



City of Charleston

BOARD OF ARCHITECTURAL REVIEW - LARGE

January 22, 2020

4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

www.charleston-sc.gov/bar

Agenda Item #1

Approval of minutes from the November 13, 2019 meeting.

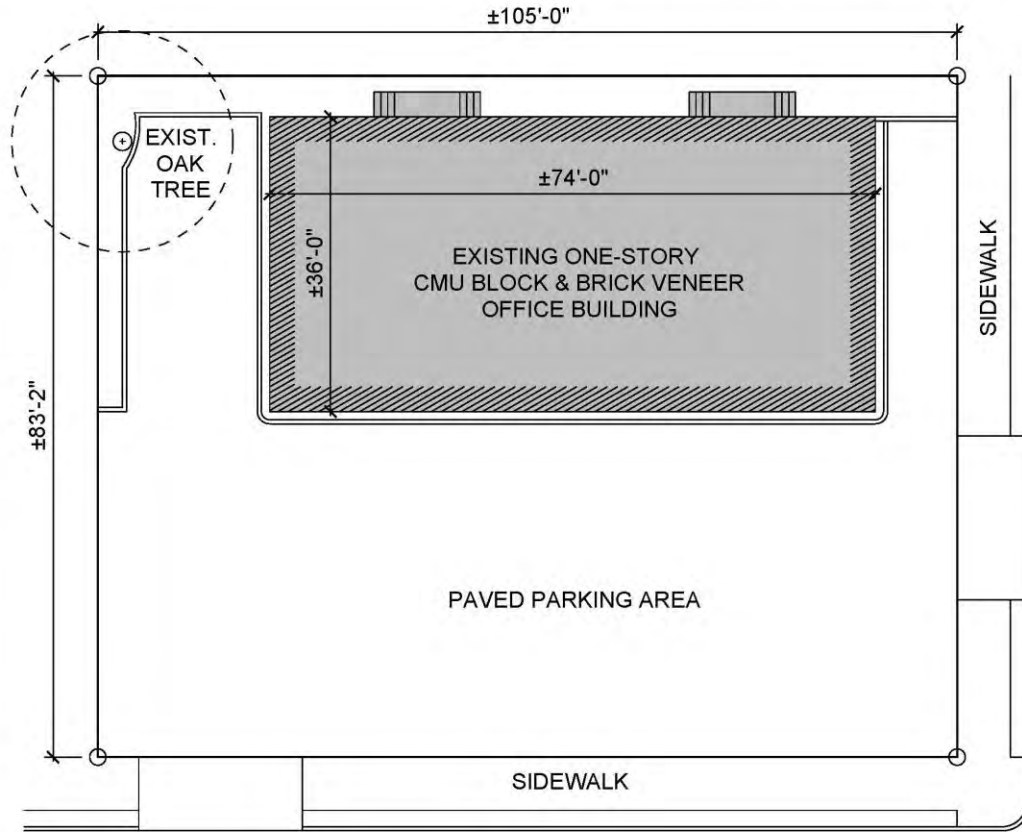
Agenda Item #2

68 GADSDEN STREET
TMS # 457-03-01-035

Request approval for demolition of demolition of one-story medical office building.

Not Rated / (Harleston Village) / c. 1955-67 / Old and Historic District

68 GADSDEN STREET- PROPOSED DEMOLITION



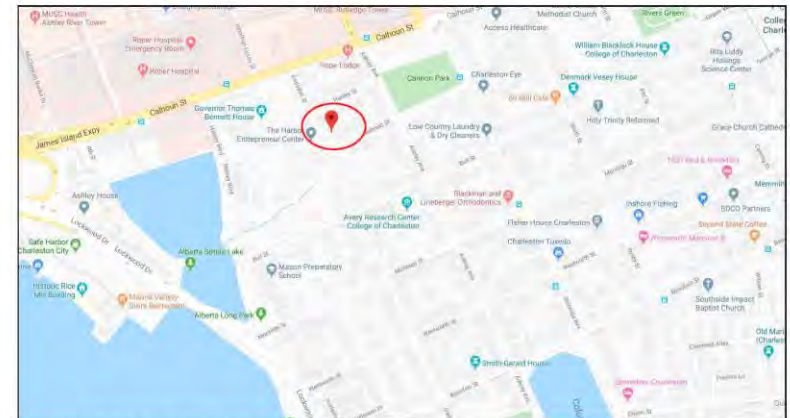
GADSDEN STREET
(S-10-666)
50' R/W

BENNETT STREET
(S-10-667)
50' R/W

NOTE:
DIMENSIONS BASED ON
PROPERTY RECORD CARD
AND TAX RECORDS



ZONING MAP - STR



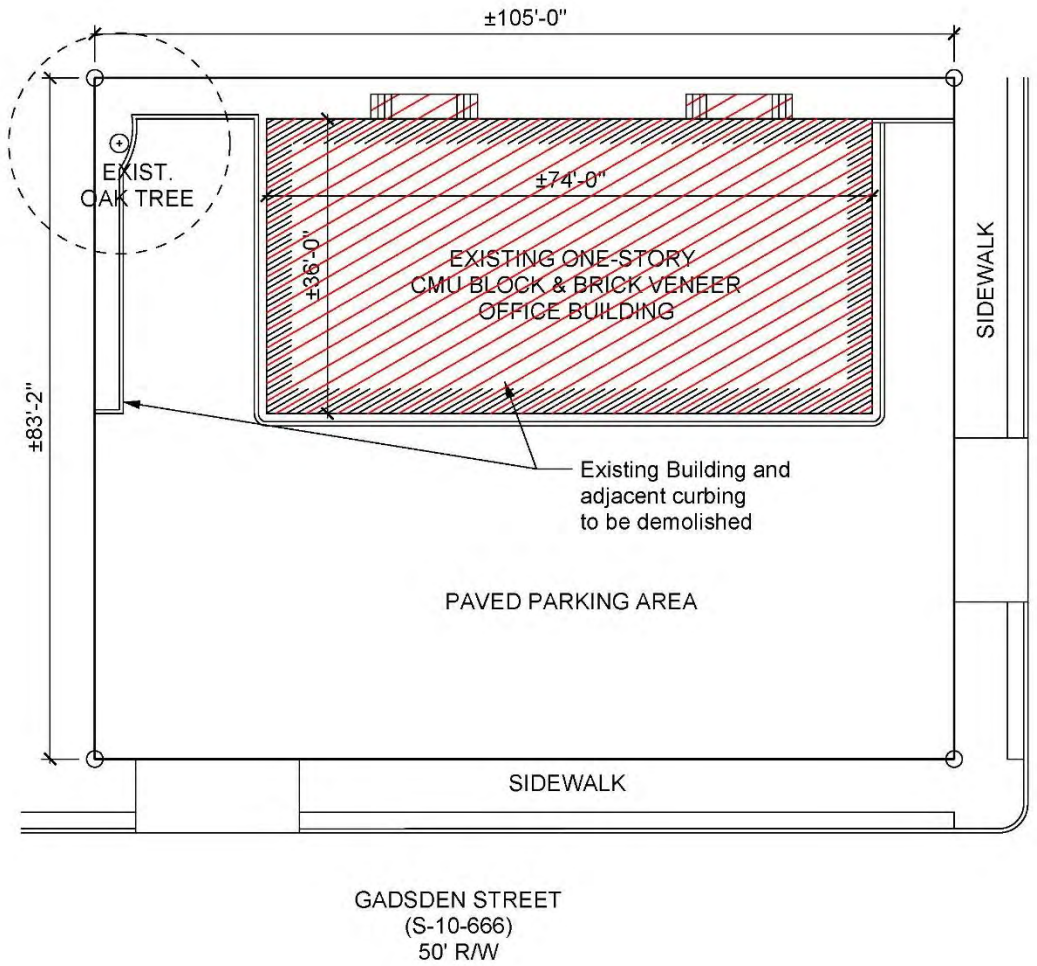
CITY LOCATION MAP

68 GADSDEN ST
CHARLESTON, SC

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42 BROAD ST. CHARLESTON SC, - ALL RIGHTS RESERVED

Existing Site Plan
SCALE: 1/16" = 1'0"

1
JANUARY 10, 2020



AERIAL VIEW OF PROPERTY FROM NW CORNER



AERIAL VIEW OF PROPERTY FROM SW CORNER

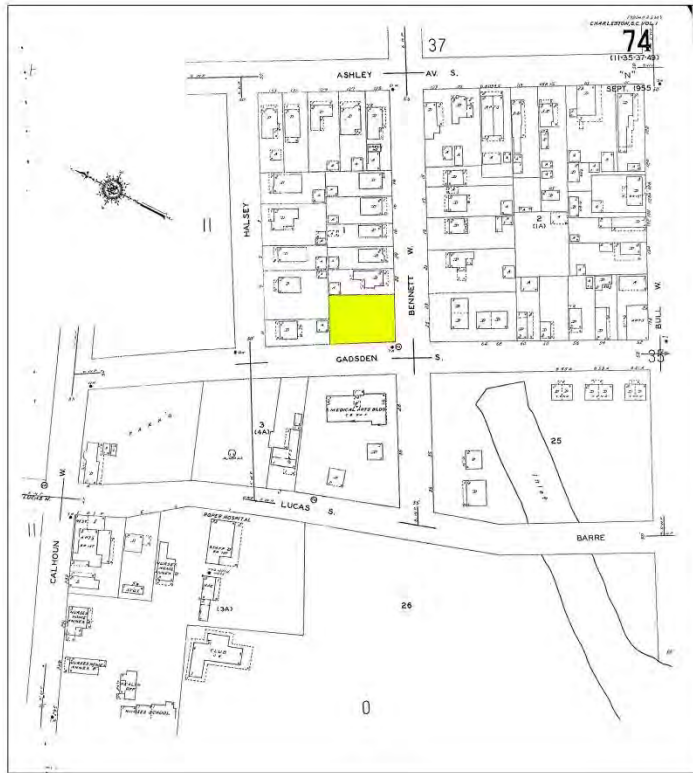
NOTE:
DIMENSIONS BASED ON
PROPERTY RECORD CARD
AND TAX RECORDS

68 GADSDEN ST
CHARLESTON, SC

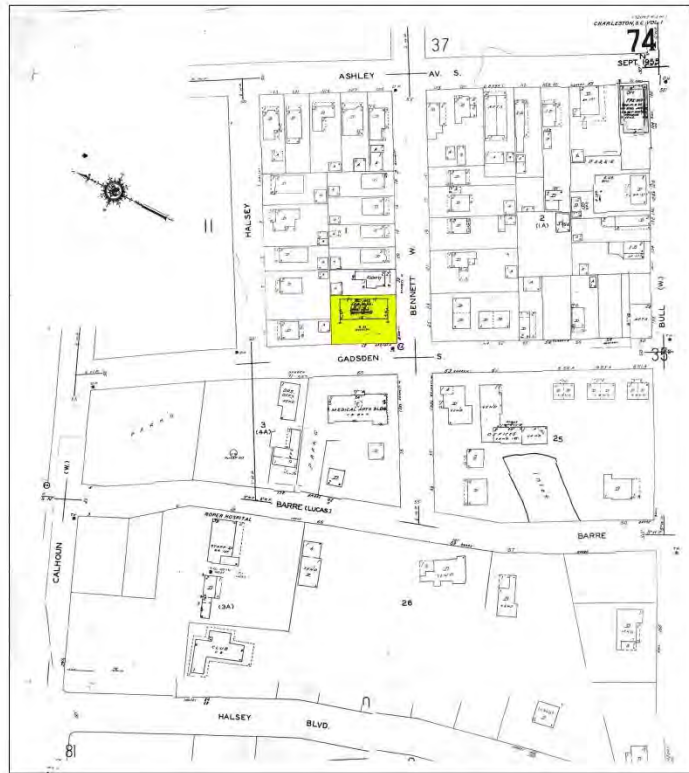
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Proposed Demo
Site Plan
SCALE: 1/16" = 1'0"

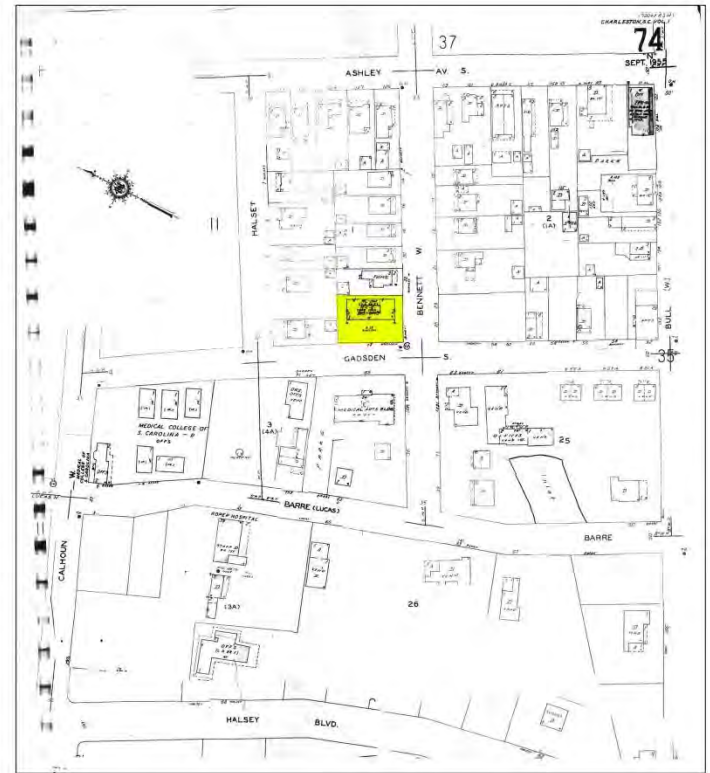
2
JANUARY 10, 2020



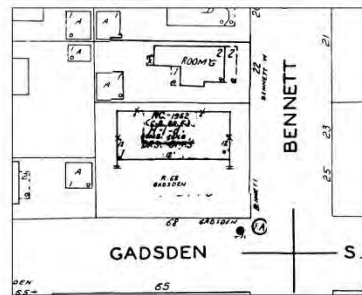
1955 SANBORN MAP



1967 SANBORN MAP



1973 SANBORN MAP



ZOOM IN OF LOT - 1967

68 GADSDEN STREET
CHARLESTON, SC

SANBORN MAPS

Scale: NTS

3
JANUARY 10, 2020



FRONT GADSDEN STREET FACADE



SIDE BENNETT STREET FACADE



VIEW FROM CORNER OF GADSDEN AND BENNETT STREETS



VIEW FROM GADSDEN LOOKING TOWARD BENNETT STREET



VIEW FROM ACROSS BENNETT LOOKING BACK TOWARD GADSDEN



REAR WALKWAY AND STAIRS



FRONT ENTRY ALCOVE



INTERIOR HALLWAY



TYPICAL OFFICE



TYPICAL OFFICE



TYPICAL OFFICE



DROP CEILING WITH ROOF STRUCTURE BEYOND



CMU PERIMETER WALL AND ROOF STRUCTURE



REAR NEIGHBOR ON BENNETT STREET



LEFT FRONT NEIGHBOR ON GADSDEN STREET



NEIGHBOR ACROSS BENNETT STREET



NEIGHBOR ACROSS BENNETT STREET

Agenda Item #3

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

Request conceptual approval for renovation of existing building into a restaurant.

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

WITHDRAWN FOR REVIEW BY BAR-S

Agenda Item #4

573 MEETING STREET
TMS # 463-16-04-022

Request conceptual approval for renovation of existing building into a restaurant.

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

573 MEETING STREET

B.A.R. PRELIMINARY REVIEW

JANUARY 22, 2020



BAR-001-012 Meeting - Cover Preliminary Review 2020.rvt
 1/13/2020 8:54:50 AM

BAR PRELIMINARY SHEET LIST

BAR PRELIMINARY SHEET LIST		
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ONE80
PLACE
BEGIN AGAIN

573 MEETING STREET

LS3P

205 10 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
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WWW.LS3P.COM

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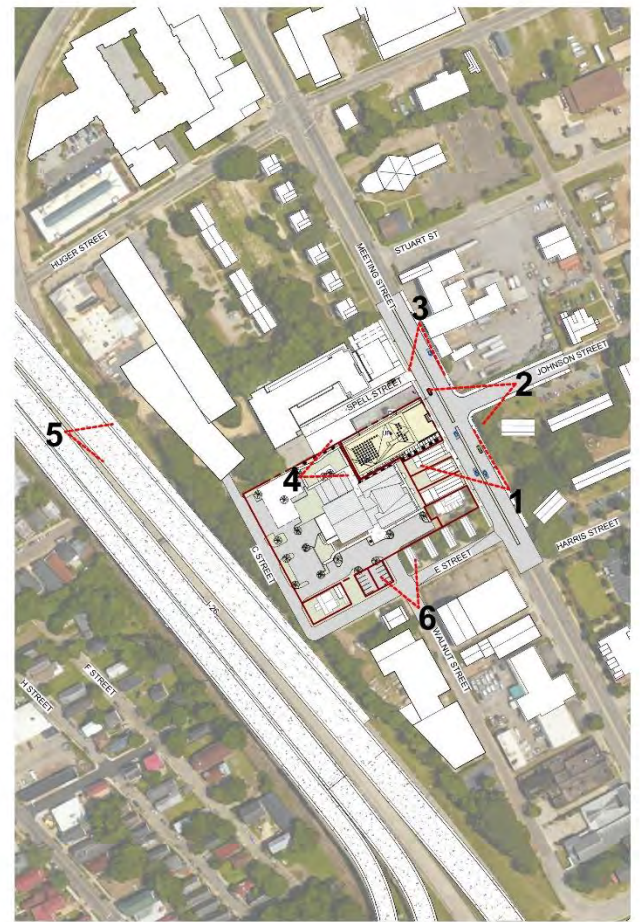
PROJECT: 1100-10020
 DATE: JANUARY 15, 2019
 DRAWN BY: Author
 CHECKED BY: Checker

COVER SHEET

BAR-001

1

E
D
C
B
A



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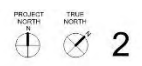
REVISIONS:

No.	Description	Date

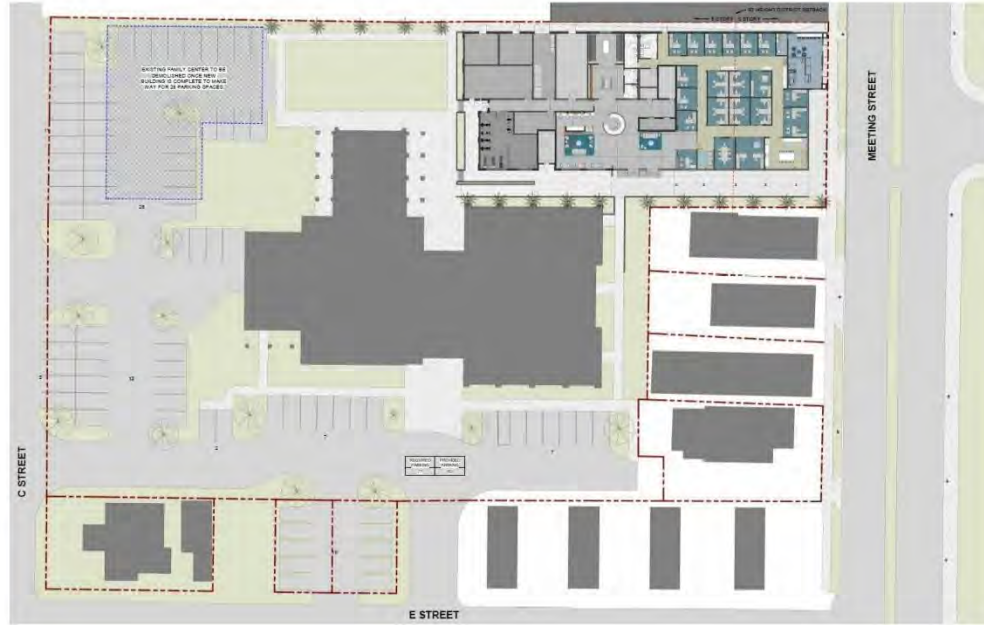
PROJECT: 1100-10000
DATE: JANUARY 15, 2019
DRAWN BY: Author
CHECKED BY: Checker

CONTEXT

BAR-002



PREVIOUS:



CURRENT:



CONCEPTUAL BAR COMMENTS (1/14/2018)

STAFF COMMENTS:

- STUDY A WAY TO BREAK UP THE LONG MASS OF THE N. ELEVATION
 - PORTION OF BUILDING HAS BEEN RECESSED FROM FLOORS 3-7
- THE BRICK OF THE 3-STORY MASS FEELS MORE LIKE A SURFACE TREATMENT THAN A SUBSTANTIAL MASONRY MATERIAL. IN PART DUE TO THE DIMENSION FROM THE FACE OF BRICK TO STUCCO. CONSIDER AN ALTERNATE MATERIAL OR INCREASE IN THE DEPTH OF BRICK, WHICH WOULD HELP THE WINDOWS TO BE SET DEEPER
 - THE MAJORITY OF THE BRICK HAS BEEN REMOVED AND REPLACED WITH SHRAP SIDING TO BETTER RELATE TO THE RESIDENTIAL NATURE OF THE ADJACENT PROPERTIES AND CONTRAST THE SIX STORY PORTION OF THE BUILDING.
- ALSO, THE THIN COLUMNS VISUALLY SUPPORTING THE MASS ABOVE IS UNCOMFORTABLE AND SHOULD BE RESTUDIED
 - HEIGHT OF MASS ABOVE THE SIDEWALK HAS BEEN LOWERED AND THE COLUMNS HAVE BEEN REMOVED
- IT WOULD BE BEST FOR THE SPANDRELS TO BE METAL TO MATCH THE STOREFRONT RATHER THAN FIBER CEMENT. THIS SHOULD ALSO OCCUR AT THE SIDING AT THE TOP FLOOR OF THE BUILDING
 - THE PANELS REMAIN FIBER CEMENT BUT REVEAL JOINTS HAVE BEEN ADDED TO ALIGN WITH THE WINDOWS
- PENETRATION PATTERN LOOKS A LITTLE DATED AND COULD BENEFIT FROM AN ADDITIONAL VERTICAL MULLION AT EACH 1/1 WINDOW
 - MAJORITY OF THE WINDOWS ARE NOW FIXED ONE OVER ONE DOUBLE HUNG WINDOWS
- A PERFORATED SCREEN IS A GOOD SOLUTION TO SCREEN THE P-TAC UNITS. ALTHOUGH V-TAC UNITS ARE CALLED OUT ON THE DRAWINGS AND WOULD BE PREFERRED IF P-TAC UNITS ARE NECESSARY, IT WOULD BE NICE FOR THE SCREENS TO BE A COLOR THAT WOULD PROVIDE SOME "LIFE" AND "WARMTH" TO THE BUILDING. ALSO, STUDY THE LOUVERS NOT CONCEALED BY SCREENS.
 - V-TAC UNITS WILL NO LONGER BE USED, ELIMINATING THE NEED FOR THE DECORATIVE SCREEN
- INFILLED WINDOWS ON THE W. SIDE WOULD BE BEST AS ALL LOUVER SCREENS VS. FIBER CEMENT
 - INFILLED AREAS HAVE BEEN REMOVED AND REPLACED WITH METAL PANEL TO MATCH WALL
- PROVIDE INFORMATION FOR THE FENCE BETWEEN 573 AND 575 MEETING.
 - FENCE IS NOT REQUIRED PER ZONING AND HAS THEREFORE BEEN REMOVED AND REPLACED WITH LANDSCAPE

BOARD COMMENTS:

1. BREAK UP THE NORTH ELEVATION
2. USE MATERIAL OTHER THAN FIBER CEMENT
3. TRY TO BETTER HIDE V-TAC LOUVERS NOT BEHIND SCREEN
4. ENTIRE 3-STORY FACADE ON MEETING ST. COULD BE BRICK
5. COLUMNS ON EAST AND SOUTH ARE TOO SLENDER
6. BUTTERFLY ROOF IS A DEFINING ELEMENT AND SHOULD BE MORE BOLD AND BETTER DETAILED



573 MEETING STREET



205 10 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
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REVISIONS:

No.	Description	Date

PROJECT: 1100-104008
DATE: JANUARY 15, 2018
DRAWN BY: Author
CHECKED BY: Checker

SITE PLAN - COMPARISON

BAR-007

NOT TO SCALE

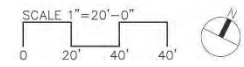
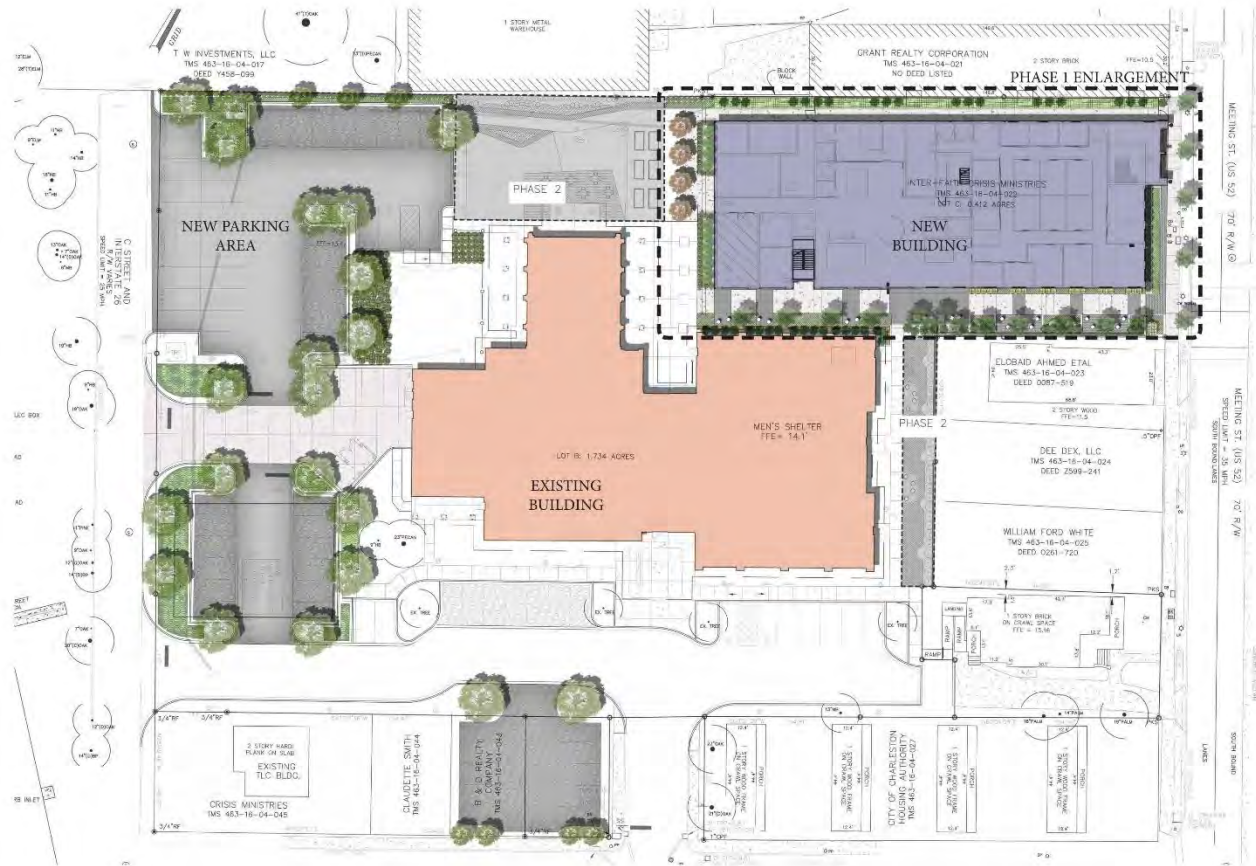


TRUE NORTH

3



PARKING AREA PLANTING PALETTE



ONE80
PLACE
BEGIN AGAIN

573 MEETING ST.
MIXED-USE
BUILDING

REMARK
landscape architecture

430 north hanover st
charleston, sc 29403
P: 843.382.7877
M: 843.303.8788
E: j@remarkstudio.com
W: remarkstudio.com

INSPIRED
COLLABORATION
STEWARDSHIP

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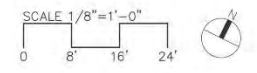
PROJECT: 19014
DATE: January 13, 2020
DRAWN BY: JAC
CHECKED BY: JK

OVERALL SITE
RENDERING

PHASE 1 PLANTING PALLETTE



PHASE 1 HARDSCAPE PALLETTE



ONE80
PLACE
BEGIN AGAIN

573 MEETING ST.
MIXED-USE
BUILDING

REMARK
landscape architecture

430 north henover st.
charleston, sc 29403
p 843 852 7817
m 843 333 8788
E. jr@remarkstudio.com
W. remarkstudio.com

