



City of Charleston

BOARD OF ARCHITECTURAL REVIEW - LARGE

February 12, 2020

4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

www.charleston-sc.gov/bar

Agenda Item #1

Approval of minutes from the October 23, 2019 meeting

Agenda Item #2

Approval of minutes from the November 13, 2019 meeting

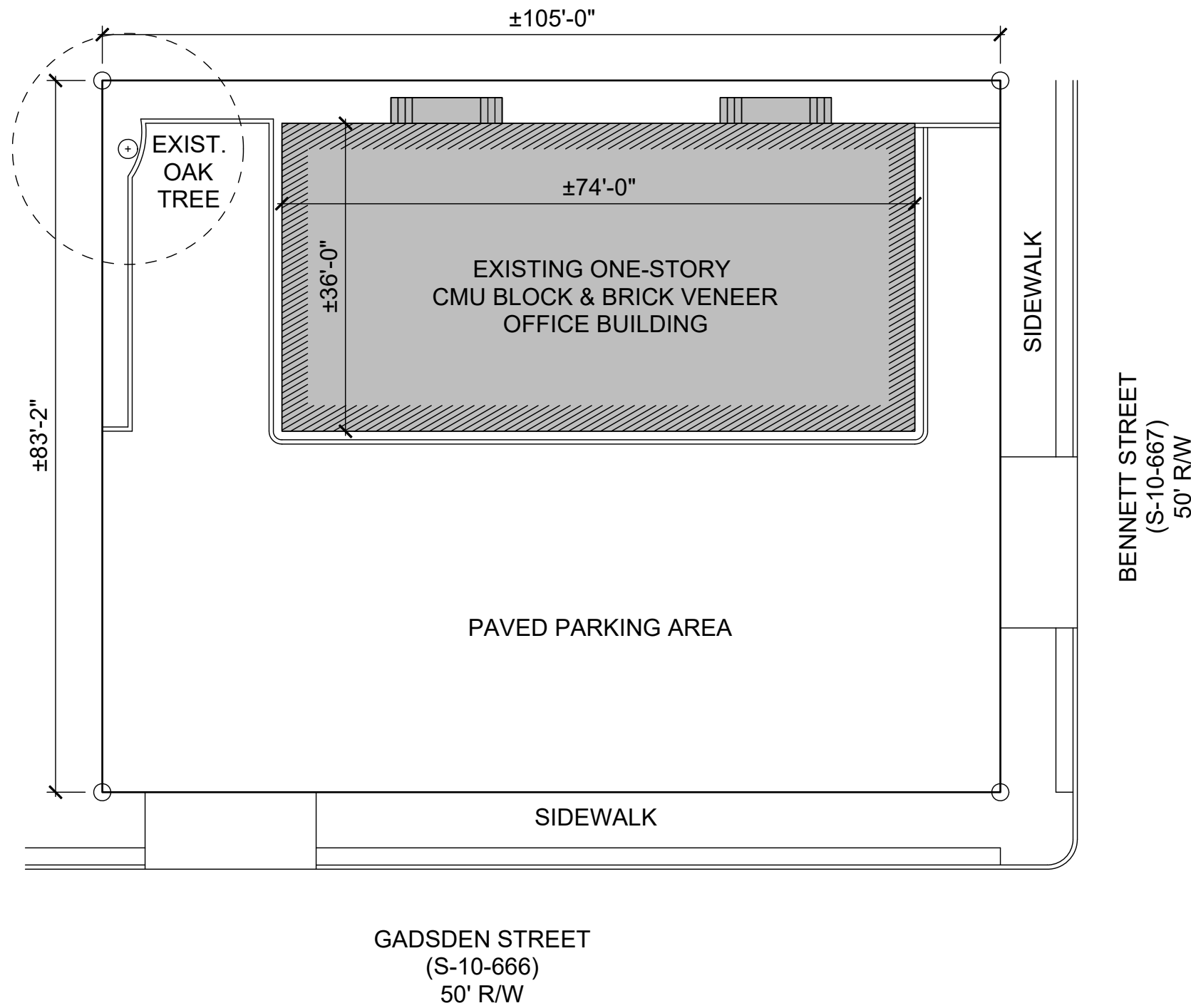
Agenda Item #3

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

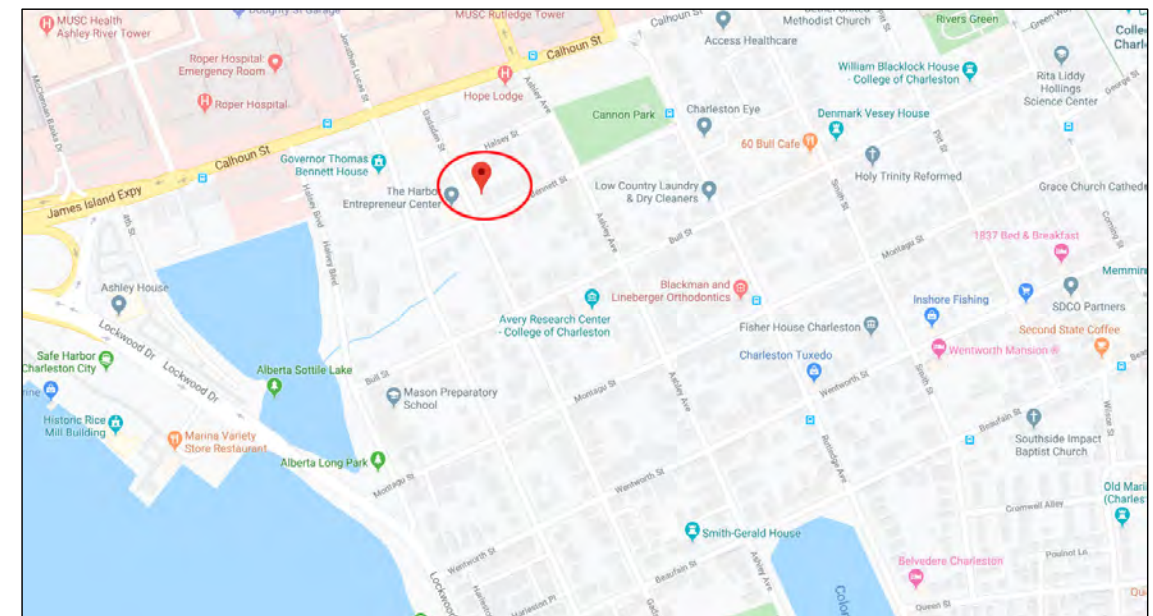
Request demolition of one-story medical office building.

Not Rated / (Harleston Village) / c. 1955-67 / Height District: 3 / Old and Historic District

68 GADSDEN STREET- PROPOSED DEMOLITION



ZONING MAP - STR



CITY LOCATION MAP

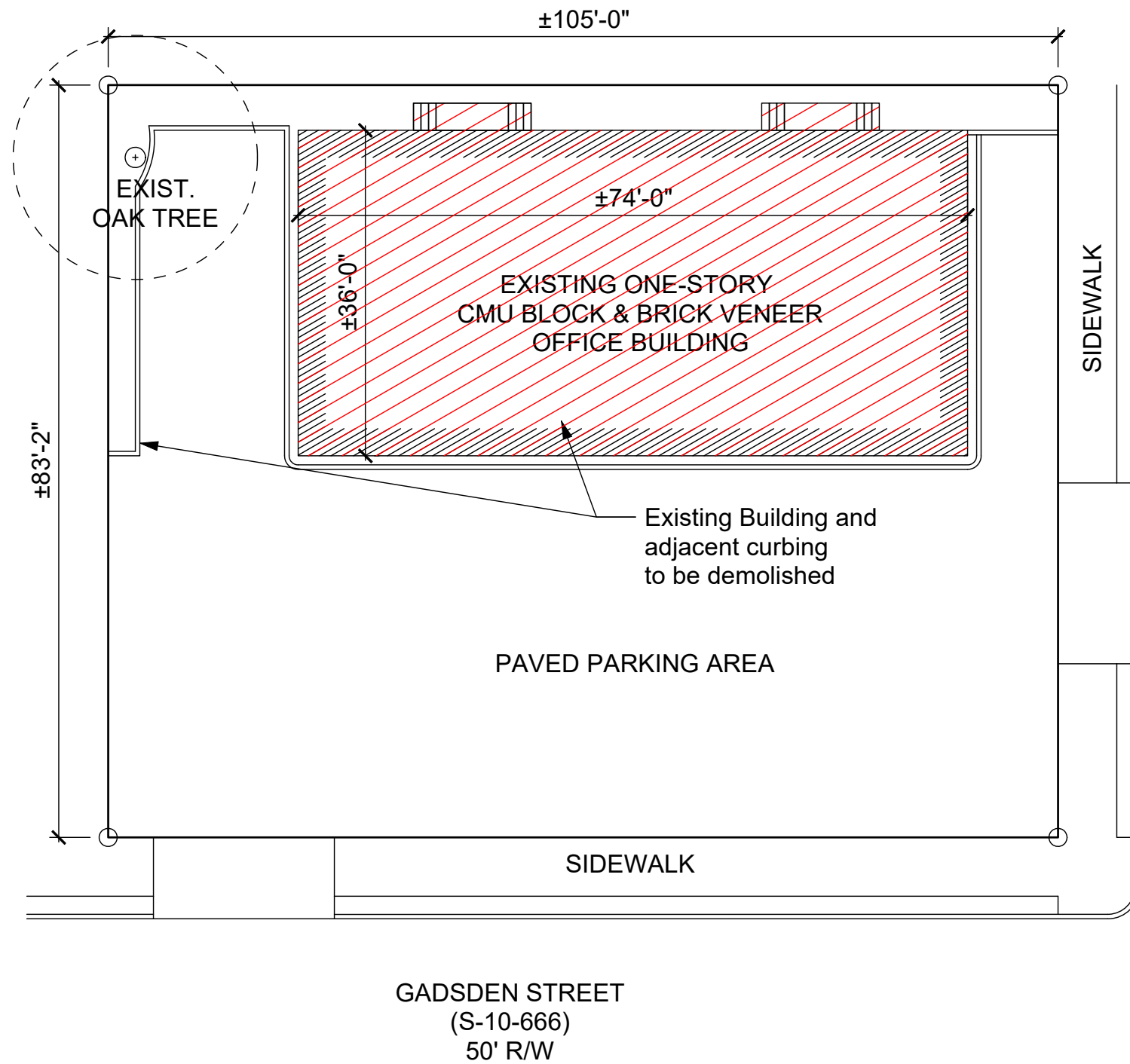
NOTE:
DIMENSIONS BASED ON
PROPERTY RECORD CARD
AND TAX RECORDS

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



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



AERIAL VIEW OF PROPERTY FROM NW CORNER



AERIAL VIEW OF PROPERTY FROM SW CORNER

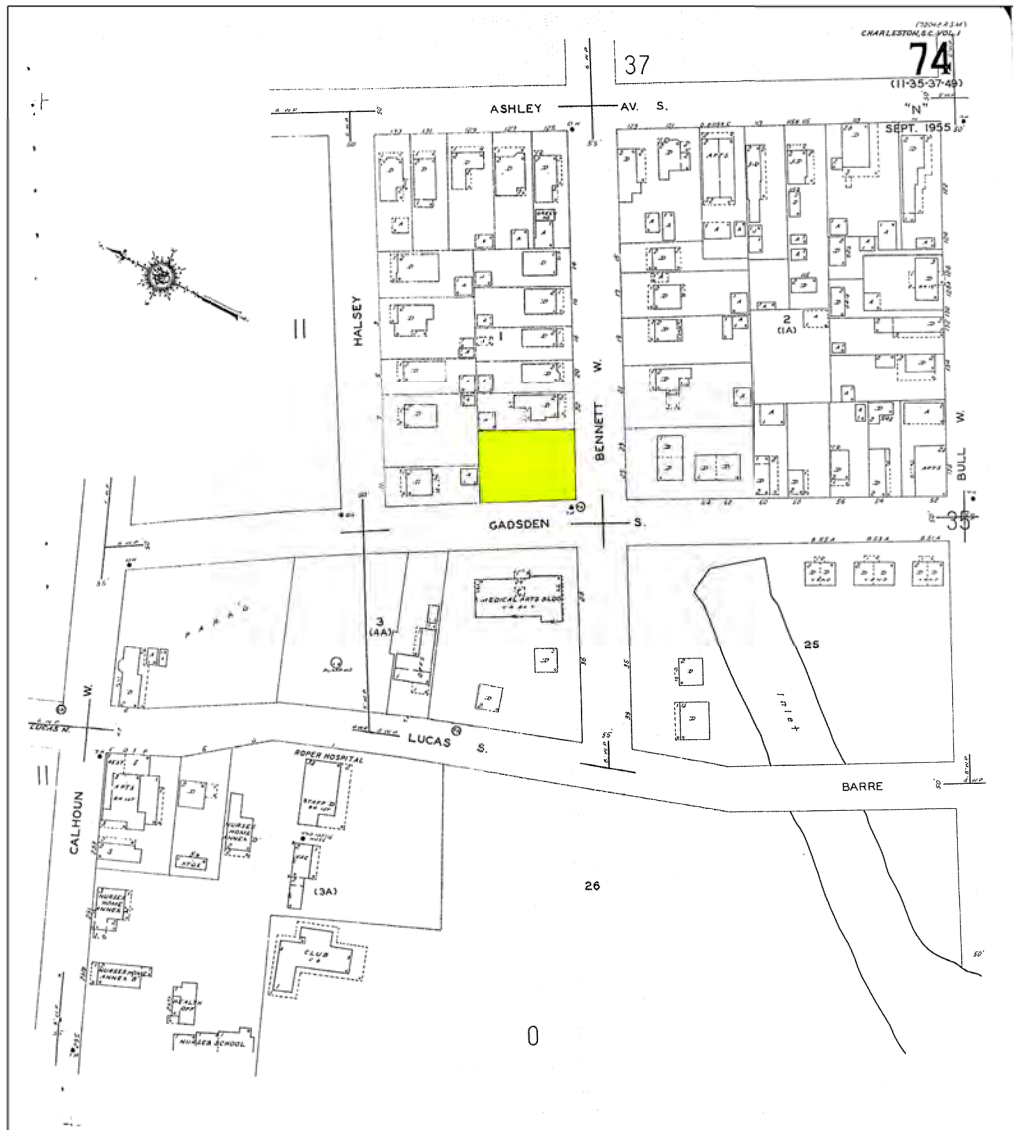
NOTE:
DIMENSIONS BASED ON
PROPERTY RECORD CARD
AND TAX RECORDS

68 GADSDEN ST
CHARLESTON, SC

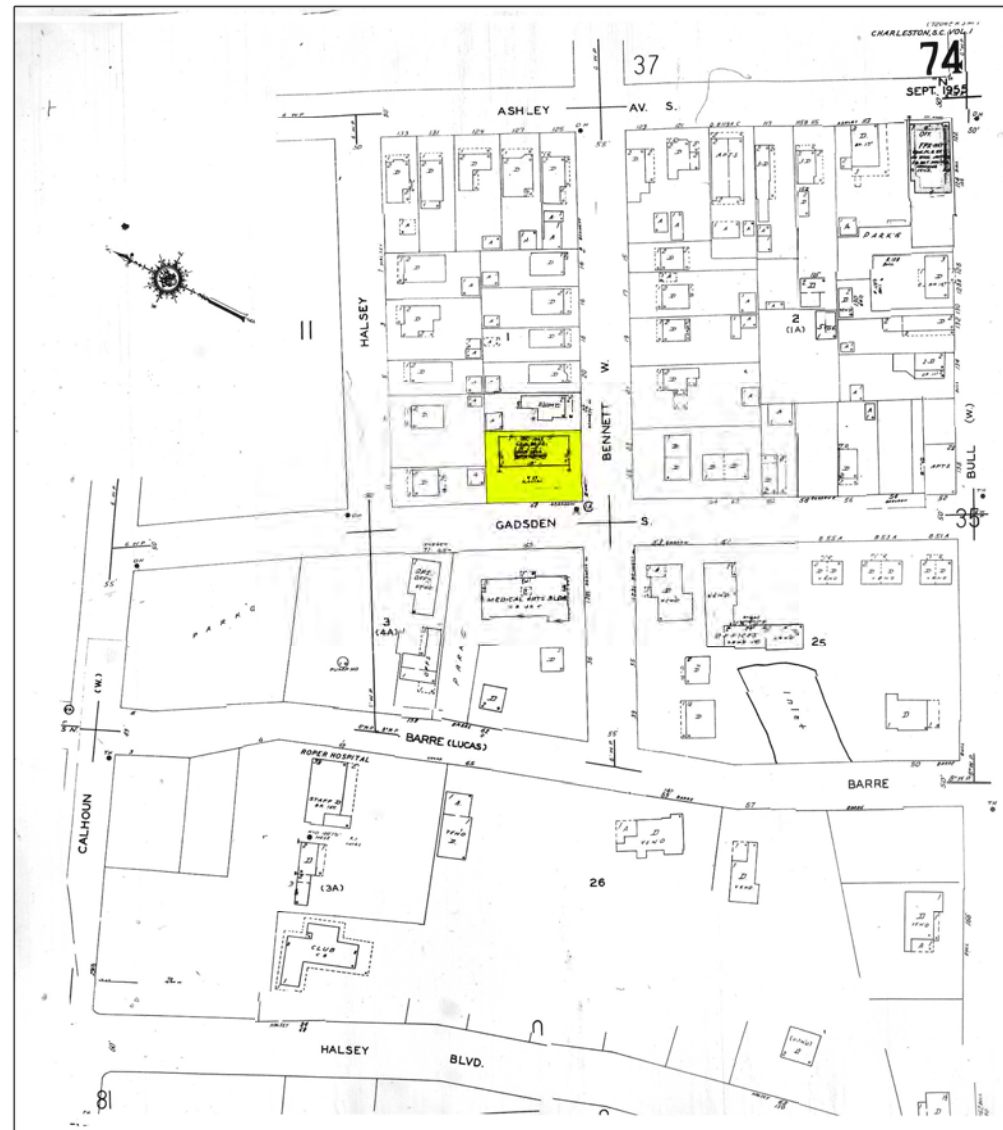
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Proposed Demo
Site Plan
SCALE: 1/16" = 1'0"

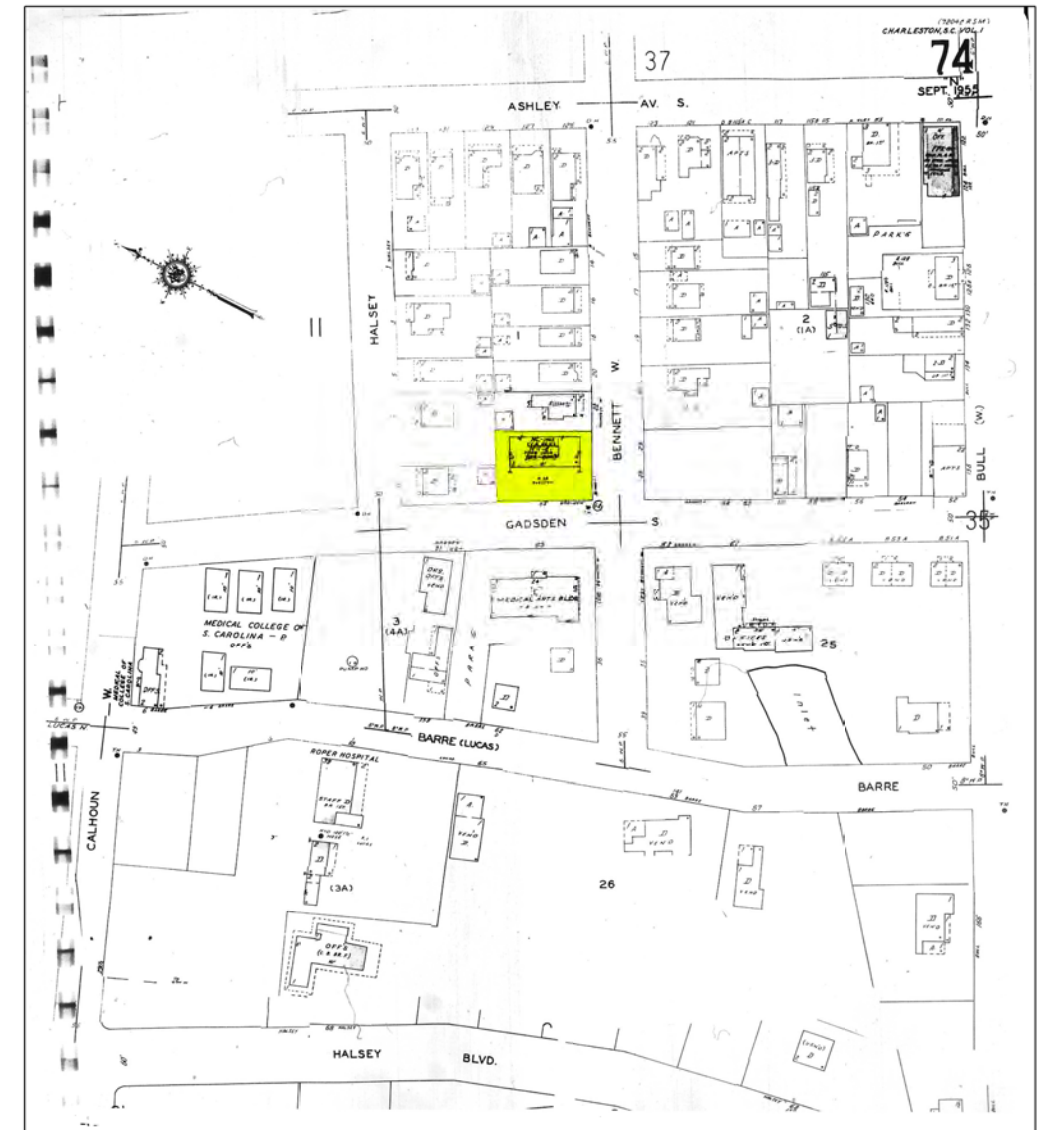
2
JANUARY 10, 2020



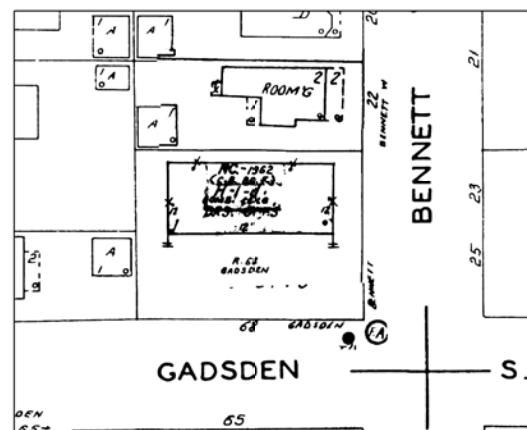
1955 SANBORN MAP



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



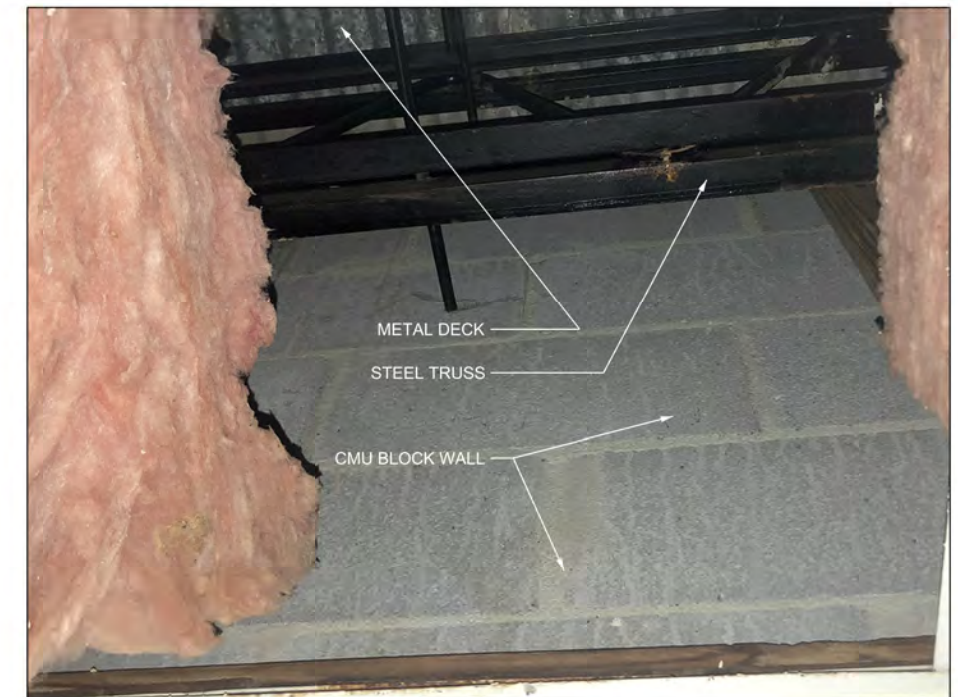
TYPICAL OFFICE



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



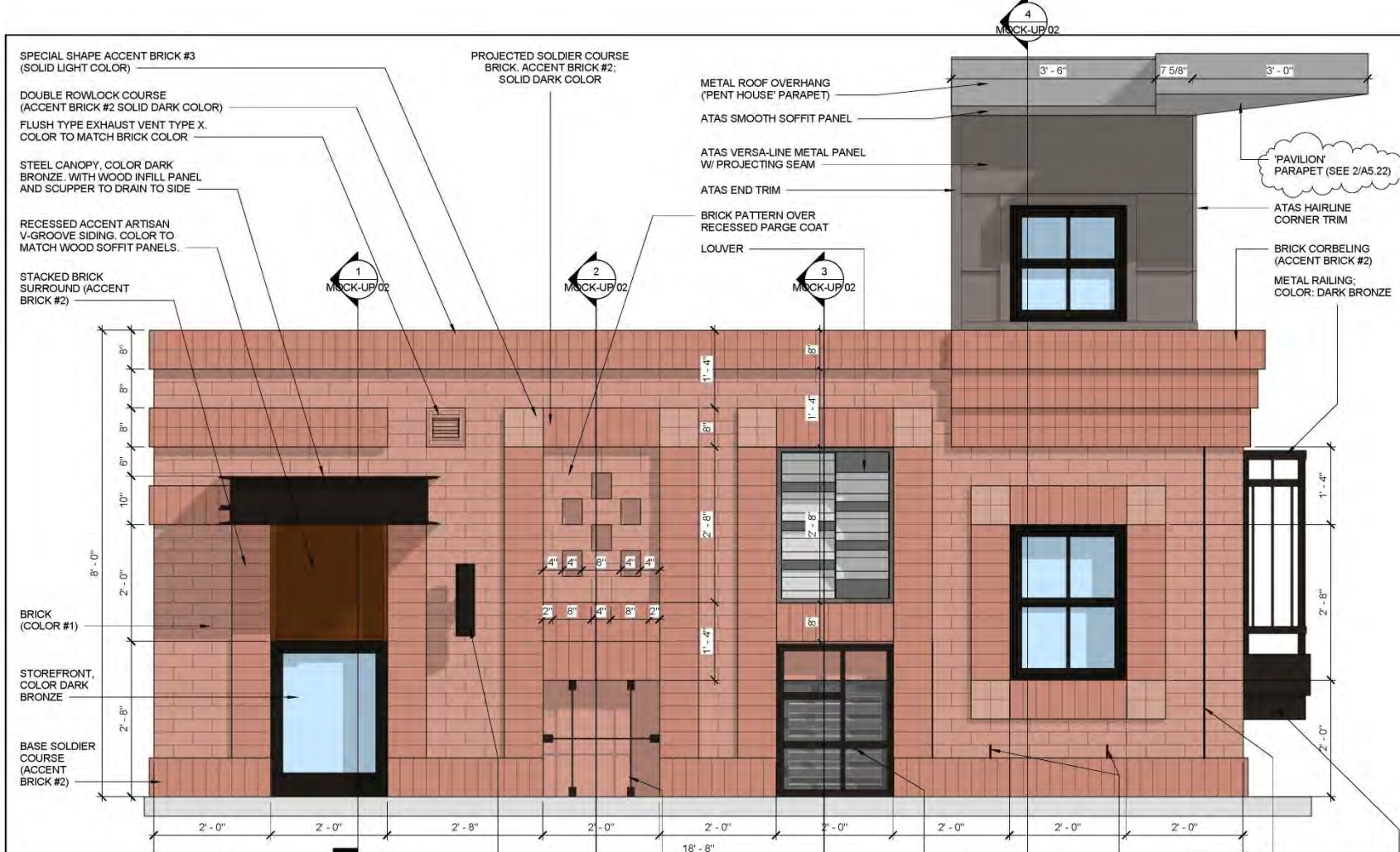
NEIGHBOR ACROSS BENNETT STREET

Agenda Item #4

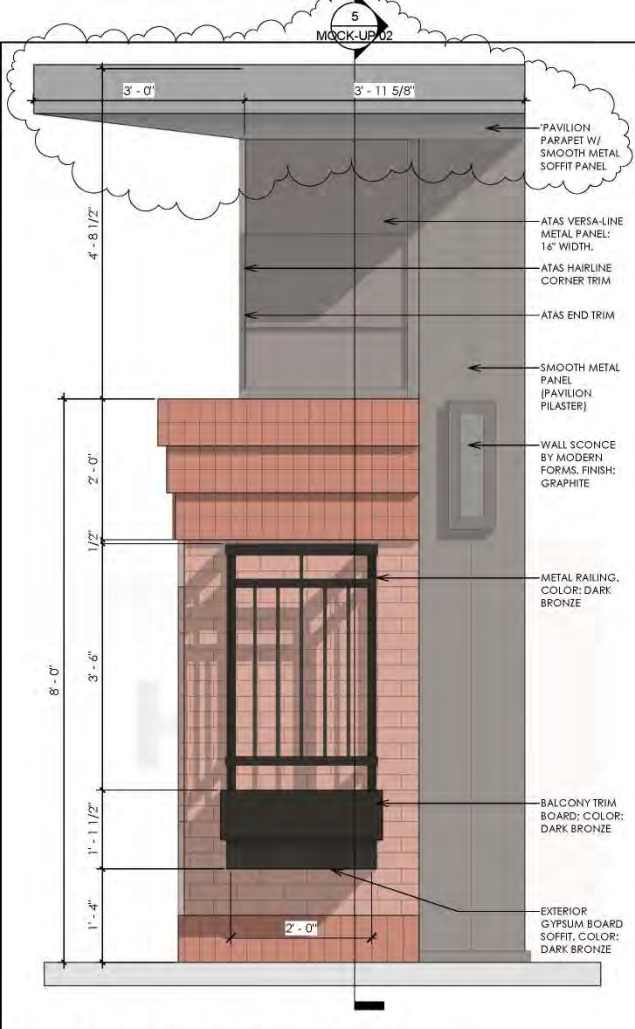
575-79 MEETING STREET
TMS # 463-16-04-019

Request approval of mock-up panel for new construction of mixed-use development.

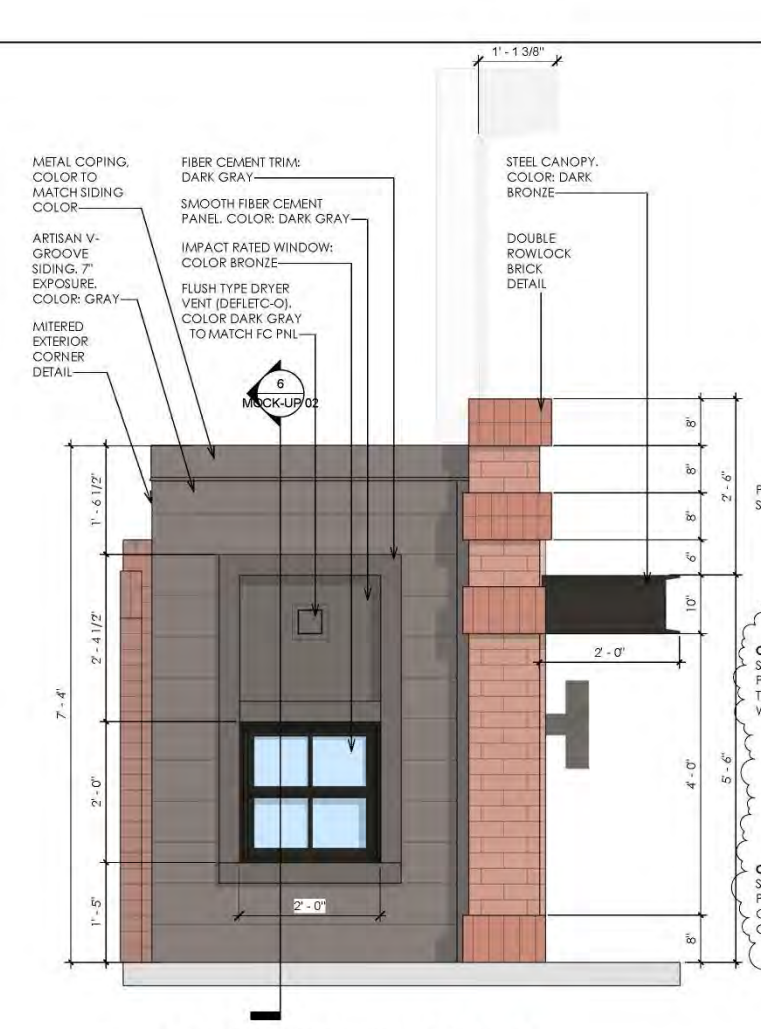
(East Central) / Height District: 5 & 8 / Historic Corridor District



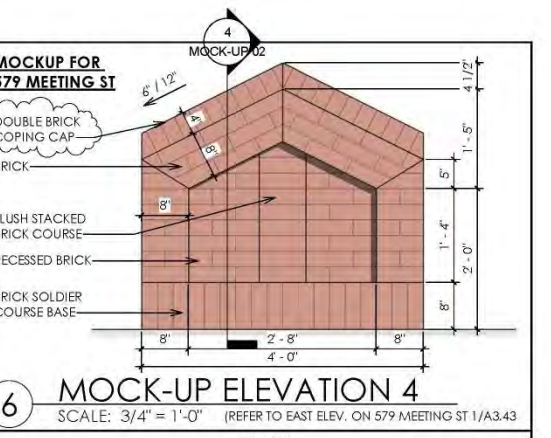
3 MOCK-UP ELEVATION 1
SCALE: 3/4" = 1'-0"
THORBURN NARROW WALL SCIENCE, FINISH: DARK BRONZE
CABLE GREEN SCREEN SYSTEM
DECORATIVE METAL GRILLE IN FRONT OF RECESSED LOUVER AND SYNTHETIC PARGE COAT
WEEP HOLES OVER BASE FLASHING, RECESS WEEP VENTS FROM FACE OF BRICK BY 1/2"
BRICK CONTROL JOINT WITH SEALANT, SAMPLE OPTIONS
BALCONY TRIM, COLOR DARK BRONZE



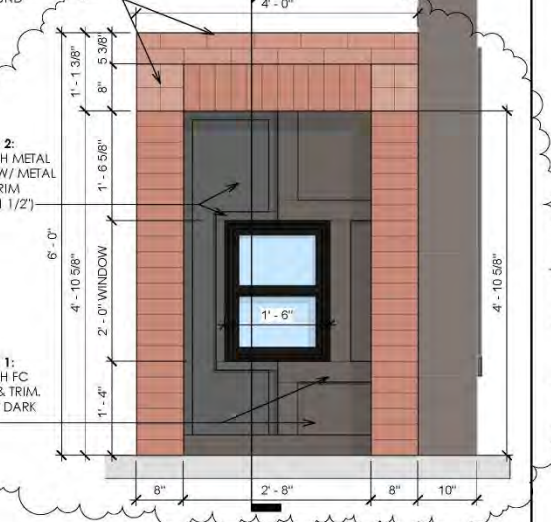
4 MOCK-UP ELEVATION 2
SCALE: 3/4" = 1'-0"



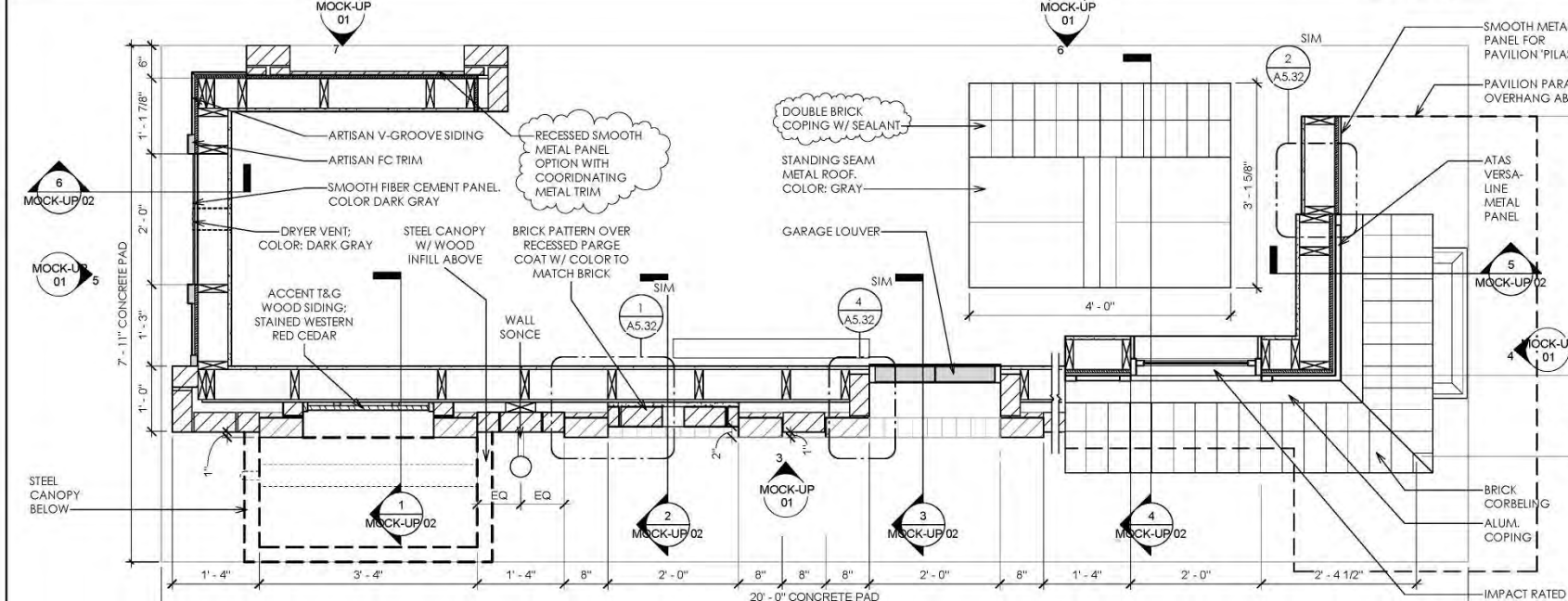
5 MOCK-UP ELEVATION 3
SCALE: 3/4" = 1'-0" (REFER TO WEST ELEV. 4/A2.01)



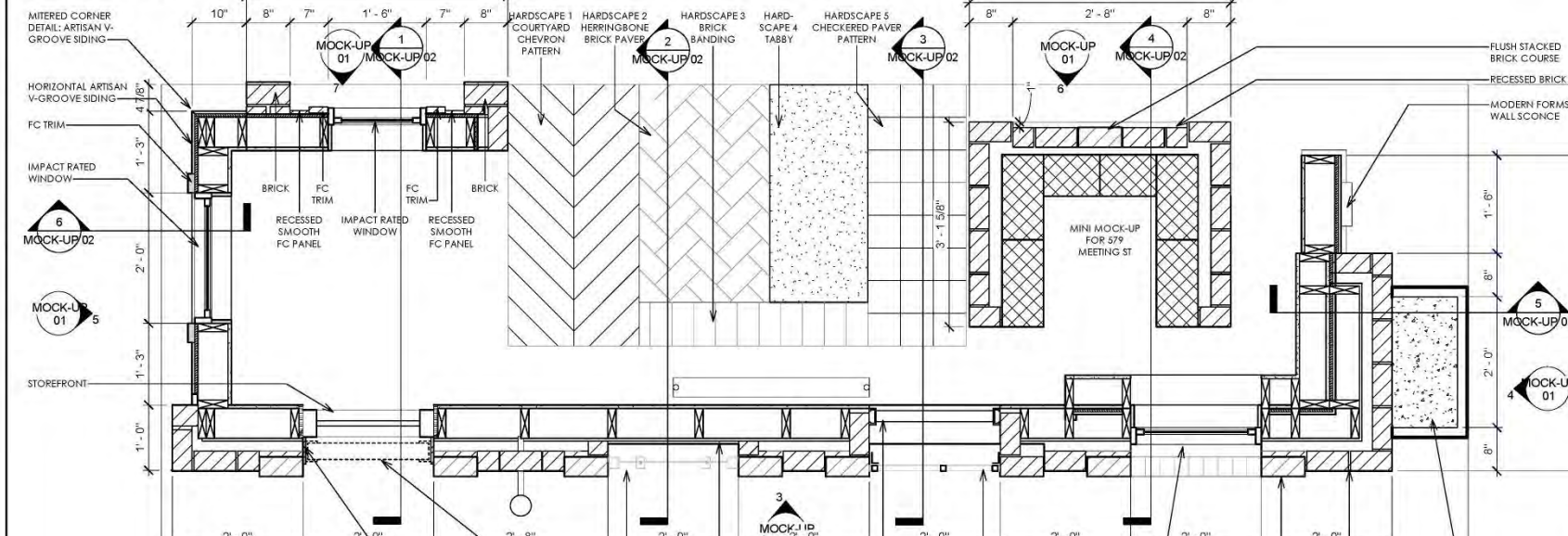
6 MOCK-UP ELEVATION 4
SCALE: 3/4" = 1'-0" (REFER TO EAST ELEV. ON 579 MEETING ST 1/A3.43)



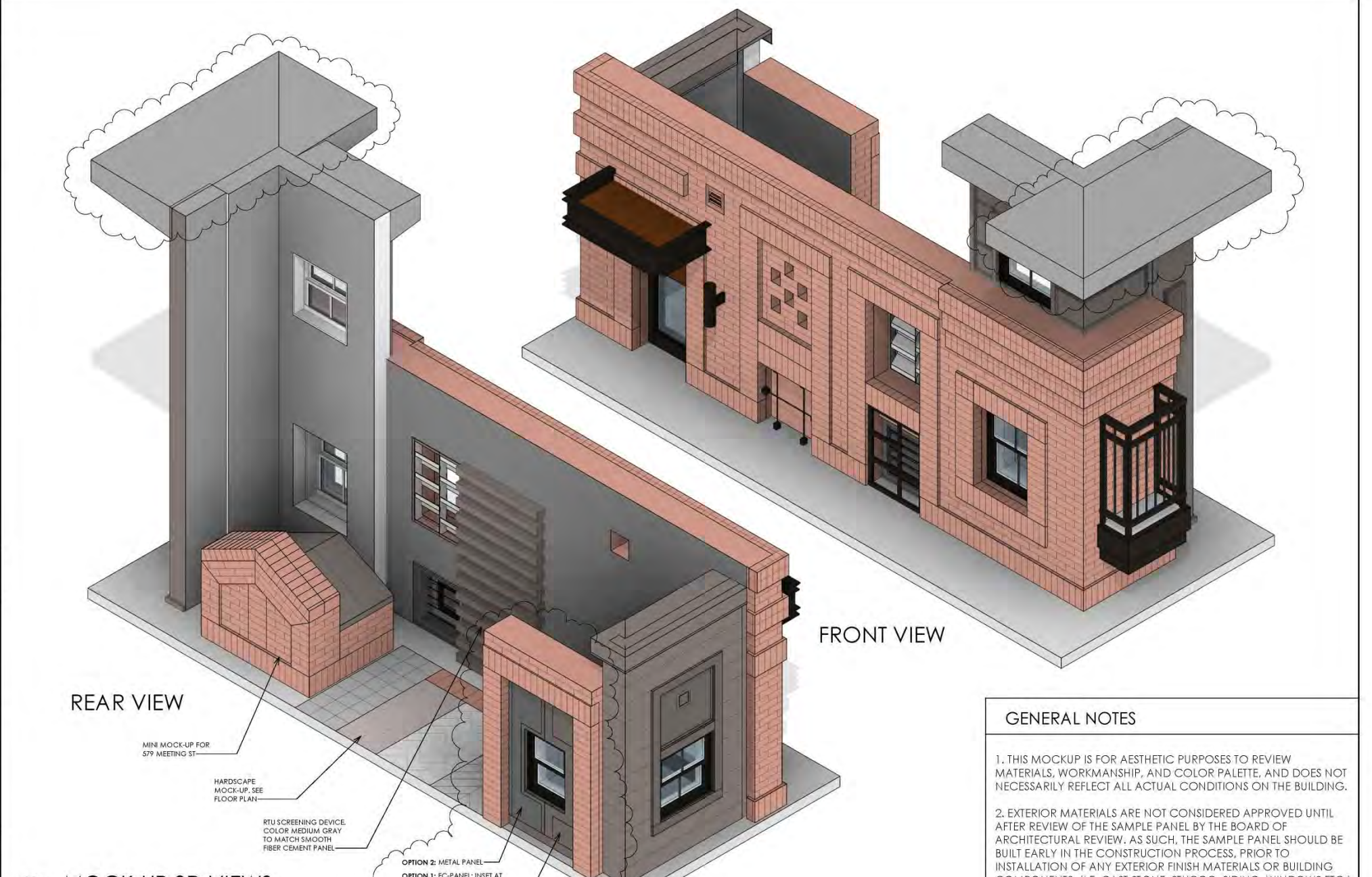
7 MOCK-UP ELEVATION 5
SCALE: 3/4" = 1'-0" (REFER TO NORTH ELEV. 3/A2.01)



2 FLOOR PLAN - HIGH
SCALE: 3/4" = 1'-0"



1 FLOOR PLAN - LOW
SCALE: 3/4" = 1'-0"



8 MOCK-UP 3D VIEWS
SCALE:

GENERAL NOTES

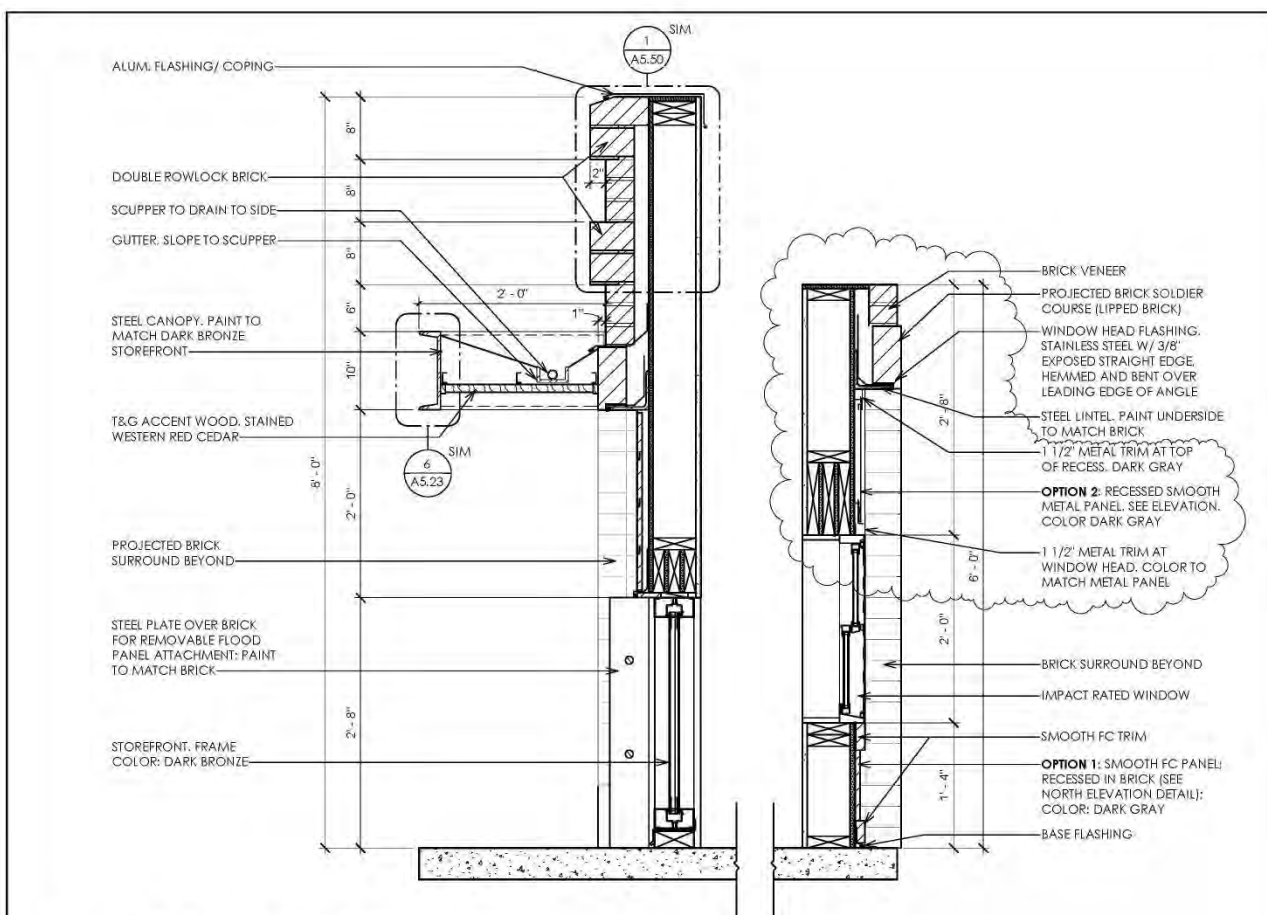
1. THIS MOCKUP IS FOR AESTHETIC PURPOSES TO REVIEW MATERIALS, WORKMANSHIP, AND COLOR PALETTE, AND DOES NOT NECESSARILY REFLECT ALL ACTUAL CONDITIONS ON THE BUILDING.
2. EXTERIOR MATERIALS ARE NOT CONSIDERED APPROVED UNTIL AFTER REVIEW OF THE SAMPLE PANEL BY THE BOARD OF ARCHITECTURAL REVIEW. AS SUCH, THE SAMPLE PANEL SHOULD BE BUILT EARLY IN THE CONSTRUCTION PROCESS, PRIOR TO INSTALLATION OF ANY EXTERIOR FINISH MATERIALS OR BUILDING COMPONENTS. (I.E. CAST STONE, STUCCO, SIDING, WINDOWS ETC.)
3. FOR EXTERIOR MATERIAL SPECIFICATIONS SEE SHEET MOCK-UP 02

Goff•D'Antonio Associates **CLINE DESIGN**

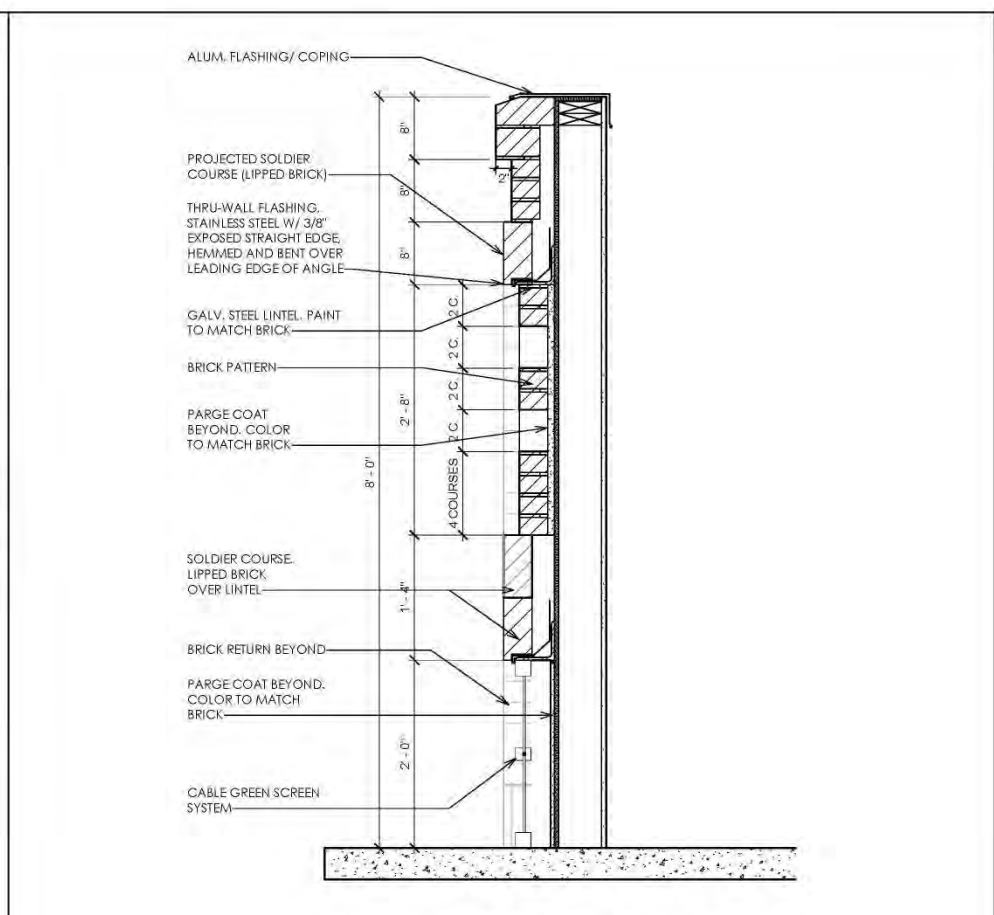
577 Meeting Street
Charleston, SC

MOCK-UP SAMPLE PANEL
MOCK-UP 01
12/13/2019

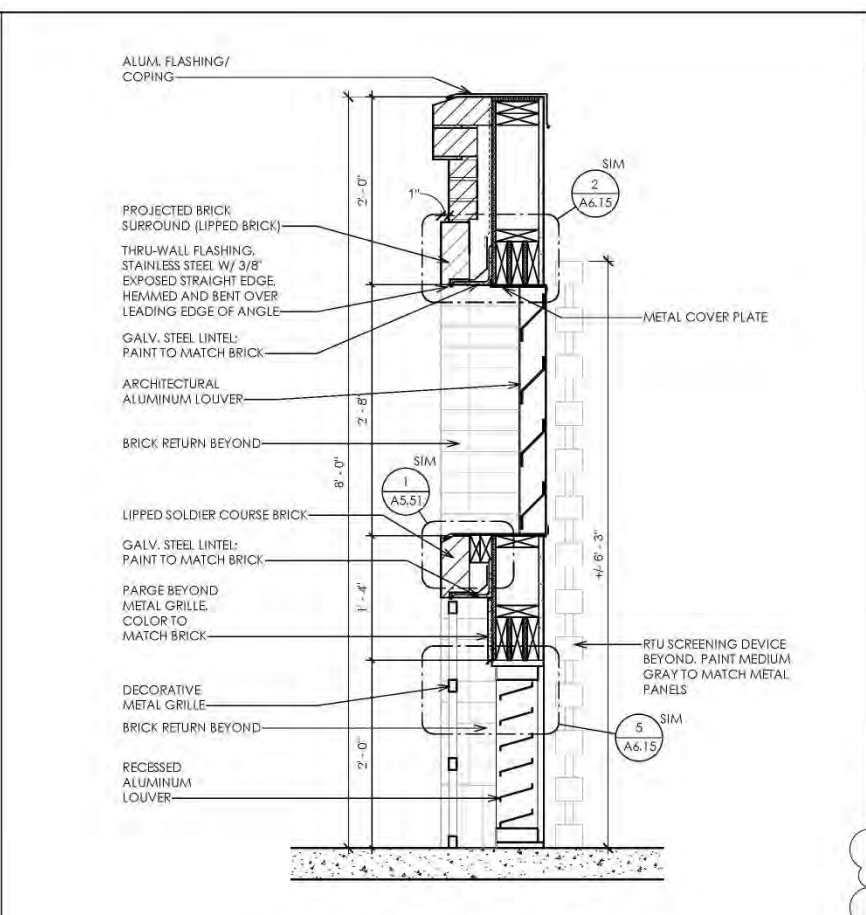
MOCK-UP LOCATION



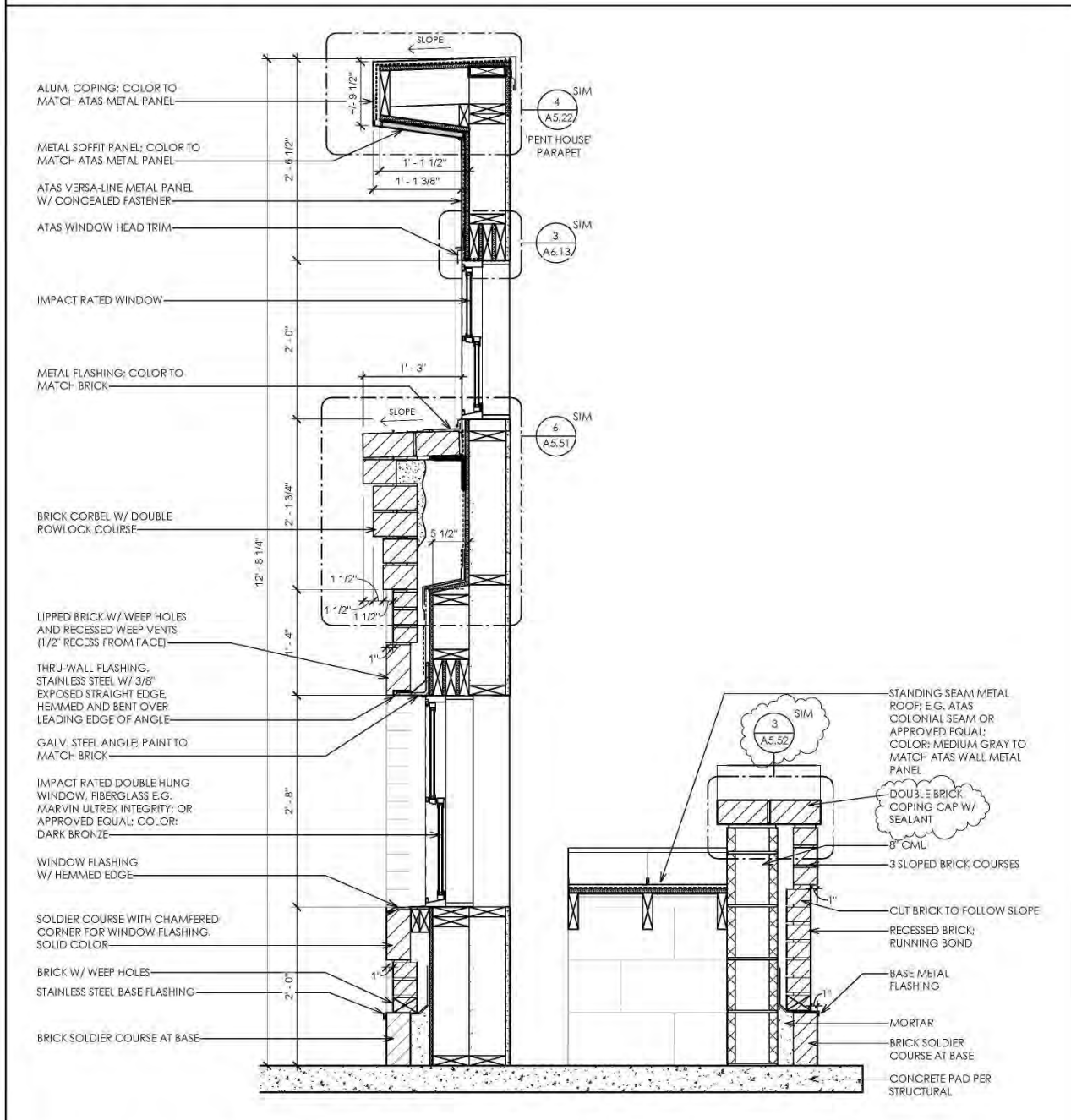
1 MOCK-UP SECTION 1
SCALE: 1" = 1'-0"



