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

To view or participate in the Board Meeting, please refer to the following options:

• **In-Person** (to participate or view)
  Public Meeting Room at 2 George Street, First Floor
• **YouTube Streaming** (to view live or after the meeting)
  The meeting will be recorded and livestreamed to the City of Charleston BAR-L YouTube channel at https://www.youtube.com/channel/UCBofP1rUHr3PnAGIY3w7a5Q/playlists.

PUBLIC WRITTEN COMMENT:
Use one of the following methods to submit written comments. The deadline to submit written comments is **12:00 PM, Tuesday, August 23, 2022** (one business day before the meeting). Comments must include your name, address, telephone number, meeting date, and project number. Written comments are provided to the Board 24 hours in advance of the meeting and will be acknowledged into the record and summarized; if this is a concern, you are encouraged to attend the meeting in person.

• Complete the Citizen Participation form at http://innovate.charleston-sc.gov/; or
• Call 843-724-3781; or
• Mail comments to: Department of Planning, Preservation & Sustainability, 2 George St, Charleston, SC 29401.
Protocol

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

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

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

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

Approval of Minutes from August 10 Meeting
Agenda Item #2

48 COURtenay drive
TMS# 460-15-01-044

Request final approval for demolition.

Not Rated | N/A | c. 1939 | Height District 85/125 | Old City District
Agenda Item #2 (48 Courtenay Drive)

Applicant’s Presentation
Summary: The 1939 building has been renovated numerous times during its life. The most significant exterior alterations appear to have occurred at the front facade facing Courtenay Drive. There is also evidence of a fire that indicates a large amount of the original framing was replaced. The result is a building with a peculiar form and inconsistent detailing. The building is unusual for a house in Charleston and is not included on the Historic Inventory of Charleston Buildings.

For those reasons, we do not consider the building to be a contributing structure and request permission for demolition.
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PHOTO 2 - WEST FACADE FACING COURtenay DRIVE

PHoto 3 - VIEw FROM COURtenay DRIVE.
BUILDING HIDDEN BY LIVE OAK

PHoto 4 - VIEw FROM COURtenay DRIVE.
BUILDING HIDDEN BY LIVE OAK
PHOTO 5 - SOUTH FACADE. BUILDING CLAD IN VINYL SIDING. WOOD SIDING BENEATH.

PHOTO 6 - BRICK CRAWL SPACE

PHOTO 7 - DORMER DETAIL. SLATE TILE ROOF.
PHOTO 8 - EAST FACADE. THIS CONFUSED FACADE SUGGESTS MULTIPLE ALTERATIONS.

PHOTO 9 - EAST FACADE.

PHOTO 10 - EAST FACADE DETAIL.
PHOTO 11 - NORTH FACADE. PITCH OF ROOF IS COMPLETELY DIFFERENT FROM THE WEST FACADE.

PHOTO 12 - NORTH FACADE RAKE AND BRACKET DETAIL. UNKNOWN IF THIS DETAIL IS ORIGINAL. IT DOESN'T EXIST ON THE OTHER FACADES AND IS INSTALLED OVER VINYL SIDING.

PHOTO 13 - NORTH-WEST CORNER. NEWER ADDITION.
PHOTO 14 - INTERIOR STAIR. EVIDENCE OF FIRE SHOWN ON SHEET 11 SUGGESTS THAT STAIR WAS COMPLETELY REBUILT AND THE DETAILING IS NOT ORIGINAL.

PHOTO 15 - FIRE PLACE.

PHOTO 16 - OFFICE.
Analysis: Fire-charred framing members can be seen in the basement stair case and in the attic. The current owners believe the fire occurred in 1950's. They think that it started in the basement furnace and spread up the house. The photos indicate that a large amount of the original timber framing was replaced with conventional 2x framing after the fire.
Analysis: Brick piers that would have supported a front porch can be seen behind the front facade. The former porch roof can be seen above the acoustic ceiling tiles. The current owners said that they enclosed the porch during a renovation in the 1980's.
Analysis: The front roof pitch and side roof pitch are strikingly different and the eave heights do not align. The side pitch seems to be more typical of a Charleston house. In addition there is corbelling on the side elevation that is not present on the front.

From the Sanborn Maps we know that the original porch was one story. We also know that the front porch was completely enclosed. The result is a building form that is inconsistent and atypical of Charleston. One hypothesis is that the roof form may have been altered at some point in time.
1973 SANBORN
2-STORY HOUSE
WITH 1-STORY PORCH

CURRENT PHOTO
2-STORY HOUSE
PORCH HAS BEEN INFILLED
Analysis: The front roof pitch and side roof pitch are strikingly different and the eave heights do not align. The side pitch seems to be more typical of a Charleston house. In addition there is corbelling on the side elevation that is not present on the front.

From the Sanborn Maps we know that the original porch was one story. We also know that the front porch was completely enclosed. The result is a building form that is inconsistent and atypical of Charleston. One hypothesis is that the roof form may have been altered at some point in time. Even this theory yields a building form that is unusual for Charleston.
1939
ORIGINAL PROPERTY
OWNER HELEN TIENCKEN

1950's
FIRE
(AS ESTIMATED BY
CURRENT OWNERS)

1957 AERIAL
OLDEST IMAGE
FOUND

1976
PURCHASED BY
CURRENT OWNER:
WILLIAM FOGLE

1980's
FRONT PORCH
FILLED IN

1990's
ENTRANCE
VESTIBULE ADDED

1997
ESTIMATED TO BE 83 YEARS OLD

TODAY

COURTENAY

DEMOLITION
REQUEST

BAR DEMO
SUBMISSION
AUGUST 15, 2022

TIMELINE
### Architectural Inventory

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### Analysis
The building at 48 Courtenay was not included in the Architectural Inventory. This suggests that it was less than 50 years old in 1986 or that it was not found worthy of a survey. It should also be noted that none of the residential structures in this block were included in the survey.
Summary: The 1939 building has been renovated numerous times during its life. The most significant exterior alterations appear to have occurred at the front facade facing Courtenay Drive. There is also evidence of a fire that indicates a large amount of the original framing was replaced. The result is a building with a peculiar form and inconsistent detailing. The building is unusual for a house in Charleston and is not included on the Historic Inventory of Charleston Buildings.

For those reasons, we do not consider the building to be a contributing structure and request permission for demolition.
Agenda Item #3

518 EAST BAY STREET
TMS # 459-13-02-010, 459-13-02-004, 459-13-02-005, 459-13-02-009

New Construction | N/A | Height District 4 & 6 | Old and Historic District

Request conceptual approval for multi-family/mixed-use building.
Agenda Item #3 (518 East Bay Street)

Applicant’s Presentation
1. Corner of Washington Street and Charlotte Street looking south towards Calhoun Street

2. Washington Street looking south towards Calhoun Street

3. Corner of Washington Street and Charlotte Street looking towards site

4. Washington Street looking north towards Chapel Street
RESPONSE 1

In order to overcome the “blocky” massing, a number of steps were taken in the current iteration of design. While the 4th floor units along East Bay already were stepped back 25’ from the property line, the perimeter of the 6th floor now has a continuous step back from the 5th floor. Additionally, units were reduced in size at the northeast and northwest corners to allow vertical and horizontal stepping, or articulation. This also allowed for balconies, a visual interest, while also providing a scroller element. This is similar to the approach taken with the 4-story corner at the Charlotte and Washington Street corner. Further steps taken include the articulation of the front facade to allow for two, vertical “bays” rising 4 stories, which, in turn, creates the opportunity for the bays to frame the balconies in between. A similar approach was taken on the north elevation, where three “bays” were utilized along with the integration of balconies at the 3rd floor. Additionally, the majority of the facade is stepped back above the garage level, to create a continued balcony at the second-floor level, buttressed by two towers at the corners.

In addition to carving and articulating the mass, attention was given to how details, such as cornices could further sculpt and define the walls. This included the integration of a continuous cornice at the top of the 4th floor, comprised of a rowlock course, above which is an additional, combined soldier and rowlock course. Finally, the massing is better defined and sculpted through variation in exterior materials and fenestration, as the 6th floor will have a metal cladding and more glazing.

RESPONSE 2

The cornice, or trim, is now continuous around all sides of the 6th story tower, and continues as the parapet of the fourth-story portion. The trims or cornices at the 3rd story are continuous and help to define the break in the vertical plane, caused by a stepping of the 6th story. This helps to achieve visual continuity. Of course, the cornices are expressed through combinations in detailing of rowlock and soldier courses of brick.

RESPONSE 3

The windows are a standard size of 4’-0”x7’-8”. They have been ganged in certain locations to create more glazing, and a lighter feel at the 4th floor. Particularly along Washington and East Bay streets, windows also repeat the lite pattern of the windows on the floors below.

RESPONSE 4

Our design response in this iteration was based on simplification. For instance, all primary windows on the six-story tower have the same sizes and lite patterns. Smaller windows in the 4-story stair wells have similar proportions as the larger windows and the same lite pattern. While doors are necessarily wider, they have a similar head height as the windows and do not have muntin bars, so as to not conflict with the pattern and rhythm of the punched windows. The primary window on the 3rd floor is the same as the floors below. It is often ganged, to provide more glazing. Create a lighter “cap” for the tower as a whole, and reduce its scale. Additionally, elements like the “vertically continuous bay” at the north west corner have been stepped from the building.

RESPONSE 5

As part of the study, how the scale transition from the north elevation to the east and west elevations, might be better resolved. While receded slightly, the residential terrace doors and terraces at the northeast corner of Washington Street reflect the sizing of the north side doors and are much shallower than those on the Washington Street elevation. While there are differences at the northeast corner, the balcony, as a motif and scroller element, is utilized near this corner. Additionally, by utilizing the same windows, continuous masonry trims and cornices, and four-story vertical bays, there is now consistency in all elevations.

RESPONSE 6

In order to respond to this comment, the corner unit floor plan at the 3rd floor was reduced, and terraces relocated, allowing similar treatments in massing and detailing at the corner of Washington Street and Charlotte Street. While there are differences at the northeast corner, the balcony, as a motif and scroller element, is utilized near this corner. Additionally, by utilizing the same windows, continuous masonry trims and cornices, and four-story vertical bays, there is now consistency in all elevations.

RESPONSE 7

Aplicant to confirm size of standard window at the six-story portion along East Bay and Washington.

RESPONSE 8

Restudy the fenestration on the six-story portion for consistency.

RESPONSE 9

Our design response in this iteration was based on simplification: for instance, all primary windows on the six-story tower have the same sizes and lite patterns. Smaller windows in the four-story stair wells have similar proportions as the larger windows and the same lite pattern. While doors are necessarily wider, they have a similar head height as the windows and do not have muntin bars, so as to not conflict with the pattern and rhythm of the punched windows. The primary window on the 3rd floor is the same as the floors below. It is often ganged, to provide more glazing. Create a lighter “cap” for the tower as a whole, and reduce its scale. Additionally, elements like the “vertically continuous bay” at the north west corner have been stepped from the building.
STAFF COMMENT 1
THE GENERAL ARCHITECTURAL DIRECTION OF THE SIX-STORY PORTION HAS IMPROVED WITH MORE GLAZING AT THE GROUND FLOOR ON EAST BAY STREET, MORE INTEREST ON THE NORTH ELEVATION, AND A SIMPLIFICATION TO THE FENESTRATION. HOWEVER, THE OVERALL SIX-STORY MASS IS STILL RATHER BLOCKY. RESTUDY HOW TO ENLIVEN THE TOP THROUGH SUBTRACTIVE OR ADDITIVE SCULPTING.

RESPONSE 1
IN ORDER TO OVERTURN THE "BLOCKY" MASTERS, A NUMBER OF STEPS WERE TAKEN IN THE CURRENT ITERATION OF DESIGN. WHILE THE 4TH FLOOR UNITS ALONG EAST BAY ALREADY WERE STEPPED BACK 25 FT FROM THE PROPERTY LINE, THE PERIMETER OF THE 6TH FLOOR NOW HAS A CONTINUOUS STEP BACK FROM THE 5TH FLOOR.

ADDITIONALLY, UNITS WERE REDUCED IN SIZE AT THE NORTHEAST AND NORTHWEST CORNERS TO ALLOW VERTICAL AND HORIZONTAL STEPPING, OR ARTICULATION. THIS ALSO ALLOWED FOR BALCONIES, AT FLOORS 2-4, WHICH ADDS VISUAL INTEREST, WHILE ALSO PROVIDING A SCALER ELEMENT. THIS IS SIMILAR TO THE APPROACH TAKEN WITH THE 4-STOREY CORNER AT THE CHARLOTTE AND WASHINGTON STREET CORNER.

FURTHER STEPS TAKEN INCLUDE THE ARTICULATION OF THE FRONT FACADE TO ALLOW FOR TWO, VERTICAL "BAYS" RISING 4 STORIES, WHICH, IN TURN, CREATES THE OPPORTUNITY FOR THE BAYS TO FRAME THE BALCONIES. IN BETWEEN, A SIMILAR APPROACH WAS TAKEN ON THE NORTH ELEVATION, WHERE THREE "BAYS" WERE UTILIZED ALONG WITH THE INTEGRATION OF BALCONIES AT THE 3RD FLOOR. ADDITIONALLY, THE MAJORITY OF THE FACADE IS STEPPED BACK ABOVE THE GARAGE LEVEL, TO CREATE A CONTINUES BALCONY AT THE SECOND FLOOR LEVEL, BUTTRESSED BY TWO TOWERS, AT THE CORNERS.

IN ADDITION TO CARVING AND ARTICULATING THE MASS, ATTENTION WAS GIVEN TO HOW DETAILS, SUCH AS CORNICES COULD FURTHER SCULPT AND DEFINE THE MALLS. THIS INCLUDED THE INTEGRATION OF A CONTINUOUS CORNICE AT THE TOP OF THE 4TH FLOOR, COMPRISED OF A ROWLOCK COURSE, ABOVE WHICH IS AN ADDITIONAL, COMBINED SOLDIER AND ROWLOCK COURSE.

FURTHER STEPS TAKEN INCLUDE THE INTEGRATION OF A CONTINUOUS CORNICE AT THE TOP OF THE 4TH FLOOR, COMPRISED OF A ROWLOCK COURSE, ABOVE WHICH IS AN ADDITIONAL, COMBINED SOLDIER AND ROWLOCK COURSE. THIS INCLUDED THE INTEGRATION OF A CONTINUOUS CORNICE AT THE TOP OF THE 4TH FLOOR, COMPRISED OF A ROWLOCK COURSE, ABOVE WHICH IS AN ADDITIONAL, COMBINED SOLDIER AND ROWLOCK COURSE.

