City of Charleston

BOARD OF ARCHITECTURAL REVIEW - LARGE

Virtual Meeting of August 12, 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/86149926536. If you have issues accessing the Zoom meeting, please call (843) 609-5678.

To access via phone, call 1 (312) 626-6799. Webinar ID# 861 4992 6536. 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

529 KING STREET
TMS # 460-12-02-081

Request one-year extension of approval for demolition of existing structure granted October 11, 2017.

Not Rated / (Cannon-Elliottborough) / c. 1948 / Old and Historic District

Agenda Item #2

98 WENTWORTH STREET
TMS # 457-04-01-029

Request approval for demolition of one-story building (Croft Hall).

(Harleston Village) / c. post - 1959 / Old and Historic District

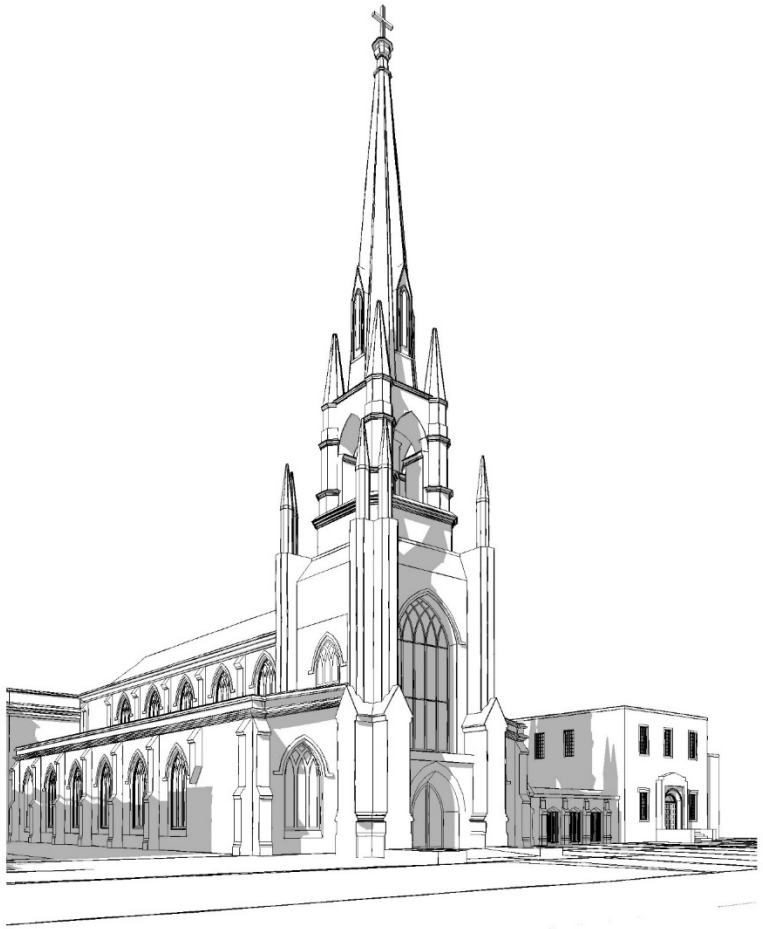
Agenda Item #2

Applicant's Presentation

GRACE EPISCOPAL CHURCH

98 WENTWORTH STREET CHARLESTON, SC

BAR DEMOLITION SUBMITTAL JUNE 23, 2020
CROFT HALL , circa 1959



DRAWING INDEX

D000	COVER SHEET
D001	SURVEY
D002	SANBORN MAPS
D003	1959 ARCHIVED CONSTRUCTION DOCUMENTS
D004	SITE IMAGERY

PROJECT INFORMATION

ADDRESS: **98 WENTWORTH ST.**

PROPERTY TMS: **457-04-01-029**

AREA: **1.6 ACRES**

SUBDIVISION: **HARLESTON VILLAGE**

ZONING: **LB**

ADJACENT ZONING: **DR-1F and LB**

PROPOSED USE: **A-3, WORSHIP**

OLD CITY HEIGHT DISTRICT: **3**

OLD & HISTORIC DISTRICT: **AMUSEMENT & RECREATION OVERLAY**

FLOOD ZONE: **AE-13**

FIRM PANEL: **516 OF 855**

MAP NUMBER: **45109C0516J**

Zoning Board of Appeals meeting scheduled for August 1, 2020 to review special exception for parking.

Technical Review Committee meeting scheduled for July 2, 2020.

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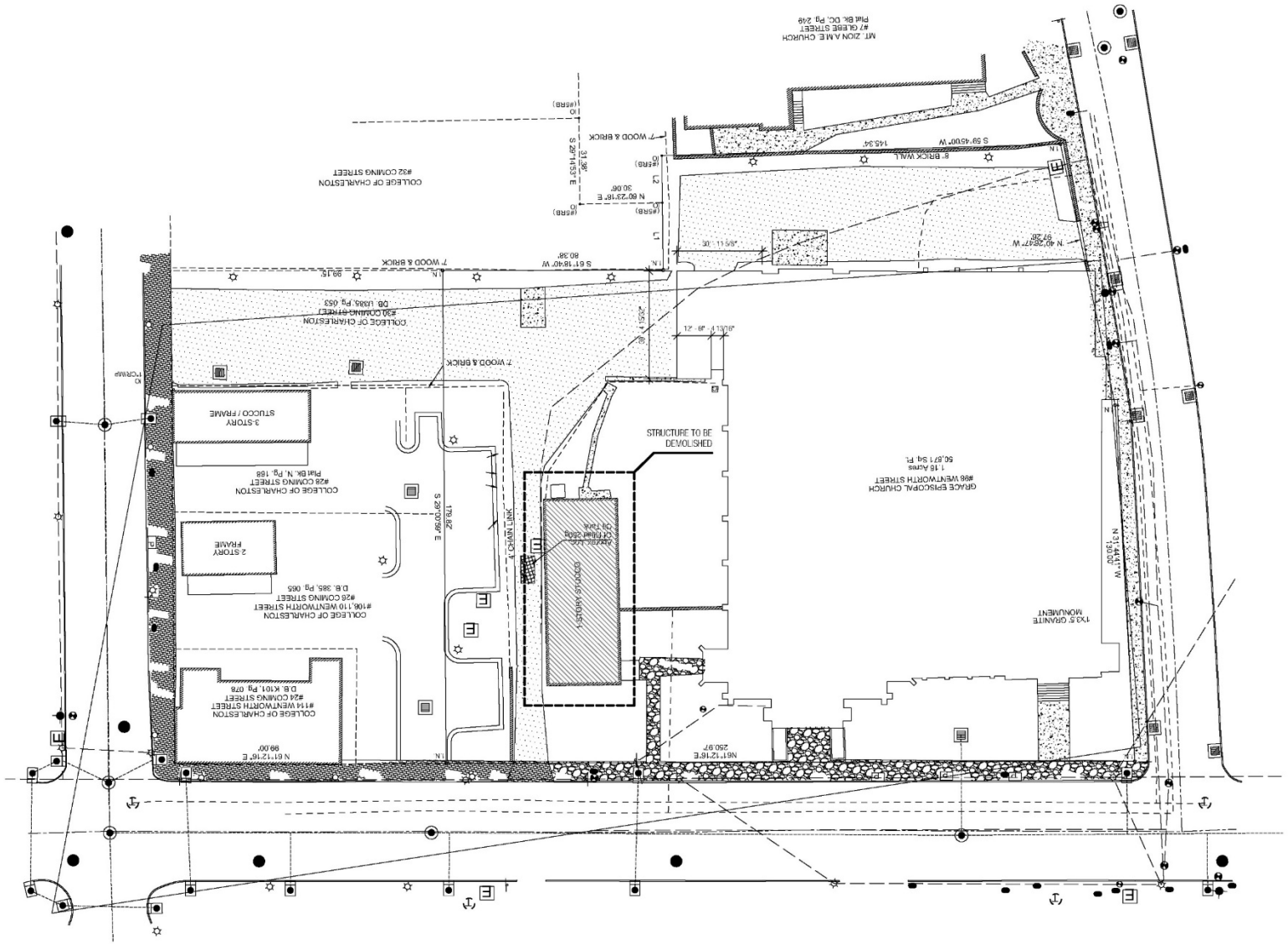
CROFT HALL DEMOLITION

COVER

Project number	19211
Date	6-23-2020
Drawn by	Author
Checked by	Checker

D000

Scale



SITE SURVEY OF EXISTING CONDITIONS - Thomas and Hutton

20' 10' 0' 20' 40'
SCALE: 1" = 20'-0"

PROJECT

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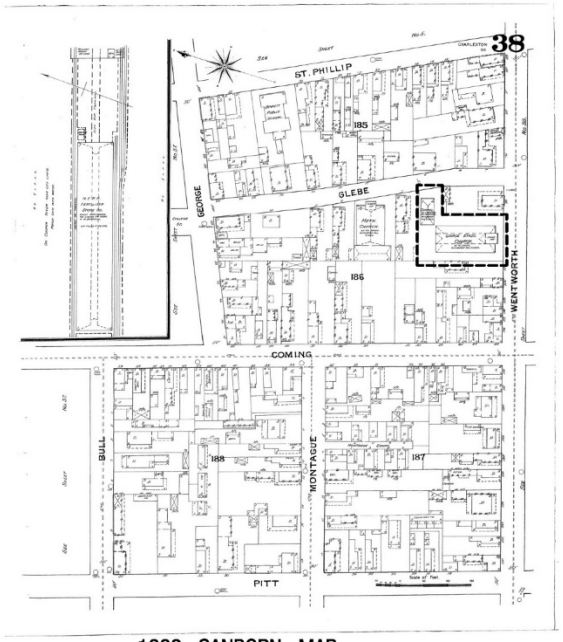
CROFT HALL DEMOLITION

SURVEY

Project number	19211
Date	6-23-2020
Drawn by	Author
Checked by	Checker

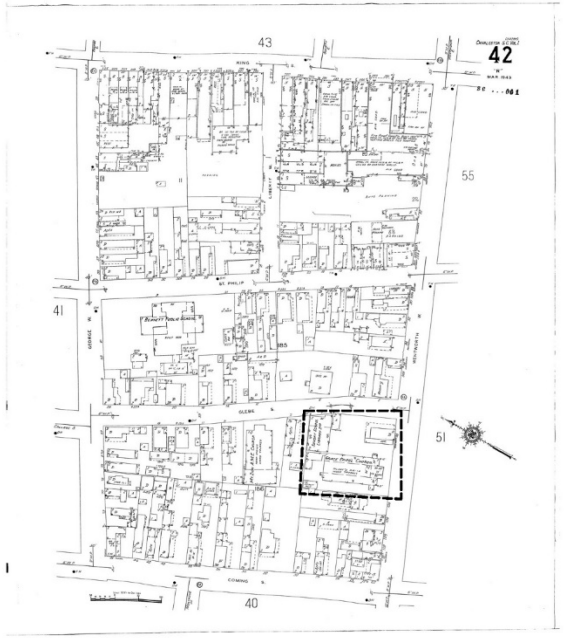
D001

Scale	1" = 20'-0"

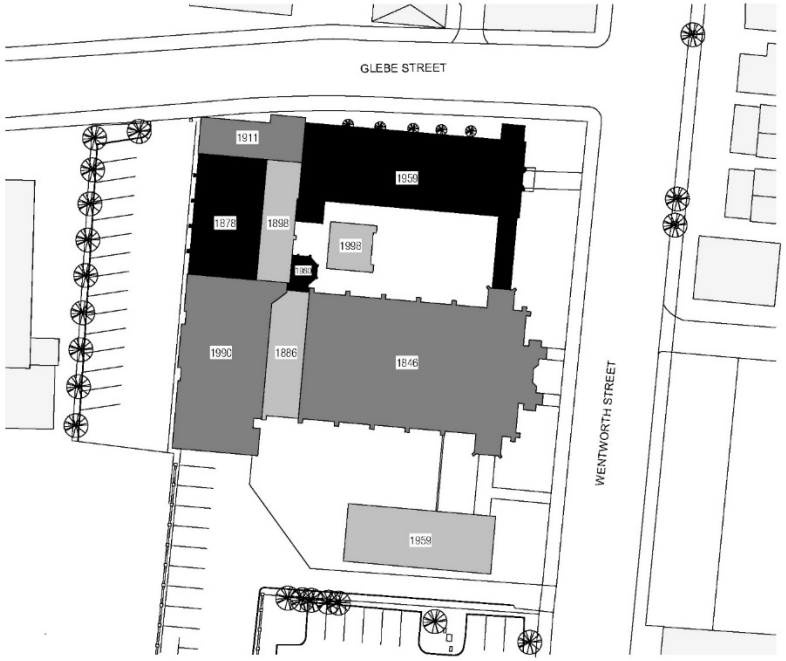


1888 SANBORN MAP

1902 SANBORN MAP



1951 SANBORN MAP



CURRENT BUILDING HISTORY

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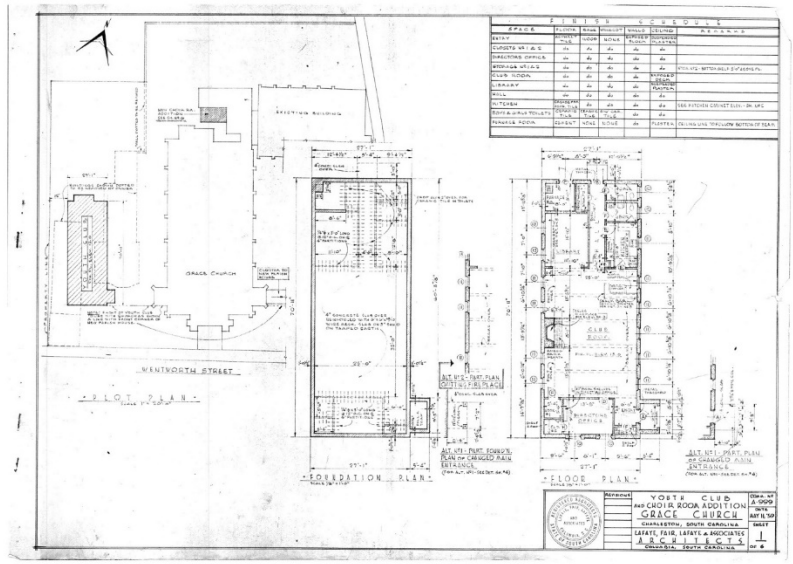
CROFT HALL
DEMOLITION

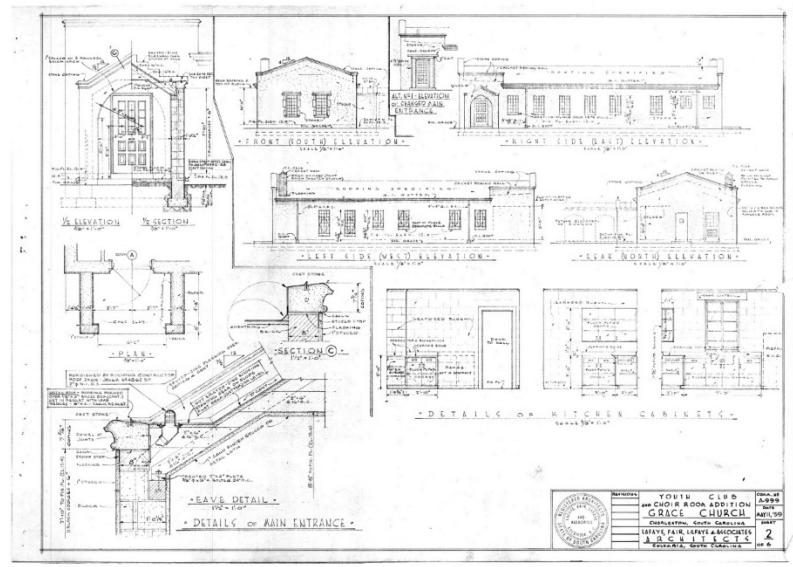
SANBORN MAPS

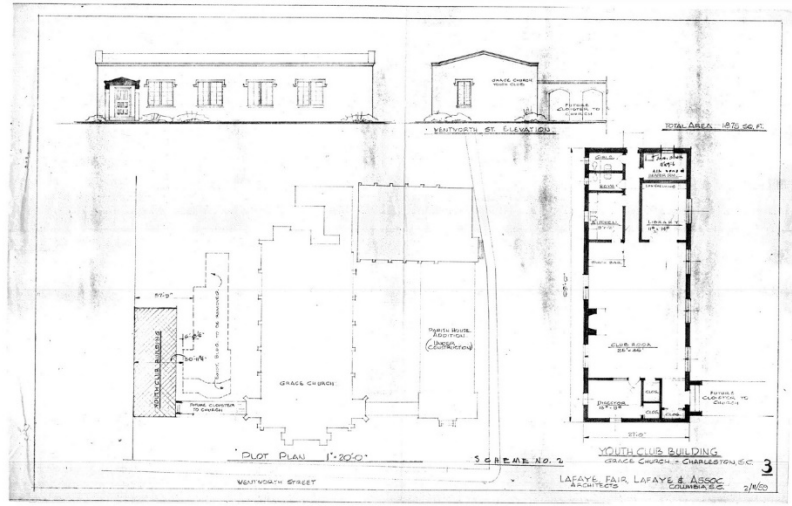
Project number	19211
Date	6-23-2020
Drawn by	Author
Checked by	Checker

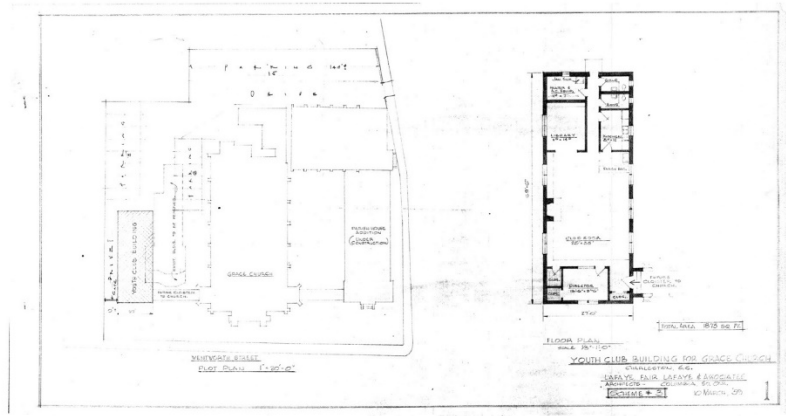
D002

Scale	As indicated









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CROFT HALL DEMOLITION

1959 ARCHIVED CONSTRUCTION DOCUMENTS

Project number	19211
Date	6-23-2020
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Checked by	Checker

D003

Scale

VIEW LOOKING EAST ON WENTWORTH STREET

NORTHWEST OF CROFT HALL

REAR VIEW OF CROFT HALL

SOUTH VIEW OF CROFT HALL

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CROFT HALL DEMOLITION

SITE IMAGERY

Project number	19211
Date	6-23-2020
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D004

Scale

Agenda Item #3

98 WENTWORTH STREET
TMS # 457-04-01-029

Request conceptual approval for new construction of two-story addition to existing church complex.

Category 1 / (Harleston Village) / Height District: 3 / Old and Historic District

Agenda Item #3

Applicant's Presentation

GRACE EPISCOPAL CHURCH
CATHEDRAL HALL ADDITION

98 WENTWORTH STREET CHARLESTON, SC

BAR CONCEPTUAL SUBMITTAL JUNE 23,2020

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PROJECT INFORMATION

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SUBDIVISION: **HARLESTON VILLAGE**

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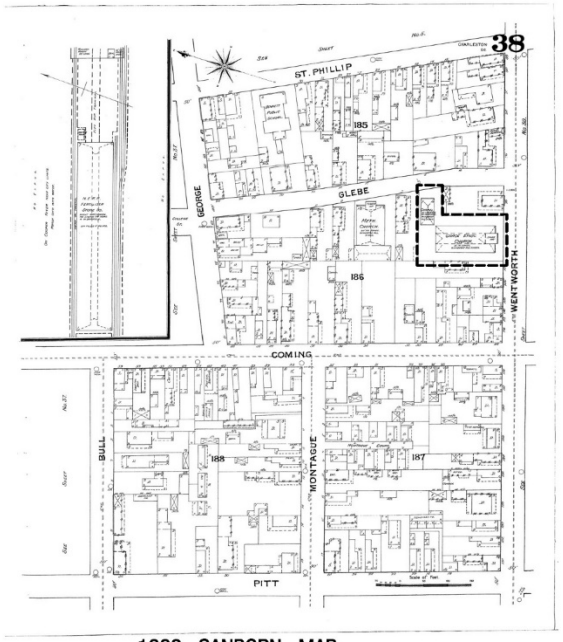
GRACE CHURCH CATHEDRAL HALL

COVER SHEET

Project number	19211
Date	6-23-2020
Drawn by	scd
Checked by	Checker

A000

Scale



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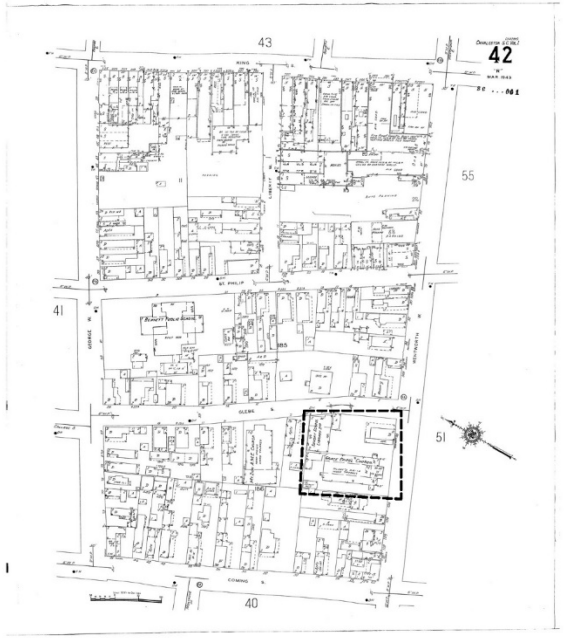
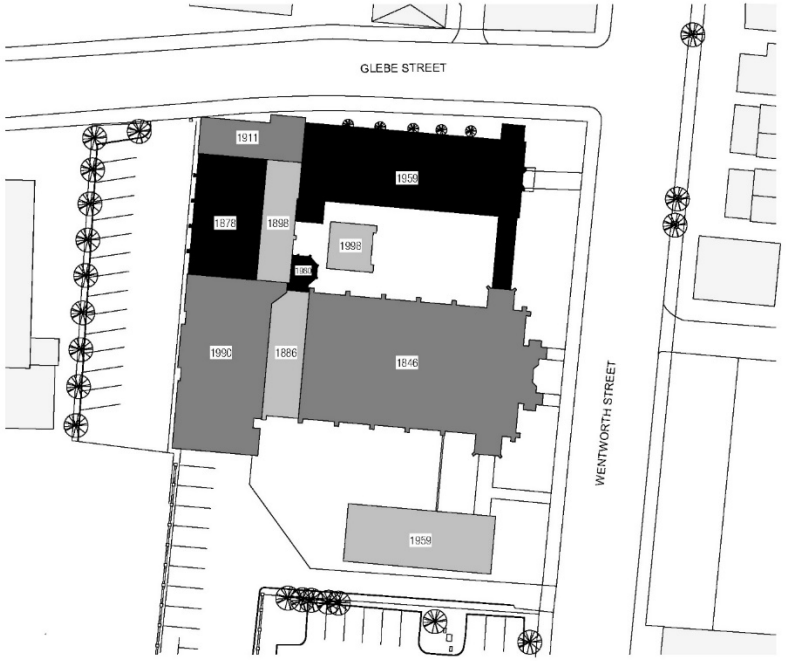


1951 SANBORN MAP



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GRACE CHURCH CATHEDRAL HALL

SANBORN MAPS

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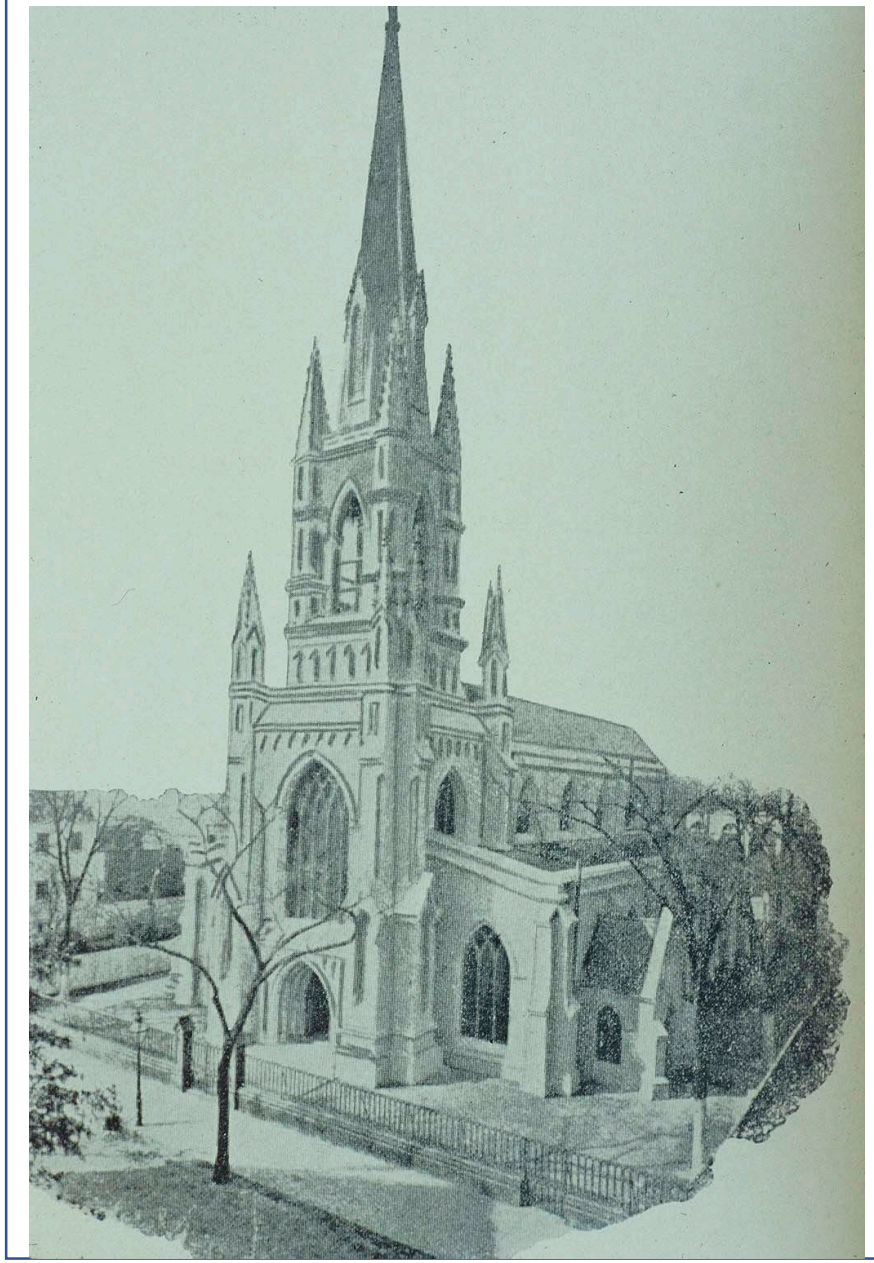
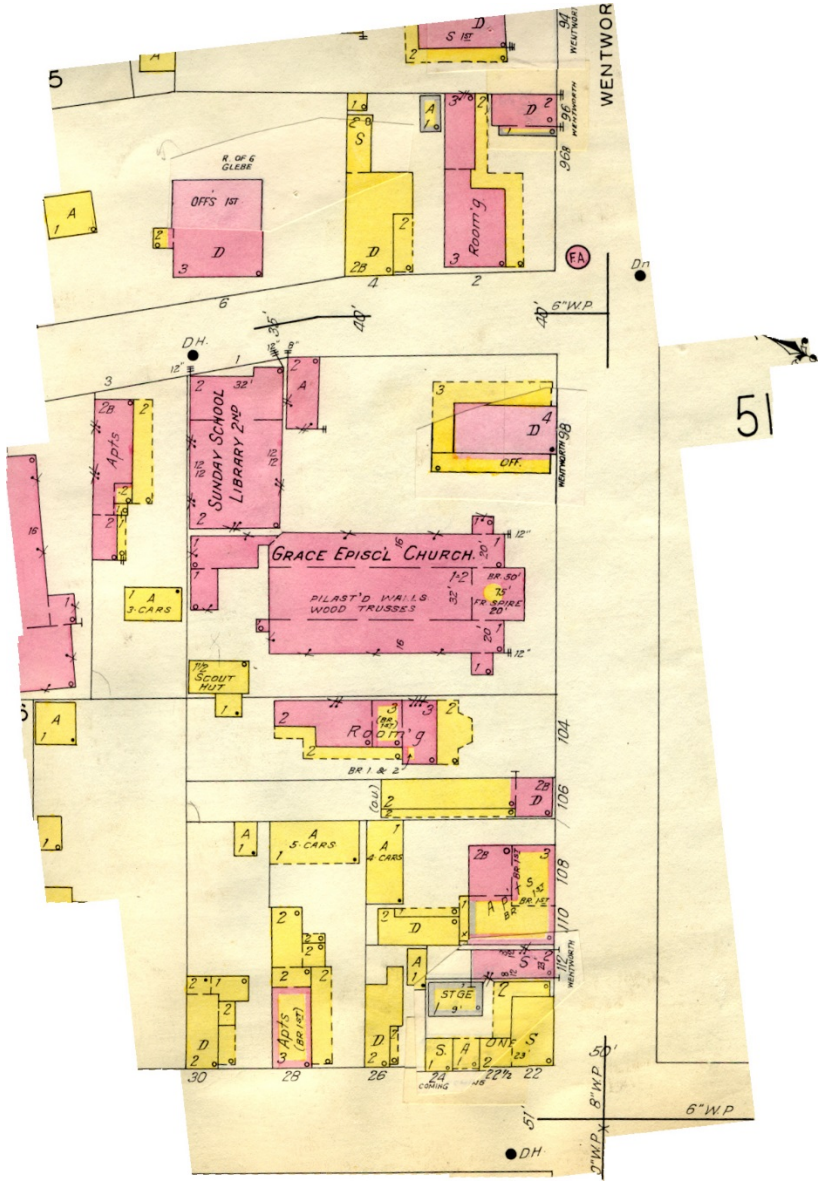
A001

Scale	As indicated





Sanborn Map 1943

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GRACE CHURCH
CATHEDRAL HALL

Rendering and 1943

Scale 1" = 50'-0"

Wentworth St. Looking West After 1931

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Historic
Photos

Scale 1" = 50'-0"

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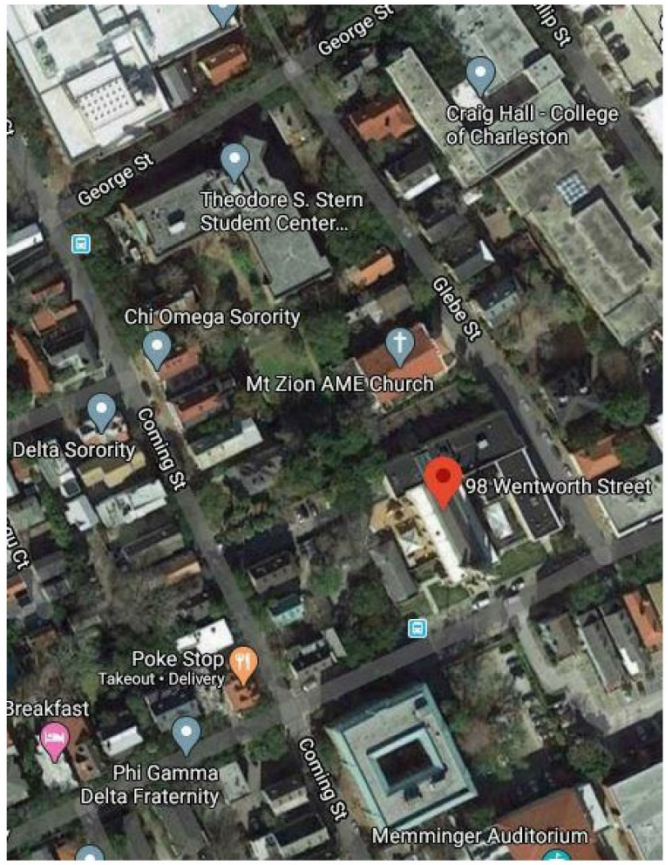
Historic
Photos

Scale 1" = 50'-0"



SITE CONTEXT

50' 25' 0' 50' 100'
SCALE : 1" = 50'-0"

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GRACE CHURCH CATHEDRAL HALL

SITE CONTEXT

Project number	19211
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A002

Scale	1" = 50'-0"

PHOTO 1 - COMING and WENTWORTH INTERSECTION LOOKING NORTHEAST

PHOTO 2 - PARKING LOT OFF WENTWORTH LOOKING NORTH

PHOTO 3 - CROFT HALL aND CATHEDRAL LOOKING NORTHEAST

PHOTO 4 - HANAHAN HALL and CATHEDRAL

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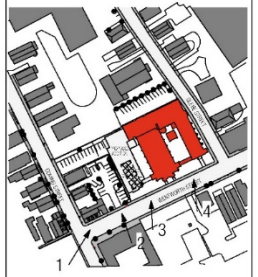

PHOTO KEY PLAN

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GRACE CHURCH
CATHEDRAL HALL

SITE PHOTOS

Project number	19211
Date	6-23-2020
Drawn by	Author
Checked by	Checker

A003

Scale	1" = 160'-0"

PHOTO 1 - GLENN McCONNELL RESIDENCE HALL - WENTWORTH STREET LOOKING SOUTHWEST

PHOTO 2 - WENTWORTH STREET LOOKING EAST (PAST RESIDENCE HALL)

PHOTO 3 - WENTWORTH STREET LOOKING SOUTH (PAST PARKING LOT)

PHOTO 4 - WENTWORTH STREET LOOKING SOUTHWEST

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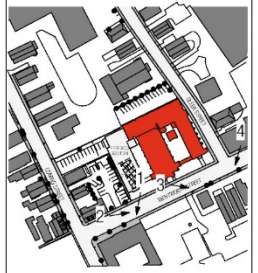

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GRACE CHURCH
CATHEDRAL HALL

SITE PHOTOS

Project number	19211
Date	6-23-2020
Drawn by	Author
Checked by	Checker

A004

Scale	1" = 160'-0"

PHOTO 1 - SITE VIEW FROM PARKING LOT LOOKING EAST

PHOTO 3 - NORTH ELEVATION OF EXISTING BUILDING LOOKING EAST

PHOTO 4 - NORTH ELEVATION OF EXISTING BUILDING LOOKING WEST

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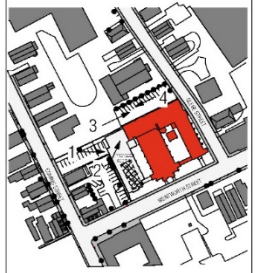

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CATHEDRAL HALL

SITE PHOTOS

Project number	19211
Date	6-23-2020
Drawn by	Author
Checked by	Checker

A005

Scale	1" = 160'-0"

PHOTO 1 - COMING STREET LOOKING EAST AT EXISTING BUILDING

PHOTO 2 - VIEW FROM EXISTING BUILDING LOOKING WEST AT COMING STREET

PHOTO 3 - PARKING LOT LOOKING NORTHWEST

PHOTO 4 - PARKING LOT LOOKING NORTH

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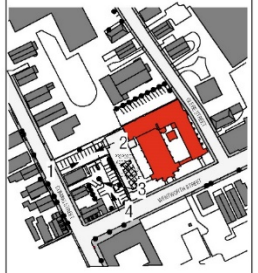

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CATHEDRAL HALL

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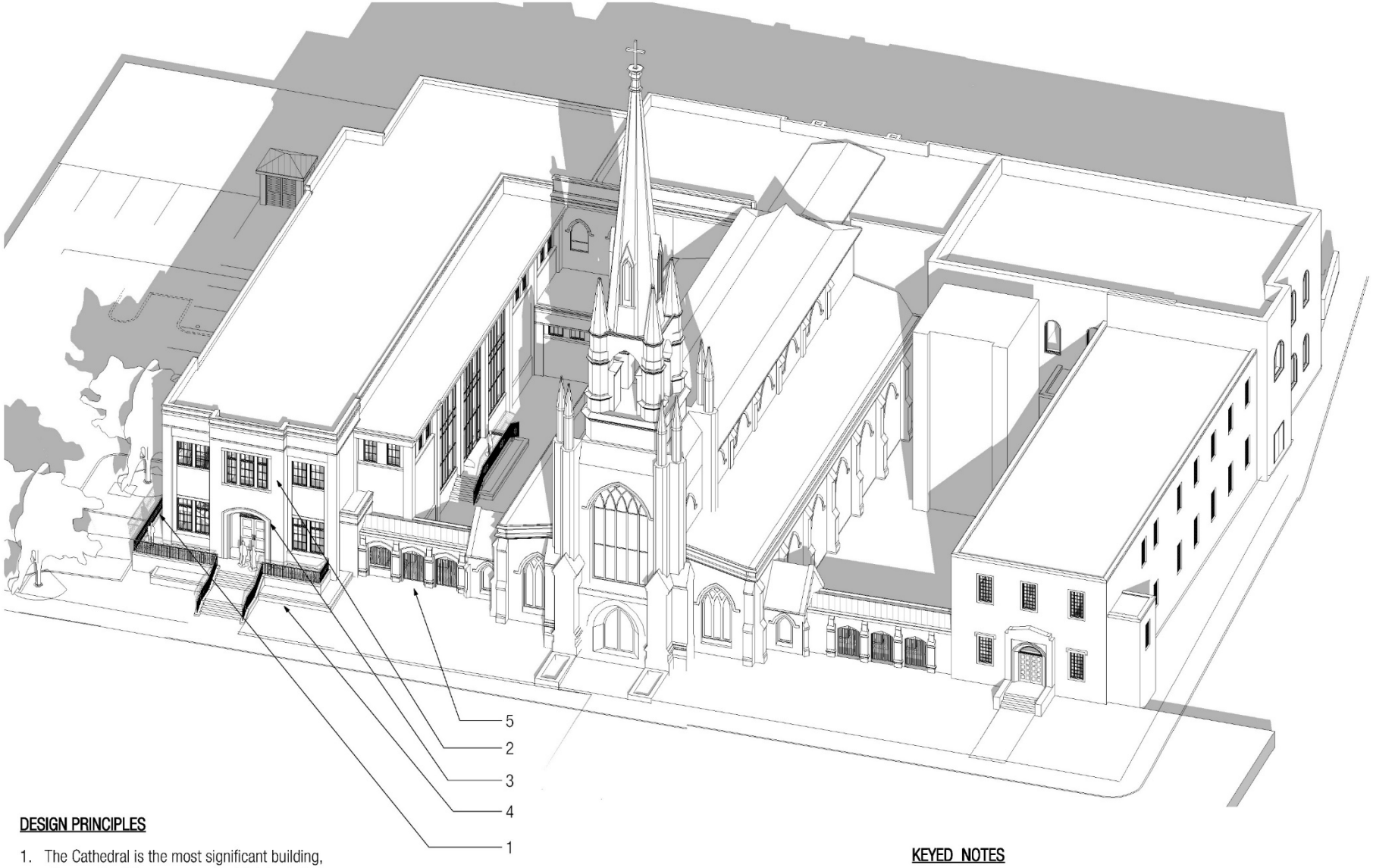
Drawn by	Author
Checked by	Checker

A006

Scale	1" = 160'-0"



DESIGN PRINCIPLES

1. The Cathedral is the most significant building, other parts of the campus should defer to it.
2. The massing on Wentworth Street should be complementary to the Johnson Building, however the building must be larger to accomodate a growing congregation and administrative needs
3. The interior experience of the Parish hall and offices should have a strong visual connection to the Cathedral
4. The exterior should take cues from the Cathedral

KEYED NOTES

1 Ramp for handicap access at side of building

2 Three part facade with prominent middle section

3 Arched entry

4 Landscape terracing to mediate rise in level for flood compliance

5 New cloister to match existing

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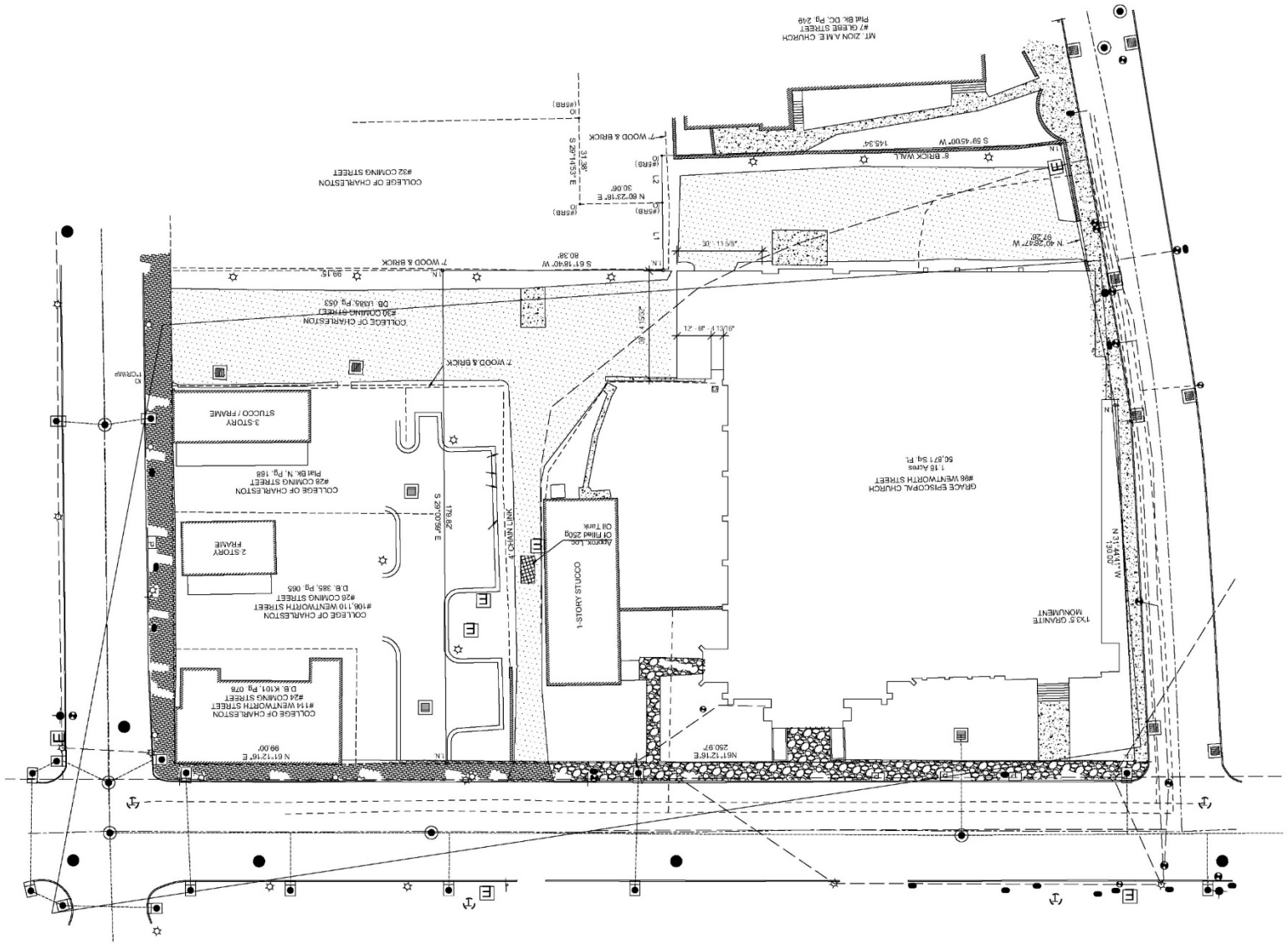
GRACE CHURCH
CATHEDRAL HALL

SITE DIAGRAM

Project number	19211
Date	6-23-2020
Drawn by	Author
Checked by	Checker

A007

Scale



SITE SURVEY OF EXISTING CONDITIONS - Thomas and Hutton

20' 10' 0' 20' 40'
SCALE: 1" = 20'-0"

PROJECT

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GRACE CHURCH
CATHEDRAL HALL

SURVEY

Project number	19211
Date	6-23-2020
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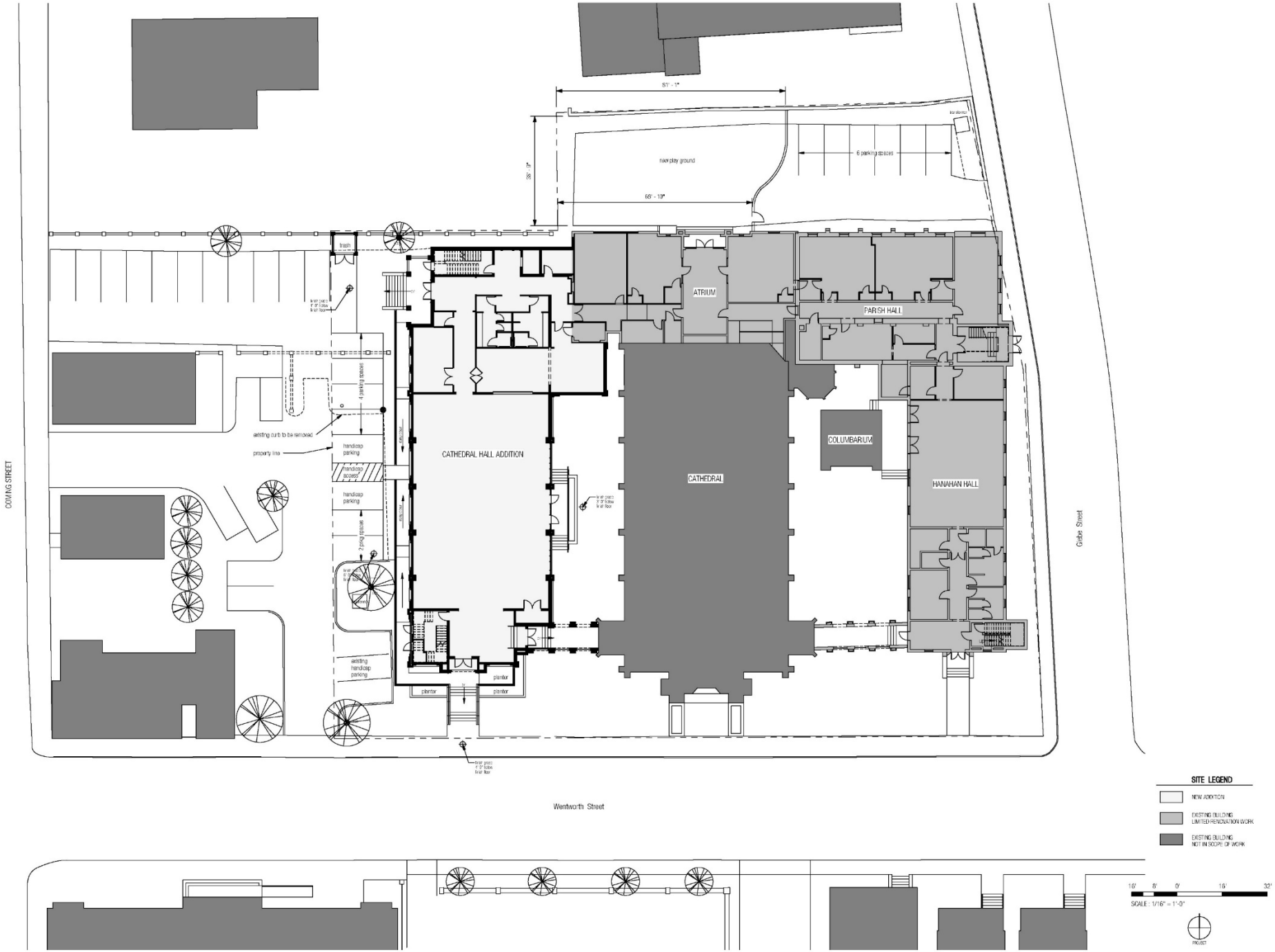
Checked by	Checker

A008

Scale	1" = 20'-0"



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CHARLESTON SC 29403
843 277 0996
www.simonsyoung.com

LAUREN SANCHEZ design ltd.
ARTISTICALLY CALCULATED INTERIORS
CHS.SC

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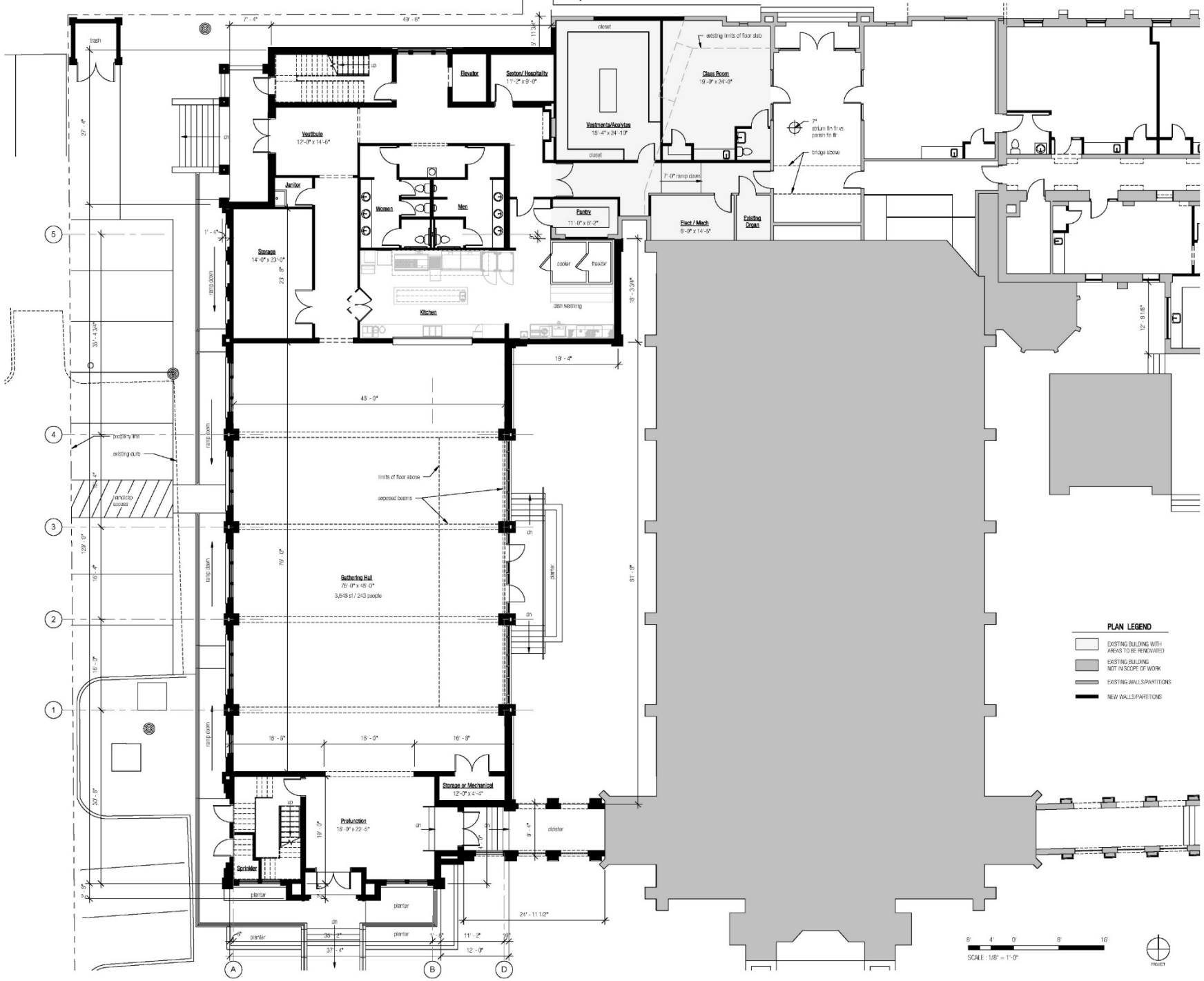
GRACE CHURCH CATHEDRAL HALL

SITE PLAN

Project number	19211
Date	6-23-2020
Drawn by	Author
Checked by	Checker

A100

Scale	1/16" = 1'-0"



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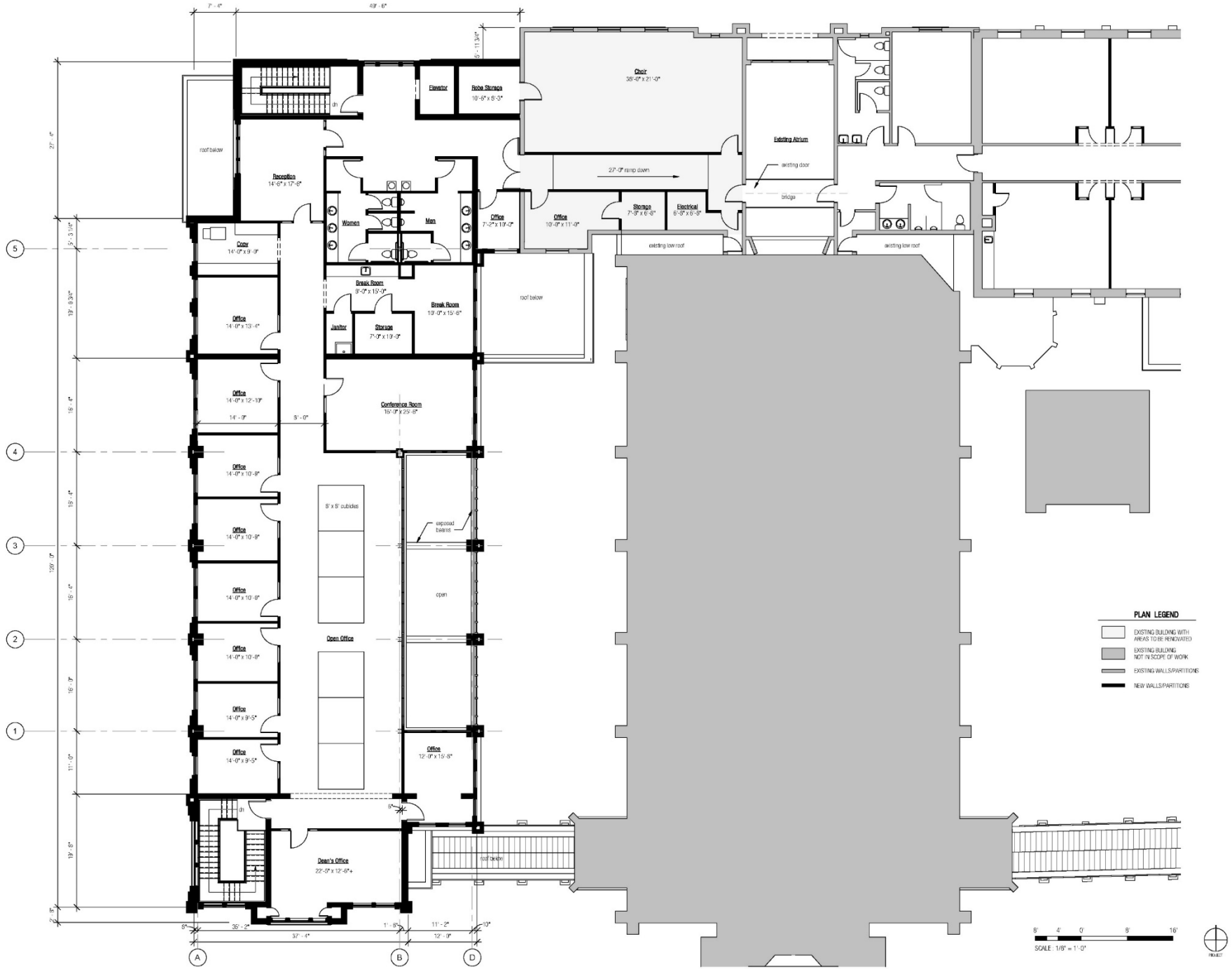
GRACE CHURCH CATHEDRAL HALL

CATHEDRAL HALL 1ST FLOOR PLAN

Project number	19211
Date	6-23-2020
Drawn by	scd
Checked by	sy/ls

A101

Scale	As indicated



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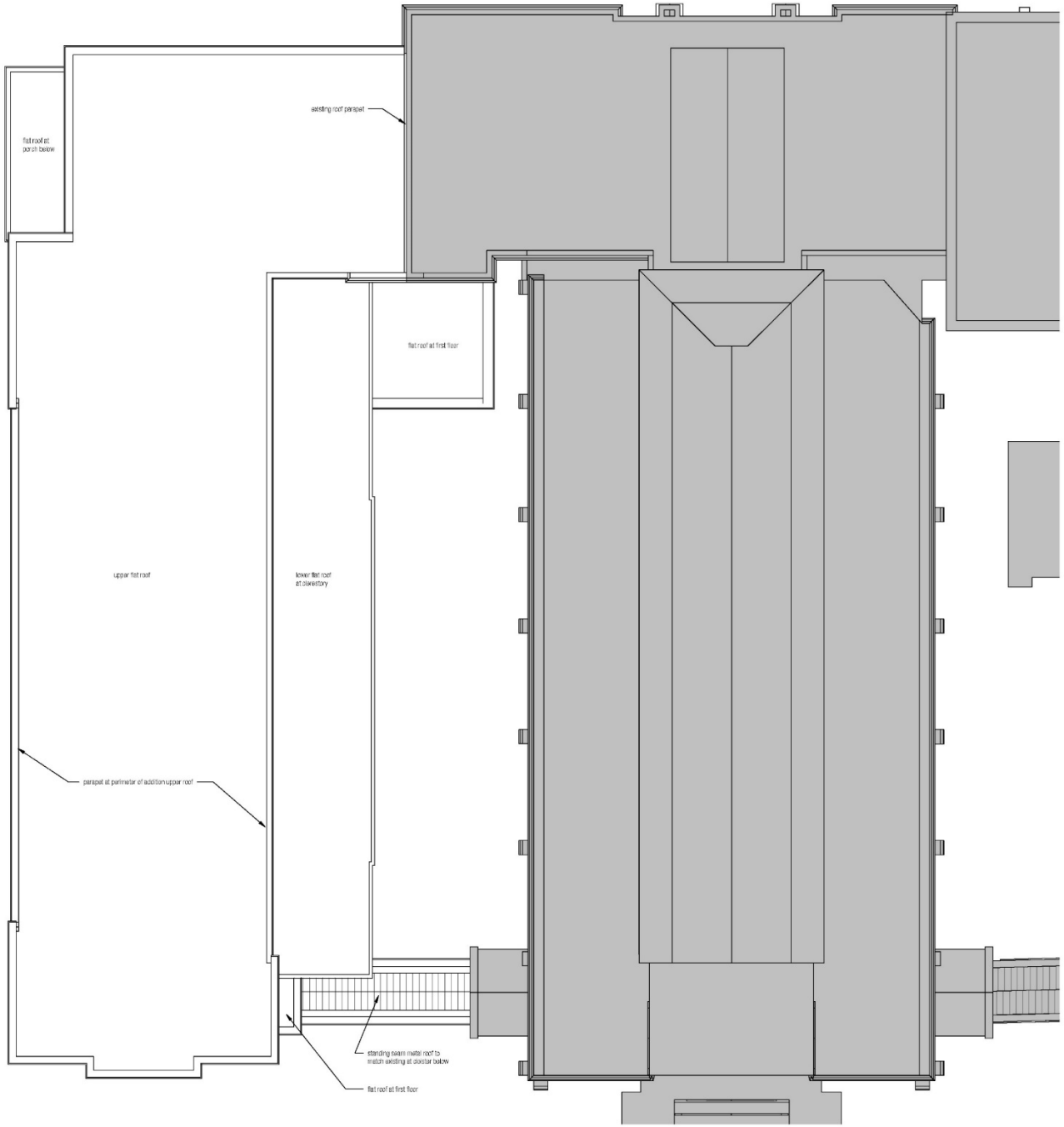
GRACE CHURCH CATHEDRAL HALL

CATHEDRAL HALL 2ND FLOOR PLAN

Project number	19211
Date	6-23-2020
Drawn by	scd
Checked by	sy/ls

A102

Scale	As indicated



8' 4' 0' 8' 16'
SCALE : 1/8" = 1'-0"

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GRACE CHURCH CATHEDRAL HALL

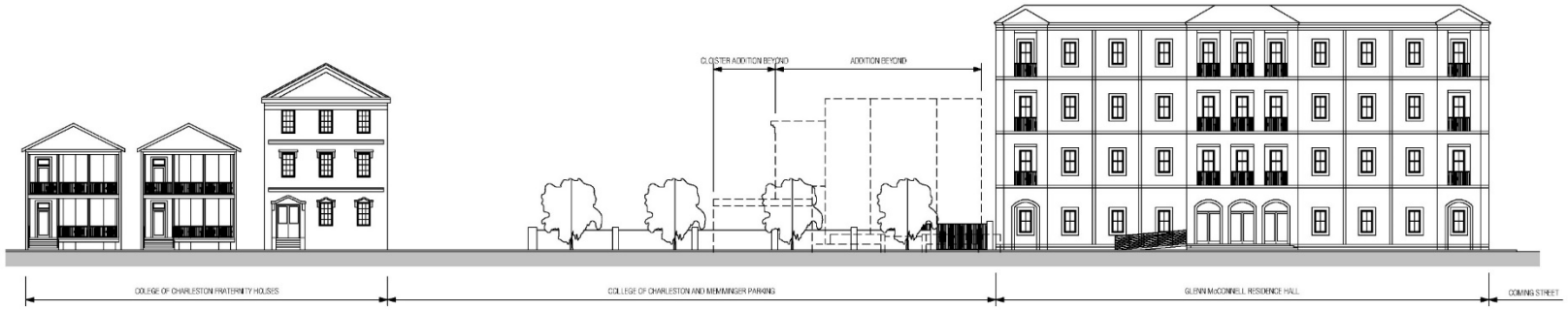
CATHEDRAL HALL ROOF PLAN

Project number	19211
Date	6-23-2020
Drawn by	Author
Checked by	Checker

A103

Scale	1/8" = 1'-0"

2 WENTWORTH STREETSCAPE LOOKING NORTH
1/16" = 1'-0"



1 WENTWORTH STREETSCAPE LOOKING SOUTH
1/16" = 1'-0"

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GRACE CHURCH CATHEDRAL HALL

STREETSCAPE ELEVATIONS

Project number	19211
Date	6-23-2020
Drawn by	Author
Checked by	Checker

A200

Scale	1/16" = 1'-0"

1 South Elevation
1/8" = 1'-0"

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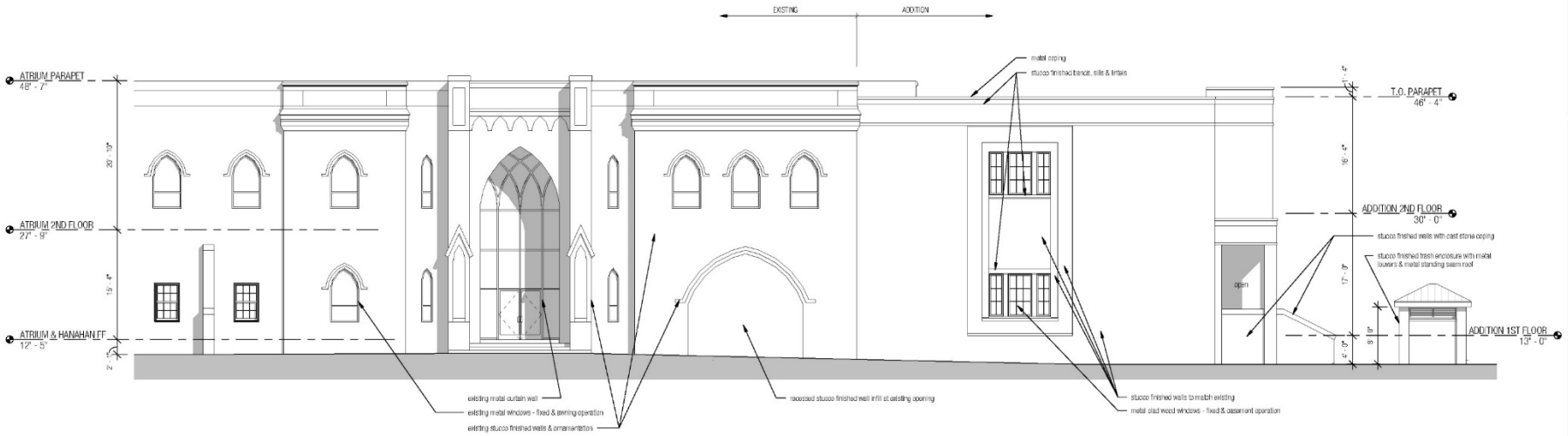
GRACE CHURCH CATHEDRAL HALL

EXTERIOR ELEVATIONS

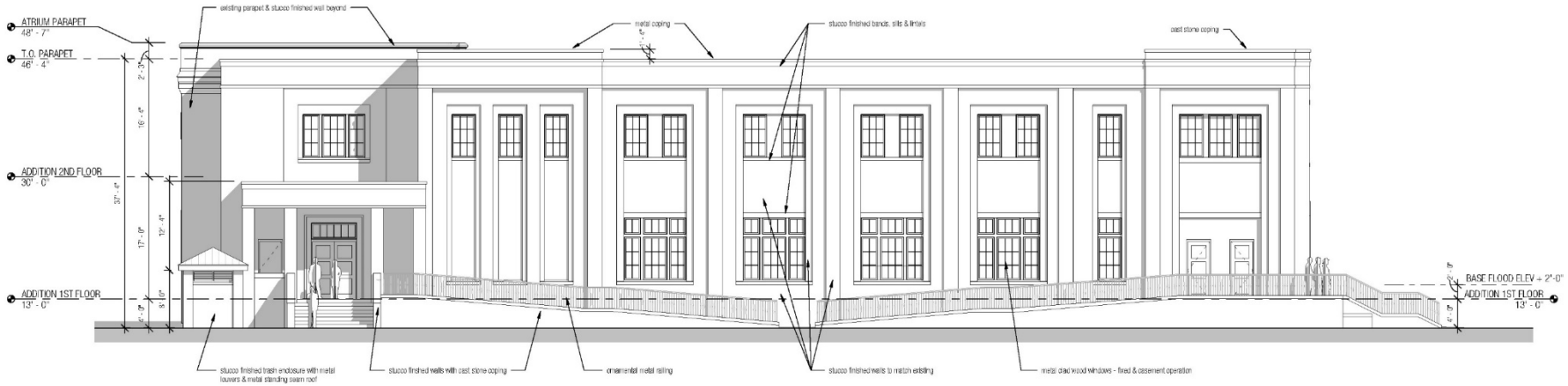
Project number	19211
Date	6-23-2020
Drawn by	Author
Checked by	Checker

A201

Scale	1/8" = 1'-0"



2 North Elevation
1/8" = 1'-0"



1 West Elevation
1/8" = 1'-0"

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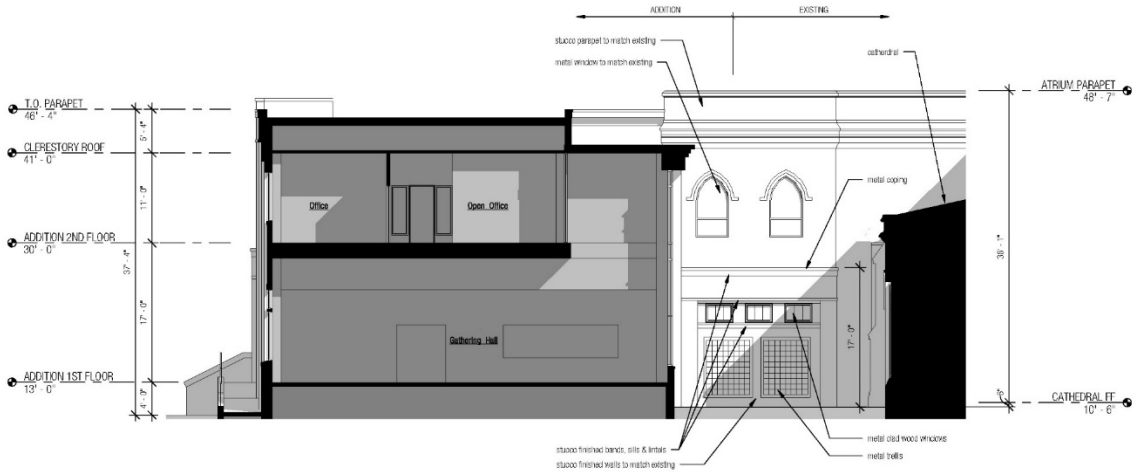
GRACE CHURCH CATHEDRAL HALL

EXTERIOR ELEVATIONS

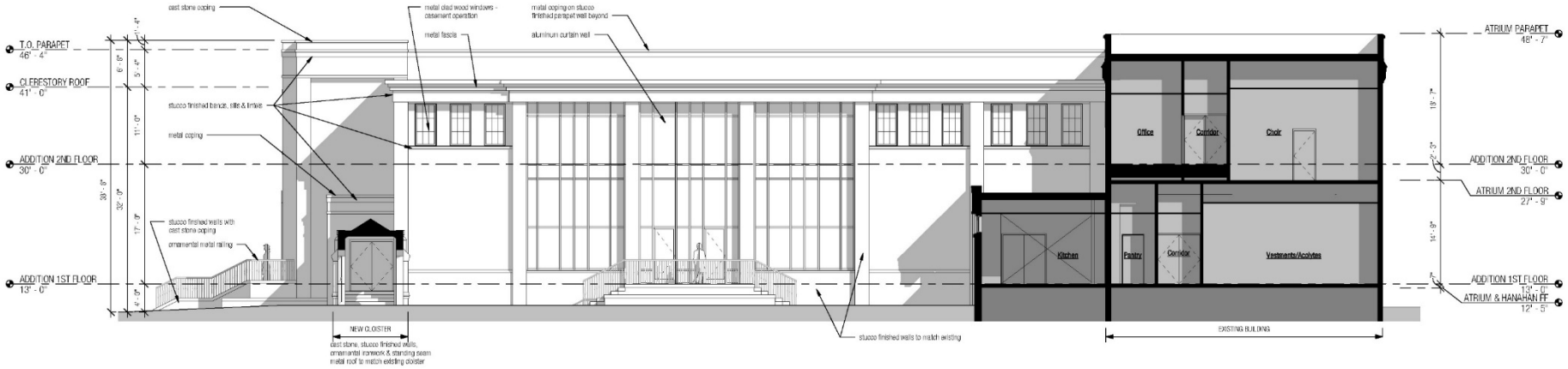
Project number	19211
Date	6-23-2020
Drawn by	Author
Checked by	Checker

A202

Scale	1/8" = 1'-0"



2 South Courtyard Elevation
1/8" = 1'-0"



1 East Elevation - Curtain Wall Option
1/8" = 1'-0"

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GRACE CHURCH CATHEDRAL HALL

EXTERIOR ELEVATIONS

Project number	19211
Date	6-23-2020
Drawn by	Author
Checked by	Checker

A203

Scale 1/8" = 1'-0"

WENTWORTH STREET VIEW LOOKING NORTH WEST

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GRACE CHURCH CATHEDRAL HALL

PERSPECTIVE

Project number	19211
Date	6-23-2020
Drawn by	Author
Checked by	Checker

A204

Scale

NORTHWEST VIEW OF ADDITION

SOTHWEST VIEW OF ADDITION

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GRACE CHURCH CATHEDRAL HALL

PERSPECTIVES

Project number	19211
Date	6-23-2020
Drawn by	Author
Checked by	Checker

A205

Scale

Agenda Item #4

4-6 GADSDEN STREET
TMS # 459-03-03-001

Request final approval for new construction of four townhouses.

