City of Charleston

Board of Architectural Review-LARGE

September 25, 2019

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

Agenda Item 1:

Approval of minutes from the March 13, 2019 regular meeting.

Agenda Item 2:

Approval of minutes from the March 13, 2019 special meeting.

Agenda Item 3:

551 Meeting Street - - TMS # 459-05-01-015

Request approval for demolition of existing structure.

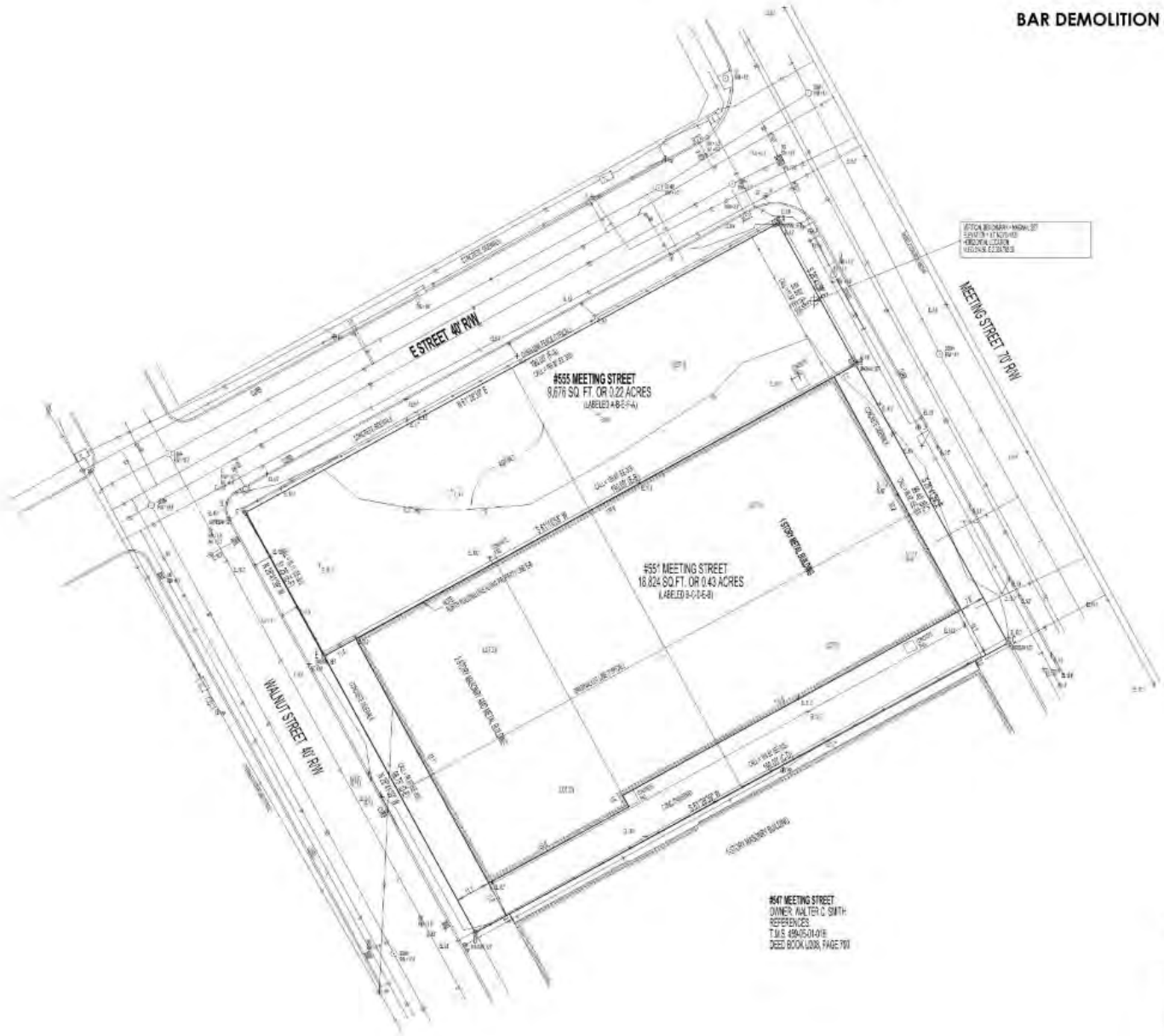
Not Rated / (East Side) / c. 1944-51; 1951-55 /

Historic Corridor District

551 MEETING STREET DEMOLITION REQUEST

TMS#: 459-05-01-015

BAR DEMOLITION SUBMITTAL - 09.16.2019



NOTE: FLOOD ZONE: AE 13

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D102	AERIAL VIEW
D103	DEMOLITION PLAN
D104	PHOTOGRAPHS
D105	PHOTOGRAPHS
D106	PHOTOGRAPHS
D107	3D STRUCTURAL ANALYSIS
D108	ENGINEER'S REPORT

1 SURVEY 1/16" = 1'-0"

BELLO | GARRIS ARCHITECTS

74-A SPRING STREET
CHARLESTON, SC 29403
843.640.3565
BELLOGARRIS.COM

551MEETING STREET - DEMOLITION REQUEST

551 MEETING STREET
CHARLESTON SC 29043

Document Record

No.	Date	Description

SURVEY

9/13/2019
Date

1/16" = 1'-0"
Scale

Author
Drawn

Sheet Number
Title No.

D101

NOT RELEASED FOR CONSTRUCTION

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551MEETING STREET - DEMOLITION REQUEST

551 MEETING STREET
CHARLESTON SC 29043

Document Record

No.	Date	Description

AERIAL VIEW

9/13/2019
Date

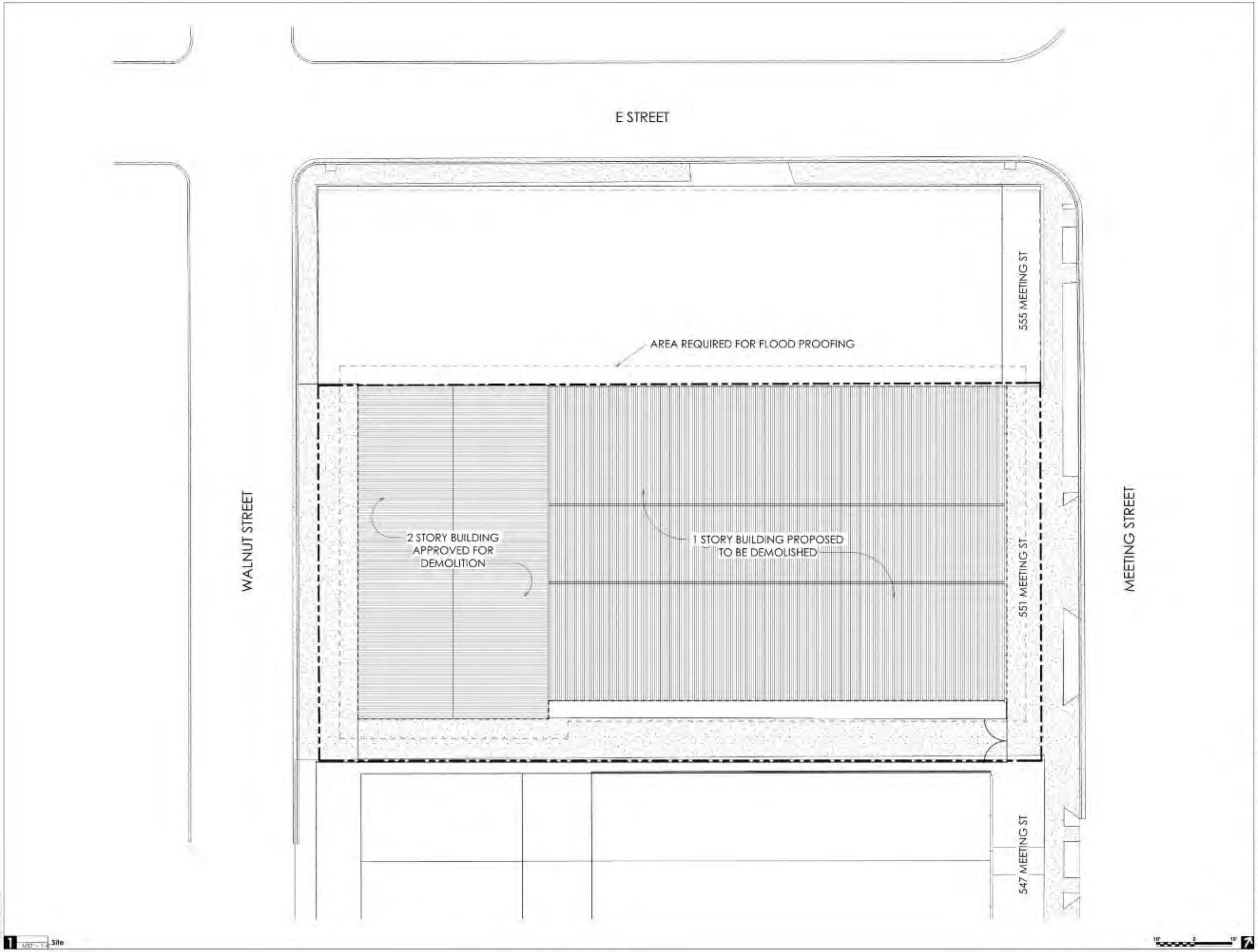
3/4" = 1'-0"
Scale

Author
Drawn

Project Number
Job No.

D102

NOT RELEASED FOR CONSTRUCTION



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551MEETING STREET - DEMOLITION REQUEST

551 MEETING STREET
CHARLESTON SC 29043

Document Record

No.	Date	Description

DEMOLITION PLAN

7/13/2019
Date

3/32" = 1'-0"
Scale

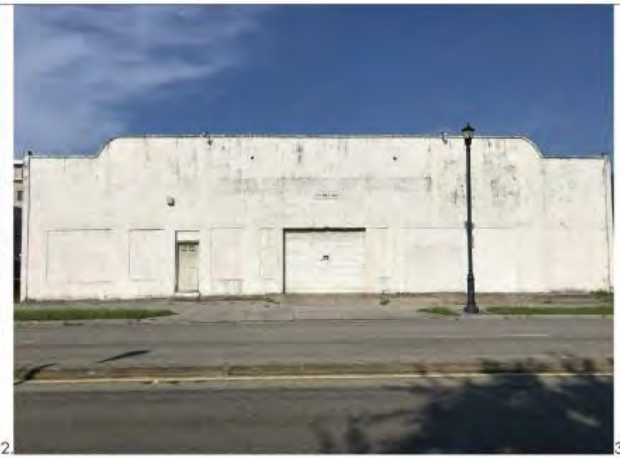
Author
Drawn

Project Number
Job No

D103

NOT RELEASED FOR CONSTRUCTION


1.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ARCHITECTS

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CHARLESTON, SC 29403
843.640.3566
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551MEETING STREET - DEMOLITION REQUEST

551 MEETING STREET
CHARLESTON SC 29043

Document Record

No.	Date	Description

PHOTOGRAPHS

9/13/2019
Date

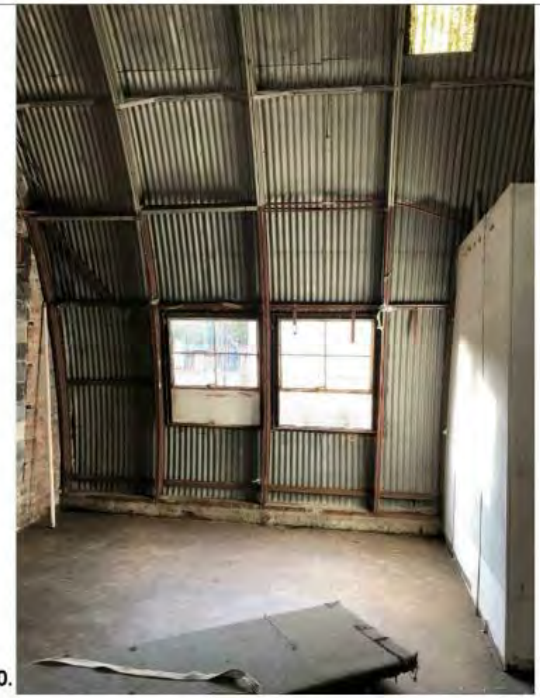
Scale

Author
Drawn

Project Number
Job No.

D104

NOT RELEASED FOR CONSTRUCTION



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551MEETING STREET - DEMOLITION REQUEST

551 MEETING STREET
CHARLESTON SC 29043

Document Record

No.	Date	Description

PHOTOGRAPHS

9/13/2019
Date

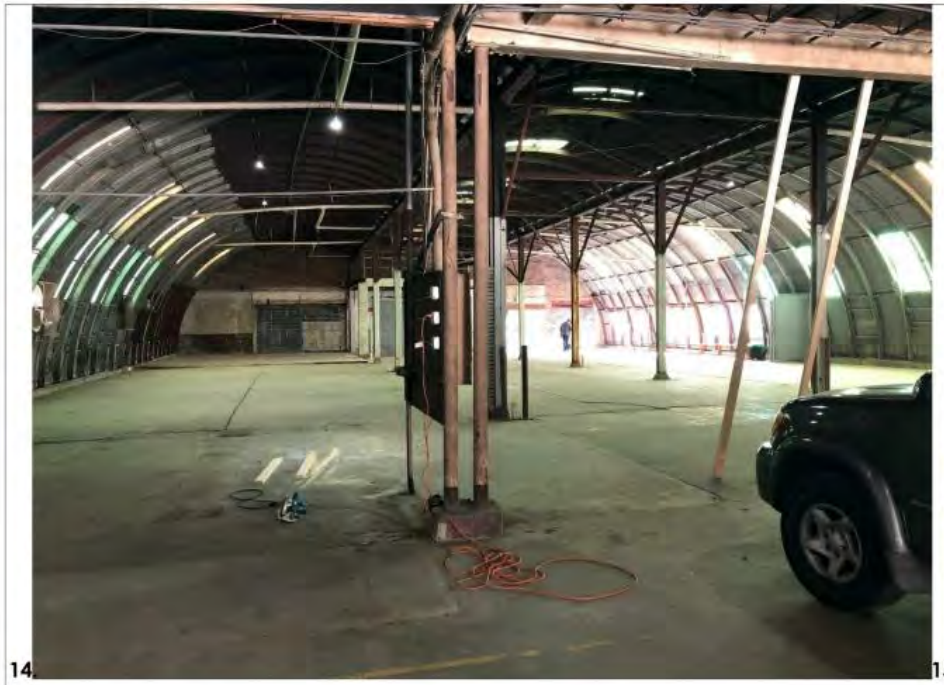
Scale

Author
Drawn

Project Number
Job No.

D105

NOT RELEASED FOR CONSTRUCTION



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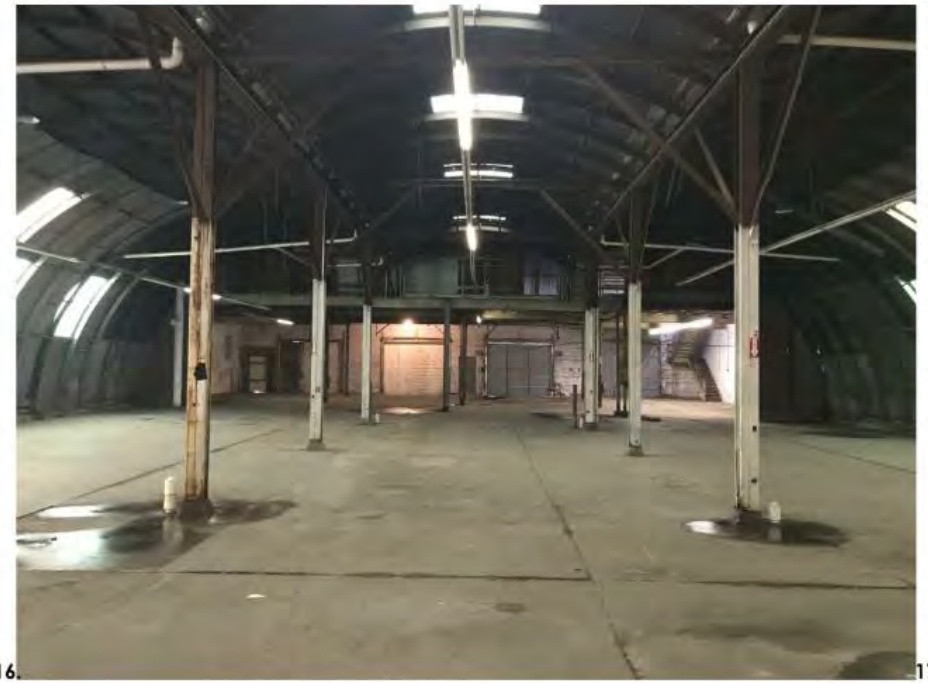

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551MEETING STREET - DEMOLITION REQUEST

551 MEETING STREET
CHARLESTON SC 29043

Document Record

No.	Date	Description

PHOTOGRAPHS

9/13/2019
Date

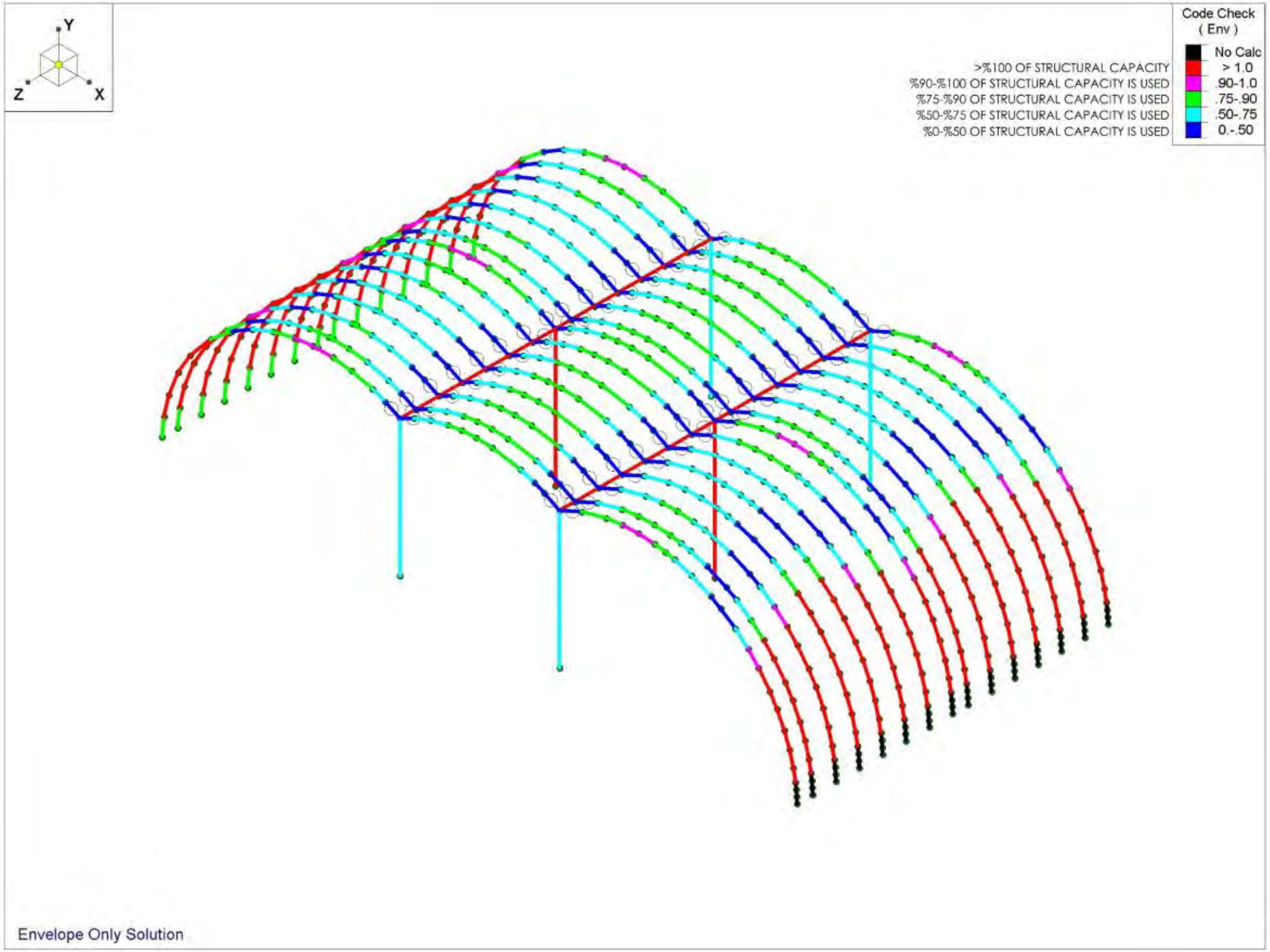
Scale

Author
Drawn

Project Number
Job No.

D106

NOT RELEASED FOR CONSTRUCTION



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551MEETING STREET - DEMOLITION REQUEST

551 MEETING STREET
CHARLESTON SC 29043

Document Record

No.	Date	Description

3D STRUCTURAL ANALYSIS

7/13/2019
Date

Scale

Author
Drawn

Project Number
Job No

D107

NOT RELEASED FOR CONSTRUCTION

September 13, 2019

551 Meeting Street, LLC
Attn: Mr. Ross Cowan
518 East Bay St.
Charleston, SC 29403

RE: **Structural Analysis of Existing Framing**
551 Meeting St.
Charleston, SC
Tobias & West, LLC Project # 18-078

Dear Mr. Cowan:

Per our discussion, I understand that a change in occupancy is proposed for the existing building at the above referenced address. This will require the entire building to be brought up to meet the current 2015 International Building Code (IBC), including wind and seismic design loads. This requires all structural members (framing, foundation, sheathing, roof coverings, connections) to be analyzed for their ability to meet the current design loads specified in the 2015 IBC.

The property is also located in a flood zone with the ground floor slab set approximately 3'-0" below the FEMA base slab elevation. Any improvements that increase the value of the building more than 50% of the value of the existing structure will require it to conform to ASCE 24-14 and FEMA design requirements. Since the usable space is below the flood elevation, this will require "dry flood-proofing" installed to at least 1'-0" above the FEMA base flood elevation. This is normally achieved through manufacturer-specific flood barriers that can be dropped into place on a separate foundation around the building.

Analysis:
As previously stated, the existing structure must be analyzed for the current 2015 IBC design loads. This was accomplished by modeling it utilizing a current version of RISA 3D analysis software (See Picture 1). Load combinations as established in the 2015 IBC were used in the analysis. No information is known regarding the existing foundations, but we assume they are isolated, shallow footings.

Below are the design loads used for our analysis:

Dead Load =	10 psf
Roof Live Load =	20 psf
Wind Load =	Loads per 147 mph – Exposure B
Seismic Load =	Loads per Seismic Design Category D
Snow Load =	3 psf

Tobias & West, LLC
1514 Mathis Ferry Rd., Suite 216
(Mailing: PO Box 887)
Mt. Pleasant, SC 29464 (29465)

charleston: 843.216.9820
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www.tobiaswest.com

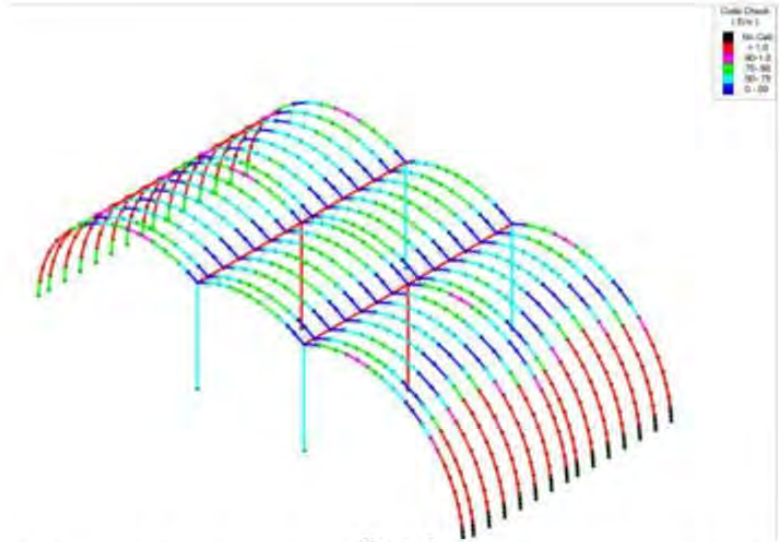
Picture 1

There are three main member types that our analysis focused on for this review: arched rafters (Ribs), main support beams (Girders) and the Columns. These members are all steel, cold-rolled shapes and consist of the following:

Ribs: Built-up I-shape with dimensions 4" wide x 6" deep (approximately 3/32" thick)
Beams & Columns: Built-up I-shape with dimensions 8" wide x 8" deep (approximately 1/8" thick)

We estimated a steel strength of 30 KSI for these members. This is based upon the age of the structure and the cold-rolled forming process. New buildings of this type utilize 50 KSI and 80 KSI steel. The existing member types are similar to a 12 gauge metal stud that can be found in commercial building walls. In addition, the roof consists of corrugated metal roofing with corrosion noted throughout the roof, with the worst-case corrosion occurring at the roof bearing location at grade. It is supported on 2"x2" wood purlins spanning between the Ribs. The shear resistance of the corrugated roofing for anchorage to the main structure is not known.

Results:
The design software utilized analyzes all the members and reports results in different formats. One particular way to view the results is with the program's overstress results as shown in Picture 2. This is a screenshot showing these results. The areas in red are overstressed or failing. The areas in Magenta are 90% - 100% stressed.



Picture 2

The Ribs are stressed by 150% of their capacity. The Girders are stressed by 400% of their capacity and the columns are stressed by 110%. Note that the columns at the ends do not appear overstressed, but this is due to the fact that they are not carrying the full design load. The columns in the middle are a true representation of the analysis.

As previously stated, the existing foundation is unknown. But, given that the existing building was intended to be temporary, it is safe to assume the existing footings (if any) will be insufficient to resist current wind or seismic loads. Therefore, we expect that the existing footings will need to be increased. Our calculations show that an 8'x8'x1' deep footing minimum is required below the main columns. In addition, since the existing slab is most likely unreinforced or under reinforced, it will need to be removed and replaced with a slab designed for the buoyancy pressure created from the dry flood-proofing condition.

The lateral resistance to wind and seismic loads is achieved by use of steel angles serving as knee braces on the columns along both column lines (See Picture 3). These type connections are not approved for high-seismic locations. I recommend removing the columns in 8 locations and replacing with steel moment frames that meet the current seismic design standards. See Pictures 4 and 5 for the anticipated frame locations and a typical moment frame elevation.

