City of Charleston

BOARD OF ARCHITECTURAL REVIEW - LARGE

Virtual Meeting of July 22, 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, July 22nd:

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. Request to speak or leave a comment via email to Boards@charleston-sc.gov. If requesting to speak or leaving a comment, please provide the meeting date and project, your name, address, and telephone number;
3. 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/;
4. 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 February 12, 2020 meeting.

Agenda Item #2

54 SAINT PHILIP STREET
TMS # 457-04-02-043

Request approval for partial demolition of Simons Center for the Arts to include two-story masses fronting Saint Philip Street, the sunken courtyard, and the sculpture/scene shops fronting rear.

c. post 1976 / Old and Historic District

Agenda Item #2

Applicant's Presentation

ZONING

Building is zoning compliant and does not require any Variances or Special Exceptions.

City Project ID: 161130-54Saint PhillipSt-1

FEMA: Zone "X"

PREVIOUS MEETINGS

TRC REVIEW : 12/15/2016
BAR-L STAFF : INFORMAL REVIEW : 02/06/2020

CONTACT

Lliollio Architecture : Andy Clark AIA
147 Wappoo Creek Drive |Suite 400 |Charleston SC 29412
o. 843.762.2222

liollio architecture | HGA | COLLEGE of CHARLESTON

54 ST PHILIP STREET
ALBERT SIMONS CENTER FOR THE ARTS
PARTIAL DEMOLITION OF BUILDING

MEETING: APRIL 22, 2020
BOARD OF ARCHITECTURAL REVIEW
DEMOLITION APPLICATION

PROJECT DESCRIPTION:

This proposal requests permission to partially demolish the Simons Center for the Arts Building. The extent of demolition includes the 2-story masses that front St. Philip Street, the sunken courtyard along St. Philip Street, and the sculpture /scene shops that front the alley adjacent to Sterling Campus Center Apartments.

The Simons Center for the Arts was constructed in 1978 and designed by Lucas and Stubbs. In the late 1990s, the Cato Center was constructed to expand the program for the School of the Arts; Stevens & Wilkinson designed the addition. Over the last two centuries, the site underwent a number of evolutions. Previously, the site was occupied by the Brith Sholom Synagogue with a series of associated buildings, a number of single-family and multi-family buildings. Prior to the start of construction, a parking lot and series of shops occupied the majority of the site.

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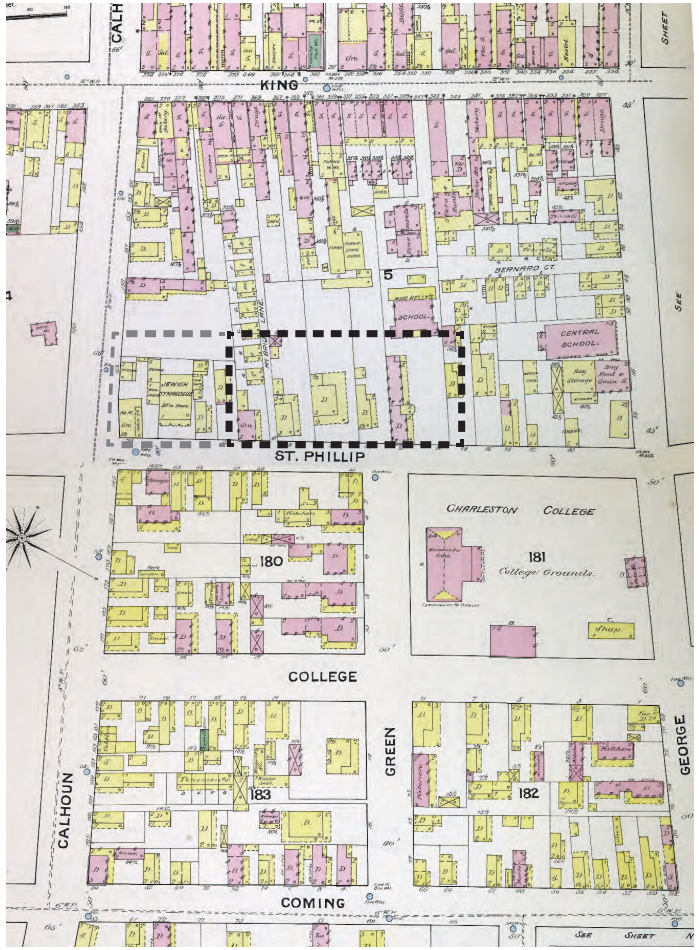
1888 SANBORN MAP



Site with Simons outlined in Black and Cato outlined in Grey

1902 SANBORN MAP

1944 SANBORN MAP

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
SANBORN MAPS

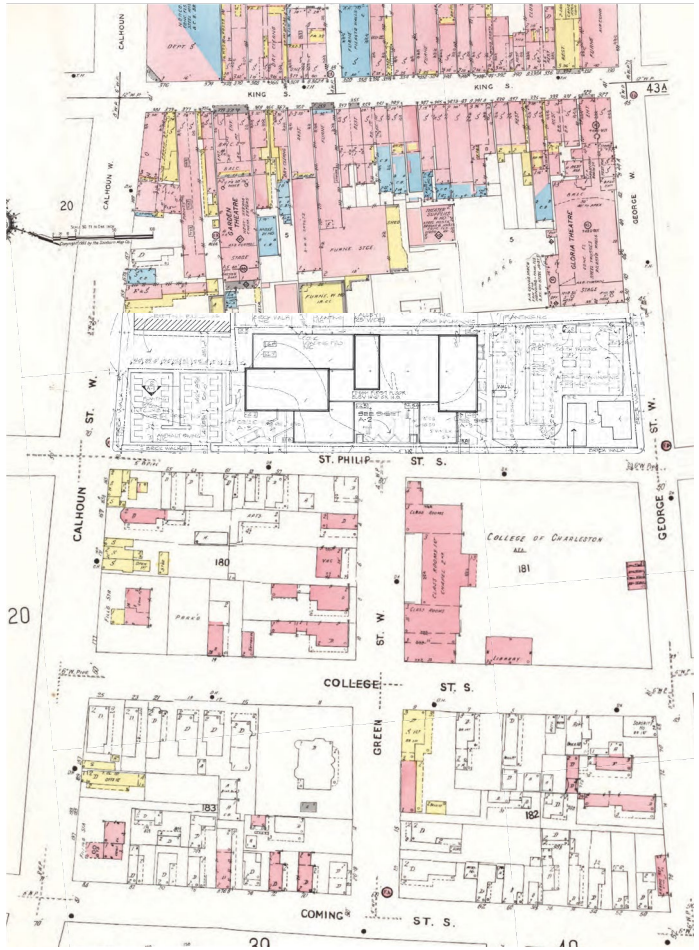
1

DATE. 04.22.2020

1955 SANBORN MAP

Site with Simons outlined in Black and Cato outlined in Grey

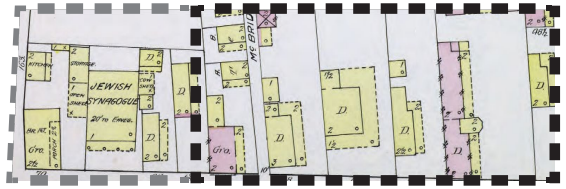
1955 SANBORN MAP w/ 1976 SIMONS PLAN OVERLAYED



COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
SANBORN MAPS

DATE. 04.22.2020

1888 SANBORN MAP



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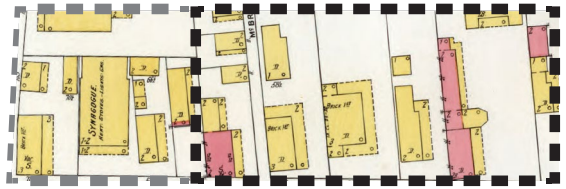
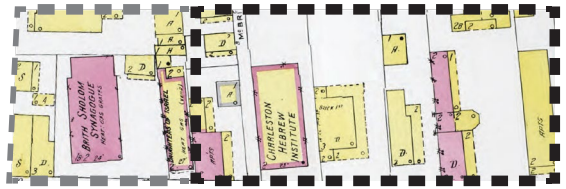
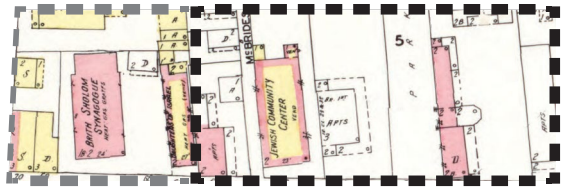


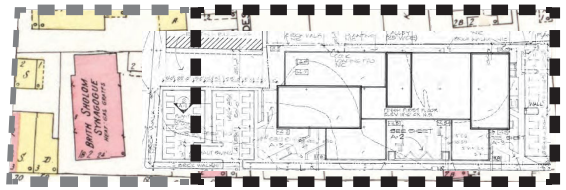
1944 SANBORN MAP



1955 SANBORN MAP



1955 SANBORN MAP
w/ **1976** OVERLAY



1943

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COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
HISTORICAL AERIAL

DATE. 04.22.2020

1993

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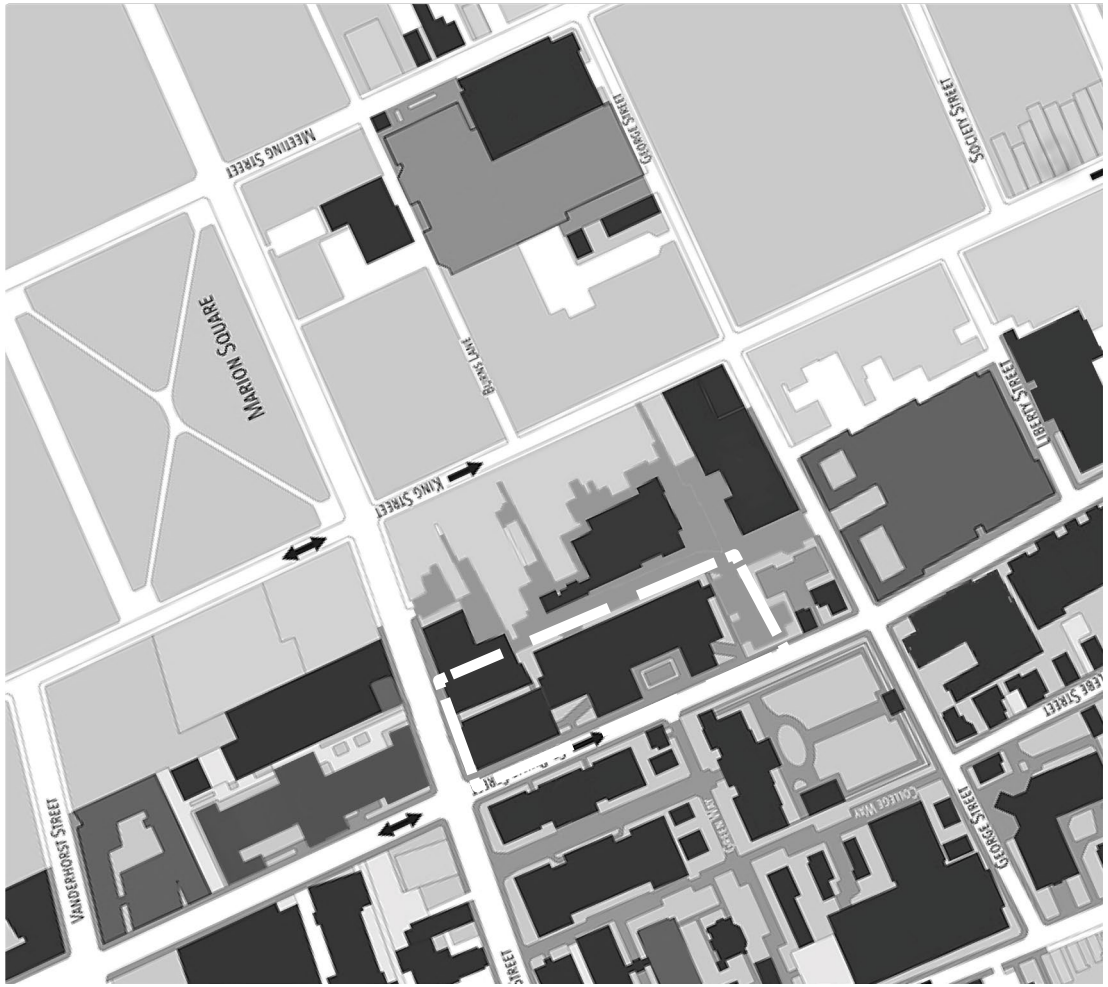
COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
HISTORICAL AERIAL

DATE. 04.22.2020

CURRENT

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
AERIAL

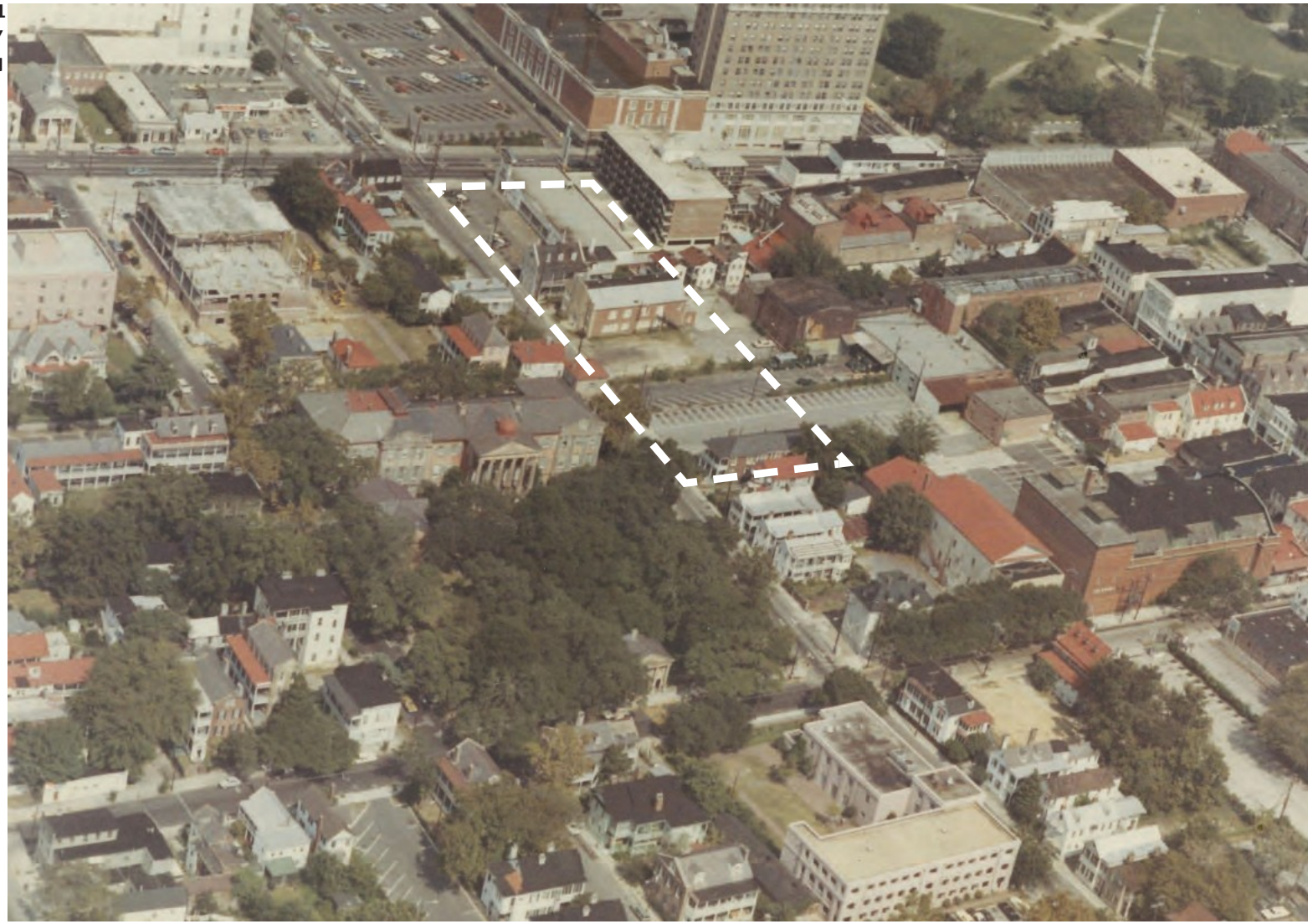
DATE. 04.22.2020



COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
CAMPUS MAP

DATE. 04.22.2020

1971
SMALLS LIBRARY
CONSTRUCTION



1971
SMALLS LIBRARY
CONSTRUCTION

SITE
PRE-CONSTRUCTION

RHODES FURNITURE
AND GLORIA PARKWAY
IN FOREGROUND

1973
MAYBANK HALL
CONSTRUCTION

LATE 70S
SIMONS
CONSTRUCTION

LATE 70S
SIMONS
CONSTRUCTION

UNKNOWN DATE
SIMONS

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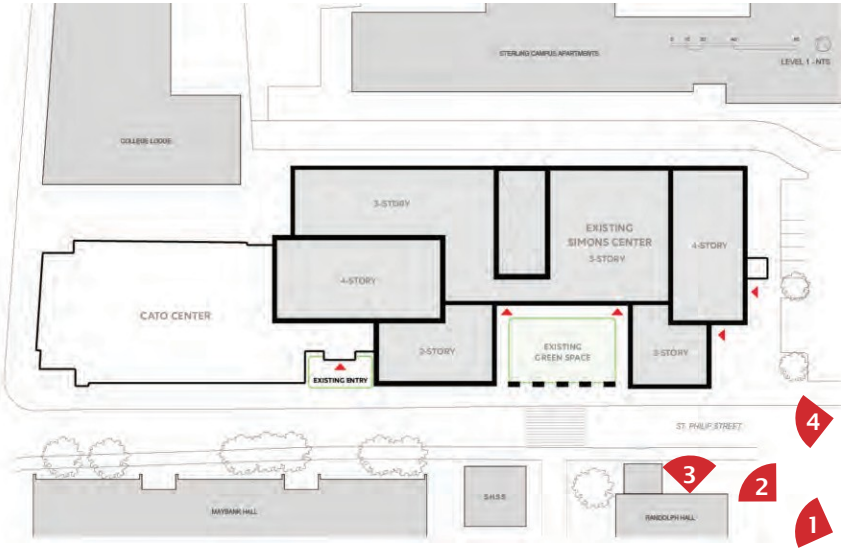
COLLEGE of CHARLESTON

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
EXISTING PHOTOS
FROM STREETS

DATE. 04.22.2020



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COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
EXISTING PHOTOS
FROM RANDOLPH HALL

DATE. 04.22.2020

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COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
EXISTING PHOTOS
COURTYARD

DATE. 04.22.2020

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COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
AERIAL OF SITE

DATE. 04.22.2020

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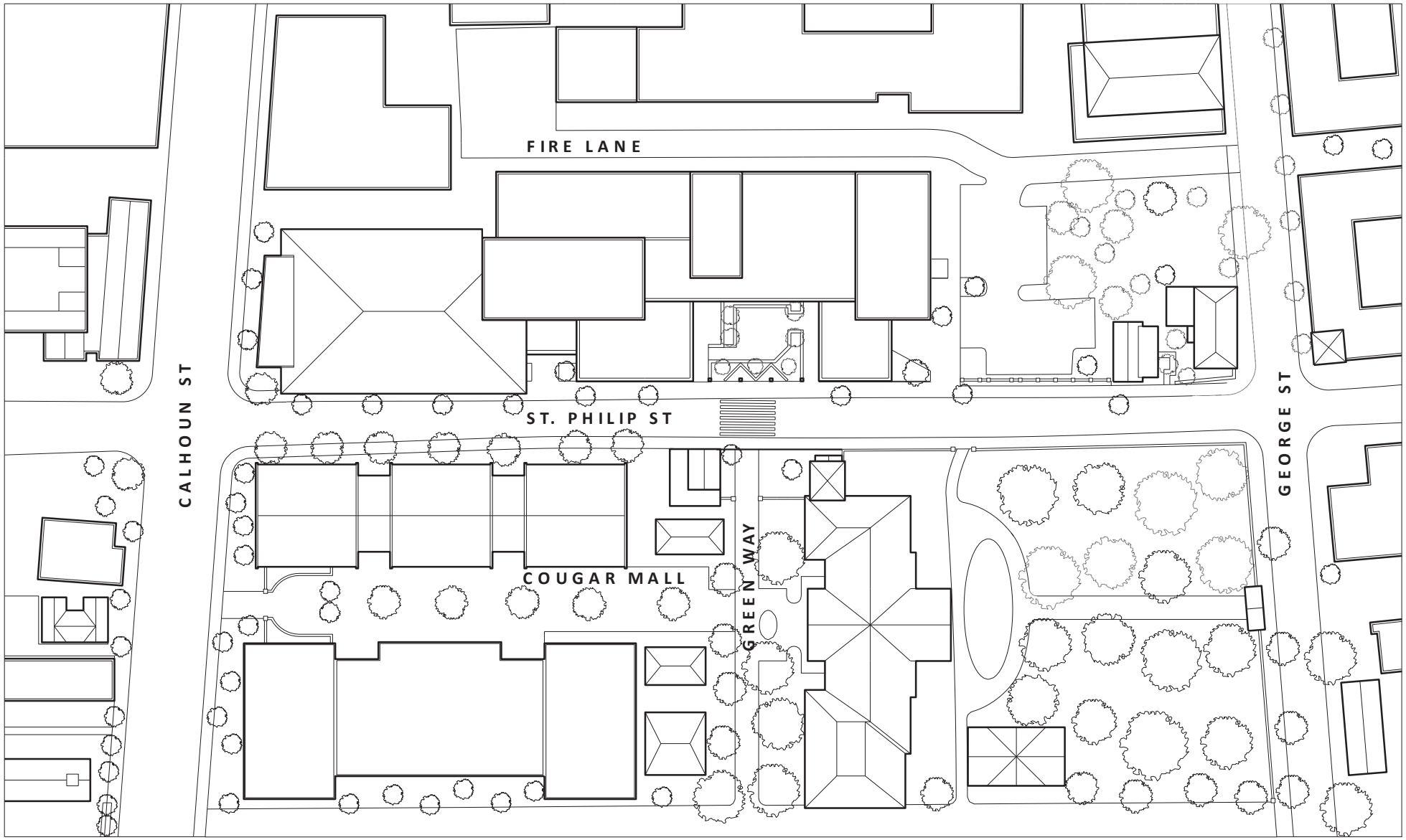
COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
AERIAL OF SITE DEMOLITION

DATE. 04.22.2020

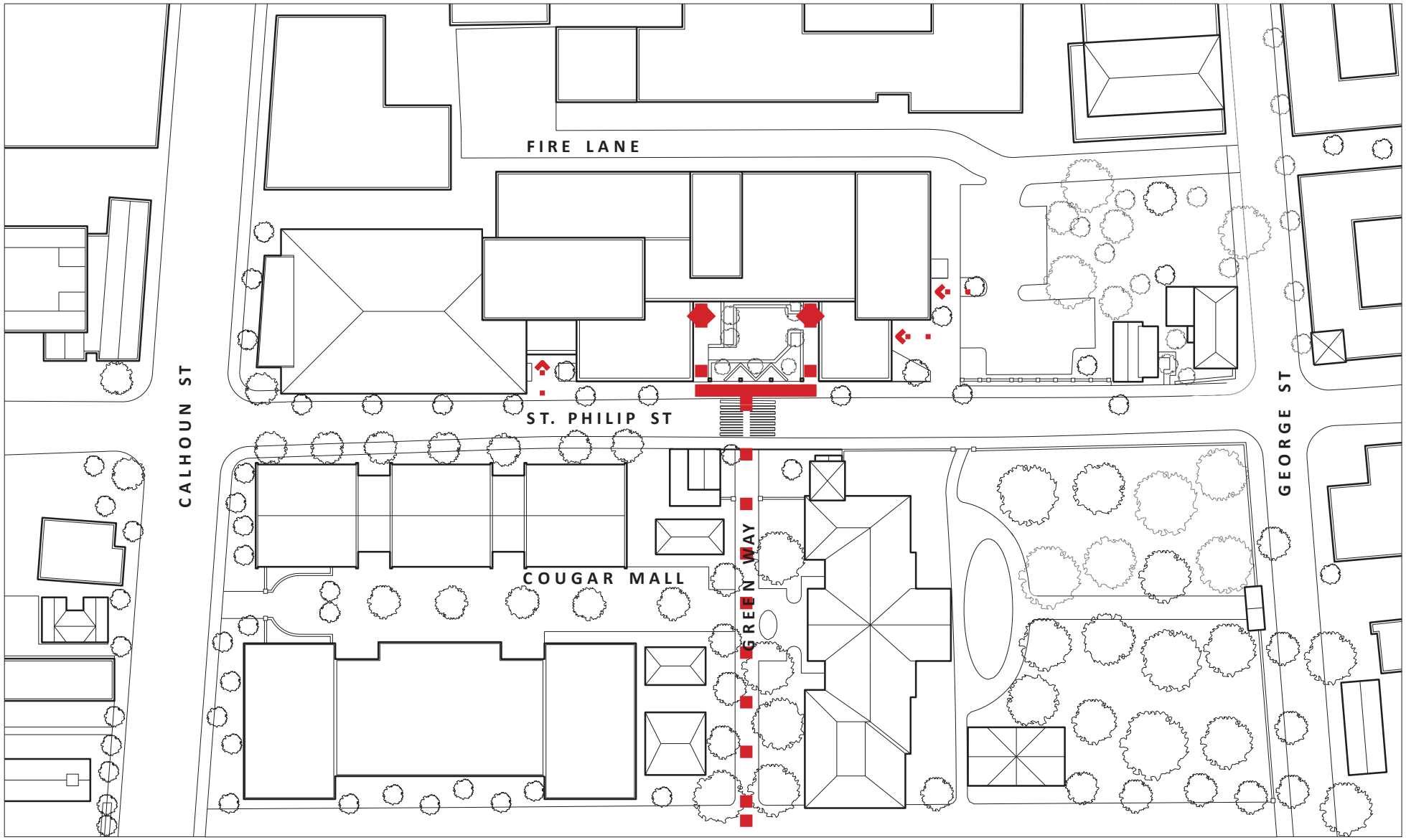


0 20 40 80 160

1/32" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
SITE DIAGRAM
EXISTING

DATE. 04.22.2020



AXIS / ENTRANCES

0 20 40 80 160
1/32" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
SITE DIAGRAM
EXISTING

DATE. 04.22.2020

AXIS / PEDESTRIAN CIRCULATION

0 20 40 80 160

1/32" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

SITE DIAGRAM
EXISTING

DATE. 04.22.2020

DEMOLITION

0 20 40 80 160
1/32" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

SITE DIAGRAM
EXISTING

DATE. 04.22.2020

GENERAL NOTES - DEMO PLANS

A. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION ABOUT DEMOLITION AND PRESERVATION OF EXISTING STRUCTURE.

B. SELECTIVE REMOVAL OF EXISTING BRICK FINISHES TO OCCUR IN LOBBY AND STUDENT COLLABORATION AREAS; SEE RENDERINGS FOR MORE INFORMATION.

LEGEND

- DEMO LANDSCAPE
- DEMO WALLS & FINISHES; KEEP STRUCTURE
- DEMO BOTH WALLS, FINISHES & STRUCTURE

KEYNOTES - DEMO PLANS

1. DEMO EXTERIOR WALLS AND INTERIOR FINISHES. PRESERVE EXISTING FLOOR, COLUMN, & ROOF STRUCTURE
2. DEMO ENTIRE STRUCTURE OF HATCHED AREA, IN PREPARATION OF NEW ADDITION
3. DEMOLISH LANDSCAPE FORMS & ELEMENTS INCLUDING ST PHILIP STREET ARCHWAY
4. REMOVE BRICK PAVER FLOOR
5. SEE MEP NARRATIVE FOR INFORMATION ON REMOVAL / RE-LOCATION OF MECHANICAL EQUIPMENT
6. EXISTING GUARDRAILS AND FINISHES AT FLOOR TO BE REMOVED IN PREPARATION FOR NEW FLOOR INFILL AT OPENING
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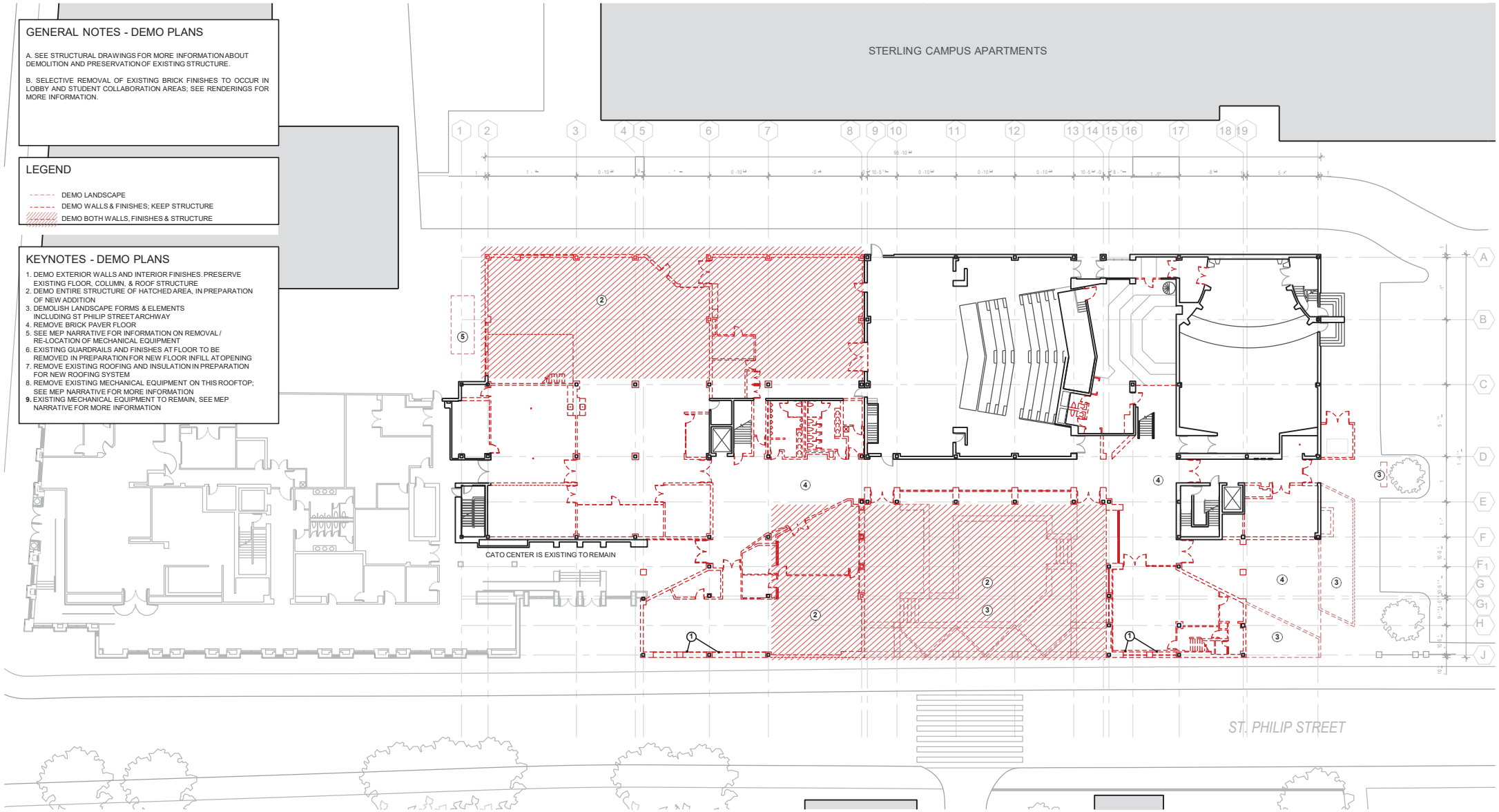

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HGA

COLLEGE of CHARLESTON

0 10 20 40 80

1/16" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

DEMOLITION PLAN LEVEL 1

24

DATE. 04.22.2020

GENERAL NOTES - DEMO PLANS

A.SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION ABOUT DEMOLITION AND PRESERVATION OF EXISTING STRUCTURE.

B.SELECTIVE REMOVAL OF EXISTING BRICK FINISHES TO OCCUR IN LOBBY AND STUDENT COLLABORATION AREAS; SEE RENDERINGS FOR MORE INFORMATION.

LEGEND

- DEMO LANDSCAPE
- DEMO WALLS & FINISHES; KEEP STRUCTURE
- DEMO BOTH WALLS, FINISHES & STRUCTURE

KEYNOTES - DEMO PLANS

1. DEMO EXTERIOR WALLS AND INTERIOR FINISHES. PRESERVE EXISTING FLOOR, COLUMN, & ROOF STRUCTURE
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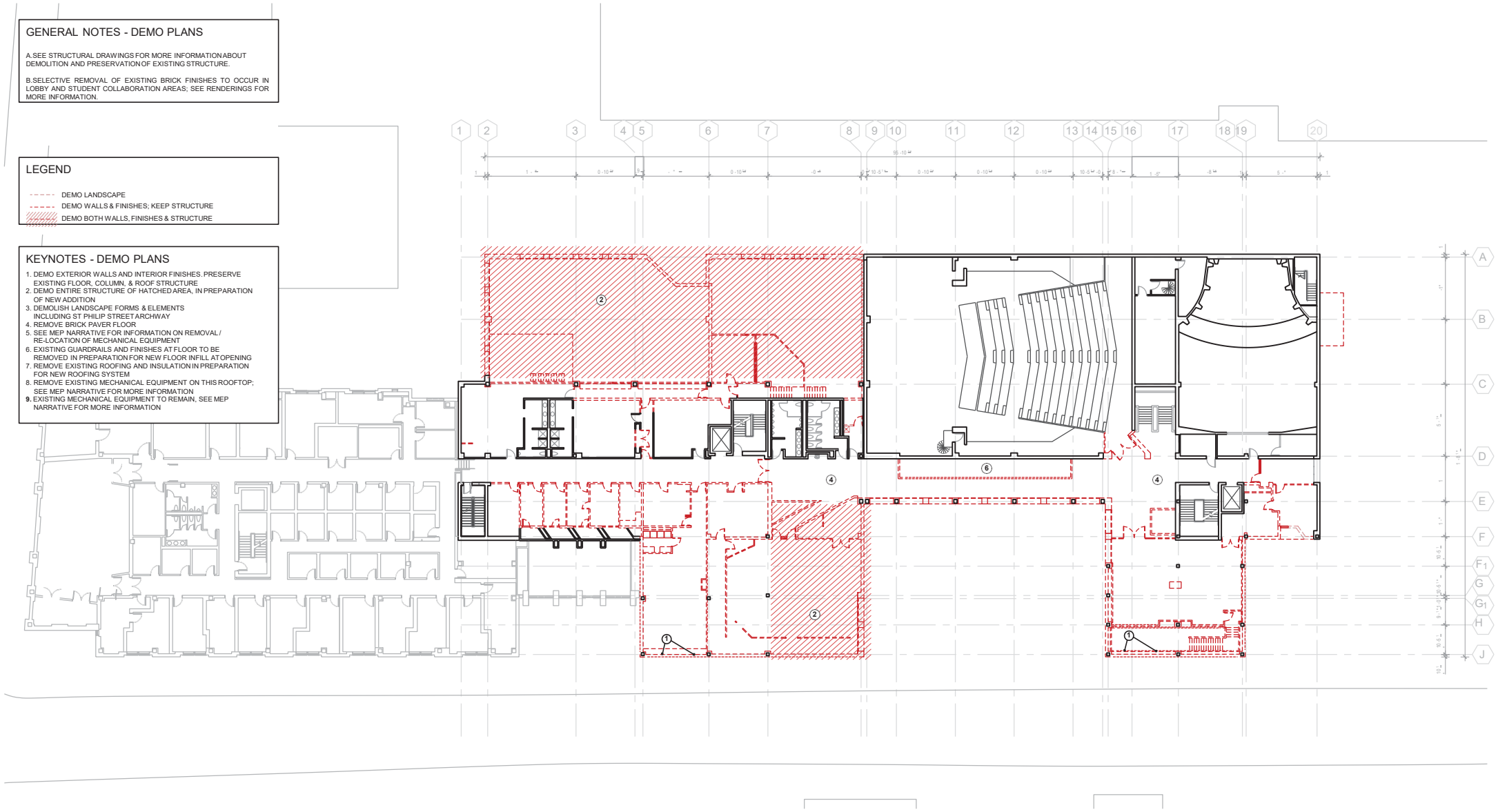

0 10 20 40 80

1/16" = 1'-0"

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COLLEGE of CHARLESTON

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

DEMOLITION PLAN LEVEL 2

25

DATE. 04.22.2020

GENERAL NOTES - DEMO PLANS

A.SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION ABOUT DEMOLITION AND PRESERVATION OF EXISTING STRUCTURE.

B.SELECTIVE REMOVAL OF EXISTING BRICK FINISHES TO OCCUR IN LOBBY AND STUDENT COLLABORATION AREAS; SEE RENDERINGS FOR MORE INFORMATION.

LEGEND

- DEMO LANDSCAPE
- DEMO WALLS & FINISHES; KEEP STRUCTURE
- DEMO BOTH WALLS, FINISHES & STRUCTURE

KEYNOTES - DEMO PLANS

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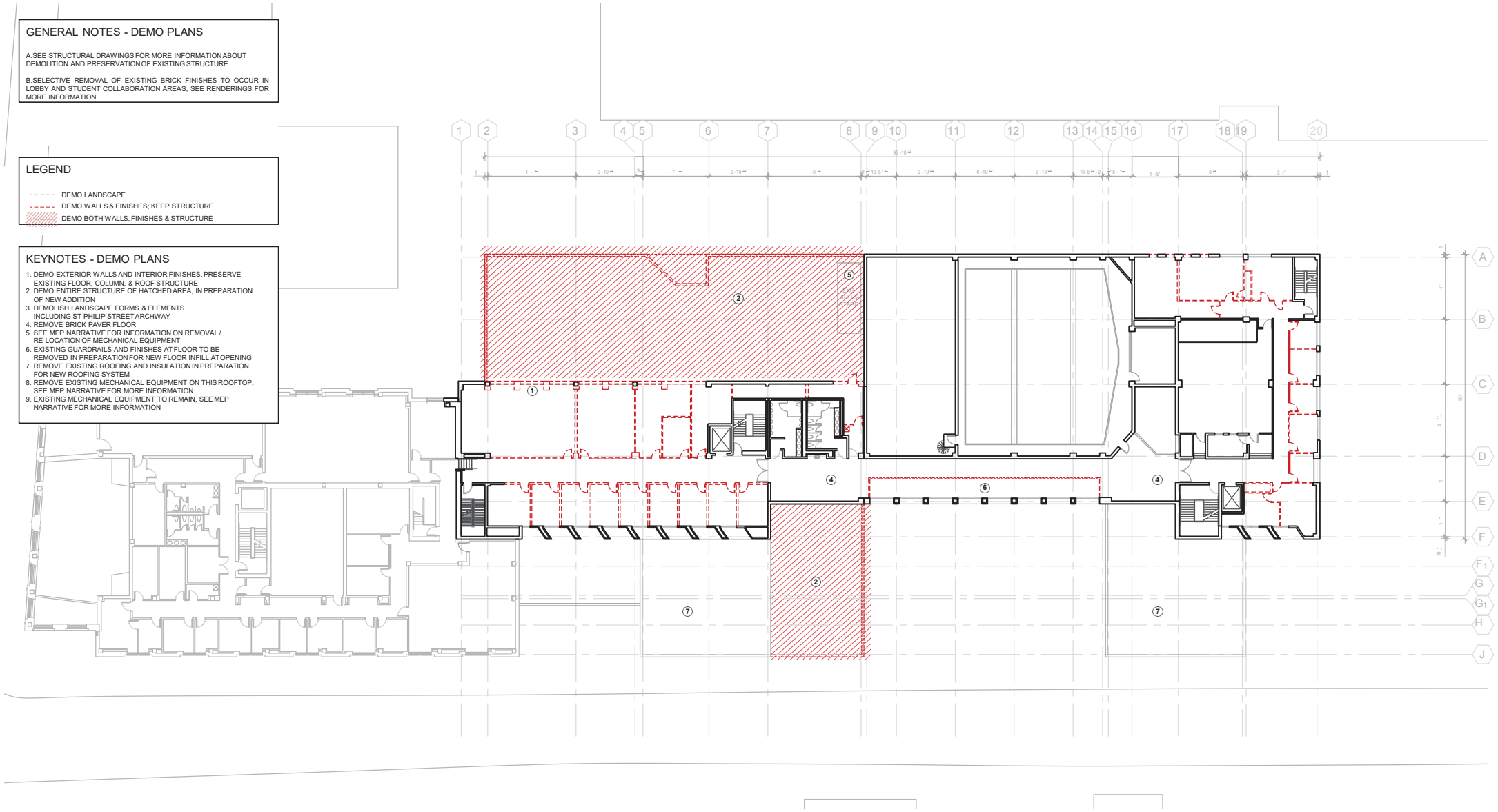

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COLLEGE of CHARLESTON

0 10 20 40 80

1/16" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

DEMOLITION PLAN LEVEL 3

26

DATE. 04.22.2020

GENERAL NOTES - DEMO PLANS

A.SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION ABOUT DEMOLITION AND PRESERVATION OF EXISTING STRUCTURE.

B.SELECTIVE REMOVAL OF EXISTING BRICK FINISHES TO OCCUR IN LOBBY AND STUDENT COLLABORATION AREAS; SEE RENDERINGS FOR MORE INFORMATION.

LEGEND

- DEMO LANDSCAPE
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KEYNOTES - DEMO PLANS

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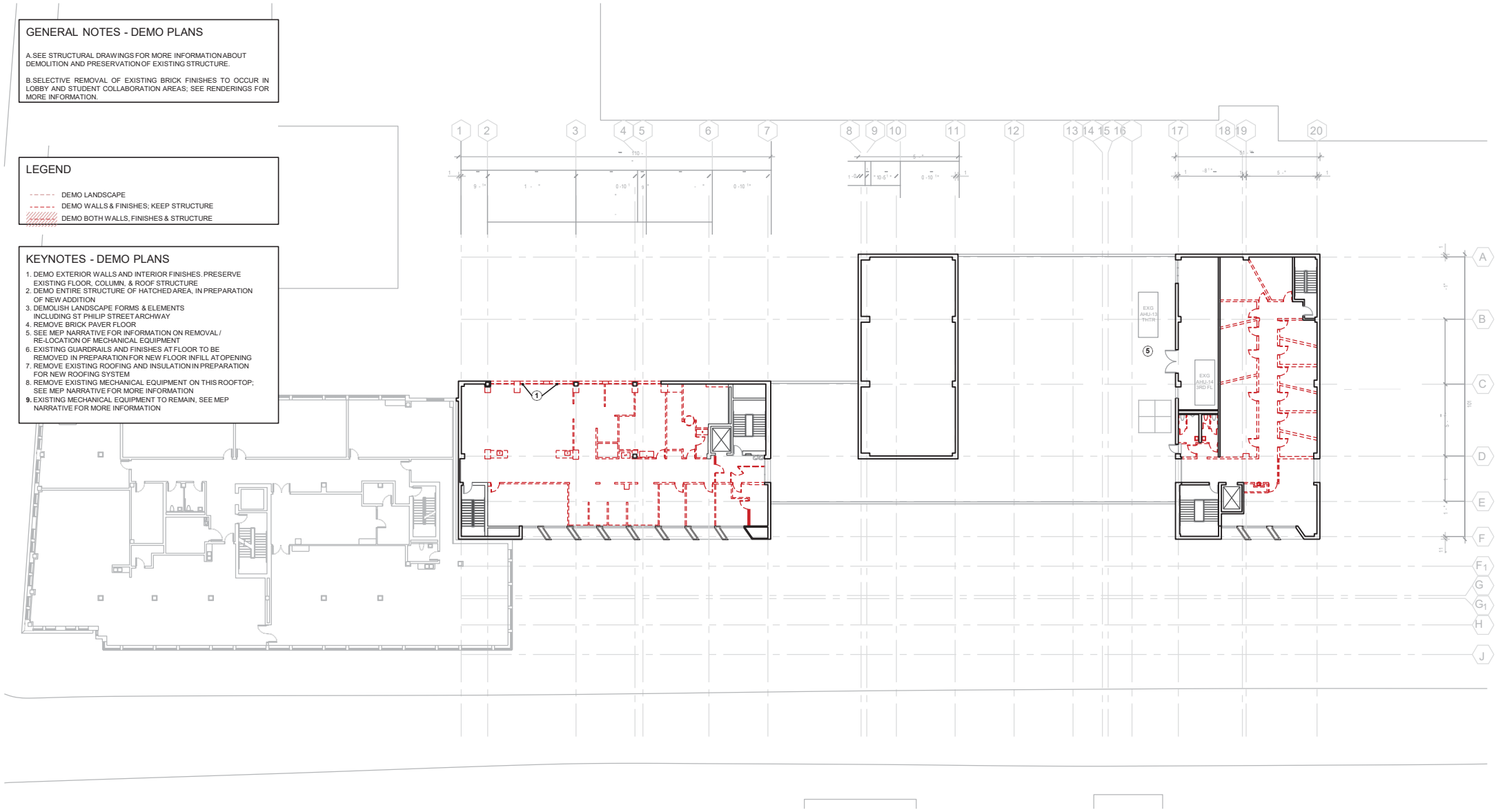

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COLLEGE of CHARLESTON

0 10 20 40 80

1/16" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

DEMOLITION PLAN LEVEL 4

27

DATE. 04.22.2020

GENERAL NOTES - DEMO PLANS

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LEGEND

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- DEMO WALLS & FINISHES; KEEP STRUCTURE
- DEMO BOTH WALLS, FINISHES & STRUCTURE

KEYNOTES - DEMO PLANS

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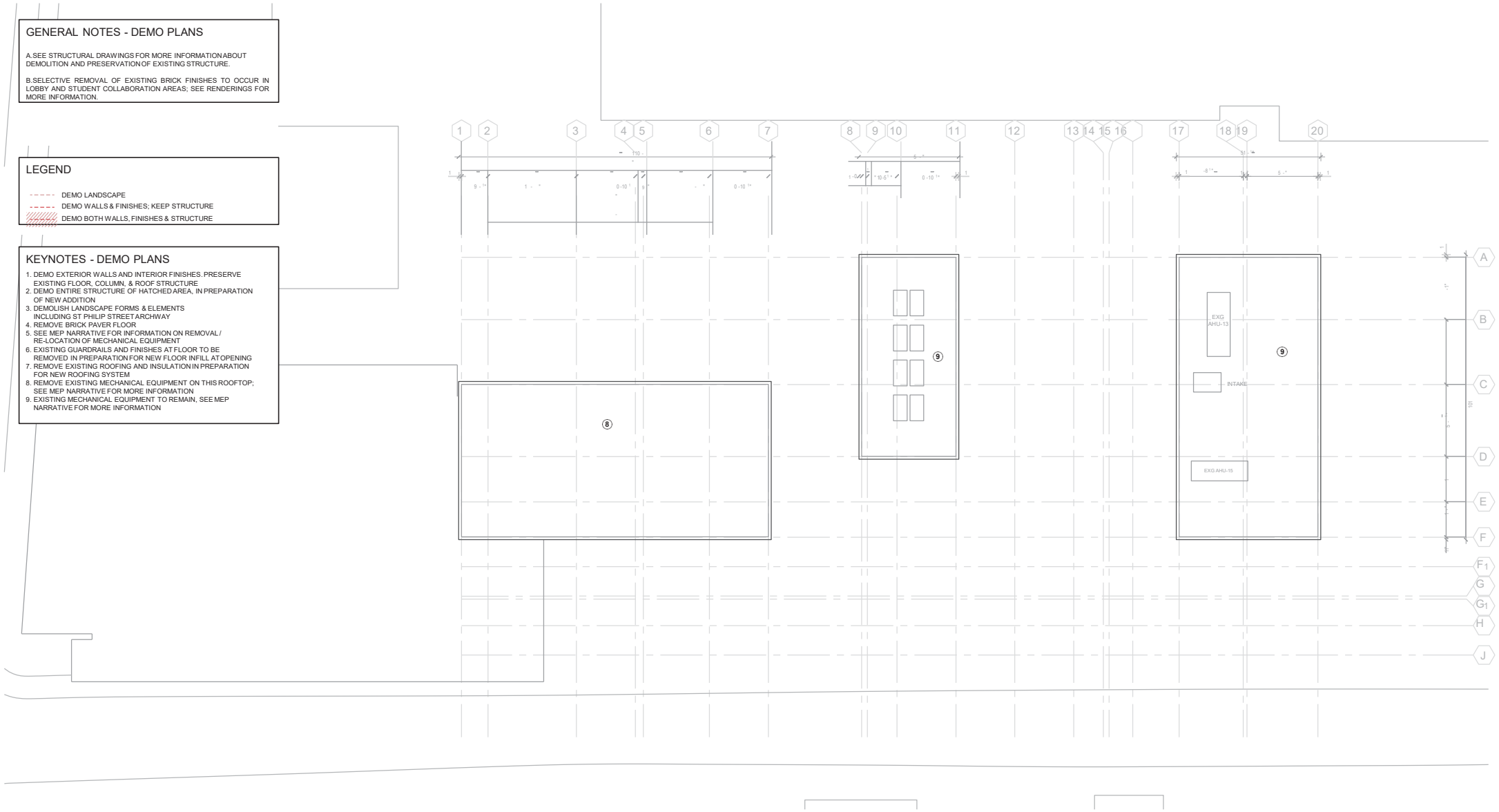

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COLLEGE of CHARLESTON

0 10 20 40 80

1/16" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

DEMOLITION PLAN ROOF

28

DATE. 04.22.2020

Agenda Item #3

54 SAINT PHILIP STREET
TMS # 457-04-02-043

Request conceptual approval for new construction of addition and renovation of Simons Center for the Arts

c. Post 1976 / Old and Historic District

Agenda Item #3

Applicant's Presentation

ZONING

Building is zoning compliant and does not require any Variances or Special Exceptions.

City Project ID: 161130-54Saint PhillipSt-1

PREVIOUS MEETINGS

TRC REVIEW : 12/15/2016
BAR-L STAFF : INFORMAL REVIEW : 02/06/2020

CONTACT

Lliollio Architecture : Andy Clark AIA
147 Wappoo Creek Drive | Suite 400 | Charleston SC 29412
o. 843.762.2222

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54 ST PHILIP STREET

COLLEGE OF CHARLESTON SCHOOL OF THE ARTS
ALBERT SIMONS CENTER FOR THE ARTS
RENOVATION & EXPANSION

MEETING: APRIL 22, 2020
BOARD OF ARCHITECTURAL REVIEW
CONCEPTUAL APPLICATION

PROJECT DESCRIPTION:

This design proposes the renovation and addition to the Simons Center for the Arts Building at the College of Charleston. The extent of the design includes additions to the 2-story masses that front St. Philip Street, re-cladding of the two existing masses, redesigning the sunken courtyard along St. Philip Street, and a 3 story mass in place of the existing 2-story sculpture/scene shops that front the alley adjacent to Sterling Campus Center Apartments.

This proposal allows for essential expansion to the school. The design provides additional classrooms, faculty offices, a new black box theatre, a formal lobby, a central energy plant, and necessary improvements to the existing building.

The new design takes inspiration from the existing Simons Center and the surrounding campus.

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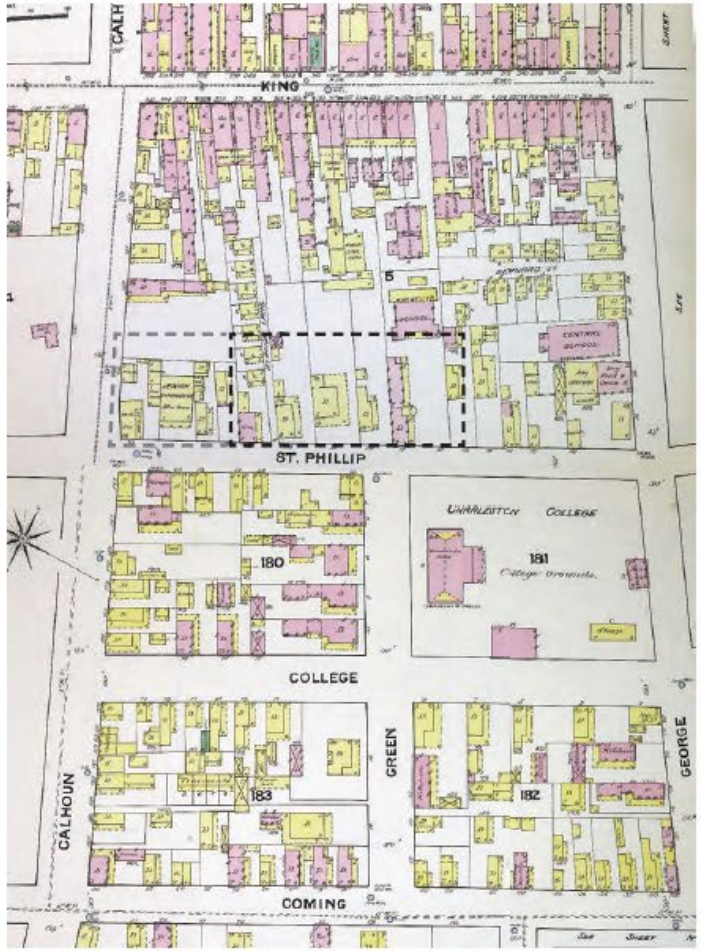
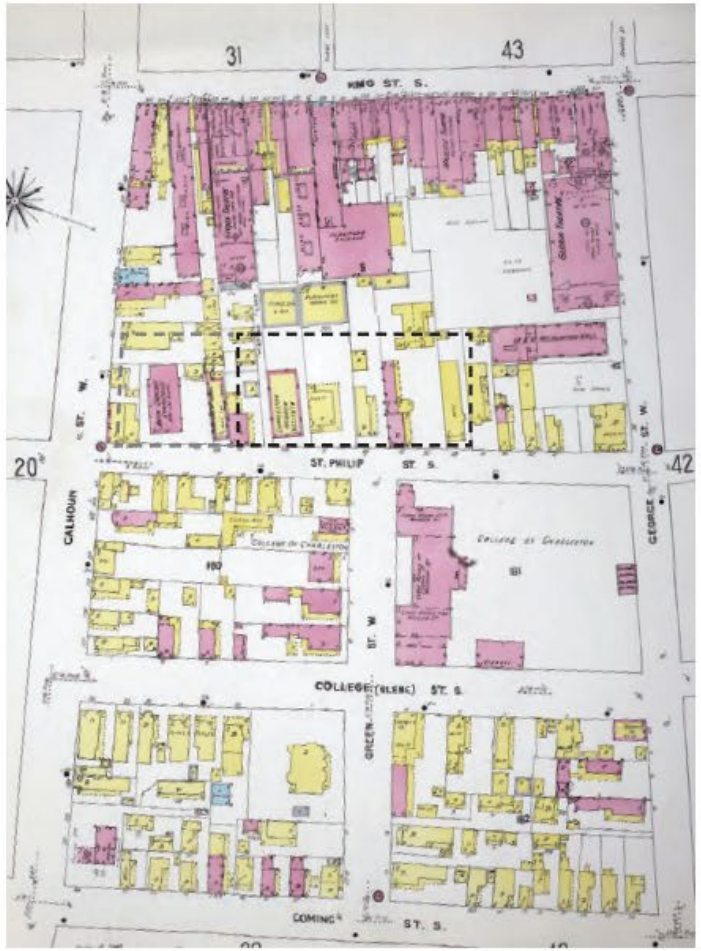
1888 SANBORN MAP



Site with Simons outlined in Black and Cato outlined in Grey

1902 SANBORN MAP

1944 SANBORN MAP

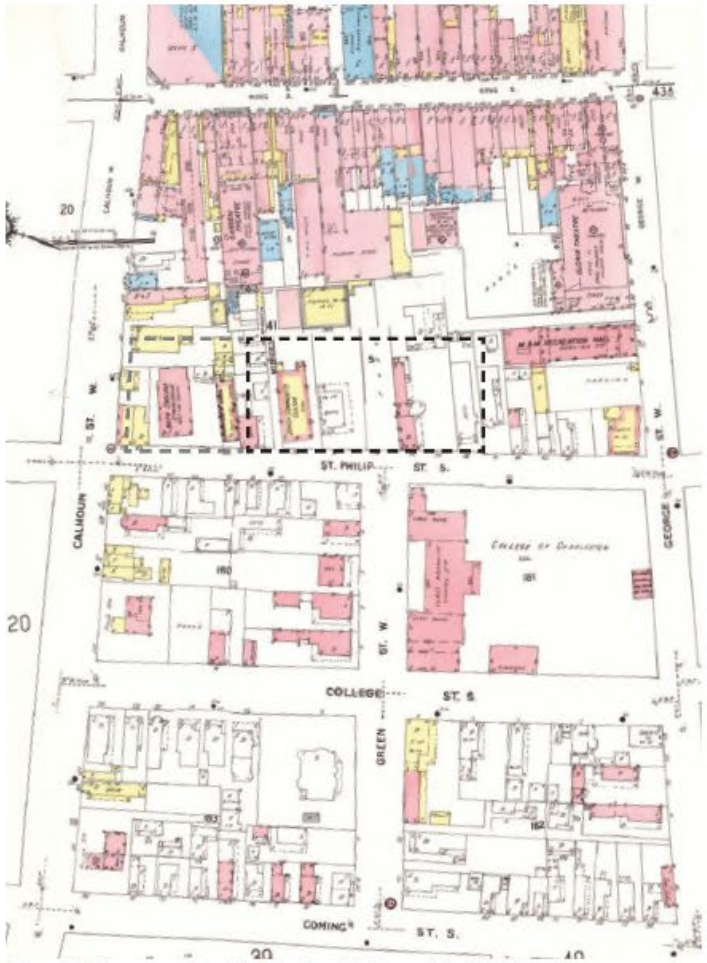


COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
SANBORN MAPS

1

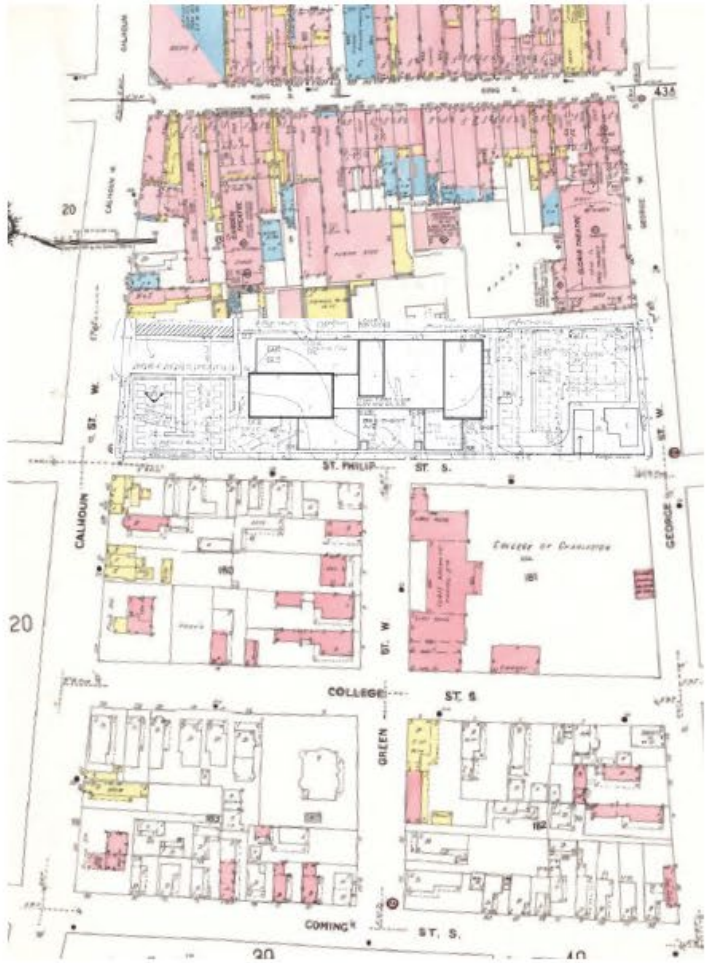
DATE. 04.22.2020

1955 SANBORN MAP



Site with Simons outlined in Black and Cato outlined in Grey

1955 SANBORN MAP w/ 1976 SIMONS PLAN OVERLAYED



COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
SANBORN MAPS

2

DATE. 04.22.2020

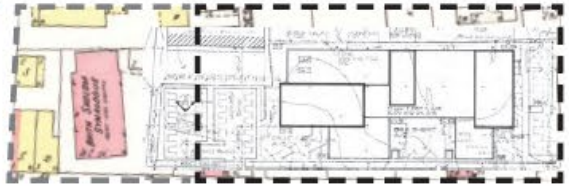
1888 SANBORN MAP

1902 SANBORN MAP

1944 SANBORN MAP

1955 SANBORN MAP

1955 SANBORN MAP
w/ **1976** OVERLAY



1943

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SIMONS CENTER FOR THE ARTS
HISTORICAL AERIAL

DATE. 04.22.2020

1993

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COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
HISTORICAL AERIAL

5

DATE. 04.22.2020

CURRENT

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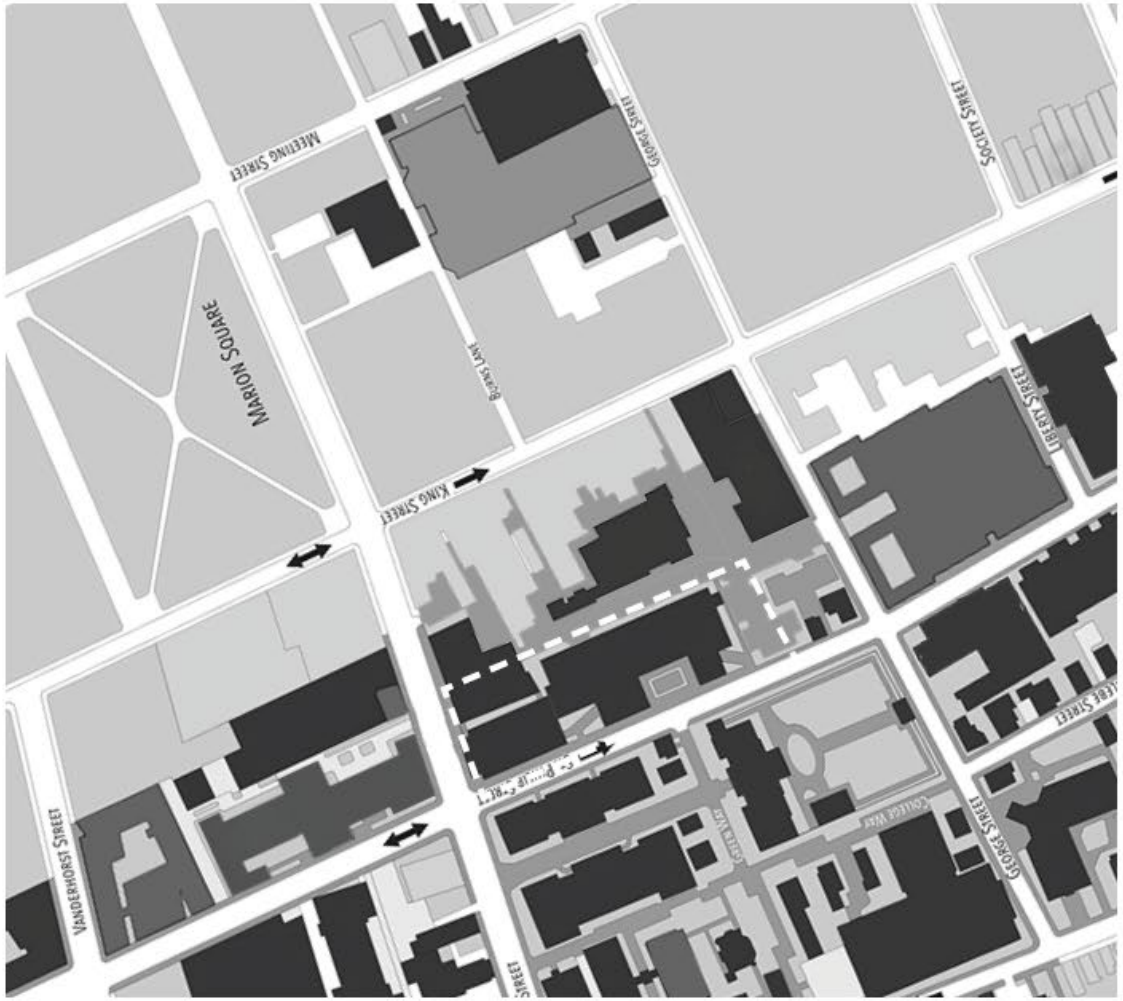
COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
AERIAL

DATE. 04.22.2020

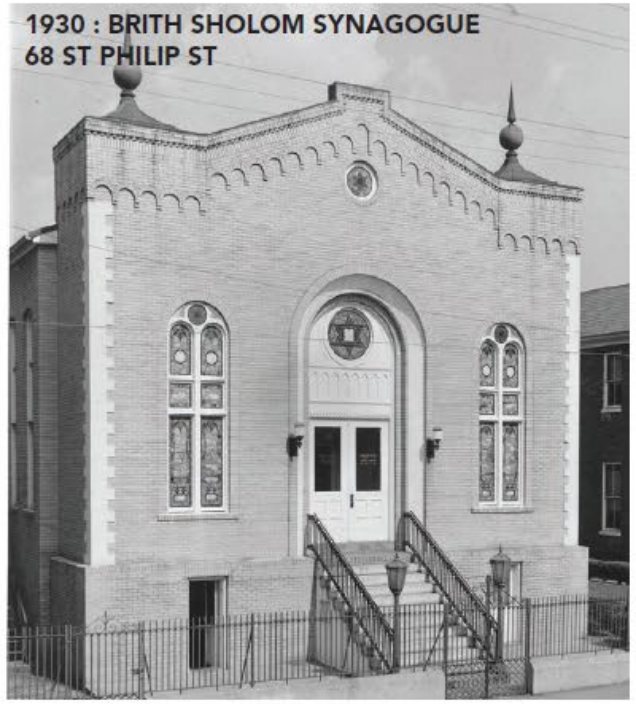


COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
CAMPUS MAP

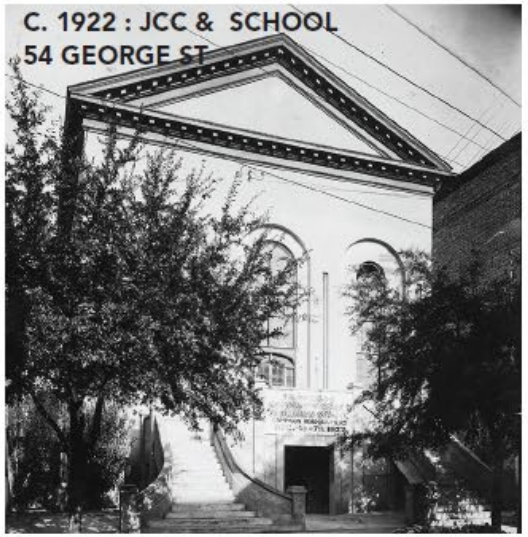
7

DATE. 04.22.2020

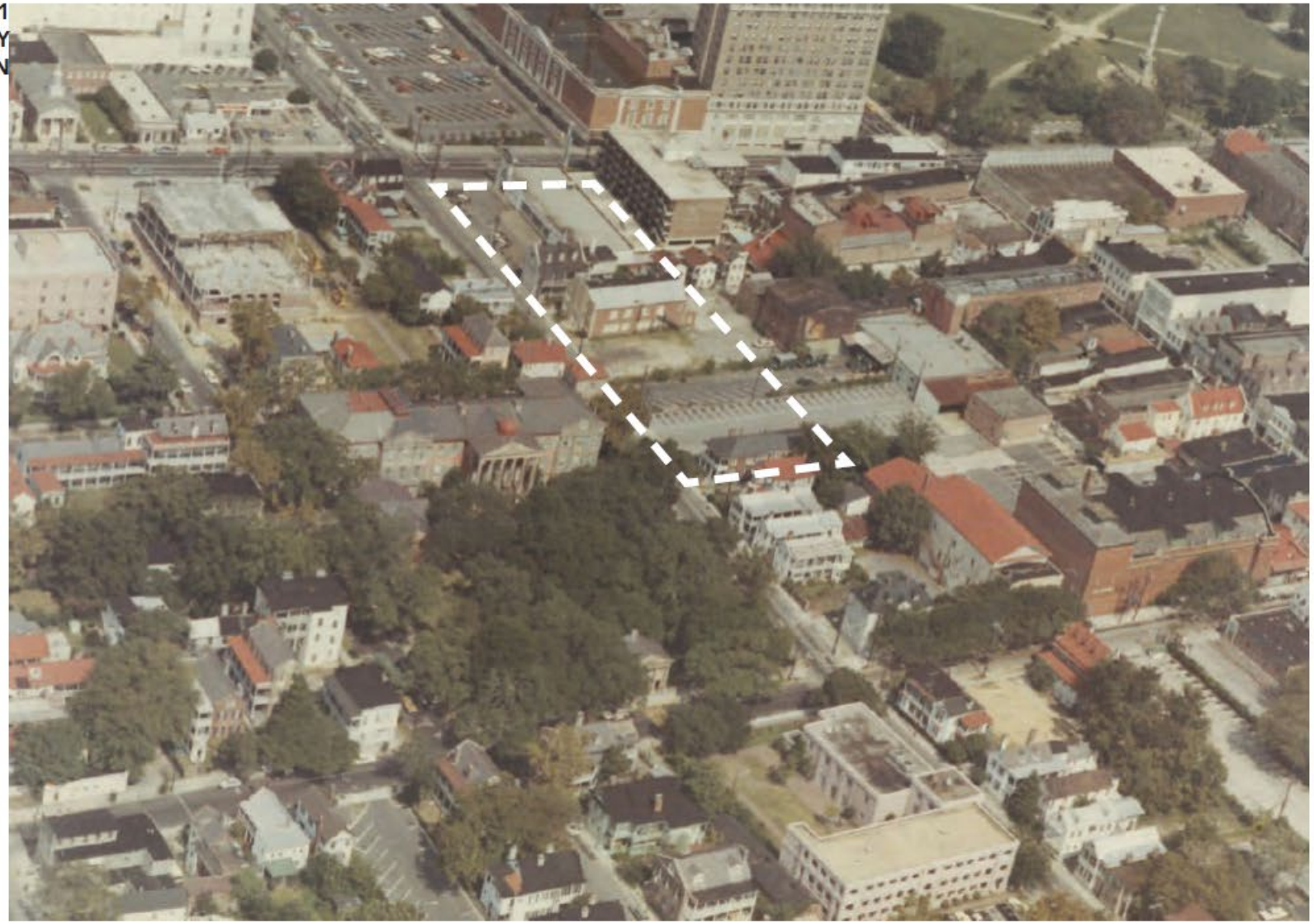
1902 : BRITH SHOLOM SYNAGOGUE
68 ST PHILIP ST


1930 : BRITH SHOLOM SYNAGOGUE
68 ST PHILIP ST

C. 1944 : DAUGHTERS OF ISREAL
64 ST PHILIP ST


C. 1922 : JCC & SCHOOL
54 GEORGE ST

1971
SMALLS LIBRARY
CONSTRUCTION



1971
SMALLS LIBRARY
CONSTRUCTION

SITE PRE-CONSTRUCTION

RHODES FURNITURE AND GLORIA PARKWAY IN FOREGROUND

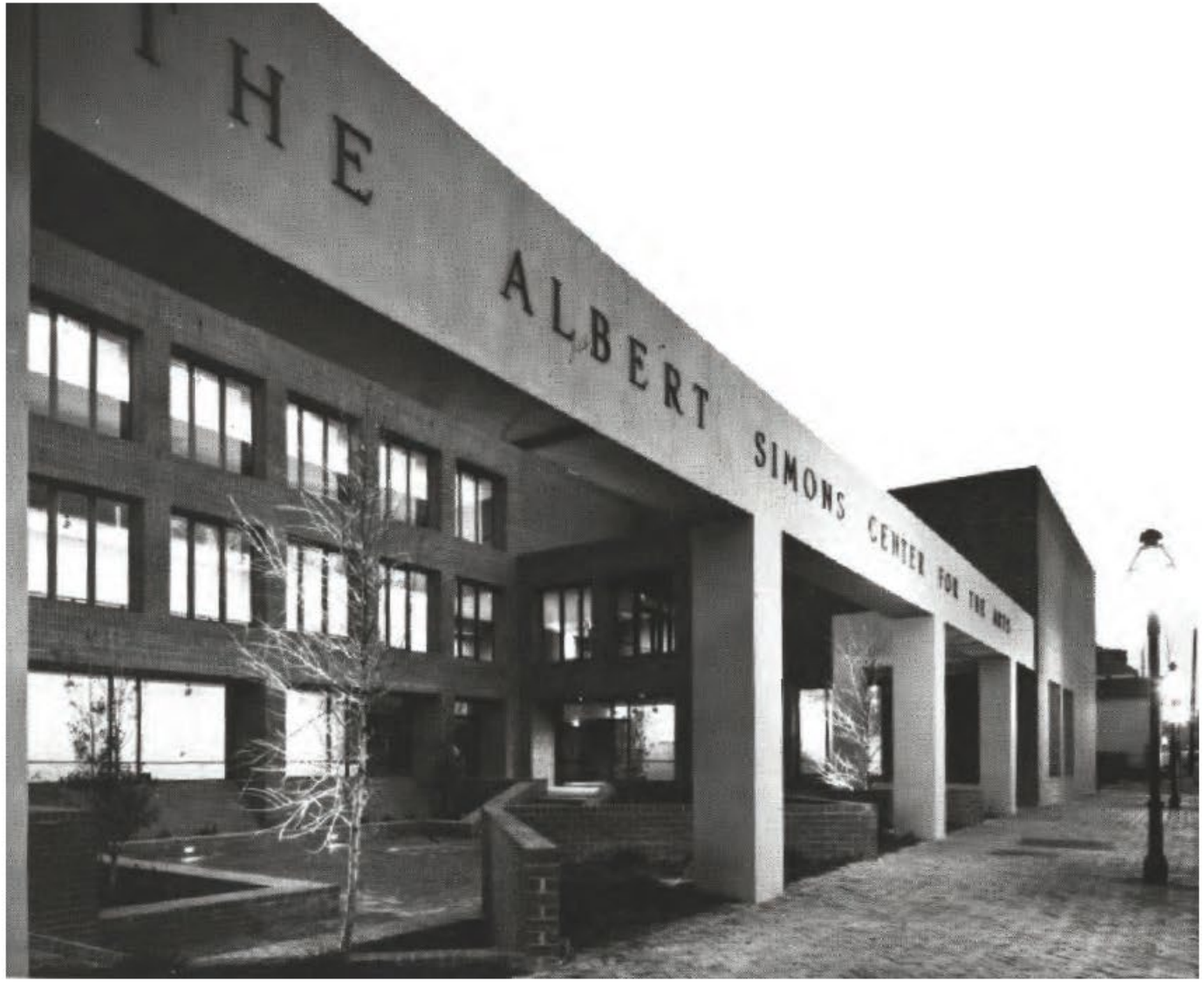
1973
MAYBANK HALL
CONSTRUCTION

LATE 70S
SIMONS
CONSTRUCTION

LATE 70S
SIMONS
CONSTRUCTION

UNKNOWN DATE
SIMONS

UNKNOWN DATE
SIMONS



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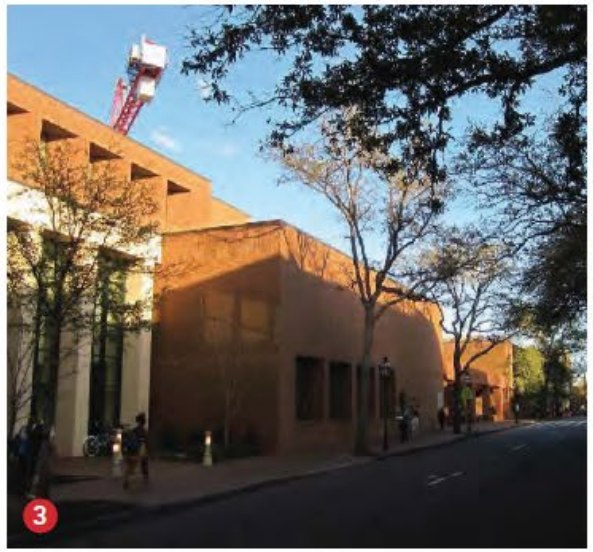
SIMONS



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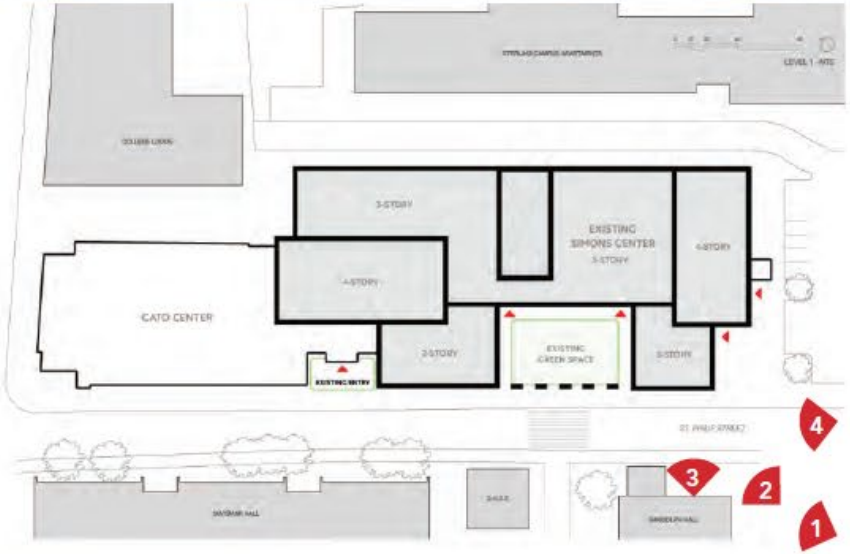
EXISTING PHOTOS FROM STREETS

DATE. 04.22.2020



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COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

EXISTING PHOTOS FROM RANDOLPH HALL

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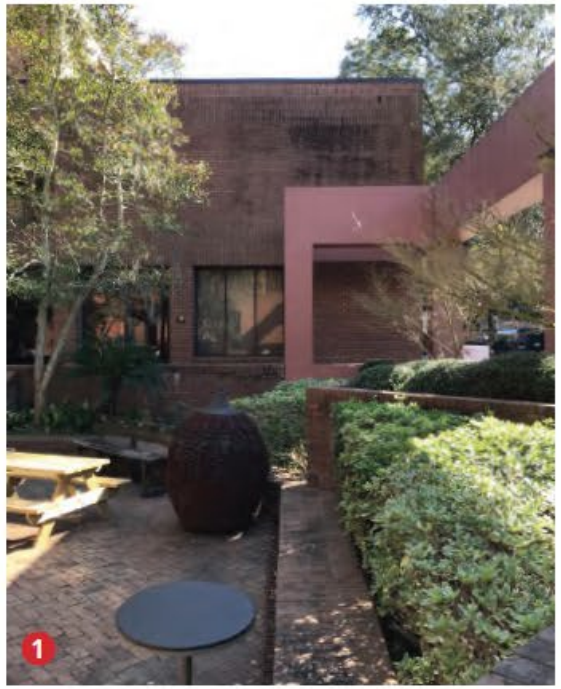

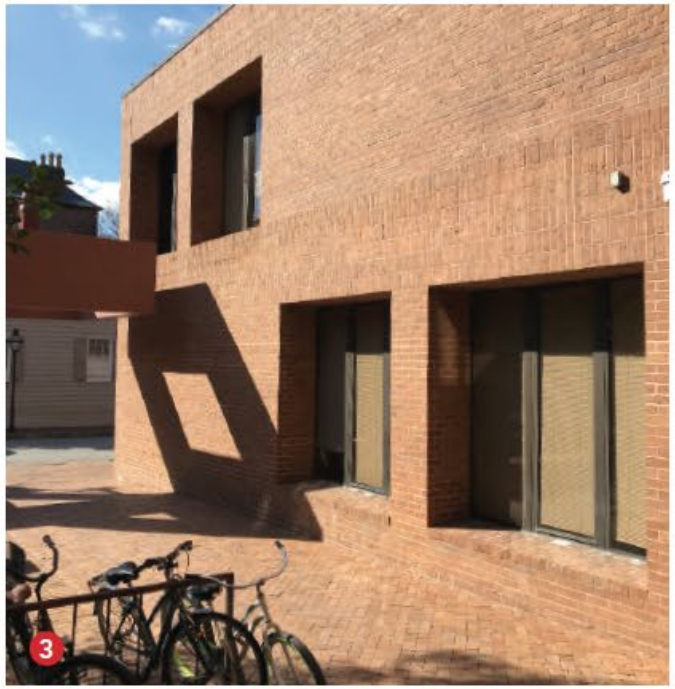

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COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
EXISTING PHOTOS
COURTYARD

DATE. 04.22.2020

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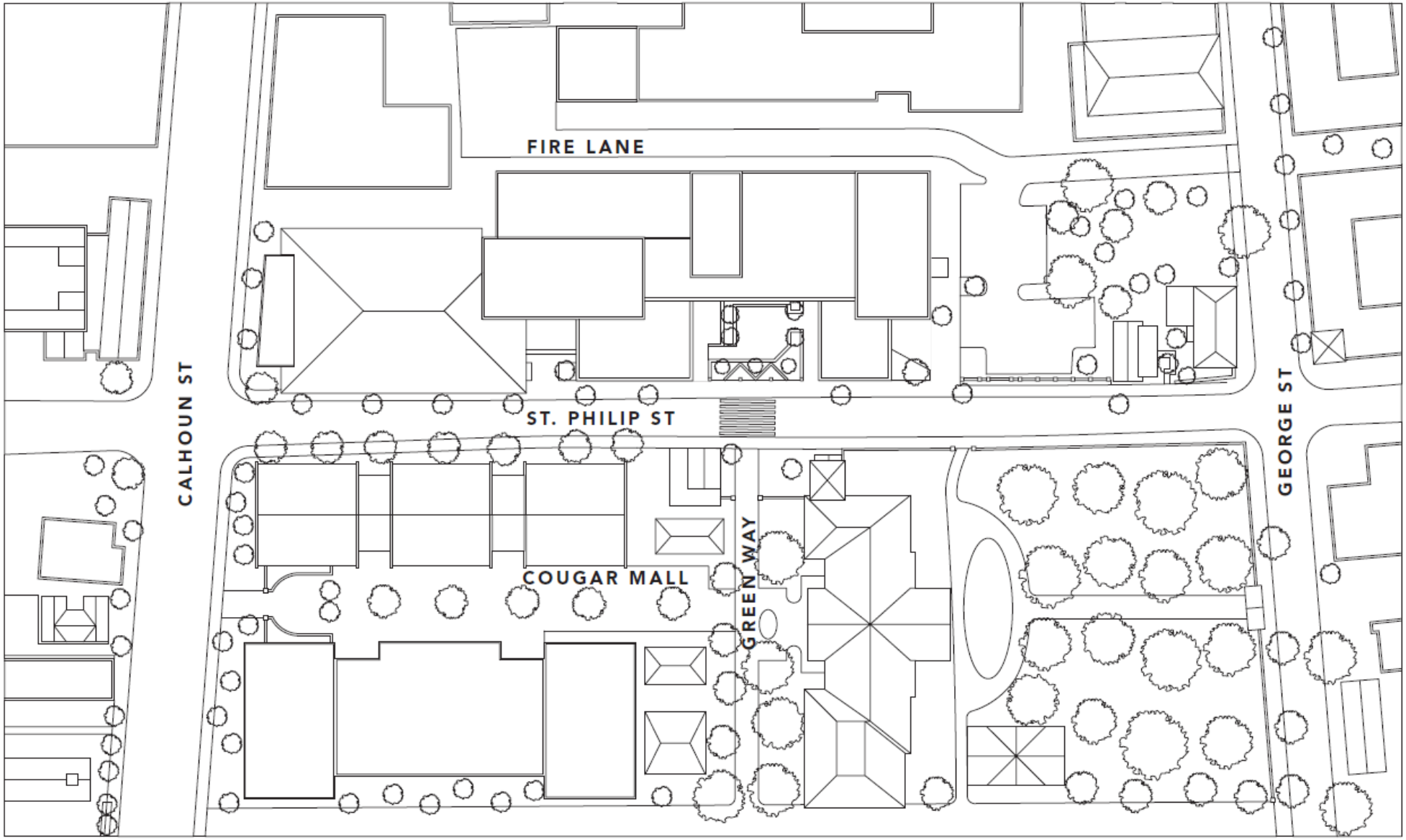
COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
AERIAL OF SITE

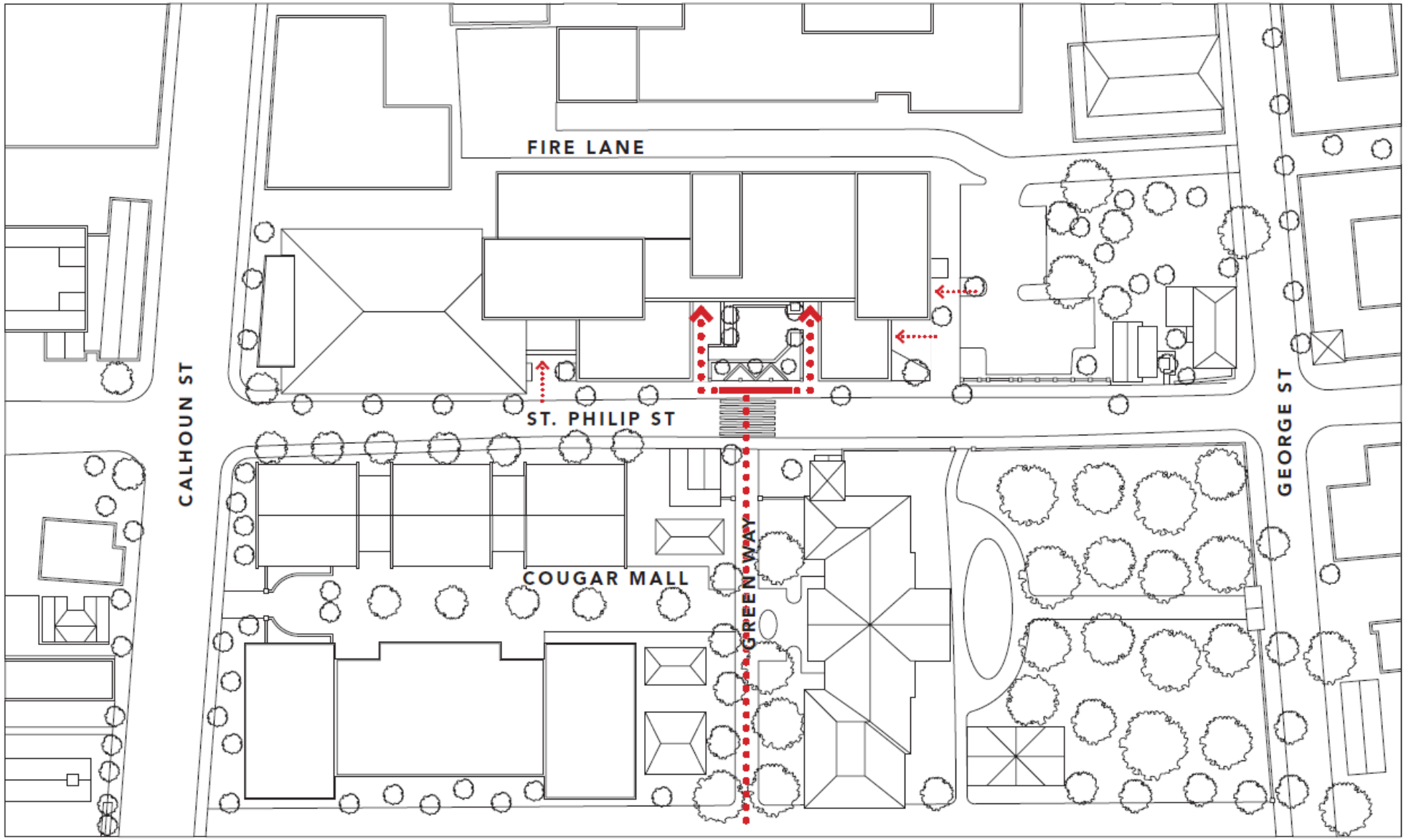
DATE. 04.22.2020



0 20 40 80 160
1/32" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
SITE DIAGRAM
EXISTING

DATE. 04.22.2020

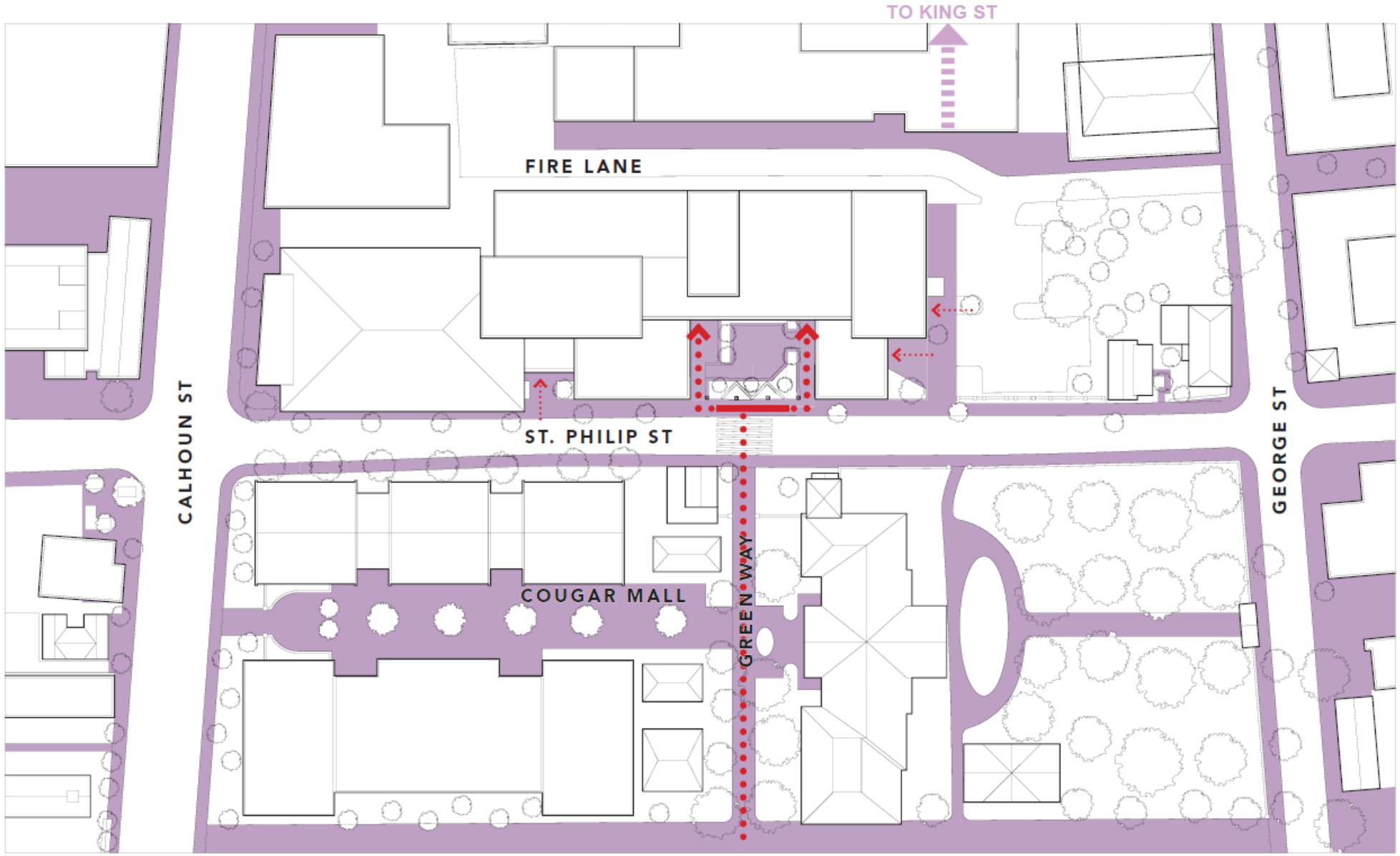


AXIS / ENTRANCES

0 20 40 80 160
1/32" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
SITE DIAGRAM
EXISTING

DATE. 04.22.2020

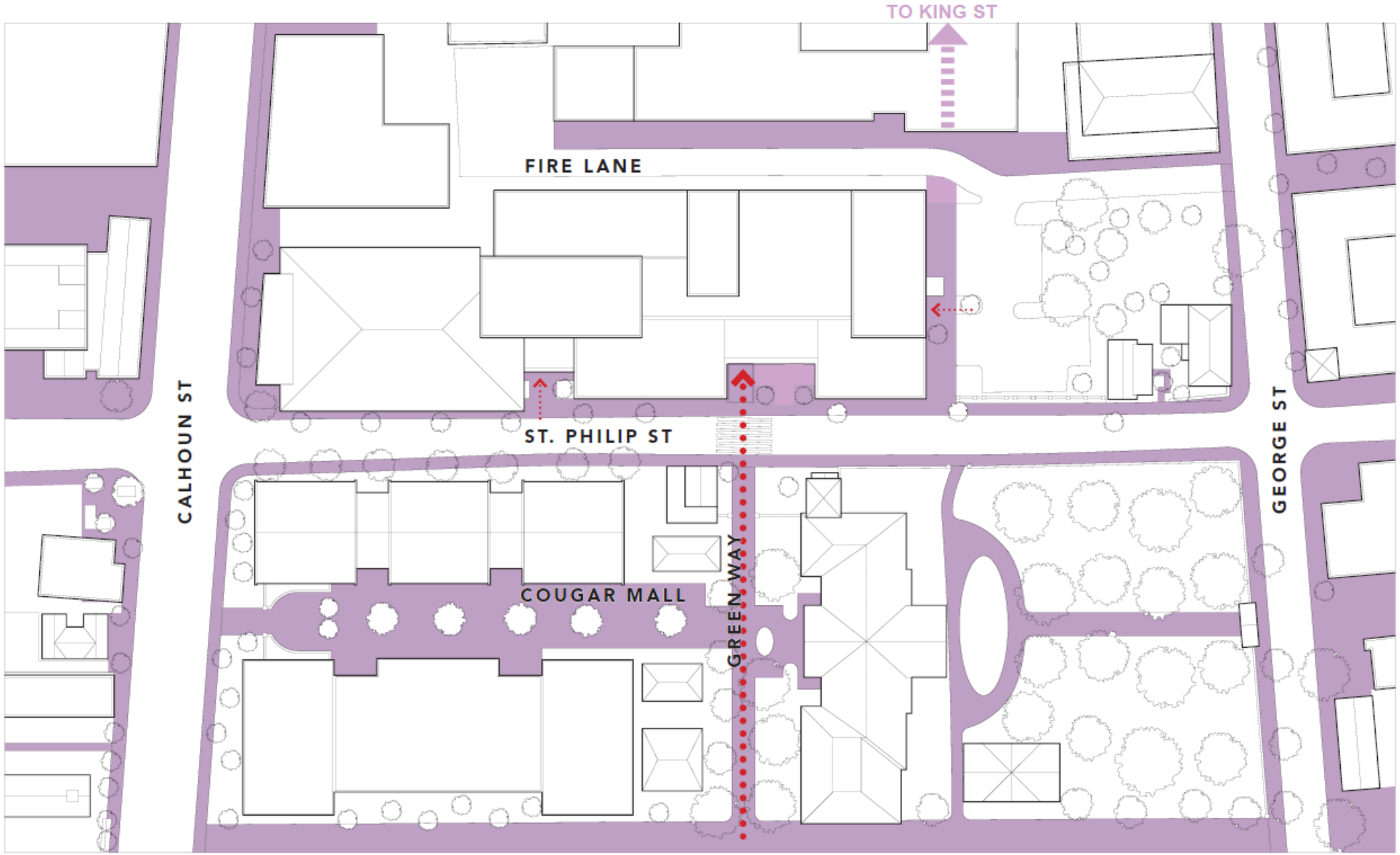


AXIS / PEDESTRIAN CIRCULATION

0 20 40 80 160
1/32" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
SITE DIAGRAM
EXISTING

DATE. 04.22.2020

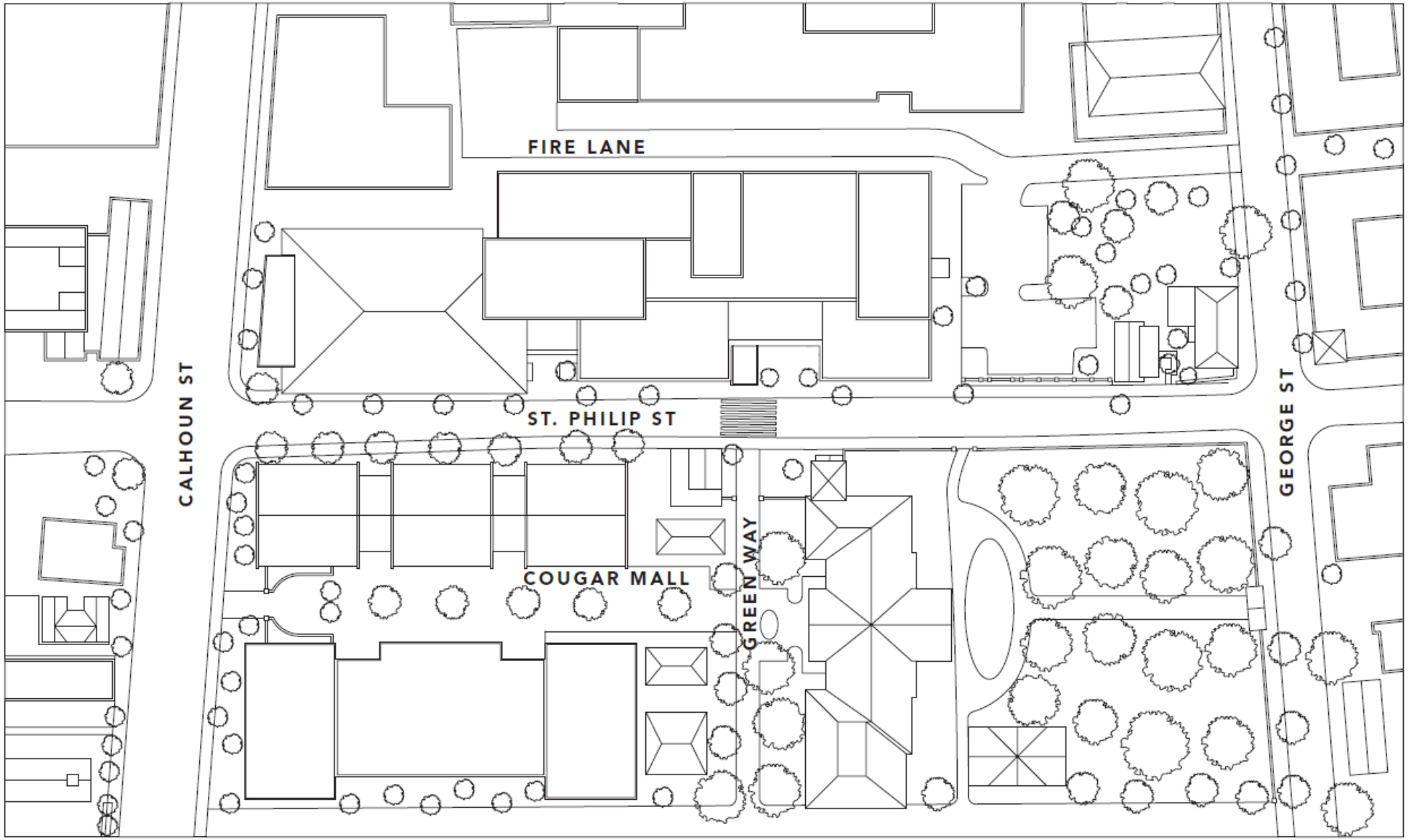


AXIS / PEDESTRIAN CIRCULATION

0 20 40 80 160
1/32" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
SITE DIAGRAM
PROPOSED

DATE. 04.22.2020



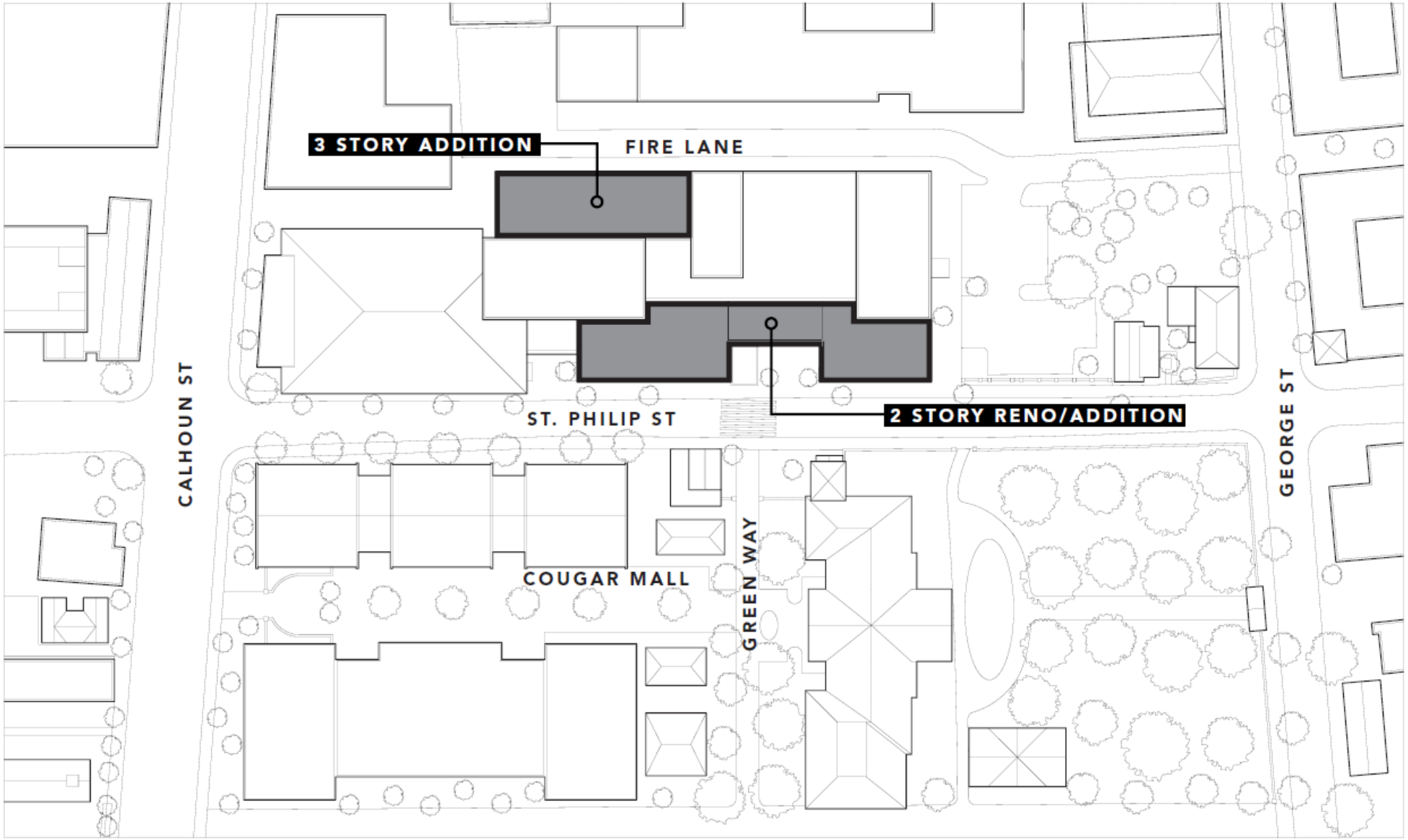
0 20 40 80 160

1/32" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

SITE DIAGRAM
PROPOSED

DATE. 04.22.2020

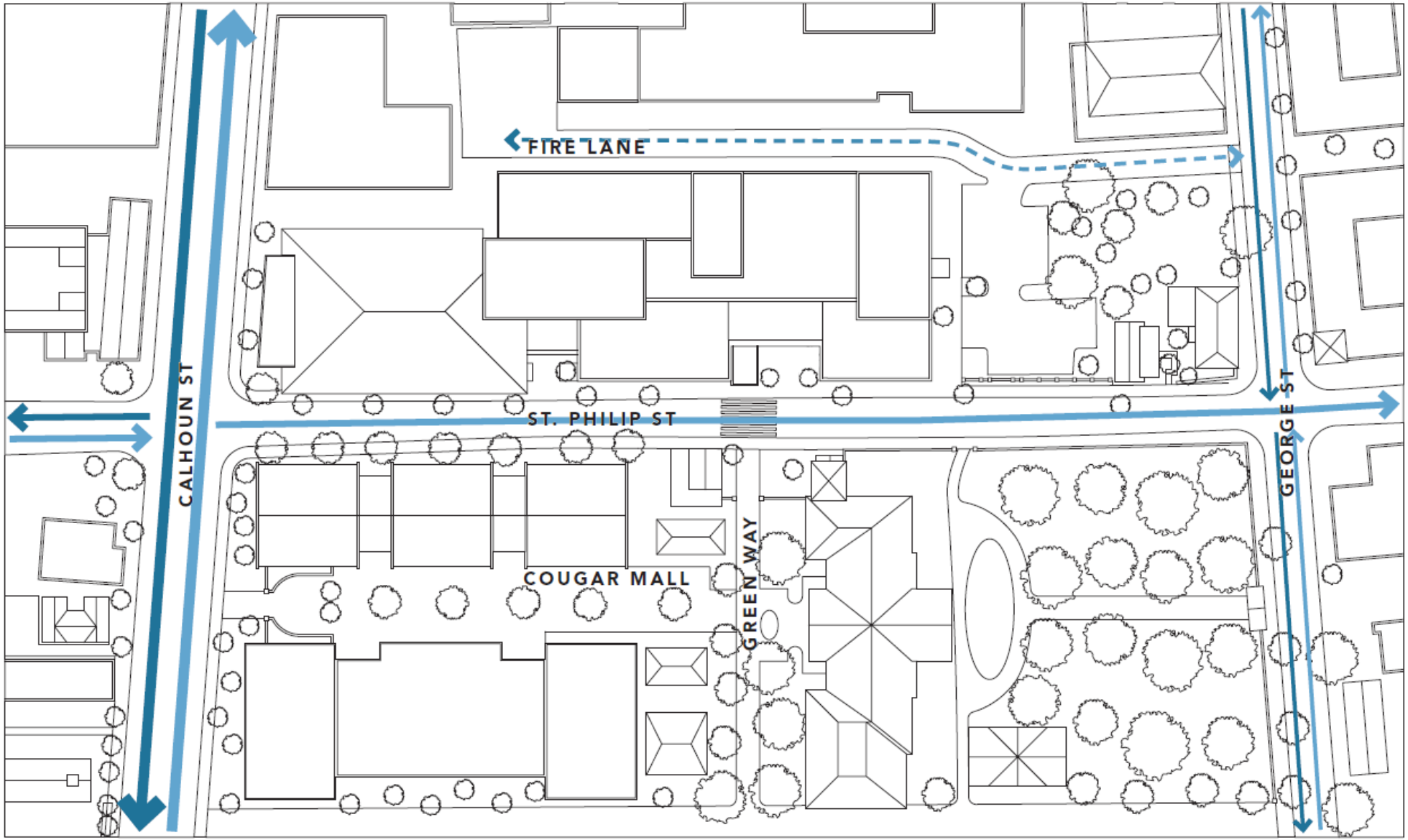


RENOVATION / ADDITIONS

0 20 40 80 160
1/32" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
SITE DIAGRAM
PROPOSED

DATE. 04.22.2020

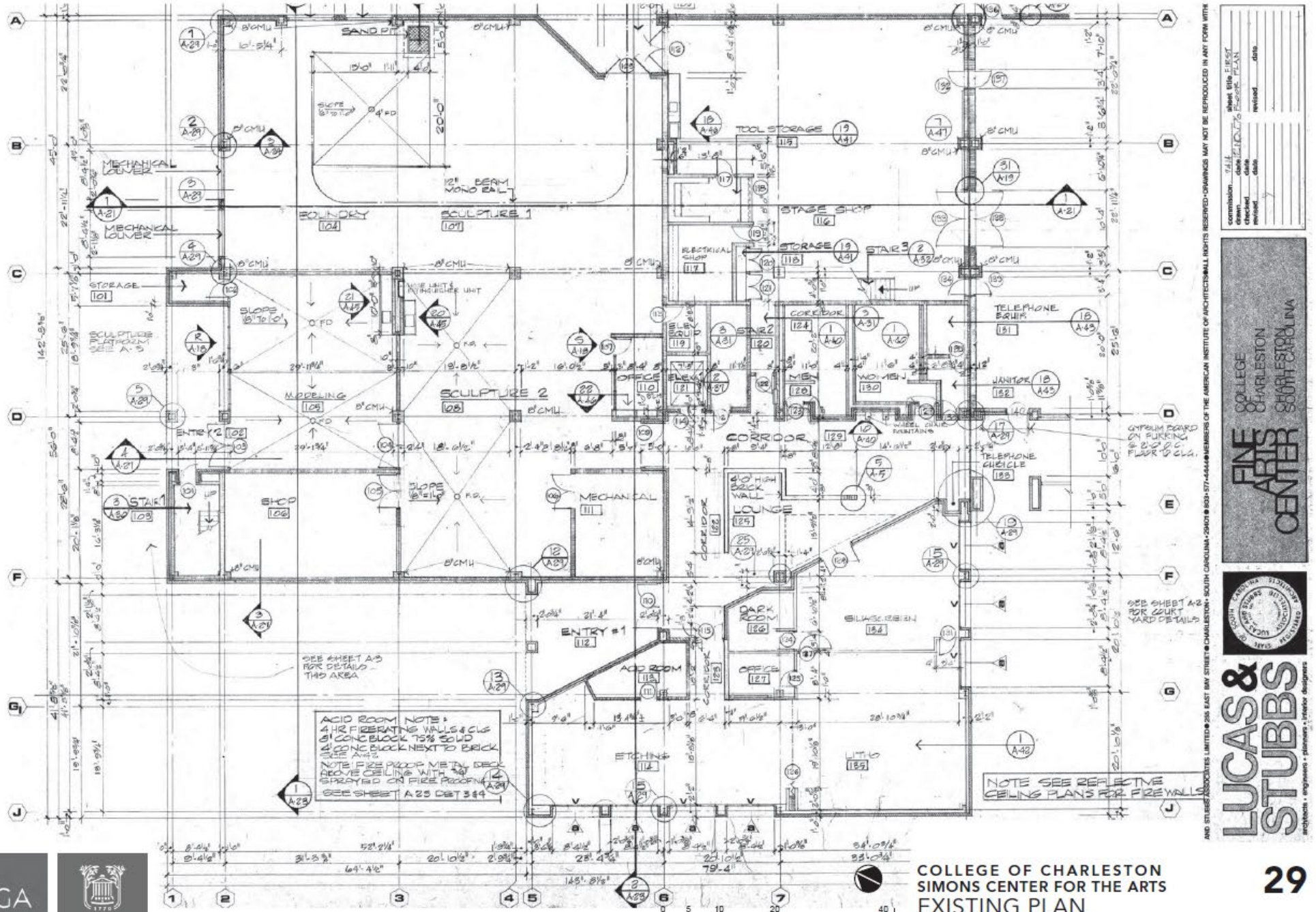


VEHICULAR CIRCULATION

0 20 40 80 160
1/32" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
SITE DIAGRAM
PROPOSED