(Harleston Village) / Height District: 3 / Old and Historic District

Agenda Item #4

Applicant's Presentation

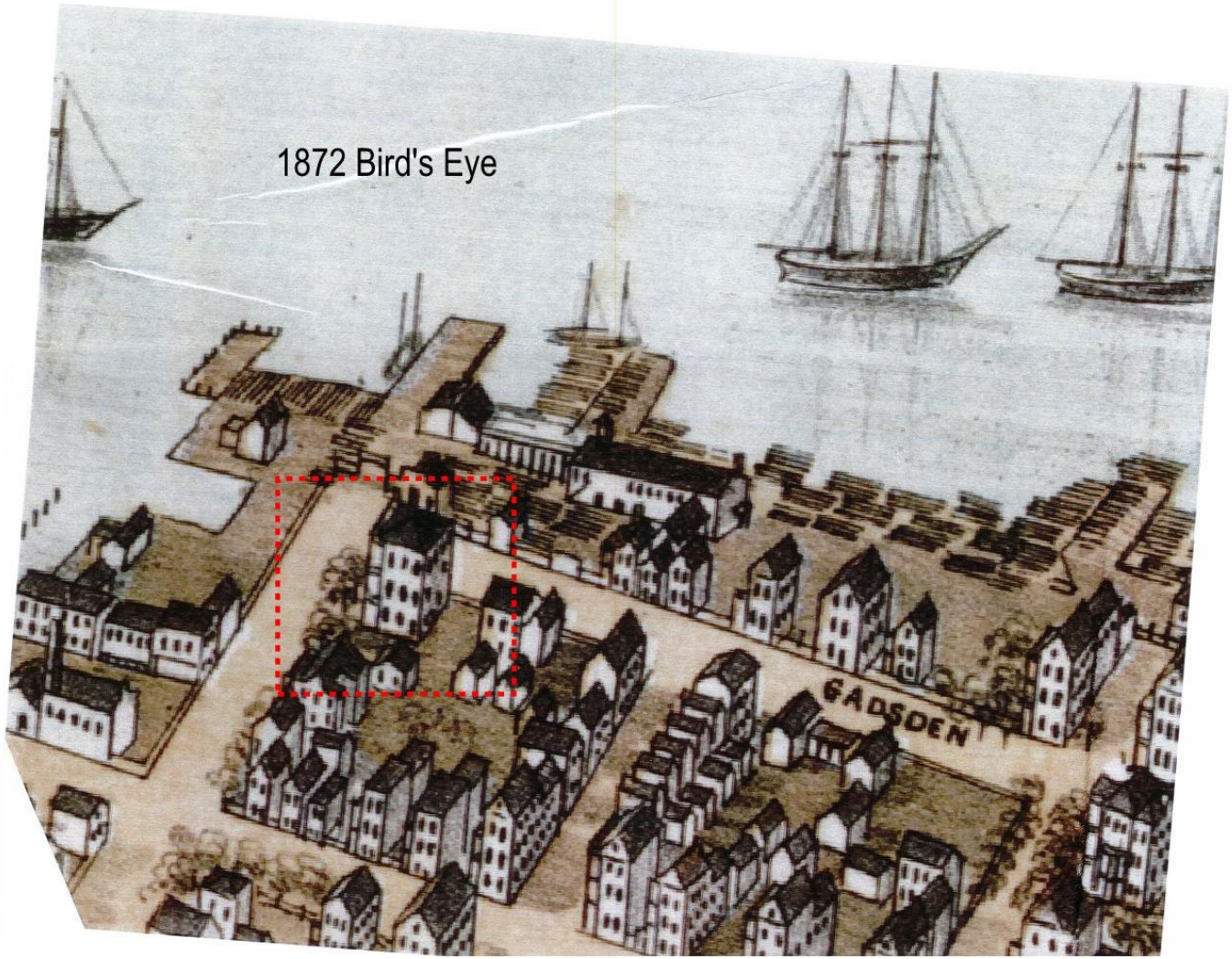
4-6 Gadsden Street

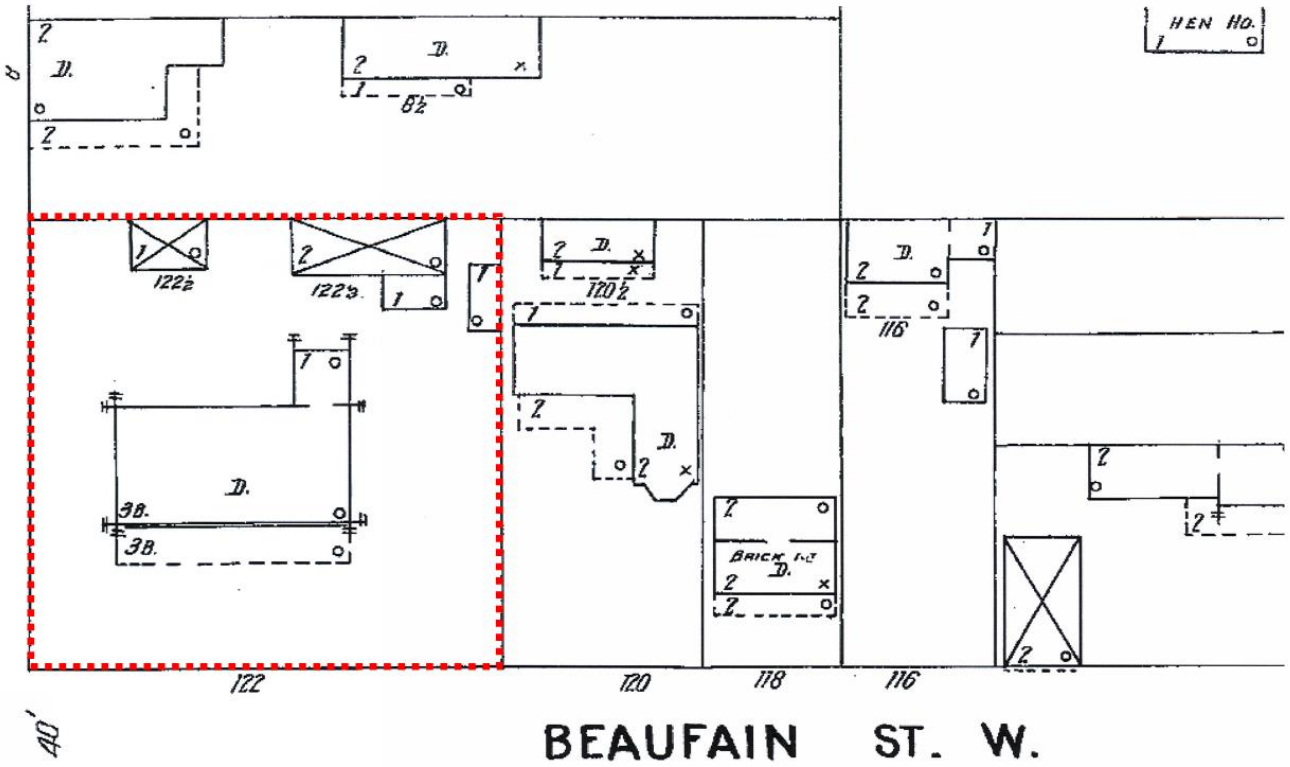
Final BAR

8-12-202 Meeting Date

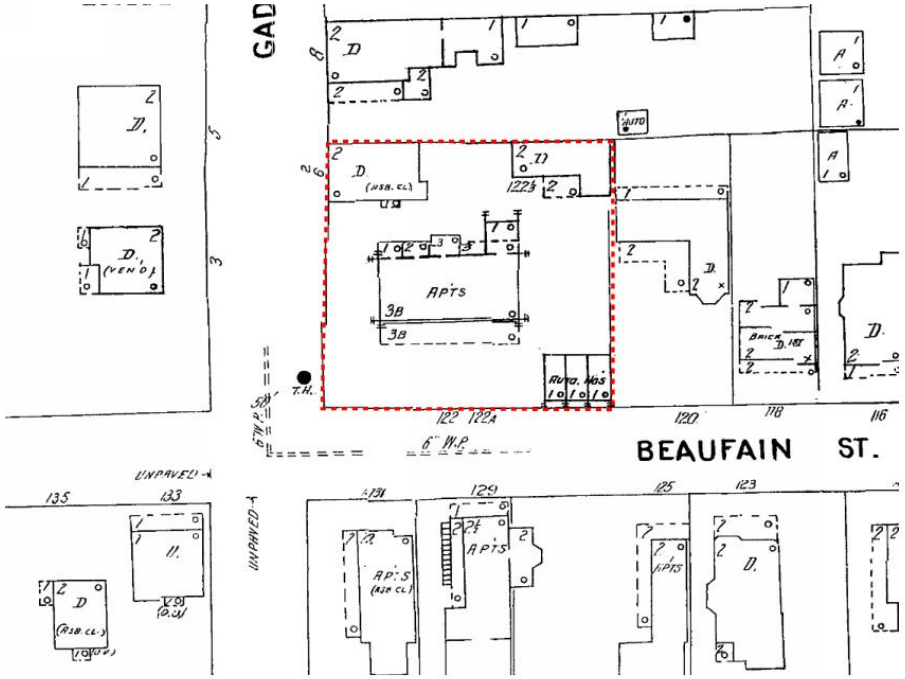
Site Context and Photographs

Next 17 Slides


1872 Bird's Eye
GADSDEN



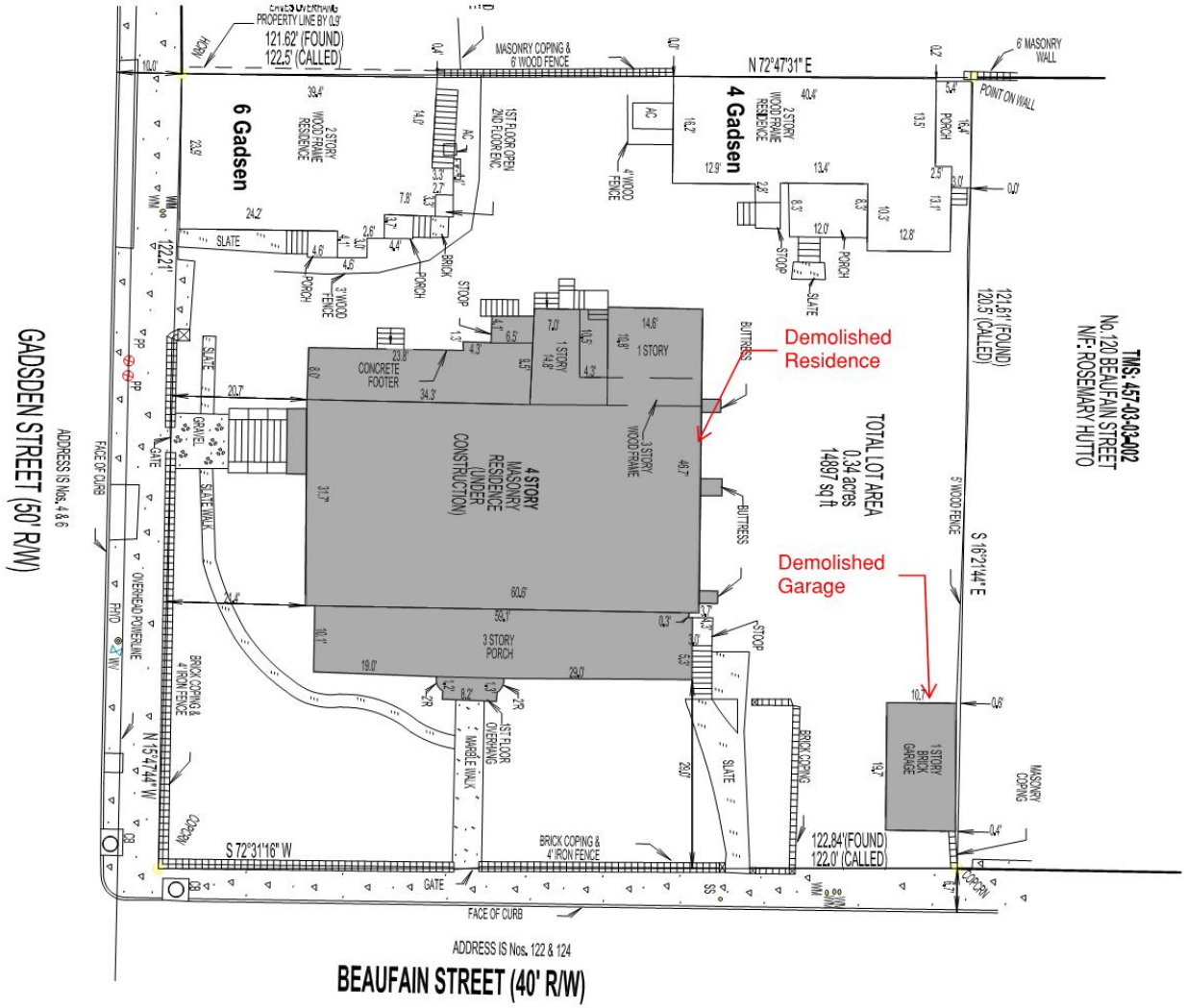
1902 Sanborn



1944 Sanborn

Harleston V
Demolished
Residence
Gadsden
STOP
Beaufain

Demolished
Residence
Gadsden
Broadway


TMS: 457-03-03-002
No. 120 BEAUFAIN STREET
N/F: ROSEMARY HUTTO
TOTAL LOT AREA
0.34 acres
14897 sq ft
Demolished Residence
Demolished Garage
4 Gadsen
6 Gadsen
4 STORY MASONRY RESIDENCE (UNDER CONSTRUCTION)
3 STORY PORCH
1 STORY BRICK GARAGE
N 72°47'31" E
S 16°21'44" E
S 72°31'16" W
N 15°47'44" W
121.61' (FOUND)
120.5' (CALLED)
122.84'(FOUND)
122.0' (CALLED)
121.62' (FOUND)
122.5' (CALLED)
122.21'
6' MASONRY WALL
POINT ON WALL
MASONRY COPING & 6' WOOD FENCE
6' WOOD FENCE
BRICK COPING & 4' IRON FENCE
FACE OF CURB
GATE
ADDRESS IS Nos. 122 & 124
BEAUFAIN STREET (40' R/W)
ADDRESS IS Nos. 4 & 6
GADSDEN STREET (50' R/W)

Site from Beaufain Street (looking north)

Site from Beaufain Street (looking north)

4-6 Gadsden Street - 01/08/2020 Meeting Date

Site from Gadsden Street (looking east)

Site from Gadsden Street (looking east)

4-6 Gadsden Street - 01/08/2020 Meeting Date

Site Interior - 4 Gadsden St.

Site Interior - 4 and 6 Gadsden St.

4-6 Gadsden Street - 01/08/2020 Meeting Date

6 Gadsden Street - Front

6 Gadsden Street - Side

4-6 Gadsden Street - 01/08/2020 Meeting Date

8 Gadsden Street

10 Gadsden Street

4-6 Gadsden Street - 01/08/2020 Meeting Date

3 Gadsden Street

5 Gadsden Street

4-6 Gadsden Street - 01/08/2020 Meeting Date

126 Beaufain Street (from Gadsden)

126 Beaufain Street

4-6 Gadsden Street - 01/08/2020 Meeting Date

128 Beaufain Street

126 1/2 Beaufain Street

4-6 Gadsden Street - 01/08/2020 Meeting Date

120 Beaufain Street

118 Beaufain Street

4-6 Gadsden Street - 01/08/2020 Meeting Date

116 Beaufain Street

114 Beaufain Street

4-6 Gadsden Street - 01/08/2020 Meeting Date

125 / 127 Beaufain Street

129 / 131 Beaufain Street

4-6 Gadsden Street - 01/08/2020 Meeting Date

4-6 Gadsden Street

Final BAR

8-12-202 Meeting Date

Supplementary Information

Materials and Product Cut Sheets

Next 8 Slides

4-6 Gadsden Street

Charleston, SC 29401

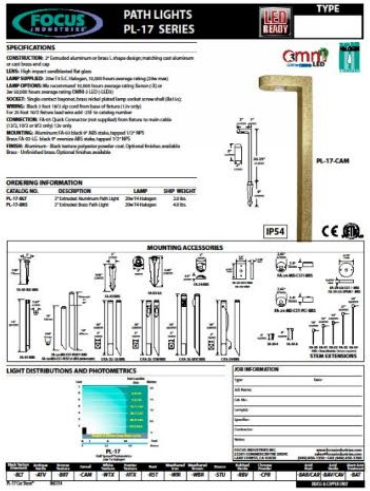
WERTIMER + CLINE
LANDSCAPE ARCHITECTS

Hardscape

Black and white stone terrace pavers: 12" x 12" x 1" thickness, "Imperial Black" basalt and "Arctic Bay" white quartzite natural stone.

Old Carolina brick paving: right-angle herringbone field, sailor border, and steps

Lighting



Focus PL-17 brass path light,
20" installed height.

Olive

Sabal Palmettos with boots

Yaupon Holly – tree form

Italian Cypress

Magnolia Espalier

Podocarpus hedge

Papyrus

Variegated Pittosporum

Cassia tree

Dwarf Olive

Lomandra

Curly Juncus

Globe Boxwood

Boxwood hedge

Brick Paving with Stretcher-Sailor Border

Black and White Stone Paving

PATH LIGHTS
PL-17 SERIES

FOCUS INDUSTRIES

LED READY

TYPE

SPECIFICATIONS

CONSTRUCTION: 2" Extruded aluminum or brass L shape design; matching cast aluminum or cast brass end cap

LENS: High impact sandblasted flat glass

LAMP SUPPLIED: 20w T4 S.C. Halogen, 10,000 hours average rating (20w max)

LAMP OPTIONS: We recommend 10,000 hours average rating Xenon (-X) or 3w 50,000 hours average rating OMNI-3 LED (-LED3)

SOCKET: Single contact bayonet, brass nickel plated lamp socket screw shell (Ba15s);

WIRING: Black 3 foot 18/2 zip cord from base of fixture (12v only)
For 25 foot 16/2 fixture lead wire add -25F to catalog number

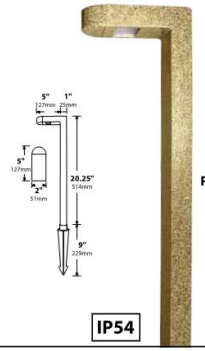
CONNECTION: FA-05 Quick Connector (not supplied) from fixture to main cable (12/2, 10/2 or 8/2 only) 12v only

MOUNTING: Aluminum: FA-03 black 9" ABS stake, tapped 1/2" NPS
Brass: FA-03-LG black 9" oversize ABS stake, tapped 1/2" NPS

FINISH: Aluminum - Black texture polyester powder coat. Optional finishes available
Brass - Unfinished brass. Optional finishes available

omni LEDs by CREE LED

10,000 HOUR HALOGEN STANDARD



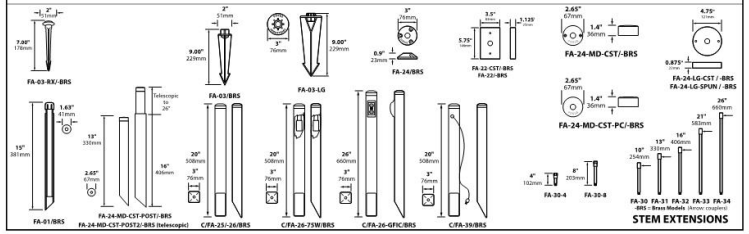
PL-17-CAM

IP54

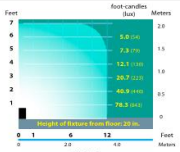
ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
PL-17-BLT	2" Extruded Aluminum Path Light	20w T4 Halogen	2.0 lbs.
PL-17-BRS	2" Extruded Brass Path Light	20w T4 Halogen	4.0 lbs.

MOUNTING ACCESSORIES



LIGHT DISTRIBUTIONS AND PHOTOMETRICS



PL-17
Half Spread Photometrics
20w T4 Halogen

JOB INFORMATION

Type: Date:

Job Name:

Cat. No.:

Lamp(s):

Specifier:

Contractor:

Notes:

FOCUS INDUSTRIES INC.
25301 COMMERCENTRE DRIVE
LAKE FOREST, CA 92630

www.focusindustries.com
sales@focusindustries.com
(949) 830-1350 • FAX (949) 830-3390

Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder		Acid Rust	Acid Verde	Black Acid Treatment
-BLT	-ATV	-BRT	-CAM	-WTX	-HTX	-RST	-WIR	-WBR	-STU	-RBV	-CPR		-BAR/CAR	-BAV/CAV	-BAT
													BRASS & COPPER ONLY		

PL-17 Cut Sheet* 060314

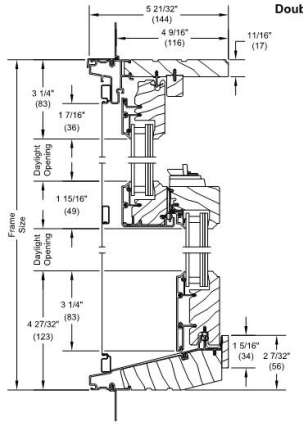
Section Details: IZ3 Operating

Scale: 3" = 1' 0"

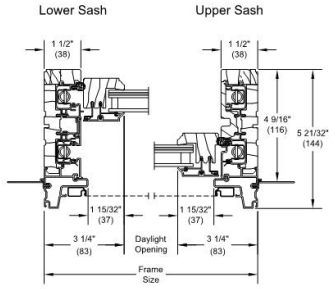
ALUMUNUM CLAD IMPACT RATED DOUBLE HUNG WINDOW

SEE ARCHITECTURAL DETAILS OR EXTERIOR BRICK MOULD PROFILE

Double Hung

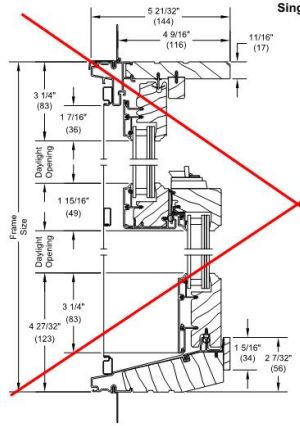


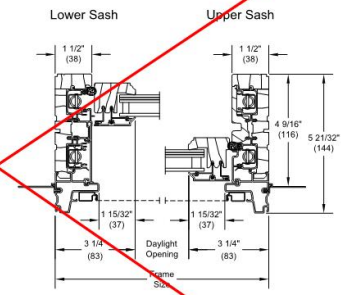
Head Jamb and Sill



Jambs

Single Hung





Jambs

NOTE: CE mark is not available on IZ3 units.

MARVIN

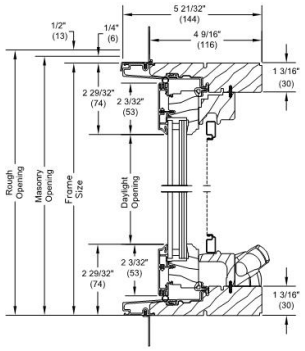
Ultimate Casement, Awning and Picture

Section Details: IZ3/IZ4 Operating/Stationary/Picture - 3/4" (19) IG

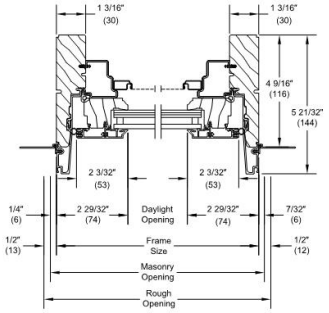
Scale: 3" = 1' 0"

ALUMUNUM CLAD IMPACT RATED CASEMENT WINDOW

Operating



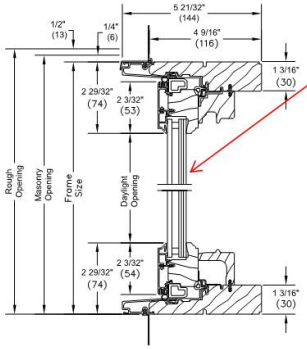
Head Jamb and Sill



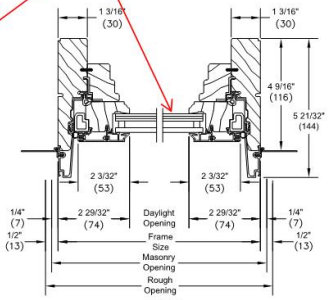
Jambs

Stationary/Picture

ALUMINUM CLAD RAISED PANEL AT BAY WINDOW PROVIDED BY MARVIN WINDOWS

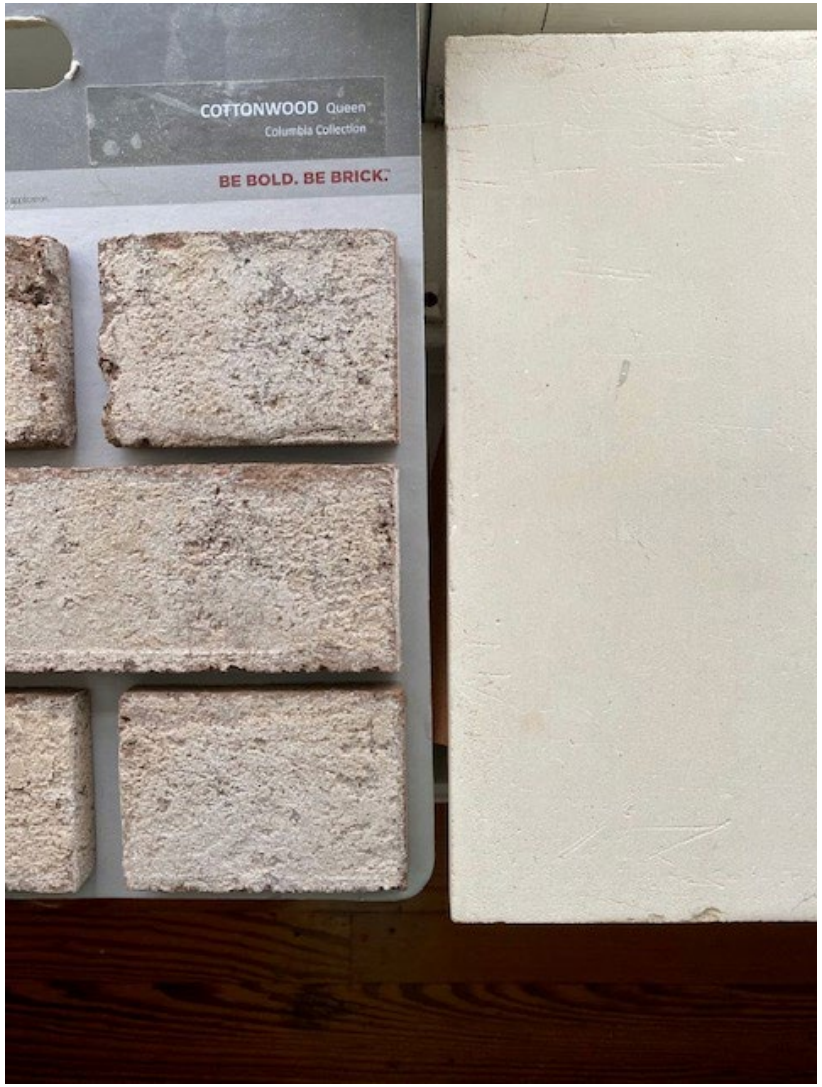


Head Jamb and Sill



Jambs

NOTE: CE mark is not available on IZ3 and IZ4 units


COTTONWOOD Queen
Columbia Collection
BE BOLD. BE BRICK.

4-6 Gadsden Street

Final BAR

8-12-202 Meeting Date

Previous and Current Comparison Drawings

Next 17 Slides

PREVIOUS

1 SOUTHEAST PERSPECTIVE

CURRENT

1 SOUTHEAST PERSPECTIVE

PREVIOUS

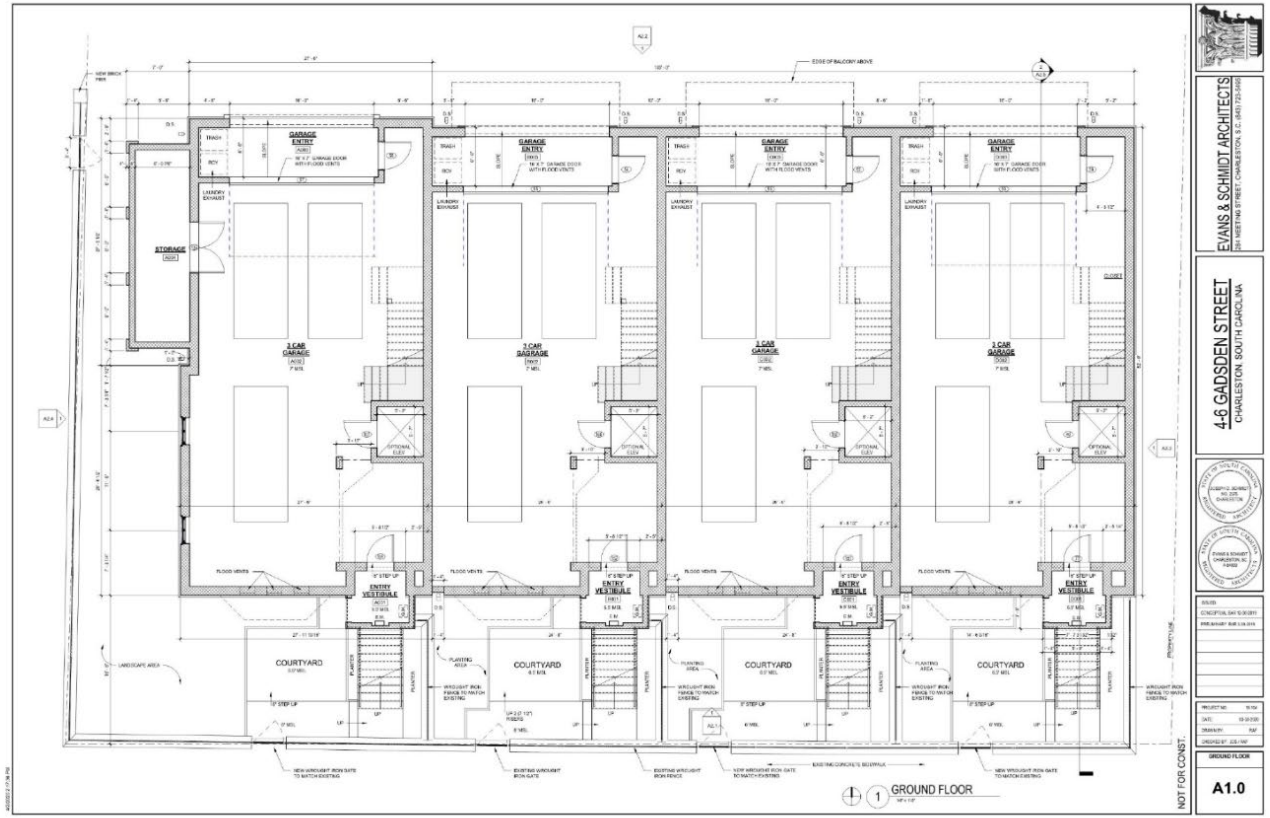
CURRENT

PREVIOUS

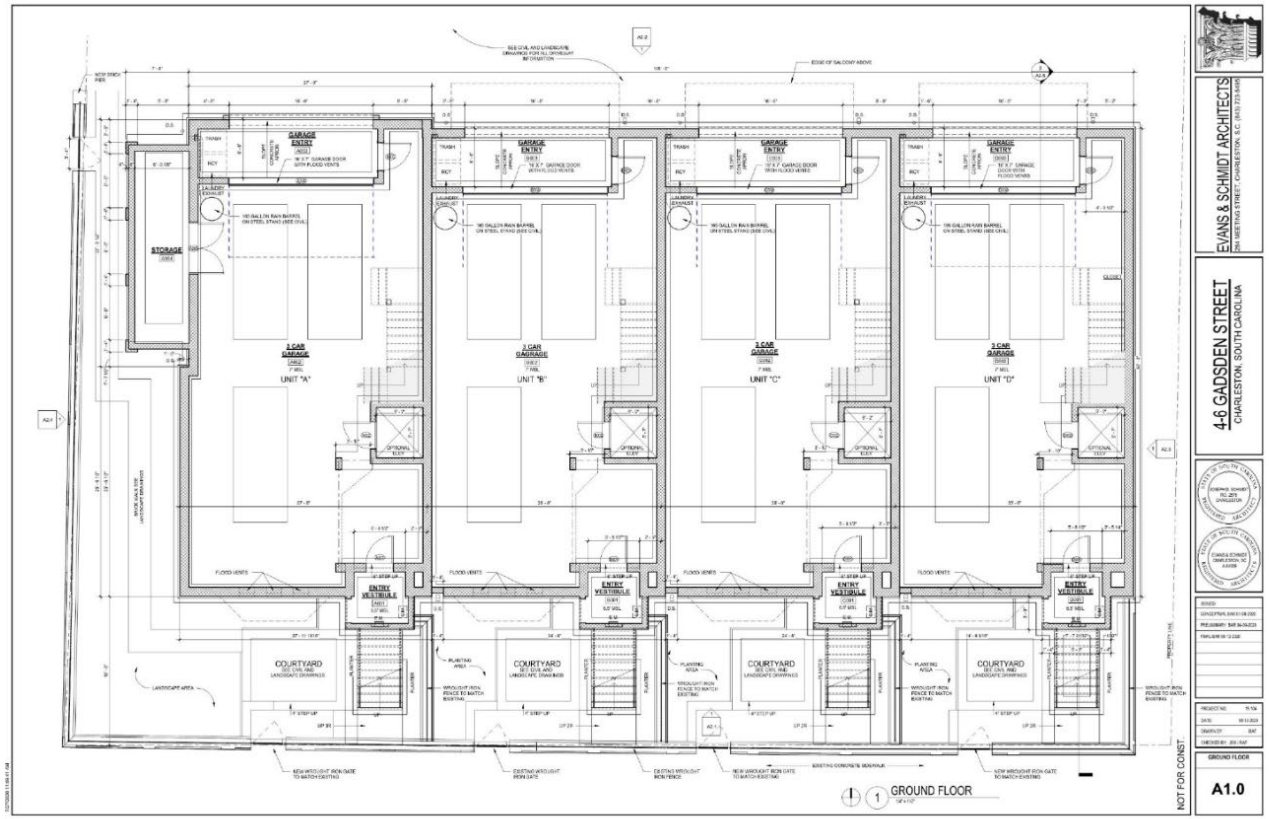
CURRENT

PREVIOUS

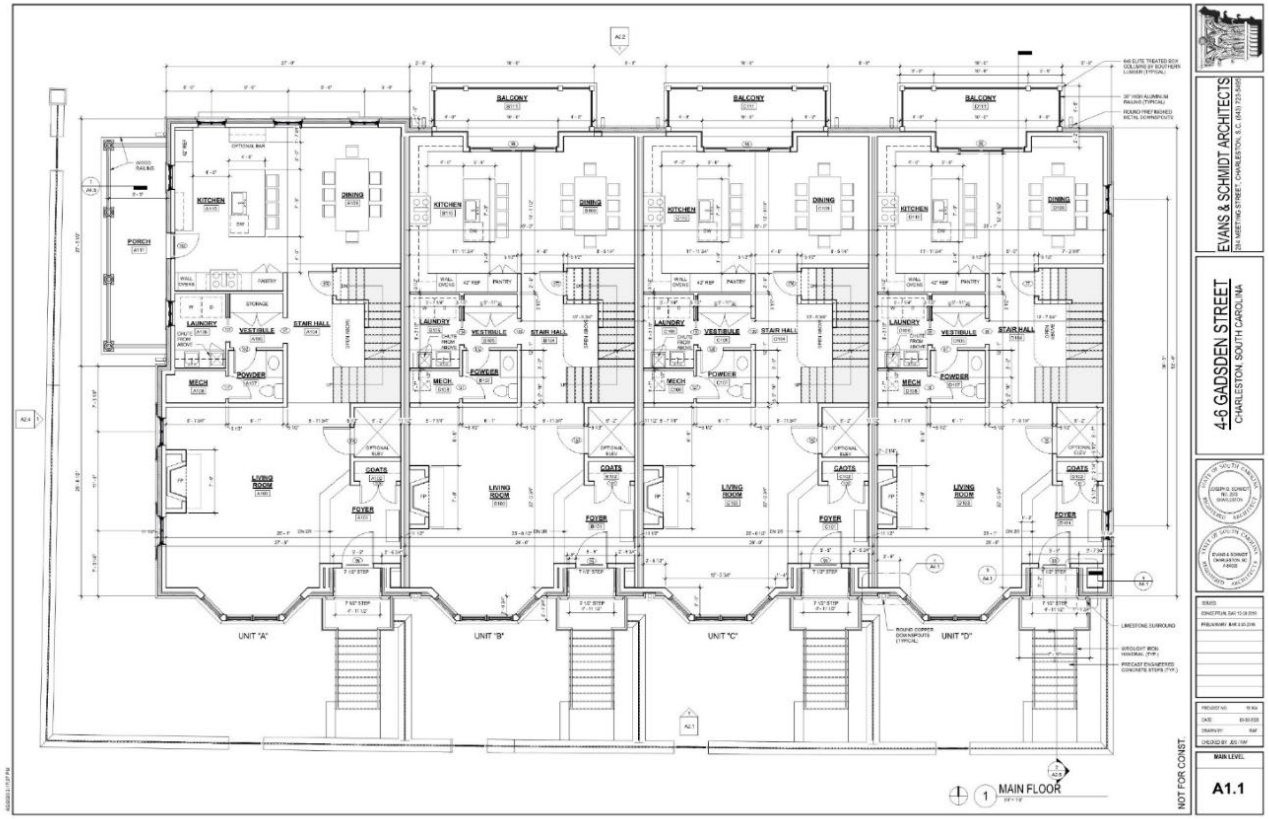
CURRENT


GARAGE ENTRY
STORAGE
TRASH
BOV
LAUNDRY EXHAUST
2 CAR GARAGE
OPTIONAL ELEV.
FLOOD VENTS
ENTRY VESTIBULE
COURTYARD
PLANTER
WROUGHT IRON FENCE TO MATCH EXISTING
NEW WROUGHT IRON GATE TO MATCH EXISTING
EXISTING WROUGHT IRON GATE
EXISTING WROUGHT IRON FENCE
EXISTING CONCRETE SIDEWALK
LANDSCAPE AREA
PROPERTY LINE
GROUND FLOOR
NOT FOR CONST.
EVANS & SCHMIDT ARCHITECTS
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
A1.0

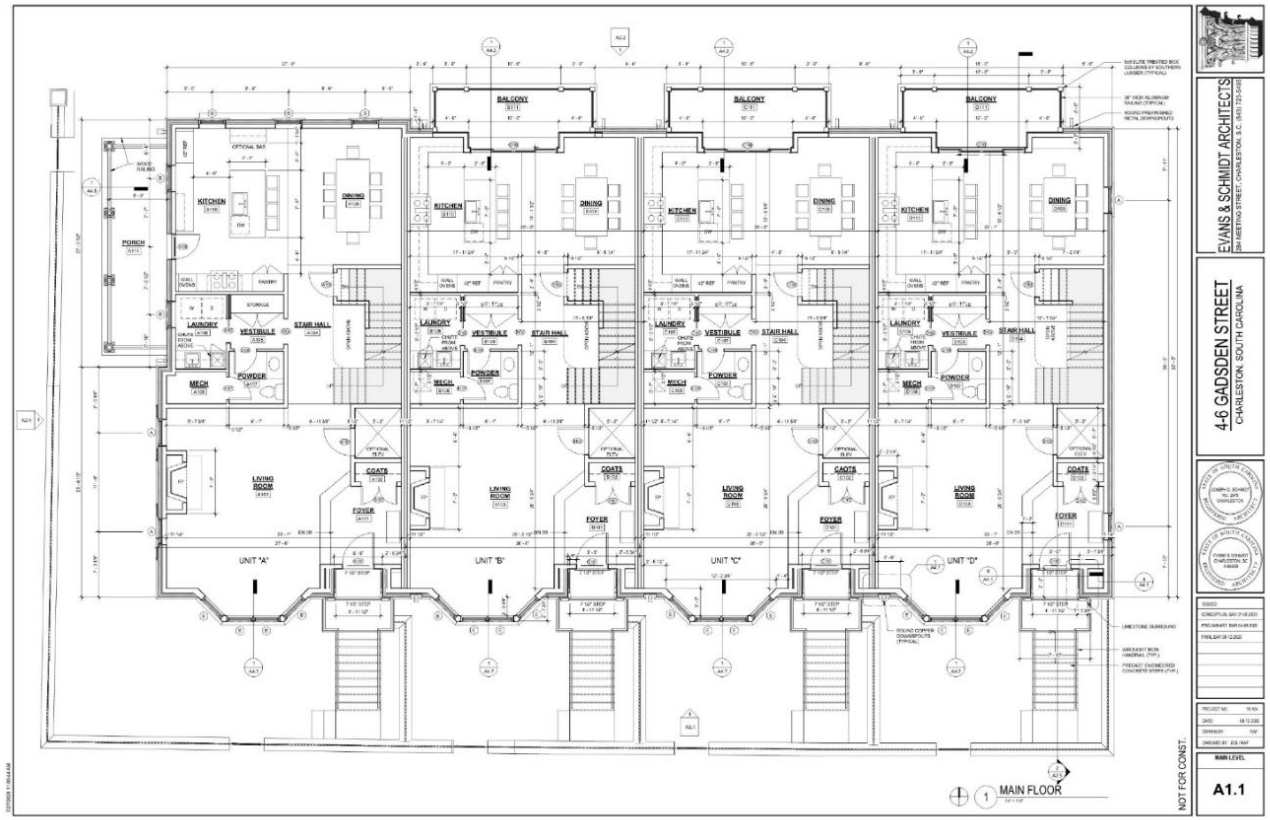
PREVIOUS


EVANS & SCHMIDT ARCHITECTS
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
GROUND FLOOR
A1.0
NOT FOR CONST.
GROUND FLOOR
STORAGE
GARAGE ENTRY
2 CAR GARAGE
UNIT "A"
UNIT "B"
UNIT "C"
UNIT "D"
ENTRY VESTIBULE
COURTYARD
FLOOD VENTS

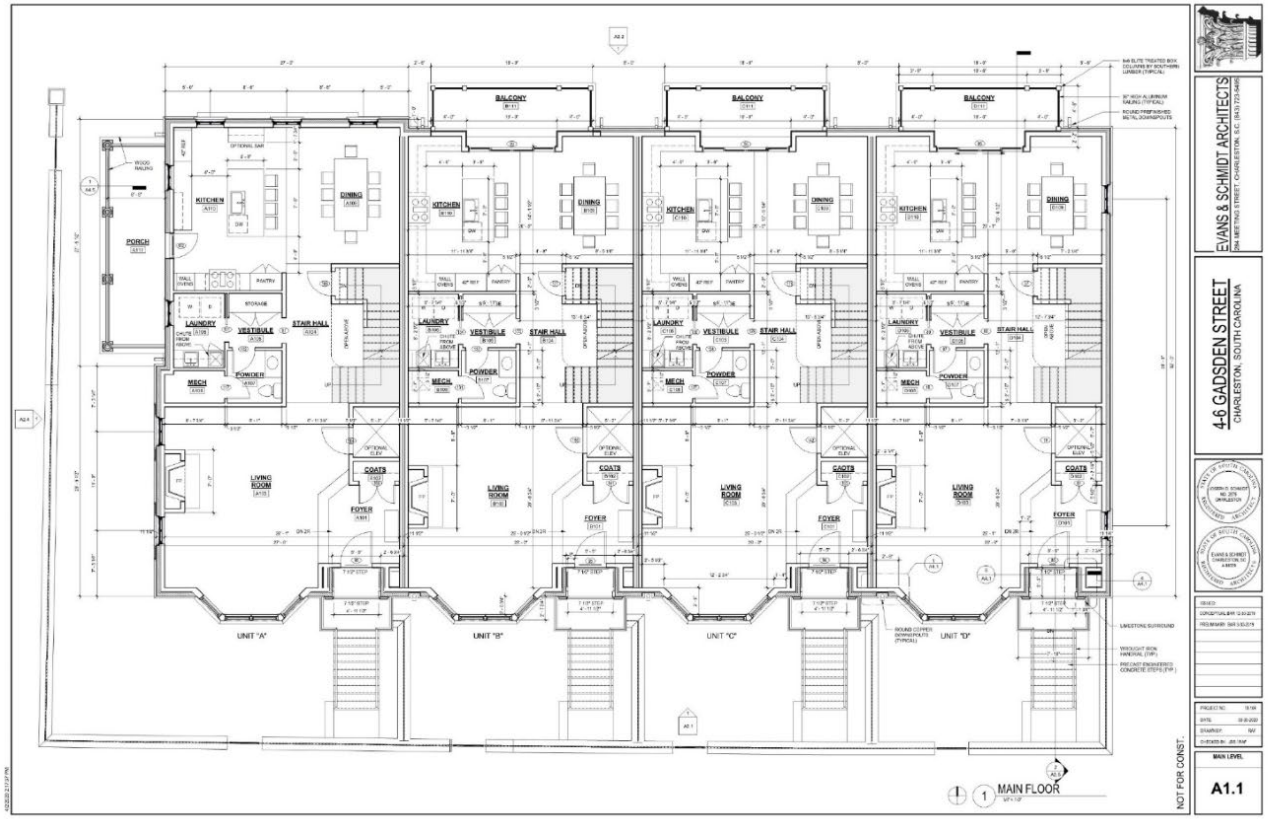
CURRENT


EVANS & SCHMIDT ARCHITECTS
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
MAIN LEVEL
A1.1
NOT FOR CONST.
MAIN FLOOR
UNIT "A"
UNIT "B"
UNIT "C"
UNIT "D"
BALCONY
KITCHEN
DINING
PANTRY
LAUNDRY
VESTIBULE
STAIR HALL
POWDER
MECH
LIVING ROOM
COATS
FOYER
PORCH
STORAGE
LIMESTONE SURROUND
PRECAST ENGINEERED CONCRETE STEPS (TYP.)

PREVIOUS


EVANS & SCHMIDT ARCHITECTS
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
MAIN FLOOR
A1.1
NOT FOR CONST.
UNIT "A"
UNIT "B"
UNIT "C"
UNIT "D"
BALCONY
KITCHEN
DINING
LIVING ROOM
LAUNDRY
VESTIBULE
STAIR HALL
POWDER
MECH
COATS
FOYER
PORCH
PANTRY
STORAGE

CURRENT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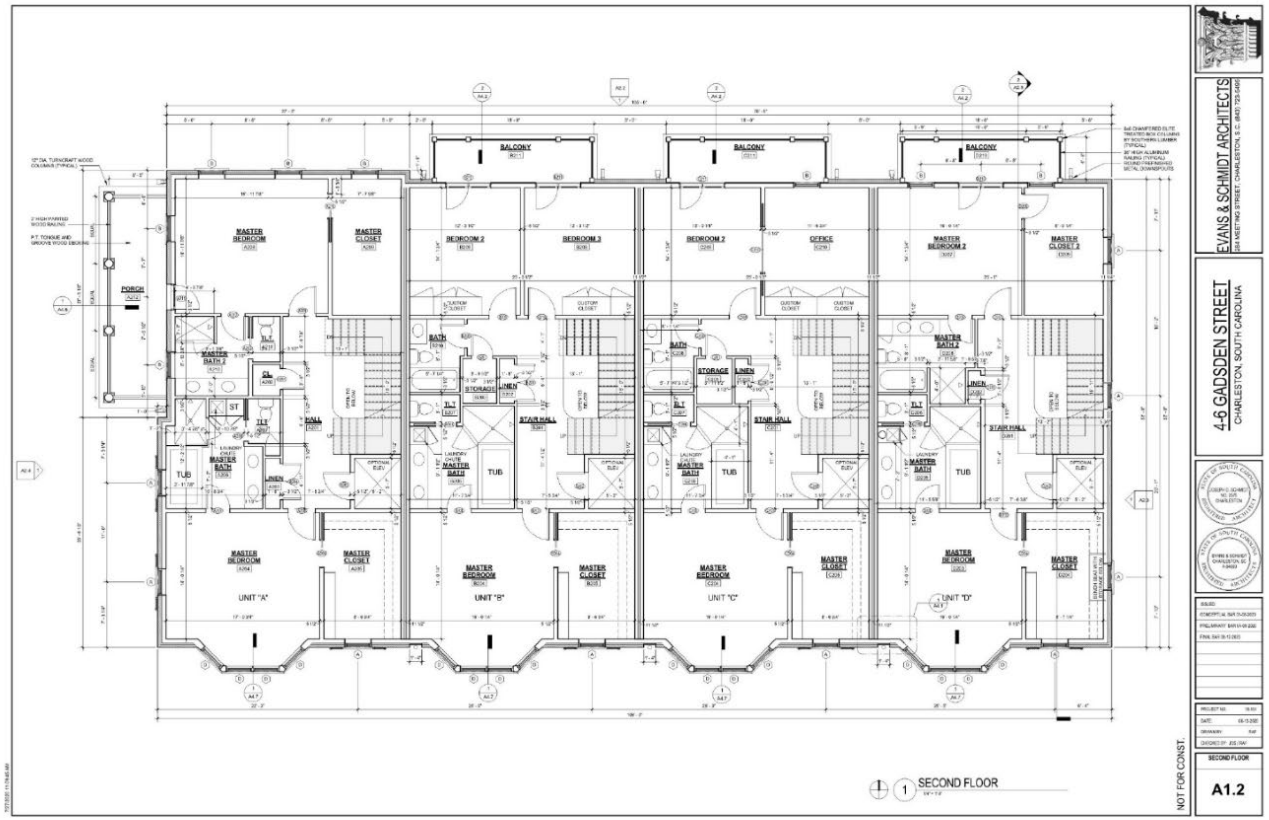
KITCHEN
DINING
PORCH
LAUNDRY
VESTIBULE
STAIR HALL
MECH
POWDER
LIVING ROOM
COATS
FOYER
UNIT "A"
UNIT "B"
UNIT "C"
UNIT "D"
MAIN FLOOR
NOT FOR CONST.
EVANS & SCHMIDT ARCHITECTS
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
MAIN LEVEL
A1.1

PREVIOUS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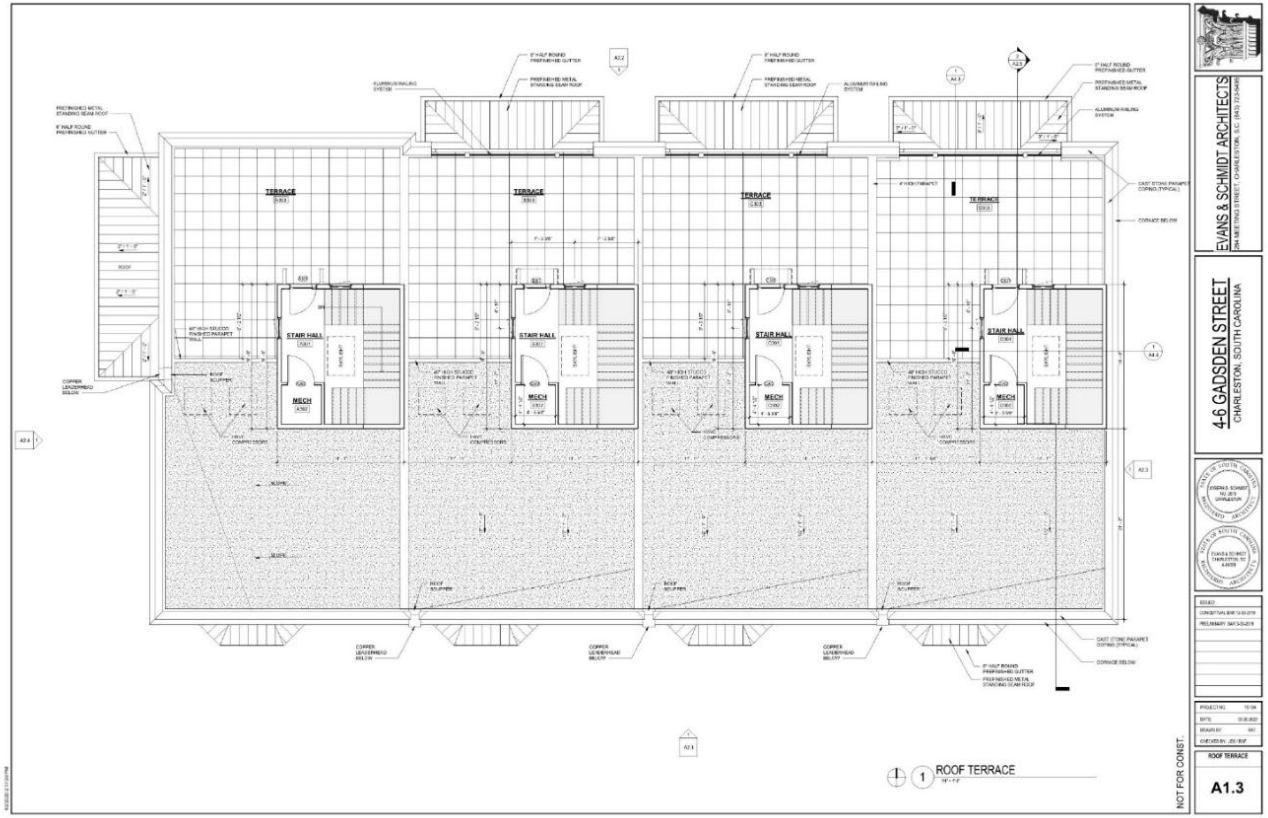
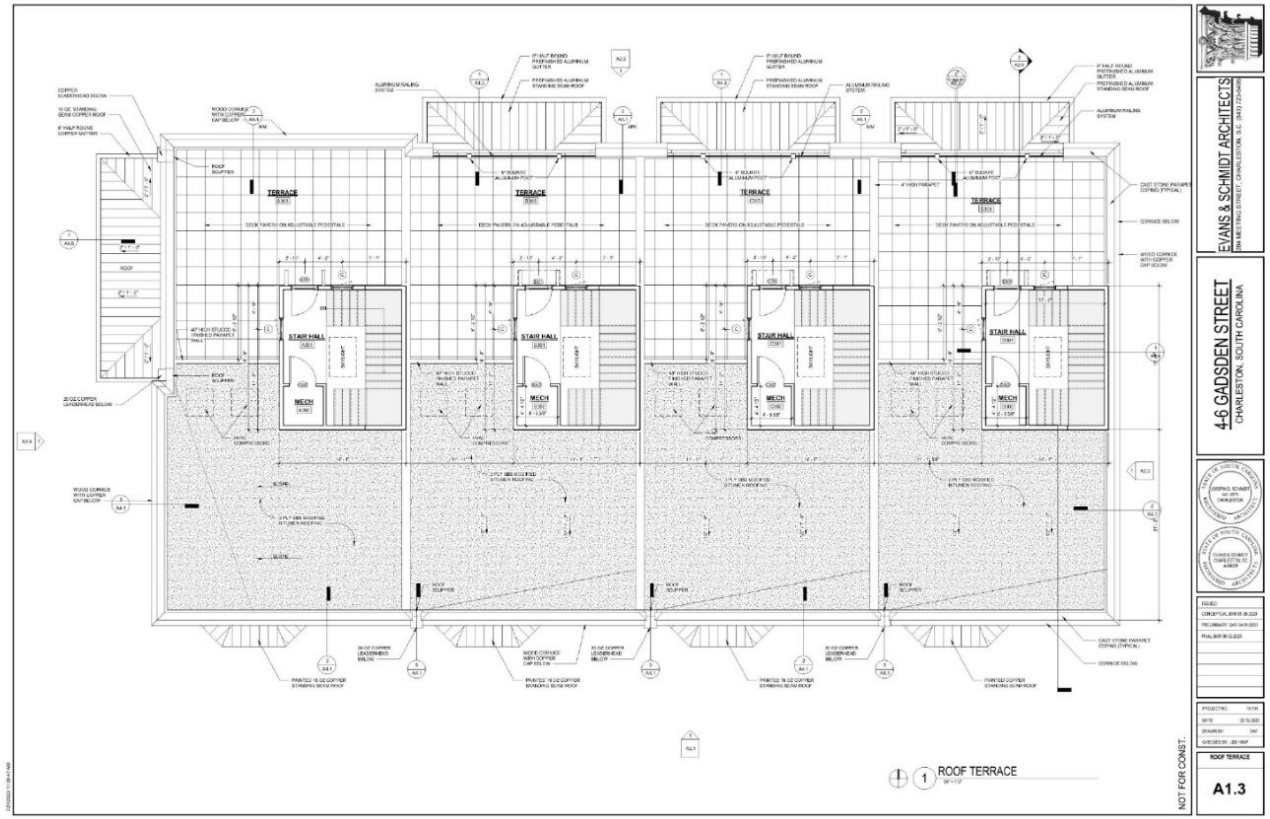
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
SECOND FLOOR
A1.2
NOT FOR CONST.
BALCONY
MASTER BEDROOM
MASTER CLOSET
BEDROOM 2
BEDROOM 3
OFFICE
MASTER BATH
TUB
STAIR HALL
STORAGE
LINEN
UNIT "A"
UNIT "B"
UNIT "C"
UNIT "D"
PORCH

CURRENT


TERRACE
STAIR HALL
MECH
ROOF TERRACE
NOT FOR CONST.
EVANS & SCHMIDT ARCHITECTS
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
A1.3

PREVIOUS


TERRACE
STAIR HALL
MECH
ROOF TERRACE
NOT FOR CONST.
EVANS & SCHMIDT ARCHITECTS
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
A1.3

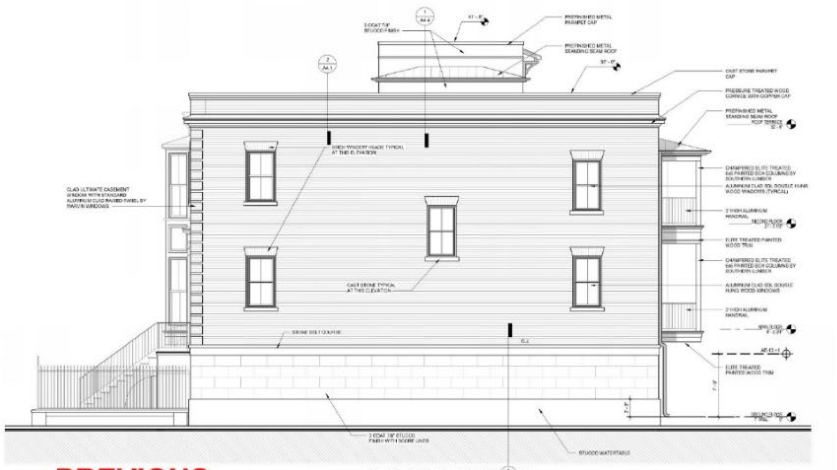
CURRENT

PREVIOUS
PROPOSED SOUTH ELEVATION
NOT FOR CONST.