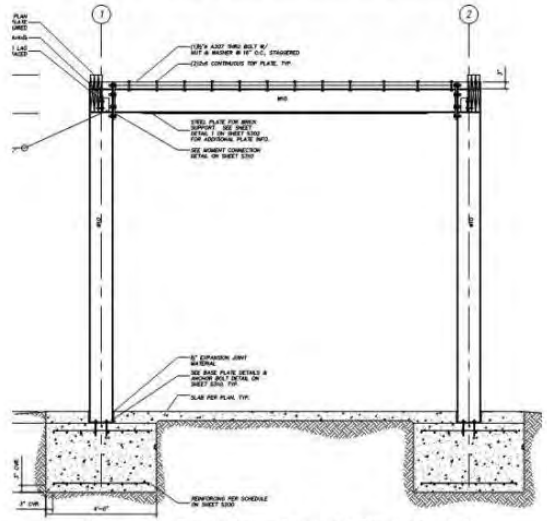
Picture 3 –Knee braces at columns

The front entry wall of the building is unreinforced masonry block and will be insufficient to resist seismic or wind lateral loads. This wall must be removed and replaced with either a new properly designed masonry shear wall or a steel moment frame. The anticipated steel moment frame location is shown in Picture 4 on the next page. New footings will be required at the moment frame column locations.

The rear of the building does not currently have any lateral resisting elements. This location will require either a new properly designed masonry shear wall or a steel moment frame similar to the front entry wall. New footings below the columns will be required in this location as well.

A geotechnical investigation and addendum was performed for this site (Attached). These reports explain that the soil conditions are marginal at best and become worse towards the rear portion of the site. It is highly likely that the new footings at the rear of the structure will need to be pile-supported. The report also states "We recommend that existing foundations be evaluated for settlement and distress due to underlying debris fill and soft soils; underpinning with helical piers may be required." "Shallow foundations should not bear on existing debris fill". So, there are unknown soil conditions present below the existing foundations that may require additional support (i.e. helical piles, etc.).

Picture 4 – Anticipated Moment Frame Locations



Picture 5 – Preliminary Moment Frame Sketch

Conclusions:
The analysis of the structural framing has shown that the current steel members do not have the capacity to support current 2015 IBC design loads. An additional analysis of the existing framing was performed using the same design software and the cold-rolled Rib sizes should be a minimum of 10" deep to provide sufficient support for the roof system. Therefore, I recommend removing and replacing the Ribs with properly designed light-gauge or hot-rolled steel shapes. The steel Ribs should be galvanized since they will be below the FEMA base flood elevation.

The analysis also demonstrated that the Girders would be overstressed and deflect more than 4" under the design loads. The Columns are overstressed with only vertical loads applied to them. Several of the columns and beams must be removed for the addition of steel moment frames for lateral resistance. The remaining Girders must be replaced with steel wide-flange beams and the columns must also be replaced with either steel wide flange or tube steel columns. The new steel columns should be galvanized since they will be below the FEMA base flood elevation. This means all Girders and Columns will be removed and replaced.

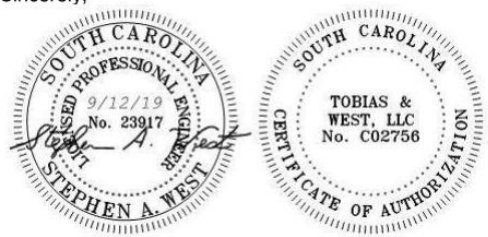
The existing corrugated roof covering must be removed and replaced with a material that has sufficient shear resistance to transfer lateral loads into the framing. It should also be galvanized since a portion of it will be below the base flood elevation. Additional supports must be installed at intervals to provide support of the roofing between the Ribs. Those members could most likely be light-gauge similar to the Ribs.

Finally, based upon review of the geotechnical reports, the existing soil conditions are poor consisting of considerable debris fill. Piling or helical piles may be required at the existing footings and will most likely be required for new footings at the rear of the site. The extent of the below-grade work will not be known until excavation is completed for the new foundations.

This report is intended for the sole use of *551 Meeting Street, LLC* and her successors and assigns upon each such entity's written acceptance of the terms and conditions of the agreement. Reliance on this report is governed by the terms and conditions of our proposal and the agreement under which this work was performed. If other parties wish to rely on this report, a mutual agreement between Tobias & West, LLC and such third party of the terms and conditions for our services can be established prior to their reliance on this information.

Thank you for this opportunity to be of service!

Sincerely,



Stephen A. West, PE
Principal

saw - attachments

Agenda Item 4:

547 Meeting Street - - TMS # 459-05-01-016

Request approval for demolition of existing structure.

Not Rated / (none) / c. 1944-51 / Historic Corridor District

Demolition Request

Requesting permission for full demolition of the structure at 547 Meeting Street. At the August 14th BAR Large Meeting the Demolition Request was deferred. The BAR and City Staff requested that the applicant perform a code analysis to determine what would be required for the building to be upgraded to meet the currrent building code.

Dan Martin, PE of Britt, Peters and Associates conducted a Tier 1 structural code analysis of the bulding. The analysis concluded that there are several deficiencies within the building that would need to be adddressed for the building to meet current code.

The applicant believes these modifications to be significant alterations to the buildings's currrent character and therefore demolition is justified.

Staff Comments from August 14th Meeting:

1. This is a similiar application to the buildings at 511 Meeting STreet, the 1-story Constantine facade at 577 Meeting Street, and the Quonset Hut directly north of this building, that also requested total demolition. All three of those structures were required to be saved, having historic value and/or representing unique structures in Charleston.

2. Staff is comfortable with the demolition of the rear post-1951 structures as they primarily consist of inferior materials. On the other hand, the front building consists of terracotta wall construction, handsome wood truss and plank roof construction supported by brick piers and likely original windows. The building form is also a consideration. We are also comfortable with the removal of the front facade as it appears as a later addition that is incompatible with the building and in significant disrepair.

3. The one issue that could justify demolition relates to the extent of Code upgrades required in a renovation of the front structure that may essentially compromise its current character. This should be studied by the design team and presented with resubmission of the demolition application.

4. If the character of the existing building can be retained as part of a renovation, staff believes the main building could be retained and incorporated into a development given the 8-story height district at the rear of the site.

Deferral for Code study of the exiting building as noted.

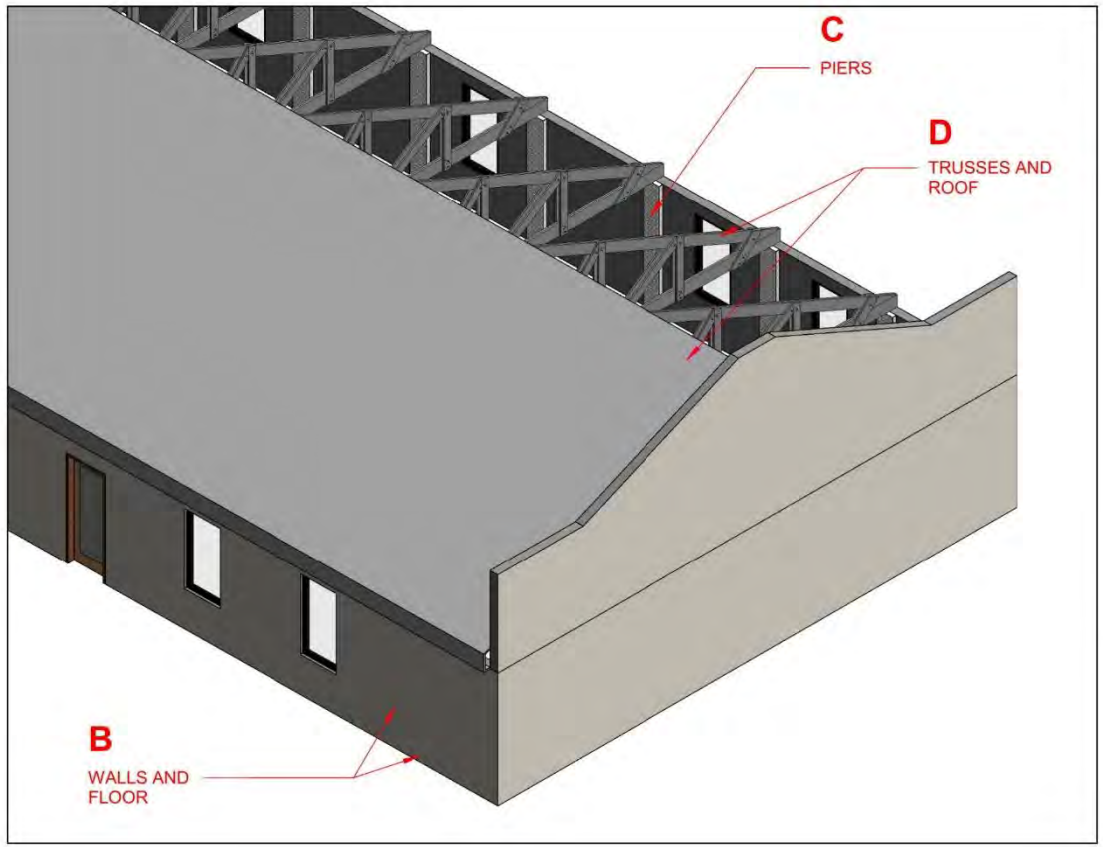


TABLE OF CONTENTS

APPENDIX - SUPPORTING MATERIALS

7.0 FINDINGS AND DEFICENCIES

Based on the Tier 1 Evaluation presented in this report and our site observations, there are several structural deficiencies in this building. The deficiencies indicated would need to be addressed in order for the building to be in compliance with current building codes and standards.

The following is a summary of additional structural deficiencies in this building that may lead to life-safety issues:

1. The building does not demonstrate a complete well-defined load path as it relates to the diaphragm. The (4) major concerns are:
    a. Diaphragm connection to the wall to transfer loads to shear walls.
        i. The hollow clay tile would need to have a layer of shotcrete added that would allow for the transfer of forces from the roof diaphragm to the shear walls. Additional wood blocking would need to be added at the top of the wall to facilitate the transfer of forces.
    b. The horizontal lumber diaphragm does not provide an adequate diaphragm strength.
        i. This diaphragm deficiency could be addressed by adding structural sheathing over the horizontal lumber to provide the required strength. This would require the removal of the existing roof covering, placement of the new sheathing, and roof replacement.
    c. Anchoring of wall for out of plane forces.
        i. Anchoring of the wall to the diaphragm using the hollow clay tile would require the addition of a member capable of transferring the loads across the wall to the pilasters. This would best be achieved by the application of a shotcrete layer to be adhered to the inside face of the hollow clay tile designed to transfer the out of plane loads to new pilasters capable of resisting the imposed loads.
    d. Proportions of the wall indicate a buckling concern for the lateral resisting walls due to in-plane and out of plane loading.
        i. The application of a shotcrete layer adhered to the inside face of the hollow clay tile wall would allow for the wall to resist the in-plane and out of plane design forces.
2. The hollow clay tile does not provide adequate section to prevent buckling during seismic event and needs to be addressed.
    a. The application of a shotcrete layer adhered to the inside face of the hollow clay tile wall would allow for the wall to resist the in-plane and out of plane design forces.
3. The North gable end wall demonstrates out of plane rotation that needs to be addressed by bracing the joint between the wood framing and wall.
    a. Additional diagonal bracing would need to be added to the top of the existing hollow clay tile wall to the adjacent truss members would create an adequate load path.
4. The South gable end wall does not have bracing to support the gable for out of plane loads.

    a. Diagonal bracing similar to the bracing on the north gable wall could need to be added to the top of the existing hollow clay tile wall to the adjacent truss members to create an adequate load path.
5. Analysis of the truss indicates that several web members would need to be braced to be considered compression elements. Additionally, several of the bolted and nailed joints are not sufficient to resist the anticipated loading. These joints would need to be reinforced to meet the current design specifications.
    a. Blocking would need to be added between the web members to lower the unbraced length of the individual members and allow for their use.
    b. The overloaded joints would need to be reinforced with additional fasteners to resist the design loads.
6. The trusses are not adequately tied to the pier elements and the pier elements consist of interlocking solid clay bricks and hollow clay tile element. The system would need to be replaced with a new column element that would ensure a proper load path.
    a. The truss would need to be properly tied to new pier elements capable of resisting the anticipated loads. The connection would likely consist of steel anchors embedded in the pier and attached to the existing truss with nails or screws.
7. The building's floor elevation is under the listed flood elevation and dry floodproofing would be required. The existing wall system would not be able to resist these loads.
    a. The application of shotcrete to the inside of the hollow clay tile wall would provide for sufficient out of plane wall loads due to flood loads. Additional consideration would need to be given to the support of the flood panels used at the doors and window panels.
    b. Due to the presence of elevated hydrostatic forces on the dry floodproofing system, the slab will need to be removed and thickened to resist the buoyant forces created by differences in water levels between the inside and outside of the building.

8.0 CONCLUSIONS

In this evaluation, we have provided a single tiered process (Tier 1) for the evaluation of the referenced building, which is located in a region of high seismicity and was evaluated to the Life Safety Performance Level per the provisions of ASCE 41-13. ASCE 41-13 is a referenced standard in the International Existing Building Code. The major emphasis of this report was to investigate the "as-built" condition of the lateral-force resisting system. In general, we have determined that portions of this building do not comply with current seismic safety requirements.

We have also identified several deficiencies with the structural system. Significant structural improvements would be needed to bring the building into compliance with the current building codes and standards.

This concludes our structural evaluation please contact our office if you have any questions or comments.

Sincerely,

Britt, Peters & Associates, Inc.

Dan Martin, PE (SC #28668)
Project Engineer

PHOTO 1 - PHOTO OF TERRACOTTA BLOCK AT 547 MEETING

PHOTO 2 - PHOTO OF TERRACOTTA BLOCK AT 547 MEETING

PHOTO 3 - PHOTO OF A TYPICAL TERRACOTTA BLOCK FOUND ONLINE

WALLS AND FLOOR SUMMARY

- The exterior walls of the structure at 547 Meeting Street are constructed from terracotta tile blocks.
- According to the article '*Garbage or Gold*?, clay tile was used during the early to mid 1900's because it was inexpensive, quick to assemble and resistant to fire. See appendix A2.
- Unfortunately the hollow cores of the block run horizontal, making it impossible for internal reinforcement. This makes the wall more susceptible to buckling during seismic, high wind or flood events and does not meet current code. For that reason, the product is no longer used in modern construction.
- In adition, hollow clay tiles are brittle and easy to shatter.
- Possible solutions are to add a layer of reinforcing to the face of the blocks or to build a separate wall such that the blocks themselves act as a veneer.
- The existing floor slab will need to be removed and replaced with a thicker reinforced slab to resist pressures from flood.

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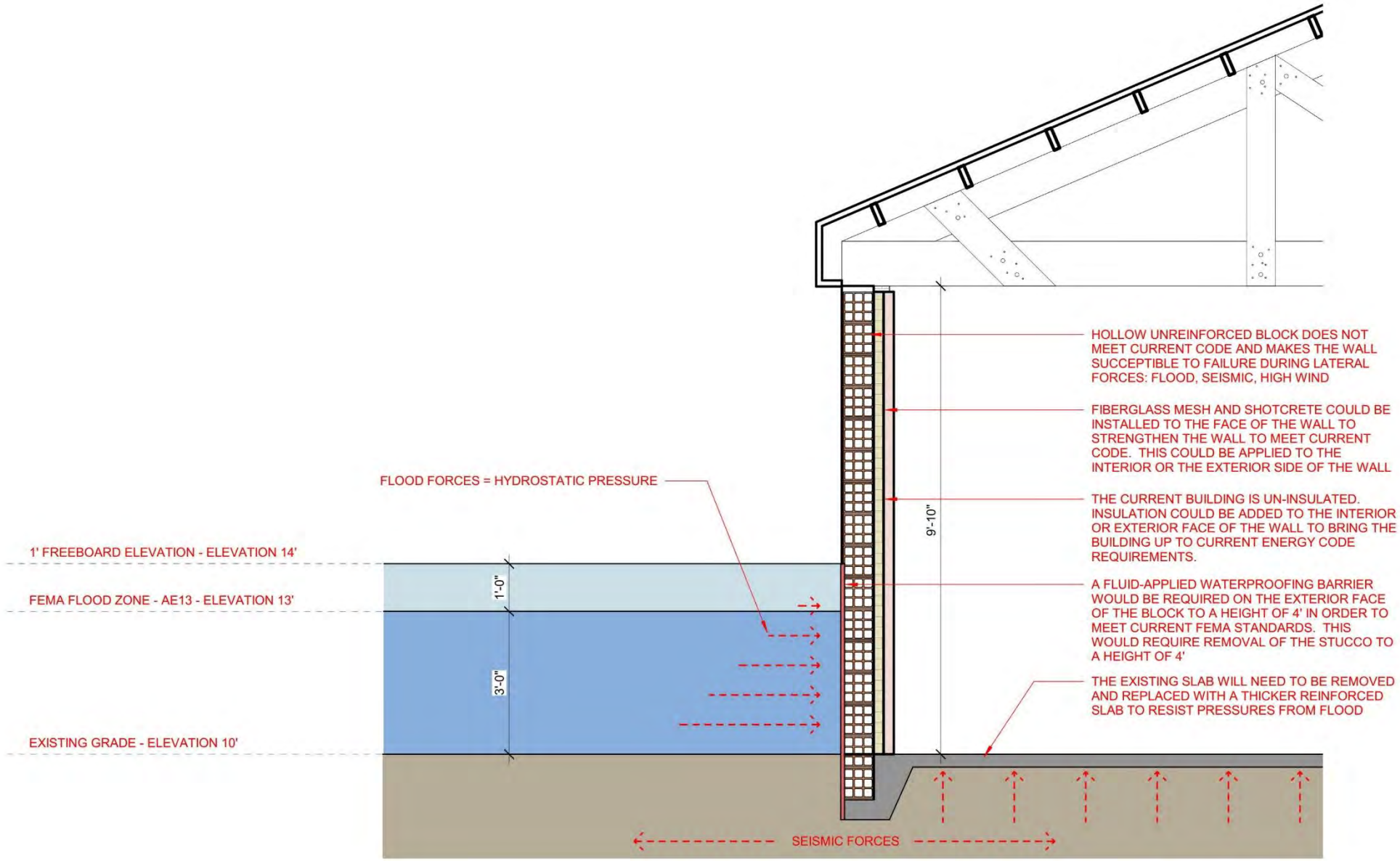
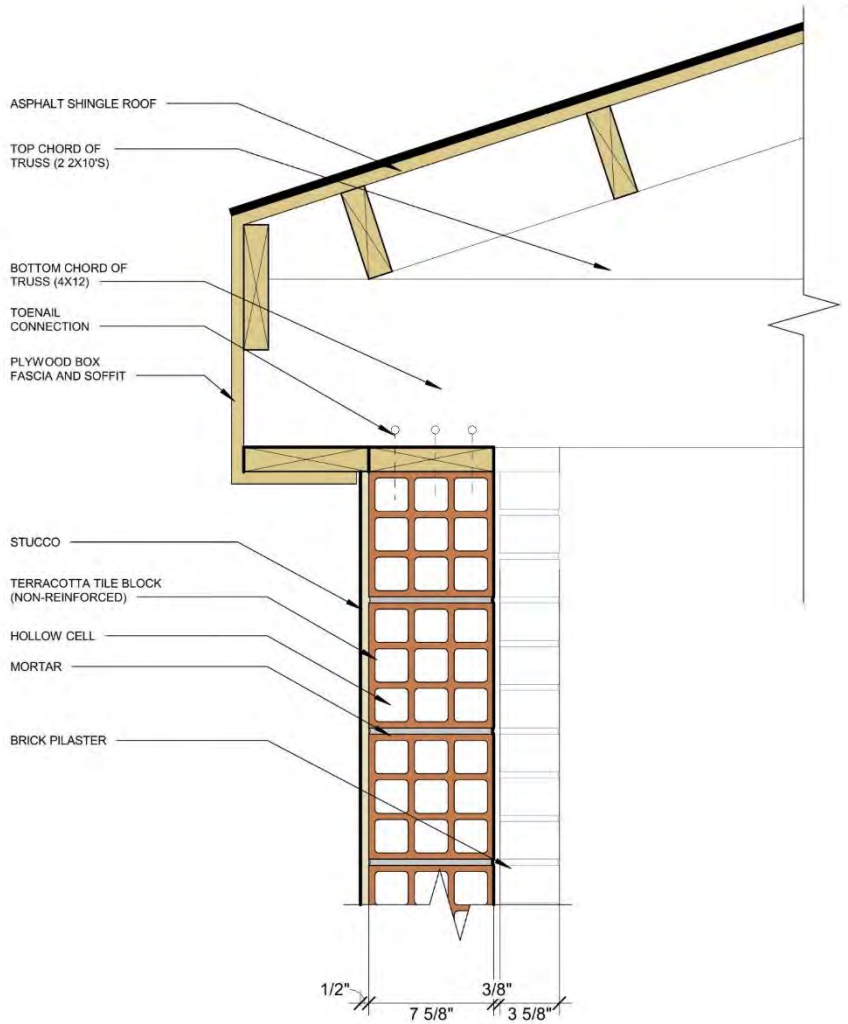


B

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

WALLS AND FLOOR - WALL SECTION | D-52



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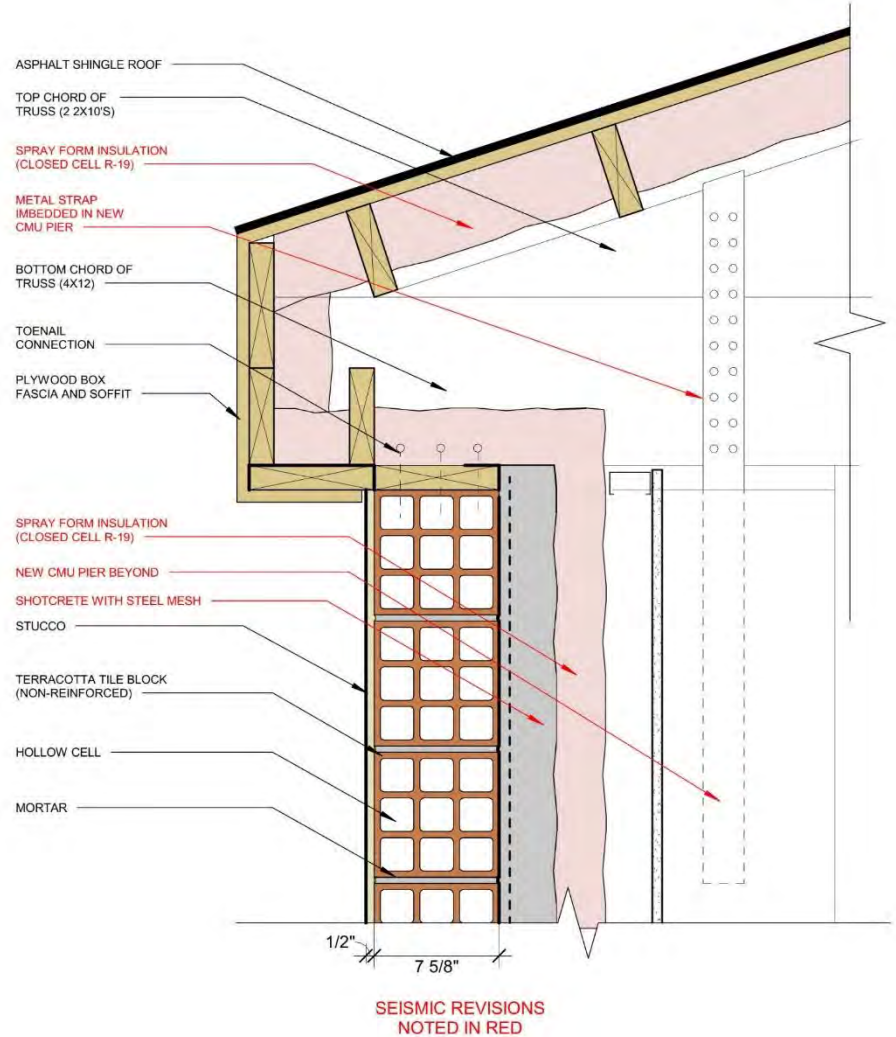
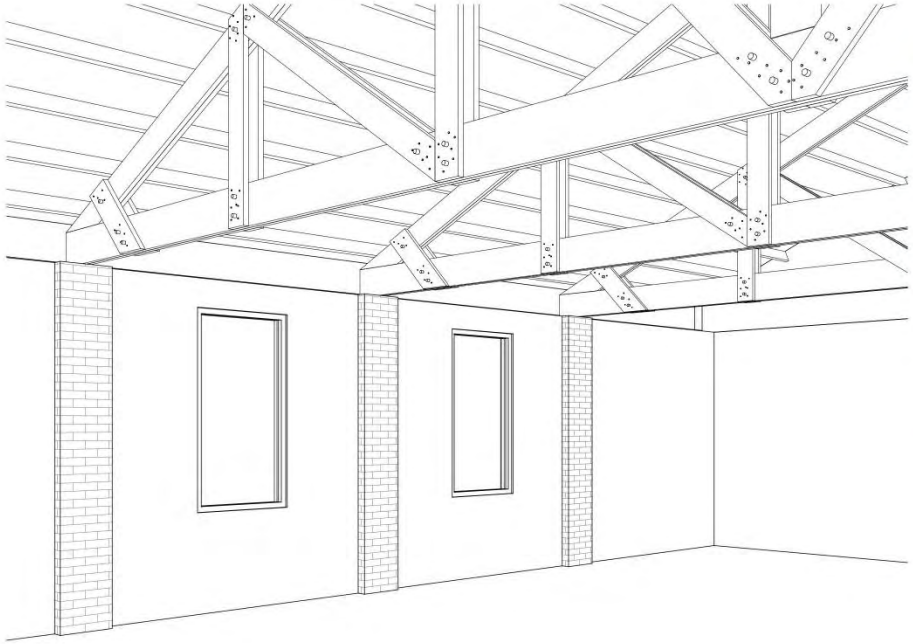


SEISMIC REVISIONS NOTED IN RED

PROPOSED SEISMIC RETROFIT

B

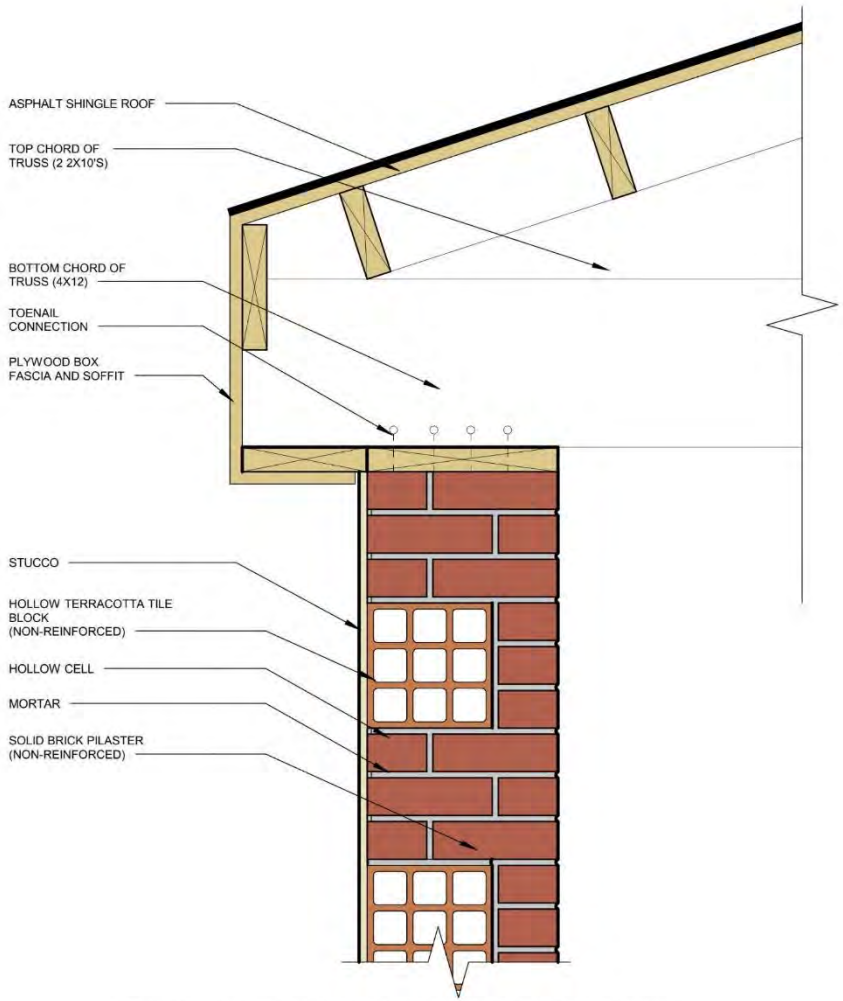
SCALE: 1 1/2" = 1'-0"



PIER SUMMARY SUMMARY

- The wooden trusses sit on top of brick and terracotta block piers, spaced 10' on center.
- The piers are un-reinforced and incable of being internally reinforced. In addition the trusses are not properly strapped to the piers.
- These conditions makes the wall more susceptible to buckling during seismic, high wind or flood events and does not meet current code
- Any retrofit would require a new column be built adjacent to the existing pier.