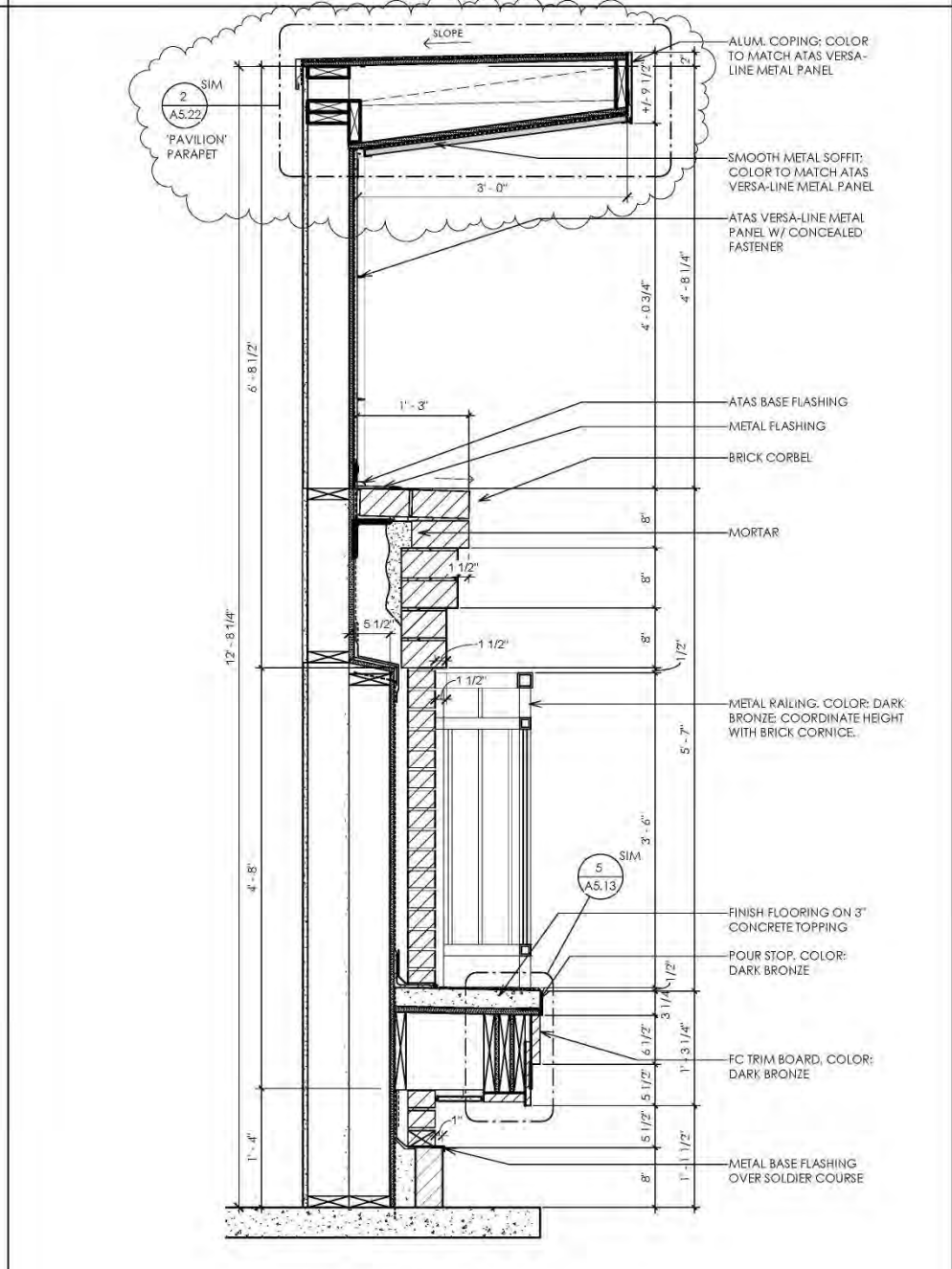
2 MOCK-UP SECTION 2
SCALE: 1" = 1'-0"



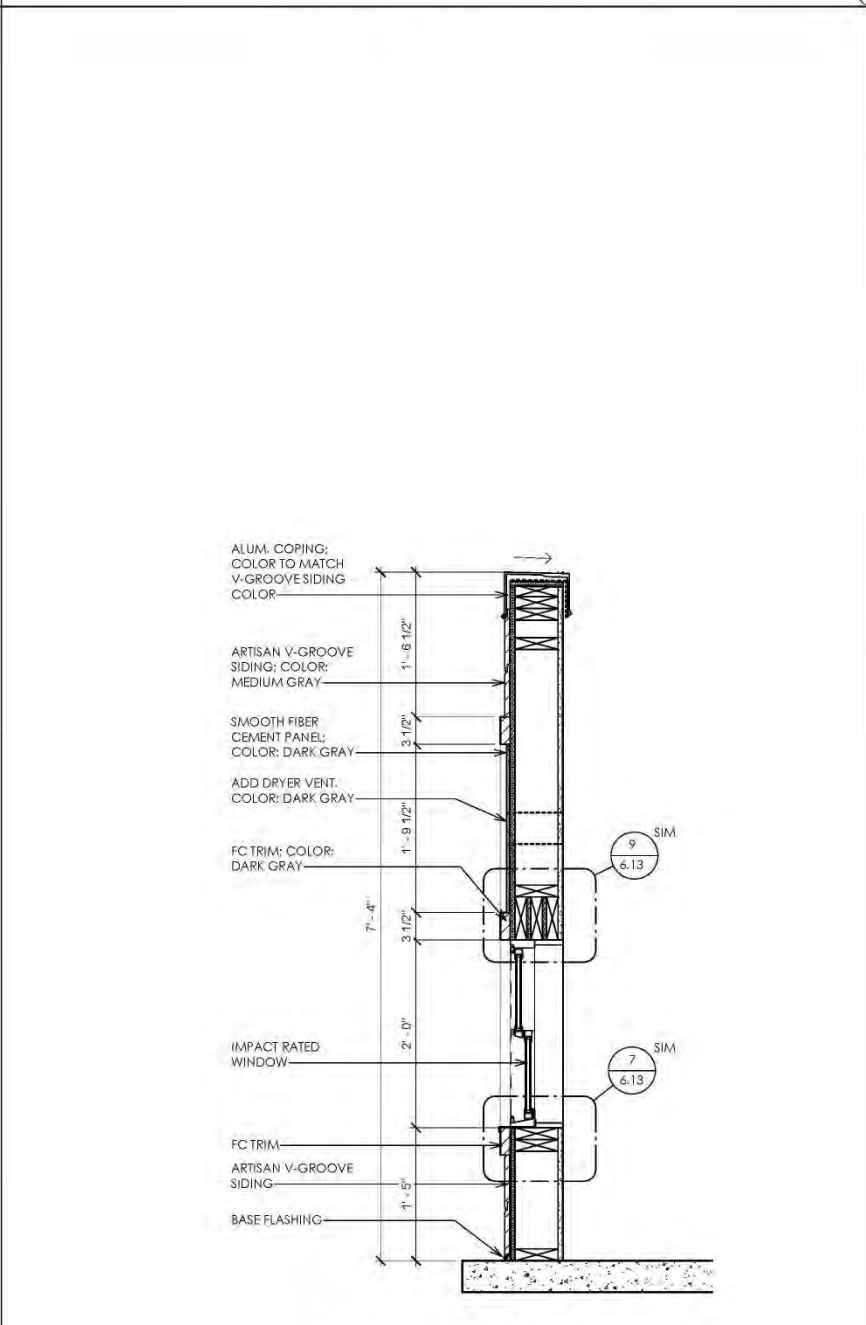
3 MOCK-UP SECTION 3
SCALE: 1" = 1'-0"



4 MOCK-UP SECTION 4
SCALE: 1" = 1'-0"



5 MOCK-UP SECTION 5
SCALE: 1" = 1'-0"



6 MOCK-UP SECTION 6
SCALE: 1" = 1'-0"

GENERAL NOTES

1. THIS MOCKUP IS FOR AESTHETIC PURPOSES TO REVIEW MATERIALS, WORKMANSHIP, AND COLOR PALETTE, AND DOES NOT NECESSARILY REFLECT ALL ACTUAL CONDITIONS ON THE BUILDING.
2. EXTERIOR MATERIALS ARE NOT CONSIDERED APPROVED UNTIL AFTER REVIEW OF THE SAMPLE PANEL BY THE BOARD OF ARCHITECTURAL REVIEW, AS SUCH, THE SAMPLE PANEL SHOULD BE BUILT EARLY IN THE CONSTRUCTION PROCESS. PRIOR TO INSTALLATION OF ANY EXTERIOR FINISH MATERIALS OR BUILDING COMPONENTS, (I.E. CAST STONE, STUCCO, SIDING, WINDOWS ETC.)

MATERIAL LEGEND

- TYPICAL BRICK: MERIDIAN BRICK, MODULAR SIZE
- MAIN COLOR #1: MECKLENBURG BLEND (AUGUSTA ARCH. SERIES)
- ACCENT BRICK, COLOR #2: CHELSEY GARDEN (AUGUSTA COLL.) AT SURROUNDS, CORBEL AND PROJECTED BANDS
- ACCENT BRICK, COLOR #3: TAYLOR BRICK, #739 Dark Palomino Smooth; SPECIAL SHAPE CORNER BRICKS: 4x4 NOMINAL SIZE
- METAL PANEL: ATAS VERSA-LINE METAL PANEL: VSN 180
- WIDTH: 16 3/8"
- COLOR: SLATE GRAY
- THICKNESS: .040 ALUMINUM
- WITH COLOR MATCHING TRIM SET
- METAL SOFFIT PANEL AT PARAPETS: ATAS OPALINE: OPF
- WIDTH: 8" (RUN PERPENDICULAR TO EXTERIOR WALL)
- COLOR: SLATE GRAY, SMOOTH TEXTURE
- THICKNESS: .040 ALUMINUM
- WITH COLOR MATCHING TRIM SET
- STANDING SEAM METAL ROOF (579 MEETING ST)
- ATAS COLONIAL SEAM
- 24 GA. METALLIC COATED STEEL
- 16 3/8" WIDTH
- COLOR TO MATCH ATAS METAL WALL PANEL: SLATE GRAY
- FIBER CEMENT SIDING:
- ARTISAN V-GROOVE SIDING W/ CONCEALED FASTENER
- 7" EXPOSURE
- COLOR: MEDIUM GRAY TO MATCH ATAS METAL WALL PANEL
- FIBER CEMENT PANEL:
- SMOOTH FC PANEL
- COLOR: DARK GRAY
- LOUVER:
- AIROLITE
- COLOR: MEDIUM GRAY (FACTORY FINISH)
- RTU SCREEN:
- COLOR: MEDIUM GRAY (TO MATCH ATAS METAL PANEL)











Sample panel for 579 Meeting St Facade



Hardscape samples



Material options for North Elevation window bays:
Metal panel (left, requested by BAR) vs.
Fiber cement panel (right, preferred by applicant)

Agenda Item #5

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

Request final approval for replacement of existing slate roof with new Buckingham slate.

Category 1 / (French Quarter) / c. 1817; 1850 / Height District: 3.5 & 3 / Old and Historic District

16 Broad St. Re-roof Overview

Baker Roofing Co. / Mashburn Construction Company

Peter Johnston – Baker Roofing Co.

843-708-4509 – pjohnston@bakerroofing.com

- Existing Roof Conditions

- Buckingham & VT Black slate over plank decking – underlayment presumed to be mechanically attached felt
- Drip edge is installed at only two known areas
- Field inspection has identified nails for slate attachment are under sized. Slates were easily pulled up by hand
- Multiple leaks in building through existing roof
- Numerous previous repair areas noted
- Broken/missing slates noted in all roof facets
- Storm damage found on North side rake edge of the State St. roof w/ fallen slates found on sidewalk of State St.
- Existing gutters in poor condition

- Proposed Scope of Work

- Remove all existing slate -currently Buckingham w/ a small portion of VT Black mixed in
- Remove existing copper gutters – currently 6” half round copper
- Inspect roof deck – repair as needed
- Install new layer of roof sheathing with appropriate nails into framing
- Apply high temp ice & water shield to entire roof deck
- Frame cricket at one chimney
- Install new 16oz copper flashing at one chimney
- Install 16oz copper edge metal – eaves & rake
- Install 16oz copper half round gutters
- Install new Buckingham slate with copper, ring shank nails
- Install new Buckingham slate hip/ridge slates – to match existing

I. SCOPE OF WORK

We propose to furnish all permits, labor, material, equipment, insurance and sales tax necessary (unless otherwise specified) to perform the following:

SETUP

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

COMPLETE REROOF SCOPE

6. Remove all existing slate from 3 roof areas, dispose of accordingly
 - a) Includes all flashings at eaves, rakes, chimney, sidewall
 - b) Includes underlayment's – see Asbestos disclaimer
7. Install one layer of ½" CDX plywood over existing wood deck
8. Install one layer of Carlisle WIP 300 HT ice & water shield to entire roof deck
9. Fabricate and install new 16oz copper flashings at eave and rakes
 - a) Standard 8" stretch out drip edge to be used. Brick wall conditions at eaves requiring wider than standard drip edge will incur additional cost
 - b) No wood blocking included
10. Fabricate and install new 16oz copper flashings at 1 chimney
11. Frame cricket behind brick chimney
12. Install 16oz copper cricket behind masonry chimney
13. Install new Buckingham 18x10 slate to 3 roof sections
 - a) Slates to be installed with copper nails of appropriate length
14. Install new 16oz copper flashings at one dormer
15. Install new 16oz copper flashings at stucco chimney
 - a) No stucco work included
 - b) Stucco must be removed prior to flashing install, and re-applied after flashing install
16. Install 16oz copper ridge/hip, to followed by slate ridge/hip caps
17. Provide 10-year Baker Roofing workmanship warranty
18. Slate warranty –
 - a) **Buckingham** slate is warranted against fading or deterioration for the life of the structure

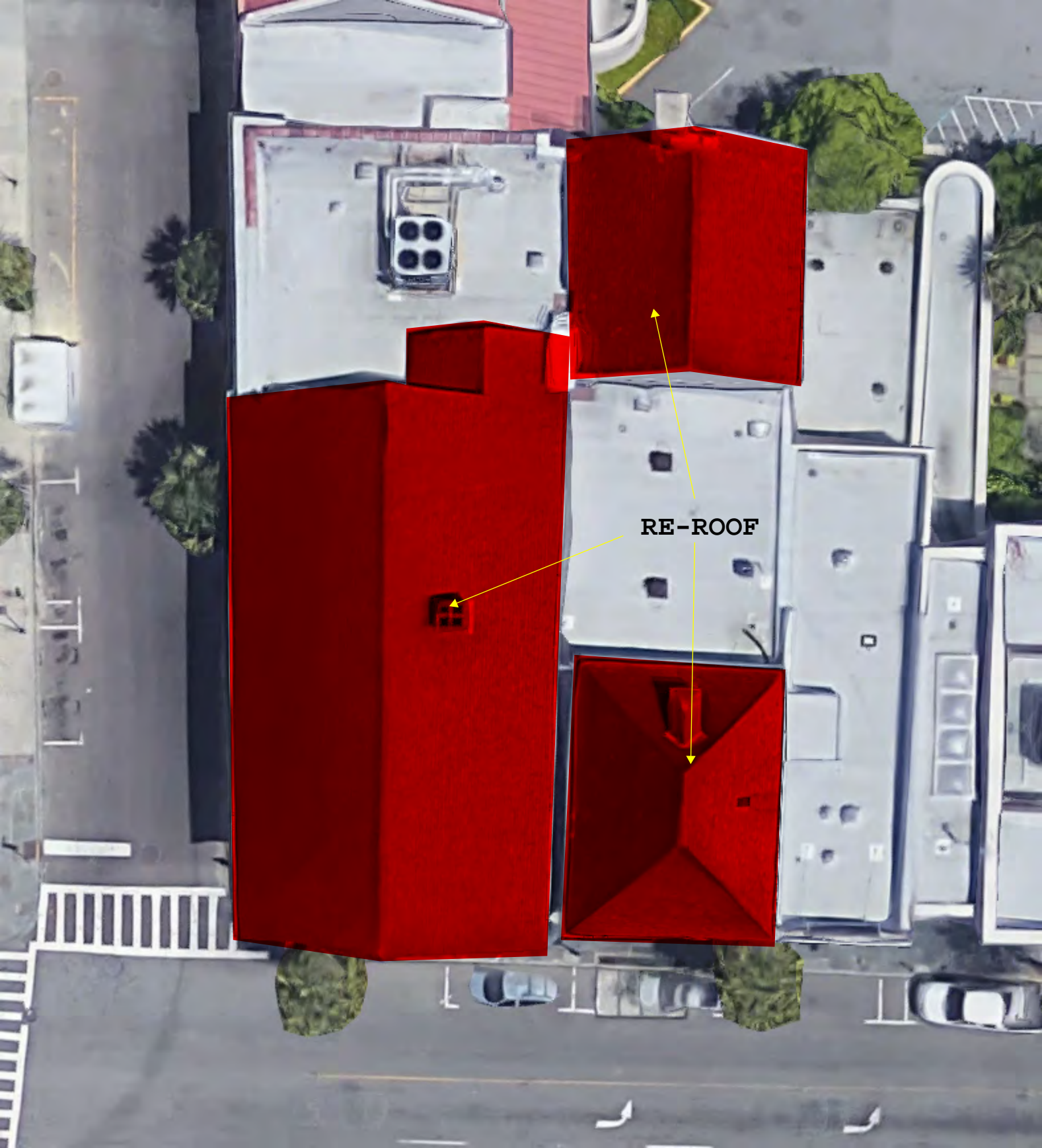
GUTTER WORK

19. Install heavy gauge, solid copper roof mount gutter hangers to all gutter areas
 - a) Hangers to be installed before drip edge for slate roof
 - b) All fasteners to be stainless steel
 - c) No wood blocking included
20. Install 6" half round EURO (16oz copper) gutters w/ all outlets, miters, end caps needed
 - a) Includes replacing ALL gutter areas at slate roof eaves
21. Install 4" round 16oz copper downspouts at all existing locations
22. All joints to be soldered

I acknowledge that I have read the entire Scope of Work (pages 2, 3, 4 & 5) _____ (please initial).

LIFT & RELAY SLATE SCOPE

1. Setup – see lines 1-5 above
2. Remove all existing slate from 3 roof areas – stack all useable slate for future use
 - a) Includes all flashings at eaves, rakes, chimney, sidewall
 - b) Includes underlayment's – see Asbestos disclaimer
3. Install one layer of ½" CDX plywood over existing wood deck
4. Install one layer of Carlisle WIP 300 HT ice & water shield to entire roof deck
5. Fabricate and install new 16oz copper flashings at eave and rakes
6. Fabricate and install new 16oz copper flashings at 1 chimney
7. Frame cricket behind brick chimney
8. Install 16oz copper cricket behind masonry chimney
9. Provide and install up to 40sq. of new Buckingham 16x8 slate mixed with up to 40sq. of existing slate previously removed from roof
 - a) Slates to be installed with copper nails of appropriate length
 - b) Blend new slate with existing
 - c) **Additional slate over the 40sq included will be billed at \$1,350.00 per sq. plus any applicable loading/equipment costs upon a signed change order**
10. Install 16oz copper ridge/hip, to followed by slate ridge/hip caps
11. Provide 10-year Baker Roofing workmanship warranty
12. Slate warranty –
 - a) **There is no material warranty due to mixed use of new and old slate**



RE-ROOF



16 Broad St.

By Peter Johnston | February 02, 2020

POWERED BY





1 16 Broad St | Charleston, SC Oct 8, 2019 | 9:06 AM Peter Johnston



2 16 Broad St | Charleston, SC Oct 8, 2019 | 9:07 AM Peter Johnston



3 16 Broad St | Charleston, SC Oct 8, 2019 | 9:12 AM Peter Johnston



4 16 Broad St | Charleston, SC Oct 8, 2019 | 9:12 AM Peter Johnston



5 16 Broad St | Charleston, SC Oct 8, 2019 | 9:12 AM Peter Johnston



6 16 Broad St | Charleston, SC Oct 8, 2019 | 9:12 AM Peter Johnston



7 16 Broad St | Charleston, SC Oct 8, 2019 | 9:12 AM Peter Johnston



8 16 Broad St | Charleston, SC Oct 8, 2019 | 9:13 AM Peter Johnston



9 16 Broad St | Charleston, SC Oct 8, 2019 | 9:13 AM Peter Johnston



10 16 Broad St | Charleston, SC Oct 8, 2019 | 9:13 AM Peter Johnston



11 16 Broad St | Charleston, SC Oct 8, 2019 | 9:13 AM Peter Johnston



12 16 Broad St | Charleston, SC Oct 8, 2019 | 9:13 AM Peter Johnston



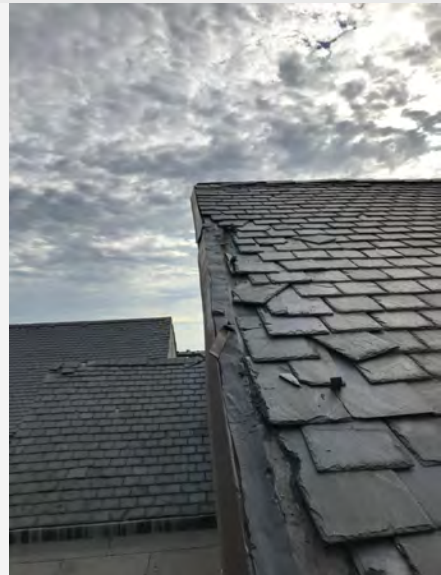
13 16 Broad St | Charleston, SC Oct 8, 2019 | 9:13 AM Peter Johnston



14 16 Broad St | Charleston, SC Oct 8, 2019 | 9:16 AM Peter Johnston



15 16 Broad St | Charleston, SC Oct 8, 2019 | 9:16 AM Peter Johnston



16 16 Broad St | Charleston, SC Oct 8, 2019 | 9:19 AM Peter Johnston



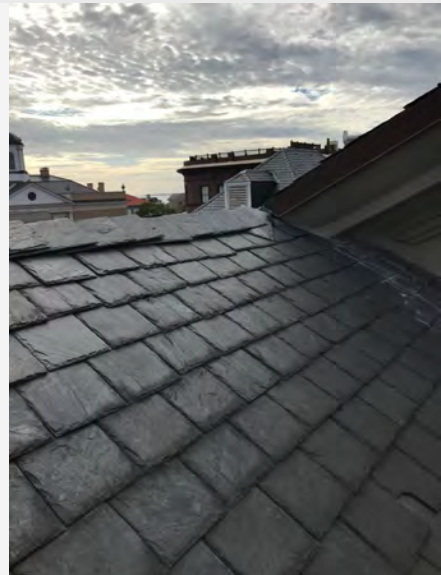
17 16 Broad St | Charleston, SC Oct 8, 2019 | 9:20 AM Peter Johnston



18 16 Broad St | Charleston, SC Oct 8, 2019 | 9:20 AM Peter Johnston



19 16 Broad St | Charleston, SC Oct 8, 2019 | 9:20 AM Peter Johnston



20 16 Broad St | Charleston, SC Oct 8, 2019 | 9:20 AM Peter Johnston



21 16 Broad St | Charleston, SC Oct 8, 2019 | 9:21 AM Peter Johnston



22 16 Broad St | Charleston, SC Oct 8, 2019 | 9:21 AM Peter Johnston



23 16 Broad St | Charleston, SC Oct 8, 2019 | 9:21 AM Peter Johnston



24 16 Broad St | Charleston, SC Oct 8, 2019 | 9:21 AM Peter Johnston



25 16 Broad St | Charleston, SC Oct 8, 2019 | 9:21 AM Peter Johnston



26 16 Broad St | Charleston, SC Oct 8, 2019 | 9:21 AM Peter Johnston



27 16 Broad St | Charleston, SC Oct 8, 2019 | 9:22 AM Peter Johnston



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29 16 Broad St | Charleston, SC Oct 8, 2019 | 9:24 AM Peter Johnston



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32 16 Broad St | Charleston, SC Oct 8, 2019 | 9:26 AM Peter Johnston



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37 16 Broad St | Charleston, SC Oct 8, 2019 | 9:28 AM Peter Johnston



38 16 Broad St | Charleston, SC Oct 8, 2019 | 9:29 AM Peter Johnston



39 16 Broad St | Charleston, SC Oct 8, 2019 | 9:30 AM Peter Johnston



40 16 Broad St | Charleston, SC Oct 8, 2019 | 9:31 AM Peter Johnston



41 16 Broad St | Charleston, SC Oct 8, 2019 | 9:35 AM Peter Johnston



42 16 Broad St | Charleston, SC Oct 8, 2019 | 9:36 AM Peter Johnston



Tie in new to old gutter

43 16 Broad St | Charleston, SC Oct 8, 2019 | 9:38 AM Peter Johnston



Cricket/flashing at chimney

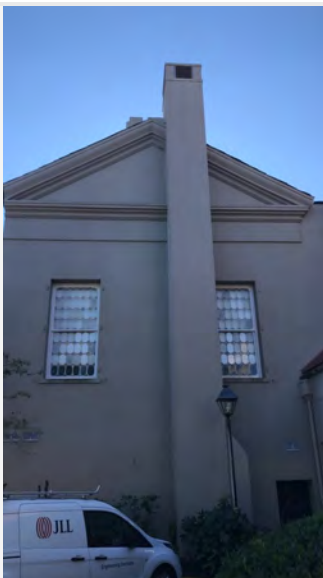
44 16 Broad St | Charleston, SC Oct 8, 2019 | 9:40 AM Peter Johnston



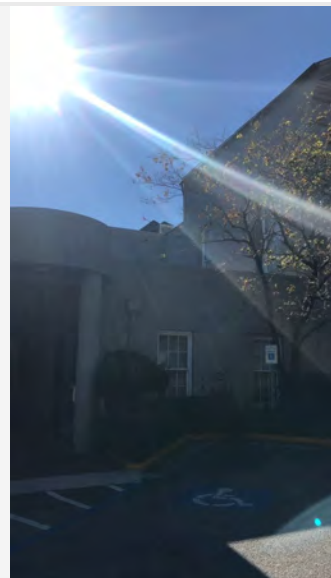
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46 16 Broad St | Charleston, SC Oct 8, 2019 | 9:42 AM Peter Johnston



47 16 Broad St | Charleston, SC Dec 19, 2019 | 12:05 PM Peter Johnston



48 16 Broad St | Charleston, SC Dec 19, 2019 | 12:05 PM Peter Johnston



49 16 Broad St | Charleston, SC Dec 19, 2019 | 12:09 PM Peter Johnston



50 16 Broad St | Charleston, SC Dec 19, 2019 | 12:09 PM Peter Johnston



51 16 Broad St | Charleston, SC Dec 19, 2019 | 12:10 PM Peter Johnston



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54 16 Broad St | Charleston, SC Dec 19, 2019 | 12:10 PM Peter Johnston



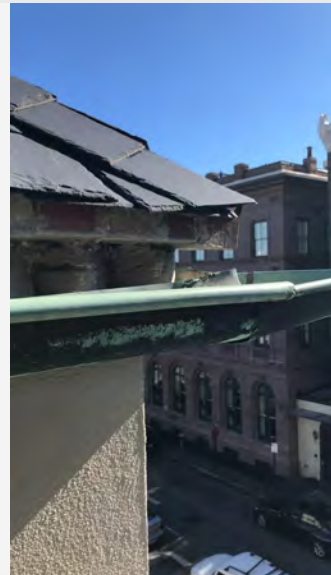
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57 16 Broad St | Charleston, SC Dec 19, 2019 | 12:12 PM Peter Johnston



58 16 Broad St | Charleston, SC Dec 19, 2019 | 12:15 PM Peter Johnston



59 16 Broad St | Charleston, SC Dec 19, 2019 | 12:15 PM Peter Johnston



60 16 Broad St | Charleston, SC Dec 19, 2019 | 12:18 PM Peter Johnston



61 16 Broad St | Charleston, SC Dec 19, 2019 | 12:41 PM Peter Johnston

Table XVI –Average Properties of Buckingham Slate

| PROPERTY | TEST METHOD | VALUE |
|---|--|---|
| 1. Classification | macroscope microscope | blue-black, micaceous, fine- grain slate |
| 2. Absorption of Water | ASTM C121 | 0.104% |
| 3. Bulk Density | ASTM C97 | 174.4 lb/ft ³ |
| 4. Compressive Strength | ASTM C170 | 25,800 lb/in. ² |
| 5. Modulus of Rupture (Flexural Strength of Structural and Electrical Slate) | ASTM C120 | 13,000 lb/in. ² |
| 6. Modulus of Elasticity | ASTM C120, IITRI | 7,014,000 lb/in. ² |
| 7. Toughness | IITRI | 56 in.-lb/in. ² |
| 8. Flat Slab Strength | RP 477 | 4840 lb. load |
| 9. Coefficient of Thermal Expansion | ASTM E228 | 0.0000062 in./ in./°F |
| 10. Coefficient of Friction | IITRI | Static Kinetic Natural Cleft: Dry 0.73 0.69 Wet 0.73 0.69 Sand Rubbed: Dry 0.78 0.74 Wet 0.80 0.74 |
| 11. Abrasive Resistance | ASTM C241 | 13.2 H _a 5-6 mon's |
| 12. Fire Resistance | IITRI | 1800°F bloat non-combustible |
| 13. Acid Resistance | ASTM C217 | 0.0018 in. |
| 14. Weather Resistance (Atmospheric Durability) | IITRI ASTM C215 | 29% modulus loss -10% strength loss |
| 15. Durability (Wet-Dry Cycling) | RP 477 | 0.004% weight loss -10% strength loss |
| 16. Life Expectancy | observation of existing structures | no visible deterioration or fading apparent |

AMBER CONSULTING COMPANY

P.O. Box 567
Pittsford, Vermont 05763
(802) 775-1650
tholson@sover.net

March 22, 2018

Brad Jones, Jr.
Buckingham Slate Company
P. O. Box 8
Arvonias, Virginia 23004-0008

Dear Mr. Jones:

Buckingham Slate from the Arvonias Quarry in Arvonias, Virginia was tested per ASTM specifications. A summary of the results is as follows:

1. Water Absorption, C121-15, 0.073% (ASTM max. for S1 slate is 0.25%).
2. Flexure, C120-15, Breaking Load 843 lbs, Ave. thickness 0.294 in.
(ASTM min. for S1 slate is 575 lbs)
3. Weather Resistance, C217-15, 0.0003 in. (ASTM max. for S1 slate is 0.002 in.)

Tables 1, 2 and 3 list the individual tests. From the specimens tested, this variety of roofing slate qualifies as a S1 grade slate (75+ years projected life) per the requirements of ASTM C406-15 (Specification for Roofing Slate).

Modulus of Rupture tests were conducted on a Tinius Olsen Testing Machine calibrated January 2016. The Weather Resistance tests were conducted using the hand scraping method. Thickness measurements were taken at three (3) different locations along the scrape track. The average depth of softening was recorded.

Please let us know if we can be of further assistance.

Very truly yours,

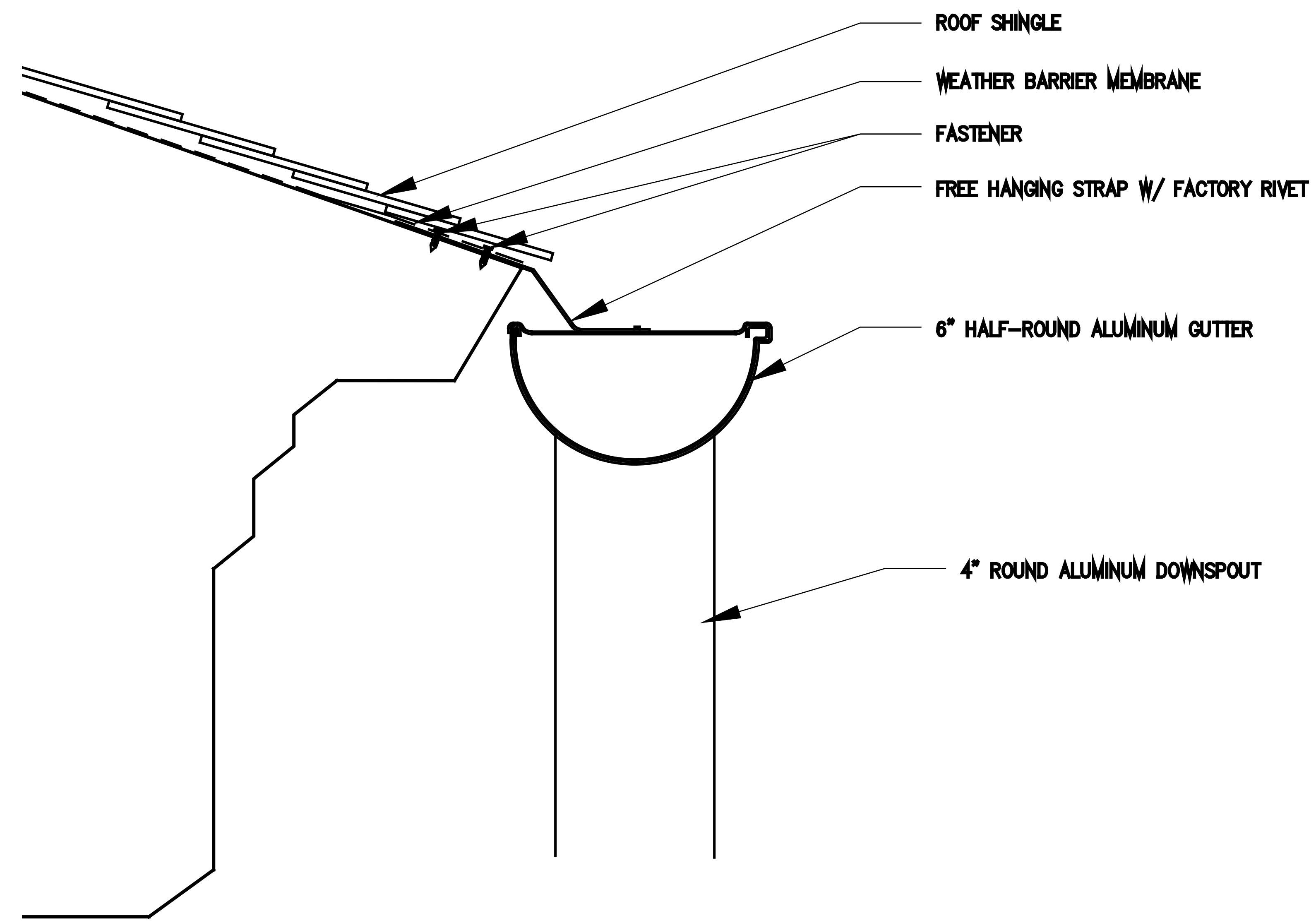
Thomas H. Olson
Test Engineer

Agenda Item #6

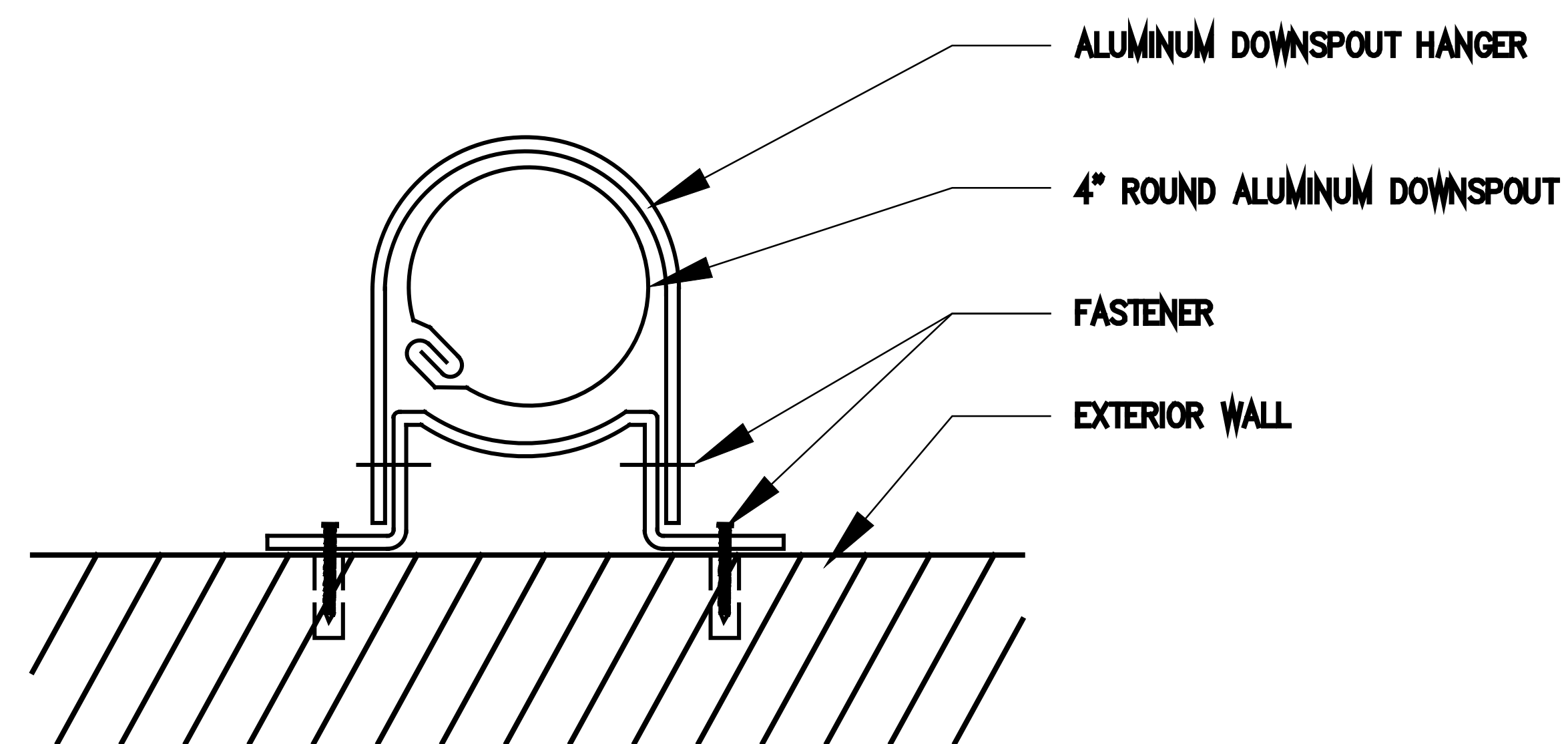
273 MEETING STREET
TMS # 457-04-04-031

Request final approval to add gutters and downspouts to existing Trinity United Methodist Church building.

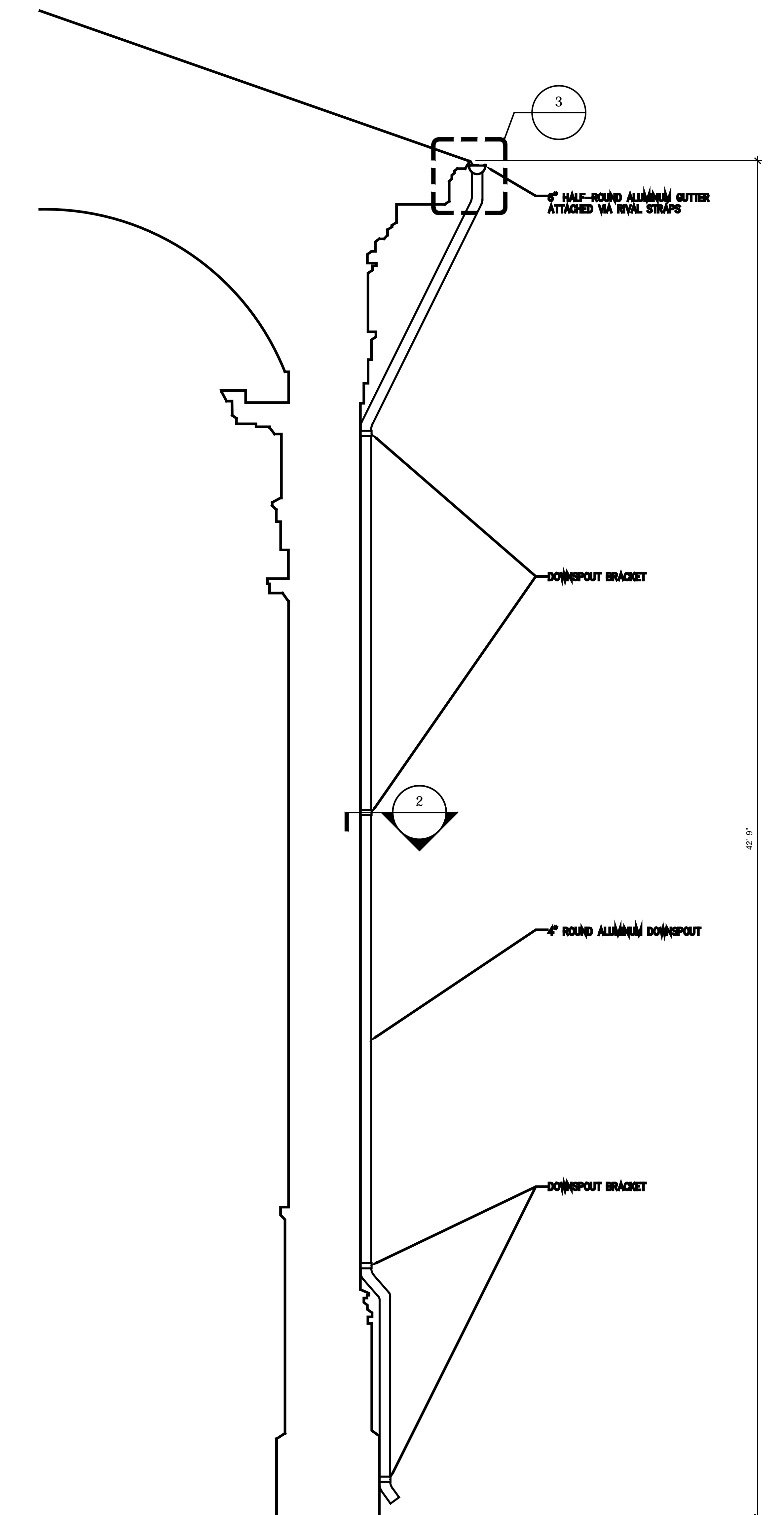
Category 1 / (none) / c. 1848-50 / Height District: 4 & 6 / Old and Historic District



3 ENLARGED RIVAL STRAP GUTTER DETAIL
6" = 1'-0"



2 DOWNSPOUT / FASTENER PLAN SECTION
6" = 1'-0"



1 WALL SECTION
1/2" = 1'-0"

General Notes

| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |

Sheet Title
WALL SECTION & ENLARGED GUTTER/DOWNSPOUT DETAILS

Project Name and Address
TRINITY UNITED METHODIST CHURCH
273 MEETING ST.
CHARLESTON, SC

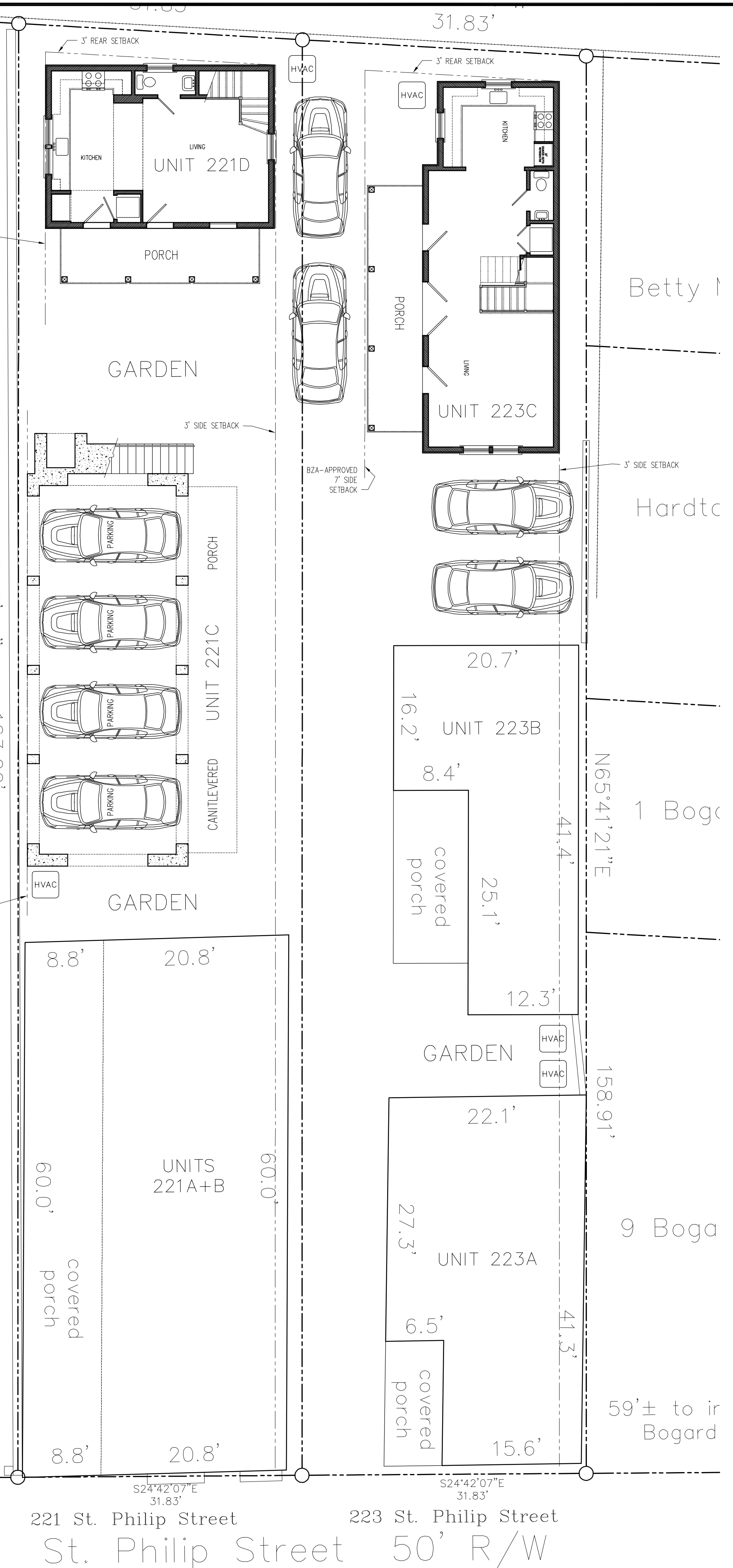
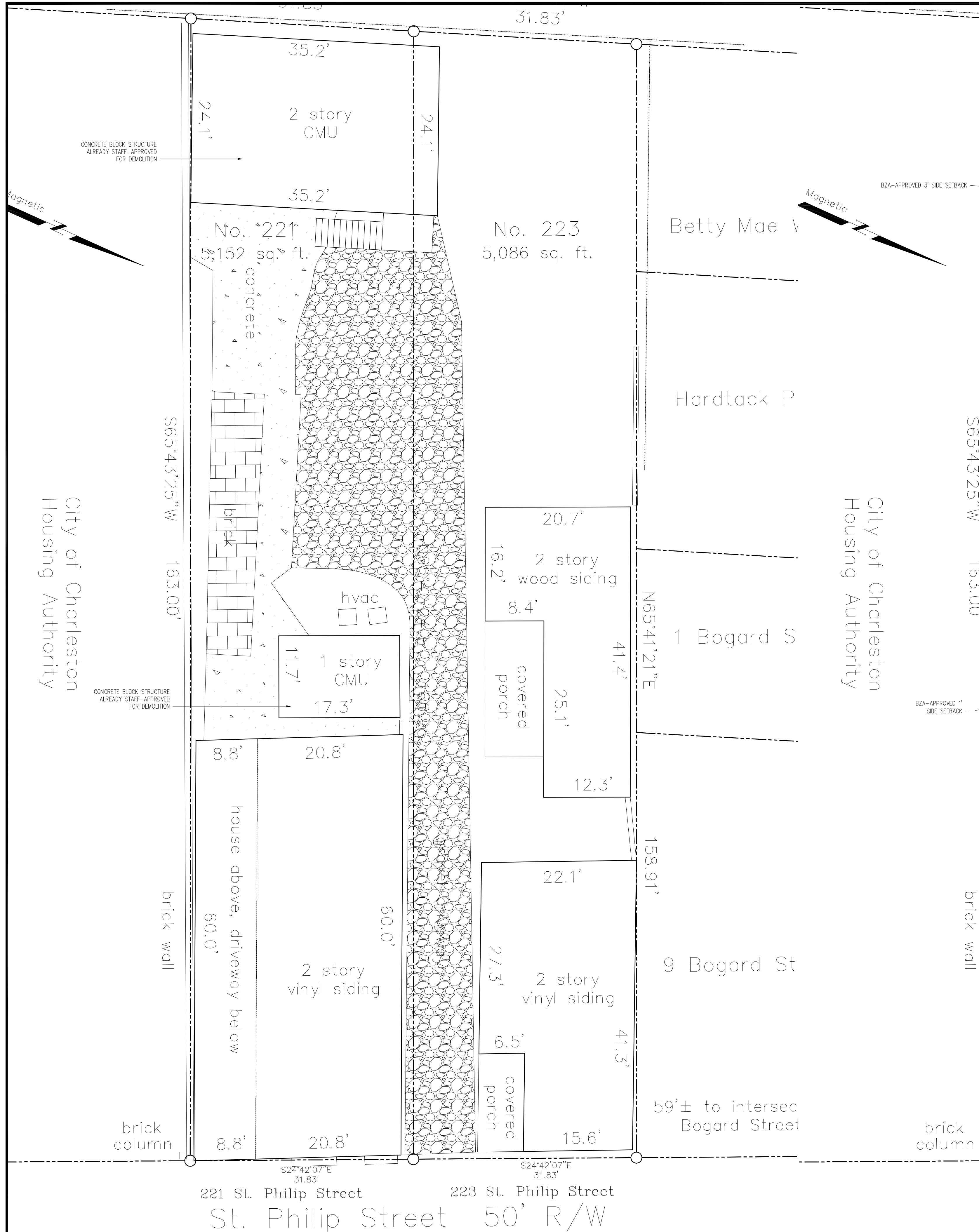
| Project | Sheet |
|-------------------|-------|
| Date 1/17/2020 | |
| Scale As Noted | |

Agenda Item #7

221-23 SAINT PHILIP STREET
TMS # 460-08-02-095/094

Request conceptual approval for renovation of three existing buildings and new construction of three houses.