INNOVATION
COLLABORATION
SUSTAINABILITY

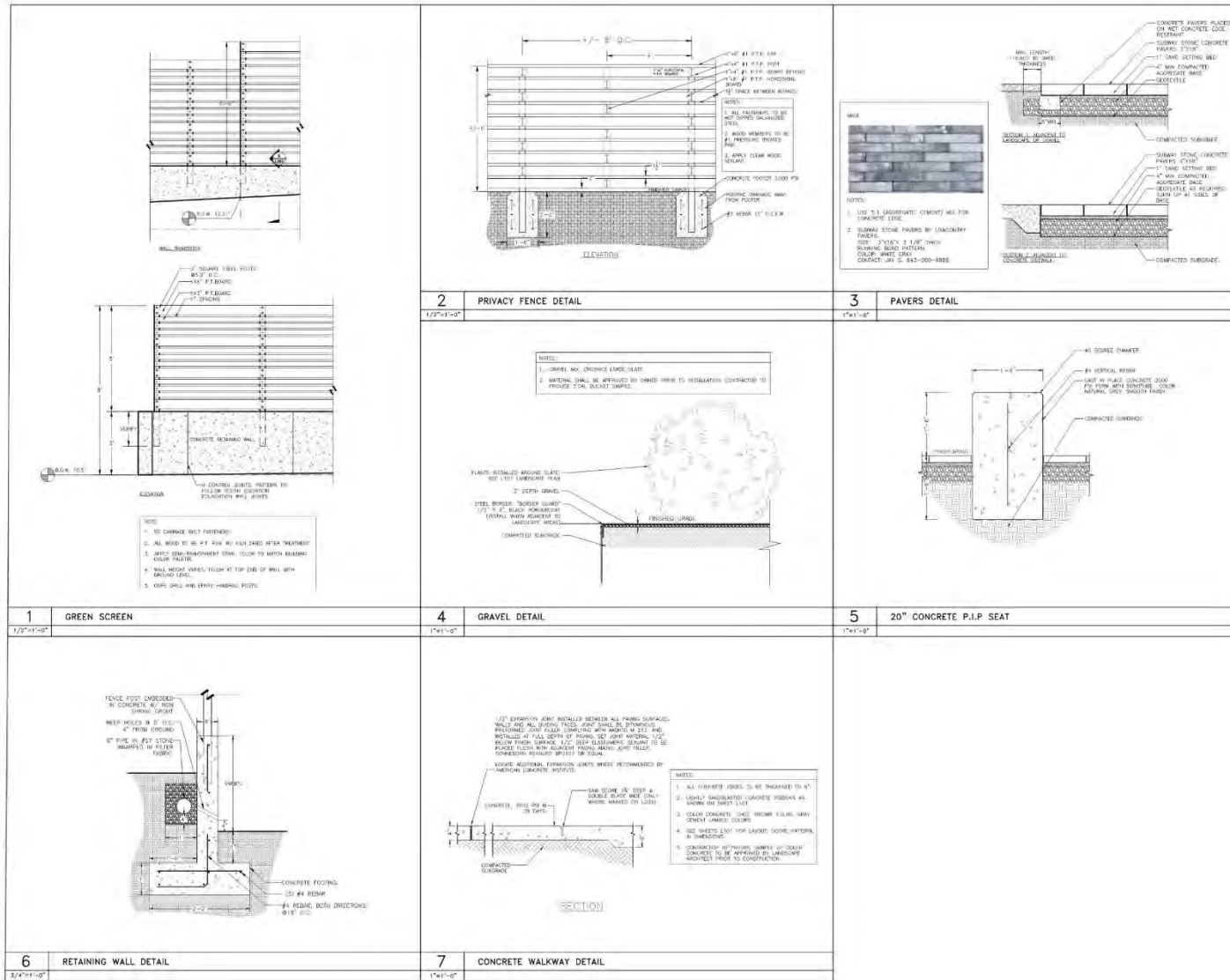
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REVISIONS:

No.	Description	Date

PROJECT: 18014
DATE: January 13, 2020
DRAWN BY: ACG
CHECKED BY: JK

PHASE I
ENLARGEMENT
RENDERING



PREVIOUS:



CURRENT:



CONCEPTUAL BAR COMMENTS (11/14/2018)

STAFF COMMENTS:

- STUDY A WAY TO BREAK UP THE LONG MASS OF THE N. ELEVATION
 - PORTION OF BUILDING HAS BEEN RECESSED FROM FLOORS 5-7
- THE BRICK OF THE 3-STORY MASS FEELS MORE LIKE A SURFACE TREATMENT THAN A SUBSTANTIAL MASONRY MATERIAL. IN PART DUE TO THE DIMENSION FROM THE FACE OF BRICK TO STUDIOS. CONSIDER AN ALTERNATE MATERIAL OR INCREASE IN THE DEPTH OF BRICK, WHICH WOULD HELP THE WINDOWS TO BE SET DEEPER
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BOARD COMMENTS:

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5. COLUMNS ON EAST AND SOUTH ARE TOO SLENDER
6. BUTTERFLY ROOF IS A DEFINING ELEMENT AND SHOULD BE MORE BOLD AND BETTER DETAILED

ONE80 PLACE
BEGIN AGAIN

573 MEETING STREET

LS3P

205 10 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
TEL. 843.527.4444 FAX 843.722.4789
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REVISIONS:

No.	Description	Date

PROJECT: 1100-10020
DATE: JANUARY 15, 2019
DRAWN BY: Author
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GROUND LEVEL PLAN - OFFICE - COMPARISON

BAR-101

NOT TO SCALE



7



7

BAR-101-012 Meeting - Ground Floor/Office - Comparison - 2019.01
 1/15/2019 8:55:29 AM



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No.	Description	Date

PROJECT: 1100-10000
DATE: JANUARY 13, 2019
DRAWN BY: Author
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GROUND
LEVEL PLAN -
OFFICE

BAR-102



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

BAR-102-0112 Meeting - Ground Floor/Office - ONE80 Place - 2019.rvt
 1/13/2019 8:55:32 AM

PREVIOUS:



CURRENT:



CONCEPTUAL BAR COMMENTS (1/14/2018)

STAFF COMMENTS:

- STUDY A WAY TO BREAK UP THE LONG MASS OF THE N. ELEVATION
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ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

LS3P

205 10 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
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REVISIONS:

No.	Description	Date

PROJECT: 1100-10020
DATE: JANUARY 15, 2019
DRAWN BY: Author
CHECKED BY: Checker

2ND FLOOR
PLAN - FAMILY
CENTER -
COMPARISON

BAR-103

NOT TO
SCALE



9

E
D
C
B
A



1 2ND FLOOR PLAN - FAMILY CENTER
1/8" = 1'-0"

I:\19\2020\19101\19101.dwg
 1/13/2020 8:05:37 AM

**ONE80
PLACE**
BEGIN AGAIN

573 MEETING
STREET

LS3P

215 1/2 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
TEL. 843.527.4444 FAX 843.722.4789
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REVISIONS:

No.	Description	Date

PROJECT: 1910-19100
DATE: JANUARY 13, 2019
DRAWN BY: Author
CHECKED BY: Checker

2ND FLOOR
PLAN - FAMILY
CENTER

BAR-104

PREVIOUS:



CURRENT:



CONCEPTUAL BAR COMMENTS (1/14/2018)

STAFF COMMENTS:

- STUDY A WAY TO BREAK UP THE LONG MASS OF THE N. ELEVATION
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 - PROVIDE INFORMATION FOR THE FENCE BETWEEN 573 AND 575 MEETING.
 - FENCE IS NOT REQUIRED PER ZONING AND HAS THEREFORE BEEN REMOVED AND REPLACED WITH LANDSCAPE

BOARD COMMENTS:

1. BREAK UP THE NORTH ELEVATION
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3. TRY TO BETTER HIDE V-TAC LOUVERS NOT BEHIND SCREEN
4. ENTIRE 3-STORY FACADE ON MEETING ST. COULD BE BRICK
5. COLUMNS ON EAST AND SOUTH ARE TOO SLENDER
6. BUTTERFLY ROOF IS A DEFINING ELEMENT AND SHOULD BE MORE BOLD AND BETTER DETAILED

ONE80 PLACE
BEGIN AGAIN

573 MEETING STREET

LS3P

255 10 KING STREET
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REVISIONS:

No.	Description	Date

PROJECT: 1100-10020
DATE: JANUARY 15, 2018
DRAWN BY: Author
CHECKED BY: Checker

3RD FLOOR PLAN - RESIDENTIAL - COMPARISON

BAR-105

NOT TO SCALE PROJECT NORTH TRUE NORTH 11



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No.	Description	Date
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PROJECT: 1300-104500
DATE: JANUARY 13, 2019
DRAWN BY: Author
CHECKED BY: Checker

3RD FLOOR
PLAN -
RESIDENTIAL

BAR-106



1 3RD FLOOR PLAN
1/3" = 1'-0"

PROJECT NORTH TRUE NORTH
12

PREVIOUS:



CURRENT:



CONCEPTUAL BAR COMMENTS (11/14/2018)

STAFF COMMENTS:

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BOARD COMMENTS:

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6. BUTTERFLY ROOF IS A DEFINING ELEMENT AND SHOULD BE MORE BOLD AND BETTER DETAILED



573 MEETING STREET



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REVISIONS:

No.	Description	Date

PROJECT: 1100-10000
DATE: JANUARY 13, 2019
DRAWN BY: Author
CHECKED BY: Checker

4TH FLOOR PLAN - RESIDENTIAL - COMPARISON

BAR-107

NOT TO SCALE



13

E
D
C
B
A



1 4TH FLOOR PLAN
1/17/17

I:\130208-6.00-00-01\One80\Drawings\One80 Floor Plans\0401_0402.dwg
 1/13/2020 8:06:42 AM

**ONE80
PLACE**
BEGIN AGAIN

573 MEETING
STREET



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No.	Description	Date

PROJECT: 1302-0000
 DATE: JANUARY 13, 2019
 DRAWN BY: Author
 CHECKED BY: Checker

4TH FLOOR
 PLAN -
 RESIDENTIAL

BAR-108

PREVIOUS:



CURRENT:



CONCEPTUAL BAR COMMENTS (11/14/2018)

STAFF COMMENTS:

- STUDY A WAY TO BREAK UP THE LONG MASS OF THE N. ELEVATION
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ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

LS3P

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No.	Description	Date

PROJECT: 1100-10020
DATE: JANUARY 15, 2019
DRAWN BY: Author
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5TH-6TH
FLOOR PLAN -
RESIDENTIAL -
COMPARISON

BAR-109

NOT TO
SCALE



PROJECT
NORTH



TRUE
NORTH

15



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REVISIONS:

No.	Description	Date

PROJECT: 1100-18000
DATE: JANUARY 13, 2019
DRAWN BY: Author
CHECKED BY: Checker

5TH-6TH
FLOOR PLAN -
RESIDENTIAL

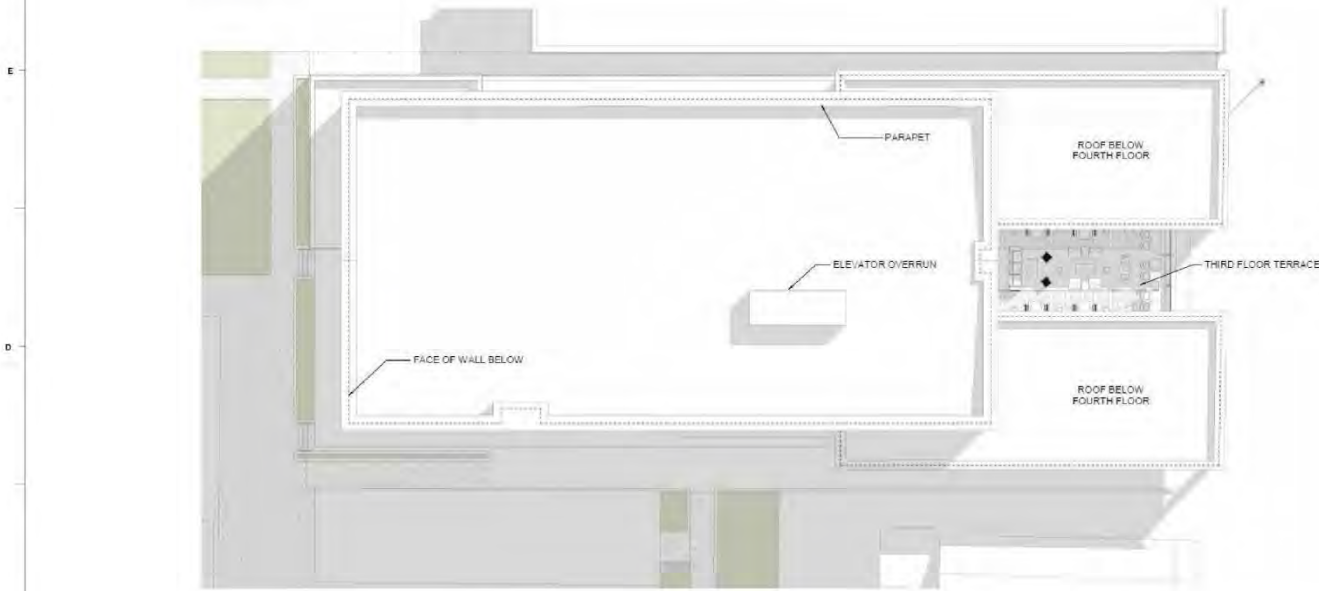
BAR-110



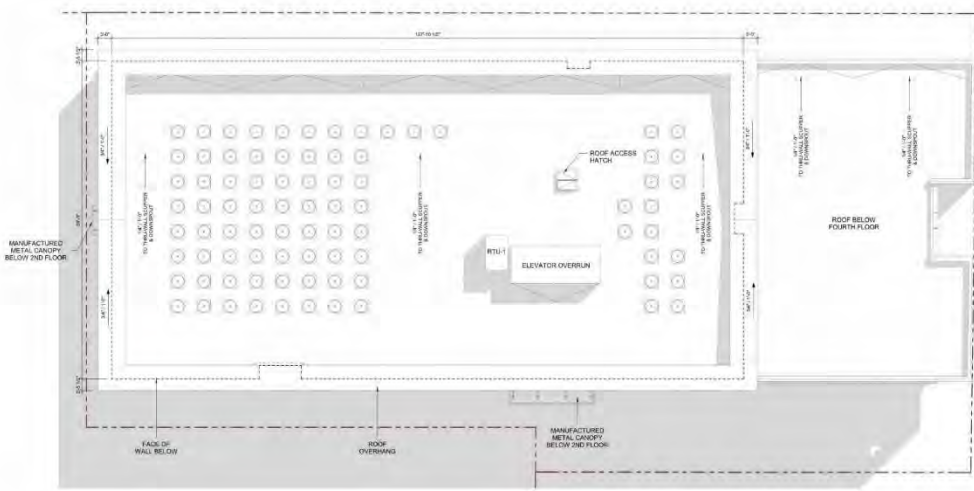
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 1/13/2019 8:55:45 AM

PREVIOUS:



CURRENT:



CONCEPTUAL BAR COMMENTS (11/14/2019)

STAFF COMMENTS:

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573 MEETING STREET



215 1/2 KING STREET
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No.	Description	Date

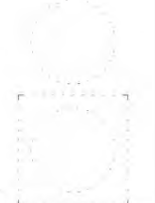
PROJECT: 1100-19000
DATE: JANUARY 13, 2019
DRAWN BY: Author
CHECKED BY: Checker

ROOF PLAN - COMPARISON

BAR-111

NOT TO SCALE
PROJECT NORTH
TRUE NORTH
17

I:\19000\19000-1712 Meeting - One80 Place\ARCH\ONE80_Plan_2019.rvt
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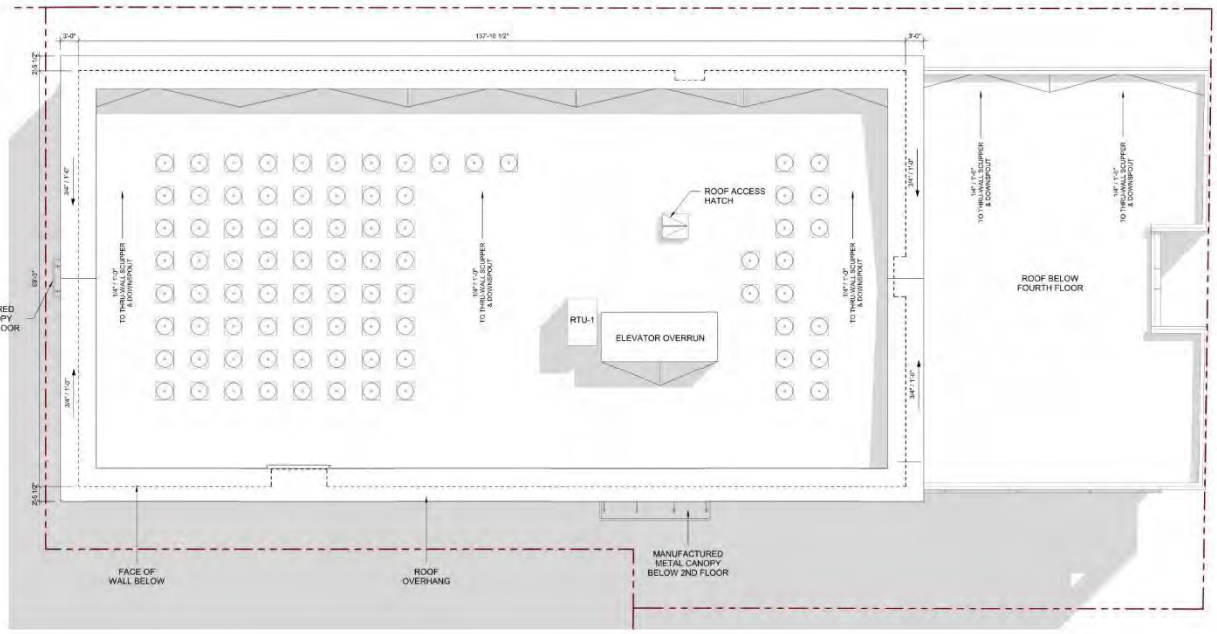
No.	Description	Date

PROJECT: 1100-18000
DATE: JANUARY 13, 2019
DRAWN BY: Author
CHECKED BY: Checker

ROOF PLAN

BAR-112

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



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 1/13/2019 8:05:53 AM

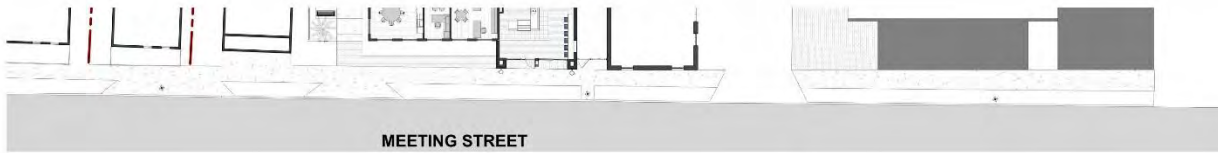
PREVIOUS:



CURRENT:



1 MEETING ST STREETScape - LOOKING WEST
1/30" = 1'0"



MEETING STREET



2 MEETING ST STREETScape - LOOKING EAST
1/30" = 1'0"



ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

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No.	Description	Date

PROJECT: 1100-10000
DATE: JANUARY 15, 2019
DRAWN BY: Author
CHECKED BY: Checker

STREETSCAPE
ELEVATION
MEETING ST.

BAR-200

PREVIOUS:



CURRENT:



CONCEPTUAL BAR COMMENTS (11/14/2018)

STAFF COMMENTS:

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573 MEETING STREET



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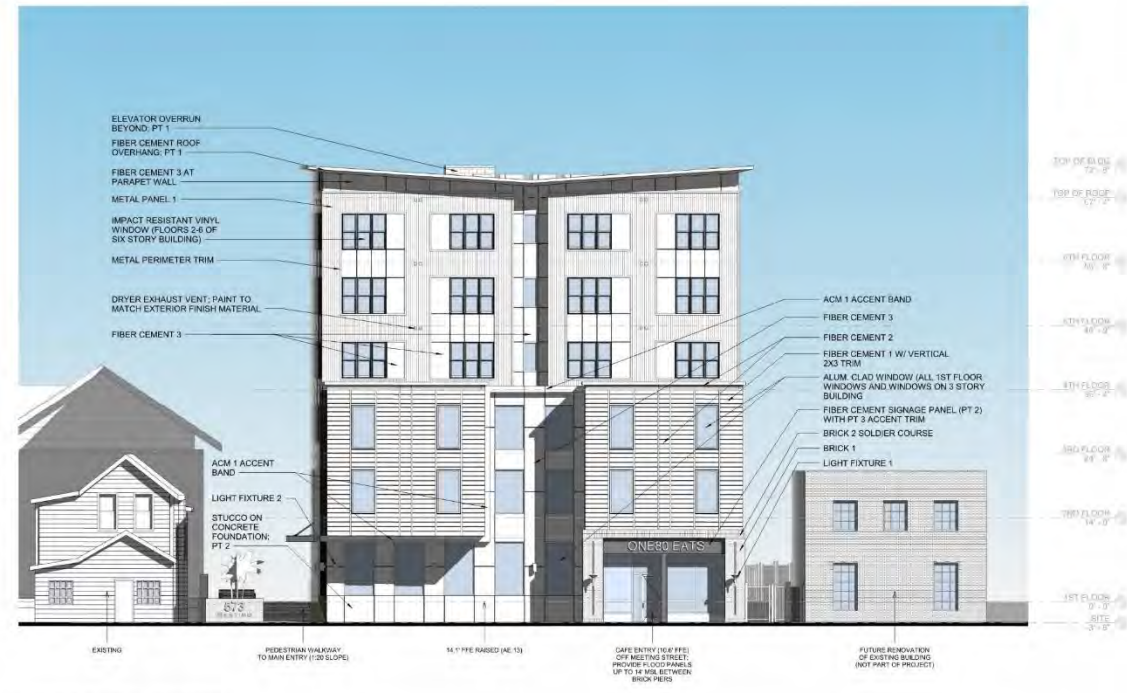
PROJECT: 1700-10008
DATE: JANUARY 15, 2019
DRAWN BY: Author
CHECKED BY: Checker

EAST ELEVATION - COMPARISON

BAR-201

NOT TO SCALE 20

E
D
C
B
A



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

MATERIAL LEGEND

-  BRICK 1 WITH DARK GREY MORTAR
-  BRICK 2 WITH GREY MORTAR
-  METAL PANEL 1 MDCI - PBC PROFILE SLATE GRAY
-  ACM 1 ALUMINUM COMPOSITE METAL RUSSET MICA
-  FIBER CEMENT 1 SHIP LAP PT 1 - SW7016 MINDFUL GRAY
-  FIBER CEMENT 2 SHIP LAP PT 2 - SW7020 BLACK FOX
-  FIBER CEMENT 3 SMOOTH PANEL W/ REVEAL PT 2 - SW7020 BLACK FOX
-  PT 3 (TO MATCH ACM 1) SW6348 PENNYWISE
-  PT 4 (TO MATCH METAL PANEL 1) SW7019 GAUNTLET GRAY
-  ALUM. CLAD WOOD & VINYL WINDOW CHARCOAL GREY
-  LIGHT FIXTURE 1
-  LIGHT FIXTURE 2



573 MEETING STREET



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REVISIONS:

No.	Description	Date

PROJECT: 1100-18000
DATE: JANUARY 13, 2019
DRAWN BY: Author
CHECKED BY: Checker

EAST (MEETING ST.) ELEVATION

BAR-202

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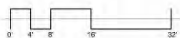
PREVIOUS:



EXISTING ONE80 PLACE
(14.1' FFE)

MAIN ENTRANCE
(12.1' FFE)

EXISTING SIDEWALK
(10.5' MSL)



CURRENT:



EXISTING ONE80 PLACE
(14.1' FFE)

SOLDIER COURSE & ROVLOK, BRICK 2

BRICK 1

MANUFACTURED METAL CANOPY, METAL CHANNEL PERIMETER TRIM, PT 2

MAIN ENTRANCE
(14.1' FFE)

SLOPE SITE NO GREATER THAN 1:20

EXISTING SIDEWALK
(10.5' MSL)

BAR-203-012 Meeting - One80 Place/Arch/One80 Place_2018.rvt
 1/13/2019 8:58:56 AM

CONCEPTUAL BAR COMMENTS (11/14/2018)

STAFF COMMENTS:

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- ALSO, THE THIN COLUMNS VISUALLY SUPPORTING THE MASS ABOVE IS UNCOMFORTABLE AND SHOULD BE RESTUDIED
 - HEIGHT OF MASS ABOVE THE SIDEWALK HAS BEEN LOWERED AND THE COLUMNS HAVE BEEN REMOVED
- IT WOULD BE BEST FOR THE SPANDRELS TO BE METAL TO MATCH THE STOREFRONT RATHER THAN FIBER CEMENT. THIS SHOULD ALSO OCCUR AT THE SIDING AT THE TOP FLOOR OF THE BUILDING
 - THE PANELS REMAIN FIBER CEMENT BUT REVEAL JOINTS HAVE BEEN ADDED TO ALIGN WITH THE WINDOWS
- FENESTRATION PATTERN LOOKS A LITTLE DATED AND COULD BENEFIT FROM AN ADDITIONAL VERTICAL MULLION AT EACH 1/1 WINDOW
 - MAJORITY OF THE WINDOWS ARE NOW FIXED ONE OVER ONE DOUBLE HUNG WINDOWS
- A PERFORATED SCREEN IS A GOOD SOLUTION TO SCREEN THE P-TAC UNITS, ALTHOUGH V-TAC UNITS ARE CALLED OUT ON THE DRAWINGS AND WOULD BE PREFERRED. IF P-TAC UNITS ARE NECESSARY, IT WOULD BE NICE FOR THE SCREENS TO BE A COLOR THAT WOULD PROVIDE SOME "LIFE" AND "WARMTH" TO THE BUILDING. ALSO, STUDY THE LOUVERS NOT CONCEALED BY SCREENS.
 - V-TAC UNITS WILL NO LONGER BE USED, ELIMINATING THE NEED FOR THE DECORATIVE SCREEN
- INFILLED WINDOWS ON THE W. SIDE WOULD BE BEST AS ALL LOUVER SCREENS VS. FIBER CEMENT
 - INFILLED AREAS HAVE BEEN REMOVED AND REPLACED WITH METAL PANEL TO MATCH WALL
- PROVIDE INFORMATION FOR THE FENCE BETWEEN 573 AND 575 MEETING
 - FENCE IS NOT REQUIRED PER ZONING AND HAS THEREFORE BEEN REMOVED AND REPLACED WITH LANDSCAPE

BOARD COMMENTS:

1. BREAK UP THE NORTH ELEVATION
2. USE MATERIAL OTHER THAN FIBER CEMENT
3. TRY TO BETTER HIDE V-TAC LOUVERS NOT BEHIND SCREEN
4. ENTIRE 3-STORY FACADE ON MEETING ST. COULD BE BRICK
5. COLUMNS ON EAST AND SOUTH ARE TOO SLENDER
6. BUTTERFLY ROOF IS A DEFINING ELEMENT AND SHOULD BE MORE BOLD AND BETTER DETAILED



573 MEETING STREET



205 10 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
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REVISIONS:

No.	Description	Date

PROJECT: 1180-10000
DATE: JANUARY 15, 2019
DRAWN BY: Author
CHECKED BY: Checker

SOUTH ELEVATION - COMPARISON

BAR-203

NOT TO SCALE 22

MATERIAL LEGEND

 BRICK 1 WITH DARK GREY MORTAR	 METAL PANEL 1 MFC - PBC PROFILE SLATE GRAY	 ACM 1 ALUMINUM COMPOSITE METAL PANEL COPPER PENNY OR SIMILAR	 FIBER CEMENT 1 SHIP LAP PT 1 - SW7016 MINDFUL GRAY	 FIBER CEMENT 2 SHIP LAP PT 2 - SW6989 DOMINO	 FIBER CEMENT 3 SMOOTH PANEL W/ REVEAL PT 2 - SW6989 DOMINO
 BRICK 2 WITH GREY MORTAR	 ALUM. CLAD WOOD & VINYL WINDOW CHARCOAL GREY	 PT 3 (TO MATCH ACM 1) SW6349 PENNYWISE	 PT 4 (TO METAL PANEL 1) SW7019 GAUNTLET GRAY	 LIGHT FIXTURE 1	 LIGHT FIXTURE 2

ONE80 PLACE
BEGIN AGAIN

573 MEETING STREET

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No.	Description	Date

PROJECT: 1100-18000
DATE: JANUARY 13, 2019
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SOUTH ELEVATION

BAR-204



EXISTING ONE80 PLACE (14.1' FFE)

SOLDIER COURSE & ROWLOCK BRICK 2

BRICK 1

MANUFACTURED METAL CANOPY; METAL CHANNEL PERIMETER TRIM, PT 2

MAIN ENTRANCE (14.1' FFE)

SLOPE SITE NO GREATER THAN 1:20

EXISTING SIDEWALK (10.5' MSL)

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

I:\2018\1100-18000\1100-18000-01\1100-18000-01-01\1100-18000-01-01-01\1100-18000-01-01-01-01.dwg
 1/13/2019 8:06:14 AM

PREVIOUS:



EXISTING BUILDING OUTLINE
(575 MEETING)

CURRENT:



EXISTING BUILDING OUTLINE
(575 MEETING)

CONCEPTUAL BAR COMMENTS (11/14/2018)

STAFF COMMENTS:

- STUDY A WAY TO BREAK UP THE LONG MASS OF THE N. ELEVATION
 - PORTION OF BUILDING HAS BEEN RECESSED FROM FLOORS 3-7
- THE BRICK OF THE 3-STORY MASS FEELS MORE LIKE A SURFACE TREATMENT THAN A SUBSTANTIAL MASONRY MATERIAL. IN PART DUE TO THE DIMENSION FROM THE FACE OF BRICK TO STUCCO. CONSIDER AN ALTERNATE MATERIAL OR INCREASE IN THE DEPTH OF BRICK, WHICH WOULD HELP THE WINDOWS TO BE SET DEEPER
 - THE MAJORITY OF THE BRICK HAS BEEN REMOVED AND REPLACED WITH SHIMLAP SIDING TO BETTER RELATE TO THE RESIDENTIAL NATURE OF THE ADJACENT PROPERTIES AND CONTRAST THE SIX STORY PORTION OF THE BUILDING
- ALSO, THE THIN COLUMNS VISUALLY SUPPORTING THE MASS ABOVE IS UNCOMFORTABLE AND SHOULD BE RESTUDIED
 - HEIGHT OF MASS ABOVE THE SIDEWALK HAS BEEN LOWERED AND THE COLUMNS HAVE BEEN REMOVED
- IT WOULD BE BEST FOR THE SPANDRELS TO BE METAL TO MATCH THE STOREFRONT RATHER THAN FIBER CEMENT. THIS SHOULD ALSO OCCUR AT THE SIDING AT THE TOP FLOOR OF THE BUILDING
 - THE PANELS REMAIN FIBER CEMENT BUT REVEAL JOINTS HAVE BEEN ADDED TO ALIGN WITH THE WINDOWS
- FENESTRATION PATTERN LOOKS A LITTLE DATED AND COULD BENEFIT FROM AN ADDITIONAL VERTICAL MULLION AT EACH 1/1 WINDOW
 - MAJORITY OF THE WINDOWS ARE NOW FIXED ONE OVER ONE DOUBLE HUNG WINDOWS
- A PERFORATED SCREEN IS A GOOD SOLUTION TO SCREEN THE P-TAC UNITS, ALTHOUGH V-TAC UNITS ARE CALLED OUT ON THE DRAWINGS AND WOULD BE PREFERRED. IF P-TAC UNITS ARE NECESSARY, IT WOULD BE NICE FOR THE SCREENS TO BE A COLOR THAT WOULD PROVIDE SOME "LIFE" AND "WARMTH" TO THE BUILDING. ALSO, STUDY THE LOUVERS NOT CONCEALED BY SCREENS.
 - V-TAC UNITS WILL NO LONGER BE USED, ELIMINATING THE NEED FOR THE DECORATIVE SCREEN
- INFILLED WINDOWS ON THE W. SIDE WOULD BE BEST AS ALL LOUVER SCREENS IS: FIBER CEMENT.
 - INFILLED AREAS HAVE BEEN REMOVED AND REPLACED WITH METAL PANEL TO MATCH WALL
- PROVIDE INFORMATION FOR THE FENCE BETWEEN 573 AND 575 MEETING.
 - FENCE IS NOT REQUIRED PER ZONING AND HAS THEREFORE BEEN REMOVED AND REPLACED WITH LANDSCAPE

BOARD COMMENTS:

1. BREAK UP THE NORTH ELEVATION
2. USE MATERIAL OTHER THAN FIBER CEMENT
3. TRY TO BETTER HIDE V-TAC LOUVERS NOT BEHIND SCREEN
4. ENTIRE 3-STORY FACADE ON MEETING ST. COULD BE BRICK
5. COLUMNS ON EAST AND SOUTH ARE TOO SLENDER
6. BUTTERFLY ROOF IS A DEFINING ELEMENT AND SHOULD BE MORE BOLD AND BETTER DETAILED

**ONE80
PLACE**
BEGIN AGAIN

573 MEETING
STREET

LS3P

205 10 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
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PROJECT: 1100-10000
DATE: JANUARY 15, 2019
DRAWN BY: Author
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NORTH
ELEVATION -
COMPARISON

BAR-205

NOT TO SCALE 24

MATERIAL LEGEND



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



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REVISIONS:

No.	Description	Date

PROJECT: 1500-18000
 DATE: JANUARY 13, 2019
 DRAWN BY: Author
 CHECKED BY: Checker

NORTH ELEVATION

BAR-206

I:\M\2019127 Meeting - One80 Place\ARCH - One80 Place_2019.rvt
 1/13/2020 8:06:22 AM

PREVIOUS:



CURRENT:



CONCEPTUAL BAR COMMENTS (1/14/2016)

STAFF COMMENTS:

- STUDY A WAY TO BREAK UP THE LONG MASS OF THE N. ELEVATION
 - PORTION OF BUILDING HAS BEEN RECESSED FROM FLOORS 3-7
- THE BRICK OF THE 3-STORY MASS FEELS MORE LIKE A SURFACE TREATMENT THAN A SUBSTANTIAL MASONRY MATERIAL. IN PART DUE TO THE DIMENSION FROM THE FACE OF BRICK TO STUCCO. CONSIDER AN ALTERNATE MATERIAL OR INCREASE IN THE DEPTH OF BRICK, WHICH WOULD HELP THE WINDOWS TO BE SET DEEPER
 - THE MAJORITY OF THE BRICK HAS BEEN REMOVED AND REPLACED WITH SHIP-LAP SIDING TO BETTER RELATE TO THE RESIDENTIAL NATURE OF THE ADJACENT PROPERTIES AND CONTRAST THE SIX STORY PORTION OF THE BUILDING
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 - THE PANELS REMAIN FIBER CEMENT BUT REVEAL JOINTS HAVE BEEN ADDED TO ALIGN WITH THE WINDOWS
- FENESTRATION PATTERN LOOKS A LITTLE DATED AND COULD BENEFIT FROM AN ADDITIONAL VERTICAL MULLION AT EACH 1-1/2 WINDOW
 - MAJORITY OF THE WINDOWS ARE NOW FIXED ONE OVER ONE DOUBLE HUNG WINDOWS
- A PERFORATED SCREEN IS A GOOD SOLUTION TO SCREEN THE P-TAC UNITS. ALTHOUGH V-TAC UNITS ARE CALLED OUT ON THE DRAWINGS AND WOULD BE PREFERRED. IF P-TAC UNITS ARE NECESSARY, IT WOULD BE NICE FOR THE SCREENS TO BE A COLOR THAT WOULD PROVIDE SOME "LIFE" AND "WARMTH" TO THE BUILDING. ALSO, STUDY THE LOUVERS NOT CONCEALED BY SCREENS.
 - V-TAC UNITS WILL NO LONGER BE USED, ELIMINATING THE NEED FOR THE DECORATIVE SCREEN
- INFILLED WINDOWS ON THE W. SIDE WOULD BE BEST AS ALL LOUVER SCREENS VS. FIBER CEMENT.
 - INFILLED AREAS HAVE BEEN REMOVED AND REPLACED WITH METAL PANEL TO MATCH WALL.
- PROVIDE INFORMATION FOR THE FENCE BETWEEN 573 AND 575 MEETING.
 - FENCE IS NOT REQUIRED PER ZONING AND HAS THEREFORE BEEN REMOVED AND REPLACED WITH LANDSCAPE

BOARD COMMENTS:

- BREAK UP THE NORTH ELEVATION
- USE MATERIAL OTHER THAN FIBER CEMENT
- TRY TO BETTER HIDE V-TAC LOUVERS NOT BEHIND SCREEN
- ENTIRE 3-STORY FACADE ON MEETING ST. COULD BE BRICK
- COLUMNS ON EAST AND SOUTH ARE TOO SLENDER
- BUTTERFLY ROOF IS A DEFINING ELEMENT AND SHOULD BE MORE BOLD AND BETTER DETAILED

ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

LS3P

215 1/2 KING STREET
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No.	Description	Date

PROJECT: 1100-18490
DATE: JANUARY 13, 2019
DRAWN BY: Author
CHECKED BY: Checker

WEST
ELEVATION -
COMPARISON

BAR-207

NOT TO
SCALE 26

E
D
C
B
A



1 WEST ELEVATION
16' x 14'

MATERIAL LEGEND

-  BRICK 1 WITH DARK GREY MORTAR
-  BRICK 2 WITH GREY MORTAR
-  METAL PANEL 1 MEC1 - PBC PROFILE SLATE GRAY
-  ACM 1 ALUMINUM COMPOSITE METAL RUSSET MICA
-  FIBER CEMENT 1 SHIP LAP PT 1 - SW7016 MINDFUL GRAY
-  FIBER CEMENT 2 SHIP LAP PT 2 - SW7020 BLACK FOX
-  FIBER CEMENT 3 SMOOTH PANEL W/ REVEAL PT 2 - SW7020 BLACK FOX
-  PT 3 (TO MATCH ACM 1) SW6349 PENNYWISE
-  PT 4 (TO MATCH METAL PANEL 1) SW7019 GAUNTLET GRAY
-  ALUM. CLAD WOOD & VINYL WINDOW CHARCOAL GREY
-  LIGHT FIXTURE 1
-  LIGHT FIXTURE 2



573 MEETING STREET



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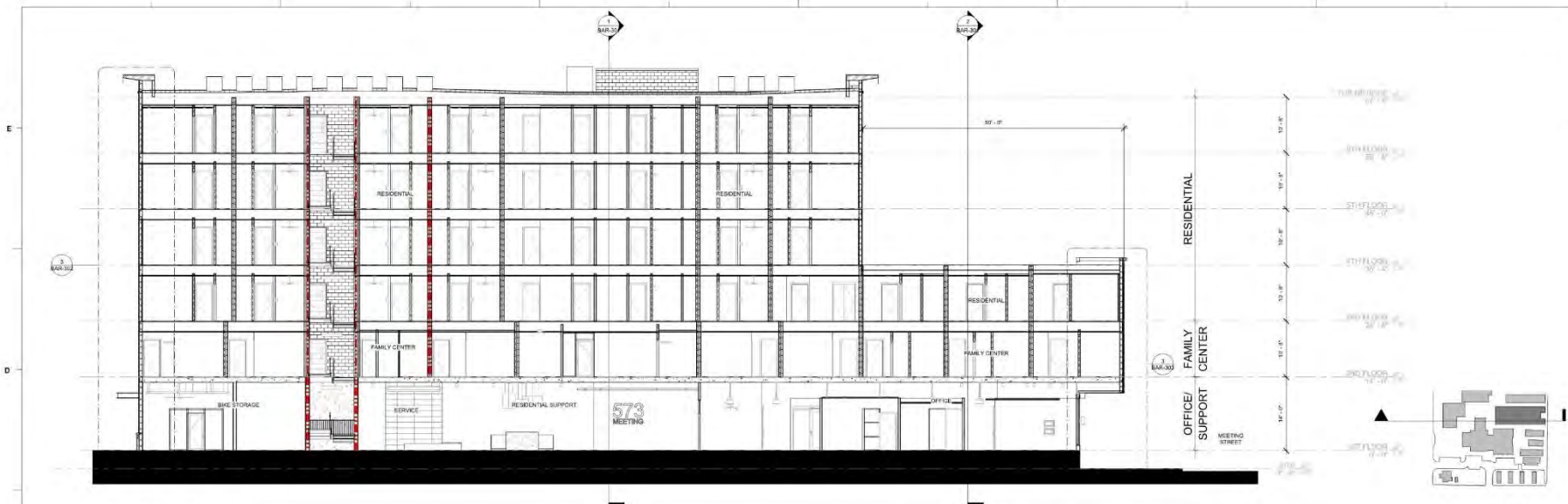
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No.	Description	Date

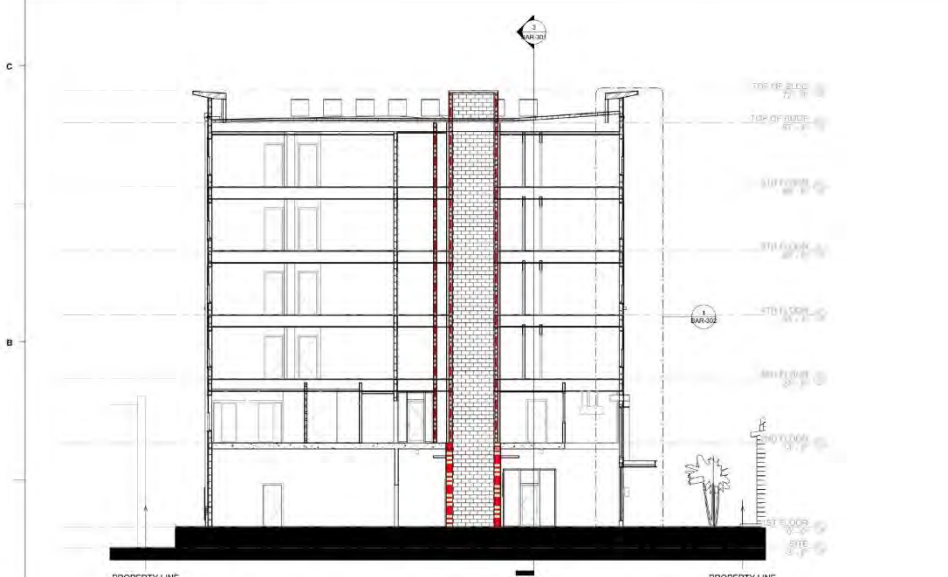
PROJECT: 1100-18000
DATE: JANUARY 13, 2019
DRAWN BY: Author
CHECKED BY: Checker

WEST ELEVATION

BAR-208



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



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



2 BUILDING SECTION - TRAVERSE - 3 STORY
1/8" = 1'-0"

ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

LS3P

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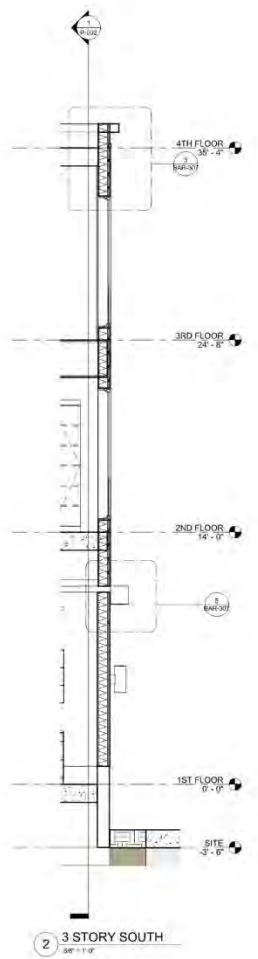
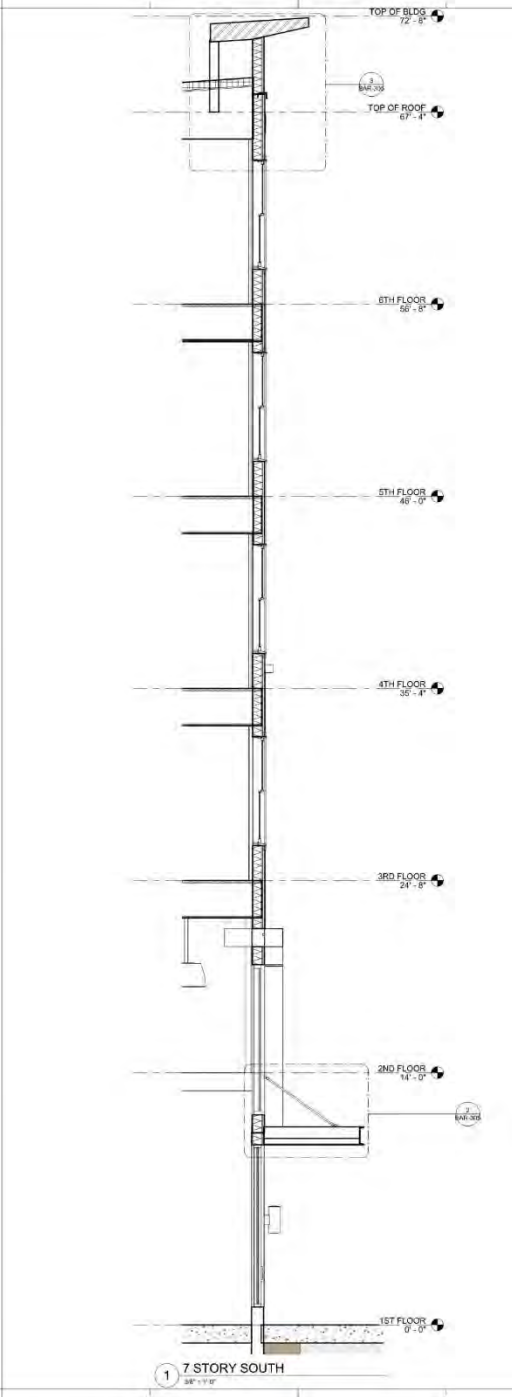
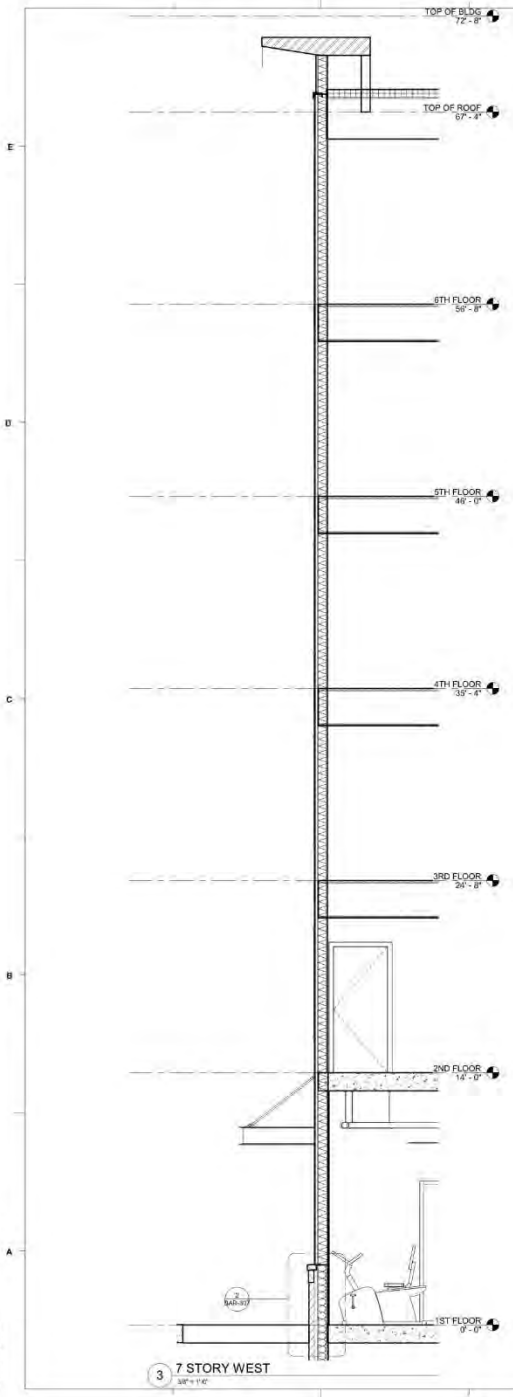
No.	Description	Date

PROJECT: 1700-18450
DATE: JANUARY 13, 2019
DRAWN BY: Author
CHECKED BY: Checker

BUILDING
SECTIONS

BAR-301

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 1/13/2010 8:16:33 AM

ONE80
 PLACE
 BEGIN AGAIN

573 MEETING
 STREET

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325 1/2 KING STREET
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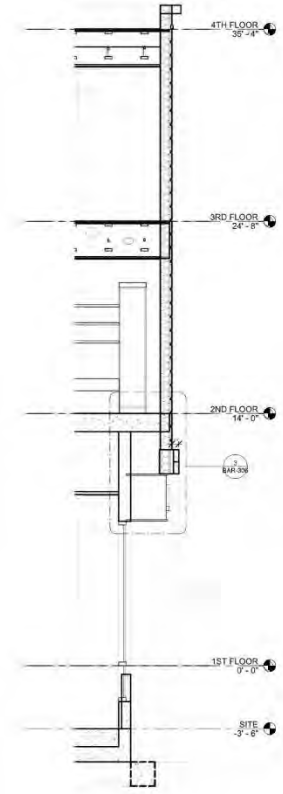
No.	Description	Date

PROJECT: 1100-10000
 DATE: JANUARY 13, 2013
 DRAWN BY: Author
 CHECKED BY: Checker

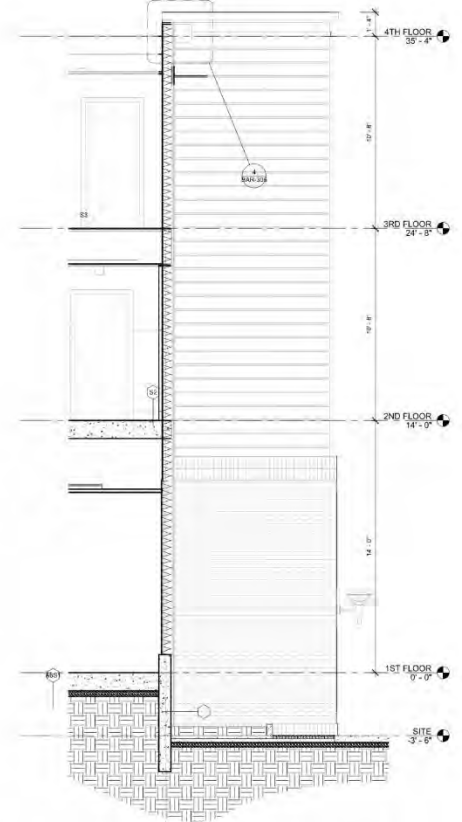
WALL
 SECTIONS

BAR-302

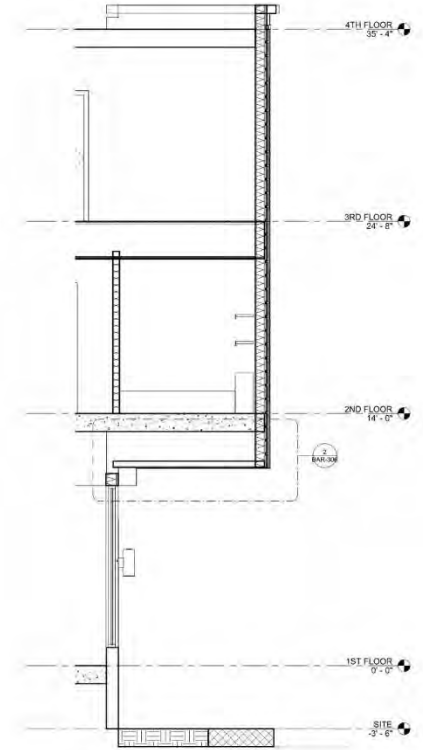
E
D
C
B
A



3 STORY EAST CAFE
3/8" = 1'-0"



3 STORY EAST STOREFRONT
3/8" = 1'-0"

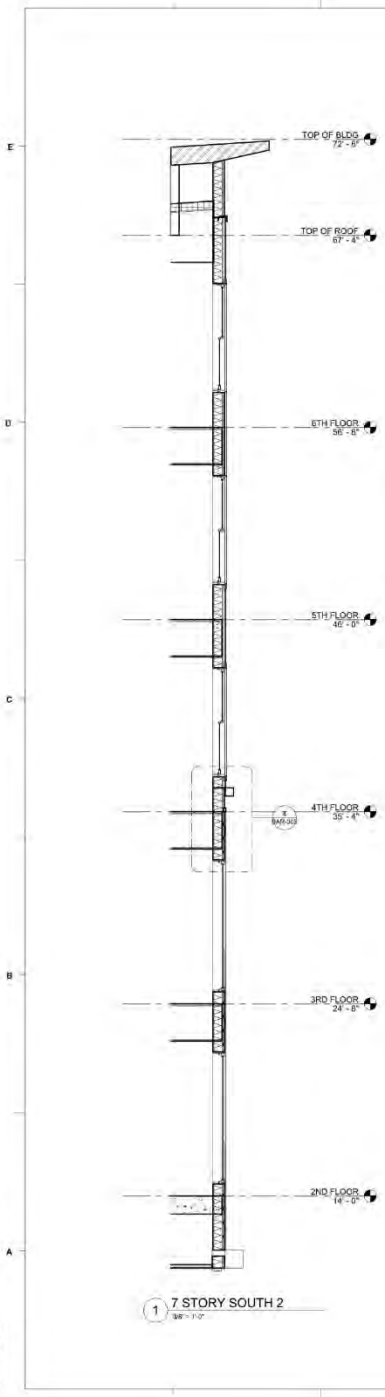


3 STORY EAST OVERHANG
3/8" = 1'-0"

REVISIONS:

No.	Description	Date

1000 10/12/17 Meeting - One80 Place ARCH - ONE80 Place_2019.rvt
1/13/2020 8:06:34 AM



1/22/2020 8:58:24 AM
 ONE80 PLACE
 ONE80 PLACE ARCHITECTS

1 7 STORY SOUTH 2
 78'-7 1/2"

ONE80
 PLACE
 BEGIN AGAIN

573 MEETING
 STREET

LS3P

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PROJECT: 1300-10000
 DATE: JANUARY 13, 2017
 DRAWN BY: Author
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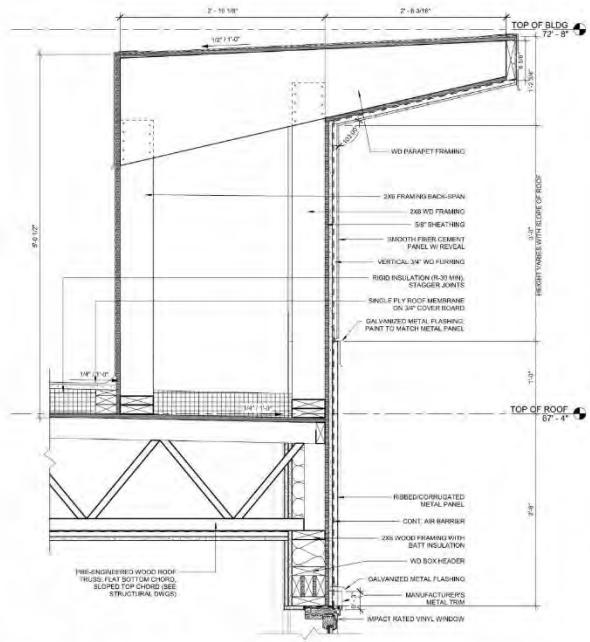
WALL
 SECTIONS

BAR-304

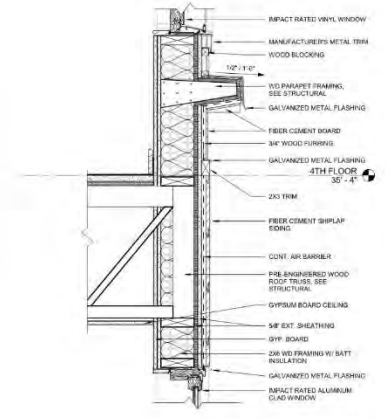
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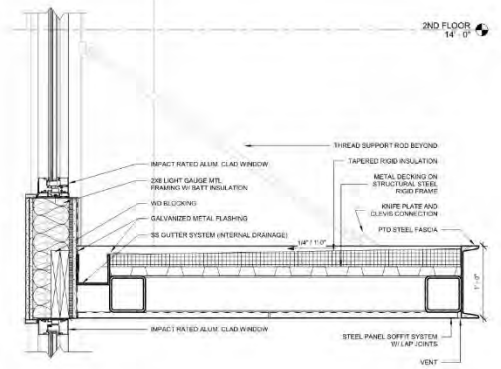
1 South Section Perspective - Main Entry



3 0.7 STORY PARAPET
1/32" = 1'-0"
SCALE: 3/4" = 1'0"



4 1.3 STORY MATERIAL CONVERGE
1/32" = 1'-0"
SCALE: 3/4" = 1'0"



2 0 PREMANUFACTURED CANOPY @ LOBBY
1/32" = 1'-0"
SCALE: 3/4" = 1'0"

REVISIONS:

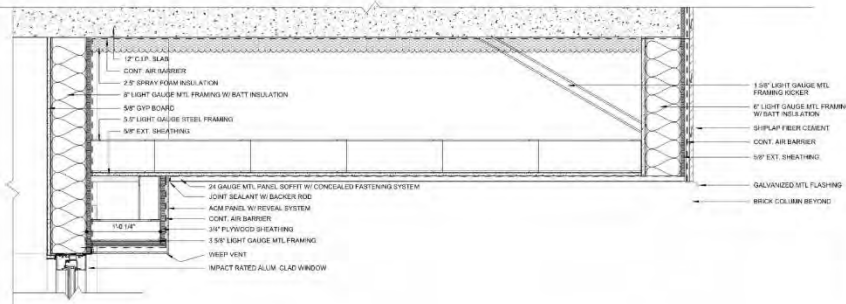
No.	Description	Date

PROJECT: 1700-19400
DATE: JANUARY 13, 2019
DRAWN BY: Author
CHECKED BY: Checker

DETAILS

BAR-305

E
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C
B
A

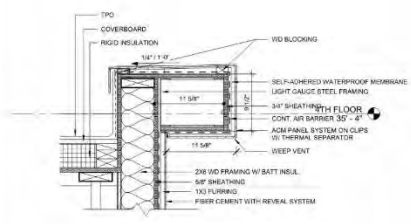


2 0 EAST OVERHANG
1'-0\"/>

SCALE: 3/4" = 1'0"



1 East Section Perspective - Meeting St. Cantilever

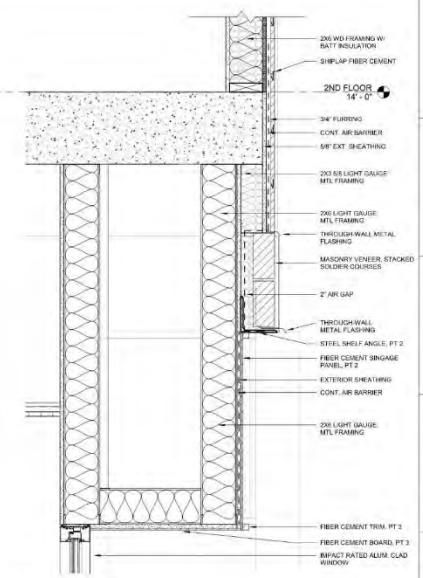


4 0 ACM BAND AT 3RD FLOOR
1'-0\"/>

SCALE: 3/4" = 1'0"



5 East Section Perspective - Meeting St. ACM Band



3 0 CAFE ENTRY
1'-0\"/>

SCALE: 3/4" = 1'0"



6 East Section Perspective - Meeting St. Cafe

REVISIONS:

No.	Description	Date

PROJECT: 1700-18400
DATE: JANUARY 13, 2019
DRAWN BY: Author
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DETAILS

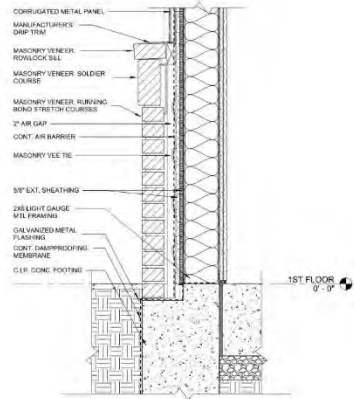
BAR-306

18M 10/17/21 Meeting - One80 Place ARCH - ONE80 Place - 2019.rvt
 1/13/2020 8:06:32 AM

E
D
C
B
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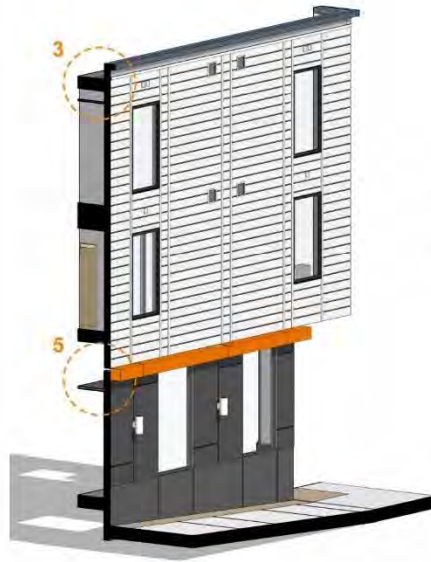


4 South Section Perspective - 7 Story

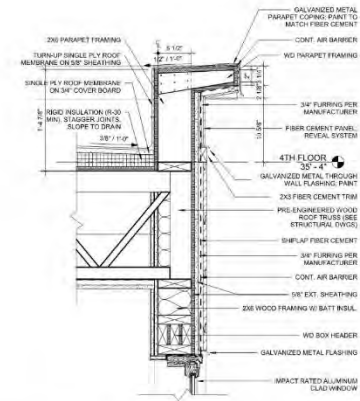


2 0 BRICK WATERTABLE
1 1/2" x 1 1/2"

SCALE: 3/4" = 1'0"

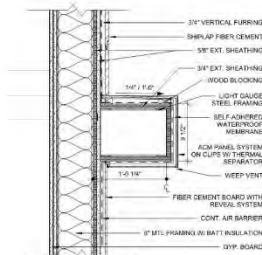


1 South Section Perspective - 3 Story



3 0.3 STORY PARAPET
1 1/2" x 1 1/2"

SCALE: 3/4" = 1'0"



5 1 ACM BAND AT SHIPLAP
1 1/2" x 1 1/2"

SCALE: 3/4" = 1'0"

No.	Description	Date

E
D
C
B
A



ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

LS3P

205 1/2 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
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REVISIONS:

No.	Description	Date

PROJECT: 1100-10000
DATE: JANUARY 15, 2019
DRAWN BY: Author
CHECKED BY: Checker

JOHNSON &
MEETING ST.