C



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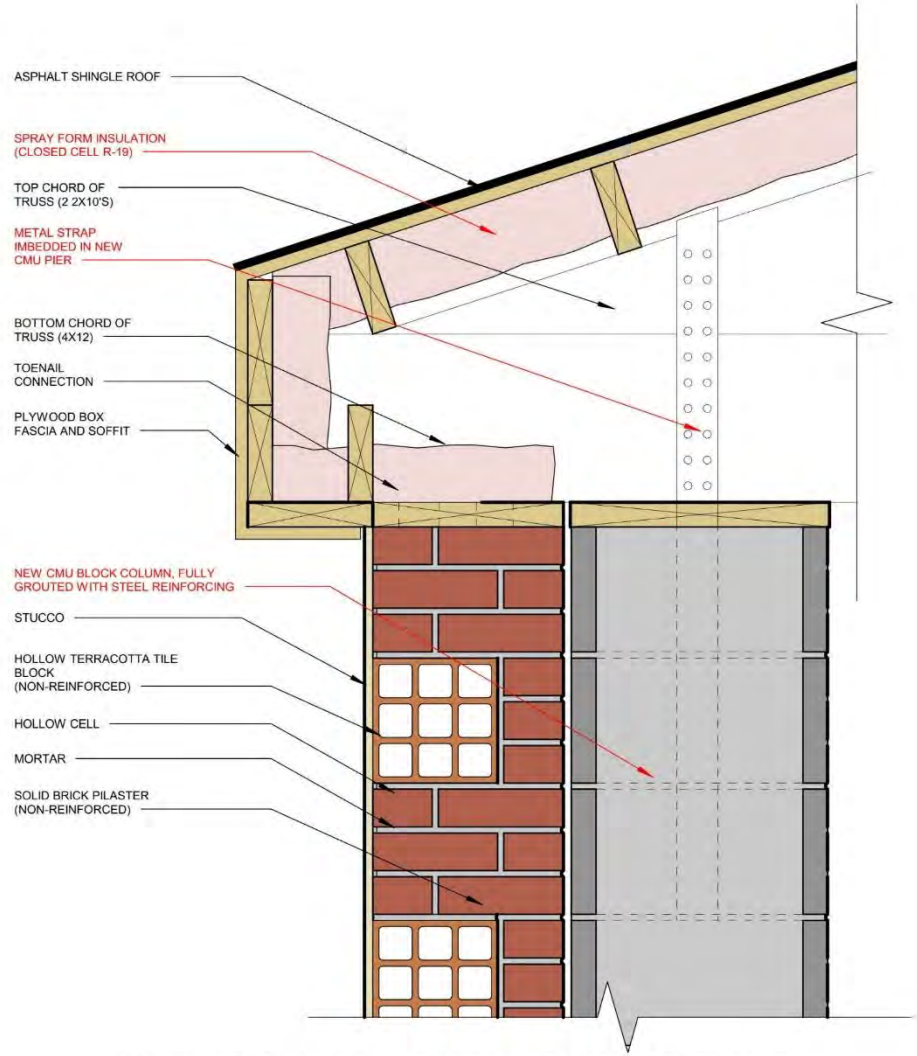


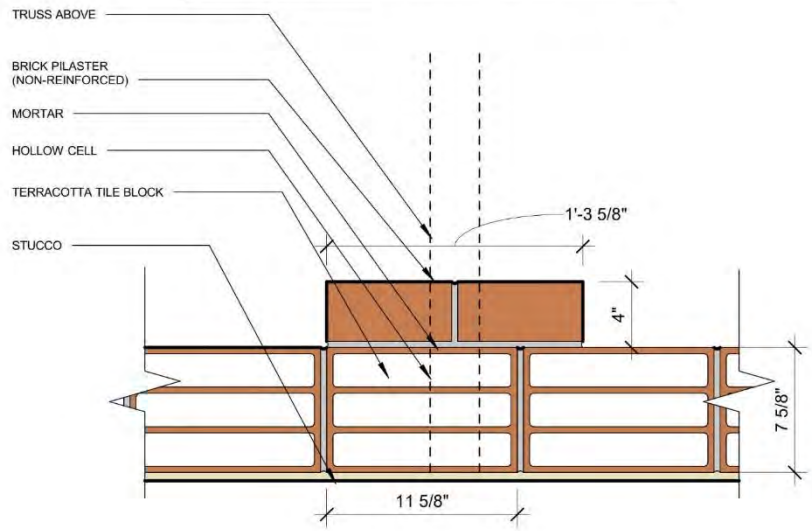
PROPOSED SEISMIC RETROFIT

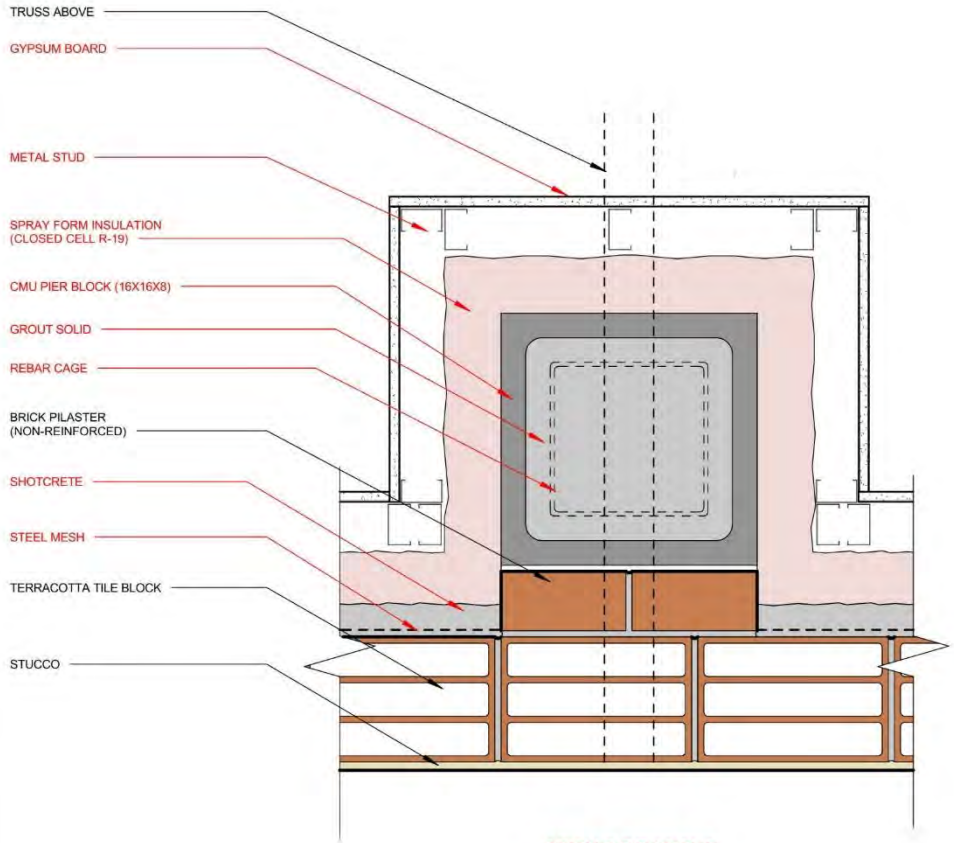
C

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

PIER - SECTION DETAIL | D-62

1. EXISTING WALL AND PEIRS ARE UNREINFORCED.
2. EXISTING WALL IS NOT THERMALLY INSULATED





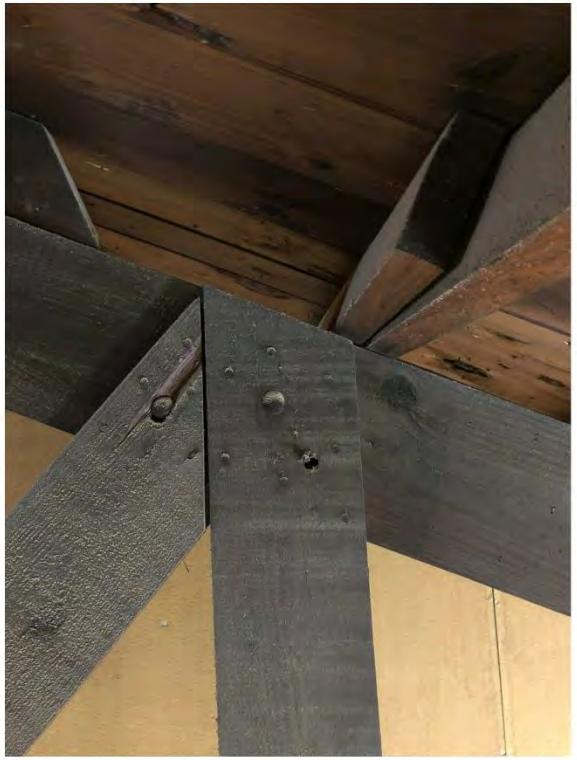
SEISMIC REVISIONS NOTED IN RED

EXISTING PLAN DETAIL

PROPOSED SEISMIC RETROFIT

C

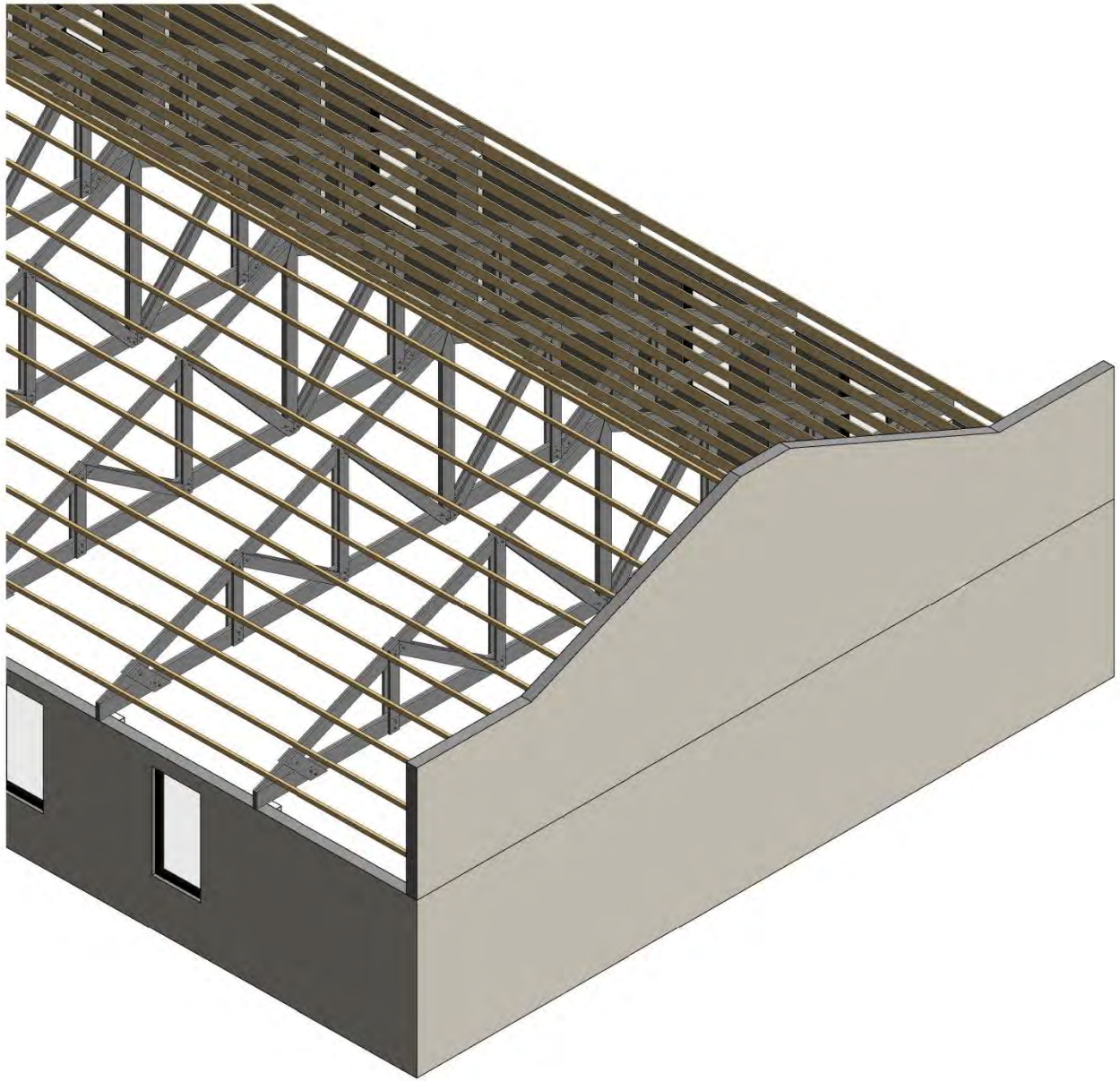
SCALE: 1 1/2" = 1'-0"



TRUSS AND ROOF SUMMARY

- The roof is supported by wooden trusses that clear span the building and are placed 10' on center. The trusses are classified as 'stick-built' construction becuase they are comprised of nominal lumber, nailed and bolted together in the field.
- Some of the truss elements require additional bracing due to their size and many of the connections are not sufficient for current code.
- The trusses are not properly attached to the piers.
- In addition, termite damage was seen in many areas and in some cases the damage was severe. In other areas there was evidence of new lumber that had been added or substituted for damaged members.
- Any retrofit would require that all connections be properly upgraded and damaged lumber be removed or sistered with new lumber.
- The existing plank roofing does not provide adequate diaphram strength. A layer of structural sheathing would need to be added on top of existing planks.

D



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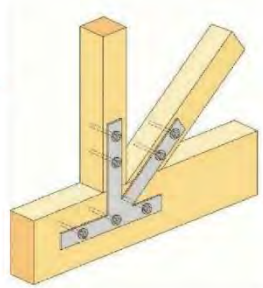
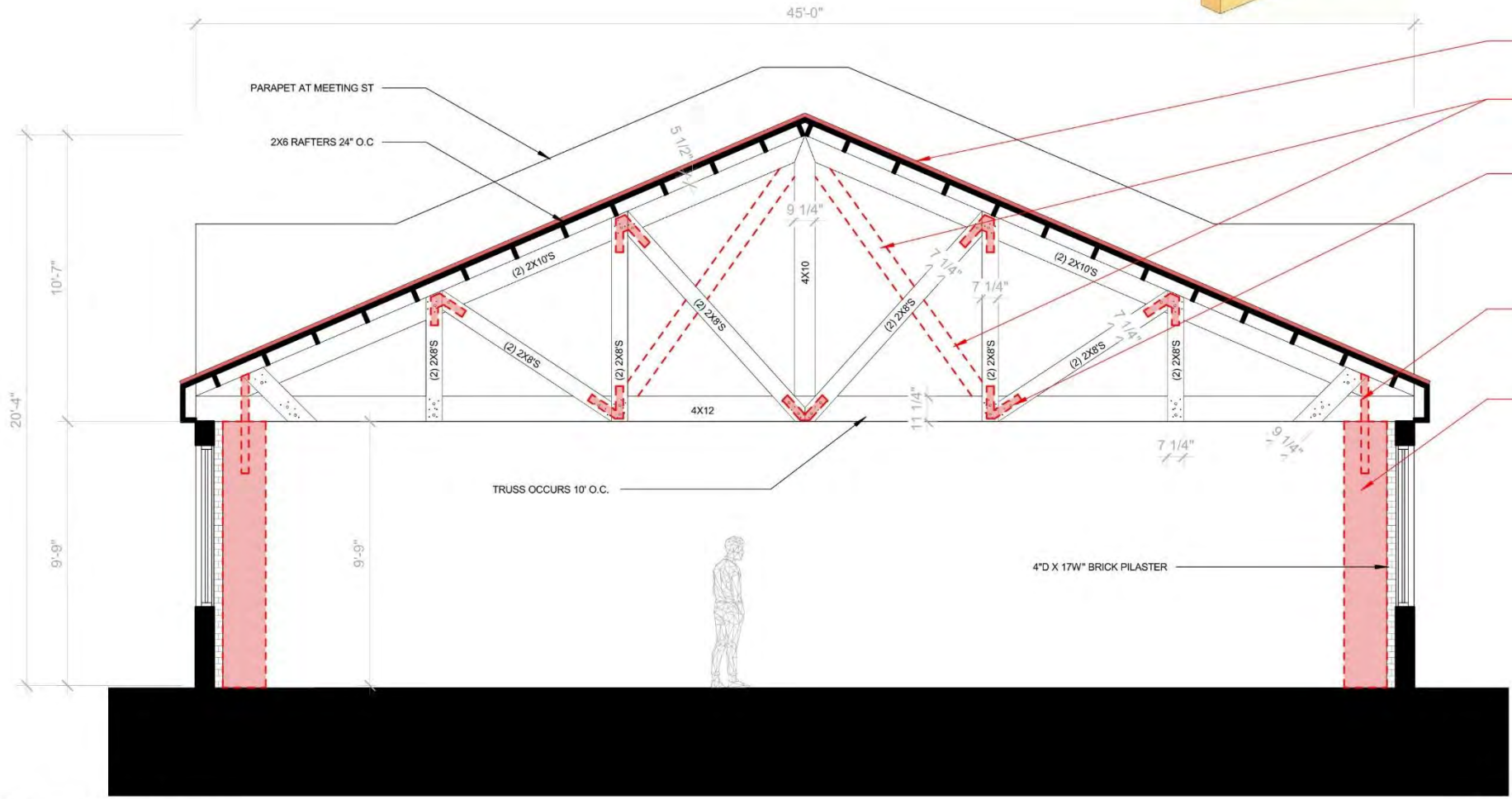
- Any retrofit would require that all connections be properly upgraded and damaged lumber be removed or sistered with new lumber.
- The existing plank roofing does not provide adequate diaphram strength. A layer of structural sheathing would need to be added on top of existing planks.

D

TRUSS AND ROOF AXON | D-72

EXAMPLE OF A TRUSS PLATE THAT COULD BE ADDED TO STRENGTHEN CONNECTIONS.





STRUCTURAL SHEATHING TO BE ADDED TO EXISTING PLANK ROOFING

ADDITIONAL BRACING REQUIRED TO LOWER SPAN OF COMPRESSION MEMBERS

BOLT AND NAILED CONNECTIONS ARE NOT SUFFICIENT. METAL PLATE CONNECTIONS TO BE ADDED.

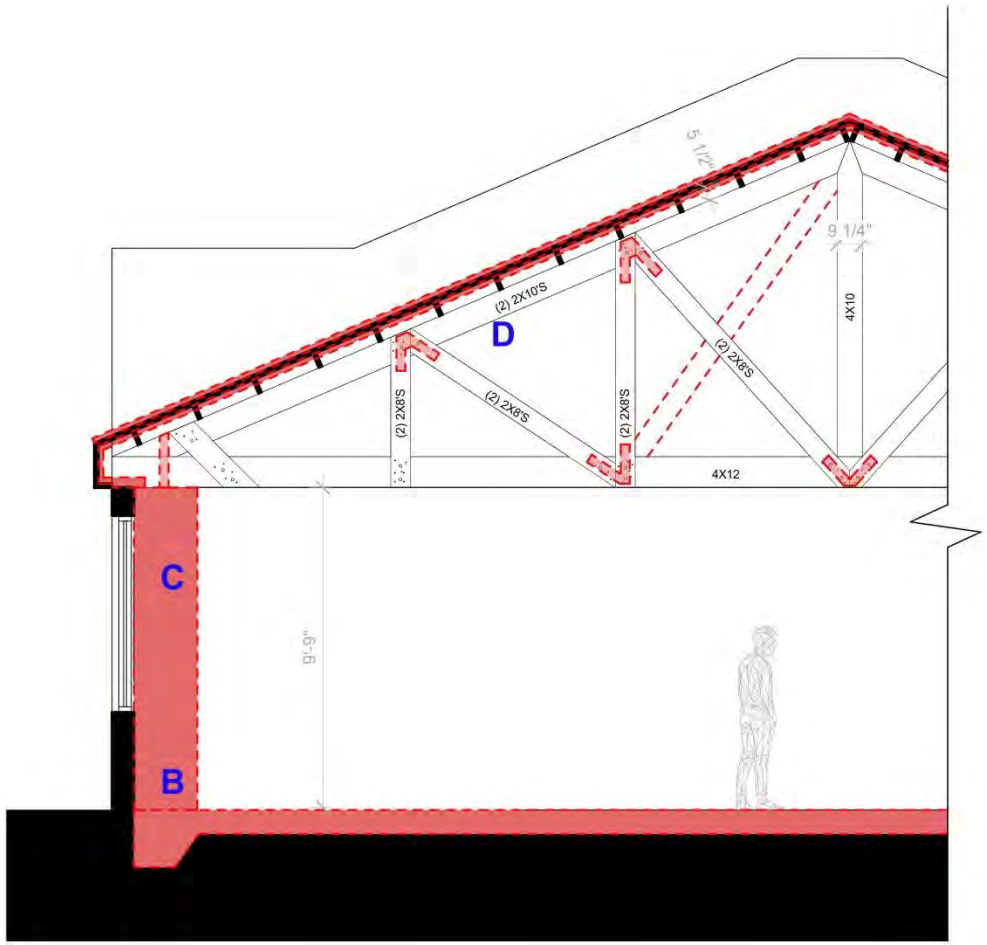
WOODEN TRUSSES ARE NOT SEISMICALLY CONNECTED TO PIERS. METAL STRAPS TO BE ADDED

STRUCTURALLY REINFORCED CMU PIERS TO BE ADDED

D

SCALE: 1/4" = 1'-0"

WOOD TRUSS SECTION | D-73



EXECUTIVE SUMMARY

The building contains deficiencies that would require renovations for the building to meet current code standards. The following is a summary of those deficiencies and changes. For a full report, see the *A1 - structural report*

B WALLS AND FLOOR

The exterior walls of the structure at 547 Meeting Street are constructed from terracotta tile blocks. Unfortunately the hollow cores of the blocks run horizontal, making it impossible for internal reinforcement. These conditions makes the wall more susceptible to buckling during seismic, high wind and flood events and does not meet current code. Possible solutions are to add a layer of reinforcing to the face of the blocks or to build a separate wall such that the blocks themselves act as a veneer. The existing floor slab will need to be removed and replaced with a thicker reinforced slab to resist pressures from flood. *See D51, 52 and 53 for additional details.*

C PIERS

The wooden trusses sit on top of brick and terracotta block piers. The piers are un-reinforced and their construction makes it impossible for internal reinforcment. In addition the trusses are not properly strapped to the piers. These conditions makes the wall more susceptible to buckling during seismic, high wind and flood events and does not meet current code. Any retrofit would require new columns be built adjacent to the existing piers. *See D61, 62 and 63 for additional details.*

D TRUSSES AND ROOF

The roof is supported by wooden trusses that clear span the building and are placed 10' on center. Some of the truss elements require additional bracing due to their size and many of the connections are not sufficient for current code. The trusses are not properly attached to the piers and termite damage is evident. Any retrofit would require that all connections be properly upgraded, additional bracing be added and damaged lumber be removed or sistered with new lumber.