DATE. 04.22.2020



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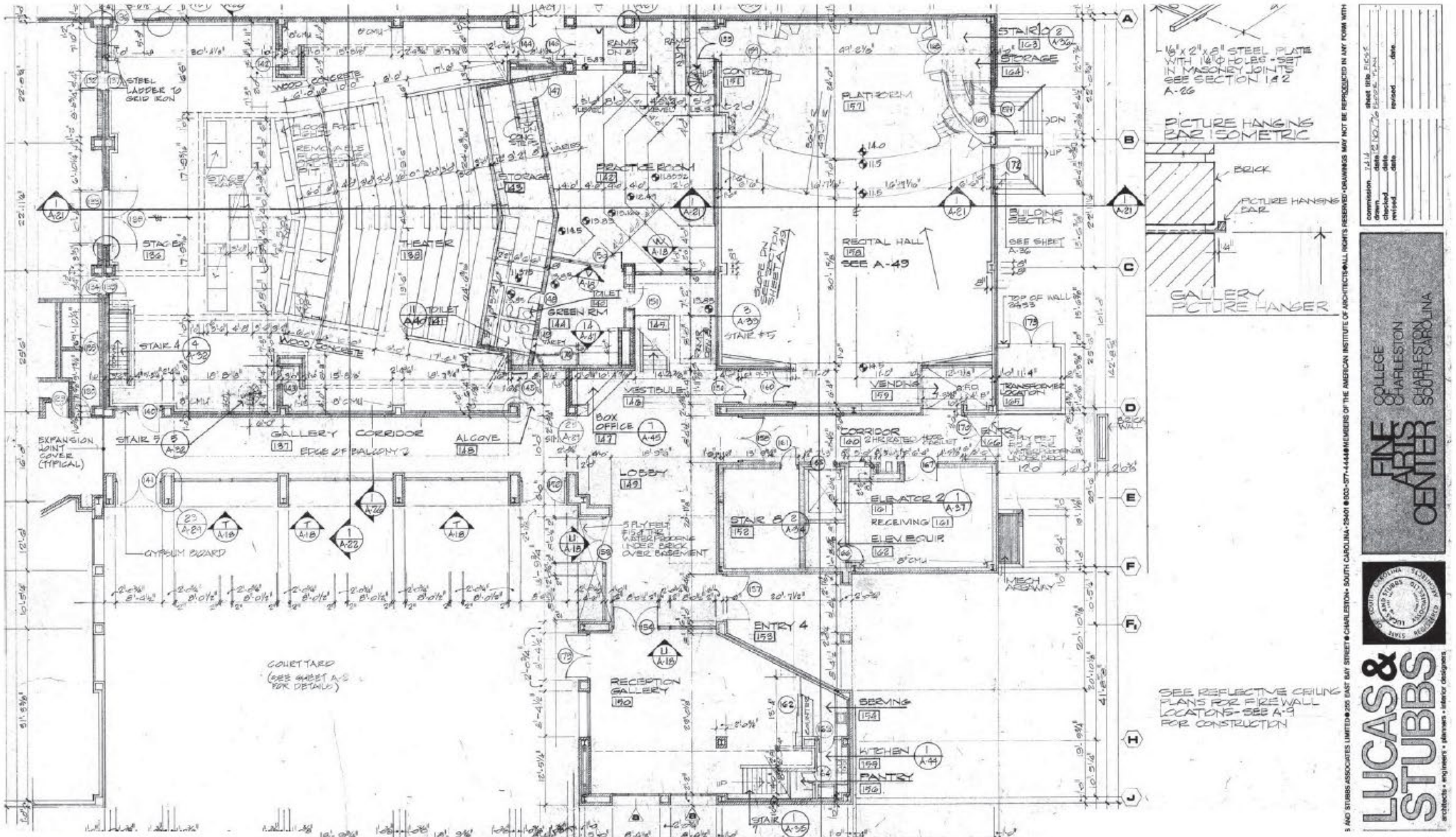
EXISTING PLAN
LEVEL 1A

DATE. 04.22.2020



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EXISTING PLAN LEVEL 1B

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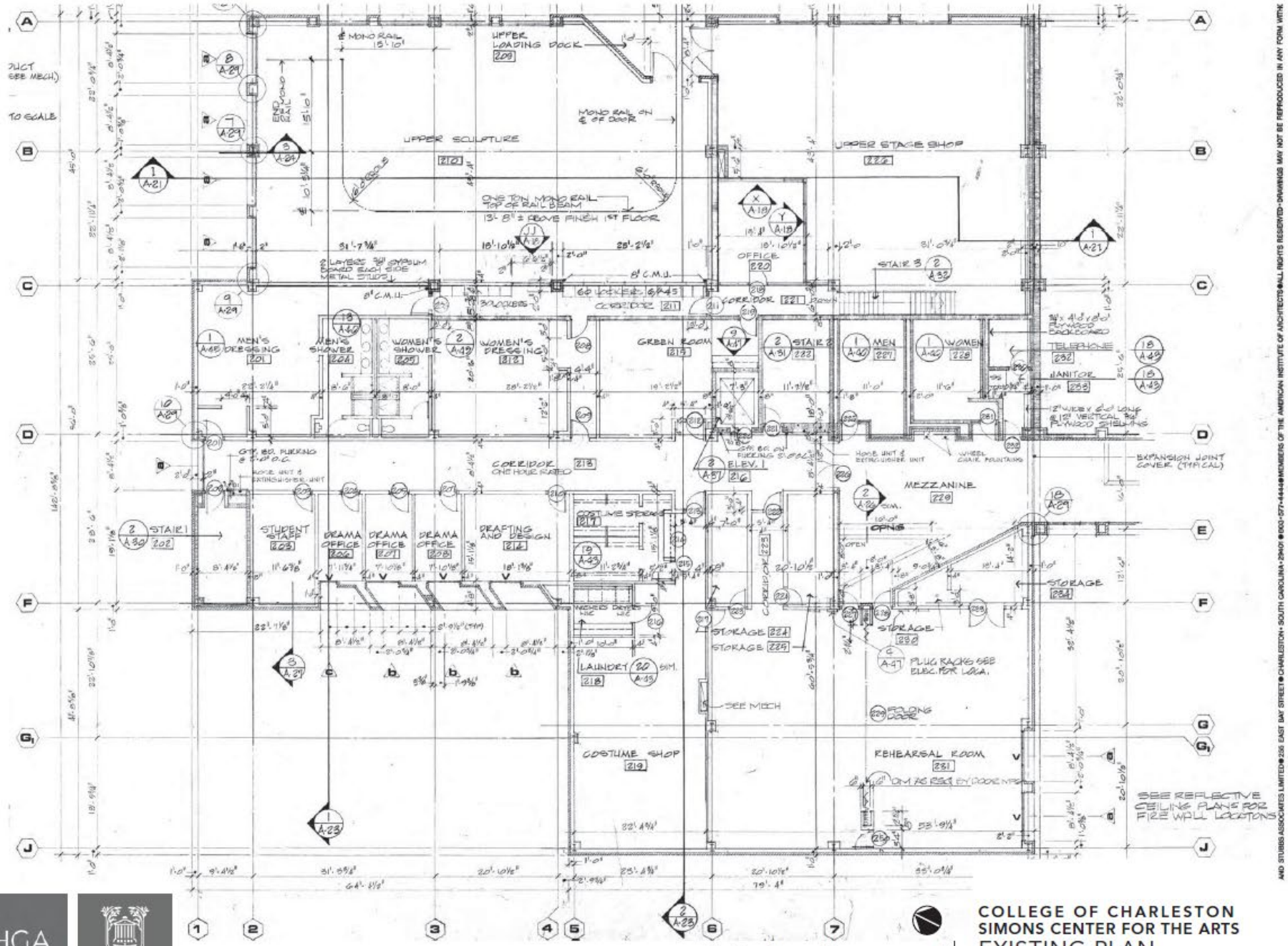

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0 5 10 20 40
1/8" = 1'-0"

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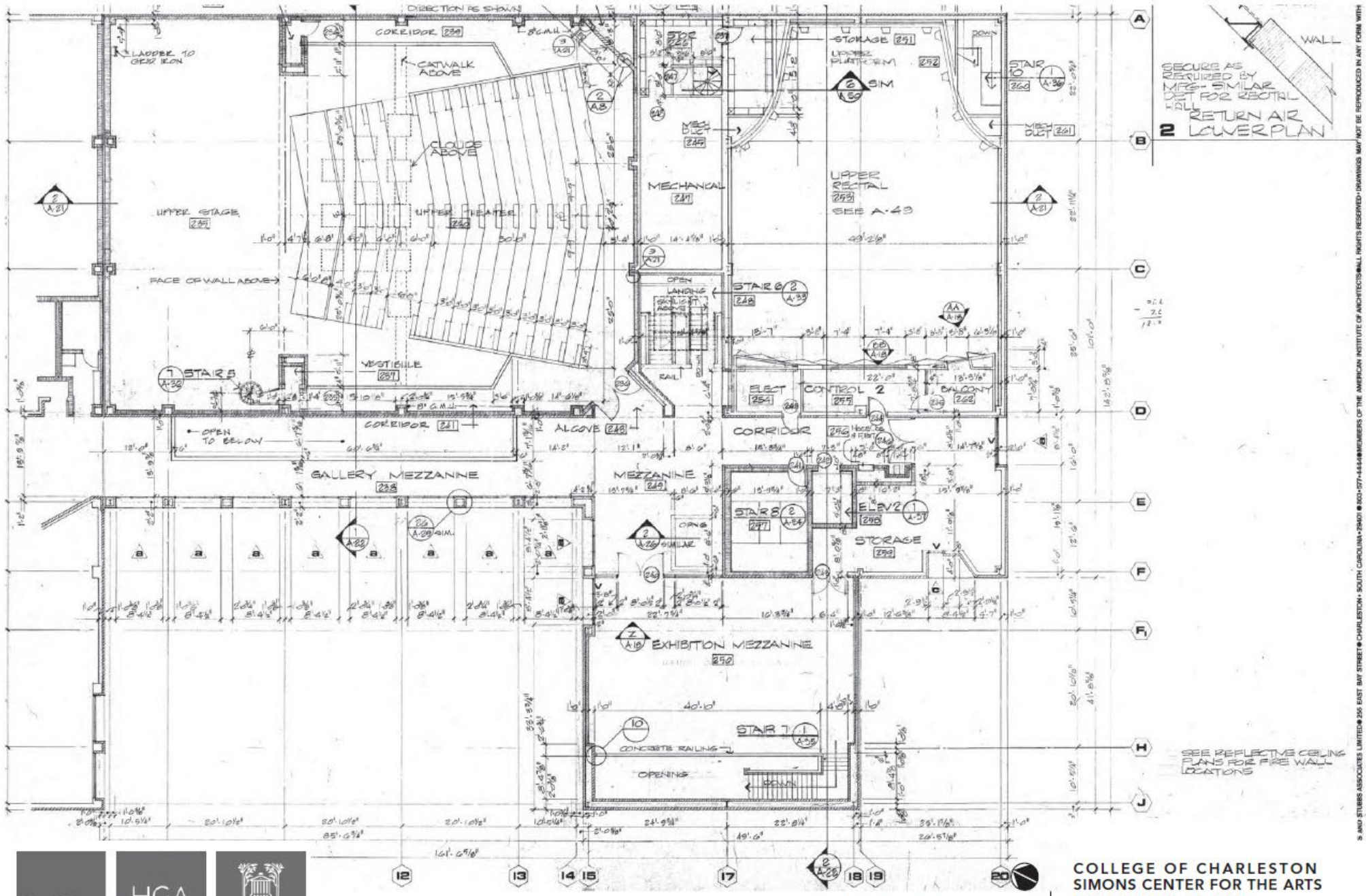
EXISTING PLAN
LEVEL 2A

31

DATE. 04.22.2020



0 5 10 20 40

1/8" = 1'-0"

COLLEGE OF CHARLESTON
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EXISTING PLAN LEVEL 2B

32

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FINE ARTS CENTER COLLEGE OF CHARLESTON CHARLESTON, SOUTH CAROLINA

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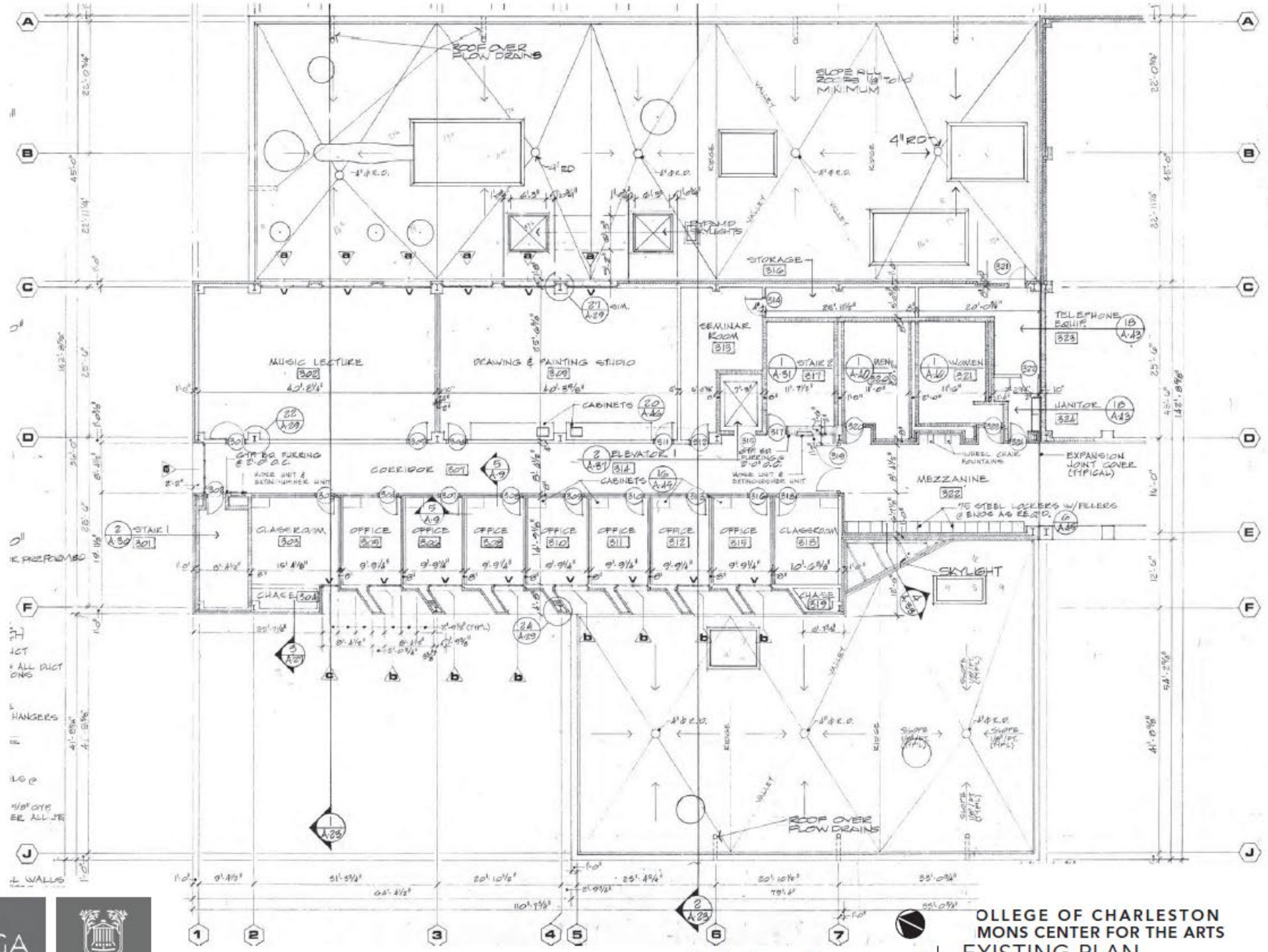

1/8" = 1'-0"

OLLEGE OF CHARLESTON
MONS CENTER FOR THE ARTS

EXISTING PLAN
LEVEL 3A

33

DATE. 04.22.2020

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FINE ARTS CENTER
COLLEGE OF CHARLESTON
CHARLESTON, SOUTH CAROLINA

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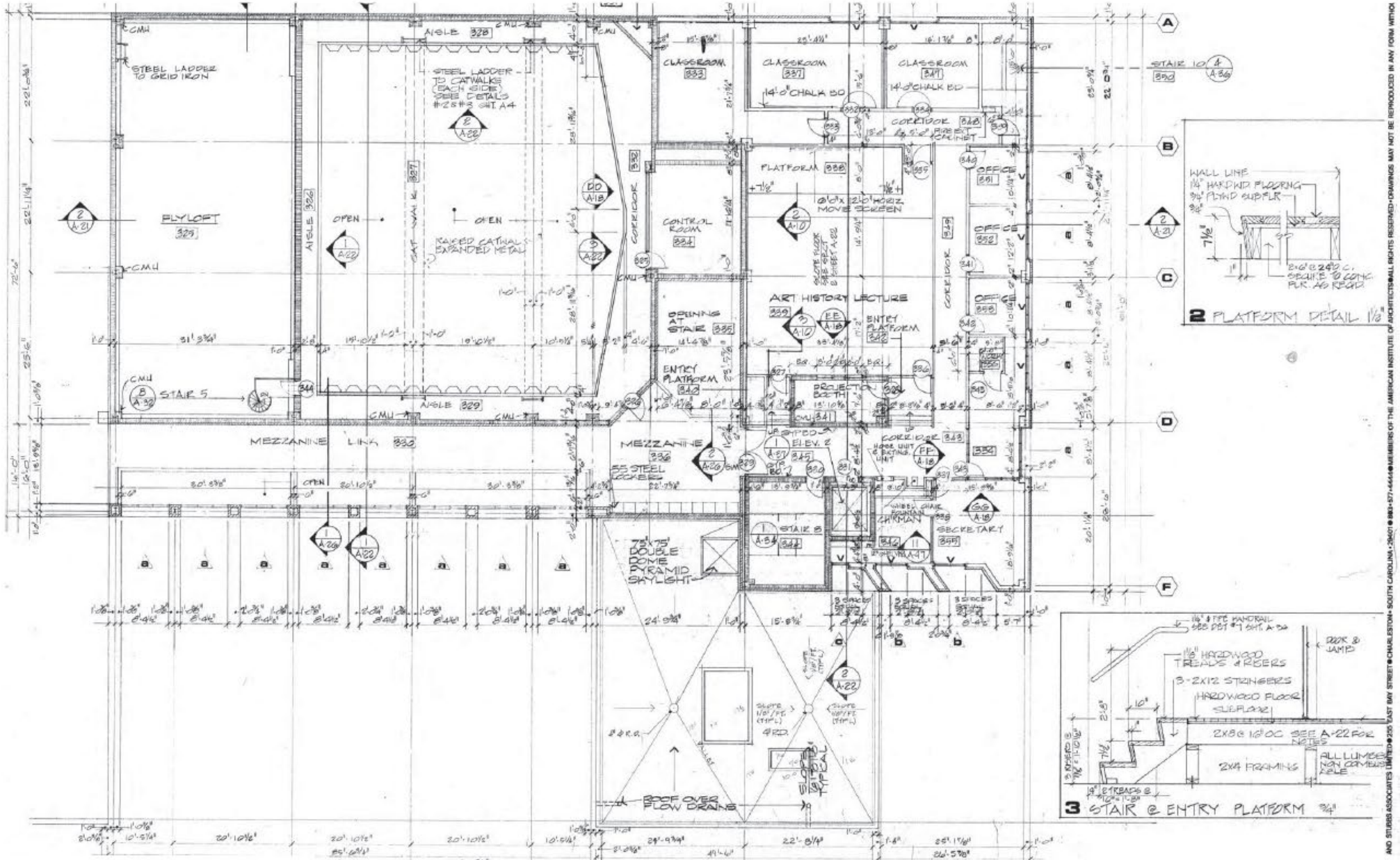

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sheet title: THIRD FLOOR PLAN

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0 5 10 20 40

1/8" = 1'-0"

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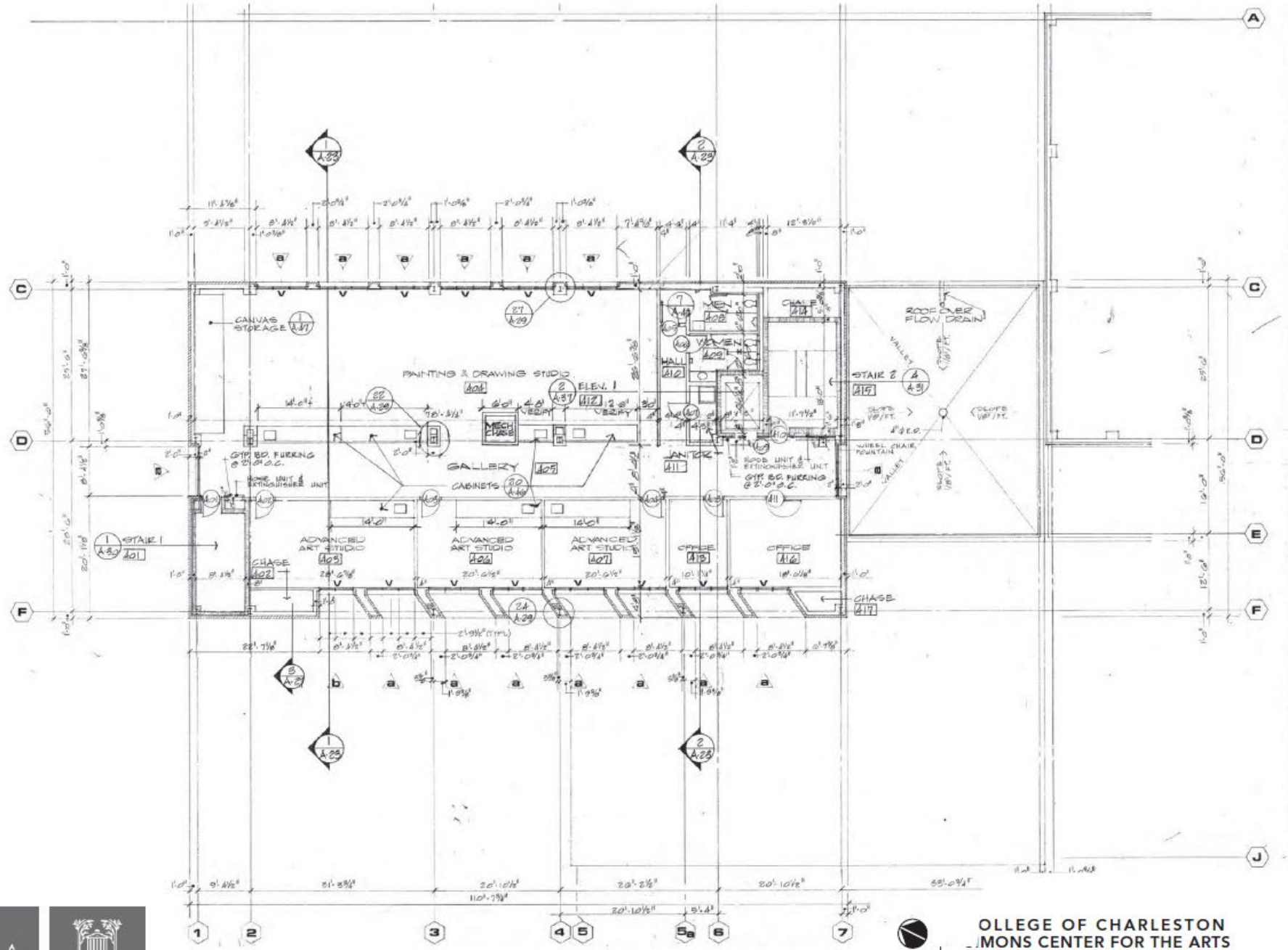
SIMONS CENTER FOR THE ARTS

EXISTING PLAN
LEVEL 3B

DATE. 04.22.2020



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commission 17-16
drawn date
checked date
revised date
sheet title FOURTH FLOOR PLAN
revised date

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CHARLESTON SOUTH CAROLINA

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0 5 10 20 40
1/8" = 1'-0"

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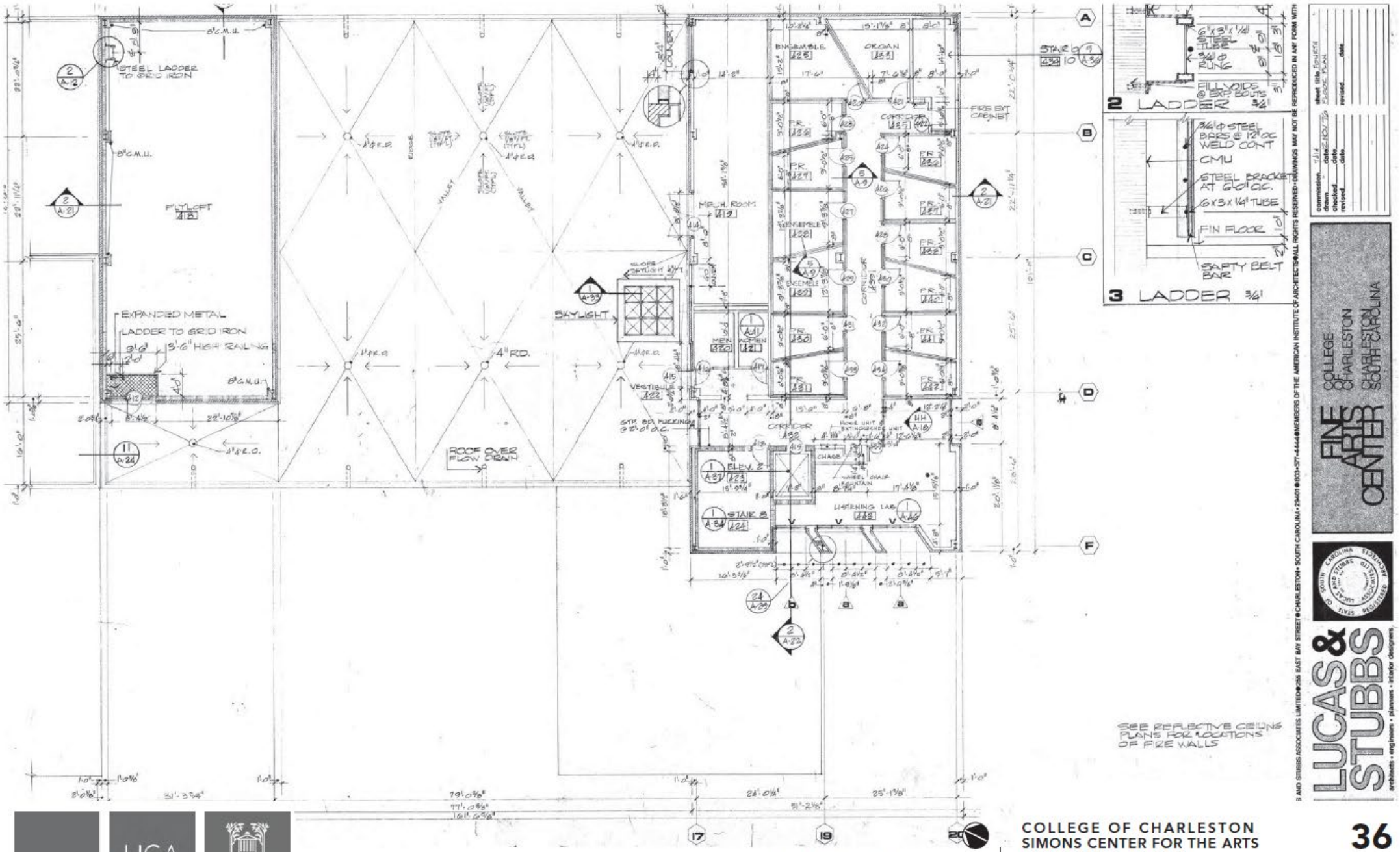
_/MONS CENTER FOR THE ARTS
EXISTING PLAN
LEVEL 4A

DATE. 04.22.2020



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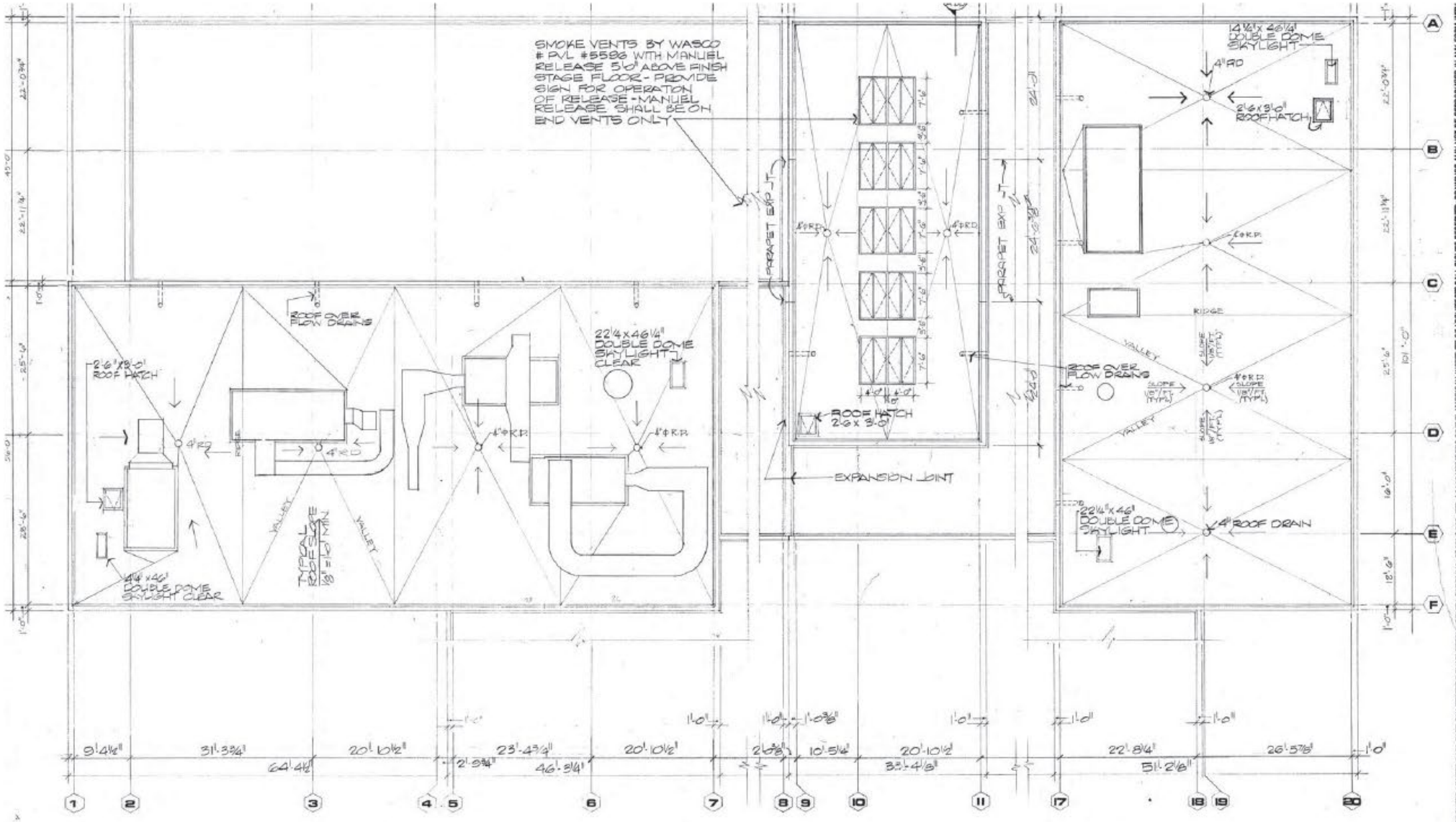
EXISTING PLAN
LEVEL 4B

DATE. 04.22.2020



NOTE: SEE THIRD & FOURTH FLOOR PLANS FOR LOWER ROOF LAYOUTS

0 5 10 20 40

1/8" = 1'-0"

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SIMONS CENTER FOR THE ARTS

EXISTING PLAN ROOF

37

DATE. 04.22.2020

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commission 7616 date 11.13.19 sheet title PARTIAL ROOF PLAN
drawn date
checked date
revised date
revised date

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GENERAL NOTES - DEMO PLANS

A. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION ABOUT DEMOLITION AND PRESERVATION OF EXISTING STRUCTURE.

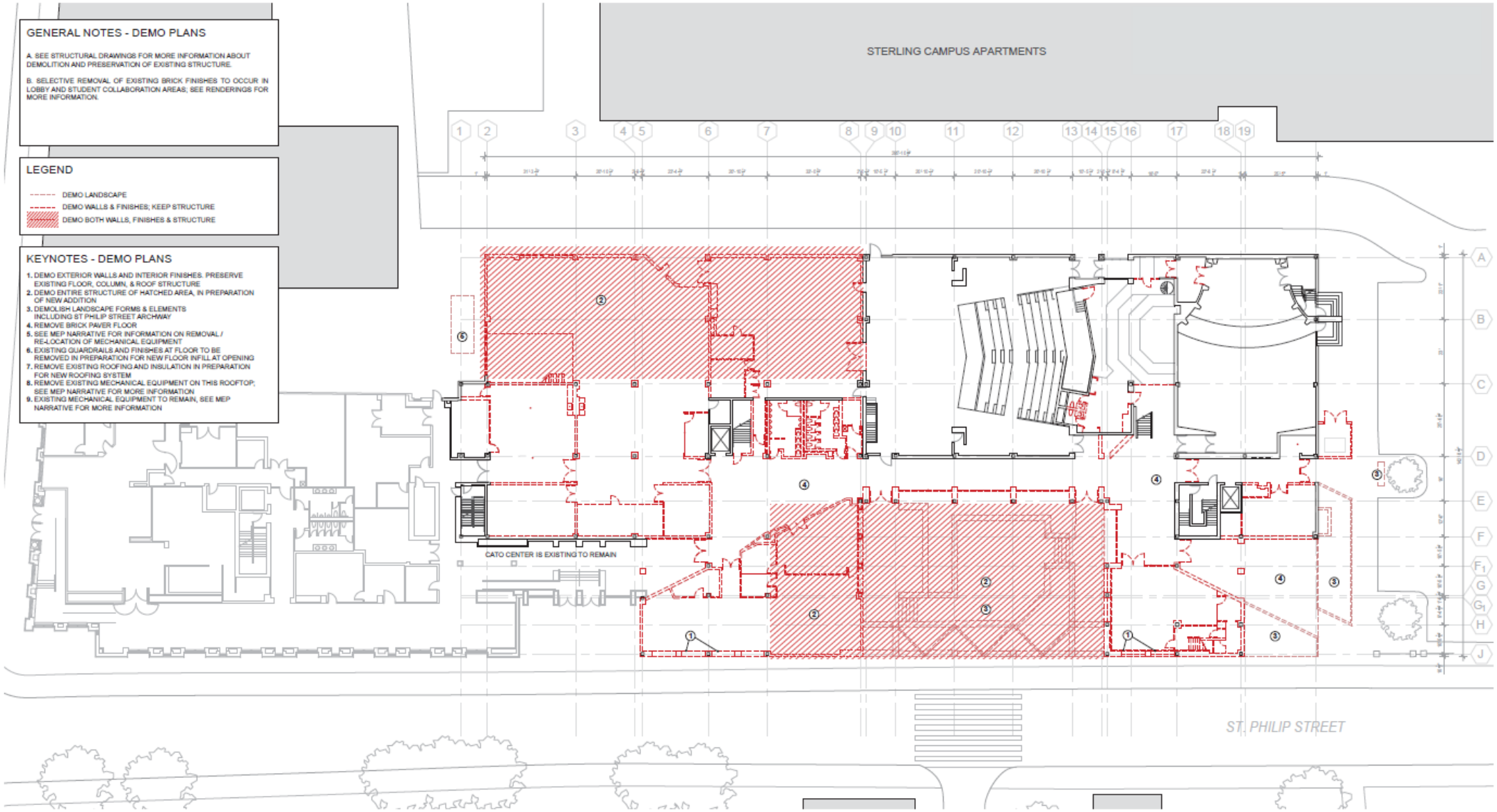
B. SELECTIVE REMOVAL OF EXISTING BRICK FINISHES TO OCCUR IN LOBBY AND STUDENT COLLABORATION AREAS; SEE RENDERINGS FOR MORE INFORMATION.

LEGEND

- DEMO LANDSCAPE
- DEMO WALLS & FINISHES; KEEP STRUCTURE
- DEMO BOTH WALLS, FINISHES & STRUCTURE

KEYNOTES - DEMO PLANS

1. DEMO EXTERIOR WALLS AND INTERIOR FINISHES. PRESERVE EXISTING FLOOR, COLUMN, & ROOF STRUCTURE
2. DEMO ENTIRE STRUCTURE OF HATCHED AREA, IN PREPARATION OF NEW ADDITION
3. DEMOLISH LANDSCAPE FORMS & ELEMENTS INCLUDING ST PHILIP STREET ARCHWAY
4. REMOVE BRICK PAVER FLOOR
5. SEE MEP NARRATIVE FOR INFORMATION ON REMOVAL / RE-LOCATION OF MECHANICAL EQUIPMENT
6. EXISTING GUARDRAILS AND FINISHES AT FLOOR TO BE REMOVED IN PREPARATION FOR NEW FLOOR INFILL AT OPENING
7. REMOVE EXISTING ROOFING AND INSULATION IN PREPARATION FOR NEW ROOFING SYSTEM
8. REMOVE EXISTING MECHANICAL EQUIPMENT ON THIS ROOFTOP; SEE MEP NARRATIVE FOR MORE INFORMATION
9. EXISTING MECHANICAL EQUIPMENT TO REMAIN, SEE MEP NARRATIVE FOR MORE INFORMATION



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0 10 20 40 80
1/16" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
DEMOLITION PLAN
LEVEL 1

38

DATE. 04.22.2020

GENERAL NOTES - DEMO PLANS

A. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION ABOUT DEMOLITION AND PRESERVATION OF EXISTING STRUCTURE.

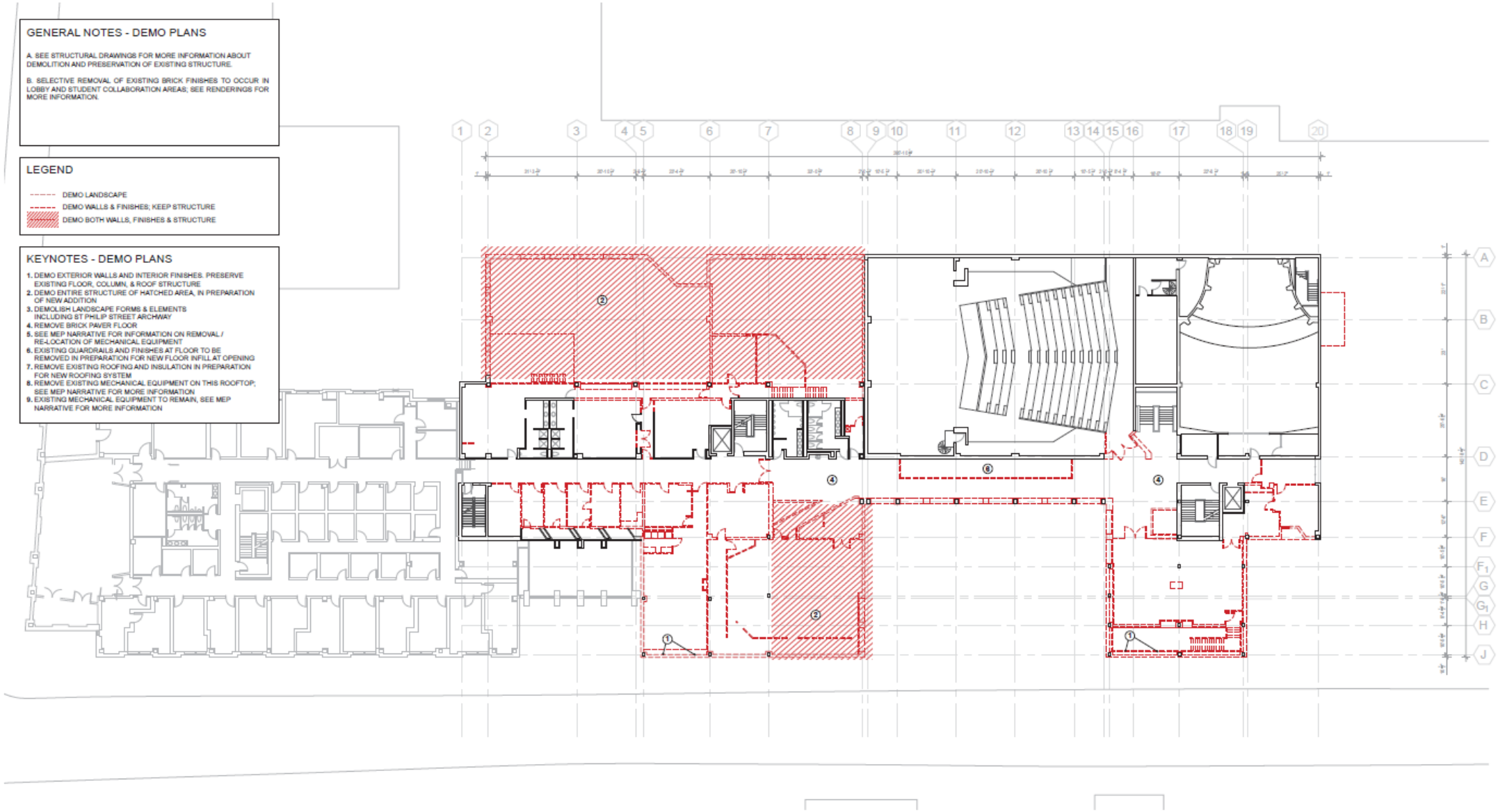
B. SELECTIVE REMOVAL OF EXISTING BRICK FINISHES TO OCCUR IN LOBBY AND STUDENT COLLABORATION AREAS; SEE RENDERINGS FOR MORE INFORMATION.

LEGEND

- DEMO LANDSCAPE
- DEMO WALLS & FINISHES; KEEP STRUCTURE
- DEMO BOTH WALLS, FINISHES & STRUCTURE

KEYNOTES - DEMO PLANS

1. DEMO EXTERIOR WALLS AND INTERIOR FINISHES. PRESERVE EXISTING FLOOR, COLUMN, & ROOF STRUCTURE
2. DEMO ENTIRE STRUCTURE OF HATCHED AREA, IN PREPARATION OF NEW ADDITION
3. DEMOLISH LANDSCAPE FORMS & ELEMENTS INCLUDING ST PHILIP STREET ARCHWAY
4. REMOVE BRICK PAVER FLOOR
5. SEE MEP NARRATIVE FOR INFORMATION ON REMOVAL / RE-LOCATION OF MECHANICAL EQUIPMENT
6. EXISTING GUARDRAILS AND FINISHES AT FLOOR TO BE REMOVED IN PREPARATION FOR NEW FLOOR INFILL AT OPENING
7. REMOVE EXISTING ROOFING AND INSULATION IN PREPARATION FOR NEW ROOFING SYSTEM
8. REMOVE EXISTING MECHANICAL EQUIPMENT ON THIS ROOFTOP; SEE MEP NARRATIVE FOR MORE INFORMATION
9. EXISTING MECHANICAL EQUIPMENT TO REMAIN, SEE MEP NARRATIVE FOR MORE INFORMATION



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0 10 20 40 80
1/16" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
DEMOLITION PLAN
LEVEL 2

DATE. 04.22.2020

GENERAL NOTES - DEMO PLANS

A. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION ABOUT DEMOLITION AND PRESERVATION OF EXISTING STRUCTURE.

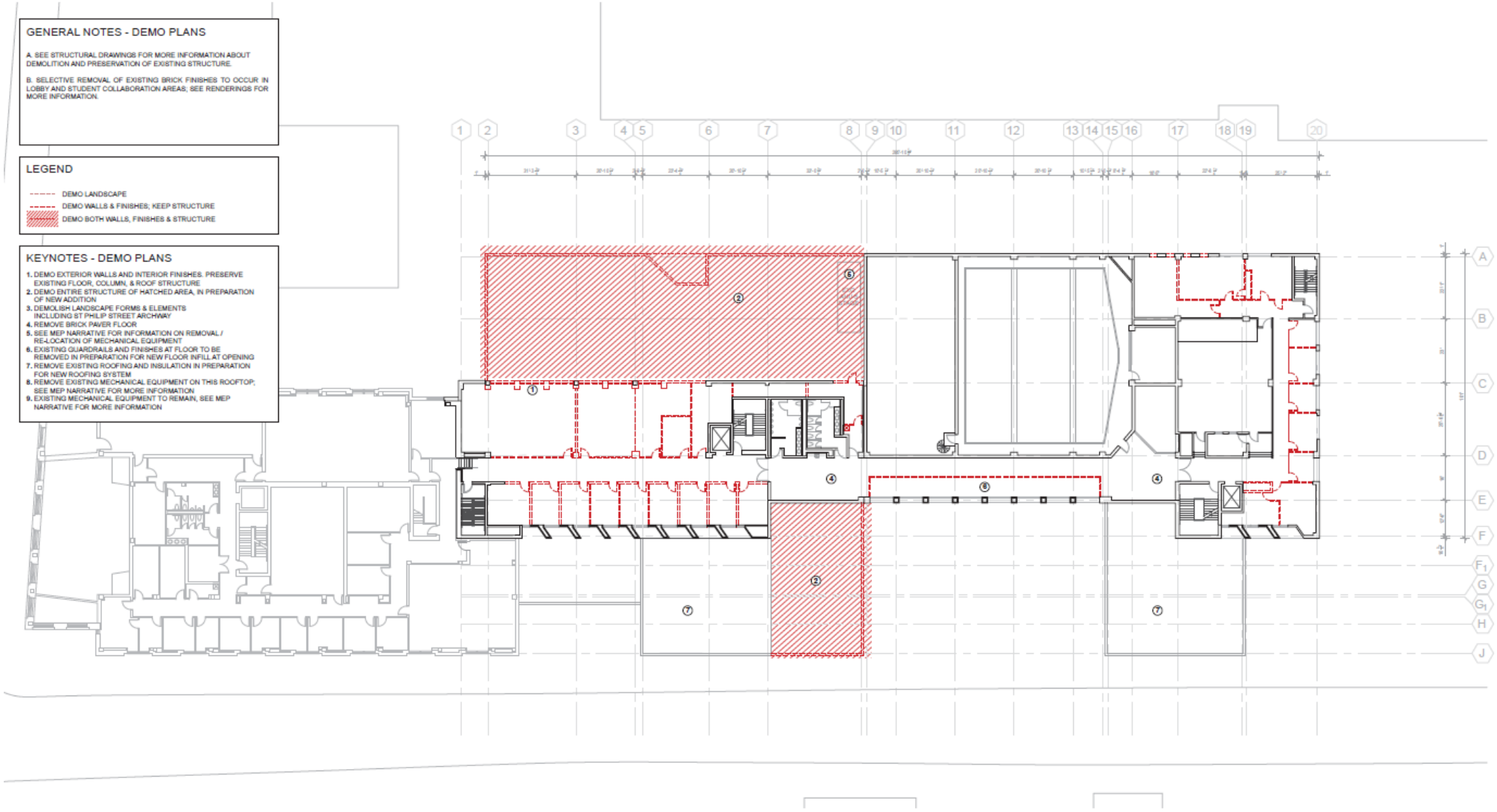
B. SELECTIVE REMOVAL OF EXISTING BRICK FINISHES TO OCCUR IN LOBBY AND STUDENT COLLABORATION AREAS; SEE RENDERINGS FOR MORE INFORMATION.

LEGEND

- DEMO LANDSCAPE
- DEMO WALLS & FINISHES; KEEP STRUCTURE
- DEMO BOTH WALLS, FINISHES & STRUCTURE

KEYNOTES - DEMO PLANS

1. DEMO EXTERIOR WALLS AND INTERIOR FINISHES. PRESERVE EXISTING FLOOR, COLUMN, & ROOF STRUCTURE
2. DEMO ENTIRE STRUCTURE OF HATCHED AREA, IN PREPARATION OF NEW ADDITION
3. DEMOLISH LANDSCAPE FORMS & ELEMENTS INCLUDING ST PHILIP STREET ARCHWAY
4. REMOVE BRICK PAVER FLOOR
5. SEE MEP NARRATIVE FOR INFORMATION ON REMOVAL / RE-LOCATION OF MECHANICAL EQUIPMENT
6. EXISTING GUARDRAILS AND FINISHES AT FLOOR TO BE REMOVED IN PREPARATION FOR NEW FLOOR INFILL AT OPENING
7. REMOVE EXISTING ROOFING AND INSULATION IN PREPARATION FOR NEW ROOFING SYSTEM
8. REMOVE EXISTING MECHANICAL EQUIPMENT ON THIS ROOFTOP; SEE MEP NARRATIVE FOR MORE INFORMATION
9. EXISTING MECHANICAL EQUIPMENT TO REMAIN, SEE MEP NARRATIVE FOR MORE INFORMATION



liollio architecture | HGA | COLLEGE of CHARLESTON

0 10 20 40 80
1/16" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
DEMOLITION PLAN
LEVEL 3

40

DATE. 04.22.2020

GENERAL NOTES - DEMO PLANS

A. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION ABOUT DEMOLITION AND PRESERVATION OF EXISTING STRUCTURE.

B. SELECTIVE REMOVAL OF EXISTING BRICK FINISHES TO OCCUR IN LOBBY AND STUDENT COLLABORATION AREAS; SEE RENDERINGS FOR MORE INFORMATION.

LEGEND

- DEMO LANDSCAPE
- DEMO WALLS & FINISHES; KEEP STRUCTURE
- DEMO BOTH WALLS, FINISHES & STRUCTURE

KEYNOTES - DEMO PLANS

1. DEMO EXTERIOR WALLS AND INTERIOR FINISHES. PRESERVE EXISTING FLOOR, COLUMN, & ROOF STRUCTURE
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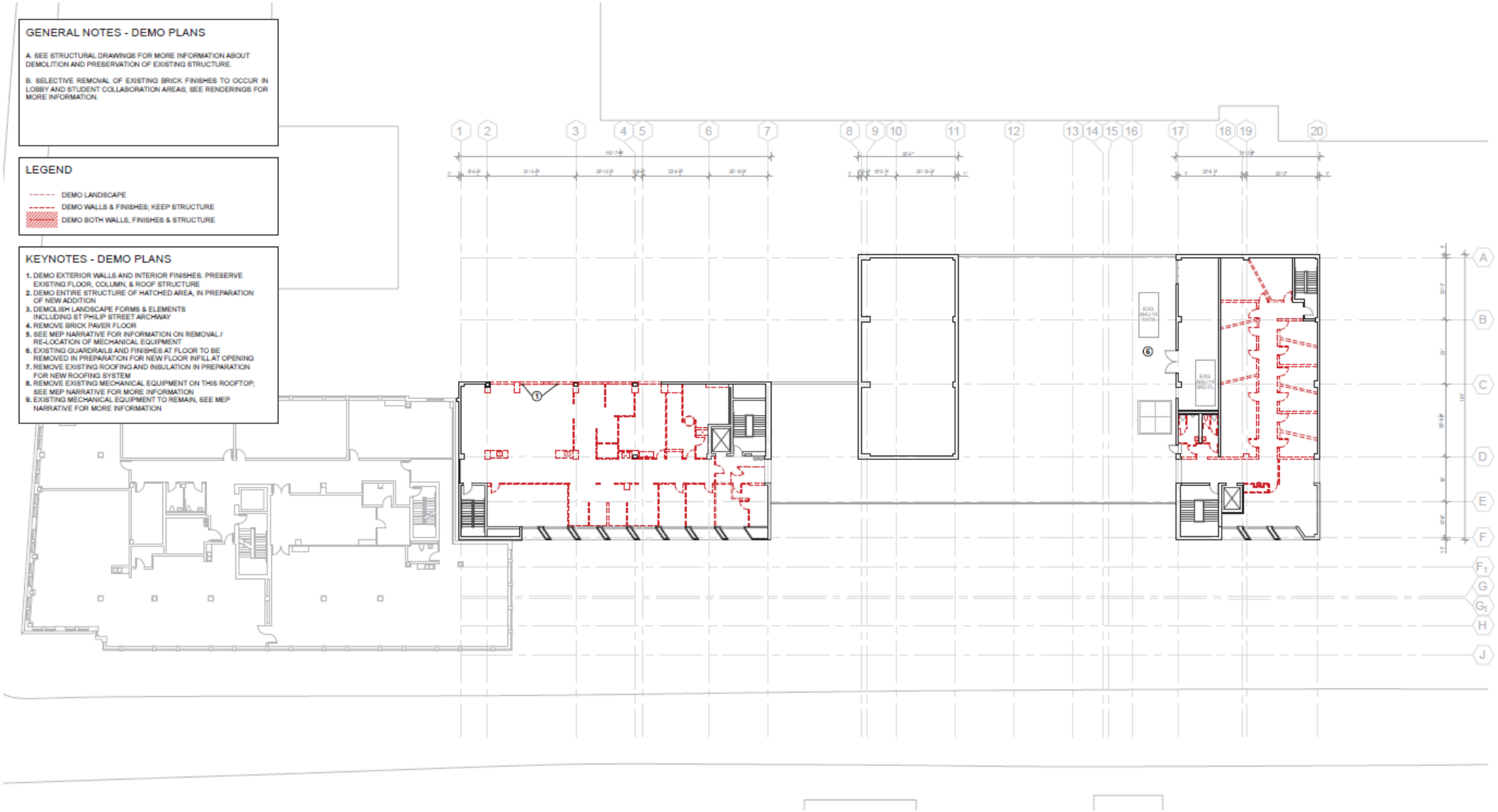
8. REMOVE EXISTING MECHANICAL EQUIPMENT ON THIS ROOFTOP; SEE MEP NARRATIVE FOR MORE INFORMATION
9. EXISTING MECHANICAL EQUIPMENT TO REMAIN, SEE MEP NARRATIVE FOR MORE INFORMATION



liollio architecture

HGA

COLLEGE of CHARLESTON

0 10 20 40 80

1/16" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

DEMOLITION PLAN LEVEL 4

DATE. 04.22.2020

GENERAL NOTES - DEMO PLANS

A. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION ABOUT DEMOLITION AND PRESERVATION OF EXISTING STRUCTURE.

B. SELECTIVE REMOVAL OF EXISTING BRICK FINISHES TO OCCUR IN LOBBY AND STUDENT COLLABORATION AREAS; SEE RENDERINGS FOR MORE INFORMATION.

LEGEND

- DEMO LANDSCAPE
- DEMO WALLS & FINISHES; KEEP STRUCTURE
- DEMO BOTH WALLS, FINISHES & STRUCTURE

KEYNOTES - DEMO PLANS

1. DEMO EXTERIOR WALLS AND INTERIOR FINISHES. PRESERVE EXISTING FLOOR, COLUMN, & ROOF STRUCTURE
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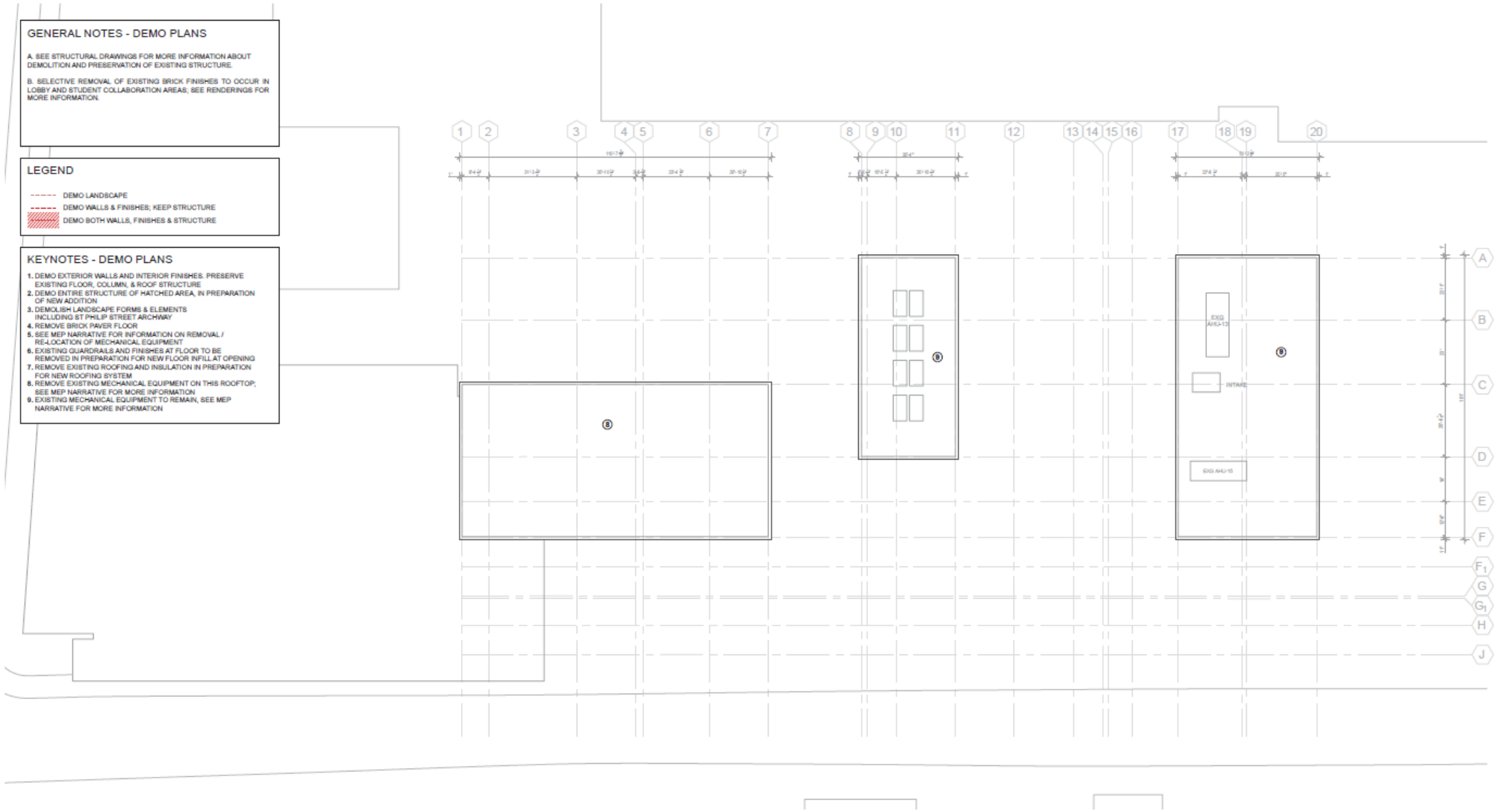
9. EXISTING MECHANICAL EQUIPMENT TO REMAIN, SEE MEP NARRATIVE FOR MORE INFORMATION



liollio architecture

HGA

COLLEGE of CHARLESTON

0 10 20 40 80

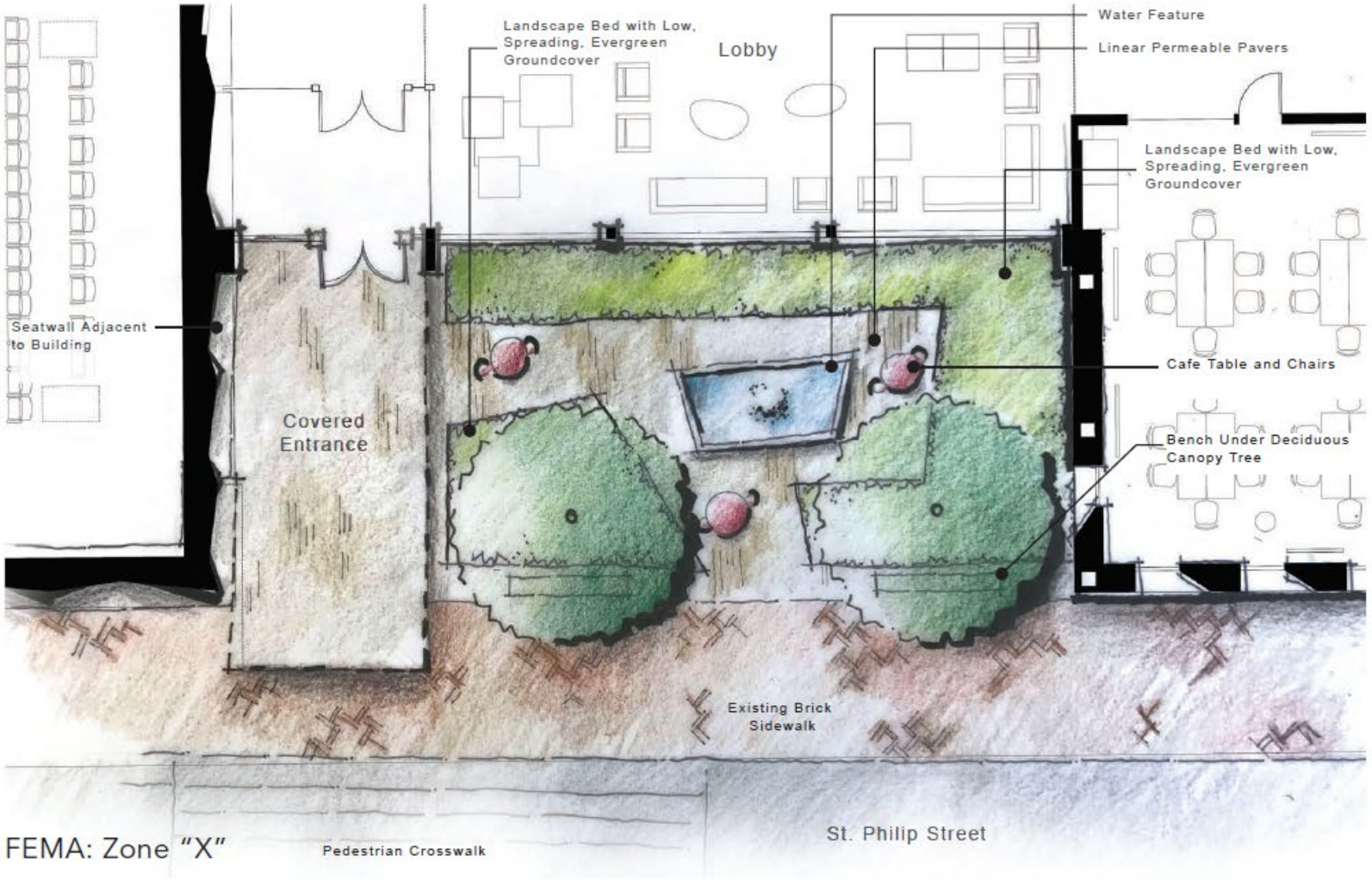
1/16" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

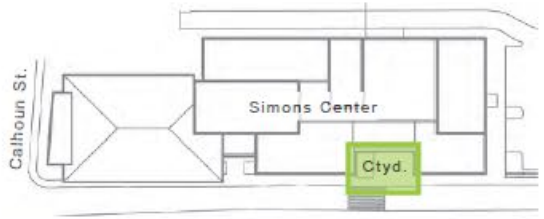
DEMOLITION PLAN ROOF

42

DATE. 04.22.2020



FEMA: Zone "X"



Potential Plant Palette

Creeping Liriope

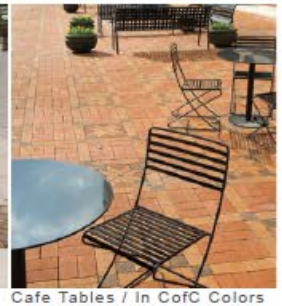
Ginkgo Tree

Breeze Grass

Variegated Flax Lily

Potential Site Elements

Modern Benches


Cafe Tables / In CofC Colors

Linear Pervious Pavers (Color to compliment architecture

Seatwall adjacent to Building

0 5 10 20
1/4" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
SITE PLAN
LANDSCAPE

DATE. 04.22.2020

Studio Arts | Theatre | Music | Arts Management | Art History | Shared / SOTA | Support / MEP

EXISTING BUILDING

N.I.C

NEW WALL

EXISTING WALL

0 10 20 40 80

1/16" = 1'-0"

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COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
BUILDING PLAN
LEVEL 1

44

DATE. 04.22.2020

EXISTING BUILDING

N.I.C

NEW WALL

EXISTING WALL

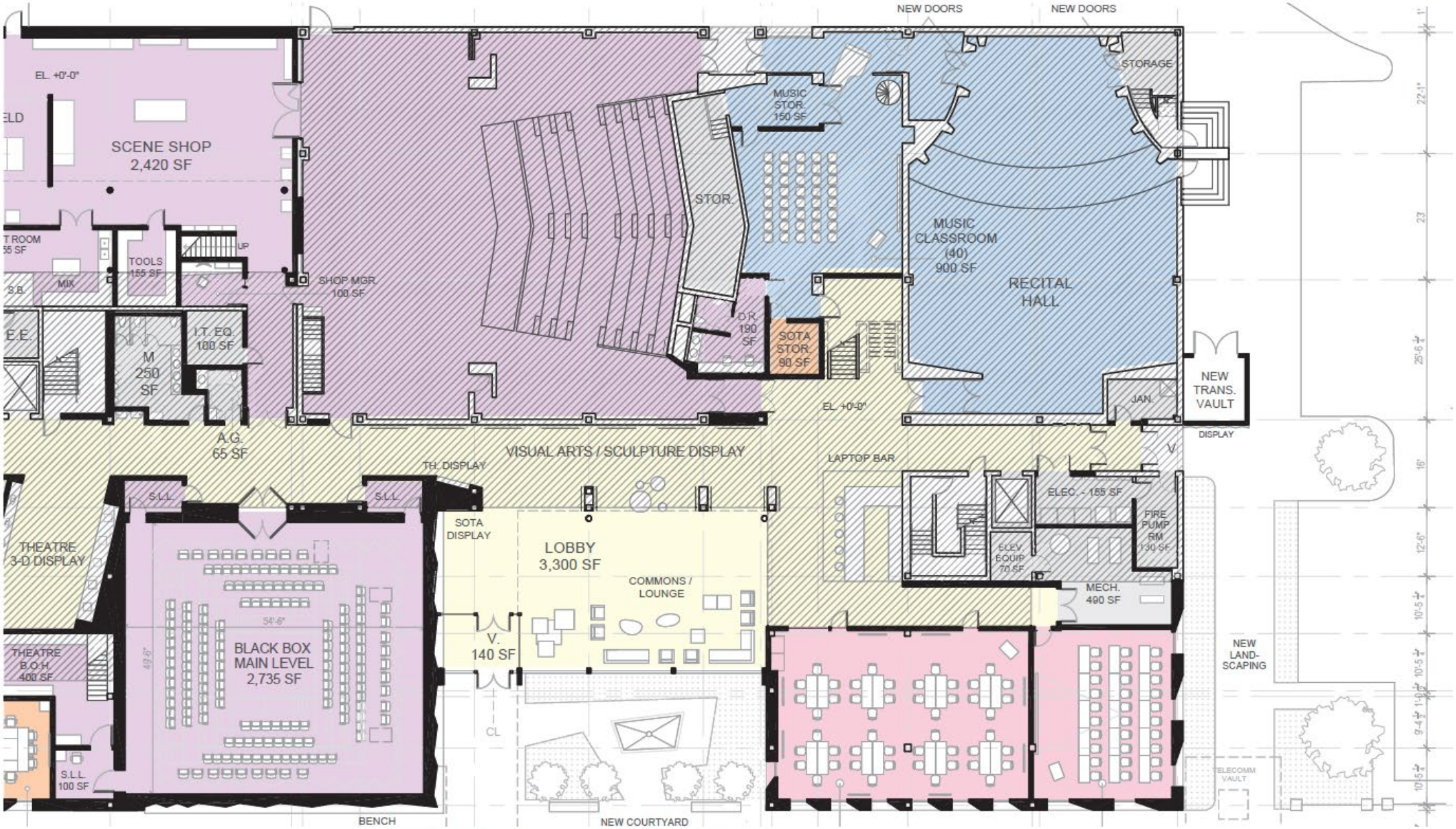
0 5 10 20 40

1/8" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

BUILDING PLAN
LEVEL 1

DATE. 04.22.2020



EXISTING BUILDING

N.I.C

NEW WALL

EXISTING WALL

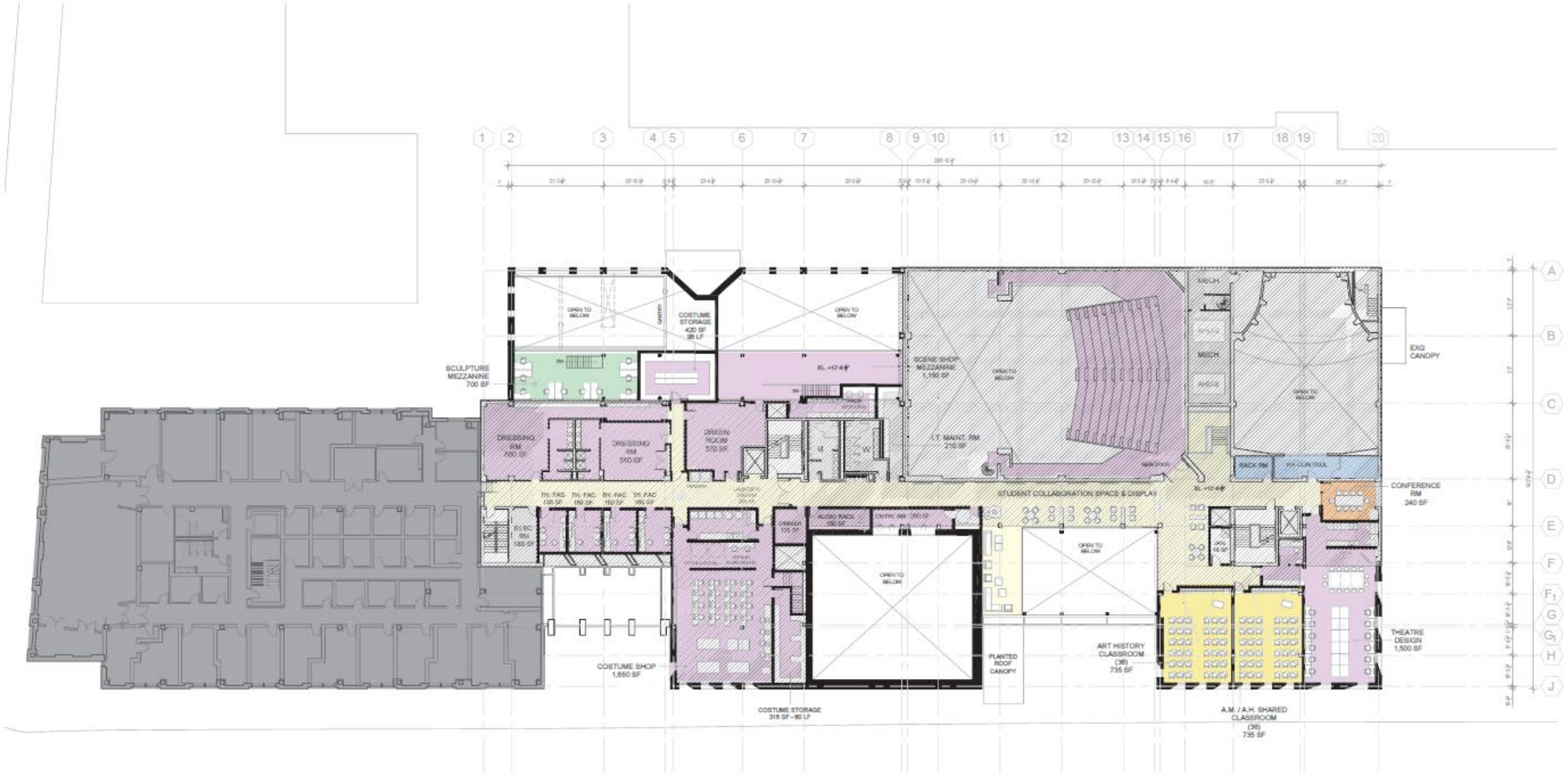
0 5 10 20 40

1/8" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

BUILDING PLAN
LEVEL 1

DATE. 04.22.2020



Studio Arts | Theatre | Music | Arts Management | Art History | Shared / SOTA | Support / MEP

EXISTING BUILDING

N.I.C

NEW WALL

EXISTING WALL

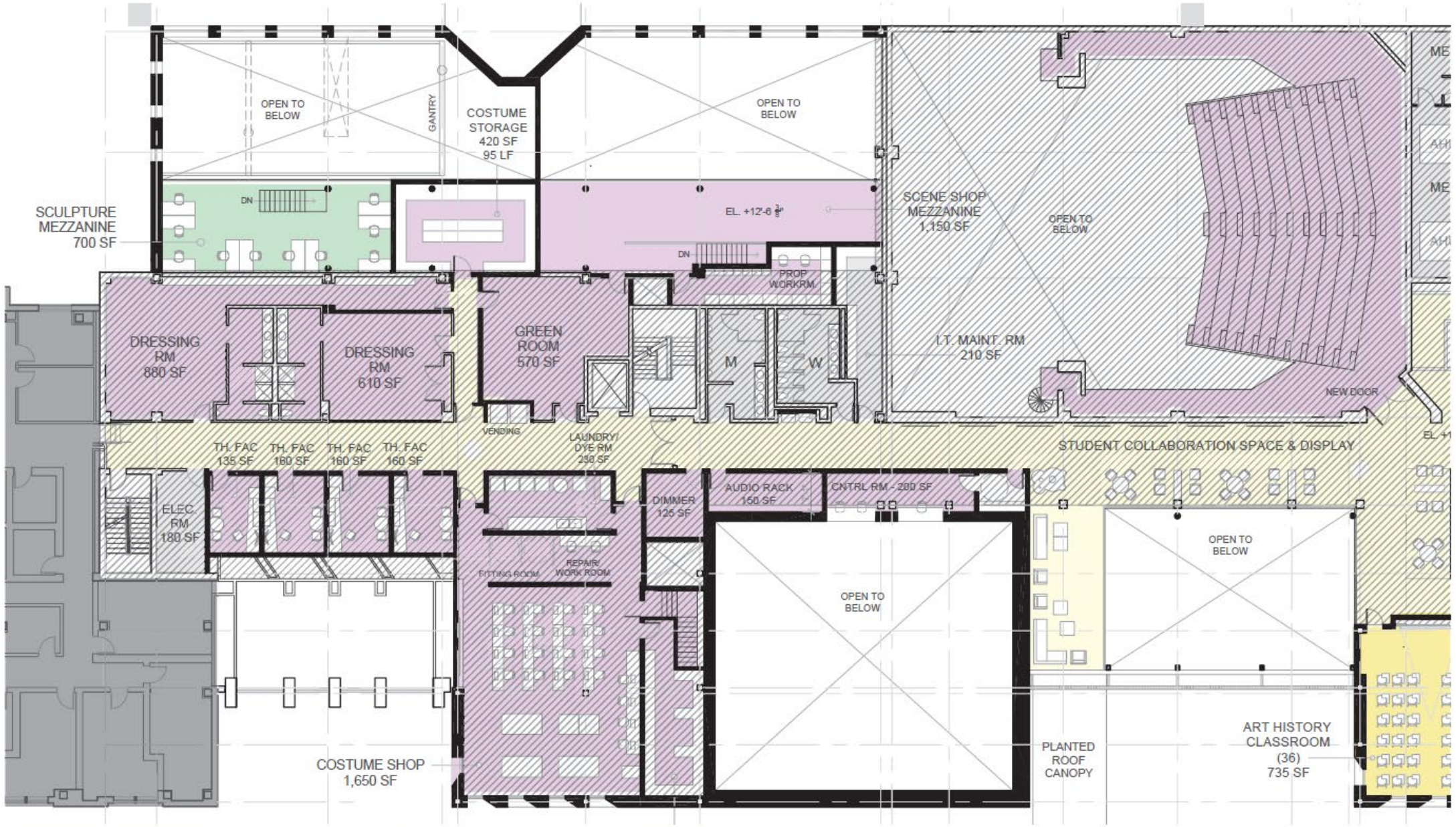
0 10 20 40 80

1/16" = 1'-0"

liollio architecture | HGA | COLLEGE of CHARLESTON

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
BUILDING PLAN
LEVEL 2

DATE. 04.22.2020



liollio architecture

HGA

COLLEGE of CHARLESTON

EXISTING BUILDING

N.I.C

NEW WALL

EXISTING WALL

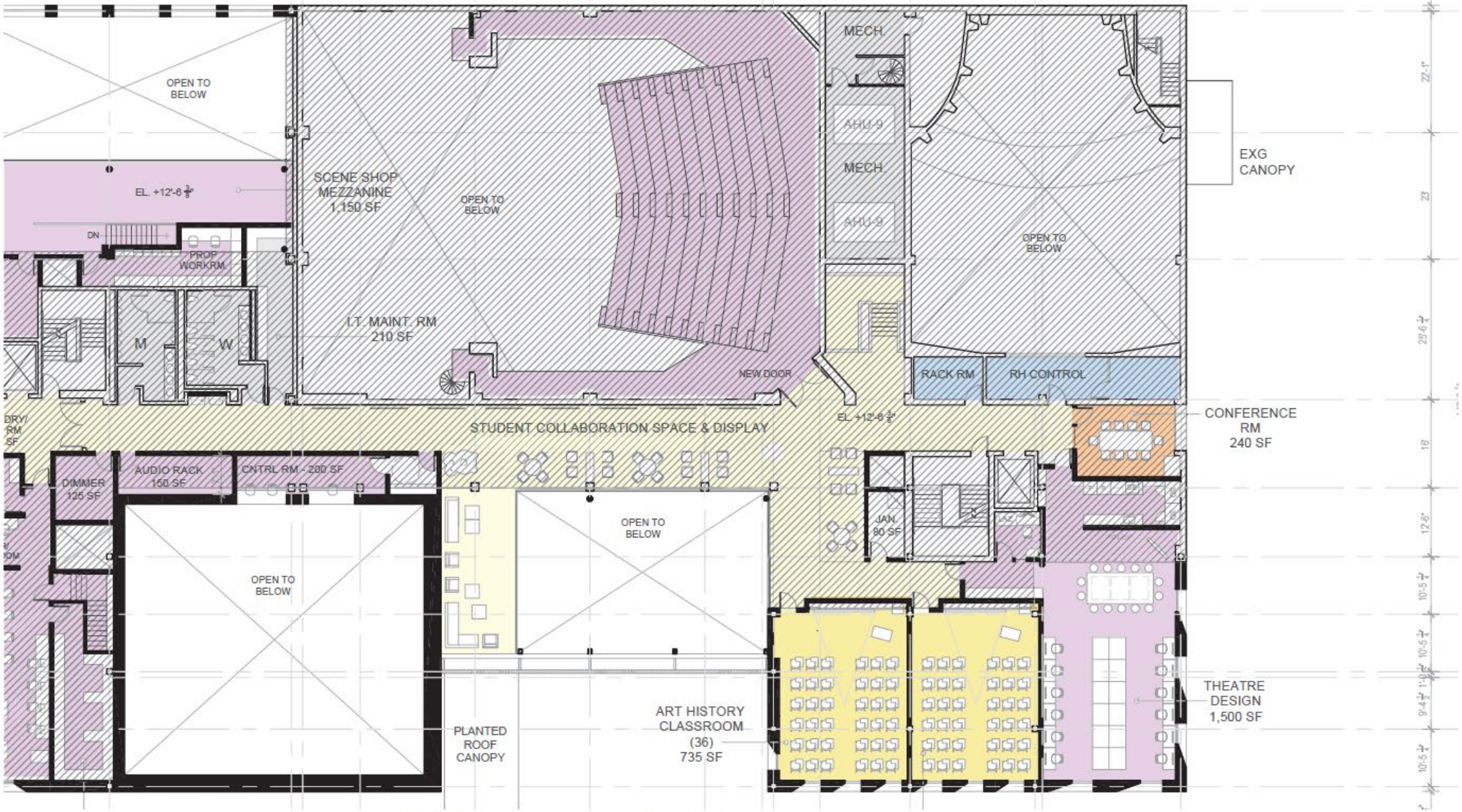
0 5 10 20 40

1/8" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

BUILDING PLAN
LEVEL 2

DATE. 04.22.2020



EXISTING BUILDING

N.I.C

NEW WALL

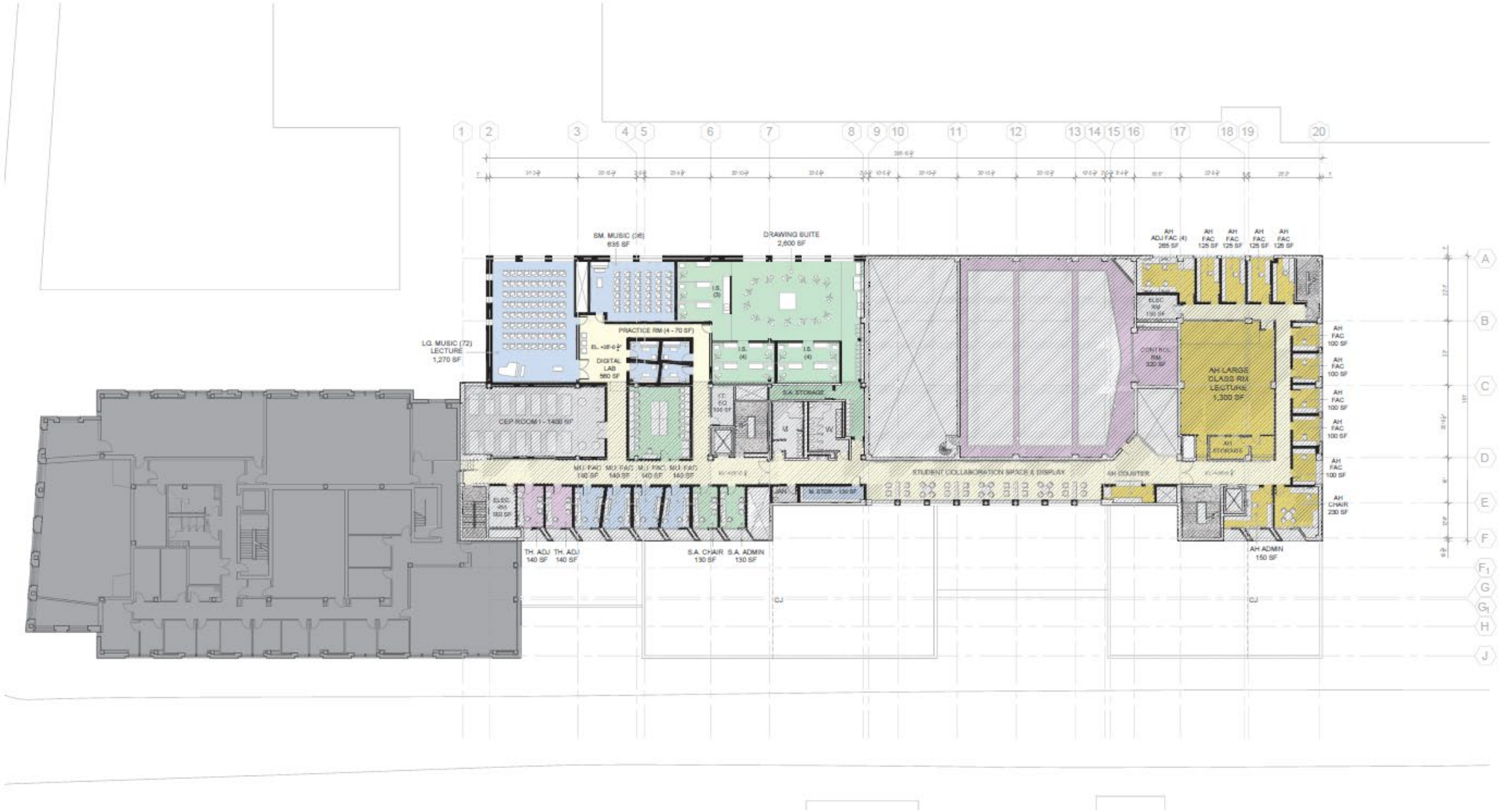
EXISTING WALL

0 5 10 20 40

1/8" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
BUILDING PLAN
LEVEL 2

DATE. 04.22.2020



Studio Arts | Theatre | Music | Arts Management | Art History | Shared / SOTA | Support / MEP

EXISTING BUILDING

N.I.C

NEW WALL

EXISTING WALL

0 10 20 40 80

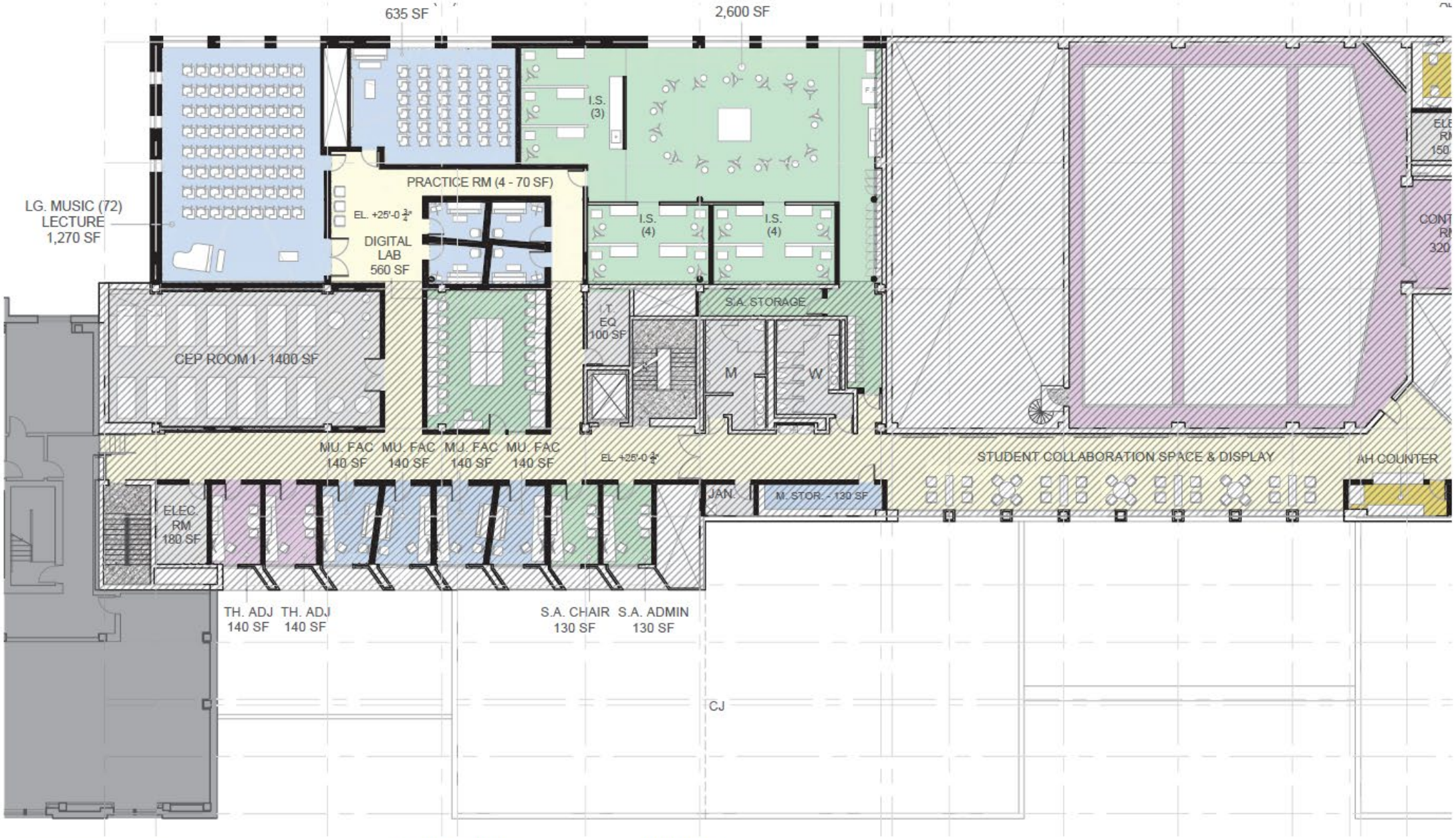
1/16" = 1'-0"

liollio architecture | HGA | COLLEGE of CHARLESTON

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
BUILDING PLAN
LEVEL 3

50

DATE. 04.22.2020



EXISTING BUILDING

N.I.C

NEW WALL

EXISTING WALL

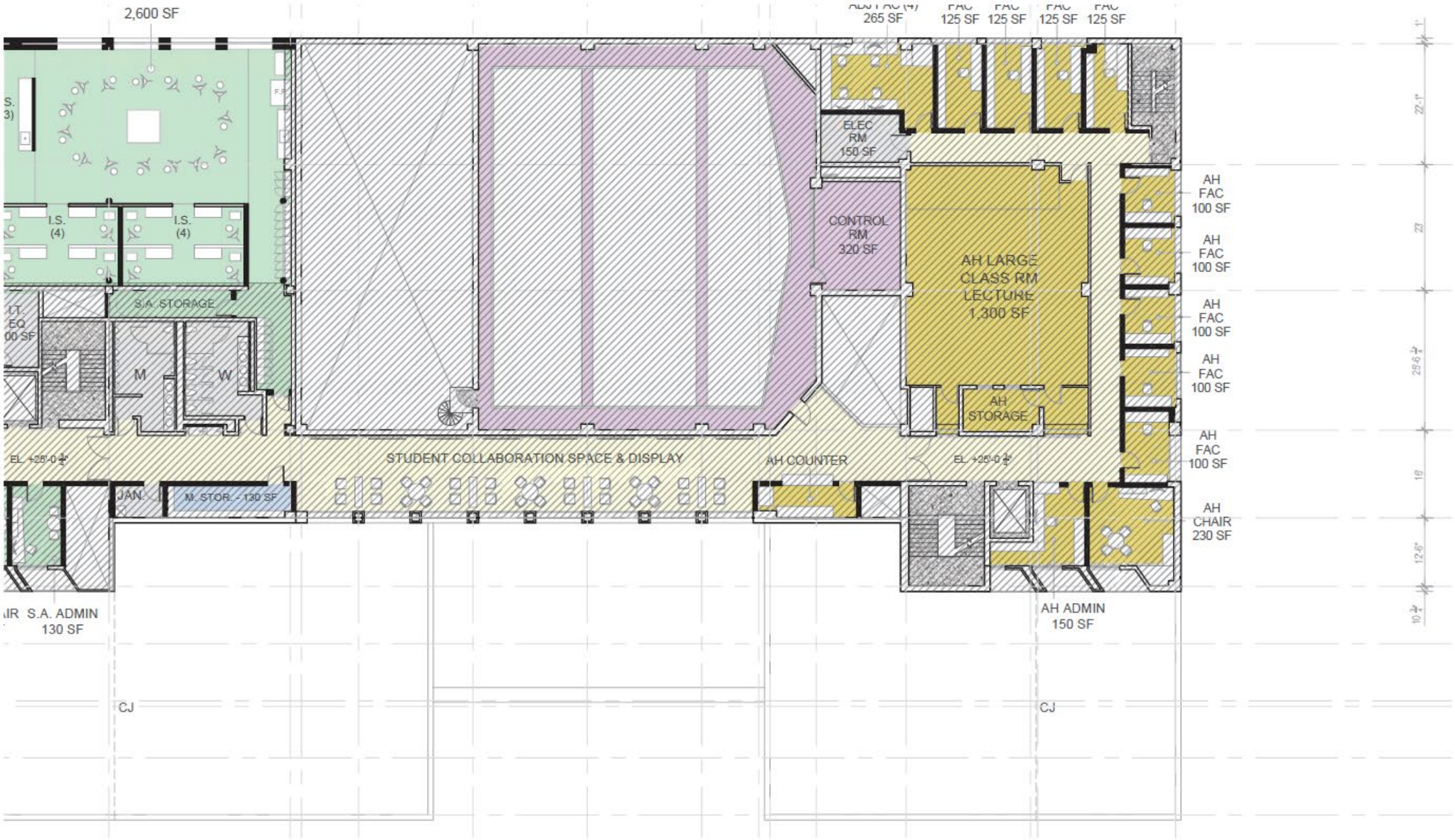
0 5 10 20 40

1/8" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
BUILDING PLAN
LEVEL 3

51

DATE. 04.22.2020



EXISTING BUILDING

N.I.C

NEW WALL

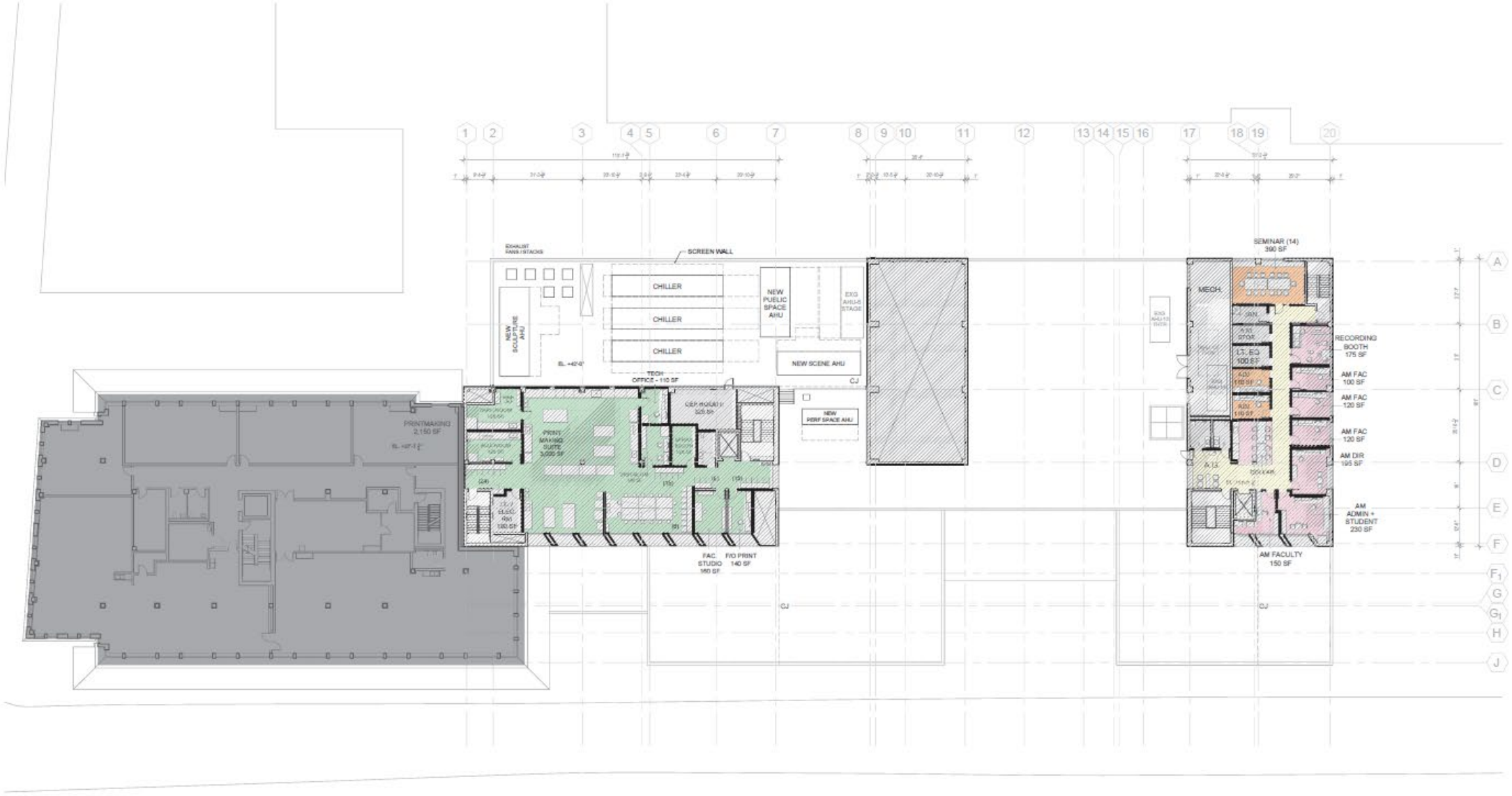
EXISTING WALL

0 5 10 20 40

1/8" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
BUILDING PLAN
LEVEL 3

DATE. 04.22.2020



Studio Arts | Theatre | Music | Arts Management | Art History | Shared / SOTA | Support / MEP

EXISTING BUILDING

N.I.C

NEW WALL

EXISTING WALL

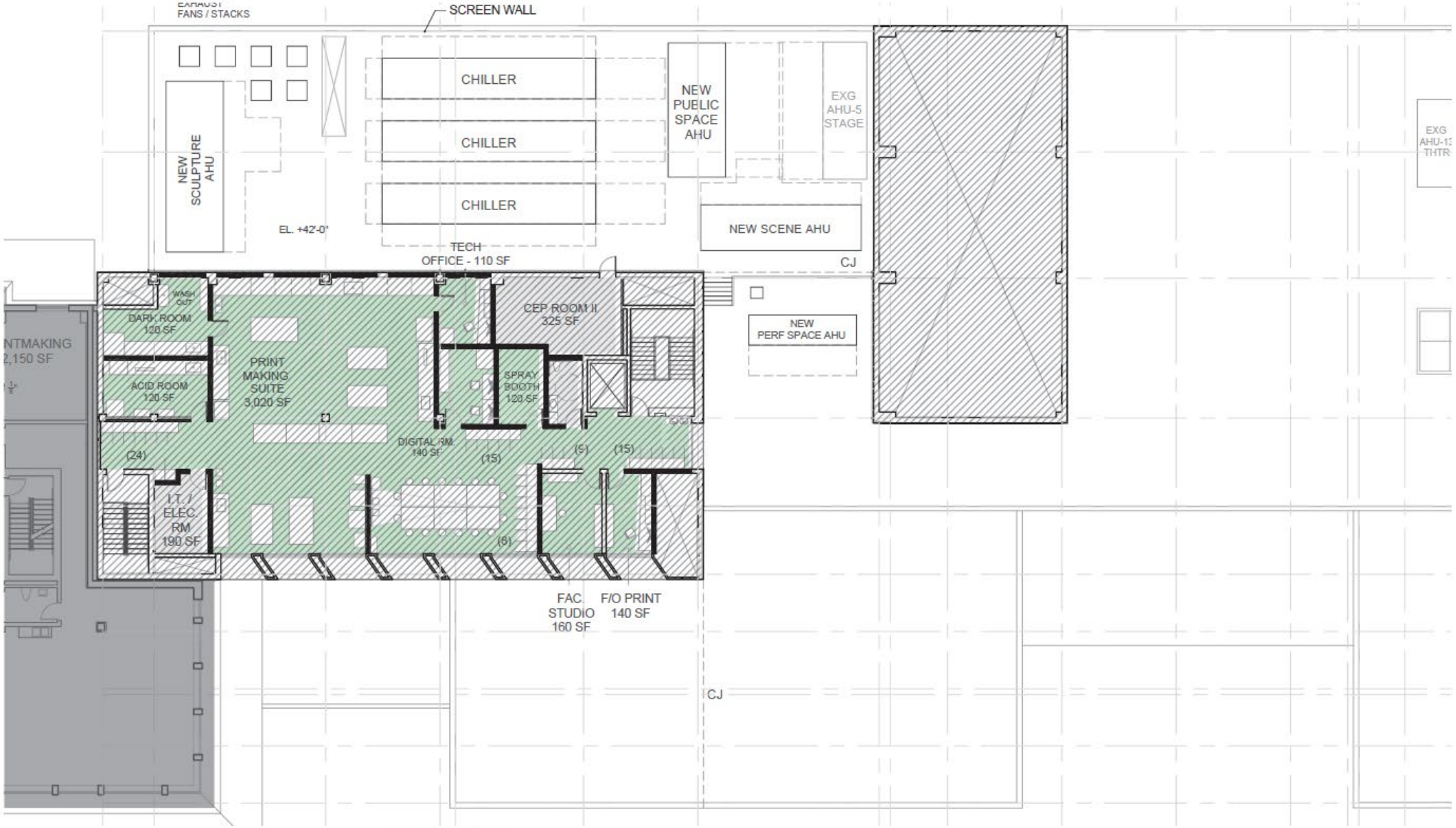
0 10 20 40 80

1/16" = 1'-0"

liollio architecture | HGA | COLLEGE of CHARLESTON

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
BUILDING PLAN
LEVEL 4

DATE. 04.22.2020



EXISTING BUILDING

N.I.C

NEW WALL

EXISTING WALL

0 5 10 20 40

1/8" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
BUILDING PLAN
LEVEL 4

54

DATE. 04.22.2020

EXISTING BUILDING

N.I.C

NEW WALL

EXISTING WALL

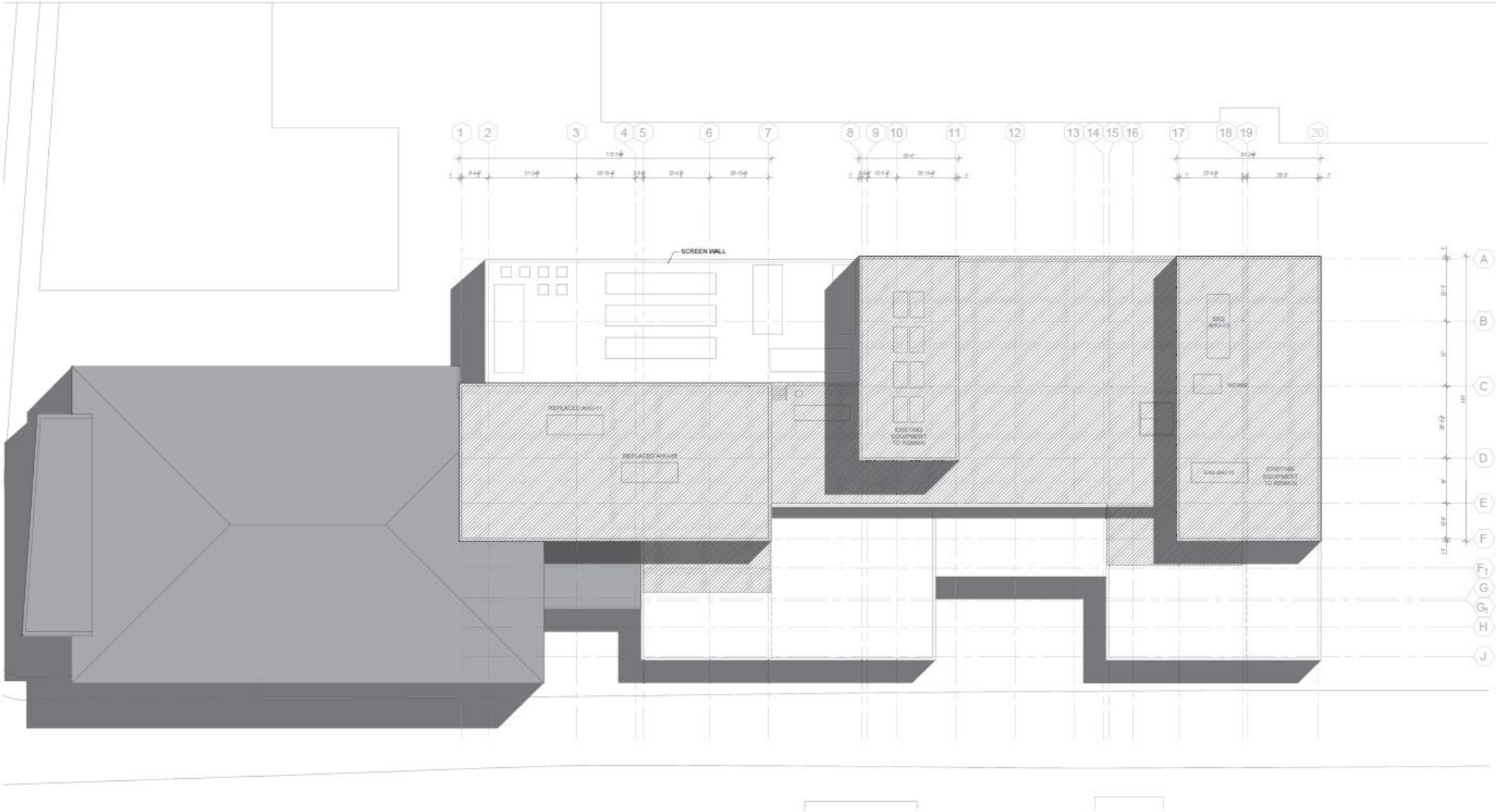
0 5 10 20 40

1/8" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
BUILDING PLAN
LEVEL 4

55

DATE. 04.22.2020



EXISTING BUILDING

N.I.C

NEW WALL

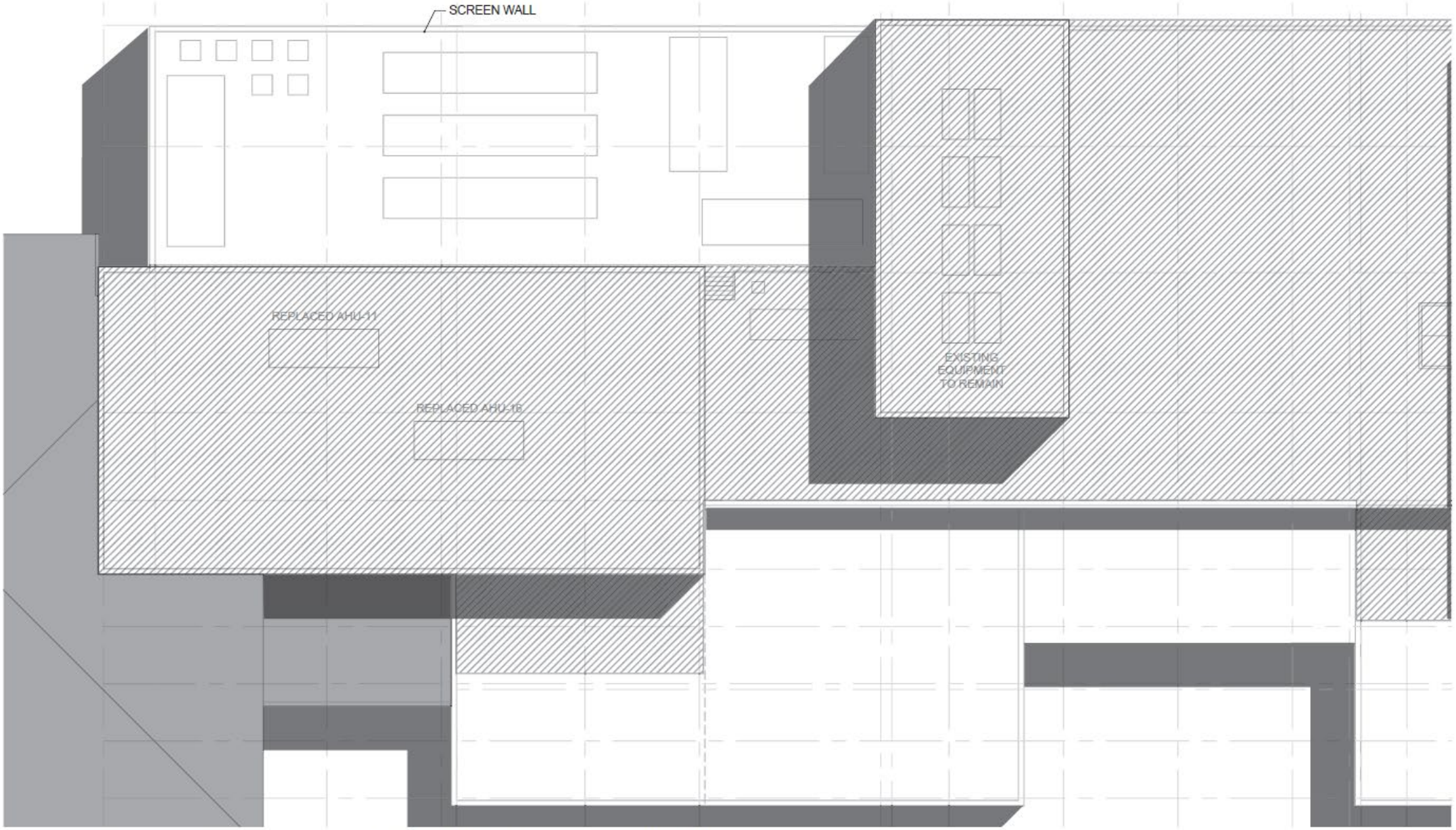
EXISTING WALL

0 10 20 40 80

1/16" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
BUILDING PLAN
ROOF

DATE. 04.22.2020



liollio architecture

HGA

COLLEGE of CHARLESTON

EXISTING BUILDING

N.I.C

NEW WALL

EXISTING WALL

0 5 10 20 40

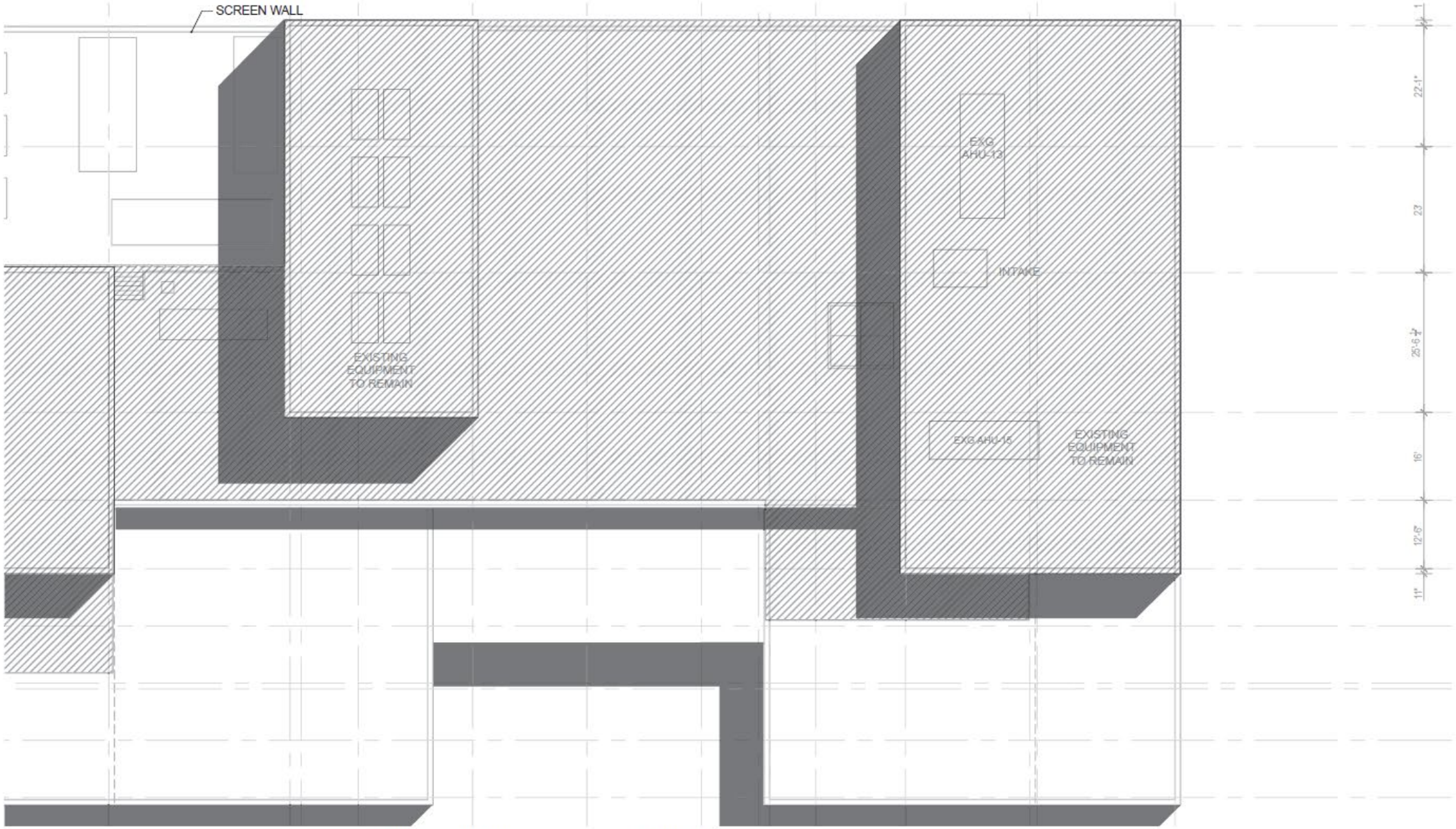
1/8" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

BUILDING PLAN
ROOF

57

DATE. 04.22.2020



EXISTING BUILDING

N.I.C

NEW WALL

EXISTING WALL

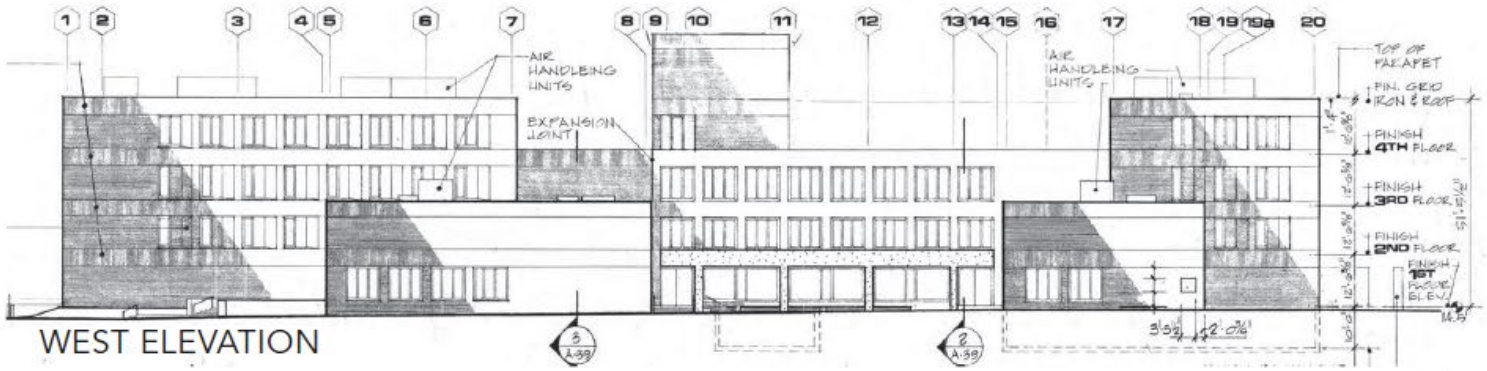
0 5 10 20 40

1/8" = 1'-0"

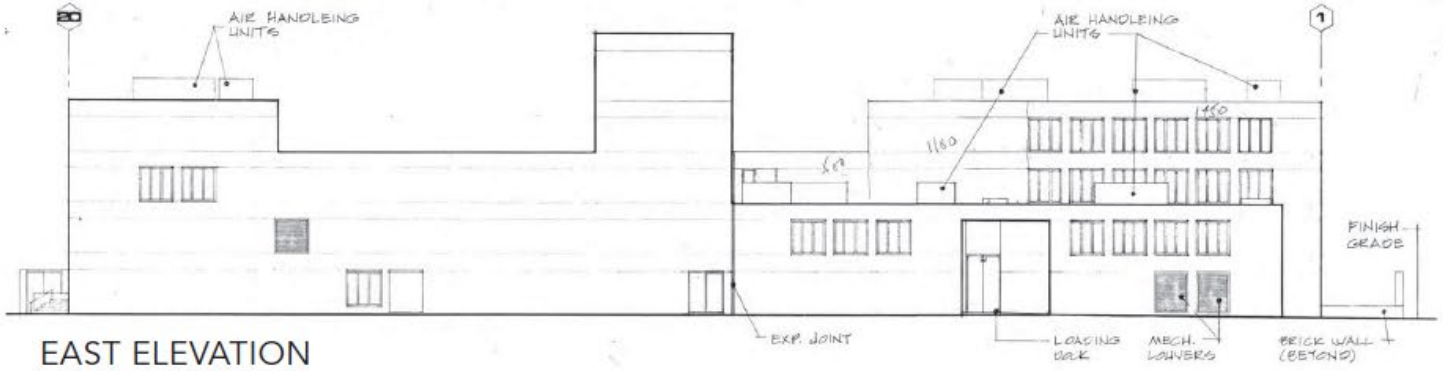
COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
BUILDING PLAN
ROOF