BAR-902

\\msb360-0772\meeting_07\040\Project\ARCH\ONE80 Place_2019.rvt
1/15/2019 8:57:00 AM



MEETING ST. - LOOKING NORTH PREVIOUS



MEETING ST. - LOOKING NORTH CURRENT

CONCEPTUAL BAR COMMENTS (11/14/2018)

STAFF COMMENTS:

- STUDY A WAY TO BREAK UP THE LONG MASS OF THE N. ELEVATION
 - PORTION OF BUILDING HAS BEEN RECESSED FROM FLOORS 3-7
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BOARD COMMENTS:

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5. COLUMNS ON EAST AND SOUTH ARE TOO SLENDER
6. BUTTERFLY ROOF IS A DEFINING ELEMENT AND SHOULD BE MORE BOLD AND BETTER DETAILED

ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

LS3P

255 1/2 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
TEL. 843.527.4444 FAX 843.732.4789
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MEETING ST.
NORTH -
COMPARISON

BAR-903

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ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

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MEETING ST. -
NORTH

BAR-904

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MEETING ST. - LOOKING SOUTH
PREVIOUS



MEETING ST. - LOOKING SOUTH
CURRENT

CONCEPTUAL BAR COMMENTS (11/14/2018)

STAFF COMMENTS:

- STUDY A WAY TO BREAK UP THE LONG MASS OF THE N. ELEVATION
 - PORTION OF BUILDING HAS BEEN RECESSED FROM FLOORS 3-7
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ONE80 PLACE
BEGIN AGAIN

573 MEETING STREET

LS3P
205 10 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
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MEETING ST. SOUTH - COMPARISON

BAR-905

1848-001-012 Meeting - One80 Place ARCH - One80 Place - 2019.rvt
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ONE80
PLACE
BEGIN AGAIN

573 MEETING
STREET

LS3P

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MEETING ST. -
SOUTH

BAR-906

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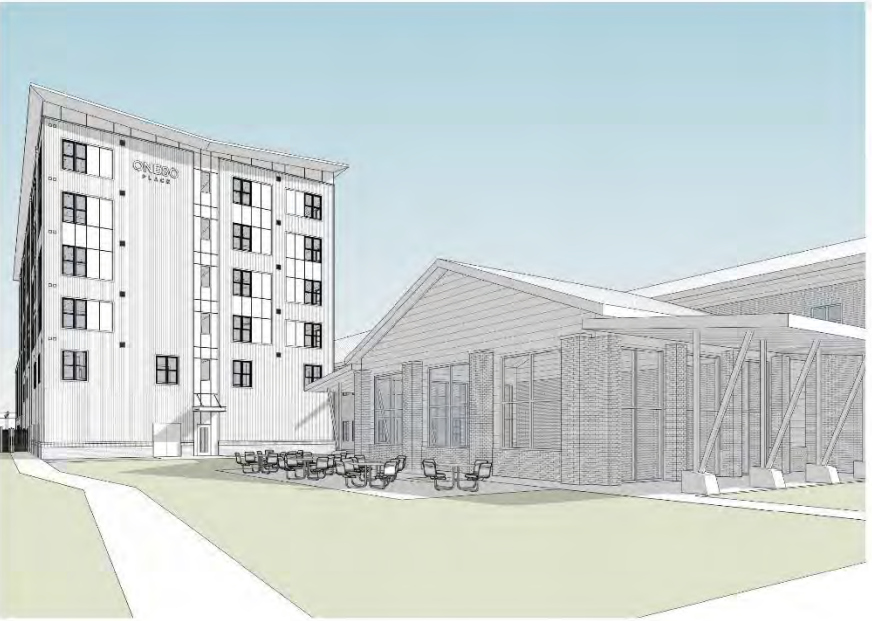
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COURTYARD: PREVIOUS



COURTYARD: CURRENT

R:\160-1573-Building-04\01-Physical\PCS_One80_Plan_2019.rvt
1/12/2020 8:58:09 AM

CONCEPTUAL BAR COMMENTS (1/14/2018)

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ONE80 PLACE
BEGIN AGAIN

573 MEETING STREET

REMARK
LANDSCAPE ARCHITECTURE

LS3P

355 13 KING STREET
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REVISIONS:
No. Description Date

PROJECT: 1106-16498
DATE: JANUARY 13, 2019
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COURTYARD - COMPARISON

BAR-907

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BAR-908-0172 Meeting_Courtyd Plan.rvt
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ONE80
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BEGIN AGAIN

573 MEETING
STREET

REMARK
LANDSCAPE ARCHITECTURE

LS3P

255 1/2 KING STREET
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DATE: JANUARY 15, 2019
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COURTYARD

BAR-908

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 1/15/2019 8:58:00 AM

ONE80
PLACE
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573 MEETING
STREET

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205 110 KING STREET
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PROJECT: 180-0712
 DATE: JANUARY 15, 2019
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MEETING ST.
SIDEWALK

BAR-909

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BAR-910-0172 Meeting - One80 Place-ARCH-ONE80 Place_2019.rvt
1/15/2019 8:08:10 AM

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573 MEETING
STREET

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REVISIONS:

No.	Description	Date
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PROJECT: 1100-10000
DATE: JANUARY 15, 2019
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CAFE ENTRY

BAR-910

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ONE80
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573 MEETING
STREET

LS3P

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REVISIONS:

No.	Description	Date

PROJECT: 1700-10000
DATE: JANUARY 15, 2019
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MAIN ENTRY

BAR-911

Agenda Item

810 MEETING STREET
TMS # TMS # 461-09-01-010

Request preliminary approval for new construction of hotel.

(East Central) / Height District: / Historic Corridor District



BAR - PRELIMINARY REQUEST

SUBMISSION DATE: JANUARY 13, 2020
MEETING DATE: JANUARY 22, 2020

TMS #: 4610901010
Owner: TMG 810 MEETING STREET LLC

COVER SHEET BAR000

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THE MONTFORD BUILDING

JANUARY 13, 2020



1 - INTRODUCTION

BAR000	COVER SHEET
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BAR007	SITE PHOTOS
BAR008	SITE PHOTOS
BAR009	CONTEXT BUILDINGS
BAR010	CONTEXT BUILDINGS

3 - PRECEDENT RESEARCH

BAR020	FLATIRON PRECEDENTS - ROUND CORNER
BAR031	THE PEOPLES BUILDING

4 - BAR SUMMARY

BAR041	BAR SUMMARY
BAR042	PRECAST PRECEDENT
BAR043	PRECAST PRECEDENT
BAR044	CHARLESTON PRECEDENTS
BAR045	BAR SUMMARY
BAR046	BAR SUMMARY

5 - RENDERINGS

BAR051	RENDERING - OBLIQUE FROM MORRISON
BAR052	RENDERING - THE NOSE
BAR053	RENDERING - THE NOSE AT NIGHT
BAR054	RENDERING - OBLIQUE FROM MEETING
BAR055	RENDERING - SOUTHEAST CORNER
BAR057	RENDERING - VIEW FROM I-26

6 - SUPPORTING DRAWINGS

FLOOR PLAN COMPARISONS

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BAR101	GROUND FLOOR PLAN
BAR101M	MEZZANINE FLOOR PLAN
BAR102	SECOND FLOOR PLAN
BAR103	THIRD FLOOR PLAN
BAR104	FOURTH-EIGHTH FLOOR PLAN
BAR109	NINTH FLOOR PLAN
BAR110	ROOF PLAN

FLOOR PLANS 3/32" SCALE

A1.01	GROUND FLOOR PLAN
A2.03	MEZZANINE FLOOR PLAN
A2.04	SECOND FLOOR PLAN
A2.05	THIRD FLOOR PLAN
A2.06	FOURTH-SEVENTH FLOOR PLAN
A2.07	EIGHT FLOOR PLAN
A2.08	NINTH FLOOR PLAN
A2.09	ROOF PLAN
A2.10	HIGH ROOF PLAN

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BAR201B	MORRISON DRIVE ELEVATION
BAR202	MEETING STREET ELEVATION COMPARISON
BAR202B	MEETING STREET ELEVATION
BAR203	THE NOSE ELEVATION COMPARISON
BAR203B	THE NOSE ELEVATION
BAR204	SOUTH ELEVATION COMPARISON
BAR204B	SOUTH ELEVATION
BAR205	STREETSCAPE ELEVATIONS
BAR207	STREETSCAPE ELEVATION - EXTENDED
BAR209	MORRISON DRIVE GARAGE ENTRANCE
BAR210	MEETING ST GARAGE EXIT

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BAR302	BUILDING SECTION B0B
BAR311	ENLARGED ELEVATION AT GROUND FLOOR BAY
BAR311B	DETAILS AT GROUND FLOOR
BAR311C	ENLARGED COLUMN DETAILS
BAR312	ENLARGED ELEVATION AT GROUND CANOPY
BAR313	ENLARGED ELEVATION AT HOTEL ENTRANCE
BAR313B	ENLARGED DETAILS AT HOTEL ENTRANCE
BAR313C	DETAILS AT GLASS COLUMNS
BAR314	ENLARGED ELEVATION AT CORNER
BAR314B	DETAILS AT CORNER
BAR315	ENLARGED ELEVATION AT TYPICAL FLOOR
BAR316	ENLARGED ELEVATION AT TOP FLOOR
BAR316B	DETAILS AT TOP FLOOR
BAR317	ENLARGED ELEVATION AT CORNER TOP

7 - FINAL SLIDE

BAR390	FINAL SLIDE
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BIRD'S EYE PHOTO 1 - LOOKING NORTH



BIRD'S EYE PHOTO 2 - LOOKING SOUTH

AERIAL VIEW BAR005

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THE MONTFORD BUILDING

JANUARY 13, 2020





#1



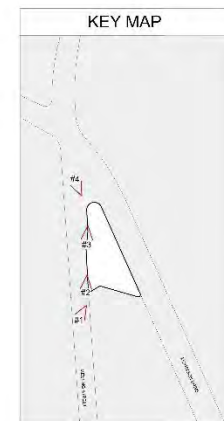
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#4



⊕ SCALE: 3/16" = 1'-0"

SITE PHOTOS BAR007



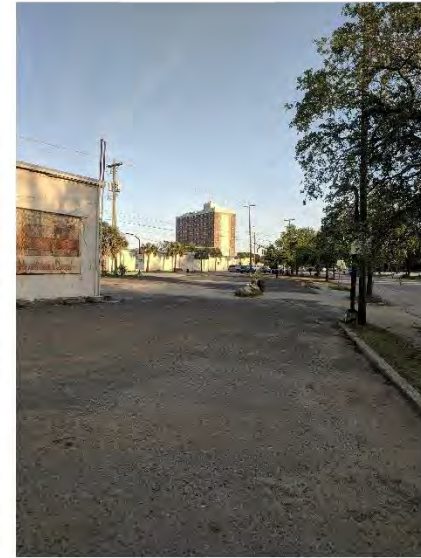
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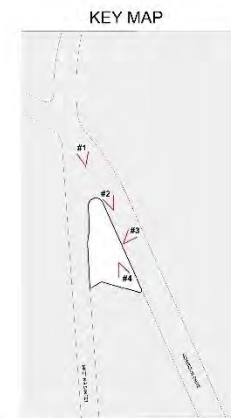
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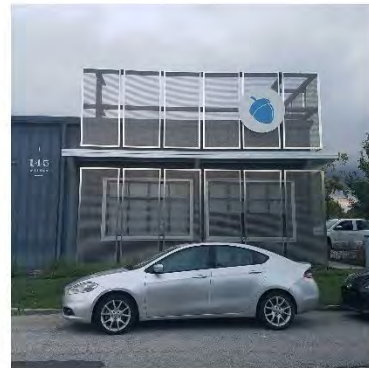
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#4



SITE PHOTOS BAR008

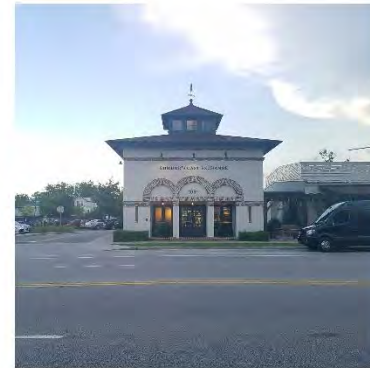
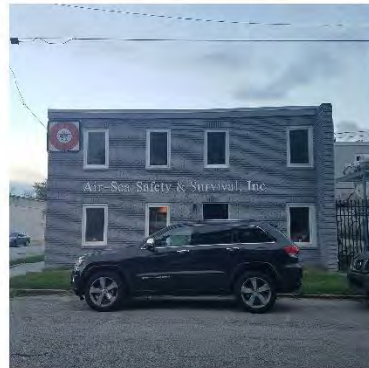
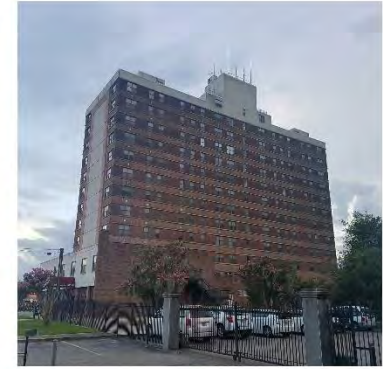


CONTEXT BUILDINGS BAR009

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THE MONTFORD BUILDING
JANUARY 13, 2020





CONTEXT BUILDINGS BAR010

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THE MONTFORD BUILDING
JANUARY 13, 2020





NEW YORK CITY



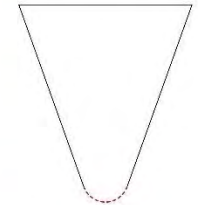
SAN FRANCISCO



VANCOUVER



SEATTLE



FLATIRON PRECEDENTS - ROUND CORNER BAR020

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THE MONTFORD BUILDING

JANUARY 13, 2020





THE PEOPLE'S BUILDING BAR031

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THE MONTFORD BUILDING

JANUARY 13, 2020





- ALUMINUM BALUSTRADE (COLOR 1 AND 2)
- FRP CORNICE (COLOR 1)
- METALLIC GFRC BRACKETS AND MODILLIONS (COLOR 2)
- FRP CORNICE BAND (COLOR 3)
- ALUMINUM WINDOWS (COLOR 2)
- SCORED STUCCO (COLOR 4)
- SMOOTH STUCCO (COLOR 1)
- FRP FASCIA (COLOR 3)
- ALUMINUM RAILING (COLOR 1 AND 2)
- PRECAST CORNICE (COLOR 3)
- ALUMINUM PIN MOUNTED LETTERS (COLOR 1)
- PRECAST PILASTERS (COLOR 3)
- FRP PANELING (COLOR 1)
- ALUMINUM WINDOWS AND DOORS (COLOR 2)

BOARD DID NOT AGREE

KEY BOARD COMMENTS FROM PRELIMINARY BAR (DEC. 2ND)

10 Meeting St. :

Board Motion: Deferral with staff comments except #3 and #4 with study of materials noted on #11 and Board comments.

Staff Comments:

1. The 25' h. first floor was previously approved by the Board at C/A.
2. This project continues to be an interesting and elegant design that is very well suited to its unusual site. It generally complies with the "Principles". Our biggest concern at this point is with the material palette that I will discuss in detail in a moment.
3. ~~Although the completion of the curved form to the ground at the SE and SW corners is better, we prefer the alley access concept to avoid direct garage openings on Morrison and Meeting. It should be possible to accomplish this. If the Board disagrees, the Trash Room should at least be relocated.~~
4. ~~Staff prefers the previous "bookends" with the 4-window fenestration pattern, which is more vertical. Also, the windows of the previous appear deeper set in the wall, which is also preferred.~~
5. **The entrance on Meeting St. will be a service entrance and best if eliminated.**
Response: The entrance on Meeting Street serves as a secondary public entrance as well as a service entrance. It allows guests to travel from the lobby to Meeting Street.. Therefore it will remain.
6. Garage level lighting will need to read like a typical hotel floor.
7. Windows at the garage level (mezzanine) must be glazed and not just open frames.
8. **Rope lighting in glass brick columns must be eliminated shown on 2/BAR313C. (assured they would not be lit last review). This is contrary to Board policy, reserved for civic buildings per the "Principles", and not a good precedent.**
Response: The lighting has been removed from the glass columns.
9. **Reduce number of light fixtures to not every pilaster.**
Response: We disagree with this comment. The repetitive 'bay' architecture creates an armature that is appropriate for repetitive lighting. This helps activate the streetscape and provide light in what is otherwise a dark area. The lights are spaced approximately 27' on Meeting and Morrison Streets. The typical bay width of historic buildings on King and Meeting Streets is 26'. Therefore the light spacing shown is appropriate.
10. Submit signage separately for staff review/approval.
11. Materials need to be upgraded as follows:
 - A. **The base of the building up to the 2nd level cornice needs to be actual stone per the "Principles".**
Response: A granite watertable has been provided at the base of the building.
 - B. **There is a lot of FRP (plastic product) proposed for the building such as at balconies, brackets, canopies, cornices, panels, headers, recesses etc. This is contrary to the Board's directive on other large projects and should be upgraded and limited to the highest portions of the building if used at all.**
Response: All FRP has been replaced with either aluminum or GFRC depending on the location.
 - C. Thermochromex stucco is an upgrade but must be resolved with the scored stucco and control joints.
 - D. Laser cut aluminum at the roof is an interesting way to screen mechanical.
 - E. Provide specialty paving between the property line and the building to ground the building.

PREVIOUS DESIGN - PRELIMINARY BAR: (DEC. 2, 2019)



PRECAST CONCRETE

GRANITE WATER TABLE

2550 LINCOLN PARK
CHICAGO

PRECAST PRECEDENT BAR042

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THE MONTFORD BUILDING

JANUARY 13, 2020





GRANITE WATER TABLE
PRECAST CONCRETE

THE JASPER CHARLESTON

PRECAST PRECEDENT BAR043

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THE MONTFORD BUILDING

JANUARY 13, 2020





CHARLESTON PRECEDENTS BAR044

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THE MONTFORD BUILDING
JANUARY 13, 2020

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MCG
ARCHITECTURE
LS3P



PREVIOUS DESIGN - PRELIMINARY BAR: (DEC. 2, 2019)

KEY BOARD COMMENTS FROM PRELIMINARY BAR (DEC. 2ND)

5. The entrance on Meeting St. will be a service entrance and best if eliminated
9. Reduce number of light fixtures to not every pilaaster.
11. Materials need to be upgraded as follows:
 - a. The base of the building up to the 2nd level cornice needs to be actual stone per the "principles".
 - b. There is a lot of FRP (plastic product) proposed for the building such as at balconies, brackets, canopies, cornices, panels, headers, recesses etc. This is contrary to the Board's directive on other large projects and should be upgraded and limited to the highest portions of the building if used at all.
 - c. Thermochromex stucco is an upgrade but must be resolved with the scored stucco and control joints.
 - d. Laser cut aluminum at the roof is an interesting way to screen mechanical.
 - e. Provide specialty paving between the property line and the building to ground the building.

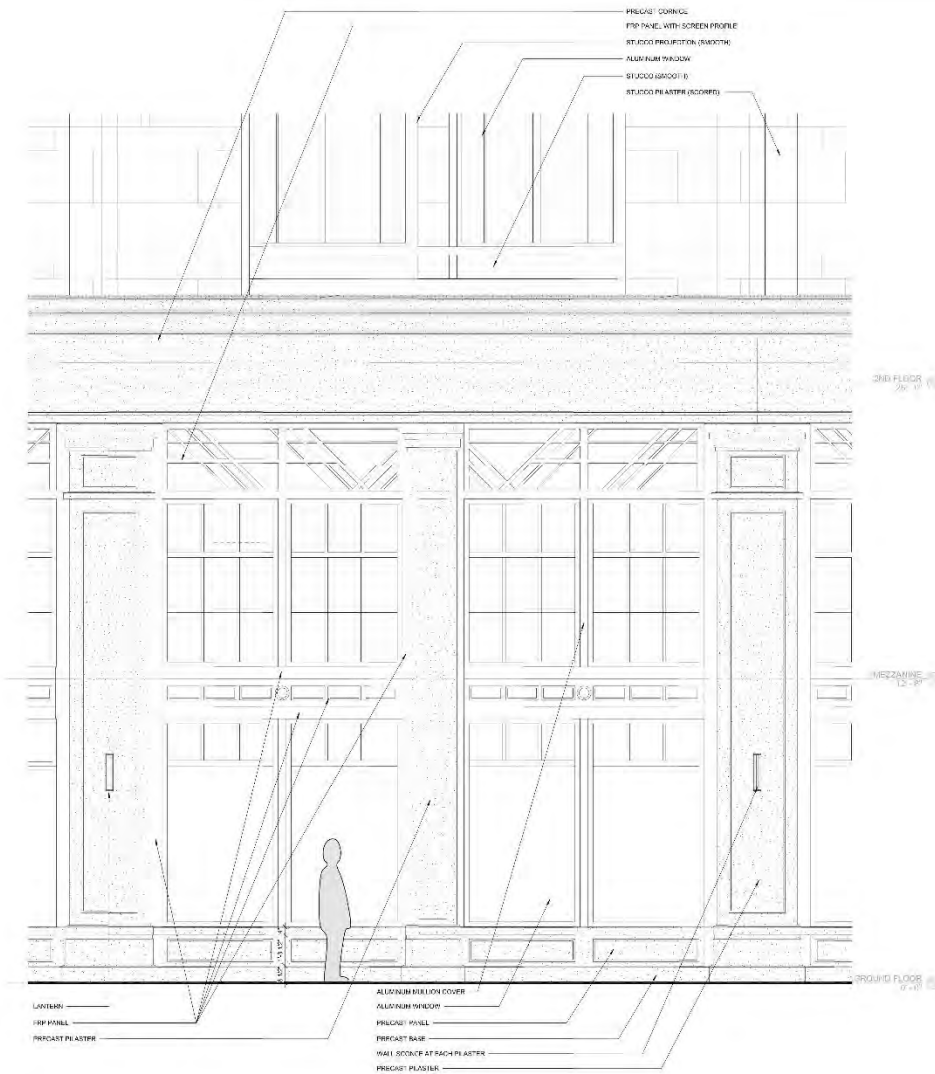


CURRENT DESIGN - PRELIMINARY BAR: (JAN. 13, 2020)

KEY REFINEMENTS SINCE DEC. 2ND PRELIMINARY BAR

1. A granite watertable has been added at the base of the building.
2. All instances of FRP have been replaced with either GFRC or Aluminum Panel
3. The scored stucco joints have been removed.

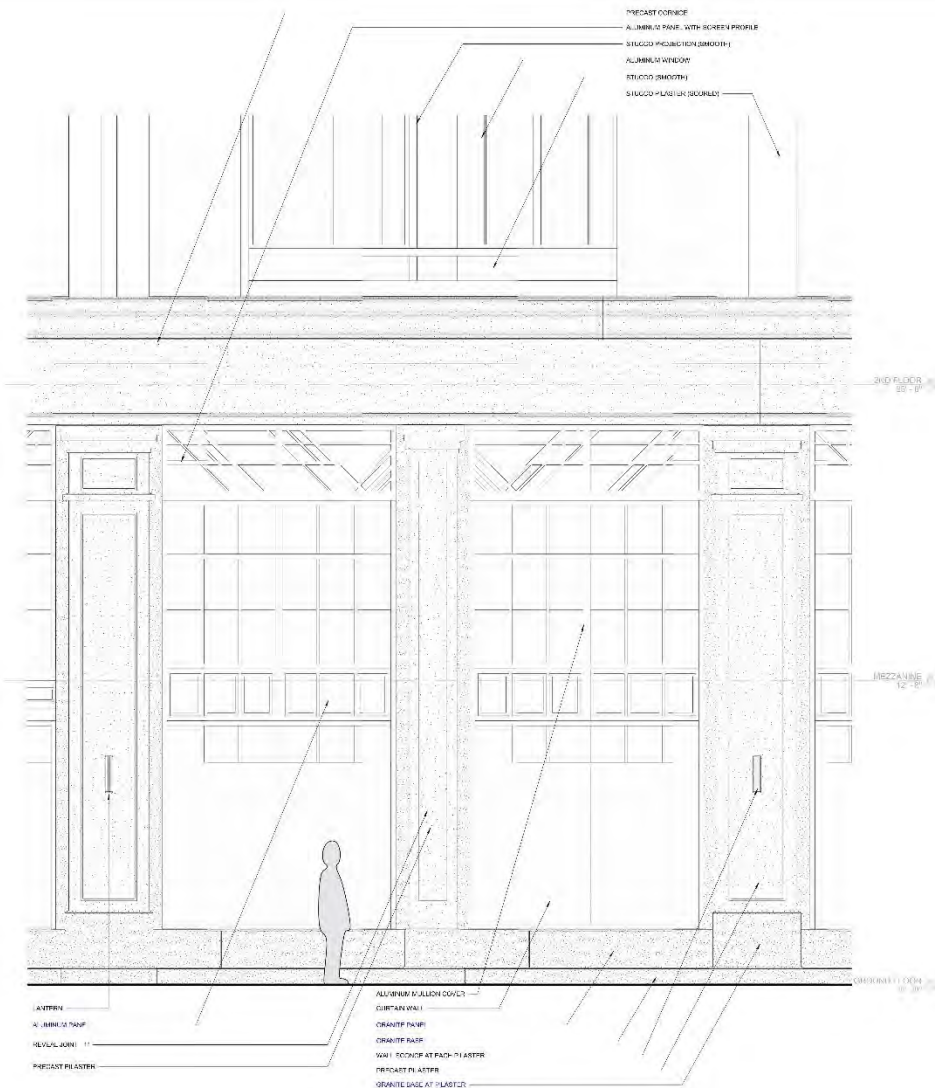
BAR SUMMARY BAR045



PREVIOUS DESIGN - PRELIMINARY BAR: (DEC. 2, 2019)

KEY BOARD COMMENTS FROM PRELIMINARY BAR (DEC. 2ND)

11. Materials need to be upgraded as follows:
 - a. The base of the building up to the 2nd level cornice needs to be actual stone per the "principles".
 - b. There is a lot of FRP (plastic product) proposed for the building such as at balconies, brackets, canopies, cornices, panels, headers, recesses etc. This is contrary to the Board's directive on other large projects and should be upgraded and limited to the highest portions of the building if used at all.
 - c. Thermochromex stucco is an upgrade but must be resolved with the scored stucco and control joints.



CURRENT DESIGN - PRELIMINARY BAR: (JAN. 13, 2020)

KEY REFINEMENTS SINCE DEC. 2ND PRELIMINARY BAR

1. A granite watertable has been added at the base of the building.
2. All instances of FRP have been replaced with either GFRC or Aluminum Panel
3. The scored stucco joints have been removed.