Category 4- / (Cannon-Elliottborough) / c. 1902-44 (221 St. Philip) c. 1852-72 (223 St. Philip)
Height District: 2.5 – 3.5 / Old City District



ZONING INFORMATION
 ZONING: GB
 HEIGHT DISTRICT: 2.5/3.5 STORIES
 FLOOD ZONE: X

221 ST. PHILIP: LOT SIZE 5,152 SF

| | EXISTING | PROPOSED |
|-----------------------|----------|----------|
| DWELLING UNITS: | 2 | 3 |
| NO. OF BEDROOMS: | 6 | 11 |
| COMMERCIAL UNITS: | 1 | 1 |
| HEATED SPACE: | 3941 SF | 5607 SF |
| BLDG FOOTPRINTS: | 2744 SF | 3178 SF |
| TOTAL COVERAGE: | 53% | 62% |
| RESIDENTIAL COVERAGE: | 24% | 43% |

223 ST. PHILIP: LOT SIZE 5,086 SF

| | EXISTING | PROPOSED |
|-------------------|----------|----------|
| DWELLING UNITS: | 2 | 3 |
| NO. OF BEDROOMS: | 5 | 10 |
| COMMERCIAL UNITS: | 1 | 0 |
| HEATED SPACE: | 2835 SF | 4404 SF |
| BLDG FOOTPRINTS: | 1702 SF | 2489 SF |
| TOTAL COVERAGE: | 33% | 49% |

PARKING COUNT
 6 DWELLING UNITS x 1.5 SPACES/UNIT
 = 9 SPACES REQUIRED

893 SF RETAIL SPACE x 400 SF/SPACE = 2.2 SPACES

TOTAL REQUIRED = 11.2 SPACES
 PROVIDED: 8 SPACES

A PARKING SPECIAL EXCEPTION HAS BEEN GRANTED BY THE BZA FOR THE EXISTING BUILDING AT 221 ST. PHILIP, WHICH PRESENTLY AND HISTORICALLY HAD NO MANEUVERABLE PARKING UNLESS ACCESSED VIA ADJACENT PROPERTY. WITH THIS BUILDING EXCLUDED FROM PARKING COUNT, REQUIREMENTS ARE AS FOLLOWS:

5 DWELLING UNITS x 1.5 SPACES/UNIT
 = 7.5 SPACES REQUIRED
 PROVIDED: 8 SPACES

PRELIMINARY
 NOT FOR CONSTRUCTION

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 Tel: 215-605-6982
 WWW.NEWWORLDBYZANTINE.COM
 ANDREW@NEWWORLDBYZANTINE.COM

PROPOSED DEVELOPMENT PLAN
 221-223 SAINT PHILIP STREET
 CHARLESTON, SC

SP1.0
 DRAWN BY: A. GOULD
 DATE: 2-2-20

1/8"=1'-0"



EXISTING 9' TALL MASONRY WALL CUT DOWN TO 4' HEIGHT AT FRONT SECTION OF SITE

STREETSCAPE ELEVATIONS
FACING SAINT PHILIP STREET
SCALE: 1/4"=1'



SITE SECTION LOOKING NORTH
SCALE: 1/8"=1'



SITE SECTION LOOKING SOUTH
SCALE: 1/8"=1'

PRELIMINARY
NOT FOR CONSTRUCTION

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PROPOSED
DEVELOPMENT PLAN
221-223 SAINT PHILIP STREET
CHARLESTON, SC

STREETSCAPE AND SITE SECTIONS

SS1.0

DRAWN BY:
T. PODHRAZSKY
DATE: 2-2-20



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

PRELIMINARY
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PROPOSED
DEVELOPMENT PLAN
221-223 SAINT PHILIP STREET
CHARLESTON, SC

221 ST. PHILIP UNIT A+B EXISTING & PROPOSED ELEVATIONS

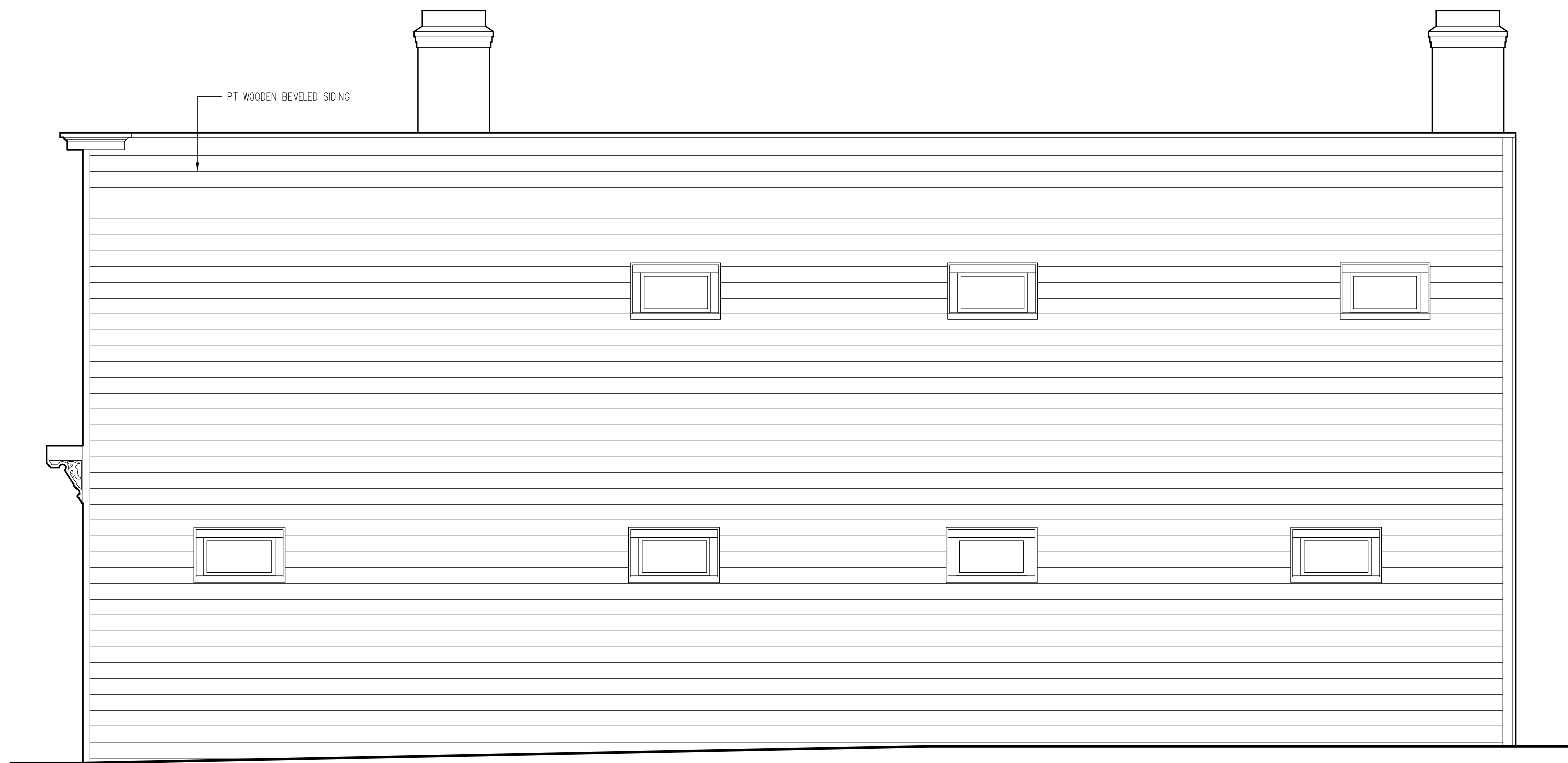
221 UNITS A+B

DRAWN BY:
T. PODHRAZSKY

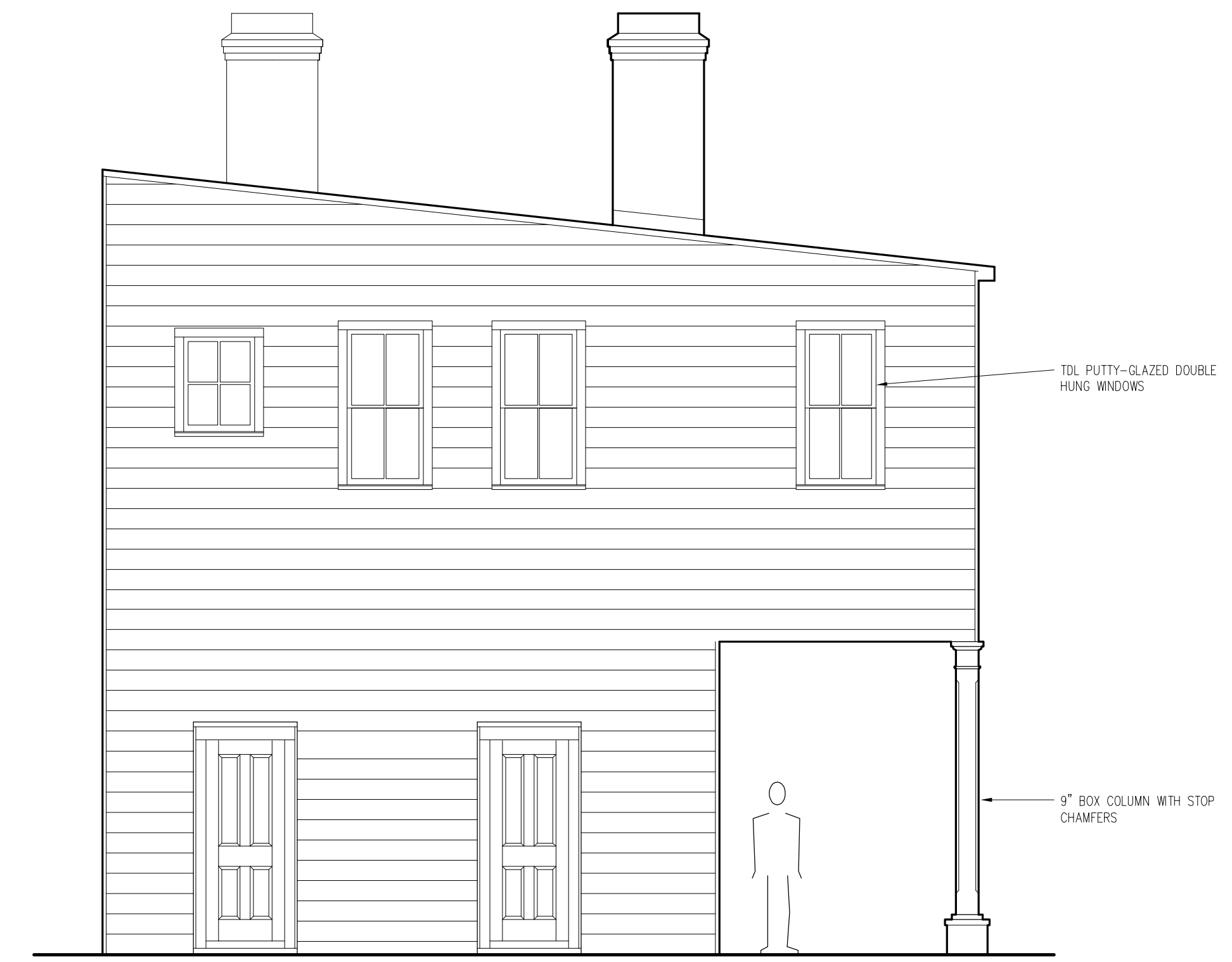
1/4"=1'-0"

SHEET 1

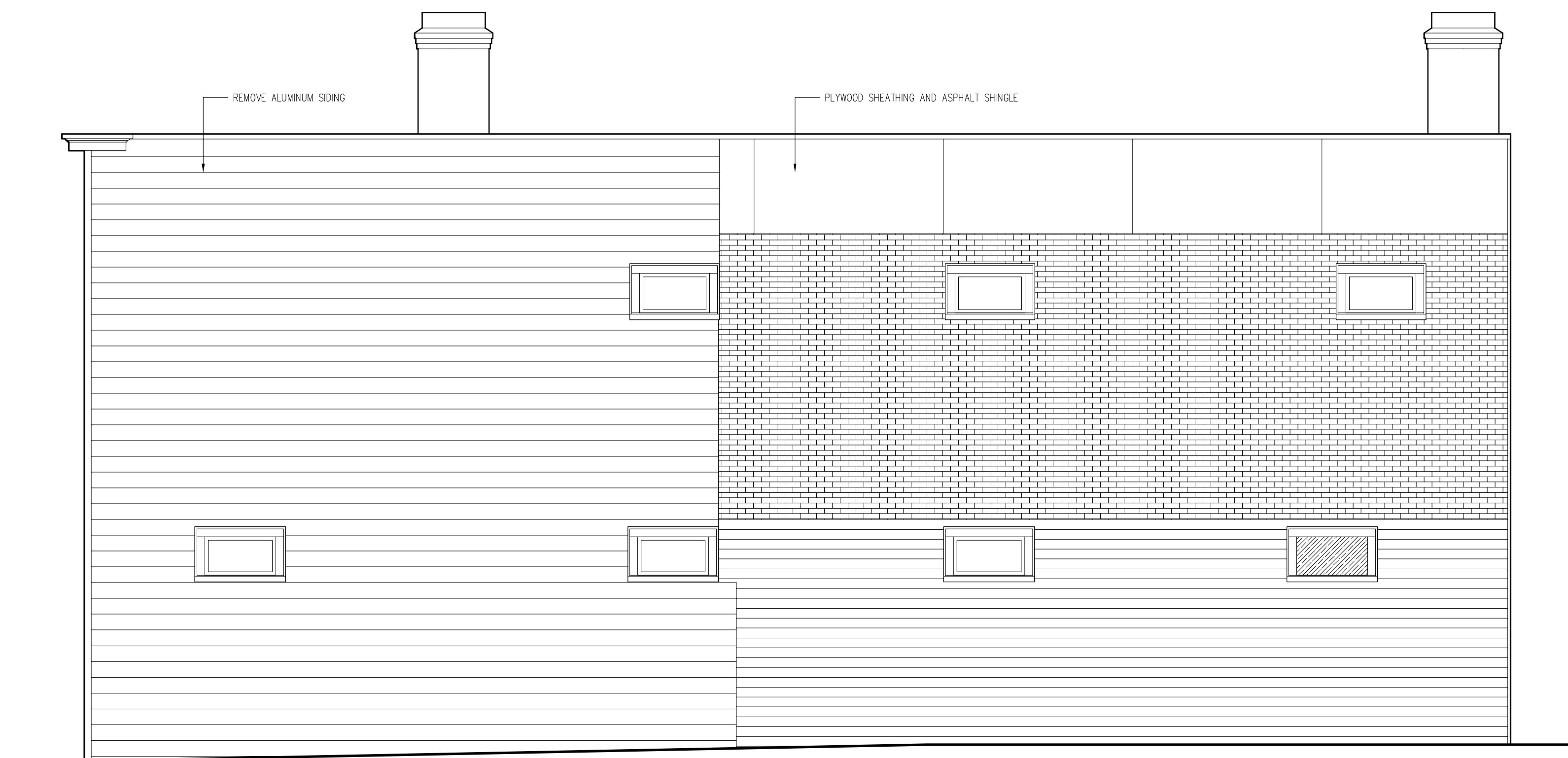
DATE: 2-2-20



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

PRELIMINARY
NOT FOR CONSTRUCTION

Andrew Gould

CONSULTANT

21 CATFIDDLE STREET

CHARLESTON, SC 29403

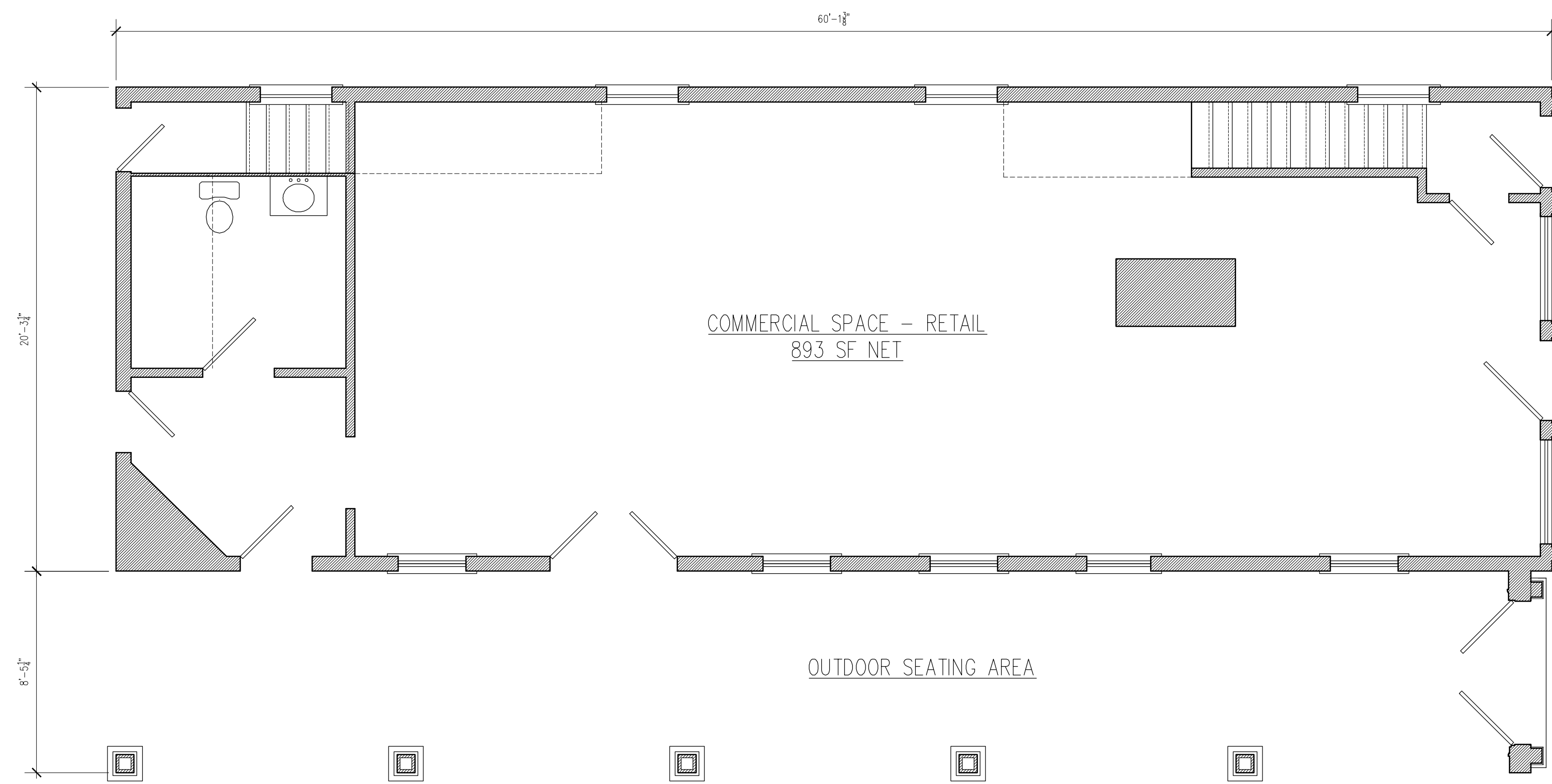
Tel: 215-605-6982

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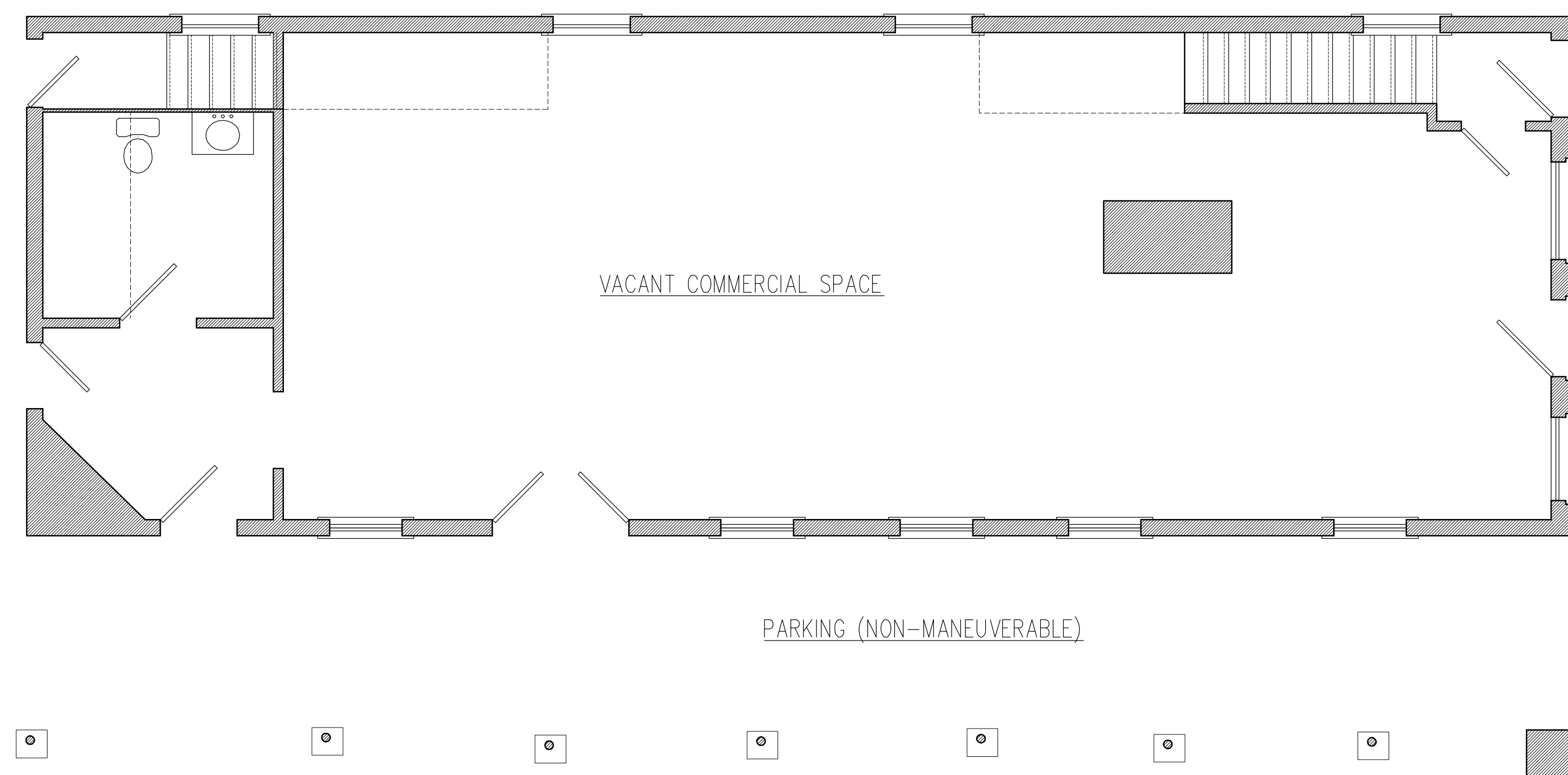
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PROPOSED
DEVELOPMENT PLAN

221-223 SAINT PHILIP STREET
CHARLESTON, SC



PROPOSED FIRST FLOOR PLAN

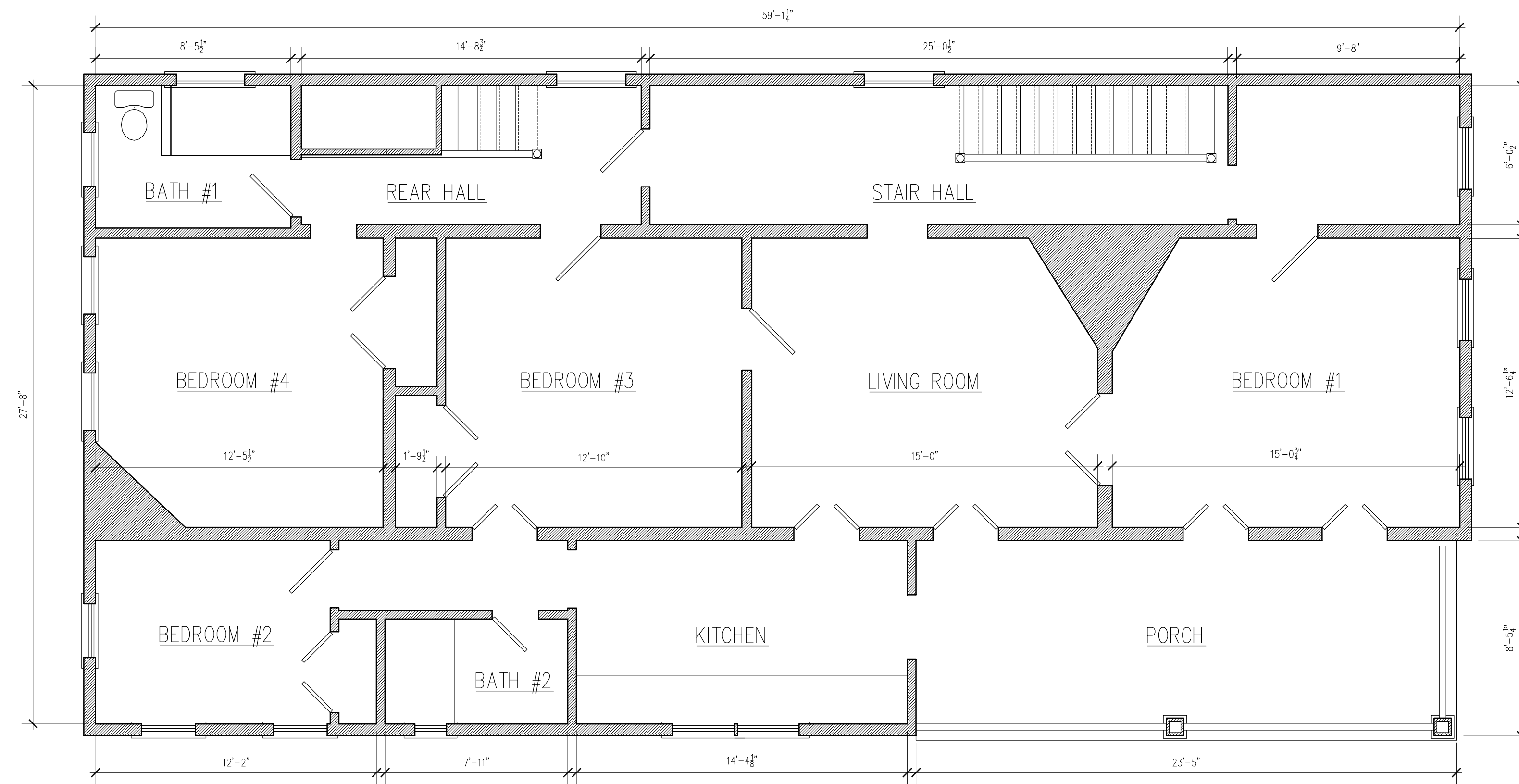


EXISTING FIRST FLOOR PLAN

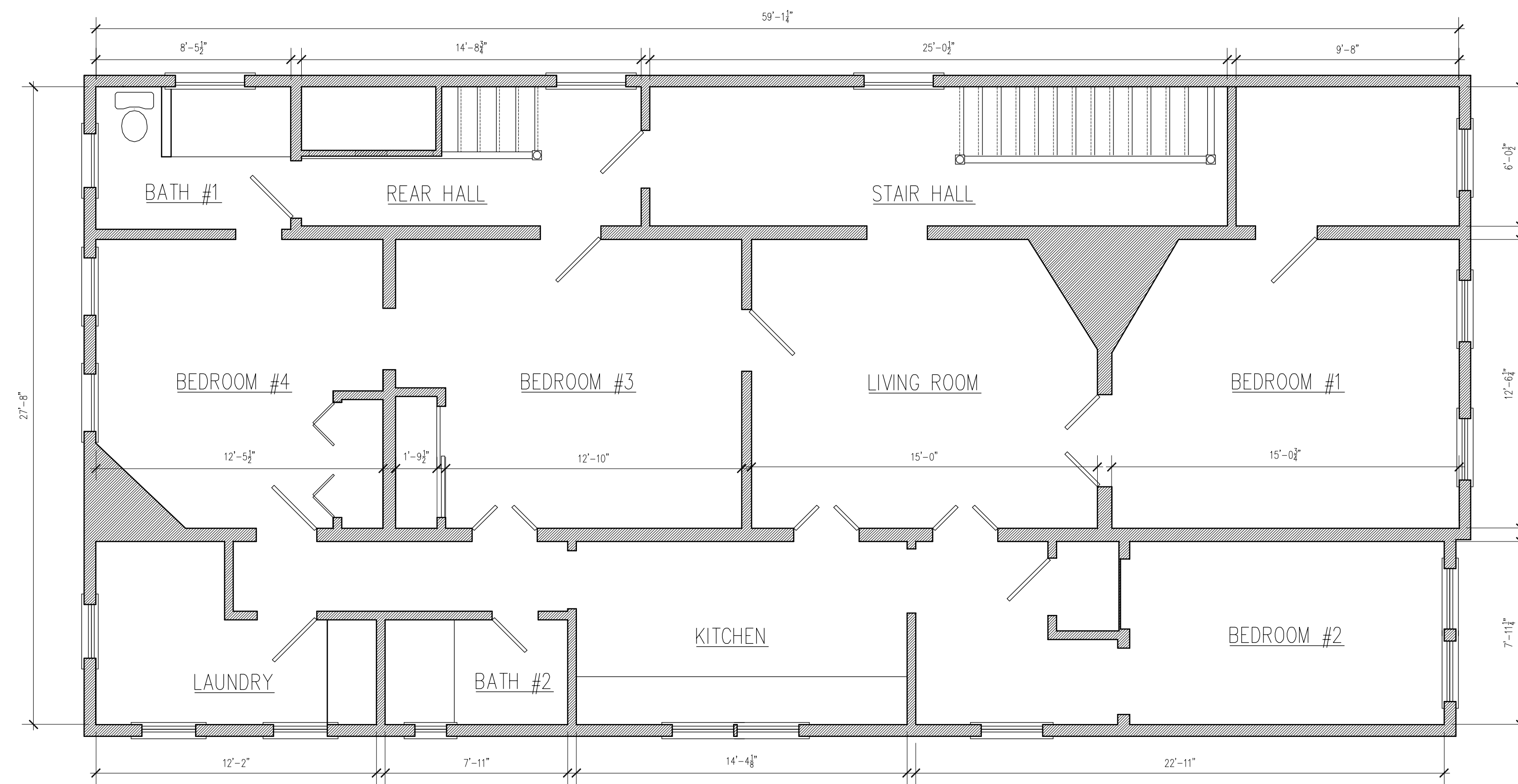
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PROPOSED
DEVELOPMENT PLAN
221-223 SAINT PHILIP STREET
CHARLESTON, SC



PROPOSED SECOND FLOOR PLAN



EXISTING SECOND FLOOR PLAN

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PROPOSED
DEVELOPMENT PLAN

221-223 SAINT PHILIP STREET
CHARLESTON, SC

221 ST. PHILIP UNIT A+B EXISTING & PROPOSED FLOOR PLANS

221 UNITS A+B

DRAWN BY:
T. PODHRAZSKY

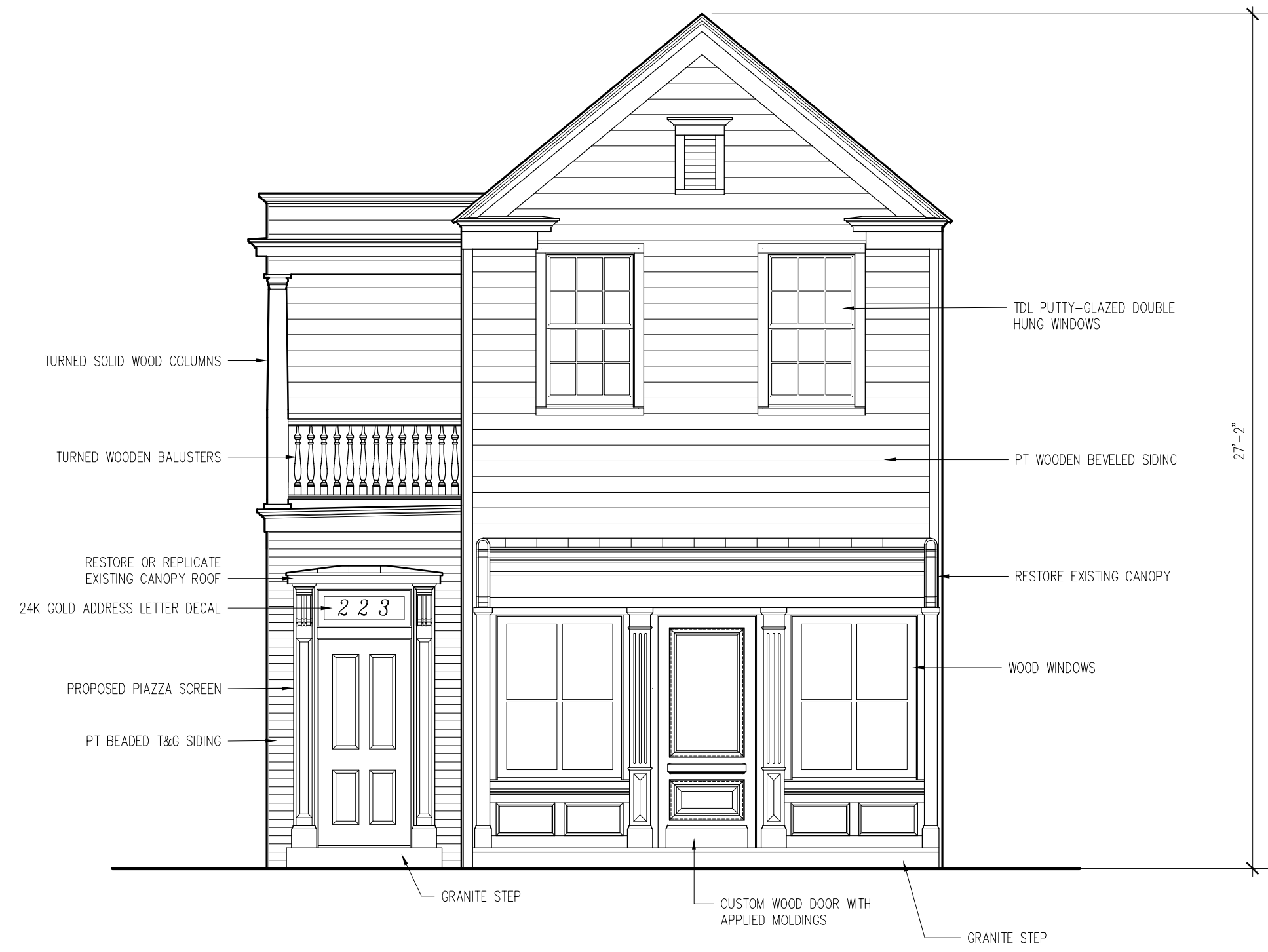
1/4" = 1'-0"

SHEET 4

DATE: 2-2-20



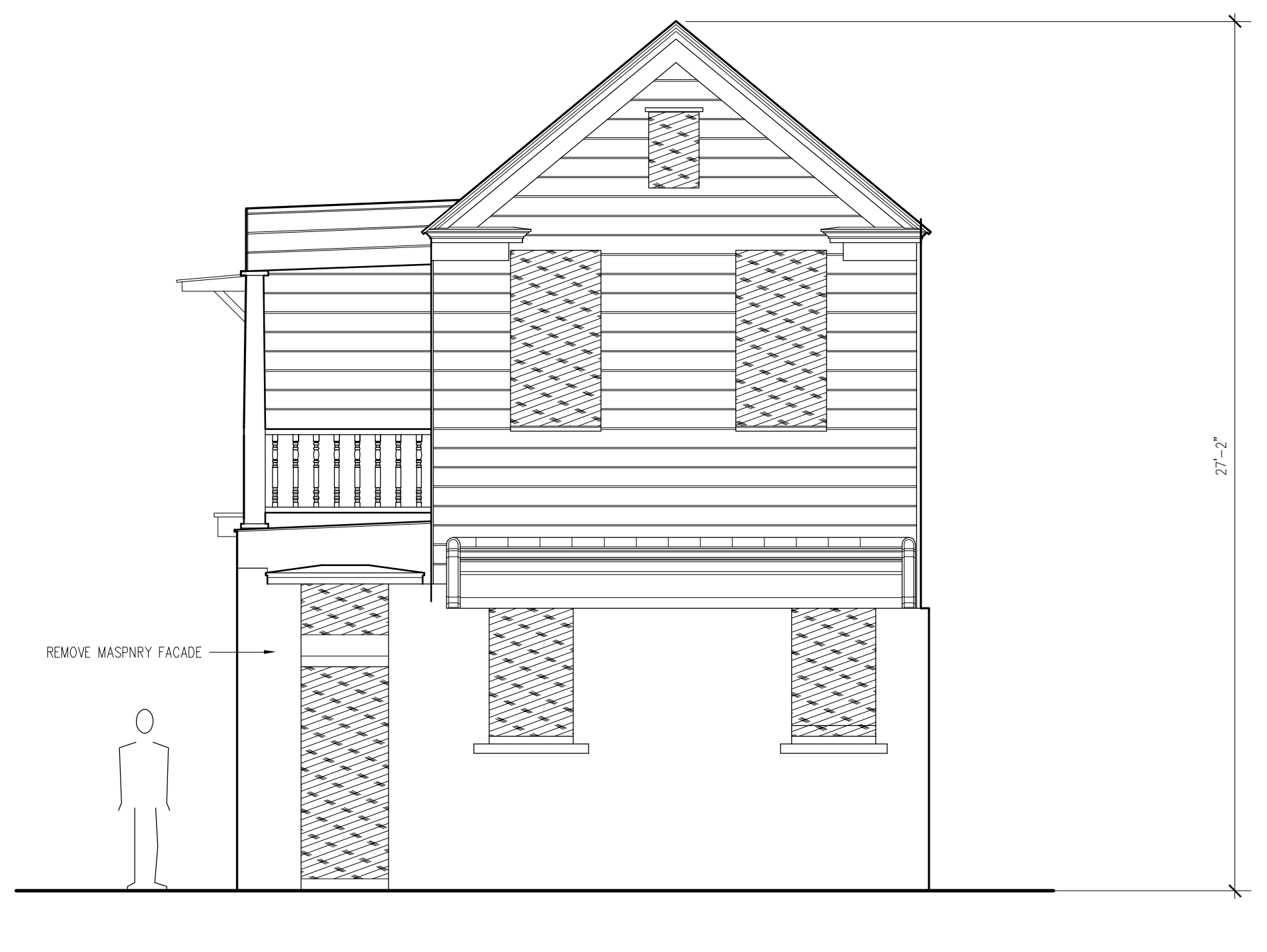
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



EXISTING SOUTH ELEVATION

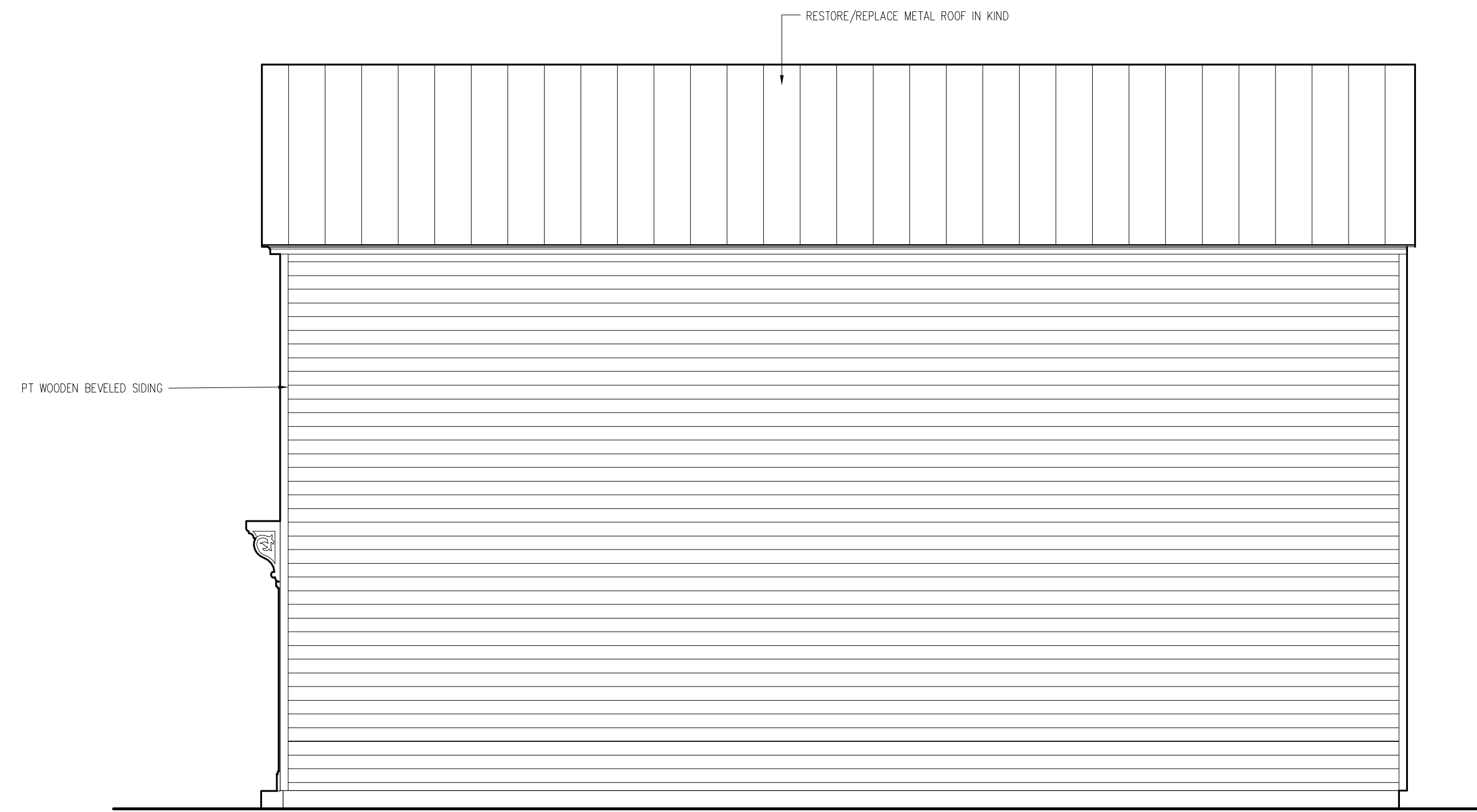


EXISTING EAST ELEVATION

PRELIMINARY
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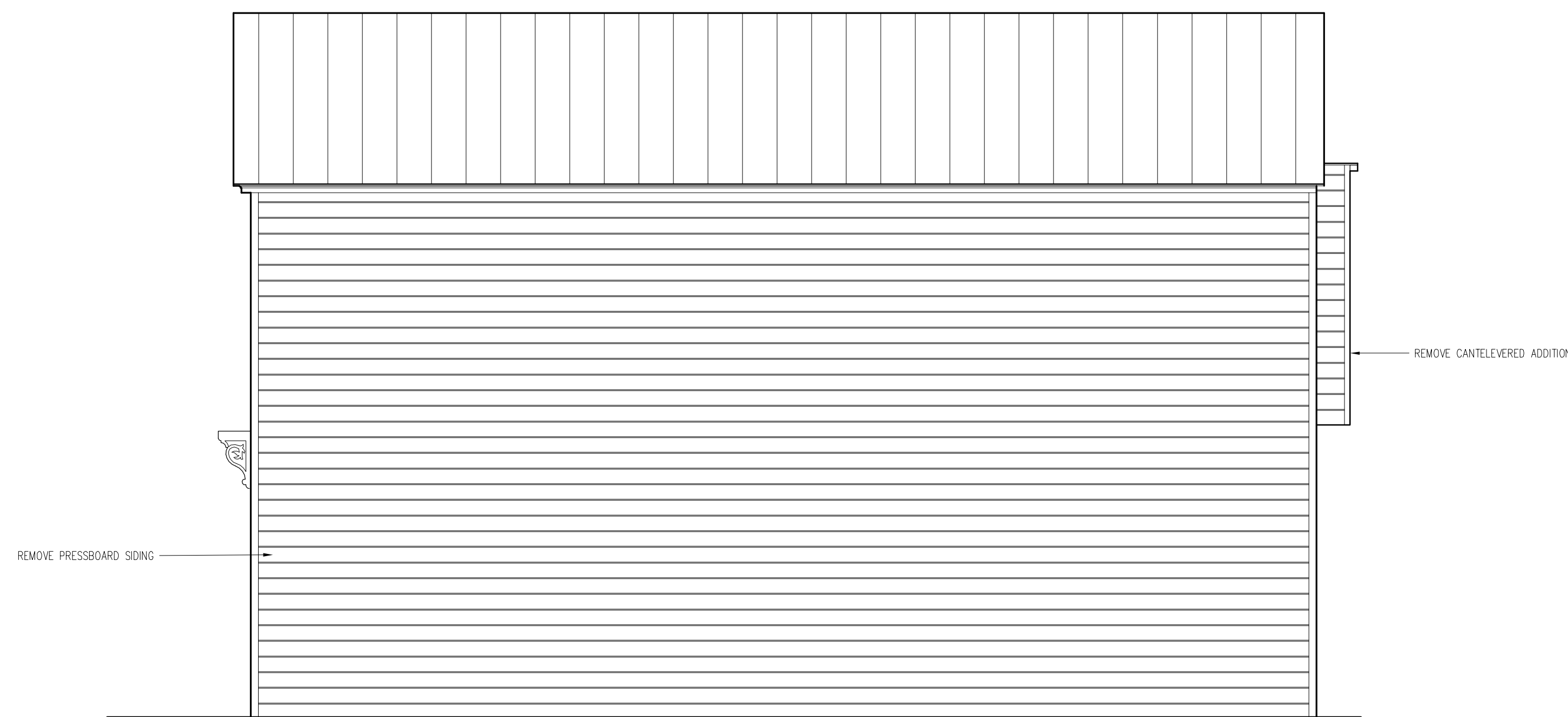
PROPOSED
DEVELOPMENT PLAN
221-223 SAINT PHILIP STREET
CHARLESTON, SC



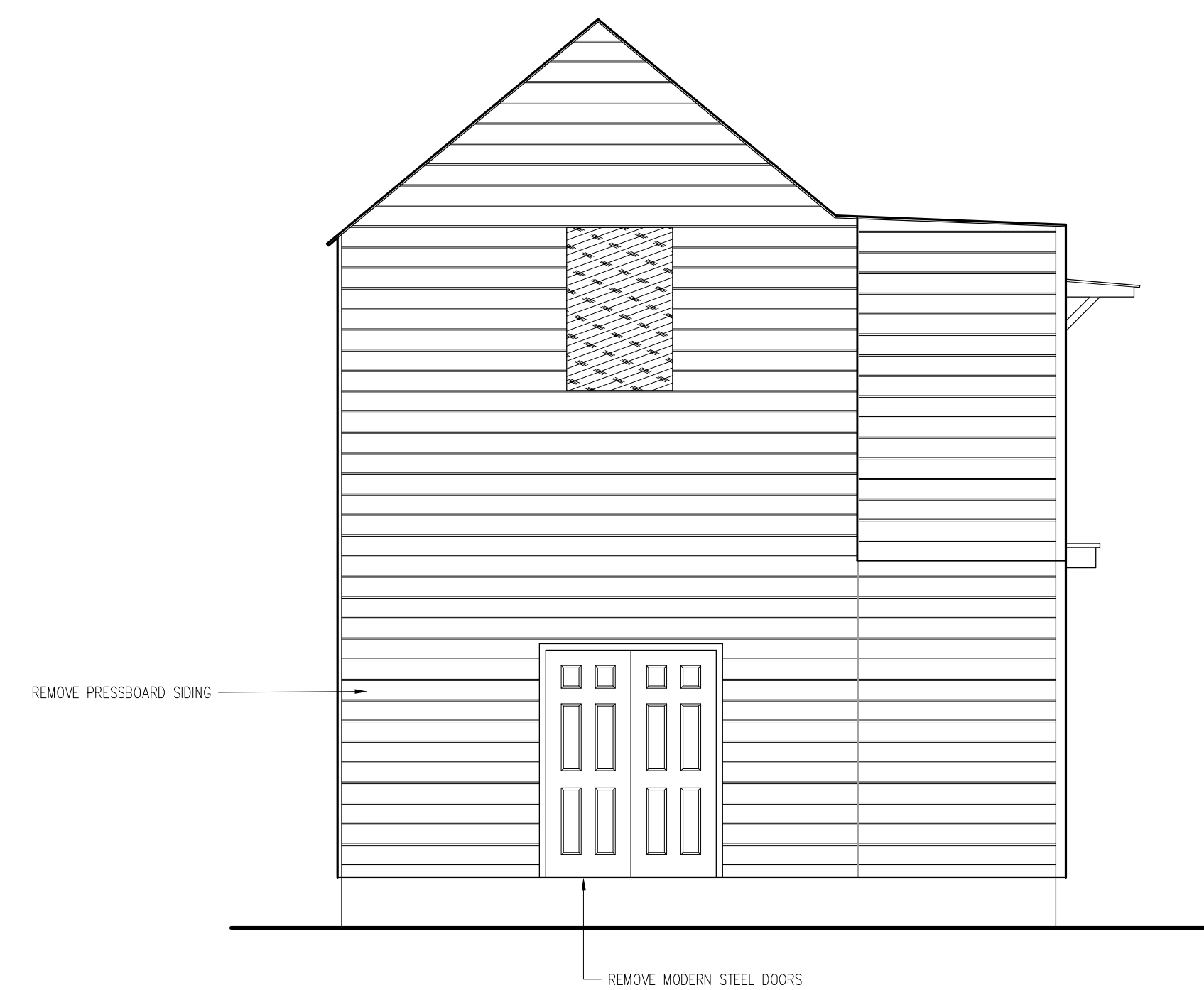
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

PRELIMINARY
NOT FOR CONSTRUCTION

Andrew Gould

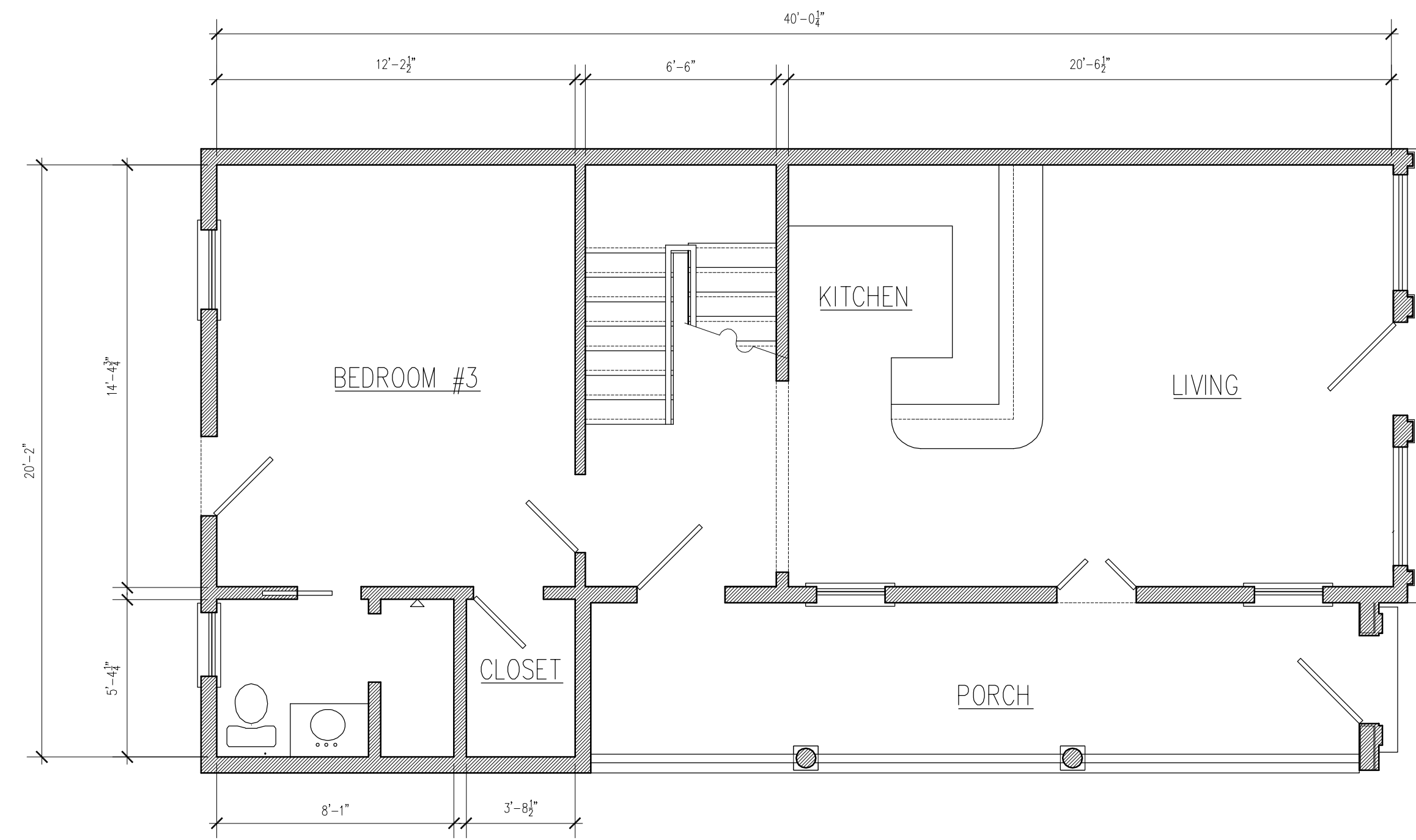
CONSULTANT

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Tel: 215-605-6982

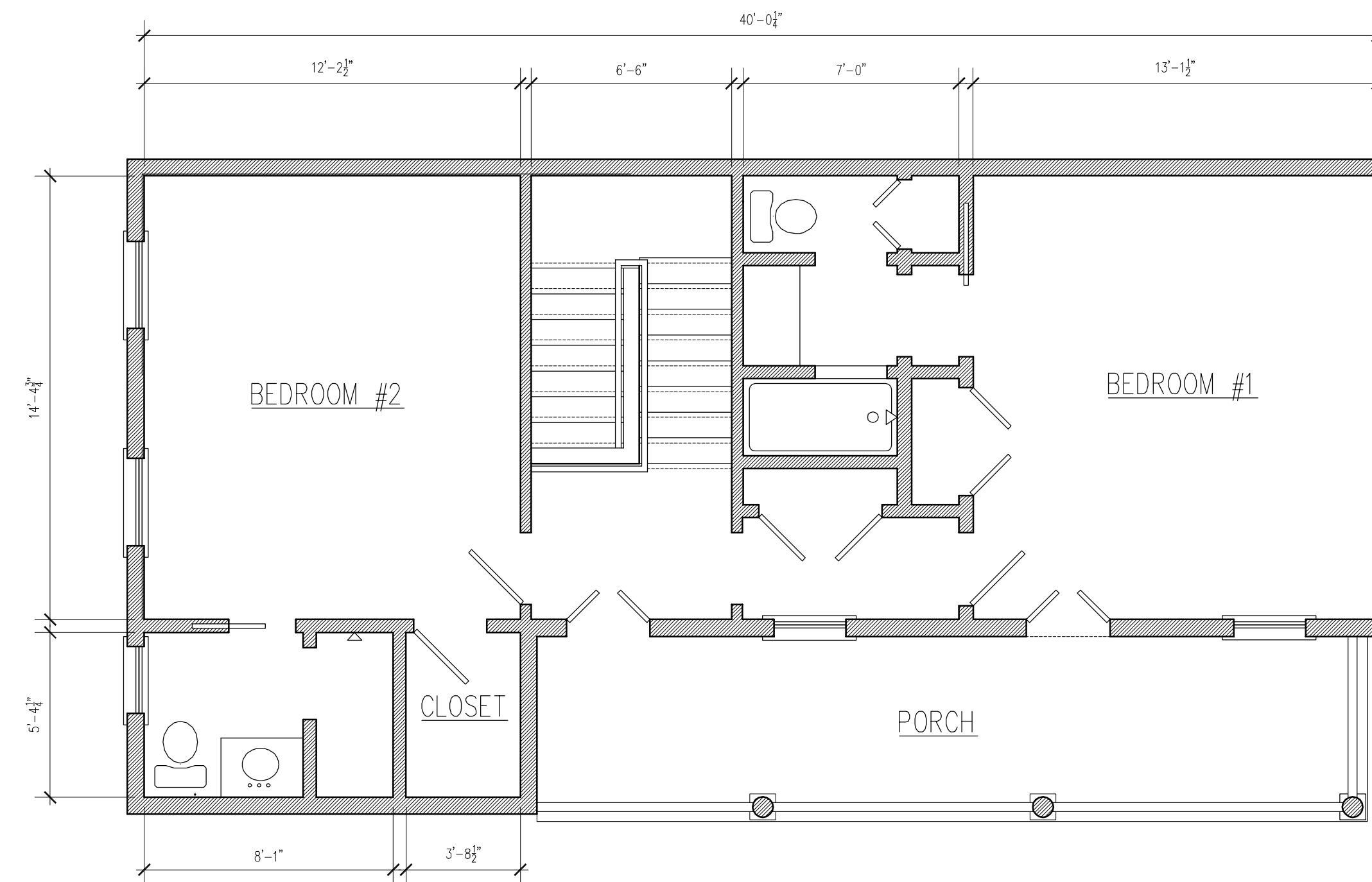
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PROPOSED
DEVELOPMENT PLAN