58

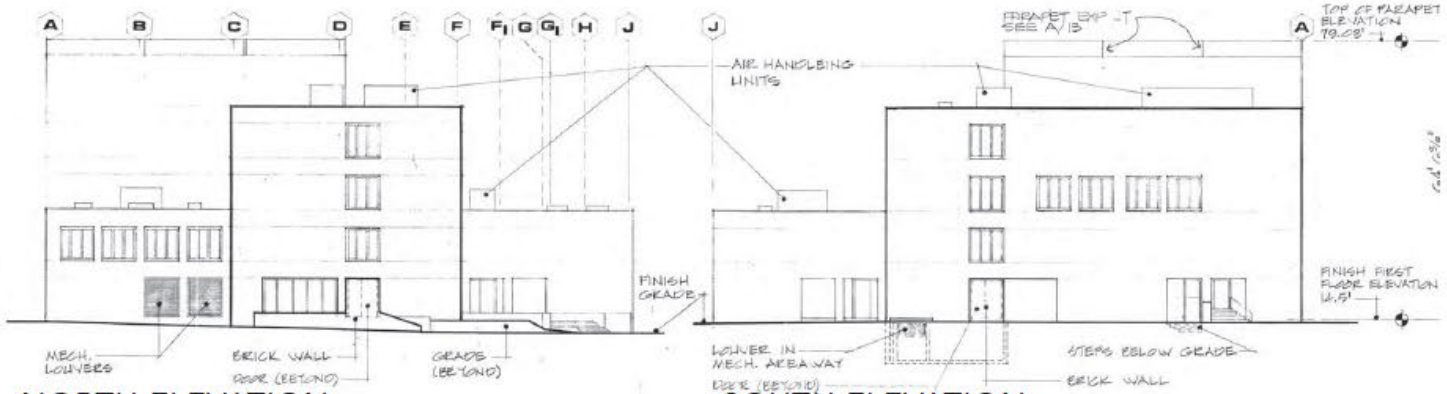
DATE. 04.22.2020



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

liollio architecture | HGA | COLLEGE of CHARLESTON

0 20 40 80 160
1/16" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
STREET ELEVATIONS
EXISTING

DATE. 04.22.2020

WEST VIEW

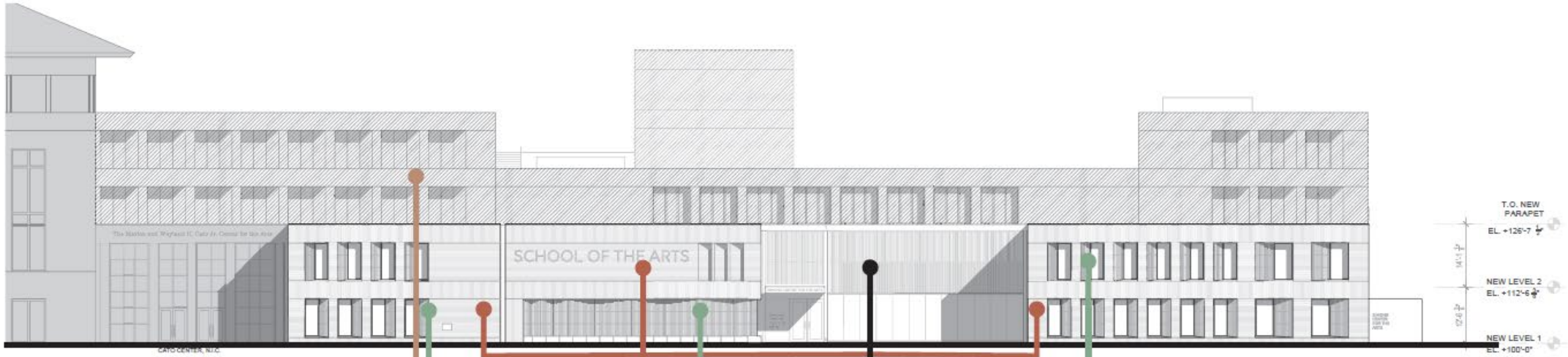
EAST VIEW

liollio architecture | HGA | COLLEGE of CHARLESTON

0 20 40 80 160
1/32" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
STREET ELEVATION
ST PHILIP STREET

DATE. 04.22.2020



EXISTING BRICK

ANALOGOUS COLOR BRICK FOR FIELD CONDITION OF ADDITIONS

POWDER-COATED ALUMINUM FINS AT LOBBY SUNSHADE

GLAZED BRICK ACCENT AT ANGLED WALLS

liollio architecture | HGA | COLLEGE of CHARLESTON

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
EXTERIOR FINISHES

DATE. 04.22.2020

liollio architecture | HGA | COLLEGE of CHARLESTON

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
EXTERIOR FINISHES

DATE. 04.22.2020

EXISTING BUILDING

N.I.C

0 10 20 40 80

1/16" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
BUILDING ELEVATION
ST PHILIP STREET (W)

DATE. 04.22.2020

EXISTING BUILDING

N.I.C

0 5 10 20 40

1/8" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
BUILDING ELEVATION
ST PHILIP STREET (W)

DATE. 04.22.2020

EXISTING BUILDING

N.I.C

0 5 10 20 40

1/8" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
BUILDING ELEVATION
ST PHILIP STREET (W)

DATE. 04.22.2020

liollio architecture | HGA | COLLEGE of CHARLESTON

EXISTING BUILDING

N.I.C

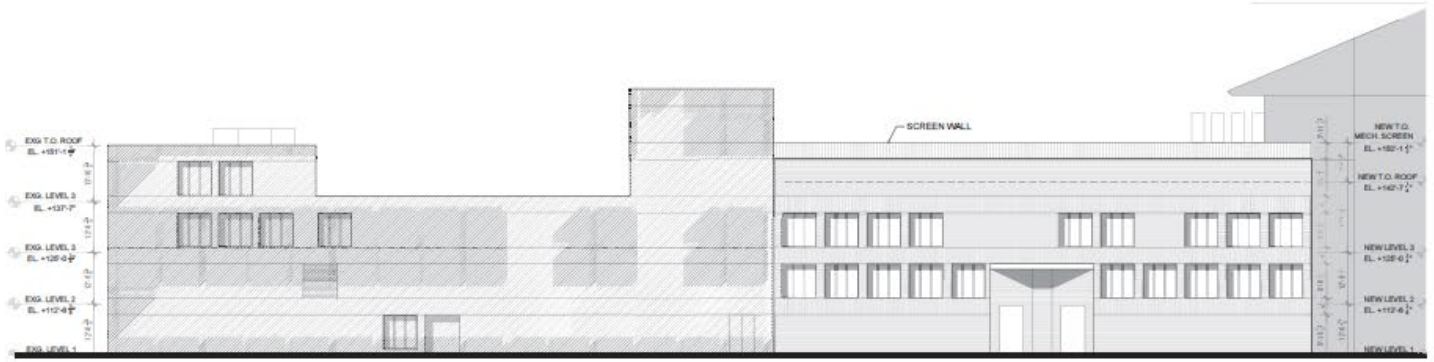
0 5 10 20 40

1/8" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

BUILDING ELEVATION FACULTY PARKING (S)

DATE. 04.22.2020



EXISTING BUILDING

N.I.C

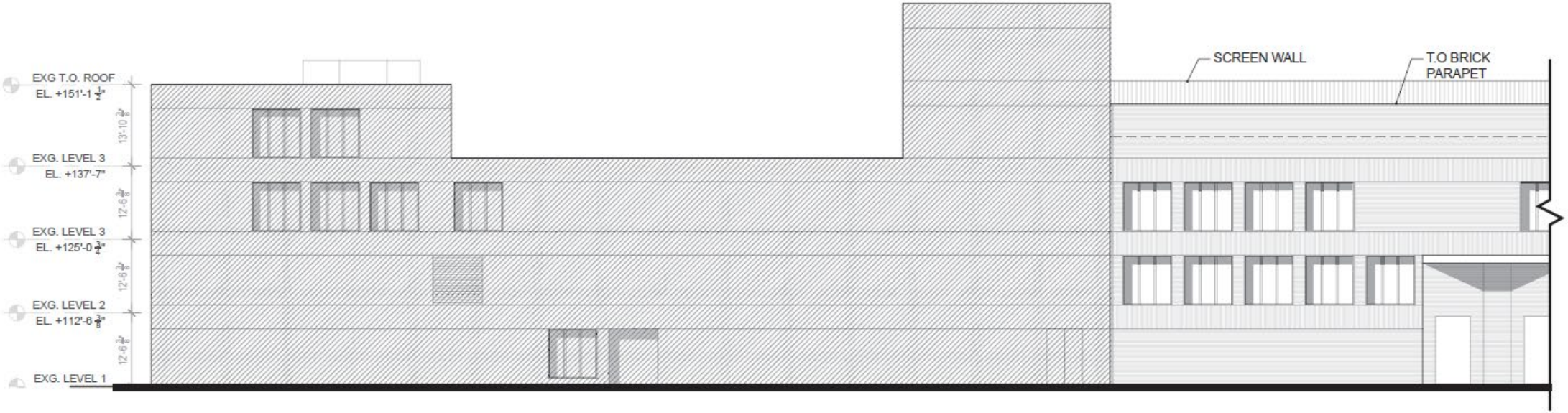
0 10 20 40 80

1/16" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

BUILDING ELEVATION
ALLEY (E)

DATE. 04.22.2020



EXISTING BUILDING

N.I.C

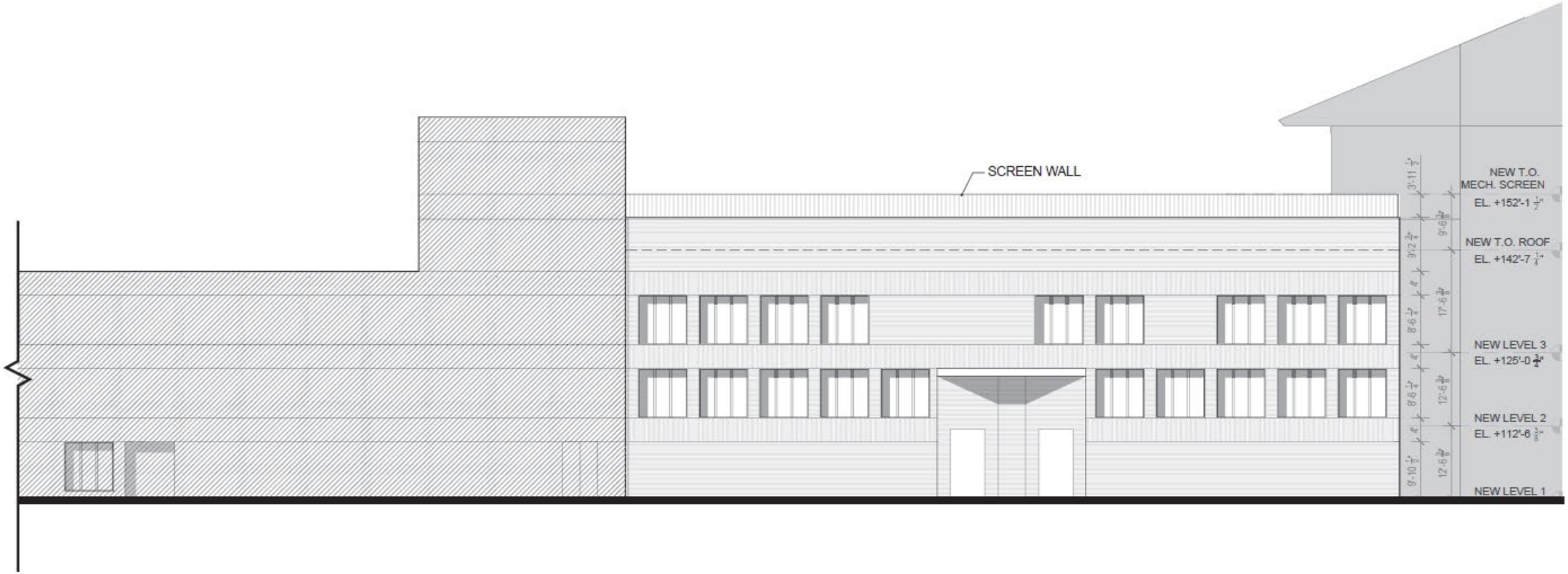
0 5 10 20 40

1/8" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

BUILDING ELEVATION
ALLEY (E)

DATE. 04.22.2020



EXISTING BUILDING

N.I.C

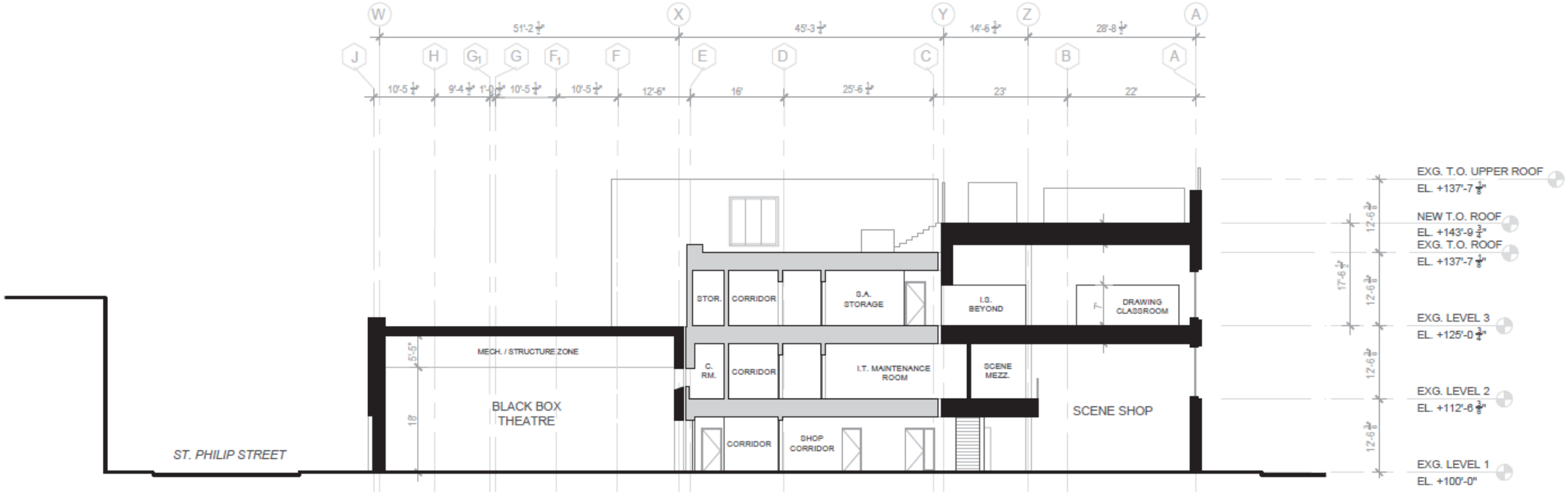
0 5 10 20 40

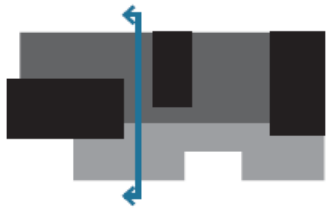
1/8" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

BUILDING ELEVATION ALLEY (E)

DATE. 04.22.2020





EXISTING BUILDING

NEW CONSTRUCTION

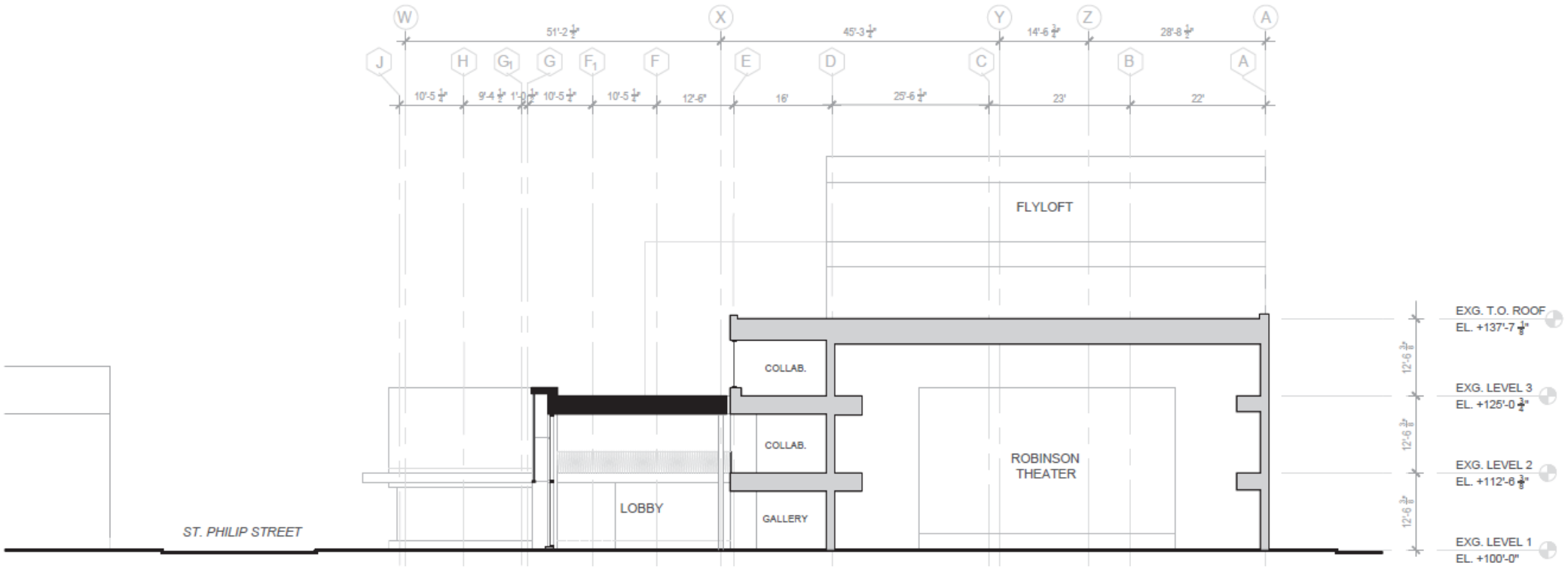
0 5 10 20 40

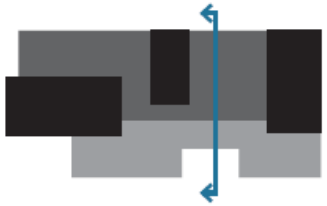
1/8" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

BUILDING SECTION
CROSS SECTION

DATE. 04.22.2020





liollio architecture

HGA

COLLEGE of CHARLESTON

EXISTING BUILDING

NEW CONSTRUCTION

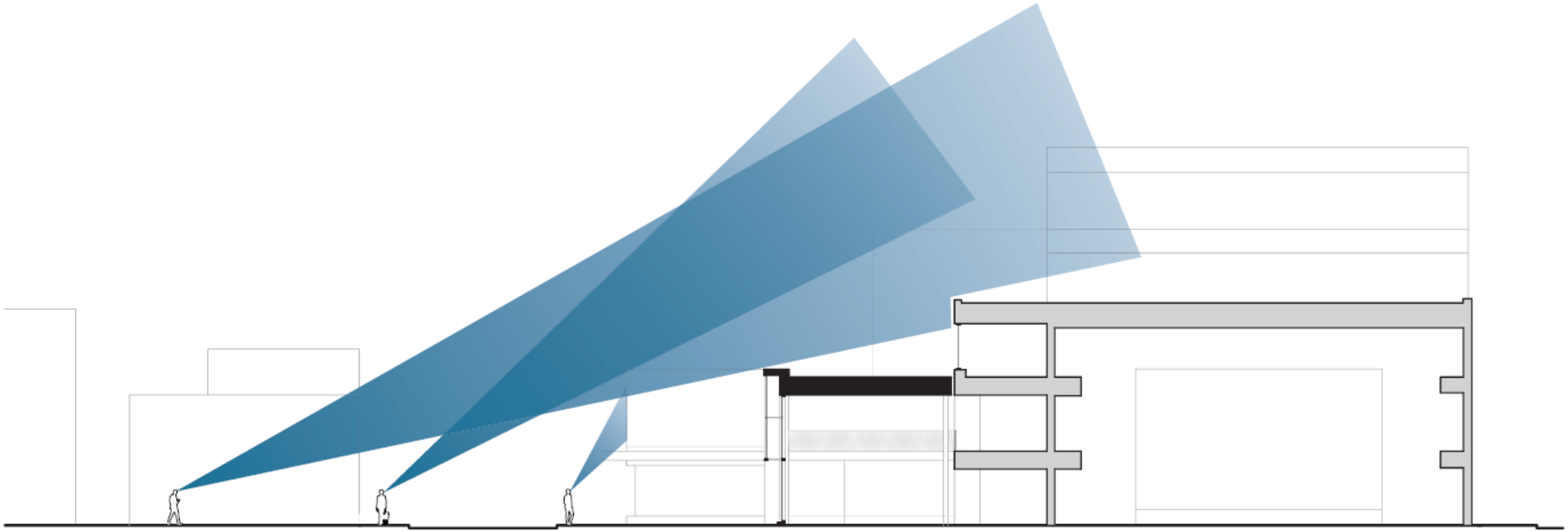
0 5 10 20 40

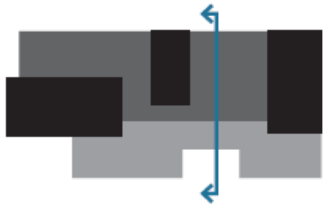
1/8" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

BUILDING SECTION
CROSS SECTION

DATE. 04.22.2020





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HGA

COLLEGE of CHARLESTON

EXISTING BUILDING

NEW CONSTRUCTION

0 5 10 20 40

1/8" = 1'-0"

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS

DIAGRAM
SITE LINES

DATE. 04.22.2020

liollio architecture | HGA | COLLEGE of CHARLESTON

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
PERSPECTIVE
BIRD'S EYE

DATE. 04.22.2020

liollio architecture | HGA | COLLEGE of CHARLESTON

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
PERSPECTIVE
GREEN WAY

DATE. 04.22.2020

liollio architecture | HGA | COLLEGE of CHARLESTON

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
PERSPECTIVE
ST. PHILIP (N)

DATE. 04.22.2020

liollio architecture | HGA | COLLEGE of CHARLESTON

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
PERSPECTIVE
COURTYARD

DATE. 04.22.2020

liollio architecture | HGA | COLLEGE of CHARLESTON

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
PERSPECTIVE
LOBBY

DATE. 04.22.2020

liollio architecture | HGA | COLLEGE of CHARLESTON

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
PERSPECTIVE
LOBBY

DATE. 04.22.2020

liollio architecture | HGA | COLLEGE of CHARLESTON

COLLEGE OF CHARLESTON
SIMONS CENTER FOR THE ARTS
PERSPECTIVE
GREEN WAY

DATE. 04.22.2020

Agenda Item #4

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

Request preliminary approval for the new phase of Children's Museum of the Lowcountry for an open pavilion and associated site work.

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

Agenda Item #4

Applicant's Presentation

CHILDREN'S MUSEUM OF THE LOWCOUNTRY

25 ann street
charleston, south carolina 29403

Board of Architectural Review
Preliminary Application

June 15th, 2020

Jennifer Charzewski, AIA
jenniferc@liollio.com
843.513.6855

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children's MUSEUM of the lowcountry

Project Description:

This proposal requests the preliminary approval for the new construction of the Play Pavilion and exterior improvements to the existing Children's Museum of the Lowcountry located at 25 Ann Street. An open air pavilion, the Play Pavilion, will define a new entrance to the Children's Museum of the Lowcountry from Ann Street through a lively plaza with brightly colored skewed steel columns. The pavilion will provide shelter for both the entry plaza and exterior exhibit spaces.

Compliance Statement:

This project complies with all applicable zoning regulations and does not require any variances or special exceptions.

Previous Submittals:

Technical Review Committee, September 14, 2017
Design Review Committee, July 29, 2019
Board of Architectural Review, Conceptual Approval on August 28, 2019

Contact Information

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843.762.2222

Jennifer Charzewski, AIA
jenniferc@liollio.com
843.513.6855

Elissa Bostain, AIA
Allie Beck, AIA
Cameron Foster, Assoc. AIA

03	**LOCATION**	17	**SITE DESIGN**	31 - 33	rendered view - john street
	staff comments		existing utilities location		
04	contents	18	proposed utilities location		**ARCHITECTURAL DESIGN**
05	historic charleston	19	previous landscape plan	35	exterior finishes
06	sanborn maps	20	proposed landscape plan	36 - 75	see attached drawings
07	sanborn maps	21	landscape plan comparison		
08	history of ann st. elevation				
09	aerial perspectives		**DESIGN CONCEPT**		
10	surrounding context	23	informational context		
11	adjacent buildings	24	the power of play		
12	existing context - ann street	25	diagrams		
13	existing context - john street	26	initial sketch		

CHILDREN'S MUSEUM
OF THE LOWCOUNTRY

Staff Comments from Conceptual Application:

1.There is considerably more detail than required for C/A. Review of detailed information will be reviewed at P/A review, and plans and elevations will need to be enlarged. Our comments pertain to the Conceptual design for H/S/M and G.A.D. Going forward, clearly delineate existing from new construction.

2.There are a lot of factors to consider on this project (easements, utilities etc.) that make for a challenging design that have been well handled.

3.The project has been significantly reduced in H/S/M from the previous version and now has much less impact on the existing building as well as the William Aiken House, while maintaining its playful qualities. Replacement of the dismal wood fence on the north with this project is a major upgrade.

4.The step back of the metal panel ceiling from the greater extent of the roof structure is a positive feature that results in a lighter feeling roof, although we feel that a durable wood ceiling (perhaps weathered garapa) would be a warmer material. **The proposed metal panel ceiling is clean, sleek, light and easy to maintain and is the best solution for the design.**

5. The proposed new steel plate canopies are an unobtrusive, simple, and elegant solution.

6.The powder coated aluminum fence will do a much better job of screening trash on the south side than the previous version of the design. I like the reference to railroad tracks if that was intended.

7.Stucco repairs and re-pointing of the S. wall of the existing building will need to be reviewed in detail with staff. Testing of existing stucco and mortar for match will be necessary.

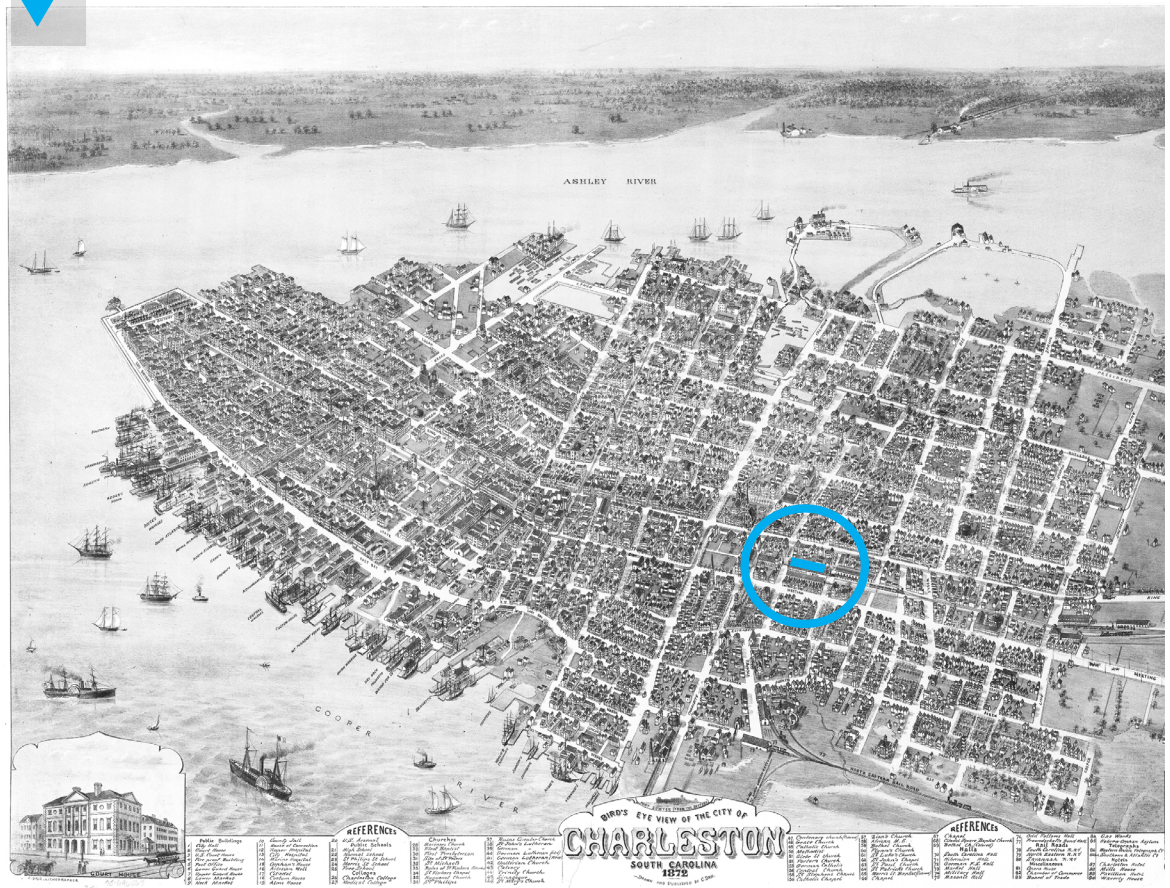
8.Extend the stucco wall on the John St. side as far as possible to the west while still allowing vehicular access. Staff likes the idea of a perforated brick wall in lieu of stucco, as long as it does not match the existing building for differentiation. **We are proposing a perforated brick wall and pushed the wall back enough to accommodate ground covering and plantings in front of the wall, along John Street.**

9.Lighting will need to be appropriate and carefully managed. It will be reviewed in future submittals and should be clearly identified. **We are proposing recessed can lights in a simple grid (see RCP) in the alcove around the metal ceiling plane (see wall sections) as well as underrailing lighting at the plaza, ramp, and landing. (refer to sheet A802 for lighting cut sheets)**

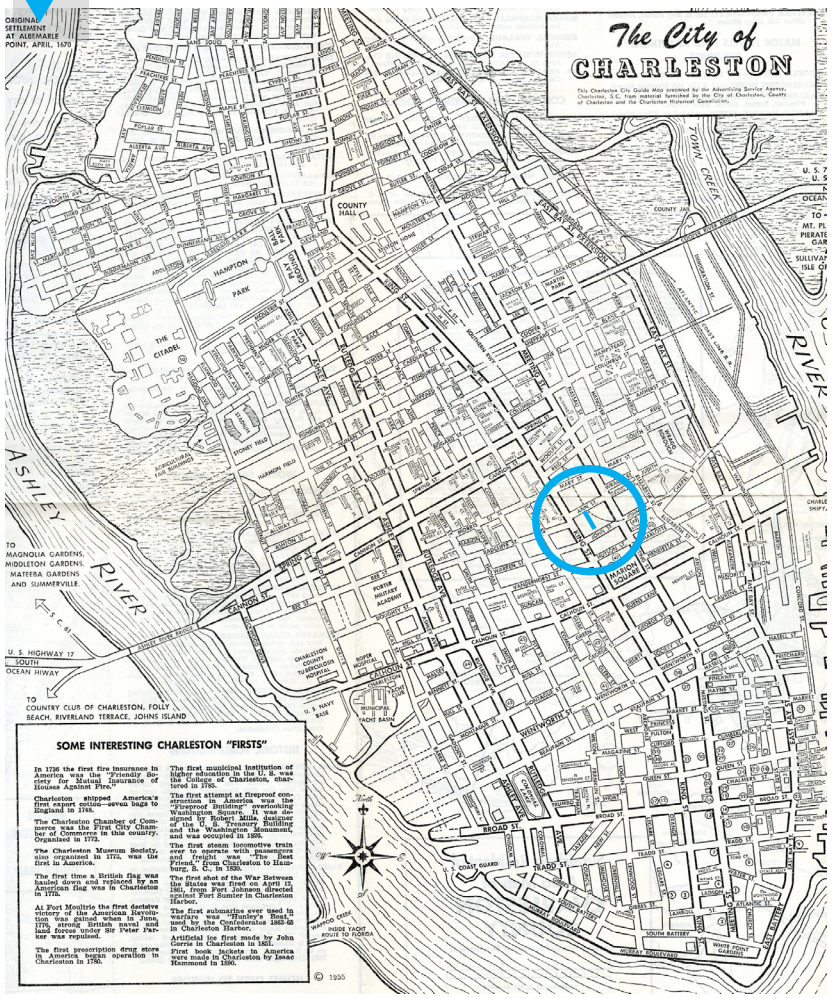
LOCATION

4. contents
5. historic charleston
6. sanborn maps
7. sanborn maps
8. history of ann street elevation
9. aerial perspectives
10 surrounding context
11 adjacent buildings
12 existing context - ann street
13 existing context - john street
14 existing conditions
15 existing materials

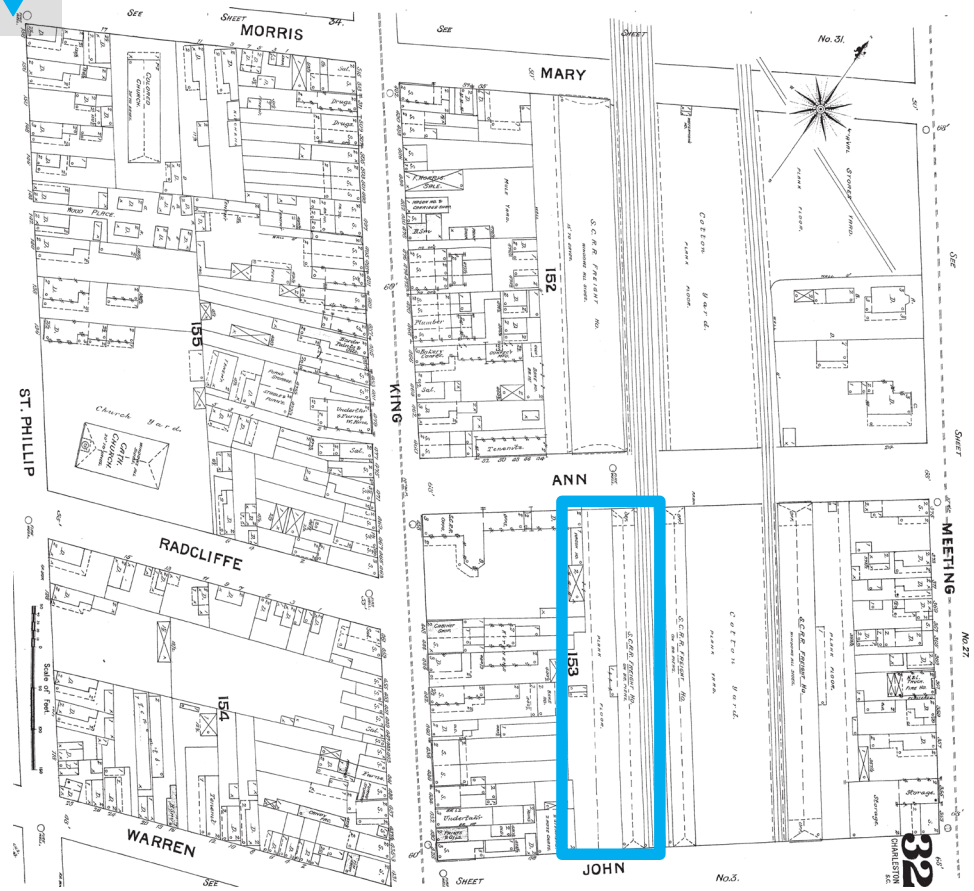
1 *"bird's eye view of the city of charleston" - 1872*



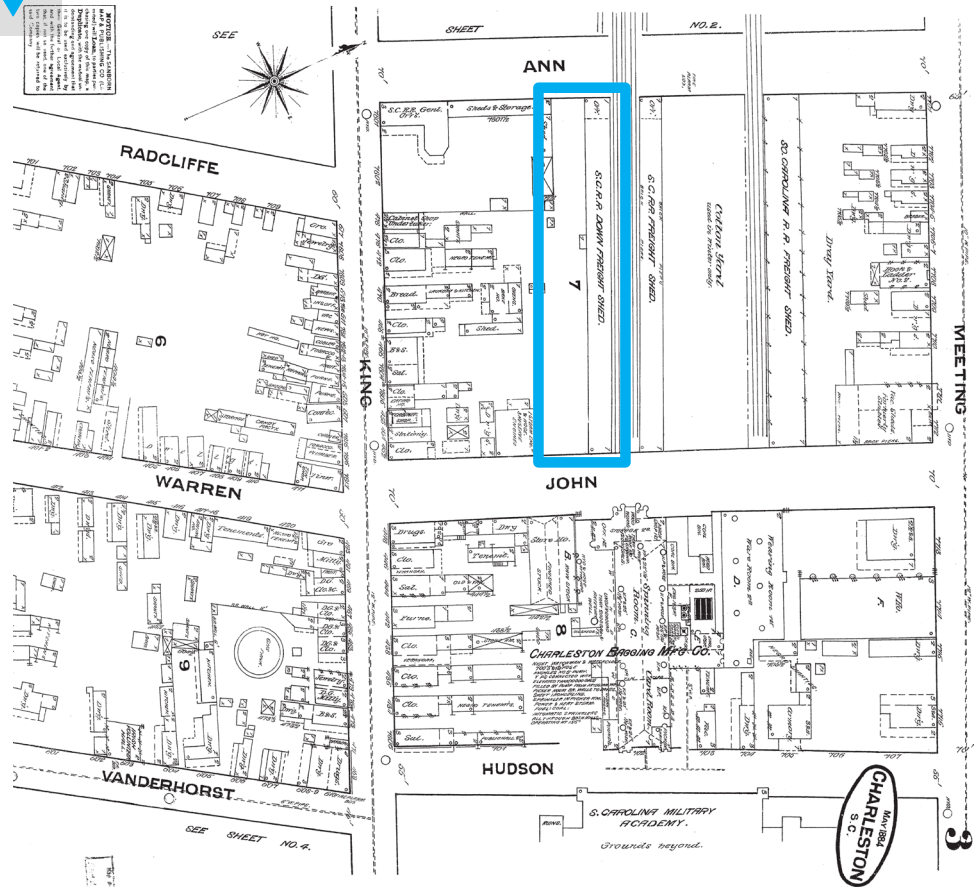
2 *"the city of charleston" - 1955*



3 *may 1884*



4 *june 1888*



1860 — 1 — 3 — 4 — 5 — 1900 — 6 — 1950 — 2 — 7 — 8 — 9 — 2000

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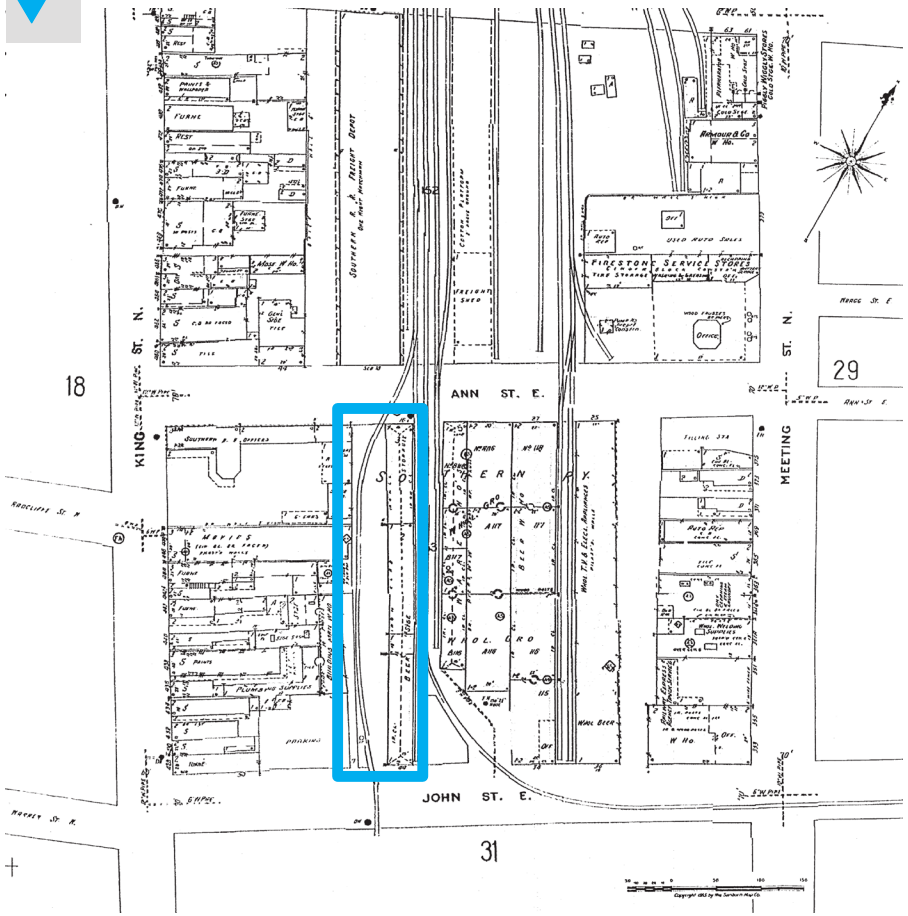
children's MUSEUM of the lowcountry

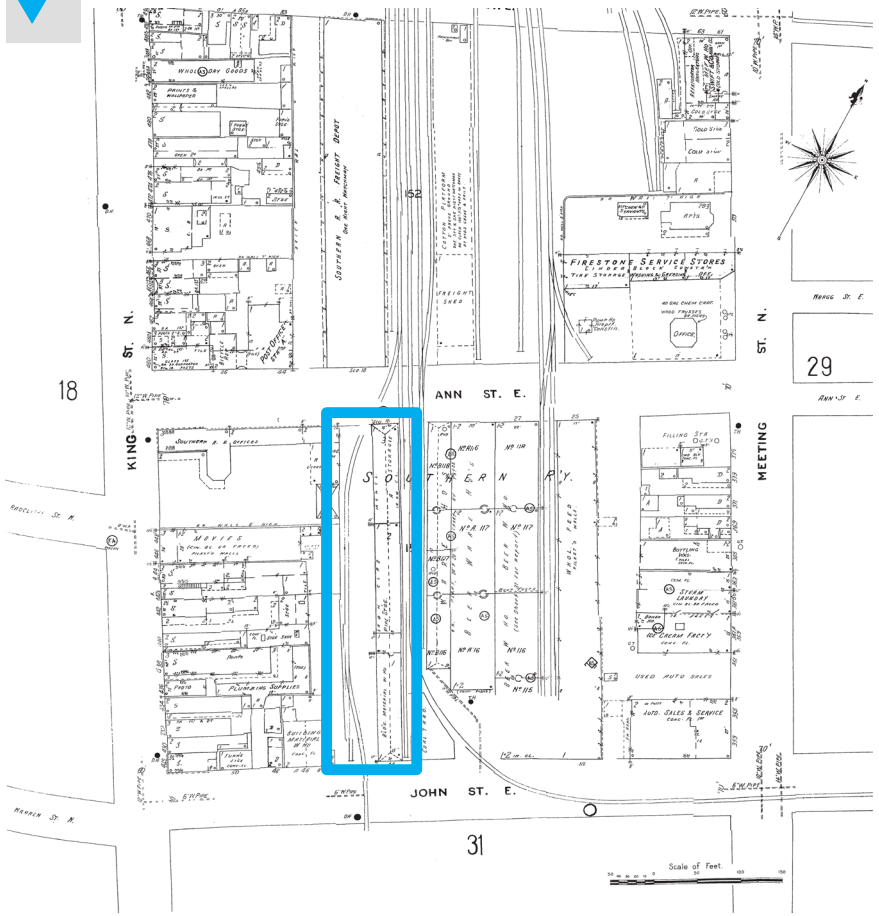
LOCATION 06

sanborn maps

5 *1902*



6 *april 1944*



1 3 4 5 6 2 7 8 9

1860 1900 1950 2000

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children's MUSEUM of the lowcountry

LOCATION **07**

sanborn maps

7 HABS - 1969

9 renovation + restoration - 2002

8 HABS - 1973

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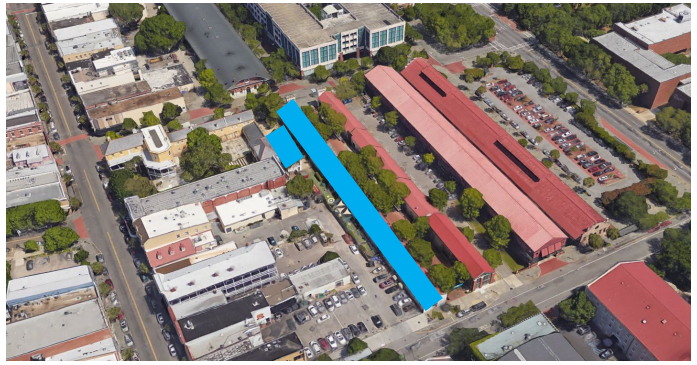
children's MUSEUM of the lowcountry

LOCATION 08

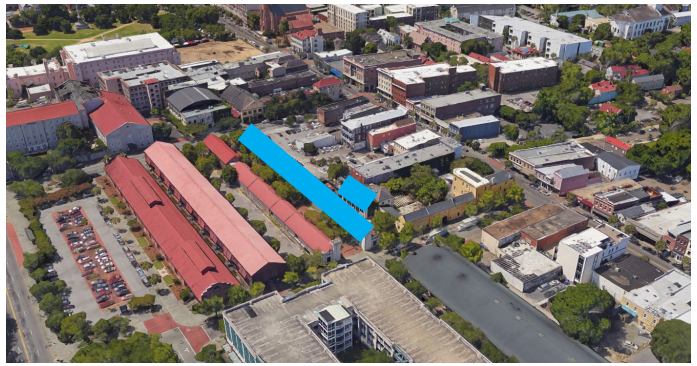
history of ann street elevation

aerial facing north



aerial facing east

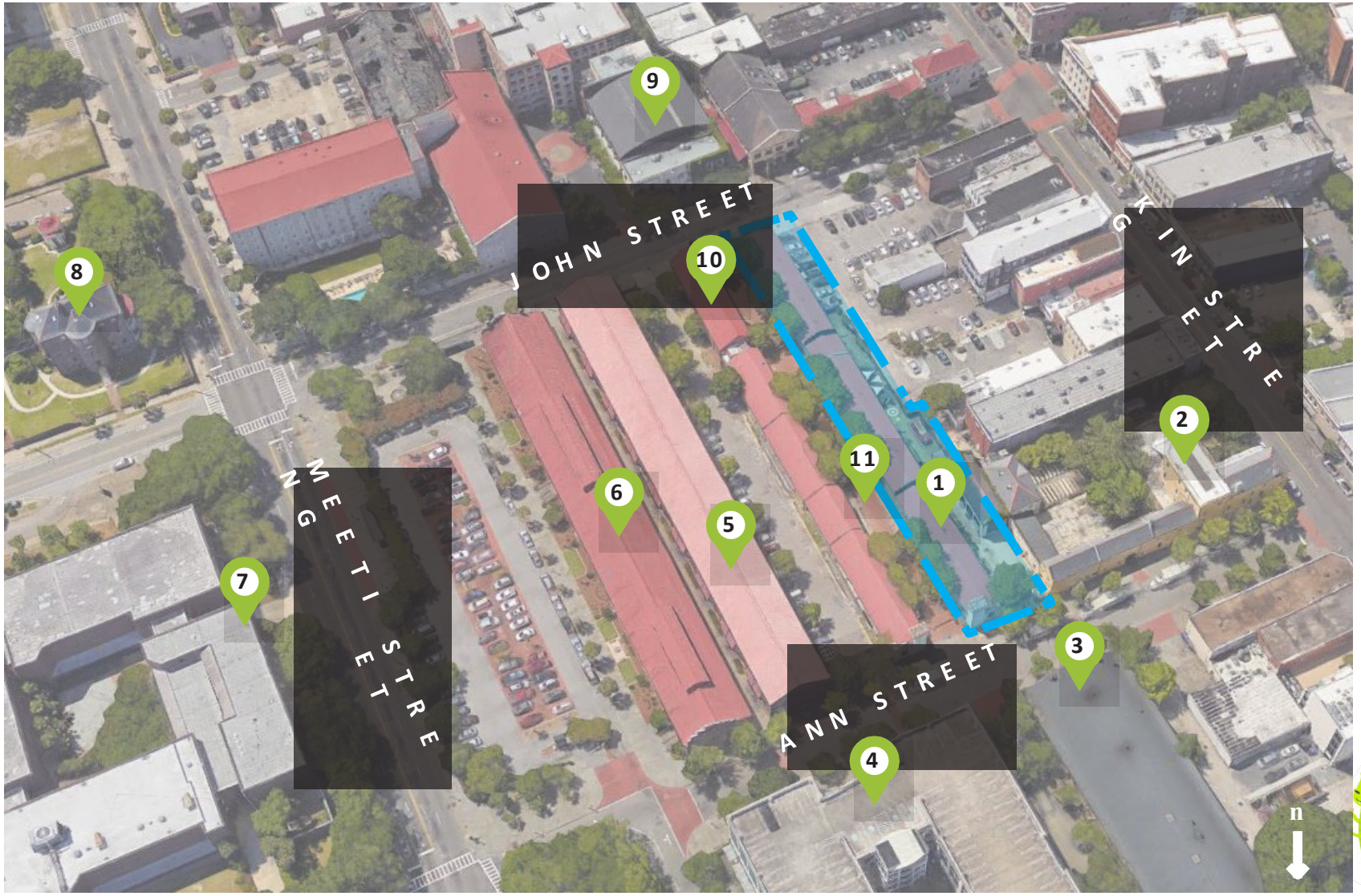
aerial facing northeast from king street



aerial facing south

aerial facing west

street view from king street



1 children's museum

2 william aiken house

3 music farm

4 visitor center parking garage

5 bus shed

6 visitor center

7 the charleston museum

8 joseph manigault house

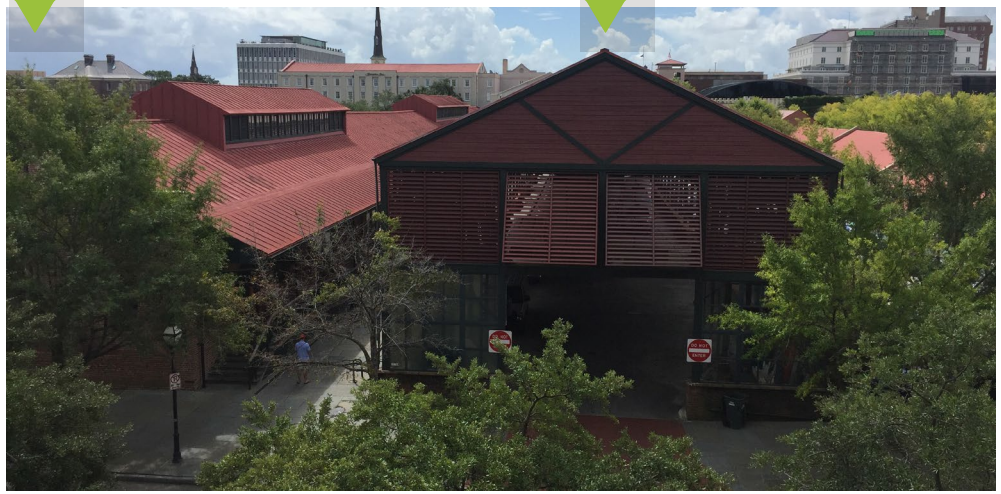
9 charleston music hall

10 best friend of charleston museum

11 corridor between camden sheds

6 *visitor center*

5 *bus shed*



3 *music farm*

2 *william aiken house*

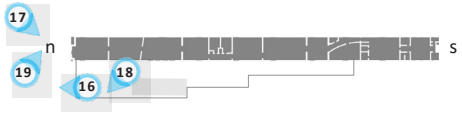
11 *corridor between camden sheds*

16 *courtyard*

17 *view from visitor center parking garage*

18 *william aiken house from courtyard*

19 *ann street view*



20 *corridor between camden sheds*

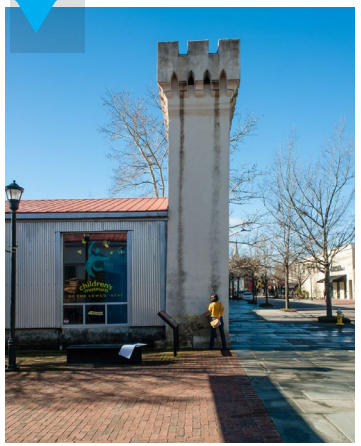
21 *cml south elevation*

22 *cml employee parking and service area*

23 *charleston music hall*

10 *courtyard view to museum*

11



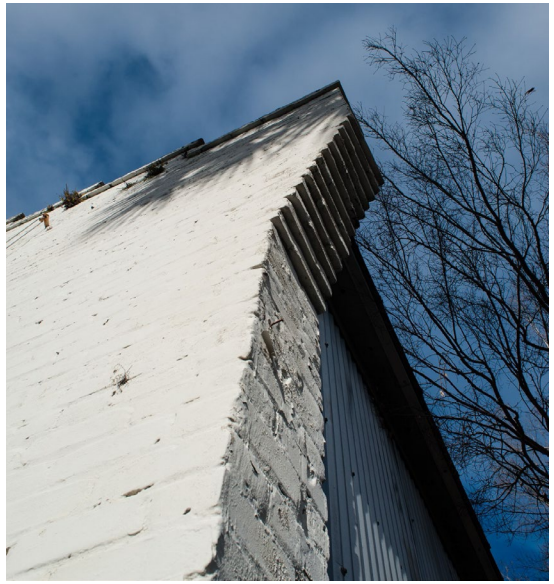
12 *entry*

13 *courtyard view to william aiken house*

14 *entry*

15

stucco

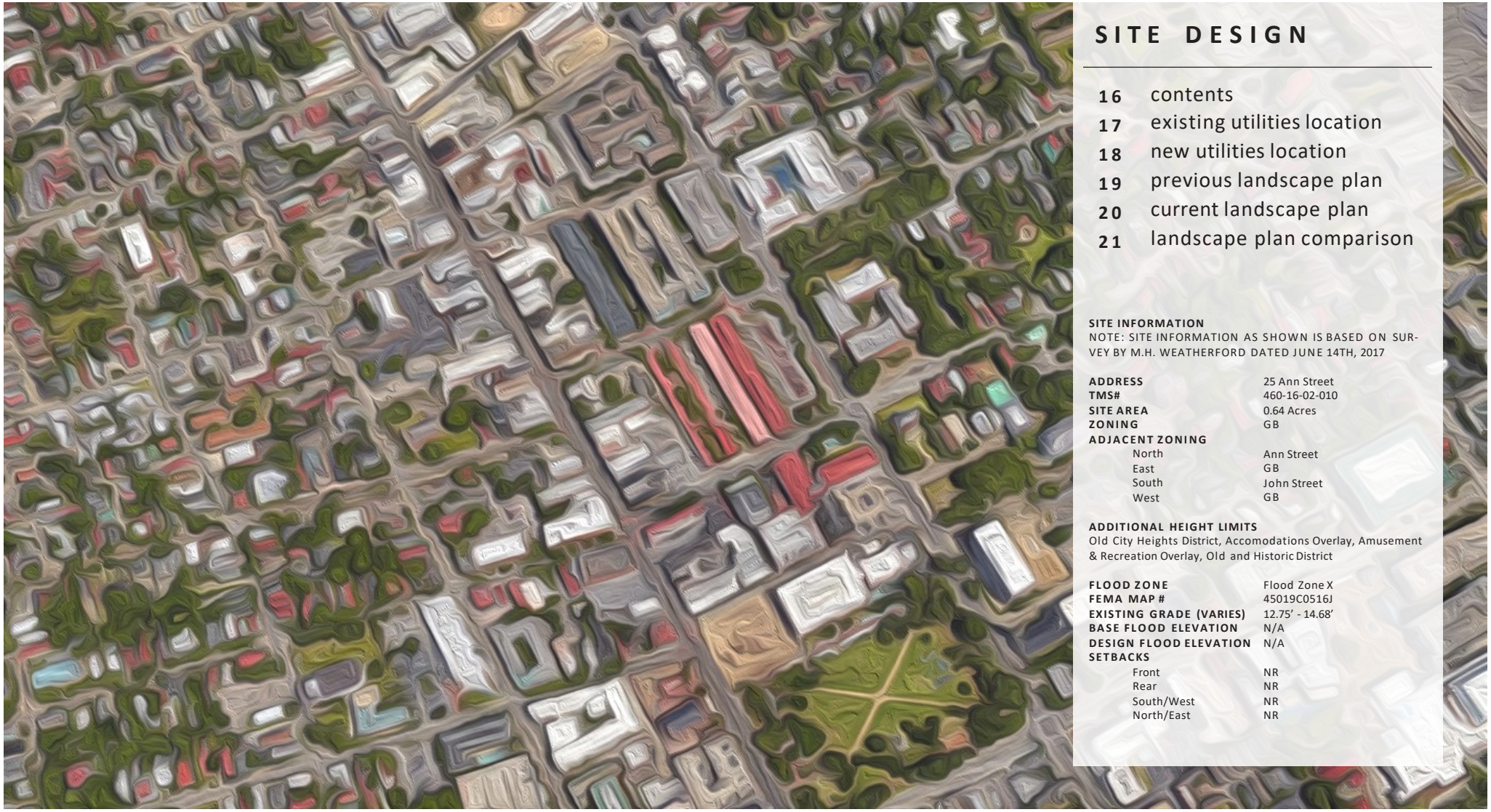


painted brick

corbeled brick masonry walls

brick columns + metal trim

corrugated metal siding



SITE DESIGN

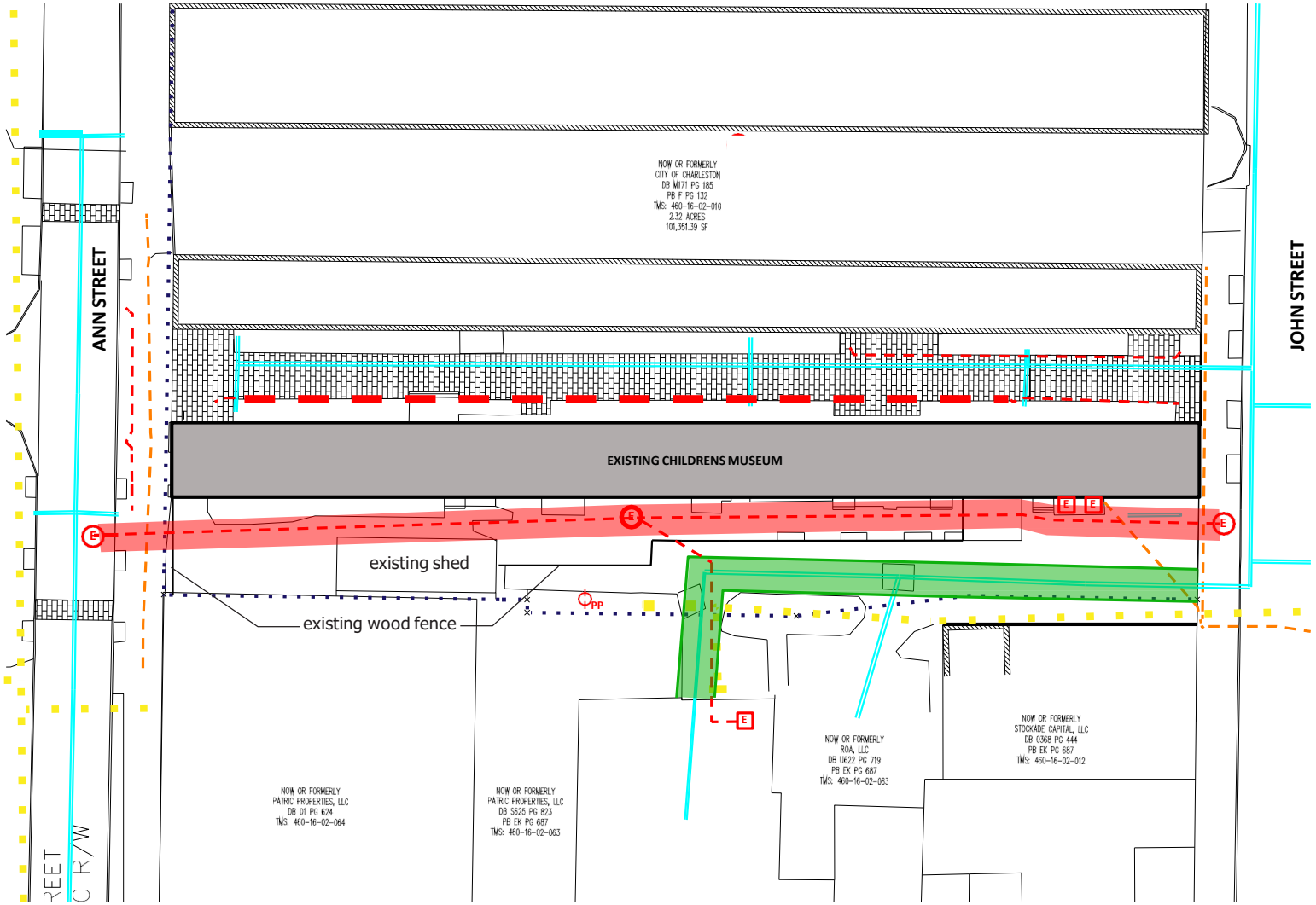
16 contents
17 existing utilities location
18 new utilities location
19 previous landscape plan
20 current landscape plan
21 landscape plan comparison

SITE INFORMATION
NOTE: SITE INFORMATION AS SHOWN IS BASED ON SURVEY BY M.H. WEATHERFORD DATED JUNE 14TH, 2017

ADDRESS	25 Ann Street
TMS#	460-16-02-010
SITE AREA	0.64 Acres
ZONING	GB
ADJACENT ZONING	
North	Ann Street
East	GB
South	John Street
West	GB

ADDITIONAL HEIGHT LIMITS
Old City Heights District, Accomodations Overlay, Amusement & Recreation Overlay, Old and Historic District

FLOOD ZONE	Flood Zone X
FEMA MAP #	45019C0516J
EXISTING GRADE (VARIES)	12.75' - 14.68'
BASE FLOOD ELEVATION	N/A
DESIGN FLOOD ELEVATION	N/A
SETBACKS	
Front	NR
Rear	NR
South/West	NR
North/East	NR



n

*diagram not to scale

manhole

transformer

power pole

10' SCE&G easement

existing underground electric

underground stormwater

underground telecomm

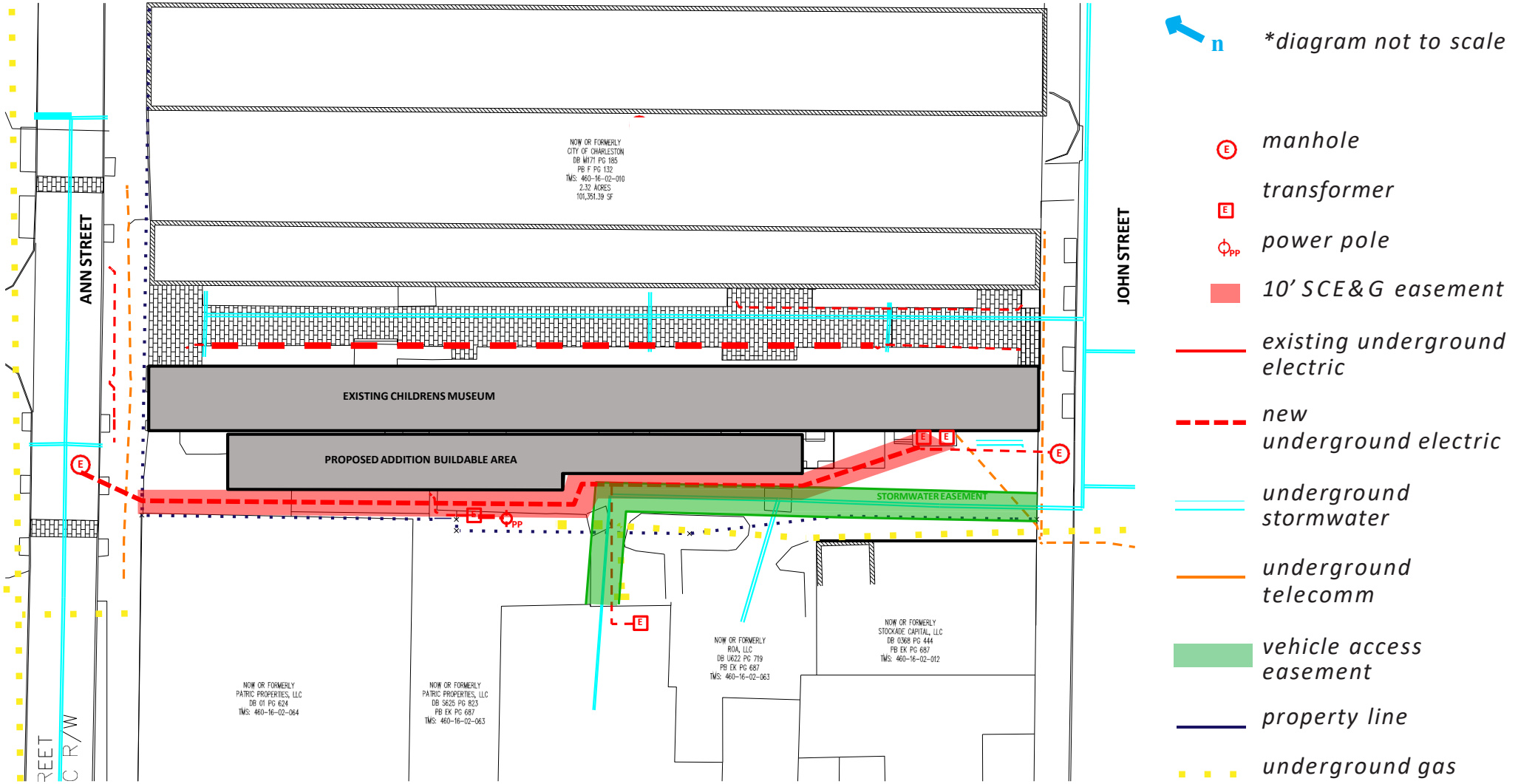
vehicle access easement

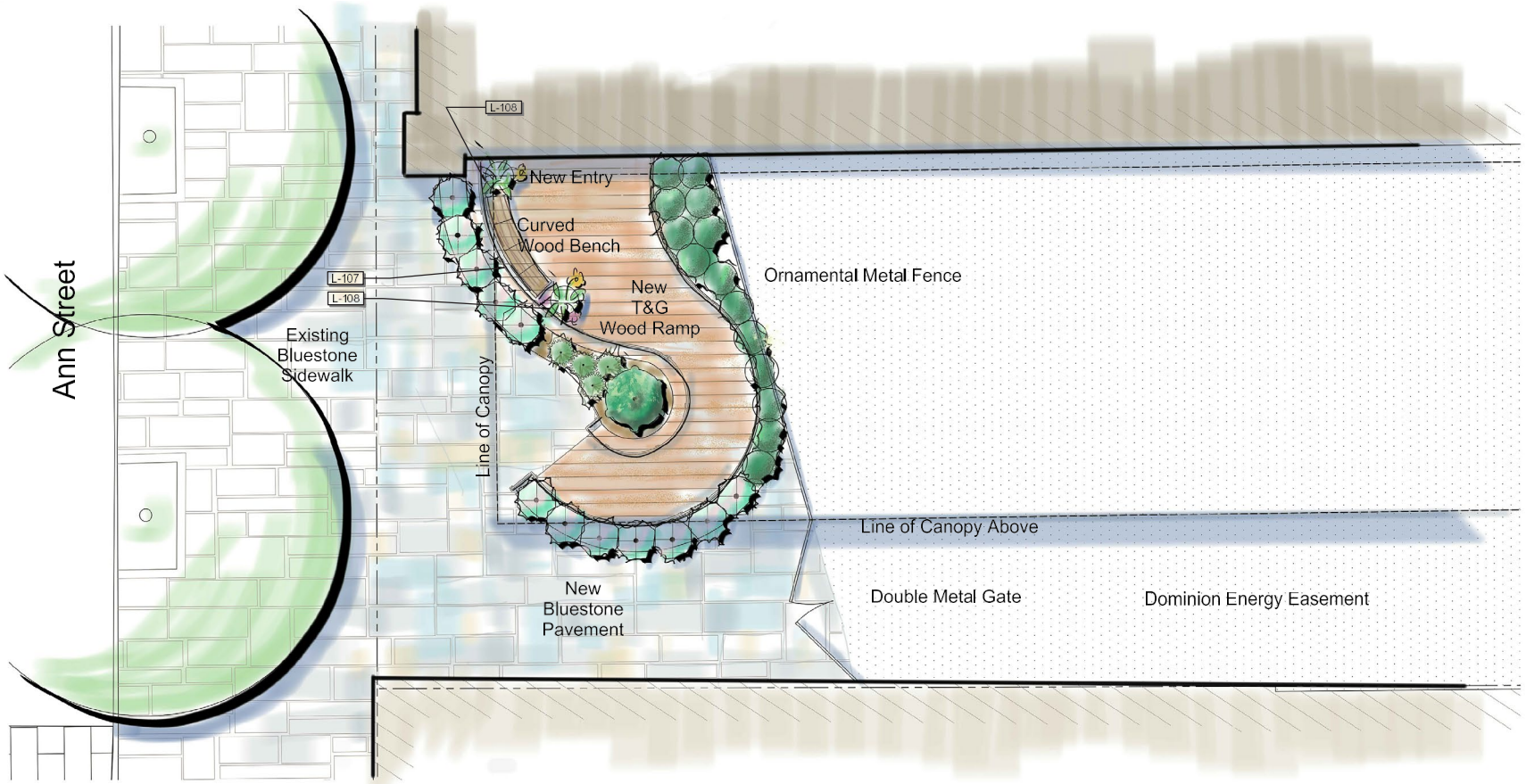
property line

underground gas

SITE DESIGN 17

existing utilities location


n
*diagram not to scale
manhole
transformer
power pole
10' SCE&G easement
existing underground electric
new underground electric
underground stormwater
underground telecomm
vehicle access easement
property line
underground gas
ANN STREET
JOHN STREET
NOW OR FORMERLY
CITY OF CHARLESTON
DB M171 PG 185
PB F PG 132
TMS: 460-16-02-010
2.32 ACRES
101,351.39 SF
EXISTING CHILDRENS MUSEUM
PROPOSED ADDITION BUILDABLE AREA
STORMWATER EASEMENT
NOW OR FORMERLY
PATRIC PROPERTIES, LLC
DB 01 PG 624
TMS: 460-16-02-064
NOW OR FORMERLY
PATRIC PROPERTIES, LLC
DB S625 PG 823
PB EK PG 687
TMS: 460-16-02-063
NOW OR FORMERLY
ROA, LLC
DB U622 PG 719
PB EK PG 687
TMS: 460-16-02-063
NOW OR FORMERLY
STOCKADE CAPITAL, LLC
DB U368 PG 444
PB EK PG 687
TMS: 460-16-02-012



Enlarged Plaza

SCALE 1/4" = 1'

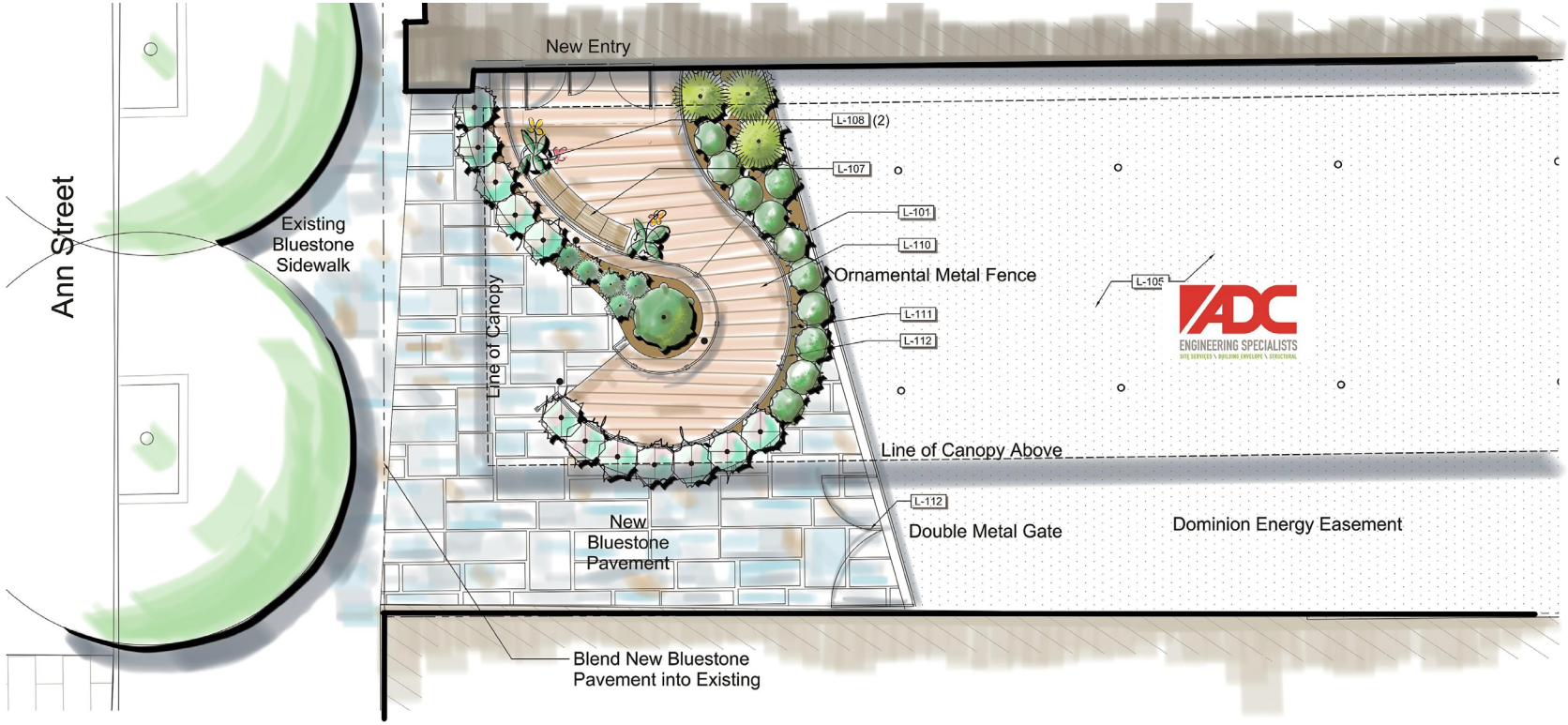
LANDSCAPE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
L-101	NEW METAL FENCING – SEE DETAIL	
L-102	NEW 10' WIDE METAL GATE – SEE DETAIL	
L-103	NEW STUCCO SCREEN WALL – SEE DETAIL	
L-104	NEW DUMPSTER ENCLOSURE FENCING AND GATE	
L-105	NEW RUBBER SURFACING SEE DETAIL	
L-106	NEW BLUESTONE PAVING – SEE DETAIL	
L-107	MAGLIN CURVED BENCH	
L-108	ITALIAN TERRACOTTA POTS WITH SEASONAL COLOR	
L-109	LANDSCAPE PLANTING	

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING		QTY	REMARKS
	AE	ASPIDISTRA ELATIOR / CAST IRON PLANT	3 GAL		2.5'		14	
	CR	CYRTOMIUM FALCATUM 'ROCHFORDIANUM' / HOLLYFERN	3 GAL				4	
	FJ	FATSIA JAPONICA / JAPANESE FATSIA	7 GAL	3–4' HT.			1	
	MF	MUHLENBERGIA CAPILLARIS / MUHLY	3 GAL	18" HT MIN.			12	

LANDSCAPE PLANT MATERIAL SHALL BE #1 QUALITY, AND MEET OR EXCEED ANLA STANDARDS.
LANDSCAPE ARCHITECT SHALL REVIEW ALL PLANT MATERIAL PRIOR TO INSTALLATION. CONTACT LANDSCAPE ARCHITECT 48 HOURS PRIOR TO DELIVERY TO SCHEDULE PLANT REVIEW ON SITE.
LANDSCAPE ARCHITECT/ OWNER RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNFIT AND DOES NOT MEET THE HIGHEST STANDARDS.



LANDSCAPE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
L-101	NEW METAL FENCING – SEE ARCHITECT PLANS	
L-102	NEW 10' WIDE METAL GATE – SEE ARCHITECT PLANS	
L-103	NEW BRICK SCREEN WALL – SEE DETAIL	
L-104	NEW DUMPSTER ENCLOSURE FENCING AND GATE – SEE ARCHITECT PLANS	
L-105	NEW RUBBER SURFACING SEE DETAIL	
L-106	NEW BLUESTONE PAVING – SEE DETAIL	
L-107	MAGLIN OGDEN COLLECTION BACKED WOOD CURVED BENCH	
L-108	DURA ART STONE CALLAWAY GLASSCRETE POT, 24" HT. AND DIAM. WITH SEASONAL COLOR	
L-109	LANDSCAPE PLANTING	
L-110	NEW WOOD RAMP – SEE ARCHITECT PLANS	
L-111	NEW RAILING – SEE ARCHITECT PLANS	
L-112	GRANITE COBBLESTONE BORDER – SEE DETAIL	

PLANT SCHEDULE

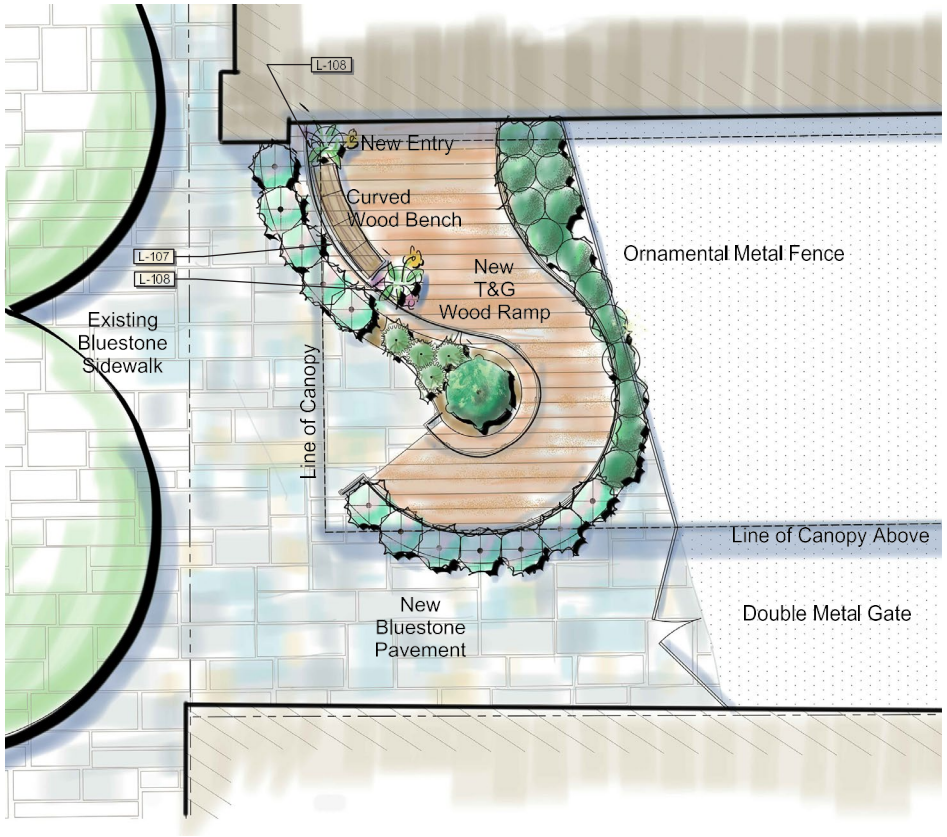
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING		QTY	REMARKS
	AE	ASPIDISTRA ELATIOR / CAST IRON PLANT	3 GAL		2.5'		11	
	CR	CYRTOMIUM FALCATUM 'ROCHFORDIANUM' / HOLLYFERN	3 GAL				5	
	FJ	FATSIA JAPONICA / JAPANESE FATSIA	7 GAL	3–4' HT.			1	
	FP3	FICUS PUMILA / CREEPING FIG	1 GAL				4	
	GA	GARDENIA JASMINOIDES 'AUGUST BEAUTY' / GARDENIA	7 GAL	3–4' HT.			3	
	IF	ILLICIUM FLORIDANUM / PURPLE ANISE	7 GAL	4'–5' HT.			1	
	MF2	MAHONIA FORTUNEI / CHINESE MAHONIA	7 GAL	3' HT. MIN			3	
	MF	MUHLENBERGIA CAPILLARIS / MUHLY	3 GAL	18" HT MIN.			27	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY	REMARKS
	LB	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	4"POT			12" o.c.	117	

Enlarged Plaza

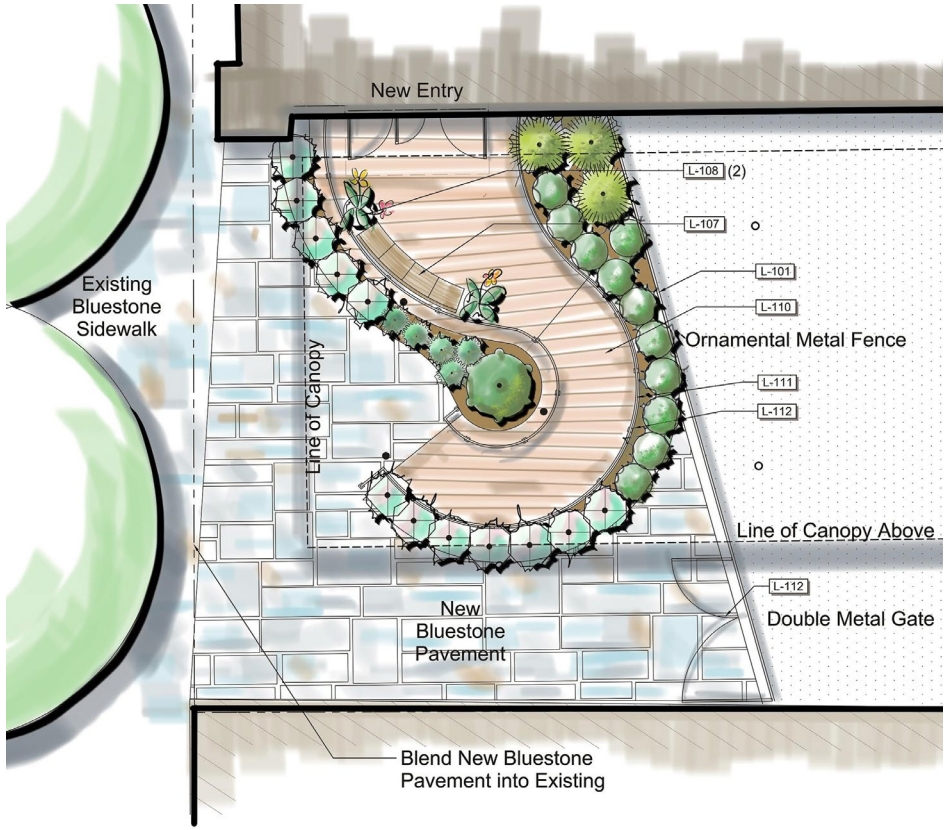
SCALE 1/4" = 1'

LANDSCAPE PLANT MATERIAL SHALL BE #1 QUALITY, AND MEET OR EXCEED ANLA STANDARDS.
LANDSCAPE ARCHITECT SHALL REVIEW ALL PLANT MATERIAL PRIOR TO INSTALLATION, CONTACT LANDSCAPE ARCHITECT 48 HOURS PRIOR TO DELIVERY TO SCHEDULE PLANT REVIEW ON SITE.
LANDSCAPE ARCHITECT/ OWNER RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNFIT AND DOES NOT MEET THE HIGHEST STANDARDS.

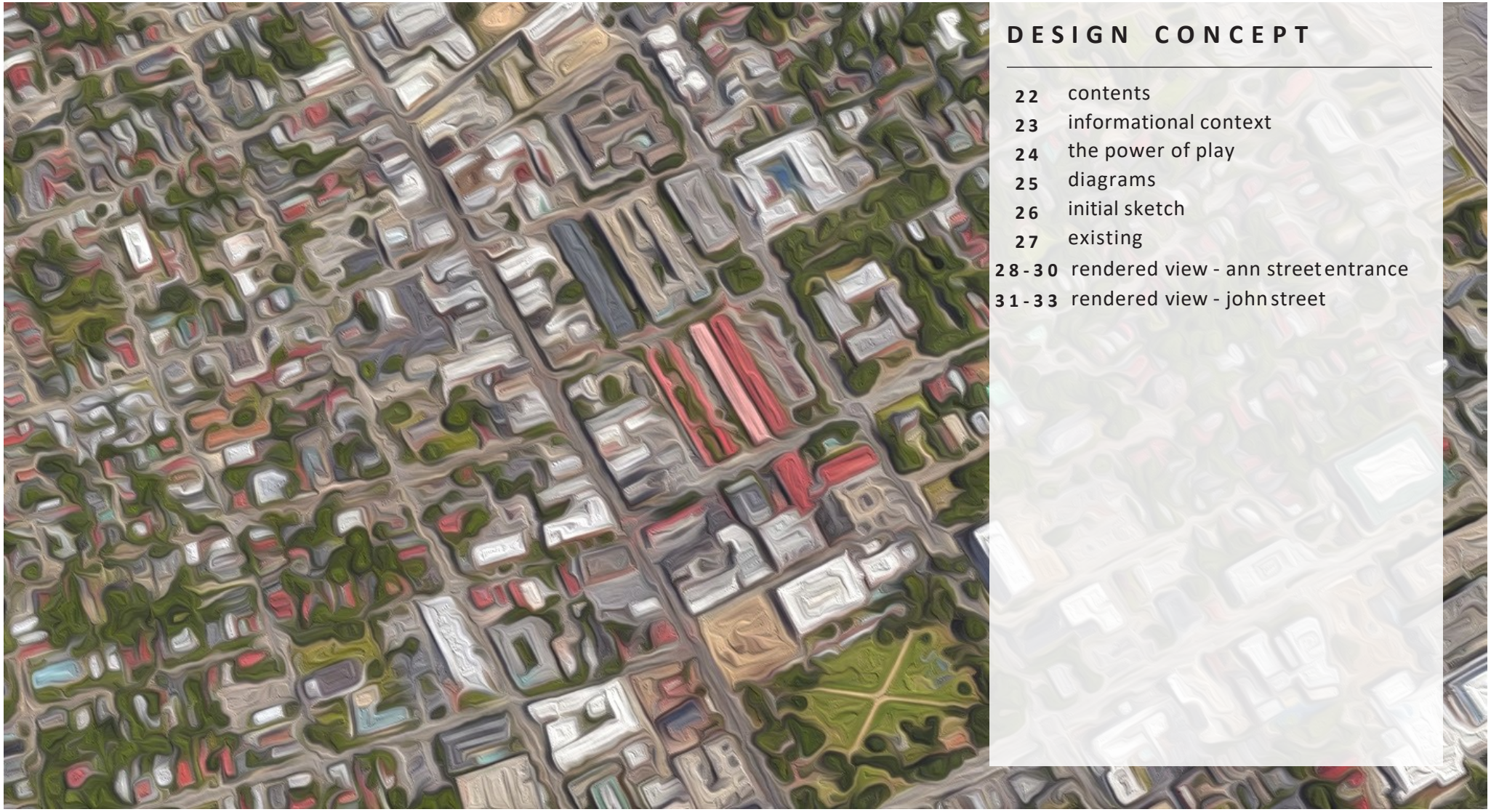
IRRIGATION NOTE
ALL LANDSCAPE PLANTINGS SHALL BE IRRIGATED WITH AN IRRIGATION SYSTEM. SYSTEM DESIGN SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF PRIOR TO COMMENCING CONSTRUCTION.



previous



current



DESIGN CONCEPT

22 contents
23 informational context
24 the power of play
25 diagrams
26 initial sketch
27 existing
28-30 rendered view - ann street entrance
31-33 rendered view - john street

CHILDREN'S MUSEUM OF THE LOWCOUNTRY HAS SERVED

150,000 children and families reached per year

80% of attendees are local to the Charleston area

7000+ *Museums for All* admissions - $1 family admission (up to 6 people) with EBT/SNAP/TANF (unfunded)

Charleston County Library passes - one week family admission available for check-out (36 in rotation – unfunded)

Warm Welcome free family memberships for families who receive federal aid (unfunded)

free museum programming including: *Art Room Surprise*, *Early Connections* (birth-3), *Let's Move!*, *Play to Learn* (kindergarten readiness) and *Full STEAM Ahead* (ages 4+ science, technology, engineering, arts and math curricula)

hands-on *STEM Outreach* programs for CCSD Head Start (currently 56 classrooms)

professional development programs for elementary and early childhood educators (*STEM*, *STEAM* and *Hands On Learning* concepts)

Baby Scholars program for Florence Crittenton residents (prenatal and parenting)

SuperStars - free admission to private museum time twice monthly for children with special needs and their families

5000+ field trip admissions (2/3 of attendees receive free or subsidized admissions, including customized programming)

Free Family Fridays 7 times annually with attendees receiving free books and passes

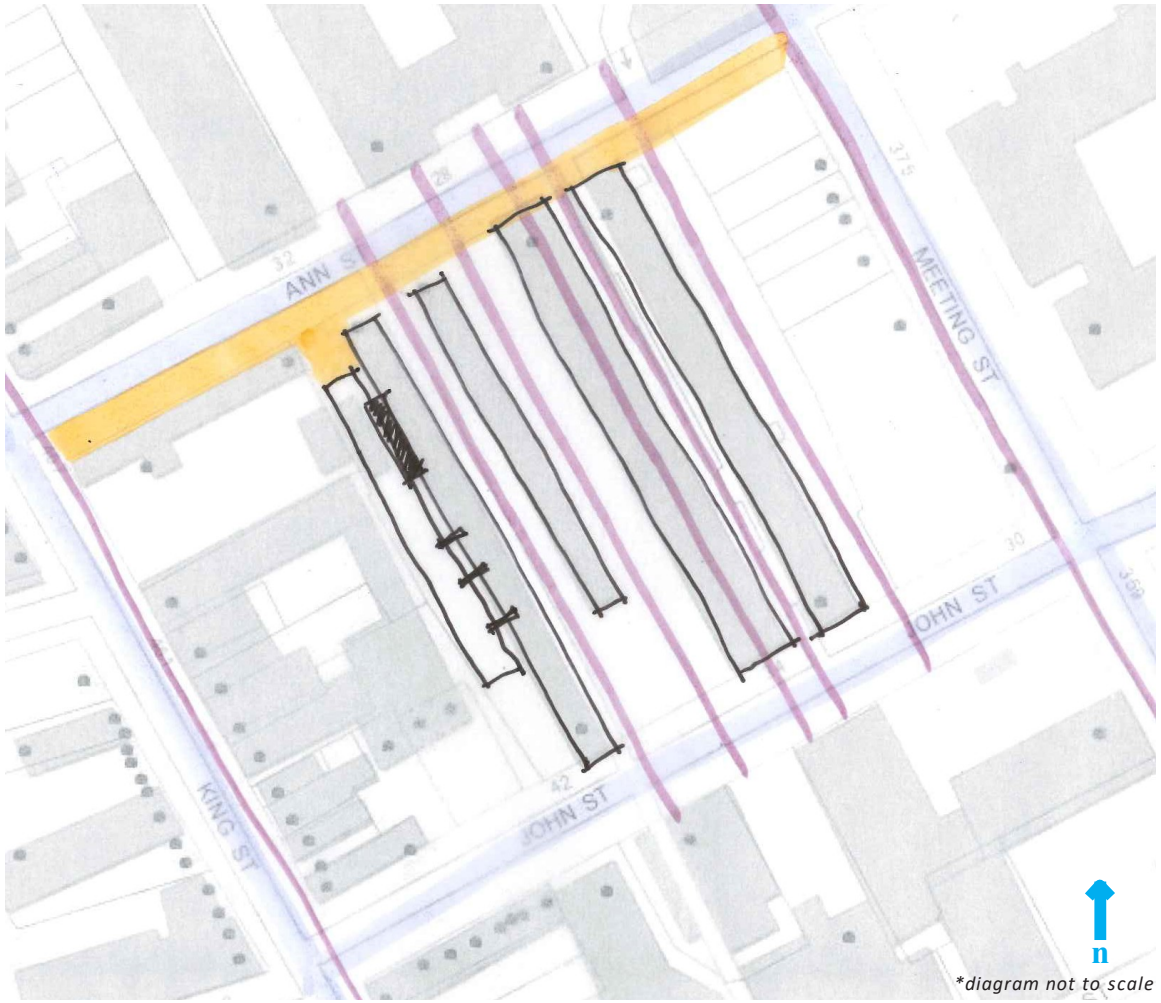
FamJam free event at Marion Square annually – 6500 served

liollio architecture

children's MUSEUM of the lowcountry

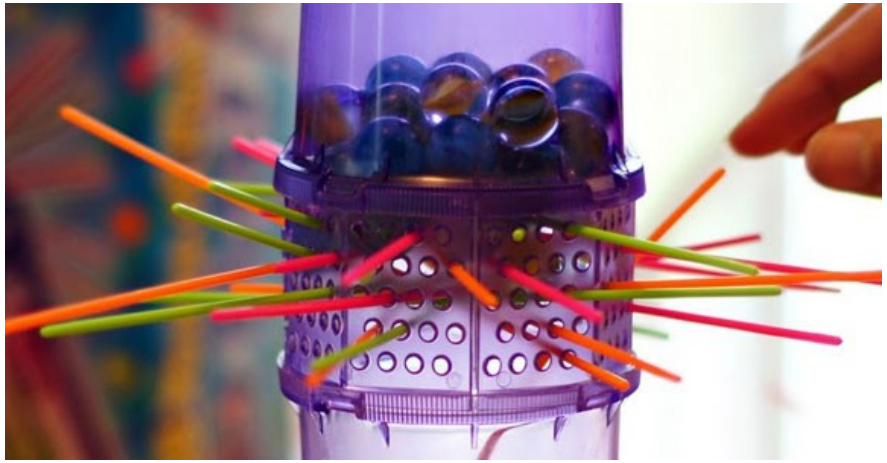
IDEA FACTORY

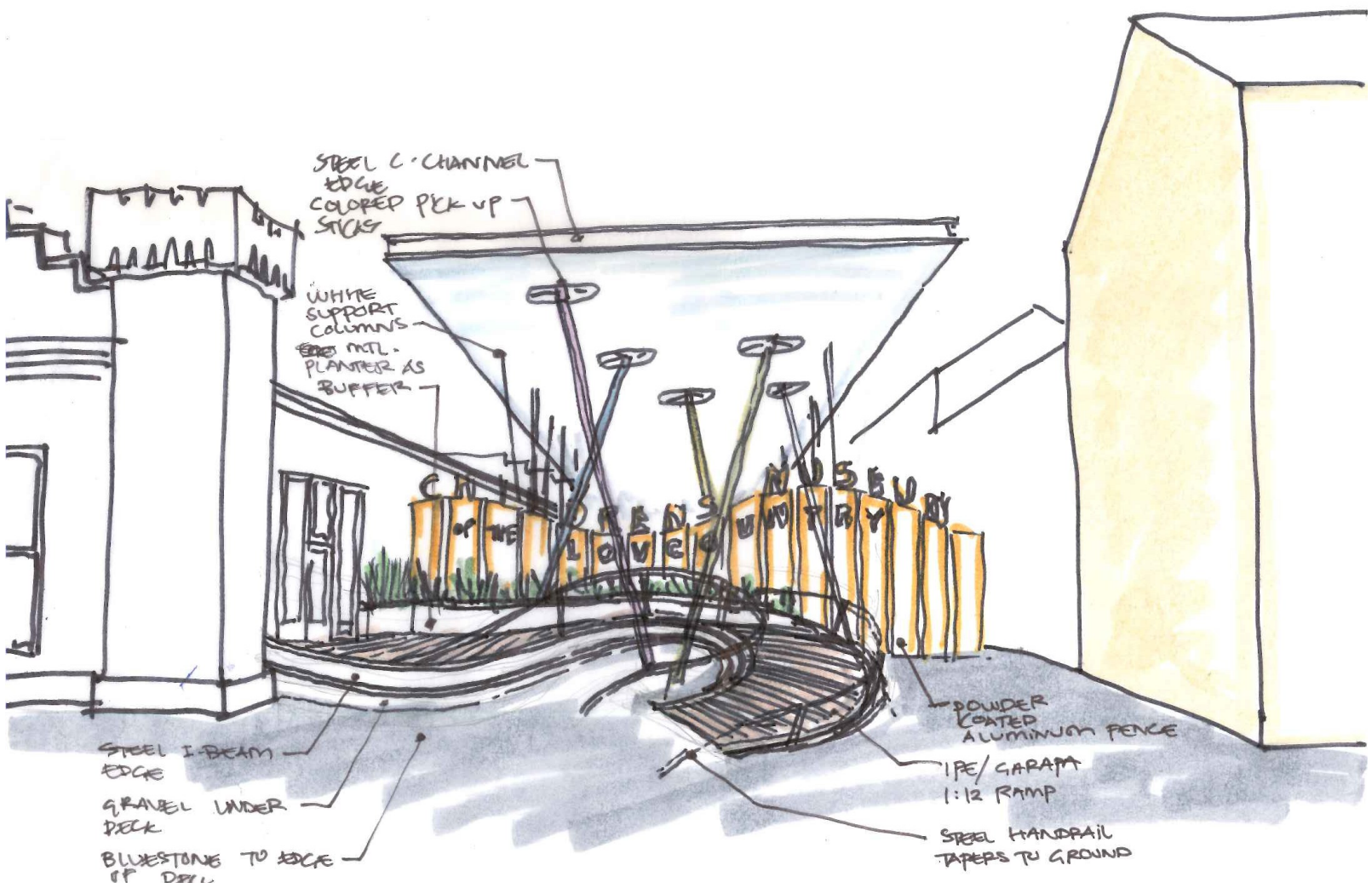
play



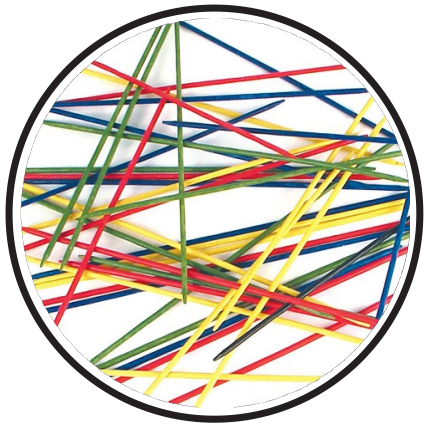
urban infill strategy sketch

kerplunk game





ann street entry concept sketch

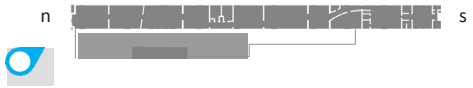


pick-up-sticks concept

NO PARKING
TAXI & RICKSHAW STAND

liollio architecture

children's MUSEUM of the lowcountry



DESIGN CONCEPT

previous rendered view - ann street entrance

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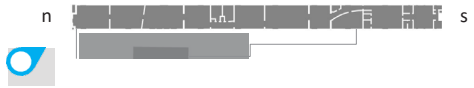
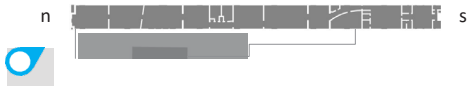


DESIGN CONCEPT

current rendered view - ann street entrance

previous

current



liollio architecture

children's MUSEUM of the lowcountry

DESIGN CONCEPT

previous rendered view - john street

liollio architecture

children's MUSEUM of the lowcountry

DESIGN CONCEPT

current rendered view - john street

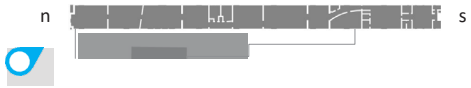
previous

current

34 contents
35 exterior finishes
36-75

liollio architecture

children's MUSEUM of the lowcountry



rendered view - john street

ARCHITECTURAL DESIGN

34 contents
35 exterior finishes
36-75 *technical drawing set*

CIVIL

1 boundary, topographic, and utility
C100 existing conditions & demo plan
C200 site plan
C300 grading & storm drainage plan
C400 utility plan

LANDSCAPE

L100 landscape site plan
L101 enlarged landscape site plan
L102 enlarged landscape site plan
L200 landscape planting plan
L201 enlarged landscape planting plan
L202 enlarged landscape planting plan
L300 landscape details

GENERAL

G002 code review
G101 life safety plans

ARCHITECTURAL

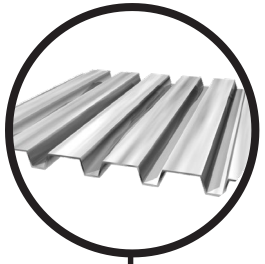
D100 demolition reference images
D101 demolition plans
D300 building elevations - demolition
A001 graphic symbols & assembly types
A101 floor plan
A101A enlarged floor plan - north
A101B enlarged floor plan - south
A102 roof plan
A103 finish plan & exhibit plan
A105 reflected ceiling plan
A106 enlarged roof plan
A200 enlarged plans
A301 building elevations
A302 building elevations
A303 building elevations
A304 building elevations
A305 east elevation a
A306 east elevation b
A307 west elevation a
A308 west elevation b
A309 ann streetscape elevations
A401 building sections
A402 building sections
A501 detail sections
A502 detail sections
A503 detail sections
A801 fence details
A802 light fixture cut sheet

historic stucco

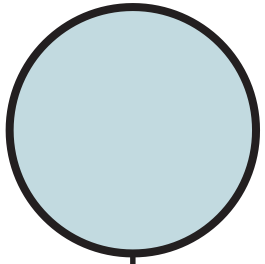
bluestone

black locust (weathered)

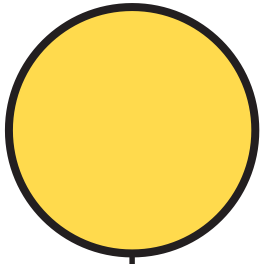
exposed metal decking



smooth metal panel



aluminum (gradient color)



Agenda Item #5

2 WHARFSIDE STREET
TMS # 459-00-00-008

Request preliminary approval for replacement of exterior residential window and selected sliding glass doors, repair and replacement of stucco as needed.

Laurens Place Condos/ c. 1999 / Old and Historic District

Agenda Item #5

Applicant's Presentation

Window and Partial Door Replacement
for

Laurens Place Condominiums

SKA Consulting Engineers

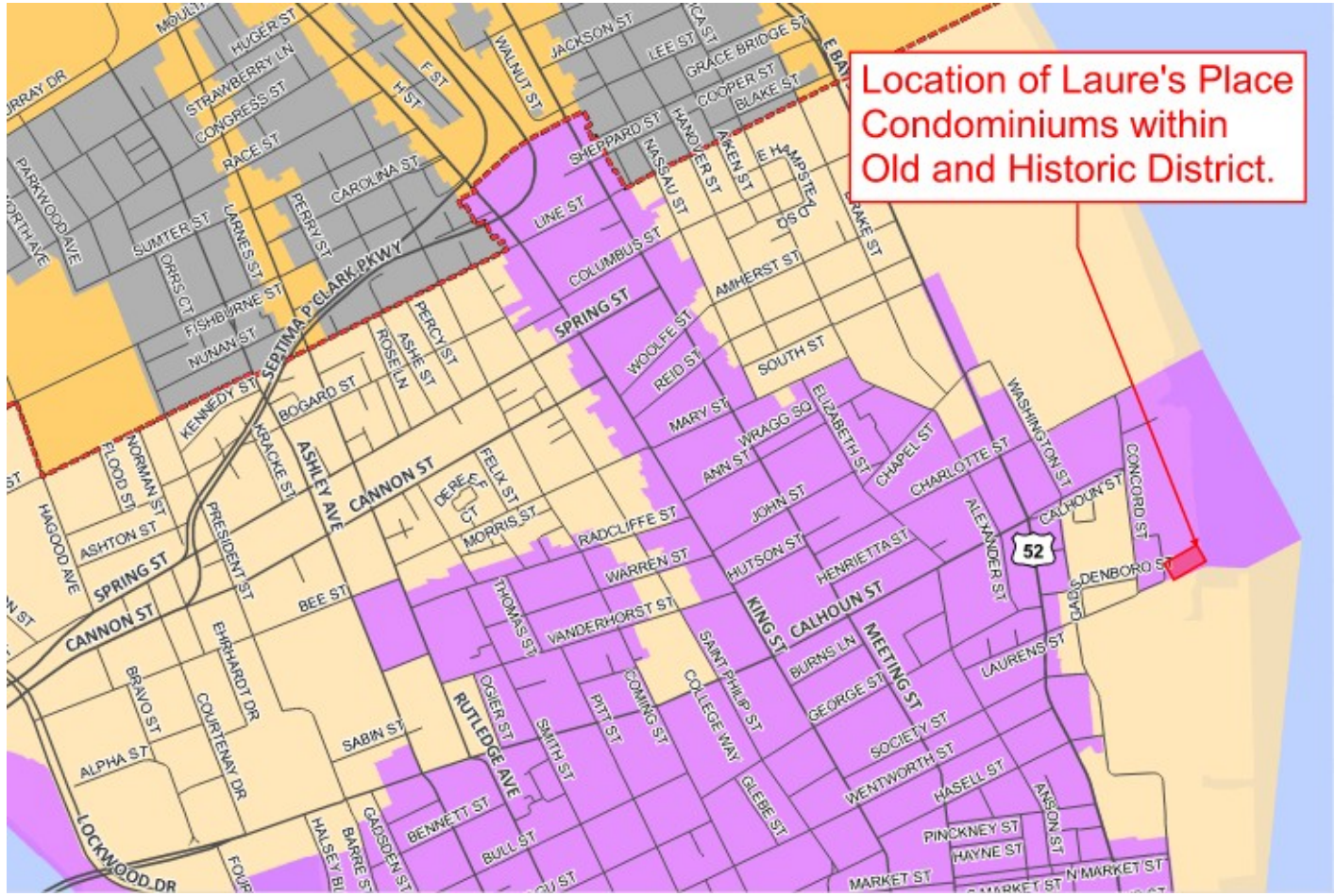
(Revised 2020-06-10)

Property Historic Relevance

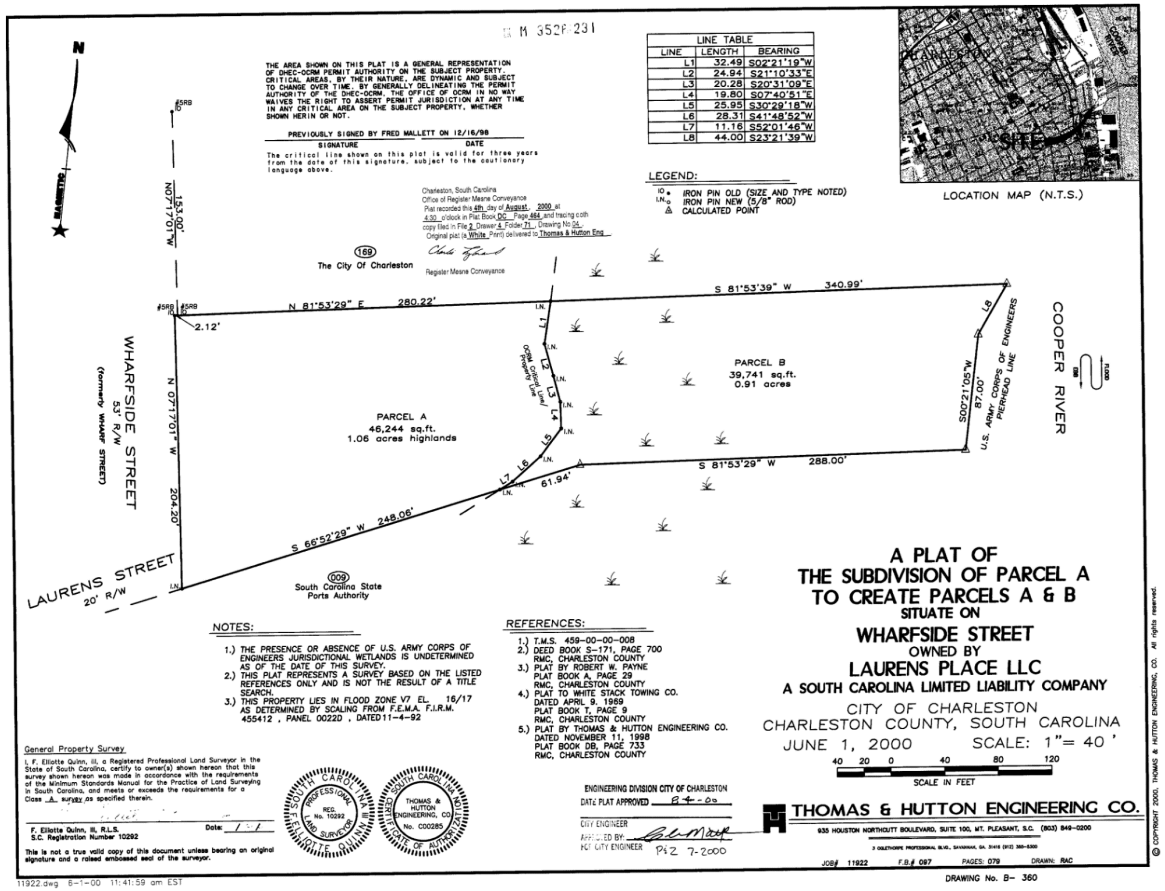
- Original Architect of Record: The Lessard Architectural Group Inc.
- Final BAR Approval: August 11, 1999.
- Zoning Approval: October 25, 1999.
- Construction Completed by: October 2000.

Laurens Place Condominiums Aerial View

Location within Old and Historic District



Plat of Property



West Elevation

West Elevation

South Elevation

East Elevation

East Elevation

North Elevation

North Elevation

North Elevation

Issues to be Addressed

- Water damage and leaks identified at a number of fenestrations. Water staining present at walls, sheetrock, and floor.

- Blistering and delamination of acrylic cementitious stucco finish coat on building surface.

Water Damage

Water Damage

Stucco Distress

Stucco Distress

Proposed Scope of Work

- Replace all residential windows units
  - Removal, protection, storage and reinstallation of precast sills for the work
  - Replacement of precast only where necessary from damage

- Repair damaged and deteriorated direct applied stucco

- All proposed Scope of Work is to address issues related to repair and replacement of materials due to distress and leakage.

Window Replacement

- Current AAMA LC Grade aluminum clad wood window units to be replaced with new AW Grade aluminum windows at all locations.
- Replacement with white single hung windows with style to be consistent with existing
- Replacement windows from two manufacturers being considered
- Datasheets provided separately to this presenation

Existing Windows

New Windows
(example from one manufacture)

Repair of existing Direct-Applied Stucco

- As part of the work repair of the existing cementitious finish coat be required.
- Areas will be patched to match existing.
- Wall surfaces will be reskimmed with new stucco lamina/finish coat within the same wall plane of repair in order to maintain uniform texture and appearance.

Repair of existing EIFS

- EIFS are currently installed at window header, cornice and accent band.

- Repair of EIFS not currently anticipated, but project could potentially require some repair

- Requesting direction regarding repair of EIFS
  - Restrictions for Window header EIFS?
  - Restrictions for Cornice or Accent Band EIFS?

