REQUEST.

ANY DAMAGE TO EXISTING PAVEMENT SIDEWALK AND OTHER RIGHT–OF–WAY ELEMENTS MUST BE REPAIRED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE ENGINEERING DIVISION.

DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.

ALL DEVELOPMENTS SHALL BE DESIGNED TO HAVE POSITIVE DRAINAGE TO THE APPROPRIATE EASEMENT(S) OR RIGHT(S)–OF–WAY AS APPROVED ON THE PLANS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS OR FINAL ACCEPTANCE OF THE RIGHT–OF–WAYS BY THE CITY.

WHERE FIELD INSPECTIONS ARE REQUIRED BY THE CITY, THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION A MINIMUM OF 24 HOURS IN ADVANCE TO SCHEDULE SUCH INSPECTIONS.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM OTHER RESPONSIBLE AGENCIES. THIS INCLUDES ANY CITY OF CHARLESTON EXCAVATION PERMITS THAT MAY BE REQUIRED FOR CONSTRUCTION IN EXISTING PUBLIC RIGHT–OF–WAYS.

ALL TEMPORARY ACCESSES TO THE PROJECT SITE MUST BE CONSTRUCTED AS SHOWN ON PLANS AND MAINTAINED PROPERLY AS REQUIRED BY THE APPROVED SWPPP.

ALL SIDEWALK CLOSINGS REQUIRE A SIDEWALK BLOCKING PERMIT FROM THE ENGINEERING DIVISION.

ALL STREET CLOSURES REQUIRE A STREET BLOCKING PERMIT FROM THE DEPARTMENT OF TRAFFIC AND TRANSPORTATION.

ALL EXISTING ROAD SHALL BE CLEANED UP AND RESTORED DAILY.

ALL DRAINAGE THAT IS PART OF THE DEVELOPMENT SHALL BE MADE FUNCTIONAL ON A DAILY BASIS AS WORK PROGRESSES.

THE BURNING OF VEGETATIVE CLEARING DEBRIS IS PROHIBITED IN THE CITY OF CHARLESTON.

SPECIAL R/W NOTES FOR SCDOT PROJECTS:

1) CONTRACTOR TO REFER TO THE MOST CURRENT EDITION OF THE SCDOT STANDARD DRAWINGS TO MAKE SURE THAT THE DETAILS SHOWN HEREON ARE THE MOST CURRENT SCDOT DETAILS.

2) ANY FIELD CHANGES WITHIN SCDOT R/W OR CHANGES THAT WOULD IMPACT SCDOT R/W WILL REQUIRE WRITTEN SCDOT APPROVAL PRIOR TO CHANGES BEING IMPLEMENTED IN THE FIELD."(E.G. DRAINAGE, GRADING, ACCESS DESIGN ETC.).

3) SCDOT WILL REQUIRE THAT YOU PROVIDE A TRAFFIC CONTROL PLAN (PHASED AS NECESSARY) FOR REVIEW AND APPROVAL. SEE TRAFFIC CONTROL DETAILS ON SHEET C603.

4) UTILITY COMPANIES MUST SUBMIT UTILITY ENCROACHMENTS UNDER SEPARATE PERMITS FOR NEW CONNECTIONS OR RELOCATION OF EXISTING SERVICES. NO UTILITY WORK CAN BEGIN WITHIN THE R/W WITHOUT AN APPROVED SCDOT ENCROACHMENT PERMIT FOR EACH UTILITY. SCDOT WILL NOT ALLOW AN OPEN CUT OF A STATE ROAD IF IT WAS RECENTLY RESURFACED.

5) ALL PIPE INSTALLATIONS WITHIN SCDOT RIGHT OF WAY TO MEET CURRENT SCDOT BACKFILL AND COMPACTIVE STANDARDS (SEE SCDOT STANDARD DRAWINGS SECTION 714–000).

6) THE DETAILS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. FULL SIZE DETAILS ARE AVAILABLE ON THE SCDOT WEBPAGE AT http://www.scdot.org/doing/sd_Book.aspx

7) THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS AND OTHER ACCESS POINTS, INCLUDING ANY DRAINAGE STRUCTURES, FOR AREAS WITHIN THE RIGHTS–OF–WAYS OF STATE MAINTAINED FACILITIES IN PERPETUITY. DRIVEWAY ACCESS SHALL BE MAINTAINED FOR INGRESS/EGREES – BLOCKING OF ACCESS WILL NOT BE ALLOWED.

TRAFFIC AND TRANSPORTATION NOTES:

1. SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT's ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.
2. ALL TRAFFIC CONTROL DEVICES WILL BE TO MUTCD STANDARDS (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
3. IF TRAFFIC SIGNALS OR TRAFFIC SIGNAL EQUIPMENT ARE IMPACTED IN ANY WAY, SHOW EXISTING AND PROPOSED CHANGES. CHANGES OR IMPACTS TO TRAFFIC SIGNAL ITEMS MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
4. IF TRAFFIC SIGNS OR MARKINGS WITHIN THE RIGHT–OF–WAY ARE IMPACTED, SHOW EXISTING AND PROPOSED RELOCATIONS. RELOCATIONS OF THESE ITEMS MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
5. IF THE STREET IS BLOCKED OR IMPACTED DURING CONSTRUCTION AT ANY TIME FOR ANY REASON, A STREET BLOCKING PERMIT WILL BE REQUIRED. NO CONSTRUCTION PARKING OR STAGING WILL BE PERMITTED WITHIN THE RIGHT–OF–WAY WITHOUT PRIOR AUTHORIZATION BY TRAFFIC AND TRANSPORTATION. THESE ITEMS MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
6. LANE CLOSURES OF ANY TYPE OR DURATION WITHIN THE RIGHT–OF–WAY MUST BE APPROVED BY TRAFFIC AND TRANSPORTATION WELL IN ADVANCE OF THE OCCURRENCE. NO CONSTRUCTION PARKING OR STAGING WILL BE ALLOWED WITHIN THE RIGHT–OF–WAY WITHOUT PRIOR APPROVAL BY TRAFFIC AND TRANSPORTATION.
7. CONSTRUCTION AND DEMOLITION TRAFFIC MUST AVOID RESIDENTIAL STREETS AT ALL TIMES. UNLESS THERE ARE NOT ALTERNATIVE ROUTES. IF IMPACTS TO RESIDENTIAL STREETS ARE ANTICIPATED, THE CONTRACTOR SHOULD CALL TRAFFIC AND TRANSPORTATION PRIOR TO USING THE ROUTE.

STEPS TO RECEIVE APPROVED PLANS:

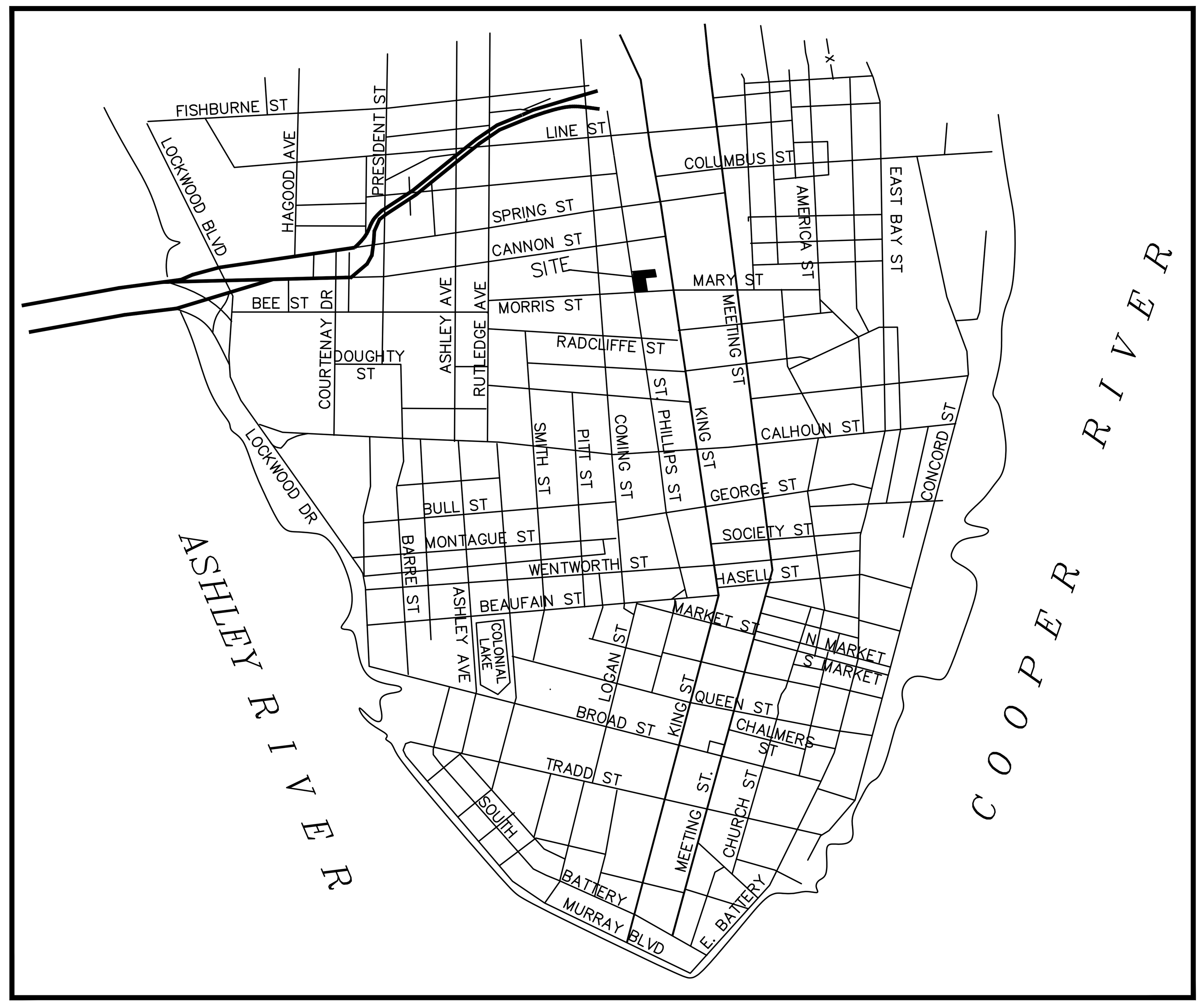
1) CONTRACTOR OWNER TO INSTALL REQUIRED SILT FENCE AND TREE PROTECTION BARRICADES PER THE APPROVED TRC PLANS.

2) CONTRACTOR TO CALL THE CITY OF CHARLESTON FOR A SILT FENCE AND TREE BARRICADE INSPECTION;
a) TREE PROTECTION BARRICADES= ZONING DIVISION, # 843-724-3790.
b) SILT FENCE CONSTRUCTION ENTRANCE=ENGINEERING DIVISION, #843-724-3782.

3) IF STEP TWO IS APPROVED, REPORT TO THE ZONING DIVISION (75 CALHOUN STREET) TO SIGN OUT TWO SETS OF APPROVED TRC PLANS. THE SIGNER MUST HAVE A COPY OF REQUIRED SILT FENCE INSPECTION FEE RECEIPT IN ORDER TO ACQUIRE THE PLANS.

4) SUBMIT THE APPROVED TRC PLANS TO A BUILDING INSPECTIONS CLERK (75 CALHOUN STREET-BUILDING PERMITS) TO RECEIVE A BUILDING PERMIT. NOTE THAT THE TRC PLANS ARE MARRIED UP WITH THE "BUILDING PLANS" THAT SHOULD HAVE BEEN SUBMITTED FOR BUILDING PLAN REVIEW AND APPROVAL.

NOTE: THE CITY OF CHARLESTON WILL NOT RELEASE THE TRC "APPROVED PLANS" UNTIL TREE BARRICADES AND SILT FENCING/SITE ACCESS ARE INSTALLED AND INSPECTED BY CITY STAFF. SEE NOTES 1 AND 2 OF THE SEQUENCE OF CONSTRUCTION.



SHEET INDEX:
C000 - TITLE SHEET
C001 - BZA-SD APPLICATION AND APPROVAL INFORMATION
C101 - TOPOGRAPHIC SURVEY
C201 - DEMOLITION PLAN
C301 - NEW SITE PLAN
C601 - SWPPP & EROSION CONTROL DETAILS

OWNER
160 ST. PHILLIPS STREET, LLC

ARCHITECT
MCMILLAN | PAZDAN | SMITH ARCHITECTURE
121 CALHOUN STREET, SUITE 200
CHARLESTON, SC 29401
843–566–0771

CIVIL ENGINEER
FORSBERG ENGINEERING & SURVEYING, INC
1587 SAVANNAH HWY. SUITE B
CHARLESTON, SC 29407
843–571–2622

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF A NEW CITY OF CHARLESTON PARKING GARAGE. THE STRUCTURE WILL HAVE 6 LEVELS AND PROVIDE 34 PARKING SPACES ON EACH LEVEL, 8 OF WHICH ARE ADA ACCESSIBLE.

GENERAL NOTES AND REFERENCES:

1. THE STREET ADDRESS FOR THE PROPERTY IS 160 ST. PHILIP STREET.
2. THE TMS FOR THE PROPERTY IS 460–12–02–054
3. THE PROPERTY IS OWNED BY 160 ST. PHILIP STREET, LLC
4. THERE ARE NO U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL FRESHWATER WETLANDS PRESENT ON SITE.
5. ACCORDING TO FEMA FLOOD MAP 45019C0512J, DATED NOVEMBER 17, 2004, THE PROPERTY APPEARS TO LIE IN FLOOD ZONE AE–13 AND ZONE X.
6. ZONE: GENERAL BUSINESS (GB)
7. REFERENCE PLAT BY PALMETTO LAND SURVEYING INC. DATED APRIL 20, 2005 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK DE PAGE 556.
8. REFERENCE PLAT BY W.L. GAILLARD DATED MARCH 15, 1987 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK BM PAGE 107.
9. REFERENCE PLAT BY JOSEPH NEEDLE DATED MARCH 25, 1948 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK U PAGE 162.
10. REFERENCE PLAT BY ASHLEY SURVEYING DATED DECEMBER 29, 2009 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN DEED BOOK K542 PAGE 593.
11. REFERENCE PLAT BY GEORGE AZ JOHNSON DATED NOVEMBER 20, 1987 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK BP PAGE 48.
12. THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON NGVD 29 VERTICAL DATUM.
13. REFERENCE PLAT BY JOE NEEDLE DATED JANUARY 12, 1935 AND RECORDED IN DEED BOOK W36 PAGE 267. COLLINS COURT AND ALLEY ARE DEPICTED ON THIS PLAT AS REFERENCED ON EXCEPTION 3J ON COMMITMENT 3–01617(B).
14. ACCORDING TO FLOOD INSURANCE RATE MAP 45019C0512J DATED 11/17/04 THIS PROPERTY LIES IN A FLOOD ZONE X AND AE (ELEV 13). THE FLOOD LINE AS SHOWN ON THIS SURVEY IS SCALED FROM THE FLOOD MAP.
15. PER ZONING LETTER FROM THE CITY OF CHARLESTON DATED APRIL 25, 2017 TMS 460–12–02 PARCELS 053 AND 057 ARE SUBJECT TO THE FOLLOWING:
    A) ZONING – GENERAL BUSINESS (GB)
    B) THE PARCELS ARE LOCATED IN THE FOLLOWING OVERLAY ZONES
        1) SHORT TERM RENTAL OVERLAY
        2) AMUSEMENT AND RECREATION SERVICE OVERLAY
        3) ACCOMMODATIONS OVERLAY
    C) OLD CITY HEIGHT DISTRICT – 55/30
    D) AT THE TIME OF THE LETTER THE CITY OF CHARLESTON ZONING DIVISION WAS NOT AWARE OF ANY ZONING VIOLATIONS FOR THE REFERENCED PARCELS.
16. PER ZONING LETTER FROM THE CITY OF CHARLESTON DATED APRIL 25, 2017 535 KING STREET IS SUBJECT TO THE FOLLOWING:
    A) ZONING – GENERAL BUSINESS (GB)
    B) THE PARCELS ARE LOCATED IN THE FOLLOWING OVERLAY ZONES
        1) SHORT TERM RENTAL OVERLAY
        2) AMUSEMENT AND RECREATION SERVICE OVERLAY
        3) GENERAL BUSINESS LATE NIGHT OVERLAY
    C) OLD CITY HEIGHT DISTRICT – 50/25
    D) AT THE TIME OF THE LETTER THE CITY OF CHARLESTON ZONING DIVISION WAS NOT AWARE OF ANY ZONING VIOLATIONS FOR THE REFERENCED PARCELS.
17. ALL CURBING FOR STREETS ARE GRANITE CURB AND PARKING LOT CURBING IS 18" CONCTRET CURB AND GUTTER.

DEMOLITION NOTES:

1. SEE SCDHEC NPDES STANDARD NOTES ON SHEET C601.
2. CONTRACTOR IS RESPONSIBLE FOR SETTING ALL NEW AND EXISTING SSMH TOPS, INLET TOPS, FIRE HYDRANTS, VALVES, CLEAN OUTS, & ETC TO FINISHED GRADE. MINOR ADJUSTMENTS MAY BE NECESSARY.
3. ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED IN ACCORDANCE TO GRASSING & SEEDING SCHEDULE ON SHEET C500 AND PERMANENTLY STABILIZED IN ACCORDANCE TO L100.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SWPPP INSPECTIONS, REPORTS, AS–BUILT DRAWINGS, MEETINGS, CERTIFICATIONS, AND NOTICE OF TERMINATION AS REQUIRED BY THE APPROVED NPDES PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES SCR100000 (2012 CGP).
5. CONSIDERABLE EFFORT HAS BEEN MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES. SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS OR LOCATIONS MARKED IN THE FIELD BY THE VARIOUS UTILITY COMPANIES. THIS SURVEY DOES NOT WARRANT THAT UTILITIES ARE SHOWN ACCURATELY NOR THAT ALL UTILITIES ARE SHOWN. CALL PALMETTO UTILITY PROTECTION SERVICE (P.U.P.S.) AT 811 A MINIMUM OF 3 WORKING DAYS BEFORE DIGGING.
6. LITTER, CONSTRUCTION DEBRIS, CONCRETE WASHOUT, OILS, FUELS AND BUILDING PRODUCTS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.
7. SAWCUT STRAIGHT EDGE FOR ALL ASPHALT DEMOLITION. REFER TO SCDOT ENCROACHMENT PERMIT FOR REQUIRED MILLING IF APPLICABLE. ALL SIDEWALK AND CURB DEMOLITION WILL BE TO EXISTING JOINTS.

811 Know what's below. Call before you dig.

The South Carolina STATE LAW requires that excavators give a 72–Hour notice, (3 working days excluding weekends and holidays), for the locators to get out to mark the area. After a ticket has been processed, you will know when you are legally free to proceed with the digging work and which utilities in the area P.U.P.S. will be notifying for you. Any utilities that P.U.P.S. does not notify, you will be responsible for notifying directly. The Utility Companies ask that you leave a 2 1/2 feet margin on each side of a marked utility line. Also note that your request is good for 15 working days after it has been processed by our system.

NOTICE:
CONSIDERABLE EFFORT HAS BEEN MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES. SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS. THIS PLAN DOES NOT WARRANT THAT UTILITIES ARE SHOWN ACCURATELY NOR THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING DIGGING OPERATIONS. CALL PALMETTO UTILITIES PROTECTION SERVICE AT 1–888–721–7877 A MINIMUM OF 3 WORKING DAYS BEFORE DIGGING. ANY UTILITIES UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.

FORSBERG ENGINEERING AND SURVEYING, INC.
1587 SAVANNAH HIGHWAY SUITE B
P.O. BOX 30575
CHARLESTON, SOUTH CAROLINA 29417
(843) 571-2622 FAX (843) 571-6780
CIVIL ENGINEERING, SURVEYING AND LAND PLANNING

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION FORSBERG ENGINEERING & SURVEYING, INC. No. C00343

TITLE SHEET

NEW PARKING GARAGE
160 ST. PHILIP STREET
TMS 460-12-02-054
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR 8402 DANIEL C. FORSBERG

DANIEL C. FORSBERG

DATE	APRIL 23, 2018
DRAWN/CHECKED	JSM/DCF
LAST REVISED	OCTOBER 2, 2018
APPROVED	DCF
SCALE	1"=20'
PROJECT NO.	3000-1
SHEET NUMBER	C000

Application for Variance, Special Exception, Reconsideration, or Extension to the Board of Zoning Appeals – Zoning (BZA-Z) **Page 1 of 2**

City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Zoning Division office at 75 Calhoun Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☑ A Variance and/or Special Exception as indicated on page 2 of this application.
- ☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- ☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: November 5, 2013

Property Address 160 St Philip Street TMS # 460-12-02-054

Property Owner 160 St Philip St LLC. Daytime Phone ______

Applicant Jeffrey Roberts, Ecovest Development LLC. / Nathan Schutte, INSITE strategy + architecture Daytime Phone 224.1183 / 793.4102

Applicant's Mailing Address Ecovest S & S Shelmore Development, LLC 42 Broad Street 2nd Floor

Charleston SC, 29401 E-mail Address jeffroberts11@bellsouth.net nathan@insitesomething.com

Relationship of applicant to owner (same, representative, prospective buyer, other) representative

Zoning of property ~~55/30 and 50/25~~ GB

Information required with application: (check information submitted)

- ☑ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
- ☐ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
- ☐ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
- ☐ Plans or documents necessary to show compliance with special exception requirements (3 sets)
- ☑ Check, credit card or cash (make checks payable to the City of Charleston)
- ☐ Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this Property, which is the subject of this Application, restricted by any recorded covenant, restriction, easement or other document that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? YES____ NO ✓

Optional but very helpful information:

- ☑ Photographs
- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant [signature] Ecovest Development, LLC Date 10/7/13

For office use only
Date application received 10/7/13 Staffperson PH Fee $ 200.00 Time application received 10:45 Receipt # 1998289

BZA-Z Application (continued) **Page 2 of 2**

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

PLEASE SEE ATTACHED

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-110, Sec. 54-206, or sections in Article 5 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

Department of Planning, Preservation & Sustainability 75 Calhoun Street, Third Floor Charleston, South Carolina 29401 (843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov

4/11

CITY OF CHARLESTON BZA APPLICATION
OCTOBER 7, 2013

Staff Recommended Conditions for Parking Garage:

a) that either ingress or egress out of the parking garage will occur on Morris Street,

b) that either ingress or egress will occur on St. Philip Street, ***but not both,***

c) that the ground level along the entire length of St. Philip which is not occupied by either the ingress or egress on St. Philip Street will be activated with commercial/retail space, and

d) that the exterior is reflective of a building rather than a parking garage.

BZA RECOMMENDED CONDITIONS

BZA Variance Test | Philip + Morris - October 07, 2013 - 160 St. Philip Street

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

This is a flat, undeveloped piece of property in an urban area abutting a commercial zone, located one short block from King Street businesses, shops and hospitality attractions- an area under unprecedented growth and expansion. It's current configuration is inefficient in order to adequately serve the needs of the area and City at large.

This variance will enable the City to more effectively fill a need that would otherwise continue to be underserved, namely public parking.

The most efficient parking structure for this site will be made possible by granting this variance.

2. These conditions do not generally apply to other property in the vicinity.

This is the only site within this vicinity capable of supporting a dedicated use parking structure; something that is required to support the existing and future parking commitments of the Upper King Street Corridor.

Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

Not granting this variance adversely effects the ability of the City of Charleston, shops, merchants, local churches and business to have expanded parking capacity in an area of substantial civic growth and revitalization.

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

This site is on the commercial (King street) side of St Philip Street.

The site is 'mid-block' and inherently preserves the ability of adjacent development to screen the structure on three sides. There are open, undeveloped parcels on both sides of the proposed site.

1

Immediately across the street are two commercial oriented structures that are set back from the street complimenting the additional height requested.

The additional height being requested is only 5 feet (above existing zoning) for the primary structure (most of which is already in a 55' height district.

Additional height is being requested for small stair and elevator elements; up to 64'-0". It is not anticipated that these elements will fill the entire height being requested for them rather this height is generous to enable a conversation with the Board of Architectural Review (BAR) on the most appropriate way to finish the roof line.

The granting of the variance will be of substantial benefit to the surrounding homeowners as it will provide a significant measure of relief from transient parkers who are visiting bistros, bars, and clubs in the late evening, concentrating them to a non-residential location. Additionally; although the subject property is now used for a surface lot, it can not currently provide this expanded public benefit under its current configuration.

2

BZA VARIANCE TEST
OCTOBER 7, 2013

Board of Zoning Appeals – Zoning
- Results -
City of Charleston **Page 1 of 1**

PROPERTY LOCATION, TMS NUMBER(S) AND DESCRIPTION OF REQUEST(S):

160 ST. PHILIP ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-12-02-054)
Request variance from Sec. 54-306 to allow the height of a new parking garage to be 55-ft. and the height of two stair and elevator towers for the parking garage to be 64-ft. in the Old City Height District 50/25.
Zoned GB.

Order on Special Exception Request

The Board of Zoning Appeals-Zoning held a public hearing to consider the above appeal for a special exception which may be permitted by the Board pursuant to the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions.

☐ DENIED. The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have not been met and therefore orders that the special exception(s) be denied.

☐ APPROVED. The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have been met and therefore orders that the special exception(s) be granted, subject to the following conditions, if any: ______

Date issued: ______ Chairman ______

Order on Variance Request

The Board of Zoning Appeals-Zoning held a public hearing to consider an appeal for a variance from the strict application of the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of facts and conclusions.

☐ DENIED. The Board concludes that the requirements for granting a variance have not been met and, therefore, orders that the variance be denied.

☐ APPROVED. The Board concludes that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. Authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

THE BOARD, THEREFORE, finds that the applicant has an unnecessary hardship and orders that the variance be granted, subject to the following conditions, if any: WITH Conditions [initials]

Date issued: 12/3/13 Chairman [signature]

Approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Section 54-962. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.
1/09

CITY OF CHARLESTON
BZA RESULTS

FORSBERG ENGINEERING AND SURVEYING, INC.
1587 SAVANNAH HIGHWAY SUITE B
P.O. BOX 30575
CHARLESTON, SOUTH CAROLINA 29417
(843) 571-2622 FAX (843) 571-6780
CIVIL ENGINEERING, SURVEYING AND LAND PLANNING

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION FORSBERG ENGINEERING & SURVEYING, INC. No. C00343

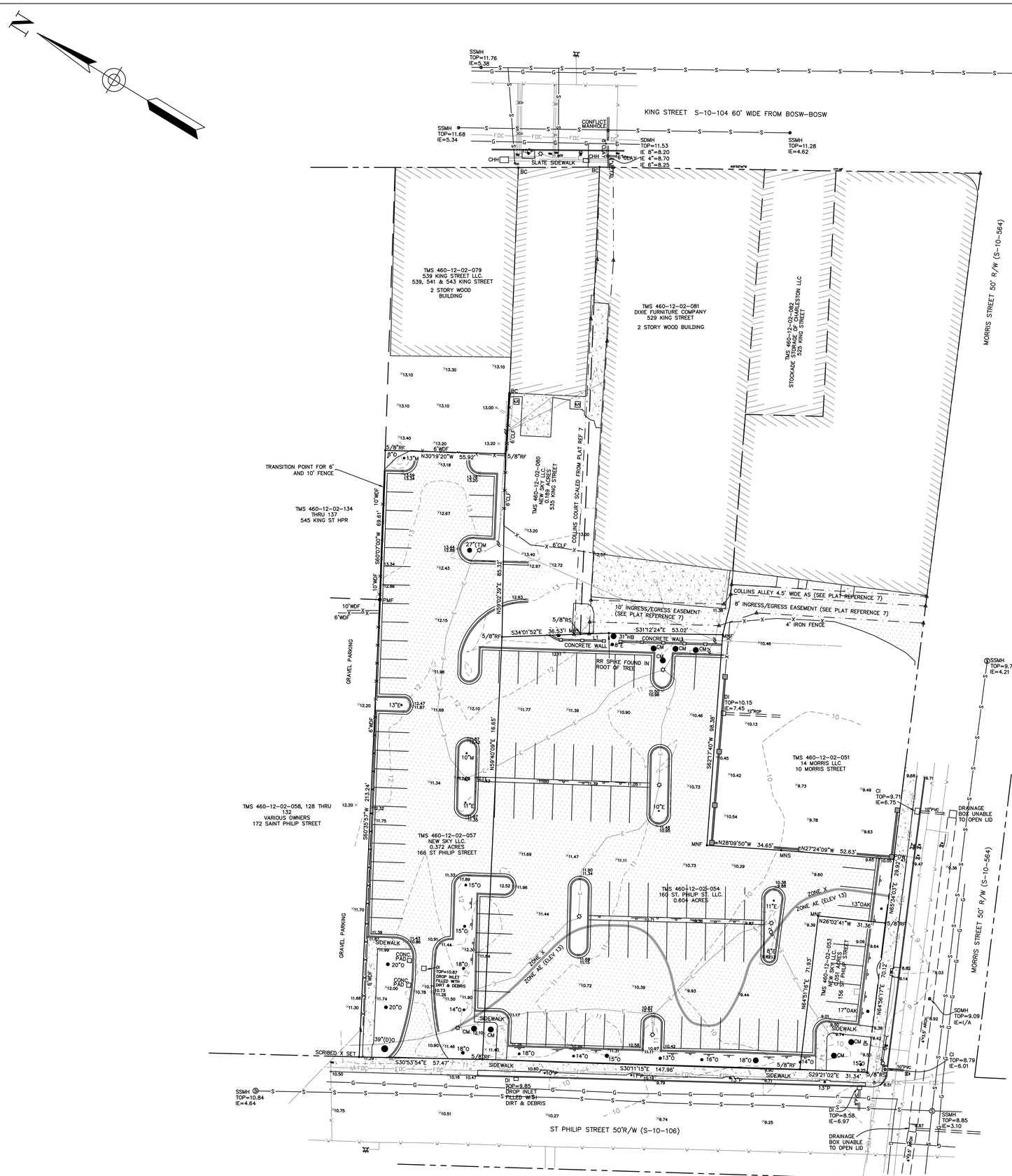
TITLE SHEET

NEW PARKING GARAGE
160 ST. PHILIP STREET
TMS 460-12-02-054
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR 8402 DANIEL C. FORSBERG

DANIEL C. FORSBERG

DATE	APRIL 23, 2018
DRAWN/CHECKED	JSM/DCF
LAST REVISED	OCTOBER 2, 2018
APPROVED	DCF
SCALE	1"=20'
PROJECT NO.	3000-1
SHEET NUMBER	C001



GENERAL NOTES AND REFERENCES:

1. THE STREET ADDRESS FOR THE PROPERTY IS 160 ST. PHLILIPS STREET.
2. THE TMS FOR THE PROPERTY IS 460-12-02-054
3. THE PROPERTY IS OWNED BY 160 ST. PHILLIPS STREET, LLC
4. THERE ARE NO U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL FRESHWATER WETLANDS PRESENT ON SITE.
5. ACCORDING TO FEMA FLOOD MAP 45019C0512J, DATED NOVEMBER 17, 2004, THE PROPERTY APPEARS TO LIE IN FLOOD ZONE AE-13 AND ZONE X.
6. ZONE: GENERAL BUSINESS (GB)
7. REFERENCE PLAT BY PALMETTO LAND SURVEYING INC. DATED APRIL 20, 2005 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK DE PAGE 556.
8. REFERENCE PLAT BY W.L. GAILLARD DATED MARCH 15, 1987 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK BM PAGE 107.
9. REFERENCE PLAT BY JOSEPH NEEDLE DATED MARCH 25, 1948 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK U PAGE 162.
10. REFERENCE PLAT BY ASHLEY SURVEYING DATED DECEMBER 29, 2009 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN DEED BOOK K542 PAGE 593.
11. REFERENCE PLAT BY GEORGE AZ JOHNSON DATED NOVEMBER 20, 1987 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK BP PAGE 48.
12. THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON NGVD 29 VERTICAL DATUM.
13. REFERENCE PLAT BY JOE NEEDLE DATED JANUARY 12, 1935 AND RECORDED IN DEED BOOK W36 PAGE 267. COLLINS COURT AND ALLEY ARE DEPICTED ON THIS PLAT AS REFERENCED ON EXCEPTION 3J ON COMMITMENT 3-01617(B).
14. ACCORDING TO FLOOD INSURANCE RATE MAP 45019C0512J DATED 11/17/04 THIS PROPERTY LIES IN A FLOOD ZONE X AND AE (ELEV 13). THE FLOOD LINE AS SHOWN ON THIS SURVEY IS SCALED FROM THE FLOOD MAP.
15. PER ZONING LETTER FROM THE CITY OF CHARLESTON DATED APRIL 25, 2017 TMS 460-12-02 PARCELS 053 AND 057 ARE SUBJECT TO THE FOLLOWING:
    A) ZONING – GENERAL BUSINESS (GB)
    B) THE PARCELS ARE LOCATED IN THE FOLLOWING OVERLAY ZONES
        1) SHORT TERM RENTAL OVERLAY
        2) AMUSEMENT AND RECREATION SERVICE OVERLAY
        3) ACCOMMODATIONS OVERLAY
    C) OLD CITY HEIGHT DISTRICT – 55/30
    D) AT THE TIME OF THE LETTER THE CITY OF CHARLESTON ZONING DIVISION WAS NOT AWARE OF ANY ZONING VIOLATIONS FOR THE REFERENCED PARCELS.
16. PER ZONING LETTER FROM THE CITY OF CHARLESTON DATED APRIL 25, 2017 535 KING STREET IS SUBJECT TO THE FOLLOWING:
    A) ZONING – GENERAL BUSINESS (GB)
    B) THE PARCELS ARE LOCATED IN THE FOLLOWING OVERLAY ZONES
        1) SHORT TERM RENTAL OVERLAY
        2) AMUSEMENT AND RECREATION SERVICE OVERLAY
        3) GENERAL BUSINESS LATE NIGHT OVERLAY
    C) OLD CITY HEIGHT DISTRICT – 50/25
    D) AT THE TIME OF THE LETTER THE CITY OF CHARLESTON ZONING DIVISION WAS NOT AWARE OF ANY ZONING VIOLATIONS FOR THE REFERENCED PARCELS.
17. ALL CURBING FOR STREETS ARE GRANITE CURB AND PARKING LOT CURBING IS 18" CONCTRET CURB AND GUTTER.

LEGEND

LINE CHART

- BURIED SEWER LINE
- BURIED WATER LINE
- BURIED TELEPHONE LINE
- BURIED ELECTRICAL LINE
- OVERHEAD UTILITY LINE
- BURIED FIBER OPTIC LINE
- BURIED GAS LINE
- R/W LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- CENTERLINE OF ROAD
- FENCE LINE
- EXISTING CONTOUR
- GUY WIRE

TREE LEGEND:
(D) – DOUBLE
(T) – TRIPLE
(C) – CLUSTER
E – ELM
P – PALM
O – OAK
M – MAPLE
MB – MULBERRY
HB – HACK BERRY
CM – CRAPE MYRTLE

- CONCRETE
- BUILDING OUTLINE
- ASPHALT

LEGEND:
BOSW – BACK OF SIDEWALK
PMF – PUNCH MARK FOUND
BD – BUILDING DIMENSION
PM – PARKING METER
BC – BUILDING CORNER
COMM. – COMMUNICATION
WM – WATER METER
CO – SEWER CLEANOUT
HH – HAND HOLE
MNF – MAG NAIL FOUND
MNS – MAG NAIL SET
RF – REBAR FOUND
DI – DROP INLET
X11.3 – EXISTING GROUND ELEVATION
X11.35 – EXISTING ELEVATION HARD SURFACE
SSMH – SANITARY SEWER MANHOLE
CI – CURB INLET
IV – IRRIGATION VALVE
CHH – COMMUNICATION HAND HOLD
CONC. – CONCRETE
PVC – POLY VINYL CHLORIDE
CB – COMMUNICATION BOX
I/A – INACCESSIBLE
POW – POINT ON WALL

- FIRE HYDRANT
- SIGN POST
- WATER VALVE
- UTILITY POLE
- LIGHT POLE

GRAPHIC SCALE

20 0 20 40

(IN FEET)
1 inch = 20 ft.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

DANIEL C. FORSBERG, P.E., R.L.S. No. 8402

FORSBERG ENGINEERING AND SURVEYING, INC.
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P.O. BOX 30575
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CIVIL ENGINEERING, SURVEYING AND LAND PLANNING

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
FORSBERG ENGINEERING & SURVEYING, INC.
No. C00343

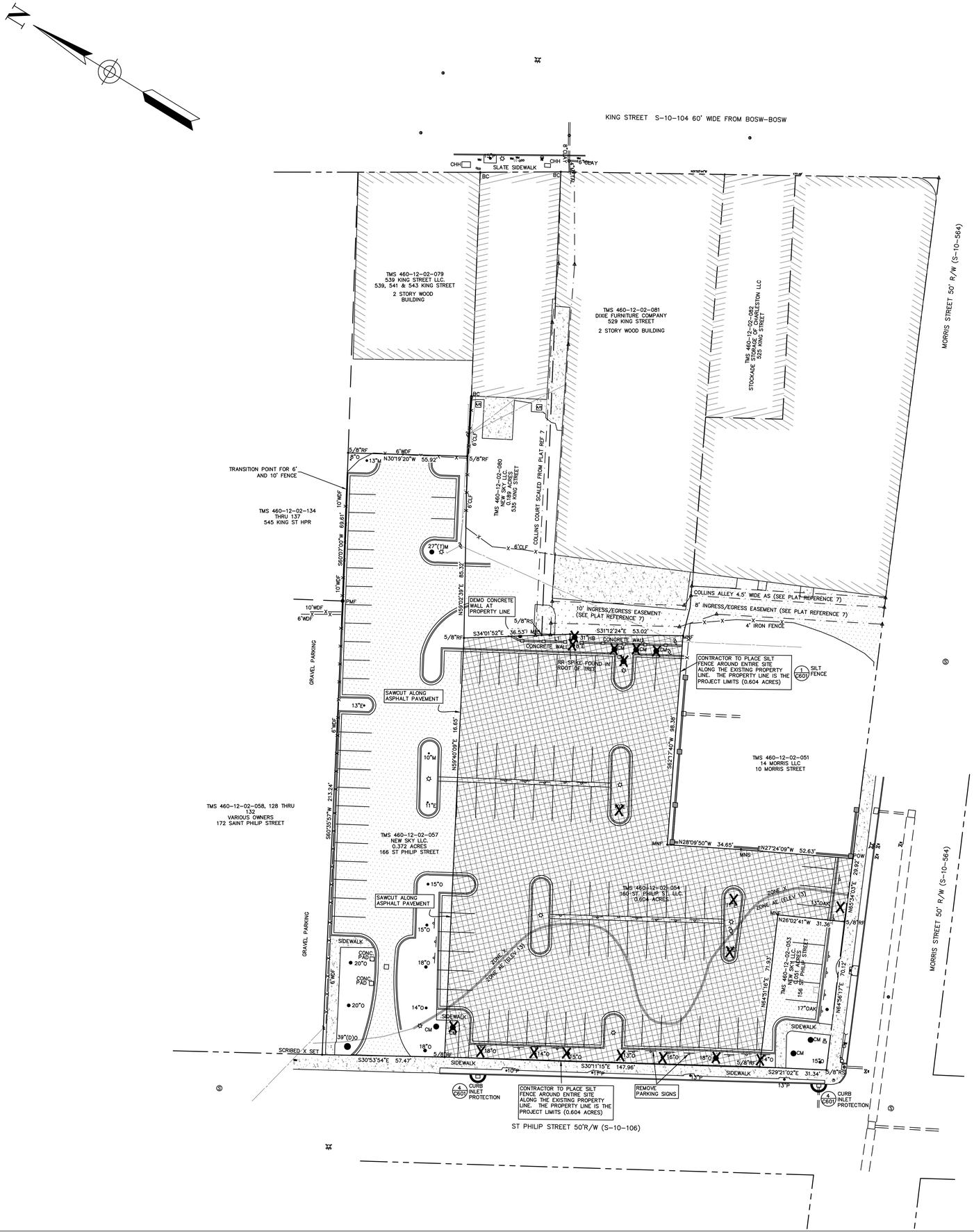
EXISTING CONDITIONS

NEW PARKING GARAGE
160 ST. PHILIP STREET
TMS 460-12-02-054
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR 8402 SOUTH CAROLINA DANIEL C. FORSBERG

DANIEL C. FORSBERG

DATE	APRIL 23, 2018
DRAWN/CHECKED	JSM/DCF
LAST REVISED	OCTOBER 2, 2018
APPROVED	DCF
SCALE	1"=20'
PROJECT NO.	3000-1
SHEET NUMBER	C101



DEMOLITION NOTES:

1. CONSIDERABLE EFFORT HAS BEEN MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES. SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS OR LOCATIONS MARKED IN THE FIELD BY THE VARIOUS UTILITY COMPANIES. THIS SURVEY DOES NOT WARRANT THAT UTILITIES ARE SHOWN ACCURATELY NOR THAT ALL UTILITIES ARE SHOWN. CALL PALMETTO UTILITY PROTECTION SERVICE (P.U.P.S.) AT 811 A MINIMUM OF 3 WORKING DAYS BEFORE DIGGING.
2. THE TOTAL DISTURBED AREA IS 0.604 ACRES.
3. COMPLY WITH SCDHEC NPDES STANDARD NOTES AND CONSTRUCTION SEQUENCE ON SHEET C601.
4. ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED IN ACCORDANCE TO GRASSING & SEEDING SCHEDULE ON SHEET C601 AND PERMANENTLY STABILIZED IN ACCORDANCE TO C601.
5. LITTER, CONSTRUCTION DEBRIS, CONCRETE WASHOUT, OILS, FUELS AND BUILDING PRODUCTS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.
6. SAWCUT STRAIGHT EDGE FOR ALL ASPHALT DEMOLITION. REFER TO SCDOT ENCROACHMENT PERMIT FOR REQUIRED MILLING IF APPLICABLE. ALL SIDEWALK AND CURB DEMOLITION WILL BE TO EXISTING JOINTS.
7. COORDINATE WITH THE ELECTRICAL SITE PLANS AND SCE&G FOR THE DEMOLITION OF ALL ELECTRICAL INFRASTRUCTURE AND RELOCATION OF ACTIVE SERVICE LINES AND POLES.

DEMOLITION LEGEND:

— — — — — — — — TREE PROTECTION BARRICADE
— SF — — — — — SILT FENCE
— AREA TO BE DEMOLISHED
X – TREE TO BE DEMOLISHED

TREE DATA:

1. THERE ARE 14 PROTECTED TREES (ALL TREES 8"ø AND ABOVE), OF WHICH 1 IS A GRAND TREE (24"ø AND ABOVE) WITHIN THE DISTURBED AREA LIMITS.
1. THIS PLAN CALLS FOR THE REMOVAL OF 14 PROTECTED TREES, OF WHICH 1 IS A GRAND TREE
2. TOTAL AREA = 0.604 ACRES. 15 TREES PER ACRE ARE REQUIRED, THEREFORE 10 TREES ARE REQUIRED ON SITE.
3. BZA-SD APPROVAL WILL BE REQUIRED TO REMOVE 1 GRAND TREE AND 13 PROTECTED TREES.

MAINTENANCE REQUIREMENTS (PER CSWPPP):

THE OWNER IS RESPONSIBLE TO PERMANENT LONG-TERM MAINTENANCE AS AGREED TO IN THE COVENANTS AGREEMENTS. SEE CONSTRUCTION DETAILS FOR BMP MAINTENANCE REQUIREMENTS.

1. CLEAN AND REMOVE DEBRIS FROM INLET AND OUTLET STRUCTURES – MONTHLY, OR AFTER LARGE STORM EVENTS
2. MOW SIDE SLOPES – MONTHLY OR AS NEEDED
3. REMOVAL OF INVASIVE VEGETATION – SEMI-ANNUALLY
4. INSPECT FOR DAMAGE TO CONTROL STRUCTURE – ANNUALLY
5. INSPECT SEDIMENT ACCUMULATION IN THE FACILITY AND FOREBAY – ANNUALLY
6. INSPECT FOR OPERATIONAL INLET AND OUTLET STRUCTURES – ANNUALLY
7. REPAIR EMBANKMENT, SIDE SLOPES, UNDERCUT OR ERODED AREAS – ANNUALLY, OR AS NEEDED
8. PERFORM WETLAND PLANT MANAGEMENT AND HARVESTING – ANNUALLY
9. REMOVE SEDIMENT FROM THE FOREBAY – PER DESIGN CYCLE , AS NEEDED, AFTER 50% OF TOTAL FOREBAY CAPACITY IS FILLED
10. REMOVE SEDIMENT ACCUMULATIONS IN THE MAIN PERMANENT POOL – 5-10 YEAR CYCLE, AFTER 25% OF THE PERMANENT POOL VOLUME IS FILLED.

GRAPHIC SCALE

20 0 20 40

(IN FEET)
1 inch = 20 ft.

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SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
FORSBERG ENGINEERING & SURVEYING, INC.
No. C00343

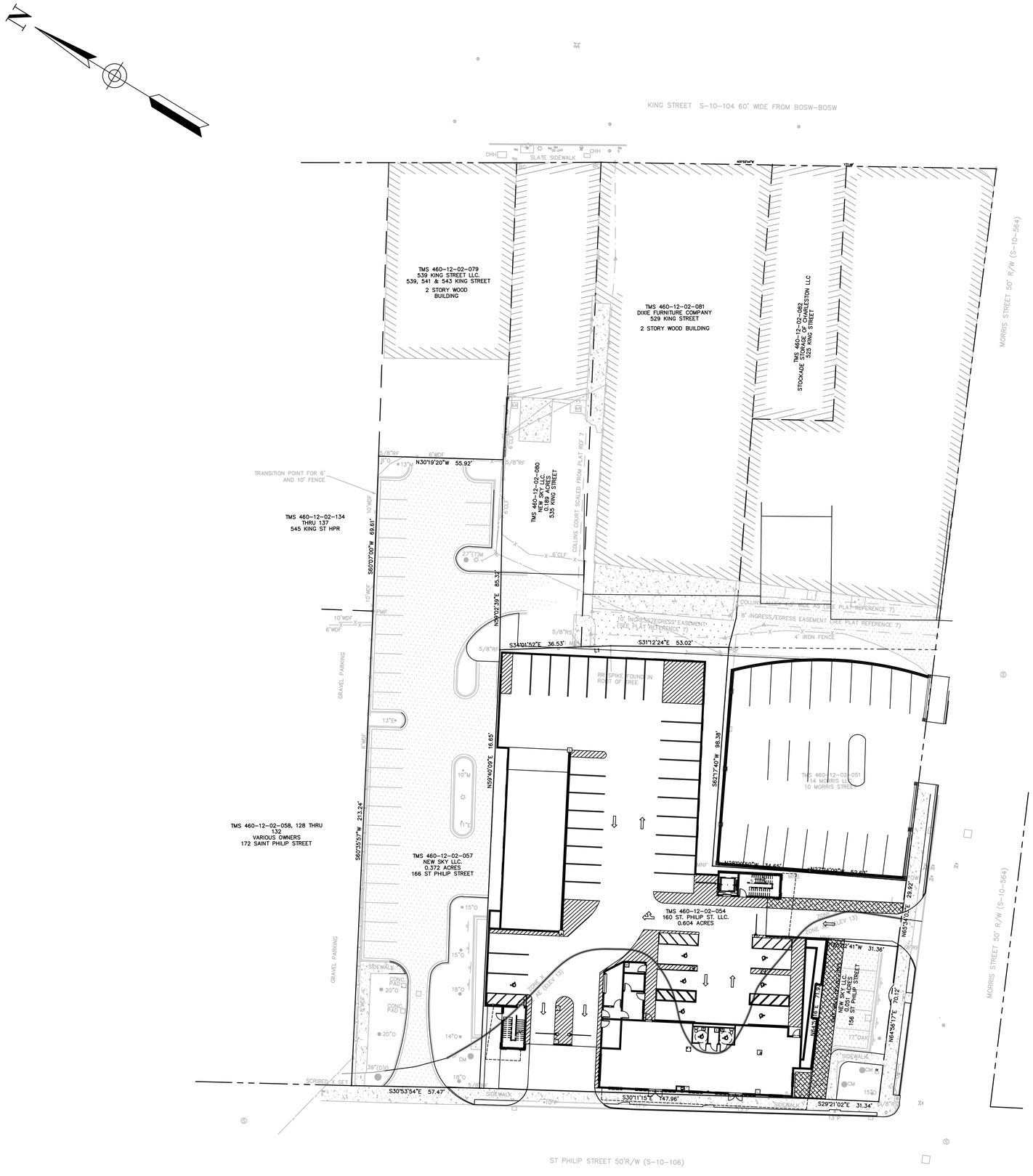
DEMOLITION PLANS

NEW PARKING GARAGE
160 ST. PHILIP STREET
TMS 460-12-02-054
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR 8402 DANIEL C. FORSBERG

DANIEL C. FORSBERG

DATE	APRIL 23, 2018
DRAWN/CHECKED	JSM/DCF
LAST REVISED	OCTOBER 2, 2018
APPROVED	DCF
SCALE	1"=20'
PROJECT NO.	3000-1
SHEET NUMBER	C201



SITE PLAN NOTES:

1. THE STREET ADDRESS FOR THE PROPERTY IS 160 ST. PHILIP STREET.
2. THE TMS FOR THE PROPERTY IS 460-12-02-054
3. THE PROPERTY IS OWNED BY 160 ST. PHILIP STREET, LLC
4. THERE ARE NO U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL FRESHWATER WETLANDS PRESENT ON SITE.
5. ACCORDING TO FEMA FLOOD MAP 45019C0512J, DATED NOVEMBER 17, 2004, THE PROPERTY APPEARS TO LIE IN FLOOD ZONE AE-13 AND ZONE X.
6. ZONE: GENERAL BUSINESS (GB)
   6.1. SETBACKS: NONE REQUIRED

PARKING ANALYSIS:

THIS PROJECT CONSISTS OF A NEW CITY OF CHARLESTON PARKING GARAGE. THE STRUCTURE WILL HAVE 6 LEVELS AND PROVIDE 34 PARKING SPACES ON EACH LEVEL, 8 OF WHICH ARE ADA ACCESSIBLE.

SITE DATA TABLE

PARCEL 460-12-02-054	
Pre-Developed Conditions	
	Area [acres]
Pervious	0.068
Impervious	0.5360
Total	0.6040
Post-Developed Conditions	
	Area [acres]
Pervious	0.0550
Impervious	0.5490
Total	0.6040

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DANIEL C. FORSBERG, P.E., R.L.S. No. 8402

GRAPHIC SCALE

20 0 20 40

(IN FEET)
1 inch = 20 ft.

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SOUTH CAROLINA FORSBERG ENGINEERING & SURVEYING, INC. No. C00343 CERTIFICATE OF AUTHORIZATION

NEW SITE PLAN

NEW PARKING GARAGE
160 ST. PHILIP STREET
TMS 460-12-02-054

CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR 8402 DANIEL C. FORSBERG

DANIEL C. FORSBERG

DATE	APRIL 23, 2018
DRAWN/CHECKED	JSM/DCF
LAST REVISED	OCTOBER 2, 2018
APPROVED	DCF
SCALE	1"=20'
PROJECT NO.	3000-1
SHEET NUMBER	C301

SCDHEC STANDARD SWPPP NOTES

1. IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.

2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.

- WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
- WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY INSTALLED, OR INCORRECTLY MAINTAINED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.

4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.

5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.

7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C REG. 72-300 ET SEQ. AND SCR100000.

8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.

9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.

10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.

11. A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.

12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.

13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE;

15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).

16. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:

- WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
- WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
- FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
- SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.

18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.

19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

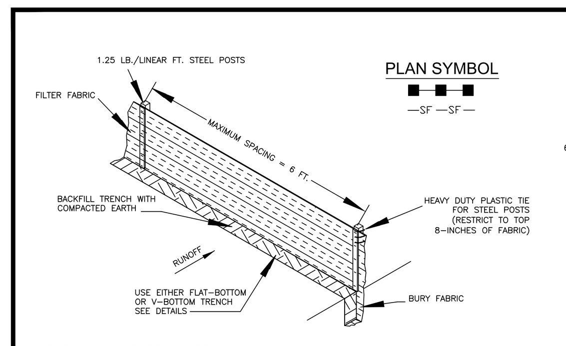
CONSTRUCTION SEQUENCE

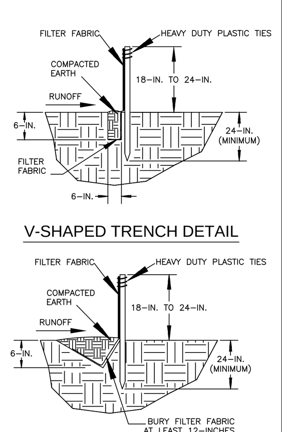
ITEMS MUST OCCUR IN THE ORDER LISTED; ITEMS CANNOT OCCUR CONCURRENTLY UNLESS SPECIFICALLY NOTED.

1. RECEIVE NPDES COVERAGE FROM SCDHEC.
2. PRE-CONSTRUCTION MEETING (ON-SITE IF MORE THAN 10 DISTURBED AND NON-LINEAR).
3. NOTIFY SCDHEC EQC REGIONAL OFFICE OR OCRM OFFICE 48 HOURS PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES.
4. IDENTIFY ALL TREES TO BE PROTECTED AND INSTALL TREE BARRICADES AS REQUIRED.
5. START SWPPP INITIAL PHASE LAND DISTURBANCE PHASE AND EROSION CONTROL.
6. INSTALLATION OF CONSTRUCTION ENTRANCE(S).
7. CLEARING & GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS.
8. INSTALLATION OF PERIMETER CONTROLS (E.G., SILT FENCE).
9. HAVE TREE BARRICADES AND SILT FENCE INSPECTED AND APPROVED BY APPROPRIATE AUTHORITY IF REQUIRED.
10. INSTALL TEMPORARY GRAVEL PARKING AND RELOCATE BUILDINGS.
11. CLEARING & GRUBBING ONLY IN AREAS OF BASINS/ TRAPS/ PONDS.
12. INSTALLATION OF BASINS/ TRAPS/ PONDS AND INSTALLATION OF DIVERSIONS TO THOSE STRUCTURES (OUTLET STRUCTURES MUST BE COMPLETELY INSTALLED AS SHOWN ON THE DETAILS BEFORE PROCEEDING TO NEXT STEP; AREAS DRAINING TO THESE STRUCTURES CANNOT BE DISTURBED UNTIL THE STRUCTURES AND DIVERSIONS TO THE STRUCTURES ARE COMPLETELY INSTALLED).
13. CLEARING & GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED).
14. ROUGH GRADING/INSERT FOUNDATION SURCHARGING AND EARTHQUAKE DRAINS.
15. INSTALLATION OF UTILITIES, STORM DRAIN SYSTEM, AND PLACEMENT OF INLET PROTECTION AS EACH INLET IS INSTALLED.
16. BUILDING CONSTRUCTION.
17. START SWPPP STABILIZATION PHASE EROSION CONTROL.
18. FINE GRADING, PAVING, ETC.
19. PERMANENT/ FINAL STABILIZATION.
20. CLEAN OUT OF DETENTION BASINS THAT WERE USED AS SEDIMENT CONTROL STRUCTURES AND RE-GRADING OF DETENTION POND BOTTOMS; IF NECESSARY, MODIFICATION OF SEDIMENT BASIN RISER TO CONVERT TO DETENTION BASIN OUTLET STRUCTURE.
21. REMOVAL OF TEMPORARY SEDIMENT & EROSION CONTROL MEASURES AFTER ENTIRE AREA DRAINING TO THE STRUCTURE IS FINALLY STABILIZED (SCDHEC RECOMMENDS THAT THE PROJECT OWNER/ OPERATOR HAVE THE SWPPP PREPARER OR REGISTRATION EQUIVALENT APPROVE THE REMOVAL OF TEMPORARY STRUCTURES.)
22. PERFORM AS-BUILT SURVEYS OF ALL DETENTION STRUCTURES AND SUBMIT TO SCDHEC OR MS4 FOR ACCEPTANCE.
23. SUBMIT NOTICE OF TERMINATION (NOT) TO SCDHEC AS APPROPRIATE.

NOTES

A. IF FLOWS FROM OFFSITE AREAS WILL BE DIVERTED AROUND THE SITE AND THE ON-SITE STRUCTURES ARE NOT DESIGNED TO HANDLE FLOWS FROM THE OFFSITE AREAS, THEN THE DIVERSIONS/ PIPING FOR THE OFFSITE FLOWS MUST BE INSTALLED BEFORE LAND-DISTURBING ACTIVITIES BEGIN ON THE SITE. SEDIMENT AND EROSION CONTROL MEASURES FOR THE DISTURBED AREAS FOR THE DIVERSION/ PIPING MUST BE INSTALLED BEFORE THOSE AREAS ARE DISTURBED.
B. IF AN EXISTING DETENTION/ SEDIMENT BASIN IS BEING MODIFIED TO HANDLE THE FLOWS FROM THE PROPOSED DEVELOPMENT, THEN IT MUST BE MODIFIED BEFORE LAND-DISTURBING ACTIVITIES BEGIN ON THE SITE.
C. INCLUDE INDIVIDUAL LOT DEVELOPMENT/ CONSTRUCTION IN THE SEQUENCE IF THE SITE WILL NOT BE MASS-GRADED.
D. INSTALLATION OF SOME PERMANENT WATER QUALITY DEVICES SHOULD OCCUR AFTER THE SITE IS STABILIZED. CLEANOUT OF OTHER WATER QUALITY DEVICES THAT WERE USED DURING CONSTRUCTION SHOULD OCCUR AFTER SITE STABILIZATION.
E. MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES MUST CONTINUE UNTIL THE SITE IS PERMANENTLY STABILIZED AND THE CONTROLS ARE REMOVED.





SILT FENCE - GENERAL NOTES

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
   - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
   - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
   - Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie-Backs) every 50–100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 Page 1 of 2
NOT TO SCALE — FEBRUARY 2014 DATE

1. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6-feet on center.

SILT FENCE - FABRIC REQUIREMENTS

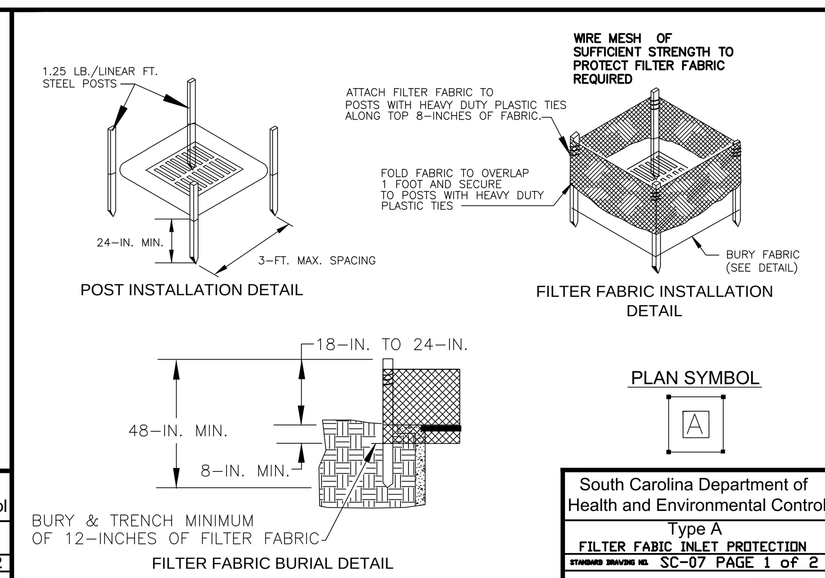
1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

SILT FENCE - INSPECTION & MAINTENANCE

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

TYPICAL SILT FENCE
(1 / C601)
NOT TO SCALE

South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 PAGE 2 of 2
GENERAL NOTES — FEBRUARY 2014 DATE



South Carolina Department of Health and Environmental Control
Type A
FILTER FABIC INLET PROTECTION
STANDARD DRAWING NO. SC-07 PAGE 1 of 2
NOT TO SCALE — FEBRUARY 2014 DATE

TYPE A - FILTER FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

TYPE A - POST REQUIREMENTS

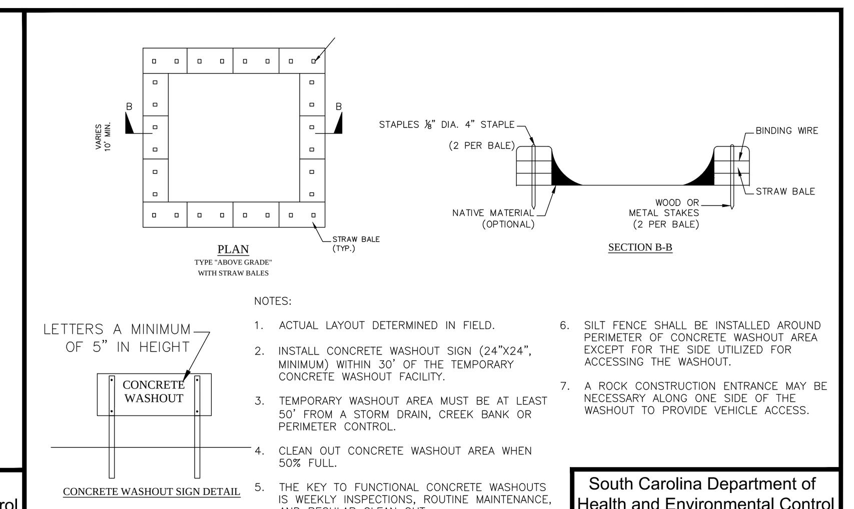
1. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
4. Post spacing shall be at a maximum of 3-feet on center.

TYPE A - INSPECTION & MAINTENANCE

1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the filter fabric is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the filter fabric. When a sump is installed in front of the fabric, sediment should be removed when it fills approximately 1/3 the depth of the sump.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the filter fabric, or where the fabric has sagged or collapsed due to runoff overtopping the inlet protection.
7. Check for tears within the filter fabric, areas where fabric has begun to decompose, and for any other circumstance that may render the inlet protection ineffective. Removed damaged fabric and reinstall new filter fabric immediately.
8. Inlet protection structures should be removed after all the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

DROP INLET SILT PROTECTION
(3 / C601)
NOT TO SCALE

South Carolina Department of Health and Environmental Control
Type A
FILTER FABIC INLET PROTECTION
STANDARD DRAWING NO. SC-07 PAGE 2 of 2
GENERAL NOTES — FEBRUARY 2014 DATE

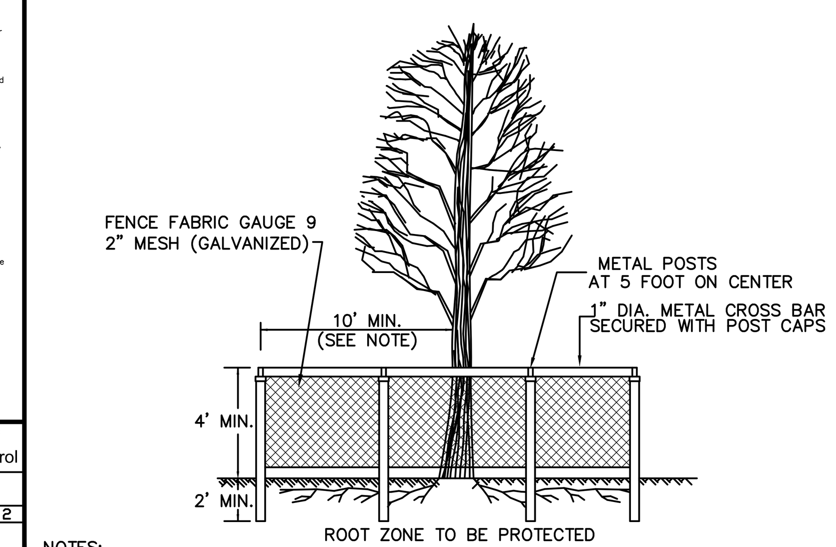


NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

CONCRETE WASHOUT
(5 / C601)
NOT TO SCALE

South Carolina Department of Health and Environmental Control
CONCRETE WASHOUT
STRAW BALES OR ABOVE GROUND
STANDARD DRAWING NO. RC-07 PAGE 1 of 1
NOT TO SCALE — FEBRUARY 2014 DATE



NOTES:
1. ALL TREE PROTECTION BARRICADES MUST HAVE TWO HORIZONTAL CROSS RAILS.

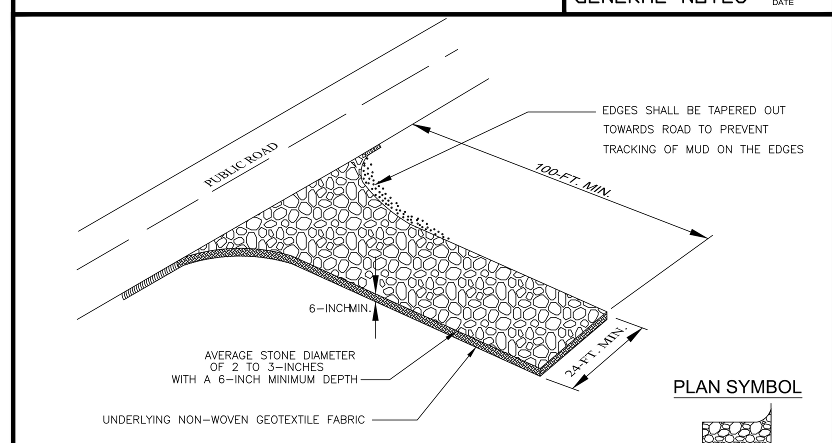
2. BARRICADES SHALL BE ERECTED AT A MINIMUM DISTANCE FROM THE BASE OF PROTECTED TREES AND GRAND TREES ACCORDING TO THE FOLLOWING STANDARDS:

A. FOR PROTECTED TREES TWENTY-THREE INCHES (23") OR LESS D.B.H. PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF TEN FEET (10') FROM THE BASE OF EACH PROTECTED TREE

B.) FOR PROTECTED TREES GREATER THAN TWENTY-THREE INCHES (23") D.B.H. AND GRAND TREES. PROTECTIVE BARRICADES SHALL PROVIDE A DIAMETER OF PROTECTION AROUND THE TREE EQUAL IN FEET TO THE DIAMETER BREAST HEIGHT FO THE TREE (i.e.,A 24" DIAMETER TREE WOULD REQUIRE A 24-FOOT DIAMETER PROTECTIVE BARRICADE).

SEE CITY OF CHARLESTON ZONING ORDINANCE SEC. 54-330 TREE PROTECTION FOR ADDITIONAL REQUIREMENTS.

TREE BARRICADE/PROTECTION DETAIL
(6 / C601)
NOT TO SCALE



SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE SIZE	D = 2–3 INCHES

South Carolina Department of Health and Environmental Control
CONSTRUCTION ENTRANCE
STANDARD DRAWING NO. SC-06 PAGE 1 of 2
NOT TO SCALE — FEBRUARY 2014 DATE

CONSTR. ENTRANCE - INSPECTION & MAINTENANCE

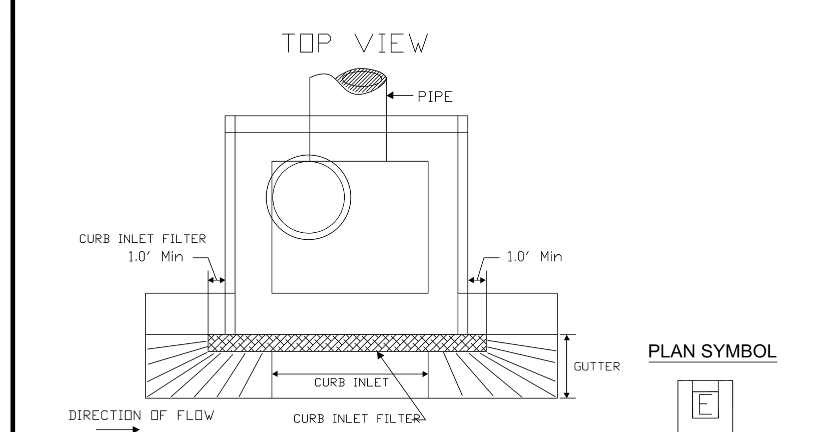
1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
4. Reshape the stone pad as necessary for drainage and runoff control.
5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.
6. Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
7. During maintenance activities, any broken pavement should be repaired immediately.
8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

CONSTRUCTION ENTRANCE - GENERAL NOTES

1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
2. Install a non-woven geotextile fabric prior to placing any stone.
3. Install a culvert pipe across the entrance when needed to provide positive drainage.
4. The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
5. Minimum dimensions of the entrance shall be 24-feet wide by 100-feet long, and may be modified as necessary to accommodate site constraints.
6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
8. Limestone may not be used for the stone pad.

CONSTRUCTION ENTRANCE DETAIL
(2 / C601)
NOT TO SCALE

South Carolina Department of Health and Environmental Control
CONSTRUCTION ENTRANCE
STANDARD DRAWING NO. SC-06 PAGE 2 of 2
GENERAL NOTES — FEBRUARY 2014 DATE



South Carolina Department of Health and Environmental Control
Type E
SURFACE COURSE CURB INLET FILTERS
STANDARD DRAWING NO. SC-10 PAGE 1 of 2
NOT TO SCALE — FEBRUARY 2014 DATE

SURFACE COURSE CURB INLET PROTECTION

GENEARL NOTES

1. Only use surface curb inlet filters that have a minimum height or diameter of 9-inches and have a minimum length that is 2-feet longer than the length of the curb opening.
2. Surface course inlets filters that are designed to completely block the inlet opening are prohibited. Acceptable inlet filters should allow for overflows to enter the catch basin.
3. Surface course inlet filters should be constructed with a synthetic material that will allow stormwater to freely flow through while trapping sediment and debris.
4. Straw, straw fiber, straw bales, pine needles and leaf mulch are not permissible filter materials.
5. Each filter should have aggregate compartments for stone, sand, and other weighted materials or mechanisms to hold the unit in place. Fill aggregate compartments to a level (at least 1/2 full) to hold the filter in place and create a seal between the filter and the road surface.
6. Use only Type E inlet filters appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #58, or filters that meeting the most current edition of the SC DOT Standard Specifications for Highway Construction.

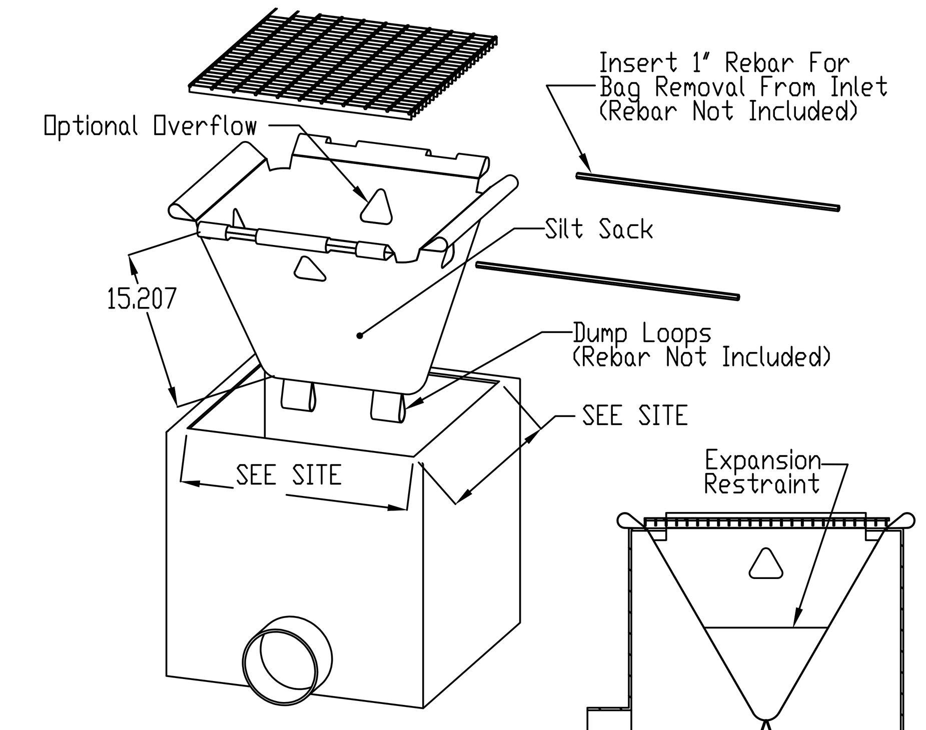
INSPECTION AND MAINTENANCE

1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of all inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations in front of the inlet protection is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when silt and/or debris has built up around the filter preventing stormwater to flow through the filter.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Inlet protection structures should be removed after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

CURB INLET SILT PROTECTION
(4 / C601)
NOT TO SCALE

South Carolina Department of Health and Environmental Control
Type E
SURFACE COURSE CURB INLET FILTERS
STANDARD DRAWING NO. SC-10 PAGE 2 of 2
GENERAL NOTES — FEBRUARY 2014 DATE

IF SHEET IS LESS THAN (22" X 34") IT IS A REDUCED PRINT, SCALE REDUCED ACCORDINGLY



NOTE: ACF ENVIRONMENTAL SILT SACK (TYPE B). SEE WESBITE WWW.ACFENVIRONMENTAL.COM FOR DETAILS AND SPECIFICATIONS. CONTRACTOR MAY SUBSTITUTE WITH ENGINEER APPROVED EQUAL.

INSPECT EVERY 14 CALENDAR DAYS AND WITHIN 24-HRS. AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2" OR MORE OF PRECIPITATION. CHECK FOR SEDIMENT BUILDUP. IF THE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE SECTION IMMEDIATELY. REMOVE SEDIMENT ACCUMULATED IN THE SACK WHEN IT REACHES 1/3 THE HEIGHT OF THE SACK, ESPECIALLY IF HEAVY RAINS ARE EXPECTED. REMOVE TRAPPED SEDIMENT FROM THE SITE OR STABILIZE IT ON SITE. REMOVE WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED OR AFTER BEST MANAGEMENT PRACTICES(BMP'S) ARE NO LONGER NEEDED.

INLET SILT PROTECTION (SILT SACK)
(7 / C601)
NOT TO SCALE

FOR PAVED AREAS

GRASSING AND SEEDING SCHEDULE:

1) ALL AREAS WITHIN THE LIMITS OF WORK NOT INDICATED FOR PAVING, BUILDINGS, LANDSCAPE PLANTING, OR OTHER DEVELOPMENT, AND ALL OTHER AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS, SHALL BE GRASSED UTILIZING THE HYDROSEED METHOD.

2) SEED MIXTURE:

Planting Season	Variety	Percent by Weight
Spring/Summer	Common Bermuda (Hulled) (Cynodon Dactylon)	100
Fall/Winter	Common Bermuda (unhulled)	50
	Annual Rye	50

3) SEED APPLICATION RATES: Spring/Summer: 3 pounds per 1000 square feet
Fall/Winter: 12 pounds per 1000 square feet

4) APPLYING FERTILIZER: FERTILIZER SHALL BE 20-10-10 FORMULATION APPLIED HYDRAULICALLY WITH THE SEED AND MULCH AT THE RATE OF 10 POUNDS PER 1,000 SQUARE FEET.

5) HYDROSEEDING METHOD: FIRST, MIX WATER AND FIBER MULCH. FIBER SHALL BE ADDED AT 20 POUNDS PER 1,000 SQUARE FEET. THEN ADD AND MIX SEED AND FERTILIZER TO PRODUCE A HOMOGENOUS SLURRY. WHEN HYDRAULICALLY SPRAYED ON THE GROUND, MATERIAL SHALL FORM A BLOTTER-LIKE COVER UNIFORMLY IMPREGNATED WITH GRASS SEED. SPREAD WITH ONE APPLICATION WITH NO SECOND APPLICATION OF MULCH.

6) MAINTENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY FOLLOWING THE LAST OPERATION OF GRASSING AND CONTINUE UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, REPLANTING, AND ALL OTHER WORK NECESSARY TO PRODUCE A UNIFORM STAND OF GRASS. GRASSING WILL BE CONSIDERED FOR FINAL ACCEPTANCE WHEN THE PERMANENT GRASS IS HEALTHY AND GROWING ON 75 PRECENT OF THE AREA WITH NO BARE AREAS WIDER THAN 12 INCHES.

FORSBERG ENGINEERING AND SURVEYING, INC.
1587 SAVANNAH HIGHWAY SUITE B
P.O. BOX 30575
CHARLESTON, SOUTH CAROLINA 29417
(843) 571-2622 FAX (843) 571-6780
CIVIL ENGINEERING, SURVEYING AND LAND PLANNING

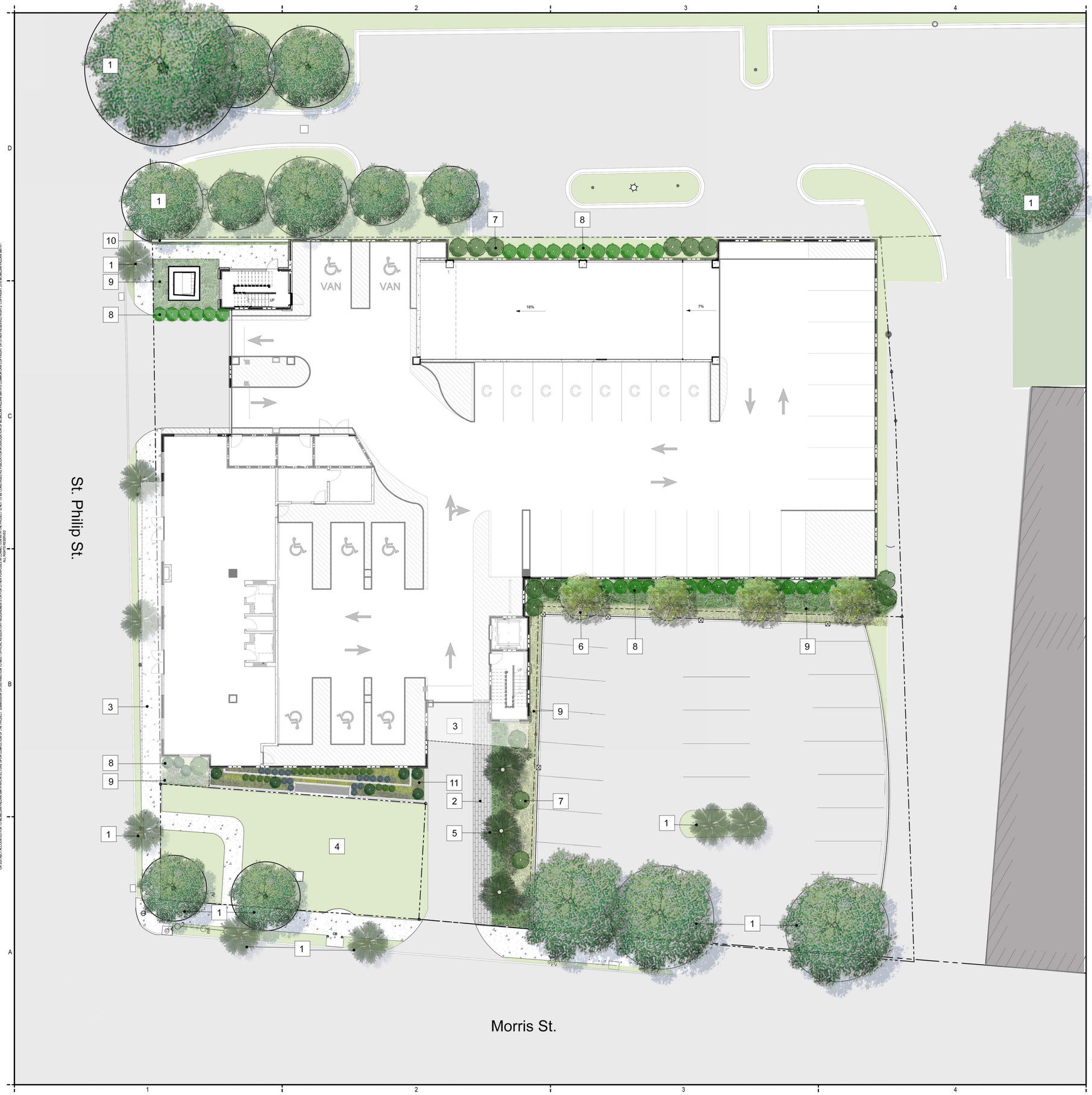
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION — FORSBERG ENGINEERING & SURVEYING, INC. No. C00343

CONSTRUCTION DETAILS

NEW PARKING GARAGE
160 ST. PHILIP STREET
TMS 460-12-02-054
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR 8402 — DANIEL C. FORSBERG
DANIEL C. FORSBERG

DATE	APRIL 23, 2018
DRAWN/CHECKED	JSM/DCF
LAST REVISED	OCTOBER 2, 2018
APPROVED	DCF
SCALE	1"=20'
PROJECT NO.	3000-1
SHEET NUMBER	C601



KEY NOTES SITE PLAN

1. EXISTING TREES
2. SPECIALTY PAVERS
3. CANOPIES ABOVE
4. PROPOSED FUTURE PARK
5. SABAL PALMETTOS
6. ORNAMENTAL TREES
7. LARGE SHRUBS
8. MEDIUM EVERGREEN SHRUBS
9. GROUND COVER PLANTINGS
10. RETAINING WALL
11. TERRACED PLANTER (MIX OF LARGE TO SMALL SHRUBS, GRASSES AND PERENNIALS)

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SEALS

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DesignWorks, LC
No. 76
03/11/19
CERTIFICATE OF AUTHORIZATION

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

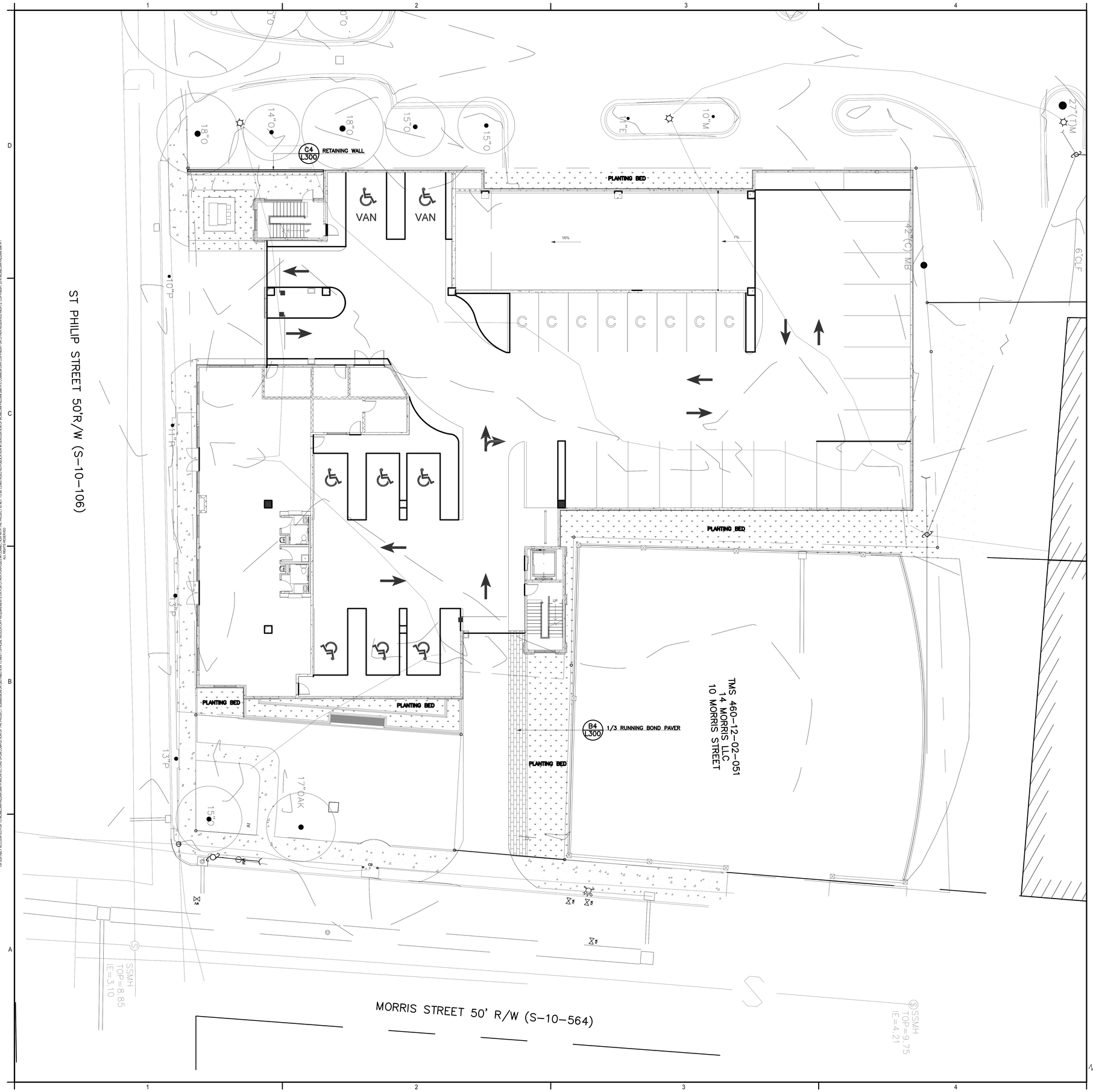
PRELIMINARY BAR SUBMITTAL 10.09.2019

PRINCIPAL IN CHARGE: WSP
PROJECT ARCHITECT: MK
DRAWN BY: CFY

SHEET TITLE:
SITE RENDERING

SHEET NO.

PROJ. NO. 017403.00



GENERAL NOTES:

1. BASE INFORMATION, INCLUDING ROADS, RIGHTS-OF-WAY, LOT LINES, UNDERGROUND UTILITIES, TOPOGRAPHY AND COASTAL CRITICAL LINE WERE OBTAINED FROM FILE PREPARED BY BOWMAN CONSULTING, DESIGNWORKS, LC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION. THE CONTRACTOR SHALL LOCATE ALL PROPOSED AND EXISTING UTILITIES PRIOR TO THE BEGINNING OF WORK. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES THAT ARE DISTURBED AS A RESULT OF THE WORK.
2. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THEM. CONTACT THE CABLE LOCATOR SERVICE 1 (800) 922-0983 TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE LINES.
3. THE CONTRACTOR SHALL MAINTAIN ALL GRASSED AREAS, INCLUDING THE REPAIR OF EROSION AREAS, UNTIL GRASS HAS REACHED THE LEVEL OF FINAL ACCEPTANCE AND THROUGHOUT MAINTENANCE CONTRACT PERIOD IF APPLICABLE.
4. ALL EXISTING TREES TO BE SAVED WILL HAVE TREE BARRICADES INSTALLED AROUND THEM PRIOR TO BEGINNING OF DEMOLITION (REFER TO CIVIL). ALL WORK IN THOSE AREAS IS TO BE DONE BY HAND. FENCES SHALL BE MAINTAINED AND KEPT IN PLACE AT ALL TIMES.
5. PROVIDE EROSION CONTROL WHERE SLOPES ARE GREATER THAN 3:1 AND WHERE EROSION KEEPS RE-OCCURRING.
6. ALL BASE INFORMATION INCLUDING EXISTING PROPERTY LINES, WETLANDS, TREES, TOPOGRAPHY, AND UTILITIES WERE OBTAINED FROM FILE PREPARED BY BOWMAN CONSULTING AND PROVIDED BY THE CLIENT. DESIGNWORKS, LC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
7. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE WORK.
8. FINAL CLEANUP OF SITE AS A RESULT OF LANDSCAPE OPERATIONS AND ALL FINE GRADING SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
9. IN ORDER TO KEEP ALL BIDS STANDARD, ESTIMATED UNIT PRICES MUST BE GIVEN ON PLANT TYPE AND SIZE AS LISTED IN PLANT SCHEDULE. THESE ESTIMATED UNIT PRICES SHOULD BE WITHIN A NORMAL NURSERY INDUSTRY PRICING RANGE.
10. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE.
11. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING COUNTS AND QUANTITIES.
13. THERE SHALL BE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT.
14. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS.
15. NOTIFY LANDSCAPE ARCHITECT IF PROPOSED PLANTING AFFECTS EXISTING DRAINAGE SWALES. FIELD MODIFICATION WILL BE REQUIRED.
16. ALL EXISTING LIGHT POLES SHALL BE REMOVED, STORED AND PROTECTED IN SECURE FACILITY BY DEVELOPMENT CONTRACTOR. DEVELOPER SHALL BE RESPONSIBLE TO ANY DAMAGE TO POLES.
17. ALL PROPOSED STREET LIGHTING REQUIRES AN APPROVED AND ALIGNED LIGHTING PLAN FROM DOMINION ENERGY PRIOR TO ANY ASSOCIATED LIGHTING CONDUIT INSTALLATION. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL CONDUITS IN ACCORDANCE WITH DOMINION ENERGY SPECIFICATIONS.
18. ALL CONDUIT MUST BE INSPECTED BY THE PROPER LIGHTING OFFICIALS FROM DOMINION ENERGY BEFORE CONDUIT BURIED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDUIT IS INSTALLED ACCORDING TO DOMINION ENERGY STANDARDS
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mcmillan pazdan smith ARCHITECTURE

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SOUTH CAROLINA
DesignWorks, LC
No. 76
03/11/19
CERTIFICATE OF AUTHORIZATION

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

TRC SUBMITTAL 01.27.2020

PRINCIPAL IN CHARGE: WSP
PROJECT ARCHITECT: MK
DRAWN BY: CFY

SHEET TITLE:

SITE PLAN

SHEET NO. L101

PROJ. NO. 017403.00

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GENERAL NOTES:

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2019-2-22 2:02 PM BIM 360://017403-DG_160 St Philip Street/Arch_Morris St Garage_R19.rvt
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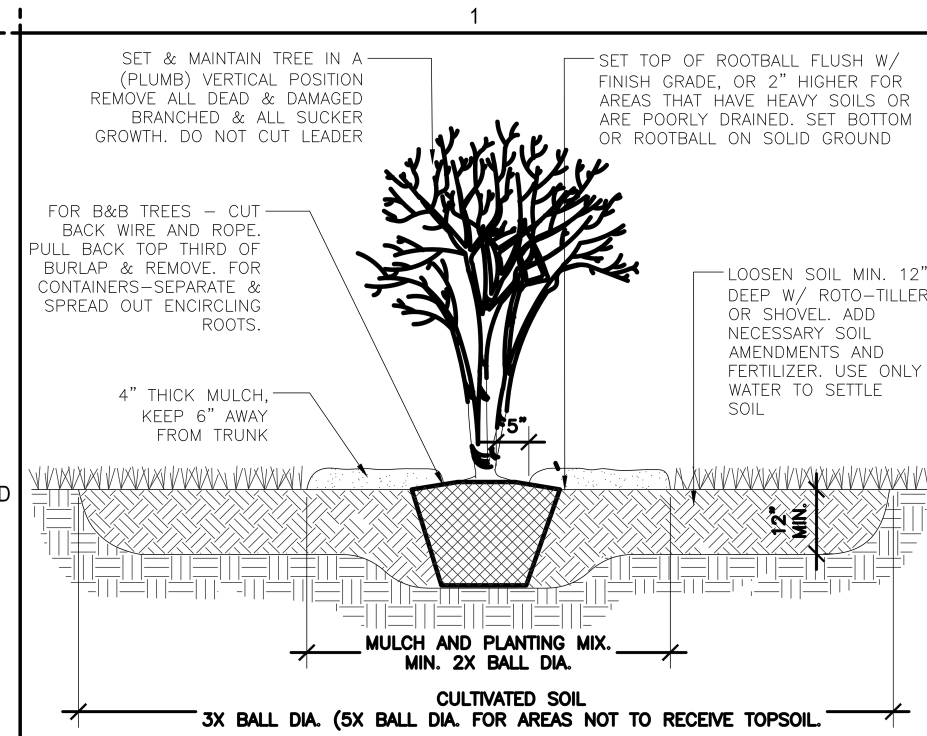
DRAWN BY: CFY

SHEET TITLE:

PLANTING PLAN

SHEET NO. L201

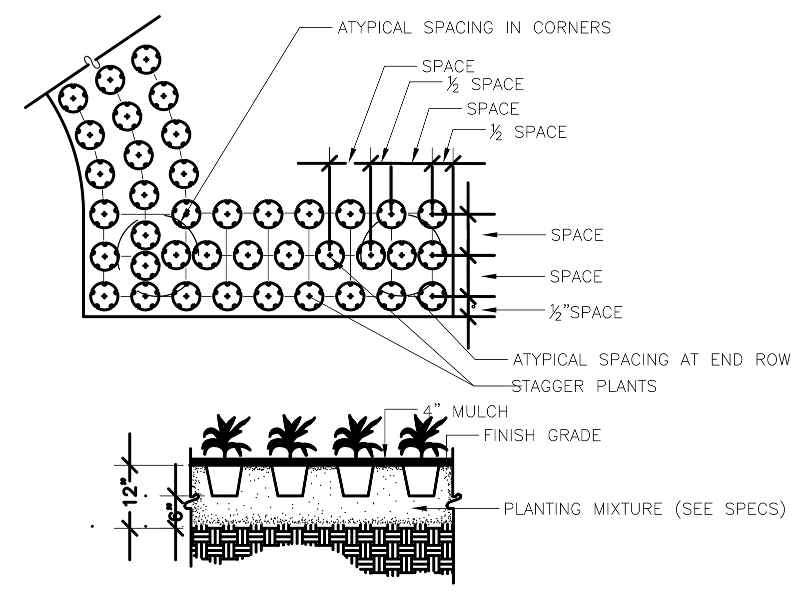
PROJ. NO. 017403.00



NOTES:
1. IF TREE IS MULTI–STEM, MORE THAN ONCE STEM MAY NEED GUYING
2. LOCATE GUYS WITHIN PLANT BED
3. ALL CABLE CLAMPS & BOLTS SHALL BE RUST RESISTANT

1 MULTI–STEM TREE

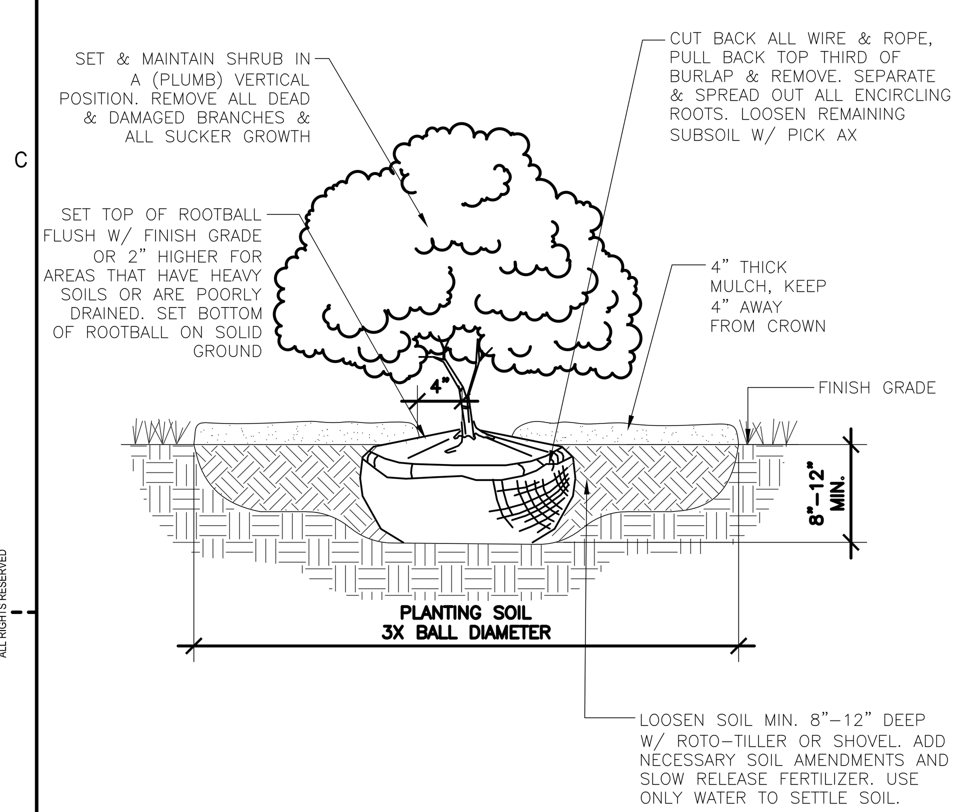
1/2" = 1'–0" P1–37



NOTES:
1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUNDCOVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACED IN ROWS PARALLEL TO CURVED EDGE

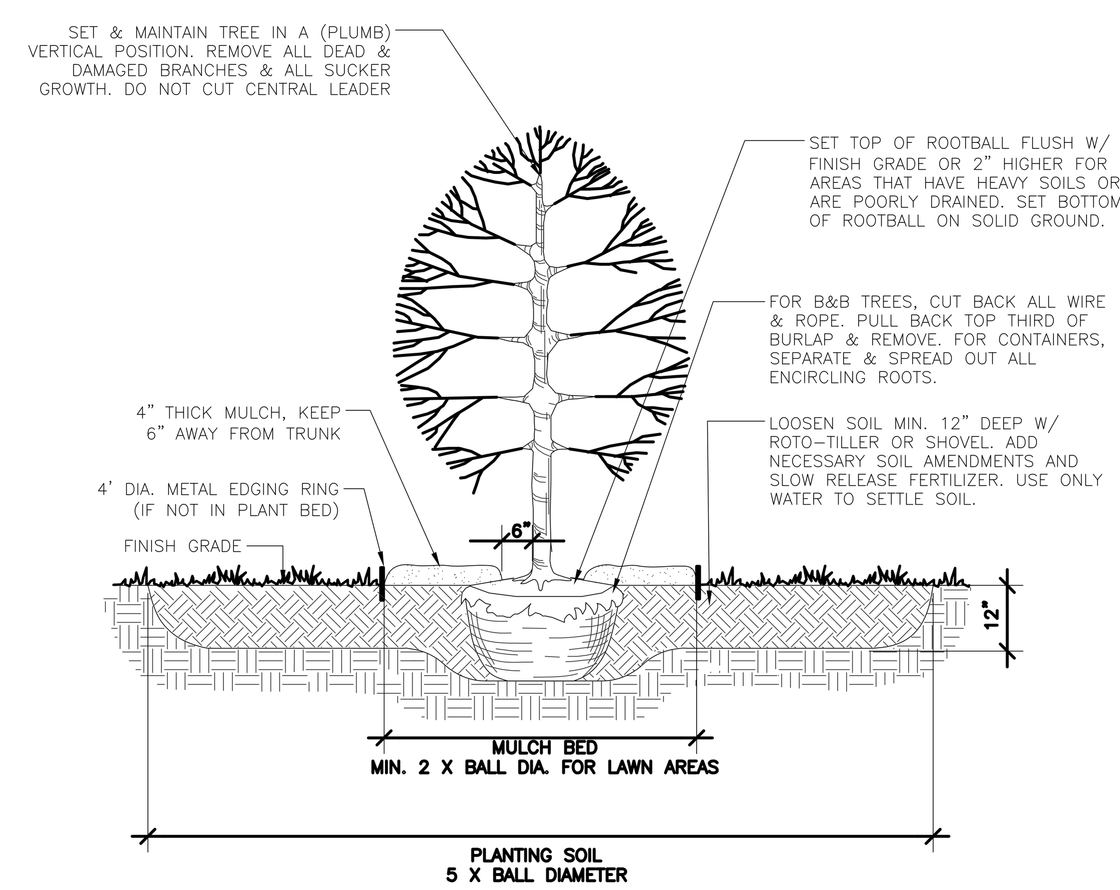
4 GROUNDCOVER DETAIL

1/2" = 1'–0" P1–34



2 SHRUB DETAIL

1" = 1'–0" P1–36



3 TREE DETAIL

1/2" = 1'–0" P1–27

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SPREAD	HEIGHT	CONT/CAL.		REMARKS
MAGS	4	Magnolia virginiana Sweet Bay	–	12' MIN	B&B		Full, Well formed, Multi Trunk
SABP	3	Sabal palmetto Cabbage Palmetto	–	16'–18'	B&B		
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SPREAD**	**HEIGHT**	**CONT.**		**REMARKS**
CAMG	9	Camellia sasanqua 'Shishi Gashira' Shishi Gashira Camellia	–	3' MIN.	7 gal.		
HYDQ	16	Hydrangea quercifolia Oakleaf Hydrangea	–	3' MIN.			Full. Well Formed.
ILLF	33	Illicium floridanum Florida Anise	–	3' MIN.	7 gal.		
LAVP	16	Lavandula x intermedia 'Phenomenal' Lavender	–	8"–12"	1 gal.		
PODM	7	Podocarpus macrophyllus Yew Pine	–	3' MIN.			Full. Well Formed.
SCHB	19	Schizachyrium scoparium 'Blaze' Blaze Little Bluestem	–	12"	1 gal.		
SERR	14	Serenoa repens Saw Palmetto	–	2' MIN	7 gal.		
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**SPREAD**	**HEIGHT**	**CONT.**	**SPACING**	**REMARKS**
LIRM	394	Liriope muscari Lily Turf	12"	–	1 gal.	18" o.c.	
PANV	72	Panicum virgatum Switch Grass	–	24"–36"	3 gal.	30" o.c.	
ROSD	31	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	10"–12"	–	3 gal.	24" o.c.	
RUDG	71	Rudbeckia fulgida 'Goldstrum' Coneflower	–	10"– 12"	3 gal.	24" o.c.	

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QUANTITIES NOTES:

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.

PLANT SCHEDULE EXPLANATORY NOTES:
1. THE FOLLOWING PLANT PALETTE IS PREPARED AS A SELECTION OF PLANTING MATERIALS. TECHNICAL REQUIREMENTS OF MATERIALS CAN BE FOUND IN SPECIFICATION SECTION 02950.
2. WHERE AN ABBREVIATION IS SHOWN, THE FOLLOWING NOTES APPLY: QUAN. – QUANTITY OF PLANT MATERIALS REQUIRED FOR THE PROJECT. (NOTE: CONTRACTOR RESPONSIBLE TO VERIFY QUANTITIES INDICATED. PLAN SHALL TAKE PRECEDENCE OVER SCHEDULE) ABBRV. – BOTANICAL ABBREVIATION BOTANICAL/COMMON – NAME OF PLANT MATERIAL HEIGHT – HEIGHT OF PLANT MATERIAL SPREAD – DIAMETER OF PLANT MATERIAL CONT. – CONTAINER TYPE WHICH PLANT MATERIAL IS ENCASED UPON SITE DELIVERY. (SIZE SHALL TAKE PRECEDENCE OVER CONTAINER) SPACING – DISTANCE FROM CENTER OF EACH PLANT. (PLAN SHALL TAKE PRECEDENCE OVER SCHEDULE) CAL – CALIPER/DIAMETER OF TRUNK (REFER TO SPECS FOR MORE INFORMATION – CALIPER SHALL TAKE PRECEDENCE OVER HEIGHT & SPREAD) NOTES – SPECIFIC NOTES FURTHER SPECIFYING OR DESCRIBING PLANT MATERIAL
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5. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION INSIDE OR OUTSIDE THE LIMIT OF WORK SHALL BE REPAIRED, GRADED & GRASSED.
6. ALL PLANT BEDS SHALL RECEIVE PINESTRAW MULCH AT A DEPTH OF 4".
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9. ALL TREE, SHRUB & GROUND COVER MATERIALS SHALL BE PLANTED WITHIN 24 HOURS AFTER DELIVERY.
10. APPLY WEED GERMINATION INHIBITOR ("PREEN" OR EQUAL) TO ALL PLANTBED AREAS. REFER TO SPECIFICATION 02950.
11. ANY PLANTS LOCATED IN DIRECT SUN SHALL BE NURSERY SUN GROWN.
12. ORNAMENTAL PLANTINGS BEYOND STREET TREES INSTALLED IN R.O.W. TO BE MAINTAINED BY OWNER.