BAR SUMMARY BAR046



RENDERING - OBLIQUE FROM MORRISON BAR051

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THE MONTFORD BUILDING

JANUARY 13, 2020

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RENDERING - THE NOSE BAR052

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JANUARY 13, 2020





RENDERING - THE NOSE AT NIGHT BAR053

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THE MONTFORD BUILDING

JANUARY 13, 2020





RENDERING - OBLIQUE FROM MEETING | BAR054

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JANUARY 13, 2020





RENDERING - SOUTHEAST CORNER | BAR055

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THE MONTFORD BUILDING

JANUARY 13, 2020





RENDERING - VIEW FROM 1-26 BAR057

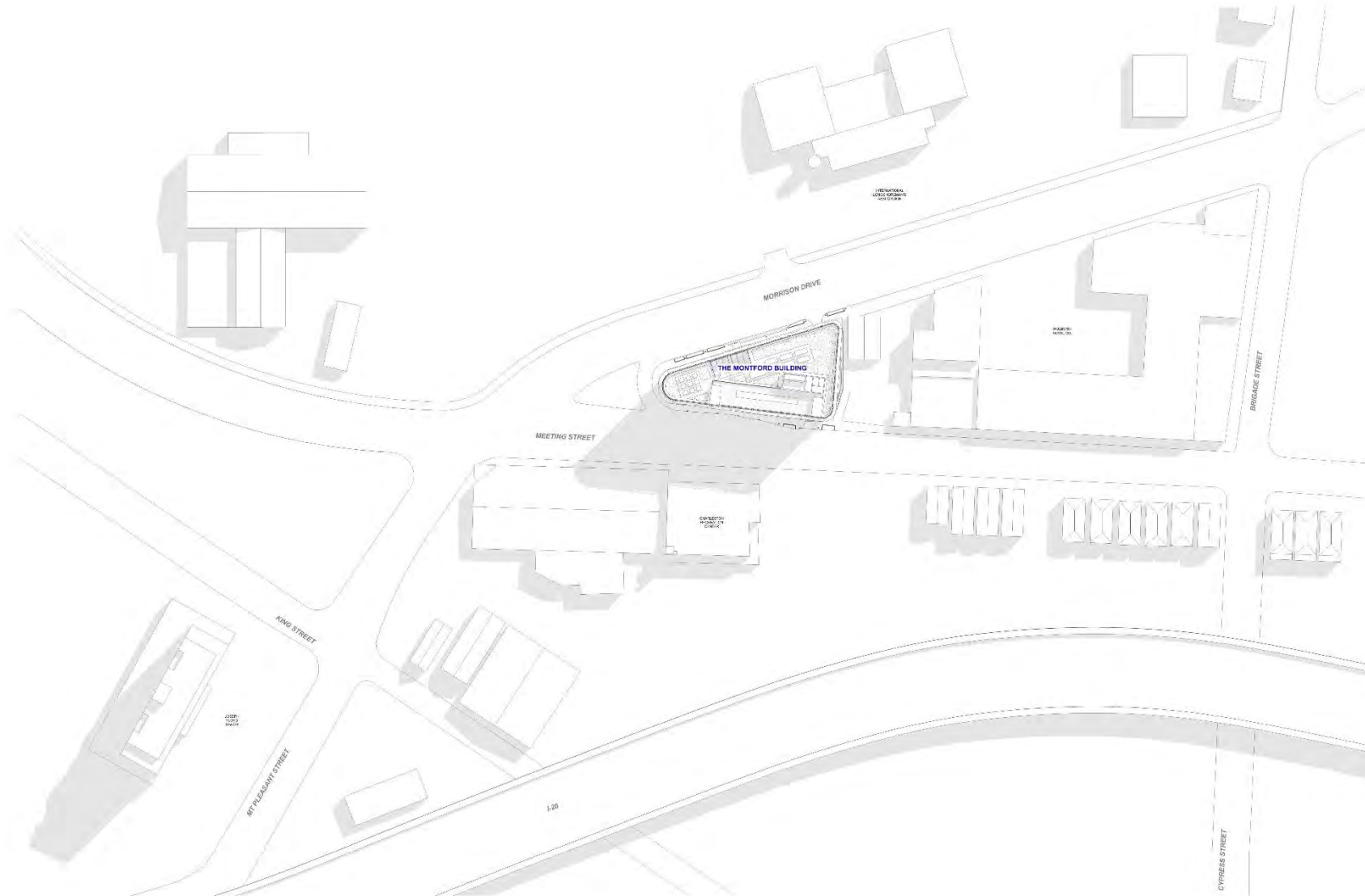
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THE MONTFORD BUILDING

JANUARY 13, 2020





SCALE: 1" = 50'-0"

SITE PLAN BAR100

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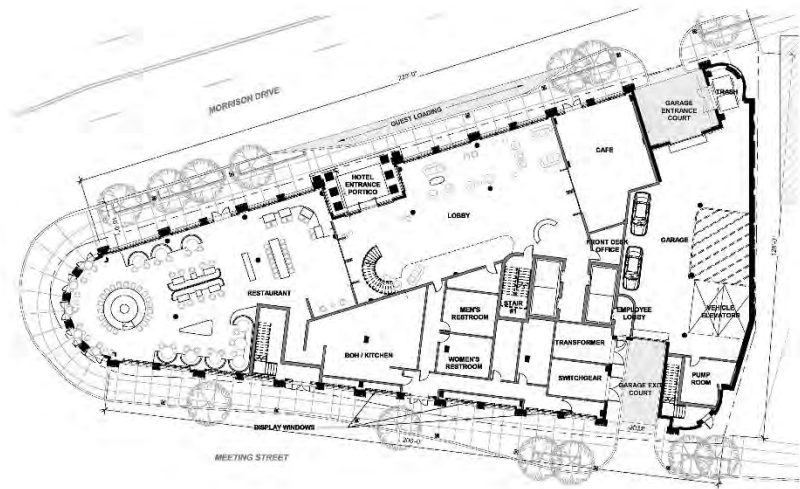
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THE MONTFORD BUILDING

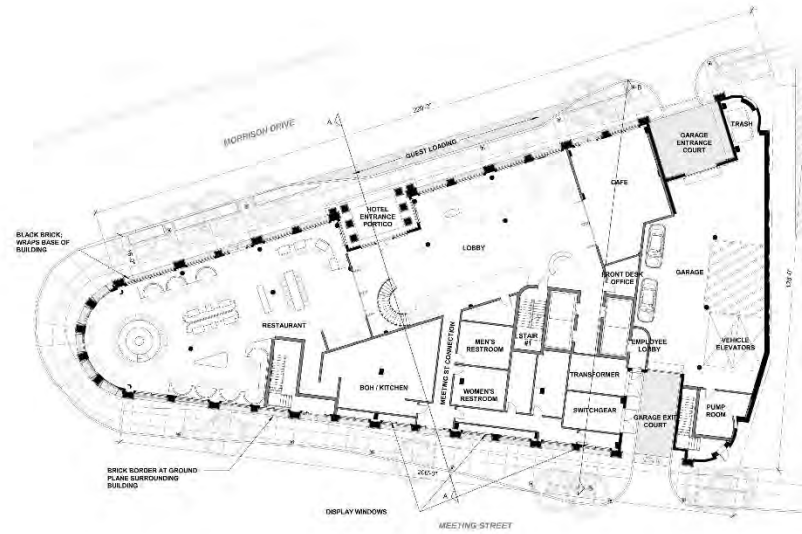
JANUARY 13, 2020

STUDIO
MCG
ARCHITECTURE

LS3P



PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020

⊕ SCALE: 1/16" = 1'-0"

GROUND FLOOR PLAN BAR101

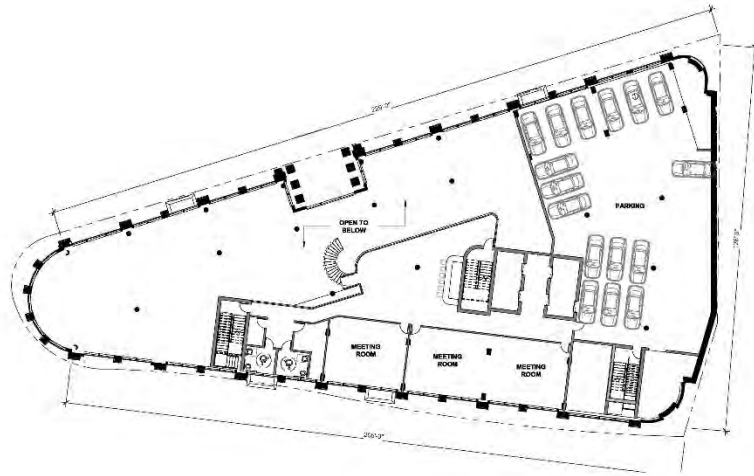
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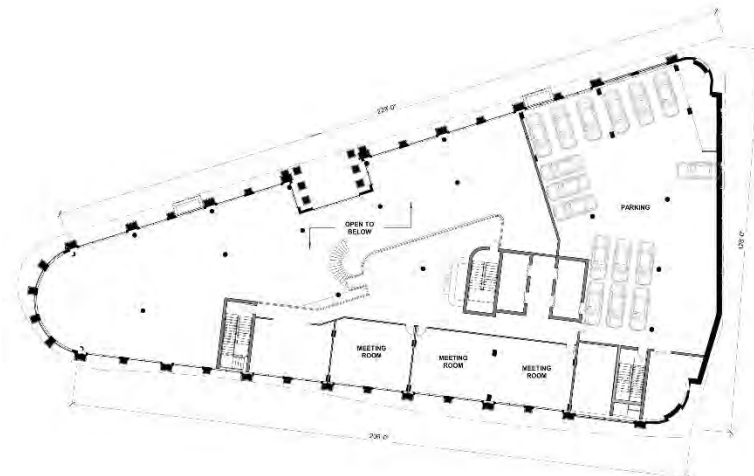
THE MONTFORD BUILDING

JANUARY 13, 2020






PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020


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

MEZZANINE FLOOR PLAN BAR101M

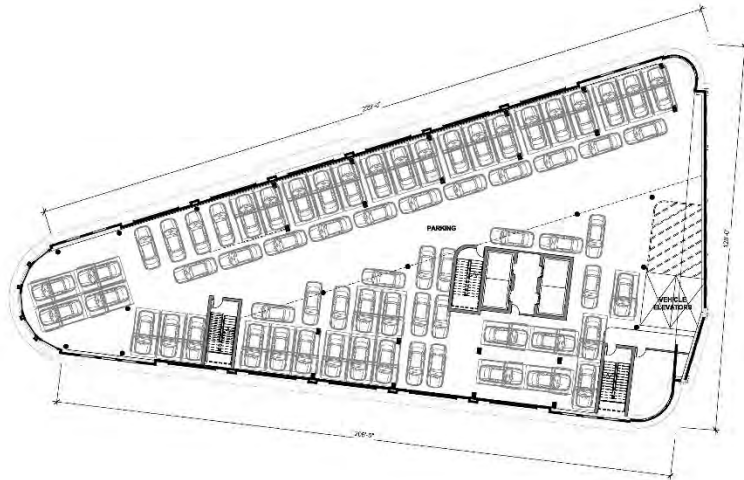
The Montford Group.

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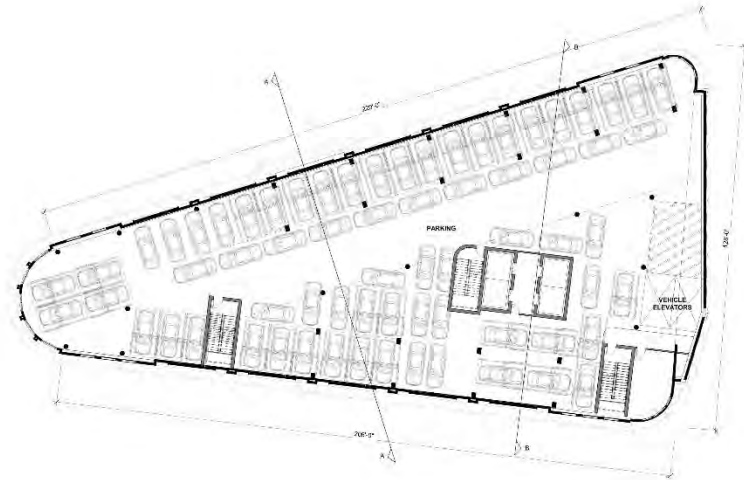
THE MONTFORD BUILDING

JANUARY 13, 2020






PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020


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

2ND FLOOR PLAN BAR102

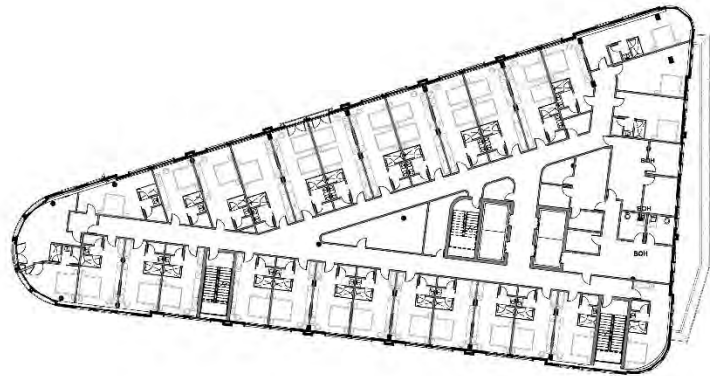
The Montford Group.

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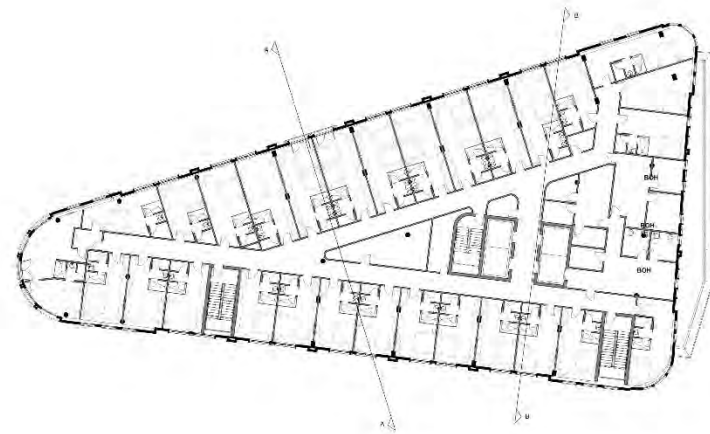
THE MONTFORD BUILDING

JANUARY 13, 2020






PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020

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

3RD FLOOR PLAN BAR103

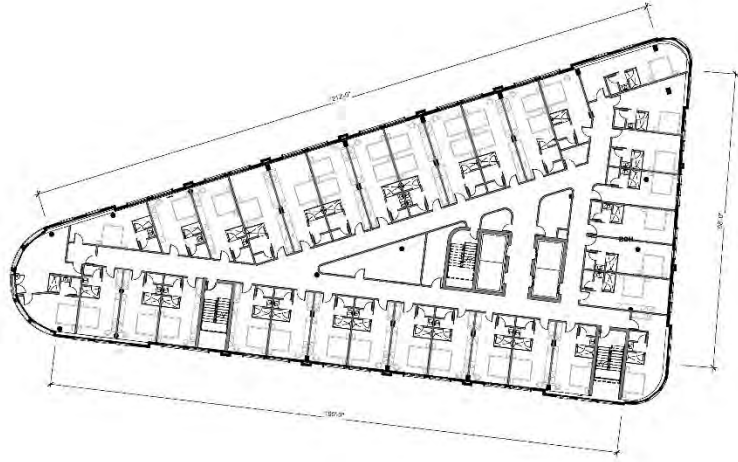
The Montford Group.

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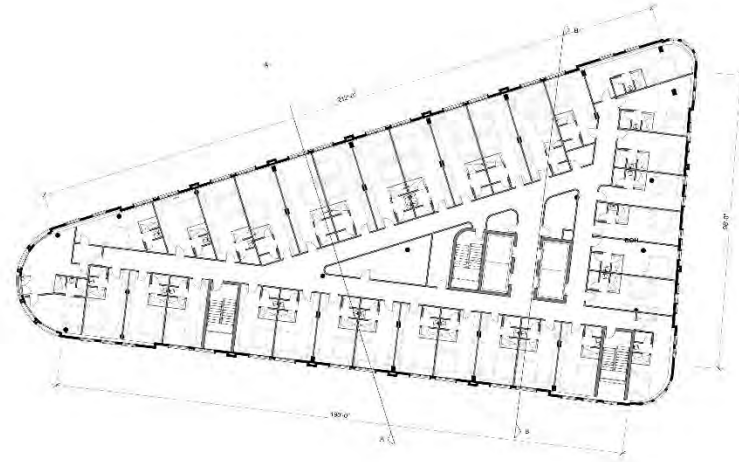
THE MONTFORD BUILDING

JANUARY 13, 2020





PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020

⊕ SCALE: 1/16" = 1'-0"

4TH - 8TH FLOOR PLAN BAR104

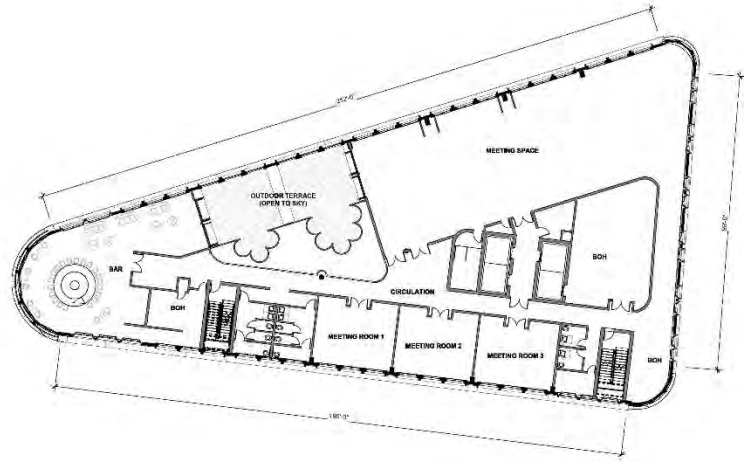
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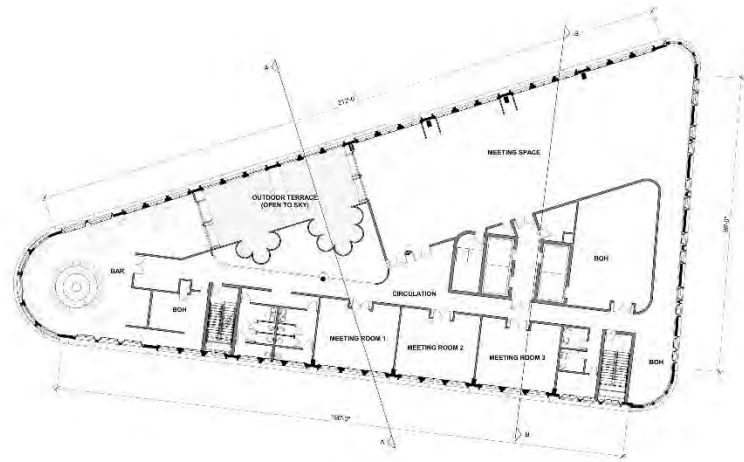
THE MONTFORD BUILDING

JANUARY 13, 2020






PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020


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

9TH FLOOR PLAN BAR109

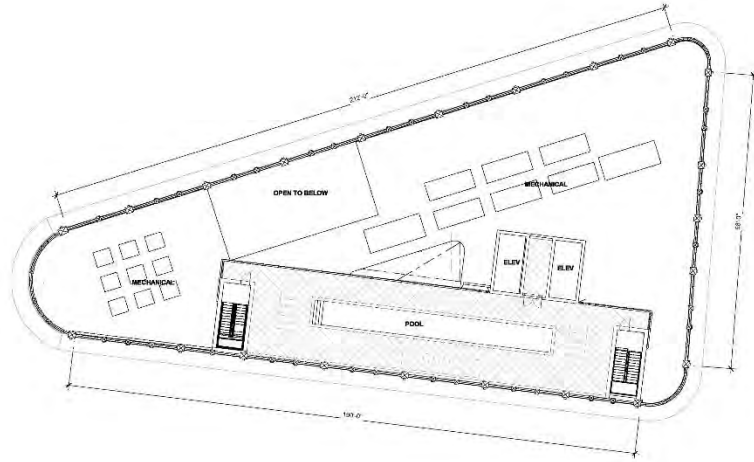
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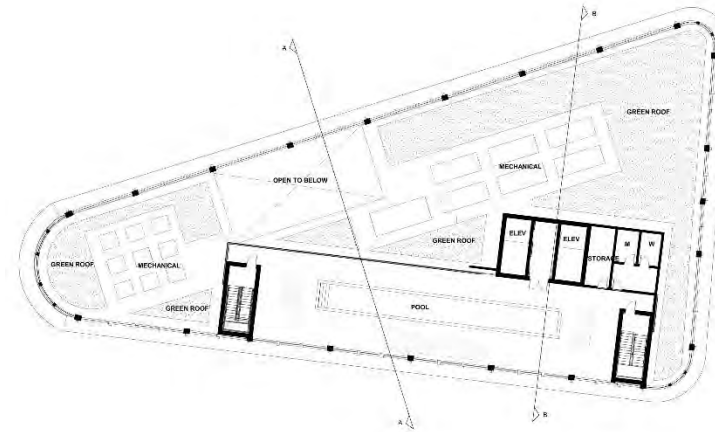
THE MONTFORD BUILDING

JANUARY 13, 2020






PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020


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

ROOF PLAN BAR110

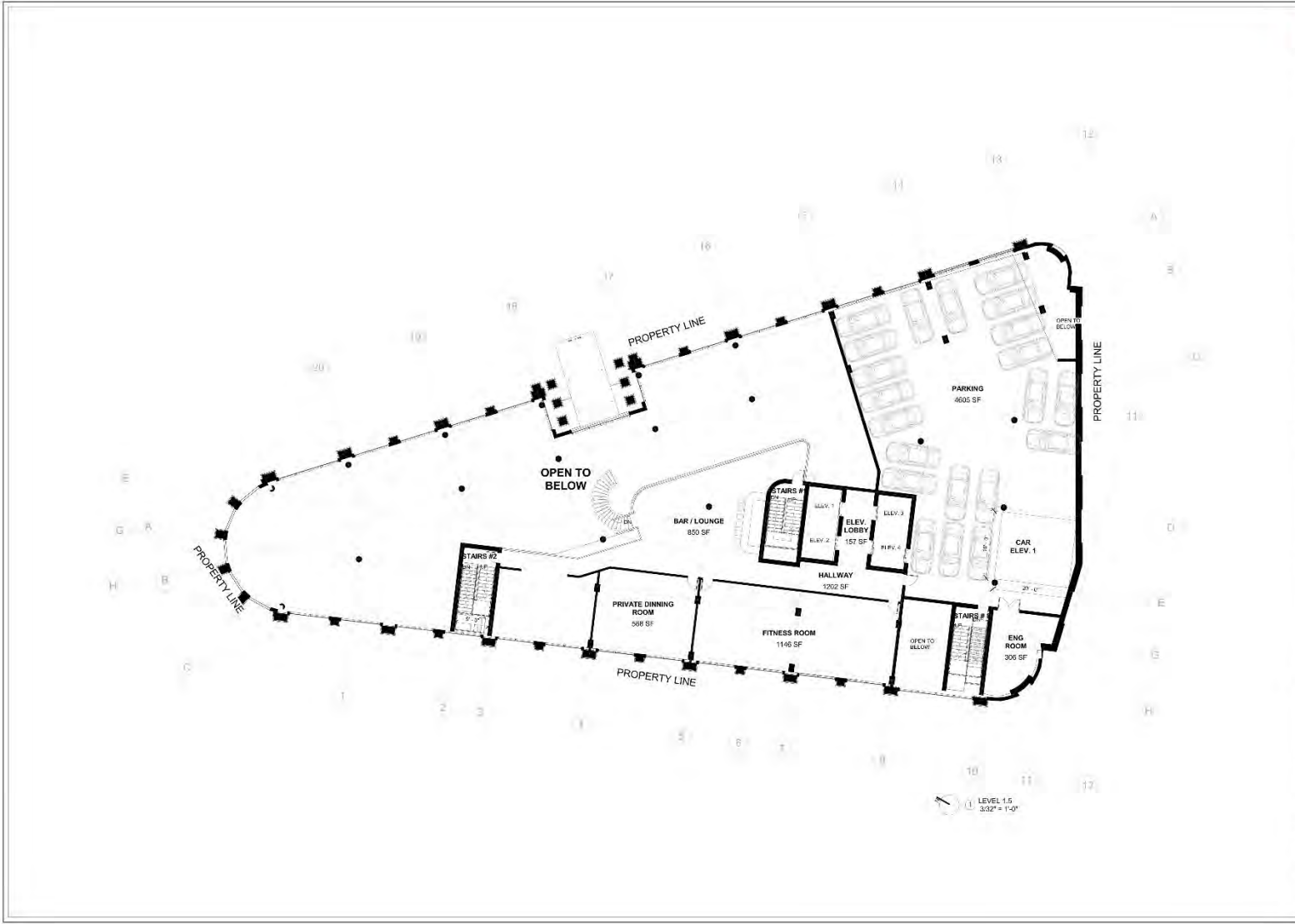
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THE MONTFORD BUILDING

JANUARY 13, 2020





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

PROJECT NUMBER
1824

PROJECT OWNER
The Montford Group.

ARCHITECT
PTERRA
INCORPORATED

CONSULTANTS
LSSP
 streetsense.
EARTHSOURCE

PROJECT NAME
THOMPSON
THE MONTFORD BUILDING
 PROJECT ADDRESS
 810 Meeting St.
 Charleston, SC

DRAWING
LEVEL 1.5
MEZZANINE
FLOOR PLAN

PHASE
PRELIMINARY
 BAR

SCALE

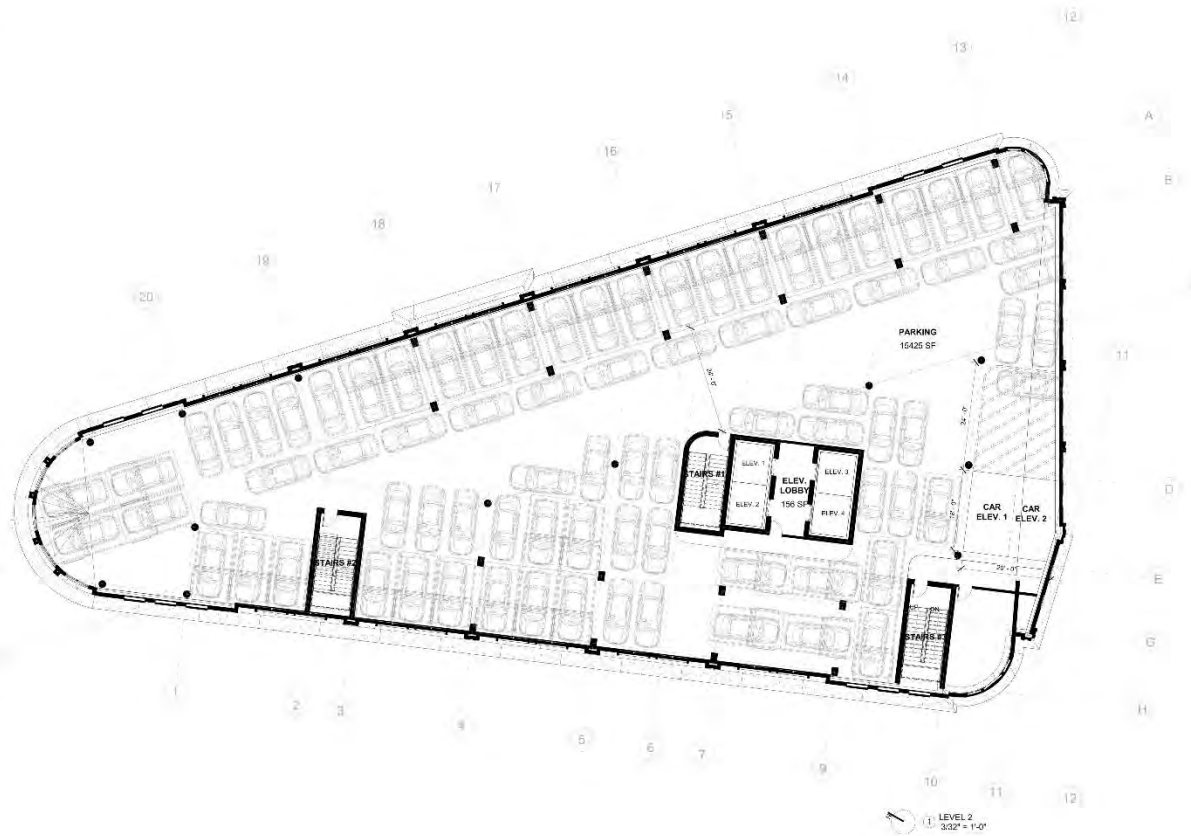
REVISIONS

REV.	DATE	DESCRIPTION

SCALE: 3/32" = 1'-0"
 DRAWN:
 CHECK:
 DATE: 08/13/19
THIS DRAWING IS THE PROPERTY OF MCG ARCHITECTURE AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MCG ARCHITECTURE.

SHEET NUMBER
A 2.03

CAR STACK HEIGHTS ARE SYSTEMS
 MANUFACTURED KAUS MULTIPARKING SYSTEM
 1) 10' CLEAR HGT.
 2) CAR LIFT MODEL: 1A OR LIFT A 40
 3) FOR ELECTRICAL SUPPLY WIRE TO ELECTRICAL DIVOR
 MIN. 7" TO HOLE, 4.000 P.S.I. CONC. SLAB REQUIRED AS
 PER PAUL BARNETT MANUFACTURING CO. SPEC.
 4) THICK. 8.000 P.S.I. CONC. SLAB PROVIDED. REFER TO
 STRUCT. CODES.
 5) SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW &
 APPROVAL. PRIOR TO ORDERING.



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

STUDIO
MCG
 ARCHITECTURE

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

PROJECT NUMBER
1824

PROJECT OWNER
 The Montford Group.