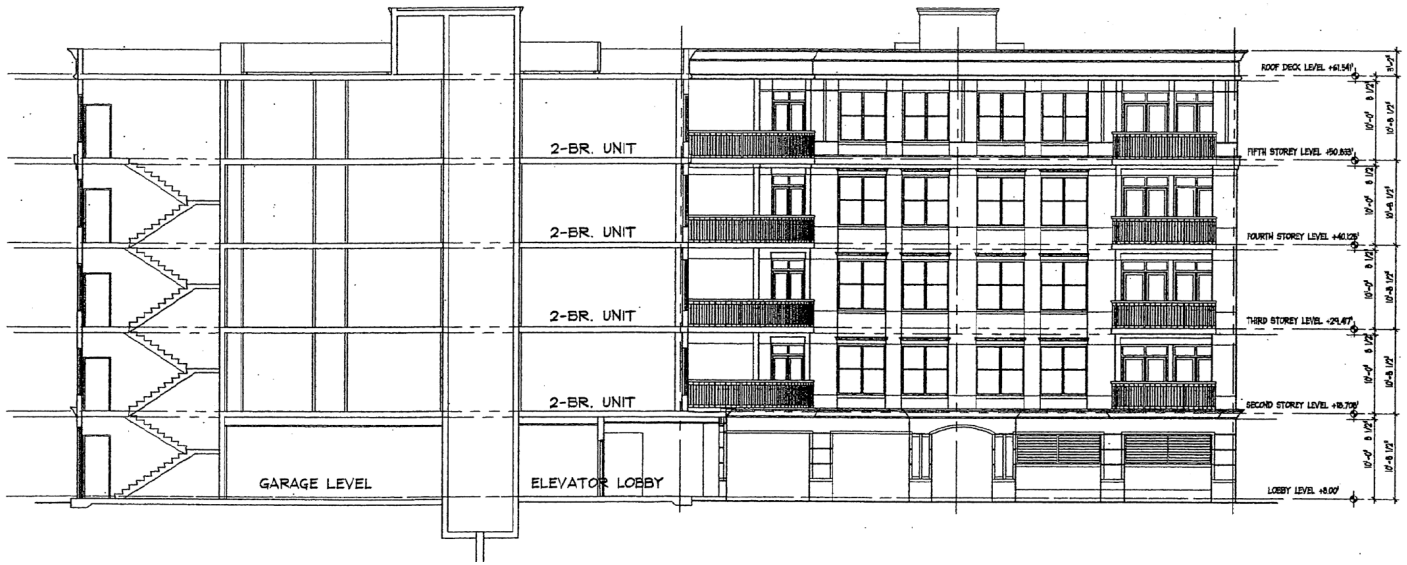
EIFS

EIFS

West Elevation

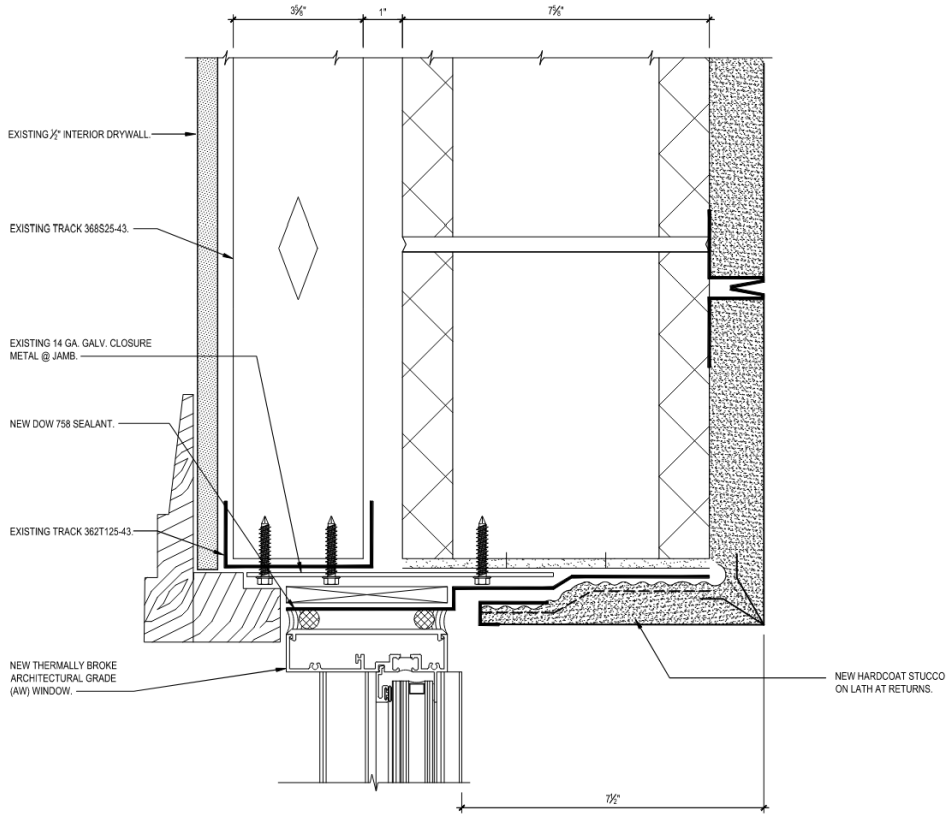
North Elevation

East Elevation

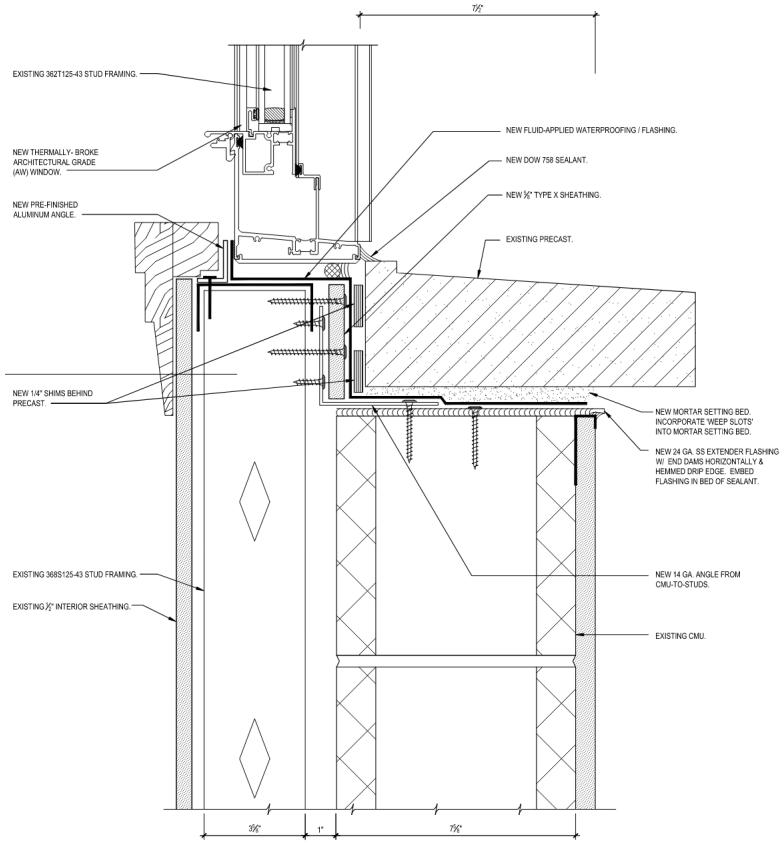


South Elevation

Conceptual Repair Detail



1 S7.1 WINDOW HEAD DETAIL
6" = 1'-0"
Dwg.# ST-2-S6037.DWG



3 S7.1 WINDOW SILL DETAIL
6" = 1'-0"
Dwg.# 200397-S6039.DWG

Agenda Item #6

257-261 KING STREET
TMS # 457-08-01-050

Request conceptual approval for renovation of rear façade to include new fenestration, rear entries, roof decks, and removal of elevator tower.

c. 1902-44 (257-259 King) Old and Historic District
c. 1944-51(261 King, awning, facade)

Agenda Item #6

Applicant's Presentation

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RENOVATIONS TO

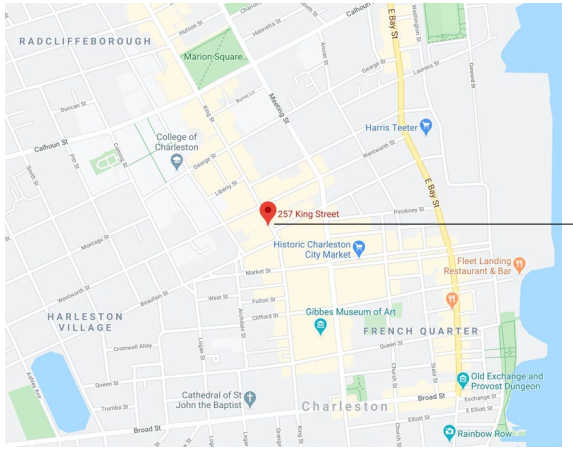
~~257- 261~~ KING STREET

CHARLESTON, SC 29401

TMS #'s 457-08-01-050

BAR DRAWINGS

Submittal: MAY 14,2020
Meeting: TBD



PROJECT LOCATION

PROJECT TEAM

ARCHITECT
REGGIE GIBSON ARCHITECTS
128 VANDERHORST STREET
CHARLESTON, SC 29403
T/ 843.722.9040
E/ ALICIA@REGGIEGIBSONARCHITECTS.COM

LANDSCAPE ARCHITECT
1060 EAST MONTAGUE, SUITE 315
NORTH CHARLESTON, SC 29405
T/ 843.718.5554
E/ EVAN@OSDLA.COM

ZONING STATEMENT

PROJECT IS CURRENTLY SUBMITTED TO BZA FOR ACCOMODATIONS USE SPECIAL EXCEPTION IN THE OVERLAY ZONE. THE PROPOSED 12ROOM SHORT TERM RENTAL UNITS FULFILL ALL OF THE 20 REQUIREMENTS OF THE CITY OF CHARLESTON ACCOMODATIONS SPECIAL EXCEPTION TEST.

PROJECT WILL BE REVIEWED AT THE FIRST OR SECOND MEETING ONCE CITY RESUMES BOARD MEETINGS DELAYED DUE TO COVID-19.

DRAWING LIST

T101 TITLE SHEET

SURVEY

LANDSCAPE PLAN- FIRST FLOOR
LANDSCAPE PLAN- SECOND FLOOR

D101	GROUND FLOOR DEMOLITION PLAN
D102	SECOND FLOOR DEMOLITION PLAN
D103	ROOF DEMOLITION PLAN
A101	GROUND FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A200a	CURRENT PHOTOS
A200b	TIMELINE & HISTORY
A201	KING STREET (EAST) ELEVATION
A201S	MASONRY RESTORATION SPECIFICATIONS
A202	SOUTH ELEVATION (BEAUFAIN STREET)
A203	WEST ELEVATION
A204	ENLARGED SOUTH ELEVATION (BEAUFAIN STREET)
A205	ENLARGED WEST ELEVATION

257, 259, & 261 KING STREET
CHARLESTON, SC 29401

TMS NO. 457-08-01-050

REVISIONS	ISSUE DATE
BAR FACADE (ONLY) SUBMITTAL	03.02.2020
FACADE REPAIRS & NON STRUCTURAL DEMO PERMIT	05.01.2020
BAR CONCEPTUAL SUBMITTAL	05.14.2020

TITLE SHEET

T101

REFERENCES
1) REFERENCE PLAT BY NIELSON AND ASSOCIATES DATED JUNE 13, 2019 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK L19 PAGE 0321 AND 0322
2) REFERENCE PLAT BY HLA INC. DATED MAY 6, 2015 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK L15 PAGE 0222.
3) REFERENCE PLAT BY HLA INC. DATED JULY 31, 1991 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK CZ PAGE 014.
4) REFERENCE PLAT BY FORSBERG ENGINEERING DATED JULY 25, 1989 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK BX PAGE 054.

NOTES
1) THE PROPERTY IS 257 KING STREET PARTNERSHIP
2) THE TMS IS 457-08-01-050.
3) THE TOTAL AREA IS 0.509 ACRES.
4) ACCORDING TO FLOOD INSURANCE RATE MAP 45019C0516 J AND 45019C0518 J DATED 11/17/2004 THIS PROPERTY LIES IN A FLOOD ZONE AE 13 AND A FLOOD ZONE X. THE FLOOD ZONES ON THIS SURVEY WERE SCALED FROM THESE MAPS. THE LOCATION OF THE FLOOD ZONE LINES ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CITY OF CHARLESTON.
5) THIS BOUNDARY IS BASED ON RECORDED PLATS AND LINES OF OCCUPATION. THE NORTH BOUNDARY LINES SHOWN FOR THIS PARCEL FOLLOW THE BUILDING LINES AS SHOWN ON PLAT REFERENCE #3. THE BUILDING CORNERS ON THE NORTH PROPERTY LINE WERE LOCATED ON ROOF TOP OF THE BUILDINGS.

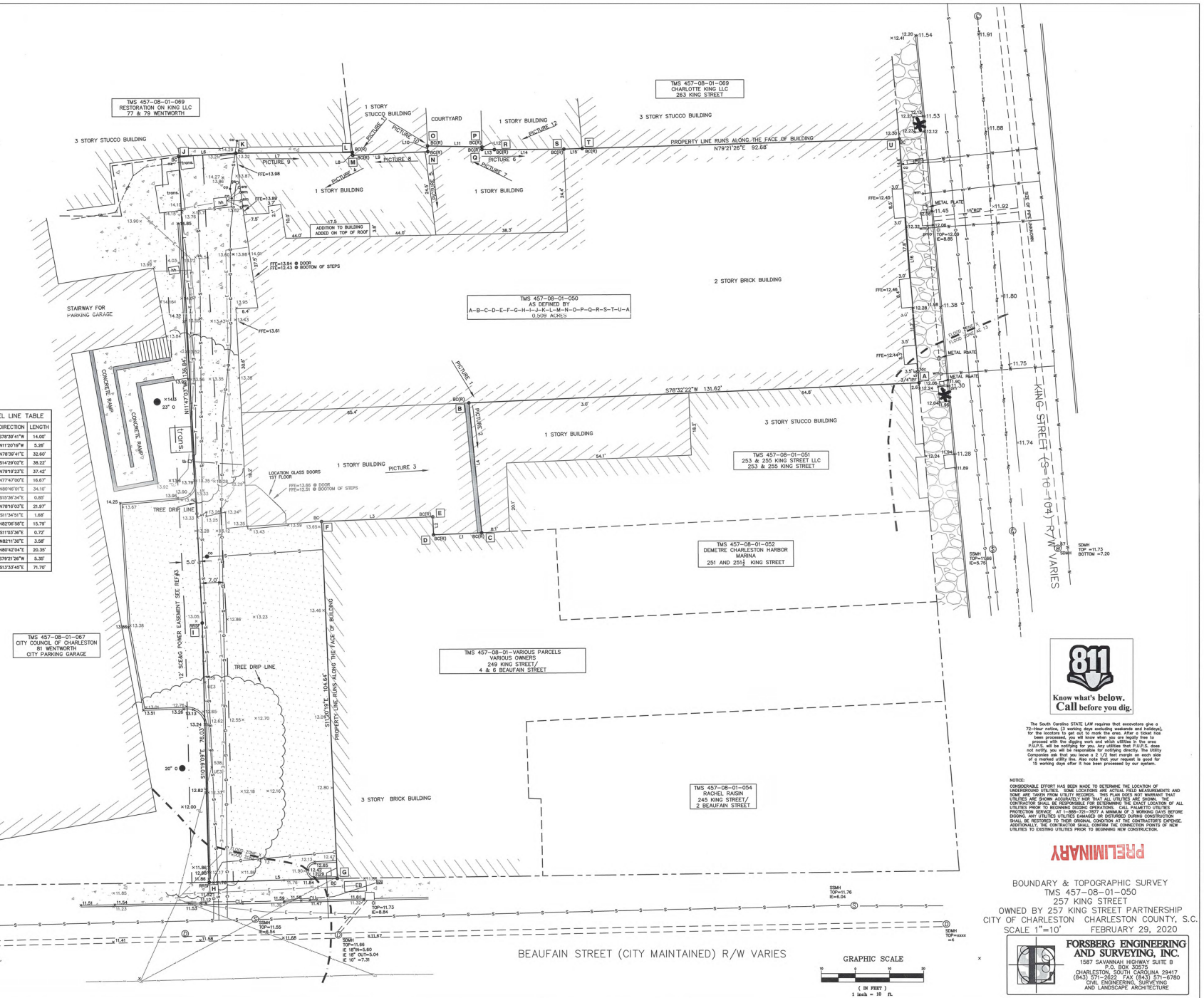
LEGEND
X12.15 – EXISTING ELEVATION
SSMH – SANITARY SEWER MANHOLE
SDMH – STORM DRAINAGE MANHOLE
CI – CURB INLET
BC – BUILDING CORNER – LOCATED STREET LEVEL
BC(R) – BUILDING CORNER – LOCATED ON ROOF TOP
RRSF – RAILROAD SPIKE FOUND
co – CLEANOUT
trans – TRANSFORMER
gs – GAS SERVICE
tb – TELEPHONE BOX
O – OAK
hh – HAND HELD
em – ELECTRIC METER
pm – PARKING METER
fdc – FIRE DEPARTMENT CONNECTION
EB – ELECTRIC BOX
– PALM TREE

LINE LEGEND
– SANITARY SEWER LINE
– STORM DRAINAGE LINE
– WATER LINE
– COMMUNICATION LINE
– BURIED POWER LINE
– OVERHEAD UTILITY LINE
– EASEMENT LINE
– FLOOD ZONE LINE
– ADJACENT PROPERTY LINE
– R/W LINE

– ASPHALT PARKING
– CONCRETE SIDEWALK
– SLATE SIDEWALK

PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S78°39'41"W	14.00'
L2	N11°20'19"W	5.26'
L3	N78°39'41"E	32.60'
L4	S14°29'02"E	38.22'
L5	N79°19'23"E	37.42'
L6	N77°47'00"E	16.67'
L7	N80°46'01"E	34.10'
L8	S15°36'34"E	0.85'
L9	N78°16'03"E	21.97'
L10	S11°34'51"E	1.68'
L11	N82°06'58"E	15.79'
L12	S11°03'36"E	0.72'
L13	N83°11'30"E	3.58'
L14	N80°42'04"E	20.35'
L15	S79°21'26"W	5.35'
L16	S13°33'45"E	71.70'



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. If a Utility Company has a buried facility in the area and 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 DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.

PRELIMINARY

BOUNDARY & TOPOGRAPHIC SURVEY
TMS 457-08-01-050
257 KING STREET
OWNED BY 257 KING STREET PARTNERSHIP
CITY OF CHARLESTON CHARLESTON COUNTY, S.C.
SCALE 1"=10' FEBRUARY 29, 2020

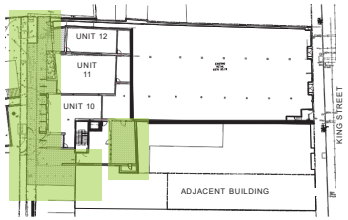
FORSBERG ENGINEERING AND SURVEYING, INC.
1587 SAVANNAH HIGHWAY SUITE B
P.O. BOX 30575
CHARLESTON, SOUTH CAROLINA 29417
(843) 571-2622 FAX (843) 571-6780
CIVIL ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION FORSBERG ENGINEERING & SURVEYING, INC. No. C00043

SOUTH CAROLINA REGISTERED LAND SURVEYOR LEWIS SMITH MOORE

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.

LEWIS SMITH MOORE, P.L.S. No. 21621



KEY PLAN | FIRST FLOOR

SCHEMATIC DESIGN APPROACH

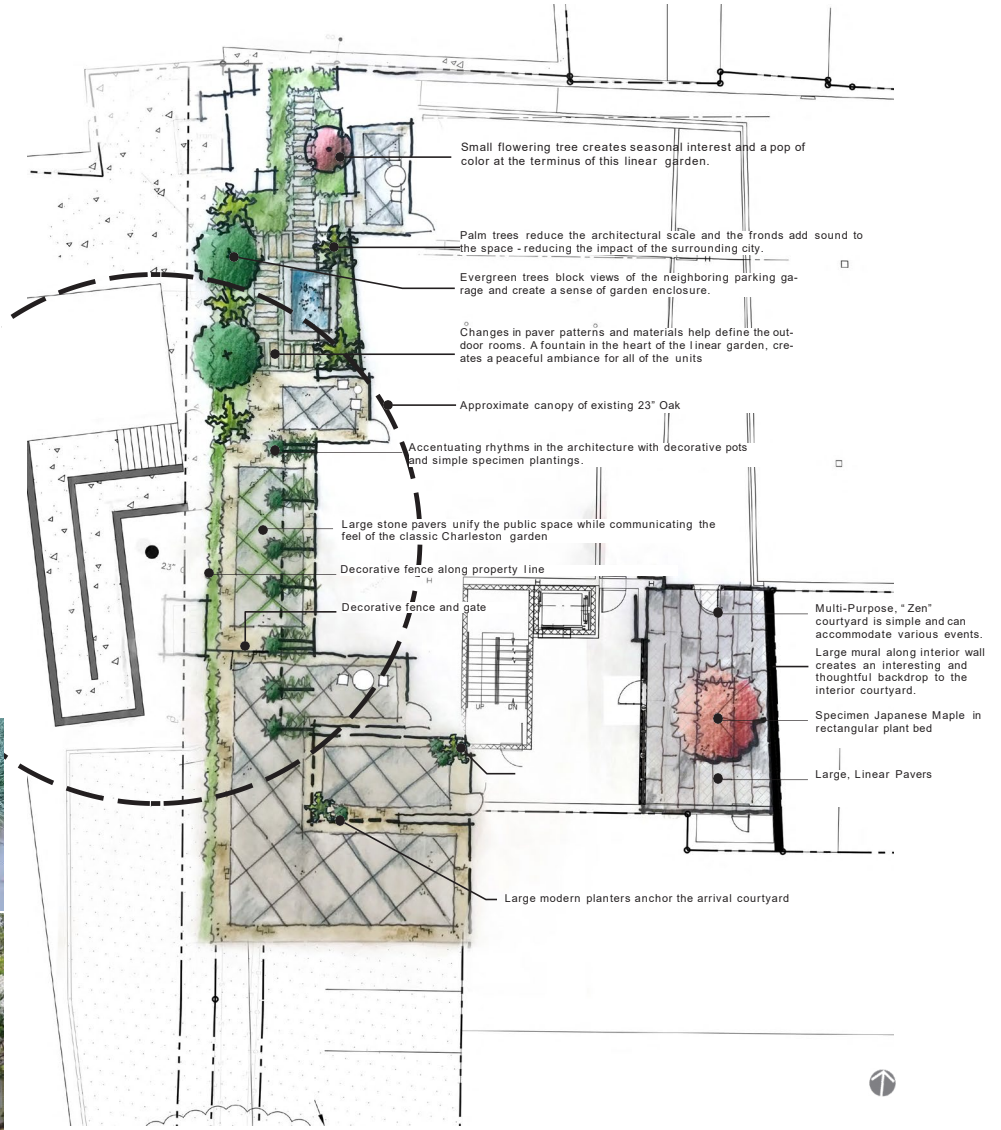
Arrival Courtyard and Plaza:

Blurring the line between inside and out, the arrival linear garden extends each living space beyond the glass wall. Classic Charleston landscape materials pay homage to the history of the Charleston garden - a part of Charleston all visitors enjoy. In the heart of the garden a fountain brings peace to the space and fills the garden with pleasant sounds. Landscape lighting as well as other small details will all work together in harmony with the architecture

Interior Courtyard:

Simple, clean, and elegant - the interior courtyard acts as a unifying artwork bringing visual interest to the lobby and meeting spaces. This space maximize efficiency and flexibility for events, daily needs and a myriad of other uses.

REFERENCE IMAGES



OUTDOOR SPATIAL DESIGN

0' 6' 12' 24'

SCALE 1/8"= 1'-0" @ 24" x 36" PAGE SIZE

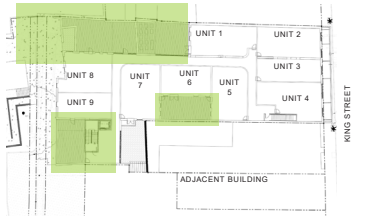
05.15.2020 | BAR Submittal

Conceptual Landscape Plan | First Floor

257, 259 & 261 King St.

Charleston, South Carolina 29401

SCHEMATIC DESIGN APPROACH

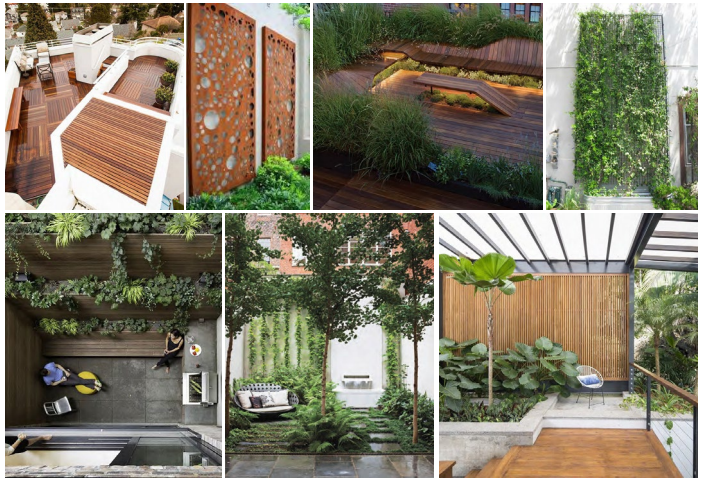


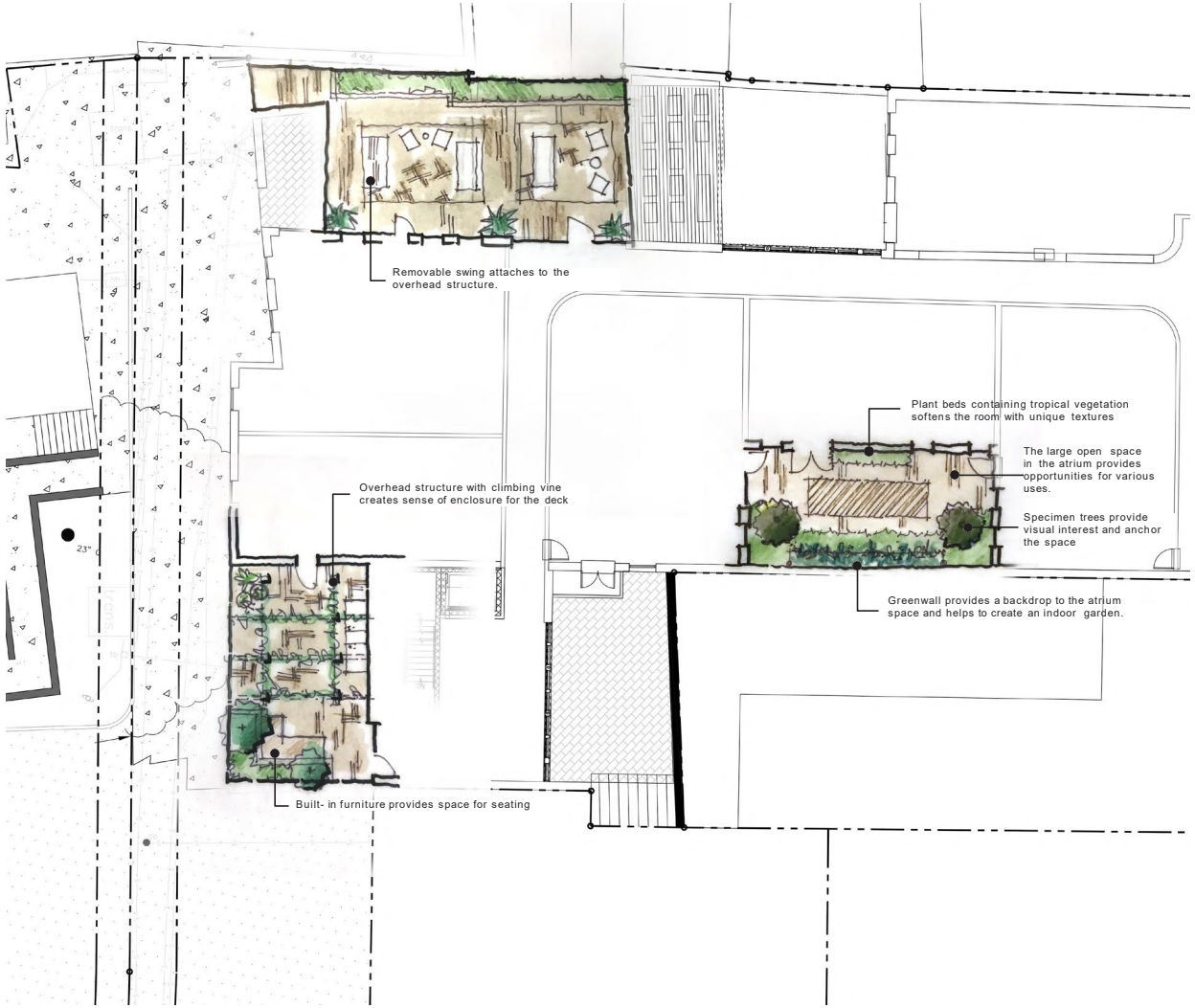
KEY PLAN | SECOND FLOOR

SCHEMATIC DESIGN APPROACH

With a concentration on paving patterns and materials the roof decks and atrium provide visitors with an inviting place to relax and enjoy each other's company. Raised planters with low maintenance plant material bring the gardens from the courtyard below into these spaces, creating a sense of privacy and enclosure. Where possible, art and /or green walls will be added. Built in seating adds both form and function to the decks.

REFERENCE IMAGES





OUTDOOR SPATIAL DESIGN

0' 6' 12' 24'

SCALE 1/8"= 1'-0" @ 24" x 36" PAGE SIZE

05.15.2020 | BAR Submittal

Conceptual Landscape Plan | Second

257, 259 & 261 King St.

Charleston, South Carolina 29401

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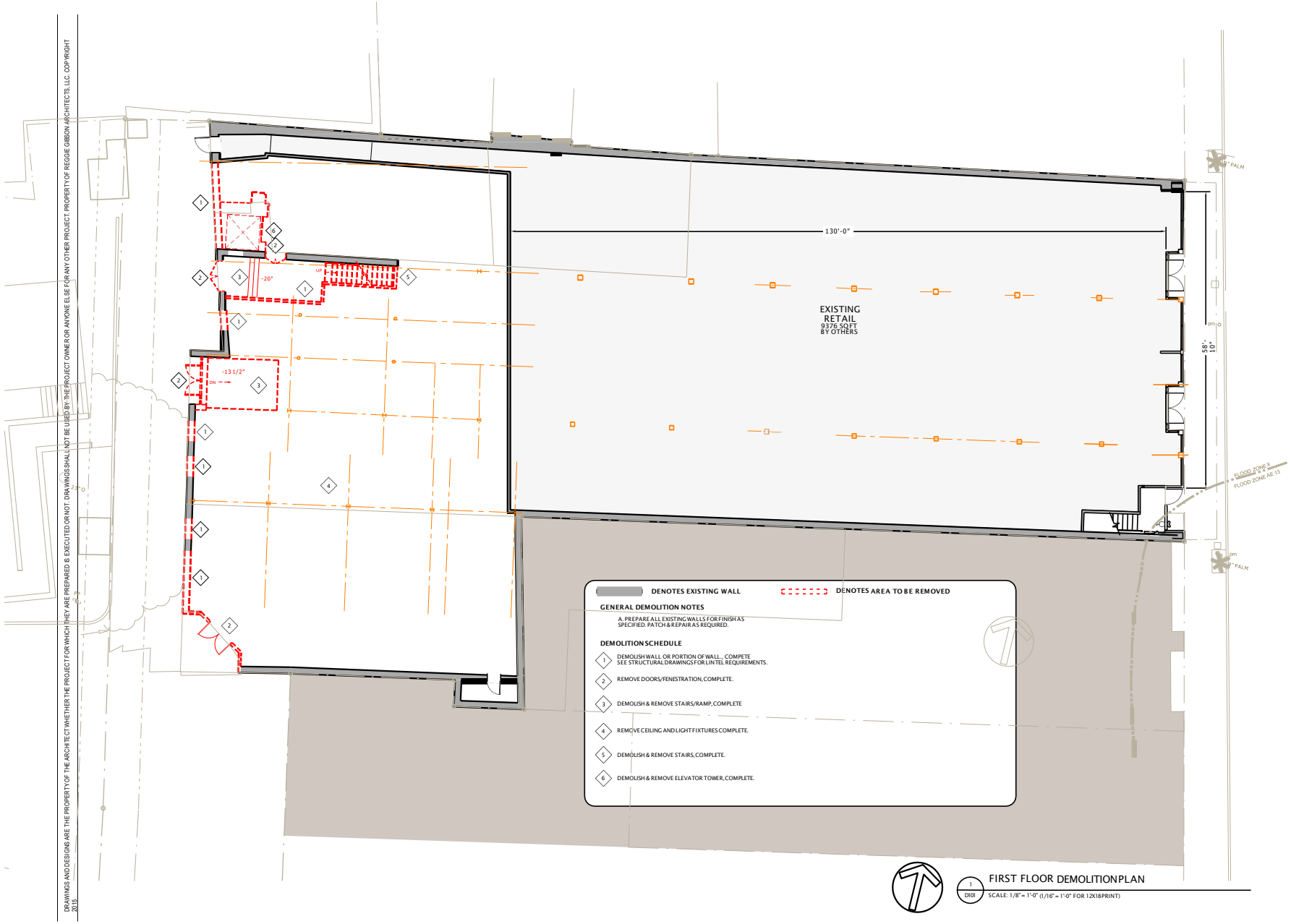

FIRST FLOOR DEMOLITION PLAN

1 / D101

SCALE: 1/8" = 1'-0" (1/16" = 1'-0" FOR 12X18PRINT)

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257, 259, & 261 KING STREET
CHARLESTON, SC 29401

TMS NO. 457-08-01-050

REVISIONS	ISSUE DATE
BAR FACADE (ONLY) SUBMITTAL	03.02.2020
FACADE REPAIRS& NON STRUCTURAL DEMO PERMIT	05.01.2020
BAR CONCEPTUAL SUBMITTAL	05.14.2020

1ST FLOOR DEMO PLAN

D101

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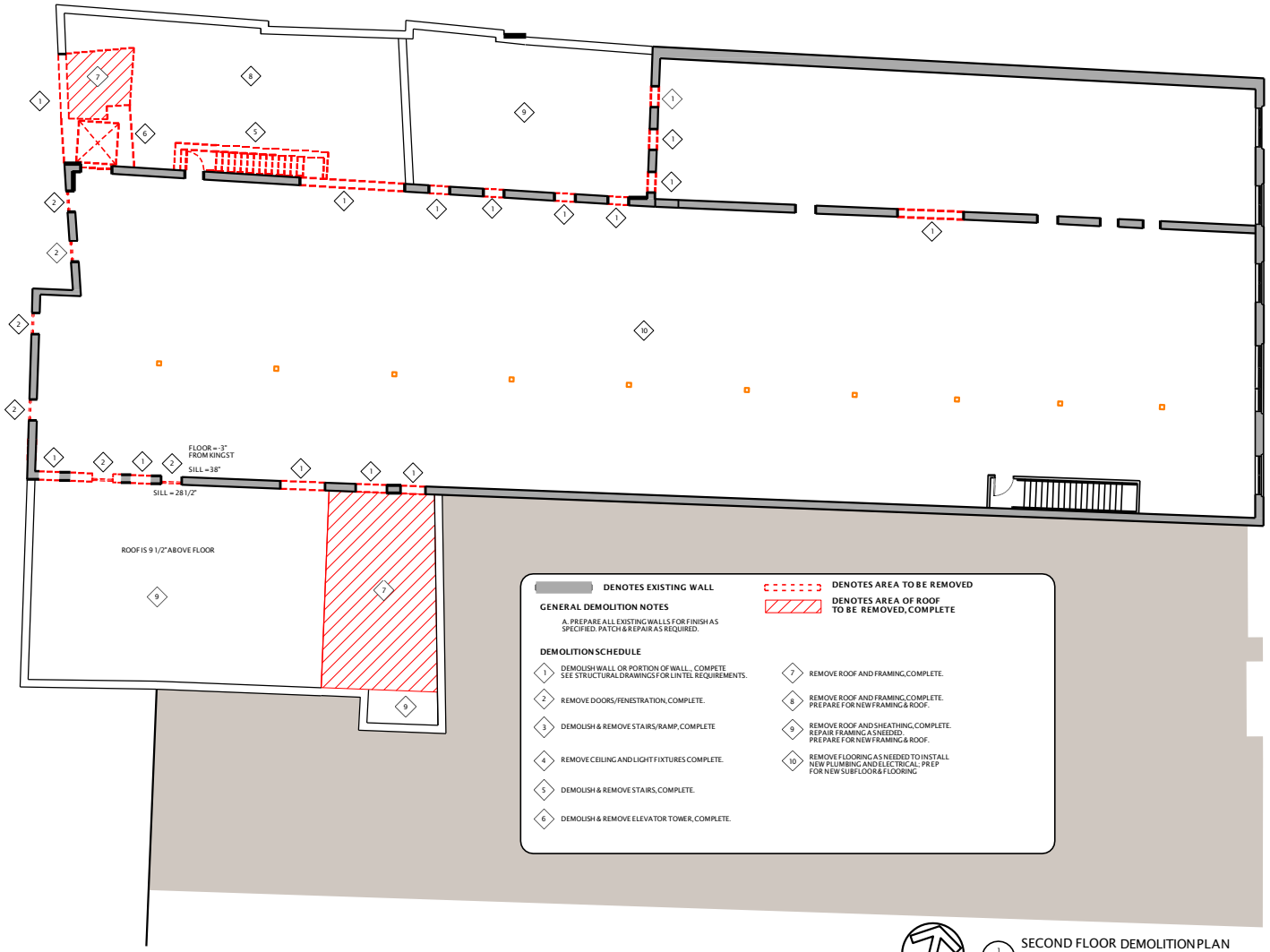

DENOTES EXISTING WALL

DENOTES AREA TO BE REMOVED

DENOTES AREA OF ROOF TO BE REMOVED, COMPLETE

GENERAL DEMOLITION NOTES

A. PREPARE ALL EXISTING WALLS FOR FINISH AS SPECIFIED. PATCH & REPAIR AS REQUIRED.

DEMOLITION SCHEDULE

1. DEMOLISH WALL OR PORTION OF WALL., COMPETE SEE STRUCTURAL DRAWINGS FOR LINTEL REQUIREMENTS.
2. REMOVE DOORS/FENESTRATION, COMPLETE.
3. DEMOLISH & REMOVE STAIRS/RAMP, COMPLETE
4. REMOVE CEILING AND LIGHT FIXTURES COMPLETE.
5. DEMOLISH & REMOVE STAIRS, COMPLETE.
6. DEMOLISH & REMOVE ELEVATOR TOWER, COMPLETE.
7. REMOVE ROOF AND FRAMING, COMPLETE.
8. REMOVE ROOF AND FRAMING, COMPLETE. PREPARE FOR NEW FRAMING & ROOF.
9. REMOVE ROOF AND SHEATHING, COMPLETE. REPAIR FRAMING AS NEEDED. PREPARE FOR NEW FRAMING & ROOF.
10. REMOVE FLOORING AS NEEDED TO INSTALL NEW PLUMBING AND ELECTRICAL; PREP FOR NEW SUBFLOOR & FLOORING

1 / D102 SECOND FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0" (1/16" = 1'-0" FOR 12X18 PRINT)

257, 259, & 261 KING STREET
CHARLESTON, SC 29401

TMS NO. 457-08-01-050

REVISIONS	ISSUE DATE
BAR FACADE (ONLY) SUBMITTAL	03.02.2020
FACADE REPAIRS& NON STRUCTURAL DEMO PERMIT	05.01.2020
BAR CONCEPTUAL SUBMITTAL	05.14.2020

2ND FLOOR DEMO PLAN

D102

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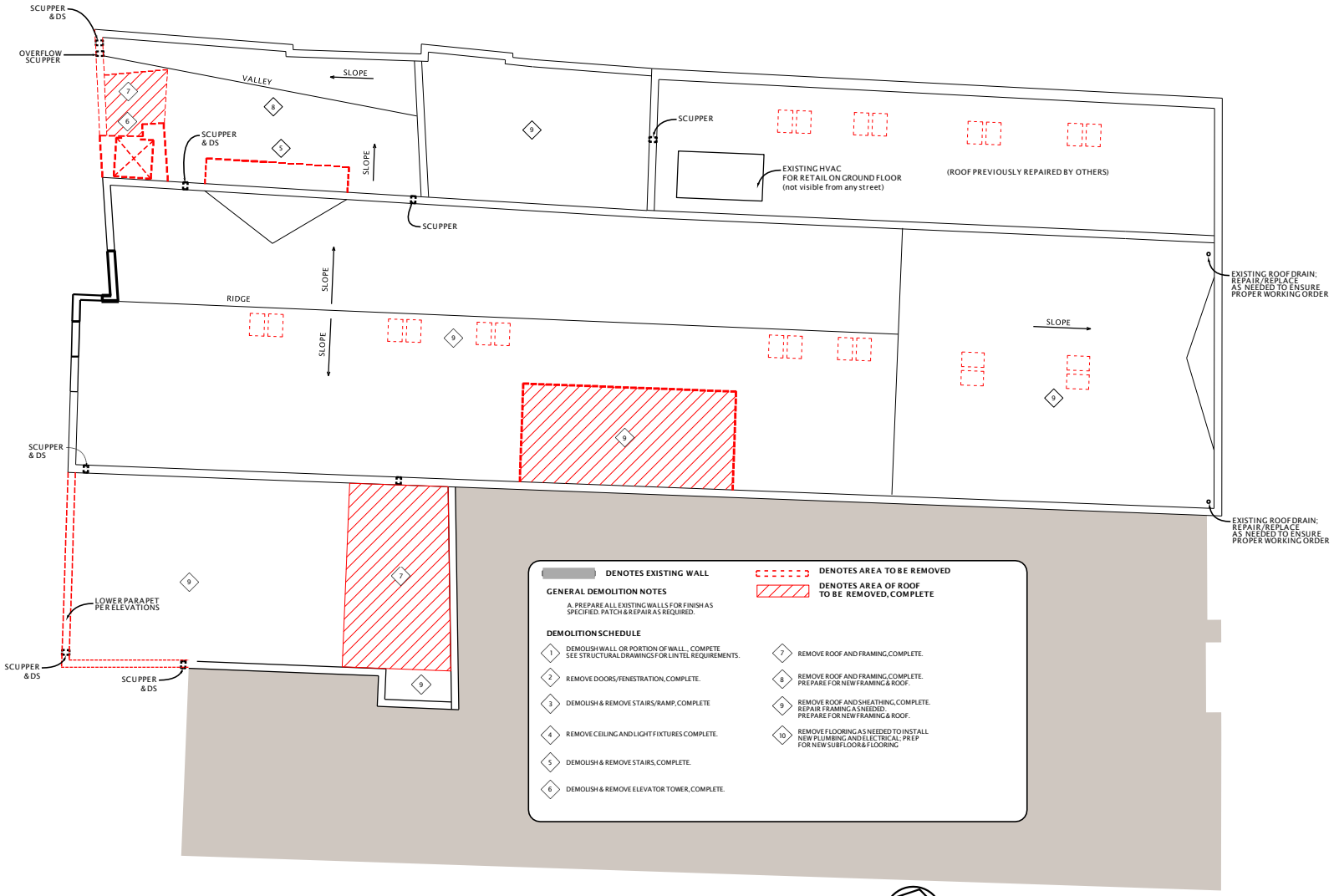

DENOTES EXISTING WALL

DENOTES AREA TO BE REMOVED

DENOTES AREA OF ROOF TO BE REMOVED, COMPLETE

GENERAL DEMOLITION NOTES

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4. REMOVE CEILING AND LIGHT FIXTURES COMPLETE.
5. DEMOLISH & REMOVE STAIRS, COMPLETE.
6. DEMOLISH & REMOVE ELEVATOR TOWER, COMPLETE.
7. REMOVE ROOF AND FRAMING, COMPLETE.
8. REMOVE ROOF AND FRAMING, COMPLETE. PREPARE FOR NEW FRAMING & ROOF.
9. REMOVE ROOF AND SHEATHING, COMPLETE. REPAIR FRAMING AS NEEDED. PREPARE FOR NEW FRAMING & ROOF.
10. REMOVE FLOORING AS NEEDED TO INSTALL NEW PLUMBING AND ELECTRICAL; PREP FOR NEW SUBFLOOR & FLOORING

1 / D103 ROOF DEMOLITION PLAN

SCALE: 1/8" = 1'-0" (1/16" = 1'-0" FOR 12X18PRINT)

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ROOF DEMO PLAN

D103

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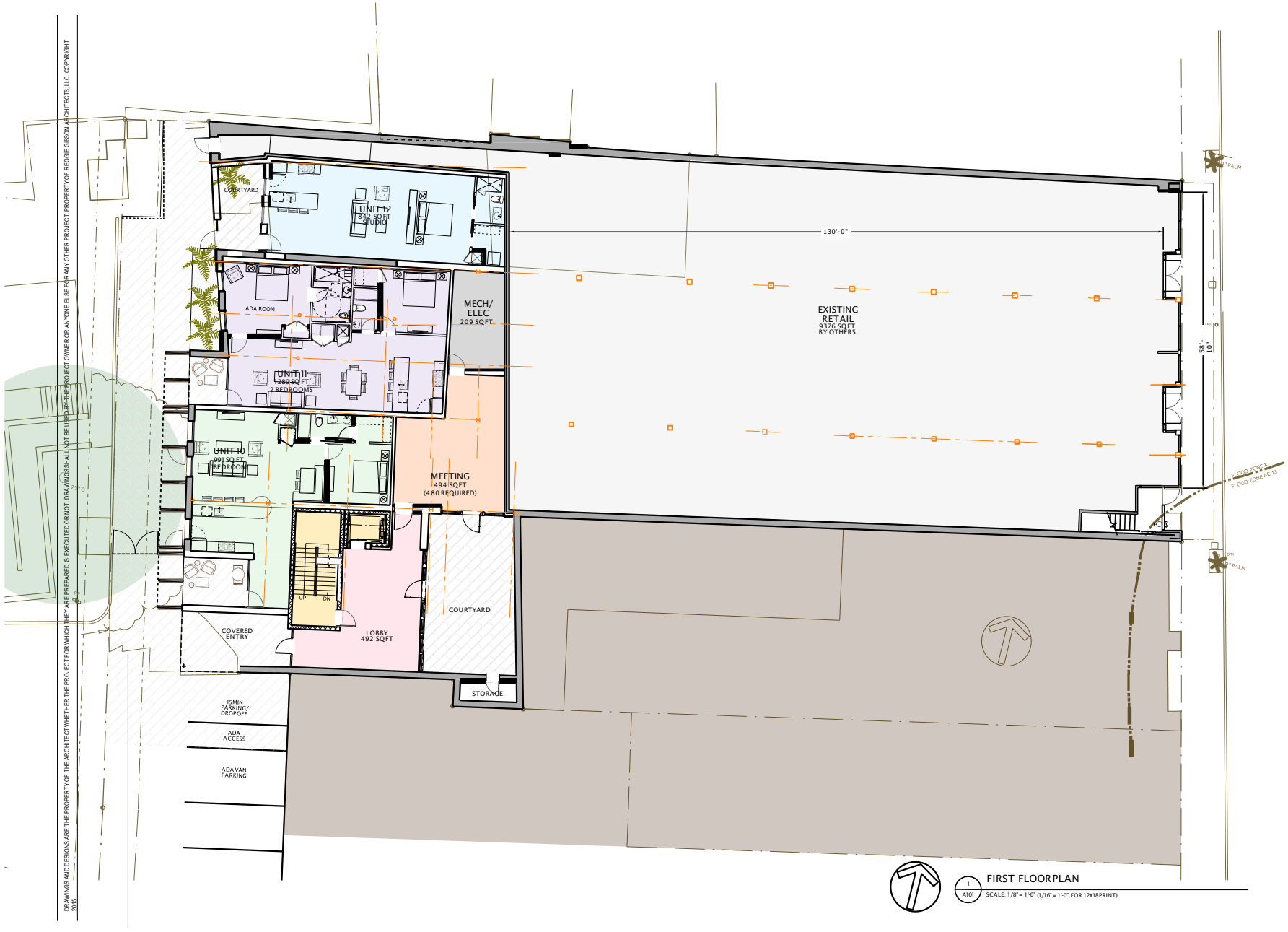

FIRST FLOORPLAN

1 / A101

SCALE: 1/8" = 1'-0" (1/16" = 1'-0" FOR 12X18PRINT)

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1ST FLOOR PLAN

A101

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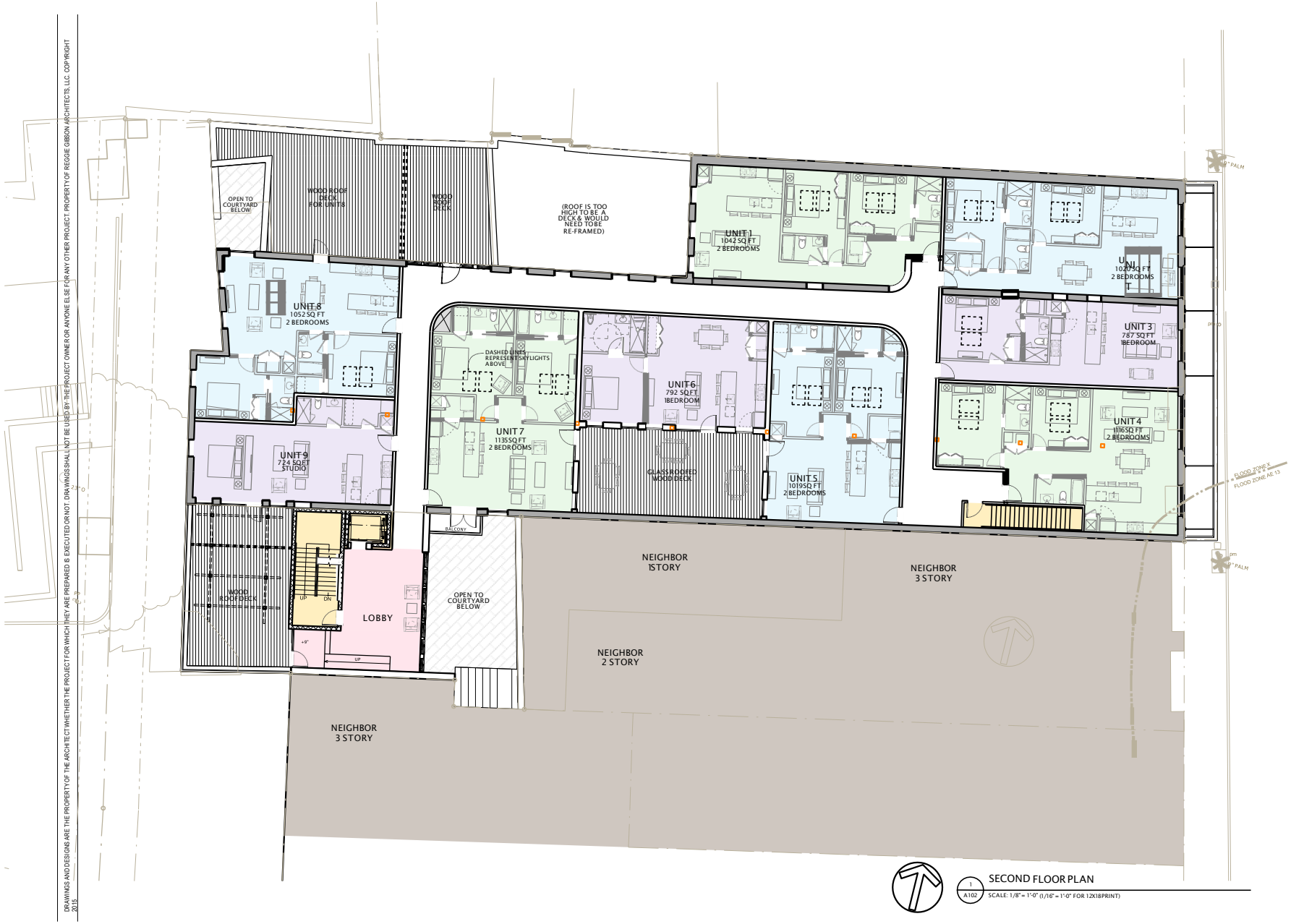

SECOND FLOOR PLAN

1 / A102

SCALE: 1/8" = 1'-0" (1/16" = 1'-0" FOR 12X18PRINT)

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2ND FLOOR PLAN

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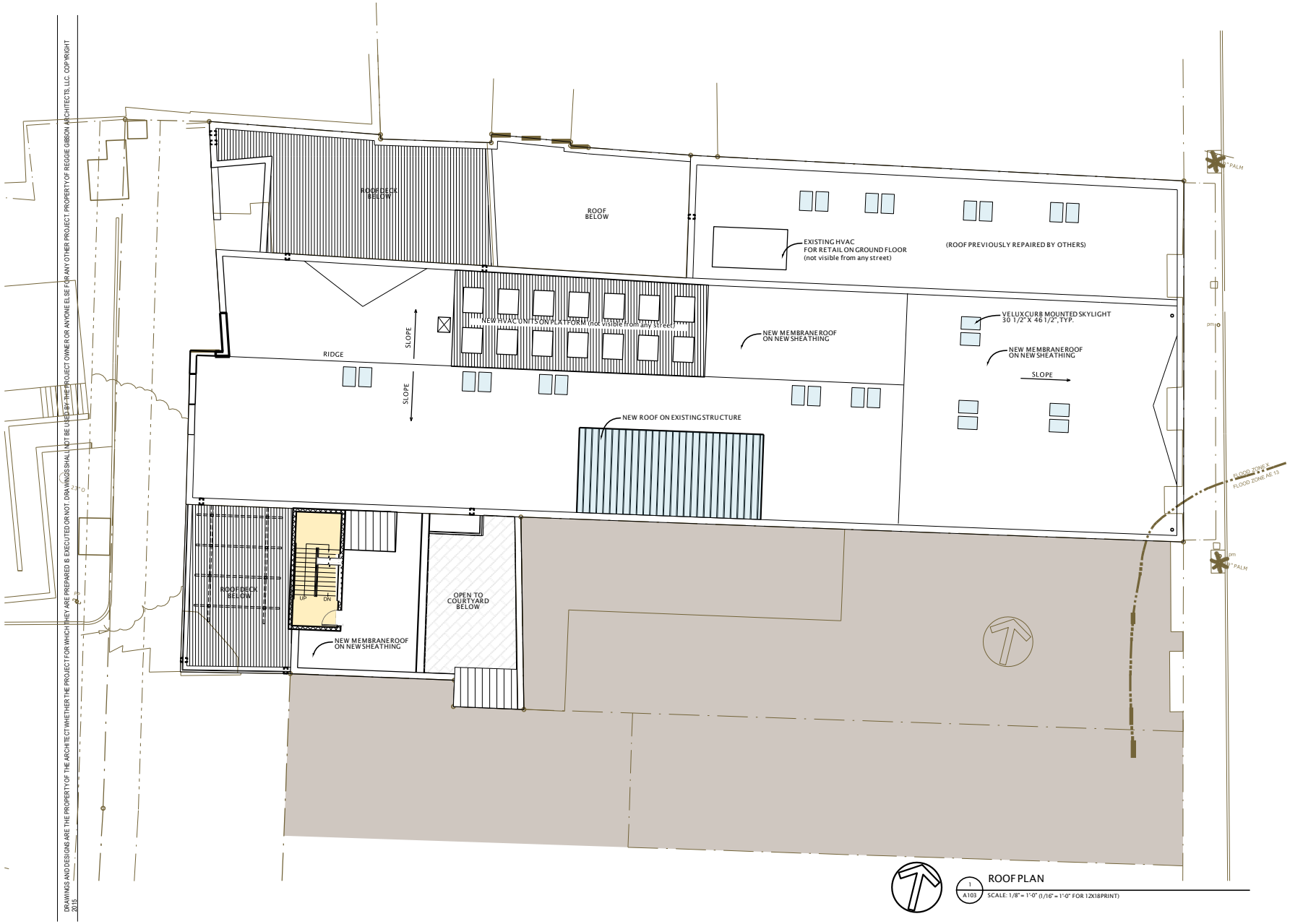

1 A103 ROOF PLAN
SCALE: 1/8" = 1'-0" (1/16" = 1'-0" FOR 12X18PRINT)

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ROOF PLAN

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BEAUFAIN STREET VIEW

BEAUFAIN STREET-
PARKING LOT VIEW

EXISTING BUILDING -
VIEW FROM REAR ALLEY

EXISTING BUILDING -
VIEW FROM REAR ALLEY

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PHOTOS

A200a

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1902
WOOLWORTH OCCUPIES
259 KING STREET

1936
WOOLWORTH PURCHASES/DEMOLISHES
257 KING, BUILDS NEW 3 BAY BUILDING

1940s

1955

1958-1960
TWO BAYS
AT 261 KING STREET ADDED

1998
TALBOTS MOVES IN

1997
WOOLWORTH CLOSES

1990s

1970s

2018
TALBOTS VACATES

PRESENT DAY

Woolworth to close

CLOS
from Page 1 of
special insert

Staff Photo by Robin Bass

Despite Thursday's announcement that all Woolworth stores will be permanently closed, the Woolworth on King Street continued to serve a steady stream of customers during the lunch rush.

Charleston's five-and-dime to close after nearly a century on King Street

257, 259, & 261 KING STREET
CHARLESTON, SC 29401

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HISTORICAL TIMELINE & IMAGES

A200b

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KING STREET BUILDINGS ADJACENT TO 257-261

257-261 KING STREET

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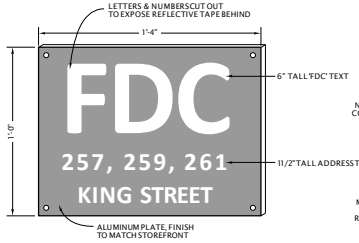

NOTE: ALL OTHER SIGNAGE TO BE SUBMITTED SEPERATELY BY FUTURE RETAIL TENANT

2 A201 FDC SIGNAGE
SCALE: 3" = 1'-0" (11/2" = 1'-0" FOR 12X18 PRINT)

1 A201 KING STREET (EAST) ELEVATION
SCALE: 1/4" = 1'-0" (1/8" = 1'-0" FOR 12X18 PRINT)

STAFF APPROVED FOR REFERENCE ONLY

REVISIONS	ISSUE DATE
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ELEVATION & PHOTOS

A201

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SECTION 04500 MASONRY RESTORATION AND CLEANING

PART 1 GENERAL

1.01 RELATED DOCUMENTS

A. Drawings, photos and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification sections, apply to work of this section.

1.02 DESCRIPTION OF WORK

A. Extent of masonry restoration work is indicated on drawings and photos.

B. Masonry restoration work includes the following:

1. Tuckpointing mortar joints where shown.
2. Stone repair where shown.
3. Stone and brick cleaning all surfaces.
4. Stone and brick sealing all surfaces.
5. Caulking of cut stone covered in Section 07900
6. Final cleaning

1.03 QUALITY ASSURANCE

A. Restoration Specialist: Work must be performed by a firm having not less than 5 years successful experience in comparable masonry restoration projects and employing personnel skilled in the restoration processes and operations indicated.

B. Repointing: Prepare 2 separate sample areas of approximately 2 feet high by 2 feet wide for each type of repointing required, one for demonstrating methods and quality of workmanship expected in removal of mortar from joints and the other for demonstrating quality of materials and workmanship expected in pointing mortar joints appearance to adjacent existing joints. The intent of the new pointing work is to match cleaned existing mortar. Newly pointed areas shall be consistent with existing adjacent mortar joints for color and texture.

1.04 SUBMITTALS

A. Product Data: Submit manufacturer's technical data for each product indicated including recommendations for their application and use. Include test reports and certifications substantiating that products comply with requirements.

B. Samples: Submit, for verification purposes, samples of the following:

1. Each new exposed masonry mortar to be used for replacing existing materials. Include in each set of samples the full range of colors and textures to be expected in completed work.
2. Each type of chemical cleaning material data.
3. Each type of chemical clear sealer provide manufacturers data.
4. Stone masonry patching materials product data and application instructions

1.05 DELIVERY, STORAGE AND HANDLING

A. Deliver materials to site in manufacturer's original and unopened containers and packaging, bearing labels as to type and names of products and manufacturers.

B. Protect masonry restoration materials during storage and construction from wetting by rain, snow or ground water, and from staining or intermixture with earth or other types of materials.

C. Protect grout, mortar and other materials from deterioration by moisture and temperature. Store in a dry location or in waterproof containers. Keep containers tightly closed and away from open flames. Protect liquid components from freezing. Comply with manufacturer's recommendations for minimum and maximum temperature requirements for storage.

1.06 PROJECT CONDITIONS

A. Do not repoint mortar joints or repair masonry unless air temperatures are between 40 deg.F (4 deg.C) and 80 deg.F (27 deg.C) and will remain so for at least 48 hours after completion of work.

B. Prevent grout or mortar used in repointing and repair work from staining face of surrounding masonry and other surfaces. Remove immediately grout and mortar in contact with exposed masonry and other surfaces.

C. Protect sills, ledges and projections from mortar droppings.

1.07 SEQUENCING/SCHEDULING

A. Perform masonry restoration work in the following sequence:

1. Chemically clean brick, cut stone and rough cut stone masonry
2. Rake out existing mortar from joints indicated to be repointed.
3. Repoint existing mortar joints of masonry indicated to be restored.
4. Chemically seal brick, cut stone and rough cut stone masonry.
5. Caulk stone joints specified under Section 07900

PART 2 PRODUCTS

2.01 MASONRY MATERIALS

A. Mortar materials

1. Portland Cement: ASTM C 150, Type I.
2. Hydrated Lime: ASTM C 207, Type S.
3. Colored Mortar Aggregate: Natural or manufactured sand selected to produce mortar color to match adjacent existing mortar color.
4. For pointing mortar provide sand with rounded edges.
5. Match size, texture and gradation of existing mortar as closely as possible.
6. Colored Mortar Pigment: Natural and synthetic iron oxides and chromium oxides, compounded for use in mortar mixes. Use only pigments with record of satisfactory performance in masonry mortars.
7. Water: Clean, free of oils, acids, alkalis and organic matter.

2. CLEANING MATERIALS AND EQUIPMENT

A. Limestone Cleaner: Manufacturer's as indicated below for cleaning for cut and rough cut limestone.

B. Approved Manufactures

1. Sika Corporation
2. ProSoCo Inc. (Used as standard)
3. Thuro

C. Materials: The specified cleaning application is a three- (3) step process requiring all of the following products. ProSoCo Sure Klean products are used as a standard. Equal products for each application by Sika or Thuro are acceptable for cut stone and rough cut rubble stone:

D. For Cut stone and rough cut stone masonry

1. First application, Sure Klean 766 Limestone and Masonry Prewash.
2. Second application, Sure Klean Limestone and Masonry Afterwash.
3. Third Application, Sure Klean Weather Seal Siloxane PD Natural Stone Treatment.

E. For Brick Masonry

1. ProsoCo Sure Klean Restoration Cleaner

F. For spot problem stains where required

1. Product: Subject to compliance with requirements, provide "Sure Klean Limestone Restorer", ProSoCo, Inc.

G. Water for Cleaning: Clean, potable, free of oils, acids, alkalis, salts, and organic matter.

1. Warm Water: Heat water to temperature of 140 deg.F 180 deg.F (60 deg.C 82 deg.C).

H. Brushes: Fiber bristle only.

I. Spray Equipment: Provide equipment for controlled spray application of water and chemical cleaners, if any, at rates indicated for pressure, measured at spray tip, and for volume.

1. For spray application of chemical cleaners provide low pressure tank or chemical pump suitable for chemical cleaner indicated, equipped with cone shaped spray tip.

2. For spray application of water provide fan shaped spray tip which disperses water at angle of not less than 15 degrees.

2.03 STONE REPAIR

A. Stone to Stone Adhesive: Two part polyester resin stone adhesive with a 15 30 minute cure at 70 deg.F (21 deg.C), in formulation (knife or flowing grade) recommended by adhesive manufacturer for type of stone repair indicated, and in color indicated or, if not otherwise indicated, as selected by Architect from tinted or standard colors available from adhesive manufacturer.

1. Product: Subject to compliance with requirements, provide "Akemi" adhesives distributed by Wood and Stone, Inc., 7567 Gary Road, Manassas, VA 22110.

B. Mortar to Stone Adhesive: High modulus, high strength, moisture insensitive epoxy adhesive with a pot life of 30 minutes at 40 deg.F (4 deg.C).

1. Product: Subject to compliance with requirements, provide "Sikadur Hi Mod Epoxy, Sikastix 370"; Sika Chemical Corporation.

2.04 POINT MORTAR MIXES

A. General:

1. Measurement and Mixing: Measure cementitious and aggregate material in a dry condition by volume or equivalent weight. Do not measure by shovel, use known measure. Mix materials in a clean mechanical batch mixer.

2. Mixing Pointing Mortar: Thoroughly mix cementitious and aggregate materials together before adding any water. Then mix again adding only enough water to produce a damp, unworkable mix, which will retain its form when, pressed into a ball. Maintain mortar in this dampened condition for 1 to 2 hours. Add remaining water in small portions until mortar of desired consistency is reached. Use mortar within 30 minutes of final mixing; do not retemper or use partially hardened material.

3. Colored Mortar: Produce mortar of color required by use of selected ingredients. Do not adjust proportions without Architect's approval.

5. Pointing Mortar for rough cut stone: One part white Portland cement, 1 part lime, 6 parts colored mortar aggregate.

A. Rough cut stone is to have square ribbon mortar joint to match existing profile.

6. CHEMICAL SEALERS

A. Chemical penetrating sealer is for brick, cut stone and rough cut stone. Is to be one of the following.

1. ProsoCo Siloxane PD
2. Sika Corporation Silane/ Siloxane water repellant
3. Throro Silane/siloxane water repellant

PART 3 EXECUTION

1. MASONRY CLEANING

A. PREPARATION

1. General: Comply with recommendations of manufacturers of chemical cleaners for protecting building surfaces against damage from exposure to their products.
2. Protect persons, motor vehicles, surrounding surfaces of building whose masonry surfaces are being restored, building site, mask windows and window frames.
3. Prevent chemical cleaning solutions from coming into contact with pedestrians, motor vehicles, landscaping, buildings and other surfaces, which could be injured by such contact.
4. Do not clean masonry during winds of sufficient force to spread cleaning solutions to unprotected surfaces.
5. Dispose of run off from cleaning operations by legal means and in manner which prevents soil erosion, undermining of paving and foundations, damage to landscaping, and water penetration into building interiors.
6. Erect temporary protection covers over pedestrian walkways and at points of entrance and exit for persons and vehicles, which must remain in operation during course of masonry restoration work.
7. Protect glass and unpainted metal trim from contact with chemical cleaners by covering them with liquid strippable masking agent or polyethylene film and waterproof masking tape. Apply masking agent to comply with manufacturer's recommendations. Do not apply liquid masking agent to painted or porous surfaces.

B. Chemical Cleaner Application Methods:

1. General: Apply chemical cleaners to masonry surfaces to comply with chemical manufacturer's recommendations using brush or spray application methods, at Contractor's option, unless otherwise indicated. Do not allow chemicals to remain on surface for periods longer than that indicated or recommended by manufacturer.

C. CLEANING CUT AND ROUGH CUT RUBBLE STONEWORK

1. Pretest a small area to ensure suitability and desired results. If test areas with concentrated material are cleaned effectively additional tests may be run with dilutions of one part cleaner to three parts water. Greater dilution of 1 part cleaner to 4 or more parts water is desired to avoid staining of adjacent masonry if approved by manufacture and results are achieved. Allow to dry thoroughly before inspection by Owner's Representative and Architect.

D. CLEANING APPLICATION FOR CUT STONE

Sequence of product application

1. Prewet surface
2. Prewash: After tests have determined desirable mix solution apply 766 Prewash with deep-napped synthetic roller or nylon brush. Do not use natural fiber.
3. Allow Prewash to remain on surface for 30 minutes to one hour.
4. Rinse with pressure washer fitted with fan type spray no smaller than 15 degrees.
5. Immediately after rinsing 766 Prewash apply prepared (to desired dilution) Afterwash to wet surface with roller or brush as specified for Prewash.
6. Allow the Afterwash to remain on the surface for three to five minutes.
7. Pressure rinse from the bottom of the treated area to the top. Thoroughly rinse all chemicals from coping and down exterior walls.
8. Sealer: Allow cleaned surfaces too completely dry.
9. Apply undiluted Weather Seal Siloxane PD with brush or roller sufficient material to thoroughly saturate the surface. Brush out heavy runs, pools or puddles until they completely penetrate.

E. CLEANING ALLICATION FOR BRICK MASONRY

1. Apply chemical cleaner with low pressure sprayer (100 psi)
2. Allow to remain on brick for 3 to 5 minutes.
3. Scrub tough stains with stiff bristle brush.
4. Rinse with high-pressure washer (500 to 1200 psi).

Note: during the entire applications process the lower masonry areas must be continuously rinsed to avoid rundown staining of adjacent brick and stone masonry.

3.02 STONE REPAIR

A. Carefully remove loose stone fragments in areas which are indicated for repair. Reuse only pieces of spalled stone which are in sound condition.

B. Remove soil, loose stone particles, mortar, and other debris and foreign material from surfaces to be bonded of both fragment and building stone from which it was removed by cleaning with stiff brush.

C. Apply adhesive to comply with adhesive manufacturer's directions. Coat bonding surface of building stone with stone to stone adhesive completely filling all voids and covering all surfaces. Fit stone fragments onto building stone while adhesive is still tacky and hold fragment securely in place until adhesive has cured.

D. After adhesive has cured fully, further anchor stone fragments larger than 6"x 6" x 6" in any dimension with 1/4" diameter plain stainless steel rods set into 1/4" diameter holes drilled at a 45 degree downward angle through face of stone. Center and space anchor rods not more than 5" nor less than 3" apart and not less than 2" from any edge. Insert rods not less than 2" into backing stone and 2" into fragment with end countersunk at least 3/4" from exposed face of stone.

E. Clean any residual adhesive from edges. Wet stone and fill any chipped areas and frill holes with patching mortar. Avoid featheredging. Finish patched areas to match texture of, and be level with adjoining surrounding stone surfaces. Keep patching mortar damp for 72 hours.

3.03 STONE PATCHING

A. Remove loose particles, soil, debris, oil and other contaminants from existing stone units at locations indicated by cleaning with stiff brush.

B. Brush coat stone surfaces with mortar to stone adhesive to comply with manufacturer's directions.

C. Place patching mortar in layers no thicker than 2". Roughen surface of each layer to provide key for next layer.

D. Keep each layer damp for 72 hours or until mortar has set.

E. Unacceptable patches are defined as those with hairline cracks or showing separation from stone at edges. Remove patches and refill to provide patches free of those defects.

3.04 REPOINTING EXISTING MASONRY

A Joint Raking:

1. Rake out mortar from joints to depths equal to 2 1/2 times their widths but not less than 3/4" nor less than that required to expose sound, unweathered mortar.

2. Remove mortar from masonry surfaces within raked out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum or flush joints to remove dirt and loose debris.

3. Do not spall edges of masonry units or widen joints. Replace any masonry units, which become damaged.

4. Cut out old mortar by hand with chisel and mallet, unless otherwise indicated.

5. Power operated rotary hand saws and grinders will be permitted but only on specific written approval of Architect based on submission by Contractor of a satisfactory quality control program and demonstrated ability of operators to use tools without damage to masonry. Quality control program shall include provisions for supervising performance and preventing damage due to worker fatigue.

B. Joint Pointing:

1. Rinse masonry joint surfaces with water to remove any dust and mortar particles. Time application of rinsing so that, at time of pointing, excess water has evaporated or run off, and joint surfaces are damp but free of standing water.

2. Apply first layer of pointing mortar to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8" until a uniform depth is formed. Compact each layer thoroughly and allow to become thumbprint hard before applying next layer.

3. After joints have been filled to a uniform depth, place remaining pointing mortar in 3 layers with each of first and second layers filling approximately 2/5 of joint depth and third layer the remaining 1/5. Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing bricks have rounded edges recess tool final layer slightly back from face of brick. Take care not to spread mortar over edges onto exposed masonry surfaces, or to featheredge mortar.

4. When mortar is thumbprint hard, tool joints to match original appearance of joints, unless otherwise indicated. Remove excess mortar from edge of joint by brushing.

5. Cure mortar by maintaining in a damp condition for not less than 72 hours.

6. Where repointing work precedes cleaning of existing masonry allow mortar to harden not less than 30 days before beginning cleaning work.

7. Owner shall have the right to perform periodic tests to verify depth of repointing. Contractor shall repair with like materials area where mortar has been removed to ascertain depth of repointing.

3.05 FINAL CLEANING

A. After mortar has fully hardened thoroughly clean exposed masonry surfaces of excess mortar and foreign matter using stiff nylon or bristle brushes and clean water, spray applied at low pressure.

B. Use of metal scrapers or brushes will not be permitted.

C. Use of acid or alkali cleaning agents will not be permitted.

6. MASONRY SEALING

A. Protection: mask windows and window frames as sealer is being applied.

B. .Do not apply sealer in windy when air temperature is above 95 degrees F

C. Test each surface to be covered. Wet each surface with as a test too determine suitability and results. Wet surfaces without creating drip or rundowns.

D. Spray apply from bottom up creating 4 t0 8 inch rundown below the spray contact point. Brush out heavy runs and drips that do not penetrate.

E. Treated surfaces are dry too tough in one hour and protect from rain for six hours following application.

END OF SECTION 04500

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T. 843-722-9040
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257, 259, & 261 KING STREET
CHARLESTON, SC 29401
TMS NO. 457-08-01-050

REVISIONS	ISSUE DATE
BAR FACADE (ONLY) SUBMITTAL	03.02.2020
FACADE REPAIRS& NON STRUCTURAL DEMO PERMIT	05.01.2020
BAR CONCEPTUAL SUBMITTAL	05.14.2020

DRAWING TITLE
MASONRY RESTORATION SPECS

A201S

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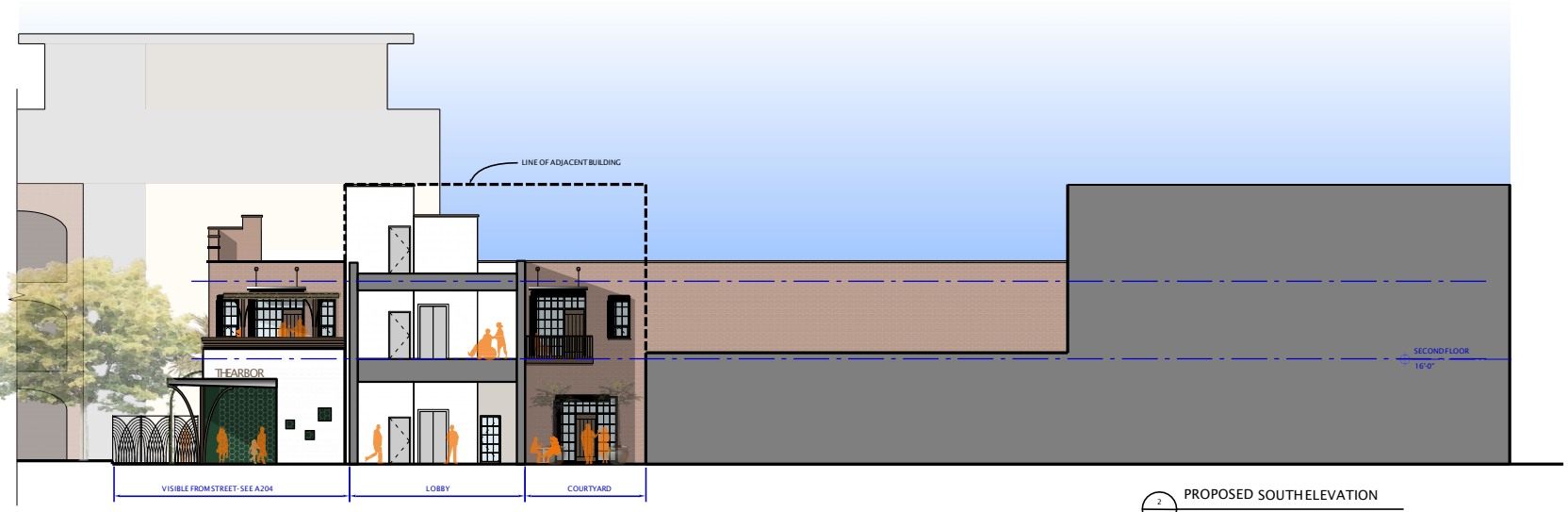
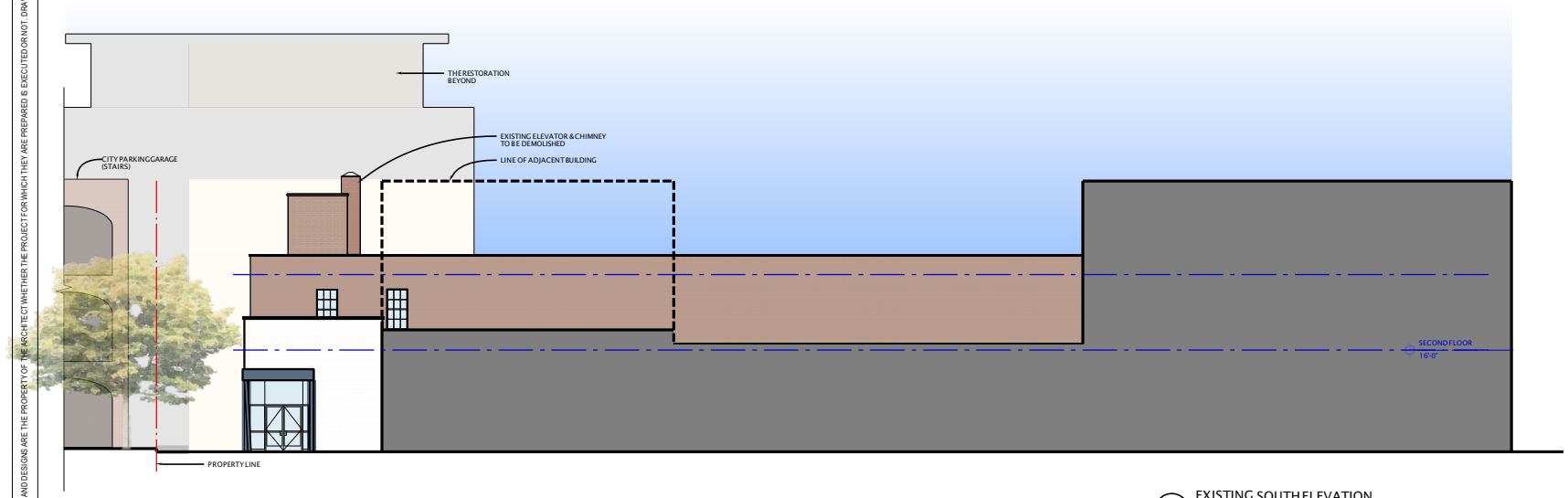


2 A202 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (1/16" = 1'-0" FOR 12X18 PRINT)



1 A202 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (1/16" = 1'-0" FOR 12X18 PRINT)

257, 259, & 261 KING STREET
CHARLESTON, SC 29401
TMS NO. 457-08-01-050

REVISIONS	ISSUE DATE
BAR FACADE (ONLY) SUBMITTAL	03.02.2020
FACADE REPAIRS& NON STRUCTURAL DEMO PERMIT	05.01.2020
BAR CONCEPTUAL SUBMITTAL	05.14.2020

SOUTH/ BEAUFAIN ST ELEVATION

A202

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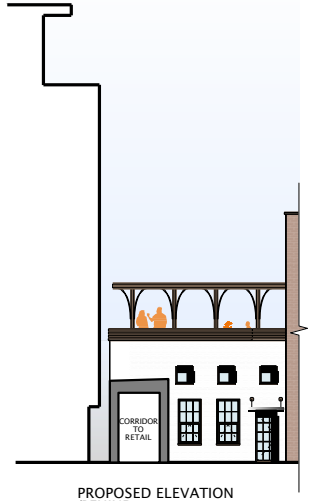

3 A203 PROPOSED ELEVATION (BEHIND LOW BRICK WALL)

SCALE: 1/8" = 1'-0" (1/16" = 1'-0" FOR 12X18PRINT)

2 A203 PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0" (1/16" = 1'-0" FOR 12X18PRINT)

1 A203 EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0" (1/8" = 1'-0" FOR 12X18PRINT)

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TMS NO. 457-08-01-050

REVISIONS	ISSUE DATE
BAR FACADE (ONLY) SUBMITTAL	03.02.2020
FACADE REPAIRS & NON STRUCTURAL DEMO PERMIT	05.01.2020
BAR CONCEPTUAL SUBMITTAL	05.14.2020

WEST/REAR ELEVATION

A203

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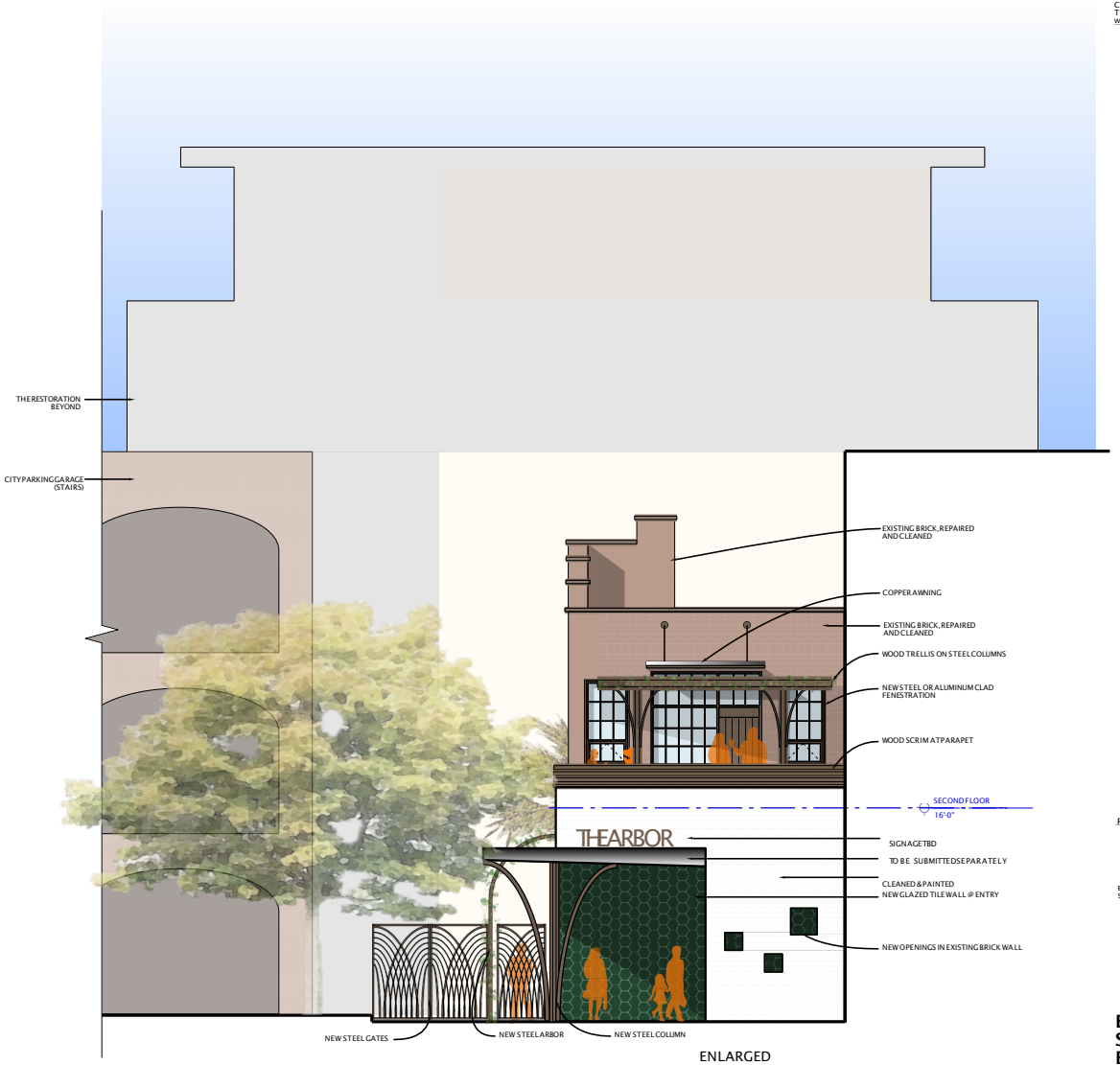

1
A204

ENLARGED
PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0" (1/8" = 1'-0" FOR 12X18 PRINT)

NEW STEEL BEAM & COPPER AWNING

EXISTING BRICK, REPAIRED,

257, 259, & 261 KING STREET
CHARLESTON, SC 29401

TMS NO. 457-08-01-050

REVISIONS	ISSUE DATE
BAR FINAL FACADE (ON)	03.02.2020
BAR CONCEPTUAL SUBMITTAL	05.14.2020
BAR FINAL FACADE	05.01.2020

ENLARGED SOUTH/ BEAUFAIN ST ELEVATION

A204

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1 A205 ENLARGED WEST ELEVATION

SCALE: 1/4" = 1'-0" (1/8" = 1'-0" FOR 12X18PRINT)

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TMS NO. 457-08-01-050

REVISIONS	ISSUE DATE
BAR FACADE (ONLY) SUBMITTAL	03.02.2020
FACADE REPAIRS& NON STRUCTURAL DEMO PERMIT	05.01.2020
BAR CONCEPTUAL SUBMITTAL	05.14.2020

ENLARGED WEST/REAR ELEVATION

A205

Agenda Item #7

547 MEETING STREET
TMS # 459-05-01-016

Request final approval for new construction of hotel.

Historic Corridor District

Agenda Item #7

Applicant's Presentation

BAR - FINAL REQUEST

SUBMISSION DATE: MAY 21, 2020
MEETING DATE: JULY 22, 2020

TMS #: 4590501016
Owner: TMG 547 MEETING STREET LLC

COVER SHEET | BAR000

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547 MEETING STREET

JULY 10, 2020

STUDIO MCG ARCHITECTURE

LS3P

DRAWING LIST

BAR DRAWINGS	
SHEET NO.	SHEET NAME
BAR000	COVER SHEET
BAR001	DRAWING LIST
BAR002	BAR PRELIMINARY COMMENTS
BAR003	BAR SUMMARY
BAR004	BAR SUMMARY
BAR042	RENDERING COMPARISON - MEETING ST OBLIQUE
BAR043	RENDERING COMPARISON - MEETING ST SOUTH
BAR045	RENDERING - STOREFRONT DAY
BAR047	DROP-OFF COMPARISON VIEWS
BAR047A	DROP-OFF PLAN AND RCP
BAR047B	DROP-OFF ELEVATIONS
BAR048	RENDERING - WALNUT ST
BAR049	RENDERING - HIGHWAY VIEW
BAR050	HIGHWAY SIDE SIGNAGE OPTIONS
BAR051	ROOF PLAN - MECHANICAL SCREEN
BAR052	MECHANICAL SCREEN 3D VIEWS
BAR053	COLOR STUDIES
BAR054	EXTERIOR MATERIALS BOARD - DIGITAL
BAR055	BRICK ENLARGED MATERIAL PALETTE
BAR100	SITE PLAN 1
BAR100B	SITE PLAN 2
BAR101	GROUND FLOOR PLAN
BAR102	2ND - 5TH FLOOR PLAN
BAR106	6TH FLOOR PLAN
BAR107	7TH FLOOR PLAN
BAR108	ROOF FLOOR PLAN
BAR202	EAST ELEVATION COMPARISON
BAR203	SOUTH ELEVATION COMPARISON
BAR204	NORTH ELEVATION COMPARISON
BAR205	WEST ELEVATION COMPARISON
BAR208	OVERALL HARDSCAPE PLAN
BAR209	EXTERIOR LIGHTING RCP
BAR311	EAST SECTION PERSPECTIVE
BAR312	EAST SECTION PERSPECTIVE
BAR313	EAST SECTION PERSPECTIVE
BAR314	EAST SECTION PERSPECTIVE
BAR315	SOUTH SECTION PERSPECTIVE
BAR400	FINAL SLIDE
BAR903	MOCK-UP PANEL

ARCHITECTURAL DRAWINGS	
SHEET NO.	SHEET NAME
A0.00	COVER
A0.02	BUILDING DATA
A1.00	SITE PLAN
A2.00	LEVEL 1 & 1.5 FLOOR PLAN
A2.01	LEVELS 2-5 FLOOR PLANS
A2.02	LEVELS 6 & 7 FLOOR PLANS
A2.03	ROOF & UPPER ROOF PLAN
A2.04	LEVELS 1 & 1.5 RCP
A2.05	LEVELS 2-5 RCP
A2.06	LEVELS 6 & 7 RCP
A4.00	NORTH ELEVATION
A4.01	EAST & WEST ELEVATION
A4.02	SOUTH ELEVATION
A5.00	BUILDING SECTION
A5.01	BUILDING SECTION
A5.02	BUILDING SECTIONS
A5.03	BUILDING SECTIONS
A5.04	BUILDING SECTIONS
A5.09	WALL SECTION DETAILS
A5.10	WALL SECTION DETAILS
A5.11	WALL SECTION DETAILS
A5.12	DETAILS
A5.13	DETAILS
A5.14	DETAILS
A5.15	DETAILS
A5.16	DETAILS
A6.01	WALL TYPES
A6.03	PENETRATION DETAILS
A7.00	LEVEL 1 FLOOD PLAN
A8.01	WINDOWS & STOREFRONTS
A9.00	LEVELS 1 & 1.5 LS PLANS
A9.01	LEVELS 2-5 LS PLANS
A9.02	LEVELS 6 & 7 LS PLANS
A9.03	ROOF LEVEL LS PLAN

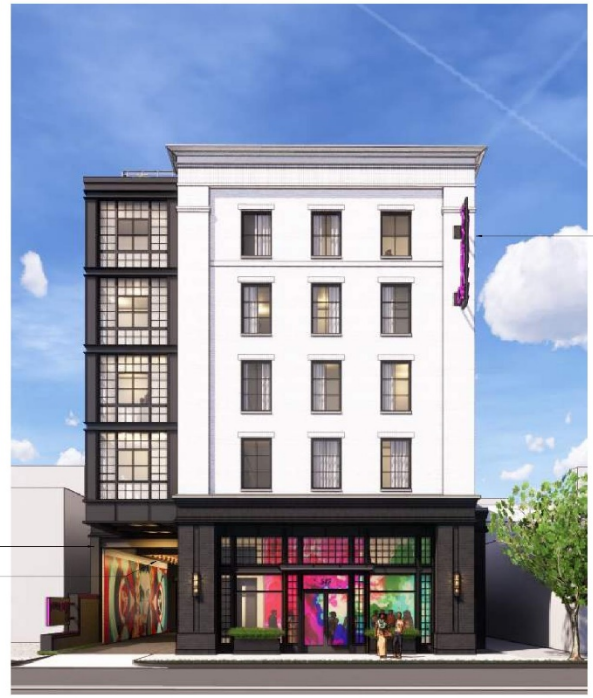
STAFF COMMENTS FROM PRELIMINARY BAR:

COMMENTS

1. This project also falls short of meeting the submittal requirements. There are a lot of conceptual renderings and elevations at 3/32" scale is inadequate. Shade and shadow should be eliminated at this stage. Certain drawings are referenced but not provided (ex. A-503), and multiple drawings are noted with the same drawing #. Be sure to meet submittal requirements for F/A, which is +/- 75% construction documents.
2. It is positive that the second stair at the front has been relocated, and the masonry mass feels visually better supported.
3. Although the top floor has been reduced in height, the concept of taller top floors still makes the massing top-heavy in our view.
4. Staff feels that extending the architectural language of floors 2-7 up through the 8th floor on all elevations would simplify the design, make it feel less top-heavy, and put the greatest emphasis on the corner feature. This would also help the masonry to feel more substantial at the upper level (See last drawing A400).
5. The roof railing should be set further back so that it is not possible to go right up to the parapet.
6. The low wall at the SE corner with signage is beneficial to screen the garage, but the height of the garage entry should be lowered. 15'-6" of height will allow the lighting in the garage to be highly visible, which is undesirable.
7. Reconsider the exposed concrete ceiling at the entry drop-off to a more finished ceiling with subtler lighting.
8. Garage doors need to be on auto closers. Include specification information or notes on the drawings.
9. Mechanical screening needs to be limited to the boundary of the mechanical equipment, not the entire roof. It will be too prominent and stair/elevator towers do not need to be screened.
10. The blade sign at the NE corner needs to be eliminated. Zoning does not allow both a monument and blade sign if the blade sign is larger than 9 sf. If the blade sign is preferred it is too high on the building and should be at street level.
11. Provide cuts of light fixtures and all locations shown on the plans/elevations.
12. Provide information on the hardscape on the site plan.
13. The mural will need to be submitted separately to be reviewed/approved by the Board.
14. Painted white brick is preferred over integral white brick. It would allow more textured brick choices as well as be easier to keep clean over time with re-painting.

RESPONSES

1. The 3D views on Section Perspective Sheets (BAR311-BAR315) are for reference for the details and overall sections which meet submittal requirements. Drawing references have been reviewed and revised for accuracy and drawings are at 90% CD level.
2. We agree!
3. To address this, 8" was taken out of the 6th floor, and the parapet height and window proportions adjusted to better balance the building massing and elevations.
4. The light brick has been extended from level 2 up to the roof at the main mass of the building to provide better continuity and emphasis on the corner feature.
5. A 6'-0' buffer zone has been provided along the perimeter of the 6th floor amenity deck.
6. The garage entry opening has been lowered to 10'7" to better conceal the garage and drop-off area from the public ROW.
7. The exposed concrete ceiling has been removed from the drop-off space. The space is now a combination of metal panel soffit and stucco ceiling, as shown on sheet BAR047A.
8. Specifications for the fast-acting garge door have been included with the submission.
9. The rooftop mechanical equipment has been further studied since the BAR Preliminary submission. There is a need to use the majority of the rooftop for mechanical and other utility functions, and therefore a mechanical screen following the roof perimeter is the most cohesive and prudent approach. See sheets BAR051 and BAR052 for a design option comparisons.
10. The blade sign has been removed and a smaller sign on the building face has been added in its place above the entrance. A building sign and monument sign are allowed per zoning.
11. Lighting cut sheets have been provided. Please see sheet BAR209 for exterior lighting RCP and references to the lighting selections.
12. Hardscape has been called out on sheets BAR047A and BAR208.
13. This is noted.
14. The team has decided to move forward with integral white brick. This gives a much nicer and more distinguished look to the building and is more consistent with the building design.



PREVIOUS DESIGN - PRELIMINARY BAR : (NOV. 15, 2019)

KEY BOARD COMMENTS FROM PRELIMINARY BAR (NOV. 15TH)

3. Although the top floor has been reduced in height, the concept of taller top floors still makes the massing top-heavy in our view.
4. Staff feels that extending the architectural language of floors 2-7 up through the 8th floor on all elevations would simplify the design, make it feel less top-heavy, and put the greatest emphasis on the corner feature. This would also help the masonry to feel more substantial at the upper level (See last drawing A400).
5. The roof railing should be set back further so that it is not possible to go right up to the parapet.
6. The low wall at the SE corner with signage is beneficial to screen the garage, but the height of the garage entry should be lowered. 15'-6" of height will allow the lighting in the garage to be highly visible, which is undesirable.
7. Reconsider the exposed concrete ceiling at the entry drop-off to a more finished ceilng with subtler lighting.
8. Garage doors need to be on auto closers. Include specification information or notes on the drawings.
10. The blade sign at the NE corner needs to be eliminated. Zoning does not allow both a monument and blade sign if the blade sign is larger than 9 sf. If the blade sign is preferred it is too high on the building and should be at street level.
14. Painted white brick is preferred over integral white brick. It would allow more textured brick choices as well as be easier to keep clean over time with re-painting.

CURRENT DESIGN - FINAL BAR

KEY REFINEMENTS SINCE NOV. 15TH PRELIMINARY BAR

3. To address this, 8" was taken out of the 6th floor, and the parapet height and window proportions adjusted to better balance the building massing and elevations.
4. The light brick has been extended from level 2 up to the roof at the main mass of the building to provide better continuity and emphasis on the corner feature.
5. A 6'-0' buffer zone has been provided along the perimeter of the 6th floor amenity deck.
6. The garage entry opening has been lowered to 10'-7" to better conceal the garage and drop-off area from the public ROW.
7. The exposed concrete ceiling has been removed from the drop-off space. The space is now a combination of metal panel soffit and stucco ceiling, as shown on sheet BAR047A. As mentioned in comment 6 above, the lowered garage entry opening also helps subdue the lighting as seen from the public ROW.
8. Specifications for the fast-acting garge door have been included with the submission.
10. The blade sign has been removed and a smaller sign on the building face has been added in its place above the entrance. A building sign and a monument sign are allowed per zoning.
14. The team has decided to move forward with integral white brick. This gives a much nicer and more distinguished look to the building and is more consistent with the building design.

BAR SUMMARY | **BAR003**

PREVIOUS DESIGN - PRELIMINARY BAR : (NOV. 15, 2019)

KEY BOARD COMMENTS FROM PRELIMINARY BAR (NOV. 15TH)

2. It is positive that the second stair at the front has been relocated, and the masonry mass feels visually better supported.
3. Although the top floor has been reduced in height, the concept of taller top floors still makes the massing top-heavy in our view.
4. Staff feels that extending the architectural language of floors 2-7 up through the 8th floor on all elevations would simplify the design, make it feel less top-heavy, and put the greatest emphasis on the corner feature. This would also help the masonry to feel more substantial at the upper level (See last drawing A400).
9. Mechanical screening needs to be limited to the boundary of the mechanical equipment, not the entire roof. It will be too prominent and stair/elevator towers do not need to be screened.

CURRENT DESIGN - FINAL BAR

KEY REFINEMENTS SINCE NOV. 15TH PRELIMINARY BAR

2. We agree!
3. To address this, 8" was taken out of the 6th floor, and the parapet height and window proportions adjusted to better balance the building massing and elevations.
4. The light brick has been extended from level 2 up to the roof at the main mass of the building to provide better continuity and emphasis on the corner feature.
9. The rooftop mechanical equipment has been further studied since the BAR Preliminary submission. There is a need to use the majority of the rooftop for mechanical and other utility functions, and therefore a mechanical screen following the roof perimeter is the most cohesive and prudent approach. See sheets BAR051 and BAR052 for a design option comparisons.

PREVIOUS DESIGN - PRELIMINARY BAR : (NOV. 15, 2019)

KEY BOARD COMMENTS FROM PRELIMINARY BAR (NOV. 15TH)

3. Although the top floor has been reduced in height, the concept of taller top floors still makes the massing top-heavy in our view.
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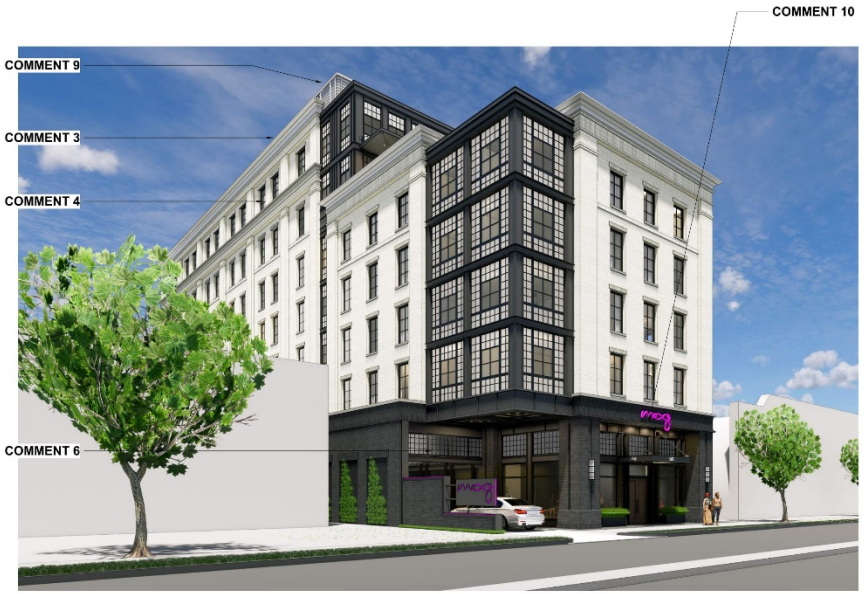
6. The low wall at the SE corner with signage is beneficial to screen the garage, but the height of the garage entry should be lowered. 15'-6" of height will allow the lighting in the garage to be highly visible, which is undesirable.
9. Mechanical screening needs to be limited to the boundary of the mechanical equipment, not the entire roof. It will be too prominent and stair/elevator towers do not need to be screened.
10. The blade sign at the NE corner needs to be eliminated. Zoning does not allow both a monument and blade sign if the blade sign is larger than 9 sf. If the blade sign is preferred it is too high on the building and should be at street level.
14. Painted white brick is preferred over integral white brick. It would allow more textured brick choices as well as be easier to keep clean over time with re-painting.



CURRENT DESIGN - FINAL BAR

KEY REFINEMENTS SINCE NOV. 15TH PRELIMINARY BAR

3. To address this, 8" was taken out of the 6th floor, and the parapet height and window proportions adjusted to better balance the building massing and elevations.
4. The light brick has been extended from level 2 up to the roof at the main mass of the building to provide better continuity and emphasis on the corner feature.
6. The garage entry opening has been lowered to 10'-7" to better conceal the garage and drop-off area from the public ROW.
9. The rooftop mechanical equipment has been further studied since the BAR Preliminary submission. There is a need to use the majority of the rooftop for mechanical and other utility functions, and therefore a mechanical screen following the roof perimeter is the most cohesive and prudent approach. See sheets BAR109 and BAR110 for a design option comparisons.
10. The blade sign has been removed and a smaller sign on the building face has been added in its place above the entrance. A building sign and a monument sign are allowed per zoning.
14. The team has decided to move forward with integral white brick. This gives a much nicer and more distinguished look to the building and is more consistent with the building design.

RENDERING COMPARISON - MEETING ST OBLIQUE | **BAR042**

PREVIOUS DESIGN - PRELIMINARY BAR : (NOV. 15, 2019)

KEY BOARD COMMENTS FROM PRELIMINARY BAR (NOV. 15TH)

3. Although the top floor has been reduced in height, the concept of taller top floors still makes the massing top-heavy in our view.
4. Staff feels that extending the architectural language of floors 2-7 up through the 8th floor on all elevations would simplify the design, make it feel less top-heavy, and put the greatest emphasis on the corner feature. This would also help the masonry to feel more substantial at the upper level (See last drawing A400).
9. Mechanical screening needs to be limited to the boundary of the mechanical equipment, not the entire roof. It will be too prominent and stair/elevator towers do not need to be screened.
10. The blade sign at the NE corner needs to be eliminated. Zoning does not allow both a monument and blade sign if the blade sign is larger than 9 sf. If the blade sign is preferred it is too high on the building and should be at street level.
14. Painted white brick is preferred over integral white brick. It would allow more textured brick choices as well as be easier to keep clean over time with re-painting.

CURRENT DESIGN - FINAL BAR

KEY REFINEMENTS SINCE NOV. 15TH PRELIMINARY BAR

3. To address this, 8" was taken out of the 6th floor, and the parapet height and window proportions adjusted to better balance the building massing and elevations.
4. The light brick has been extended from level 2 up to the roof at the main mass of the building to provide better continuity and emphasis on the corner feature.
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10. The blade sign has been removed and a smaller sign on the building face has been added in its place above the entrance. A building sign and a monument sign are allowed per zoning.
14. The team has decided to move forward with integral white brick. This gives a much nicer and more distinguished look to the building and is more consistent with the building design.

RENDERING COMPARISON - MEETING ST SOUTH | **BAR043**

RENDERING - STOREFRONT DAY | BAR045

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547 MEETING STREET

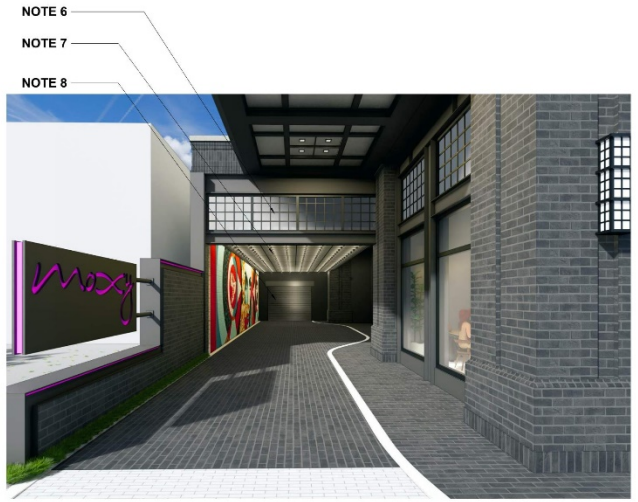
JULY 10, 2020

STUDIO McG ARCHITECTURE

LS3P

PREVIOUS DESIGN - PRELIMINARY BAR : (NOV. 15, 2019)

6. The low wall at the SE corner with signage is beneficial to screen the garage, but the height of the garage entry should be lowered. 15'-6" of height will allow the lighting in the garage to be highly visible, which is undesirable.
7. Reconsider the exposed concrete ceiling at the entry drop-off to a more finished ceilng with subtler lighting.
8. Garage doors need to be on auto closers. Include specification information or notes on the drawings.



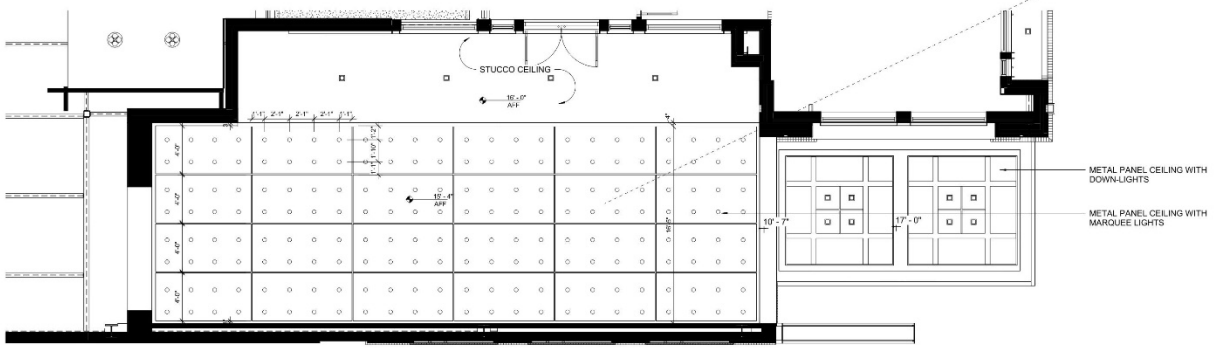
BAR FINAL - JULY 22, 2020 - OPTION WITH LOWER CEILING

6. A transom has been extended across the entry of the garage to match the height of the transom at the storefront. This has lowered the opening at the entry to the carport to be 10'-7".
7. The exposed concrete has been removed. It is now a combination of metal panel soffit and stucco ceiling, as shown on sheet BAR047A.
8. Specifications for the fast-acting garage door have been included with the submission.

BAR FINAL - JULY 22, 2020 - PREFERRED OPTION WITH RAISED CEILING

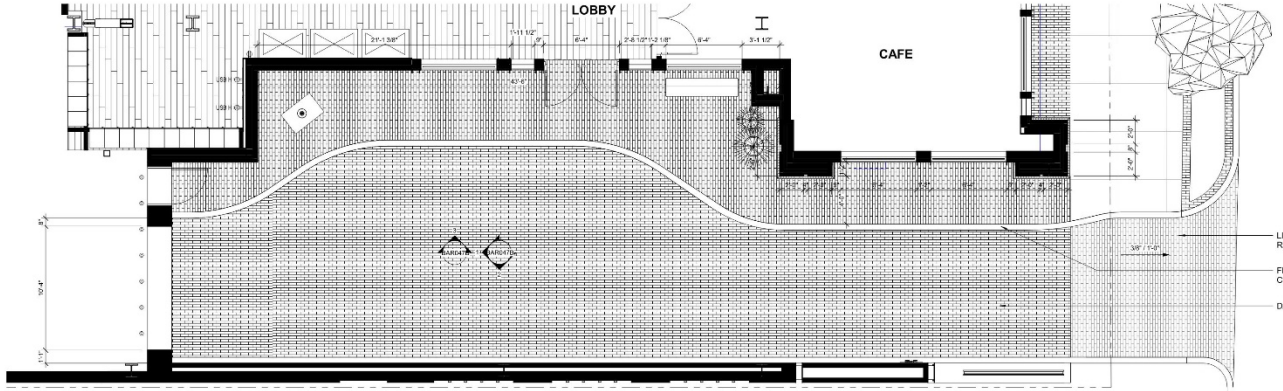
6. & 7. This is the preferred and proposed design where the marquee lighting has been lifted as high as possible minimizing visibility from the street. It should also be noted that the drop-off area is approximately 30' back from the sidewalk.

DROP-OFF COMPARISON VIEWS | **BAR047**



5 CAR DROP-OFF RCP
1/4" = 1'-0"

CONCEPT IMAGE FOR MARQUEE CEILING



1 CAR DROP-OFF PLAN
1/4" = 1'-0"

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

DROP-OFF PLAN AND RCP | BAR047A

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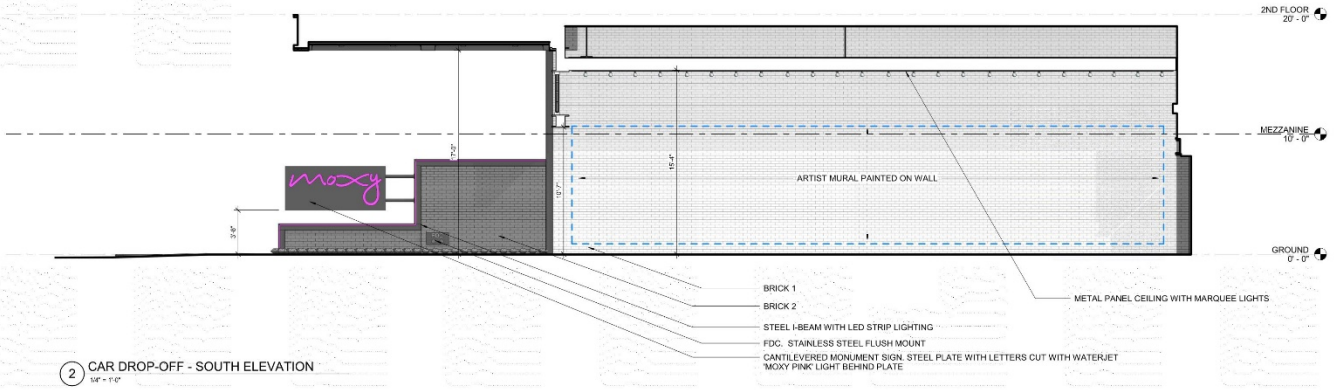
547 MEETING STREET

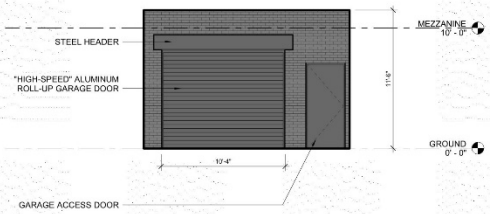
JULY 10, 2020

STUDIO MCG ARCHITECTURE

LS3P



2 CAR DROP-OFF - SOUTH ELEVATION
1/4" = 1'-0"



1 CAR DROP-OFF WEST ELEVATION
1/4" = 1'-0"

3 CAR DROP-OFF - NORTH ELEVATION
1/4" = 1'-0"

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

DROP-OFF ELEVATIONS | BAR047B

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RENDERING - WALNUT ST | BAR048

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OPTION 1; PREFERRED AND PROPOSED

OPTION 2

RENDERING - HIGHWAY VIEW | **BAR049**

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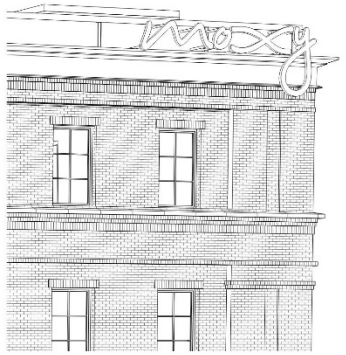
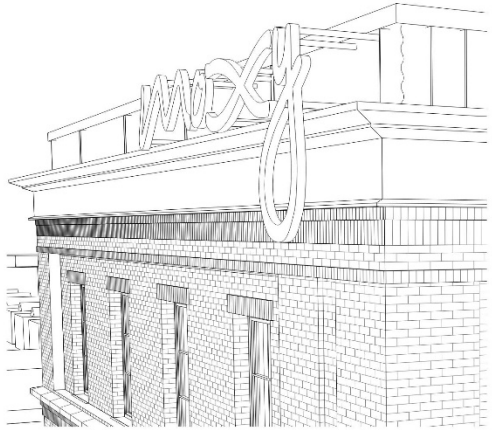
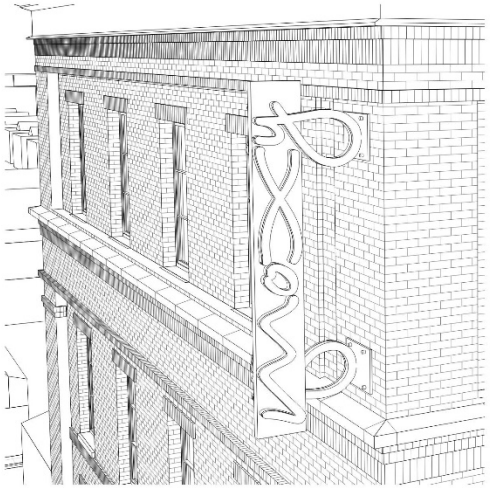


1 OPTION 1 - BUILDING SIGN
PREFERRED AND PROPOSED

2 OPTION 2 - BLADE SIGN



3 OPTION 1 - BUILDING SIGN VIEW 2
PREFERRED AND PROPOSED



4 OPTION 2 - BLADE SIGN VIEW 2

BACK-LIT SIGNAGE

LED TUBE AND CHANNEL SIGNAGE

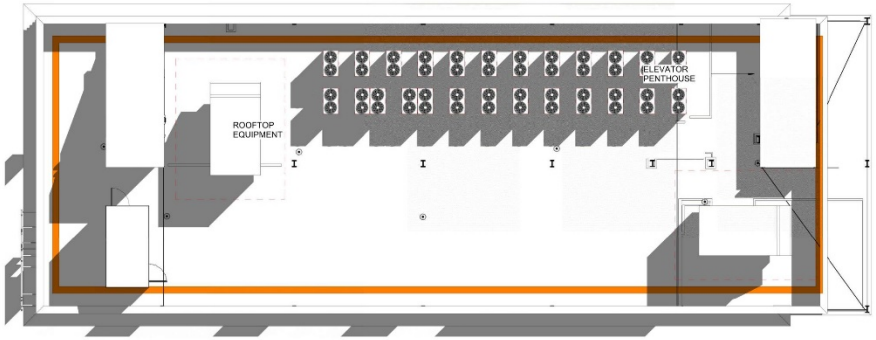
FRONT- AND BACK-LIT SIGNAGE

FRONT-LIT SIGNAGE; PREFERRED AND PROPOSED SIGN TYPE

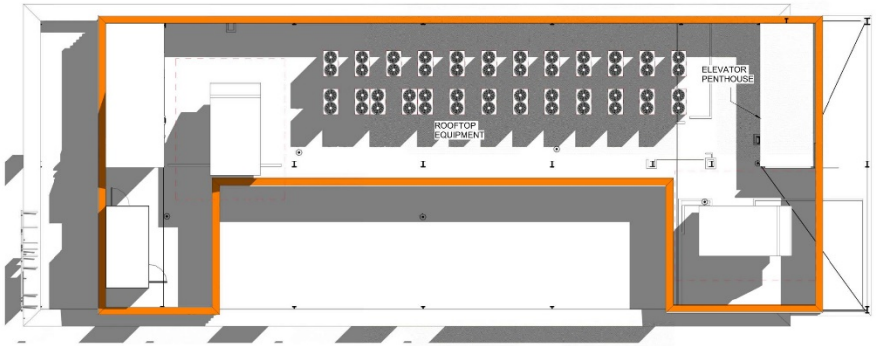
HIGHWAY SIDE SIGNAGE OPTIONS | BAR050

Mechanical Screen Study Conclusion

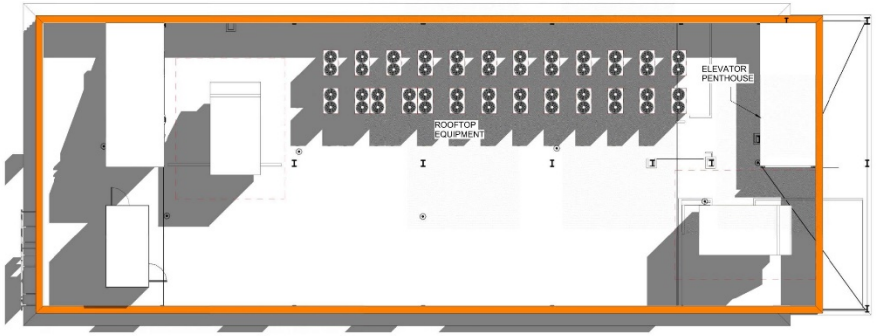
After careful study of different screening configurations, the design team is confident that a screen that follows the perimeter of the roof is the most effective and cohesive way to approach concealing the mechanical units on the roof. Reducing screening to only areas immediately surrounding the mechanical units creates a fragmented look and draws unneccessary attention to these areas. A full perimeter screen that is more integral to the architecture as a whole is the more successful approach.



