City of Charleston

BOARD OF ARCHITECTURAL REVIEW - LARGE

September 28, 2022
4:30 PM

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

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 You Tube 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, September 27, 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 Meeting Minutes from September 14, 2022
Agenda Item #2

54 ST. PHILIP STREET (SIMONS CENTER FOR THE ARTS)
TMS # 457-04-02-043

Request final review of the sample panel.

N/R and New Construction | Height District 4-6 | Old and Historic District
Agenda Item #2 (54 St. Philip Street, Simons Center)

Applicant’s Presentation
Agenda Item #3

838 MORRISON DRIVE
TMS # 457-07-00-010

Request after-the-fact approval for fresh air hooded intake covers.

New Construction | Height District 4-12 | Historic Corridor District
Agenda Item #3 (838 Morrison Drive)

Applicant’s Presentation
Request final approval for design of the Water Veil Kinetic sculpture to be located in the central courtyard at monumental stairs.
Agenda Item #4 (838 Morrison Drive)

Applicant’s Presentation
SAMPLE PANEL PHOTOGRAPHS
THE WATER VEIL - KINETIC SCULPTURE
WOODFIELD DEVELOPMENT
838 MORRISON DRIVE
CHARLESTON, SC
B.A.R. SEPTEMBER 28, 2022
SCULPTURE VARIATIONS
THE WATER VEIL - KINETIC SCULPTURE
THE WATER VEIL - KINETIC SCULPTURE

INSTALLATION 3D DIAGRAM

METAL FRAME ANCHORED TO EXISTING MASONRY

INFILL PANELS ATTACHED TO METAL FRAME (METAL, POLYCARBONATE OR EQUIVALENT)

UP LIGHTING

KINETIC SKIN ATTACHED TO INFILL PANELS WITH STAINLESS STEEL SCREWS

EJECTION MOLDED UV PROTECTED POLYCARBONATE

METAL FRAME WITH ANGLED EDGES

STAINLESS STEEL DIALS ATTACHED TO STAINLESS STEEL PINS PINS FUSED TO EJECTION MOLDED BACKING
The Water Veil - Links

The Water Veil – Kinetic sculpture PFD link;

https://housingstudio.sharefile.com/d-s775268623df64590810d51f8a1451dec

The Water Veil – Kinetic sculpture sample panel Video link;

https://housingstudio.sharefile.com/d-s7405f535287d437a8b62383ce7cf29b1
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 #5 (29-35 George/306 King/84-88 Society)

Applicant’s Presentation
ARCHITECT RESPONSES:

a. The canopy in this location will be 3’ deep. The sidewalk is 10’ deep, and the second floor is set back an additional 15’.

b. Operable hinged doors will be provided to open the interior to the exterior. Outdoor seating or outdoor display will be encouraged to engage pedestrians.

c. The color of the exterior materials on the top floors will be lightened as shown. We studied eliminating the arched windows by squaring them off. We felt the arched windows fit within the context and work well with a lighter color metal panel.

d. “Unitized” means curtainwall. This terminology is in the BAR standards which encourages the use of unitized storefronts.

b. A 10’ deep sidewalk is required in front of the building, and Applicant may confirm if additional space is needed.

c. Staff encourages Applicant to continue seeking ways to incorporate outdoor areas for additional activation at the sidewalk level. The use of more operable door panels might be an interesting solution.

d. While it is elegantly detailed, restudy the top of the sixth-floor. The combination of dark color and the height of wall over the top of the windows continues to be bothersome in that it makes the building a bit top heavy. The recessed round-top windows may further this idea of heaviness. Restudy the top floor to find ways to lighten and diminish its effect on the whole.

e. Please define the use of the term “unitized” glazing.

STAFF COMMENTS:

1. Building A, the apartments, at 29-35 George Street is more contemporary in its expression, especially at the ground plane. The front elevation is treated as two vertical masses with elegant detailing to emphasize vertical proportions of elements. Staff finds the language blends well with the newer, more modern CoC buildings across the street and will lead to a comfortable feeling along this stretch of George Street. The large amount of glazing along the lower portion at George Street should serve to activate and provide interest at this area.

   a. A 10’ deep sidewalk is required in front of the building, and Applicant may confirm if additional depth is planned. Please also confirm the depth of the roof overhang which serves as a canopy to a portion of the George Street sidewalk.

   b. Staff encourages Applicant to continue seeking ways to incorporate outdoor areas for additional activation at the sidewalk level. The use of more operable door panels might be an interesting solution.

   c. While it is elegantly detailed, restudy the top of the sixth-floor. The combination of dark color and the height of wall over the top of the windows continues to be bothersome in that it makes the building a bit top heavy. The recessed round-top windows may further this idea of heaviness. Restudy the top floor to find ways to lighten and diminish its effect on the whole.

   d. Please define the use of the term “unitized” glazing.