PROJECT ARCHITECT
 OPTERRA

PROJECT ENGINEER
 LSSP

PROJECT CONSULTANT
 EARTHSOURCE

PROJECT NAME
 THOMPSON

THE MONTFORD
 BUILDING

PROJECT ADDRESS
 810 Meeting St.
 Charleston, SC

DRAWING
 LEVEL 2 FLOOR
 PLAN

PHASE
 PRELIMINARY
 BAR

DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE

REVISIONS

REV#	DATE	DESCRIPTION

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

DRAWN:

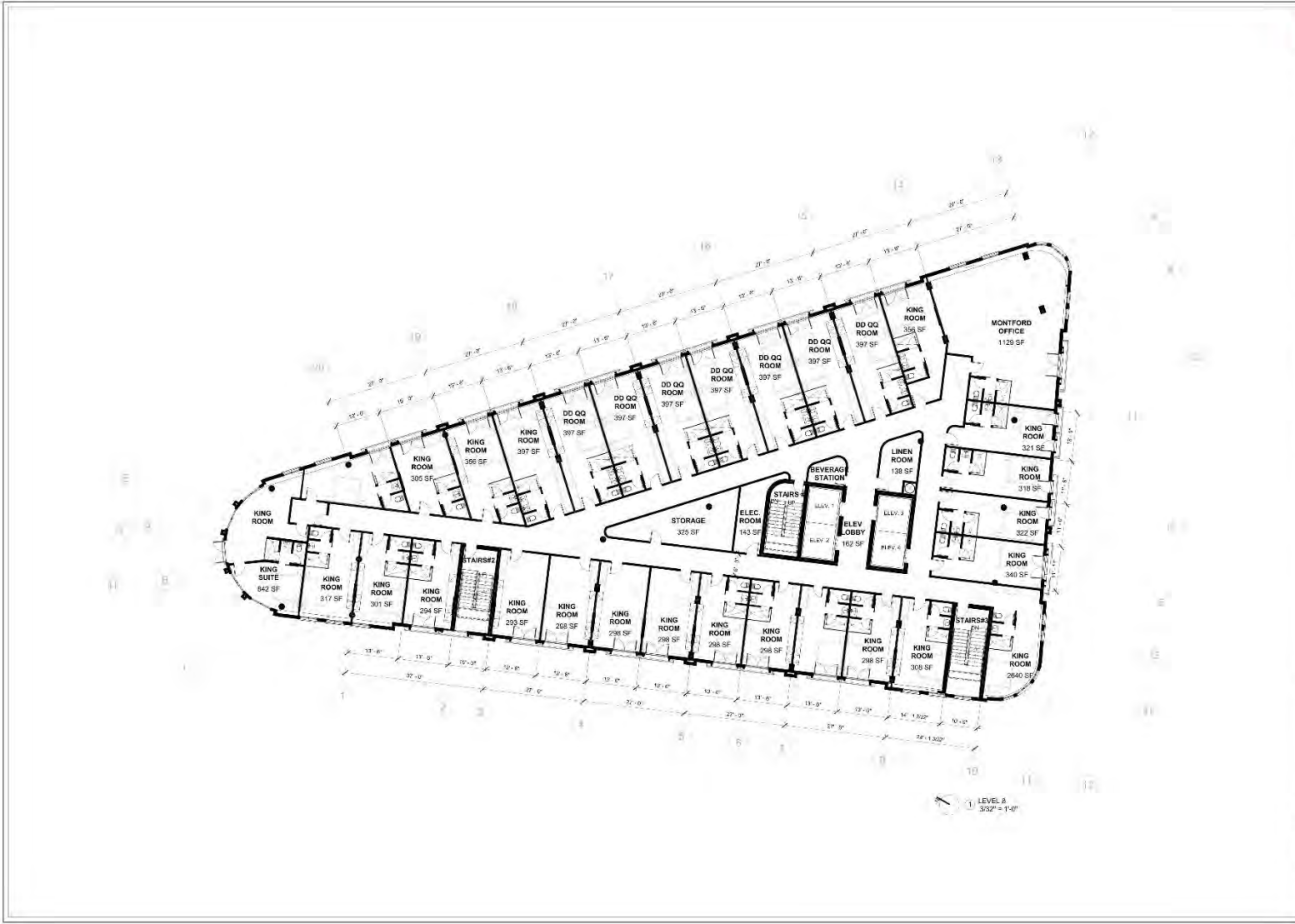
CHECK:

DATE: 08/13/19

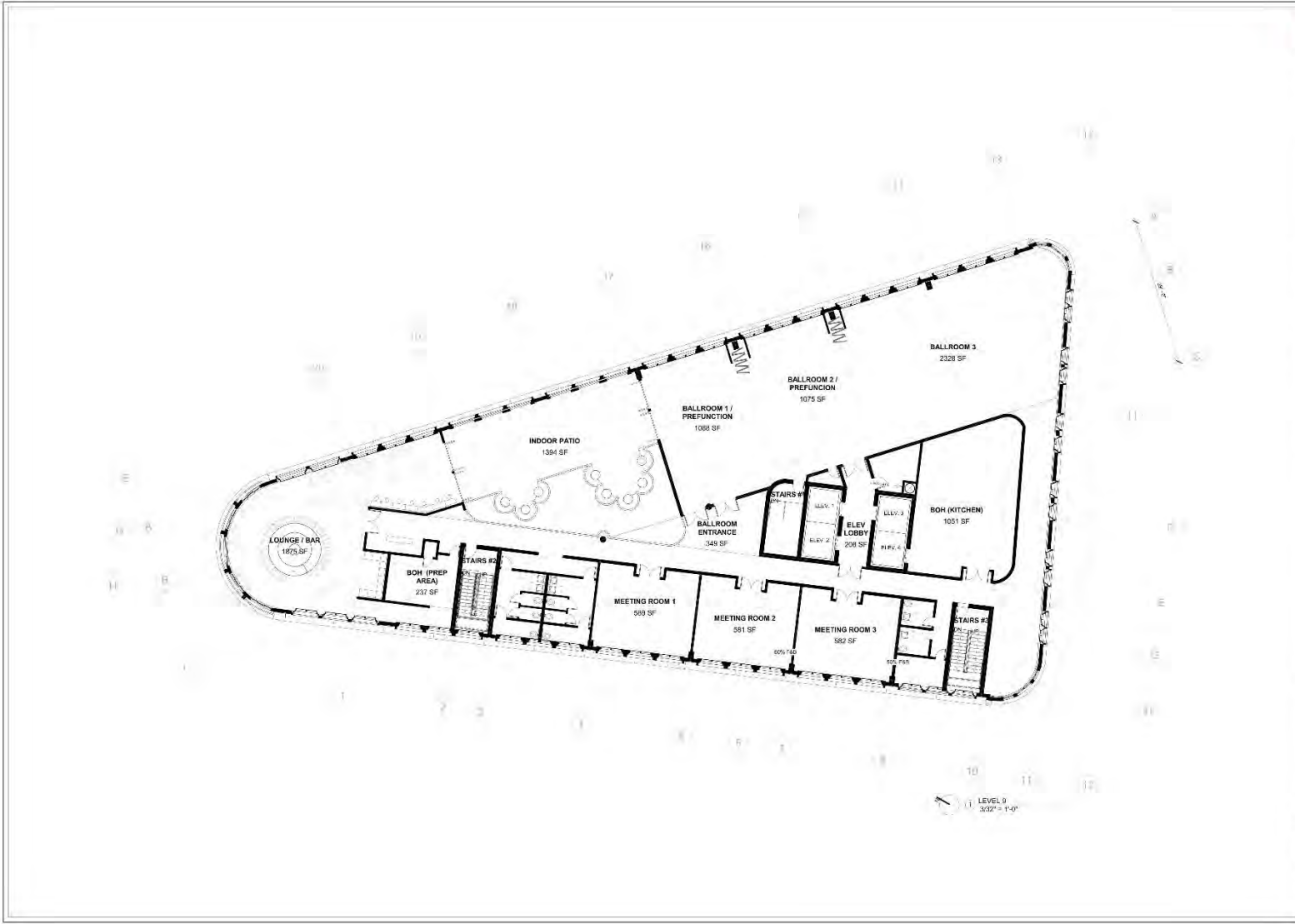
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SHEET NUMBER

A 2.04



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 ARCHITECTURE
 7500 NE 4th Court
 Suite 103
 Miami, FL 33138
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 PROJECT NUMBER
 1824
 PROJECT OWNER
 The Montford Group.
 PROJECT MANAGER
 TERRA
 LSSP
 streetsense.
 EARTHSOURCE
 PROJECT NAME
 THOMPSON
 THE MONTFORD
 BUILDING
 PROJECT ADDRESS
 810 Meeting St.
 Charleston, SC
 DRAWING
 LEVEL 8 FLOOR
 PLAN
 PHASE
 PRELIMINARY
 BAR
 SCALE
 REVISIONS
 REV. DATE DESCRIPTION
 SCALE
 3/32" = 1'-0"
 DRAWN
 CHECKED
 DATE 08/13/19
 SHEET NUMBER
A 2.07



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

PROJECT NUMBER
 1824

PROJECT OWNER
The Montford Group.

ARCHITECT
OPTERRA
ARCHITECTS

DESIGNER
LSSP
 streetinsense.

PROJECT NAME
THOMPSON
THE MONTFORD BUILDING
 PROJECT ADDRESS
 810 Meeting St.
 Charleston, SC

DRAWING
LEVEL 9 FLOOR PLAN

PHASE
PRELIMINARY
 BAR

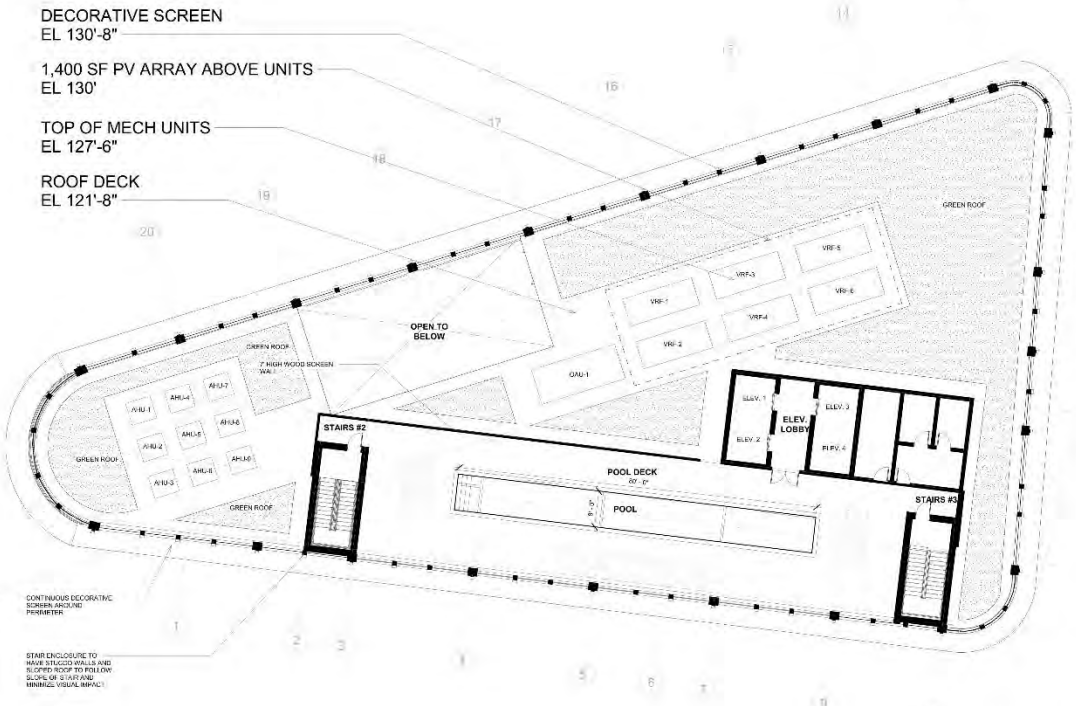
SCALE

REVISIONS

REV.	DATE	DESCRIPTION

SCALE: 3/32" = 1'-0"
 DRAWN:
 CHECK:
 DATE: 08/02/19

SHEET NUMBER
A 2.08



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

PROJECT NUMBER
1824
 PROJECT OWNER
The Montford Group.

PROJECT PARTNER
OPTERRA
LSSP
 streetsense.
 EARTHSOURCE

PROJECT NAME
THOMPSON
THE MONTFORD BUILDING
 PROJECT ADDRESS
 810 Meeting St.
 Charleston, SC
 DRAWING
ROOF PLAN

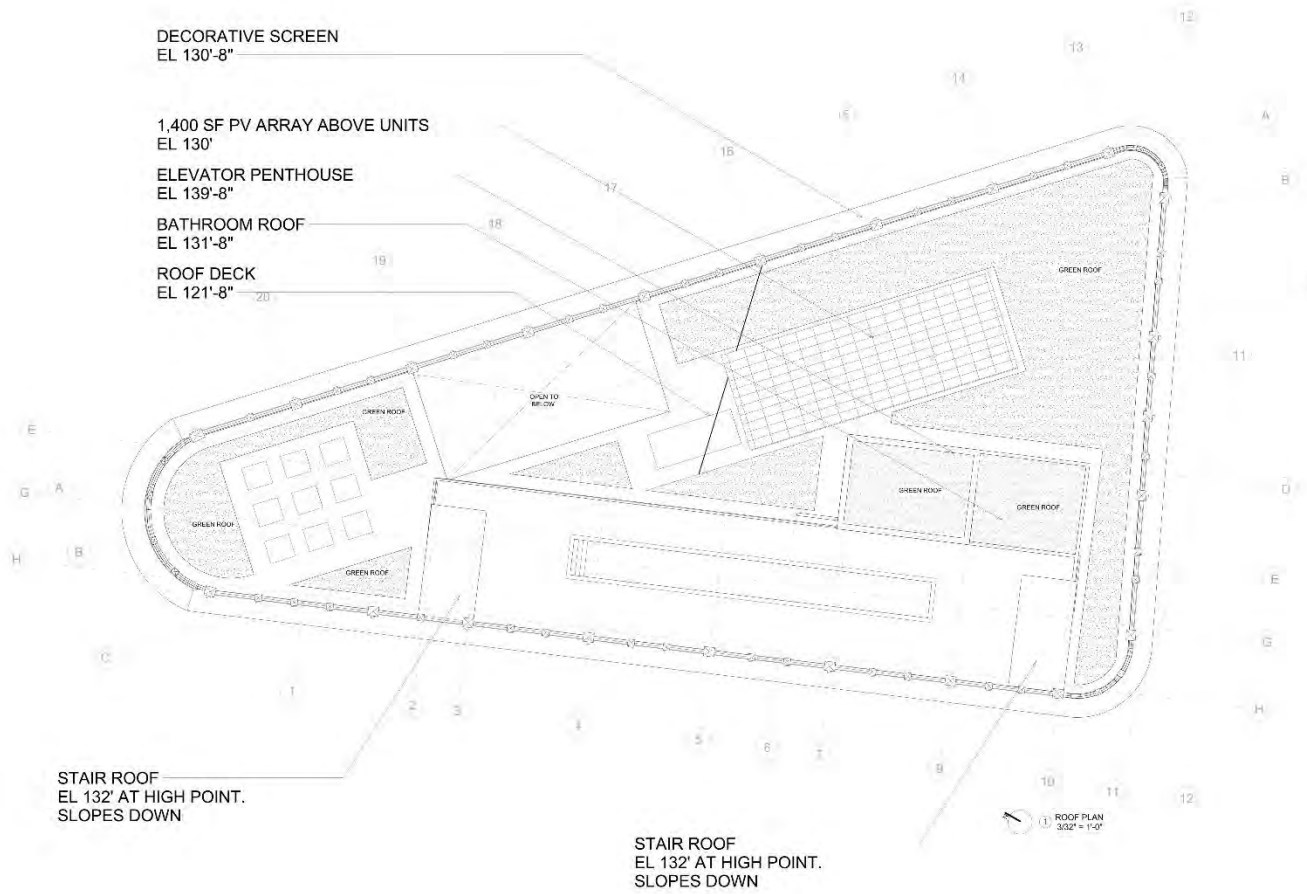
PHASE
PRELIMINARY
 BAR

SCALE

REVISIONS		
NO.	DATE	DESCRIPTION

SCALE: 3/32" = 1'-0"
 DRAWN:
 CHECK:
 DATE: 08/21/19

SHEET NUMBER
A 2.09



DECORATIVE SCREEN
EL 130'-8"

1,400 SF PV ARRAY ABOVE UNITS
EL 130'

ELEVATOR PENTHOUSE
EL 139'-8"

BATHROOM ROOF
EL 131'-8"

ROOF DECK
EL 121'-8"

STAIR ROOF
EL 132' AT HIGH POINT.
SLOPES DOWN

STAIR ROOF
EL 132' AT HIGH POINT.
SLOPES DOWN

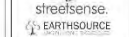
1 ROOF PLAN
3/32" = 1'-0"



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

PROJECT NUMBER
1824

PROJECT OWNER
The Montford Group.



PROJECT NAME
THOMPSON

THE MONTFORD
BUILDING

PROJECT ADDRESS
810 Meeting St.
Charleston, SC

DRAWING
LEVEL TOP ROOF
PLAN

PHASE
PRELIMINARY
BAR

SCALE

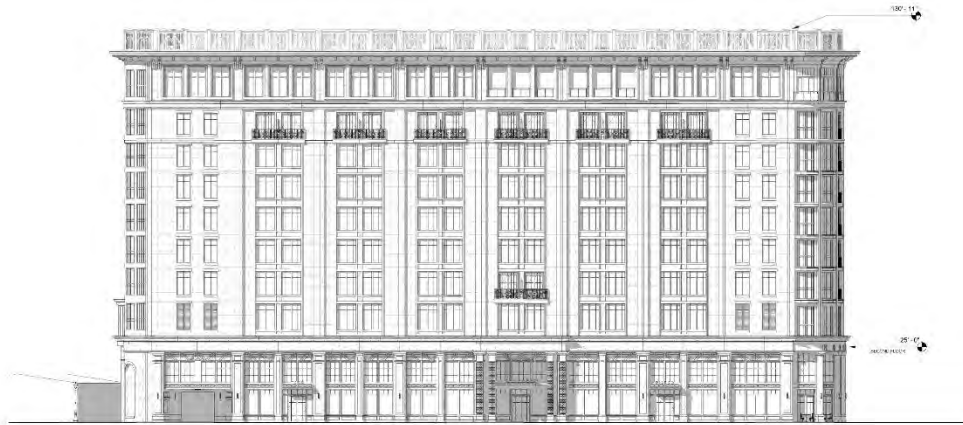
REVISIONS

REV.	DATE	DESCRIPTION

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

DATE: 09/10/19

PROJECT NUMBER
A 2.10



PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020

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



MORRISON DRIVE ELEVATION BAR201

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THE MONTFORD BUILDING

JANUARY 13, 2020





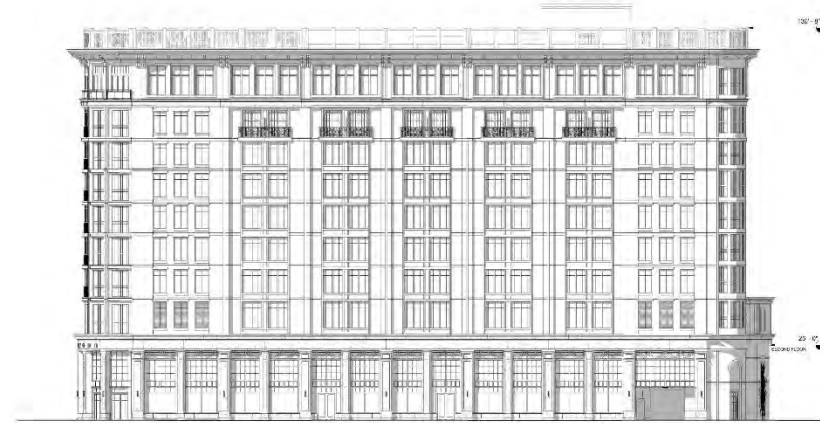
MATERIALS NOTED IN BLUE REPRESENT CHANGES SINCE PREVIOUS BAR MEETING

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

MORRISON DRIVE ELEVATION - ENLARGED BAR201B



PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020

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



MEETING STREET ELEVATION BAR202

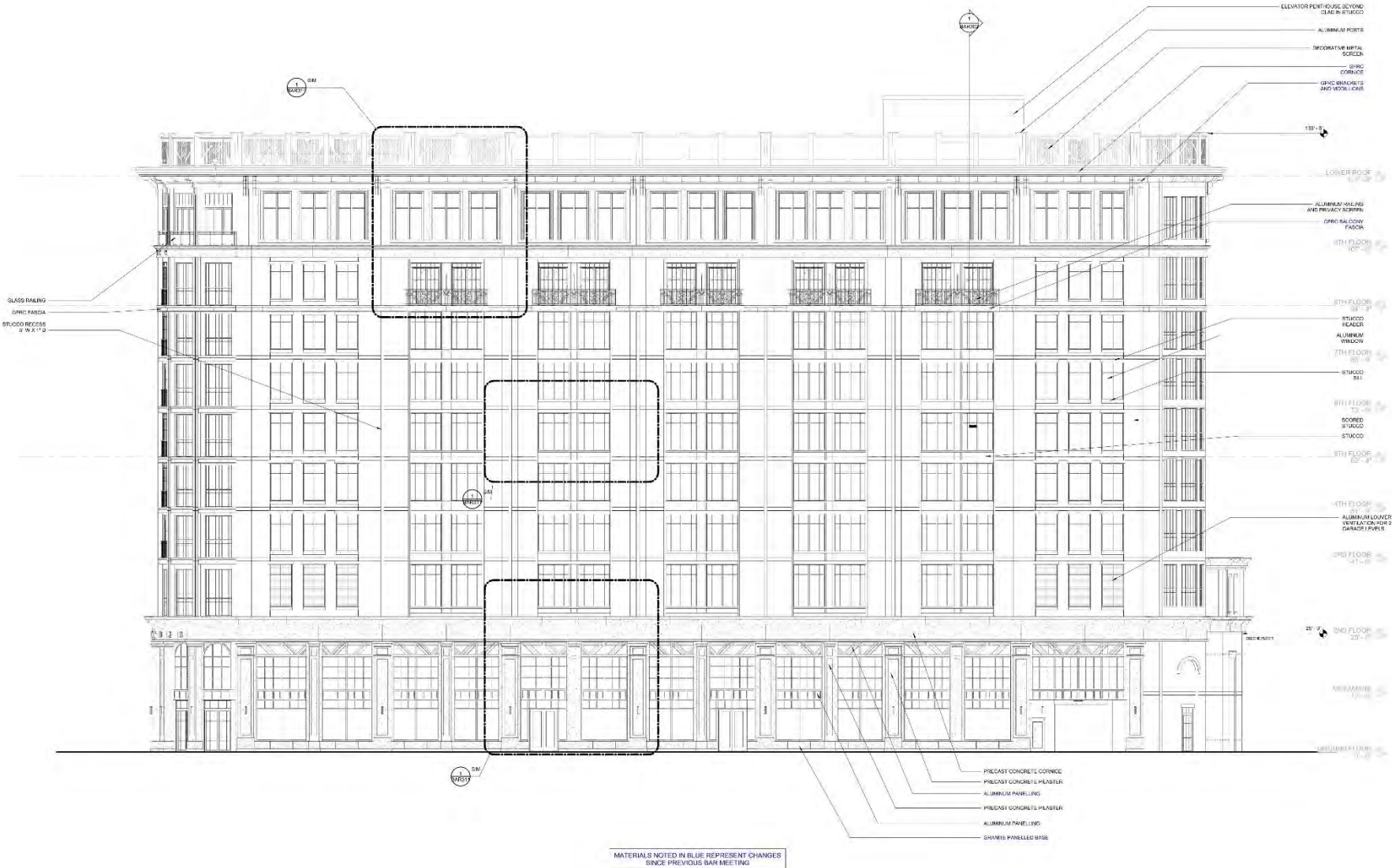
The Montford Group.

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THE MONTFORD BUILDING

JANUARY 13, 2020





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

MEETING STREET ELEVATION - ENLARGED BAR202B

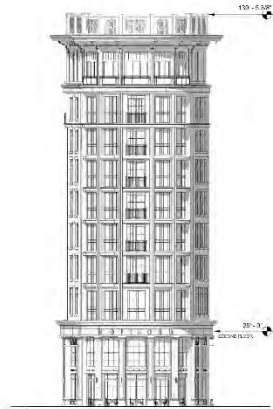
The Montford Group.

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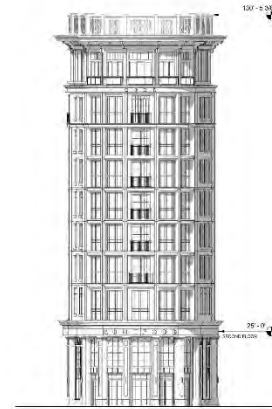
THE MONTFORD BUILDING

JANUARY 13, 2020





PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020

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



THE NOSE ELEVATION BAR203

The Montford Group.

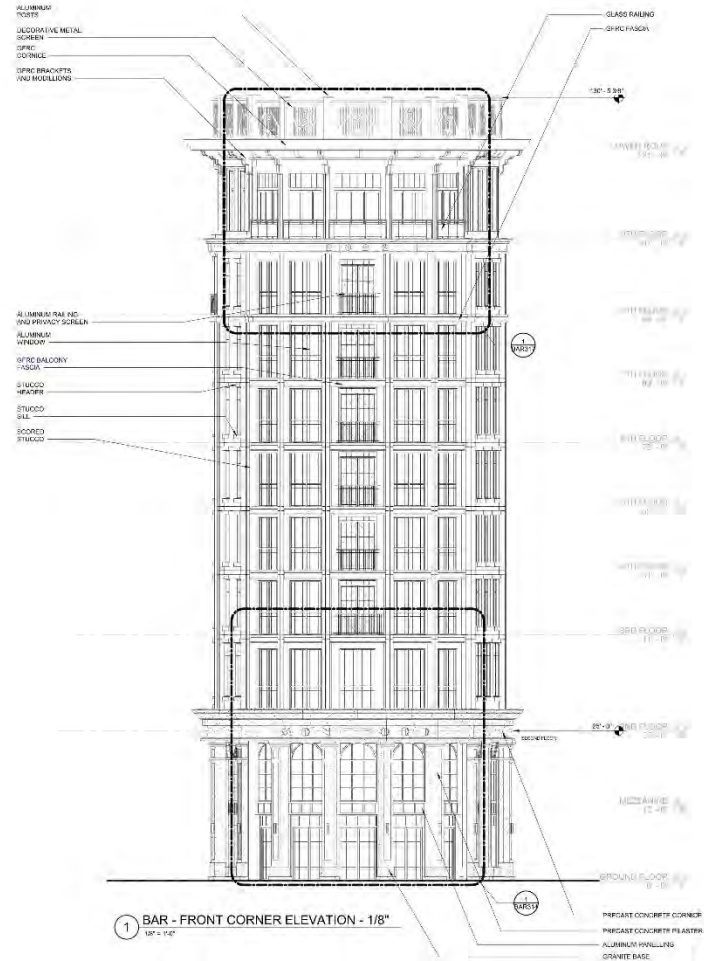
A VISION. A BRAND. A LIFESTYLE.

THE MONTFORD BUILDING

JANUARY 13, 2020

STUDIO
MCG
ARCHITECTURE

LS3P



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

THE NOSE ELEVATION - ENLARGED BAR203B

The Montford Group.

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THE MONTFORD BUILDING

JANUARY 13, 2020





PREVIOUS DESIGN - DECEMBER 2, 2019



CURRENT DESIGN - JANUARY 13, 2020

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



SOUTH ELEVATION BAR204

The Montford Group.

A VISION. A BRAND. A LIFESTYLE.