STAFF COMMENT 2
AT THE EAST BAY STREET FACADE OF THE SIX-STORY PORTION, AND OTHER LOCATIONS, TRIM IS PLACED ABOVE THE FOURTH FLOOR TERMINATING AT LOCATIONS WITH MINIMAL CHANGE IN PLANE BELOW. APPLYING TO DESCRIBE WHAT CREATES THE VERTICAL LINE BELOW AND HOW MUCH, IF ANY, CHANGE IN PLANE EXISTS. INCREASED CHANGE IN PLANE MAY BE NEEDED FOR THE TRIM TO MAKE A REAL NOD TO THE ADJACENT FOUR-STOREY PORTION.

RESPONSE 2
THE CORNICE, OR TRIM, IS NOW CONTINUOUS AROUND ALL SIDES OF THE 6TH FLOOR, COMPRISED OF A ROWLOCK COURSE, ABOVE WHICH IS AN ADDITIONAL, COMBINED SOLDIER AND ROWLOCK COURSE.

THE CORNICE, OR TRIM, IS NOW CONTINUOUS AROUND ALL SIDES OF THE 6TH FLOOR, COMPRISED OF A ROWLOCK COURSE, ABOVE WHICH IS AN ADDITIONAL, COMBINED SOLDIER AND ROWLOCK COURSE.

STAFF COMMENT 3
APPLICANT TO CONFIRM SIZE OF STANDARD WINDOW AT THE SIX-STORY PORTION ALONG EAST BAY AND WASHINGTON.

RESPONSE 3
THE WINDOWS ARE A STANDARD SIZE OF 4'-0" X 7'-8". THEY HAVE BEEN GANGED IN CERTAIN LOCATIONS TO CREATE MORE GLAZING, AND CREATE A LIGHTER FEEL AT THE 6TH FLOOR. PARTICULARLY ALONG EAST BAY STREET, WINDOWS ALSO REPEAT THE LITE PATTERN OF THE WINDOWS ON THE FLOORS BELOW.

STAFF COMMENT 4
RESTUDY THE FENESTRATION ON THE SIX-STOREY PORTION FOR CONSISTENCY.

RESPONSE 4
OUR DESIGN RESPONSE IN THIS ITERATION WAS BASED ON SIMPLIFICATION. FOR INSTANCE, ALL PRIMARY WINDOWS ON THE SIX-STOREY PORTION HAVE THE SAME SIZES AND LITE PATTERNS. SMALLER WINDOWS THAT OCCUR AT STAIR WELLS HAVE SIMILAR PROPORTIONS AS THE LARGER WINDOWS AND THE SAME LITE PATTERN. WHILE DOORS ARE NECESSARILY WIDER, THEY HAVE A SIMILAR HEAD HEIGHT AS THE WINDOWS AND DO NOT HAVE MUNTIN BARS, SO AS TO NOT CONFLICT WITH THE PATTERN AND RHYTHM OF THE PUNCHED WINDOWS.

THE PRIMARY WINDOW ON THE 6TH FLOOR IS THE SAME AS THE FLOORS BELOW, BUT IS OFTEN GANGED TO PROVIDE MORE GLAZING. CREATE A LIGHTER "CAP" FOR THE TOWER AS A WHOLE, AND TO REDUCE ITS SCALE.

ADDITIONALLY, ELEMENTS LIKE THE "VERTICALLY CONTINUOUS BAY" AT THE NORTH WEST CORNER HAVE BEEN STEPPED FROM THE BUILDING.

STAFF COMMENT 5

RESPONSE 6
IN ORDER TO OVERTURN THE "BLOCKY" MASTERS, A NUMBER OF STEPS WERE TAKEN IN THE CURRENT ITERATION OF DESIGN. WHILE THE 4TH FLOOR UNITS ALONG EAST BAY ALREADY WERE STEPPED BACK 25 FT FROM THE PROPERTY LINE, THE PERIMETER OF THE 6TH FLOOR NOW HAS A CONTINUOUS STEP BACK FROM THE 5TH FLOOR.

ADDITIONALLY, UNITS WERE REDUCED IN SIZE AT THE NORTHEAST AND NORTHWEST CORNERS TO ALLOW VERTICAL AND HORIZONTAL STEPPING, OR ARTICULATION. THIS ALSO ALLOWED FOR BALCONIES, AT FLOORS 2-4, WHICH ADDS VISUAL INTEREST, WHILE ALSO PROVIDING A SCALER ELEMENT. THIS IS SIMILAR TO THE APPROACH TAKEN WITH THE 4-STOREY CORNER AT THE CHARLOTTE AND WASHINGTON STREET CORNER.

FURTHER STEPS TAKEN INCLUDE THE ARTICULATION OF THE FRONT FACADE TO ALLOW FOR TWO, VERTICAL "BAYS" RISING 4 STORIES, WHICH, IN TURN, CREATES THE OPPORTUNITY FOR THE BAYS TO FRAME THE BALCONIES. IN BETWEEN, A SIMILAR APPROACH WAS TAKEN ON THE NORTH ELEVATION, WHERE THREE "BAYS" WERE UTILIZED ALONG WITH THE INTEGRATION OF BALCONIES AT THE 3RD FLOOR. ADDITIONALLY, THE MAJORITY OF THE FACADE IS STEPPED BACK ABOVE THE GARAGE LEVEL, TO CREATE A CONTINUES BALCONY AT THE SECOND FLOOR LEVEL, BUTTRESSED BY TWO TOWERS, AT THE CORNERS.

IN ADDITION TO CARVING AND ARTICULATING THE MASS, ATTENTION WAS GIVEN TO HOW DETAILS, SUCH AS CORNICES COULD FURTHER SCULPT AND DEFINE THE MALLS. THIS INCLUDED THE INTEGRATION OF A CONTINUOUS CORNICE AT THE TOP OF THE 4TH FLOOR, COMPRISED OF A ROWLOCK COURSE, ABOVE WHICH IS AN ADDITIONAL, COMBINED SOLDIER AND ROWLOCK COURSE. THIS INCLUDED THE INTEGRATION OF A CONTINUOUS CORNICE AT THE TOP OF THE 4TH FLOOR, COMPRISED OF A ROWLOCK COURSE, ABOVE WHICH IS AN ADDITIONAL, COMBINED SOLDIER AND ROWLOCK COURSE.

FURTHER STEPS TAKEN INCLUDE THE INTEGRATION OF A CONTINUOUS CORNICE AT THE TOP OF THE 4TH FLOOR, COMPRISED OF A ROWLOCK COURSE, ABOVE WHICH IS AN ADDITIONAL, COMBINED SOLDIER AND ROWLOCK COURSE. THIS INCLUDED THE INTEGRATION OF A CONTINUOUS CORNICE AT THE TOP OF THE 4TH FLOOR, COMPRISED OF A ROWLOCK COURSE, ABOVE WHICH IS AN ADDITIONAL, COMBINED SOLDIER AND ROWLOCK COURSE.
STAFF COMMENT 1

THE GENERAL ARCHITECTURAL DIRECTION OF THE SIX-STOREY PORTION HAS IMPROVED WITH MORE GLAZING AT THE GROUND FLOOR ON EAST BAY STREET, MORE INTEREST ON THE NORTH ELEVATION, AND A SIMPLIFICATION TO THE FENESTRATION. HOWEVER, THE OVERALL SIX-STOREY MASS IS STILL RATHER BLOCKY. RESTUDY HOW TO ENLIVEN THE TOP THROUGH SUBTRACTION OR ADDITIVE SCULPTING.

RESPONSE 1

IN ORDER TO OVERCOME THE “BLOCKY” MASSING, A NUMBER OF STEPS WERE TAKEN IN THE CURRENT ITERATION OF DESIGN. WHILE THE SIXTH FLOOR UNITS ALONG EAST BAY ALREADY WERE STEPPED BACK 25 FT FROM THE PROPERTY LINE, THE PERIMETER OF THE 6TH FLOOR NOW HAS A CONTINUOUS STEP BACK FROM THE 5TH FLOOR.

ADDITIONALLY, UNITS WERE REDUCED IN SIZE AT THE NORTHEAST AND NORTHWEST CORNERS TO ALLOW VERTICAL AND HORIZONTAL STEPPING OR ARTICULATION. THIS ALSO ALLOWED FOR BALCONIES AT FLOORS 2.4, WHICH ADDS VISUAL INTEREST, WHILE ALSO PROVIDING A SCALER ELEMENT. THIS IS SIMILAR TO THE APPROACH TAKEN WITH THE 4-STOREY CORNER AT THE CHARLOTTE AND WASHINGTON STREET CORNER.

FURTHER STEPS TAKEN INCLUDE THE ARTICULATION OF THE FRONT FAÇADE TO ALLOW FOR TWO, VERTICAL “BAYS” RISING 4 STOREYS, WHICH, IN TURN, CREATES THE OPPORTUNITY FOR THE BAYS TO FRAME THE BALCONIES. IN BETWEEN, A SIMILAR APPROACH WAS TAKEN ON THE NORTH ELEVATION, WHERE THREE “BAYS” WERE UTILIZED ALONG WITH INTEGRATION OF BALCONIES AT THE 3RD FLOOR. ADDITIONALLY, THE MAJORITY OF THE FAÇADE IS STEPPED BACK ABOVE THE GARAGE LEVEL, TO CREATE A CONTINUES BALCONY AT THE SECOND FLOOR LEVEL, BUTTRESSED BY TWO TOWERS AT THE CORNERS.

IN ADDITION TO CARVING AND ARTICULATING THE MASS, ATTENTION WAS GIVEN TO HOW DETAILS, SUCH AS CORNICES, COULD FURTHER SCULPT AND DEFINE THE WALLS. THIS INCLUDED THE INTEGRATION OF CONTINUOUS CORNICES AT THE TOP OF THE 4TH FLOOR, COMPRISED OF A ROWLOCK COURSE, ABOVE WHICH IS AN ADDITIONAL, COMBINED SOLDIER AND ROWLOCK COURSE.

FINALLY, THE MASSING IS BETTER DEFINED AND SCULPTED THROUGH VARIATION IN EXTERIOR MATERIALS AND FENESTRATION, AS THE 6TH FLOOR WILL HAVE A METAL CLADDING AND MORE GLAZING.

STAFF COMMENT 2

AT THE EAST BAY STREET FACADE OF THE SIX-STOREY PORTION, AND OTHER LOCATIONS, TRIM IS PLACED ABOVE THE FOURTH FLOOR TERRACING AT LOCATIONS WITH MINIMAL CHANGE IN PLANE BELOW. APPLICANT TO DESCRIBE WHAT CREATES THE VERTICAL LINE BELOW AND HOW MUCH, IF ANY, CHANGE IN PLANE EXISTS. INCREASED CHANGE IN PLANE MAY BE NEEDED FOR THE TRIM TO MAKE A REAL NOD TO THE ADJACENT FOUR-STOREY PORTION.

RESPONSE 2

THE CORNICE, OR TRIM, IS NOW CONTINUOUS AROUND ALL SIDES OF THE 4TH STORY TOWER, AND CONTINUES AS THE PARAPET OF THE FOUR-STOREY PORTION. THE TRIMS OR CORNICES AT THE 3RD STORY ARE CONTINUOUS AND HELP TO DEFINE THE BREAK IN THE VERTICAL PLANE, CAUSED BY A STEPPING OF THE 6TH STORY. THIS HELPS TO ACHIEVE VISUAL CONTINUITY, OF COURSE. THE CORNICES ARE EXPRESSED THROUGH COMBINATIONS IN DETAILING OF ROWLOCK AND SOLDIER COURSES OF BRICK.

APPLICANT TO CONFIRM SIZE OF STANDARD WINDOW AT THE SIX-STOREY PORTION ALONG EAST BAY AND WASHINGTON.

RESPONSE 3

THE WINDOWS ARE A STANDARD SIZE OF 4’-0”X7’-8”. THEY HAVE BEEN GANGED IN CERTAIN LOCATIONS TO CREATE MORE GLAZING, AND A LIGHTER FEEL AT THE 6TH FLOOR. PARTICULARLY ALONG WASHINGTON AND EAST BAY STREETS, WINDOWS ALSO REPEAT THE LITE PATTERN OF THE WINDOWS ON THE FLOORS BELOW.

STAFF COMMENT 4

RETEST THE FENESTRATION ON THE SIX-STOREY PORTION FOR CONSISTENCY.

RESPONSE 4

OUR DESIGN RESPONSE IN THIS ITERATION WAS BASED ON SIMPLIFICATION. FOR INSTANCE, ALL PRIMARY WINDOWS ON THE SIX-STOREY TOWER HAVE THE SAME SIZES AND LITE PATTERNS. SMALLER WINDOWS THAT OCCUR AT STAIR WELLS HAVE SIMILAR PROPORTIONS AS THE LARGER WINDOWS AND THE SAME LITE PATTERN. WHILE DOORS ARE NECESSARILY WIDER, THEY HAVE A SIMILAR HEAD HEIGHT AS THE WINDOWS AND DO NOT HAVE MUNTIN BARS, SO AS TO NOT CONFLICT WITH THE PATTERN AND RHYTHM OF THE PUNCHED WINDOWS.

THE PRIMARY WINDOW ON THE 3RD FLOOR IS THE SAME AS THOSE BELOW, BUT IS OFTEN GANGED, TO PROVIDE MORE GLAZING. CREATE A LIGHTER “CAP” FOR THE TOWER AS A WHOLE, AND TO REDUCE ITS SCALE.

ADDITIONALLY, ELEMENTS LIKE THE “VERTICALLY CONTINUOUS BAY” AT THE NORTH WEST CORNER HAVE BEEN STRIPPED FROM THE BUILDING.

STAFF COMMENT 6

AS PART OF THE STUDY, HOW THE SCALE TRANSITION FROM THE NORTH ELEVATION TO THE EAST AND WEST ELEVATIONS, MIGHT BE BETTER RESOLVED, WHILE RECEDING SLIGHTLY. THE RESIDENTIAL TERRACE DOORS AND TRANSITIONS AT THE NORTHEAST CORNER OF WASHINGTON STREET REFLECT THE SIZING OF THE NORTH SIDE DOORS AND ARE SIMILAR IN SIZE THAN THOSE ON THE EAST BAY STREET FAÇADE, WITH CONSISTENT MASSING AND DETAILING STUDY WHAT MIGHT MAKE THIS SCALE TRANSITION, IF REQUIRED, MORE COHESIVE.

RESPONSE 6

IN ORDER TO RESPOND TO THIS COMMENT, THE CORNER UNIT FLOOR PLAN AT THE 4TH FLOOR WAS REDUCED, AND TERRACES RELOCATED ALLOWING SIMILAR TREATMENTS IN MASSING AND DETAILING AT THE CORNER OF WASHINGTON STREET AND CHARLOTTE STREET. WHILE THERE ARE DIFFERENCES AT THE NORTHWEST CORNER, THE BALCONY, AS A MOTIF AND SCALER ELEMENT, IS UTILIZED NEAR THIS CORNER. ADDITIONALLY, BY UTILIZING THE SAME WINDOWS, CONTINUOUS MASONRY TRIMS AND CORNICES, AND FOUR-STOREY VERTICAL BAYS, THERE IS NOW CONSISTENCY IN ALL ELEVATIONS.
RESPONSE TO COMMENTS - EAST ELEVATION

RESPONSE 2
The cornice, or trim, is now continuous around all sides of the 6th story tower and continues as the parapet of the fourth story portion. The trim or cornices at the 5th story are continuous and help to define the break in the vertical plane, caused by a stepping of the 4th story. This helps to achieve visual continuity. Of course, the cornices are expressed through combinations in detailing of rowlock and soldier courses of brick.

