



*City of Charleston*

# BOARD OF ARCHITECTURAL REVIEW - LARGE

Virtual Meeting of September 23, 2020

4:30 PM

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DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

[www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar)

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

Use the following link for online access: <https://us02web.zoom.us/j/89221369033>. If you have issues accessing the Zoom meeting, please call: (843) 577-1686.

To access via phone, call 1 (312) 626-6799. Webinar ID# 892 2136 9033. The meeting will be recorded.

**Public Comment Instructions:**

Use one of the following methods to request to speak at the meeting or provide comments. **Provide your name, address, telephone number, meeting date, and project number. Requests to speak at the meeting and comments must be received by 12:00 p.m. EST, Wednesday, September 23:**

1. Call 843-724-3765; or
2. Complete the form at <http://innovate.charleston-sc.gov/comments/>; or
3. Send an email to [Boards@charleston-sc.gov](mailto:Boards@charleston-sc.gov); or
4. Mail comments to: Department of Planning, Preservation & Sustainability, 2 George St, Charleston, SC 29401.

Information on the applications, will be available at [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar) in advance of the meeting.



## MEETING PROTOCOL

- Staff will control the PowerPoint presentation that includes everything submitted by the applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation.
- Applicants, staff and Board members are required to give their name whenever speaking.
- Video and microphone has been disabled for all attendees. Attendees (not Board members or staff) will only be given the capabilities to speak when they are called on during the public comment period.
- Chat and the Q & A functions have been disabled for everyone.
- Public Comment:
  - The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.
  - Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.
  - Those members of the public that have registered will be called in order by project.
  - Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.
  - Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.

## MEETING PROTOCOL (continued)

- Board:
  - Board members will be polled by the chair for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nay, not in favor”. The Chairman shall re-read the motion verbatim and the Board member making the motion should correct the Chairman if he has not re-read the motion accurately.
  - If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.
  - If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.
- Staff will issue meeting results, including staff comments and Board Motion to the applicant following the meeting. Results will also be posted on the City website at [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar) .
- For additional information:
  - Contact [BAR@charleston-sc.gov](mailto:BAR@charleston-sc.gov)
  - Visit [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar) if you are experiencing technical difficulties during the meeting.
- These proceedings are being recorded.



# Agenda Item #1

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16 BROAD STREET  
TMS # 458-09-03-026

Request final approval for replacement of existing slate roof on three sections with new sheathing, ice and water shield, copper trims, and Buckingham slate, and replacement of existing gutters at all locations and replacement of existing downspouts at three locations.

Category 1 / (French Quarter) / c. 1817; 1850 / Old and Historic District

# Agenda Item #1

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Applicant's Presentation

## SETUP

1. Provide all needed permits through the City of Charleston
  - a) BAR board approval is required, on-site meeting with the City Architect required prior to any approval
  - b) Permits include sidewalk blocking (if needed), engineering (for scaffold), parking space closure
2. Provide scaffold system on State & Broad St.
  - a) State St. scaffold to length of the slate roof only, to extend from sidewalk to the eave
  - b) Broad St. scaffold will have overhead protection only from the corner of State St. to the East approx. 35'
  - c) Scaffold will go from sidewalk to eave starting at the Handicap entrance on Broad St.
  - d) Trash chute to run from roof level to dumpster on Broad St.
  - e) Scaffold is to be erected over a weekend to limit interruption to the tenant
3. Coordinate loading/unloading areas in rear parking lot
4. Provide crane as needed for loading slate to roof
5. Provide rough terrain fork lift as needed on site

## COMPLETE REROOF SCOPE

6. Remove all existing slate from 3 roof areas, dispose of accordingly
  - a) Includes all flashings at eaves, rakes, chimney, sidewall
  - b) Includes underlayment's – see Asbestos disclaimer
7. Install one layer of ½" CDX plywood over existing wood deck
8. Demo existing roof hatch cover on East side the hip roof section
9. Install one layer of Carlisle WIP 300 HT ice & water shield to entire roof deck
10. Fabricate and install new 16oz copper flashings at eave and rakes
  - a) Standard 8" stretch out drip edge to be used. Brick wall conditions at eaves requiring wider than standard drip edge will incur additional cost
  - b) No wood blocking included
  - c) A2
11. Fabricate and install new 16oz copper flashings at 1 chimney
12. Frame cricket behind brick chimney
  - a) A7-16
13. Install 16oz copper cricket behind masonry chimney
14. Install new 16oz copper valleys
  - a) A5-10
15. Install new Buckingham 18x10 slate to 3 roof sections
  - a) Slates to be installed with copper nails of appropriate length
  - b) A2
16. Install new 16oz copper flashings at one dormer
  - a) A6-13A
17. Install new 16oz copper flashings at stucco chimney
  - a) Stucco repairs to be completed by Mashburn Construction Co. Any stucco repairs will have proper type of material to match existing
18. Replace all vent pipe flashings with 16oz copper, soldered joints
  - a) A6-15
19. Any masonry repairs will be performed by Mashburn Construction Co. with the appropriate mortar and brick to match

20. Install 16oz copper ridge/hip, to be followed by slate ridge/hip caps
  - a) With wood stringers as needed
  - b) A4
21. Provide 10-year Baker Roofing workmanship warranty
22. Slate warranty –
  - a) **Buckingham** slate is warranted against fading or deterioration for the life of the structure

#### GUTTER WORK

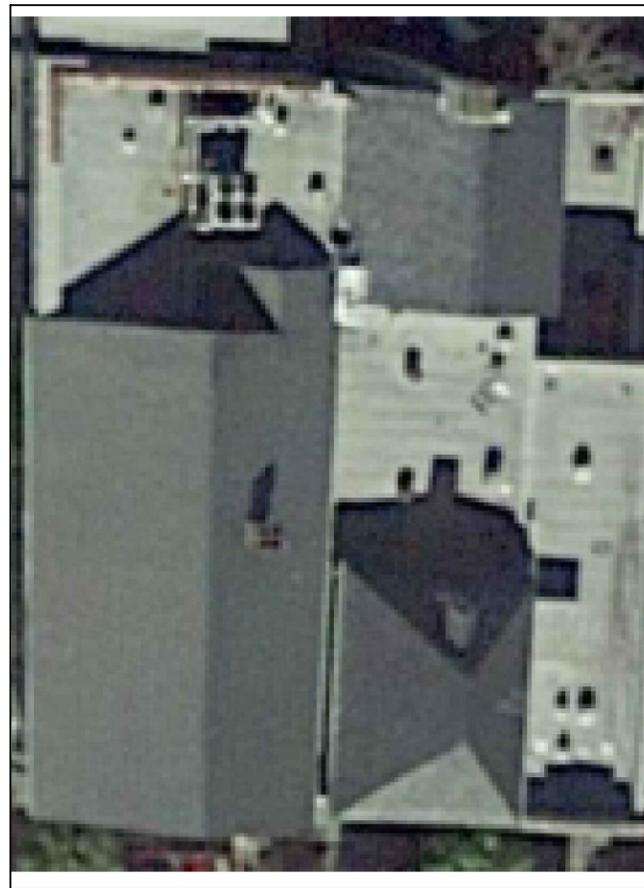
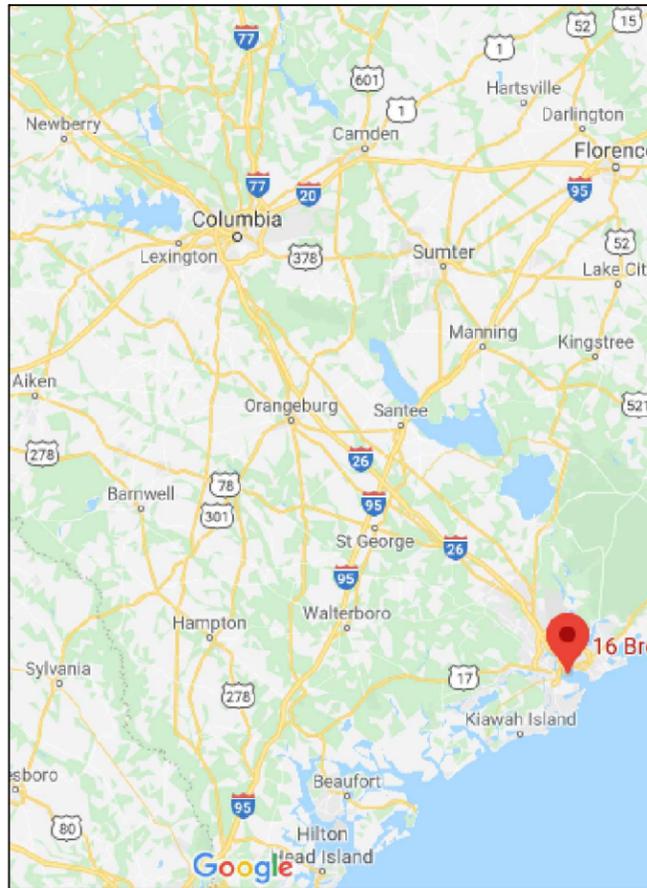
23. Install heavy gauge, solid copper roof mount gutter hangers to all gutter areas
  - a) Hangers to be installed before drip edge for slate roof
  - b) All fasteners to be stainless steel
  - c) No wood blocking included
24. Install 6" half round EURO (16oz copper) gutters w/ all outlets, miters, end caps needed
  - a) Includes replacing ALL gutter areas at slate roof eaves
  - b) See details page A1 for locations
  - c) New gutters to be installed directly below eave of the slate
25. Install 4" round 16oz copper downspouts at all existing locations
  - a) See details page A1 for locations
  - b) There are no downspout locations visible from Broad or State Street that will be replaced. One small section above the parking lot barely, if at all visible from East Bay St.
26. All joints to be soldered

# PERMIT PACKAGE

## SLATE ROOFING

### 16 BROAD STREET

### CHARLESTON, SC 29401



DWGS PREPARED FOR:

16 BROAD STREET  
CHARLESTON, SC 29401

517 MERCURY STREET  
RALEIGH, NC 27611  
(919) 828-2975 PHONE  
(919) 828-9352 FAX



DRAWING REVISIONS

DATE

SCALE:

AS NOTED

DATE:

7/29/2020

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

DRAWN BY:  
K. SPENCER

PROJECT MANAGER:

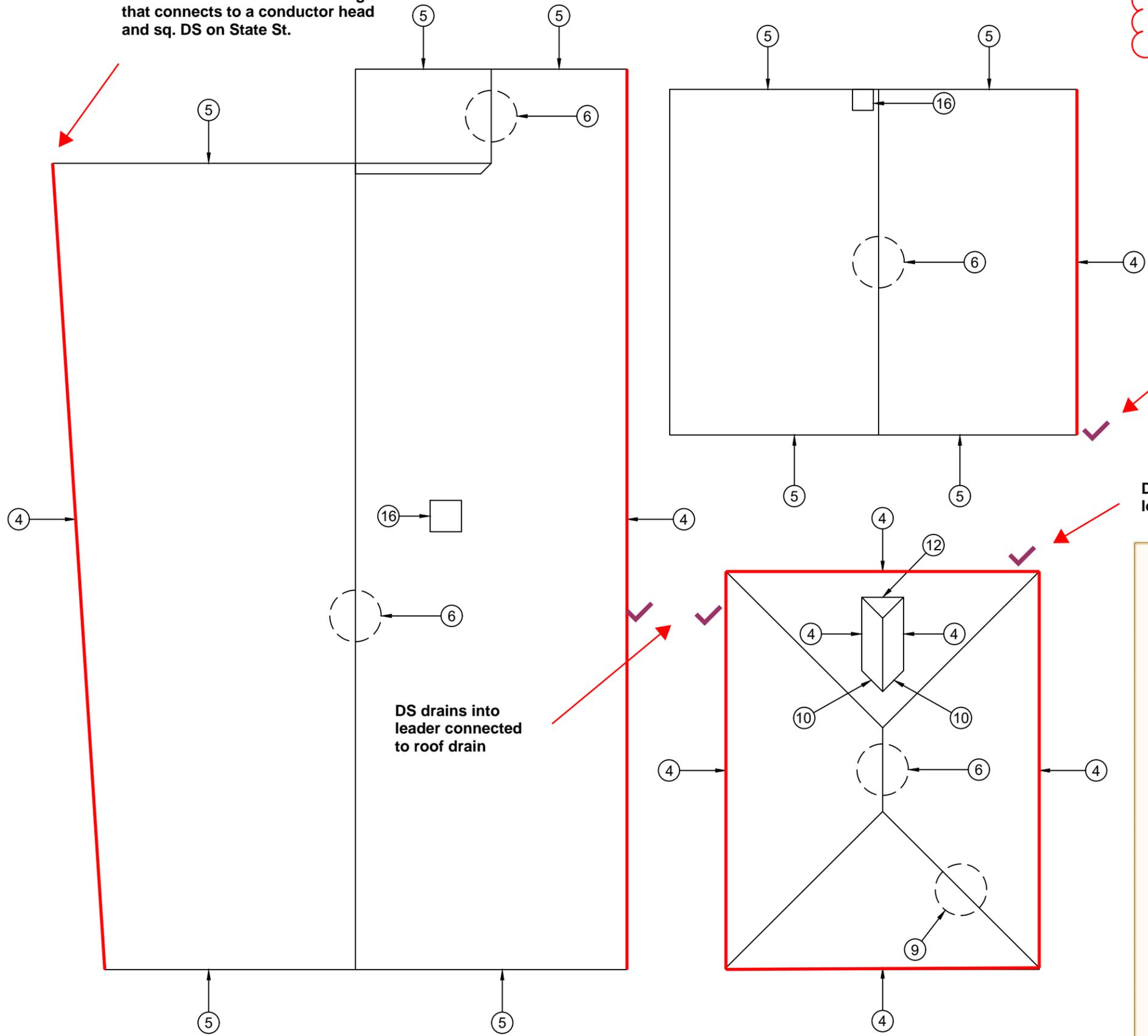
CHECKED BY:

PROJECT NAME: 16 BROAD STREET

A0

Gutter connects to other existing section that connects to a conductor head and sq. DS on State St.

✓ = Existing DS locations  
 — = Existing Gutter locations



DS drains on to low slope roof

DS drains on to low slope roof

DS drains into leader connected to roof drain

TABLE 36  
**RECOMMENDED MINIMUM FASTENING SCHEDULE FOR APA PANEL ROOF SHEATHING**  
 (Increased nail schedules may be required in high wind zones and where roof is engineered as a diaphragm.)

Panel Performance Category <sup>c</sup>	Size <sup>d</sup>	Nailing <sup>a,b</sup> Maximum Spacing (in.)	
		Supported Panel Edges <sup>e</sup>	Intermediate
3/8 - 1	8d	6	12'
1-1/8	8d or 10d	6	12'

a. Use common smooth or deformed shank nails for panels with Performance Category 1 or smaller. For 1-1/8 Performance Category panels, use 8d ring- or screw-shank or 10d common smooth-shank nails.  
 b. Other code-approved fasteners may be used.  
 c. For stapling asphalt shingles to Performance Category 3/8 and thicker panels, use staples with a 15/16-inch minimum crown width and a 1-inch leg length. Space according to shingle manufacturer's recommendations.  
 d. See Table 6, page 14, for nail dimensions.  
 e. Supported panel joints shall occur approximately along the centerline of framing with a minimum bearing of 1/2". Fasteners shall be located 3/8 inch from panel edges.  
 f. For spans 48 inches or greater, space nails 6 inches at all supports.

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 (919) 828-9352 FAX

DATE: \_\_\_\_\_  
 AS NOTED

SCALE: AS NOTED

DATE: 7/29/2020

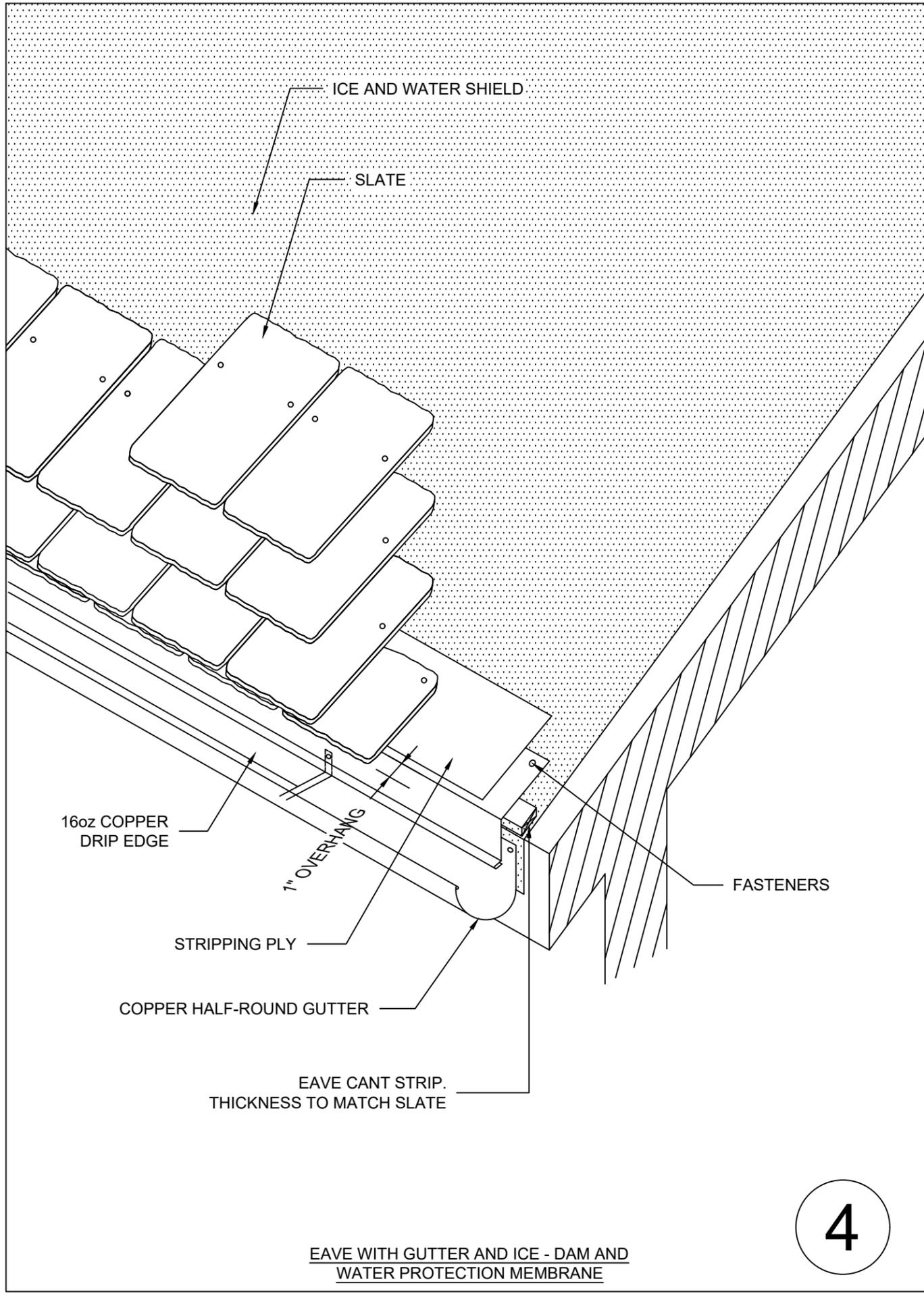
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 PROJECT MANAGER:  
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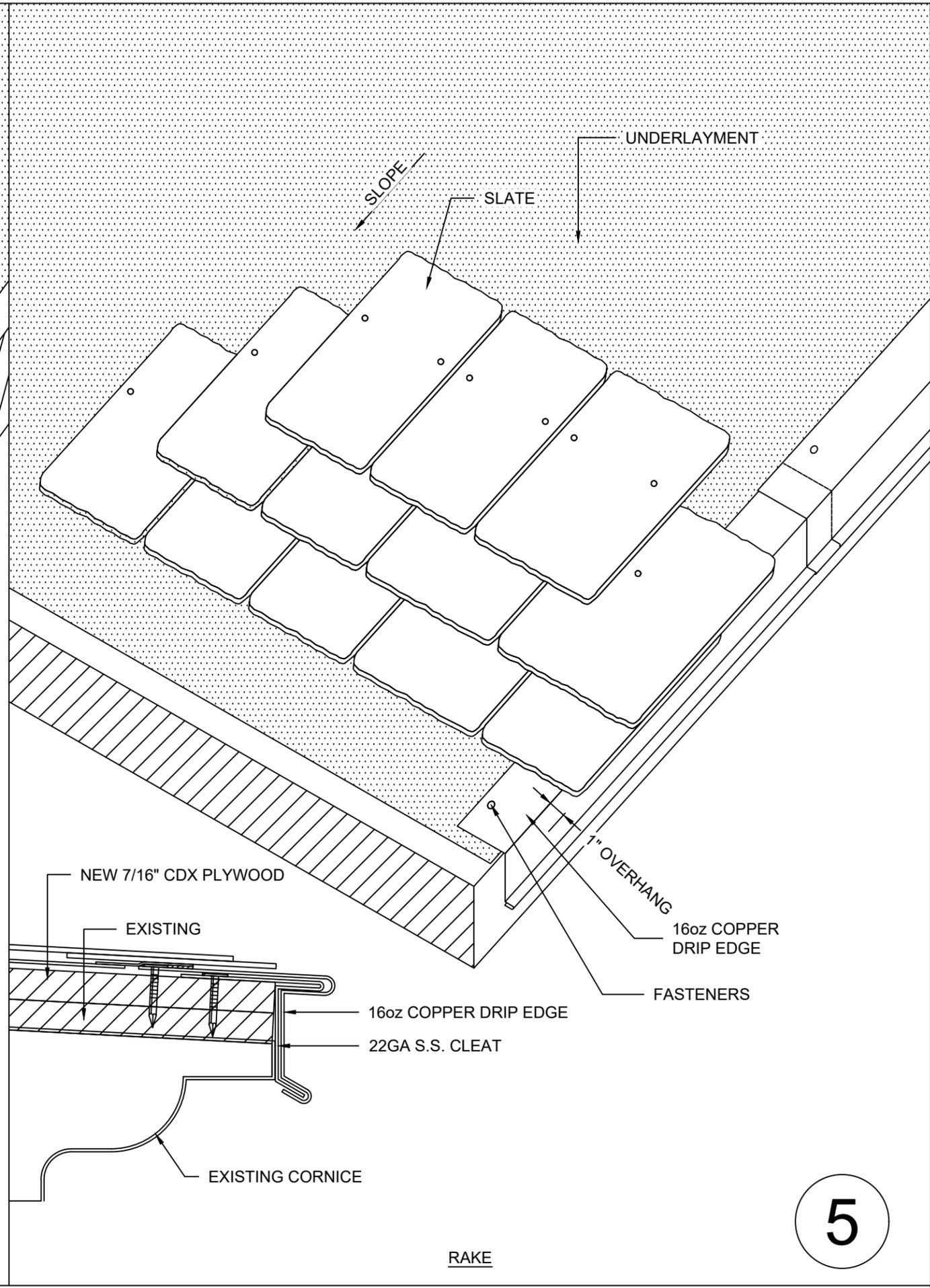
PROJECT NAME: 16 BROAD STREET

**A1**



4

EAVE WITH GUTTER AND ICE - DAM AND WATER PROTECTION MEMBRANE



5

RAKE

DWGS PREPARED FOR:

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CHARLESTON, SC 29401

517 MERCURY STREET  
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SCALE: AS NOTED

DATE: 7/29/2020

DRAWN BY: K. SPENCER

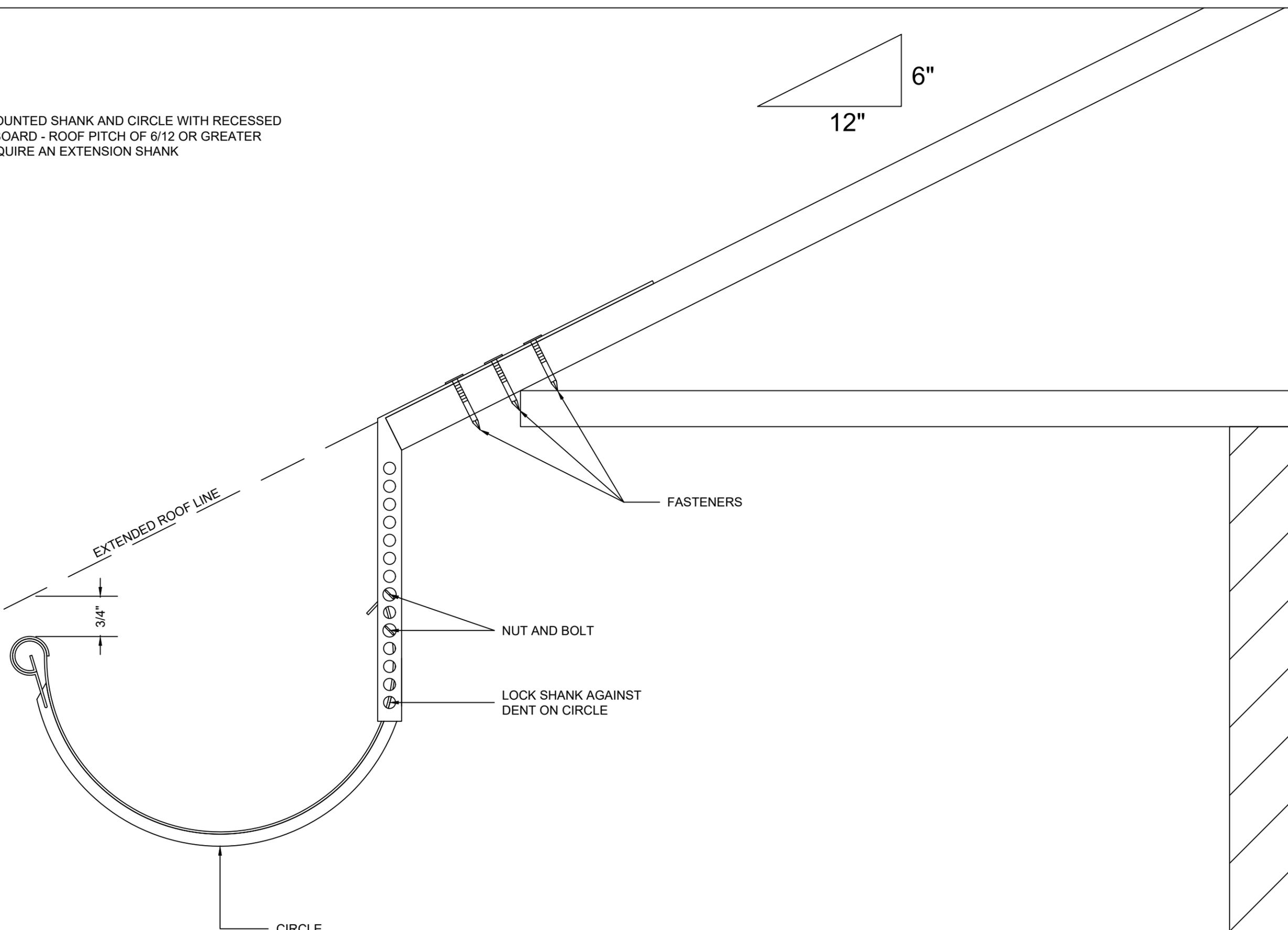
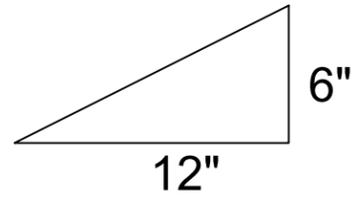
PROJECT MANAGER:

CHECKED BY:

PROJECT NAME: 16 BROAD STREET

A2

ROOF MOUNTED SHANK AND CIRCLE WITH RECESSED FASCIA BOARD - ROOF PITCH OF 6/12 OR GREATER WILL REQUIRE AN EXTENSION SHANK

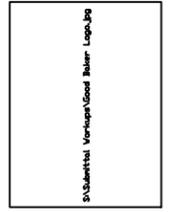


# HALF ROUND GUTTER

DWGS PREPARED FOR:

16 BROAD STREET  
CHARLESTON, SC 29401

517 MERCURY STREET  
RALEIGH, NC 27611  
(919) 828-2975 PHONE  
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DRAWN BY: K. SPENCER  
 PROJECT MANAGER:  
 PROJECT NAME: 16 BROAD STREET

SCALE: AS NOTED      DATE: 7/29/2020

**A3**

6

RIDGE SLATE WITH PRE-PUNCHED HOLES

FASTENERS COVERED BY SUCCEEDING RIDGE SLATE

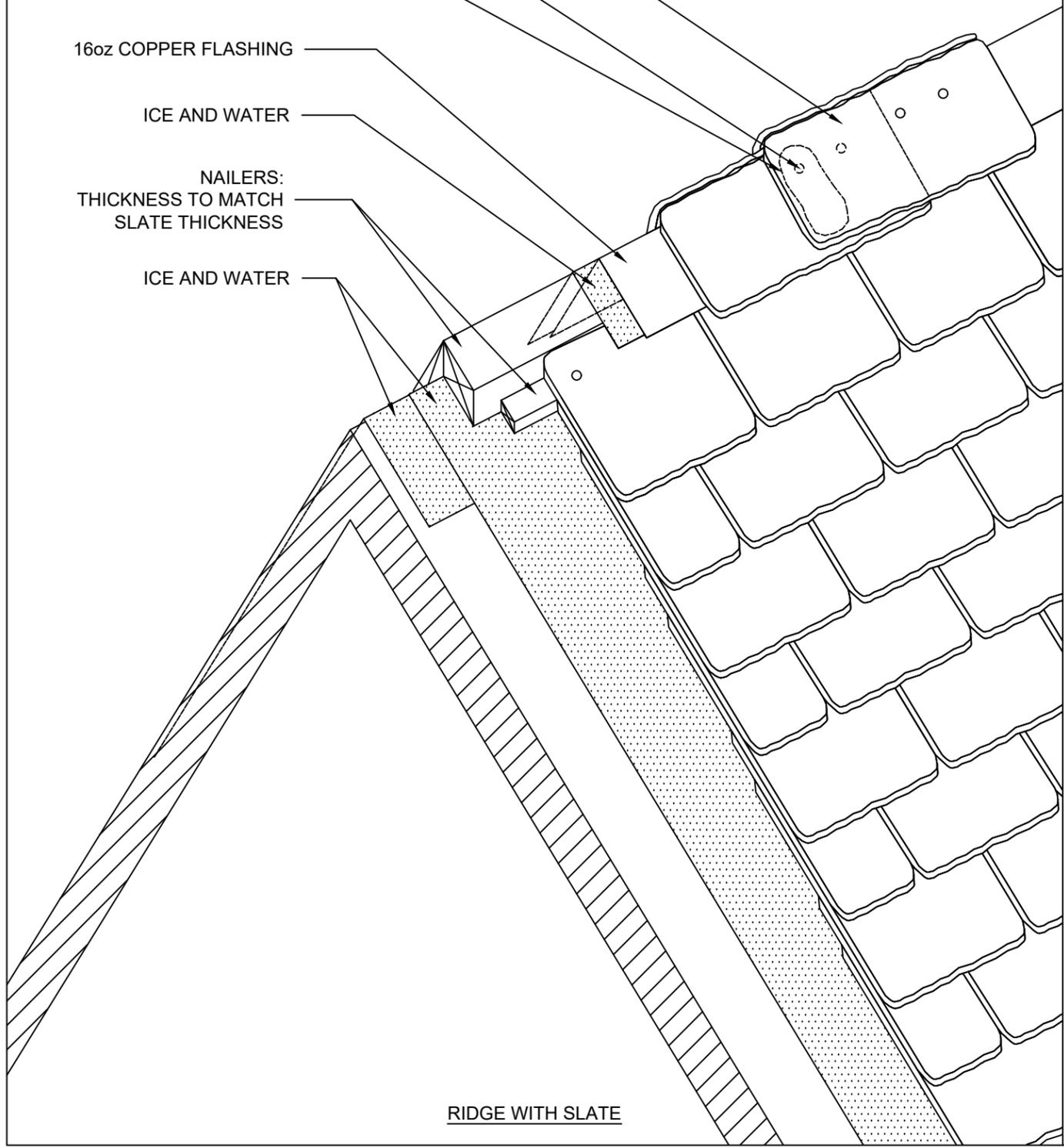
ROOF CEMENT

16oz COPPER FLASHING

ICE AND WATER

NAILERS: THICKNESS TO MATCH SLATE THICKNESS

ICE AND WATER



RIDGE WITH SLATE

9

NAILER: THICKNESS TO MATCH SLATE THICKNESS

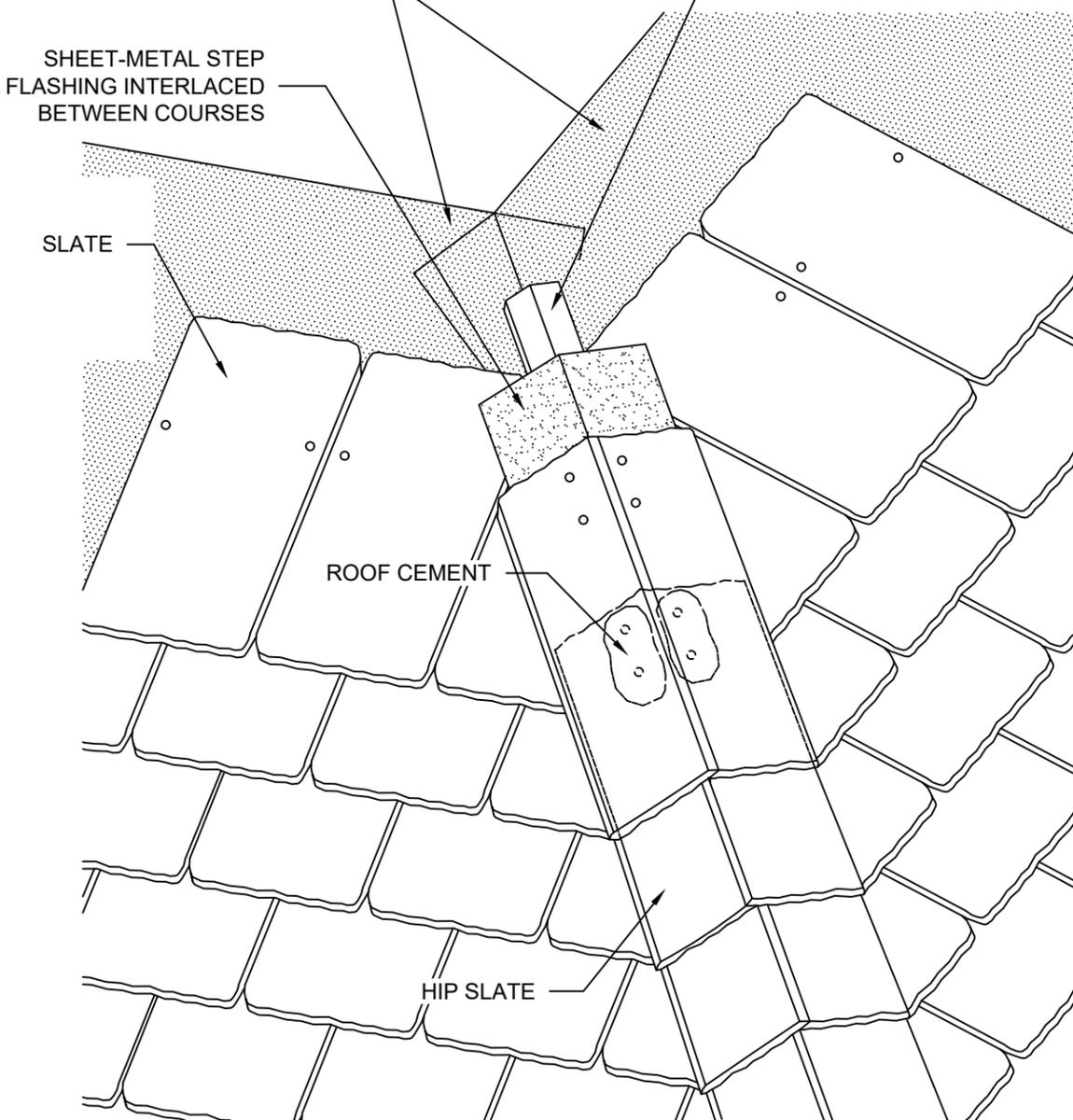
ICE AND WATER

SHEET-METAL STEP FLASHING INTERLACED BETWEEN COURSES

SLATE

ROOF CEMENT

HIP SLATE

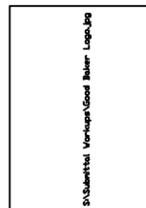


HIP

DWGS PREPARED FOR:

16 BROAD STREET  
CHARLESTON, SC 29401

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DRAWING REVISIONS

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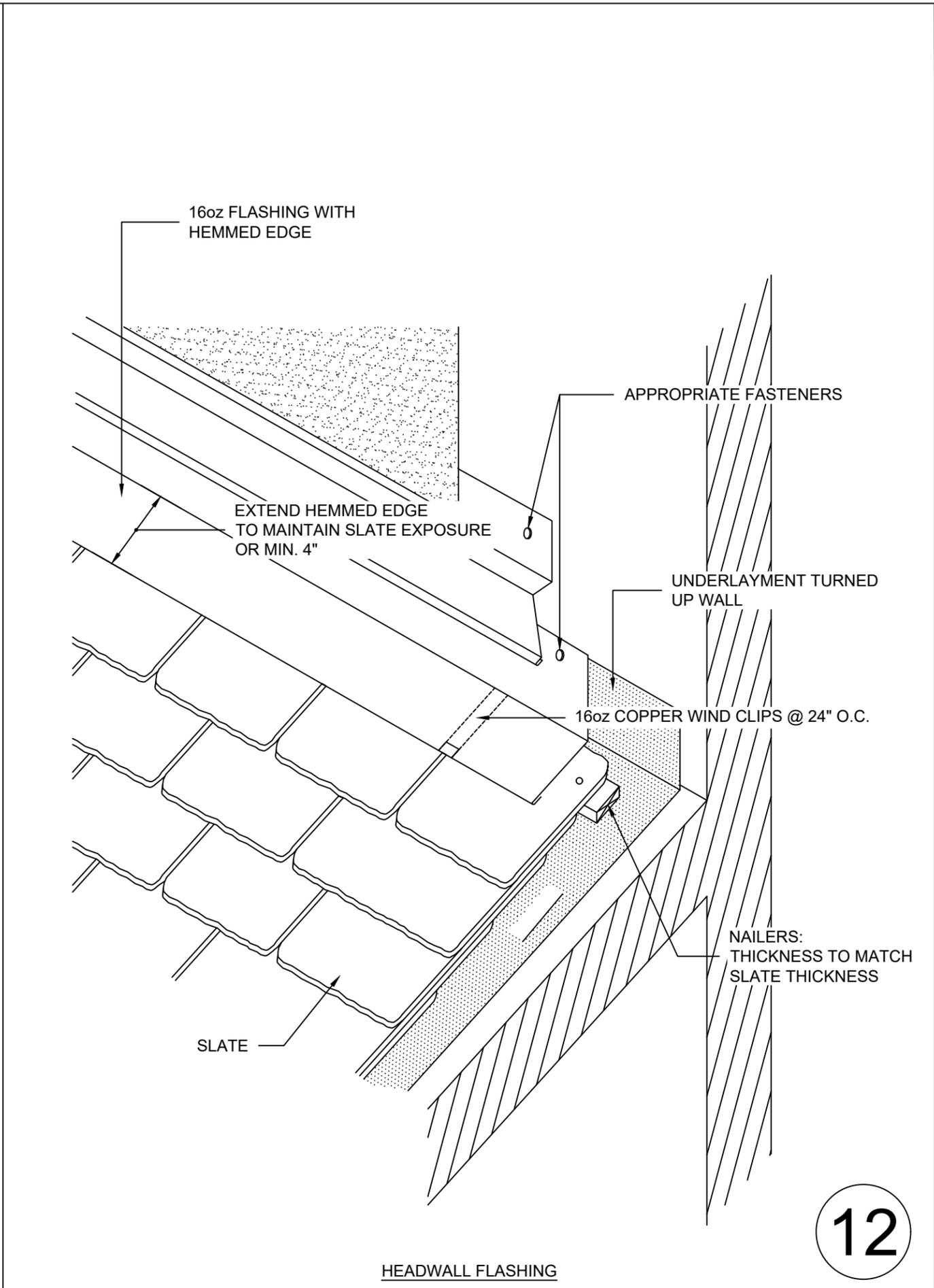
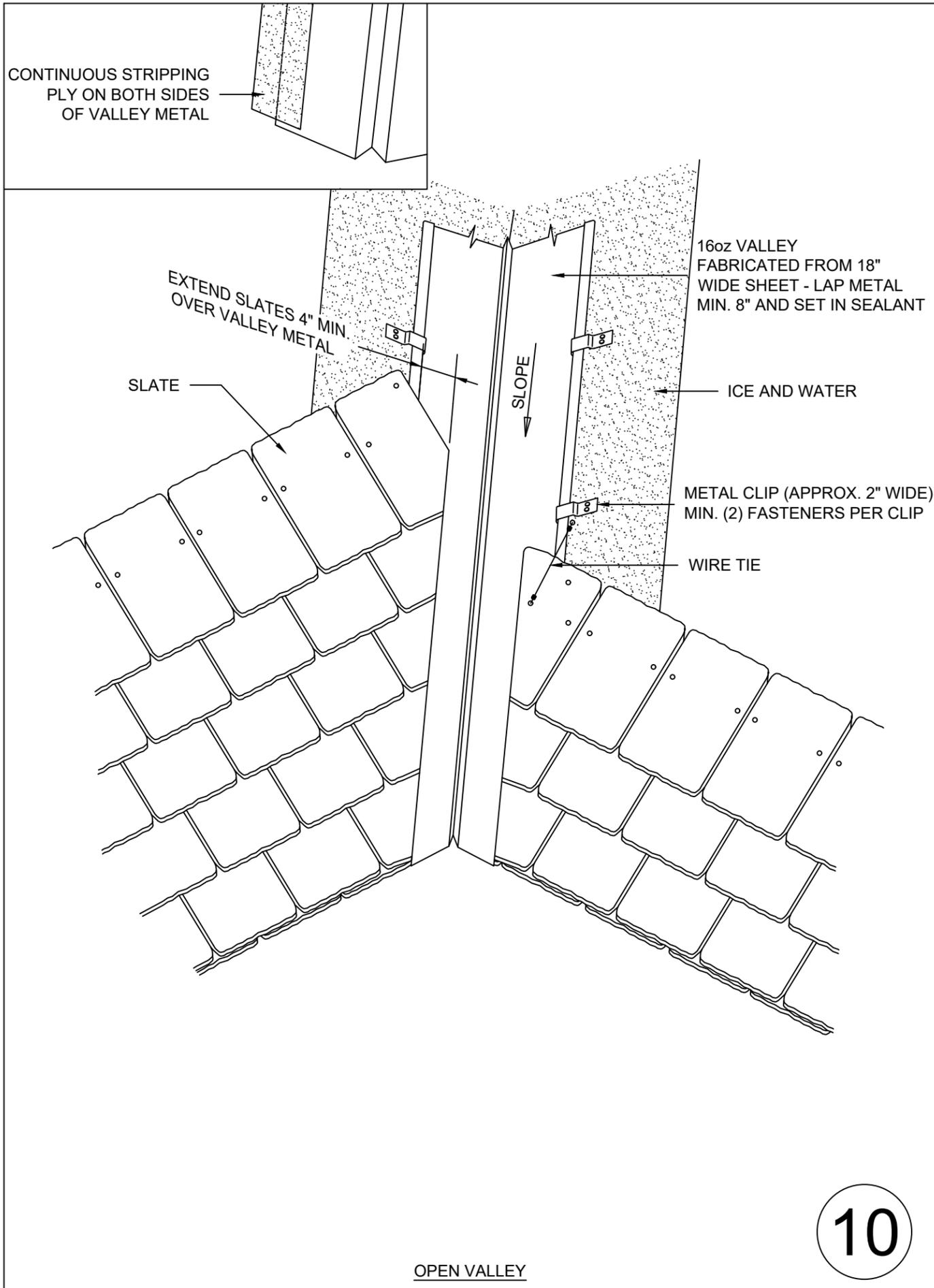
PROJECT MANAGER:

DRAWN BY:  
K. SPENCER

PROJECT NAME: 16 BROAD STREET

SCALE: AS NOTED      DATE: 7/29/2020

A4



DWGS PREPARED FOR:

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CHARLESTON, SC 29401

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(919) 828-9352 FAX

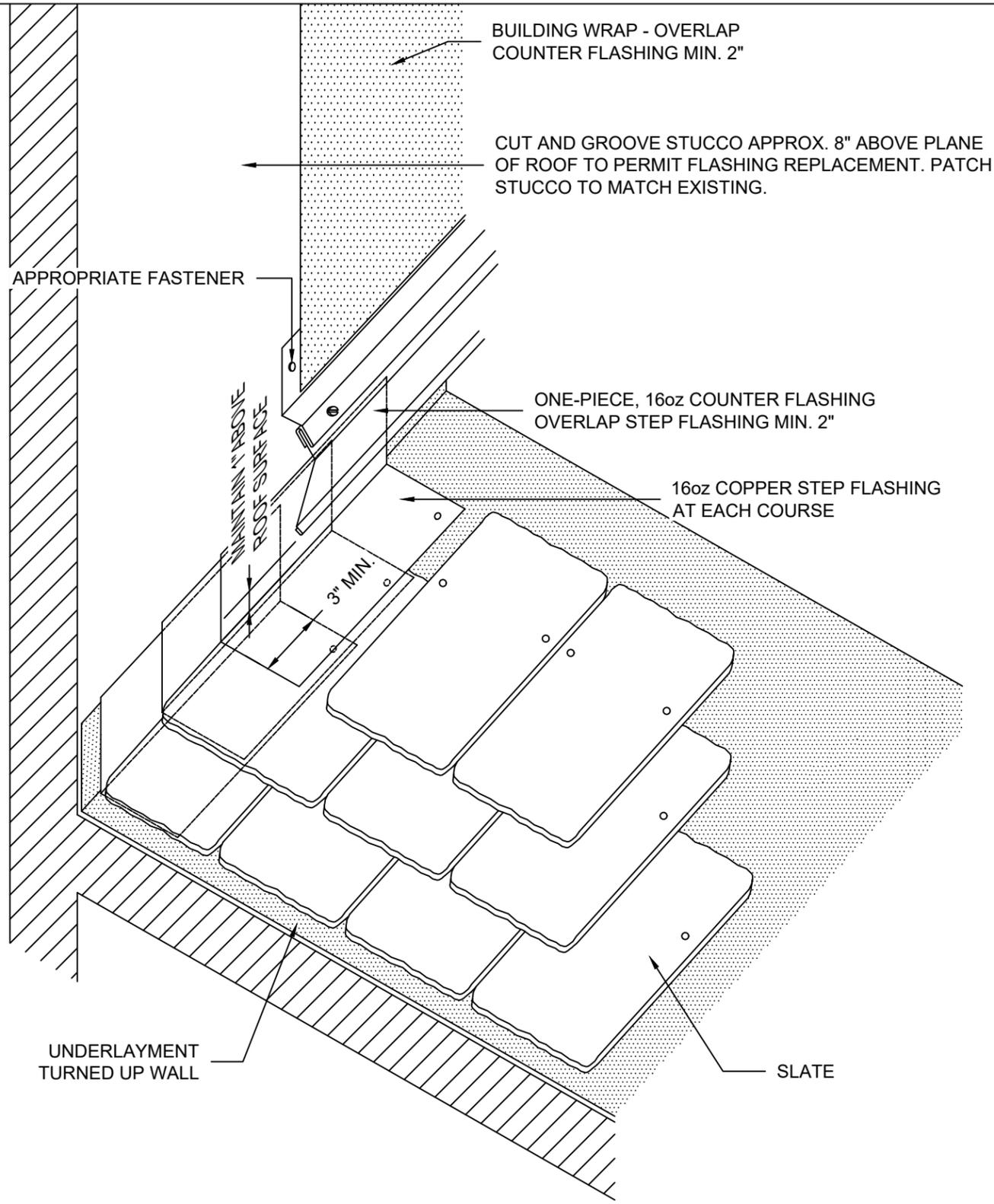
517 Mercury Street Raleigh, NC 27611

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SCALE: AS NOTED      DATE: 7/29/2020