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

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SEALS

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION DesignWorks, LC No. 76 03/11/19

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TRC SUBMITTAL 01.27.2020

PRINCIPAL IN CHARGE: WSP
PROJECT ARCHITECT: MK
DRAWN BY: CFY

SHEET TITLE:
PLANTING DETAILS & SCHEDULE

SHEET NO. L202
PROJ. NO. 017403.00

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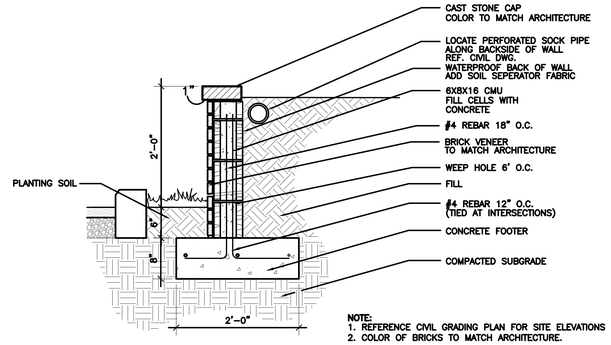
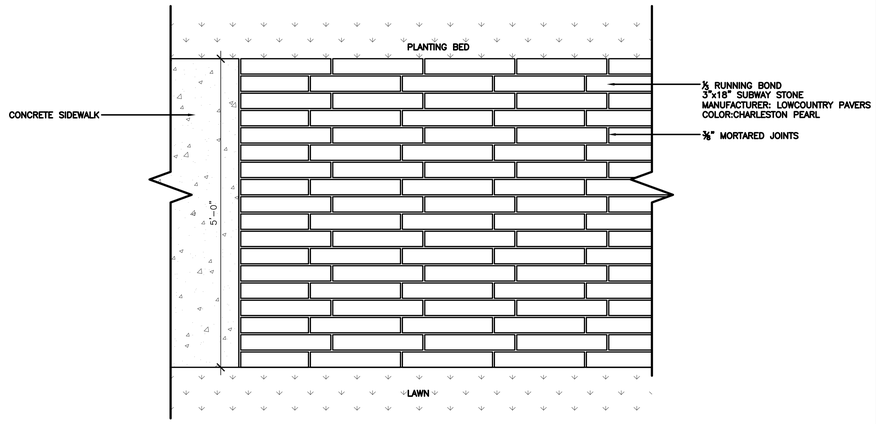


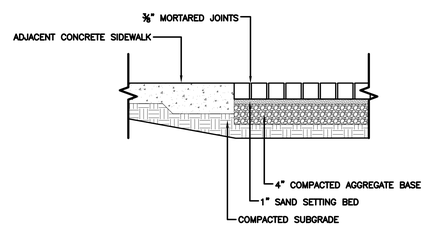
SECTION
D_STICKWALL_SEC.DWG
SCALE: 1"=1'-0"

NOTE:
1. REFERENCE CIVIL GRADING PLAN FOR SITE ELEVATIONS
2. COLOR OF BRICKS TO MATCH ARCHITECTURE.

C4 RETAINING WALL

1" = 1'-0" P-PM-67





A4 1/3 RUNNING BOND PAVER

1" = 1'-0" P-PM-66

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DRAWN BY: CFY

SHEET TITLE:
SITE DETAILS

SHEET NO. L301

PROJ. NO. 017403.00

6/22/2019 2:27:02 PM BIM 360://017403.00 S-PMS Street\Arch_Work St George_R19.rvt
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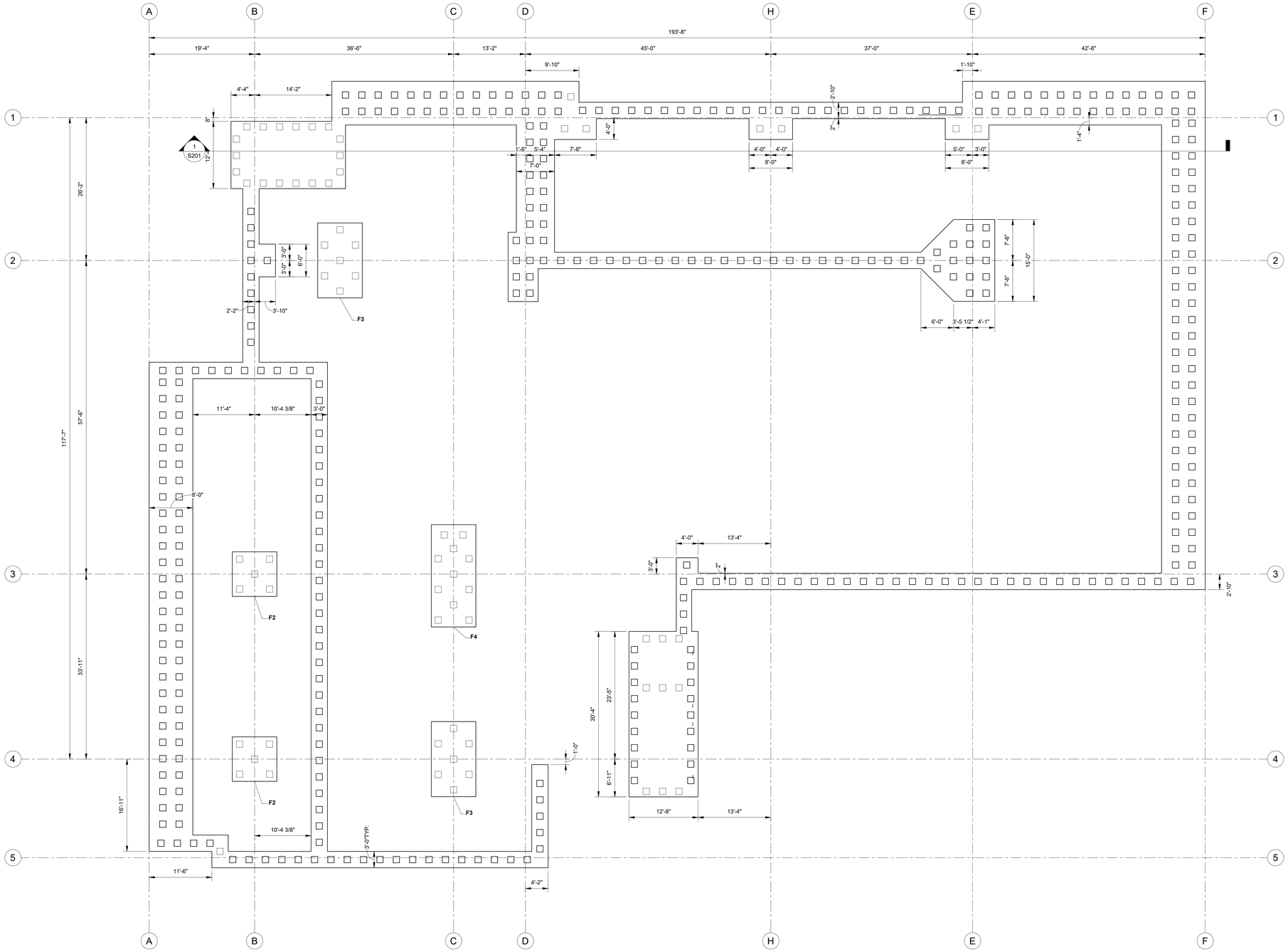

1 S100 FOUNDATION PLAN

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

NOTES:

1. COMPLY WITH SPECIFICATIONS AND THE GENERAL NOTES. UNLESS NOTED OTHERWISE, THE FOLLOWING NOTES RELATING TO THIS SHEET SHALL GOVERN.
2. TOP OF FOOTINGS TO BE 2'-0" BELOW FFE, UNLESS NOTED OTHERWISE.
   A. THE PRELIMINARY GEOTECHNICAL INVESTIGATION WAS COMPLETED BY TERRACON CONSULTANTS, INC. AND RECOMMENDATIONS ARE CONTAINED ON THE REPORT DATED MAY 2, 2014. IT IS ANTICIPATED THAT THE FINAL RECOMMENDATION FOR FOUNDATIONS WILL BE A DEEP FOUNDATION SYSTEM CONSISTING OF 12" OR 14" PRE-STRESSED CONCRETE PILES EMBEDDED 65' FOR 50 TON CAPACITY AND 88' FOR 100 TON CAPACITY.
4. PRECAST CONCRETE ELEMENTS IDENTIFIED IN THIS PLAN ARE FOR REFERENCE ONLY. PRECAST REQUIREMENTS WILL BE DOCUMENTED IN FUTURE SUBMITTAL.
5. COORDINATE REINFORCING NEAR SHEARWALLS WITH PRECAST PLANS.

LEGEND:

1. PC-X — DENOTES CIP CONCRETE PILE CAP TYPE, SEE DETAILS
2. MC-X — DENOTES CIP CONCRETE MAT FOUNDATION PILE CAP TYPE, SEE ENLARGEMENTS
3. DENOTES PRECAST CONCRETE SHEARWALL
4. DENOTES PRECAST CONCRETE COLUMN
5. DENOTES CAST-IN-PLACE RETAINING WALL
6. DENOTES PRECAST CONCRETE GRAVITY WALL
7. DENOTES ELEVATOR SUMP PIT (TO BE COORDINATED PRIOR TO CONSTRUCTION)

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CONSULTANT LOGO

Kimley»Horn

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

BAR PRELIMINARY SUBMITTAL ?.2018

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

FOUNDATION PLAN

SHEET NO. S100

PROJ. NO. 017403.00

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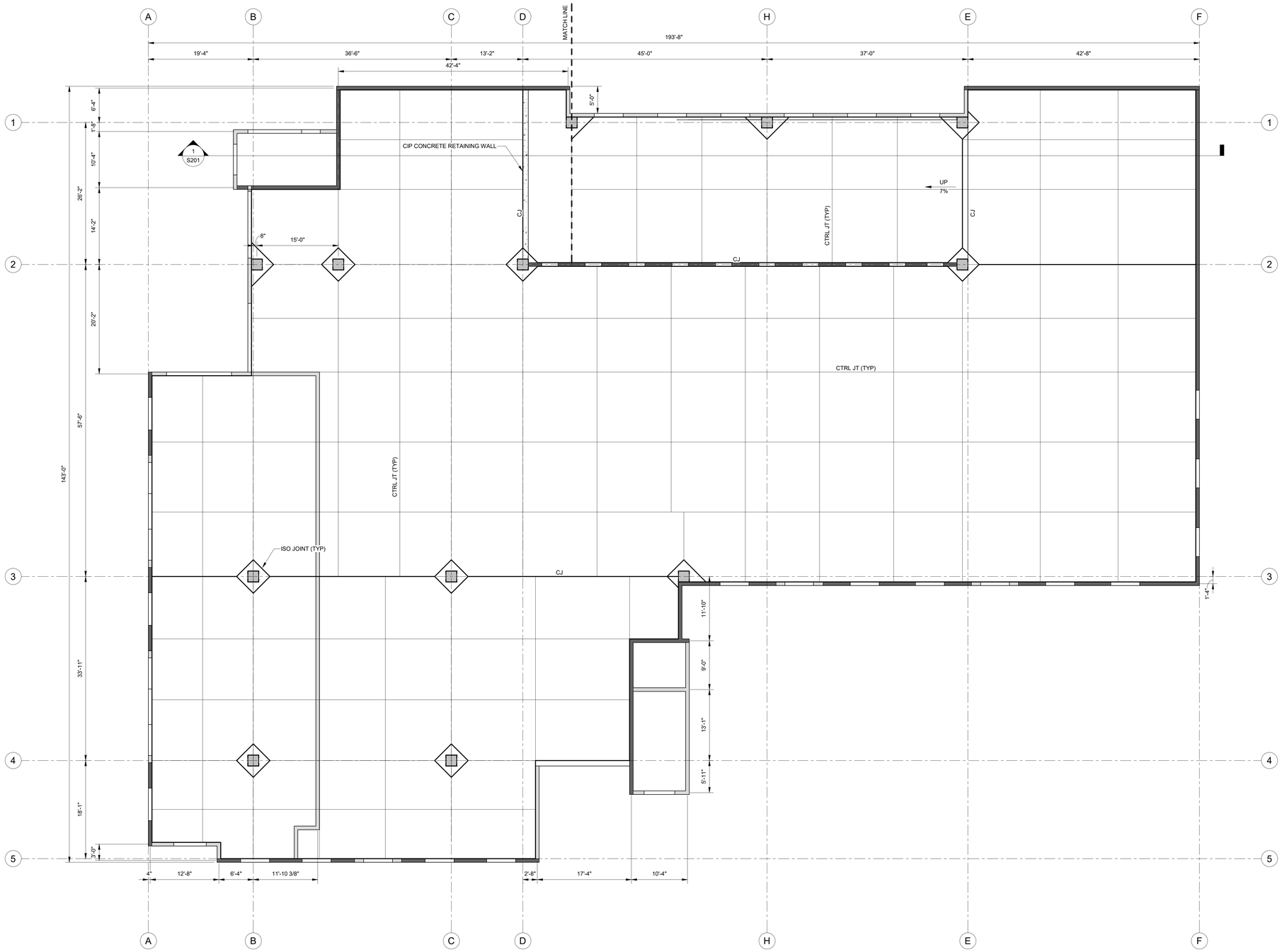

1 S101 SLAB ON GRADE PLAN

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

NOTES:

1. COMPLY WITH SPECIFICATIONS AND THE GENERAL NOTES. UNLESS NOTED OTHERWISE, THE FOLLOWING NOTES RELATING TO THIS SHEET SHALL GOVERN.
2. EXCEPT AS SHOWN OTHERWISE ON THIS PLAN, PROVIDE A UNIFORM 5" THICK SLAB-ON-GRADE CONSTRUCTED ON A MINIMUM OF 4" WASHED, CRUSHED STONE (NO. 57).
3. MINIMUM YIELD STRENGTH OF REINFORCEMENT TO BE AS FOLLOWS:
   - 3.01 WELDED WIRE FABRIC: 65,000 PSI (ASTM-A185)
   - 3.02 REBAR: 60,000 PSI (ASTM-A615)
   - 3.03 IN LIEU OF WWF, CONTRACTOR HAS THE OPTION TO PROVIDE SYNTHETIC FIBER REINFORCING FOR SOG APPLICATIONS IF APPROVED BY OWNER. FIBER REINFORCING MUST BE OF MACRO SYNTHETIC TYPE. REFER TO PROJECT SPECIFICATIONS FOR FIBER MFR AND DOSAGE RATE.
4. CONSTRUCTION PROCEDURE FOR THE SLAB-ON-GRADE SHALL BE BASED ON LINE STRIP CONSTRUCTION METHOD. SLAB SHALL BE PLACED WITH CONSTRUCTION JOINTS AS SHOWN. ANY DEVIATIONS SHALL BE SUBJECT TO ENGINEERS APPROVAL. ALL CONTROL JOINTS SHALL BE SAWED IN ACCORDANCE WITH THE SPECIFIC LOCATIONS SHOWN.
5. PRIOR TO SLAB CONSTRUCTION, THE SUBGRADE SHALL BE EVALUATED BY PROOF ROLLING AND DETERMINED EFFICIENT BY AN ON-SITE GEOTECHNICAL ENGINEER.
6. REFER TO PLUMBING PLANS FOR EXACT LOCATIONS OF FLOOR DRAINS.
7. REFER TO ARCHITECTURAL PLANS FOR ROOM WALL LOCATIONS.
8. SLAB ON GRADE IS NOT DESIGNED AS A STRUCTURAL DIAPHRAGM.

LEGEND:

1.	-0.85	DENOTES TOP OF SLAB-ON-GRADE ELEVATION IN REFERENCE TO 0.0
2.		DENOTES FLOOR DRAIN
3.		DENOTES TRENCH DRAIN
4.		CIP CONCRETE COLUMN
5.		PRECAST CONCRETE RETAINING WALL
6.		PRECAST CONCRETE SHEAR WALL
7.		EXISTING ADJACENT BUILDING
8.	CJ	CONSTRUCTION JOINT
9.	CTRL JT	CONTROL JOINT
10.	ISO JOINT	ISOLATION JOINT
11.		DENOTES DRAINAGE SLOPE DIRECTIONS

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CONSULTANT LOGO

Kimley»Horn

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

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PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

SLAB ON GRADE PLAN

SHEET NO. S101

PROJ. NO. 017403.00

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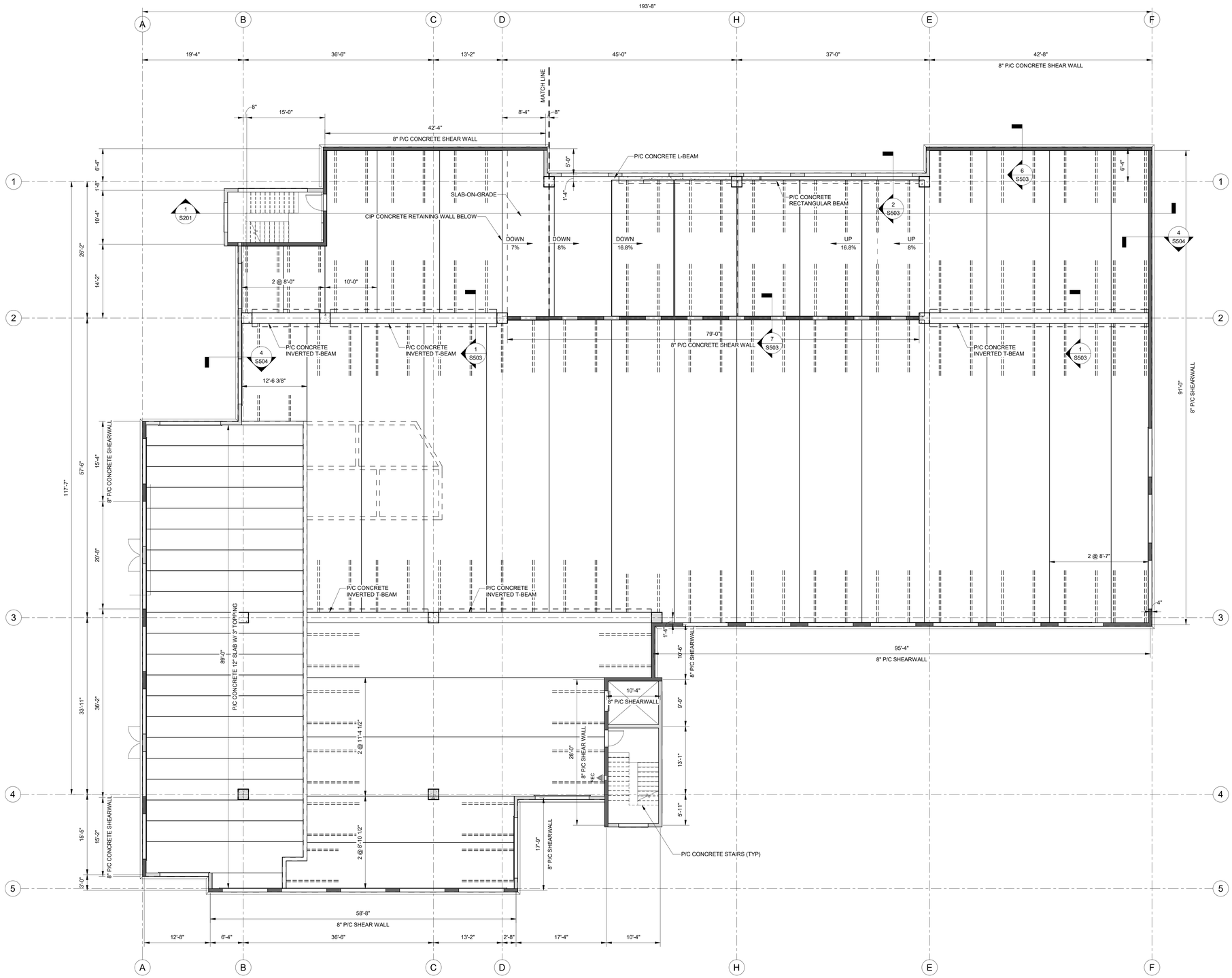

1 S102 FRAMING PLAN LEVEL 2

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

NOTES:

1. 28" PRECAST DOUBLE TEE WITH 3" FIELD TOPPING. WIDTH = 12'-0" UNLESS OTHERWISE NOTED.
2. REFER TO ARCH PLANS FOR PRECAST REVEAL SIZES, LOCATIONS, AND FINISHES.
3. REFER TO ARCH PLANS FOR BUILDING ELEVATIONS.
4. REFER TO SHEET S521 - S524 FOR TYPICAL PRECAST DETAILS.
5. FOR TYPICAL SLEEVE DETAILS OF DOUBLE TEES AND INVERTED TEE GIRDERS, REFER TO PRECAST DETAILS.
6. REFER TO SHEET S541 FOR PIPE GUARD DETAILS. REFER TO MECHANICAL DWGS FOR PIPE LOCATIONS.
7. REFER TO SHEET S531 FOR JOINTS AND WATERPROOFING.
8. REFER TO 1/S523 FOR FLOOR DRAIN DETAIL.
9. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCIES IN DRAINAGE INTENT ARE IDENTIFIED.
10. 31" PRECAST DOUBLE TEE WITH 3" FIELD TOPPING, WIDTH = 12'-0" UNLESS OTHERWISE NOTED.
11. COORDINATE DRAIN LOCATIONS WITH PLUMBING PLAN.
12. COORDINATE EQUIPMENT PROTECTION BOLLARD LOCATIONS WITH ARCHITECTURAL PLANS.

LEGEND:

1. = DENOTES FLOOR DRAIN
2. 22.5 = DENOTES TOP OF SLAB OR DOUBLE-TEE TOPPING ELEVATION
3. = DENOTES DRAINAGE SLOPE DIRECTIONS.
4. = CONCRETE WASH
5. = PRECAST CONCRETE COLUMN
6. = PRECAST CONCRETE WALL
7. = PRECAST CONCRETE SHEAR WALL
8. = BLOCKOUT LOCATION (CONFIRM LOCATIONS WITH ARCH.)
9. = DENOTES BOLLARD LOCATION
10. CTRL JT = CONTROL JOINT

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CONSULTANT LOGO

Kimley»Horn

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PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

FRAMING PLAN LEVEL 2

SHEET NO. S102

PROJ. NO. 017403.00

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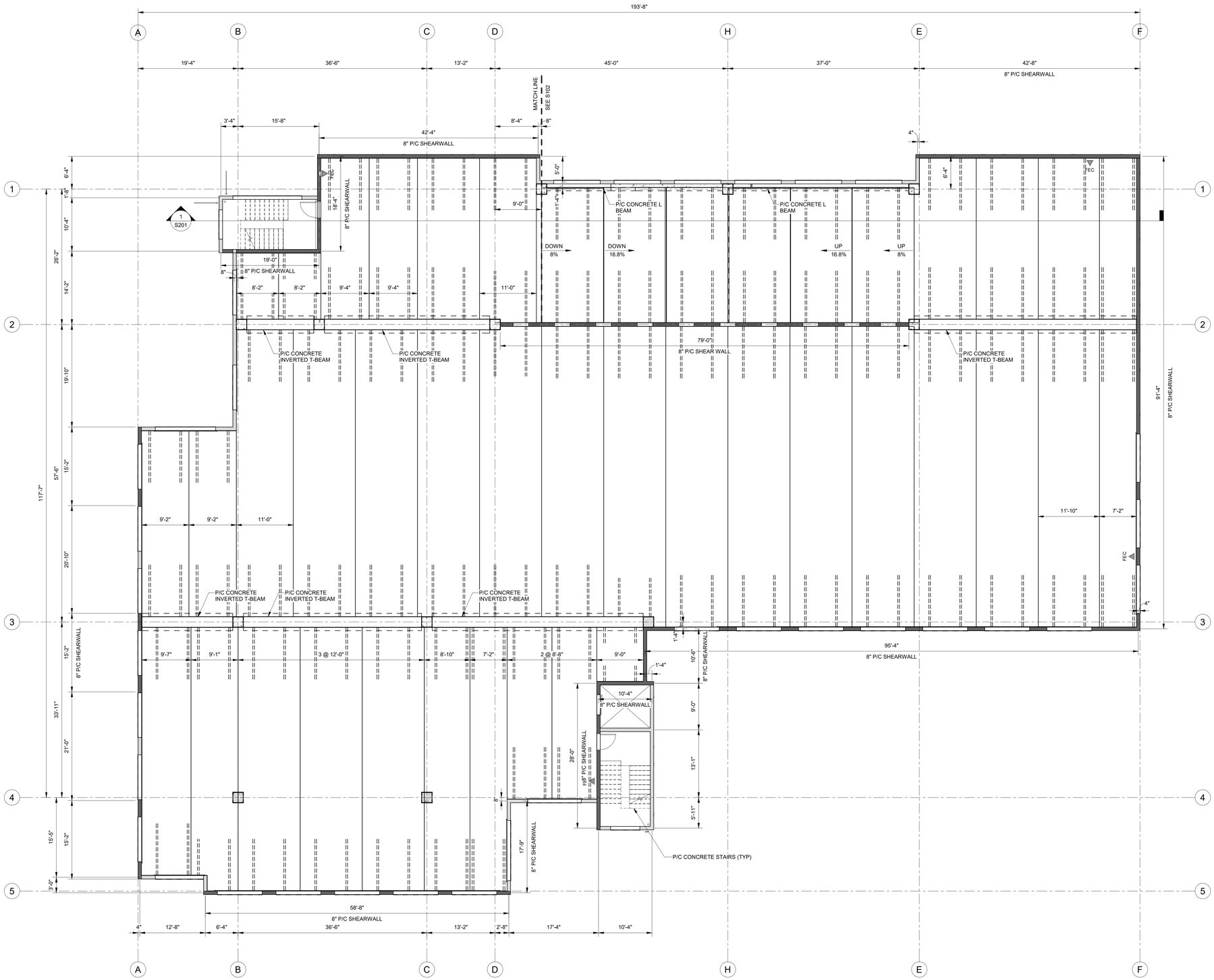

1 S103 FRAMING PLAN LEVELS 3-5

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

NOTES:

1. REFER TO SHEET S102 FOR FRAMING NOTES.

LEGEND:

1. = DENOTES FLOOR DRAIN
2. 22.5 = DENOTES TOP OF SLAB OR DOUBLE-TEE TOPPING ELEVATION
3. = DENOTES DRAINAGE SLOPE DIRECTIONS.
4. = CONCRETE WASH
5. = PRECAST CONCRETE COLUMN
6. = PRECAST CONCRETE WALL
7. = PRECAST CONCRETE SHEAR WALL
8. = BLOCKOUT LOCATION (CONFIRM LOCATIONS WITH ARCH.)
9. = DENOTES BOLLARD LOCATION
10. CTRL JT = CONTROL JOINT

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PRINCIPAL IN CHARGE: Approver
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DRAWN BY: Author

SHEET TITLE:

FRAMING PLAN LEVEL 3-5

SHEET NO. S103

PROJ. NO. 017403.00

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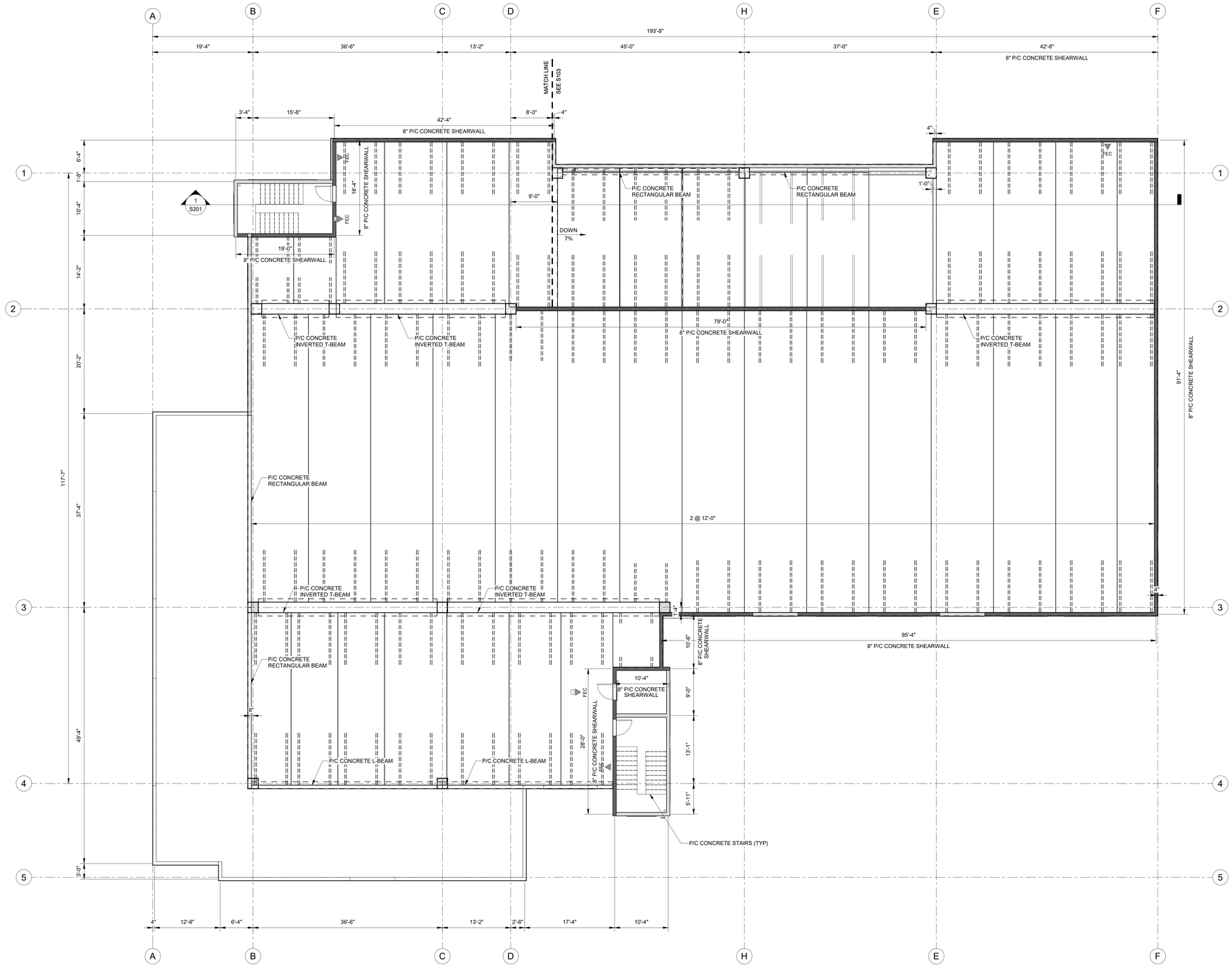

1 S104 FRAMING PLAN LEVEL 6

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

NOTES:

1. REFER TO SHEET S102 FOR FRAMING NOTES.

LEGEND:

1. = DENOTES FLOOR DRAIN
2. 22.5 = DENOTES TOP OF SLAB OR DOUBLE-TEE TOPPING ELEVATION
3. = DENOTES DRAINAGE SLOPE DIRECTIONS.
4. = CONCRETE WASH
5. = PRECAST CONCRETE COLUMN
6. = PRECAST CONCRETE WALL
7. = PRECAST CONCRETE SHEAR WALL
8. = BLOCKOUT LOCATION (CONFIRM LOCATIONS WITH ARCH.)
9. = DENOTES BOLLARD LOCATION
10. CTRL JT = CONTROL JOINT

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PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

FRAMING PLAN LEVEL 6

SHEET NO. S104

PROJ. NO. 017403.00

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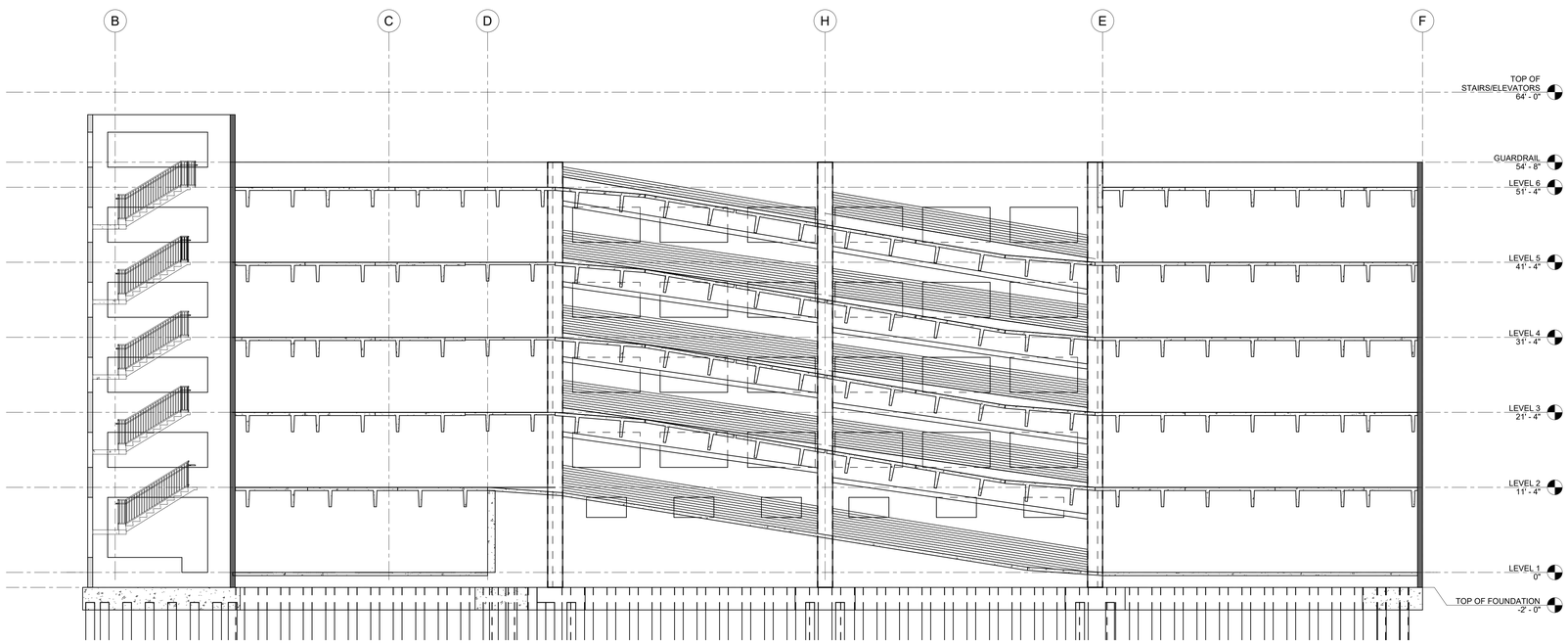

1 S201 RAMP SECTION
SCALE: 1/8" = 1'-0"

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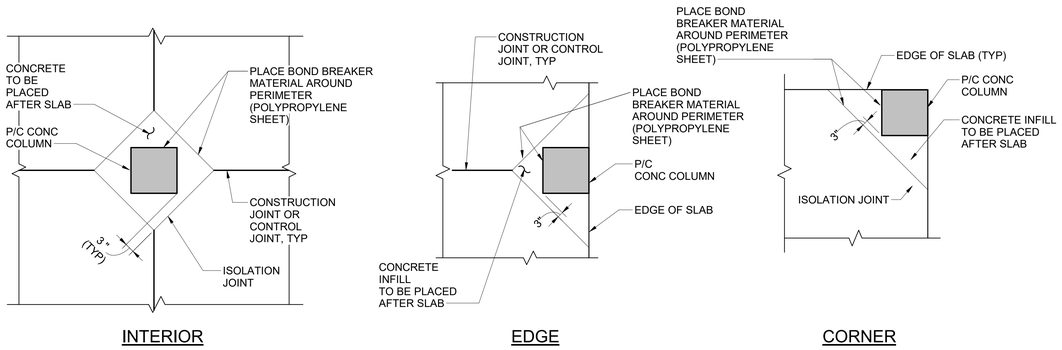
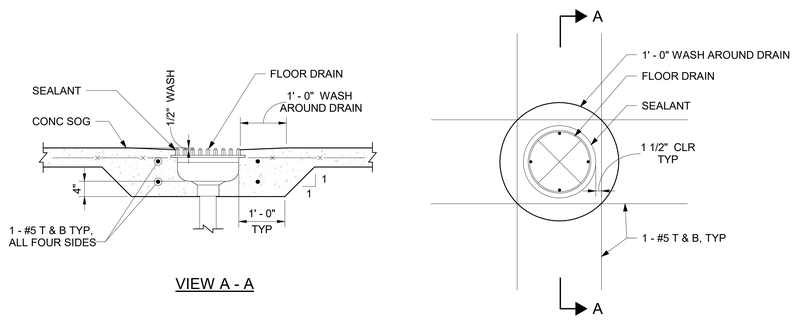
SHEET TITLE:
STRUCTURAL BUILDING SECTIONS

SHEET NO. S201

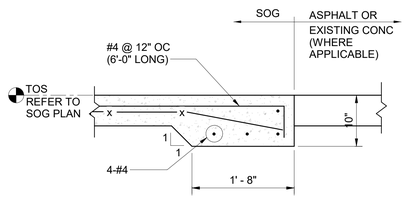
PROJ. NO. 017403.00



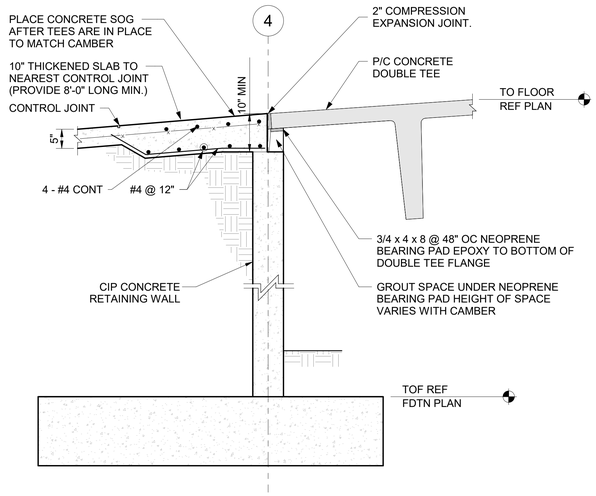
11 S502 ISOLATION JOINTS AT COLUMN
SCALE: 3/8" = 1'-0"



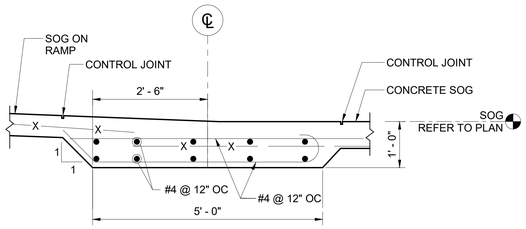
8 S502 FLOOR DRAIN DETAIL
SCALE: 3/4" = 1'-0"



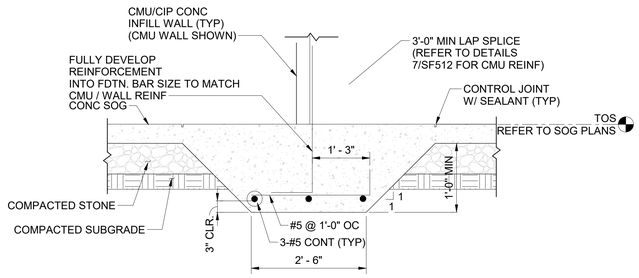
9 S502 TYP SLAB ON GRADE EDGE
SCALE: 1" = 1'-0"



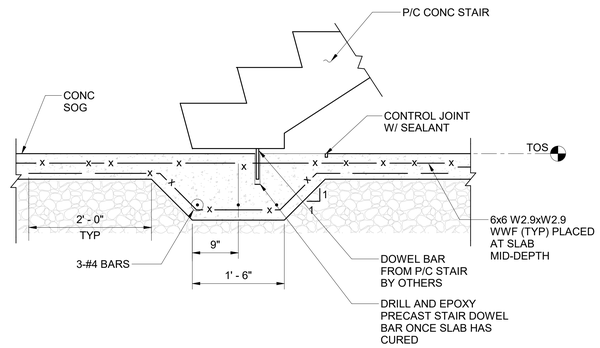
10 S502 SOG RAMP TRANSITION
SCALE: 3/4" = 1'-0"



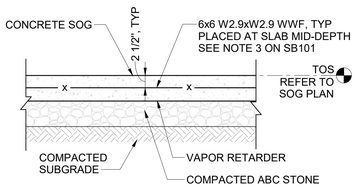
5 S502 THICKENED SLAB AT RAMP
SCALE: 3/4" = 1'-0"



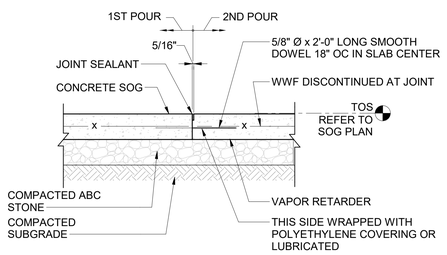
6 S502 SECTION AT CMU WALL
SCALE: 3/4" = 1'-0"



7 S502 THICKENED SLAB AT STAIR BASE
SCALE: 1" = 1'-0"

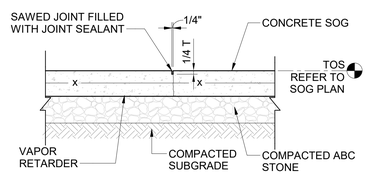


1 S502 TYP SLAB ON GRADE
SCALE: 1" = 1'-0"



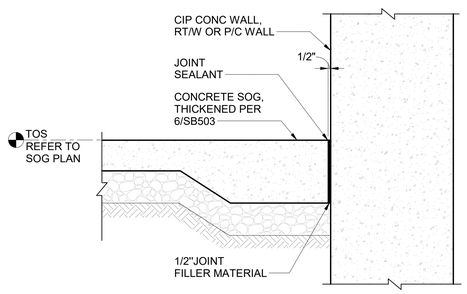
NOTES:
1. PAINT FACE OF JOINT WITH BOND BREAKING COMPOUND PRIOR TO 2ND POUR.

2 S502 TYP CONSTRUCTION JOINT
SCALE: 1" = 1'-0"



NOTES:
1. JOINT SHALL BE SAWED IMMEDIATELY AFTER INITIAL SET, BEFORE CONCRETE BEGINS TO COOL, AS SOON AS CONCRETE SURFACE IS FIRM ENOUGH NOT TO BE DAMAGED BY THE BLADE, AND BEFORE RANDOM DRYING SHRINKAGE CRACKS CAN FORM.
2. JOINT SHALL BE CUT A DEPTH EQUAL TO 1/4 OF SLAB DEPTH.

3 S502 TYP CONTROL JOINT
SCALE: 1" = 1'-0"



NOTES:
1. REINFORCING NOT SHOWN FOR CLARITY.

4 S502 JOINT AT WALL
SCALE: 1" = 1'-0"

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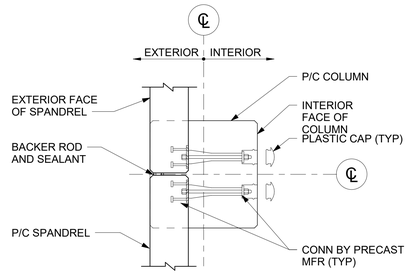
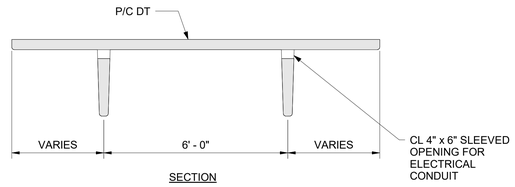
SLAB ON GRADE DETAILS

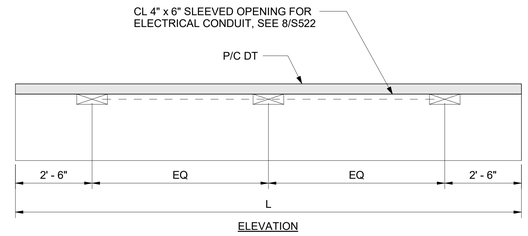
SHEET NO. S502

PROJ. NO. 017403.00

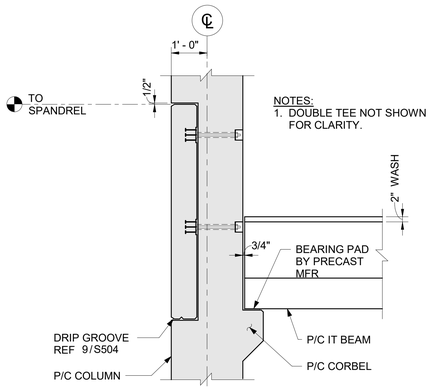


9 / S503 EXTERIOR SUPPORTED SPANDREL TO COLUMN DETAIL
SCALE: 3/4" = 1'-0"



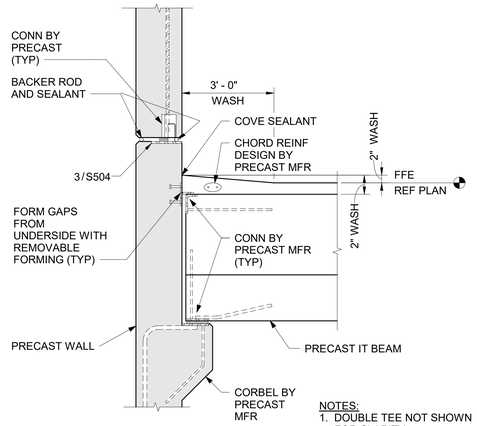


10 / S503 CONDUIT DETAIL THRU DOUBLE TEE
SCALE: 1/2" = 1'-0"



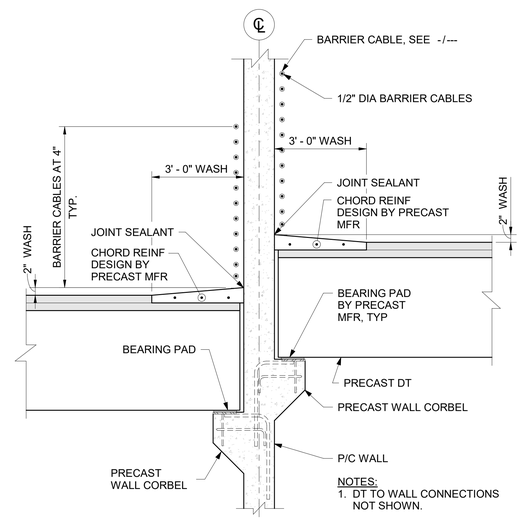
NOTES:
1. DOUBLE TEE NOT SHOWN FOR CLARITY.

5 / S503 IT BEAM AND SPANDREL BEAM TO COLUMN DETAIL
SCALE: 1/2" = 1'-0"



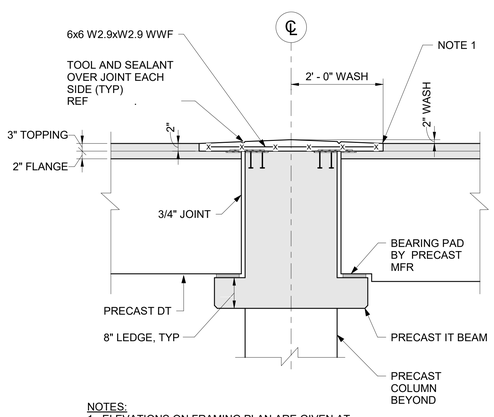
NOTES:
1. DOUBLE TEE NOT SHOWN FOR CLARITY.

6 / S503 IT BEAM TO SHEARWALL DETAIL
SCALE: 3/4" = 1'-0"



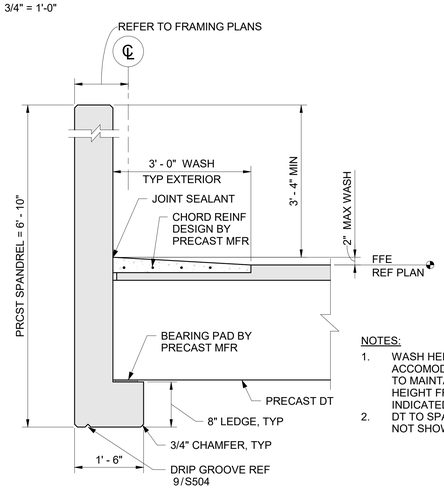
NOTES:
1. DT TO WALL CONNECTIONS NOT SHOWN.

7 / S503 TEE TO WALL DETAIL
SCALE: 3/4" = 1'-0"



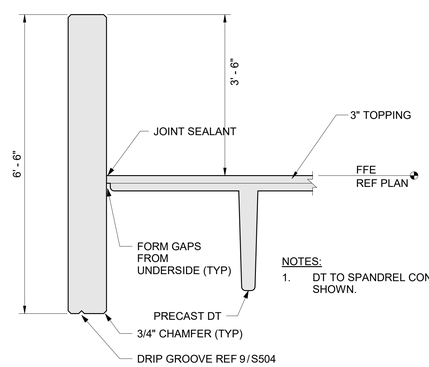
NOTES:
1. ELEVATIONS ON FRAMING PLAN ARE GIVEN AT INTERSECTION 2' - 0" OFF OF CENTERLINE OF COLUMN AND TOP OF DOUBLE TEE.

1 / S503 TEE TO IT BEAM DETAIL
SCALE: 3/4" = 1'-0"



NOTES:
1. WASH HEIGHT IS VARIED TO ACCOMODATE TEE CAMBER AND TO MAINTAIN MIN SPANDREL HEIGHT FROM TOP OF WASH AS INDICATED.
2. DT TO SPANDREL CONNECTIONS NOT SHOWN.

2 / S503 TEE TO LOAD BEARING SPANDREL DETAIL
SCALE: 3/4" = 1'-0"



NOTES:
1. DT TO SPANDREL CONNECTIONS NOT SHOWN.

3 / S503 TEE TO NON-LOAD BEARING SPANDREL PANEL DETAIL
SCALE: 3/4" = 1'-0"

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160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

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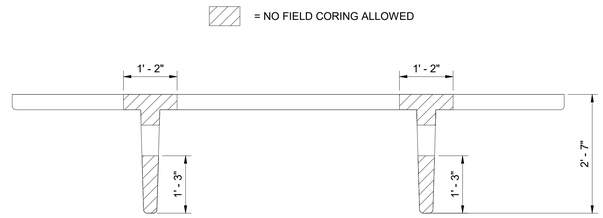
PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:
PRECAST TYPICAL DETAILS

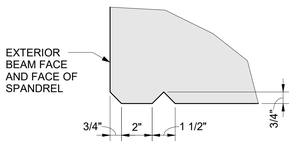
SHEET NO. S503

PROJ. NO. 017403.00

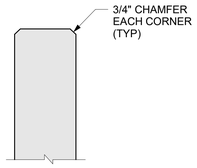
12 S504 TYP DOUBLE TEE DETAIL
SCALE: 3/4" = 1'-0"



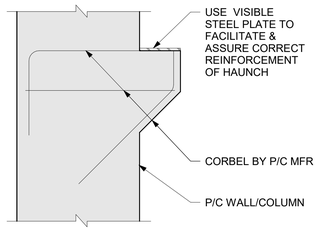
13 S504 TYP DOUBLE TEE NO CORE AREA
SCALE: 3/4" = 1'-0"



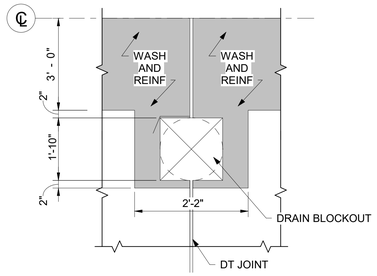
9 S504 DRIP GROOVE DETAIL
SCALE: 3" = 1'-0"



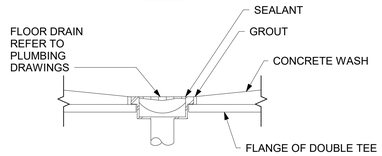
10 S504 TYPICAL TOP OF SPANDREL
SCALE: 1 1/2" = 1'-0"



11 S504 PRECAST CORBEL DETAIL
SCALE: 1/2" = 1'-0"



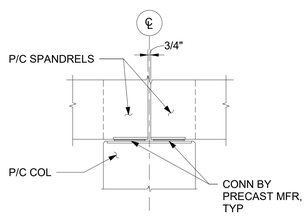
PLAN



SECTION

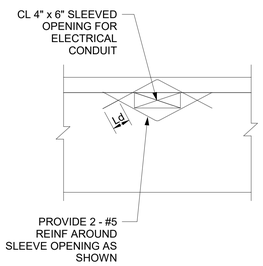
NOTES:
1. SLOPE TOPPING TO FLOOR DRAIN TO ENSURE POSITIVE DRAINAGE.
2. FLOOR DRAIN OPENING IS TO BE LOCATED TO CLEAR REINFORCING IN FLANGE.

8 S504 FLOOR DRAIN DETAIL - ELEVATED
SCALE: 3/4" = 1'-0"

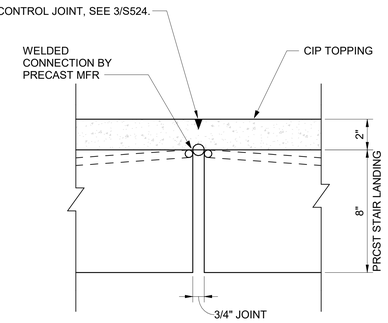


EXTERIOR ELEVATION

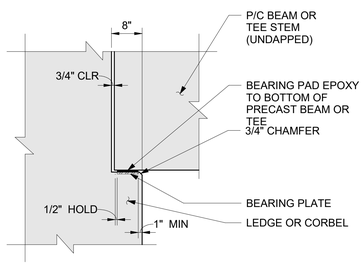
5 S504 SPANDREL TO COLUMN BEARING DETAIL
SCALE: 3/4" = 1'-0"



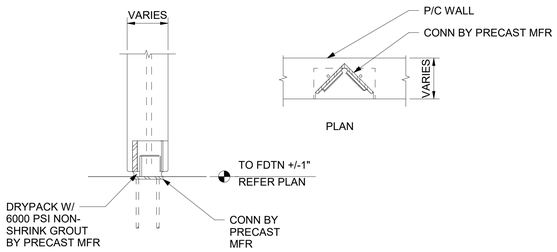
6 S504 DOUBLE TEE OPENING
SCALE: 3/4" = 1'-0"



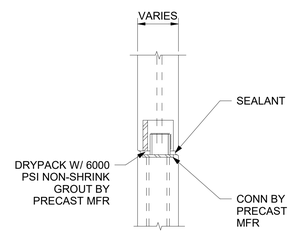
7 S504 STAIR-TO-STAIR CONNECTION
SCALE: 3" = 1'-0"



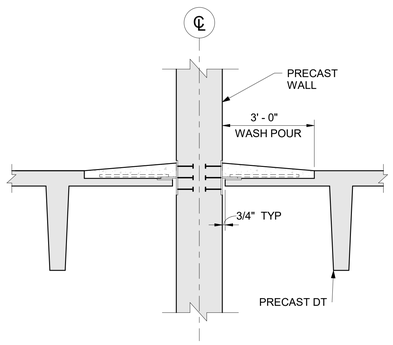
1 S504 TEE BEARING DETAIL
SCALE: 3/4" = 1'-0"



2 S504 WALL BASE DETAIL
SCALE: 1" = 1'-0"



3 S504 WALL SPLICE DETAIL
SCALE: 1" = 1'-0"



4 S504 TEE TO WALL SECTION
SCALE: 3/4" = 1'-0"

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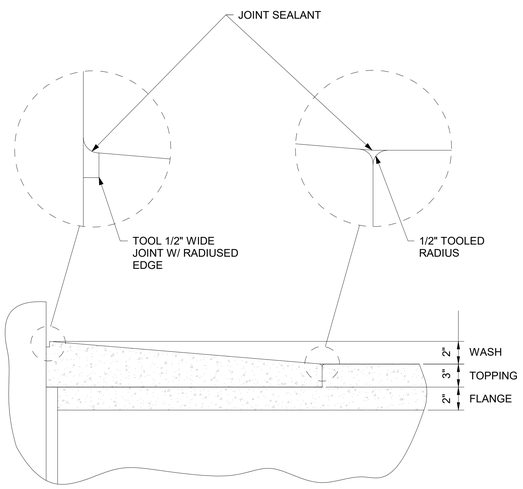
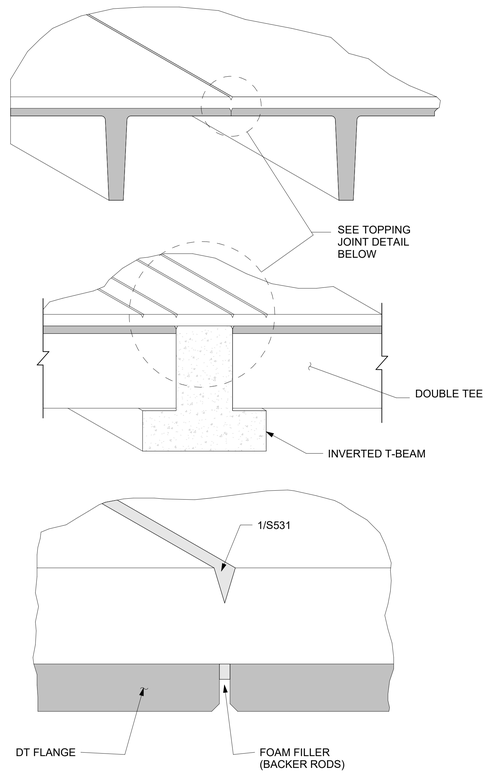
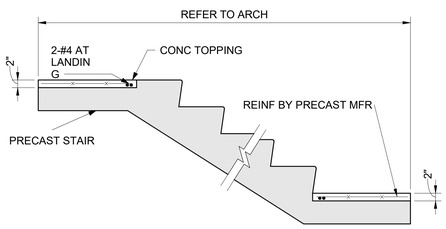


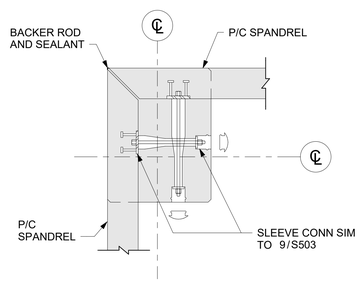
5 S505 JOINT DETAIL AT CONCRETE WASH
SCALE: 3/4" = 1'-0"



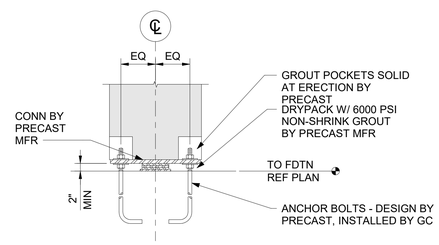
6 S505 JOINTS AT DOUBLE TEE - FIELD TOPPED
SCALE: 3/4" = 1'-0"



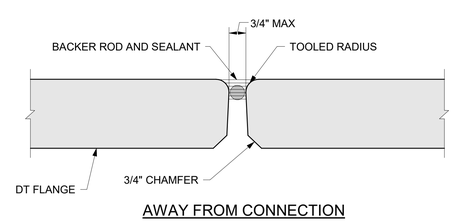
1 S505 PRCST STAIR DETAIL
SCALE: 3/4" = 1'-0"



2 S505 TYPICAL CORNER COLUMN DETAIL
SCALE: 3/4" = 1'-0"



3 S505 PRCST COLUMN BASE SECTION DETAIL
SCALE: 3/4" = 1'-0"



4 S505 TEE TO TEE JOINT DETAIL
SCALE: 3/4" = 1'-0"

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DRAWN BY: Author

SHEET TITLE:

PRECAST TYPICAL DETAILS

SHEET NO. S505

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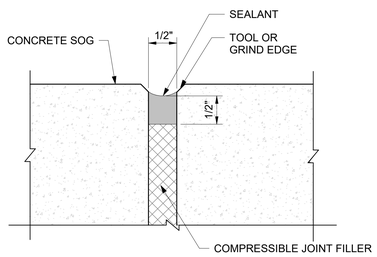
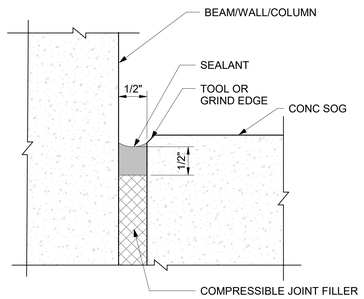
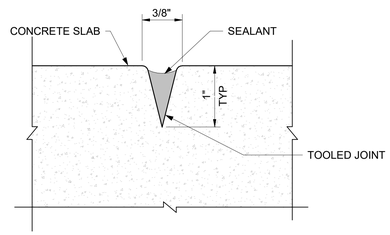


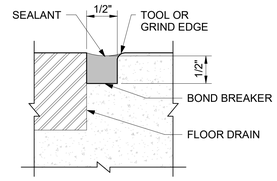
5 S507 SEALANT DETAIL - SOG 1
SCALE: 1" = 1'-0"



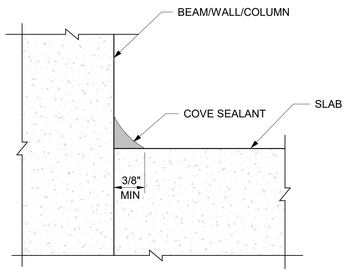
6 S507 SEALANT DETAIL - SOG 2
SCALE: 1" = 1'-0"



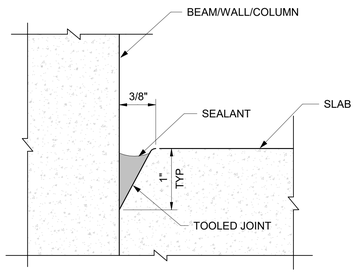
7 S507 SEALANT DETAIL - TOOLED CONTROL JOINT
SCALE: 1" = 1'-0"



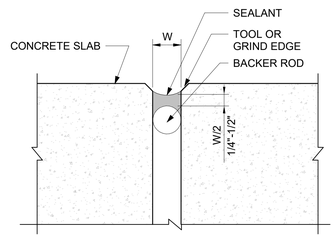
8 S507 SEALANT DETAIL @ DRAIN
SCALE: 1" = 1'-0"



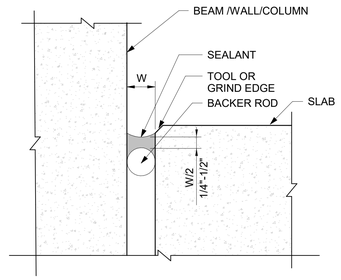
1 S507 SEALANT DETAIL - COVE
SCALE: 1" = 1'-0"



2 S507 SEALANT DETAIL - EDGE
SCALE: 1" = 1'-0"



3 S507 SEALANT DETAIL - OPEN JOINT 1
SCALE: 1" = 1'-0"



4 S507 SEALANT DETAIL - OPEN JOINT 2
SCALE: 1" = 1'-0"

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PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

WATERPROOFING AND SEALANT TYPICAL DETAILS

SHEET NO. S507

PROJ. NO. 017403.00

1 TR101 STRIPING PLAN - LEVEL 1

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

NOTES:

1. ALL SPACES ARE TO BE 9'-0" WIDE UNLESS NOTED OTHERWISE, MEASURED FROM CENTER OF 4" WIDE WHITE STRIPE.
2. FOR FINISHED FLOOR ELEVATIONS, REFER TO SOG PLAN AND FRAMING PLANS.
3. FOR DETAILS NOT SHOWN, REFER TO ARCHITECTURAL DRAWINGS.
4. ALL STRIPING TO BE RETRO-REFLECTIVE PAINT IN ACCORDANCE WITH SPECIFICATIONS. STRIPING PAINT AND SYMBOLS SHALL BE WHITE. CROSS HATCH SHALL BE YELLOW.
5. ALL STEEL PROTECTIVE SLEEVES NOT SHOWN. INSTALL PROTECTIVE SLEEVES IN FRONT OF ALL VERTICAL FIRE STANDPIPES AND DRAIN RISERS.
6. REFER TO MEP DRAWINGS FOR FIRE STANDPIPE LOCATIONS.
7. COORDINATE EQUIPMENT PROTECTION BOLLARDS WITH ARCHITECTURAL DRAWINGS.

LEGEND:

1. (8) DENOTES NUMBER OF PARKING SPACES EQUALLY SPACED BETWEEN CURBS, CURB ISLANDS, PAINTED ISLANDS, ETC.
2. DENOTES CROSS-HATCHED PAINTED AREA
3. PS-3 DENOTES PLATE METAL SIGN, REFER TO DETAILS ON SHEET TR104-TR105
4. PS-3 SIGN TO BE POST MOUNTED, REFER TO DETAILS ON SHEET TR104-TR105
5. DENOTES ACCESSIBLE PARKING SPACE. SYMBOL NOT TO BE PAINTED ON FLOOR
6. PRECAST CONCRETE COLUMN
7. PRECAST CONCRETE WALL
8. PRECAST CONCRETE SHEARWALL
9. DENOTES BOLLARD LOCATION

PARKING SUMMARY

LEVEL	TYPICAL SPACES	ACCESSIBLE SPACES	COMPACT SPACES	MOTORCYCLE SPACES	TOTAL SPACES
LEVEL 1	17	8	8	0	33
LEVEL 2	40	0	10	4	54
LEVEL 3	40	0	10	4	54
LEVEL 4	40	0	10	4	54
LEVEL 5	40	0	10	4	54
LEVEL 6	34	0	10	4	48
TOTAL	211	8	58	20	297

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

Kimley»Horn

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

BAR PRELIMINARY SUBMITTAL 7.2018

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

STRIPING AND SIGNAGE PLAN LEVEL 1

SHEET NO. TR101

PROJ. NO. 017403.00

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STRIPING PLAN - LEVELS 2-5

1 / TR102

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

NOTES:

1. REFER TO SHEET TR101 FOR STRIPING AND SIGNAGE NOTES.

LEGEND:

1. (8) DENOTES NUMBER OF PARKING SPACES EQUALLY SPACED BETWEEN CURBS, CURB ISLANDS, PAINTED ISLANDS, ETC.
2. DENOTES CROSS-HATCHED PAINTED AREA
3. PS-3 DENOTES PLATE METAL SIGN, REFER TO DETAILS ON SHEET TR104-TR105
4. PS-3 SIGN TO BE POST MOUNTED, REFER TO DETAILS ON SHEET TR104-TR105
5. DENOTES ACCESSIBLE PARKING SPACE. SYMBOL NOT TO BE PAINTED ON FLOOR
6. PRECAST CONCRETE COLUMN
7. PRECAST CONCRETE WALL
8. PRECAST CONCRETE SHEARWALL
9. DENOTES BOLLARD LOCATION

PARKING SUMMARY

LEVEL	TYPICAL SPACES	ACCESSIBLE SPACES	COMPACT SPACES	MOTORCYCLE SPACES	TOTAL SPACES
LEVEL 1	17	8	8	0	33
LEVEL 2	40	0	10	4	54
LEVEL 3	40	0	10	4	54
LEVEL 4	40	0	10	4	54
LEVEL 5	40	0	10	4	54
LEVEL 6	34	0	10	4	48
TOTAL	211	8	58	20	297

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SEALS

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DRAWN BY: Author

SHEET TITLE:

STRIPING AND SIGNAGE PLAN LEVELS 2-5

SHEET NO. TR102

PROJ. NO. 017403.00

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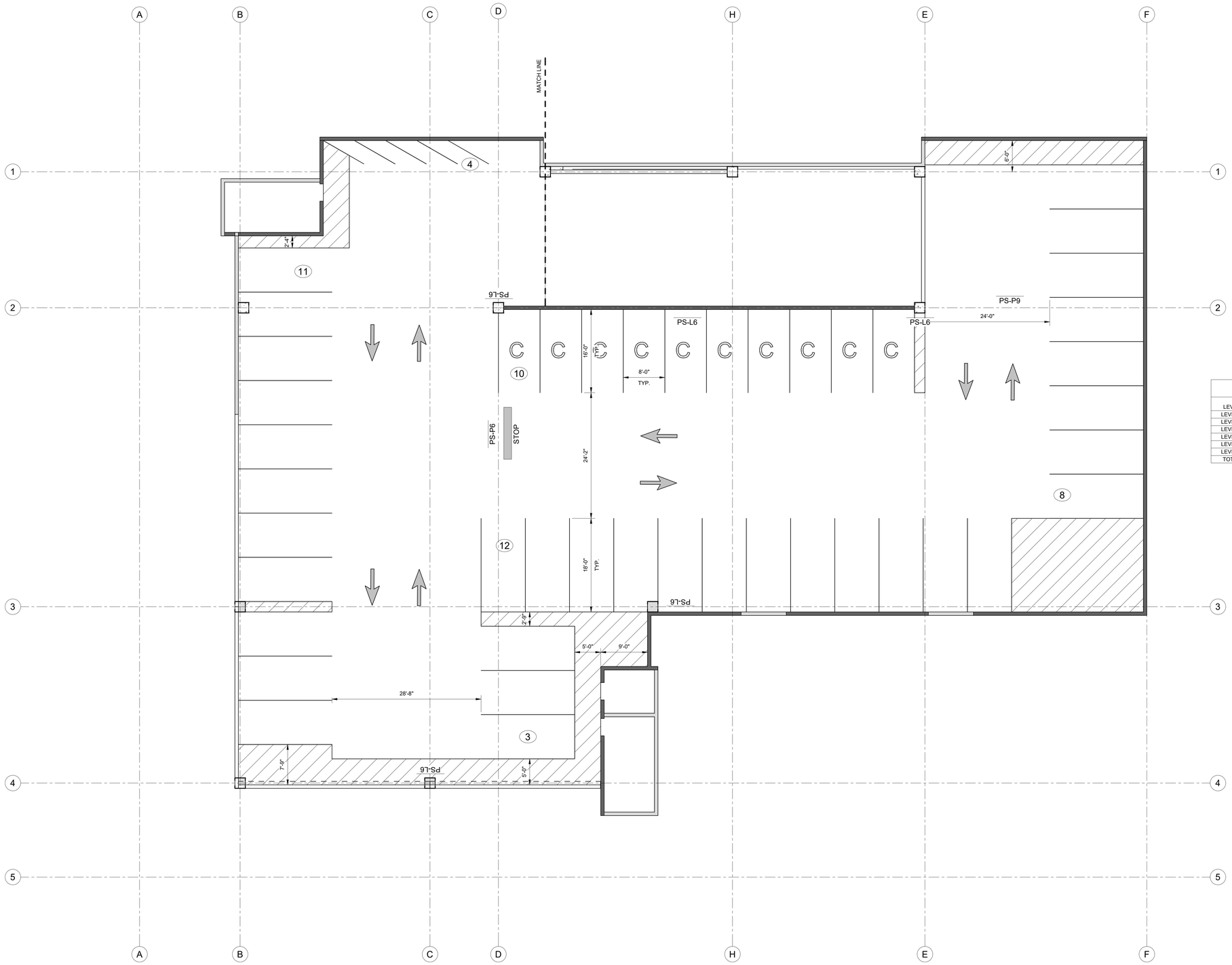

1 TR103 STRIPING PLAN - LEVEL 6

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

NOTES:

1. REFER TO SHEET TR101 FOR STRIPING AND SIGNAGE NOTES.

LEGEND:

1. (8) DENOTES NUMBER OF PARKING SPACES EQUALLY SPACED BETWEEN CURBS, CURB ISLANDS, PAINTED ISLANDS, ETC.
2. DENOTES CROSS-HATCHED PAINTED AREA
3. PS-3 DENOTES PLATE METAL SIGN, REFER TO DETAILS ON SHEET TR104-TR105
4. PS-3 SIGN TO BE POST MOUNTED, REFER TO DETAILS ON SHEET TR104-TR105
5. DENOTES ACCESSIBLE PARKING SPACE. SYMBOL NOT TO BE PAINTED ON FLOOR
6. PRECAST CONCRETE COLUMN
7. PRECAST CONCRETE WALL
8. PRECAST CONCRETE SHEARWALL
9. DENOTES BOLLARD LOCATION

PARKING SUMMARY

LEVEL	TYPICAL SPACES	ACCESSIBLE SPACES	COMPACT SPACES	MOTORCYCLE SPACES	TOTAL SPACES
LEVEL 1	17	8	8	0	33
LEVEL 2	40	0	10	4	54
LEVEL 3	40	0	10	4	54
LEVEL 4	40	0	10	4	54
LEVEL 5	40	0	10	4	54
LEVEL 6	34	0	10	4	48
TOTAL	211	8	58	20	297

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CONSULTANT LOGO

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SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

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PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

STRIPING AND SIGNAGE PLAN LEVEL 6

SHEET NO. TR103

PROJ. NO. 017403.00

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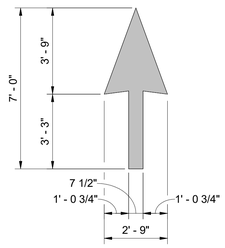
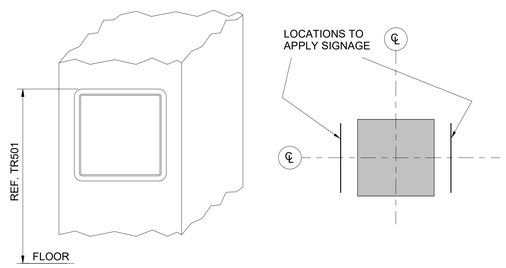


6 / TR104 PAVEMENT ARROW DETAIL

SCALE: 3/8" = 1'-0"

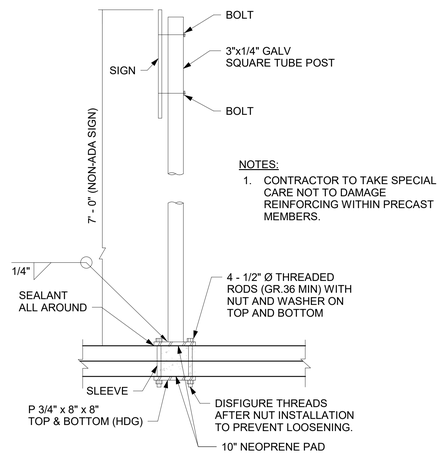


NOTES:

1. REFER TO STRIPING AND SIGNAGE PLANS AND DETAILS FOR SIZE, LOCATION, MESSAGE, FONT, AND COLORS OF SIGNS.
2. ATTACH TO COLUMN OR WALL USING 4-HILTI METAL HIT 1/4" x 1 1/4" ANCHORS (OR APPROVED EQUAL). INSTALL ANCHORS IN EACH CORNER 1 1/2" FROM SIGN EDGE.
3. INSTALL 1 1/8" x 1" x 2" NEOPRENE PADS AT EACH CONNECTION BOLT BETWEEN BACK OF SIGN AND FACE OF CONCRETE.

3 / TR104 SIGN MOUNT TO COLUMN OR WALL

SCALE: 1" = 1'-0"

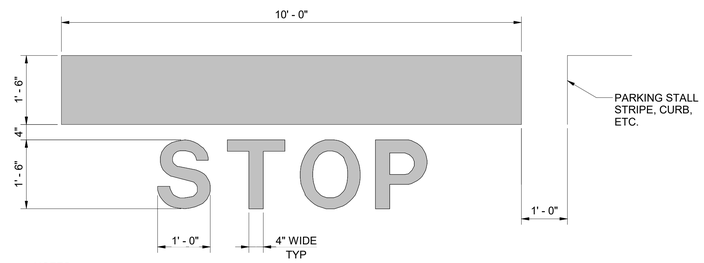


NOTES:

1. CONTRACTOR TO TAKE SPECIAL CARE NOT TO DAMAGE REINFORCING WITHIN PRECAST MEMBERS.

4 / TR104 SIGN CONNECTION DETAIL

SCALE: 1" = 1'-0"

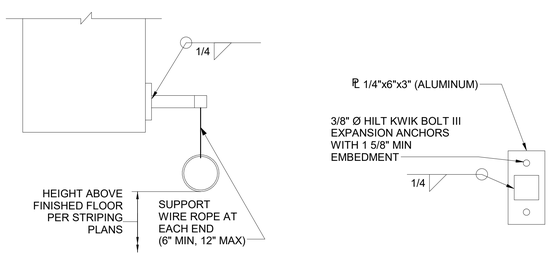


NOTES:

1. MARKINGS SHOWN IN THE ABOVE DETAILS SHALL BE HEATED IN-PLACE WHITE THERMOPLASTIC ALKYD/MALEIC AND SHALL HAVE A MIN THICKNESS OF 90-MILS.
2. USE THERMOPLASTIC ALKYD/MALEIC PAVEMENT MARKINGS COMPOSED OF THE FOLLOWING MATERIALS:
   ALKYD/MALEIC BINDER - 18% MIN BY WEIGHT
   GLASS BEADS (PREMIXED) - 30% MIN BY WEIGHT
   TITANIUM DIOXIDE PIGMENT (ASTM D476 TYPE 2) - 10% MIN BY WEIGHT
3. MINIMUM SIZE LETTERING SHOWN. CONTRACTOR TO SUBMIT ACTUAL SIZE FOR APPROVAL OF THE ENGINEER.

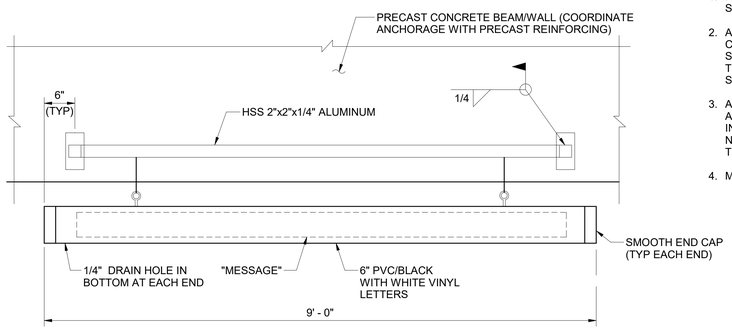
5 / TR104 STOP BAR DETAIL

SCALE: 3/4" = 1'-0"



SECTION A

SECTION B



ELEVATION

NOTES:

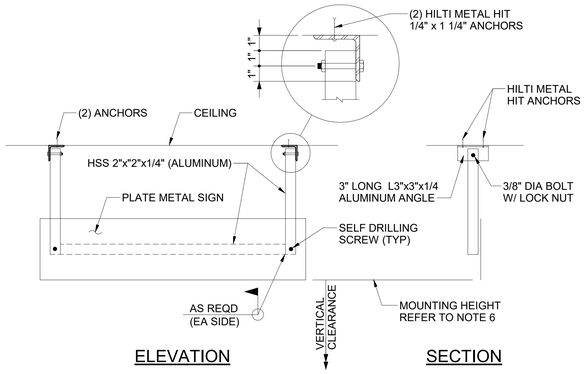
1. REFER TO STRIPING PLANS FOR LOCATION OF SIGNS.
2. ANCHORS SHALL BE HILTI KWIK BOLT III CONCRETE EXPANSION ANCHORS OR APPROVED SUBSTITUTE THAT WOULD MEET OR EXCEED THOSE PULLOUT VALUES GIVEN FOR THIS SPECIFIC ANCHOR.
3. ANCHORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO PT STRANDS.
4. MAXIMUM CHAIN LENGTH SHALL BE 1'-0".

1 / TR104 OVERHEAD HEADACHE BAR MOUNTING DETAIL

SCALE: 1" = 1'-0"

NOTES:

1. REFER TO PLANS AND DETAILS FOR SIZE, LOCATION, MESSAGE, FONT, AND COLORS OF SIGNS.
2. ANCHORS SHALL BE HILTI METAL HIT CONCRETE ANCHORS OR APPROVED SUBSTITUTE THAT WOULD MEET OR EXCEED THOSE PULLOUT VALUES GIVEN FOR THIS SPECIFIC ANCHOR.
3. ANCHORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4. INSTALL 1/8"x1"x2" NEOPRENE PADS AT EACH CONNECTION BOLT BETWEEN ANGLE AND FACE OF CONCRETE.
5. CONTRACTOR TO TAKE SPECIAL CARE NOT TO DAMAGE SLAB AND/OR POST-TENSIONING STRANDS IN SLAB.
6. MOUNT SIGN TO PROVIDE CLEAR HEIGHT ABOVE FINISHED FLOOR OF 7'-0" OR 8'-6" WHERE APPLICABLE.
7. SPACE VERTICAL TUBE STEEL SUPPORTS AT 3'-0" ON CENTER MAX. MINIMUM OF 2 VERTICAL SUPPORTS PER SIGN.



ELEVATION SECTION

2 / TR104 OVERHEAD SIGN MOUNT TO CEILING

SCALE: 1" = 1'-0"

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SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

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SHEET TITLE:

STRIPING AND SIGNAGE DETAILS

SHEET NO. TR104

PROJ. NO. 017403.00

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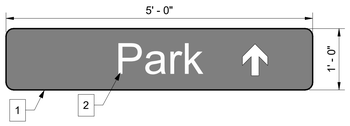
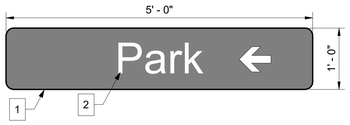
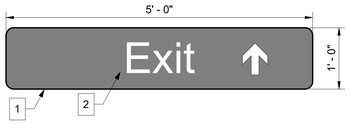
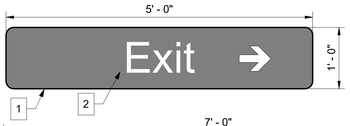
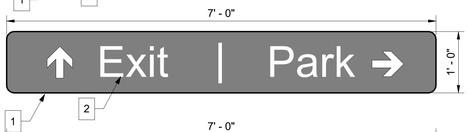
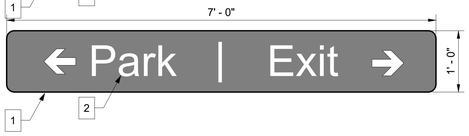
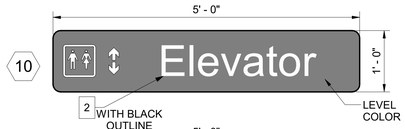
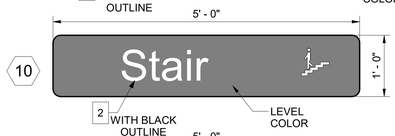
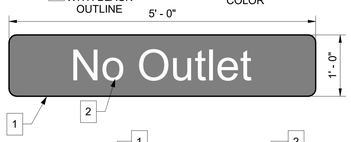
PS-P1	
PS-P2	
PS-P3	
PS-P4	
PS-P5	
PS-P6	
PS-P7	
PS-P8	
PS-P9	
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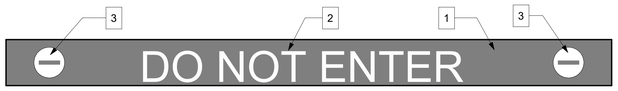
HB-3	
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SIGN MARK	SIGN
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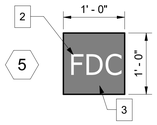
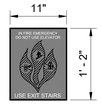
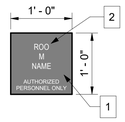
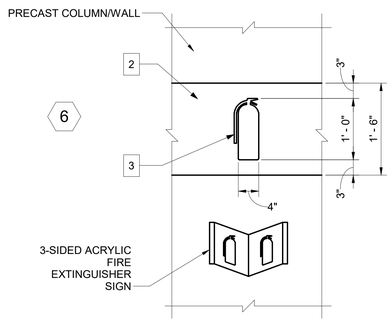
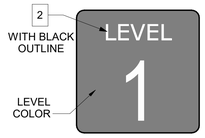
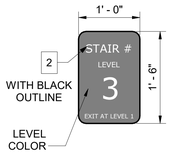
PS-E1	5 
PS-E2	7 
PS-R1	1 4 9 
PS-E3	6 
PS-L1 - PS-L6	2 3 
PS-L4	2 8 

NOTES:

1. SIGNS ARE NOT TO BE FABRICATED OR INSTALLED WITHOUT APPROVAL OF THE ENGINEER/ARCHITECT AND OWNER.
2. PLATE METAL SIGNS INDICATED ON TR501 SHALL BE FABRICATED OF 0.08" (MINIMUM) ALUMINUM UNLESS NOTED OTHERWISE.
3. COLORS FOR SIGN FACES, LETTERING, ETC. SHALL BE APPROVED BY THE ENGINEER/ARCHITECT AND OWNER. VERIFY SIZES, COLORS, AND LOCATIONS OF ALL SIGNS, PRIOR TO SUBMISSION OF SHOP DRAWINGS AND FABRICATION. (CONTRACTOR IS TO NOTIFY ENGINEER/ ARCHITECT 30 DAYS IN ADVANCE OF SCHEDULE FOR WHEN SELECTION OF THESE MATERIALS IS NEEDED, SO THAT THE COLORS CAN BE CONFIRMED WITHOUT ADVERSELY AFFECTING THE PROJECT SCHEDULE.)
4. CORNERS OF ALL SIGNS SHALL BE ROUNDED, 1 1/2" RADIUS UNLESS NOTED OTHERWISE.
5. ALL LETTERS AND ARROWS SHALL BE OF SIZE AND STYLE AS APPROVED BY THE ENGINEER/ARCHITECT OR AS MARKED ON APPROVED SHOP DRAWINGS. FONT SHALL BE HELVETICA REGULAR.
6. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF SIGN FACES, MATERIALS, COLORS, MOUNTING HEIGHTS, ETC. WITH LEGENDS SHOWN. SHOP DRAWINGS SHALL BE APPROVED BY ENGINEER/ARCHITECT AND OWNER PRIOR TO FABRICATION.
7. TYPICAL DIMENSIONS AND LAYOUT ARE AS NOTED.
8. ACCESSIBILITY SIGNS SHALL BE IN ACCORDANCE WITH THE GEORGIA BUILDING CODE GUIDELINES INCLUDING MOUNTING, FONT, SIZE, COLOR, ETC.
9. ALL STANDARD REGULATORY SIGNAGE SHALL BE CONSTRUCTED FROM DOT STANDARD 0.090" ALUMINUM PANELS WITH HIGH-INTENSITY REFLECTIVE VINYL GRAPHIC FILM.
10. SIGNS SHALL BE MOUNTED PLUMB AND LEVEL, UNLESS NOTED OTHERWISE. ALIGN TOP EDGE OF SIGNS WHERE MULTIPLE SIGNS ARE INSTALLED TO ONE COLUMN.
11. COAT SIDES AND BACKS OF ALUMINIUM SIGNS WITH MATCHING SIGN COLOR WHEN MOUNTED DIRECTLY TO CONCRETE.

SIGNAGE KEYNOTES:

1. TEXT SHALL PROJECT 1/32" FROM THE BACKGROUND AND HAVE SHARPLY DEFINED EDGES. SIGN SHALL HAVE A GRADE 2 BRAILLE COPY BELOW TEXT.
2. SIGN COLOR TO MATCH LEVEL COLOR PER COLOR LEGEND. LEVEL INDICATED ON SIGN TO MATCH APPLICABLE PARKING LEVEL.
3. TOP OF "LEVEL" SIGN TO BE MOUNTED 7'-0" ABOVE FINISHED FLOOR.
4. BOTTOM OF SIGN TO BE MOUNTED 60" ABOVE FINISHED FLOOR ELEVATION.
5. NOT SHOWN IN PLANS. INSTALL AT EXTERIOR FDC CONNECTION LOCATION.
6. NOT SHOWN ON PLANS. TO BE INSTALLED ON COLUMN OR WALL WITH CENTERLINE OF SIGN 7'-0" ABOVE FINISHED FLOOR AT ALL FIRE EXTINGUISHER LOCATIONS. COORDINATE WITH ARCH PLANS.
7. NOT SHOWN ON PLANS. INSTALL AT EACH ELEVATOR CALL BUTTON.
8. NOT SHOWN ON PLANS. INSTALL ADJACENT TO EACH STAIRWAY DOOR ENTRY FROM PARKING DECK (OUTSIDE STAIRWAY) WITH CENTERLINE OF SIGN 5'-0" ABOVE FINISHED FLOOR. PROVIDE ONE SIGN FOR EACH DOORWAY ON EACH LEVEL OF EACH STAIR. COORDINATE STAIR NUMBERS WITH ARCHITECTURAL DRAWINGS.
9. NOT SHOWN ON PLANS. PROVIDE ONE SIGN OUTSIDE AND ADJACENT TO EACH ROOM. COORDINATE ROOM NAMES WITH ARCHITECTURAL DRAWINGS.
10. NOT SHOWN ON PLANS. PROVIDE ONE SIGN ADJACENT TO STAIR AND ELEVATOR ON INTERIOR OF GARAGE ON EACH LEVEL.

COLOR LEGEND:

1. BLACK (MATTE)
2. WHITE (RETRO REFLECTIVE)
3. RED (PMS 485)
4. BLUE (LEVEL 1)
5. ORANGE (LEVEL 2)
6. PURPLE (LEVEL 3)

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

Kimley»Horn

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
1	Date 1	Revision 1	

NOT FOR CONSTRUCTION

BAR PRELIMINARY SUBMITTAL ?.2018

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: CMI
DRAWN BY: BAC

SHEET TITLE:

STRIPING AND SIGNAGE DETAILS

SHEET NO. TR105

PROJ. NO. 017403.00

PM: BMBAK/BMBAK/BMBAK - 08/18 By Brian Bumgardner, Mark Bumgardner, Brian Bumgardner
LAYS: TR-SIGNAGE ON FP TR-PROJECT TR-MEP PROJECT ANALYSIS - LEVEL 1
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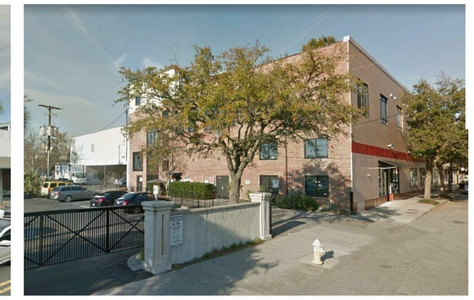
(12) IMMACULATE CONCEPTION SCHOOL

(11) 172 ST. PHILIP STREET

(10) 166 ST. PHILIP STREET

(9) DIXIE FURNITURE



(8) A & E PRINTING (MORRIS STREET)

(13) THE ADAMS BUILDING - REID HOUSE

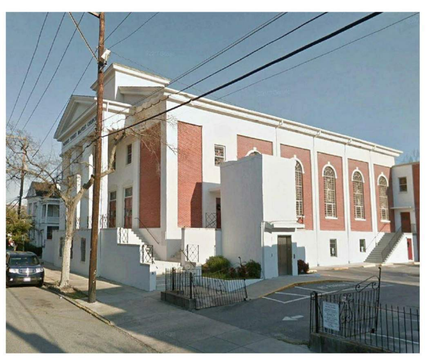
(14) CHARLESTON DEVELOPMENT ACADEMY

(15) 16 MORRIS STREET

- BZA VARIANCE GRANTED FOR ADDITIONAL HEIGHT (55 FT) ON 04.23.2017
- ADDITIONAL HEIGHT GRANTED FOR APPURTENANCES (64 FT) ON 04.23.2017

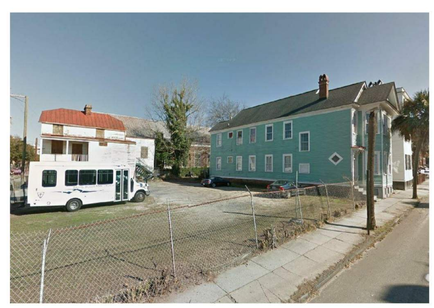
(7) A & E PRINTING

(6) RAW BAR

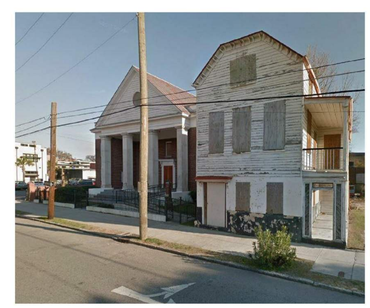


(1) MORRIS STREET BAPTIST CHURCH

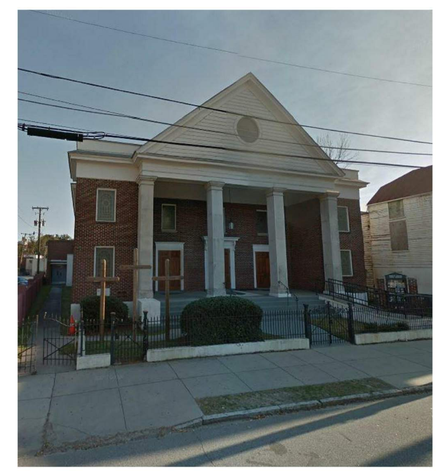
(2) MORRIS STREET BAPTIST CHURCH



(3) 150 ST PHILIP STREET



(4) 17 MORRIS STREET



(5) MORRIS BROWN AME CHURCH

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

02/18/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

CONTEXTUAL SITE PLAN

SHEET NO. A001

PROJ. NO. 017403.00

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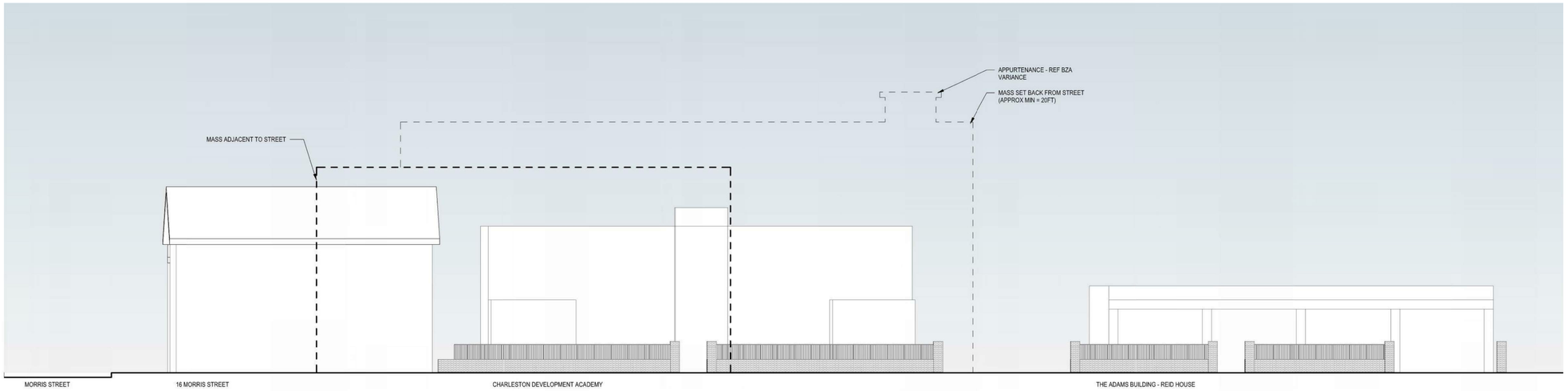
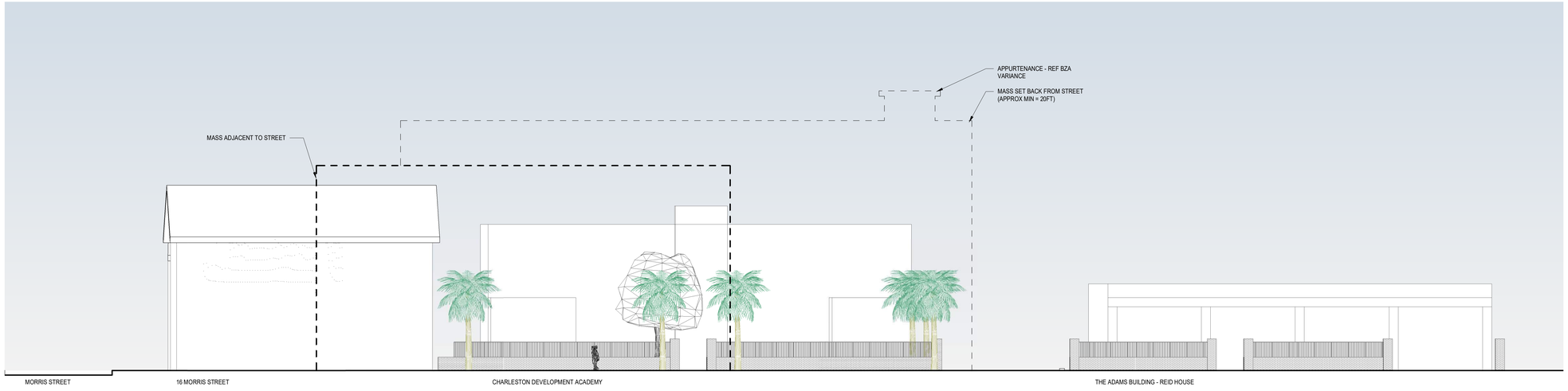


Graphic Scale: 3/32"inch = 1'-0"
0 10' - 8" 21' - 4" 32' - 0" 42' - 8"

STREETSCAPE - ST. PHILIP STREET WEST OF SITE - CONCEPTUAL APPROVAL 09.12.2018



Graphic Scale: 3/32"inch = 1'-0"
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STREETSCAPE - ST. PHILIP STREET WEST OF SITE - PRELIMINARY SUBMITTAL 04.09.2020

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4/1/2020 12:42:07 PM RVT file: 017403.00_Charleston Place II_Design_R19.rvt
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CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

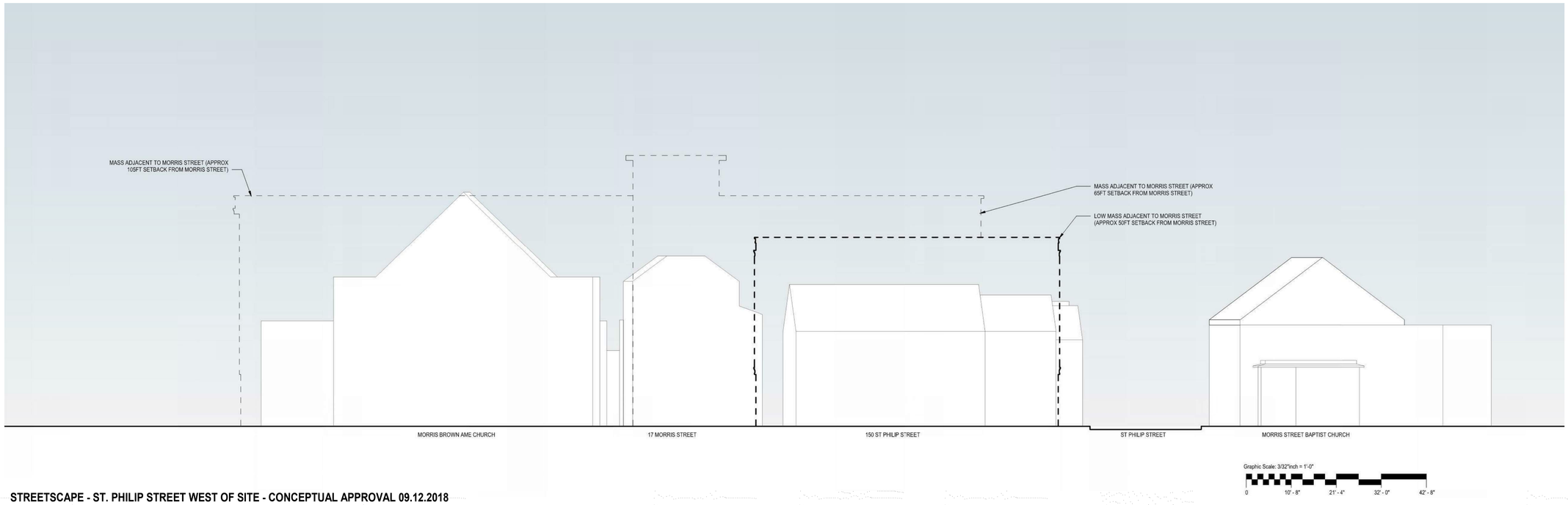
4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

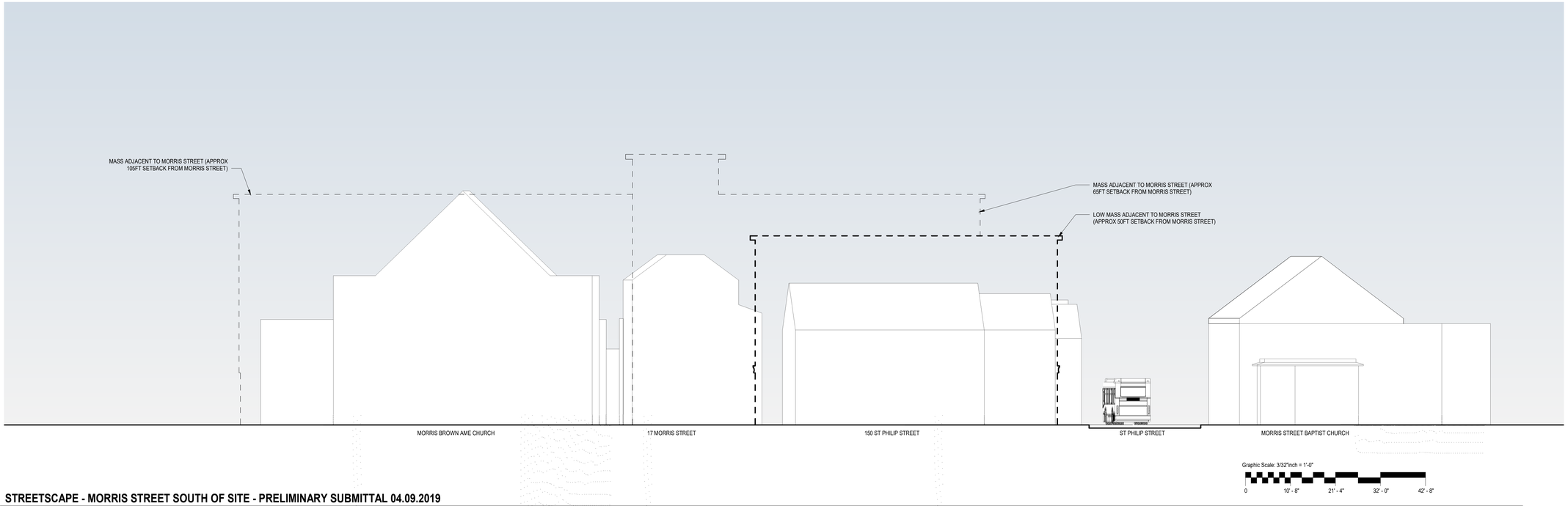
SHEET TITLE:
STREETSCAPE ELEVATIONS

SHEET NO. A002

PROJ. NO. 017403.00



STREETSCAPE - ST. PHILIP STREET WEST OF SITE - CONCEPTUAL APPROVAL 09.12.2018



STREETSCAPE - MORRIS STREET SOUTH OF SITE - PRELIMINARY SUBMITTAL 04.09.2019

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160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

STREETSCAPE ELEVATIONS

SHEET NO. A003

PROJ. NO. 017403.00

Graphic Scale: 3/32"inch = 1'-0"
0 10' - 8" 21' - 4" 32' - 0" 42' - 8"

STREETSCAPE - MORRIS STREET - CONCEPTUAL APPROVAL 09.12.2018

Graphic Scale: 3/32"inch = 1'-0"
0 10' - 8" 21' - 4" 32' - 0" 42' - 8"

STREETSCAPE - MORRIS STREET - PRELIMINARY SUBMITTAL 04.09.2019

AI 03/05/ 17 9:45 AM PM BIM 360 (01) 160 St Philip Street Mixed Use Storage - R19.rvt
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160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

STREETSCAPE ELEVATIONS

SHEET NO. A004

PROJ. NO. 017403.00

Graphic Scale: 3/32"inch = 1'-0"

0 10' - 8" 21' - 4" 32' - 0" 42' - 8"

STREETSCAPE - ST. PHILIP STREET - CONCEPTUAL APPROVAL 09.12.2018

Graphic Scale: 3/32"inch = 1'-0"

0 10' - 8" 21' - 4" 32' - 0" 42' - 8"

STREETSCAPE - ST. PHILIP STREET - PRELIMINARY SUBMITTAL 04.09.2019

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SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

STREETSCAPE ELEVATIONS

SHEET NO. A005

PROJ. NO. 017403.00

STREETSCAPE - ST. PHILIP STREET WEST OF SITE - PHOTO

STREETSCAPE - MORRIS STREET SOUTH OF SITE - PHOTO

FILE:0000 2:14:06:31 PM
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160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

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4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

STREETSCAPE
EXISTING PHOTOS

SHEET NO.