1 Original Screen from Preliminary BAR
1/8" = 1'-0"



3 Tight Perimeter Plan
1/8" = 1'-0"



2 Proposed Full Perimeter Plan
1/8" = 1'-0"

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

ROOF PLAN - MECHANICAL SCREEN | BAR051

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1 North View - Proposed Full Perimeter

2 South View - Proposed Full Perimeter

Mechanical Screen Study Conclusion

After careful study of different screening configurations, the design team is confident that a screen that follows the perimeter of the roof is the most effective and cohesive way to approach concealing the mechanical units on the roof. Reducing screening to only areas immediately surrounding the mechanical units creates a fragmented look and draws unneccessary attention to these areas. A full perimeter screen that is more integral to the architecture as a whole is the more successful approach.

3 South View - Tight Perimeter

MECHANICAL SCREEN 3D VIEWS | BAR052

Color Study Summary

At the BAR Preliminary there was a recommendation that color be integrated into the building, possibly by incorporating colored glass. These studies show possible configurations of colored glass at the corner feature. Ultimately it was decided that the integration of color, while interesting, was not in line with the overall parti of the building. Color is best incorporated at specific interventions that provide a break in the building composition, such as in signage and murals.

SOUTHEAST PERSPECTIVE

METAL PANEL (METAL 1)
ALUMINUM COPING
BRICK CORNICE (BRICK 1)
ALUMINUM WINDOWS (METAL 1)
CAST STONE SILL
BRICK HEADER (BRICK 1)
BRICK VENEER (BRICK 1)
FRITTED GLASS
METAL PANEL (METAL 1)
BRICK BASE (BRICK 2)
ALUMINUM STOREFRONT (METAL 1)

BRICK 1: Belden Alaska White
MORTAR 1: Holcim Desert Buff

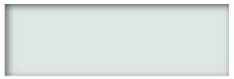
BRICK 2: Belden Black Diamond
MORTAR 2: Holcim Santee Black

ALUMINUM COPING:
PAC-CLAD Stone White

METAL 1:
Kawneer Atlantic Grey

CAST STONE:
CoralCast Smooth in Buff

FRITTED GLASS:
Gaurdian SatinDeco Acid Etched



VISION GLASS:
Guardian Glass SNX 51/23

EXTERIOR MATERIALS BOARD - DIGITAL | BAR054

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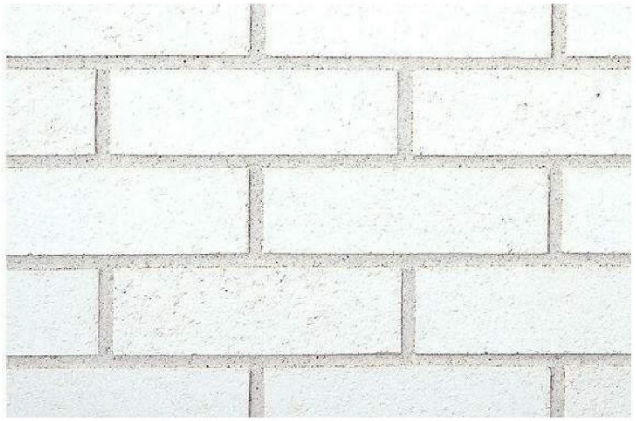

BRICK 1: Belden Alaska White
MORTAR 1: Holcim Desert Buff

BRICK 2: Belden Black Diamond
MORTAR 2: Holcim Santee Black

BRICK ENLARGED MATERIAL PALETTE | BAR055

VALET ROUTE

TRAFFIC DIRECTION

OVERALL SITE PLAN W/ OFFSITE PARKING

SCALE: N.T.S.

SITE PLAN 1 | BAR100

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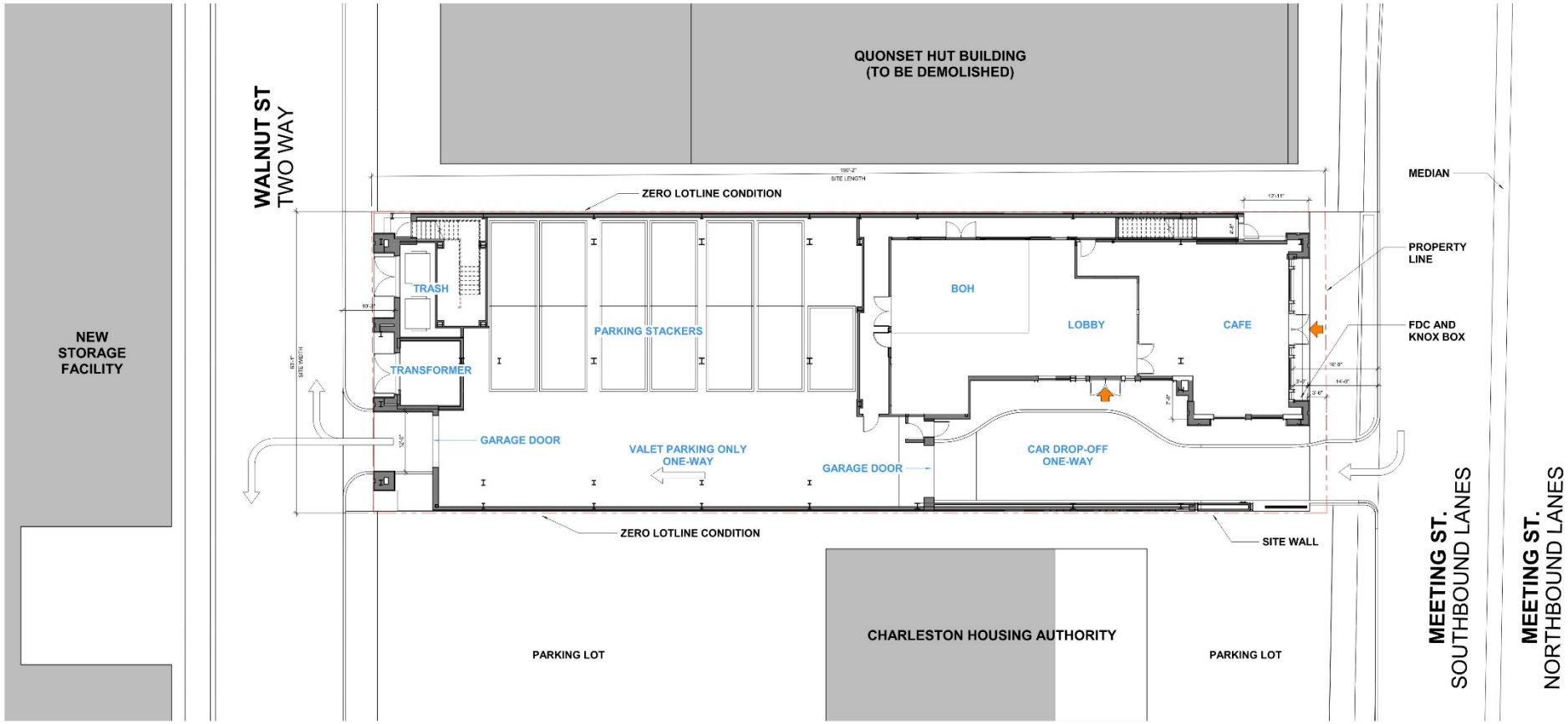

1 SITE PLAN
1/8" = 1'-0"

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

SITE PLAN 2 | BAR100B

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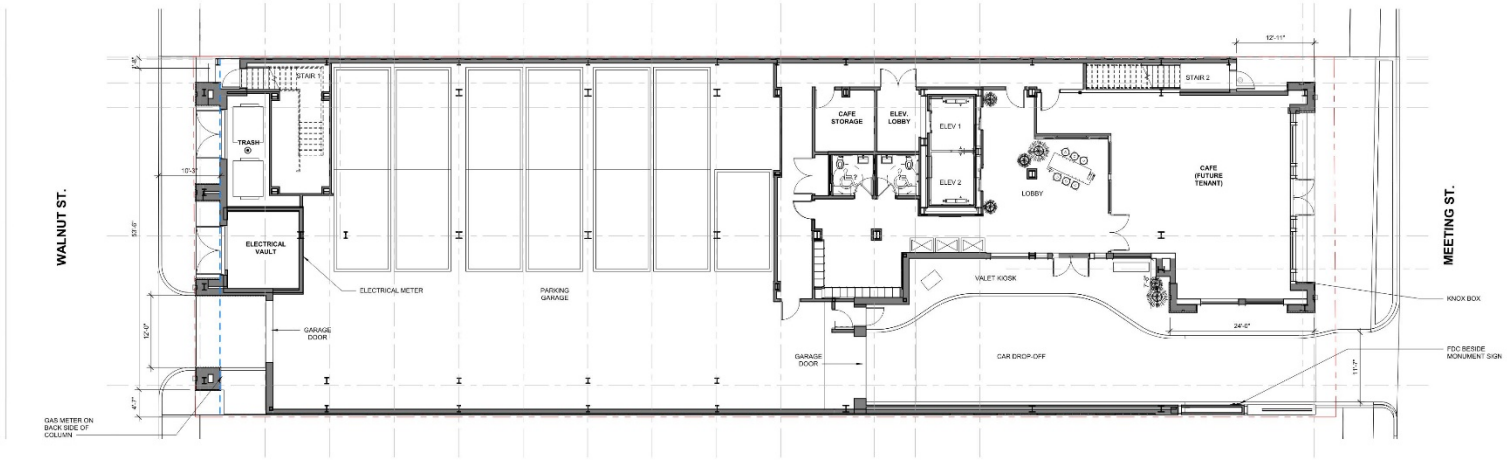
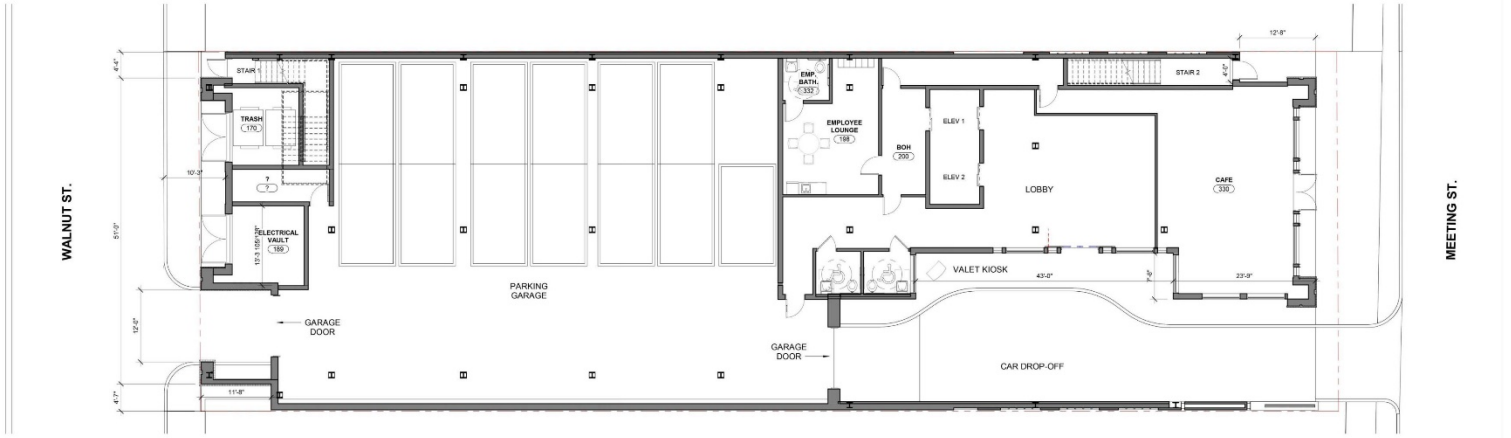
LS3P



FINAL BAR



PRELIMINARY BAR APPROVAL: NOVEMBER 15, 2019

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

GROUND FLOOR PLAN | BAR101

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STUDIO MCG ARCHITECTURE

LS3P

FINAL BAR

PRELIMINARY BAR APPROVAL: NOV. 15, 2019

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

2ND - 5TH FLOOR PLAN | BAR102

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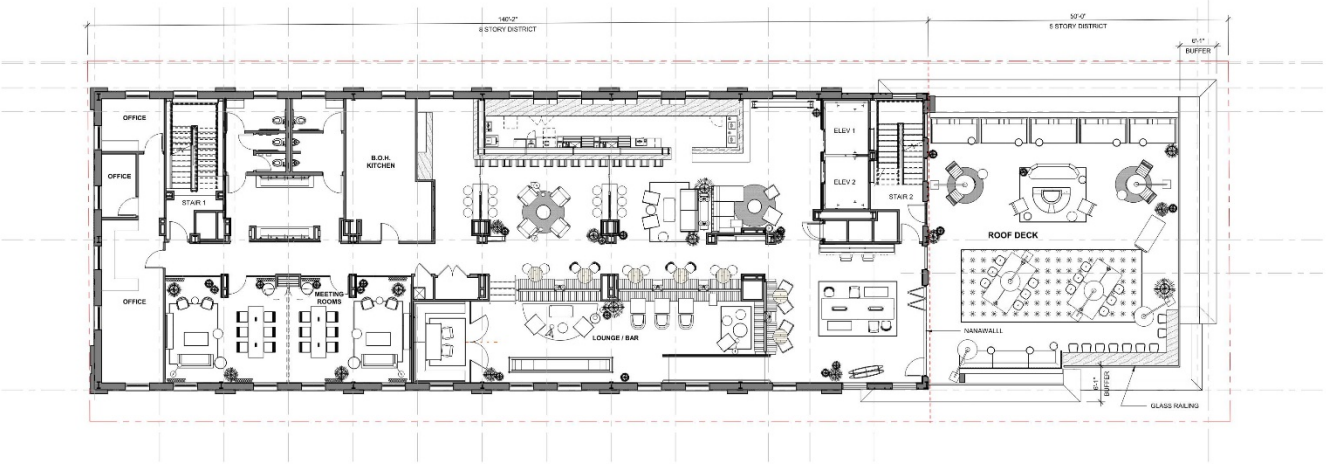
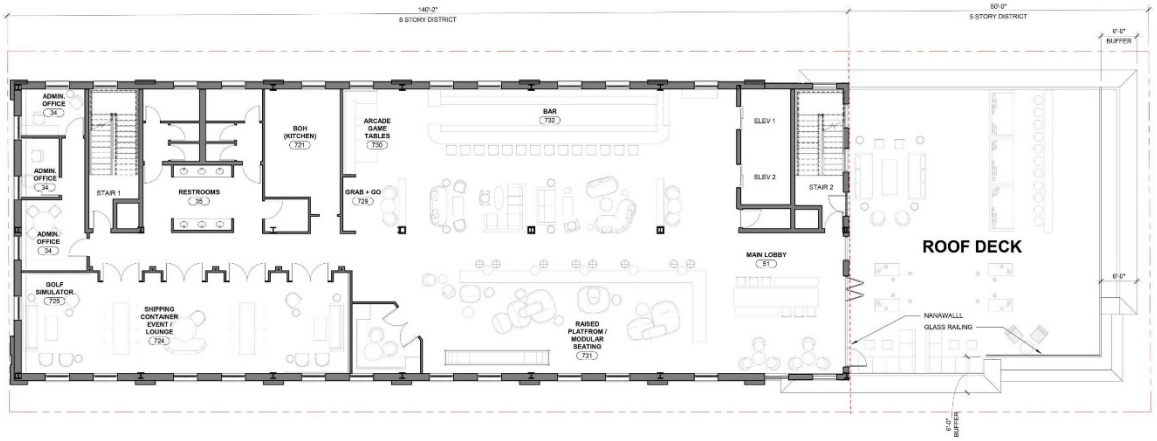
STUDIO McG ARCHITECTURE

LS3P



FINAL BAR



PRELIMINARY BAR APPROVAL: NOV 15, 2019

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

6TH FLOOR PLAN | BAR106

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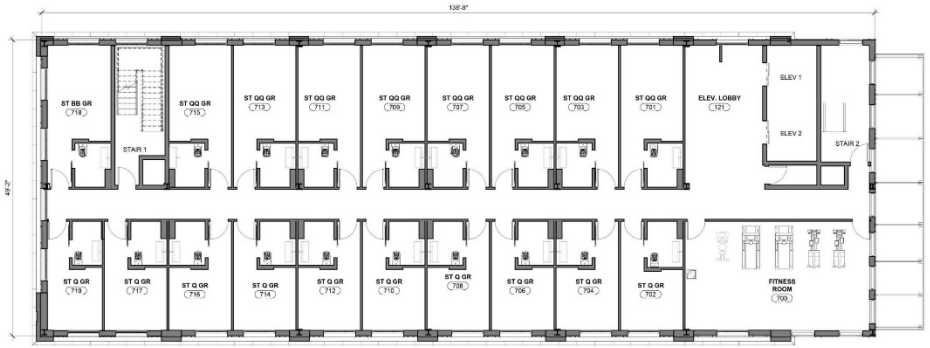
STUDIO MCG ARCHITECTURE

LS3P

FINAL BAR



PRELIMINARY BAR APPROVAL: NOV. 15, 2019

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

7TH FLOOR PLAN | BAR107

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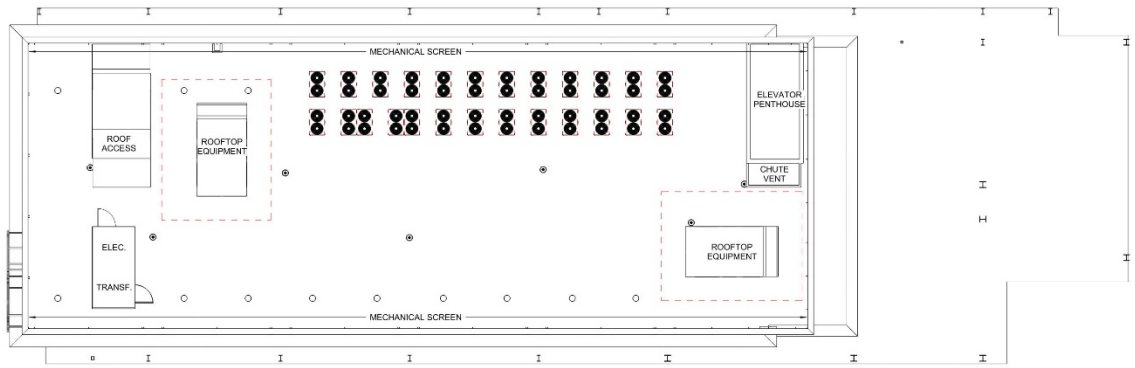
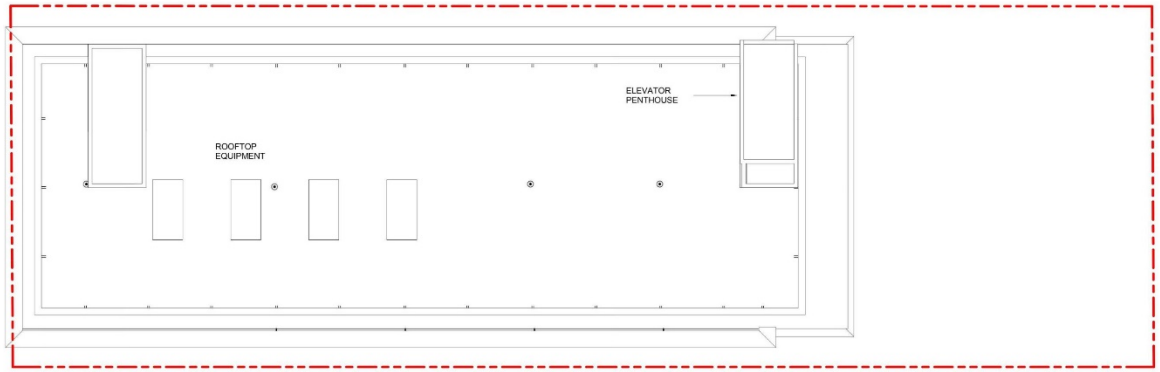
LS3P



FINAL BAR



PRELIMINARY BAR APPROVAL: NOV. 15, 2019

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

ROOF FLOOR PLAN | BAR108

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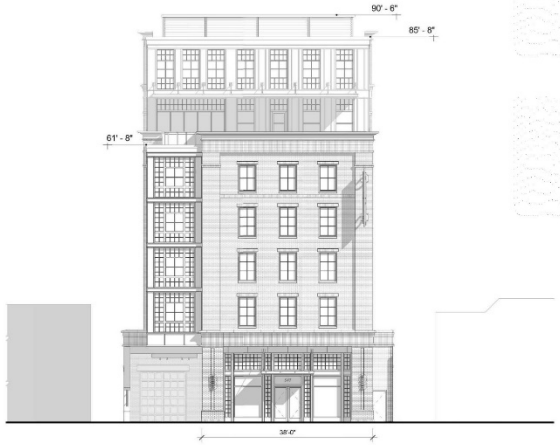
STUDIO MCG ARCHITECTURE

LS3P



PRELIMINARY BAR APPROVAL: NOVEMBER 15, 2019

FINAL BAR

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

EAST ELEVATION COMPARISON | BAR202

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STUDIO MCG ARCHITECTURE

LS3P

PRELIMINARY BAR APPROVAL: NOVEMBER 15, 2019

FINAL BAR

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

SOUTH ELEVATION COMPARISON | BAR203

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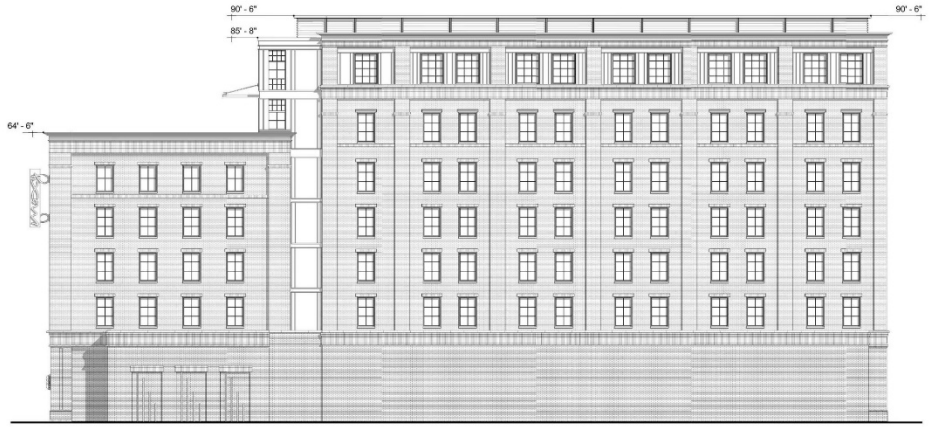

PRELIMINARY BAR APPROVAL: NOVEMBER 15, 2019

FINAL BAR

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

NORTH ELEVATION COMPARISON | BAR204

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LS3P

PRELIMINARY BAR APPROVAL: NOVEMBER 15, 2019

FINAL BAR

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

WEST ELEVATION COMPARISON | BAR205

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1 FIRST FLOOR PLAN
1/8" = 1'-0"

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

OVERALL HARDSCAPE PLAN | BAR208

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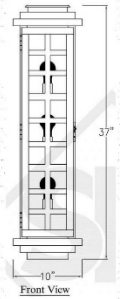
LS3P

EXTERIOR RCP & LIGHTING LEGEND

- METAL PANEL SOFFIT
- EXPOSED STRUCTURE - PAINTED
- STUCCO
- 7'-0" AFF — HEIGHT (FEET, INCHES) ABOVE FINISHED FLOOR, 9'-0" U.N.O.
- LT-01 RECESSED SQUARE DOWNLIGHT
- LT-02 CUSTOM WALL LANTERN
- LT-03 WALL-MOUNTED OVERHEAD SCONCE
- LT-04 MARQUEE LIGHTING
- LT-05 "PINHOLE" RECESSED LIGHT

BASIS OF DESIGN:

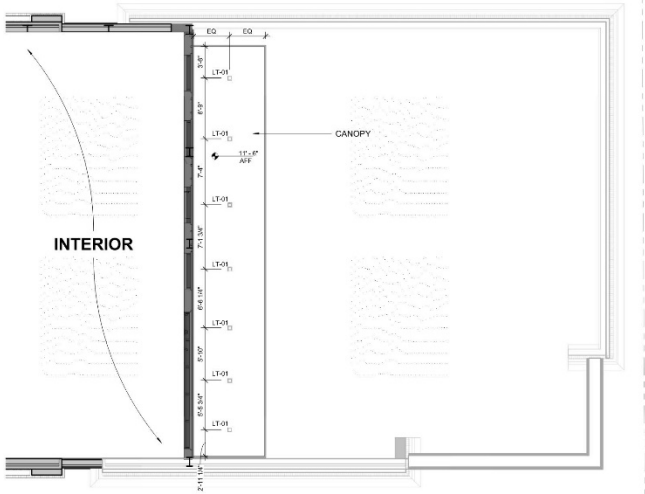
LT-01 Black Finish, Flangeless



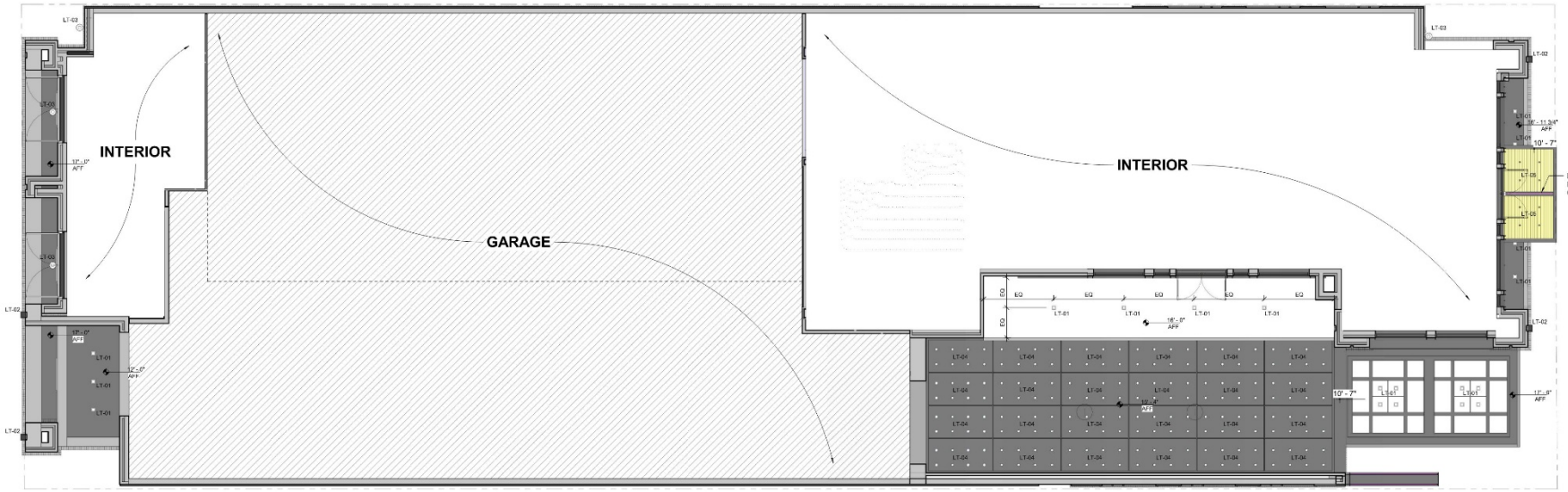
Front View

LT-02 Powdercoat Black Finish with Frosted Glass

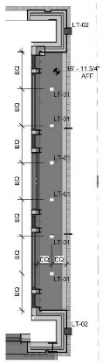
LT-03 Powdercoat Black Finish



2 6TH FLOOR LIGHTING PLAN
3/16" = 1'-0"



1 1ST FLOOR EXTERIOR LIGHTING RCP
3/16" = 1'-0"



3 SOFFIT ABOVE CANOPY
3/16" = 1'-0"

EXTERIOR LIGHTING RCP | BAR209

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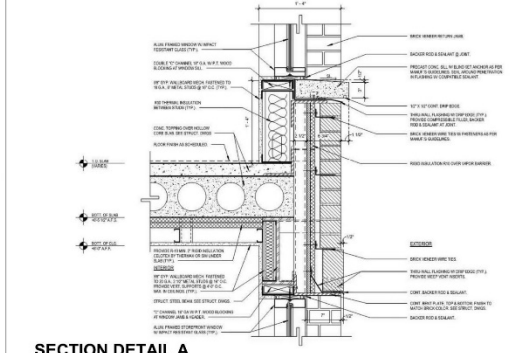

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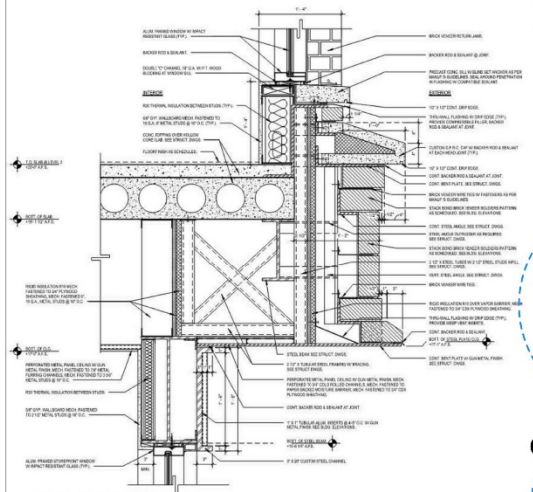

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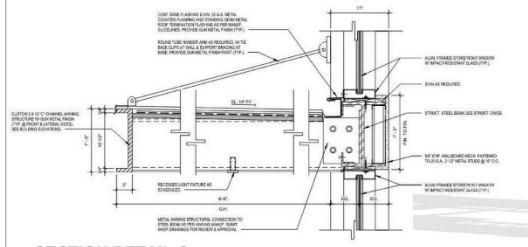
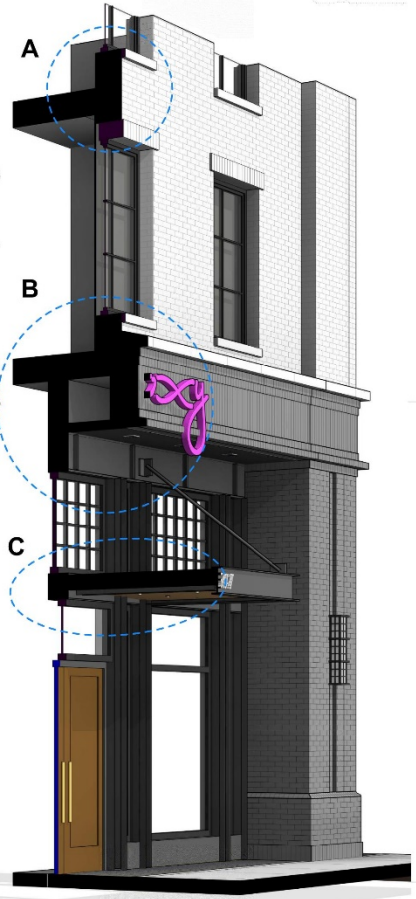
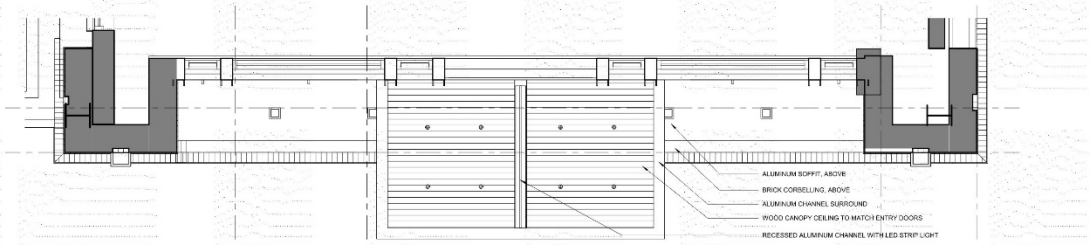


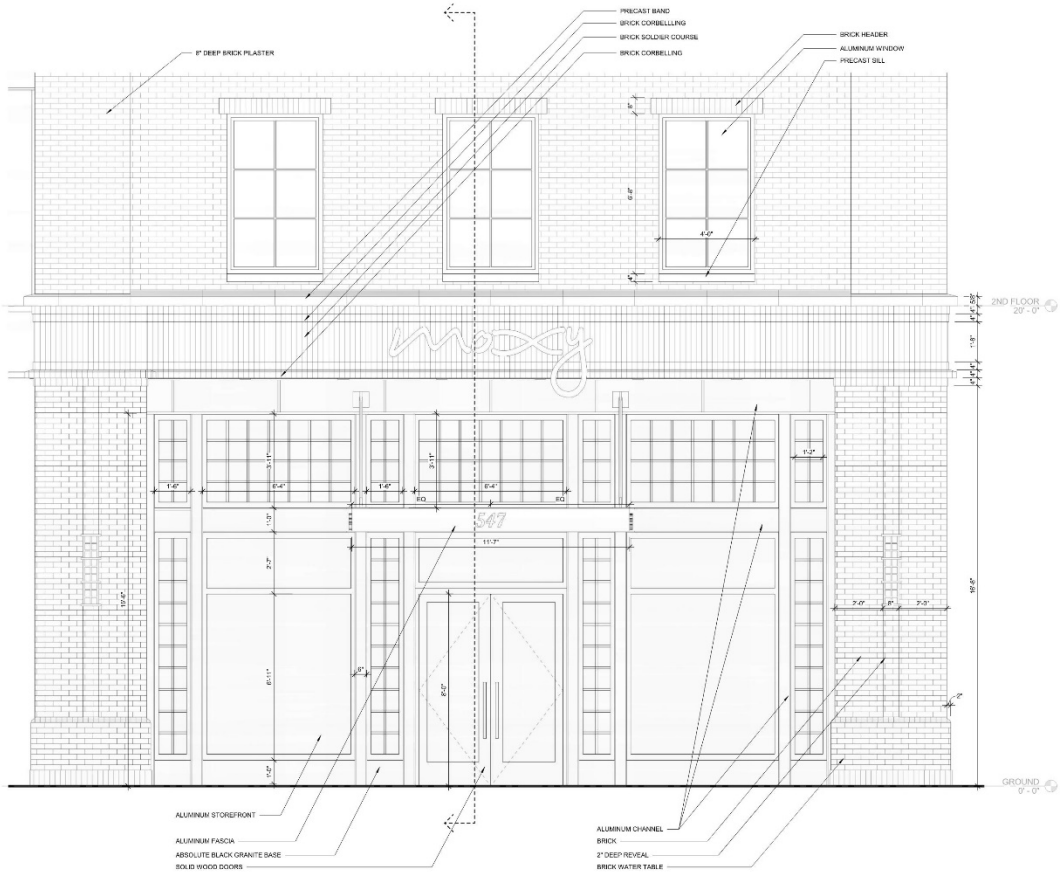
SECTION DETAIL C



2 SECTION PERSPECTIVE AT STOREFRONT



3 ENLARGED RCP - ENTRANCE
1/2" = 1'-0"



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

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

EAST SECTION PERSPECTIVE | BAR311

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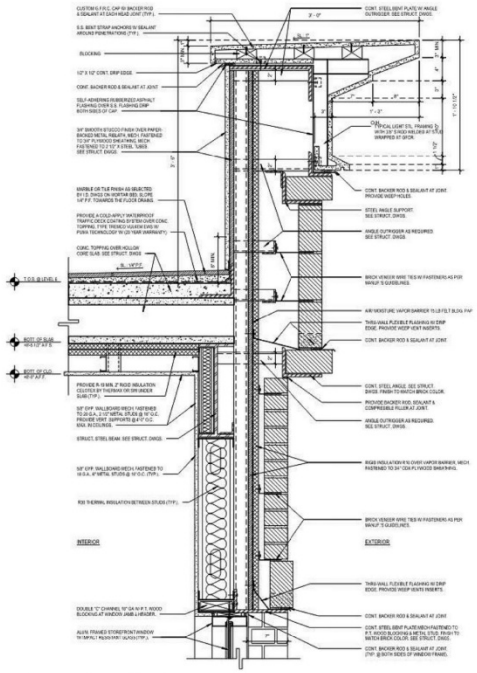
LS3P



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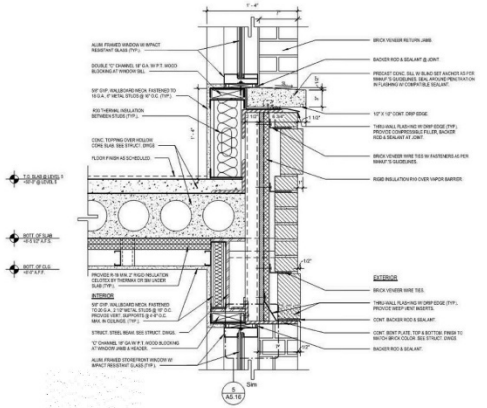

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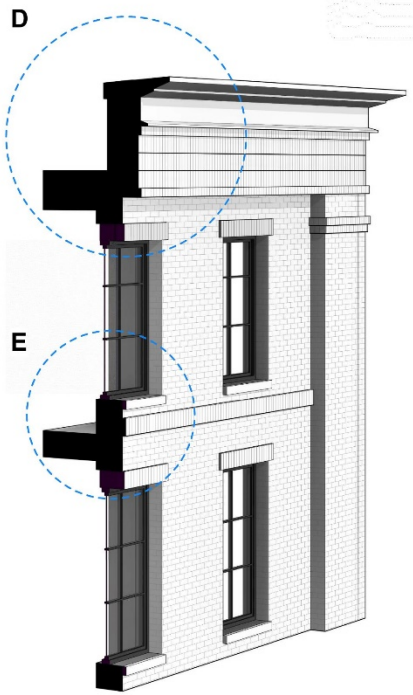
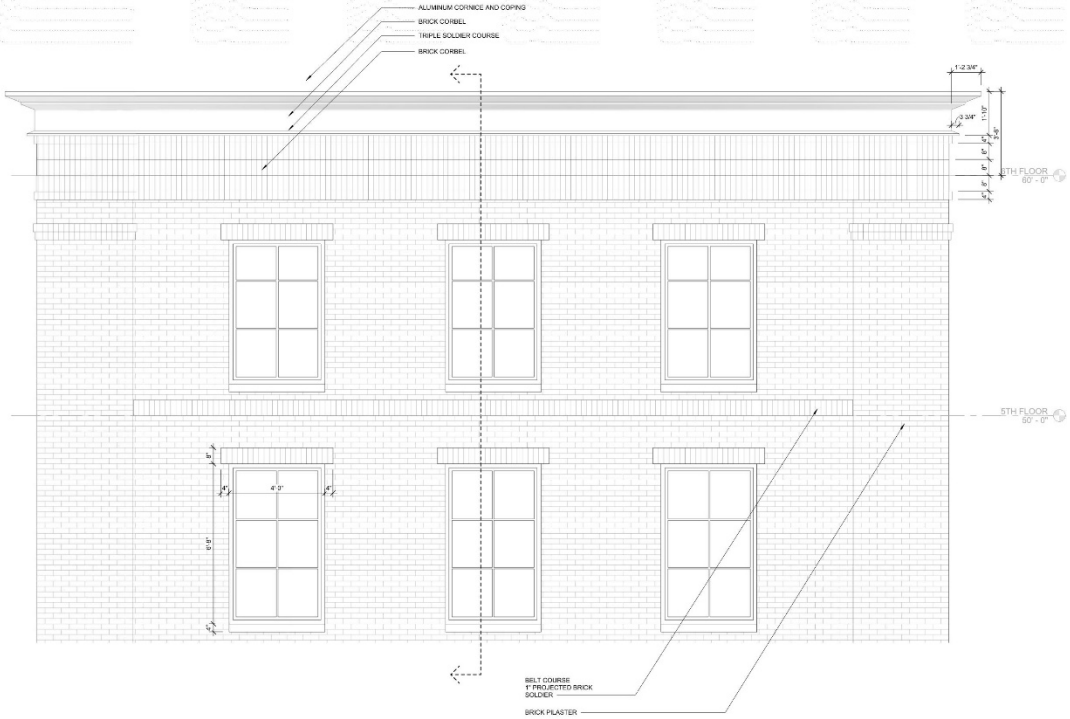


2 SECTION PERSPECTIVE AT EAST FACADE



1 ENLARGED ELEVATION AT EAST FACADE
1/2" = 1'-0"

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

EAST SECTION PERSPECTIVE | BAR312

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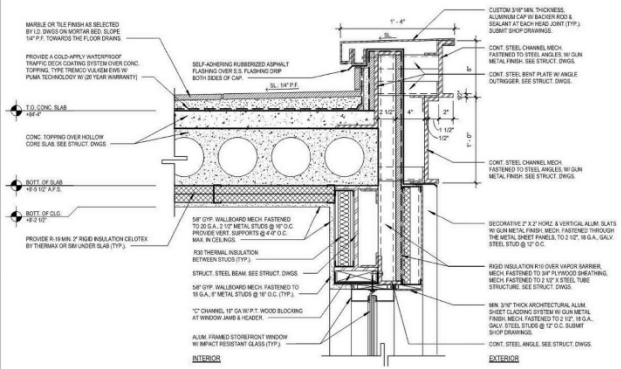
LS3P



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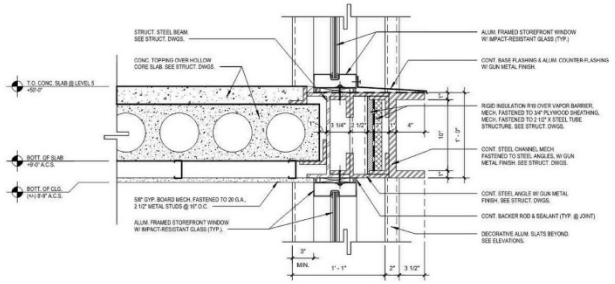
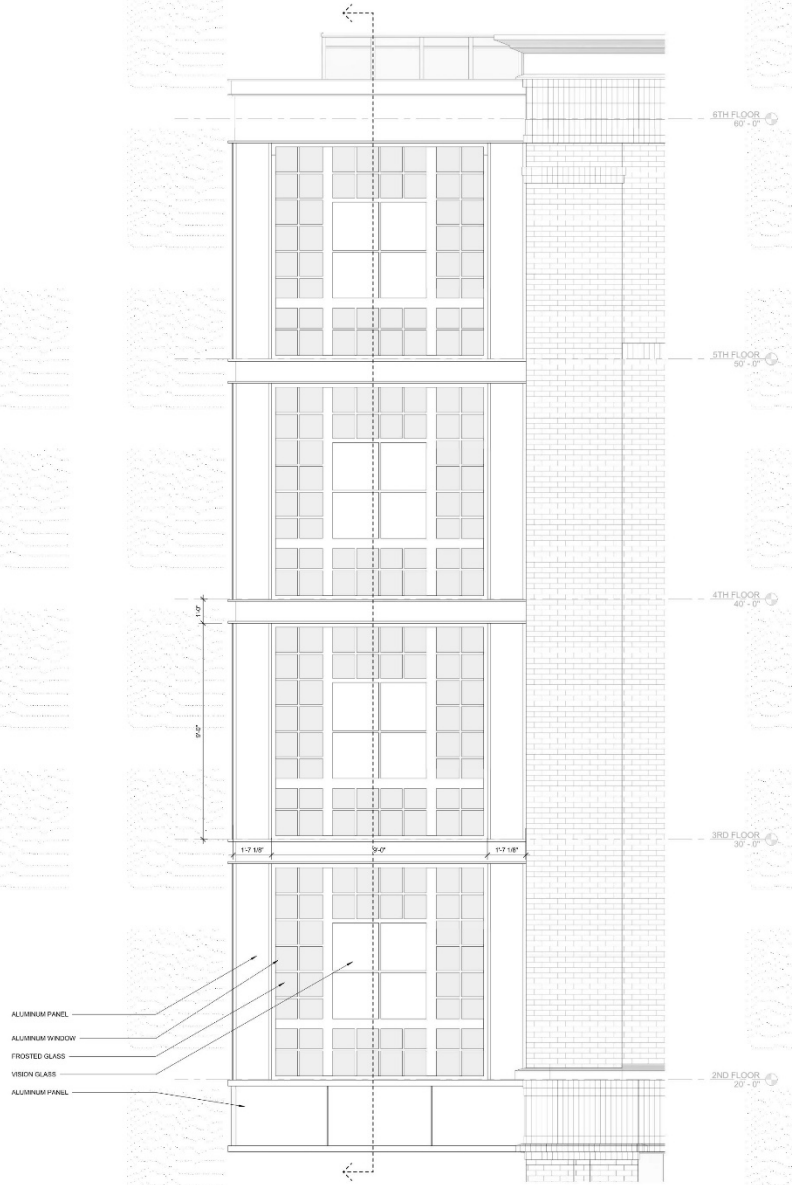


SECTION DETAIL G

2 SECTION PERSPECTIVE



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

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

EAST SECTION PERSPECTIVE | BAR313

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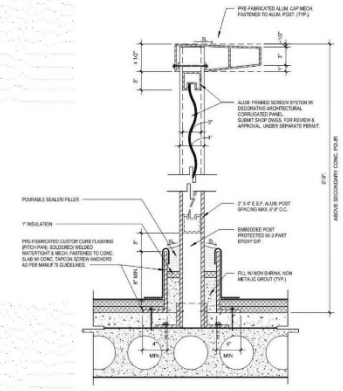
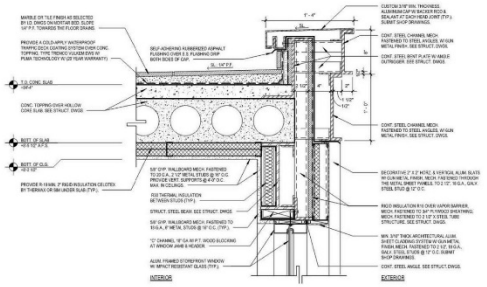
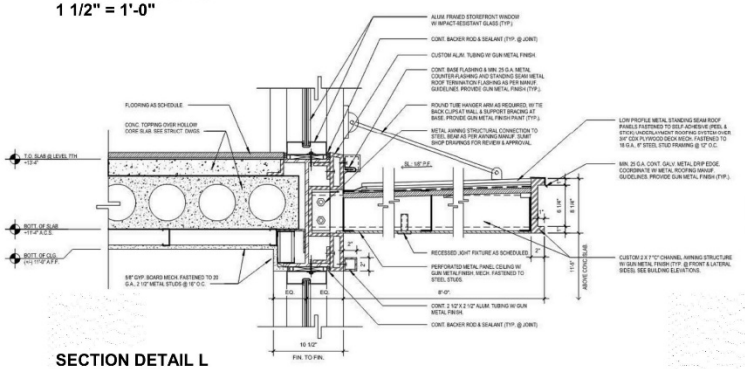
LS3P



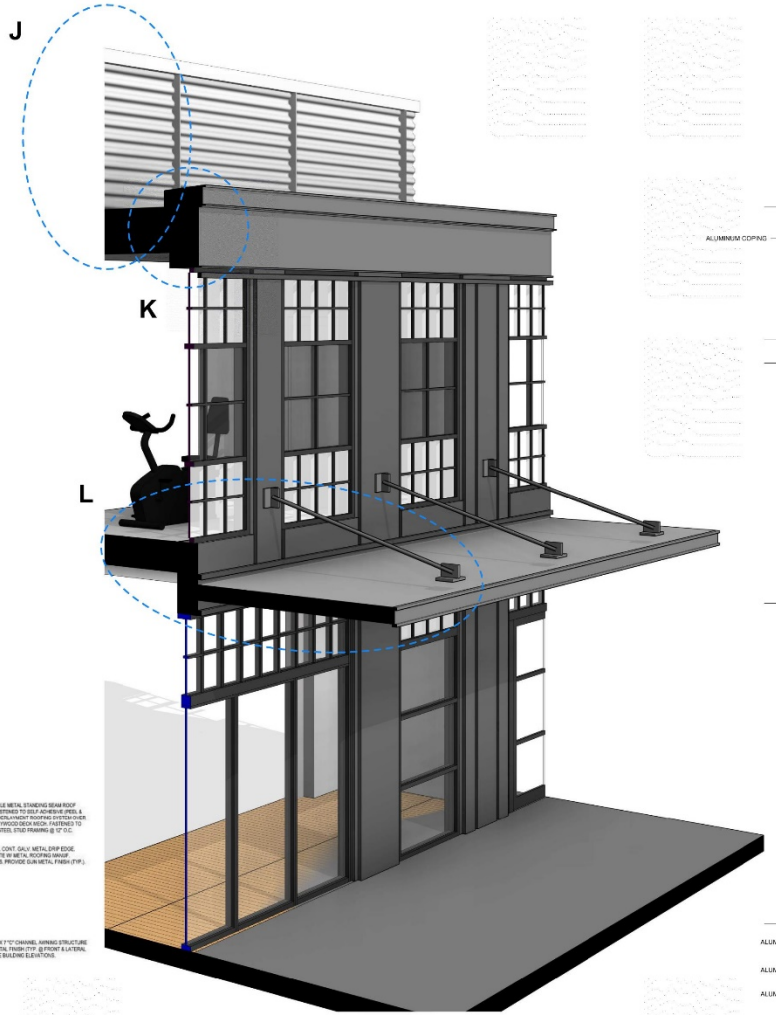
SECTION DETAIL J
1 1/2" = 1'-0"



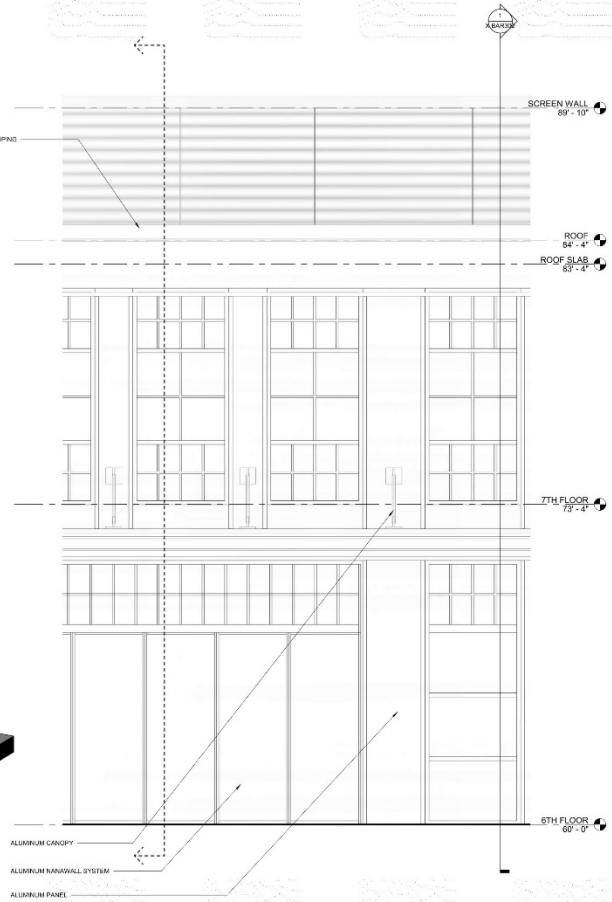
SECTION DETAIL K
1 1/2" = 1'-0"



SECTION DETAIL L
1 1/2" = 1'-0"



2 SECTION PERSPECTIVE



1 ENLARGED 6TH FLOOR ELEVATION
1/2" = 1'-0"

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

EAST SECTION PERSPECTIVE | BAR314

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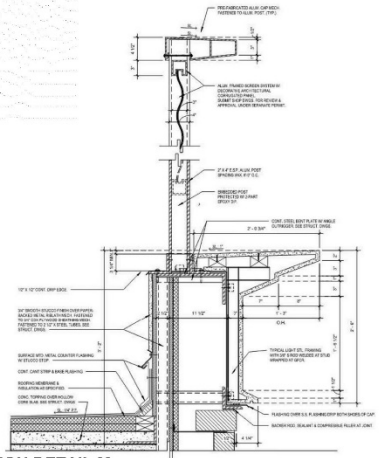
547 MEETING STREET

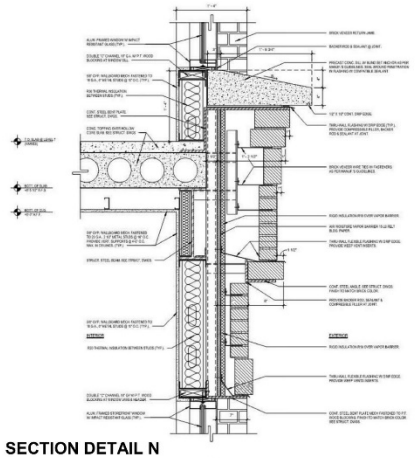
JULY 10, 2020

STUDIO MCG ARCHITECTURE

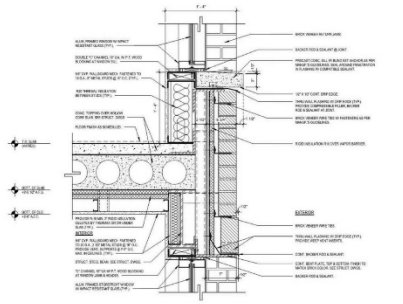
LS3P



SECTION DETAIL M

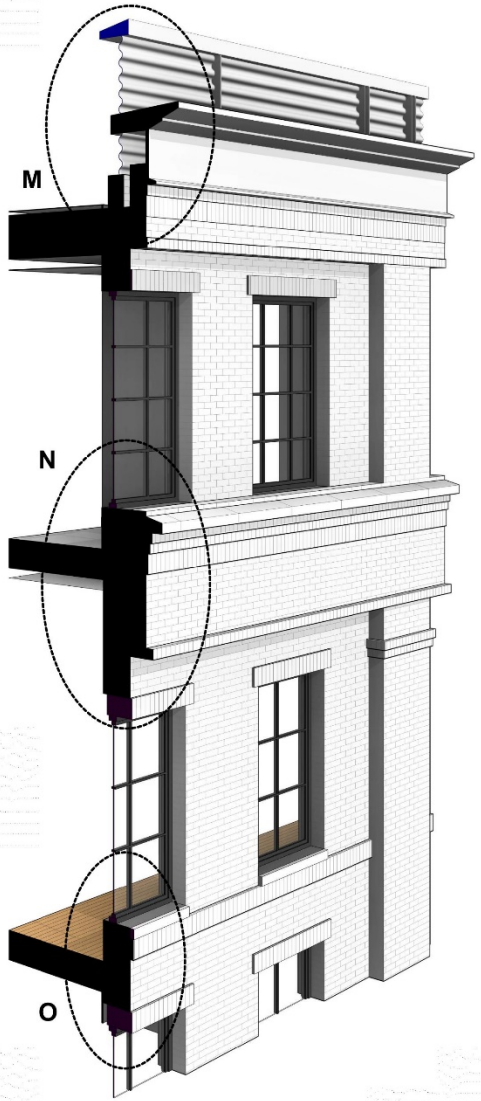


SECTION DETAIL N

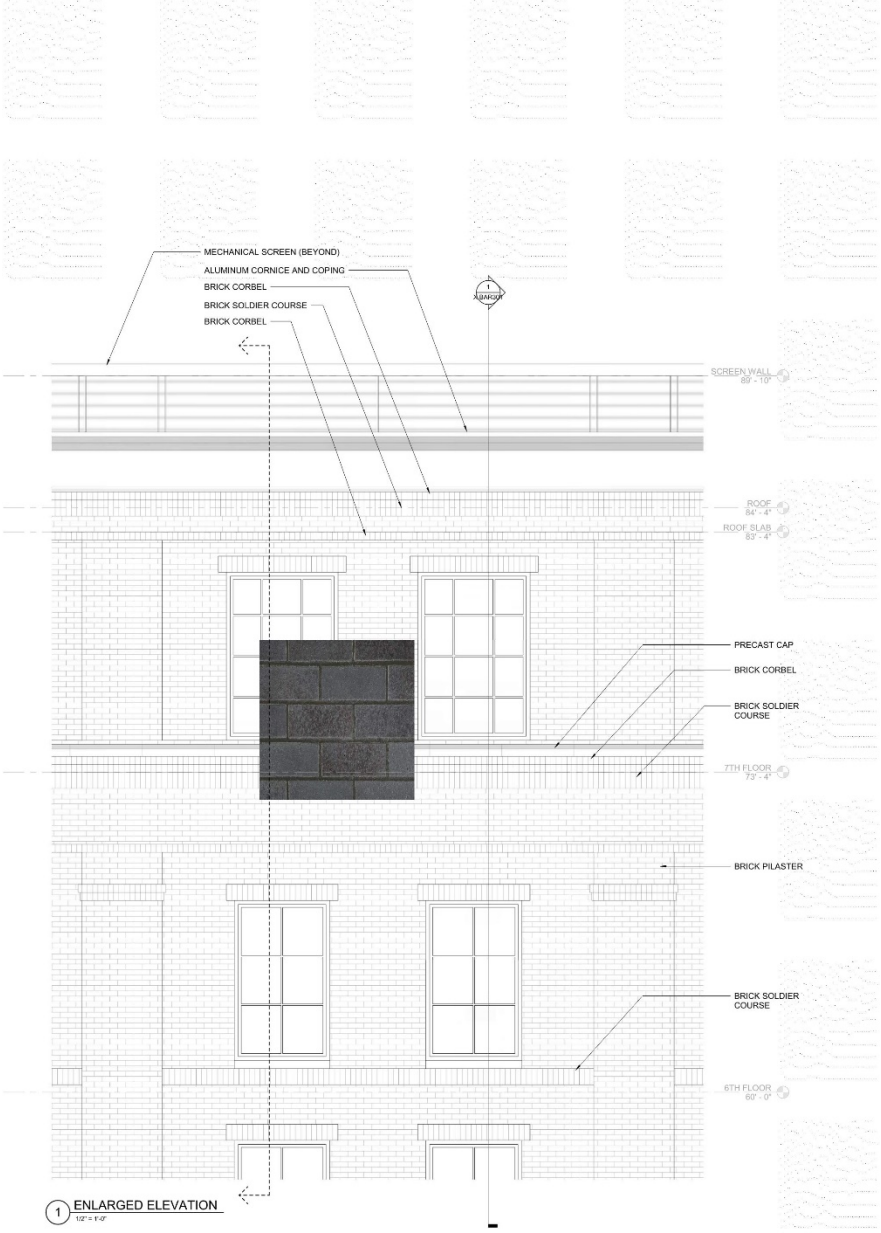


SECTION DETAIL O

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



2 SECTION PERSPECTIVE



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

SOUTH SECTION PERSPECTIVE | BAR315

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JULY 10, 2020

STUDIO MCG ARCHITECTURE

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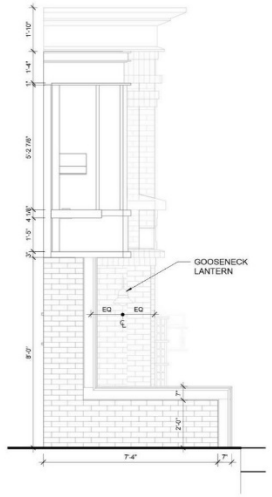
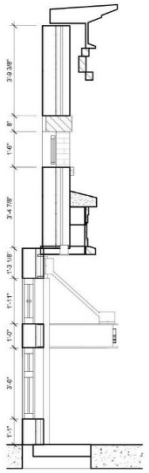
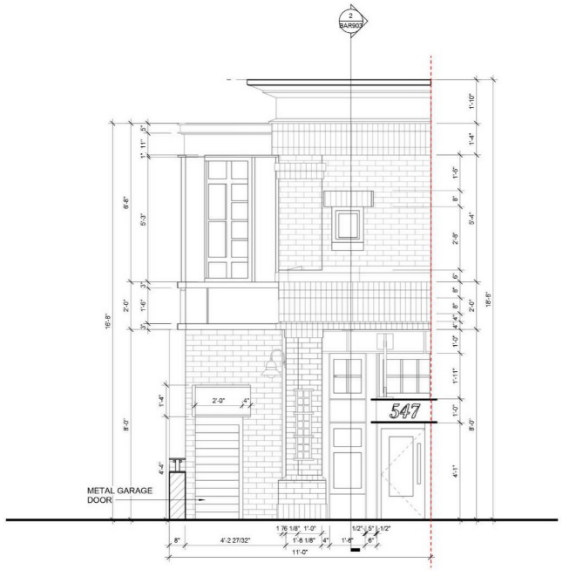


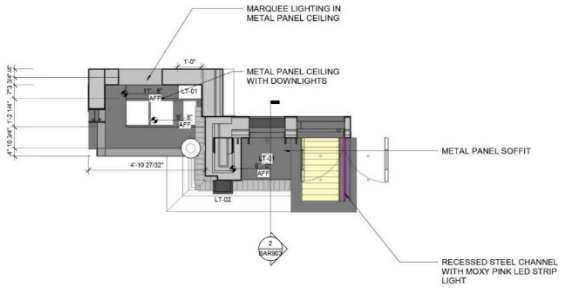
1 Mock Up Side
1/2" = 1'-0"



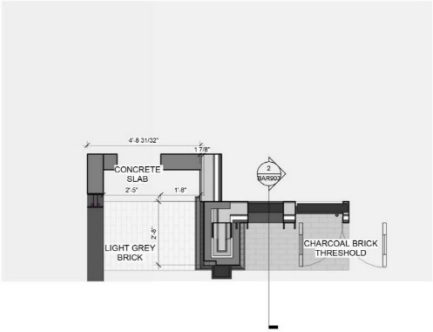
2 Building Section
1/2" = 1'-0"



3 Mock-Up Front
1/2" = 1'-0"



4 Mock-Up RCP
1/2" = 1'-0"



5 Mock-Up Plan
1/2" = 1'-0"

6 Mock-Up Panel 3D

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

MOCK-UP PANEL | BAR903

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JUNE 26, 2020

STUDIO MCG ARCHITECTURE

LS3P

FINAL SLIDE | BAR400

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547 MEETING STREET

JULY 10, 2020

STUDIO McG ARCHITECTURE

LS3P

moxy HOTELS

547 MEETING STREET
CHARLESTON, SC 29403
03.06.2020

GENERAL CONSTRUCTION NOTES

1. IT IS A GENERAL REQUIREMENT THAT ALL SYSTEMS, MATERIALS AND WORKMANSHIP SHALL MEET AND BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA BUILDING CODE (LATEST ADOPTED EDITION); LIFE SAFETY CODE (NFPA 101) (LATEST ADOPTED EDITION) THE APPLICABLE STANDARD SPECIFICATIONS OF THE AMERICAN SOCIETY OF TESTING MATERIALS AND ANY OTHER APPLICABLE CODE AND/OR AGENCY HAVING JURISDICTION OVER THE PROJECT. ALL PRODUCTS TO HAVE APPROVAL BY THE BUILDING AND ZONING DEPARTMENT PRODUCT CONTROL SECTION. ALL REQUIREMENTS OF LOCAL, STATE, AND NATIONAL CODES, REQUISITIONS AND ORDINANCES PERTAINING TO BUILDING, PRESERVATION OF HEALTH AND SAFETY, SHALL BE OBSERVED BY THE CONTRACTOR. THIS PROJECT SHALL COMPLY ENTIRELY WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).
2. PERMITS:
A. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSURANCE, FEES, PERMITS, ASSOCIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES, OR ORDINANCES.
B. THE CONTRACTOR SHALL SECURE A CERTIFICATE OF OCCUPANCY UPON COMPLETION OF THE PROJECT AND TURN THE ORIGINAL DOCUMENT OVER TO THE OWNER WITH A COPY TO THE ARCHITECT.
C. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A COPY OF THE BUILDING PERMIT AND ALL SUB-PERMITS TO THE OWNER AND THE ARCHITECT, FOR RECORD.
D. PERMIT SHALL BE POSTED ON A VISIBLE PLACE AT ALL TIMES.
3. ALL WORK, MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS AND SPECIFICATIONS
4. ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
5. THE ARCHITECT DOES NOT HAVE CONTROL OR CHANGE OF, AND SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR SAFETY PRECAUTIONS, OR FOR PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. CONTRACTOR SHALL PROVIDE PROPER SAFE GUARD IN COMPLIANCE WITH CODES DURING ALL PHASES OF CONSTRUCTION AND INSTALL BARRIERS AS NECESSARY AND REQUIRED AROUND THE PERIMETER OF CONSTRUCTION LIMITS TO PROTECT THE PUBLIC.
7. CONTRACTOR TO REMOVE, RELOCATE OR REROUTE AS NECESSARY ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED AND SHALL COORDINATE THIS WORK WITH ALL LOCAL UTILITY COMPANIES.
8. CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS. CONTRACTOR SHOULD COORDINATE ALL TRADES OF WORK AND EVALUATE FIELD CONDITIONS PRIOR TO COMMENCING WORK TO AVOID CONFLICTS THAT MAY AFFECT WORK PROGRESS OR QUALITY, AND NOTIFY ARCHITECT OF ANY CONFLICTS IMMEDIATELY.
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS & METHODS OF CONSTRUCTION & THE SEQUENCES AND PROCEDURES TO BE USED.
10. CONTRACTOR SHALL SUPPLY ALL MATERIALS AND LABOR NECESSARY TO PROVIDE ELECTRICAL, TELEPHONE, WATER AND SEWER SERVICES DURING CONSTRUCTION
11. THE CONTRACTOR MUST FURNISH ALL LABORS, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB AND PROTECT ADJACENT PROPERTIES WITH FENCING AS NEEDED.
12. DISCREPANCIES:
A. CONTRACTOR MUST NOTIFY ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS, DISCREPANCIES IN THE DRAWINGS AND CONTACT DOCUMENTS, ANY ERRORS OR OMISSIONS ON THE DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH WORK OR SHOP FABRICATIONS.
B. CONTRACTOR SHALL NOTIFY ARCHITECT FOR CLARIFICATION OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. A-IN DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS, THE STRICTER REQUIREMENTS WILL APPLY.
C. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING
D. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL BE FOLLOWED.
13. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER AND ARCHITECT PRIOR TO ANY CHANGES OR DEVIATION FROM CONTRACT DOCUMENTS.
14. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER FOLLOWED BY CHANGE ORDER.
15. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK, USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.
16. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCH LIST" INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 10 CALENDARS WORKING DAYS.
17. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRIC SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURE EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITH ADDITIONAL COST TO THE OWNER.
18. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL, AND MECHANICAL DRAWINGS. TO LOCATE OPENINGS, DRAINS, SLEEVES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
19. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES
20. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO THE CONTRACTOR FOR INSTALLATION.
21. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATIONS WITHIN THE BUILDING'S CONSTRUCTION ARE REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIAL THAT ARE REQUESTED BY OR MADE BY THE CONTRACTOR AND/OR ITS SUB-CONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION ASSEMBLY.
22. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISHED MATERIAL UNLESS NOTED ON DRAWINGS.
23. WHERE CMU IS INDICATED TO HAVE SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
24. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS AND CEILINGS SHALL MEET CODE REQUIREMENTS, PRESSURE TREATED WOOD SHALL BE USED WHERE IN CONTACT WITH CONCRETE OR MASONRY OR IN CONTACT WITH THE ELEMENTS (EXTERIOR)
25. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK, SHELVES, BATHROOM FIXTURES, AND ACCESSORIES OR BY OTHER ITEMS DESCRIBED IN INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS.
26. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED EQUIPMENT, A/C, GRILLS OR REGISTERS, COVERS, ETC., UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH INTERIOR DESIGN AND ARCHITECT
27. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DIFFERENT MATERIALS OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE. COORDINATE COLORS WITH ARCHITECT.
28. CONTRACTOR TO SUBMIT PRODUCT APPROVAL TO THE BUILDING DEPARTMENT FOR ALL WINDOWS, DOORS, HURRICANE SHUTTERS AND ALL COMPONENTS REQUIRING PRODUCT APPROVAL PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS.
29. GENERAL CONTRACTOR TO SUBMIT FIRE CAULK ALL EXISTING PENETRATIONS THRU FIRE SEPARATION STRUCTURES. FIRE CAULK TO BE UL LISTED. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
30. ALL WOOD IN CONTACT WITH MASONRY OR WEATHER SHALL BE PRESSURE TREATED
31. CONTRACTOR TO SUPPLY FINISH MATERIALS TO THE ARCHITECT FOR APPROVAL. THE ARCHITECT SHALL BE THE SOLE INTERPRETER OF THE DESIGN INTENT REGARDING: COLOR, TEXTURE, PROFILE, AND JUXTAPOSITION OF MASSES. ANY DEVIATION FROM ORIGINAL DRAWINGS SHALL BE CONSULTED WITH THE ARCHITECT PRIOR TO CHANGES, OR COMPLIANCE WITH PLANS SHALL BE ENFORCED AT CONTRACTORS' EXPENSE.
32. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS FOR CONSTRUCTION. ALL SHOP DRAWING DIMENSIONS SHALL BE FIELD VERIFIED, REVIEWED AND APPROVED BY THE CONTRACTOR BEFORE SUBMITTAL. SHOP DRAWINGS WHICH ARE INCOMPLETE OR LACKING SUFFICIENT INFORMATION WILL BE RETURNED WITHOUT REVIEW. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
33. CONTRACTOR TO SUBMIT A MINIMUM OF FIVE (5) SETS OF COMPLETE SHOP DRAWINGS AS SUBMITTALS FOR APPROVAL BEFORE COMMENCING FABRICATION AND OR INSTALLATION OF ALL APPLICABLE ITEMS OF CONSTRUCTION. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND REVIEWED AND APPROVED BY THE CONTRACTOR BEFORE SUBMITTAL, AND SO NOTED.
34. CONTRACTOR & ALL MANUFACTURERS OF FINISH WORK/PRODUCTS/DESIGN ITEMS THAT REQUIRE CLARIFICATION SHALL SUBMIT SHOP DRAWINGS TO ARCHITECTS FOR APPROVAL PRIOR TO FABRICATION
35. THE ARCHITECT/INTERIOR DESIGNER/OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
36. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY ITEMS DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED.
37. ANY DAMAGE TO EXISTING STRUCTURE IN THE CONSTRUCTION OF NEW WORK SHALL BE REPAIRED TO EQUIVALENT OR BETTER THAN ORIGINAL CONDITION AT CONTRACTORS' EXPENSE.
38. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING AND OR REPAIRING ALL EXISTING STRUCTURES OR SURFACES TO PRE-CONSTRUCTION, IF REMOVAL OR DAMAGE WAS NECESSARY TO PERFORM CONSTRUCTION. (EXAMPLE -EXISTING FENCES/POOL, ETC.)
39. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL SURROUNDING AREAS, FREE OF DEBRIS OR HAZARDOUS MATERIALS AT ALL TIMES.
40. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND CONSTRUCTION MATERIAL FROM THE SITE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CARPETS, WALLS, DOORS, ETC. THE CONTRACTOR SHALL MAKE EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FROM MEALS CONSUMED ON THE PREMISE SHALL BE DEPOSITED IN SEALED CONTAINERS.
41. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF AS BUILT CIVIL, LANDSCAPE, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS ALONG WITH THE WRITTEN GUARANTEE, OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF AS BUILT-DRAWINGS. INFORMATION SHALL BE RECORDED BY THE CONTRACTOR AS CONSTRUCTION PROGRESSES.
42.GENERAL CONTRACTOR TO DO A COMPLETE JOB, EVERYTHING CONNECTED, READY TO USE.

PROJECT TEAM:

OWNER

THE MONTFORD GROUP
111 SOUTH BATTERY
CHARLESTON, SC 29403
843-469-2750

ARCHITECT OF RECORD

STUDIO-Mc+G ARCHITECTURE
7500 NE 4TH CT, STUDIO#103
MIAMI, FL 33138
305-573.2728

CIVIL ENGINEER

OPTERRA CAPITAL
2385 NW EXECUTIVE
CENTER DRIVE, STE 240
BOCA RATON, FL 33431

EARTHSOURCE ENGINEERNG
962 HOUSTON NORTHCUTT
BOULEVARD
SUITE 200, MOUNT PLEASANT, SC
29464
843-881-0525

LOCAL ARCHITECT

LS3P
205 1/2 KING STREET
CHARLESTON, SC 29401
240-354-5727

MEP ENGINEER

WAVE ENGINEERS
1300 S. MINT STREET, SUITE
110, CHARLOTTE, NC 28203
(980)-256-7728

STRUCTURAL ENGINEER

BRITT, PETERS & ASSOCIATES, INC.
999 WATERSIDE DRIVE, STE.
2202
NORFOLK, VA 23510
757-965-5688

INTERIOR DESIGNER

STREETSENSE
3 BETHESDA METRO, #140
BETHESDA, MD 20814
301-652-9020

PROJECT DATA

PROJECT INFORMATION:

NAME OF PROJECT: MOXY CHARLESTON

PROPOSED USE: HOTEL WITH RESTAURANT AND ACCESSORY CAFE

PROJECT ADDRESS: 547 MEETING STREET, CHARLESTON, SC 29403

PROJECT TMS#: 459-05-01-016

OWNER / OWNER AGENT: THE MONTFORD GROUP & OPTERRA CAPITAL

ENTITY TYPE: PRIVATE DEVELOPER

PERMITTING JURISDICTION: CITY OF CHARLESTON

APPLICABLE CODES:

2018 SOUTH CAROLINA BUILDING CODE

2018 SOUTH CAROLINA FIRE CODE

2018 SOUTH CAROLINA PLUMBING CODE

2018 SOUTH CAROLINA MECHANICAL CODE

2018 SOUTH CAROLINA FUEL GAS CODE

2014 SOUTH CAROLINA DHEC PUBLIC SWIMMING POOLS: R61-51

2014 NATIONAL ELECTRICAL CODE (NFPA 70)

2017 ICC A117.1 ACCESSIBLE & USEABLE BUILDINGS & FACILITIES

FEMA FLOOD ZONE: AE 13' 0" NGVD

SEE FLOOD PLAN ON SHEET A7.00 FOR EXTENT OF FLOODPROOFED AREAS. PER FEMA FLOOD RESISTANT DESIGN & CONSTRUCTION (ASCE/SEI 24-05) SECTION 6.2.2 ITEM 3: AT LEAST 1 PRIMARY MEANS OF EGRESS WILL PROVIDE UNRESTRICTED EXITING DURING A FLOOD EVENT. DOORS #, # & # WILL BE MAINTAINED.

ELECTRICAL, HEATING VENTILATION, PLUMBING, AIR CONDITIONING EQUIPMENT AND OTHER SERVICE FACILITIES MUST BE ELEVATED TO OR ABOVE THE BFE.

TYPE OF WORK: NEW CONSTRUCTION

PROPOSED TOTAL SF: 66,472.29 SF GROSS/ ____ SF NET

PROPOSED STORIES/HEIGHT: 7 STORIES

PROJECT DESCRIPTION: REFER TO SCOPE OF WORK ON THIS STREET

BUILDING OCCUPANCY CLASSIFICATION :
MIXED USE BUILDING
R-1 HOTEL (TRANSIENT)
A-2 CAFETERIA-BAR
S-2 ENCLOSED PARKING GARAGE

THE NEW BUILDING IS PROTECTED FULLY SPRINKLERED WITH FIRE ALARM SYSTEM.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE ARCHITECTURAL PLANS AND SPECIFICATIONS CONTAIN IN THIS SET COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND IN ACCORDANCE WITH CHAPTER 9, SOUTH CAROLINA STATUTES.

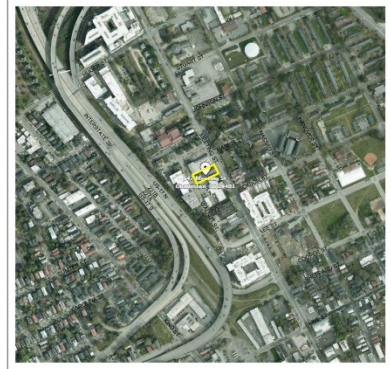
SCOPE OF WORK:

NEW CONSTRUCTION OF A 7 STORY NON-HIGH RISE MULTI-USE BUILDING, WITH EMPTY SHELL CAFE/RESTAUARANT TENANT SPACE AT LEVEL 1 WITH A 7 STORY HOTEL TOWER, 131 GUESTROOMS AND AMENITIES AT LEVEL 6 , INCLUDING 2 ELEVATORS, BUILDING UTILITIES, TRASH ROOMS, VALETS, PARKING GARAGE AT LEVEL 1 AND OFF-SITE PARKING.
TOTAL AREA OF WORK OF 66,472.29 SF

REFER TO SHEET. A0.02 FOR MORE PROJECT INFORMATION & ROOM MATRIX

DEFERRED SUBMITTALS
FIRE SPRINKLER
FIRE ALARM AND AUDIBLE DEVICES
BUSINESS LICENSE
FIRE SAFETY AND EVACUATION PLAN FOR GROUP A OCCUPANCY
FIRE EMERGENCY GUIDE R2 OCCUPANCY
EMERGENCY RESPONDER RADIO + BOOSTER SYSTEM
SIGNAGE

SITE : MAP



1

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

PROJECT NUMBER
1823

PROJECT TEAM
The Montford Group.
A VISION. A BRAND. A LIFESTYLE.
OPTERRA CAPITAL
LS3P
streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
COVER

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO MCG ARCHITECTURE LIC # AR95

SEAL

MAY 07 2020

JENNIFER MCDONNELL 500 TIM CARDENAS LIC# 10200

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:
DRAWN: YVD | MWR | KCP
CHECK: J McG
DATE 03/06/2020

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SHEET NUMBER
A0.00

BUILDING OCCUPANCY SUMMARY

FIRE RESISTANCE RATING FOR BUILDING ELEMENT (IBC SECTION 601)

ELEMENT	REQ'D FIRE RATING	REDUCE FOR SPLRS	DESCRIPTION	SHEET REF.
PRIMARY STRUCTURAL FRAME	2HR	N/A	N/A	N/A
BEARING WALLS EXTERIOR	2HR	N/A	N/A	N/A
BEARING WALLS INTERIOR	2HR	N/A	N/A	N/A
NONBEARING WALLS - INTERIOR	0HR	N/A	N/A	N/A
UNIT SEPARATION WALLS (PER 508.3.3X2)	1HR	N/A	N/A	N/A
FLOORS	2HR	N/A	N/A	N/A
ROOF	1HR	N/A	N/A	N/A

* 1-HR WHERE SUPPORTING A ROOF LOAD

EXTERIOR WALL BASED ON FIRE SEPARATION (IBC SECTION 602,705)

WALL	SEPARARTION DISTANCE	FIRE-RESISTANCE RATING	AREA OF OPENING ALLOWED	AREA OF OPENING PROP
NORTH L1 & L1.5 L2 - L7	 X < 5 5 ≤ X ≤ 10	 1-HR 1-HR	 NOT PERMITTED 25%	 N/A 20%
SOUTH L1 & L1.5 L2 - L7	 X < 5 5 ≤ X ≤ 10	 1-HR 1-HR	 NOT PERMITTED 25%	 N/A 24.9 %
EAST	NOT REQUIRED	0-HR	NO LIMIT	PER IBC 705.8 EXC. 1.1
WEST	NOT REQUIRED	0-HR	NO LIMIT	PER IBC 705.8 EXC. 1.1

OCCUPANCY (IBC CHAPTER 3)

PRIMARY GROUP:

- [X] A-1 [X] B [X] R-1 [X] S-1
- [X] A-2 [ ] E [ ] R-2 [X] S-2
- [ ] A-3 [ ] M [ ] R-3 [ ] OTHER
- [ ] A-4 [ ] R-4
- [ ] PRKG GARAGE [ ] OPEN [ ] ENCLOSED [ ] REPAIR

MIXED USE :

- [ ] ACCESSORY OCCUPANICIES (<10% OF STORY) (IBC SECTION 508.2
- [X] NON-SEPARATED MIXED OCCUPANCY *(IBC SECTION 508.3)*
- [ ] SEPARATED MIXED OCCUPANCY *(IBC SECTION 508.4)*

CONSTRUCTION TYPE (IBC CHAPTER 6)

TYPE OF CONSTRUCTION :

- [X] IA [ ] IIA [ ] IIIA [ ] IVA VA
- [ ] IB [ ] IIB [ ] IIIB [ ] VB

MIXED CONSTRUCTION : N/A

SPRINKLERS REQUIRED : [X] PER OCCUPANCY GROUP (IBC SECTION 903.2.8)

SPRINKLERS PROVIDED :

- [ ] NONE [ ] PARTIAL [X] FULL
- [ ] NFPA 13 [ ] NFPA 13R [ ] NFPA 13D

STANDPIPES PROVIDED

- [X] YES [ ] NO [ ]
- [ ] CLASS I [ ] CLASS II [ ] CLASS III
- [ ] WET [ ] DRY

OTHER EXPLANATION : N/A

BUILDING HEIGHTS AND AREAS (IBC CHAPTER 5)

BUILDING STORIES (R-1)

ALLOWED: Unlimited STORIES

PROVIDED: 7 STORIES

BUILDING HEIGHT RESIDENTIAL:

ALLOWED: 7 (WITHOUT HEIGHT INCREASE)

PROPOSED: 7 (SEE ZONING SUMMARY)

SPECIAL DETAIL REQUIREMENTS:

- [ ] HIGHRISE CLASSIFICATION (IBC SECTION 403)
- [ ] OPEN PARKING GARAGE (IBC SECTION 406.5)
- [ ] HAZARDOUS MATERIALS (IBC SECTION 414
- [ ] EQUIPMENT PLATFORM (IBC SECTION 505)
- [ ] OTHER EXPLANATIONS:
- [ ] ATRIUM (IBC SECTION 404)
- [ ] GROUP I-2 (IBC SECTION 407)
- [X] MEZZANINE PROVIDED (INC SECTION 505)
- [ ] SPECIAL PROVISIONS (IBC SECTION 510)
- [ ] NONE

PARKING (547 Meeting Street)

LOCATION	LEVEL 1	OFF SITE	TOTAL
VALET	4	18	22
TRIPLE LIFTS	42	0	42
SINGLE SPACE	0	34	34
TOTAL	**46**	**52**	**98**

OCCUPANT LOAD - Level 1

Location	Area / Length	Occupant Load Factor	Occupants
Future Tenant (Seating Area)	521	15	35
Future Tenant (Kitchen)	508	100	6
Lockers	138	50	3
Lobby	166	7	24
Café Storage	99	300	1
Parking	2930	100	30
Total			101

OCCUPANT LOAD - Level 1.5

Location	Area / Length	Occupant Load Factor	Occupants
Electrical Room	190	300	1
Water Heater	191	300	1
Domestic Pump	73	300	1
Fire Pump	75	300	1
Engine Room	393	300	2
Storage	389	300	2
Employee Lounge	300	50	6
A/C Closet	136	300	1
Soiled Linen Room	170	300	1
Laundry	272	300	1
Total			19

OCCUPANT LOAD - Level 2-5

Location	Area / Length	Occupant Load Factor	Occupants
Standard King Guest Room x 3	300	200	6
Standard QQ Guest Room x 8	257	200	16
Non Standard Q Guest Room x 2	190	200	2
Accessible Guest Room	368	200	2
Standard Queen Guest Room x 12	192	200	12
Accessible Guest Room	272	200	2
Standard Bunkbed Guest Room	254	200	2

OCCUPANT LOAD - Level 6

Location	Area / Length	Occupant Load Factor	Occupants
OFFICE	503	100	6
KITCHEN	290	100	3
MEETING ROOMS	735	7	105
DJ BOOTH	137	100	2
LOUNGE / BAR	489	15	33
BAR SEATING AREA	578	15	39
BAR	33.21	0.571428571	19
BOH BAR	258	100	3
SEATING AREA	326	15	22
FIXED SEATING - ROOF TERRACE	20	1	20
ROOF TERRACE	788	15	53
BAR SEATING - ROOF TERRACE	26.21	0.571428571	15
Total			317

OCCUPANT LOAD - Level 7

Location	Area / Length	Occupant Load Factor	Occupants
Fitness Room	528	50	11
House Keeping Room	86	100	1
Standard Queen Guest Room x 10	191	200	10
Standard QQ Guest Room x 8			16

PLUMBING FIXTURES - REQUIRED LVL 1

Occupancy	Water Closet		Lavatory		Drinking Fountain	Other
	Male	Female	Male	Female		
A-2 Assembly	1	1	1	1		

PLUMBING FIXTURES - REQUIRED LVL 6

Occupancy	Water Closet		Lavatory		Drinking Fountain	Other
	Male	Female	Male	Female		
A-2 Assembly	1	1	1	1	1	1 Service Sink

UNIT MATRIX (547 Meeting Street)

LEVEL	ST K GR	ST QQ GR	NON ST Q GR	ST Q GR	ST BB GR	ACC QQ GR	ACC BB GR	ACC K GR	ACC Q GR	TOTAL
2	3	8	2	12	1	1	0	0	1	28
3	3	8	2	12	1	1	0	0	1	28
4	3	8	2	12	1	0	1	1	0	28
5	3	8	2	12	1	1	0	0	1	28
6	0					0	0	0	0	0
7	0	8		10	1	0			0	19
	0					0			0	0
TOTAL	12	40	8	58	5	3	1	1	3	131

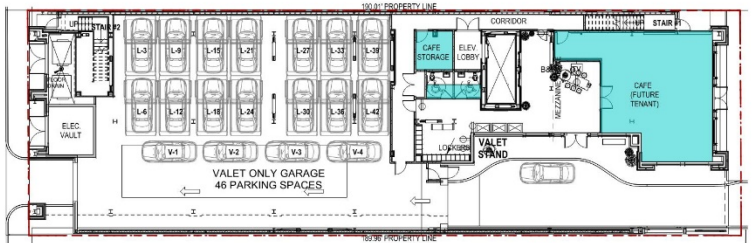
	MOBILITY FEATURES PER SCBCA 1107.6.1.1 (ACC)		COMMUNICATION FEATURES PER SCBCA E104.2.1	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FOR 101 TO 150 GUESTROOMS	7	8 (5 w/o roll in shower = 311, 310, 410, 411, 510, and 511) (2 with roll in shower = 211 and 210)	12	12 (304, 327, 328, 410, 412, 413, 504, 527, 528, 717, 718, and 719)

BUILDING SQ.FT. (547 Meeting Street)

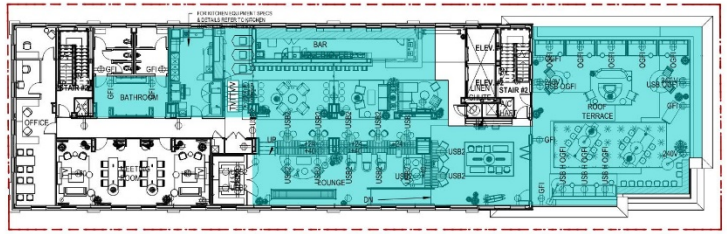
	LEVEL 1	LEVEL 1.5	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	TOTAL
CONDITIONED SPACE	3,557	3,917.40	9,179.62	9,179.62	9,179.62	9,179.62	6,896.71	6,896.71	57986.66
UNCONDITIONAL SPACE	6,859.32	0	0	0	0	0	1626.31	0	8485.63
TOTAL	**10416.68**	**3917.4**	**9179.62**	**9179.62**	**9179.62**	**9179.62**	**8523.02**	**6,896.71**	**66472.29**

F&B CALCULATIONS

	CONDITIONED SPACE	F&B -PROVIDED
LEVEL 1	3,577.00	1,218.53
LEVEL 1.5	3,917.40	
LEVEL 2	9,179.62	
LEVEL 3	9,179.62	
LEVEL 4	9,179.62	
LEVEL 5	9,179.62	
LEVEL 6	6,896.71	
LEVEL 7	6,896.71	5,702.01
TOTAL	57,986.66	
F&B ALLOWED (12%)	**6,958.40**	
F&B TOTAL		**6,920.54**



Ⓐ F&B LEVEL 1 - 1,218.53 SQ. FT.
1/16" = 1'-0"



Ⓑ F&B LEVEL 6 - 5,702.00 SQ. FT.
1/16" = 1'-0"

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

PROJECT NUMBER
1823

PROJECT TEAM
The Montford Group.
A VISION. A BRAND. A LIFESTYLE.
OPTERRA CAPITAL
LS3P
streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
BUILDING DATA

PHASE
CONSTRUCTION DOCUMENTS

SEAL

LICENSED PROFESSIONAL ARCHITECT NAME HERE

SEAL

MAY 07 2020

JENNIFER MCCONNELL 500 TRICARDENA, JOB 1000

REVISIONS

REV#	DATE	DESCRIPTION

SCALE: As indicated
DRAWN: YVD | MWR | KCP
CHECK: J McG
DATE 03/06/2020

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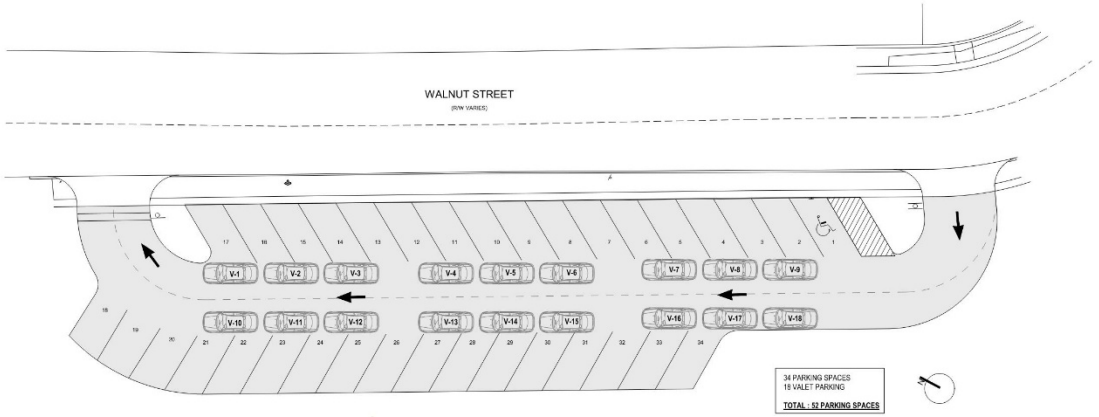
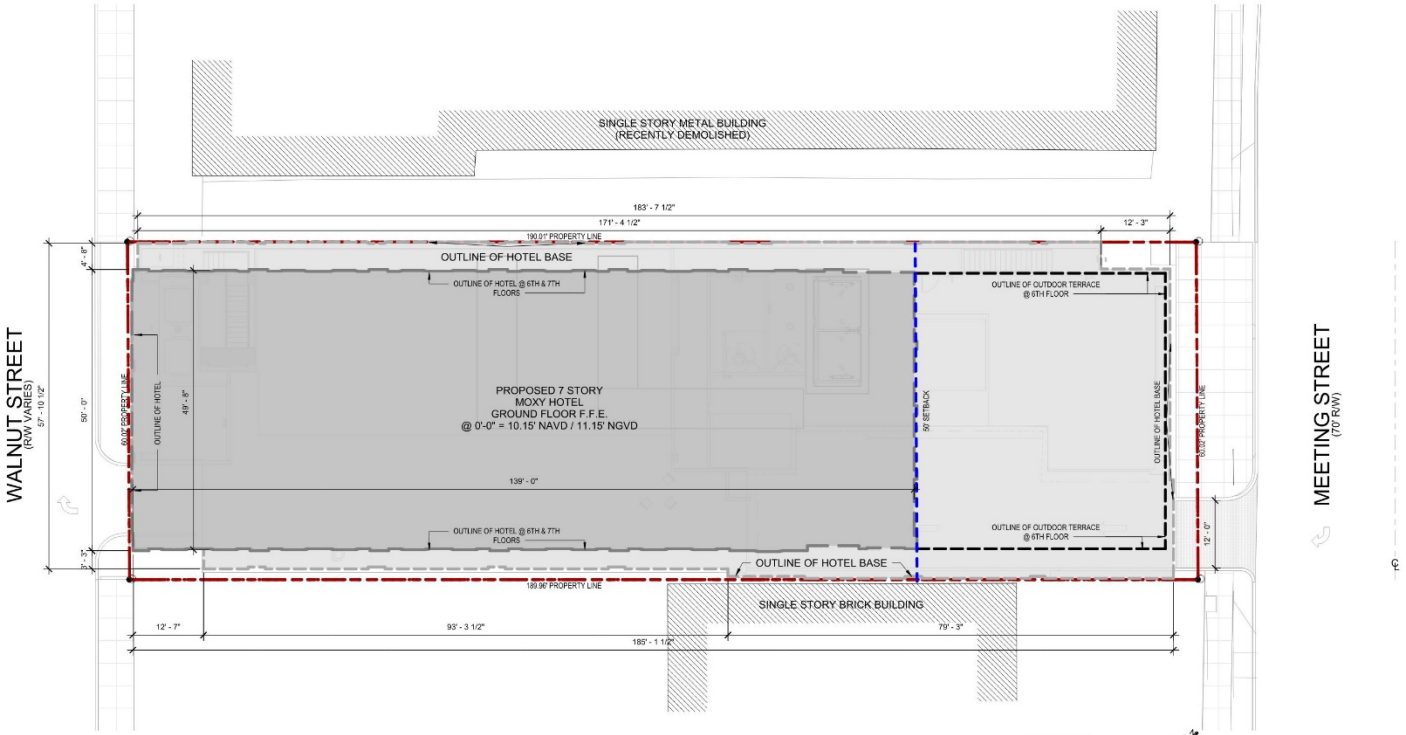
SHEET NUMBER
A0.02



1 OFF SITE PARKING
1/16" = 1'-0"



2 SITE
3/32" = 1'-0"

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

PROJECT NUMBER
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The Montford Group.
A Vision. A Brand. A Lifestyle.
OPTERRA CAPITAL
LS3P
streetsense.
EARTHSOURCE ENGINEERING

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
SITE PLAN & NOTES

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO MCG ARCHITECTURE LIC # 26525
SEAL

MAY 07 2020

JENNIFER MCGONAGLE | SOUTH CAROLINA LIC# 10330

REVISIONS

REV#	DATE	DESCRIPTION

SCALE: As indicated
DRAWN: YVD | MWR | KCP
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DATE 06/03/2020

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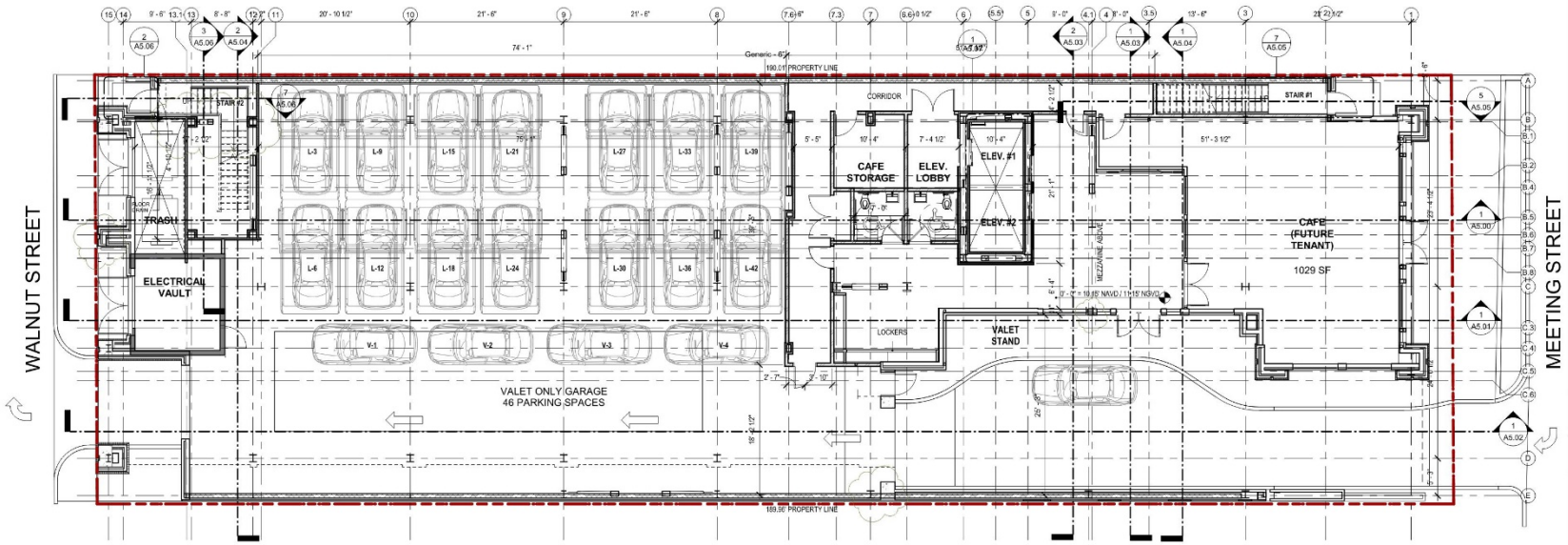
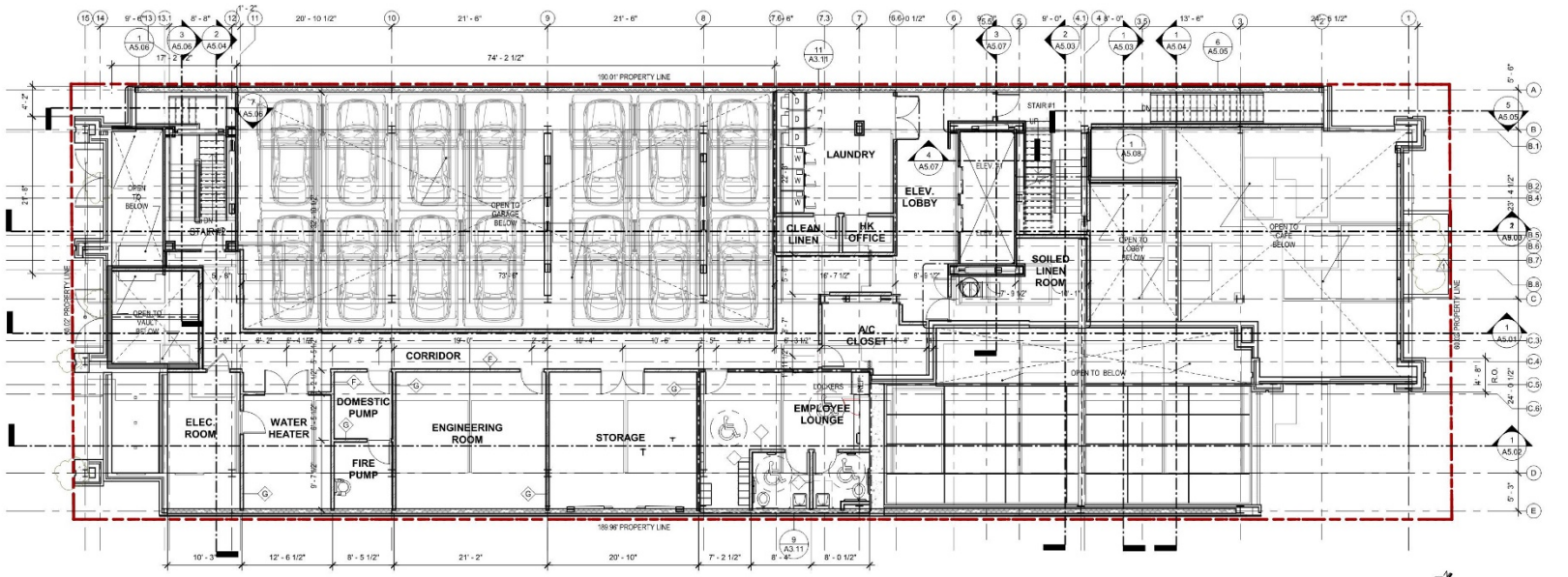
SHEET NUMBER
A1.00



1 LEVEL 1
1/8" = 1'-0"



2 LEVEL 1.5
1/8" = 1'-0"

GENERAL NOTES:

1. ALL CONSTRUCTION MATERIAL BELOW DFE +1', SHALL BE CONSTRUCTED WITH FLOOD DAMAGED RESISTANT MATERIAL, IN ACCORDANCE TO ASCE 24 TABLE 1-1 FOR TYPE II CLASSIFICATION.
2. ANY UTILITIES AND ATTENDANT EQUIPMENT OUTSIDE THE DRY FLOOD PROOFED AREA WILL BE ELEVATED AT OR ABOVE THE ELEVATION DFE +1'.
3. ALL OPENINGS BELOW THE DFE +1' SHALL COMPLY WITH ASCE 24 TABLE 6-1 AND WILL BE PROTECTED BY FLOOD BARRIERS.
4. FLOOD BARRIERS WILL BE SUBMITTED UNDER A SEPARATE PERMIT, AND SHALL BE INSTALLED WITHIN THE PROPERTY LINES AND SHALL NOT ENCROACH INTO THE PUBLIC PROPERTY.
5. SEPARATE PERMIT FOR FLOOD BARRIERS SHALL BE OBTAINED AND INSPECTED BEFORE THE ISSUANCE OF CO, TCO, OR PCO.
6. OWNER / TENANT SHALL INSTALL FLOOD BARRIERS TO PROTECT FLOOD OPENING BELOW DFE +1 WHEN A FLOOD WARNING FOR THE SITE IS ISSUED AND BUILDING OCCUPANT SHALL BE EVACUATED PRIOR TO A FLOOD EVENT.
7. ALL CONSTRUCTION MATERIALS AND FINISHES BELOW BFE +1 SHALL BE FLOOD RESISTANT IN ACCORDANCE WITH ASCE 24 SECTION 5.0 AND FEMA TECHNICAL BULLETIN 2-2008
8. FLOOD PROOFING SHALL COVER THE SLAB, FOUNDATIONS AND WALLS UP TO THE DFE +1'
9. CONTRACTOR SHALL SUBMIT AN UNDER CONSTRUCTION ELEVATION CERTIFICATE AND FLOOD PROOFING CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT PRIOR FOR REVIEW AND APPROVAL
10. SUMP PUMPS SHALL BE EQUIPPED WITH BACKUP POWER AND IN ACCORDANCE WITH ASCE 24-05 SECTION 6.2
11. ARCHITECT OF RECORD CERTIFIES THAT THE FLOOD PROOFING DESIGN AND CONSTRUCTION OF THE BUILDING IS ADEQUATE AND PREPARED IN COMPLIANCE WITH ASCE 24-05 - SECT 6.2 AND FEMA TECHNICAL BULLETIN 3-93
12. THE GC SHALL ENSURE THAT THE STRUCTURE IS SUBSTANTIALLY IMPERMEABLE, SEEPAGE RATES SHOULD NOT EXCEED AN AMOUNT THAT WILL RESULT IN ACCUMULATION OF MORE THAN 4 INCHES DEPTH IN A 24 HOUR PERIOD. BUILDING WALLS AND FLOOD BARRIER SYSTEMS ARE DESIGNED AND WILL BE CONSTRUCTED TO ASSURE THAT THE SEEPAGE RATES WILL BE LESS THAN 4 INCHES IN A 24 HOUR PERIOD ON ALL ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION +1'

FLOOD VENT NOTE & CALCULATIONS:

N/A

NOTE:
FOR DESIGN REFERENCE ONLY, FC SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECTS & FOR REVIEW.

LEGEND:

WWW FLOOD PANEL W/ NEOPRENE SEALS UP TO A MIN. OF +1' ABOVE DFE FOR ALL OPENINGS

- - - - - THEROSEAL CEMENTITIOUS FLOOR PROOFING COATING UP TO A MIN. OF +1' ABOVE DFE.

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PROJECT NUMBER
1823

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streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
LEVELS 1 & 1.5
FLOOR PLAN

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO McG ARCHITECTURE LIC # 18525

SEAL

MAY 07 2020

JENNIFER McGONAGLE SOUTH CAROLINA LIC# 10290

REVISIONS

REV#	DATE	DESCRIPTION
1	MARRIOTS CMMTS	03.11.2020

SCALE:	1/8" = 1'-0"
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	03/06/2020

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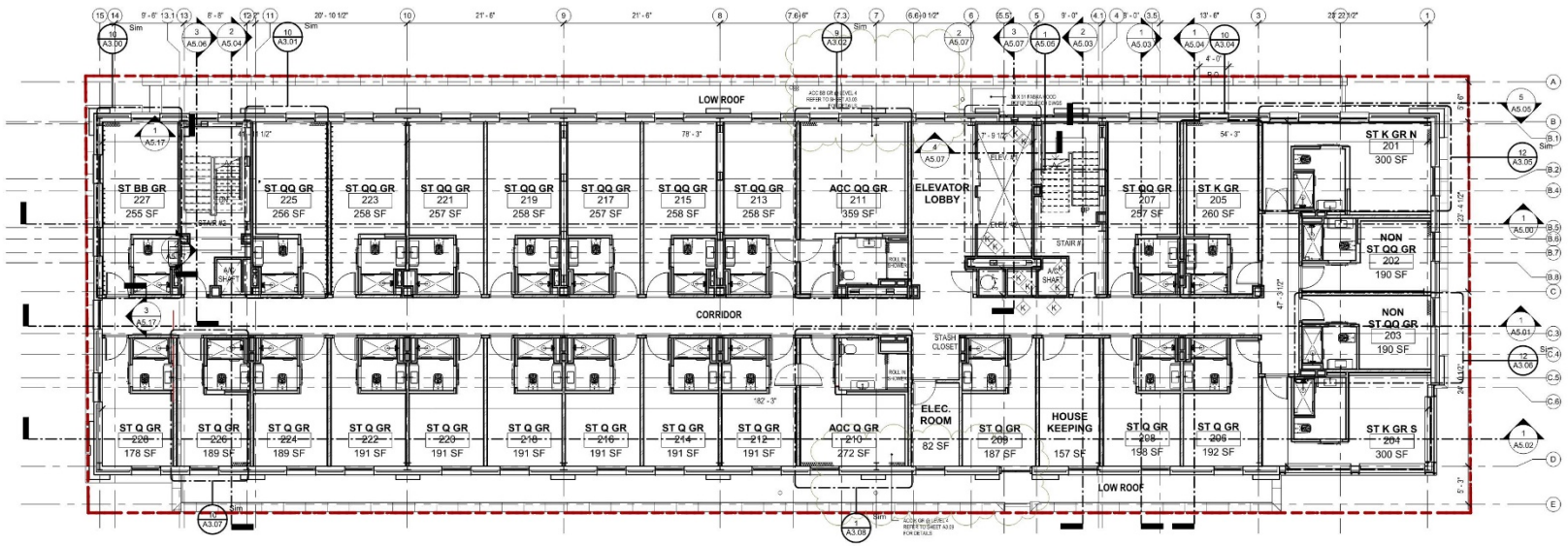
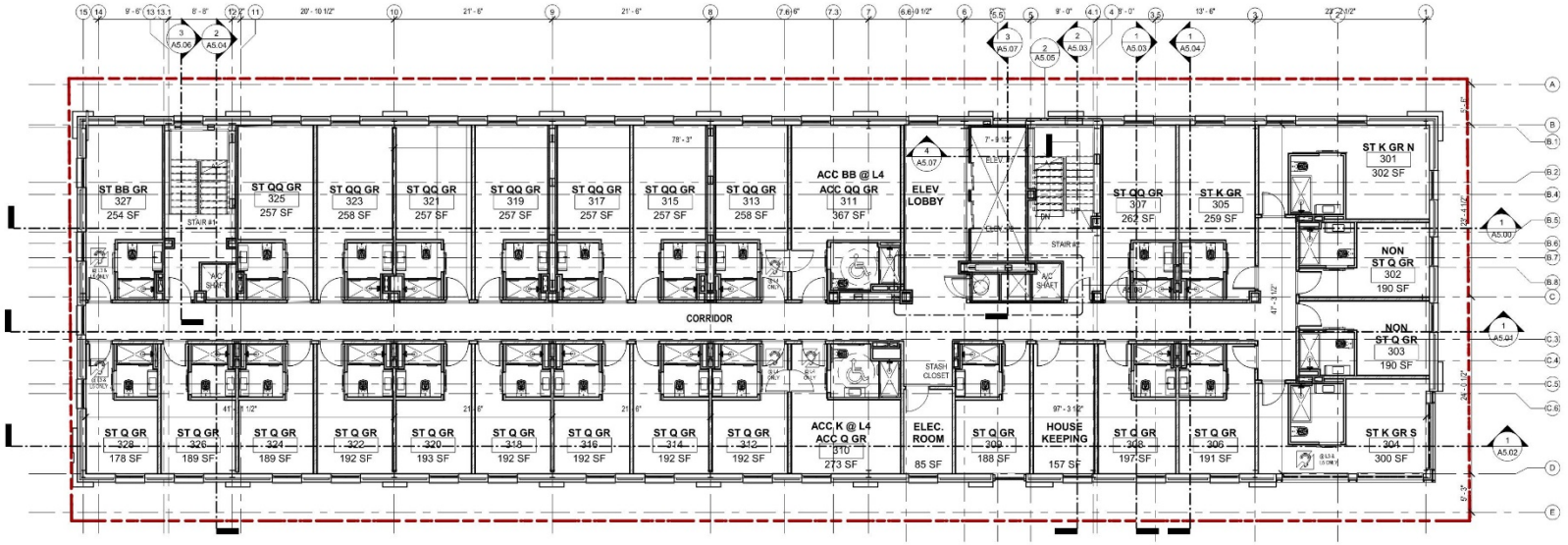
SHEET NUMBER
A2.00



1 LEVEL 2 (28 GUESTROOMS)
1/8" = 1'-0"



2 LEVEL 3 - 5 (84 GUESTROOMS)
1/8" = 1'-0"

GENERAL NOTES:

1. ALL CONSTRUCTION MATERIAL BELOW DFE +1', SHALL BE CONSTRUCTED WITH FLOOD DAMAGED RESISTANT MATERIAL, IN ACCORDANCE TO ASCE 24 TABLE 1-1 FOR TYPE II CLASSIFICATION.
2. ANY UTILITIES AND ATTENDANT EQUIPMENT OUTSIDE THE DRY FLOOD PROOFED AREA WILL BE ELEVATED AT OR ABOVE THE ELEVATION DFE +1'.
3. ALL OPENINGS BELOW THE DFE +1' SHALL COMPLY WITH ASCE 24 TABLE 6-1 AND WILL BE PROTECTED BY FLOOD BARRIERS.
4. FLOOD BARRIERS WILL BE SUBMITTED UNDER A SEPARATE PERMIT, AND SHALL BE INSTALLED WITHIN THE PROPERTY LINES AND SHALL NOT ENCROACH INTO THE PUBLIC PROPERTY.
5. SEPARATE PERMIT FOR FLOOD BARRIERS SHALL BE OBTAINED AND INSPECTED BEFORE THE ISSUANCE OF CO, TCO, OR PCO.
6. OWNER / TENANT SHALL INSTALL FLOOD BARRIERS TO PROTECT FLOOD OPENING BELOW DFE +1 WHEN A FLOOD WARNING FOR THE SITE IS ISSUED AND BUILDING OCCUPANT SHALL BE EVACUATED PRIOR TO A FLOOD EVENT.
7. ALL CONSTRUCTION MATERIALS AND FINISHES BELOW BFE +1 SHALL BE FLOOD RESISTANT IN ACCORDANCE WITH ASCE 24 SECTION 5.0 AND FEMA TECHNICAL BULLETIN 2-2008
8. FLOOD PROOFING SHALL COVER THE SLAB, FOUNDATIONS AND WALLS UP TO THE DFE +1'
9. CONTRACTOR SHALL SUBMIT AN UNDER CONSTRUCTION ELEVATION CERTIFICATE AND FLOOD PROOFING CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT PRIOR FOR REVIEW AND APPROVAL
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FLOOD VENT NOTE & CALCULATIONS:

N/A

NOTE:
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LEGEND:

WWW FLOOD PANEL W/ NEOPRENE SEALS UP TO A MIN. OF +1' ABOVE DFE FOR ALL OPENINGS

- - - - - THEROSEAL CEMENTITIOUS FLOOR PROOFING COATING UP TO A MIN. OF +1' ABOVE DFE.