CURRENT
PROPOSED SOUTH ELEVATION
NOT FOR CONST.

PREVIOUS

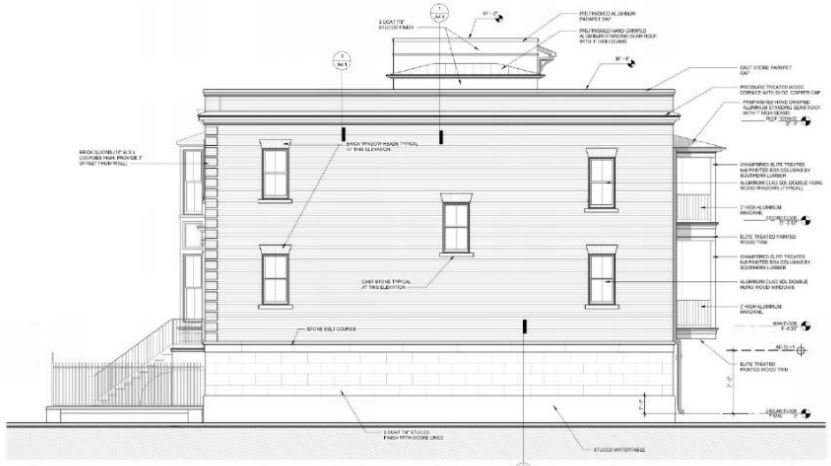
CURRENT



PREVIOUS

1 PROPOSED EAST ELEVATION

CURRENT

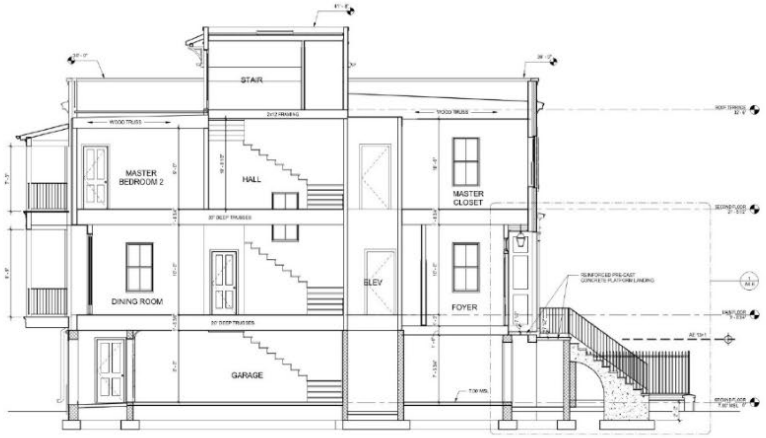


1 PROPOSED EAST ELEVATION

PREVIOUS 1 PROPOSED WEST ELEVATION

CURRENT

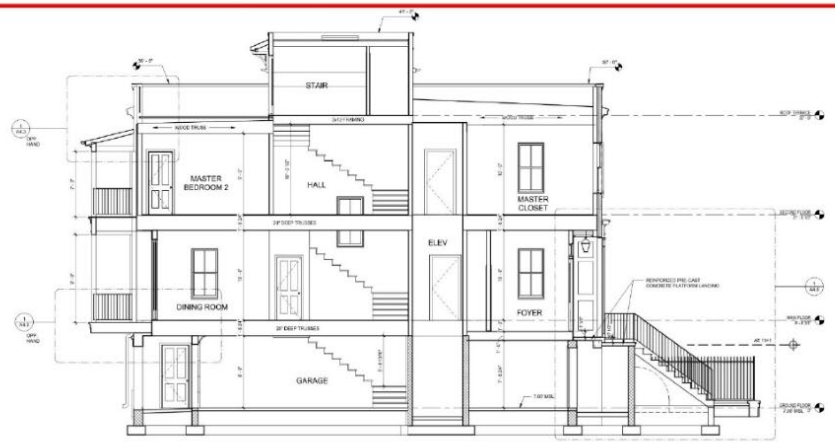
1 PROPOSED WEST ELEVATION



PREVIOUS

2 TRANSVERSE BUILDING SECTION

CURRENT



2 TRANSVERSE BUILDING SECTION

4-6 Gadsden Street

Final BAR

8-12-202 Meeting Date

Full Drawing Set

Next 55 Slides

VICINITY MAP

CITY APPROVALS AND BOARD REVIEWS

BOARD	APPROVALS
BAR Conceptual Review 07-08-2020 Meeting	Conceptual Approval with staff recommendations and Board and staff comments
BAR Preliminary Review 04-08-2020 Meeting	Preliminary approval with staff comments excepting 4c.
BZA-Z	Submitted 12-9-2019, Approved 12-17-2019
TRC Concept Plan	1st Submittal 2-10-2020
TRC Concept Plan Comments Received	03-05-2020
TRC Concept Plan	2nd Submittal 04-06-2020

CITY OF CHARLESTON ZONING VARIANCES - BZA-Z

APPLICABLE SECTION	DESCRIPTION OF VARIANCE	SUBMIT'AL DATE	APPROVAL DATE
Sec. 54-301	Special exception to allow a subdivision to create two lots that do not meet the required minimum lot size of 5,000 sf (1,968 sf and 1,968 sf).	12-9-2019	12-17-19
Sec. 54-624	Special exception to allow two lots that do not meet the minimum 50-ft lot frontage requirement (9-ft and 33.2-ft).	12-9-2019	12-17-19
Sec. 54-301	Special exception to allow 4 Gadsden St. to have a 17.2-ft front setback and a 0-ft south side setback (steps), and allow 6 Gadsden St. to have a 15.4-ft rear setback, a 4.9-ft south side setback and 58% lot occupancy (25-ft, 12-ft required and 50% lot occupancy limitation).	12-9-2019	12-17-19
Sec. 54-303	Special exception to allow more than two one-family attached dwellings in a continuous row (four attached single-family dwellings proposed), and allow one attached single-family dwelling with a 4.7-ft side setback adjacent to a street (10-ft. required).	12-9-2019	12-17-19

CITY OF CHARLESTON — BOARD OF ARCHITECTURAL REVIEW

4-6 Gadsden St. :

Board Motion: *Preliminary approval with staff comments excepting 4c.*

Staff Comments:

1. The project is now clad in brick vs. stucco, a major upgrade in our view.
2. The gates have been modified and are now differentiated from the historic gate.
3. The project details are generally nicely executed.
4. The following were conditions of the Board that have not been incorporated:
   a. *"Adding another porch above the garage to fix waterproof unit to achieve the same result as the other units in recessing the garage"*. This seems unnecessary given the ample recess of the garage doors.
   b. *"The original historic pier at the driveway should remain on the Gadsden St. side of the house"*.
   c. *"Stucco heads, sills, belt courses and cornices should be rolled stucco. Also, parapet caps should be stucco rather than metal"*. Staff feels that for consistency of material and appearance, all stucco should be limestone to match the surround at the entryways. Also, the cornice should be stucco vs. wood.
5. Study reducing the height of the rooftop stair hall appurtenances as much as possible. Eliminating the skylight would help reduce the parapet height.
6. The windows in the foundation on the W. elevation should be eliminated as they look into the garage.
7. The detail of the bays should all be of the same metal as the windows including the wood sill.
8. Unit light fixtures to one at each porch entry on the W. elevation.
9. Metal roofs are called out only as "metal". As a new building they could be aluminum but would be best as traditional hand-crimped standing seam to be contextual.
10. The windows should be simulated divided lite.
11. Synthetic stucco at the downspout recesses should be veneer brick for durability.
12. Aluminum porch ceilings should not have exposed fasteners.

Staff Recommendation: CP/A with the conditions noted.

Thank you for your recent submittal to the Board of Architecture Review. This document shall serve as a record of the result. Contact the Preservation division with any questions or concerns and pick up a set of your stamped plans for your records or for permit submittal two weeks, after which they will be recycled. This record does not constitute as a stamped approval.

City Architect and Preservation Officer — Date

ARCHITECT RESPONSE TO BOARD COMMENTS

4b. The existing brick pier location, if not removed, would be located in the middle of the required 20' emergency access drive which is required by the Charleston Fire Department.
5. The parapet height is set exactly 8" above the high side of the roof as indicated on detail 1/A4.4. Eliminating the skylight would not allow this dimension to be reduced.
6. The suggested windows have been eliminated from the West Elevation.
7. All components of the bay window system will be of the same aluminum provided by Marvin Windows. The wood sill at the second floor line is revised to aluminum as indicated on detail 1/A4.7.
8. The light fixtures have been revised to one per door at each Porch entry on the West Elevation.
9. All metal will be either hand crimped copper standing seam or prefinished aluminum standing seam. See plans for specific location. All standing seams will be 1" high.
10. All windows are simulated divided lite.
11. Synthetic stucco at recessed downspouts have been revised to 3 coat 7/8" stucco.
12. Aluminum porch ceilings will have pickets that are welded to the top and bottom bars. All fasteners to be concealed where possible.

DRAWING LIST

A0.0 TITLE SHEET

CIVIL DRAWINGS
1 OF 14 CIVIL TITLE SHEET
2 OF 14 EXISTING CONDITIONS
3 OF 14 DEMO AND EROSION CONTROL
4 OF 14 SITE PLAN
5 OF 14 SCDOT PLAN
6 OF 14 TRAFFIC & ACCESSIBILITY PLAN
7 OF 14 GRADING AND DRAINAGE PLAN
8 OF 14 UTILITY PLAN
9 OF 14 FIRE PROTECTION PLAN
10 OF 14 EROSION & SEDIMENT CONTROL
11 OF 14 SITE DETAILS
12 OF 14 SITE DETAILS
13 OF 14 SCDOT DETAILS
14 OF 14 WATER AND SEWER DETAILS

LANDSCAPE DRAWINGS
1 OF 5 EXISTING CONDITIONS
2 OF 5 PROPOSED SITE PLAN
3 OF 5 MASONRY DETAILS
4 OF 5 PLANT SCHEDULE
5 OF 5 LANDSCAPE LIGHTING

ARCHITECTURAL DRAWINGS
A0.1 EXTERIOR PERSPECTIVES
A0.2 EXTERIOR PERSPECTIVES
A1.0 GROUND FLOOR PLAN
A1.1 MAIN LEVEL PLAN
A1.2 SECOND FLOOR PLAN
A1.3 ROOF DECK
A1.4 ROOF PLAN
A2.0A BEAUFAIN STREETSCAPES
A2.0B GADSDEN STREETSCAPES
A2.1 SOUTH ELEVATION
A2.2 NORTH ELEVATION
A2.3 EAST ELEVATION
A2.4 WEST ELEVATION
A2.5 BUILDING SECTIONS
A4.1 EXTERIOR DETAILS
A4.2 EXTERIOR DETAILS
A4.3 EXTERIOR DETAILS
A4.4 EXTERIOR DETAILS
A4.5 EXTERIOR DETAILS
A4.6 EXTERIOR DETAILS
A4.7 EXTERIOR DETAILS
SP1.0 SAMPLE PANEL LOCATION PLAN
SP1.1 SAMPLE PANEL DRAWING

STRUCTURAL DRAWINGS
S1 FOUNDATION PLAN
S2 FIRST FLOOR FRAMING PLAN
S3 MAIN FLOOR CEILING PLAN
S4 SECOND FLOOR CEILING PLAN
S5 THIRD FLOOR CEILING PLAN
S6 ROOF FRAMING PLAN
S7 SECTIONS AT FRONT STEPS
S8 SECTIONS AND DETAILS
S9 SECTIONS AND DETAILS
S10 SECTIONS AND DETAILS
S11 SECTIONS AND DETAILS
S12 NOTES

CONTRACTOR

BENNETT HOFFORD CONSTRUCTION
Historic Rice Mill Building
17 Lockwood Drive, 4th Floor
Charleston, South Carolina 29401
Phone: (843) 722-8169
Fax: (843) 577-2061

ARCHITECT

EVANS & SCHMIDT ARCHITECTS
284 Meeting Street
Charleston, SC 29401
Phone: (843) 723-5495
Fax: (843) 723-5706

STRUCTURAL ENGINEERS

HENRY N. SHEPPARD II, M.E., P.E.
2417 Pristine View Road
Charleston, South Carolina
Phone: (843) 509-9190

CIVIL ENGINEERS

HLA INC.
28 Leinbach Drive, Building A
Charleston, SC 29407
Phone: (843) 763-1166
Fax: (843) 763-1909

LANDSCAPE ARCHITECTS

WERTIMER + CLINE LANDSCAPE ARCHITECTS
171 Church Street, Suite 350
Charleston, SC 29401
Phone: (843) 577-3360

SITE INFORMATION

TAX MAP NUMBER: 459-03-03-0011
FLOOD ZONE: AE-13
ZONING: SER.

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE OF STUD.
2. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT FOR MISSING INFORMATION.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ACCEPTED CONSTRUCTION STANDARDS.
4. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REPORT ANY CONDITIONS WHICH ARE IN CONFLICT WITH THE CONTRACT DOCUMENTS.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK IS IN COMPLIANCE WITH ALL REGULATIONS, CODES, LAWS AND ORDINANCES OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND CERTIFICATE OF OCCUPANCY.
7. THE CONTRACTOR SHALL FULLY COORDINATE THE NEW CONSTRUCTION WITH EXISTING CONSTRUCTION WHERE APPLICABLE AND CONTACT THE ARCHITECT WHERE CONDITIONS ARE IN CONFLICT.
8. FIRE EXTINGUISHERS ARE TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AT LOCATIONS REQUESTED BY THE FIRE MARSHALL UNLESS OTHERWISE NOTED.
9. THE SITE SHALL BE CLEANED AT THE END OF THE PROJECT. REMOVE DUST, DEBRIS, OIL STAINS, FINGERPRINTS, AND LABELS FROM EXPOSED FINISHED SURFACES INCLUDING GLAZING.
10. ALL METAL ROOFING DETAILS, FLASHING, AND ARCHITECTURAL SHEET METAL ELEMENTS SHALL BE FABRICATED AND INSTALLED PER THE STANDARDS OF THE LATEST EDITION OF SMACNA (SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION).
11. ALL ROOFING SHALL BE INSTALLED PER THE RECOMMENDATIONS OF THE ROOFING MANUFACTURER AND THE NRCA (NATIONAL ROOFING CONTRACTORS' ASSOCIATION).
12. ALL CONTACTING MATERIALS, SPECIFIED OR OTHERWISE, SHALL BE COMPATIBLE OR BE SEPARATED BY A COMPATIBLE SLIP SHEET AS RECOMMENDED BY MANUFACTURER.
13. WHERE APPLICABLE, ALL WOOD FRAMING AND SHEATHING WITHIN 8" OF THE EXTERIOR GRADE SHALL BE PRESSURE TREATED.
14. ALL EXTERIOR WOOD TRIM SHALL BE PRESSURE TREATED (KILN DRIED AFTER TREATMENT) UNLESS SPECIFIED AS ANOTHER MATERIAL. ADDITIONALLY, ALL EXTERIOR WOOD TRIM SHALL BE PRIMED ON ALL SURFACES PRIOR TO INSTALLATION.
15. CONTRACTOR SHALL BE RESPONSIBLE TO FOLLOW ALL MANUFACTURERS RECOMMENDATIONS AND PROCEDURES FOR MATERIAL INSTALLATION AND NOTIFY ARCHITECT OF ANY CONFLICTING REQUIREMENTS BETWEEN PRODUCTS.

NOT FOR CONST.

EVANS & SCHMIDT ARCHITECTS
284 MEETING STREET, CHARLESTON, S.C. (843) 723-5495

4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA

STATE OF SOUTH CAROLINA — JOSEPH D. SCHMIDT — NO. 2575 — CHARLESTON — REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA — EVANS & SCHMIDT CHARLESTON, SC — A-0809 — REGISTERED ARCHITECT

ISSUED:
CONCEPTUAL BAR 07-08-2020
PRELIMINARY BAR 04-08-2020
FINAL BAR 06-12-2020

PROJECT NO.	19.158
DATE:	06-12-2020
DRAWN BY:	EAF
CHECKED BY:	JDS / EAF

TITLE SHEET

A0.0

SITE IMPROVEMENT PLANS

FOR

4 GADSDEN STREET

LOCATED IN
THE CITY OF CHARLESTON, CHARLESTON COUNTY
SOUTH CAROLINA

CITY OF CHARLESTON PROJECT ID#: TRC-SP2020-xxxxxx

DEVELOPMENT SUMMARY:

LOCATION: 4 GADSDEN STREET CHARLESTON, SC 29401
TMS#: 457-03-03-001
SITE OWNER: IAN S. WALKER
DEVELOPER: BENNETT HOFFORD DEVELOPMENT COMPANY, LLC
SITE AREA: 0.342 AC TOTAL
0.342 Acres Highland
PROPOSED LAND USE: RESIDENTIAL SINGLE-FAMILY ATTACHED HOUSING
EXISTING ZONING: STR
HEIGHT DISTRICT: OLD CITY HEIGHT DISTRICT - 3 STORIES
OPEN SPACE REQUIRED - NONE
NUMBER OF LOTS - 6
NET DENSITY - 17.5 DWELLING UNITS/ACRE
PARKING SUMMARY :
PROVIDED: 16 Parking Spaces
12 Parking Spaces under Townhomes (3/unit)
4 Surface Parking Spaces (2/unit)
16 Total Parking Spaces

EXISTING AREA
EXISTING IMPERVIOUS AREA: 0.055 AC (16.1%)
EXISTING PERVIOUS AREA: 0.287 AC (83.9%)
PROPOSED AREA
PROPOSED IMPERVIOUS AREA: 0.183 AC (53.5%)
BUILDING: 0.183 AC
OTHER: 0.000 AC
REMAINING PERVIOUS AREA: 0.159 AC (46.5%)
FLOOD ZONE: ZONE AE (EL 13)
FEMA MAPS 45019C0514J
COMMUNITY PANEL 455412-0514-J
EFFECTIVE DATE: NOV. 17, 2004

TREE SUMMARY

EXISTING GRAND TREES: 0
EXISTING PROTECTED TREES: 0

NOTES

1. TMS NO. 457-03-03-001.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
4. PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 13) AS PER FEMA MAP NUMBER 45019C0514J, COMMUNITY PANEL 455412 0514 J EFFECTIVE DATE NOVEMBER 17, 2004.
5. ELEVATIONS SHOWN ARE BASED ON DATUM NAD 88.
6. WATER LINES SHOWN TAKEN FROM A MAP PROVIDED BY CHARLESTON WATER SYSTEM.

REFERENCES

1. PLAT BY PEABODY & ASSOCIATES, INC. DATED SEPTEMBER 2, 2014. PLAT IS NOT RECORDED.

PURPOSE NOTE:

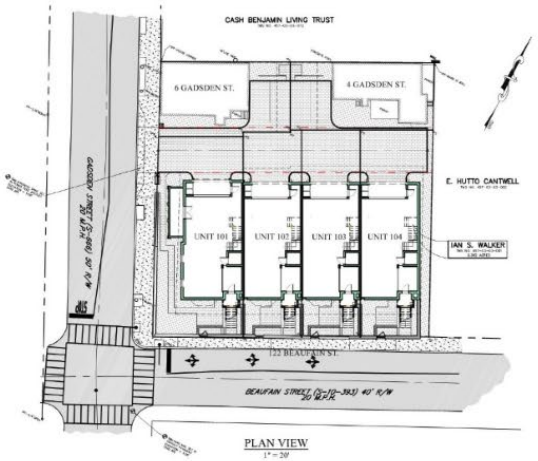
THE 4 GADSDEN STREET PROJECT CONSISTS OF THE SUBDIVISION OF A LOT IN ORDER TO CONSTRUCT ONE SINGLE-FAMILY ATTACHED BUILDING WITH FOUR UNITS AND THE REHABILITATION OF TWO EXISTING SINGLE FAMILY HOMES. THE PROPOSED SUBDIVISION COMPLIES WITH THE CITY'S CENTURY V COMPREHENSIVE PLAN BY PROVIDING AN INFILL REDEVELOPMENT OPPORTUNITY THAT PROVIDES ADDITIONAL HOUSING IN AN URBAN SETTING THAT WILL HELP COMPLETE AN EXISTING NEIGHBORHOOD.

STORMWATER DESIGN STANDARDS MANUAL (SWDSM) VARIANCES

APPLICABLE SECTION	DESCRIPTION OF VARIANCE	SUBMITTAL DATE	APPROVAL DATE

CITY OF CHARLESTON ZONING VARIANCES - BZA-Z

APPLICABLE SECTION	DESCRIPTION OF VARIANCE	SUBMITTAL DATE	APPROVAL DATE
Sec 54-301	Special exception to allow a subdivision to create two lots that do not meet the required minimum lot size of 6,000 sf (1,900 sf and 1,936 sf).	12-9-2019	12-17-19
Sec 54-604	Special exception to allow two lots that do not meet the minimum 50-ft lot frontage requirement (5-ft and 32.3-ft).	12-9-2019	12-17-19
Sec 54-301	Special exception to allow 4 Gadsden St. to have a 17.6-ft front setback and a 2-ft south side setback (steps); and allow 6 Gadsden St. to have an 18.4-ft rear setback, a 4.9-ft south side setback and 54% lot occupancy (25-ft, 12-ft required and 50% lot occupancy limitation).	12-9-2019	12-17-19
Sec 54-303	Special exception to allow more than two one-family attached dwellings in a continuous row (four attached single-family dwellings proposed), and allow one attached single-family dwelling with a 4.0-ft side setback adjacent to a street (10-ft required).	12-9-2019	12-17-19



PLAN VIEW
1" = 20'

LOCATION MAP
NOT TO SCALE

REGULATORY AGENCY & UTILITY CONTACTS

1. ZONING	CITY OF CHARLESTON PLANNING CONTACT: LEE BATCHELOR PHONE: (843) 724-3754	
2. ENGINEERING	CITY OF CHARLESTON CONTACT: BARRY GUESS PHONE: (843) 619-6086	
3. MS4	CITY OF CHARLESTON CONTACT: ERNEST HOLTON PHONE: (843) 724-3757	
4. BUREAU OF WATER	CHARLESTON COUNTY CONTACT: BEAUDOIN HICKS, PE PHONE: (843) 953-0240	
5. TRANSPORTATION	CITY OF CHARLESTON TRAFFIC AND TRANSPORTATION CONTACT: MICHAEL MATHIS PHONE: (843) 724-7372	
6. WATER & SEWER	CHARLESTON WATER SYSTEM CONTACT: LISSA OWENS PHONE: (843) 727-6869	
7. POWER	DOMINION ENERGY CONTACT: PAUL THOMPSON PHONE: (843) 576-6451	
8. GAS	DOMINION ENERGY CONTACT: DESTEE MCLEMAN & JIMMY HOWE PHONE: (843) 576-6454 & (843) 576-6652	
9. ROADS	S.C. DEPT OF TRANSPORTATION (SCDOT) CONTACT: JULIEGH FLEMING, PE PHONE: (843) 746-6722	

TABLE OF CONTENTS

SHEET NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	DEMOLITION & EROSION CONTROL PLAN
4	SITE PLAN
5	SIGHT DISTANCE & VISION CLEARANCE TRIANGLE
6	ADA PLAN
7	GRADING & DRAINAGE PLAN
8	UTILITY PLAN
9	FIRE PROTECTION PLAN
10-14	DETAILS
L0-L4	LANDSCAPE PLANS AND DETAILS
A2.1-A2.4	BUILDING ELEVATIONS

PROJECT APPROVALS:

CITY OF CHARLESTON PLANNING COMMISSION SUBDIVISION CONCEPT PLAN APPROVAL: 06/17/2020

ADA ACCESSIBILITY: ANY RIGHTS-OF-WAY AFFECTED BY CONSTRUCTION WILL BE MADE ADA COMPLIANT.

A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CONTRACTORS AND DESIGN PROFESSIONALS TO ADVISE THE OWNER AND OR CONSTRUCTION CREWS OF TREE PRESERVATION AREAS AND PROCEDURES TO AVOID DAMAGE TO REMAINING VEGETATION.

NOTE: PRIOR TO COMMENCEMENT OF CLEARING, GRUBBING, DEMOLITION OR GRADING, THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AND OBTAIN APPROVAL OF THESE MEASURES FROM THE CITY OF CHARLESTON TRC AND THE O.C.R.M. THE CONTRACTOR IS ADVISED TO NOTIFY THESE AGENCIES IN WRITING A MINIMUM OF 7 DAYS PRIOR TO BEGINNING OF THE PROPOSED SCHEDULE.

DATUM CONVERSION:
NAVD 88 = NGVD29 - 0.98'

PREPARED FOR:
BENNETT HOFFORD DEVELOPMENT COMPANY, LLC
17 LOCKWOOD DRIVE, 4TH FLOOR
CHARLESTON, SC 29401
(843) 722-8169 x 224
Contact: Hank Hofford

CIVIL ENGINEER:
HLA, INC.
29 LEINBACH DRIVE
BUILDING A
CHARLESTON, SC, 29407
(843) 763-1166
Contact: Kyle R. Neff, PE

ARCHITECT:
EVANS & SCHMIDT ARCHITECTS
284 MEETING STREET
CHARLESTON, SC 29401
(843) 723-5495
Contact: Joe Schmidt

LANDSCAPE ARCHITECT:
WERTIMER + CLINE LANDSCAPE ARCHITECTS
171 CHURCH STREET, SUITE 350
CHARLESTON, SC 29401
(843) 577-3360
Contact: Sheila Wertimer

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

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

HLA THE SITE EXPERTS
SURVEYING • WETLAND PERMITTING • LAND PLANNING
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
284 Leinbach Dr. Charleston, SC 29407 / tel 843.763.1166 / www.hlainc.com

NORTH

COVER SHEET

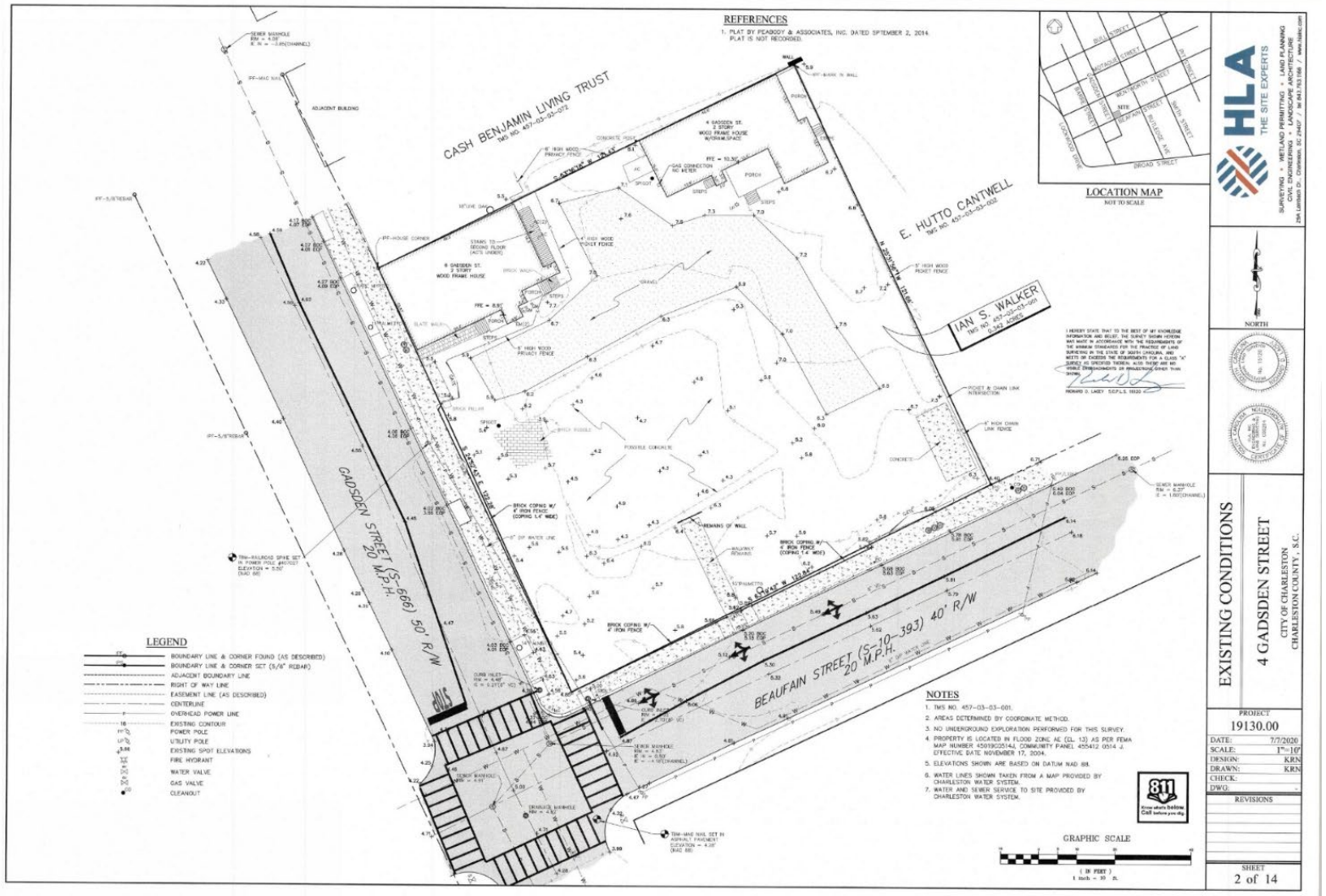
4 GADSDEN STREET
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.

PROJECT
19130.00

DATE:	7/7/2020
SCALE:	
DESIGN:	KRN
DRAWN:	KRN
CHECK:	
DWG:	

REVISIONS

SHEET
1 of 14


REFERENCES
1. PLAT BY PEABODY & ASSOCIATES, INC. DATED SPTEMBER 2, 2014. PLAT IS NOT RECORDED.
CASH BENJAMIN LIVING TRUST
TMS NO. 457-03-03-072
E. HUTTO CANTWELL
TMS NO. 457-03-03-002
IAN S. WALKER
TMS NO. 457-03-03-001
GADSDEN STREET (S-666) 50' R/W
20 M.P.H.
BEAUFAIN STREET (S-10-393) 40' R/W
20 M.P.H.
LOCATION MAP
NOT TO SCALE
LEGEND
BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
BOUNDARY LINE & CORNER SET (5/8" REBAR)
ADJACENT BOUNDARY LINE
RIGHT OF WAY LINE
EASEMENT LINE (AS DESCRIBED)
CENTERLINE
OVERHEAD POWER LINE
EXISTING CONTOUR
POWER POLE
UTILITY POLE
EXISTING SPOT ELEVATIONS
FIRE HYDRANT
WATER VALVE
GAS VALVE
CLEANOUT
NOTES
1. TMS NO. 457-03-03-001.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
4. PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 13) AS PER FEMA MAP NUMBER 45019C0514J, COMMUNITY PANEL 455412 0514 J. EFFECTIVE DATE NOVEMBER 17, 2004.
5. ELEVATIONS SHOWN ARE BASED ON DATUM NAD 88.
6. WATER LINES SHOWN TAKEN FROM A MAP PROVIDED BY CHARLESTON WATER SYSTEM.
7. WATER AND SEWER SERVICE TO SITE PROVIDED BY CHARLESTON WATER SYSTEM.
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
HLA
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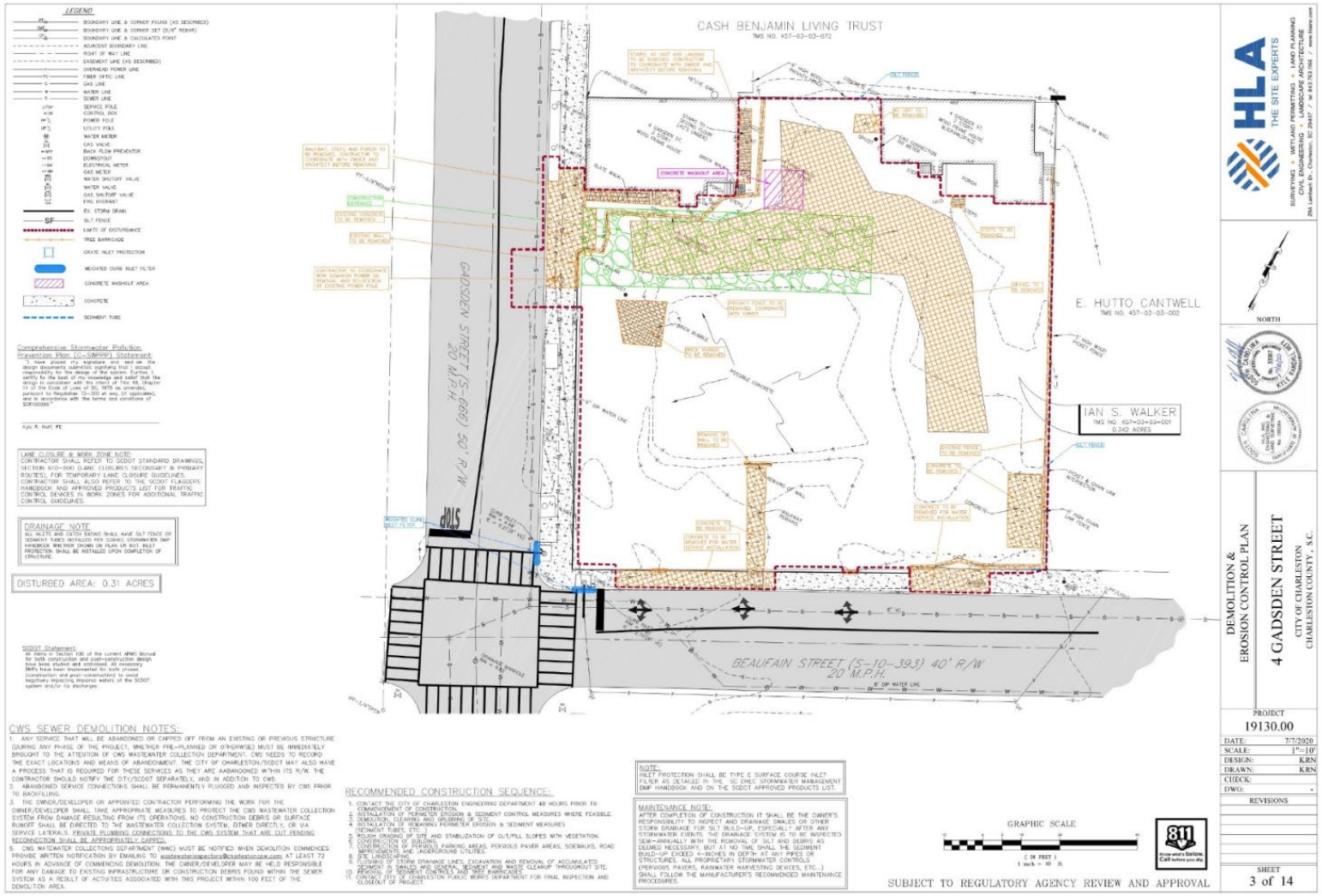
SURVEYING • WETLAND PERMITTING • LAND PLANNING
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
NORTH
EXISTING CONDITIONS
4 GADSDEN STREET
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.
PROJECT
19130.00
DATE: 7/7/2020
SCALE: 1"=10'
DESIGN: KRN
DRAWN: KRN
CHECK:
DWG:
REVISIONS
SHEET
2 of 14


LEGEND
CASH BENJAMIN LIVING TRUST
TMS NO. 457-03-03-072
E. HUTTO CANTWELL
TMS NO. 457-03-03-002
IAN S. WALKER
TMS NO. 457-03-03-001
0.242 ACRES
GADSDEN STREET (S-10-600) 30' R/W
20 M.P.H.
BEAUFAIN STREET (S-10-393) 40' R/W
20 M.P.H.
CONCRETE WASHOUT AREA
Comprehensive Stormwater Pollution Prevention Plan (C-SWPPP) Statement
LANE CLOSURE & WORK ZONE NOTE:
DRAINAGE NOTE
DISTURBED AREA: 0.31 ACRES
SCDOT Statement:
CWS SEWER DEMOLITION NOTES:
RECOMMENDED CONSTRUCTION SEQUENCE:
NOTE:
MAINTENANCE NOTE:
GRAPHIC SCALE
SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL
HLA
THE SITE EXPERTS
NORTH
DEMOLITION & EROSION CONTROL PLAN
4 GADSDEN STREET
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.
PROJECT
19130.00
DATE: 7/7/2020
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DWG:
REVISIONS
SHEET
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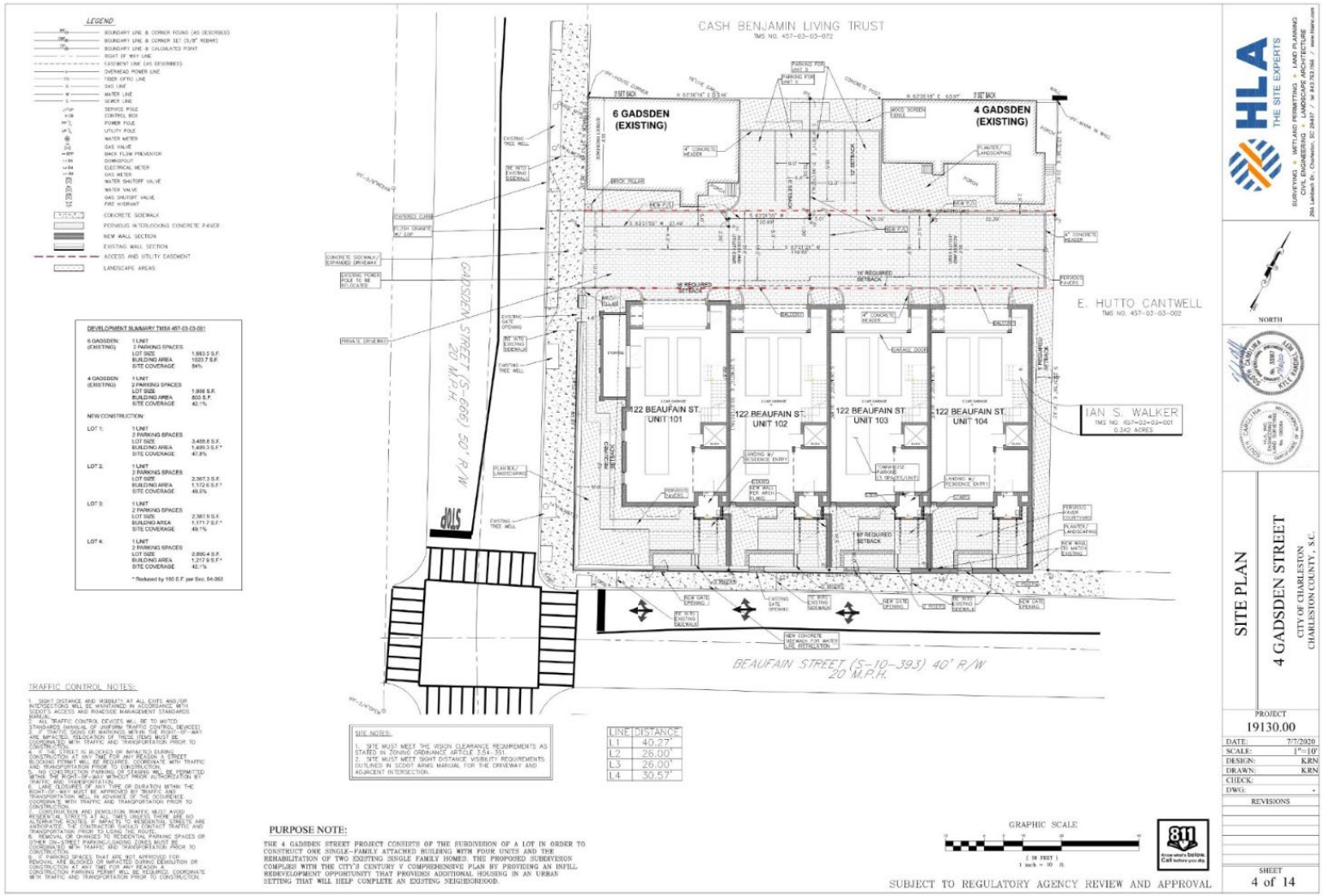
LEGEND
CASH BENJAMIN LIVING TRUST
TMS NO. 457-03-03-072
6 GADSDEN (EXISTING)
4 GADSDEN (EXISTING)
122 BEAUFAIN ST. UNIT 101
122 BEAUFAIN ST. UNIT 102
122 BEAUFAIN ST. UNIT 103
122 BEAUFAIN ST. UNIT 104
E. HUTTO CANTWELL
TMS NO. 457-03-03-002
IAN S. WALKER
TMS NO. 457-03-03-001
0.242 ACRES
GADSDEN STREET (S-10-688) 50' R/W
BEAUFAIN STREET (S-10-393) 40' R/W
20 M.P.H.
STOP
DEVELOPMENT SUMMARY TMS# 457-03-03-001
6 GADSDEN: (EXISTING) 1 UNIT
2 PARKING SPACES
LOT SIZE 1,893.0 S.F.
BUILDING AREA 1020.7 S.F.
SITE COVERAGE 54%
4 GADSDEN: (EXISTING) 1 UNIT
2 PARKING SPACES
LOT SIZE 1,996 S.F.
BUILDING AREA 832 S.F.
SITE COVERAGE 42.1%
NEW CONSTRUCTION:
LOT 1: 1 UNIT
2 PARKING SPACES
LOT SIZE 3,455.6 S.F.
BUILDING AREA 1,499.3 S.F.*
SITE COVERAGE 47.9%
LOT 2: 1 UNIT
2 PARKING SPACES
LOT SIZE 2,367.3 S.F.
BUILDING AREA 1,172.6 S.F.*
SITE COVERAGE 49.5%
LOT 3: 1 UNIT
2 PARKING SPACES
LOT SIZE 2,367.6 S.F.
BUILDING AREA 1,171.7 S.F.*
SITE COVERAGE 49.1%
LOT 4: 1 UNIT
2 PARKING SPACES
LOT SIZE 2,890.4 S.F.
BUILDING AREA 1,217.9 S.F.*
SITE COVERAGE 42.1%
* Reduced by 150 S.F. per Sec. 54-353
TRAFFIC CONTROL NOTES:
SITE NOTES:
1. SITE MUST MEET THE VISION CLEARANCE REQUIREMENTS AS STATED IN ZONING ORDINANCE ARTICLE 3.54-.351.
2. SITE MUST MEET SIGHT DISTANCE VISIBILITY REQUIREMENTS OUTLINED IN SCDOT ARMS MANUAL FOR THE DRIVEWAY AND ADJACENT INTERSECTION.
LINE DISTANCE
L1 40.27'
L2 26.00'
L3 26.00'
L4 30.57'
PURPOSE NOTE:
THE 4 GADSDEN STREET PROJECT CONSISTS OF THE SUBDIVISION OF A LOT IN ORDER TO CONSTRUCT ONE SINGLE-FAMILY ATTACHED BUILDING WITH FOUR UNITS AND THE REHABILITATION OF TWO EXISTING SINGLE FAMILY HOMES. THE PROPOSED SUBDIVISION COMPLIES WITH THE CITY'S CENTURY V COMPREHENSIVE PLAN BY PROVIDING AN INFILL REDEVELOPMENT OPPORTUNITY THAT PROVIDES ADDITIONAL HOUSING IN AN URBAN SETTING THAT WILL HELP COMPLETE AN EXISTING NEIGHBORHOOD.
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
811
Know what's below. Call before you dig.
SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL
HLA
THE SITE EXPERTS
NORTH
SITE PLAN
4 GADSDEN STREET
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.
PROJECT
19130.00
DATE: 7/7/2020
SCALE: 1"=10'
DESIGN: KRN
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DWG:
REVISIONS
SHEET
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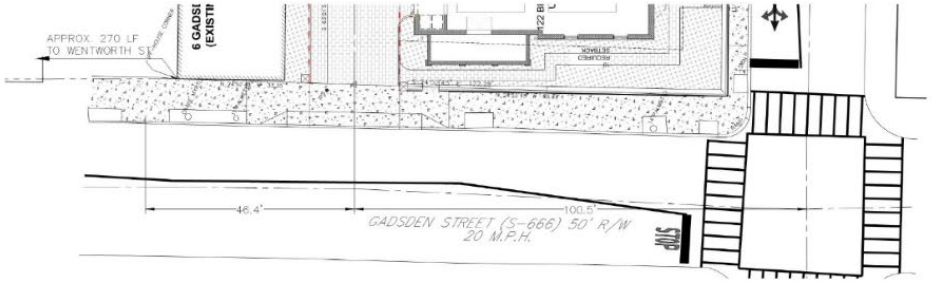
SIGHT DISTANCE

SCALE 1"=30'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



DRIVEWAY SEPARATION: BEAUFAIN STREET

SCALE 1"=10'

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

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NORTH

SCDOT SIGHT DISTANCE & DRIVEWAY PLAN

4 GADSDEN STREET

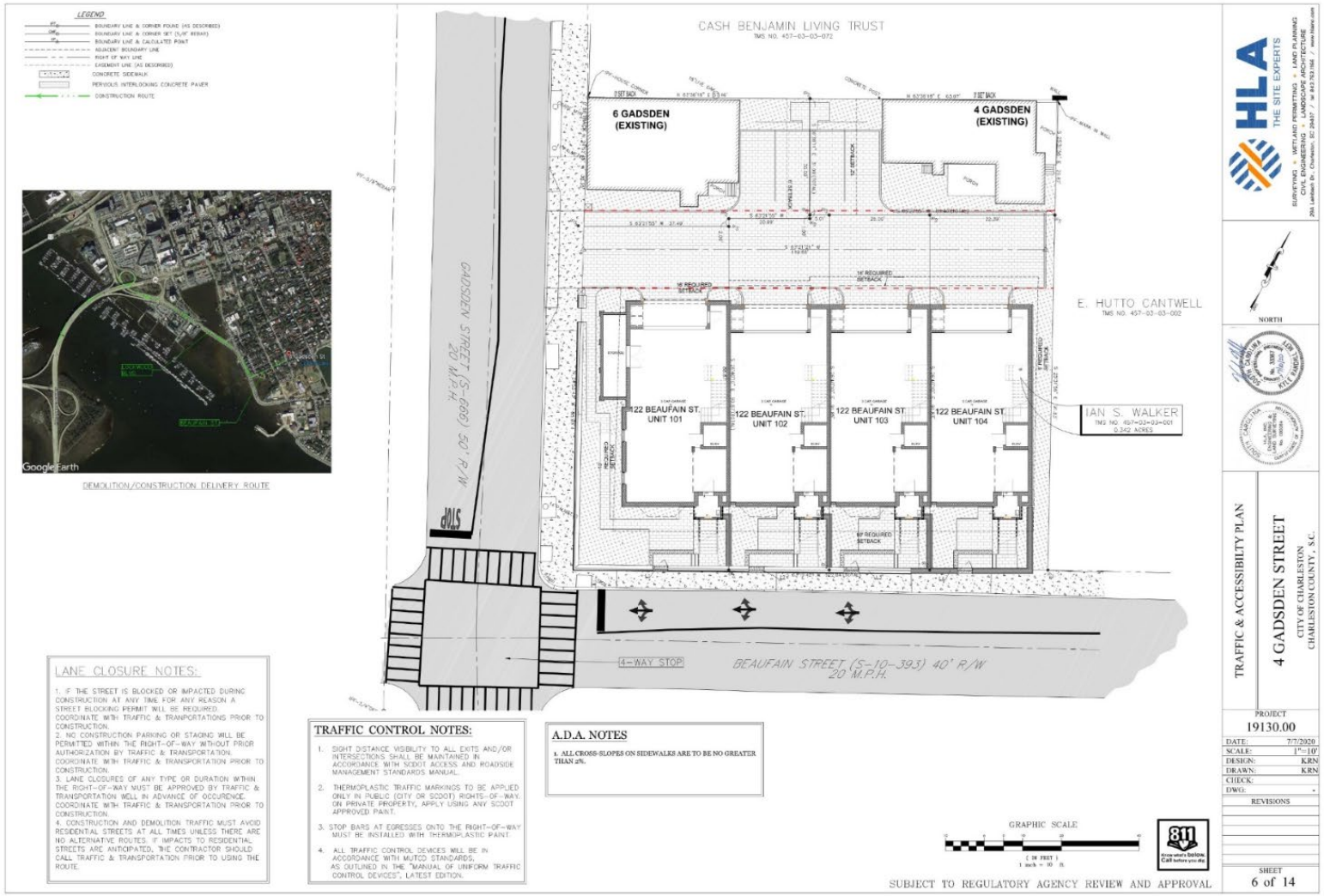
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.

PROJECT
19130.00

DATE:	7/7/2020
SCALE:	1"=30'
DESIGN:	KRN
DRAWN:	KRN
CHECK:	
DWG:	-

REVISIONS

SHEET
5 of 14


LEGEND
BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
BOUNDARY LINE & CORNER SET (5/8" REBAR)
BOUNDARY LINE & CALCULATED POINT
ADJACENT BOUNDARY LINE
RIGHT OF WAY LINE
EASEMENT LINE (AS DESCRIBED)
CONCRETE SIDEWALK
PERVIOUS INTERLOCKING CONCRETE PAVER
CONSTRUCTION ROUTE
Google Earth
DEMOLITION/CONSTRUCTION DELIVERY ROUTE
CASH BENJAMIN LIVING TRUST
TMS NO. 457-03-03-072
6 GADSDEN (EXISTING)
4 GADSDEN (EXISTING)
GADSDEN STREET (S-10-393) 50' R/W 20 M.P.H.
STOP
122 BEAUFAIN ST. UNIT 101
122 BEAUFAIN ST. UNIT 102
122 BEAUFAIN ST. UNIT 103
122 BEAUFAIN ST. UNIT 104
E. HUTTO CANTWELL
TMS NO. 457-03-03-002
IAN S. WALKER
4-WAY STOP
BEAUFAIN STREET (S-10-393) 40' R/W 20 M.P.H.
LANE CLOSURE NOTES:
1. IF THE STREET IS BLOCKED OR IMPACTED DURING CONSTRUCTION AT ANY TIME FOR ANY REASON A STREET BLOCKING PERMIT WILL BE REQUIRED. COORDINATE WITH TRAFFIC & TRANPORTATIONS PRIOR TO CONSTRUCTION.
2. NO CONSTRUCTION PARKING OR STAGING WILL BE PERMITTED WITHIN THE RIGHT-OF-WAY WITHOUT PRIOR AUTHORIZATION BY TRAFFIC & TRANSPORTATION. COORDINATE WITH TRAFFIC & TRANSPORTATION PRIOR TO CONSTRUCTION.
3. LANE CLOSURES OF ANY TYPE OR DURATION WITHIN THE RIGHT-OF-WAY MUST BE APPROVED BY TRAFFIC & TRANSPORTATION (MELL IN ADVANCE OF OCCURENCE. COORDINATE WITH TRAFFIC & TRANSPORTATION PRIOR TO CONSTRUCTION.
4. CONSTRUCTION AND DEMOLITION TRAFFIC MUST AVOID RESIDENTIAL STREETS AT ALL TIMES UNLESS THERE ARE NO ALTERNATIVE ROUTES. IF IMPACTS TO RESIDENTIAL STREETS ARE ANTICIPATED, THE CONTRACTOR SHOULD CALL TRAFFIC & TRANSPORTATION PRIOR TO USING THE ROUTE.
TRAFFIC CONTROL NOTES:
1. SIGHT DISTANCE VISIBILITY TO ALL EXITS AND/OR INTERSECTIONS SHALL BE MAINTAINED IN ACCORDANCE WITH SCDOT ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.
2. THERMOPLASTIC TRAFFIC MARKINGS TO BE APPLIED ONLY IN PUBLIC (CITY OR SCDOT) RIGHTS-OF-WAY. ON PRIVATE PROPERTY, APPLY USING ANY SCDOT APPROVED PAINT.
3. STOP BARS AT EGRESSES ONTO THE RIGHT-OF-WAY MUST BE INSTALLED WITH THERMOPLASTIC PAINT.
4. ALL TRAFFIC CONTROL DEVICES WILL BE IN ACCORDANCE WITH MUTCD STANDARDS, AS OUTLINED IN THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
A.D.A. NOTES
1. ALL CROSS-SLOPES ON SIDEWALKS ARE TO BE NO GREATER THAN 2%.
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
811
Know what's below. Call before you dig.
SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL
HLA
THE SITE EXPERTS
NORTH
TRAFFIC & ACCESSIBILTY PLAN
4 GADSDEN STREET
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.
PROJECT
19130.00
DATE: 7/7/2020
SCALE: 1"=10'
DESIGN: KRN
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SHEET
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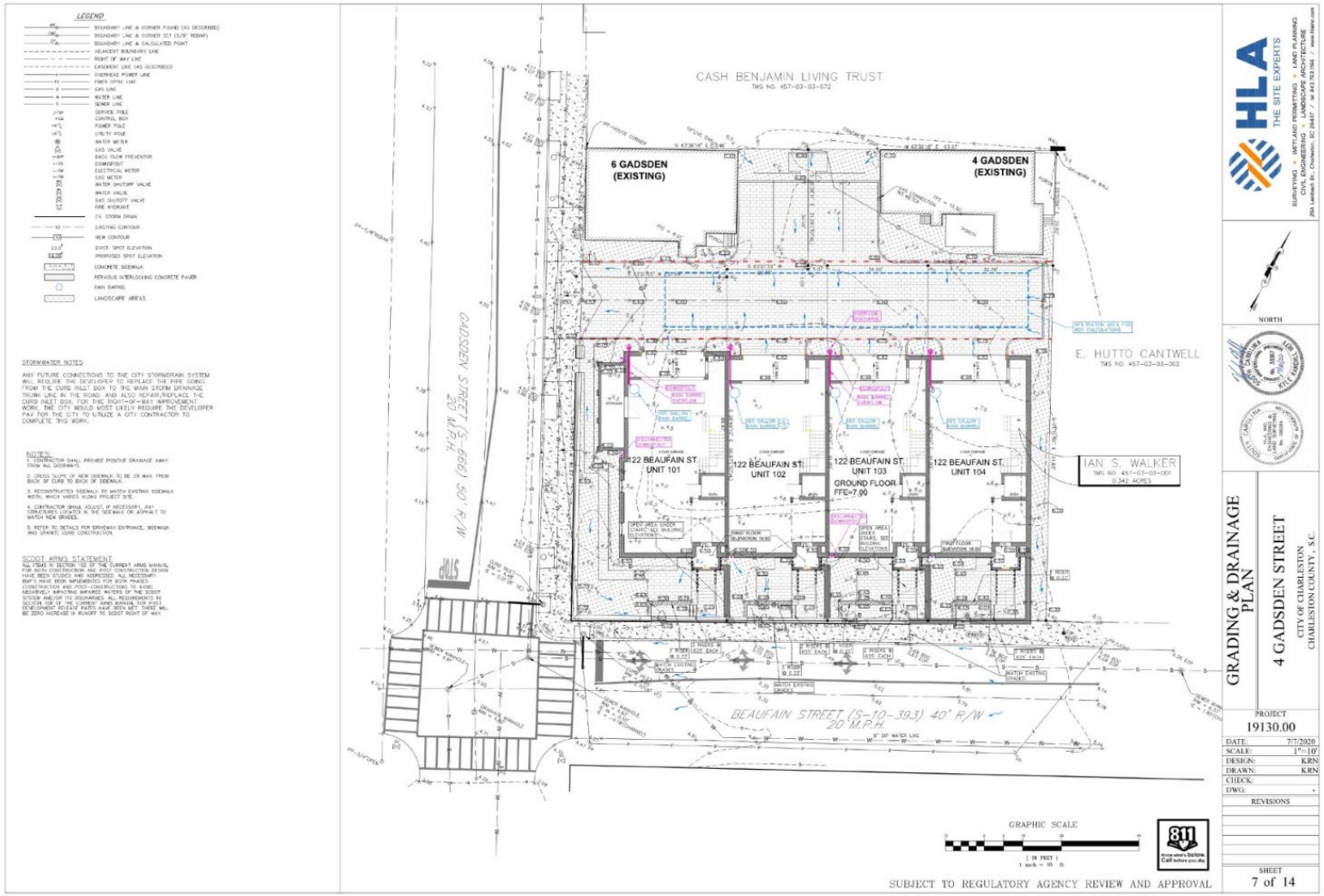
LEGEND
STORMWATER NOTES
NOTES:
SCDOT ARMS STATEMENT
CASH BENJAMIN LIVING TRUST
TMS NO. 457-03-03-072
6 GADSDEN (EXISTING)
4 GADSDEN (EXISTING)
E. HUTTO CANTWELL
TMS NO. 457-03-03-002
IAN S. WALKER
TMS NO. 457-03-03-001
0.342 ACRES
122 BEAUFAIN ST. UNIT 101
122 BEAUFAIN ST. UNIT 102
122 BEAUFAIN ST. UNIT 103 GROUND FLOOR FFE=7.00
122 BEAUFAIN ST. UNIT 104
GADSDEN STREET (S-10-1669) 50' R/W 20 M.P.H.
BEAUFAIN STREET (S-10-393) 40' R/W 20 M.P.H.
GRAPHIC SCALE
SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL
HLA THE SITE EXPERTS
NORTH
GRADING & DRAINAGE PLAN
4 GADSDEN STREET
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.
PROJECT 19130.00
DATE: 7/7/2020
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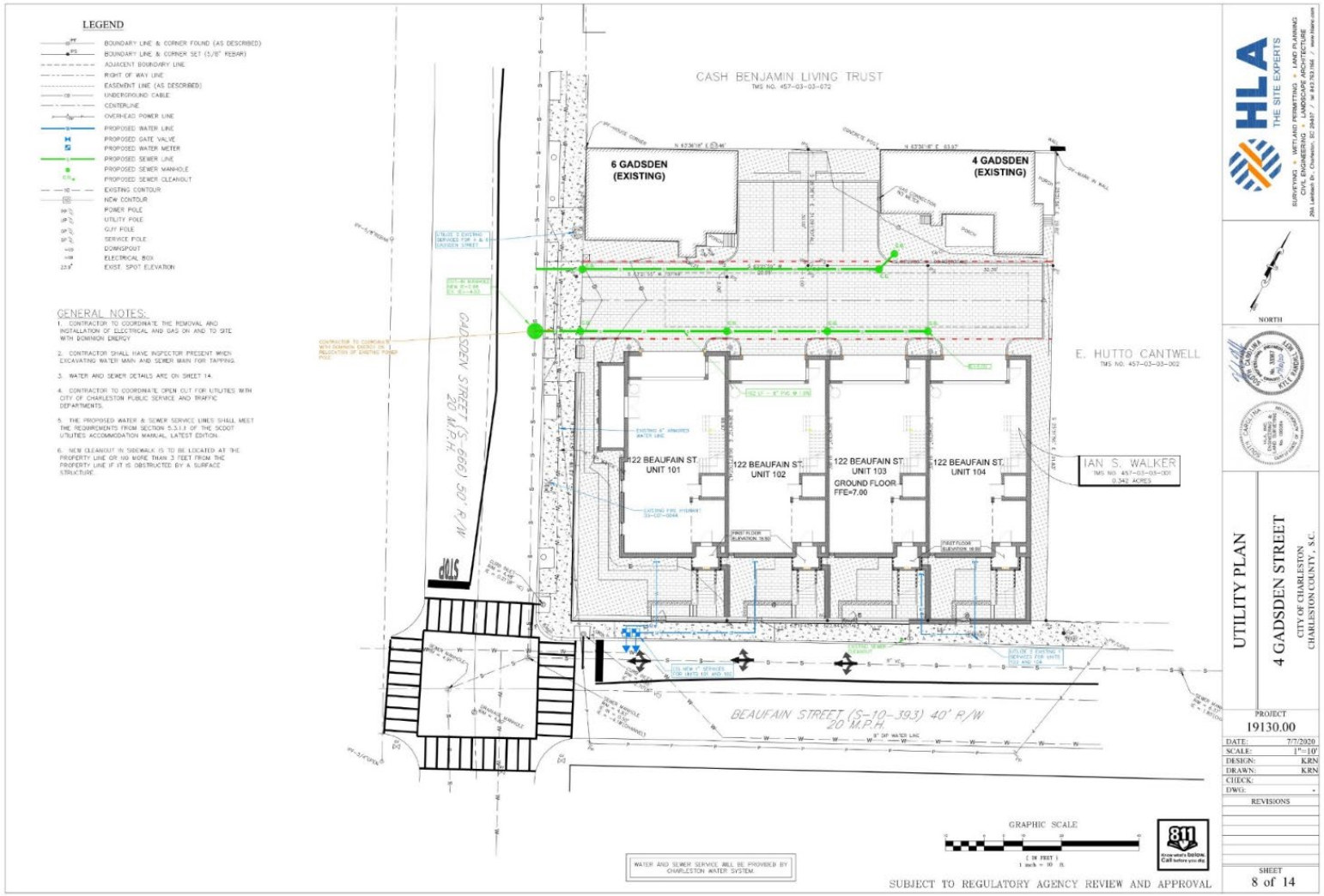
REVISIONS
SHEET 7 of 14