2. Building B, the hotel, at 84-88 Society incorporates the remnant front quarter of the existing building at this location on which a roof terrace is to be planned. Adjacent to the this will be welcoming front entry area which leads to the interior of the site where a pocket park is planned behind 302 King Street. A large five-story building sits directly across Society Street which makes the scale of this building more acceptable. The architectural expression has been kept reasonably simple, drawing from nearby elements. An extra half-story at the top is well pushed back from the street and will likely not be visible. However, this extra height requires a finding of architectural merit and context by the Board. Regarding Building B:

   a. A small but additional increase between planes at the front elevation is encouraged for cleaner massing articulation and additional deference to the salvaged remnant structure.

   b. Applicant to describe what is occurring at the building at 306 King Street, as this has been noted in the submittal as part of the request for a finding of architectural merit.

   c. While not visible from the public right-of-way, it is proposed for a finding of architectural merit, therefore Staff suggests giving the park behind 302 King Street a sense of enclosure and using the mix of hardscape and landscaping and perhaps even public art to create a sense of place.

   d. Applicant should describe what type of sound mitigation measures are expected, as noted on page AB2.05, and whether these are expected to have any visual impact.

BOARD COMMENTS:

- Continuation of blocking the King Street buildings. Many great details, but it is applicant’s responsibility to follow those that came before and also to look at existing inventory of buildings which we all appreciate. This height is a continuation of lack of appreciation for existing inventory of buildings which surround the site. For this reason, can’t support additional half story.

- Project has come a long way from last presentation. Great example of going back to the drawing board and intentionally adapting to Charleston community. Would like to understand unexplained reference to 306 King Street. Appreciate recessed top windows at top, remisss of the Johnson Center. Height doesn’t fit this area. Still some further vantage points where may be seen. Can’t support merit for extra half story but project generally in right direction.

- Much improved in architecture, mass, and scale. Agree with Staff comments and colleagues. Half story is unnecessary height to context and surroundings. Materials are interesting – similar and responsive to context. Not sure why rounded windows at top are needed – top seems disconnected. Existing one-story on Society Street is architecturally disconnected, in stile and transition. Not comfortable to support the extra half story.

- A most thorough reconsideration of architectural direction in wake of denial, and a good example of what Board expects from a denial. Extremely compelling on both streets – order, scale, proportions, material palette, syntax. Could potentially support merit and extra story based on architectural design, Commend intellectual and creative flexibility.

- Additional lines of sight would be helpful.

Our building is behind King Street buildings and is not visible from King Street, or Meeting Street. Our building is very similar to the heights of other buildings in this location. Several buildings are taller. This is shown in the diagrams provided within this revised submittal.

306 King Street is not part of this project. The additional story is not visible from the street level. Additional perspectives are provided within the submittal. A comment was made that this building would be visible from the Ravenel Bridge. We explored this vantage point and determined that it would very difficult to see our building since the skyline from this viewing point is obstructed by many taller buildings than ours.

Comments addressed above.

Thank you

Additional perspective provided.
EXISTING 3-STORY BUILDING TO REMAIN

PROPOSED FOR DEMOLITION

SITE

EQUIVALENT TO 7/8-STORY BUILDING

E 5-STORY BUILDING

E 6-STORY BUILDING

E 7-STORY BUILDING

E 8-STORY BUILDING

E 14-STORY BUILDING

STORY SURVEY - PROJECT AREA
AERIAL VIEW - BUILDING A + B

bittoni architects
Chesapeake Architects
10:35, 1:23
COMBINED SITE PLAN - ROOF VIEW
ARCHITECTURAL MERIT SUPPORTING INFO
NOTE: WHILE BUILDING A DOES NOT SEEK ADDITIONAL HEIGHT, BUILDING B (SHOWN HERE) IS ONLY SEEKING A FRACTION OF A FLOOR AS SHOWN IN THE DIAGRAMS ABOVE, WHICH ENABLES THE PROJECT TO INCREASE SETBACKS AND GENERATE PARK SPACE AND CONTRIBUTE TO THE PUBLIC REALM.