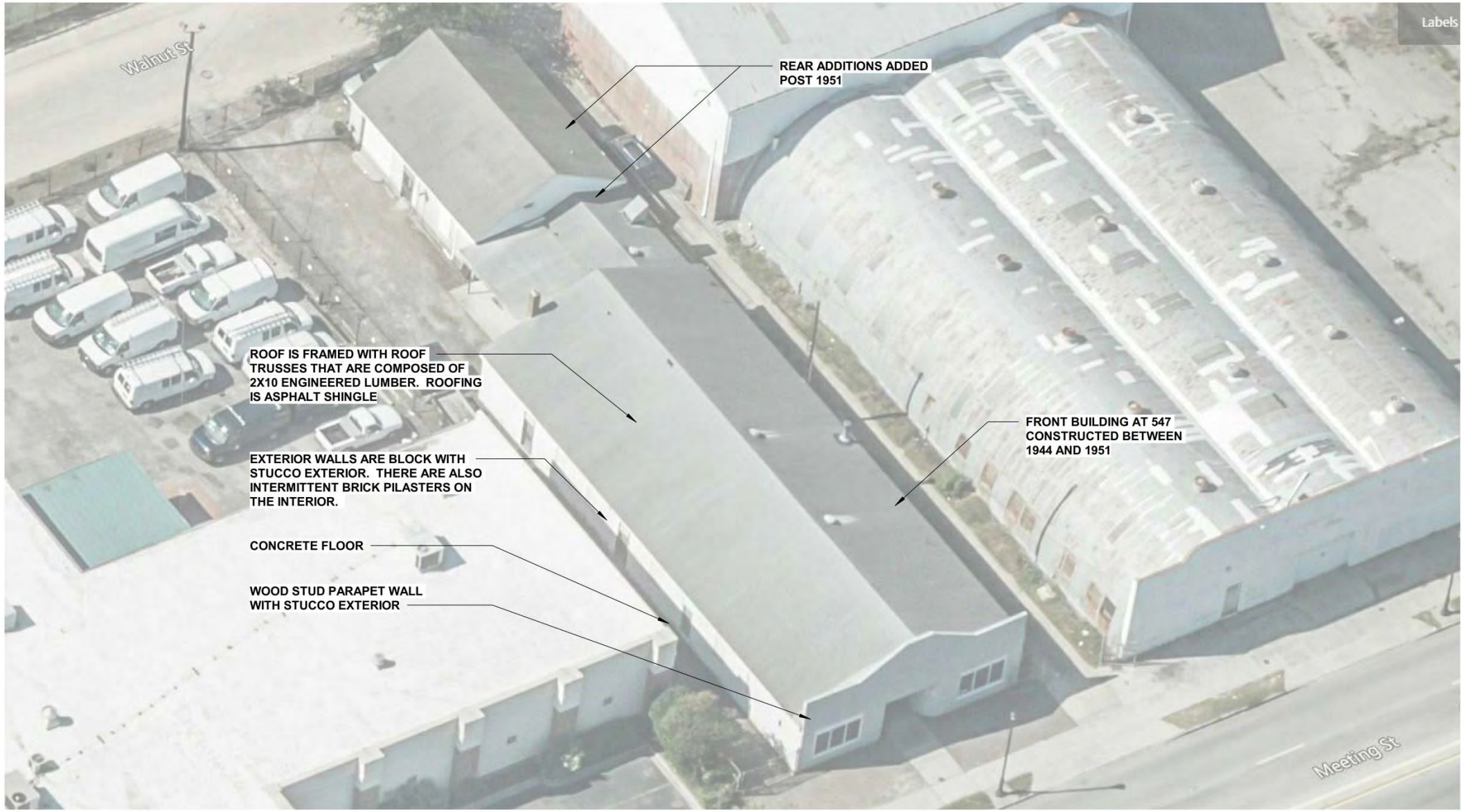
ORIGINAL DEMOLITION SUBMITTAL

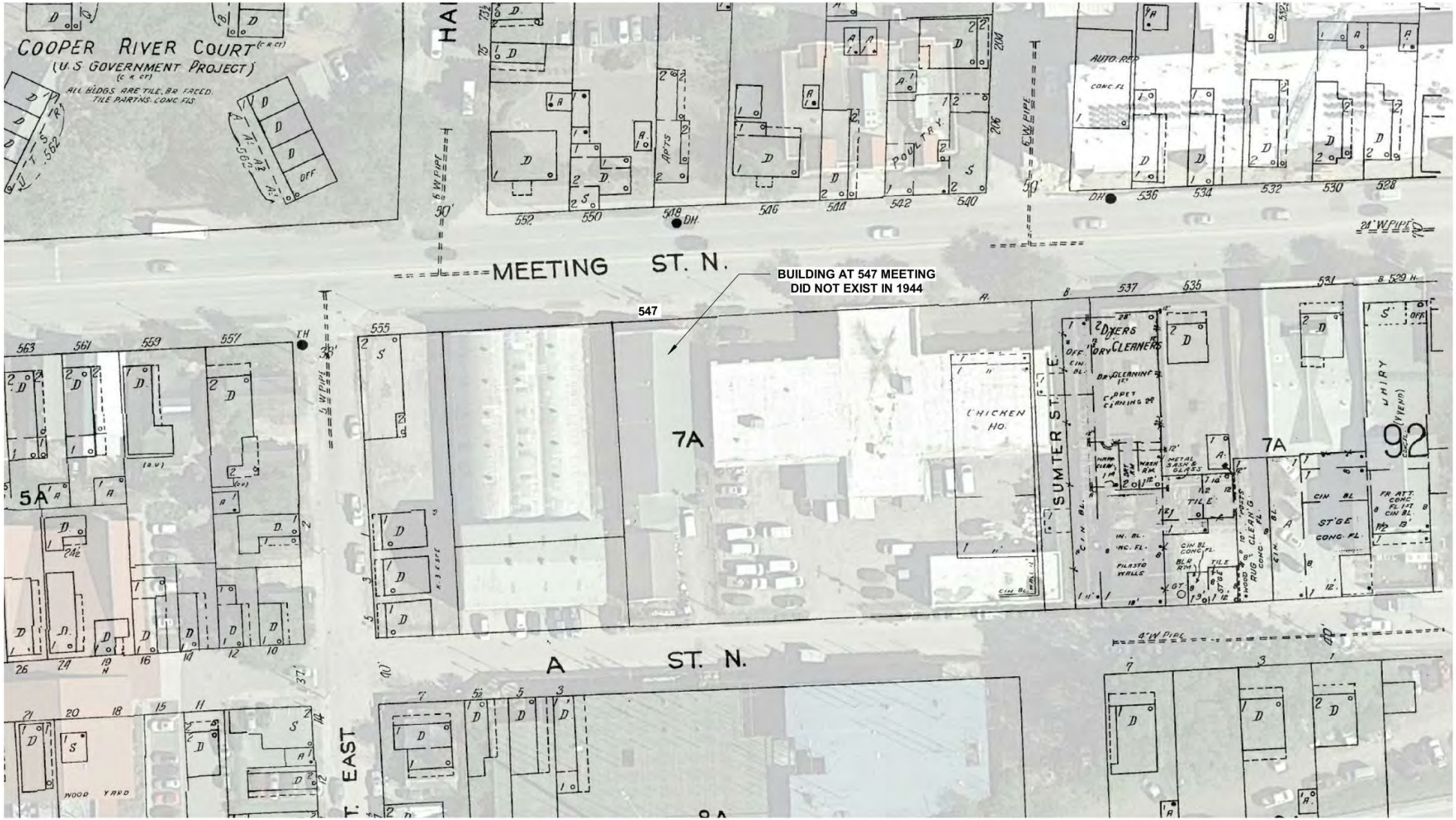
Requesting permission for full demolition of the structure at 547 Meeting Street. The front building was constructed between 1944 and1951. Two rear additions were added at a later date. The existing structure does not exhibit any architectural merit nor are there any building materials worth salvaging.

SHEET LIST

BIRD'S EYE PHOTO 1

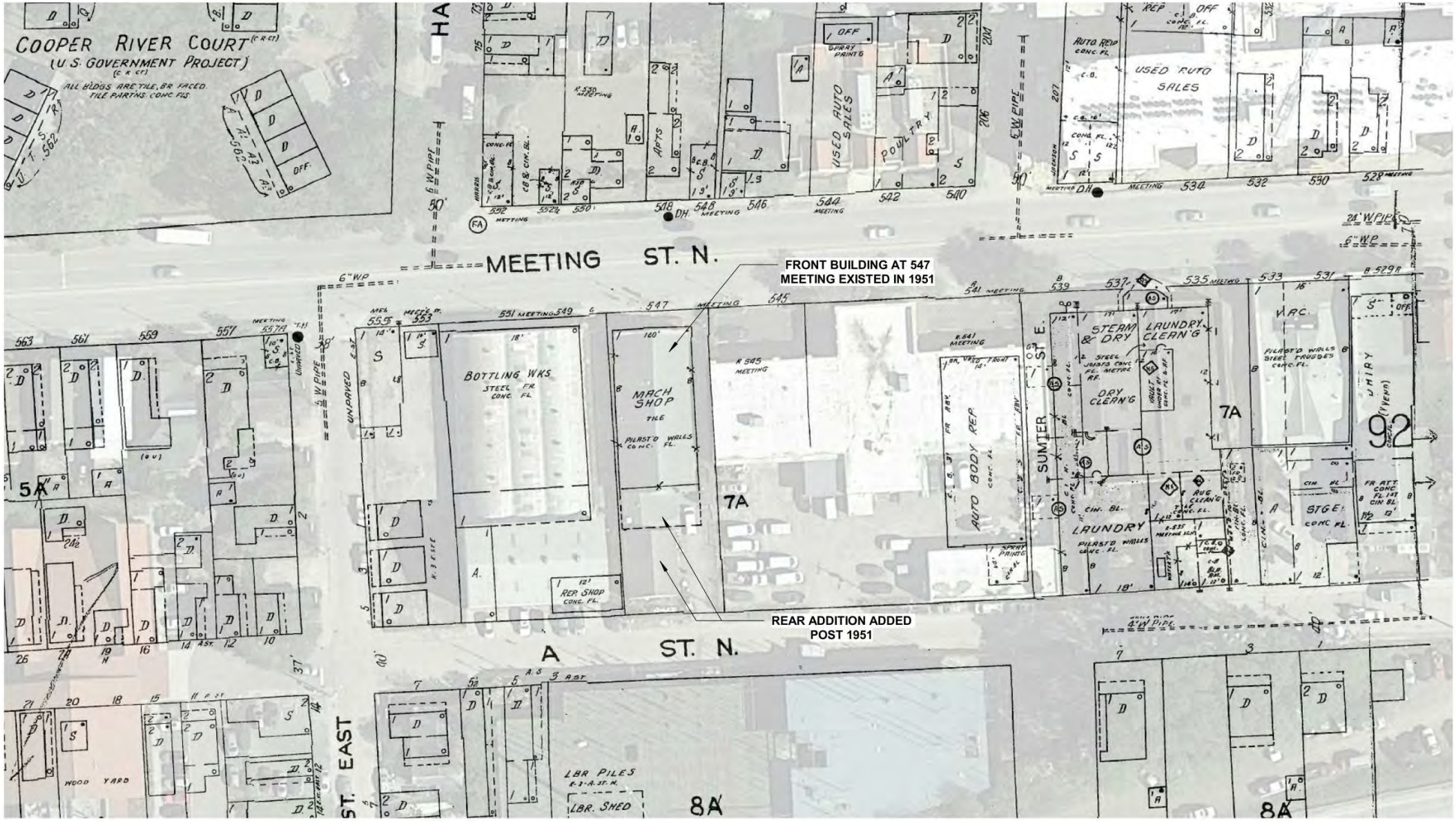
BIRD'S EYE PHOTO 2


Labels
Walnut St
REAR ADDITIONS ADDED POST 1951
ROOF IS FRAMED WITH ROOF TRUSSES THAT ARE COMPOSED OF 2X10 ENGINEERED LUMBER. ROOFING IS ASPHALT SHINGLE
FRONT BUILDING AT 547 CONSTRUCTED BETWEEN 1944 AND 1951
EXTERIOR WALLS ARE BLOCK WITH STUCCO EXTERIOR. THERE ARE ALSO INTERMITTENT BRICK PILASTERS ON THE INTERIOR.
CONCRETE FLOOR
WOOD STUD PARAPET WALL WITH STUCCO EXTERIOR
Meeting St



SANBORN MAP - 1944 | D-4

The Montford Group. We dare to dream, and create. STUDIO MCG ARCHITECTURE LS3P



SANBORN MAP - 1951 | D-5

The Montford Group. We dare to dream, and create. STUDIO MCG ARCHITECTURE LS3P

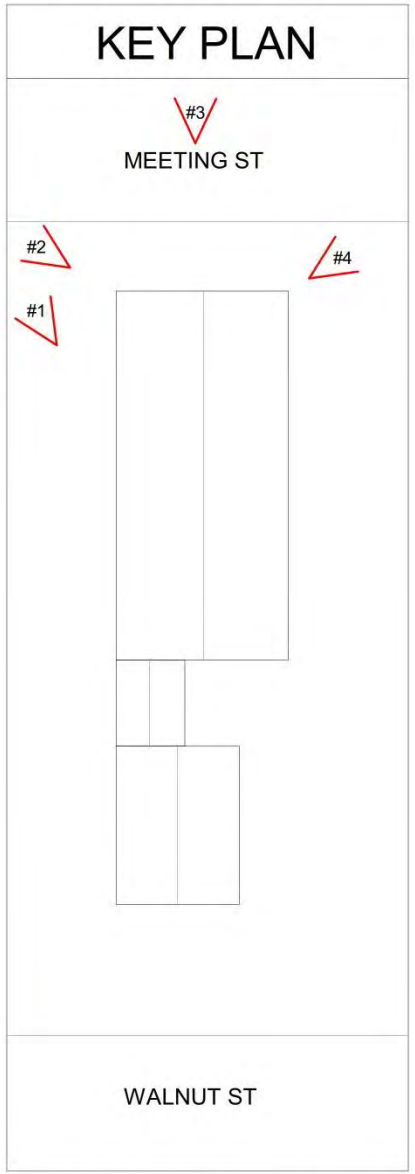
#1

#2

#3

#4

KEY PLAN



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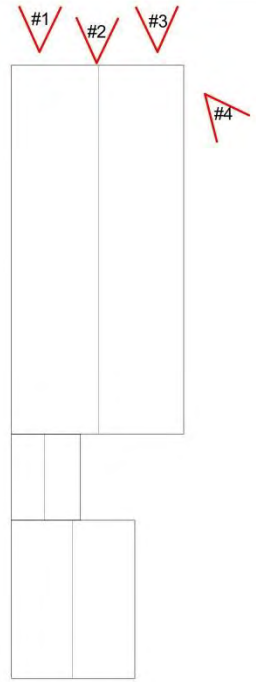
KEY PLAN

MEETING ST



WALNUT ST

#1

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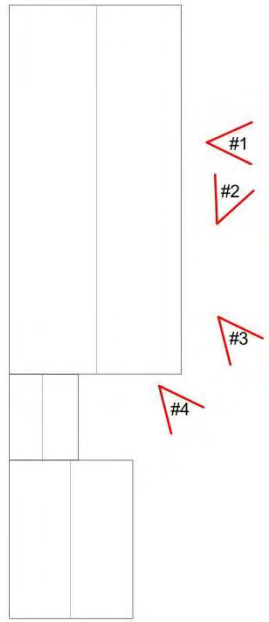
KEY PLAN

MEETING ST



WALNUT ST

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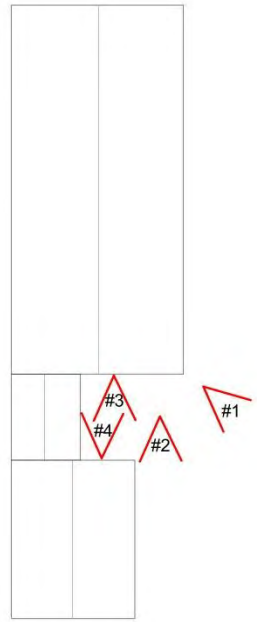
KEY PLAN

MEETING ST



WALNUT ST

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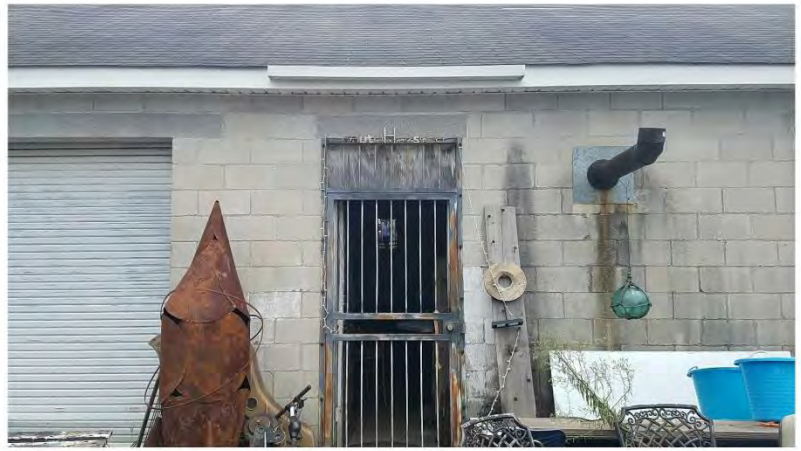

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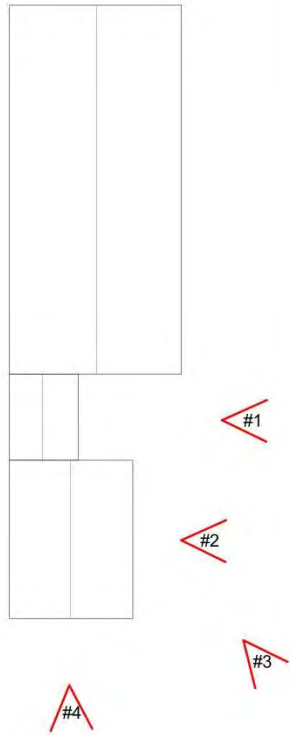
KEY PLAN

MEETING ST



WALNUT ST

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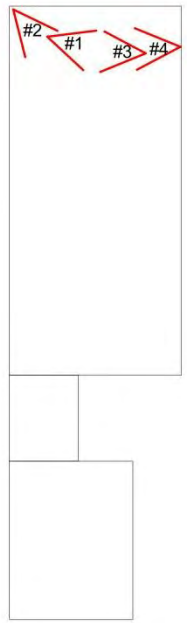
KEY PLAN

MEETING ST



WALNUT ST

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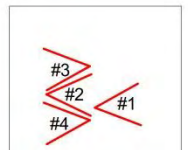
KEY PLAN

MEETING ST



WALNUT ST

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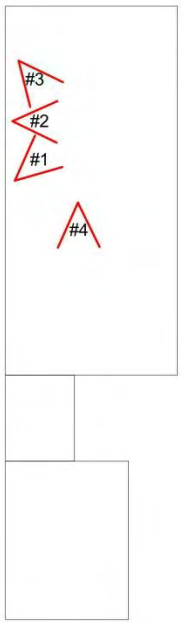
KEY PLAN

MEETING ST



WALNUT ST

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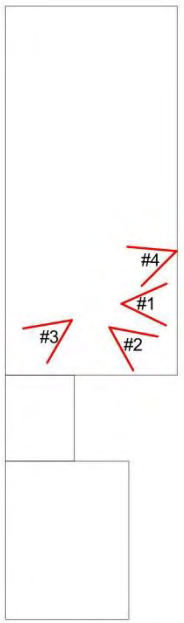
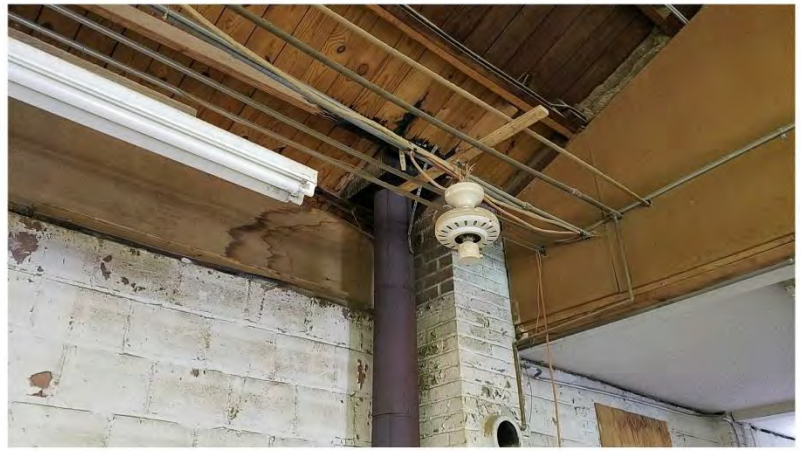
KEY PLAN

MEETING ST



WALNUT ST

#1



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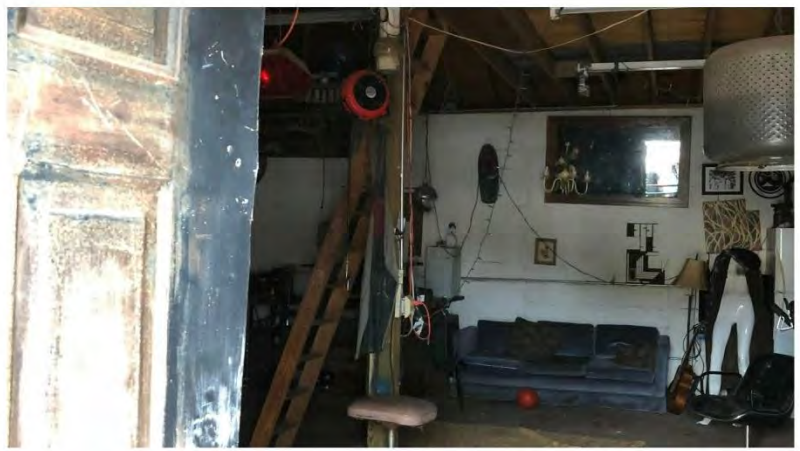

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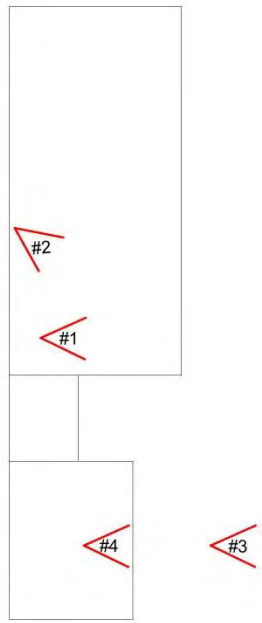
MEETING ST



WALNUT ST

Agenda Item 5:

810 Meeting Street - - TMS # 461-09-01-010

Request approval for demolition of existing structure.

Not Rated / (East Central) / c. 1951-55 / Historic Corridor District

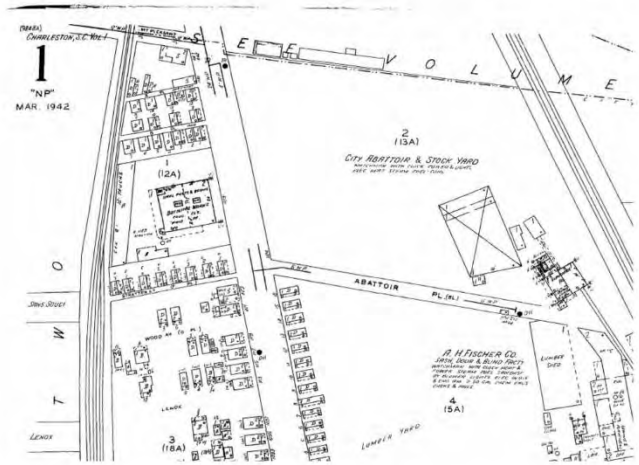
DEMOLITION REQUEST APPLICATION

A request is being made for the full demolition of the structure at 810 Meeting Street. A demolition request was granted unanimous approval at the BAR-S on July 27, 2017. Since that approval, there have been no changes to the building that would deem it a structure worth preserving. The building was built between 1951 and 1955. It is a non-contributing building that is detrimental to the streetscape. Furthermore the building is functionally obsolete for anything other than a convenience store..

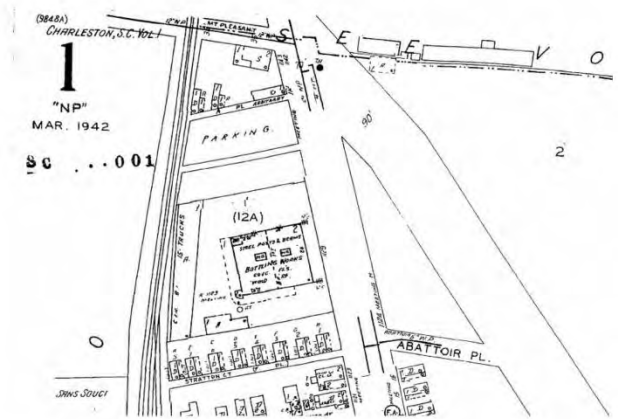
SHEET LIST

BIRD'S EYE VIEW | D2

1955 SANBORN MAP



1944 SANBORN MAP



1951 SANBORN MAP

1 PHOTO 1

2 PHOTO 2

KEY PLAN

3 PHOTO 3

4 PHOTO 4

KEY PLAN

5 PHOTO 5

6 PHOTO 6

KEY PLAN

7 PHOTO 7

8 PHOTO 8

9 PHOTO 9

10 PHOTO 10

Agenda Item 6:

529 King Street - - TMS # 460-12-02-081

Request preliminary approval for new construction of mixed-used building to include retail and hotel.

(Cannon-Elliottborough) / Old and Historic District

529 King Street, Charleston
Preliminary BAR Drawings

Submission Date: September 03, 2019

Meeting Date: September 11, 2019

529 King Street,
Charleston, SC 29403

Roost Charleston
Method Residential

Previous Approvals Description:

March 27, 2019 - CONCEPTUAL BAR APPROVAL

At the March 27th Conceptual BAR Meeting the project received high praise from the Board members including the comment that the design did not need to be "messed with". The project received unanimous approval including an additional half story at the 5th floor.