STAFF COMMENT 6
As part of this, study how the scale transition from the north elevation to the east and west elevations might be better resolved. While recessed slightly, the residential terrace doors and transoms at the northeast corner of Washington Street reflect the sizing of the north side doors and are much smaller than those on the Washington Street elevation. With consistent massing and detailing study what might make this scale transition, if required, more cohesive.

RESPONSE 6
In order to respond to this comment, the corner unit floor plan at the 6th floor was reduced, and terraces relocated, allowing similar treatments in massing and detailing at the corner of Washington Street and Charlotte Street. While there are differences at the northwest corner, the balcony, as a motif and scaler element, is utilized near this corner. Additionally, by utilizing the same windows, continuous masonry trims and cornices, and four-story vertical bays, there is now consistency in all elevations.

STAFF COMMENT 7
All openings and doors are now the same height. Panel widths and proportions of doors, panels and recesses are similarly proportioned and modulated.

RESPONSE 7
At the four-story portion at Washington and Charlotte, continue to study how the door pairs at balconies might better relate to the adjacent windows.

RESPONSE 8
While doors are necessarily wider to allow for egress, the doors have the same height. Given the issues of proportion and relatedness, a simple design response is to eliminate the muntin or dividing bars in the doors. This eliminates the tension between the modulations of the door versus window lite patterns and their proportioning.

STAFF COMMENT 10
Continue the exterior material into the opening of the parking garage.

RESPONSE 10
The exterior material has been continued into the opening of the parking garage.

518 East Bay Street
RESPONSE TO COMMENTS - EAST ELEVATION

Date: 8/15/2022
STAFF COMMENT 1
THE GENERAL ARCHITECTURAL DIRECTION OF THE SIX-Story PORTION has IMPROVED with MORE GLAZING at the GROUND FLOOR on EAST BAY STREET, MORE INTEREST on the NORTH ELEVATION, and A SIMPLIFICATION to the FENESTRATION. HOWEVER, the OVERALL SIX-Story MASS is STILL RATHER BLOCKY. RESTUDY HOW TO ENLIVEN THE TOP THROUGH SUBTRACTIVE OR ADDITIVE SCULPTING.

RESPONSE 1
IN ORDER TO OVERCOME the "BLOCKY" MASSING, A NUMBER OF STEPS WERE TAKEN in the CURRENT ITERATION of DESIGN. WHILE THE 6TH FLOOR UNITS ALONG EAST BAY ALREADY WERE STEPPED BACK 25 FT from the PROPERTY LINE, THE PERIMETER of the 6TH FLOOR now HAS a CONTINUOUS STEP BACK FROM the 5TH FLOOR.

ADDITIONALLY, UNITS were REDUCED IN SIZE at the NORTHEAST AND NORTHWEST CORNERS to ALLOW VERTICAL AND HORIZONTAL STEPPING, OR ARTICATION. this also ALLOWED for BALCONIES, which ADD visual INTEREST WHILE ALSO PROVIDING a SCALER ELEMENT. THIS IS simILAR to THE APPROACH TAKEN with the 4-STORY CORNER at the CHARLOTTE and WASHINGTON STREET CORNER.

FURTHER STEPS TAKEN include the ARTICATION of the FRONT FACADE to ALLOW for TWO, VERTICAL "BAYS" RISING 4 STORIES, WHICH, IN TURN, CREATES the OPPORTUNITY FOR the BAYS to FRAME the BALCONIES. in BETWEEN, A SIMILAR APPROACH WAS TAKEN on the NORTH ELEVATION, WHERE these "BAYS" WERE UTILIZED ALONG with the INTEGRATION of BALCONIES at the 3RD FLOOR. ADDITIONALLY, the MAJORITY of the FACADE is STEPPED BACK above the GARAGE LEVEL, TO CREATE A CONTINUES BALCONY at the SECOND FLOOR LEVEL, BURSTED by TWO TOWERS at the CORNERS.

IN ADDITION TO CARVING and ARTICULATING the MASS, ATTENTION WAs GIVEn to HOW DETAILS, SUCH as CORNICES COULD FURTHER SCULPT and DEFINE the WALLS. this INCLUDED THE INTEGRATION of CONTINUOUS CORNICES at the TOP of the 4TH FLOOR, COMPRISED of a ROWLOCK course, above which is an additional, combined, SOLDIER and ROWLOCK course.

FINALLY, the MASsing is BETTER DEFINED and SCULPTED through VARIATION in EXTERIOR MATERIALS and FENESTRATION, as the 6TH FLOOR will HAVE a METAL CLADDING and MORE GLAZING.

STAFF COMMENT 2
AT THE EAST BAY STREET FACADE of the SIX-Story PORTION, and OTHER LOCATIONS, trim is placed above the FOURTH FLOOR terminating at locations with MINIMAL CHANGE in PLANE below. APPICANT TO DESCRIBE WHAT creates the VERTICAL LINE below and HOW MUCH, IF ANY, CHANGE IN PLANE EXISTS. increased CHANGE in PLANE MAY be NEEDED for the trim to make a real nod to the ADJACENT four-story PORTion.

RESPONSE 2
THE CORNICE, OR trim, is NOW CONTINUOUS AROUND all sizes of the 6TH STORY TOWER, and CONTinUES as the PARAPETS of the FOUR-Story portion. the trims OR CORNICES at the 3RD story are CONTinuous and HELP to DEFINE the break in the VERTICAL PLANE, CAUSED by a STEPPING of the 6TH story. this HELPS to ACHIEVE visual CONTINUITY. OF course, the CORNICES are EXPRESSED through COMBINATIONS in DETAILING of ROWLOCK and SOLDier COURSES of BRICK.

STAFF COMMENT 3
APPLICANT TO CONFIRM size of STANDARD window at the SIX-Story PORTION along EAST BAY and WASHINGTON.

RESPONSE 3
THE WINDOWS are a STANDARD size of 4'-0"x7'-8". they have BEEN gaNNED in certain LOCATIONS to CREATE MORE GLAZING, and A LIGHTER FEEL at the 4TH story. particulArLY along WASHINGTON and EAST BAY streets, WINDOWS also repeat the lITE PATTERN of the WINDOWS on the FLOORS below.

STAFF COMMENT 4
RESTUDY THE FENESTRATION on the SIX-Story PORTION for CONSISTENCY.

RESPONSE 4
OUR DESIGN RESPONSE in THIS ITERATION was BASED on SIMPLIFICATION: FOR instance, ALL PRIMARY WINDOWS on the SIX-Story TOWER have the SAME sizes and lITE PATTERNS. smaller WINDOWS that OCCUR at STAIR wells have SIMILAR PROPORTIONS as the LARGER WINDOWS and the SAME lITE PATTERNS. WHILE doors are NECESSARILy WIDER, they have a SIMILAR HEAD HEIGHT as the WINDOWS and DO NOT have MUNTIN bars, SO as TO NOT conflict with the PATTERN and RHYTHM of the PUNCHED WINDOWS.

THE PRIMARY WINDOW on the 3RD floor is THE SAME as the FLOORS below. BUT is OFTEN gANNED, to PROVIDe MORE GLAZING, create a LIGHTER "CAP" for the TOWER as a WHOLE, and TO REDUCE its SCALE.

ADDITIONALLY, elements like THE "VERTICALLY CONTINUOUS BAY" at the NORTH WEST CORNER have BEEN STRIPPED from the BUILDING.

STAFF COMMENT 6
AS PART of this, STUDY HOW the SCALE transition from the NORTH ELEVATION to the EAST and WEST ELEVATIONS, MIGHT be BETTER resolved. WHILE RECEDED suGGLLY, THE RESIDENTIAL TERRACE DOORS and TRANSOMS at the NORTHEAST CORNER of WASHINGTON STREET REFLECT the SIZING of the NORTH SIDE doors and ARE MUCH SMALLER than those on the WASHINGTON STREET ELEVATION. WITH consistent MASSING and DETAILING study what might make this SCALE transition, if required, more cohesive.

RESPONSE 6
IN ORDER to RESOND to this COMMENT, the CORNER unit FLOOR PLAN at the 4TH FLOOR was REDUCED, and TERRACES RELOCATED, ALLOWING SIMILAR TREATMENTS in MASSING and DETAILING at the CORNER of Washington street and CHARLOTTE street. WHILE there are DIFFERENCES at the NORTHWEST CORNER, the BALCONY, as a MOTIF and SCALER ELEMENT, is utilized near this CORNER. ADDITIONALLY, by utilizing THE SAME WINDOWS, CONTINUOUS mASONRY trims and CORNICES, and FOUR-STory VERTICAL BAYS, there is now CONSISTENCY in all ELEVATIONS.

PREVIOUS NORTH ELEVATION - FACING MOLUF'S 3/32" = 1'-0"

CURRENT NORTH ELEVATION - FACING MOLUF'S 3/32" = 1'-0"

Date: 8/15/2022

SGA NW
a design company

RESPONSE TO COMMENTS - NORTH ELEVATION
RESPONSE TO COMMENTS - NORTH ELEVATION

518 East Bay Street

Date: 8/15/2022

CONSISTENCY IN ALL ELEVATIONS.

CURRENT PROPOSED NW CORNER

CURRENT PROPOSED NE CORNER

PREVIOUS PROPOSED NW CORNER

PREVIOUS PROPOSED NE CORNER

1. **RESPONSE 1**
   In order to overcome the "blocky" massing, a number of steps were taken in the current iteration of design. While the 6th floor units along East Bay already were stepped back 25 ft from the property line, the perimeter of the 6th floor now has a continuous step back from the 5th floor. Additionally, units were reduced in size at the northeast and northwest corners to allow vertical and horizontal stepping, or articulation. This also allowed for balconies at floors 2-4, which adds visual interest, while also providing a scaler element. This is similar to the approach taken with the 4-story corner at the Charlotte and Washington Street corner.

2. **RESPONSE 2**
   Further steps taken include the articulation of the front facade to allow for two, vertical "bays" rising 4 stories, which, in turn, creates the opportunity for the bays to frame the balconies in between. A similar approach was taken on the north elevation, where these "bays" were utilized along with the integration of balconies at the 3rd floor. Additionally, the majority of the facade is stepped back above the garage level, to create a continuous balcony at the second floor level, buttressed by two towers, at the corners.

3. **RESPONSE 3**
   In addition to carving and articulating the mass, attention was given to how details, such as cornices could further sculpt and define the mass. This included the integration of a continuous cornice at the top of the 4th floor, comprised of a rowlock course, above which is an additional, combined soldier and rowlock course. Finally, the massing is better defined and sculpted through variation in exterior materials and fenestration, as the 6th floor will have a metal cladding and more glazing.

4. **RESPONSE 4**
   Our design response in this iteration was based on simplification. For instance, all primary windows on the six-story tower have the same sizes and lite patterns. Smaller windows that occur at stair wells have similar proportions as the larger windows and the same lite pattern. While doors are necessarily wider, they have a similar head height as the windows and do not have muntin bars, so as to not conflict with the pattern and rhythm of the punched windows.

   The primary window on the 4th floor is the same as the floors below. It is often ganged, to provide more glazing, create a lighter "cap" for the tower as a whole, and to reduce its scale. Additionally, elements like the "vertically continuous bay" at the north west corner have been stripped from the building.

5. **RESPONSE 5**
   As part of the study, how the scale transition from the north elevation to the east and west elevations, might be better resolved, while recessed slightly. The residential terrace doors and terraces at the northeast corner of Washington Street reflect the size of the north side doors and are much smaller than those on the Washington street elevation. With consistent massing and detailing study what might make the scale transition, if required, more cohesive.

6. **RESPONSE 6**
   In order to respond to this comment, the corner unit floor plan at the 1st floor was reduced, and terraces relocated, allowing similar treatments in massing and detailing at the corner of Washington Street and Charlotte Street. While there are differences at the northwest corner, the balcony, as a motif and scaler element, is utilized near this corner. Additionally, by utilizing the same windows, continuous masonry trims and cornices, and four-story vertical bays, there is now consistency in all elevations.

7. **STAFF COMMENT 1**
   The general architectural direction of the six-story portion has improved with more glazing at the ground floor on East Bay Street, more interest on the north elevation, and a simplification to the fenestration. However, the overall six-story mass is still rather blocky. Restudy how to enliven the top through subtractive or additive sculpting.

8. **STAFF COMMENT 2**
   At the east bay street facade of the six-story portion, and other locations, trim is placed above the fourth-floor terracing at locations with minimal change in plane below. Applicant to describe what creates the vertical line below and how much, if any, change in plane exists. Increased change in plane may be needed for the trim to make a real nod to the adjacent four-story portion.

9. **STAFF COMMENT 3**
   The windows are a standard size of 4'-0"x7'-8". They have been ganged in certain locations to create more glazing, and a lighter feel at the 4th floor, particularly along Washington and East Bay streets. Windows also repeat the lite pattern of the windows on the floors below.

10. **STAFF COMMENT 4**
    Restudy the fenestration on the six-story portion for consistency.
STAFF COMMENT 1
THE GENERAL ARCHITECTURAL DIRECTION OF THE SIX-STOREY PORTION HAS IMPROVED WITH MORE GLAZING AT THE GROUND FLOOR ON EAST BAY STREET, MORE INTEREST ON THE NORTH ELEVATION, AND A SIMPLIFICATION TO THE FENESTRATION. HOWEVER, THE OVERALL SIX-STOREY MASS IS STILL RATHER BLOCKY. RESTUDY HOW TO ENLIVEN THE TOP THROUGH SUBTRACTIVE OR ADDITIVE SCULPTING.

RESPONSE 1
IN ORDER TO OVERTURN THE "BLOCKY" MASSING, A NUMBER OF STEPS WERE TAKEN IN THE CURRENT ITERATION OF DESIGN. WHILE THE 4TH FLOOR UNITS ALONG EAST BAY ALREADY WERE STEPPED BACK 25 FT FROM THE PROPERTY LINE, THE PERIMETER OF THE 6TH FLOOR NOW HAS A CONTINUOUS STEP BACK FROM THE 5TH FLOOR.

ADDITIONALLY, UNITS WERE REDUCED IN SIZE AT THE NORTHEAST AND NORTHWEST CORNERS TO ALLOW VERTICAL AND HORIZONTAL STEPPING, OR ARTICULATION. THIS ALSO ALLOWED FOR BALCONIES AT FLOOR 5, WHICH ADDS VISUAL INTEREST, WHILE ALSO PROVIDING A SCALER ELEMENT. THIS IS SIMILAR TO THE APPROACH TAKEN WITH THE 4-STOREY CORNER AT THE CHARLOTTE AND WASHINGTON STREET CORNER.