A006

PROJ. NO.
017403.00

STREETSCAPE - MORRIS STREET - PHOTO

STREETSCAPE - ST. PHILIP STREET - PHOTO

4/1/2020 7:16:03 PM BIM: MC-01100.R Vol: 9.7dev Build: Build_9.7dev.exe
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CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

STREETSCAPE EXISTING PHOTOS

SHEET NO. A007

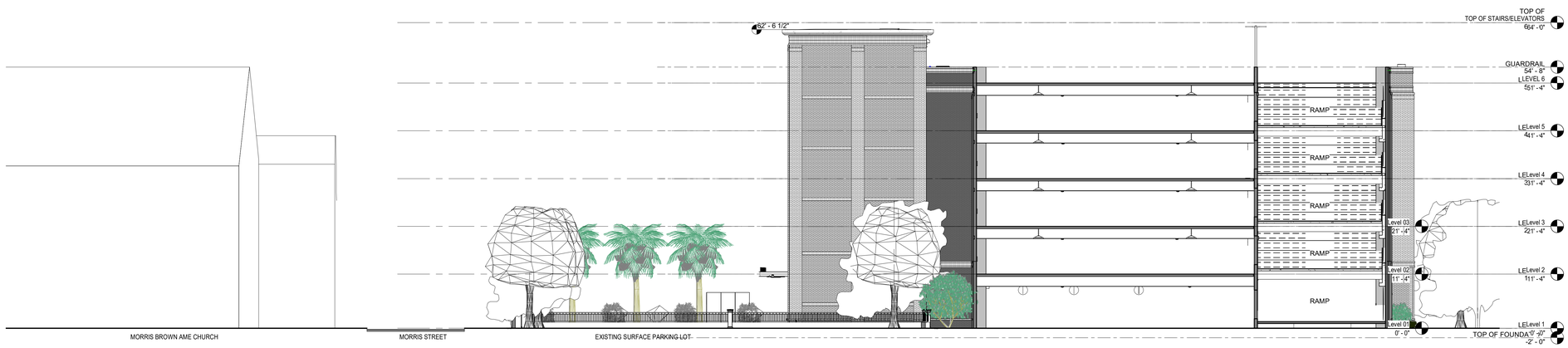
PROJ. NO. 017403.00

C1 A008 **SITE SECTION (LOOKING SOUTH)**

3/32" = 1'-0"

B1 A008 **SITE SECTION (LOOKING SOUTH)**

3/32" = 1'-0"



A1 A008 **SITE SECTION (LOOKING WEST)**

3/32" = 1'-0"

4/1/2020 9:45:59 AM RAVIN WILSON, NCB, Ex Ma Supervisor, Ravin B Wilson
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CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

SITE SECTIONS

SHEET NO. A008

PROJ. NO. 017403.00

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CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

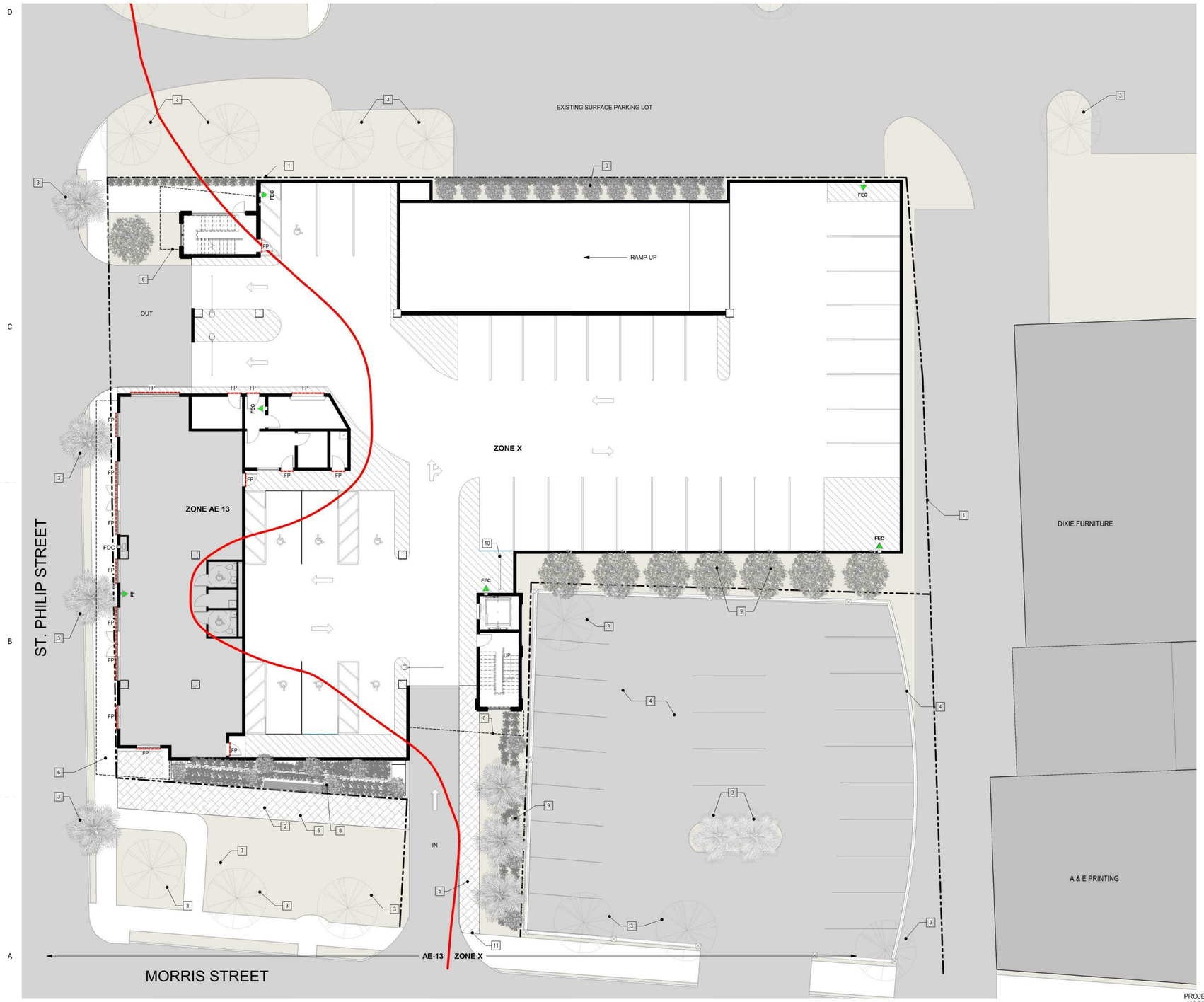
PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

ARCHITECTURAL SITE PLAN - CONCEPTUAL BAR

SHEET NO. A101

PROJ. NO. 017403.00



A1 / A101 **SITE PLAN - CONCEPTUAL APPROVAL 09.12.2018**

3/32" = 1'-0"

PROJECT NORTH

Graphic Scale: 3/32"inch = 1'-0"

0 10' - 8" 21' - 4" 32' - 0" 42' - 8"

SITE PLAN LEGEND

FP	FLOOD PANELS
	FDC
	PROPERTY LINE

KEY NOTES SITE PLAN

1. PROPERTY LINES
2. WORK NOT IN SCOPE (N.I.S)
3. EXISTING TREES
4. EXISITNG FENCE AND PARKING LOT
5. SPECIALTY PAVERS
6. CANOPIES ABOVE
7. PROPOSED FUTURE PARK
8. RAISED MASONRY PLANTER
9. NEW BUFFER LANSCAPE
10. BIKE RACK
11. PRIMARY PEDESTRIAN ACCESS

FLOOD ELEVATION INFORMATION:

TMS# 460-12-02-054 (0.604 TOTAL ACRES)

FLOOD ZONE AE13 AND ZONE X

PARKING REQUIREMENTS

1 SPACE PER 250 SF OF RETAIL SPACE

	SQUARE FOOTAGE	PARKING SPACES
GROUND FLOOR	= 21,005 SF	ADA - 7 SPACES COMPACT (8'-0") - 8 SPACES STANDARD - 20 SPACES
SECOND FLOOR	= 21,005 SF	COMPACT (8'-0") - 19 SPACES STANDARD - 32 SPACES MOTORCYCLE - 4 SPACES
THIRD FLOOR	= 21,005 SF	COMPACT (8'-0") - 19 SPACES STANDARD - 32 SPACES MOTORCYCLE - 4 SPACES
FOURTH FLOOR	= 21,005 SF	COMPACT (8'-0") - 19 SPACES STANDARD - 32 SPACES MOTORCYCLE - 4 SPACES
FIFITH FLOOR	= 21,005 SF	COMPACT (8'-0") - 19 SPACES STANDARD - 32 SPACES MOTORCYCLE - 4 SPACES
SIXTH FLOOR	= 18,340 SF	COMPACT (8'-0") - 19 SPACES STANDARD - 28 SPACES MOTORCYCLE - 4 SPACES
TOTAL	= 123,013 SF	ADA - 7 SPACES COMPACT (8'-0") - 103 SPACES STANDARD - 176 SPACES MOTORCYCLE - 20 SPACES 306 SPACES

1 : 250 SF @ 2,513 SF = **10 TOTAL PARKING SPACES**

***306 TOTAL PARKING SPACES WITH 10 REQUIRED FOR RETAIL**

SITE :

SEE CIVIL PLANS FOR DEMOLITION AND FLOOD PLAIN INFORMATION. SEE C201 FOR DEMOLITION PLAN. SEE C301 FOR SITE PLAN. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY.

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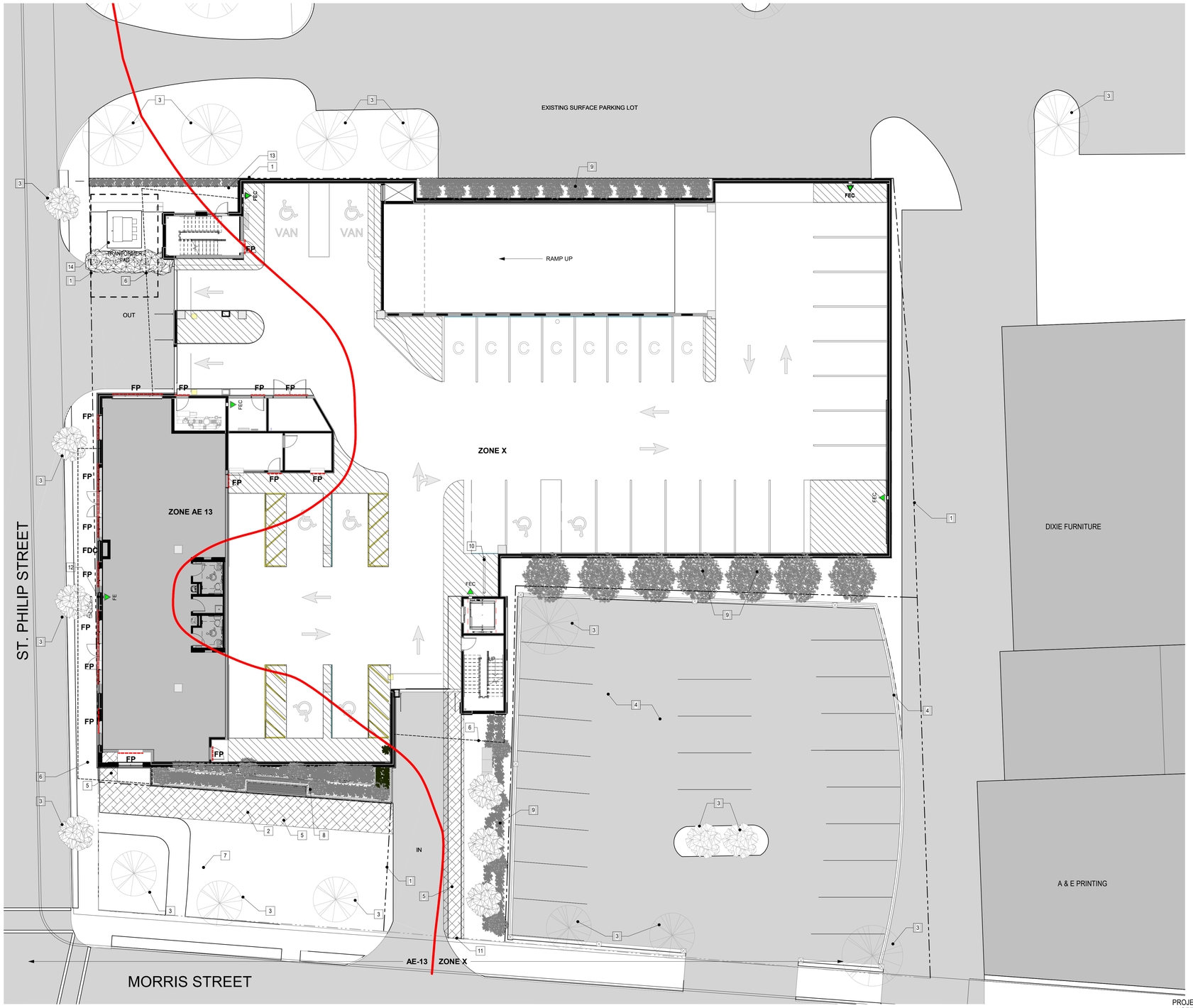
4/2/2020 2:19:32 PM M:\M0\017403\00_160 St Philip Street\Revit_Mass\ 8a Garage_R19.rvt



ARCHITECTURAL SITE PLAN

A1 / A101.1 — 3/32" = 1'-0"

Graphic Scale: 3/32"inch = 1'-0"

0 | 10' - 8" | 21' - 4" | 32' - 0" | 42' - 8"

SITE PLAN LEGEND

- FP — FLOOD PANELS
- FDC
- PROPERTY LINE
- BIKE RACK
- SPECIALTY PAVER - SEE LANDSCAPE DWGS

KEY NOTES SITE PLAN

1. PROPERTY LINES
2. WORK NOT IN SCOPE (N.I.S)
3. EXISTING TREES
4. EXISITNG FENCE AND PARKING LOT
5. SPECIALTY PAVERS
6. CANOPIES ABOVE
7. PROPOSED FUTURE PARK
8. RAISED MASONRY PLANTER
9. NEW BUFFER LANSCAPE, SEE LANDSCAPE PLAN
10. BIKE RACK
11. PRIMARY PEDESTRIAN ACCESS
12. KNOX BOX, SEE ELEVATIONS
13. ELECTRICAL METERS

FLOOD ELEVATION INFORMATION:

TMS# 460-12-02-054 (0.604 TOTAL ACRES)

FLOOD ZONE AE13 AND ZONE X

PARKING REQUIREMENTS

1 SPACE PER 250 SF OF RETAIL SPACE

	SQUARE FOOTAGE	PARKING SPACES
GROUND FLOOR	= 21,005 SF	ADA - 8 SPACES COMPACT (8'-0") - 8 SPACES STANDARD - 17 SPACES
SECOND FLOOR	= 21,005 SF	COMPACT (8'-0") - 10 SPACES STANDARD - 41 SPACES MOTORCYCLE - 4 SPACES
THIRD FLOOR	= 21,005 SF	COMPACT (8'-0") - 10 SPACES STANDARD - 41 SPACES MOTORCYCLE - 4 SPACES
FOURTH FLOOR	= 21,005 SF	COMPACT (8'-0") - 10 SPACES STANDARD - 41 SPACES MOTORCYCLE - 4 SPACES
FIFITH FLOOR	= 21,005 SF	COMPACT (8'-0") - 10 SPACES STANDARD - 41 SPACES MOTORCYCLE - 4 SPACES
SIXTH FLOOR	= 18,340 SF	COMPACT (8'-0") - 10 SPACES STANDARD - 36 SPACES MOTORCYCLE - 4 SPACES
TOTAL	= 123,013 SF	ADA - 8 SPACES COMPACT (8'-0") - 58 SPACES STANDARD - 217 SPACES MOTORCYCLE - 20 SPACES 303 SPACES

1 : 250 SF @ 2,513 SF = **10 TOTAL PARKING SPACES**

***303 TOTAL PARKING SPACES WITH 10 REQUIRED FOR RETAIL**

SITE :

SEE CIVIL PLANS FOR DEMOLITION AND FLOOD PLAIN INFORMATION. SEE C201 FOR DEMOLITION PLAN. SEE C301 FOR SITE PLAN. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY.

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

ARCHITECTURAL SITE PLAN

SHEET NO. A101.1

PROJ. NO. 017403.00

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AUTODESK 2012 RVT FILE: 160 ST PHILIP STREET - MPS - CENTRAL - ARCHITECTURAL SITE PLAN.RVT

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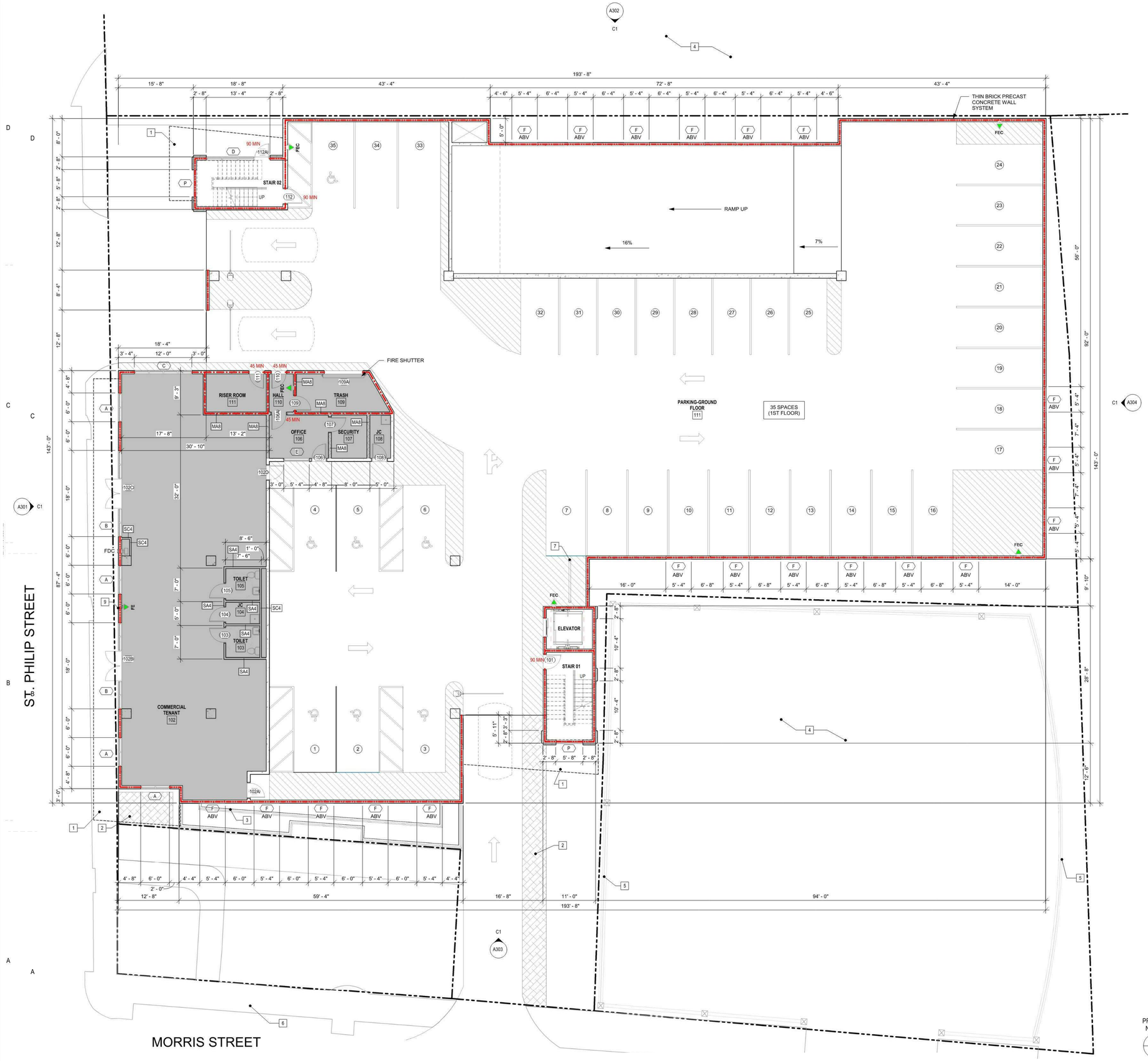
mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA



FLOOR PLAN LEGEND

- DOOR, SEE SCHEDULE & FLOOR PLANS FOR LOCATIONS — DOOR TAG
- WINDOW ASSEMBLY TAG
- LOUVER TAG
- PARTITION TYPE TAG, SEE PARTITION LEGEND FOR MORE INFORMATION
- ELEVATION TAG
- SECTION TAG
- BARRIER FREE WATER FOUNTAIN SEE PLUMB DWGS
- GRID LINE TAG, SEE STRUCTURAL DWGS
- FIRE EXTINGUISHER, SURFACE MOUNTED SEE SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE
- FIRE EXTINGUISHER, SEMI RECESSED CABINET S SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE. PROVIDE FIRE RATED CABINET TO MATCH RATING OF HOST WA
- ELECTRIC METER, SEE FLOOR PLANS FOR LOCATION
- KEY NOTE TAG, SEE FLOOR PLANS FOR LOCATIONS
- ROOM NAME / 00999 / 150 SF — ROOM TAG, SEE FLOOR PLANS FOR LOCATIONS
- FLOOD PROOFING MEMBRANE
- FP — FLOOD PANELS
- 1 HR RATED WALL
- 2 HR RATED WALL
- FDC
- PARKING SPACE NUMBER
- AREA TO BE FLOOD PROOFED

KEY NOTES FLOOR PLAN

1. CANOPY AT ENTRANCES
2. SPECIALITY PAVERS
3. RAISED MASONRY PLANTER
4. EXISTING PARKING
5. EXISTING FENCE
6. EXISTING SIDEWALK
7. BIKE RACK
8. CABLE GUARDRAIL MOUNTED INSIDE FACE OF PRECAST PANEL, TYP. ALL OPENINGS
9. KNOX BOX - SEE SITE PLAN AND ELEVATION

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

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

SHEET ISSUE:

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4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

GROUND FLOOR PLAN - CONCEPTUAL BAR

SHEET NO. A111

PROJ. NO. 017403.00

A1 / A111 GROUND FLOOR PLAN - CONCEPTUAL APPROVAL 09.12.2018
1/8" = 1'-0"

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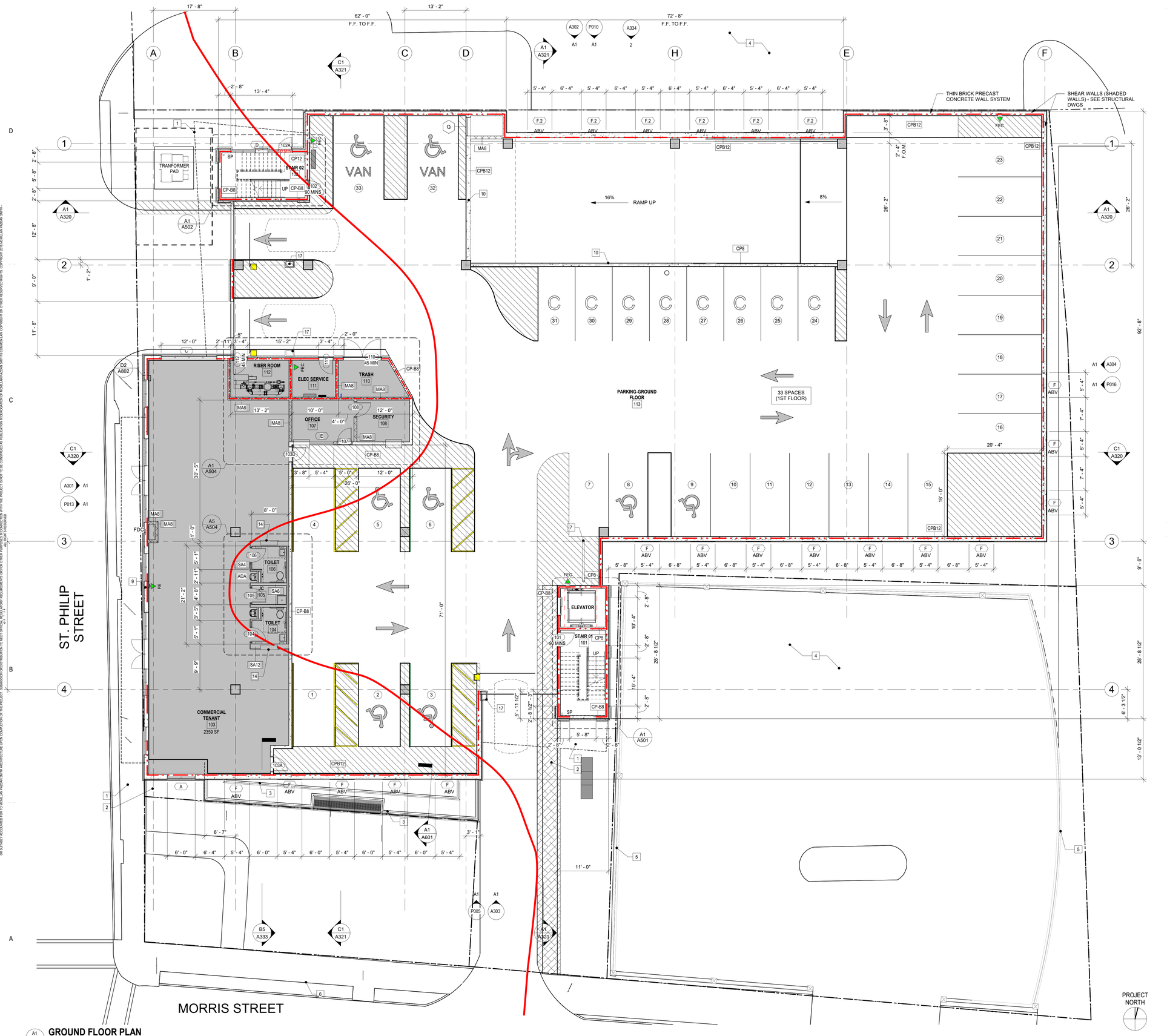

A1 GROUND FLOOR PLAN
A111.1 1/8" = 1'-0"

Graphic Scale: 1/8"inch = 1'-0"
0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

FLOOR PLAN LEGEND

- DOOR, SEE SCHEDULE & FLOOR PLANS FOR LOCATIONS — DOOR TAG (122A, 45 MIN)
- WINDOW ASSEMBLY TAG (L1, A)
- LOUVER TAG (A)
- PARTITION TYPE TAG, SEE PARTITION LEGEND FOR MORE INFORMATION (SC)
- ELEVATION TAG (SIM, A5, R101, A610)
- SECTION TAG (SIM, A5, R101, A610)
- BARRIER FREE WATER FOUNTAIN SEE PLUMB DWGS
- GRID LINE TAG, SEE STRUCTURAL DWGS (80.1)
- FE — FIRE EXTINGUISHER, SURFACE MOUNTED SEE SPEC SECTION FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE
- FEC — FIRE EXTINGUISHER, SEMI RECESSED CABINET SEE SPEC SECTION FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE. PROVIDE FIRE RATED CABINET TO MATCH RATING OF HOST WALL
- ELECTRIC METER, SEE FLOOR PLANS FOR LOCATION
- KEY NOTE TAG, SEE FLOOR PLANS FOR LOCATIONS
- ROOM NAME, 00999, 150 SF — ROOM TAG, SEE FLOOR PLANS FOR LOCATIONS
- FLOOD PROOFING MEMBRANE
- FP — FLOOD PANELS
- 1 HR RATED WALL
- 2 HR RATED WALL
- FDC
- (C) 1 — PARKING SPACE NUMBER (S) STANDARD OR (C) COMPACT OR (M) MOTORCYCLE
- AREA TO BE FLOOD PROOFED
- AREA TO RECEIVE TRAFFIC COATING TO MAKE SPACES BELOW WATER TIGHT
- SP — STANDPIPE
- WALL MOUNTED LINEAR LIGHT FIXTURE - SEE ELEC DWGS

KEY NOTES FLOOR PLAN

1. CANOPY AT ENTRANCES
2. SPECIALITY PAVERS
3. RAISED MASONRY PLANTER
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5. EXISTING FENCE
6. EXISTING SIDEWALK
7. BIKE RACK
8. CABLE GUARDRAIL MOUNTED INSIDE FACE OF PRECAST PANEL, TYP. ALL OPENINGS
9. KNOX BOX - SEE SITE PLAN AND ELEVATION
10. PRECAST CONCRETE WALL AND FRAME, TYP
11. ALUMINUM CANOPY MOUNTED SIGN - SEE ELEVATION
12. MULTI-LAYER TRAFFIC COATING TO SEAL FINISHED SPACES BELOW
13. LIGHT POLE, SEE ELECTRICAL
14. ELECTRICAL PANEL - SEE ELECTRICAL DWGS
15.
16. MECHANICAL ROOF EXHAUST FANS - SEE MEP DWGS
17. TICKET VENDING / GATE CONTROL - SEE MEP DRAWINGS - PROVIDE POWER AND DATA PER EQUIP MANUF REQUIREMENTS

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET
CHARLESTON, SOUTH CAROLINA

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PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:
GROUND FLOOR PLAN

SHEET NO. A111.1
PROJ. NO. 017403.00

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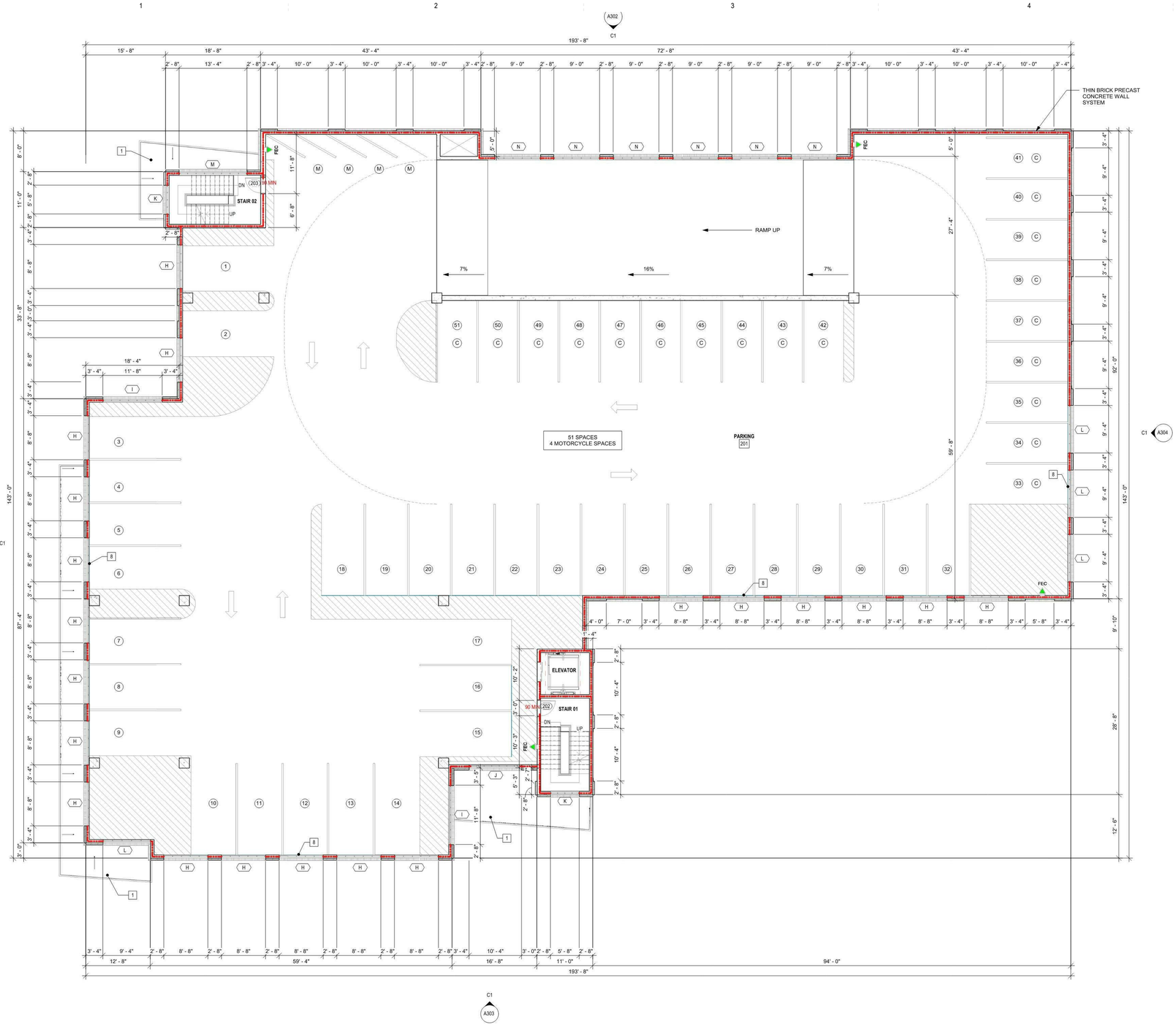
ARCHITECTURE

CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA



FLOOR PLAN LEGEND

- DOOR, SEE SCHEDULE & FLOOR PLANS FOR LOCATIONS — DOOR TAG (122A)
- WINDOW ASSEMBLY TAG (L1, A)
- LOUVER TAG (A)
- PARTITION TYPE TAG, SEE PARTITION LEGEND FOR MORE INFORMATION (SC)
- ELEVATION TAG (SIM, A5, B101, A810)
- SECTION TAG (SIM, A5, B101, A810)
- BARRIER FREE WATER FOUNTAIN SEE PLUMB DWGS
- GRID LINE TAG, SEE STRUCTURAL DWGS (80.1)
- FE — FIRE EXTINGUISHER, SURFACE MOUNTED SEE SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE
- FEC — FIRE EXTINGUISHER, SEMI RECESSED CABINET SEE SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE. PROVIDE FIRE RATED CABINET TO MATCH RATING OF HOST WALL
- ELECTRIC METER, SEE FLOOR PLANS FOR LOCATION
- KEY NOTE TAG, SEE FLOOR PLANS FOR LOCATIONS
- ROOM NAME, 00999, 150 SF — ROOM TAG, SEE FLOOR PLANS FOR LOCATIONS
- FLOOD PROOFING MEMBRANE
- FP — FLOOD PANELS
- 1 HR RATED WALL
- 2 HR RATED WALL
- FDC
- PARKING SPACE NUMBER
- AREA TO BE FLOOD PROOFED

KEY NOTES FLOOR PLAN

1. CANOPY AT ENTRANCES
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9. KNOX BOX - SEE SITE PLAN AND ELEVATION

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4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

SECOND FLOOR PLAN - CONCEPTUAL BAR

SHEET NO. A112

PROJ. NO. 017403.00

A1 / A112 **SECOND FLOOR PLAN - CONCEPTUAL APPROVAL 09.12.2018**

1/8" = 1'-0"

PROJECT NORTH

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

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

FLOOR PLAN LEGEND

- DOOR, SEE SCHEDULE & FLOOR PLANS FOR LOCATIONS
- 122A 45 MIN — DOOR TAG
- L1 A — WINDOW ASSEMBLY TAG
- A — LOUVER TAG
- SC — PARTITION TYPE TAG, SEE PARTITION LEGEND FOR MORE INFORMATION
- SIM A5 (R101 A610) — ELEVATION TAG
- SIM A5 (R101 A610) — SECTION TAG
- BARRIER FREE WATER FOUNTAIN SEE PLUMB DWGS
- 80.1 — GRID LINE TAG, SEE STRUCTURAL DWGS
- FE — FIRE EXTINGUISHER, SURFACE MOUNTED SEE SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE
- FEC — FIRE EXTINGUISHER, SEMI RECESSED CABINET SEE SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE. PROVIDE FIRE RATED CABINET TO MATCH RATING OF HOST WALL
- ELECTRIC METER, SEE FLOOR PLANS FOR LOCATION
- KEY NOTE TAG, SEE FLOOR PLANS FOR LOCATIONS
- ROOM NAME 00999 150 SF — ROOM TAG, SEE FLOOR PLANS FOR LOCATIONS
- FLOOD PROOFING MEMBRANE
- FP — FLOOD PANELS
- 1 HR RATED WALL
- 2 HR RATED WALL
- FDC
- C 1 — PARKING SPACE NUMBER
- (S) STANDARD OR (C) COMPACT OR (M) MOTORCYCLE
- AREA TO BE FLOOD PROOFED
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16. MECHANICAL ROOF EXHAUST FANS - SEE MEP DWGS
17. TICKET VENDING / GATE CONTROL - SEE MEP DRAWINGS - PROVIDE POWER AND DATA PER EQUIP MANUF REQUIREMENTS

PROJECT NORTH

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

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

A1 A112.1 **SECOND FLOOR PLAN**
1/8" = 1'-0"

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CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

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DRAWN BY: Author

SHEET TITLE:
SECOND FLOOR PLAN

SHEET NO. A112.1

PROJ. NO. 017403.00

mcmillan pazdan smith
ARCHITECTURE

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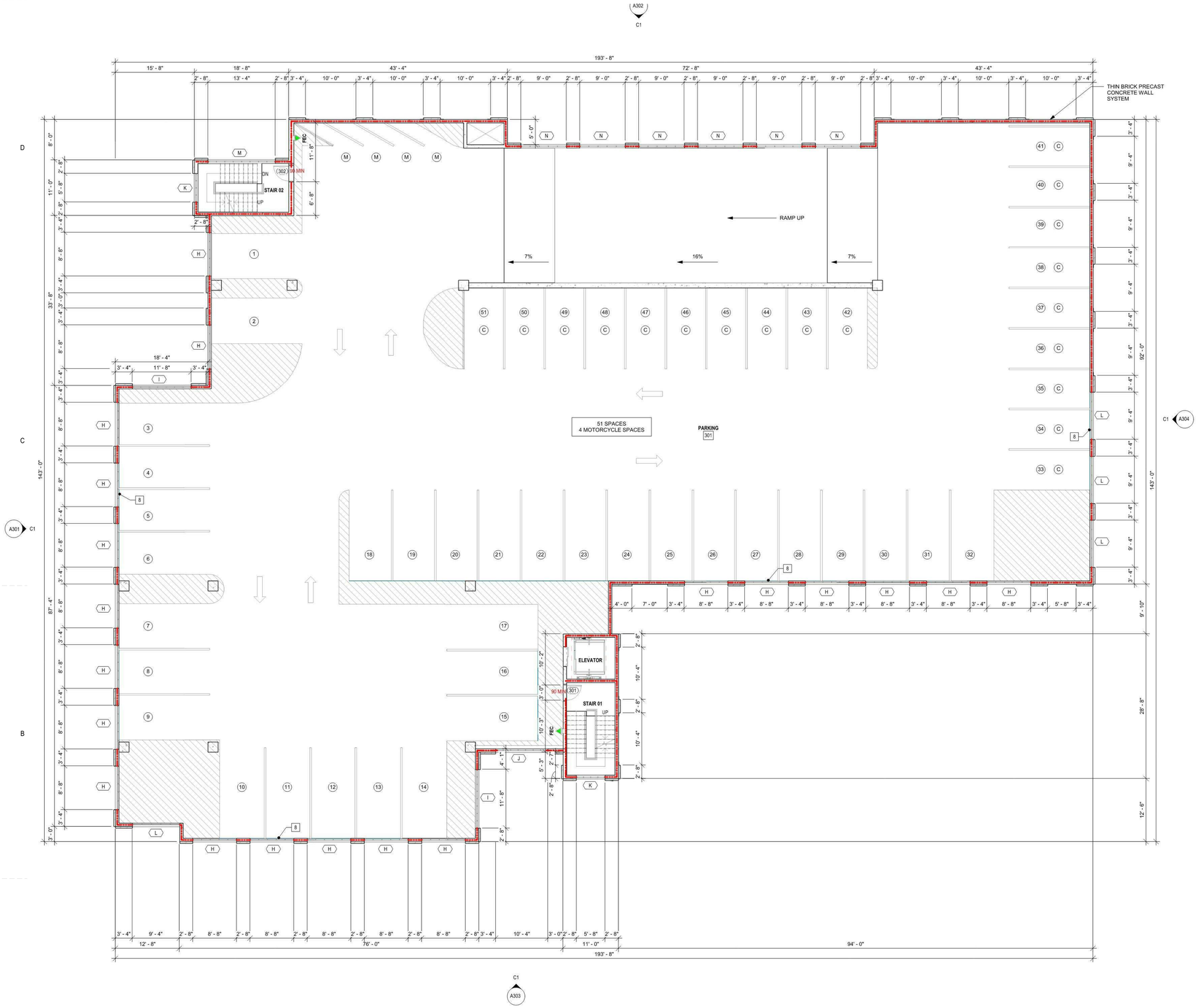
CHARLESTON, SOUTH CAROLINA



FLOOR PLAN LEGEND

- DOOR, SEE SCHEDULE & FLOOR PLANS FOR LOCATIONS — DOOR TAG
- WINDOW ASSEMBLY TAG
- LOUVER TAG
- PARTITION TYPE TAG, SEE PARTITION LEGEND FOR MORE INFORMATION
- ELEVATION TAG
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KEY NOTES FLOOR PLAN

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4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

THIRD FLOOR PLAN - CONCEPTUAL BAR

SHEET NO. A113

PROJ. NO. 017403.00

A1 / A113 **THIRD FLOOR PLAN - CONCEPTUAL APPROVAL 09.12.2018**

1/8" = 1'-0"

PROJECT NORTH

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

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

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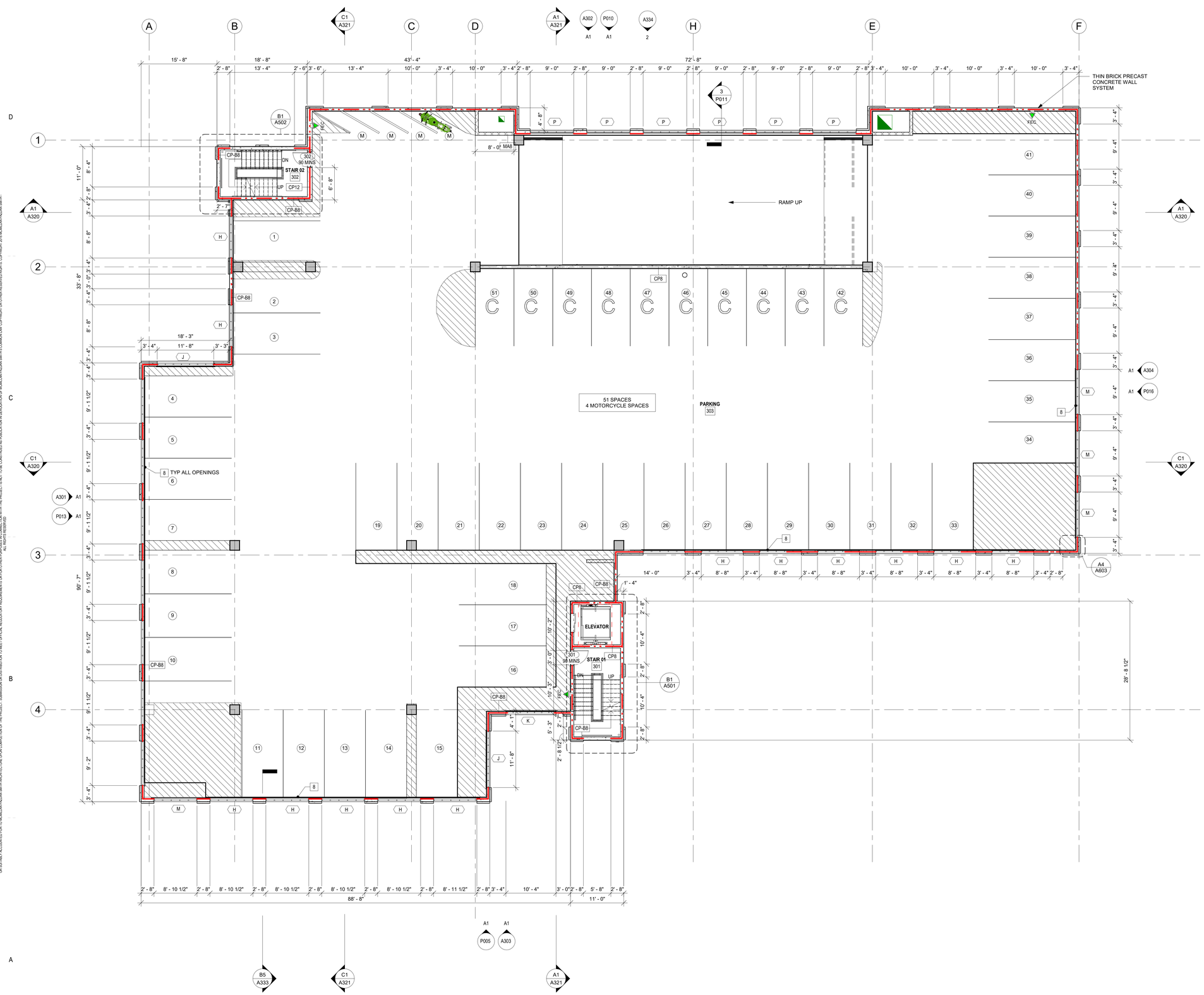

FLOOR PLAN LEGEND

- DOOR, SEE SCHEDULE & FLOOR PLANS FOR LOCATIONS
- 122A / 45 MIN — DOOR TAG
- L1 / A — WINDOW ASSEMBLY TAG
- A — LOUVER TAG
- SC — PARTITION TYPE TAG, SEE PARTITION LEGEND FOR MORE INFORMATION
- SIM / A5 / R101 A610 — ELEVATION TAG
- SIM / A5 / R101 A610 — SECTION TAG
- BARRIER FREE WATER FOUNTAIN SEE PLUMB DWGS
- 80.1 — GRID LINE TAG, SEE STRUCTURAL DWGS
- FE — FIRE EXTINGUISHER, SURFACE MOUNTED SEE SPEC SECTION ____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE
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- KEY NOTE TAG, SEE FLOOR PLANS FOR LOCATIONS
- ROOM NAME / 00999 / 150 SF — ROOM TAG, SEE FLOOR PLANS FOR LOCATIONS
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- FP — FLOOD PANELS
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- 2 HR RATED WALL
- FDC
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- AREA TO BE FLOOD PROOFED
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KEY NOTES FLOOR PLAN

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16. MECHANICAL ROOF EXHAUST FANS - SEE MEP DWGS
17. TICKET VENDING / GATE CONTROL - SEE MEP DRAWINGS - PROVIDE POWER AND DATA PER EQUIP MANUF REQUIREMENTS

A1 THIRD FLOOR PLAN

A1 / A113.1 — 1/8" = 1'-0"

PROJECT NORTH

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

0 — 8' - 0" — 16' - 0" — 24' - 0" — 32' - 0"

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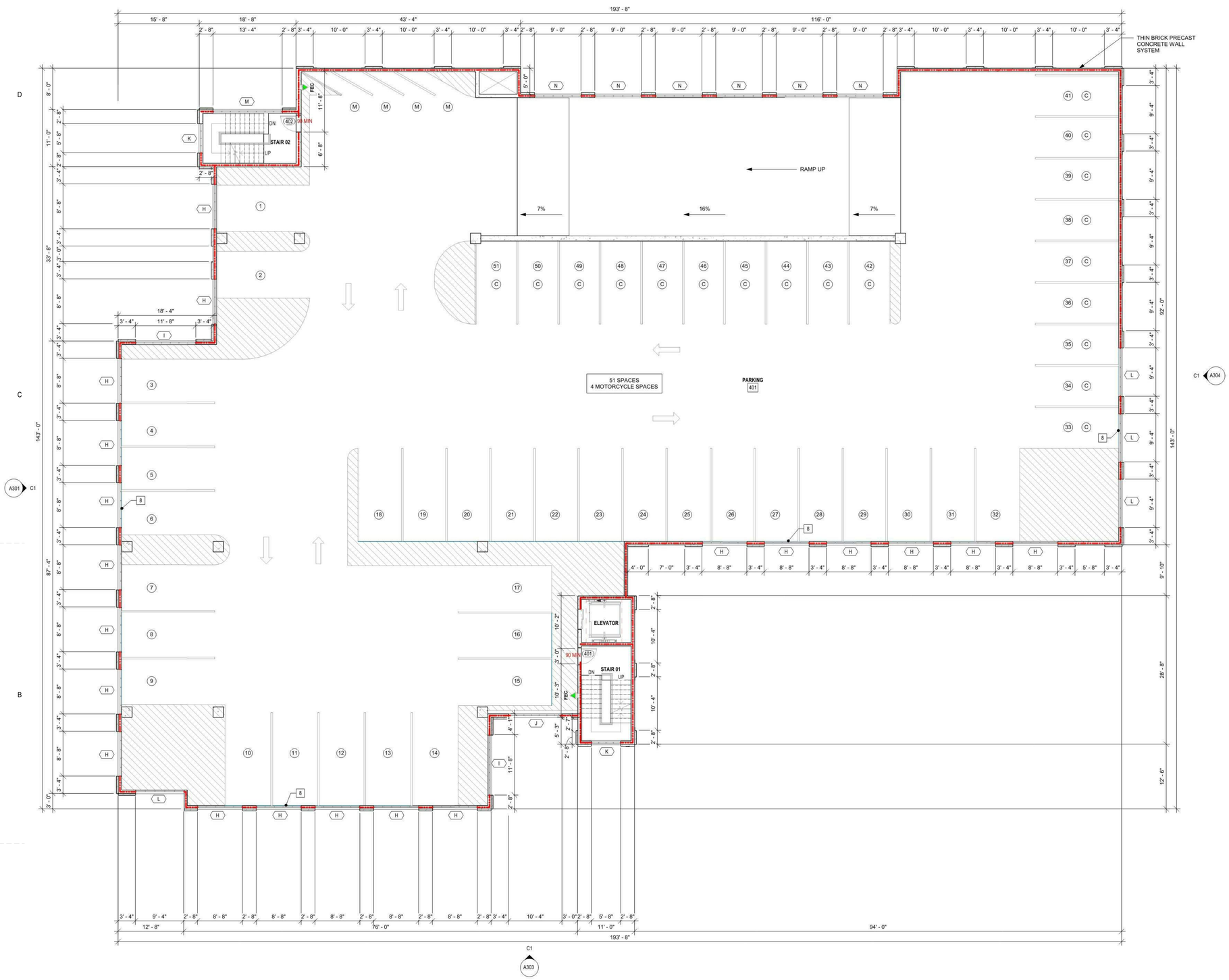

FLOOR PLAN LEGEND

- DOOR, SEE SCHEDULE & FLOOR PLANS FOR LOCATIONS — DOOR TAG
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- SECTION TAG
- BARRIER FREE WATER FOUNTAIN SEE PLUMB DWGS
- GRID LINE TAG, SEE STRUCTURAL DWGS
- FIRE EXTINGUISHER, SURFACE MOUNTED SEE SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE
- FIRE EXTINGUISHER, SEMI RECESSED CABINET SEE SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE. PROVIDE FIRE RATED CABINET TO MATCH RATING OF HOST WALL
- ELECTRIC METER, SEE FLOOR PLANS FOR LOCATION
- KEY NOTE TAG, SEE FLOOR PLANS FOR LOCATIONS
- ROOM TAG, SEE FLOOR PLANS FOR LOCATIONS
- FLOOD PROOFING MEMBRANE
- FLOOD PANELS
- 1 HR RATED WALL
- 2 HR RATED WALL
- FDC
- PARKING SPACE NUMBER
- AREA TO BE FLOOD PROOFED

KEY NOTES FLOOR PLAN

1. CANOPY AT ENTRANCES
2. SPECIALITY PAVERS
3. RAISED MASONRY PLANTER
4. EXISTING PARKING
5. EXISTING FENCE
6. EXISTING SIDEWALK
7. BIKE RACK
8. CABLE GUARDRAIL MOUNTED INSIDE FACE OF PRECAST PANEL, TYP. ALL OPENINGS
9. KNOX BOX - SEE SITE PLAN AND ELEVATION

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

FOURTH FLOOR PLAN - CONCEPTUAL BAR

SHEET NO. A114

PROJ. NO. 017403.00

A1 / A114 **FOURTH FLOOR PLAN - CONCEPTUAL APPROVAL 09.12.2018**
1/8" = 1'-0"

PROJECT NORTH

Graphic Scale: 1/8"inch = 1'-0"
0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

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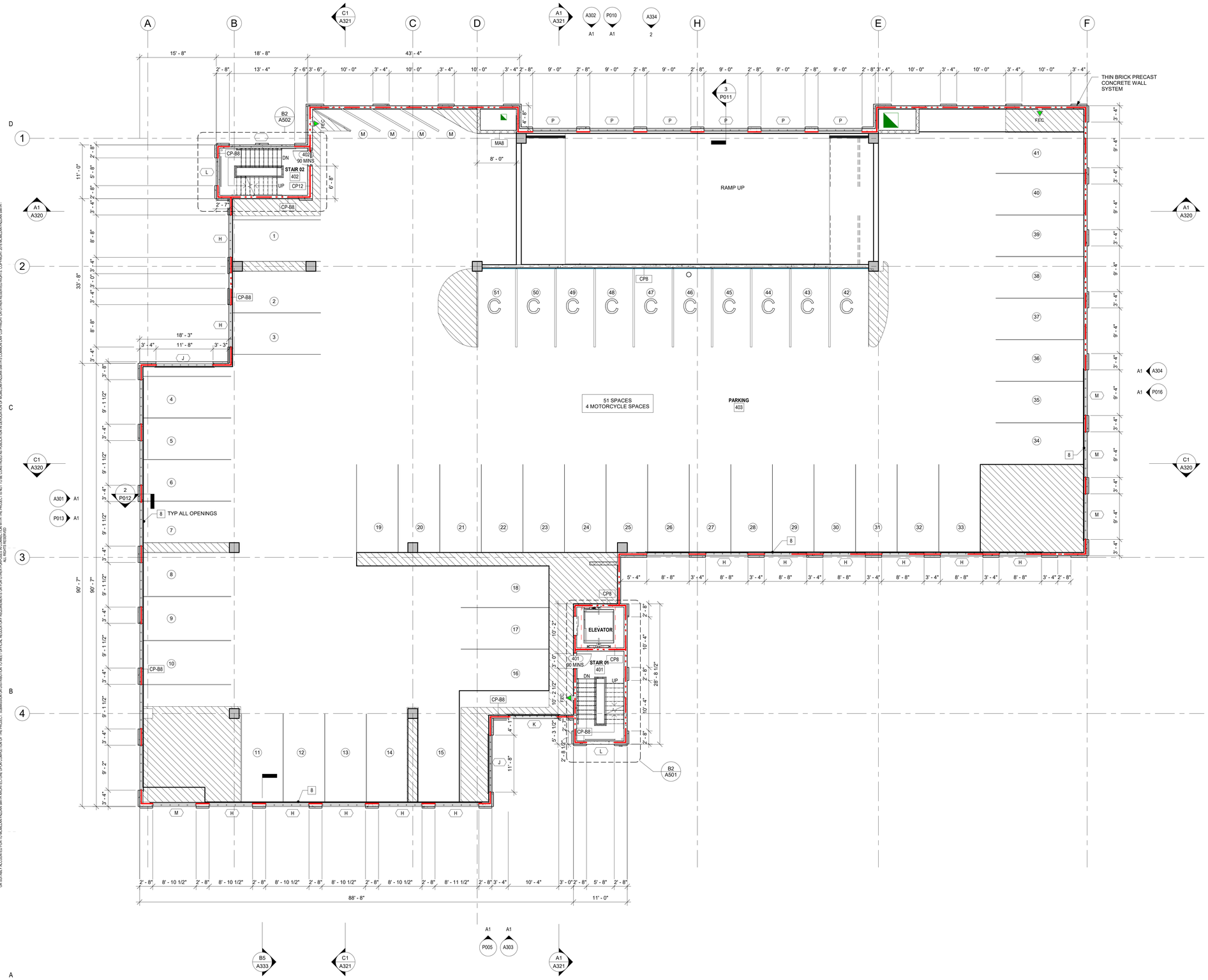

FLOOR PLAN LEGEND

- DOOR, SEE SCHEDULE & FLOOR PLANS FOR LOCATIONS
- 122A 45 MIN — DOOR TAG
- L1 A — WINDOW ASSEMBLY TAG
- A — LOUVER TAG
- SC — PARTITION TYPE TAG, SEE PARTITION LEGEND FOR MORE INFORMATION
- SIM A5 R101 A810 — ELEVATION TAG
- SIM A5 R101 A810 — SECTION TAG
- BARRIER FREE WATER FOUNTAIN SEE PLUMB DWGS
- 80.1 — GRID LINE TAG, SEE STRUCTURAL DWGS
- FE — FIRE EXTINGUISHER, SURFACE MOUNTED SEE SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE
- FEC — FIRE EXTINGUISHER, SEMI RECESSED CABINET SEE SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE. PROVIDE FIRE RATED CABINET TO MATCH RATING OF HOST WALL
- ELECTRIC METER, SEE FLOOR PLANS FOR LOCATION
- KEY NOTE TAG, SEE FLOOR PLANS FOR LOCATIONS
- ROOM NAME 00999 150 SF — ROOM TAG, SEE FLOOR PLANS FOR LOCATIONS
- FLOOD PROOFING MEMBRANE
- FP — FLOOD PANELS
- 1 HR RATED WALL
- 2 HR RATED WALL
- FDC
- C 1 — PARKING SPACE NUMBER
- (S) STANDARD OR (C) COMPACT OR (M) MOTORCYCLE
- AREA TO BE FLOOD PROOFED
- AREA TO RECEIVE TRAFFIC COATING TO MAKE SPACES BELOW WATER TIGHT
- SP — STANDPIPE
- WALL MOUNTED LINEAR LIGHT FIXTURE - SEE ELEC DWGS

KEY NOTES FLOOR PLAN

1. CANOPY AT ENTRANCES
2. SPECIALITY PAVERS
3. RAISED MASONRY PLANTER
4. EXISTING PARKING
5. EXISTING FENCE
6. EXISTING SIDEWALK
7. BIKE RACK
8. CABLE GUARDRAIL MOUNTED INSIDE FACE OF PRECAST PANEL, TYP. ALL OPENINGS
9. KNOX BOX - SEE SITE PLAN AND ELEVATION
10. PRECAST CONCRETE WALL AND FRAME, TYP
11. ALUMINUM CANOPY MOUNTED SIGN - SEE ELEVATION
12. MULTI-LAYER TRAFFIC COATING TO SEAL FINISHED SPACES BELOW
13. LIGHT POLE, SEE ELECTRICAL
14. ELECTRICAL PANEL - SEE ELECTRICAL DWGS
15.
16. MECHANICAL ROOF EXHAUST FANS - SEE MEP DWGS
17. TICKET VENDING / GATE CONTROL - SEE MEP DRAWINGS - PROVIDE POWER AND DATA PER EQUIP MANUF REQUIREMENTS

A1 FOURTH FLOOR PLAN

A114.1 1/8" = 1'-0"

PROJECT NORTH

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

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

AUTODESK 2:21:18 PM BIM 360 DEVELOPER, GEO B-Pro Extension, Revit Subscription
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CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

FOURTH FLOOR PLAN

SHEET NO. A114.1

PROJ. NO. 017403.00

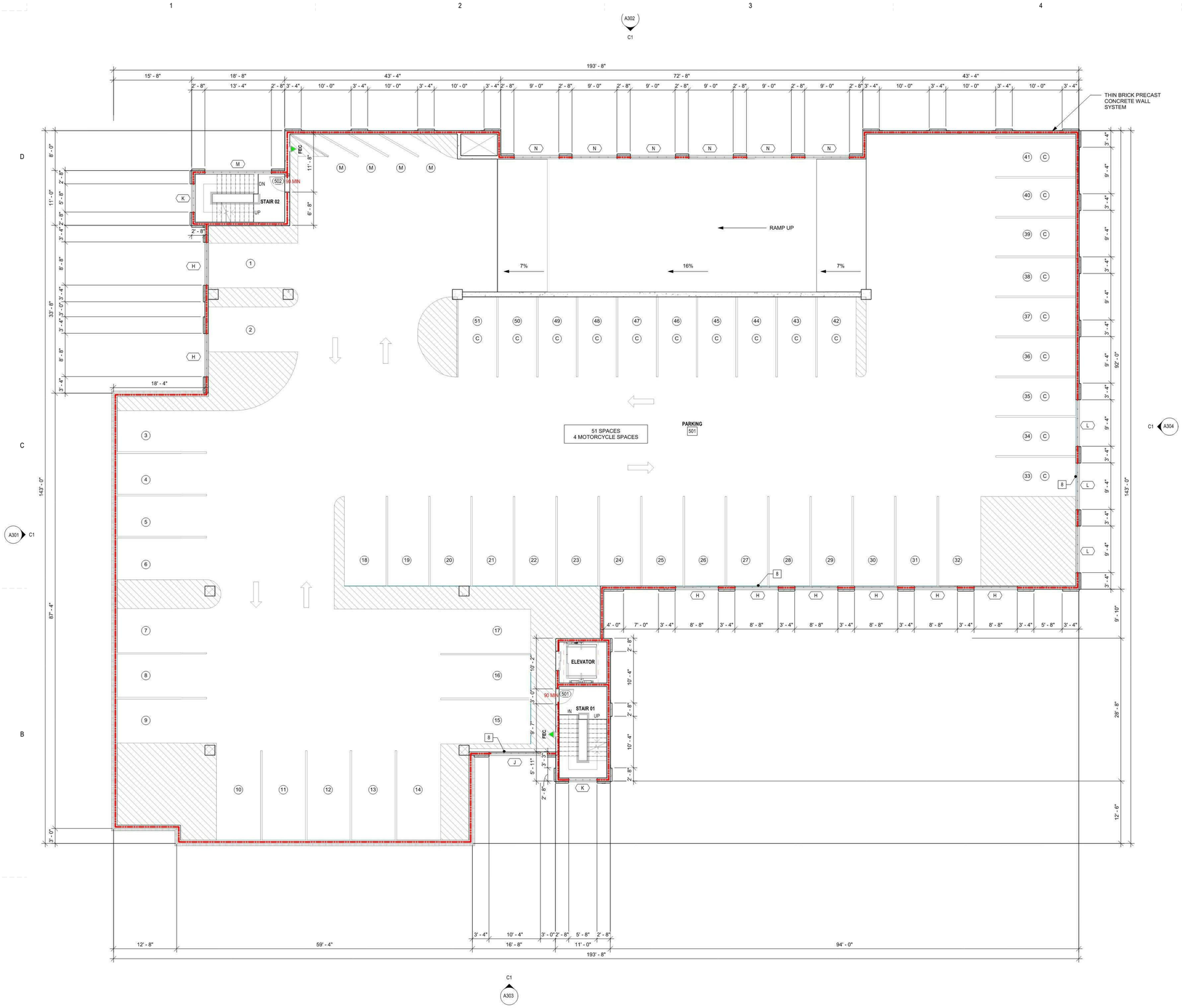
mcmillan pazdan smith
ARCHITECTURE

CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA



FLOOR PLAN LEGEND

- DOOR, SEE SCHEDULE & FLOOR PLANS FOR LOCATIONS — DOOR TAG (122A)
- WINDOW ASSEMBLY TAG (L1 A)
- LOUVER TAG (A)
- PARTITION TYPE TAG, SEE PARTITION LEGEND FOR MORE INFORMATION (SC)
- ELEVATION TAG (SIM A5 A101 A610)
- SECTION TAG (SIM A5 A101 A610)
- BARRIER FREE WATER FOUNTAIN SEE PLUMB DWGS
- GRID LINE TAG, SEE STRUCTURAL DWGS (80.1)
- FE — FIRE EXTINGUISHER, SURFACE MOUNTED SEE SPEC SECTION ____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE
- FEC — FIRE EXTINGUISHER, SEMI RECESSED CABINET SEE SPEC SECTION ____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE. PROVIDE FIRE RATED CABINET TO MATCH RATING OF HOST WALL
- ELECTRIC METER, SEE FLOOR PLANS FOR LOCATION
- KEY NOTE TAG, SEE FLOOR PLANS FOR LOCATIONS
- ROOM NAME / 00999 / 150 SF — ROOM TAG, SEE FLOOR PLANS FOR LOCATIONS
- FLOOD PROOFING MEMBRANE
- FP — FLOOD PANELS
- 1 HR RATED WALL
- 2 HR RATED WALL
- FDC
- (1) PARKING SPACE NUMBER
- AREA TO BE FLOOD PROOFED

KEY NOTES FLOOR PLAN

1. CANOPY AT ENTRANCES
2. SPECIALITY PAVERS
3. RAISED MASONRY PLANTER
4. EXISTING PARKING
5. EXISTING FENCE
6. EXISTING SIDEWALK
7. BIKE RACK
8. CABLE GUARDRAIL MOUNTED INSIDE FACE OF PRECAST PANEL, TYP. ALL OPENINGS
9. KNOX BOX - SEE SITE PLAN AND ELEVATION

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SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

FIFTH FLOOR PLAN - CONCEPTUAL BAR

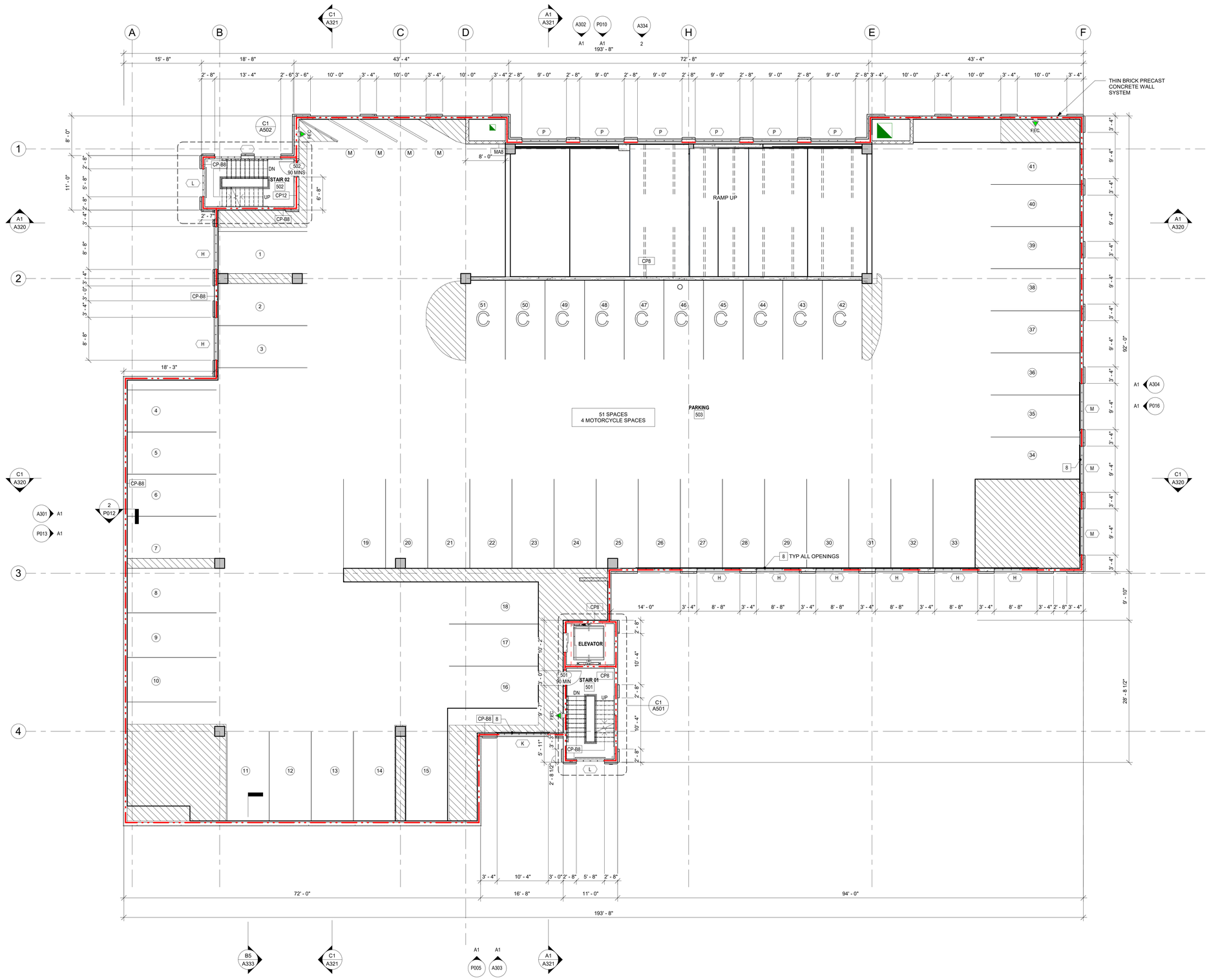
SHEET NO. A115

PROJ. NO. 017403.00

A1 / A115 **FIFTH FLOOR PLAN - CONCEPTUAL APPROVAL 09.12.2018**
1/8" = 1'-0"

PROJECT NORTH

Graphic Scale: 1/8"inch = 1'-0"
0 8' - 0" 16' - 0" 24' - 0" 32' - 0"



FIFTH FLOOR PLAN

A115.1 1/8" = 1'-0"

PROJECT NORTH

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

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

FLOOR PLAN LEGEND

- DOOR, SEE SCHEDULE & FLOOR PLANS FOR LOCATIONS
- 122A 45 MIN — DOOR TAG
- L1 A — WINDOW ASSEMBLY TAG
- A — LOUVER TAG
- SC — PARTITION TYPE TAG, SEE PARTITION LEGEND FOR MORE INFORMATION
- SIM A5 R101 A810 — ELEVATION TAG
- SIM A5 R101 A810 — SECTION TAG
- BARRIER FREE WATER FOUNTAIN SEE PLUMB DWGS
- 80.1 — GRID LINE TAG, SEE STRUCTURAL DWGS
- FE — FIRE EXTINGUISHER, SURFACE MOUNTED SEE SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE
- FEC — FIRE EXTINGUISHER, SEMI RECESSED CABINET SEE SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE. PROVIDE FIRE RATED CABINET TO MATCH RATING OF HOST WALL
- ELECTRIC METER, SEE FLOOR PLANS FOR LOCATION
- KEY NOTE TAG, SEE FLOOR PLANS FOR LOCATIONS
- ROOM NAME 00999 150 SF — ROOM TAG, SEE FLOOR PLANS FOR LOCATIONS
- FLOOD PROOFING MEMBRANE
- FP — FLOOD PANELS
- 1 HR RATED WALL
- 2 HR RATED WALL
- FDC
- C 1 — PARKING SPACE NUMBER
- (S) STANDARD OR (C) COMPACT OR (M) MOTORCYCLE
- AREA TO BE FLOOD PROOFED
- AREA TO RECEIVE TRAFFIC COATING TO MAKE SPACES BELOW WATER TIGHT
- SP — STANDPIPE
- WALL MOUNTED LINEAR LIGHT FIXTURE - SEE ELEC DWGS

KEY NOTES FLOOR PLAN

1. CANOPY AT ENTRANCES
2. SPECIALITY PAVERS
3. RAISED MASONRY PLANTER
4. EXISTING PARKING
5. EXISTING FENCE
6. EXISTING SIDEWALK
7. BIKE RACK
8. CABLE GUARDRAIL MOUNTED INSIDE FACE OF PRECAST PANEL, TYP. ALL OPENINGS
9. KNOX BOX - SEE SITE PLAN AND ELEVATION
10. PRECAST CONCRETE WALL AND FRAME, TYP
11. ALUMINUM CANOPY MOUNTED SIGN - SEE ELEVATION
12. MULTI-LAYER TRAFFIC COATING TO SEAL FINISHED SPACES BELOW
13. LIGHT POLE, SEE ELECTRICAL
14. ELECTRICAL PANEL - SEE ELECTRICAL DWGS
15.
16. MECHANICAL ROOF EXHAUST FANS - SEE MEP DWGS
17. TICKET VENDING / GATE CONTROL - SEE MEP DRAWINGS - PROVIDE POWER AND DATA PER EQUIP MANUF REQUIREMENTS

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CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

FIFTH FLOOR PLAN

SHEET NO. A115.1

PROJ. NO. 017403.00

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SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

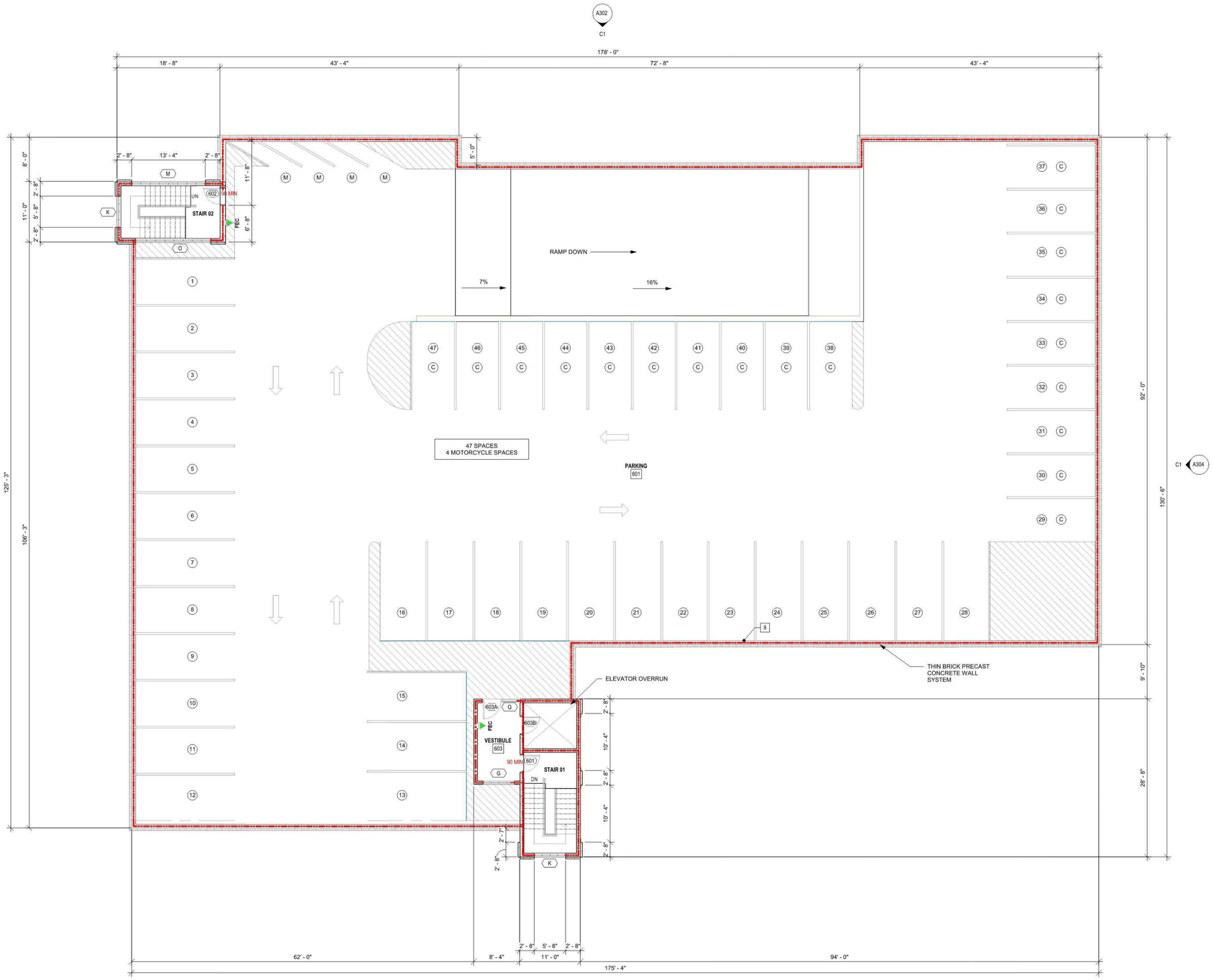
PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

SIXTH FLOOR PLAN - CONCEPTUAL BAR

SHEET NO. A116

PROJ. NO. 017403.00



A1 / A116 **SIXTH FLOOR PLAN - CONCEPTUAL APPROVAL 09.12.2018**

1/8" = 1'-0"

PROJECT NORTH

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

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

FLOOR PLAN LEGEND

- DOOR, SEE SCHEDULE & FLOOR PLANS FOR LOCATIONS — DOOR TAG (122A)
- WINDOW ASSEMBLY TAG (L1, A)
- LOUVER TAG (A)
- PARTITION TYPE TAG, SEE PARTITION LEGEND FOR MORE INFORMATION (SC)
- ELEVATION TAG (SIM, A5, B101, A610)
- SECTION TAG (SIM, A5, B101, A610)
- BARRIER FREE WATER FOUNTAIN SEE PLUMB DWGS
- GRID LINE TAG, SEE STRUCTURAL DWGS (80.1)
- FIRE EXTINGUISHER, SURFACE MOUNTED SEE SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE (FE)
- FIRE EXTINGUISHER, SEMI RECESSED CABINET SEE SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE. PROVIDE FIRE RATED CABINET TO MATCH RATING OF HOST WALL (FEC)
- ELECTRIC METER, SEE FLOOR PLANS FOR LOCATION
- KEY NOTE TAG, SEE FLOOR PLANS FOR LOCATIONS
- ROOM TAG, SEE FLOOR PLANS FOR LOCATIONS (ROOM NAME, 00999, 150 SF)
- FLOOD PROOFING MEMBRANE
- FLOOD PANELS (FP)
- 1 HR RATED WALL
- 2 HR RATED WALL
- FDC
- PARKING SPACE NUMBER (1)
- AREA TO BE FLOOD PROOFED

KEY NOTES FLOOR PLAN

1. CANOPY AT ENTRANCES
2. SPECIALITY PAVERS
3. RAISED MASONRY PLANTER
4. EXISTING PARKING
5. EXISTING FENCE
6. EXISTING SIDEWALK
7. BIKE RACK
8. CABLE GUARDRAIL MOUNTED INSIDE FACE OF PRECAST PANEL, TYP. ALL OPENINGS
9. KNOX BOX - SEE SITE PLAN AND ELEVATION

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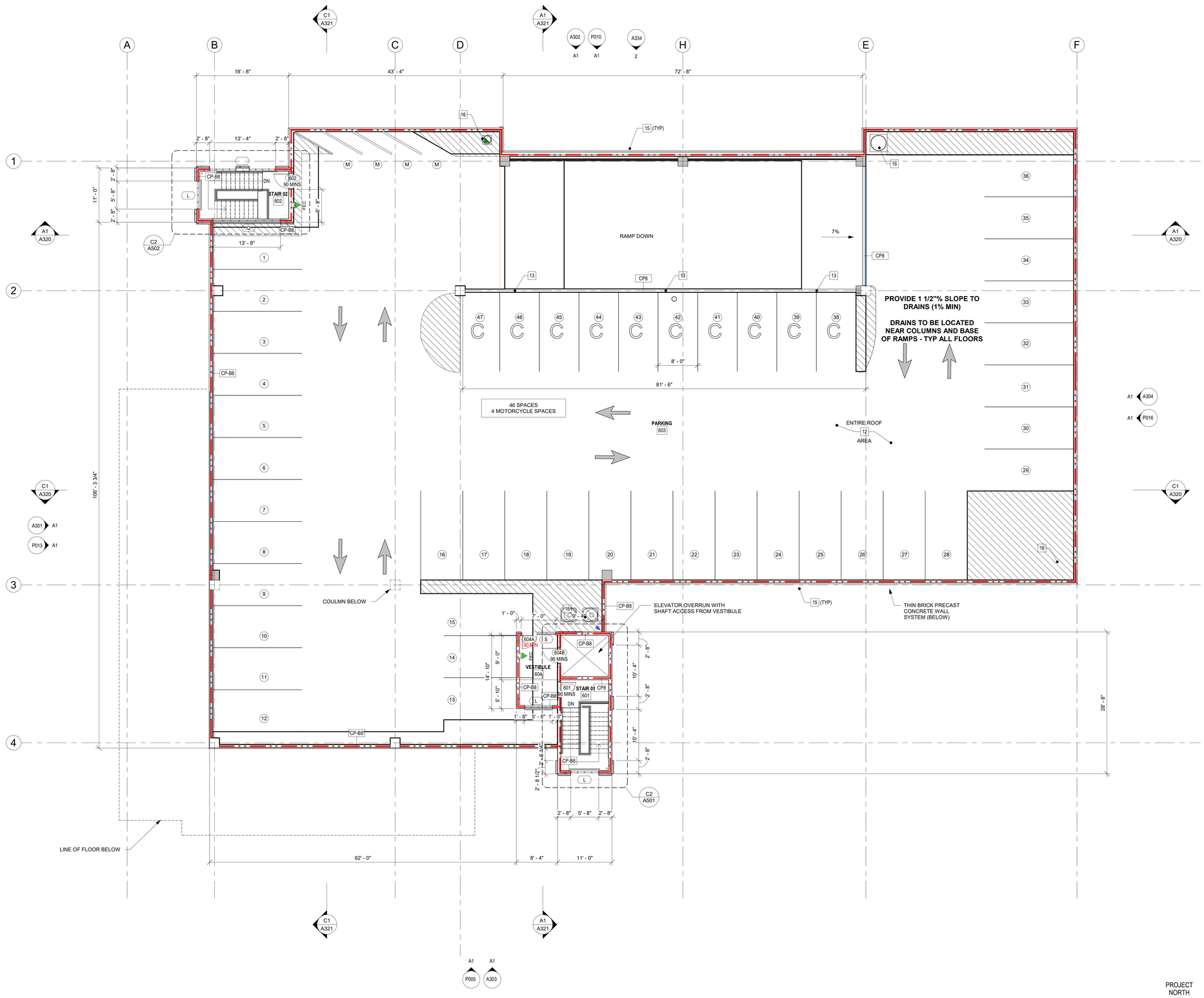

A1 SIXTH FLOOR PLAN

A116.1 1/8" = 1'-0"

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

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

FLOOR PLAN LEGEND

- DOOR, SEE SCHEDULE & FLOOR PLANS FOR LOCATIONS
- 122A 45 MIN — DOOR TAG
- L1 A — WINDOW ASSEMBLY TAG
- A — LOUVER TAG
- SC — PARTITION TYPE TAG, SEE PARTITION LEGEND FOR MORE INFORMATION
- SIM A5 R101 A610 — ELEVATION TAG
- SIM A5 R101 A610 — SECTION TAG
- BARRIER FREE WATER FOUNTAIN SEE PLUMB DWGS
- 80.1 — GRID LINE TAG, SEE STRUCTURAL DWGS
- FE — FIRE EXTINGUISHER, SURFACE MOUNTED SEE SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE
- FEC — FIRE EXTINGUISHER, SEMI RECESSED CABINET SEE SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE. PROVIDE FIRE RATED CABINET TO MATCH RATING OF HOST WALL
- ELECTRIC METER, SEE FLOOR PLANS FOR LOCATION
- KEY NOTE TAG, SEE FLOOR PLANS FOR LOCATIONS
- ROOM NAME 00999 150 SF — ROOM TAG, SEE FLOOR PLANS FOR LOCATIONS
- FLOOD PROOFING MEMBRANE
- FP — FLOOD PANELS
- 1 HR RATED WALL
- 2 HR RATED WALL
- FDC
- C 1 — PARKING SPACE NUMBER
- (S) STANDARD OR (C) COMPACT OR (M) MOTORCYCLE
- AREA TO BE FLOOD PROOFED
- AREA TO RECEIVE TRAFFIC COATING TO MAKE SPACES BELOW WATER TIGHT
- SP — STANDPIPE
- WALL MOUNTED LINEAR LIGHT FIXTURE - SEE ELEC DWGS

KEY NOTES FLOOR PLAN

1. CANOPY AT ENTRANCES
2. SPECIALITY PAVERS
3. RAISED MASONRY PLANTER
4. EXISTING PARKING
5. EXISTING FENCE
6. EXISTING SIDEWALK
7. BIKE RACK
8. CABLE GUARDRAIL MOUNTED INSIDE FACE OF PRECAST PANEL, TYP. ALL OPENINGS
9. KNOX BOX - SEE SITE PLAN AND ELEVATION
10. PRECAST CONCRETE WALL AND FRAME, TYP
11. ALUMINUM CANOPY MOUNTED SIGN - SEE ELEVATION
12. MULTI-LAYER TRAFFIC COATING TO SEAL FINISHED SPACES BELOW
13. LIGHT POLE, SEE ELECTRICAL
14. ELECTRICAL PANEL - SEE ELECTRICAL DWGS
15.
16. MECHANICAL ROOF EXHAUST FANS - SEE MEP DWGS
17. TICKET VENDING / GATE CONTROL - SEE MEP DRAWINGS - PROVIDE POWER AND DATA PER EQUIP MANUF REQUIREMENTS

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

SIXTH FLOOR PLAN

SHEET NO. A116.1

PROJ. NO. 017403.00

A1DSKP 2:21:55 PM BM:\BIM\017403.00 - 160 St Philip Residential - Revit.rvt
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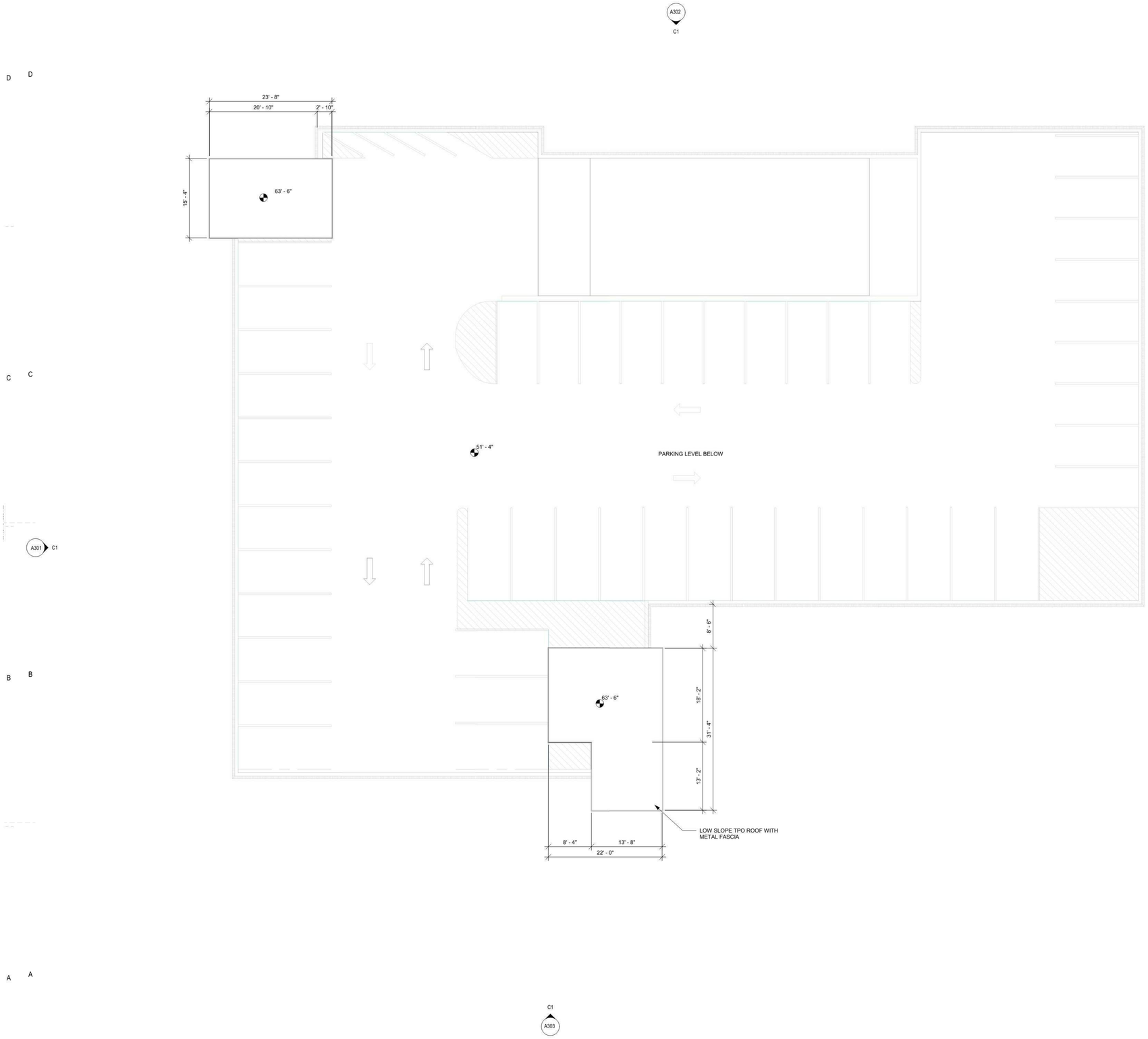
CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA



FLOOR PLAN LEGEND

- DOOR, SEE SCHEDULE & FLOOR PLANS FOR LOCATIONS (122A) DOOR TAG
- L1 A — WINDOW ASSEMBLY TAG
- A — LOUVER TAG
- SC — PARTITION TYPE TAG, SEE PARTITION LEGEND FOR MORE INFORMATION
- SIM A3 (R101) (A610) — ELEVATION TAG
- SIM A5 (R101) (A610) — SECTION TAG
- BARRIER FREE WATER FOUNTAIN SEE PLUMB DWGS
- 80.1 — GRID LINE TAG, SEE STRUCTURAL DWGS
- FE — FIRE EXTINGUISHER, SURFACE MOUNTED SEE SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE
- FEC — FIRE EXTINGUISHER, SEMI RECESSED CABINET SEE SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE. PROVIDE FIRE RATED CABINET TO MATCH RATING OF HOST WALL
- ELECTRIC METER, SEE FLOOR PLANS FOR LOCATION
- KEY NOTE TAG, SEE FLOOR PLANS FOR LOCATIONS
- ROOM NAME 00999 150 SF — ROOM TAG, SEE FLOOR PLANS FOR LOCATIONS
- FLOOD PROOFING MEMBRANE
- FP — FLOOD PANELS
- 1 HR RATED WALL
- 2 HR RATED WALL
- FDC
- 1 — PARKING SPACE NUMBER
- AREA TO BE FLOOD PROOFED

C1 A304

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4/2/2020 2:21:38 PM RAM 360v10.1.1420.0xc_x64 160 St Philip Streetlevel_Mixed Use Garage_R19.rvt

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

APPURTENANCE ROOF PLAN - CONCEPTUAL BAR

SHEET NO. A117

PROJ. NO. 017403.00

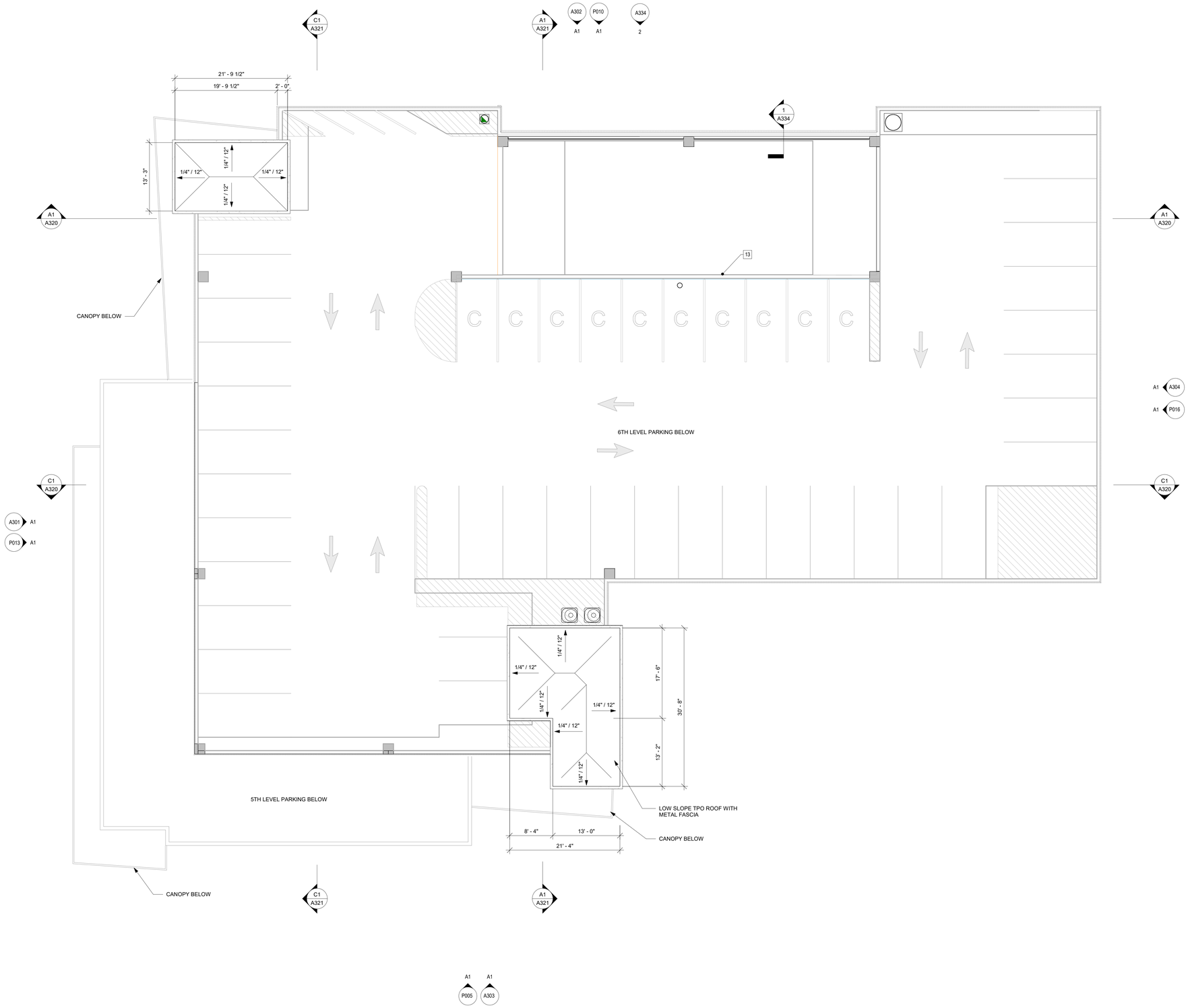
A1 / A117 **ROOF PLAN - CONCEPTUAL APPROVAL 09.12.2018**

1/8" = 1'-0"

PROJECT NORTH

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

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"



A1 A117.1 **OVERALL ROOF PLAN**

1/8" = 1'-0"

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

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

FLOOR PLAN LEGEND

- DOOR, SEE SCHEDULE & FLOOR PLANS FOR LOCATIONS
- 122A 45 MIN — DOOR TAG
- L1 A — WINDOW ASSEMBLY TAG
- A — LOUVER TAG
- SC — PARTITION TYPE TAG, SEE PARTITION LEGEND FOR MORE INFORMATION
- SIM A5 R101 A610 — ELEVATION TAG
- SIM A5 R101 A610 — SECTION TAG
- BARRIER FREE WATER FOUNTAIN SEE PLUMB DWGS
- 80.1 — GRID LINE TAG, SEE STRUCTURAL DWGS
- FE — FIRE EXTINGUISHER, SURFACE MOUNTED SEE SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE
- FEC — FIRE EXTINGUISHER, SEMI RECESSED CABINET SEE SPEC SECTION _____ FOR EXTINGUISHER TYPES REQUIRED BY SPACE USE TYPE. PROVIDE FIRE RATED CABINET TO MATCH RATING OF HOST WALL
- ELECTRIC METER, SEE FLOOR PLANS FOR LOCATION
- KEY NOTE TAG, SEE FLOOR PLANS FOR LOCATIONS
- ROOM NAME 00999 150 SF — ROOM TAG, SEE FLOOR PLANS FOR LOCATIONS
- FLOOD PROOFING MEMBRANE
- FP — FLOOD PANELS
- 1 HR RATED WALL
- 2 HR RATED WALL
- FDC
- C 1 — PARKING SPACE NUMBER
- (S) STANDARD OR (C) COMPACT OR (M) MOTORCYCLE
- AREA TO BE FLOOD PROOFED
- AREA TO RECEIVE TRAFFIC COATING TO MAKE SPACES BELOW WATER TIGHT
- SP — STANDPIPE
- WALL MOUNTED LINEAR LIGHT FIXTURE - SEE ELEC DWGS

KEY NOTES FLOOR PLAN

1. CANOPY AT ENTRANCES
2. SPECIALITY PAVERS
3. RAISED MASONRY PLANTER
4. EXISTING PARKING
5. EXISTING FENCE
6. EXISTING SIDEWALK
7. BIKE RACK
8. CABLE GUARDRAIL MOUNTED INSIDE FACE OF PRECAST PANEL, TYP. ALL OPENINGS
9. KNOX BOX - SEE SITE PLAN AND ELEVATION
10. PRECAST CONCRETE WALL AND FRAME, TYP
11. ALUMINUM CANOPY MOUNTED SIGN - SEE ELEVATION
12. MULTI-LAYER TRAFFIC COATING TO SEAL FINISHED SPACES BELOW
13. LIGHT POLE, SEE ELECTRICAL
14. ELECTRICAL PANEL - SEE ELECTRICAL DWGS
15.
16. MECHANICAL ROOF EXHAUST FANS - SEE MEP DWGS
17. TICKET VENDING / GATE CONTROL - SEE MEP DRAWINGS - PROVIDE POWER AND DATA PER EQUIP MANUF REQUIREMENTS

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

APPURTENANCE ROOF PLAN

SHEET NO. A117.1

PROJ. NO. 017403.00

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TYPOLOGY PRECEDENTS

JAMES SIMONS ELEMENTARY SCHOOL

BUIST ACADEMY SCHOOL

STOREFRONT PRECEDENTS

MADDISON ROW

THE GROCERY

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CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

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4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

INSPIRATION IMAGES

SHEET NO. A118

PROJ. NO. 017403.00

TYPOLOGY PRECEDENTS

IMMACULATE CONCEPTION SCHOOL

STOREFROND PRECEDENTS

THE DARLING OYSTER BAR

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mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

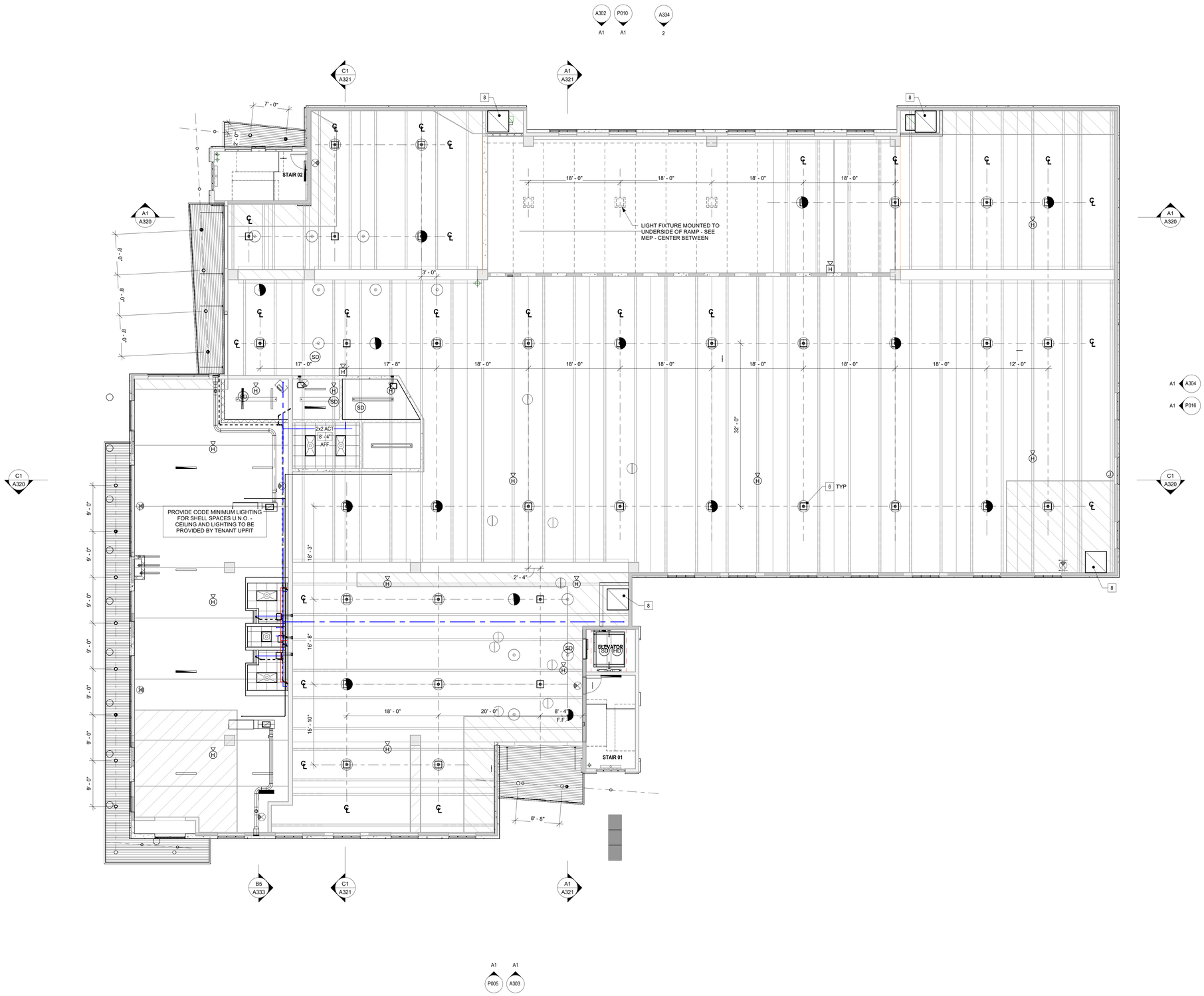
SHEET TITLE:

INSPIRATION IMAGES

SHEET NO.