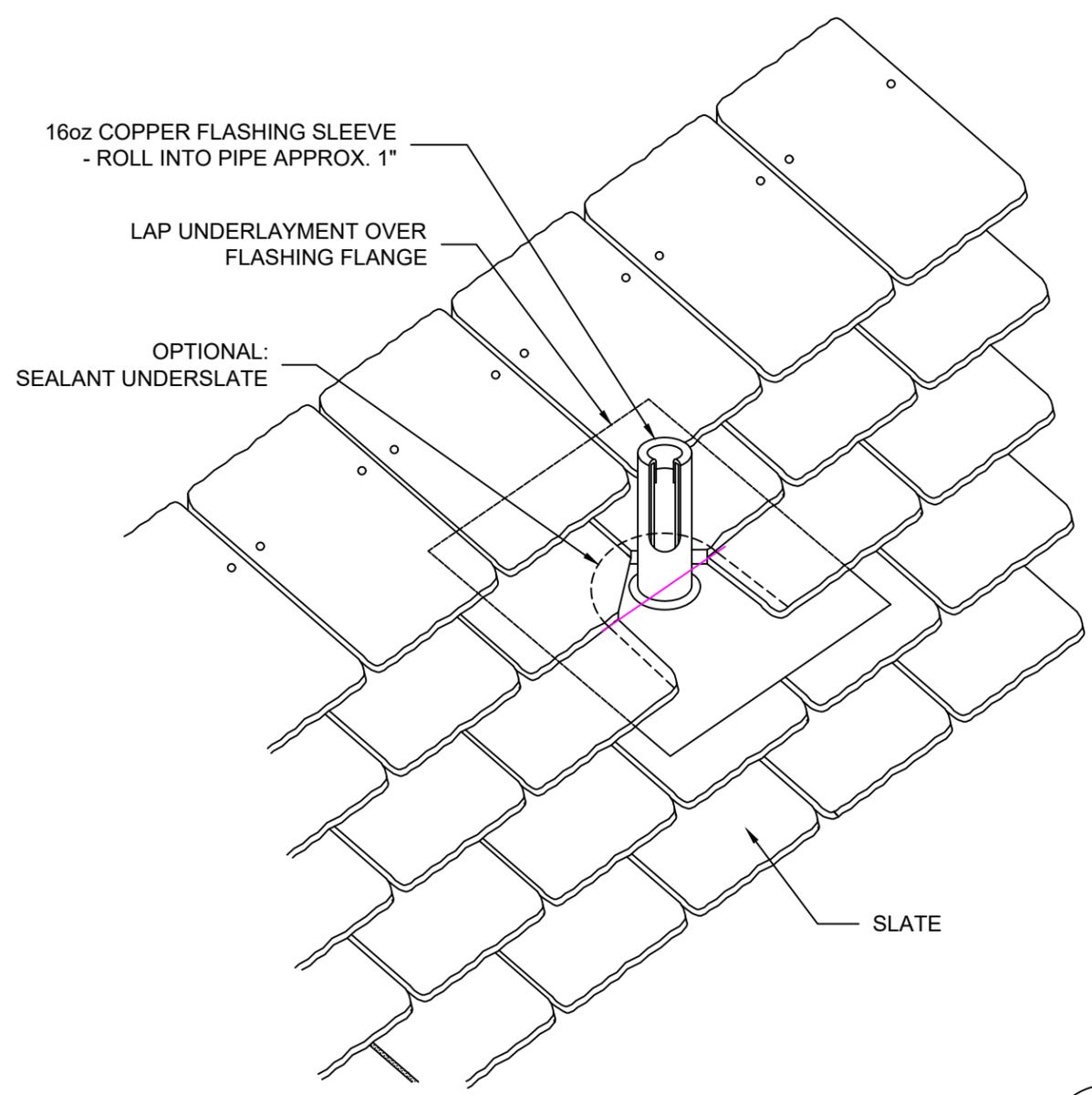
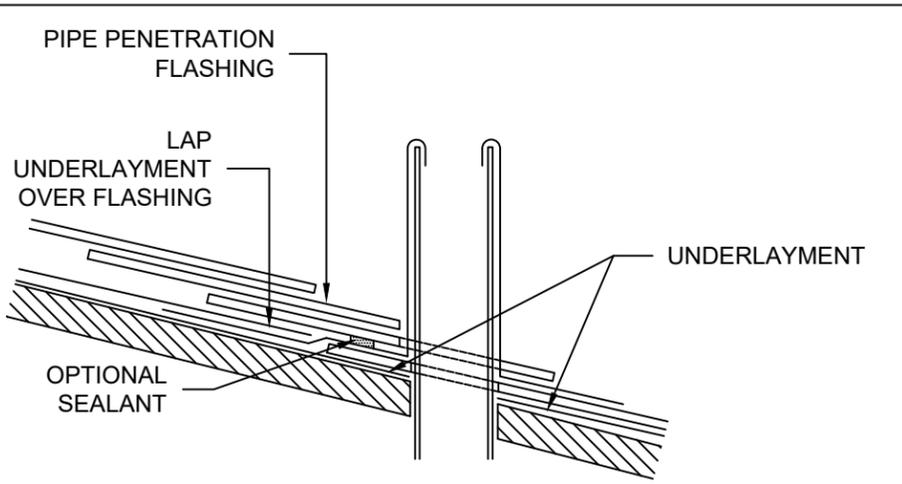
DRAWN BY: K. SPENCER      PROJECT NAME: 16 BROAD STREET

**A5**



13A

SIDEWALL FLASHING WITH ONE-PIECE COUNTERFLASHING



15

VENT PIPE PENETRATION

DWGS PREPARED FOR:

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CHARLESTON, SC 29401

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RALEIGH, NC 27611  
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(919) 828-9352 FAX

517 Mercury Street Raleigh, NC 27611

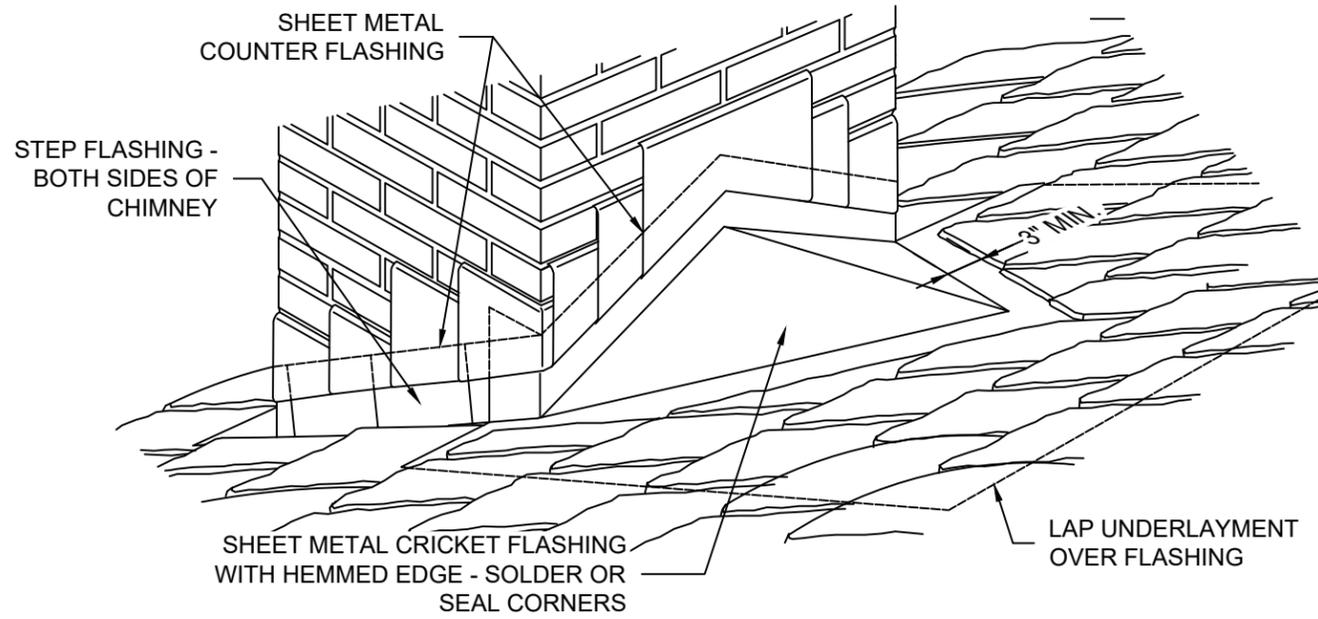
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SCALE: AS NOTED      DATE: 7/29/2020

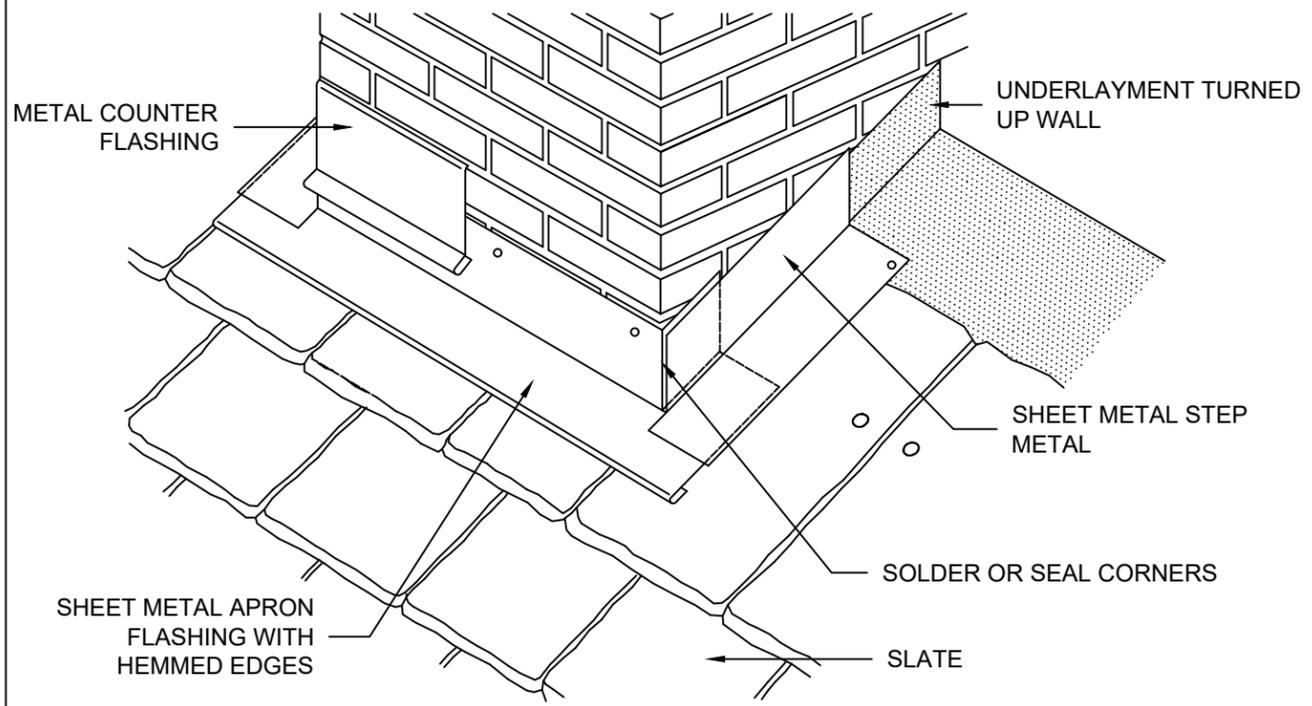
DRAWN BY: K. SPENCER      PROJECT MANAGER:      CHECKED BY:

PROJECT NAME: 16 BROAD STREET

A6



**A** CRICKET FLASHING AT MASONRY CHIMNEY



**B** APRON FLASHING AT MASONRY CHIMNEY

CHIMNEY WITH BACKER FLASHING (24 INCHES WIDE OR LESS)

16

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CHECKED BY:  
PROJECT MANAGER:  
DRAWN BY:  
K. SPENCER

PROJECT NAME: 16 BROAD STREET

SCALE: AS NOTED DATE: 7/29/2020

A7

TM (Wells Fargo Bank)



Downspout



South Carolina National Bank of Charleston



Downspout

No downspout below slate

Broad St

St

State St

State St



# Agenda Item #2

---

480 EAST BAY STREET  
TMS # 459-13-04-016

Request conceptual approval for renovation of east portion and new plaza  
along north portion.

Not Rated / (none) / c. 1944-51; post-1955 / Old and Historic District

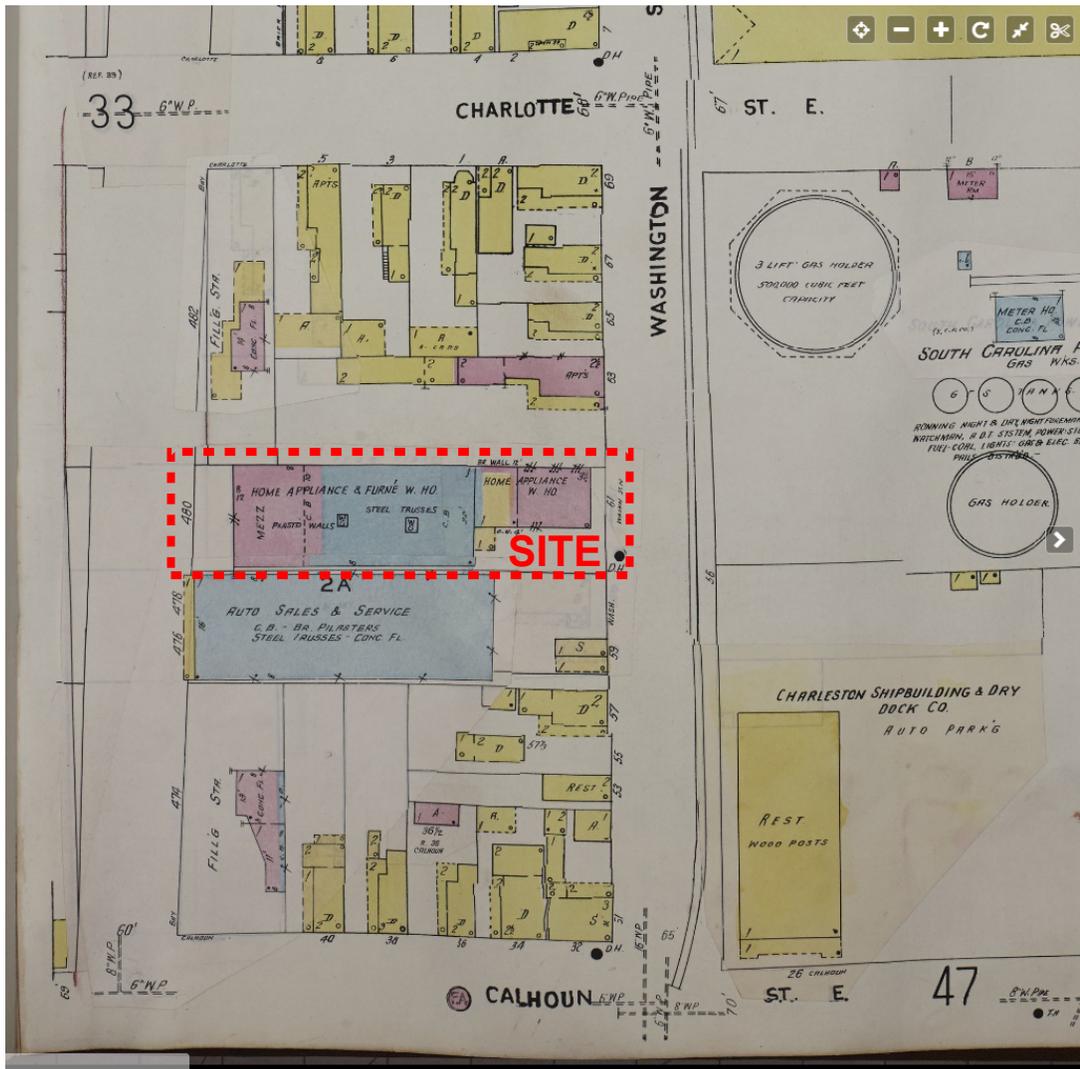
# Agenda Item #2

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Applicant's Presentation

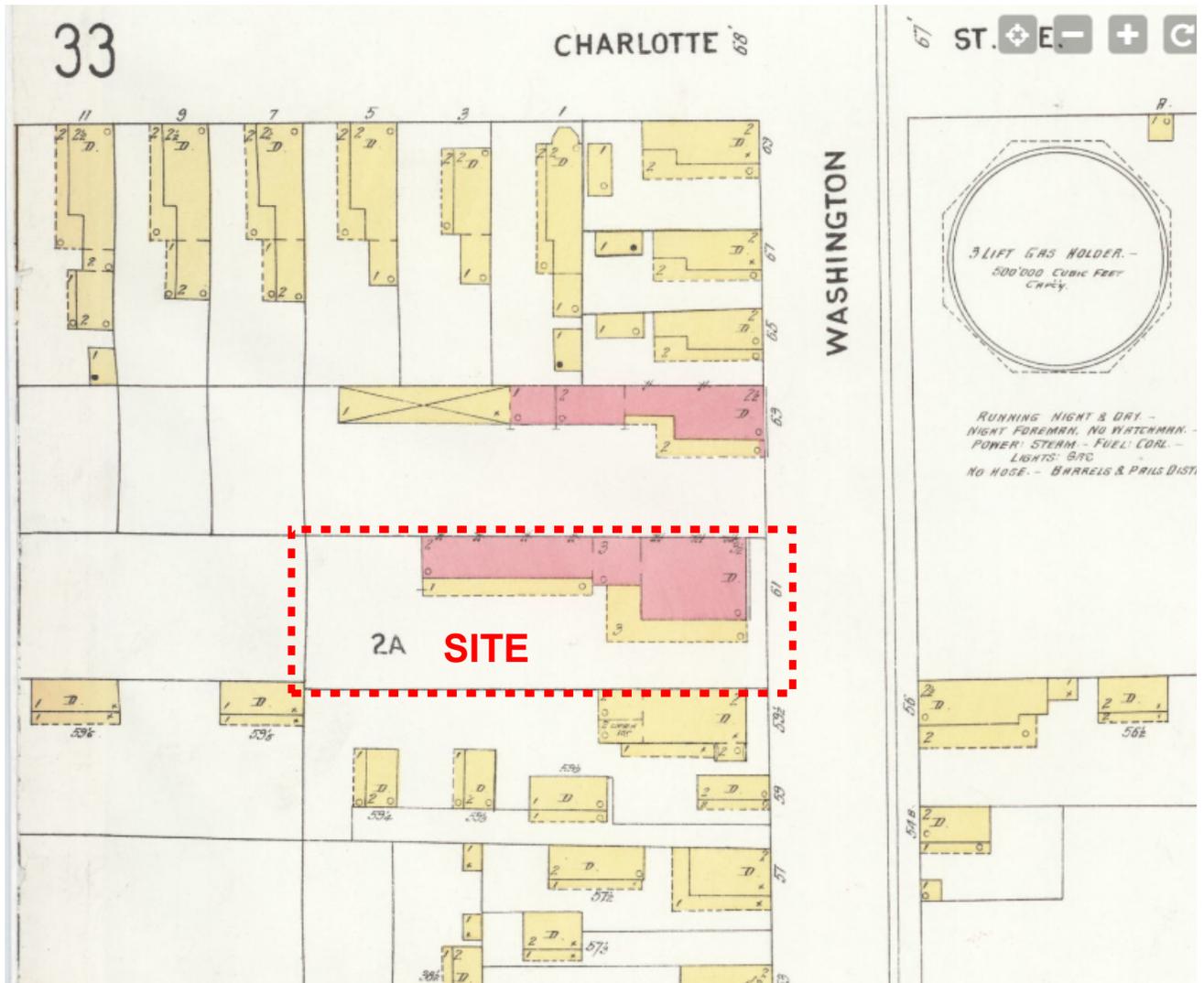


# 1951 Sanborn





# 1902 Sanborn





**North Elevation**



**West Elevation at Laundry Cleaners**



**North elevation at Laundry Cleaners**



**View from Washington Street looking Southwest**



**View from Washington Street looking West**



**View from Washington Street looking Northwest**



**View at Washington courtyard**



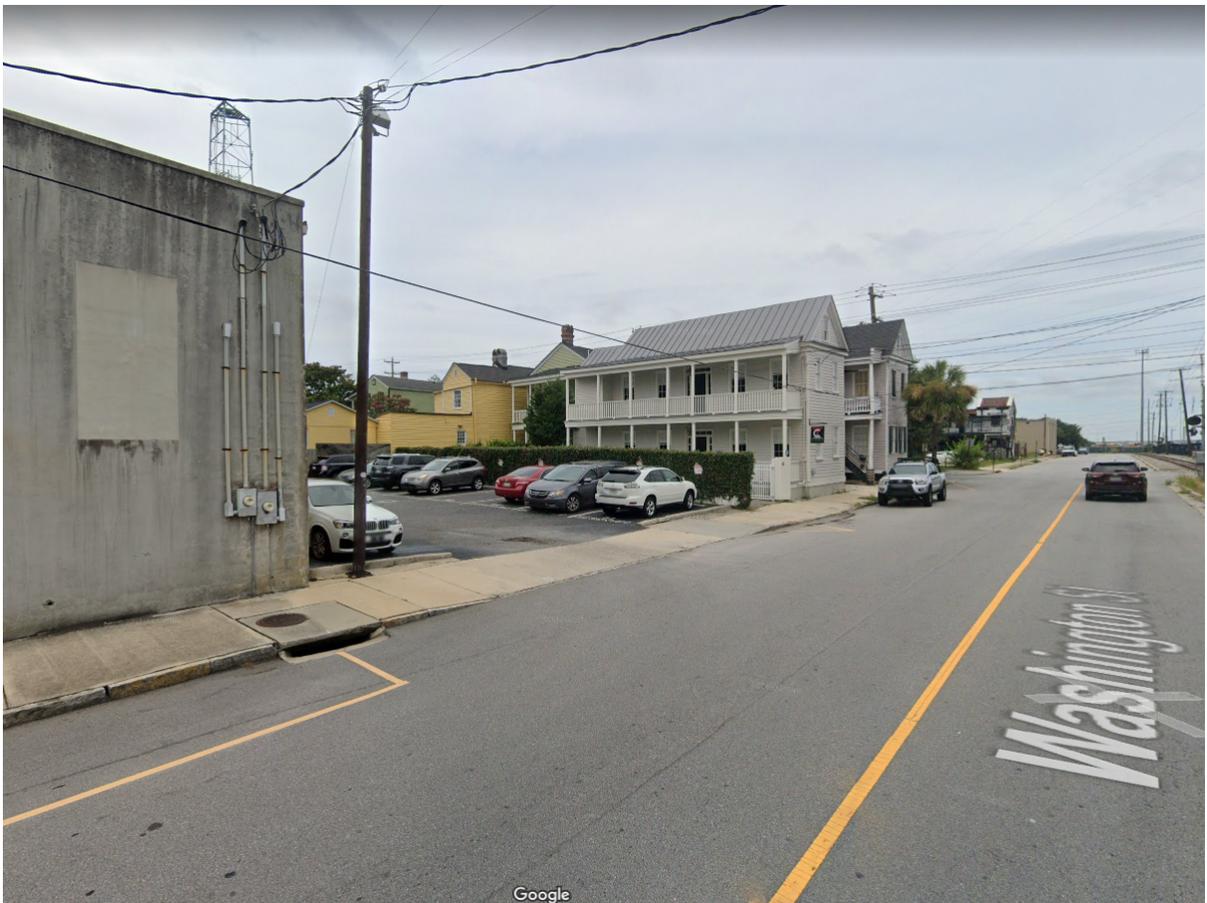
**View at Washington courtyard**



**View at Washington Street roof lines**



Context View at Washington Street looking west



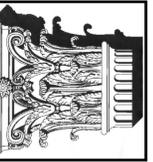
Context View at Washington Street looking northwest



**Context View at Washington Street looking north**



**Context View at Washington Street looking south**



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

**480 EAST BAY**  
Charleston, South Carolina



REVISIONS:  
BAR CONCEPTUAL 09-23-20 MTG.