FURTHER STEPS TAKEN INCLUDE THE ARTICULATION OF THE FRONT FACADE TO ALLOW FOR TWO, VERTICAL "BAYS" RISING 4 STORIES, WHICH, IN TURN, CREATES THE OPPORTUNITY FOR THE BAYS TO FRAME THE BALCONIES. BETWEEN A SIMILAR APPROACH WAS TAKEN ON THE NORTH ELEVATION, WHERE THREE "BAYS" WERE UTILIZED ALONG WITH THE INTEGRATION OF BALCONIES AT THE 3RD FLOOR. ADDITIONALLY, THE MAJORITY OF THE FACADE IS STEPPED BACK ABOVE THE GARAGE LEVEL, TO CREATE A CONTINUES BALCONY AT THE SECOND FLOOR LEVEL, BUTTRESSED BY TWO TOWERS AT THE CORNERS.

IN ADDITION TO CARVING AND ARTICULATING THE MASS, ATTENTION WAS GIVEN TO HOW DETAILS, SUCH AS CORNICES COULD FURTHER SCLUP AND DEFINE THE MALL. THIS INCLUDED THE INTEGRATION OF A CONTINUOUS CORNICE AT THE TOP OF THE 4TH FLOOR, COMPRISED OF A ROWLOCK COURSE, ABOVE WHICH IS AN ADDITIONAL, COMBINED, SOLDIER AND ROWLOCK COURSE.

FINALLY, THE MASSING IS BETTER DEFINED AND SCULPTED THROUGH VARIATION IN EXTERIOR MATERIALS AND FENESTRATION, AS THE 6TH FLOOR WILL HAVE A METAL CLADDING AND MORE GLAZING.

STAFF COMMENT 2
AT THE EAST BAY STREET FACADE OF THE SIX-STOREY PORTION, AND OTHER LOCATIONS, TRIM IS PLACED ABOVE THE FOURTH FLOOR TERMINATING AT LOCATIONS WITH MINIMAL CHANGE IN PLANE BELOW. APPLICANT TO DESCRIBE WHAT CREATES THE VERTICAL LINE BELOW AND HOW MUCH, IF ANY, CHANGE IN PLANE EXISTS. INCREASED CHANGE IN PLANE MAY BE NEEDED FOR THE TRIM TO MAKE A REAL N NOD TO THE ADJACENT FOUR-STORY PORTION.

RESPONSE 2
THE CORNICE, OR TRIM, IS NOW CONTINUOUS AROUND ALL SIDES OF THE 4TH STORY TOWER, AND CONTINUES AS THE PARAPET OF THE FOUR-STOREY PORTION. THE TRIM OF CORNICE AT THE 4TH STORY IS CONTINUOUS AND HELP TO DEFINE THE BREAK IN THE VERTICALE PLANE, CAUSED BY A STEPPING OF THE 4TH STORY. THIS HELPS TO ACHIEVE VISUAL CONTINUITY. OF COURSE, THE CORNICES ARE EXPRESSED THROUGH COMBINATIONS IN DETAILING OF ROWLOCK AND SOLDIER COURSES OF BRICK.

STAFF COMMENT 3
APPICANT TO CONFIRM SIZE OF STANDARD WINDOW AT THE SIX-STOREY PORTION ALONG EAST BAY AND WASHINGTON.

RESPONSE 3
THE WINDOWS ARE A STANDARD SIZE OF 4'-0"x7'-8". THEY HAVE BEEN GANGED IN CERTAIN LOCATIONS TO CREATE MORE GLAZING, AND A LIGHTER FEEL AT THE 4TH FLOOR. PARTICULARLY ALONG WASHINGTON AND EAST BAY STREETS. WINDOWS ALSO REPEAT THE LITE PATTERN OF THE WINDOWS ON ITEMS BELOW.

STAFF COMMENT 4
RESTUDY THE FENESTRATION ON THE SIX-STOREY PORTION FOR CONSISTENCY.

RESPONSE 4
OUR DESIGN RESPONSE IN THIS ITERATION WAS BASED ON SIMPLIFICATION. FOR INSTANCE, ALL PRIMARY WINDOWS ON THE 6TH STORY TOWER HAVE THE SAME SIZES AND LITE PATTERNS. SMALLER WINDOWS THAT OCCUR AT STAIR WELLS HAVE SMALLER PROPORTIONS AS THE LARGER WINDOWS AND THE SAME LITE PATTERN. WHILE DOORS ARE NECESSARILY WIDER, THEY HAVE A SIMILAR HEAD HEIGHT AS THE WINDOWS AND DO NOT HAVE MUNTIN BARS, SO AS TO NOT CONFLICT WITH THE PATTERN AND RHYTHM OF THE PUNCHED WINDOWS.

THE PRIMARY WINDOW ON THE 4TH FLOOR IS THE SAME AS THE FLOORS BELOW, BUT IS OFTEN GANGED, TO PROVIDE MORE GLAZING. CREATE A LIGHTER "CAP" FOR THE TOWER AS A WHOLE, AND TO REDUCE ITS SCALE.

ADDITIONALLY, ELEMENTS LIKE THE "VERTICALLY CONTINUOUS BAY" AT THE NORTH WEST CORNER HAVE BEEN STRIPPED FROM THE BUILDING.

STAFF COMMENT 5

RESPONSE 5
THE FENESTRATION AND THE DESIGN LANGUAGE OF THE COURTYARD ELEVATION HAS BEEN MADE WHOLLY CONSISTENT WITH THE OTHER ELEVATIONS OF THE TOWER. CORNICE LINES HAVE BEEN MADE CONTINUOUS WITH THE GENERAL ARCHITECTURAL DIRECTION.

STAFF COMMENT 6
THE 6TH FLOOR WILL HAVE A METAL CLADDING AND MORE GLAZING.

RESPONSE 6
THE GENERAL ARCHITECTURAL DIRECTION OF THE SIX-STOREY PORTION HAS IMPROVED WITH MORE GLAZING AT THE GROUND FLOOR ON EAST BAY STREET, MORE INTEREST ON THE NORTH ELEVATION, AND A SIMPLIFICATION TO THE FENESTRATION.
RESPONSE TO COMMENTS - COURTYARD (WEST) ELEVATION

518 East Bay Street

Date: 8/15/2022

STAFF COMMENT 1

THE GENERAL ARCHITECTURAL DIRECTION OF THE SIX-STORY PORTION HAS IMPROVED WITH MORE GLAZING AT THE GROUND FLOOR ON EAST BAY STREET, MORE INTEREST ON THE NORTH ELEVATION, AND A SIMPLIFICATION TO THE FENESTRATION. HOWEVER, THE OVERALL SIX-STORY MASS IS STILL RATHER BLOCKY. RESTUDY HOW TO ENLIVEN THE TOP THROUGH SUBTRACTIVE OR ADDITIVE SCULPTING.

RESPONSE 1

IN ORDER TO OVERTAKE THE "BLOCKY" MASSING, A NUMBER OF STEPS WERE TAKEN IN THE CURRENT ITERATION OF DESIGN. WHILE THE 4TH FLOOR UNITS ALONG EAST BAY ALREADY WERE STEPPED BACK 25 FT FROM THE PROPERTY LINE, THE PERIMETER OF THE 6TH FLOOR NOW HAS A CONTINUOUS STEP BACK FROM THE 5TH FLOOR.

ADDITIONALLY, UNITS WERE REDUCED IN SIZE AT THE NORTHEAST AND NORTHWEST CORNERS TO ALLOW VERTICAL AND HORIZONTAL STEPPING, OR ARTICULATION. THIS ALSO ALLOWED FOR BALCONIES AT FLOORS 2-4, WHICH ADDS VISUAL INTEREST, WHILE ALSO PROVIDING A SCALER ELEMENT. THIS IS SIMILAR TO THE APPROACH TAKEN WITH THE 4-STOREY CORNER AT THE CHARLOTTE AND WASHINGTON STREET CORNER.

FURTHER STEPS TAKEN INCLUDE THE ARTICULATION OF THE FRONT FAÇADE TO ALLOW FOR TWO, VERTICAL "BAYS" RISING 4 STORIES, WHICH, IN TURN, CREATES THE OPPORTUNITY FOR THE BAYS TO FRAME THE BALCONIES IN BETWEEN. A SIMILAR APPROACH WAS TAKEN ON THE NORTH ELEVATION, WHERE THREE "BAYS" WERE UTILIZED ALONG WITH THE INTEGRATION OF BALCONIES AT THE 3RD FLOOR. ADDITIONALLY, THE MAJORITY OF THE FAÇADE IS STEPPED BACK ABOVE THE GARAGE LEVEL, TO CREATE A CONTINUES BALCONY AT THE SECOND FLOOR LEVEL, BUTTED BETWEEN TWO TOWERS, AT THE CORNERS.

IN ADDITION TO CARVING AND ARTICULATING THE MASS, ATTENTION WAS GIVEN TO HOW DETAILS, SUCH AS CORNICES COULD FURTHER SCULPT AND DEFINE THE MALL. THIS INCLUDED THE INTEGRATION OF A CONTINUOUS CORNICE AT THE TOP OF THE 4TH FLOOR, COMPRISED OF A ROWLOCK COURSE, ABOVE WHICH THERE IS AN ADDITIONAL, COMBINED SOLDIER AND ROWLOCK COURSE. FINALLY, THE MASSING IS BETTER DEFINED AND SCULPTED THROUGH VARIATION IN EXTERIOR MATERIALS AND FENESTRATION, AS THE 6TH FLOOR WILL HAVE A METAL CLADDING AND MORE GLAZING.

RESPONSE 2

THE CORNICE, OR TRIM, IS NOW CONTINUOUS AROUND ALL SIDES OF THE 6TH FLOOR TOWER, AND CONTINUES AS THE PARAPET OF THE FOUR-STORY PORTION. THE TRIMS OR CORNICES AT THE 5TH STORY ARE CONTINUOUS AND HELP TO DEFINE THE BREAK IN THE VERTICAL PLANE, CAUSED BY A STEPPING OF THE 4TH STORY. THIS HELPS TO ACHIEVE VISUAL CONTINUITY. OF COURSE, THE CORNICES ARE EXPRESSED THROUGH COMBINATIONS IN DETAILING OF ROWLOCK AND SOLDIER COURSES OF BRICK.

RESPONSE 3

THE WINDOWS ARE A STANDARD SIZE OF 4'-0" X 7'-8". THEY HAVE BEEN GANGED IN CERTAIN LOCATIONS TO CREATE MORE GLAZING, AND A LIGHTER FEEL AT THE 6TH FLOOR. PARTICULARLY, ALONG WASHINGTON AND EAST BAY STREET, WINDOWS ALSO REPEAT THE LITE PATTERN OF THE WINDOWS ON THE FLOORS BELOW.

RESPONSE 4

OUR DESIGN RESPONSE IN THIS ITERATION WAS BASED ON SIMPLIFICATION: FOR INSTANCE, ALL PRIMARY WINDOWS ON THE 6TH FLOOR TOWER HAVE THE SAME SIZES AND LITE PATTERNS. SMALLER WINDOWS THAT OCCUR AT STAIR WELLS HAVE SIMILAR PROPORTIONS AS THE LARGER WINDOWS AND THE SAME LITE PATTERN. WHILE DOORS ARE NECESSARILY WIDER, THEY HAVE A SIMILAR HEAD HEIGHT AS THE WINDOWS AND DO NOT HAVE MUNTIN BARS, SO AS TO NOT CONFLICT WITH THE PATTERN AND RHYTHM OF THE PUNCHED WINDOWS.

THE PRIMARY WINDOW ON THE 6TH FLOOR IS THE SAME AS THE FLOORS BELOW. BUT IS OFTEN GANGED, TO PROVIDE MORE GLAZING. CREATE A LIGHTER "CAP" FOR THE TOWER WHERE SHIPS, AND TO REDUCE ITS SCALE.

RESPONSE 5

RESPONSE 1

In order to overcome the "blocky" massing, a number of steps were taken in the current iteration of design. While the 4th floor units along East Bay Street were stepped back 25 ft from the property line, the perimeter of the 6th floor now has a continuous step back from the 5th floor. Additionally, units were reduced in size at the northeast and northwest corners to allow vertical and horizontal stepping, or articulation. This also allowed for balconies at floors 2-4, which adds visual interest, while also providing a scab board element. Similar to the approach taken with the 4-story corner at the Charlotte and Washington Street corner, further steps taken include the articulation of the front facade to allow for two, vertical "bays" rising 4 stories, which, in turn, creates the opportunity for the rays to frame the balconies. In between, a similar approach was taken on the north elevation, where three "rays" were utilized along with the integration of balconies at the 3rd floor. Additionally, the majority of the facade is stepped back above the garage level, to create a continuous balcony at the second floor level, buttressed by two towers, at the corners.

In addition to carving and articulating the mass, attention was given to how details, such as cornices could further sculpt and define the mass. This included the integration of a continuous cornice at the top of the 4th floor, comprised of a rowlock course, above which is an additional, combined soldier and rowlock course. Finally, the massing is better defined and sculpted through variation in exterior materials and fenestration, as the 6th floor will have a metal cladding and more glazing.

STAFF COMMENT 2

At the East Bay Street facade of the six-story portion, and other locations, trim is placed above the fourth-floor terracing at locations with minimal change in plane below. Applicant to describe what creates the vertical line below and how much, if any, change in plane exists. Increased change in plane may be needed for the trim to make a real nod to the adjacent four-story portion.

RESPONSE 2

The cornice, or trim, is now continuous around all sides of the 6th story tower, and continues as the parapet of the four-story portion. The trim or cornice at the 3rd story is continuous and helps to define the break in the vertical plane, caused by a stepping of the 4th story. This helps to achieve visual continuity. Of course, the cornices are expressed through combinations in detailing of rowlock and soldier courses of brick.

STAFF COMMENT 3

Applicant to confirm size of standard window at the six-story portion along East Bay and Washington.

RESPONSE 3

The windows are a standard size of 4'-0"x7'-8". They have also changed in certain locations to create more glazing, and a lighter feel at the 4th floor, particularly along Washington and East Bay streets. Windows also repeat the lite pattern of the windows on the floors below.

STAFF COMMENT 4

Restudy the fenestration on the six-story portion for consistency.

RESPONSE 4

Our design response in this iteration was based on simplification. For instance, all primary windows on the six-story tower have the same sizes and lite patterns. Smaller windows that do occur at stair wells have similar proportions as the larger windows and the same lite pattern. While doors are necessarily wider, they have a similar head height as the windows and do not have muntin bars, so as to not conflict with the pattern and rhythm of the punched windows.

Additionally, elements like the "vertically continuous bay" at the north west corner have been stripped from the building.

STAFF COMMENT 5

As part of the study how the language of the south side courtyard elevation of the six-story portion might more closely reflect or be consistent with the language of the other elevations of this portion, rather than adopting the language of the four-story mass at Washington and Charlotte.