LEGEND
BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
BOUNDARY LINE & CORNER SET (5/8" REBAR)
ADJACENT BOUNDARY LINE
RIGHT OF WAY LINE
EASEMENT LINE (AS DESCRIBED)
UNDERGROUND CABLE
CENTERLINE
OVERHEAD POWER LINE
PROPOSED WATER LINE
PROPOSED GATE VALVE
PROPOSED WATER METER
PROPOSED SEWER LINE
PROPOSED SEWER MANHOLE
PROPOSED SEWER CLEANOUT
EXISTING CONTOUR
NEW CONTOUR
POWER POLE
UTILITY POLE
GUY POLE
SERVICE POLE
DOWNSPOUT
ELECTRICAL BOX
EXIST. SPOT ELEVATION
GENERAL NOTES:
1. CONTRACTOR TO COORDINATE THE REMOVAL AND INSTALLATION OF ELECTRICAL AND GAS ON AND TO SITE WITH DOMINION ENERGY.
2. CONTRACTOR SHALL HAVE INSPECTOR PRESENT WHEN EXCAVATING WATER MAIN AND SEWER MAIN FOR TAPPING.
3. WATER AND SEWER DETAILS ARE ON SHEET 14.
4. CONTRACTOR TO COORDINATE OPEN CUT FOR UTILITIES WITH CITY OF CHARLESTON PUBLIC SERVICE AND TRAFFIC DEPARTMENTS.
5. THE PROPOSED WATER & SEWER SERVICE LINES SHALL MEET THE REQUIREMENTS FROM SECTION 5.3.1.1 OF THE SCDOT UTILITIES ACCOMMODATION MANUAL, LATEST EDITION.
6. NEW CLEANOUT IN SIDEWALK IS TO BE LOCATED AT THE PROPERTY LINE OR NO MORE THAN 3 FEET FROM THE PROPERTY LINE IF IT IS OBSTRUCTED BY A SURFACE STRUCTURE.
CASH BENJAMIN LIVING TRUST
TMS NO. 457-03-03-072
6 GADSDEN (EXISTING)
4 GADSDEN (EXISTING)
E. HUTTO CANTWELL
TMS NO. 457-03-03-002
IAN S. WALKER
TMS NO. 457-03-03-001
0.342 ACRES
122 BEAUFAIN ST. UNIT 101
122 BEAUFAIN ST. UNIT 102
122 BEAUFAIN ST. UNIT 103 GROUND FLOOR FFE=7.00
122 BEAUFAIN ST. UNIT 104
GADSDEN STREET (S-10-1999) 50' R/W 20 M.P.H.
BEAUFAIN STREET (S-10-393) 40' R/W 20 M.P.H.
STOP
WATER AND SEWER SERVICE WILL BE PROVIDED BY CHARLESTON WATER SYSTEM.
GRAPHIC SCALE
SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL
HLA
THE SITE EXPERTS
NORTH
UTILITY PLAN
4 GADSDEN STREET
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.
PROJECT
19130.00
DATE: 7/7/2020
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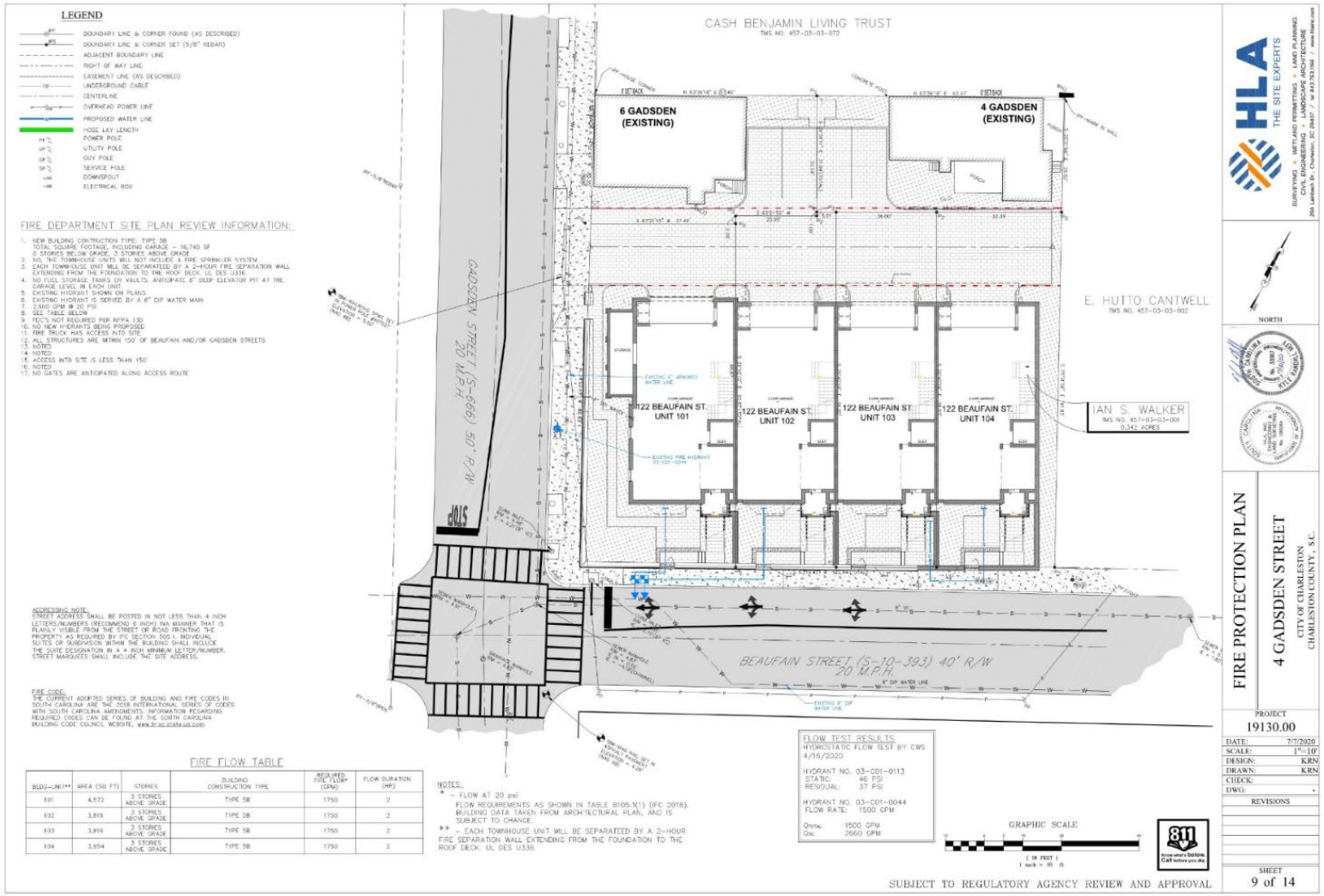
LEGEND
BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
BOUNDARY LINE & CORNER SET (5/8" REBAR)
ADJACENT BOUNDARY LINE
RIGHT OF WAY LINE
EASEMENT LINE (AS DESCRIBED)
UNDERGROUND CABLE
CENTERLINE
OVERHEAD POWER LINE
PROPOSED WATER LINE
HOSE LAY LENGTH
POWER POLE
UTILITY POLE
GUY POLE
SERVICE POLE
DOWNSPOUT
ELECTRICAL BOX
FIRE DEPARTMENT SITE PLAN REVIEW INFORMATION:
1. NEW BUILDING CONTRUCTION TYPE: TYPE 5B
TOTAL SQUARE FOOTAGE, INCLUDING GARAGE – 16,745 SF
0 STORIES BELOW GRADE, 3 STORIES ABOVE GRADE
2. NO, THE TOWNHOUSE UNITS WILL NOT INCLUDE A FIRE SPRINKLER SYSTEM.
3. EACH TOWNHOUSE UNIT WILL BE SEPARATED BY A 2-HOUR FIRE SEPARATION WALL EXTENDING FROM THE FOUNDATION TO THE ROOF DECK. UL DES U336.
4. NO FUEL STORAGE TANKS OR VAULTS. ANTICIPATE 6' DEEP ELEVATOR PIT AT THE GARAGE LEVEL IN EACH UNIT.
5. EXISTING HYDRANT SHOWN ON PLANS.
6. EXISTING HYDRANT IS SERVED BY A 6" DIP WATER MAIN
7. 2,560 GPM @ 20 PSI
8. SEE TABLE BELOW
9. FDC'S NOT REQUIRED PER NFPA 13D.
10. NO NEW HYDRANTS BEING PROPOSED.
11. FIRE TRUCK HAS ACCESS INTO SITE
12. ALL STRUCTURES ARE WITHIN 150' OF BEAUFAIN AND/OR GADSDEN STREETS
13. NOTED
14. NOTED
15. ACCESS INTO SITE IS LESS THAN 150'
16. NOTED
17. NO GATES ARE ANTICIPATED ALONG ACCESS ROUTE
ADDRESSING NOTE:
STREET ADDRESS SHALL BE POSTED IN NOT LESS THAN 4 INCH LETTERS/NUMBERS (RECOMMEND 6 INCH) INA MANNER THAT IS PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY AS REQUIRED BY IFC SECTION 505.1. INDIVIDUAL SUITES OR SUBDIVISION WITHIN THE BUILDING SHALL INCLUDE THE SUITE DESIGNATION IN A 4 INCH MINIMUM LETTER/NUMBER. STREET MARQUEES SHALL INCLUDE THE SITE ADDRESS.
FIRE CODE:
THE CURRENT ADOPTED SERIES OF BUILDING AND FIRE CODES IN SOUTH CAROLINA ARE THE 2018 INTERNATIONAL SERIES OF CODES WITH SOUTH CAROLINA AMENDMENTS. INFORMATION REGARDING REQUIRED CODES CAN BE FOUND AT THE SOUTH CAROLINA BUILDING CODE COUNCIL WEBSITE, www.llr.sc.state.us.com
FIRE FLOW TABLE
BLDG-UNIT** | AREA (SQ FT) | STORIES | BUILDING CONSTRUCTION TYPE | REQUIRED FIRE FLOW* (GPM) | FLOW DURATION (HR)
101 | 4,572 | 3 STORIES ABOVE GRADE | TYPE 5B | 1750 | 2
102 | 3,819 | 3 STORIES ABOVE GRADE | TYPE 5B | 1750 | 2
103 | 3,819 | 3 STORIES ABOVE GRADE | TYPE 5B | 1750 | 2
104 | 3,954 | 3 STORIES ABOVE GRADE | TYPE 5B | 1750 | 2
NOTES:
* - FLOW AT 20 psi
FLOW REQUIREMENTS AS SHOWN IN TABLE B105.1(1) (IFC 2018). BUILDING DATA TAKEN FROM ARCHITECTURAL PLAN, AND IS SUBJECT TO CHANGE.
** - EACH TOWNHOUSE UNIT WILL BE SEPARATED BY A 2-HOUR FIRE SEPARATION WALL EXTENDING FROM THE FOUNDATION TO THE ROOF DECK. UL DES U336.
FLOW TEST RESULTS
HYDROSTATIC FLOW TEST BY CWS 4/16/2020
HYDRANT NO. 03-C01-0113
STATIC: 46 PSI
RESIDUAL: 37 PSI
HYDRANT NO. 03-C01-0044
FLOW RATE: 1500 GPM
Qmax: 1500 GPM
Qx: 2660 GPM
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
811
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SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL
CASH BENJAMIN LIVING TRUST
TMS NO. 457-03-03-072
6 GADSDEN (EXISTING)
4 GADSDEN (EXISTING)
E. HUTTO CANTWELL
TMS NO. 457-03-03-002
122 BEAUFAIN ST. UNIT 101
122 BEAUFAIN ST. UNIT 102
122 BEAUFAIN ST. UNIT 103
122 BEAUFAIN ST. UNIT 104
IAN S. WALKER
TMS NO. 457-03-03-001
0.342 ACRES
GADSDEN STREET (S-666) 50' R/W 20 M.P.H.
STOP
BEAUFAIN STREET (S-10-393) 40' R/W 20 M.P.H.
EXISTING FIRE HYDRANT 03-C01-0044
EXISTING 6" DIP WATER LINE
HLA
THE SITE EXPERTS
SURVEYING • WETLAND PERMITTING • LAND PLANNING
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
NORTH
FIRE PROTECTION PLAN
4 GADSDEN STREET
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.
PROJECT
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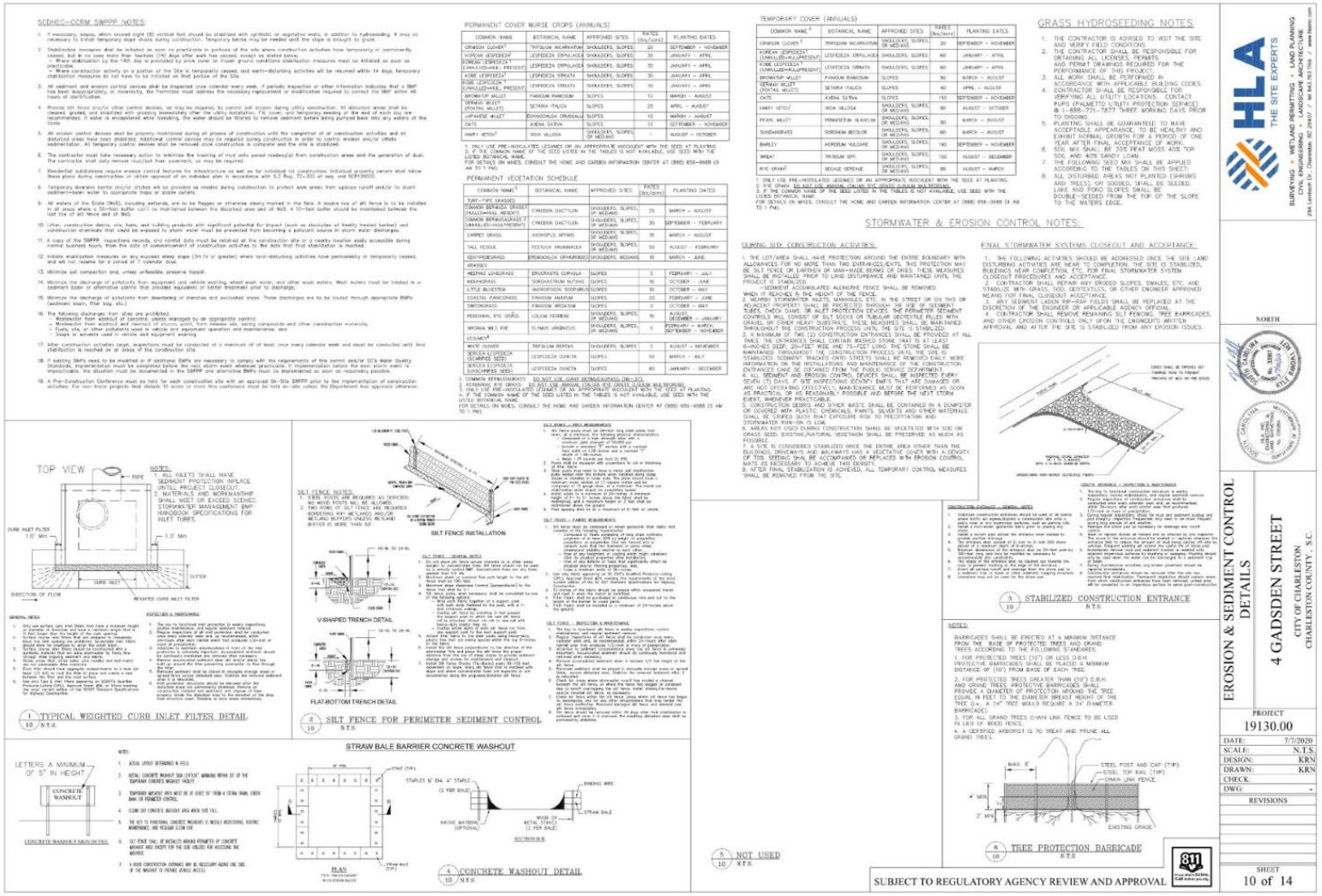
SCDHEC-OCRM SWPPP NOTES:
PERMANENT COVER NURSE CROPS (ANNUALS)
TEMPORARY COVER (ANNUALS)
GRASS HYDROSEEDING NOTES
PERMANENT VEGETATION SCHEDULE
STORMWATER & EROSION CONTROL NOTES:
DURING SITE CONSTRUCTION ACTIVITIES:
FINAL STORMWATER SYSTEMS CLOSEOUT AND ACCEPTANCE:
TYPICAL WEIGHTED CURB INLET FILTER DETAIL
SILT FENCE INSTALLATION
SILT FENCE FOR PERIMETER SEDIMENT CONTROL
V-SHAPED TRENCH DETAIL
FLAT-BOTTOM TRENCH DETAIL
STABILIZED CONSTRUCTION ENTRANCE
STRAW BALE BARRIER CONCRETE WASHOUT
CONCRETE WASHOUT DETAIL
TREE PROTECTION BARRICADE
NOT USED
SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL
HLA
THE SITE EXPERTS
SURVEYING • WETLAND PERMITTING • LAND PLANNING
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
NORTH
EROSION & SEDIMENT CONTROL DETAILS
4 GADSDEN STREET
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.
PROJECT
19130.00
DATE: 7/7/2020
SCALE: N.T.S.
DESIGN: KRN
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DWG:
REVISIONS
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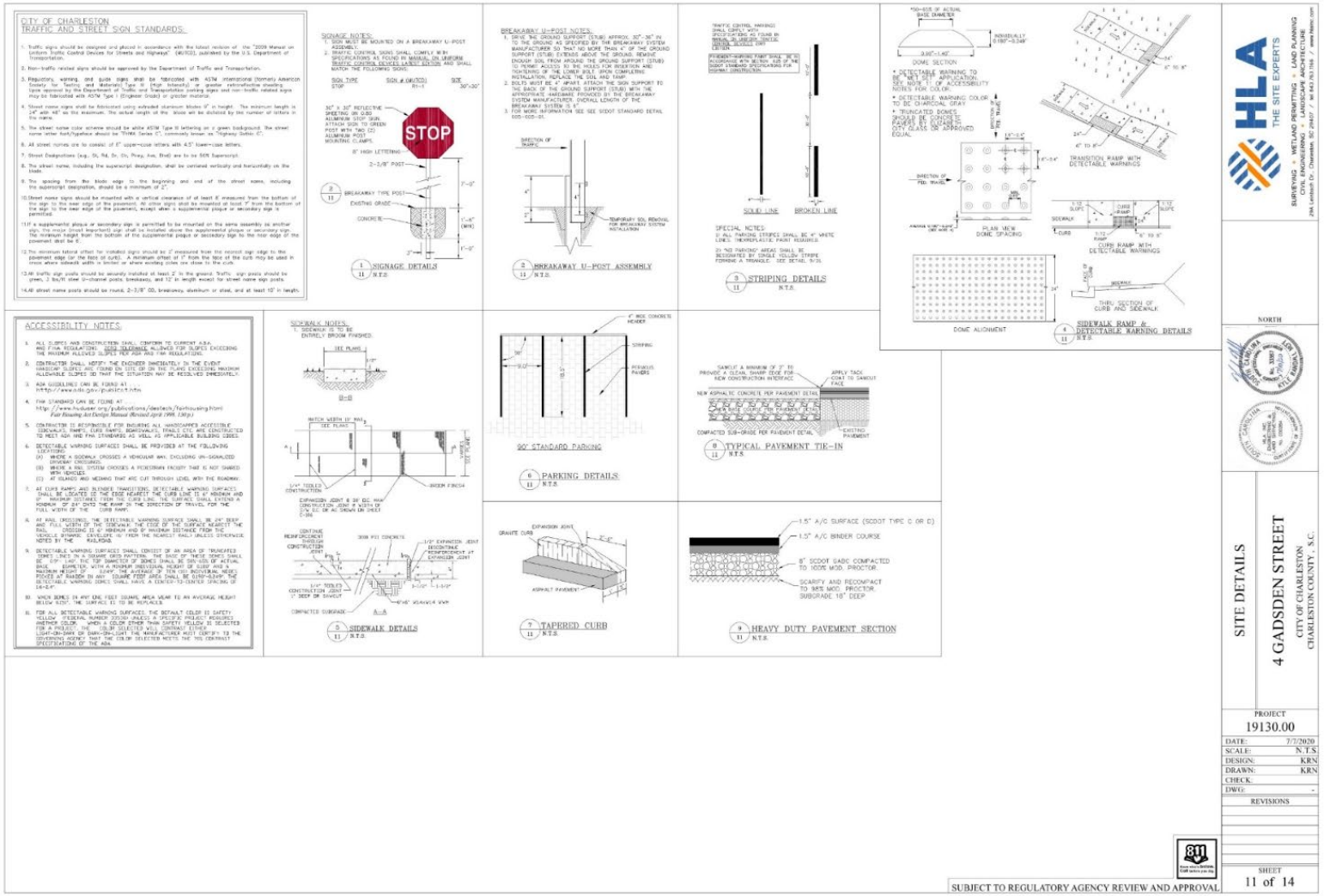
CITY OF CHARLESTON
TRAFFIC AND STREET SIGN STANDARDS
SIGNAGE NOTES
1 SIGNAGE DETAILS
BREAKAWAY U-POST NOTES
2 BREAKAWAY U-POST ASSEMBLY
SPECIAL NOTES
3 STRIPING DETAILS
DOME SECTION
PLAN VIEW DOME SPACING
TRANSITION RAMP WITH DETECTABLE WARNINGS
CURB RAMP WITH DETECTABLE WARNINGS
THRU SECTION OF CURB AND SIDEWALK
DOME ALIGNMENT
4 SIDEWALK RAMP & DETECTABLE WARNING DETAILS
ACCESSIBILITY NOTES
SIDEWALK NOTES
5 SIDEWALK DETAILS
90° STANDARD PARKING
6 PARKING DETAILS
7 TAPERED CURB
8 TYPICAL PAVEMENT TIE-IN
9 HEAVY DUTY PAVEMENT SECTION
HLA
THE SITE EXPERTS
SURVEYING • WETLAND PERMITTING • LAND PLANNING
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
NORTH
SITE DETAILS
4 GADSDEN STREET
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.
PROJECT
19130.00
DATE: 7/7/2020
SCALE: N.T.S.
DESIGN: KRN
DRAWN: KRN
CHECK:
DWG: -
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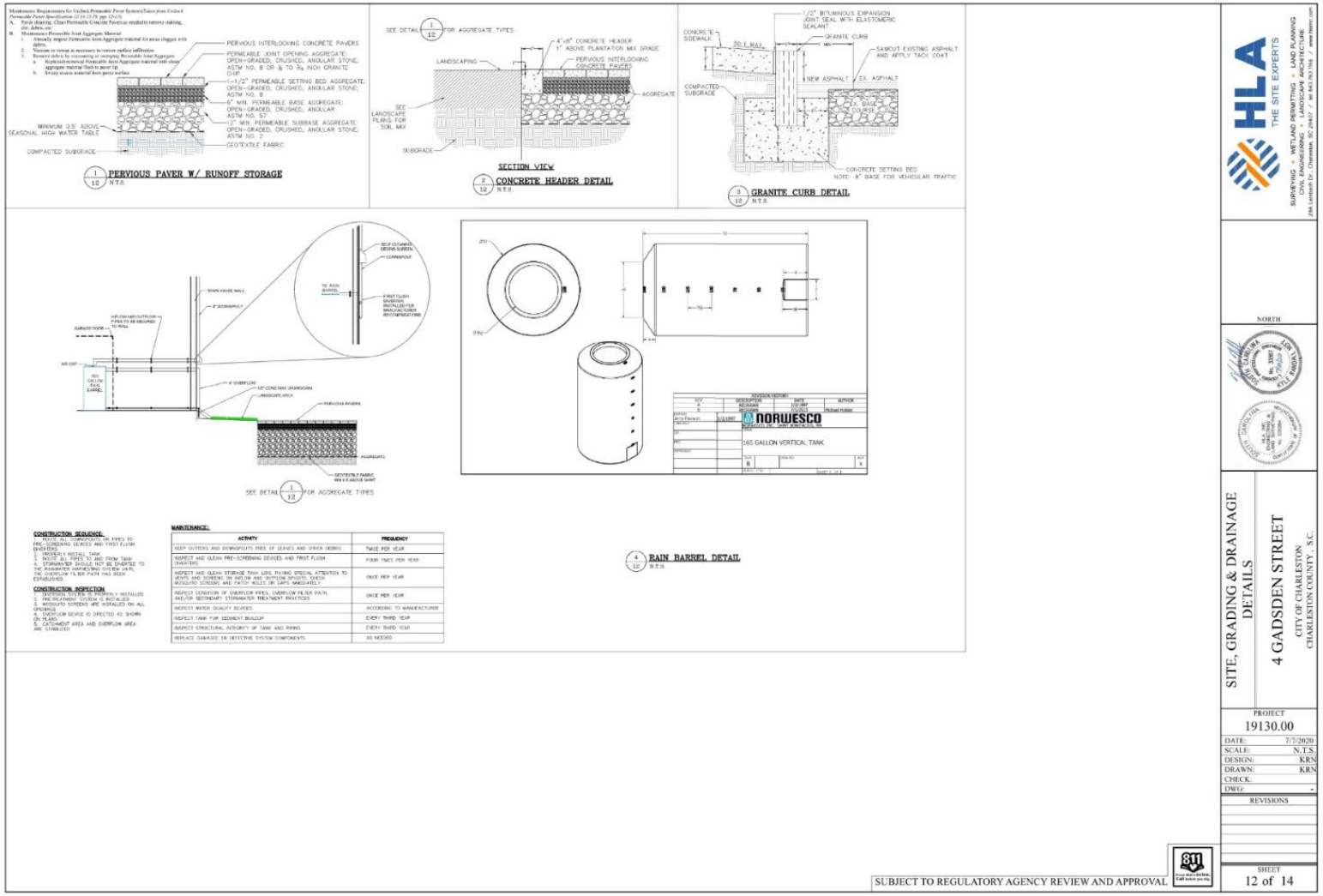
SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL


PERVIOUS INTERLOCKING CONCRETE PAVERS
PERMEABLE JOINT OPENING AGGREGATE: OPEN-GRADED, CRUSHED, ANGULAR STONE, ASTM NO. 8 OR ⅜ TO ⅜ INCH GRANITE CHIP
1-1/2" PERMEABLE SETTING BED AGGREGATE: OPEN-GRADED, CRUSHED, ANGULAR STONE, ASTM NO. 8
6" MIN. PERMEABLE BASE AGGREGATE: OPEN-GRADED, CRUSHED, ANGULAR ASTM NO. 57
12" MIN. PERMEABLE SUBBASE AGGREGATE: OPEN-GRADED, CRUSHED, ANGULAR STONE, ASTM NO. 2
GEOTEXTILE FABRIC
MINIMUM 0.5' ABOVE SEASONAL HIGH WATER TABLE
COMPACTED SUBGRADE
1/12 PERVIOUS PAVER W/ RUNOFF STORAGE
N.T.S.
SEE DETAIL 1/12 FOR AGGREGATE TYPES
4"x8" CONCRETE HEADER
1" ABOVE PLANTATION MIX GRADE
LANDSCAPING
PERVIOUS INTERLOCKING CONCRETE PAVERS
AGGREGATE
SEE LANDSCAPE PLANS FOR SOIL MIX
SUBGRADE
SECTION VIEW
2/12 CONCRETE HEADER DETAIL
N.T.S.
1/2" BITUMINOUS EXPANSION JOINT SEAL WITH ELASTOMERIC SEALANT
GRANITE CURB
CONCRETE SIDEWALK
50:1 MAX.
SAWCUT EXISTING ASPHALT AND APPLY TACK COAT
NEW ASPHALT
EX. ASPHALT
COMPACTED SUBGRADE
CONCRETE SETTING BED
NOTE: 8" BASE FOR VEHICULAR TRAFFIC
3/12 GRANITE CURB DETAIL
N.T.S.
SELF CLEANING DEBRIS SCREEN
DOWNSPOUT
TO RAIN BARREL
FIRST FLUSH DIVERTER INSTALL PER MANUFACTURER RECOMMENDATIONS
TOWN HOUSE WALL
8" DOWNSPOUT
INFLOW AND OUTFLOW PIPES TO BE SECURED TO WALL
GARAGE DOOR
AIR GAP
165 GALLON RAIN BARREL
8" OVERFLOW
10" CONSTANT SHANDOWN
LANDSCAPE AREA
PERVIOUS PAVERS
AGGREGATE
GEOTEXTILE FABRIC
SEE DETAIL 1/12 FOR AGGREGATE TYPES
NORWESCO
165 GALLON VERTICAL TANK
4/12 RAIN BARREL DETAIL
N.T.S.
CONSTRUCTION SEQUENCE:
1. ROUTE ALL DOWNSPOUTS OR PIPES TO FIRST FLUSH DIVERTING DEVICES AND FIRST FLUSH DIVERTERS
2. PROPERLY INSTALL TANK
3. ROUT ALL PIPES TO AND FROM TANK
4. STORMWATER SHOULD NOT BE DIVERTED TO THE STORMWATER HARVESTING SYSTEM UNTIL THE OVERFLOW FILTER PATH HAS BEEN ESTABLISHED
CONSTRUCTION INSPECTION
1. DIVERTER SYSTEM IS PROPERLY INSTALLED
2. PRE-TREATMENT SYSTEM IS INSTALLED
3. ALL INLETS SCREENS ARE INSTALLED ON ALL OPENINGS
4. OVERFLOW DEVICE IS DIRECTED AS SHOWN ON PLANS
5. CATCHMENT AREA AND OVERFLOW AREA ARE STABILIZED
MAINTENANCE:
ACTIVITY | FREQUENCY
KEEP GUTTERS AND DOWNSPOUTS FREE OF LEAVES AND OTHER DEBRIS | TWICE PER YEAR
INSPECT AND CLEAN PRE-SCREENING DEVICES AND FIRST FLUSH DIVERTERS | FOUR TIMES PER YEAR
INSPECT AND CLEAN STORAGE TANK LIDS, PAYING SPECIAL ATTENTION TO VENTS AND SCREENS ON INFLOW AND OUTFLOW SPIGOTS, CHECK MOSQUITO SCREENS AND PATCH HOLES OR GAPS IMMEDIATELY | ONCE PER YEAR
INSPECT CONDITION OF OVERFLOW PIPES, OVERFLOW FILTER PATH, AND/OR SECONDARY STORMWATER TREATMENT PRACTICES | ONCE PER YEAR
INSPECT WATER QUALITY DEVICES | ACCORDING TO MANUFACTURER
INSPECT TANK FOR SEDIMENT BUILDUP | EVERY THIRD YEAR
INSPECT STRUCTURAL INTEGRITY OF TANK AND PIPING | EVERY THIRD YEAR
REPLACE DAMAGED OR DEFECTIVE SYSTEM COMPONENTS | AS NEEDED
SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL
HLA
THE SITE EXPERTS
SURVEYING • WETLAND PERMITTING • LAND PLANNING
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
NORTH
SITE, GRADING & DRAINAGE DETAILS
4 GADSDEN STREET
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CHARLESTON COUNTY, S.C.
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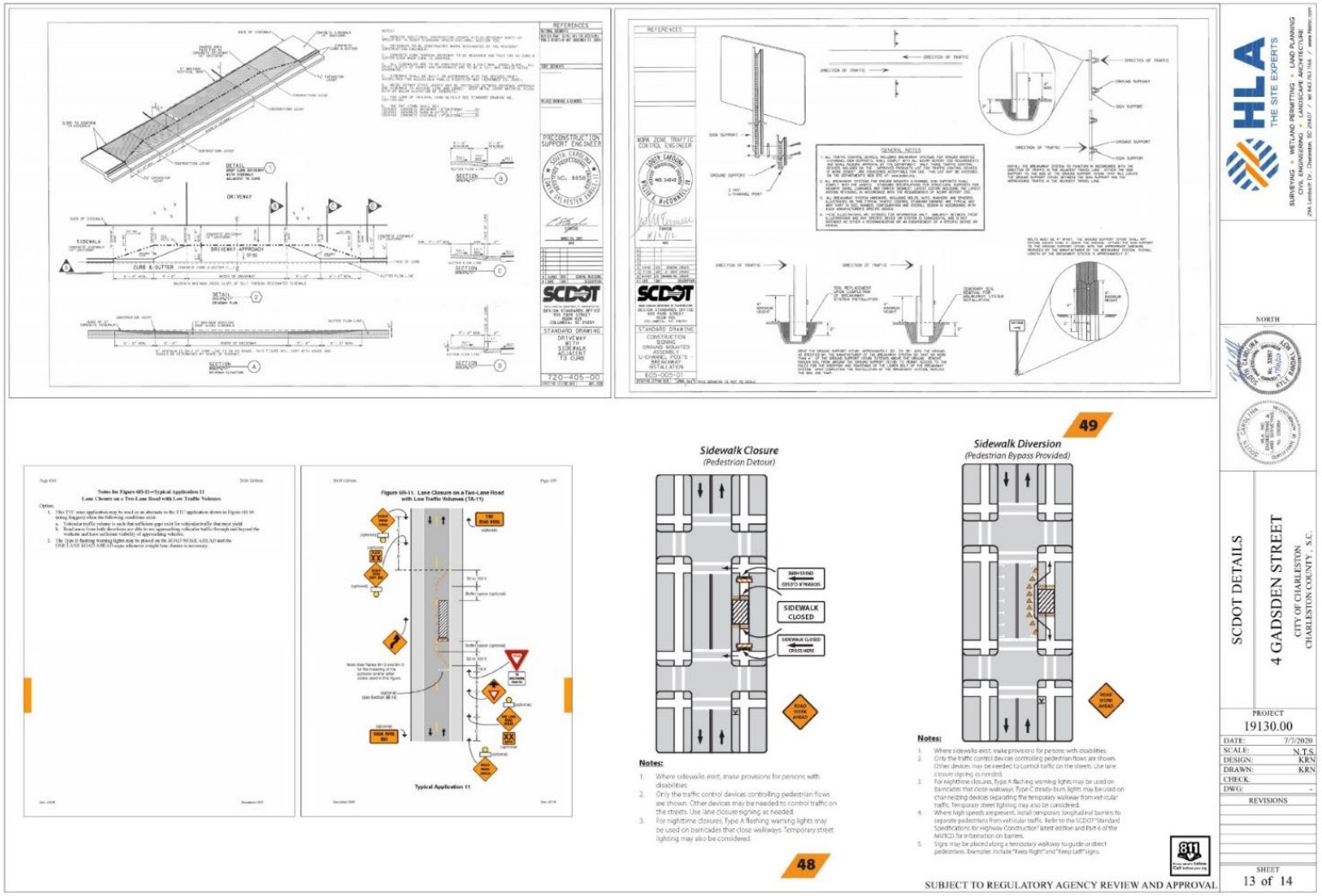
Sidewalk Closure
(Pedestrian Detour)
SIDEWALK CLOSED
Notes:
1. Where sidewalks exist, make provisions for persons with disabilities.
2. Only the traffic control devices controlling pedestrian flows are shown. Other devices may be needed to control traffic on the streets. Use lane closure signing as needed.
3. For nighttime closures, Type A flashing warning lights may be used on barricades that close walkways. Temporary street lighting may also be considered.
48
Sidewalk Diversion
(Pedestrian Bypass Provided)
49
Notes:
1. Where sidewalks exist, make provisions for persons with disabilities.
2. Only the traffic control devices controlling pedestrian flows are shown. Other devices may be needed to control traffic on the streets. Use lane closure signing as needed.
3. For nighttime closures, Type A flashing warning lights may be used on barricades that close walkways. Type C steady-burn lights may be used on channelizing devices separating the temporary walkway from vehicular traffic. Temporary street lighting may also be considered.
4. Where high speeds are present, install temporary longitudinal barriers to separate pedestrians from vehicular traffic. Refer to the SCDOT "Standard Specifications for Highway Construction" latest edition and Part 6 of the MUTCD for information on barriers.
5. Signs may be placed along a temporary walkway to guide or direct pedestrians. Example: include "Keep Right" and "Keep Left" signs.
Typical Application 11
SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL
HLA
THE SITE EXPERTS
SCDOT DETAILS
4 GADSDEN STREET
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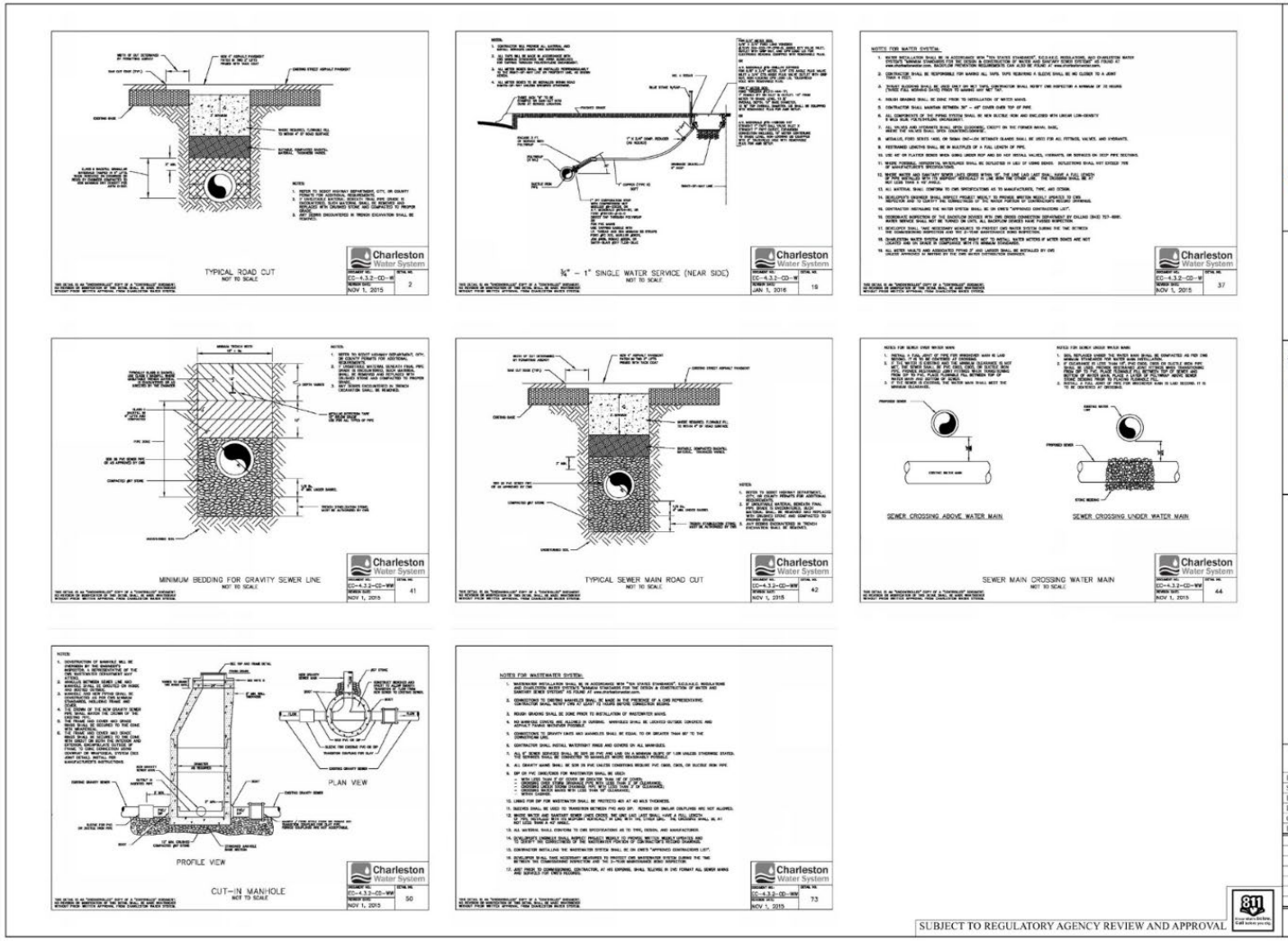
TYPICAL ROAD CUT
NOT TO SCALE
Charleston Water System
EC-4.3.2-CD-W
NOV 1, 2015
2
¾" – 1" SINGLE WATER SERVICE (NEAR SIDE)
NOT TO SCALE
JAN 1, 2016
19
NOV 1, 2015
37
MINIMUM BEDDING FOR GRAVITY SEWER LINE
NOT TO SCALE
41
TYPICAL SEWER MAIN ROAD CUT
NOT TO SCALE
42
SEWER CROSSING ABOVE WATER MAIN
SEWER CROSSING UNDER WATER MAIN
SEWER MAIN CROSSING WATER MAIN
NOT TO SCALE
44
PLAN VIEW
PROFILE VIEW
CUT-IN MANHOLE
NOT TO SCALE
50
73
SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL
HLA
THE SITE EXPERTS
SURVEYING • WETLAND PERMITTING • LAND PLANNING
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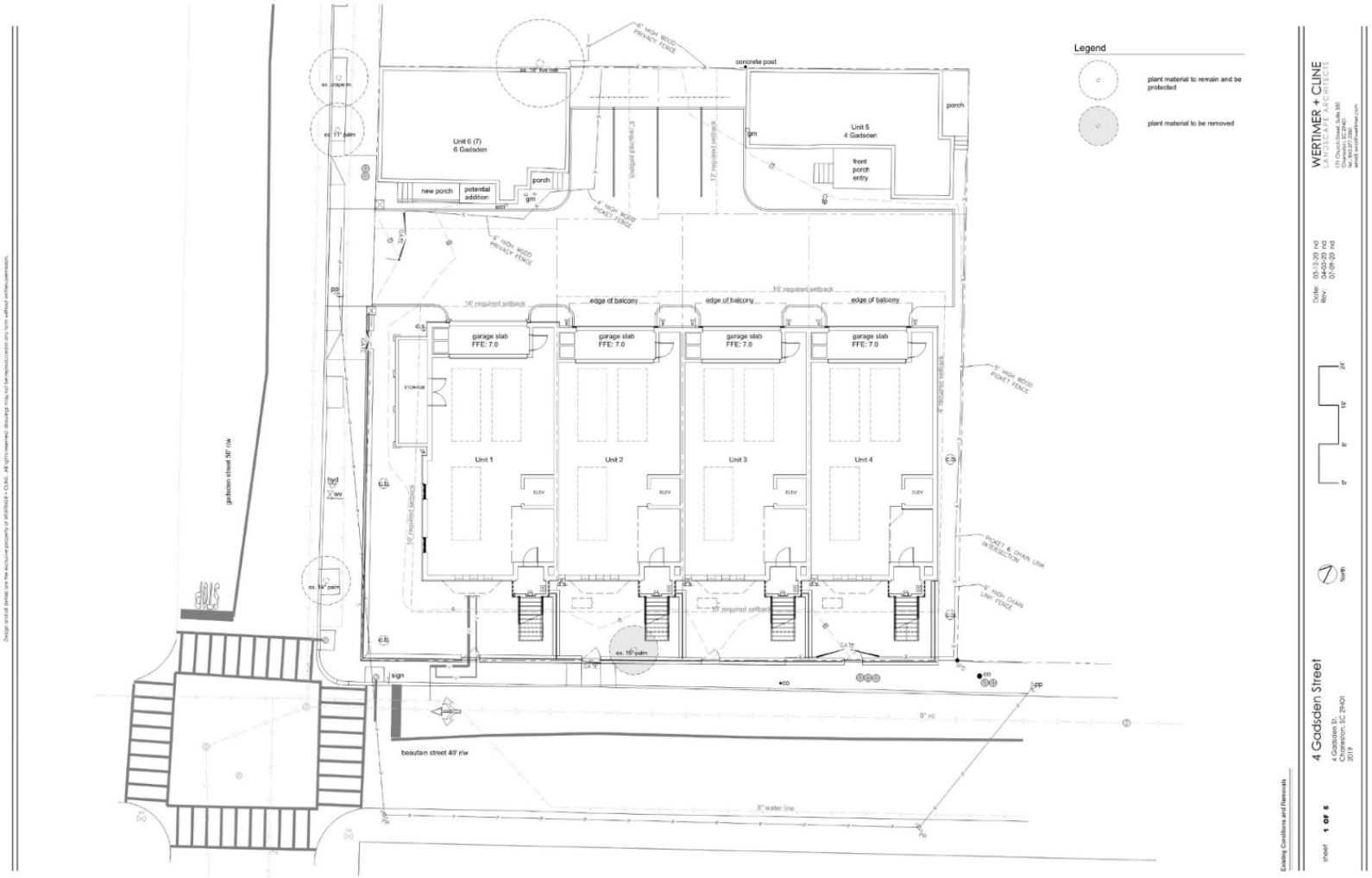
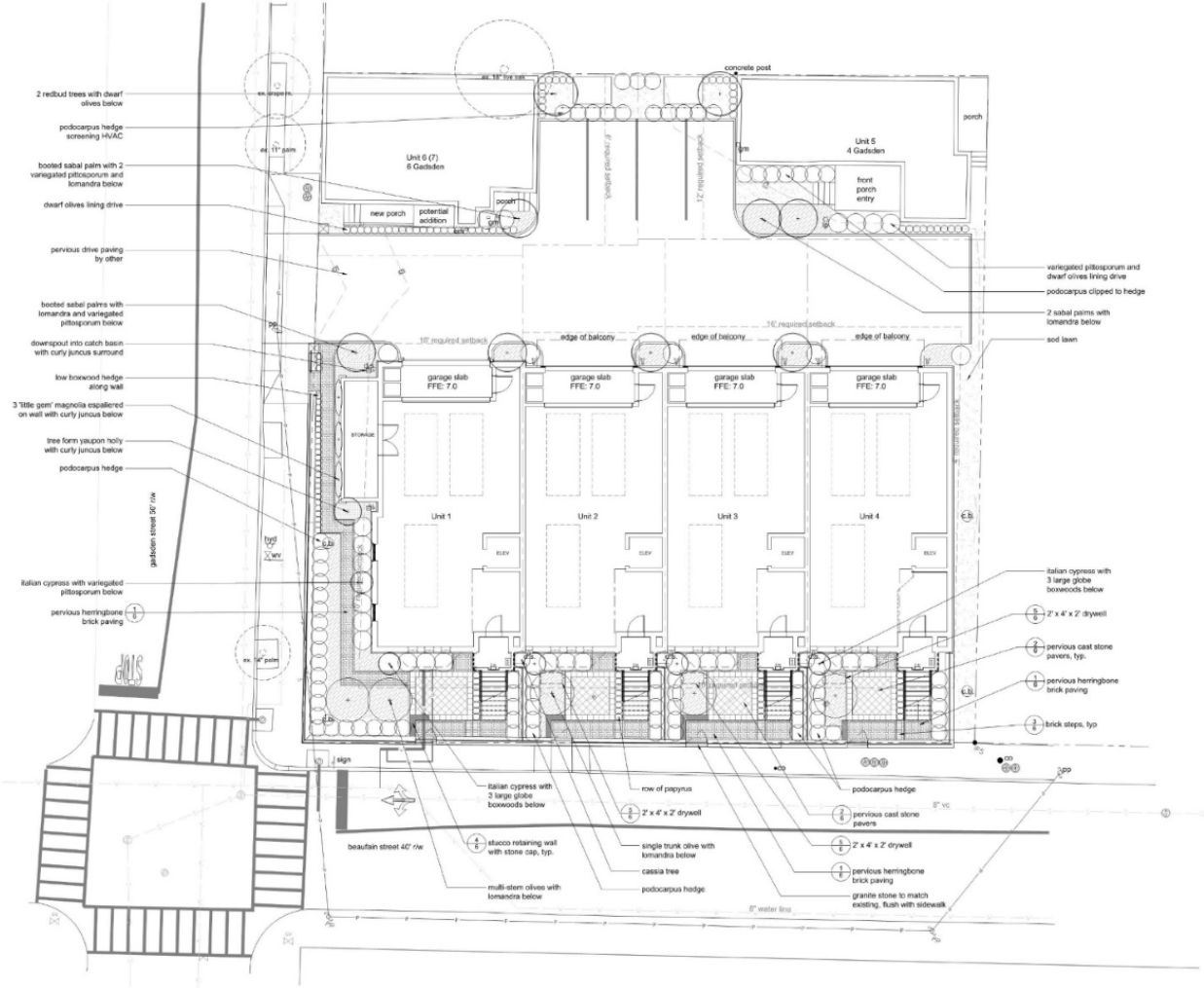
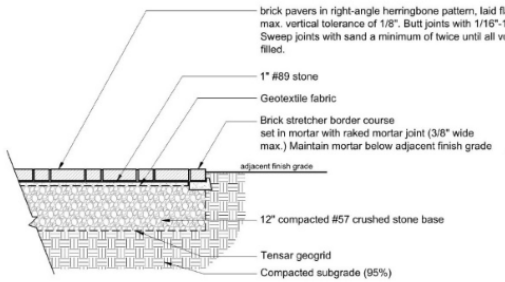
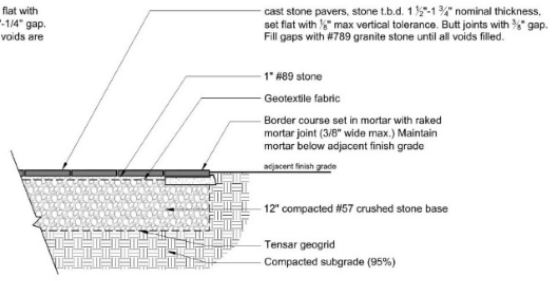

Legend
plant material to remain and be protected
plant material to be removed
WERTIMER + CLINE
4 Gadsden Street
4 Gadsden St.
Charleston, SC 29401
2017
sheet 1 OF 5
North
Existing Conditions and Removals
Unit 6 (7)
6 Gadsden
Unit 5
4 Gadsden
new porch
potential addition
porch
front porch entry
concrete post
6' HIGH WOOD PRIVACY FENCE
6' HIGH WOOD PICKET FENCE
6' HIGH CHAIN LINK FENCE
PICKET & CHAIN LINK INTERSECTION
edge of balcony
garage slab FFE: 7.0
STORAGE
Unit 1
Unit 2
Unit 3
Unit 4
ELEV
GATE
sign
beaufain street 40' r/w
gadsden street 56' r/w
8" water line
8" vc


2 redbud trees with dwarf olives below
podocarpus hedge screening HVAC
booted sabal palm with 2 variegated pittosporum and lomandra below
dwarf olives lining drive
pervious drive paving by other
booted sabal palms with lomandra and variegated pittosporum below
downspout into catch basin with curly juncus surround
low boxwood hedge along wall
3 'little gem' magnolia espaliered on wall with curly juncus below
tree form yaupon holly with curly juncus below
podocarpus hedge
gadsden street 36' r/w
Italian cypress with variegated pittosporum below
pervious herringbone brick paving
sign
beaufain street 40' r/w
Italian cypress with 3 large globe boxwoods below
stucco retaining wall with stone cap, typ.
multi-stem olives with lomandra below
row of papyrus
2' x 4' x 2' drywell
single trunk olive with lomandra below
cassia tree
podocarpus hedge
8" water line
podocarpus hedge
pervious cast stone pavers
2' x 4' x 2' drywell
pervious herringbone brick paving
granite stone to match existing, flush with sidewalk
8" VC
variegated pittosporum and dwarf olives lining drive
podocarpus clipped to hedge
2 sabal palms with lomandra below
sod lawn
Italian cypress with 3 large globe boxwoods below
2' x 4' x 2' drywell
pervious cast stone pavers, typ.
pervious herringbone brick paving
brick steps, typ
Unit 6 (7)
6 Gadsden
new porch
potential addition
porch
gym
Unit 5
4 Gadsden
front porch entry
porch
concrete post
edge of balcony
16' required setback
garage slab FFE: 7.0
STORAGE
Unit 1
Unit 2
Unit 3
Unit 4
ELEV
Proposed Site Plan
WERTIMER + CLINE
LANDSCAPE ARCHITECTS
4 Gadsden Street
4 Gadsden St.
Charleston, SC 29401
2017
sheet 2 OF 5
Date: 03-13-20 rvd
Rev: 04-03-20 rvd
07-09-20 rvd
North



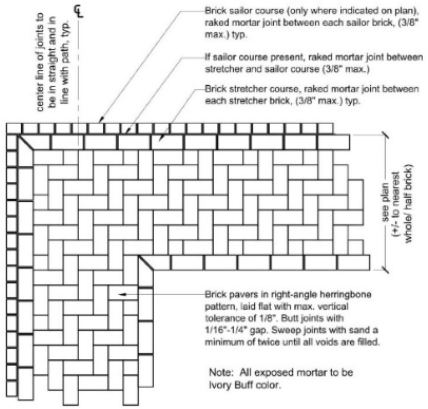
1/6 Pervious Brick Paving
Scale 1" =1'-0" Section



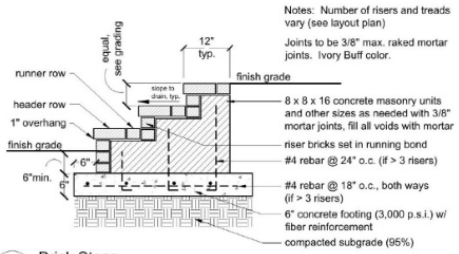
2/6 Pervious Stone Paving
Scale 1" =1'-0" Section

Brick Notes:

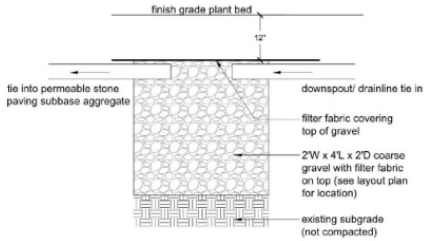
1. All bricks to be Old Carolina Brick Co. Color to be 50% Savannah Gray and 50% Georgetowne. Different color bricks to be mixed in a random fashion when installed.
2. Sides of brick with sand or lime coating to be considered finished side - only finished sides to be exposed.
3. Brick pavers in right angle herringbone pattern, laid flat with max. vertical tolerance of 1/8".
4. Brick sizes vary. Joints widths: min. 1/16", max. 3/8". Strive to keep joints as tight as possible. Center line of joints to be straight and in line with path.
5. All exposed mortar joints to be raked. Max. width 3/8". Ivory Buff color
6. Widths indicated on layout plan shall be considered +/- to work to the nearest whole or half brick. Verify adjusting layout dimensions to whole/half brick will not conflict with other areas of layout. If conflict arises, contact Landscape Architect before proceeding.
8. Dimensions given are from edge-to-edge of stretchers (or face-to-face of brick sailors where present).
9. Do not pressure wash bricks or allow to come into contact with acid.



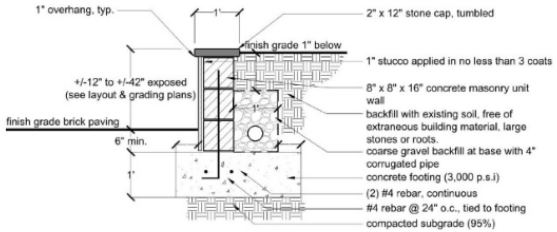
1/6 Brick Herringbone Pattern
Scale 1" =1'-0" Plan



3/6 Brick Steps
Scale 1" =1'-0" Section



5/6 Dry Well Detail
Not to scale



4/6 Stucco Retaining Wall w/ Stone Cap Detail
Scale 1" =1'-0" Section

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WERTIMER + CLINE
LANDSCAPE ARCHITECTS
173 Church Street, Suite 303
Charleston, SC 29401
Tel: 843.723.8000
email: info@wertimer.com

Date: 03-13-20 rvd
Rev: 04-03-20 rvd
07-06-20 rvd

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4 Gadsden St.
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2017

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Masonry Details

PLANTING NOTES

1. The Landscape Contractor is responsible for contacting the utility locator service, NO CUTS (1.800.922.0983), to locate all existing underground electrical and telephone utilities. Contractor to make this contact prior to beginning construction.
2. Landscape Contractor shall verify plans in the field and notify Landscape Architect of any discrepancies prior to construction.
3. Tree plantings and bed lines shall be staked by Landscape Contractor for Landscape Architect's approval prior to installation. The Landscape Architect reserves the right to make adjustments to planting locations as needed.
4. Base bid items include all indicated graded swales, berms, plantings, mulching, **irrigation system**, and backflow preventer. Irrigation system to provide 100% coverage to all plant beds on site and to include a minimum of two hose bibs, and a rain gauge.
5. Add fine pine bark mulch to all beds at 3 inch depth, unless otherwise noted.
6. Landscape Contractor is responsible for maintaining all plants & work during the course of the project until final acceptance by Landscape Architect.
7. Landscape Contractor to guarantee plant material for (1) one year from the date of final acceptance by Landscape Architect.
8. The Landscape Contractor shall exercise extreme caution in areas where additional suspected underground utilities may exist. The Landscape Contractor shall be responsible for all damage to existing utilities, both known and unknown. Also, he shall exercise industry standard safety practices while working near vehicular traffic.
9. Landscape Contractor shall make all arrangements for temporary irrigation system services, permits and fees as needed.
10. Landscape Contractor to provide 3" Bee's Ferry compost or approved equal to all beds and fine grade to provide smooth transition into existing grades. Grade to prevent ponding.
11. Plant material list is prepared for estimating purposes only. Contractors shall make their own quantity takeoffs using drawings to determine quantities to their satisfaction. Contractor shall report any discrepancies which may effect bidding to Landscape Architect.
12. If seasonal conditions necessitate the need for container grown stock when balled and burlapped plant material is specified, contractor shall contact Landscape Architect for approval prior to substitution.
13. If present, Landscape Contractor to include all pumps and filters suitable for aquatic plant culture in pools.
14. Contractor must do a soil test and provide results to Landscape Architect and verify that existing soil conditions are adequate before any planting commences.

Plant List

Trees

Quantity	Botanical Name	Common Name	Size	Root	Remarks
2	Cercis canadiensis	Eastern Redbud	30 gal.	cont.	matching
5	Cupressus sempervirens	Italian Cypress	6' ht.	cont.	matching
1	Ilex vomitoria	Tree Form Youpon Holly	8'- 9'	cont.	matching
3	Olea europaea	Olive tree	6'-7' ht.	cont.	single-stem, matching
2	Olea europaea	Olive tree	6'-7' ht.	cont.	multi-stem, matching
7	Sabal Palmetto	Palmetto	14' c.t.	b & b	booted, full heads, heights tbd

Shrubs

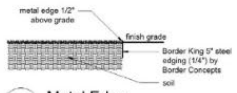
Quantity	Botanical Name	Common Name	Size	Root	Remarks
12	Buxus microphylla japonica 'Winter Gem'	Globe Boxwood	36" dia.	cont.	globe form
28	Buxus microphylla japonica 'Winter Gem'	Boxwood	3 gal.	cont.	clipped to low hedge
3	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia Espalier	15 gal.	cont.	
55	Olea europaea 'Montra'	Dwarf Olive	1 gal.	cont.	
77	Podocarpus macrophyllus	Podocarpus	30 gal.	cont.	trim to hedge
17	Pittosporum tobira 'variegatum'	Variegated Pittosporum	15 gal.	cont.	
3	Senna bicapsularis	Cassia	7 gal.		

Perennials, Grasses, Groundcovers, and Vines

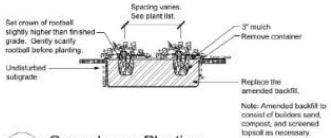
Quantity	Botanical Name	Common Name	Size	Root	Remarks
32	Cyperus alternifolius	Papyrus	1 gal.	cont.	per plan
144	Lomandra longifolia	Lomandra	1 gal.	cont.	24" o.c.
45	Juncus effusus f. spiralis	Curly/Corkscrew Juncus	1 gal.	cont.	15" o.c.