A119

PROJ. NO. 017403.00



A1 A201 GROUND FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"

PROJECT NORTH

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

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

RCP GENERAL NOTES:GENDS

A. SEE LIFE SAFETY DRAWINGS FOR RATED WALLS, FLOOR AND OTHER RATED BUILDING COMPONENTS, TYP.

B. EXACT LIGHT FIXTURE LOCATIONS IN MECHANICAL AND ELECTRICAL ROOMS ARE TO BE COORDINATED BY GC, WITH SPRINKLERS, DUCTS, PIPING AND OTHER CEILING ITEMS.

C. SEE SPECIFICATIONS FOR SEISMIC RESTRAINT WIRE GUIDELINES. ALSO REFERENCE SEISMIC DETAILS .

D. ALL EXPOSED STEEL FRAMING SHALL BE SPRAY FIREPROOFED - SEE STRUCTURAL DRAWINGS AND ARCH FOR UL ASSEMBLIES AND RATING FOR FLOORS

E. SEE A- FOR SEISMIC CEILING DETAILS

RCP LEGEND

- SECTION TAG (A5 SIM, R101 A610)
- 2X2 OPEN GRID CEILING
- GYPSUM BOARD
- EXPOSED TO STRUCTURE ABOVE
- LINEAR FIXTURE
- 2X4 DIRECT/ INDIRECT LIGHT
- CREE IG SERIES LED PARKING LUMINAIRE (BOD)
- WALL MOUNTED LINEAR FIXTURE
- DOWNLIGHT RECESSED CAN
- EXIT SIGN
- KEY NOTE TAG, SEE FLOOR PLANS FOR LOCATIONS
- CEILING SYSTEM (WHEN INDICATED) (2' x 2' ACT)
- CEILING HEIGHT (10'-0" A.F.F.)
- 2 x 2 SUPPLY DIFFUSER
- 2 x 2 RETURN DIFFUSER
- 1 x 1 EXHAUST GRILLE
- LIGHT POLE

KEYED NOTES RCP

1. CANOPY AT ENTRANCES
2. MECHANICAL SCREENING
3. INTERNAL ROOF DRAIN
4. OVERFLOW ROOF DRAIN
5. PAC-850 METAL SOFFIT
6. CREE IG SERIES LED PARKING LUMINAIRE (BOD)
7. ROOF OVERHANG BRACKET, COLOR TO MATCH METAL SOFFIT
8. MECHANICAL EXHAUST DUCT UP TO ROOF - SEE MEP DWGS
9. LIGHT POLE, SEE ELECTRICAL

KEY PLAN

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

GROUND FLOOR REFLECTED CEILING PLAN

SHEET NO. A201

PROJ. NO. 017403.00

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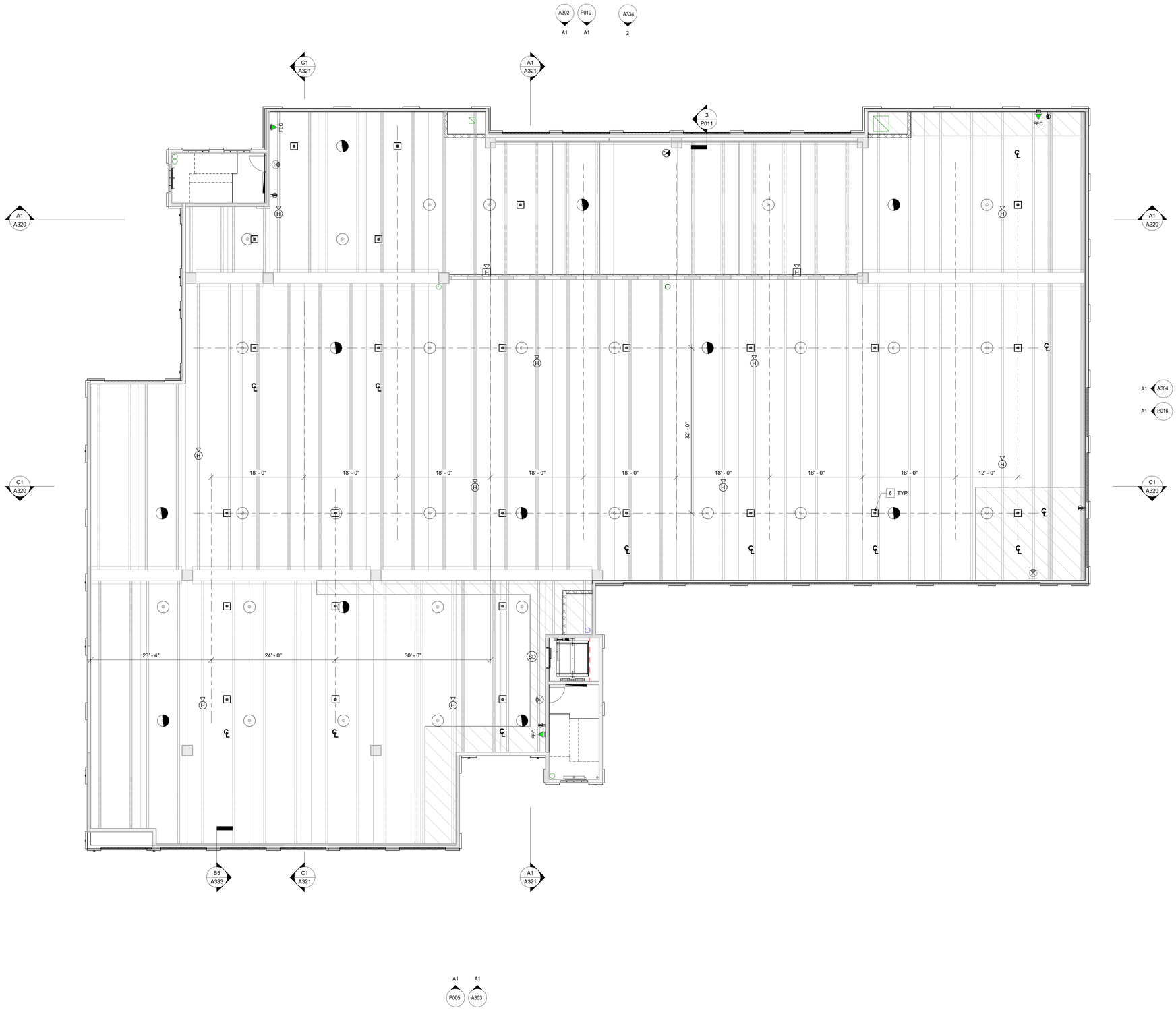

A1 A202 SECOND FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"

PROJECT NORTH

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

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

RCP GENERAL NOTES:GENDS

A. SEE LIFE SAFETY DRAWINGS FOR RATED WALLS, FLOOR AND OTHER RATED BUILDING COMPONENTS, TYP.

B. EXACT LIGHT FIXTURE LOCATIONS IN MECHANICAL AND ELECTRICAL ROOMS ARE TO BE COORDINATED BY GC, WITH SPRINKLERS, DUCTS, PIPING AND OTHER CEILING ITEMS.

C. SEE SPECIFICATIONS FOR SEISMIC RESTRAINT WIRE GUIDELINES. ALSO REFERENCE SEISMIC DETAILS .

D. ALL EXPOSED STEEL FRAMING SHALL BE SPRAY FIREPROOFED - SEE STRUCTURAL DRAWINGS AND ARCH FOR UL ASSEMBLIES AND RATING FOR FLOORS

E. SEE A- FOR SEISMIC CEILING DETAILS

RCP LEGEND

- SIM A5 P101 A615 — SECTION TAG
- 2X2 OPEN GRID CEILING
- GYPSUM BOARD
- EXPOSED TO STRUCTURE ABOVE
- LINEAR FIXTURE
- 2X4 DIRECT/ INDIRECT LIGHT
- CREE IG SERIES LED PARKING LUMINAIRE (BOD)
- WALL MOUNTED LINEAR FIXTURE
- DOWNLIGHT RECESSED CAN
- EXIT SIGN
- KEY NOTE TAG, SEE FLOOR PLANS FOR LOCATIONS
- 2' x 2' ACT — CEILING SYSTEM (WHEN INDICATED)
- 10'-0" A.F.F. — CEILING HEIGHT
- 2 x 2 SUPPLY DIFFUSER
- 2 x 2 RETURN DIFFUSER
- 1 x 1 EXHAUST GRILLE
- LIGHT POLE

KEYED NOTES RCP

1. CANOPY AT ENTRANCES
2. MECHANICAL SCREENING
3. INTERNAL ROOF DRAIN
4. OVERFLOW ROOF DRAIN
5. PAC-850 METAL SOFFIT
6. CREE IG SERIES LED PARKING LUMINAIRE (BOD)
7. ROOF OVERHANG BRACKET, COLOR TO MATCH METAL SOFFIT
8. MECHANICAL EXHAUST DUCT UP TO ROOF - SEE MEP DWGS
9. LIGHT POLE, SEE ELECTRICAL

KEY PLAN

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

SECOND FLOOR REFLECTED CEILING PLAN

SHEET NO. A202

PROJ. NO. 017403.00

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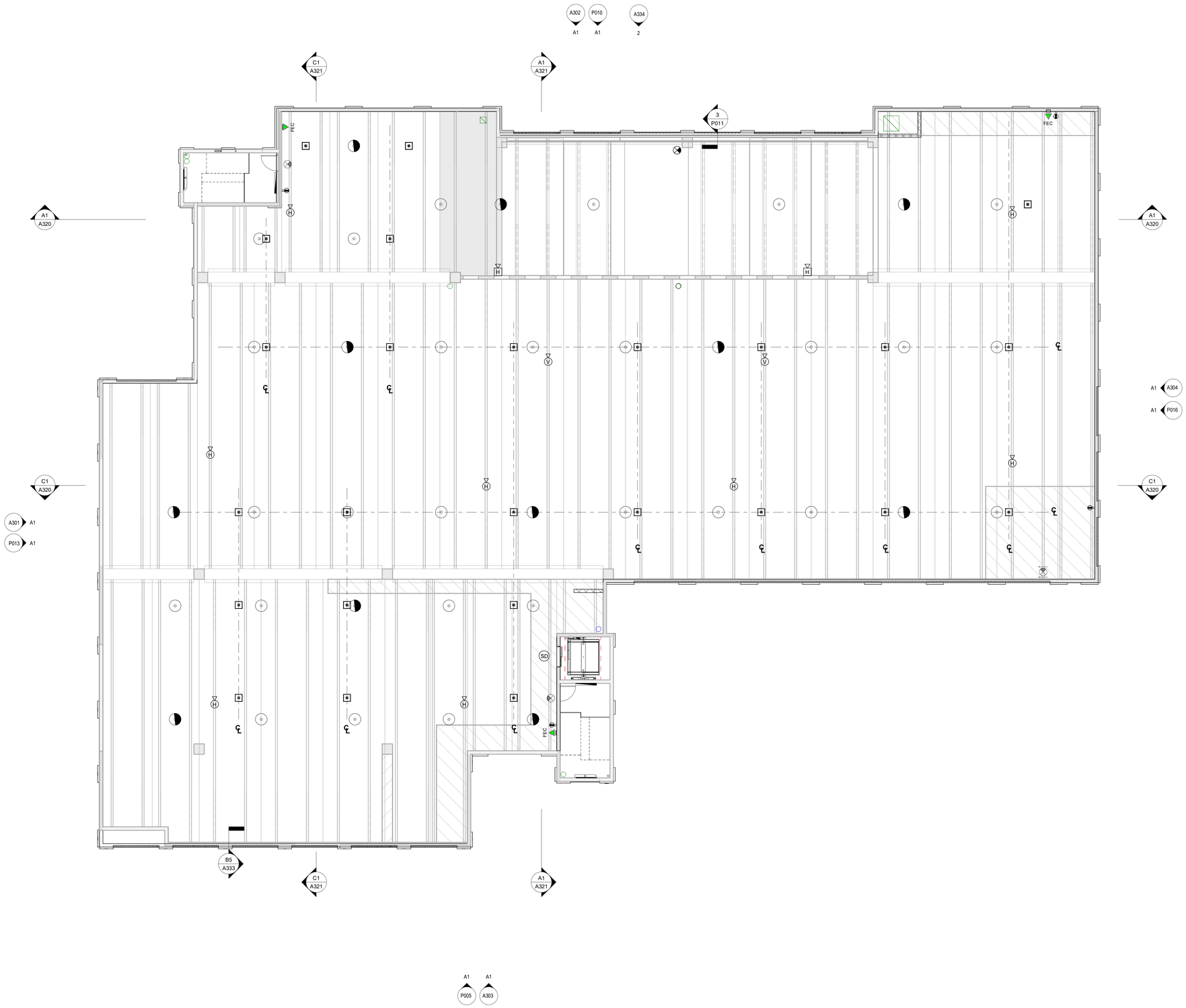

RCP GENERAL NOTES/LEGENDS

A. SEE LIFE SAFETY DRAWINGS FOR RATED WALLS, FLOOR AND OTHER RATED BUILDING COMPONENTS, TYP.

B. EXACT LIGHT FIXTURE LOCATIONS IN MECHANICAL AND ELECTRICAL ROOMS ARE TO BE COORDINATED BY GC, WITH SPRINKLERS, DUCTS, PIPING AND OTHER CEILING ITEMS.

C. SEE SPECIFICATIONS FOR SEISMIC RESTRAINT WIRE GUIDELINES. ALSO REFERENCE SEISMIC DETAILS .

D. ALL EXPOSED STEEL FRAMING SHALL BE SPRAY FIREPROOFED - SEE STRUCTURAL DRAWINGS AND ARCH FOR UL ASSEMBLIES AND RATING FOR FLOORS

E. SEE A- FOR SEISMIC CEILING DETAILS

RCP LEGEND

- SECTION TAG (A5 / R101 A610 / SIM)
- 2X2 OPEN GRID CEILING
- GYPSUM BOARD
- EXPOSED TO STRUCTURE ABOVE
- LINEAR FIXTURE
- 2X4 DIRECT/ INDIRECT LIGHT
- CREE IG SERIES LED PARKING LUMINAIRE (BOD)
- WALL MOUNTED LINEAR FIXTURE
- DOWNLIGHT RECESSED CAN
- EXIT SIGN
- KEY NOTE TAG, SEE FLOOR PLANS FOR LOCATIONS
- CEILING SYSTEM (WHEN INDICATED) (2' x 2' ACT)
- CEILING HEIGHT (10'-0" A.F.F.)
- 2 x 2 SUPPLY DIFFUSER
- 2 x 2 RETURN DIFFUSER
- 1 x 1 EXHAUST GRILLE
- LIGHT POLE

KEYED NOTES RCP

1. CANOPY AT ENTRANCES
2. MECHANICAL SCREENING
3. INTERNAL ROOF DRAIN
4. OVERFLOW ROOF DRAIN
5. PAC-850 METAL SOFFIT
6. CREE IG SERIES LED PARKING LUMINAIRE (BOD)
7. ROOF OVERHANG BRACKET, COLOR TO MATCH METAL SOFFIT
8. MECHANICAL EXHAUST DUCT UP TO ROOF - SEE MEP DWGS
9. LIGHT POLE, SEE ELECTRICAL

KEY PLAN

PROJECT NORTH

Graphic Scale: 1/8"inch = 1'-0"
0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

A1 / A203 **THIRD FLOOR REFLECTED CEILING PLAN**
1/8" = 1'-0"

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:
THIRD FLOOR REFLECTED CEILING PLAN

SHEET NO. A203

PROJ. NO. 017403.00

04/1/2020 12:22:20 PM RVT file: 017403.00_160 St Philip Street Apts_R19.rvt
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A1 / A204 FOURTH FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"

PROJECT NORTH

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

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

RCP GENERAL NOTES/LEGENDS

A. SEE LIFE SAFETY DRAWINGS FOR RATED WALLS, FLOOR AND OTHER RATED BUILDING COMPONENTS, TYP.

B. EXACT LIGHT FIXTURE LOCATIONS IN MECHANICAL AND ELECTRICAL ROOMS ARE TO BE COORDINATED BY GC, WITH SPRINKLERS, DUCTS, PIPING AND OTHER CEILING ITEMS.

C. SEE SPECIFICATIONS FOR SEISMIC RESTRAINT WIRE GUIDELINES. ALSO REFERENCE SEISMIC DETAILS .

D. ALL EXPOSED STEEL FRAMING SHALL BE SPRAY FIREPROOFED - SEE STRUCTURAL DRAWINGS AND ARCH FOR UL ASSEMBLIES AND RATING FOR FLOORS

E. SEE A- FOR SEISMIC CEILING DETAILS

RCP LEGEND

- SIM / A5 / R101 A615 — SECTION TAG
- 2X2 OPEN GRID CEILING
- GYPSUM BOARD
- EXPOSED TO STRUCTURE ABOVE
- LINEAR FIXTURE
- 2X4 DIRECT/ INDIRECT LIGHT
- CREE IG SERIES LED PARKING LUMINAIRE (BOD)
- WALL MOUNTED LINEAR FIXTURE
- DOWNLIGHT RECESSED CAN
- EXIT SIGN
- KEY NOTE TAG, SEE FLOOR PLANS FOR LOCATIONS
- 2' x 2' ACT — CEILING SYSTEM (WHEN INDICATED)
- 10'-0" A.F.F. — CEILING HEIGHT
- 2 x 2 SUPPLY DIFFUSER
- 2 x 2 RETURN DIFFUSER
- 1 x 1 EXHAUST GRILLE
- LIGHT POLE

KEYED NOTES RCP

1. CANOPY AT ENTRANCES
2. MECHANICAL SCREENING
3. INTERNAL ROOF DRAIN
4. OVERFLOW ROOF DRAIN
5. PAC-850 METAL SOFFIT
6. CREE IG SERIES LED PARKING LUMINAIRE (BOD)
7. ROOF OVERHANG BRACKET, COLOR TO MATCH METAL SOFFIT
8. MECHANICAL EXHAUST DUCT UP TO ROOF - SEE MEP DWGS
9. LIGHT POLE, SEE ELECTRICAL

KEY PLAN

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

FOURTH FLOOR REFLECTED CEILING PLAN

SHEET NO. A204

PROJ. NO. 017403.00

01/30/20 12:52:30 PM RVT file: 017403.00_160 St Philip Street_Revit Central.rvt
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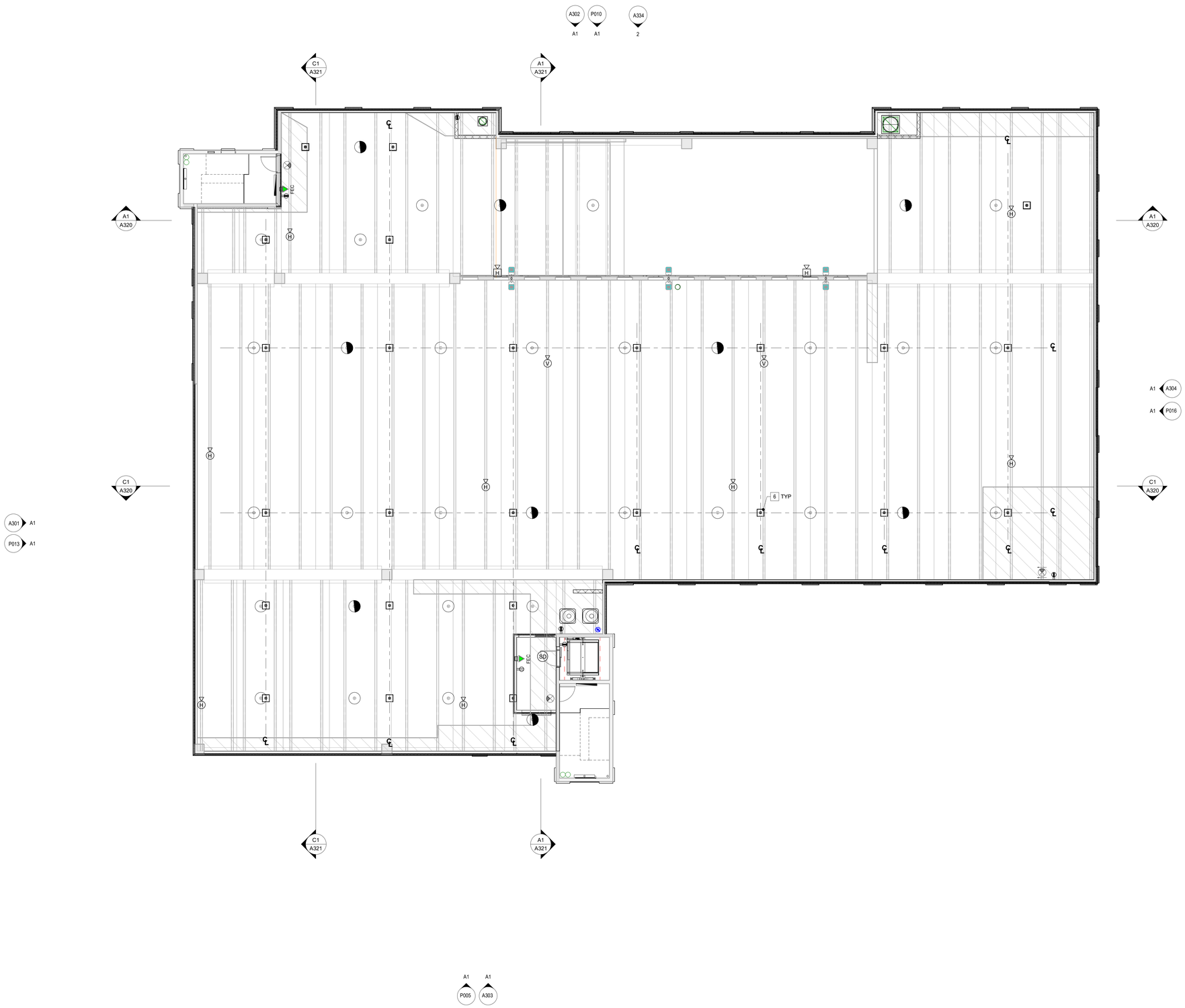

A1 A205 FIFTH FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"

PROJECT NORTH

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

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

RCP GENERAL NOTES/LEGENDS

A. SEE LIFE SAFETY DRAWINGS FOR RATED WALLS, FLOOR AND OTHER RATED BUILDING COMPONENTS, TYP.

B. EXACT LIGHT FIXTURE LOCATIONS IN MECHANICAL AND ELECTRICAL ROOMS ARE TO BE COORDINATED BY GC, WITH SPRINKLERS, DUCTS, PIPING AND OTHER CEILING ITEMS.

C. SEE SPECIFICATIONS FOR SEISMIC RESTRAINT WIRE GUIDELINES. ALSO REFERENCE SEISMIC DETAILS .

D. ALL EXPOSED STEEL FRAMING SHALL BE SPRAY FIREPROOFED - SEE STRUCTURAL DRAWINGS AND ARCH FOR UL ASSEMBLIES AND RATING FOR FLOORS

E. SEE A- FOR SEISMIC CEILING DETAILS

RCP LEGEND

- SIM A5 R101 A610 — SECTION TAG
- 2X2 OPEN GRID CEILING
- GYPSUM BOARD
- EXPOSED TO STRUCTURE ABOVE
- LINEAR FIXTURE
- 2X4 DIRECT/ INDIRECT LIGHT
- CREE IG SERIES LED PARKING LUMINAIRE (BOD)
- WALL MOUNTED LINEAR FIXTURE
- DOWNLIGHT RECESSED CAN
- EXIT SIGN
- KEY NOTE TAG, SEE FLOOR PLANS FOR LOCATIONS
- 2' x 2' ACT — CEILING SYSTEM (WHEN INDICATED)
- 10'-0" A.F.F. — CEILING HEIGHT
- 2 x 2 SUPPLY DIFFUSER
- 2 x 2 RETURN DIFFUSER
- 1 x 1 EXHAUST GRILLE
- LIGHT POLE

KEYED NOTES RCP

1. CANOPY AT ENTRANCES
2. MECHANICAL SCREENING
3. INTERNAL ROOF DRAIN
4. OVERFLOW ROOF DRAIN
5. PAC-850 METAL SOFFIT
6. CREE IG SERIES LED PARKING LUMINAIRE (BOD)
7. ROOF OVERHANG BRACKET, COLOR TO MATCH METAL SOFFIT
8. MECHANICAL EXHAUST DUCT UP TO ROOF - SEE MEP DWGS
9. LIGHT POLE, SEE ELECTRICAL

KEY PLAN

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

FIFTH FLOOR REFLECTED CEILING PLAN

SHEET NO. A205

PROJ. NO. 017403.00

4/1/2020 7:12:23 PM RFA: M:\017403.00 - MU & Hs Symphony Street Expansion\Revit\
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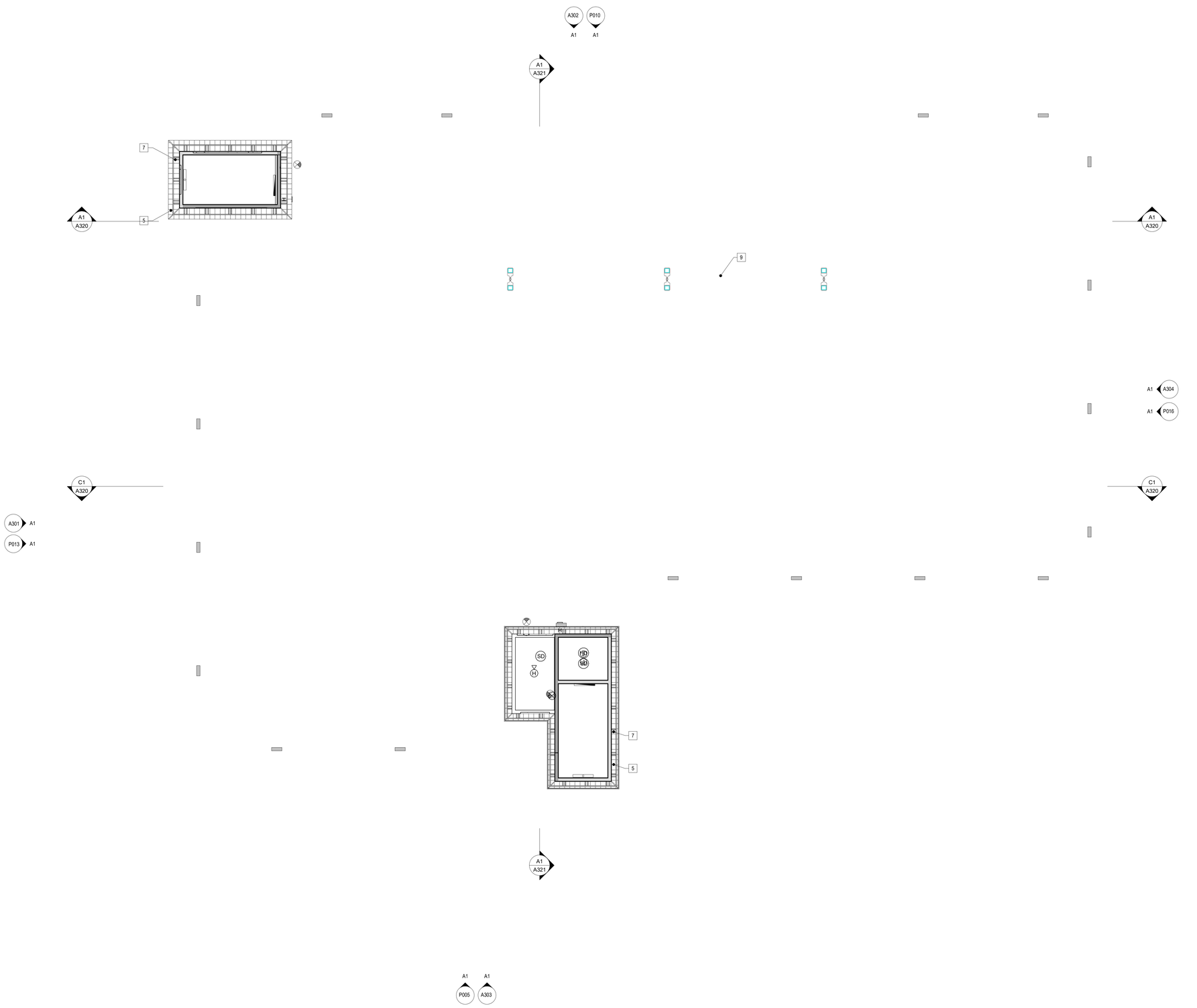

A1 / A206 SIXTH FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"

PROJECT NORTH

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

0 | 8' - 0" | 16' - 0" | 24' - 0" | 32' - 0"

RCP GENERAL NOTES:GENDS

A. SEE LIFE SAFETY DRAWINGS FOR RATED WALLS, FLOOR AND OTHER RATED BUILDING COMPONENTS, TYP.

B. EXACT LIGHT FIXTURE LOCATIONS IN MECHANICAL AND ELECTRICAL ROOMS ARE TO BE COORDINATED BY GC, WITH SPRINKLERS, DUCTS, PIPING AND OTHER CEILING ITEMS.

C. SEE SPECIFICATIONS FOR SEISMIC RESTRAINT WIRE GUIDELINES. ALSO REFERENCE SEISMIC DETAILS .

D. ALL EXPOSED STEEL FRAMING SHALL BE SPRAY FIREPROOFED - SEE STRUCTURAL DRAWINGS AND ARCH FOR UL ASSEMBLIES AND RATING FOR FLOORS

E. SEE A- FOR SEISMIC CEILING DETAILS

RCP LEGEND

- SIM / A5 / (A101 - A410) — SECTION TAG
- 2X2 OPEN GRID CEILING
- GYPSUM BOARD
- EXPOSED TO STRUCTURE ABOVE
- LINEAR FIXTURE
- 2X4 DIRECT/ INDIRECT LIGHT
- CREE IG SERIES LED PARKING LUMINAIRE (BOD)
- WALL MOUNTED LINEAR FIXTURE
- DOWNLIGHT RECESSED CAN
- EXIT SIGN
- KEY NOTE TAG, SEE FLOOR PLANS FOR LOCATIONS
- 2' x 2' ACT / 10'-0" / A.F.F. — CEILING SYSTEM (WHEN INDICATED); CEILING HEIGHT
- 2 x 2 SUPPLY DIFFUSER
- 2 x 2 RETURN DIFFUSER
- 1 x 1 EXHAUST GRILLE
- LIGHT POLE

KEYED NOTES RCP

1. CANOPY AT ENTRANCES
2. MECHANICAL SCREENING
3. INTERNAL ROOF DRAIN
4. OVERFLOW ROOF DRAIN
5. PAC-850 METAL SOFFIT
6. CREE IG SERIES LED PARKING LUMINAIRE (BOD)
7. ROOF OVERHANG BRACKET, COLOR TO MATCH METAL SOFFIT
8. MECHANICAL EXHAUST DUCT UP TO ROOF - SEE MEP DWGS
9. LIGHT POLE, SEE ELECTRICAL

KEY PLAN

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CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

SIXTH FLOOR REFLECTED CEILING PLAN

SHEET NO. A206

PROJ. NO. 017403.00

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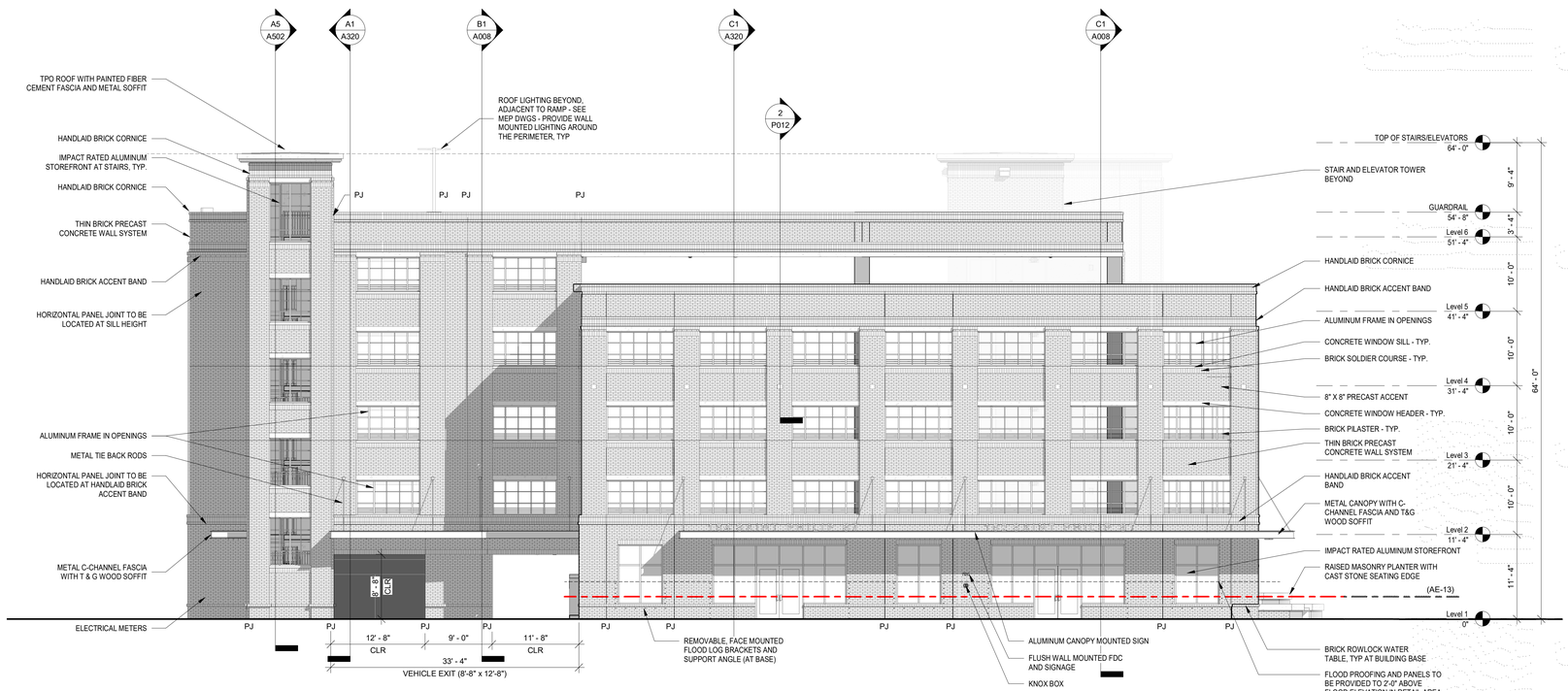


A1 / A301 **WEST ELEVATION (ST. PHILIP STREET)**
1/8" = 1'-0"

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

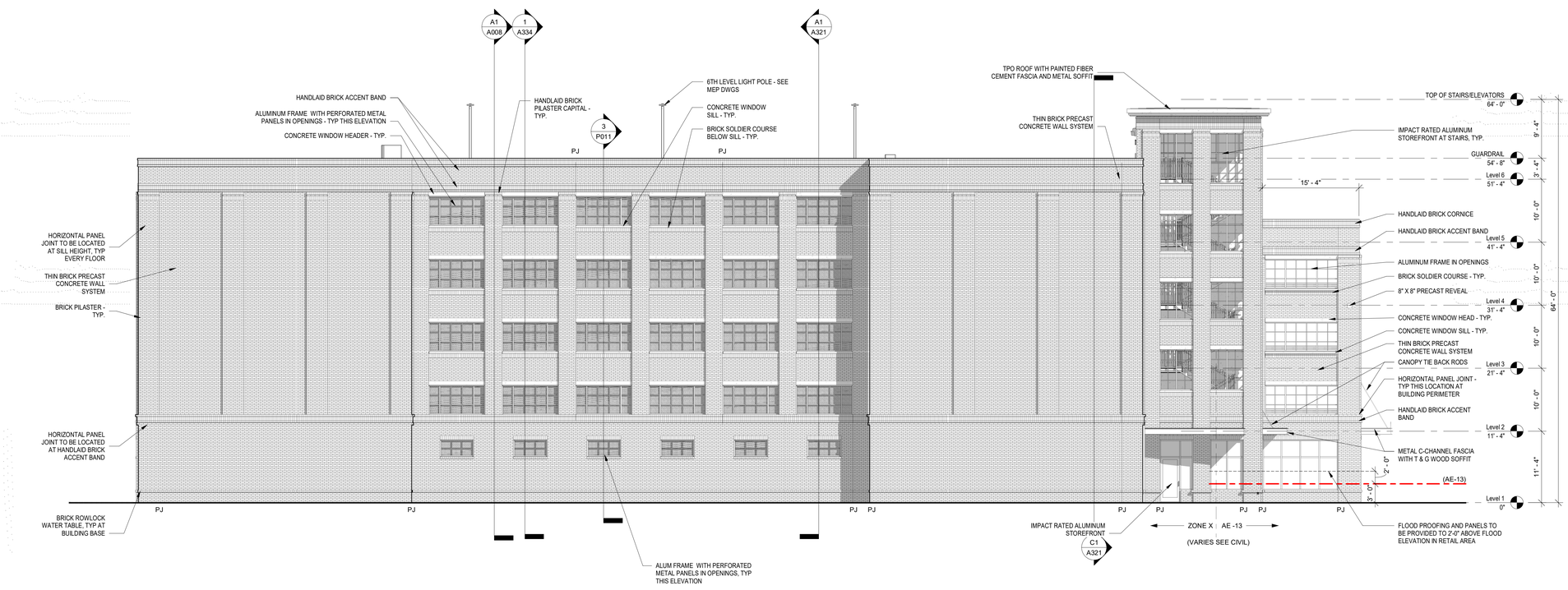
4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:
WEST ELEVATION

SHEET NO. A301

PROJ. NO. 017403.00



A1 A302 **NORTH ELEVATION**

1/8" = 1'-0"

AS OF 4/1/2020 1:53:18 PM
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CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

NORTH ELEVATION

SHEET NO. A302

PROJ. NO. 017403.00

4/1/2020 11:23:31 PM - BIM: MM-SVT-R24 - NOT to be Scaled - Work to Dimensions - Notify Arch. of Errors
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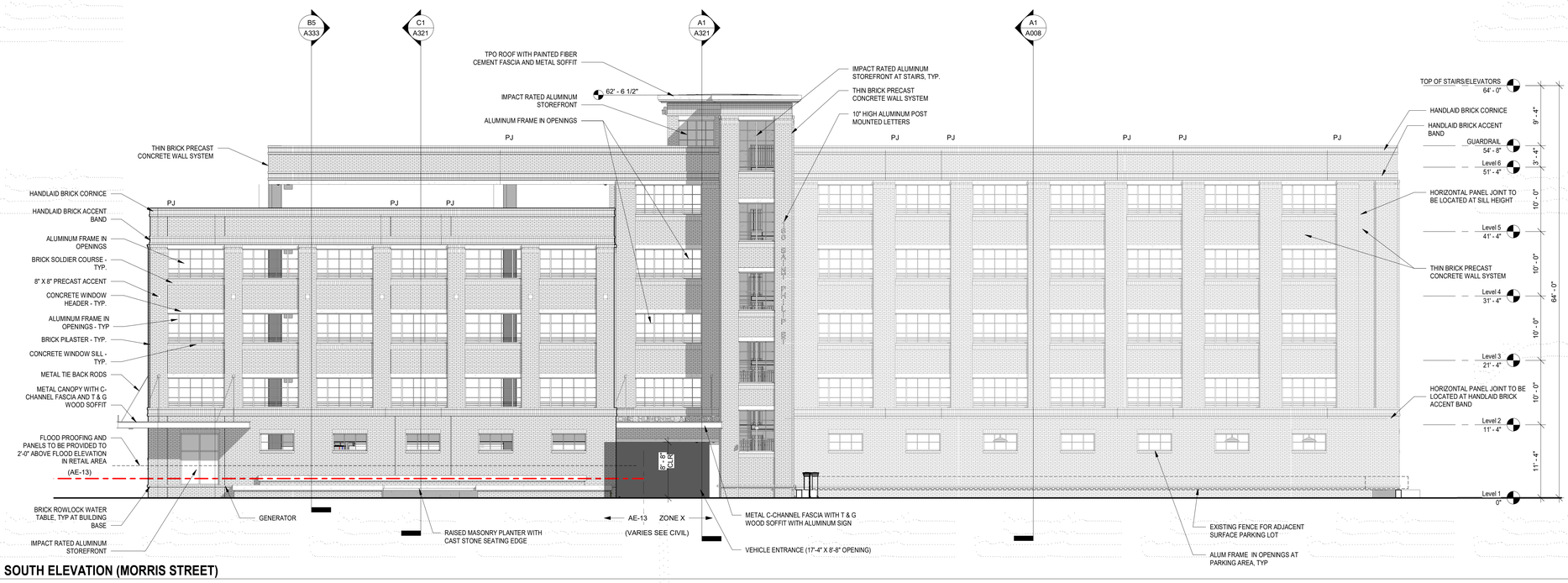

A1
A303
SOUTH ELEVATION (MORRIS STREET)
1/8" = 1'-0"

mcmillan pazdan smith
ARCHITECTURE

CONSULTANT LOGO

SEALS

SHEET ISSUE:

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PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:
SOUTH ELEVATION

SHEET NO.
A303

PROJ. NO.
017403.00

160 ST. PHILIP STREET
CHARLESTON, SOUTH CAROLINA

4/1/2020 12:03:58 PM BIM: MC-01-01-A Set: Bldg Elevations Views & Storage Exterior
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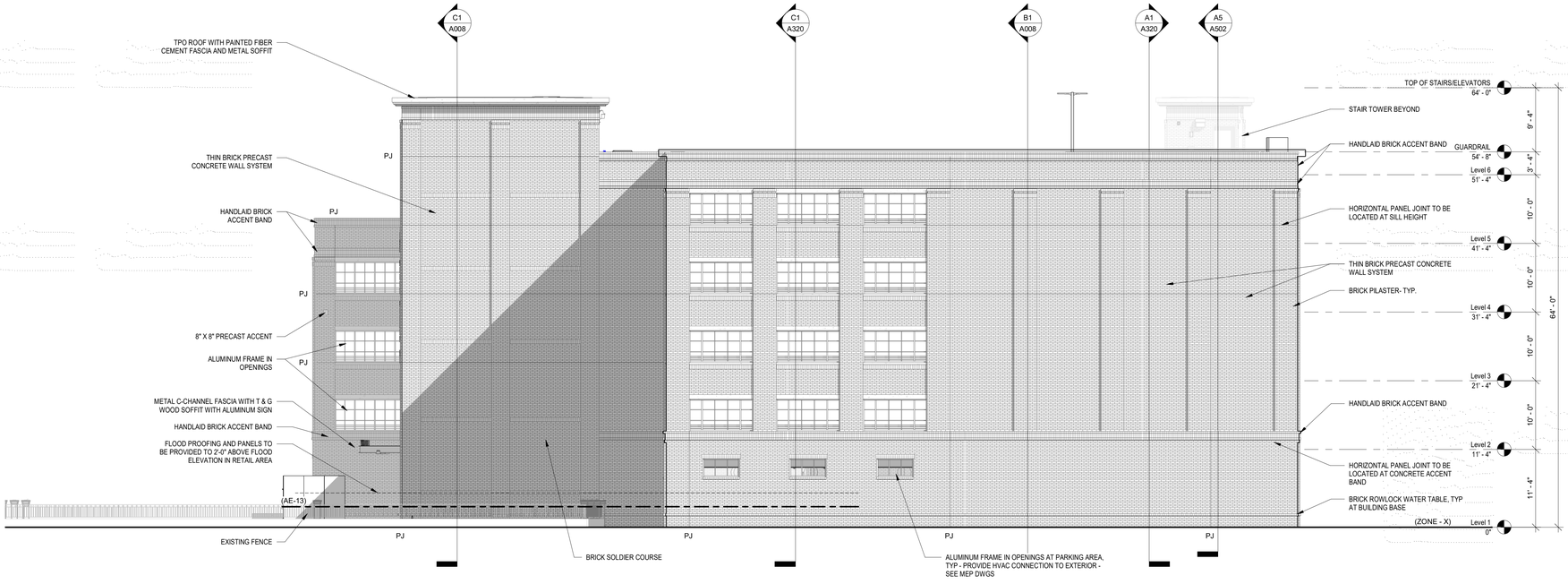

A1 / A304 **EAST ELEVATION (PARKING ALLEY)**
1/8" = 1'-0"

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CONSULTANT LOGO

SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

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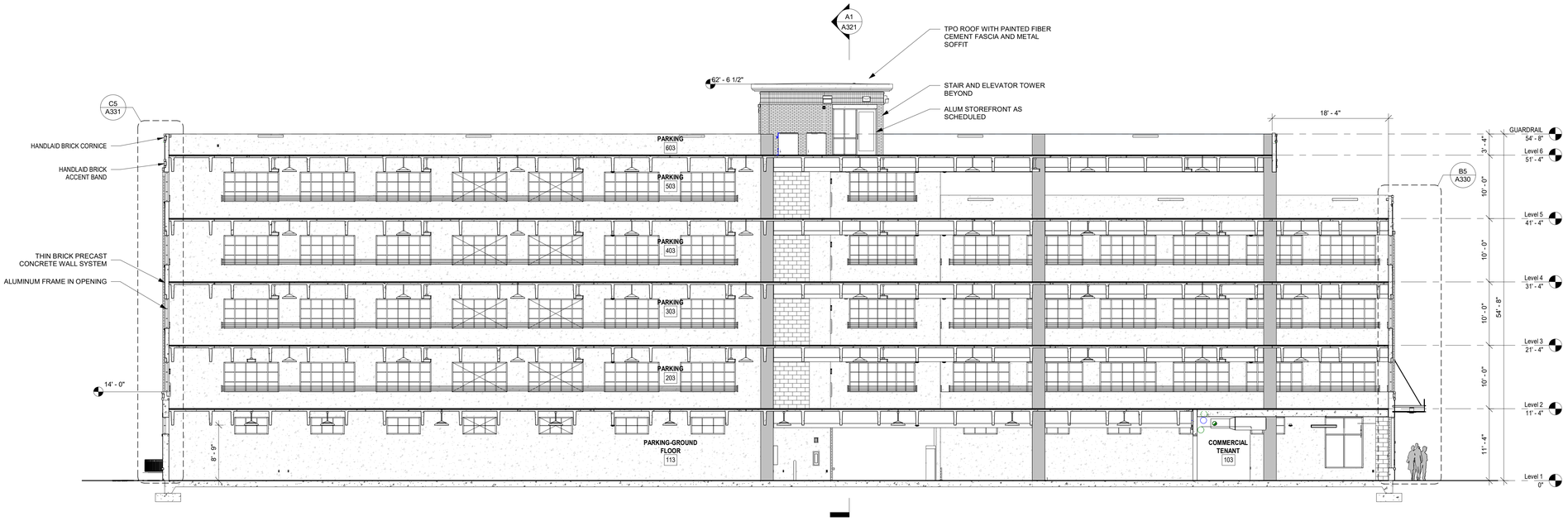
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:
EAST ELEVATION

SHEET NO. A304

PROJ. NO. 017403.00



C1 A320 **BUILDING SECTION AT RETAIL - EAST/WEST**

1/8" = 1'-0"

A1 A320 **BUILDING SECTION AT RAMP - EAST/WEST**

1/8" = 1'-0"

AT 5:00:00 2:12:25 PM BY MC-01 V2018.0A - 100 % In Progress Work Sharing: Enabled
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CHARLESTON, SOUTH CAROLINA

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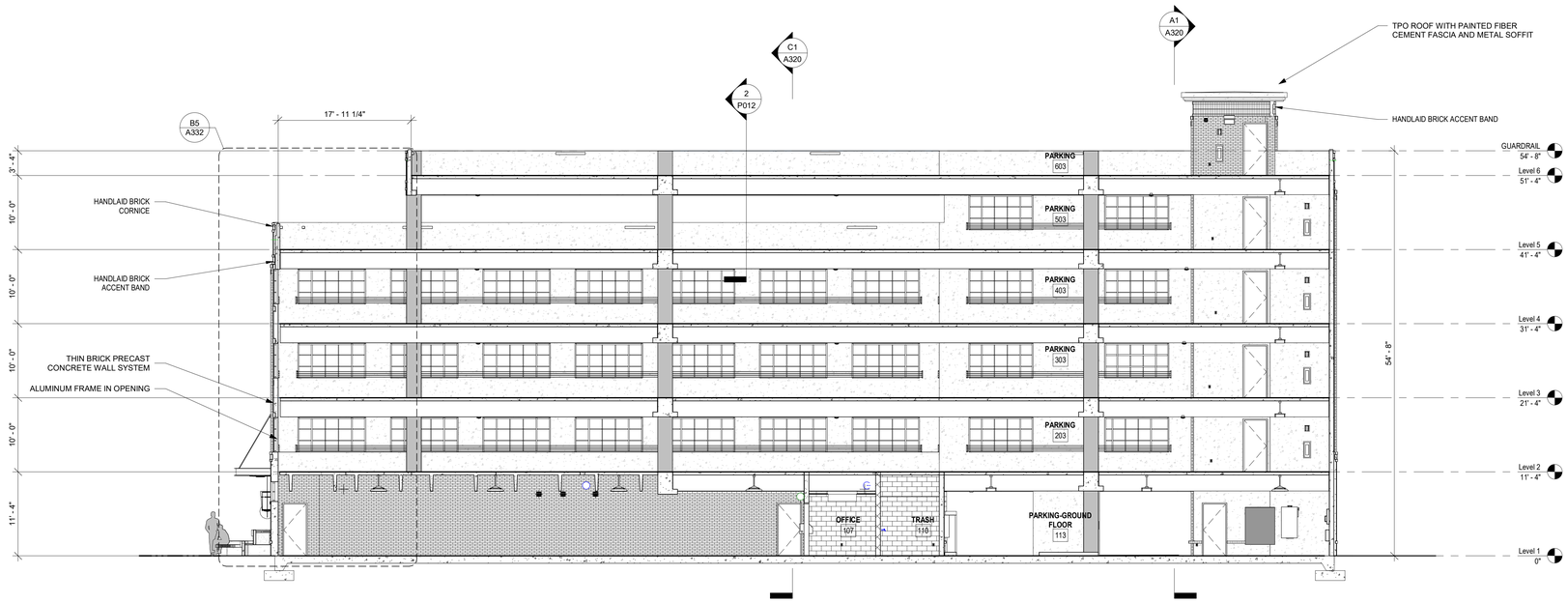
DRAWN BY: NS

SHEET TITLE:

BUILDING SECTIONS

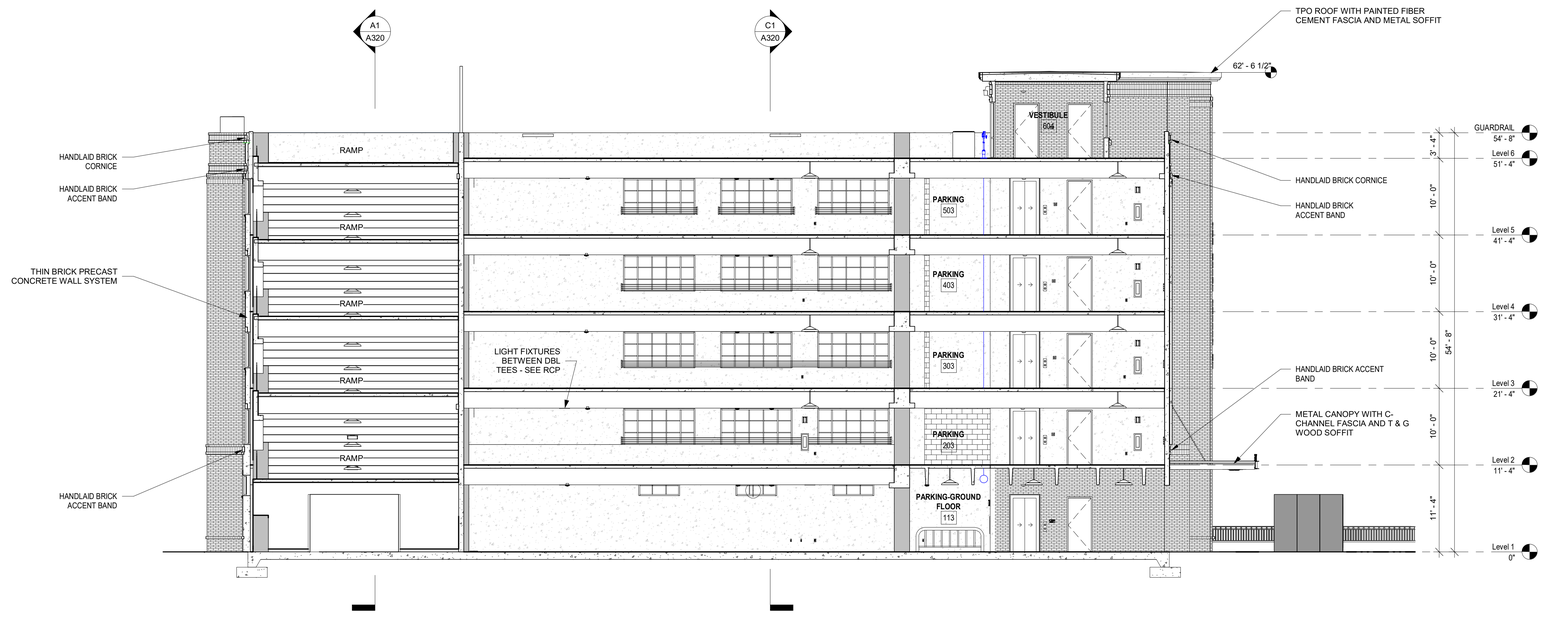
SHEET NO. A320

PROJ. NO. 017403.00



C1 A321 **BUILDING SECTION - NORTH/SOUTH**

1/8" = 1'-0"



A1 A321 **BUILDING SECTION AT RAMP - NORTH/SOUTH**

1/8" = 1'-0"

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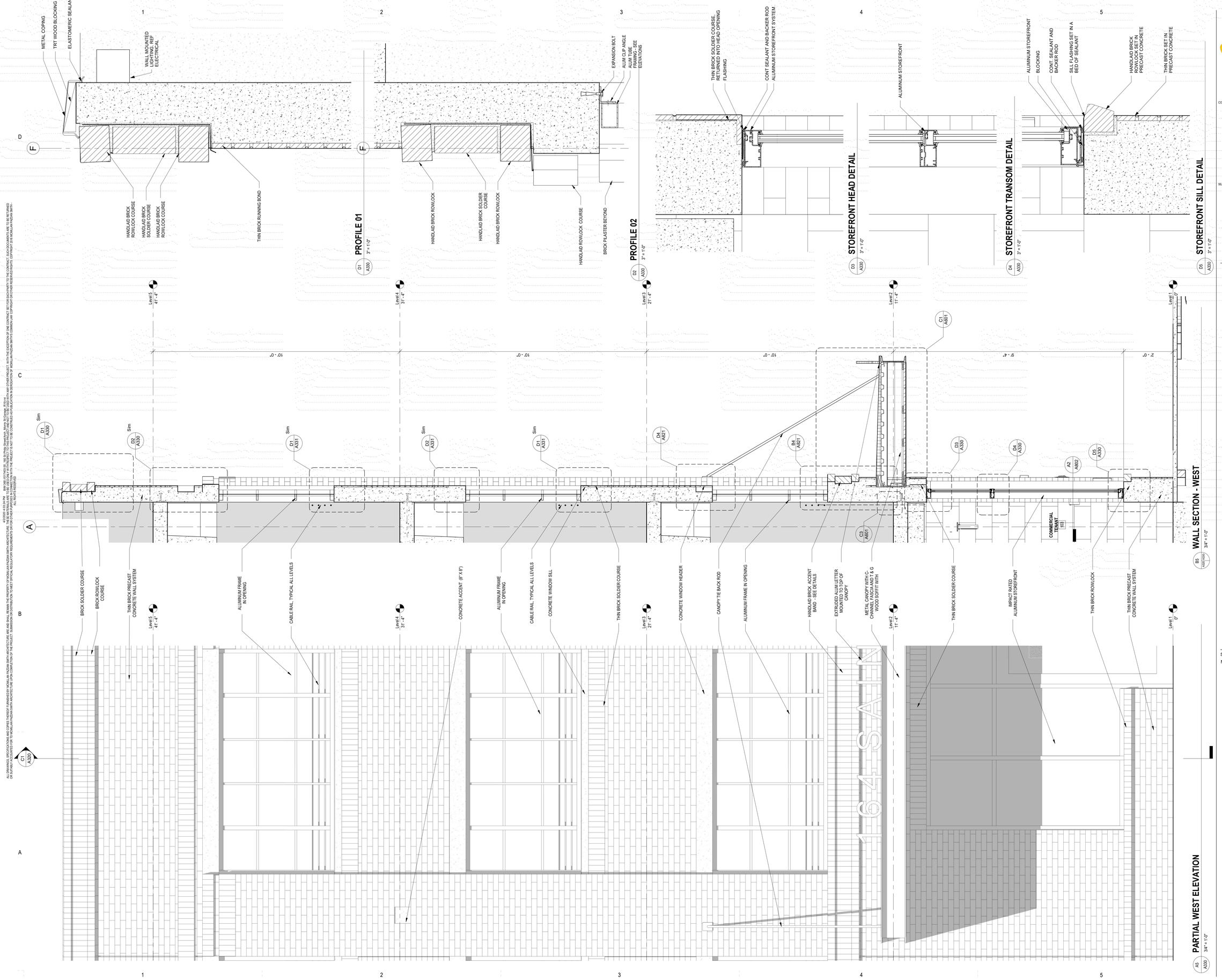
DRAWN BY: Author

SHEET TITLE:

BUILDING SECTIONS

SHEET NO. A321

PROJ. NO. 017403.00



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160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

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4/1/2020

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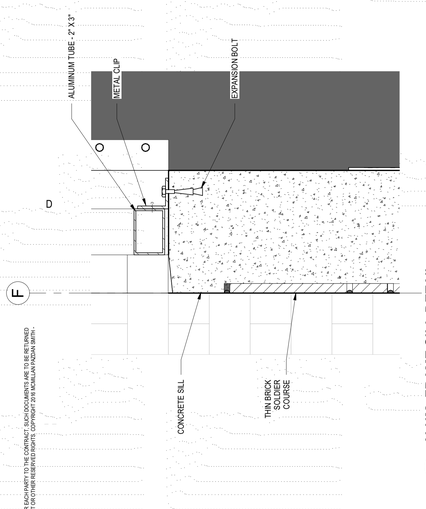
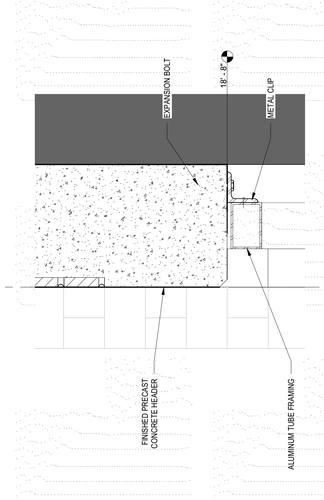
SHEET TITLE:
PARTIAL ELEVATION & WALL SECTION

SHEET NO. A330

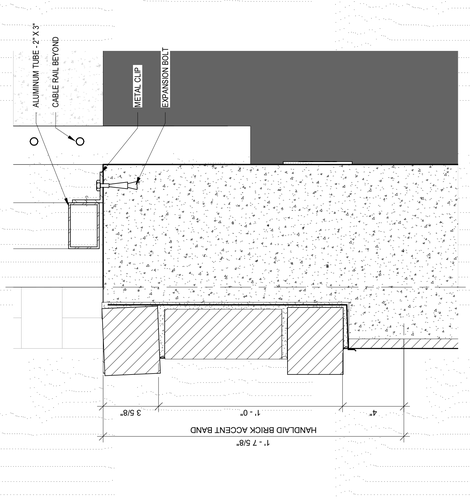
PROJ. NO. 017403.00



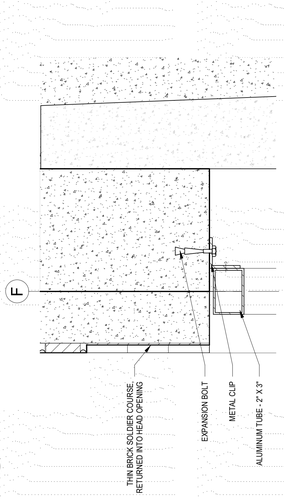
D1 A331 **ALUM. FRAME SILL DETAIL** 3" = 1'-0"



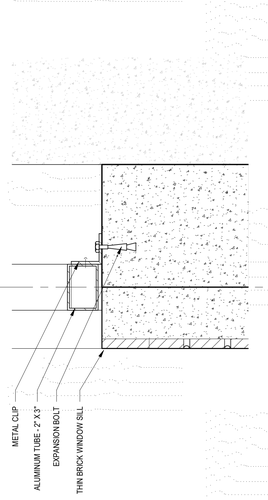
D2 A331 **ALUM. FRAME HEAD DETAIL** 3" = 1'-0"



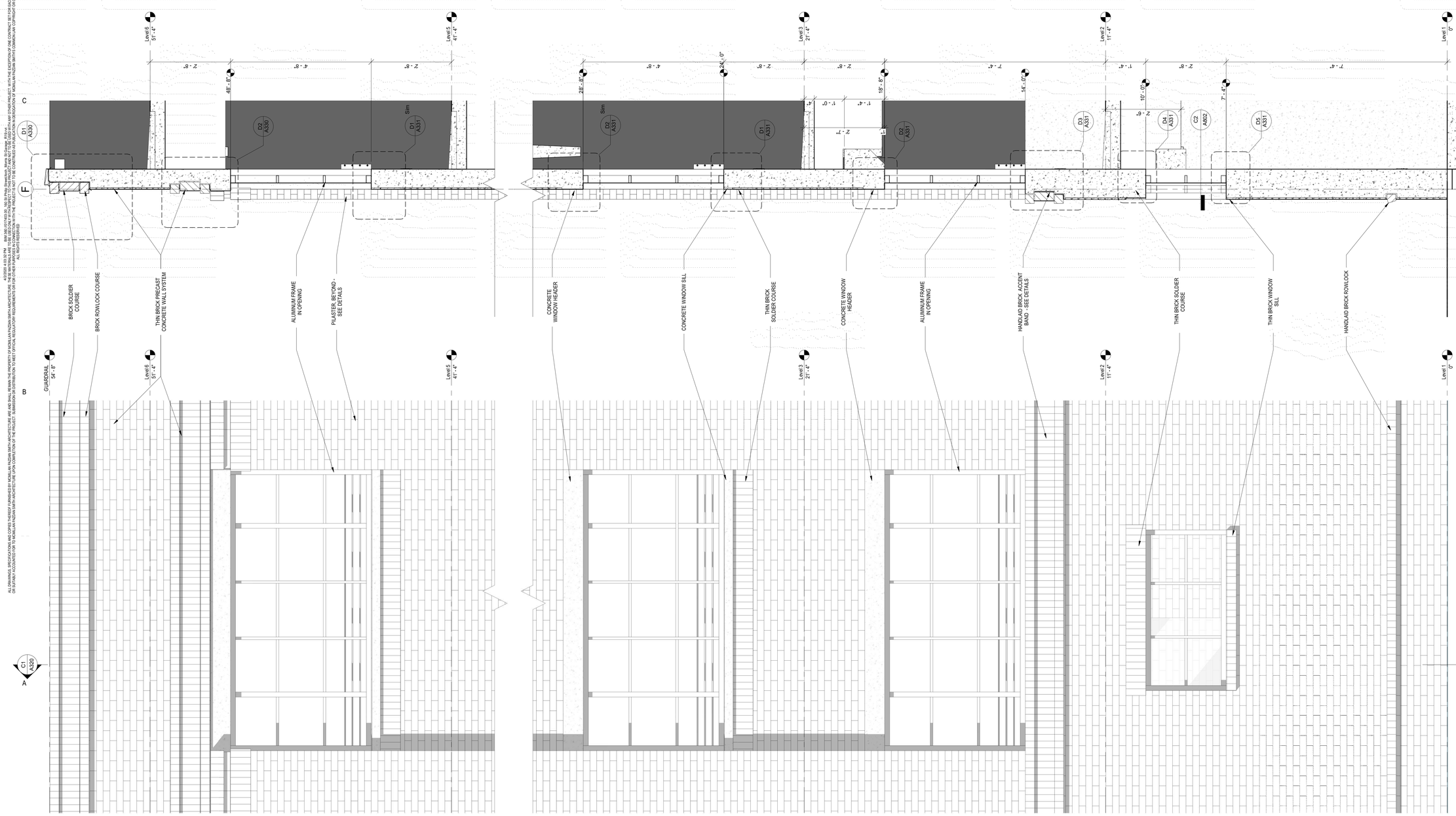
D3 A331 **ALUM. FRAME SILL DETAIL @ ACCENT BAND** 3" = 1'-0"



D4 A331 **ALUM. FRAME HEAD DETAIL @ BRICK SOLDIER** 3" = 1'-0"



D5 A331 **ALUM. FRAME SILL DETAIL @ BRICK ROWLOCK** 3" = 1'-0"



C5 A330/A331 **WALL SECTION - EAST** 3/4" = 1'-0"

A5 A331 **PARTIAL EAST ELEVATION** 3/4" = 1'-0"

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SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

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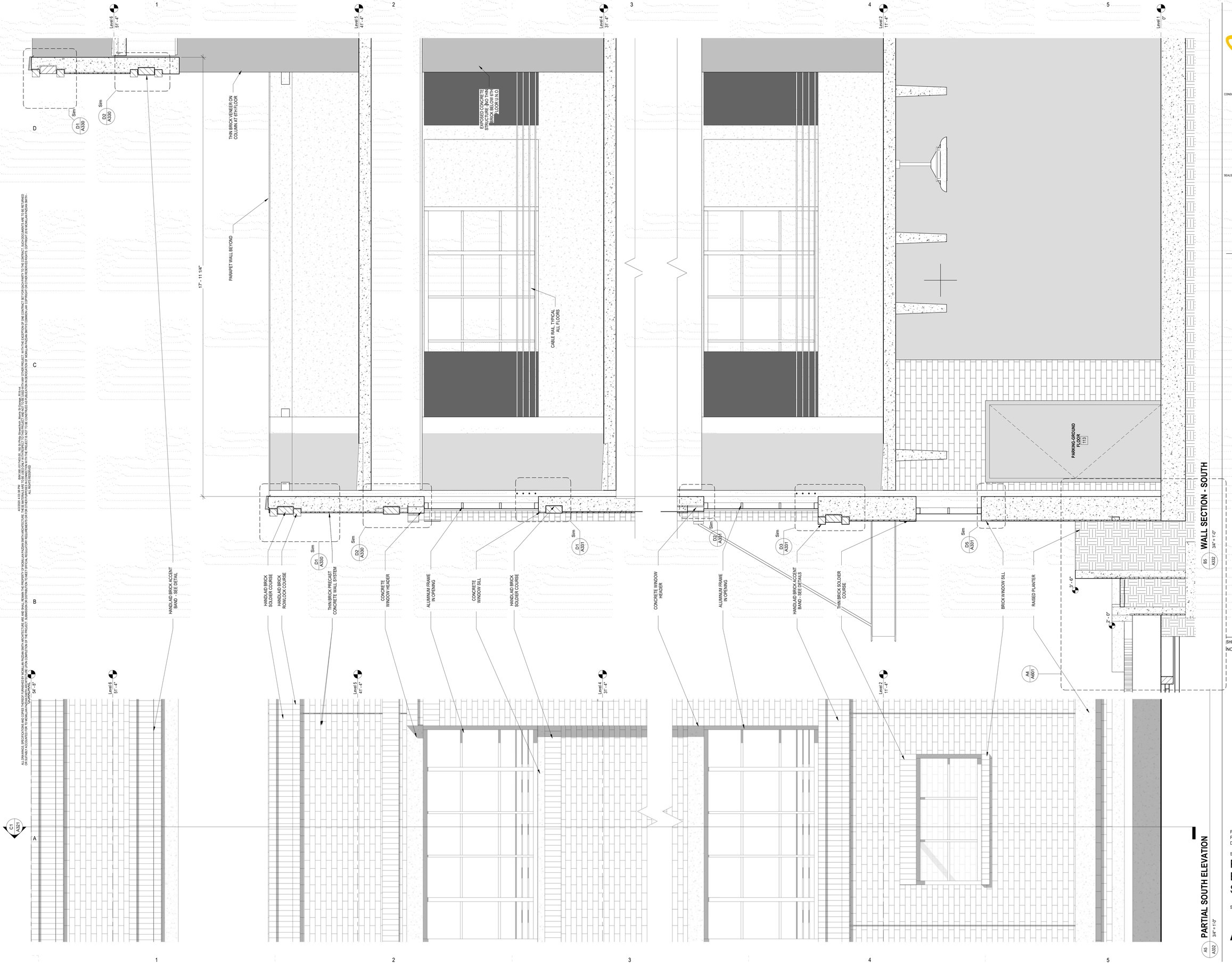
4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:
PARTIAL ELEVATION & WALL SECTION

SHEET NO. A331

PROJ. NO. 017403.00



PARTIAL SOUTH ELEVATION

A5 A332 3/4" = 1'-0"

WALL SECTION - SOUTH

B5 A332 3/4" = 1'-0"

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SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

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4/1/2020

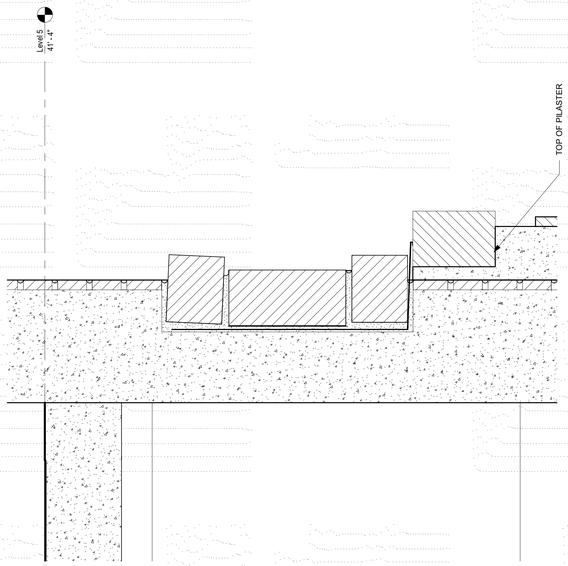
PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

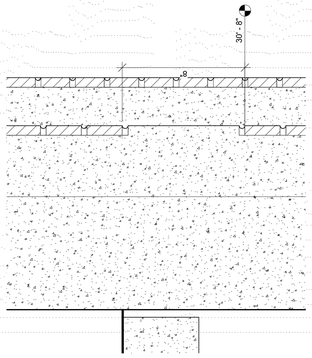
PARTIAL ELEVATION & WALL SECTION

SHEET NO. A332

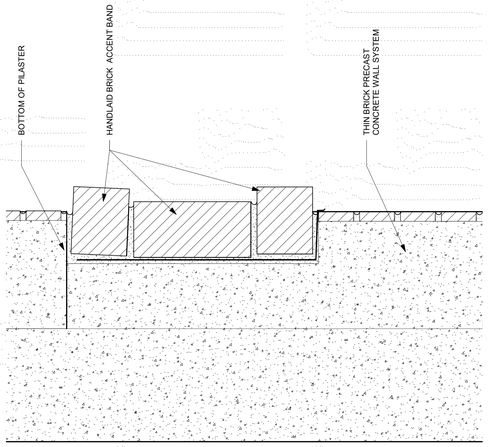
PROJ. NO. 017403.00



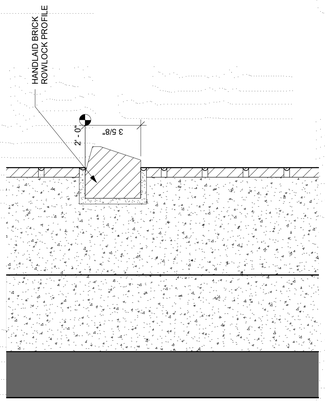
D1 A333 **PROFILE @ PILASTER** 3" = 1'-0"



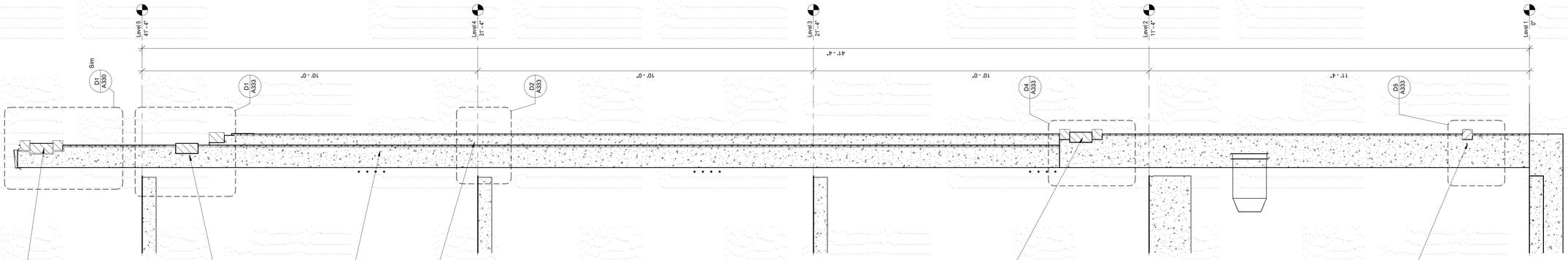
D2 A333 **CONCRETE INSET @ PILASTER** 3" = 1'-0"



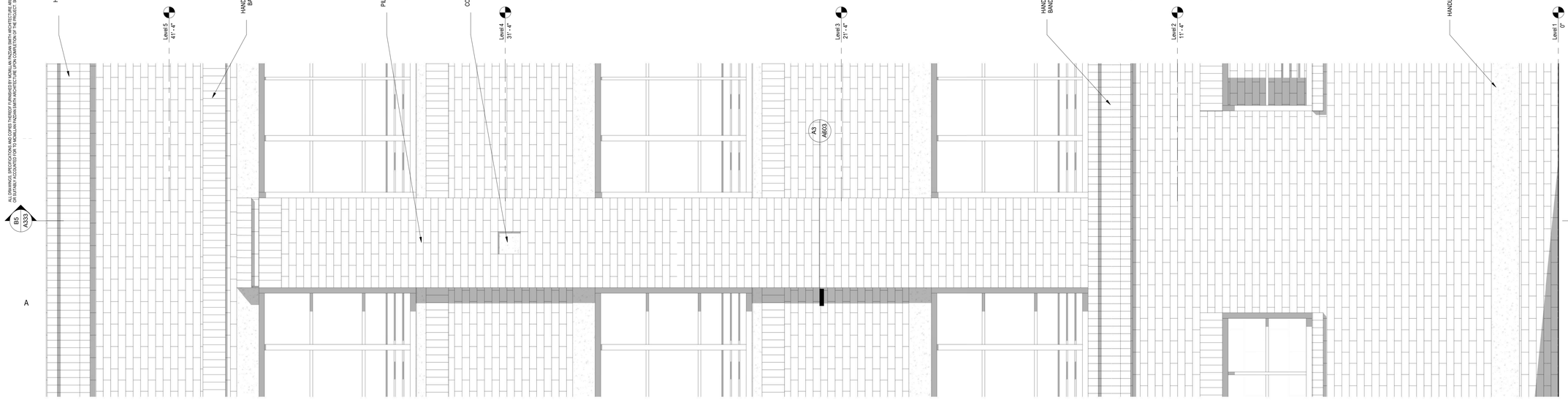
D4 A333 **PROFILE @ BASE OF PILASTER** 3" = 1'-0"



D5 A333 **PROFILE AT BRICK WATER TABLE** 3" = 1'-0"



B5 A333 **WALL SECTION @ PILASTER** 3/4" = 1'-0"



A5 A333 **PARTIAL SOUTH ELEVATION @ PILASTER** 3/4" = 1'-0"

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A333DWG 4:18:44 PM BM (MP-03) MAP, 03 Write Drawings, 1 Storage 2 Fo w

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160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

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PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

PARTIAL ELEVATION & WALL SECTION

SHEET NO. A333

PROJ. NO. 017403.00

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SHEET TITLE:
PARTIAL ELEVATION & WALL SECTION

PROJ. NO.
017403.00

SHEET NO.
A334

4/2/2020 4:03:59 PM BIM 360 017403.00 360 Revit Standard_Mixing for Garage R19.ini
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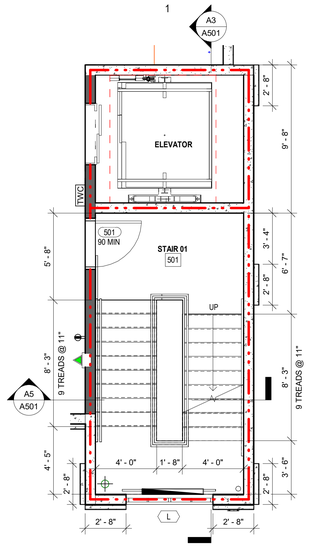
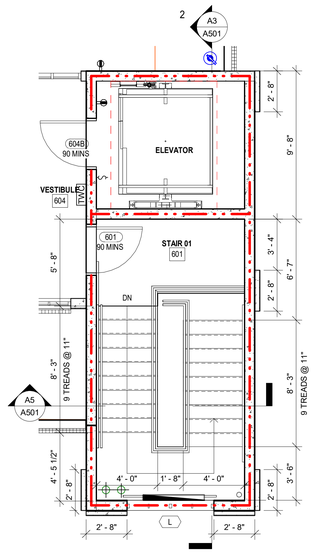
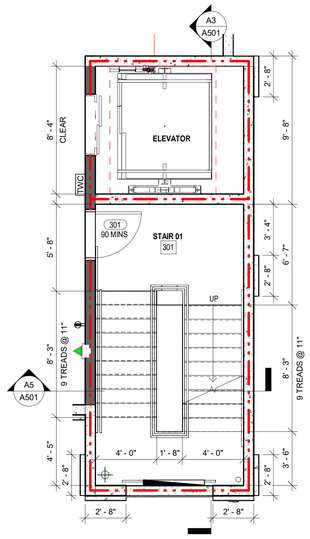


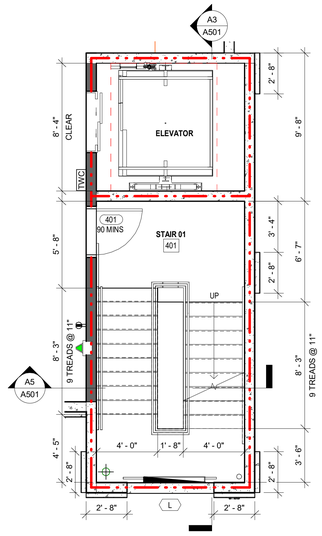
C1 A113 A501 **FIFTH FLOOR STAIR 01 & ELEVATOR**
1/4" = 1'-0"



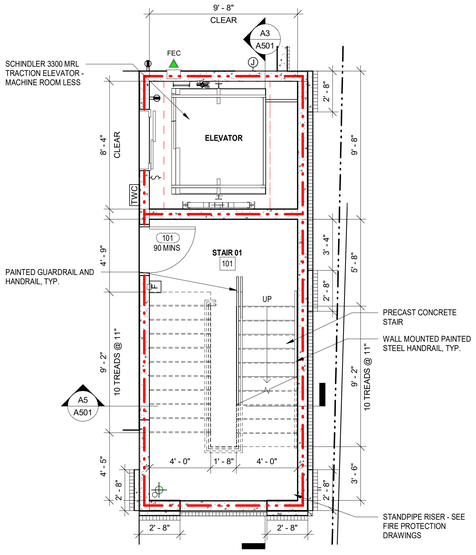
C2 A114 A501 **SIXTH FLOOR STAIR 01 & ELEVATOR**
1/4" = 1'-0"



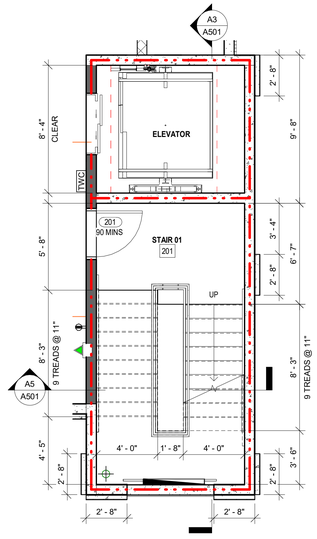
B1 A112 A501 **THIRD FLOOR STAIR 01 & ELEVATOR**
1/4" = 1'-0"



B2 A114 A501 **FOURTH FLOOR STAIR 01 & ELEVATOR**
1/4" = 1'-0"



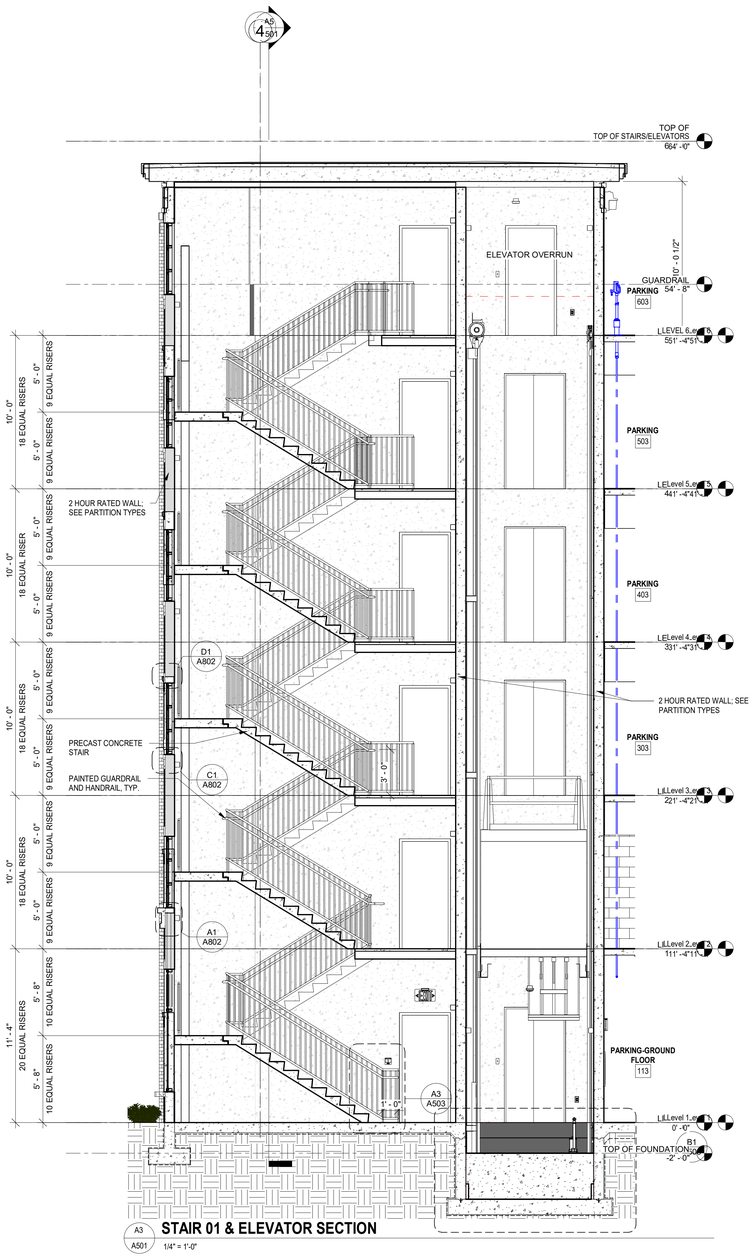
A1 A111 A501 **GROUND FLOOR STAIR 01 & ELEVATOR**
1/4" = 1'-0"



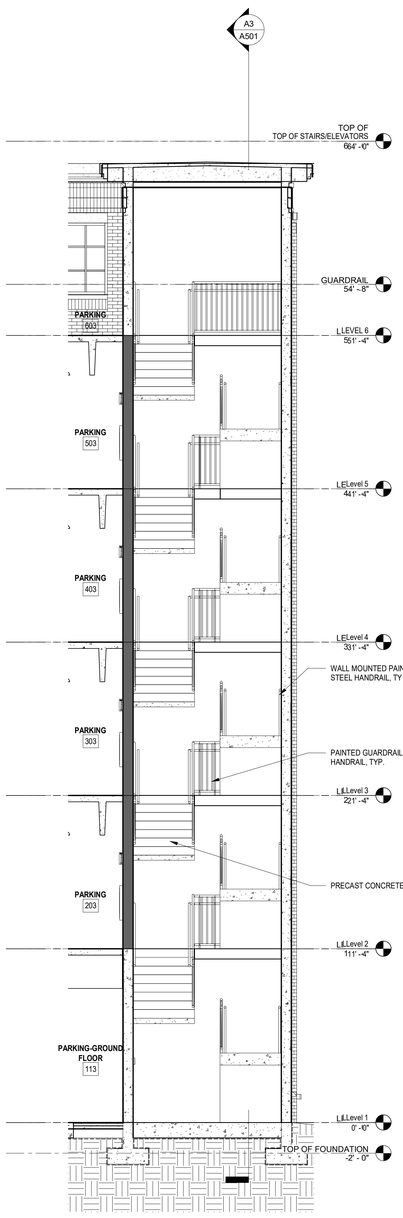
A2 A112 A501 **SECOND FLOOR STAIR 01 & ELEVATOR**
1/4" = 1'-0"

GENERAL NOTES:

CONCRETE STAIRS AND DRAWINGS TO BE
PROVIDED BY PRECAST CONCRETE MANUF.



A3 A501 **STAIR 01 & ELEVATOR SECTION**
1/4" = 1'-0"



A5 A501 **STAIR 01 SECTION**
1/4" = 1'-0"

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DRAWN BY: Author

SHEET TITLE:
STAIR 01 &
ELEVATOR PLANS
AND SECTIONS

SHEET NO. A501

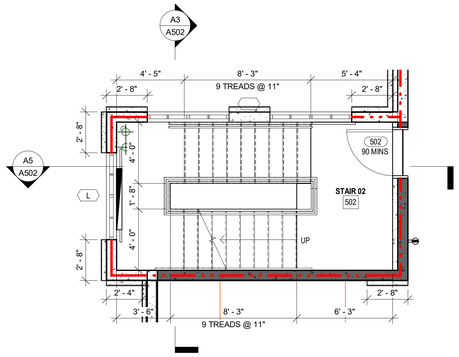
PROJ. NO. 017403.00

160 ST. PHILIP STREET

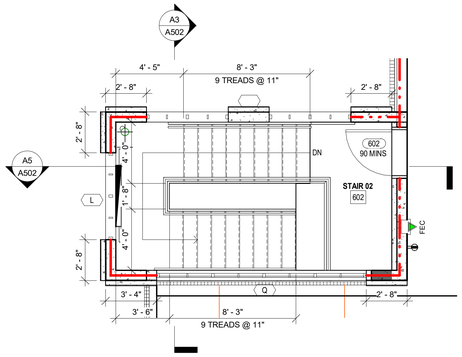
CHARLESTON, SOUTH CAROLINA

GENERAL NOTES:

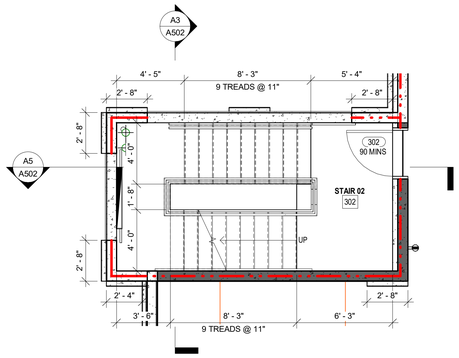
CONCRETE STAIRS AND DRAWINGS TO BE PROVIDED BY PRECAST CONCRETE MANUF.