DRAWING LIST - 529 KING STREET:

SECTION 1 - BAR PRESENTATION DRAWINGS

BAR-000	Drawing List
BAR-001	King Street Facade/BAR Summary
BAR-002	King Street Facade/BAR Summary 2
BAR-003	King Street Facade/BAR Summary 3
BAR-004	Site Photos
BAR-101	Ground Floor Plan Comparison
BAR-102	Second Floor Plan Comparison
BAR-103	Third Floor Plan Comparison
BAR-104	Fourth Floor Plan Comparison
BAR-105	Fifth Floor Plan Comparison
BAR-106	Roof/Bulkhead Floor Plan Comparison
BAR-201	East Elevation Comparison
BAR-202	West Elevation Comparison
BAR-203	North Elevation Comparison
BAR-204	South Elevation Comparison
BAR-211	Streetscape with 529 King Facade
BAR-212	Building Street Views
BAR-221	King Street Facade Rendering
BAR-222	Storefront Rendering
BAR-223	Rear Facade Rendering
BAR-224	Penthouse Rendering
BAR-225	Courtyard Study & Sketches
BAR-226	Courtyard Rendering
BAR-401	King Street Elevation Perspective and Details
BAR-402	Precast Concrete Panel Layout Diagram
BAR-403	Physical Model Photos
BAR-404	Rear Elevation Perspective and Details
BAR-601	Proposed Material Palette

SECTION 2 - ARCHITECTURAL WORKING DRAWINGS

A-001	Site Plan
A-002	Construction Subsystem
A-101	First Floor Plan
A-102	Second Floor Plan
A-103	Third Floor Plan
A-104	Fourth Floor Plan
A-105	Fifth Floor Plan
A-106	Roof Floor Plan
A-107	Bulkhead Floor Plan
A-201	Exterior Elevations
A-202	Exterior Elevations
A-301	Building Sections
A-302	Building sections
A-310	King Street Enlarged Elevation and Wall Sections
A-311	StoreFront Enlarged Elevation and Wall Sections
A-312	Penthouse Enlarged Elevation and Wall Sections
A-313	Rear Facade Enalrged Elevation and Wall Sections
A-320	Section Details (Front Facade)
A-321	Plan and Section Details (Storefront)
A-322	Section Details (Penthouse)
A-323	Section Details (West Facade)
A-324	Plan Details

PREVIOUS DESIGN - CONCEPTUAL BAR

Key Board Comments from Conceptual BAR

Conceptual BAR Approval with staff comments 2 and 3 and Board comment that the architectural merit warrants allowing additional half story

Staff Comment 2: The parking entrance in the rear is a welcomed move

Staff Comments 3: There is an unusually large area of mechanical on the roof which is very prominent from St. Phillips Street

CURRENT DESIGN - PRELIMINARY BAR

Key Refinements since Conceptual BAR

1. Storefront design has been refined and developed with additional wood trim detailing

2. Canopy design and its curve has been refined for constructability.
Wood ceiling at canopy has been proposed to recall local porch architecture

3.Window size has been further developed

4. Precast panel side returns have been widened and have added scoring details

5. The joints of the precast facade have been refined for constructability and aesthetics

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5. The joints of the precast facade have been refined for constructability and aesthetics

6. Penthouse height has increased 12”

7. Wood Burning Fireplace has been added to the Penthouse

King Street


PHOTO 1


PHOTO 2


PHOTO 3


PHOTO 4

Driveway/St. Philip


PHOTO 1


PHOTO 2


PHOTO 3


PHOTO 4

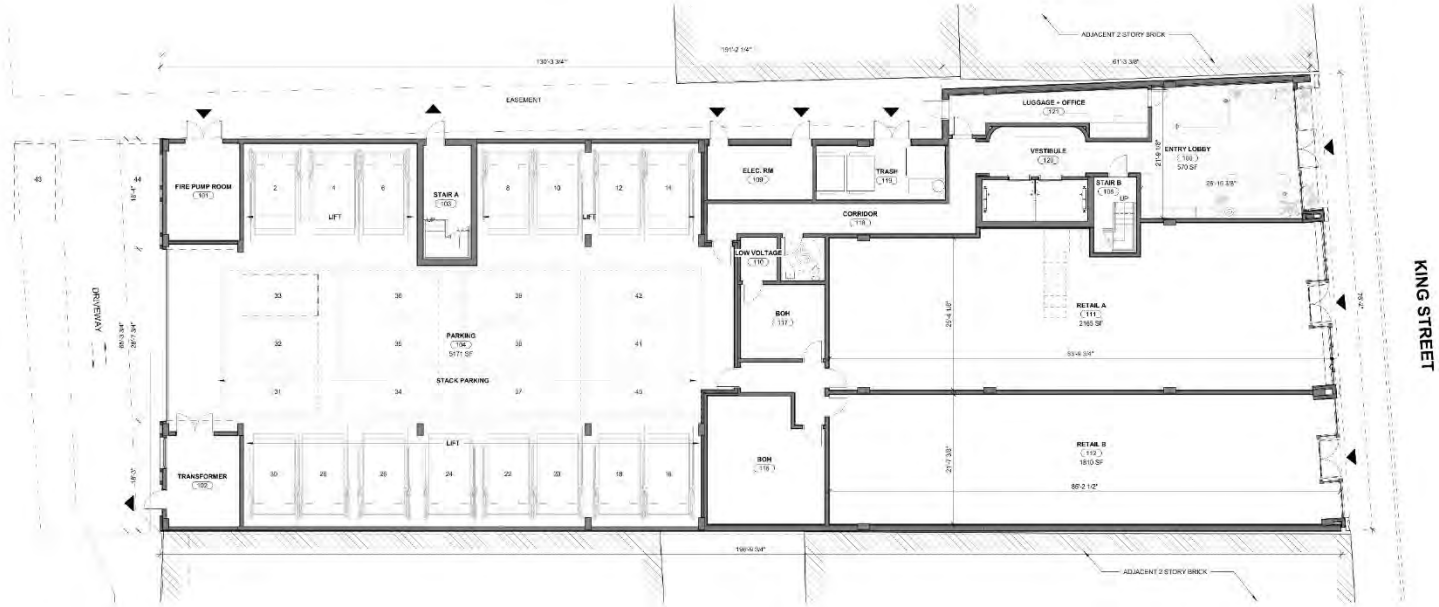

PHOTO 5

SITE PHOTOS

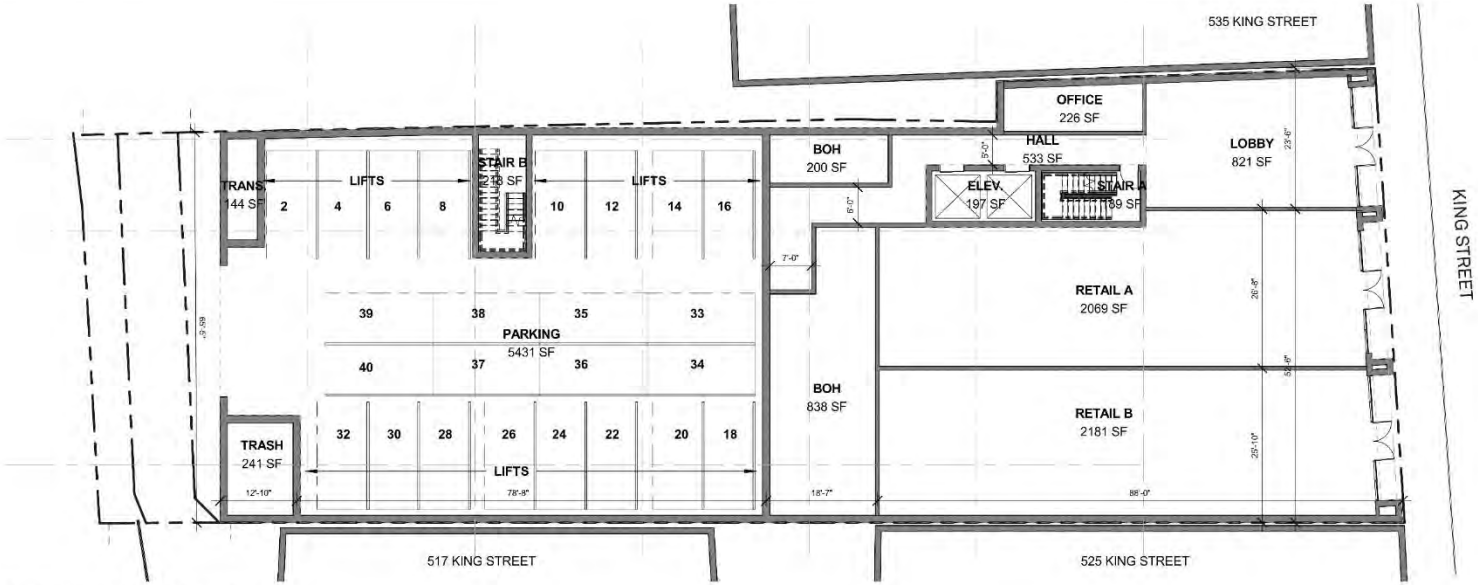
Morris Adjmi Architects
www.ma.com
LS3P
METHOD
529 King Street
Charleston, SC 29403

Site Photos: King Street and Driveway off St. Philips

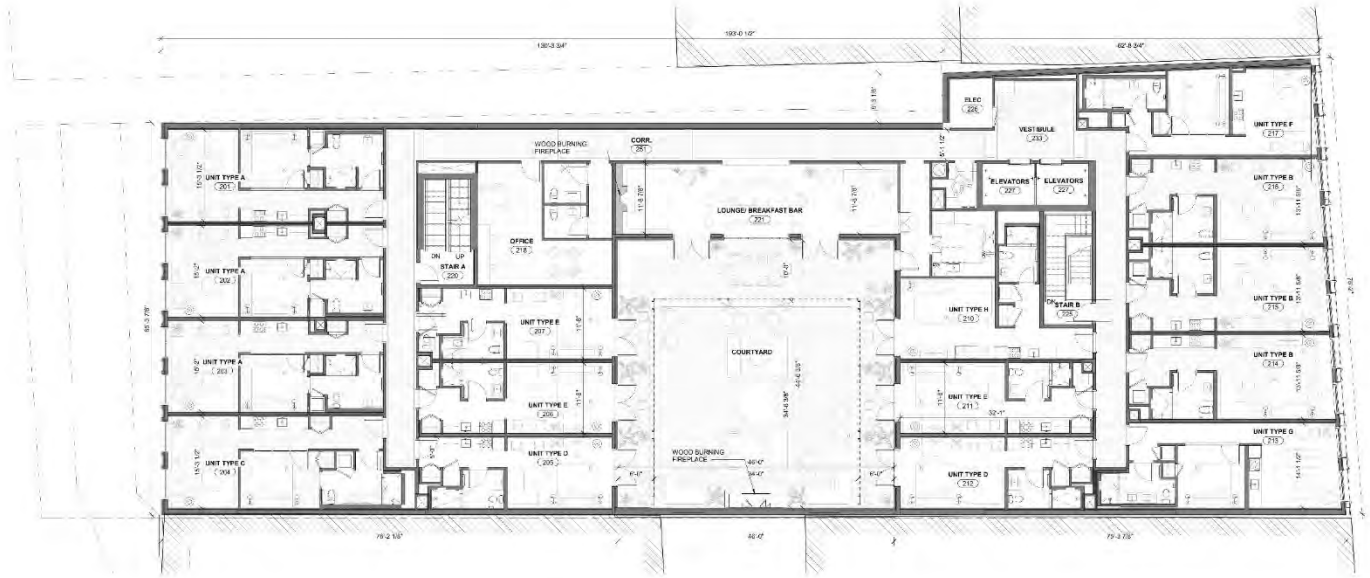
Preliminary BAR Review / 03 September 2019



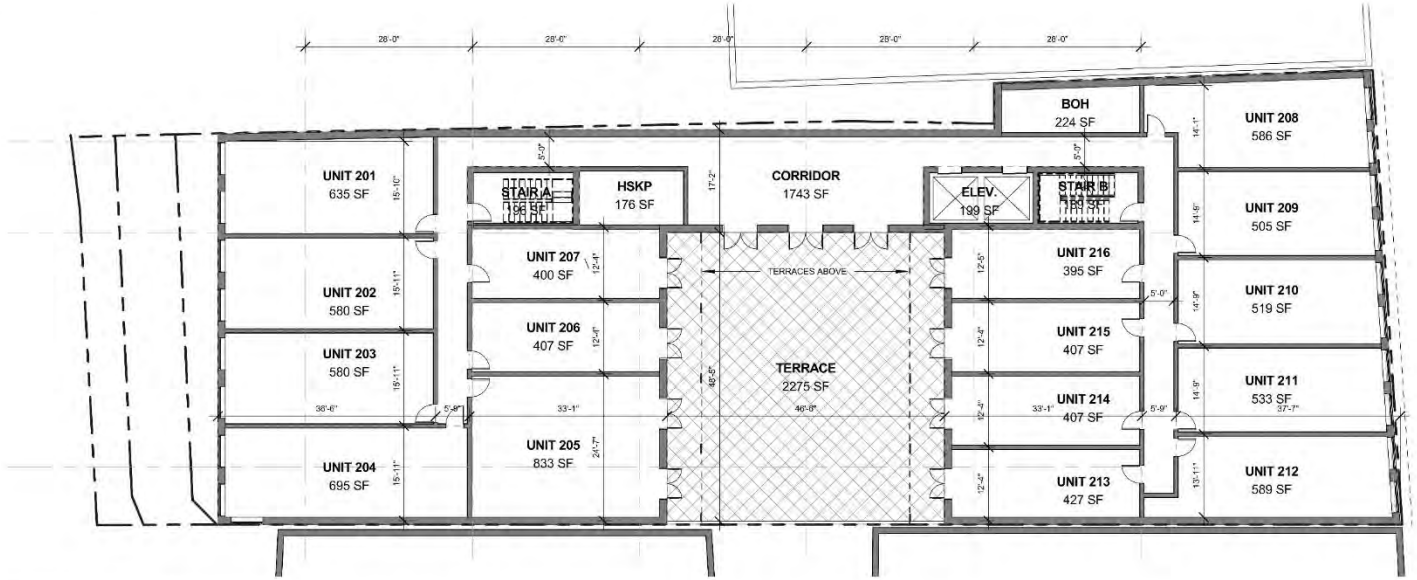
CURRENT DESIGN - PRELIMINARY BAR



PREVIOUS DESIGN - CONCEPTUAL BAR



CURRENT DESIGN - PRELIMINARY BAR



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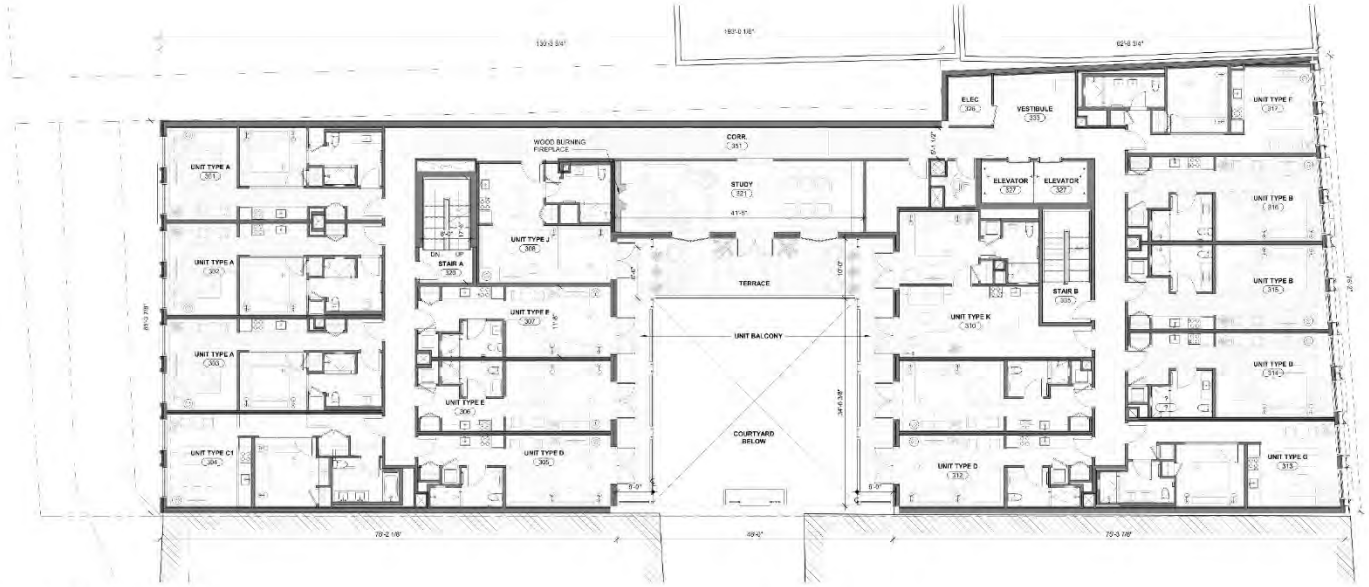

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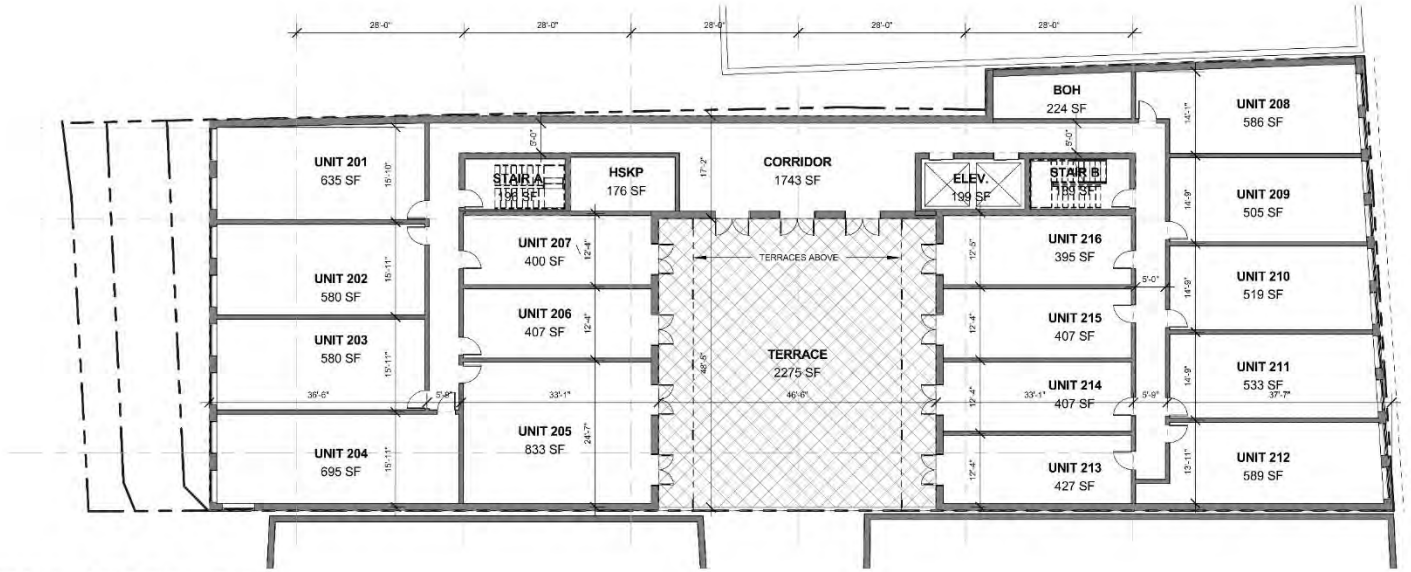
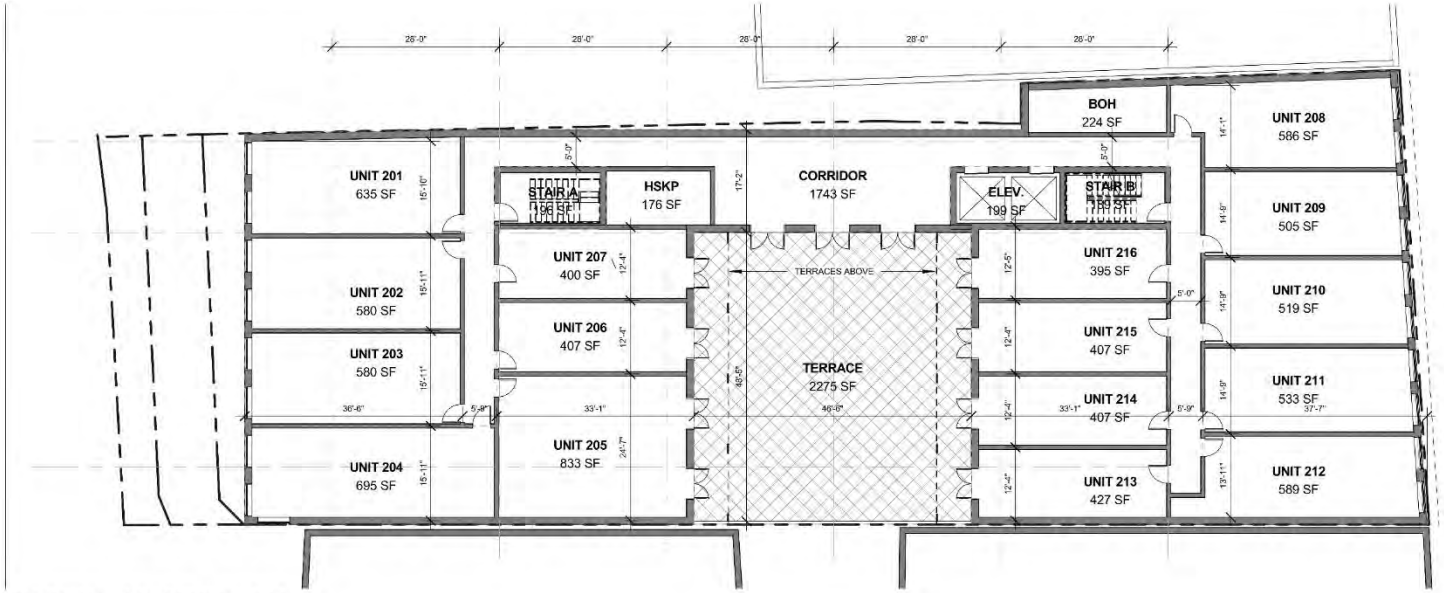


PREVIOUS DESIGN - CONCEPTUAL BAR

CURRENT DESIGN - PRELIMINARY BAR



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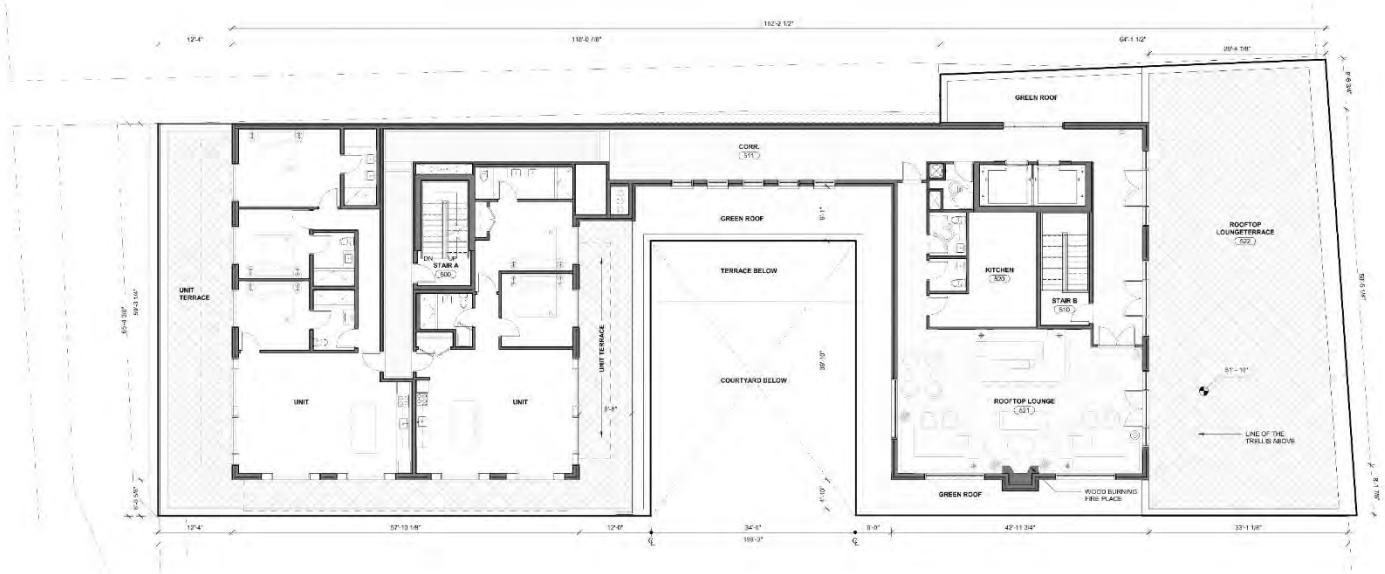
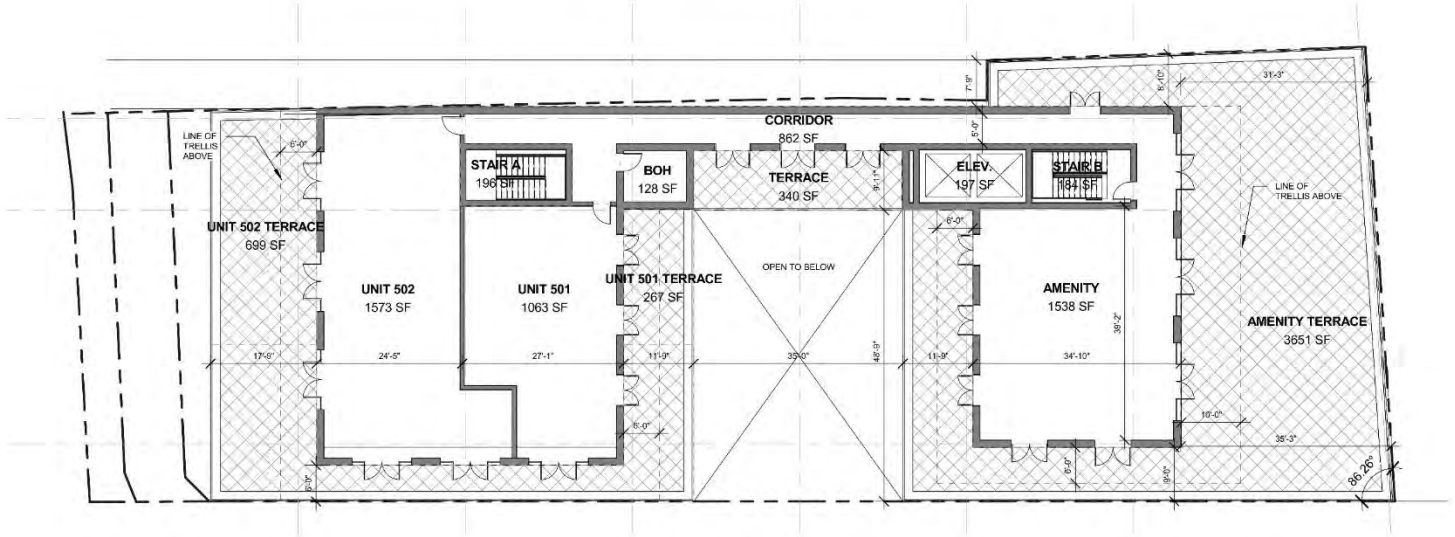