RESPONSE 5

The fenestration and the design language of the courtyard elevation has been made wholly consistent with the other elevations of the tower. Cornice lines have been made continuous, materials are consistent, and trims and cornice lines and details are also consistent. The vertical, multi-story bay system at the north side of the courtyard also relates the north, west, and east elevations, and their treatment of massing.

PREVIOUS COURTYARD (SOUTH) ELEVATION LOOKING NORTH

2

4

CURRENT COURTYARD (SOUTH) ELEVATION LOOKING NORTH

Date: 8/15/2022

Date: 7/5/2022

STAFF COMMENT 1

The general architectural direction of the six-story portion has improved with more glazing at the ground floor on East Bay Street, more interest on the north elevation, and a simplification to the fenestration. However, the overall six-story mass is still rather blocky. Restudy how to enliven the top through subtractive or additive sculpting.
STAFF COMMENT 1

In order to overcome the "blocky" massing, a number of steps were taken in the current iteration of design. While the 4th floor units along East Bay already were stepped back 25 ft from the property line, the perimeter of the 6th floor now has a continuous step back from the 5th floor. Additionally, units were reduced in size at the northeast and northwest corners to allow vertical and horizontal stepping, or articulation. This also allowed for balconies at floors 2-4, which adds visual interest, while also providing a scalloped element. This is similar to the approach taken with the 4-story corner at the Charlotte and Washington Street corner.

Further steps taken include the articulation of the front facade to allow for two, vertical "bays" rising 4 stories, which, in turn, creates the opportunity for the bays to frame the balconies. In between, a similar approach was taken on the North elevation, where three "bays" were utilized, with the integration of balconies at the 3rd floor. Additionally, the majority of the facade is stepped back above the garage level, to create a continuous balcony at the second floor level, buttressed by two towers, at the corners.

In addition to carving and articulating the mass, attention was given to how details, such as cornices, could further sculpt and define the mass. This included the integration of a continuous cornice at the top of the 4th floor, comprised of a rowlock course, above which is an additional, combined soldier and rowlock course.

Finally, the massing is better defined and sculpted through variation in exterior materials and fenestration, as the 6th floor will have a metal cladding and more glazing.

RESPONSE 1

To achieve a better transition from the four-story portion to the house, it was ultimately determined that the best solution was to eliminate a residential unit. This allows a more successful transition from the 4-story portion, by stepping down to a 3-story mass, before transitioning to the two story, gabled house.

STAFF COMMENT 2

At the East Bay Street facade of the six-story portion, and other locations, trim is placed above the fourth-floor terminating at locations with minimal change in plane below. Appellant to describe what creates the vertical line below and how much, if any, change in plane exists. Increased change in plane may be needed for the trim to make a real nod to the adjacent four-story portion.

RESPONSE 2

The cornice, or trim, is now continuous around all sides of the 6th story tower, and continues as the parapet of the four-story portion. The trim or cornice at the 3rd story are continuous and help to define the break in the vertical plane, caused by a stepping of the 6th story. This helps to achieve visual continuity. Of course, the cornices are expressed through combinations in detailing of rowlock and soldier courses of brick.

STAFF COMMENT 4

Restudy the fenestration on the six-story portion for consistency.

RESPONSE 4

Our design response in this iteration was based on simplification; for instance, all primary windows on the six-story tower have the same size and lite patterns. Smaller windows that occur at stair wells have similar proportions as the larger windows and the same lite pattern. While doors are necessarily wider, they have a similar head height as the windows and do not have muntin bars, so as not to conflict with the pattern and rhythm of the punched windows.

The primary window on the 2nd floor is the same as the floors below, but is often ganged, to provide more glazing. Create a lighter "cap" for the tower as a whole, and to reduce its scale.

Additionally, elements like the "vertically continuous bay" at the North West corner have been stripped from the building.

STAFF COMMENT 5

As part of the study how the language of the South side courtyard elevation of the six-story portion might more closely reflect or be consistent with the language of the other elevations of this portion, rather than adopting the language of the four-story mass at Washington and Charlotte.

RESPONSE 5

The fenestration and the design language of the courtyard elevation has been made wholly consistent with the other elevations of the tower. Cornice lines have been made continuous, materials are consistent, and trim and cornice lines and details are also consistent. Vertical, multi-story bay system at the North side of the courtyard also relate the North, West, and East elevations, and their treatment of massing.

STAFF COMMENT 9

At the four-story portion at Washington and Charlotte, sculpt the end closer to a Charlotte Street to prevent from overwhelming the existing house.

RESPONSE 9

To achieve a better transition from the four-story portion to the house, it was ultimately determined that the best solution was to eliminate a residential unit. This allows a more successful transition from the 4-story portion, by stepping down to a 3-story mass, before transitioning to the two story, gabled house.
RESPONSE TO COMMENTS - WEST ELEVATION

Date: 8/15/2022

518 East Bay Street

RESPONSE TO COMMENTS - WEST ELEVATION

PREVIOUS PROPOSED FOUR-STORY PORTION ON CHARLOTTE ST. AT 6 CHARLOTTE ST.

CURRENT PROPOSED THREE-STORY PORTION ON CHARLOTTE ST. AT 6 CHARLOTTE ST.

STAFF COMMENT 9
AT THE FOUR-STORY PORTION AT WASHINGTON AND CHARLOTTE, SCULPT THE END CLOSES TO 6 CHARLOTTE STREET TO PREVENT FROM OVERWHELMING THE EXISTING HOUSE.

RESPONSE 9
TO ACHIEVE A BETTER TRANSITION FROM THE FOUR-STORY PORTION TO THE HOUSE, IT WAS ULTIMATELY DETERMINED THAT THE BEST SOLUTION WAS TO ELIMINATE A RESIDENTIAL UNIT. THIS ALLOWS A MORE SUCCESSFUL TRANSITION FROM THE 4-STORY PORTION, BY STEPPING DOWN TO A 3 STORY MASS, BEFORE TRANSITIONING TO THE TWO STORY, GABLED HOUSE.
The Applicant has provided 3 additional renderings from Charlotte Street for consideration.

Staff Comment 1

Additional renderings from Charlotte Street would still be preferred to better understand visibility to the courtyard and elevated plaza.
CURRENT COURTYARD (SOUTH) ELEVATION LOOKING NORTH WITH ADJACENT BUILDING SECTIONS

3/32" = 1'-0"

33'-6" 22'-0" 0'-0" 46'-6" 57'-8" 69'-10" 81'-10"

PODIUM LEVEL 1 (GROUND) - 0'-0"
FIRST FLOOR - 2'-0"
SECOND FLOOR - 22'-0"
THIRD FLOOR - 33'-6"
FOURTH FLOOR - 46'-6"
FIFTH FLOOR - 57'-8"
SIXTH FLOOR - 69'-10"
PARAPET - 81'-10"
PODIUM LEVEL 2 - 11'-0"

REFERENCE SHEET 28 FOR TYPICAL NOTES FOR THIS PORTION OF BUILDING

CURRENT COURTYARD (WEST) ELEVATION LOOKING EAST WITH ADJACENT BUILDING SECTIONS

3/32" = 1'-0"

ED BAY ST WASHINGTON ST

33'-6" 22'-0" 0'-0" 46'-6" 57'-8" 69'-10" 81'-10"

PODIUM LEVEL 1 (GROUND) - 0'-0"
FIRST FLOOR - 2'-0"
SECOND FLOOR - 22'-0"
THIRD FLOOR - 33'-6"
FOURTH FLOOR - 46'-6"
FIFTH FLOOR - 57'-8"
SIXTH FLOOR - 69'-10"
PARAPET - 81'-10"
PODIUM LEVEL 2 - 11'-0"

REFERENCE SHEET 28 FOR TYPICAL NOTES FOR THIS PORTION OF BUILDING

518 East Bay Street
CURRENT COURTYARD ELEVATIONS
PROPOSED CHARLOTTE STREET ENTRY AT CORNER OF EAST BAY STREET

HISTORIC BROAD STREET

HISTORIC GASOMETER AT GAS WORKS ON CHARLOTTE STREET

PROPOSED EAST BAY STREET

COMMERCIAL CLUB BUILDING

COMMERCIAL CLUB BUILDING

518 East Bay Street
INSPIRATIONS - HISTORIC CHARLESTON PEDIMENTS & LOGGIA
518 East Bay Street
CURRENT PROPOSED EAST BAY STREET ENTRY

Date: 8/15/2022
CURRENT PROPOSED CHARLOTTE STREET ENTRY & RELOCATED 77 WASHINGTON ST
CURRENT PROPOSED CHARLOTTE STREET & WASHINGTON STREET CORNER

518 East Bay Street

Date: 8/15/2022
518 East Bay Street
CURRENT PROPOSED MATERIALS

COLOR PALETTE

PAINTED BRICK - GRAY COLOR
PAINTED BRICK - WHITE COLOR

METAL PANEL WALL
GLASS PANEL RAILING
DECORATIVE METAL SCREEN (PATTERN DESIGN TO BE DETERMINED)
METAL BALCONY SYSTEM, TYP.
PROJECTED METAL GRATE
WOOD STOREFRONT & ENTRANCE SYSTEM

ALUMINUM CLAD WOOD WINDOWS, TYP.
CAST STONE COLUMNS & BEAMS

Date: 8/15/2022
518 East Bay Street
CURRENT PROPOSED MATERIALS

- Glass Paneled Curtain Wall & Entrance System
- Perforated Metal Panel Insert, Typ. (Pattern to be determined)
- Painted Brick - Gray Color
- Painted Brick - White Color
- Glass Paneled Curtain Wall & Entrance System
- Metal Paneled Door, Typ.
- Copper Pergola Entry
- Metal Canopy
APPENDIX
IMAGES FROM PREVIOUS BAR-L REVIEW ON 07.13.2022

A1  PREVIOUS BIRD'S EYE RENDERING - DATE: 7/5/2022
A2  PREVIOUS BIRD'S EYE RENDERING - DATE: 7/5/2022
A3  PREVIOUS PROPOSED CHARLOTTE STREET -
    DATE: 7/5/2022
A4  PREVIOUS PROPOSED EAST BAY STREET - DATE: 7/5/2022
A5  PREVIOUS NORTH ELEVATION FROM WASHINGTON ST -
    DATE: 7/5/2022
A6  PREVIOUS PROPOSED WASHINGTON STREET -
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518 East Bay Street
PREVIOUS PROPOSED EAST BAY STREET

Date: 7/5/2022
518 East Bay Street

PREVIOUS PROPOSED NORTH ELEVATION FROM WASHINGTON ST

Date: 7/5/2022
518 East Bay Street
PREVIOUS PROPOSED WASHINGTON STREET

Date: 7/5/2022
Agenda Item #4

145 CALHOUN STREET
TMS # 457-04-02-022

Request preliminary approval for minor addition to existing steel trellis.

Not Rated | c. 1955 | Old and Historic District
Agenda Item #4 (145 Calhoun Street)

Applicant’s Presentation
APPLICABLE CODES, INCLUDING 10 LARGE MODIFICATIONS:
- 2016 INTERNATIONAL BUILDING CODE
- 2016 INTERNATIONAL MECHANICAL CODE
- 2016 INTERNATIONAL POOL CODE
- 2016 INTERNATIONAL PLUMBING CODE
- 2016 INTERNATIONAL ELECTRICAL CODE
- 2016 INTERNATIONAL ENERGY CONSUMPTION CODE
- 2016 INTERNATIONAL FIRE PREVENTION CODE
- 2016 LIFE SAFETY CODE

DC/DEA: A171.1.2017

PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AT LOCATIONS MARKED IN PLAIN, IF EXISTING DEVICES SHALL BE IN ACCORDANCE WITH SECTION 10.17.1 OF THE IBC 2016. PROVIDE SUBMITTAL.

GC MUST FIELD VERIFY LAYOUT AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCESSING WITH WORK. THESE DRAWINGS MUST BE USED FOR DESIGN ONLY. THE GC MUST SUBMIT DETAIL SHOP DRAWINGS AND MATERIAL SAMPLES FOR APPROVAL BY ARCHITECT OR ENGINEERS.

THE GC MUST NOTIFY ARCHITECT AND/or CONTRACTOR OF ANY VALUE ENGINEERING CHANGES INSTRUCTED BY OR AUTHORIZED BY THE OWNER.

DEFERRED SUBMITTALS:
- GRAPPLE SYSTEM MODIFICATIONS

INDEX OF DRAWINGS

145 CALHOUN STREET
CHARLESTON, SC 29403
TMS # C-457-04-02-022

ARCHITECT AND PROJECT MANAGEMENT:
KEVIN HOYT DOHERTY, ARCHITECTS
843.704.9502
info@khdarchitects.com

OWNER AND CONSTRUCTION MANAGEMENT:

CONTRACTOR:

STRUCTURAL ENGINEER:

MEP ENGINEER:
HENSCHEL & GOSTLING CONSULTING ENGINEERS, LLC
843.905.4446
jwhelley@HGCEng.com
VIEW FROM CORNER OF CALHOUN AND KING STREET
PROPOSED ROOF STRUCTURE SHOWN IN RED
VIEW FROM CALHOUN STREET LOOKING SOUTHWEST
PROPOSED ROOF STRUCTURE SHOWN IN RED
VIEW FROM CALHOUN STREET LOOKING SOUTHEAST
PROPOSED ROOF STRUCTURE SHOWN IN RED
AERIAL VIEW LOOKING SOUTHWEST
PROPOSED ROOF STRUCTURE SHOWN IN RED
AERIAL VIEW LOOKING SOUTHEAST
PROPOSED ROOF STRUCTURE SHOWN IN RED
AERIAL VIEW LOOKING NORTHEAST
PROPOSED ROOF STRUCTURE SHOWN IN RED
Agenda Item #5

186 CONCORD STREET
TMS # 459-00-00-091

Request final approval for modifications to front entry and to storage area on southwest side.

Not Rated | c. 1942 | Old City District
Agenda Item #5 (186 Concord Street)

Applicant’s Presentation
APPPLICABLE CODES, INCLUDING SC STATEWIDE MODIFICATIONS:
- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2014 NATIONAL ELECTRICAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL FIRE PREVENTION CODE
- 2018 LIFE SAFETY CODE
- ICC / ANSI A117.1-2017

PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AT LOCATIONS MENTIONED ON PLAN. (FL). SHELVES SHALL BE IN ACCORDANCE WITH SECTION 18.8.8 OF THE ICC 2015. PROVIDE SUBMITTAL.

SC MUST FIELD VERIFY LAYOUT AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY OMISSIONS PRIOR TO PROCEEDING WITH WORK.

THESE DRAWINGS MUST BE USED FOR DESIGN INTENT ONLY. THE SC MUST SUBMIT DETAIL SHEET DRAWINGS AND MATERIAL SAMPLES FOR APPROVAL BY ARCHITECT OR ENGINEERS.