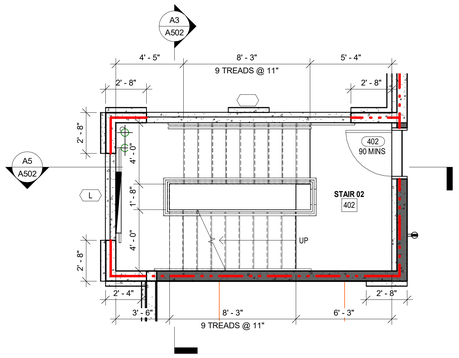
C1 A115 A502 **FIFTH FLOOR STAIR 02**
1/4" = 1'-0"



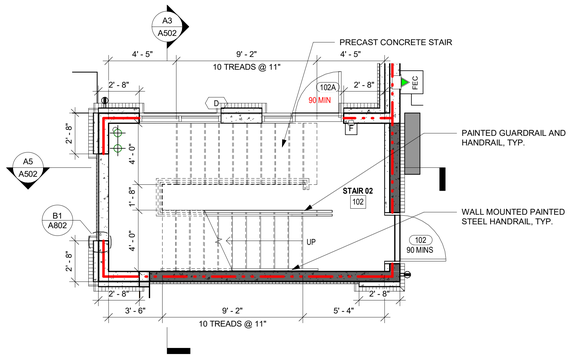
C2 A116 A502 **SIXTH FLOOR STAIR 02**
1/4" = 1'-0"



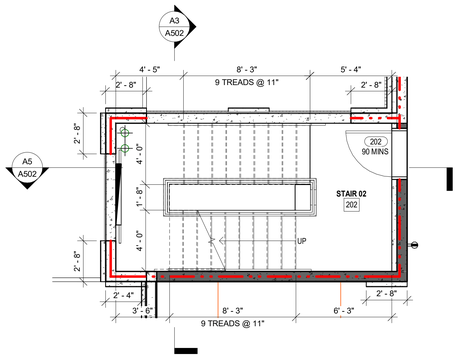
B1 A113 A502 **THIRD FLOOR PLAN STAIR 02**
1/4" = 1'-0"



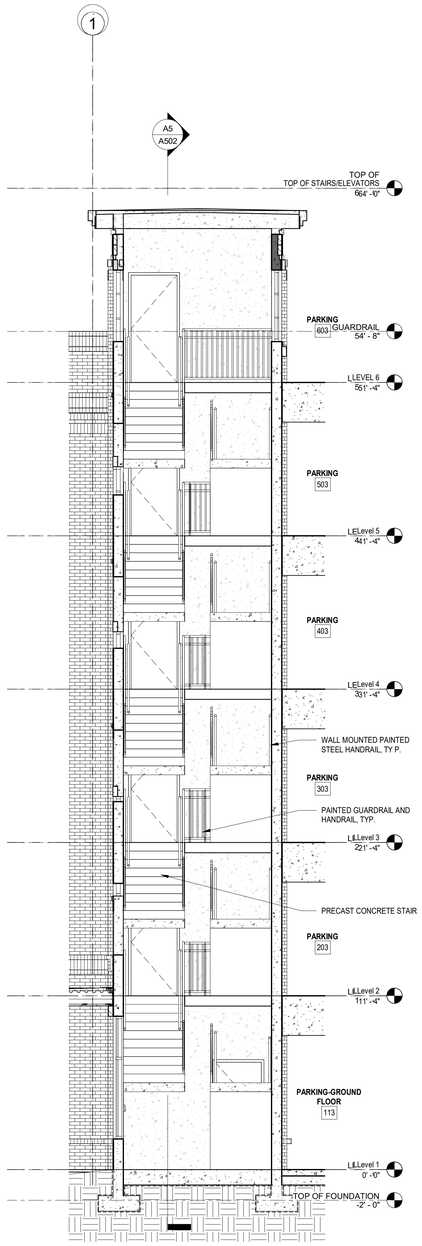
B2 A114 A502 **FOURTH FLOOR STAIR 02**
1/4" = 1'-0"



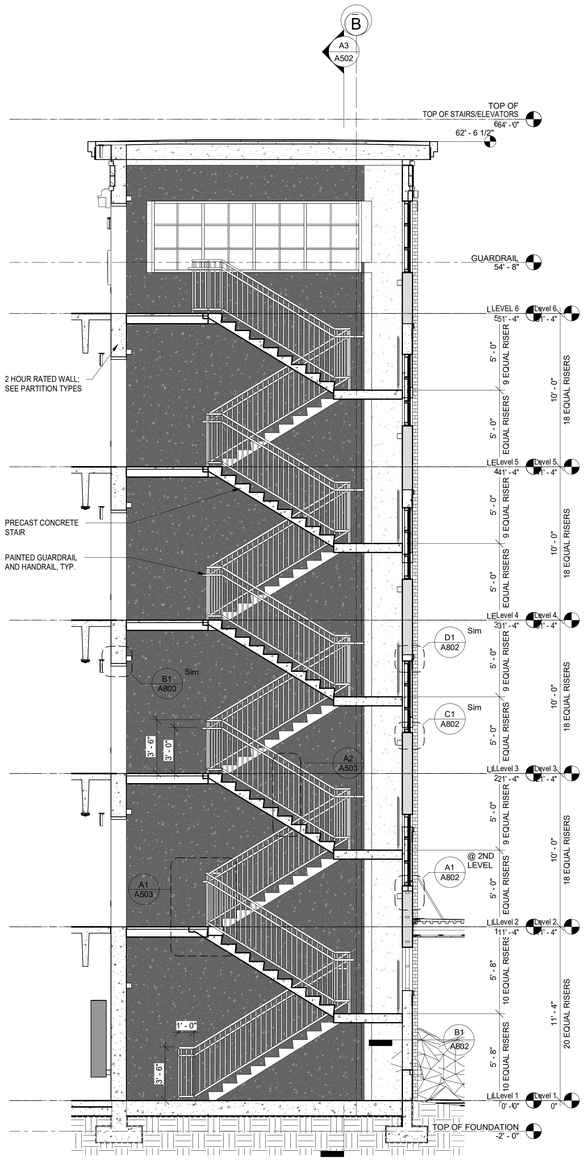
A1 A111 A502 **GROUND FLOOR STAIR 02**
1/4" = 1'-0"



A2 A112 A502 **SECOND FLOOR STAIR 02**
1/4" = 1'-0"



A3 A502 **STAIR 02 SECTION**
1/4" = 1'-0"



A5 A502 **STAIR 02 SECTION**
1/4" = 1'-0"

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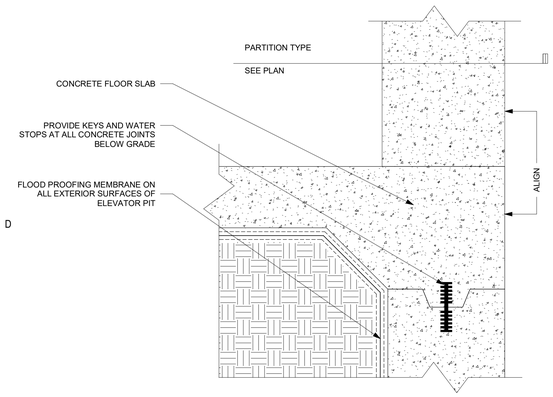
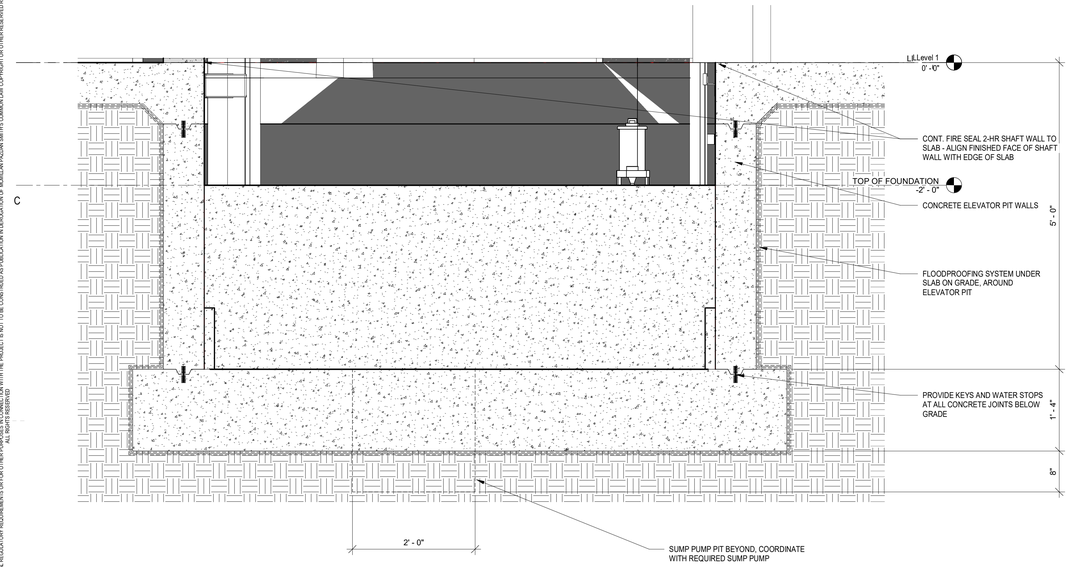
STAIR 02 PLANS AND SECTION

SHEET NO. A502

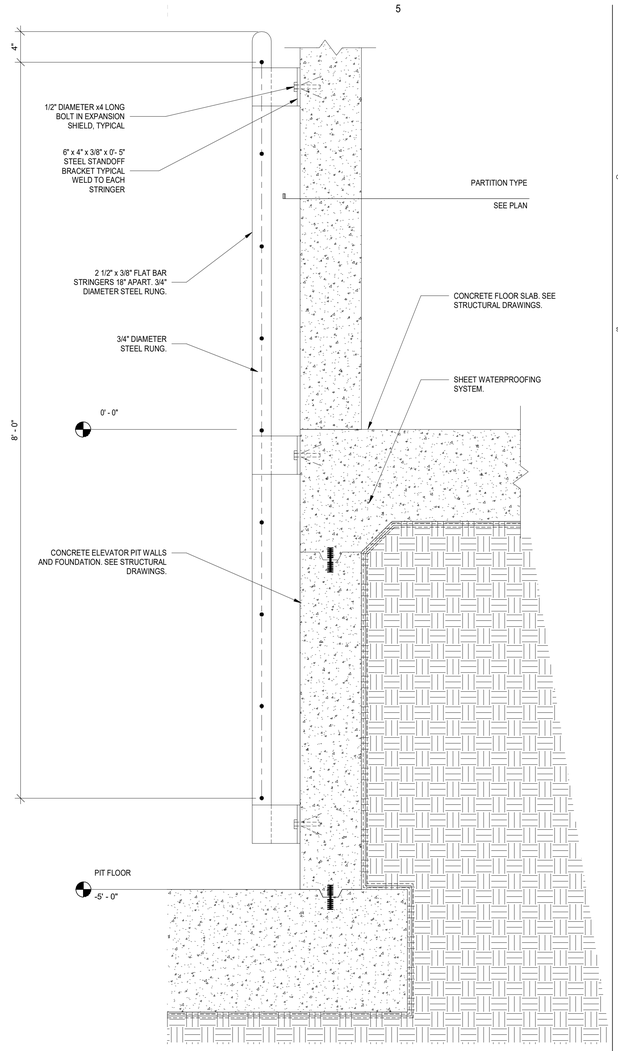
PROJ. NO. 017403.00



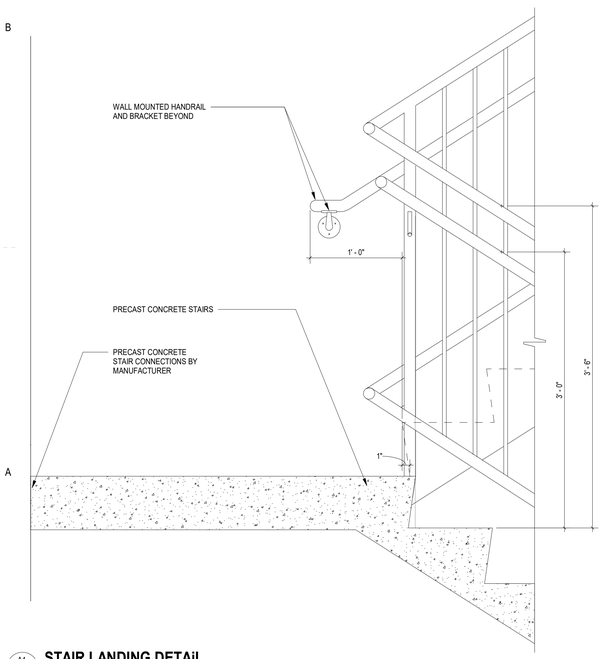
D1 A503 **ELEVATOR PIT WALL DETAIL**
3" = 1'-0"



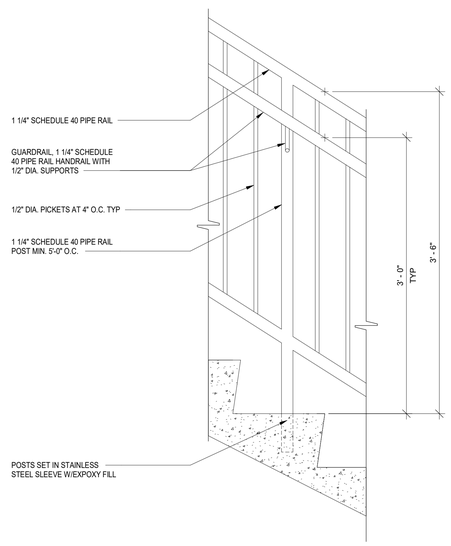
B1 A503 **ELEVATOR PIT**
1" = 1'-0"



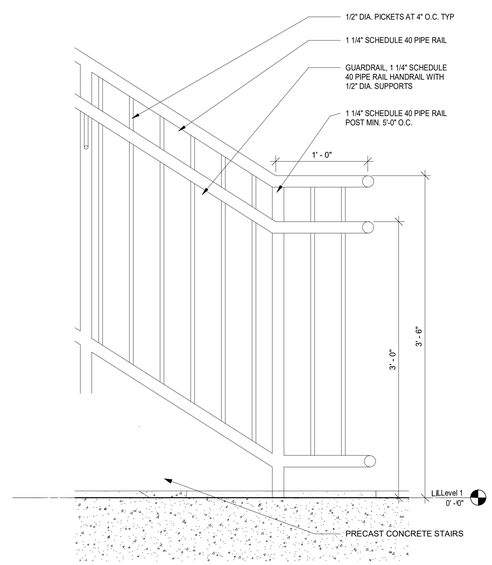
B5 A503 **ELEVATOR PIT LADDER**
1 1/2" = 1'-0"



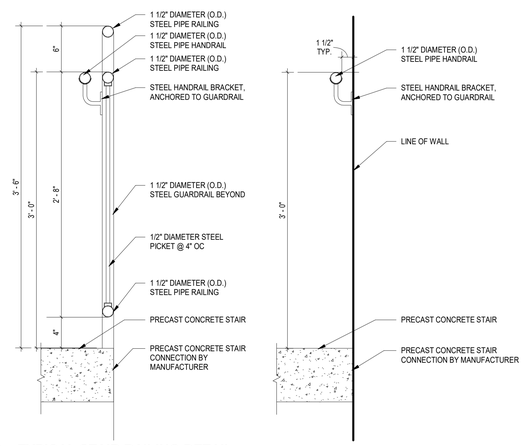
A1 A503 **STAIR LANDING DETAIL**
1 1/2" = 1'-0"



A2 A503 **TYPICAL RAIL DETAIL**
1 1/2" = 1'-0"



A3 A503 **STAIR DETAIL @ SLAB**
1 1/2" = 1'-0"



A4 A503 **TYPICAL STAIR RAILING DETAIL**
1 1/2" = 1'-0"

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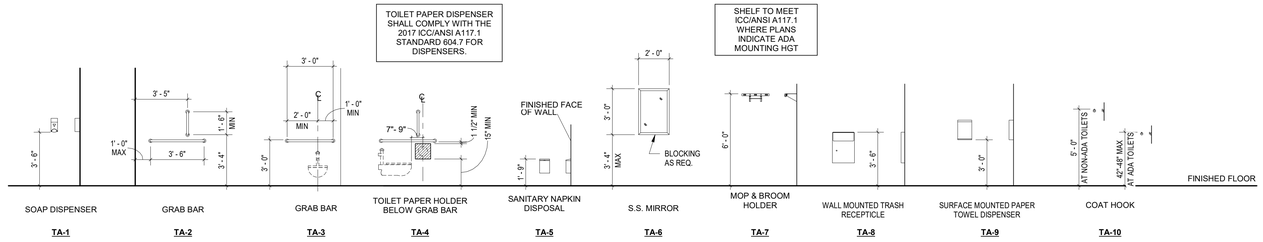
STAIR AND ELEVATOR DETAILS

SHEET NO. A503

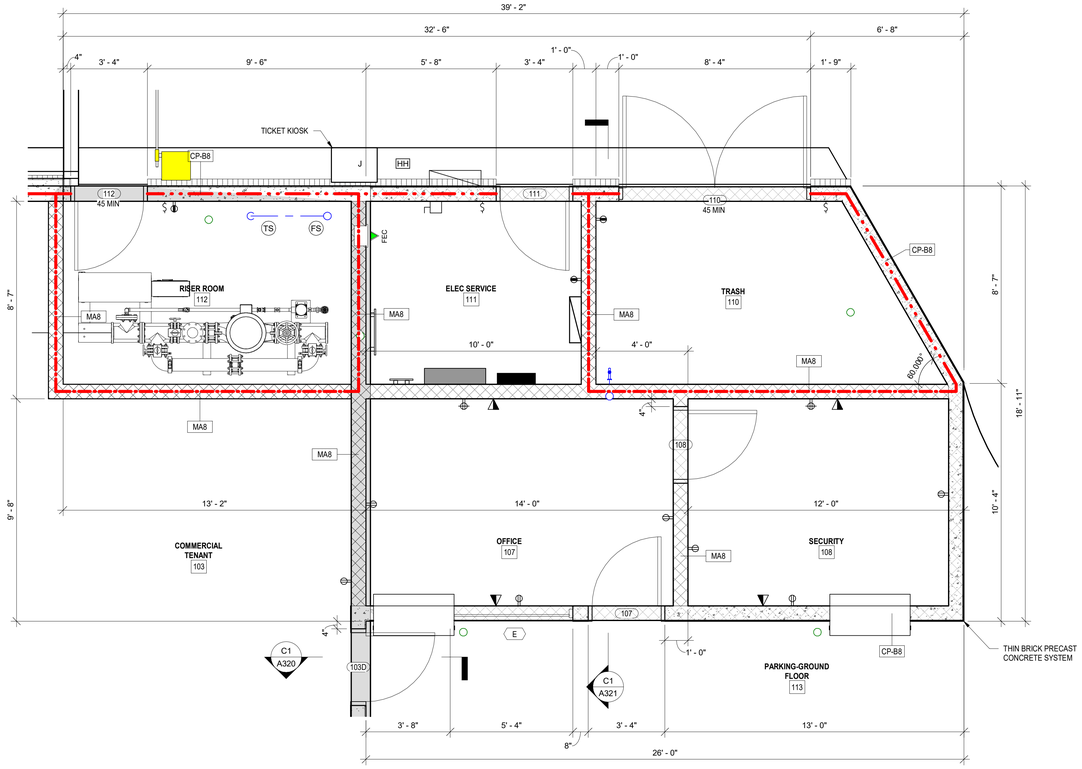
PROJ. NO. 017403.00



NOTE: MOUNT ALL HORIZONTAL GRAB BARS 36" AFF

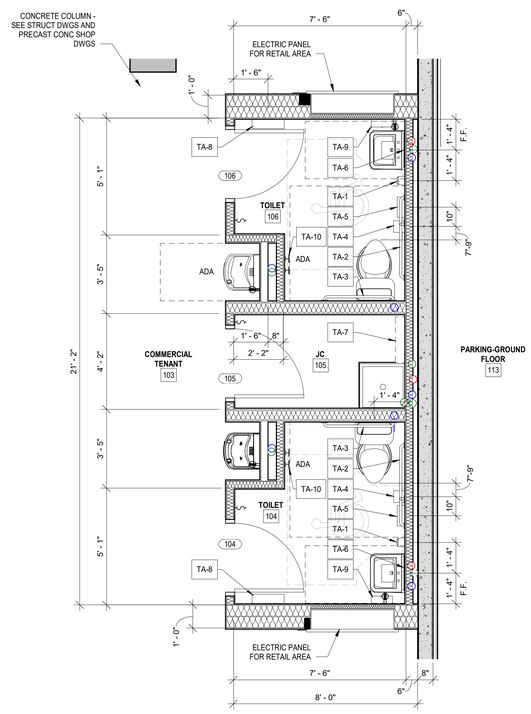
TOILET ACCESSORY LEGEND

1/4" = 1'-0"



ENLARGED FLOOR PLAN

A1 / A504 — 3/8" = 1'-0"



ENLARGED RETAIL AREA TOILET ROOMS

A5 / A504 — 3/8" = 1'-0"

NOTES, KEY NOTES, LEGENDS

KEY PLAN

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ENLARGED PLANS

SHEET NO. A504

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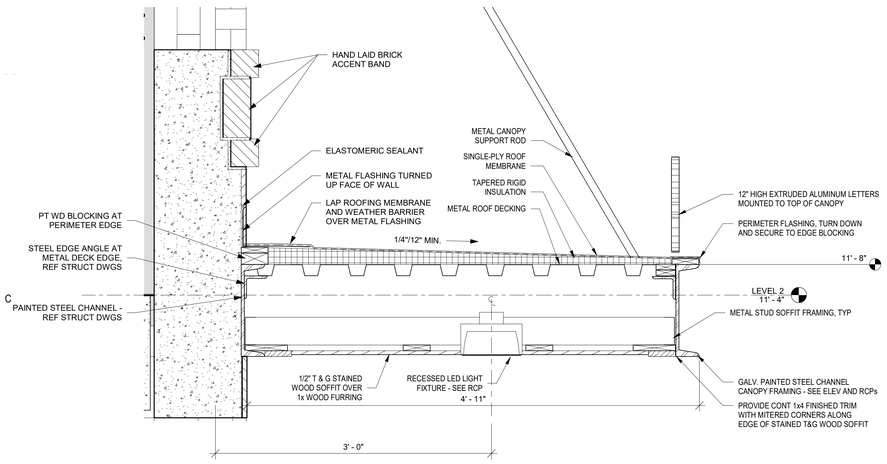
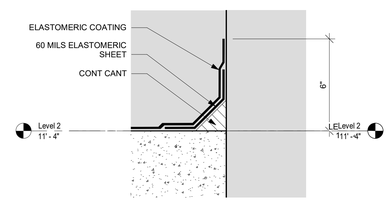


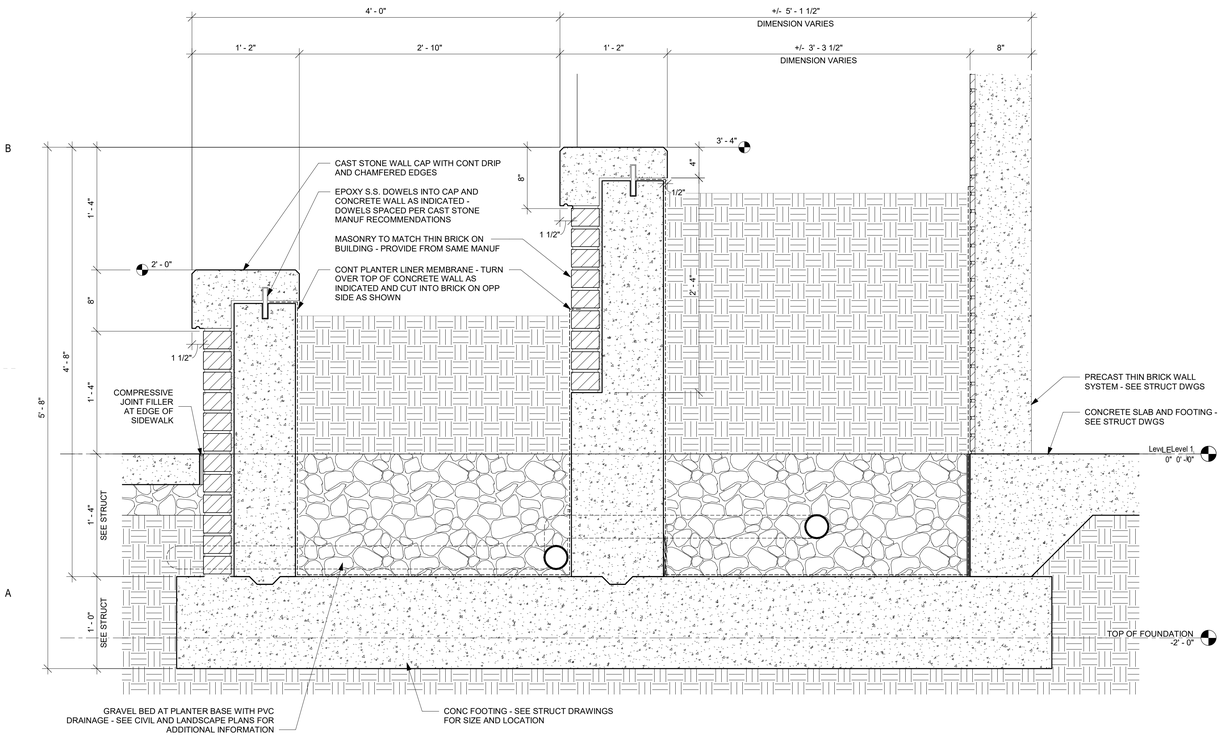
C1 / A601 **DETAIL AT GROUND FLOOR RETAIL CANOPY**

1 1/2" = 1'-0"



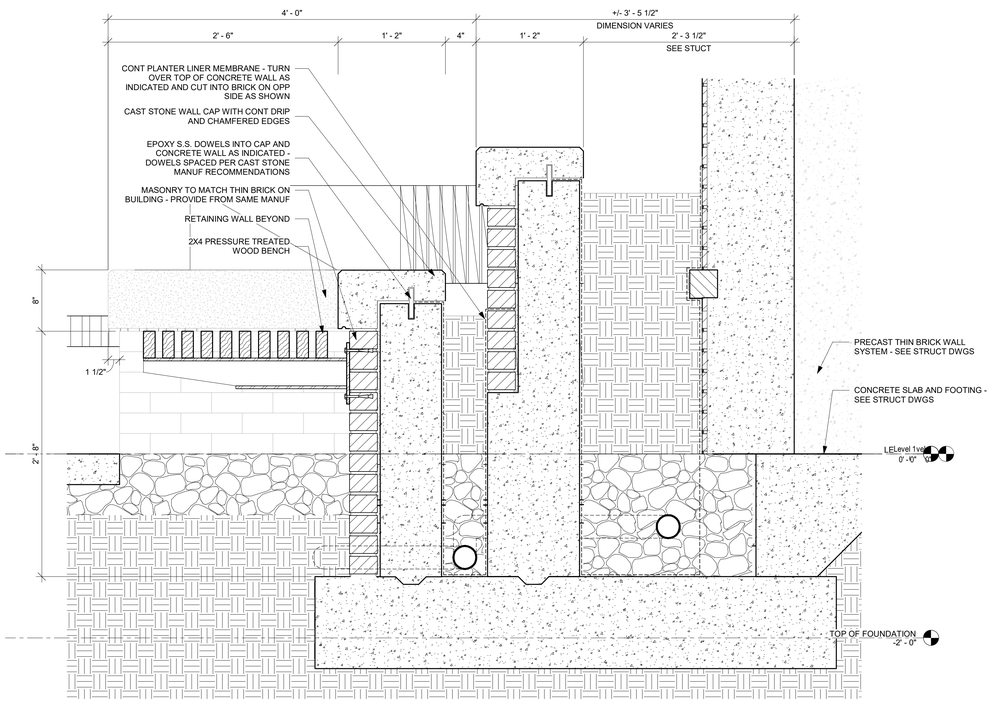
C3 / A601 **PERIMETER DECK FLASHING OVER RETAIL**

3" = 1'-0"



A1 / A601 **SECTION DETAIL - TIERED PLANTER**

1 1/2" = 1'-0"



A4 / A601 **SECTION DETAIL - PLANTER SEAT**

1 1/2" = 1'-0"

AS OF:5/8/2020 12:27:30 PM - SHEET NAME:SHT A601 - SEC & Ph Bldg Renovation, Mixed Use Storage, Retail
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SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

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4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:

SECTION DETAILS

SHEET NO. A601

PROJ. NO. 017403.00

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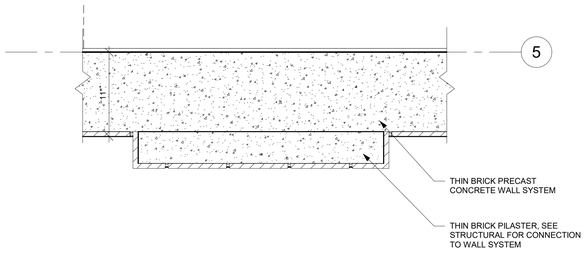
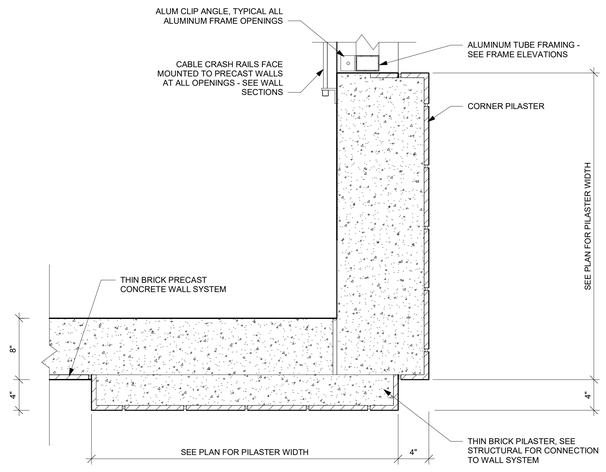


A3 / A603 **PLAN DETAIL - PILASTER**
1 1/2" = 1'-0"



A4 / A603 **PLAN DETAIL - PILASTER CORNER**
1 1/2" = 1'-0"

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SEALS

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

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DRAWN BY: Author

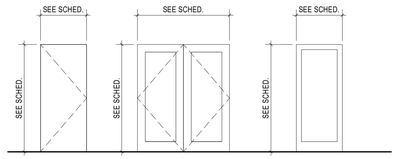
SHEET TITLE:
PLAN DETAIL

SHEET NO. A603

PROJ. NO. 017403.00

DOOR SCHEDULE

Level		DOOR WIDTH	DOOR HEIGHT	DOOR THK.	DOOR TYPE	FIRE RATING	DOOR MATERIAL	DOOR HARDWARE	FRAME TYPE	FRAME MATERIAL	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	REMARKS
Level 1	101	3' - 0"	7' - 0"	1 3/4"	F.2	90 MIN	HM		HM1	HOLLOW METAL	B2/A800	A2/A800	S3/A800	B,C
Level 1	102	3' - 0"	7' - 0"	1 3/4"	F.2	90 MIN	HM		HM1	HOLLOW METAL	B1/A800	A1/A800	S3/A800	B,C
Level 1	102A	3' - 0"	7' - 0"	1 3/4"	SFG.1	90 MIN	ALUMINUM		-	ALUMINUM	C1/A800	C2/A800	C3/A800	B,C
Level 1	103A	3' - 0"	7' - 0"	1 3/4"	F.2	90 MIN	HM		HM1	HOLLOW METAL	B2/A800	A2/A800	S3/A800	A,B,C
Level 1	103D	3' - 0"	7' - 0"	1 3/4"	F.2	90 MIN	HM		HM1	HOLLOW METAL	B2/A800	A2/A800	S3/A800	B,C
Level 1	104	3' - 0"	7' - 0"	1 3/4"	F.1		WD		HM1	HOLLOW METAL	H1/A800	J1/A800	S1/800	
Level 1	105	3' - 0"	7' - 0"	1 3/4"	F.1		WD		HM1	HOLLOW METAL	H1/A800	J1/A800	S1/A800	D (INSIDE FACE)
Level 1	106	3' - 0"	7' - 0"	1 3/4"	F.1		WD		HM1	HOLLOW METAL	H1/A800	J1/A800	S1/A800	
Level 1	107	3' - 0"	7' - 0"	1 3/4"	F.2	90 MIN	HM		HM1	HOLLOW METAL	B2/A800	A2/A800	S3/A800	C
Level 1	108	3' - 0"	7' - 0"	1 3/4"	F.2	90 MIN	HM		HM2	HOLLOW METAL	H2/A800	J2/A800	S2/A800	C
Level 1	110	8' - 0"	7' - 0"	1 3/4"	F.3		ALUMINUM		-	ALUMINUM	B3/A800	A3/A800	C3/A800	E
Level 1	111	3' - 0"	7' - 0"	1 3/4"	F.2		HM		HM1	HOLLOW METAL	B2/A800	A2/A800	S3/A800	
Level 1	112	3' - 0"	7' - 0"	1 3/4"	F.2		HM		HM1	HOLLOW METAL	B2/A800	A2/A800	S3/A800	A
Level 2	201	3' - 0"	7' - 0"	1 3/4"	F.2	90 MIN	HM		HM1	HOLLOW METAL	B1/A800	A1/A800	S3/A800	B,C
Level 2	202	3' - 0"	7' - 0"	1 3/4"	F.2	90 MIN	HM		HM1	HOLLOW METAL	B1/A800	A1/A800	S3/A800	B,C
Level 3	301	3' - 0"	7' - 0"	1 3/4"	F.2	90 MIN	HM		HM1	HOLLOW METAL	B1/A800	A1/A800	S3/A800	B,C
Level 3	302	3' - 0"	7' - 0"	1 3/4"	F.2	90 MIN	HM		HM1	HOLLOW METAL	B1/A800	A1/A800	S3/A800	B,C
Level 4	401	3' - 0"	7' - 0"	1 3/4"	F.2	90 MIN	HM		HM1	HOLLOW METAL	B1/A800	A1/A800	S3/A800	B,C
Level 4	402	3' - 0"	7' - 0"	1 3/4"	F.2	90 MIN	HM		HM1	HOLLOW METAL	B1/A800	A1/A800	S3/A800	B,C
Level 5	501	3' - 0"	7' - 0"	1 3/4"	F.2	90 MIN	HM		HM1	HOLLOW METAL	B1/A800	A1/A800	S3/A800	B,C
Level 5	502	3' - 0"	7' - 0"	1 3/4"	F.2	90 MIN	HM		HM1	HOLLOW METAL	B1/A800	A1/A800	S3/A800	B,C
Level 6	601	3' - 0"	7' - 0"	1 3/4"	F.2	90 MIN	HM		HM1	HOLLOW METAL	B2/A800	A2/A800	S3/A800	B,C
Level 6	602	3' - 0"	7' - 0"	1 3/4"	F.2	90 MIN	HM		HM1	HOLLOW METAL	B2/A800	A2/A800	S3/A800	C
Level 6	604A	3' - 0"	7' - 2"	1 3/4"	SFG.1	90 MIN	ALUMINUM		-	ALUMINUM	C4/A800	C2/A800	C3/A800	C
Level 6	604B	3' - 0"	7' - 0"	1 3/4"	F.2	90 MIN	HM		HM1	HOLLOW METAL	B2/A800	A2/A800	S3/A800	C
Level 1	615	6' - 2"	7' - 2"	1 3/4"	DFG.1		ALUMINUM		-	ALUMINUM	C1/A800	C2/A800	C3/A800	A
Level 1	616	6' - 2"	7' - 2"	1 3/4"	DFG.1		ALUMINUM		-	ALUMINUM	C1/A800	C2/A800	C3/A800	A



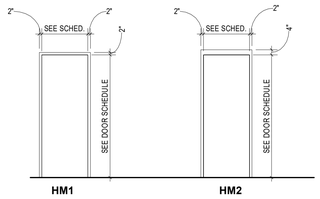
F.1 FLUSH DOOR-SOLID WOOD

F.2 FLUSH DOOR-HOLLOW METAL

DFG.1 DOUBLE DOOR WITH FULL GLASS-HOLLOW METAL

SFG.1 SINGLE DOOR WITH FULL GLASS-HOLLOW METAL

DOOR TYPES



HM1 **HM2**

FRAME TYPES

DOOR KEY NOTES

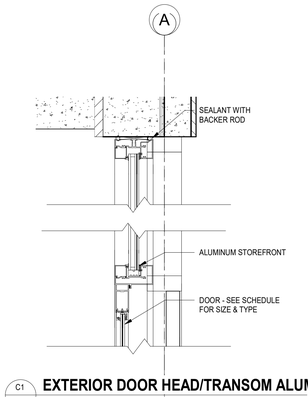
A. PROVIDE FLOOD PANEL - SEE G102

B. PROVIDE PANIC HARDWARE

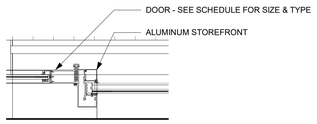
C. PROVIDE AUTOMATIC CLOSERS

D. PROVIDE KICK PLATE (S.S.)

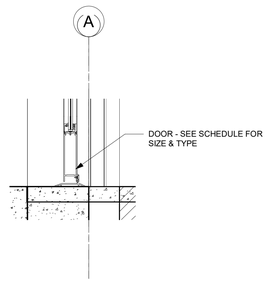
E. SLIDING BARN DOOR HARDWARE



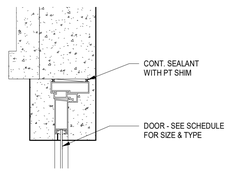
C1 A800 **EXTERIOR DOOR HEAD/TRANSOM ALUM**
1 1/2" = 1'-0"



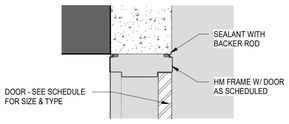
C2 A800 **EXTERIOR DOOR JAMB ALUM**
1 1/2" = 1'-0"



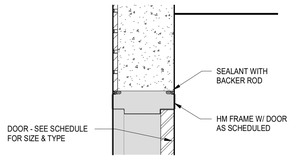
C3 A800 **EXTERIOR DOOR SILL ALUM**
1 1/2" = 1'-0"



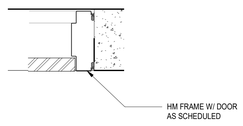
C4 A800 **EXTERIOR DOOR HEAD ALUM**
1 1/2" = 1'-0"



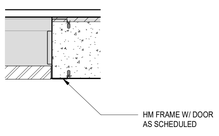
B1 A800 **EXTERIOR DOOR HEAD @ CONCRETE**
1 1/2" = 1'-0"



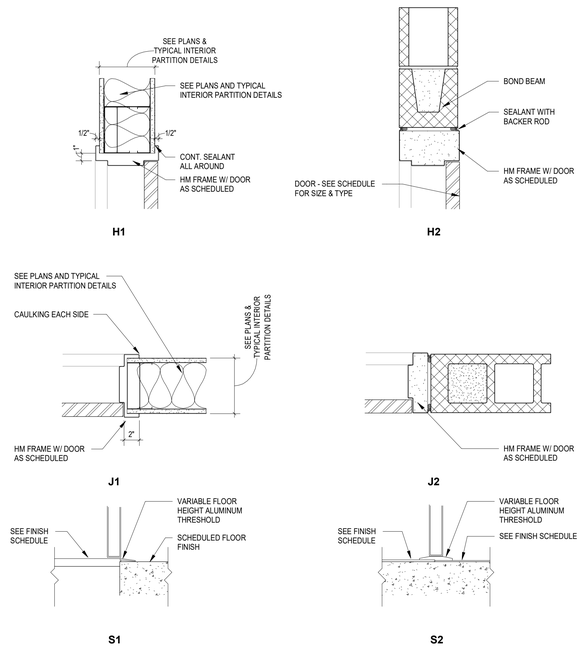
B2 A800 **EXTERIOR DOOR HEAD @ CONCRETE/THIN BRICK**
1 1/2" = 1'-0"



A1 A800 **EXTERIOR DOOR JAMB @ CONCRETE**
1 1/2" = 1'-0"



A2 A800 **EXTERIOR DOOR JAMB @ CONCRETE/THIN BRICK**
1 1/2" = 1'-0"



A4 A800 **INTERIOR DOOR HEAD/JAMB/SILL DETAILS**
1 1/2" = 1'-0"

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DRAWN BY: Author

SHEET TITLE:

DOOR SCHEDULE & FRAME ELEVATIONS/TYPES

SHEET NO. A800

PROJ. NO. 017403.00

160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

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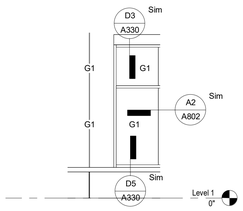
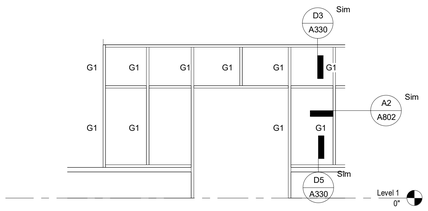
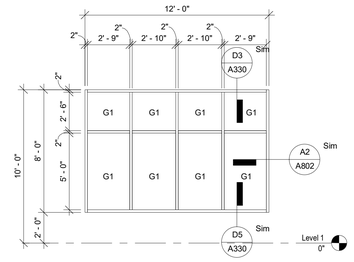


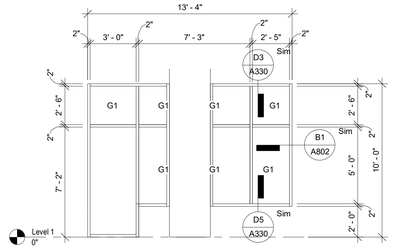
A A801 **STOREFRONT TYPE A (RETAIL)**
1/4" = 1'-0"



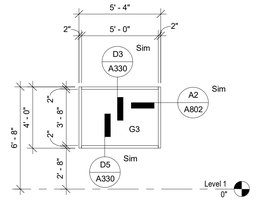
B A801 **STOREFRONT TYPE B (RETAIL)**
1/4" = 1'-0"



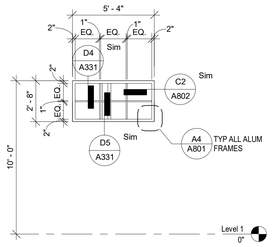
C A801 **STOREFRONT TYPE C (RETAIL)**
1/4" = 1'-0"



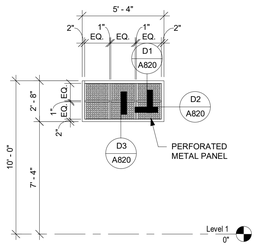
D A801 **STOREFRONT TYPE D**
1/4" = 1'-0"



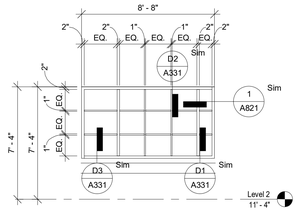
E A801 **STOREFRONT TYPE E**
1/4" = 1'-0"



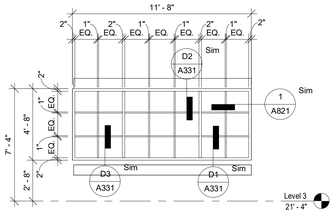
F A801 **ALUM FRAME TYPE F**
1/4" = 1'-0"



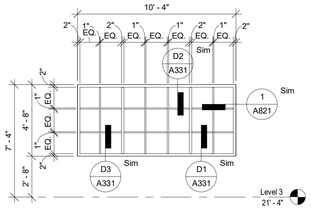
F.2 A801 **ALUM FRAME F.2**
1/4" = 1'-0"



H A801 **ALUM FRAME TYPE H**
1/4" = 1'-0"



J A801 **ALUM FRAME TYPE J**
1/4" = 1'-0"



K A801 **ALUM FRAME TYPE K**
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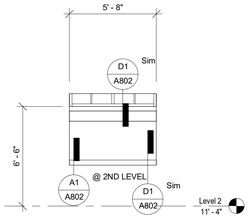
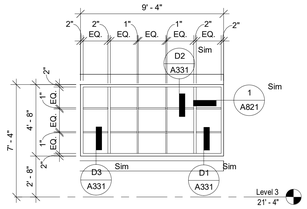


L A801 **STOREFRONT TYPE L (STAIR)**
1/4" = 1'-0"



M A801 **ALUM FRAME TYPE M**
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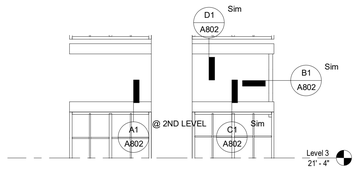

N A801 **STOREFRONT TYPE N (STAIR)**
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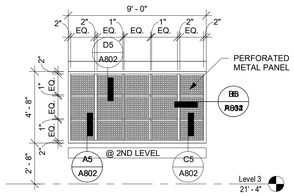
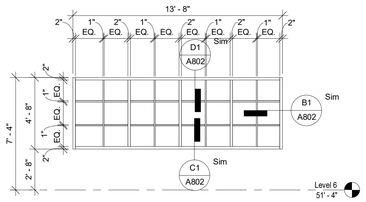


P A801 **ALUM FRAME TYPE P**
1/4" = 1'-0"



Q A801 **STOREFRONT TYPE Q (STAIR)**
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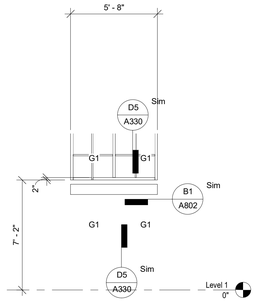

R A801 **STOREFRONT TYPE R (STAIR)**
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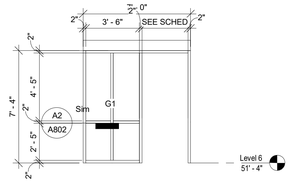

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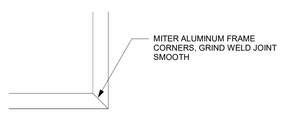

A4 A801 **ALUM. FRAME CORNER**
1 1/2" = 1'-0"

GLAZING NOTES AND LEGEND

GLAZING NOTES

1. PROVIDE G1 GLAZING UNLESS OTHERWISE NOTED
2. PROVIDE TEMPERED GLAZING IN ALL DOORS, OPERABLE WINDOWS, GLAZING WITHIN 18" AFF AND IN PANELS SURROUNDING ALL OPERABLE DOORS AND WINDOWS
3. GLAZING SHALL MEET ASTM AIRBORNE DEBRIS AS WELL AS IMPACT-RESISTANCE REQUIREMENTS.

GLAZING LEGEND

G1 - INSULATED LOW-E HIGH IMPACT

G2 - 1" INSULATED CLEAR GLAZING

G3 - 1" INSULATED TEMPERED CLEAR GLAZING

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160 ST. PHILIP STREET

CHARLESTON, SOUTH CAROLINA

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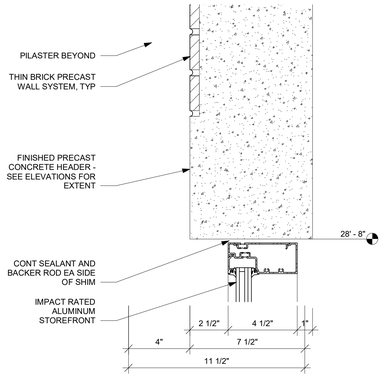
4/1/2020

PRINCIPAL IN CHARGE: Approver
PROJECT ARCHITECT: Checker
DRAWN BY: Author

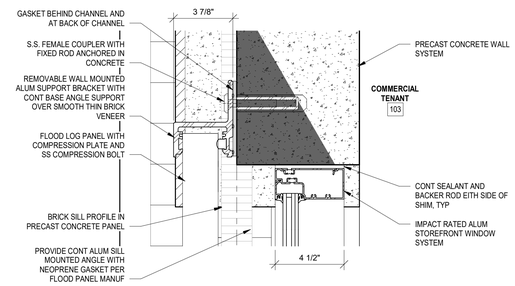
SHEET TITLE:
WINDOW SCHEDULE & FRAME ELEVATIONS/TYPES

017403.00

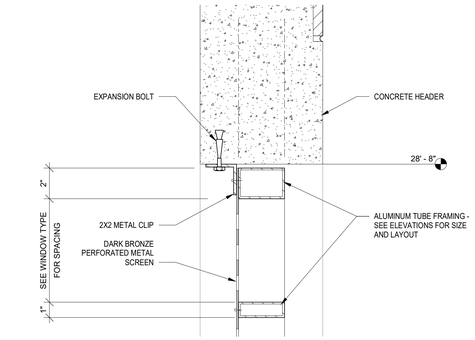
A801



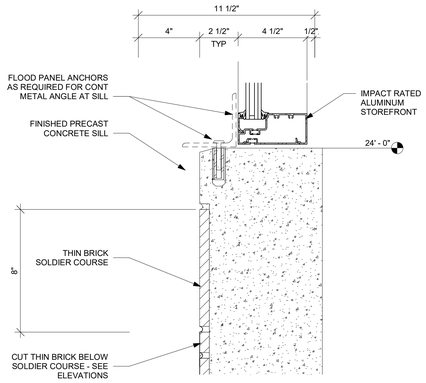
D1 A802 **STAIR TOWER WINDOW HEAD DETAIL**
3" = 1'-0"



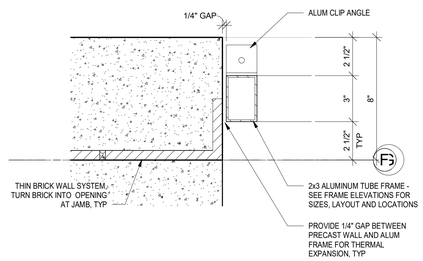
D2 A802 **STOREFRONT JAMB DETAIL WITH FLOOD PANEL (NO PILASTER)**
3" = 1'-0"



D5 A802 **ALUM. FRAME (WITH PERF) HEAD DETAIL**
3" = 1'-0"



C1 A802 **STAIR TOWER WINDOW SILL**
3" = 1'-0"



C2 A802 **ALUM. FRAME JAMB**
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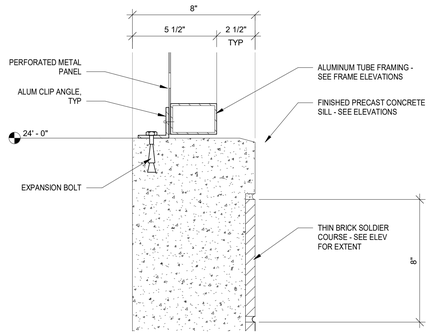

C5 A802 **ALUM. FRAME (WITH PERF) SILL DETAIL**
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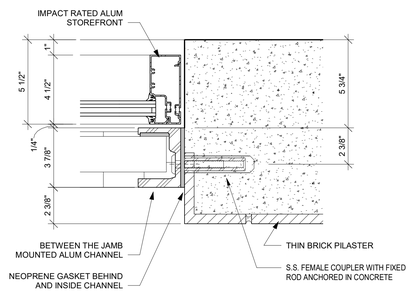
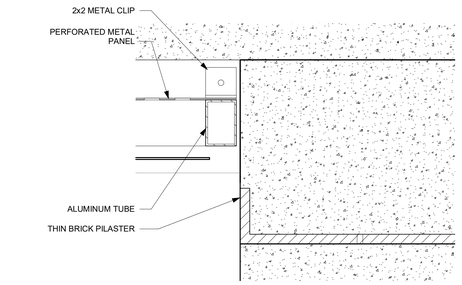


B1 A802 A802 **STAIR TOWER WINDOW JAMB @ PILASTER (FLOOD PANEL)**
3" = 1'-0"



B5 A802 **ALUM. FRAME (WITH PERF) JAMB @ PILASTER**
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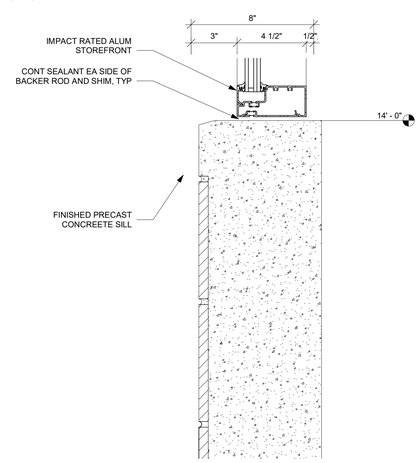
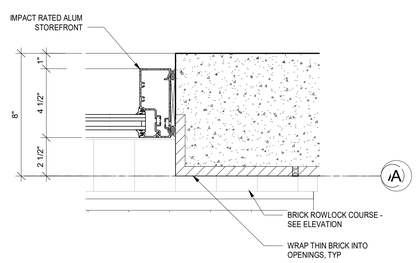
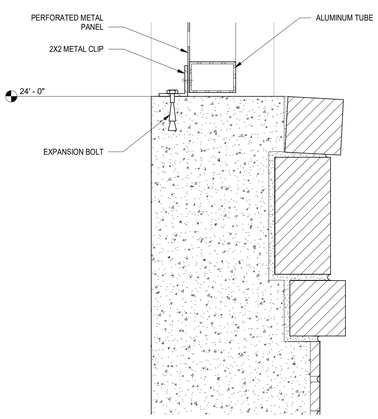


A1 A802 **STAIR TOWER WINDOW SILL @ SECOND LEVEL**
3" = 1'-0"



A2 A802 **STOREFRONT JAMB**
3" = 1'-0"



A5 A802 **ALUM. FRAME (WITH PERF) SILL DETAIL @ ACCENT BAND**
3" = 1'-0"

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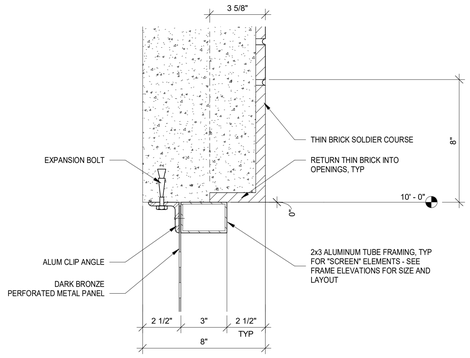
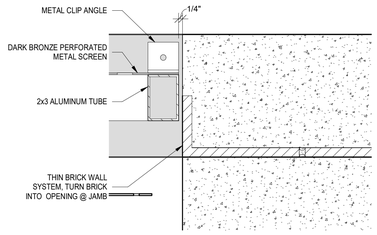
SHEET TITLE:
WINDOW DETAILS

SHEET NO. A802

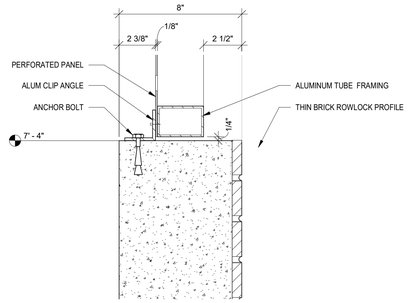
PROJ. NO. 017403.00



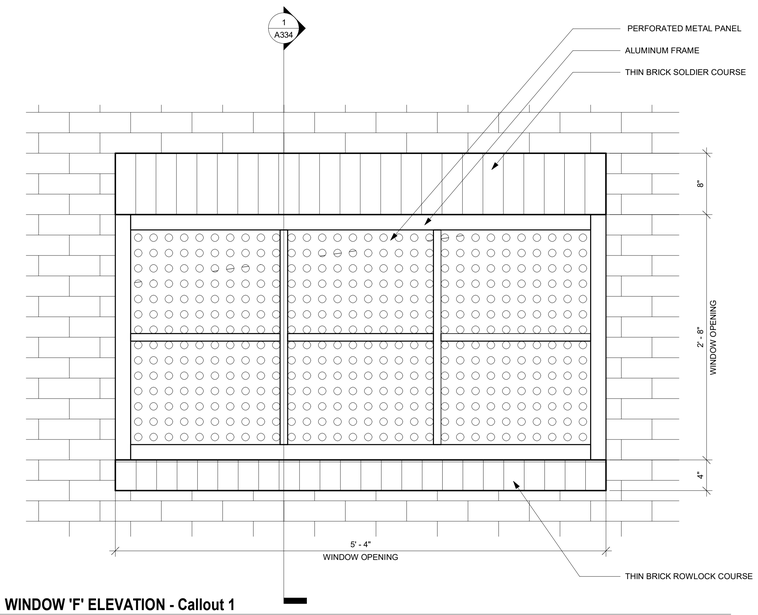
D1 A820 **ALUM. FRAME (WITH PERF) HEAD DETAIL @ BRICK SOLDIER**
3" = 1'-0"



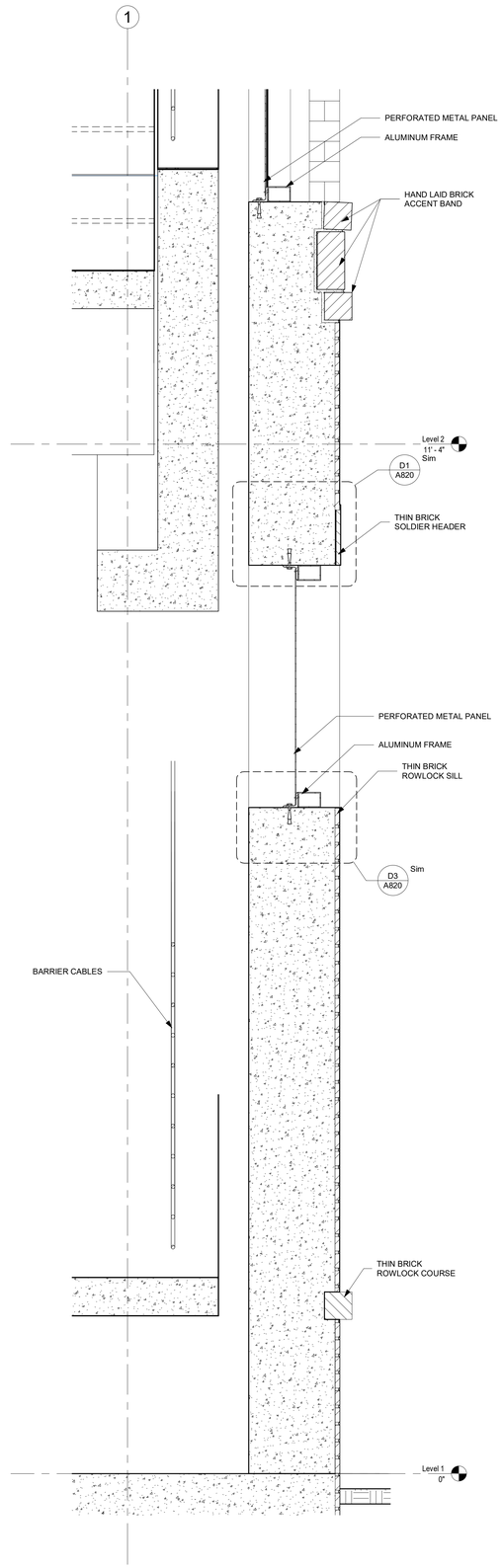
D2 A820 **ALUM. FRAME (WITH PERF) JAMB**
3" = 1'-0"



D3 A820 **ALUM. FRAME (WITH PERF) SILL DETAIL @ BRICK ROWLOCK**
3" = 1'-0"



A1 A820 **WINDOW 'F' ELEVATION - Callout 1**
1 1/2" = 1'-0"



A4 A820 **WALL SECTION - NORTH - Callout 1**
1 1/2" = 1'-0"

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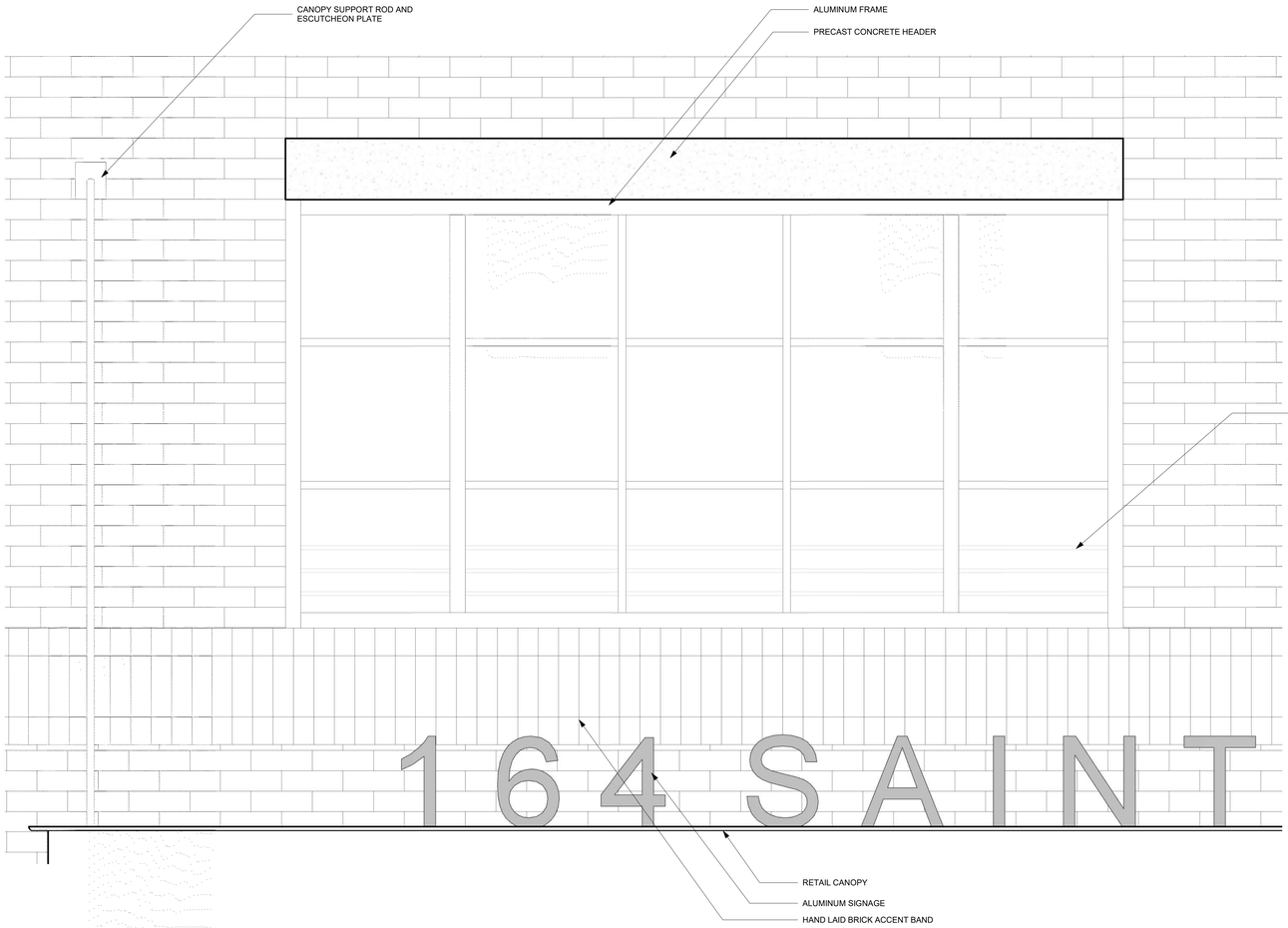
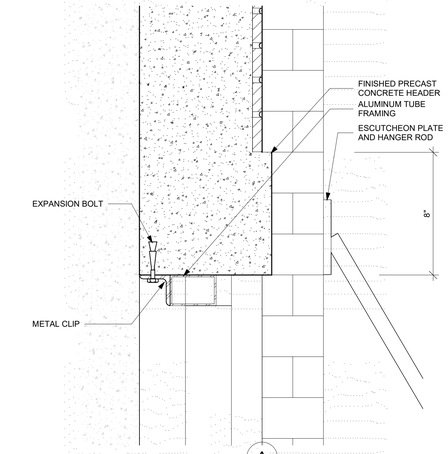
SHEET TITLE:
WINDOW 'F' PARTIAL ELEV & WALL SECTION

SHEET NO. A820

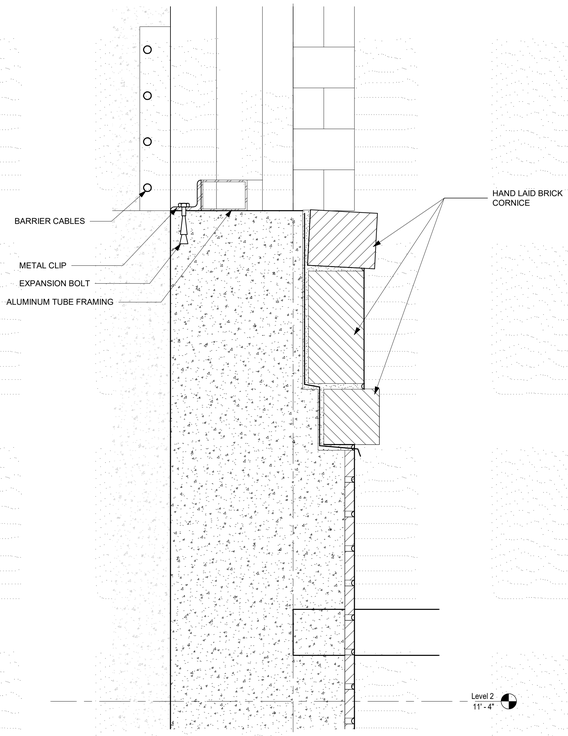
PROJ. NO. 017403.00



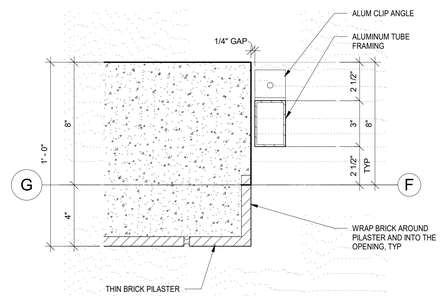
A1 / A821 **PARTIAL WEST ELEVATION - ENLARGED**
1 1/2" = 1'-0"



D4 / A821 **ALUM. FRAME HEAD DETAIL 2** A
3" = 1'-0"



B4 / A821 **WALL SECTION - WEST - Callout 1**
3" = 1'-0"



1 / A821 **ALUM. FRAME JAMB @ PILASTER**
3" = 1'-0"

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SHEET TITLE:
WINDOW 'H' PARTIAL ELEV & WALL SECTION

SHEET NO. A821

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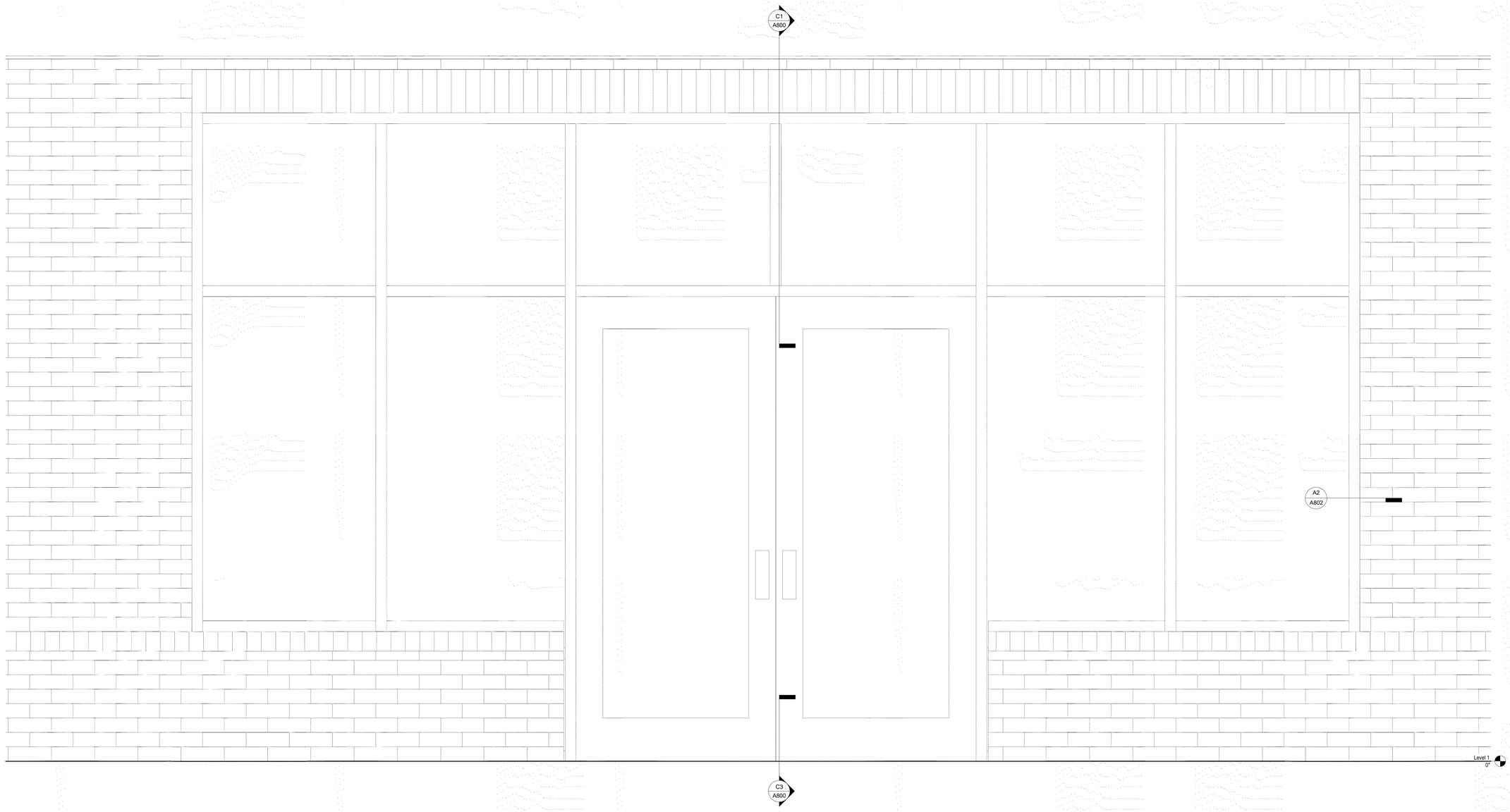

A1 A822 **PARTIAL WEST ELEVATION Copy 1**

1 1/2" = 1'-0"

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PROJECT ARCHITECT: JH
DRAWN BY: NG, BC, JH

SHEET TITLE:

STOREFRONT 'A' PARTIAL ELEV & WALL SECTION

SHEET NO. A822

PROJ. NO. 017403.00

MECHANICAL SYSTEMS
SEISMIC AND WIND REQUIREMENTS

PER IBC-2015/ASCE 7-10

A. PER THE 2015 INTERNATIONAL BUILDING CODE, MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT AND COMPONENTS, INCLUDING THEIR SUPPORTS AND ATTACHMENTS, SHALL BE DESIGNED FOR SEISMIC FORCES IN ACCORDANCE WITH CHAPTER 13 OF ASCE 7-10.

B. EXTERIOR EQUIPMENT (INCLUDING ROOF CURBS, RAILS, SUPPORTS) EXPOSED TO WIND SHALL BE DESIGNED AND INSTALLED TO RESIST THE WIND PRESSURES DETERMINED IN ACCORDANCE WITH CHAPTER 26 TO 29 OF ASCE 7-10.

C. WHERE DESIGN FOR SEISMIC AND WIND LOADS IS REQUIRED, THE MORE DEMANDING FORCE MUST BE USED.

D. REFERENCE THE STRUCTURAL DRAWINGS FOR SITE SPECIFIC INFORMATION ON SEISMIC DESIGN CATEGORY, WIND SPEEDS, ETC.

E. USE THE TABLE BELOW TO DETERMINE SEISMIC RESTRAINT REQUIREMENTS FOR EACH COMPONENT.

F. FOR ALL COMPONENTS REQUIRING SEISMIC RESTRAINT, THE COMPONENT SUPPORTS AND ATTACHMENTS SHALL BE DESIGNED BY A REGISTERED DESIGN PROFESSIONAL REGISTERED IN THE STATE THE JOB IS LOCATED. SUBMITTALS MUST INCLUDE STAMPED AND SIGNED DRAWINGS AND CALCULATIONS.

G. WHERE SEISMIC RESTRAINT IS REQUIRED, HOUSEKEEPING PADS NEEDED FOR THE INSTALLATION OF EQUIPMENT UNDER THIS CONTRACT MUST BE DESIGNED BY THE SEISMIC ENGINEER. DO NOT POUR ANY HOUSEKEEPING PADS PRIOR TO THE RECEIPT OF THE APPROVED SEISMIC SUBMITTAL.

H. SEISMIC RESTRAINTS FOR DUCTWORK, PIPING, CONDUIT, CABLE TRAYS AND BUS DUCT MUST BE SHOWN ON LAYOUT DRAWINGS SHOWING SPECIFIC RESTRAINT LOCATIONS ALONG WITH ACCOMPANYING DETAILS AND CALCULATIONS.

MECHANICAL COMPONENT IMPORTANCE FACTOR (Ip) DESIGNATION

Ip = 1.0	Ip = 1.5
• **ALL HVAC COMPONENTS EXCEPT AS NOTED IN Ip=1.5**	

SEISMIC DESIGN CATEGORIES D,E,F

		COMPONENT IMPORTANCE FACTOR (Ip)			
		1.0		1.5	
COMPONENT IDENTIFICATION		SEISMIC RESTRAINT REQUIREMENT	NOTES	SEISMIC RESTRAINT REQUIREMENT	NOTES
ROOF MOUNTED		RESTRAIN ALL	1	RESTRAIN ALL	-
FLOOR MOUNTED		RESTRAIN ALL	1, 2	RESTRAIN ALL	-
WALL MOUNTED		RESTRAIN ALL	1, 2	RESTRAIN ALL	-
COMPONENT SUPPORTS		RESTRAIN ALL	1	RESTRAIN ALL	-
SUSPENDED EQUIPMENT	INLINE W/ DUCT	RESTRAIN IF >75 LBS PROVIDE FLEX. CONN.	3	RESTRAIN IF >75 LBS PROVIDE FLEX. CONN.	3
	NOT INLINE W/ DUCT/PIPE	RESTRAIN ALL	1	RESTRAIN ALL	-
SUSPENDED DUCTILE PIPING (STEEL, ALUMINUM, COPPER, ETC.)		>3"	4	>1"	4
SUSPENDED NON DUCTILE PIPING (CAST IRON, PLASTIC, CERAMIC)		RESTRAIN ALL	4	RESTRAIN ALL	4
SUSPENDED PIPE ON TRAPEZE		RESTRAIN IF ANY PIPE ON TRAPEZE > 3" RESTRAIN IF TOTAL WEIGHT OF PIPES ON TRAPEZE > 10 LBS/FT	4	RESTRAIN IF ANY PIPE ON TRAPEZE > 1" RESTRAIN IF TOTAL WEIGHT OF PIPES ON TRAPEZE > 10 LBS/FT	4
DUCTWORK		6 SQ.FT. AND LARGER AND ≥ 17 LBS/FT	4,5	6 SQ.FT. AND LARGER AND ≥ 17 LBS/FT	4,5
MULTIPLE DUCTS ON TRAPEZE		RESTRAIN IF TOTAL WEIGHT OF DUCTS ON TRAPEZE > 10 LBS/FT	4,5	RESTRAIN IF TOTAL WEIGHT OF DUCTS ON TRAPEZE > 10 LBS/FT	4,3
COMPONENT CERTIFICATION		NOT REQUIRED	-	REQUIRED	6

NOTES:

1. EQUIPMENT 20 LBS. OR LESS IS EXEMPT IF THE COMPONENT IS POSITIVELY ATTACHED TO THE STRUCTURE AND FLEXIBLE CONNECTIONS ARE PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING, AND CONDUIT.
2. RESTRAINTS ARE NOT REQUIRED IF THE COMPONENT WEIGHS 400 LBS. OR LESS, IS MOUNTED WITH THE CENTER OF MASS LOCATED AT 4 FT. OR LESS ABOVE A FLOOR, IS POSITIVELY ATTACHED TO THE STRUCTURE AND HAS FLEXIBLE CONNECTIONS BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING, AND CONDUIT.
3. FLEXIBLE CONNECTIONS REQUIRED FOR PIPE CONNECTIONS ONLY.
4. RESTRAINT IS NOT REQUIRED IF THE PIPING / DUCTWORK IS SUPPORTED BY HANGERS AND EACH HANGER IN THE PIPING RUN IS 12 IN. OR LESS IN LENGTH FROM THE TOP OF THE PIPE TO THE SUPPORTING STRUCTURE. WHERE PIPES ARE SUPPORTED ON A TRAPEZE, THE TRAPEZE SHALL BE SUPPORTED BY HANGERS HAVING A LENGTH OF 12 IN. OR LESS. WHERE ROD HANGERS ARE USED, THEY SHALL BE EQUIPPED WITH SWIVELS, EYE NUTS OR OTHER DEVICES TO PREVENT BENDING IN THE ROD.
5. ALL DUCTWORK , REGARDLESS OF SIZE, DESIGNED TO CARRY TOXIC, HIGHLY TOXIC, OR EXPLOSIVE GASES OR USED FOR SMOKE CONTROL MUST BE RESTRAINED.
6. COMPONENT CERTIFICATION MUST BE SUPPLIED BY THE EQUIPMENT MANUFACTURER AT TIME OF SUBMITTAL FOR REVIEW BY ENGINEER OF RECORD.

MECHANICAL ABBREVIATIONS

ABBR	DESCRIPTION
(E)	EXISTING
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
BHP	BRAKE HORSE POWER
BMS	BUILDING MANAGMENT SYSTEM
C	DOMESTIC COLD WATER SUPPLY
CFM	CUBIC FEET PER MINUTE
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CO	CLEANOUT
CU	CONDENSING UNIT
DB	DECIBELS
DDC	DIRECT DIGITAL CONTROLS
DIA	DIAMETER
EA	EXHAUST AIR
EC	ELECTRICAL CONDUCTOR
EDH	ELECTRICAL DUCT HEATER
EF	EXHAUST FAN
EH	ELECTRIC HEATER
EMCS	ENERGY MANAGEMENT CONTROL SYSTEM
EQ	EQUALIZER
ESP	EXTERNAL STATIC PRESSURE
FD	FLOOR DRAIN
FD	FIRE DAMPER
FPM	FEET PER MINUTE
FT	FEET
GPM	GALLONS PER MINUTE
H	DOMESTIC HOT WATER SUPPLY
HP	HEAT PUMP
HP	HORSEPOWER
HR	DOMESTIC HOT WATER RETURN
HWR	HEATING HOT WATER RETURN
HWS	HEATING HOT WATER SUPPLY
IN	INCHES
LAT	LEAVING AIR TEMPERATURE
MBH	THOUSANDS OF BTU'S PER HOUR
MD	MANUAL DAMPER
OA	OUTSIDE AIR
OF	OVER FLOW
RA	RETURN AIR
REFR	REFRIGERANT
RH	RELATIVE HUMIDITY
RPM	ROTATIONS PER MINUTE
RTU	ROOF TOP UNIT
RW	RAIN WATER
SA	SUPPLY AIR
SF	SUPPLY FAN
TDV	TRIPLE DUTY VALVE
TW	TEMPERED WATER
TYP	TYPICAL
UG	UNDERGROUND
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
W/	WITH
°F	DEGREES FAHRENHEIT

HVAC SYMBOL LEGEND

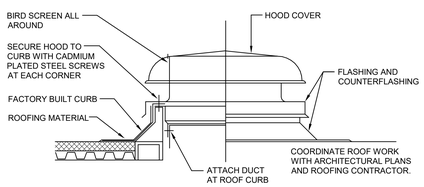
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	AIR TERMINAL TAG, X=TYPE MARK, Y=CFM		COMPONENT TO BE DEMOLISHED
	AIR TERMINAL DIFFUSER (CEILING MOUNTED)		DUCTWORK (X" = WIDTH, Y" = HEIGHT)
	AIR TERMINAL RETURN GRILLE (CEILING MOUNTED)		TURNING VANES
	AIR TERMINAL EXHAUST GRILLE (CEILING MOUNTED)		CONDENSING UNIT
	AIR TERMINAL ROUND CONE DIFFUSER		ROOFTOP UNIT
	SIDEWALL REGISTER / GRILLE		SINGLE DUCT AIR TERMINAL UNIT
	THERMOSTAT		ROOF CAP
	HUMIDISTAT		CEILING MOUNTED EXHAUST FAN
CO2	CO2 SENSOR		PREINSULATED FLEXIBLE DUCT
	FAN POWERED BOX		CABLE OPERATED DAMPER
SD	DUCT MOUNTED SMOKE DETECTOR (BY E.C.)		PITCH POCKET
	EQUIPMENT CLEARANCE		
FD	FIRE DAMPER		FLEXIBLE DUCT CONNECTION
	MANUAL DAMPER		CONNECTION TO EXISTING SYSTEM
T	THERMOSTAT (DUCT MOUNTED)	M	MOTORIZED DAMPER
H	HUMIDISTAT (DUCT MOUNTED)		

MECHANICAL CODES & STANDARDS

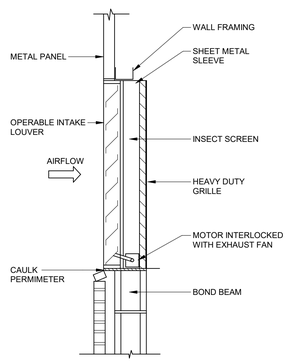
CODE	DESCRIPTION
IBC (2015)	INTERNATIONAL BUILDING CODE
IECC (2009)	INTERNATIONAL ENERGY CONSERVATION CODE
IMC (2015)	INTERNATIONAL MECHANICAL CODE
NFPA 90A (2009)	STANDARD FOR THE INSTALLATION AIR-CONDITIONING & VENTILATING SYSTEMS

GENERAL HVAC NOTES

1. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT AND LOCATION OF EQUIPMENT, DUCTWORK, PIPING, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE MECHANICAL INSTALLATION W/ THE STRUCTURE AND OTHER TRADES AND SHALL PROVIDE ADDITIONAL OFFSETS AND FITTINGS AS NECESSARY.
2. COORDINATE WORK WITH AUTHORITY HAVING JURISDICTION AND OBTAIN ALL PERMITS AND INSPECTIONS.
3. PROVIDE OWNER WITH CERTIFICATES OF FINAL INSPECTION AND ACCEPTANCE FROM AUTHORITY HAVING JURISDICTION.
4. THE HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS SHALL COMPLY WITH THE THE CODES LISTED ON THIS SHEET AS WELL AS ALL LOCAL CODE OFFICIAL REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN CODES, THE MOST STRINGENT SHALL ALWAYS GOVERN.
5. DUCT DIMENSIONS ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS.
6. THE CONTRACTOR SHALL CHECK AND VERIFY ALL CLEARANCES PRIOR TO FABRICATION OR INSTALLATION OF EQUIPMENT, DUCTWORK, AND PIPING SYSTEMS. WHERE CONDITIONS REQUIRE A CHANGE IN DUCT OR PIPE ROUTING, NOTIFY THE ARCHITECT FOR AN ACCEPTABLE ALTERNATIVE METHOD. AVOID ROUTING DUCTWORK DIRECTLY OVER LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MTD. DEVICES. LOCATE ALL MECHANICAL EQUIPMENT SO THAT FILTERS AND COMPONENTS REQUIRING ACCESS (SERVICE AND MAINTENANCE) ARE FULLY ACCESSIBLE.
7. PROVIDE CURVED RADIUS ELBOW AT FIRST SUPPLY & RETURN FITTING FOR ALL HVAC UNITS. PROVIDE TURNING VANES IN ALL 90 DEGREE ELBOWS IN ALL RECTANGULAR SUPPLY/RETURN/EXHAUST DUCT SYSTEMS. ANY OFFSETS REQUIRED IN DUCT SYSTEMS SHALL BE INSTALLED PER SMACNA 2005 3RD EDITION MANUAL . SHARP ANGLED TRANSITIONS OR OFFSETS WILL NOT BE ALLOWED'. PROVIDE DUCT ACCESS DOORS AS REQUIRED.
8. INSTALL ALL DUCT MOUNTED DEVICES (DAMPERS, ACCESS DOORS, ETC.) AND PIPING SPECIALTIES IN EASILY ACCESSIBLE LOCATIONS. ADVISE THE ARCHITECT IN ADVANCE OF INSTALLATION IF ACCESS WILL BE HINDERED SO AN ALTERNATE LOCATION CAN BE SELECTED.
9. ALL DUCT TAKE-OFFS SHALL BE INSTALLED AS SHOWN BY DETAILS ON THE PLANS WITH A MANUAL BALANCING DAMPER AT EVERY TAKE-OFF. WHERE DUCT RUN-OUT SIZE IS NOT SHOWN PROVIDE DUCT SAME SIZE AS GRILLE NECK SIZE. PRE-INSULATED FLEXIBLE DUCT MAY BE USED FOR FINAL CONNECTION TO SUPPLY GRILLES (MAX. LENGTH 5').
10. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS WITH PRESCRIBED CLEARANCES FOR SERVICE AND MAINTENANCE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF RECOMMENDED CLEARANCES ARE NOT POSSIBLE BEFORE INSTALLING EQUIPMENT.
11. ALL ROTATING MECHANICAL EQUIPMENT SHALL BE PROVIDED WITH VIBRATION ISOLATION. PROVIDE FLEXIBLE NEOPRENE DUCT CONNECTORS BETWEEN DUCTWORK AND ISOLATED MECHANICAL EQUIPMENT.
12. THE CONTRACTOR SHALL FIRESTOP ALL PENETRATIONS OF FIRE RATED WALLS/FLOORS/CEILINGS BY DUCTWORK PIPING, ETC., WITH U.L. LISTED FIRE STOPPING MATERIAL TO MAINTAIN FIRE RATING OF THE BARRIER.
13. SEISMIC PROTECTION OF EQUIPMENT, DUCTWORK, PIPING AND UTILITIES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16 OF THE INTERNATIONAL BUILDING CODE, 2015 EDITION. ALL SEISMIC RESTRAINT AND BRACING SHALL BE SUBSTANTIATED BY MANUFACTURER'S SUBMITTALS PER THE SPECIFICATIONS. FOR ADDITIONAL INFORMATION, SEE 'SEISMIC AND WIND REQUIREMENTS FOR MECHANICAL SYSTEMS' ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF SEISMIC BRACING DEVICES WITH THE OWNER'S SEISMIC SPECIAL INSPECTOR. PROVIDE A MINIMUM OF SEVEN DAYS ADVANCE NOTICE OF INSTALLATION.
14. BALANCE ALL AIR DISTRIBUTION DEVICES, EXHAUST FANS, AND OUTSIDE AIR QUANTITIES AS SCHEDULED OR SHOWN ON THE DRAWINGS. PROVIDE MARKERS AT ALL DAMPER LOCATIONS SHOWING FULL OPEN/CLOSED POSITIONS AND DAMPER SETTING FOR REQUIRED AIRFLOW. PROVIDE FINAL TEST AND BALANCE REPORT ALONG W/ SCHEMATIC DRAWINGS SHOWING DIFFUSER LOCATION W/ DESIGN AND ACTUAL CFM. THE DIFFUSER TAGS ON THE DRAWINGS SHALL CORRESPOND TO THE DIFFUSER TAGS ON THE REPORT. THIS REPORT SHALL BE SUBMITTED BEFORE THE FINAL INSPECTION IS PERFORMED. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
15. ALL CONTROL WIRING, CONDUIT AND CONTROLS ACCESSORIES NECESSARY TO IMPLEMENT THE OUTLINED SEQUENCES OF OPERATION SHALL BE PROVIDED BY THE CONTROLS CONTRACTOR.
16. WIND LOAD PROTECTION OF ROOF MOUNTED EQUIPMENT AND DUCTWORK SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16 OF THE INTERNATIONAL BUILDING CODE, 2015 EDITION. ALL WIND LOAD RESTRAINT AND BRACING SHALL BE SUBSTANTIATED BY MANUFACTURER'S SUBMITTALS PER THE SPECIFICATIONS.
17. ALL EXPOSED PIPING AND DUCTWORK SHALL BE PAINTED. COORDINATE W/ ARCHITECTURAL PLANS/SPECIFICATIONS FOR EXPOSED LOCATIONS AND PAINTING REQUIREMENTS.
18. SEE ARCHITECTURAL DOCUMENTS FOR ROOF PENETRATION AND FLASHING REQUIREMENTS.
19. WHERE "APPROXIMATELY" IS USED TO DEFINE INSTALLATION LOCATIONS, CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES TO VERIFY THERE ARE NO CONFLICTS PRIOR TO INSTALLATION AT DIMENSION LISTED.



1 / M001 INTAKE/EXHAUST HOOD INSTALLATION DETAIL
NOT TO SCALE



4 / M001 INTAKE LOUVER INSTALLATION DETAIL
NOT TO SCALE

OA INTAKE LOUVER SCHEDULE

UNIT I.D.	M_AIR PRESSURE DROP	AIR VELOCITY	CFM	DIMENSION FREE AREA	DIMENSION HEIGHT(INCH)	DIMENSION WIDTH(INCH)	QUANTITY	BASIS OF DESIGN	MODEL
L-1	0.07 in-wg	700 FPM	6250	10 SF	42	72	20	RUSKIN	EME520MD

EXHAUST FAN SCHEDULE

TAG	CAPACITY CFM	ESP INCHES WG	FRPM	MOTOR HP	TYPE	BASIS OF DESIGN	MODEL
EF-1	31478	0.50	870	5	ROOF MOUNTED AXIAL FAN	Greenheck Fan Corp.	AX-123-400-0616-C50
EF-4	31478	0.50	870	5	ROOF MOUNTED AXIAL FAN	Greenheck Fan Corp.	AX-123-400-0616-C50
EF-3	31478	0.50	870	5	ROOF MOUNTED AXIAL FAN	Greenheck Fan Corp.	AX-123-400-0616-C50
EF-2	31478	0.50	870	5	ROOF MOUNTED AXIAL FAN	Greenheck Fan Corp.	AX-123-400-0616-C50

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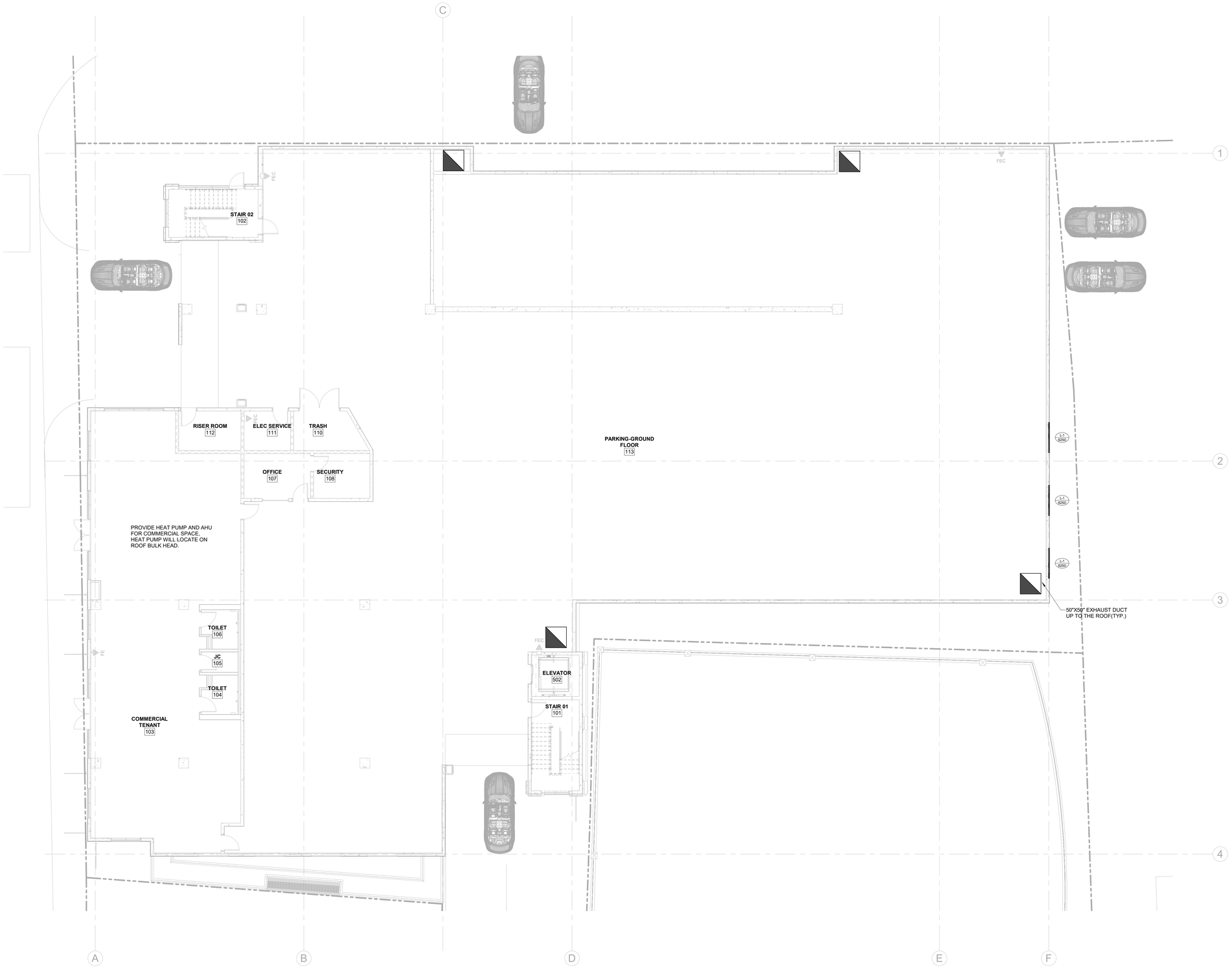
MPS ST PHILLIP & MORRIS PARKING GARAGE
(TYPE PROJECT ADDR. HERE)
HVAC NOTES & LEGENDS

REV

JOB No. 0000
DATE: 01/01/14
DRAWN BY: Author
CHECKED BY: Checker
SHEET NUMBER
M001

PLOT DATE: 01/01/01



1 / M101 FIRST FLOOR HVAC DUCTWORK PLAN
SCALE: 1/8" = 1'-0"

N

GRAPHIC SCALE
0 4' 8' 16' 32'
Scale: 1/8" = 1'-0"

PLOT DATE: 01/01/01

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FIRST FLOOR HVAC DUCTWORK PLAN

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SHEET	NUMBER
	M101

1 / M102 M102 - SECOND FLOOR HVAC DUCTWORK PLAN
SCALE: 1/8" = 1'-0"

N

GRAPHIC SCALE
0 4' 8' 16' 32'
Scale: 1/8" = 1'-0"

PLOT DATE: 01/01/01

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SECOND FLOOR HVAC DUCTWORK PLAN

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	M102

1 / M103 M103 - THIRD FLOOR HVAC DUCTWORK PLAN
SCALE: 1/8" = 1'-0"

PLOT DATE: 0/19/01

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THIRD FLOOR HVAC DUCTWORK PLAN

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JOB No.	0000
DATE:	12/03/18
DRAWN BY:	Author
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SHEET	NUMBER
	M103

1 / M104 M104 - FOURTH FLOOR HVAC DUCTWORK PLAN
SCALE: 1/8" = 1'-0"

N

GRAPHIC SCALE
0 4' 8' 16' 32'
Scale: 1/8" = 1'-0"

PLOT DATE: 01/01/01

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FOURTH FLOOR HVAC DUCTWORK PLAN

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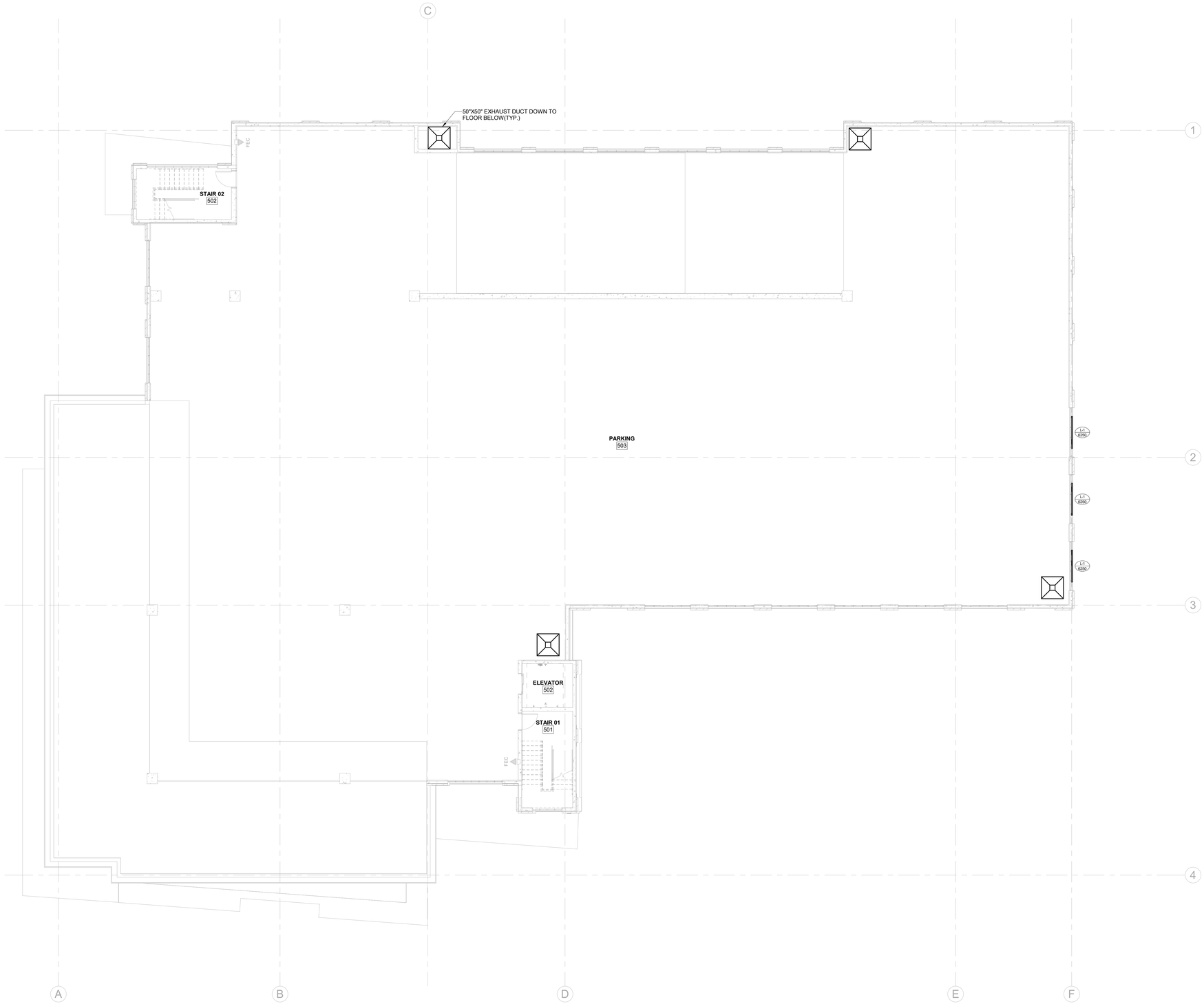
	M104



1 / M105 M105 - FIFTH FLOOR HVAC DUCTWORK PLAN
SCALE: 1/8" = 1'-0"

N

GRAPHIC SCALE
0 4' 8' 16' 32'
Scale: 1/8" = 1'-0"

PLOT DATE: 01/01/01

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FIFTH FLOOR HVAC DUCTWORK PLAN

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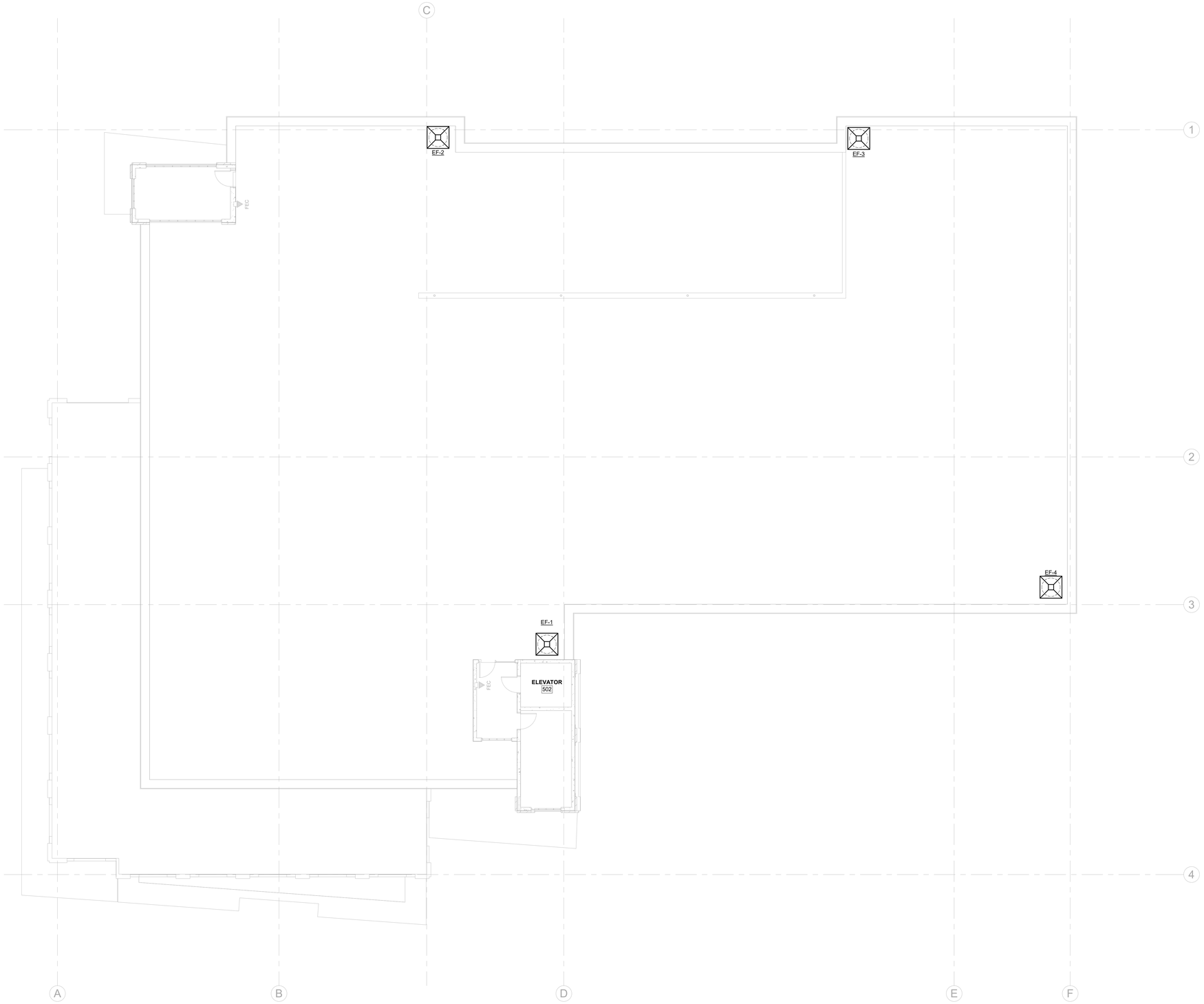
	M105



1 / M106 M106 - ROOF HVAC DUCTWORK PLAN
SCALE: 1/8" = 1'-0"

N

GRAPHIC SCALE
0 4' 8' 16' 32'
Scale: 1/8" = 1'-0"

PLOT DATE: 01/01/01

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ROOF HVAC DUCTWORK PLAN

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SHEET	NUMBER
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1 E201 FIRST FLOOR LIGHTING PLAN
SCALE: 1/8" = 1'-0"

PLOT DATE: 01/01/01

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FIRST FLOOR LIGHTING PLAN

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	E201

1 / E206 E206 - ROOF LIGHTING PLAN
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ROOF LIGHTING PLAN

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FIRE PROTECTION SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SPRINKLER PIPING		PRESSURE GAUGE
	GATE VALVE	TS	TAMPER SWITCH
	SWING CHECK VALVE	FS	FLOW SWITCH
		PS	PRESSURE SWITCH

ORDINARY HAZARD, GROUP 1

LIGHT HAZARD, DRY PIPE SYSTEM

FIRE PROTECTION CODES & STANDARDS

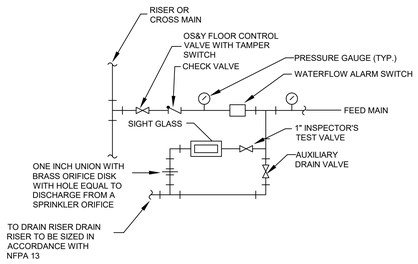
CODE	DESCRIPTION
ASCE 7-10	MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES
I.B.C. (2015)	INTERNATIONAL BUILDING CODE
I.F.C. (2015)	INTERNATIONAL FIRE CODE
NFPA 13 (2013)	STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
NFPA 14 (2013)	STANDARD FOR THE INSTALLATION OF STANDPIPE & HOSE SYSTEMS
NFPA 20 (2013)	STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION
NFPA 24 (2013)	STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES
NFPA 25 (2014)	STANDARD FOR THE INSPECTION, TESTING, AND MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS

FIRE PROTECTION ABBREVIATIONS

ABBR	DESCRIPTION
(E)	EXISTING
AFC	ABOVE FINISHED CEILING
FDC	FIRE DEPARTMENT CONNECTION
FP	FIRE PROTECTION SPRINKLER
PSIG	POUNDS PER SQUARE INCH GAUGE
SF	SQUARE FOOT
U/G	UNDER GROUND
UNO	UNLESS NOTED OTHERWISE

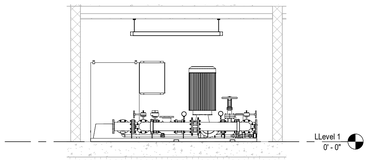
GENERAL FIRE PROTECTION NOTES

1. DO NOT SCALE DRAWINGS. ROUGH FROM ARCHITECTURAL AND EQUIPMENT MANUFACTURER'S DRAWINGS. COORDINATE CEILING FINISHES AND HEIGHTS AS APPLICABLE.
2. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH NFPA 13, 2013 EDITION AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
3. COORDINATE SPRINKLER SYSTEMS WITH ALL TRADES TO AVOID INTERFERENCE AND CONFLICTS PRIOR TO INSTALLATION OF PIPING, VALVES, AND EQUIPMENT.
4. LOCATE VALVES TO PERMIT EASY ACCESSIBILITY AND IN ACCORDANCE WITH NFPA 13.
5. WHENEVER THE WORD "PROVIDE" IS USED, IT SHALL MEAN FURNISH AND INSTALL COMPLETE AND READY FOR USE.
6. UNLESS OTHERWISE SHOWN OR NOTED, ALL PIPING SHALL BE RUN CONCEALED IN WALLS, CHASES, AND/OR ABOVE CEILINGS.
7. PROVIDE SPRINKLER COVERAGE THROUGHOUT BUILDING IN ACCORDANCE WITH SPECIFICATIONS AND NFPA PAMPHLET 13.
8. SPRINKLER CONTRACTOR SHALL PROVIDE A WALL MOUNTED ELECTRIC ALARM BELL TO SOUND TROUBLE CONDITIONS. THE BELL SHALL BE CONNECTED TO THE PRESSURE AND TAMPER SWITCHES ON THE SPRINKLER SERVICE RISER. REFER TO THE ELECTRICAL DRAWINGS FOR ALL ASSOCIATED WIRING.
9. PROVIDE SEISMIC BRACING PER NFPA 13, 2013 EDITION.
10. THE BUILDING HAS PIPING, DUCTWORK, RACEWAYS, SUSPENDED LIGHT FIXTURES, ETC. THAT IMPOSE OBSTRUCTIONS TO SPRINKLERS. CONTRACTOR SHALL PROVIDE HEADS APPROPRIATELY BELOW AND ABOVE OBSTRUCTIONS TO PROVIDE PROPER COVERAGE OF THE ENTIRE FACILITY IN ACCORDANCE WITH NFPA 13 AS IT RELATES TO OBSTRUCTIONS.
11. ALL SITE UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. VERIFY EXACT LOCATION AND INVERT ELEVATION IN FIELD BEFORE BEGINNING WORK.
12. ALL SUSPENDED PIPING SHALL BE SUPPORTED FROM FLOOR AND/OR ROOF STRUCTURAL MEMBERS. IN NO CASE SHALL PIPING BE SUSPENDED FROM FLOOR AND ROOF DECK.
13. ALL PIPING IN AREAS WITH EXPOSED STRUCTURE SHALL BE INSTALLED TIGHT TO EXPOSED BEAMS. EXACT LOCATIONS IN PLAN AND ELEVATION SHALL BE COORDINATED WITH THE ARCHITECT DURING THE SHOP DRAWING REVIEW PHASE.
14. ALL WORK AND SYSTEM OUTAGES SHALL BE COMPLETED IN ACCORDANCE WITH NFPA 25 AND SHALL BE FULLY COORDINATED WITH THE OWNER.
15. SEE ARCHITECTURAL DRAWINGS FOR RATED WALL LEGEND.
16. CONTRACTOR SHALL PROVIDE A NEW AUTOMATIC WET PIPE SYSTEM CONFORMING TO NFPA 13, 2013 EDITION. PROVIDE QUICK RESPONSE, EXTENDED COVERAGE HEADS FOR THE SYSTEM.
17. CONTRACTOR SHALL OBTAIN THE RECENT FIRE FLOW TEST DATA. CONTRACTOR SHALL PERFORM AND PROVIDE ALL REQUIRED HYDRAULIC CALCULATIONS FOR NEW SYSTEM USING THE FIRE FLOW TEST DATA. IF FIRE PUMP FLOW AND PRESSURE DATA IS MORE THAN 12 MONTHS OLD THE CONTRACTOR SHALL PERFORM A NEW FIRE FLOW TEST.
18. COORDINATE SPRINKLER SYSTEMS WITH STRUCTURE AND ALL OTHER TRADES TO AVOID INTERFERENCE AND CONFLICTS PRIOR TO INSTALLATION OF PIPING, VALVES, AND EQUIPMENT.
19. PROVIDE UL RATED FIRE AND SMOKE PENETRATION FIRESTOPPING SYSTEMS FOR ALL PENETRATIONS OF FIRE RATED ASSEMBLIES.
20. FIRE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SUBMITTALS TO AUTHORITIES HAVING JURISDICTION FOR PERMITTING AND ANY OTHER REQUIRED SUBMITTALS OR APPROVALS. FIRE SPRINKLER SHOP DRAWINGS, PRODUCT DATA, HYDRAULIC CALCULATIONS AND SEISMIC CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW. THE ENGINEER OF RECORD WILL ATTACH THE SPRINKLER SPECIFICATION SHEET, CERTIFICATE OF COMPLIANCE TO THE ATTACHMENTS AND FORWARD THEM TO THE SCLLR DIVISION OF FIRE AND LIFE SAFETY.
21. SPRINKLER PIPING SHALL BE U.L. LISTED. PIPING SHALL BE A MINIMUM SCHEDULE 40 BLACK STEEL.
22. THE END SPRINKLER ON A LINE SHALL BE RESTRAINED PER NFPA 13, 2013. SHOW DETAIL FOR END OF LINE RESTRAINTS ON SHOP DRAWING.
23. COORDINATE WORK WITH AUTHORITY HAVING JURISDICTION. OBTAIN ALL PERMITS AND PASS ALL INSPECTIONS FROM AUTHORITY HAVING JURISDICTION.
24. ALL REQUIRED HANGERS TO BE CAST IN PLACE. CONTRACTOR MUST HAVE A REPRESENTATIVE PRESENT AT JOBSITE DURING TIME OF CONCRETE POUR TO ENSURE HANGERS STAY IN PROPER LOCATION AND AVOID BEING DAMAGED. ANY HANGERS IN INCORRECT LOCATION, MISSING, OR DAMAGED SHALL BE CORRECTED AT NO ADDITIONAL COST TO THE OWNER. IF ANY ALTERATION TO THE SLAB IS NEEDED AFTER THE CONCRETE HAS CURED, X-RAYS WILL BE REQUIRED TO ENSURE PT CABLES AND EMBEDDED UTILITIES ARE AVOIDED.



NOTE: ZONE CONTROL VALVE ASSEMBLY SHALL BE LOCATED AT A HEIGHT NOT TO EXCEED 7'-6" IN THE STAIRWELL.

1 / FP001 ZONE CONTROL VALVE ASSEMBLY
SCALE: NOT TO SCALE



2 / FP001 FIRE PUMP ELEVATION DETAIL
SCALE: 1/4" = 1'-0"

FIRE PUMP SCHEDULE

UNIT I.D.	FLOW RATE	PRESSURE (PSI)	MAX HP	TYPE	BASIS OF DESIGN	MODEL
FP-1	500 GPM	40	20	ELECTRIC FIRE PUMP	A-C FIRE PUMPS	4X4X7F

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FIRE PROTECTION NOTES & LEGENDS

REV	
JOB No.	0000
DATE:	01/01/14
DRAWN BY:	Author
CHECKED BY:	Checker
SHEET	NUMBER

FP001

PLOT DATE: 0/19/01

1 FP101 FIRST FLOOR FIRE PROTECTION PLAN
SCALE: 1/8" = 1'-0"

N

GRAPHIC SCALE
0 4' 8' 16' 32'
Scale: 1/8" = 1'-0"

PLOT DATE: 01/01/01

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FIRST FLOOR FIRE PROTECTION PLAN

REV	
JOB No.	0000
DATE:	01/01/14
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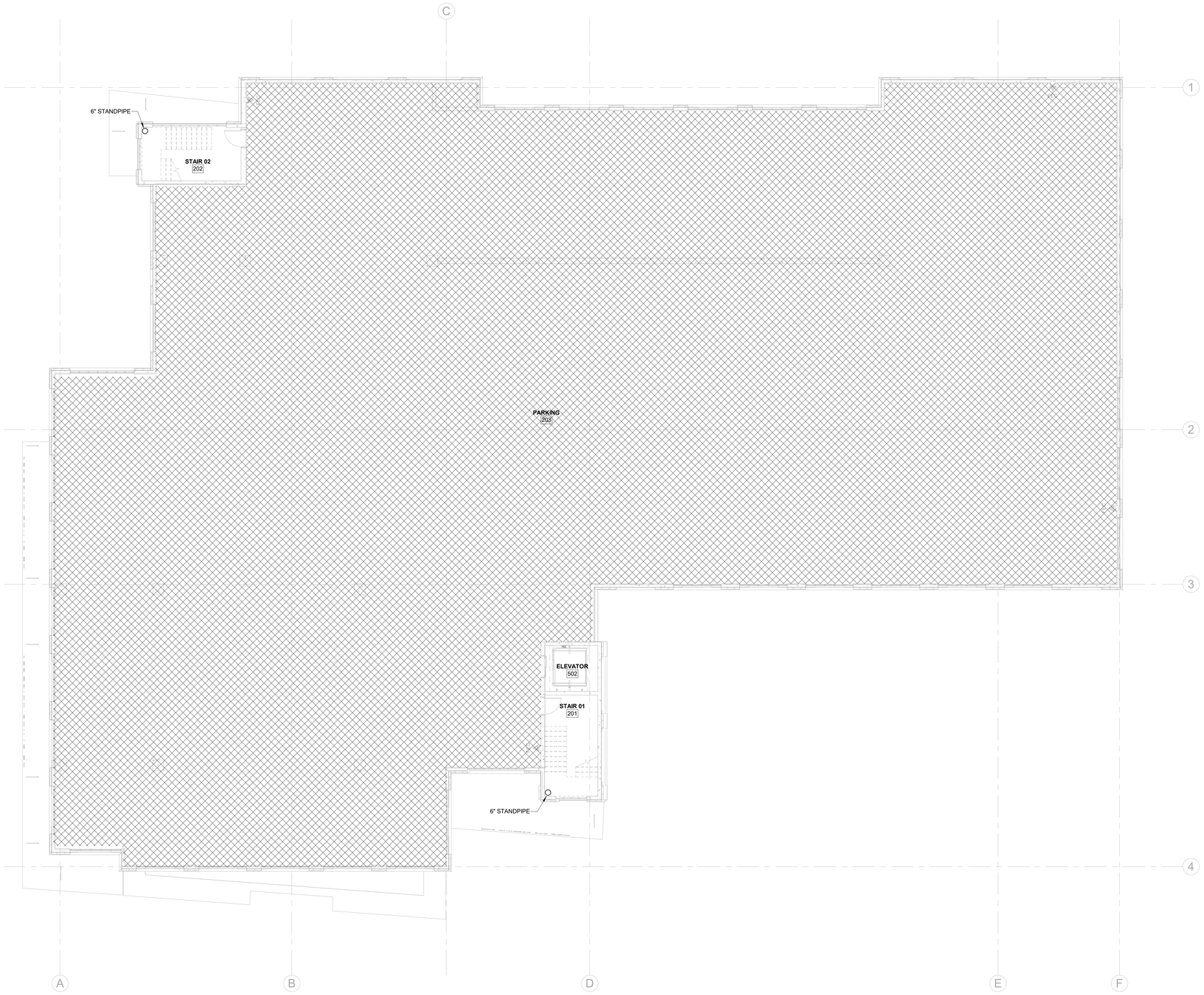
CHECKED BY:	Checker
SHEET	NUMBER

FP101



1 / FP102 FP102- SECOND FLOOR FIRE PROTECTION PLAN
SCALE: 1/8" = 1'-0"

N

GRAPHIC SCALE
0 4' 8' 16' 32'
Scale: 1/8" = 1'-0"

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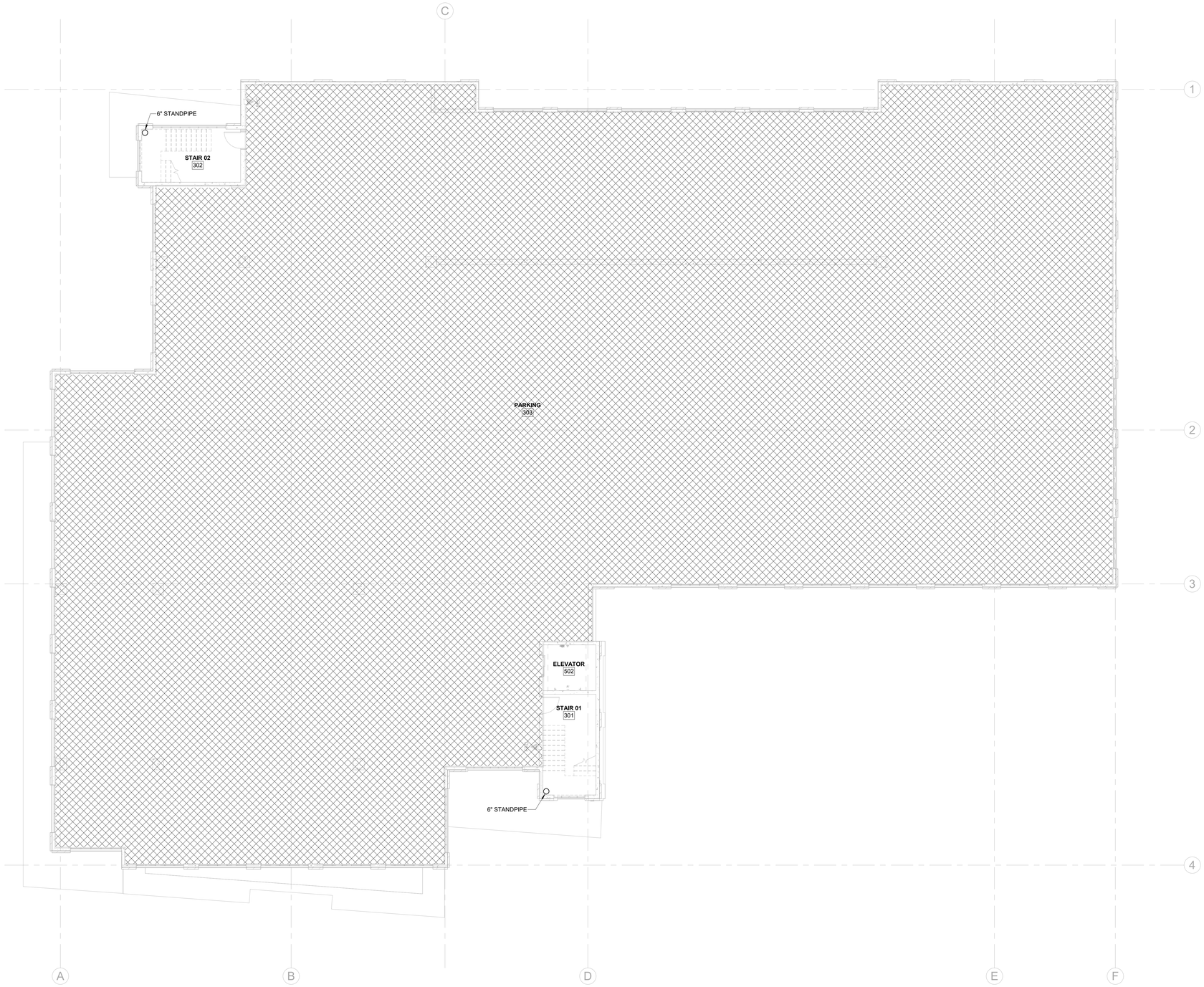
Phone: (843) 849-1141 • Fax: (843) 849-8756
www.dwgesc.com

MPS ST PHILLIP & MORRIS PARKING GARAGE
(TYPE PROJECT ADDR. HERE)
SECOND FLOOR FIRE PROTECTION PLAN

REV	
JOB No.	0000
DATE:	12/03/18
DRAWN BY:	Author
CHECKED BY:	Checker
SHEET	NUMBER
	FP102

PLOT DATE: 01/01/01



1 / FP103 FP103- THIRD FLOOR FIRE PROTECTION PLAN
SCALE: 1/8" = 1'-0"

N

GRAPHIC SCALE
0 4' 8' 16' 32'
Scale: 1/8" = 1'-0"

PLOT DATE: 01/01/01

DWG
CONSULTING ENGINEERS
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MPS ST PHILLIP & MORRIS PARKING GARAGE
(TYPE PROJECT ADDR. HERE)
THIRD FLOOR FIRE PROTECTION PLAN

REV	
JOB No.	0000
DATE:	12/03/18
DRAWN BY:	Author
CHECKED BY:	Checker
SHEET	NUMBER
	FP103

1 FP104 FP104 - FOUTH FLOOR FIRE PROTECTION PLAN
SCALE: 1/8" = 1'-0"

N

GRAPHIC SCALE
0 4' 8' 16' 32'
Scale: 1/8" = 1'-0"

PLOT DATE: 01/01/01

DWG
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MPS ST PHILLIP & MORRIS PARKING GARAGE
(TYPE PROJECT ADDR. HERE)
FOURTH FLOOR FIRE PROTECTION PLAN

REV	
JOB No.	0000
DATE:	12/03/18
DRAWN BY:	Author
CHECKED BY:	Checker
SHEET	NUMBER
	FP104

1 / FP105 FP105- FIFTH FLOOR FIRE PROTECTION PLAN
SCALE: 1/8" = 1'-0"

N

GRAPHIC SCALE
0 4' 8' 16' 32'
Scale: 1/8" = 1'-0"

PLOT DATE: 01/01/01

DWG
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MPS ST PHILLIP & MORRIS PARKING GARAGE
(TYPE PROJECT ADDR. HERE)
FIFTH FLOOR FIRE PROTECTION PLAN

REV	
JOB No.	0000
DATE:	12/03/18
DRAWN BY:	Author
CHECKED BY:	Checker
SHEET	NUMBER

FP105

Agenda Item #3

221-23 SAINT PHILIP STREET
TMS # 460-08-02-094/095

Request preliminary approval for site work associated with renovation of three existing buildings and new construction of three houses for mixed-use development.