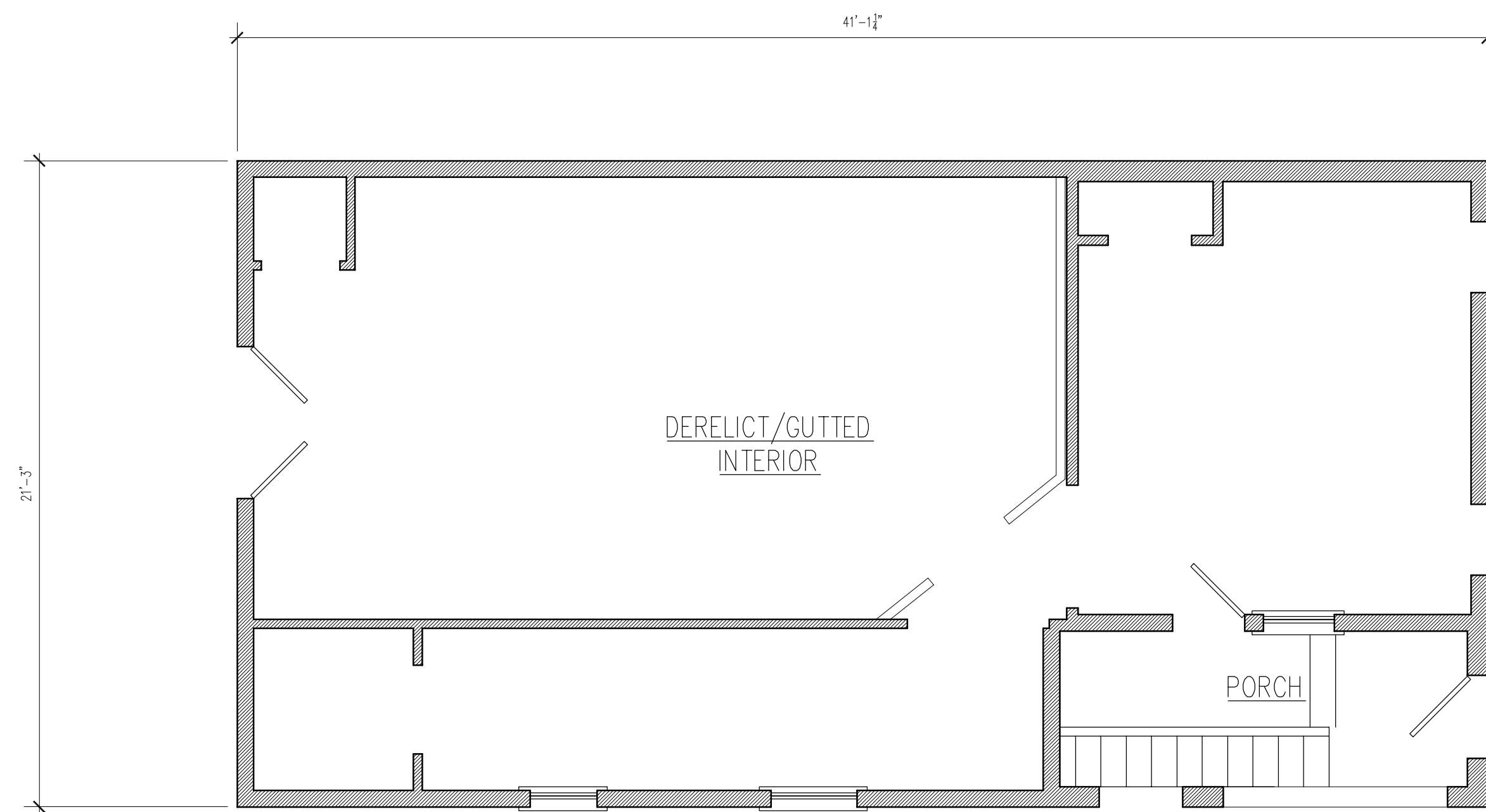
221-223 SAINT PHILIP STREET
CHARLESTON, SC



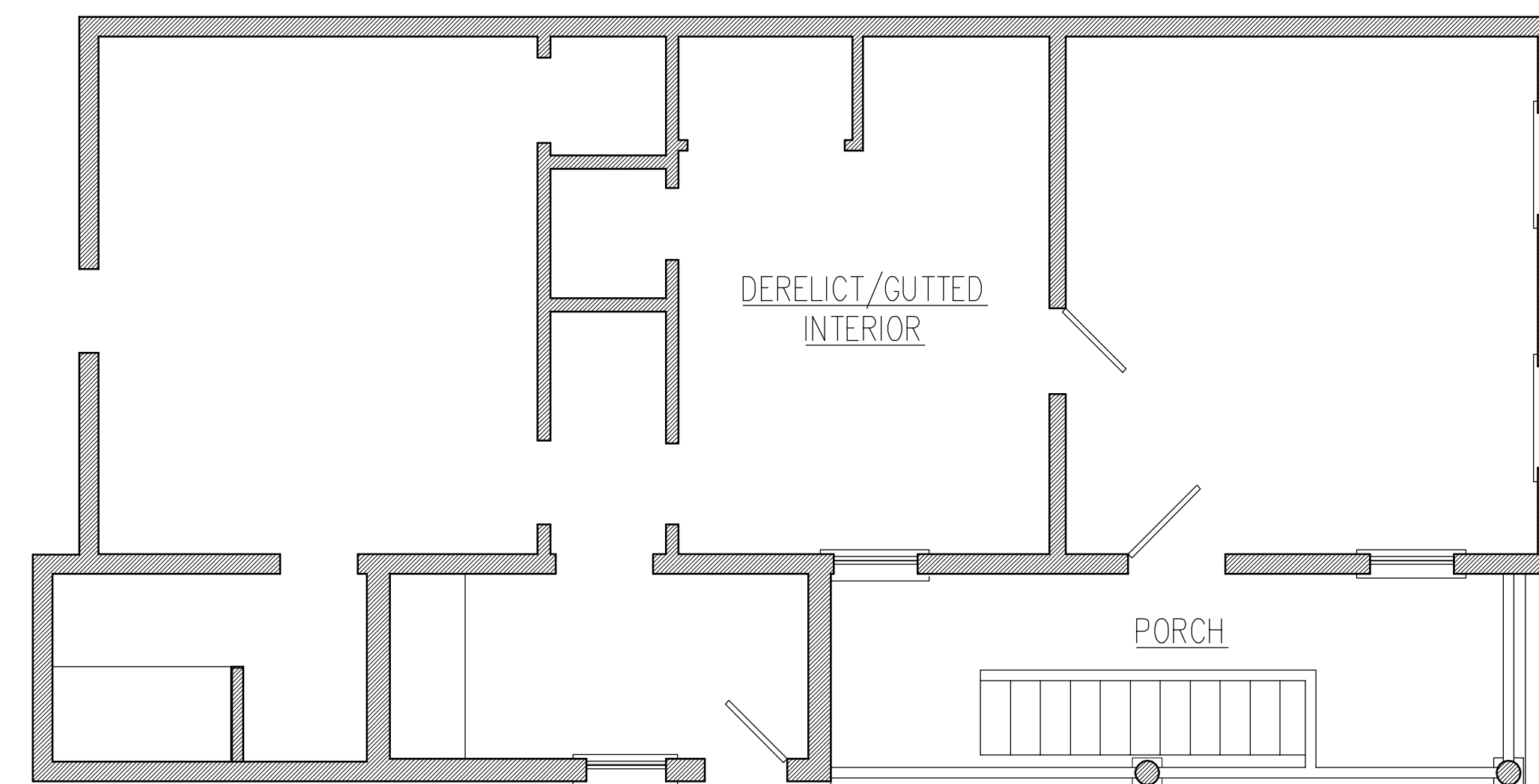
PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



EXISTING FIRST FLOOR



EXISTING SECOND FLOOR

PRELIMINARY
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PROPOSED
DEVELOPMENT PLAN

221-223 SAINT PHILIP STREET
CHARLESTON, SC

223 ST. PHILIP UNIT A EXISTING & PROPOSED FLOOR PLANS

223 UNIT A

SHEET 3

DRAWN BY:
T. PODHRAZSKY

DATE: 2-2-20

1/4" = 1'-0"



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

PRELIMINARY
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PROPOSED
DEVELOPMENT PLAN

221-223 SAINT PHILIP STREET
CHARLESTON, SC

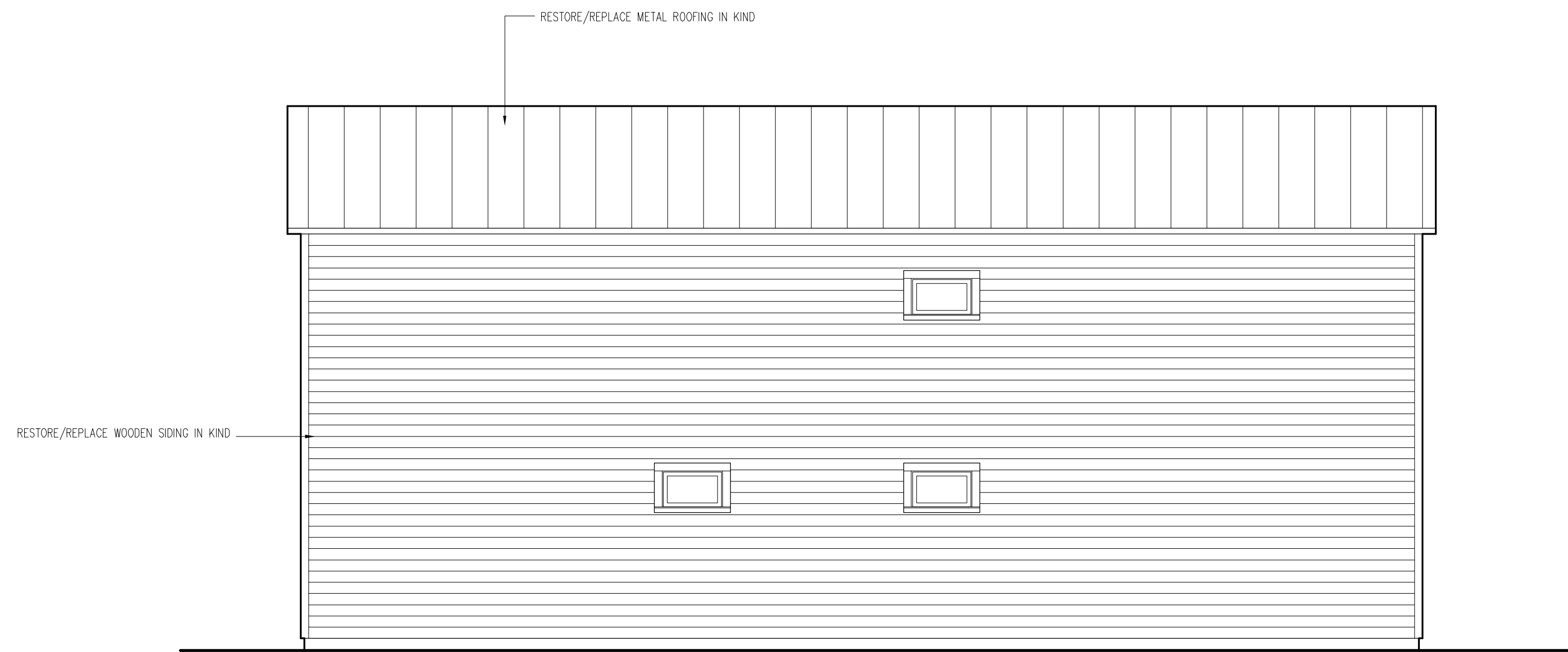
223 ST. PHILIP UNIT B EXISTING & PROPOSED ELEVATIONS

223 UNIT B
SHEET 1

DRAWN BY:
T. PODHRAZSKY

DATE: 2-2-20

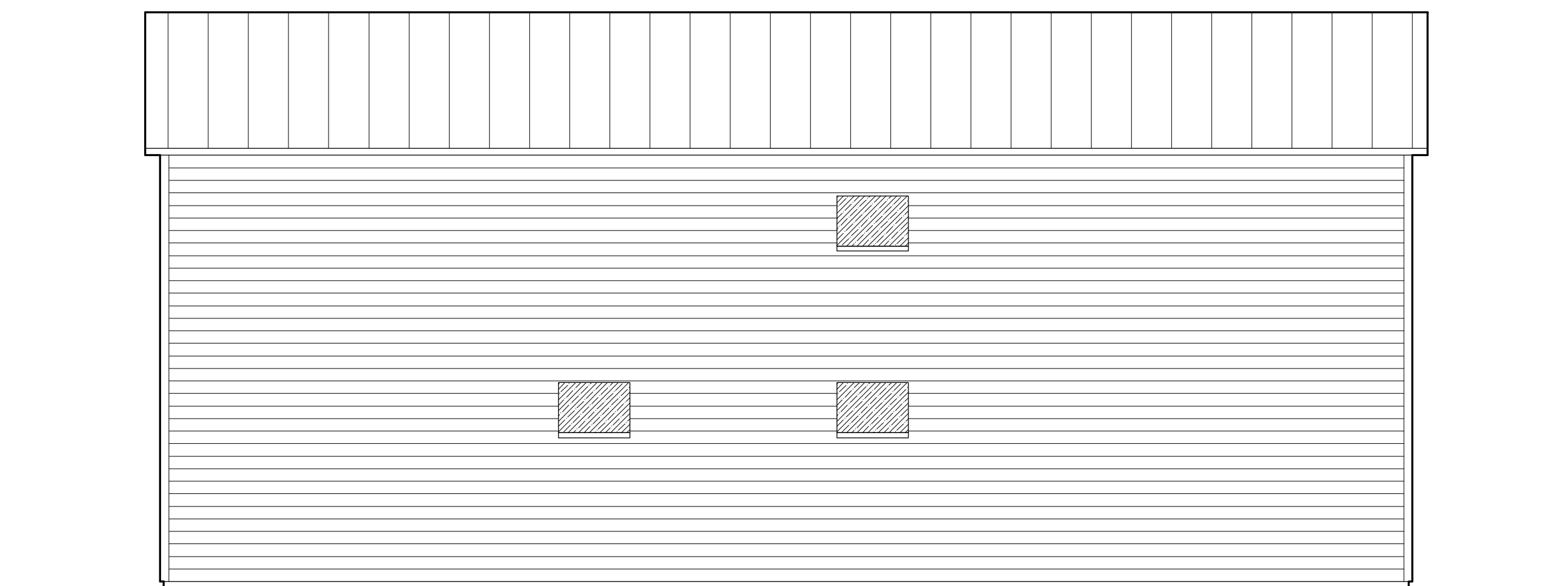
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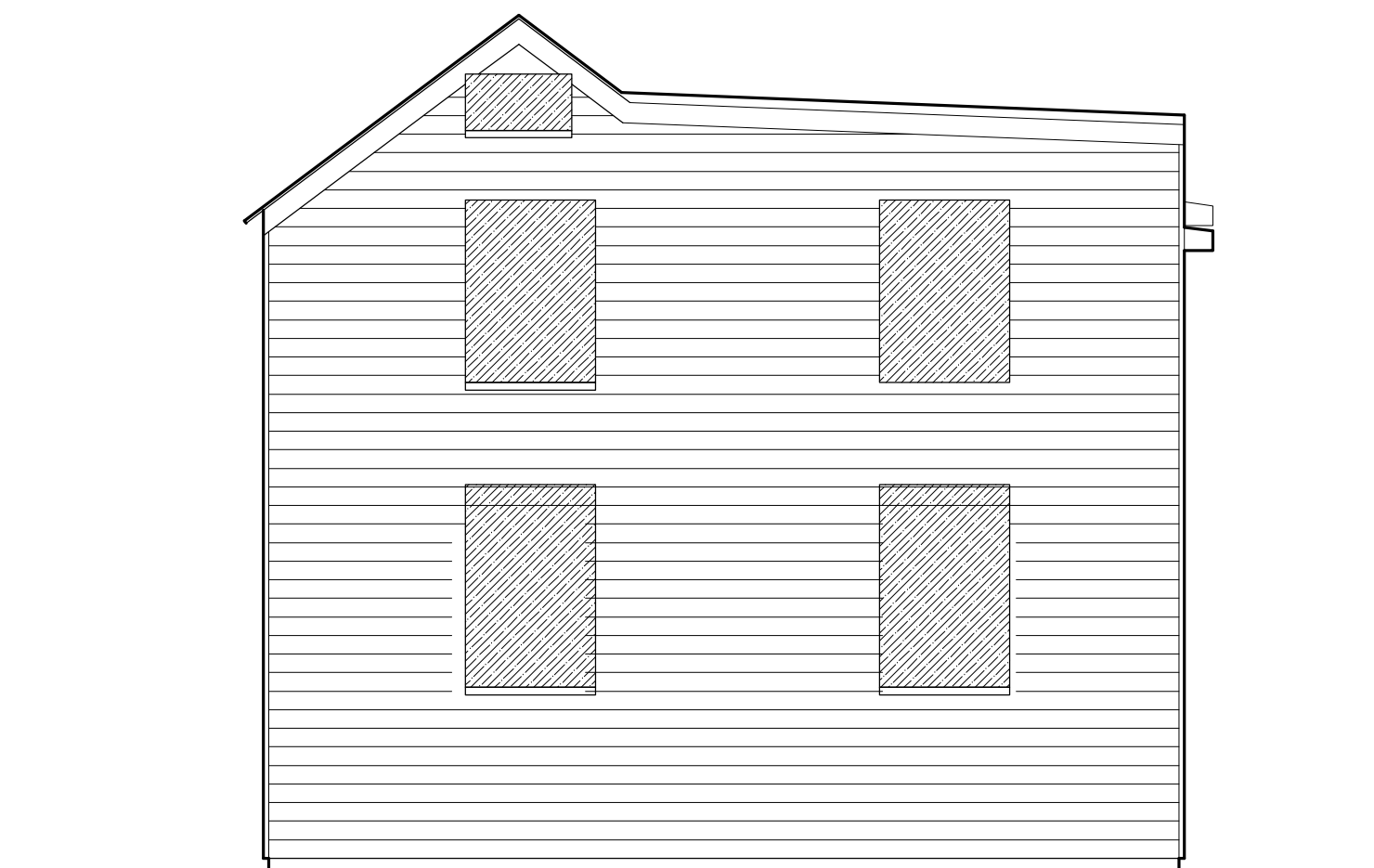
PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

PRELIMINARY
NOT FOR CONSTRUCTION

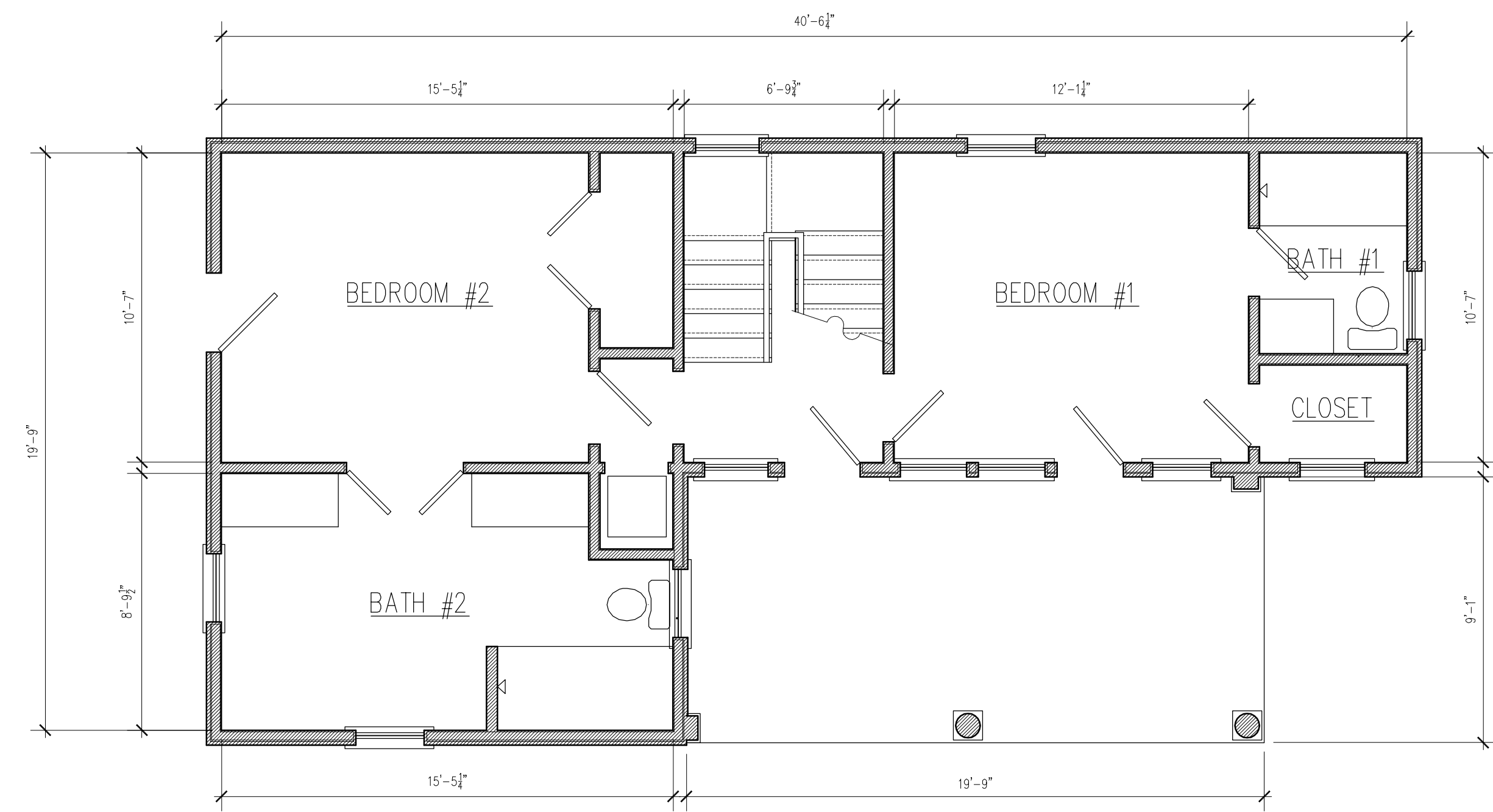
Andrew Gould

CONSULTANT

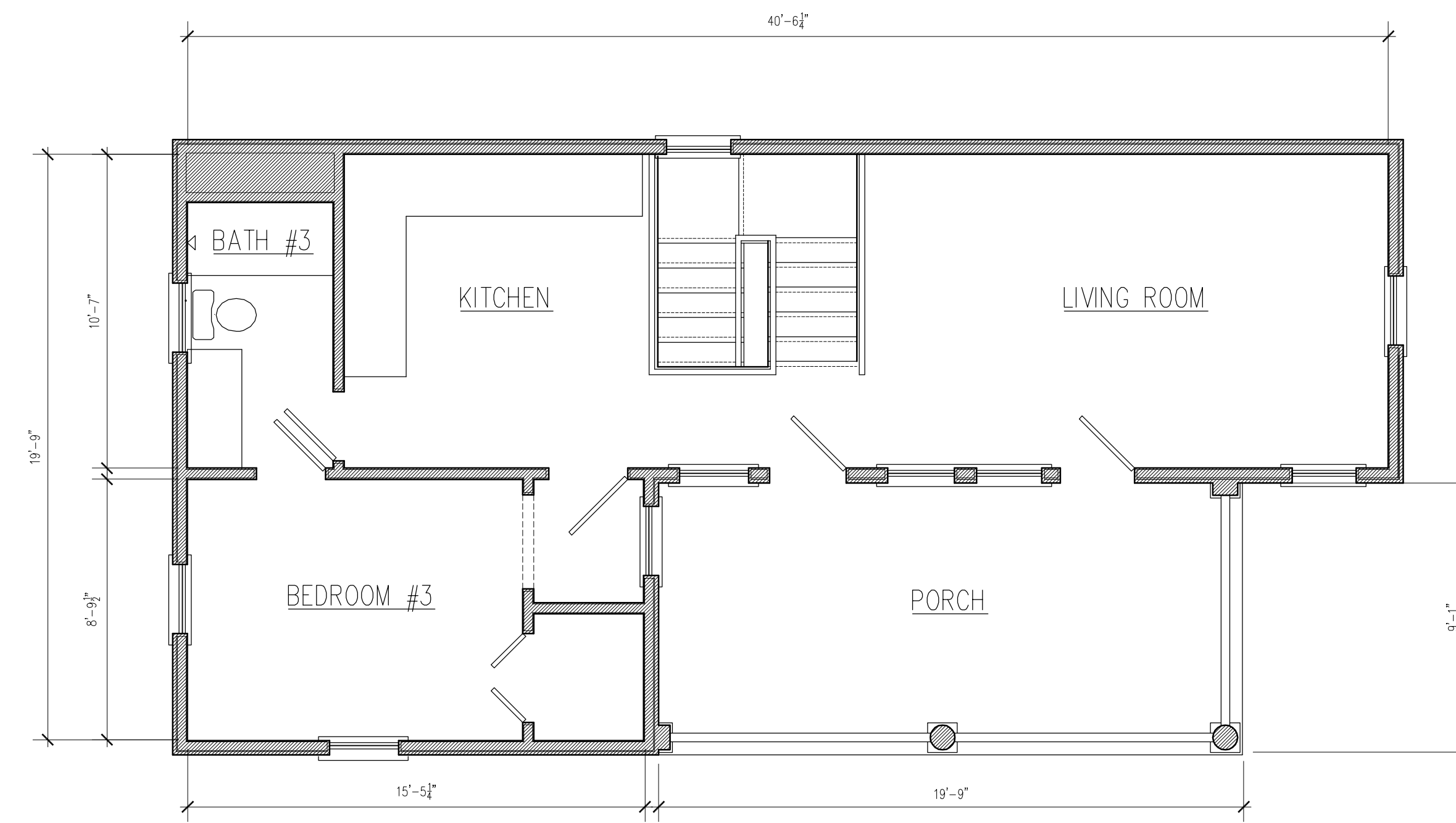
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PROPOSED
DEVELOPMENT PLAN

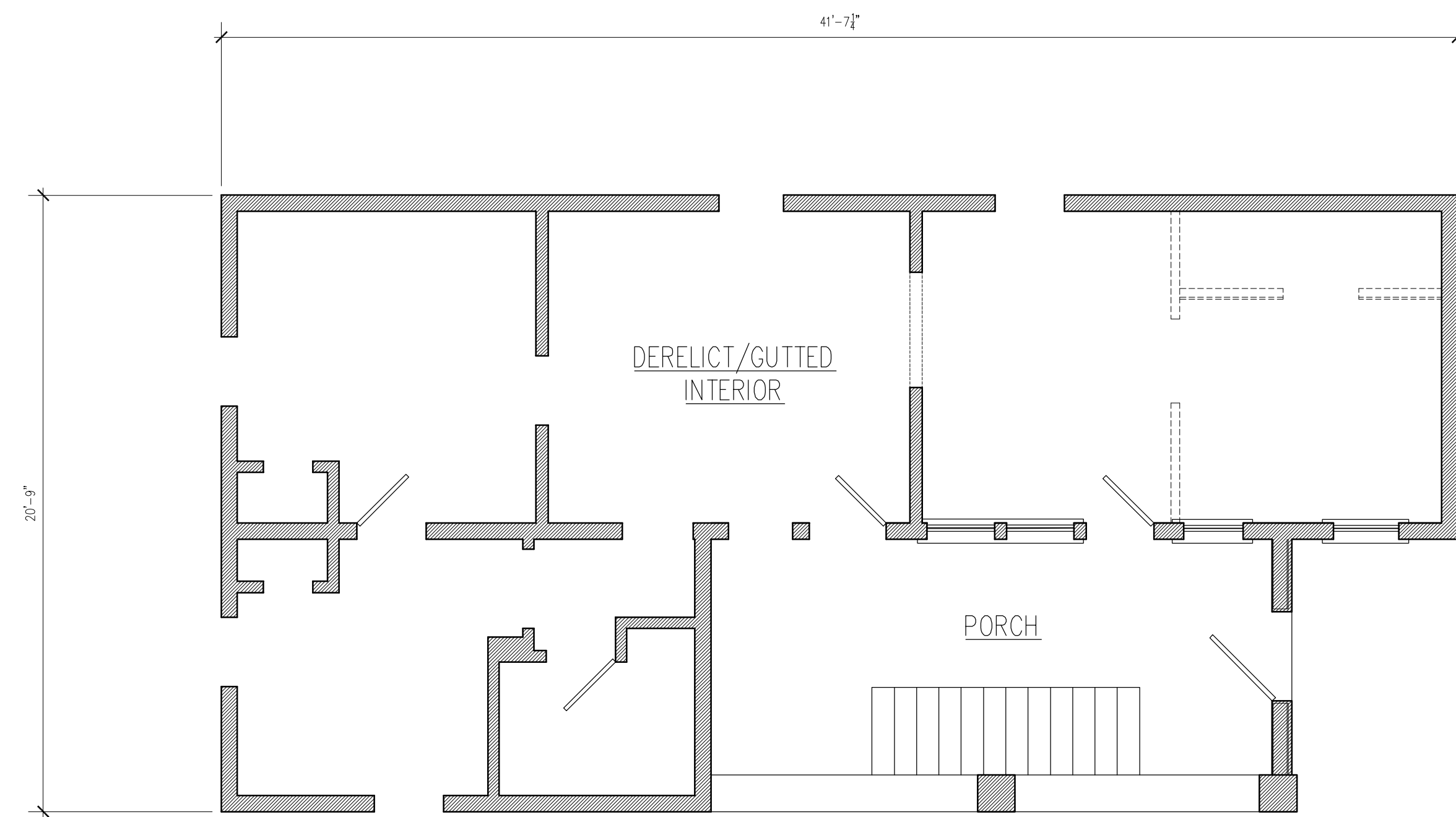
221-223 SAINT PHILIP STREET
CHARLESTON, SC



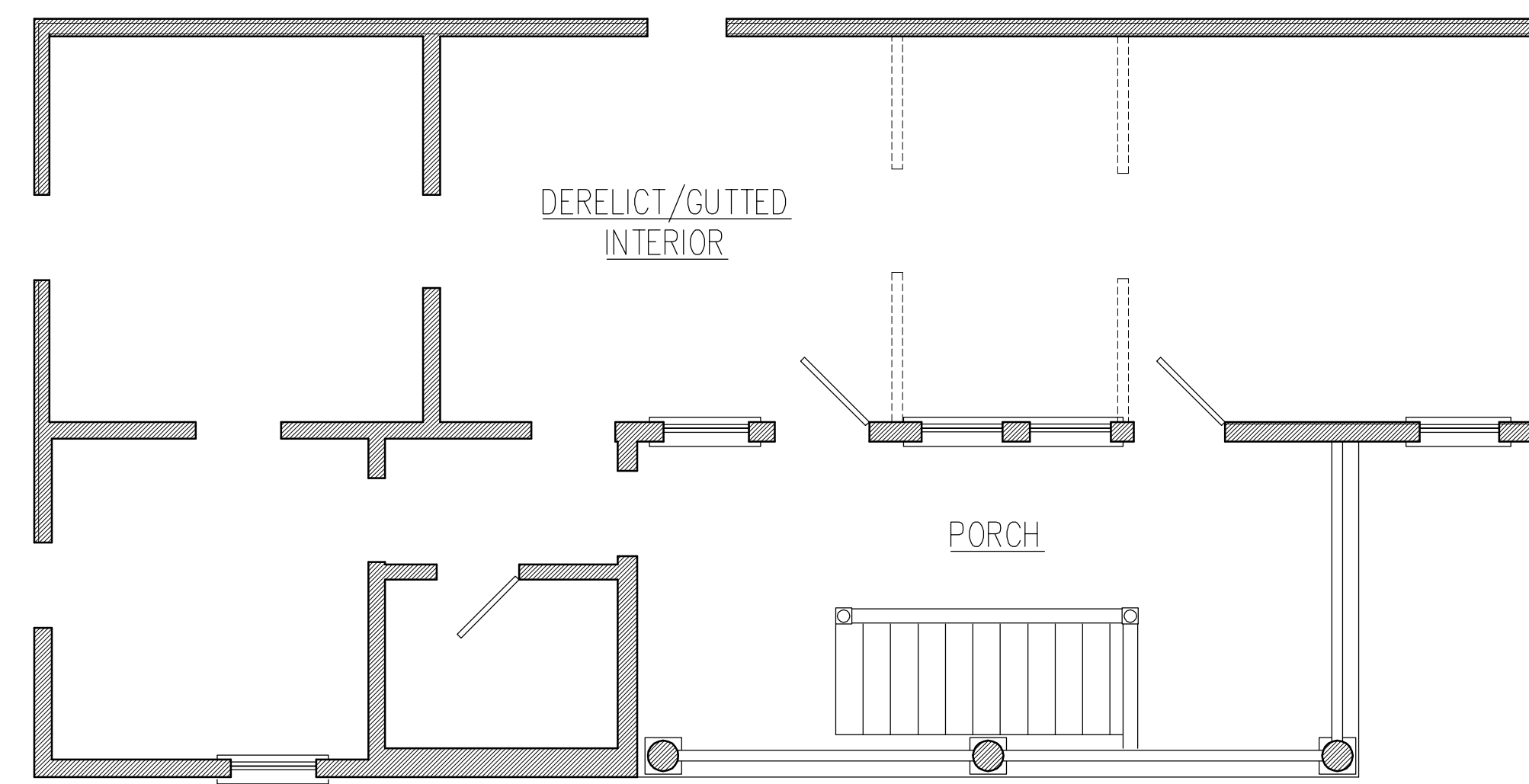
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

Andrew Gould

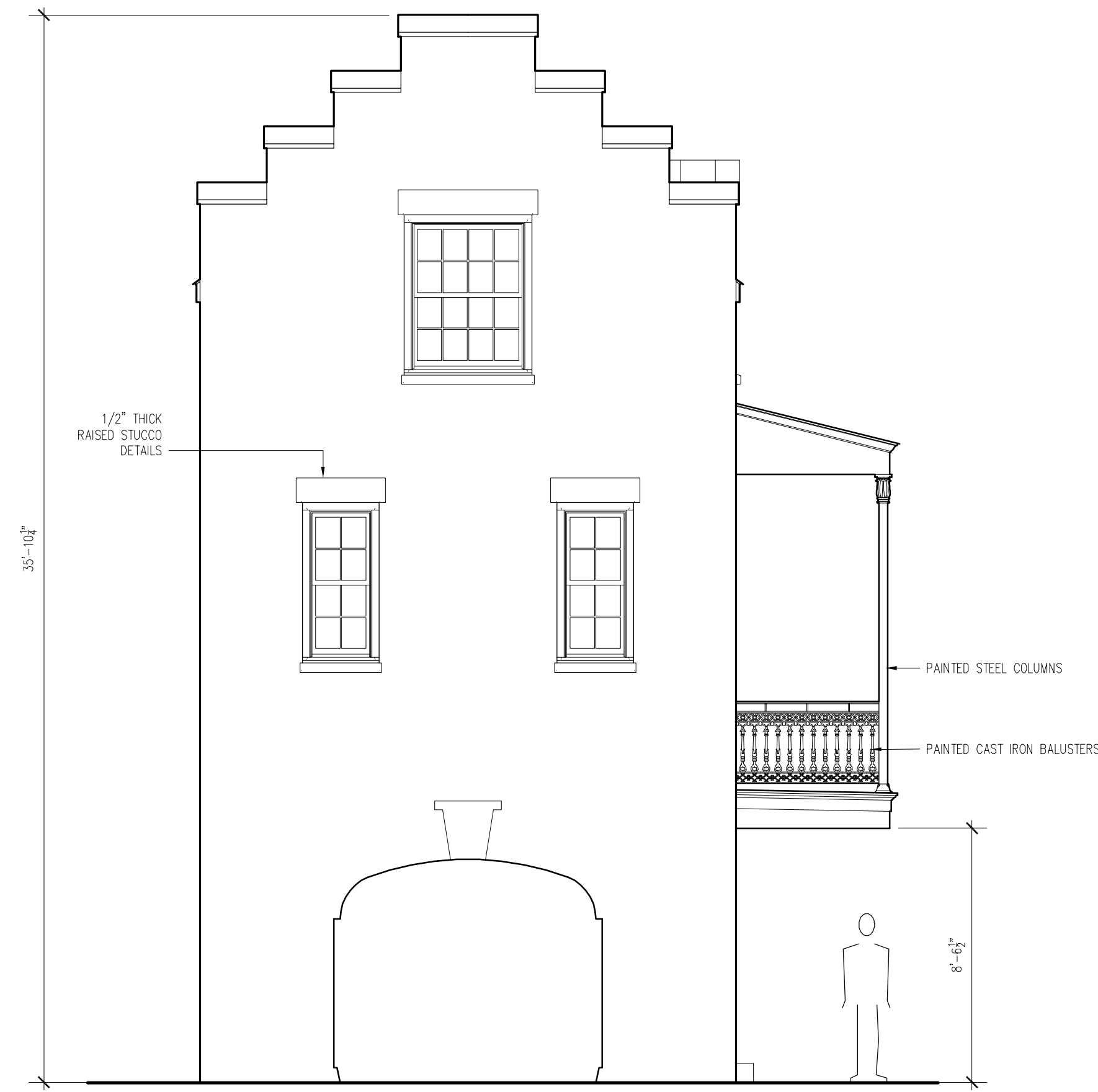
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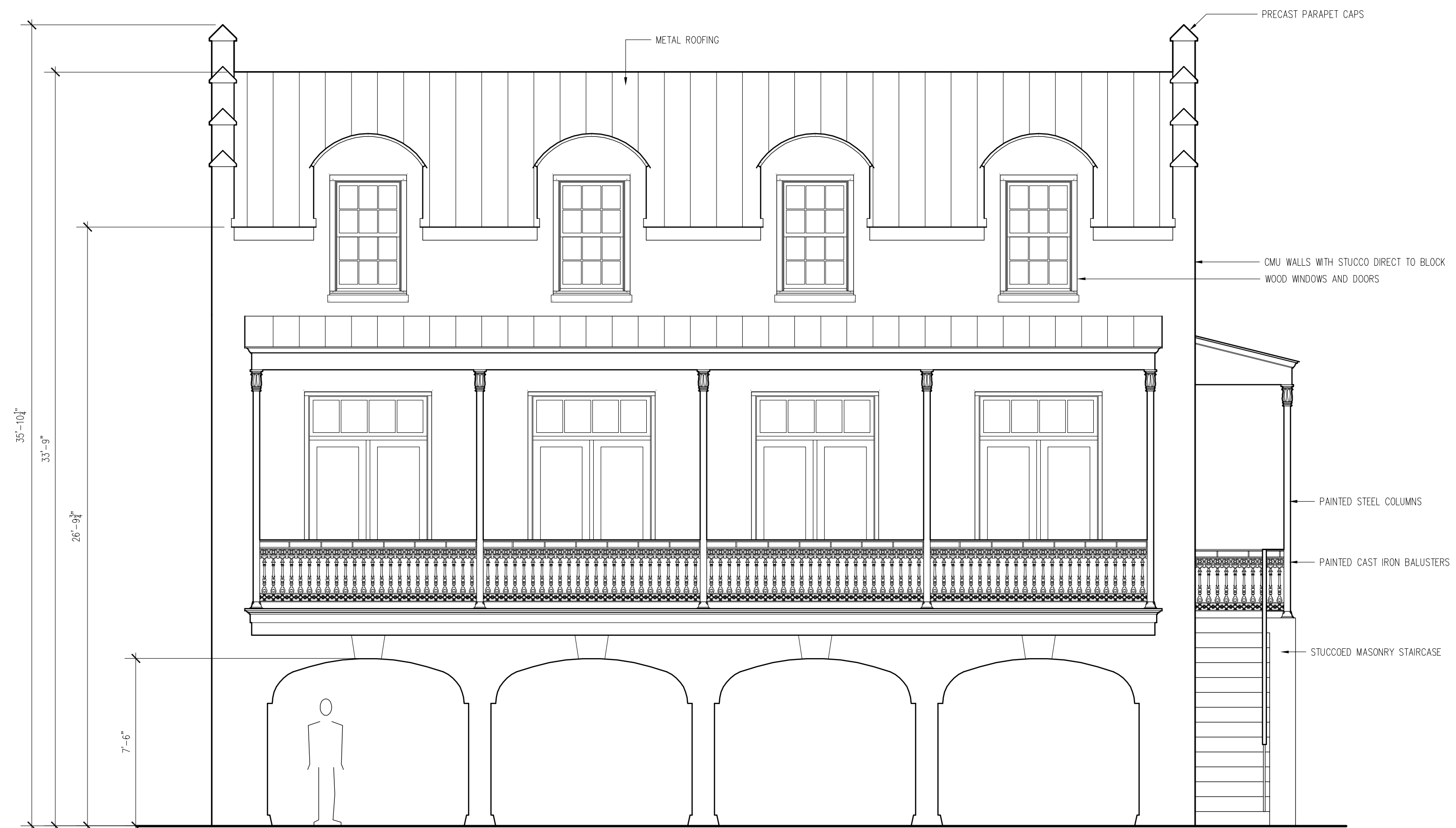
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PROPOSED
DEVELOPMENT PLAN

221-223 SAINT PHILIP STREET
CHARLESTON, SC



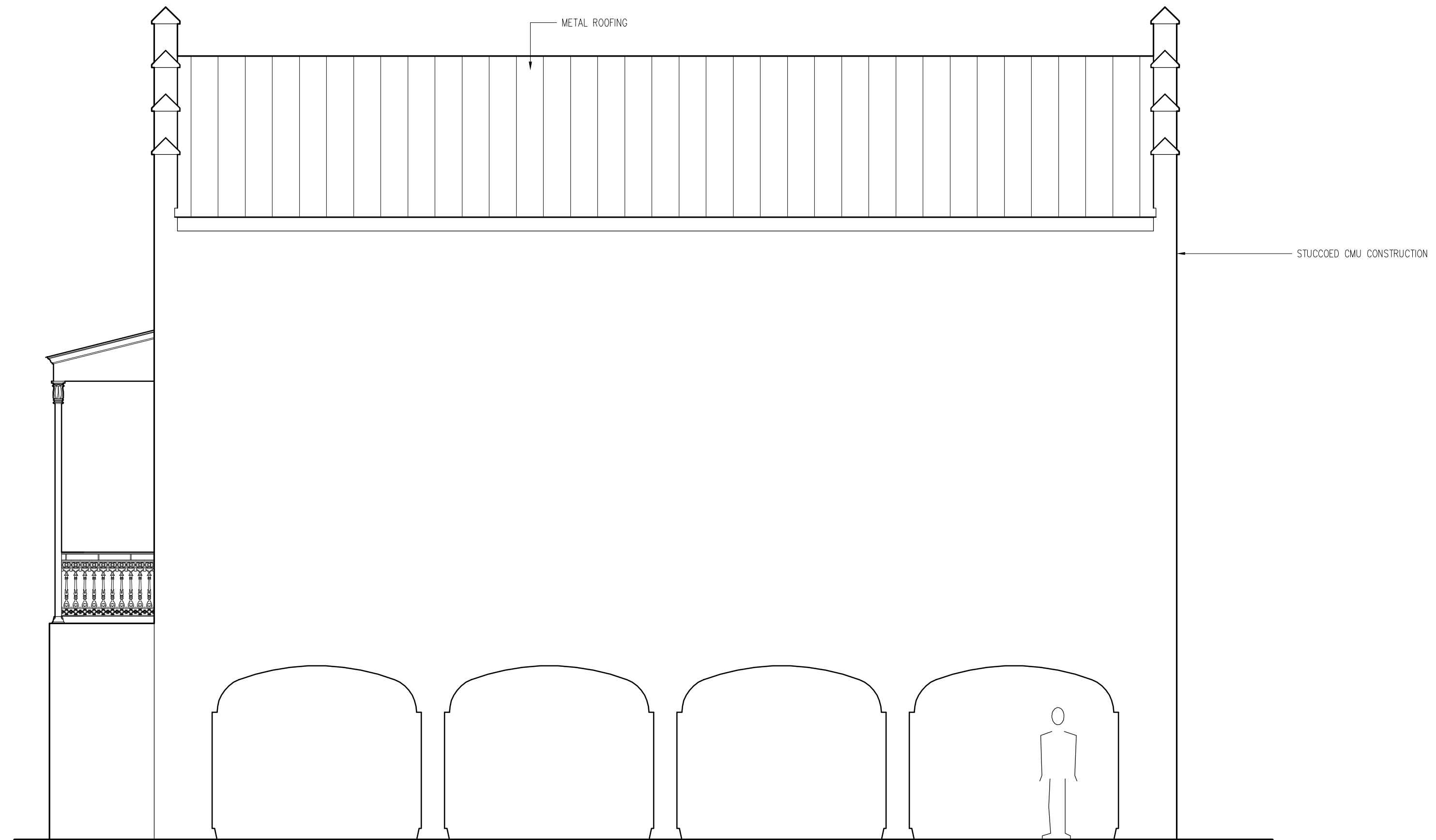
PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

PRELIMINARY
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Andrew Gould

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PROPOSED
DEVELOPMENT PLAN

221-223 SAINT PHILIP STREET
CHARLESTON, SC

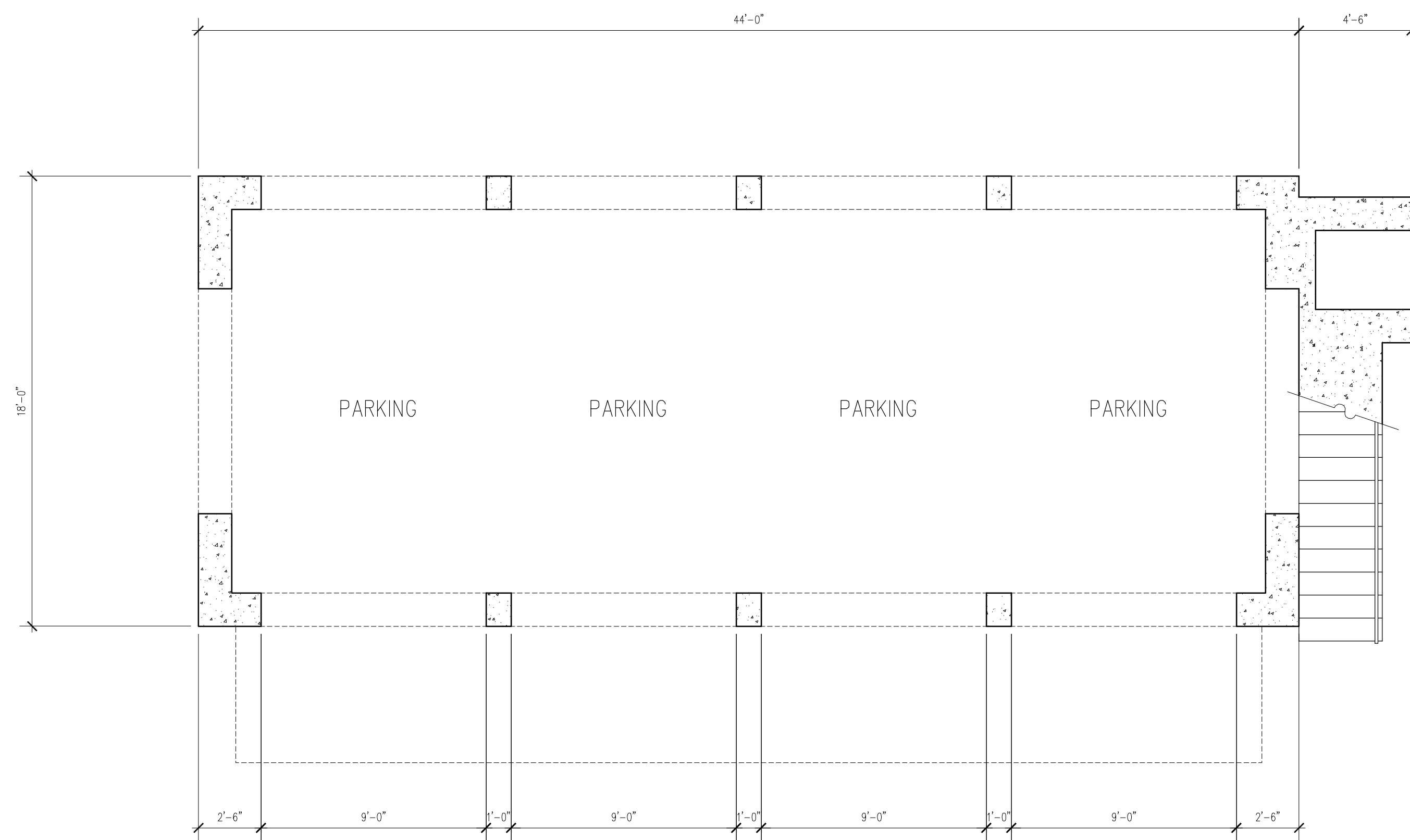
221 ST. PHILIP UNIT C ELEVATIONS

1/4" = 1'-0"

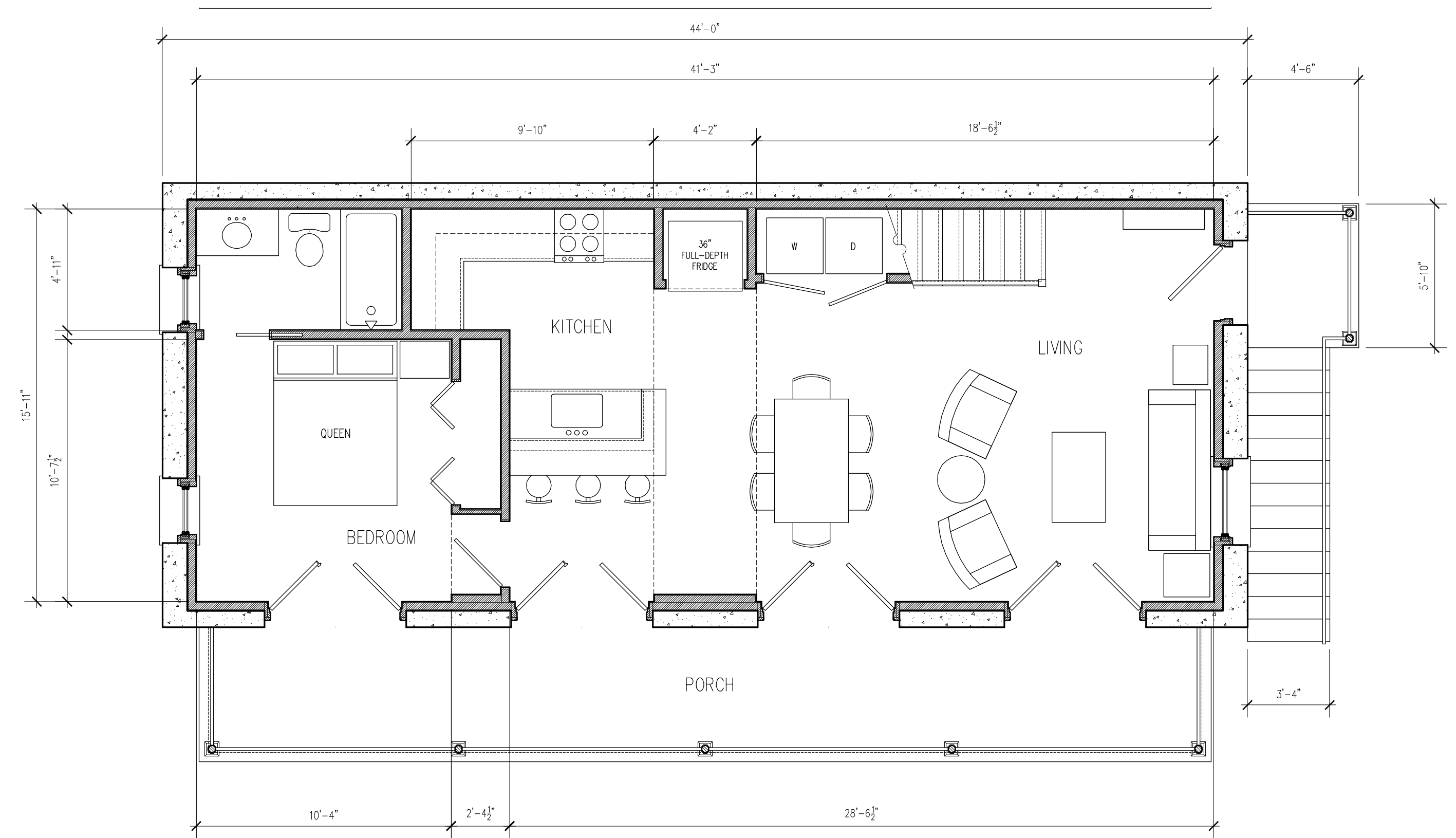
221 UNIT C
SHEET 1

DRAWN BY:
A. GOULD

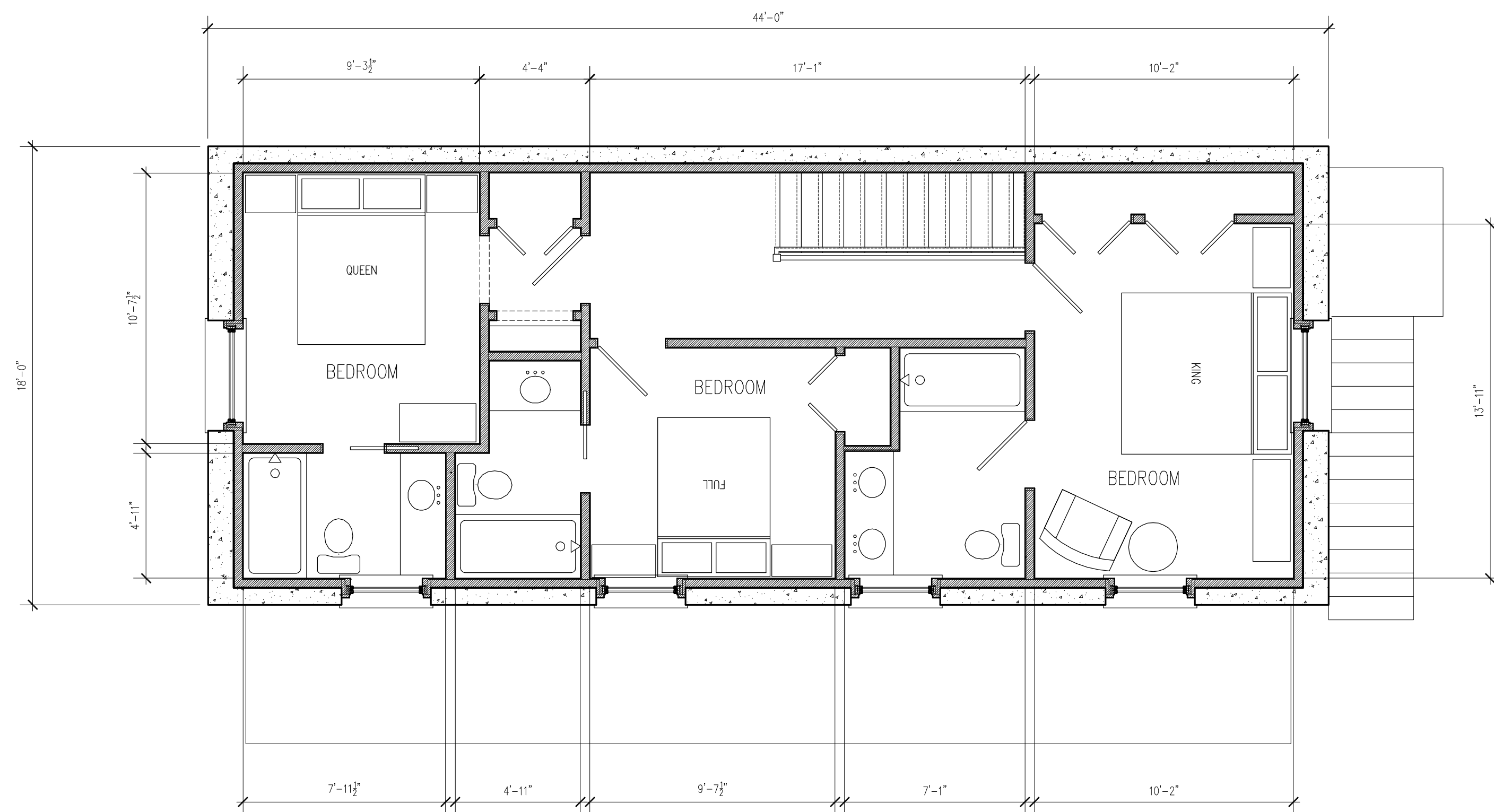
DATE: 2-2-20



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



PROPOSED THIRD FLOOR

PRELIMINARY
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PROPOSED
DEVELOPMENT PLAN