THE MONTFORD BUILDING

JANUARY 13, 2020

STUDIO
MCG
ARCHITECTURE

LS3P



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

SOUTH ELEVATION - ENLARGED BAR204B

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THE MONTFORD BUILDING

JANUARY 13, 2020





② MEETING STREET - EAST SIDE
1"=20'-0"



MORRISON DRIVE - WEST SIDE

SCALE: 1" = 20'-0"

STREETSCAPE ELEVATIONS BAR205

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THE MONTFORD BUILDING

JANUARY 13, 2020

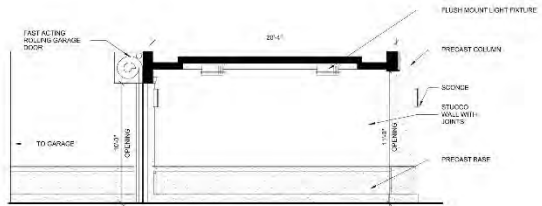




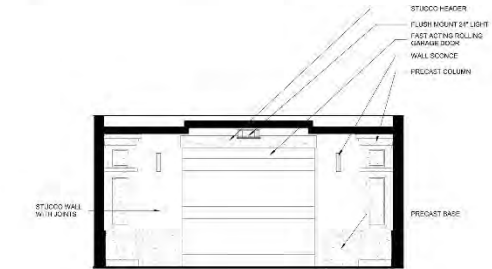
MORRISON DRIVE - WEST SIDE

SCALE: 1" = 30'-0"

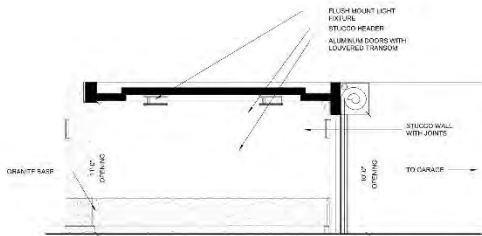
MORRISON DRIVE STREETScape EXTENDED BAR207



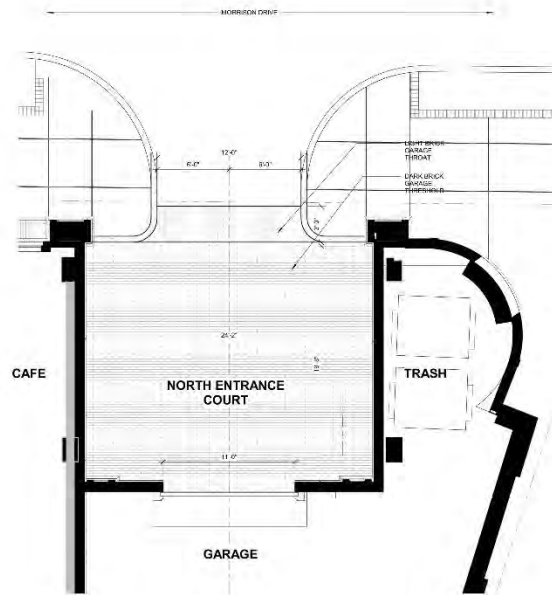
4 ENLARGED ELEVATION - MORRISON ST GARAGE ENTRY NORTH
1/8" = 1'-0"



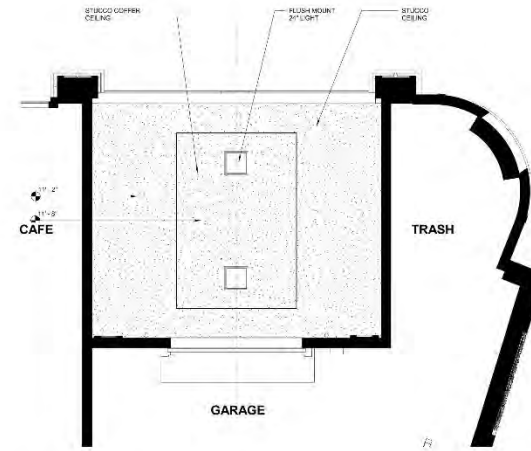
6 ENLARGED ELEVATION - MORRISON ST GARAGE ENTRY WEST
1/8" = 1'-0"



5 ENLARGED ELEVATION - MORRISON ST GARAGE ENTRY SOUTH
1/8" = 1'-0"

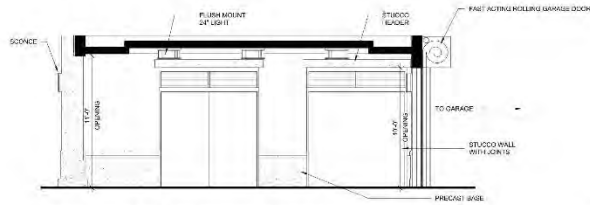


1 ENLARGED PLAN - MORRISON ST GARAGE ENTRY
3/16" = 1'-0"

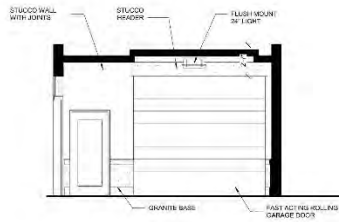


2 ENLARGED RCP - MORRISON ST GARAGE ENTRY
1/8" = 1'-0"

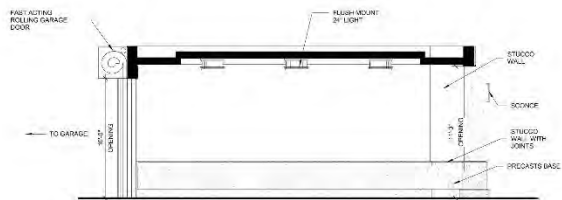
MORRISON ST GARAGE ENTRANCE BAR209



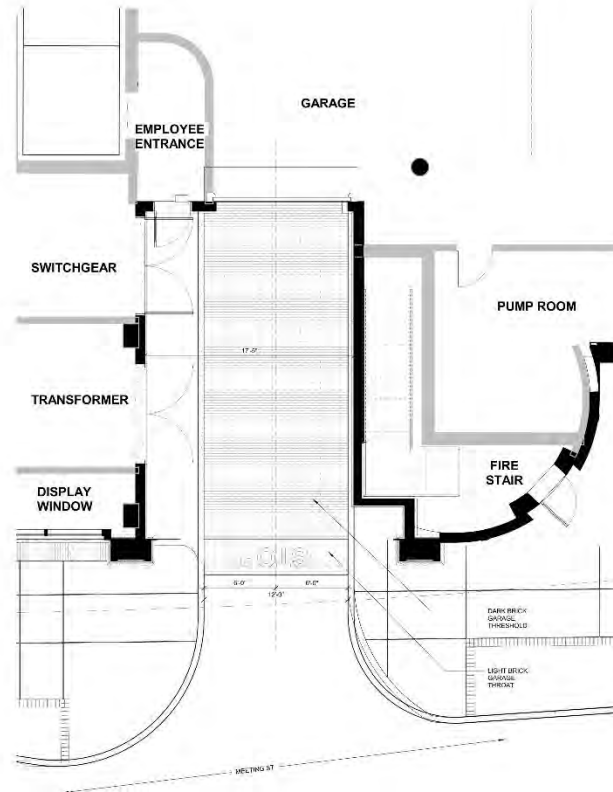
2 ENLARGED ELEVATION - MEETING ST GARAGE ENTRY NORTH
1/8" = 1'-0"



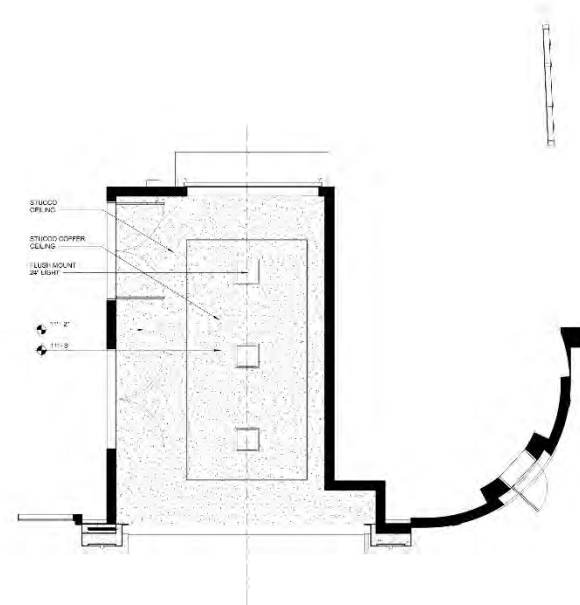
1 ENLARGED ELEVATION - MEETING ST GARAGE ENTRY EAST
1/8" = 1'-0"



3 ENLARGED ELEVATION - MEETING ST GARAGE ENTRY SOUTH
3/8" = 1'-0"

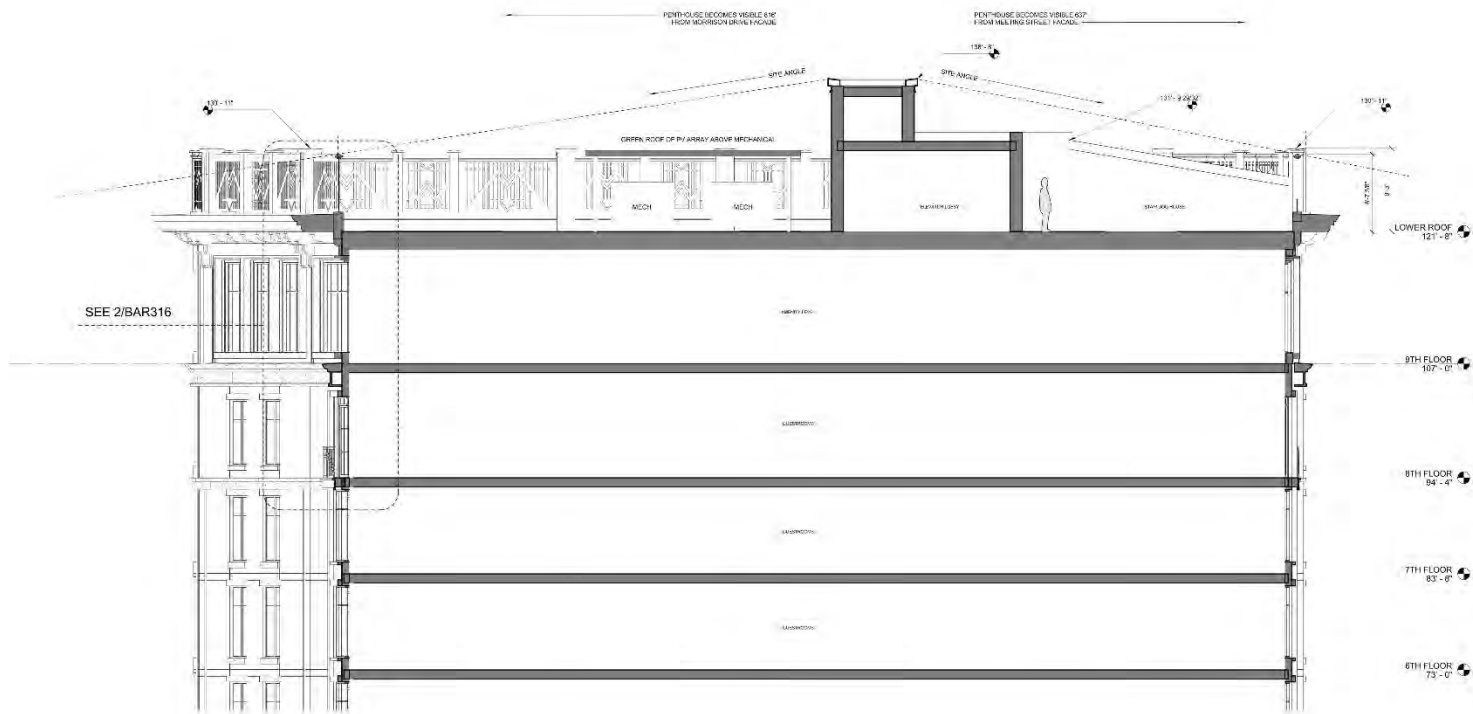


4 ENLARGED PLAN - MEETING ST GARAGE ENTRY
1/8" = 1'-0"



5 ENLARGED RCP - MEETING ST GARAGE ENTRY
1/8" = 1'-0"

MEETING ST GARAGE ENTRANCE BAR210



1 SECTION B-B
3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

BUILDING SECTION B-B BAR302

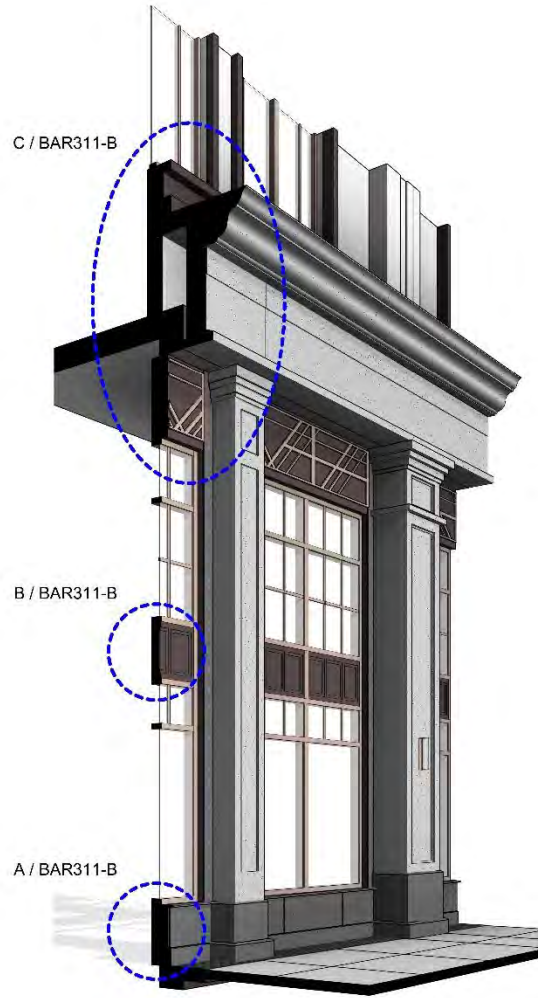
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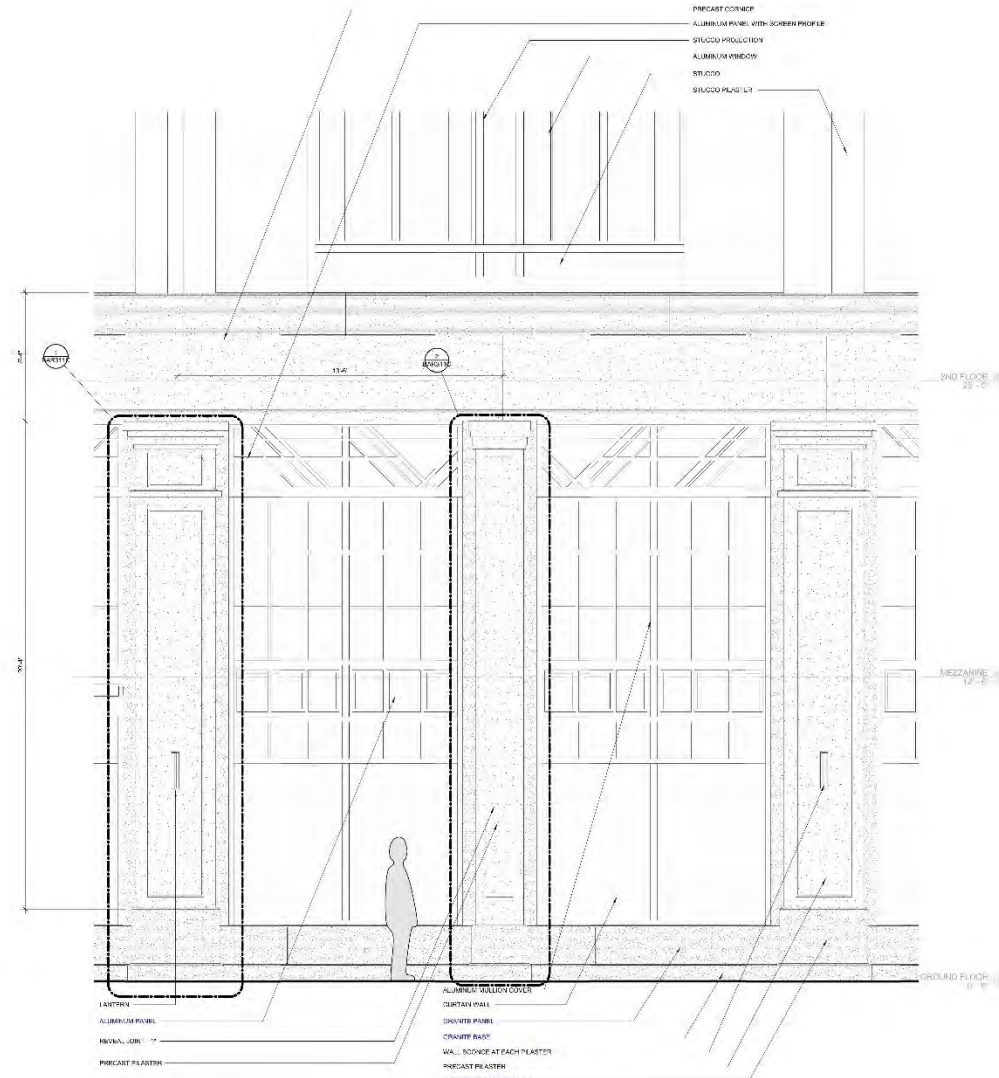
THE MONTFORD BUILDING

JANUARY 13, 2020





2 SECTION PERSPECTIVE



1 ENLARGED ELEVATION
10'-0" x 13'-0"

MATERIALS NOTED IN BLUE REPRESENT CHANGES SINCE PREVIOUS BAR MEETING

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

ENLARGED ELEVATION AT GROUND FLOOR BAY BAR311

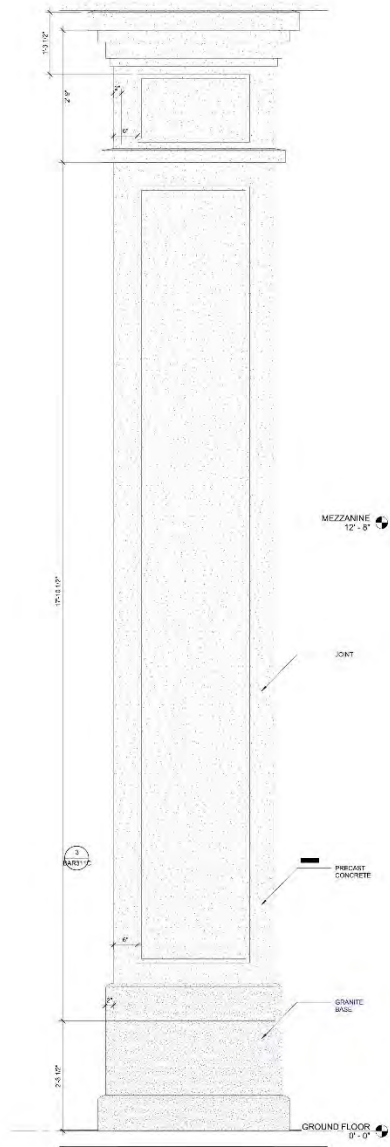
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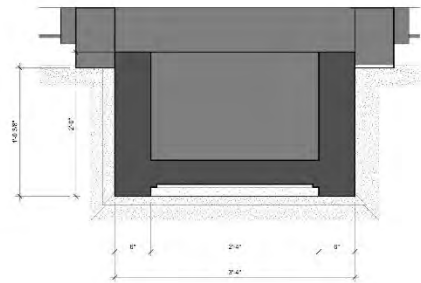
THE MONTFORD BUILDING

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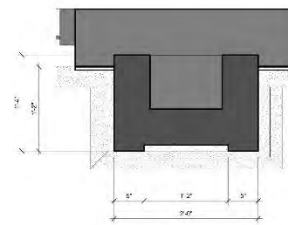




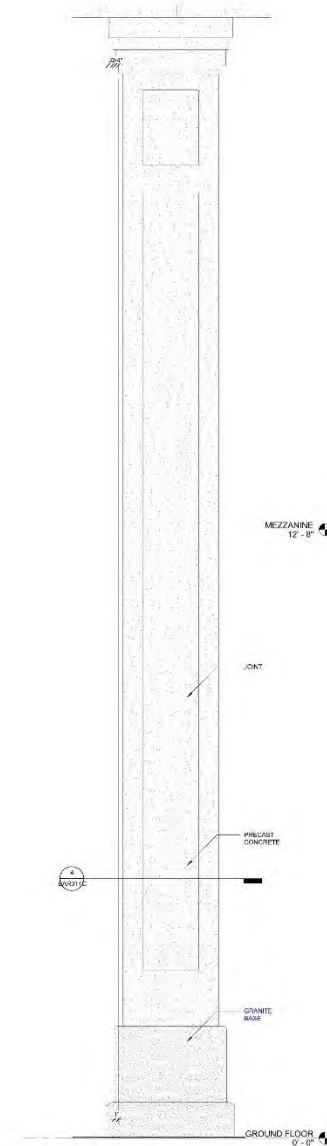
1 COLUMN A - ELEVATION
1"=1'-0"



3 COLUMN A - PLAN
1:10"=1:0"



4 COLUMN B - PLAN
1:10"=1:0"



2 COLUMN B - ELEVATION
1"=1'-0"

ENLARGED COLUMN DETAILS BAR311C



BEXLEY

FINISHES: GOLD

SA-10000

DIMENSIONS	
Width	40
Height	74.50
Depth	8.50
X	8.50

MATERIALS	
Material	Aluminum
Finish	1180
Weight	0.30 x 1.00
Material Qty	20 x 10.00

USE / NOTES:

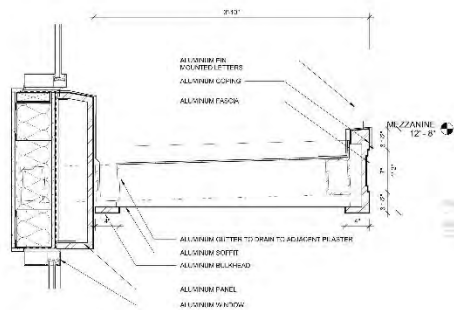
Use voltage: 120VAC
 Plug with complementary E91 LED bulb

NOTES:

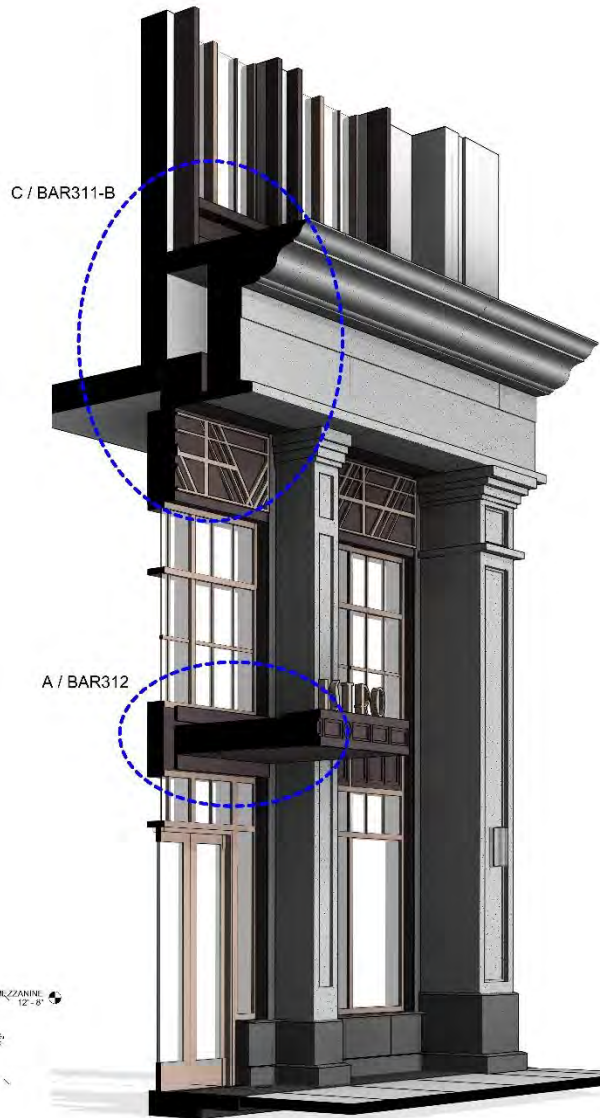
Submit to MET for UL listing

This fixture is finished with the Gold finish. For more information, please refer to the product page.

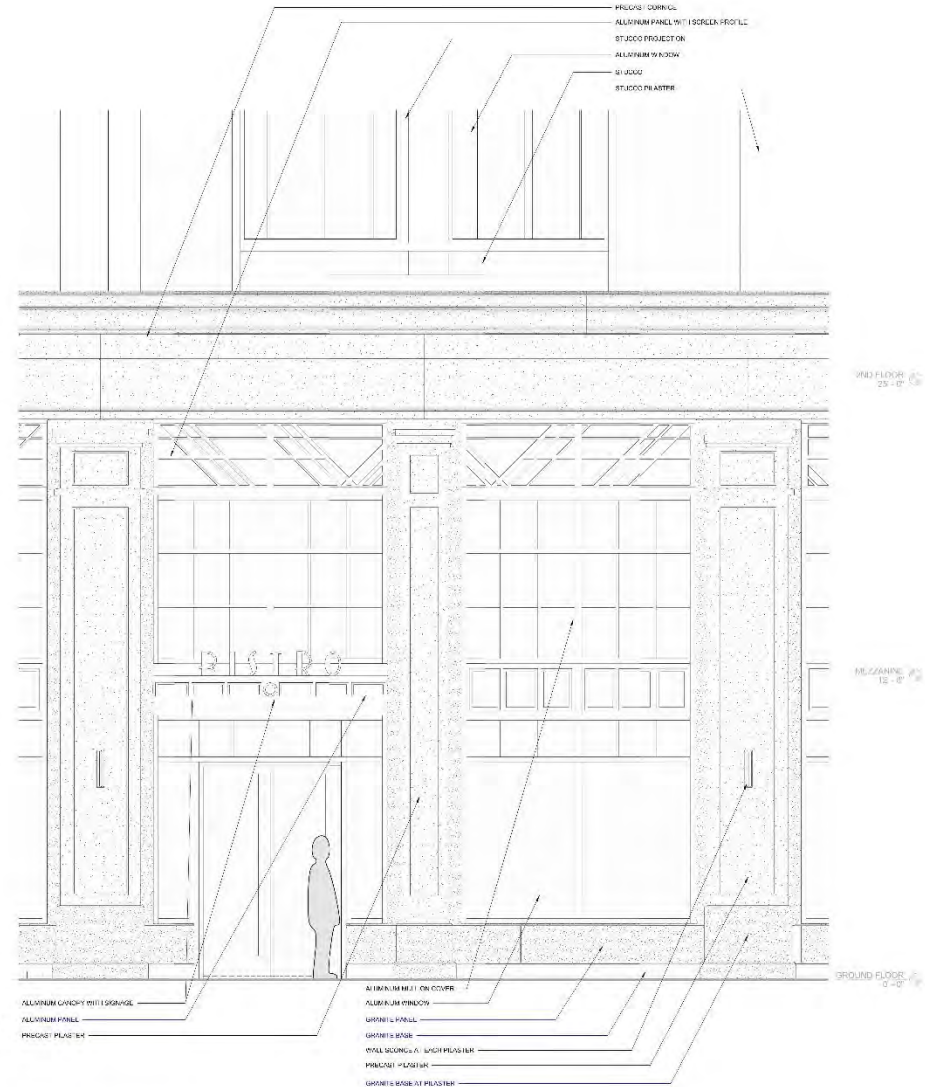
TYPICAL LIGHT AT PILSTERS



A DETAIL A - CANOPY DETAIL
SCALE: As indicated

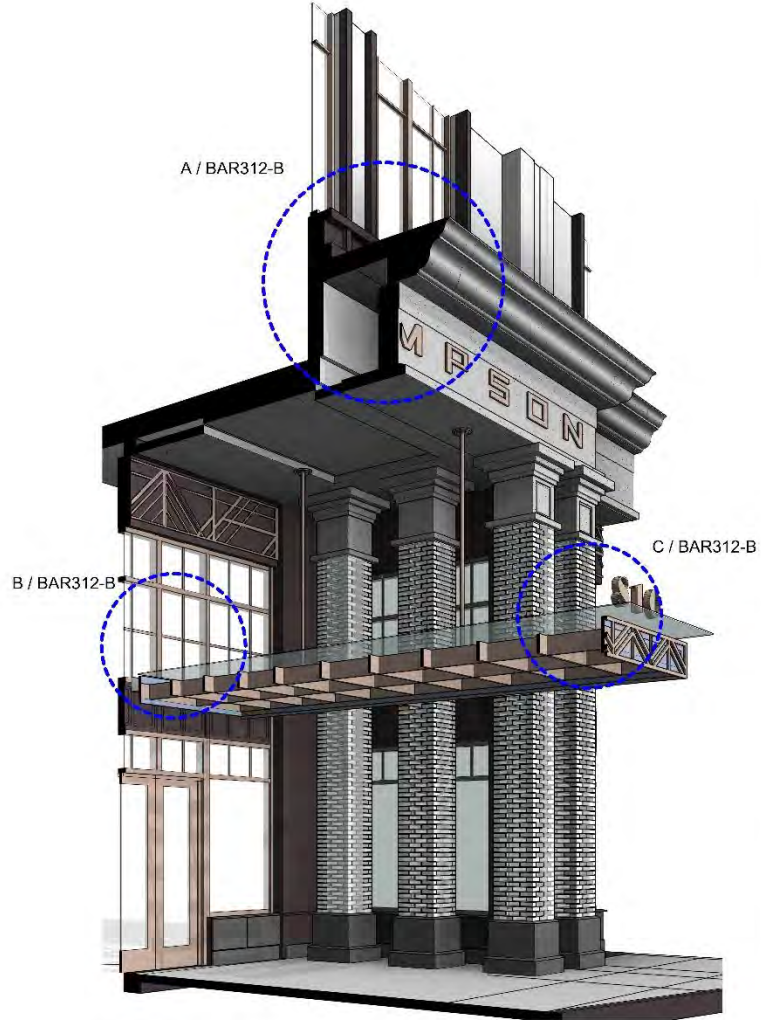


2 SECTION PERSPECTIVE



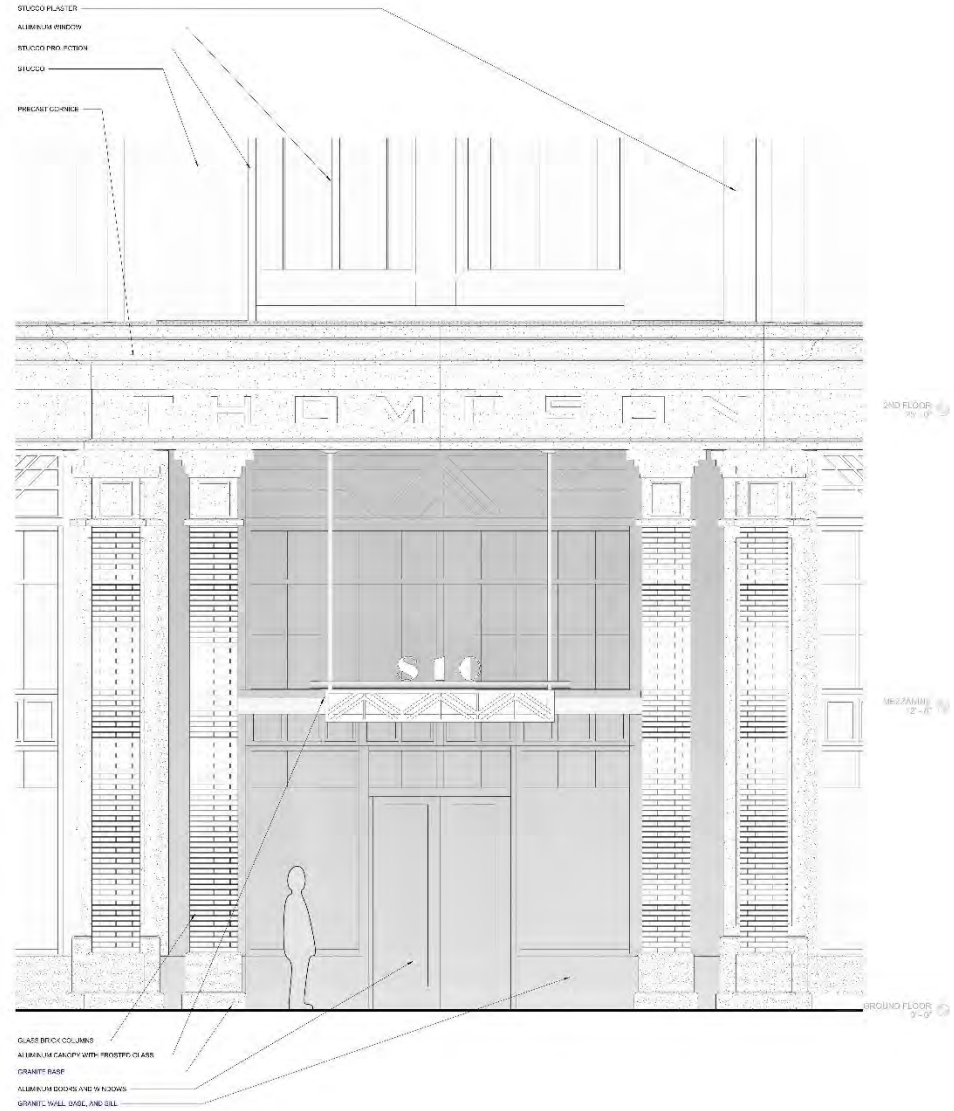
1 ENLARGED ELEVATION

ENLARGED ELEVATIONS AT GROUND CANOPY BAR312



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

⊕ SCALE: 1/2" = 1'-0"