Turf

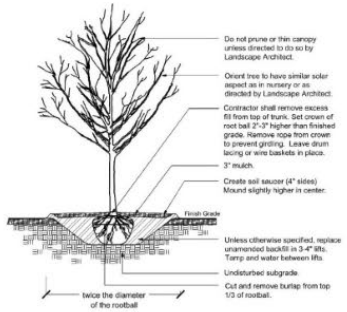
210	Zoysia 'empire'	Empire Zoysia	s.f. sod	bare	verify in field



Metal Edge
Scale: 1" = 1'-0"



Groundcover Planting
Not to Scale



Deciduous Tree Planting
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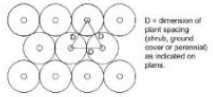
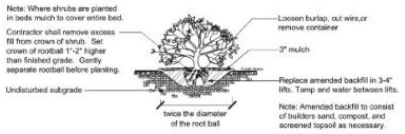
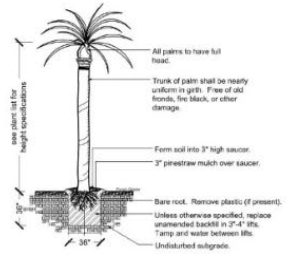


Typical Plant Spacing
Not to Scale



Shrub Planting
Not to Scale



Palm Tree Planting
Not to Scale

Plant Schedule and Planting Details

sheet 4 OF 5

4 Gadsden Street
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Charleston, SC 29401
2017

Date: 03-13-20 rd
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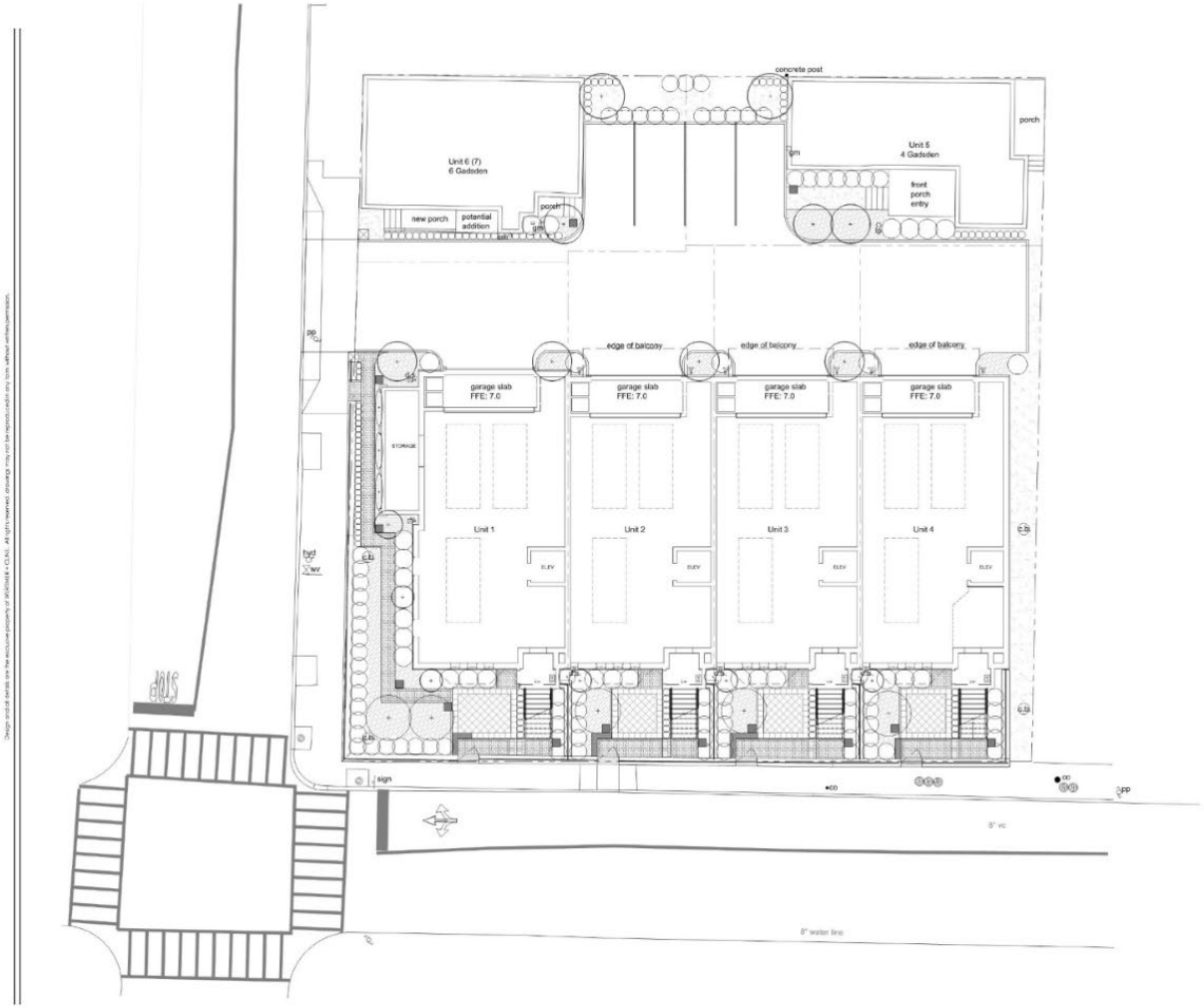

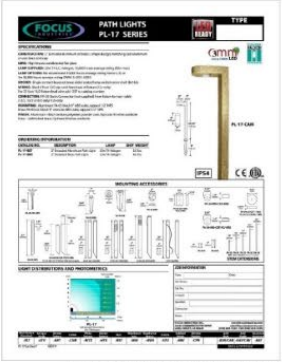

Focus PL-17, copper path light

Legend

(13) Focus PL-17, copper path light

(tbd) 4" schedule 40 PVC conduit installed side by side at a max. of 12" below grade or below wall footers

Proposed Site Plan with Lighting

4 Gadsden Street

4 Gadsden St.
Charleston, SC 29401
2017

sheet 5 OF 5

Date 03-13-20 rcd
Rev 04-03-20 rcd
07-06-20 rcd

WERTIMER + CLINE
ARCHITECTS

171 Church Street, Suite 303
Charleston, SC 29401
843-853-2000
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1 SOUTHEAST PERSPECTIVE

2 SOUTHWEST PERSPECTIVE

NOT FOR CONST.

EVANS & SCHMIDT ARCHITECTS
294 MEETING STREET, CHARLESTON, S.C. (843) 723-5495

4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA

STATE OF SOUTH CAROLINA
JOSEPH D. SCHMIDT
NO. 2575
CHARLESTON
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
EVANS & SCHMIDT
CHARLESTON, SC
A-0409
REGISTERED ARCHITECT

ISSUED:
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PRELIMINARY BAR 08-08-2020
FINAL BAR 08-12-2020

PROJECT NO. 19.118
DATE: 08-12-2020
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EXTERIOR PERSPECTIVES

A0.1

1 NORTHWEST PERSPECTIVE

2 NORTHEAST PERSPECTIVE

NOT FOR CONST.

EVANS & SCHMIDT ARCHITECTS
284 MEETING STREET, CHARLESTON, S.C. (843) 723-5495

4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA

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JOSEPH D. SCHMIDT
NO. 2575
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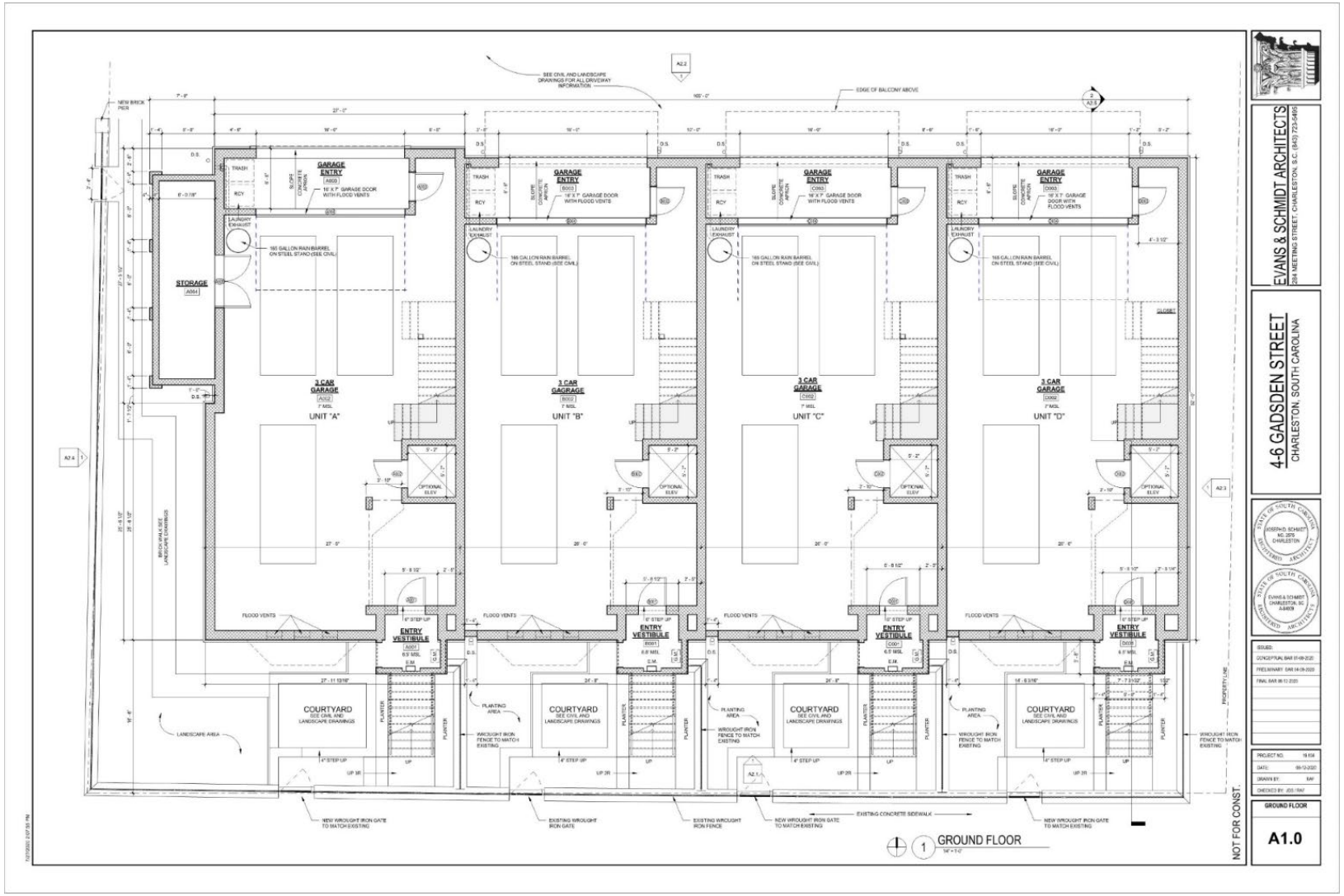
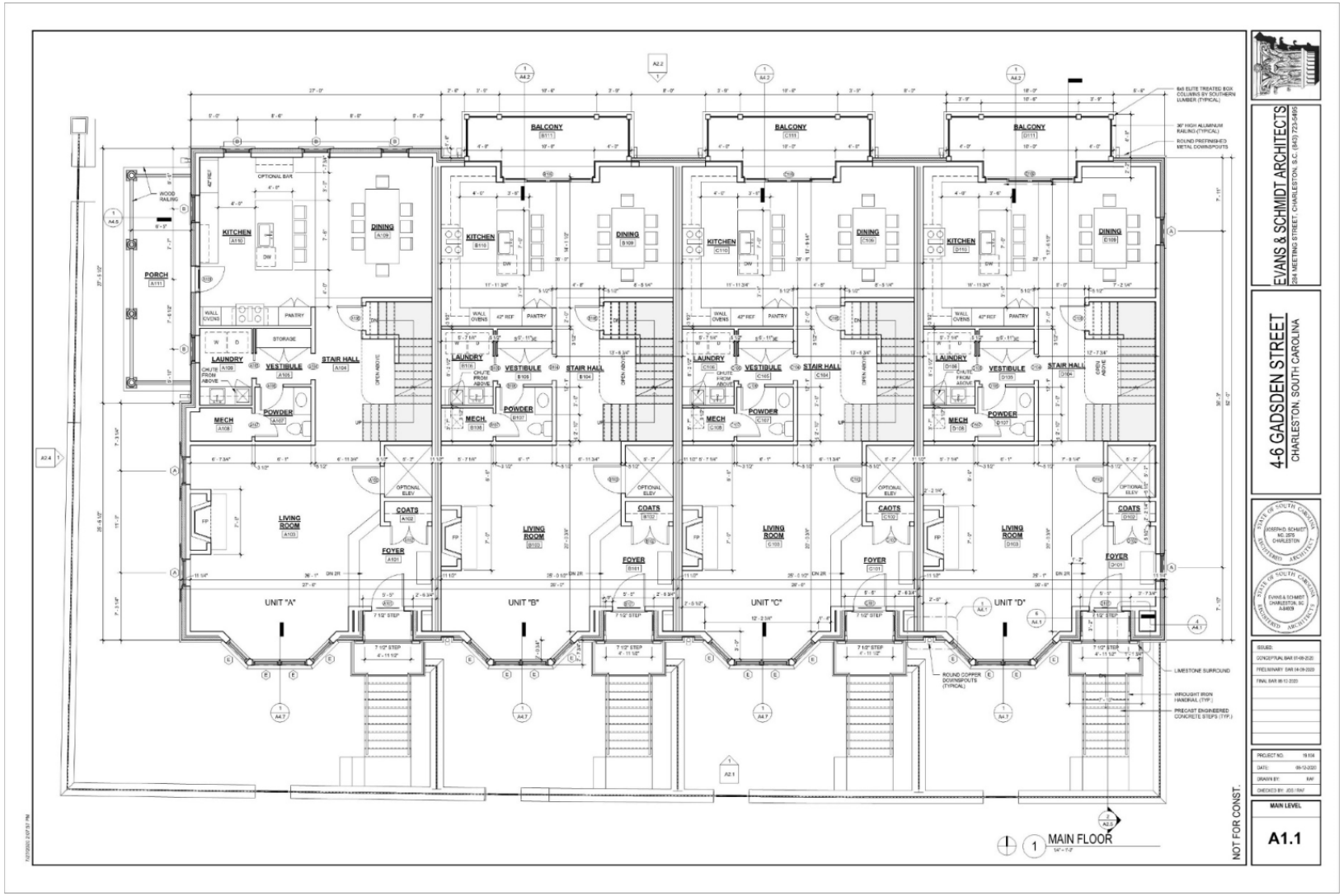
EXTERIOR PERSPECTIVES

A0.2


EVANS & SCHMIDT ARCHITECTS
294 MEETING STREET, CHARLESTON, S.C. (843) 723-5495
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
GROUND FLOOR
A1.0
NOT FOR CONST.
GARAGE ENTRY
STORAGE
3 CAR GARAGE
UNIT "A"
UNIT "B"
UNIT "C"
UNIT "D"
ENTRY VESTIBULE
COURTYARD
SEE CIVIL AND LANDSCAPE DRAWINGS
FLOOD VENTS
OPTIONAL ELEV
LAUNDRY EXHAUST
165 GALLON RAIN BARREL ON STEEL STAND (SEE CIVIL)
EDGE OF BALCONY ABOVE
SEE CIVIL AND LANDSCAPE DRAWINGS FOR ALL DRIVEWAY INFORMATION
NEW BRICK PIER
PLANTER
PLANTING AREA
WROUGHT IRON FENCE TO MATCH EXISTING
LANDSCAPE AREA
NEW WROUGHT IRON GATE TO MATCH EXISTING
EXISTING WROUGHT IRON GATE
EXISTING WROUGHT IRON FENCE
EXISTING CONCRETE SIDEWALK
PROPERTY LINE
GROUND FLOOR


EVANS & SCHMIDT ARCHITECTS
294 MEETING STREET, CHARLESTON, S.C. (843) 723-5495
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
MAIN LEVEL
A1.1
NOT FOR CONST.
1 MAIN FLOOR
UNIT "A"
UNIT "B"
UNIT "C"
UNIT "D"
BALCONY
KITCHEN
DINING
PORCH
LAUNDRY
VESTIBULE
STAIR HALL
POWDER
MECH
LIVING ROOM
COATS
FOYER
PANTRY
STORAGE
OPTIONAL BAR
WALL OVENS
42" REF
OPTIONAL ELEV
7 1/2" STEP
6x6 ELITE TREATED BOX COLUMNS BY SOUTHERN LUMBER (TYPICAL)
36" HIGH ALUMINUM RAILING (TYPICAL)
ROUND PREFINISHED METAL DOWNSPOUTS
ROUND COPPER DOWNSPOUTS (TYPICAL)
LIMESTONE SURROUND
WROUGHT IRON HANDRAIL (TYP.)
PRECAST ENGINEERED CONCRETE STEPS (TYP.)
WOOD RAILING
ISSUED:
CONCEPTUAL BAR 01-08-2020
PRELIMINARY BAR 04-08-2020
FINAL BAR 06-12-2020
PROJECT NO. 19.108
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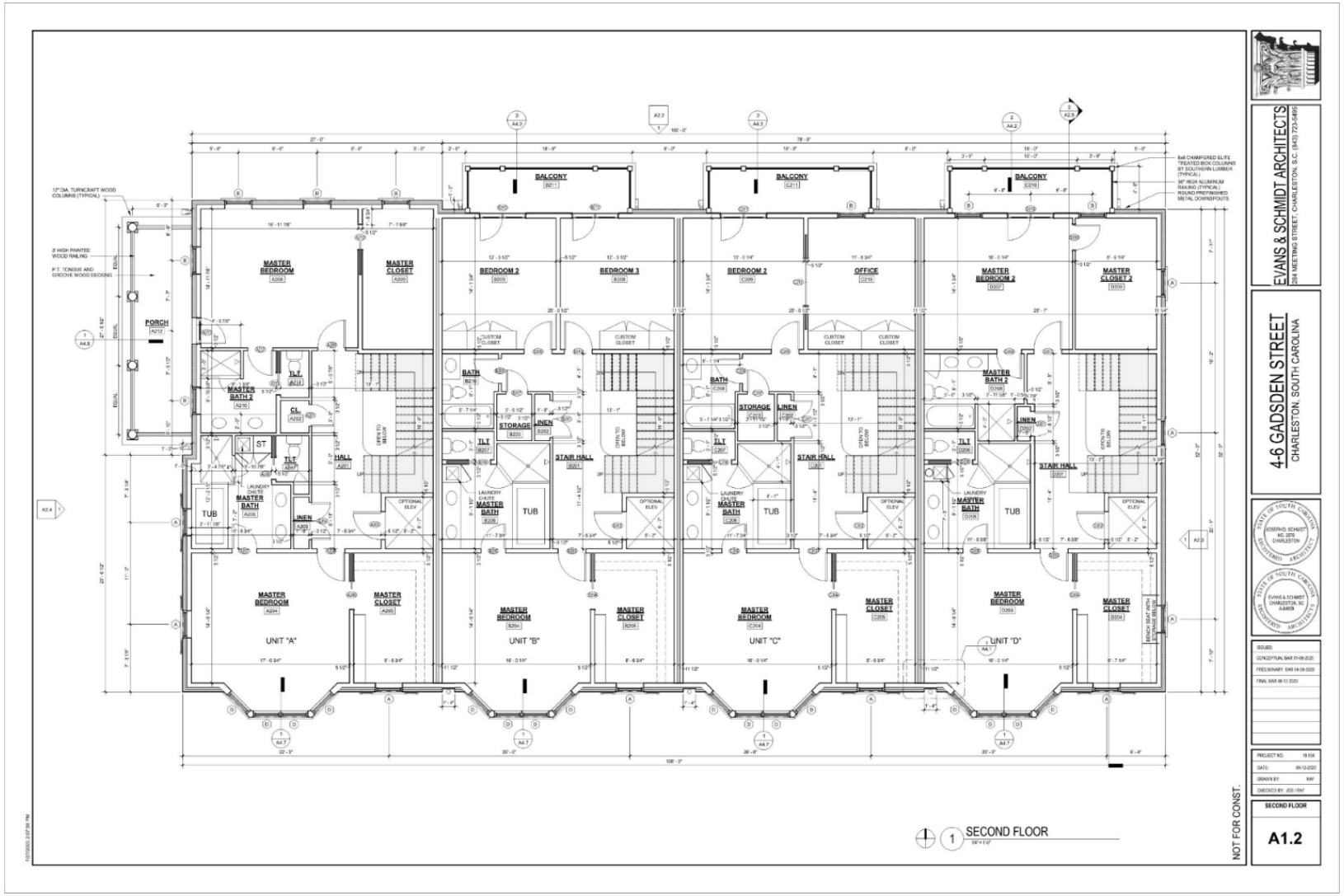
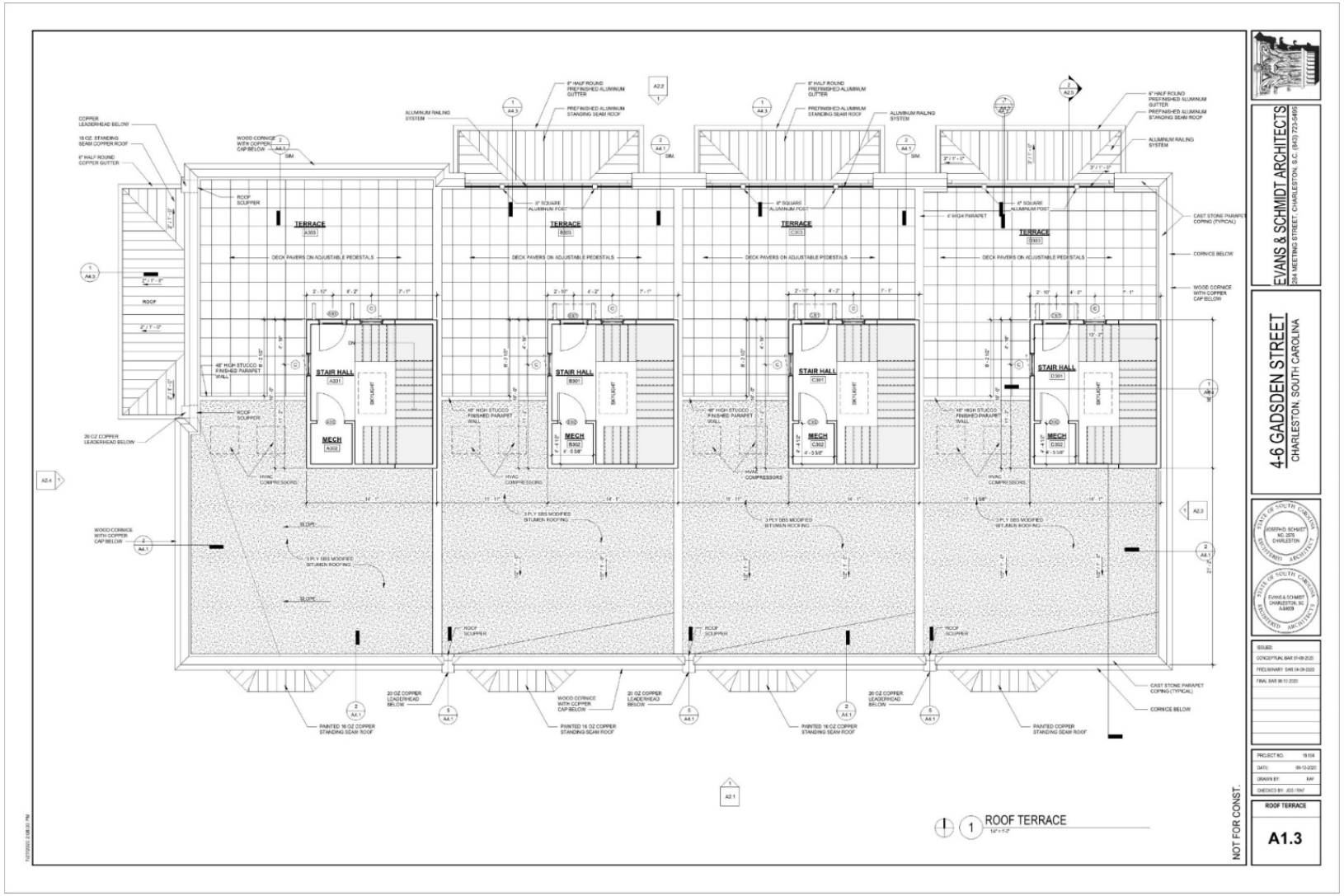
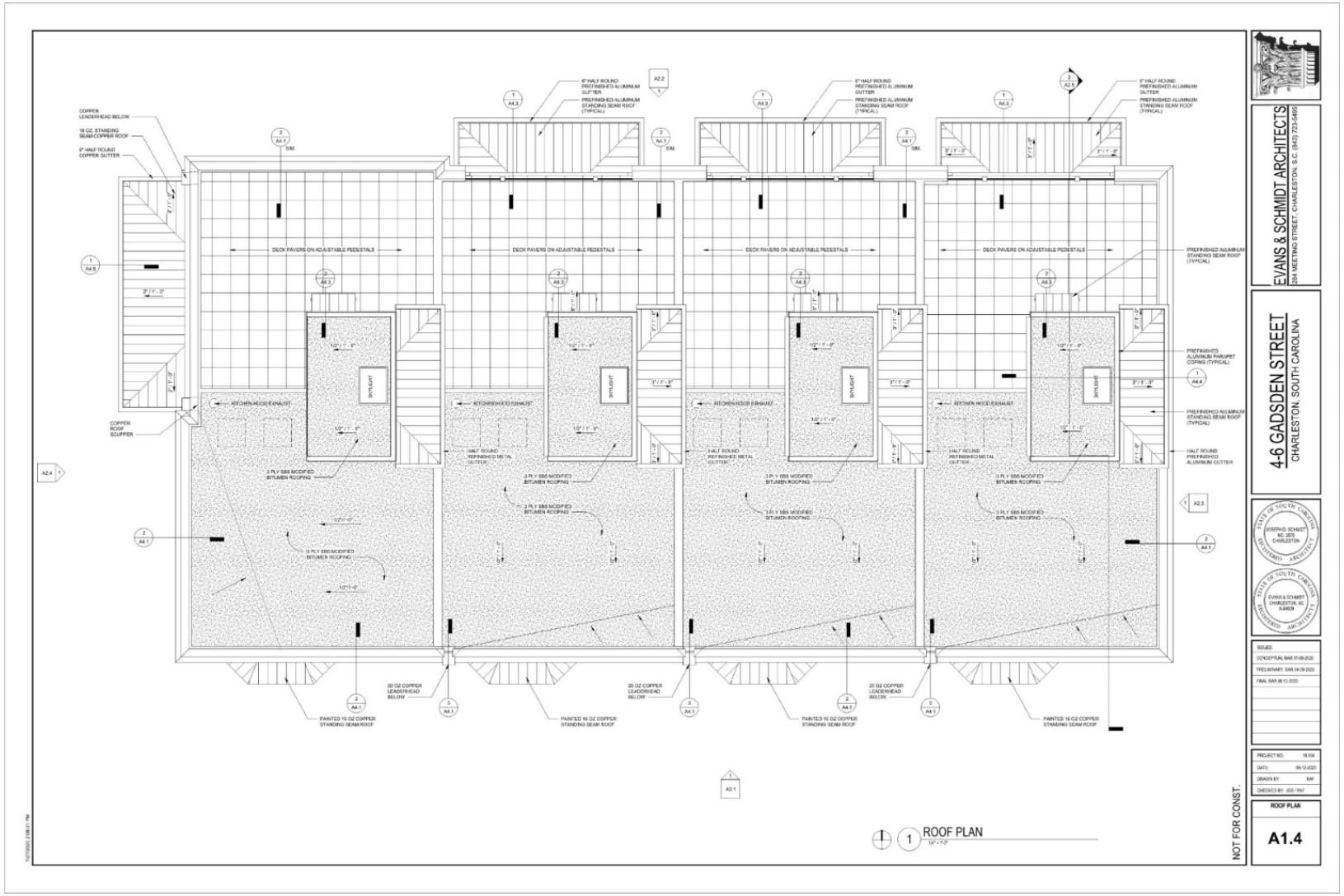

EVANS & SCHMIDT ARCHITECTS
284 MEETING STREET, CHARLESTON, S.C. (843) 723-5495
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
SECOND FLOOR
A1.2
NOT FOR CONST.
UNIT "A"
UNIT "B"
UNIT "C"
UNIT "D"
MASTER BEDROOM
MASTER CLOSET
BALCONY
PORCH
BEDROOM 2
BEDROOM 3
OFFICE
MASTER BEDROOM 2
MASTER CLOSET 2
MASTER BATH
MASTER BATH 2
STAIR HALL
STORAGE
LINEN
TUB
BATH
TLT
CUSTOM CLOSET
OPTIONAL ELEV
1 SECOND FLOOR


ROOF TERRACE
NOT FOR CONST.
A1.3
ROOF TERRACE
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
EVANS & SCHMIDT ARCHITECTS
294 MEETING STREET, CHARLESTON, S.C. (843) 723-5495
TERRACE
STAIR HALL
MECH
DECK PAVERS ON ADJUSTABLE PEDESTALS
ROOF
ROOF SCUPPER
HVAC COMPRESSORS
3 PLY SBS MODIFIED BITUMEN ROOFING
48" HIGH STUCCO FINISHED PARAPET WALL
4" HIGH PARAPET
8" SQUARE ALUMINUM POST
8" HALF ROUND PREFINISHED ALUMINUM GUTTER
PREFINISHED ALUMINUM STANDING SEAM ROOF
ALUMINUM RAILING SYSTEM
CAST STONE PARAPET COPING (TYPICAL)
CORNICE BELOW
WOOD CORNICE WITH COPPER CAP BELOW
COPPER LEADERHEAD BELOW
16 OZ. STANDING SEAM COPPER ROOF
6" HALF ROUND COPPER GUTTER
20 OZ COPPER LEADERHEAD BELOW
PAINTED 16 OZ COPPER STANDING SEAM ROOF
PAINTED COPPER STANDING SEAM ROOF


6" HALF ROUND PREFINISHED ALUMINUM GUTTER
PREFINISHED ALUMINUM STANDING SEAM ROOF (TYPICAL)
COPPER LEADER HEAD BELOW
16 OZ. STANDING SEAM COPPER ROOF
6" HALF ROUND COPPER GUTTER
DECK PAVERS ON ADJUSTABLE PEDESTALS
SKYLIGHT
KITCHEN HOOD EXHAUST
COPPER ROOF SCUPPER
HALF ROUND PREFINISHED METAL GUTTER
3 PLY SBS MODIFIED BITUMEN ROOFING
PREFINISHED ALUMINUM PARAPET COPING (TYPICAL)
HALF ROUND PREFINISHED ALUMINUM GUTTER
20 OZ COPPER LEADERHEAD BELOW
PAINTED 16 OZ COPPER STANDING SEAM ROOF
NOT FOR CONST.
1 ROOF PLAN
EVANS & SCHMIDT ARCHITECTS
294 MEETING STREET, CHARLESTON, S.C. (843) 723-5495
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
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FINAL BAR 06-12-2020
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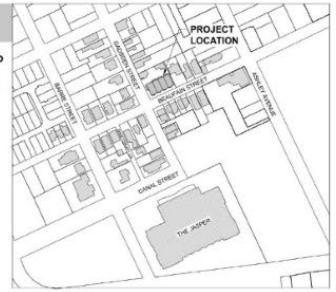
ROOF PLAN
A1.4

BEAUFAIN STREET ELEVATIONS

AREA MAP



4-6 GADSDEN STREET

CHARLESTON, SOUTH CAROLINA

A2.0A

GADSDEN STREET ELEVATIONS

AREA MAP

4-6 GADSDEN STREET

CHARLESTON, SOUTH CAROLINA

A2.0B

PREFINISHED ALUMINUM PARAPET CAP
3 COAT 7/8" STUCCO FINISH
PREFINISHED HAND CRIMPED ALUMINUM STANDING SEAM ROOF WITH 1" HIGH SEAMS
CAST STONE PARAPET CAP
PRESSURE TREATED WOOD CORNICE WITH 20 OZ. COPPER CAP
ROOF TERRACE
CAST STONE WINDOW HEADS TYPICAL AT THIS ELEVATION
FIBERGLASS SHUTTERS
ALUMINUM CLAD SOL DOUBLE HUNG WOOD WINDOWS (TYPICAL)
CAST STONE WINDOW SILLS TYPICAL AT THIS ELEVATION
BRICK QUOINS (16" W X 4 COURSES HIGH, PROVIDE 1" OFFSET FROM WALL)
BRICK VENEER
SECOND FLOOR
LIMESTONE ENTRY PORTICO
CUSTOM ELECTRIC COPPER PENDANT LIGHT AT EACH ENTRY
BRICK QUOINS (3 COURSES HIGH, 1 COURSE REVEAL, 1/2" PROJECTION)
PAINTED MAHOGANY ENTRY DOOR AND TRANSOM
ALUMINUM CLAD SOL DOUBLE HUNG WOOD WINDOWS (TYPICAL)
MAIN FLOOR
STONE BELT COURSE
GROUND FLOOR
PAINTED STANDING SEAM COPPER ROOF
COPPER LEADERHEAD AND DOWNSPOUT
EXISTING WROUGHT IRON FENCE (REFURBISH AND RE-PAINT)
NEW GATE OPENING
EXISTING GATE OPENING
EXISTING BRICK LANDSCAPE WALL (REPAIR AND RE-POINT)
NEW BRICK AND WROUGHT IRON LANDSCAPE WALL, EXTENSION TO MATCH EXISTING
NOT FOR CONST.
1 PROPOSED SOUTH ELEVATION
EVANS & SCHMIDT ARCHITECTS
294 MEETING STREET, CHARLESTON, S.C. (843) 723-5495
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
ISSUED:
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SOUTH ELEVATION
A2.1

PREFINISHED ALUMINUM PARAPET CAP
3 COAT 7/8" STUCCO FINISH
PREFINISHED ALUMINUM CLAD WINDOW
PREFINISHED HAND CRIMPED ALUMINUM STANDING SEAM ROOF WITH 1" HIGH SEAMS
CAST STONE PARAPET CAP
3' HIGH ALUMINUM HANDRAIL
PREFINISHED HAND CRIMPED ALUMINUM STANDING SEAM ROOF WITH 1" HIGH SEAMS
PREFINISHED ALUMINUM GUTTER AND DOWNSPOUTS
MARVIN PREFINISHED ALUMINUM CLAD EXTERIOR PATIO DOOR (TYPICAL)
CHAMFERED ELITE TREATED 6x6 PAINTED BOX COLUMNS BY SOUTHERN LUMBER
3' HIGH ALUMINUM HANDRAIL
BRICK VENEER
MULTI-SLIDE ALUMINUM CLAD DOOR BY KOLBE AND KOLBE
CHAMFERED ELITE TREATED 6x6 PAINTED BOX COLUMNS BY SOUTHERN LUMBER
3' HIGH ALUMINUM HANDRAIL
PAINTED ELITE TREATED WOOD TRIM
STONE BELT COURSE
3 COAT 7/8" STUCCO FINISH WITH SCORE LINES
STUCCO WATERTABLE
MARVIN PREFINISHED ALUMINUM CLAD EXTERIOR DOOR (TYPICAL)
PAINTED WOOD BRACKETS
8" SQUARE ALUMINUM POST
41' - 8"
41' - 9"
41' - 9"
38' - 0"
CAST STONE PARAPET CAP
PRESSURE TREATED WOOD CORNICE WITH 20 OZ. COPPER CAP
16 OZ. COPPER STANDING SEAM ROOF
ROOF TERRACE 32' - 0"
ALUMINUM CLAD SDL DOUBLE HUNG WOOD WINDOWS (TYPICAL)
10" DIAMETER TURNCRAFT PAINTED WOOD COLUMN
3' HIGH PAINTED WOOD RAILING
PAINTED ELITE TREATED WOOD TRIM
SECOND FLOOR 21' - 0 1/2"
BRICK WINDOW HEADS TYPICAL AT THIS ELEVATION
10" DIAMETER TURNCRAFT PAINTED WOOD COLUMN
ALUMINUM CLAD SDL DOUBLE HUNG WOOD WINDOWS
3' HIGH PAINTED WOOD RAILING
PAINTED ELITE TREATED WOOD TRIM
BARN FLOOR 9' - 8 1/2"
CAST STONE SILLS TYPICAL AT THIS ELEVATION
STUCCO
AE-13 ±1'
9' - 0"
GROUND FLOOR 0' BFE
TEE THRU WALL (SEE CIVIL DRAWINGS)
FIRST FLUSH DIVERTER (SEE CIVIL DRAWINGS)
12" CONSTANT DRAIN DOWN FROM RAIN BARREL (SEE CIVIL DRAWINGS)
DEBRIS SCREEN (SEE CIVIL DRAWINGS)
BRASS LAMBS TONGUE FOR RAIN BARREL OVERFLOW (SEE CIVIL DRAWINGS)
STUCCO WATERTABLE
SIMULATED WOOD FIBERGLASS OVERHEAD DOORS WITH GLASS LITES (TYPICAL)
LIMESTONE SURROUND
1 PROPOSED NORTH ELEVATION
1/8" = 1'-0"
NOT FOR CONST.
EVANS & SCHMIDT ARCHITECTS
284 MEETING STREET, CHARLESTON, S.C. (843) 723-5495
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
STATE OF SOUTH CAROLINA
JOSEPH D. SCHMIDT
NO. 2575
CHARLESTON
REGISTERED ARCHITECT
STATE OF SOUTH CAROLINA
EVANS & SCHMIDT
CHARLESTON, SC
A-0809
REGISTERED ARCHITECTS
ISSUED:
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PRELIMINARY BAR 04-08-2020
FINAL BAR 06-12-2020
PROJECT NO. 19.104
DATE: 06-12-2020
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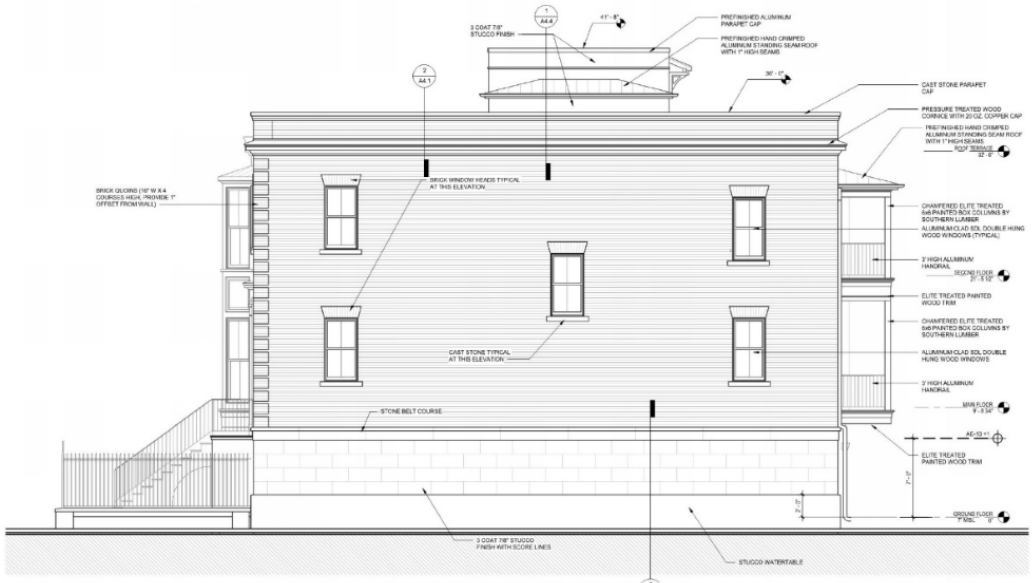
NORTH ELEVATION
A2.2



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

NOT FOR CONST.

EVANS & SCHMIDT ARCHITECTS
294 MEETING STREET, CHARLESTON, S.C. (843) 723-5495

4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA

STATE OF SOUTH CAROLINA
JOSEPH D. SCHMIDT
NO. 2575
CHARLESTON
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
EVANS & SCHMIDT
CHARLESTON, SC
A-4809
REGISTERED ARCHITECT

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PROJECT NO. 19.108
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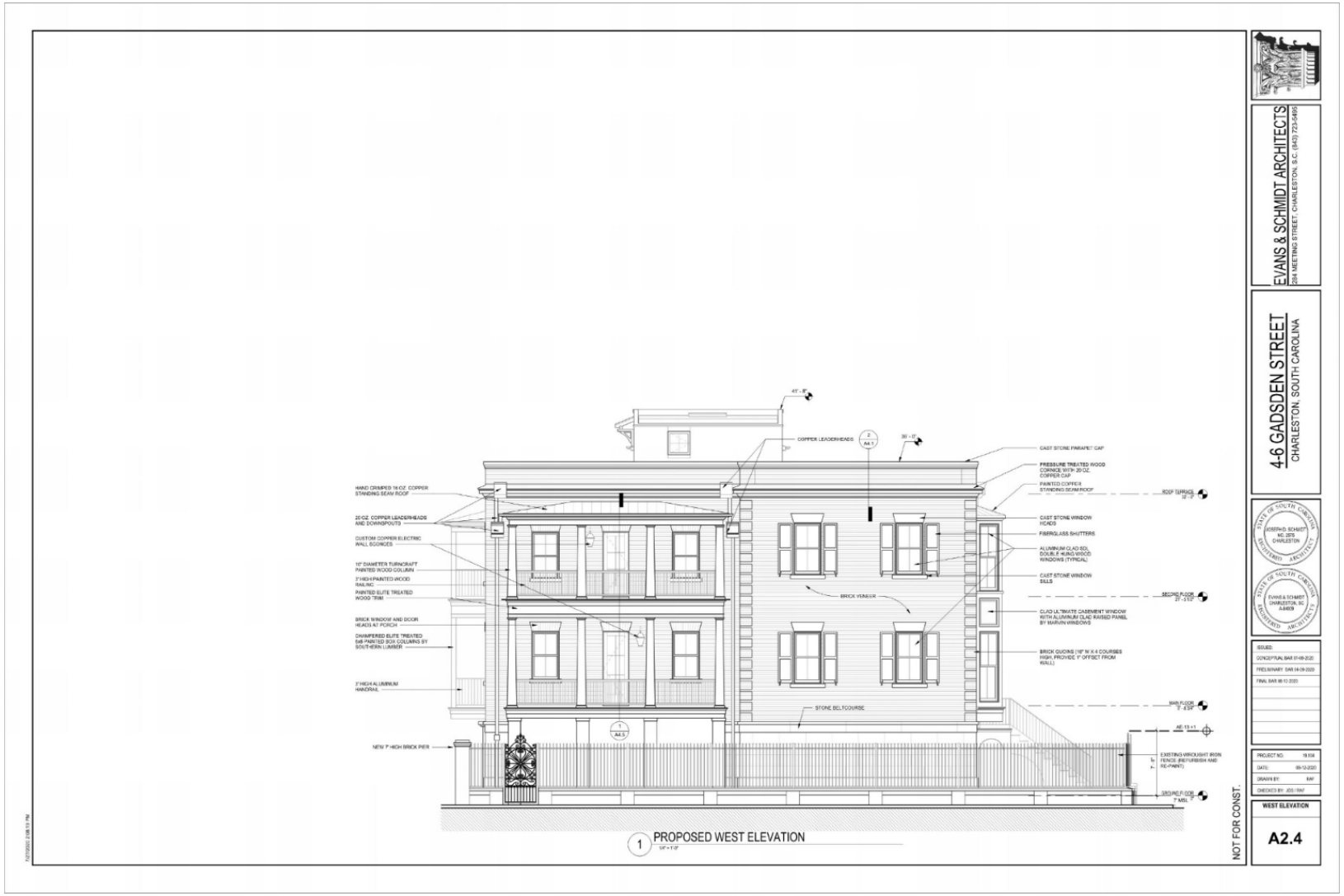
EAST ELEVATION

A2.3


HAND CRIMPED 16 OZ. COPPER STANDING SEAM ROOF
20 OZ. COPPER LEADERHEADS AND DOWNSPOUTS
CUSTOM COPPER ELECTRIC WALL SCONCES
10" DIAMETER TURNCRAFT PAINTED WOOD COLUMN
3' HIGH PAINTED WOOD RAILING
PAINTED ELITE TREATED WOOD TRIM
BRICK WINDOW AND DOOR HEADS AT PORCH
CHAMFERED ELITE TREATED 5x5 PAINTED BOX COLUMNS BY SOUTHERN LUMBER
3' HIGH ALUMINUM HANDRAIL
NEW 7' HIGH BRICK PIER
COPPER LEADERHEADS
BRICK VENEER
STONE BELTCOURSE
CAST STONE PARAPET CAP
PRESSURE TREATED WOOD CORNICE WITH 20 OZ. COPPER CAP
PAINTED COPPER STANDING SEAM ROOF
CAST STONE WINDOW HEADS
FIBERGLASS SHUTTERS
ALUMINUM CLAD SOL. DOUBLE HUNG WOOD WINDOWS (TYPICAL)
CAST STONE WINDOW SILLS
CLAD ULTIMATE CASEMENT WINDOW WITH ALUMINUM CLAD RAISED PANEL BY MARVIN WINDOWS
BRICK QUOINS (16" W X 4 COURSES HIGH, PROVIDE 1" OFFSET FROM WALL)
ROOF TERRACE 12'-3"
SECOND FLOOR 27'-11½"
MAIN FLOOR 7'-4 3/8"
AE 13'-11
EXISTING WROUGHT IRON FENCE (REFURBISH AND RE-PAINT)
GROUND FLOOR 7' MSL
41'-8"
36'-10"
1 PROPOSED WEST ELEVATION
1/8" = 1'-0"
NOT FOR CONST.
EVANS & SCHMIDT ARCHITECTS
294 MEETING STREET, CHARLESTON, S.C. (843) 723-5495
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
STATE OF SOUTH CAROLINA
JOSEPH D. SCHMIDT
NO. 2575
CHARLESTON
REGISTERED ARCHITECT
STATE OF SOUTH CAROLINA
EVANS & SCHMIDT
CHARLESTON, SC
A-0409
REGISTERED ARCHITECT
ISSUED:
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DATE: 09-12-2020
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WEST ELEVATION
A2.4

2 TRANSVERSE BUILDING SECTION
1/4" = 1'-0"

NOT FOR CONST.

EVANS & SCHMIDT ARCHITECTS
294 MEETING STREET, CHARLESTON, S.C. (843) 723-5495

4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA

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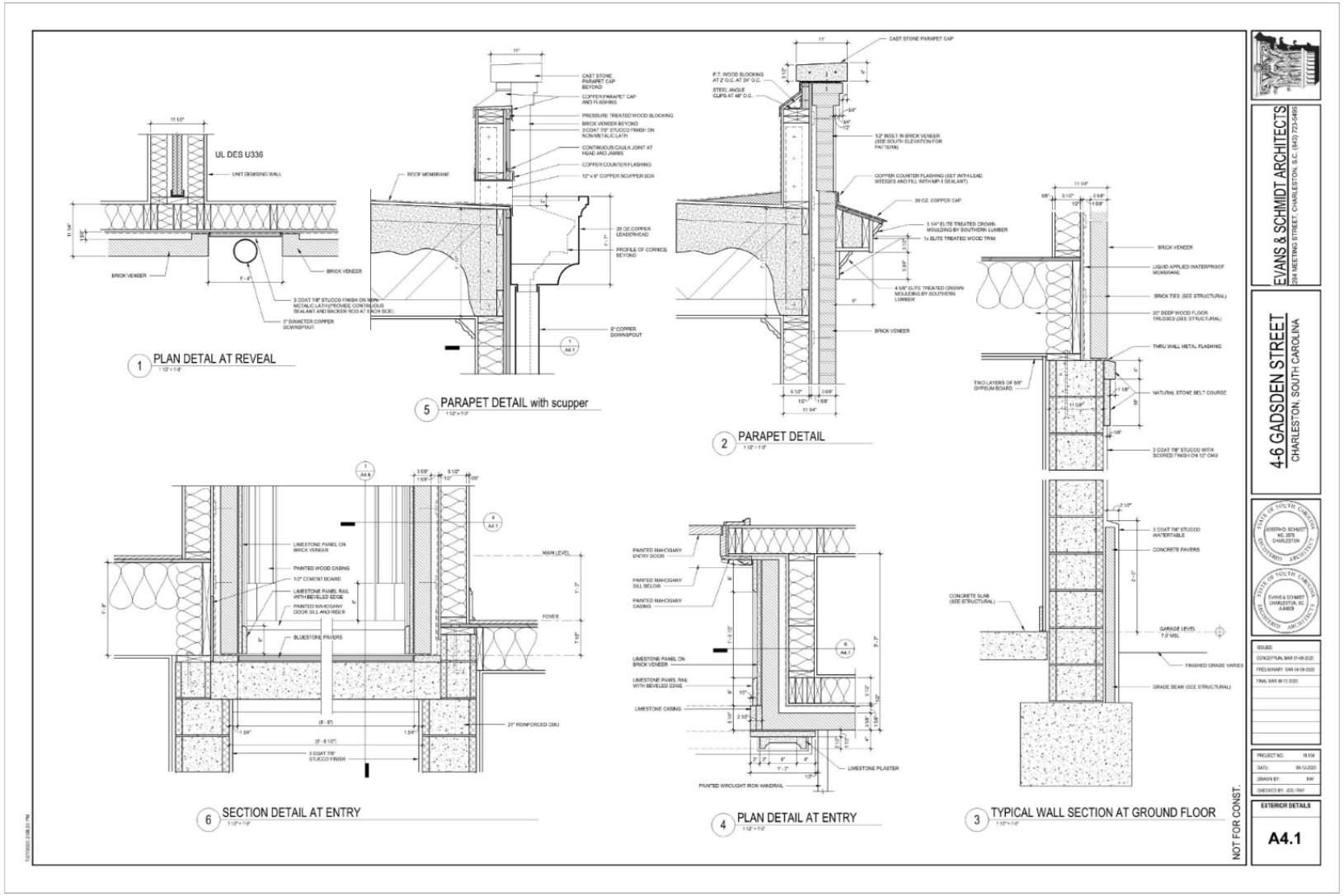
BUILDING SECTION

A2.5


UL DES U336
UNIT DEMISING WALL
BRICK VENEER
1 PLAN DETAL AT REVEAL
CAST STONE PARAPET CAP BEYOND
COPPER PARAPET CAP AND FLASHING
PRESSURE TREATED WOOD BLOCKING
BRICK VENEER BEYOND
3-COAT 7/8" STUCCO FINISH ON NON-METALIC LATH
CONTINUOUS CAULK JOINT AT HEAD AND JAMBS
COPPER COUNTER FLASHING
12" x 8" COPPER SCUPPER BOX
ROOF MEMBRANE
20 OZ COPPER LEADER HEAD
PROFILE OF CORNICE BEYOND
8" COPPER DOWNSPOUT
5 PARAPET DETAIL with scupper
CAST STONE PARAPET CAP
P.T. WOOD BLOCKING AT 2' O.C. AT 24" O.C.
STEEL ANGLE CLIPS AT 48" O.C.
1/2" INSET IN BRICK VENEER (SEE SOUTH ELEVATION FOR PATTERN)
COPPER COUNTER FLASHING (SET WITH LEAD WEDGES AND FILL WITH MP-1 SEALANT)
20 OZ. COPPER CAP
3 1/4" ELITE TREATED CROWN MOULDING BY SOUTHERN LUMBER
1x ELITE TREATED WOOD TRIM
4 5/8" ELITE TREATED CROWN MOULDING BY SOUTHERN LUMBER
BRICK VENEER
2 PARAPET DETAIL
BRICK VENEER
LIQUID APPLIED WATERPROOF MEMBRANE
BRICK TIES (SEE STRUCTURAL)
20" DEEP WOOD FLOOR TRUSSES (SEE STRUCTURAL)
THRU WALL METAL FLASHING
TWO LAYERS OF 5/8" GYPSUM BOARD
NATURAL STONE BELT COURSE
3 COAT 7/8" STUCCO WITH SCORED FINISH ON 12" CMU
3 COAT 7/8" STUCCO WATERTABLE
CONCRETE PAVERS
CONCRETE SLAB (SEE STRUCTURAL)
GARAGE LEVEL 7'-0" MSL
FINISHED GRADE VARIES
GRADE BEAM (SEE STRUCTURAL)
3 TYPICAL WALL SECTION AT GROUND FLOOR
LIMESTONE PANEL ON BRICK VENEER
PAINTED WOOD CASING
1/2" CEMENT BOARD
LIMESTONE PANEL RAIL WITH BEVELED EDGE
PAINTED MAHOGANY DOOR SILL AND RISER
BLUESTONE PAVERS
MAIN LEVEL
FOYER
21" REINFORCED CMU
3 COAT 7/8" STUCCO FINISH
6 SECTION DETAIL AT ENTRY
PAINTED MAHOGANY ENTRY DOOR
PAINTED MAHOGANY SILL BELOW
PAINTED MAHOGANY CASING
LIMESTONE PANEL ON BRICK VENEER
LIMESTONE PANEL RAIL WITH BEVELED EDGE
LIMESTONE CASING
LIMESTONE PLASTER
PAINTED WROUGHT IRON HANDRAIL
4 PLAN DETAIL AT ENTRY
NOT FOR CONST.
EVANS & SCHMIDT ARCHITECTS
294 MEETING STREET, CHARLESTON, S.C. (843) 723-5495
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
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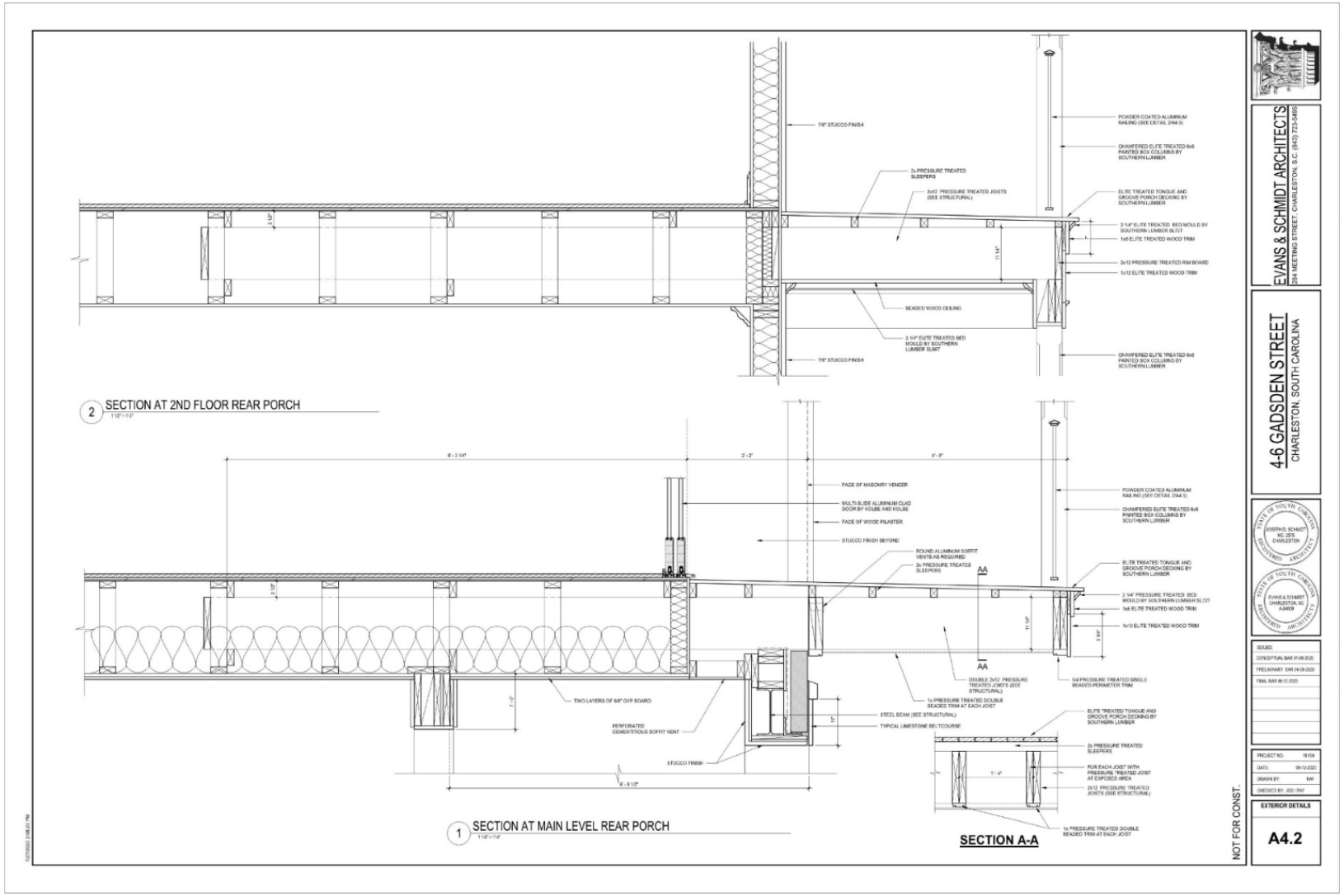
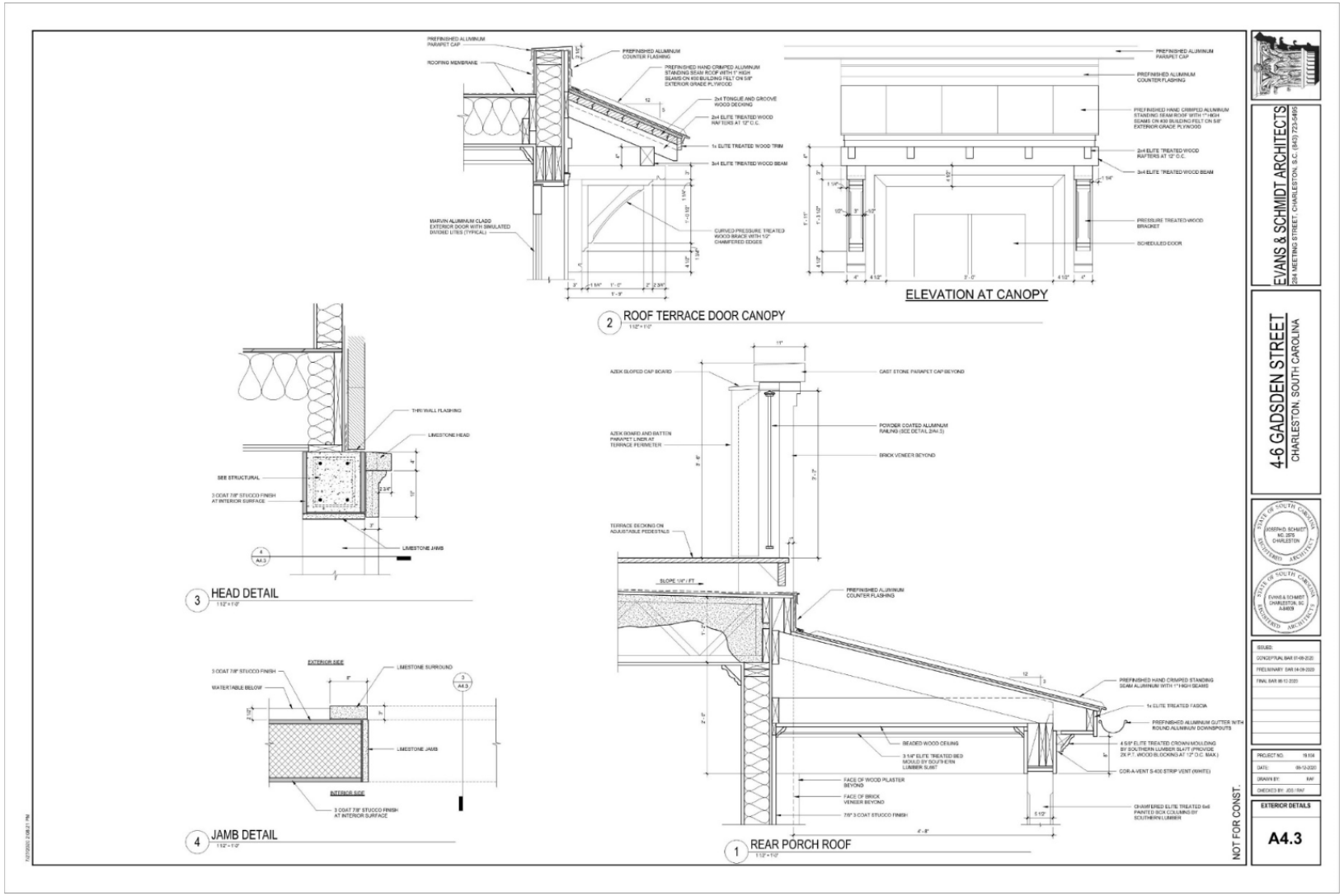
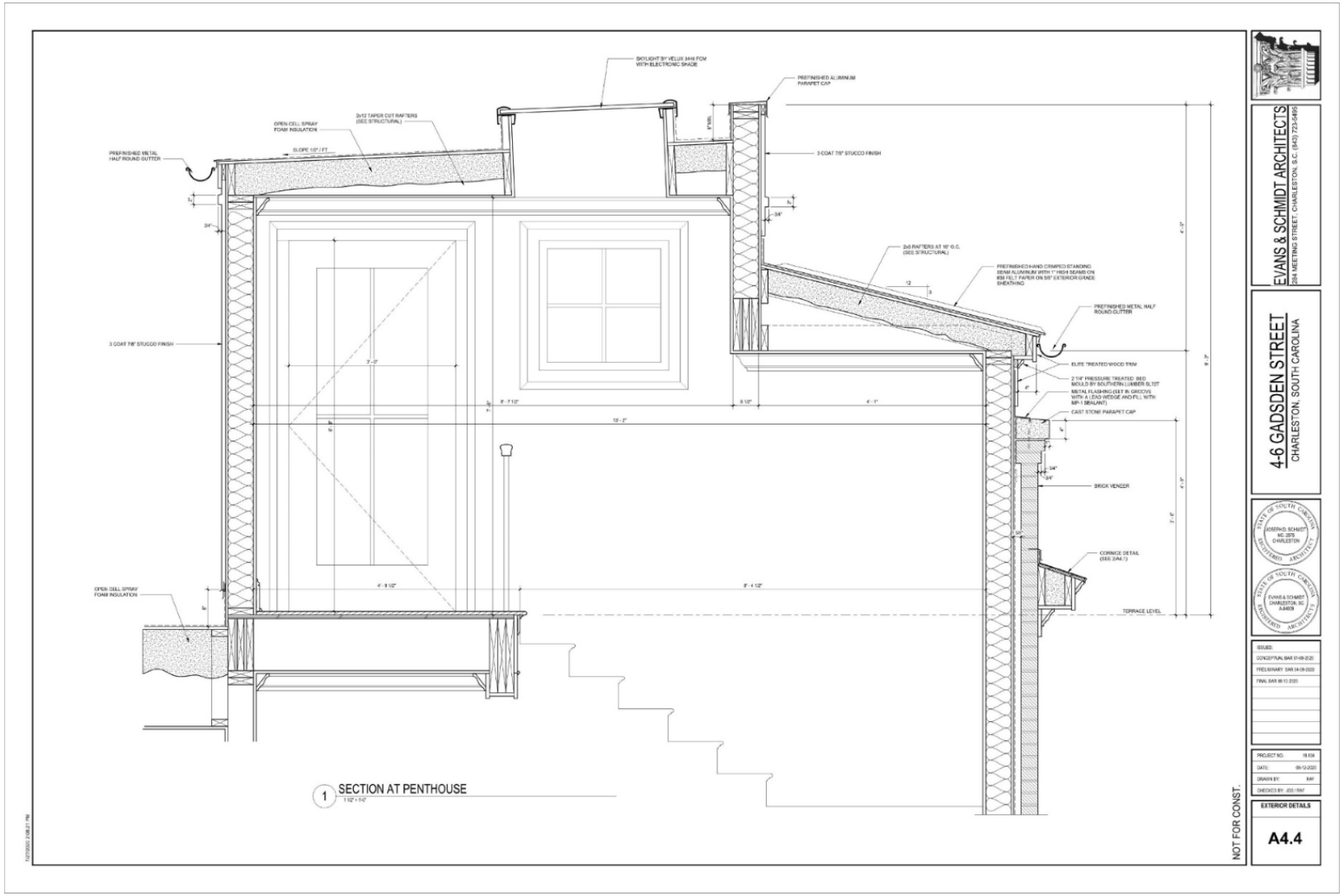
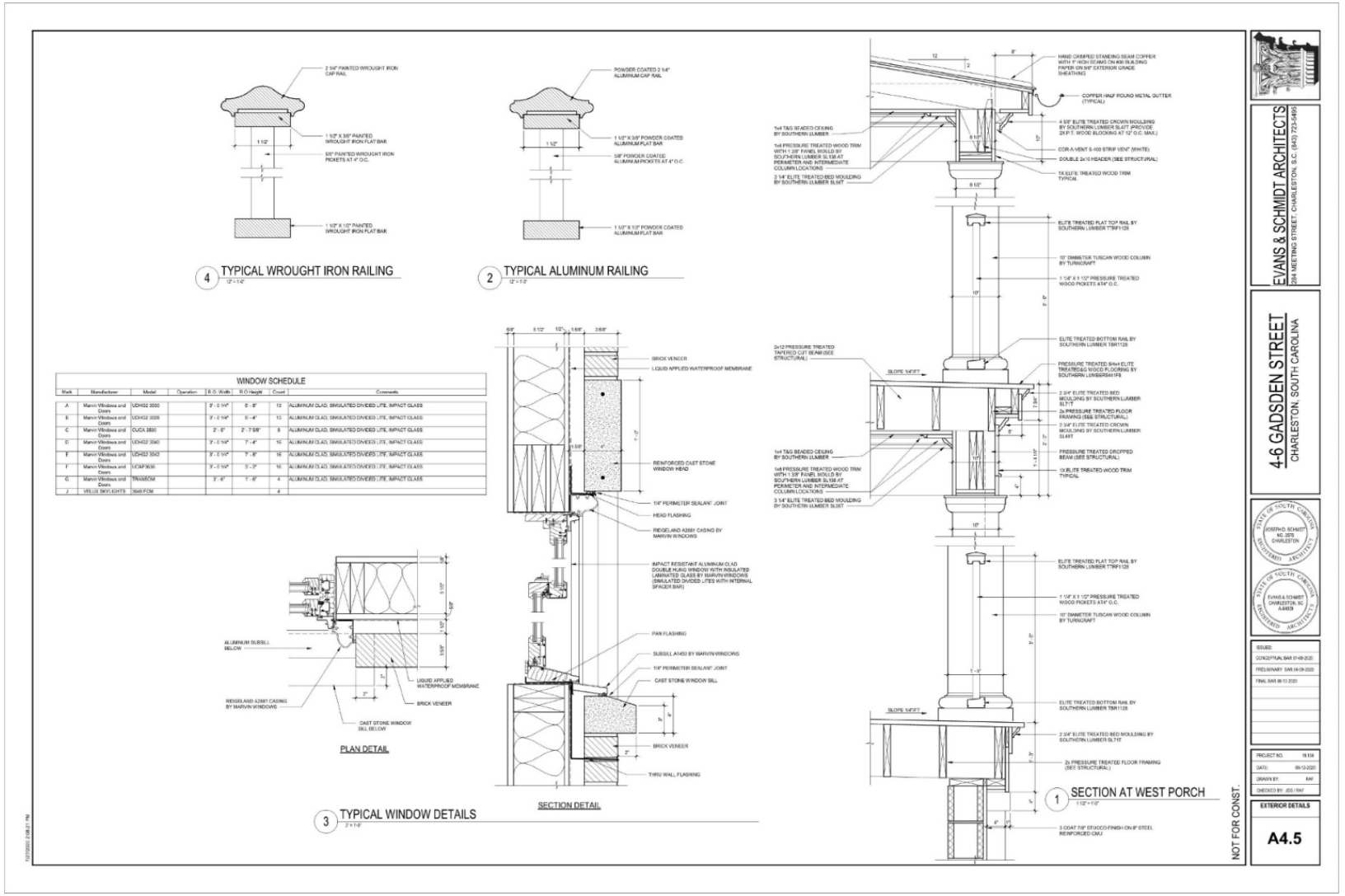
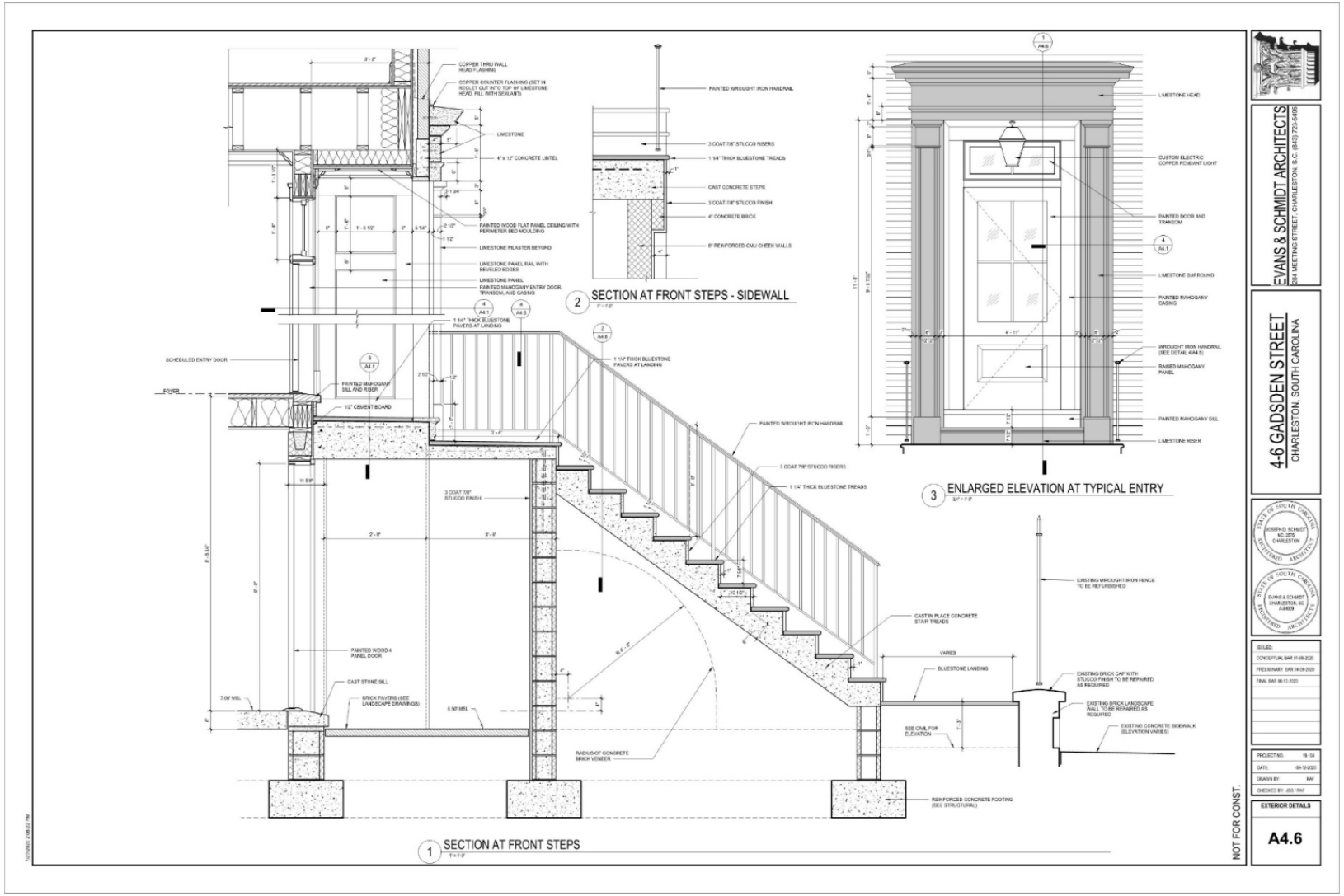
EXTERIOR DETAILS
A4.1