PROJECT NO. 20.109  
DATE: 09-10-2020  
DRAWN BY: RAF  
CHECKED BY: JDS / RAF

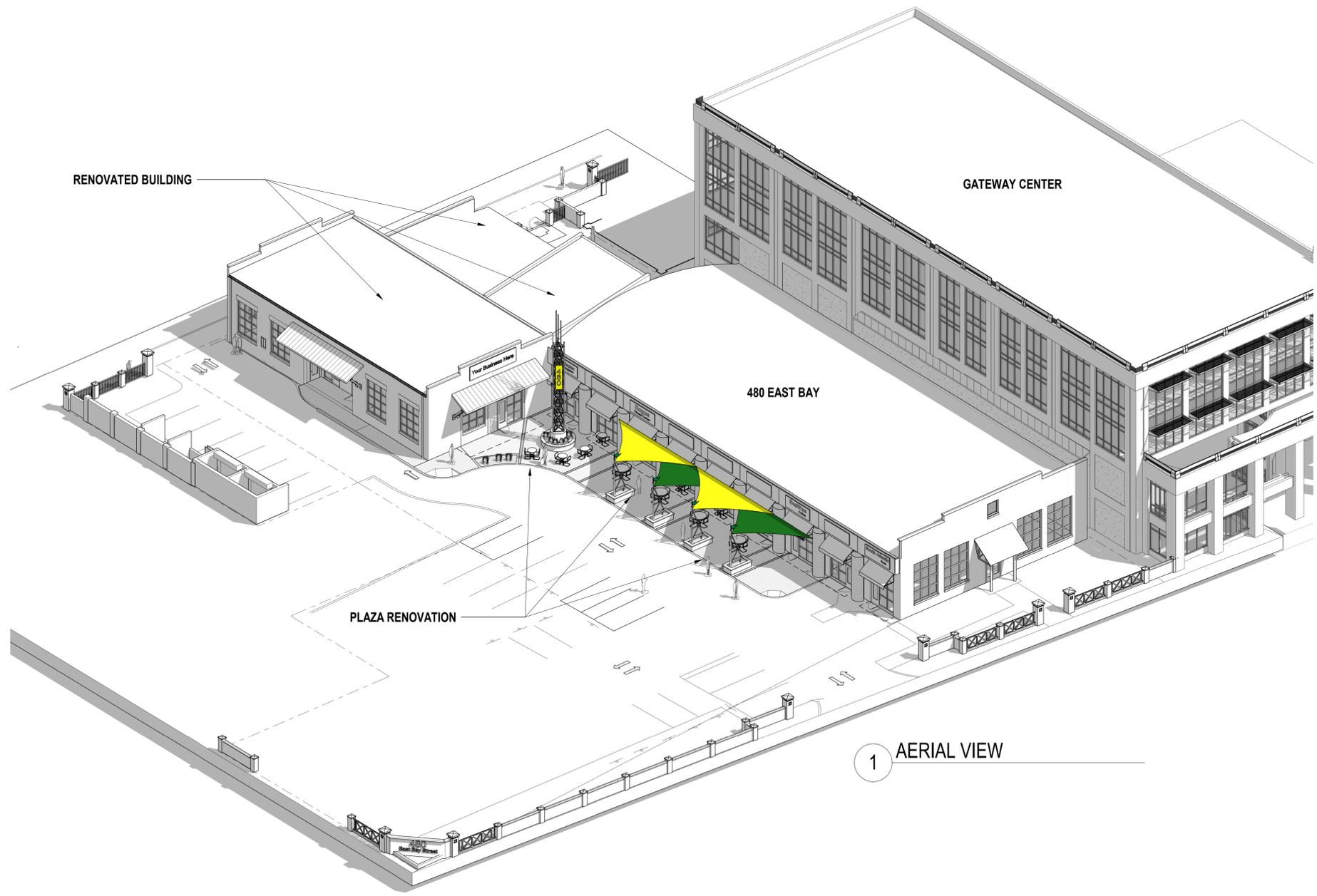
TITLE SHEET

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**12**

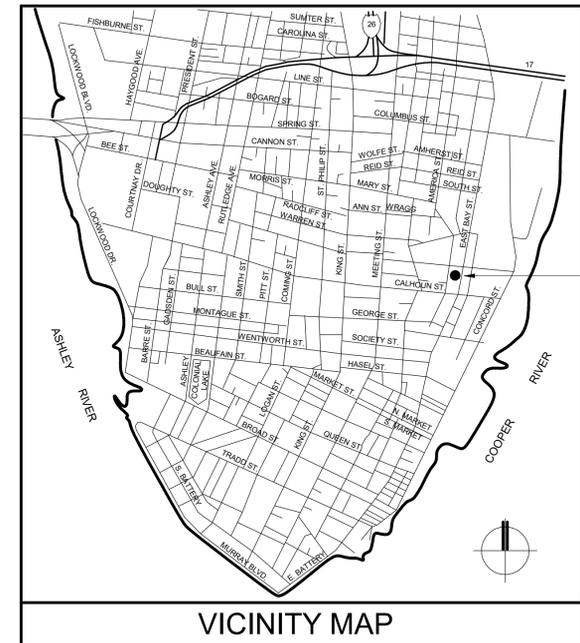
**DRAWING LIST**

- A0.0 TITLE SHEET
- CIVIL DRAWINGS
- 1 PARTIAL TOPOGRAPHIC SURVEY
- ARCHITECTURAL DRAWINGS
- A0.1 PERSPECTIVE VIEWS
- A0.2 PERSPECTIVE VIEWS
- A0.3 PERSPECTIVE VIEWS
- EX1.1 EXISTING FIRST FLOOR PLAN
- EX2.1 EXISTING ELEVATIONS
- EX2.2 EXISTING ELEVATIONS
- EX3.1 EXISTING BUILDING SECTION
- D1.1 FIRST FLOOR DEMOLITION PLAN
- A1.0 SITE / ROOF PLANS
- A1.1 PROPOSED FIRST FLOOR PLAN
- A1.1A ENLARGED FLOOR PLAN
- A1.2 ENLARGED FLOOR PLAN AT PLAZA
- A2.1 PROPOSED ELEVATIONS
- A2.2 PROPOSED ELEVATIONS
- A2.3 PROPOSED ELEVATION AT PLAZA
- A3.1 PROPOSED BUILDING SECTION
- A4.1 SECTIONS AT PLAZA PAVING
- A4.2 SECTIONS AT PLAZA
- A5.1 EXTERIOR DETAILS
- A5.2 EXTERIOR DETAILS

CITY APPROVALS AND BOARD REVIEWS  
ZONING COMPLIANT PER CORRESPONDENCE CITY STAFF



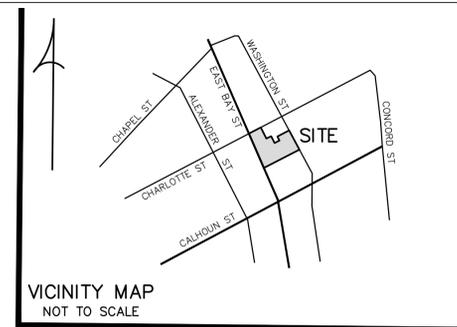
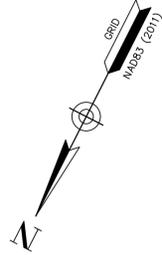
1 AERIAL VIEW



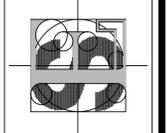
VICINITY MAP

PROJECT LOCATION

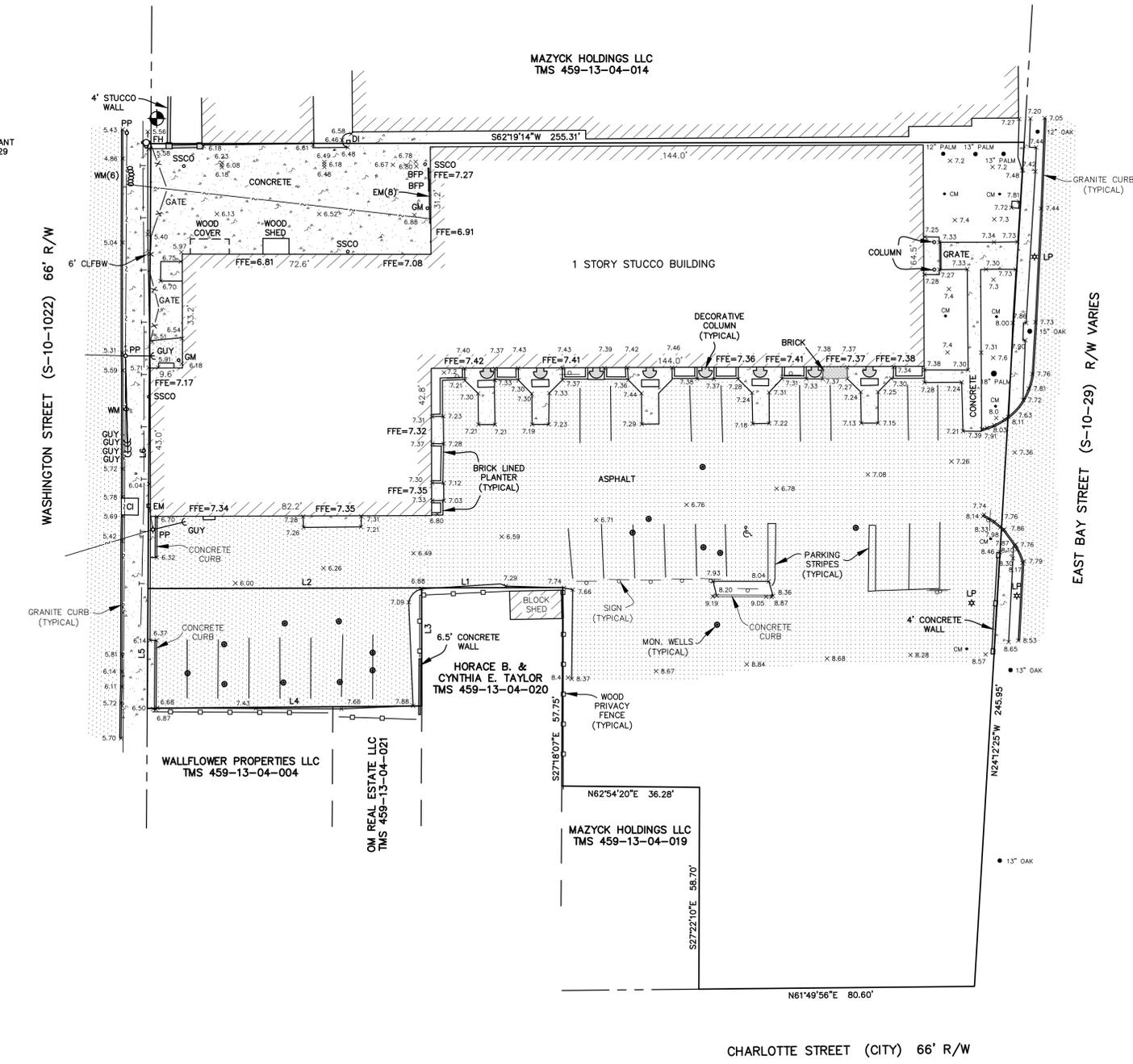
NOT FOR CONST.



**FORSBERG ENGINEERING AND SURVEYING, INC.**  
 1387 SAVANNAH HIGHWAY SUITE B  
 CHARLESTON, SOUTH CAROLINA 29417  
 (843) 571-2622 FAX (843) 571-6780  
 CIVIL ENGINEERING, SURVEYING  
 AND LANDSCAPE ARCHITECTURE



TBM: TOP OF FIRE HYDRANT  
 ELEVATION = 7.98 NGVD29



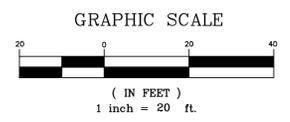
- NOTES**
- 1) THE PROPERTY IS OWNED BY HUGUENOT SQUARE LLC.
  - 2) TMS No. 459-13-04 PARCELS 005 (65 WASHINGTON STREET) AND 016 (480 EAST BAY STREET).
  - 3) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 455412 0516 J DATED NOVEMBER 17, 2004 THIS PROPERTY LIES IN ZONE VE(15).
  - 4) THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM 1983 (2011 SHIFT). THE VERTICAL DATUM IS REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM 1929.
  - 5) THE PROPERTY LINES SHOWN WERE TAKEN FROM 2 PLATS BY FORSBERG ENGINEERING & SURVEYING, INC. RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOKS EC PAGE 136 AND L14 PAGE 0398. A BOUNDARY SURVEY WAS NOT PERFORMED FOR THE PURPOSE OF THIS SURVEY.

- LEGEND**
- TBM - TEMPORARY BENCHMARK
  - FFE - FINISHED FLOOR ELEVATION
  - DI - DROP INLET
  - CI - CURB INLET
  - SSCO - SANITARY SEWER CLEANOUT
  - GM - GAS METER
  - WM - WATER METER
  - FH - FIRE HYDRANT
  - BFP - BACKFLOW PREVENTER
  - PP - POWER POLE
  - LP - LIGHT POLE
  - GUY - GUY WIRE
  - EM - ELECTRIC METER
  - CLFBW - CHAIN LINK FENCE WITH BARBED WIRE
  - CM - CREPE MYRTLE
  - x 7.21 - SPOT ELEVATION (IMPERVIOUS SURFACE)
  - x 7.3 - SPOT ELEVATION (PERVIOUS SURFACE)

- LINE LEGEND**
- — — — — PROPERTY LINE
  - - - - - ADJACENT PROPERTY LINE
  - - - - - RIGHT OF WAY LINE
  - - - - - OVERHEAD UTILITY LINE
  - - - - - UNDERGROUND COMMUNICATION LINE/DUCT BANK
  - - - - - WOOD FENCE
  - - - - - CHAIN LINK FENCE

**PARCEL LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	N62°16'24"E	41.27'
L2	N62°16'24"E	80.00'
L3	N27°40'19"W	34.35'
L4	N61°55'26"E	80.28'
L5	S27°13'20"E	34.84'
L6	S27°13'20"E	129.42'



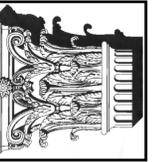
The South Carolina STATE LAW requires that excavators give a 72-Hour notice, (3 working days excluding weekends and holidays), for the locators to get out to mark the area. After a ticket has been processed, you will know when you are legally free to proceed with the digging work and which utilities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

**PARTIAL TOPOGRAPHIC SURVEY**  
 No. 480 EAST BAY STREET &  
 No. 65 WASHINGTON STREET  
 CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA



JEFFREY S COOPER  
 DATE  
**SEPTEMBER 1, 2020**  
 DRAWN/CHECKED  
**JSC/LSM**  
 LAST REVISED  
 REVISION  
 APPROVED  
**JSC**  
 SCALE  
**1" = 20'**  
 PROJECT NO.  
**5607**  
 SHEET NUMBER

**1**  
**13**



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

**480 EAST BAY**  
Charleston, South Carolina



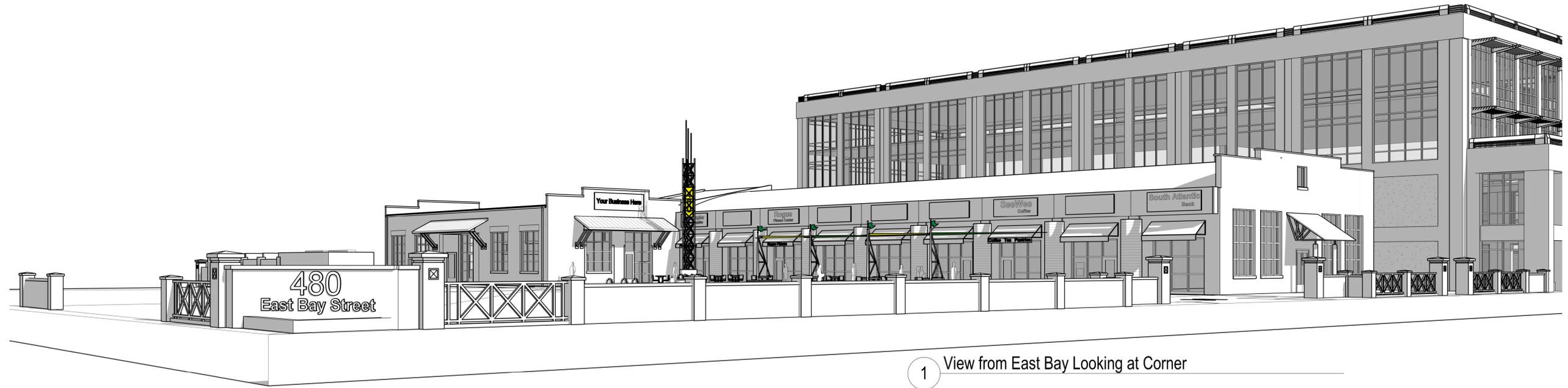
REVISIONS:  
BAR CONCEPTUAL 09-23-20 MTG.

PROJECT NO. 20.109  
DATE: 09-10-2020  
DRAWN BY: RAF  
CHECKED BY: JDS / RAF

PERSPECTIVE VIEWS

**A0.1**  
**14**

NOT FOR CONST.



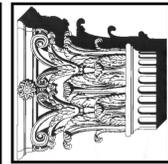
1 View from East Bay Looking at Corner



2 View from East Bay Looking SE



1 View at Sails



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 Charleston, South Carolina



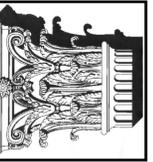
REVISIONS:	
BAR CONCEPTUAL 09-23-20 MTG.	

PROJECT NO.	20.109
DATE:	09-10-2020
DRAWN BY:	RAF
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PERSPECTIVE VIEWS

**A0.2**  
**15**

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480 EAST BAY  
Charleston, South Carolina



REVISIONS:  
BAR CONCEPTUAL 09-23-20 MTG.

PROJECT NO. 20.109  
DATE: 09-10-2020  
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PERSPECTIVE VIEWS

A0.3  
16

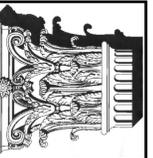
NOT FOR CONST.



1 View from Washington looking NW

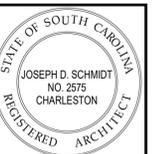


2 View from Washington looking SW



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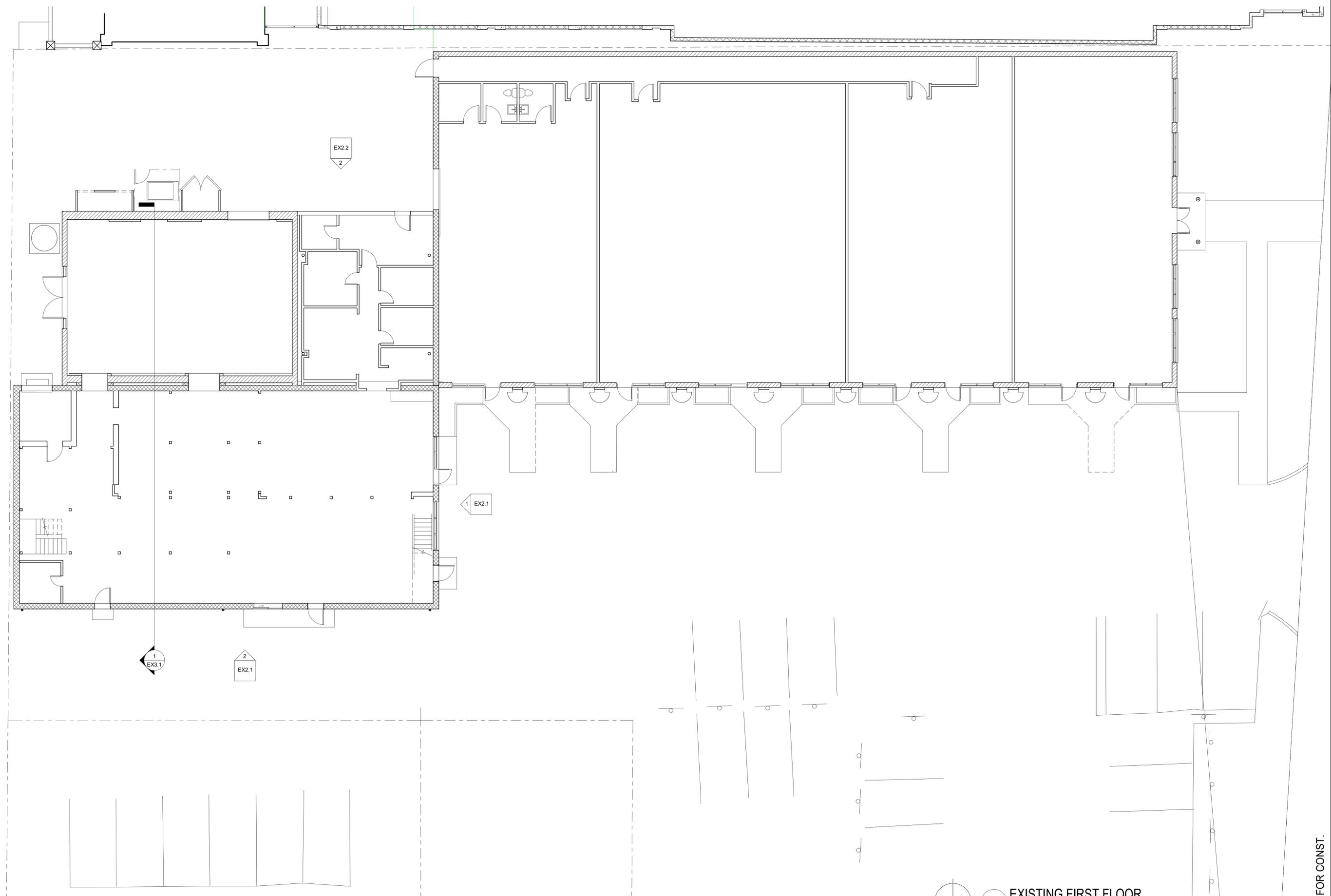
REVISIONS:  
 BAR CONCEPTUAL 08-23-20 MTG.

PROJECT NO. 20.109  
 DATE: 08-14-2020  
 DRAWN BY: RAF  
 CHECKED BY: JDS / RAF

EXISTING FIRST FLOOR PLAN

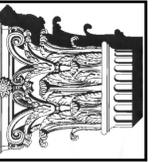
**EX1.1**  
**17**

NOT FOR CONST.