221-223 SAINT PHILIP STREET
CHARLESTON, SC

221 ST. PHILIP UNIT C FLOOR PLANS

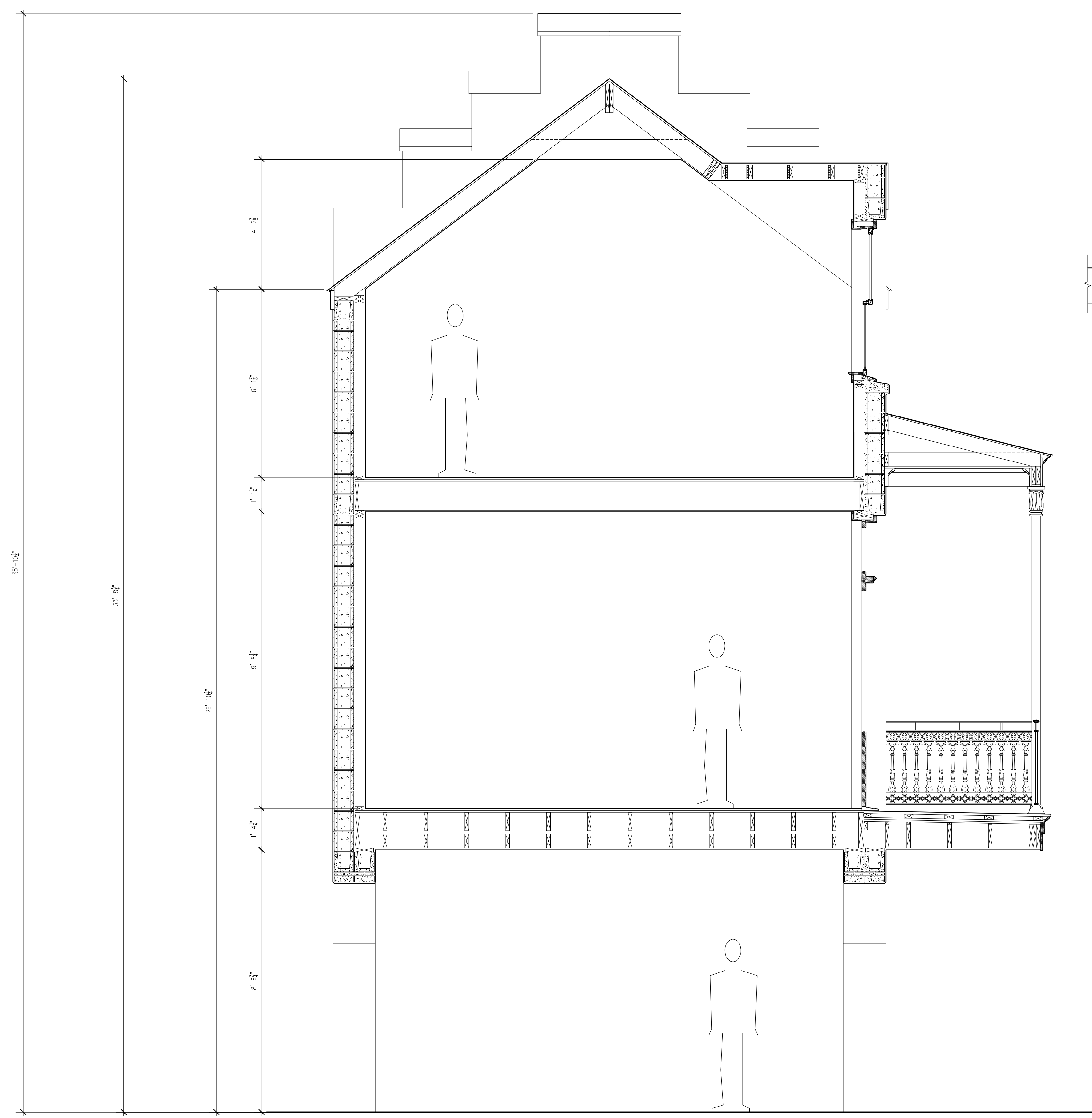
221 UNIT C

DRAWN BY:
A. GOULD

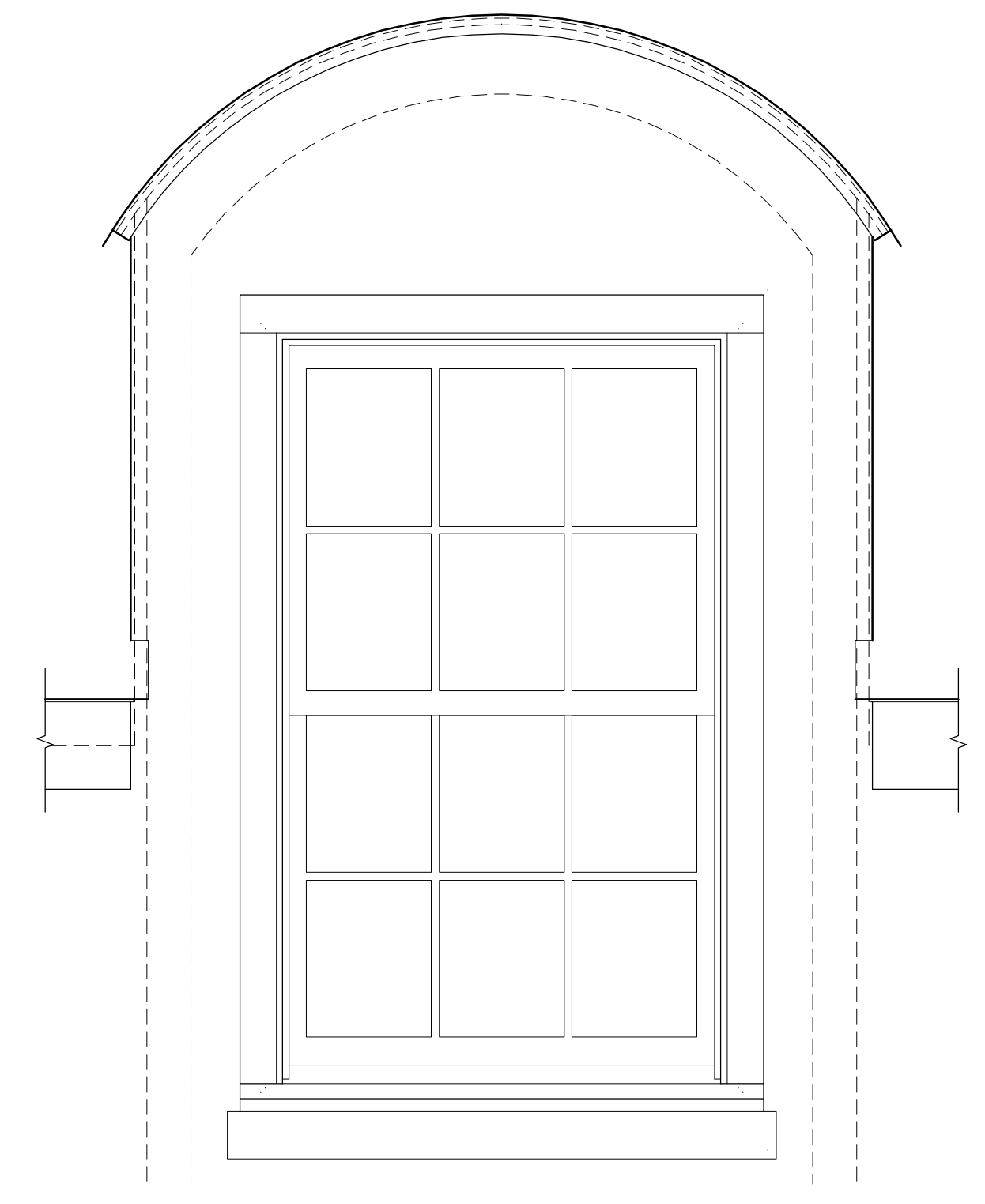
1/4" = 1'-0"

SHEET 1

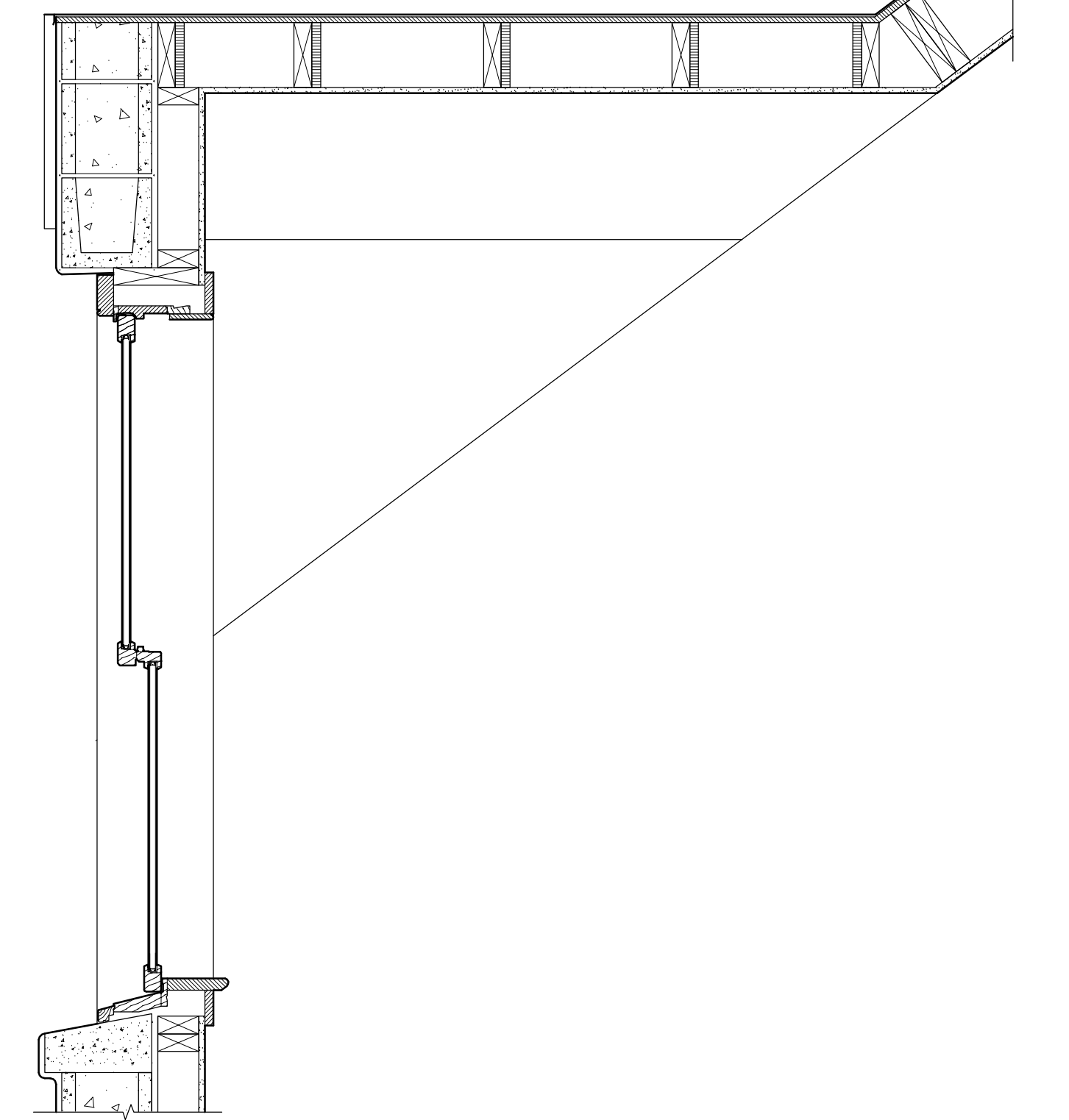
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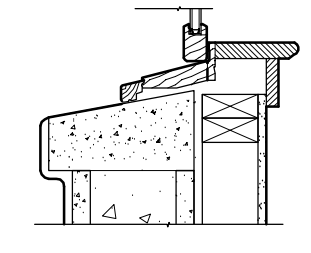
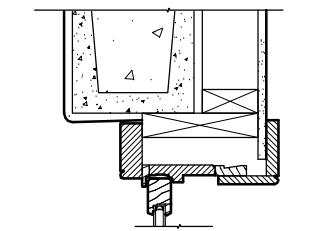
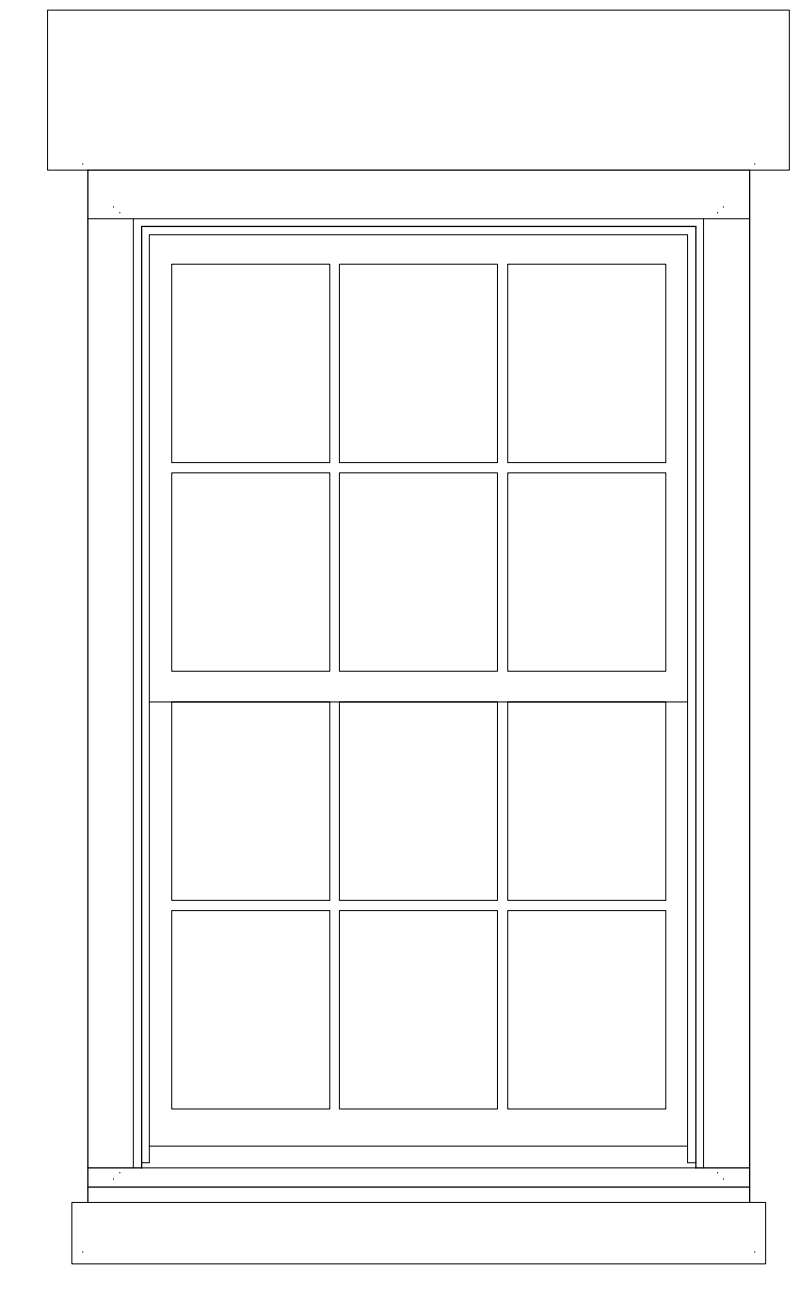
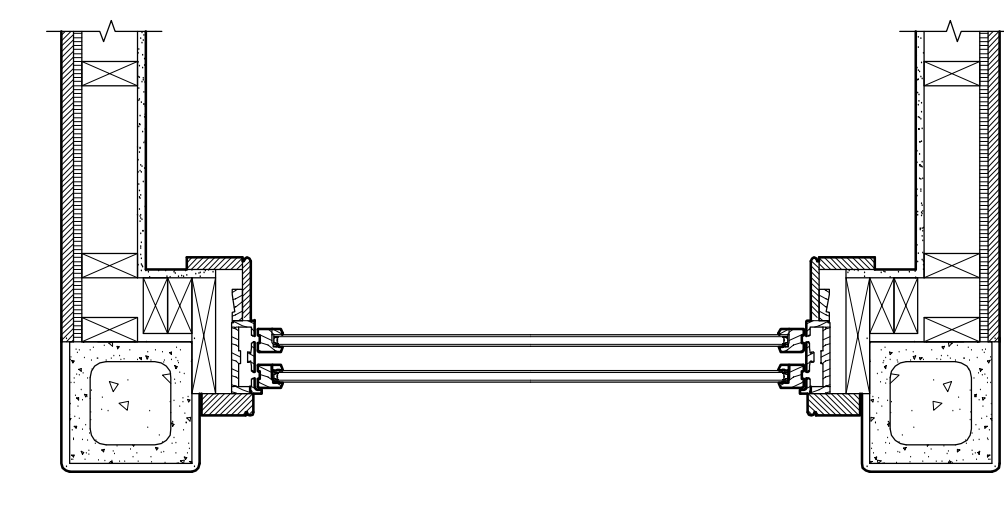
PROPOSED BUILDING SECTION



PROPOSED WINDOW DETAIL AND SECTIONS



PROPOSED DORMER SECTIONS



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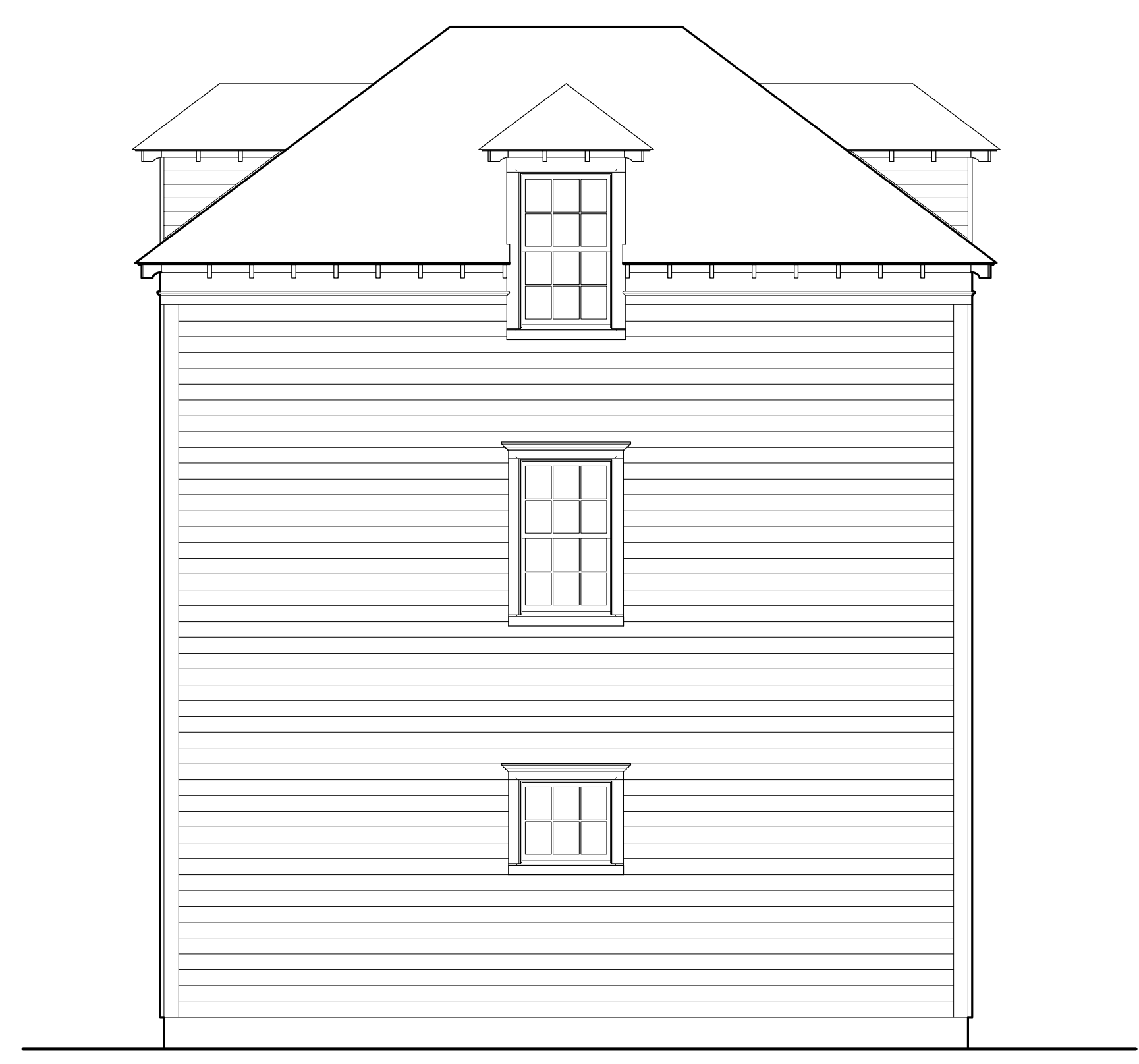
PROPOSED DEVELOPMENT PLAN
221-223 SAINT PHILIP STREET
CHARLESTON, SC



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

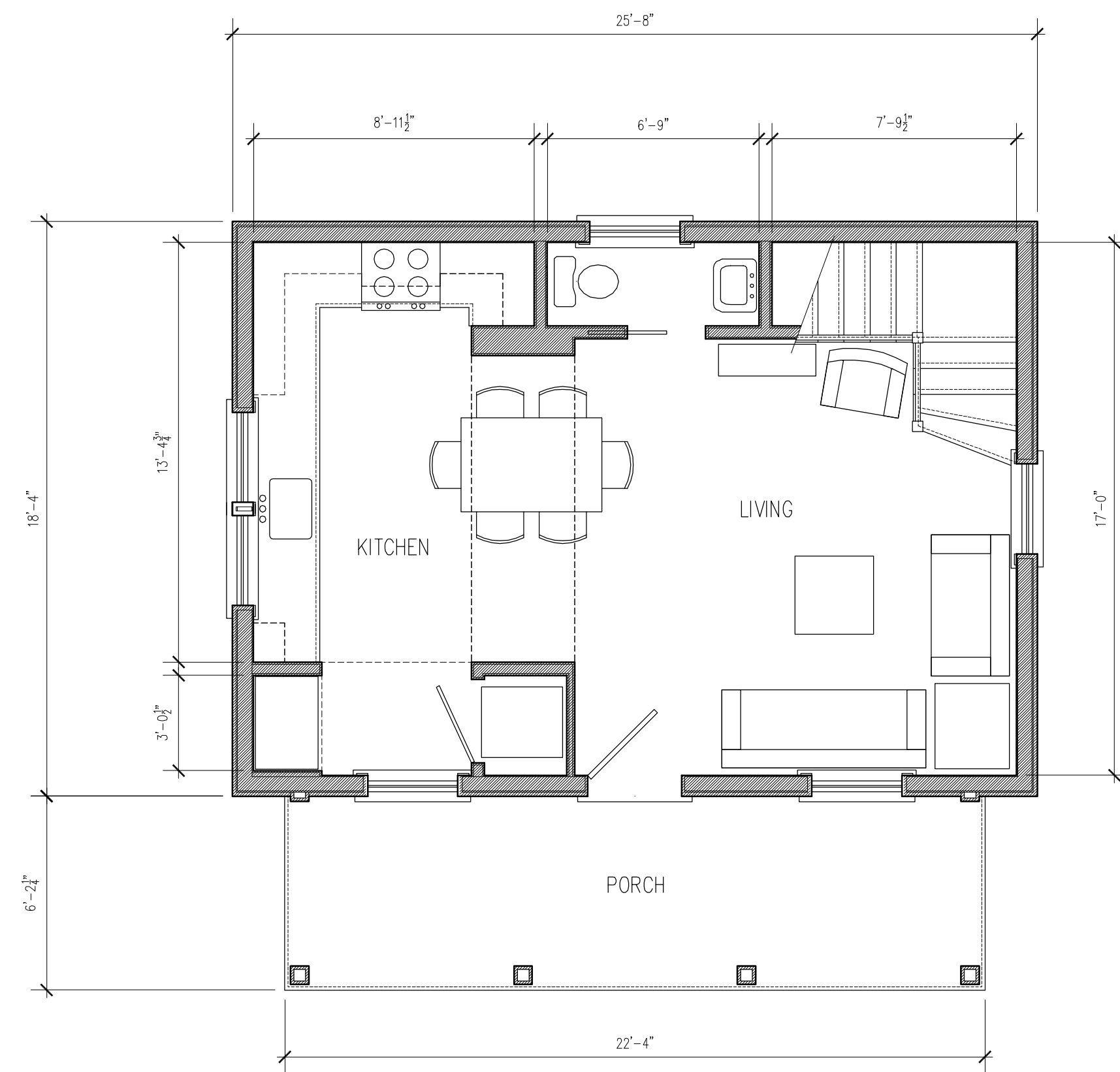


PROPOSED SOUTH ELEVATION

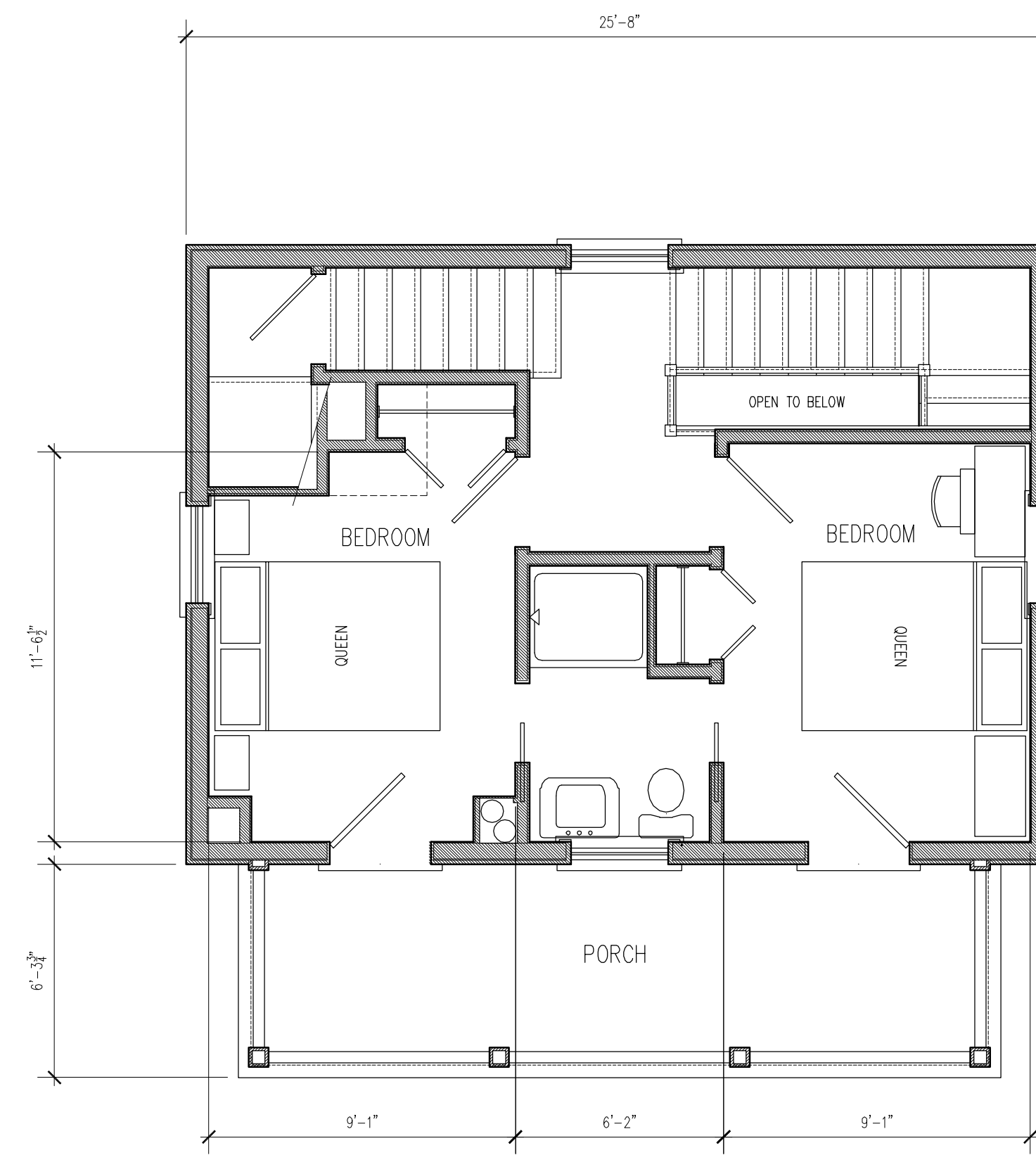
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NOT FOR CONSTRUCTION

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WWW.NEWWORLDBYZANTINE.COM
ANDREW@NEWWORLDBYZANTINE.COM

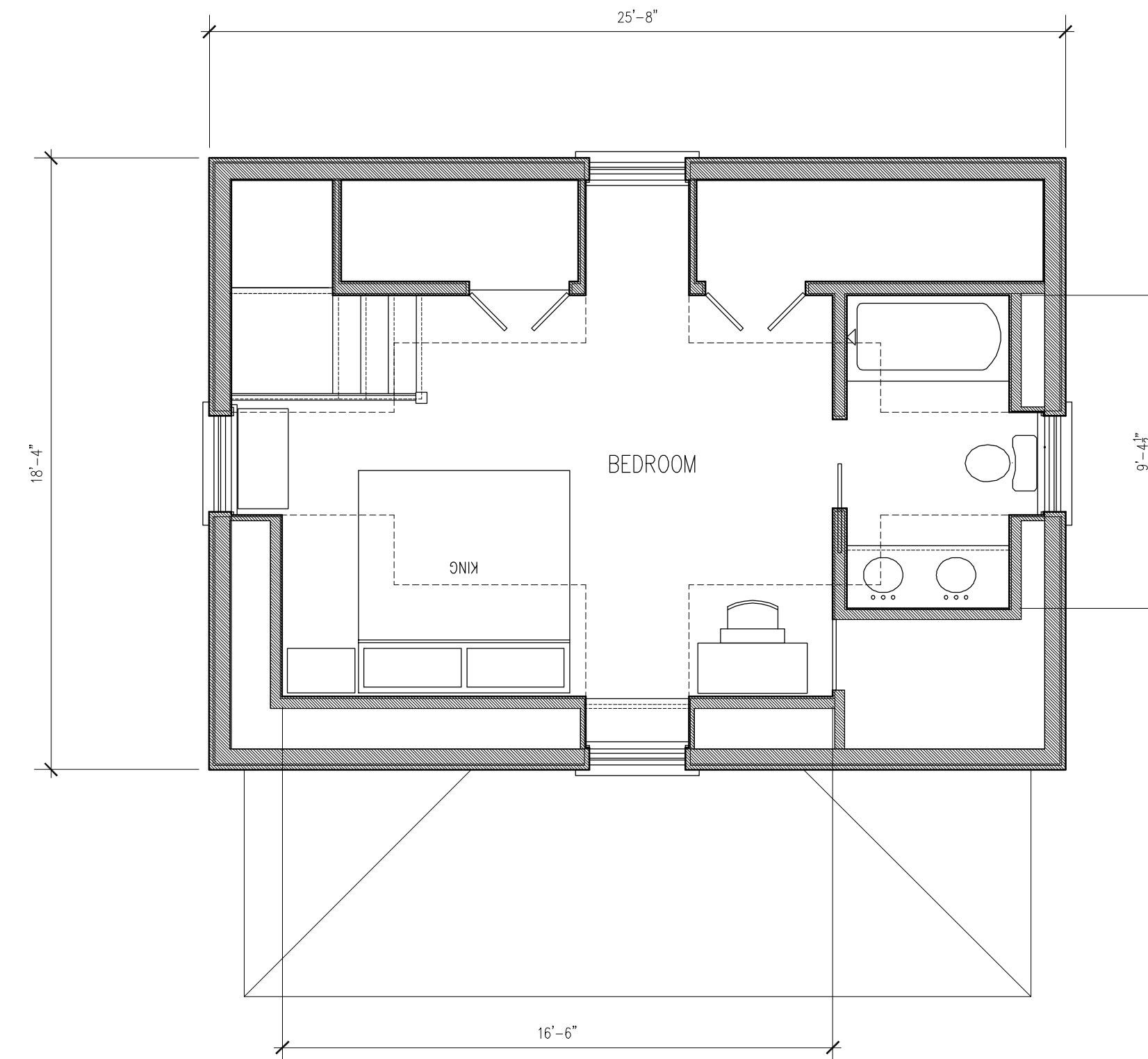
PROPOSED
DEVELOPMENT PLAN
221-223 SAINT PHILIP STREET
CHARLESTON, SC



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

Andrew Gould

CONSULTANT

P.O. Box 21591

CHARLESTON, SC 29413

Tel: 215-605-6982

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PROPOSED
DEVELOPMENT PLAN

221-223 SAINT PHILIP STREET
CHARLESTON, SC

221 ST. PHILIP UNIT D FLOOR PLANS

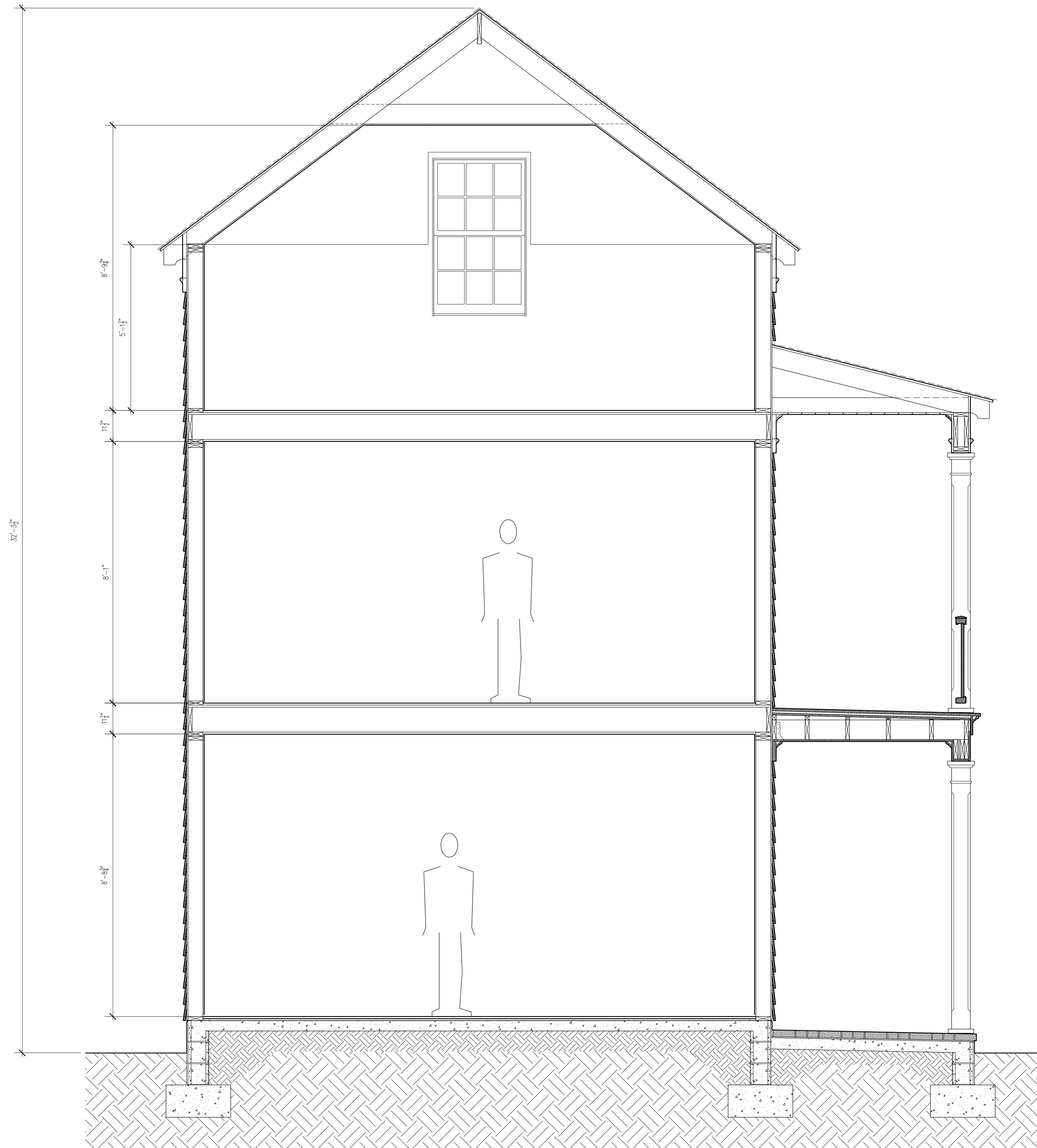
221 UNIT D

DRAWN BY:
A. GOULD

1/4"=1'-0"

SHEET 2

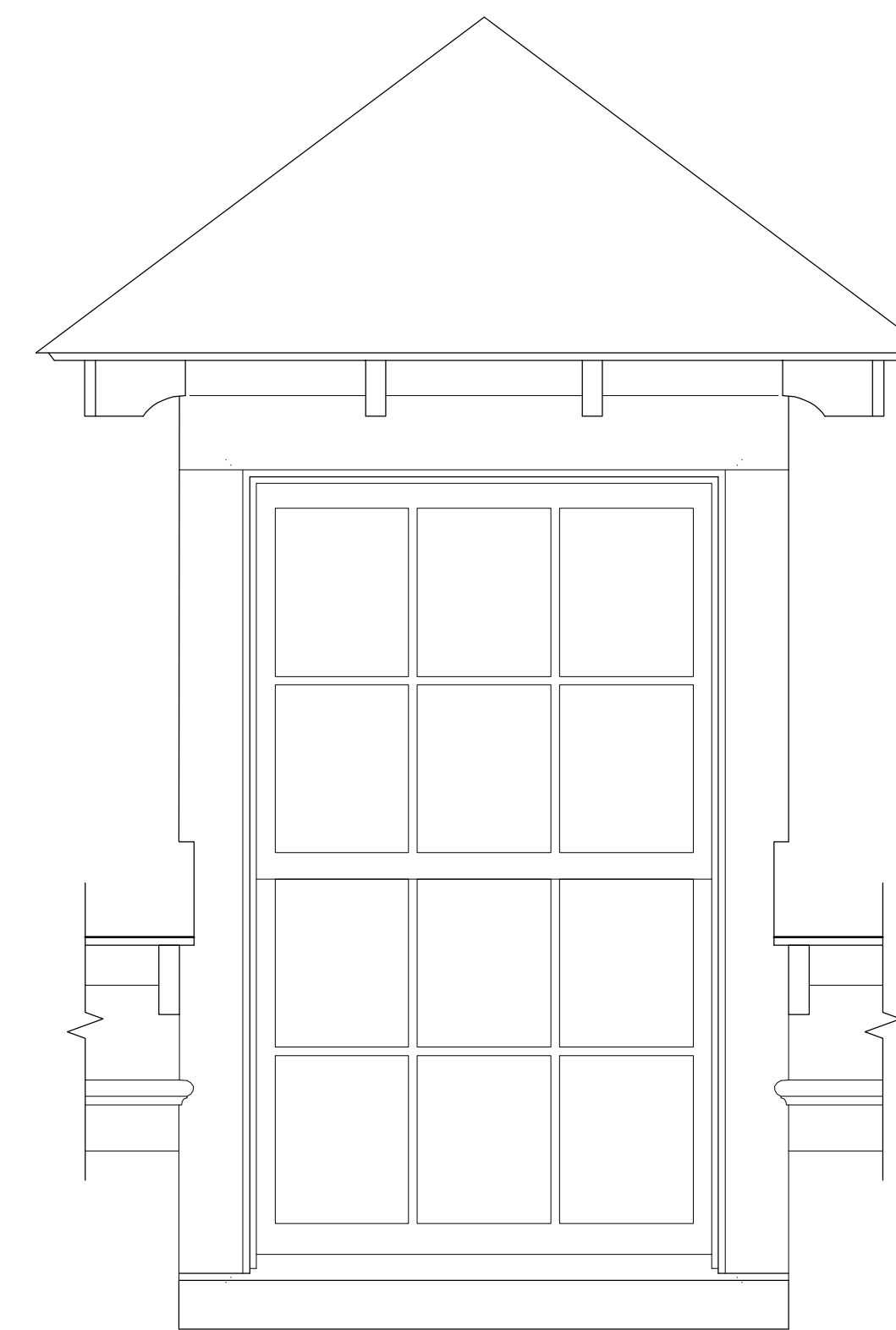
DATE: 2-2-20



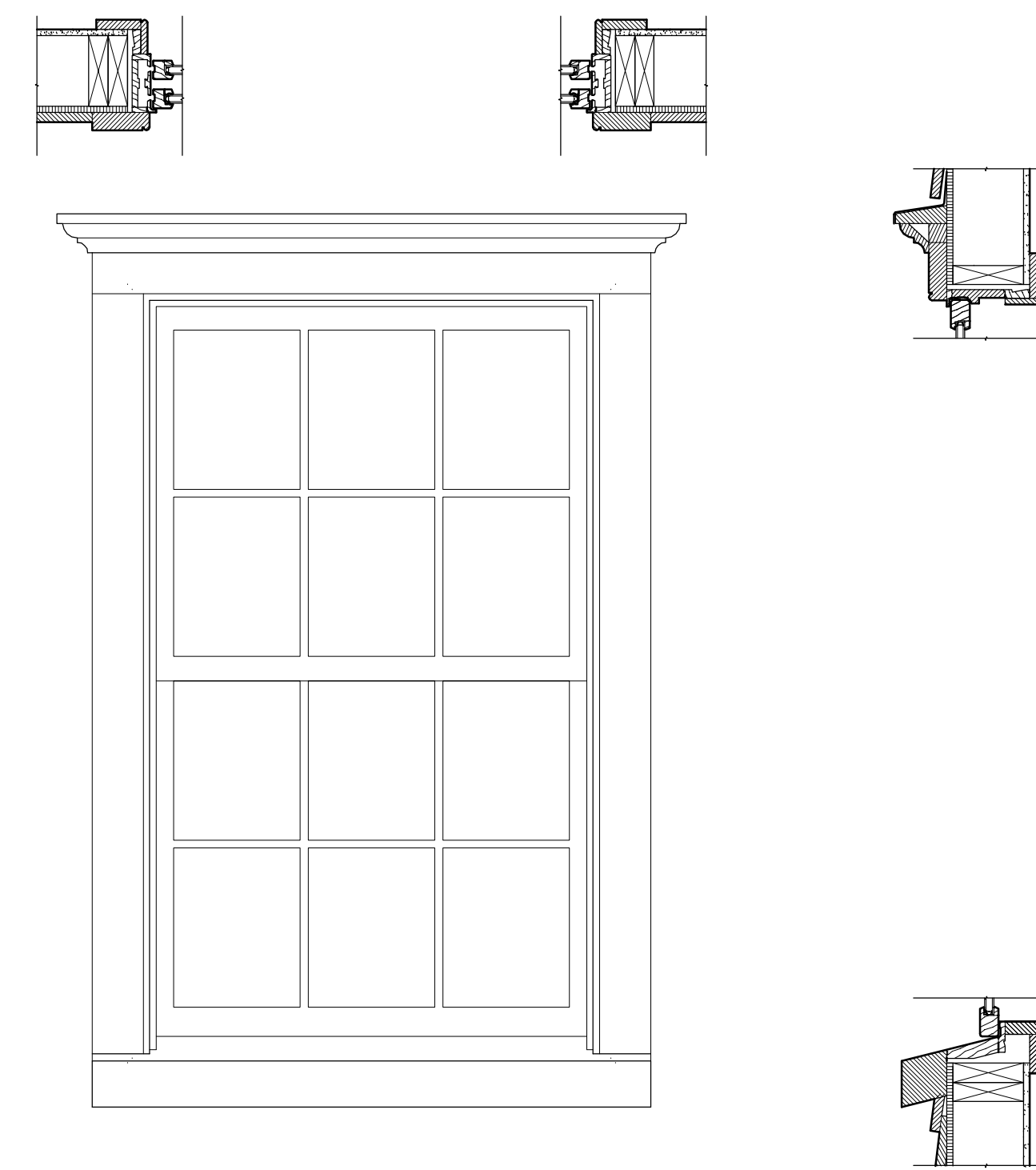
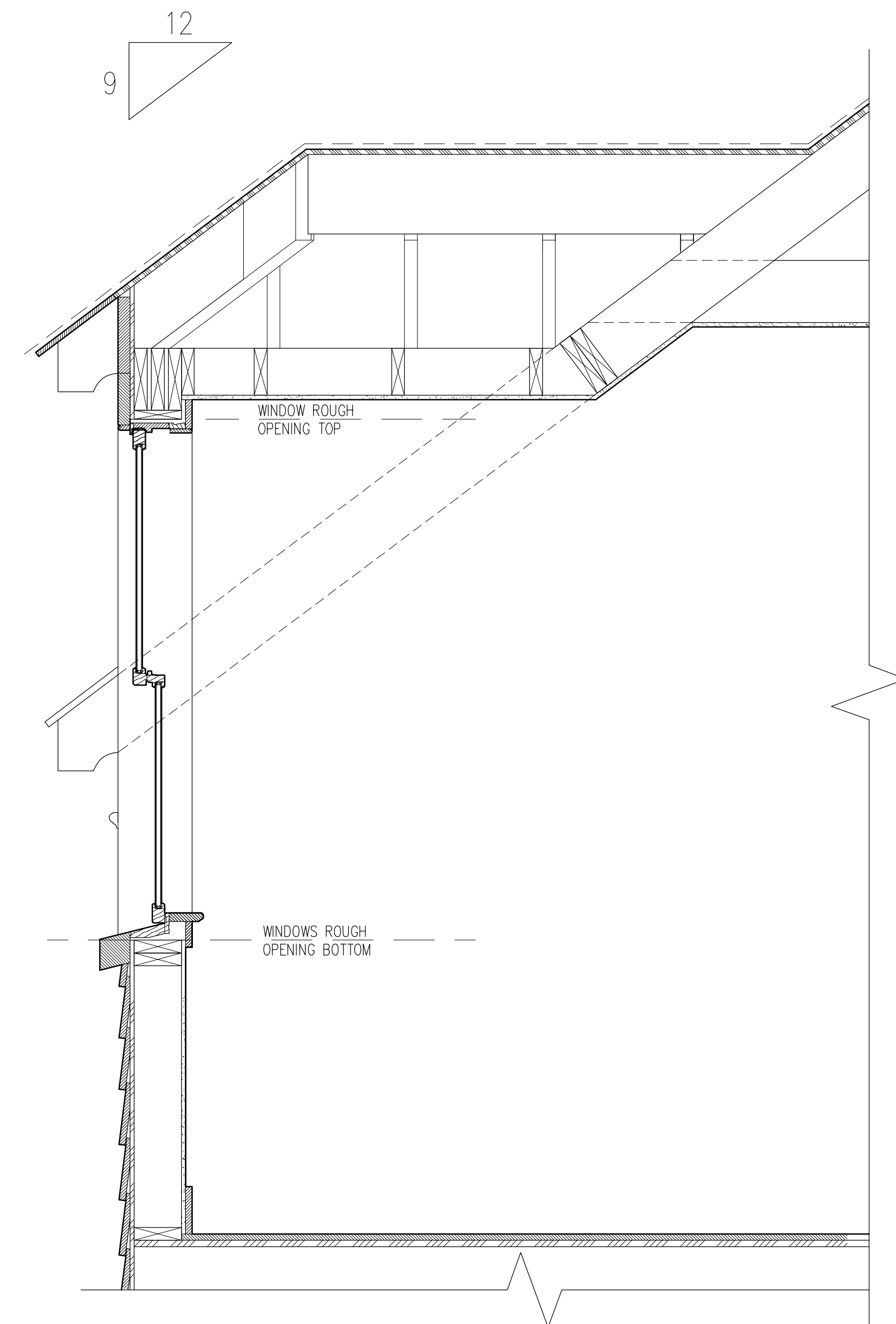
PROPOSED BUILDING SECTION

221 ST. PHILIP UNIT D BUILDING SECTION

1/2"=1'-0"



DORMER DETAIL AND SECTION



WINDOW DETAIL AND SECTIONS

PRELIMINARY
NOT FOR CONSTRUCTION

Andrew Gould

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PROPOSED
DEVELOPMENT PLAN

221-223 SAINT PHILIP STREET
CHARLESTON, SC

221 ST. PHILIP UNIT D WINDOW SECTIONS

1"=1'-0"

221 UNIT D
SHEET 3

DRAWN BY:
A. GOULD

DATE: 2-2-20



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

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PROPOSED
DEVELOPMENT PLAN

221-223 SAINT PHILIP STREET
CHARLESTON, SC

223 ST. PHILIP UNIT C ELEVATIONS

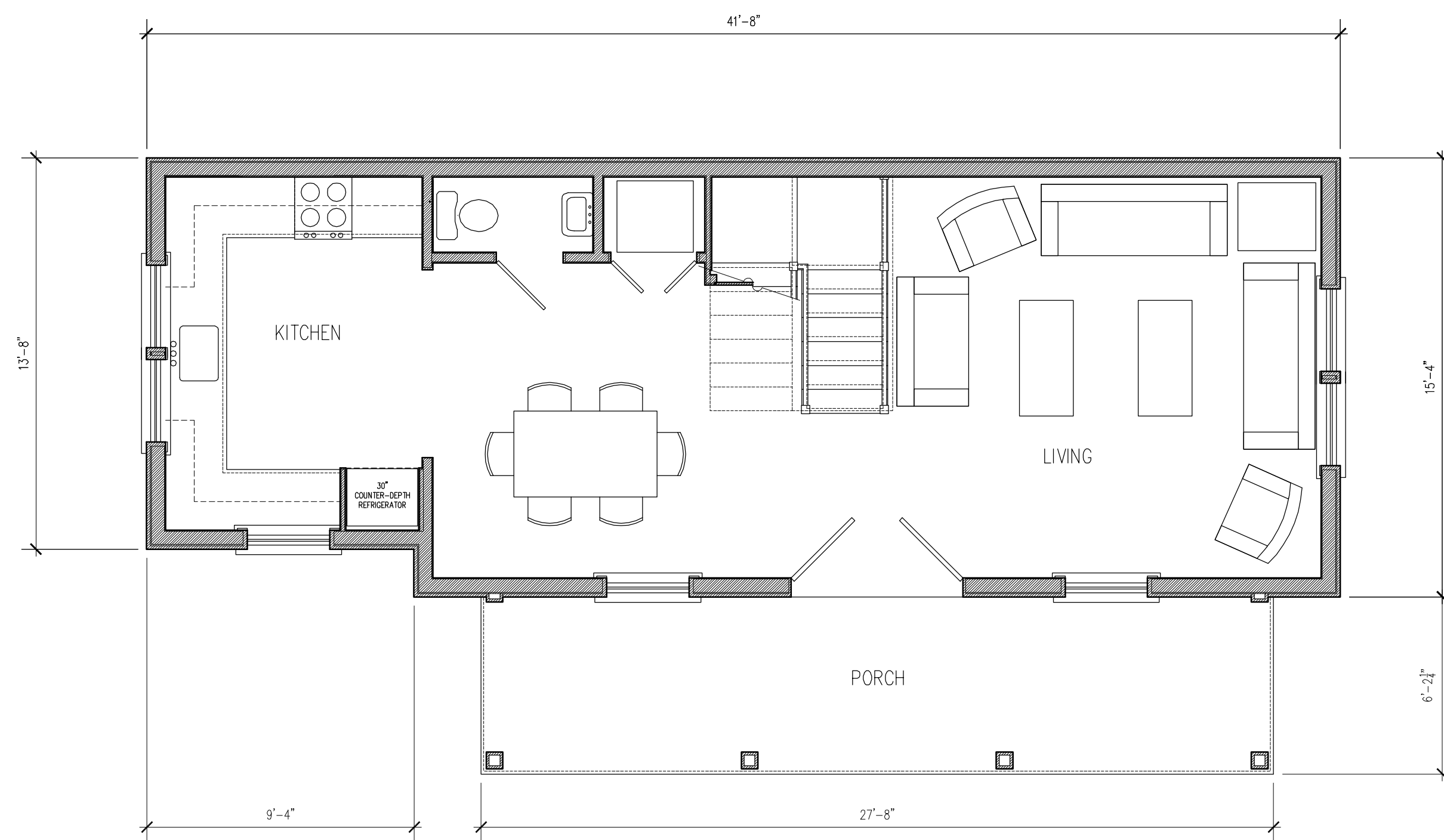
223 UNIT C

DRAWN BY:
A. GOULD

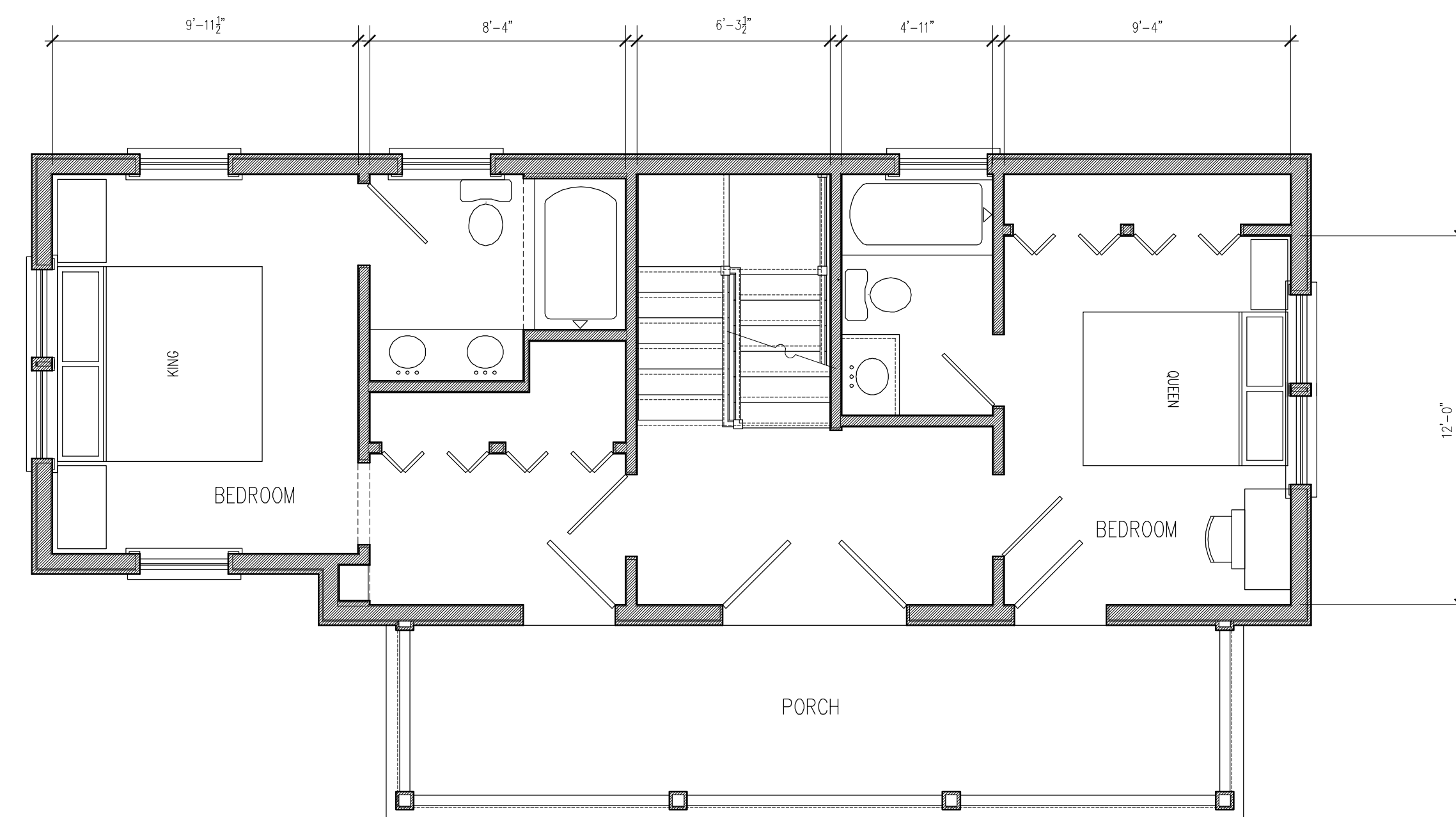
1/4"=1'-0"

SHEET 1

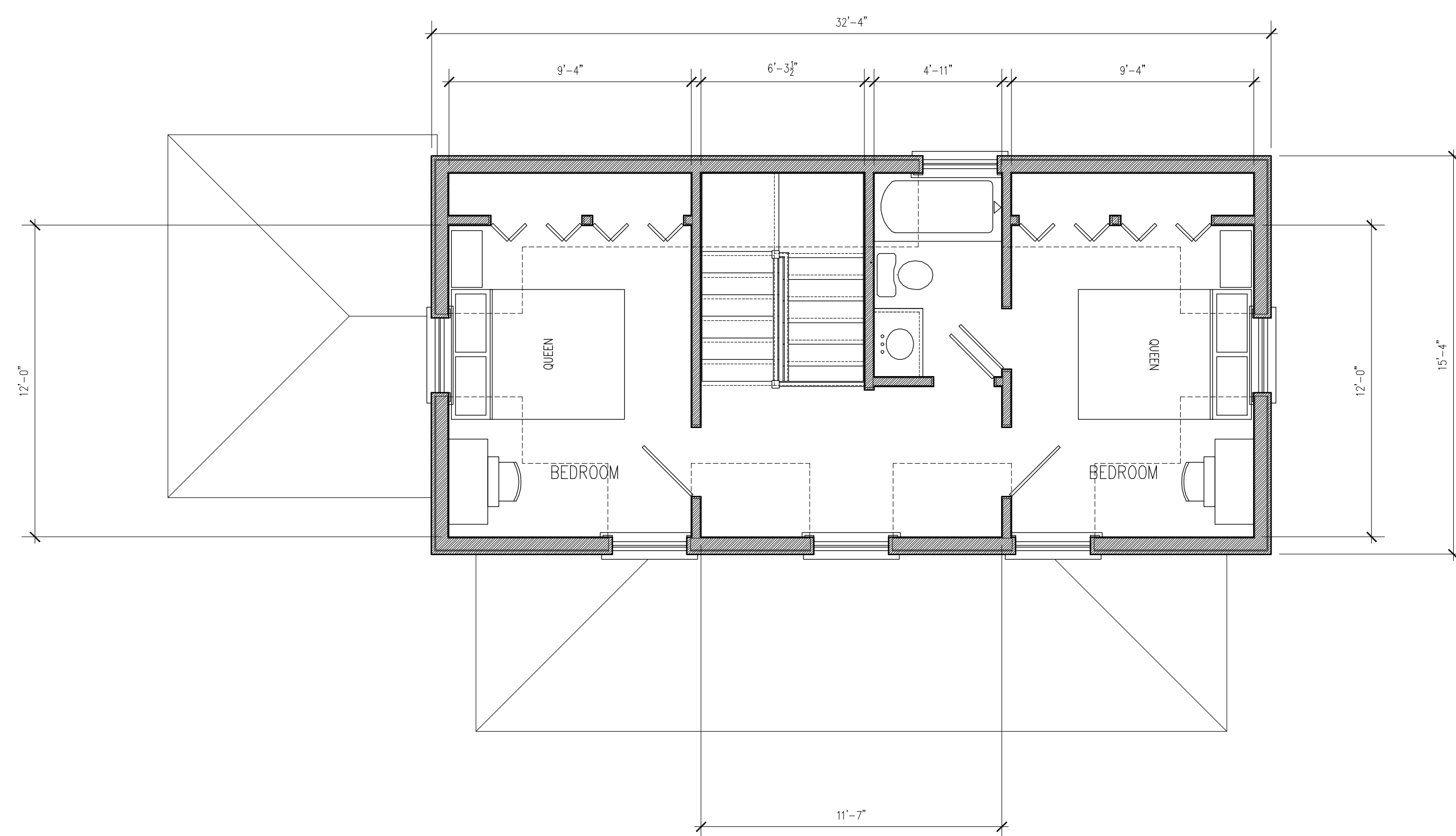
DATE: 2-2-20



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



PROPOSED THIRD FLOOR

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Andrew Gould
CONSULTANT
P.O. Box 21591
CHARLESTON, SC 29413
Tel: 215-605-6982
WWW.NEWWORLDBYZANTINE.COM
ANDREW@NEWWORLDBYZANTINE.COM