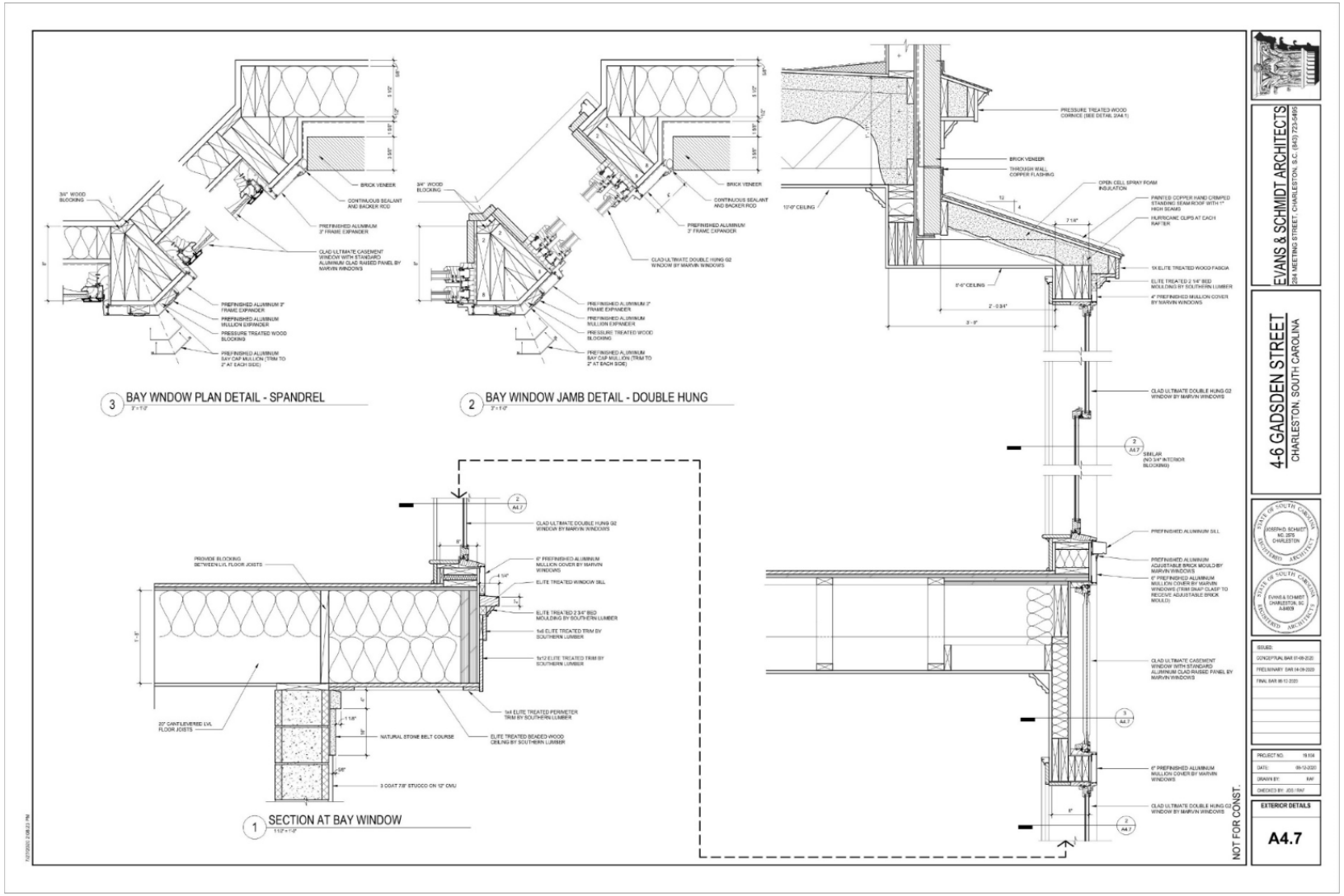

7/8" STUCCO FINISH
2x PRESSURE TREATED SLEEPERS
2x12 PRESSURE TREATED JOISTS (SEE STRUCTURAL)
POWDER COATED ALUMINUM RAILING (SEE DETAIL 2/A4.3)
CHAMFERED ELITE TREATED 8x8 PAINTED BOX COLUMNS BY SOUTHERN LUMBER
ELITE TREATED TONGUE AND GROOVE PORCH DECKING BY SOUTHERN LUMBER
2 1/4" ELITE TREATED BED MOULD BY SOUTHERN LUMBER SL727
1x8 ELITE TREATED WOOD TRIM
2x12 PRESSURE TREATED RIM BOARD
1x12 ELITE TREATED WOOD TRIM
BEADED WOOD CEILING
3 1/4" ELITE TREATED BED MOULD BY SOUTHERN LUMBER SL867
7/8" STUCCO FINISH
CHAMFERED ELITE TREATED 8x8 PAINTED BOX COLUMNS BY SOUTHERN LUMBER
2 SECTION AT 2ND FLOOR REAR PORCH
1 1/2" = 1'-0"
FACE OF MASONRY VENEER
MULTI-SLIDE ALUMINUM CLAD DOOR BY KOLBE AND KOLBE
FACE OF WOOD PILASTER
STUCCO FINISH BEYOND
ROUND ALUMINUM SOFFIT VENTS AS REQUIRED
2x PRESSURE TREATED SLEEPERS
AA
POWDER COATED ALUMINUM RAILING (SEE DETAIL 2/A4.3)
CHAMFERED ELITE TREATED 8x8 PAINTED BOX COLUMNS BY SOUTHERN LUMBER
ELITE TREATED TONGUE AND GROOVE PORCH DECKING BY SOUTHERN LUMBER
2 1/4" PRESSURE TREATED BED MOULD BY SOUTHERN LUMBER SL727
1x8 ELITE TREATED WOOD TRIM
1x10 ELITE TREATED WOOD TRIM
DOUBLE 2x12 PRESSURE TREATED JOISTS (SEE STRUCTURAL)
5/4 PRESSURE TREATED SINGLE BEADED PERIMETER TRIM
1x PRESSURE TREATED DOUBLE BEADED TRIM AT EACH JOIST
TWO LAYERS OF 5/8" GYP BOARD
PERFORATED CEMENTITIOUS SOFFIT VENT
STEEL BEAM (SEE STRUCTURAL)
TYPICAL LIMESTONE BELTCOURSE
STUCCO FINISH
ELITE TREATED TONGUE AND GROOVE PORCH DECKING BY SOUTHERN LUMBER
2x PRESSURE TREATED SLEEPERS
PUR EACH JOIST WITH PRESSURE TREATED JOIST AT EXPOSED AREA
2x12 PRESSURE TREATED JOISTS (SEE STRUCTURAL)
1x PRESSURE TREATED DOUBLE BEADED TRIM AT EACH JOIST
1 SECTION AT MAIN LEVEL REAR PORCH
1 1/2" = 1'-0"
SECTION A-A
NOT FOR CONST.
EVANS & SCHMIDT ARCHITECTS
294 MEETING STREET, CHARLESTON, S.C. (843) 723-5495
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
STATE OF SOUTH CAROLINA
JOSEPH D. SCHMIDT
NO. 2575
CHARLESTON
REGISTERED ARCHITECT
STATE OF SOUTH CAROLINA
EVANS & SCHMIDT
CHARLESTON, SC
A-0809
REGISTERED ARCHITECT
ISSUED:
CONCEPTUAL BAR 07-08-2020
PRELIMINARY BAR 08-08-2020
FINAL BAR 08-12-2020
PROJECT NO. 19.108
DATE: 08-12-2020
DRAWN BY: BAF
CHECKED BY: JDS / BAF
EXTERIOR DETAILS
A4.2

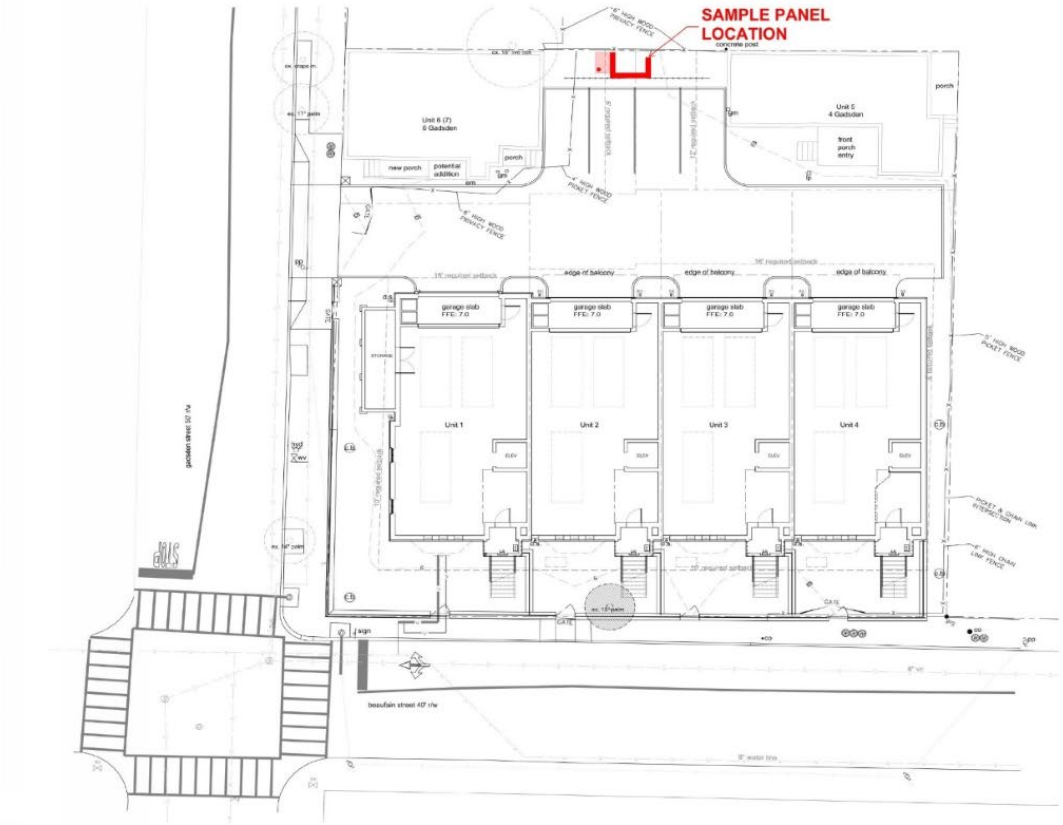

PREFINISHED ALUMINUM PARAPET CAP
ROOFING MEMBRANE
PREFINISHED ALUMINUM COUNTER FLASHING
PREFINISHED HAND CRIMPED ALUMINUM STANDING SEAM ROOF WITH 1" HIGH SEAMS ON #30 BUILDING FELT ON 5/8" EXTERIOR GRADE PLYWOOD
2x4 TONGUE AND GROOVE WOOD DECKING
2x4 ELITE TREATED WOOD RAFTERS AT 12" O.C.
1x ELITE TREATED WOOD TRIM
3x4 ELITE TREATED WOOD BEAM
MARVIN ALUMINUM CLADD EXTERIOR DOOR WITH SIMULATED DIVIDED LITES (TYPICAL)
CURVED PRESSURE TREATED WOOD BRACE WITH 1/2" CHAMFERED EDGES
2 ROOF TERRACE DOOR CANOPY
1 1/2" = 1'-0"
ELEVATION AT CANOPY
PREFINISHED ALUMINUM PARAPET CAP
PREFINISHED ALUMINUM COUNTER FLASHING
PREFINISHED HAND CRIMPED ALUMINUM STANDING SEAM ROOF WITH 1" HIGH SEAMS ON #30 BUILDING FELT ON 5/8" EXTERIOR GRADE PLYWOOD
2x4 ELITE TREATED WOOD RAFTERS AT 12" O.C.
3x4 ELITE TREATED WOOD BEAM
PRESSURE TREATED WOOD BRACKET
SCHEDULED DOOR
THRU WALL FLASHING
LIMESTONE HEAD
SEE STRUCTURAL
3 COAT 7/8" STUCCO FINISH AT INTERIOR SURFACE
LIMESTONE JAMB
3 HEAD DETAIL
1 1/2" = 1'-0"
EXTERIOR SIDE
3 COAT 7/8" STUCCO FINISH
WATER TABLE BELOW
LIMESTONE SURROUND
LIMESTONE JAMB
INTERIOR SIDE
3 COAT 7/8" STUCCO FINISH AT INTERIOR SURFACE
4 JAMB DETAIL
1 1/2" = 1'-0"
AZEK SLOPED CAP BOARD
CAST STONE PARAPET CAP BEYOND
AZEK BOARD AND BATTEN PARAPET UNDER AT TERRACE PERIMETER
POWDER COATED ALUMINUM RAILING (SEE DETAIL 2/A4.3)
BRICK VENEER BEYOND
TERRACE DECKING ON ADJUSTABLE PEDESTALS
SLOPE 1/4" / FT
PREFINISHED ALUMINUM COUNTER FLASHING
PREFINISHED HAND CRIMPED STANDING SEAM ALUMINUM WITH 1" HIGH SEAMS
1x ELITE TREATED FASCIA
PREFINISHED ALUMINUM GUTTER WITH ROUND ALUMINUM DOWNSPOUTS
BEADED WOOD CEILING
3 1/4" ELITE TREATED BED MOULD BY SOUTHERN LUMBER SUBST
4 5/8" ELITE TREATED CROWN MOULDING BY SOUTHERN LUMBER SUPP (PROVIDE 2X P.T. WOOD BLOCKING AT 12" O.C. MAX.)
COR-A-VENT S-400 STRIP VENT (WHITE)
FACE OF WOOD PLASTER BEYOND
FACE OF BRICK VENEER BEYOND
7/8" 3 COAT STUCCO FINISH
CHAMFERED ELITE TREATED 6x6 PAINTED BOX COLUMNS BY SOUTHERN LUMBER
1 REAR PORCH ROOF
1 1/2" = 1'-0"
NOT FOR CONST.
EVANS & SCHMIDT ARCHITECTS
294 MEETING STREET, CHARLESTON, S.C. (843) 723-5495
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
ISSUED:
CONCEPTUAL BAR 07-09-2020
PRELIMINARY BAR 08-09-2020
FINAL BAR 09-12-2020
PROJECT NO. 19.108
DATE: 09-12-2020
DRAWN BY: EAF
CHECKED BY: JCS / EAF
EXTERIOR DETAILS
A4.3


SKYLIGHT BY VELUX 3446 FCM WITH ELECTRONIC SHADE
PREFINISHED ALUMINUM PARAPET CAP
OPEN CELL SPRAY FOAM INSULATION
2x12 TAPER CUT RAFTERS (SEE STRUCTURAL)
SLOPE 1/2" / FT
PREFINISHED METAL HALF ROUND GUTTER
3 COAT 7/8" STUCCO FINISH
2x6 RAFTERS AT 16" O.C. (SEE STRUCTURAL)
PREFINISHED HAND CRIMPED STANDING SEAM ALUMINUM WITH 1" HIGH SEAMS ON #30 FELT PAPER ON 5/8" EXTERIOR GRADE SHEATHING
PREFINISHED METAL HALF ROUND GUTTER
ELITE TREATED WOOD TRIM
2 1/4" PRESSURE TREATED BED MOULD BY SOUTHERN LUMBER SL702T
METAL FLASHING (SET IN GROOVE WITH A LEAD WEDGE AND FILL WITH MP-1 SEALANT)
CAST STONE PARAPET CAP
BRICK VENEER
CORNICE DETAIL (SEE 2/A4.1)
TERRACE LEVEL
OPEN CELL SPRAY FOAM INSULATION
3 COAT 7/8" STUCCO FINISH
1 SECTION AT PENTHOUSE
1 1/2" = 1'-0"
NOT FOR CONST.
EVANS & SCHMIDT ARCHITECTS
294 MEETING STREET, CHARLESTON, S.C. (843) 723-5495
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
ISSUED:
CONCEPTUAL BAR 07-08-2020
PRELIMINARY BAR 08-08-2020
FINAL BAR 09-12-2020
PROJECT NO. 19.108
DATE: 09-12-2020
DRAWN BY: BAF
CHECKED BY: JDS / BAF
EXTERIOR DETAILS
A4.4


4 TYPICAL WROUGHT IRON RAILING
12" = 1'-0"
2 TYPICAL ALUMINUM RAILING
12" = 1'-0"
WINDOW SCHEDULE
3 TYPICAL WINDOW DETAILS
2" = 1'-0"
PLAN DETAIL
SECTION DETAIL
1 SECTION AT WEST PORCH
1 1/2" = 1'-0"
NOT FOR CONST.
EVANS & SCHMIDT ARCHITECTS
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
EXTERIOR DETAILS
A4.5


1 SECTION AT FRONT STEPS
2 SECTION AT FRONT STEPS - SIDEWALL
3 ENLARGED ELEVATION AT TYPICAL ENTRY
NOT FOR CONST.
EVANS & SCHMIDT ARCHITECTS
294 MEETING STREET, CHARLESTON, S.C. (843) 723-5495
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
ISSUED:
CONCEPTUAL BAR 07-08-2020
PRELIMINARY BAR 08-08-2020
FINAL BAR 08-12-2020
PROJECT NO. 19.108
DATE: 08-12-2020
DRAWN BY: BAF
CHECKED BY: JDS / BAF
EXTERIOR DETAILS
A4.6


3 BAY WNDOW PLAN DETAIL - SPANDREL
2 BAY WINDOW JAMB DETAIL - DOUBLE HUNG
1 SECTION AT BAY WINDOW
BRICK VENEER
CONTINUOUS SEALANT AND BACKER ROD
PREFINISHED ALUMINUM 3" FRAME EXPANDER
GLAD ULTIMATE CASEMENT WINDOW WITH STANDARD ALUMINUM CLAD RAISED PANEL BY MARVIN WINDOWS
PREFINISHED ALUMINUM 3" FRAME EXPANDER
PREFINISHED ALUMINUM MULLION EXPANDER
PRESSURE TREATED WOOD BLOCKING
PREFINISHED ALUMINUM BAY CAP MULLION (TRIM TO 2" AT EACH SIDE)
3/4" WOOD BLOCKING
GLAD ULTIMATE DOUBLE HUNG G2 WINDOW BY MARVIN WINDOWS
PRESSURE TREATED WOOD CORNICE (SEE DETAIL 204.1)
THROUGH WALL COPPER FLASHING
OPEN CELL SPRAY FOAM INSULATION
PAINTED COPPER HAND CRIMPED STANDING SEAM ROOF WITH 1" HIGH SEAMS
HURRICANE CLIPS AT EACH RAFTER
5X ELITE TREATED WOOD FASCIA
ELITE TREATED 2 1/4" BSD MOULDING BY SOUTHERN LUMBER
4" PREFINISHED MULLION COVER BY MARVIN WINDOWS
10'-0" CEILING
8'-0" CEILING
SIMILAR (NO 3/4" INTERIOR BLOCKING)
PREFINISHED ALUMINUM SILL
PREFINISHED ALUMINUM ADJUSTABLE BRICK MOULD BY MARVIN WINDOWS
6" PREFINISHED ALUMINUM MULLION COVER BY MARVIN WINDOWS (TRIM SNAP CLASP TO RECEIVE ADJUSTABLE BRICK MOULD)
PROVIDE BLOCKING BETWEEN LVL FLOOR JOISTS
ELITE TREATED WINDOW SILL
ELITE TREATED 2 3/4" BSD MOULDING BY SOUTHERN LUMBER
1x6 ELITE TREATED TRIM BY SOUTHERN LUMBER
1x12 ELITE TREATED TRIM BY SOUTHERN LUMBER
1x4 ELITE TREATED PERIMETER TRIM BY SOUTHERN LUMBER
20" CANTILEVERED LVL FLOOR JOISTS
NATURAL STONE BELT COURSE
ELITE TREATED BEADED WOOD CEILING BY SOUTHERN LUMBER
3 COAT 7/8" STUCCO ON 12" CMU
NOT FOR CONST.
EVANS & SCHMIDT ARCHITECTS
284 MEETING STREET, CHARLESTON, S.C. (843) 723-5495
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
ISSUED:
CONCEPTUAL BAR 07-09-2020
PRELIMINARY BAR 08-09-2020
FINAL BAR 09-12-2020
PROJECT NO. 19.118
DATE: 09-12-2020
DRAWN BY: BAF
CHECKED BY: JDS / BAF
EXTERIOR DETAILS
A4.7



SAMPLE PANEL LOCATION

NOT FOR CONST.

EVANS & SCHMIDT ARCHITECTS
294 MEETING STREET, CHARLESTON, S.C. (843) 723-5495

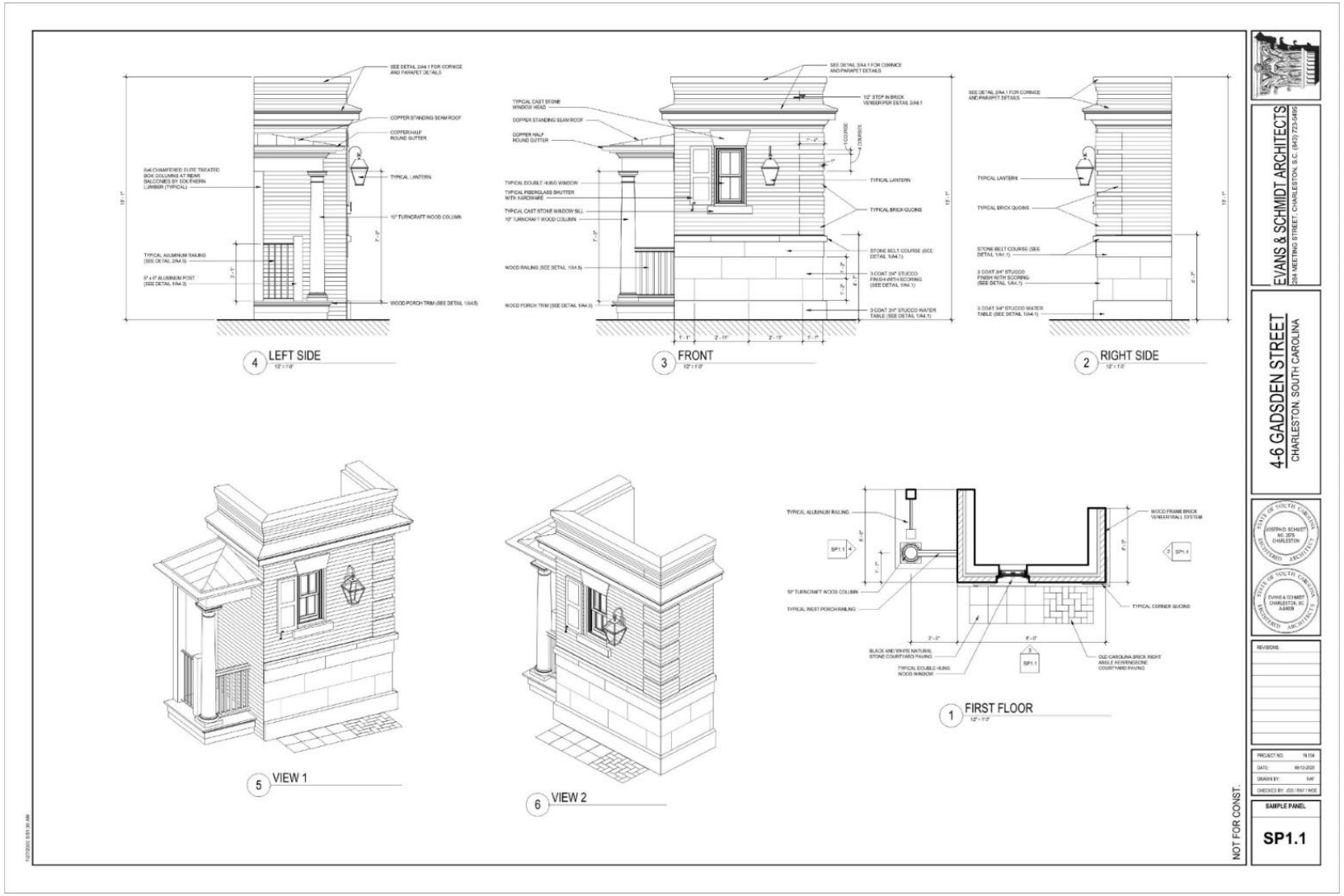
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA

REVISIONS

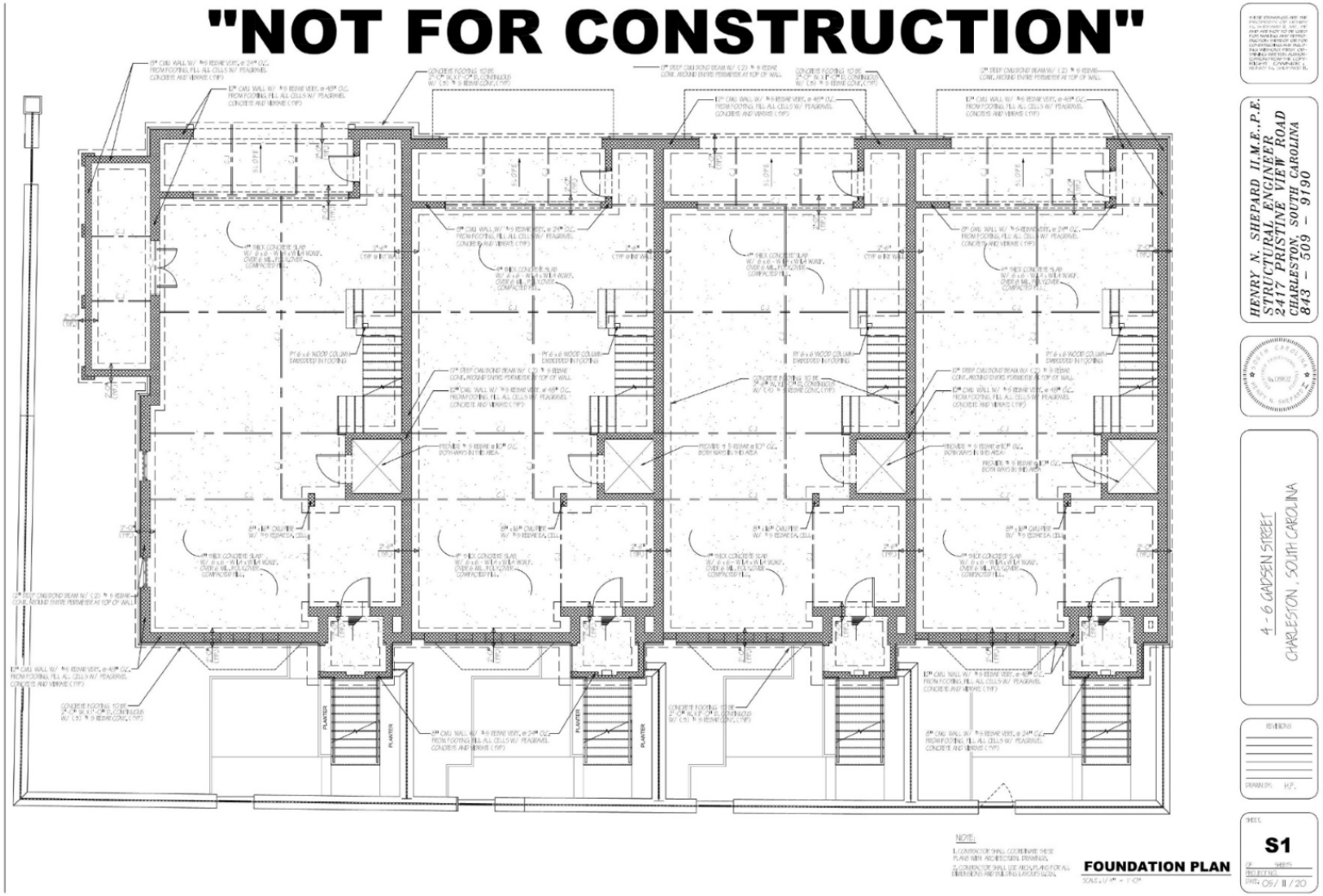
PROJECT NO. 16 118
DATE 09-13-2023
DRAWN BY VAF
CHECKED BY JDS / RAT / WCE

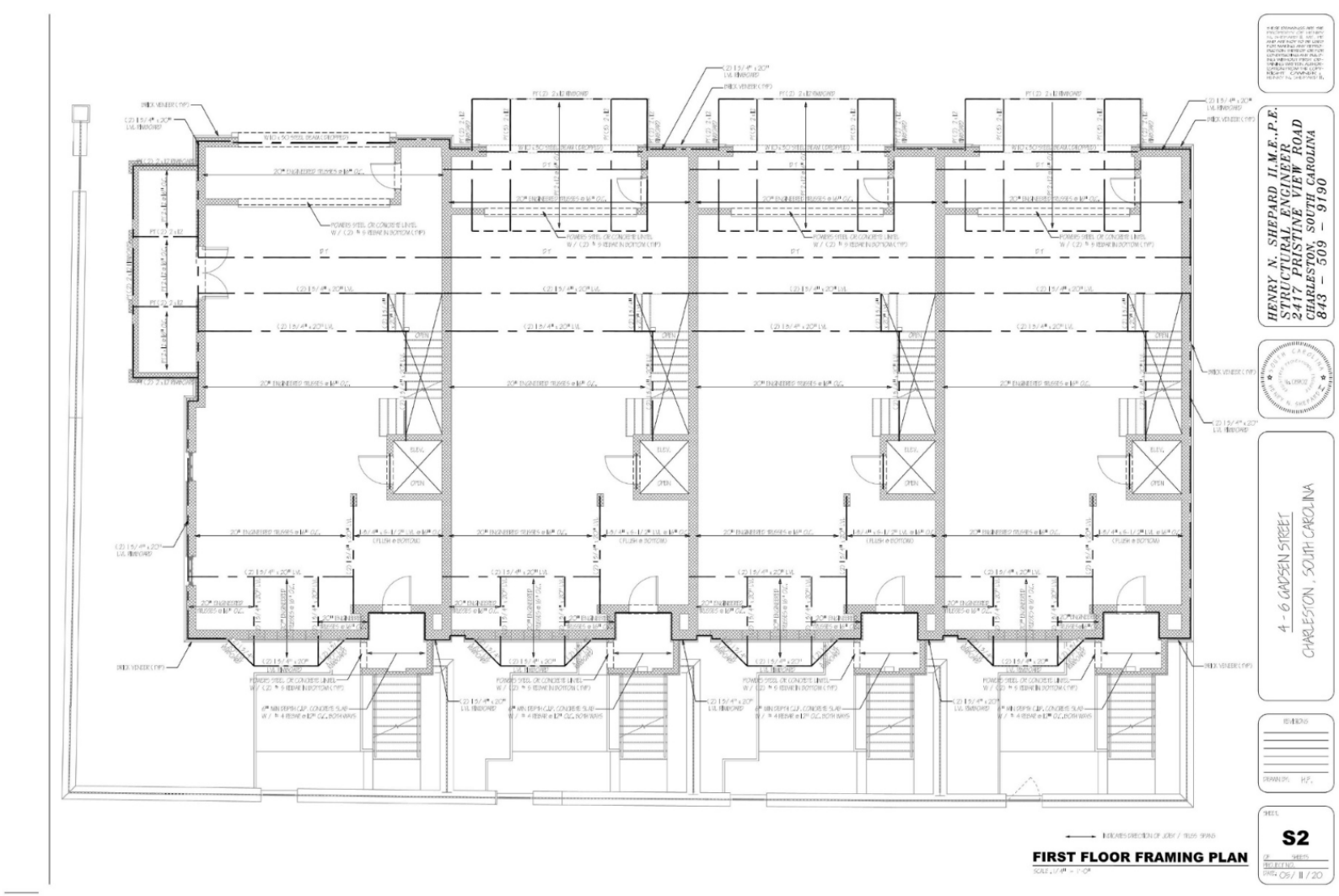
SAMPLE PANEL LOCATION

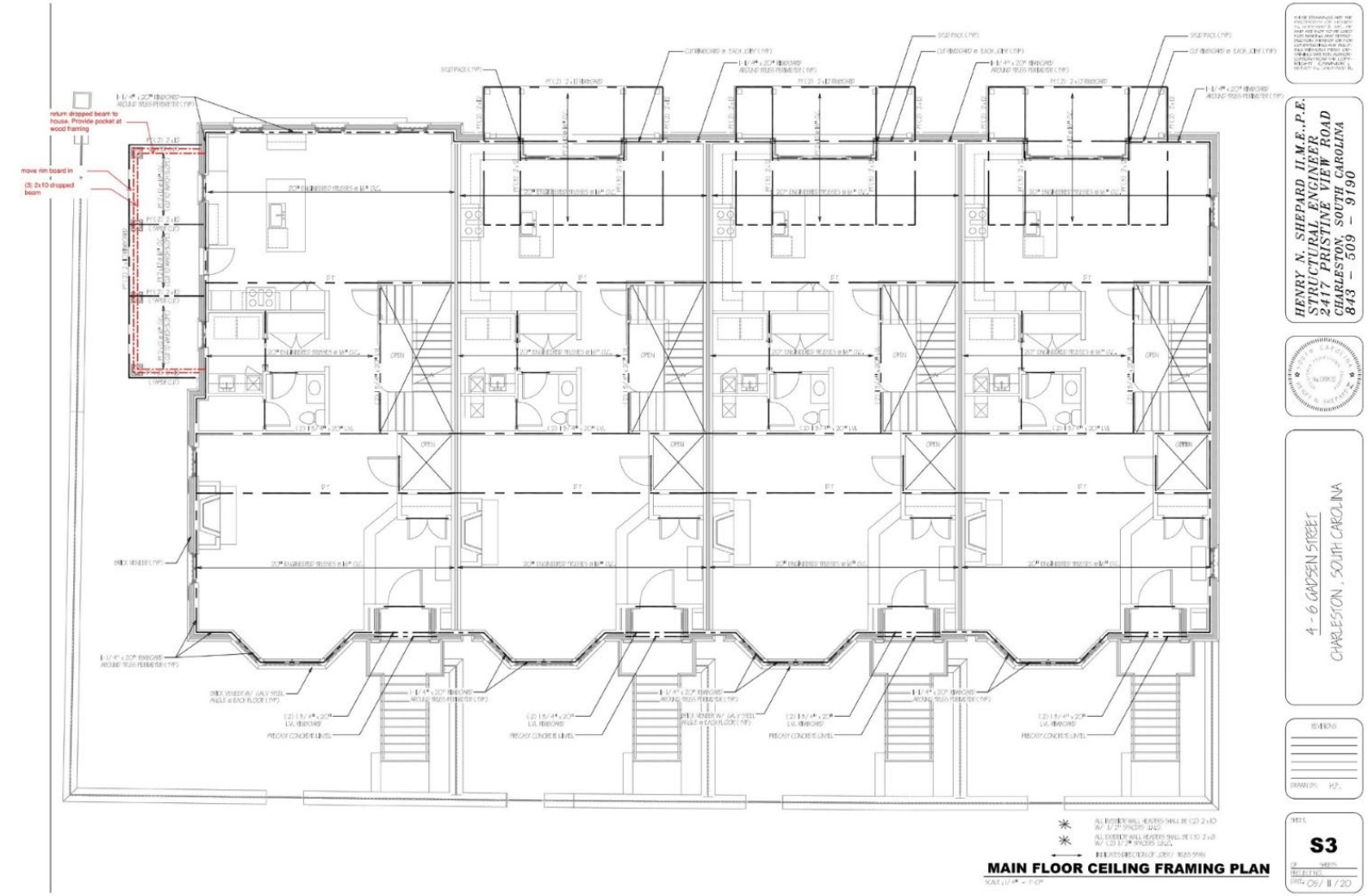
SP1.0

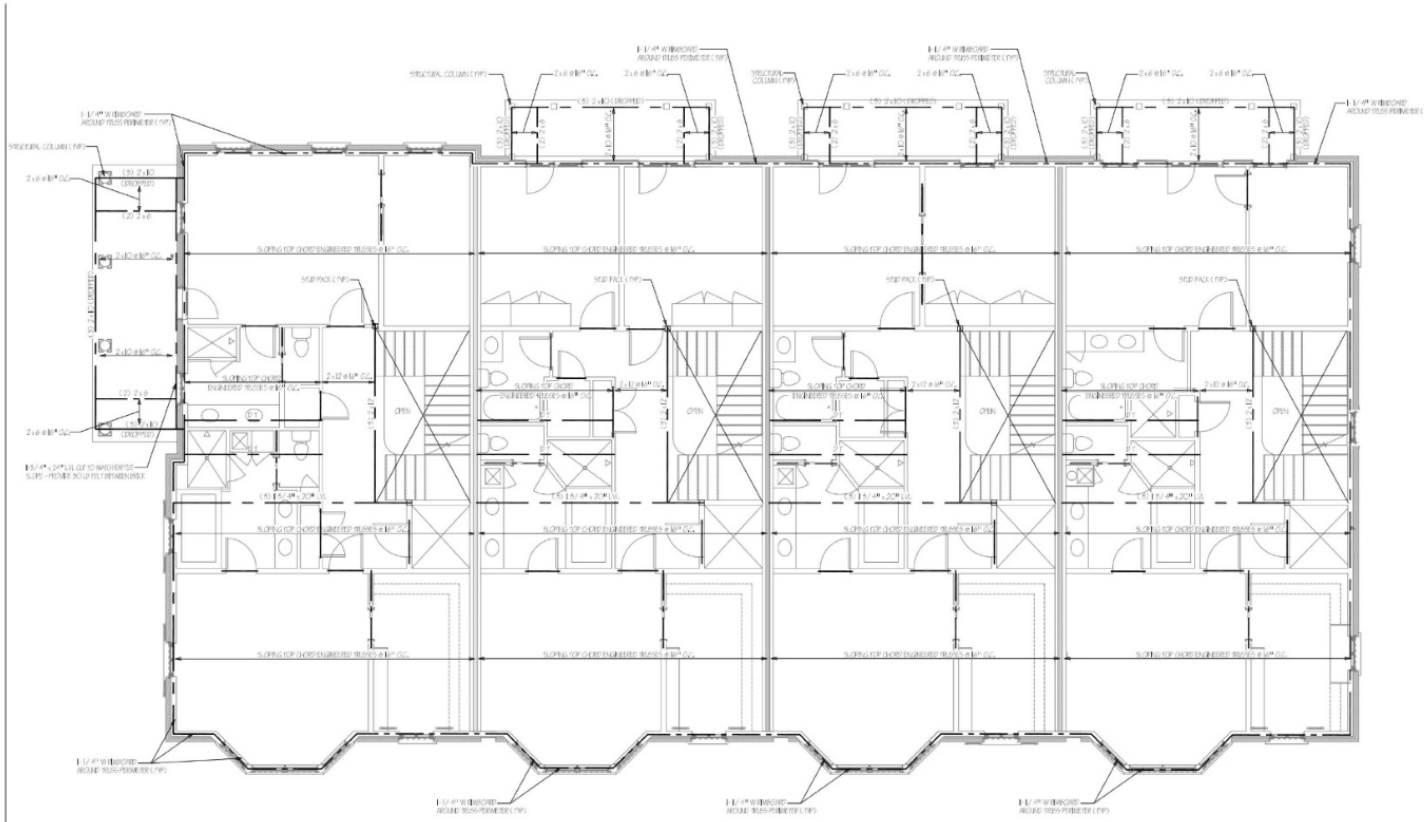

4 LEFT SIDE
3 FRONT
2 RIGHT SIDE
1 FIRST FLOOR
5 VIEW 1
6 VIEW 2
NOT FOR CONST.
EVANS & SCHMIDT ARCHITECTS
294 MEETING STREET, CHARLESTON, S.C. (843) 723-5495
4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
REVISIONS
SAMPLE PANEL
SP1.1

"NOT FOR CONSTRUCTION"




HENRY N. SHEPARD II, M.E., P.E.
STRUCTURAL ENGINEER
2417 PRISTINE VIEW ROAD
CHARLESTON, SOUTH CAROLINA
843 – 509 – 9190
4 - 6 GARDEN STREET
CHARLESTON, SOUTH CAROLINA
REVISIONS
DRAWN BY: H.P.
S2
DATE: 05/11/20
FIRST FLOOR FRAMING PLAN


return dropped beam to house. Provide pocket at wood framing
move rim board in
(3) 2x10 dropped beam
MAIN FLOOR CEILING FRAMING PLAN
HENRY N. SHEPARD II, M.E., P.E.
STRUCTURAL ENGINEER
2417 PRISTINE VIEW ROAD
CHARLESTON, SOUTH CAROLINA
843 - 509 - 9190
4 - 6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA
S3
DATE: 05/11/20



SECOND FLOOR CEILING FRAMING PLAN

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

HENRY N. SHEPARD II, M.E., P.E.
STRUCTURAL ENGINEER
2417 PRISTINE VIEW ROAD
CHARLESTON, SOUTH CAROLINA
843 – 509 – 9190

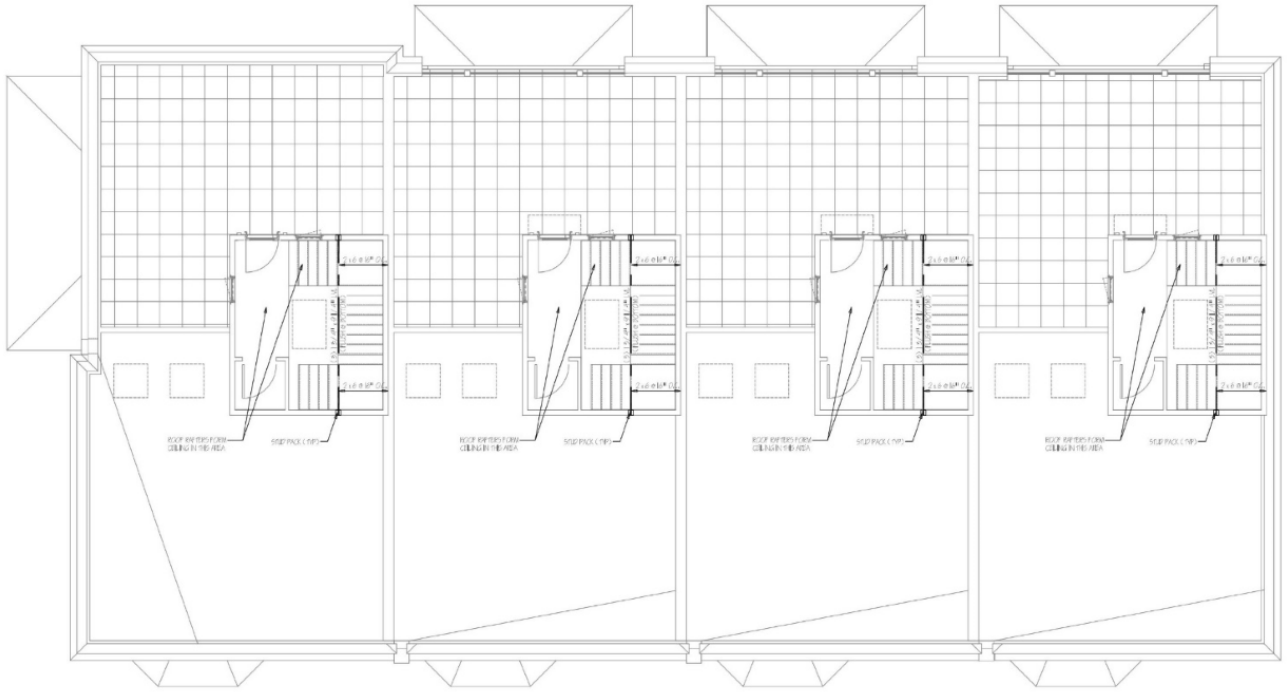
4 - 6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA

REVISIONS

DRAWN BY: H.P.

SHEET
S4
OF SHEETS

PROJECT NO.
DATE: 05/11/20



THIRD FLOOR CEILING FRAMING PLAN

HENRY N. SHEPARD II, M.E., P.E.
STRUCTURAL ENGINEER
2417 PRISTINE VIEW ROAD
CHARLESTON, SOUTH CAROLINA
843 – 509 – 9190

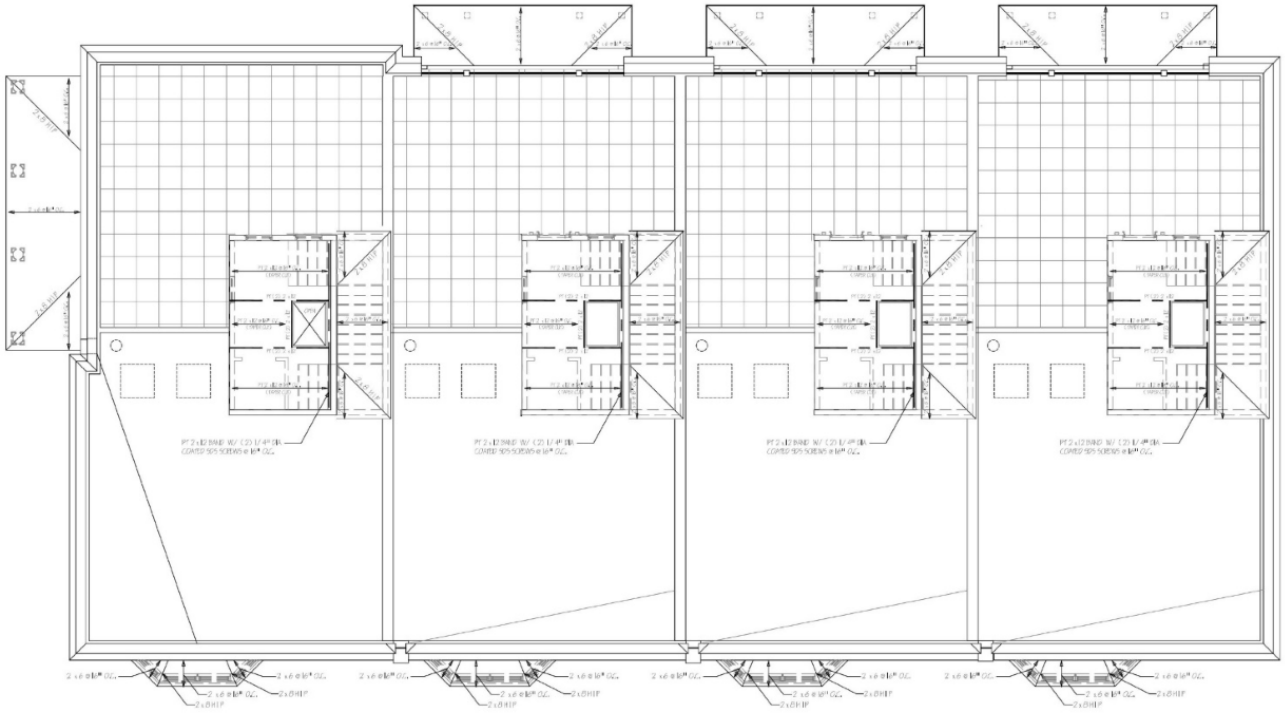
4 - 6 GARDEN STREET
CHARLESTON, SOUTH CAROLINA

REVISIONS

DRAWN BY: H.P.

SHEET
S5
OF SHEETS

PROJECT NO.
DATE: 05/11/20



ROOF FRAMING PLAN

HENRY N. SHEPARD II, M.E., P.E.
STRUCTURAL ENGINEER
2417 PRISTINE VIEW ROAD
CHARLESTON, SOUTH CAROLINA
843 – 509 – 9190

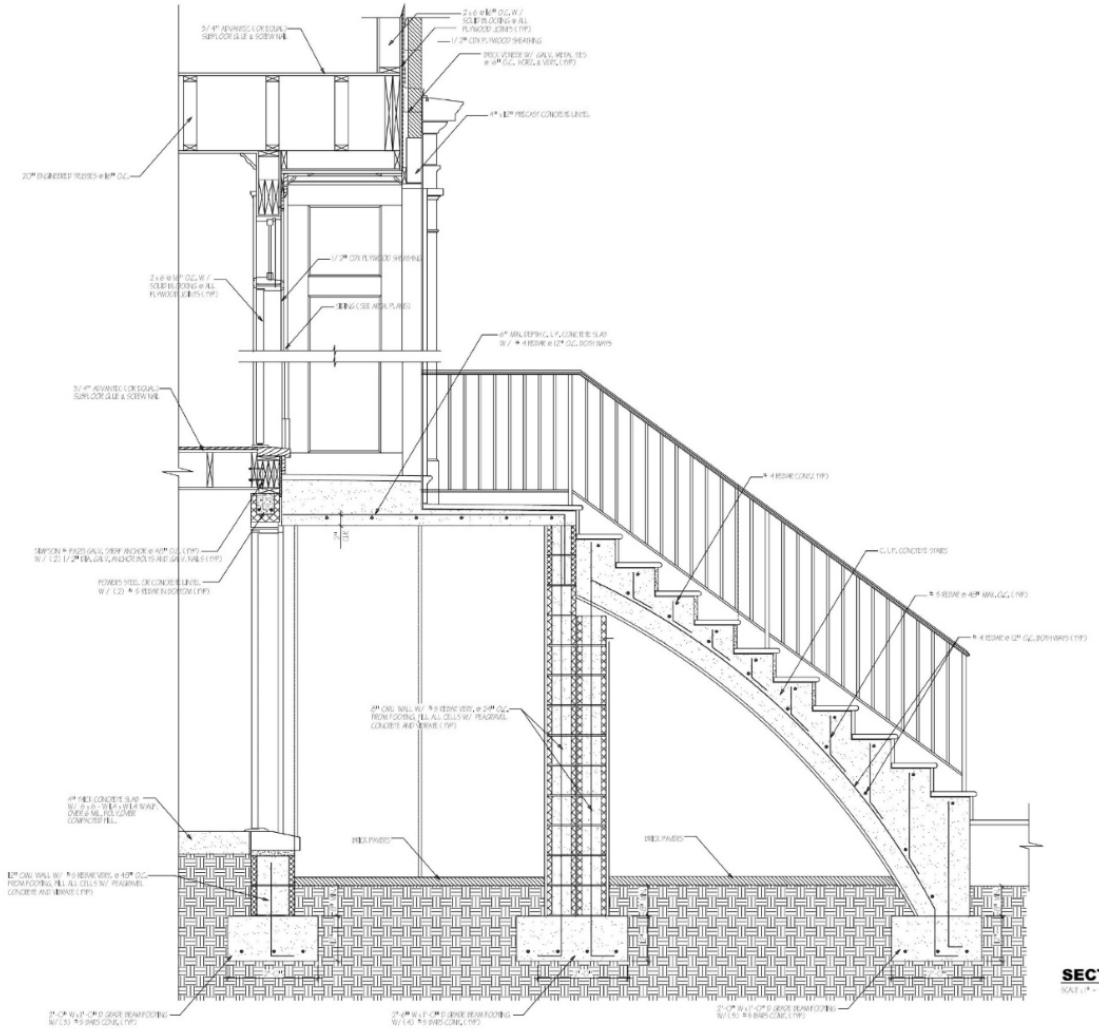
4 - 6 GARDEN STREET
CHARLESTON, SOUTH CAROLINA

REVISIONS

DRAWN BY: H.P.

SHEET
S6
OF SHEETS

PROJECT NO.
DATE: 05/11/20



SECTION @ FRONT STEPS

SCALE: 1" = 1'-0"

HENRY N. SHEPARD II, M.E., P.E.
STRUCTURAL ENGINEER
2417 PRISTINE VIEW ROAD
CHARLESTON, SOUTH CAROLINA
843 – 509 – 9190

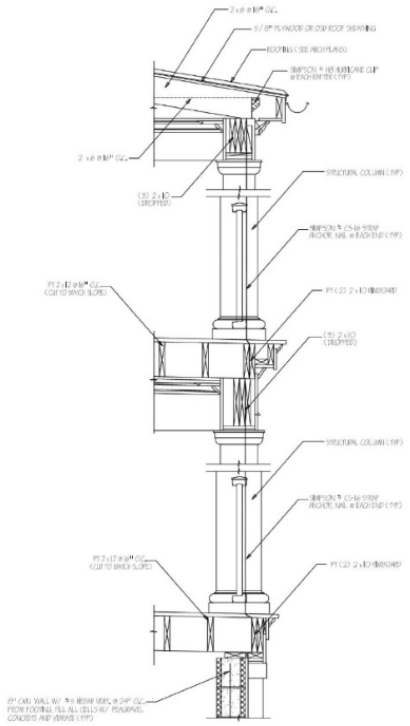
4 - 6 GARDEN STREET
CHARLESTON, SOUTH CAROLINA

REVISIONS

DRAWN BY: H.P.

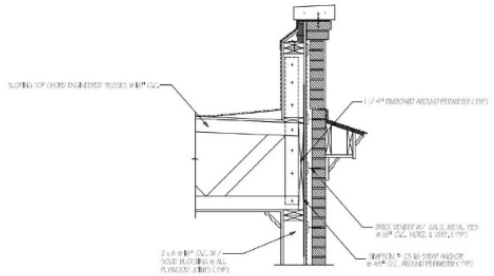
SHEET
S7
OF SHEETS

PROJECT NO.
DATE: 06 / 11 / 20



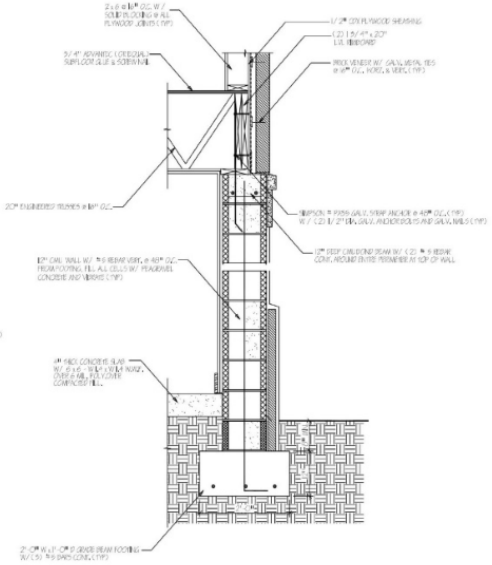
SECTION @ WEST PORCH

SCALE: 1" = 1'-0"



PARAPET DETAIL

SCALE: 1" = 1'-0"



TYP WALL SECTION @ GROUND FLOOR

SCALE: 1" = 1'-0"

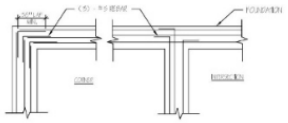
HENRY N. SHEPARD II, M.E., P.E.
STRUCTURAL ENGINEER
2417 PRISTINE VIEW ROAD
CHARLESTON, SOUTH CAROLINA
843 – 509 – 9190

4 - 6 GARDEN STREET
CHARLESTON, SOUTH CAROLINA

REVISIONS

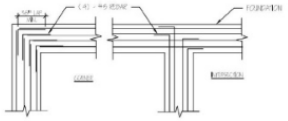
DRAWN BY: H.P.