**1** EXISTING FIRST FLOOR  
 1/8" = 1'-0"

9/10/2020 3:54:51 PM



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**480 EAST BAY**  
 Charleston, South Carolina

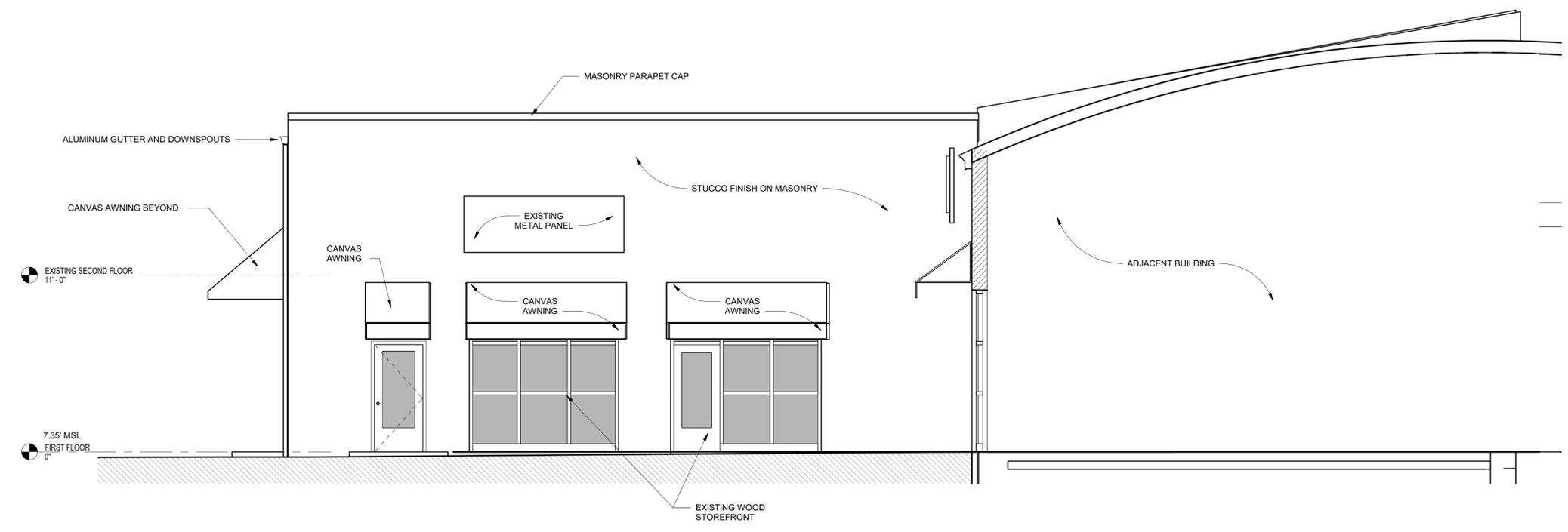


REVISIONS:  
 BAR CONCEPTUAL 09-23-20 MTG.

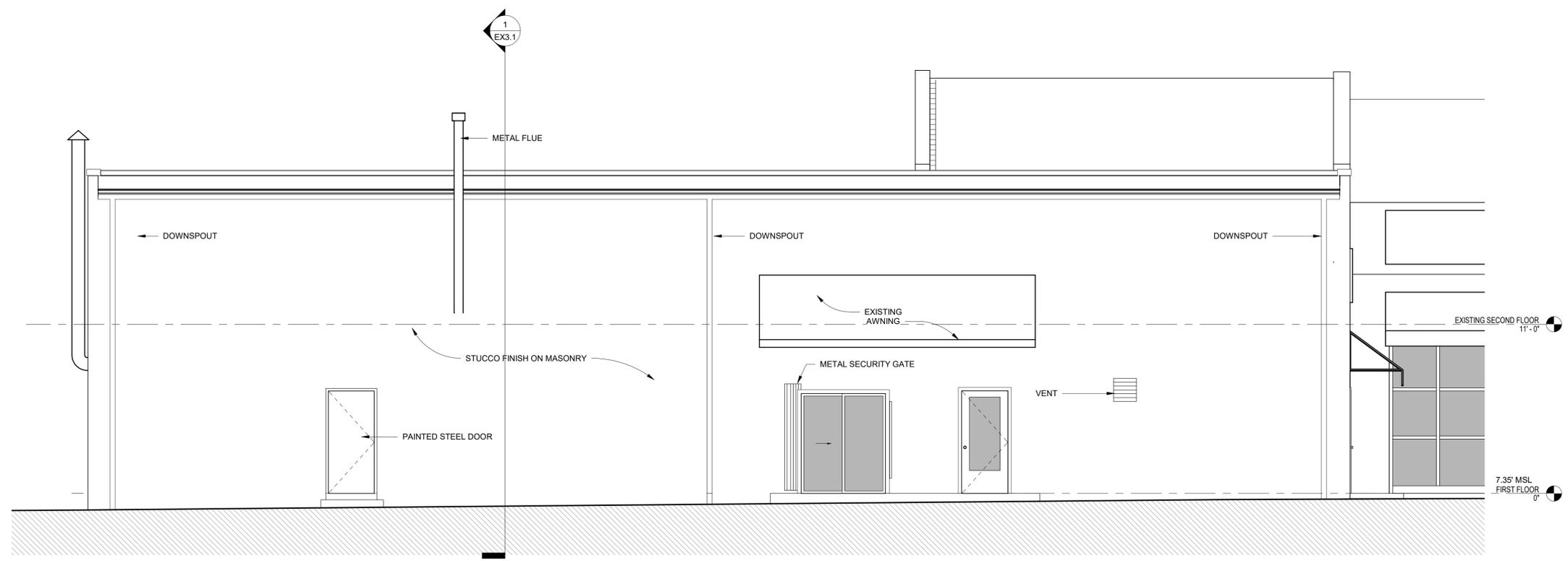
PROJECT NO. 20.109  
 DATE: 4-15-2020  
 DRAWN BY: RAF  
 CHECKED BY: JDS / RAF

EXISTING ELEVATIONS

**EX2.1**  
**18**

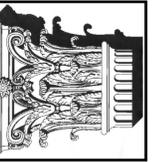


**1 EXISTING WEST ELEVATION**  
 1/4" = 1'-0"



**2 EXISTING NORTH ELEVATION**  
 1/4" = 1'-0"

NOT FOR CONST.



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

**480 EAST BAY**  
 Charleston, South Carolina



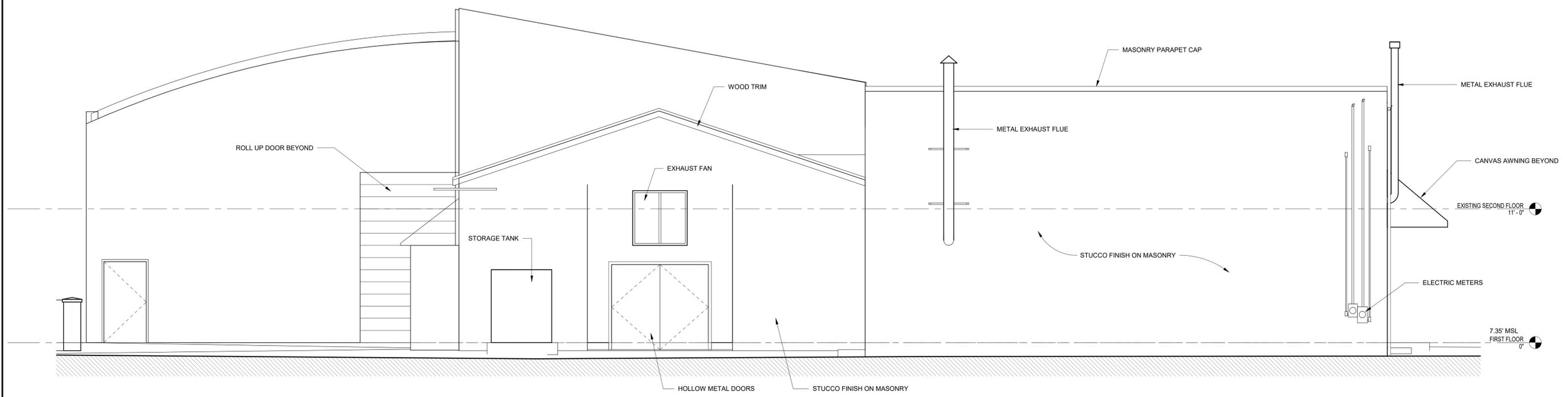
REVISIONS:  
 BAR CONCEPTUAL 09-23-20 MTG.

PROJECT NO. 20.109  
 DATE: 4-15-2020  
 DRAWN BY: RAF  
 CHECKED BY: JDS / RAF

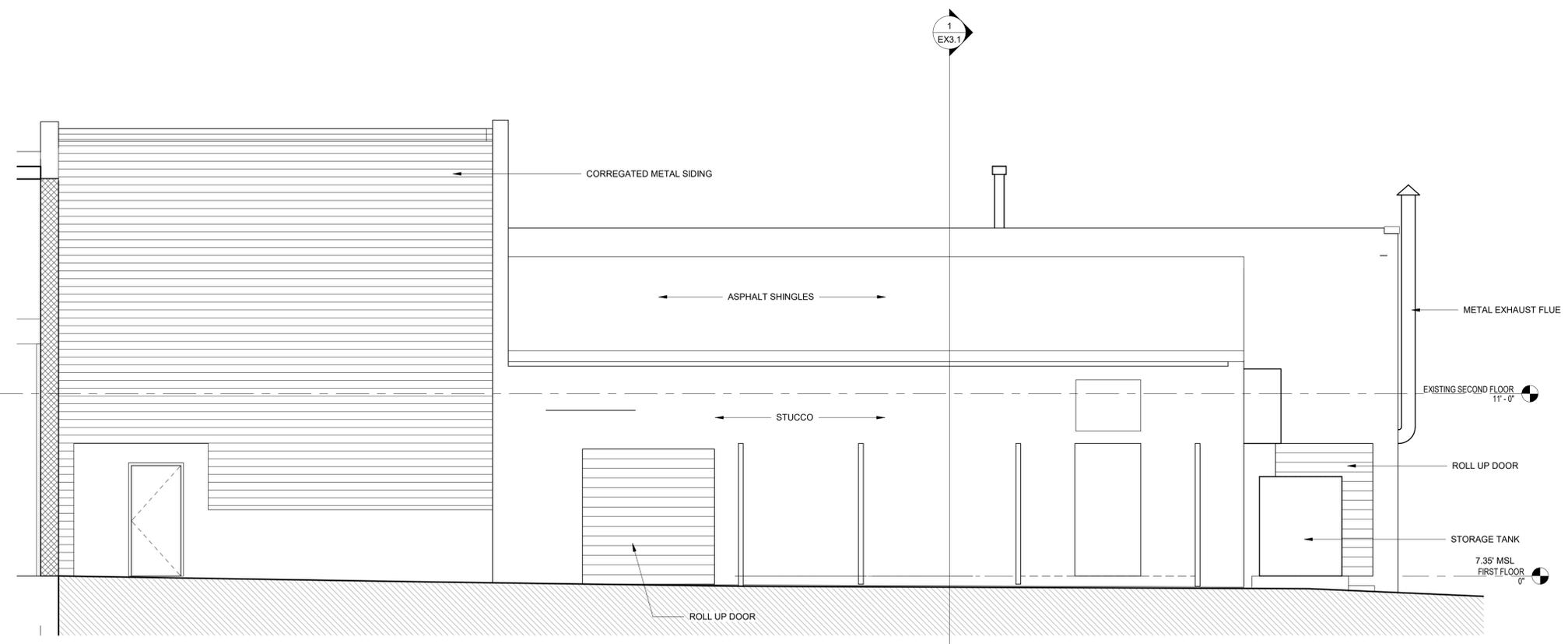
EXISTING ELEVATIONS

**EX2.2**  
**19**

NOT FOR CONST.

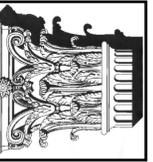


**1** EXISTING EAST ELEVATION  
 1/4" = 1'-0"



**2** EXISTING SOUTH ELEVATION  
 1/4" = 1'-0"

9/10/2020 3:54:53 PM



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**480 EAST BAY**  
 Charleston, South Carolina



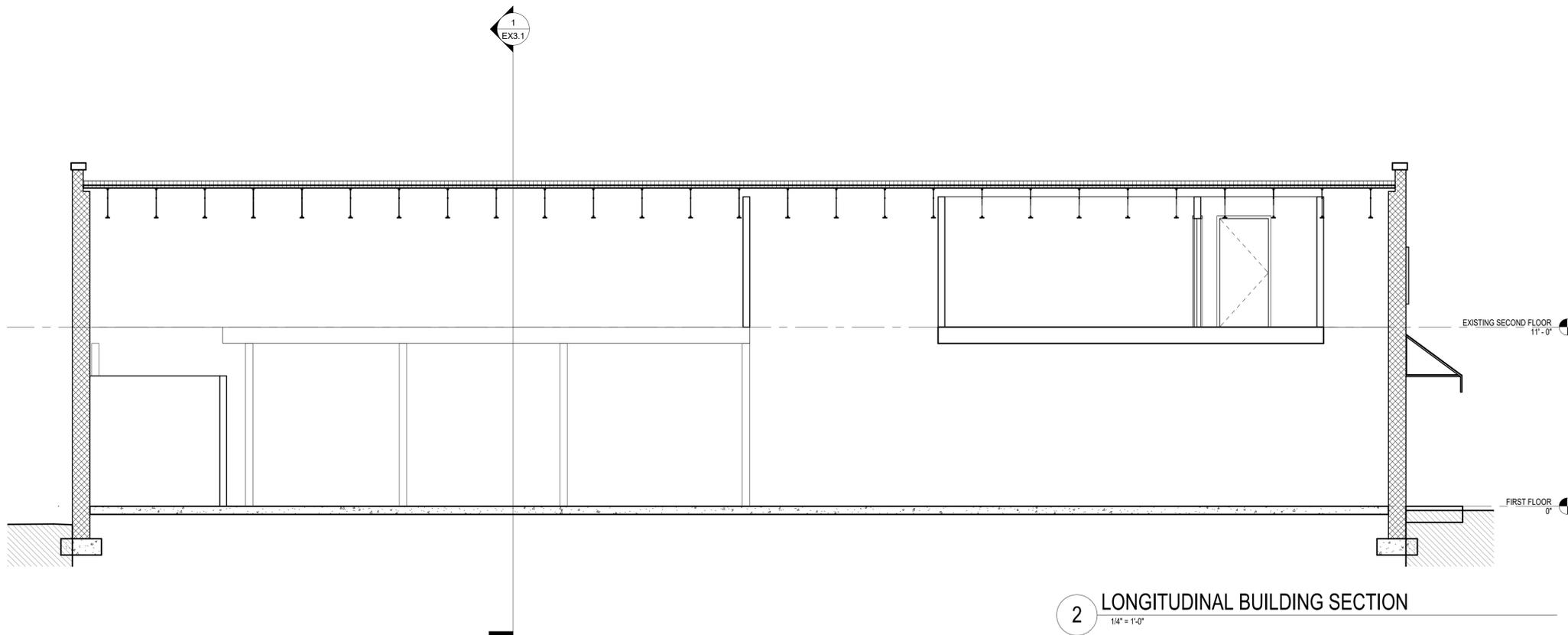
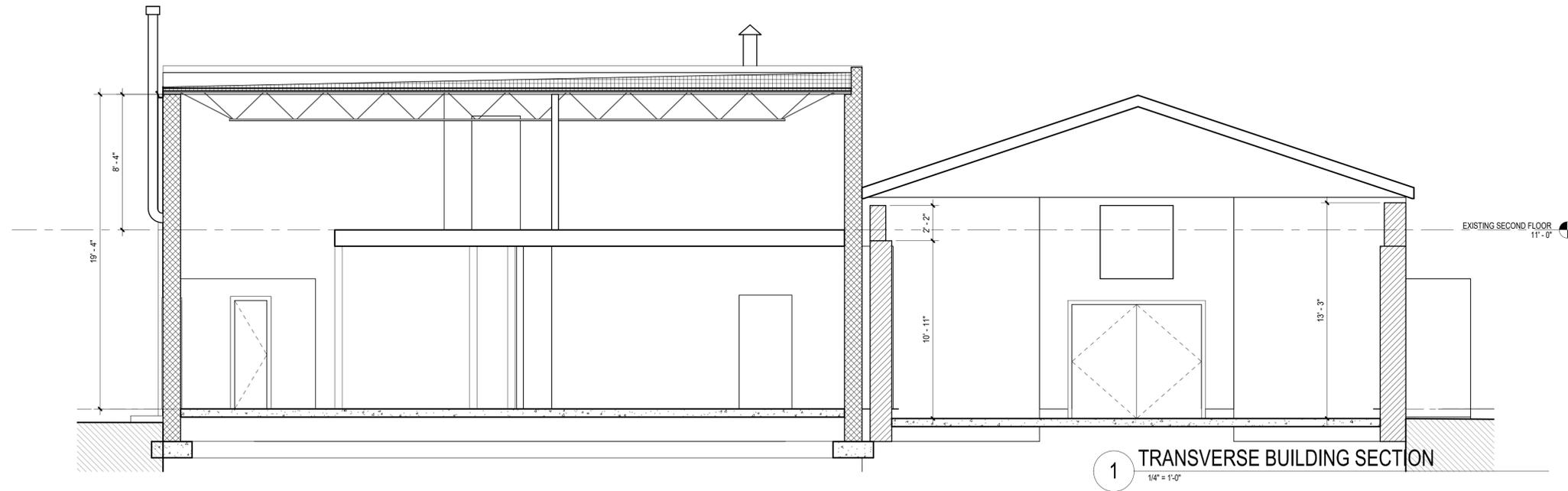
REVISIONS:  
 BAR CONCEPTUAL 09-23-20 MTG.

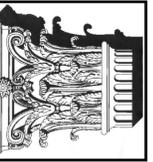
PROJECT NO. 20.109  
 DATE: Checker  
 DRAWN BY: Author  
 CHECKED BY: JDS / RAF

EXISTING BUILDING SECTIONS

**EX3.1**  
**20**

NOT FOR CONST.





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**480 EAST BAY**  
 Charleston, South Carolina

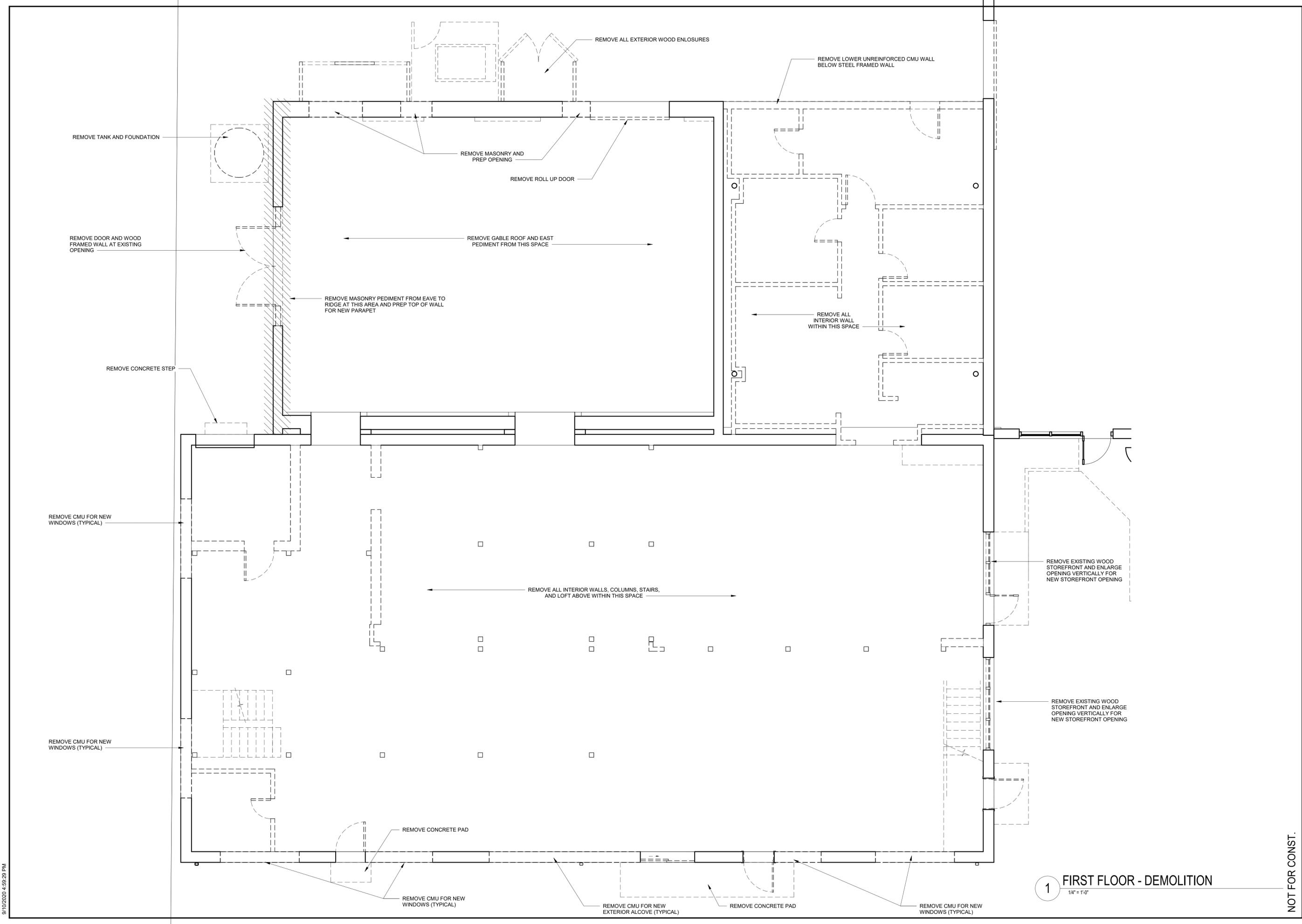


REVISIONS:  
 BAR CONCEPTUAL 09-23-20 MTG.

PROJECT NO. 20.109  
 DATE: 09-10-2020  
 DRAWN BY: RAF  
 CHECKED BY: JDS / RAF

FIRST FLOOR  
 DEMOLITION

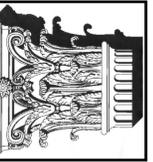
**D1.1**  
**21**



**1** FIRST FLOOR - DEMOLITION  
 1/4" = 1'-0"

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9/10/2020 4:59:29 PM



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**480 EAST BAY**  
 Charleston, South Carolina



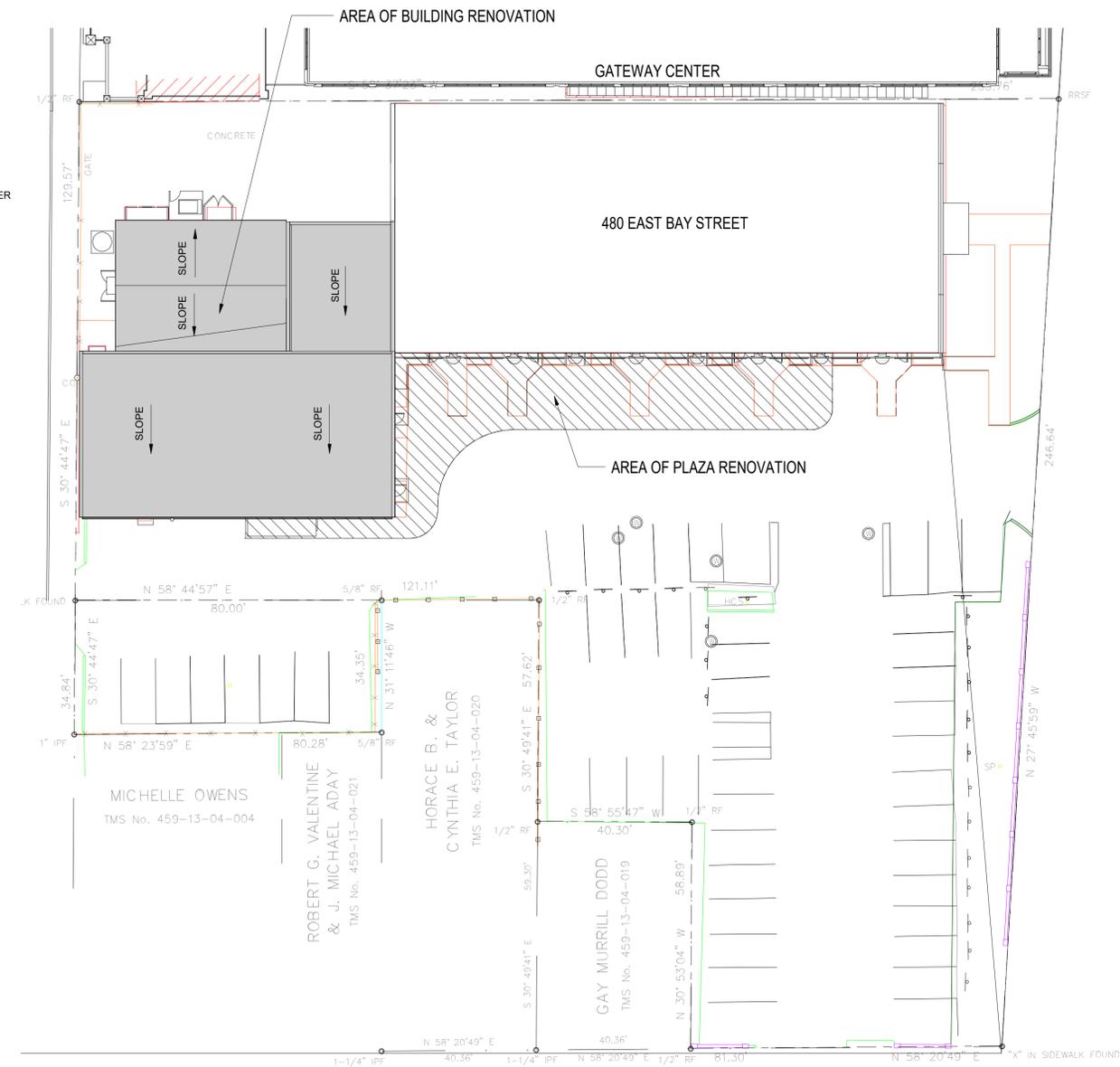
REVISIONS:  
 BAR CONCEPTUAL 09-23-20 MTG.