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(305) 573-2728

PROJECT NUMBER
1823

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A Vision. A Brand. A Lifestyle.
OPTERRA CAPITAL
LS3P
streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
LEVELS 2 -5 FLOOR PLANS

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO MCG ARCHITECTURE LLC # 26525
SEAL

MAY 07 2020

JENNIFER MCGONAGLE 500 TIM CARDENAS JCU 10200

REVISIONS

REV#	DATE	DESCRIPTION
1	MARRIO TS CMMTS	03.11.2020

SCALE:	1/8" = 1'-0"
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	06/03/2020

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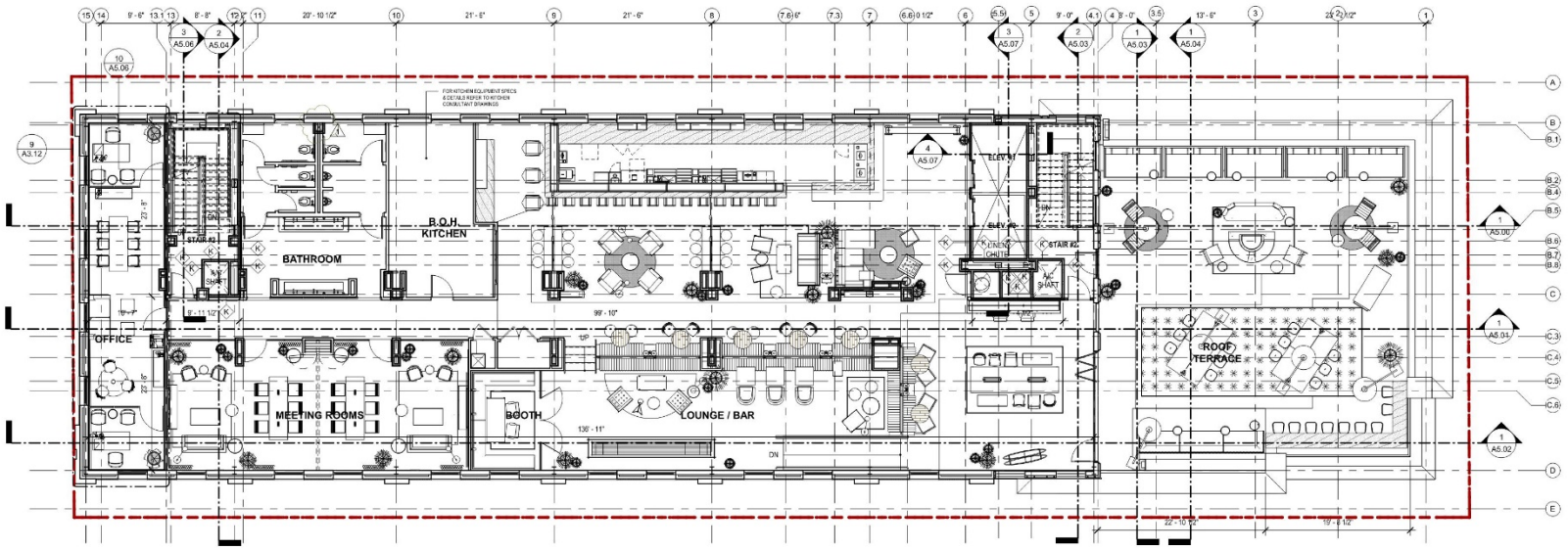
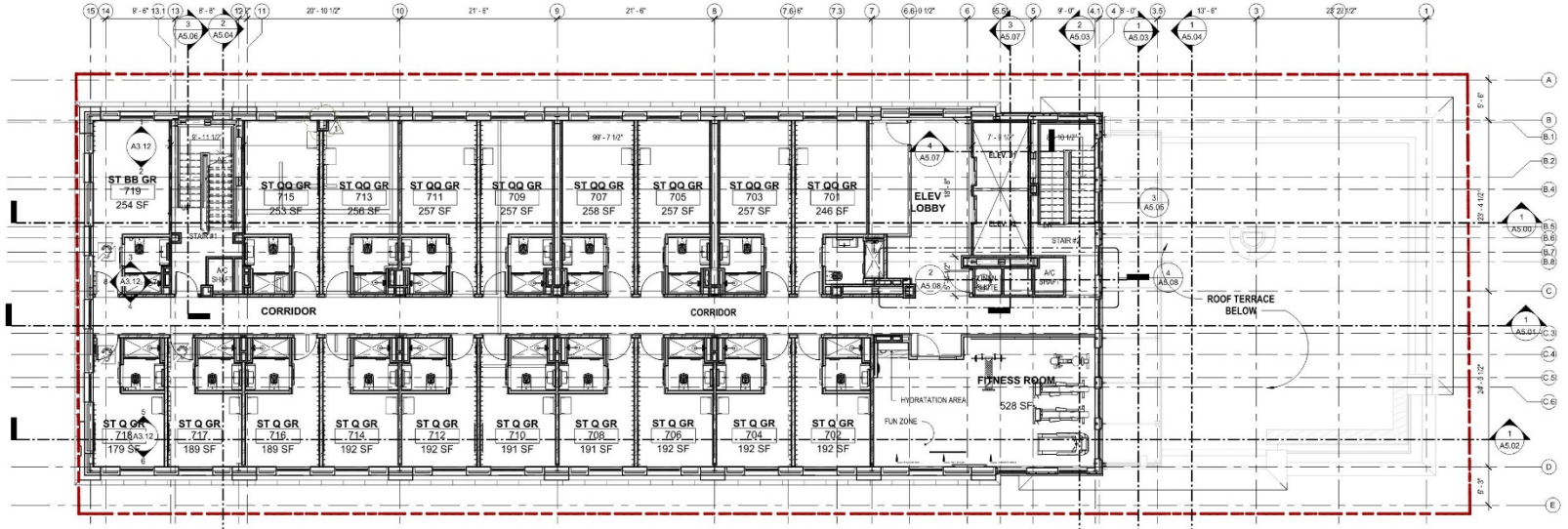
SHEET NUMBER
A2.01



1 LEVEL 6
1/8" = 1'-0"



2 LEVEL 7
1/8" = 1'-0"

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7. ALL CONSTRUCTION MATERIALS AND FINISHES BELOW BFE +1 SHALL BE FLOOD RESISTANT IN ACCORDANCE WITH ASCE 24 SECTION 5.0 AND FEMA TECHNICAL BULLETIN 2-2008
8. FLOOD PROOFING SHALL COVER THE SLAB, FOUNDATIONS AND WALLS UP TO THE DFE +1'
9. CONTRACTOR SHALL SUBMIT AN UNDER CONSTRUCTION ELEVATION CERTIFICATE AND FLOOD PROOFING CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT PRIOR FOR REVIEW AND APPROVAL
10. SUMP PUMPS SHALL BE EQUIPPED WITH BACKUP POWER AND IN ACCORDANCE WITH ASCE 24-05 SECTION 6.2
11. ARCHITECT OF RECORD CERTIFIES THAT THE FLOOD PROOFING DESIGN AND CONSTRUCTION OF THE BUILDING IS ADEQUATE AND PREPARED IN COMPLIANCE WITH ASCE 24-05 - SECT 6.2 AND FEMA TECHNICAL BULLETIN 3-93
12. THE GC SHALL ENSURE THAT THE STRUCTURE IS SUBSTANTIALLY IMPERMEABLE, SEEPAGE RATES SHOULD NOT EXCEED AN AMOUNT THAT WILL RESULT IN ACCUMULATION OF MORE THAN 4 INCHES DEPTH IN A 24 HOUR PERIOD. BUILDING WALLS AND FLOOD BARRIER SYSTEMS ARE DESIGNED AND WILL BE CONSTRUCTED TO ASSURE THAT THE SEEPAGE RATES WILL BE LESS THAN 4 INCHES IN A 24 HOUR PERIOD ON ALL ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION +1'

FLOOD VENT NOTE & CALCULATIONS:

N/A

NOTE:
FOR DESIGN REFERENCE ONLY, FC SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECTS & FOR REVIEW.

LEGEND:

WWW FLOOD PANEL W/ NEOPRENE SEALS UP TO A MIN. OF +1' ABOVE DFE FOR ALL OPENINGS

- - - - - THEROSEAL CEMENTITIOUS FLOOR PROOFING COATING UP TO A MIN. OF +1' ABOVE DFE.

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

PROJECT NUMBER
1823

PROJECT TEAM
The Montford Group.
A Vision. A Brand. A Lifestyle.
OPTERRA CAPITAL
LS3P
streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
LEVELS 6 & 7
FLOOR PLAN

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO McG ARCHITECTURE LIC # 26525
SEAL

MAY 07 2020

JENNIFER McGONAGLE 500 TW CARDENA LIC# 16336

REVISIONS

REV#	DATE	DESCRIPTION
1	MARRIO TS CMMTS	03.11.2020

SCALE:	1/8" = 1'-0"
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	03/06/2020

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SHEET NUMBER
A2.02

GENERAL NOTES:

1. ALL CONSTRUCTION MATERIAL BELOW DFE +1', SHALL BE CONSTRUCTED WITH FLOOD DAMAGED RESISTANT MATERIAL, IN ACCORDANCE TO ASCE 24 TABLE 1-1 FOR TYPE II CLASSIFICATION.
2. ANY UTILITIES AND ATTENDANT EQUIPMENT OUTSIDE THE DRY FLOOD PROOFED AREA WILL BE ELEVATED AT OR ABOVE THE ELEVATION DFE +1'.
3. ALL OPENINGS BELOW THE DFE +1' SHALL COMPLY WITH ASCE 24 TABLE 6-1 AND WILL BE PROTECTED BY FLOOD BARRIERS.
4. FLOOD BARRIERS WILL BE SUBMITTED UNDER A SEPARATE PERMIT, AND SHALL BE INSTALLED WITHIN THE PROPERTY LINES AND SHALL NOT ENCROACH INTO THE PUBLIC PROPERTY.
5. SEPARATE PERMIT FOR FLOOD BARRIERS SHALL BE OBTAINED AND INSPECTED BEFORE THE ISSUANCE OF CO, TCO, OR PCO.
6. OWNER / TENANT SHALL INSTALL FLOOD BARRIERS TO PROTECT FLOOD OPENING BELOW DFE +1 WHEN A FLOOD WARNING FOR THE SITE IS ISSUED AND BUILDING OCCUPANT SHALL BE EVACUATED PRIOR TO A FLOOD EVENT.
7. ALL CONSTRUCTION MATERIALS AND FINISHES BELOW BFE +1 SHALL BE FLOOD RESISTANT IN ACCORDANCE WITH ASCE 24 SECTION 5.0 AND FEMA TECHNICAL BULLETIN 2-2008
8. FLOOD PROOFING SHALL COVER THE SLAB, FOUNDATIONS AND WALLS UP TO THE DFE +1'
9. CONTRACTOR SHALL SUBMIT AN UNDER CONSTRUCTION ELEVATION CERTIFICATE AND FLOOD PROOFING CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT PRIOR FOR REVIEW AND APPROVAL
10. SUMP PUMPS SHALL BE EQUIPPED WITH BACKUP POWER AND IN ACCORDANCE WITH ASCE 24-05 SECTION 6.2
11. ARCHITECT OF RECORD CERTIFIES THAT THE FLOOD PROOFING DESIGN AND CONSTRUCTION OF THE BUILDING IS ADEQUATE AND PREPARED IN COMPLIANCE WITH ASCE 24-05 - SECT 6.2 AND FEMA TECHNICAL BULLETIN 3-93
12. THE GC SHALL ENSURE THAT THE STRUCTURE IS SUBSTANTIALLY IMPERMEABLE, SEEPAGE RATES SHOULD NOT EXCEED AN AMOUNT THAT WILL RESULT IN ACCUMULATION OF MORE THAN 4 INCHES DEPTH IN A 24 HOUR PERIOD. BUILDING WALLS AND FLOOD BARRIER SYSTEMS ARE DESIGNED AND WILL BE CONSTRUCTED TO ASSURE THAT THE SEEPAGE RATES WILL BE LESS THAN 4 INCHES IN A 24 HOUR PERIOD ON ALL ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION +1'

FLOOD VENT NOTE & CALCULATIONS:

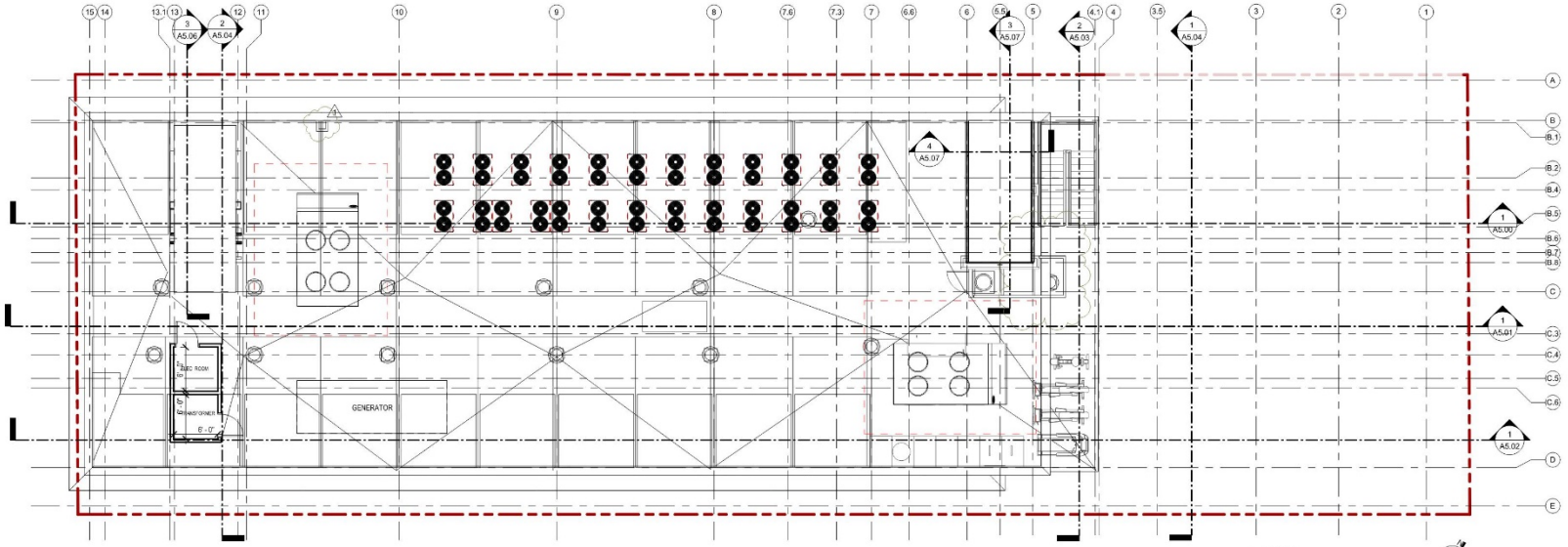
N/A

NOTE:
FOR DESIGN REFERENCE ONLY, FC SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECTS & FOR REVIEW.

LEGEND:

WWW FLOOD PANEL W/ NEOPRENE SEALS UP TO A MIN. OF +1' ABOVE DFE FOR ALL OPENINGS

- - - - - THEROSEAL CEMENTITIOUS FLOOR PROOFING COATING UP TO A MIN. OF +1' ABOVE DFE.



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

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

PROJECT NUMBER
1823

PROJECT TEAM
The Montford Group.
A Vision. A Brand. A Lifestyle.
OPTERRA CAPITAL
LS3P
streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
ROOF & UPPER ROOF FLOOR PLANS

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO MCG ARCHITECTURE LIC # 26525
SEAL

MAY 07 2020

JENNIFER MCGONAGLE | SOUTH CAROLINA LIC# 10330

REVISIONS

REV#	DATE	DESCRIPTION
1	MARRIOTS CMMTS	03.11.2020

SCALE: 1/8" = 1'-0"
DRAWN: YVD | MWR | KCP
CHECK: J McG
DATE 06/03/2020

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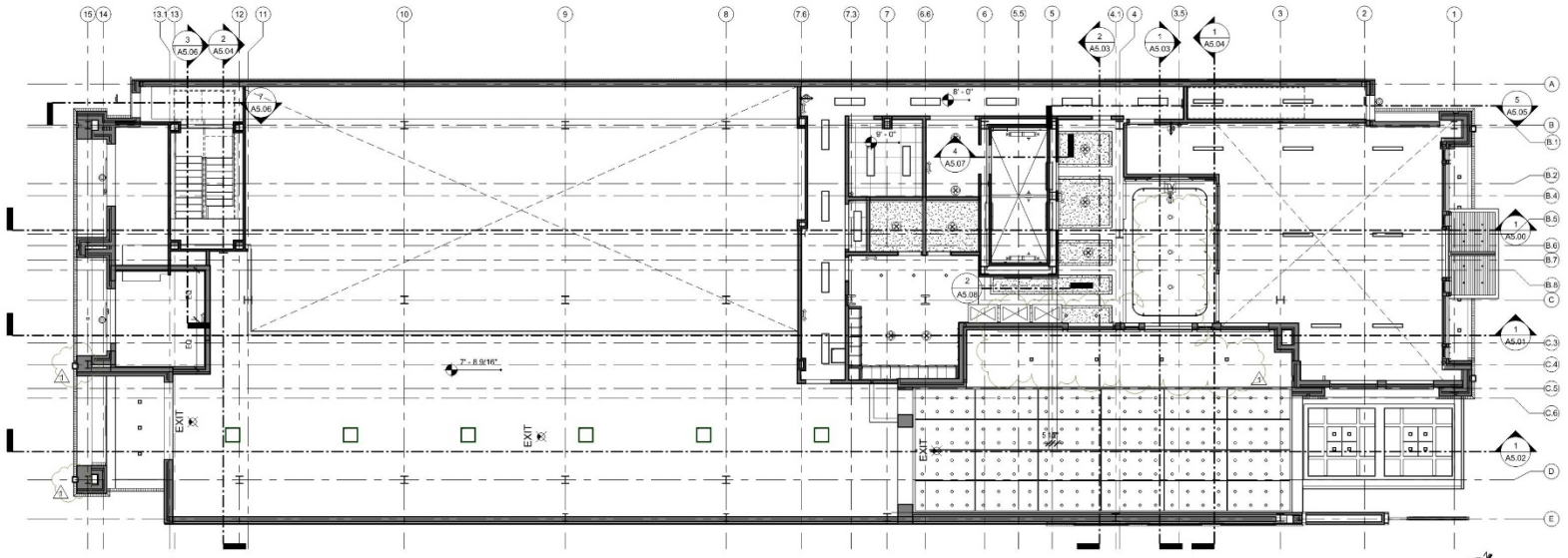
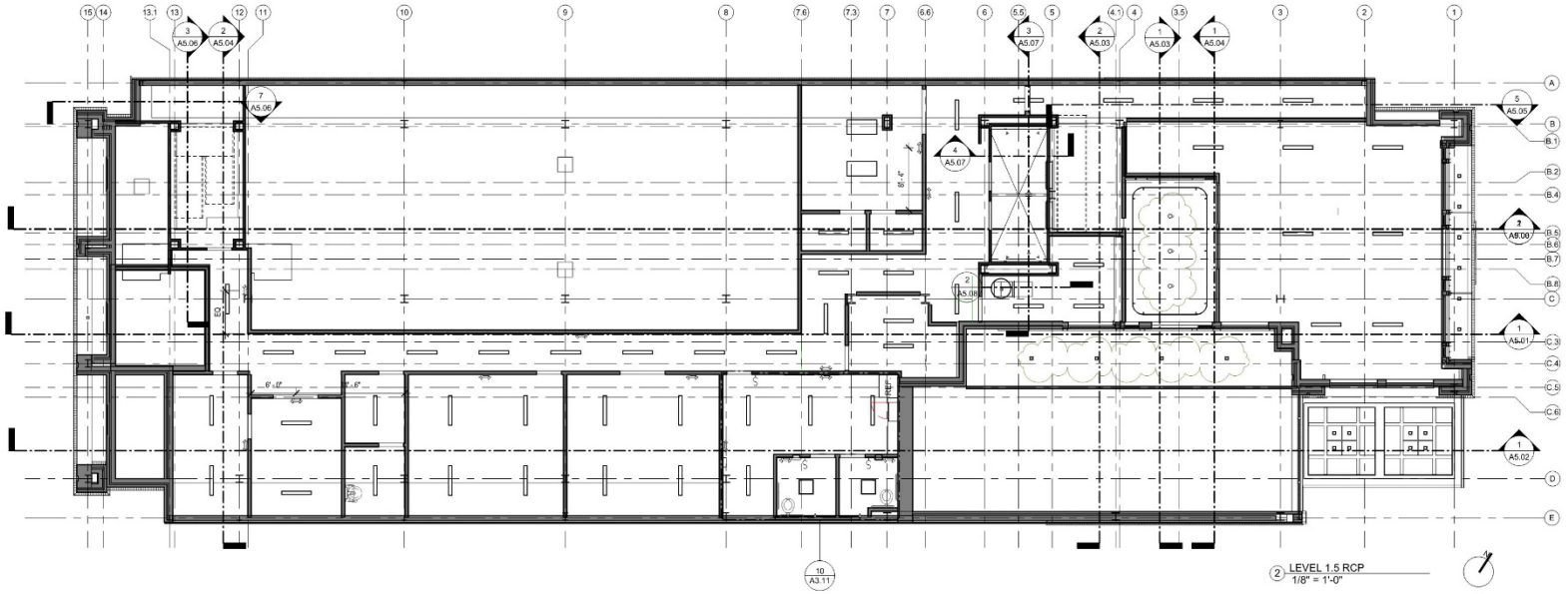
SHEET NUMBER
A2.03



1 LEVEL 1 RCP
1/8" = 1'-0"



2 LEVEL 1.5 RCP
1/8" = 1'-0"

RCP NOTES AND LEGENDS

1. THE REFLECTED CEILING PLANS AND SOFFIT LOCATIONS FROM SIDE WALLS ARE DEPICTED IN SHADED AREAS INDICATING THE CEILING HEIGHT ABOVE THE FINISH FLOOR. FOR ANY ADDITIONAL INFORMATION SEE MEP ENGINEER'S DOCUMENTS.

2. ALL INTERIOR DOOR HEADERS SHALL ACCOMODATE A 7'-0" HIGH DOOR UNLESS OTHERWISE NOTED (SEE DOOR SCHEDULE).

3. ALL FINISHES SHALL COMPLY WITH NFPA 101 SECTION 18.3.3..1 INTERIOR WALL & CEILING FINISHES.

4. INTERIOR FINISH ON WALLS & CEILINGS IN ACCORDANCE WITH SECTION 6-5 ARE AS FOLLOWS:
   (a) EXIT ENCLOSURES- CLASS A
   (b) LOBBIES AND CORRIDORS-CLASS A OR B
   (c) ALL OTHER SPACES-CLASS A, B, OR C

5. ALL GWB & PLASTER FINISHES SHALL BE FINISHED SMOOTH, PRIMED AND PAINTED.

6. ALL DROP CEILINGS AT UNDERSIDE OF SLAB SHALL BE FURRED OUT W/ DRYWALL AND PAINTED (U.O.N.).

7. ALL DROP CEILING HEIGHTS ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT/CHANGE DUE TO MECHANICAL INSTALLATION. NO DROP CEILINGS ARE TO BE LOWER THAN 7'-6" A.F.F. NOTIFY ARCHITECT IF HEIGHT PROBLEM IS ENCOUNTERED.

ELECTRICAL LEGEND - POWER

- MOTOR CONNECTION
- KEYED SWITCH
- MASTER SWITCH
- LOCAL LIGHTING SWITCH
- LOCAL LIGHTING SWITCH, 3-WAY
- DIMMER SWITCH WITH UNITIZED COVER
- TIMER SWITCH
- DATA
- DATA/TELEPHONE OUTLET, FLUSH WALL MOUNTED
- TELEPHONE OUTLET , FLUSH WALL MOUNTED
- HOUSE TELEPHONE OUTLET
- TV — TV OUTLET, FLUSH MOUNTED
- GFI — GROUND FAULT INTERRRUPTER, DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE
- DOUBLE DUPLEX RECEPTACLE
- SPECIAL SINGLE RECEPTACLE
- IG — ISOLATED GROUND DUPLEX RECEPTACLE
- TS — TAMPER SWITCH
- FLUSH FLOOR RECEPTACLE
- RECEPTACLE - 250V - 2 POLE FOR PTAC UNIT IN GUESTROOMS
- M — MAGNETIC HOLD-OPEN DEVICE ACTIVATED BY FIRE SYSTEM.
- J — CLOCK OUTLET
- CEILING MOUNTEDSOUND SYSTEM SPEAKER
- DDS — DOOR SIGNAL DISCONNECTS SWITCH MTD
- J T — 2-GANG BOX WITH TRANSPORTATION FOR DOOR SIGNAL
- CR — CARD READER
- I — INTERCOM
- R — DOOR RELEASE
- A — DURESS ALARM BUTTON

ELECTRICAL LEGEND - LIGHTING

- 2'X2' RECESSED LIGHTING FIXTURE
- 2'X4' RECESSED LIGHTING FIXTURE
- 1'X4' RECESSED LIGHTING FIXTURE
- 4' STRIP LIGHTING FIXTURE, SURFACE MOUNTED
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED DECORATIVE LIGHTING FIXTURE
- PENDANT LIGHT - SEE PLANS FOR SIZE & CONFIG.
- RECESSED LIGHTING FIXTURE
- TRACK W/ ADJUSTABLE TRACK HEADS
- LED COVE LIGHTING STRIP FIXTURE
- SPEAKER
- EXIT — EXIT SIGN
- HORN / STROBE LIGHT

MECHANICAL LEGEND

- SUPPLY AIR GRILL
- RETURN AIR GRILL
- EXHAUST FAN
- EXHAUST FAN/LIGHT COMBO
- T — THERMOSTAT
- LINEAR DIFFUSER

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

PROJECT NUMBER
1823

PROJECT TEAM
The Montford Group.
A VISION. A BRAND. A LIFESTYLE.
OPTERRA CAPITAL
LS3P
streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
LEVELS 1 & 1.5 RCP

PHASE
CONSTRUCTION DOCUMENTS

SEAL

LICENSED PROFESSIONAL ARCHITECT, STATE OF FLORIDA
SEAL

MAY 07 2020

JENNIFER McCONNELL SOUTH CAROLINA LICENSE 10390

REVISIONS

REV#	DATE	DESCRIPTION
1	MARRIOTT S CMMTS	03.11.2020

SCALE: 1/8" = 1'-0"
DRAWN: YVD | MWR | KCP
CHECK: J McG
DATE 03/06/2020

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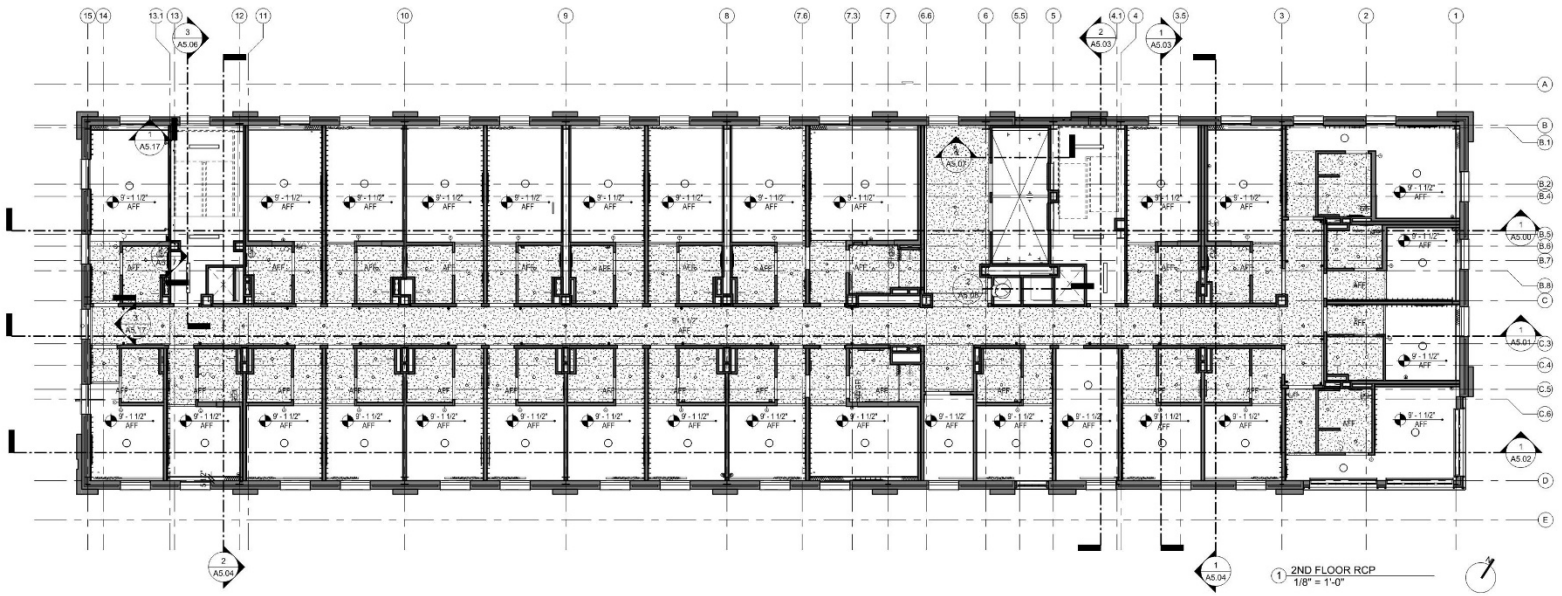
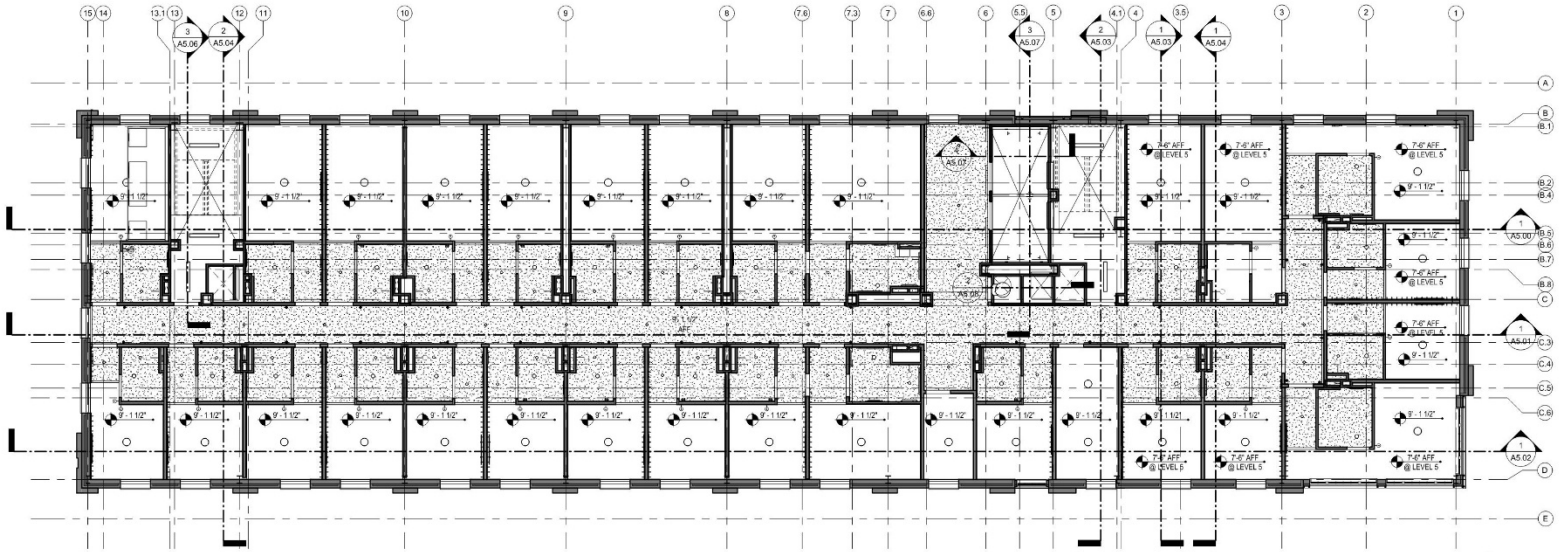
SHEET NUMBER
A2.04



1 2ND FLOOR RCP
1/8" = 1'-0"



2 3RD - 5TH FLOOR RCP
1/8" = 1'-0"

RCP NOTES AND LEGENDS

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2. ALL INTERIOR DOOR HEADERS SHALL ACCOMODATE A 7'-0" HIGH DOOR UNLESS OTHERWISE NOTED (SEE DOOR SCHEDULE).

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ELECTRICAL LEGEND - POWER

- MOTOR CONNECTION
- KEYED SWITCH
- MASTER SWITCH
- LOCAL LIGHTING SWITCH
- LOCAL LIGHTING SWITCH, 3-WAY
- DIMMER SWITCH WITH UNITIZED COVER
- TIMER SWITCH
- DATA
- DATA/TELEPHONE OUTLET, FLUSH WALL MOUNTED
- TELEPHONE OUTLET , FLUSH WALL MOUNTED
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- TV — TV OUTLET, FLUSH MOUNTED
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- RECEPTACLE - 250V - 2 POLE FOR PTAC UNIT IN GUESTROOMS
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- CEILING MOUNTEDSOUND SYSTEM SPEAKER
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- J T — 2-GANG BOX WITH TRANSPORTATION FOR DOOR SIGNAL
- CR — CARD READER
- I — INTERCOM
- R — DOOR RELEASE
- A — DURESS ALARM BUTTON

ELECTRICAL LEGEND - LIGHTING

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- TRACK W/ ADJUSTABLE TRACK HEADS
- LED COVE LIGHTING STRIP FIXTURE
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- EXIT — EXIT SIGN
- HORN / STROBE LIGHT

MECHANICAL LEGEND

- SUPPLY AIR GRILL
- RETURN AIR GRILL
- EXHAUST FAN
- EXHAUST FAN/LIGHT COMBO
- T — THERMOSTAT
- LINEAR DIFFUSER

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

PROJECT NUMBER
1823

PROJECT TEAM
The Montford Group.
A VISION. A BRAND. A LIFESTYLE.
OPTERRA CAPITAL
LS3P
streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
LEVELS 2 - 5 RCP

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO McG ARCHITECTURE LIC # 26525
SEAL

MAY 07 2020

JENNIFER McGONAGLE 500 TW CARDENA LIC# 10290

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	1/8" = 1'-0"
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	06/03/2020

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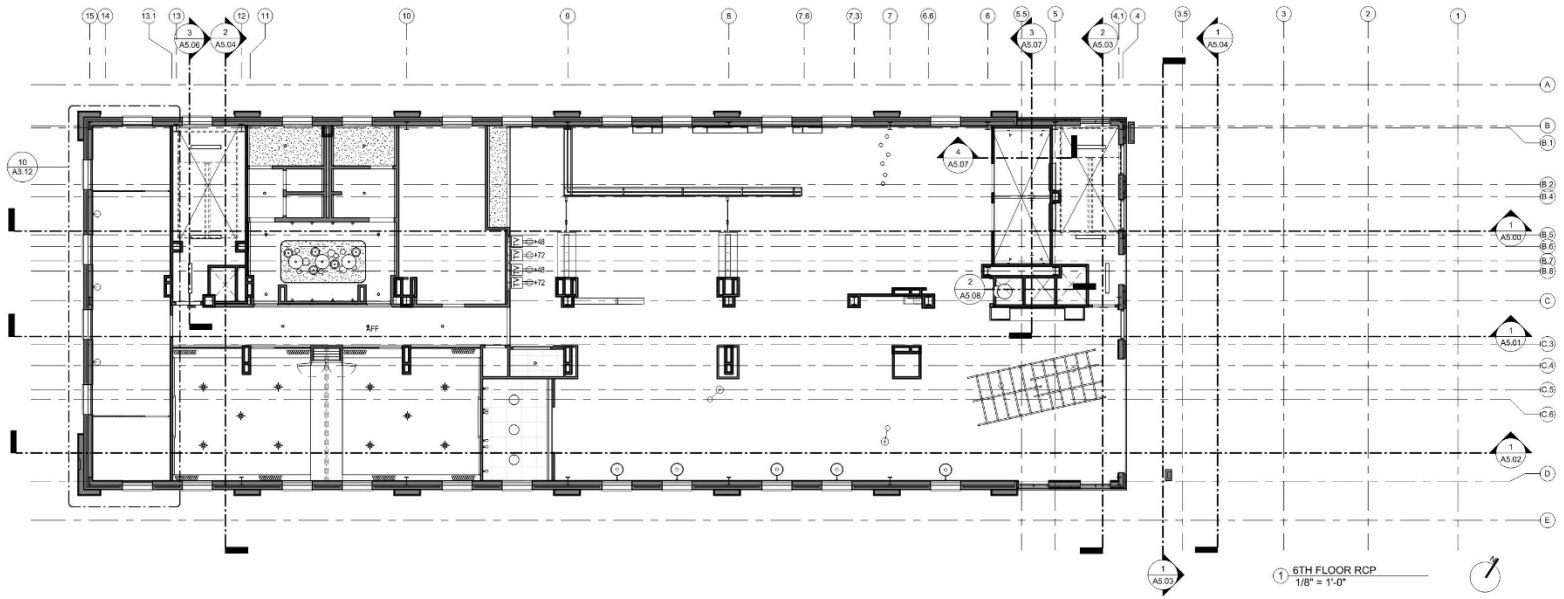
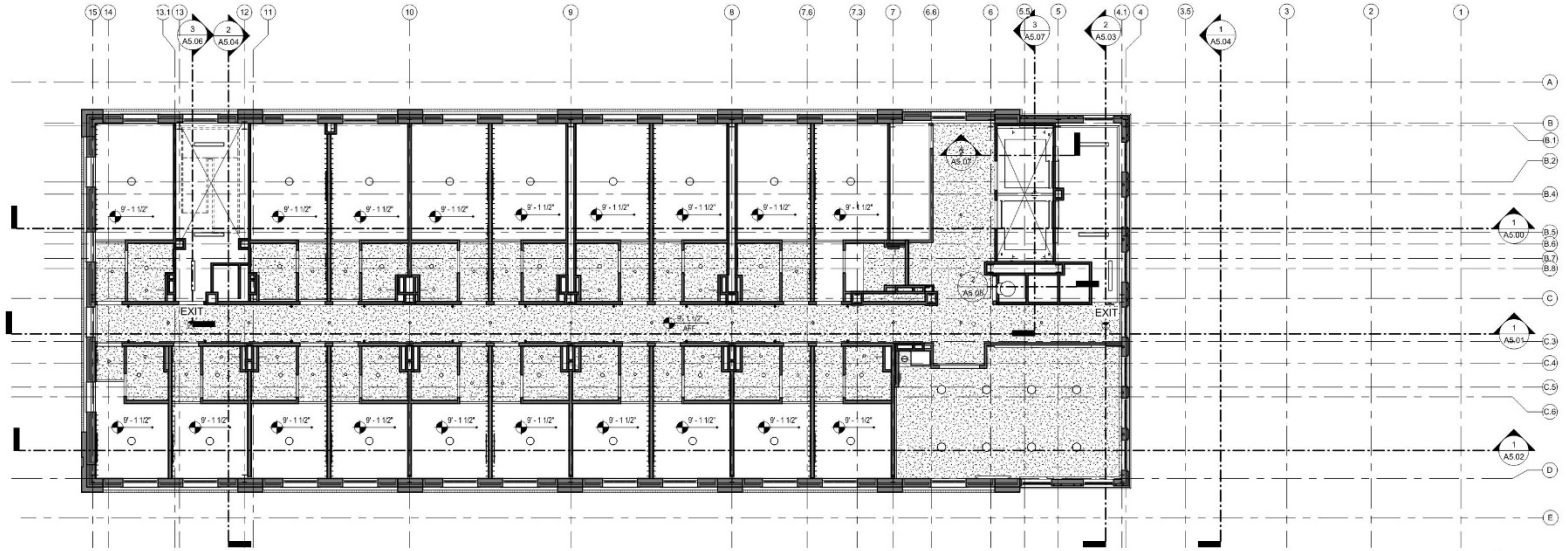
SHEET NUMBER
A2.05



1 6TH FLOOR RCP
1/8" = 1'-0"



2 7TH FLOOR RCP
1/8" = 1'-0"

RCP NOTES AND LEGENDS

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ELECTRICAL LEGEND - POWER

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- LOCAL LIGHTING SWITCH
- LOCAL LIGHTING SWITCH, 3-WAY
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- CR — CARD READER
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- R — DOOR RELEASE
- A — DURESS ALARM BUTTON

ELECTRICAL LEGEND - LIGHTING

- 2'X2' RECESSED LIGHTING FIXTURE
- 2'X4' RECESSED LIGHTING FIXTURE
- 1'X4' RECESSED LIGHTING FIXTURE
- 4' STRIP LIGHTING FIXTURE, SURFACE MOUNTED
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- PENDANT LIGHT - SEE PLANS FOR SIZE & CONFIG.
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- EXIT — EXIT SIGN
- HORN / STROBE LIGHT

MECHANICAL LEGEND

- SUPPLY AIR GRILL
- RETURN AIR GRILL
- EXHAUST FAN
- EXHAUST FAN/LIGHT COMBO
- T — THERMOSTAT
- LINEAR DIFFUSER

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PROJECT NUMBER
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EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
LEVELS 6 & 7 RCP

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO McG ARCHITECTURE LIC # AR95375
SEAL

MAY 07 2020

JENNIFER McGONAGLE 50079 CARDENA LIC# 50350

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	1/8" = 1'-0"
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	03/06/2020

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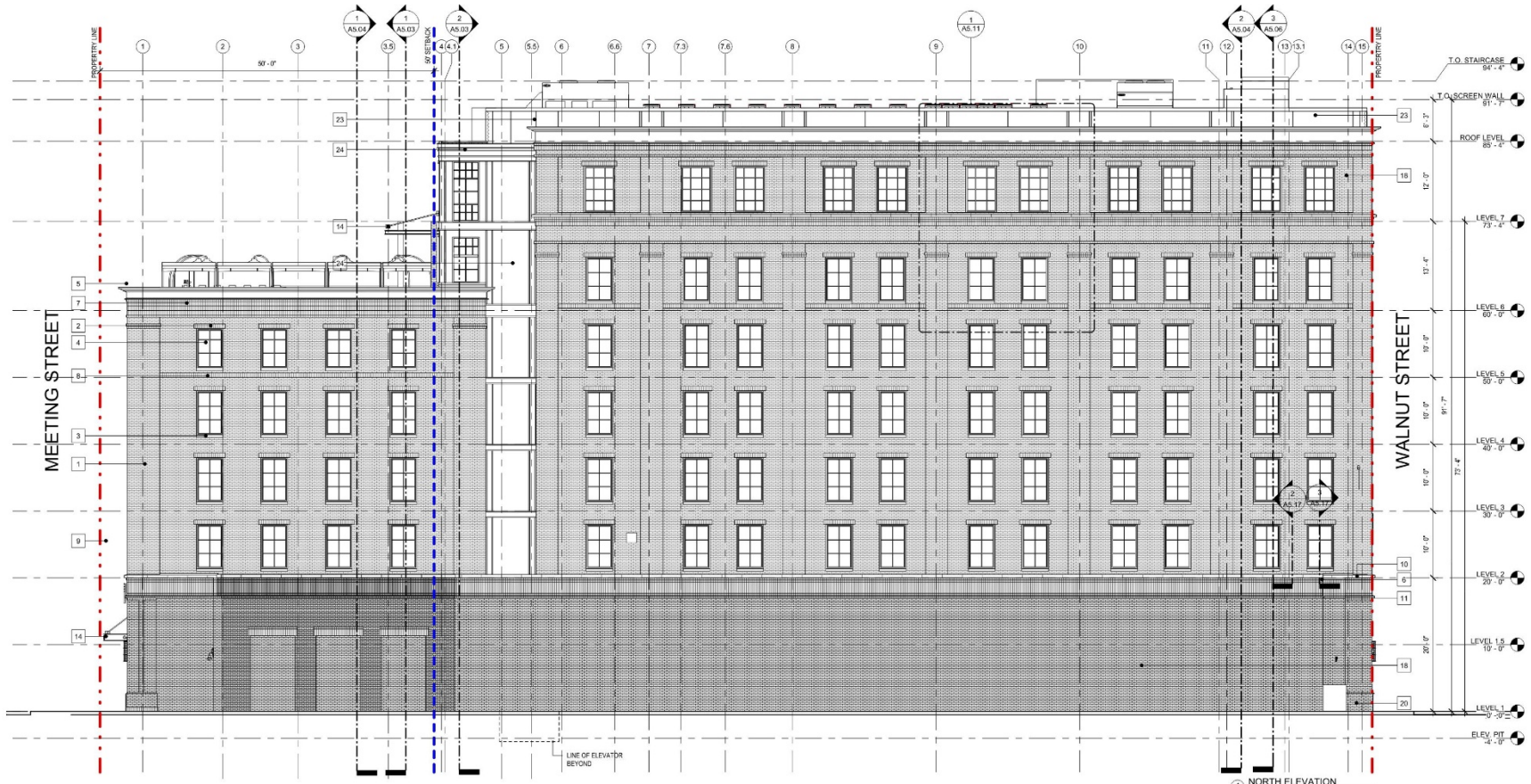
SHEET NUMBER
A2.06



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

ELEVATION LEGEND

1	8" DEEP BRICK PILASTER	16	GRANITE BASE
2	BRICK HEADER	17	ALUMINIUM CHANNEL
3	PRECAST SILL	18	DARK BRICK
4	ALUMINIUM WINDOW	19	2" DEEP REVEAL
5	ALUMINIUM CORNICE AND COPING	20	BRICK WATER TABLE
6	BRICK CORBEL	21	ALUMINIUM NANAWALL SYSTEM
7	TRIPLE SOLDIER COURSE	22	ALUMINIUM PANEL
8	BELT COURSE 1" PROJECTED BRICK SOLDIER	23	CORRUGATED METAL SCREEN
9	RIGHT ANGLE SIGN	24	ALUMINIUM COPING
10	PRECAST BAND	25	FROSTED GLASS
11	TRIPLE SOLDIER COURSE	26	VISION GLASS
12	ALUMINIUM STOREFRONT		
13	DOWNSPOUT		
14	ALUMINIUM BALCONY FASCIA		
15	PTD ADDRESS LETTERS		

GENERAL NOTES:

1. PURPOSE OF LIFE SAFETY PLAN IS FOR REFERENCE OF ESSENTIAL FIRE PROTECTION, DETECTION, AND LIFE SAFETY COMPONENTS. THEY SHALL NOT BE USED FOR INSTALLATION OF EQUIPMENT AND DEVICES.

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FIRE EXTINGUISHER NOTE:

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

PROJECT NUMBER
1823

PROJECT TEAM
The Montford Group.
A VISION. A BRAND. A LIFESTYLE.
OPTERRA CAPITAL
LS3P
streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
NORTH ELEVATION

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO MCG ARCHITECTURE LIC # AR95375
SEAL

MAY 07 2020

JENNIFER MCGONAGLE SOUTH CAROLINA LIC# 10390

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	1/8" = 1'-0"
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	03/06/2020

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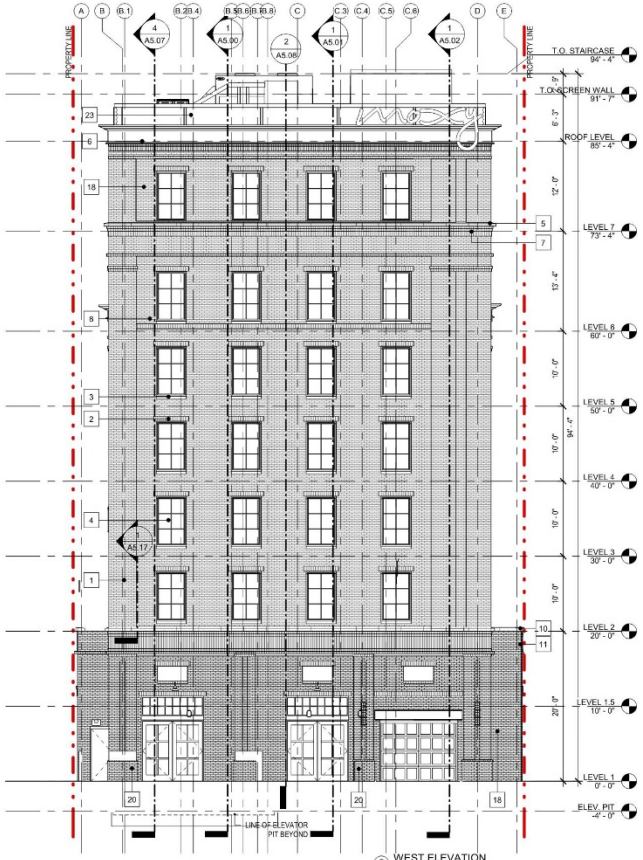
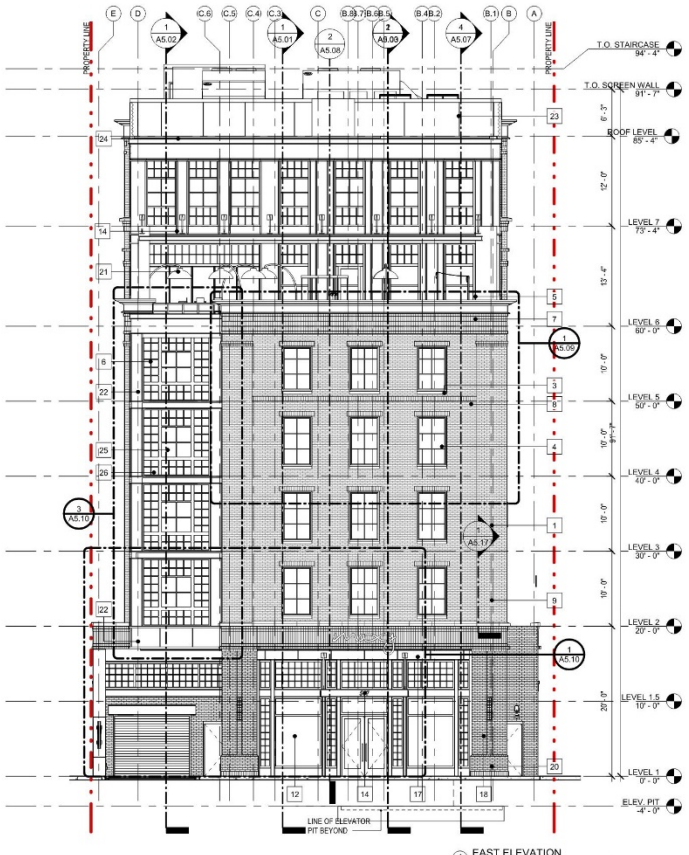
SHEET NUMBER
A4.00



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



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

ELEVATION LEGEND

1	8" DEEP BRICK PILASTER	16	GRANITE BASE
2	BRICK HEADER	17	ALUMINIUM CHANNEL
3	PRECAST SILL	18	DARK BRICK
4	ALUMINIUM WINDOW	19	2" DEEP REVEAL
5	ALUMINIUM CORNICE AND COPING	20	BRICK WATER TABLE
6	BRICK CORBEL	21	ALUMINIUM NANAWALL SYSTEM
7	TRIPLE SOLDIER COURSE	22	ALUMINIUM PANEL
8	BELT COURSE 1" PROJECTED BRICK SOLDIER	23	CORRUGATED METAL SCREEN
9	RIGHT ANGLE SIGN	24	ALUMINIUM COPING
10	PRECAST BAND	25	FROSTED GLASS
11	TRIPLE SOLDIER COURSE	26	VISION GLASS
12	ALUMINIUM STOREFRONT		
13	DOWNSPOUT		
14	ALUMINIUM BALCONY FASCIA		
15	PTD ADDRESS LETTERS		

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McG
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PROJECT NUMBER
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EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
EAST & WEST ELEVATION

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO McG ARCHITECTURE LIC # AR95

SEAL

MAY 07 2020

JENNIFER McCONNELL SOUTH CAROLINA LIC# 10390

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	1/8" = 1'-0"
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	03/06/2020

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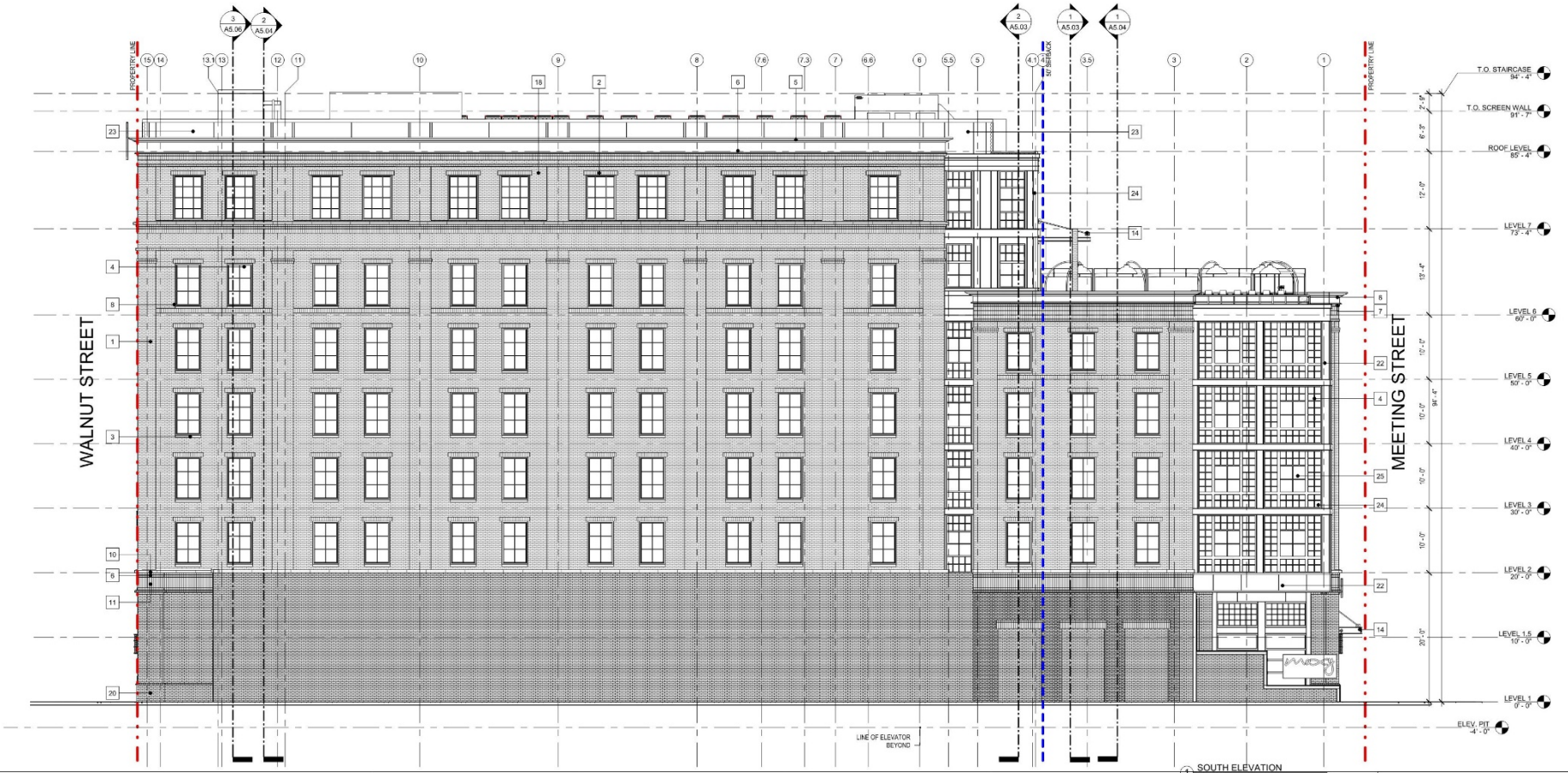
SHEET NUMBER
A4.01



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

ELEVATION LEGEND

1	8" DEEP BRICK PILASTER	16	GRANITE BASE
2	BRICK HEADER	17	ALUMINIUM CHANNEL
3	PRECAST SILL	18	DARK BRICK
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PROJECT NUMBER
1823

PROJECT TEAM
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OPTERRA CAPITAL
LS3P
streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
SOUTH ELEVATION

PHASE
CONSTRUCTION DOCUMENTS

SEAL

FLORIDA REGISTERED ARCHITECT, LICENSE NO. AR95275
SEAL

MAY 07 2020

JENNIFER McGONAGLE SOUTH CAROLINA LICENSE 10290

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	1/8" = 1'-0"
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	03/06/2020

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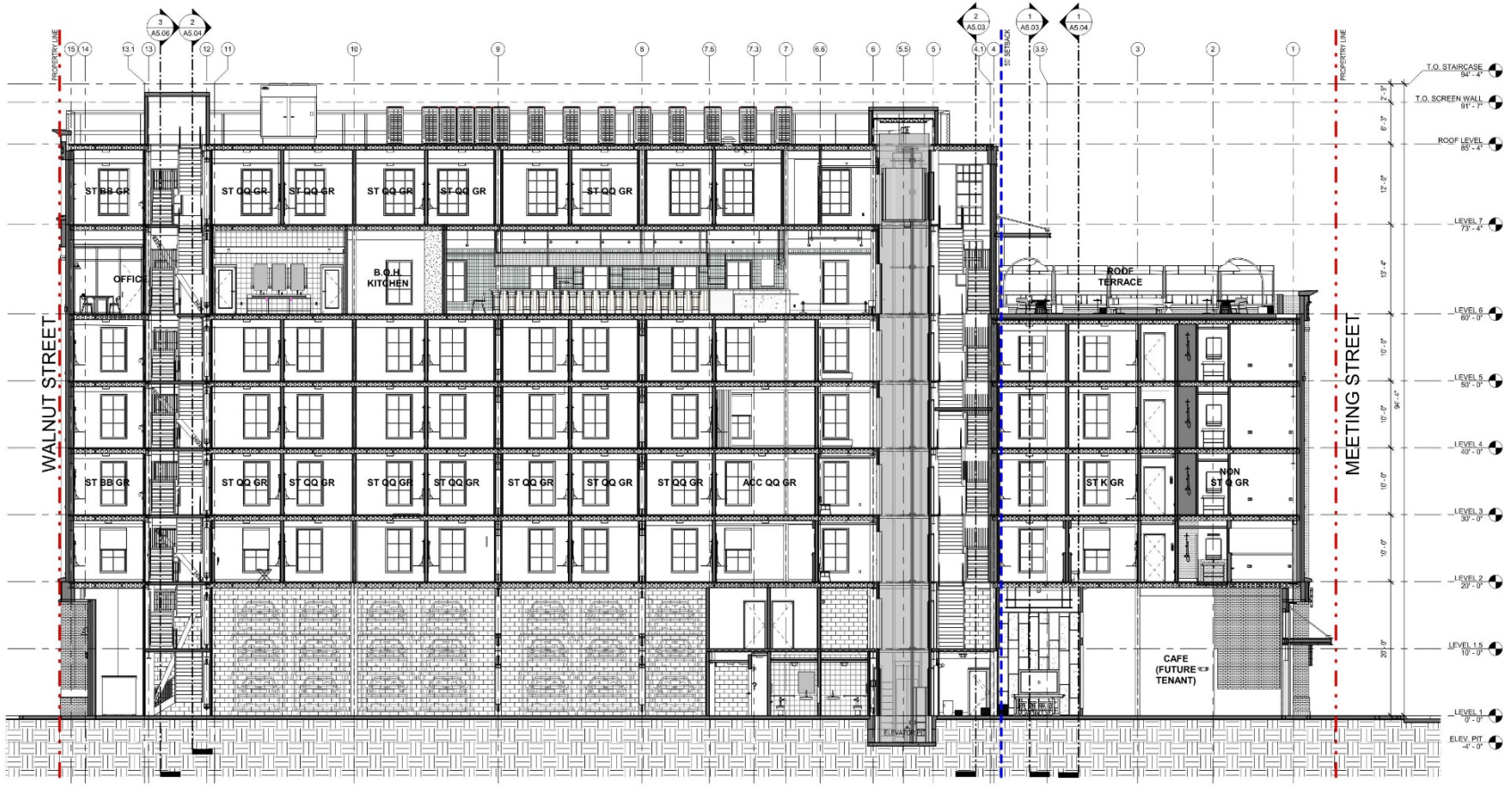
SHEET NUMBER
A4.02



1 BUILDING SECTION 1
1/8" = 1'-0"

ELEVATION LEGEND

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(305) 573-2728

PROJECT NUMBER
1823

PROJECT TEAM
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OPTERRA CAPITAL
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streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
BUILDING SECTION

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO McG ARCHITECTURE LIC # AR95375
SEAL

MAY 07 2020

JENNIFER McGONAGLE SOUTH CAROLINA LIC# 10390

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	1/8" = 1'-0"
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	03/06/2020

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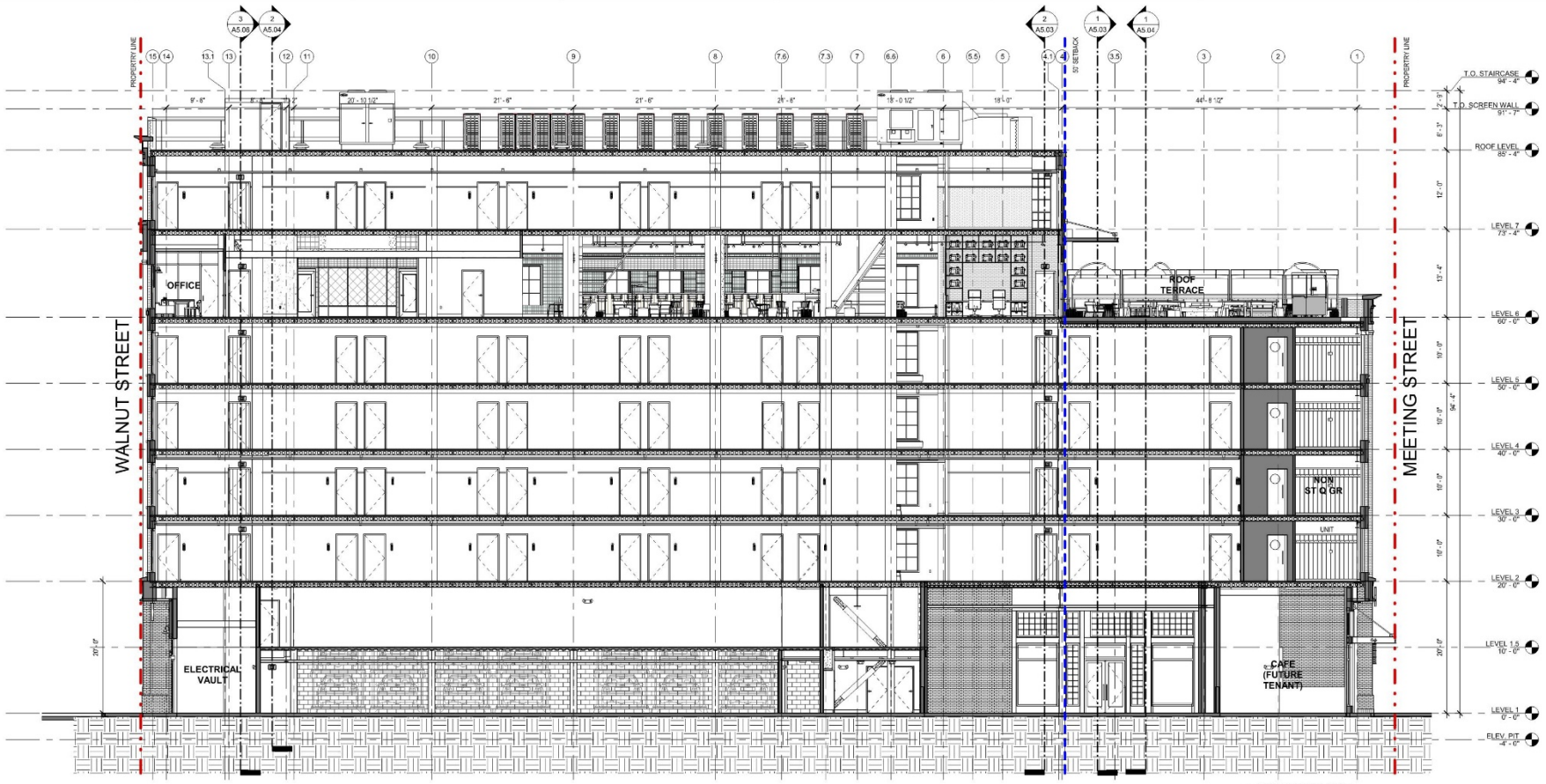
SHEET NUMBER
A5.00



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

ELEVATION LEGEND

1	8" DEEP BRICK PILASTER
2	BRICK HEADER
3	PRECAST SILL
4	ALUMINIUM WINDOW
5	ALUMINIUM CORNICE AND COPING
6	BRICK CORBEL
7	TRIPLE SOLDIER COURSE
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14	ALUMINIUM BALCONY FASCIA
15	PTD ADDRESS LETTERS
16	GRANITE BASE
17	ALUMINIUM CHANNEL
18	DARK BRICK
19	2" DEEP REVEAL
20	BRICK WATER TABLE
21	ALUMINIUM NANAWALL SYSTEM
22	ALUMINIUM PANEL
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EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
BUILDING SECTION

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO MCG ARCHITECTURE LIC # 26575
SEAL

MAY 07 2020

JENNIFER MCGONAGLE SOUTH CAROLINA LIC# 10290

REVISIONS

REV#	DATE	DESCRIPTION

SCALE: 1/8" = 1'-0"
DRAWN: YVD | MWR | KCP
CHECK: J McG
DATE 03/06/2020

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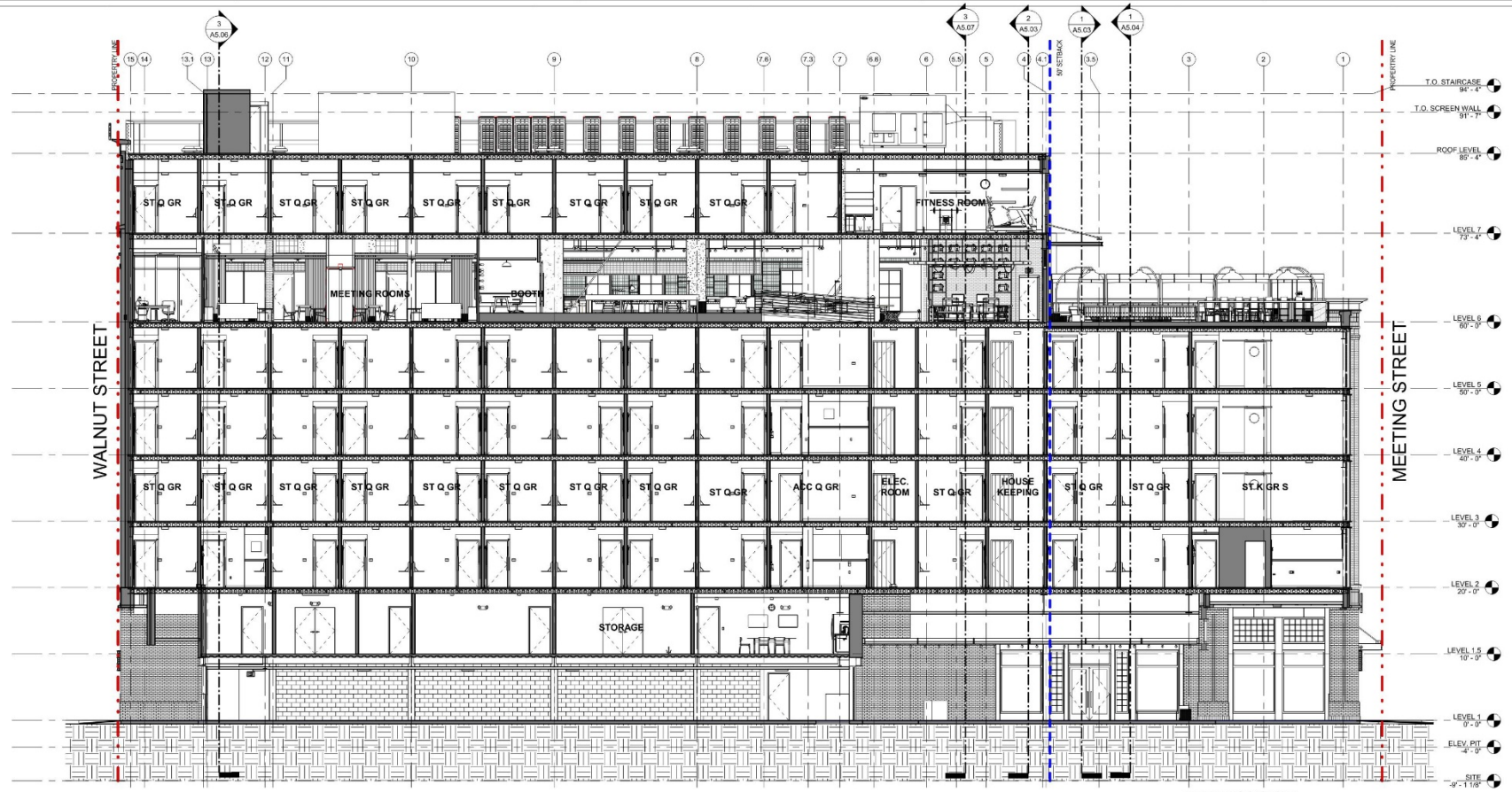
SHEET NUMBER
A5.01



1 BUILDING SECTION 3
1/8" = 1'-0"

ELEVATION LEGEND

1	8" DEEP BRICK PILASTER
2	BRICK HEADER
3	PRECAST SILL
4	ALUMINIUM WINDOW
5	ALUMINIUM CORNICE AND COPING
6	BRICK CORBEL
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SEAL

MAY 07 2020

JENNIFER McGONAGLE SOUTH CAROLINA LIC# 10330

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	1/8" = 1'-0"
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	03/06/2020

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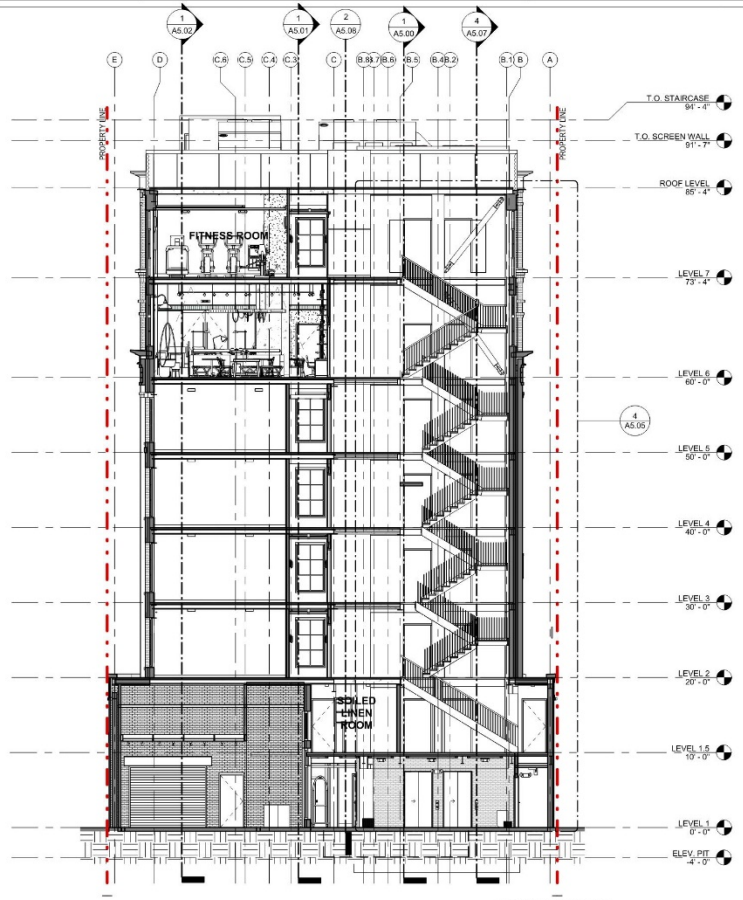
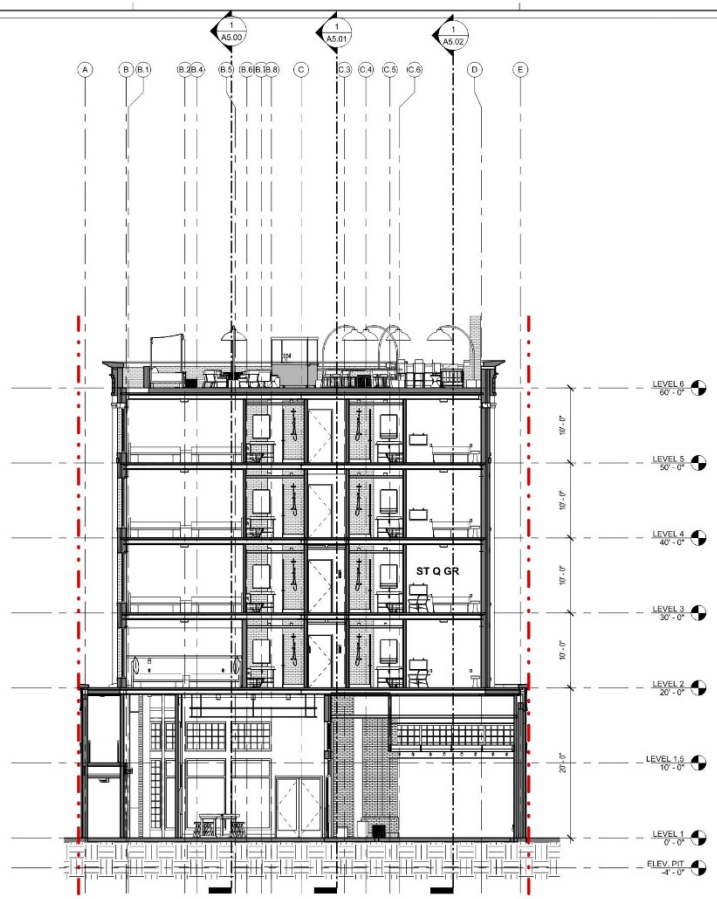
SHEET NUMBER
A5.02



2 BUILDING SECTION 5
1/8" = 1'-0"



1 BUILDING SECTION 4
1/8" = 1'-0"

ELEVATION LEGEND

1	8" DEEP BRICK PILASTER	16	GRANITE BASE
2	BRICK HEADER	17	ALUMINIUM CHANNEL
3	PRECAST SILL	18	DARK BRICK
4	ALUMINIUM WINDOW	19	2" DEEP REVEAL
5	ALUMINIUM CORNICE AND COPING	20	BRICK WATER TABLE
6	BRICK CORBEL	21	ALUMINIUM NANAWALL SYSTEM
7	TRIPLE SOLDIER COURSE	22	ALUMINIUM PANEL
8	BELT COURSE 1" PROJECTED BRICK SOLDIER	23	CORRUGATED METAL SCREEN
9	RIGHT ANGLE SIGN	24	ALUMINIUM COPING
10	PRECAST BAND	25	FROSTED GLASS
11	TRIPLE SOLDIER COURSE	26	VISION GLASS
12	ALUMINIUM STOREFRONT		
13	DOWNSPOUT		
14	ALUMINIUM BALCONY FASCIA		
15	PTD ADDRESS LETTERS		

GENERAL NOTES:

1. PURPOSE OF LIFE SAFETY PLAN IS FOR REFERENCE OF ESSENTIAL FIRE PROTECTION, DETECTION, AND LIFE SAFETY COMPONENTS. THEY SHALL NOT BE USED FOR INSTALLATION OF EQUIPMENT AND DEVICES.

2. MAXIMUM ELEVATION CHANGE AT ALL BUILDING ENTRANCE DOORS (INCLUDING THRESHOLDS) SHALL BE EQUAL TO OR LESS THAN 1/2".

3. THIS PROPOSED BUILDING SHALL INCORPORATE A COMPLETE AUTOMATIC SPRINKLER SYSTEM, IN ACCORDANCE TO NFPA 13, AS PER S.C.B.C. 903.3.1.1. AND FFPC SECTION 11.8.3.. REFER TO FIRE PROTECTION SHEETS.

4. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED IN PLACE AT ALL TIMES; AS PER FBC 2017, SECTION 1004.3. & AS PER F.F.P.C.

5. POSTED OCCUPANT LOAD SIGNS MUST BE ISSUED BY THE FIRE DEPT. TYPICAL AT ALL LEVELS.

6. EVACUATION MAPS SHALL BE POSTED ON BACKSIDE OF ALL UNITS, TYPICAL AT ALL LEVELS.

FIRE EXTINGUISHER NOTE:

AS PER 2017 S.C.B.C. SECTION [F] 906.2. AND NFPA 101, 2015 EDITION, SECTION 9.9" PORTABLE FIRE EXTINGUISHERS.

FIRE EXTINGUISHER SHALL BE SELECTED, INSTALLED, INSPECTED AND MAINTAINED IN ACCORDANCE W/ NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS.

PROVIDE A PORTABLE TYPE "K" FIRE EXTINGUISHER, SET INSIDE A F.E. CABINET FOR THE KITCHEN AREA.
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STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 103
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
1823

PROJECT TEAM
The Montford Group.
A Vision. A Brand. A Lifestyle.
OPTERRA CAPITAL
LS3P
streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
BUILDING SECTIONS

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO MCG ARCHITECTURE LIC # AR95275
SEAL

MAY 07 2020

JENNIFER MCGONAGLE-SOUTW CARDENA LIC# 10330

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	1/8" = 1'-0"
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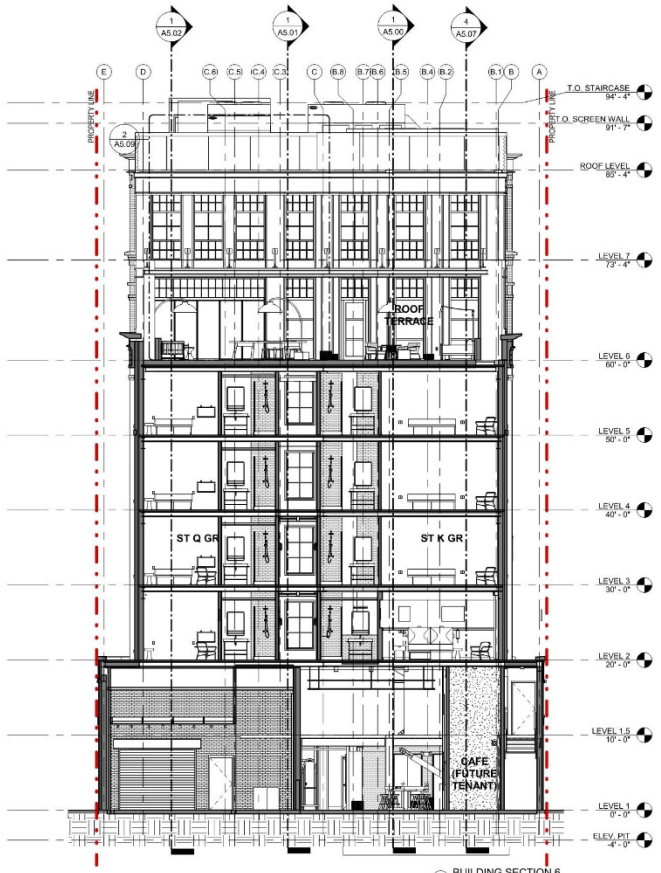
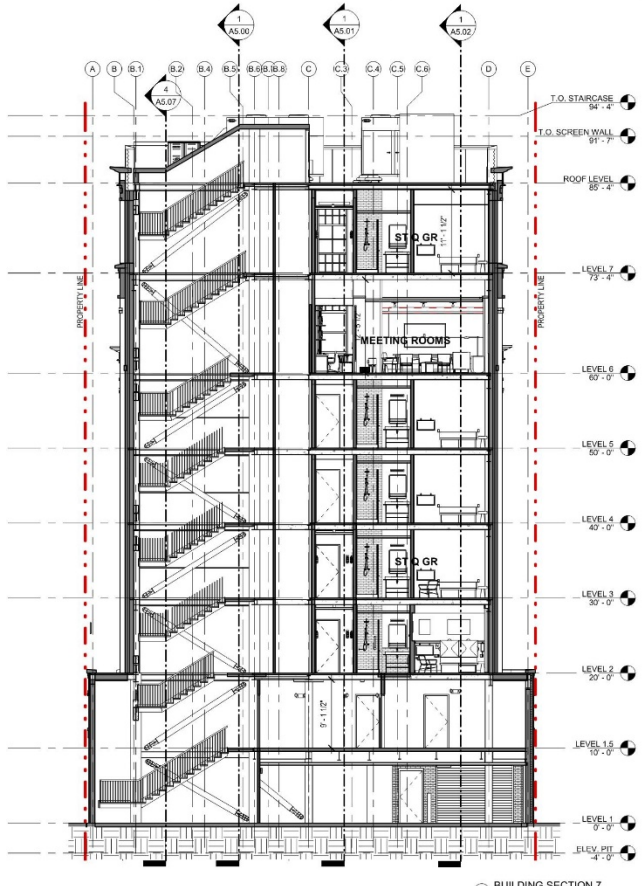
SHEET NUMBER
A5.03



1 BUILDING SECTION 6
1/8" = 1'-0"



2 BUILDING SECTION 7
1/8" = 1'-0"

ELEVATION LEGEND

1	8" DEEP BRICK PILASTER	16	GRANITE BASE
2	BRICK HEADER	17	ALUMINIUM CHANNEL
3	PRECAST SILL	18	DARK BRICK
4	ALUMINIUM WINDOW	19	2" DEEP REVEAL
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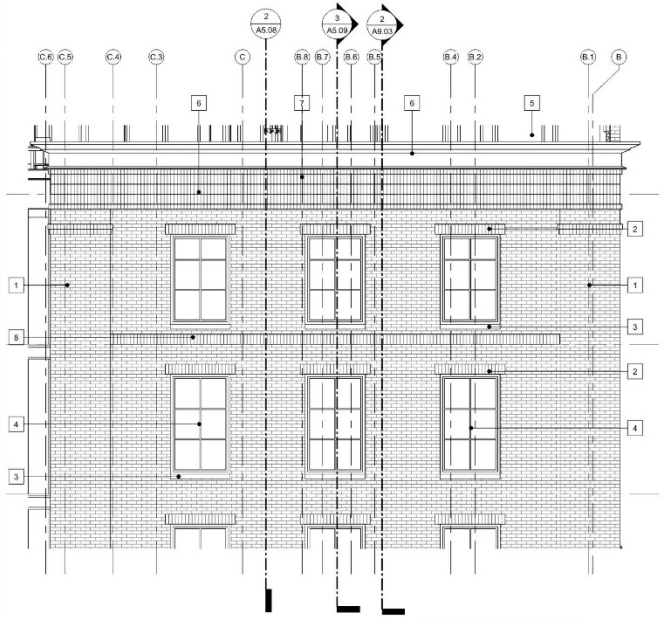
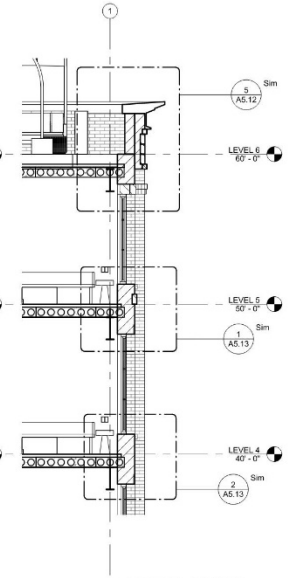
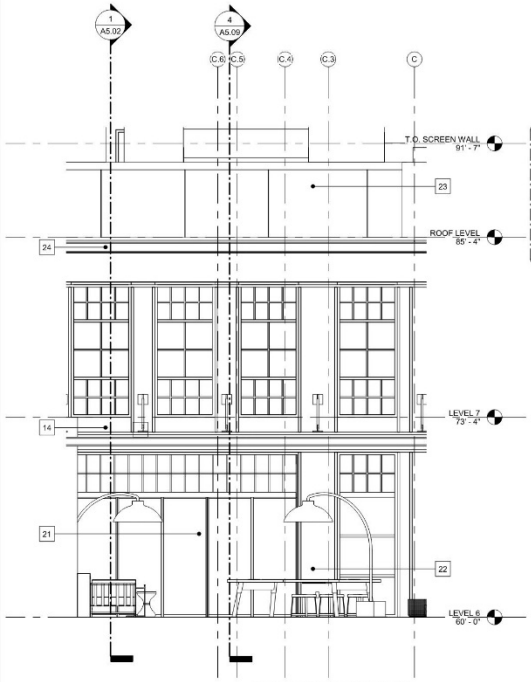
SHEET NUMBER
A5.04



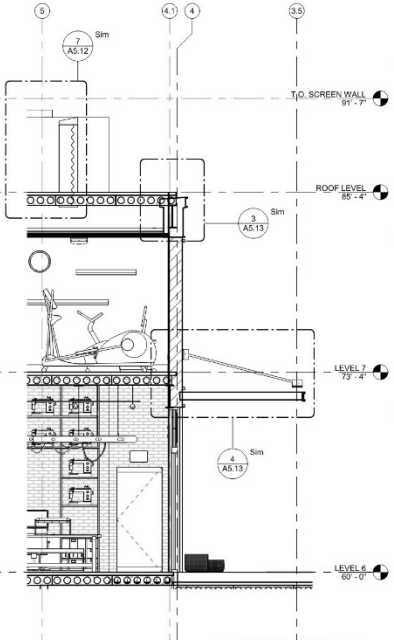
1 ENLARGED EAST ELEVATION A
1/4" = 1'-0"



3 EAST WALL SECTION 1
1/4" = 1'-0"



2 TERRACE EAST ELEVATION
1/4" = 1'-0"



4 TERRACE WALL SECTION
1/4" = 1'-0"

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2	BRICK HEADER
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14	ALUMINIUM BALCONY FASCIA
15	PTD ADDRESS LETTERS
16	GRANITE BASE
17	ALUMINIUM CHANNEL
18	DARK BRICK
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EARTHSOURCE ENGINEERING CONSULTANTS

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moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
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29403

DRAWING
WALL SECTION DETAILS

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO McG ARCHITECTURE LIC # AR95375
SEAL

MAY 07 2020

JENNIFER McGONAGLE SOUTH CAROLINA LIC# 10390

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	1/4" = 1'-0"
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
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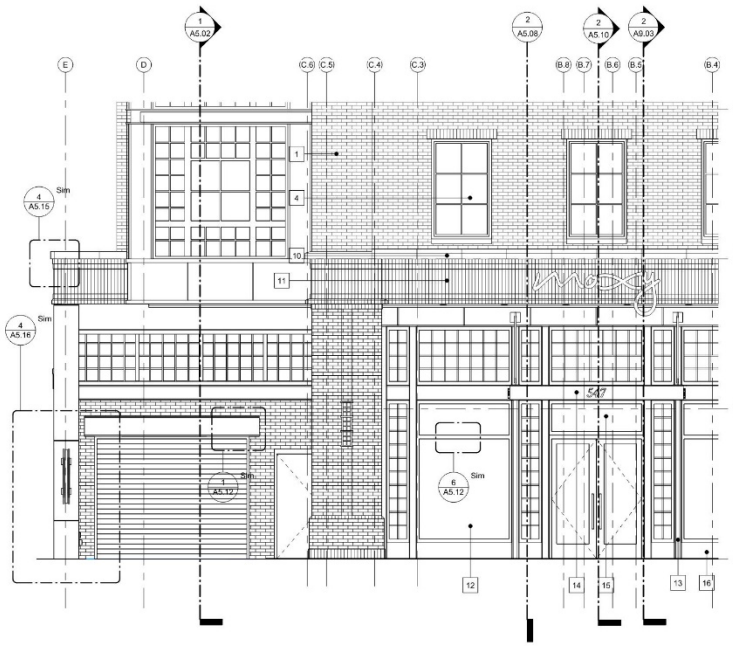
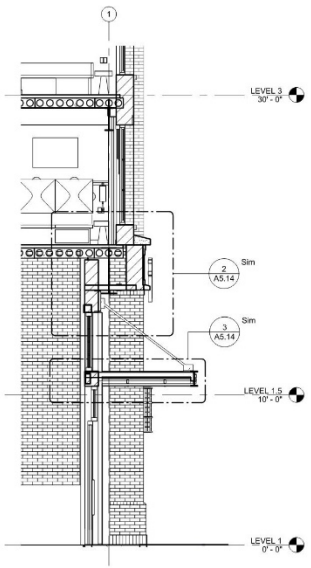
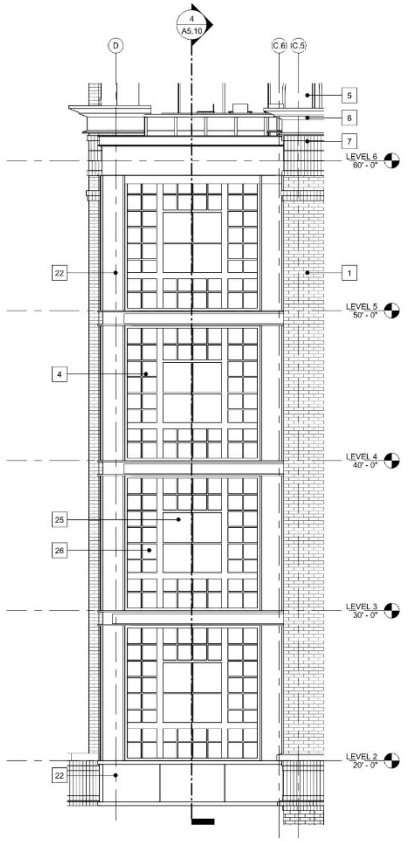
SHEET NUMBER
A5.09



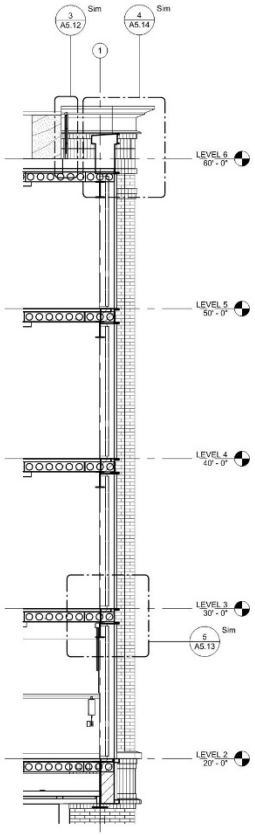
1 ENLARGED EAST ELEVATION B
1/4" = 1'-0"



2 EAST WALL SECTION 1B
1/4" = 1'-0"



3 ENLARGED EAST ELEVATION C
1/4" = 1'-0"



4 EAST WALL SECTION 2
1/4" = 1'-0"

ELEVATION LEGEND

1	8" DEEP BRICK PILASTER
2	BRICK HEADER
3	PRECAST SILL
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6	BRICK CORBEL
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15	PTD ADDRESS LETTERS
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19	2" DEEP REVEAL
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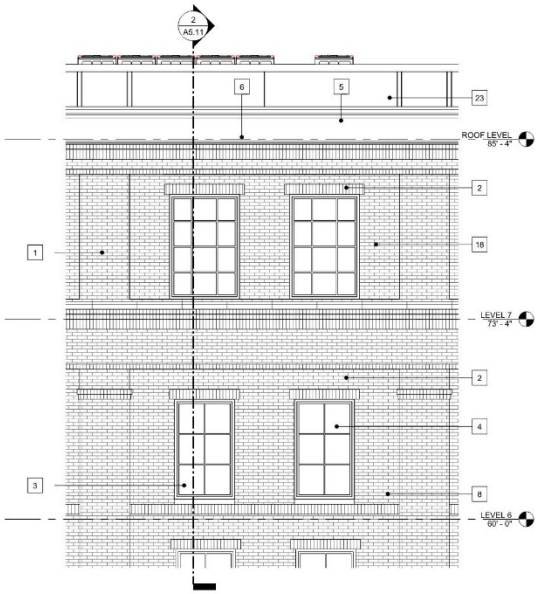
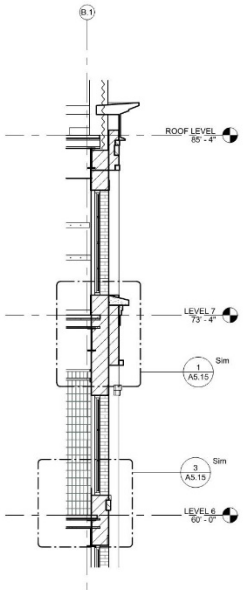
SHEET NUMBER
A5.10



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



2 NORTH WALL SECTION 1
1/4" = 1'-0"

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1	8" DEEP BRICK PILASTER
2	BRICK HEADER
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FIRE EXTINGUISHER NOTE:

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

PROJECT NUMBER
1823

PROJECT TEAM
The Montford Group.
A Vision. A Brand. A Lifestyle.
OPTERRA CAPITAL
LS3P
streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
WALL SECTION DETAILS

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO MCG ARCHITECTURE LIC # AR95375
SEAL

MAY 07 2020

JENNIFER MCGONAGLE | SOUTH CAROLINA LIC# 10330

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	1/4" = 1'-0"
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	03/06/2020

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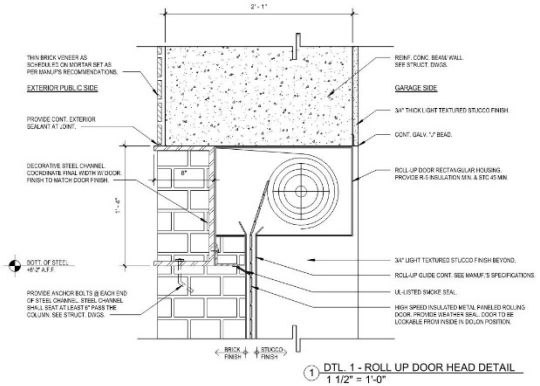
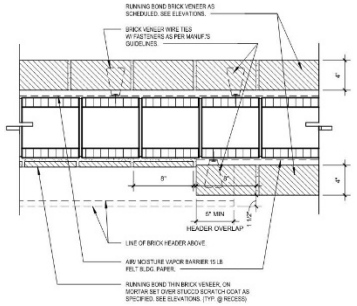
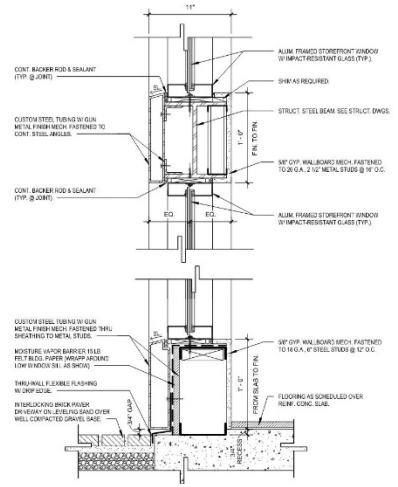
SHEET NUMBER
A5.11



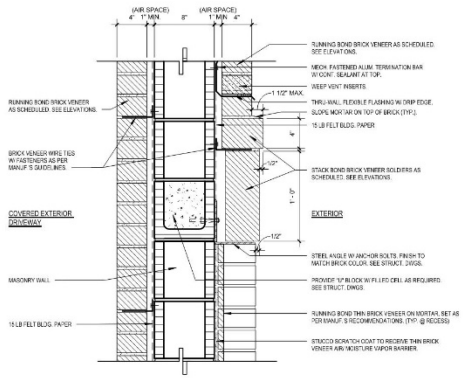
1 DTL. 1 - ROLL UP DOOR HEAD DETAIL
1 1/2" = 1'-0"



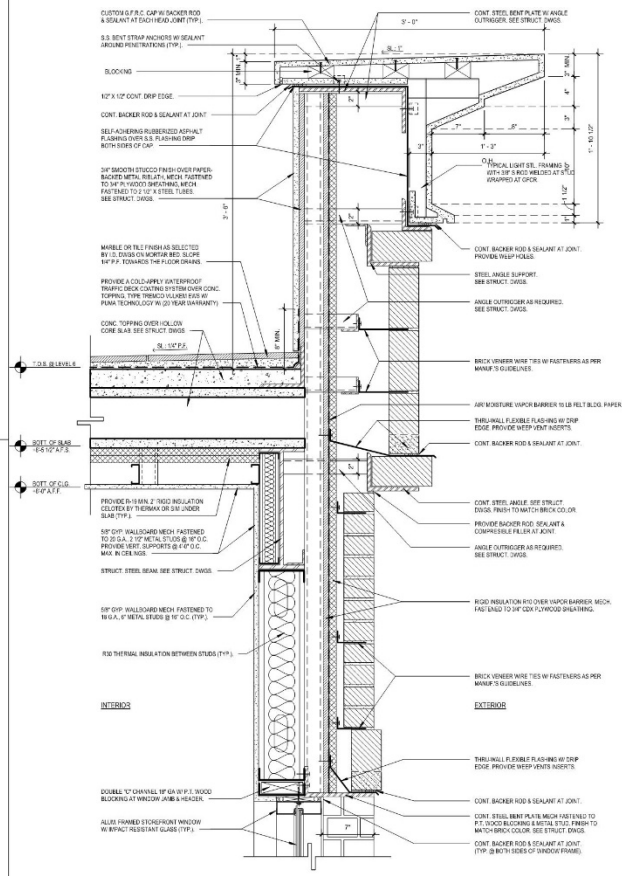
4 DTL. 4- BRICK VENEER SIDE DETAIL @ RECESS
1 1/2" = 1'-0"



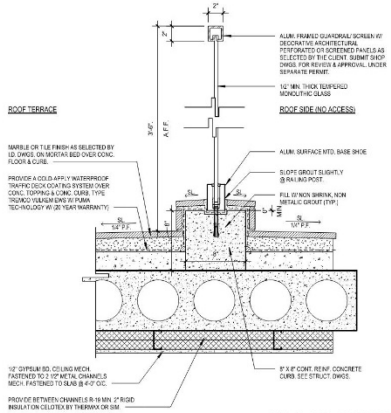
6 DTL. 6 & 7 - STOREFRONT INTERMEDIATE MULLION & SILL DTLS.
1 1/2" = 1'-0"



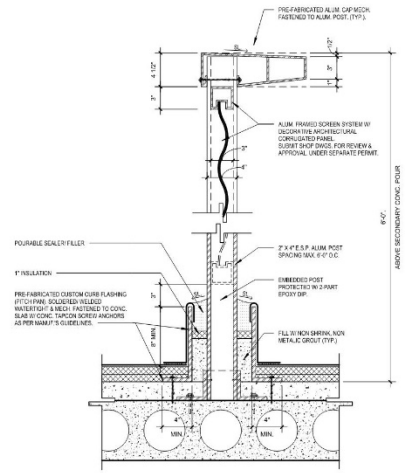
2 DTL. 2 - DECORATIVE BRICK HEAD DTL. @ RECESS
1 1/2" = 1'-0"



5 DTL. 5 - ROOF PARAPET DETAIL @ LOWER ROOF
1 1/2" = 1'-0"



3 DTL. 3 - TYP. GUARDRAIL/ SCREEN @ LOWER ROOF
1 1/2" = 1'-0"



7 DTL. 8 - TYP. ALUM. FRAMED SCREEN @ TOP ROOF LEVEL
1 1/2" = 1'-0"

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moxy HOTELS
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29403

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CONSTRUCTION DOCUMENTS

SEAL

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SEAL

JUNE 12 2020

JENNIFER MCGONAGHY SOUTH CAROLINA LIC# 10330

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	1 1/2" = 1'-0"
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	03/06/2020

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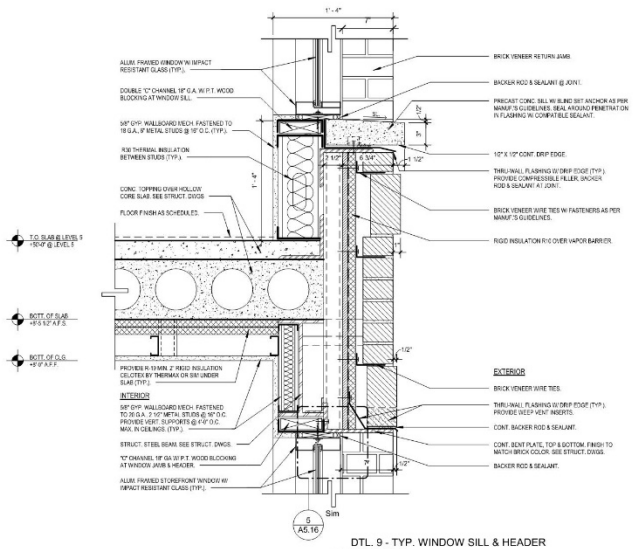
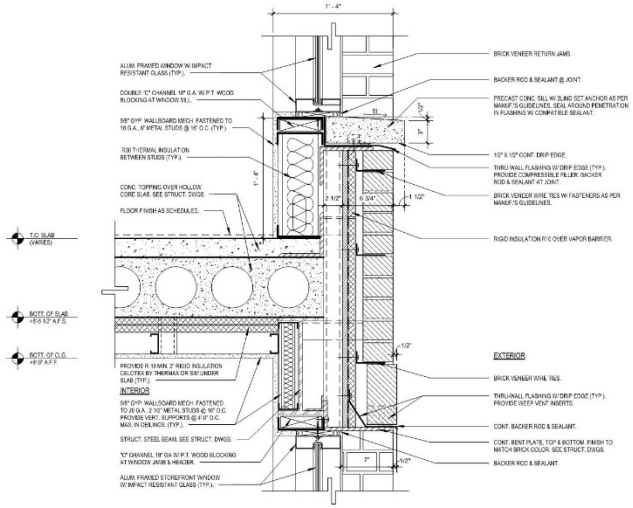
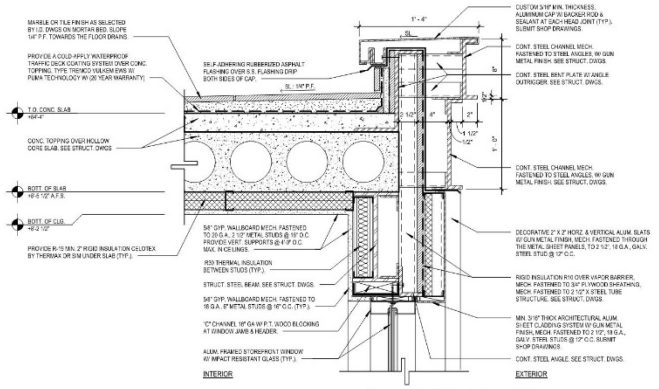
SHEET NUMBER
A5.12



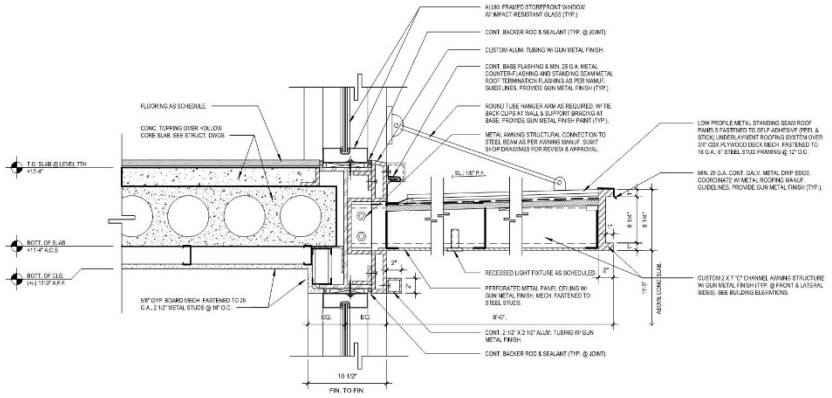
DTL. 9 - TYP. WINDOW SILL & HEADER @ LEVEL 5
1 1/2" = 1'-0"



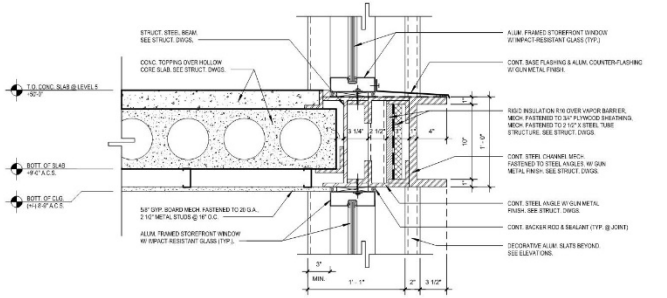
DTL. 10 - TYP. WINDOW SILL & HEAD
1 1/2" = 1'-0"



DTL. 11 - SHALLOW ROOF PARAPET DTL. @ HIGHER ROOF
3 1 1/2" = 1'-0"



DTL. 12 - TYP. METAL AWNING SECTION
4 DTL. @ LEVEL 6
1 1/2" = 1'-0"



DTL. 13 - TYP. STOREFRONT WINDOW HEAD & SILL DTLS. @ LEVEL 5
5 1 1/2" = 1'-0"

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PROJECT NUMBER
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EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
DETAILS

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO McG ARCHITECTURE LIC # 18925

SEAL

MAY 07 2020

JENNIFER McDONNELL 5007 N CAROLINA LIC# 10290

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	1 1/2" = 1'-0"
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	03/06/2020

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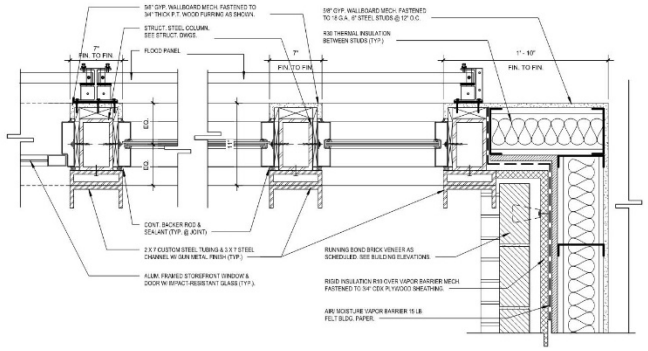
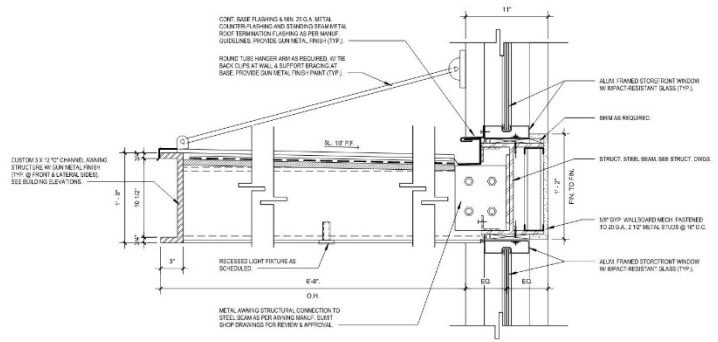
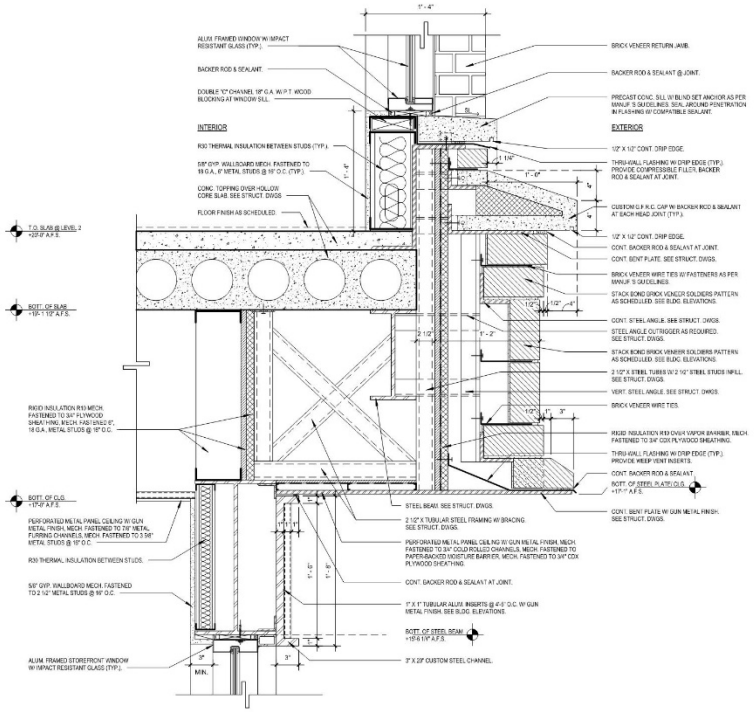
SHEET NUMBER
A5.13



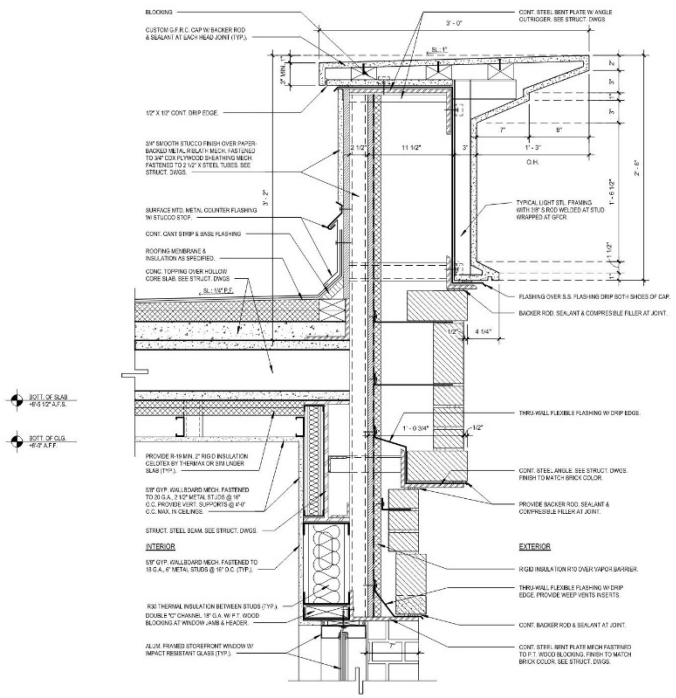
DTL. 14 & 15 - STOREFRONT DOOR/ WINDOW JAMB DTLS.
1 1/2" = 1'-0"



DTL. 17 - TYP. METAL AWNING SECTION
DTL. @ LEVEL 1
1 1/2" = 1'-0"



DTL. 16 - TYP. SECTION DTL. ABOVE ENTRY @ GROUND FLOOR LEVEL
1 1/2" = 1'-0"



DTL. 18 - ROOF PARAPET DETAIL @ UPPER ROOF
1 1/2" = 1'-0"

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PROJECT NUMBER
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EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
DETAILS

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO McG ARCHITECTURE LIC # AR95

SEAL

MAY 07 2020

JENNIFER McCONNELL 5500 SW CARDINAL LOGI 10200

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	1 1/2" = 1'-0"
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	05/12/20

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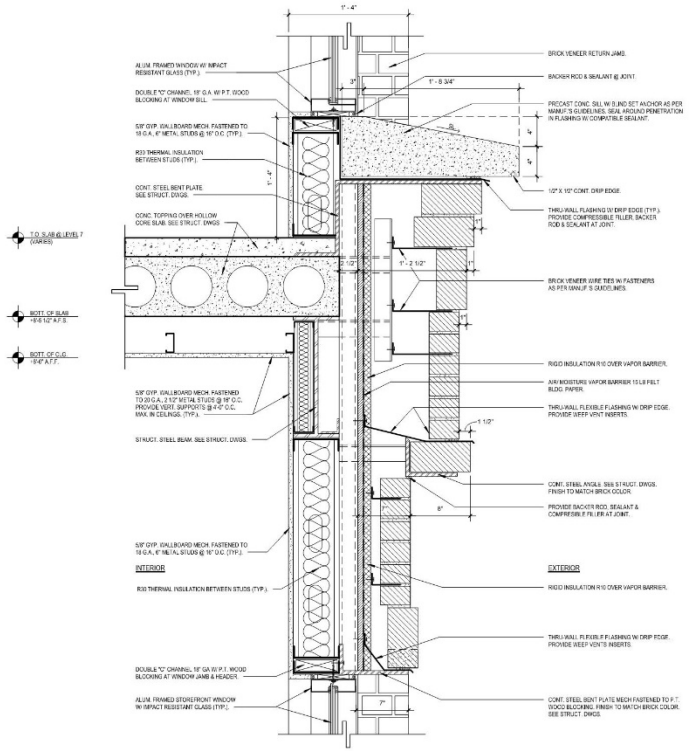
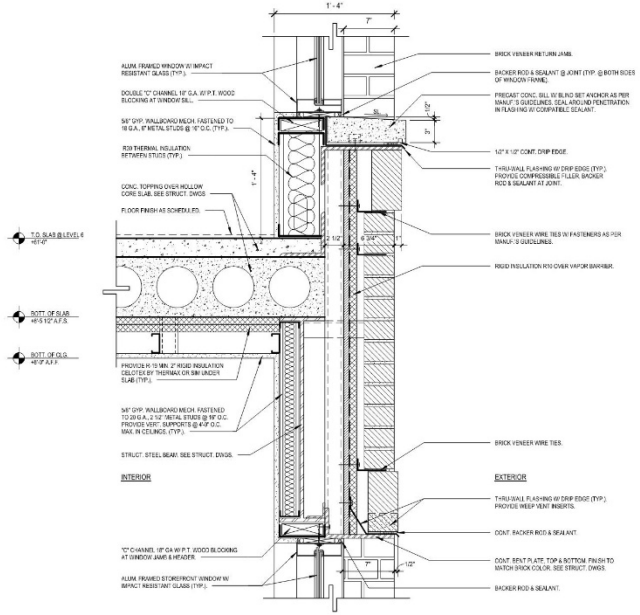
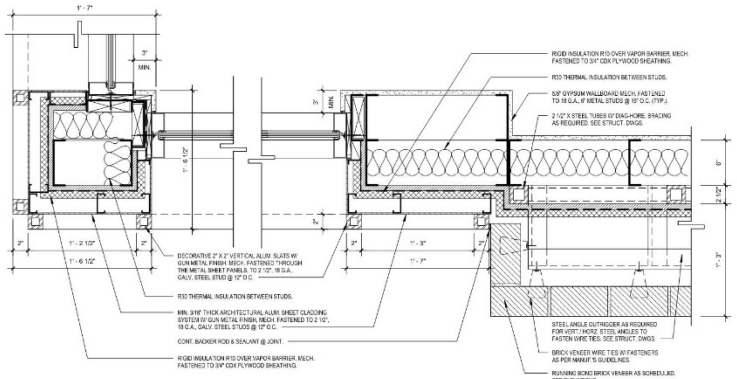
SHEET NUMBER
A5.14



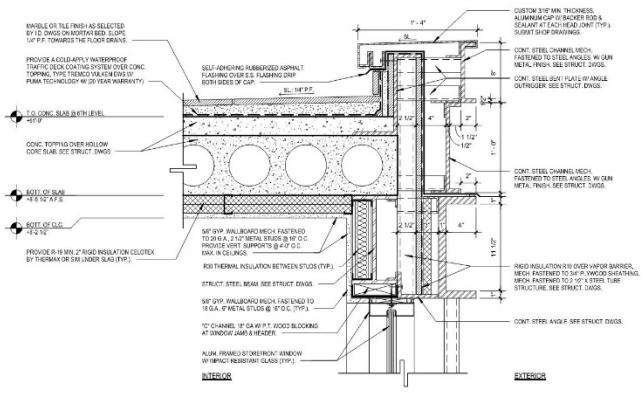
1 DTL. 19 - TYP. WINDOW SILL/ HEAD @ LEVEL 7
1 1/2" = 1'-0"



3 DTL. 22 - TYP. WINDOW SILL & HEADER @ LEVEL 6
1 1/2" = 1'-0"



2 DTL. 20 & 21 - STOREFRONT DTLS. W/ METAL CLADDING SYSTEM
1 1/2" = 1'-0"



4 DTL. 23 - SHALLOW ROOF PARAPET DETAIL @ LOWER ROOF
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SEAL

STUDIO McG ARCHITECTURE LIC # 18925
SEAL

MAY 07 2020

JENNIFER McCONNELL 5007 N CARDENA LIC# 10290

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	1 1/2" = 1'-0"
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	04/17/20

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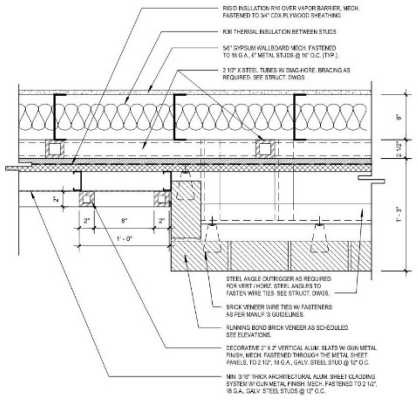
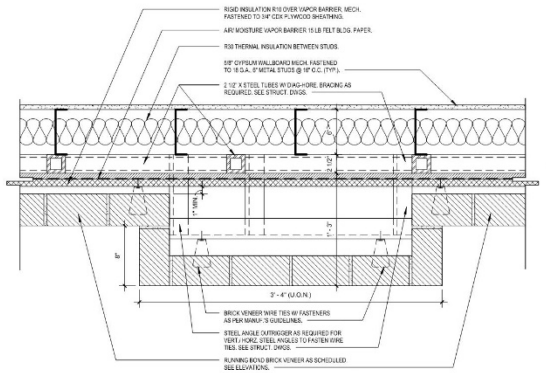
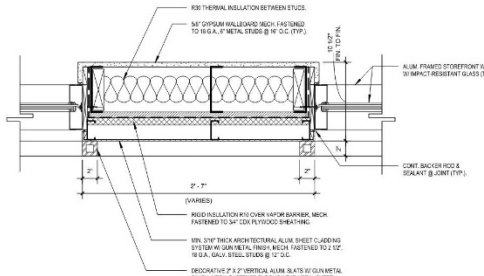
SHEET NUMBER
A5.15



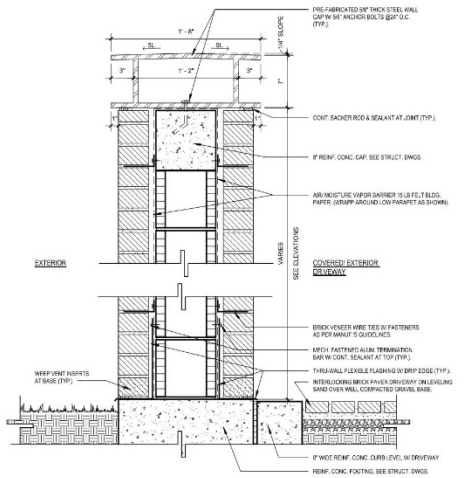
1 DTL. 24 - TYP. ALUM. SHEET CLADDING TO BRICK VENEER JOINT DLT.
1 1/2" = 1'-0"



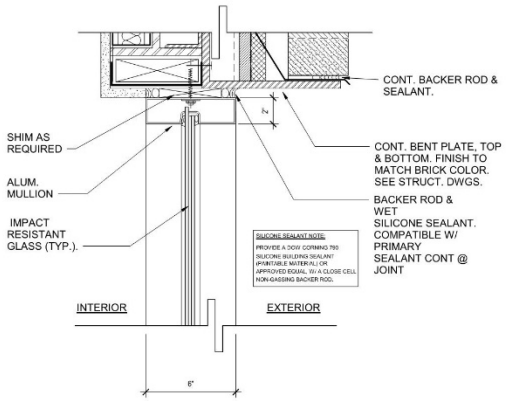
2 DTL. 25 - TYP. BRICK COLUMN DTL.
1 1/2" = 1'-0"



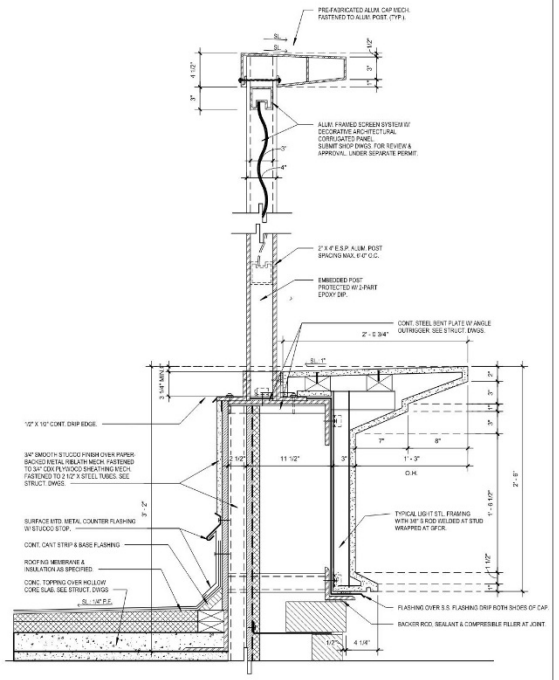
3 DTL. 26 - STOREFRONT DETAIL W/ METAL CLADDING SYSTEM
1 1/2" = 1'-0"



4 DTL. 27 - STEPPING WALL DTL. BELOW FUTURE SING
1 1/2" = 1'-0"



5 DTL. 28 - TYP. WINDOW JAMB DETAIL
3" = 1'-0"



6 DTL. 29 - TYP. ALUM. FRAMED SCREEN OVER PARAPET @ TOP ROOF LEVEL
1 1/2" = 1'-0"

GENERAL NOTES:

1. PURPOSE OF LIFE SAFETY PLAN IS FOR REFERENCE OF ESSENTIAL FIRE PROTECTION, DETECTION, AND LIFE SAFETY COMPONENTS. THEY SHALL NOT BE USED FOR INSTALLATION OF EQUIPMENT AND DEVICES.