CURRENT DESIGN - PRELIMINARY BAR



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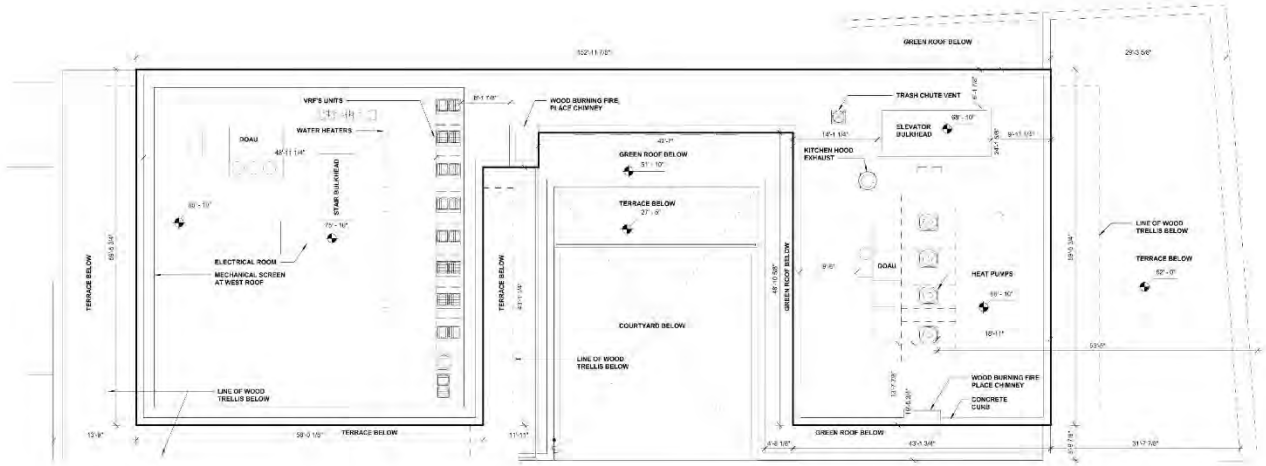
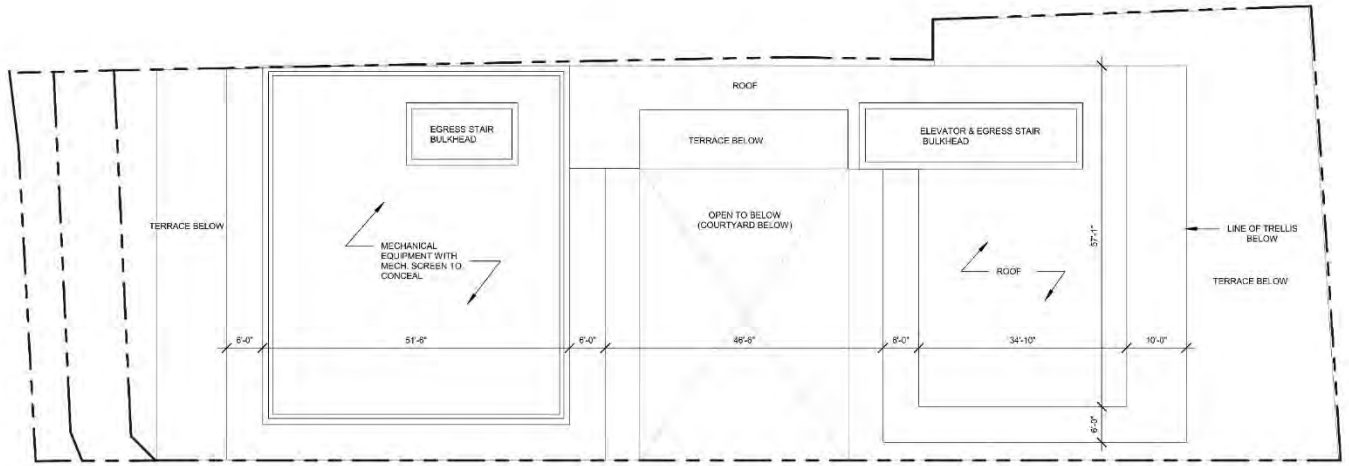
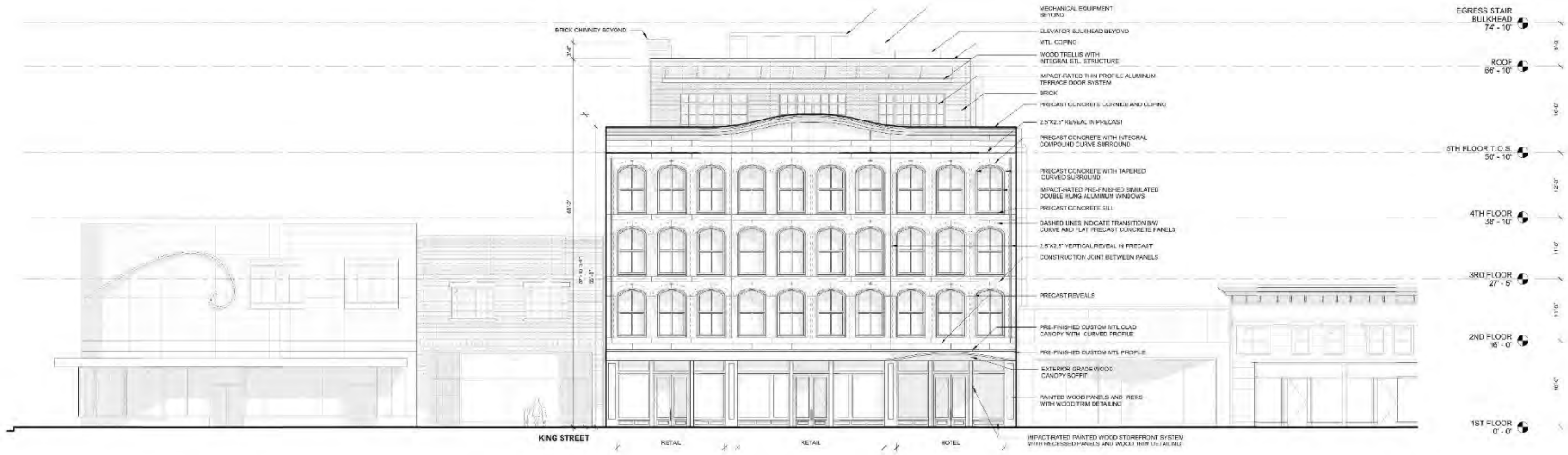


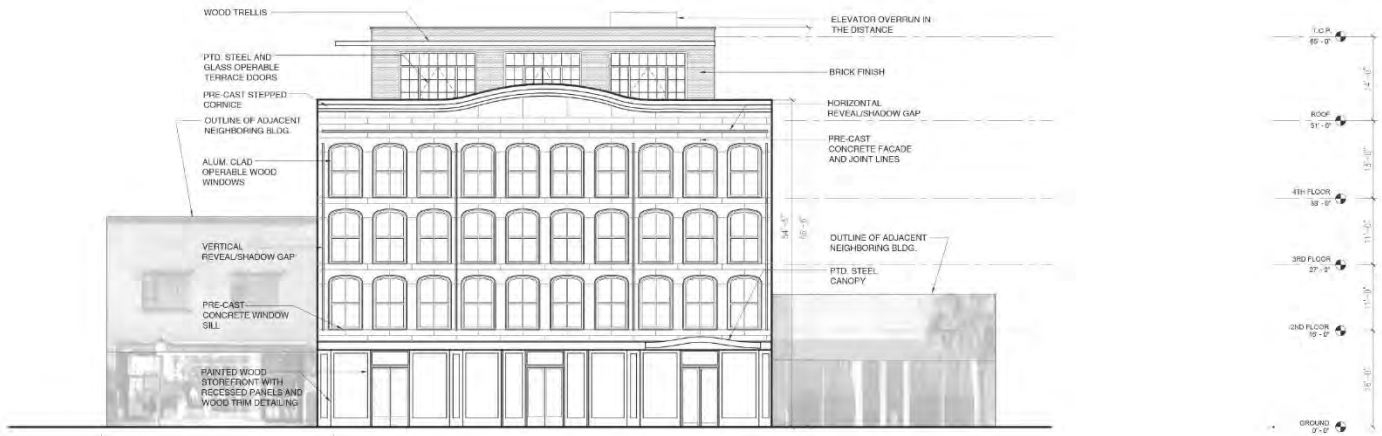
CURRENT DESIGN - PRELIMINARY BAR



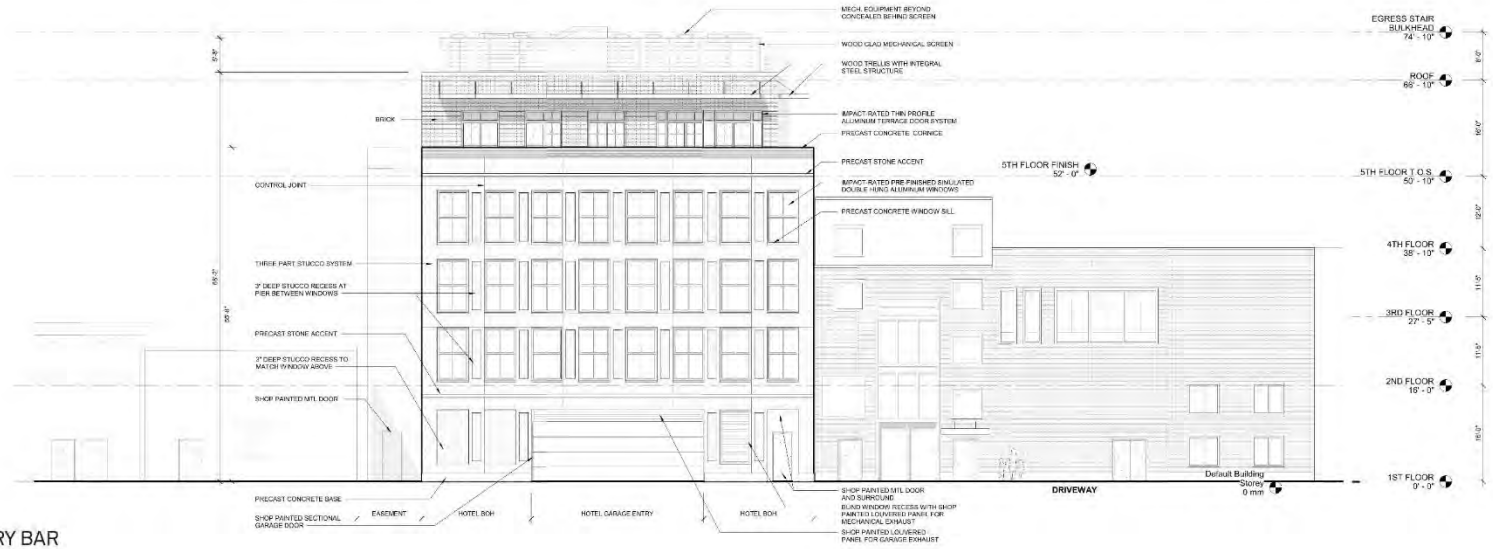
PREVIOUS DESIGN - CONCEPTUAL BAR



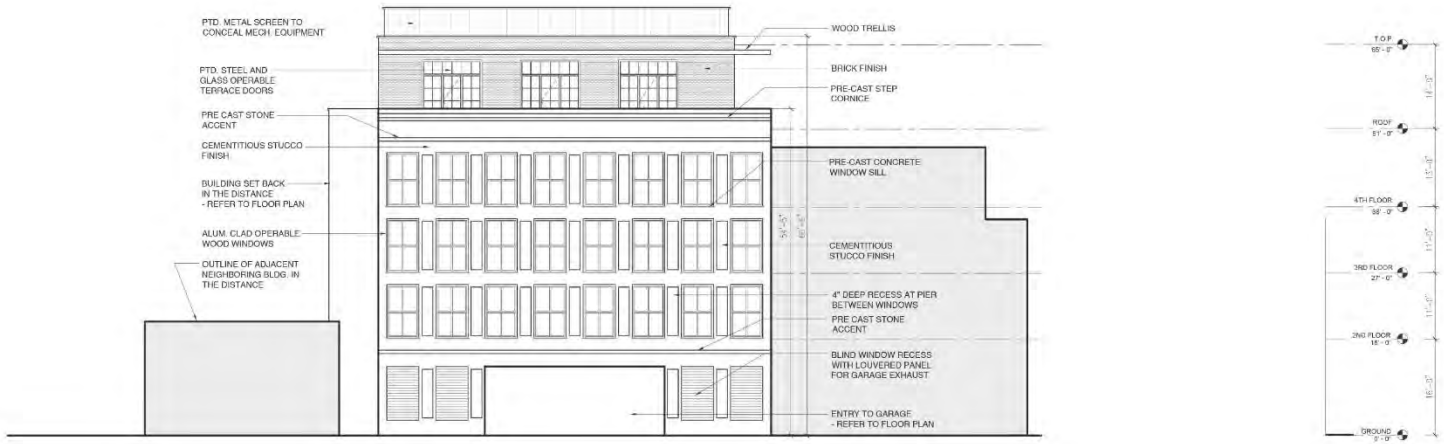
CURRENT DESIGN - PRELIMINARY BAR



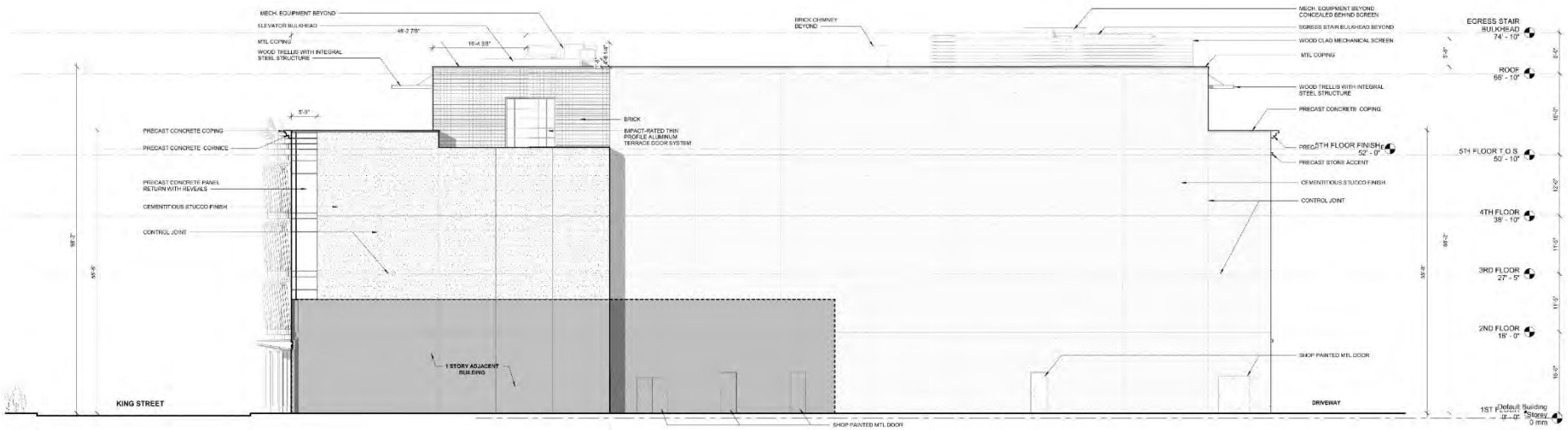
PREVIOUS DESIGN - CONCEPTUAL BAR



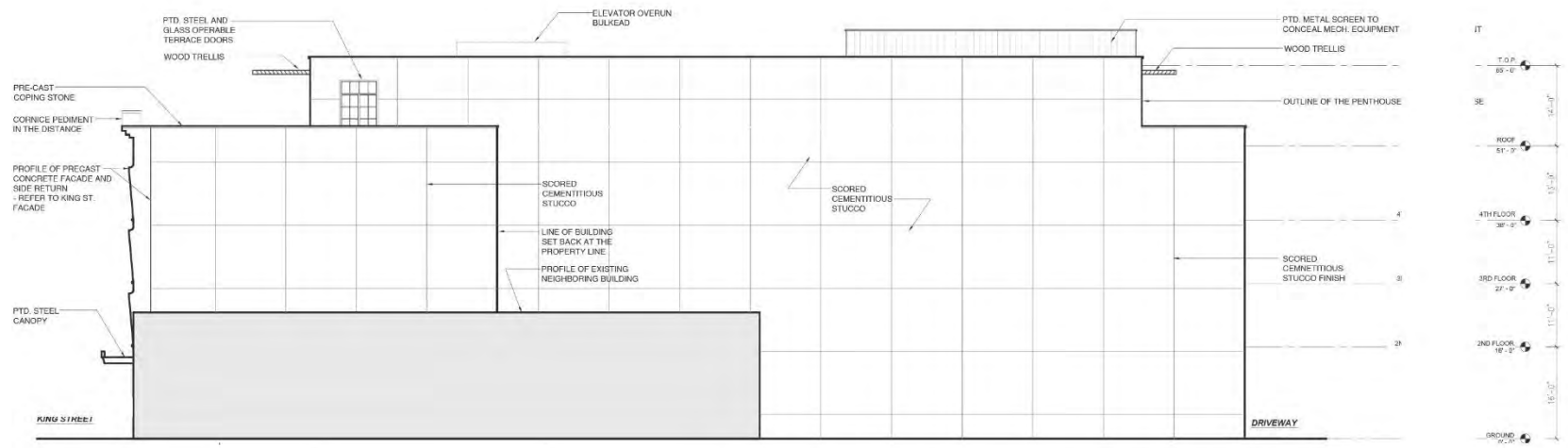
CURRENT DESIGN - PRELIMINARY BAR



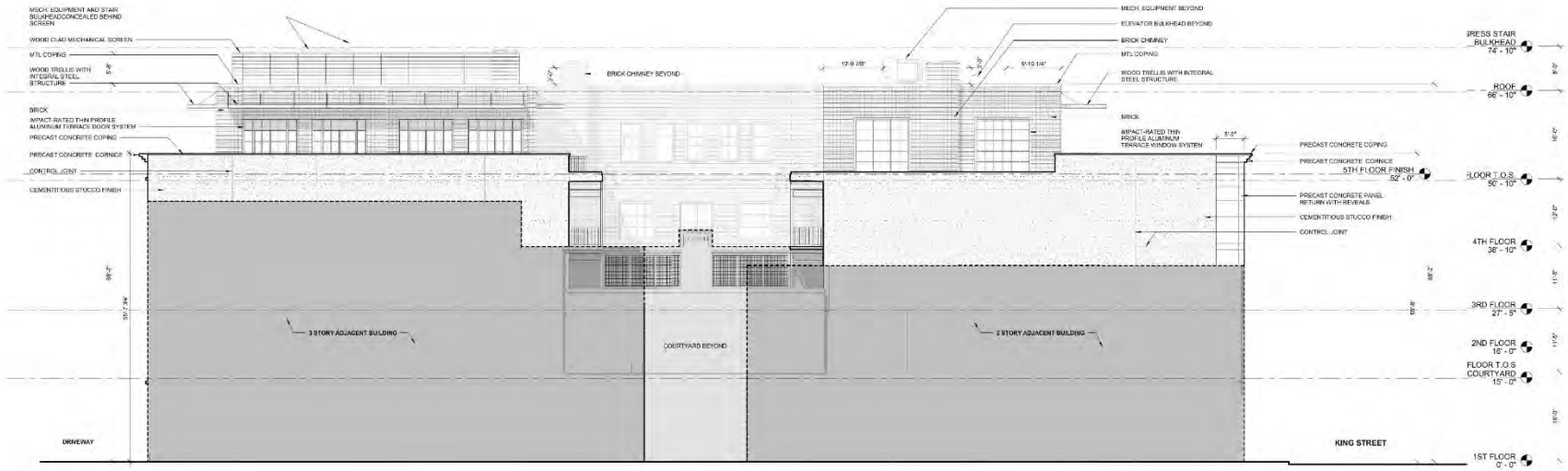
PREVIOUS DESIGN - CONCEPTUAL BAR



CURRENT DESIGN - PRELIMINARY BAR



PREVIOUS DESIGN - CONCEPTUAL BAR

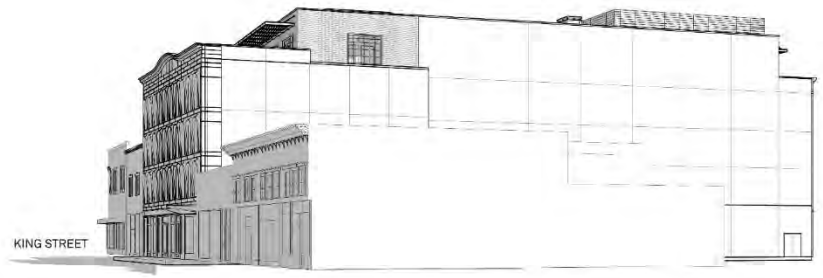


CURRENT DESIGN - PRELIMINARY BAR

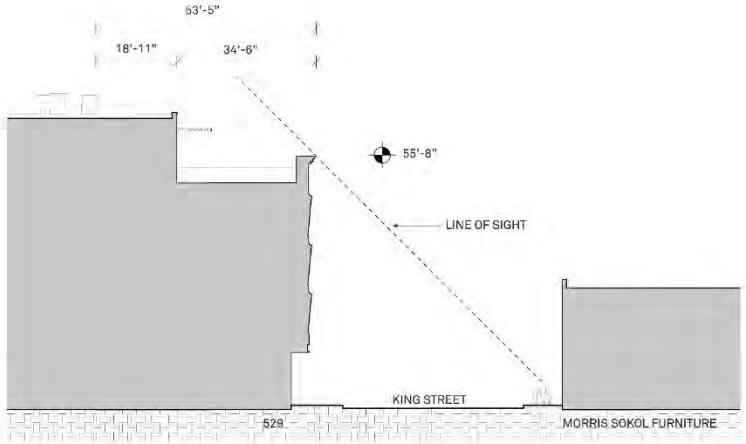
PREVIOUS DESIGN - CONCEPTUAL BAR

Enlarged Existing King Street Streetscape

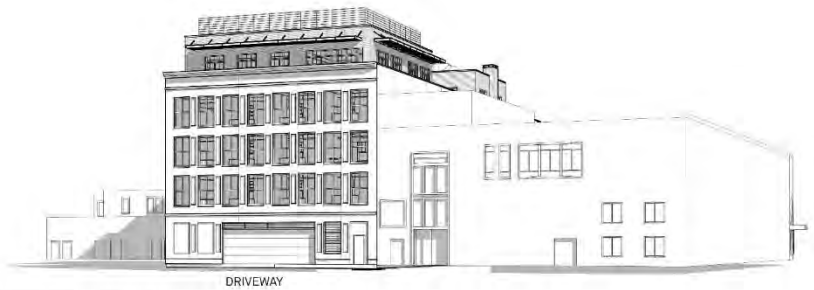
Enlarged Proposed King Street Streetscape



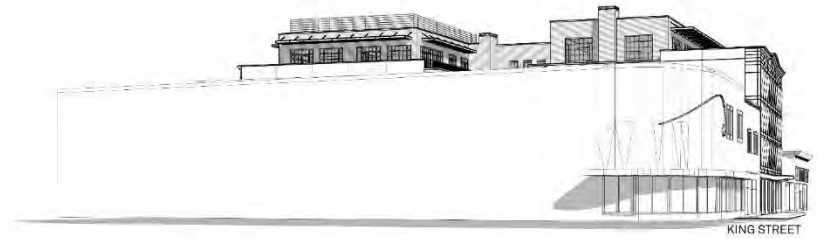
LOWER KING STREET VIEW



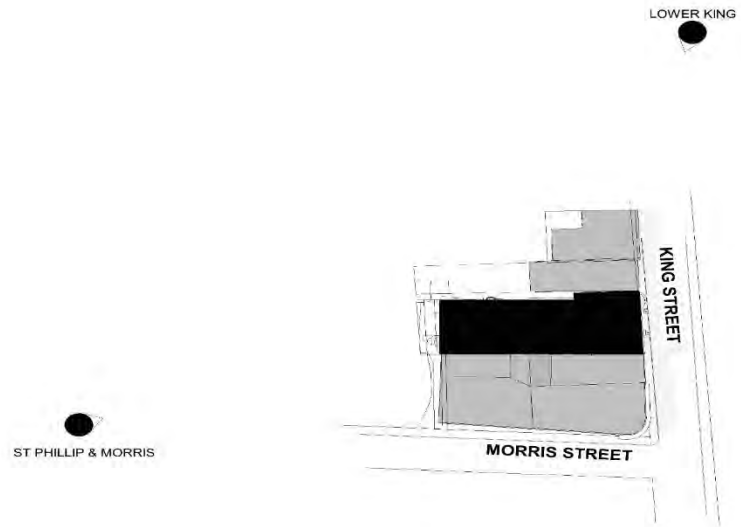
KING STREET SECTION WITH SIGHT LINE



ST PHILLIP AND MORRIS STREET VIEW



UPPER KING STREET VIEW



KEY PLAN / CAMERA LOCATION

Rendering of King Street Facade

Preliminary BAR Review / 03 September 2019

Palazzo dei Normanni, Palermo

Historic Charleston typical balcony

Palazzo Strozzi, Florence

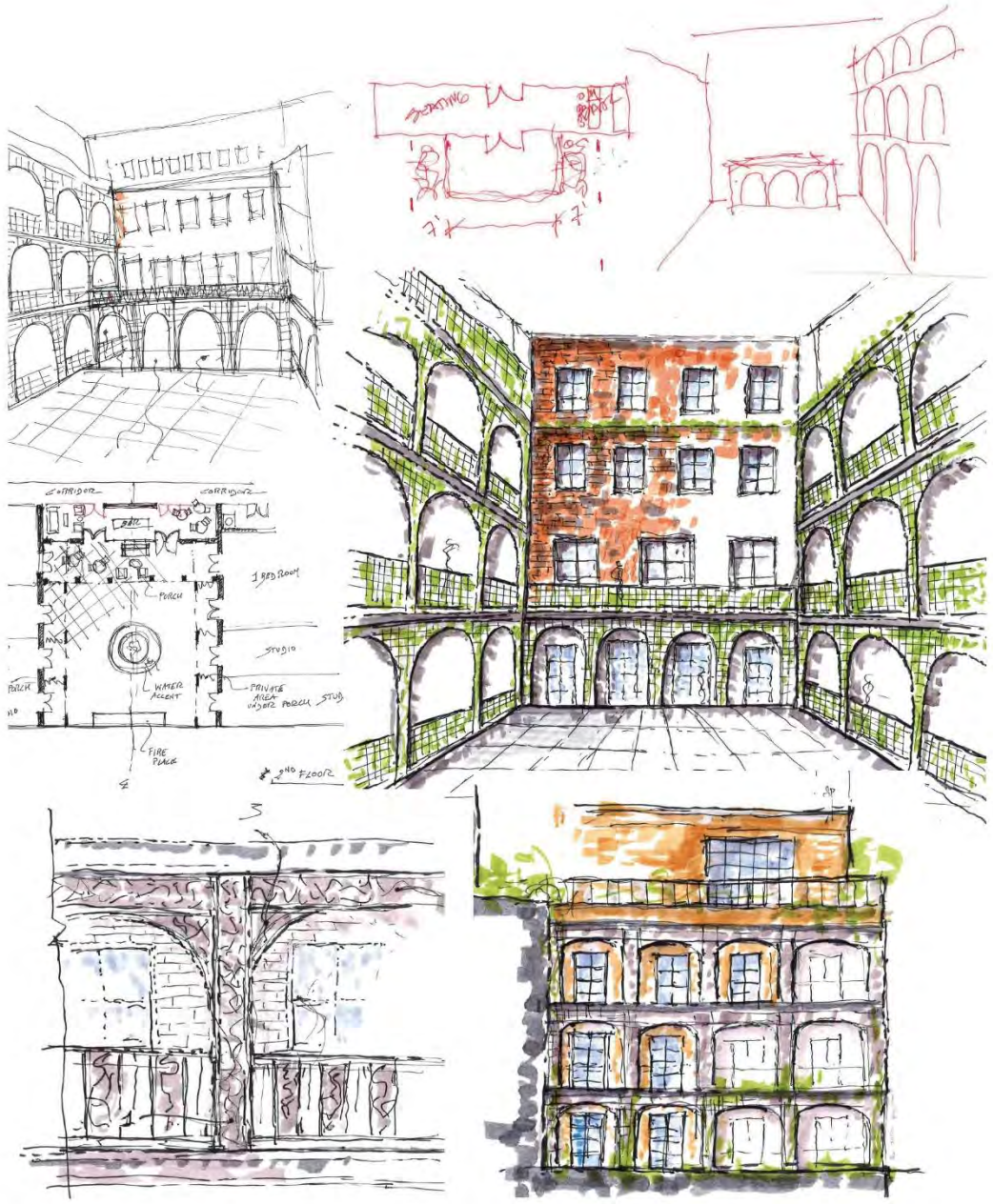
Dock Street Theater, Charleston, SC

Palazzo Medici Ricciardi, Florence

John Rutledge House, Charleston, SC

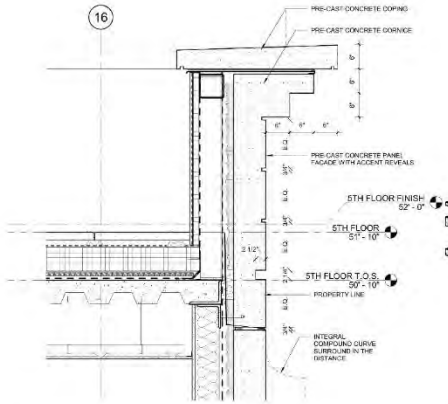
Renaissance Palace Precedents

Charleston Precedents

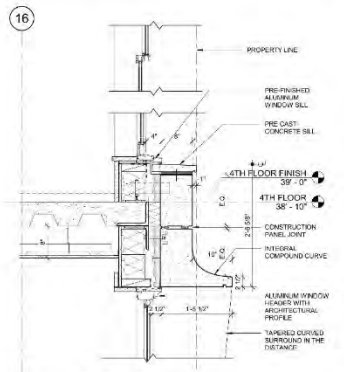


Rendering of the Courtyard

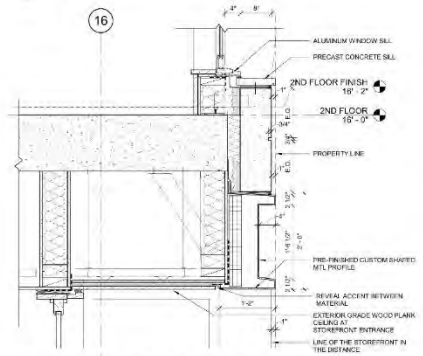
Preliminary BAR Review / 03 September 2019