PROJECT NO. 20.109  
 DATE: 09-10-2020  
 DRAWN BY: RAF  
 CHECKED BY: JDS / RAF

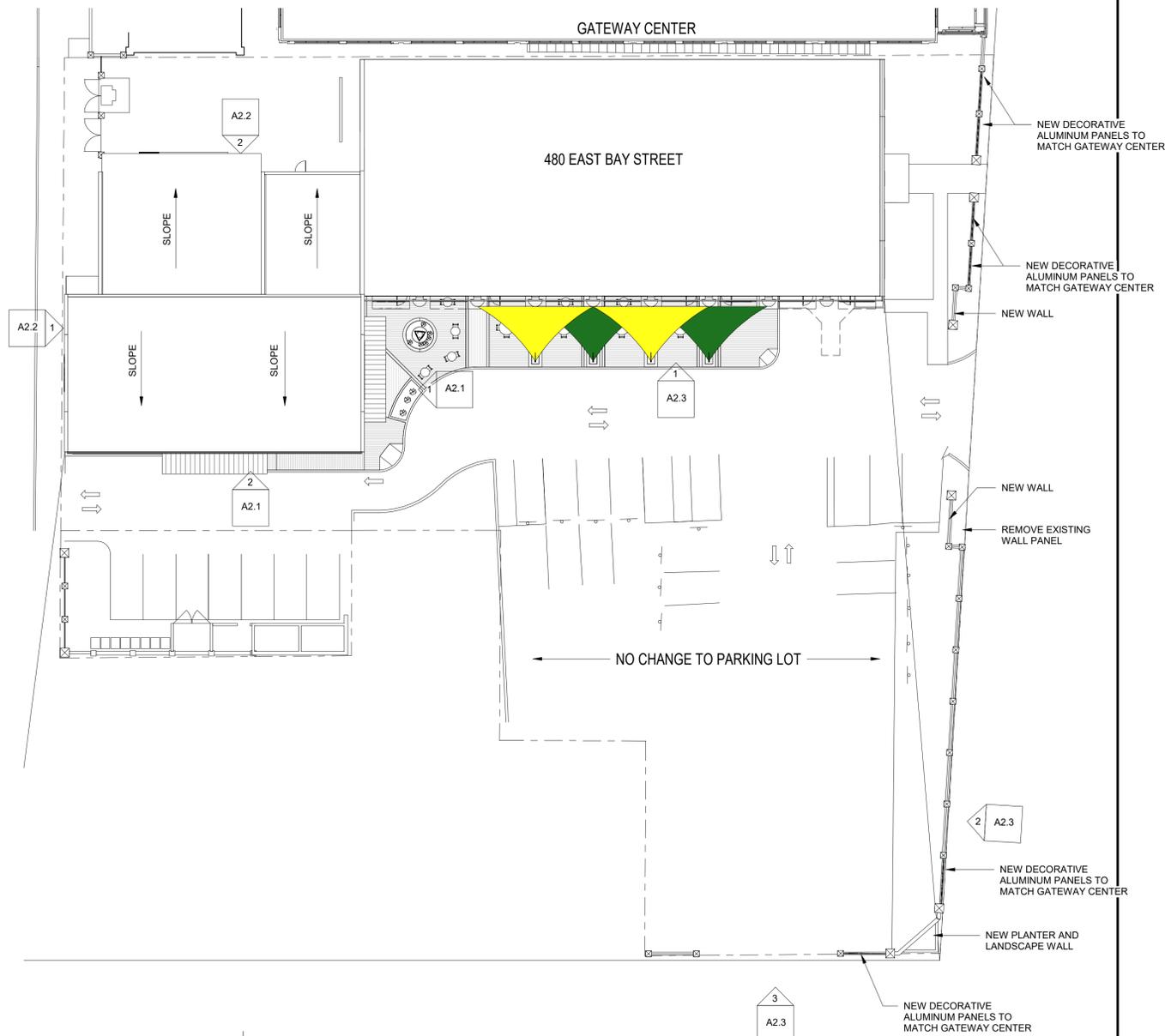
SITE / ROOF PLANS

**A1.0**  
**22**

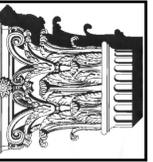
NOT FOR CONST.



**1** EXISTING SITE / ROOF PLAN  
 1"=20'-0"



**2** PROPOSED SITE / ROOF PLAN  
 1"=20'-0"



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**480 EAST BAY**  
 Charleston, South Carolina

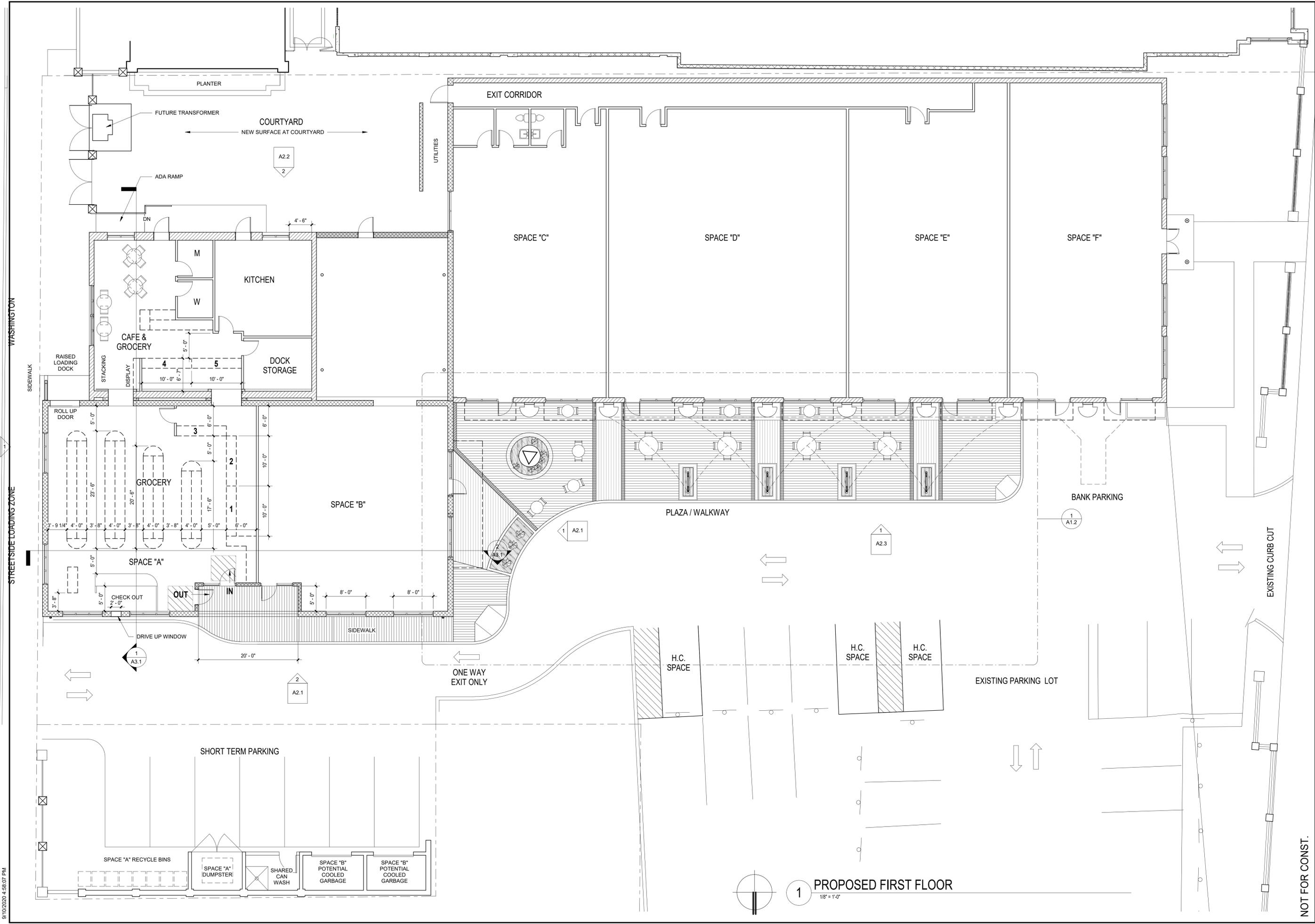


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 BAR CONCEPTUAL 09-23-20 MTG.

PROJECT NO. 20.109  
 DATE: 09-10-2020  
 DRAWN BY: RAF  
 CHECKED BY: JDS / RAF

PROPOSED FLOOR PLAN

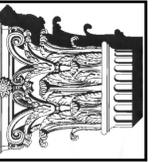
**A1.1**  
**23**



**1** PROPOSED FIRST FLOOR  
 1/8" = 1'-0"

NOT FOR CONST.

9/10/2020 4:58:07 PM



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**480 EAST BAY**  
 Charleston, South Carolina

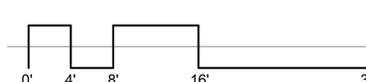
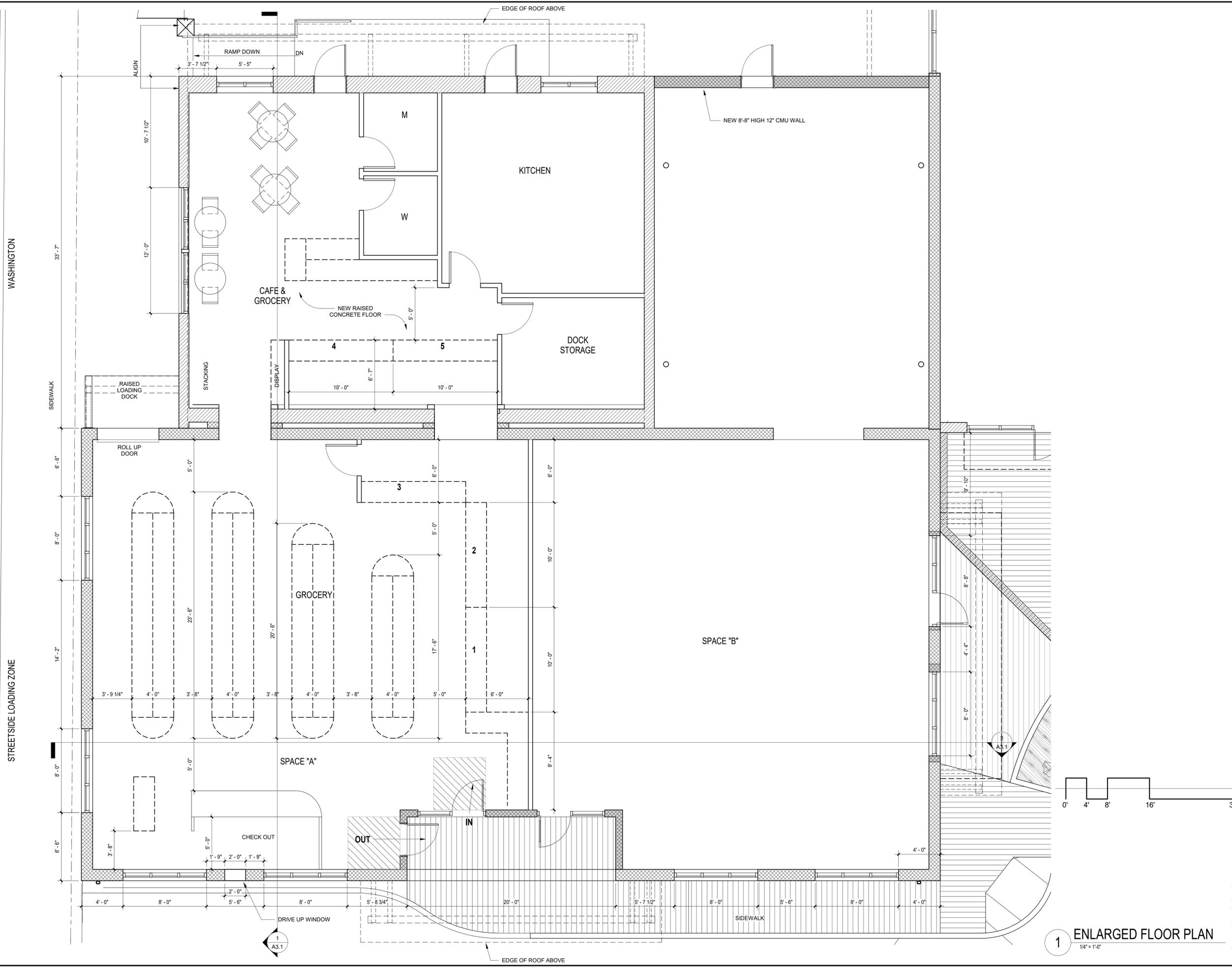


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PROJECT NO. 20.109  
 DATE: 09-10-2020  
 DRAWN BY: RAF  
 CHECKED BY: JDS / RAF

ENLARGED FLOOR PLAN

**A1.1A**  
**24**



**1 ENLARGED FLOOR PLAN**  
 1/4" = 1'-0"

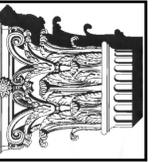
NOT FOR CONST.

9/10/2020 4:56:07 PM

A2.2 1

1 A3.1

2 A3.1

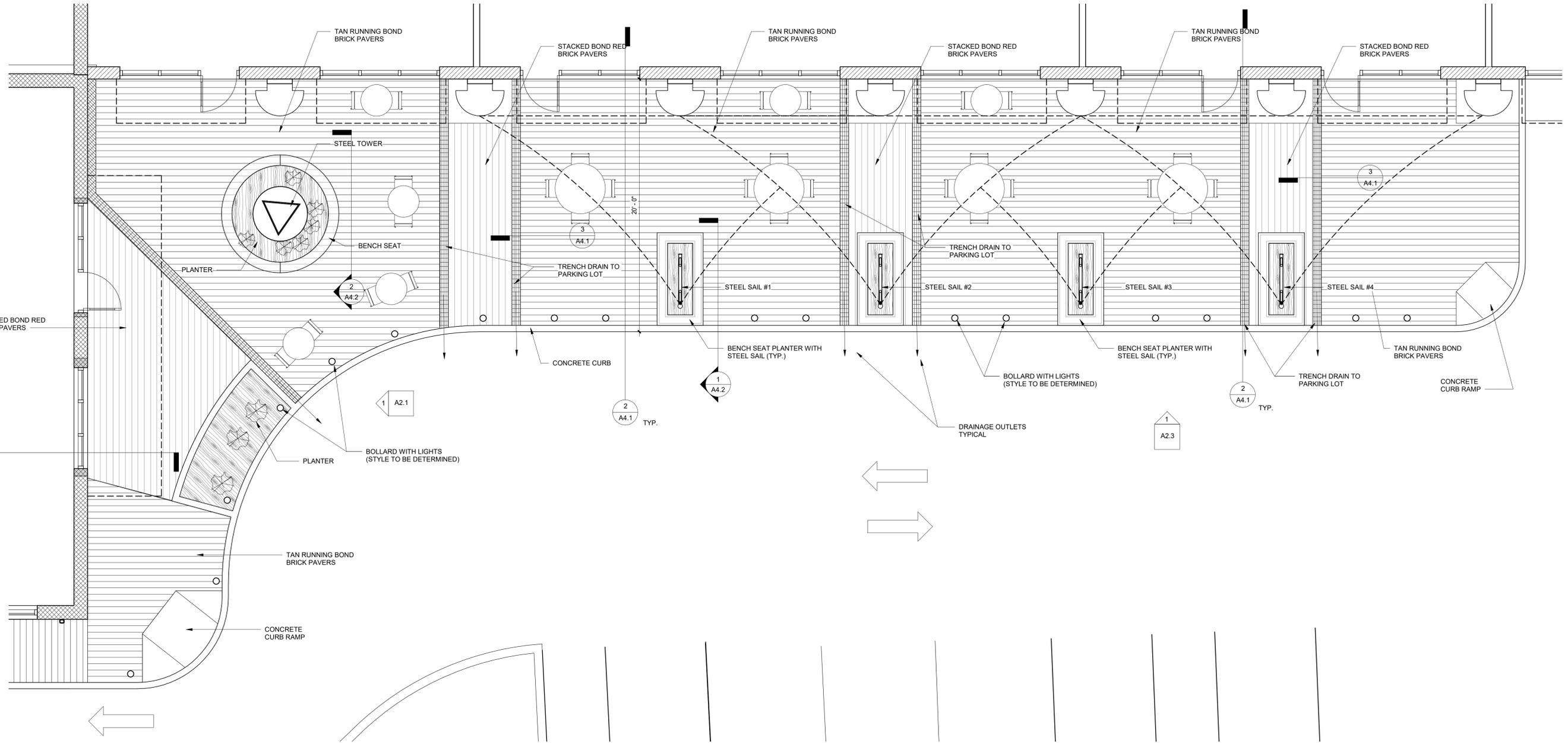


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PROJECT NO. 20.109  
 DATE: 09-10-2020  
 DRAWN BY: RAF  
 CHECKED BY: JDS / RAF

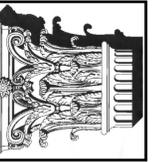
ENLARGED FLOOR PLAN  
 AT PATIO

NOT FOR CONST.



**1** ENLARGED FLOOR PLAN AT PATIO  
 1/4" = 1'-0"

9/10/2020 4:56:08 PM



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**480 EAST BAY**  
 Charleston, South Carolina

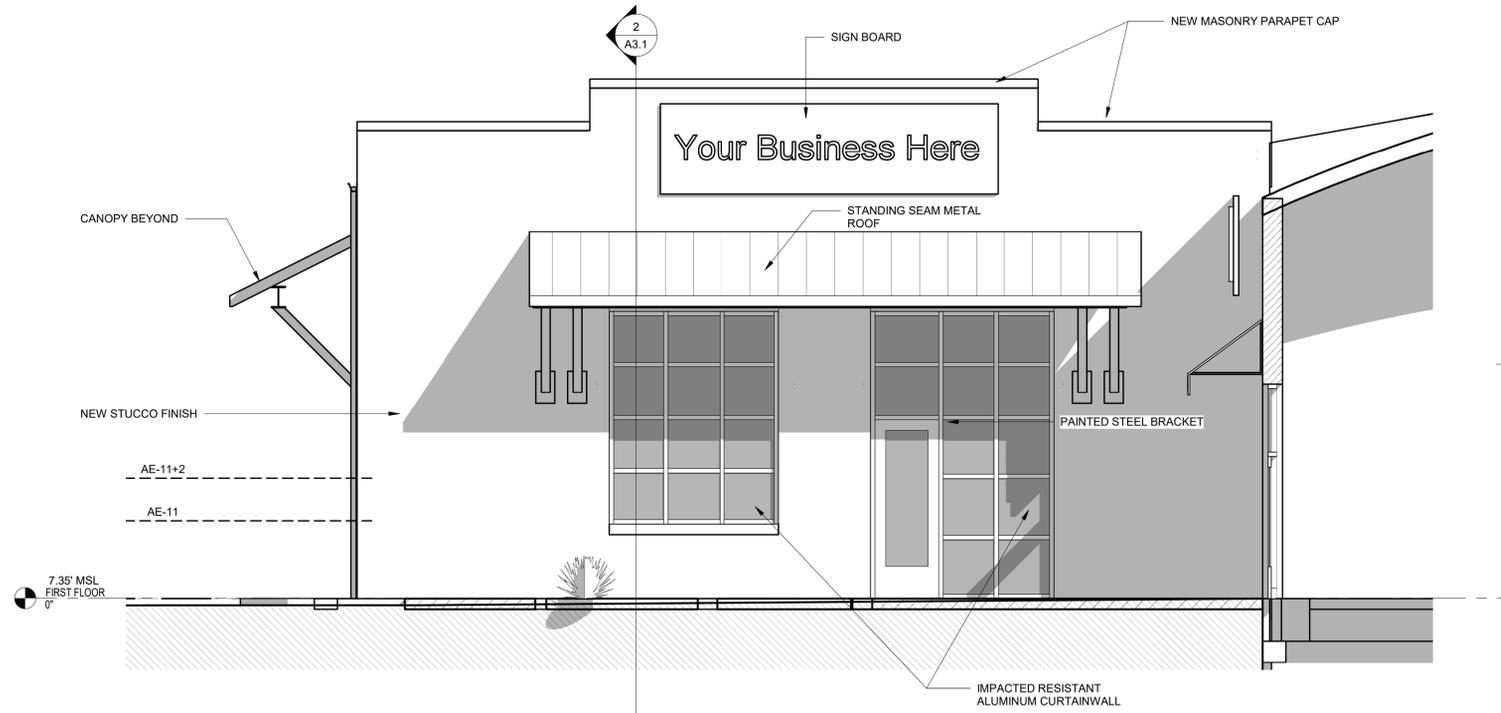


REVISIONS:  
 BAR CONCEPTUAL 09-23-20 MTG.

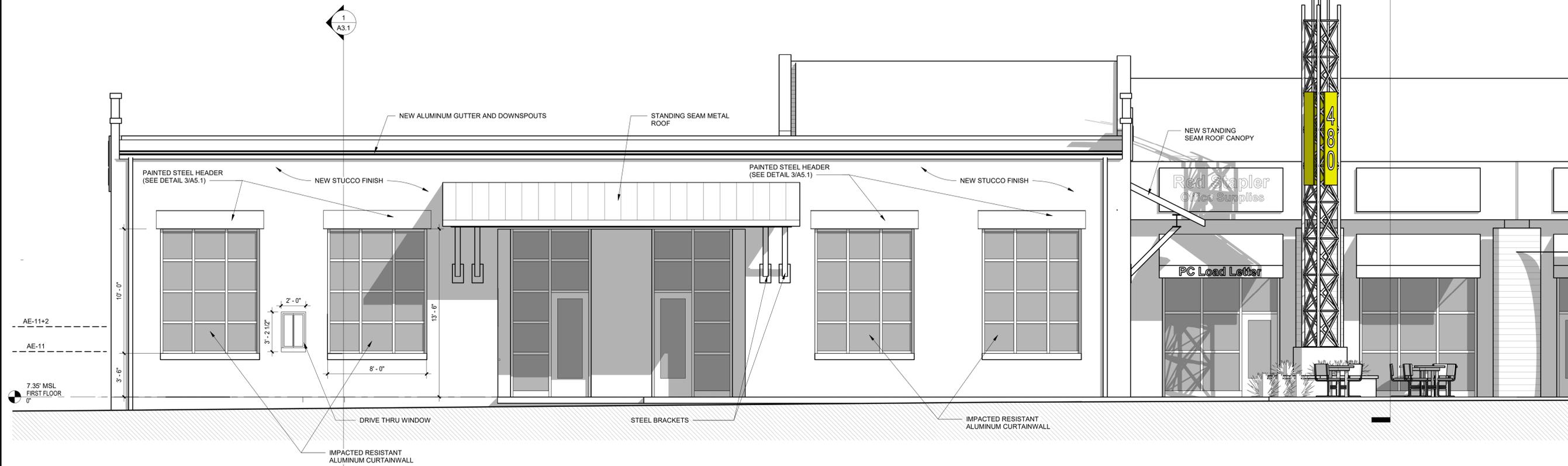
PROJECT NO. 20.109  
 DATE: 09-10-2020  
 DRAWN BY: Author  
 CHECKED BY: JDS / RAF

PROPOSED EXTERIOR ELEVATIONS

**A2.1**  
**26**



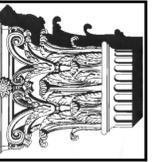
**1 PROPOSED WEST ELEVATION**  
 1/4" = 1'-0"



**2 PROPOSED NORTH ELEVATION**  
 1/4" = 1'-0"

NOT FOR CONST.