Category 4- / (Cannon-Elliottborough) / c. 1902-44 (221 St. Philip) / c. 1852-72 (223 St. Philip) / Old City District

Agenda Item #3

Applicant's Presentation

DRAWING INDEX

PAGE NUMBER	SHEET NAME	BUILDING	DESCRIPTION
1	TITLE	OVERALL	TITLE SHEET
2	SP1.0	OVERALL	SITE PLANS
3	SS1.0	OVERALL	SITE SECTIONS
4	A1.0	UNIT 221A+B	EXISTING AND PROPOSED ELEVATIONS
5	A1.1	UNIT 221A+B	EXISTING AND PROPOSED ELEVATIONS
6	A1.2	UNIT 221A+B	PREVIOUS AND CURRENT ELEVATIONS
7	A1.3	UNIT 221A+B	PREVIOUS AND CURRENT ELEVATIONS
8	A2.0	UNIT 221A+B	FIRST FLOOR PLAN
9	A2.1	UNIT 221A+B	SECOND FLOOR PLAN
10	A3.0	UNIT 221A+B	PORCH SECTION
11	A3.1	UNIT 221A+B	STOREFRONT SECTIONS
12	A3.2	UNIT 221A+B	PIAZZA SCREEN SECTIONS
13	A3.3	UNIT 221A+B	TRIM SECTIONS
14	A1.0	UNIT 223A	EXISTING AND PROPOSED ELEVATIONS
15	A1.1	UNIT 223A	EXISTING AND PROPOSED ELEVATIONS
16	A1.2	UNIT 223A	PREVIOUS AND CURRENT ELEVATIONS
17	A1.3	UNIT 223A	PREVIOUS AND CURRENT ELEVATIONS
18	A2.0	UNIT 223A	FIRST FLOOR PLAN
19	A2.1	UNIT 223A	SECOND FLOOR PLAN
20	A3.0	UNIT 223A	PORCH SECTION
21	A3.1	UNIT 223A	STOREFRONT SECTIONS
22	A3.2	UNIT 223A	PIAZZA SCREEN SECTIONS
23	A3.3	UNIT 223A	TRIM SECTIONS
24	A1.0	UNIT 223B	EXISTING AND PROPOSED ELEVATIONS
25	A1.1	UNIT 223B	EXISTING AND PROPOSED ELEVATIONS
26	A1.2	UNIT 223B	PREVIOUS AND CURRENT ELEVATIONS
27	A1.3	UNIT 223B	PREVIOUS AND CURRENT ELEVATIONS
28	A2.0	UNIT 223B	FIRST FLOOR PLAN
29	A2.1	UNIT 223B	SECOND FLOOR PLAN
30	A3.0	UNIT 223B	PORCH SECTION
31	A3.1	UNIT 223B	TRIM SECTIONS
32	A1.0	UNIT 221C	PREVIOUS AND CURRENT ELEVATIONS
33	A1.1	UNIT 221C	PREVIOUS AND CURRENT ELEVATIONS
34	A2.0	UNIT 221C	FIRST FLOOR PLAN
35	A2.1	UNIT 221C	SECOND FLOOR PLAN
36	A2.2	UNIT 221C	THIRD FLOOR PLAN AND ROOF PLAN
37	A3.0	UNIT 221C	BUILDING SECTIONS
38	A3.1	UNIT 221C	WALL SECTIONS
39	A3.2	UNIT 221C	DORMER AND MASONRY DETAILS
40	A3.3	UNIT 221C	WINDOW AND DOOR SCHEDULE AND DETAILS
41	A1.0	UNIT 221D	PREVIOUS AND CURRENT ELEVATIONS
42	A1.1	UNIT 221D	PREVIOUS AND CURRENT ELEVATIONS
43	A2.0	UNIT 221D	FIRST FLOOR PLAN
44	A2.1	UNIT 221D	SECOND FLOOR PLAN
45	A2.2	UNIT 221D	THIRD FLOOR PLAN AND ROOF PLAN
46	A3.0	UNIT 221D	BUILDING SECTIONS
47	A3.1	UNIT 221D	WALL SECTIONS
48	A3.2	UNIT 221D	WINDOW AND DOOR SCHEDULE AND DETAILS
49	A3.3	UNIT 221D	WOODWORK DETAILS
50	A1.0	UNIT 223C	PREVIOUS AND CURRENT ELEVATIONS
51	A1.1	UNIT 223C	PREVIOUS AND CURRENT ELEVATIONS
52	A2.0	UNIT 223C	FIRST FLOOR PLAN
53	A2.1	UNIT 223C	SECOND FLOOR PLAN
54	A2.2	UNIT 223C	THIRD FLOOR PLAN AND ROOF PLAN
55	A3.0	UNIT 223C	BUILDING SECTIONS
56	A3.1	UNIT 223C	WALL SECTIONS
57	A3.2	UNIT 223C	WINDOW AND DOOR SCHEDULE AND DETAILS
58	A3.3	UNIT 223C	WOODWORK DETAILS
59	L1	OVERALL	LANDSCAPE LAYOUT PLAN
60	L2	OVERALL	LANDSCAPE GRADING PLAN
61	L3	OVERALL	LANDSCAPE PLANTING PLAN
62	L4	OVERALL	LANDSCAPE RENDERINGS

PROPOSED MIXED-USE DEVELOPMENT

221-223 SAINT PHILIP STREET

CHARLESTON, SC

Andrew Gould / New World Byzantine - Project Designer

Josh Dunn - Landscape Architect

Brian Wells - Structural Engineer

Earthsource Engineering - Civil Engineer

HISTORY OF REVIEW

REVIEWED BY BZA–Z ON 11/19/19
PARKING SPECIAL EXCEPTION GRANTED

REVIEWED BY BAR–L ON 2/12/20
CONCEPTUAL APPROVAL GRANTED FOR
FIVE BUILDINGS. DEFERAL OF UNIT 221C.

PRELIMINARY

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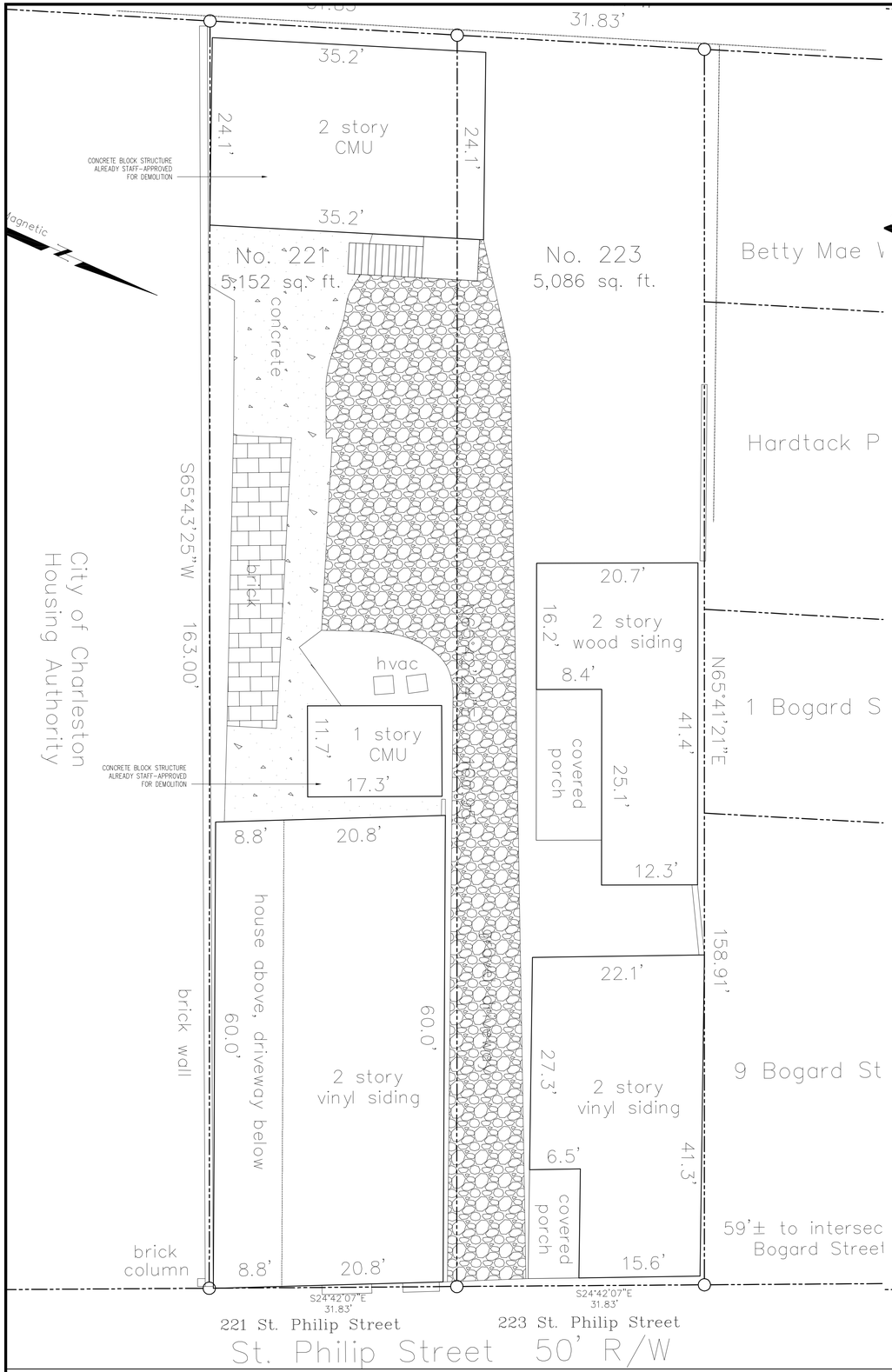
PROPOSED
DEVELOPMENT PLAN

221–223 SAINT PHILIP STREET
CHARLESTON, SC

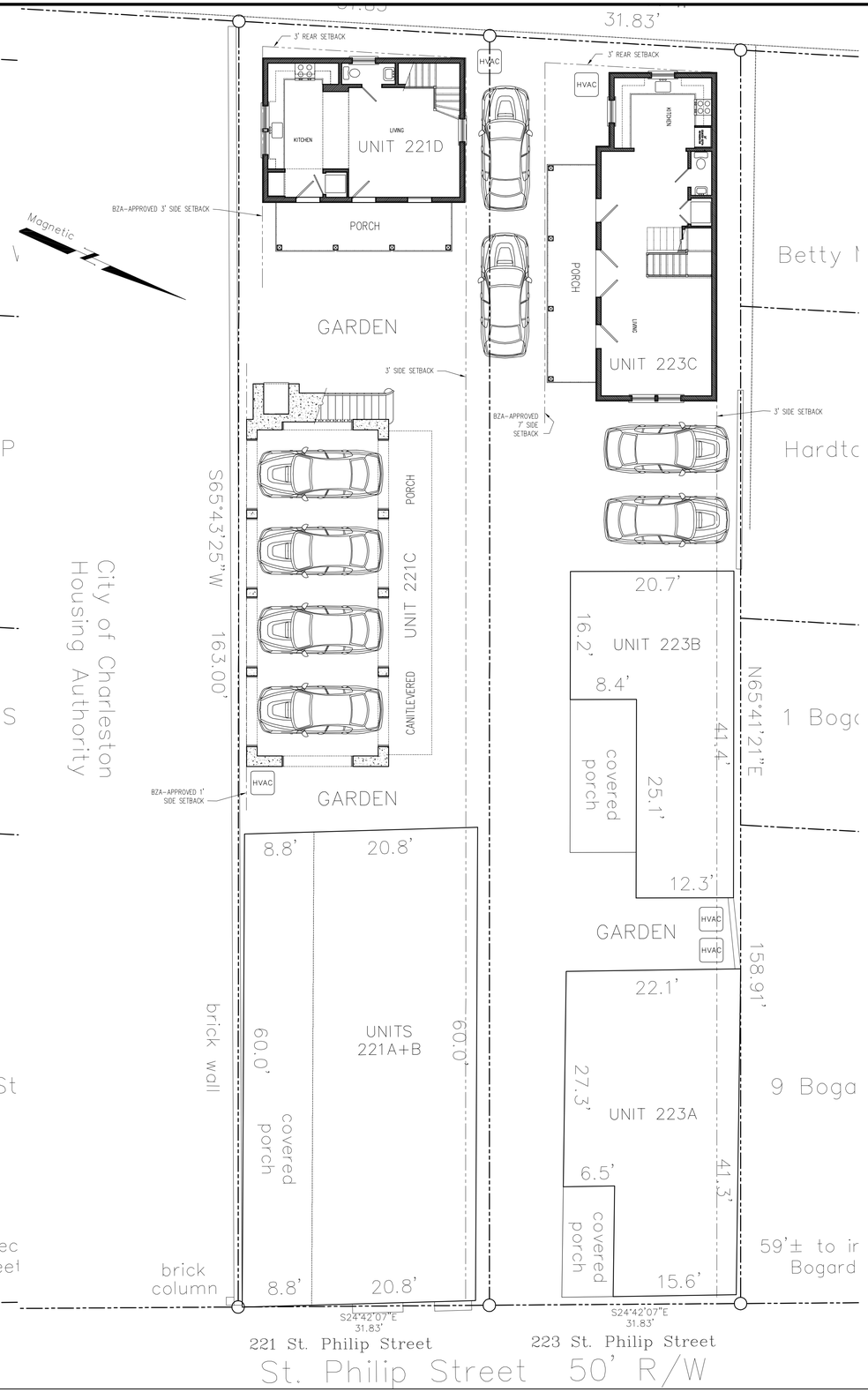
TITLE

DRAWN BY:
A. GOULD

DATE: 3–29–20



EXISTING SITE PLAN



PROPOSED SITE PLAN

1/8"=1'-0"

ZONING INFORMATION

ZONING: GB
HEIGHT DISTRICT: 2.5/3.5 STORIES
FLOOD ZONE: X

221 ST. PHILIP: LOT SIZE 5,152 SF

	EXISTING	PROPOSED
DWELLING UNITS:	2	3
NO. OF BEDROOMS:	6	11
COMMERCIAL UNITS:	1	1
HEATED SPACE:	3941 SF	5607 SF
BLDG FOOTPRINTS:	2744 SF	3178 SF
TOTAL COVERAGE:	53%	62%
RESIDENTIAL COVERAGE:	24%	43%

223 ST. PHILIP: LOT SIZE 5,086 SF

	EXISTING	PROPOSED
DWELLING UNITS:	2	3
NO. OF BEDROOMS:	5	10
COMMERCIAL UNITS:	1	0
HEATED SPACE:	2835 SF	4404 SF
BLDG FOOTPRINTS:	1702 SF	2489 SF
TOTAL COVERAGE:	33%	49%

PARKING COUNT

6 DWELLING UNITS x 1.5 SPACES/UNIT = 9 SPACES REQUIRED

893 SF RETAIL SPACE x 400 SF/SPACE = 2.2 SPACES

TOTAL REQUIRED = 11.2 SPACES
PROVIDED: 8 SPACES

A PARKING SPECIAL EXCEPTION WAS GRANTED BY THE BZA ON 11/19/20 FOR THE EXISTING BUILDING AT 221 ST. PHILIP, WHICH PRESENTLY AND HISTORICALLY HAD NO MANEUVERABLE PARKING UNLESS ACCESSED VIA ADJACENT PROPERTY. WITH THIS BUILDING EXCLUDED FROM PARKING COUNT, REQUIREMENTS ARE AS FOLLOWS:

5 DWELLING UNITS x 1.5 SPACES/UNIT =7.5 SPACES REQUIRED
PROVIDED: 8 SPACES

PRELIMINARY

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PROPOSED DEVELOPMENT PLAN
221-223 SAINT PHILIP STREET
CHARLESTON, SC

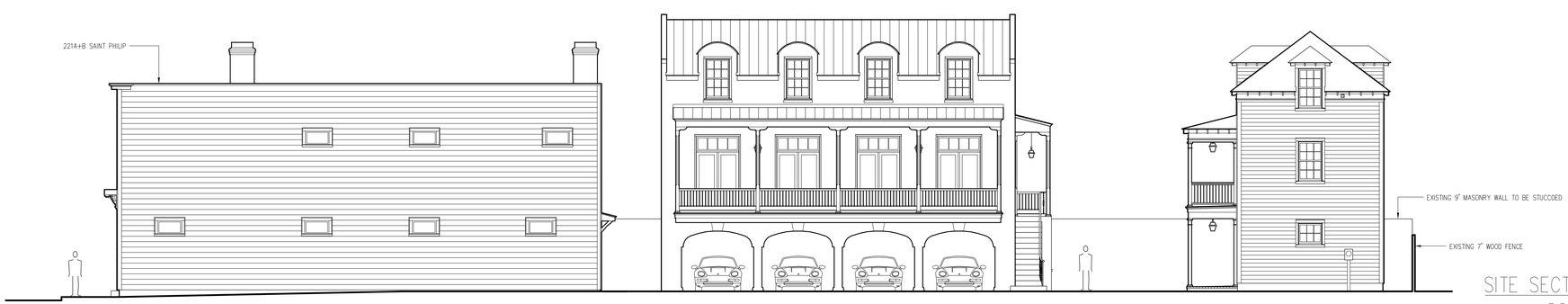
SP1.0

DRAWN BY: A. GOULD

DATE: 3-29-20

STREETSCAPE ELEVATIONS
FACING SAINT PHILIP STREET
SCALE: 1/4"=1'

SITE SECTION LOOKING NORTH
SCALE: 1/8"=1'



SITE SECTION LOOKING SOUTH
SCALE: 1/8"=1'

PRELIMINARY
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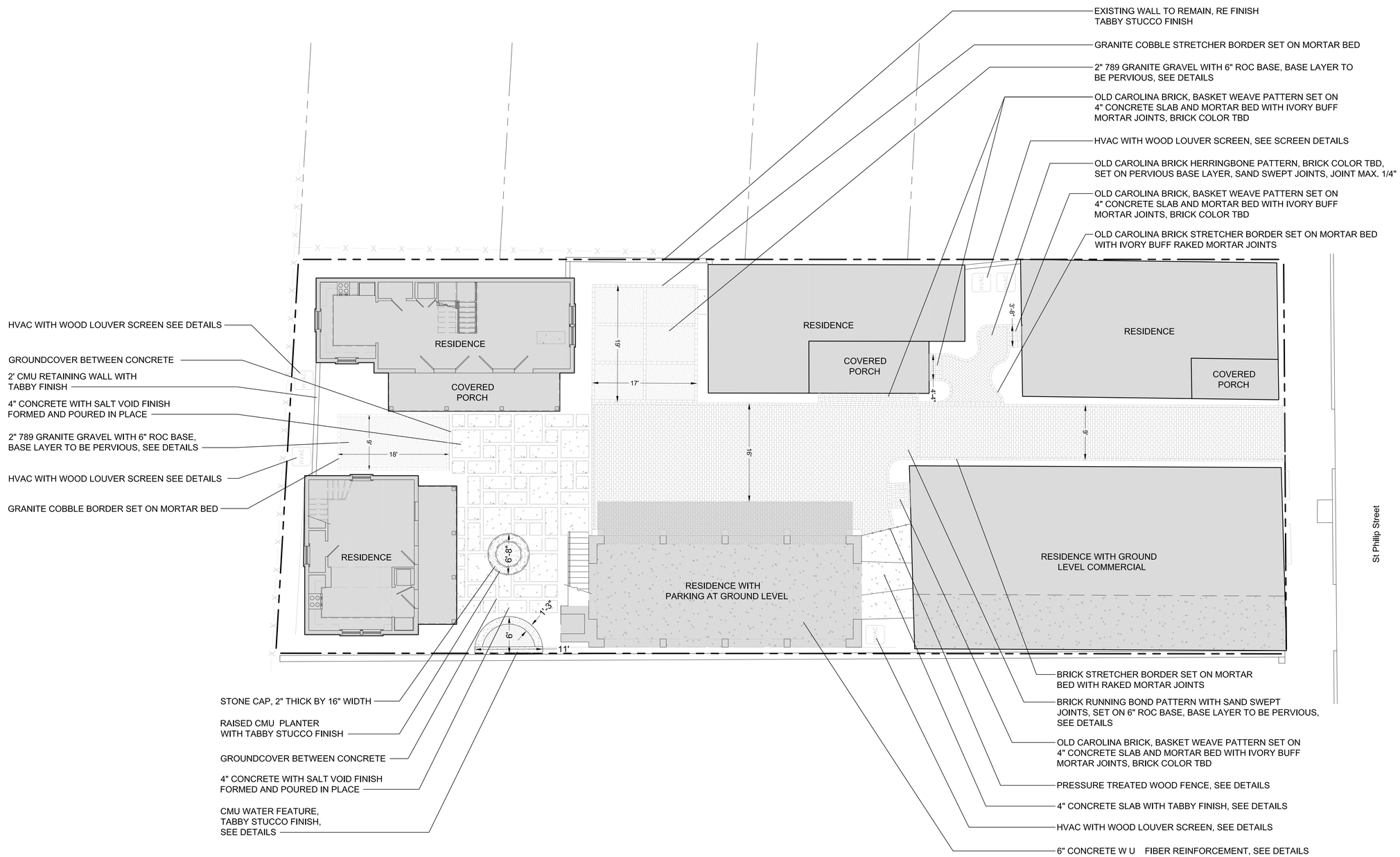
PROPOSED
DEVELOPMENT PLAN
221–223 SAINT PHILIP STREET
CHARLESTON, SC

STREETSCAPE AND SITE SECTIONS

SS1.0

DRAWN BY:
A. GOULD

DATE: 4–23–20



North

0' 8' 16' 32'

Scale: 1/8" = 1'

24"x36" sheet

GENERAL NOTES:

1) Contractor to call for utility locates, verify utility locations, and notify Owner or Landscape Architect of any conflicts prior to commencement of work.
2) Contractor to verify all dimensions and quantities and notify Owner or Landscape Architect of any discrepancies prior to commencement of work.
3) All work shall be conducted in accordance with national, state and local codes.

LAYOUT NOTES:

1) On site samples of all hardscape materials and details to be provided for Owner or Landscape Architect approval prior to commencement of work.
2) Contractor to contact Landscape Architect to review layout of all hardscape elements (including but not limited to drives, walks, paths) on site prior to commencement of construction.

JDLA

Josh Dunn Landscape Architecture, LLC

PO Box 21558 Charleston, SC 29413

josh@joshdunnla.com

843.822.1772

221 + 223 St Philip Street
Charleston, SC

Preliminary Layout Plan

L 1 - LAYOUT PLAN

MARCH 30, 2020

GENERAL NOTES:

1) Contractor to call for utility locates, verify utility locations, and notify Owner or Landscape Architect of any conflicts prior to commencement of work.
2) Contractor to verify all dimensions and quantities and notify Owner or Landscape Architect of any discrepancies prior to commencement of work.
3) All work shall be conducted in accordance with national, state and local codes.

GRADING AND EROSION CONTROL NOTES:

1) Final Grading shall be completed in such a way that it does not adversely affect drainage or vegetation on adjoining property or roadside swales.
2) Maintain positive drainage away from all structures.
3) All existing trees except those shown on this plan to be removed shall be protected during construction.
4) All disturbed areas to be grassed, vegetated, or mulched as needed.
5) Base information including topo provided by Palmetto Land Surveying. Contractor to verify existing topo and all existing elements prior to commencement of work.

North

0' 8' 16' 32'

Scale: 1/8" = 1'

24"x36" sheet

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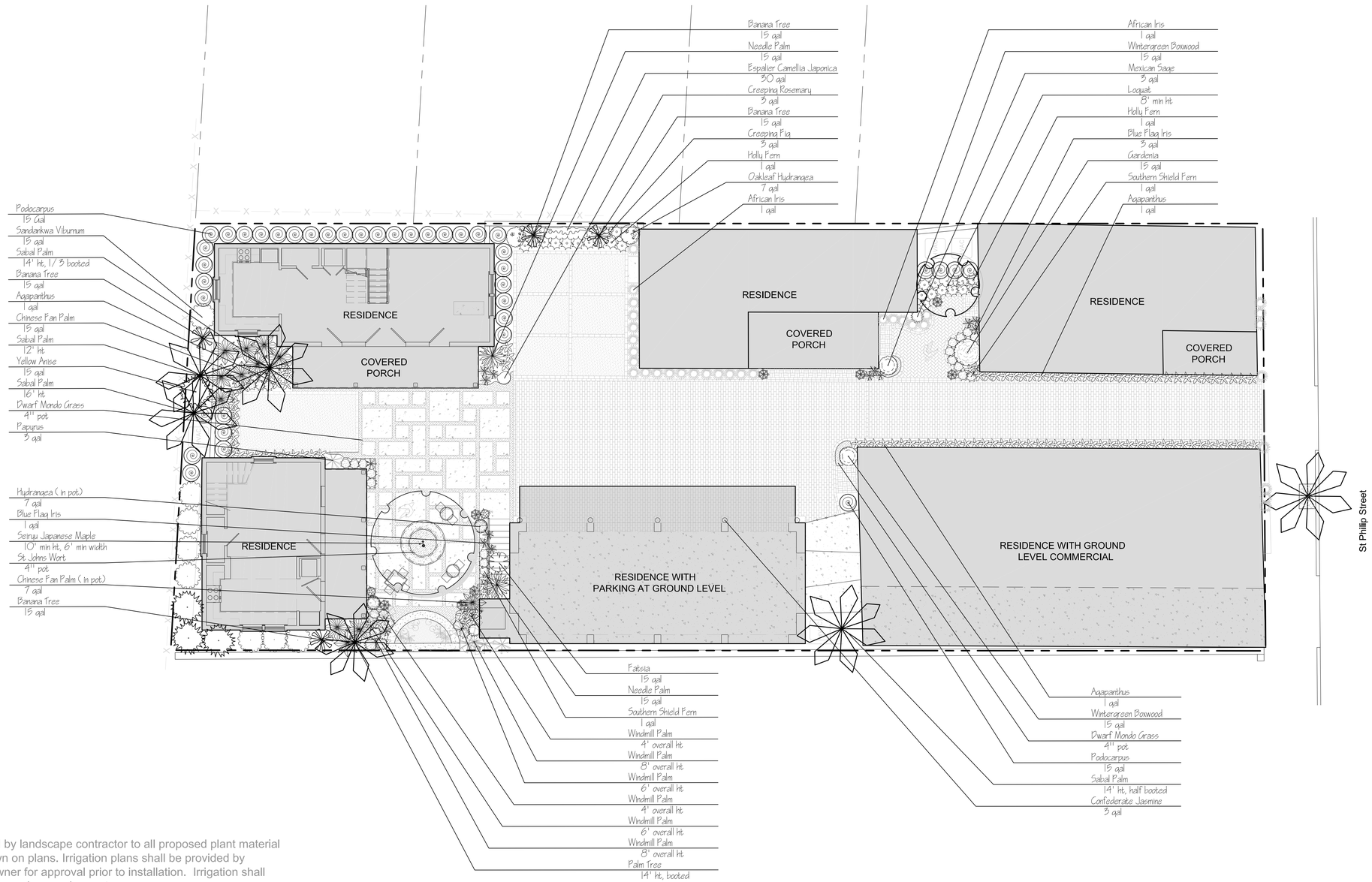
Charleston, SC

Preliminary Grading Plan

L 2 - GRADING PLAN

MARCH 30, 2020



PLANTING NOTES:

1) Irrigation shall be provided by landscape contractor to all proposed plant material (including lawn area) shown on plans. Irrigation plans shall be provided by landscape contractor to owner for approval prior to installation. Irrigation shall meet all Charleston County zoning requirements.
2) Landscape contractor shall provide planting mix from off site of 50% LA or Owner approved topsoil and 50% organic material for completion of work. Topsoil shall be free of subsoil, stones, plants or their roots or any extraneous matter. Planting mix shall be applied at a minimum of 4" depth in all plant areas and sod areas prior to planting. Soil amendments shall be added to planting mix in order to insure pH levels are acceptable for planting.
3) Plants shall be spaced as shown on plans.
4) All plant material is subject to approval on site by Landscape Architect.
5) Contact Landscape Architect for on site bedline and plant layout review prior to installation.
6) Contractor to provide 3" of shredded hardwood mulch around all plant material unless otherwise noted.
7) Set finished plant bed height to (top of mulch) 1" below adjacent walks, patios, and drives.
8) Landscape contractor to guarantee all work including all plant materials for one year from date of project completion and acceptance by owner.

GENERAL NOTES:

1) Contractor to call for utility locates, verify utility locations, and notify Owner or Landscape Architect of any conflicts prior to commencement of work.
2) Contractor to verify all dimensions and quantities and notify Owner or Landscape Architect of any discrepancies prior to commencement of work.
3) All work shall be conducted in accordance with national, state and local codes.

North

0' 8' 16' 32'

Scale: 1/8" = 1'

24"x36" sheet

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Charleston, SC

Preliminary Landscape Plan

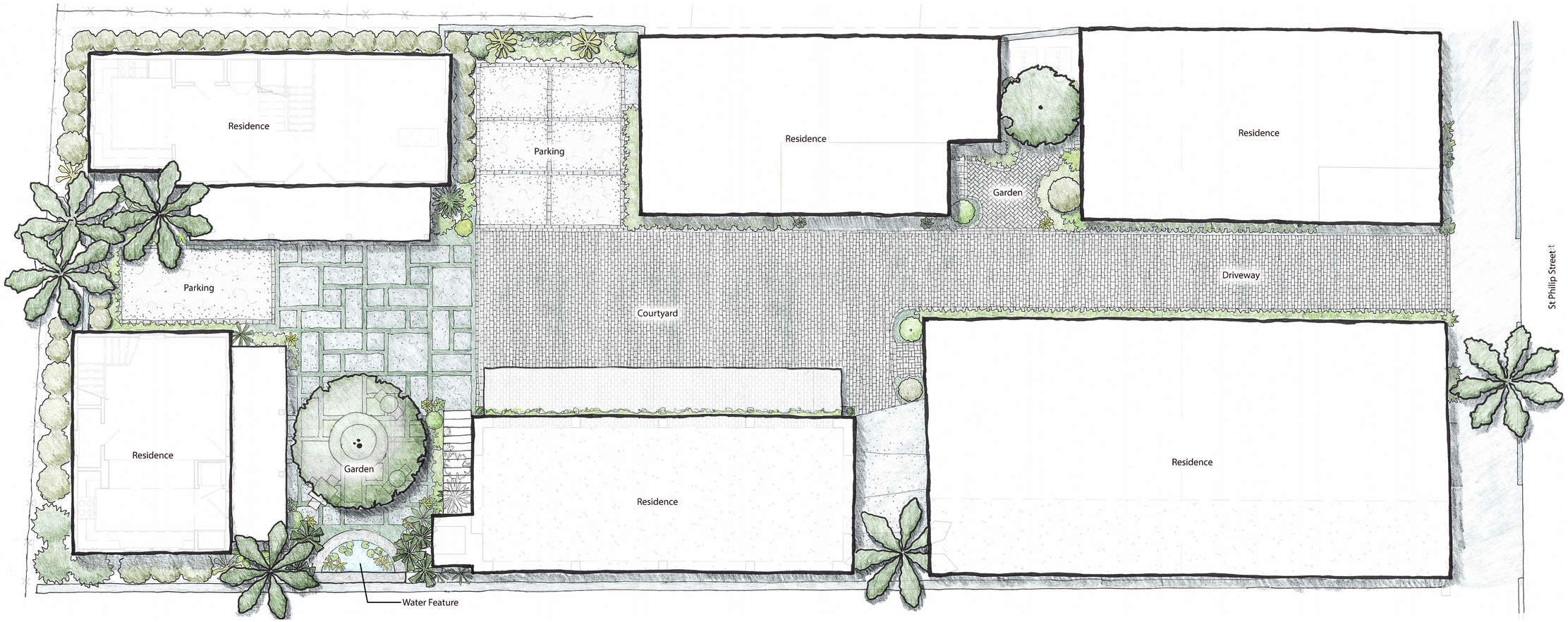
L 3 - PLANTING PLAN

MARCH 30, 2020

GARDEN LANDSCAPE

COURTYARD LANDSCAPE

ST PHILIP STREET VIEW



OVERALL LANDSCAPE PLAN NTS

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221 + 223 St Philip Street
Charleston, SC
Landscape Renderings

L 4 - RENDERINGS

MARCH 30, 2020

Agenda Item #4

221 A & B SAINT PHILIP STREET
TMS # 460-08-02-095

Request preliminary approval for renovation of existing building for mixed-use development.

Category 4- / (Cannon-Elliottborough) / c. 1902-44 / Old City District

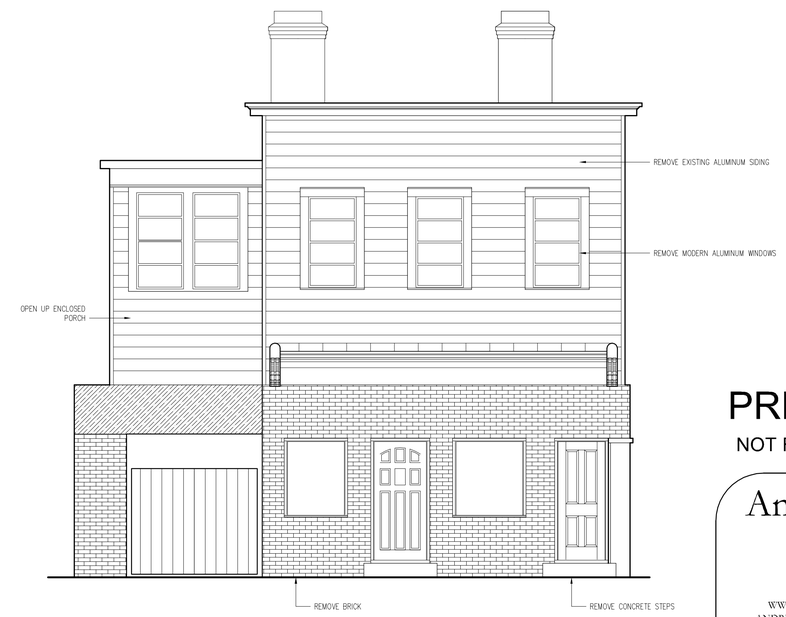
Agenda Item #4

Applicant's Presentation

PROPOSED SOUTH ELEVATION

PROPOSED EAST ELEVATION

EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

PRELIMINARY

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PROPOSED RESTORATION OF MIXED-USE BUILDING
221A+B ST. PHILIP STREET
CHARLESTON, SC

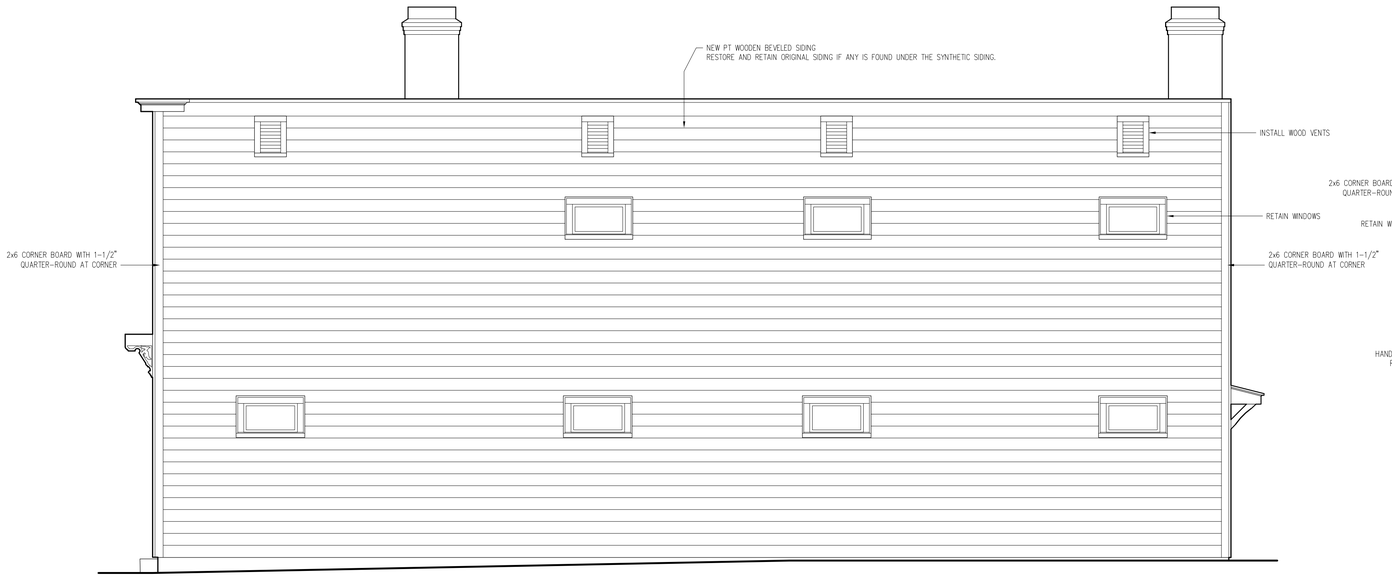
EXISTING & PROPOSED ELEVATIONS

1/4"=1'-0"

A1.0

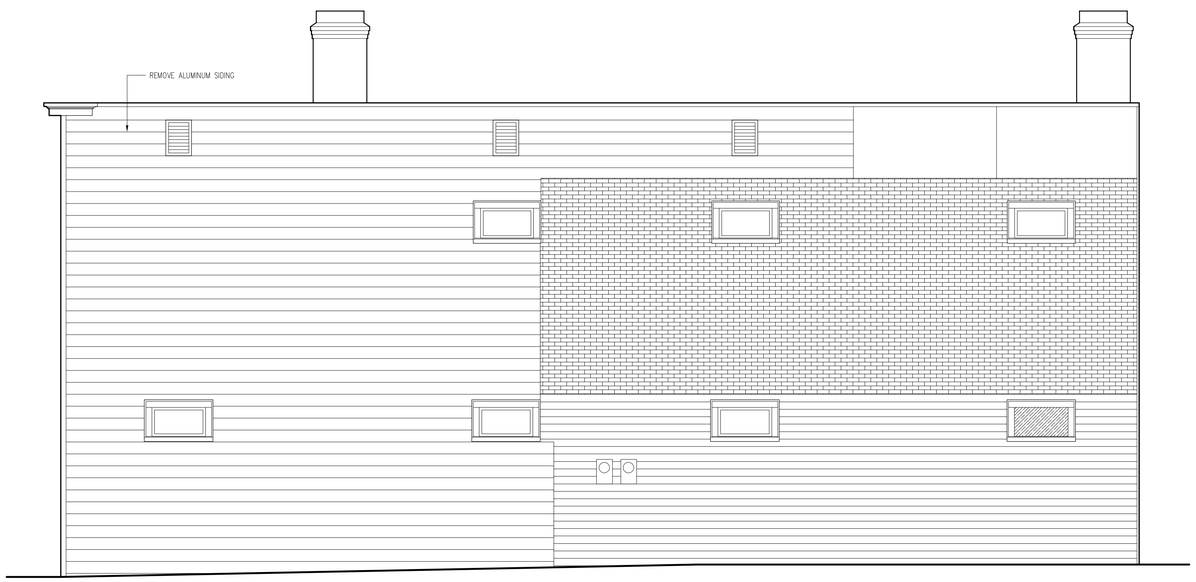
DRAWN BY: T. PODHRAZSKY

DATE: 4-23-20



PROPOSED NORTH ELEVATION

PROPOSED WEST ELEVATION



EXISTING NORTH ELEVATION

EXISTING WEST ELEVATION

PRELIMINARY

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PROPOSED RESTORATION OF MIXED-USE BUILDING
221A+B ST. PHILIP STREET
CHARLESTON, SC

EXISTING & PROPOSED ELEVATIONS

1/4"=1'-0"

A1.1

DRAWN BY: T. PODHRAZSKY

DATE: 4-23-20

PROPOSED SOUTH ELEVATION

PROPOSED EAST ELEVATION

CURRENT

PROPOSED SOUTH ELEVATION

PROPOSED EAST ELEVATION

PREVIOUS

PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED RESTORATION
OF MIXED-USE BUILDING
221A+B ST. PHILIP STREET
CHARLESTON, SC

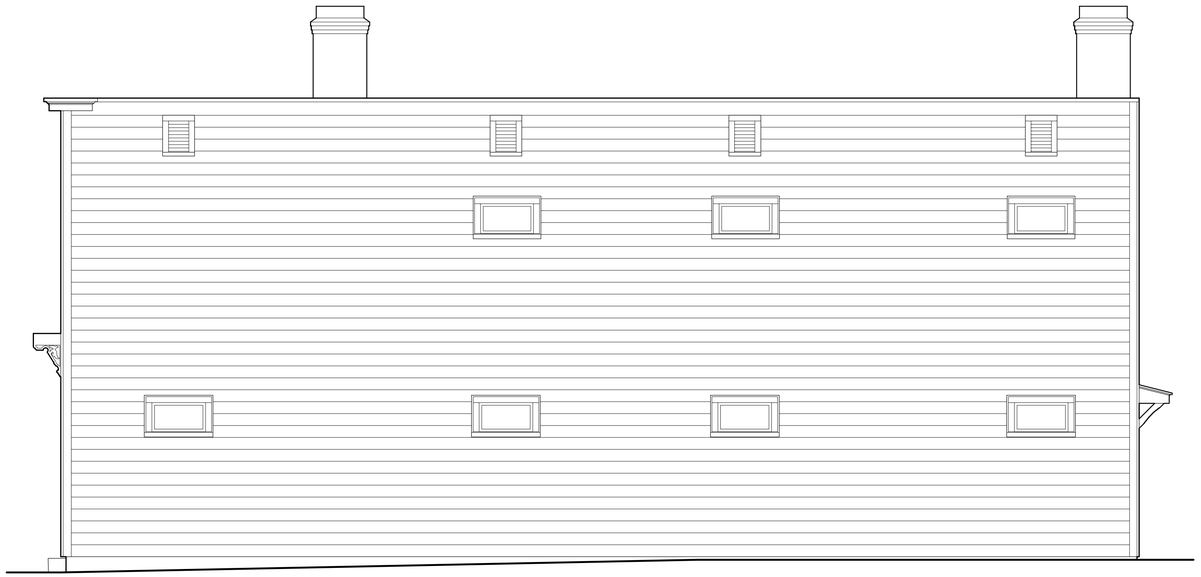
CURRENT AND PREVIOUS ELEVATIONS

1/4"=1'-0"

A1.2

DRAWN BY:
T. PODHRAZSKY

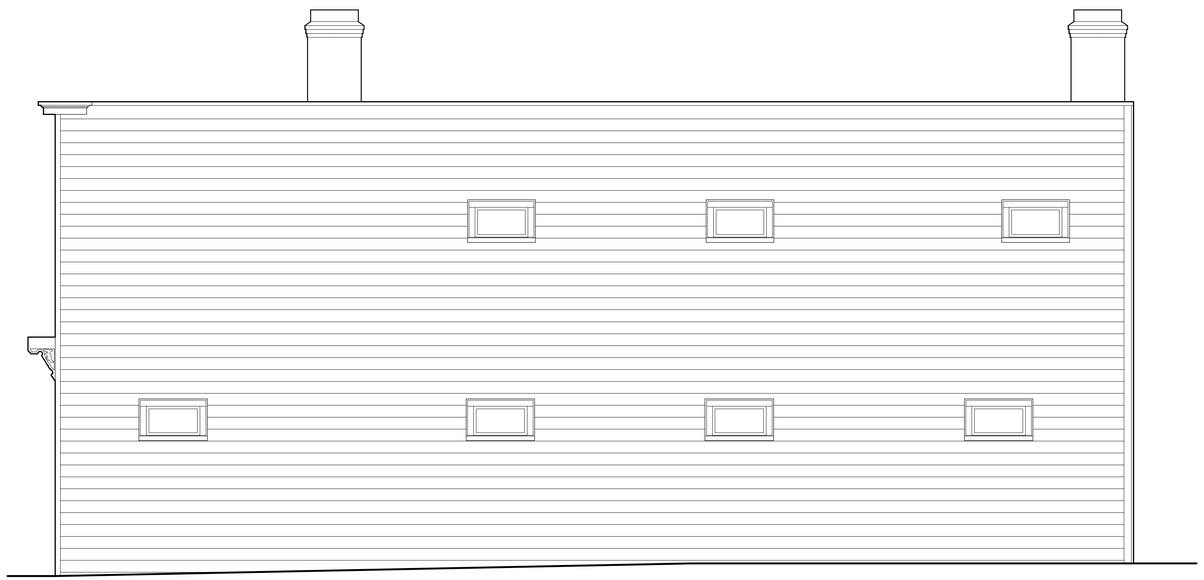
DATE: 4-23-20



PROPOSED NORTH ELEVATION

PROPOSED WEST ELEVATION

CURRENT



PROPOSED NORTH ELEVATION

PROPOSED WEST ELEVATION

PREVIOUS

PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED RESTORATION
OF MIXED-USE BUILDING
221A+B ST. PHILIP STREET
CHARLESTON, SC

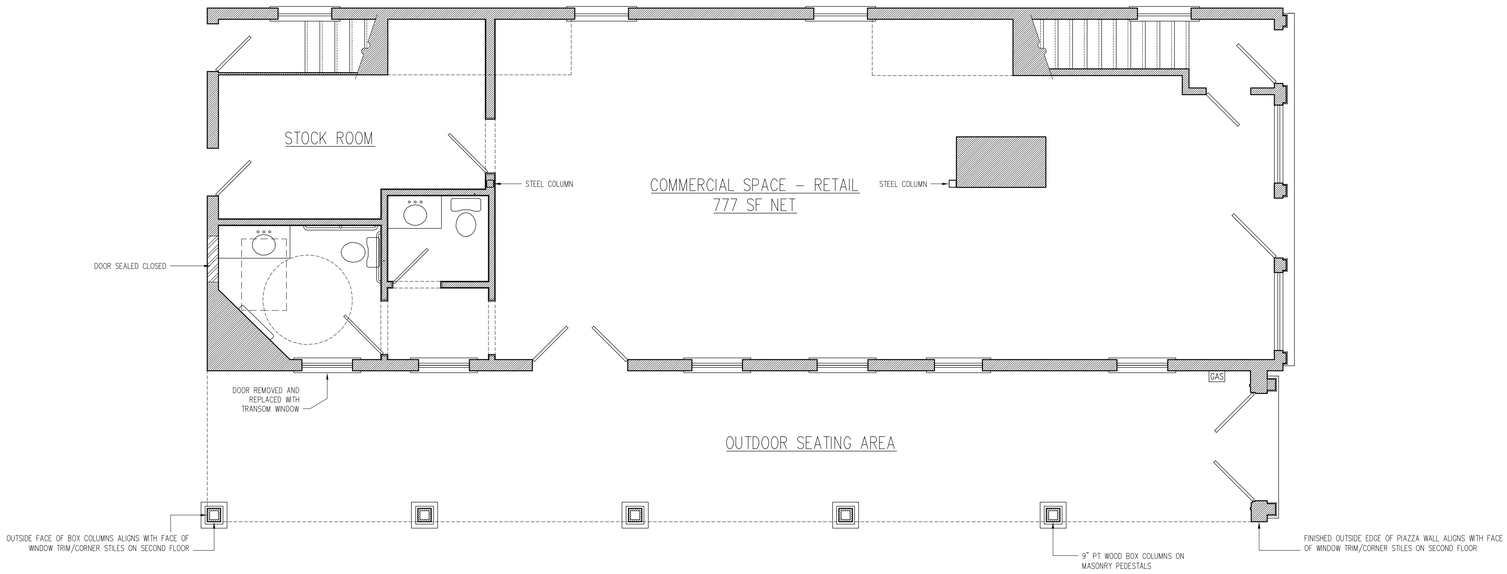
CURRENT AND PREVIOUS ELEVATIONS

1/4"=1'-0"

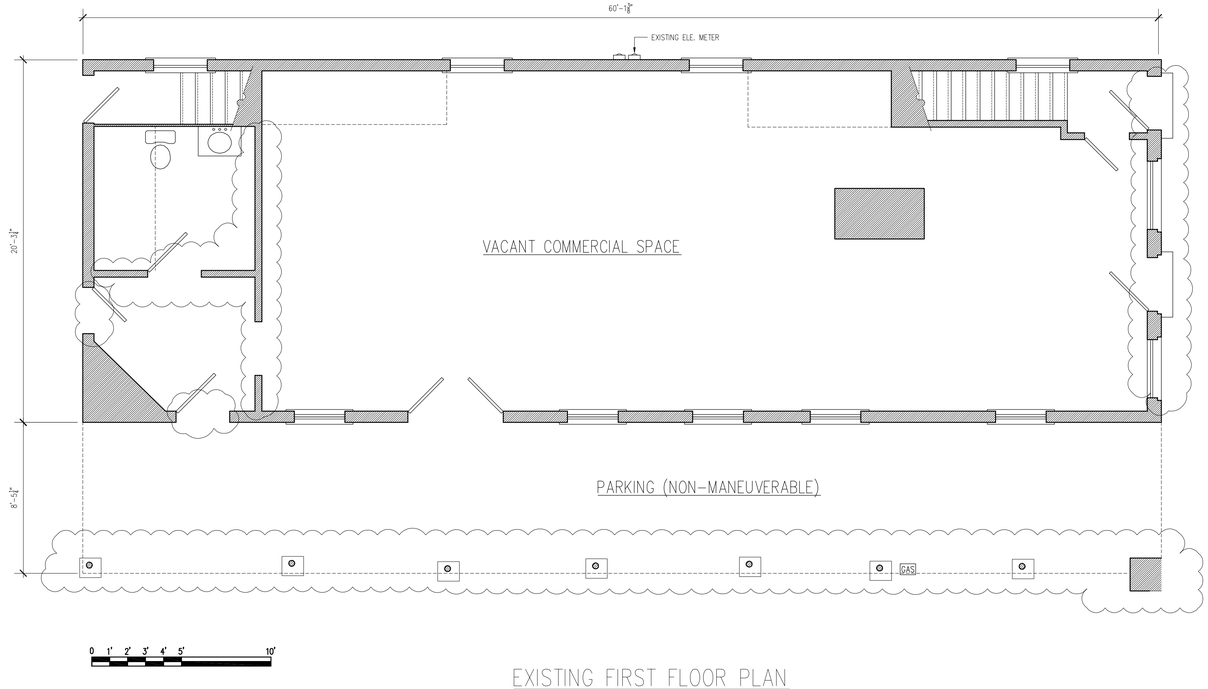
A1.3

DRAWN BY:
T. PODHRAZSKY

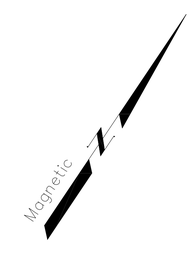
DATE: 4-23-20



PROPOSED FIRST FLOOR PLAN



EXISTING FIRST FLOOR PLAN
SHOWING AREAS TO DEMO



PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED RESTORATION
OF MIXED-USE BUILDING
221A+B ST. PHILIP STREET
CHARLESTON, SC

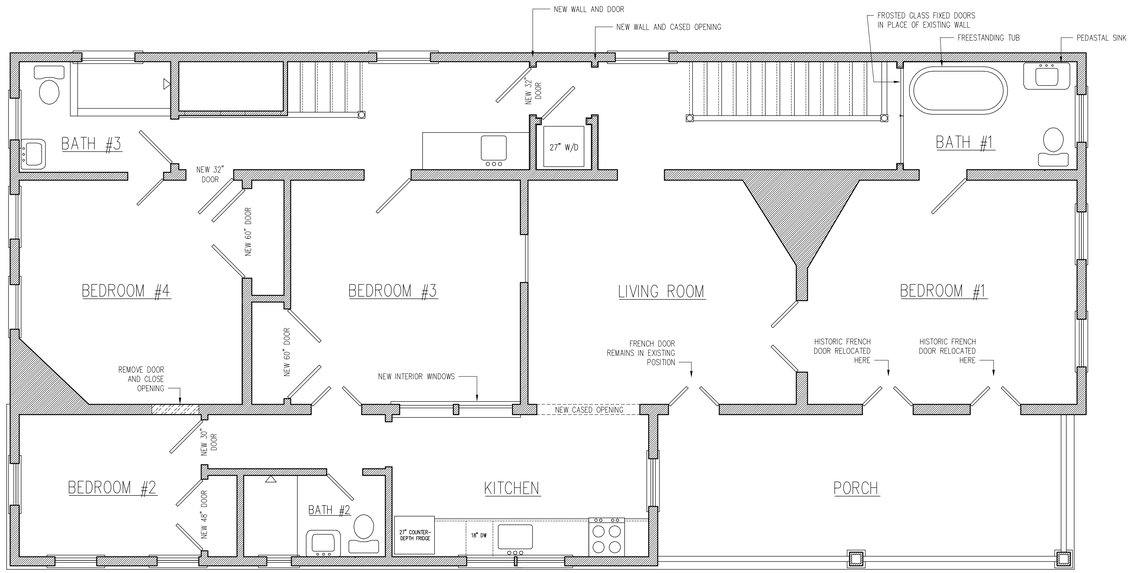
FIRST FLOOR PLAN

1/4"=1'-0"

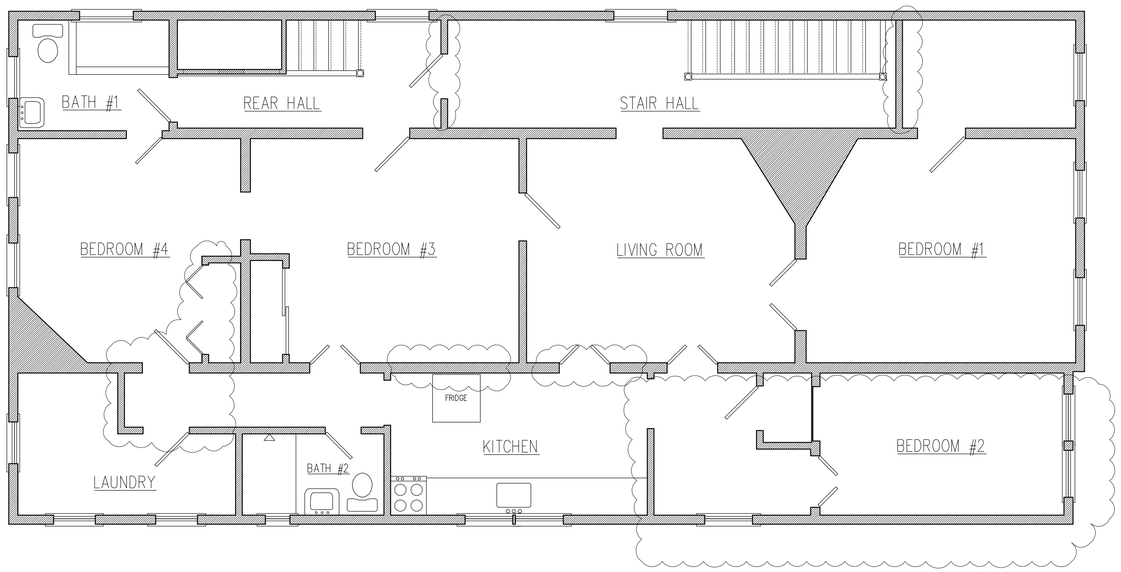
A2.0

DRAWN BY:
T. PODHRAZSKY

DATE: 4-23-20



PROPOSED SECOND FLOOR PLAN



EXISTING SECOND FLOOR PLAN
SHOWING AREAS TO DEMO

Magnetic

PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED RESTORATION
OF MIXED-USE BUILDING
221A+B ST. PHILIP STREET
CHARLESTON, SC

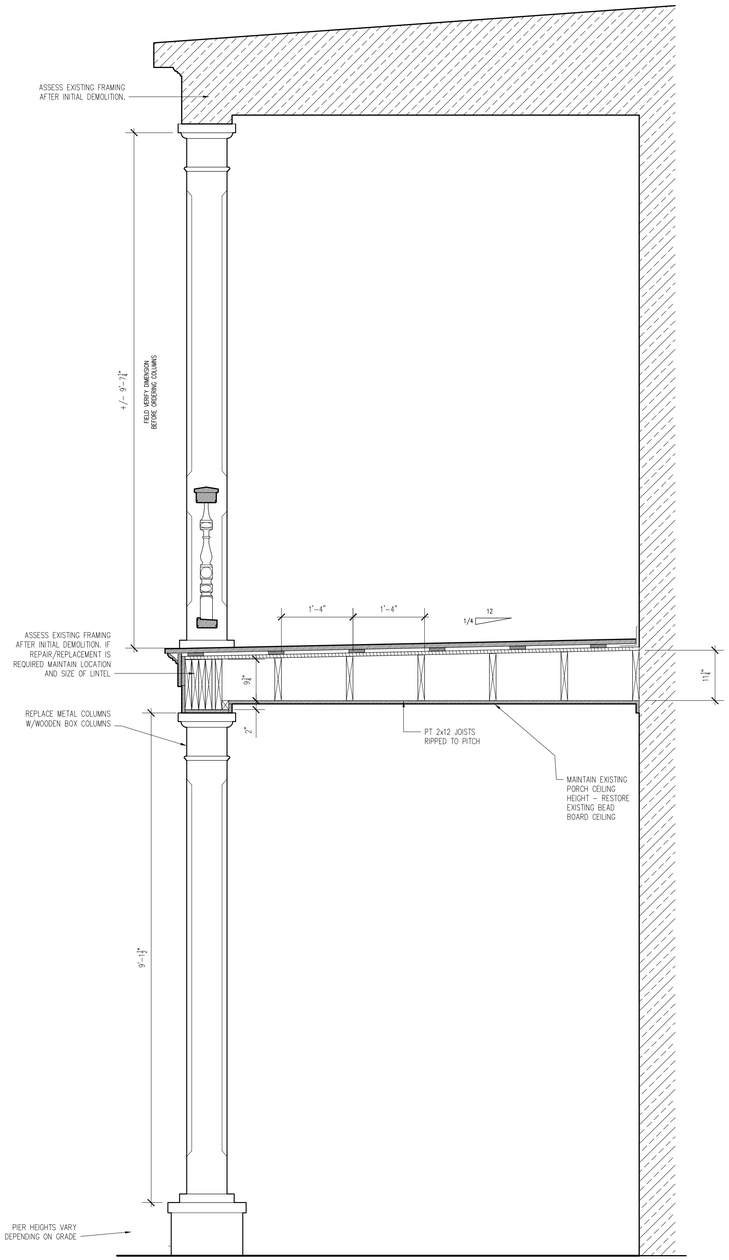
SECOND FLOOR PLAN

1/4"=1'-0"

A2.1

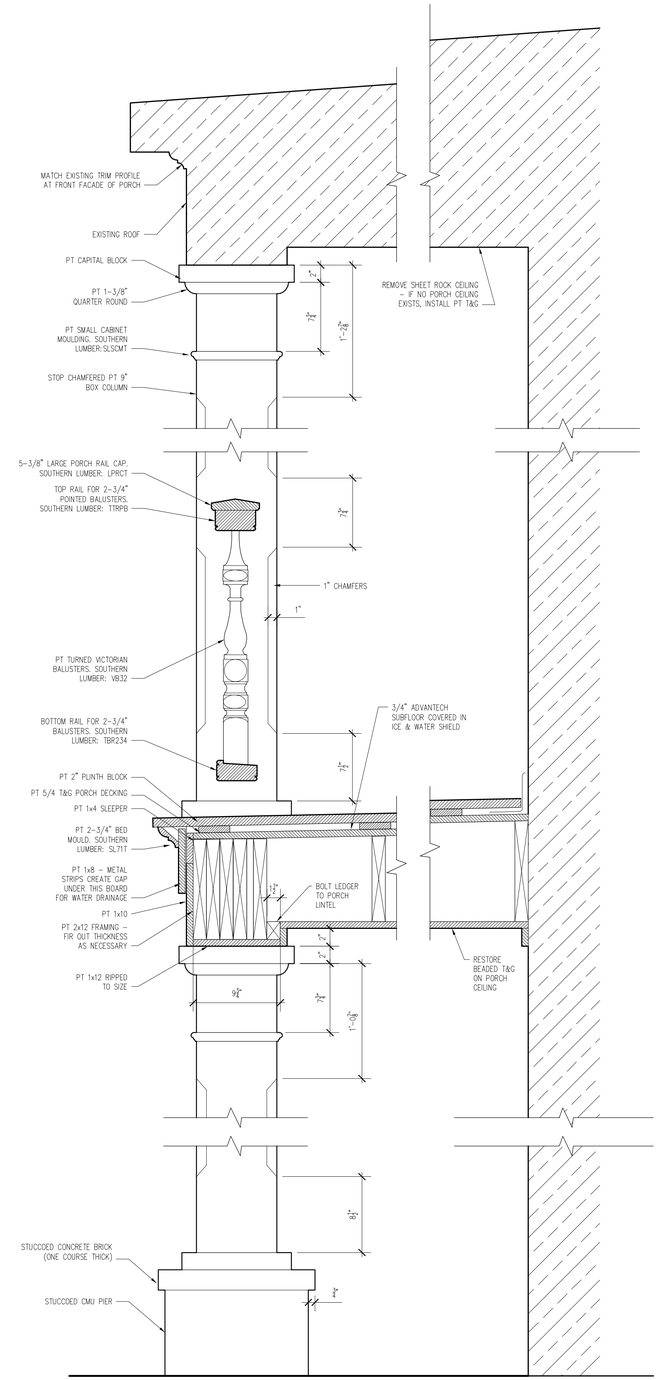
DRAWN BY:
T. PODHRAZSKY

DATE: 4-23-20



TRANSVERSE PORCH SECTION

SCALE: 3/4" = 1'-0"



COMPRESSED TRANSVERSE PORCH SECTION

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

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PROPOSED RESTORATION OF MIXED-USE BUILDING
221A+B ST. PHILIP STREET
CHARLESTON, SC

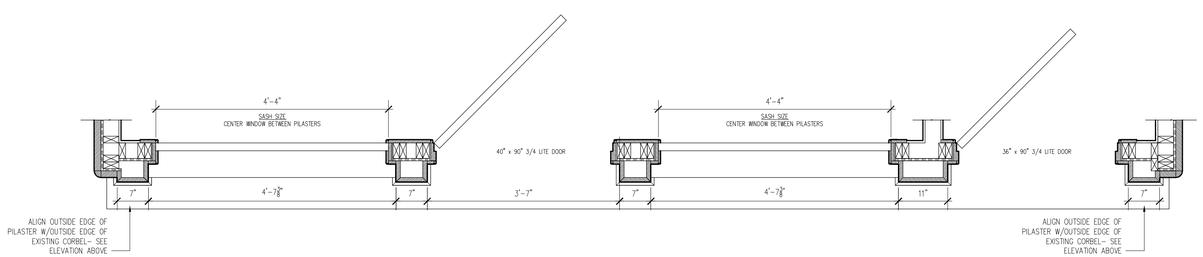
PORCH SECTIONS

A3.0

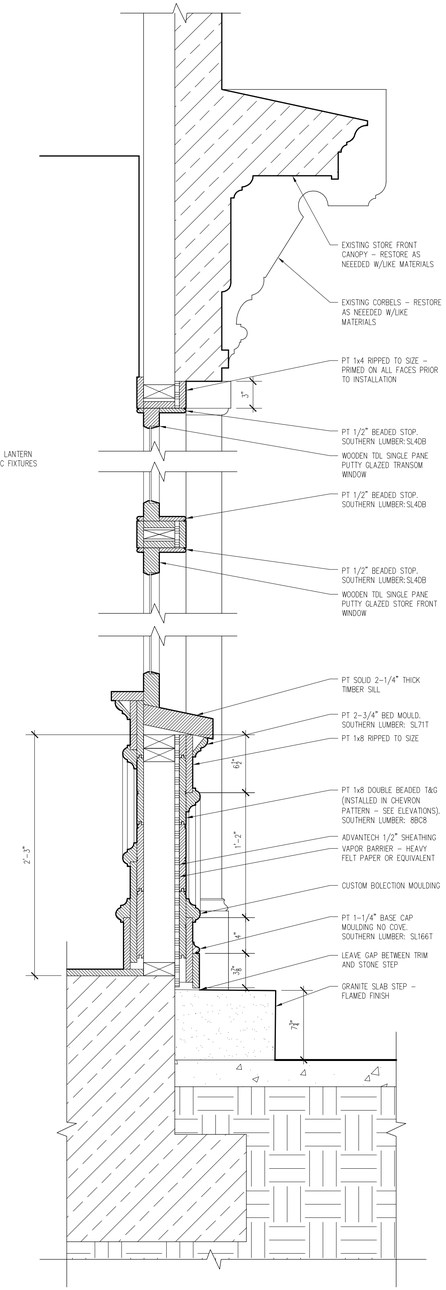
DRAWN BY: T. PODHRAZSKY

DATE: 3-29-20

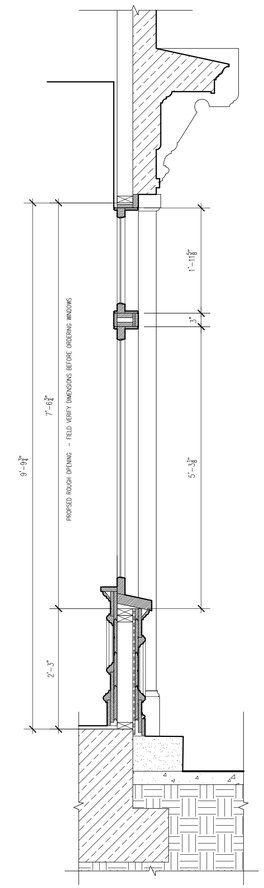
STORE FRONT ELEVATION
SCALE: 3/4" = 1'-0"



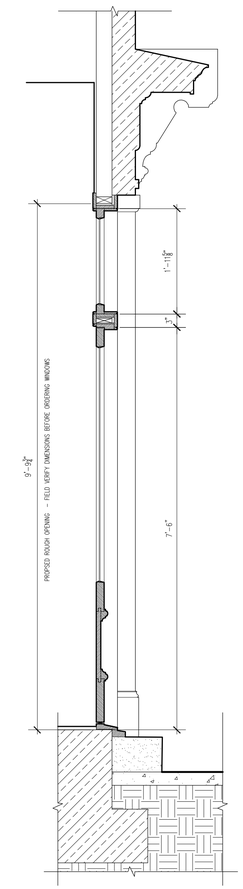
STORE FRONT HORIZONTAL SECTION
SCALE: 3/4" = 1'-0"



COMPRESSED VERTICAL STORE FRONT SECTION
SCALE: 1-1/2" = 1'-0"



VERTICAL STORE FRONT SECTION THROUGH WINDOW
SCALE: 3/4" = 1'-0"



VERTICAL STORE FRONT SECTION THROUGH DOOR
SCALE: 3/4" = 1'-0"

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PROPOSED RESTORATION OF MIXED-USE BUILDING
221A+B ST. PHILIP STREET
CHARLESTON, SC

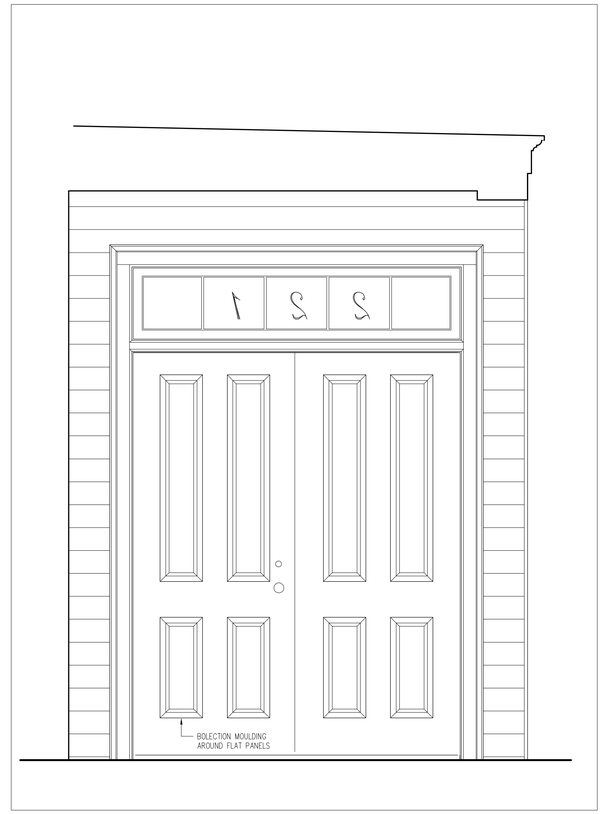
STOREFRONT RESTORATION DETAILS

A3.1

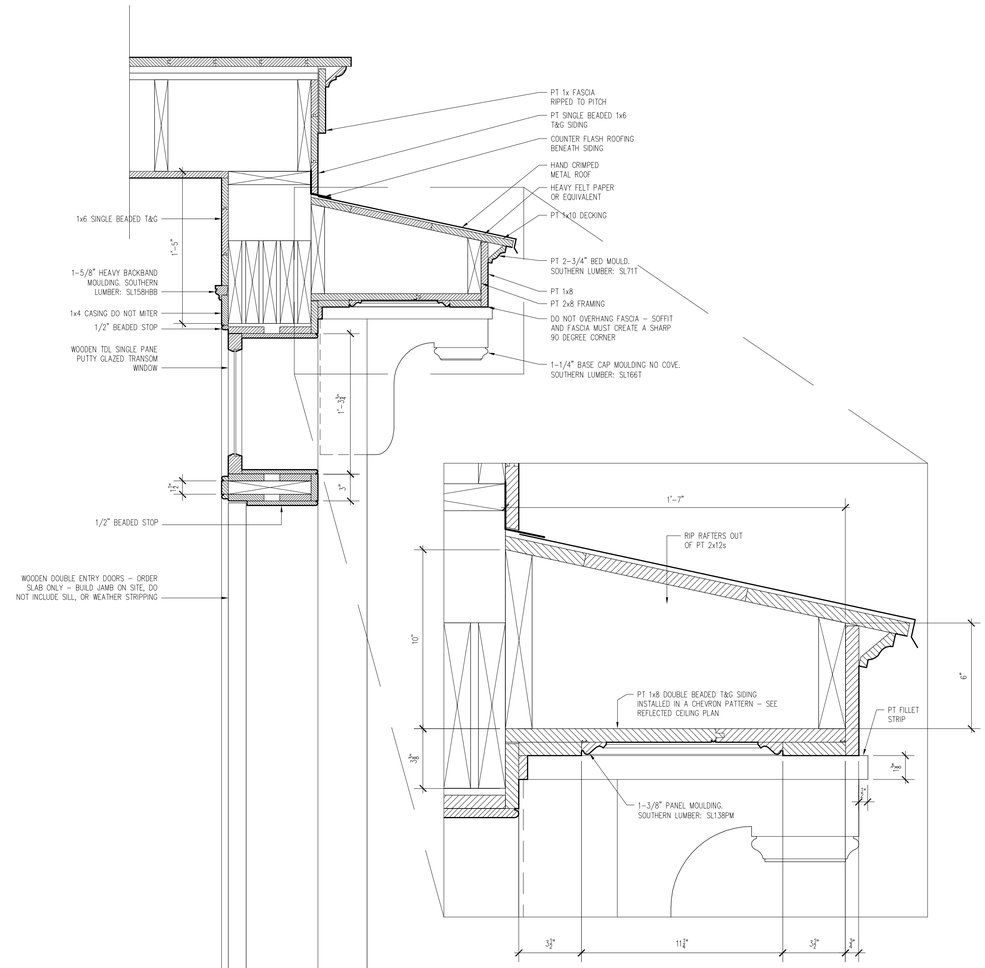
DRAWN BY: T. PODHRAZSKY

DATE: 3-29-20

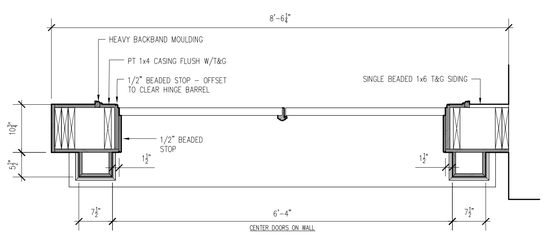
PIAZZA SCREEN ELEVATION
SCALE: 3/4" = 1'-0"



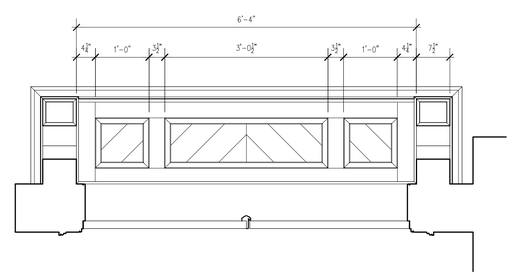
PIAZZA SCREEN REAR ELEVATION
SCALE: 3/4" = 1'-0"



VERTICAL PIAZZA SCREEN SECTION
SCALE: 1-1/2" = 1'-0"



PIAZZA SCREEN HORIZONTAL SECTION
SCALE: 3/4" = 1'-0"



PIAZZA SCREEN REFLECTED CEILING PLAN
SCALE: 3/4" = 1'-0"

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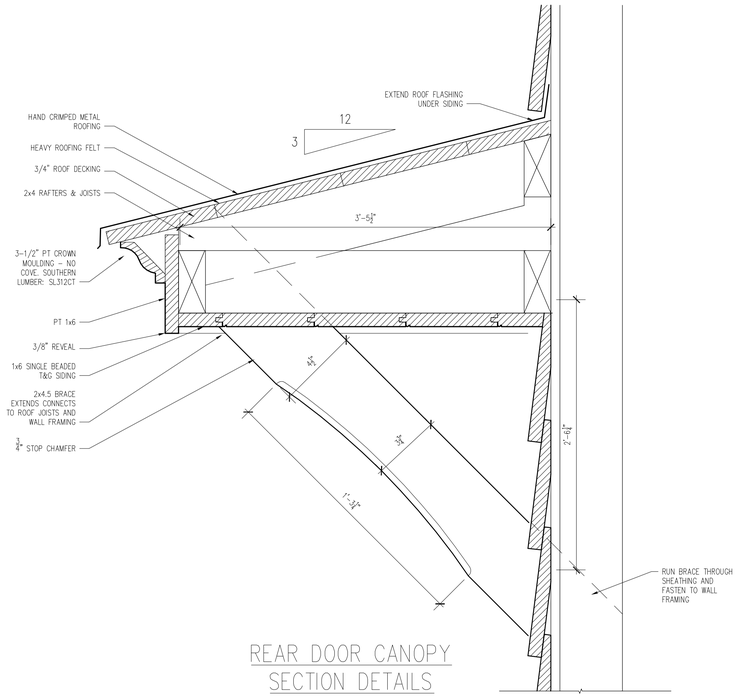
PROPOSED RESTORATION OF MIXED-USE BUILDING
221A+B ST. PHILIP STREET
CHARLESTON, SC

PIAZZA SCREEN DETAILS
3/4"=1'-0"

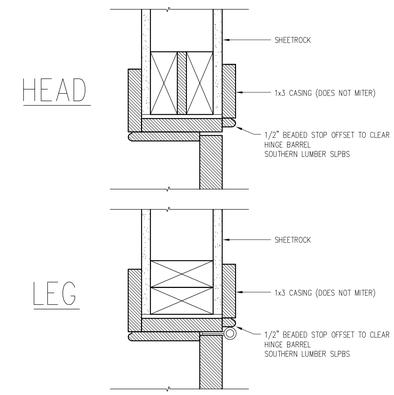
A3.2

DRAWN BY: T. PODHRAZSKY
DATE: 3-29-20



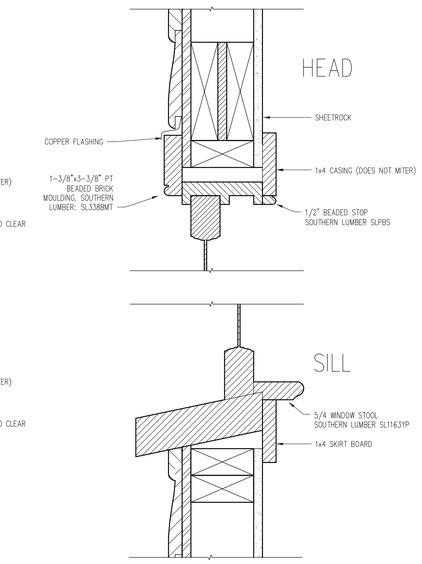
REAR DOOR CANOPY SECTION DETAILS

SCALE: 3" = 1'-0"



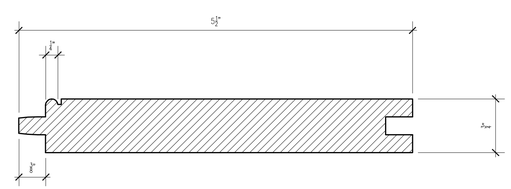
TYP. INTERIOR DOOR SECTION DETAILS

SCALE: 3" = 1'-0"



TYP. WINDOW SECTION

SCALE: 3" = 1'-0"



TONGUE & GROOVE WOOD DETAIL

THIS IS THE PROFILE FOR THE T&G. IT IS AVAILABLE FROM GARY NORTEN/THE TIMBER SHOP: 843 906-4385

EXTERIOR T&G SHALL BE TREATED AND PRIMED ON ALL SIDES BEFORE INSTALL.

GENERAL TRIM CARPENTRY SPECIFICATIONS:

ALL EXTERIOR TRIM SHALL BE FACTORY-PRIMED TREATED LUMBER WITH A SMOOTH SURFACE AND SHARP EDGES. LOW-GRADE FRAMING LUMBER SHALL NOT BE USED.

ALL MOULDINGS MUST BE EXACTLY AS SPECIFIED IN PLANS. NO SUBSTITUTIONS WITHOUT PERMISSION OF ANDREW GOULD AND THE B.A.R.

WINDOW AND DOOR CASING SHALL ALWAYS HAVE SQUARE JOINTS AT CORNERS - NEVER MITERS

INTERIOR TRIM SHALL BE SOLID LUMBER, NOT FINGER JOINTED.

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PROPOSED RESTORATION OF MIXED-USE BUILDING
221A+B ST. PHILIP STREET
CHARLESTON, SC

TRIM SECTIONS

3"=1'-0"

A3.3

DRAWN BY: T. PODHRAZSKY

DATE: 3-29-20

Agenda Item #5

223 A SAINT PHILIP STREET
TMS # 460-08-02-094

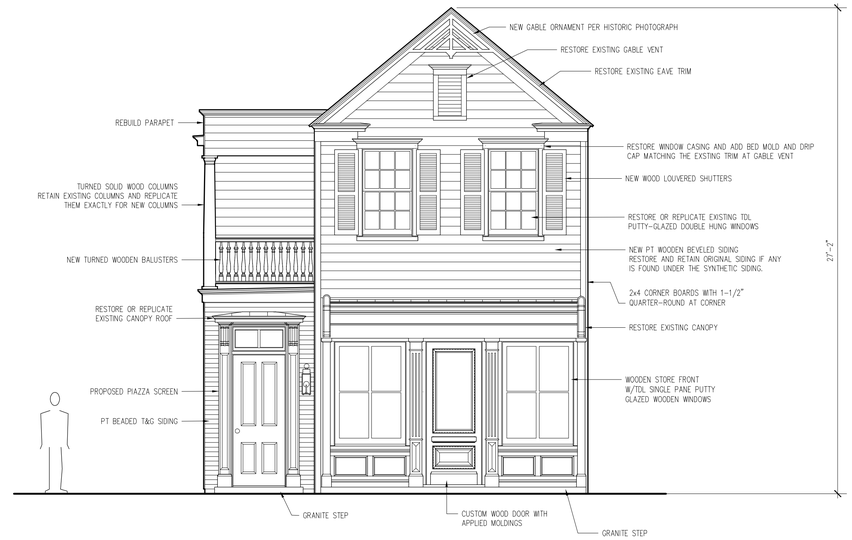
Request preliminary approval for renovation of existing building for mixed-use development.

Category 4- / (Cannon-Elliottborough) / c. 1852-72 / Old City District

Agenda Item #5

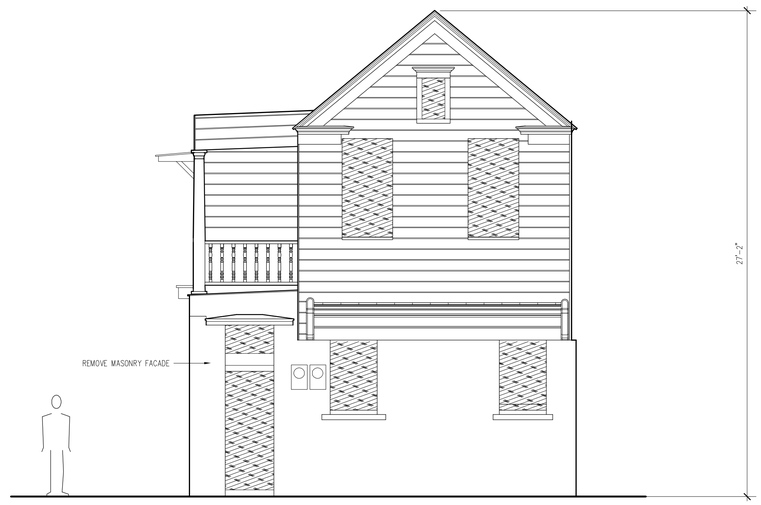
Applicant's Presentation

PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

PRELIMINARY

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PROPOSED RESTORATION
SINGLE-FAMILY RESIDENCE
223A SAINT PHILIP STREET
CHARLESTON, SC

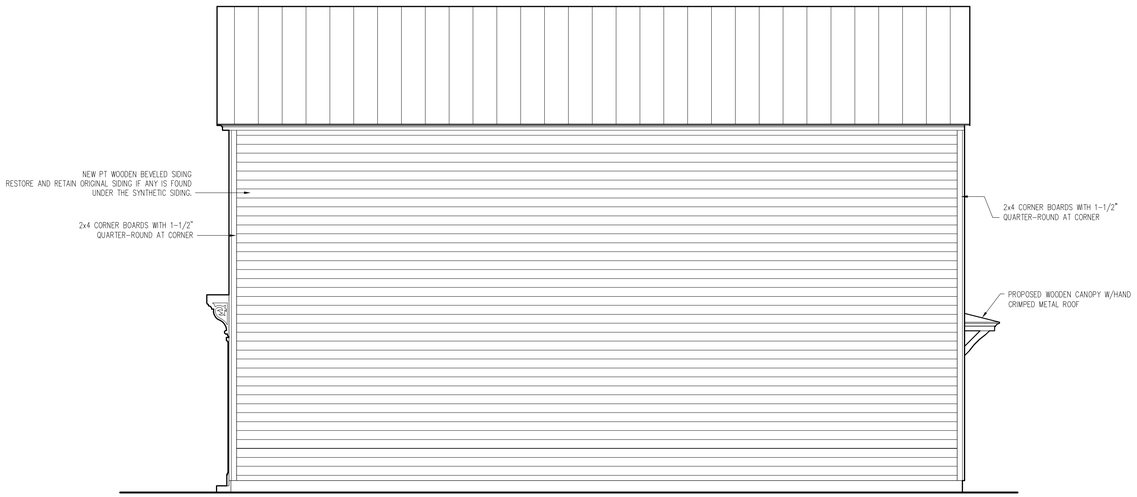
EXISTING & PROPOSED ELEVATIONS

1/4"=1'-0"

A1.0

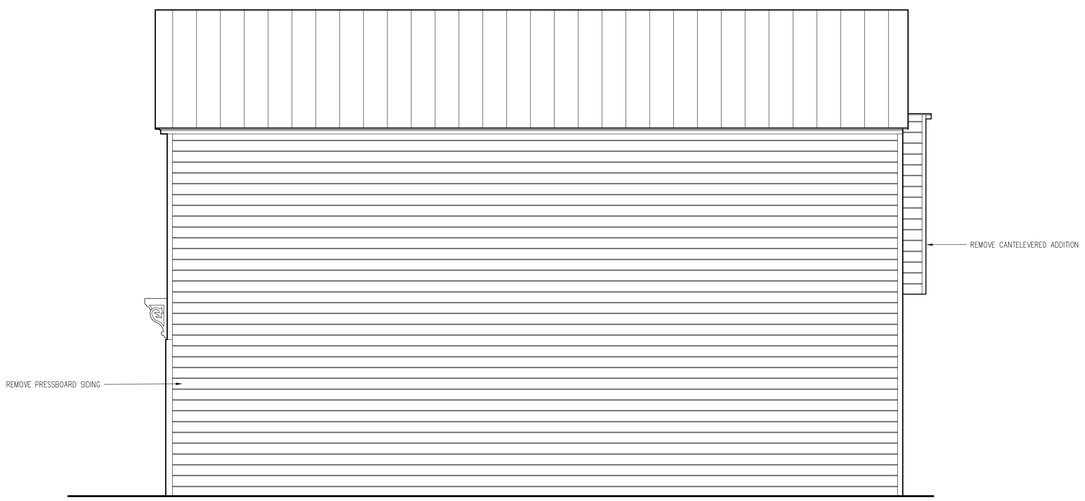
DRAWN BY:
T. PODHRAZSKY

DATE: 4-23-20

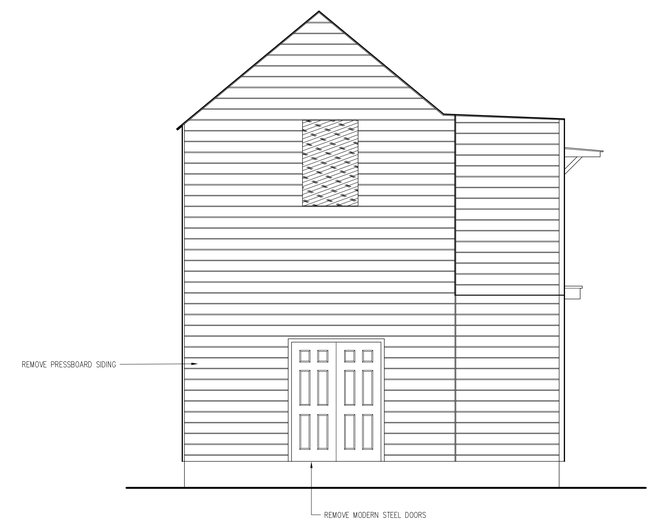


PROPOSED NORTH ELEVATION

PROPOSED WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

PRELIMINARY

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PROPOSED RESTORATION
SINGLE-FAMILY RESIDENCE
223A SAINT PHILIP STREET
CHARLESTON, SC

EXISTING & PROPOSED ELEVATIONS

1/4"=1'-0"

A1.1

DRAWN BY:
T. PODHRAZSKY

DATE: 4-23-20

CURRENT

SOUTH ELEVATION

EAST ELEVATION

PREVIOUS

SOUTH ELEVATION

EAST ELEVATION

PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED RESTORATION
SINGLE-FAMILY RESIDENCE
223A SAINT PHILIP STREET
CHARLESTON, SC

CURRENT AND PREVIOUS ELEVATIONS

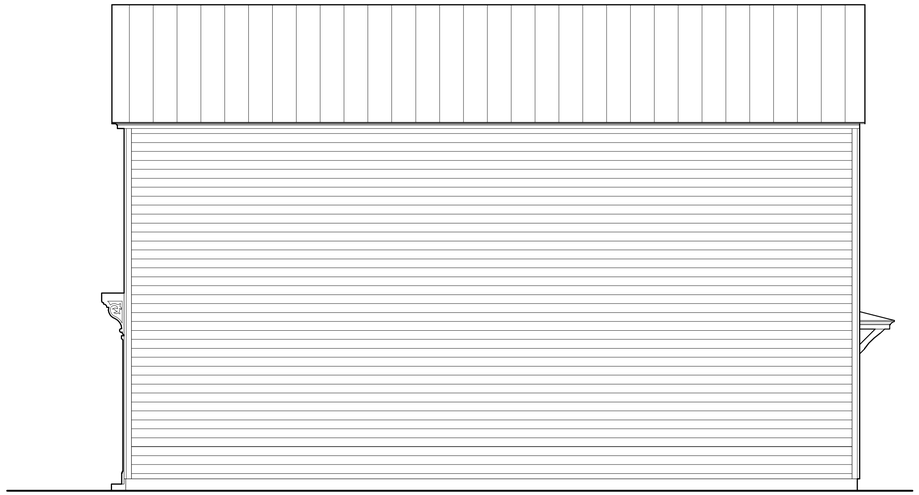
1/4"=1'-0"

A1.2

DRAWN BY:
T. PODHRAZSKY

DATE: 4-23-20

CURRENT



NORTH ELEVATION

WEST ELEVATION

PREVIOUS

NORTH ELEVATION

WEST ELEVATION

PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED RESTORATION
SINGLE-FAMILY RESIDENCE
223A SAINT PHILIP STREET
CHARLESTON, SC

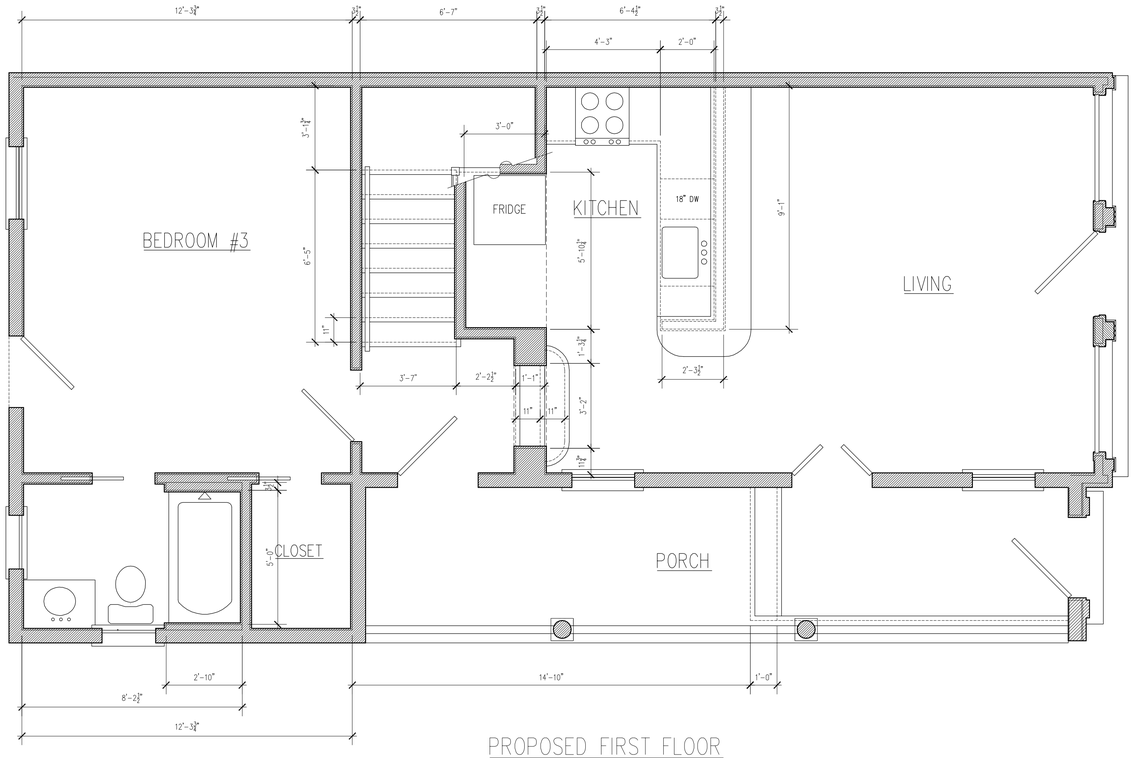
CURRENT AND PREVIOUS ELEVATIONS

1/4"=1'-0"

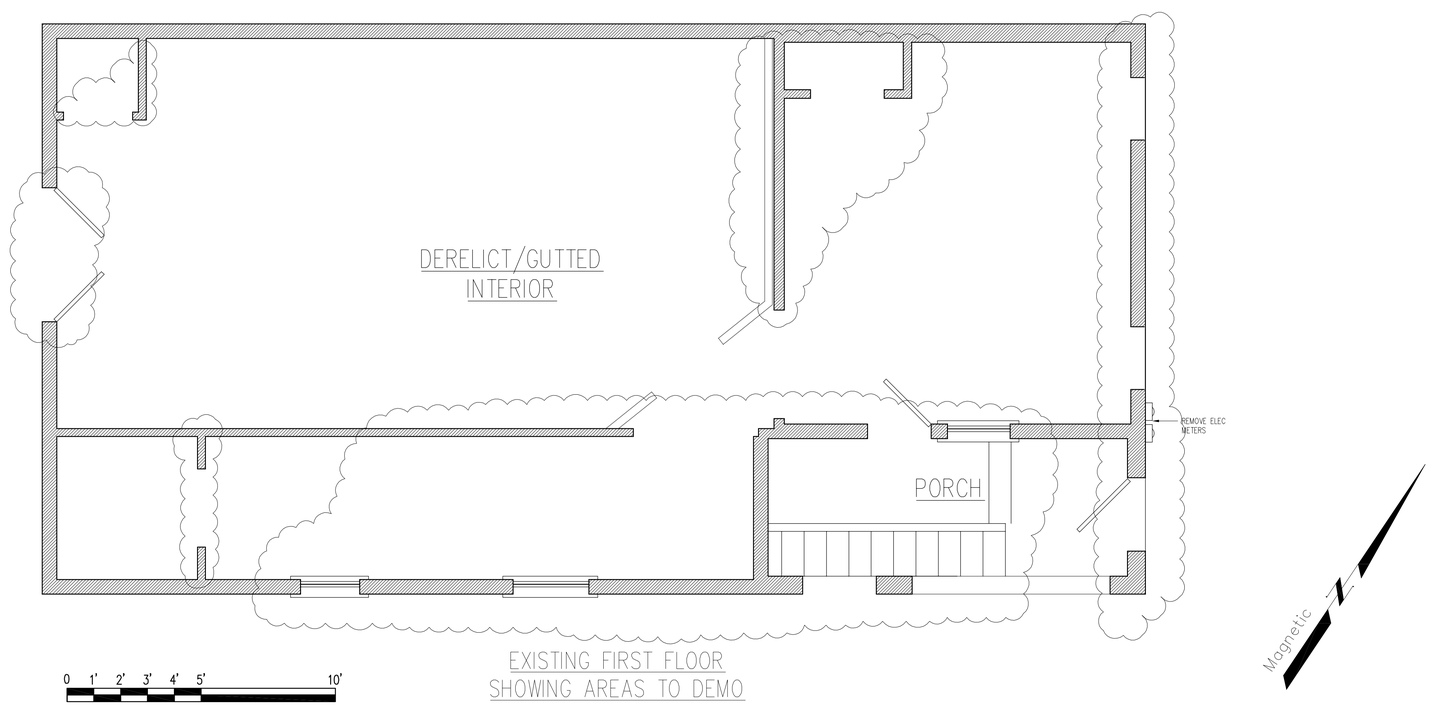
A1.3

DRAWN BY:
T. PODHRAZSKY

DATE: 4-23-20



PROPOSED FIRST FLOOR



EXISTING FIRST FLOOR
SHOWING AREAS TO DEMO

PRELIMINARY

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PROPOSED RESTORATION
SINGLE-FAMILY RESIDENCE
223A SAINT PHILIP STREET
CHARLESTON, SC

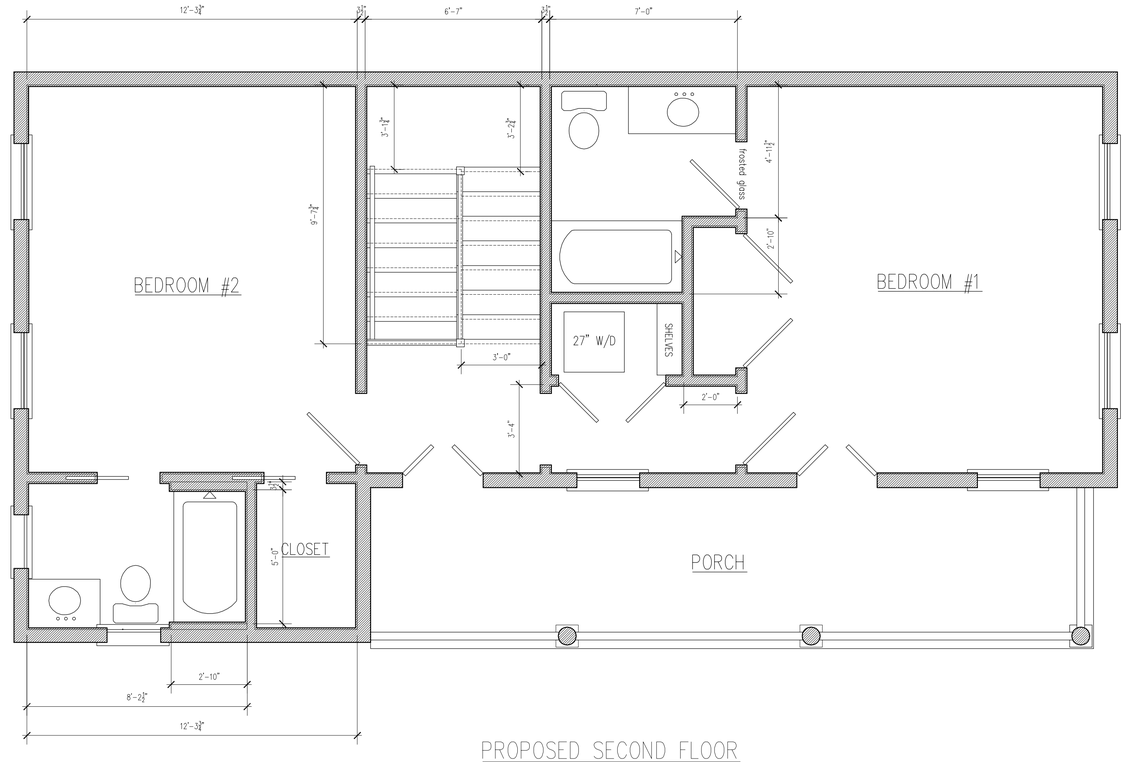
FIRST FLOOR PLAN

3/8"=1'-0"