2. MAXIMUM ELEVATION CHANGE AT ALL BUILDING ENTRANCE DOORS (INCLUDING THRESHOLDS) SHALL BE EQUAL TO OR LESS THAN 1/2".

3. THIS PROPOSED BUILDING SHALL INCORPORATE A COMPLETE AUTOMATIC SPRINKLER SYSTEM, IN ACCORDANCE TO NFPA 13, AS PER S.C.B.C. 903.3.1.1. AND FFPC SECTION 11.8.3. . REFER TO FIRE PROTECTION SHEETS.

4. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED IN PLACE AT ALL TIMES; AS PER FBC 2017, SECTION 1004.3. & AS PER F.F.P.C.

5. POSTED OCCUPANT LOAD SIGNS MUST BE ISSUED BY THE FIRE DEPT. TYPICAL AT ALL LEVELS.

6. EVACUATION MAPS SHALL BE POSTED ON BACKSIDE OF ALL UNITS, TYPICAL AT ALL LEVELS.

FIRE EXTINGUISHER NOTE:

AS PER 2017 S.C.B.C. SECTION [F] 906.2. AND NFPA 101, 2015 EDITION, SECTION 9.3* PORTABLE FIRE EXTINGUISHERS.

FIRE EXTINGUISHER SHALL BE SELECTED, INSTALLED, INSPECTED AND MAINTAINED IN ACCORDANCE W/ NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS.

PROVIDE A PORTABLE TYPE "K" FIRE EXTINGUISHER, SET INSIDE A F.E. CABINET FOR THE KITCHEN AREA.
FIRE EXTINGUISHER SHALL BE INSTALLED SO THAT THE TOP OF THE UNIT IS NOT GREATER THAN 5'-0" A.F.F.
FIRE EXTINGUISHER SHALL BE VISIBLY LOCATED FOR FASTER ACCESSIBILITY IN THE EVENT OF A FIRE.

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PROJECT NUMBER
1823

PROJECT TEAM
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OPTERRA CAPITAL
LS3P
streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
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Charleston, SC
29403

DRAWING
DETAILS

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO McG ARCHITECTURE LIC # 18525
SEAL

JUNE 12 2020

JENNIFER McGONAGLE 5007 W CARDENA LIC# 18290

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	As indicated
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	05/12/20

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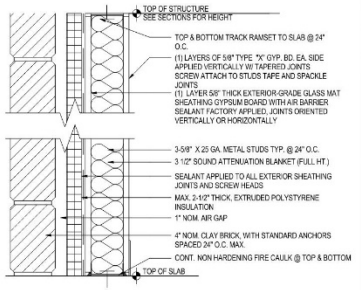
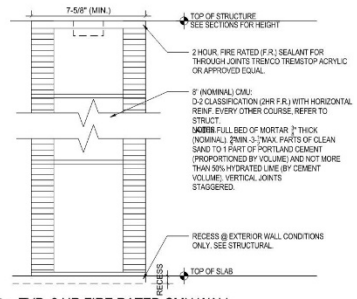
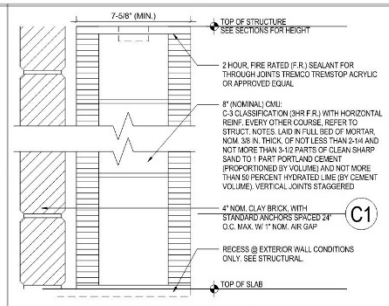
SHEET NUMBER
A5.16



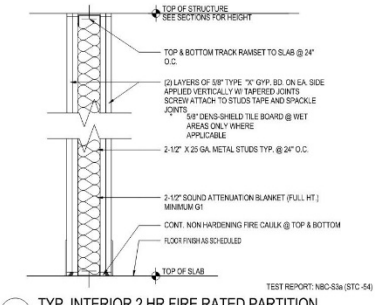
A TYP. EXTERIOR PARTITION.
N.T.S.



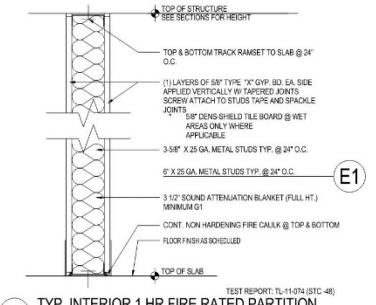
B TYP. 2 HR FIRE RATED CMU WALL
N.T.S. UL DESIGN No. U905



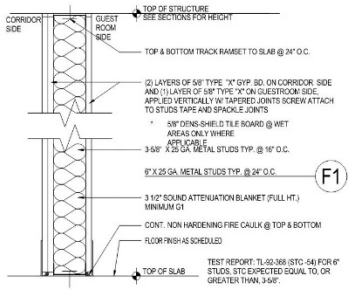
C TYP. 3 HR FIRE RATED CMU WALL
N.T.S. UL DESIGN No. U904



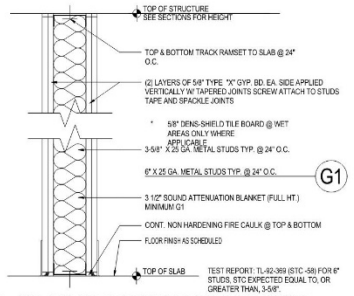
D TYP. INTERIOR 2 HR FIRE RATED PARTITION
N.T.S. UL DESIGN No. U411



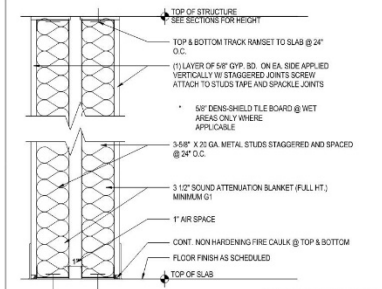
E TYP. INTERIOR 1 HR FIRE RATED PARTITION
N.T.S. UL DESIGN No. U419



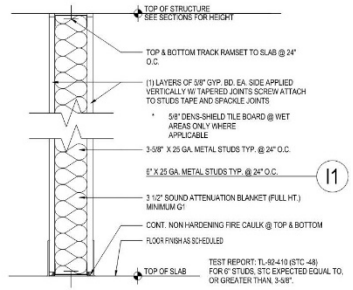
F INT. 1 HR FIRE RATED PARTITION @ CORRIDOR
N.T.S. UL DESIGN No. U419



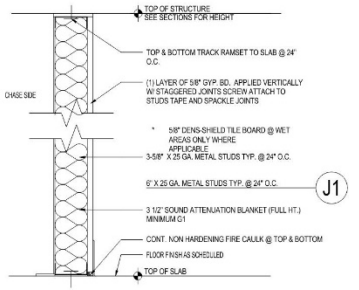
G INT. 1 HR F.R. PARTITION @ DEMISING WALLS
N.T.S. UL DESIGN No. U419



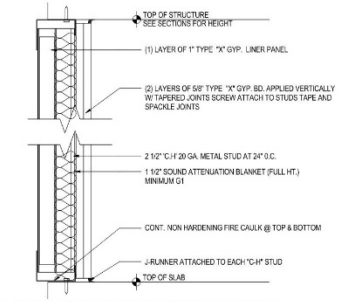
H 1 HR F.R. CHASE PARTITION @ DEMISING WALL
N.T.S. UL DESIGN No. U493



I TYP. INTERIOR PARTITION
N.T.S.



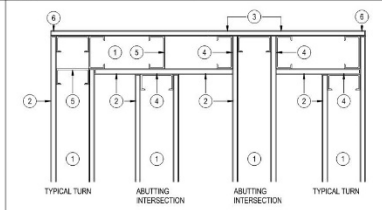
J TYP. INTERIOR CHASE PARTITION
N.T.S.



K TYP. 2HR FIRE RATED SHAFT PARTITION
N.T.S. UL DESIGN No. U415

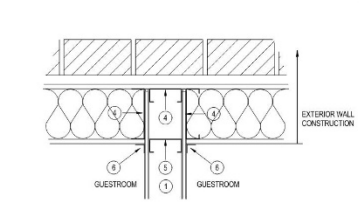
1. APPLY GYPSUM BOARD PANELS PARALLEL TO METAL STUDS. POSITION ALL EDGES OVER STUDS FOR PARALLEL APPLICATION. USE MAXIMUM PRACTICAL LENGTH TO MINIMIZE END JOINTS. STAGGER JOINTS ON OPPOSITE SIDES OF PARTITION. A MINIMUM OF 1/16". PROVIDE A MAXIMUM OF 3/8" GAP AT FLOOR CONDITIONS.
2. ELECTRIC BOXES TO BE OFFSET IN ALL SOUND RATED PARTITIONS AT A MINIMUM OF 24" O.C. PROVIDE ONE STUD (MINIMUM) BETWEEN OFFSET BOXES. INSTALL ACOUSTIC SEALANT AROUND OPENINGS AND FIRE-PROOFING PUTTY AROUND JUNCTION BOXES AT FIRE-RATED
3. FIRE RATED CORRIDOR WITH THE HIGHEST FIRE RATING WILL RUN CONTINUOUS THROUGH INTERSECTING AND PERPENDICULAR
4. ALL VOIDS BETWEEN METAL DECKING AND TOP PLATE OF RATED PARTITIONS TO BE PACKED TIGHT WITH THERMAFIBER
5. BATT INSULATION TO BE THERMAFIBER "SAFB3" OR APPROVED EQUAL.
6. STUD GAUGE TO BE A MINIMUM OF 25 IN ACCORDANCE WITH ASTM REQUIREMENTS C-645. HEIGHT OF STUDS TO BE IN ACCORDANCE WITH ANSI REQUIREMENTS AND GYPSUM ASSOCIATION
7. RECOMMENDATIONS AND BACKING SHALL BE INSTALLED IN ALL ASSEMBLIES AS REQUIRED TO MAINTAIN SPECIFIED FIRE RATINGS; TO COMPLY WITH THE FLORIDA ACCESSIBILITY CODE REQUIREMENTS; AND AS REQUIRED FOR ALL BUILT-IN
8. EARTH BASED INSULATION (R-4.7 MIN) TO BE INSTALLED IN FURRING CAVITY AT ALL EXTERIOR CMU AND CONCRETE WALLS. (SEE ENERGY CALCULATIONS).

1 GENERAL PARTTITON NOTES
N.T.S.



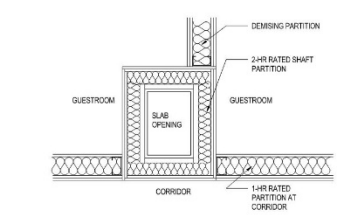
1. METAL RUNNER
2. GYPSUM WALL BOARD
3. IF MULTIPLE LAYERS OF GWB ARE REQUIRED ON ONLY SIDE OF THE INTERSECTION, OFFSET STUDS TO PROVIDE FLUSH FINISH
4. FASTEN STUDS TOGETHER THROUGH ABUTTING SURFACE. SCREW STUD FLANGES TO FLOOR AND CEILING TRACK
5. STUD REQUIRED AT THIS LOCATION REGARDLESS OF SPACING
6. CORNER BEAD

2 PARTITION INTERSECTIONS
N.T.S.



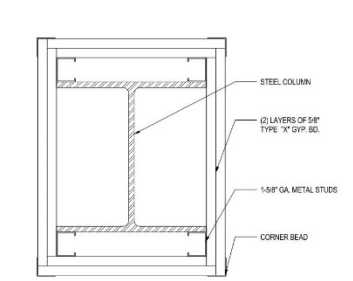
1. METAL RUNNER
2. GYPSUM WALL BOARD
3. IF MULTIPLE LAYERS OF GWB ARE REQUIRED ON ONLY SIDE OF THE INTERSECTION, OFFSET STUDS TO PROVIDE FLUSH FINISH
4. FASTEN STUDS TOGETHER THROUGH ABUTTING SURFACE. SCREW STUD FLANGES TO FLOOR AND CEILING TRACK
5. STUD REQUIRED AT THIS LOCATION REGARDLESS OF SPACING
6. CORNER BEAD

3 EXTERIOR INTERSECTION
N.T.S.

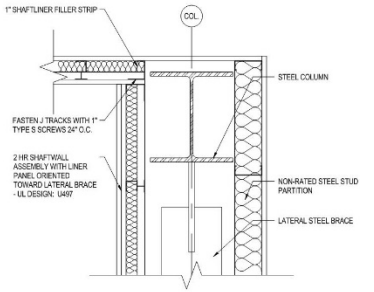


NOTE:
GC SHALL ENSURE A SMOOTH TRANSITION BETWEEN DIFFERENT WALL TYPES.

4 SHAFT DETAIL
N.T.S.

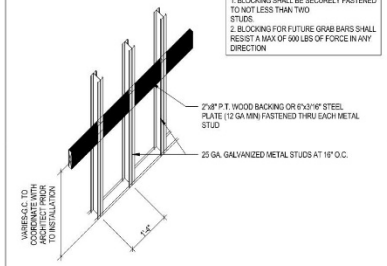


5 2-HR RATED RATED COLUMN
N.T.S. UL DESIGN No. X528

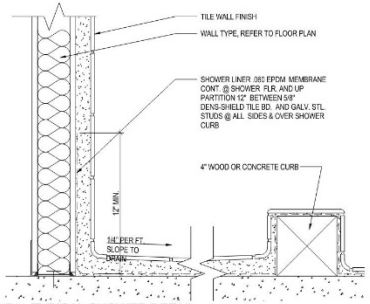


6 STAIR SHAFTWALL CORNER AT LATERAL BRACE
N.T.S.

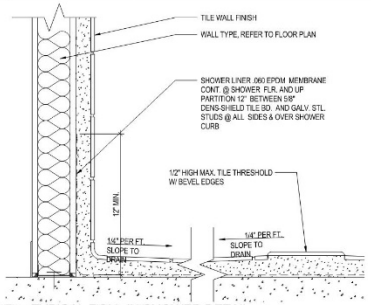
NOTE:
1. BLOCKING SHALL BE SECURELY FASTENED TO NOT LESS THAN TWO STUDS.
2. BLOCKING FOR FUTURE GRAB BARS SHALL RESIST A MAX OF 500 LBS OF FORCE IN ANY DIRECTION



7 TYPICAL WALL BACKING DETAIL
N.T.S. TYPICAL FOR GAB., PLUMBING FIX. & BATHROOM ACCESS.



8 TYPICAL SHOWER DETAIL
3"=1'-0"



9 TYPICAL ROLL-IN SHOWER DETAIL
3"=1'-0"

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PROJECT NUMBER
1823

PROJECT TEAM
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A VISION. A BRAND. A LIFESTYLE.
OPTERRA CAPITAL
LS3P
streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
WALL TYPES

PHASE
CONSTRUCTION DOCUMENTS

SEAL

LICENSED AS AN ARCHITECT IN SC, FL & NY

SEAL

MAY 07 2020

JENNIFER MCGONAGLE | SOUTH CAROLINA: 10230

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:
DRAWN: YVD | MWR | KCP
CHECK: J McG
DATE 03/06/2020

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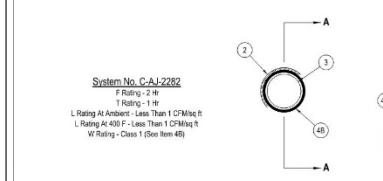
SHEET NUMBER
A6.01

System No. C-AJ-2282
F Rating - 2 Hr
T Rating - 1 Hr
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft
W Rating - Class 1 (See Item 4B)



Section A-A

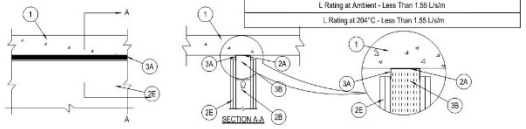
1. Floor Assembly - Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete floor or min 5 in. (127 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete wall. Floor may also be constructed of min 6 in. (152 mm) thick hollow core UL Classified Precast Concrete Units*. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 5 in. (127 mm). See Precast Concrete Units (CFTV) or Concrete Blocks (CAZT) categories in the Fire Resistance Directory for names of manufacturers.
2Steel Sleeve - (Optional)- Nom 5 in. (127 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe or nom 5 in. (127 mm) diam (or smaller) No. 26 GA (0.022 in. or 0.56 mm thick) sheet metal sleeve with square flange spot welded to the sleeve at approx mid-height and sized to be a min of 2 in. larger than the sleeve diam cast or grouted into floor or wall assembly, flush with floor or wall surfaces.
2B. Nonmetallic Sleeve - (Optional) - Nom 5 in. (127 mm) diam (or smaller) polyvinyl chloride (PVC) sleeve cast into floor at time of concrete placement.
2C. Steel Metal Sleeve - (Optional) - No. 26 GA (0.022 in. or 0.56 mm thick) galvanized steel sleeve friction-fit in floor or wall assembly, flush with both sides of floor or wall. Longitudinal seam to overlap a min 1 in. (25 mm). The friction-fit sleeve is required for floors using Precast Concrete Units.
2Through Penetrant - One nonmetallic pipe, conduit or tube to be centered within the firestop system. The annular space between the pipe or conduit and the periphery of the opening shall be nom 1/4 in. (6 mm). Pipe to be rigidly supported on both sides of the floor or wall assembly. The following types and sizes of nonmetallic pipes, conduits and tubes may be used:
3.A. Polyvinyl Chloride (PVC) Pipe - Nom 4 in. (102 mm) diam (or smaller) Schedule 40 cellular or solid core polyvinyl chloride (PVC) pipe for use in vented (drain, waste or vent) or closed (process or supply) piping systems.
3.B. Chlorinated Polyvinyl Chloride (CPVC) Pipe - Nom 4 in. (102 mm) diam (or smaller) SDR 13.5 chlorinated polyvinyl chloride (CPVC) pipe for use in closed (process or supply) piping systems.
3.C. Rigid Nonmetallic Conduit+ - Nom 4 in. (102 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with the National Electrical Code (NFPA No. 70).
3.D. Electrical Nonmetallic Tubing+ - Nom 2 in. (51 mm) diam (or smaller) PVC tubing installed in accordance with the National Electrical Code (NFPA No. 70).
3.E. Acrylonitrile Butadiene Styrene (ABS) - Pipe Nom 4 in. (102 mm) diam (or smaller) Schedule 40 cellular or solid core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
When floor assembly is Precast Concrete Units, only nom 3 in. (76 mm) and nom 4 in. (102 mm) pipes or conduits are acceptable.
4. Firestop System - The firestop system shall consist of the following:
4.A. Fill, Void or Cavity Material* -Wrap Strip - Nom 1/8 in. (3.2 mm) or 3/16 in. (4.8 mm) thick intumescent material faced on both sides with a plastic film, supplied in 2 in. (51 mm) wide strips. For nom 2-1/2 in. (64 mm) through 4 in. (102 mm) diam through penetrants, two stacks of wrap strip, each consisting of one wrap strip layer are individually wrapped around the through penetrant with the ends butted and held in place with a layer of aluminum foil tape. For nom 2 in. (51 mm) diam or smaller through penetrants, one layer of wrap strip wrapped around the through penetrant with the ends butted and held in place with a layer of aluminum foil tape. For nom 2-1/2 in. (64 mm) through 4 in. (102 mm) diam through penetrants, the wrap strips are installed such that the bottom edge is flush with the bottom surface of the floor. For nom 2 in. (51 mm) diam through penetrants, the wrap strips are installed such that the bottom edge is recessed 2 in. (51 mm) from the bottom of the floor. In walls, the wrap strips are installed with the exposed edges recessed 1/2 in. (13 mm) from each surface.
4.A. Fill, Void or Cavity Material* - Wrap Strip - As an alternate to Item 4A, nom 1/8 in. (3.2 mm) thick intumescent material faced on both sides with a plastic film sized to fit the OD of the pipe. See table for min width of intumescent wrap strip. The wrap strip is continuously wrapped around the outer circumference of the pipe once and slid into the annular space and held in place with one layer of aluminum foil tape. For nom 3 in. (76 mm) and 4 in. (102 mm) diam through penetrants, the wrap strips are installed such that the bottom edge is flush with the bottom surface of the floor. For nom 2 in. (51 mm) diam through penetrants, the wrap strips are installed such that the bottom edge is recessed 2 in. (51 mm) from the bottom of the floor. In walls, the wrap strips are installed with the exposed edges recessed 1/2 in. (13 mm) from each surface.

Nom Pipe Diam. In. (mm)	Wrap Strip	Wrap Strip Width, In (mm)
2 (51)	BLU 220	1-1/2 (38)
3 (78)	BLU 230	3 (76)
4 (102)	BLU 240	4 (102)

*Bearing the UL Classification Mark
+Bearing the UL Listing Mark

System No. HW-D-0689

ANSI/UL2079	CAN/ULC S115
Assembly Ratings - 1 and 2 Hr (See Item 2)	F Ratings - 1 and 2 Hr (See Item 2)
Nominal Joint Width - 1/2 in.	FT Ratings - 1 and 2 Hr (See Item 2)
Class II or III Movement Capabilities - 100% Compression or Extension (See Item 3)	FH Ratings - 1 and 2 Hr (See Item 2)
L Rating at Ambient - Less Than 1 CFM/Lin Ft	FTH Ratings - 1 and 2 Hr (See Item 2)
L Rating at 400°F - Less Than 1 CFM/Lin Ft	Nominal Joint Width - 13 mm
	Class II or III Movement Capabilities - 100% Compression or Extension (See Item 3)
	L Rating at Ambient - Less Than 1.55 Ls/m
	L Rating at 204°C - Less Than 1.55 Ls/m



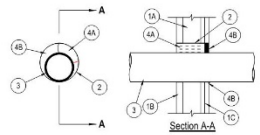
SECTION A-A

1. Floor Assembly - Min 4-1/2 in. (114 mm) thick steel-reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) structural concrete. Floor may also be constructed of any min 6 in. thick (152 mm) UL Classified hollow-core Precast Concrete Units*.
See Precast Concrete Units (CFTV) category in Fire Resistance Directory for names of manufacturers.
2. Wall Assembly - The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U400, V400 or W400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
A. Steel Floor and Ceiling Runners - Floor and ceiling runners of wall assembly shall consist of galv steel channels sized to accommodate steel studs (Item 2B). Length of flange to equal fully extended width of joint plus 1/4 in. (6 mm). Ceiling runner secured to concrete floor slab with steel masonry anchors spaced max 24 in. (610 mm) OC or min 1 in. (25 mm) long steel masonry or powder actuated fasteners spaced at a max of 24 in. (610 mm) OC.
A1. Light Gauge Framing* - Vertical Deflection Ceiling Runner - As an alternate to the ceiling runner in Item 2A, vertical deflection ceiling runner to consist of galv steel channel with slotted vertical deflection clips mechanically fastened within runner. Slotted clip provided with step bushings for permanent fastening of steel studs. Flanges sized to accommodate steel studs (Item 2B). Vertical deflection ceiling runner secured to concrete floor slab with steel masonry anchors spaced max 24 in. (610 mm) OC.
THE STEEL NETWORK INC - VertiTrack VTD358, VTD400, VTD600 and VTD800
A2. Light Gauge Framing* - Notched Ceiling Runner - As an alternate to the ceiling runners in Items 2A or 2A1, notched ceiling runners to consist of C-shaped galv steel channel with notched return flanges sized to accommodate steel studs (Item 2B). Notched ceiling runner secured to concrete floor slab with steel masonry anchors spaced max 24 in. (610 mm) OC. CLIMAR SUPPLY INC - Type SCR
A3. Light Gauge Framing* - Slotted Ceiling Runner - As an alternate to the ceiling runner in Item 2A through 2A2, ceiling runner to consist of galv steel channel with slotted flanges sized to accommodate steel studs (Items 2B). Ceiling runner secured to concrete floor slab with steel masonry anchors spaced max 24 in. (610 mm) OC. See Item 2C for more information.
BRADY CONSTRUCTION INNOVATIONS INC, DBA SLIPTRACK SYSTEMS - SLP-TRK
CALIFORNIA EXPANDED METAL PRODUCTS CO - CST
CLARK/DETRICH BUILDING SYSTEMS - Type SLT, SLT-H
METAL-LITE INC - The System
RAM SALES L L C - RAM Slotted Track
SCAFCO STEEL STUD MANUFACTURING CO - Slotted Track
MARINOWARE, DIV OF WARE INDUSTRIES INC - Type SLT slotted track
B. Studs - Steel studs to be min 3-1/2 in. (89 mm) wide. Studs cut 1/2 in. (13 mm) less in length than assembly height with bottom resting in and resting on floor runner and with top nesting in ceiling runner without attachment. When vertical deflection ceiling runner (Item 2A1) is used, steel studs secured to slotted vertical deflection clips, through bushings, with steel screws at mid-height of each slot. When slotted ceiling runner (Item 2A3) is used, steel studs secured to slotted ceiling runner with No. 8 by 1/2 in. (13 mm) long wafer head steel screws at mid-height of slot on each side of wall. Stud spacing not to exceed 24 in. (610 mm) OC.
C. Batts and Blankets* - (Not Shown) - As an alternate to the forming material (Item 3B), min 2.5 pcf (40 kg/m3) mineral wool batt insulation, of a width and thickness to completely fill stud cavities below the bottom surface of the steel ceiling runner.
See Batts and Blankets (BZJZ) category in the Fire Resistance Directory for names of manufacturers.
D. Batts and Blankets* - (Not Shown) - In 1 hr fire rated wall assemblies as an alternate to the forming material (Item 3B), any glass fiber insulation bearing the UL Classification Marking as to fire resistance or surface burning characteristics, of a width and thickness to completely fill stud cavity. Insulation batts friction fit to completely fill all stud cavities below the bottom surface of the steel ceiling runner. At the steel ceiling runner, the top 6 in. (152 mm) section of insulation to be folded back upon itself to double the density at this location.
See Batts and Blankets (BZJZ) category in the Fire Resistance Directory for names of manufacturers.
E. Gypsum Board* - Gypsum board sheets installed to a min total thickness of 5/8 in. (16 mm) and 1-1/4 in. (32 mm) on each side of wall for 1 and 2 hr fire rated assemblies, respectively. Wall to be constructed as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory, except that a nom 1/2 in. (13 mm) gap shall be maintained between the top of the gypsum board and the bottom surface of the floor. In addition, the top row of screws shall be installed into the steel studs 1/2 to 5 in. (13 to 127 mm) below the bottom edge of the ceiling runner flange.
The hourly fire rating of the joint system is dependent on the hourly fire rating of the wall assembly in which it is installed.
3. Joint System - Max separation between bottom of floor and top of wall is 1/2 in. (13 mm). The joint system is designed to accommodate a max 100 percent compression or extension from its installed width. The joint system consists of the following:
A. Fill, Void or Cavity Material* - Factory-supplied intumescent gasket installed and nominally centered over the ceiling runner (Item 2A through 2A3) prior to attachment to underside of concrete floor. Gypsum board layers to be installed on both sides of the wall maintaining a minimum 5/8 in. (16 mm) overlap over the intumescent gasket at time of installation.
SPECIFIED TECHNOLOGIES INC - Speed Flex Track Top Gasket
B. Forming Material* - When stud cavities are not filled with mineral wool batt insulation or glass fiber insulation (Items 2C or 2D), nom 4 in. (102 mm) thick by 6 in. (152 mm) wide sections of 4 pcf (64 kg/m3) mineral wool batt insulation installed between studs (Item 2B) flush with the bottom surface of the steel ceiling runner.
INDUSTRIAL INSULATION GROUP L L C - MinWool-1200 Safing
JOHNS MANVILLE - Safing
ROCK WOOL MANUFACTURING CO - Delta Board
ROCKWOOL MALAYSIA SDN BHD - Safe
ROCKWOOL - Safe
THERMAFIBER INC - SAF
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

4 TOP OF WALL JOINT DETAIL - No. HW-D-0689

System No. W-L-1251

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings - 1 and 2 Hr (See Item 1)	F Ratings - 1 and 2 Hr (See Item 1)
T Rating - 0 Hr	FT Rating - 0 Hr
	FH Ratings - 1 and 2 Hr (See Item 1)
	FTH Rating - 0 Hr

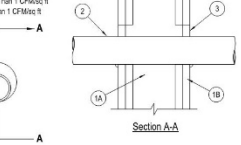


Section A-A

1. Wall Assembly - The 1 or 2 hr fire-rated gypsum board/stud shaft wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall incorporate the following construction features:
1.A. Steel Studs - "C-H" or "C-T" shaped studs, min 2-1/2 in. (64 mm) wide by 1-1/2 in. (38 mm) deep, fabricated from min No. 25 gauge (0.6 mm thick) galv steel, spaced max 24 in. (610 mm) OC.
1.B. Gypsum Board* - 1 in. (25 mm) thick, 24 in. (610 mm) wide gypsum liner panels installed vertically. Max diam of circular cutout in gypsum liner panel is 10 in. (254 mm).
1.C. Gypsum Board* - 1/2 in. or 5/8 in. (13 or 16 mm) thick, 48 in. (1.2 m) wide gypsum boards. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design. Max diam of circular cutout in gypsum board is 10 in. (254 mm).
The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. Metallic Sleeve - Cylindrical sleeve fabricated from min No. 30 gauge (0.3 mm thick) galv sheet steel and having a min 2 in. (51 mm) lap along the longitudinal seam. Length of the sleeve to be equal to the thickness of the wall. Sleeve installed by coiling the sheet steel to a diam smaller than the through opening, inserting the coil through the opening and releasing the coil to let it uncoil against the circular cutouts in the gypsum board layers. The ends of the steel sleeve shall be flush with each surface of the wall.
3. Through Penetrant - One metallic pipe, tube or conduit installed concentrically or eccentrically within the firestop system. The annular space between the pipe, tube or conduit and the periphery of the sleeved opening to be min 0 in. (0 mm, point contact) to max 2 in. (51 mm). Pipe, tube or conduit to be rigidly supported on both sides of wall assembly. One of the following types and sizes of pipe, tube or conduit may be used:
3.A. Steel Pipe - Nom 8 in. (203 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.
3.B. Iron Pipe - Nom 8 in. (203 mm) diam (or smaller) cast or ductile iron pipe.
3.C. Conduit - Nom 4 in. (102 mm) diam (or smaller) rigid steel conduit, steel electrical metallic tubing (EMT) or flexible steel conduit.
3.D. Copper Pipe or Tube - Nom 4 in. (102 mm) diam (or smaller) Regular (or heavier) copper pipe or Type L (or heavier) copper tube.
4. Firestop System - The firestop system consist of the following items:
4.A. Packing Material - Min 4 pcf (64 kg/m3) mineral wool batt insulation firmly packed into sleeved opening as a permanent form. Packing material to extend throughout thickness of wall except for a 1 in. (25 mm) deep recess on the finished side of wall to accommodate the fill material.
4.B. Fill Void or Cavity Materials* - Sealant or Putty - Min 1 in. (25 mm) thickness of fill material applied within sleeve, flush with finished surface of wall. At the point contact location, a min 3/8 in. (10 mm) diam bead of fill material shall be applied at the penetrant/sleeve interface.
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

2 SHAFT WALL PENETRATION DETAIL - No. W-L-1251
OR SIMILAR

System No. W-L-2241
F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 0, 1/4, 1 and 1-3/4 Hr (See Item 2)
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft



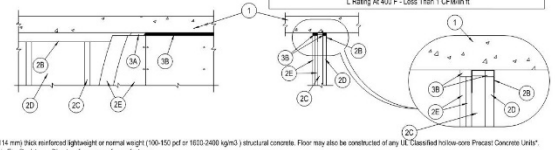
Section A-A

1. Wall Assembly - The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
1.A. Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.
1.B. Gypsum Board* - Thickness, type, number of layers and fasteners as specified in the individual Wall and Partition Design. Diam of opening to be 1 in. to 1-1/8 in. (25 to 29 mm) larger than outside diam of pipe.
The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed. When Item 2G or 2H is used, the hourly F Rating is 1 hr.
2. Through Penetrant - One nonmetallic pipe, conduit or tube to be installed eccentrically or concentrically within the firestop system. Pipe, conduit or tube to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes, conduits and tubes may be used:
2.A. Polyvinyl Chloride (PVC) Pipe - Nom 2 in. (51 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. Annular space shall be min 0 in. (0 mm, point contact) to max 1 in. (25 mm).
2.B. Chlorinated Polyvinyl Chloride (CPVC) Pipe - Nom 2 in. (51 mm) diam (or smaller) SDR 13.5 or Schedule 80 CPVC pipe for use in closed (process or supply) piping systems. Annular space shall be min 0 in. (0 mm, point contact) to max 1 in. (25 mm).
2.C. Rigid Nonmetallic Conduit+ - Nom 2 in. (51 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA 70). Annular space shall be min 0 in. (0 mm, point contact) to max 1 in. (25 mm).
2.D. Electrical Nonmetallic Tubing+ - Nom 2 in. (51 mm) diam (or smaller) PVC tubing installed in accordance with Article 331 of the National Electrical Code (NFPA 70). Annular space shall be min 0 in. (0 mm, point contact) to max 1 in. (25 mm).
2.E. Cross Linked Polyethylene (PEX) Tubing - Nom 1 in. (25 mm) diam (or smaller) SDR9 PEX tubing for use in closed (process or supply) piping systems. Annular space shall be min 0 in. (0 mm, point contact) to max 1 in. (25 mm).
2.F. Acrylonitrile Butadiene Styrene (ABS) pipe - Nom 1-1/2 in. (38 mm) diam (or smaller) Schedule 40 solid-core or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. Annular space shall be min 1/4 in. (6 mm) to max 3/4 in. (19 mm).
2.G. Polyvinyl Chloride (PVC) Pipe - Nom 3 in. (76 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) piping systems. Annular space shall be min 0 in. (0 mm, point contact) to max 1 in. (25 mm). Chlorinated Polyvinyl Chloride (CPVC) Pipe - Nom 3 in. (76 mm) diam (or smaller) SDR 17 CPVC pipe for use in closed (process or supply) piping systems. Annular space shall be min 0 in. (0 mm, point contact) to max 1 in. (25 mm).
When Item 2A or 2B is used, the T Rating is 1/4 hr. When Item 2C, 2D, or 2E is used, the T Rating is 1 hr and 1-3/4 hr for 1 hr and 2 hr fire rated walls, respectively. When Item 2F, 2G, or 2H is used, T Rating is 0 hr.
3. Fill, Void or Cavity Material* - Sealant - Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall assembly. At point contact location, min 1/4 in. (6 mm) diam bead of fill material applied at nonmetallic pipe/gypsum board interface on both surfaces of wall.
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

3 RATED WALL PENETRATION DETAIL - No. W-L-2241
OR SIMILAR

System No. HW-D-0485

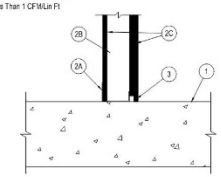
ANSI/UL2079	CAN/ULC S115
Assembly Rating - 1 and 2 Hr	F Rating - 1 and 2 Hr (See Item 1)
Nominal Joint Width - 3/4 in.	FT Rating - 1 and 2 Hr (See Item 1)
Class II Movement Capabilities - 12.5 % Compression or Extension or 25% Compression	FH Rating - 1 and 2 Hr (See Item 1)
L Rating At Ambient - Less Than 1 CFM/lin ft	FTH Rating - 1 and 2 Hr (See Item 1)
L Rating At 400 F - Less Than 1 CFM/lin ft	Nominal Joint Width - 19 mm
	Class II Movement Capabilities - 12.5 % Compression or Extension or 25% Compression
	L Rating At Ambient - Less Than 1 CFM/lin ft
	L Rating At 400 F - Less Than 1 CFM/lin ft



Floor Assembly - Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) structural concrete. Floor may also be constructed of any UL Classified hollow-core Precast Concrete Units*.
See Precast Concrete Units (CFTV) in Fire Resistance Directory for names of manufacturers.
1. Shaft Wall Assembly - The 1 or 2 hr fire rated shaft wall assembly shall be constructed of the materials and in the manner described in the individual U400 or V400-Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following
2. Floor and Wall Runners - (Not Shown) - "J"-shaped runner, min 2-1/2 in. (64 mm) wide with unequal legs of 1 in. (25 mm) and 2 in. (51 mm), fabricated from min 24 MSG galv steel. Runners positioned with short leg toward finished side of wall. Runners attached to concrete floor with steel fasteners spaced max 24 in. (610 mm) OC. As an alternate to the "J"-shaped runner, a min 2-1/2 in. (64 mm) wide by 1 or 1-1/4 in. (25 or 32 mm) deep channel formed from min 24 MSG galv steel may be used for the floor runner.
A. Steel Floor And Ceiling Runners - Floor and ceiling runners of wall assembly shall consist of galv steel channels sized to accommodate steel "C-H" studs. Flange height of ceiling runner shall be min 1/2 in. (13 mm) greater than nom joint width. Ceiling runner secured with steel masonry anchors spaced max 24 in. (610 mm) OC.
B. Light Gauge Framing* - Slotted Ceiling Track - As an option to Item 2B, slotted ceiling track shall consist of galv steel channels with slotted flanges. Slotted ceiling track sized to accommodate steel "C-H" studs (Items 2C). Attached to concrete at ceiling with steel fasteners spaced max 12 in. OC (305 mm).
B1. BRADY CONSTRUCTION INNOVATIONS INC, DBA SLIPTRACK SYSTEMS - SLP-TRK
CALIFORNIA EXPANDED METAL PRODUCTS CO - CST
CLARK/DETRICH BUILDING SYSTEMS - Type SLT, SLT-H
MARINOWARE, DIV OF WARE INDUSTRIES INC - Type SLT
METAL-LITE INC - The System
RAM SALES L L C - RAM Slotted Track
SCAFCO STEEL STUD MANUFACTURING CO
TELLING INDUSTRIES L L C - True-Action Deflection Track
Steel Studs - "C-H"-shaped steel studs to be min 2-1/2 in. (64 mm) wide and formed of min 24 MSG galv steel. Studs cut 1/2 to 3/4 in. (13 to 19 mm) less in length than assembly height with bottom resting in and resting on floor runner and with top nesting in ceiling runner or slotted ceiling track. Studs spaced 24 in. (610 mm) OC. After installation of gypsum board liner panels (Item 2D), studs secured to flange of floor runner on finished side of wall only with No. 6 by 1/2 in. (13 mm) long self-drilling, self-tapping steel screws. Studs secured to flange of slotted ceiling track on finished side of wall only with No. 8 by 1/2 in. (13 mm) long self-drilling, self-tapping wafer head steel screws at slot midheight.
C. Gypsum Board* - 1 in. (25 mm) thick by 24 in. (610 mm) wide gypsum board liner panels. Panels cut 1 in. (25 mm) less in length than floor to ceiling height. Vertical edges inserted in "H"-shaped section of "C-H" studs. Free edge of end panels attached to long leg of "J" runner (Item 2A) with 1-5/8 in. (41 mm) long Type S steel screws spaced max 12 in. (305 mm) OC.
D. Gypsum Board* - Gypsum board sheets, 1/2 or 5/8 in. (13 or 16 mm) thick, applied vertically or horizontally in one or two layers on finished side of wall as specified in the individual U400 or V400-Series Wall and Partition Design. A max 1 in. (25 mm) gap shall be maintained between the top of the gypsum board and the bottom surface of the concrete floor. The screws attaching the gypsum board layers to the C-H studs shall be located 1 in. (25 mm) below the bottom of the slotted ceiling track (Item 2C). No gypsum board attachment screws are to penetrate the slotted ceiling track.
The hourly fire rating of the joint system is equal to the hourly fire rating of the wall.
Joint System - Max separation between bottom of floor and top of liner panel (Item 2D) and between bottom of floor and top of gypsum board sheets (Item 2E) at time of installation of joint system is 3/4 in. (19 mm). The joint system is designed to accommodate a maximum 25 percent compression only from its installed width. The joint system consists of bond breaker tape and sealant, as follows:
Bond Breaker Tape - Polyethylene tape supplied in rolls. Tape applied to flanges of slotted ceiling track (Item 2D) to prevent bonding of the sealant at points other than the top and bottom of the linear gap. Bond breaker tape is optional.
A. Fill, Void or Cavity Material* - Sealant - Min 1 in. (25 mm) depth of sealant to be installed to fill linear gap between top of gypsum board liner panel (Item 2D) and top inside surface of slotted ceiling track (Item 2B) prior to installation of gypsum board sheets on finished side of wall. For 1 Hr walls, min 5/8 in. (16 mm) depth of sealant to be installed to fill linear gap between top of gypsum board sheet (Item 2E) and bottom of concrete floor. For 2 Hr walls, min 1 in. (25 mm) depth of sealant to be installed to fill linear gap between top of
B. gypsum board sheets (Item 2E) and bottom of concrete floor.
SPECIFIED TECHNOLOGIES INC - SpecSeal LC150 Sealant, SpecSeal LE890 Sealant
Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

5 TOP OF SHAFT WALL JOINT DETAIL - No. HW-D-0485
OR SIMILAR

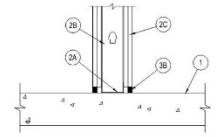
System No. BW-S-0020
Assembly Ratings - 1 and 2 Hr (See Item 2)
Joint Width - 1/2 in. Max
L Rating At Ambient - Less Than 1 CFM/Lin Ft
L Rating At 400 F - Less Than 1 CFM/Lin Ft



1. Floor Assembly - Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) structural concrete. Floor may also be constructed of any min 6 in. (152 mm) thick UL Classified hollow-core Precast Concrete Units*.
See Precast Concrete Units (CFTV) category in the Fire Resistance Directory for names of manufactures.
2. Wall Assembly - The 1 or 2 hr fire rated gypsum board/steel stud shaft assembly shall be constructed of the materials and in the manner specified in the individual U400 or V400 Series Wall or Partition Design in the UL Fire Resistance Directory. In addition, the wall may incorporate a head-of-wall joint system constructed as specified in the HW Series Joint Systems in the UL Fire Resistance Directory. The wall shall include the following construction features:
A. Steel Floor Runner - "J"-shaped runners, min 2-1/2 in. (64 mm) deep, with unequal legs of 1 in. (25 mm) and 2 in. (51 mm), fabricated from min 24 MSG galv steel. Runners positioned with short leg toward finished side of wall. Runners attached to structural supports with steel fasteners located not greater than 2 in. (51 mm) from ends and not greater than 24 in. (610 mm) OC.
B. Studs - "C-H", "E" (back-to-back) or "C-T"-shaped studs, min 2-1/2 in. (64 mm) deep, fabricated from min 25 MSG galv steel. Cut to lengths 3/8 to 1/2 in. (10 to 13 mm) less than floor-to-ceiling height and spaced 24 in. (610 mm) OC.
C. Gypsum Board* - 1 in. (25 mm) thick gypsum liner panels and 1/2 in., 5/8 in. or 3/4 in. (13, 16 or 19 mm) thick gypsum panels installed as specified in the individual U400 or V400 Series shaft wall designs in the UL Fire Resistance Directory. The hourly fire rating of the joint system is equal to the hourly fire rating of the wall.
3. Fill, Void or Cavity Material* - Sealant - Max separation between top of floor and bottom of gypsum board on the finish side of wall is 1/2 in. (13 mm). Min 1/2 in. (13 mm) thickness of fill material installed on finish side of the wall between the bottom of the gypsum board and the top of the concrete floor, flush with surface of the finish side of wall.
SPECIFIED TECHNOLOGIES INC - SpecSeal ES Sealant, SpecSeal LCI Sealant, SpecSeal LC150 Sealant, Pensil 300 Sealant or SpecSeal Series SIL300 Silicone Firestop Sealant
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

4 BOTTOM OF SHAFT WALL JOINT DTL - No.BW-S-0020
OR SIMILAR

System No. BW-S-0003
Assembly Ratings - 1 and 2 Hr (See Item 2)
L Rating At Ambient - Less Than 1 CFM/Lin Ft (See Item 3B)
L Rating At 400°F - Less Than 1 CFM/Lin Ft (See Item 3B)
Joint Width - 3/4 In. Max



1. Floor Assembly - Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) structural concrete. Floor may also be constructed of any 6 in. (152 mm) thick UL Classified hollow-core Precast Concrete Units*.
See Precast Concrete Units category in the Fire Resistance Directory for names of manufactures.
2. Wall Assembly - The 1 or 2 hr fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner specified in the individual U400 or V400 Series Wall and Partition Design in the UL Fire Resistance Directory. In addition, the wall may incorporate a head-of-wall joint system constructed as specified in the HW Series Joint Systems in the UL Fire Resistance Directory. The wall shall include the following construction features:
A. Steel Floor Runner - Floor runners of wall assembly shall consist of min No. 25 gauge galv steel channels sized to accommodate steel studs (Item 2B). Floor runners to be provided with min 1-1/4 in. (32 mm) flanges. Runners secured with steel fasteners spaced 12 in. (305 mm) OC.
B. Studs - Steel studs to be min 3-1/2 in. (89 mm) wide. Studs cut 1/2 to 3/4 in. (13 to 19 mm) less in length than assembly height with bottom resting in, resting on and fastened to floor runner with sheet metal screws. Stud spacing not to exceed 24 in. (610 mm) OC.
C. Gypsum Board* - Gypsum board installed to a min total thickness of 5/8 in. (16 mm) or 1-1/4 in. (32 mm) on each side of wall for a 1 or 2 hr fire rated wall, respectively. Wall to be constructed as specified in the individual U400 or V400 Series Design in the UL Fire Resistance Directory except that a max 3/4 in. (19 mm) gap shall be maintained between the bottom of the gypsum board and the top of the concrete floor.
The hourly fire rating of the joint system is equal to the hourly fire rating of the wall.
3. Joint System - Max separation between top of floor and bottom of gypsum board is 3/4 in. (19 mm). The joint system consists of a packing material and a fill material, as follows:
A. Packing Material - (Optional, Not Shown) - Mineral wool batt insulation, polyethylene backer rod or glass fiber insulation firmly packed into the gap between the bottom of the gypsum board and the top of the concrete floor and recessed from each surface of the wall to accommodate the required thickness of fill material.
B. Fill, Void or Cavity Material*-Sealant - Min 1/2 in. (13 mm) thickness of fill material installed on each side of the wall between the bottom of the gypsum board and the top of the concrete floor, flush with each surface of the wall. When mineral wool batt insulation is used as a packing material, min thickness of fill material on each side of the wall is 1/4 in. (6 mm).
SPECIFIED TECHNOLOGIES INC - SpecSeal ES Sealant, SpecSeal LCI Sealant, SpecSeal LC150 Sealant, Pensil 300 Sealant or SpecSeal Series SIL300.
Note: L Ratings apply when SpecSeal ES Sealant is used.
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

6 BOTTOM OF WALL JOINT DTL - No.BW-S-0020
OR SIMILAR

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

PROJECT NUMBER
1823

PROJECT TEAM
The Montford Group.
A Vision. A Brand. A Lifestyle.
OPTERRA CAPITAL
LS3P
streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
PENETRATION DETAILS

PHASE
CONSTRUCTION DOCUMENTS

SEAL

LICENSED PROFESSIONAL ARCHITECT
SEAL

MAY 07 2020

JENNIFER MCGONAGHY SOUTH CAROLINA 10290

REVISIONS

REV#	DATE	DESCRIPTION

SCALE: 12" = 1'-0"
DRAWN: YVD | MWR | KCP
CHECK: J McG
DATE 03/06/2020

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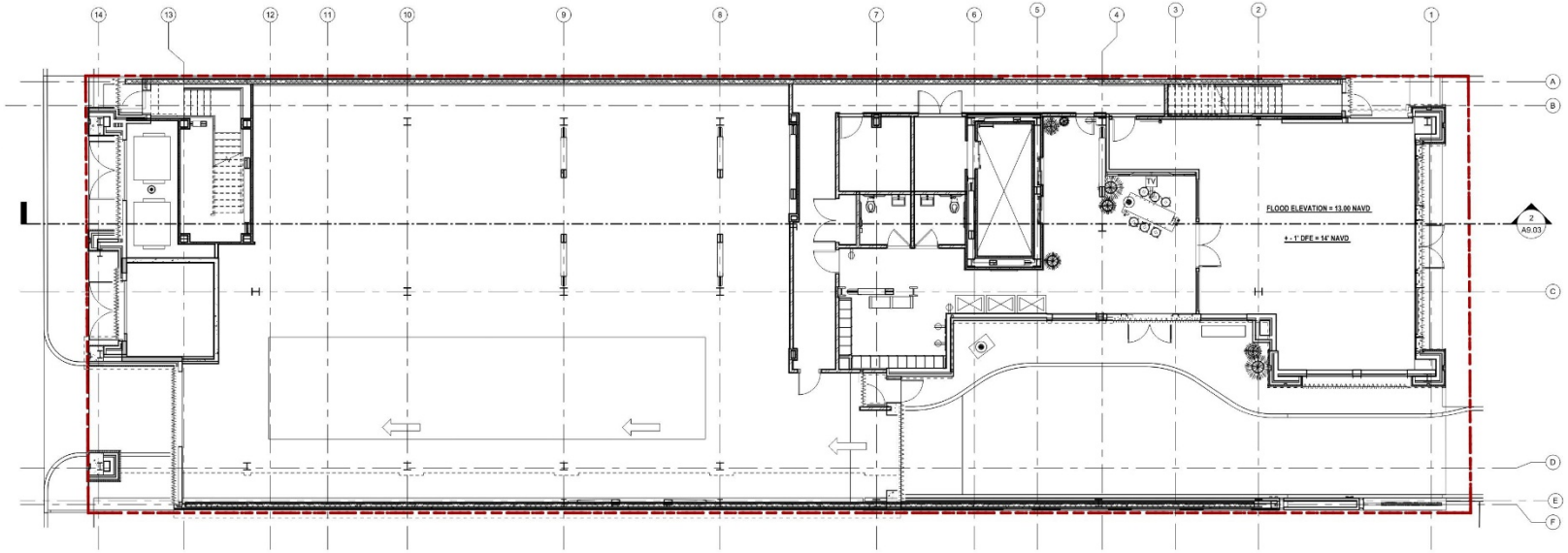
SHEET NUMBER
A6.03



1 LEVEL 1 FLOOD PLAN
1/8" = 1'-0"

GENERAL NOTES:
1. ALL CONSTRUCTION MATERIAL BELOW DFE +1', SHALL BE CONSTRUCTED WITH FLOOD DAMAGED RESISTANT MATERIAL. IN ACCORDANCE TO ASCE 24 TABLE 1-1 FOR TYPE II CLASSIFICATION.
2. ANY UTILITIES AND ATTENDANT EQUIPMENT OUTSIDE THE DRY FLOOD PROOFED AREA WILL BE ELEVATED AT OR ABOVE THE ELEVATION DFE +1.
3. ALL OPENINGS BELOW THE DFE +1' SHALL COMPLY WITH ASCE 24 TABLE 6-1 AND WILL BE PROTECTED BY FLOOD BARRIERS.
4. FLOOD BARRIERS WILL BE SUBMITTED UNDER A SEPARATE PERMIT, AND SHALL BE INSTALLED WITHIN THE PROPERTY LINES AND SHALL NOT ENCROACH INTO THE PUBLIC PROPERTY.
5. SEPARATE PERMIT FOR FLOOD BARRIERS SHALL BE OBTAINED AND INSPECTED BEFORE THE ISSUANCE OF CO. TCO, OR PCO.
6. OWNER / TENANT SHALL INSTALL FLOOD BARRIERS TO PROTECT FLOOD OPENING BELOW DFE +1 WHEN A FLOOD WARNING FOR THE SITE IS ISSUED AND BUILDING OCCUPANT SHALL BE EVACUATED PRIOR TO A FLOOD EVENT.
7. ALL CONSTRUCTION MATERIALS AND FINISHES BELOW BFE +1 SHALL BE FLOOD RESISTANT IN ACCORDANCE WITH ASCE 24 SECTION 5.0 AND FEMA TECHNICAL BULLETIN 2-2008
8. FLOOD PROOFING SHALL COVER THE SLAB, FOUNDATIONS AND WALLS UP TO THE DFE +1
9. CONTRACTOR SHALL SUBMIT AN UNDER CONSTRUCTION ELEVATION CERTIFICATE AND FLOOD PROOFING CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT PRIOR FOR REVIEW AND APPROVAL.
10. SUMP PUMPS SHALL BE EQUIPPED WITH BACKUP POWER AND IN ACCORDANCE WITH ASCE 24-05 SECTION 6.2
11. ARCHITECT OF RECORD CERTIFIES THAT THE FLOOD PROOFING DESIGN AND CONSTRUCTION OF THE BUILDING IS ADEQUATE AND PREPARED IN COMPLIANCE WITH ASCE 24-05 - SECT 6.2 AND FEMA TECHNICAL BULLETIN 3-93
12. THE GC SHALL ENSURE THAT THE STRUCTURE IS SUBSTANTIALLY IMPERMEABLE, SEEPAGE RATES SHOULD NOT EXCEED AN AMOUNT THAT WILL RESULT IN ACCUMULATION OF MORE THAN 4 INCHES DEPTH IN A 24 HOUR PERIOD. BUILDING WALLS AND FLOOD BARRIER SYSTEMS ARE DESIGNED AND WILL BE CONSTRUCTED TO ASSURE THAT THE SEEPAGE RATES WILL BE LESS THAN 4 INCHES IN A 24 HOUR PERIOD ON ALL ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION +1'

FLOOD VENT NOTE & CALCULATIONS:

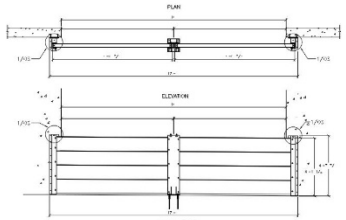
N/A

NOTE:
FOR DESIGN REFERENCE ONLY, FC SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECTS & FOR REVIEW.

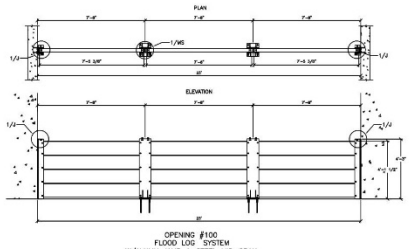
LEGEND:

WWW FLOOD PANEL W/ NEOPRENE SEALS UP TO A MIN. OF +1' ABOVE DFE FOR ALL OPENINGS

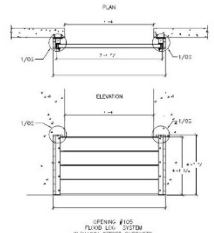
- - - - - THEROSEAL CEMENTITIOUS FLOOR PROOFING COATING UP TO A MIN. OF +1' ABOVE DFE.



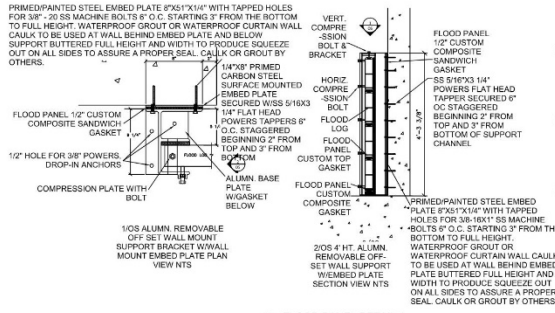
2 FLOOD LOG SYSTEM #104
3" = 1'-0"



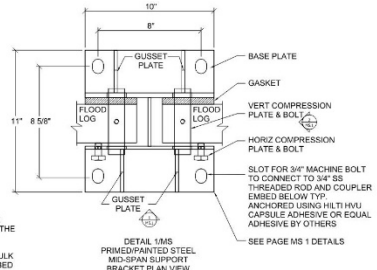
3 FLOOD LOG SYSTEM OPENING #100
3" = 1'-0"



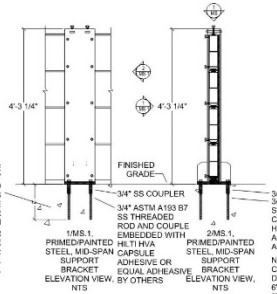
4 FLOOD LOG SYSTEM OPENING N#105



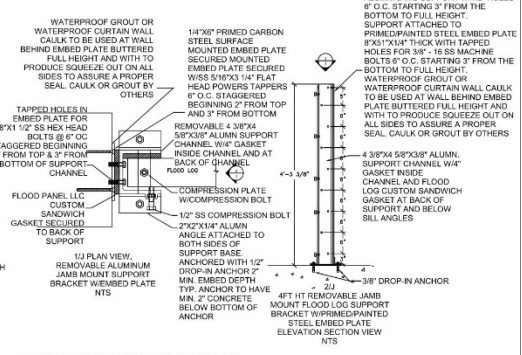
5 FLOOD PANEL DETAIL 1
3" = 1'-0"



MID-SPAN SUPPORT BRACKET PLAN VIEW
6 3" = 1'-0"



7 FLOOD PANEL DETAIL
3" = 1'-0"



8 REMOVABLE JAMP MOUNT FLOOD LOG
3" = 1'-0"

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PROJECT NUMBER
1823

PROJECT TEAM
The Montford Group.
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OPTERRA CAPITAL
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streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

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DRAWING
LEVEL 1 FLOOD PLAN

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO MCG ARCHITECTURE LIC # AR95

SEAL

MAY 07 2020

JENNIFER MCGONAGLE 500 TW CARDENA JCU 10200

REVISIONS

REV#	DATE	DESCRIPTION

SCALE: As indicated
DRAWN: YVD | MWR | KCP
CHECK: J McG
DATE 03/06/2020

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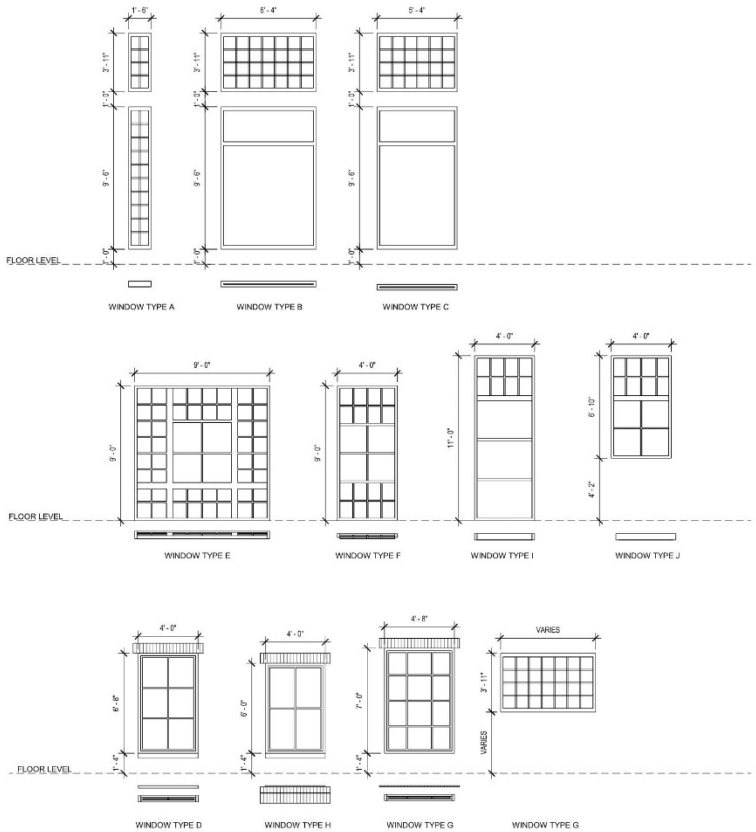
A7.00

WINDOW TYPE ELEVATION



TYPICAL FENESTRATION NOTES:

1. ALL EXTERIOR WINDOWS AND STOREFRONT SYSTEM ARE SHOWN AS VIEWED FROM EXTERIOR FOR REFERENCE PURPOSED ONLY AND SHALL BE ISSUED UNDER A SEPARATE PERMIT. G.C. TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS FOR ALL WINDOW / STOREFRONT SYSTEM FOR ARCHITECT'S REVIEW AND CITY APPROVAL
2. ALL EXTERIOR WINDOW / STOREFRONT ASSEMBLY SHALL COMPLY WITH THE DESIGN WIND PRESSURES LISTED ON THE STRUCTURAL DRAWINGS
3. REFER TO ENERGY CALCULATIONS FOR EXTERIOR WINDOW U-FACTOR AND SHADING COEFFICIENT.
4. WINDOW ATTACHMENT IS THE RESPONSIBILITY OF THE BUILDER / CONTRACTOR AS PER THE PARTICULAR WINDOW MANUFACTURER'S INSTALLATION REQUIREMENTS TO MEET DESIGN PRESSURE AND MUST BE SIGNED AND SEALED BY A LICENSED ENGINEER.
5. CONTRACTOR TO FIELD VERIFY ALL EXTERIOR MASONRY OPENINGS PRIOR TO FABRICATION
6. ALL NEW WINDOWS AND STOREFRONTS TO BE IMPACT GLASS.
7. ALL GLAZING ABOVE 30'-0" ABOVE GRADE TO BE SMALL MISSILE IMPACT RESISTANT, ALL GLAZING BELOW 30'-0" ABOVE GRADE TO BE LARGE MISSILE IMPACT RESISTANT GLAZING.
8. ALL GLAZING LARGER THAN 9 SFM SHALL BE CATEGORY II SAFETY GLASS: INCLUDING BUT NOT LIMITED TO ALL SHOWER ENCLOSURES, WINDOWS ADJACENT TO TUBS OR SHOWERS, OR GLASS MIRROR, AS PER THE IBC 2406
9. ALL LOUVERS TO BE STORM PROOF MODEL AND TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
10. G.C. TO PROVIDE SAMPLES OF GLASS, FRAME, AND WINDOW SILL FOR ARCHITECT AND OWNER'S REVIEW PRIOR TO FABRICATION.
11. G.C. TO PROVIDE "U-TYPE" OR "C-TYPE" PULLS FOR GROUND FLOOR STOREFRONT DOORS.
12. ALL EXTERIOR OPERABLE WINDOWS TO BE PROVIDED WITH A BUG SCREEN.
13. ALL STOREFRONT COLUMNS SHALL BE CLAD WITH BREAK METAL TO MATCH ADJACENT STOREFRONT SYSTEM.
14. ALL STOREFRONT AND WINDOW FRAMES SHALL BE __(COLOR)_____ OR SIMILAR; G.C. TO PROVIDE COLOR AND FINISH SAMPLE FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.

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PROJECT NUMBER
1823

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EARTHSOURCE ENGINEERING CONSULTANTS

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DRAWING
WINDOWS & STOREFRONTS

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO McG ARCHITECTURE LIC # AR95

SEAL

MAY 07 2020

JENNIFER McCONNELL SOUTH CAROLINA LIC# 10330

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	1/4" = 1'-0"
DRAWN:	YVD | MWR | KCP
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DATE	03/06/2020

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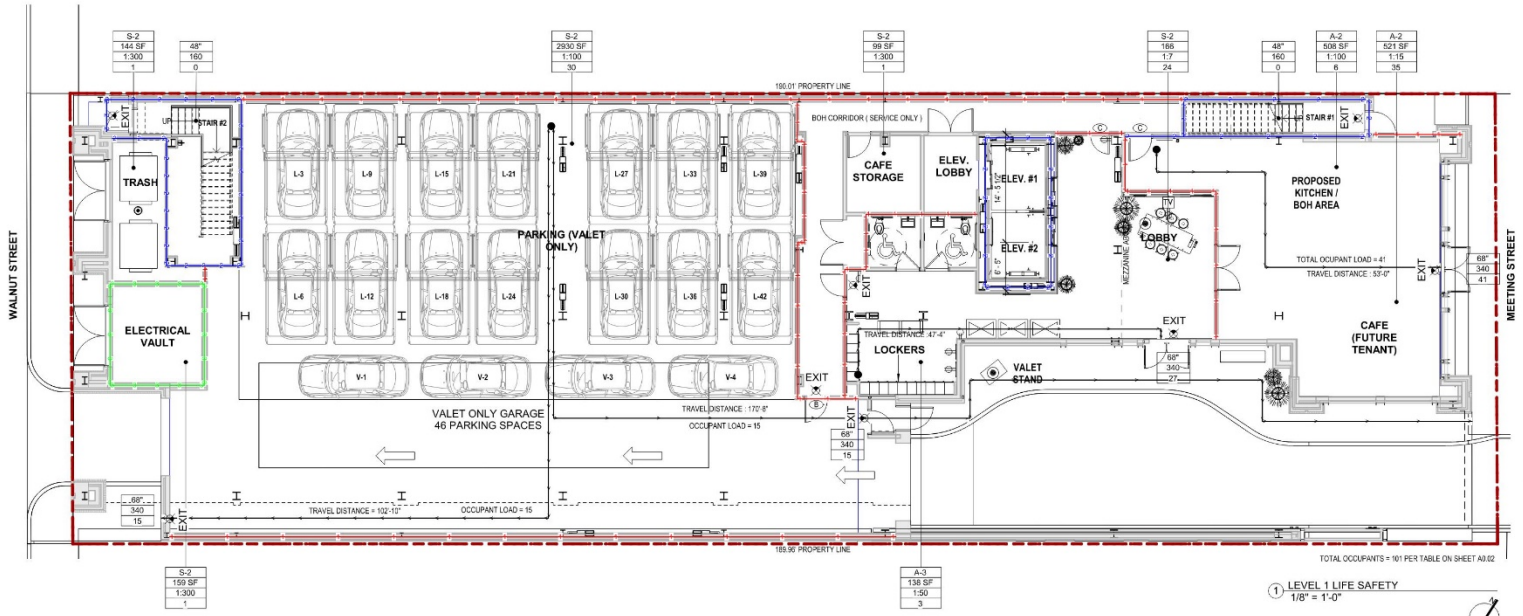
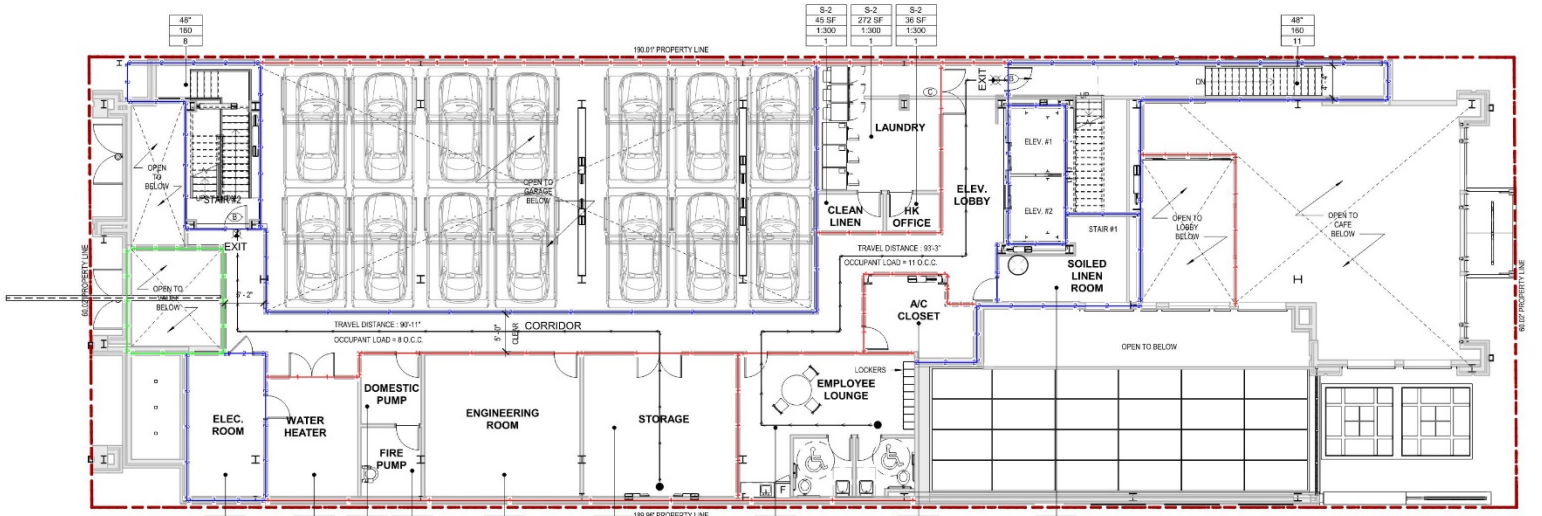


1 LEVEL 1 LIFE SAFETY
1/8" = 1'-0"



2 LEVEL 1.5 LIFE SAFETY
1/8" = 1'-0"

LIFE SAFETY NOTES AND LEGENDS

- 1 — 1-HR RATED PARTITION
- 2 — 2-HR RATED PARTITION
- 3 — 3-HR RATED PARTITION
- MEAN OF EGRESS TRAVEL PATH
- EXIT — EXIT SIGN
- FEC — FIRE EXTINGUISHER
- F — FIRE PULL STATION
- HORN / STROBE LIGHT

DOOR FIRE RATING

- A — 120 MINUTES
- B — 90 MINUTES
- C — 45 MINUTES
- D — 20 MINUTES

OCCUPANT LOAD

OCCUPANT TYPE	TYPE
AREA OR LENGTH	SQ. FT.
OCCUPANT LOAD FACTOR	1:100
PROPOSED OCCUPANT LOAD	# OCC

NOTE : MINIMUM REQUIRED EGRESS WIDTH/CAPACITY PER OCC. (IBC SECTION 1005)

STAIR CAPACITY (.3/WIDTH)

CLEAR STAIR WIDTH	#"
MAXIMUM STAIR CAPACITY	##
PROPOSED OCCUPANT LOAD	#PP

DOOR OPENING CAPACITY (.2)(PER WIDTH)

CLEAR STAIR WIDTH	#"
MAXIMUM STAIR CAPACITY	##
PROPOSED OCCUPANT LOAD	#PP

MEANS OF EGRESS

DOORS (IBC SECTION 1010)
THE MINIMUM CLEARANCE WIDTH AND HEIGHT OF A DOOR SHALL NOT BE LESS THAN 32 INCHES AND 80 INCHES RESPECTIVELY.
EXCEPTIONS:
DOOR OPENINGS TO STORAGE CLOSETS LESS THAN 10 SF AND SHOWERS IN R-1 DWELLING UNITS SHALL NOT BE LIMITED BY THE MINIMUM WIDTH
DOOR OPENINGS WITH A DWELLING OR SLEEPING UNIT SHALL NOT BE LESS THAN 78 INCHES IN HEIGHT
EXTERIOR DOOR OPENINGS IN DWELLING OR SLEEPING UNITS, OTHER THAN THE REQUIRED EXIT DOOR, SHALL NOT BE LESS THAN 76 INCHES IN HEIGHT.
DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS

MINIMUM CORRIDOR WIDTH *(IBC TABLE 1020.2)*
OCCUPANCY LOAD < 50 = 36"
WITHIN A DWELLING UNIT = 36"
OTHER = 44"
MINIMUM NUMBER OF EXITS PER STORY *(IBC TABLE 1006.3.1)*
OCCUPANT LOAD PER STORY MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
1-500 = 2
501-1000 = 3
MORE THAN 1,000 = 4
COMMON PATH OF EGRESS TRAVEL *(IBC TABLE 1006.2.1)*

A	75'
B	100'
R-1	75'
S	100'

EXIT ACCESS TRAVEL DISTANCE *(IBC TABLE 1017.2)*

A	250'
B	300'
R	250'
S-2	400'

DEAD END CORRIDORS (MAXIMUM LENGTH) *(IBC 1020.4)*

A	20'
B	50'
R-1	50'
S	50

NOTE:
SPACES WITH ONE EXIT ALLOWED. A,B, OCCUPANT LOADS ≤ 49

GENERAL NOTES:
1. PURPOSE OF LIFE SAFETY PLAN IS FOR REFERENCE OF ESSENTIAL FIRE PROTECTION, DETECTION, AND LIFE SAFETY COMPONENTS. THEY SHALL NOT BE USED FOR INSTALLATION OF EQUIPMENT AND DEVICES.
2. MAXIMUM ELEVATION CHANGE AT ALL BUILDING ENTRANCE DOORS (INCLUDING THRESHOLDS) SHALL BE EQUAL TO OR LESS THAN 1/2".
3. THIS PROPOSED BUILDING SHALL INCORPORATE A COMPLETE AUTOMATIC SPRINKLER SYSTEM, IN ACCORDANCE TO NFPA 13, AS PER S.C.B.C. 903.3.1.1, AND FFPC SECTION 11.8.3. REFER TO FIRE PROTECTION SHEETS.
4. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED IN PLACE AT ALL TIMES; AS PER SCBC 2017, SECTION 1004.
5. POSTED OCCUPANT LOAD SIGNS MUST BE ISSUED BY THE FIRE DEPT. TYPICAL AT ALL LEVELS.
6. EVACUATION MAPS SHALL BE POSTED ON BACKSIDE OF ALL GUESTOOMS, TYPICAL AT ALL LEVELS.
7. FIRE EXTINGUISHER SHALL BE I COMPLIANCE W/ S.C.B. SECTION [F] 906.2 AND NFPA 101, 2015 EDITION, SECTION 9.9 PROTABLE FIRE EXTINGUISHERS.

FIRE EXTINGUISHER SHALL BE SELECTED, INSTALLED, INSPECTED AND MAINTAINED IN ACCORDANCE W/ NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS.

PROVIDE A PORTABLE TYPE "K" FIRE EXTINGUISHER, SET INSIDE A F.E. CABINET FOR THE KITCHEN AREA.
FIRE EXTINGUISHER SHALL BE INSTALLED SO THAT THE TOP OF THE UNIT IS NOT GREATER THAN 5'-0" A.F.F.
FIRE EXTINGUISHER SHALL BE VISIBLY LOCATED FOR FASTER ACCESSIBILITY IN THE EVENT OF A FIRE.

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PROJECT NUMBER
1823

PROJECT TEAM
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EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
LEVELS 1 & 1.5 LS PLAN

PHASE
CONSTRUCTION DOCUMENTS

SEAL

LICENSED PROFESSIONAL ARCHITECT, STATE OF FLORIDA
SEAL

MAY 07 2020

JENNIFER MCGONAGLE 1 SOUTH CARDENAS, JCU 10200

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	1/8" = 1'-0"
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	03/06/2020

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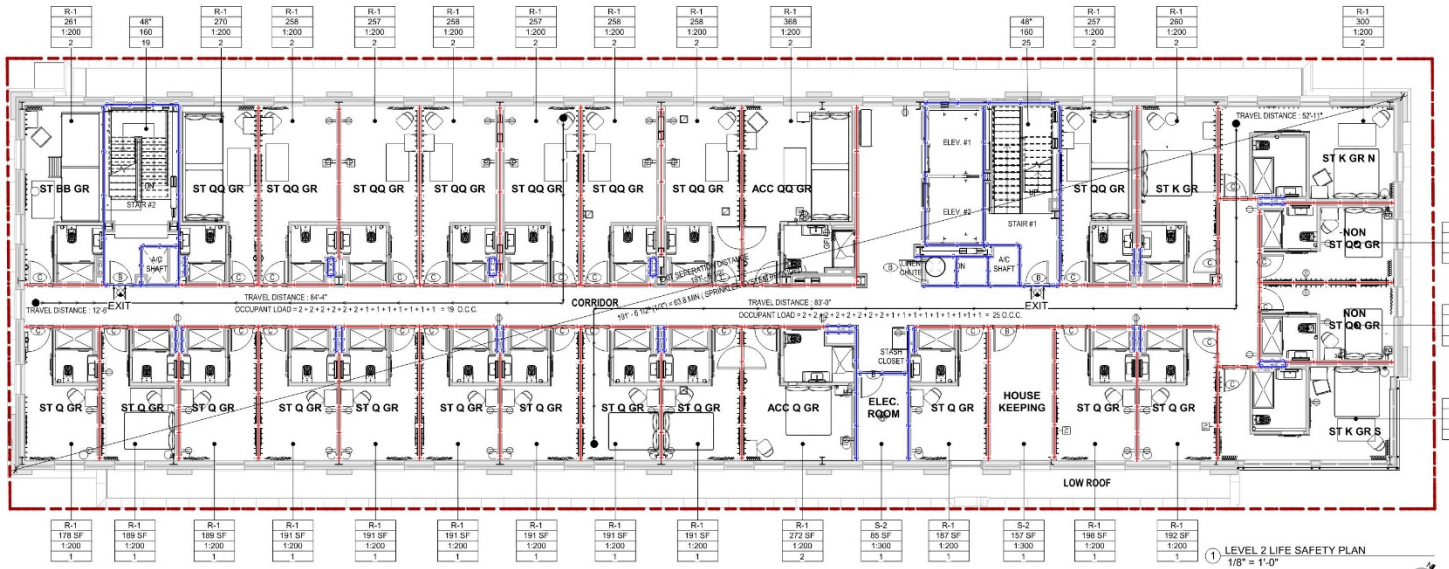
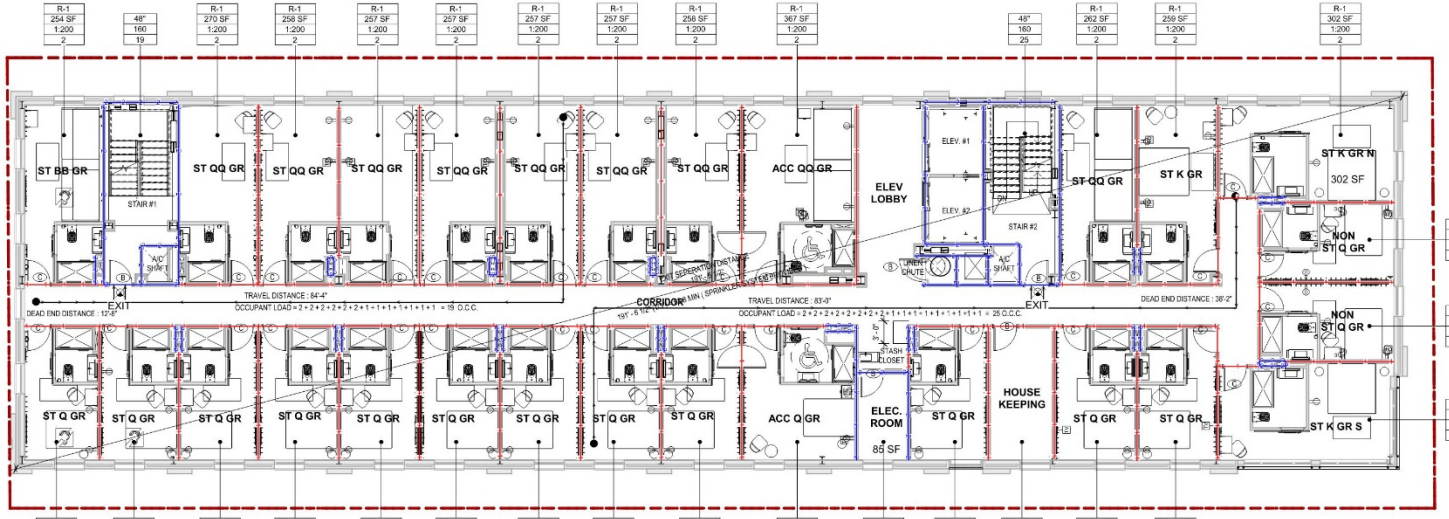
SHEET NUMBER
A9.00



1 LEVEL 2 LIFE SAFETY PLAN
1/8" = 1'-0"



2 LEVEL 3 - 5 LIFE SAFETY PLAN
1/8" = 1'-0"

LIFE SAFETY NOTES AND LEGENDS

- 1 — 1-HR RATED PARTITION
- 2 — 2-HR RATED PARTITION
- 3 — 3-HR RATED PARTITION
- MEAN OF EGRESS TRAVEL PATH
- EXIT — EXIT SIGN
- FEC — FIRE EXTINGUISHER
- F — FIRE PULL STATION
- HORN / STROBE LIGHT

DOOR FIRE RATING

- A — 120 MINUTES
- B — 90 MINUTES
- C — 45 MINUTES
- D — 20 MINUTES

OCCUPANT LOAD

OCCUPANT TYPE	TYPE
AREA OR LENGTH	SQ. FT.
OCCUPANT LOAD FACTOR	1:100
PROPOSED OCCUPANT LOAD	# OCC

NOTE : MINIMUM REQUIRED EGRESS WIDTH/CAPACITY PER OCC. (IBC SECTION 1005)

STAIR CAPACITY (.3/WIDTH)

CLEAR STAIR WIDTH	#"
MAXIMUM STAIR CAPACITY	##
PROPOSED OCCUPANT LOAD	#PP

DOOR OPENING CAPACITY (.2)(PER WIDTH)

CLEAR STAIR WIDTH	#"
MAXIMUM STAIR CAPACITY	##
PROPOSED OCCUPANT LOAD	#PP

MEANS OF EGRESS

DOORS (IBC SECTION 1010)
THE MINIMUM CLEARANCE WIDTH AND HEIGHT OF A DOOR SHALL NOT BE LESS THAN 32 INCHES AND 80 INCHES RESPECTIVELY.
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DOOR OPENINGS WITH A DWELLING OR SLEEPING UNIT SHALL NOT BE LESS THAN 78 INCHES IN HEIGHT
EXTERIOR DOOR OPENINGS IN DWELLING OR SLEEPING UNITS, OTHER THAN THE REQUIRED EXIT DOOR, SHALL NOT BE LESS THAN 76 INCHES IN HEIGHT.
DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS

MINIMUM CORRIDOR WIDTH *(IBC TABLE 1020.2)*
OCCUPANCY LOAD < 50 = 36"
WITHIN A DWELLING UNIT = 36"
OTHER = 44"
MINIMUM NUMBER OF EXITS PER STORY *(IBC TABLE 1006.3.1)*
OCCUPANT LOAD PER STORY MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
1-500 = 2
501-1000 = 3
MORE THAN 1,000 = 4
COMMON PATH OF EGRESS TRAVEL *(IBC TABLE 1006.2.1)*

A	75'
B	100'
R-1	75'
S	100'

EXIT ACCESS TRAVEL DISTANCE *(IBC TABLE 1017.2)*

A	250'
B	300'
R	250'
S-2	400'

DEAD END CORRIDORS (MAXIMUM LENGTH) *(IBC 1020.4)*

A	20'
B	50'
R-1	50'
S	50

NOTE:
SPACES WITH ONE EXIT ALLOWED. A,B, OCCUPANT LOADS ≤ 49

GENERAL NOTES:

1. PURPOSE OF LIFE SAFETY PLAN IS FOR REFERENCE OF ESSENTIAL FIRE PROTECTION, DETECTION, AND LIFE SAFETY COMPONENTS. THEY SHALL NOT BE USED FOR INSTALLATION OF EQUIPMENT AND DEVICES.
2. MAXIMUM ELEVATION CHANGE AT ALL BUILDING ENTRANCE DOORS (INCLUDING THRESHOLDS) SHALL BE EQUAL TO OR LESS THAN 1/2".
3. THIS PROPOSED BUILDING SHALL INCORPORATE A COMPLETE AUTOMATIC SPRINKLER SYSTEM, IN ACCORDANCE TO NFPA 13, AS PER S.C.B.C. 903.3.1.1, AND FFPC SECTION 11.8.3. REFER TO FIRE PROTECTION SHEETS.
4. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED IN PLACE AT ALL TIMES; AS PER SCBC 2017, SECTION 1004.
5. POSTED OCCUPANT LOAD SIGNS MUST BE ISSUED BY THE FIRE DEPT. TYPICAL AT ALL LEVELS.
6. EVACUATION MAPS SHALL BE POSTED ON BACKSIDE OF ALL GUESTOOMS, TYPICAL AT ALL LEVELS.
7. FIRE EXTINGUISHER SHALL BE I COMPLIANCE W/ S.C.B. SECTION [F] 906.2 AND NFPA 101, 2015 EDITION, SECTION 9.9 PROTABLE FIRE EXTINGUISHERS.

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FIRE EXTINGUISHER SHALL BE INSTALLED SO THAT THE TOP OF THE UNIT IS NOT GREATER THAN 5'-0" A.F.F.
FIRE EXTINGUISHER SHALL BE VISIBLY LOCATED FOR FASTER ACCESSIBILITY IN THE EVENT OF A FIRE.

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

PROJECT NUMBER
1823

PROJECT TEAM
The Montford Group.
A VISION. A BRAND. A LIFESTYLE.
OPTERRA CAPITAL
LS3P
streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
LEVELS 2-5 LS PLAN

PHASE
CONSTRUCTION DOCUMENTS

SEAL

LICENSED PROFESSIONAL ARCHITECT, STATE OF FLORIDA
SEAL

MAY 07 2020

JENNIFER MCGONAGLE 5 SOUTH CAROLINA LICENSE 10330

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	1/8" = 1'-0"
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	03/06/2020

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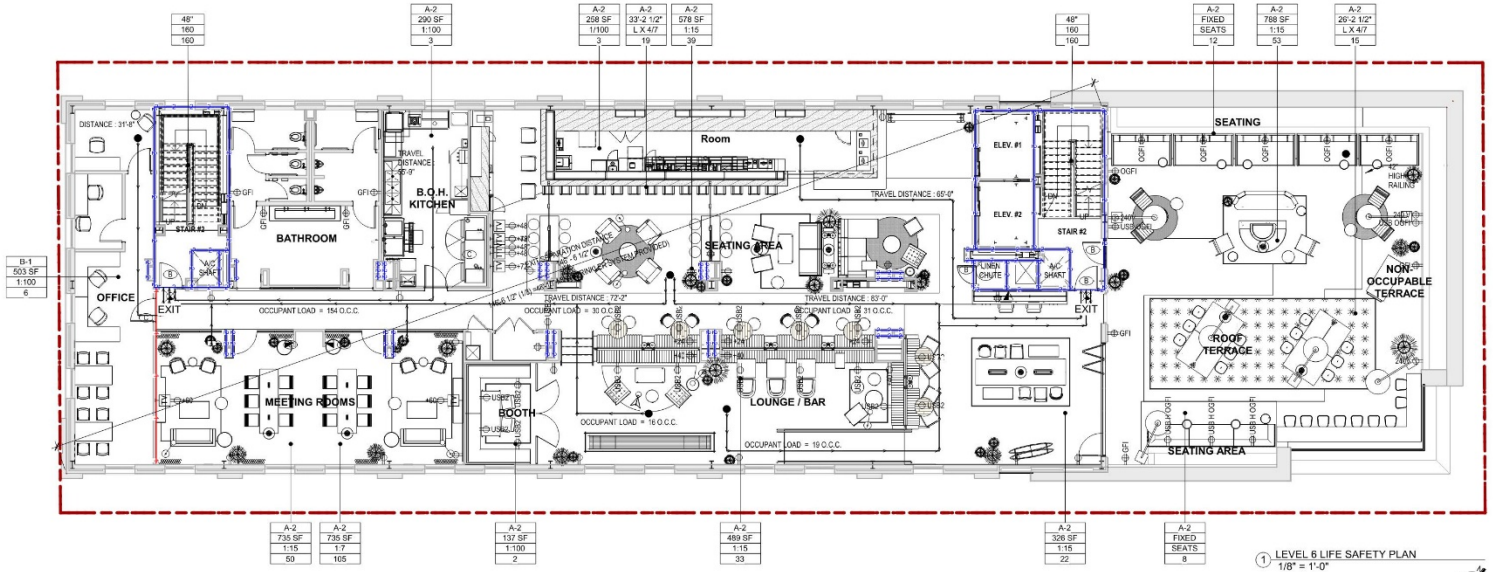
SHEET NUMBER
A9.01



1 LEVEL 6 LIFE SAFETY PLAN
1/8" = 1'-0"

2 LEVEL 7 LIFE SAFETY PLAN
1/8" = 1'-0"

LIFE SAFETY NOTES AND LEGENDS

- 1 — 1-HR RATED PARTITION
- 2 — 2-HR RATED PARTITION
- 3 — 3-HR RATED PARTITION
- > — MEAN OF EGRESS TRAVEL PATH
- EXIT — EXIT SIGN
- FEC — FIRE EXTINGUISHER
- F — FIRE PULL STATION
- HORN / STROBE LIGHT

DOOR FIRE RATING

- A — 120 MINUTES
- B — 90 MINUTES
- C — 45 MINUTES
- D — 20 MINUTES

OCCUPANT LOAD

OCCUPANT TYPE	TYPE
AREA OR LENGTH	SQ. FT.
OCCUPANT LOAD FACTOR	1:100
PROPOSED OCCUPANT LOAD	# OCC

NOTE : MINIMUM REQUIRED EGRESS WIDTH/CAPACITY PER OCC. (IBC SECTION 1005)

STAIR CAPACITY (.3/WIDTH)

CLEAR STAIR WIDTH	#"
MAXIMUM STAIR CAPACITY	##
PROPOSED OCCUPANT LOAD	#PP

DOOR OPENING CAPACITY (.2)(PER WIDTH)

CLEAR STAIR WIDTH	#"
MAXIMUM STAIR CAPACITY	##
PROPOSED OCCUPANT LOAD	#PP

MEANS OF EGRESS

DOORS (IBC SECTION 1010)
THE MINIMUM CLEARANCE WIDTH AND HEIGHT OF A DOOR SHALL NOT BE LESS THAN 32 INCHES AND 80 INCHES RESPECTIVELY.
EXCEPTIONS:
DOOR OPENINGS TO STORAGE CLOSETS LESS THAN 10 SF AND SHOWERS IN R-1 DWELLING UNITS SHALL NOT BE LIMITED BY THE MINIMUM WIDTH
DOOR OPENINGS WITH A DWELLING OR SLEEPING UNIT SHALL NOT BE LESS THAN 78 INCHES IN HEIGHT
EXTERIOR DOOR OPENINGS IN DWELLING OR SLEEPING UNITS, OTHER THAN THE REQUIRED EXIT DOOR, SHALL NOT BE LESS THAN 76 INCHES IN HEIGHT.
DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS

MINIMUM CORRIDOR WIDTH *(IBC TABLE 1020.2)*
- OCCUPANCY LOAD < 50 = 36"
- WITHIN A DWELLING UNIT = 36"
- OTHER = 44"

MINIMUM NUMBER OF EXITS PER STORY *(IBC TABLE 1006.3.1)*
OCCUPANT LOAD PER STORY MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
- 1-500 = 2
- 501-1000 = 3
- MORE THAN 1,000 = 4

COMMON PATH OF EGRESS TRAVEL *(IBC TABLE 1006.2.1)*
- A 75'
- B 100'
- R-1 75'
- S 100'

EXIT ACCESS TRAVEL DISTANCE *(IBC TABLE 1017.2)*
- A 250'
- B 300'
- R 250'
- S-2 400'

DEAD END CORRIDORS (MAXIMUM LENGTH) *(IBC 1020.4)*
- A 20'
- B 50'
- R-1 50'
- S 50

NOTE:
SPACES WITH ONE EXIT ALLOWED: A,B, OCCUPANT LOADS ≤ 49

GENERAL NOTES:
1. PURPOSE OF LIFE SAFETY PLAN IS FOR REFERENCE OF ESSENTIAL FIRE PROTECTION, DETECTION, AND LIFE SAFETY COMPONENTS. THEY SHALL NOT BE USED FOR INSTALLATION OF EQUIPMENT AND DEVICES.
2. MAXIMUM ELEVATION CHANGE AT ALL BUILDING ENTRANCE DOORS (INCLUDING THRESHOLDS) SHALL BE EQUAL TO OR LESS THAN 1/2".
3. THIS PROPOSED BUILDING SHALL INCORPORATE A COMPLETE AUTOMATIC SPRINKLER SYSTEM, IN ACCORDANCE TO NFPA 13, AS PER S.C.B.C. 903.3.1.1, AND FFPC SECTION 11.8.3. REFER TO FIRE PROTECTION SHEETS.
4. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED IN PLACE AT ALL TIMES; AS PER SCBC 2017, SECTION 1004.
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1823

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A VISION. A BRAND. A LIFESTYLE.
OPTERRA CAPITAL
LS3P
streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
LEVELS 6 & 7 LS PLAN

PHASE
CONSTRUCTION DOCUMENTS

SEAL

FLORIDA REGISTERED ARCHITECT, LICENSE NO. 18925
SEAL

MAY 07 2020

JENNIFER MCDONNELL SOUTH CAROLINA LICENSE 10230

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	1/8" = 1'-0"
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	03-06-2020

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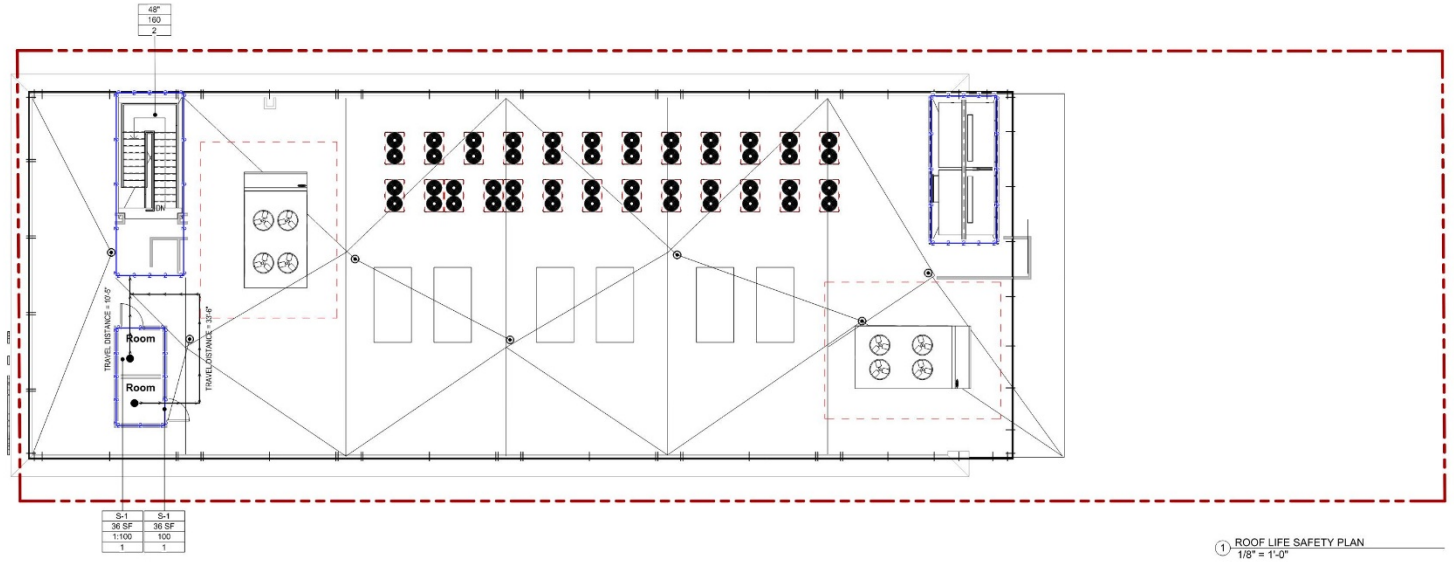
A9.02



1 ROOF LIFE SAFETY PLAN
1/8" = 1'-0"

2 BUILDING SECTION LOWRISE DIAGRAM
3/32" = 1'-0"

LIFE SAFETY NOTES AND LEGENDS

- 1 — 1-HR RATED PARTITION
- 2 — 2-HR RATED PARTITION
- 3 — 3-HR RATED PARTITION
- > — MEAN OF EGRESS TRAVEL PATH
- EXIT — EXIT SIGN
- FEC — FIRE EXTINGUISHER
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- HORN / STROBE LIGHT

DOOR FIRE RATING

- A — 120 MINUTES
- B — 90 MINUTES
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- D — 20 MINUTES

OCCUPANT LOAD

OCCUPANT TYPE	TYPE
AREA OR LENGTH	SQ. FT.
OCCUPANT LOAD FACTOR	1:100
PROPOSED OCCUPANT LOAD	# OCC

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CLEAR STAIR WIDTH	#"
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CLEAR STAIR WIDTH	#"
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R-1	75'
S	100'

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B	300'
R	250'
S-2	400'

DEAD END CORRIDORS (MAXIMUM LENGTH) *(IBC 1020.4)*

A	20'
B	50'
R-1	50'
S	50

NOTE:
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streetsense.
EARTHSOURCE ENGINEERING CONSULTANTS

PROJECT NAME
moxy HOTELS
Charleston

PROJECT ADDRESS
547 Meeting Street,
Charleston, SC
29403

DRAWING
ROOF LEVEL LS PLAN

PHASE
CONSTRUCTION DOCUMENTS

SEAL

STUDIO MCG ARCHITECTURE LIC # 18525
SEAL

MAY 07 2020

JENNIFER MCCONNELL SOUTH CAROLINA LIC# 10290

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:	As indicated
DRAWN:	YVD | MWR | KCP
CHECK:	J McG
DATE	03/06/2020

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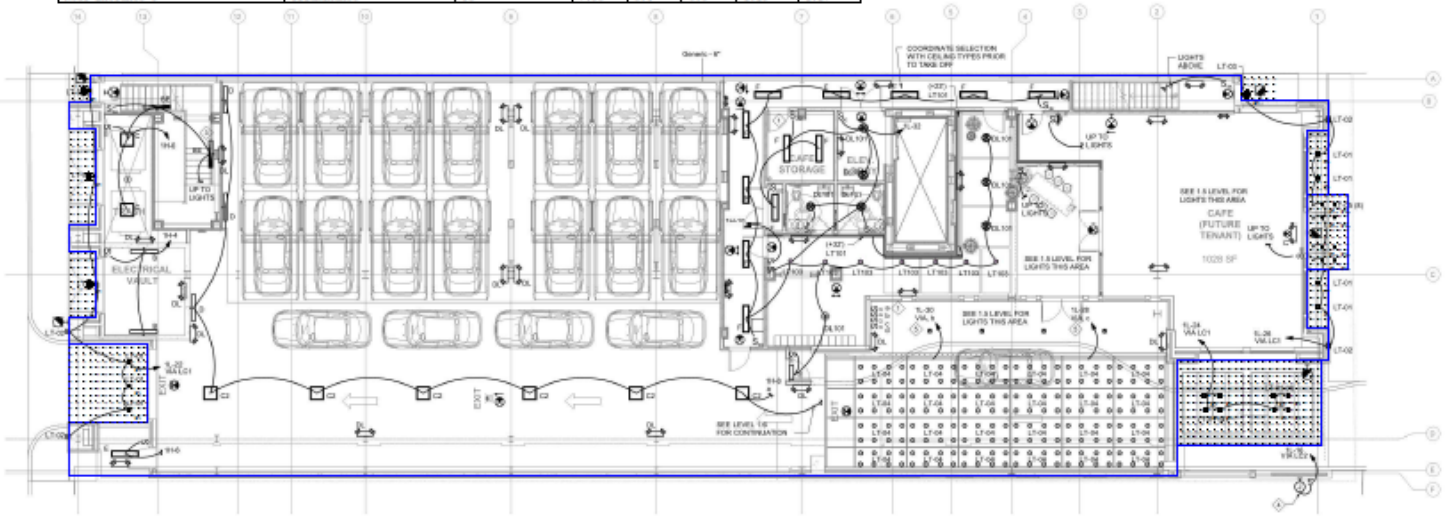
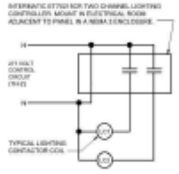
SHEET NUMBER
A9.03

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts
	15	LT-01	SINGLE	0.900	RADLT-PB30-MV (29W)	23	345
	4	LT-03	SINGLE	0.900	ZBA14-12501M - [XOMB-G22 ARM	16	64
	8	LT-05	SINGLE	0.900	AIR-F-1102-LED-8000L-DDM10-120-MD-30K-90-CL	10.5131	84.1048

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Front Car Entrance Canopy	Illuminance	Fc	24.48	38.0	7.6	3.22	5.00
Front Entrance Canopy	Illuminance	Fc	40.64	70.3	9.4	4.32	7.48
Front Side Entrance	Illuminance	Fc	6.54	9.2	4.3	1.52	2.14
Rear Car Exit Canopy	Illuminance	Fc	12.65	21.5	3.0	4.22	7.17
Rear Entrance 1	Illuminance	Fc	5.91	8.1	3.6	1.64	2.25
Rear Entrance 2	Illuminance	Fc	4.86	8.0	2.0	2.43	4.00
Rear Entrance 3	Illuminance	Fc	7.58	8.4	6.6	1.15	1.27





CONTACTOR	COIL VOLTAGE	POLES	CIRCUITS SWITCHED
LC-1	120	6	1L-22,24,26
LC-2	120	6	1L-18,19,20

1 E1.01 LIGHTING CONTROL DETAIL
NO SCALE

1 E1.01 LIGHTING LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES THIS SHEET

1. ALL EMERGENCY/EGRESS FIXTURES SHALL BE CONNECTED TO LOCAL CIRCUIT SERVING RESPECTIVE AREA AND AHEAD OF ALL CONTROLS.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING 0-10V CONDUCTORS FROM DIMMER SWITCHES TO ALL 0-10V LIGHTING AS REQUIRED.
3. ALL LIGHTS LOCATED WITH IN WORK AREAS SHALL BE EQUIPPED WITH INDIVIDUAL SHIELDS OR SHATTERPROOF LAMPS AS REQUIRED BY 15A NCAC 18A.2830.

KEYED NOTES THIS SHEET

1. FIELD COORDINATE LOCATION OF DIMMER SWITCH SHARE WITH OWNER/ARCHITECT PRIOR TO ANY ROUGH-IN WORK AND/OR PRICING. FIELD LOCATION MAY DIFFER FROM LOCATION INDICATED HERE IN.
2. CONTRACTOR SHALL SET MINIMUM TIME OUT OF OCCUPANCY SENSOR TO 15 MINUTES.
3. CONFIRM MOUNTING LOCATION OF STAIRWELL LIGHTING WITH INTERIORS AND ARCHITECT PRIOR TO ANY ROUGH-IN WORK.
4. SIGN CONNECTION. PROVIDE DISCONNECTION MEANS AS REQUIRED. COORDINATE WITH SIGN VENDOR PRIOR TO ROUGH-IN WORK. CIRCUIT ROUTED VIA EXTERIOR LIGHTING CONTACTOR.
5. COORDINATE WITH LIGHTING SELECTION FOR MARQUEE LIGHTING.

LOW LEVEL EXIT LIGHTING

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL AN ADDITIONAL EXIT SIGN PER IBC 1013.2 WHERE EXIT SIGNAGE IS INDICATED. BOTTOM OF SIGN SHALL BE NOT THAN 18" AND NOT MORE THAN 12" FROM THE FLOOR. SIGN SHALL BE FLUSH MOUNTED TO DOOR OR WALL. WHERE MOUNTED ON WALL, SIGN SHALL BE MOUNTED WITH IN 4" OF DOOR FRAME ON LATCH SIDE.

NOTE TO GENERAL CONTRACTOR, SUBCONTRACTORS AND SUPPLIERS:
The General Contractor and all Subcontractors and Material Suppliers shall review and be familiar with all drawings associated with this project including the architectural, civil, structural, plumbing, mechanical, and electrical drawings. Specific requirements depicted on one drawing page or in one portion of the drawings shall be applicable to all drawing pages and all portions of the drawings. Should a conflict or discrepancy be discovered in the drawings during the bidding or negotiation phase, the General Contractor, Subcontractor or Material Supplier shall immediately notify the Architect and request additional information and clarification. Failure to do so will not relieve the General Contractor, Subcontractor or Material Supplier from the requirements of all portions of the drawings.

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EARTHSOURCE

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moxy HOTELS

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547 Meeting Street,
Charleston, SC
29403

DRAWING
LIGHTING
LEVEL 1
FLOOR PLAN

PHASE

SEAL

SEAL

REVISIONS

WEIS ENGINEERING

SCALE:
DRAWN:
CHECK:
DATE:

SHEET NUMBER
E1.01

SOUTHEAST PERSPECTIVE

BRICK 1: Belden Alaska White
MORTAR 1: Holcim Desert Buff

BRICK 2: Belden Black Diamond
MORTAR 2: Holcim Santee Black

ALUMINUM COPING:
PAC-CLAD Stone White

METAL 1:
Kawneer Atlantic Grey

CAST STONE:
CoralCast Smooth in Buff

FRITTED GLASS:
Gaurdian SatinDeco Acid Etched

VISION GLASS:
Guardian Glass SNX 51/23

EXTERIOR MATERIALS BOARD - DIGITAL | BAR901

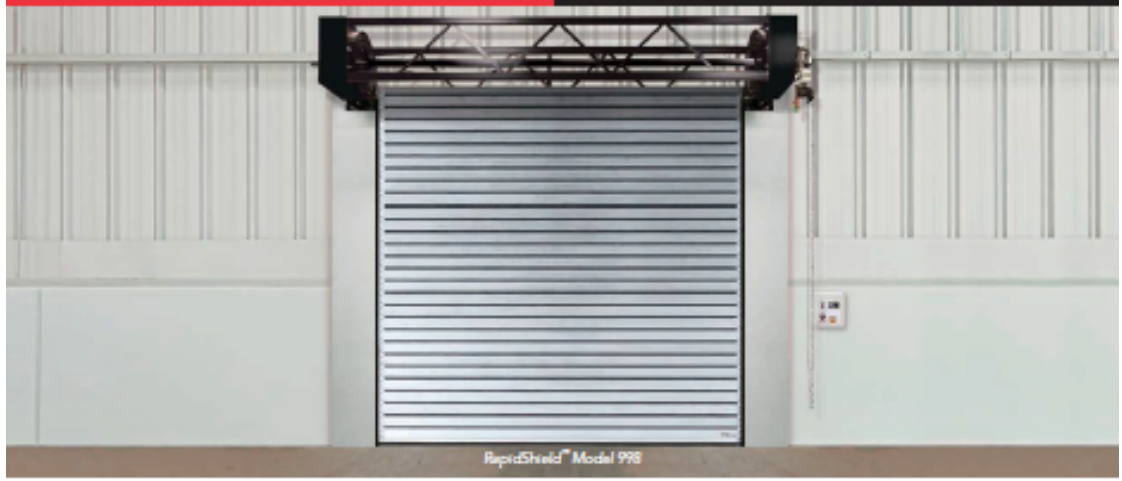
998/999

RapidShield™/ RapidView™

HIGH SPEED METAL DOORS

SPEED.
DURABILITY.
SECURITY.