9/10/2020 4:56:13 PM



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**480 EAST BAY**  
 Charleston, South Carolina



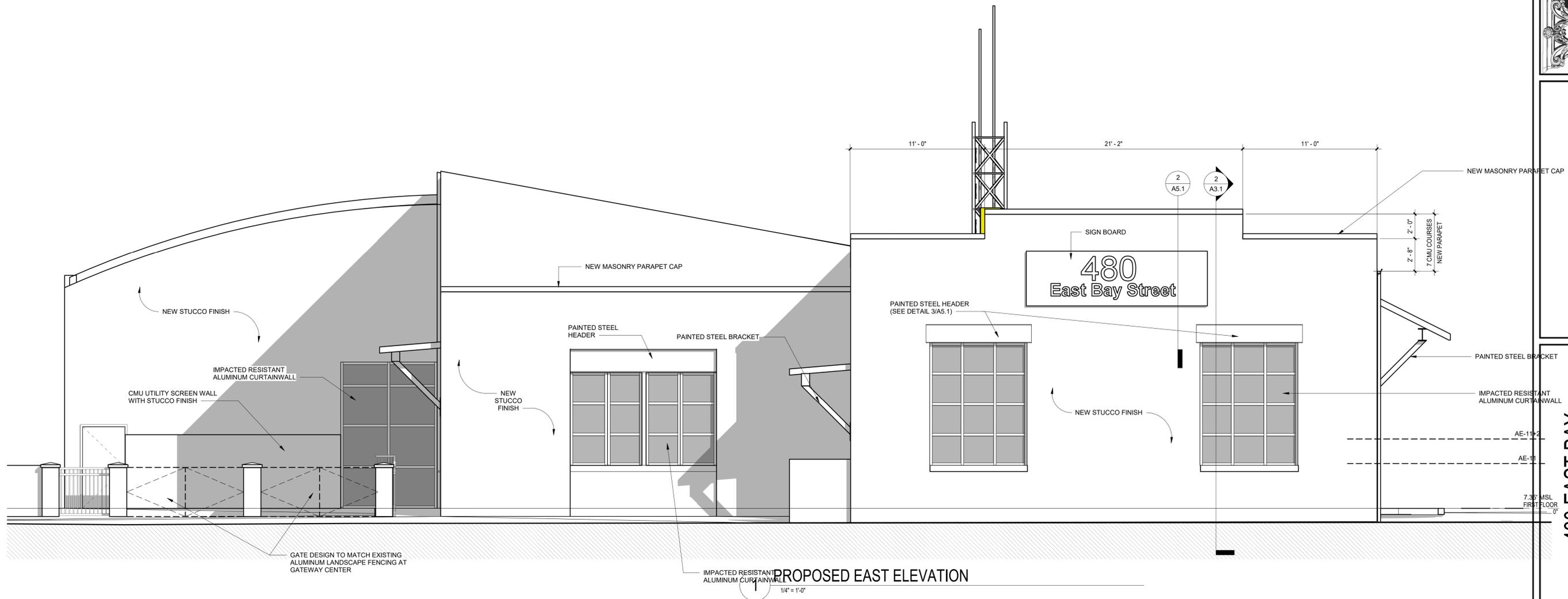
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PROJECT NO. 20.109  
 DATE: 09-10-2020  
 DRAWN BY: Author  
 CHECKED BY: JDS / RAF

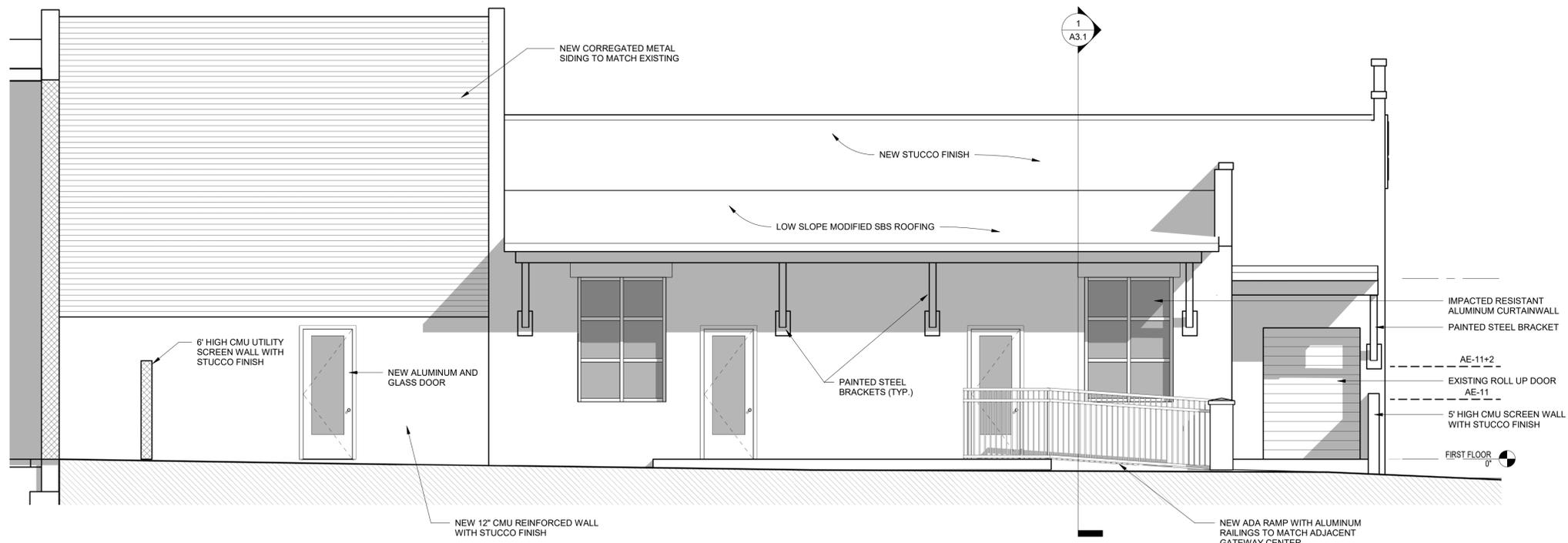
PROPOSED EXTERIOR ELEVATIONS

**A2.2**  
**27**

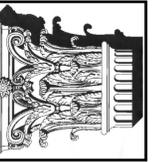
NOT FOR CONST.



**1** PROPOSED EAST ELEVATION  
 1/4" = 1'-0"



**2** PROPOSED SOUTH ELEVATION  
 1/4" = 1'-0"



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**480 EAST BAY**  
 Charleston, South Carolina



REVISIONS:  
 BAR CONCEPTUAL 09-23-20 MTG.

PROJECT NO. 20.109  
 DATE: 09-10-2020  
 DRAWN BY: Author  
 CHECKED BY: JDS / RAF

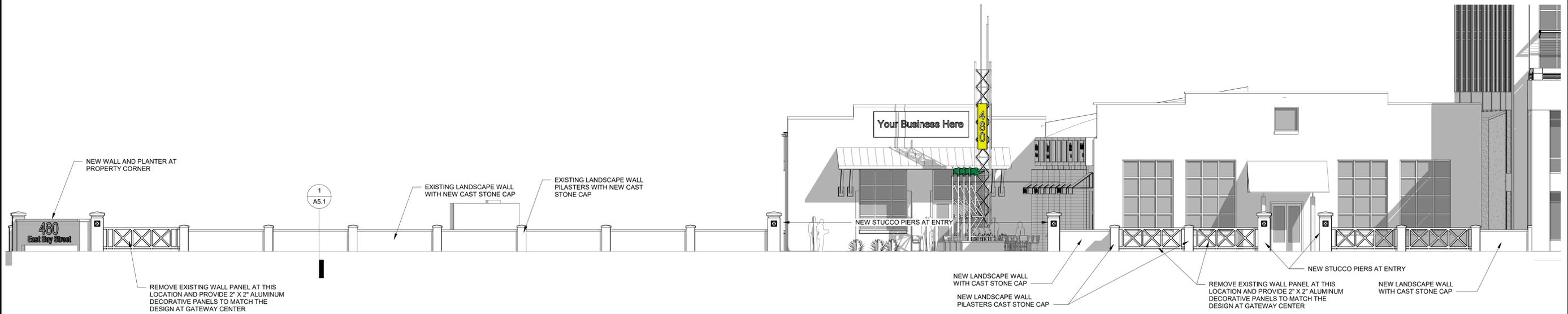
PROPOSED EXTERIOR ELEVATION AT PLAZA

**A2.3**  
**28**

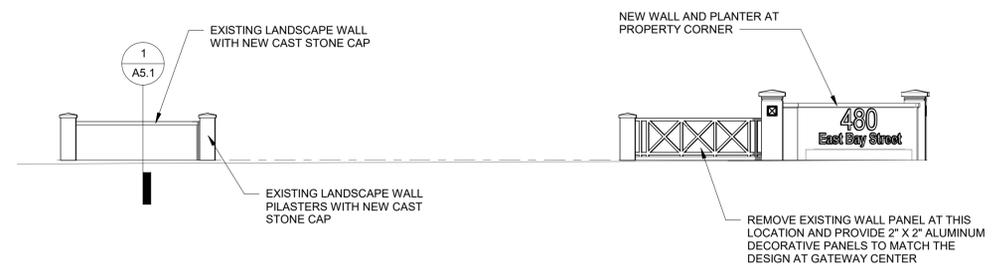
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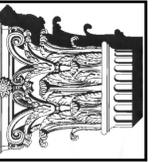
**1** PROPOSED EXTERIOR ELEVATION AT PLAZA  
 3/16" = 1'-0"



**2** ELEVATION AT EAST BAY LANDSCAPE WALL  
 1/8" = 1'-0"



**3** ELEVATION AT CHARLOTTE LANDSCAPE WALL  
 1/8" = 1'-0"



**EVANS & SCHMIDT ARCHITECTS**  
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**480 EAST BAY**  
 Charleston, South Carolina

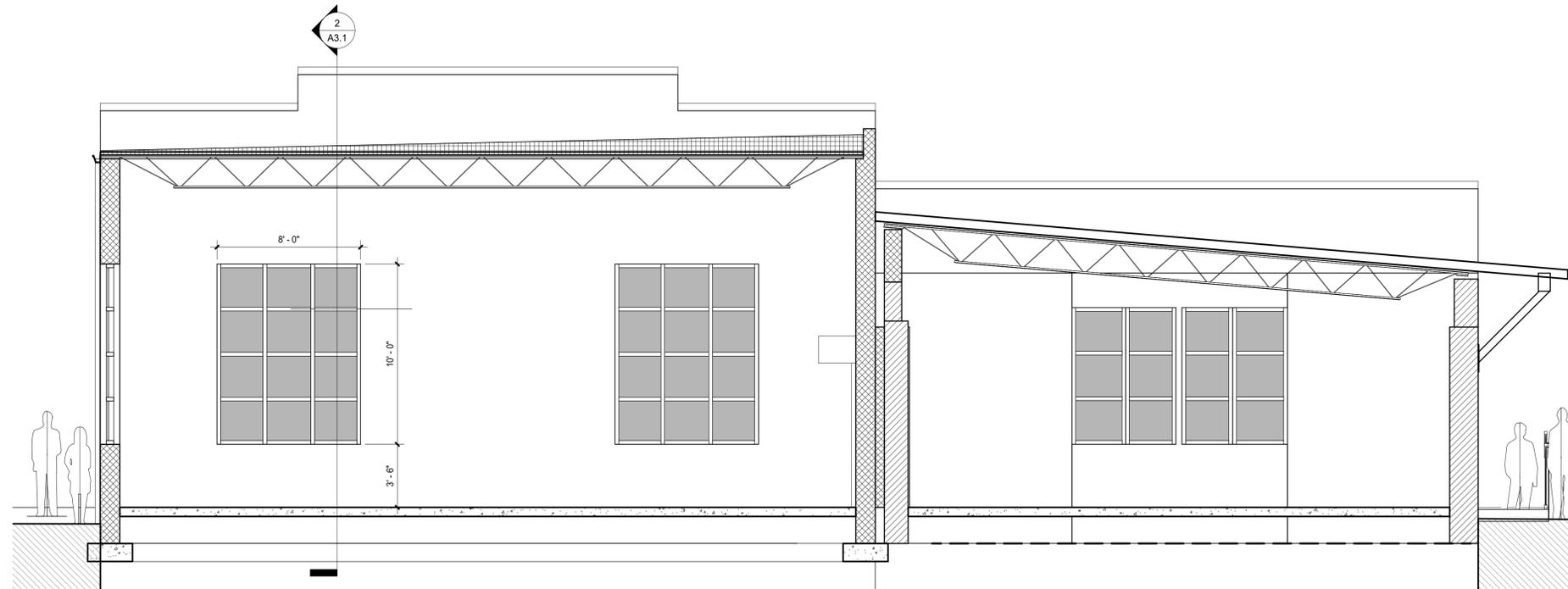


REVISIONS:  
 BAR CONCEPTUAL 09-23-20 MTG.

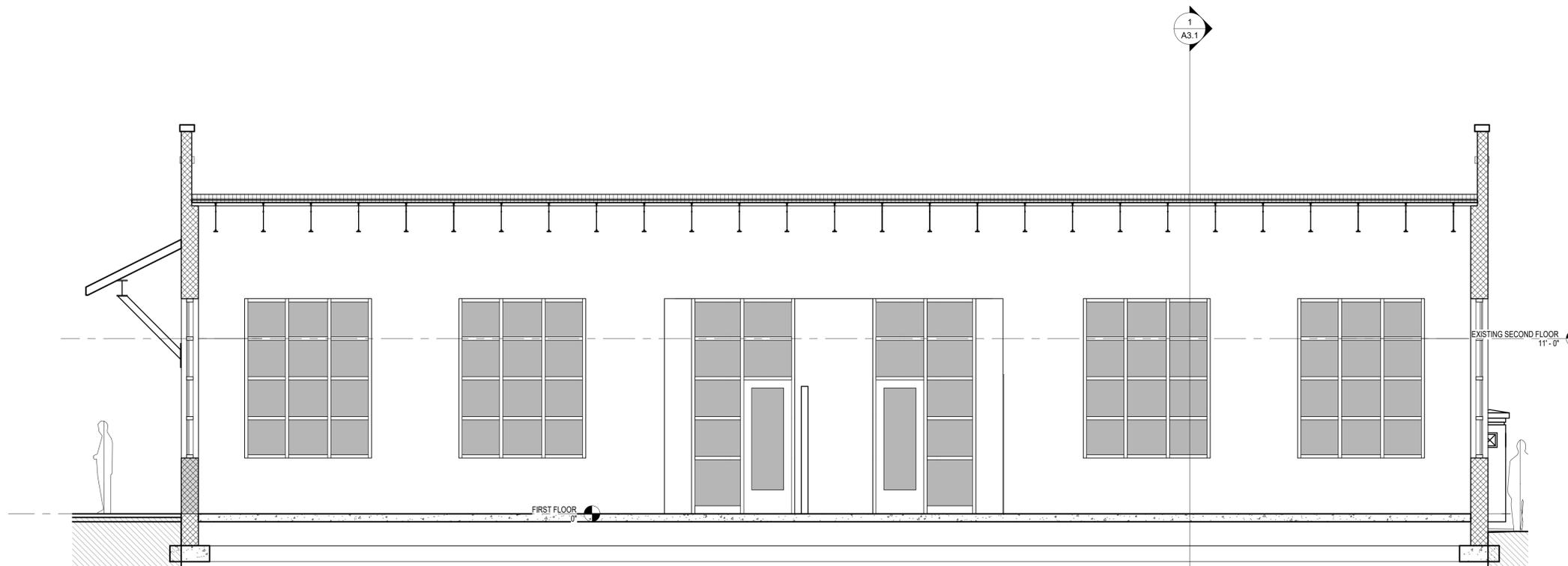
PROJECT NO. 20.109  
 DATE: 09-10-2020  
 DRAWN BY: Author  
 CHECKED BY: JDS / RAF

PROPOSED BUILDING SECTIONS

**A3.1**  
**29**

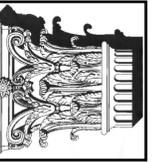


**1** PROPOSED TRANSVERSE BUILDING SECTION  
 1/4" = 1'-0"



**2** PROPOSED LONGITUDINAL BUILDING SECTION  
 1/4" = 1'-0"

NOT FOR CONST.



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

**480 EAST BAY**  
 Charleston, South Carolina



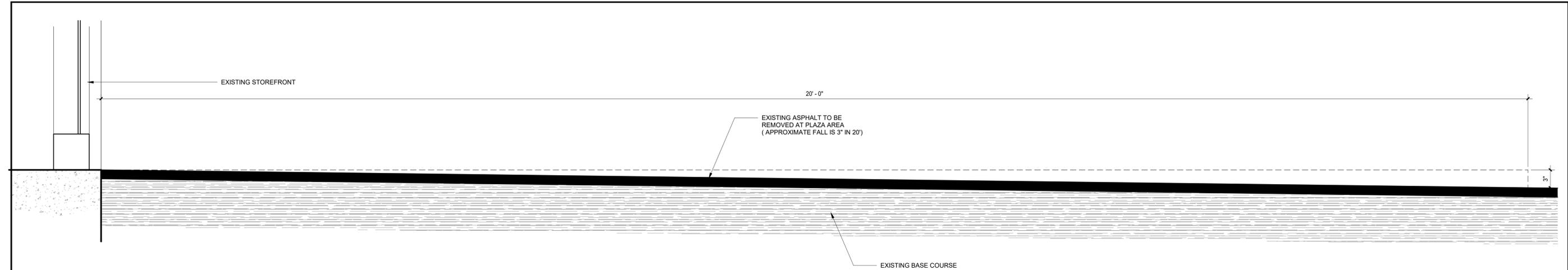
REVISIONS:  
 BAR CONCEPTUAL 09-23-20 MTG.

PROJECT NO. 20.109  
 DATE: 09-10-2020  
 DRAWN BY: RAF  
 CHECKED BY: JDS / RAF

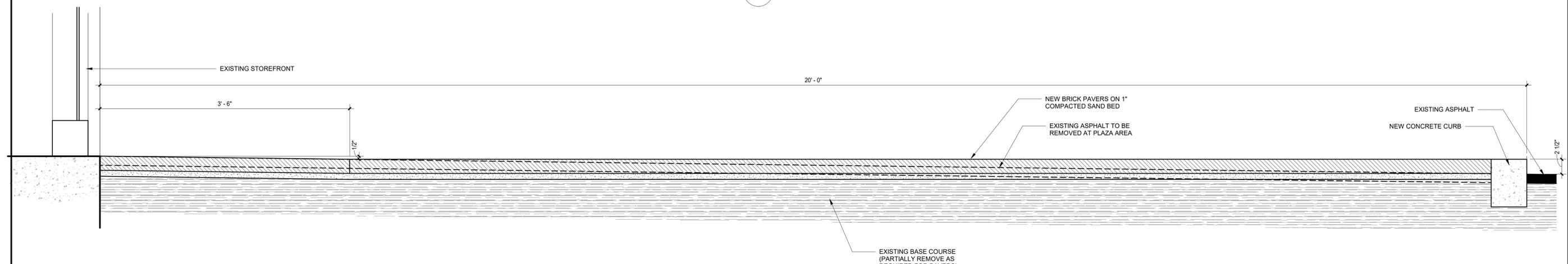
SECTIONS AT PLAZA

**A4.1**  
**30**

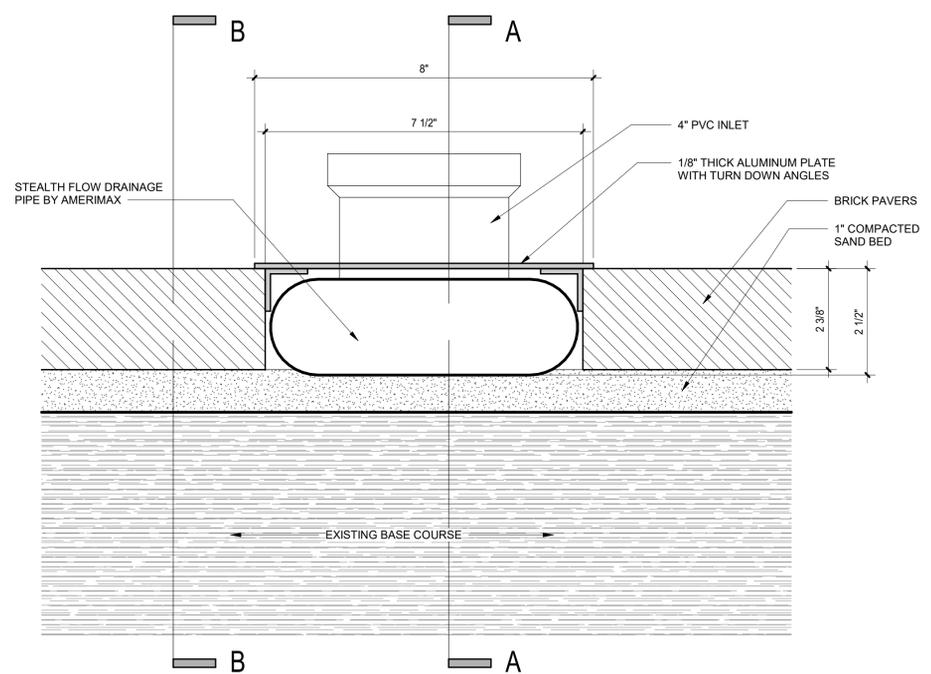
NOT FOR CONST.