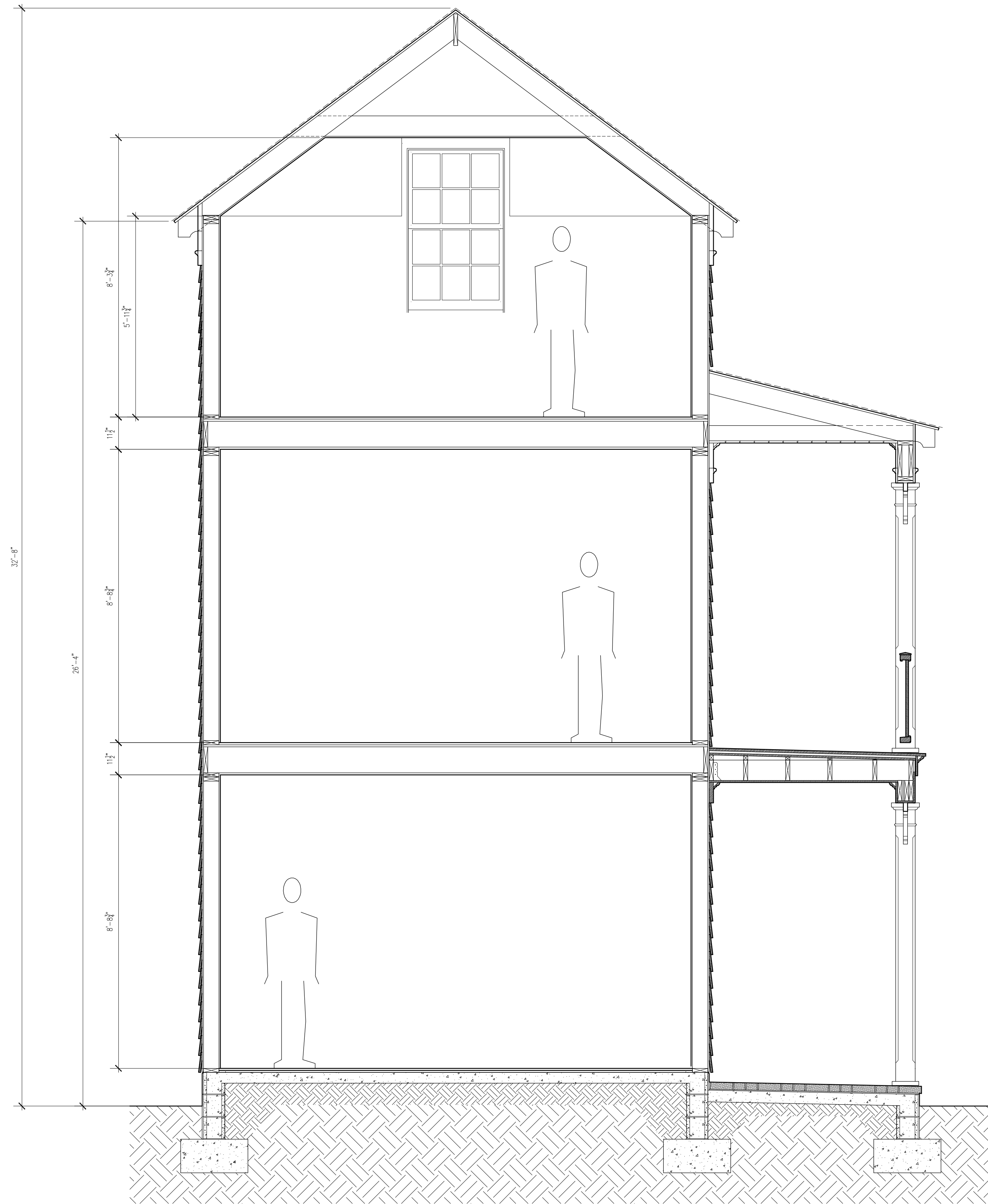
PROPOSED
DEVELOPMENT PLAN
221-223 SAINT PHILIP STREET
CHARLESTON, SC

223 ST. PHILIP UNIT C FLOOR PLANS

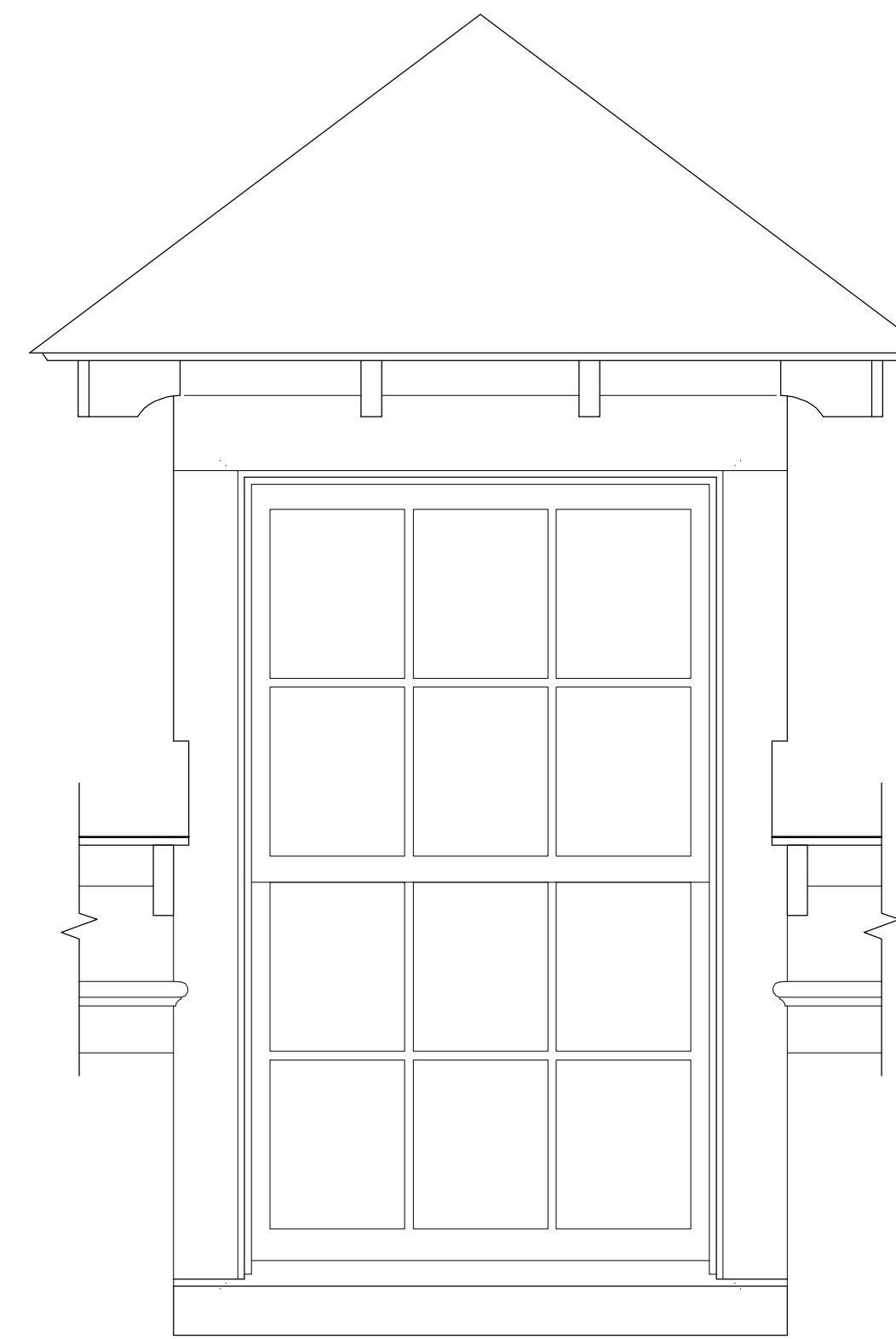
1/4" = 1'-0"

223 UNIT C
SHEET 2

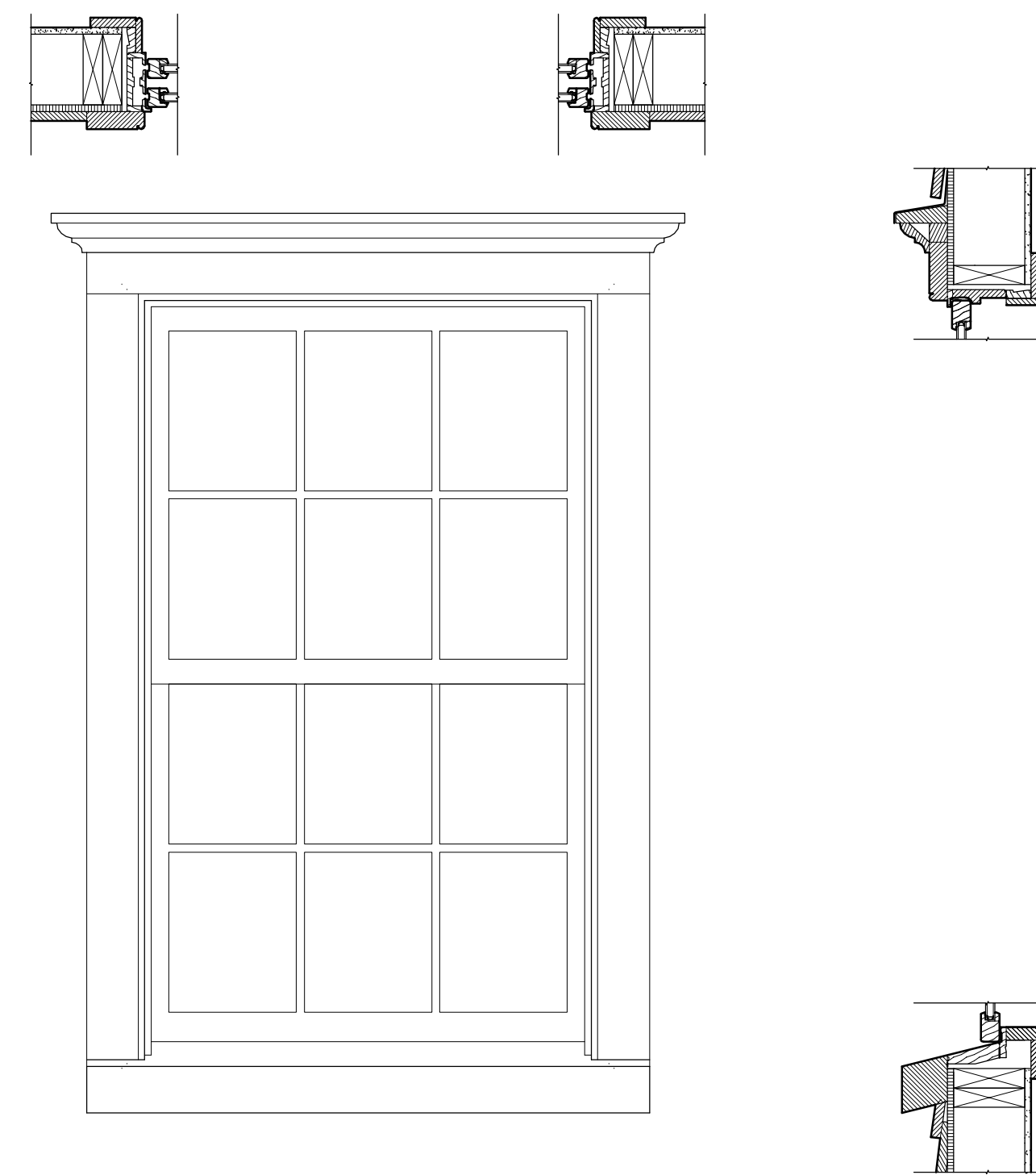
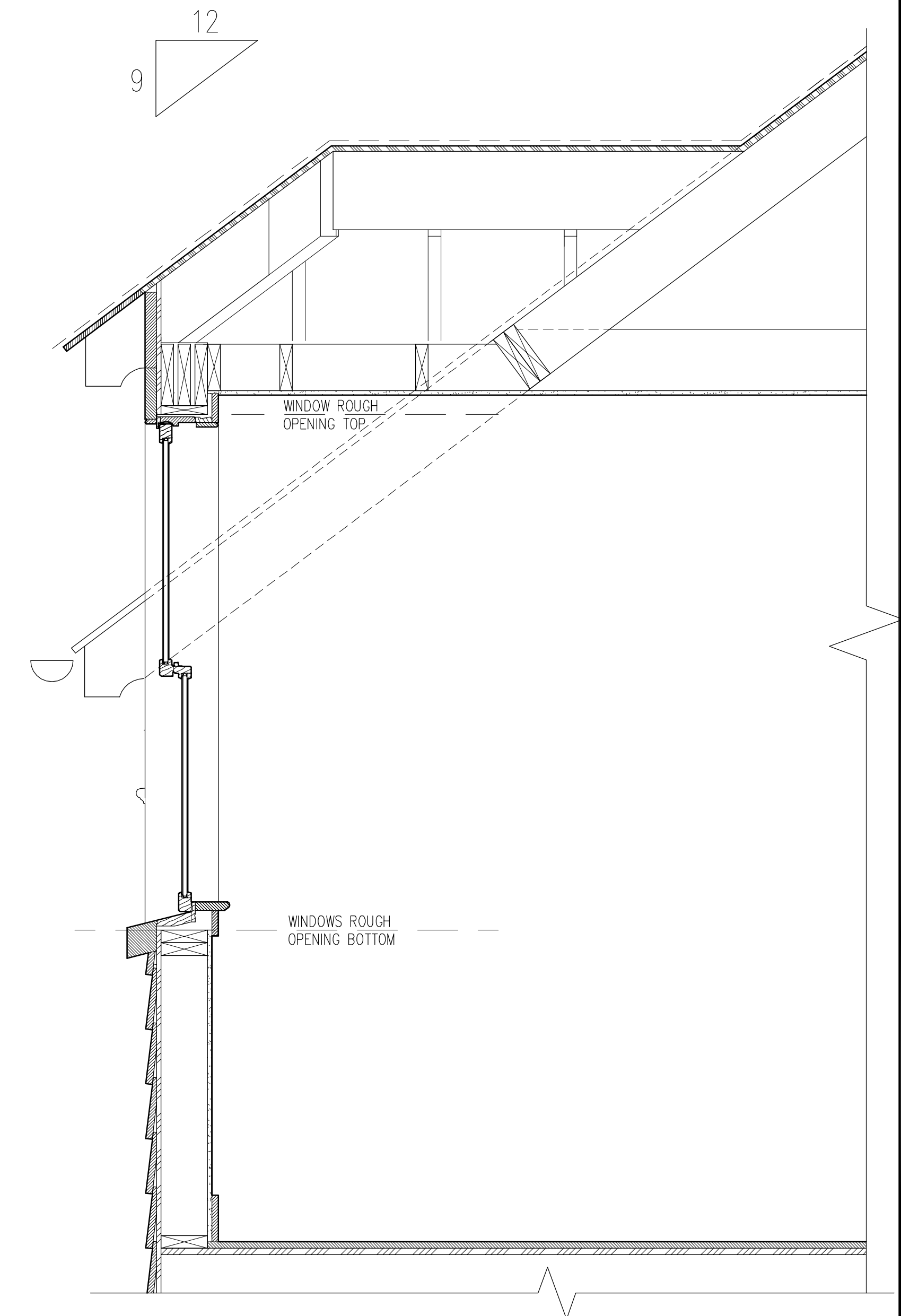
DRAWN BY:
A. GOULD
DATE: 2-2-20



PROPOSED BUILDING SECTION



DORMER DETAIL AND SECTION



WINDOW DETAIL AND SECTIONS

PRELIMINARY
NOT FOR CONSTRUCTION

Andrew Gould

CONSULTANT

P.O. Box 21591

CHARLESTON, SC 29413

Tel: 215-605-6982

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PROPOSED
DEVELOPMENT PLAN

221-223 SAINT PHILIP STREET
CHARLESTON, SC

223 ST. PHILIP UNIT C BUILDING SECTION

1/2"=1'-0"

223 ST. PHILIP UNIT C WINDOW DETAILS

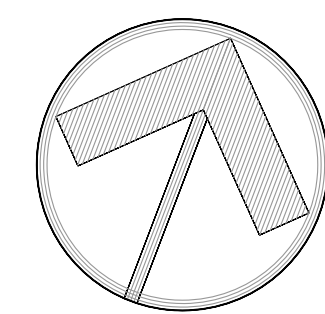
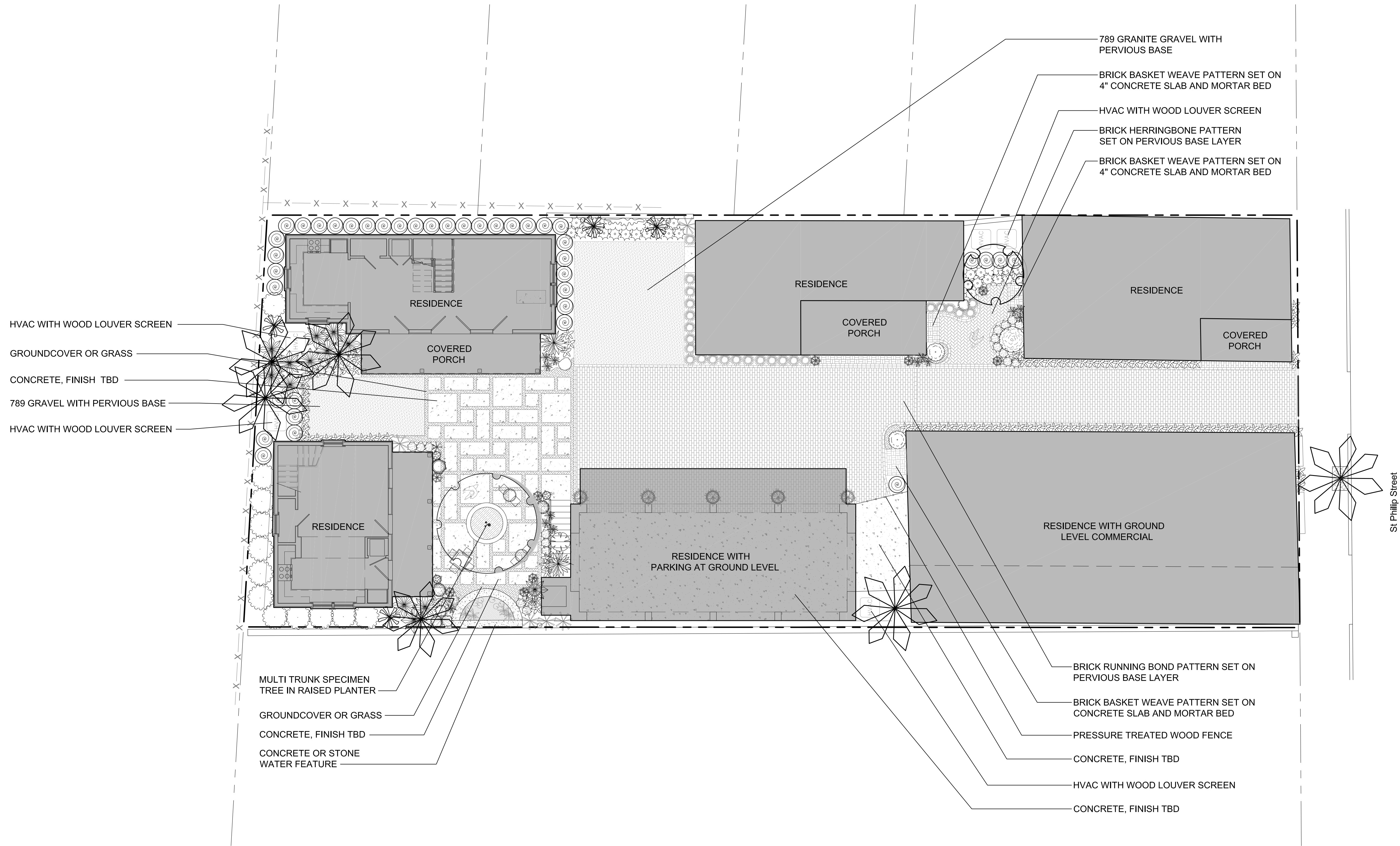
1"=1'-0"

223 UNIT C
SHEET 3

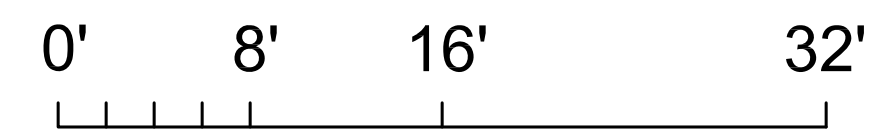
DRAWN BY:
A. GOULD

DATE: 2-2-20

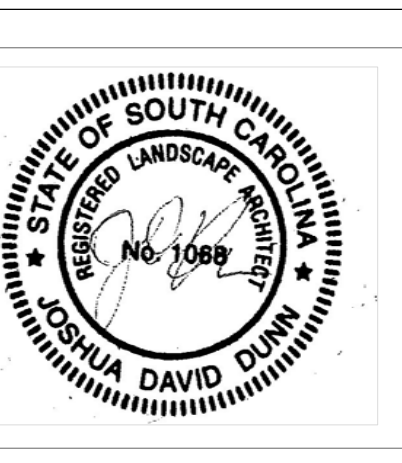
221 + 223 St Philip Street
Charleston, SC
Conceptual Landscape Plan



North



Scale: 1/8" = 1'
24"x36" sheet



L 1 - OVERALL PLAN

JANUARY 31, 2020

Agenda Item #8

237 MEETING STREET
TMS # 457-08-01-003

Request preliminary approval for renovation of existing hotel to include altering Meeting Street entrance and elements surrounding pool deck.

Not Rated / (none) / c. 1964 / Height District: 4 & 6 / Old and Historic District

PROJECT PHASE

BAR PRELIMINARY - 02/13/2020

BAR PRELIMINARY

- 01 OF 26 COVER
- 02 OF 26 SITE & CONTEXT
- 03 OF 26 EXISTING PHOTOGRAPHS
- 04 OF 26 HISTORIC CONTEXT
- 05 OF 26 ARCHITECTURAL SITE PLAN
- 06 OF 26 L100 - SITE LAYOUT PLAN
- 07 OF 26 L100 - POOL SITE LAYOUT PLAN
- 08 OF 26 L300 - LANDSCAPE DETAILS
- 09 OF 26 GARAGE FLOOR PLAN - PROPOSED
- 10 OF 26 GARAGE FLOOR PLAN - EXISTING
- 11 OF 26 SECOND FLOOR PLAN - PROPOSED
- 12 OF 26 SECOND FLOOR PLAN - EXISTING
- 13 OF 26 THIRD FLOOR PLAN - PROPOSED
- 14 OF 26 THIRD FLOOR PLAN - EXISTING
- 15 OF 26 FOURTH FLOOR PLAN - PROPOSED
- 16 OF 26 FOURTH FLOOR PLAN - EXISTING
- 17 OF 26 ROOF PLAN - PROPOSED
- 18 OF 26 ROOF PLAN - EXISTING
- 19 OF 26 BUILDING ELEVATIONS - EAST
- 20 OF 26 BUILDING ELEVATIONS - NORTH/SOUTH
- 21 OF 26 BUILDING SECTIONS @ COURTYARD
- 22 OF 26 WALL SECTIONS & DETAILS
- 24 OF 26 CANOPY SECTIONS & DETAILS
- 25 OF 26 PERSPECTIVE RENDERING - ENTRANCE
- 26 OF 26 MATERIALS



237 MEETING ST. HOTEL

237 Meeting St. Charleston, SC 29401

David Edwards

Approver
Designer

Landscape:

DesignWorks

205 1/2 King Street
Charleston, SC 29401
843.723.5525
www.designworkslc.com

Architect:

Goff D'Antonio Associates

34 Radcliffe Street
Charleston, SC 29403
fax: 843.577.9754
ph: 843.577.2163
www.goffdantonio.com



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SHEET TITLE
COVER

DRAWN BY: PROJ. COOR.:
CB TG

PROJ. NUMBER: 19029.00

ISSUE DATE: January 21, 2020

DRAWING NO.



① 55 WENTWORTH STREET - GRAND BOHEMIAN HOTEL



② 237 MEETING STREET



③ 264 MEETING STREET - CHARLESTON FIRE DEPARTMENT, STATION 2/3



④ 92 HASELL STREET



⑤ 252 & 256 MEETING STREET



⑥ 231 MEETING STREET - SW CORNER OF MEETING & HASELL



⑦ 200 MEETING STREET - BANK OF AMERICA FINANCIAL CENTER



⑧ 232 MEETING STREET - FIG RESTAURANT

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PRELIMINARY
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CONSTRUCTION

SHEET TITLE
SITE & CONTEXT

DRAWN BY: PROJ. COOR.:
Author Checker
PROJECT NUMBER: 19029.00
ISSUE DATE: January 21, 2020
DRAWING NO.

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PRELIMINARY
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SHEET TITLE
HISTORIC CONTEXT

DRAWN BY: Author
PROJ. COOR.: Checker

PROJECT NUMBER: 19029.00

ISSUE DATE: January 21, 2020

DRAWING NO.:
04 OF 26



MK 21211 Courtesy of The Charleston Museum www.charlestonmuseum.org

PAVILION HOTEL, 1893. THE PRESSED-METAL CORNICE AND PARAPETS WERE ADDED DURING REPAIRS AFTER THE EARTHQUAKE OF 1886. A FEW YEARS AFTER THIS PHOTOGRAPH WAS TAKEN, A FIRE SWEEP THROUGH THE FOURTH FLOOR, ATTIC, AND ROOF OF THE HOTEL. THE ORNATE CORNICE AND PARAPETS WERE LOST.
- "BURNING OF THE ST. CHARLES. THE ROOF AND FOURTH STORY WERE DESTROYED." *NEWS AND COURIER*, SEPTEMBER 17, 1899.
- THE PAVILION HOTEL WAS BUILT AFTER THE 1838 FIRE.
(PRESERVATION SOCIETY OF CHARLESTON)



Courtesy of The Historic Charleston Foundation www.charleston.pastperfectonline.com

THE ARGYLE, 1911. KNOWN IN THE NINETEENTH CENTURY AS THE PAVILION HOTEL, THE HOTEL WAS RENAMED ST. CHARLES IN 1895. IN 1900, CHARLESTON ARCHITECT ALBERT W. TODD DREW PLANS FOR A THOROUGH RENOVATION OF THE NINETY-ROOM HOTEL, WHICH WAS NAMED THE ARGYLE BY ITS NEW OWNER. THE ARGYLE WAS TORN DOWN IN 1957 AND REPLACED BY THE KING CHARLES INN.
(PRESERVATION SOCIETY OF CHARLESTON)



Courtesy of The Historic Charleston Foundation www.charleston.pastperfectonline.com

VIEW LOOKING NORTH ON MEETING STREET OF THE BEST WESTERN KING CHARLES INN. 1970'S
(PRESERVATION SOCIETY OF CHARLESTON)

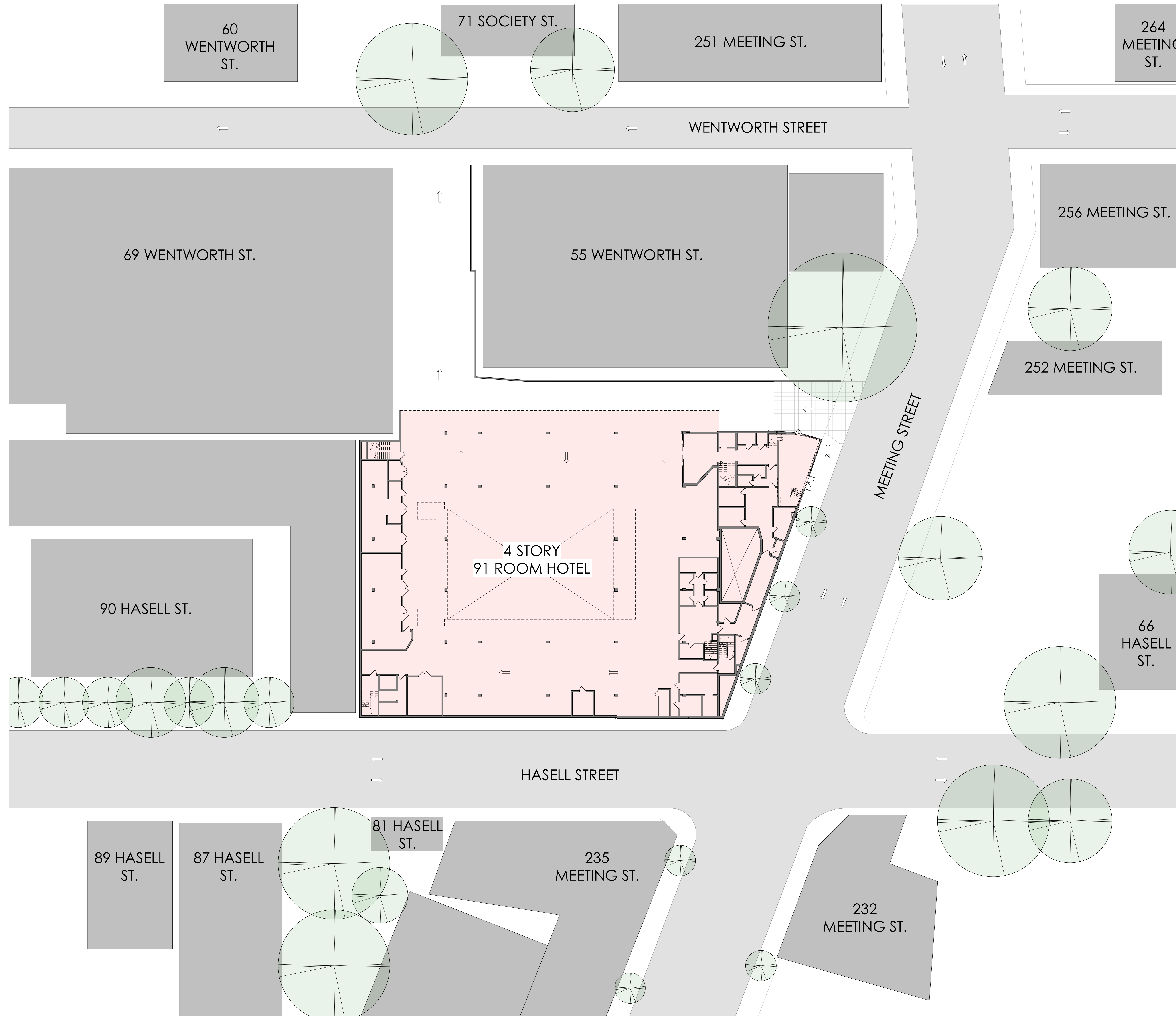


C. Drie, Bird's Eye View of the City of Charleston, South Carolina, 1872. American Memory, Library of Congress http://memory.loc.gov/

HISTORIC MAP OF MEETING STREET, 1872
(PRESERVATION SOCIETY OF CHARLESTON)

LEGEND

- PROPERTY LINE: SEE CIVIL
- BUFFER LINE: SEE CIVIL/LANDSCAPE
- SURROUNDING BUILDING POCHE
- DIRECTION OF TRAFFIC
- EXISTING TREES

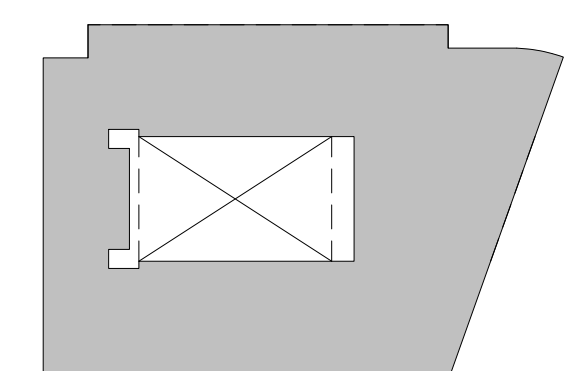


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KEY PLAN

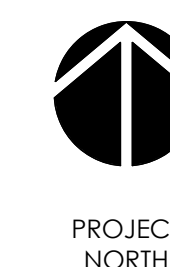
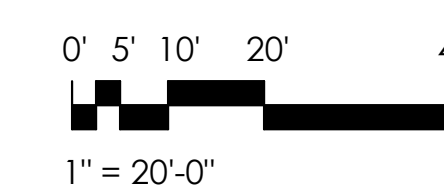


SHEET TITLE
ARCHITECTURAL SITE PLAN

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| DRAWN BY: CB | PROJ. COOR.: TG |
| PROJECT NUMBER: 19029.00 | |
| ISSUE DATE: January 21, 2020 | |
| DRAWING NO. | |

05 OF 26

1 FIRST FLOOR GARAGE PLAN - NEW
SCALE: 1" = 20'-0"



KING CHARLES INN RENOVATION

CHARLESTON, SC



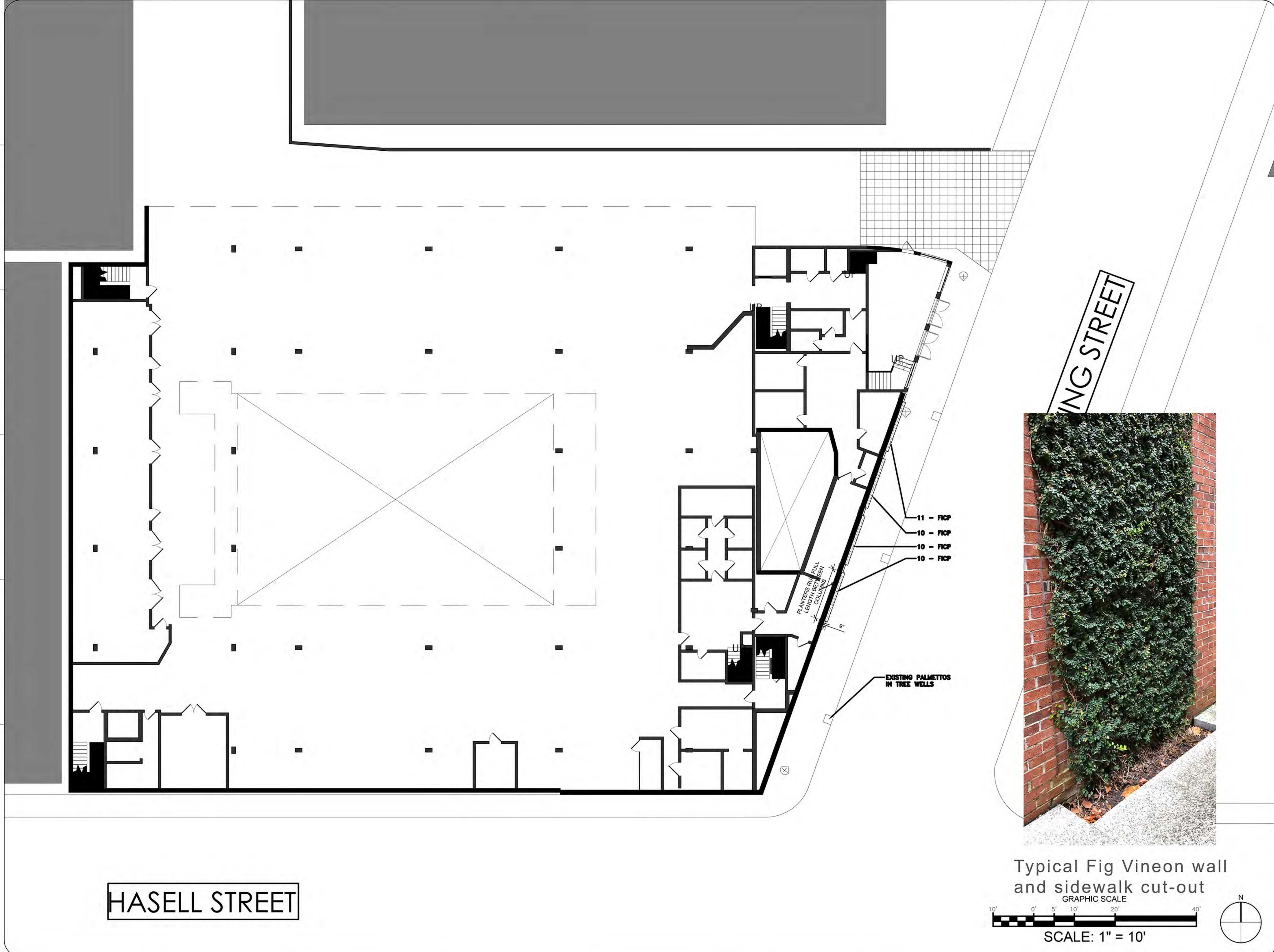
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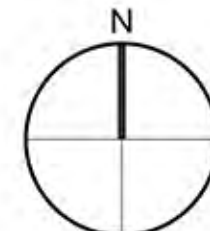
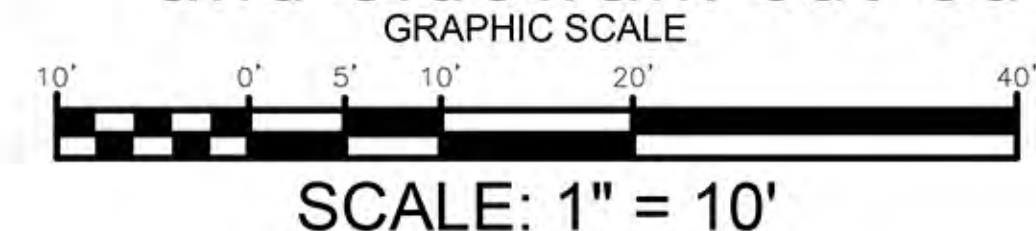
SITE LAYOUT PLAN

PROJECT NO. 19091
DATE: 01/24/2020
DRAWN BY: AEW
CHECKED BY: WSP

L100



Typical Fig Vineon wall
and sidewalk cut-out



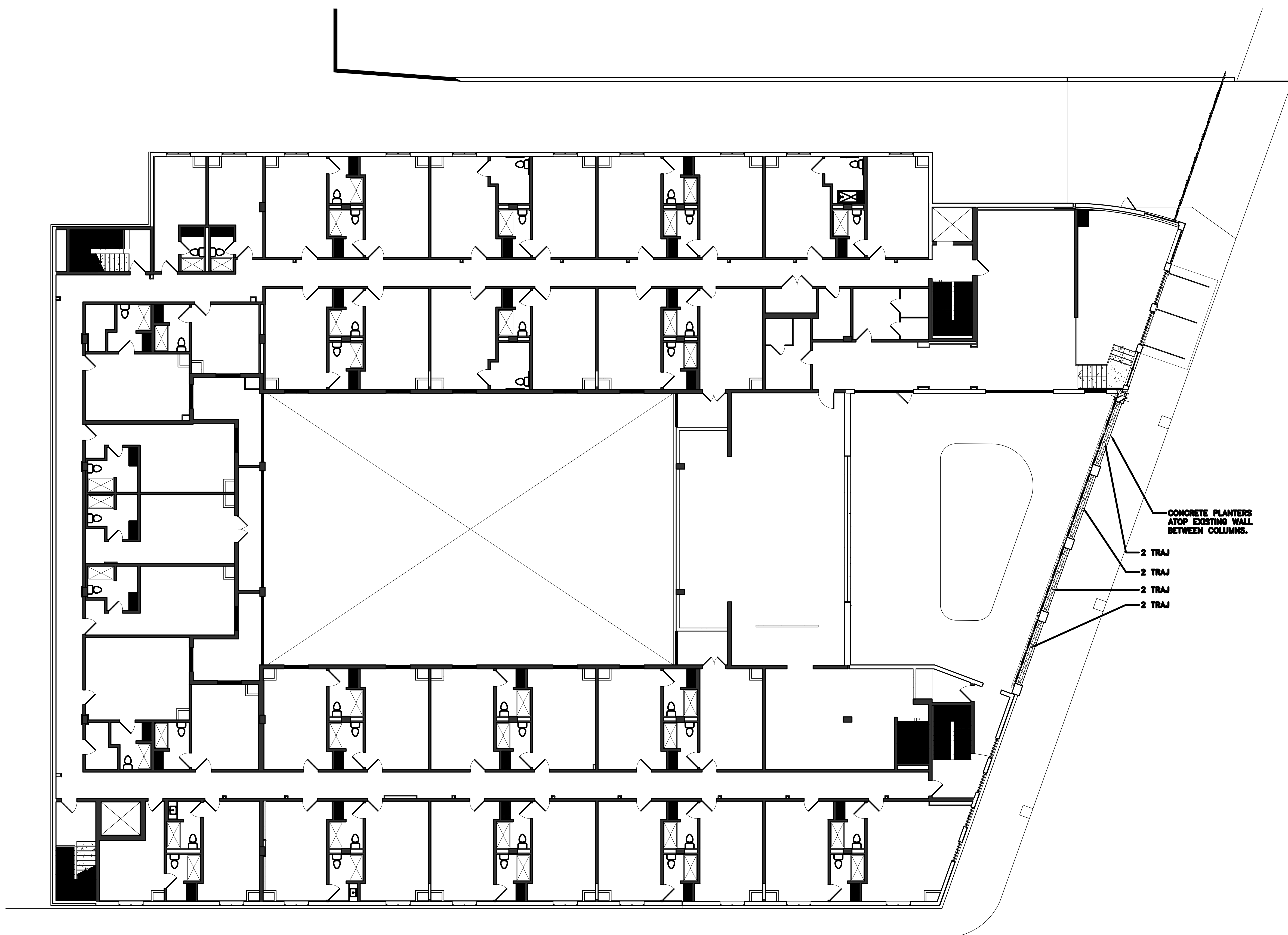
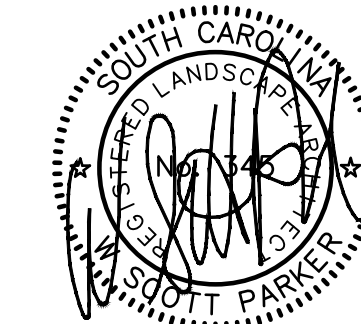
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HASELL STREET

KING STREET

KING CHARLES INN RENOVATION

CHARLESTON, SC



CONCRETE PLANTERS
ATOP EXISTING WALL
BETWEEN COLUMNS.

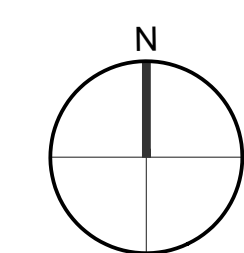
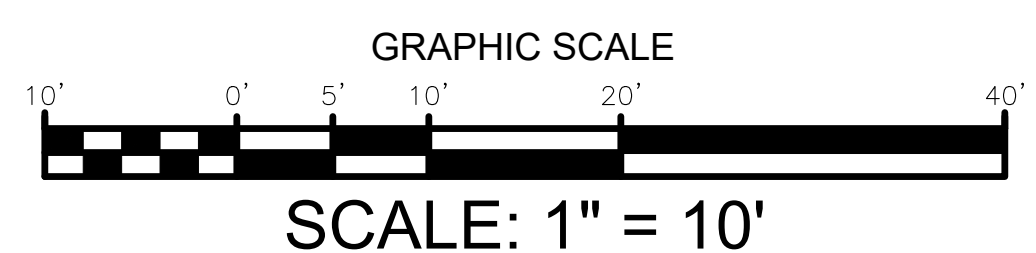
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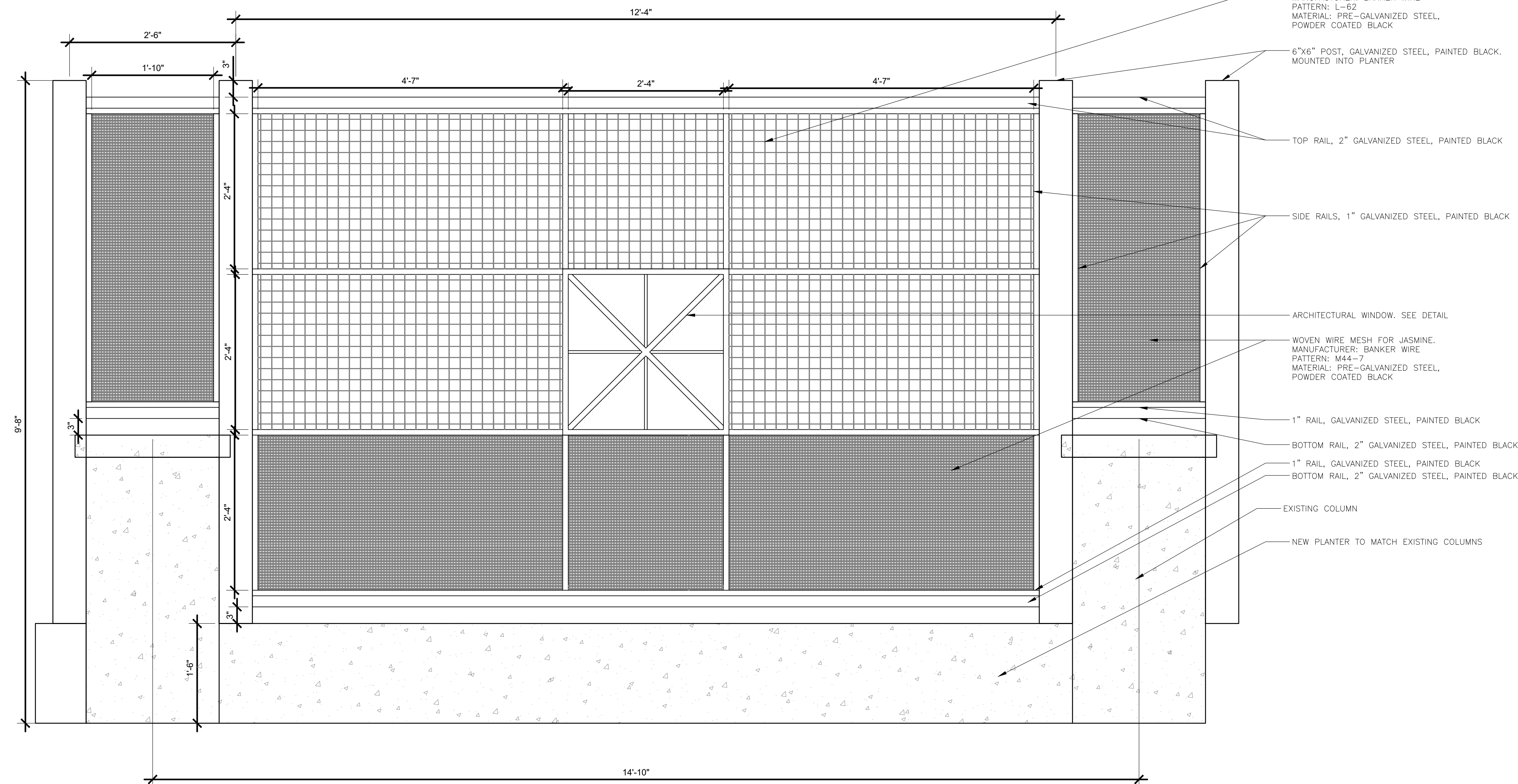
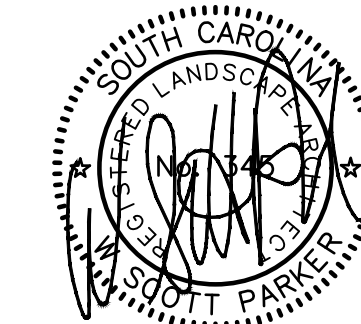
POOL SITE LAYOUT PLAN

PROJECT NO. 19091
DATE: 01/24/2020
DRAWN BY: AEW
CHECKED BY: WSP



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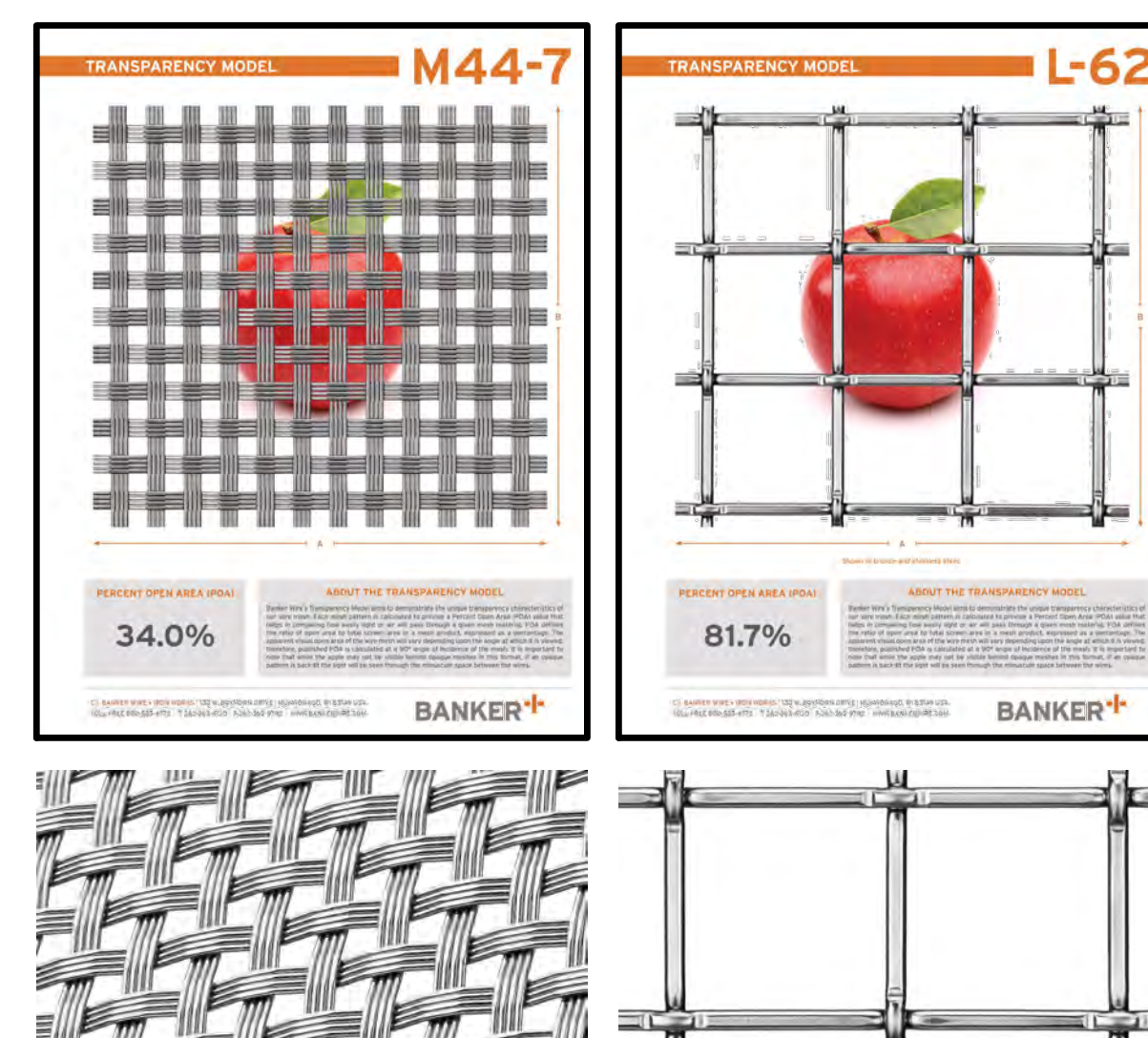
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B1 TRELLIS AT POOL LEVEL

1" = 1'-0"

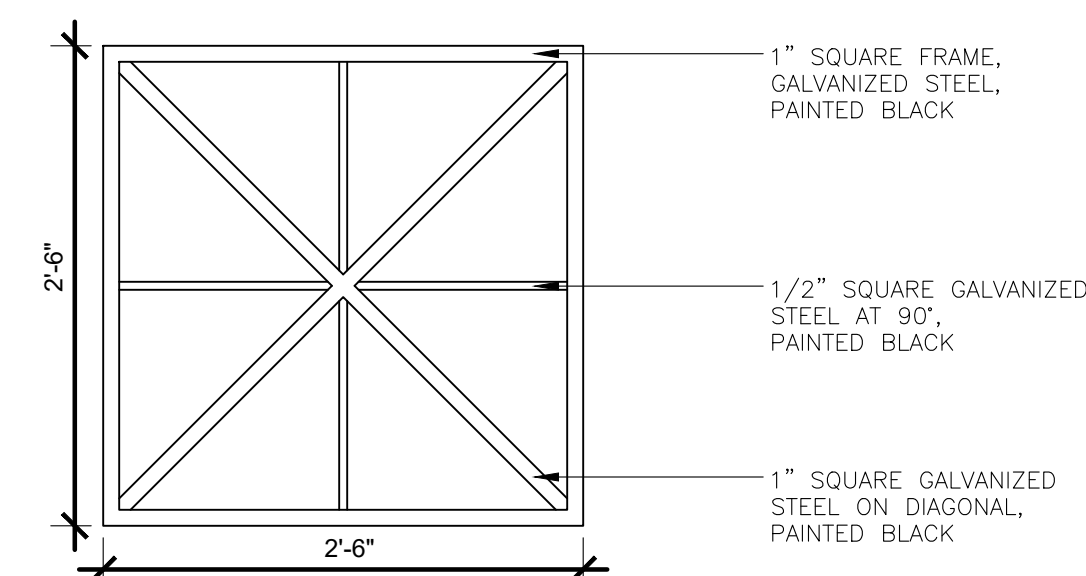
P-KCI-01



C3 BANKER WIRE MESH IMAGES

3" = 1'-0"

P-KCI-03



C4 ARCHITECTURAL WINDOW

1" = 1'-0"

P-KCI-02

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DETAILS

PROJECT NO. 19091
DATE: 01/24/2020
DRAWN BY: AEW
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Interiors
Planning
34 Radcliffe Street
Charleston, SC 29403
843.577.2163
www.goffdantonio.com

237 MEETING ST. HOTEL
237 Meeting St. Charleston, SC 29401

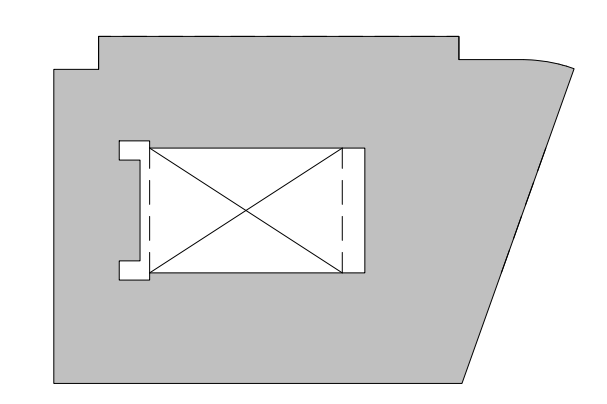
LEGEND

- WALL TYPE TAG
- DOOR NUMBER
- EXISTING DOOR
- NEW DOOR
- EXISTING WALL
- NEW WALL
- ROOM NAME
101
150 SF
- ROOM NAME
ROOM NUMBER
ROOM AREA (IF SHOWN)
- NON-WORK AREA
- HOTEL AMENITY
- GUESTROOMS
- SERVICES
- CIRCULATION

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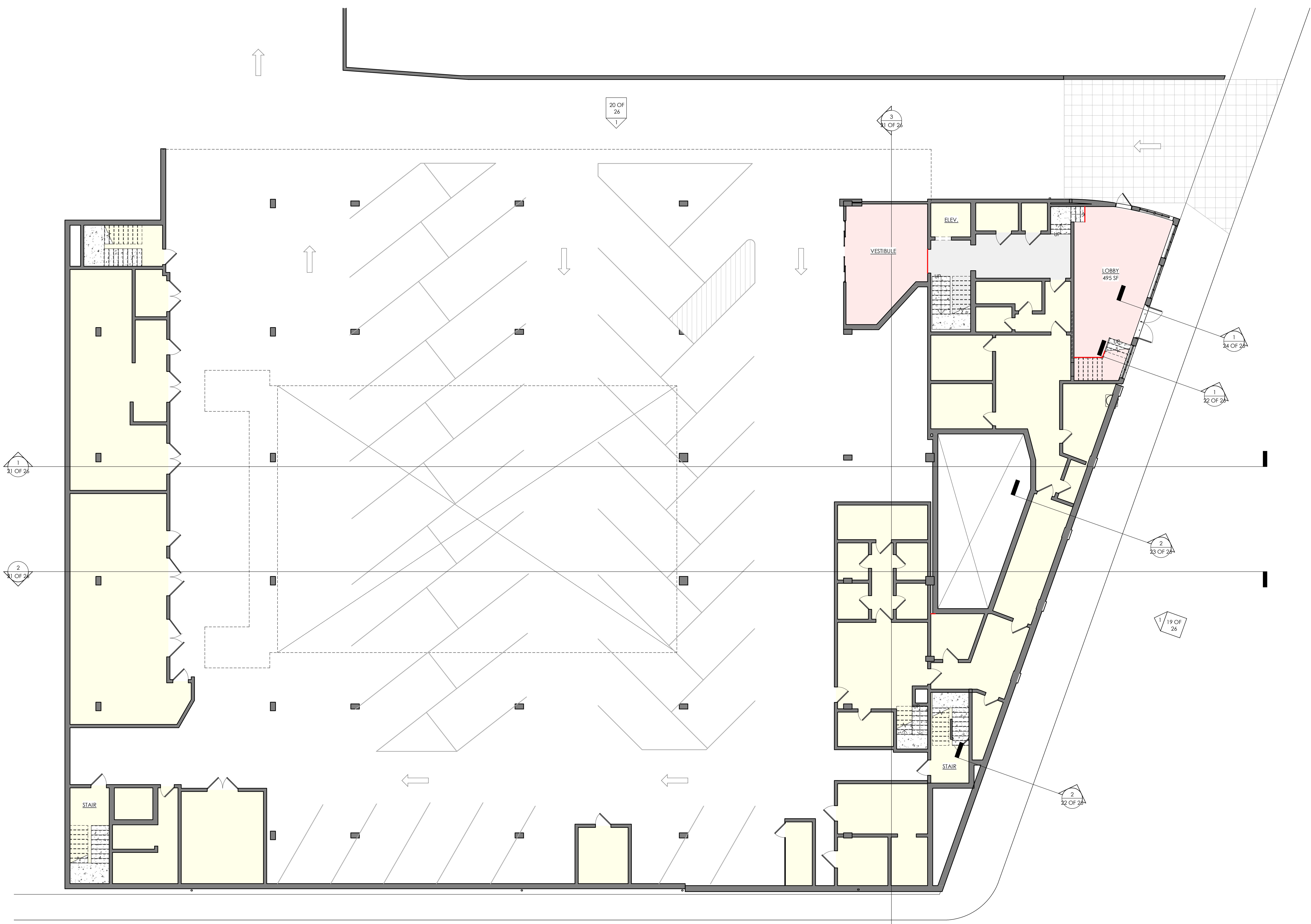
KEY PLAN