SHEET
S8
OF SHEETS
PROJECT NO.
DATE: 06/11/20



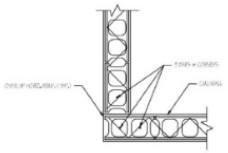
(3) REBAR LAYOUT

SCALE : NONE



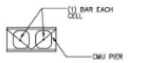
(4) REBAR LAYOUT

SCALE : NONE



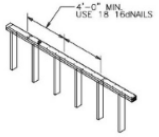
CMU WALL CORNER REINF. DETAIL

SCALE : 1" = 1'-0"



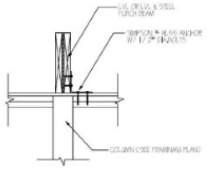
CMU PIER REINF. DETAIL

SCALE : 1" = 1'-0"



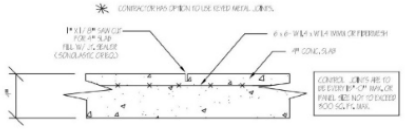
TOP PLATE FRAMING DETAIL

SCALE : NONE



BEAM BEARING DETAIL

SCALE : 1" = 1'-0"



DETAIL @ CONTROL JOINT

NOT TO SCALE

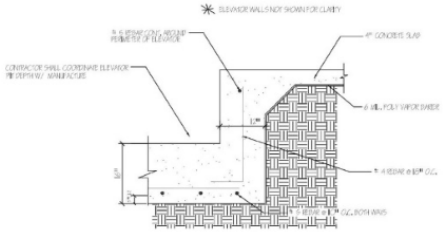
HENRY N. SHEPARD II, M.E., P.E.
STRUCTURAL ENGINEER
2417 PRISTINE VIEW ROAD
CHARLESTON, SOUTH CAROLINA
843 – 509 – 9190

4 - 6 GARDEN STREET
CHARLESTON, SOUTH CAROLINA

REVISIONS

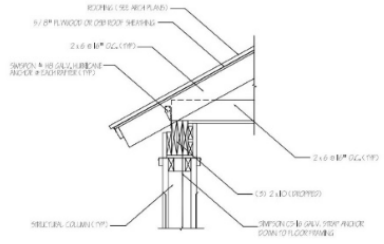
DRAWN BY: H.P.

SHEET
S9
OF SHEETS
PROJECT NO.
DATE: 06 / 11 / 20



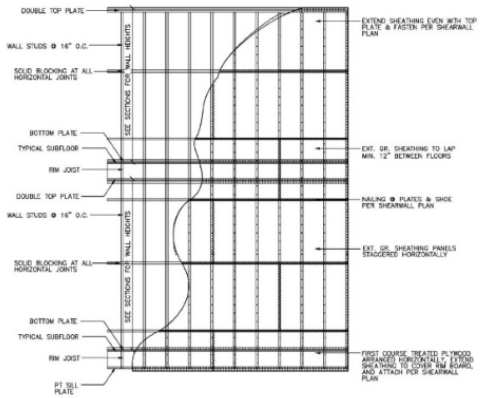
SECTION @ ELEVATOR FOUNDATION

SCALE: 1" = 1'-0"



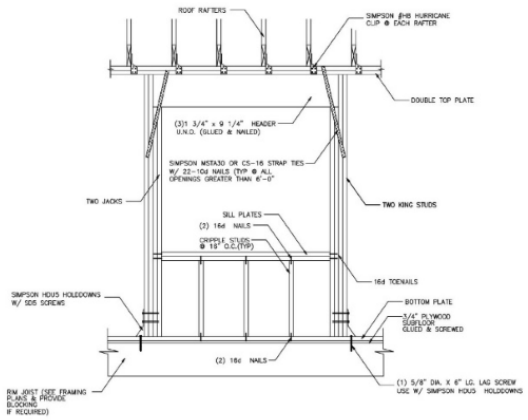
PORCH BEAM DETAIL

SCALE: NONE



TYPICAL WALL NAILING DIAGRAM

SCALE: NONE



OPENING DETAIL FOR 6'-0" OPENINGS & GREATER

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

HENRY N. SHEPARD II, M.E., P.E.
STRUCTURAL ENGINEER
2417 PRISTINE VIEW ROAD
CHARLESTON, SOUTH CAROLINA
843 – 509 – 9190

4 - 6 GARDEN STREET
CHARLESTON, SOUTH CAROLINA

REVISIONS

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SHEET
S10
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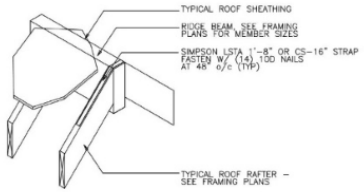
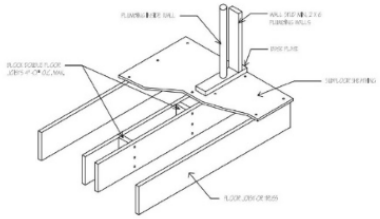


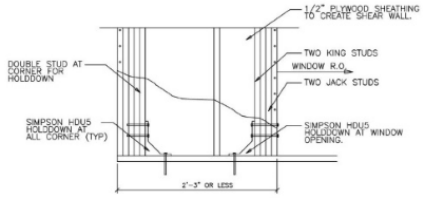
TYPICAL RIDGE BEAM HOLDOWN

SCALE: NONE



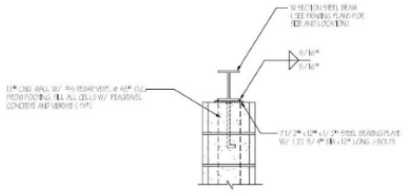
PLUMBING WALL FRAMING DETAIL

NOT TO SCALE



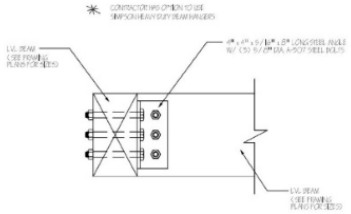
CORNER HOLDOWN @ WINDOW OPENING

SCALE: NONE



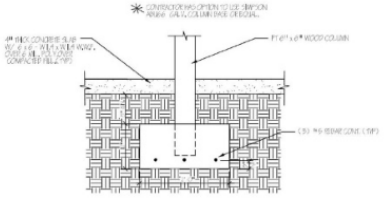
STEEL BEAM BEARING DETAIL

SCALE: 1" = 1'-0"



LVL BEAM CONNECTION DETAIL

SCALE: NONE



POST CONNECTION AT FOOTING

SCALE: 1" = 1'-0"

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GENERAL NOTES:

1. FOUNDATION AND STRUCTURAL MEMBERS SHALL BE ANCHORED TO RESIST FLOATATION, COLLAPSE, AND LATERAL MOVEMENT DUE TO THE EFFECTS OF WIND, AND IN ACCORDANCE WITH 2006 INTERNATIONAL RESIDENTIAL CODE.

2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF TEMPORARY BRACING AND SHORING AS REQUIRED FOR THE STABILITY OF THE STRUCTURE DURING ALL PHASES OF THE CONSTRUCTION PROCESS.

3. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR ALL OPENINGS, REFER TO THE MECHANICAL AND ELECTRICAL PLANS FOR SIZE AND LOCATION OF ALL OPENINGS FOR DUCTS, PIPES, CONDUITS, ETC. NOT SHOWN.

4. IN CASE OF CONFLICT BETWEEN DRAWINGS AND / OR SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL BE ASSUMED TO GOVERN UNLESS RULING IS MADE BY THE ARCHITECT AND / OR ENGINEER.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR ALL STRUCTURAL COMPONENTS THAT REQUIRE SHOP DRAWINGS. STRUCTURAL DRAWINGS ARE NOT TO BE REPRODUCED FOR SHOP DRAWINGS, SECTION SHEETS, OR CONSTRUCTION DRAWINGS. SUBMIT ONE SET OF REPRODUCIBLE DRAWINGS AND ONE SET OF PRINTS FOR REVIEW AND APPROVAL. THE PRINTS SHALL BE CLEAR, LEGIBLE, "FOR USE", SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE CONTRACTOR FOR ALL DIMENSIONS, ELEVATIONS, AND CONSTRUCTION PROCEDURES PRIOR TO REVIEW BY THE ARCHITECT. CONTRACTOR SHALL ALLOW A MINIMUM OF TEN WORKING DAYS FOR REVIEW AND APPROVAL OF ALL SHOP DRAWINGS. PROCEEDING WITH THE WORK WITHOUT THE APPROVED SHOP DRAWINGS SHALL BE A THE CONTRACTOR'S OWN RISK.

6. THE CONTRACTOR SHALL BUILD THIS PROJECT IN STRICT ACCORDANCE WITH THE MOST CURRENT EDITION OF ALL APPLICABLE CODES AND STANDARDS THAT GOVERN THE WORK.

7. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO STARTING WORK, AND SHALL NOTIFY THE ARCHITECT AND / OR STRUCTURAL ENGINEER IMMEDIATELY OF ANY ERRORS OR UNCORRECTED ITEMS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ERRORS OR UNCORRECTED ITEMS THAT ARE NOT CONSISTENT WITH THE CONSTRUCTION DOCUMENTS.

8. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL DEPRESSED FLOOR AREAS, FLOOR DRAINS, AND ANY OTHER DETAILS NOT SHOWN ON STRUCTURAL PLANS THAT AFFECT THE WORK.

9. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY ARCHITECTURAL DRAWINGS THAT RELATE TO OTHER TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING IN OWN CHECKS AND COORDINATION OF DIMENSIONS, CLEARANCES, ETC. BEFORE THE WORK OF THE OTHER TRADES IS CORE OF CONFLICT, CONTACT THE ARCHITECT AND / OR ENGINEER.

GEOTECHNICAL:

1. THE CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS INDICATED IN THE GEOTECHNICAL REPORT. IF SUPPLIED, ALL GEOTECHNICAL QUESTIONS ARE TO BE DIRECTED TO THE GEOTECHNICAL ENGINEER AND THE ARCHITECT IN WRITING.

2. IF THE FOUNDATION DESIGN HAS BEEN PREPARED IN THE ABSENCE OF A SOILS REPORT, A SOIL BEARING CAPACITY OF 1,500 PSF IS TO BE ASSUMED. THE REASONABLENESS OF THIS ASSUMPTION SHOULD BE VERIFIED PRIOR TO THE COMMENCEMENT OF FOUNDATION WORK FOR THIS PROJECT.

3. TOP OF ALL FOOTINGS SHALL BE MINIMUM 18" BELOW THE FINISHED GRADE UNLESS NOTED OTHERWISE.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ANY AND ALL EXCAVATION SLOPES OR ANY OTHER EXCAVATION SIGNIFICANT.

5. THE EXPOSED SOIL SURFACE AFTER EXCAVATION SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY TO COMPLY WITH ASTM D698 TO A DEPTH OF 8".

CONCRETE:

1. ALL CONCRETE AND REINFORCING SHALL BE INSTALLED TO COMPLY WITH THE STANDARDS SET FORTH IN THE LATEST EDITION OF ACI 318.

2. ADMIX. CONCRETE AS REQUIRED. IF REQUIRED ADDITIONAL REINFORCEMENT SHALL BE PROVIDED BY THE CONTRACTOR TO PROVIDE SUPPORT IN FOOTINGS.

CONCRETE NOTES CONT:

3. CONCRETE PIPES SHALL BE SIZED AND LOCATED PER THE ARCHITECTURAL DRAWINGS, AS WELL AS THE MECHANICAL AND ELECTRICAL PLANS IN ADDITION TO THE STRUCTURAL DRAWINGS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT ALL REBAR MEMBERS ARE PROPERLY ALIGNED AND TIED IN PLACE BEFORE PLACING ANY CONCRETE. THE REMARKS TO REMAIN IN POSITION DURING THE CONCRETE PLACEMENT. ALL REINFORCEMENT SHALL BE HELD IN PLACE DURING THE PLACEMENT OF CONCRETE FOR ALL PARTS PRIOR TO 1" CONCRETE COVER FOR ALL REINFORCEMENT IN FOUNDATIONS.

5. NON-SHRINK FOUNDATION GROUT SHALL BE USED UNDER ALL COLUMN AND BEAM BASE PLATES, ONCE MATERIAL IS SET, PLUMB, AND LEVEL.

6. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60, MINIMUM LAP SHALL COMPLY WITH ACI 318.

7. ALL WELDED WIRE FABRIC SHALL BE OVERLAPPED 1-0" MINIMUM AT SIDES AND ENDS, AND BE ADEQUATELY TIED. PRETENSION MAY BE USED AS AN OPTION.

8. ALL CONCRETE SHALL BE COMPACTED WITH HIGH FREQUENCY INTERNAL VIBRATORS. VIBRATING EQUIPMENT SHALL BE SUPPLIED BY HAND SPADING AND TAMPING AS NECESSARY.

9. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS WHEN THE CONCRETE IS TO BE PLACED AND CURED DURING VERY COLD OR HOT WEATHER. THE CONTRACTOR SHALL FOLLOW THE PROCEDURES ESTABLISHED BY THE AUTHORITY AND COLD WEATHER PLACEMENT.

10. SLABS ON GRADE SHALL BE REINFORCED WITH WWF VIA A MAT OF PRETENSION ON COMPACTED SUBGRADE w/ 6 MIL POLY VAPOR BARRIER.

11. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE SITE UNLESS APPROVED BY THE ENGINEER.

12. CHAMFER ALL EXPOSED CONCRETE EDGES TO $\frac{3}{4}$".

13. CURING OF CONCRETE SHALL BE MADE WITH LIQUID MEMBRANE CURING COMPOUND AND BE APPLIED TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS.

14. PROVIDE CONTROL JOINTS IN SLABS SO THAT THE GROUND SLAB LENGTH TO WIDTH RATIO DOES NOT EXCEED 1.5 (MAX PANEL SIZE = 500 sq.ft.).

15. ALL CONCRETE SHALL NOT EXCEED 4" SLUMP.

16. THE 28 DAY COMPRESSIVE STRENGTH FOR ALL CONCRETE SHALL BE:
FOOTINGS 4,000 PSI
SLABS ON GRADE 5,000 PSI
STEPS ON GRADE 4,000 PSI
COLUMNS 4,000 PSI
PIERS 4,000 PSI

MASONRY:

1. FOR ALL REINFORCING LOCATIONS ON MASONRY WALLS, CONTRACTOR SHALL FILL MASONRY CELLS WITH 4" OF GROUT REINFORCED WITH A MINIMUM 3,000 PSI PEA GRAVEL CONCRETE, A 9" BOND BEAM SHALL BE SUPPLIED IN EACH OF THESE CELLS AND TIED TO THE FOOTING REINFORCEMENT.

2. A 9" BOND BEAM SHALL BE PLACED AT EACH FLOOR, ROOF, AND BOTTOM OF OPENINGS, ALL HORIZONTAL AND VERTICAL REINFORCING SHALL EXTENDS A MINIMUM OF 30" BEYOND THE OPENINGS.

3. ALL LINTEL BEAMS SHALL HAVE A MINIMUM OF 12" ON EACH SIDE OF THE OPENINGS. ALL CELLS UNDER THE BEARING POINTS SHALL BE REINFORCED WITH A #4 REBAR IN EACH CELL AND TIED TO THE FOOTING REINFORCEMENT.

4. CONCRETE MASONRY SHALL HAVE A MINIMUM f'm of 1,500 PSI, THEN ACHIEVED BY A CONCRETE BLOCK MASONRY UNIT WITH A NET COMPRESSIVE STRENGTH OF 2,000 PSI WHEN USED WITH TYPE M OR S MORTAR.

5. THE CONTRACTOR SHALL INSTALL REINFORCEMENT PLACEMENT WALL TIES TO ENSURE THAT THE REINFORCEMENT IS PROPERLY PLACED.

6. ALL RUNNING BOND MASONRY SHALL HAVE Bqn. SAILOR LAYER TYPE JOINT REINFORCEMENT @ 16" o.c., VERTICALLY, AT ALL SHALL CORNERS AND ALL INTERSECTIONS. PER OWNER SPEC. JOINT REINFORCEMENT SHALL BE USED.

7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS WHEN MASONRY WORK IS TO BE PERFORMED DURING COLD WEATHER. AMBIENT TEMPERATURE RELOW 40°F. DURING HOT WEATHER (ABOVE 90°F) PRECAUTIONS SHALL BE TAKEN TO MINIMIZE EXCESS HEAT OR COLD IN THE MASONRY UNITS, WATER, AND MORTAR. THE CONTRACTOR IS TO BE ADVISED TO FOLLOW THE RECOMMENDATIONS SET FORTH BY THE PORTLAND CEMENT ASSOCIATION FOR COLD OR HOT WEATHER APPLICATIONS.

MASONRY NOTES CONT:

8. ALL ALL CELLS BELOW FLOOR FRAMING OR FRAMING WALLS, OR CONTAINING REINFORCEMENT WITH 5,000 PSI PEA GRAVEL CONCRETE. PLACE CONCRETE IN LIFTS THAT ARE NO HIGHER THAN 5 FEET. ALL MASONRY UNITS SHALL BE CLEAN AND DRY PRIOR TO FILLING WITH CONCRETE. REINFORCING SHALL BE TIED & SPLICED AS NECESSARY.

9. ALL MASONRY SHALL BE PLACED IN FULL MORTAR BED, TIPE M OR S MORTAR SHALL BE USED.

10. MASONRY WALLS AT ALL INTERSECTIONS SHALL BE BROUGHT UP $\frac{3}{4}$" x 50" LONG SHEET METAL STRIPS AT EACH END. SHEET STRIPS SHALL BE INSTALLED IN THE MORTAR BED AT 48" ON CENTER VERTICALLY.

11. TYPICAL MASONRY REINFORCEMENT SPLICES SHALL BE AS FOLLOWS:
#4 BARS - 20" LAP
#5 BARS - 25" LAP
#6 BARS - 30" LAP
#7 BARS - 40" LAP
#8 BARS - 45" LAP

12. THE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF MASONRY CONTROL JOINTS AND WALL EXPANSION JOINTS. ALL CONTROL AND EXPANSION JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE NATIONAL CONCRETE MASONRY ASSOCIATION. MAXIMUM CONTROL JOINTS SHALL BE SPACED GREATER THAN 25 FEET AND THE FIRST WALL JOINTS SHALL NOT EXCEED 10 FEET ON CENTER.

13. THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS FOR REINFORCEMENT SHOWING THE NUMBER, SIZE, AND LOCATION, INCLUDING DETAILS AND DIAGRAMS FOR THE COMPLETION OF THE WORK.

14. ALL MASONRY OPENINGS SHALL BE PROVIDED WITH A "CONCRETE" OR "MASONRY STEEL" LINTEL BEAM WITH (2) $\frac{3}{8}$" BEARING. PROVIDE TEMP. SUPPORT AT 4'-0" o.c. MAX FOR DAYS AFTER CONCRETE.

STRUCTURAL & MISC. STEEL:

1. ALL FRAMING AND MISCELLANEOUS STEEL SHALL BE WELDED WITH A FILLET ALL WELDS UNLESS NOTED OTHERWISE, WELD SIZE SHALL BE THE MAXIMUM ALLOWED BY THE LATEST EDITION OF "THE MANUAL OF STEEL CONSTRUCTION" BASED ON THE THICKNESS OF THE MATERIAL.

2. SHOP AND FIELD CONNECTIONS NOT DETAILED ON THE DRAWINGS MAY BE WELDED OR BOLTED. CUTS, HOLES, COPING, ETC. REQUIRED FOR THE WORK OF OTHER TRADES SHALL BE SHOWN ON THE SHOP DRAWINGS AND BE FABRICATED IN THE SHOP. FIELD CUTTING AND / OR FRAMING IS NOT PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER.

3. THE STEEL OR STEEL CONTRACTOR SHALL PROVIDE BEAM REINFORCEMENT AT ALL OPENINGS IN STEEL MEMBERS INCLUDING BEAMS, JOISTS, AND GIRDERS.

4. ALL STRUCTURAL STEEL BEAMS SHALL HAVE A MINIMUM SIZE OF 10" OF ALL PLATES, ANGLES, AND MISC. STEEL SHALL COMPLY WITH THE LATEST EDITION OF ASTM A-36, UNLESS OTHERWISE NOTED. STEEL PIPES SHALL COMPLY TO ASTM A-53 B. STEEL TUBES SHALL CONFORM TO ASTM A-500.

5. SPECIFICATION STEEL CONTRACTOR SHALL COORDINATE THE BOTTOM OF BASE PLATE ELEVATION WITH THE TOP OF BEAM ELEVATIONS AS NOTED ON THE DRAWINGS. IN CASE OF A CONFLICT, THE CONTRACTOR SHALL MAKE ALLOWANCE IN THE SHOP AND ADDRESS IT TO THE ENGINEER IN WRITING.

6. ALL HARDWARE AND THE BOLTS AND STRUTS EXPOSED TO THE WEATHER SHALL BE HOT DIPPED GALVANIZED.

7. ALL BEAM CONNECTIONS SHALL BE $\frac{3}{4}$" BEAMS REQUIRED SLIP CRITICAL TYPE CONNECTIONS A 325 BOLTS UNLESS NOTED OTHERWISE. ALL BEAM AND GIRDER CONNECTIONS UNLESS SHOWN OTHERWISE SHALL BE AT LEAST 50% OF THE DESIGN, THE UNIFORMLY DISTRIBUTED LOADING CAPACITY OF MEMBER OR AS SPECIFIED BY THE AISC MANUAL OF STEEL CONSTRUCTION (LATEST EDITION). ALL OTHER CONNECTIONS MAY ARE NOT INDICATED SHALL BE DESIGNED CONNECTIONS UNLESS OTHERWISE NOTED.

8. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY QUALIFIED WELDERS TO COMPLY WITH AWS STANDARDS (LATEST EDITION). BOTH SHOP AND FIELD WELDER DESIGNATIONS SHALL BE CURRENT FOR THE COMPLETION OF THE STEEL WORK AND MADE AVAILABLE UPON REQUEST BY THE ARCHITECT/ENGINEER. THE ARCHITECT / ENGINEER RESERVES THE RIGHT TO DELAY SHOP DRAWING APPROVAL IN THE ABSENCE OF THE REQUESTED CERTIFICATES.

9. ALL ANCHOR BOLTS SHALL COMPLY WITH ASTM A-307.

STRUCTURAL & MISC. STEEL CONT:

10. FIELD SPLICES SHALL BE DESIGNED AND CONSTRUCTED TO LEVEL OF THE FULL CAPACITY OF THE MEMBER IN BENDING, SHEAR, AND AXIAL LOADING TO COMPLY WITH THE AISC SPECIFICATIONS.

11. WEB STIFFENER PLATES ARE TO BE SUPPLIED BY THE CONTRACTOR AT THE END OF STEEL BEAM CANTILEVERS AND IN THE REGIONS OF ALL CONTINUOUS BEAMS (DIAGONALLY), THE STIFFENER PLATE THICKNESS SHALL EQUAL ONE DEGREE FLANGE THICKNESS OF THE BEAM.

12. USE TWO SHORT WEB ANGLE CONNECTIONS FOR ALL BEAM CONNECTIONS PER AISC SPECIFICATIONS (LATEST EDITION) UNLESS OTHERWISE NOTED OR DETAILED.

13. E-70 ELECTRODES TO BE USED FOR ALL WELDING APPLICATIONS.

14. ALL STEEL DETAILS AND CONNECTIONS SHALL COMPLY WITH THE LATEST EDITION OF THE AISC SPECIFICATIONS.

15. THE CONTRACTOR SHALL SUBMIT DETAILED STRUCTURAL STEEL SHOP DRAWINGS TO INCLUDE COLUMNS, BEAMS, JOISTS, BRACING, DECKING, AND ANY CONNECTIONS. STEEL FABRICATOR SHALL SUPPLY SHEARED STEEL PLATE AND BRACKETS LOCATED IN BEARINGS. THE STRUCTURAL DRAWINGS ARE NOT TO BE REPRODUCED FOR SHOP DRAWINGS, SECTION SHEETS, OR ERECTION PLANS. SUBMIT ONE SET OF REPRODUCIBLE DRAWINGS AND ONE SET OF PRINTS FOR REVIEW AND APPROVAL. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE CONTRACTOR FOR ALL DIMENSIONS, ELEVATIONS, AND ERECTION PROCEDURES PRIOR TO SUBMITTAL TO THE ARCHITECT OR ENGINEER. THE CONTRACTOR SHALL ALLOW A MINIMUM OF 15 WORKING DAYS FOR REVIEW AND APPROVAL OF ALL SHOP DRAWINGS. THE CONTRACTOR PROCEEDING WITHOUT APPROVED SHOP DRAWINGS IS DOING SO AT HIS OWN RISK.

16. ALL STEEL BEAMS AND JOISTS BEARING SHALL BE FULLY ON STEEL BEARING PLATES OR METAL ST.

17. A CONTINUOUS $\frac{3}{8}$" PLATE SHALL BE SHOP WELDED TO THE BOTTOM FLANGE OF ALL BEAMS SUPPORTING MASONRY UNLESS NOTED OTHERWISE.

18. THE ENGINEER SHALL VERIFY THAT JOIST AND BEAM BEARING ELEVATIONS ENSURE PROPER ROOF SLOPES TO ALLOW FOR DRAINAGE AND CORRECT FLOOR ELEVATIONS. SEE ARCHITECTURAL DRAWINGS FOR PLANNING, ROOFING, AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL PLANS.

19. FOR ALL STEEL BEAM LOCATIONS, INSTALL SHIM BEARING PLATES ON EACH SIDE OF THE WEB AT SUPPORTS AND LOADING OF POINT LOADS FROM BEAMS AND COLUMNS.

20. A NON-SHRINK GROUT SHALL BE PLACED UNDER ALL COLUMN BASE PLATES AFTER THE STEEL IS SET, PLUMBED, AND LEVELED.

21. ALL WELDS THAT ARE APPLIED TO ANY EXPOSED STEEL MEMBERS SHALL BE FIELD COATED WITH A ZINC RICH PAINT.

22. ALL STEEL BEAMS AND SHELL COLUMNS SHALL BEAR ON STEEL PLATES (MIN. SIZE 3" x 3" x $\frac{1}{4}$") UNLESS NO CONDITION SHALL ANY STEEL BEAM ON WOOD. STEEL PLATES OR SHOP DRAWINGS FOR STEEL PLATES AS NEEDED. SHOP DRAWINGS TO BE APPROVED BY THE ARCHITECT / ENGINEER.

23. ALL STRUCTURAL STEEL SHALL BE FABRICATED WITH ONE COAT OF PRIMER AND SHALL BE FIELD PAINTED w/ 2 COATS OF PAINT, FOLLOW AFTER ERECTION.

24. COLD FORMED METAL STUDS SHALL CONFORM TO ASTM A-653 Gr. 33, 20 GAUGE AND SHALL BE CLARK PCS STUDS OR $\frac{1}{4}$" PLATES & $\frac{1}{8}$" UPSS. SHOP AS INDICATED OR APPROVED EQUAL.

WOOD & LUMBER:

1. ALL LUMBER SHALL BE CONTINUOUS WITH SPLICES EXCEPT AS NOTED ON THE STRUCTURAL PLANS OR DETAILS.

2. ALL WOOD FRAMING SHALL BE SOUTHERN YELLOW PINE #2 UNLESS NOTED OTHERWISE. ALL STUDS SHALL BE LABELED #3 STUDS.

3. ALL TREATED WOOD SHALL COMPLY WITH THE LATEST EDITION OF CODES, FOR LOCATIONS OF TREATED WOOD, SEE THE ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS.

4. WHERE CEILING JOISTS ARE NOT PARALLEL TO ROOF RAFTERS, SUPPLY BRACING OF METAL STRIPS ATTACHED TO THE ENDS OF THE RAFTERS SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING. THERE PREVENTING THE ROOF RAFTERS TO SPREAD APART. WHERE THE CEILING JOISTS ARE NOT PROVIDED AT THE TOP OF THE RAFTER SUPPORT WALLS, THE TIES IN FORMED BY THESE RAFTERS SHALL BE SUPPORTED BY DETAILED TRUSS PLANS, SEE STRUCTURAL DRAWINGS.

WOOD & LUMBER CONT:

5. SOLID BLOCKING TO BE PROVIDED BETWEEN ALL FLOOR JOISTS AT MID SPAN AND ALL LINES OF JOIST SUPPORT, EXCEPT NOT SHOWN ON THE SECTION OR DETAIL DRAWINGS, BLOCKING MAY NOT BE SHOWN ON THE STRUCTURAL SECTIONS OR DETAILS FOR CLARITY.

6. ALL WALLS SHALL COMPLY WITH THE STANDARDS SET FORTH IN THE LATEST EDITION OF THE BUILDING CODES.

7. WOOD MEMBERS SHALL NOT BE LESS THAN 4" FROM THE EARTH GRADE, EXCEPT WHERE SILL, SHEATHING, AND WALL FRAMING ARE OF AN APPROVED PRESSURE TREATED OR NATURALLY DURABLE WOOD PRODUCT.

8. EXTERIOR WALLS AND SHEAR WALLS TO BE SHEATHED w/ $\frac{1}{2}$" EXTERIOR GRADE PLYWOOD AND BLOCKING AT ALL JOINTS. PLYWOOD TO BE NAILED TO ALL STUDS, TOP PLATES, SILL PLATES, RIMES, AND BLOCKING. THE CONTRACTOR SHALL ATTACH PLATES, SHEARING w/ 8d NAILS @ 4" o.c. ALONG BEARING EDGES AND 8" o.c. AT INTERMEDIATE STUDS, UNLESS THERE IS ANOTHER ALTERNATE VENDER LABELED (LVL) OR GLULAM SHEAR CALLED FOR SHALL BE EQUAL TO MANUFACTURER INSTALLATION IN THE DRAWINGS. ALL NAILS SHALL BE NOT HAMMER DRIVEN UNLESS NOTED OTHERWISE.

9. PLYWOOD FLOORING SHALL BE $\frac{3}{4}$" TONGUE AND GROOVE T&G. GRADE STURDY FLOOR. ALL FLOOR DECKING SHALL BE GLUED AND SCREW NAILED AT ALL SUPPORTS WITH A NAILING PATTERN OF 6d NAILS @ 6" o.c. ALONG EDGES AND 12" o.c. ALONG ALL INTERMEDIATE SUPPORTS / JOISTS LINES.

10. EXTERIOR WALLS @ GROUND FLOOR SHALL BE TIED TO FOUNDATION WITH SIMPSON LSTHD10 OR EQUAL. STRAP TIES @ 6'-0" o.c. AND TIED w/ $\frac{1}{2}$" CDX PLYWOOD FROM TOP PLATE TO FOUNDATION. SHEAR PLATE, EXTERIOR CORNERS BETWEEN FLOORS SHALL ALSO BE TIED w/ SIMPSON LSTHD10 OR EQUAL. STRAP TIES @ MAX 6'-0" o.c.

11. GLULAM BEAMS SHALL BE "PARALLAM" WITH 2,900 PSI BENDING STRESS, 2,000,000 PSI MODULUS OF ELASTICITY PER ALLOWABLE.

12. NON-TREATED WOOD MEMBERS SUPPORTED ON MASONRY SHALL BEAR ON TREATED BINDER PLATES.

13. FLOOR JOISTS AT DROPPED BEAMS SHALL BE FASTENED TO SUPPORTS WITH SIMPSON H2.5 DETAIL.

14. ALL PLYWOOD SHEARING SHALL HAVE $\frac{1}{8}$" SPACE BETWEEN SHEETS EXCEPT FOR AREAS THAT CALL FOR TILE PLYWOOD.

15. ALL ROOF RAFTER BEARINGS SHALL BE ANCHORED WITH WIND UPLIFT ANCHORS SIMPSON OR EQUAL. SUCH ANCHORS SHALL BE USED AT JOINTS BETWEEN PLATES, STUDS, AND SILL PLATES TO PROVIDE A PATH OF CONTINUOUS UPLIFT RESISTANCE FROM THE ROOF TO THE FOUNDATION.

16. ROOF FRAMING SHALL BE SHEATHED w/ $\frac{1}{2}$" CDX PLYWOOD AND FASTENED w/ 10d NAILS @ 4" o.c. ALONG ALL EDGES AND 8" o.c. ALONG INTERMEDIATE MEMBERS. ALL EDGES TO BE NAILED WITH AT LEAST TWO NAILS OF THE ROOF'S SHEET OF PLYWOOD. PROVIDE BLOCKING AS NECESSARY.

17. LOAD BEARING WALLS AND / OR SHEAR WALLS LOCATED PERPENDICULAR TO FLOOR JOISTS SHALL HAVE SOLID BLOCKING SECURELY PLACED BETWEEN THE FLOOR MEMBERS. THE SOLID BLOCKING SHALL BE FOR THE FULL DEPTH OF THE FLOOR MEMBERS AND BE LOCATED DIRECTLY UNDER THE WALL FOR THE FULL BEARING WITH AND LENGTH OF THE WALL CORES.

18. TIMBER PILES SHALL HAVE A MINIMUM DIAMETER OF 8" AND SHALL BE PRESSURE TREATED. PILES SHALL CONFORM TO ASTM A-653 Gr. 33, 20 GAUGE AND SHALL BE CLARK PCS STUDS OR $\frac{1}{4}$" PLATES & $\frac{1}{8}$" UPSS. SHOP AS INDICATED OR APPROVED EQUAL.

19. GALVANIZED HURLIONE ANCHORS (SIMPSON HDG) SHALL BE USED FOR ALL WOOD ENCASED AND AT INTERSECTIONS WITH ALL WALLS OR BEAMS. STAINLESS STEEL (SS) HURLIONE ANCHORS SHALL BE USED IN AREAS EXPOSED TO THE ATMOSPHERE, FASTENER WITH (SS) RING SHANK NAILS.

20. FLOOR JOISTS / TRUSSES UNDERPINNING WALLS SHALL BE FOUNDED UNLESS A BEARING SHOWN ON THE FRAMING PLANS.

21. PROVIDE $\frac{1}{2}$" PLYWOOD OR OSB PANELS FOR ALL EXTERIOR DOORS & WINDOWS. PER CODE PANELS SHALL BE FASTENED TO EDGE WALL PER TABLE R602.3(1) ON PAGE 45 OF 2006 IRC. IF IMPACT WINDOWS ARE NOT PROVIDED.

22. PROVIDE 48" ANCHOR OR 5" BOLT SPECIAL EXTERIOR SHEAR ANCHORS ON CORNER OF EXTERIOR WALLS AND NOT REQUIRED.

DESIGN CRITERIA

1. DEPARTMENT OF CONSTRUCTION, ALBERTA
2. SOIL TYPE WITH ALTERNATE - VERY HEAVY
3. STICKY PROBLEMS - MODERATE - SEVERE
4. WATER TABLE - DEEP - 27'+
5. FROST LINE DEPTH - 12 INCHES

DESIGN CRITERIA:

SEISMIC CRITERIA

1. SEISMIC USE GROUP: USE GROUP II
2. SEISMIC SPECTRAL RESP. ACC. S_{DS} = 0.66 S_{D1} = 0.47
3. SITE CLASS: D (STIFF PROFILE)
4. SPECTRAL RESP. COEFF. S_{DS} = 0.66 S_{D1} = 0.47
5. SEISMIC DESIGN CATEGORY: D
6. BASIC SEISMIC LATERAL LOAD FRAMED WALLS w/ SHEAR PANEL
7. DESIGN BASE SHEAR: 1.4 Kips
8. SEISMIC RESPONSE COEFF. C_S = 0.47
9. ANALYSIS PROCEDURE: SIMPLIFIED ANALYSIS
10. RESPONSE MOD. FACTOR: R = 6.5

WIND LOAD DESIGN DATA

1. BASIC WIND SPEED (3 sec GUST) 85 mph (ASCE 7-98)
2. WIND IMPORTANCE FACTOR: I
3. WIND EXPOSURE: EXPOSURE B
4. INTERNAL PRESSURE COEFF.: GC$_{pi}$ = +0.18 & -0.18
5. CALCULATION WIND PRESSURE: +15.2 -16.5 PSF (EXPOSURE B)

SNOW LOAD DESIGN DATA

1. GROUND SNOW LOAD: 30 psf

FOUNDATION DESIGN DATA

1. ALLOWABLE SOIL BEARING PRESSURE: 1,500 psf

LOAD DATA

1. ROOF LIVE LOAD: 20 psf
2. FLOOR LIVE LOAD: 40 psf
3. DEAD LOAD: ACTUAL SELF WEIGHT
4. ATTIC LIVE LOAD: 20 psf

* THE PROJECT HAS BEEN DESIGNED TO MEET THE STRUCTURAL REQUIREMENTS OF THE SCBC/IBC.

PRE-MFD WOOD COMPONENTS:

1. ROOF AND FLOOR TRUSSES / JOISTS SHALL BE DESIGNED TO THE FOLLOWING SPECIFICATIONS:
IBC Code 2006 (LATEST) w/ APPROPRIATE SHARE FACTORS
TOP CHORD: DL = ACTUAL LOAD + LL = 40 psf
BOTTOM CHORD: DL = ACTUAL LOAD + LL = 0 psf
WIND REDUCTION: L/360
NOTE: CONTRACTOR TO SUPPLY THE TRUSS MANUFACTURER WITH THE ACTUAL LOADS AND LOCATIONS OF ALL ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS. THE ABOVE STATED LOADS SHOULD BE CONSIDERED A MINIMUM LOAD.

2. ALL ROOF TRUSSES AND RAFTER BEARINGS SHALL BE ANCHORED WITH WIND UPLIFT CONNECTORS BY SIMPSON OR EQUAL. SUCH ANCHORS ARE TO BE USED BETWEEN THE JOINTS OF PLATES, STUDS, AND SILL PLATES TO PROVIDE AN UNBROKEN PATH OF UPLIFT RESISTANCE FROM THE ROOF TO THE FOUNDATION.

3. WOOD COMPONENT MANUFACTURER SHALL COORDINATE ALL THE ACTUAL DIMENSIONS WITH THE CONTRACTOR AND QUESTIONS OR DISCREPANCIES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW.

4. ALL ROOF TRUSSES SHALL BE DESIGNED TO:
DEAD LOAD: USE ACTUAL LOADS
PARTITION LOADS: 20 psf
LIVE LOAD: PER BUILDING CODE

5. FLOOR JOIST / BEAMS SHALL BE DESIGNED TO TAKE INTO CONSIDERATION THE UPLIFT FORCES DUE TO WIND. ADDITIONAL HOLD DOWN HARDWARE SHALL BE PROVIDED TO ACCOUNT FOR ACCUMULATED WIND LOADS AT THE EDGES OF THESE MEMBERS AND A PATH OF CONTINUOUS UPLIFT RESISTANCE PROVIDED TO THE FOUNDATION.

6. PROVIDE SOLID WOOD BLOCKING BETWEEN ALL JOISTS AT ALL LINES OF JOIST SUPPORT EVEN IF NOT SHOWN ON THE SECTION OR DETAIL DRAWINGS. BLOCKING MAY NOT BE SHOWN ON THE STRUCTURAL DRAWINGS FOR CLARITY.

7. TRUSS MANUFACTURER SHALL BE RESPONSIBLE TO DETERMINE THE LOCATIONS OF ALL POINT LOADS ON TRUSSES AND GIRDERS.

8. CONTRACTOR SHALL PROVIDE ALL TRUSS SUPS UNDER THE ENDS OF ALL WOOD GIRDERS AND BEAMS TO ACCOUNT FOR END REACTIONS, ADDITIONAL STUDS SHALL BE INSTALLED IN WALLS AT SUPPORT POINTS TO ALLOW FOR FULL BEARING OF MEMBERS. IN NO CASE SHALL LESS THAN THREE STUDS PER BEARING LOCATION BE PROVIDED.

9. CONTRACTOR TO PROVIDE HOLD DOWN ANCHORS (SIMPSON HDU5) AT ENDS OF ALL SHEARWALLS, DOOR JAMBS, AND EDGE OF ALL WALL OPENINGS EXTENDING TO FLOOR IN SHEARWALL CONSTRUCTION UNLESS SHOWN ON PLANS.

10. NO OPENINGS, NOTCHES, OR MODIFICATIONS TO THE WOOD COMPONENTS SHALL BE DONE IN THE FIELD WITHOUT PRIOR WRITTEN APPROVAL FROM COMPONENT DESIGNER.

11. PRE-MANUFACTURED WOOD TRUSS SUPPLIER TO PROVIDE ALL THE NECESSARY TEMPORARY AND PERMANENT BRACING THAT PROVIDES LATERAL STABILITY TO THE TRUSS SYSTEM. PRE-MANUFACTURED TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT / ENGINEER FOR APPROVAL PRIOR TO FABRICATION. THESE TRUSS DRAWINGS WILL BE REQUIRED TO HAVE THE SEAL OF A REGISTERED ENGINEER IN THE STATE OF THE PROPOSED PROJECT.

12. PLYWOOD JOISTS SHALL BE 1.9E 60 OR 1.9E 80 PER TRUSS JOIST MACMILLAN AS SHOWN ON THE STRUCTURAL DRAWINGS, OR APPROVED EQUAL.

HENRY N. SHEPARD II, M.E., P.E.
STRUCTURAL ENGINEER
2417 PRISTINE VIEW ROAD
CHARLESTON, SOUTH CAROLINA
843 – 509 – 9190

4 - 6 GARDEN STREET
CHARLESTON, SOUTH CAROLINA

REVISIONS

DRAWN BY: HNS

SHEET
S12
OF SHEETS
REVISION
DATE: 06 / 11 / 20

Agenda Item #5

194 CANNON STREET (HOTEL)
TMS # 460-10-04-013

Request conceptual approval for new construction of 175-room hotel.

(none) / Height District: 85/125 / Old City District

Agenda Item #5

Applicant's Presentation

194 CANNON STREET - HOTEL CONCEPTUAL BAR DRAWINGS

SUBMISSION DATE: AUGUST 3, 2020

LS3P
Dylan Towe
843.958.5473
dylantowe@ls3p.com

PREVIOUS REVIEWS

TRC PRE-APP:	1/2/2020
BAR CONCEPTUAL 1:	6/10/2020

ZONING COMPLIANCE

We have met with Zoning staff and the project is Zoning compliant per the established PUD and does not require any Variances or Special Exceptions.

DRAWING LIST

A.01	COVER
A.02	DRAWING LIST
A.03	SANBORN MAP
A.04	SITE PHOTOS
A.05	SITE PHOTOS | CONTEXT
A.06	SITE PHOTOS | CONTEXT
A.07	MODEL PHOTOS
A.08	STREETSCAPE ELEVATIONS
A.09	SITE PLAN COMPARISON
A.10	SITE PLAN
A.11	CHS PRECEDENTS
A.12	CHS PRECEDENTS
A.13	DESIGN STUDY and PROCESS
A.14	GRID AND BASE STUDY
A.15	GRID AND RHYTHM STUDY
A.16	CHS WINDOW DETAIL STUDY
A.17	FENESTRATION STUDY
A.18	WEST FACADE STUDY
A.19	NW GROUND FLOOR GLAZING STUDY
A.20	PROPOSED 194 CANNON STREET DESIGN
A.21	RENDERING COMPARISON
A.22	RENDERING
A.23	RENDERING COMPARISON
A.24	RENDERING
A.25	RENDERING COMPARISON
A.26	RENDERING
A.27	RENDERING
A.28	RENDERING COMPARISON
A.29	RENDERING
A.30	RENDERING
A.31	EAST ELEVATION/SECTION
A.32	PROPOSED MATERIALS
A.33	ARCHITECTURAL DRAWINGS OF PROPOSED DESIGN
A.34	NORTH ELEVATION COMPARISON
A.35	NORTH ELEVATION: SPRING STREET
A.36	SOUTH ELEVATION COMPARISON
A.37	SOUTH ELEVATION: CANNON STREET
A.38	WEST ELEVATION COMPARISON
A.39	WEST ELEVATION
A.40	EAST ELEVATION COMPARISON
A.41	EAST ELEVATION
A.42	LEVEL 01 COMPARISON
A.43	FLOOR PLAN: LEVEL 01
A.44	LEVEL 02-06 COMPARISON
A.45	FLOOR PLAN: LEVEL 02-06
A.46	LEVEL 07-10 COMPARISON
A.47	FLOOR PLAN: LEVEL 07-10
A.48	LEVEL 11 COMPARISON
A.49	FLOOR PLAN: LEVEL 11
A.50	ROOF COMPARISON
A.51	ROOF PLAN
A.52	RENDERING

BAR CONCEPTUAL I COMMENTS

STAFF COMMENTS:

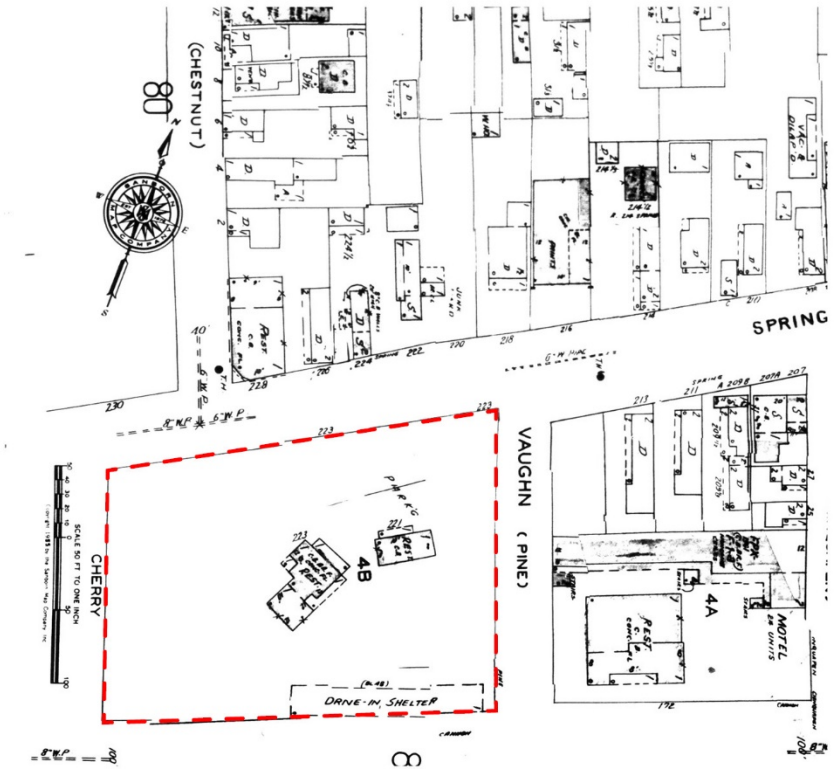
1. Needs to be more related to the architecture and character of Charleston. There is too much of a branding approach to its execution. Contemporary vs. traditional is not the issue, but if contemporary it needs to speak more to Charleston.
2. The Spectator Hotel and The Dewberry are the better precedent images than West Edge for this project. The Aquarium is a good precedent as well.
3. The concept of movement in the facades is not working and unrelated. It appears very busy and chaotic. It is also disconcerting to have so much mass sitting on glass curtainwall. The 6-story mass, with its deep-set windows is more successful and related. Study continuing that language to the taller structure.
4. Generally, the material palette is good quality, and raising the grade to conceal BOH at the W. side of the project at the park is a good solution.

STAFF RECOMMENDATION:
C/A for height and mass. Denial of the general architectural direction.

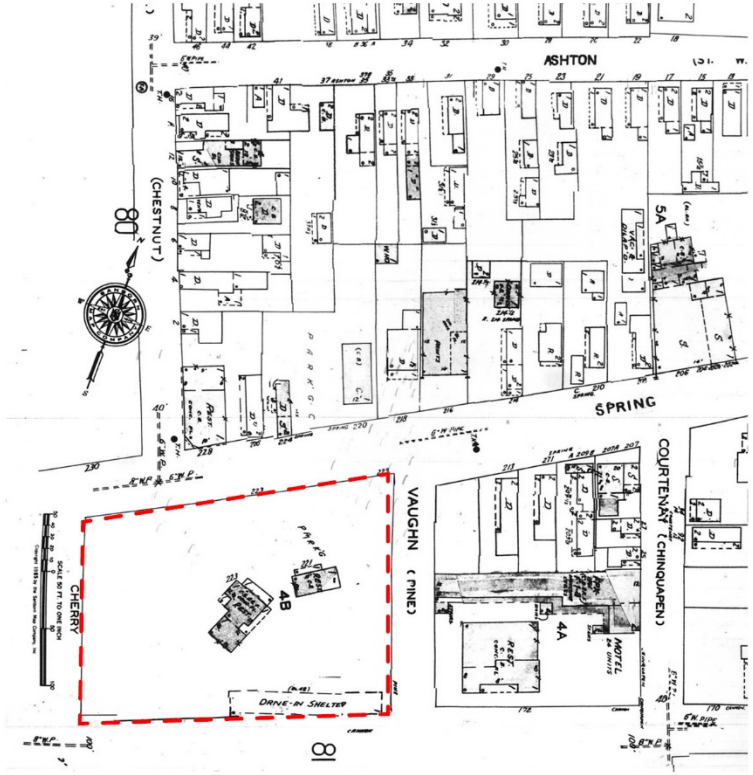
BOARD COMMENTS:

1. Site deserves a Gateway building.
2. General premise of the PUD works for the site, but the architectural direction does not. This needs to be a building, not a sculpture. The height is emphasized by the 11 story building that is 50' wide. Needs to be a 21st century building, but the facade is scaleless and will do nothing to enhance the urban nature of the site.
3. This appears like a strong corporate design, not architecture suited for Charleston.

BOARD MOTION:
Denial of application for conceptual approval including Staff and Board comments.



1967



1973

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON
STREET, LLC

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SANBORN MAP | A.03
AUGUST 12, 2020

AERIAL PHOTO LOOKING SOUTHWEST

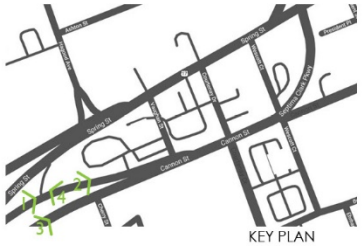
AERIAL PHOTO LOOKING NORTHWEST

VIEW FROM CANNON STREET CONNECTION

VIEW FROM CANNON STREET CONNECTION

VIEW FROM ASHLEY RIVER BRIDGE HEADING EAST

VIEW OF EXISTING LANDSCAPE BUFFER @ PARK



KEY PLAN

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC LS3P

SITE PHOTOS | CONTEXT | A.05
AUGUST 12, 2020

VIEW FROM CANNON STREET LOOKING TOWARD WESTEDGE

VIEW FROM SPRING STREET LOOKING SOUTHWEST

WEST VIEW FROM PROPOSED ROOFTOP LEVEL

EAST VIEW FROM PROPOSED ROOFTOP LEVEL

KEY PLAN

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

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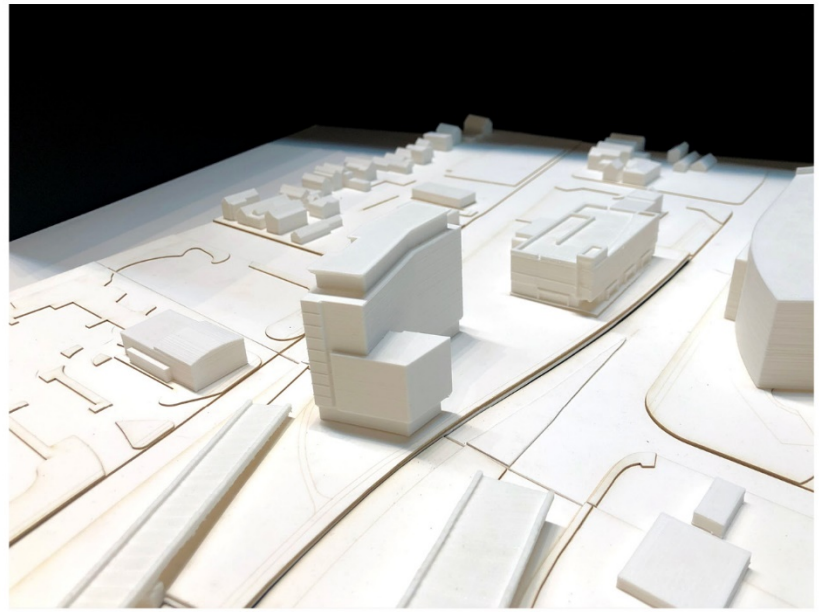
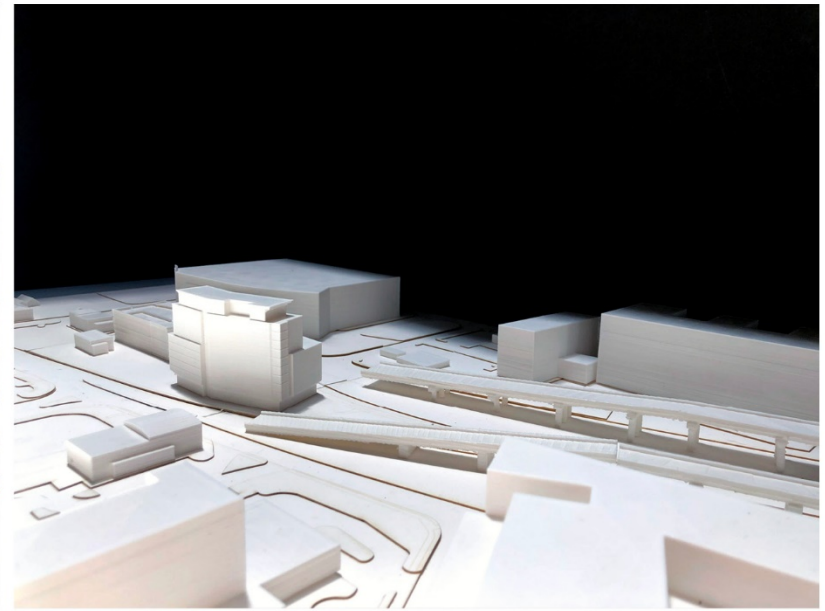
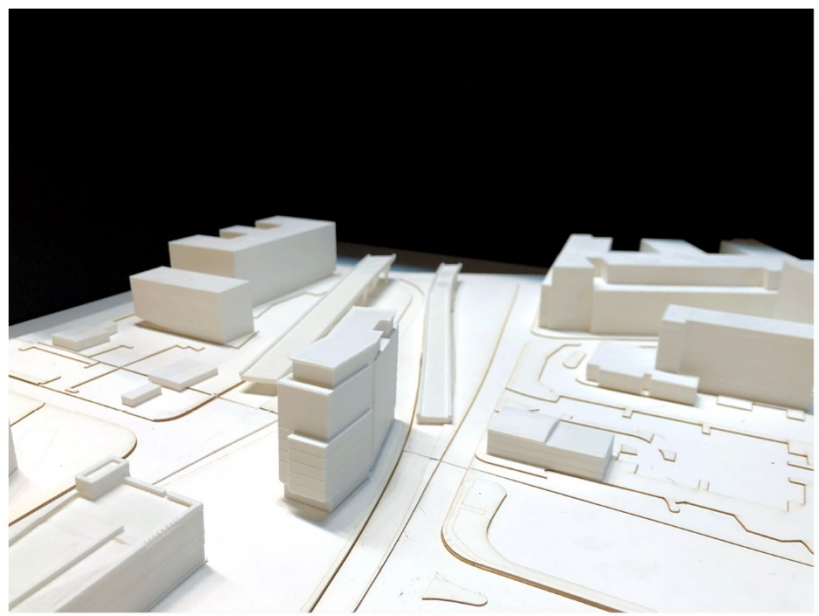
SITE PHOTOS | CONTEXT | A.06
AUGUST 12, 2020



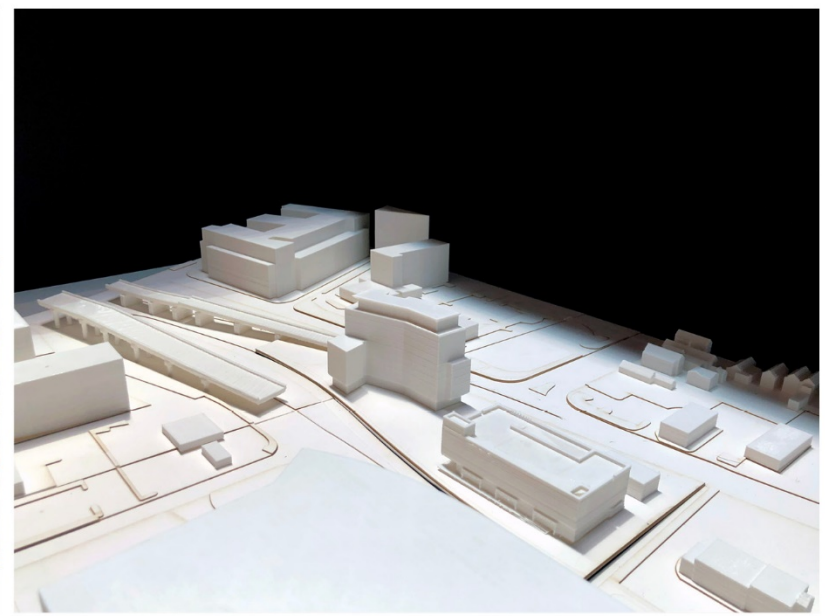
SW



NW



NE



SE

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CONCEPTUAL BAR SUBMISSION

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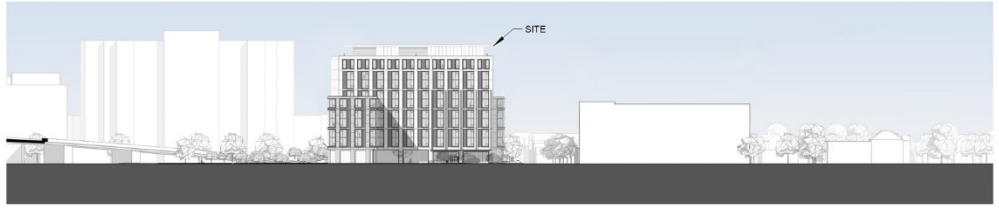
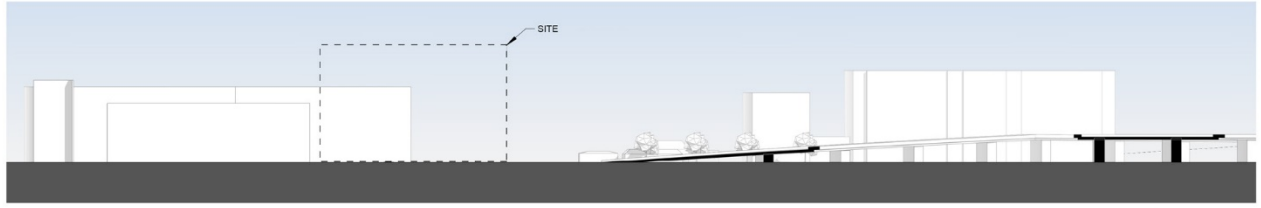
MODEL PHOTOS | A.07
AUGUST 12, 2020

1 VIEW NORTH ON SPRING STREET

2 VIEW SOUTH ON SPRING STREET

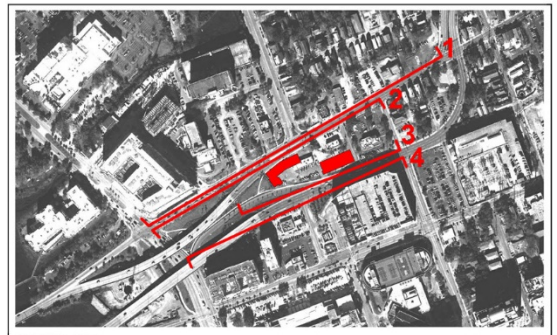


3 VIEW NORTH ON CANNON STREET



4 VIEW SOUTH ON CANNON STREET

0 50' 100' 200'



KEY PLAN

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CONCEPTUAL BAR SUBMISSION

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STREETSCAPE ELEVATIONS | A.08

AUGUST 12, 2020

PREVIOUS SUBMITTAL

PROPOSED DESIGN

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

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LS3P REMARK

SITE PLAN COMPARISON | A.09
AUGUST 12, 2020

ART AT ENTRANCE

BUILT IN SEATING

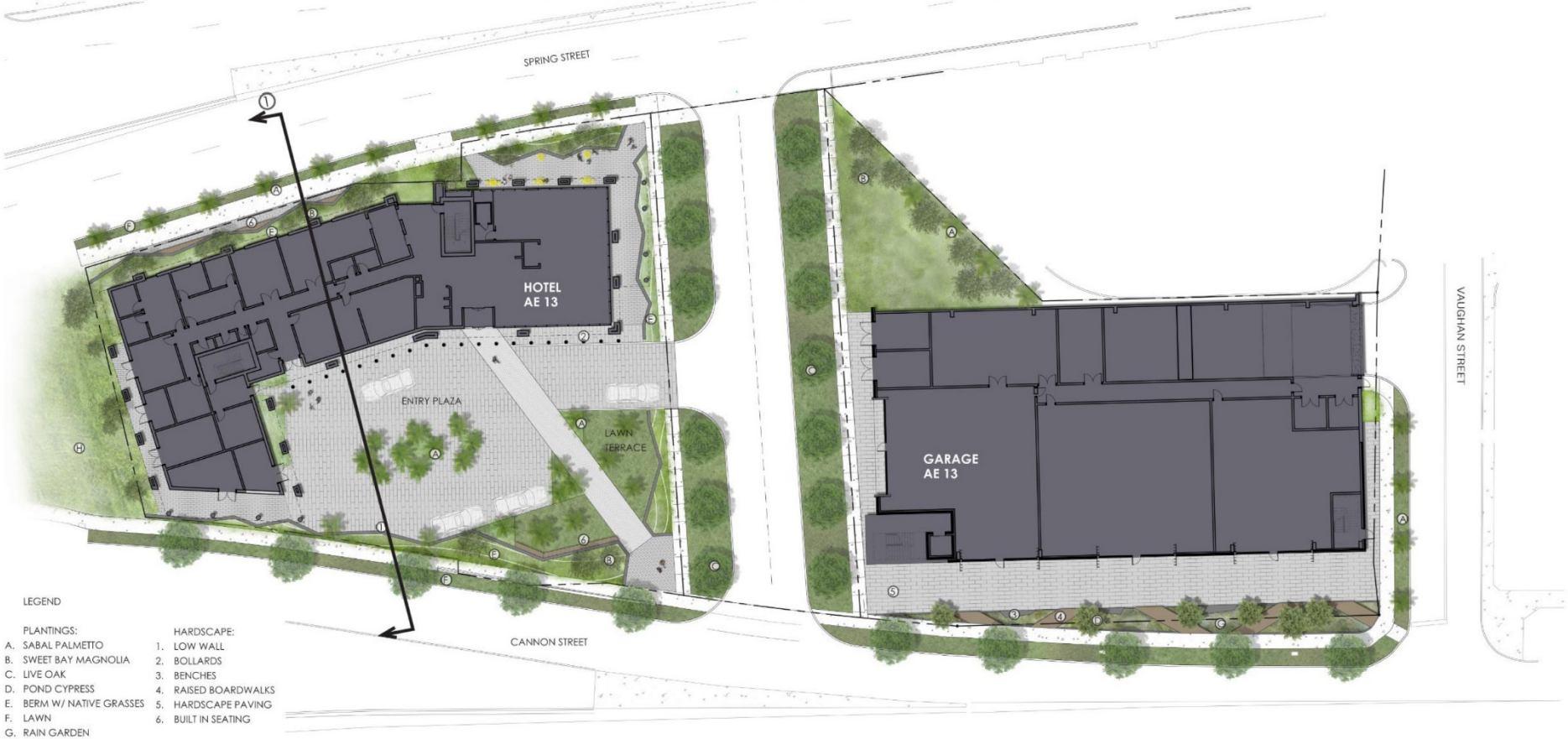
LEVEL ENTRY PLAZA WITH PAVERS

RAIN GARDEN ALONG STREET

TIERED PARK WITH INFILTRATION AREA

BUILT IN WOOD BENCH

GREEN WALL



LEGEND

PLANTINGS:
- A. SABAL PALMETTO
- B. SWEET BAY MAGNOLIA
- C. LIVE OAK
- D. POND CYPRESS
- E. BERM W/ NATIVE GRASSES
- F. LAWN
- G. RAIN GARDEN
- H. PARK

HARDSCAPE:
1. LOW WALL
2. BOLLARDS
3. BENCHES
4. RAISED BOARDWALKS
5. HARDSCAPE PAVING
6. BUILT IN SEATING

scale: 1"=40'

0' 40' 80' 120'

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P REMARK

SITE PLAN | A.10
AUGUST 12, 2020

THE PEOPLE'S OFFICE BUILDING

- Defined base, middle, top
- Deep-set windows
- Vertical proportions

CHARLESTON TECHNOLOGY BUILDING

- Vertical proportions
- Defined base, middle, top
- Porch-like curtainwall corner
- Light & inviting ground floor

DEWBERRY HOTEL

- Vertical proportioned framed fenestration
- Taller top floor windows
- Defined base

22 WEST EDGE

- Defined vertical orientation
- Smaller defined "windows" at upper floors
- Step down massing at street/pedestrian frontage
- Structurally honest

SPECTATOR HOTEL

- Step down massing at street/pedestrian frontage
- Defined base with elevated materials
- Deep recessed windows

THE INN AT MIDDLETON PLACE

- Defined vertical orientation
- Fenestration set on grid
- Infrastructure (chimney) as anchor to program space

DESIGN STUDY and PROCESS

The facade utilizes a grid, that provides a familiar horizontal rhythm and authentically allows the building's structure to be carried to the ground. The traditional base, middle, and top proportions are expressed through materials changes and the reduction of window scale at the top, providing a diverse vertical rhythm.