THE CITY OF CHARLESTON DEPARTMENT COORDINATION NOTIFICATIONS MUST BE SUBMITTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACTOR.

ZONING:
- NOT APPLICABLE TO THIS PROJECT, NO REVIEW REQUIRED.

TRC:
- NOT APPLICABLE TO THIS PROJECT, NO REVIEW REQUIRED.

BAR:
- AS REQUIRED

PORTFOLIO SYSTEM MODIFICATIONS

186 CONCORD STREET
CHARLESTON • SC 29403
TMS # 459-00-00-091

OWNER:

ARCHITECT AND PROJECT MANAGEMENT: KEVIN KOBERTSKEFFER ARCHITECTS
843-704-8002
thub@hankankerarchitects.com

CONTRACTOR: LIDOMIN CONSTRUCTION COMPANY
843-440-0947
lidominconstructionservices.com

STRUCTURAL ENGINEER:

WFP ENGINEER:

FOOD SERVICE CONSULTANT:

CITY OF CHARLESTON
DEPARTMENT COORDINATION NOTIFICATIONS AND SUBMITTALS:

ABBREVIATIONS & SYMBOLS

PROJECT TEAM

FLEET LANDING
400 CONCORD STREET
CHARLESTON, SC

A0000
Agenda Item #6

1085 MORRISON DRIVE
TMS # 461-09-03-057

c. 2011 | Height District 4 & 12 | East Central | Old City District

Request final approval for new outdoor dining shade structure.
Agenda Item #6 (1085 Morrison Drive)

Applicant’s Presentation
AREA OF PROPOSED MODIFICATION
VIEW LOOKING SOUTH
AREA OF PROPOSED MODIFICATION
A2 SITE SECTION LOOKING NORTH - PROPOSED

A1 SITE SECTION LOOKING NORTH - EXISTING
HISTORIC THEATER RENOVATION

1454 MIDDLE STREET
SULLIVANS ISLAND, SC
HISTORIC THEATER RENOVATION

1454 MIDDLE STREET
SULLIVANS ISLAND, SC
HISTORIC THEATER RENOVATION

1454 MIDDLE STREET
SULLIVANS ISLAND, SC
Agenda Item #7

24 GEORGE STREET – CofC SILCOX GYM
TMS # 457-04-01-001

Not Rated | Ansonborough | c. pre-1943 | Old and Historic District

Request final approval for exterior building envelope repairs to include stucco repairs and repainting, window restoration, door replacement, and roof replacement.
Agenda Item #7 (24 George Street – Silcox Gym)

Applicant’s Presentation
PREVIOUS SUBMITTAL COMMENTS

Staff Observations:
1. 3rd story burn damage to building has been addressed.
2. 4th story view onto building from the 3rd floor has been addressed.
3. Roof damage to the 3rd floor has been addressed.

Staff Comments:
1. Roof damage has been addressed.
2. Burn damage has been addressed.
3. View onto building from the 3rd floor has been addressed.

BAR CONCEPTUAL RESUBMITTAL

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SMHa project no: 2018.00
State project no: H15-9671-ML

CofC Silcox PE & Health Center
RENOVATION
24 George Street, Charleston, SC
While Silcox Center is not designated as historic under the National Register of Historic Places, it is located within the city of Charleston's Old and Historic District. The original portion of the structure was constructed in 1938 as a gymnasium for the college designed by architect Albert Simons. This Georgian Revival style facility was constructed after the demolition of the Radcliffe-King Mansion, which had been used as the High School of Charleston from 1880 until 1924.

It is believed that the original handball courts, located on the north side of the building were removed around 1973. In 2005, an extensive interior renovation was completed in which the first floor was reconfigured for classroom and support space use. In addition, the original gymnasium bleachers were removed and a new running track was constructed around the gymnasium space. In 1981, the Johnson Center was constructed to the west and abutting Silcox PE & Health Center. In 2006, the Physical Education and Athletic Center complex was constructed north of the Silcox PE & Health Center.
CORNER OF GEORGE AND MEETING STREETS

EAST ELEVATION FACING MEETING STREET
EXISTING PHOTOS

WEST ELEVATION (RIGHT) FACING JOHNSON CENTER (LEFT)

SOUTH ELEVATION FACING GEORGE STREET

MAIN ENTRY ON GEORGE STREET AT SOUTH ELEVATION

VIEW OF EXISTING ROOF FROM GEORGE STREET
EXISTING PHOTOS

EAST ELEVATION FACING MEETING STREET (SOUTH CORNER)

TYPICAL BAY ELEVATION ALONG EAST SIDE OF BUILDING FACING MEETING STREET

EAST ELEVATION FACING MEETING STREET (NORTH CORNER) DISCOLORATION AND DAMAGE TO STUCCO FINISH TO BE REPAIRED

NORTH ELEVATION FACING TD ARENA
1. Remove and replace existing steel, window lintel and repair fabricated lintel and support. See sheet for details.

2. Repair existing wood windows, per specifications. Provide all glazing with laminated glass. Repair windows to match existing.

3. Repair damaged stucco, repair all stucco to match existing color, as needed. Repaint all stucco to match existing color.

4. Replace existing roof drain, and hardware, extend drain, to provide complete flow. Provide new roof drain repair. Replace all glazing at existing openings. See sheet for details.

5. Install new Terra Cotta roof tile system at pitched roof.

6. Replace broken fall protection grille to match existing.

7. Remove existing paint, pressure wash and paint structural roof flash.

8. Replace and repair existing aluminum Gutters.

9. Replace concrete concrete at front steps.

10. Coat crack at beam fence, shall be repaired with compatible mortar. It is not intended for all joints to be repaired.

11. Install new red bit roofing system.

12. Install new roof, copper vertical louver style, roof perimeter, window, not to be installed along slope roof ramps.

13. Install new roof, copper vertical louver style, roof perimeter, window, not to be installed along slope roof ramps.

14. Install new roof, copper vertical louver style, roof perimeter, window, not to be installed along slope roof ramps.

15. Replace existing roofing Hatch, field verify existing rough opening dimensions.

16. Replace existing step, metal, and associated hardware, patch all holes remaining from removal.

17. Replace exterior face of exterior wall to match existing color.

18. Install new roof, copper vertical louver style, roof perimeter, window, not to be installed along slope roof ramps.

19. Install new roof, copper vertical louver style, roof perimeter, window, not to be installed along slope roof ramps.

20. Paint exterior face of existing wall to match existing color.
GENERAL ELEVATION NOTES:
A. REMOVE ALL LOOSE STUCCO TO SOUND SUBSTRATE.
B. REMOVE ALL LOOSE PAINT. REBUILD SCRATCH AND BROWN COATS. RESURFACE TO MATCH EXISTING FINISH.
C. REPAIR ASSOCIATED MORTAR AND STUCCO. SEE SHEET A401 FOR DETAILS.
D. REPAIR ASSOCIATED MORTAR AND STUCCO. SEE SHEET A401 FOR DETAILS.
E. MAJOR CRACKS AT BRICK FENCE WALL SHALL BE REPAIRED AND REPOINT MORTAR. REMOVE ALL LOOSE STUCCO TO SOUND SUBSTRATE.
F. REPLACE ALL DAMAGED BRICK AND REPOINT MORTAR.
G. REMOVE ALL LOOSE STUCCO TO SOUND SUBSTRATE. INTENDED FOR ALL JOINTS TO BE REPOINTED.
H. REMOVE ALL LOOSE STUCCO TO SOUND SUBSTRATE. INTENDED FOR ALL JOINTS TO BE REPOINTED.
I. REPLACE CRACKED CONCRETE AT FRONT STEPS.
J. REPLACE CRACKED CONCRETE AT FRONT STEPS.
K. REPLACE CRACKED CONCRETE AT FRONT STEPS.
L. REPLACE CRACKED CONCRETE AT FRONT STEPS.
M. REPLACE ALL DAMAGED BRICK AND REPOINT MORTAR.
N. REPLACE ALL DAMAGED BRICK AND REPOINT MORTAR.
O. REPLACE ALL DAMAGED BRICK AND REPOINT MORTAR.
P. REPLACE ALL DAMAGED BRICK AND REPOINT MORTAR.
Q. REPLACE CRACKED CONCRETE AT FRONT STEPS.
R. REPLACE CRACKED CONCRETE AT FRONT STEPS.
S. REPLACE CRACKED CONCRETE AT FRONT STEPS.
T. REPLACE CRACKED CONCRETE AT FRONT STEPS.
U. REPLACE ALL DAMAGED BRICK AND REPOINT MORTAR.
V. REPLACE ALL DAMAGED BRICK AND REPOINT MORTAR.
W. REPLACE ALL DAMAGED BRICK AND REPOINT MORTAR.
X. REPLACE ALL DAMAGED BRICK AND REPOINT MORTAR.
Y. REMOVE ALL LOOSE STUCCO TO SOUND SUBSTRATE. INTENDED FOR ALL JOINTS TO BE REPOINTED.
Z. REMOVE ALL LOOSE STUCCO TO SOUND SUBSTRATE. INTENDED FOR ALL JOINTS TO BE REPOINTED.

EXTERIOR REPAIRS LEGEND
1. REMOVE AND REPLACE EXISTING STEEL WINDOW LINTELS AND REPAIR ASSOCIATED MORTAR AND STUCCO. SEE SHEET A201 & A202 FOR DETAILS.
2. REMOVE EXISTING METAL GRILLE AND ASSOCIATED HARDWARE. PATCH EXISTING MORTAR AND STUCCO. SEE SHEET A201 & A202 FOR DETAILS.
3. REPLACE EXISTING DOOR LEAFS AND HARDWARE. PATCH EXISTING MORTAR AND STUCCO. SEE SHEET A201 & A202 FOR DETAILS.
4. REPLACE EXISTING ROOF HATCH. FIELD VERIFY EXISTING SHEET METAL ROOF SYSTEM. PATCH EXISTING MORTAR AND STUCCO. SEE SHEET A201 & A202 FOR DETAILS.
5. INSTALL NEW METAL COPING ON ALL LOW SLOPE ROOF PARAPET. PATCH EXISTING MORTAR AND STUCCO. SEE SHEET A201 & A202 FOR DETAILS.
6. INSTALL NEW MOD BIT ROOFING SYSTEM. REPLACE EXISTING ROOF HATCH.
7. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN NORTHERN WALLS.
8. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN SOUTHERN WALLS.
9. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN NORTHERN WALLS.
10. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN SOUTHERN WALLS.
11. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN NORTHERN WALLS.
12. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN SOUTHERN WALLS.
13. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN NORTHERN WALLS.
14. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN SOUTHERN WALLS.
15. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN NORTHERN WALLS.
16. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN SOUTHERN WALLS.
17. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN NORTHERN WALLS.
18. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN SOUTHERN WALLS.
19. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN NORTHERN WALLS.
20. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN SOUTHERN WALLS.

EXTERIOR REPAIRS LEGEND
1. REMOVE AND REPLACE EXISTING STEEL WINDOW LINTELS AND REPAIR ASSOCIATED MORTAR AND STUCCO. SEE SHEET A201 & A202 FOR DETAILS.
2. REMOVE EXISTING METAL GRILLE AND ASSOCIATED HARDWARE. PATCH EXISTING MORTAR AND STUCCO. SEE SHEET A201 & A202 FOR DETAILS.
3. REPLACE EXISTING DOOR LEAFS AND HARDWARE. PATCH EXISTING MORTAR AND STUCCO. SEE SHEET A201 & A202 FOR DETAILS.
4. REPLACE EXISTING ROOF HATCH. FIELD VERIFY EXISTING SHEET METAL ROOF SYSTEM. PATCH EXISTING MORTAR AND STUCCO. SEE SHEET A201 & A202 FOR DETAILS.
5. INSTALL NEW METAL COPING ON ALL LOW SLOPE ROOF PARAPET. PATCH EXISTING MORTAR AND STUCCO. SEE SHEET A201 & A202 FOR DETAILS.
6. INSTALL NEW MOD BIT ROOFING SYSTEM. REPLACE EXISTING ROOF HATCH.
7. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN NORTHERN WALLS.
8. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN SOUTHERN WALLS.
9. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN NORTHERN WALLS.
10. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN SOUTHERN WALLS.
11. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN NORTHERN WALLS.
12. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN SOUTHERN WALLS.
13. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN NORTHERN WALLS.
14. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN SOUTHERN WALLS.
15. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN NORTHERN WALLS.
16. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN SOUTHERN WALLS.
17. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN NORTHERN WALLS.
18. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN SOUTHERN WALLS.
19. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN NORTHERN WALLS.
20. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT ROOF CRADMIN SOUTHERN WALLS.

CofC Silcox PE & Health Center
EXISTING BUILDING ELEVATIONS - NORTH, SOUTH & WEST
A. REMOVE ALL LOOSE STUCCO TO SOUND SUBSTRATE. REPLACE ALL DAMAGED BRICK AND REPOINT MORTAR. REBUILD SCRATCH AND BROWN COATS. RESURFACE TO MATCH EXISTING FINISH.

B. REPAINT ENTIRE BUILDING FACADE WITH MINERAL BASES PAINT TO MATCH "ORIGINAL" BUILDING PAINT COLOR (AS CURRENTLY VISIBLE ON PORTION OF NORTH FACADE).

GENERAL ELEVATION NOTES:
- EXTENT OF DAMAGED STUCCO TO BE REPAIRED.
- LEGEND
  - EXTENT OF DAMAGED STUCCO HAS NOT BEEN DETERMINED IN AREAS INDICATED. ASSUME 10% OF AREA NEEDS TO BE REPAIRED.