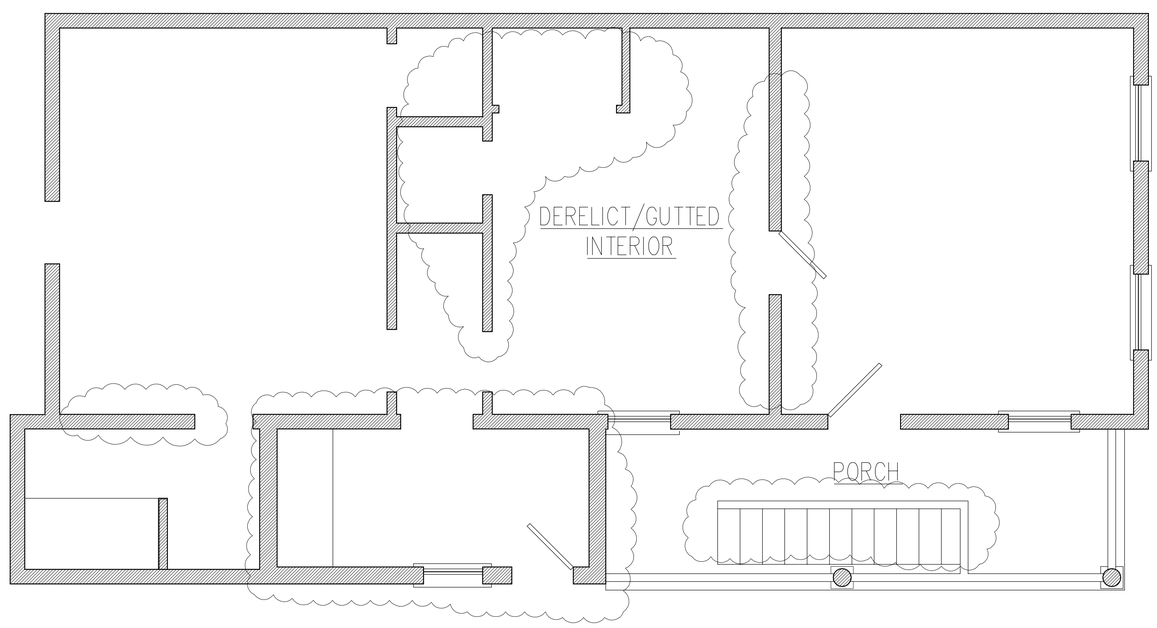
A2.0

DRAWN BY:
T. PODHRAZSKY

DATE: 4-23-20



PROPOSED SECOND FLOOR



0 1' 2' 3' 4' 5' 10'

EXISTING SECOND FLOOR
SHOWING AREAS TO DEMO

Magnetic

PRELIMINARY

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PROPOSED RESTORATION
SINGLE-FAMILY RESIDENCE
223A SAINT PHILIP STREET
CHARLESTON, SC

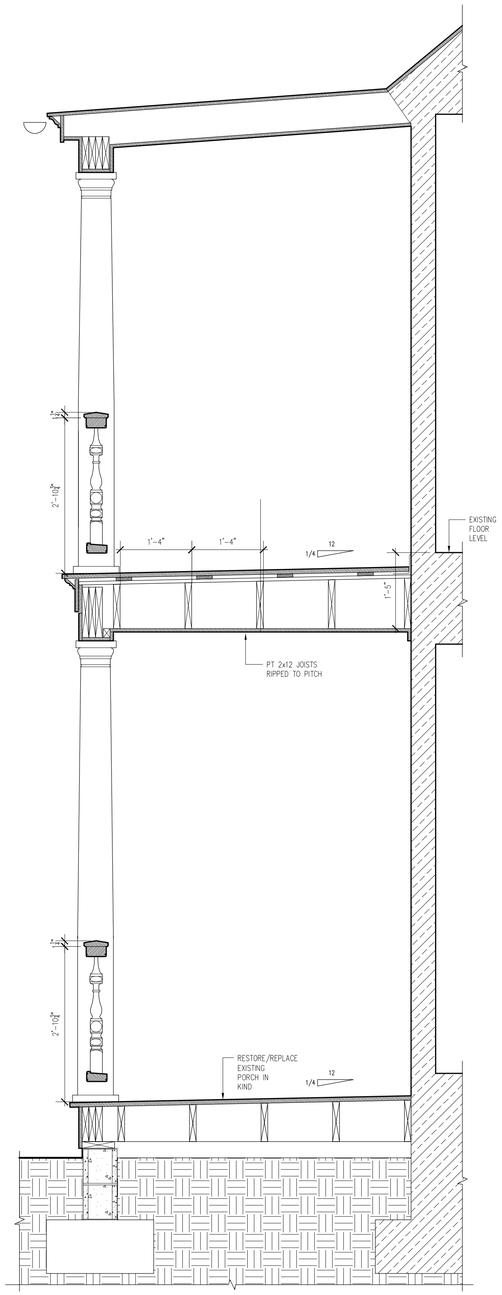
SECOND FLOOR PLAN

3/8"=1'-0"

A2.1

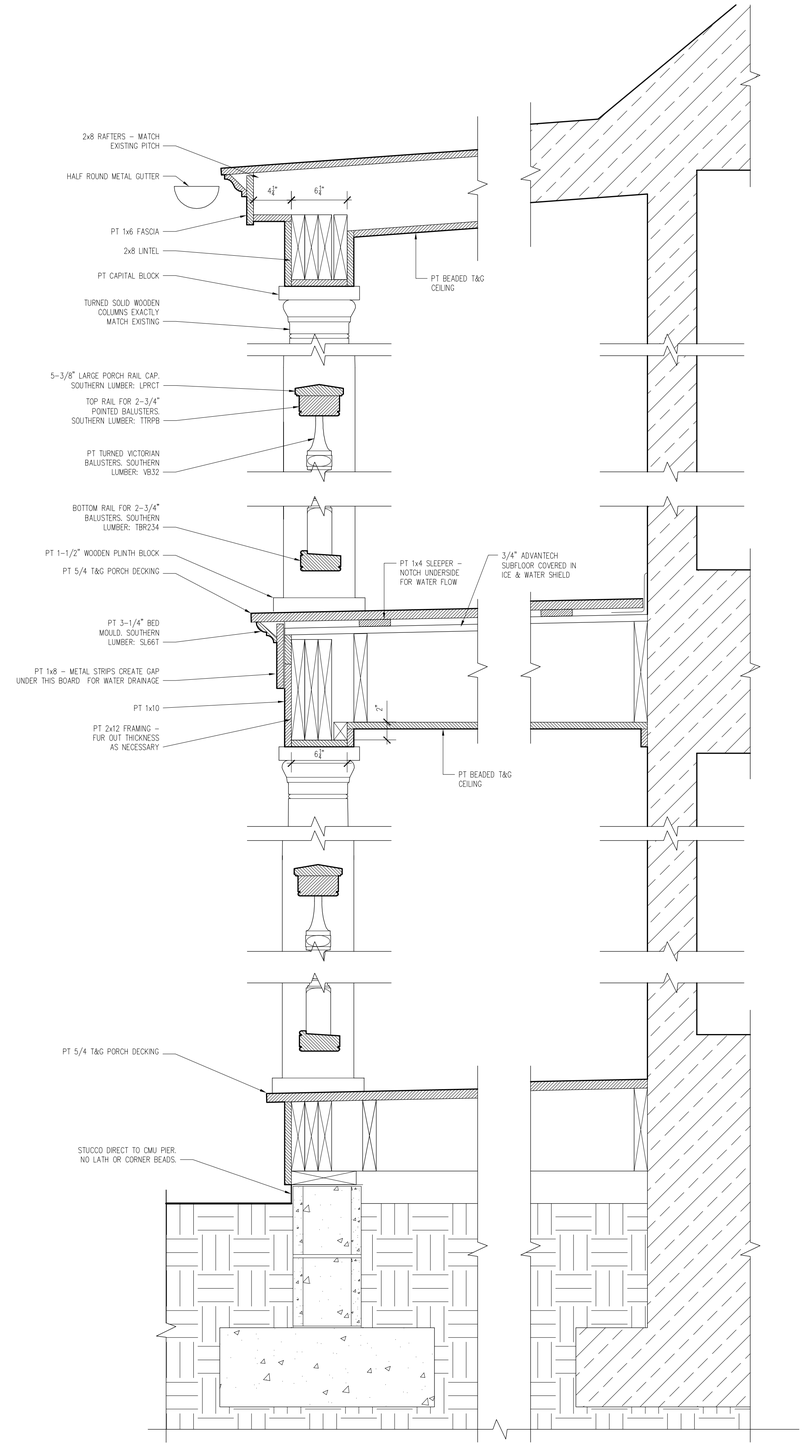
DRAWN BY:
T. PODHRAZSKY

DATE: 4-23-20



FULL PORCH SECTION

SCALE: 3/4" = 1'-0"



COMPRESSED PORCH SECTION

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

PRELIMINARY

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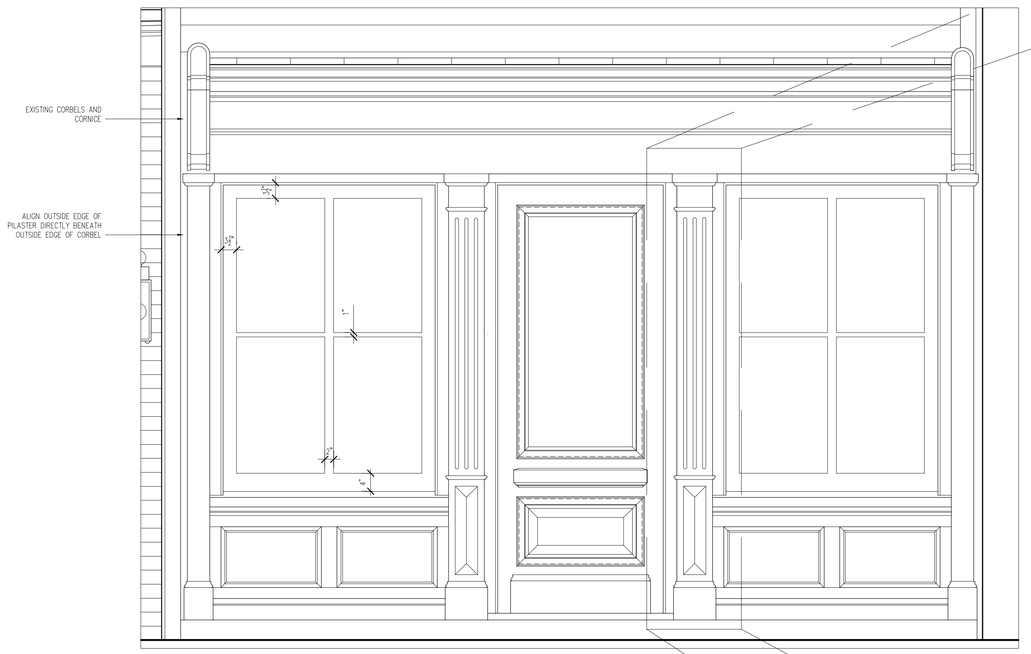
PROPOSED RESTORATION
SINGLE–FAMILY RESIDENCE
223A SAINT PHILIP STREET
CHARLESTON, SC

PORCH SECTIONS

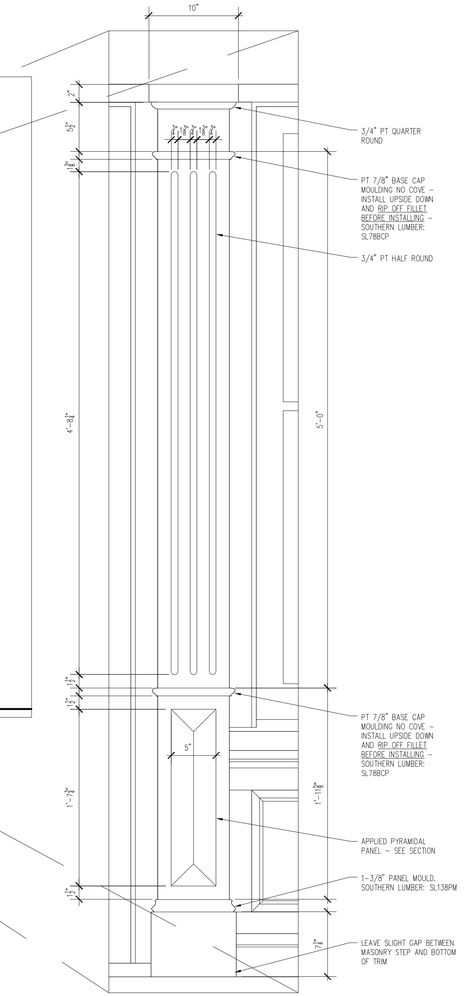
A3.0

DRAWN BY: T. PODHRAZSKY

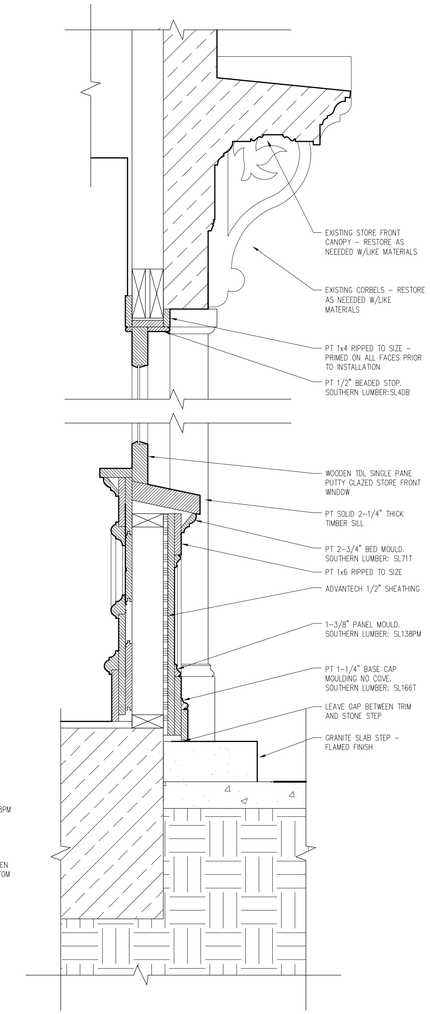
DATE: 3–29–20



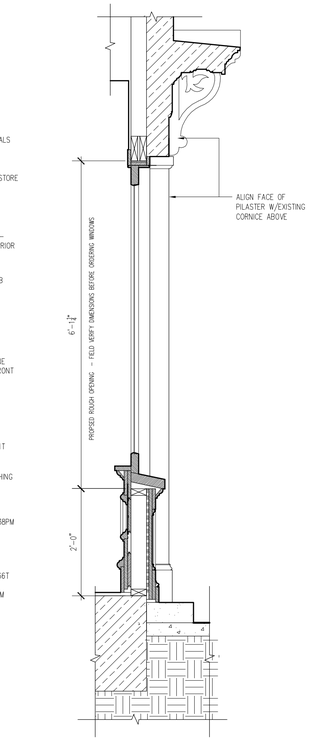
STORE FRONT ELEVATION
SCALE: 3/4" = 1'-0"



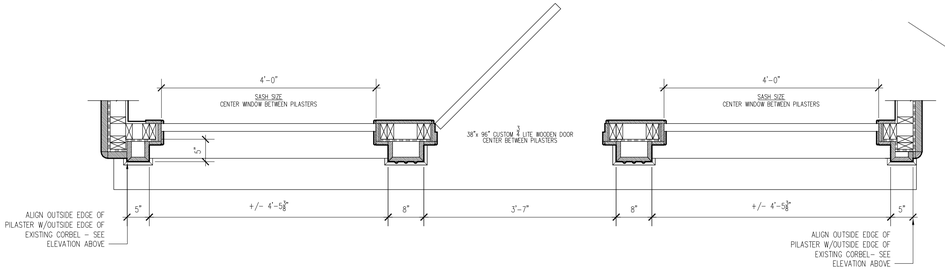
TYP. CENTRAL PILASTER ELEVATION
SCALE: 1-1/2" = 1'-0"



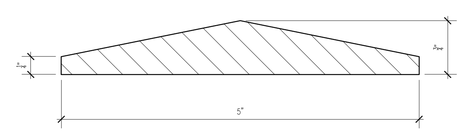
COMPRESSED VERTICAL STORE FRONT SECTION
SCALE: 1-1/2" = 1'-0"



VERTICAL STORE FRONT SECTION THROUGH WINDOW
SCALE: 3/4" = 1'-0"



STORE FRONT HORIZONTAL SECTION
SCALE: 3/4" = 1'-0"



TYP. APPLIED PYRAMIDAL PANEL SECTION
SCALE: 1:1

PRELIMINARY
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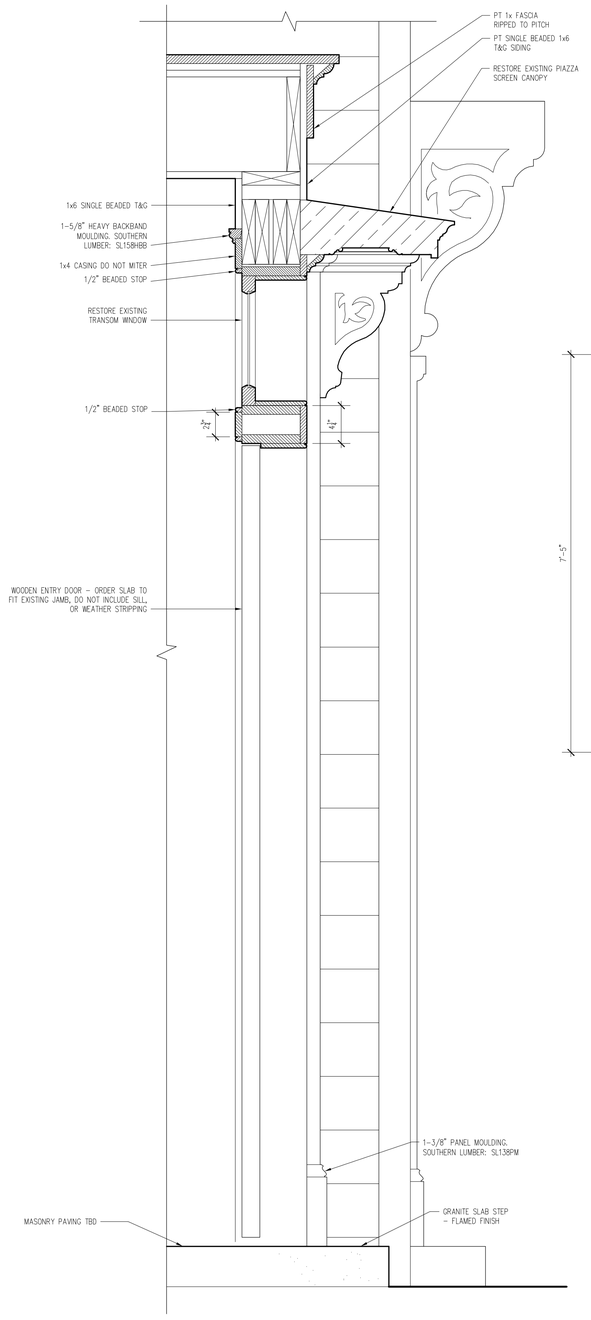
PROPOSED RESTORATION
SINGLE–FAMILY RESIDENCE
223A SAINT PHILIP STREET
CHARLESTON, SC

STOREFRONT DETAILS

A3.1

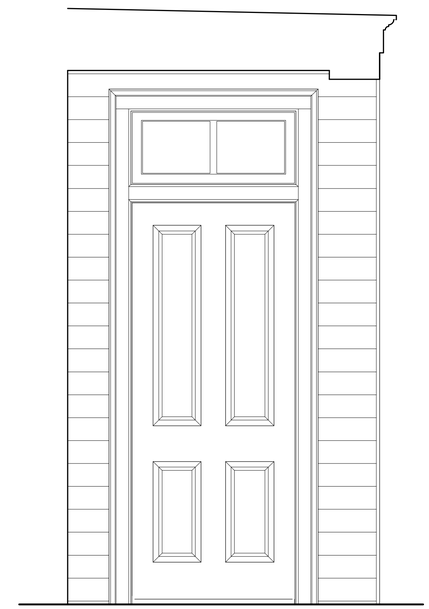
DRAWN BY: T. PODHRAZSKY

DATE: 3–29–20

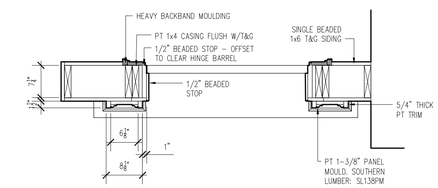


VERTICAL PIAZZA SCREEN SECTION
SCALE: 1-1/2" = 1'-0"

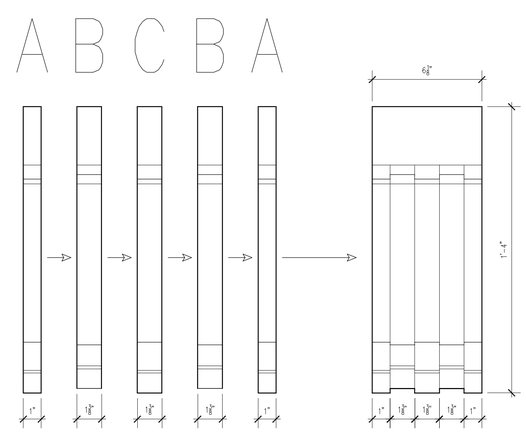
PIAZZA SCREEN ELEVATION
SCALE: 3/4" = 1'-0"



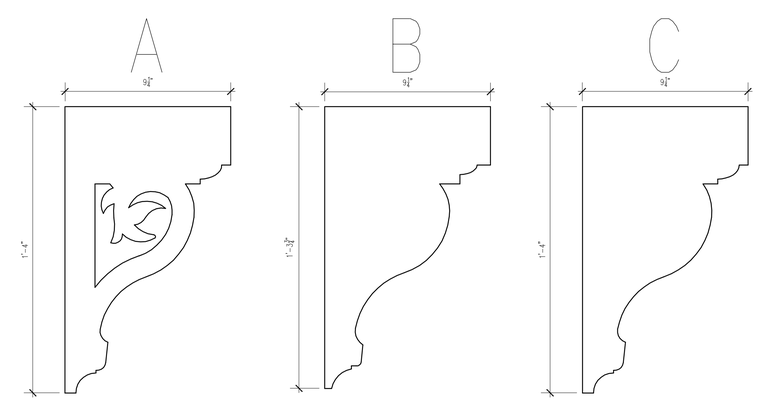
PIAZZA SCREEN INT. ELEVATION
SCALE: 3/4" = 1'-0"



PIAZZA SCREEN HORIZONTAL SECTION
SCALE: 3/4" = 1'-0"



PIAZZA SCREEN CORBEL ASSEMBLY
SCALE: 3" = 1'-0"



FOR FULL SIZE BRACKET DRAWINGS CONTACT THE DESIGNER

PIAZZA SCREEN CORBEL PARTS
SCALE: 3" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

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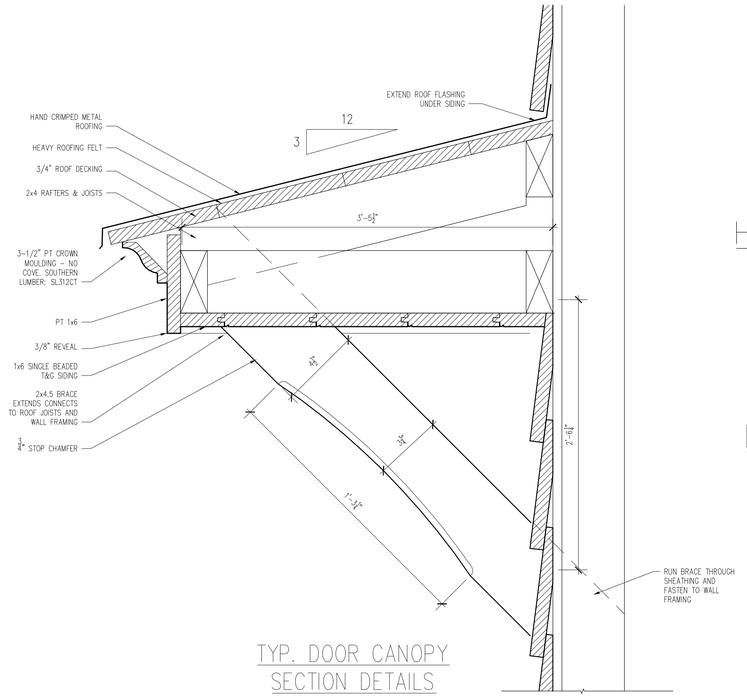
PROPOSED RESTORATION
SINGLE-FAMILY RESIDENCE
223A SAINT PHILIP STREET
CHARLESTON, SC

PIAZZA SCREEN DETAILS

A3.2

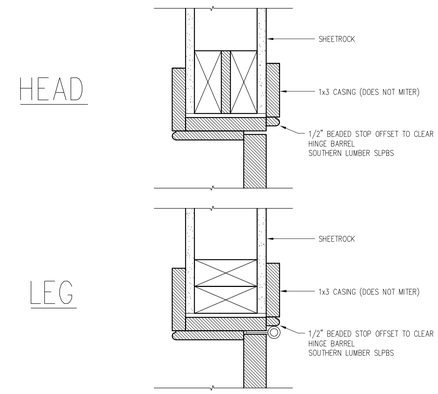
DRAWN BY: T. PODHRAZSKY

DATE: 3-29-20



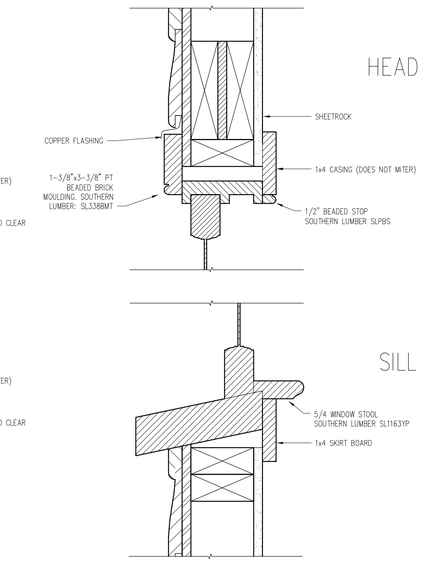
TYP. DOOR CANOPY SECTION DETAILS

SCALE: 3" = 1'-0"



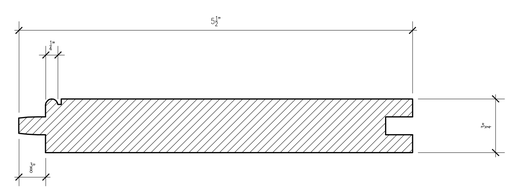
TYP. INTERIOR DOOR SECTION DETAILS

SCALE: 3" = 1'-0"



TYP. WINDOW SECTION

SCALE: 3" = 1'-0"



TONGUE & GROOVE WOOD DETAIL

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PROPOSED RESTORATION
SINGLE-FAMILY RESIDENCE
223A SAINT PHILIP STREET
CHARLESTON, SC

TRIM SECTIONS

A3.3

DRAWN BY: T. PODHRAZSKY

DATE: 3-29-20

Agenda Item #6

223 B SAINT PHILIP STREET
TMS # 460-08-02-094

Request preliminary approval for renovation of existing building for mixed-use development.

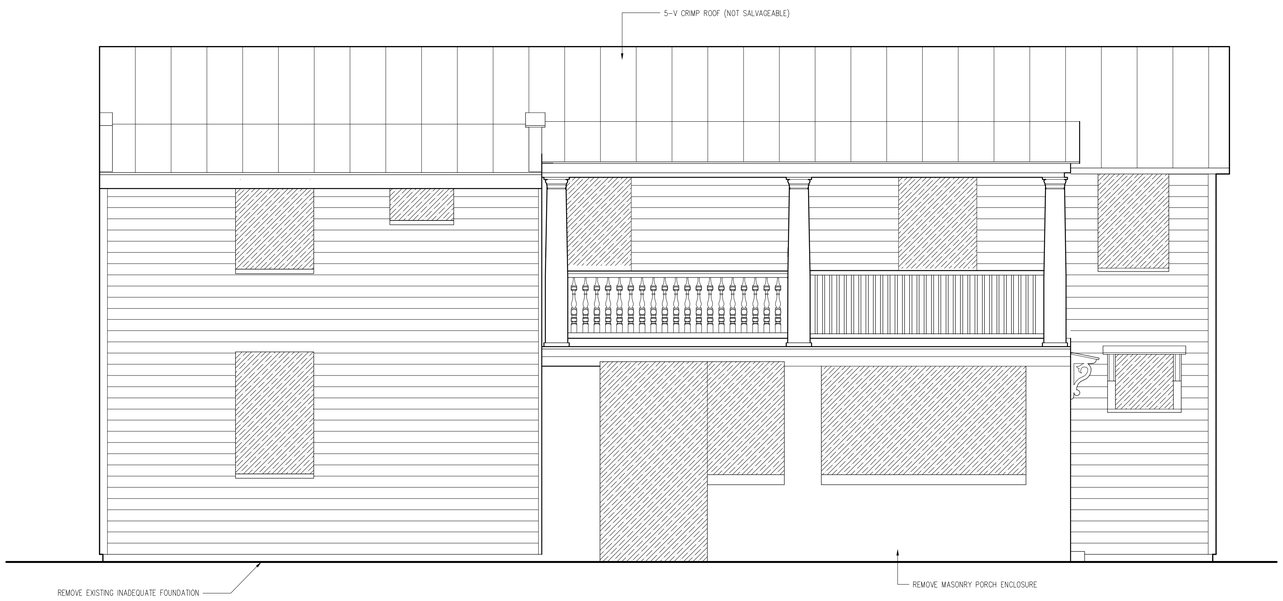
Category 4- / (Cannon-Elliottborough) / c. 1852-72 / Old City District

Agenda Item #6

Applicant's Presentation

PROPOSED SOUTH ELEVATION

PROPOSED EAST ELEVATION



EXISTING SOUTH ELEVATION

EXISTING EAST ELEVATION

PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED RESTORATION
SINGLE-FAMILY RESIDENCE
223B SAINT PHILIP STREET
CHARLESTON, SC

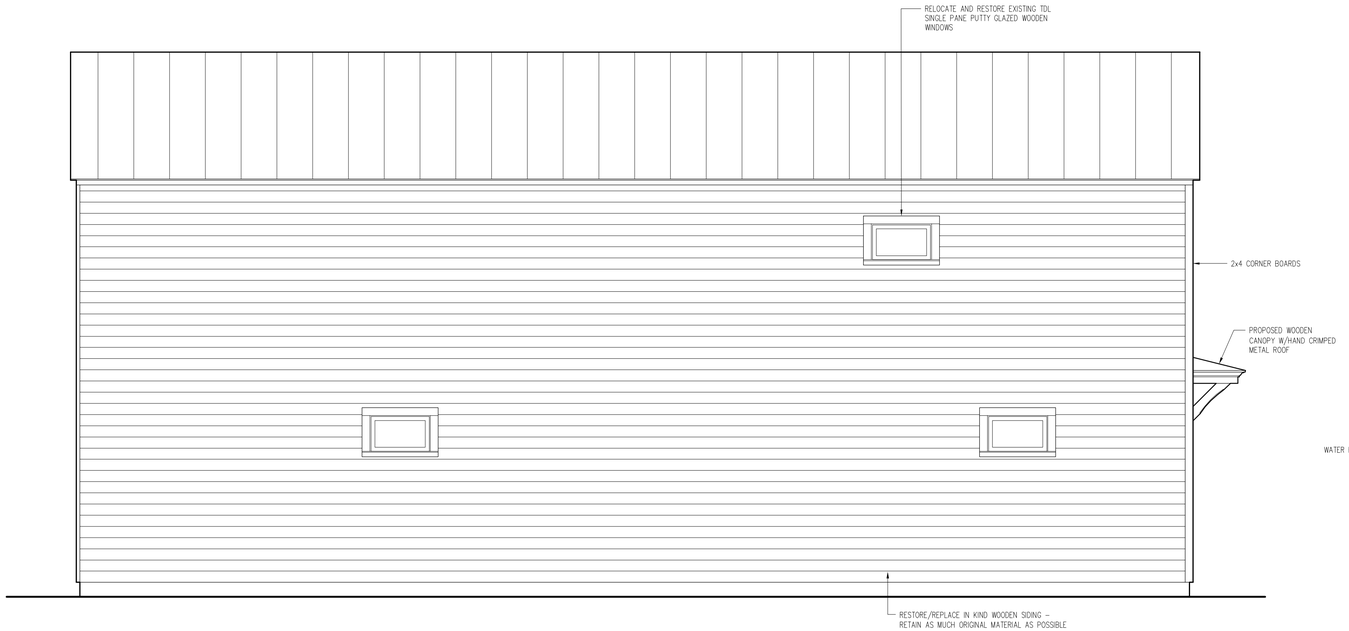
EXISTING & PROPOSED ELEVATIONS

3/8"=1'-0"

A1.0

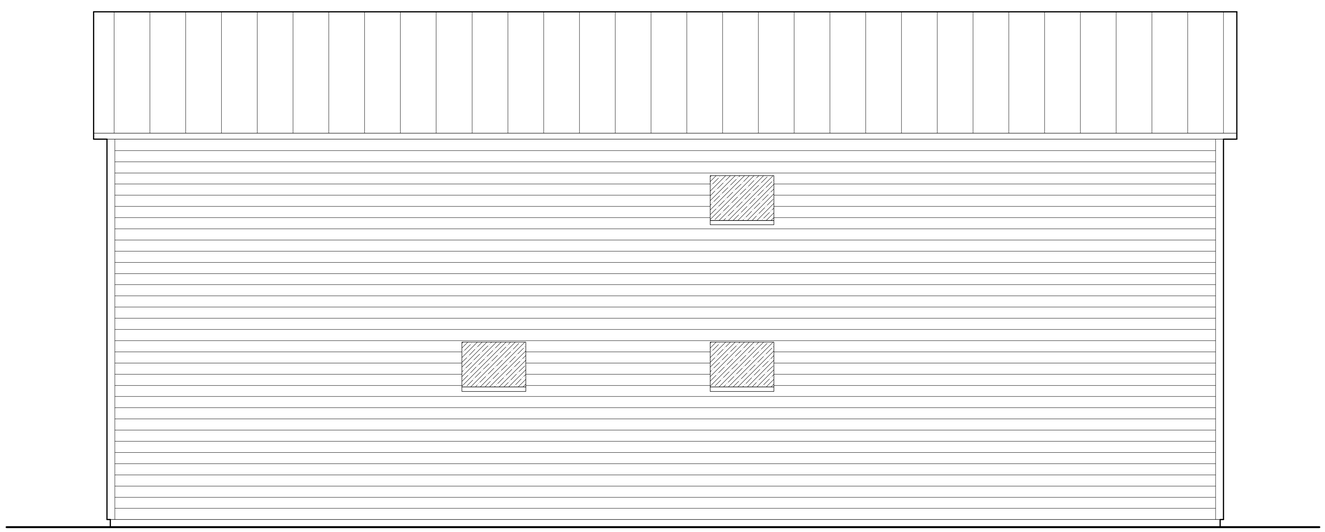
DRAWN BY: T. PODHRAZSKY

DATE: 4-23-20

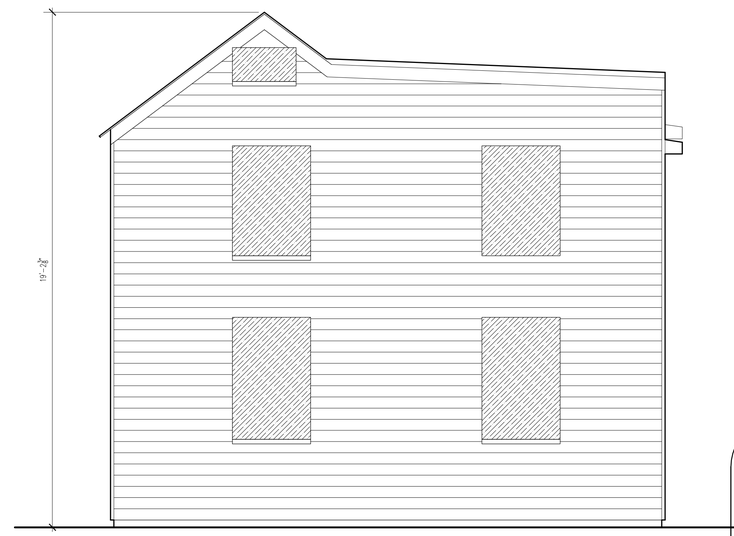


PROPOSED NORTH ELEVATION

PROPOSED WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED RESTORATION
SINGLE–FAMILY RESIDENCE
223B SAINT PHILIP STREET
CHARLESTON, SC

EXISTING & PROPOSED ELEVATIONS

3/8"=1'–0"

A1.1

DRAWN BY: T. PODHRAZSKY

DATE: 4–23–20

CURRENT

SOUTH ELEVATION

EAST ELEVATION

PREVIOUS

PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED RESTORATION
SINGLE-FAMILY RESIDENCE
223B SAINT PHILIP STREET
CHARLESTON, SC

CURRENT AND PREVIOUS ELEVATIONS

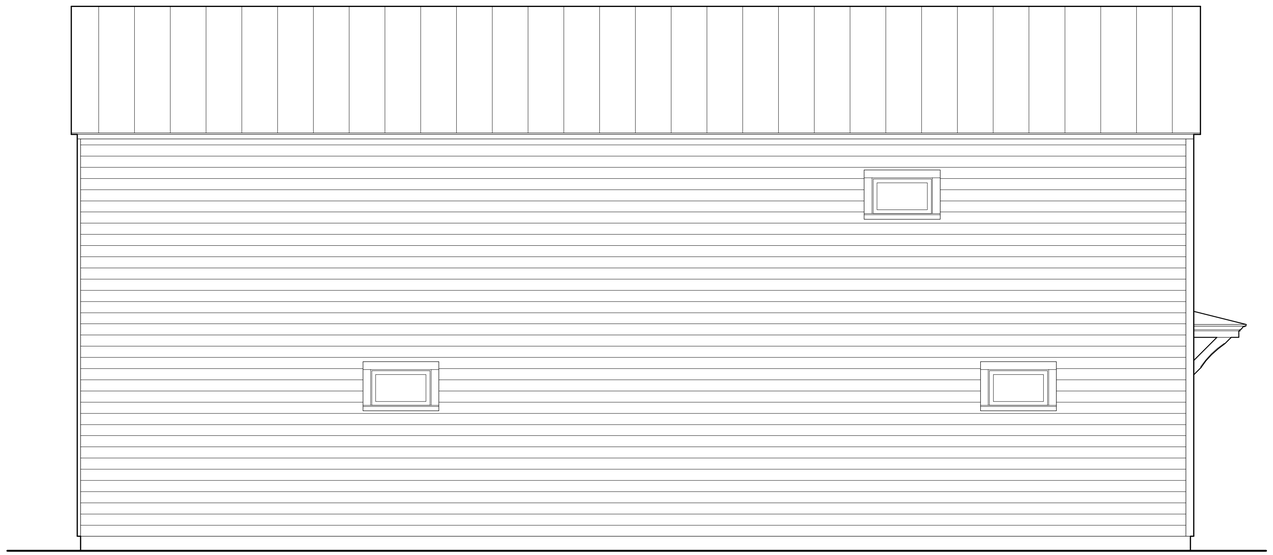
3/8"=1'-0"

A1.2

DRAWN BY:
T. PODHRAZSKY

DATE: 4-23-20

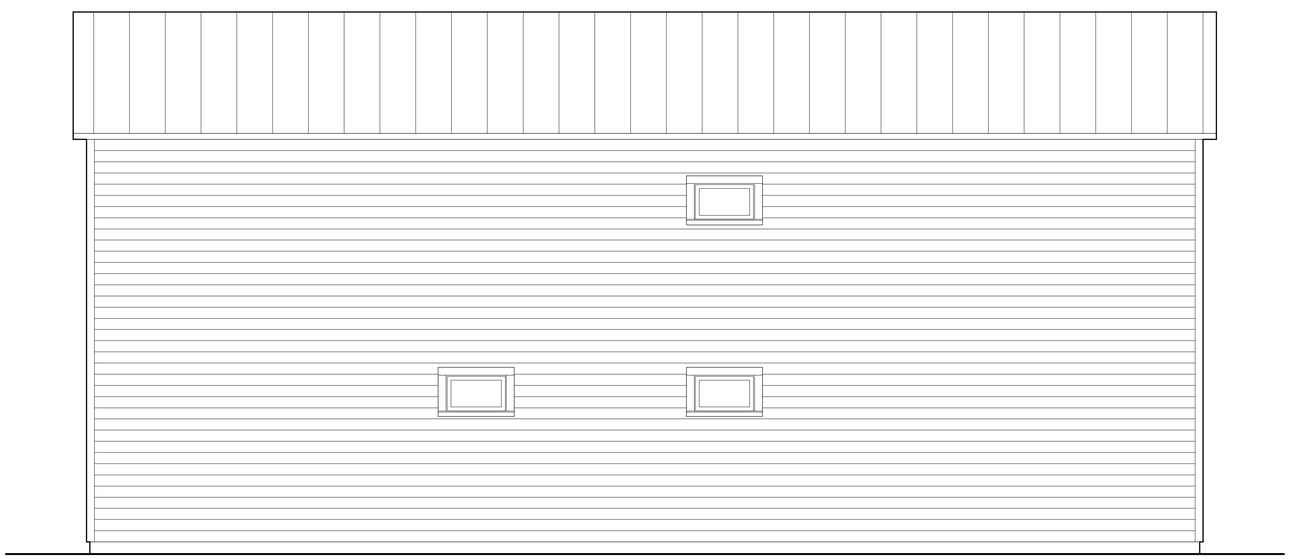
CURRENT



NORTH ELEVATION

WEST ELEVATION

PREVIOUS



PRELIMINARY

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PROPOSED RESTORATION
SINGLE-FAMILY RESIDENCE
223B SAINT PHILIP STREET
CHARLESTON, SC

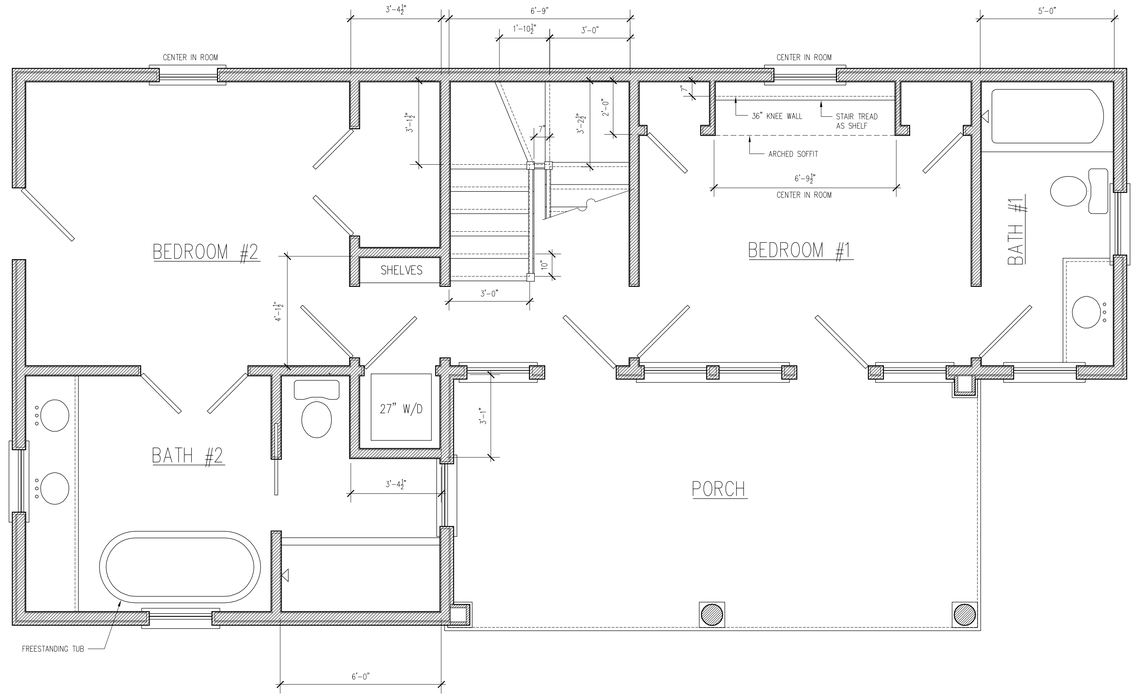
CURRENT AND PREVIOUS ELEVATIONS

3/8"=1'-0"

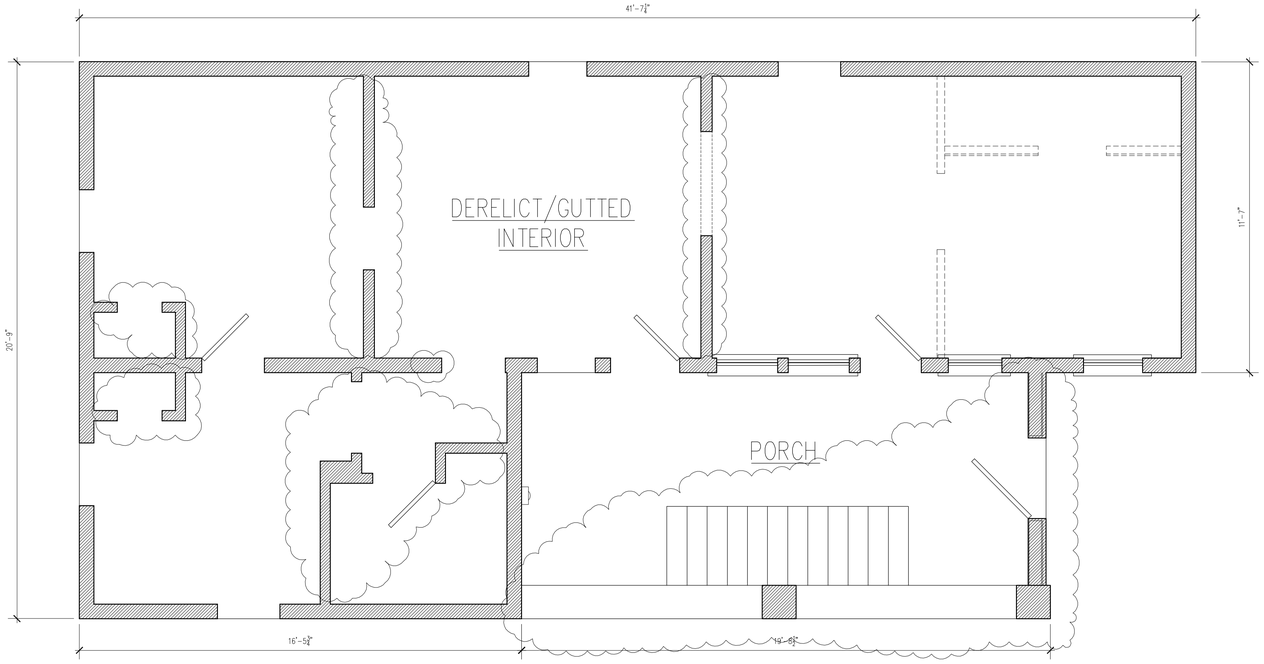
A1.3

DRAWN BY:
T. PODHRAZSKY

DATE: 4-23-20



PROPOSED FIRST FLOOR PLAN



EXISTING FIRST FLOOR PLAN
SHOWING AREAS TO DEMO

0 1' 2' 3' 4' 5' 10'

Magnetic

PRELIMINARY

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PROPOSED RESTORATION
SINGLE-FAMILY RESIDENCE
223B SAINT PHILIP STREET
CHARLESTON, SC

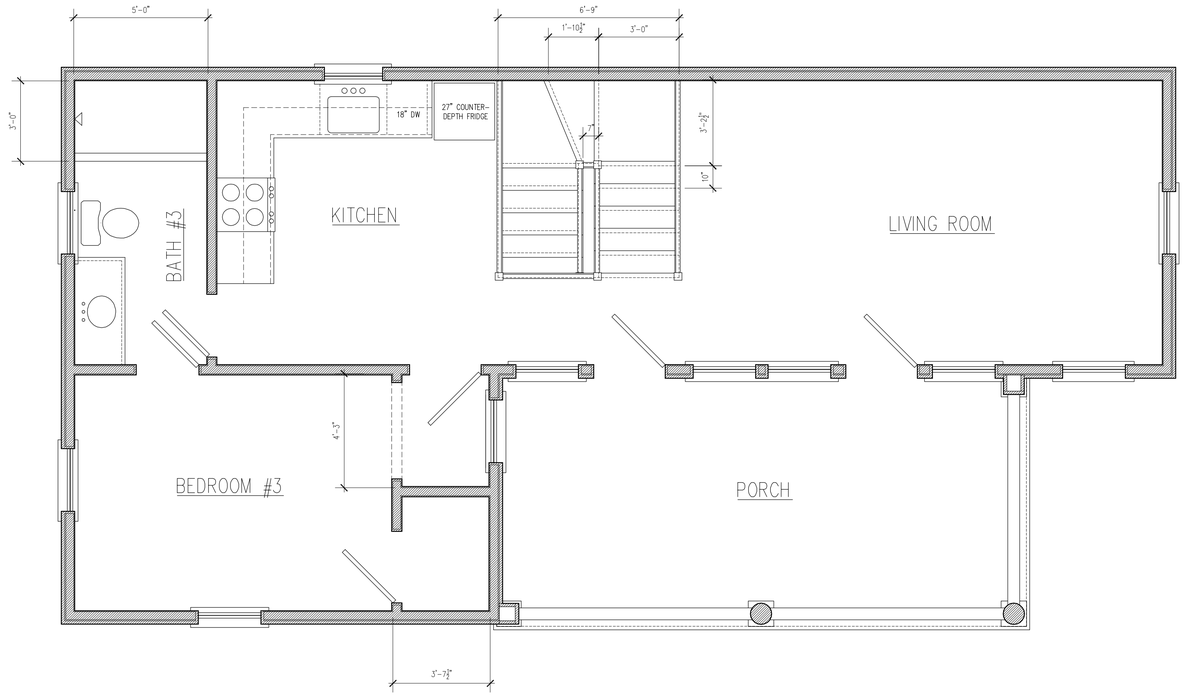
FIRST FLOOR PLAN

3/8"=1'-0"

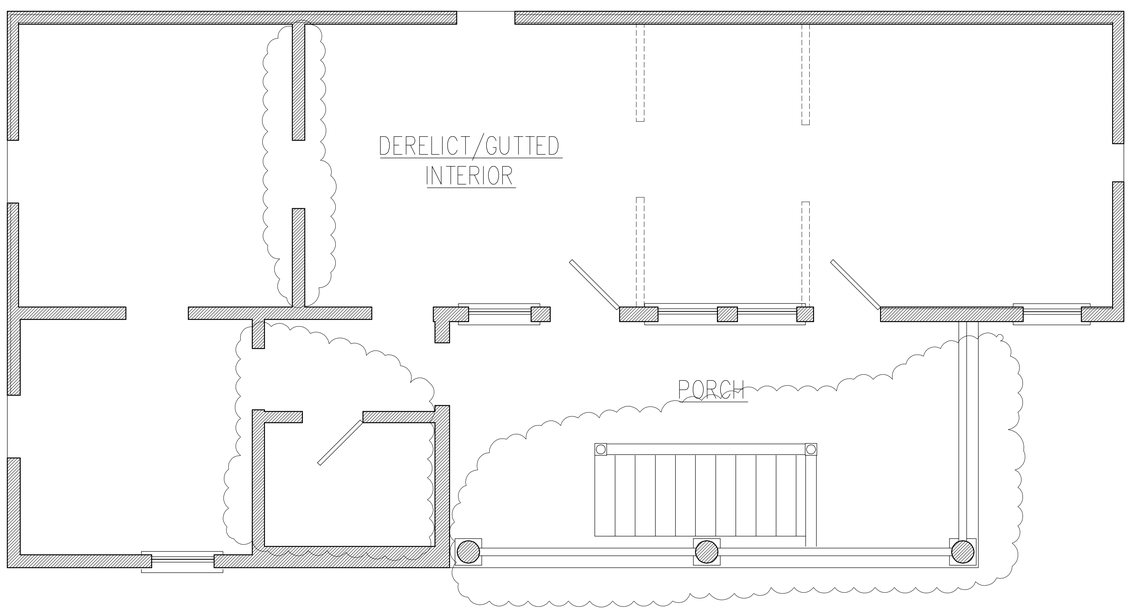
A2.0

DRAWN BY: T. PODHRAZSKY

DATE: 4-23-20



PROPOSED SECOND FLOOR PLAN



0 1' 2' 3' 4' 5' 10'

EXISTING SECOND FLOOR PLAN
SHOWING AREAS TO DEMO

Magnetic

PRELIMINARY

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PROPOSED RESTORATION
SINGLE-FAMILY RESIDENCE
223B SAINT PHILIP STREET
CHARLESTON, SC

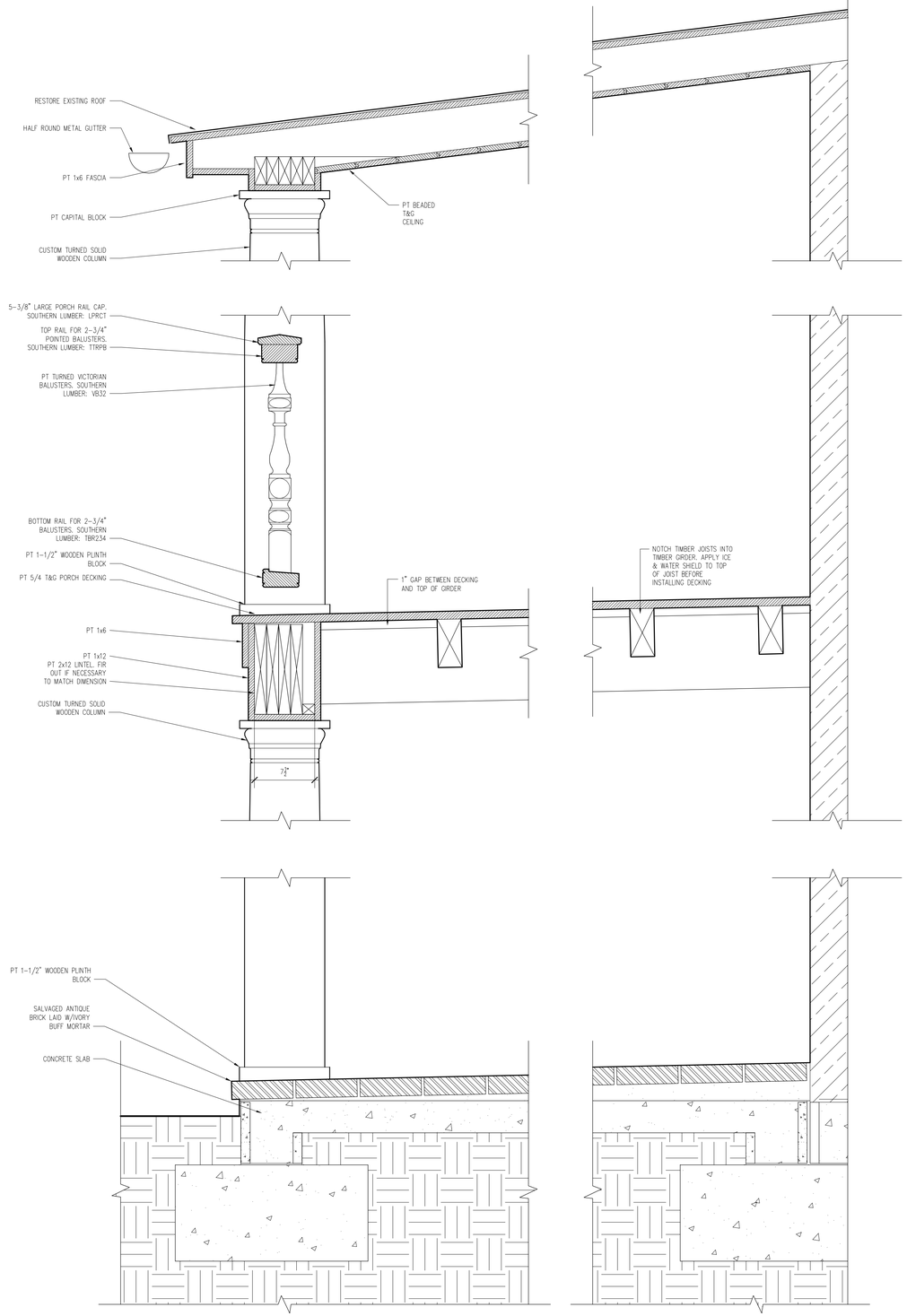
SECOND FLOOR PLAN

3/8"=1'-0"

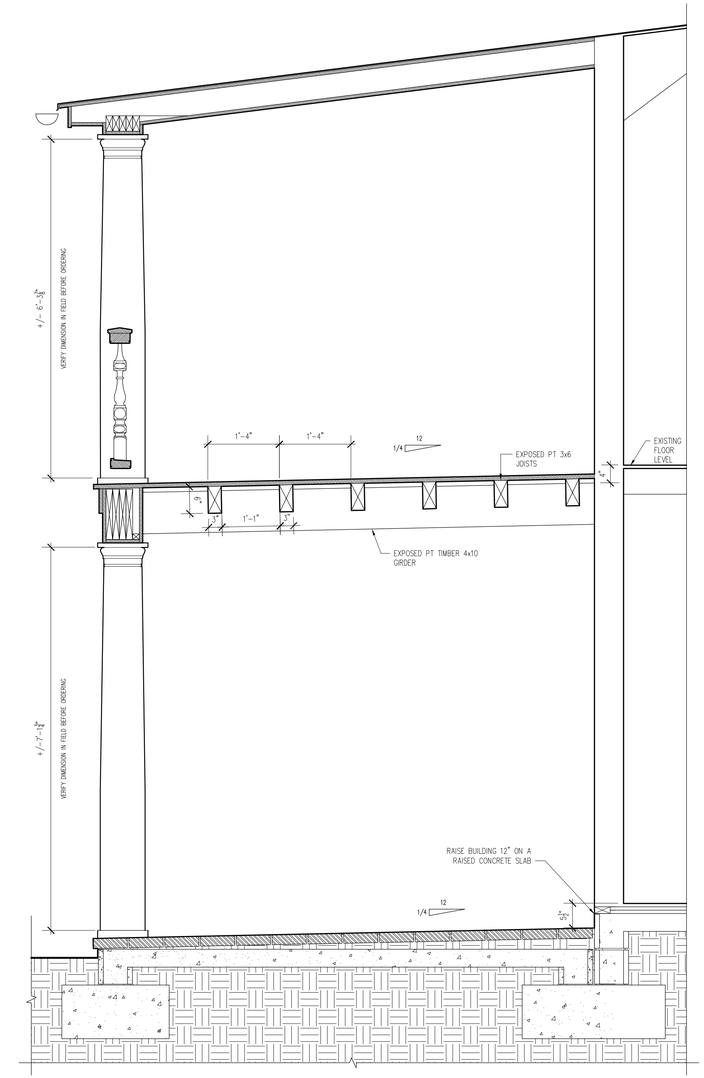
A2.1

DRAWN BY:
T. PODHRAZSKY

DATE: 4-23-20



COMPRESSED PORCH SECTION
SCALE: 1-1/2" = 1'-0"



FULL PORCH SECTION
SCALE: 3/4" = 1'-0"

PRELIMINARY

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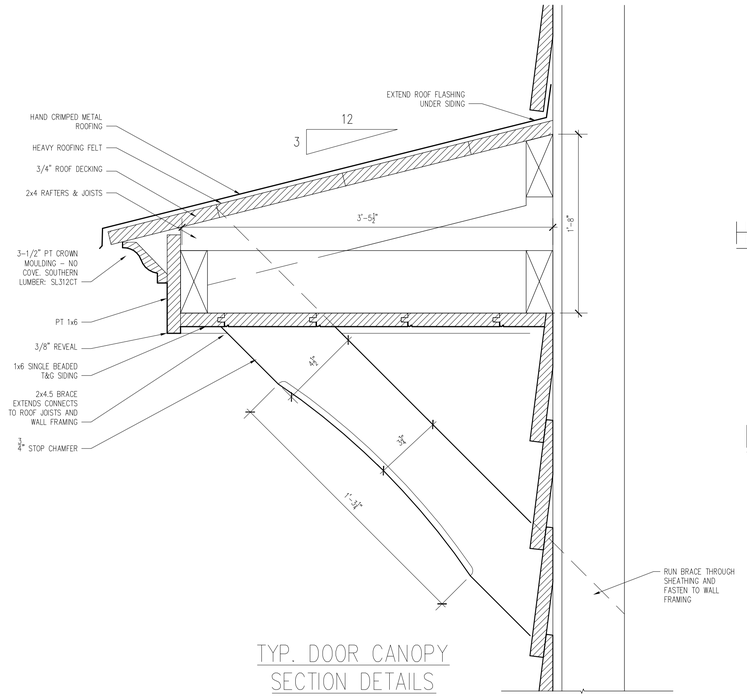
PROPOSED RESTORATION
SINGLE-FAMILY RESIDENCE
223B SAINT PHILIP STREET
CHARLESTON, SC

PORCH SECTIONS

A3.0

DRAWN BY: T. PODHRAZSKY

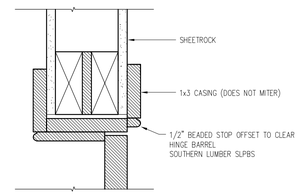
DATE: 3-29-20



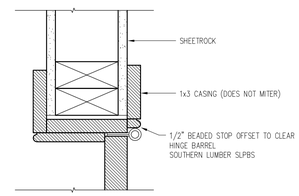
TYP. DOOR CANOPY SECTION DETAILS

SCALE: 3" = 1'-0"

HEAD



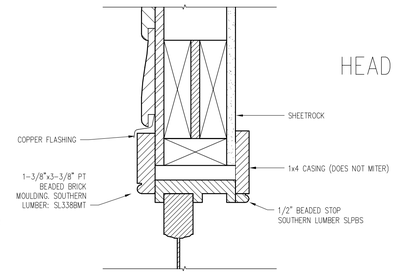
LEG



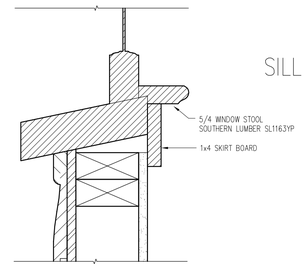
TYP. INTERIOR DOOR SECTION DETAILS

SCALE: 3" = 1'-0"

HEAD

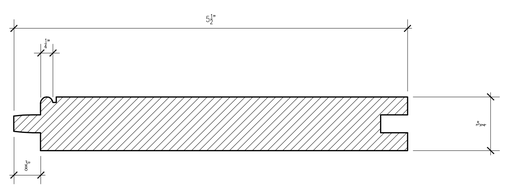


SILL



TYP. WINDOW SECTION

SCALE: 3" = 1'-0"



TONGUE & GROOVE WOOD DETAIL

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PROPOSED RESTORATION
SINGLE-FAMILY RESIDENCE
223B SAINT PHILIP STREET
CHARLESTON, SC

TRIM SECTIONS

3"=1'-0"

A3.1

DRAWN BY: T. PODHRAZSKY

DATE: 3-29-20

Agenda Item #7

221 C SAINT PHILIP STREET
TMS # 460-08-02-095

Request preliminary approval for new construction of house for mixed-use development.

Category 4- / (Cannon-Elliottborough) / Old City District

Agenda Item #7

Applicant's Presentation

PREVIOUS

PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

CURRENT

PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED NEW
SINGLE-FAMILY RESIDENCE
221C SAINT PHILIP STREET
CHARLESTON, SC

ELEVATIONS

1/4"=1'-0"

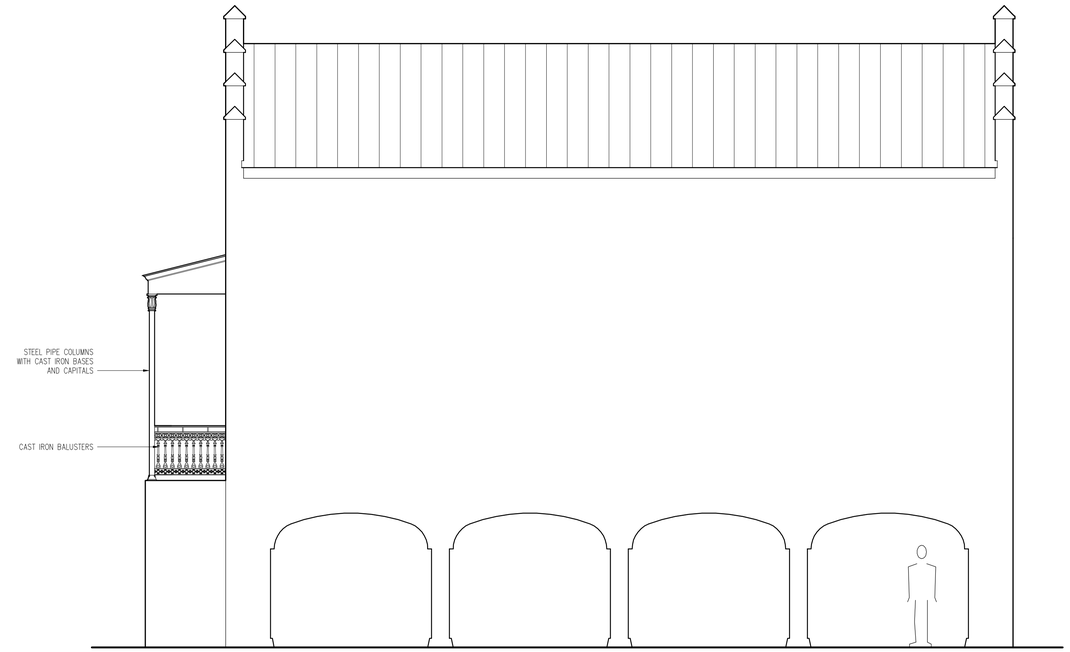
A1.0

DRAWN BY: A. GOULD

DATE: 3-29-20

PREVIOUS

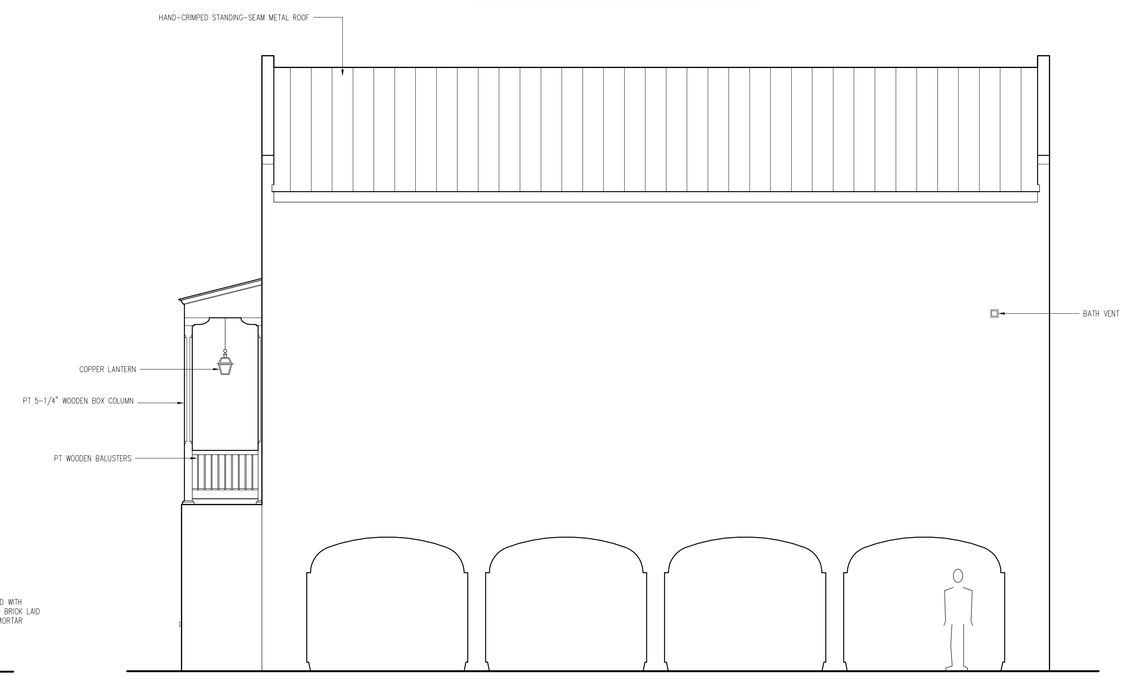
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

CURRENT

PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED NEW
SINGLE-FAMILY RESIDENCE
221C SAINT PHILIP STREET
CHARLESTON, SC

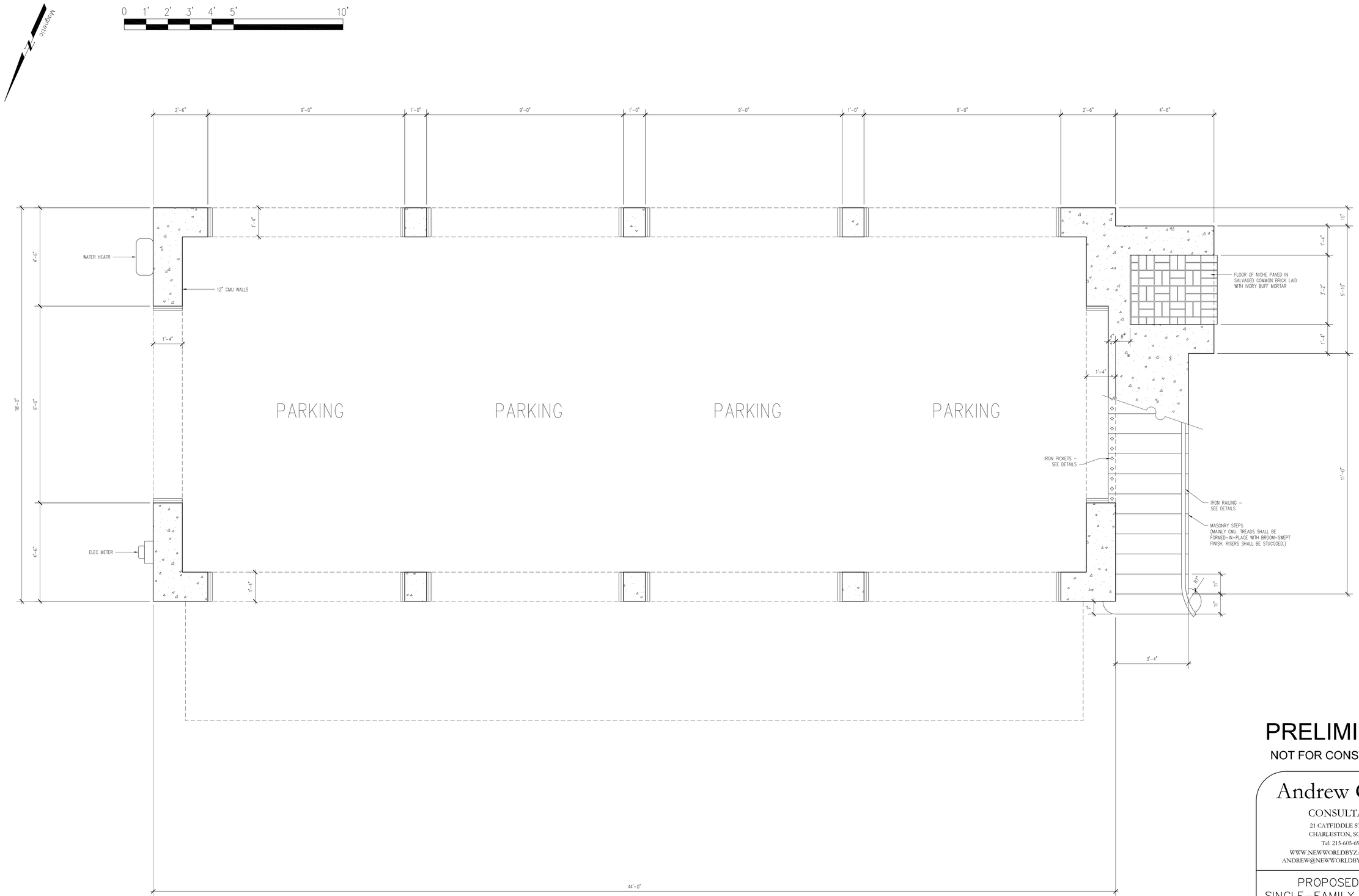
ELEVATIONS

1/4"=1'-0"

A1.1

DRAWN BY: A. GOULD

DATE: 3-29-20



PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED NEW
SINGLE-FAMILY RESIDENCE
221C SAINT PHILIP STREET
CHARLESTON, SC

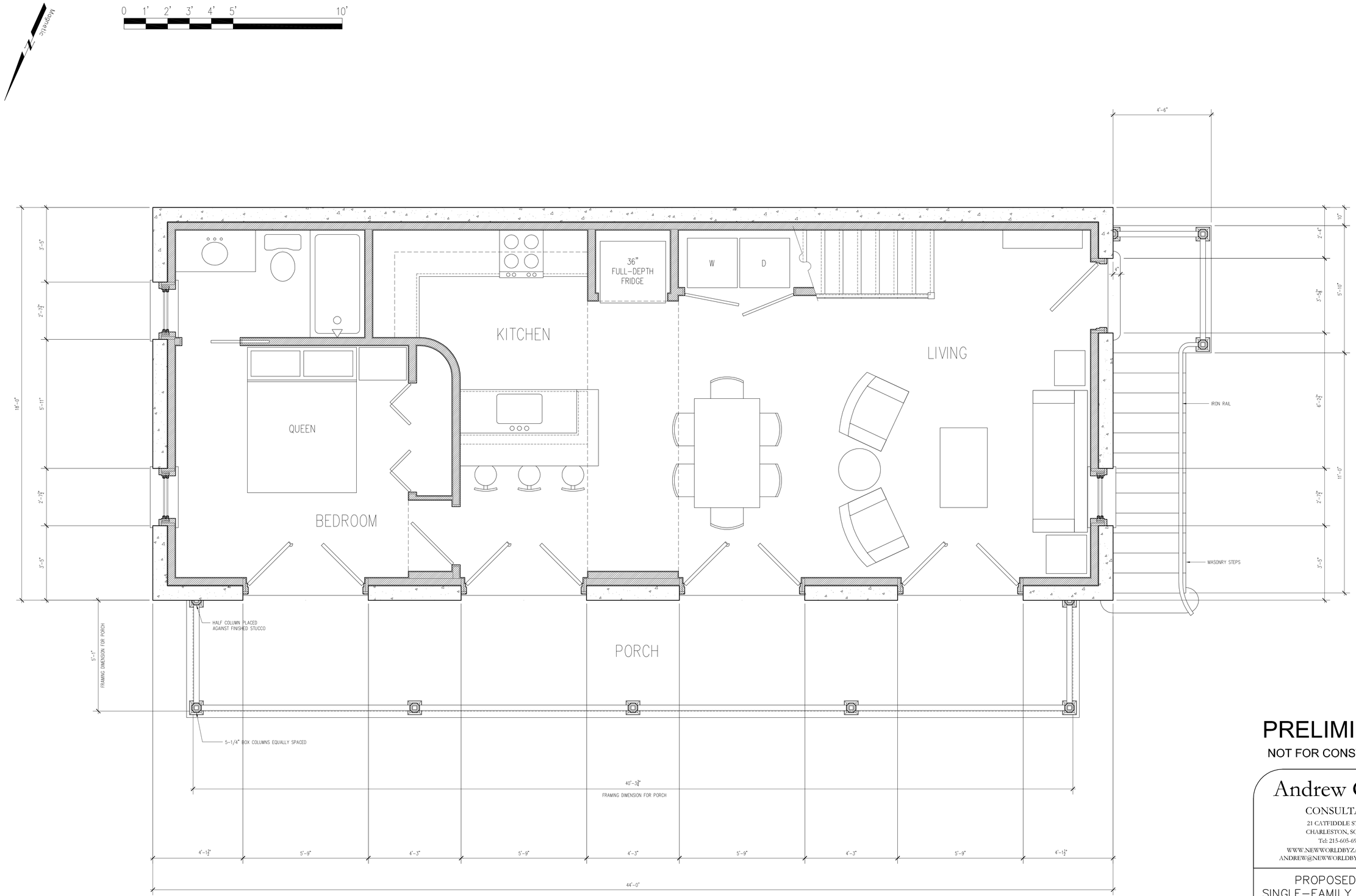
FIRST FLOOR PLAN

1/2"=1'-0"

A2.0

DRAWN BY: A. GOULD

DATE: 3-29-20



PRELIMINARY

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PROPOSED NEW
SINGLE-FAMILY RESIDENCE
221C SAINT PHILIP STREET
CHARLESTON, SC

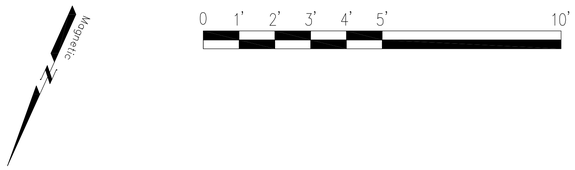
SECOND FLOOR PLAN

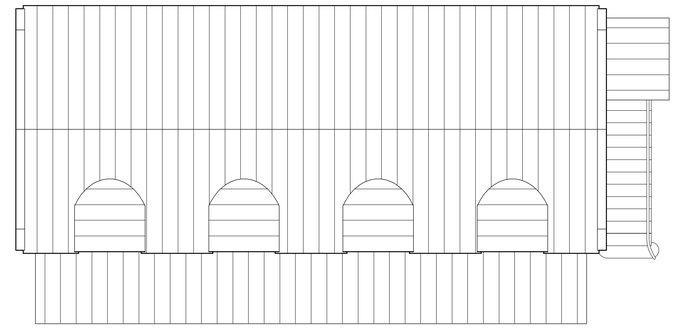
1/2"=1'-0"

A2.1

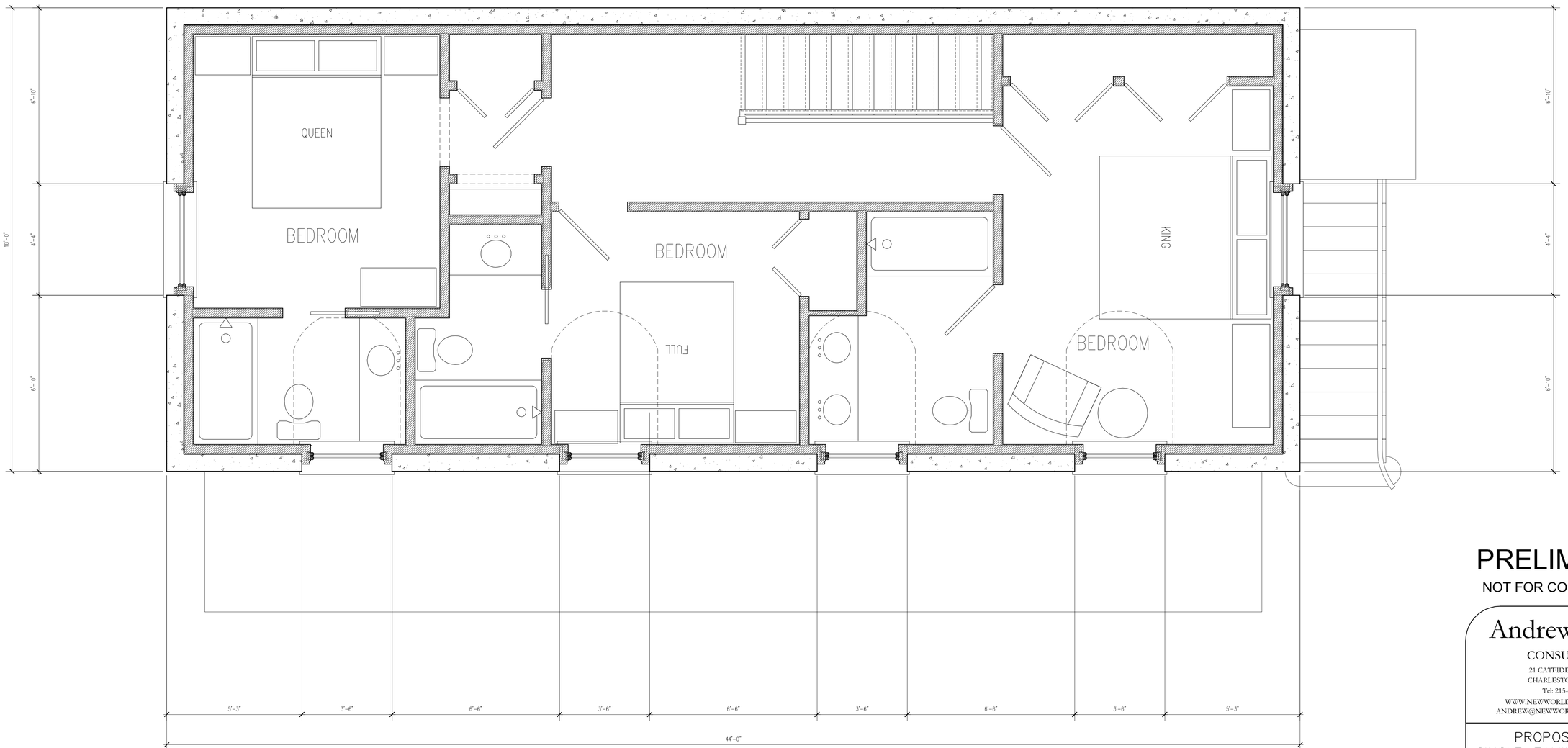
DRAWN BY: A. GOULD

DATE: 3-29-20





ROOF PLAN
3/16"=1'-0"



PRELIMINARY

NOT FOR CONSTRUCTION

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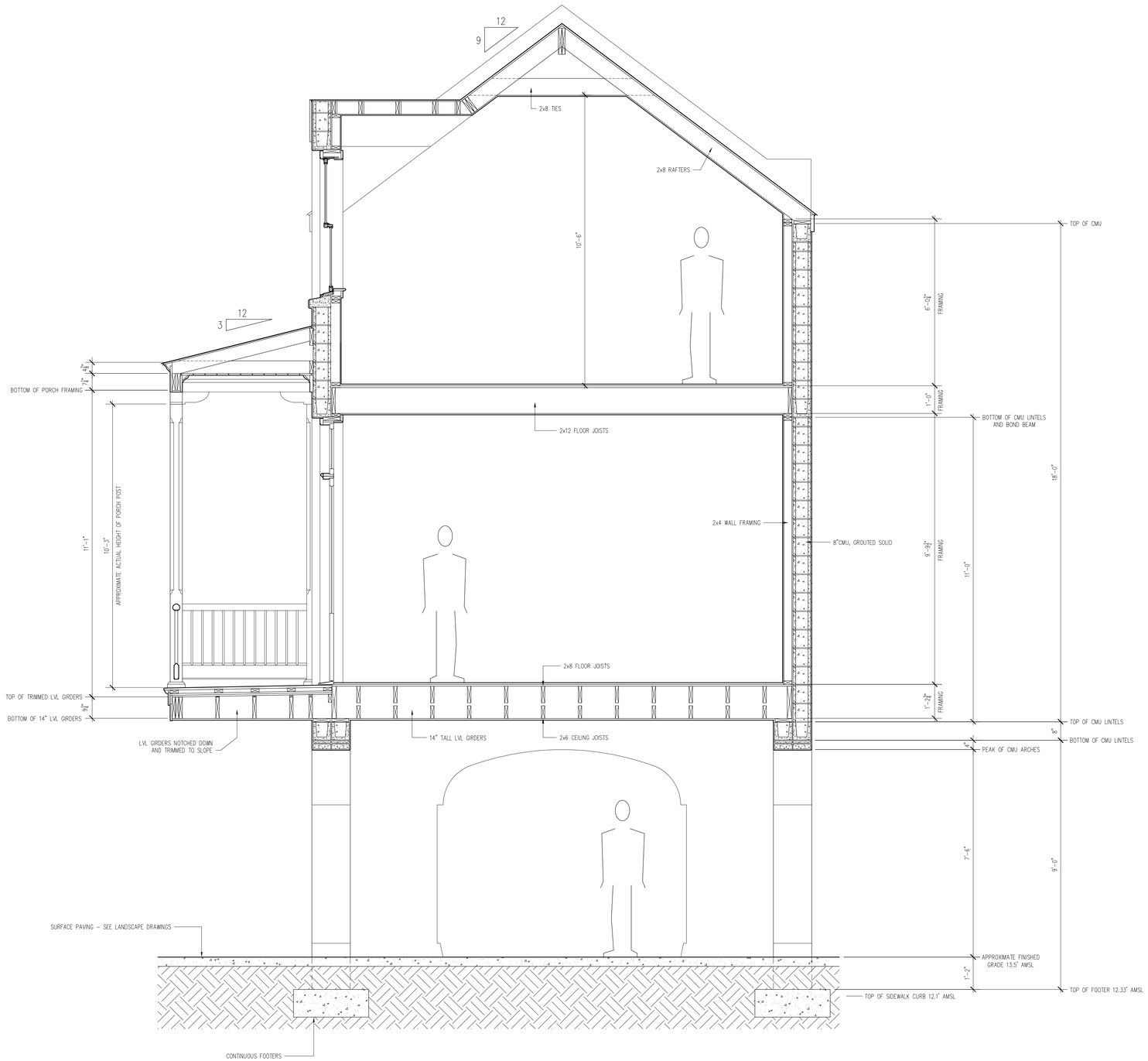
PROPOSED NEW
SINGLE-FAMILY RESIDENCE
221C SAINT PHILIP STREET
CHARLESTON, SC

THIRD FLOOR PLAN
1/2"=1'-0"

A2.2

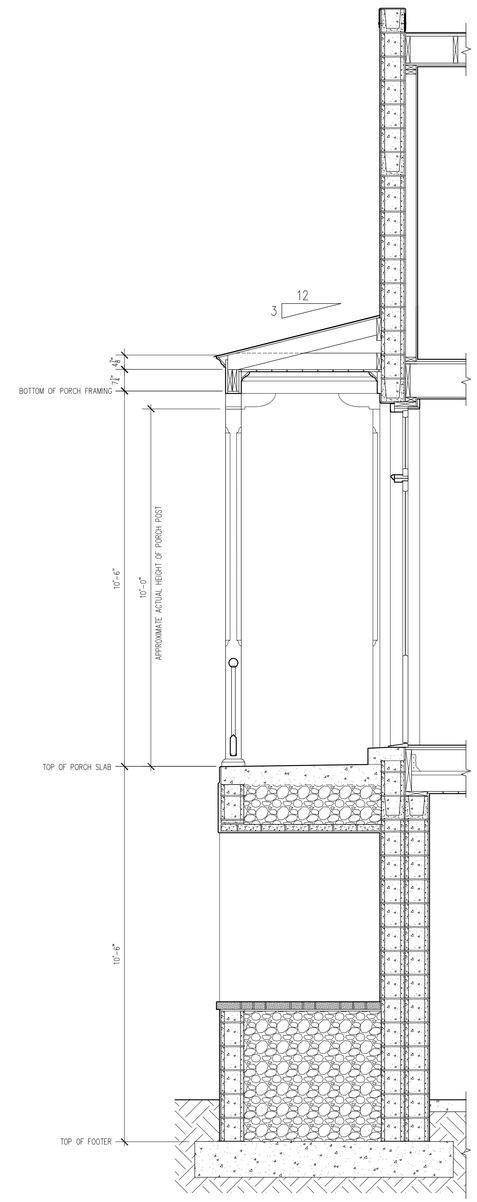
DRAWN BY:
A. GOULD

DATE: 3-29-20



MAIN BUILDING SECTION

1/2"=1'-0"



BUILDING SECTION THROUGH ENTRY PORCH AND PARAPET

1/2"=1'-0"

PRELIMINARY

NOT FOR CONSTRUCTION

Andrew Gould

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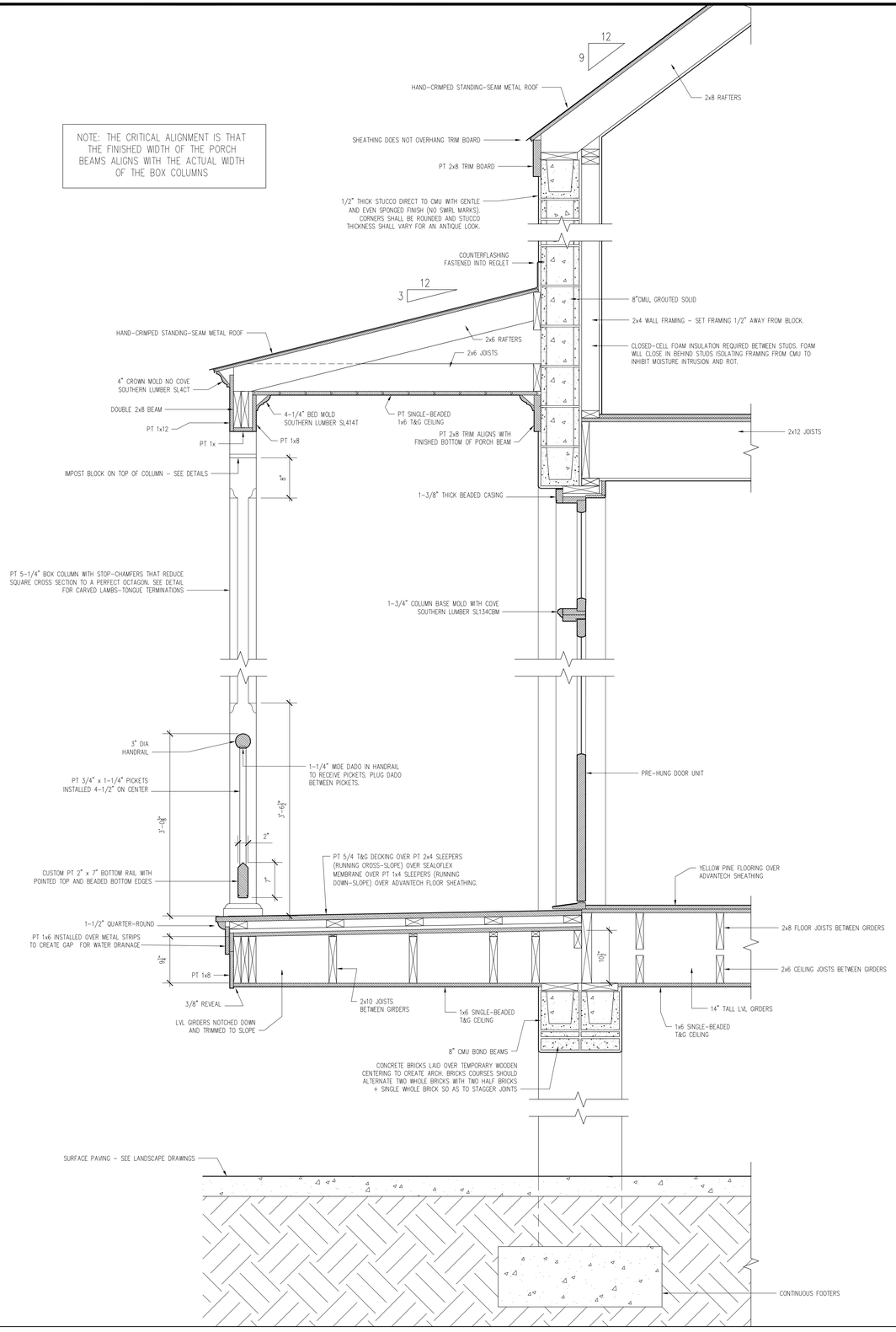
PROPOSED NEW
SINGLE-FAMILY RESIDENCE
221C SAINT PHILIP STREET
CHARLESTON, SC

A3.0

DRAWN BY: A. GOULD

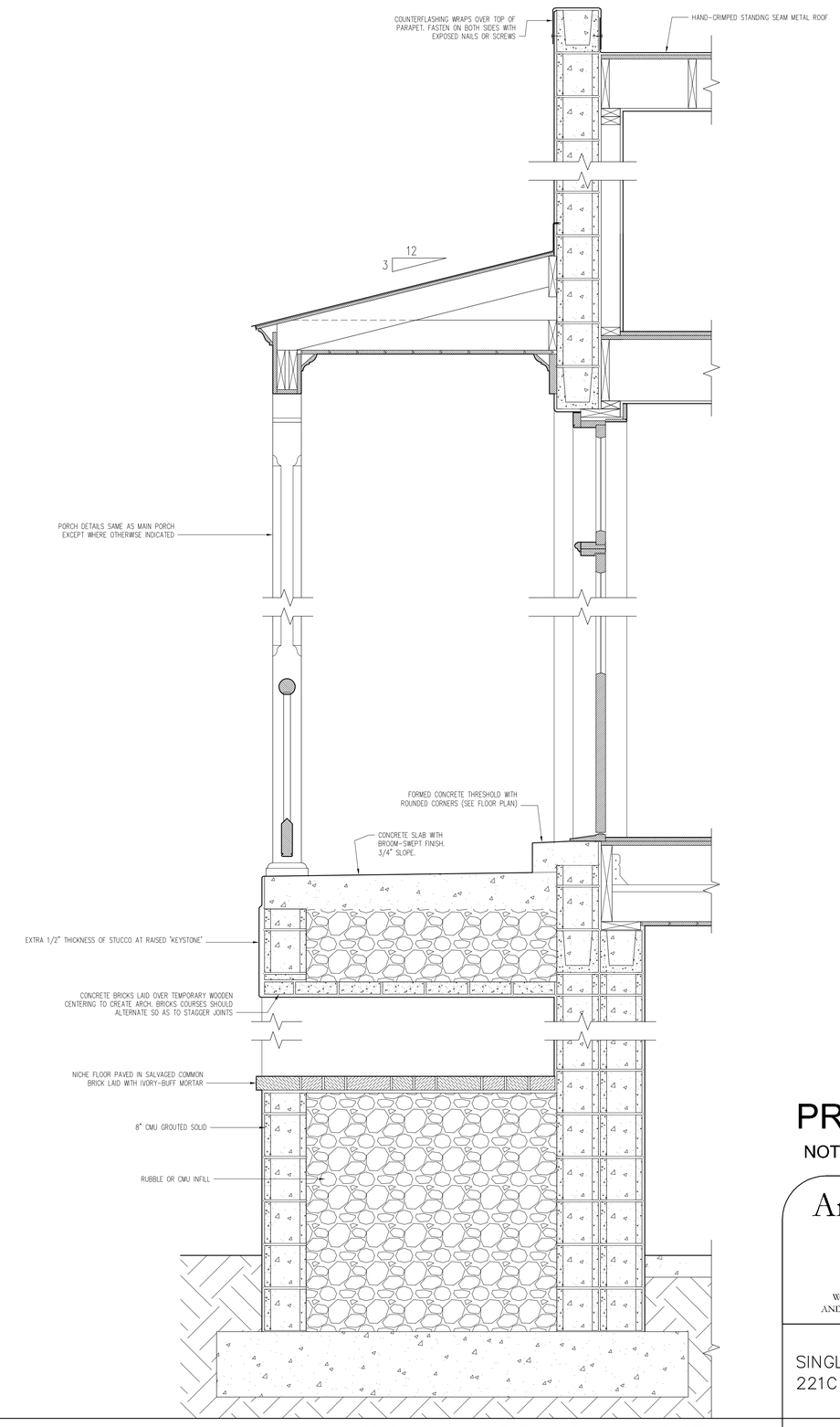
DATE: 3-29-20

NOTE: THE CRITICAL ALIGNMENT IS THAT THE FINISHED WIDTH OF THE PORCH BEAMS ALIGNS WITH THE ACTUAL WIDTH OF THE BOX COLUMNS



WALL SECTION THROUGH MAIN PORCH AND EAVES

1"=1'-0"



WALL SECTION THROUGH ENTRY PORCH AND PARAPET

1"=1'-0"

PRELIMINARY

NOT FOR CONSTRUCTION

Andrew Gould

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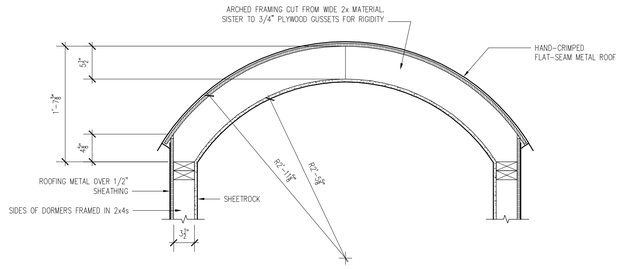
PROPOSED NEW
SINGLE-FAMILY RESIDENCE
221C SAINT PHILIP STREET
CHARLESTON, SC

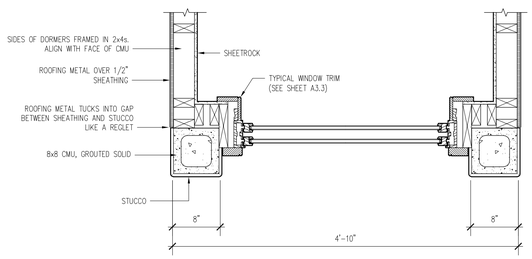
A3.1

DRAWN BY: A. GOULD

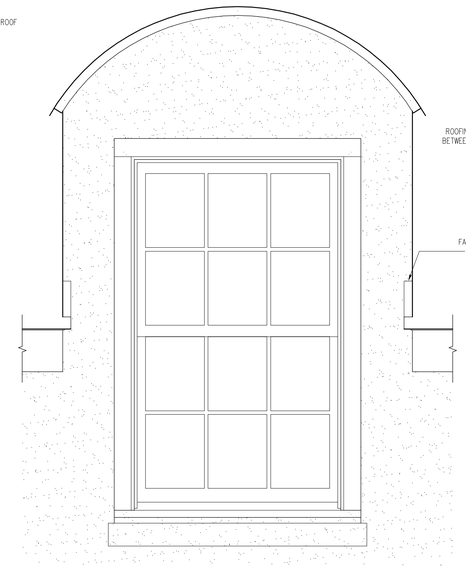
DATE: 3-29-20



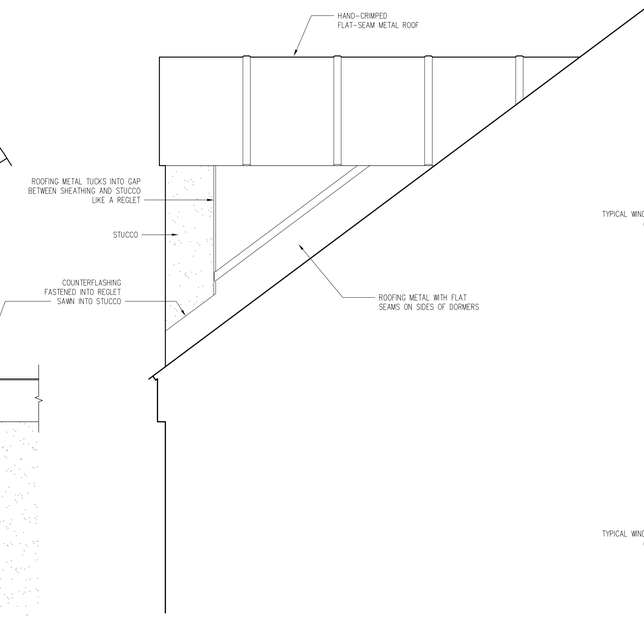
VERTICAL SECTION THROUGH DORMER LOOKING FORWARD



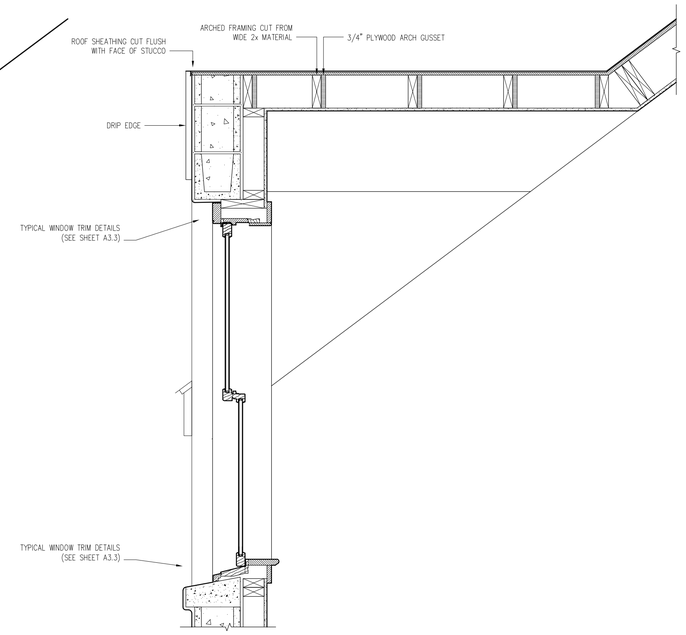
HORIZONTAL SECTION THROUGH DORMER



FRONT ELEVATION OF DORMER



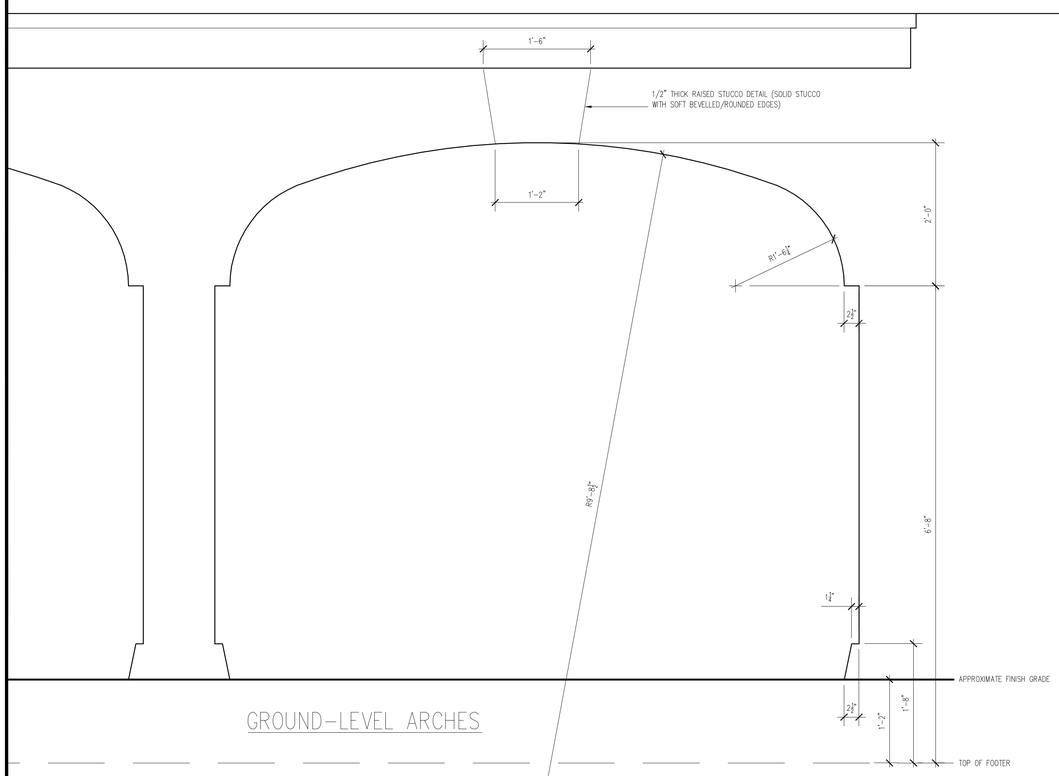
SIDE ELEVATION OF DORMER



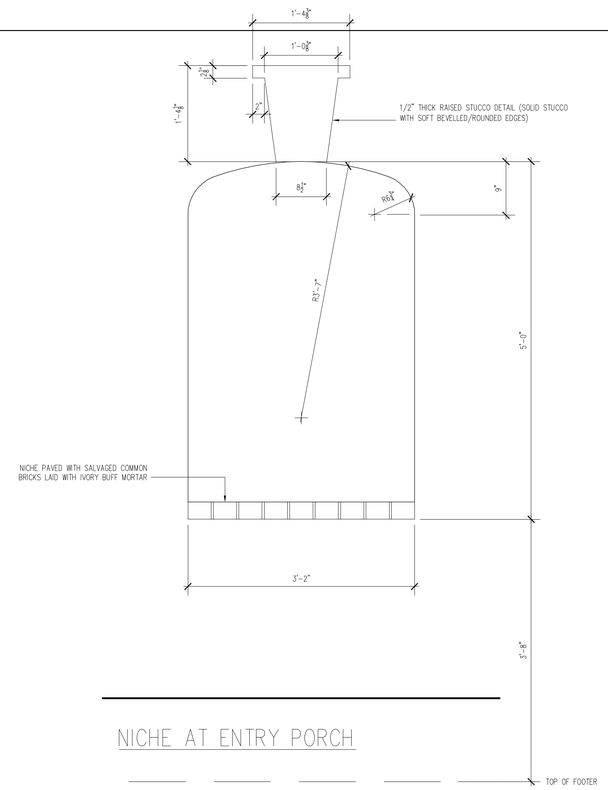
VERTICAL SECTION THROUGH DORMER LOOKING SIDEWAYS

DORMER DETAILS

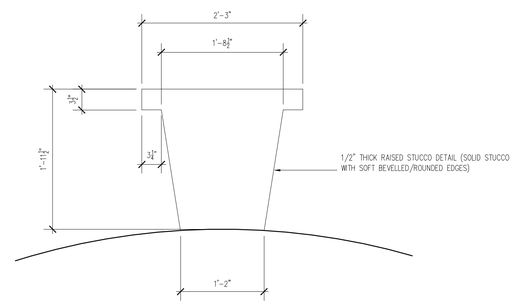
1"=1'-0"



GROUND-LEVEL ARCHES



NICHE AT ENTRY PORCH



'KEYSTONE' OVER ARCHES ON EAST AND WEST FACADES

PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED NEW
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221C SAINT PHILIP STREET
CHARLESTON, SC

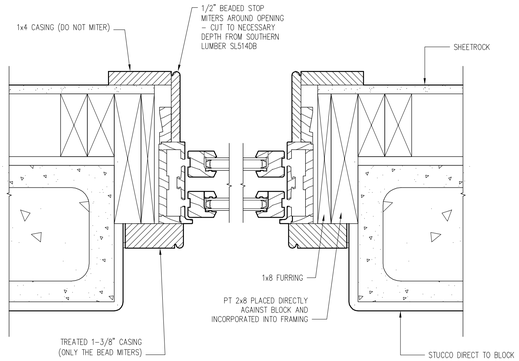
SPECIAL MASONRY PROFILES

1"=1'-0"

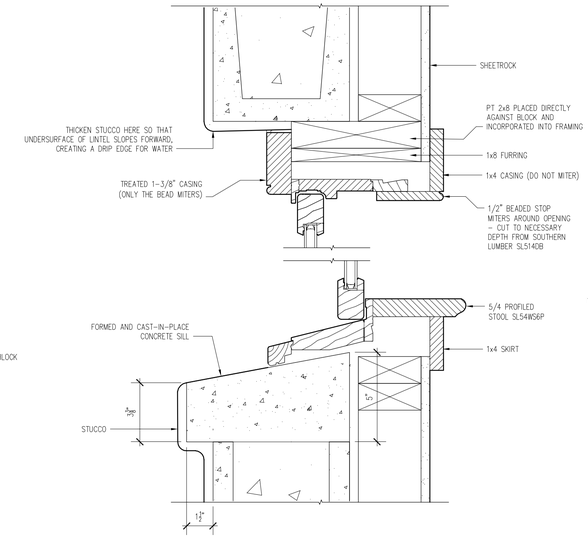
A3.2

DRAWN BY: A. GOULD

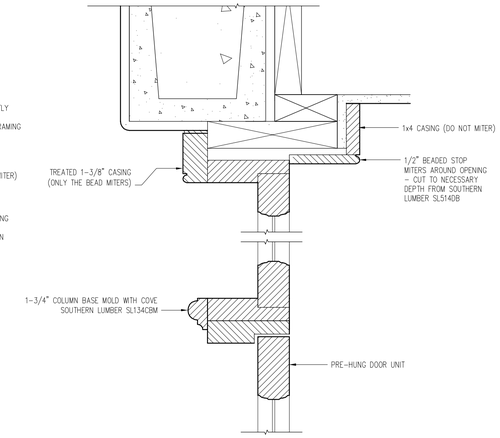
DATE: 3-29-20



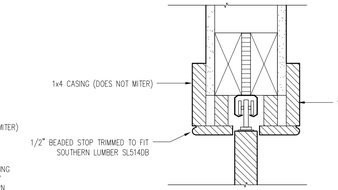
WINDOW TYPICAL HORIZONTAL SECTION



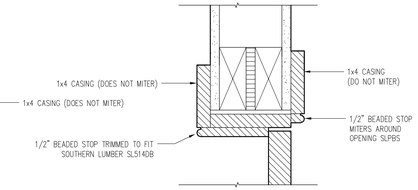
WINDOW TYPICAL VERTICAL SECTION



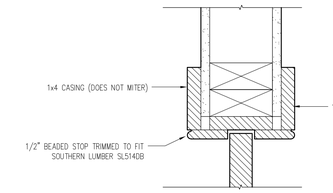
DOOR HEAD VERTICAL SECTION



HEAD

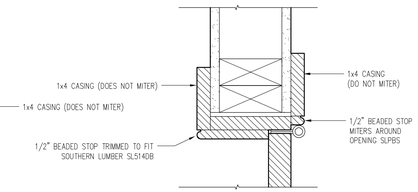


HEAD



JAMB

INTERIOR POCKET DOOR

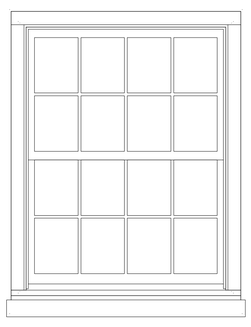


JAMB

INTERIOR HINGED DOOR

WINDOW AND DOOR TRIM DETAILS

3"=1'-0"



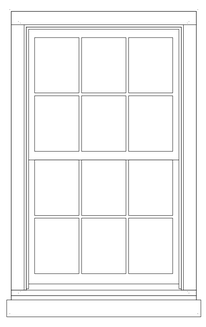
JELD-WEN SITELINE WOOD 6-OVER-6 SIMULATED DIVIDED LITE WINDOWS (WITH SPACER BARS)

CALL NUMBER: SWD4760
QTY:

6-9/16" JAMBS
PRIMED EXTERIOR
PRIMED INTERIOR
5/8" PUTTY/PUTTY MUNTIN BARS
NO SCREENS
NO CASING
NO SILL EXTENSIONS
BRONZE SPACER BARS
CHESTNUT BRONZE HARDWARE

FRAME SIZE: 47-3/8" x 60"
ROUGH OPENING: 48-1/8" x 60-3/4"

TEMPERED GLAZING SHALL BE FURNISHED FOR LOCATIONS REQUIRED BY CODE.