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

ENLARGED ELEVATION AT HOTEL ENTRANCE BAR313

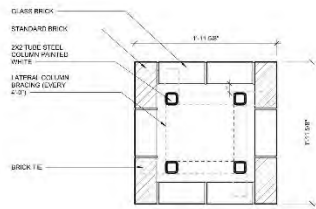
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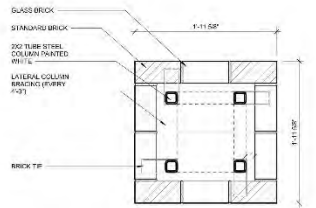
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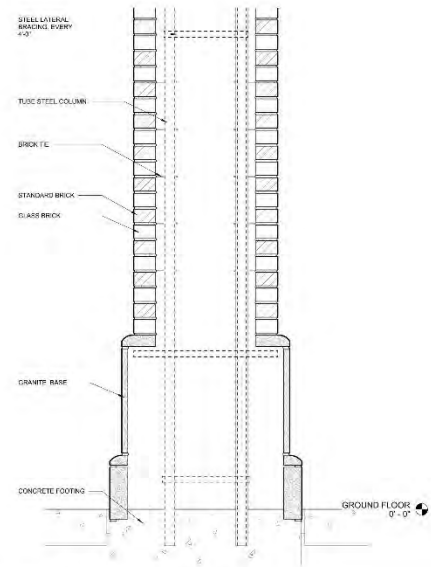




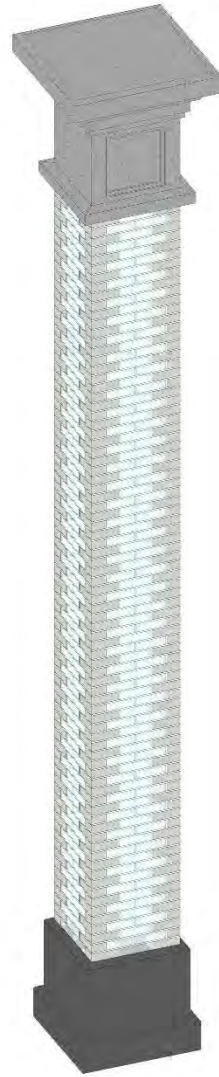
1 GLASS COLUMN PLAN DETAIL 1
1/12" = 1'-0"



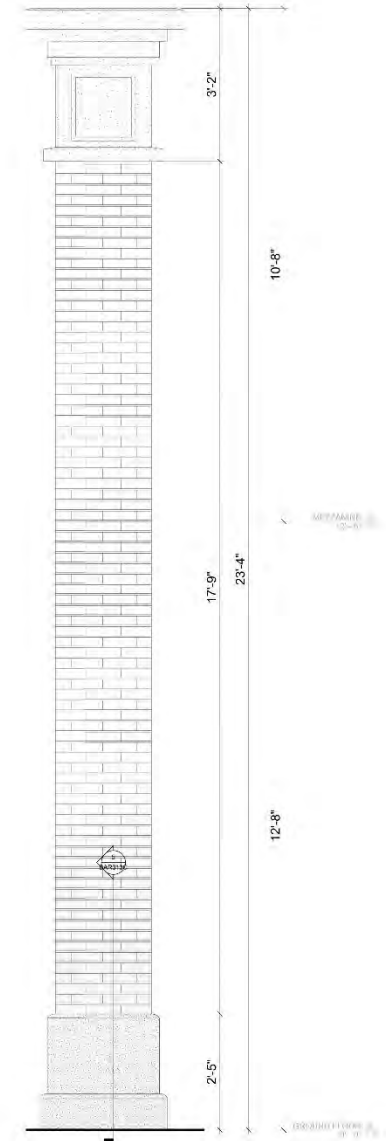
2 GLASS COLUMN PLAN DETAIL 2
1/12" = 1'-0"



5 GLASS COLUMN SECTION DETAIL
1/12" = 1'-0"

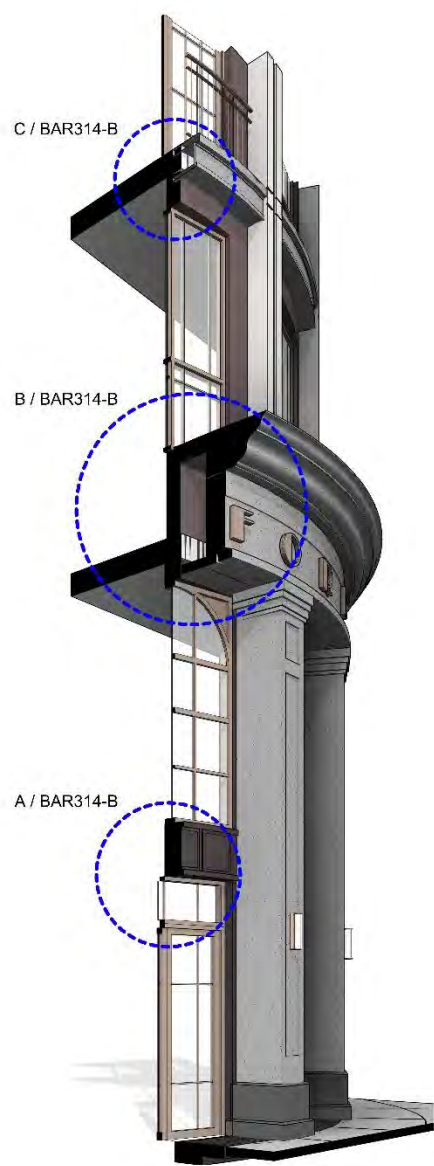


3 GLASS COLUMN SECTION PERSPECTIVE

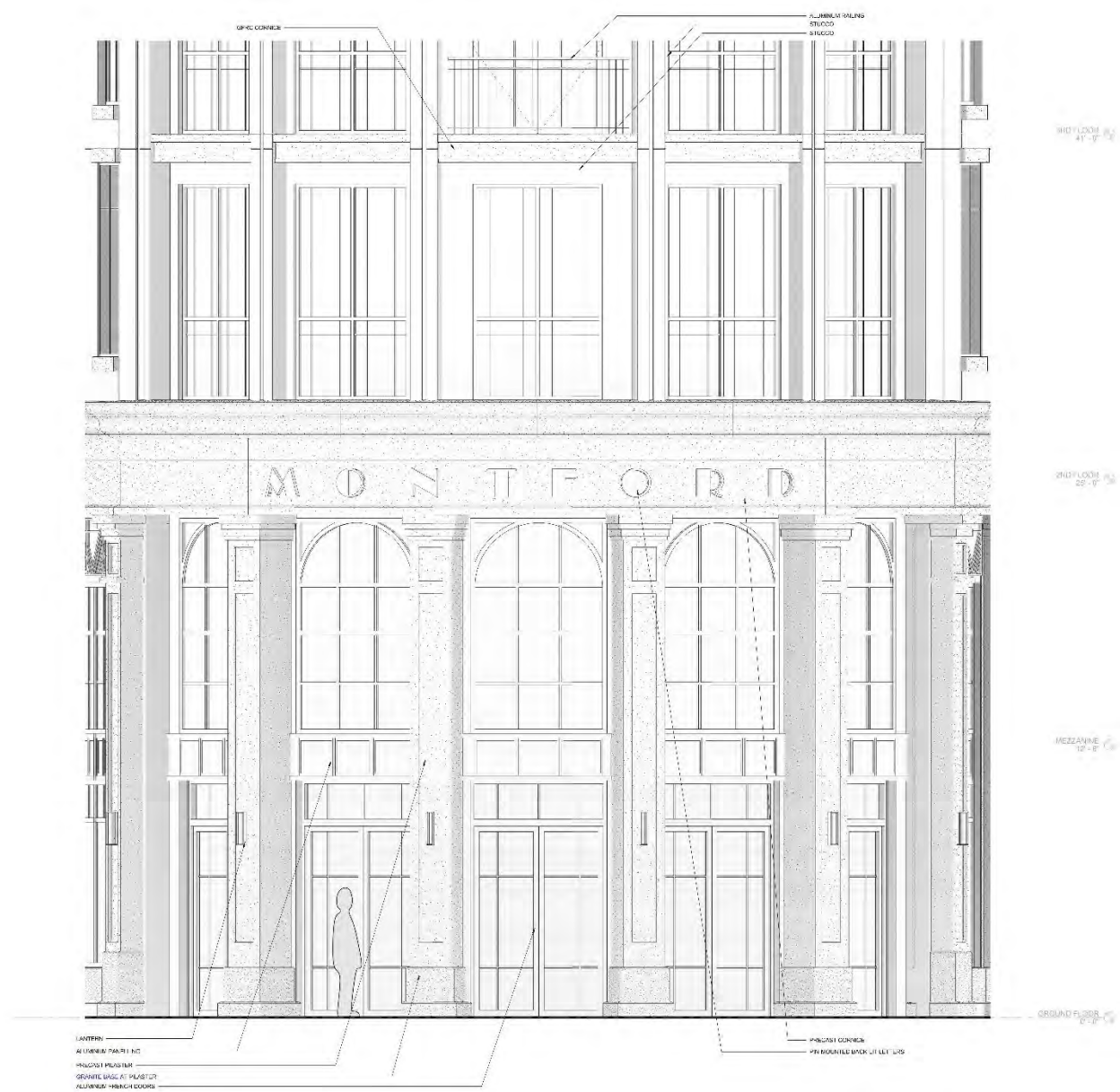


4 ENLARGED ELEVATION
1/4" = 1'-0"

DETAILS AT GLASS COLUMNS BAR313C



2 SECTION PERSPECTIVE



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

ENLARGED ELEVATION AT CORNER BAR314

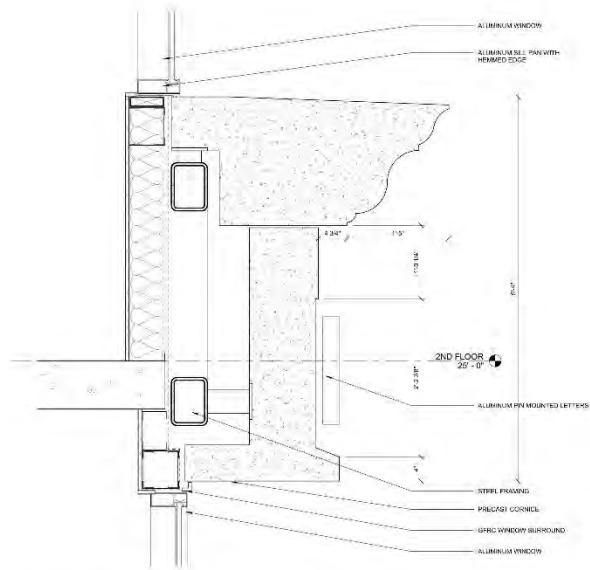
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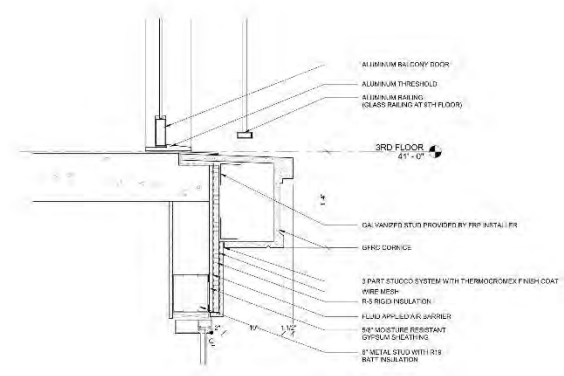
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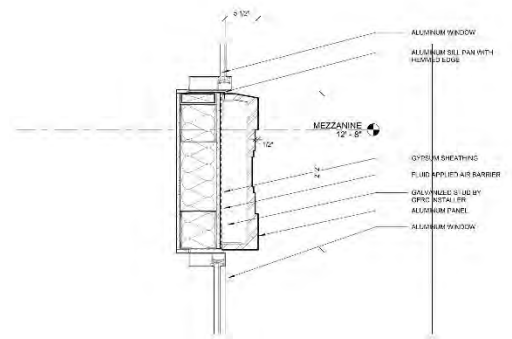




B DETAIL B - CORNICE DETAIL
1 1/2" = 1'-0"



C DETAIL C - BALCONY DETAIL
1 1/2" = 1'-0"



A DETAIL A - SPANDREL DETAIL
1 1/2" = 1'-0"

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

DETAILS AT CORNER BAR314B

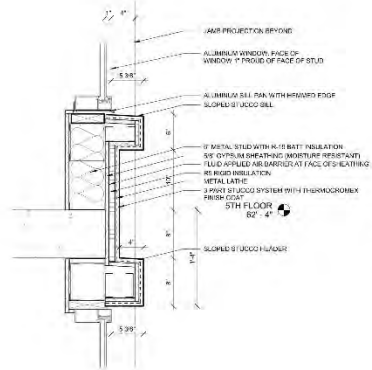
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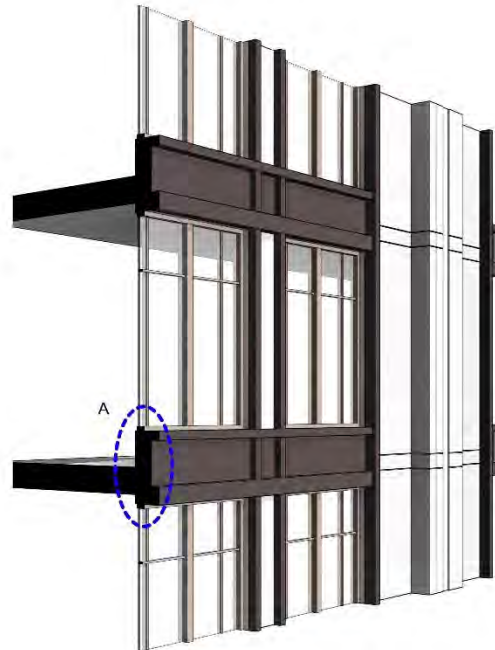
THE MONTFORD BUILDING

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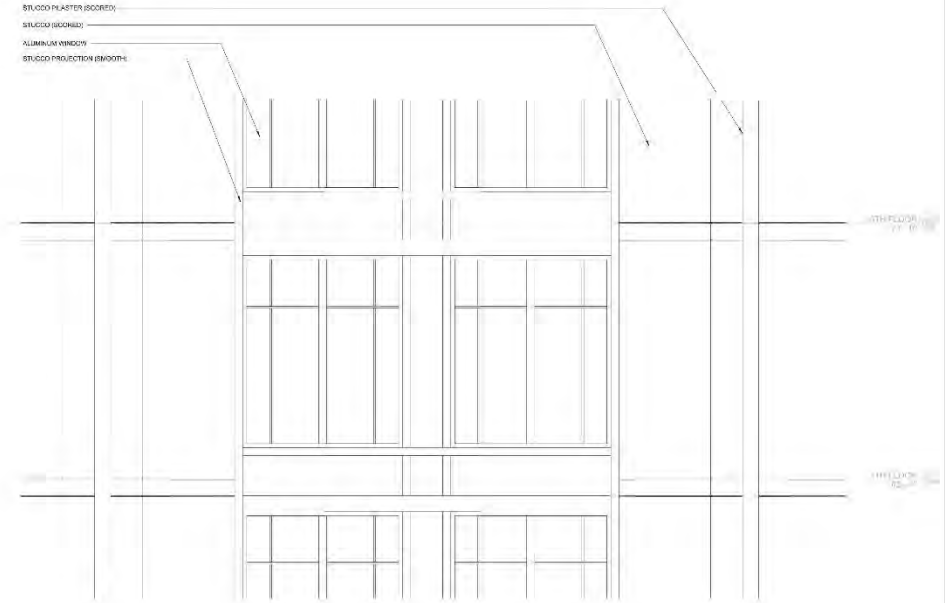




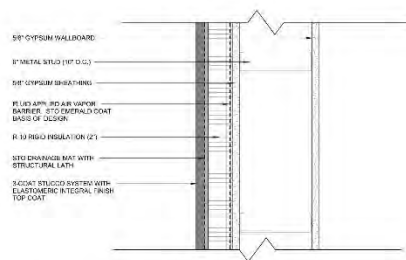
1 A TYPICAL WINDOW DETAIL
1/2" = 1'-0"



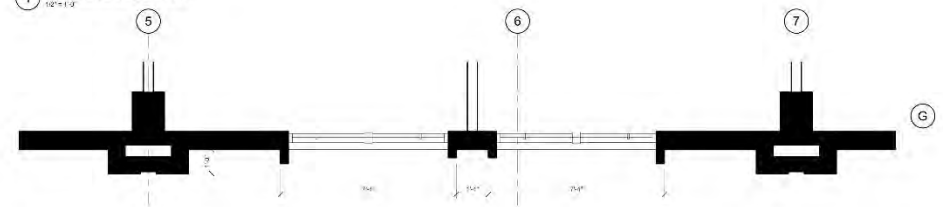
2 SECTION PERSPECTIVE



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



3 TYPICAL STUCCO WALL DETAIL
3/4" = 1'-0"



1A ENLARGED PLAN
1/2" = 1'-0"

ENLARGED ELEVATION AT TYPICAL FLOOR BAR315

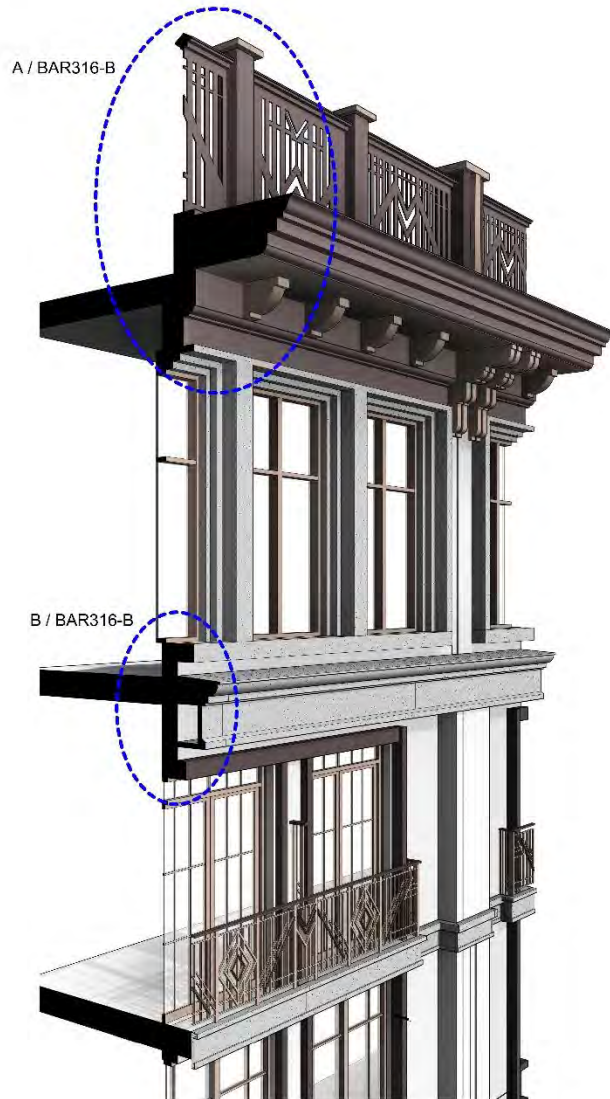
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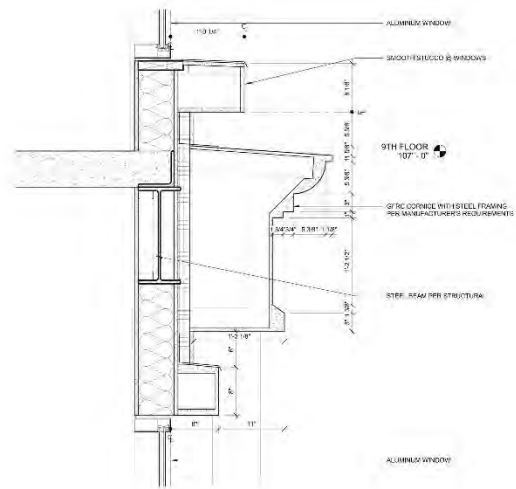


2 SECTION PERSPECTIVE

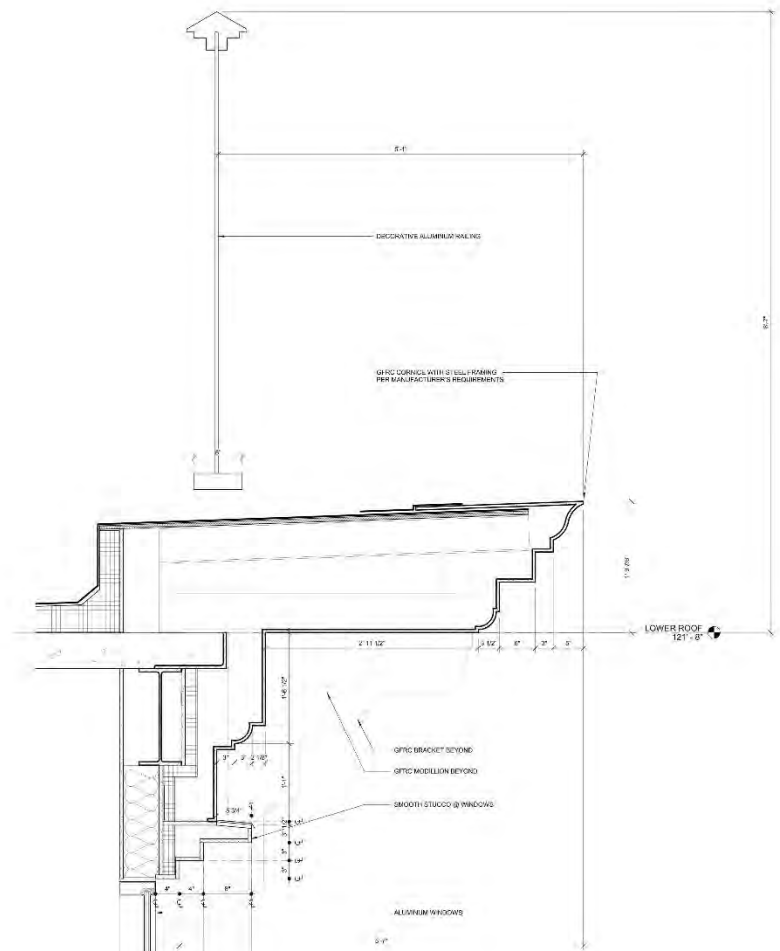


1 ENLARGED ELEVATION
1/8" = 1'-0"

ENLARGED ELEVATION AT TOP FLOOR BAR316



B DETAIL B - 8TH FLOOR CORNICE
1/2" = 1'-0"



A DETAIL A - TOP CORNICE
1/2" = 1'-0"

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

DETAILS AT TOP FLOOR BAR316B

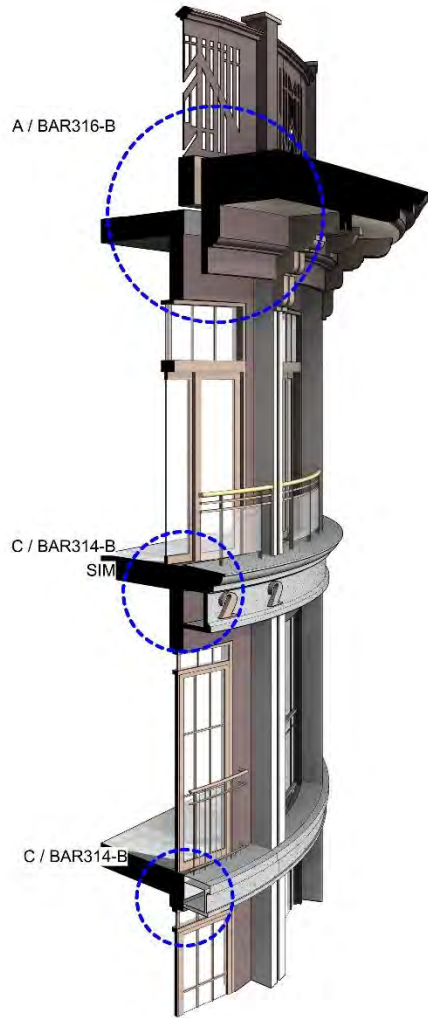
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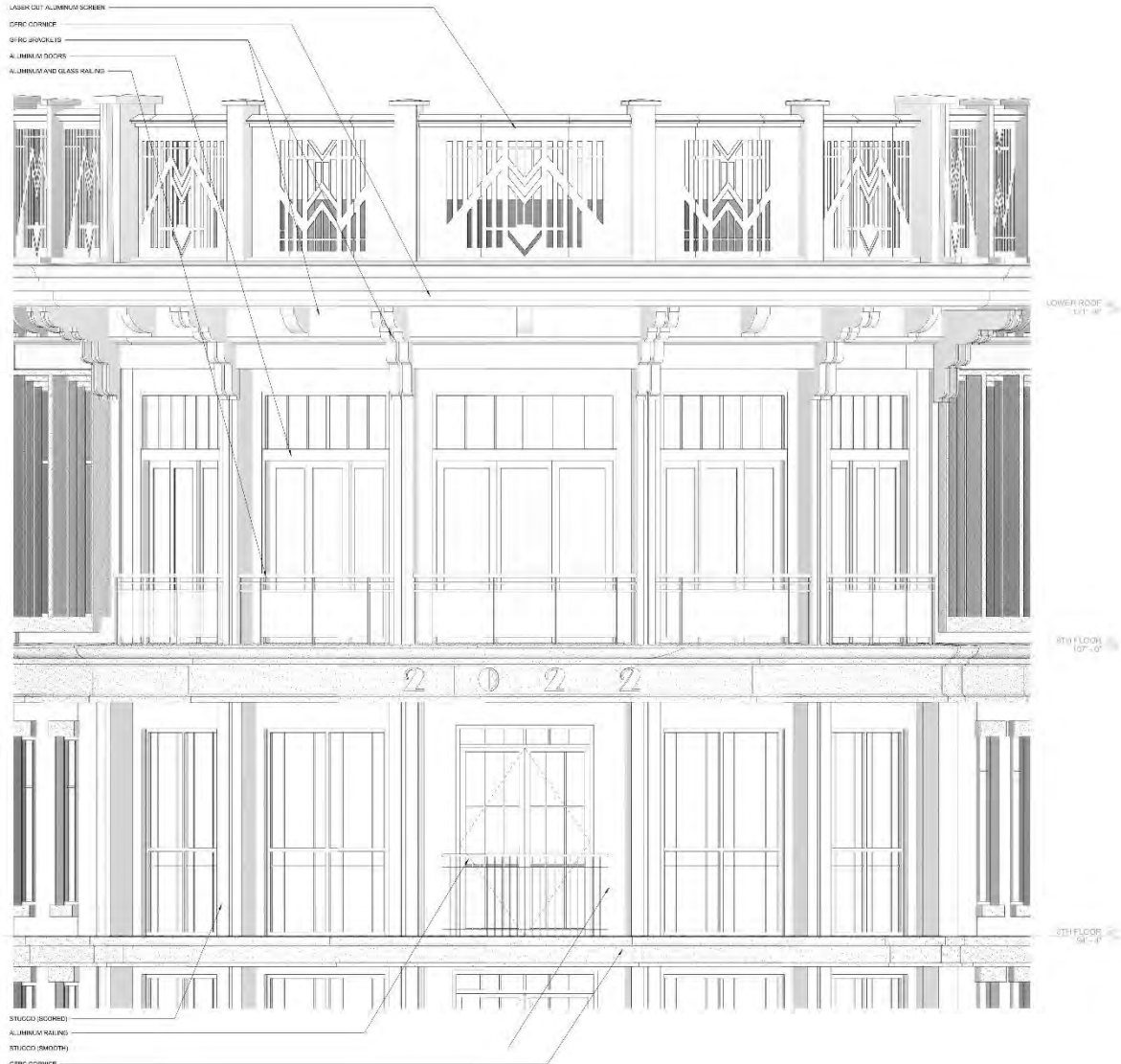
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2 SECTION PERSPECTIVE



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

ENLARGED ELEVATION AT CORNER TOP BAR317



An animation of the Montford Building can be viewed at: <https://vimeo.com/363316679/4f8bf8c0ab>

FINAL SLIDE BAR390

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