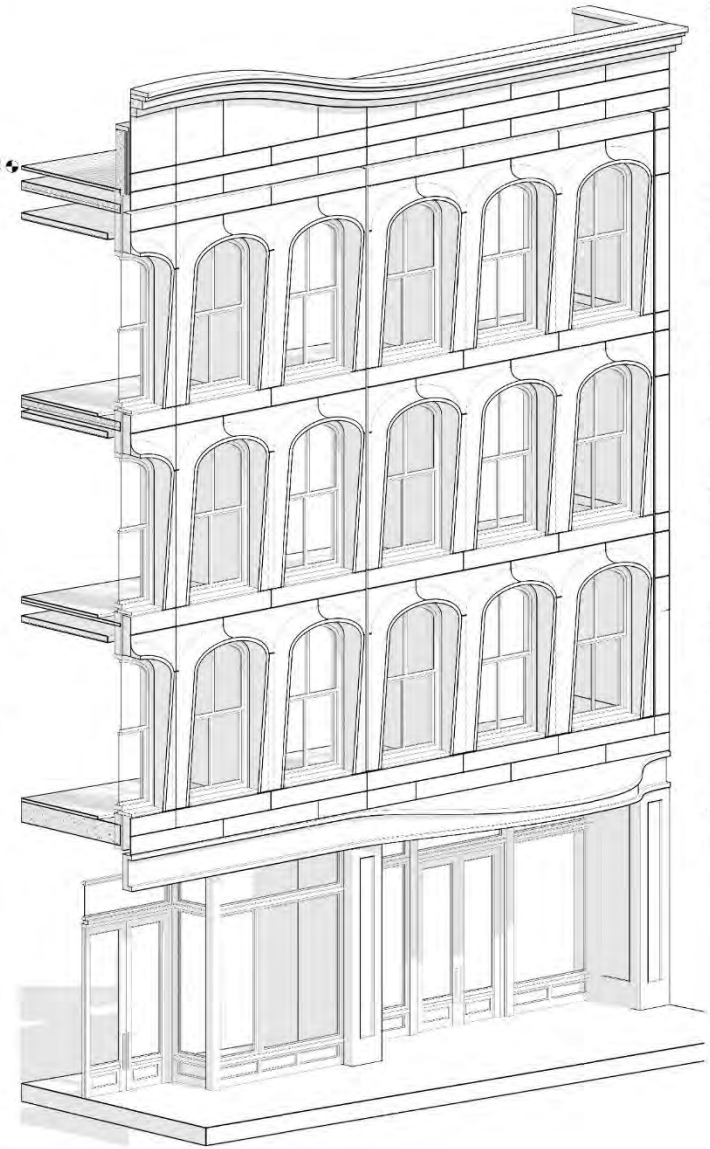
5 SECTION DETAIL AT CORNICE



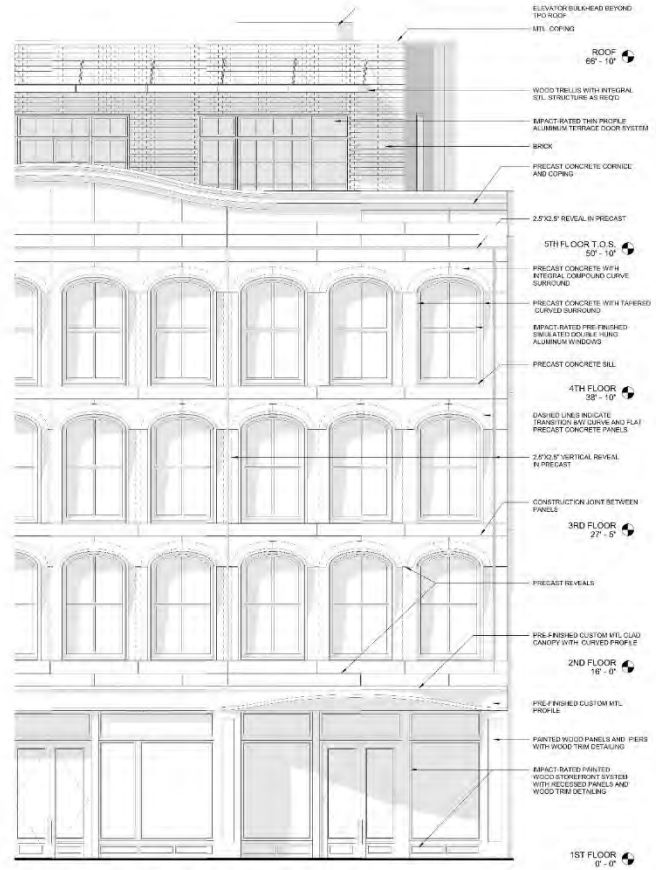
4 SECTION DETAIL AT WINDOW



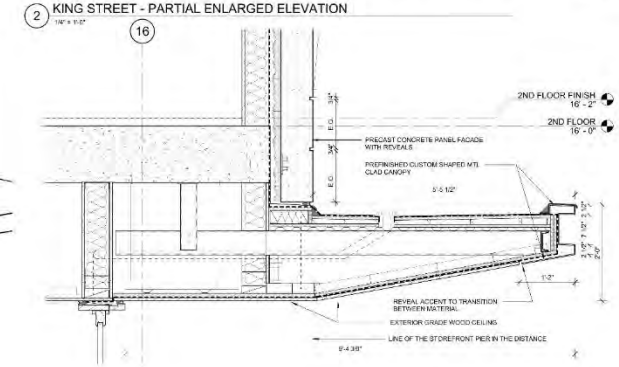
3 SECTION DETAIL AT STOREFRONT ENTRANCE



1 KING STREET - AXONOMETRIC



2 KING STREET - PARTIAL ENLARGED ELEVATION



6 SECTION DETAIL AT LOBBY CANOPY

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METHOD
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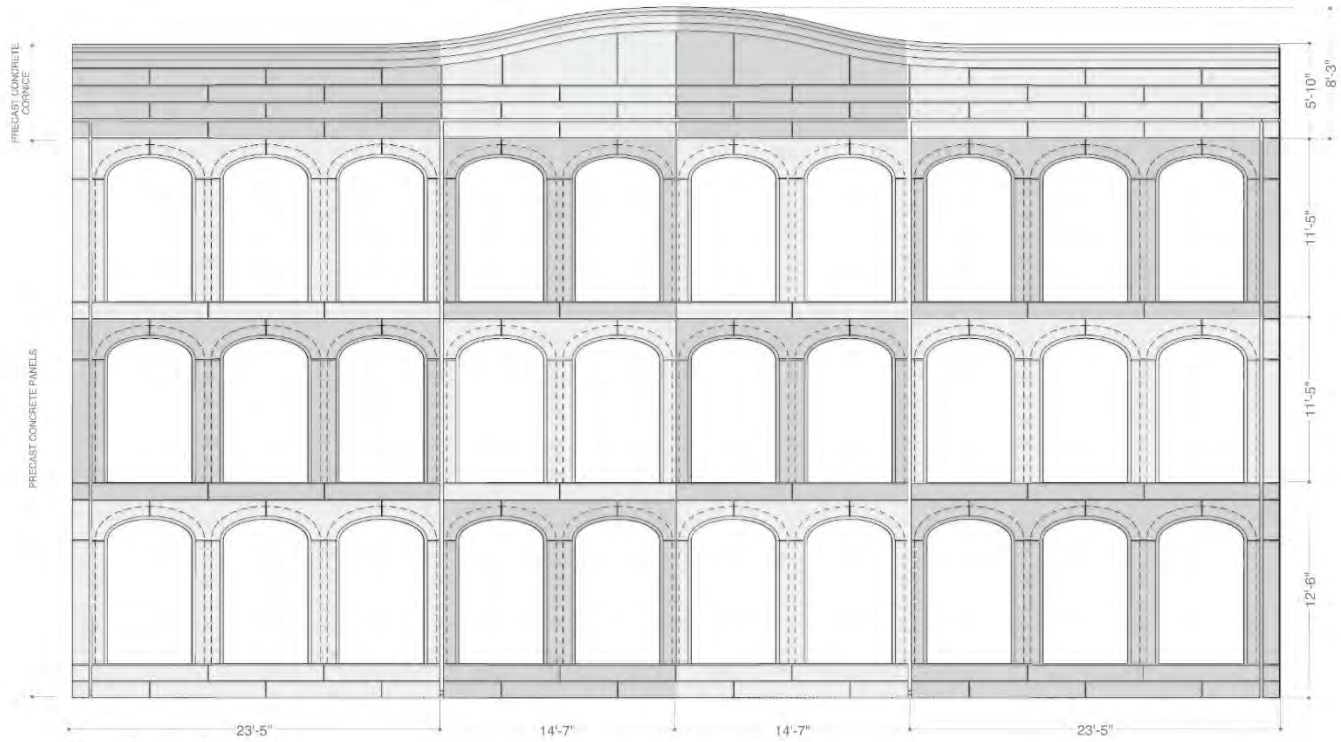
Charleston, SC 29403

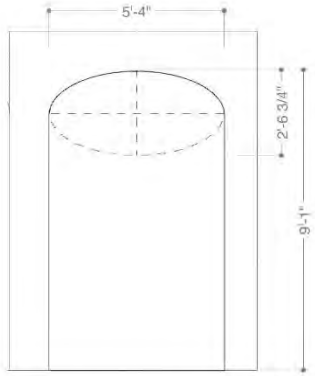
King Street Facade Section Perspective

Preliminary BAR Review / 03 September 2019

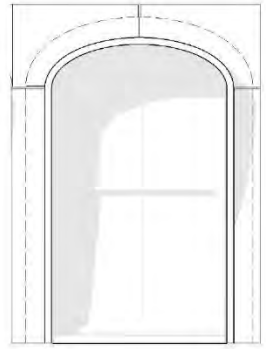
Scale: as indicated (@ 42x30)



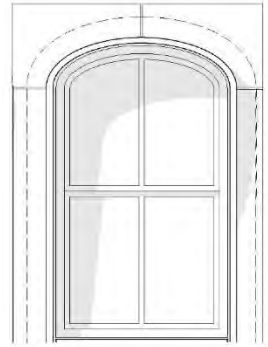
Precast Concrete Panel Diagram



Precast Surround arch Geometry

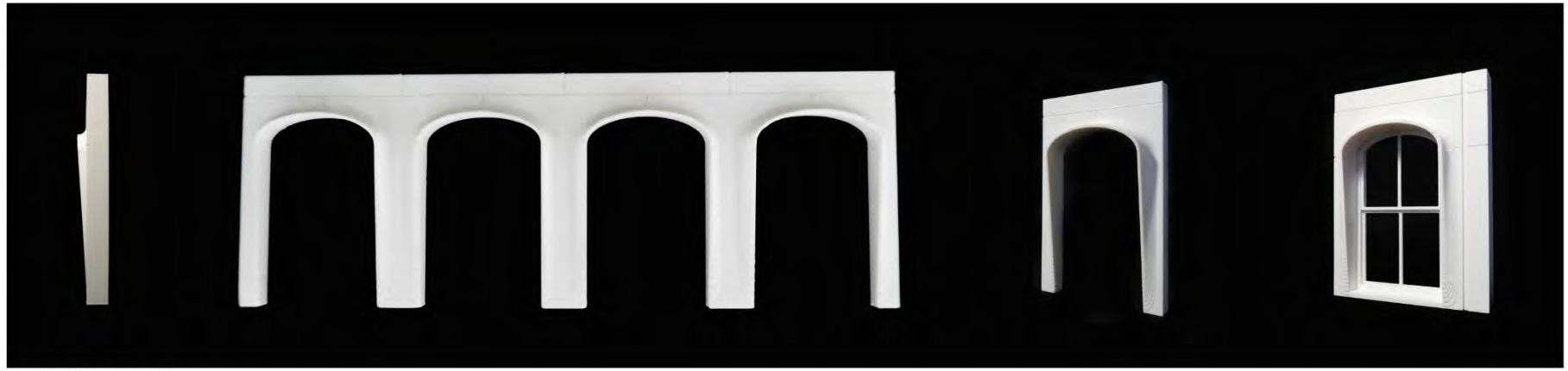


With Integral Compound Curve



With Window Fenestration

Curve profile



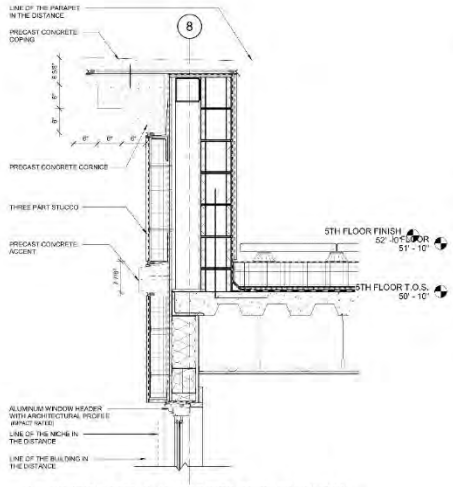
Details of the Compound Curve

Partial Model of the Facade

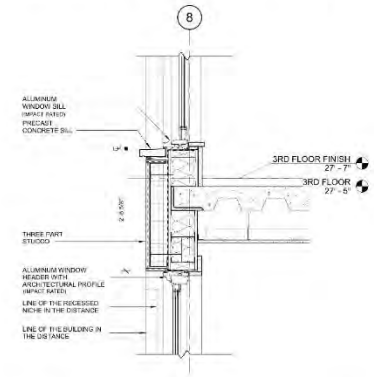
Partial Model of the Facade with Storefront and Canopy

Detail of the Cornice

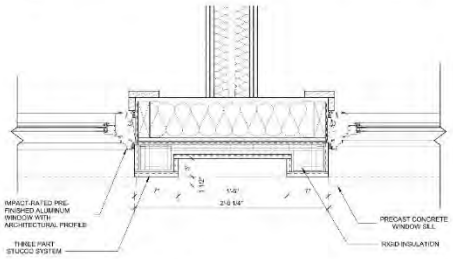
Detail of the Hotel Entry and Canopy



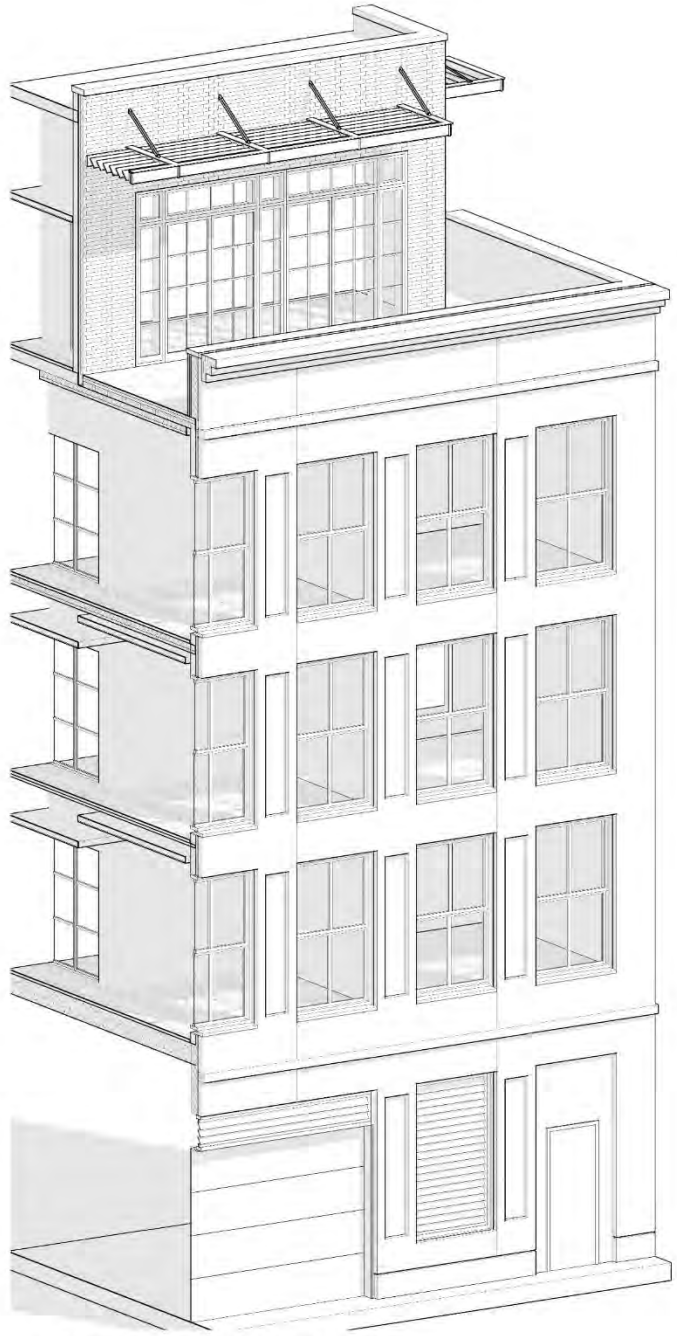
3 SECTION DETAIL AT CORNICE WEST ELEVATION
1" = 1'-0"



4 SECTION DETAIL AT WINDOW SILL/HEAD WEST ELEVATION
1" = 1'-0"



5 PLAN DETAIL AT PIER WEST FACADE
1 1/2" = 1'-0"



1 EAST FACADE - AXONOMETRIC

2 WEST PARTIAL ENLARGED ELEVATION
1/8" = 1'-0"

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LS3P
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Charleston, SC 29403

Rear Facade Section Perspective

Preliminary BAR Review / 03 September 2019

Scale: as indicated (@ 42x30)

KING STREET ELEVATION (LOOKING SOUTH)

MATERIAL #6
Three part Stucco

MATERIAL #5
Precast Concrete

MATERIAL #3/#4
Pre-finished Metal Window Frame
and architectural fascia/Canopy clad

MATERIAL #2
Canopy Soffit Wood Finish

MATERIAL #1
Painted Wood Finish for Storefront

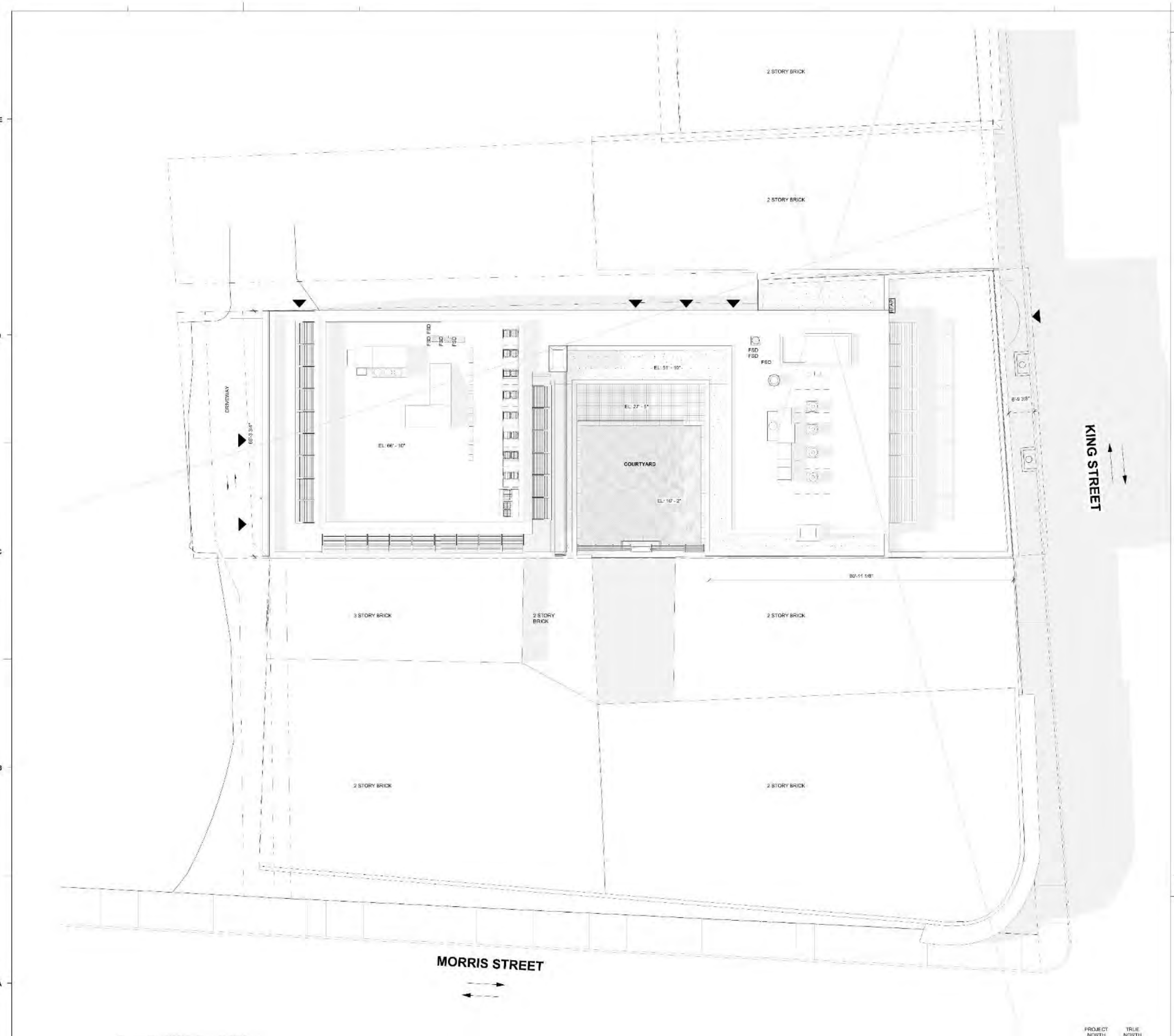
PENTHOUSE

MATERIAL #9
Exterior Grade Natural
Wood Trellis

MATERIAL #8
White Washed Red Brick

MATERIAL #7
Pre-Finished Metal for
Terrace Doors

WORKING DRAWINGS



A1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

529 KING STREET

529 King Street OZ, LLC

METHOD

227 WEST TRADE STREET SUITE 700
CHARLOTTE, NORTH CAROLINA 28202
TEL. 704.333.6686 FAX 704.333.2926
WWW.LS3P.COM

MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

REVISIONS:

No.	Description	Date

PROJECT: 1152-176420
DATE: 09.11.2019
DRAWN BY: Author
CHECKED BY: Checker

ARCHITECTURAL SITE PLAN

A-001

Project Status

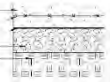
CONSTRUCTION SUBSYSTEMS

SYMBOL | DESCRIPTION | FIRE AND SOUND RATING REFERENCE

FLOOR SYSTEMS

(S1) TYPICAL SLAB ON GRADE CONSTRUCTION

033000.L ?
033000.5 ?
033000.Y ?
033000.Z ?
312000.B ?