BUILDING B: BENEFITS OF MASSING RECONFIGURATION
AREA REQUEST IN RELATIONSHIP TO TOTAL ALLOWABLE FLOOR AREA

ALLOWABLE FLOOR AREA PER ZONING
BUILDING A  36,120 SF
BUILDING B  18,183 SF
TOTAL  54,303 SF

PROPOSED FLOOR AREA - LEVEL 1
BUILDING A  29,390 SF
BUILDING B  16,600 SF
TOTAL  44,990 SF

PROPOSED FLOOR AREA - LEVELS 2 - 4
BUILDING A  27,229 SF
BUILDING B  14,419 SF
TOTAL  41,648 SF

BUILDING A  27,229 SF
BUILDING B  12,721 SF
TOTAL  39,950 SF

PROPOSED FLOOR AREA - LEVEL 6
BUILDING A  27,229 SF
BUILDING B  12,721 SF
TOTAL  39,950 SF

PROPOSED FLOOR AREA - LEVEL 6 1/2
BUILDING A  0 SF
BUILDING B  6,906 SF
TOTAL  6,906 SF

BUILDING B - LEVEL 6 1/2 AREA REQUEST
6,906 SF - 13% OF TOTAL ALLOWABLE FLOOR AREA
AND 17% OF LEVEL 6

TOTAL ALLOWABLE FLOOR AREA  54,303 SF

CHS BAR RESPONSE
REVISED PERSPECTIVES - BUILDING B

LIGHTENED COLOR OF TOP FLOOR

REDUCED HEIGHT OF GLASS ROOF

PREVIOUS PROPOSED

LIGHTENED COLOR OF TOP FLOOR

REDUCED HEIGHT OF GLASS ROOF

PREVIOUS PROPOSED
LEVEL 6 SETBACK
LEVEL 6 1/2 NOT VISIBLE FROM STREET

LEVEL 6 SETBACK
LEVEL 6 1/2 NOT VISIBLE FROM STREET

PERSPECTIVES - BUILDING B
LEVEL 6 SETBACK
LEVEL 6 1/2 NOT VISIBLE FROM STREET
REVISED PERSPECTIVES - BUILDING A

LIGHTENED COLOR OF TOP FLOOR

LIGHTENED COLOR OF TOP FLOOR
LIGHTENED COLOR OF TOP FLOOR, NO ADDITIONAL HEIGHT REQUESTED

OUTDOOR SEATS / OPERABLE DOOR FOR INTENDED RESTAURANT
LIGHTENED COLOR OF TOP FLOOR, NO ADDITIONAL HEIGHTRequested
LIGHTENED COLOR OF TOP FLOOR, NO ADDITIONAL HEIGHT REQUESTED

OUTDOOR SEATS / OPERABLE DOOR FOR INTENDED RESTAURANT
LIGHTENED COLOR OF TOP FLOOR,
NO ADDITIONAL HEIGHT REQUESTED
PERSPECTIVES - BUILDING A

LIGHTENED COLOR OF TOP FLOOR, NO ADDITIONAL HEIGHT REQUESTED
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.

- 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.
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
SITE CONTEXT PHOTOS
ROOF PLAN
BLDG B DRAWING
LEVEL 6 1/2 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.
PERSPECTIVES - BUILDING A & B
Agenda Item #6

74 PRESIDENT STREET
TMS # 460-15-01-043

Request conceptual approval for new construction of 6-story 89,189 s.f. classroom building for the MUSC College of Health Professions.

New Construction | Height District 85/125 | Old City District
Agenda Item #6 (74 President Street)

Applicant’s Presentation
COLLEGE OF HEALTH PROFESSIONS
ACADEMIC BUILDING

74 PRESIDENT STREET
CHARLESTON, SC 29425

BAR-L CONCEPTUAL REVIEW
SUBMITTAL DATE: SEPTEMBER 19, 2022
MEETING DATE: SEPTEMBER 28, 2022

TBC REVIEWS
• Pre-Application Meeting: July 21, 2022

ZONING APPROVALS
• ZBA-A: Variance Granted August 16, 2022, for relief from setback requirement of 40’ from center of street ROW, due to existing electrical equipment.

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LOCATION MAP

ARCHITECT OF RECORD
SMHA, INC.
400 HIBBEN STREET,
MT PLEASANT, SC 29464
T: 843.881.7642
www.smha.com
Contact: Margie Longshore, AIA
m.longshore@smha.com

MECHANICAL, PLUMBING, ELECTRICAL
AND FIRE PROTECTION ENGINEER
RMF ENGINEERING
194 SEVEN FARMS DRIVE, SUITE G
CHARLESTON, SC 29492
T: 843.616.6193
www.rmf.com

CIVIL AND STRUCTURAL ENGINEER
AND LANDSCAPE ARCHITECT
ADC ENGINEERING
1226 YEAMANS HALL ROAD
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www.adcengineering.com