EXTERIOR REPAIRS LEGEND:
1. REMOVE AND REPLACE EXISTING STEEL WINDOW LINTEL AND REPAIR ASSOCIATED MORTAR AND STUCCO. SEE SHEET A401 FOR DETAILS.
2. REPAIR EXISTING WOOD WINDOWS PER SPECIFICATIONS. REPLACE ALL GLAZING WITH LAMINATED GLASS. REPAINT WINDOWS TO MATCH EXISTING.
3. REPLACE DAMAGED STUCCO. REMOVE ALL STUCCO TO MATCH EXISTING COLOR. SEE SHEET A201 & A202 FOR EXTENT OF KNOWN DAMAGE.
4. REPLACE EXISTING DOOR LEAFS AND HARDWARE. REPLACE ALL GLAZING AT TRANSOMS. SEE SHEET A401.
5. INSTALL NEW TERRA COTTA ROOF TILE SYSTEM AT PITCHED ROOF.
6. REPLACE BROKEN FALL PROTECTION GRILLE TO MATCH EXISTING.
7. REPLACE EXISTING PAINT, PRIME AND PAINT WROUGHT IRON FENCE.
8. REPLACE AND REPAINT EXISTING ALUMINUM LOUVER.
9. REMOVE EXISTING PAINT, PREP, PRIME AND PAINT WROUGHT IRON FENCE.
10. REPLACE CRACKED CONCRETE AT FRONT STEPS.
11. MAJOR CRACKS AT BRICK FENCE WALL SHALL BE REPAIRED WITH COMPARABLE MORTAR. IT IS NOT INTENDED FOR ALL JOINTS TO BE REPOINTED.
12. INSTALL NEW WOOD ROOF RACKING SYSTEM.
13. INSTALL NEW METAL COPING ON ALL LOW SLOPE ROOF PERIMETER PARAPETS. NOT TO BE INSTALLED ALONG SLOPE ROOF PARAPETS.
14. PATCH AND REPOINT MORTAR WASH AT TOP OF EXISTING CORBEL.
15. INSTALL NEW COPPER GUTTER AND DOWNSPOUTS TO REPLACE EXISTING.
16. INSTALL NEW COPPER GUTTER AND DOWNSPOUTS TO REPLACE EXISTING.
17. INSTALL NEW WOOD PARAPET BRACING PER STRUCTURAL.
18. REPLACE EXISTING ROOF HATCH. FIELD VERIFY EXISTING ROOF HATCH. REPLACE EXISTING ROOF HATCH.
19. REPLACE EXISTING ROOF HATCH. FIELD VERIFY EXISTING ROOF HATCH. REPLACE EXISTING ROOF HATCH.
CofC Silcox PE & Health Center
ROOF MATERIAL MOCKUP PANEL
CONSTRUCTION NOTES

1. REMOVE EXISTING STUCCO FINISH FROM PARAPET WALL
2. TEMPORARILY REMOVE EXISTING COPING FOR INSTALL OF NEW PARAPET WALL PANEL AND REINSTALL.
3. REMOVE EXISTING COPPER STEP FLASHING AND COUNTER FLASHING UP TO EXISTING COPING. SAW CUT NEW REGLET BELOW EXISTING COPING.
4. RETURN HIGH TEMP UNDERLAYMENT UP WALL 6".
5. CONTINUE NEW SAW CUT REGLET DOWN FACE OF PARAPET.
6. PATCH STUCCO AS NECESSARY TO MATCH EXISTING AFTER INSTALLATION OF EMBEDDED REINFORCEMENT.

CONSTRUCTION SUBSYSTEMS:
- Modified Sisal Roof System
- Terra Cotta Roof Tile System
- Modified Bitumen Roof System
- Terracotta Roof Tile System
- Construction Subsystems: WATERPROOFING

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

1. Low Slope Roof/ Shingle Roof Detail
2. Roof Ridge Detail
3. Roof Eave Detail

Low Slope Roof/ Shingle Roof Detail
- Steel Siding Plate - See Structural
- Centrally located in roof ridge stringers
- 1 1/2" Metal Deck
- Existing Steel Truss To Remain
- Return High Temp Underlayment Up Wall 6"

ROOF RIDGE DETAIL
- Steel Siding Plate - See Structural
- Centrally located in ridge stringers
- 1 1/2" Metal Deck
- Existing Steel Truss To Remain
- Return High Temp Underlayment Up Wall 6"

ROOF EAVE DETAIL
- Steel Siding Plate - See Structural
- Centrally located in roof eave
- 1 1/2" Metal Deck
- Existing Steel Truss To Remain
- Return High Temp Underlayment Up Wall 6"
EXISTING STEEL ROOF STRUCTURE TO REMAIN

EXISTING WOOD TONGUE AND GROOVE DECKING TO BE REMOVED

EXISTING GUTTER AND DOWNSPOUTS TO BE REMOVED AND REPLACED IN KIND

EXISTING MASONRY WALL TO REMAIN. STUCCO TO BE PATCHED AND REPainted AS NOTED.

EXISTING SLATE ROOF TILES TO BE REMOVED

EXISTING GUTTER AND DOWNSPOUTS TO BE REPLACED IN KIND

EXISTING MASONRY WALL TO BE REMOVED. STUCCO TO BE PATCHED AND REPainted AS NOTED.

EXISTING WOOD TONGUE AND GROOVE DECKING TO BE REMOVED

EXISTING STEEL ROOF STRUCTURE TO REMAIN.

EXISTING GUTTER AND DOWNSPOUTS TO BE REMOVED AND REPLACED IN KIND

EXISTING MASONRY WALL TO REMAIN.

STUCCO TO BE PATCHED AND REPainted AS NOTED.

EXISTING SLATE ROOF TILES TO BE REMOVED

EXISTING GUTTER AND DOWNSPOUTS TO BE REPLACED IN KIND

EXISTING MASONRY WALL TO BE REMOVED.

STUCCO TO BE PATCHED AND REPainted AS NOTED.

EXISTING SLATE ROOF TILES TO BE REMOVED

EXISTING GUTTER AND DOWNSPOUTS TO BE REPLACED IN KIND

EXISTING MASONRY WALL TO BE REMOVED.

STUCCO TO BE PATCHED AND REPainted AS NOTED.

EXISTING SLATE ROOF TILES TO BE REMOVED

EXISTING GUTTER AND DOWNSPOUTS TO BE REPLACED IN KIND

EXISTING MASONRY WALL TO BE REMOVED.

STUCCO TO BE PATCHED AND REPainted AS NOTED.

EXISTING SLATE ROOF TILES TO BE REMOVED

EXISTING GUTTER AND DOWNSPOUTS TO BE REPLACED IN KIND

EXISTING MASONRY WALL TO BE REMOVED.

STUCCO TO BE PATCHED AND REPainted AS NOTED.

EXISTING SLATE ROOF TILES TO BE REMOVED

EXISTING GUTTER AND DOWNSPOUTS TO BE REPLACED IN KIND

EXISTING MASONRY WALL TO BE REMOVED.

STUCCO TO BE PATCHED AND REPainted AS NOTED.

EXISTING SLATE ROOF TILES TO BE REMOVED

EXISTING GUTTER AND DOWNSPOUTS TO BE REPLACED IN KIND

EXISTING MASONRY WALL TO BE REMOVED.

STUCCO TO BE PATCHED AND REPainted AS NOTED.

EXISTING SLATE ROOF TILES TO BE REMOVED

EXISTING GUTTER AND DOWNSPOUTS TO BE REPLACED IN KIND

EXISTING MASONRY WALL TO BE REMOVED.

STUCCO TO BE PATCHED AND REPainted AS NOTED.

EXISTING SLATE ROOF TILES TO BE REMOVED

EXISTING GUTTER AND DOWNSPOUTS TO BE REPLACED IN KIND

EXISTING MASONRY WALL TO BE REMOVED.

STUCCO TO BE PATCHED AND REPainted AS NOTED.

EXISTING SLATE ROOF TILES TO BE REMOVED

EXISTING GUTTER AND DOWNSPOUTS TO BE REPLACED IN KIND

EXISTING MASONRY WALL TO BE REMOVED.

STUCCO TO BE PATCHED AND REPainted AS NOTED.

EXISTING SLATE ROOF TILES TO BE REMOVED

EXISTING GUTTER AND DOWNSPOUTS TO BE REPLACED IN KIND

EXISTING MASONRY WALL TO BE REMOVED.

STUCCO TO BE PATCHED AND REPainted AS NOTED.

EXISTING SLATE ROOF TILES TO BE REMOVED

EXISTING GUTTER AND DOWNSPOUTS TO BE REPLACED IN KIND

EXISTING MASONRY WALL TO BE REMOVED.

STUCCO TO BE PATCHED AND REPainted AS NOTED.
CONSTRUCTION SUBSYSTEMS:
- MODIFIED BITUMEN ROOF SYSTEM
- TERRA COTTA ROOF TILE SYSTEM

CONSTRUCTION NOTES (APPLY TO THIS SHEET ONLY):
1. REMOVE EXISTING STUCCO FINISH FROM PARAPET WALL
2. TEMPORARILY REMOVE EXISTING MTL. COPING FOR INSTALL OF NEW PARAPET WALL PANEL AND REINSTALL.
3. REMOVE EXISTING COPPER STEP FLASHING AND COUNTERFLASHING UP TO EXISTING COPING. SAW CUT NEW REGLET BELOW COPING.
4. RETURN HIGH TEMP UNDERLAYMENT UP WALL 6".
5. CONTINUE NEW SAW CUT REGLET DOWN FACE OF PARAPET.
6. PATCH STUCCO AS NECESSARY TO MATCH EXISTING AFTER INSTALLATION OF EMBEDDED REINFORCEMENT.

PITCHED ROOF PARAPET DETAILS

PREVIOUS PITCHED ROOF PARAPET DETAIL

1. REMOVE EXISTING STUCCO FINISH FROM PARAPET WALL
2. TEMPORARILY REMOVE EXISTING MTL. COPING FOR INSTALL OF NEW PARAPET WALL PANEL AND REINSTALL.
3. REMOVE EXISTING COPPER STEP FLASHING AND COUNTERFLASHING UP TO EXISTING COPING. SAW CUT NEW REGLET BELOW COPING.
4. RETURN HIGH TEMP UNDERLAYMENT UP WALL 6".
5. CONTINUE NEW SAW CUT REGLET DOWN FACE OF PARAPET.
6. PATCH STUCCO AS NECESSARY TO MATCH EXISTING AFTER INSTALLATION OF EMBEDDED REINFORCEMENT.

NEW COPPER COUNTERFLASHING
NEW COPPER STEP FLASHING
EMBEDDED CARBON FIBER-REINFORCED POLYMER BARS PER STRUCTURAL
EXISTING LOAD BEARING MASONRY WALL
WATERPROOF UNDERLAYMENT
HIGH TEMP SELF-ADHERING MODIFIED BITUMEN MEMBRANE
3/4" PLYWOOD
4" RIGID INSULATION
3" METAL DECK

PITCHED ROOF PARAPET DETAIL - PROPOSED

1. REMOVE EXISTING STUCCO FINISH FROM PARAPET WALL
2. TEMPORARILY REMOVE EXISTING MTL. COPING FOR INSTALL OF NEW PARAPET WALL PANEL AND REINSTALL.
3. REMOVE EXISTING COPPER STEP FLASHING AND COUNTERFLASHING UP TO EXISTING COPING. SAW CUT NEW REGLET BELOW COPING.
4. RETURN HIGH TEMP UNDERLAYMENT UP WALL 6".
5. CONTINUE NEW SAW CUT REGLET DOWN FACE OF PARAPET.
6. PATCH STUCCO AS NECESSARY TO MATCH EXISTING AFTER INSTALLATION OF EMBEDDED REINFORCEMENT.

NEW COPPER COUNTERFLASHING
NEW COPPER STEP FLASHING
EMBEDDED CARBON FIBER-REINFORCED POLYMER BARS PER STRUCTURAL
EXISTING LOAD BEARING MASONRY WALL
WATERPROOF UNDERLAYMENT
HIGH TEMP SELF-ADHERING MODIFIED BITUMEN MEMBRANE
3/4" PLYWOOD
4" RIGID INSULATION
3" METAL DECK

PITCHED ROOF HIGH PARAPET DETAIL - PROPOSED

1. REMOVE EXISTING STUCCO FINISH FROM PARAPET WALL
2. TEMPORARILY REMOVE EXISTING MTL. COPING FOR INSTALL OF NEW PARAPET WALL PANEL AND REINSTALL.
3. REMOVE EXISTING COPPER STEP FLASHING AND COUNTERFLASHING UP TO EXISTING COPING. SAW CUT NEW REGLET BELOW COPING.
4. RETURN HIGH TEMP UNDERLAYMENT UP WALL 6".
5. CONTINUE NEW SAW CUT REGLET DOWN FACE OF PARAPET.
6. PATCH STUCCO AS NECESSARY TO MATCH EXISTING AFTER INSTALLATION OF EMBEDDED REINFORCEMENT.

NEW COPPER COUNTERFLASHING
NEW COPPER STEP FLASHING
EMBEDDED CARBON FIBER-REINFORCED POLYMER BARS PER STRUCTURAL
EXISTING LOAD BEARING MASONRY WALL
WATERPROOF UNDERLAYMENT
HIGH TEMP SELF-ADHERING MODIFIED BITUMEN MEMBRANE
3/4" PLYWOOD
4" RIGID INSULATION
3" METAL DECK

PITCHED ROOF HIGH PARAPET DETAIL - PROPOSED

1. REMOVE EXISTING STUCCO FINISH FROM PARAPET WALL
2. TEMPORARILY REMOVE EXISTING MTL. COPING FOR INSTALL OF NEW PARAPET WALL PANEL AND REINSTALL.
3. REMOVE EXISTING COPPER STEP FLASHING AND COUNTERFLASHING UP TO EXISTING COPING. SAW CUT NEW REGLET BELOW COPING.
4. RETURN HIGH TEMP UNDERLAYMENT UP WALL 6".
5. CONTINUE NEW SAW CUT REGLET DOWN FACE OF PARAPET.
6. PATCH STUCCO AS NECESSARY TO MATCH EXISTING AFTER INSTALLATION OF EMBEDDED REINFORCEMENT.

NEW COPPER COUNTERFLASHING
NEW COPPER STEP FLASHING
EMBEDDED CARBON FIBER-REINFORCED POLYMER BARS PER STRUCTURAL
EXISTING LOAD BEARING MASONRY WALL
WATERPROOF UNDERLAYMENT
HIGH TEMP SELF-ADHERING MODIFIED BITUMEN MEMBRANE
3/4" PLYWOOD
4" RIGID INSULATION
3" METAL DECK

PITCHED ROOF HIGH PARAPET DETAIL - PROPOSED

1. REMOVE EXISTING STUCCO FINISH FROM PARAPET WALL
2. TEMPORARILY REMOVE EXISTING MTL. COPING FOR INSTALL OF NEW PARAPET WALL PANEL AND REINSTALL.
3. REMOVE EXISTING COPPER STEP FLASHING AND COUNTERFLASHING UP TO EXISTING COPING. SAW CUT NEW REGLET BELOW COPING.
4. RETURN HIGH TEMP UNDERLAYMENT UP WALL 6".
5. CONTINUE NEW SAW CUT REGLET DOWN FACE OF PARAPET.
6. PATCH STUCCO AS NECESSARY TO MATCH EXISTING AFTER INSTALLATION OF EMBEDDED REINFORCEMENT.

NEW COPPER COUNTERFLASHING
NEW COPPER STEP FLASHING
EMBEDDED CARBON FIBER-REINFORCED POLYMER BARS PER STRUCTURAL
EXISTING LOAD BEARING MASONRY WALL
WATERPROOF UNDERLAYMENT
HIGH TEMP SELF-ADHERING MODIFIED BITUMEN MEMBRANE
3/4" PLYWOOD
4" RIGID INSULATION
3" METAL DECK
EXISTING STEEL STRUCTURE AND CONCRETE DECK TO REMAIN

PATCH AND REPAINT STUCCO FINISH TO MATCH EXISTING

SEE STRUCT FOR ANCHORING REQ.