OVERHEAD DOOR®
INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS



RapidShield™ Model 998

General features and benefits

Engineered for High Cycles
- Springless design requires minimal interruption for maintenance
- Direct-mounted gear drive minimizes wear and tear
- Virtually frictionless design ensures minimal noise and wear

Simple Install and Low Maintenance
- Completely hinged guide
- Fully-assembled curtain arrives pre-wrapped in headplate and trusses ready for installation
- Pre-wired motor connection and plug and play accessories

Safety
- Patent-pending integrated curtain-monitoring device ensures the door has a redundant system to monitor the position of the door
- Safety light curtain minimizes contact with objects in the doorway
- Monitored wireless reversing edge
- RapidShield™ Model 998 has a high strength dual wall aluminum curtain construction providing security and privacy

Smooth and Easy Operation
- Gravity drive system coupled with variable frequency drive eliminates sudden jolts, wear and tear from door start/stop
- Patent-pending headplate design utilizes high strength rubber rollers preventing curtain from wrapping on each other, providing smooth, quiet operation of the door
- Independently-tested and capable of withstanding pressure of up to +100/-100[1] psf for RapidShield™ Model 998 and +50/-50 psf for RapidView™ Model 999 and operating under pressures of up to +5/- psf

Sleek and Sophisticated Look
- RapidView™ Model 999 features crisp lines of corrosion resistant aluminum providing an architecturally striking look. Clear vision high impact-resistant polycarbonate delivering maximum light infiltration into the space

Options

- Multiple actuation options – push button, motion detector, radio control, key switch, pull switch, loop detector, treadle switch
- Signaling devices – red/green LED warning light, horn/strobe combination, rotating warning light
- Slim guide available to reduce jamb side room
- RapidShield™ Model 998 available with scratch-resistant vision slats
- Insulated slat available for RapidView™ Model 998
- Lintel cover
- Clear anodized on slat and bottom bar
- Photo eyes

[1] Up to +50/-50 psf for RapidShield™ Model 998 with optional vision panels.

Cover image: *RapidView™ Model 999*
Shown with optional lintel cover

High speed security and durability

RapidShield™ Model 998 and RapidView™ Model 999 deliver security and durability with opening speeds of up to 80" per second.

RapidShield™ Model 998 provides a solid aluminum curtain with the elegant style of durable, dual-walled aluminum. This door is ideal for applications where security and privacy are a priority.

RapidView™ Model 999 is a full-view door featuring scratch-resistant polycarbonate panels for maximum light infiltration and is perfect for high traffic applications requiring aesthetic appeal and visibility.

General specifications

Features	Model 998	Model 999
Application	Exterior	Exterior
Maximum height	21'	21'
Maximum width	26'	20'
Opening speed	Up to 80" per second	Up to 80" per second
Closing speed	Up to 20" per second	Up to 20" per second
Pressure/wind resistance*	Up to +100/-100† psf	Up to +50/-50 psf
Operational pressure**	Up to +5/-5 psf	Up to +5/-5 psf
Door material	Dual-walled aluminum	Aluminum and scratch-resistant polycarbonate
Vision	Optional scratch-resistant polycarbonate panels	Scratch-resistant polycarbonate panels
Operation	Direct drive motor and gearbox system	Direct drive motor and gearbox system
Control	Variable frequency drive NEMA 4X cULus listed	Variable frequency drive NEMA 4X cULus listed
Obstruction detection	Integrated light curtain	Integrated light curtain
Reversing safety edge	Wireless reversing edge	Wireless reversing edge
Electrical availability	230V AC 3PH, 460V AC 3PH, 575V AC 3PH	230V AC 3PH, 460V AC 3PH, 575V AC 3PH
Warranty	5-year limited	5-year limited

* Pressure/wind resistance value is the ultimate pressure tested at door width of 15'.
** Operational pressure value is the pressure tested up to 100,000 cycles at a door max width.
† Up to +50/-50 psf for RapidShield™ Model 998 with optional vision panels.

Finishes and color options

Part	Finish and color
Slats and bottom bar	Silver powder coat* (standard)
Guide	Silver powder coat* (standard)
Bracket/hood structure	Black powder coat (standard)

*Silver powder coat made to mimic anodized aluminum.

Approximately 200 RAL powder coat finishes available on all pieces.

RapidShield™ Model 998 with optional vision slats

Architect's Corner

A resource for architects, containing comprehensive technical and resource materials to support your project, including drawings and specifications for commercial doors.

www.overheaddoor.com

The original, innovative choice for unequaled quality and service.

Overhead Door Corporation pioneered the upward-acting door industry, inventing the first upward-acting door in 1921 and the first electric door operator in 1926. Today, we continue to be the industry leader through the strength of our product innovation, superior craftsmanship and outstanding customer support, underscoring a legacy of quality, expertise and integrity. That's why design and construction professionals specify Overhead Door™ products more often than any other brand. Our family of over 400 Overhead Door™ Distributors across the U.S. and Canada not only share our name and logo, but also our commitment to excellence.

OVERHEAD DOOR®
INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

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1-800-929-DOOR • sales@overheaddoor.com
overheaddoor.com

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Agenda Item #8

45 ROMNEY STREET
TMS # 461-13-01-051

Request preliminary approval for renovation of existing metal warehouse building.

(East Central) / c. post 1955 / Historic Corridor District

Agenda Item #8

Applicant's Presentation

PROJECT RECEIVED TRC APPROVAL WITH DETAILS TO STAFF AT THE MAY 7, 2020 MEETING.

PROJECT RECEIVED CONCEPTUAL BAR-L APPROVAL AT THE MARCH 11, 2020 MEETING. SEE BELOW FOR RESPONSES TO PREVIOUS BAR COMMENTS.

COMMENT #1:
STAFF IS VERY HAPPY TO SEE THIS ADAPTATION OF THIS BUILDING. IT'S A VERY NICE APPROACH TO THE DESIGN.

RESPONSE: SINCE THE CONCEPTUAL APPROVAL, THE PROJECT SCOPE HAS BEEN REDUCED IN ALIGNMENT WITH THE PANDEMIC AND UNKNOWN FUTURE LEASE MARKETS. THE SAME INDUSTRIAL APPROACH IS EMPLOYED WITH THE PAIRED DOWN DESIGN PROPOSED.

COMMENT #2a:
THE ELEVATION DRAWINGS ARE VERY SMALL, AND NOT A LOT OF INFORMATION HAS BEEN PROVIDED. SEE THE REVISED SUBMITTAL REQUIREMENTS GOING FORWARD.

RESPONSE: THE CURRENT SUBMITTAL HAS ELEVATIONS AT 1/8" = 1'-0" WHICH ALIGNS WITH THE SUBMITTAL REQUIREMENTS FOUND ON THE WEBSITE.

COMMENT #2b:
IDEALLY ALL OF THE PARKING PAVING WOULD BE PERVIOUS WITH HARD PAVING AT ENTRY / EXIT.

RESPONSE: THE TEAM WILL EVALUATE THIS DIRECTION IN FUTURE SITE APPROVALS.

COMMENT #2c:
BRICK PAVERS, SUCH AS SHOWN ON SHEET 5, IS PREFERABLE TO THE CONCRETE PAVING CALLED OUT ON SHEET 4.

RESPONSE: THE PROJECT INCLUDES CONCRETE PAVING AT THESE LOCATIONS; THE BRICK PAVERS WERE A PREVIOUS OVERSIGHT.

COMMENT #2d:
THE SCREEN SHOWN ON THE EAST SIDE SHOULD BE TALLER TO EFFECTIVELY SCREEN THE SERVICE AREA.

RESPONSE: THE HEIGHT OF THE REAR ENCLOSURE WALLS HAVE BEEN RAISED TO SCREEN THE MECHANICAL EQUIPMENT. REFERENCE EAST ELEVATION FOR ADJUSTED GRAPHIC.

COMMENT #2e:
BRAKE METAL FASCIA TRIM SHOULD BE ELIMINATED THROUGHOUT AS THIS MATERIAL IS RARELY INSTALLED SATISFACTORILY.

RESPONSE: WE UNDERSTAND AND SHARE THE CITY'S HESITANCY ON BRAKE METAL FASCIA IF NOT WELL-EXECUTED ESPECIALLY ON BUILDINGS OF A MORE POLISHED NATURE. SINCE THIS EXISTING BUILDING IS A MODEST, ALL-METAL BUILDING, WE BELIEVE THE BRAKE METAL FASCIA IS IN KEEPING WITH THE EXISTING AND CONTEXTUAL AESTHETIC AND WOULD ASK FOR A RECONSIDERATION OF THE EAVE MATERIAL. ADDITIONALLY, ALL EAVES WILL HAVE NEW ALUMINUM GUTTERS PER DETAIL ON SHEET 21.

A2 — CONCEPTUAL RENDERING
NO SCALE

D2 — CITY REVIEW STATUS INFORMATION
NO SCALE

OWNER:
45 Romney Street Partners LLC

GENERAL CONTRACTOR:
Cohn Corporation
1556 Main Street #300
Columbia, SC 29201
(803) 699-1325

AFF — ABOVE FINISHED FLOOR
℄ — CENTERLINE
CJ — CONTROL JOINT

DOWNSPOUT EXPANSION JOINT

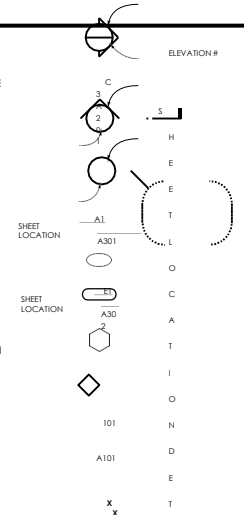
SEJFDCFFEFO

XTERIOR ELEVATION SYMBOL

BUILDING AND WALL SECTION

LANOR SECTION DETAIL

OORS ROOM



HEET LOCATION

1 TITLE SHEET
2 EXISTING CONDITIONS
3 SURVEY
4 (PROPOSED) SITE
5 DEMOLITION PLAN
6 (PREVIOUS) SITE
7 DEMOLITION PLAN
8 (PREVIOUS) SITE
9 DEMOLITION PLAN
10 (PROPOSED) SITE
11 PLAN
12 (PROPOSED)
13 SITE
14 PLAN
15 (PREVIOUS)
16 SITE
17 PLAN
18 (PROPOSED)
19 SITE
20 PLAN
21 (PREVIOUS)
22 SITE
23 PLAN

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RUSH DIXON ARCHITECTS, LLC
875 Coleman Blvd.
Mt. Pleasant, SC 29464
Mobile: 843.270.8945
rush@rushdixon.com
www.rushdixon.com

45 ROMNEY ST. RENOVATION
45 Romney Street
Charleston, SC 29403

BAR - PRELIMINARY SUBMITTAL
July 22, 2020 Meeting

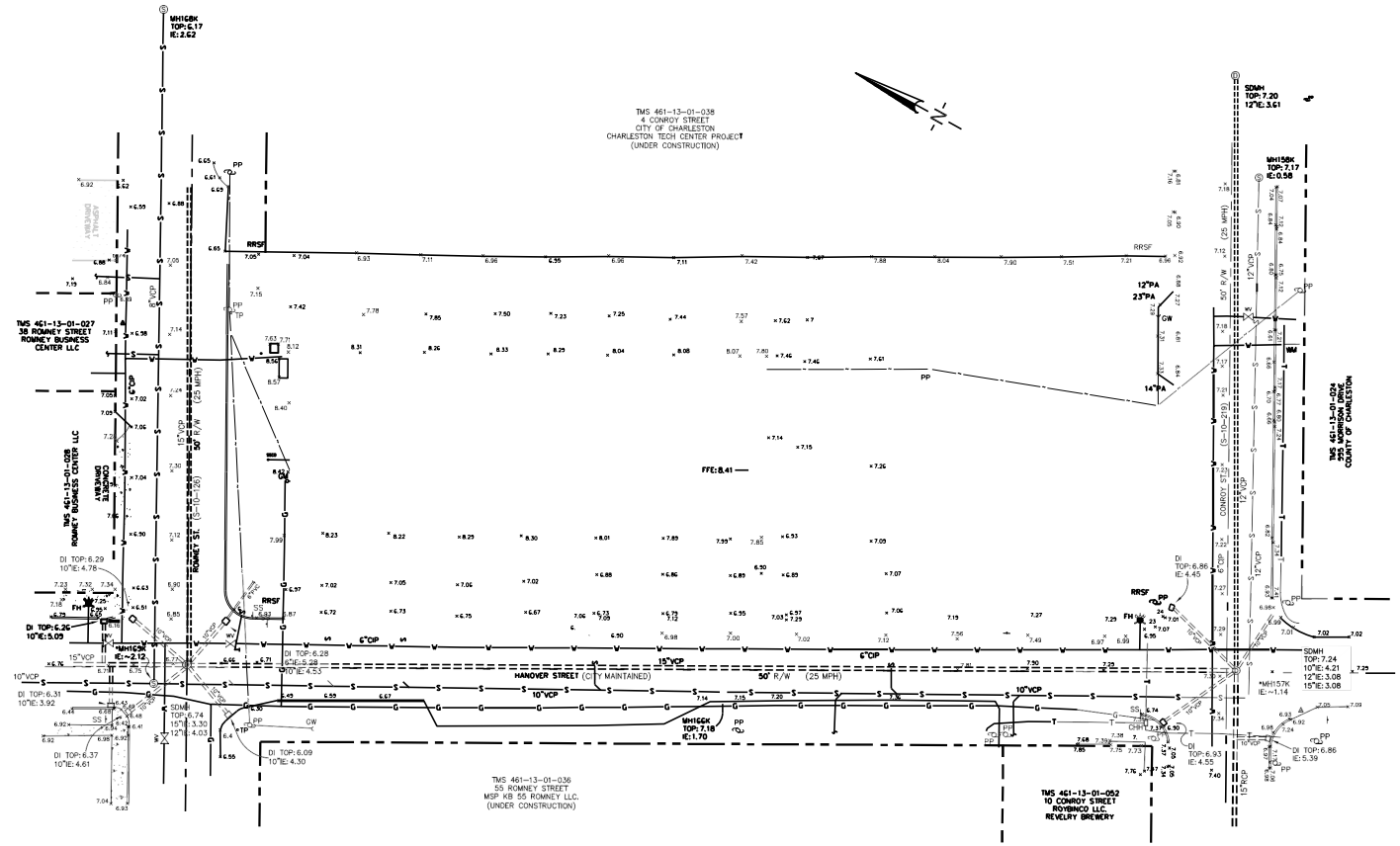
Rev#	Date	Description
2	07.22.20	Preliminary BAR Submittal
1	02.29.20	Schematic Design

Project #:

STATE OF SOUTH CAROLINA — RUSH DIXON ARCHITECTS, LLC — REGISTERED ARCHITECT — NO. 100164
PRELIMINARY NOT FOR CONSTRUCTION

TITLE SHEET

Rev #: 2



LOCATION MAP – 45 ROMNEY STREET

GENERAL NOTES:

1. THE PROPERTY IS CURRENTLY OWNED BY 45 ROMNEY STREET PARTNERS LLC.
2. THE TMS OF THE PROPERTY IS 461-13-01-051. THE STREET ADDRESS OF THE PROPERTY IS 45 ROMNEY STREET.
3. THE PROPERTY IS ZONED UP – UPPER PENINSULA, OLD HEIGHT DISTRICT 4-12, THERE ARE NO SETBACKS.
4. THE TOTAL SITE AREA IS 0.95 ACRES (0.79 ACRES + 0.16 OF RIGHT OF WAY) DISTURBED AREA: 0.45 ACRES
5. ACCORDING TO FEMA FLOOD MAP 45019C0512J DATED NOVEMBER 17, 2004, THE PROPERTY LIES IN FLOOD ZONE AE (EL. 13).
6. THIS SURVEY IS NOT INTENDED TO SHOW THE EXISTENCE OR NONEXISTENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL FRESHWATER WETLANDS.
7. THE VERTICAL DATUM REFERENCED IS NGVD 1929
8. THE HORIZONTAL DATUM REFERENCED IS NAD 1983
9. THERE ARE NO TREES WITHIN THE PROPERTY. THERE ARE 4 PALMETTOS IN THE RIGHT OF WAY WITHIN THE PROJECT LIMITS THAT WILL BE REPLACED WITH NEW STREET TREES.
10. TRASH WILL BE HANDLES WITH (4) 4 YARD ROLL OUT DUMPSTERS.
11. ANY DAMAGE THAT OCCURS DURING CONSTRUCTION WITHIN THE RIGHT OF WAY WILL BE THE RESPONSIBILTY OF THE CONTRACTOR TO CORRECT.
12. ALL SIGNS REQUIRE A SEPERATE PERMIT. CONTACT ALEX HOWLE AT #724-3791.
13. STREET LIGHTS AND ON-STREET PARKING REQUIRES AN SCDOT PERMIT IN THE NAME OF THE CITY OF CHARLESTON.
14. PROJECT REQUIRES BAR APPROVAL – CONCEPTUAL APPROVAL ON MARCH 12, 2020. FINAL APPROVAL – PENDING

TOPOGRAPHIC LEGEND:

PMS – PUNCH MARK SET
RBF – REBAR FOUND
RBS – REBAR SET
PP – POWER POLE
LP – LIGHT POLE
DI – DROP INLET
CI – CURB INLET
BLRD – BOLLARD
WV – WATER VALVE
WM – WATER METER
SSMH – SANITARY SEWER MANHOLE
SDMH – STORM DRAIN MANHOLE
RCP – REINFORCED CONCRETE PIPE
VCP – VITRIFIED CLAY PIPE
PVC – POLYVINYL CHLORIDE PIPE
IE – INVERT ELEVATION
EMH – ELECTRIC MANDHOLE
E – ELECTRIC BOX
TSFM – TRANSFORMER
O – OAK TREE
MACK – MACKBERRY TREE
CHERRY – CHERRY TREE
PALM – PALMETTO TREE
BEECH – BEECH TREE
SYC – SYCAMORE TREE
(D) – DOUBLE
(T) – TRIPLE
(C) – CLUSTER
±9.6 – GROUND ELEVATION
±12.18 – HARDSCAPE ELEVATION
– PROPERTY LINE
– ADJACENT PROPERTY LINE
– R/W LINE
– EXISTING FENCE LINE
– EXISTING OVERHEAD POWER LINE
– EXISTING SEWER LINE
– EXISTING WATER LINE
– EXISTING STORM DRAIN
– EXISTING CONTOUR LINE
– ROAD CENTER LINE

REFERENCES:

1. ALTA SURVEY (UNRECORDED), TITLED ALTA/ACSM LAND TITLE SURVEY OF 45 ROMNEY STREET PARCEL 2 (0.79 Ac.), DATED JULY 14, 2014 BY ELLIOTTE QUINN, THOMAS AND HUTTON.
2. PLAT L15-0141, DATED FEBRUARY 25, 2015 BY ELLIOTTE QUINN, THOMAS AND HUTTON.
3. PLAT T-053, DATED JULY, 1965 BY CUMMINGS AND McCRADY INC.
4. PLAT CB-057, DATED OCTOBER 23, 1990 BY EM SEABROOK III.
5. PLAT BV-173, DATED FEBRUARY 1, 1989 BY CHARLES DAWLEY JR.

GRAPHIC SCALE

0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

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CIVIL ENGINEERING, SURVEYING AND LAND PLANNING

45 ROMNEY ST. RENOVATION
45 Romney Street
Charleston, SC 29403

75% CONSTRUCTION DOCUMENTS
JUNE 03, 2020

Rev#	Date	Description
1	06.03.20	75% Construction Documents
1	02.29.20	Schematic Design

Project #: FES#5462

NOT FOR

EXISTING CONDITIONS SURVEY

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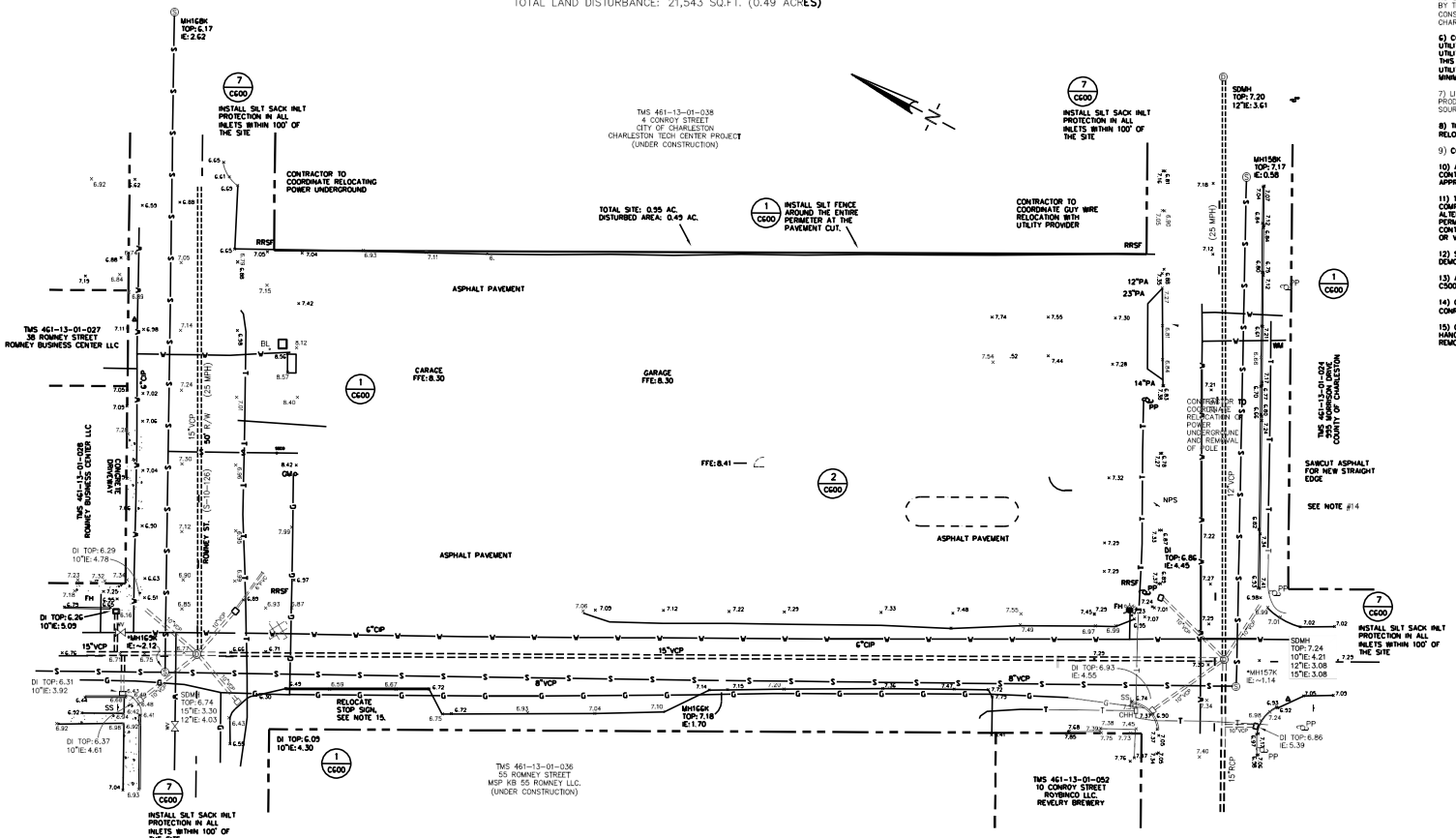
Rev #

LAND **DISTURBANCE** AREA:

41,183 SQ.FT., 0.95 ACRES (TOTAL SITE)
9,966 SQ.FT., 0.23 ACRES = PAVEMENT REMAINING
9,674 SQ.FT., 0.22 ACRES = BUILDING REMAINING
TOTAL LAND DISTURBANCE: 21,543 SQ.FT. (0.49 ACRES)



DEMOLITION NOTES:

1) SEE EROSION CONTROL NOTES ON SHEET C600.

2) SEE LANDSCAPING PLAN FOR FINAL STABILIZATION.

3) CONTRACTOR IS RESPONSIBLE FOR SETTING ALL NEW AND EXISTING SSMH TOPS, INLET TOPS, FIRE HYDRANTS, VALVES, CLEAN OUTES, & ETC TO FINISHED GRADE. MINOR ADJUSTMENTS MAY BE NECESSARY.

4) ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED IN ACCORDANCE TO GRASSING & SEEDING SCHEDULE ON SHEET C600 AND PERMANENTLY STABILIZED IN ACCORDANCE TO LANDSCAPE PLAN.

5) 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) AND AS REQUIRED BY CITY OF CHARLESTON MS4.

6) 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.

7) LITTER, CONSTRUCTION DEBRIS, CONCRETE WASHOUT, OILS, FUELS AND BUILDING PRODUCTS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.

8) THERE ARE NO GRAND TREES ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR RELOCATING/REPLACING THE 4 EXISTING PALMETTO TREES WITHIN THE RIGHT OF WAY.

9) COORDINATE ALL ELECTRICAL DEMOLITION AND NEW WORK WITH ELECTRICAL PLAN.

10) A CONCRETE WASHOUT IS REQUIRED FOR THIS PROJECT. SEE DETAILS (5/C600). CONTRACTOR TO DETERMINE THE BEST LOCATION FOR THIS WITH SWPPP INSPECTOR APPROVAL.

11) THE CONTRACTOR SHALL ENSURE THE PUBLIC RIGHT OF WAY THAT IS CURRENTLY ADA COMPLIANT WILL REMAIN ADA COMPLIANT DURING CONSTRUCTION OR PROVIDE AN ALTERNATIVE ROUTE. CITY OF CHARLESTON ENGINEERING PERMIT AND STREET BLOCKING PERMITS FOR HANOVER STREET IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTACT BELEN VITELLO, TRAFFIC OPERATIONS MANAGER AT 843-724-7371 OR VITELLOB@CHARLESTON-SC.GOV.

12) SAWCUT STRAIGHT EDGE FOR ALL ASPHALT DEMOLITION. ALL SIDEWALK AND CURB DEMOLITION WILL BE TO EXISTING JOINTS.

13) ADDITIONAL PAVEMENT CUT DIMENSIONS CAN BE FOUND ON C400 FOR DRAINAGE AND C500 FOR WATER AND SEWER.

14) CONTRACTOR TO SALVAGE OR REPLACE "NO PARKING" AND "KIDS AT PLAY" SIGNAGE ON CONROY/HANOVER FOR REUSE.

15) CONTRACTOR TO RELOCATE OR REPLACE EXISTING STOP SIGN AT ROMNEY STREET AND HANOVER STREET INTERSECTION. SEE C301 FOR EW LOCATION. EXISTING SIGN SHALL NOT BE REMOVED UNTIL NEW SIGN IS INSTALLED.

TREE SUMMARY:

THERE ARE NO GRAND TREES ON SITE.

THERE ARE 4 PROTECTED TREES (ALL PALM TREES) WITHIN THE SITE. ALL PROTECTED TREES WILL BE PRESERVED BY RELOCATING THEM, SEE LANDSCAPE PLAN.

DEMOLITION LEGEND:

- DEMOLITION ITEMS
- TREE BARRICADE (TREE SAVE) SEE L100
- SILT FENCE
- DISTURBED AREA LIMIT
- SAWCUT LIMIT
- INLET PROTECTION (SEE DETAIL 6/C600)
- INLET PROTECTION (SEE DETAIL 7/C600)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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CIVIL ENGINEERING SURVEYING AND LAND PLANNING

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

EROSION CONTROL & DEMOLITION PLAN

PARKING AND LANDSCAPE IMPROVEMENTS

45 ROMNEY STREET - CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

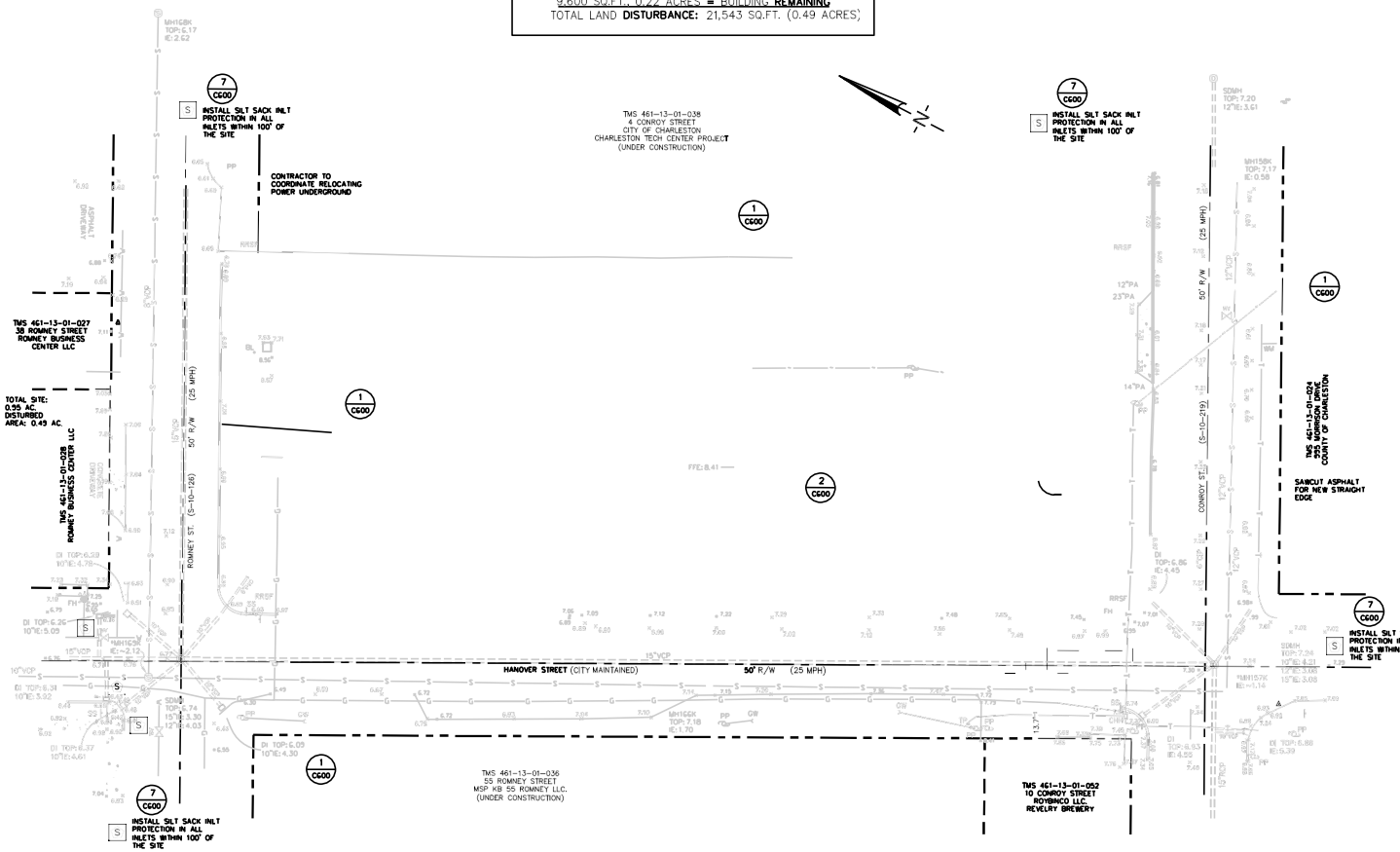
REGISTERED PROFESSIONAL ENGINEER
SOUTH CAROLINA
29525
GADSDEN A. LINTON III

GADSDEN A. LINTON III

DATE	NOVEMBER 23, 2019
DRAWN/CHECKED	MSJ/LSM
LAST REVISED	FEBRUARY 21, 2020
APPROVED	MSJ
SCALE	1" = 20'
PROJECT NO.	5462
SHEET NUMBER	

LAND **DISTURBANCE** AREA:

41,183 SQ.FT., 0.95 ACRES **(TOTAL SITE)**
10,040 SQ.FT., 0.23 ACRES **= PAVEMENT REMAINING**
9,600 SQ.FT., 0.22 ACRES **= BUILDING REMAINING**
TOTAL LAND **DISTURBANCE:** 21,543 SQ.FT. (0.49 ACRES)



DEMOLITION NOTES:

1) SEE EROSION CONTROL NOTES ON SHEET C200 & C600.

2) SEE LANDSCAPING PLAN FOR FINAL STABILIZATION.

3) CONTRACTOR IS RESPONSIBLE FOR SETTING ALL NEW AND EXISTING SSMH TOPS, INLET TOPS, FIRE HYDRANTS, VALVES, CLEAN OUTES, & ETC TO FINISHED GRADE. MINOR ADJUSTMENTS MAY BE NECESSARY.

4) ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED IN ACCORDANCE TO GRASSING & SEEDING SCHEDULE ON SHEET C600 AND PERMANENTLY STABILIZED IN ACCORDANCE TO LANDSCAPE PLAN.

5) 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) AND AS REQUIRED BY CITY OF CHARLESTON MS4.

6) 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.

7) LITTER, CONSTRUCTION DEBRIS, CONCRETE WASHOUT, OILS, FUELS AND BUILDING PRODUCTS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.

8) THERE ARE NO GRAND TREES ON SITE.

9) COORDINATE ALL ELECTRICAL DEMOLITION AND NEW WORK WITH ELECTRICAL PLAN.

10) A CONCRETE WASHOUT IS REQUIRED FOR THIS PROJECT. SEE DETAILS (5/C600). CONTRACTOR TO DETERMINE THE BEST LOCATION FOR THIS WITH SWPPP INSPECTOR APPROVAL.

11) THE CONTRACTOR SHALL ENSURE THE PUBLIC RIGHT OF WAY THAT IS CURRENTLY ADA COMPLIANT WILL REMAIN ADA COMPLIANT DURING CONSTRUCTION OR PROVIDE AN ALTERNATIVE ROUTE. CITY OF CHARLESTON ENGINEERING PERMIT AND STREET BLOCKING PERMITS FOR HANOVER STREET IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTACT BELEN VITELLO, TRAFFIC OPERATIONS MANAGER AT 843-724-7371 OR VITELLOB@CHARLESTON-SC.GOV.

12) SAWCUT STRAIGHT EDGE FOR ALL ASPHALT DEMOLITION. ALL SIDEWALK AND CURB DEMOLITION WILL BE TO EXISTING JOINTS.

13) CONTRACTOR TO REPLACE EXISTING STOP SIGN AT ROMNEY STREET AND HANOVER STREET INTERSECTION. SEE C301 FOR NEW LOCATION. EXISTING SIGN SHALL NOT BE REMOVED UNTIL NEW SIGN IS INSTALLED.

14) CONSTRUCTION DEBRIS AND OTHER WASTE SHALL BE CONTAINED IN A DUMPSTER OR COVERED WITH PLASTIC.

15) CHEMICALS, PAINTS, SOLVENTS AND OTHER MATERIALS SHALL BE STORED SUCH THAT EXPOSURE RISK TO PRECIPITATION AND STORMWATER RUN-ON IS LOW.

16) CONCRETE WASH WATER SHALL BE DISPOSED IN AN AREA OF SOIL AWAY FROM SURFACE WATERS WHERE SOIL CAN ACT AS A FILTER OR EVAPORATE THE WATER. REMAINING CEMENT SHALL BE DISPOSED OF IN A DUMPSTER OR OTHERWISE REMOVED FROM THE SITE.

17) DE-WATERING WATER SHALL BE DISPOSED OF IN A PERVIOUS AREA AND SHALL BE CONTAINED COMPLETELY WITHIN THAT AREA. DISCHARGE OF SEDIMENT FROM DE-WATERING OPERATIONS SHALL BE PREVENTED FROM ENTERING STORMWATER FACILITIES AND SURFACE WATERS.

TREE SUMMARY:

THERE ARE NO GRAND TREES OR PROTECTED TREES ON SITE.

THERE ARE 4 PROTECTED TREES (ALL PALM TREES)WITHIN THE R/W. ALL PROTECTED TREES WILL BE PRESERVED BY RELOCATING/REPLACING THEM IN TREE WELLS ON CONROY STREET. SEE LANDSCAPE PLAN.

CWS SEWER DEMOLITION NOTES:

A. ANY SERVICES THAT WILL BE ABANDONED OR CAPPED OFF FROM AN EXISTING OR PREVIOUS STRUCTURE (DURING ANY PHASE OF THE PROJECT, WHETHER PRE-PLANNED OR OTHERWISE) MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF CWS WASTEWATER COLLECTION DEPARTMENT. CWS NEEDS TO RECORD THE EXACT LOCATION AND MEANS OF ABANDONMENT. THE CITY OF CHARLESTON MAY ALSO HAVE A PROCESS THAT IS REQUIRED FOR THESE SERVICES AS THEY ARE ABANDONED WITHIN THE RIGHT OF WAY (ROW). THE CONTRACTOR SHOULD NOTIFY THE CITY SEPARATELY, AND IN ADDITION TO CWS.

B. ABANDONED SERVICE CONNECTIONS SHALL BE PERMANENTLY PLUGGED AND INSPECTED BY CWS.

C. THE OWNER/DEVELOPER OR APPOINTED CONTRACTOR PERFORMING THE WORK FOR THE OWNER/DEVELOPER SHALL TAKE APPROPRIATE MEASURES TO PROTECT THE CWS WASTEWATER COLLECTION SYSTEM FROM DAMAGE RESULTING FROM ITS OPERATIONS. NO CONSTRUCTION DEBRIS OR SURFACE RUNOFF SHALL BE DIRECTED TO THE WASTEWATER COLLECTION SYSTEM, EITHER DIRECTLY, OR VIA SERVICE LATERALS. PRIVATE PLUMBING CONNECTIONS TO THE CWS SYSTEM THAT ARE CUT PENDING RECONNECTION SHALL BE APPROPRIATELY CAPPED.

D. CWS WASTEWATER COLLECTION (WWC) MUST BE NOTIFIED WHEN DEMOLITION COMMENCES. THE OWNER/DEVELOPER MAY BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING INFRASTRUCTURE OR CONSTRUCTION DEBRIS FOUND WITHIN THE SEWER SYSTEM AS A RESULT OF ACTIVITIES ASSOCIATED WITH THIS PROJECT WITHIN THE SEWER SYSTEM AS A RESULT OF ACTIVITIES ASSOCIATED WITH THIS PROJECT WITHIN 100 FEET OF THE DEMOLITION AREA.

DEMOLITION LEGEND:

- DEMOLITION ITEMS
- SF — SILT FENCE
- DISTURBED AREA LIMIT
- SAWCUT LIMIT
- S — INLET PROTECTION (SEE DETAIL 7/C600)

GRAPHIC SCALE

0 10 20 40 50

(IN FEET)
1 inch = 20 ft.

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Charleston, SC 29403

75% CONSTRUCTION DOCUMENTS
JUNE 03, 2020

Rev#	Date	Description
2	06.03.20	75% Construction Documents
1	02.29.20	Schematic Design

Project #: FES#5462

NOT FOR

EROSION CONTROL & DEMOLITION PLAN

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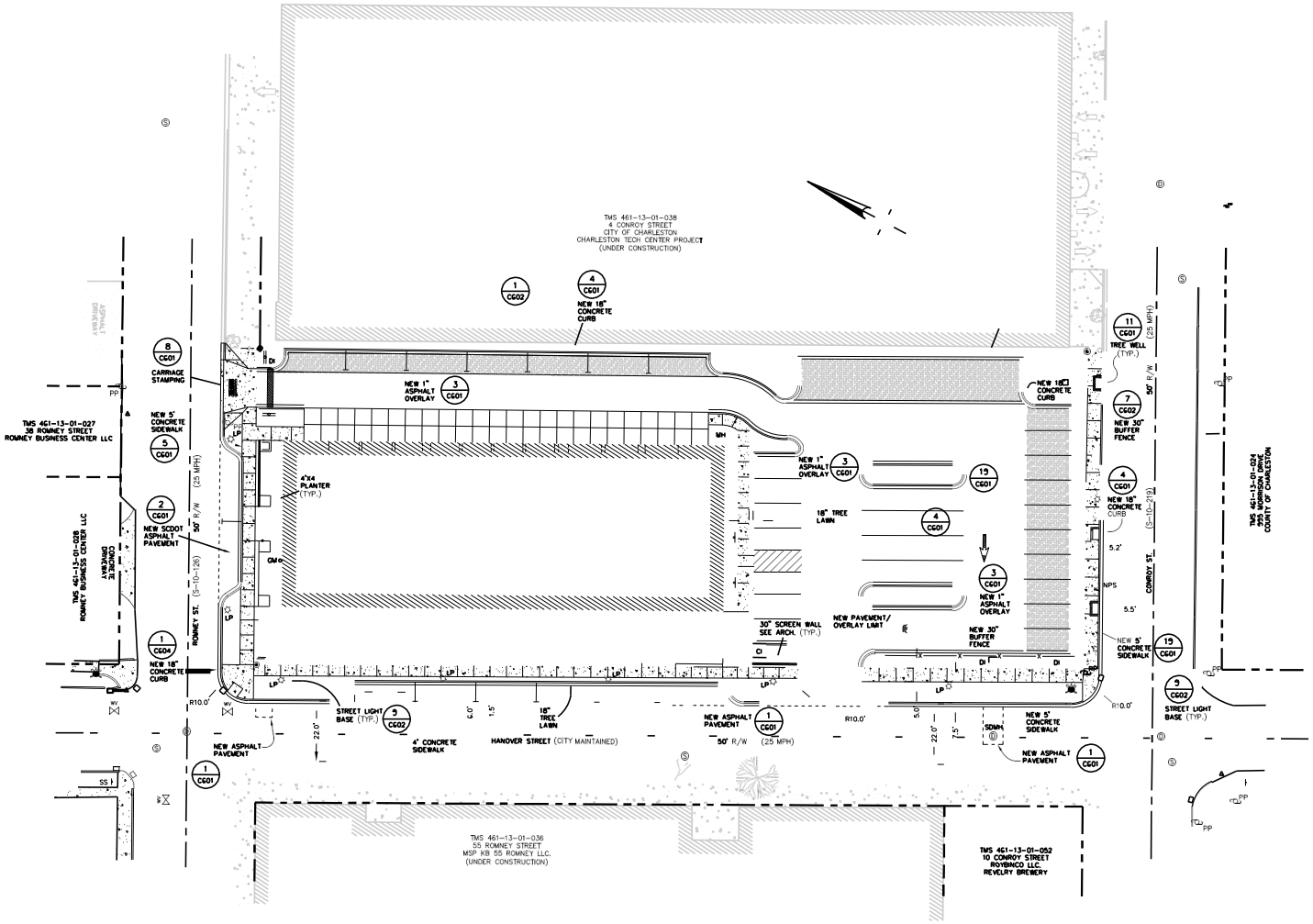
Rev #



GENERAL NOTES:

1. THE PROPERTY IS CURRENTLY OWNED BY 45 ROMNEY STREET PARTNERS LLC.
2. THE TMS OF THE PROPERTY IS 461-13-01-051. THE STREET ADDRESS OF THE PROPERTY IS 45 ROMNEY STREET.
3. THE PROPERTY IS ZONED UP - UPPER PENINSULA, OLD HEIGHT DISTRICT 4-12, THERE ARE NO SETBACKS.
4. THE TOTAL SITE AREA IS 0.95 ACRES (0.79 ACRES + 0.16 OF RIGHT OF WAY) DISTURBED AREA: 0.49 ACRES
5. ACCORDING TO FEMA FLOOD MAP 45019C0512J DATED NOVEMBER 17, 2004, THE PROPERTY LIES IN FLOOD ZONE AE (EL. 13).
6. THIS SURVEY IS NOT INTENDED TO SHOW THE EXISTENCE OR NONEXISTENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL FRESHWATER WETLANDS.
7. THE VERTICAL DATUM REFERENCED IS NGVD 1929
8. THE HORIZONTAL DATUM REFERENCED IS NAD 1983
9. THERE ARE NO TREES WITHIN THE PROPERTY. THERE ARE 4 PALMETTOS IN THE RIGHT OF WAY WITHIN THE PROJECT LIMITS.
10. TRASH WILL BE ROLL OUT CURBSIDE PICKUP.
11. ANY DAMAGE THAT OCCURS DURING CONSTRUCTION WITHIN THE RIGHT OF WAY WILL BE THE RESPONSIBILTY OF THE CONTRACTOR TO CORRECT.
12. ALL SIGNS REQUIRE A SEPERATE PERMIT. CONTACT ALEX HOWLE AT #724-3791.

PARKING ANALYSIS:

PARKING PROVIDED: 49 TOTAL (41 ONSITE, 8 ON-STREET)
REQUIRED PARKING RETAIL/PERSONAL SERVICE: 1 PER 400 SQ.FT.
4887 SQ.FT./400 SQ.FT. = 13 SPACES
REQUIRED PARKING EATING/DINING: 1 PER 150 SQ.FT.
3734 SQ.FT. TOTAL (1/4 BACK OF HOUSE) = 2,801 DINING
2,801/150 SQ.FT. = 19 SPACES
OUTSIDE PATRON USE FOR DINING = 1 PER 130 SQ.FT.
1130 SQ.FT./130 = 9 SPACES
TOTAL REQUIRED = 41 SPACES

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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CIVIL ENGINEERING, SURVEYING
AND LAND PLANNING

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

GEOMETRIC SITE PLAN

PARKING AND LANDSCAPE IMPROVEMENTS

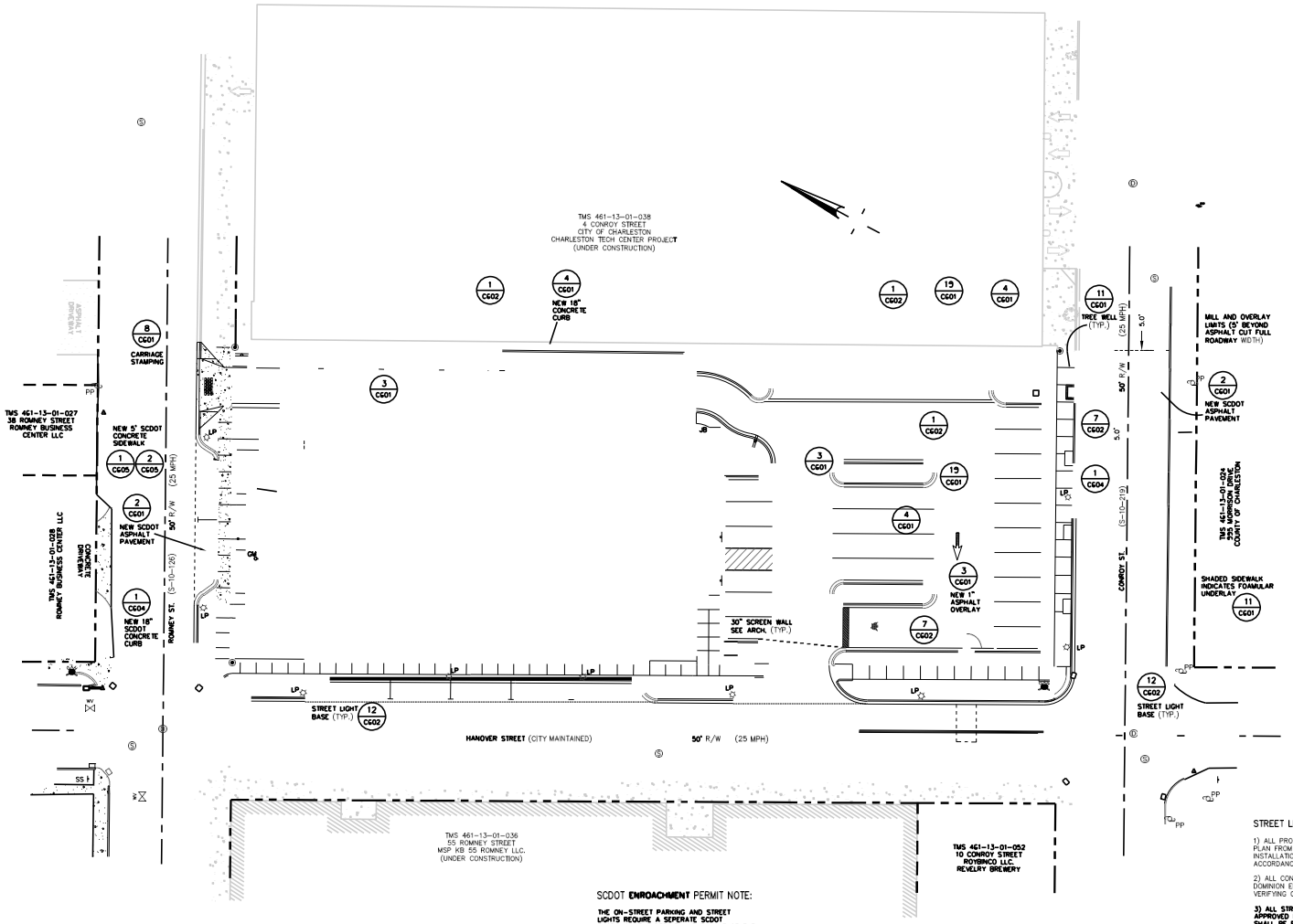
45 ROMNEY STREET - CITY OF CHARLESTON

CHARLESTON COUNTY, SOUTH CAROLINA

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER 23525 GADSDEN A. LINTON III

GADSDEN A. LINTON III

DATE	NOVEMBER 23, 2019
DRAWN/CHECKED	MSJ/LSM
LAST REVISED	FEBRUARY 21, 2020
APPROVED	MSJ
SCALE	1" = 20'
PROJECT NO.	5462
SHEET NUMBER	



GENERAL NOTES:

1. THE PROPERTY IS CURRENTLY OWNED BY 45 ROMNEY STREET PARTNERS LLC.
2. THE TMS OF THE PROPERTY IS 461-13-01-051. THE STREET ADDRESS OF THE PROPERTY IS 45 ROMNEY STREET.
3. THE PROPERTY IS ZONED UP - UPPER PENINSULA, OLD HEIGHT DISTRICT 4-12. THERE ARE NO SETBACKS.
4. THE TOTAL SITE AREA IS 0.95 ACRES (0.79 ACRES + 0.16 OF RIGHT OF WAY) DISTURBED AREA: 0.49 ACRES
5. ACCORDING TO FEMA FLOOD MAP 45019C0512J DATED NOVEMBER 17, 2004, THE PROPERTY LIES IN FLOOD ZONE AE (EL. 13).
6. THIS SURVEY IS NOT INTENDED TO SHOW THE EXISTENCE OR NONEXISTENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL FRESHWATER WETLANDS.
7. THE VERTICAL DATUM REFERENCED IS NGVD 1929
8. THE HORIZONTAL DATUM REFERENCED IS NAD 1983
9. THERE ARE NO TREES WITHIN THE PROPERTY. THERE ARE 4 PALMETTOS IN THE RIGHT OF WAY WITHIN THE PROJECT LIMITS THAT WILL BE REPLACED WITH NEW STREET TREES.
10. TRASH WILL BE HANDLES WITH (4) 4 YARD ROLL OUT DUMPSTERS.
11. ANY DAMAGE THAT OCCURS DURING CONSTRUCTION WITHIN THE RIGHT OF WAY WILL BE THE RESPONSIBILTY OF THE CONTRACTOR TO CORRECT.
12. ALL SIGNS REQUIRE A SEPERATE PERMIT. CONTACT ALEX HOWLE AT 724-3791.
13. STREET LIGHTS AND ON-STREET PARKING REQUIRES AN SCDOT PERMIT IN THE NAME OF THE CITY OF CHARLESTON.
14. PROJECT REQUIRES BAR APPROVAL - CONCEPTUAL APPROVAL ON MARCH 12, 2020. FINAL APPROVAL - PENDING

PARKING ANALYSIS:

PARKING PROVIDED: 47 TOTAL (40 ONSITE, 7 ON-STREET)
REQUIRED PARKING RETAIL/PERSONAL SERVICE: 1 PER 400 SQ.FT.
5036 SQ.FT./400 SQ.FT. = 13 SPACES
REQUIRED PARKING EATING/DINING: 1 PER 150 SQ.FT.
3806 SQ.FT. TOTAL (1/4 BACK OF HOUSE) = 2,850 DINING
2,850/150 SQ.FT. = 19 SPACES
OUTSIDE PATRON USE FOR DINING = 1 PER 130 SQ.FT.
1040 SQ.FT./130 = 8 SPACES
TOTAL REQUIRED = 40 SPACES

SCDOT ENROACHMENT PERMIT NOTE:

THE ON-STREET PARKING AND STREET LIGHTS REQUIRE A SEPERATE SCDOT ENCROACHMENT PERMIT IN THE NAME OF THE CITY OF CHARLESTON. THE CONTRACTOR SHALL NOT INSTALL THE ON-STREET PARKING OR STREET LIGHT UNTIL THE ENGINEER PROVIDES THE APPROVED PERMIT

STREET LIGHT NOTES:

1) ALL PROPOSED STREET LIGHTING REQUIRES AN APPROVED AND SIGNED LIGHTING PLAN FROM DOMINION ENERGY PRIOR TO ANY ASSOCIATED LIGHTING CONDUIT INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL CONDUIT IN ACCORDANCE WITH DOMINION ENERGY SPECIFICATIONS.

2) ALL CONDUIT MUST BE INSPECTED BY THE PROPER LIGHTING OFFICIALS FROM DOMINION ENERGY BEFORE CONDUIT IS BURIED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDUIT IS INSTALLED ACCORDING TO DOMINION ENERGY STANDARDS.

3) ALL STREET LIGHT POLE FOOTINGS SHALL BE STAKED OUT IN THE FIELD AND APPROVED BY THE DEPARTMENT OF PARKS PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY POLE LOCATIONS THAT ARE NOT PREVIOUSLY APPROVED.

GRAPHIC SCALE

0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

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45 ROMNEY ST. RENOVATION
45 Romney Street
Charleston, SC 29403

75% CONSTRUCTION DOCUMENTS
JUNE 03, 2020

Rev#	Date	Description
1	06.03.20	75% Construction Documents
1	02.29.20	Schematic Design

Project #: FES#5462

NOT FOR

GEOMETRIC SITE PLAN

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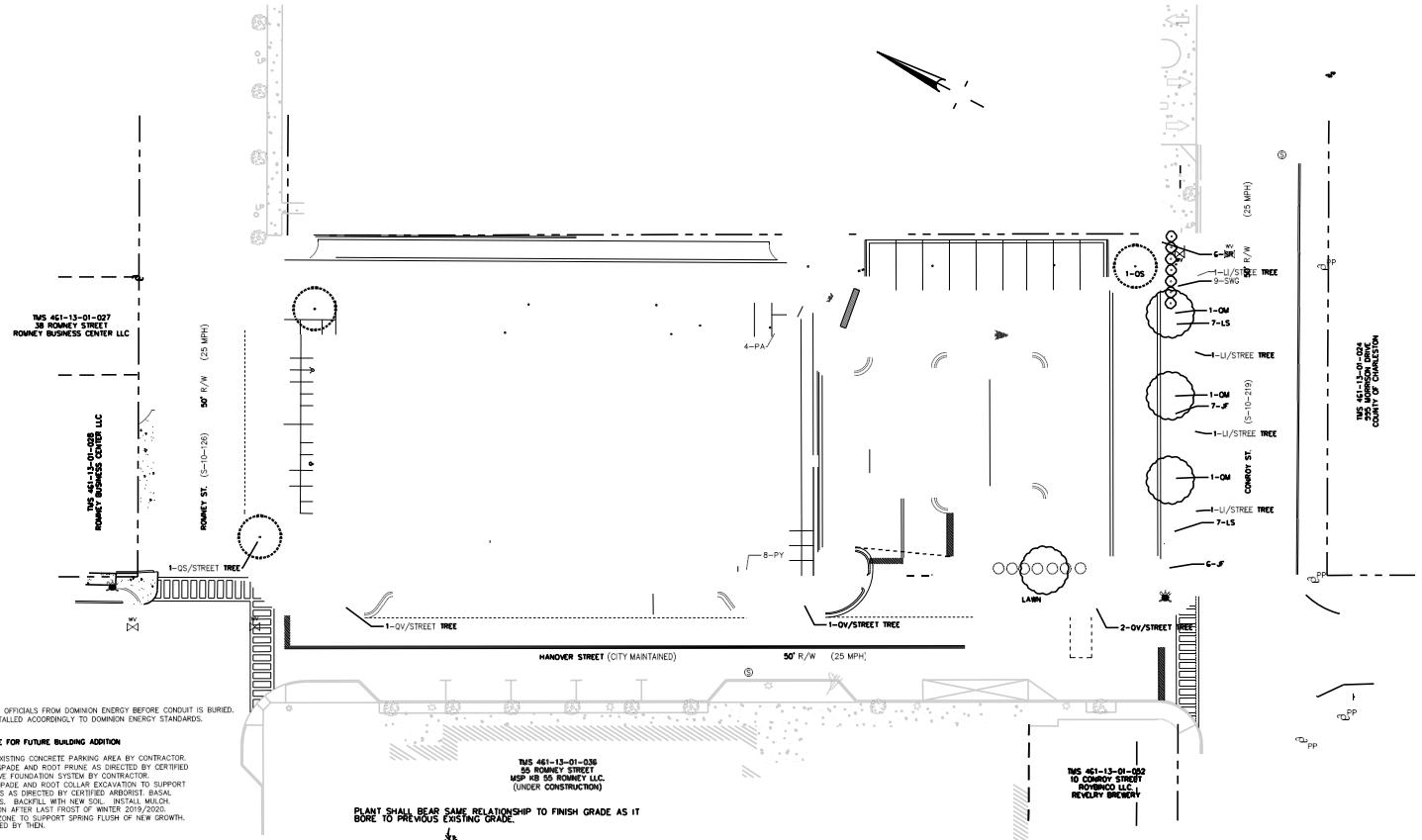
Rev #



NOTES:
ALL CONDUIT MUST BE INSPECTED BY THE PROPER LIGHTING OFFICIALS FROM DOMINION ENERGY BEFORE CONDUIT IS BURIED. CONTRACTOR IS RESPOSIBLE FOR VERIFYING CONDUIT IS INSTALLED ACCORDINGLY TO DOMINION ENERGY STANDARDS.

TREATMENT PLAN
1. PRUNING AS DIRECTED ARBORIST TO PROVIDE CLEARANCE **FOR FUTURE BUILDING ADDITION** AND IMPROVE HEALTH AND LONGEVITY.
2. SUPERVISION BY CERTIFIED ARBORIST OF REMOVAL OF EXISTING CONCRETE PARKING AREA BY CONTRACTOR.
3. PROVIDE EQUIPMENT AND MANPOWER TO PERFORM AIR SPADE AND ROOT PRUNE AS DIRECTED BY CERTIFIED ARBORIST TO SUPPORT INSTALLATION OF MINIMALLY INVASIVE FOUNDATION SYSTEM BY CONTRACTOR.
3. PROVIDE EQUIPMENT AND MANPOWER TO PERFORM AIR SPADE AND ROOT COLLAR EXCAVATION TO SUPPORT REMOVAL OF GIRDLING ROOTS AND EX. CONSTRUCTION DEBRIS AS DIRECTED BY CERTIFIED ARBORIST. BASAL DRENCH WITH ORGANIC HUMATE WHEN TEMPERATURE PERMITS. BACKFILL WITH NEW SOIL. INSTALL MULCH.
5. AERATION AND FILL WITH ORGANIC SOIL SUPPLEMENTATION AFTER LAST FROST OF WINTER 2019/2020.
6. STANDARD DEEP ROOT FERTILIZATION OF FEEDER ROOT ZONE TO SUPPORT SPRING FLUSH OF NEW GROWTH.
7. REPEAT FOR FALL 2020 IF CONSTRUCTION NOT COMPLETED BY THEN.

STREET TREES:

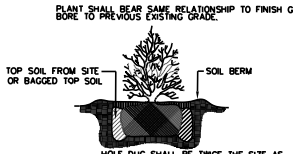
	TREES		HEIGHT/SIZE	QUANTITY
LI	**LAGERSTOEMIA** STANDARDS	SINGLE STEM CRAPE MYRTLES	9'-10'HT.	4
OS	QUERCUS SCHUMARDII	SCHUMARD OAK	4"CAL.	1
OV	QUERCUS VIRGINIANA	LIVE OAK	4"CAL.	4

NOTE: CONTRACTOR TO VERIFY COUNTS FROM ACTUAL PLAN.

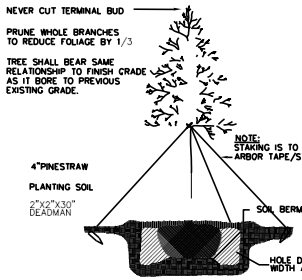
SOIL TOPSOIL: ADD 2" TO ALL PLANTED AREAS/TILL INTO EXISTING
MULCH 3"SHREDDED HARDWOOD MULCH DARK BROWN

	TREES	COMMON NAME	HEIGHT/SIZE	QUANTITY
OM	QUERCUS MICHAUXII	SWAMP CHESNUTT OAK	2.5"CAL.	
SP	SABAL PALMETTO			
	SHRUBS			
PTV	**PITTOSPORUM** 'VARIEGATA'	VARIEGATED **PITTOSPORUM**	7 GAL	
SR	SERENOA REPENS 'GREEN'	SAW PALMETTO	3 GAL	
IC	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	3 GAL	
JF	LIGUSTRUM 'JACK FROST'	JACK FROST LIGUSTRUM	3 GAL	
VFL	**VARIEGATED** FLAX **LILY**	VAR. FLAX LILY	1 GAL	
LS	LIGUSTRUM **'SUNSHINE'**	SUNSHINE LIG.	3 GAL.	
CH	CHAEMEROPS HUMILUS	MED FAN PALM	15 GAL.	
MP	MEXICAN PETUNIA	MEX. PETUNIA	1 GAL.	
PY	PAPYRUS	PAPYRUS	1 GAL.	

LAWN EMPIRE ZOYSIA SOD



DETAIL - SHRUB PLANTING
NO SCALE



DETAIL - TREE PLANTING
NO SCALE

IRRIGATION NOTES:
1. THE CONTRACTOR IS ADVISED TO VISIT THE SITE AND VERIFY FIELD CONDITIONS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES.
3. THE CONTRACTOR SHALL OBTAIN ALL LICENSES AND PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK.
4. ALL PLANTED AREAS SHALL BE IRRIGATED BY AN TEMPORARY LANDSCAPE IRRIGATION SYSTEM. SYSTEM SHALL BE DESIGNED BY IRRIGATION CONTRACTOR.
5. EXISTING IRRIGATION AS-BUILTS SHALL BE PROVIDED UPON REQUEST **FROM OWNER. LANDSCAPE CONTRACTOR SHALL COORDINATE PIPING AND** CONNECTION TO A NEW OR EX. APPROVED WATER METER.
6. PIPE SLEEVES SHALL BE INSTALLED BY IRRIGATION CONTRACTOR AS NECESSARY. COORDINATE WITH **GENERAL CONTRACTOR.**
7. IRRIGATION TIME CLOCK AND POWER SUPPLY LOCATION SHALL BE COORDINATED WITH OWNER.
8. EXISTING ECOLOGY AND AESTHETICS WILL OFTEN CAUSE ADJUSTMENT OF THESE PLANS TO FIT SITE. **STAKE OUT BY CONTRACTOR** AND FIELD ADJUSTMENT BY LANDSCAPE ARCHITECT ARE ABSOLUTELY NECESSARY.
9. IRRIGATION SYSTEM SHALL BE GUARANTEED BY CONTRACTOR FOR A MINIMUM PERIOD OF ONE **YEAR FROM** DATE OF COMPLETION AND ACCEPTANCE BY OWNER.
10. THE LOCATION OF ALL ABOVE GROUND AND BELOW GROUND UTILITIES IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. DAMAGE TO UTILITIES AND PERSONAL INJURY AS A RESULT OF THE FAILURE TO DETERMINE AND/OR RESPECT UTILITY LOCATIONS IS THE SOLE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. UTILITY LOCATIONS ARE NOT SHOWN ON THESE PLANS.

NOTE 1: TREES PLANTED IN THE R.O.W. MUST BE CONTAINER GROWN OR FROM AN APPROVED B & B SOURCE TREES PLANTED IN THE R.O.W. MUST MEET ANLA NURSERY STOCK STANDARDS, AND SPECIES SELECTION MUST BE APPROVED BY THE DEPT. OF PARKS. THE CITY RESERVES THE RIGHT TO REJECT ANY STREET TREES DEEMED UNACCEPTABLE.
(STREET **TREES ARE NOT TO BE STAKED UNLESS DEEMED** NECESSARY)

WATERING SCHEDULE(TREES < 2" CALIPER)(REQUIRED BY LANDSCAPE CONTRACTOR)
2-3 GALLONS PER INCH OF CALIPER DAILY FOR 1-2 WEEKS.
2-3 GALLONS PER INCH OF CALIPER EVERY OTHER DAY FOR **1-2 MONTHS.**
2-3 GALLONS PER INCH OF CALIPER WEEKLY FOR 2 MONTHS.
ADDITIONAL WATERING AS NEEDED THROUGH FIRST YEAR.

WATERING SCHEDULE(TREES 2"-4" CALIPER)(REQUIRED BY LANDSCAP**E CONTRACTOR)**
2-3 GALLONS PER INCH OF CALIPER DAILY FOR ONE MONTH.
2-3 GALLONS PER INCH OF CALIPER EVERY OTHER DAY FOR TWO TO THREE MONTHS.
2-3 GALLONS PER INCH OF CALIPER WEEKLY FOR 2 MONTHS.
ADDITIONAL WATERING AS NEEDED THROUGH FIRST YEAR.

WATERING SCHEDULE(TREES >4" CALIPER)(REQUIRED BY LANDSCAP**E CONTRACTOR)**
2-3 GALLONS PER INCH OF CALIPER DAILY FOR 6 WEEKS.
2-3 GALLONS PER INCH OF CALIPER EVERY OTHER DAY FOR FIVE MONTHS.
2-3 GALLONS PER INCH OF CALIPER UNTIL ESTABLISHED.

WATERING SCHEDULE(PALMETTOS)(REQUIRED BY LANDSCAPE CONTRACTOR)

WATERING IS BASED ON THE AVERAGE DAILY TEMPERATURE AND SOIL TYPE AT THE LOCATION. WATER TREE BY FLOODING SAUCER AND ALLOWING WATER TO PERK IN AND THEN FLOOD AGAIN OR PUT A HOSE ON SLOW DRIP AND SATURATE SOIL COMPLETELY

0-55 DEGREES-NO WATERING **55-70 WATER ONE TIME A WEEK.**
70-85 WATER TWO TIMES PER WEEK. **85 AND UP WATER 4 TIMES PER WEEK.**
SITE CONDITIONS MAY WARRANT MODIFICATIONS TO THE RECOMMENDED SCHEDULE.

ACCEPTABLE WATERING METHODS
GATOR BACS
SAUCER WITH HAND WATERING
IRRIGATION

SOIL NOTE:
LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE TOP 4" OF **FILL** AROUND BUILDING AND OTHER PLANTED AREAS AND REPLACE WITH APPROVED TOPSOIL.

CLEARING OF DEBRIS
LANDSCAPE CONTRACTOR SHALL CLEAR **ALL** PROPOSED PLANTED AREAS OF ALL ROCKS AND DEBRIS BEFORE PLANTING.

PLANT MATERIAL
ALL PLANT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING. PLACEMENT OF PLANTS IS ABSOLUTELY NECESSARY BY LANDSCAPE ARCHITECT. CONTACT LANDCAPE ARCHITECT TO SCHEDULE TIME.

UNDERGROUND UTILITIES
SEE CIVIL PLANS FOR PROPOSED AND EXISTING UTILITY LINES.

LIGHTING AND IRRIGATION CONDUITS
GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING APPROPRIATE CONDUITS FOR IRRIGATION AND LIGHTING.

GUARANTEE STATEMENT
TREES WITH **A** CALIPER **2-3.5" WILL** BE REQUIRED TO HAVE **A 1** YEAR WARRANTY.
TREES WITH **A** CALIPER OF **4"-6" WILL** BE **REQUIRED** TO HAVE **A 2** YEAR WARRANTY.
TREES WITH **A** WARRANTY LARGER THAN **6" SHALL HAVE A 3** YEAR WARRANTY.
PALMETTOS WILL BE REQUIRED TO HAVE **A 2** YEAR WARRANTY.

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

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LANDSCAPE PLAN

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VIEW FROM CORNER OF HANOVER AND CONROY

Adjacent property - revelry Brewing

VIEW FROM CORNER OF ROMNEY & HANOVER

VIEW FROM PARKING LOT

VIEW FROM ROMNEY STREET

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BAR - PRELIMINARY SUBMITTAL
July 22, 2020 Meeting

Rev#	Date	Description
2	07.22.20	Preliminary BAR Submittal
1	02.29.20	Schematic Design

Project #:

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EXISTING CONTEXT & PHOTOS

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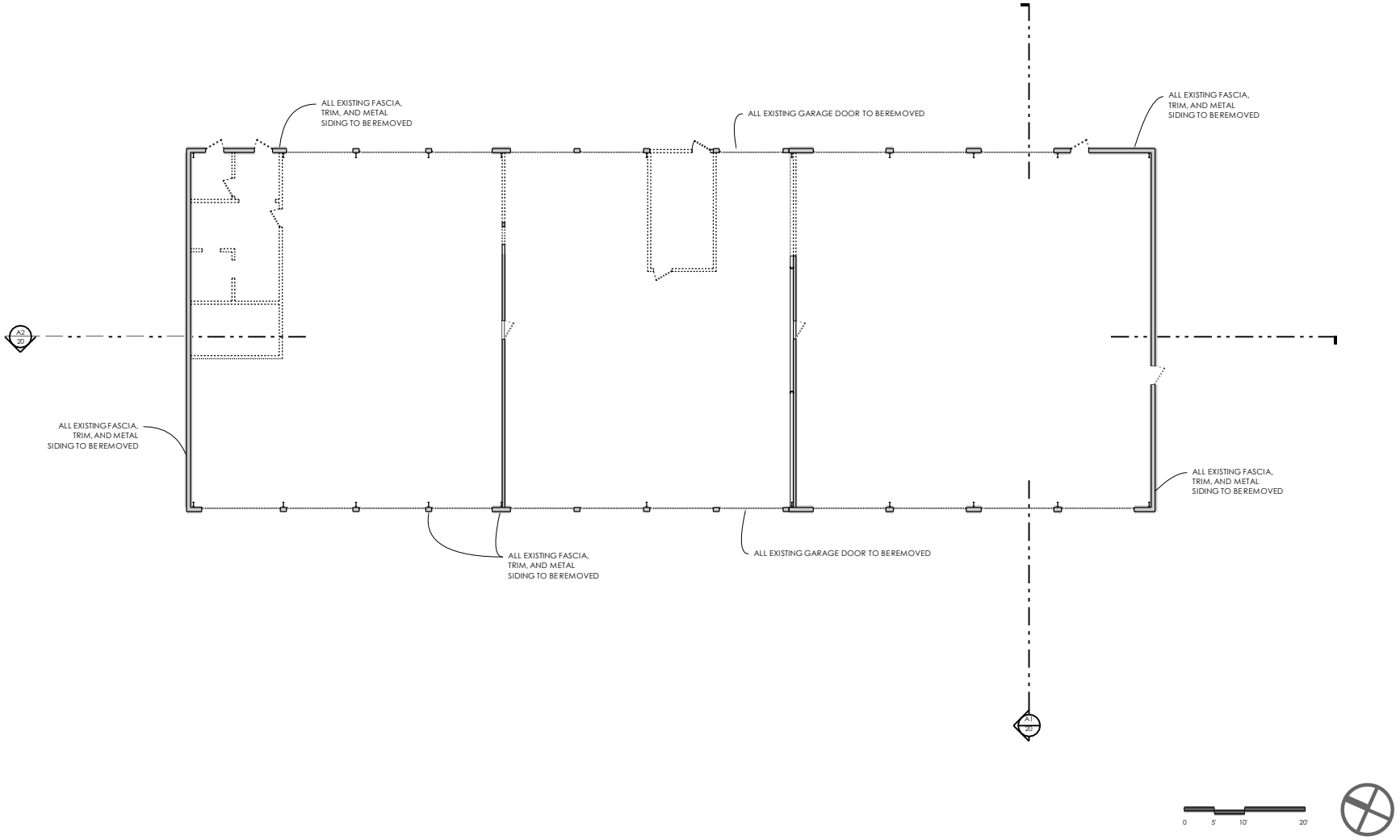

A1 1/8" = 1'-0" DEMOLITION PLAN

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REGISTERED ARCHITECT
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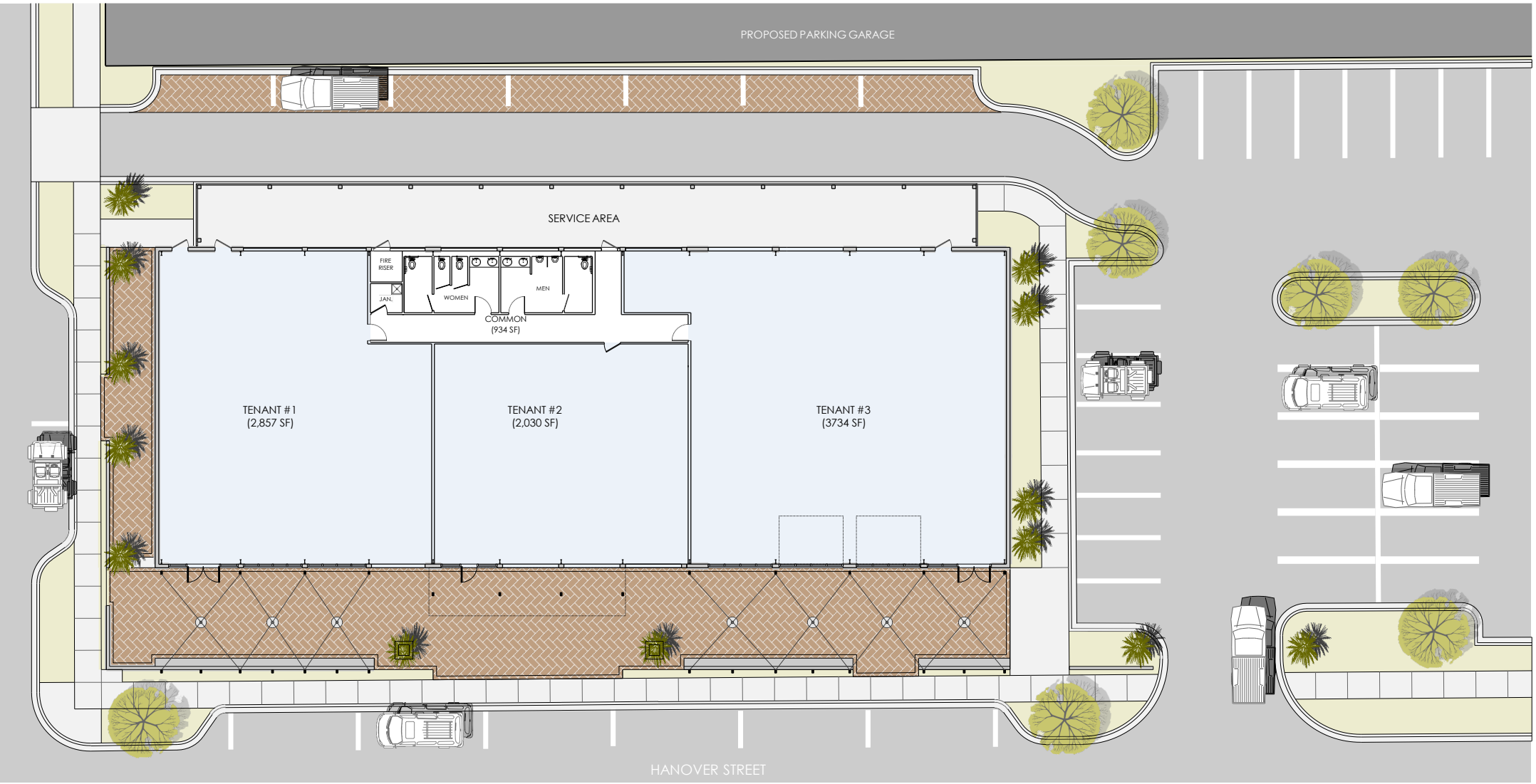
DEMOLITION PLAN

Rev #
2



0 5' 10' 20' 40'

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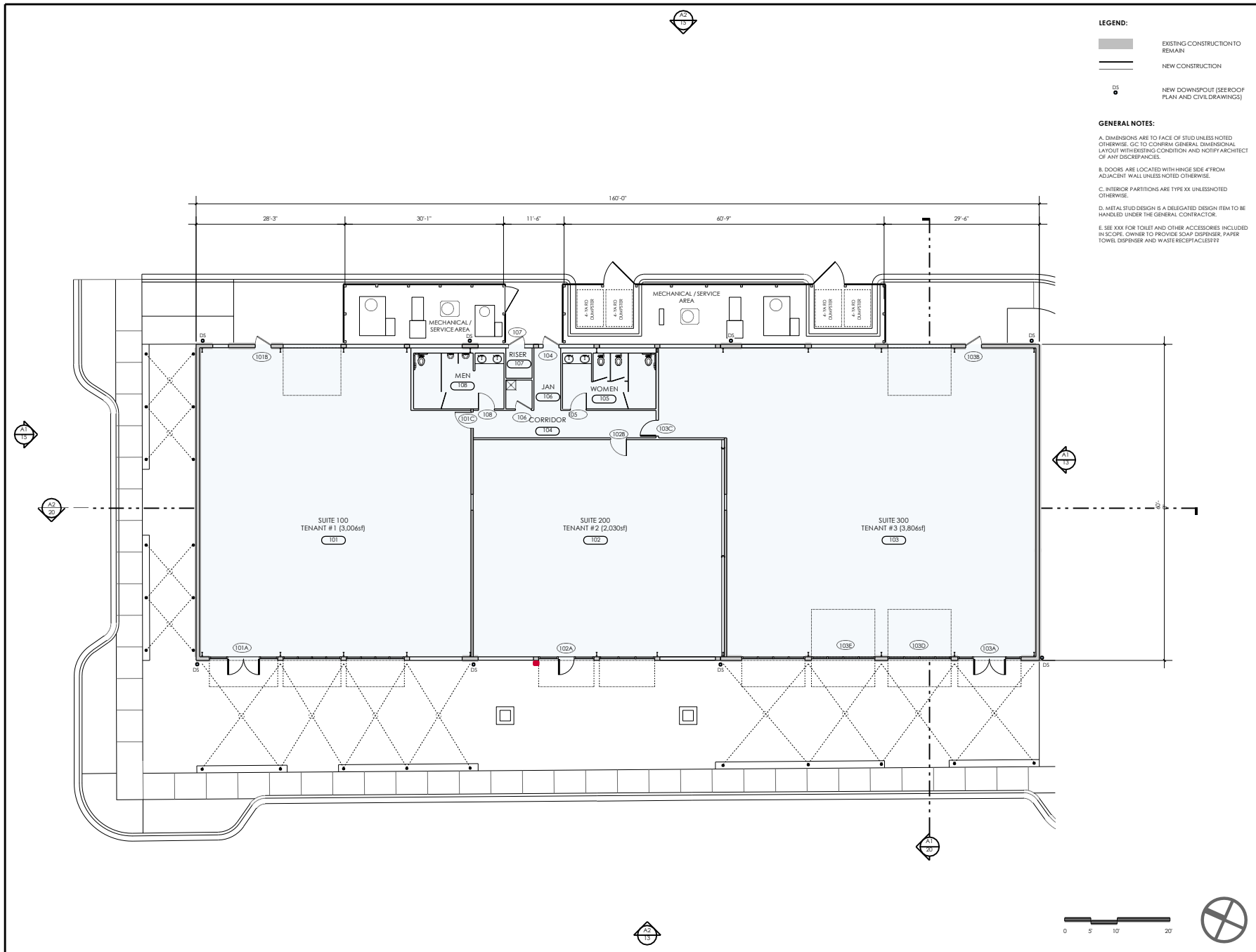
45 ROMNEY STREET RENOVATIONS

(Conceptual BAR)

Meeting Date: 03.11.20



LEGEND:

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

DS NEW DOWNSPOUT (SEE ROOF PLAN AND CIVIL DRAWINGS)

GENERAL NOTES:

A. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. GC TO CONFIRM GENERAL DIMENSIONAL LAYOUT WITH EXISTING CONDITION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. DOORS ARE LOCATED WITH HINGE SIDE 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.

C. INTERIOR PARTITIONS ARE TYPE XX UNLESS NOTED OTHERWISE.

D. METAL STUD DESIGN IS A DELEGATED DESIGN ITEM TO BE HANDLED UNDER THE GENERAL CONTRACTOR.

E. SEE XXX FOR TOILET AND OTHER ACCESSORIES INCLUDED IN SCOPE. OWNER TO PROVIDE SOAP DISPENSER, PAPER TOWEL DISPENSER AND WASTE RECEPTACLES???

A1 1/8" = 1'-0" PROPOSED FLOOR PLAN

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RUSH DIXON ARCHITECTS, LLC
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PROPOSED FLOOR PLAN

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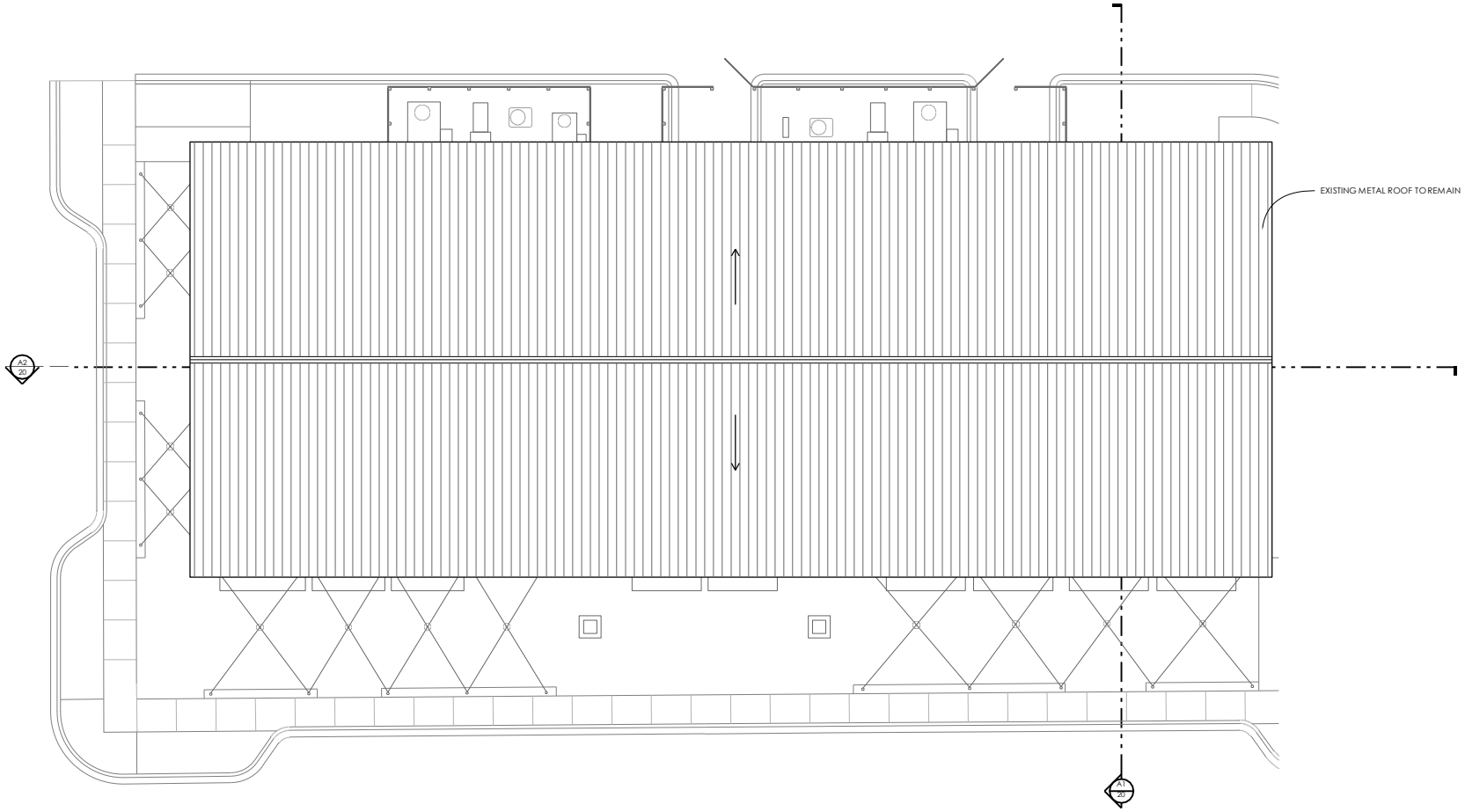

0 5' 10' 20'

A1 1/8" = 1'-0" ROOF PLAN

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ROOF PLAN

2
Rev #

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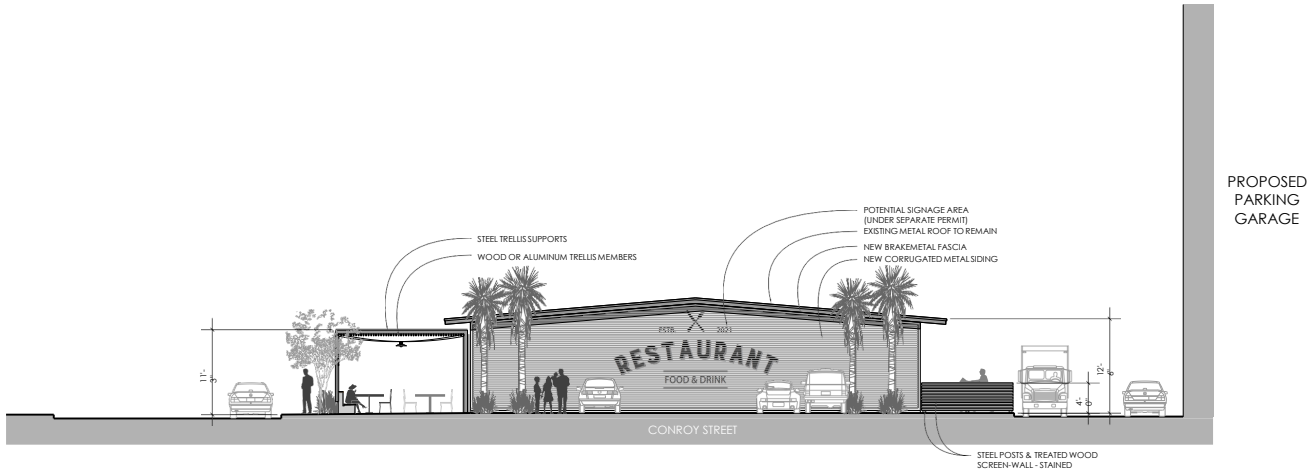
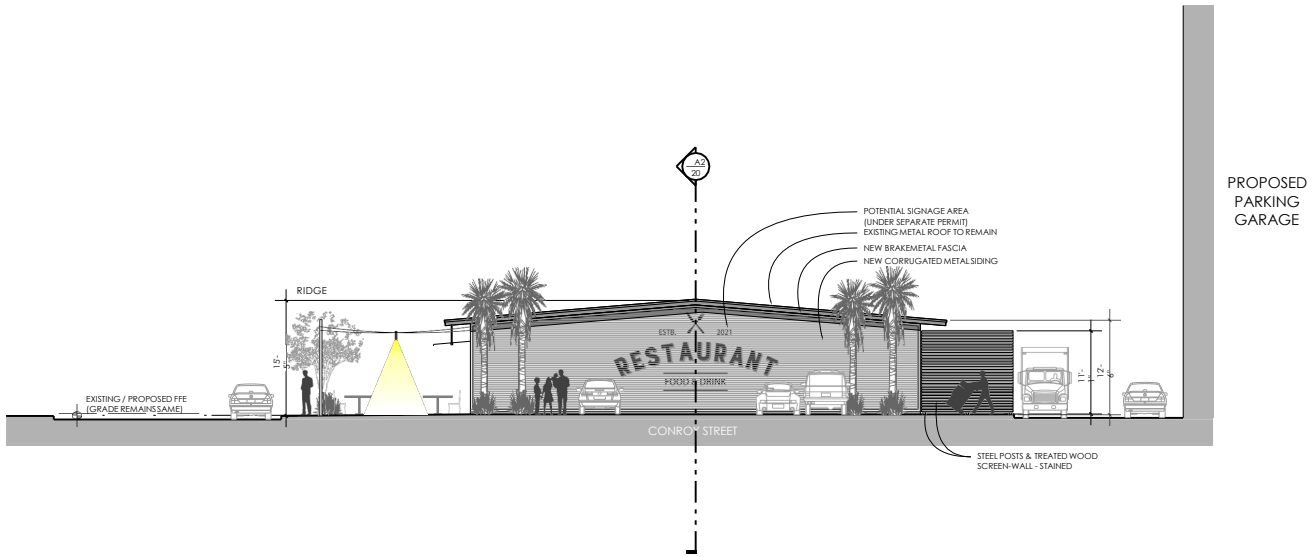
West Elevation



South Elevation

A2 1/8" = 1'-0" WEST ELEVATION



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

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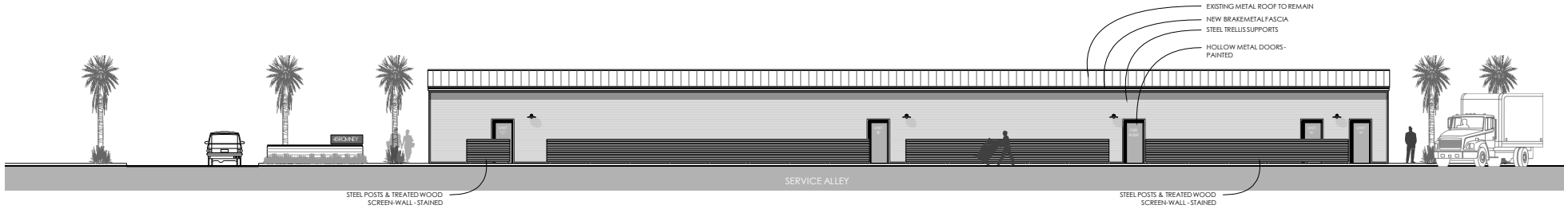
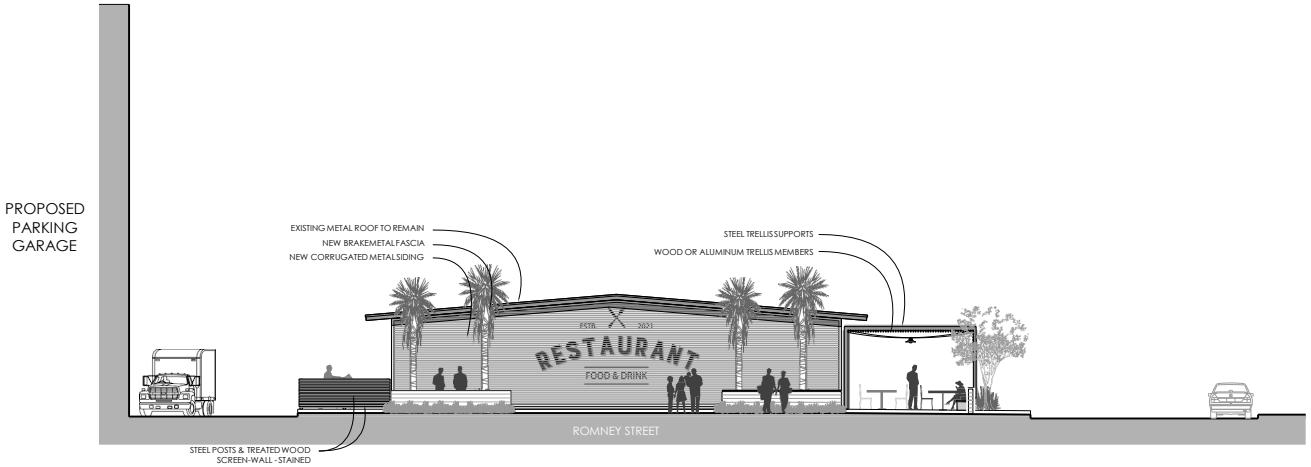
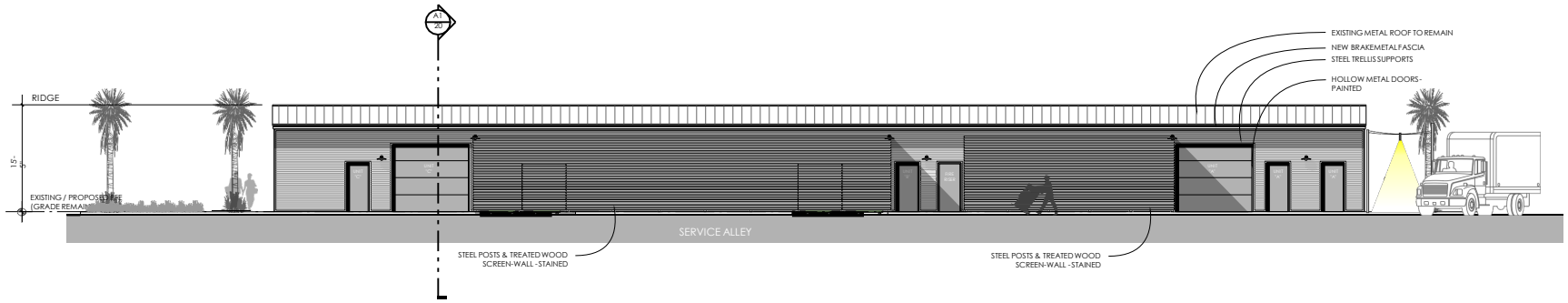
EXTERIOR ELEVATIONS



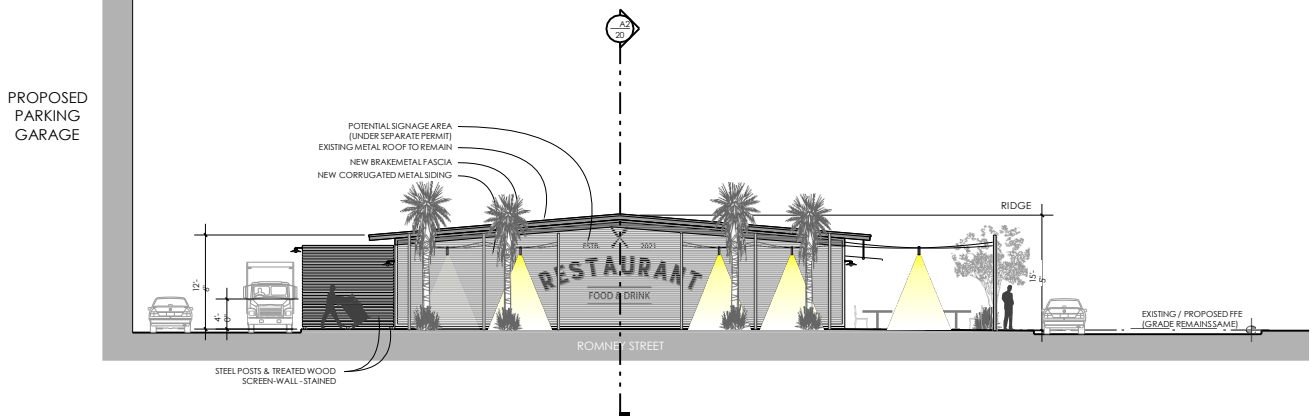
East Elevation



North Elevation



A2
1/8" = 1'-0"
EAST ELEVATION



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

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EXTERIOR ELEVATIONS

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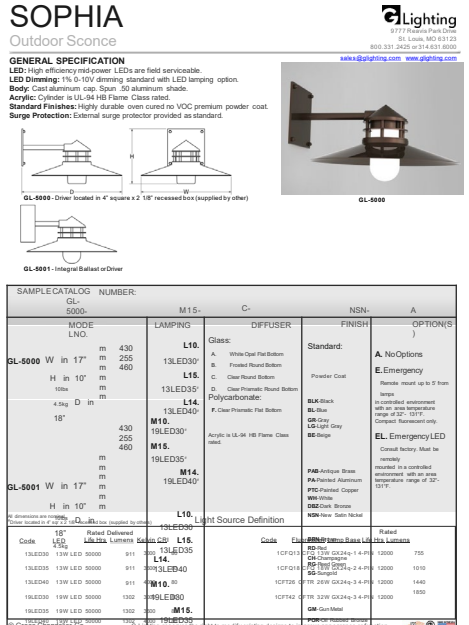

SOPHIA

Outdoor Sconce

Lighting
9777 Reavis Park Drive
St. Louis, MO 63123
800.331.2425 or 314.631.6000
sales@glighting.com www.glighting.com

GENERAL SPECIFICATION

LED: High efficiency mid-power LEDs are field serviceable.
LED Dimming: 1% 0-10V dimming standard with LED lamping option.
Body: Cast aluminum cap. Spun .50 aluminum shade.
Acrylic: Cylinder is UL-94 HB Flame Class rated.
Standard Finishes: Highly durable oven cured no VOC premium powder coat.
Surge Protection: External surge protector provided as standard.

GL-5000 - Driver located in 4" square x 2 1/8" recessed box (supplied by other)

GL-5000

GL-5001 - Integral Ballast or Driver

SAMPLE CATALOG NUMBER: GL-5000- M15- C- NSN- A

MODE LNO.			LAMPING	DIFFUSER	FINISH	OPTION(S)
GL-5000	W in 17"	m 430	L10. 13LED30°	Glass: A. White Opal Flat Bottom; B. Frosted Round Bottom; C. Clear Round Bottom; D. Clear Prismatic Round Bottom	Standard: Powder Coat: BLK-Black; BL-Blue; GR-Gray; LG-Light Gray; BE-Beige; PAB-Antique Brass; PA-Painted Aluminum; PTC-Painted Copper; WH-White; DBZ-Dark Bronze; NSN-New Satin Nickel	A. No Options; E. Emergency: Remote mount up to 5' from lamps in controlled environment with an area temperature range of 32°- 131°F. Compact fluorescent only.
	H in 10"	m 255	L15. 13LED35°	Polycarbonate: F. Clear Prismatic Flat Bottom		EL. Emergency LED: Consult factory. Must be remotely mounted in a controlled environment with an area temperature range of 32°- 131°F.
10lbs		m 460	L14. 13LED40°	Acrylic is UL-94 HB Flame Class rated.		
4.5kg	D in 18"	430 255 460	M10. 19LED30°			
GL-5001	W in 17"	m 430 m 255 m 460	M15. 19LED35°			
	H in 10"	m	M14. 19LED40°			

All dimensions are nominal.
*Driver located in 4" sq. x 2 1/8" recessed box (supplied by other)

Light Source Definition

Code	18" LED Lamps	Life Hrs	Rated Delivered Lumens	Kelvin (CS)	Code	Flat Bottom Glass Bowl	Lamp	Life Hrs	Rated Lumens
13LED30	13W LED	50000	911	3000	1CFQ13	RD-Red	GX24q-1	4-Pin	12000 755
13LED35	13W LED	50000	911	3500	1CFQ18	CH-Champagne; RG-Rest Green	GX24q-2	4-Pin	12000 1010
13LED40	13W LED	50000	911	4000	1CFT26	SG-Surgeon	GX24q-3	4-Pin	12000 1440
19LED30	19W LED	50000	1302	3000	1CFT42	CFTR 32W	GX24q-3	4-Pin	12000 1850
19LED35	19W LED	50000	1302	3500		GM-Gun Metal; PGB-Dark Bronze Textured Powder: TLV-Light Verdigris; TBL-Textured Black; TS-Textured Silver; TBN-Terra Brown; TBZ-Textured Bronze			
19LED40	19W LED	50000	1302	4000					

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A 3 WALL MOUNT LIGHT - GUNMETAL GREY

B 3 CATENARY LIGHT

A1 ALUMINUM STOREFRONT

HORIZONTAL 7/8" CORUGATED SIDING - CHARCOAL GREY.

BRAKEMETAL TRIM AND FASCIA TO MATCH

B1 METAL SIDING / CHARCOAL GREY

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BAR - PRELIMINARY SUBMITTAL
July 22, 2020 Meeting

Rev #	Date	Description
2	07.22.20	Preliminary BAR Submittal
1	02.29.20	Schematic Design

Project #:

STATE OF SOUTH CAROLINA
PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED ARCHITECT
NO. 10016

EXTERIOR MATERIALS AND LIGHTS

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RENDERING #1
PROPOSED

Rev #
2

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RENDERING #2
PROPOSED

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Rev #

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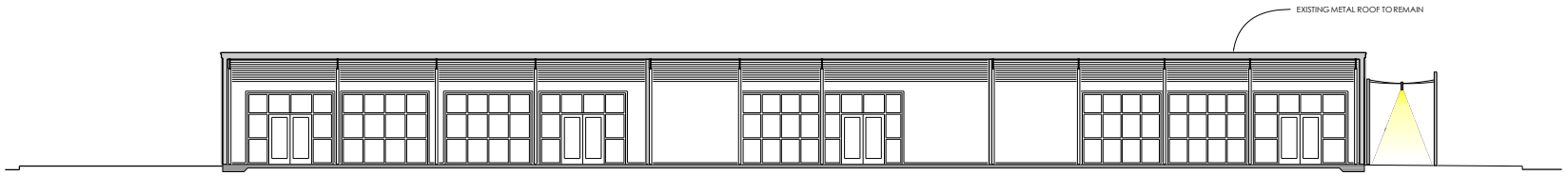
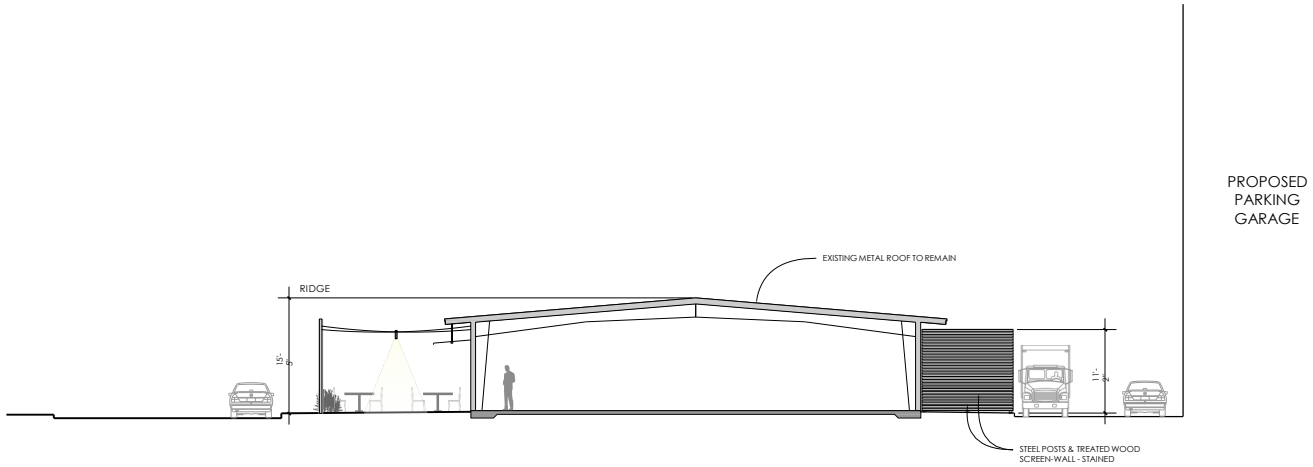


A2
1/8" = 1'-0"
BUILDING SECTION



A1
1/8" = 1'-0"
BUILDING SECTION

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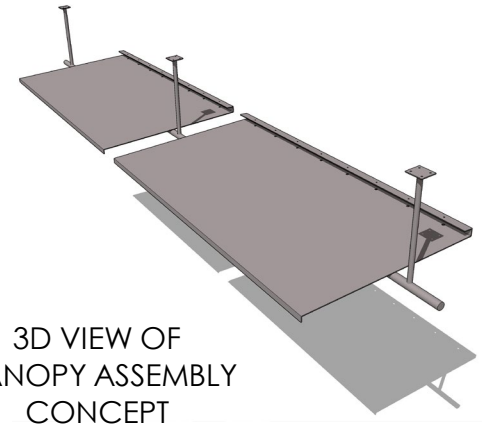
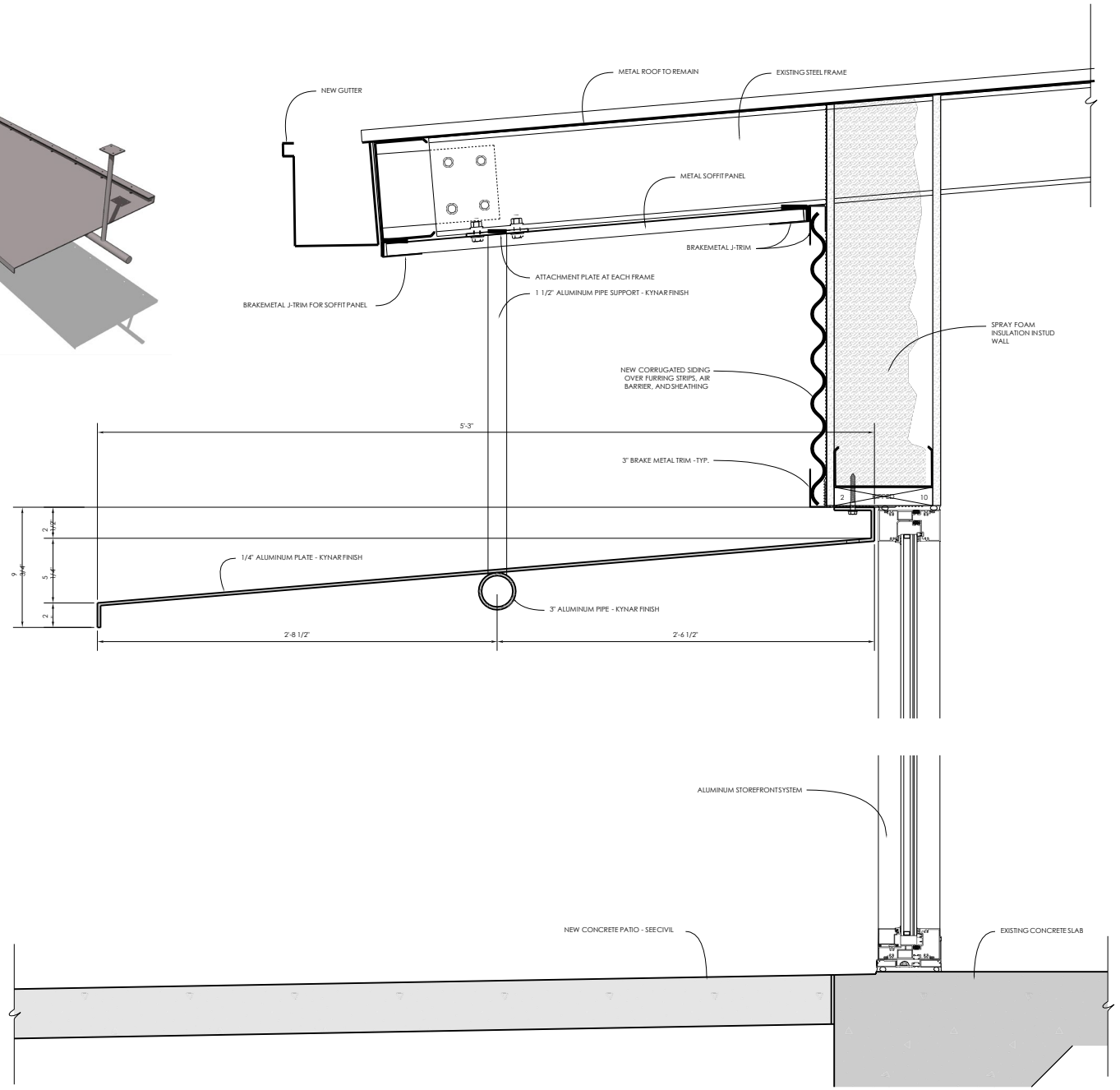
BUILDING SECTIONS

Rev #
2



3D VIEW OF CANOPY ASSEMBLY CONCEPT



A1 3"=1'-0" WALL SECTION

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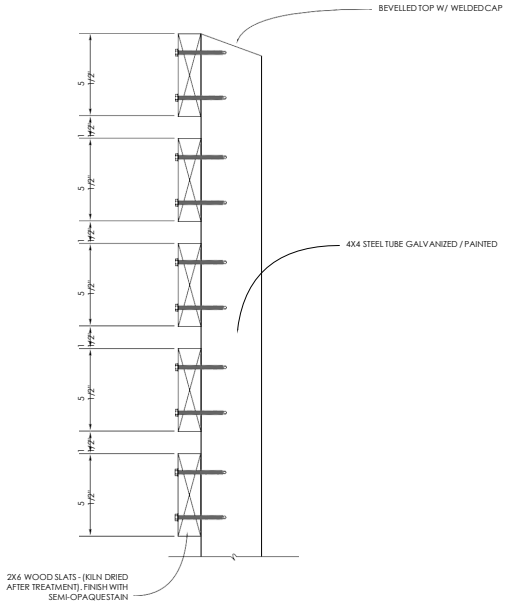
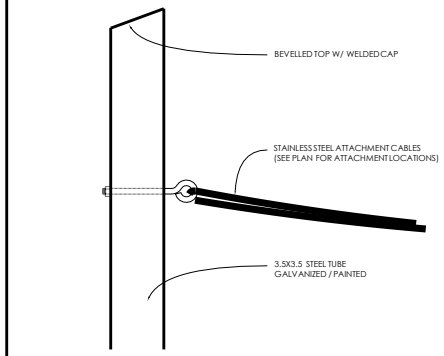
WALL SECTION / CANOPY DETAILS

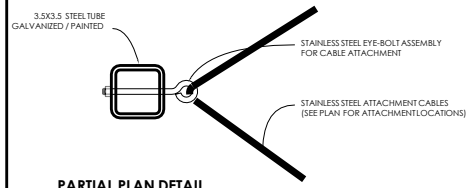
Rev #



A3 NO SCALE MECHANICAL ENCLOSURE DETAIL

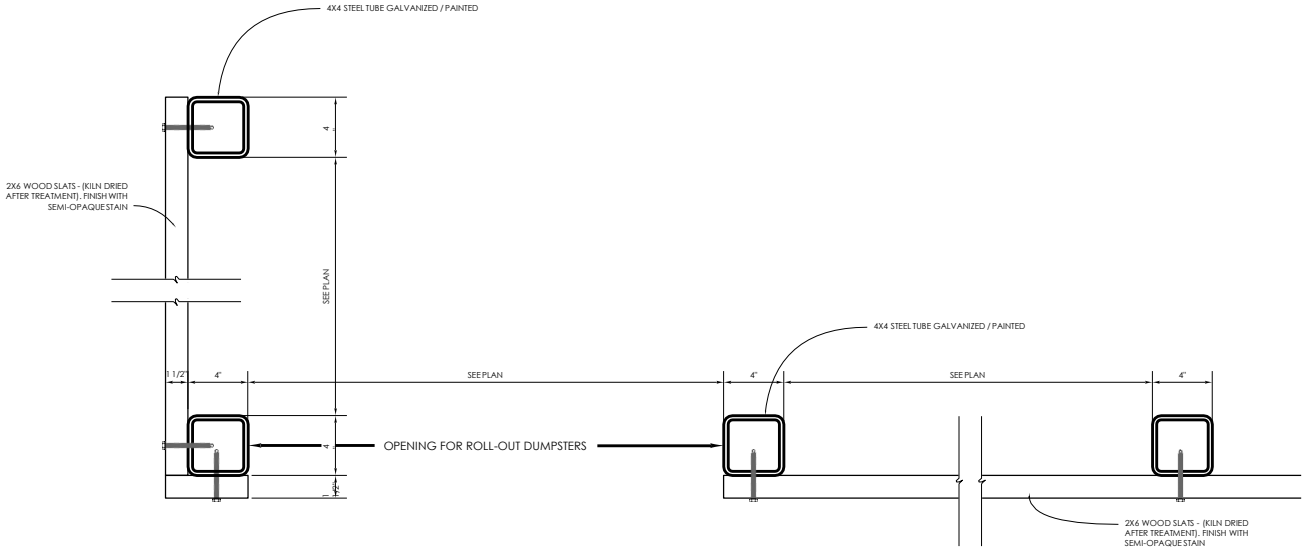


PARTIAL ELEVATION DETAIL



PARTIAL PLAN DETAIL

C3 NO SCALE EXTERIOR PORCH LIGHTING TYPE AND ATTACHMENTS



A1 3"=1'-0" MECHANICAL ENCLOSURE DETAIL

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EXTERIOR LIGHTING / ENCLOSURE DETAILS

2
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