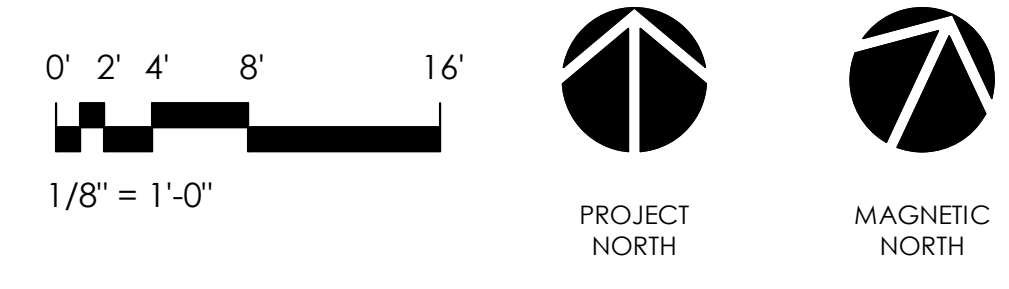
SHEET TITLE
GARAGE FLOOR
PLAN - PROPOSED

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| PROJECT NUMBER: 19029.00 | |
| ISSUE DATE: January 21, 2020 | |
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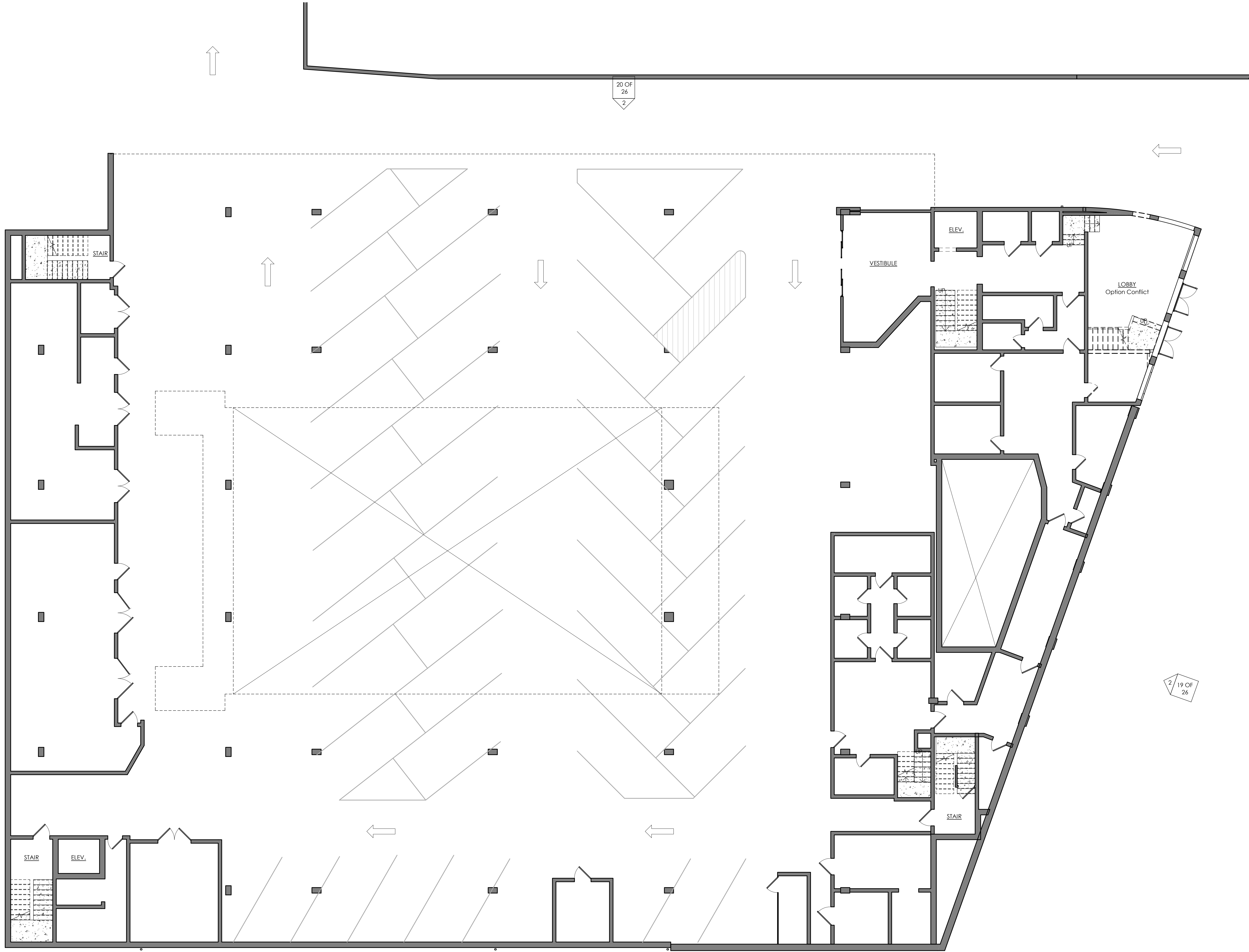


1 FIRST FLOOR GARAGE PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



LEGEND

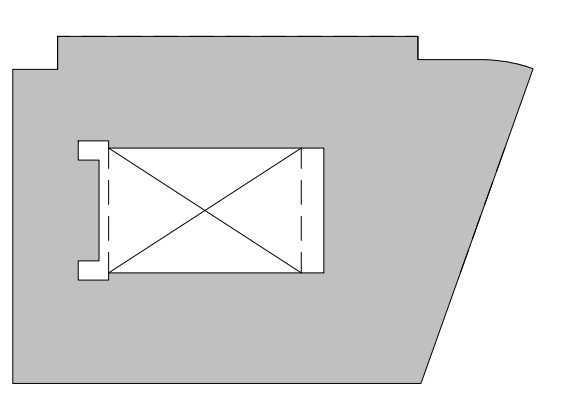
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| | EXISTING DOOR TO REMAIN |
| | EXISTING DOOR TO BE REMOVED |
| | EXISTING WALL TO REMAIN |
| | EXISTING WALL TO BE REMOVED |
| | ROOM NAME [101] 150 SF |
| | ROOM NAME ROOM NUMBER ROOM AREA (IF SHOWN) |
| | NON-WORK AREA |



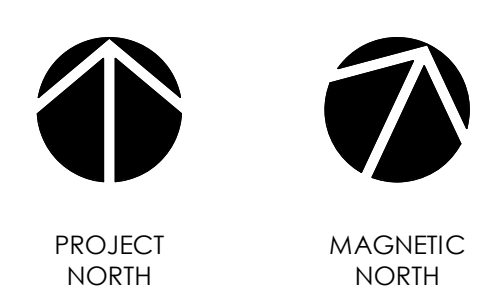
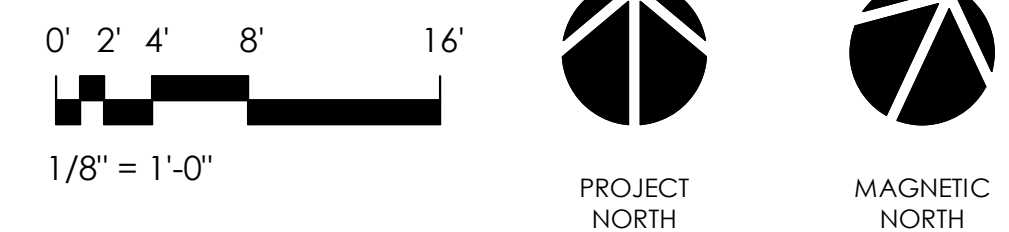
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**PRELIMINARY
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 CONSTRUCTION**

KEY PLAN



1 FIRST FLOOR GARAGE PLAN - EXISTING
 SCALE: 1/8" = 1'-0"



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| GARAGE FLOOR PLAN - EXISTING | |
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| Author | Checker |
| PROJECT NUMBER: 19029.00 | |
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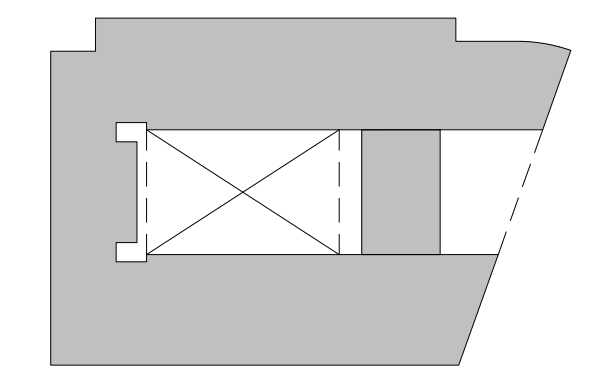
LEGEND

- WALL TYPE TAG
- 101 DOOR NUMBER
- EXISTING DOOR
- NEW DOOR
- EXISTING WALL
- NEW WALL
- ROOM NAME
[101]
150 SF
- NON-WORK AREA
- HOTEL AMENITY
- GUESTROOMS
- SERVICES
- CIRCULATION

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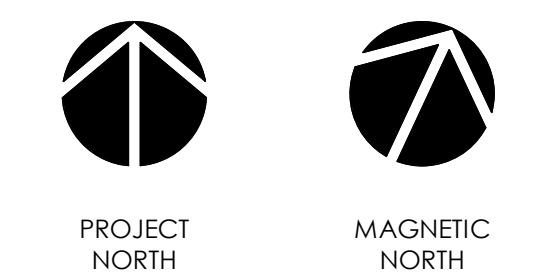
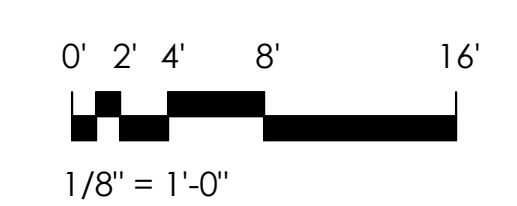
KEY PLAN






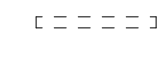

SHEET TITLE
**SECOND FLOOR
PLAN - PROPOSED**

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| DRAWN BY: CB | PROJ. COOR.: TG |
| PROJECT NUMBER: 19029.00 | |
| ISSUE DATE: January 21, 2020 | |
| DRAWING NO. | |

1 SECOND FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



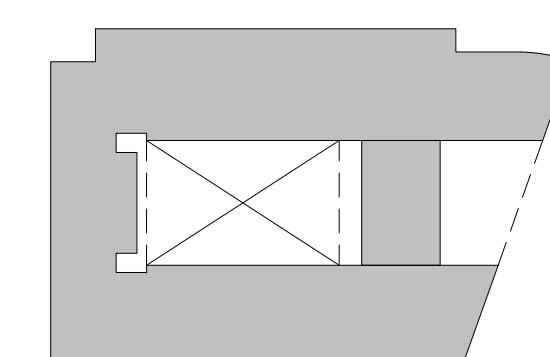
LEGEND

-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR TO BE REMOVED
-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED
- ROOM NAME
[101]
150 SF  NON-WORK AREA
- ROOM NAME
ROOM NUMBER
ROOM AREA (IF SHOWN)

CODED NOTES

- 1 REMOVE CORRIDOR CARPET. FINISH ROUGH EDGES TO AVOID TRIPPING HAZARD FOR HOTEL GUESTS WHERE PHASE DEMO STOPS. REMOVE EXISTING WAINSCOT ON WALL. PREPARE FOR INSTALLATION OF NEW.
- 2 REMOVE CEILING LIGHTING AND ACT TILES. CLEAN GRID. REPAIR/REPLACE WHERE NEEDED.
- 3 REMOVE CORRIDOR COLUMNS. PATCH AND REPAIR WALLS TO CREATE SMOOTH SURFACE.
- 4 REMOVE CORRIDOR AIR UNITS, TYPICAL.

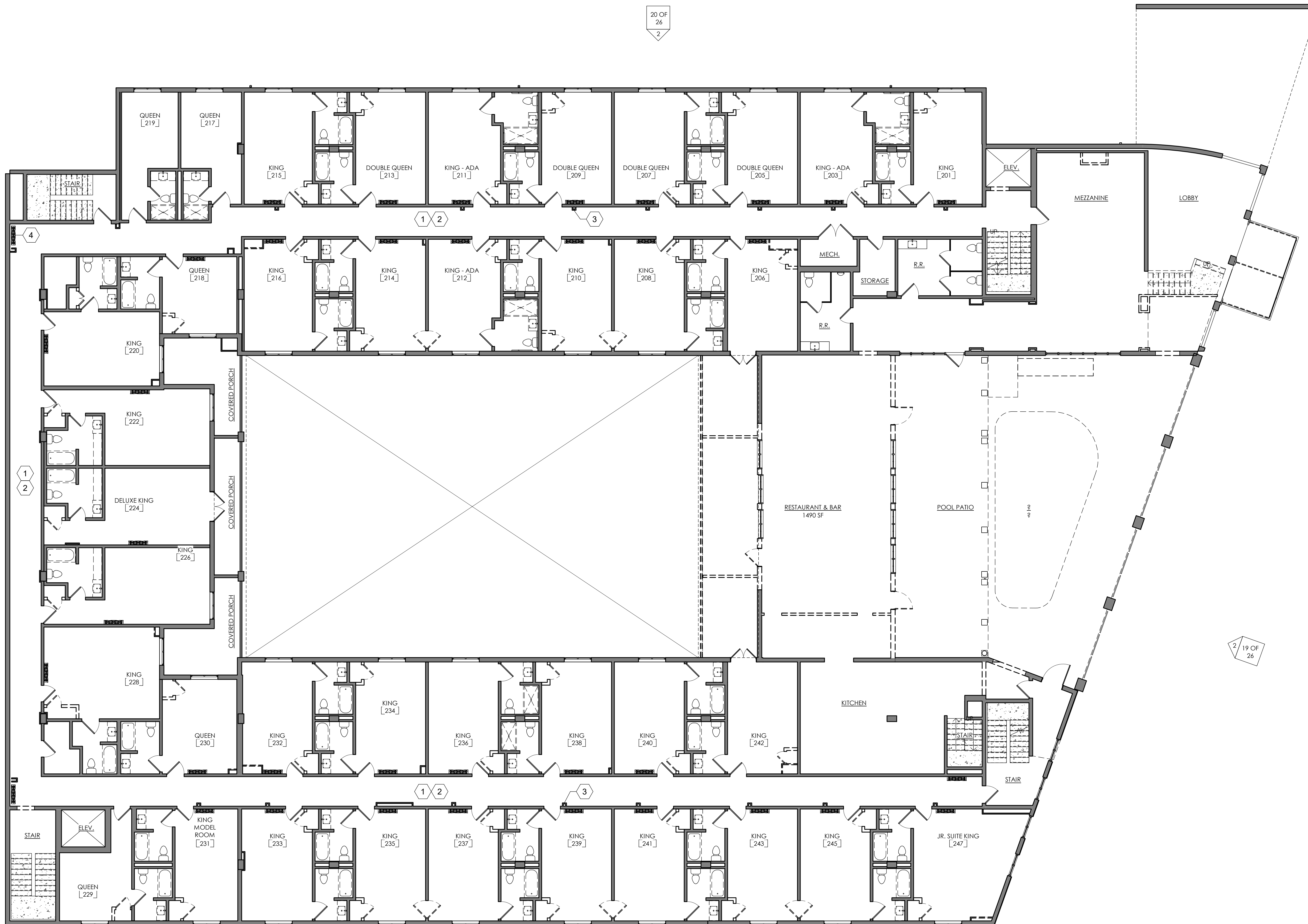
KEY PLAN



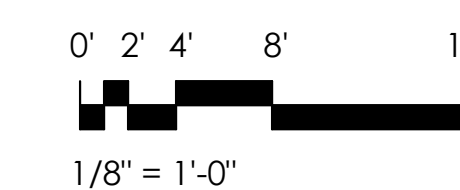
PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
SECOND FLOOR
PLAN - EXISTING

DRAWN BY: Author
PROJ. COOR.: Checker
PROJECT NUMBER: 19029.00
ISSUE DATE: January 21, 2020
DRAWING NO.



1 SECOND FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



1/8" = 1'-0"



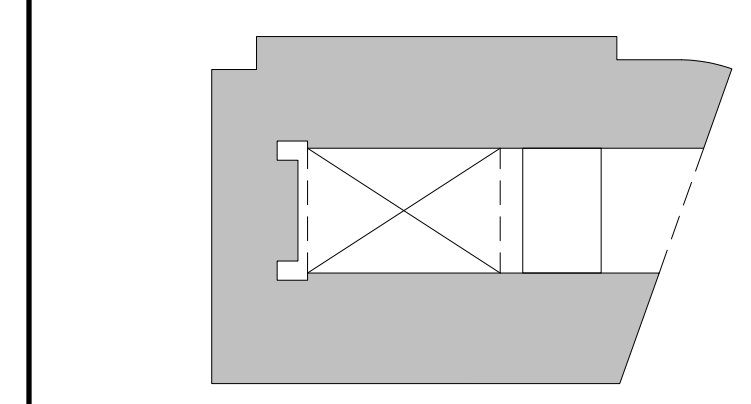
LEGEND

- WALL TYPE TAG
- DOOR NUMBER
- EXISTING DOOR
- NEW DOOR
- EXISTING WALL
- NEW WALL
- ROOM NAME
101 |
150 SF
- ROOM NAME
ROOM NUMBER
ROOM AREA (IF SHOWN)
- NON-WORK AREA
- HOTEL AMENITY
- GUESTROOMS
- SERVICES
- CIRCULATION

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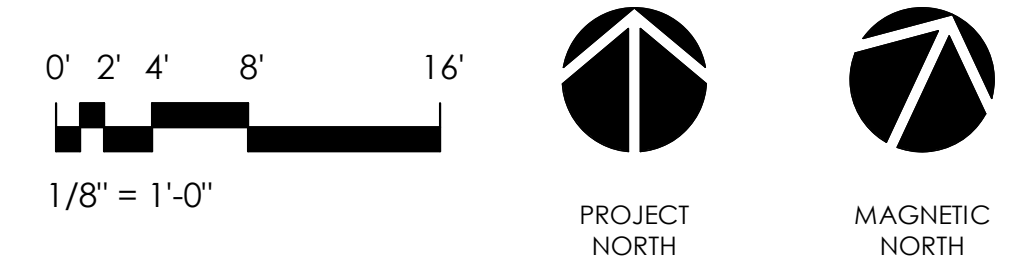


SHEET TITLE
THIRD FLOOR PLAN -
PROPOSED

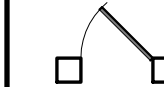




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| DRAWN BY: CB | PROJ. COOR.: TG |
| PROJECT NUMBER: 19029.00 | |
| ISSUE DATE: January 21, 2020 | |
| DRAWING NO. | |



1 THIRD FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



LEGEND

-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR TO BE REMOVED
-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED
- ROOM NAME**
[101]
150 SF
- ROOM NAME**
ROOM NUMBER
ROOM AREA (IF SHOWN)
-  NON-WORK AREA

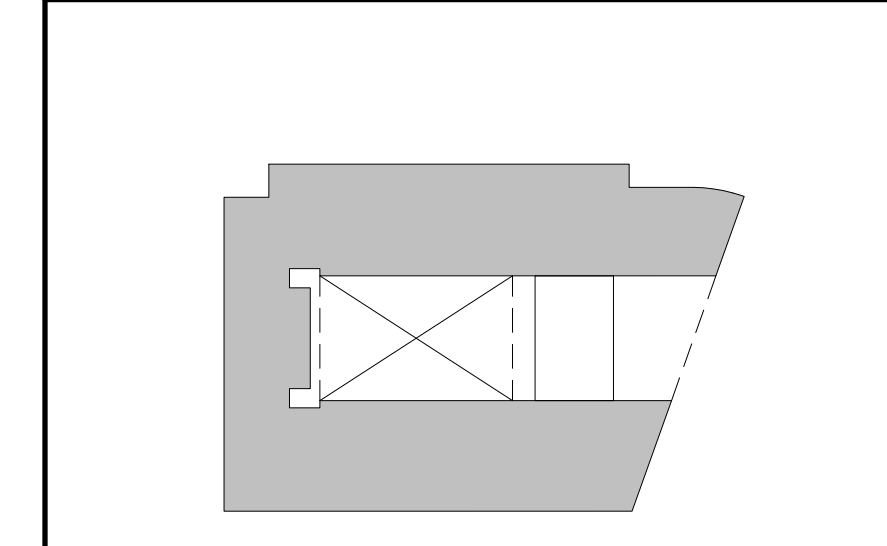
CODING NOTES #

- 1 REMOVE CORRIDOR CARPET. FINISH ROUGH EDGES TO AVOID TRIPPING HAZARD FOR HOTEL GUESTS WHERE PHASE DEMO STOPS. REMOVE EXISTING WAINSCOT ON WALL. PREPARE FOR INSTALLATION OF NEW.
- 2 REMOVE CEILING LIGHTING AND ACT TILES. CLEAN GRID. REPAIR/REPLACE WHERE NEEDED.
- 3 REMOVE CORRIDOR COLUMNS. PATCH AND REPAIR WALLS TO CREATE SMOOTH SURFACE.
- 4 REMOVE CORRIDOR AIR UNITS, TYPICAL.

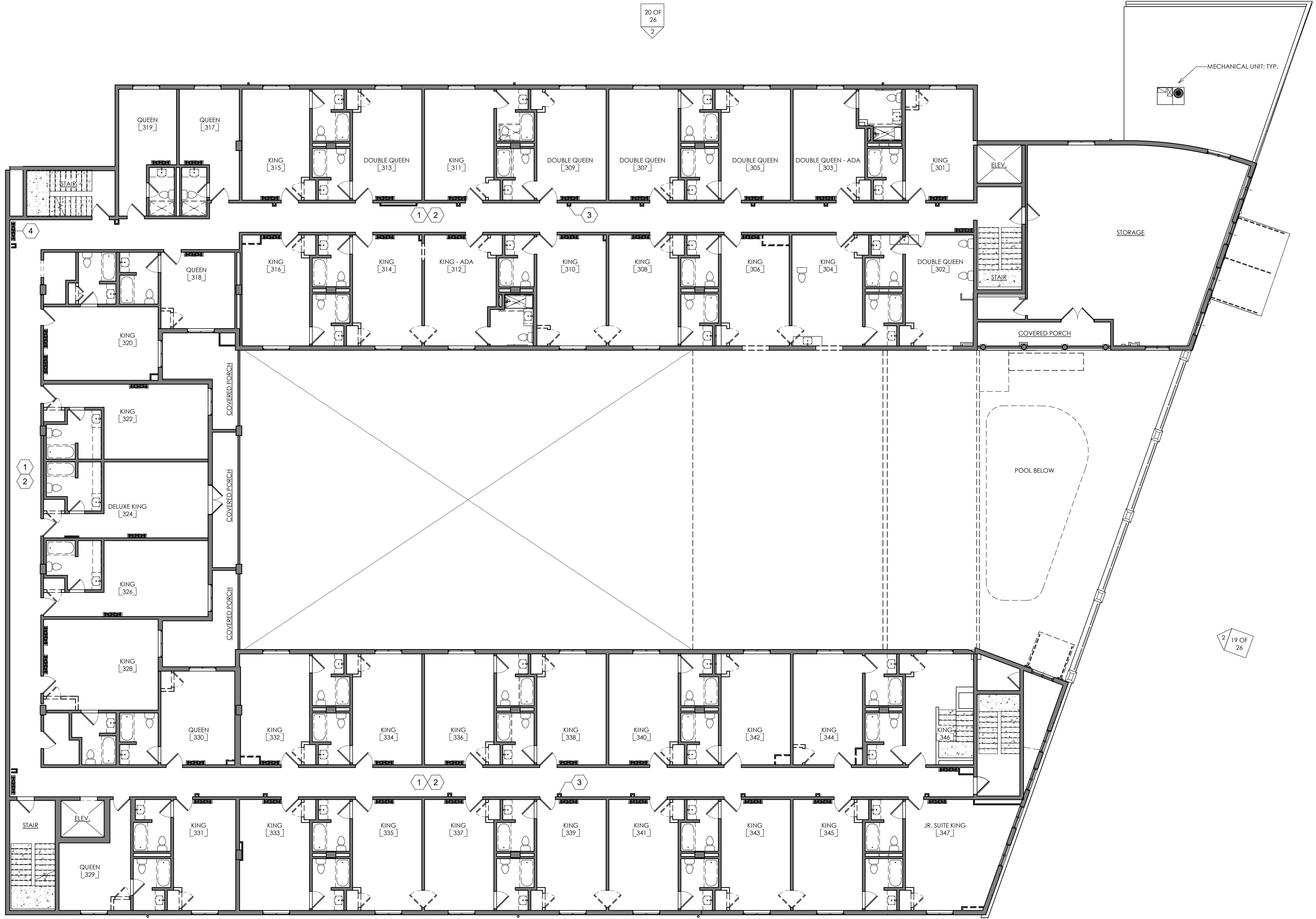
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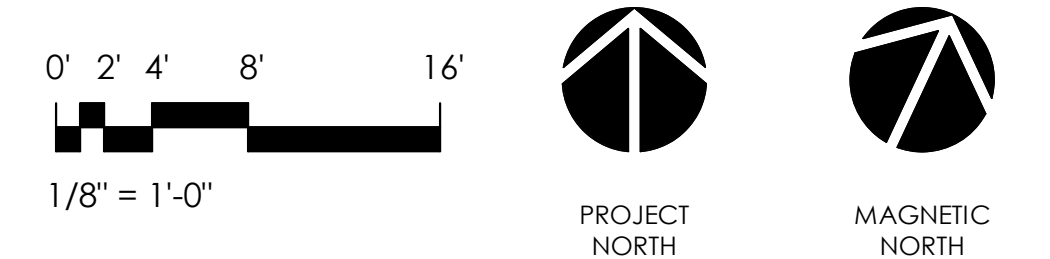
KEY PLAN



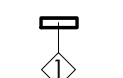






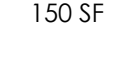


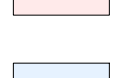

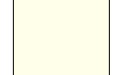

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| SHEET TITLE | |
| THIRD FLOOR PLAN - EXISTING | |
| DRAWN BY: | PROJ. COOR.: |
| Author | Checker |
| PROJECT NUMBER: 19029.00 | |
| ISSUE DATE: January 21, 2020 | |
| DRAWING NO. | |



1 THIRD FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



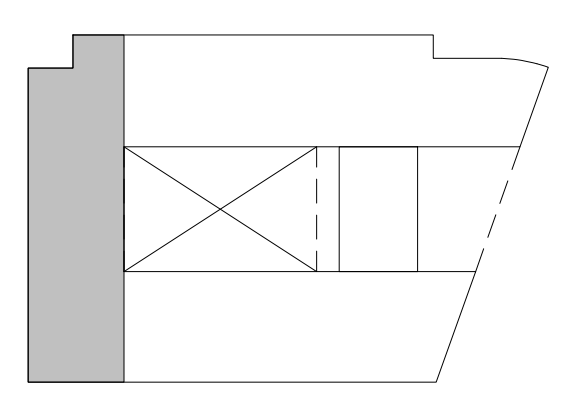
LEGEND

-  WALL TYPE TAG
-  101 DOOR NUMBER
-  EXISTING DOOR
-  NEW DOOR
-  EXISTING WALL
-  NEW WALL
-  ROOM NAME
-  ROOM NUMBER
-  ROOM AREA (IF SHOWN)
-  NON-WORK AREA
-  HOTEL AMENITY
-  GUESTROOMS
-  SERVICES
-  CIRCULATION

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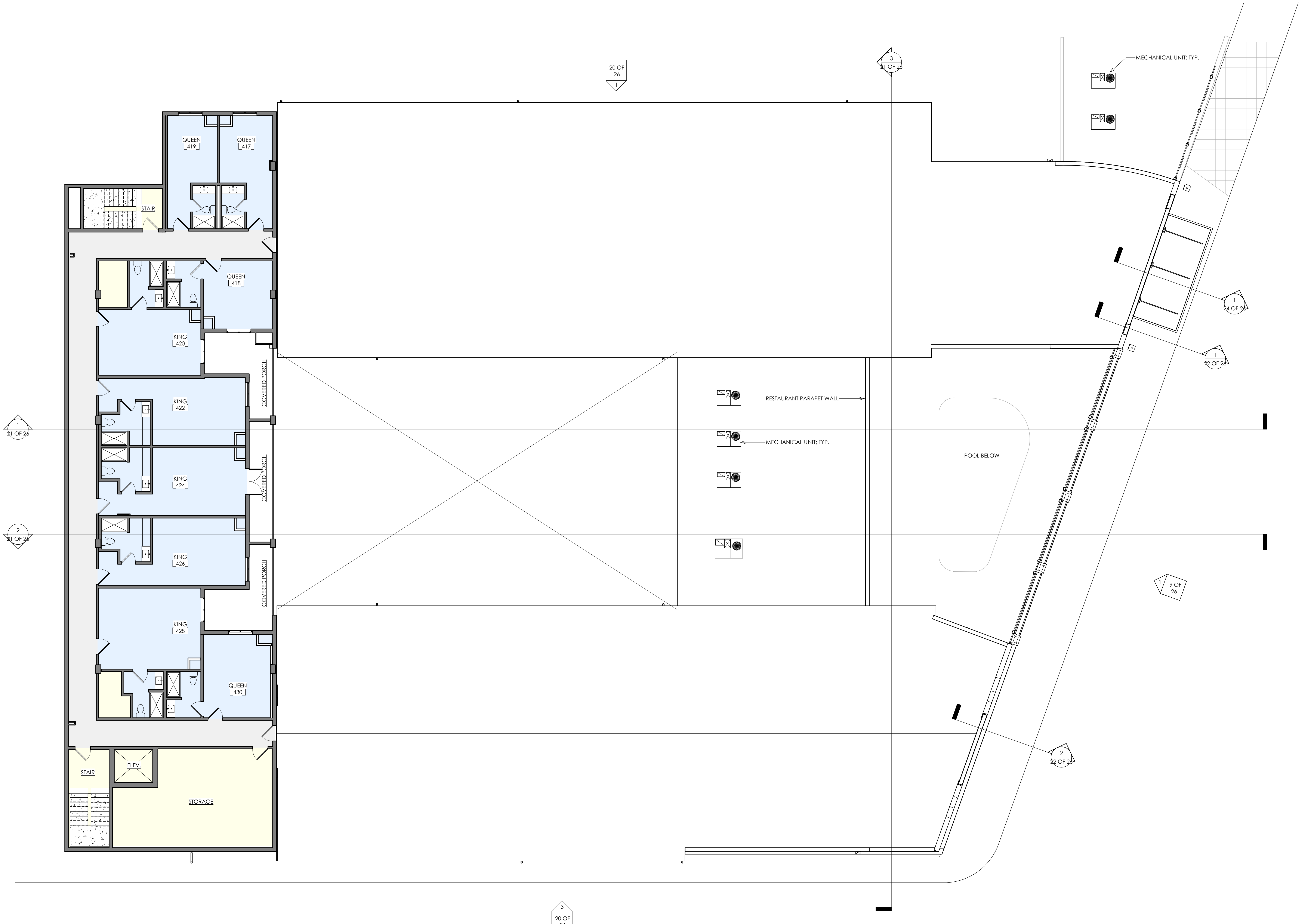
PRELIMINARY
NOT FOR
CONSTRUCTION

KEY PLAN

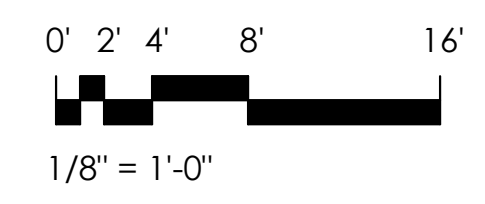


SHEET TITLE
FOURTH FLOOR PLAN - PROPOSED


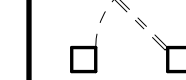

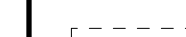



DRAWN BY: CB
PROJ. COOR.: TG
PROJECT NUMBER: 19029.00
ISSUE DATE: January 21, 2020
DRAWING NO.



1 FOURTH FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



LEGEND

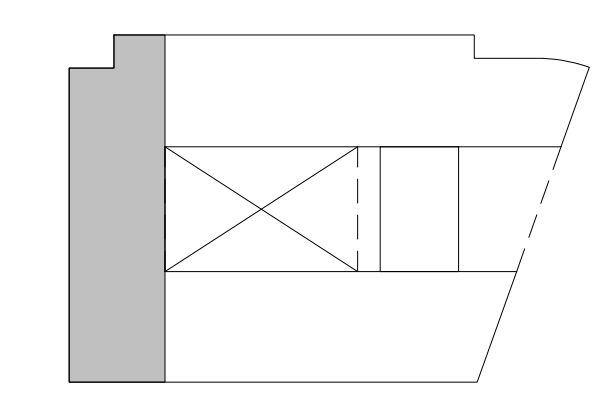
-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR TO BE REMOVED
-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED
-  ROOM NAME
[101]
150 SF
-  ROOM NAME
ROOM NUMBER
ROOM AREA (IF SHOWN)
-  NON-WORK AREA

CODED NOTES

- | REV. | DESCRIPTION | DATE |
|------|---|------|
| 1 | REMOVE CORRIDOR CARPET. FINISH ROUGH EDGES TO AVOID TRIPPING HAZARD FOR HOTEL GUESTS WHERE PHASE DEMO STOPS. REMOVE EXISTING WAINSCOT ON WALL. PREPARE FOR INSTALLATION OF NEW. | |
| 2 | REMOVE CEILING LIGHTING AND ACT TILES. CLEAN GRID. REPAIR/REPLACE WHERE NEEDED. | |
| 3 | REMOVE CORRIDOR COLUMNS. PATCH AND REPAIR WALLS TO CREATE SMOOTH SURFACE. | |
| 4 | REMOVE CORRIDOR AIR UNITS, TYPICAL. | |

**PRELIMINARY
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CONSTRUCTION**

KEY PLAN



SHEET TITLE
FOURTH FLOOR PLAN
- EXISTING

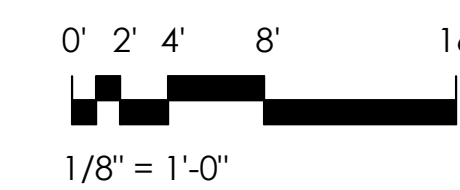
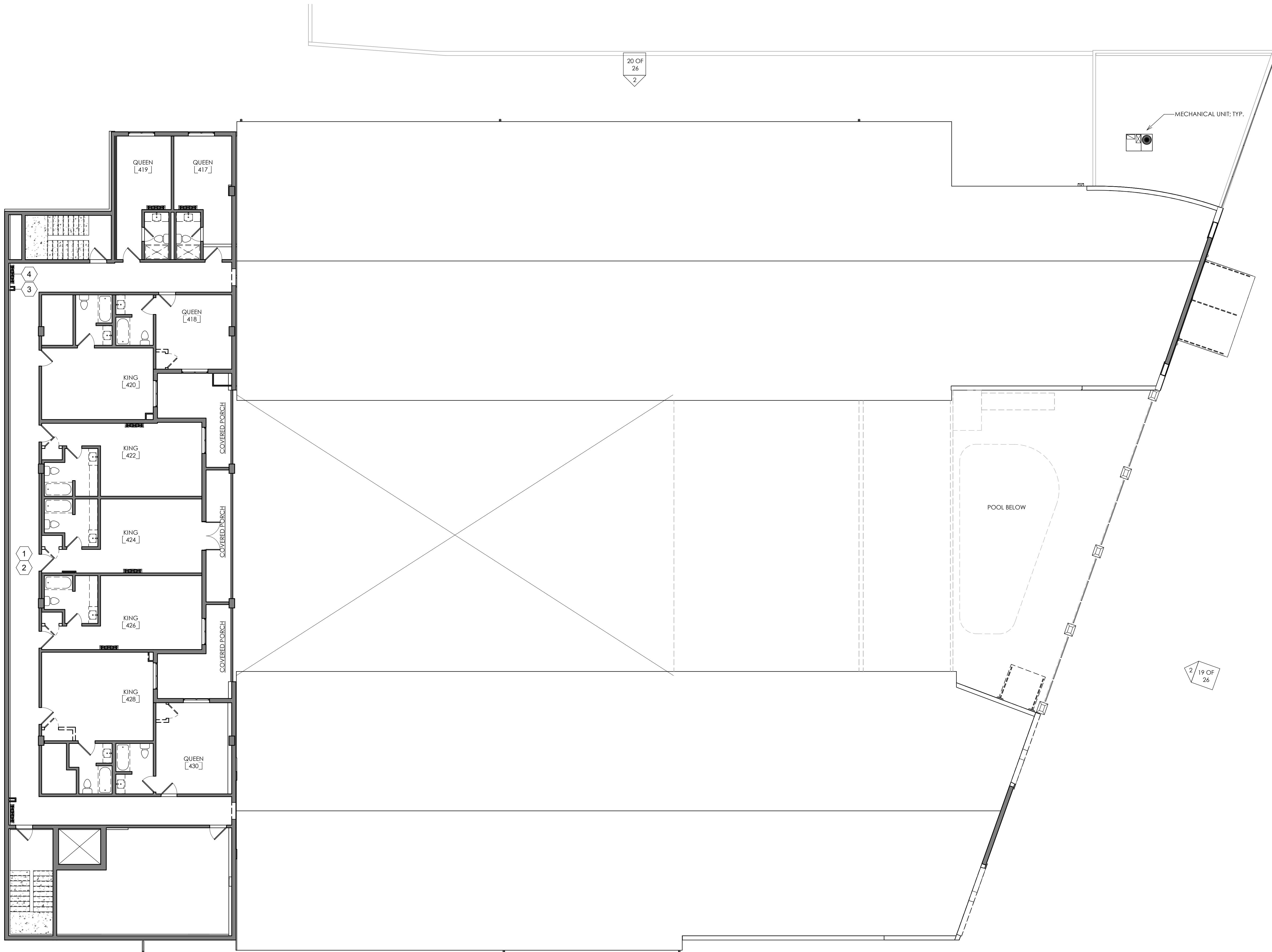
DRAWN BY: Author
PROJ. COOR.: Checker

PROJECT NUMBER: 19029.00

ISSUE DATE: January 21, 2020

DRAWING NO.

1 FOURTH FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



237 MEETING ST. HOTEL

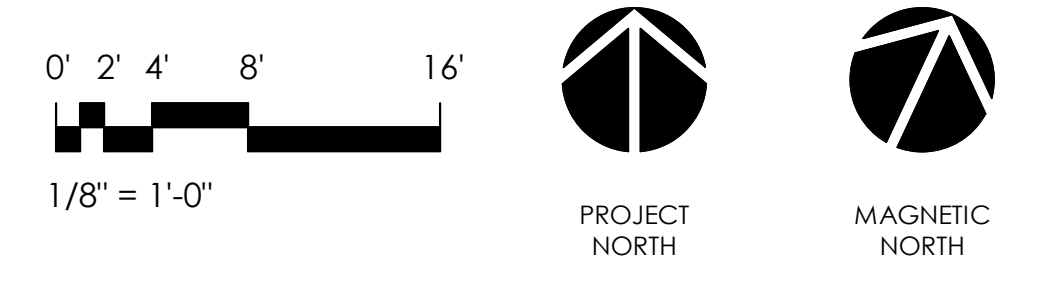
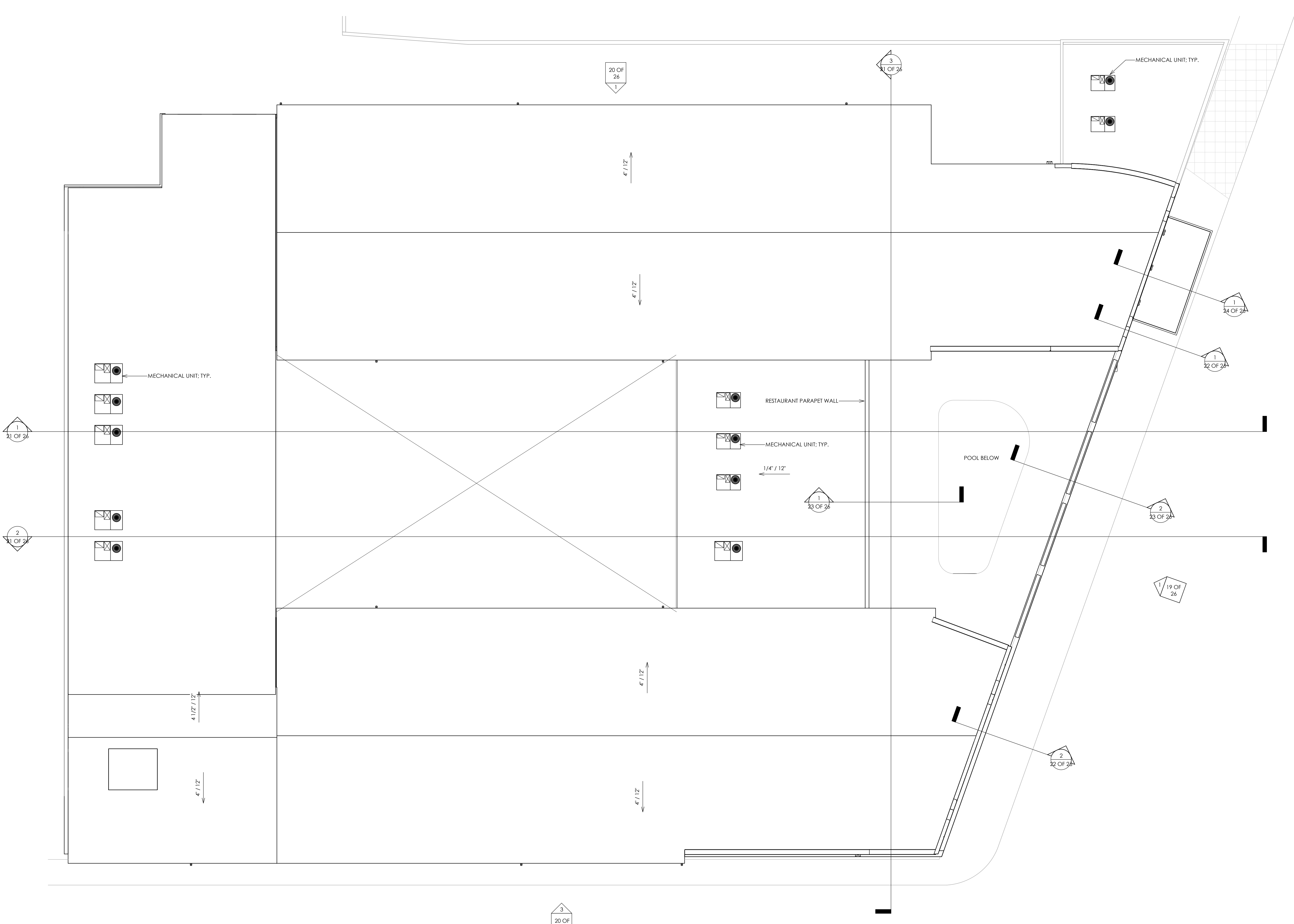
237 Meeting St. Charleston, SC 29401

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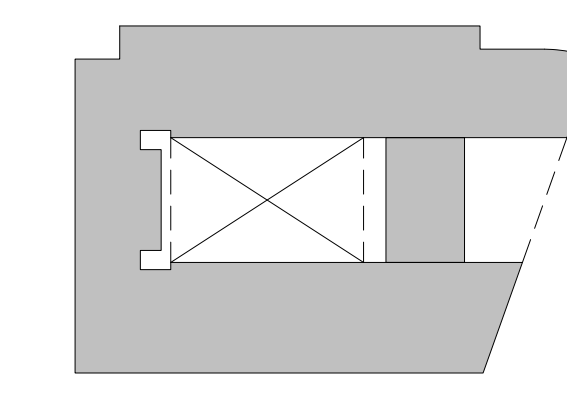
- 5' / 12' ROOF SLOPE & DIRECTION
- DS DOWNSPOUT
- RD ROOF DRAIN
- OD OVERFLOW DRAIN
- - - - BUILDING FOOTPRINT
- MECHANICAL ROOFTOP EQUIPMENT



1 ROOF PLAN - NEW

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

KEY PLAN



SHEET TITLE
ROOF PLAN -
PROPOSED

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| DRAWN BY: CB | PROJ. COOR.: TG |
| PROJECT NUMBER: 19029.00 | |
| ISSUE DATE: January 21, 2020 | |
| DRAWING NO. | |

LEGEND

- $5' / 12'$ ROOF SLOPE & DIRECTION
- DS DOWNSPOUT
- RD ROOF DRAIN
- OD OVERFLOW DRAIN
- BUILDING FOOTPRINT
- MECHANICAL ROOFTOP EQUIPMENT



Architecture
Interiors
Planning

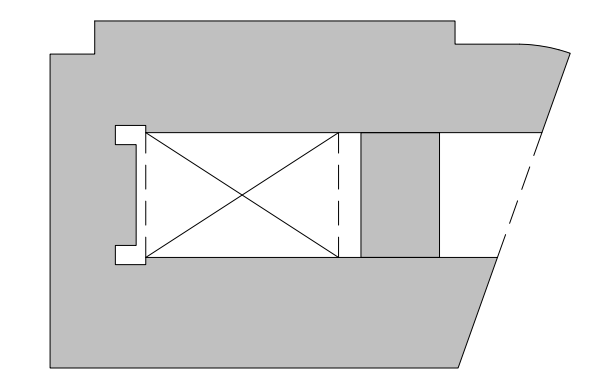
34 Radcliffe Street
Charleston, SC 29403
843.577.2163
www.goffdantonia.com

237 MEETING ST. HOTEL
237 Meeting St. Charleston, SC 29401

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KEY PLAN



SHEET TITLE
**ROOF PLAN -
EXISTING**

DRAWN BY: Author
PROJ. COOR.: Checker

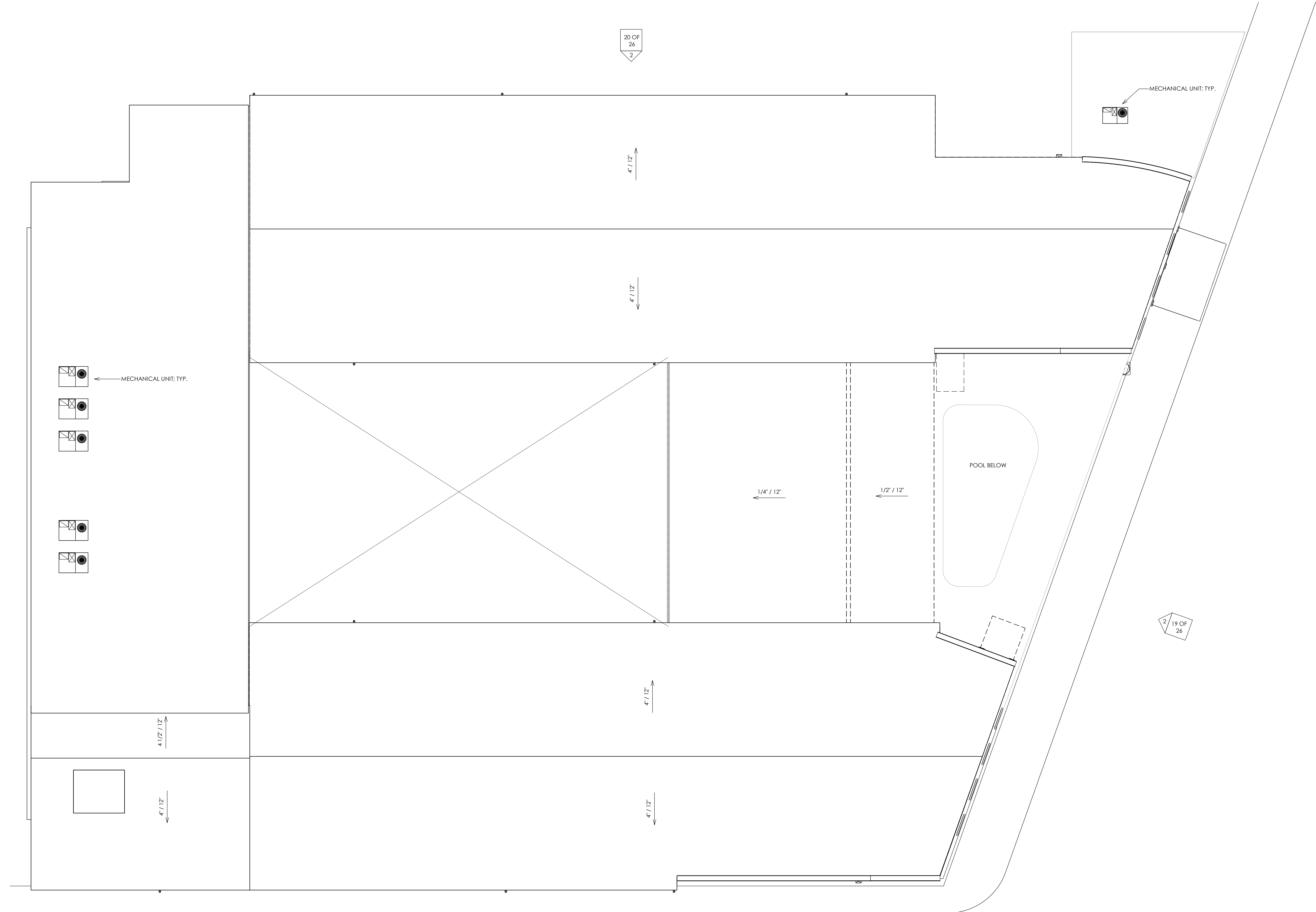
PROJECT NUMBER: 19029.00

ISSUE DATE: January 21, 2020

DRAWING NO.