EXISTING LOAD BEARING MASONRY WALL

EXISTING STEEL STRUCTURE AND CONCRETE DECK TO REMAIN

EXISTING LOAD BEARING MASONRY WALL

PREVIOUS LOW ROOF PARAPET DETAIL

TYPICAL LOW ROOF PARAPET DETAIL - PROPOSED
EXISTING FRAMES AND TRANSOMS TO BE REPAIRED AND GLAZING REPLACED WITH LAMINATED GLAZING

1938 DRAWINGS
WOOD DOORS IN WOOD FRAME

MAHOGANY WOOD DOORS WITH LAMINATED GLAZING

PROPOSED REPLACEMENT

WOOD DOORS IN WOOD FRAME

STEEL DOORS IN WOOD FRAME
EXISTING WOOD WINDOW FRAME AND TRIM TO REMAIN

URETHANE SEALANT

REPLACE GLAZING PER SPECS

NEW FRP LINTEL

EXISTING LINTEL TO REMAIN

EXISTING WOOD WINDOW FRAME AND TRIM TO REMAIN

URETHANE SEALANT

REPLACE GLAZING PER SPECS

EXISTING LINTEL TO REMAIN

EXISTING WOOD WINDOW FRAME AND TRIM TO REMAIN

URETHANE SEALANT

REPLACE GLAZING PER SPECS

NEW FRP LINTEL

EXISTING LINTEL TO REMAIN

EXISTING WOOD WINDOW FRAME AND TRIM TO REMAIN

URETHANE SEALANT

REPLACE GLAZING PER SPECS

EXISTING LINTEL TO REMAIN.

EXISTING LOAD BEARING MASONRY WALL

STUCCO

URETHANE SEALANT

REPLACE GLAZING PER SPECS

EXISTING LINTEL TO REMAIN.

EXISTING LOAD BEARING MASONRY WALL

STUCCO

URETHANE SEALANT

REPLACE GLAZING PER SPECS

EXISTING LINTEL TO REMAIN.

EXISTING LOAD BEARING MASONRY WALL

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REPLACE GLAZING PER SPECS

EXISTING LINTEL TO REMAIN.

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REPLACE GLAZING PER SPECS

EXISTING LINTEL TO REMAIN.

EXISTING LOAD BEARING MASONRY WALL

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REPLACE GLAZING PER SPECS

EXISTING LINTEL TO REMAIN.

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URETHANE SEALANT

REPLACE GLAZING PER SPECS

EXISTING LINTEL TO REMAIN.

EXISTING LOAD BEARING MASONRY WALL

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URETHANE SEALANT

REPLACE GLAZING PER SPECS

EXISTING LINTEL TO REMAIN.

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URETHANE SEALANT

REPLACE GLAZING PER SPECS

EXISTING LINTEL TO REMAIN.

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REPLACE GLAZING PER SPECS

EXISTING LINTEL TO REMAIN.

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EXISTING LINTEL TO REMAIN.

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URETHANE SEALANT

REPLACE GLAZING PER SPECS

EXISTING LINTEL TO REMAIN.

EXISTING LOAD BEARING MASONRY WALL

STUCCO

URETHANE SEALANT

REPLACE GLAZING PER SPECS

EXISTING LINTEL TO REMAIN.

EXISTING LOAD BEARING MASONRY WALL

STUCCO

URETHANE SEALANT

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EXISTING LINTEL TO REMAIN.
Agenda Item #8

29-35 GEORGE / 306 KING / 84-88 SOCIETY STREETS
TMS # 457-04-04-007/008/017/025/113

New Construction | N/A | Height District 6 | Old and Historic District

Request conceptual approval for construction of two new buildings: Building A at George Street and Building B at Society Street to include a hotel and mixed-uses incorporating a portion of the existing building.
Agenda Item #8 (29-35 George/306 King/84-88 Society)

Applicant’s Presentation
CONCEPTUAL SUBMITTAL
29-35 GEORGE ST, 306 KING ST
84-88 SOCIETY ST
DEVELOPMENT
BOARD OF ARCHITECTURAL REVIEW
6/22/2022
PROJECT INFO

LOCATION
CITY OF CHARLESTON, SC
TMS & ZONING
4597-04-04-112, 008, 007, 017, 113, 025; MU-2/WH
ADDRESS
35 GEORGE ST, CHARLESTON, SC 29401
FLOOD ZONE
ZONE X
SITE ACREAGE
1.74 ACRES
PROPOSED BUILDINGS
146 MULTI-FAMILY UNITS / 50 HOTEL ROOMS
7,435 SF RETAIL & RESTAURANT
ALLOWABLE BUILDING HEIGHT
HEIGHT DISTRICT 6
PROPOSED BUILDING HEIGHTS
6.5 STORIES - 85.5 FEET
BUILDING SETBACKS
FRONT SETBACK: NR
SIDE SETBACK: NR
REAR SETBACK: NR
LANDSCAPE BUFFER
NORTH BOUNDARY: NR
EAST BOUNDARY: NR
SOUTH BOUNDARY: NR
WEST BOUNDARY: NR
BUILDING COVERAGE
MAXIMUM ALLOWED: NR
ACTUAL: 50,000 SF / 66%
REQUIRED PARKING
NEW DEVELOPMENT:
146 MULTI-FAMILY UNITS X 1 SPACE / UNIT = 146 SPACES
50 HOTEL ROOMS X 2 SPACES / 3 SLEEPING = 34 SPACES
7,435-5,000 MU2 EXEMPTION SF COMMERCIAL
X 1 SPACE / 400 SF = 7 SPACES
TOTAL REQUIRED SPACES = 187 SPACES
WIND-UP NORTH PARCEL BLDG A (GEORGE - APARTMENTS)
NORTH BUILDING LEVEL 1
RECEPTION / LOBBY
RESTAURANT
PARKING
NORTH BUILDING LEVEL 2-3
25 UNITS APARTMENT (RESIDENTIAL)
NORTH BUILDING LEVEL 4-6
24 UNITS APARTMENT (RESIDENTIAL)
NORTH BUILDING LEVELS 6 & ROOF
ROOF DECK
WIND-UP SOUTH PARCEL BLDG B (SOCIETY - HOTEL)
SOUTH BUILDING LEVEL 1
RECEPTION / LOBBY / LOUNGE
RESTAURANT / BAR
CAFE
EVENT SPACE
SOUTH BUILDING LEVEL 2-3
22 UNITS HOTEL
SOUTH BUILDING LEVEL 4
6 UNITS CONDO / RESIDENTIAL
SOUTH BUILDING LEVEL 5
6 UNITS CONDO / RESIDENTIAL
SOUTH BUILDING LEVEL 6
7 UNITS CONDO / RESIDENTIAL
SOUTH BUILDING LEVEL 6 1/2
3 PENTHOUSE
RESTAURANT
HOTEL POOL
REQUIRED PARKING
D E S I G N A R E A S ( GEORGE A + B )
146 SPACES
LEVEL 1 (BLDG A + B)
137 SPACES
LEVEL 1 (BLDG A + B)
144 SPACES
LEVEL 1 (BLDG A + B)
201 SPACES (T/F COMPACT -48%)
EXISTING 3-STORY BUILDING TO REMAIN

PORTION OF EXISTING 1-STORY BUILDING TO REMAIN
PER OLD & HISTORIC DISTRICT ZONING OVERLAY

PROPOSED FOR DEMOLITION
SITE CONTEXT PHOTOS

VIEW LOOKING DOWN SOCIETY ST FROM KING ST

VIEW LOOKING NORTH ONTO SITE FROM SOCIETY ST
SITE CONTEXT PHOTOS
SITE CONTEXT PHOTOS
PROPOSED PARTIAL DEMOLITION

PORTION OF EXISTING 1-STORY BUILDING TO REMAIN PER OLD & HISTORIC DISTRICT ZONING OVERLAY
HISTORIC CHARLESTON ARCHITECTURE

OLD MILLS HOTEL, 1880s

CHARLESTON CITY HALL

CHARLESTON CITY HALL

PACKAGES ALONG KING & MARKET STREETS

PACKAGES ALONG KING & MARKET STREETS

LOUIS DESAUSSURE HOUSE, EAST BATTERY, 1859

LINES PACKAGES HOUSE, EAST BATTERY, 1859

FACADES ALONG KING & MARKET STREETS

HISTORIC CHARLESTON ARCHITECTURE

PATTERNS & PRECEDENTS
HISTORIC CHARLESTON ARCHITECTURAL DETAILS

PATTERNS & PRECEDENTS
For 84-88 Society Street we are seeking approval for a 6½ story height building based on Architectural Merit. A 6½ story building is allowable based on the city zoning code.

This request for an additional half floor is to allow the massing to address the street and surrounding buildings at a more human scale. The allowable footprint based upon the zoning envelope is 89,807 sq ft. Relocating the massing that fronts Society Street and the northeast corner of the building in the half story allows us to enhance the building by pulling it away from the property line and creates relief for the historic building. Restructuring the massing will reduce the overall square footage to 83,192 sq ft. Moving the massing to the half story will make the building mass more active to the streetscape and the public realm. As shown on the Visual Impact Study of the submittal, the requested additional half story will not be visible from King Street. The aerial view of the overall proposed project on sheet A1.06 of the submittal also illustrates that the project fits successfully into the overall scale, context, and massing of the city.

We believe that the design proposed meets the BARI City design requirements. The overall design proposed for the project reflects the language of Charleston, is contextually appropriate, complies with the BARI Principles and Urban Guidelines, and meets design requirements for Conceptual Approval based on the following general criteria:

- String base articulated differently with taller height which relates to King Street Scale and storefronts.
- Vertical proportions reflect the city’s visual character.
- Building top floors are expressed differently and will create distinctive hip to bewail and create an elegant skyline.
- Activation of Street to reveal street experience.
- Materials are consistent with the Charleston context.
- Parking is integrated into the design and masked from street view.
- Renovation, preservation, and reuse of existing historic building with integration into overall project design.

For BARI to grant Architectural Merit to add this additional half story, we must demonstrate that we are exceeding the normal architectural requirements to achieve approval in three key areas. These areas are: “exemplary architectural and urban design, utilization of highest levels of materials and finishes and contribution to the public realm.”

We believe that we are exceeding the normal design requirements and deserve Architectural merit for the following aspects of the proposed design:

**Exemplary Architectural and Urban Design:**
- The overall design of the buildings reflects a level of additional detail and attention to urban design that is exemplary.

**Utilization of Highest Levels of Materials and Finishes:**
- Materials proposed to be used include brick, stone, extensive utilized glazing, and a higher level of detail than that normally seen in the city.
- The materials proposed will not emulate other materials but will be authentic in appearance, function, and use on the building.
- The building will incorporate the use of metalwork in wrought iron, woodwork, and stone by local Charleston craftpersons to support local craft tradition as much as possible.

**Contribution to Public Realm:**
- We are creating a landscaped public pedestrian passageway or urban alley to the rear of King Street and a new public park with outdoor seating and activity area as shown on sheet A1.01 of the submittal. The park will contain a focal point on the visual axis of the pedestrian way.
- The Design of the ground-level retail active use facing George Street will have extensive utilized clear glazing which will increase the level of activity, interest, and security for pedestrians in this area of the city. This mixture of uses on the ground floor will create diversity in the streetscape and reward the street experience.
- Additional parking is being provided that exceeds that required for building use to provide parking for King Street merchants to help replace current parking as shown on sheets A1.00 and A1.01.
- Parking entries are located on the side or rear of buildings and are masked from street view rather than facing the street.
- Traffic for the building including building users, service, and deliveries has been institutionalized as shown on sheet A1.02 which will resolve parking conflicts and disruption on George and Society Street.

We respectfully request consideration for Architectural Merit to add this half story of additional height to Building B based on the points outlined in this narrative and as illustrated in the BARI submittal. The result will be a better building for the city.
LEVEL 6 PLAN
BUILDING B
84-88 SOCIETY ST,
CHARLESTON, SC 29401

BLDG B DRAWING
LEVEL 1 PLAN
LEVEL 3 PLAN
NOTES:
- GLASS SOUND WALL WILL BE PROVIDED ALONG OUTDOOR PROGRAM PERIMETER.
- ANY AMPLIFIED MUSIC IN OUTDOOR AREAS WILL BE SHUT DOWN NO LATER THAN 11PM.
- PROJECT TEAM WILL CONTRACT ACOUSTICAL CONSULTANT AND IMPLEMENT SOUND MITIGATION MEASURES.
NORTH & SOUTH ELEVATION

29-35 GEORGE ST
84-88 SOCIETY ST
DEVELOPMENT

AB3.00
bittoni architects
Gelb D'Amore/Associates
PERSPECTIVES - BUILDING A

NORTHWEST VIEW ALONG GEORGE ST
PERSPECTIVES - BUILDING A
PERSPECTIVES - BUILDING A
PERSPECTIVES - BUILDING A
PERSPECTIVES - BUILDING B
CONTRIBUTION TO THE PUBLIC REALM:

- Activation of the street and sidewalk along this part of George Street which is now a parking lot and a dead zone...with landscaping, hardscape, retail stores, sidewalk dining/restaurant, seating areas and street trees.

- Activation of the street and sidewalk along this portion of Society Street which is currently an uninviting part of the street. Existing historic building will be renovated, restored and reactivated to include an upscale restaurant. New street streets, landscaped entry courtyard for the hotel with outdoor seating, creation of pedestrian urban alley behind King Street shops with landscaped/hardscaped areas with outdoor seating areas. Existing historic building will have a raised light well which will be clearly delineated as an addition to bring light into the interior and raise the visual scale of the building.

- Replacement of current parking for the public in addition to parking required for new building use, with excess of 70 public parking spaces, in support of King Street merchants.

- On-site utilities, deliveries and drop-off - results in reduced traffic congestion on George St.

- A park that will be shared by the public and local merchants.

- Beautification of 306 King Historic Building in coordination with Historic Charleston Foundation.

- Preservation and beautification of 306 King Historic Easement, including new public green space.

- Removal of over 10 unsightly power poles and burying utility lines below grade which will provide power to local area and support EV charging stations.

USE OF HIGH QUALITY MATERIALS:

- Building will incorporate high quality materials in a truthful manner which are indigenous to Charleston...brick, stone, metal and glass...in colors and finishes that blend into the historic context of the city and this area of the city.

- High quality detailing of the building façade.

- Detailing which will create deep recesses for windows and openings from exterior façade to emphasize wall depth.

CONTEXTUALLY APPROPRIATE DESIGN:

- Top floor set back and different materials used to reduce visual scale.

- Vertical proportions consistent with Charleston vernacular.

- Creation of a significant higher proportioned base for the building consistent with Charleston vernacular.

- Adherence to the Charleston Standards.

- Incorporation of balconies to help activate exterior façade.

ARCHITECTURAL MERIT CRITERIA
PERSPECTIVES - BUILDING A & B
Agenda Item #9

POLICY STATEMENT FOR HISTORIC MATERIALS DEMOLITION REVIEW

WITHDRAWN BY STAFF