CONSULTING ARCHITECT
CLARK NEXSEN
333 FAYETTEVILLE STREET, SUITE 1000
RALEIGH, NC 27601
T: 919.828.1876
www.clarknexsen.com

SUSTAINABILITY CONSULTANT
WHOLE BUILDING SYSTEMS
PO BOX 1846
MT PLEASANT, SC 29465
www.wholebuildingsystems.com
PROJECT GOALS
- Incorporation of Technology
- Welcoming, Open, Lots of Sunlight
- Celebrate Movement
- Relate to CHP-A, CHP-B, and Surrounding Context
- Allow for Growth of Programs
- Provide Flexibility for Future
- Foster Interprofessional Collaboration

CHP - DEPARTMENTS INCLUDED IN PROGRAM
- Department of Rehabilitation Sciences
  - Physical Therapy
  - Occupational Therapy
  - Speech and Language Pathology
- Center for Rehabilitation Research in Neurological Conditions
- Administrative Space
- Common Space

PROGRAM CONSISTS OF 3 MAIN TYPES OF SPACES:
- Large Multipurpose Classroom / Lab Spaces
- Faculty and Staff Office Spaces
- Support Space

DEPARTMENTS INCLUDED IN PROGRAM:
- Department of Rehabilitation Sciences
  - Physical Therapy
  - Occupational Therapy
  - Speech and Language Pathology
- Center for Rehabilitation Research in Neurological Conditions
- Administrative Space
- Common Space

PROGRAM CONSISTS OF 3 MAIN TYPES OF SPACES:
- Large Multipurpose Classroom / Lab Spaces
- Faculty and Staff Office Spaces
- Support Space
SITE DIAGRAMS

SITE CONSTRAINTS

BUILDING LAYOUT CONCEPT

RESPONSE TO SITE CONSTRAINTS

SITE CONSTRAINTS

- VINCE MOSELEY CENTER
- EXISTING ELECTRICAL DUCTBANK
- BUILDABLE AREA
- EXISTING OAK TREE
- EXISTING WATER LINES
- DENTAL MEDICINE
- DRUG DISCOVERY
- BIO-ENGINEERING

BUILDING LAYOUT CONCEPT

- VINCE MOSELEY CENTER
- LABS / CLASSROOMS
- SUPPORT OFFICE
- BUILDABLE AREA
- EXISTING OAK TREE
- EXISTING ELECTRICAL DUCTBANK
- DENTAL MEDICINE
- DRUG DISCOVERY
- BIO-ENGINEERING

RESPONSE TO SITE CONSTRAINTS

- VINCE MOSELEY CENTER
- LABS / CLASSROOMS
- SUPPORT OFFICE
- BUILDABLE AREA
- EXISTING OAK TREE
- EXISTING ELECTRICAL DUCTBANK
- DENTAL MEDICINE
- DRUG DISCOVERY
- BIO-ENGINEERING
PROPOSED COLLEGE OF HEALTH PROFESSIONS BUILDING (CHP-D)

PROPOSED FFE: 13.0' MSL
FEMA ZONE AE 10.0'

EXISTING BIOENGINEERING BUILDING (BEB)

EXISTING ELECTRICAL SWITCHGEAR / EQUIPMENT

EXISTING DRUG DISCOVERY BUILDING (DDB)

Existing Electrical Switchgear / Equipment

President Street
STREETSCAPE ELEVATION LOOKING EAST

MEDICAL UNIVERSITY OF SOUTH CAROLINA
COLLEGE OF HEALTH PROFESSIONS ACADEMIC BUILDING
BAR-1 CONCEPTUAL REVIEW
SEPTEMBER 28, 2022

PRESIDENT STREET ELEVATION - EAST

PRESIDENT STREET PHOTOSCAPE - EAST
LEVEL 1
13'-0"
T.O. PARAPET
LEVEL 2
30'-0"
LEVEL 3
45'-4"
LEVEL 4
60'-8"
LEVEL 5
76'-0"
LEVEL 6
91'-4"
PENTHOUSE
106'-8"

PEDESTRIAN BRIDGE TO ADJACENT BUILDING - CURTAINWALL / METAL PANEL FACADE

20'-0"
15'-4"
EXISTING HISTORIC BRICK WALL

ARCHITECTURAL PRECAST PANEL
INTEGRAL METAL SUN SHADE
ALUMINUM CURTAIN WALL SYSTEM WITH INSULATED GLAZING
ALUMINUM COMPOSITE METAL PANEL
ALUMINUM COMPOSITE METAL PANEL CANOPY
PROFILED METAL PANEL

SCALE: 1/8" = 1'-0"
1/8" = 1'-0"
VIEW OF EAST FACADE