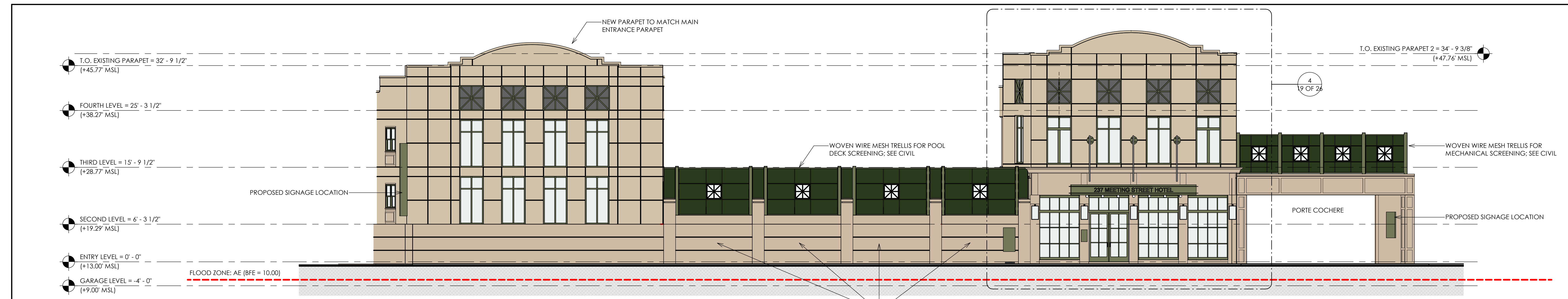
18 OF 26

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20 OF
26

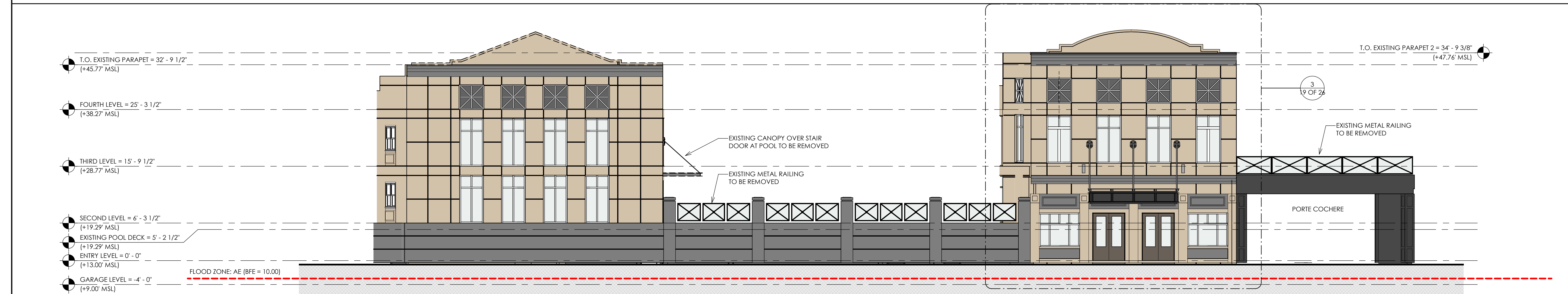


1 ROOF PLAN - EXISTING/DEMOLITION
SCALE: 1/8" = 1'-0"





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



② EAST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



③ EAST ELEVATION - EXISTING - ENLARGED EAST
SCALE: 1/4" = 1'-0"



④ EAST ELEVATION - PROPOSED - ENLARGED EAST
SCALE: 1/4" = 1'-0"

LEGEND

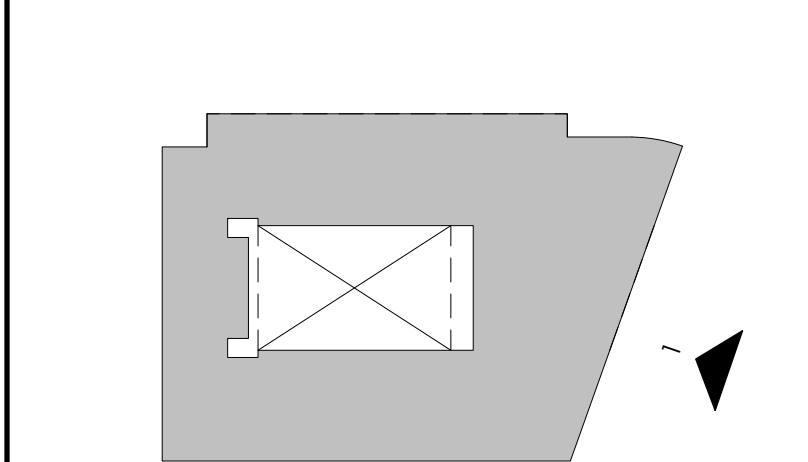
gda
Architecture
Interiors
Planning
34 Radcliffe Street
Charleston, SC 29403
843.577.2163
www.goffdantonio.com

237 MEETING ST. HOTEL
237 Meeting St. Charleston, SC 29401

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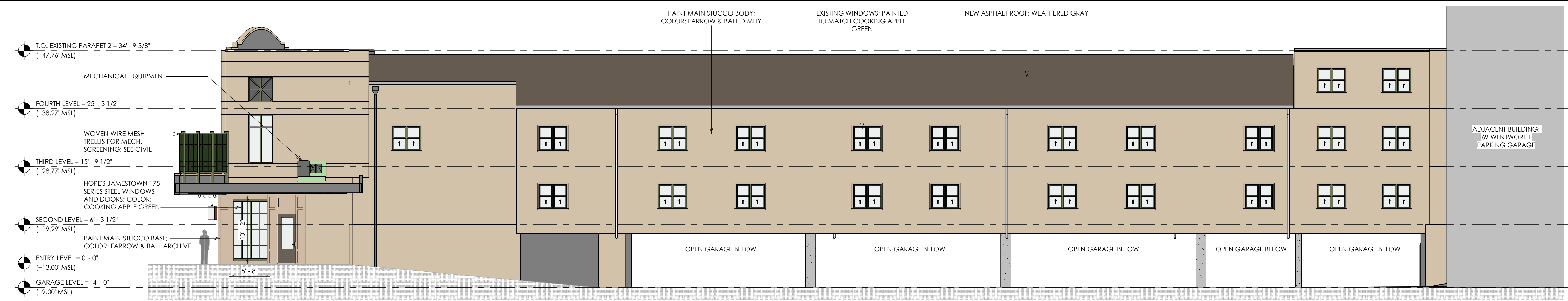
KEY PLAN



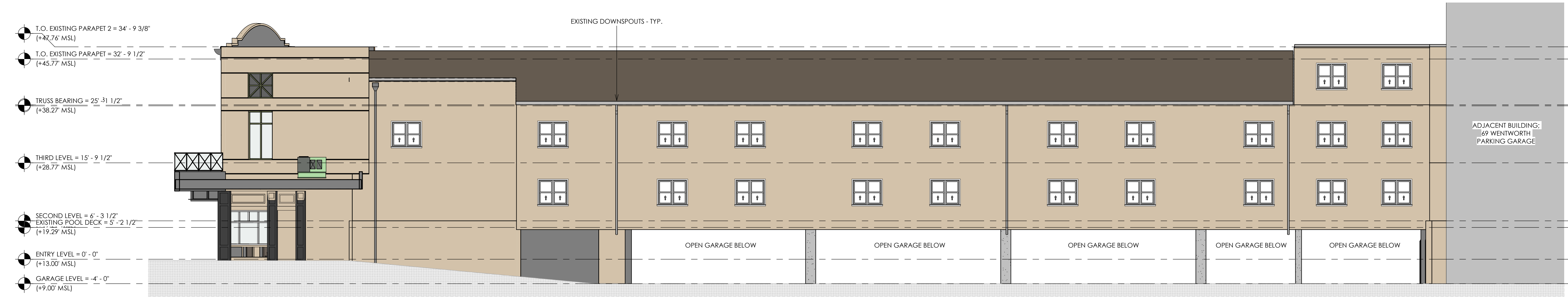
SHEET TITLE
BUILDING ELEVATIONS - EAST

DRAWN BY: CB
PROJ. COOR.: TG
PROJECT NUMBER: 19029.00
ISSUE DATE: January 21, 2020
DRAWING NO.:

LEGEND



1 NORTH ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

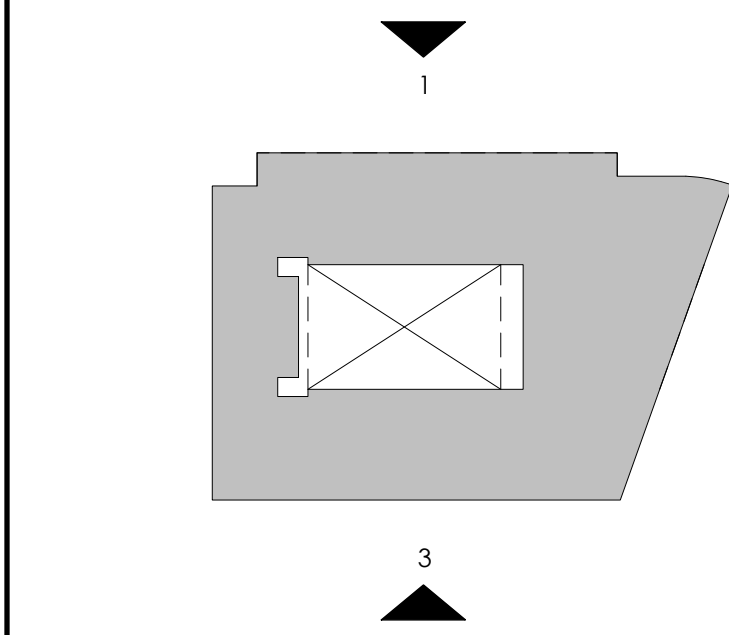


4 SOUTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

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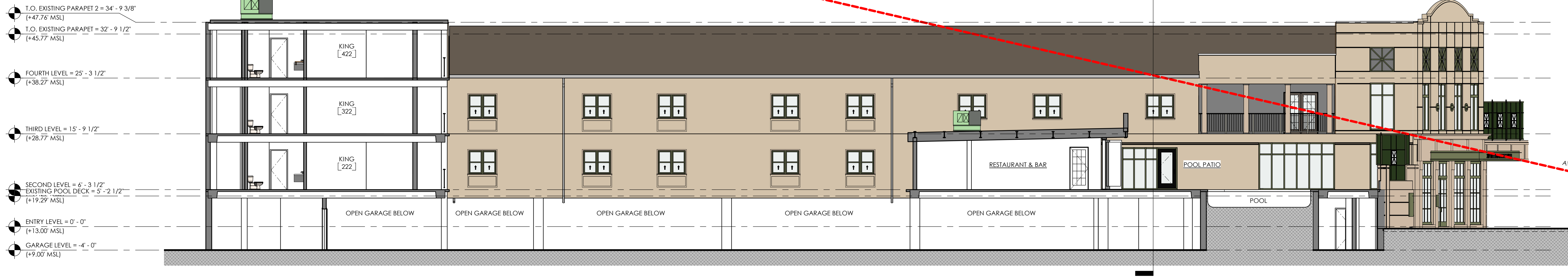


SHEET TITLE
BUILDING ELEVATIONS - NORTH/SOUTH

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| DRAWN BY: CB | PROJ. COOR.: TG |
| PROJECT NUMBER: 19029.00 | |
| ISSUE DATE: January 21, 2020 | |
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① E/W BUILDING SECTION @ COURTYARD
SCALE: 1/8" = 1'-0"



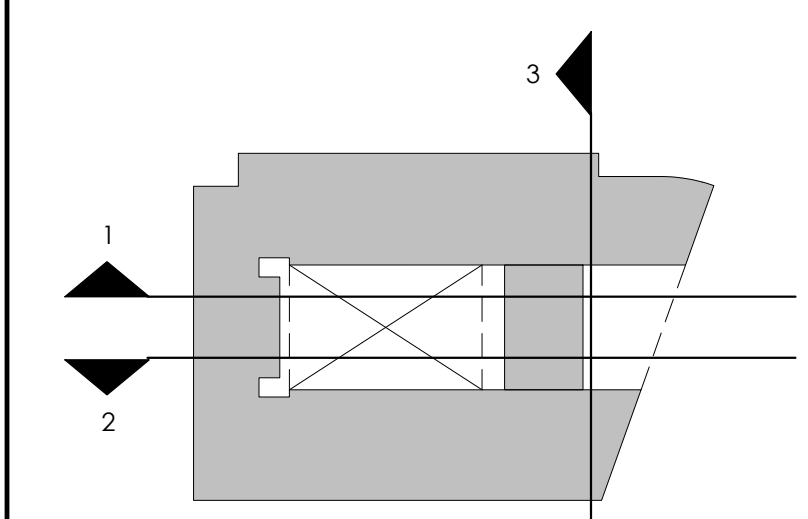
② E/W BUILDING SECTION @ ENTRANCE
SCALE: 1/8" = 1'-0"



③ N/S BUILDING SECTION @ PATIO
SCALE: 1/8" = 1'-0"

NOTES

KEY PLAN



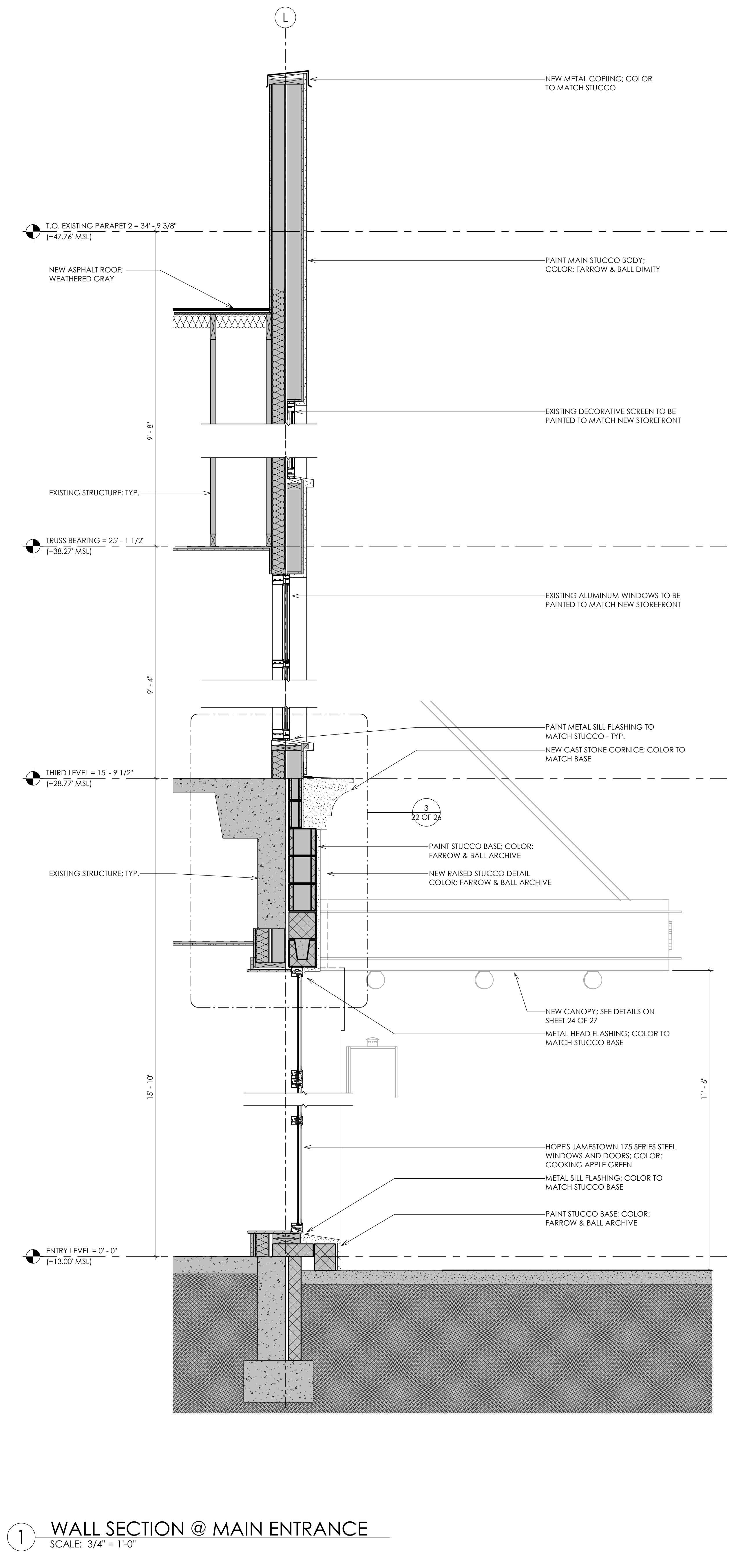
SHEET TITLE
BUILDING SECTIONS
@ COURTYARD

DRAWN BY: Author
PROJ. COOR.: Checker

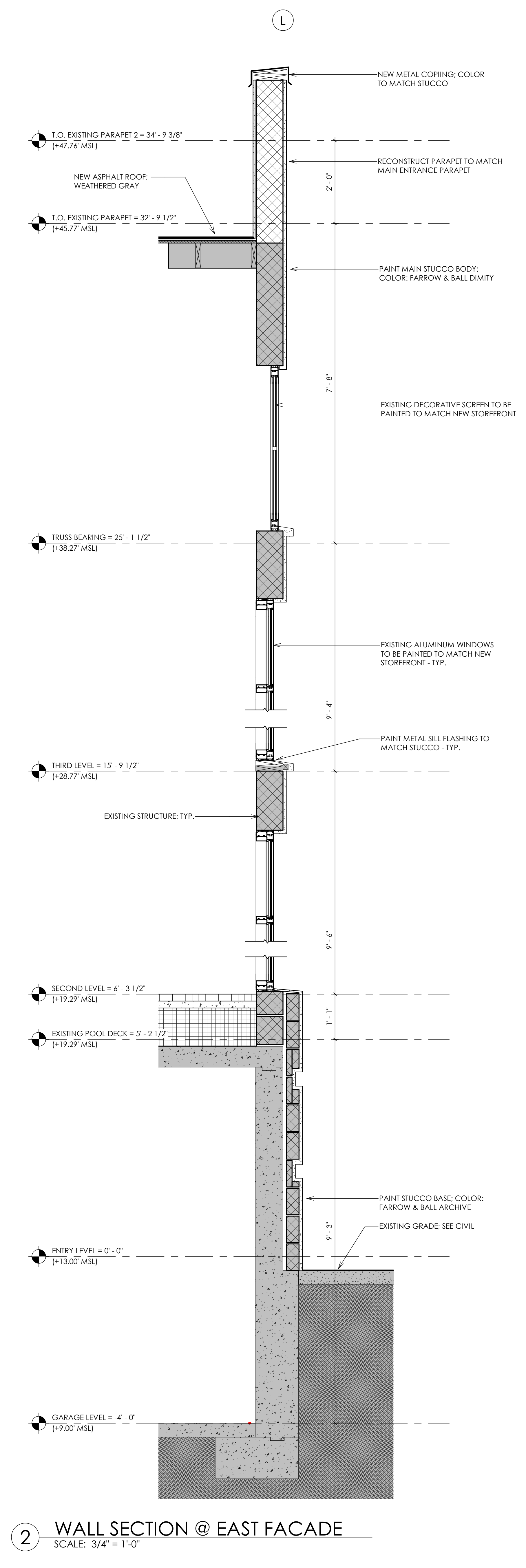
PROJECT NUMBER: 19029.00

ISSUE DATE: January 21, 2020

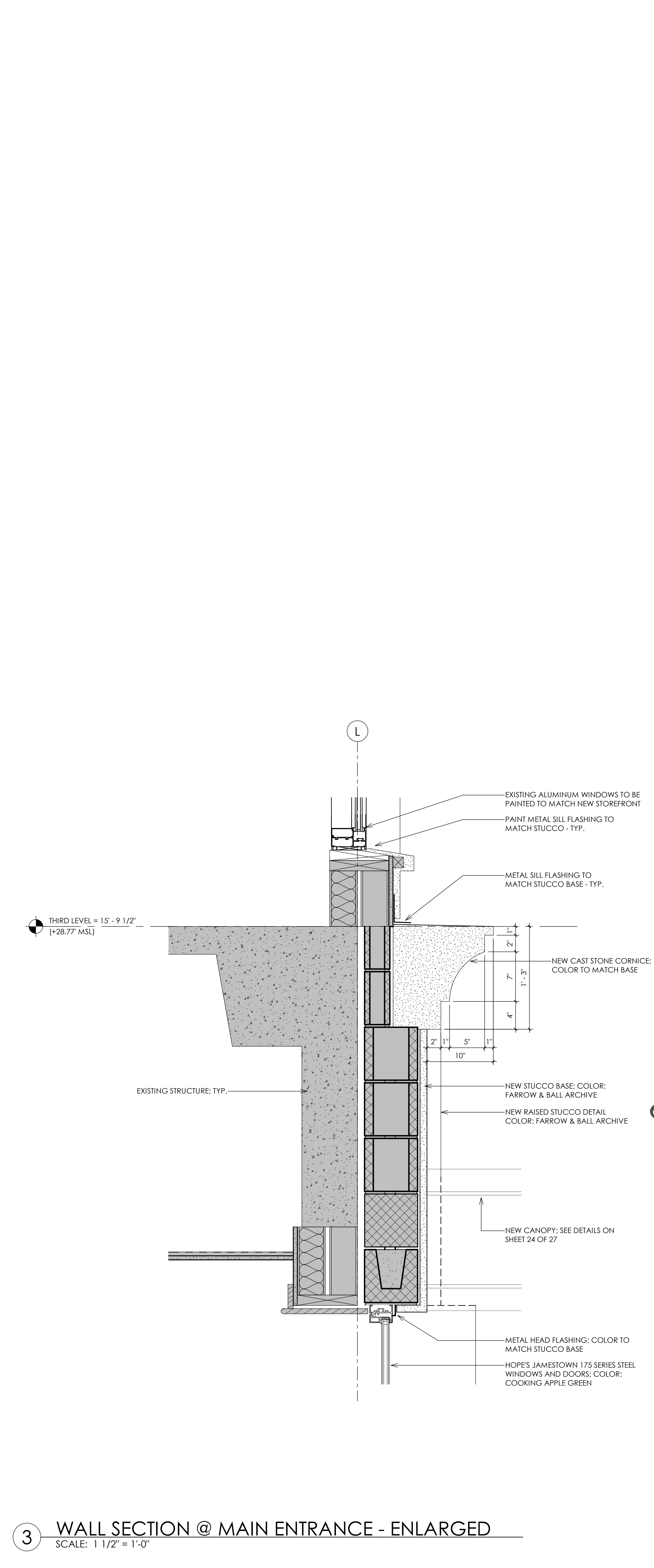
DRAWING NO.



1 WALL SECTION @ MAIN ENTRANCE
SCALE: 3/4" = 1'-0"



2 WALL SECTION @ EAST FACADE
SCALE: 3/4" = 1'-0"



3 WALL SECTION @ MAIN ENTRANCE - ENLARGED
SCALE: 1 1/2" = 1'-0"

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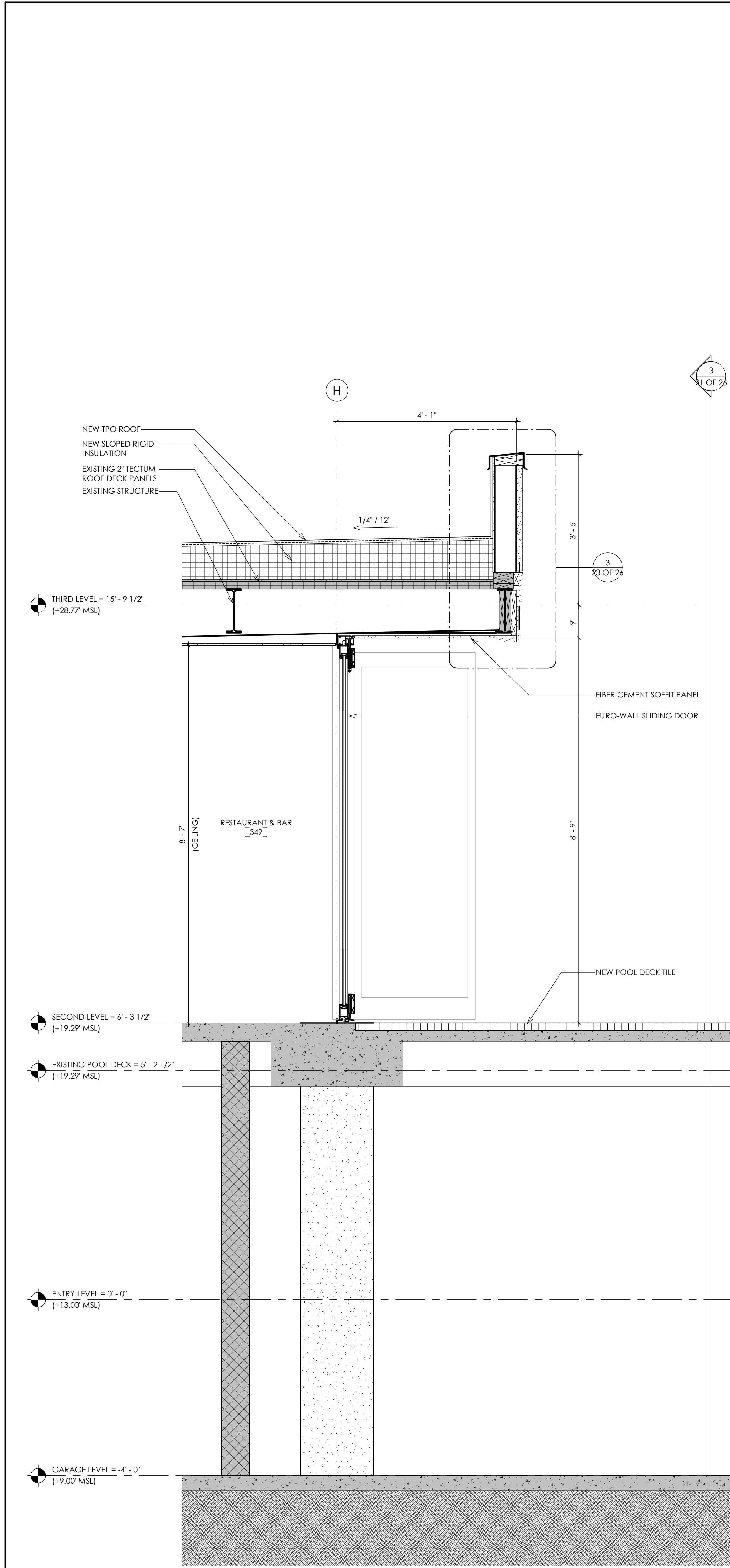
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CONSTRUCTION

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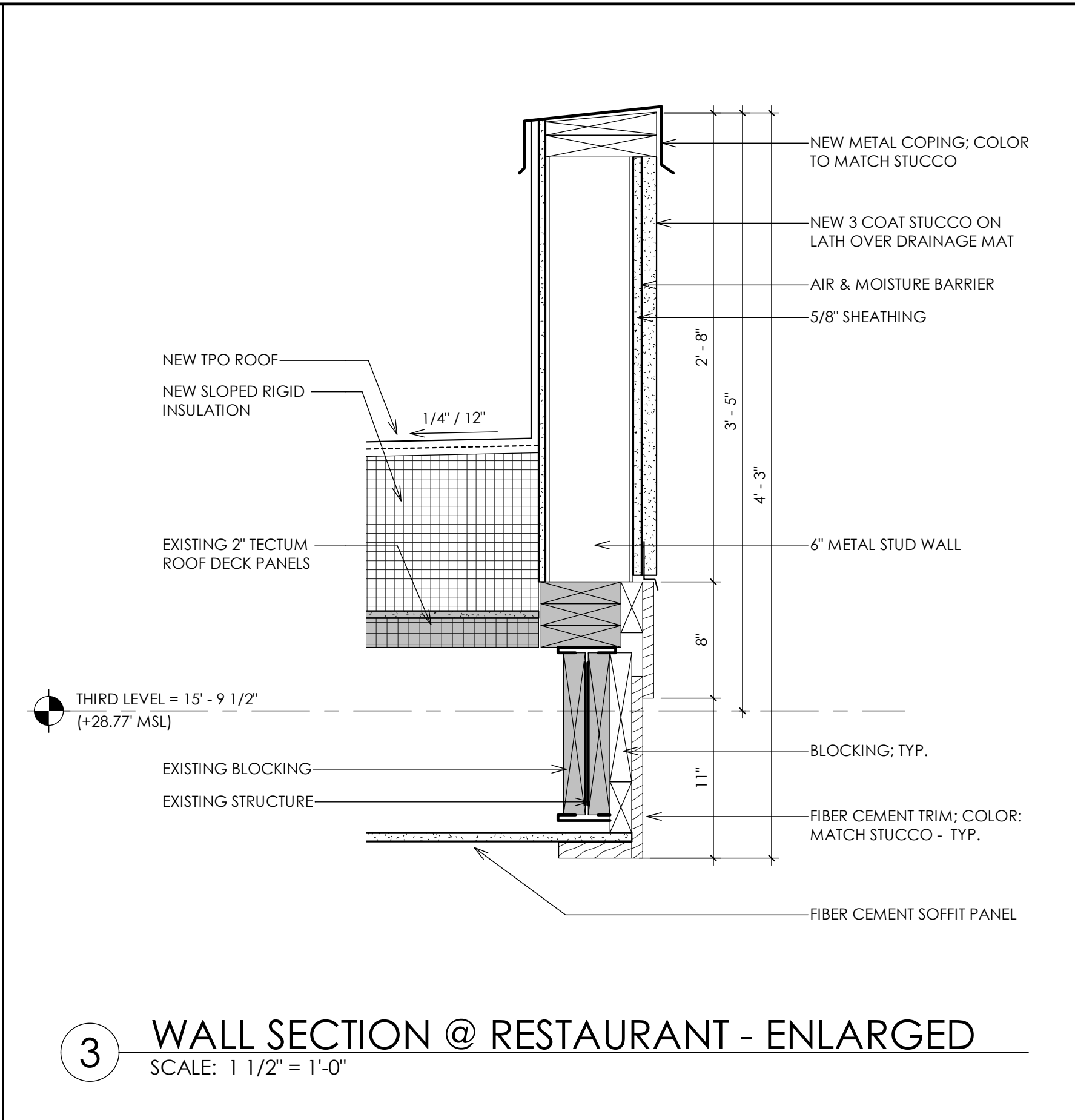
PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
WALL SECTIONS & DETAILS

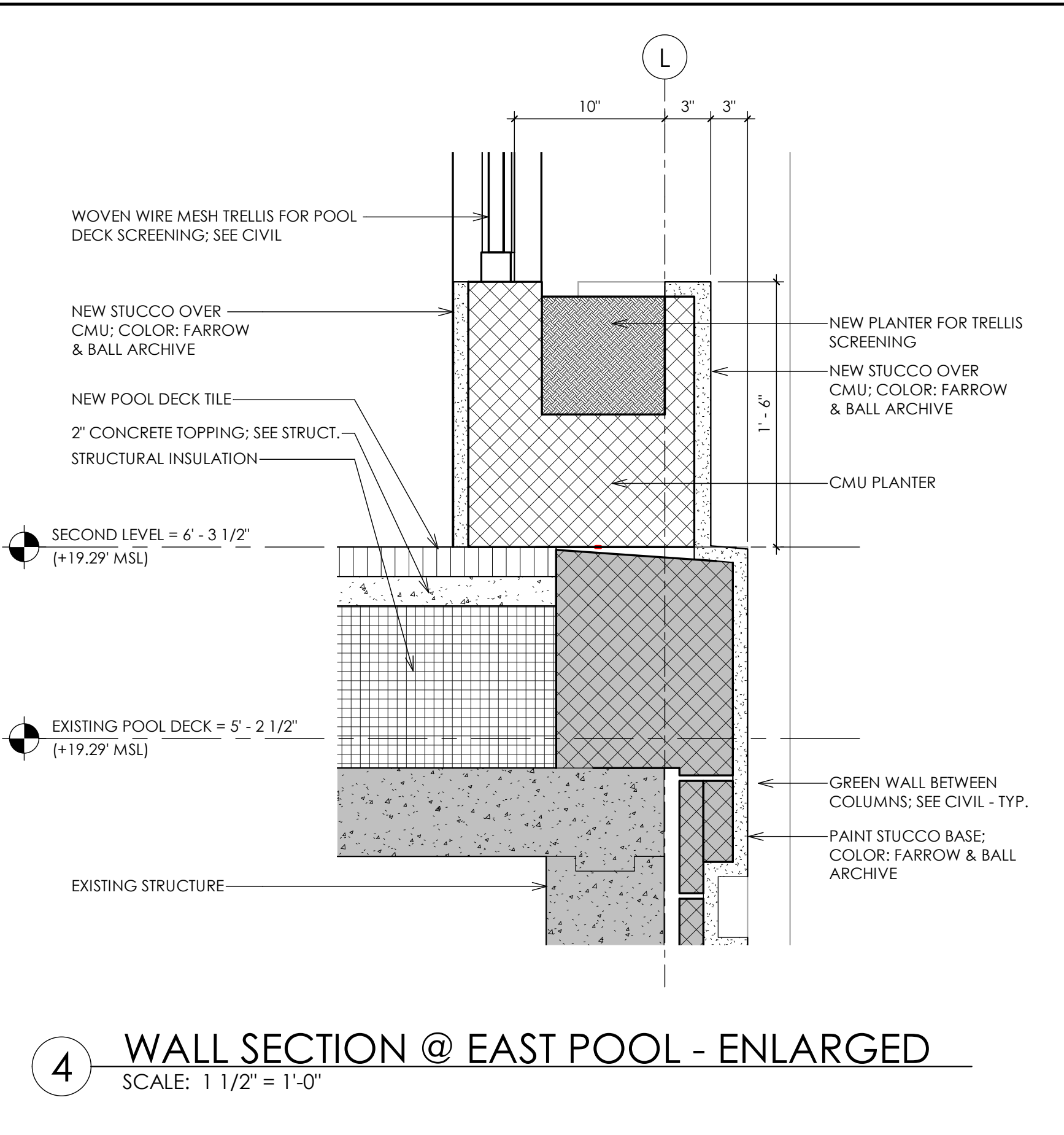
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| DRAWN BY: | PROJ. COOR.: |
| CB | TG |
| PROJECT NUMBER: | 19029.00 |
| ISSUE DATE: | January 21, 2020 |
| DRAWING NO. | |



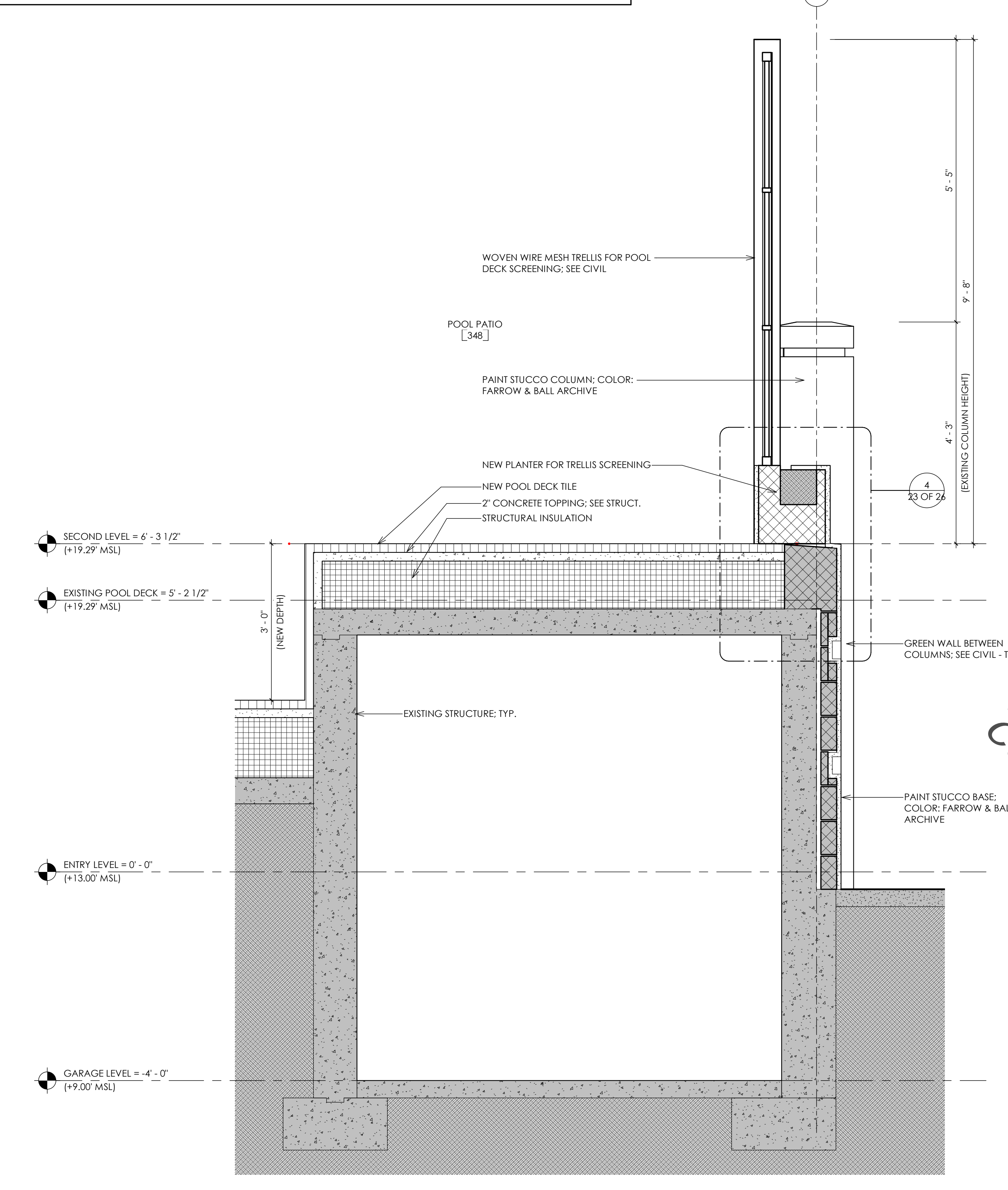
1 WALL SECTION @ RESTAURANT
SCALE: 3/4" = 1'-0"



3 WALL SECTION @ RESTAURANT - ENLARGED
SCALE: 1 1/2" = 1'-0"



4 WALL SECTION @ EAST POOL - ENLARGED
SCALE: 1 1/2" = 1'-0"



2 WALL SECTION @ EAST FACADE & POOL
SCALE: 3/4" = 1'-0"

| REV. | DESCRIPTION | DATE |
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PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
CANOPY SECTIONS & DETAILS

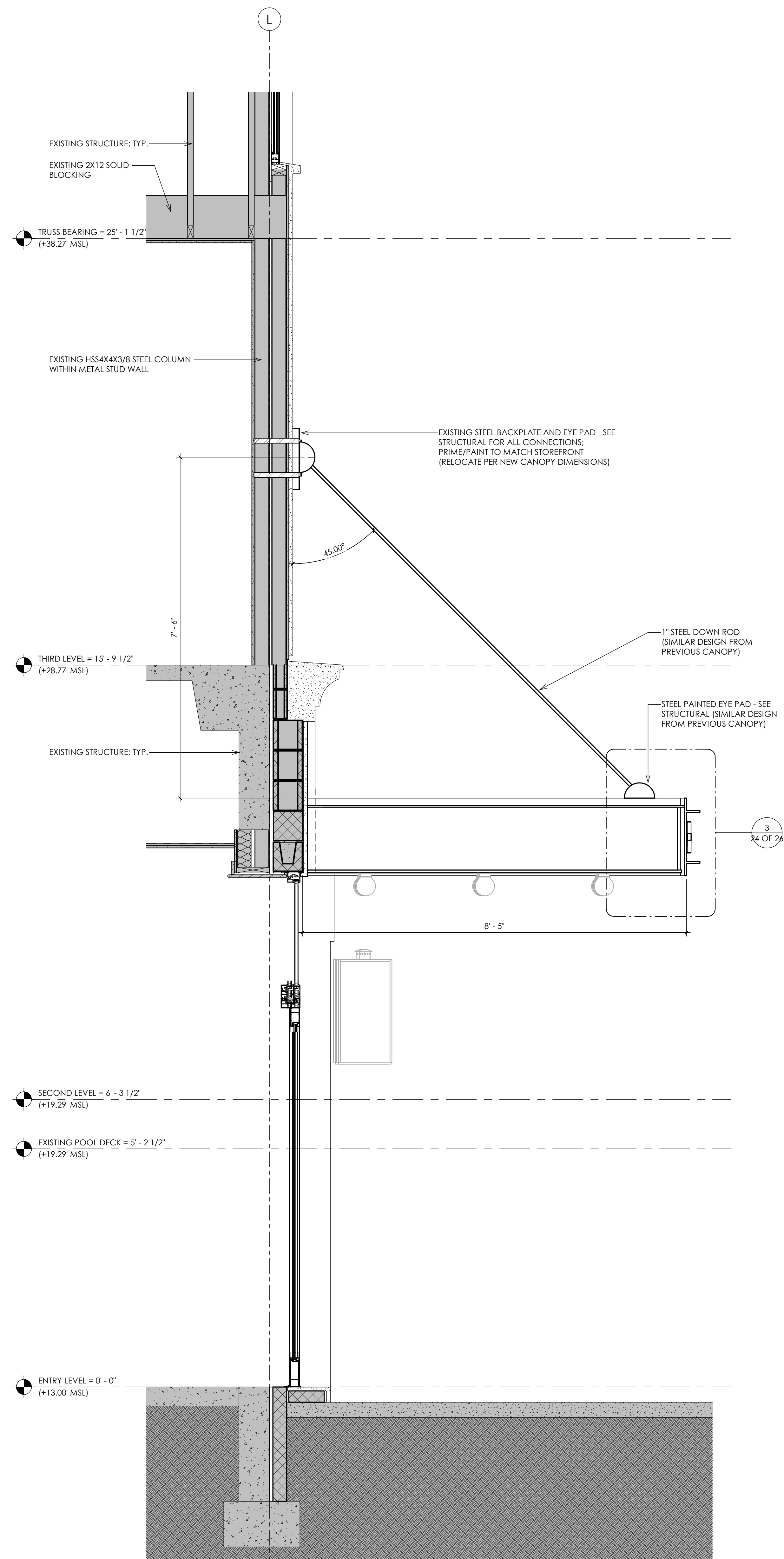
DRAWN BY: Author
PROJ. COOR.: Checker

PROJECT NUMBER: 19029.00

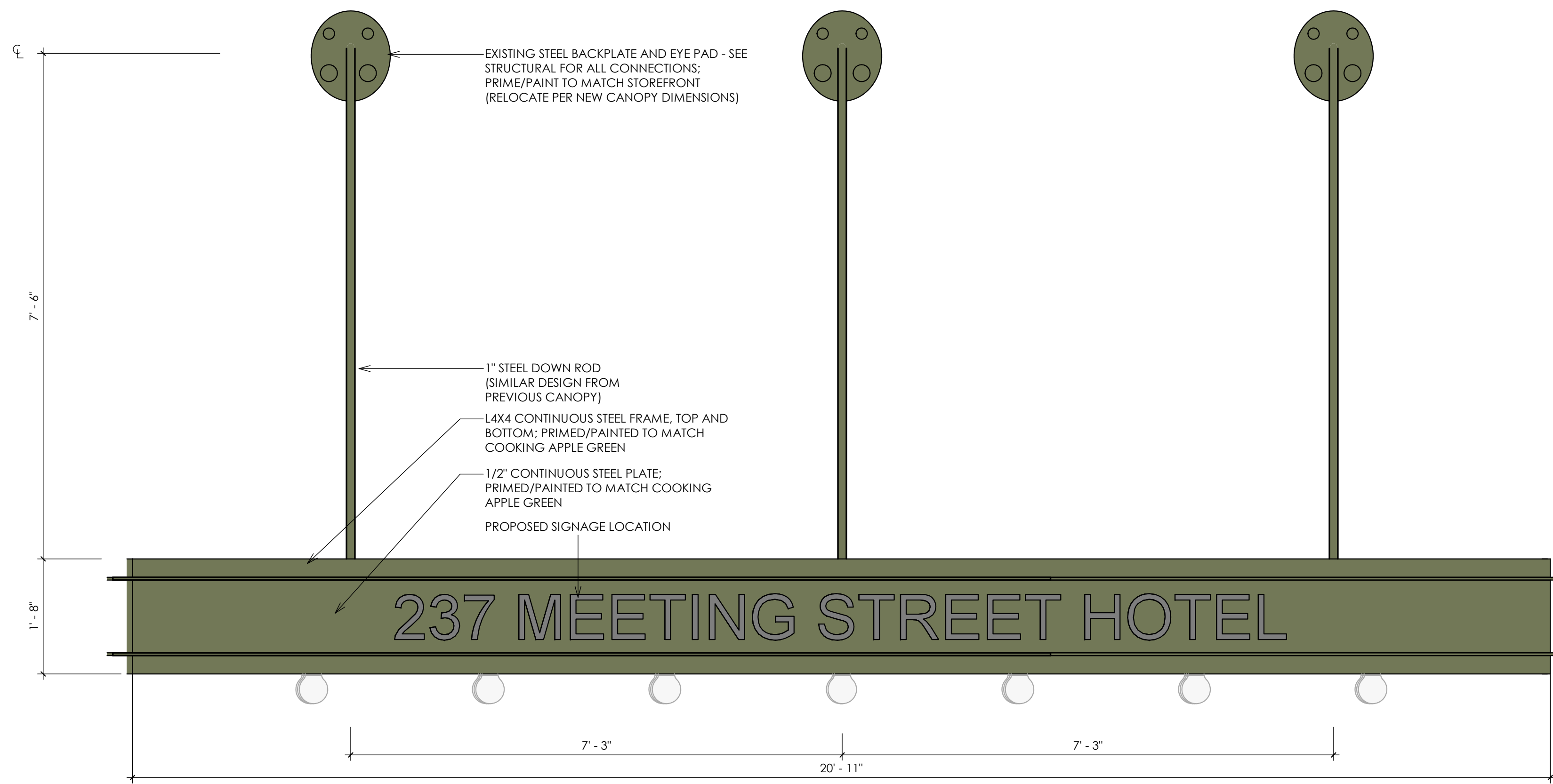
ISSUE DATE: January 21, 2020

DRAWING NO.

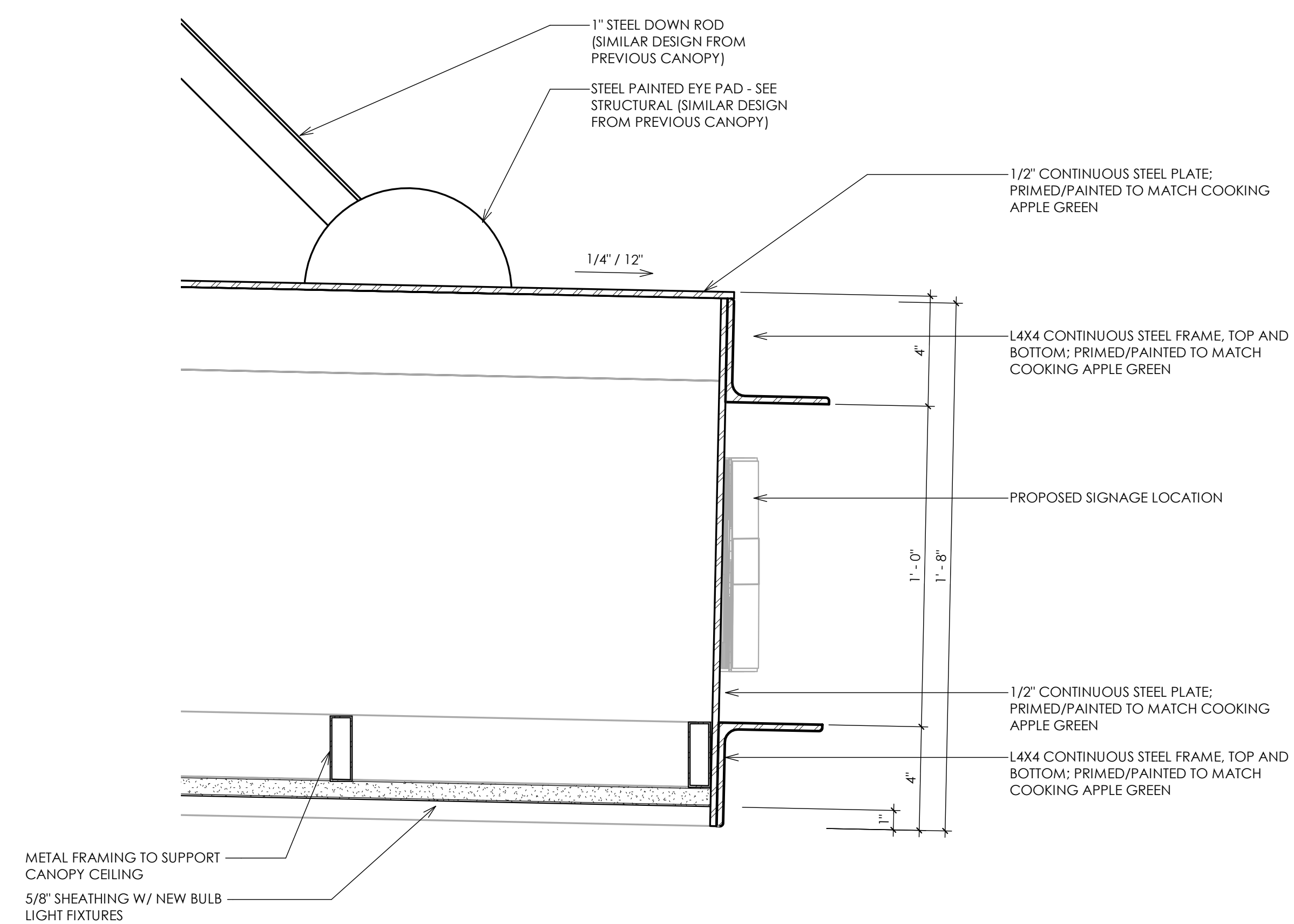
24 OF 26



1 WALL SECTION @ CANOPY
SCALE: 3/4" = 1'-0"



2 EAST ELEVATION - ENLARGED CANOPY
SCALE: 3/4" = 1'-0"



3 WALL SECTION @ CANOPY DETAIL
SCALE: 3" = 1'-0"



| REV. | DESCRIPTION | DATE |
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PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
PERSPECTIVE
RENDERING -
ENTRANCE

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| DRAWN BY: CB | PROJ. COOR.: TG |
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PROJECT NUMBER: 19029.00

ISSUE DATE: January 21, 2020

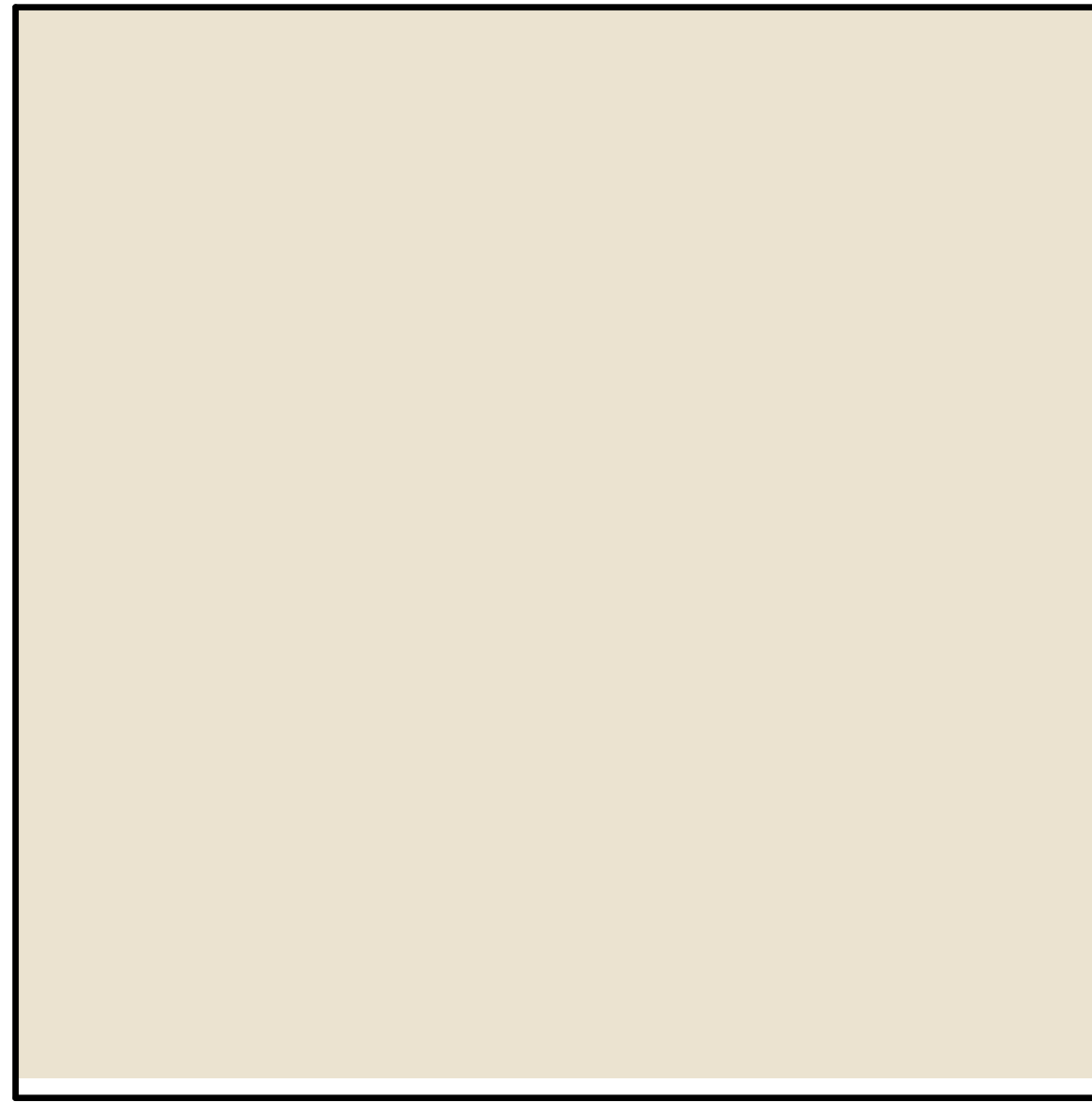
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PRELIMINARY
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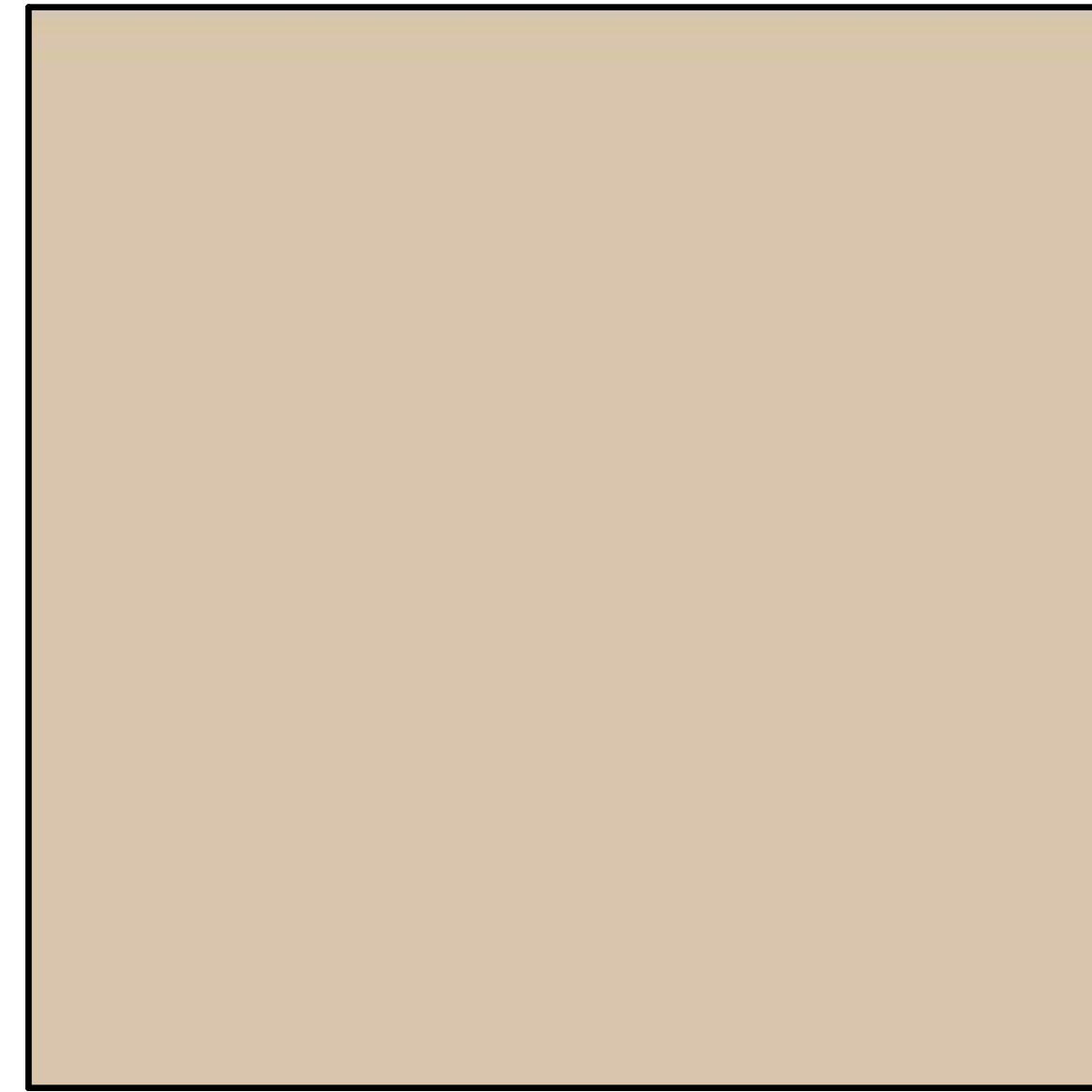
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| SHEET TITLE | |
| MATERIALS | |
| DRAWN BY: CB | PROJ. COOR.: TG |
| PROJECT NUMBER: 19029.00 | |
| ISSUE DATE: January 21, 2020 | |
| DRAWING NO. | |

STUCCO



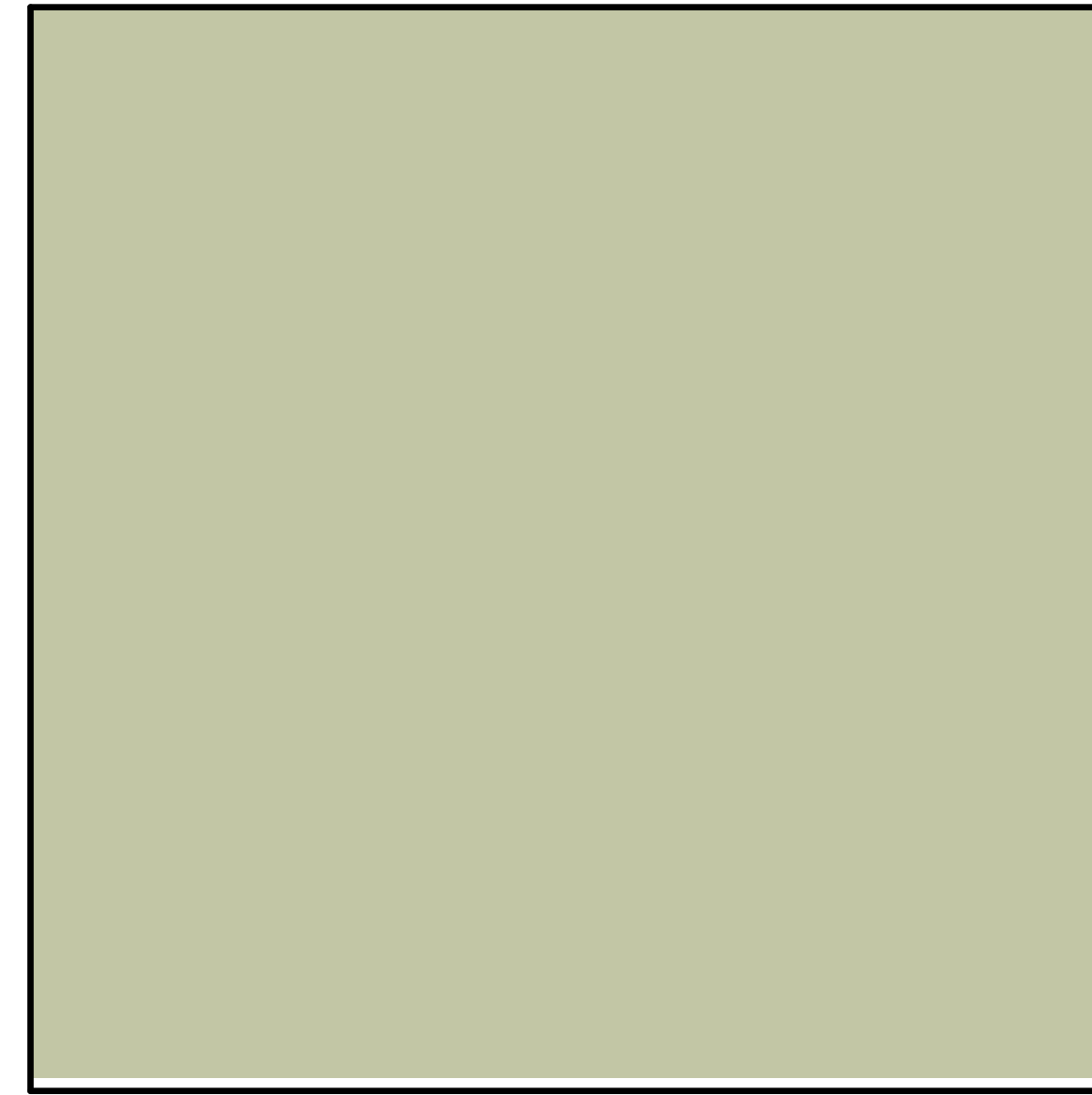
FARROW & BALL PAINT:
- COLOR: DIMITY
- BUILDING MAIN BODY

STUCCO



FARROW & BALL PAINT:
- COLOR: ARCHIVE
- BUILDING BASE

ALUMINUM/METAL



FARROW & BALL PAINT:
- COLOR: COOKING APPLE GREEN
- WINDOWS AND DOORS
- MARQUIS
- RAILING AND SCREENING

ROOF SHINGLES



GAF TIMBERLINE HD SHINGLES:
COLOR: WEATHERED WOOD

EXTERIOR LIGHTING



BELMONT WALL SCONCE BY
URBAN ELECTRIC.
- COLOR:

NEW STOREFRONT



HOPE'S JAMESTOWN 175 SERIES
- STEEL WINDOWS AND DOORS
- COLOR: COOKING APPLE GREEN

NEW SLIDING DOOR



EURO-WALL VISTA FOLD
- IMPACT RATED ALUMINUM
FOLDING DOORS
- COLOR: COOKING APPLE GREEN

CANOPY LIGHTING



TRELLIS/PLANTERS



GELSEMIUM (YELLOW YASMINE)
- SEE CIVIL

GREEN WALL



FICUS PUMILA (CREEPING FIG)
- SEE CIVIL