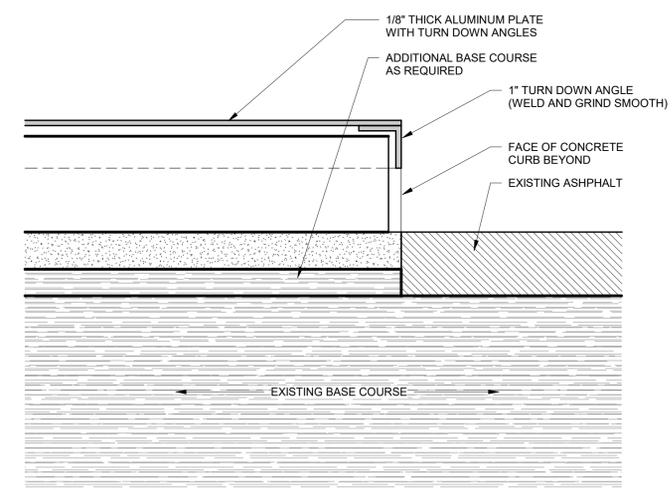
**1** EXISTING SECTION AT PLAZA  
 1 1/2" = 1'-0"



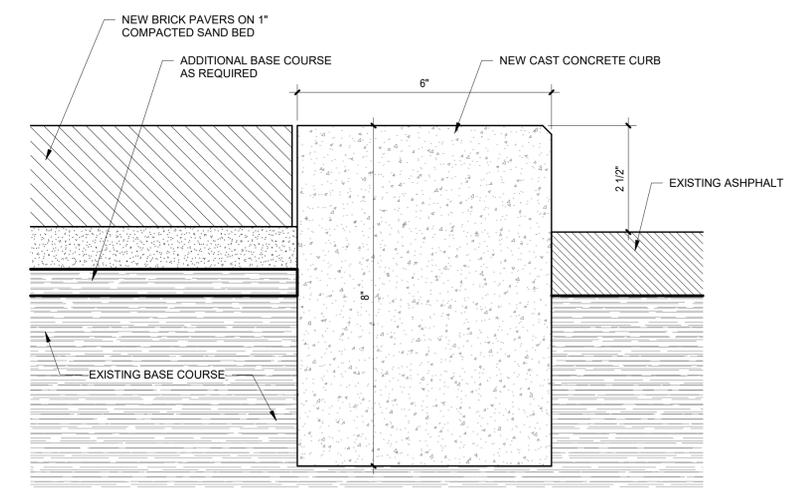
**2** PROPOSED SECTION AT PLAZA  
 1 1/2" = 1'-0"



**3** CROSS SECTION AT TRENCH DRAIN  
 6" = 1'-0"

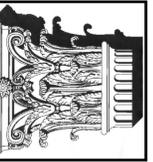


**DETAIL "A"**



**DETAIL "B"**

9/10/2020 4:56:21 PM



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

**480 EAST BAY**  
 Charleston, South Carolina

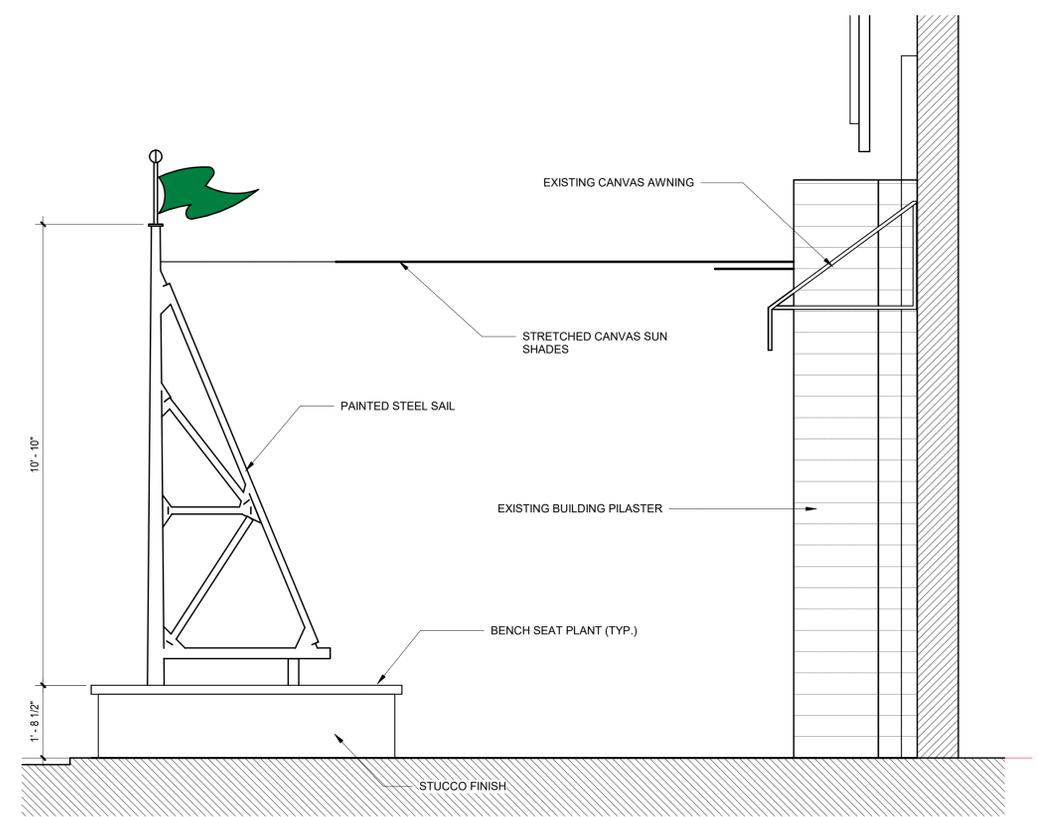


REVISIONS:  
 BAR CONCEPTUAL 09-23-20 MTG.

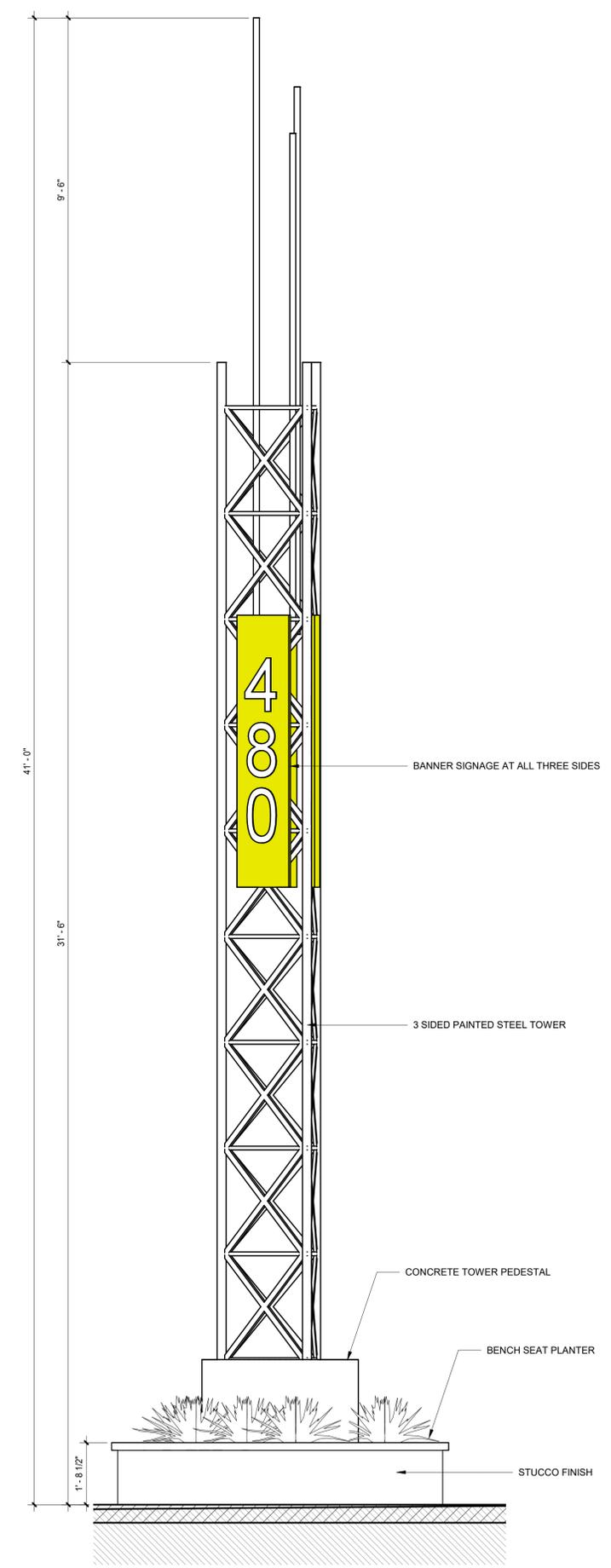
PROJECT NO. 20.109  
 DATE: 09-10-2020  
 DRAWN BY: Author  
 CHECKED BY: JDS / RAF

SECTION AT PLAZA

**A4.2**  
**31**

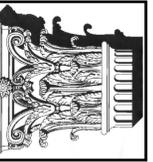


**1** ELEVATION AT TYPICAL SAIL  
 1/2" = 1'-0"



**2** ELEVATION AT TOWER  
 1/2" = 1'-0"

NOT FOR CONST.



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

**480 EAST BAY**  
 Charleston, South Carolina



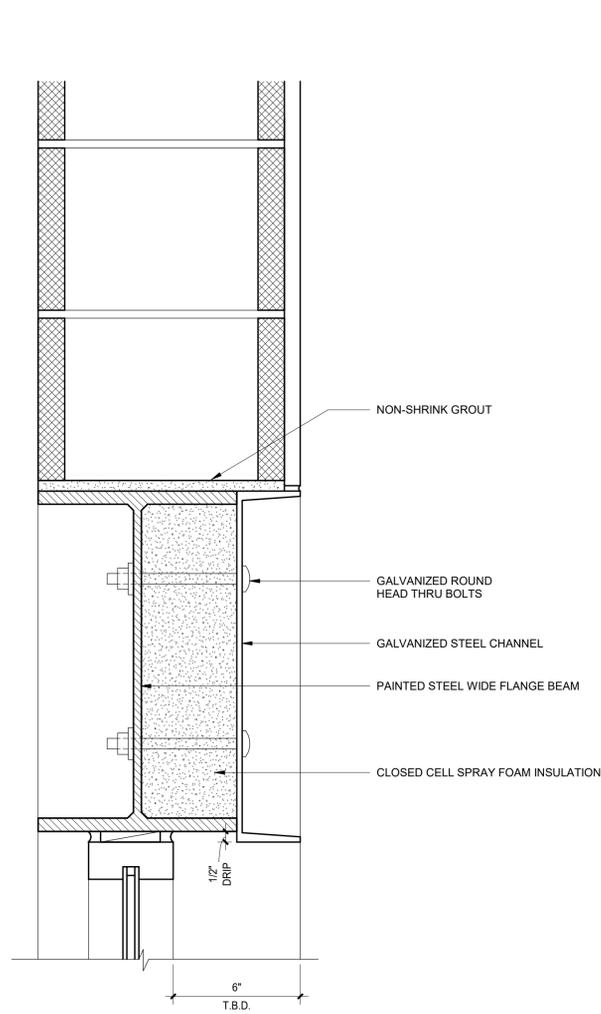
REVISIONS:  
 BAR CONCEPTUAL 09-23-20 MTG.

PROJECT NO. 20.109  
 DATE: 09-10-2020  
 DRAWN BY: RAF  
 CHECKED BY: JDS / RAF

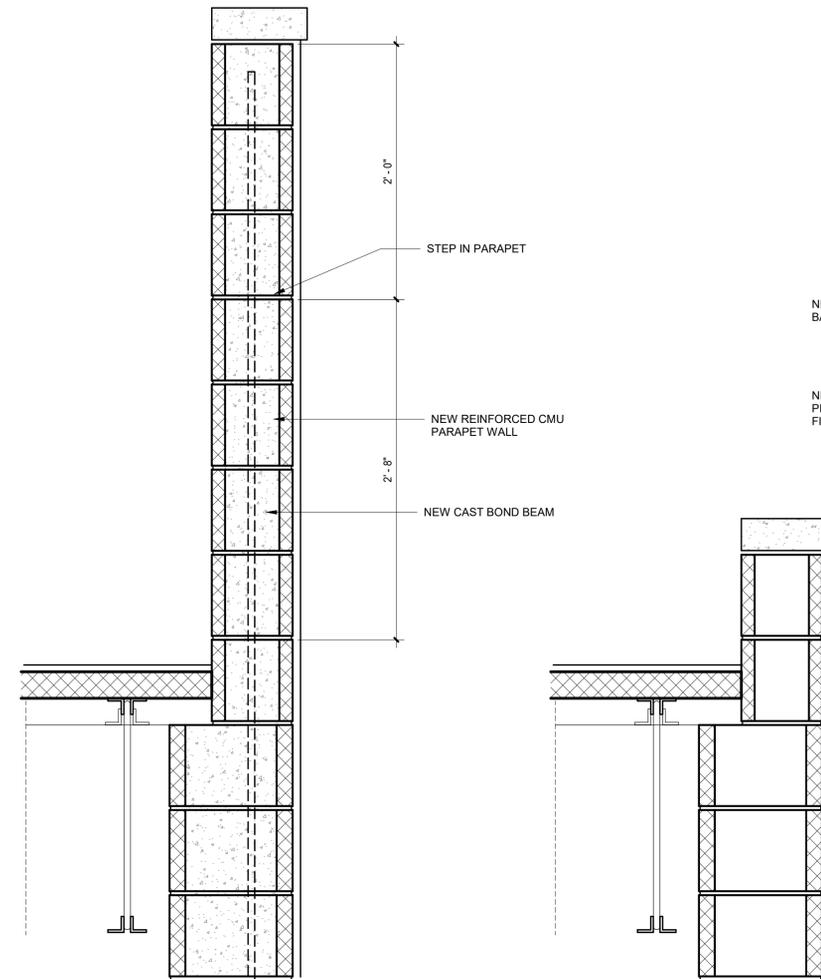
EXTERIOR DETAILS

**A5.1**  
**32**

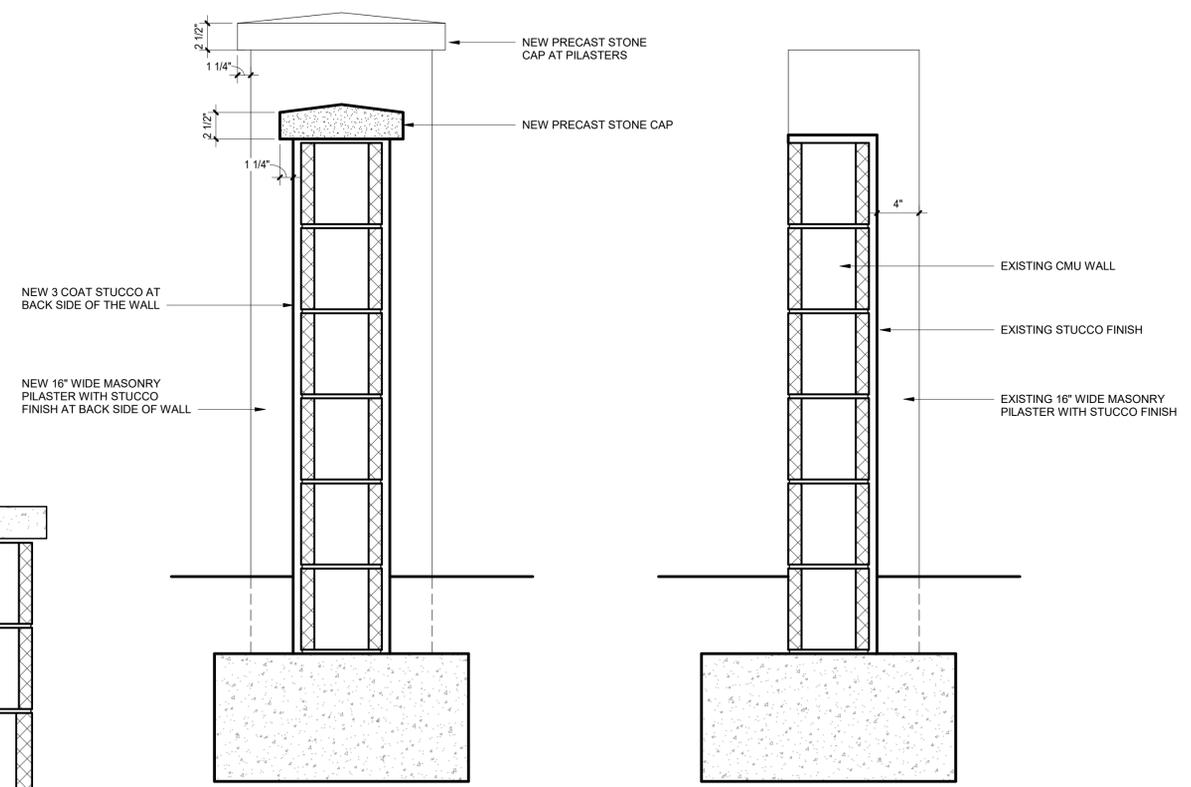
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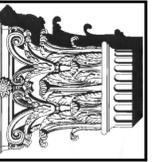
**3** WINDOW HEAD DETAIL  
 3" = 1'-0"



**2** SECTION AT PARAPET  
 1 1/2" = 1'-0"



**1** EAST BAY STREET LANDSCAPE WALL  
 1 1/2" = 1'-0"



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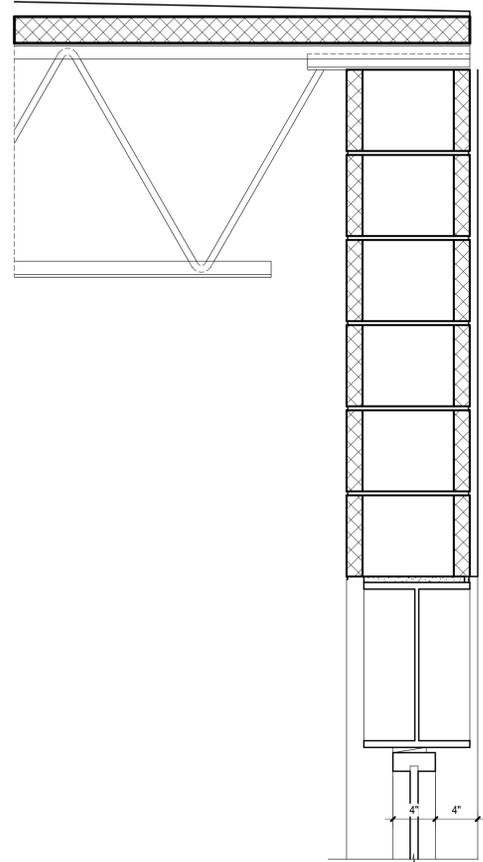
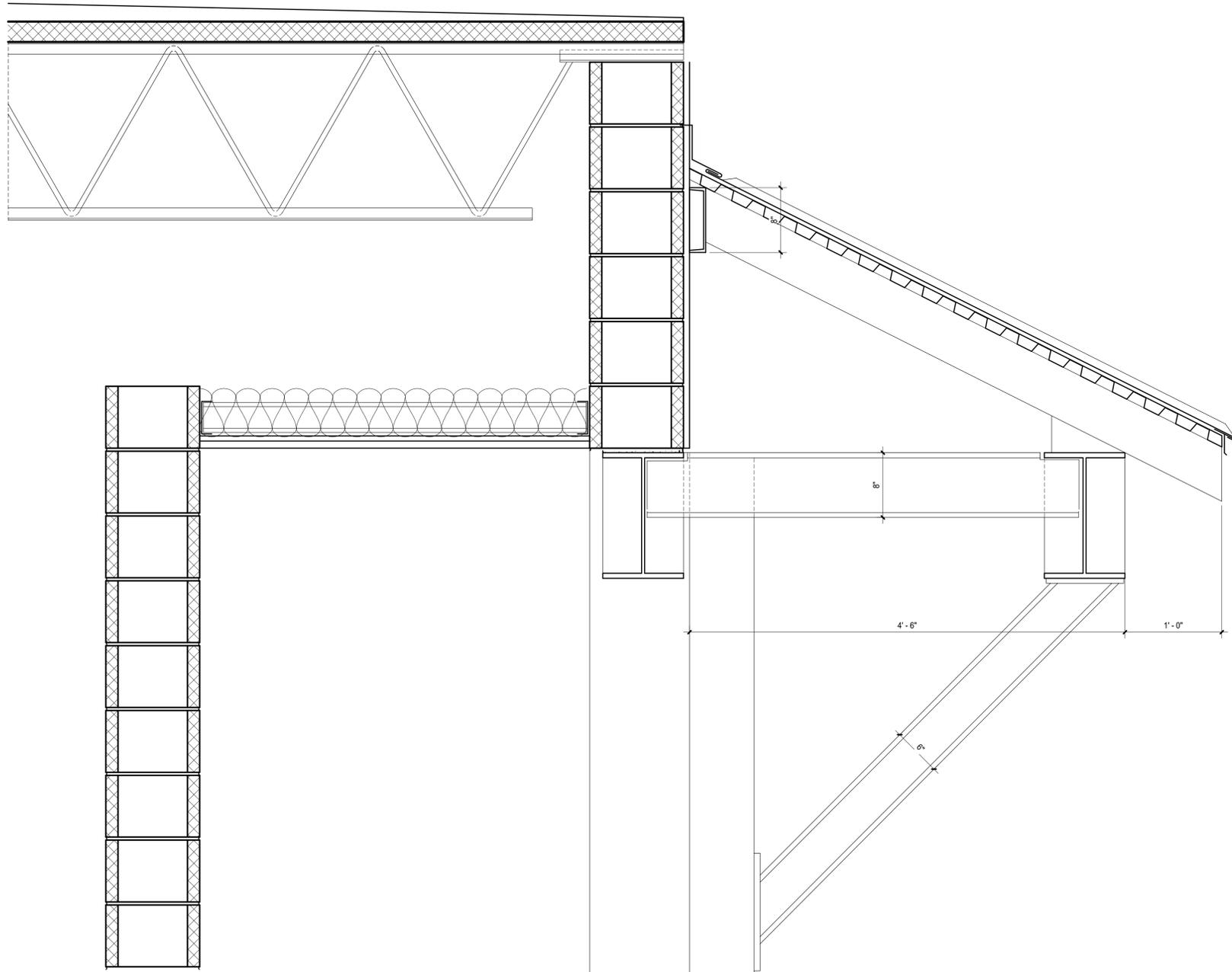


REVISIONS:  
 BAR CONCEPTUAL 09-23-20 MTG.

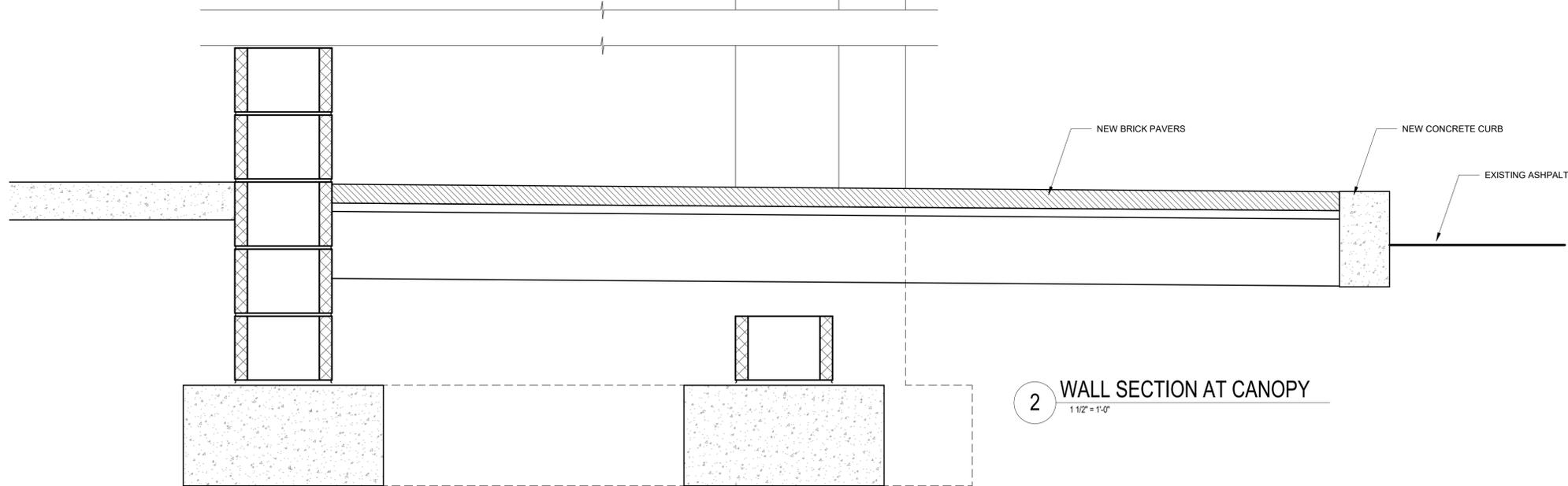
PROJECT NO. 20.109  
 DATE: 09-10-2020  
 DRAWN BY: Author  
 CHECKED BY: JDS / RAF

EXTERIOR DETAILS

**A5.2**  
**33**



**1** WALL SECTION AT WINDOW  
 1 1/2" = 1'-0"



**2** WALL SECTION AT CANOPY  
 1 1/2" = 1'-0"

NOT FOR CONST.

9/10/2020 4:56:22 PM