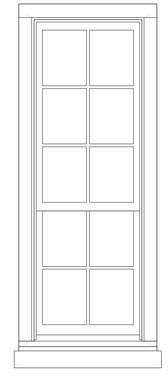
JELD-WEN SITELINE WOOD 6-OVER-6 SIMULATED DIVIDED LITE WINDOWS (WITH SPACER BARS)

CALL NUMBER: SWD3760
QTY:

6-9/16" JAMBS
PRIMED EXTERIOR
PRIMED INTERIOR
5/8" PUTTY/PUTTY MUNTIN BARS
NO SCREENS
NO CASING
NO SILL EXTENSIONS
BRONZE SPACER BARS
CHESTNUT BRONZE HARDWARE

FRAME SIZE: 37-3/8" x 60"
ROUGH OPENING: 38-1/8" x 60-3/4"

TEMPERED GLAZING SHALL BE FURNISHED FOR LOCATIONS REQUIRED BY CODE.



WINDOW AND DOOR SCHEDULE

3/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

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PROPOSED NEW
SINGLE-FAMILY RESIDENCE
221C SAINT PHILIP STREET
CHARLESTON, SC

A3.3

DRAWN BY: A. GOULD

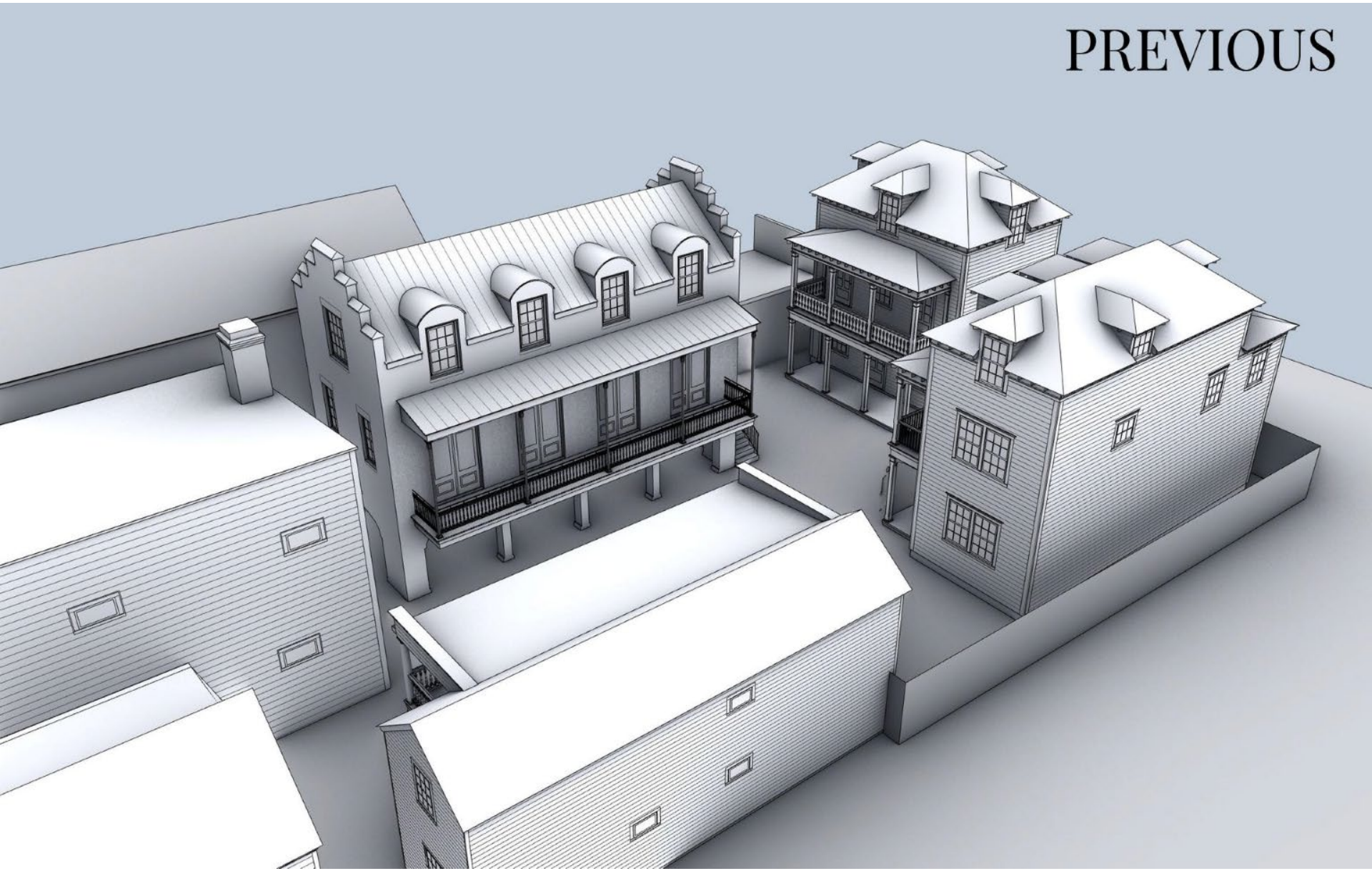
DATE: 3-29-20

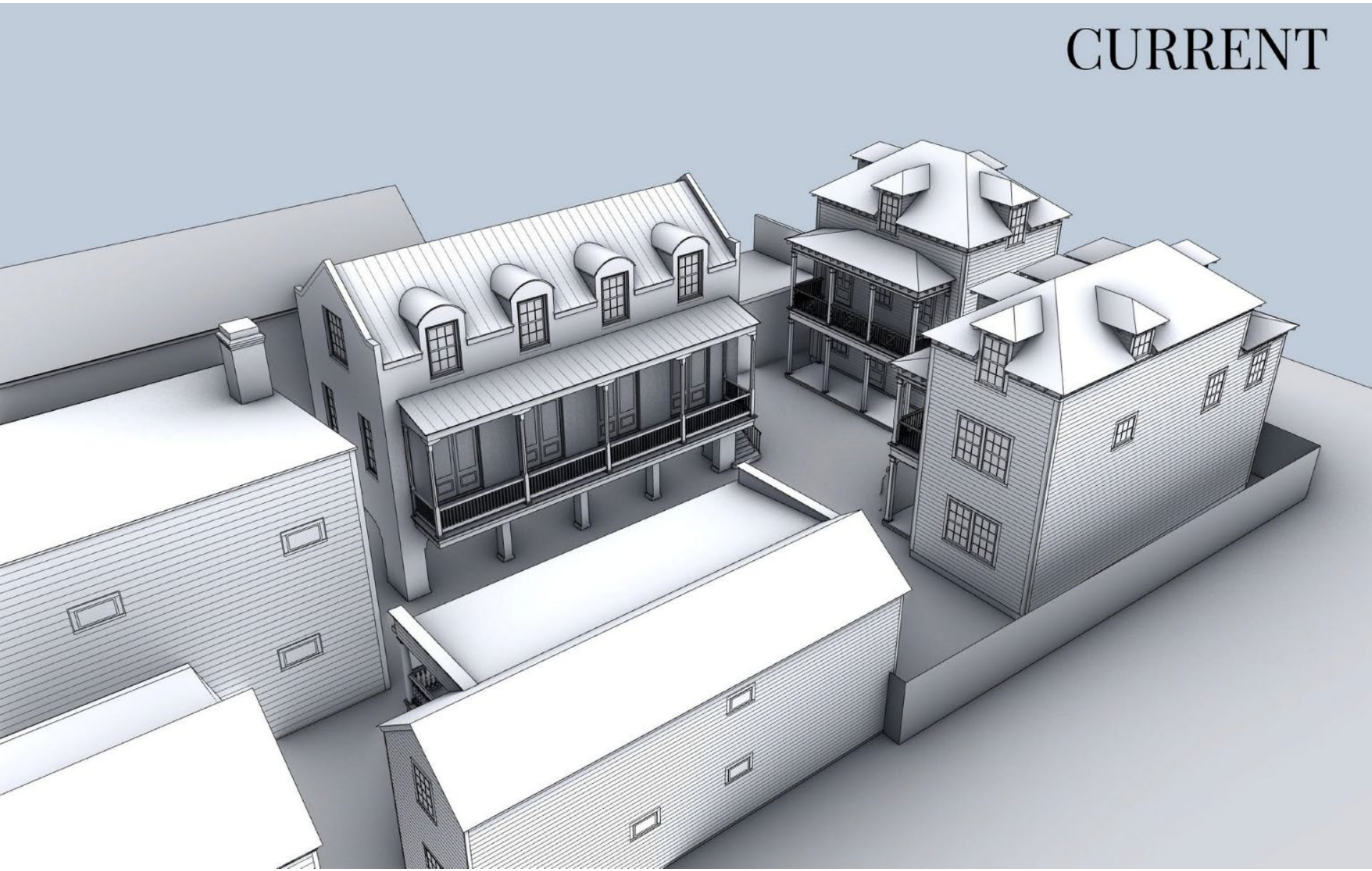
PREVIOUS

CURRENT

PREVIOUS

CURRENT


PREVIOUS


CURRENT

Agenda Item #8

221 D SAINT PHILIP STREET
TMS # 460-08-02-095

Request preliminary approval for new construction of house for mixed-use development.

Category 4- / (Cannon/Elliottborough) / Old City District

Agenda Item #8

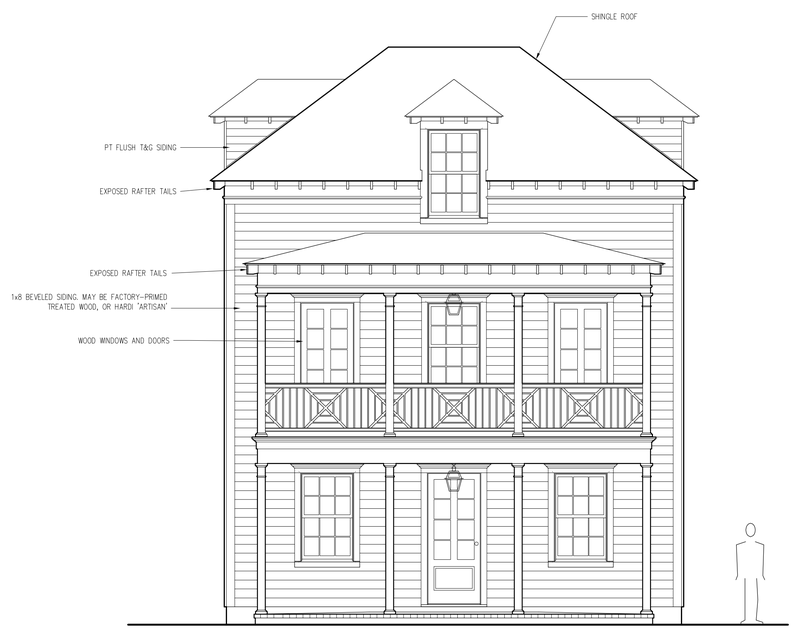
Applicant's Presentation

PREVIOUS

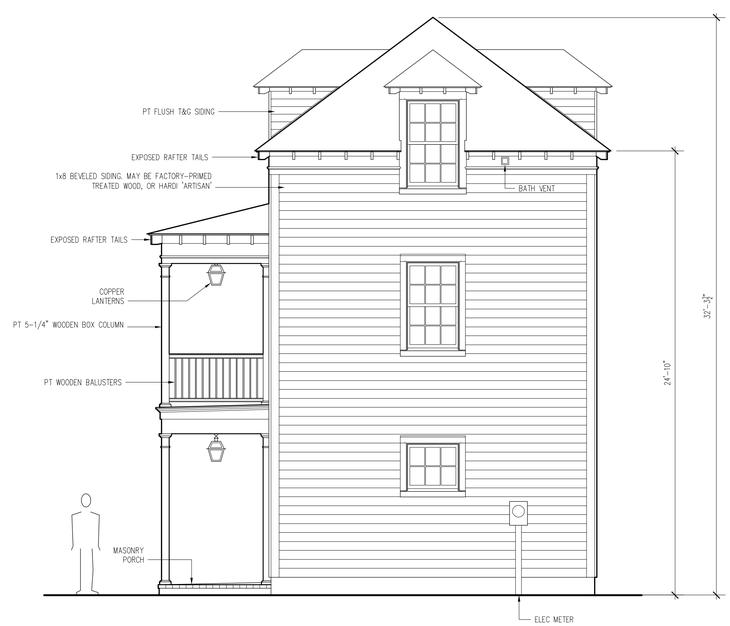
PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

CURRENT



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED NEW
SINGLE-FAMILY RESIDENCE
221D SAINT PHILIP STREET
CHARLESTON, SC

ELEVATIONS

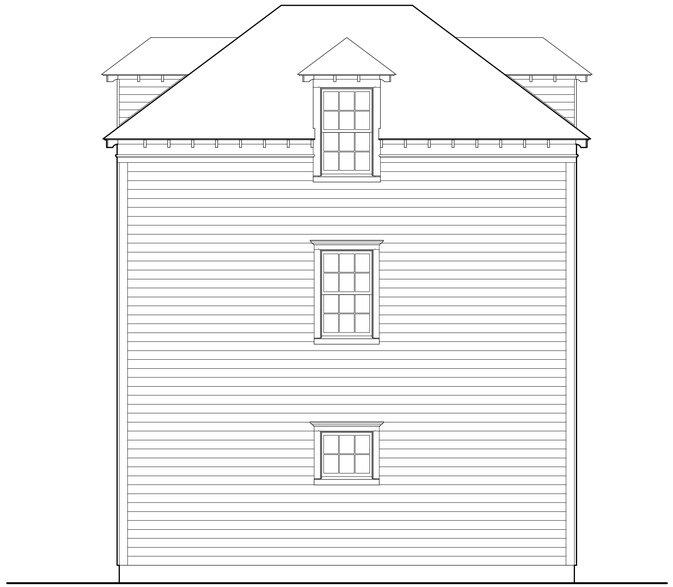
1/4"=1'-0"

A1.0

DRAWN BY: A. GOULD

DATE: 3-29-20

PREVIOUS



PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION

CURRENT

PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION

PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED NEW
SINGLE-FAMILY RESIDENCE
221D SAINT PHILIP STREET
CHARLESTON, SC

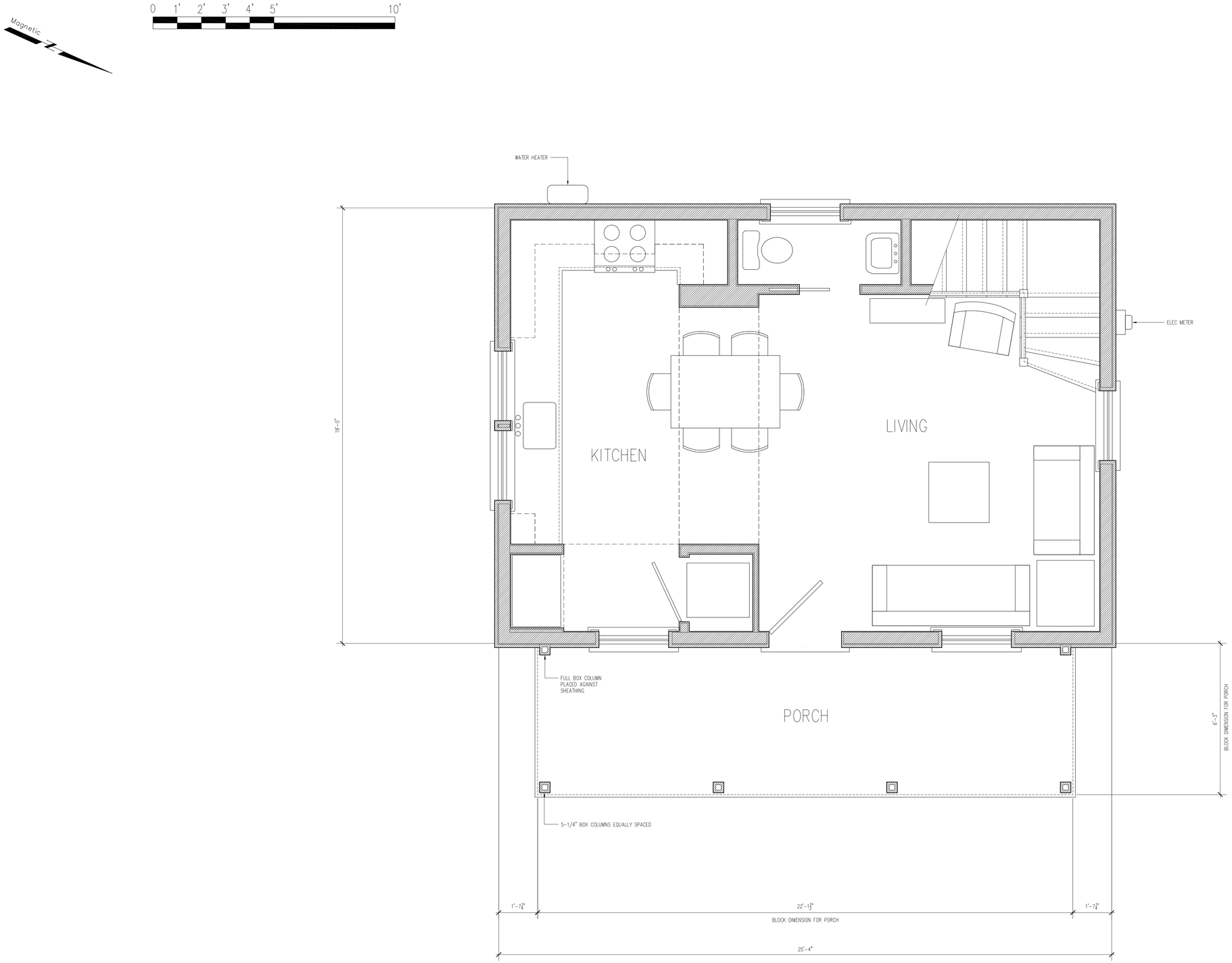
ELEVATIONS

1/4"=1'-0"

A1.1

DRAWN BY:
A. GOULD

DATE: 3-29-20



PRELIMINARY

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PROPOSED NEW
SINGLE-FAMILY RESIDENCE
221D SAINT PHILIP STREET
CHARLESTON, SC

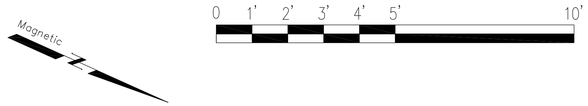
FIRST FLOOR PLAN

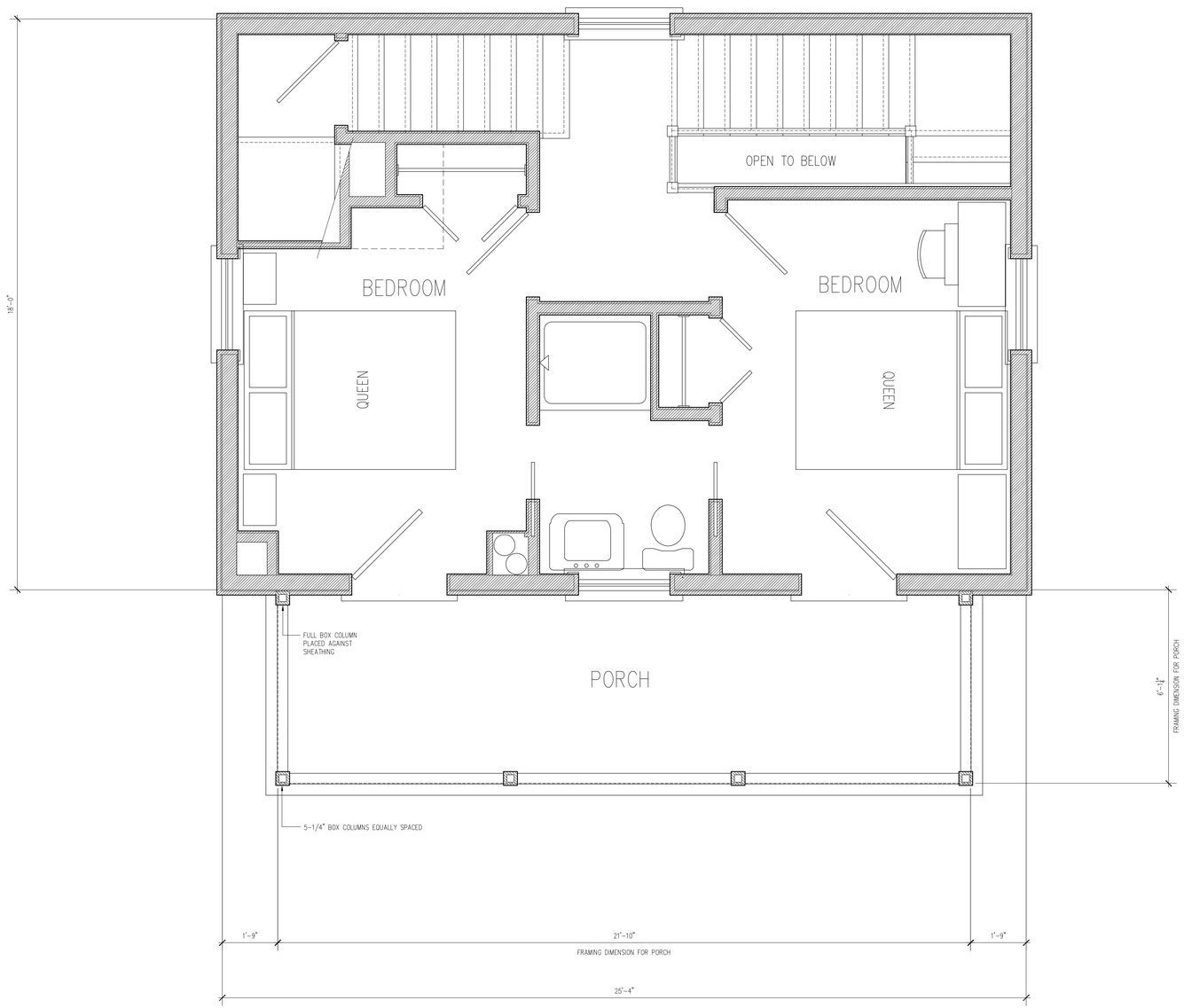
1/2"=1'-0"

A2.0

DRAWN BY:
A. GOULD

DATE: 3-29-20





PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED NEW
SINGLE-FAMILY RESIDENCE
221D SAINT PHILIP STREET
CHARLESTON, SC

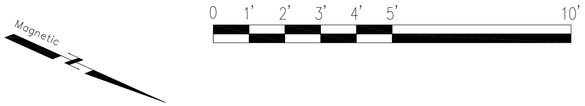
SECOND FLOOR PLAN

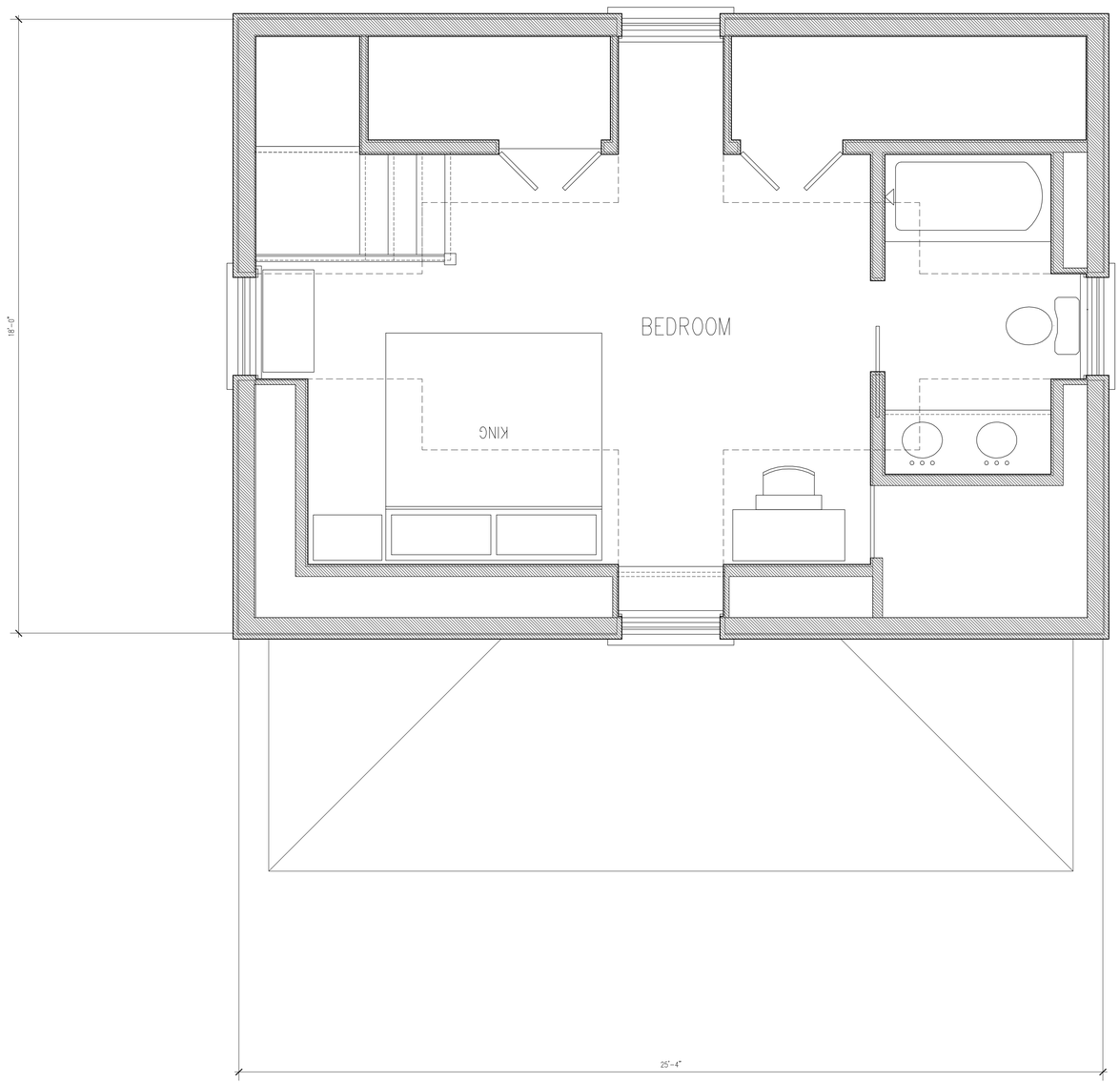
1/2"=1'-0"

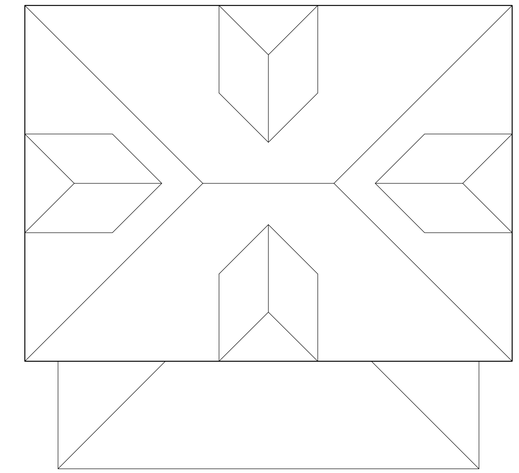
A2.1

DRAWN BY:
A. GOULD

DATE: 3-29-20







ROOF PLAN
1/4"=1'-0"

PRELIMINARY

NOT FOR CONSTRUCTION

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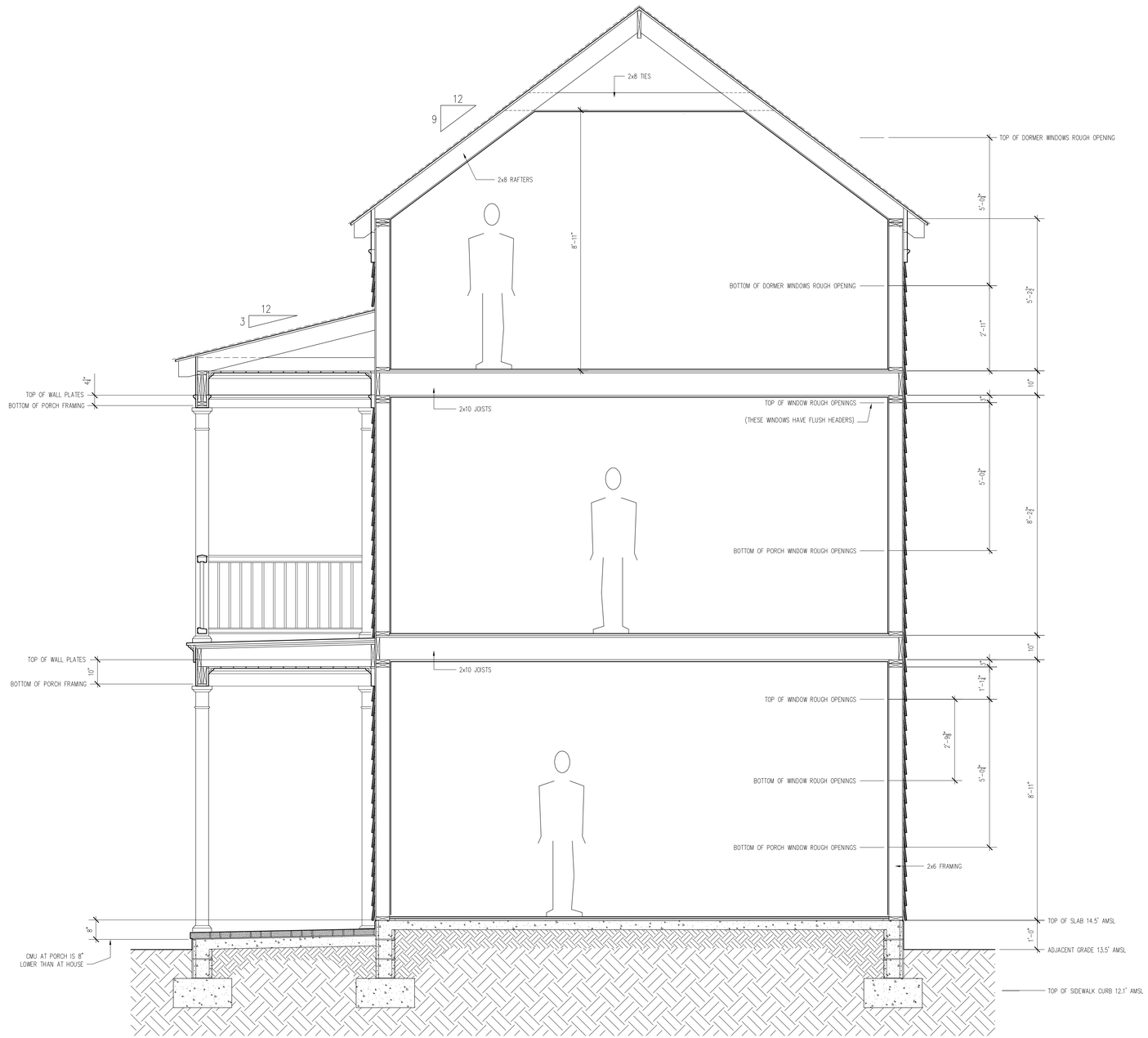
PROPOSED NEW
SINGLE-FAMILY RESIDENCE
221D SAINT PHILIP STREET
CHARLESTON, SC

THIRD FLOOR PLAN
1/2"=1'-0"

A2.2

DRAWN BY:
A. GOULD

DATE: 3-29-20



PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED NEW
SINGLE-FAMILY RESIDENCE
221D SAINT PHILIP STREET
CHARLESTON, SC

BUILDING SECTION

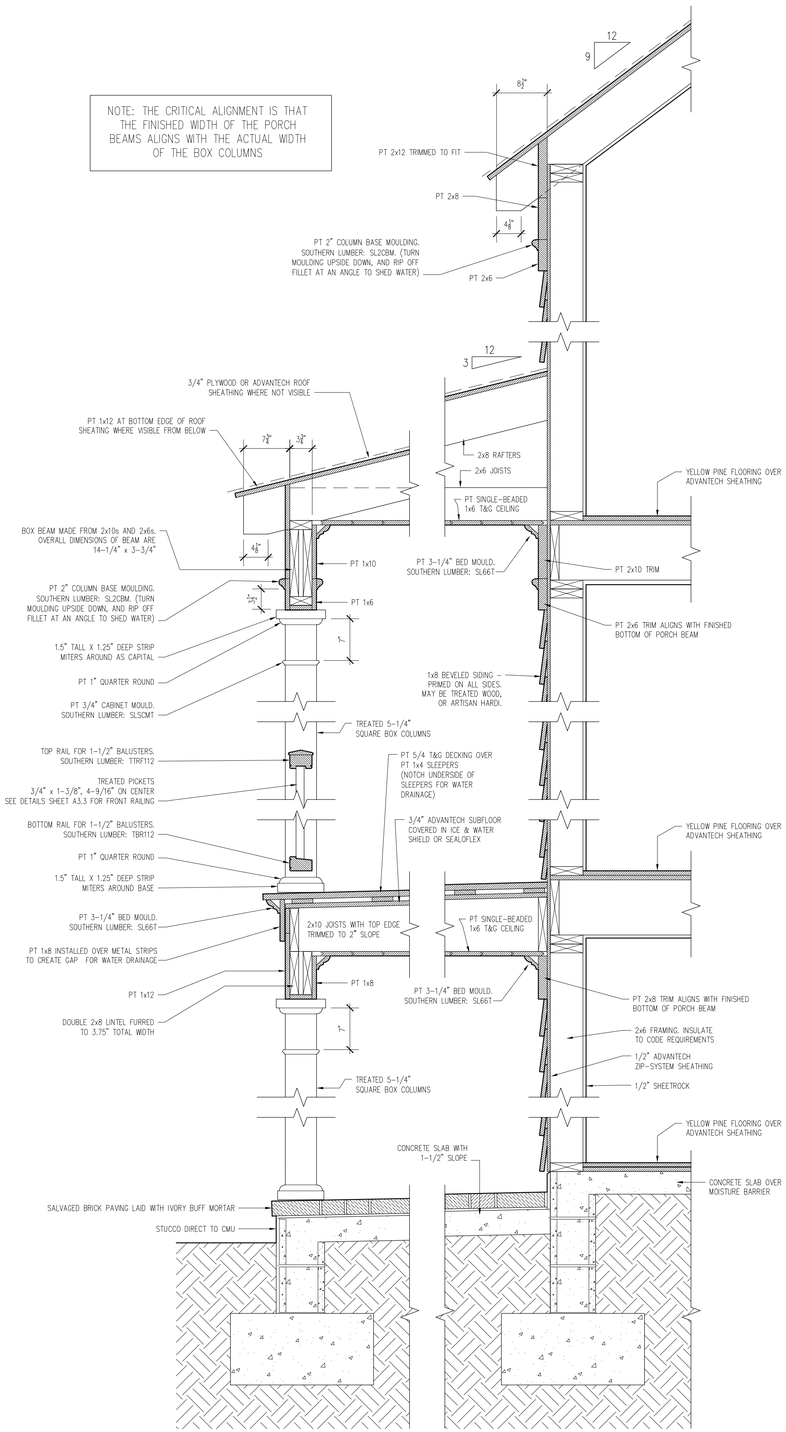
1/2"=1'-0"

A3.0

DRAWN BY:
A. GOULD

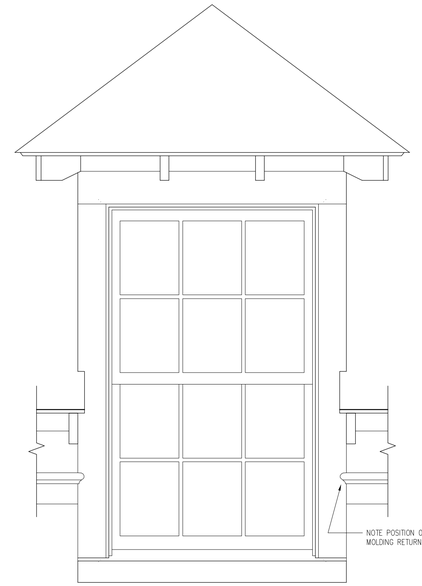
DATE: 3-29-20

NOTE: THE CRITICAL ALIGNMENT IS THAT THE FINISHED WIDTH OF THE PORCH BEAMS ALIGNS WITH THE ACTUAL WIDTH OF THE BOX COLUMNS



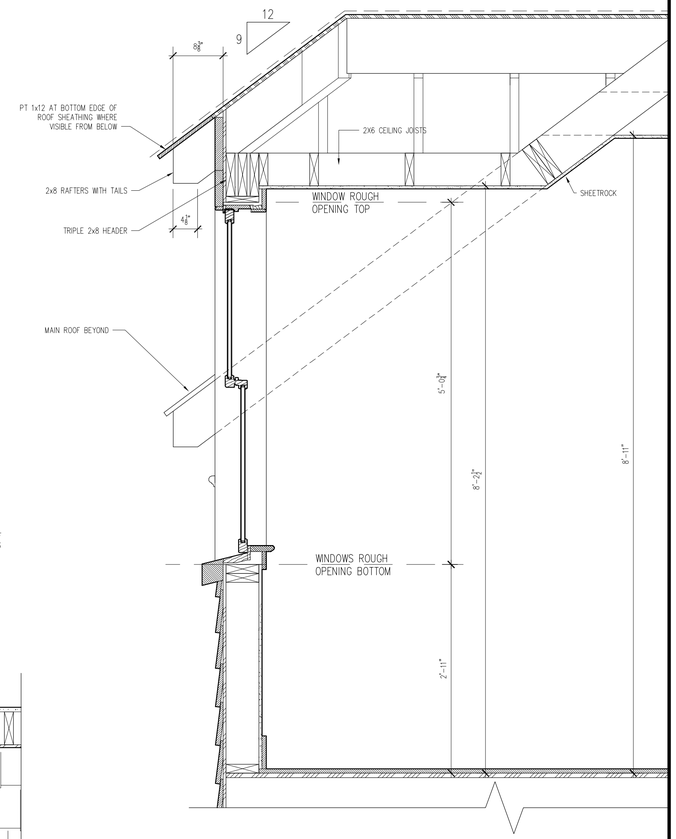
WALL SECTION THROUGH PORCH AND HOUSE

1"=1'-0"



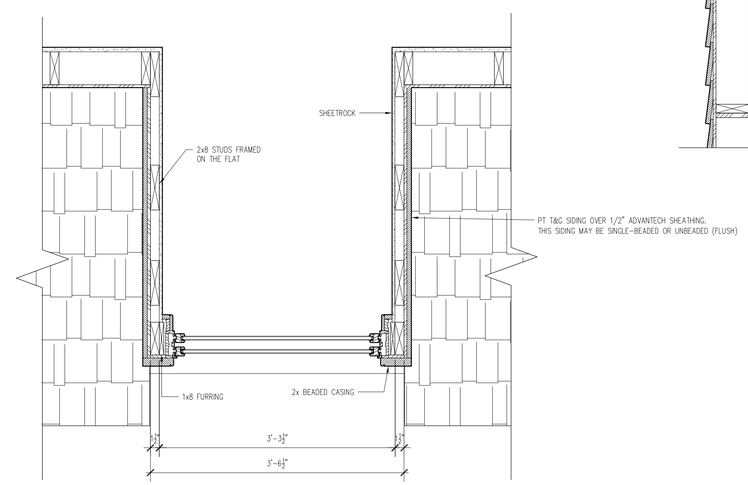
DETAIL ELEVATION OF DORMER

1"=1'-0"



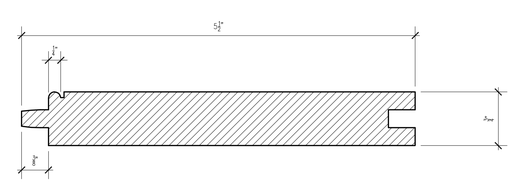
VERTICAL SECTION THROUGH DORMER

1"=1'-0"



HORIZONTAL SECTION THORUGH DORMER

1"=1'-0"



TONGUE & GROOVE WOOD DETAIL

THIS IS THE PROFILE FOR PORCH CEILINGS AND ALL INTERIOR T&G. IT IS AVAILABLE FROM GARY NORTEN/THE TIMBER SHOP: 843 906-4385, OR BUCK LUMBER.

PRELIMINARY

NOT FOR CONSTRUCTION

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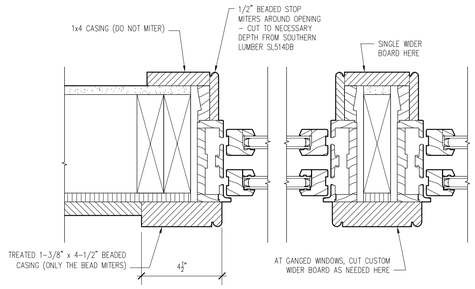
PROPOSED NEW
SINGLE-FAMILY RESIDENCE
221D SAINT PHILIP STREET
CHARLESTON, SC

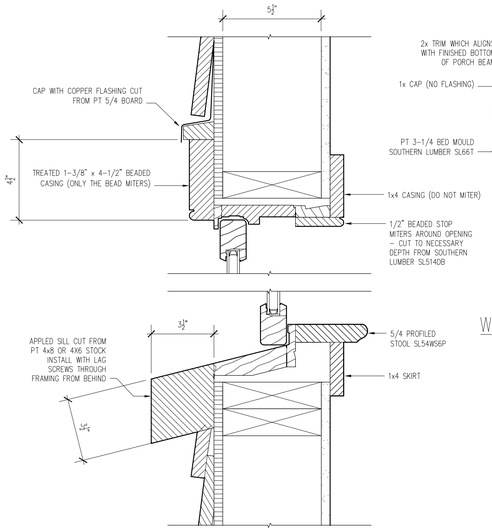
A3.1

DRAWN BY: A. GOULD

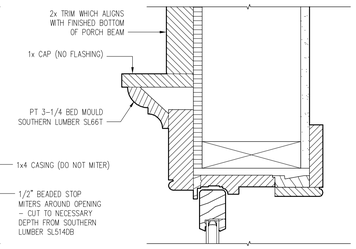
DATE: 3-29-20



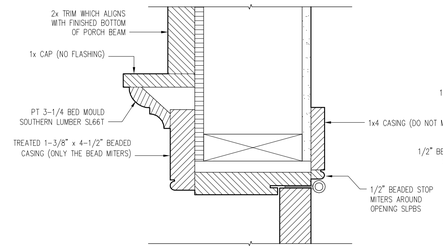
WINDOW TYPICAL HORIZONTAL SECTION



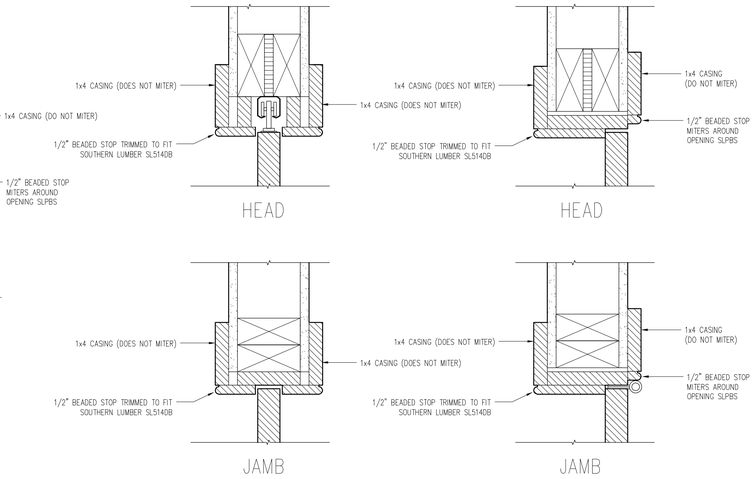
WINDOW TYPICAL VERTICAL SECTION



WINDOW HEAD UNDER PORCHES



DOOR HEAD UNDER PORCHES

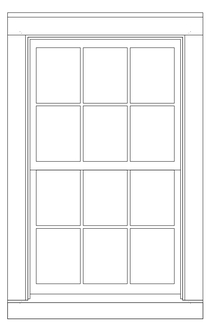


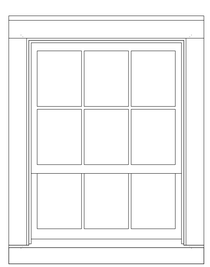
INTERIOR POCKET DOOR

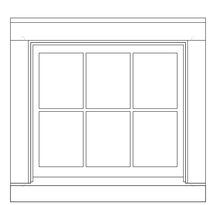
INTERIOR HINGED DOOR

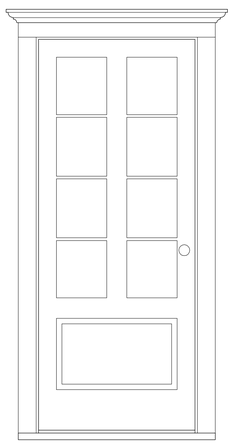
WINDOW AND DOOR TRIM DETAILS

3"=1'-0"









JELD-WEN SITELINE WOOD 6-OVER-6 SIMULATED DIVIDED LITE WINDOWS (WITH SPACER BARS)

CALL NUMBER: SWD3760
QTY:

6-9/16" JAMBS
PRIMED EXTERIOR
PRIMED INTERIOR
5/8" PUTTY/PUTTY MUNTIN BARS
NO SCREENS
NO CASING
NO SILL EXTENSIONS
BRONZE SPACER BARS
CHESTNUT BRONZE HARDWARE

FRAME SIZE: 37-3/8" x 60"
ROUGH OPENING: 38-1/8" x 60-3/4"

TEMPERED GLAZING SHALL BE FURNISHED FOR LOCATIONS REQUIRED BY CODE.

PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED NEW
SINGLE-FAMILY RESIDENCE
221D SAINT PHILIP STREET
CHARLESTON, SC

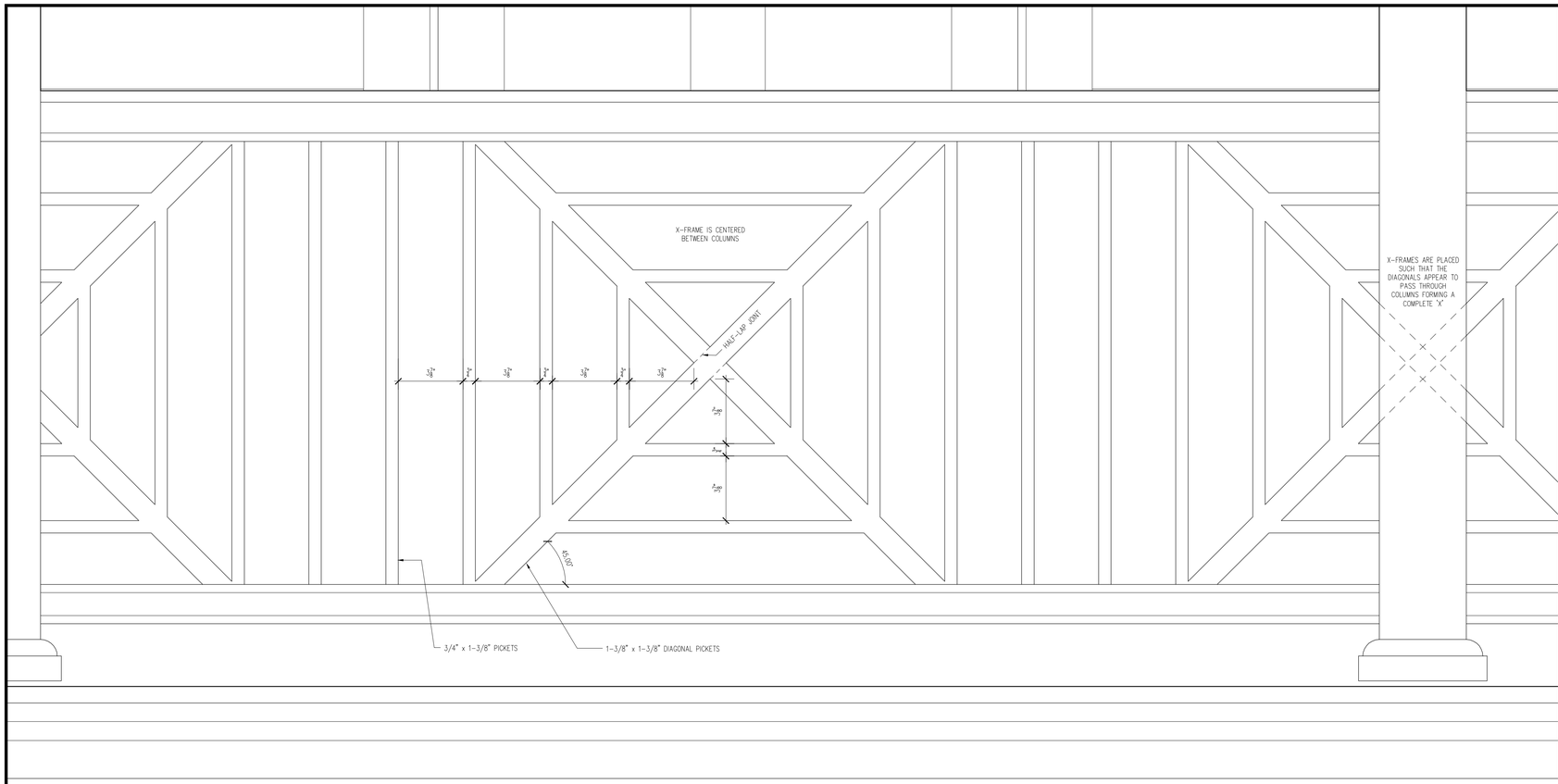
WINDOW AND DOOR SCHEDULE

3/4"=1'-0"

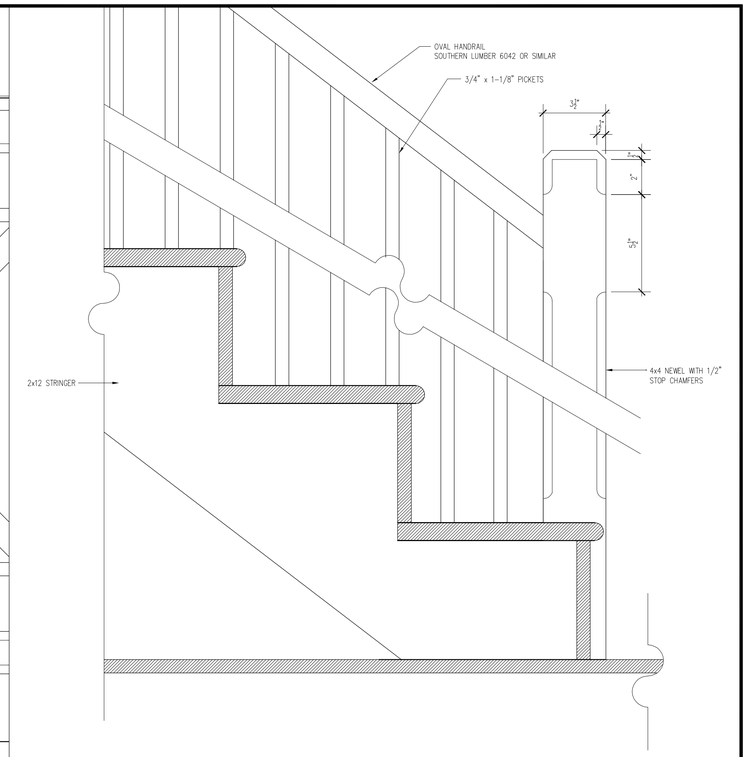
A3.2

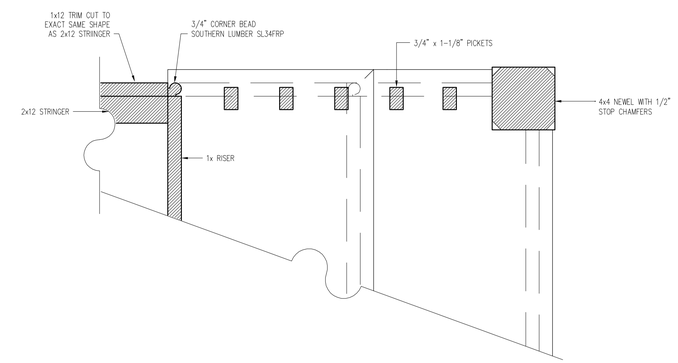
DRAWN BY: A. GOULD

DATE: 3-29-20



PORCH RAILING DETAIL
SCALE: 3" = 1'





STAIRCASE SECTION DETAILS
SCALE: 3" = 1'

GENERAL TRIM CARPENTRY SPECIFICATIONS:

ALL EXTERIOR TRIM SHALL BE FACTORY PRIMED TREATED LUMBER SUCH AS SOUTHERN LUMBER 'ELITE TREATED AND PRIMED' OR SIMILAR. ALL TRIM SHALL HAVE A SMOOTH SURFACE AND SHARP EDGES. LOW-GRADE FRAMING LUMBER SHALL NOT BE USED.

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ALL MOULDINGS MUST BE EXACTLY AS SPECIFIED IN PLANS. NO SUBSTITUTIONS WITHOUT PERMISSION OF ANDREW GOULD AND THE B.A.R.

WINDOW AND DOOR CASING SHALL ALWAYS HAVE SQUARE JOINTS AT CORNERS - NEVER MITERS

INTERIOR TRIM SHALL BE SOLID LUMBER, NOT FINGER JOINTED.

AT WALLS FINISHED IN T&G, ALL DOOR/WINDOW TRIM SHALL BE FLUSH WITH THE T&G. NO BASEBOARD AT THESE WALLS.

NO SHOE MOULDING PERMITTED AT EDGE OF FLOORING.

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PROPOSED NEW
SINGLE-FAMILY RESIDENCE
223C SAINT PHILIP STREET
CHARLESTON, SC

DETAILS

A3.3

DRAWN BY: A. GOULD

DATE: 3-29-20

PREVIOUS

CURRENT

PREVIOUS

CURRENT

PREVIOUS

CURRENT

Agenda Item #9

223 C SAINT PHILIP STREET
TMS # 460-08-02-094

Request preliminary approval new construction of house for mixed-use development.

Category 4- / (Cannon-Elliottborough) / Old City District

Agenda Item #9

Applicant's Presentation

PREVIOUS

PROPOSED SOUTH ELEVATION

PROPOSED EAST ELEVATION

CURRENT

PROPOSED SOUTH ELEVATION

PROPOSED EAST ELEVATION

PRELIMINARY

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PROPOSED NEW
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223C SAINT PHILIP STREET
CHARLESTON, SC

ELEVATIONS

1/4"=1'-0"

A1.0

DRAWN BY: A. GOULD

DATE: 3-29-20

PREVIOUS

PROPOSED NORTH ELEVATION

PROPOSED WEST ELEVATION

CURRENT

PROPOSED NORTH ELEVATION

PROPOSED WEST ELEVATION

PRELIMINARY

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PROPOSED NEW
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223C SAINT PHILIP STREET
CHARLESTON, SC

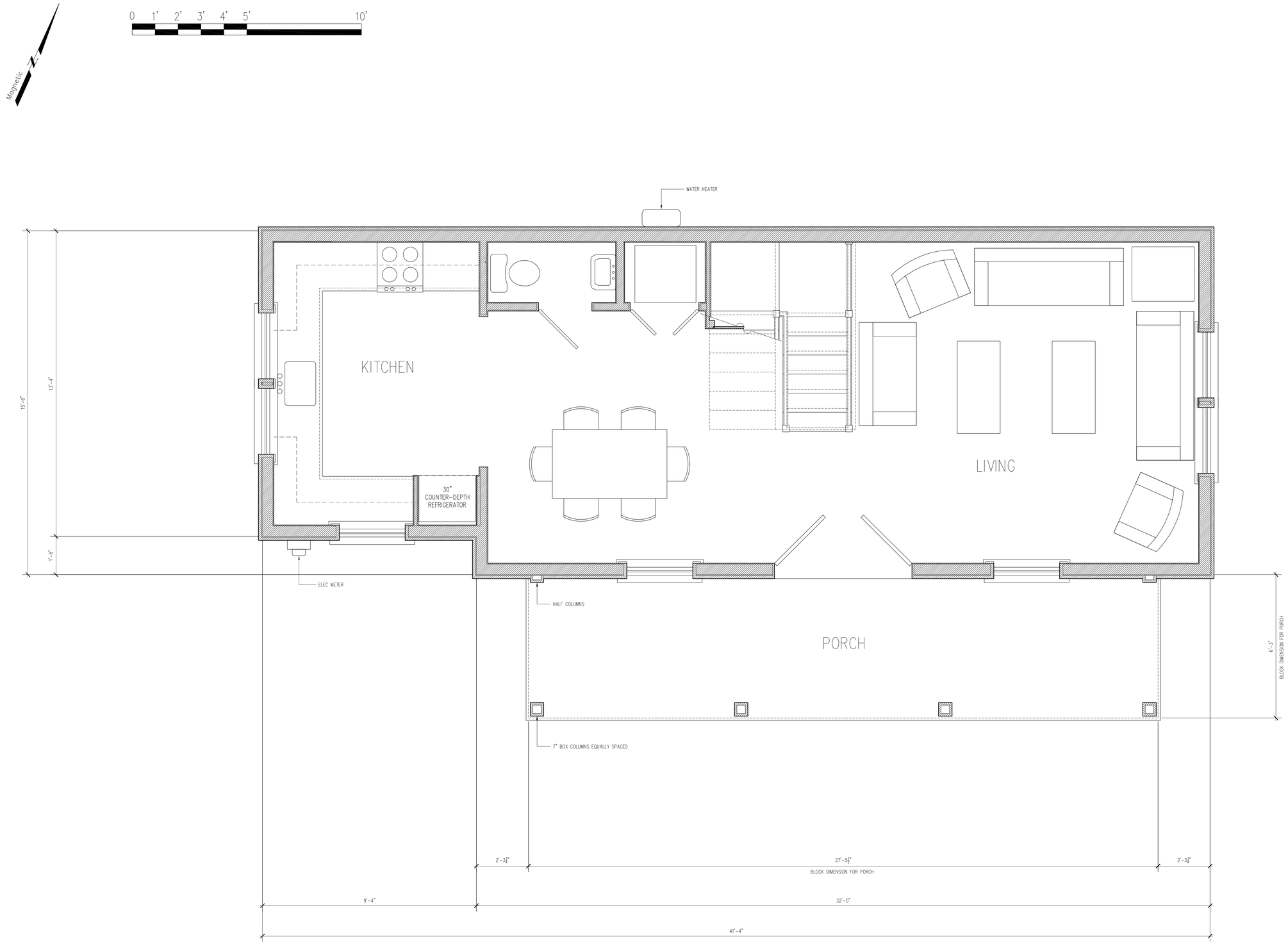
ELEVATIONS

1/4"=1'-0"

A1.1

DRAWN BY: A. GOULD

DATE: 3-29-20



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PROPOSED NEW
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CHARLESTON, SC

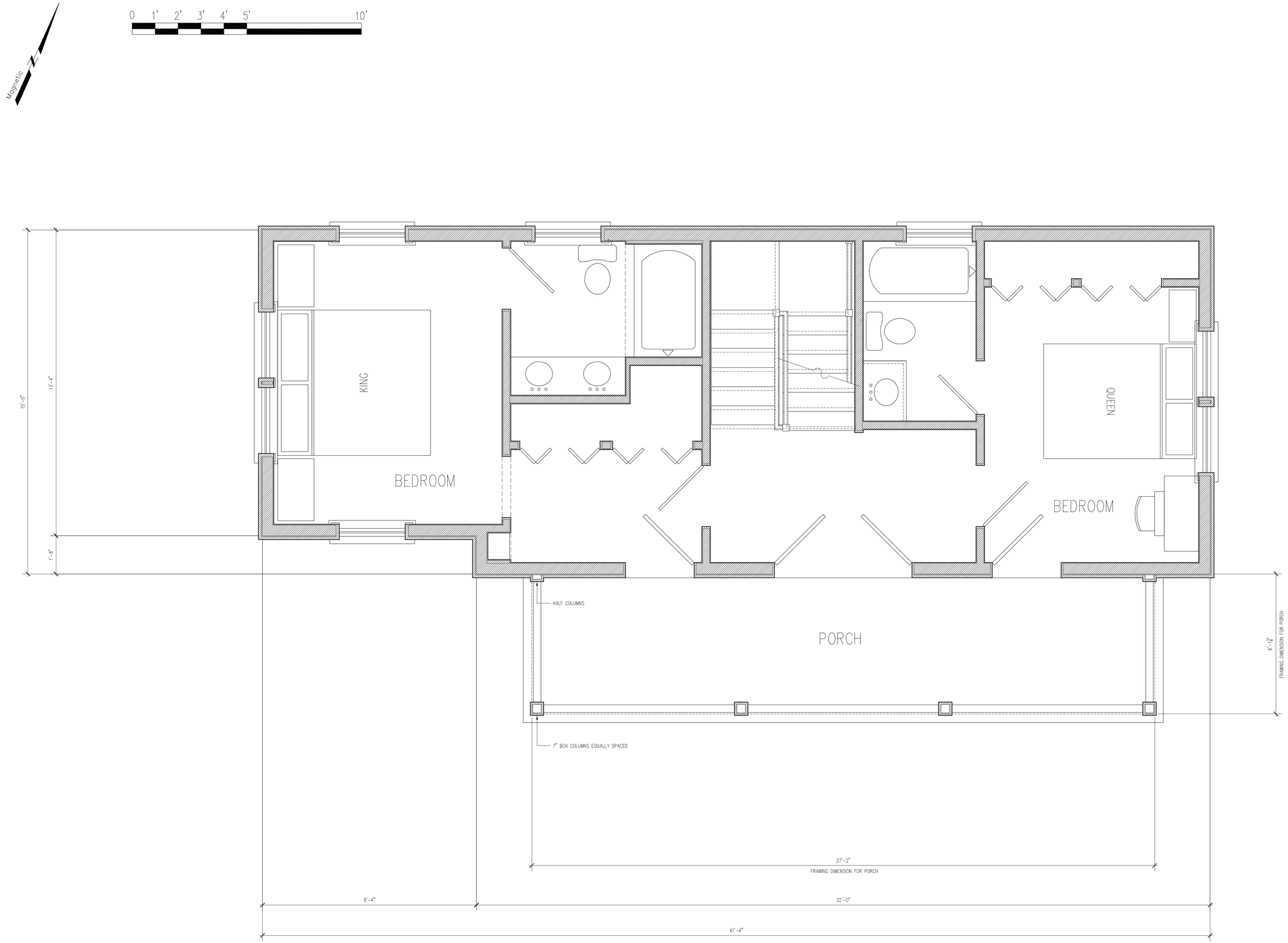
FIRST FLOOR PLAN

1/2"=1'-0"

A2.0

DRAWN BY: A. GOULD

DATE: 3-29-20



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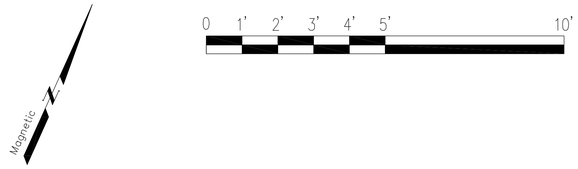
SECOND FLOOR PLAN

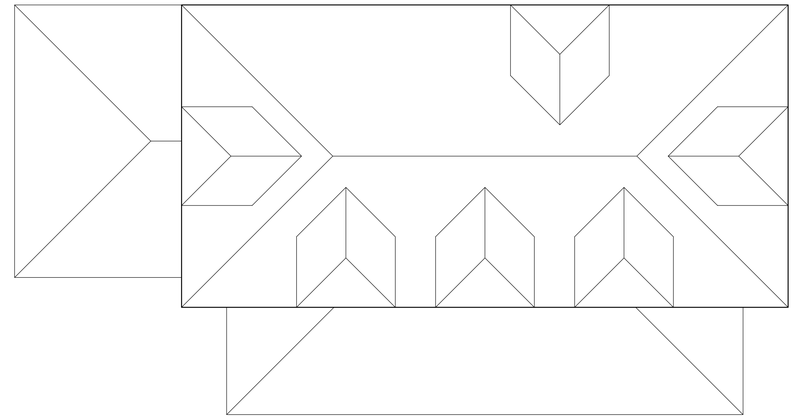
1/2"=1'-0"

A2.1

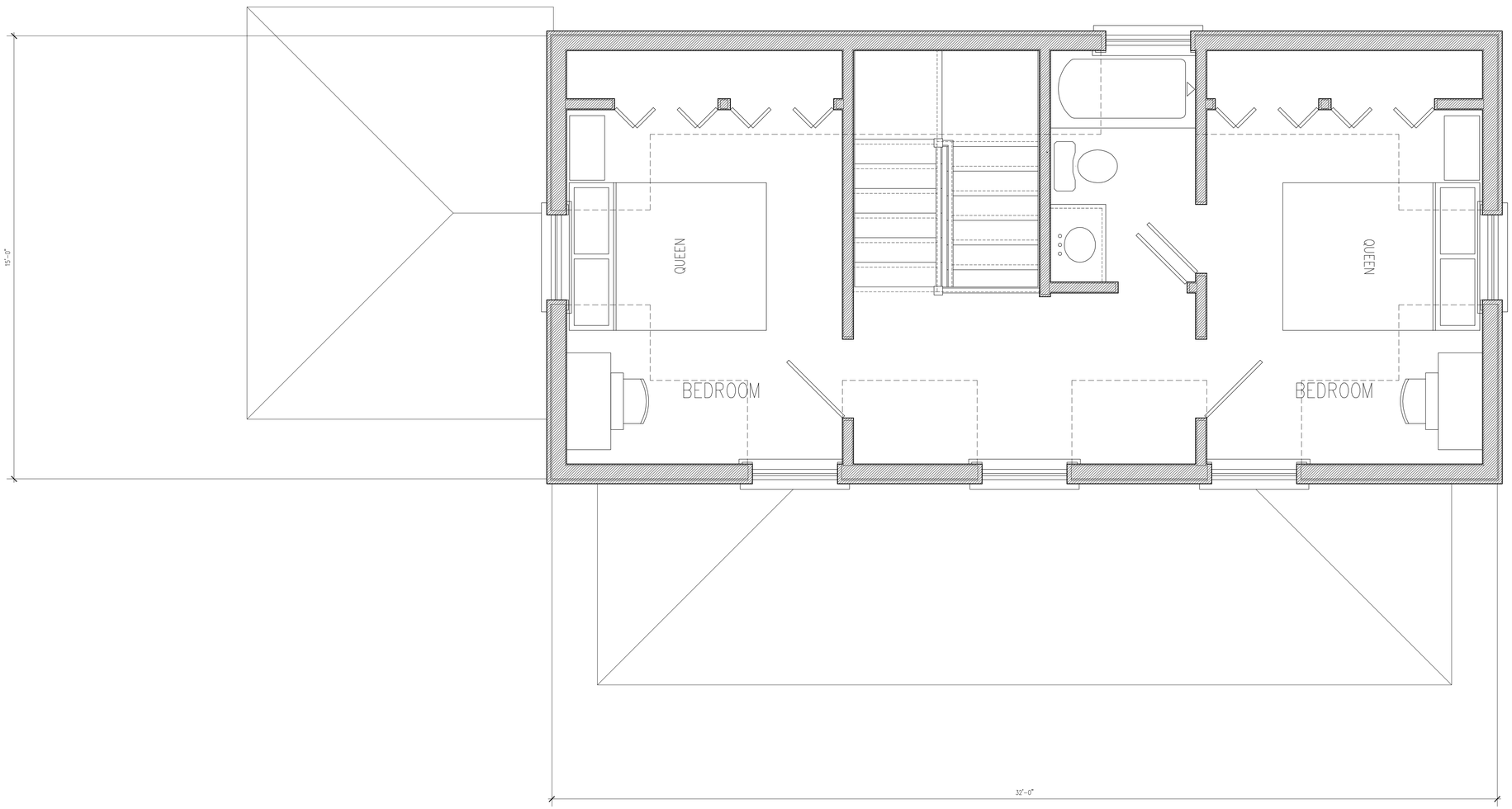
DRAWN BY:
A. GOULD

DATE: 3-29-20





ROOF PLAN
1/4"=1'-0"



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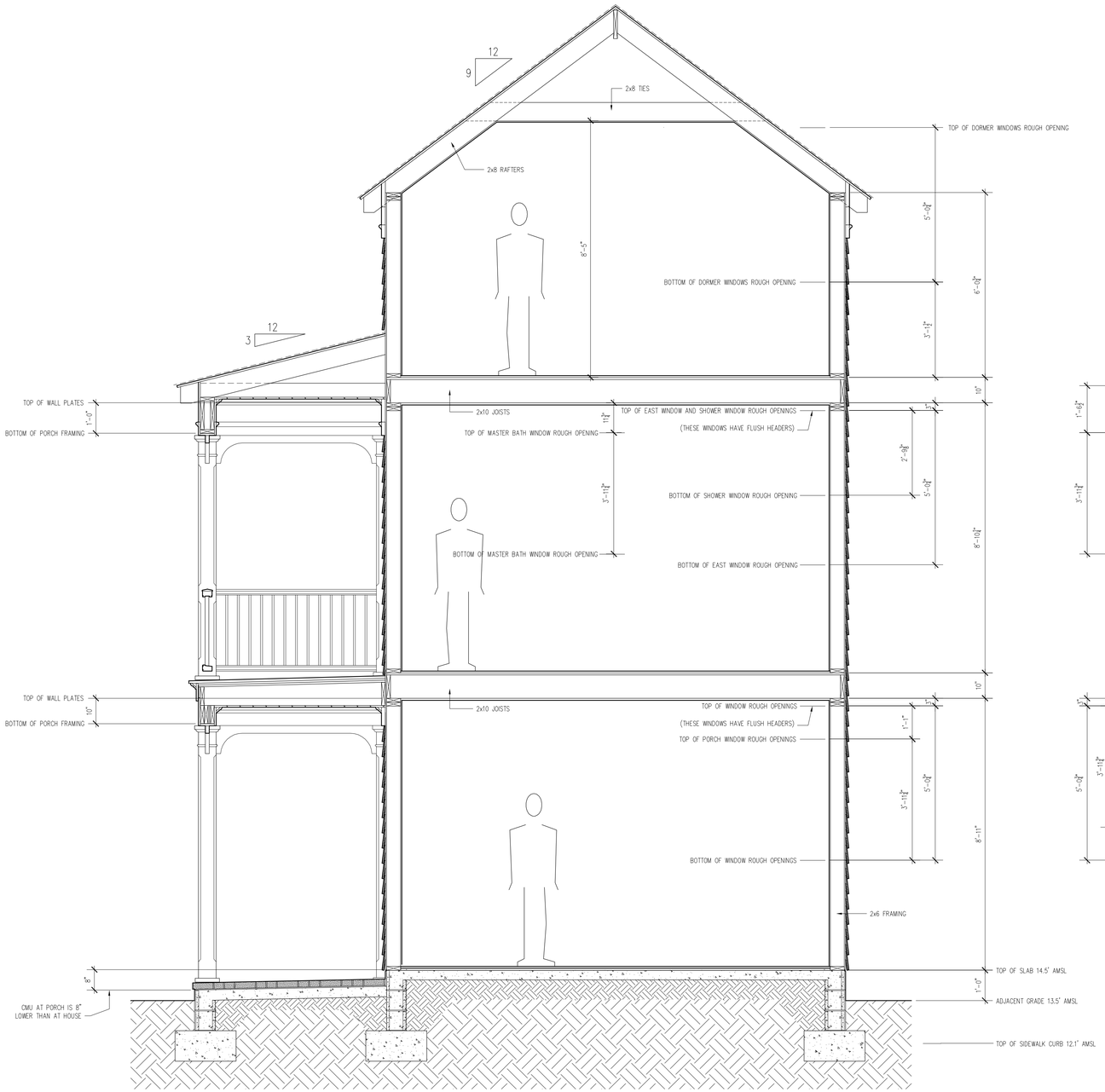
THIRD FLOOR PLAN
1/2"=1'-0"

A2.2

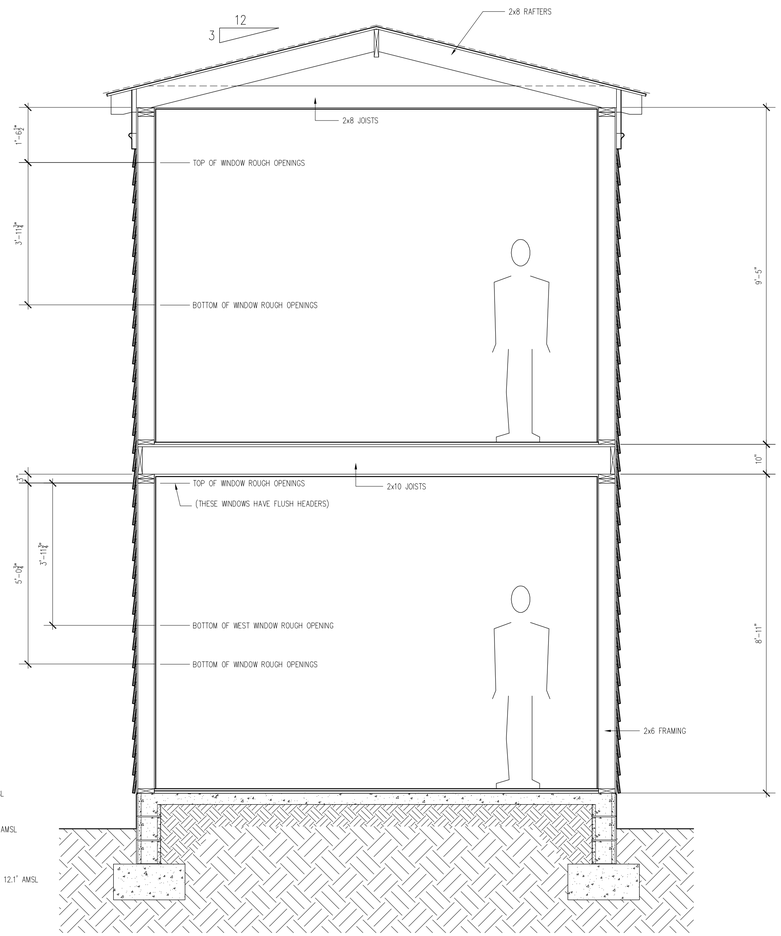
DRAWN BY:
A. GOULD

DATE: 3-29-20



BUILDING SECTION THROUGH MAIN VOLUME

1/2"=1'-0"



BUILDING SECTION THROUGH REAR VOLUME

1/2"=1'-0"

PRELIMINARY

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PROPOSED NEW
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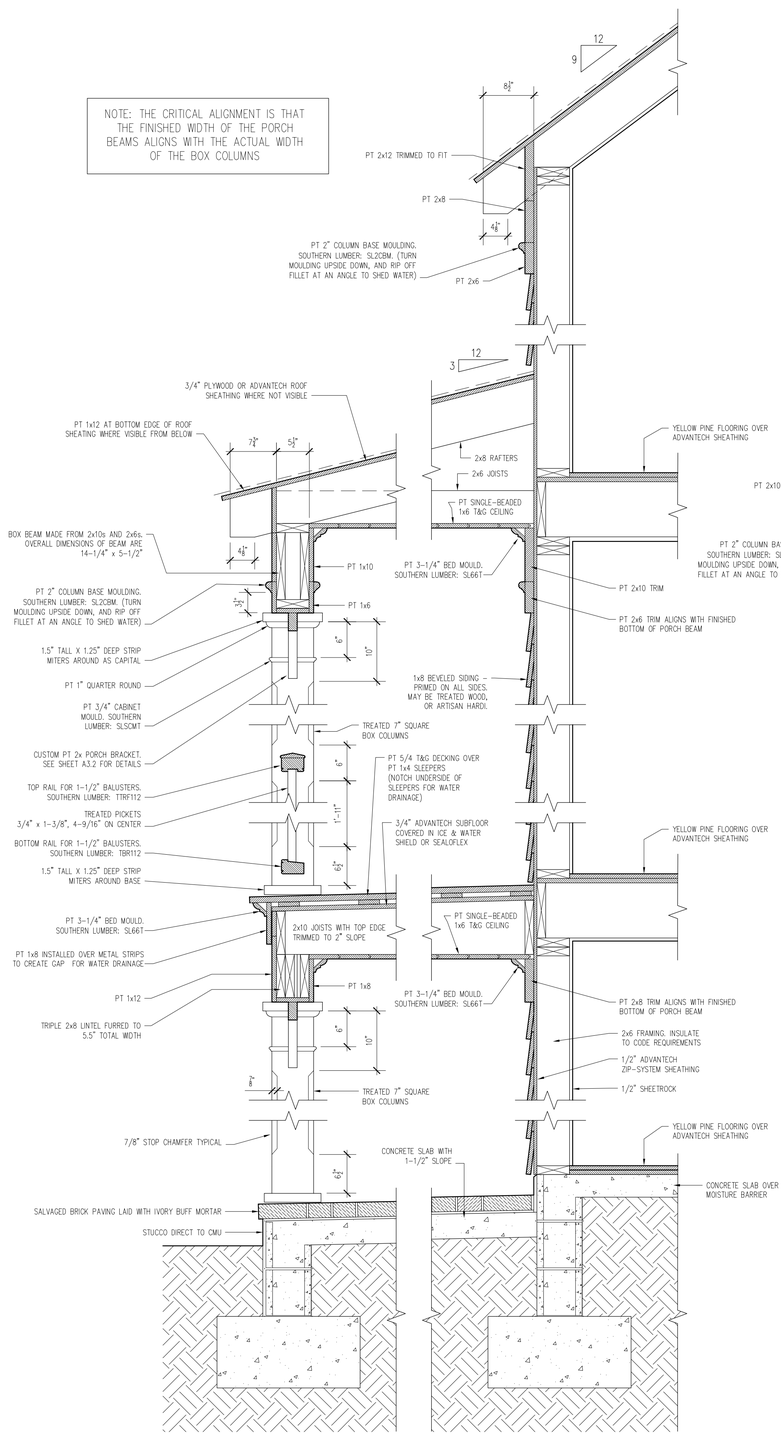
223C SAINT PHILIP STREET
CHARLESTON, SC

A3.0

DRAWN BY: A. GOULD

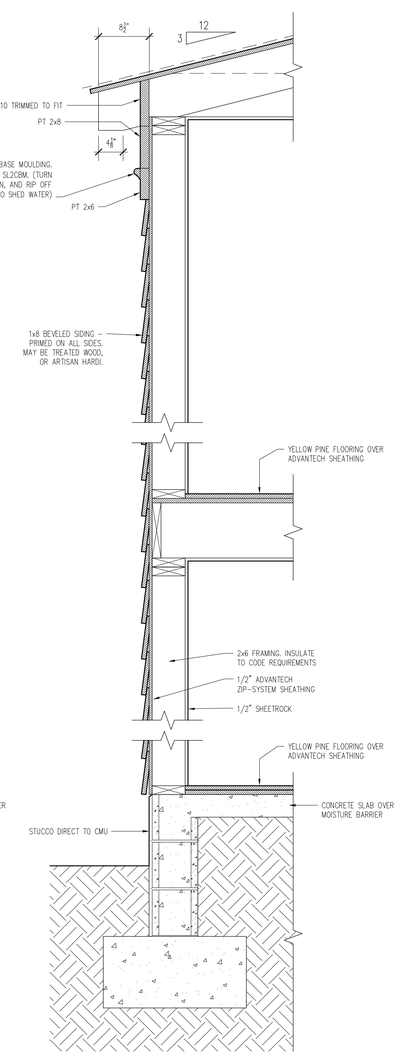
DATE: 3-29-20

NOTE: THE CRITICAL ALIGNMENT IS THAT THE FINISHED WIDTH OF THE PORCH BEAMS ALIGNS WITH THE ACTUAL WIDTH OF THE BOX COLUMNS



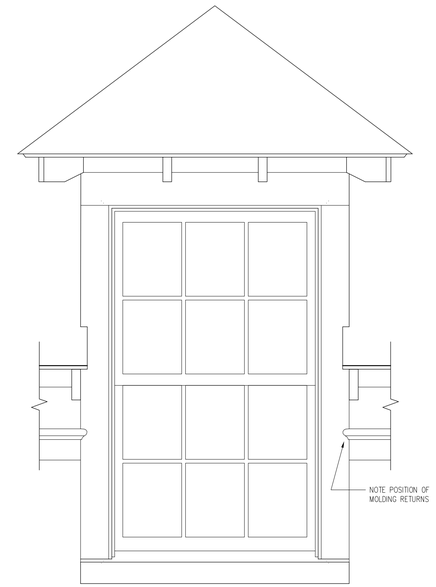
WALL SECTION THROUGH PORCH AND MAIN VOLUME

1"=1'-0"



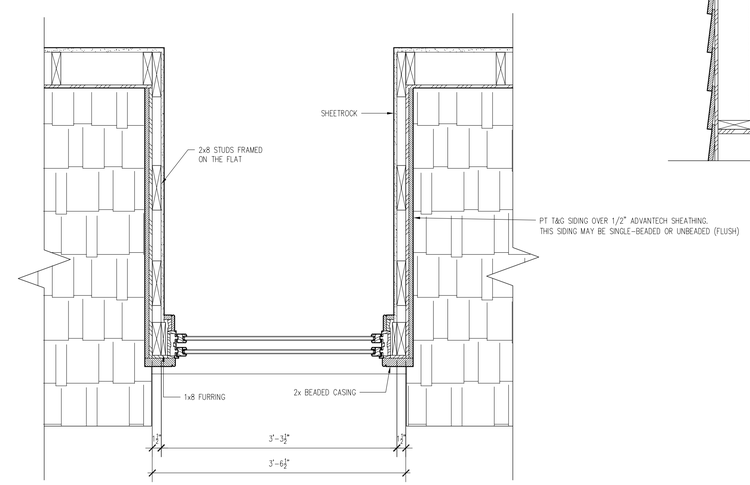
WALL SECTION THROUGH REAR VOLUME

1"=1'-0"



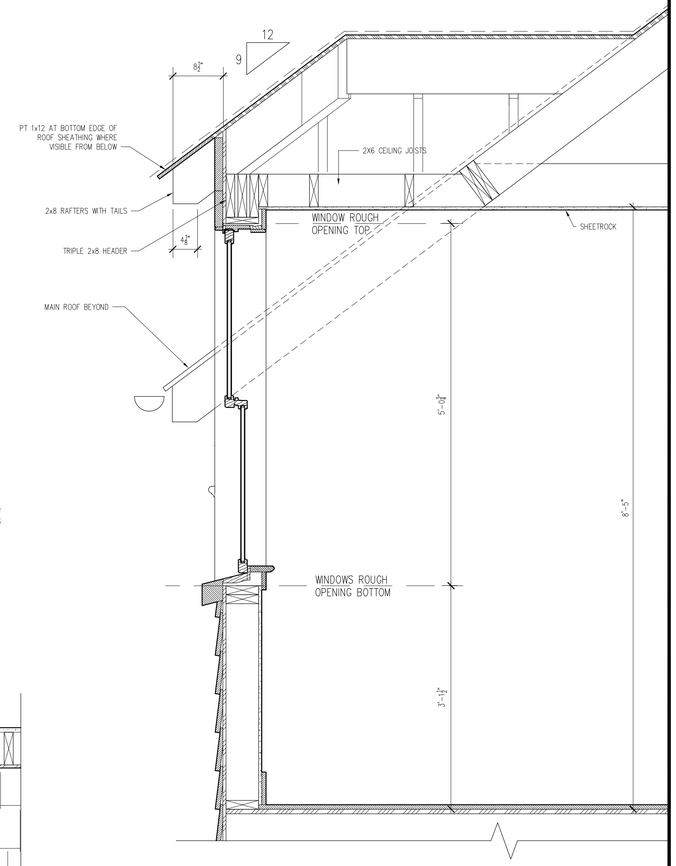
DETAIL ELEVATION OF DORMER

1"=1'-0"



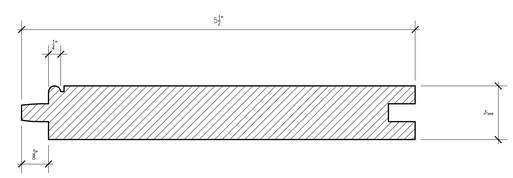
HORIZONTAL SECTION THORUGH DORMER

1"=1'-0"



VERTICAL SECTION THROUGH DORMER

1"=1'-0"



TONGUE & GROOVE WOOD DETAIL

THIS IS THE PROFILE FOR PORCH CEILINGS AND ALL INTERIOR T&G. IT IS AVAILABLE FROM GARY NORTEN/THE TIMBER SHOP: 843 906-4385, OR BUCK LUMBER.

PRELIMINARY

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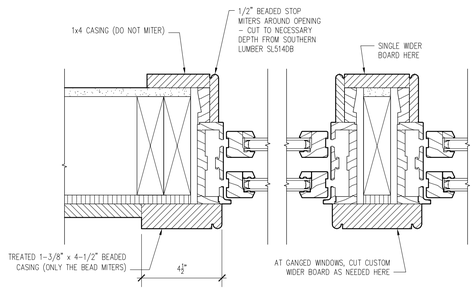
223C SAINT PHILIP STREET
CHARLESTON, SC

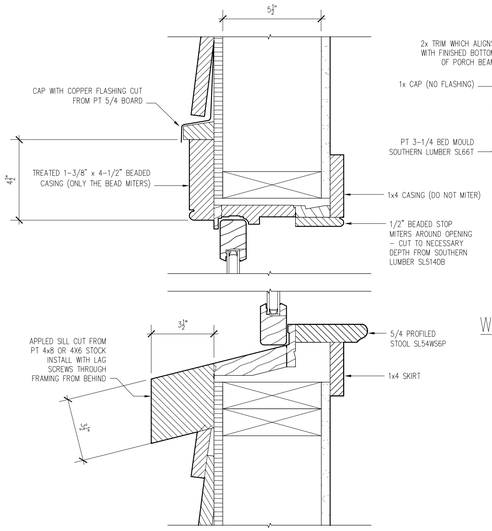
A3.1

DRAWN BY: A. GOULD

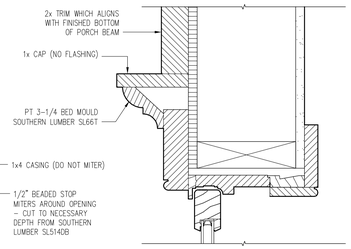
DATE: 3-29-20



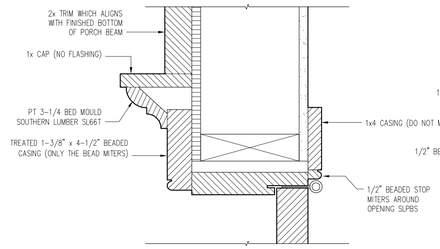
WINDOW TYPICAL HORIZONTAL SECTION



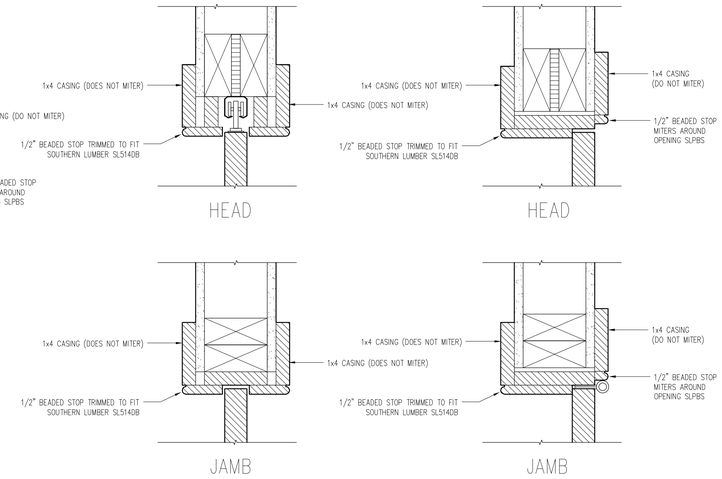
WINDOW TYPICAL VERTICAL SECTION



WINDOW HEAD UNDER PORCHES



DOOR HEAD UNDER PORCHES

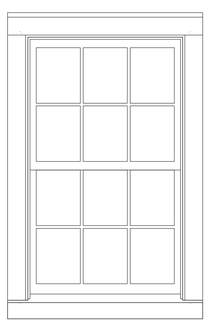


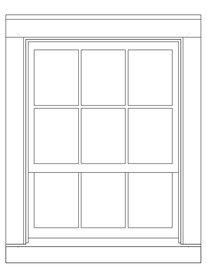
INTERIOR POCKET DOOR

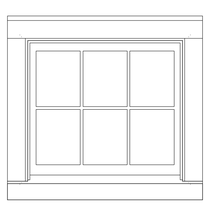
INTERIOR HINGED DOOR

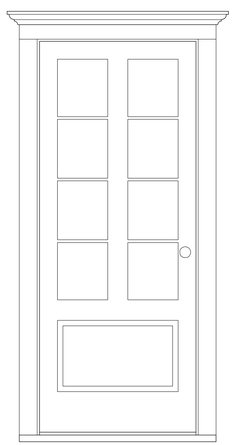
WINDOW AND DOOR TRIM DETAILS

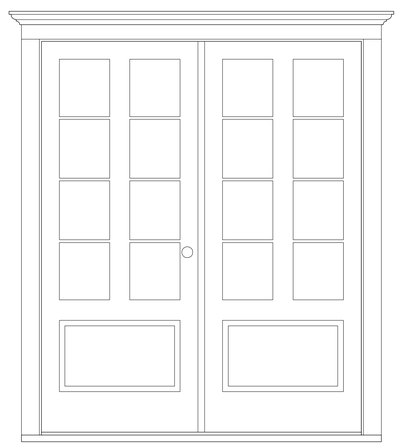
3"=1'-0"











JELD-WEN SITELINE WOOD 6-OVER-6 SIMULATED DIVIDED LITE WINDOWS (WITH SPACER BARS)

CALL NUMBER: SWD3760
QTY:

6-9/16" JAMBS
PRIMED EXTERIOR
PRIMED INTERIOR
5/8" PUTTY/PUTTY MUNTIN BARS
NO SCREENS
NO CASING
NO SILL EXTENSIONS
BRONZE SPACER BARS
CHESTNUT BRONZE HARDWARE

FRAME SIZE: 37-3/8" x 60"
ROUGH OPENING: 38-1/8" x 60-3/4"

TEMPERED GLAZING SHALL BE FURNISHED FOR LOCATIONS REQUIRED BY CODE.

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PROPOSED NEW
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223C SAINT PHILIP STREET
CHARLESTON, SC

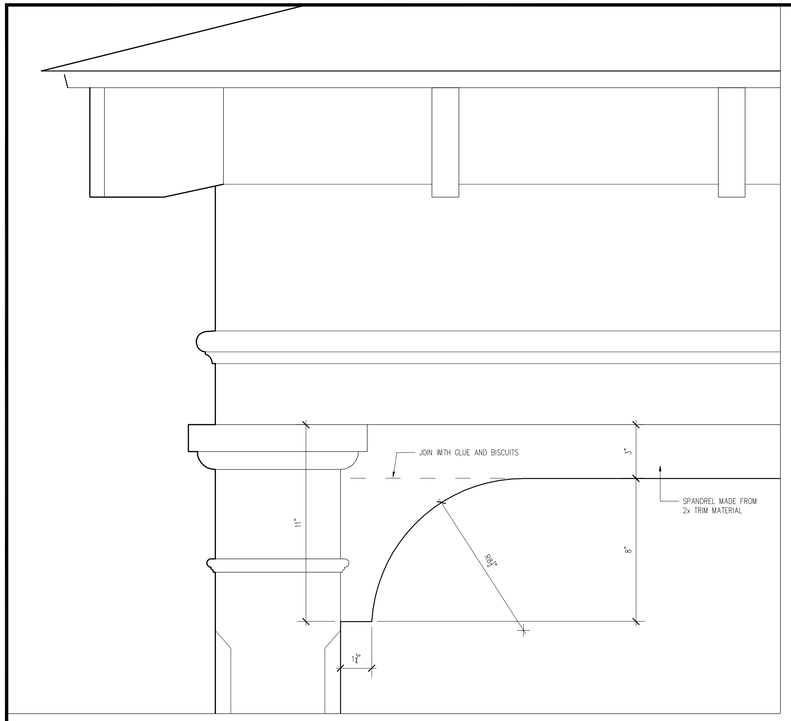
WINDOW AND DOOR SCHEDULE

3/4"=1'-0"

A3.2

DRAWN BY: A. GOULD

DATE: 3-29-20



PORCH SPANDREL DETAIL
SCALE: 3" = 1'

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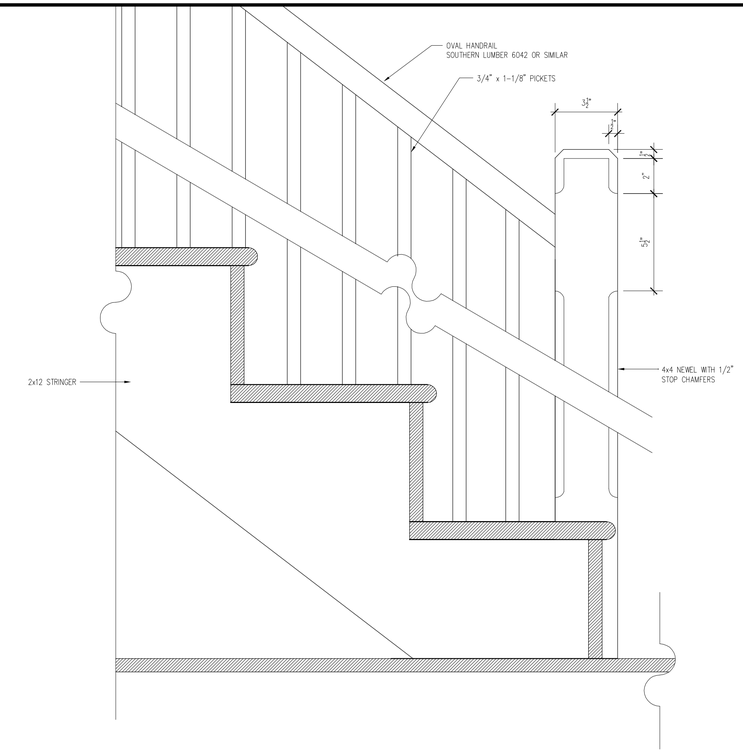
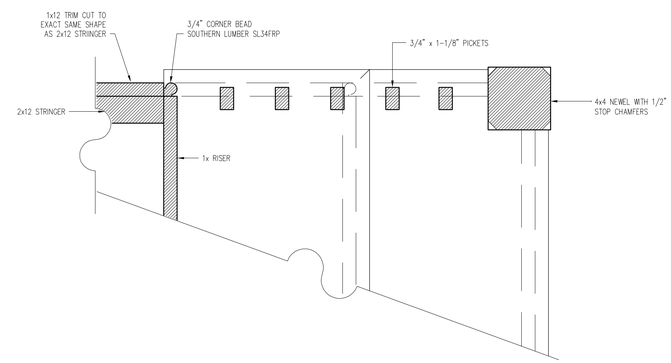
NO SHOE MOULDING PERMITTED AT EDGE OF FLOORING.





STAIRCASE SECTION DETAILS
SCALE: 3" = 1'

PRELIMINARY

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PROPOSED NEW
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223C SAINT PHILIP STREET
CHARLESTON, SC

DETAILS

A3.3

DRAWN BY:
A. GOULD

DATE: 3-29-20

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