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

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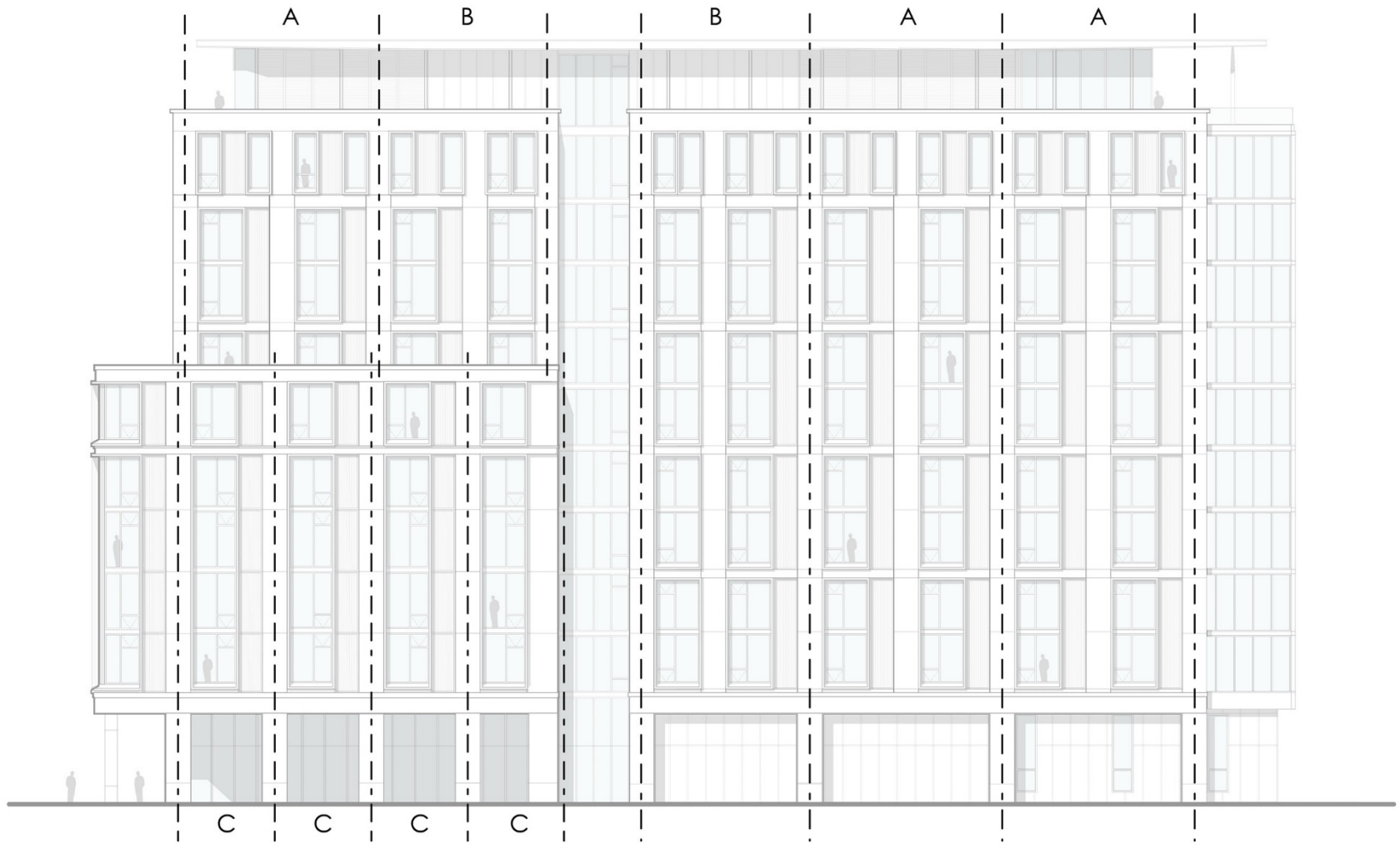
GRID AND BASE STUDY | A.14
AUGUST 12, 2020



194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

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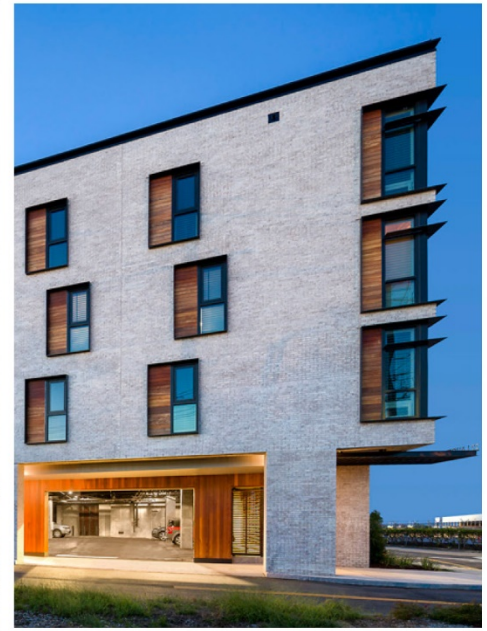
GRID AND RHYTHM STUDY | A.15
AUGUST 12, 2020



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CONCEPTUAL BAR SUBMISSION

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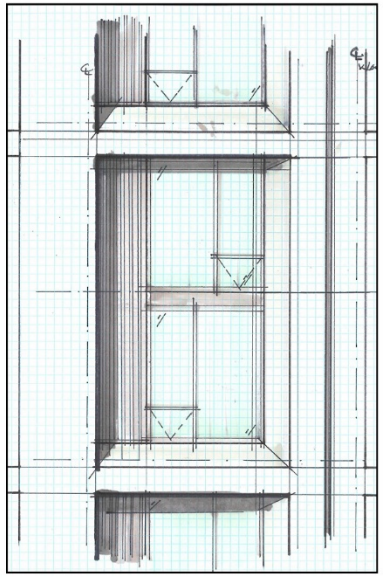
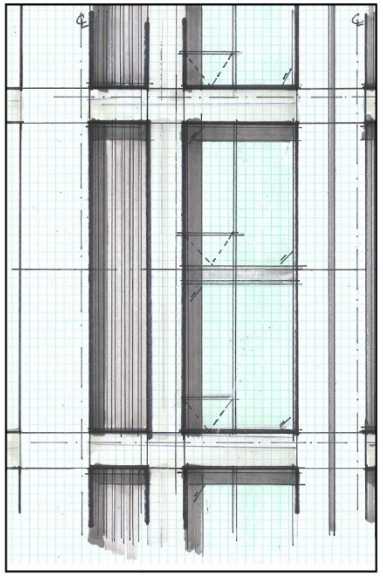
CHS WINDOW DETAIL STUDY | A.16

AUGUST 12, 2020

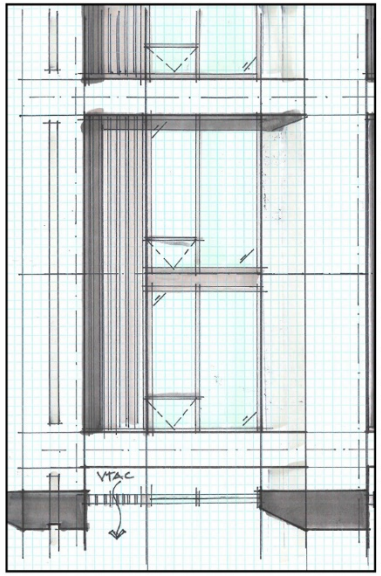
PROPOSED DESIGN



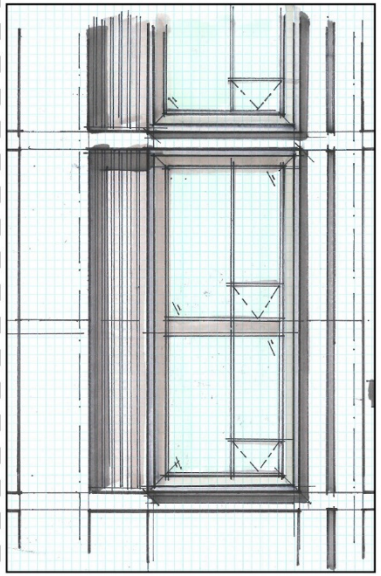
A. CANTED RECESS



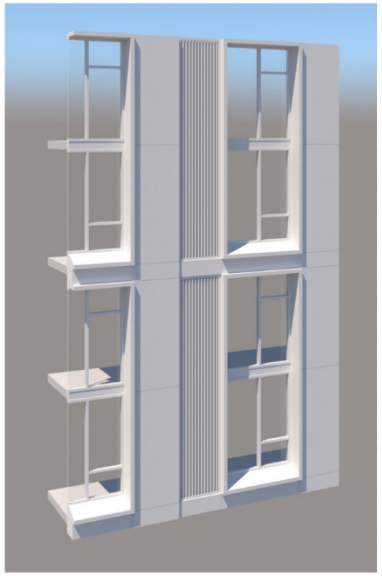
B. SECONDARY GRID



C. SINGLE CANT SIDEBURN

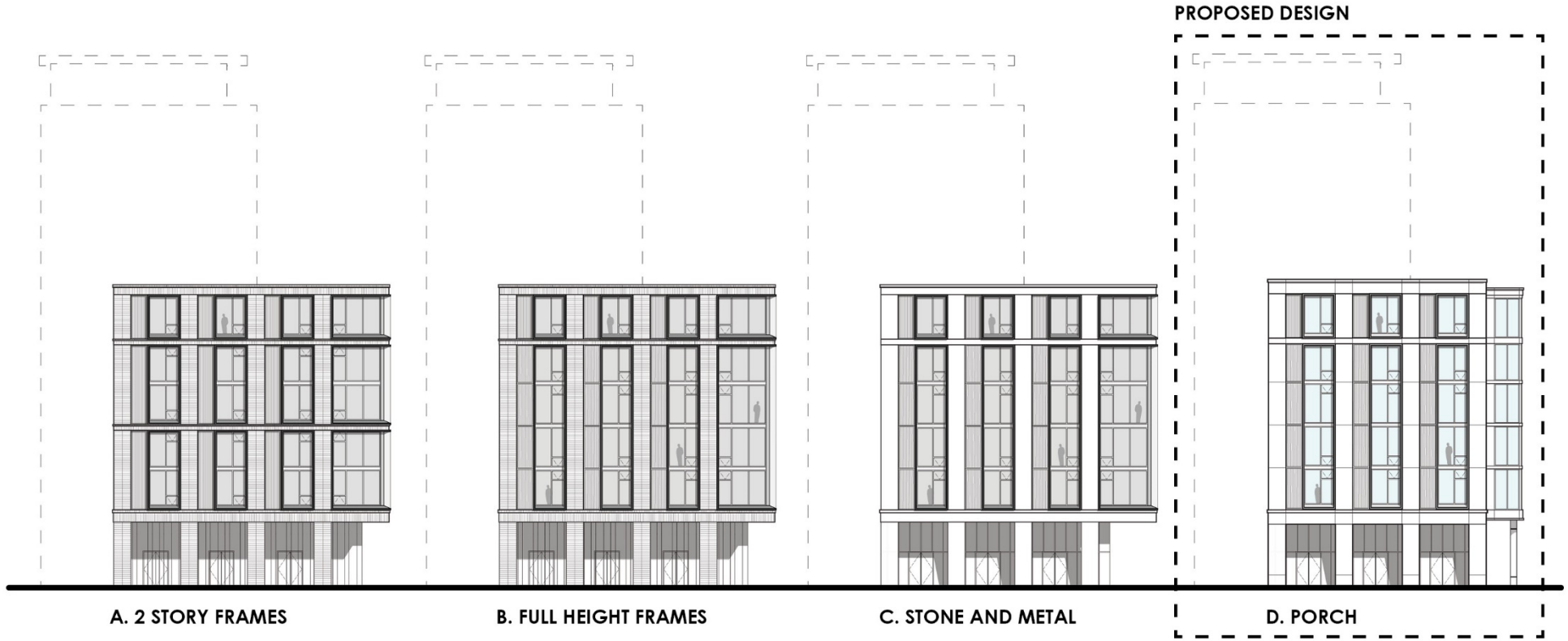


D. FRAMED FENESTRATION



D. FRAMED FENESTRATION 3D

Vertical floor to floor windows with an extruded frame give the facade a depth and dynamism, reminiscent of Charleston masonry buildings with a contemporary edge rooted firmly in the present.



The massing is rooted in the traditional with lower masses wraping and concealing the taller structure at both entrances to the site, welcoming people with a familiar hand at pedestrian levels.

A. RIBBON WINDOW

B. RAISED DOUBLE WINDOW

C. RAISED TRIPLE WINDOW

D. FULL CROSS WINDOW

E. FULL SLIT WINDOW

PROPOSED DESIGN

The pedestrian experience is enhanced through wide sidewalks, lush landscaping, and added clear glazing at the ground floor. Profiles are added throughout to gesture to the human scale.

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

NW GROUND FLOOR GLAZING STUDY | A.19

AUGUST 12, 2020

PROPOSED 194 CANNON STREET DESIGN

PREVIOUS SUBMITTAL

PROPOSED DESIGN

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

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RENDERING COMPARISON | A.21
AUGUST 12, 2020

CANNON STREET

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

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RENDERING | A.22
AUGUST 12, 2020

PREVIOUS SUBMITTAL

PROPOSED DESIGN

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

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RENDERING COMPARISON | A.23
AUGUST 12, 2020

CANNON STREET CONNECTION

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

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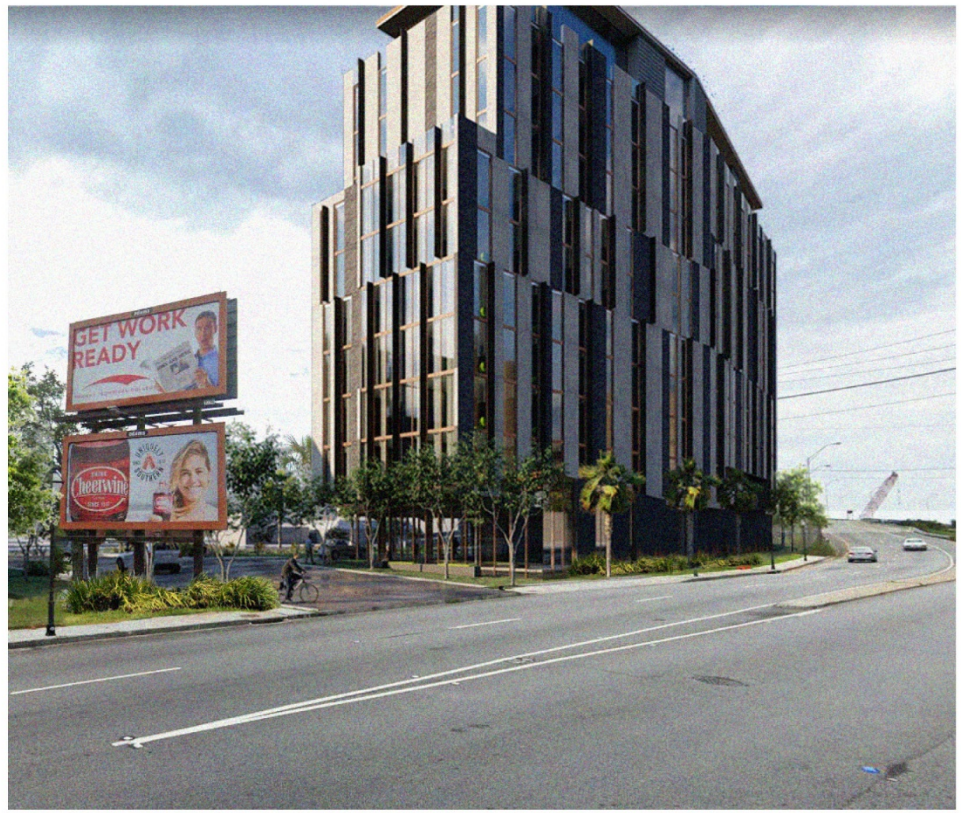
RENDERING | A.24
AUGUST 12, 2020



PREVIOUS SUBMITTAL

PROPOSED DESIGN

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

RENDERING COMPARISON | A.25
AUGUST 12, 2020

SPRING STREET

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

RENDERING | A.26
AUGUST 12, 2020

HAGOOD STREET

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

RENDERING | A.27
AUGUST 12, 2020

PREVIOUS SUBMITTAL

PROPOSED DESIGN

CANNON STREET - ENTRY

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

RENDERING | A.29
AUGUST 12, 2020

CANNON STREET - ENTRY

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON
STREET, LLC

LS3P

RENDERING | A.30
AUGUST 12, 2020

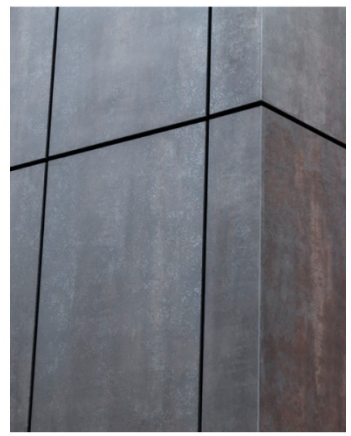
194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

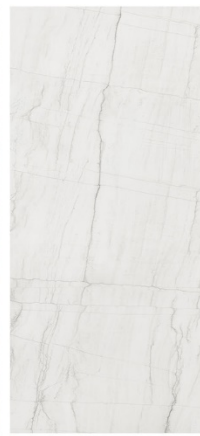
LS3P REMARK

EAST ELEVATION/SECTION | A.31

AUGUST 12, 2020



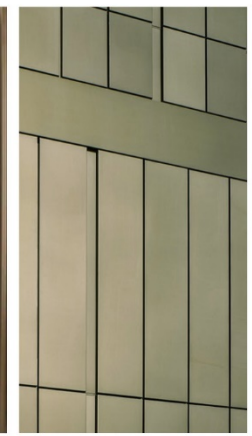
SINTERED STONE INSTALLED
[NOT SELECTED STONE]



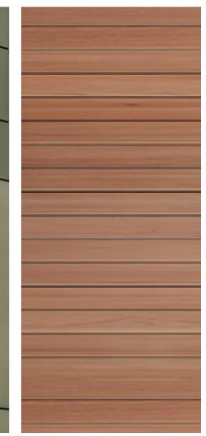
SINTERED STONE

METAL WINDOW FRAMES

VTAC GRILLE SCREEN



METAL PANEL



WOOD

ARCHITECTURAL DRAWINGS OF PROPOSED DESIGN

PREVIOUS SUBMITTAL

PROPOSED DESIGN

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

NORTH ELEVATION COMPARISON | A.34

AUGUST 12, 2020

1 The pedestrian experience is enhanced through wide sidewalks, lush landscaping, and added clear glazing at the ground floor. Profiles are added throughout to gesture to the human scale.

2 The facade utilizes a grid, that provides a familiar horizontal rhythm and authentically allows the building's structure to be carried to the ground. The traditional base, middle, and top proportions are expressed through materials changes and the reduction of window scale at the top, providing a diverse vertical rhythm.

3 Vertical floor to floor windows with an extruded frame give the facade a depth and dynamism, evocative of Charleston masonry buildings with a contemporary edge rooted firmly in the present.

4 The massing is rooted in the traditional with lower masses wraping and concealing the taller structure at both entrances to the site, welcoming people with a familiar hand at pedestrian levels.

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

NORTH ELEVATION: SPRING STREET | A.35

AUGUST 12, 2020

PREVIOUS SUBMITTAL

PROPOSED DESIGN

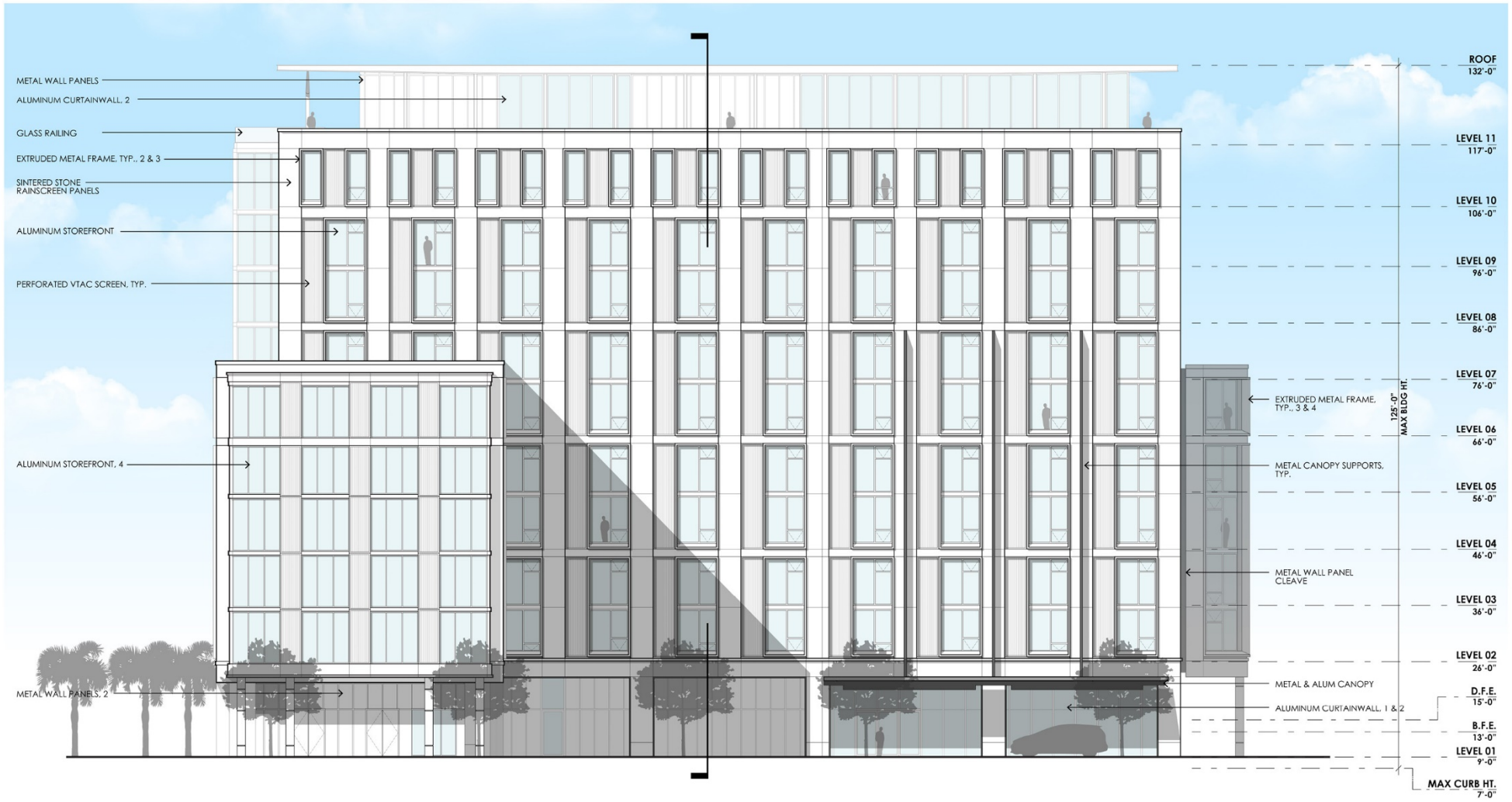
194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

SOUTH ELEVATION COMPARISON | A.36

AUGUST 12, 2020



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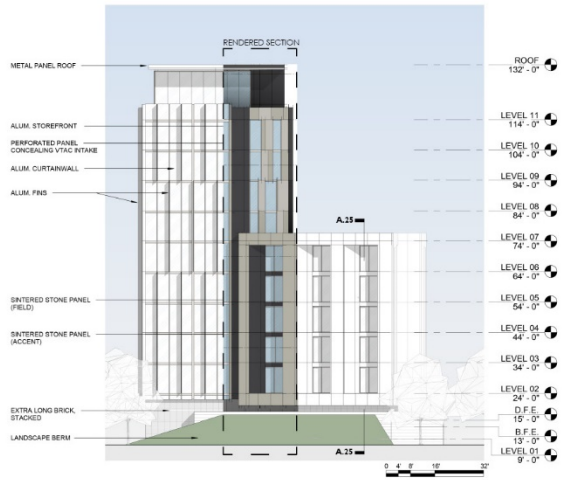
194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

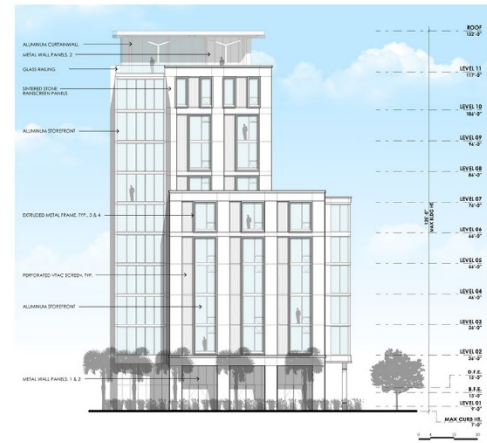
LS3P

SOUTH ELEVATION: CANNON STREET | A.37

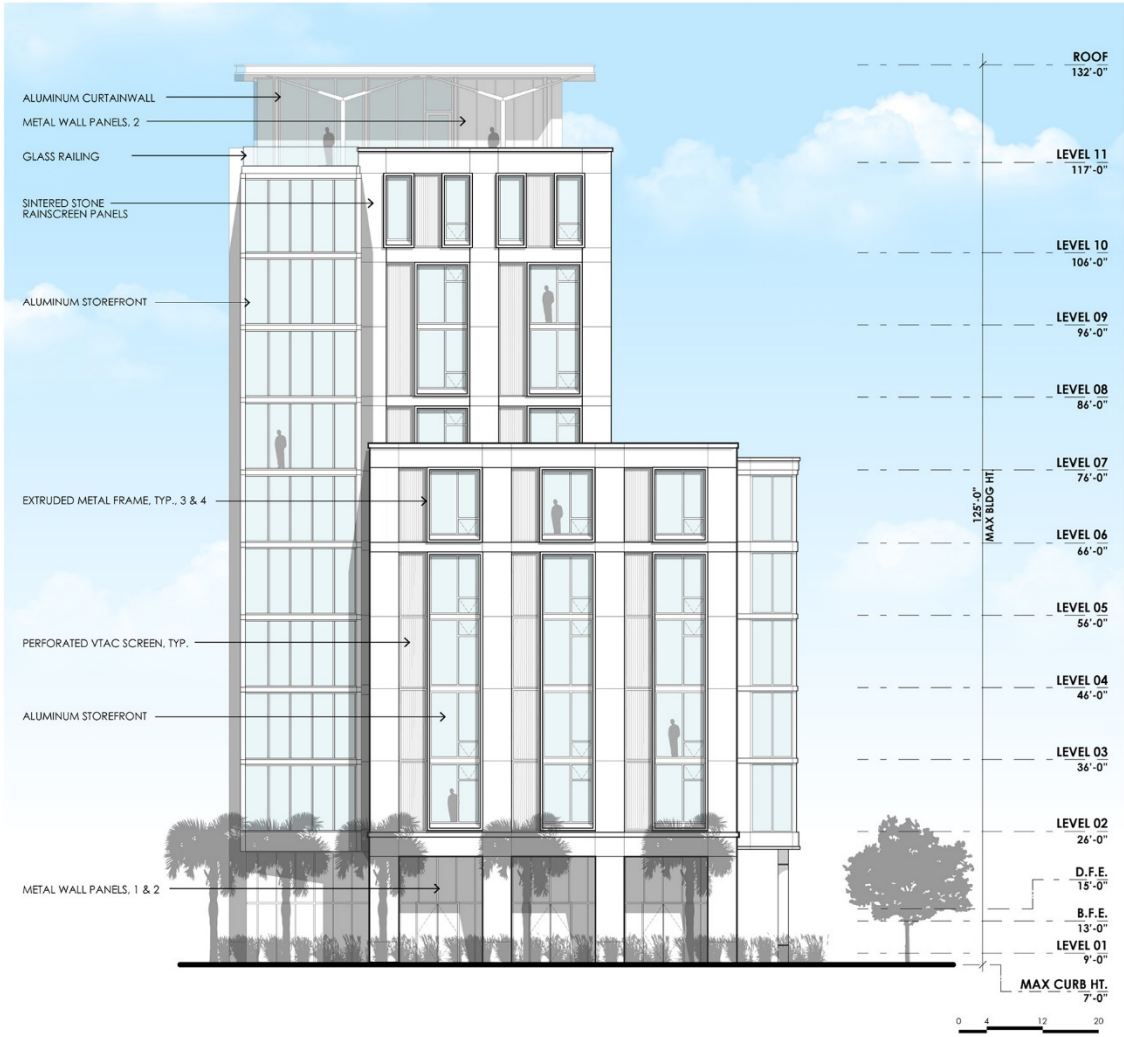
AUGUST 12, 2020



PREVIOUS SUBMITTAL



PROPOSED DESIGN



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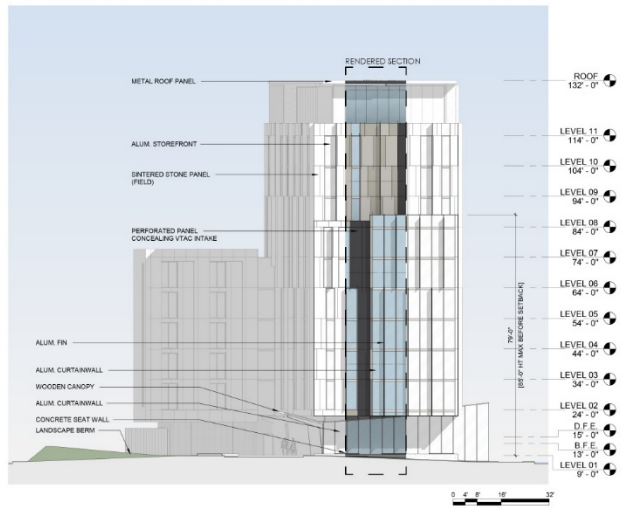
194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

WEST ELEVATION | A.39
AUGUST 12, 2020



PREVIOUS SUBMITTAL

PROPOSED DESIGN

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

EAST ELEVATION COMPARISON | A.40
AUGUST 12, 2020

1 The pedestrian experience is enhanced through wide sidewalks, lush landscaping, and added clear glazing at the ground floor. Profiles are added throughout to gesture to the human scale.

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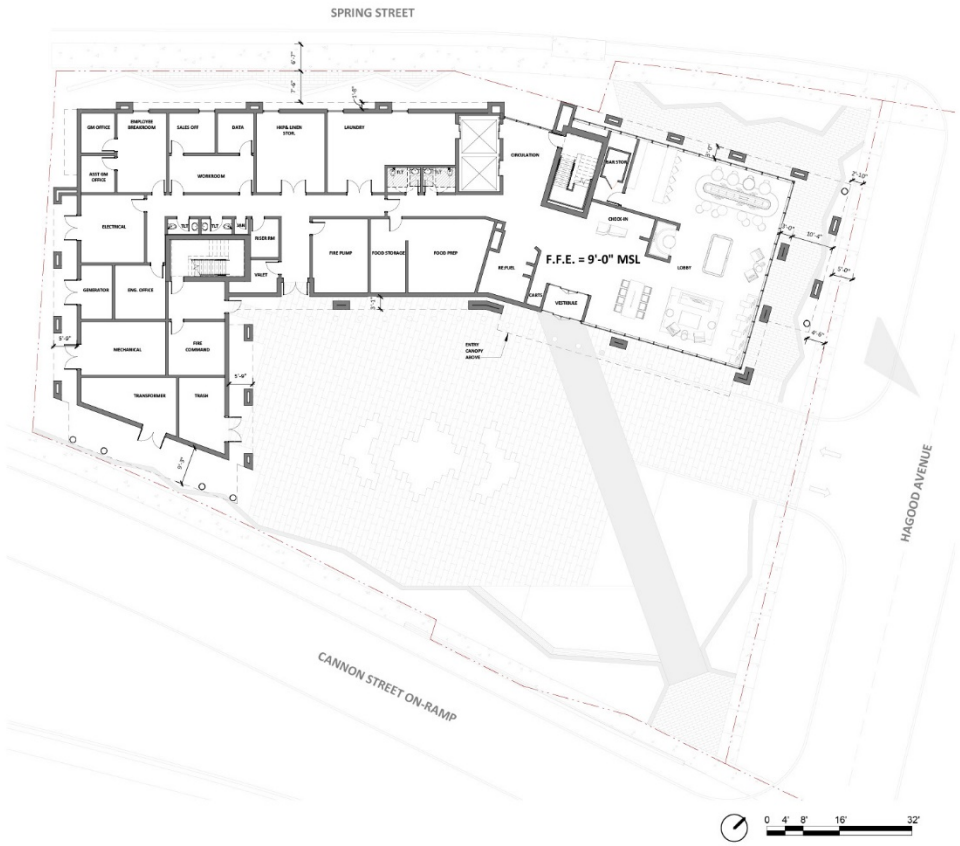
194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

EAST ELEVATION | A.41
AUGUST 12, 2020

PREVIOUS SUBMITTAL



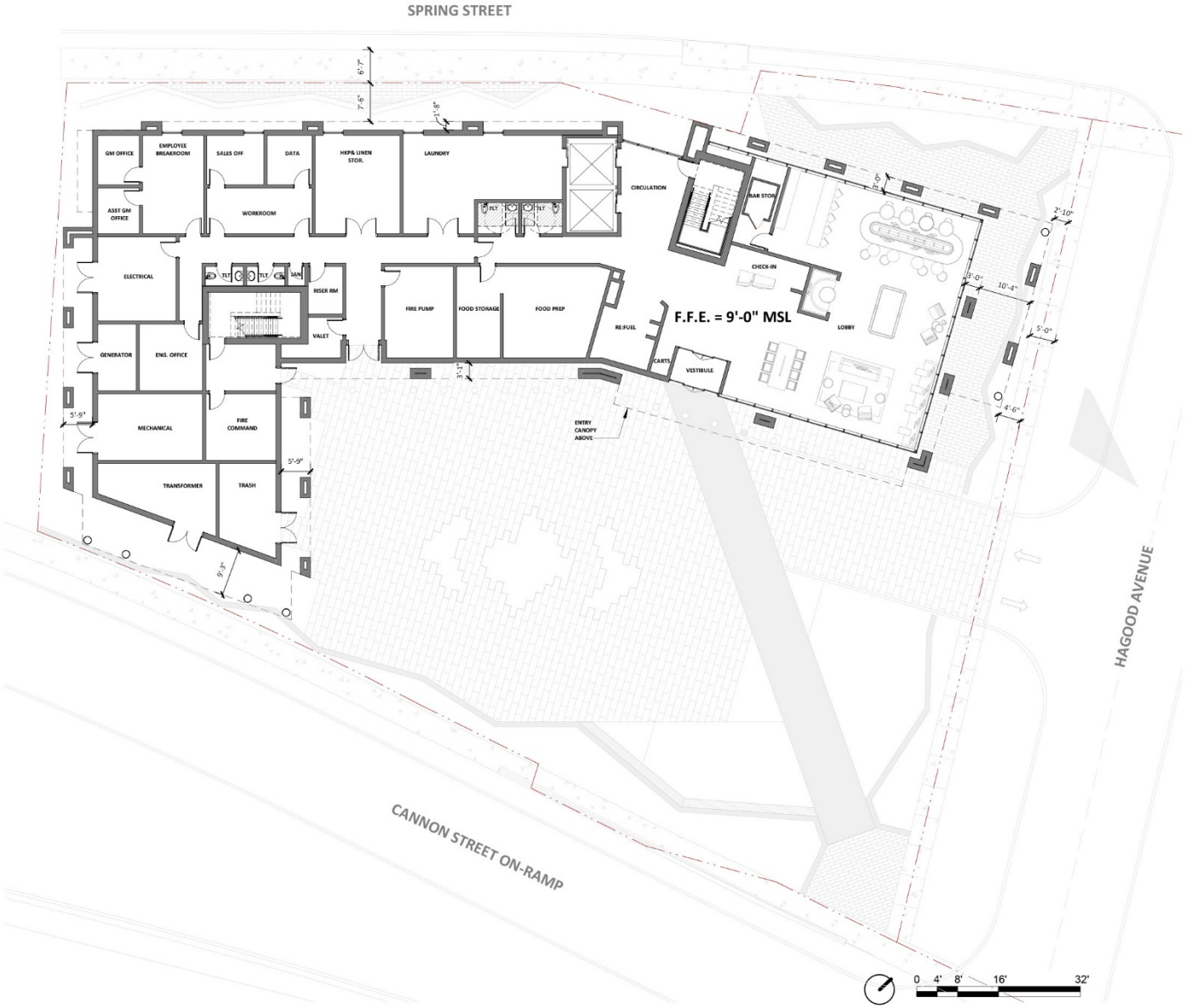
PROPOSED DESIGN

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

LEVEL 01 COMPARISON | A.42
AUGUST 12, 2020



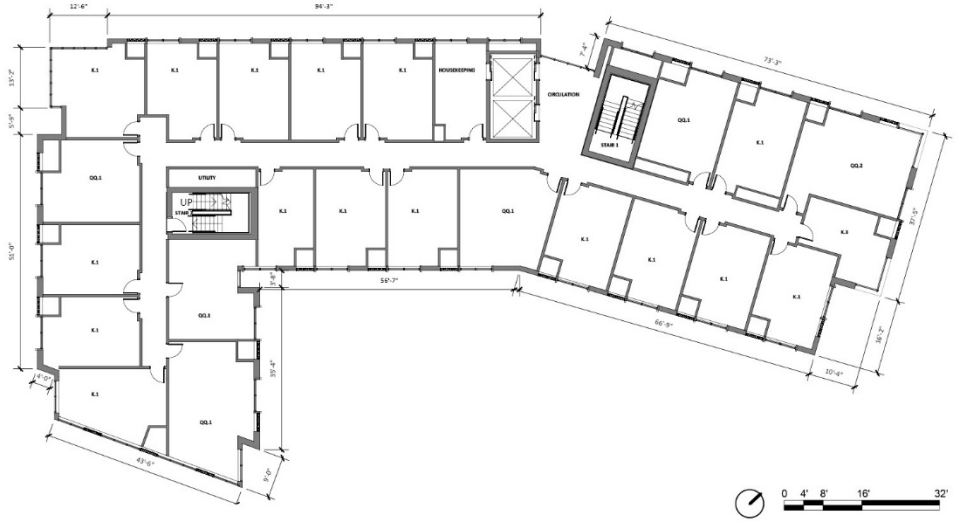
194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

FLOOR PLAN: LEVEL 01 | A.43
AUGUST 12, 2020

PREVIOUS SUBMITTAL



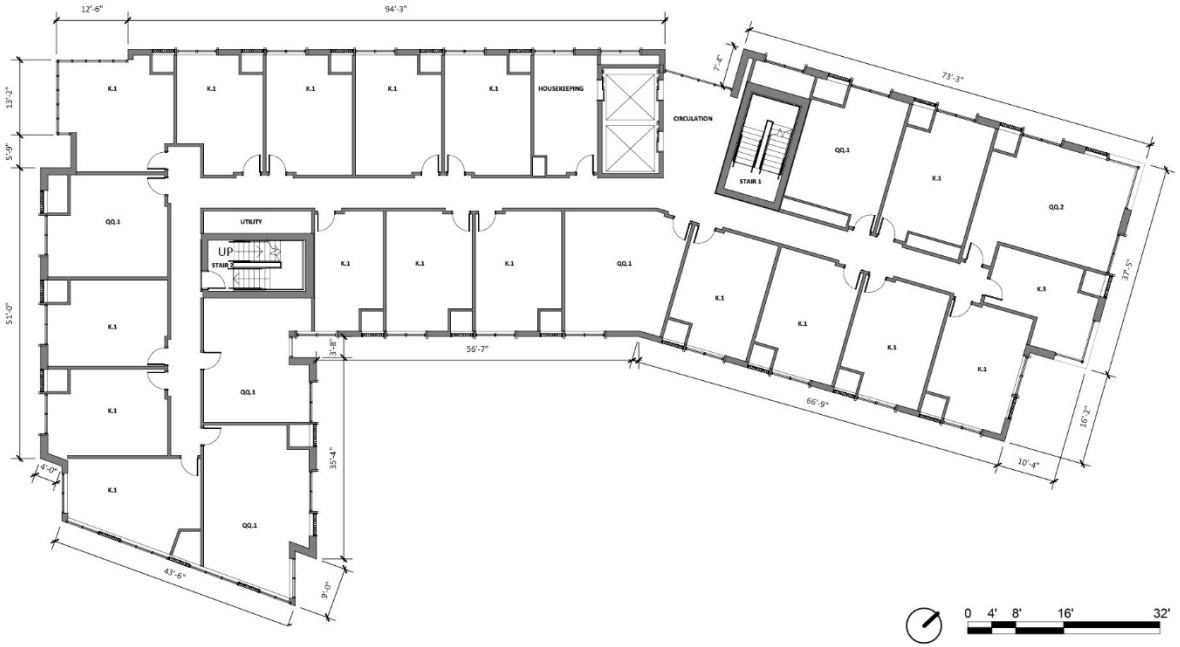
PROPOSED DESIGN

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

LEVEL 02-06 COMPARISON | A.44
AUGUST 12, 2020



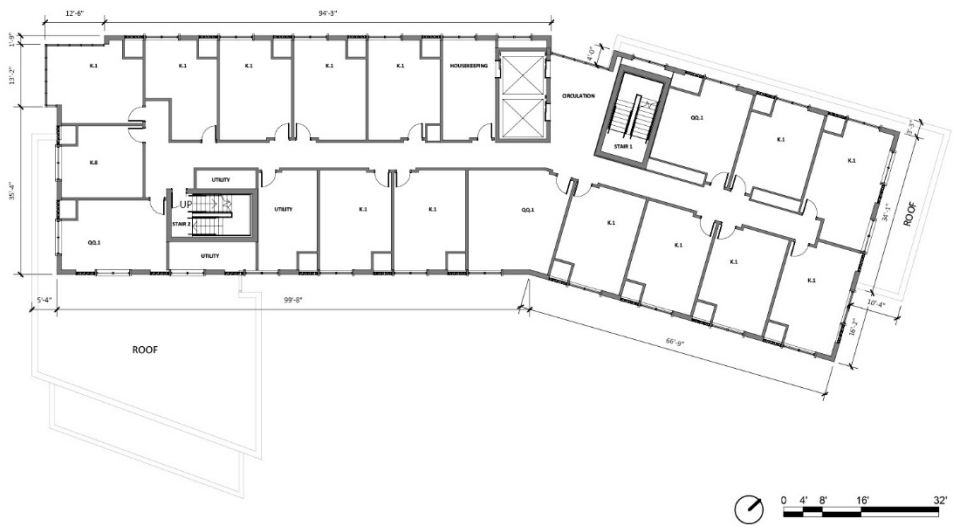
194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

FLOOR PLAN: LEVEL 02-06 | A.45
AUGUST 12, 2020

PREVIOUS SUBMITTAL



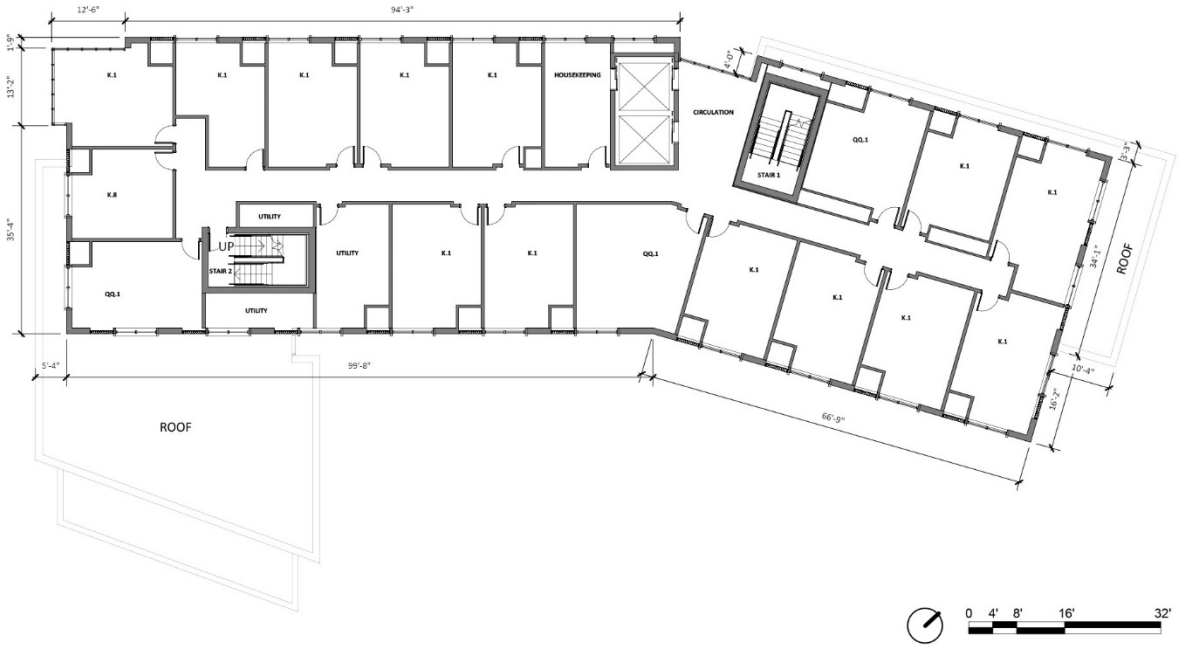
PROPOSED DESIGN

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

LEVEL 07-10 COMPARISON | A.46
AUGUST 12, 2020



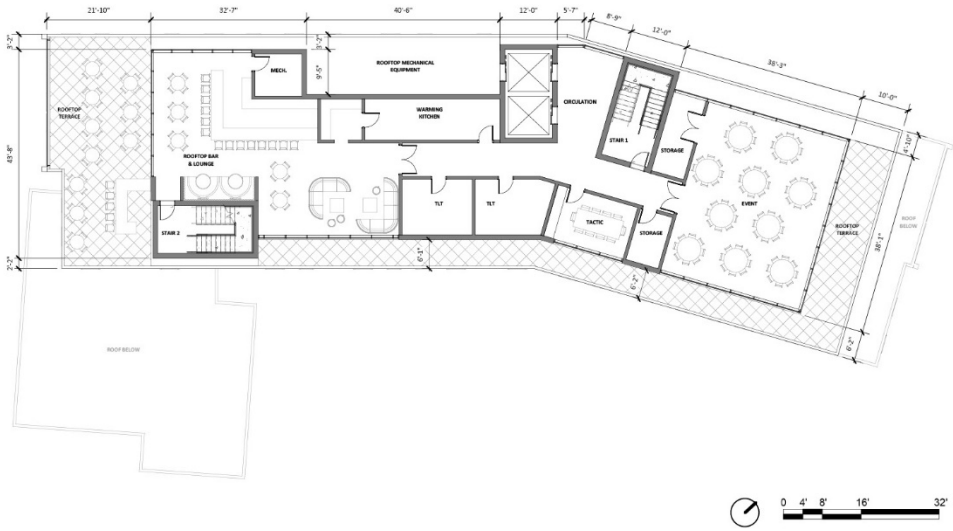
0 4' 8' 16' 32'

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

FLOOR PLAN: LEVEL 07-10 | A.47
AUGUST 12, 2020



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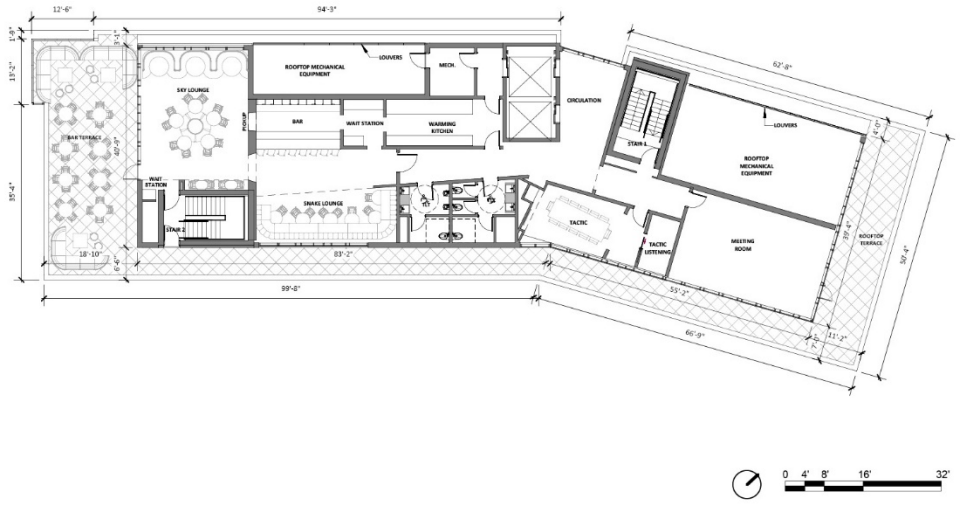


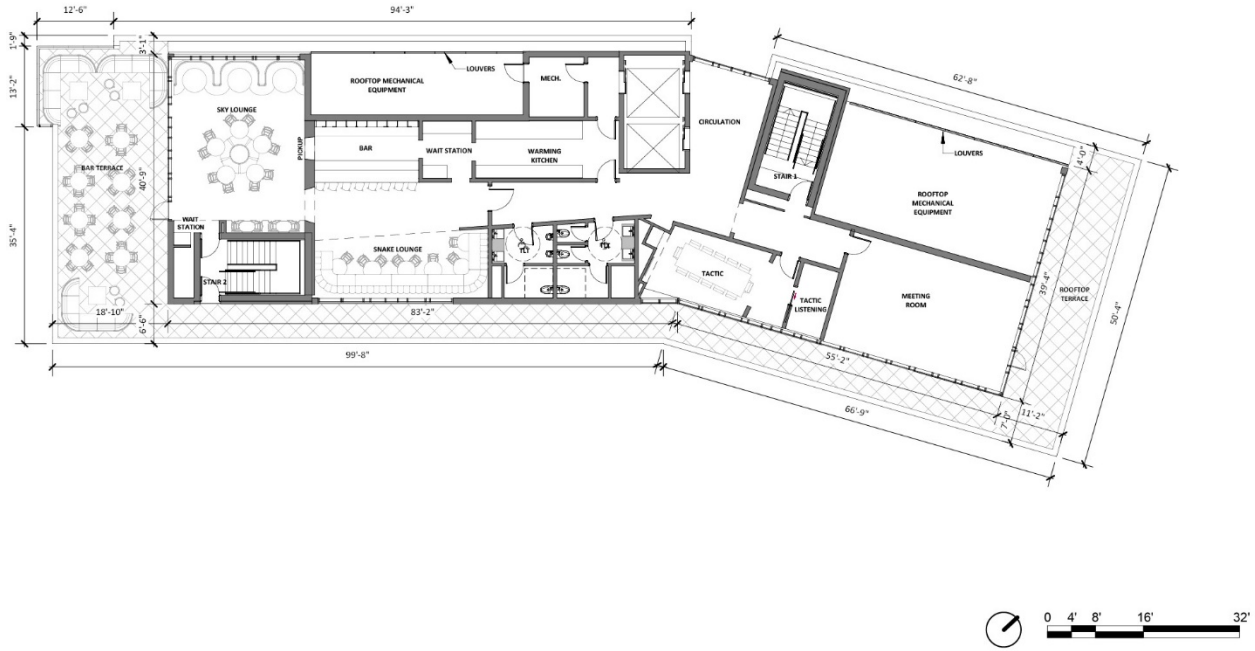
PROPOSED DESIGN

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

LEVEL 11 COMPARISON | A.48
AUGUST 12, 2020

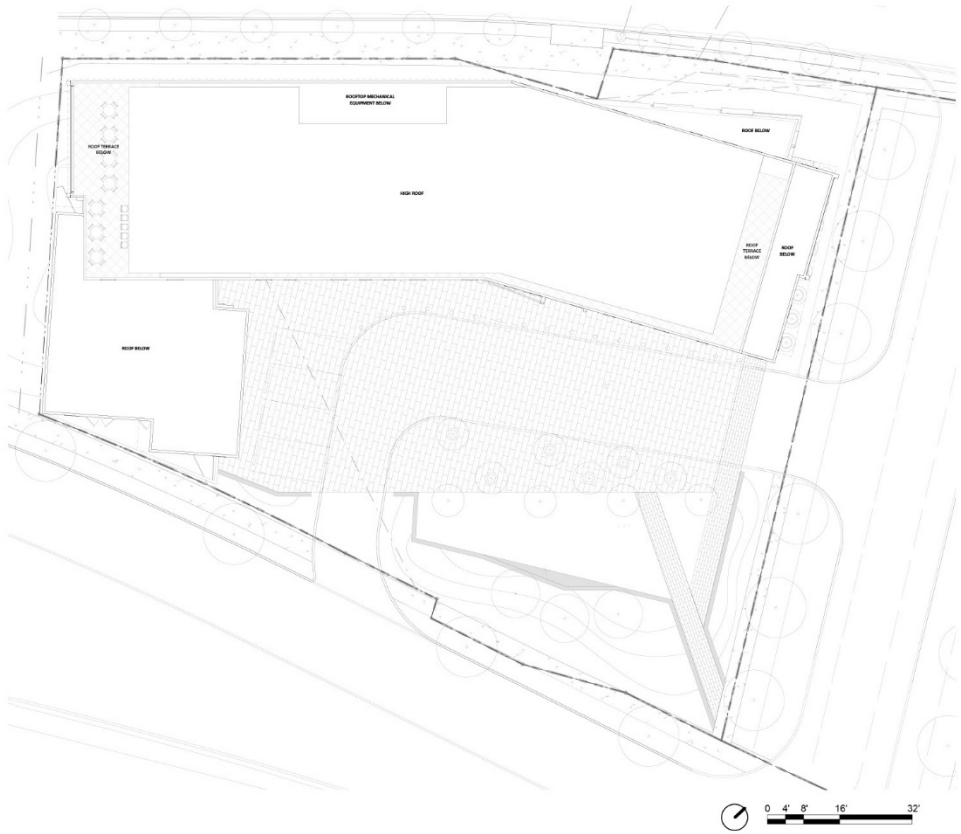


194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

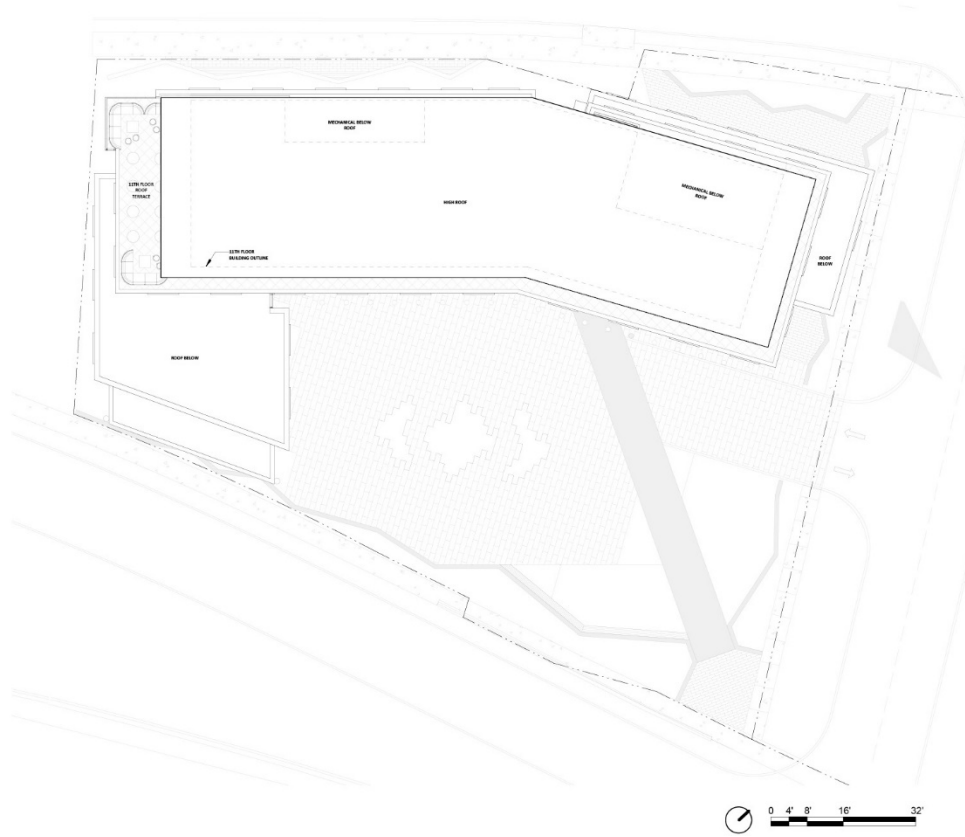
194 CANNON STREET, LLC

LS3P

FLOOR PLAN: LEVEL 11 | A.49
AUGUST 12, 2020



PREVIOUS SUBMITTAL



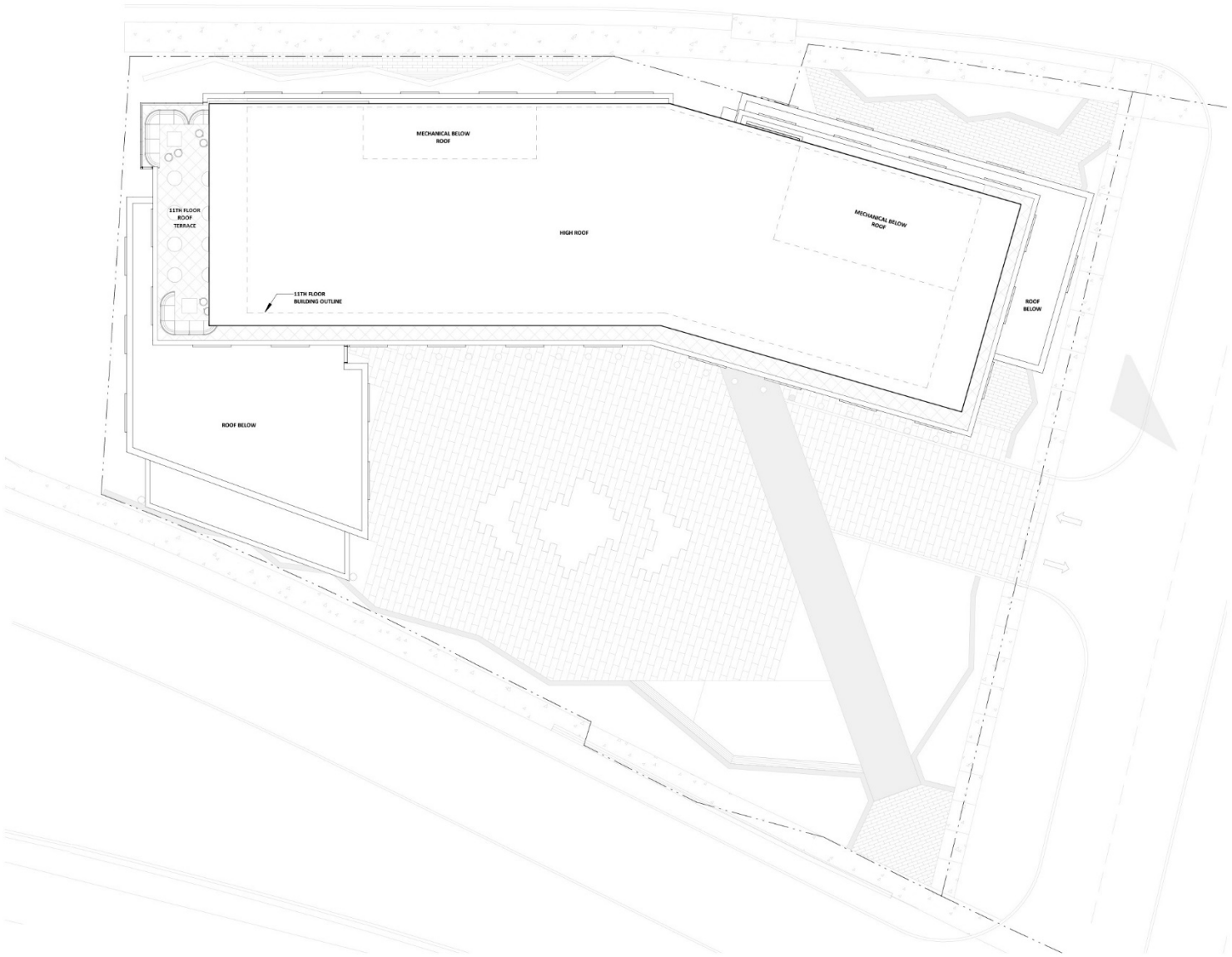
PROPOSED DESIGN

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

ROOF COMPARISON | A.50
AUGUST 12, 2020



194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

ROOF PLAN | A.51
AUGUST 12, 2020

PREVIOUS SUBMITTAL

PROPOSED DESIGN

194 CANNON STREET - HOTEL
CONCEPTUAL BAR SUBMISSION

194 CANNON STREET, LLC

LS3P

RENDERING | A.52
AUGUST 12, 2020