COORDINATE W/ STRUCTURAL ENG.
PARTICULARLY VAPOR BARRIER LOCATION & BASE DEPTH

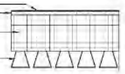
(S2) TYPICAL FLOOR CONSTRUCTION

FINISH VARIES
CONCRETE (SEE STRUCTURAL)
LONG SPAN MTL DECK (SEE STRUCTURAL)

ROOF SYSTEMS

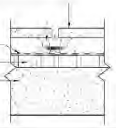
(R1) TYPICAL ROOF CONSTRUCTION [NONCOMBUSTIBLE]

TPO ROOF
COVERBOARD
R-30 INSULATION (6")
MTL ROOF DECK



(R2) PEDESTAL PAVER TRAYS ON STRUCTURAL SLAB

MTL PEDESTAL TRAYS W/ TERACOTTA TILE
PAVER PEDESTALS
FLUID APPLIED WP MEMBRANE
TAPERED RIGID INSULATION
STRUCTURAL CONC.
(SEE STRUCTURAL DRAWINGS)



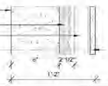
CONSTRUCTION SUBSYSTEMS

SYMBOL | DESCRIPTION | FIRE AND SOUND RATING REFERENCE

EXTERIOR WALL SYSTEMS

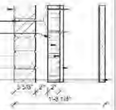
(W1) PRECAST WALL CONSTRUCTION

8" PRECAST PANEL
SPRAY FOAM INSUL
2-1/2" MTL STUD
5/8" GWB



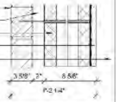
(W2) FACE BRICK / STEEL STUD CAVITY WALL CONSTRUCTION

MODULAR BRICK
BRICK TIE
R-10 RIGID INSULATION (2")
FLUID APPLIED AIR BARRIER
5/8" GYPSUM SHEATHING
6" MTL STUD
5/8" GWB



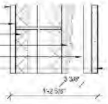
(W3) FACE BRICK / CMU CAVITY WALL CONSTRUCTION (MODULAR BRICK)

MODULAR BRICK
AIR GAP
REINFORCED 8" CMU BLOCK
FLUID APPLIED AIR BARRIER
1" STUCCO OVER SELF-FURRING
GALVANIZED MTL LATH



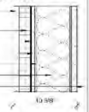
(W4) THREE PART STUCCO / CMU WALL CONSTRUCTION

3 PART STUCCO SYSTEM OVER SELF-
FURRING GALVANIZED MTL LATH
FLUID APPLIED AIR BARRIER
REINFORCED 8" CMU BLOCK
SPRAY FOAM INSUL
1-5/8" MTL STUD
5/8" GWB



(W5) THREE PART STUCCO / STEEL STUD WALL CONSTRUCTION

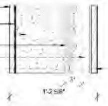
3 PART STUCCO SYSTEM OVER SELF-
FURRING GALVANIZED MTL LATH
R-10 RIGID INSULATION (2")
FLUID APPLIED AIR BARRIER
5/8" GYPSUM SHEATHING
6" MTL STUD
BATT INSULATION
5/8" GWB



CONDUCT WATER VAPOR TRANSMISSION ANALYSIS TO
DETERMINE IF VAPOR BARRIER & BATT INSUL REQ'D

(W6) THREE PART STUCCO / SHEAR WALL CONSTRUCTION

3 PART STUCCO SYSTEM OVER SELF-
FURRING GALVANIZED MTL LATH
FLUID APPLIED AIR BARRIER
C.I.P. CONC. (SEE STRUCTURAL DWGS)
SPRAY FOAM INSUL
1-5/8" MTL STUD
5/8" GWB

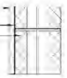


(W7) THREE PART STUCCO / SHEAR WALL CONSTRUCTION

1" STUCCO OVER SELF-FURRING
GALVANIZED MTL LATH
FLUID APPLIED AIR BARRIER
8" C.I.P. CONC. (SEE STRUCTURAL DWGS)

(W8) THREE PART STUCCO / CMU WALL CONSTRUCTION

1" STUCCO OVER SELF-FURRING
GALVANIZED MTL LATH
FLUID APPLIED AIR BARRIER
REINFORCED 8" CMU BLOCK

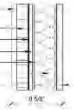


CONSTRUCTION SUBSYSTEMS

SYMBOL | DESCRIPTION | FIRE AND SOUND RATING REFERENCE

(W9) THREE PART STUCCO / STEEL CH STUD SHAFT WALL CONSTRUCTION

1" STUCCO OVER SELF-FURRING
GALVANIZED MTL LATH
R-10 RIGID INSULATION (2")
FLUID APPLIED AIR BARRIER
5/8" GYPSUM SHEATHING
4" CH MTL STUD
BATT INSULATION
1" SHAFT WALL



CONDUCT WATER VAPOR TRANSMISSION ANALYSIS TO
DETERMINE IF VAPOR BARRIER & BATT INSUL REQ'D

GENERAL NOTES

A. THE CONSTRUCTION SUBSYSTEMS AND PARTITION TYPES SHOWN, INDICATE THE GENERAL CONSTRUCTION FEATURES OF THE MAJORITY OF THE CONSTRUCTION SYSTEMS TO BE PROVIDED. THEY ARE NOT INTENDED TO REPRESENT A COMPLETE LISTING OF SYSTEMS REQUIRED AND DO NOT NECESSARILY INDICATE ALL OF THE CONSTRUCTION REQUIREMENTS TO BE PROVIDED BY THE CONTRACT DOCUMENTS.

B. SEE REFLECTED CEILING PLANS FOR ADDITIONAL REQUIREMENTS FOR PARTITION TYPES.

C. REFERENCE FOR FIRE RESISTANCE & SOUND RATINGS:

- CCMA: CAROLINAS CONCRETE MASONRY ASSOCIATION, CONCRETE MASONRY HANDBOOK, SOUND CONTROL
- GA: GYPSUM ASSOCIATION, FIRE RESISTANCE DESIGN MANUAL ELEVENTH EDITION
- NCMA: NATIONAL CONCRETE MASONRY ASSOCIATION, TEK NOTES
- SA: SHINER AND ASSOCIATES
- SBCC: STANDARD BUILDING CODE CONGRESS, LATEST EDITION
- UL: UNDERWRITERS LABORATORY, INC., FIRE RESISTANCE DIRECTORY

D. WHERE FURRED/SINGLE FACED SYSTEMS OCCUR ON CONCRETE MASONRY UNIT WALL OR PARTITION SURFACE, PROVIDE GYPSUM BOARD TO 4" ABOVE CEILING, OR IF NO CEILING OCCURS, PROVIDE GYPSUM BOARD TO UNDERSIDE OF DECK.

NOTES

1. CONCRETE MASONRY UNIT WALLS AND PARTITIONS: PROVIDE HORIZONTAL JOINT REINFORCEMENT, VERTICAL REINFORCEMENT, BOND BEAMS, GROUTING, AND ADDITIONAL REQUIREMENTS AS INDICATED BY STRUCTURAL DRAWINGS AND SPECIFICATIONS.
2. COLOR, TEXTURE AND FACE PATTERN MAY VARY. SEE MISCELLANEOUS AND EXTERIOR COLOR SCHEDULE (SPEC SECT 9000), SPECIFICATIONS AND DRAWINGS FOR CLARIFICATION.
3. KEEP CAVITY CLEAR OF ALL MORTAR.
4. SEE FINISH SCHEDULE FOR LOCATION OF APPLIED FINISHES (SUCH AS CERAMIC TILE, WALL COVERING, ETC) THAT MAY AFFECT THE PARTITION SURFACE AND CONSTRUCTION REQUIREMENTS.
5. WHERE CERAMIC TILE AND CEMENTITIOUS BACKER UNIT ARE NOT SCHEDULED TO BE FULL HEIGHT OF PARTITION, PROVIDE GYPSUM BOARD (TYPE X @ RATED PARTITIONS) @ THOSE PORTIONS OF THE PARTITION NOT SCHEDULED TO RECEIVE CERAMIC TILE. CEMENTITIOUS BACKER UNIT TO BE SAME THICKNESS AS GYPSUM BOARD.
6. PROVIDE FIRE RATED CMU (OR EQUIVALENT) WHERE PARTITION INDICATED TO BE FIRE RATED ON REFLECTED CEILING PLANS. RATED PARTITION TO MEET CONSTRUCTION REQUIREMENTS OF FIRE RATING REFERENCE LISTED.
7. PROVIDE MANUFACTURER'S PROPRIETARY TYPE 'X' GYPSUM BOARD (MEETING THE DESIGNATED FIRE REFERENCE LISTED) WHERE PARTITION IS INDICATED TO BE FIRE RATED ON REFLECTED CEILING PLANS. RATED PARTITION TO MEET CONSTRUCTION REQUIREMENTS OF FIRE RATING REFERENCE LISTED.
8. PROVIDE ACOUSTICAL SEALANT (09250.K) AT PERIMETER OF ALL SOUND RATED PARTITIONS AND AT ALL PARTITION PENETRATIONS. IF PARTITION IS FIRE RATED, PROVIDE UL LABELED FIRESTOPPING IN PLACE OF ACOUSTICAL SEALANT. AT PARTITIONS THAT ARE SOUND AND FIRE RATED PROVIDE ACOUSTICAL SEALANT AT PARTITION PENETRATIONS THAT DO NOT REQUIRE FIRESTOPPING (EXAMPLE: DUCT PENETRATIONS WITH FIRE DAMPERS).

MA

529 KING STREET

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MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

REVISIONS:

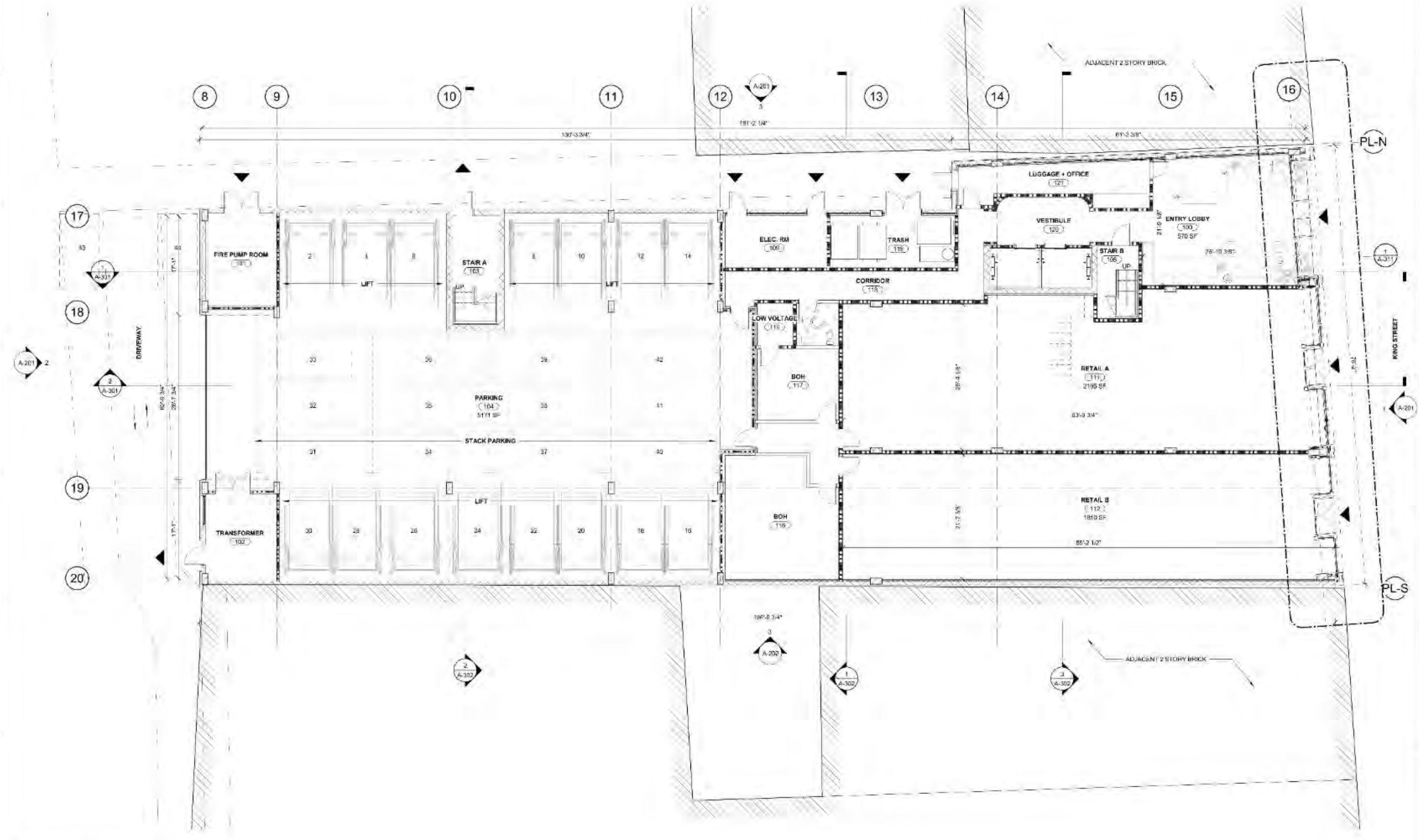
No.	Description	Date

PROJECT: 1152-176420
DATE: 05.11.2019
DRAWN BY: Author
CHECKED BY: Checker

CONSTRUCTION SUBSYSTEMS

A-002

Project Status



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

FLOOR PLAN SHEET NOTES

1. EXTERIOR DIMENSIONS AT MASONRY VENEER ARE TO FACE OF MASONRY.
2. EXTERIOR DIMENSIONS AT STUCCO VENEER ARE TO FACE OF METAL STUD.
3. EXTERIOR DIMENSION AT PRECAST ARE TO FACE OF PRECAST.
4. INTERIOR DIMENSIONS INDICATED ARE TO (FACE OF FINISH, FACE OF STUD, PARTITION CENTERLINE) AND CENTERLINES OF COLUMNS, UNO.
5. LOCATE DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL.
6. FIRE AND SOUND RATED WALLS/PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE, PIPING, DUCTWORK AND OTHER PENETRATIONS. ALL WORK IS TO BE BRACED TO STRUCTURE ABOVE.
7. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGH. MAINTAIN PARTITION FIRE RATING BEHIND RECESSED FIRE EXTINGUISHER CABINETS.
8. INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM AND RELATED CONSTRUCTION AS INDICATED IN THE SPECIFICATIONS.
9. SEE LIFE SAFETY PLANS FOR REQUIRED FIRE SEPARATION WALLS.
10. SEE SHEET A-XXX FOR DOOR WINDOW & GLAZING TYPES.
11. SEE SHEET A-XXX FOR LOUVER TYPES.
12. SEE SHEET A-XXX FOR CONSTRUCTION SUBSYSTEMS (OR PARTITION SCHEDULE).
13. SEE SHEET A-XXX FOR CASEWORK SCHEDULES, DESIGNATIONS & DETAILS.
14. SEE SHEET A-XXX FOR INTERIOR ELEVATIONS, ACCESSORY DESCRIPTIONS & MOUNTING HEIGHTS.
15. SEE SHEETS A-XXX FOR FINISH FLOORING, TRANSITIONS, PATTERNS AND WALL PROTECTION.
16. SEE SHEET A-XXX FOR FINISH SCHEDULE.
17. SEE SHEETS A-XXX FOR ENLARGED PLANS INDICATING ADDITIONAL DIMENSIONS AND PARTITION TYPES.
18. SEE SHEET A-XXX FOR SIGN SCHEDULE & ELEVATIONS AND DETAILS.
19. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS.
20. SEE BUILDING ELEVATION DRAWINGS FOR LOCATION OF EXTERIOR MASONRY CONTROL JOINTS.

PARTITION NOTES

1. ALL NON-DESIGNATED PARTITIONS SHALL BE TYPE ____
2. ALL PIPE AND CONDUIT PENETRATIONS THRU 2 HR RATED OR MORE PARTITIONS, FLOORS, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY 3M OR U.L. APPROVED EQUAL.
3. TILE BACKER BOARD SHALL BE USED IN ALL LOCATIONS TO RECEIVE TILE FINISHES. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS.
4. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DUCTWORK PRIOR TO FABRICATION OF PARTITION WALLS.
5. SHOULD CONDITIONS OCCUR WHERE A WALL IS UNABLE TO GO STRAIGHT UP TO STRUCTURE DUE TO PIPING, DUCTWORK, ETC., THE PARTITION (GYPSUM BOARD AND FRAMING) MAY JOG HORIZONTALLY ABOVE THE CEILING TO AVOID THE PROBLEM. RATED WALL INTEGRITY SHALL BE MAINTAINED.
6. WHERE STUDS EXTEND TO STRUCTURE AND GYPSUM WALLBOARD AND SOUND ATTENUATION BLANKETS EXTEND JUST ABOVE THE FINISH CEILING, CAP OFF PARTITION FINISHES WITH A RUNNER CHANNEL WHEN CEILING PLENUM IS USED AS A RETURN AIR PLENUM.
7. DIMENSIONAL CONFLICTS BETWEEN PARTITION TYPES AND THE ARCHITECTURAL FLOOR PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
8. SEE LIFE SAFETY PLANS FOR THE LOCATIONS OF SMOKE BARRIERS, SMOKE PARTITIONS AND FIRE-RATED PARTITIONS.
9. REFER TO UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE VOLUMES - CURRENT EDITION FOR SPECIFIC CONSTRUCTION REQUIREMENTS OF U.L. LISTED ASSEMBLIES.
10. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR TYPICAL U.L. LISTED PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE PROJECT-SPECIFIC U.L. LISTED ASSEMBLIES FOR PENETRATIONS.
11. REFER TO DETAIL __/__ FOR TYPICAL WALL FRAMING FOR FIRE DAMPERS IN RATED WALLS. COORDINATE EXACT FRAMING REQUIREMENTS WITH FIRE DAMPER MANUFACTURER. (COORDINATE ALL PARTITION CONSTRUCTION WITH MECHANICAL PRIME CONTRACTOR PRIOR TO COMMENCING PARTITION CONSTRUCTION)
12. ALL PIPE AND CONDUIT PENETRATIONS THRU 2 HR RATED OR MORE PARTITIONS, FLOORS, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY 3M OR U.L. APPROVED EQUAL.
13. AT ALL EXISTING AND CONSTRUCTED PARTITIONS THE CONTRACTOR IS TO MAINTAIN THE FIRE-RESISTIVE INTEGRITY.

PARTITION LEGEND

1. ALL EXTERIOR WALLS TO BE U.N.O.
2. ALL INTERIOR MASONRY PARTITIONS TO BE U.N.O.
3. ALL INTERIOR METAL STUD PARTITIONS TO BE TYPE U.N.O.

- NON-RATED PARTITION TO CEILING
- NON-RATED PARTITION TO DECK
- 1 HR. RATED PARTITION TO DECK
- 2 HR. RATED PARTITION TO DECK
- 4 HR. RATED PARTITION TO DECK

NOTE: SEE SHEET A003 FOR CONSTRUCTION OF PARTITION TYPES

KEY PLAN

MA

529 KING STREET

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REVISIONS:

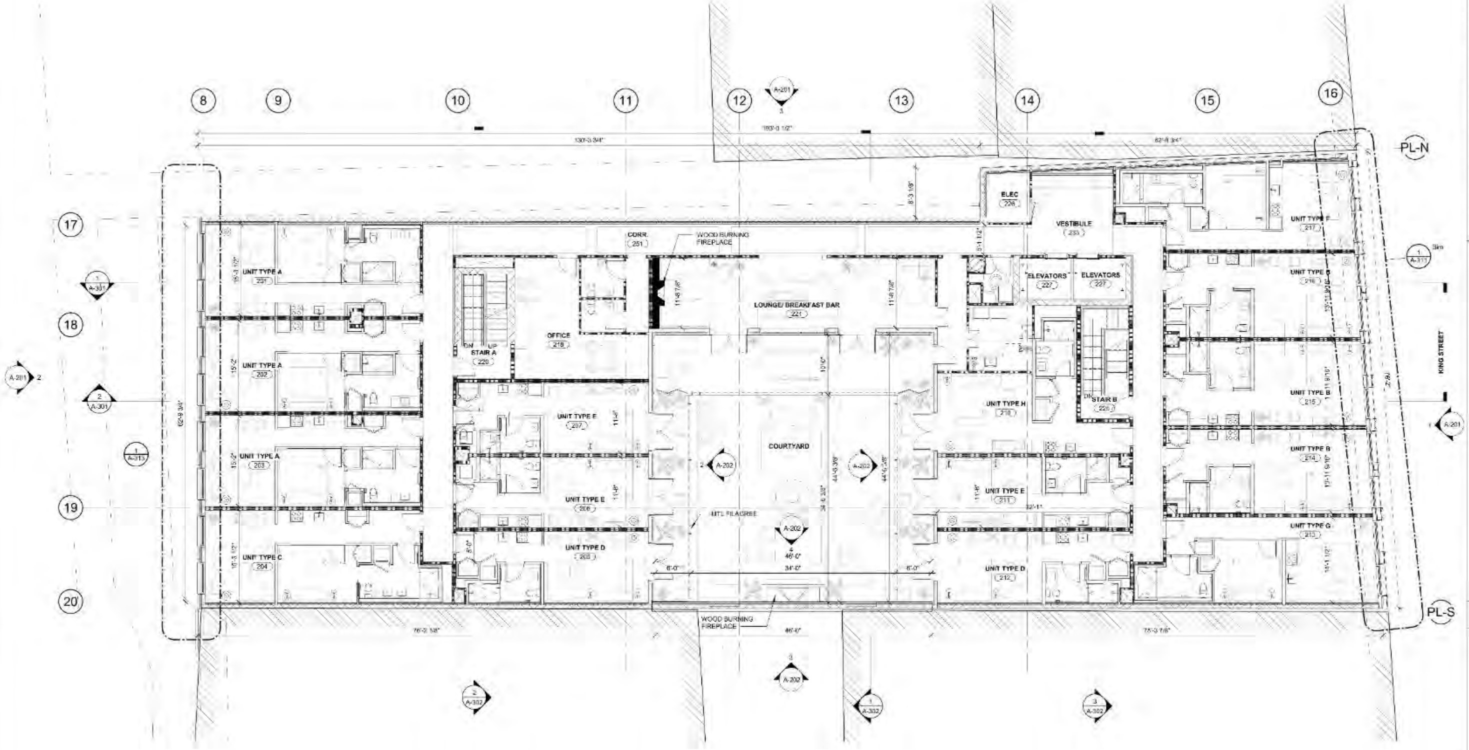
No.	Description	Date

PROJECT: 1152-176420
DATE: 09.11.2019
DRAWN BY: Author
CHECKED BY: Checker

FIRST FLOOR PLAN

A-101

Project Status



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

PROJECT NORTH
TRUE NORTH

FLOOR PLAN SHEET NOTES

1. EXTERIOR DIMENSIONS AT MASONRY VENEER ARE TO FACE OF MASONRY.
2. EXTERIOR DIMENSIONS AT STUCCO VENEER ARE TO FACE OF METAL STUD.
3. EXTERIOR DIMENSION AT PRECAST ARE TO FACE OF PRECAST.
4. INTERIOR DIMENSIONS INDICATED ARE TO (FACE OF FINISH, FACE OF STUD, PARTITION CENTERLINE) AND CENTERLINES OF COLUMNS, UNO.
5. LOCATE DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL.
6. FIRE AND SOUND RATED WALLS/PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE, PIPING, DUCTWORK AND OTHER PENETRATIONS. ALL WORK IS TO BE BRACED TO STRUCTURE ABOVE.
7. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGH. MAINTAIN PARTITION FIRE RATING BEHIND RECESSED FIRE EXTINGUISHER CABINETS.
8. INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM AND RELATED CONSTRUCTION AS INDICATED IN THE SPECIFICATIONS.
9. SEE LIFE SAFETY PLANS FOR REQUIRED FIRE SEPARATION WALLS.
10. SEE SHEET A-XXX FOR DOOR WINDOW & GLAZING TYPES.
11. SEE SHEET A-XXX FOR LOUVER TYPES.
12. SEE SHEET A-XXX FOR CONSTRUCTION SUBSYSTEMS (OR PARTITION SCHEDULE).
13. SEE SHEET A-XXX FOR CASEWORK SCHEDULES, DESIGNATIONS & DETAILS.
14. SEE SHEET A-XXX FOR INTERIOR ELEVATIONS, ACCESSORY DESCRIPTIONS & MOUNTING HEIGHTS.
15. SEE SHEETS A-XXX FOR FINISH FLOORING, TRANSITIONS, PATTERNS AND WALL PROTECTION.
16. SEE SHEET A-XXX FOR FINISH SCHEDULE.
17. SEE SHEETS A-XXX FOR ENLARGED PLANS INDICATING ADDITIONAL DIMENSIONS AND PARTITION TYPES.
18. SEE SHEET A-XXX FOR SIGN SCHEDULE & ELEVATIONS AND DETAILS.
19. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS.
20. SEE BUILDING ELEVATION DRAWINGS FOR LOCATION OF EXTERIOR MASONRY CONTROL JOINTS.

PARTITION NOTES

1. ALL NON-DESIGNATED PARTITIONS SHALL BE TYPE ___
2. ALL PIPE AND CONDUIT PENETRATIONS THRU 2 HR RATED OR MORE PARTITIONS, FLOORS, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY 3M OR U.L. APPROVED EQUAL.
3. TILE BACKER BOARD SHALL BE USED IN ALL LOCATIONS TO RECEIVE TILE FINISHES. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS.
4. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DUCTWORK PRIOR TO FABRICATION OF PARTITION WALLS.
5. SHOULD CONDITIONS OCCUR WHERE A WALL IS UNABLE TO GO STRAIGHT UP TO STRUCTURE DUE TO PIPING, DUCTWORK, ETC., THE PARTITION (GYPSUM BOARD AND FRAMING) MAY JOG HORIZONTALLY ABOVE THE CEILING TO AVOID THE PROBLEM. RATED WALL INTEGRITY SHALL BE MAINTAINED.
6. WHERE STUDS EXTEND TO STRUCTURE AND GYPSUM WALLBOARD AND SOUND ATTENUATION BLANKETS EXTEND JUST ABOVE THE FINISH CEILING, CAP OFF PARTITION FINISHES WITH A RUNNER CHANNEL WHEN CEILING PLENUM IS USED AS A RETURN AIR PLENUM.
7. DIMENSIONAL CONFLICTS BETWEEN PARTITION TYPES AND THE ARCHITECTURAL FLOOR PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
8. SEE LIFE SAFETY PLANS FOR THE LOCATIONS OF SMOKE BARRIERS, SMOKE PARTITIONS AND FIRE-RATED PARTITIONS.
9. REFER TO UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE VOLUMES - CURRENT EDITION FOR SPECIFIC CONSTRUCTION REQUIREMENTS OF U.L. LISTED ASSEMBLIES.
10. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR TYPICAL U.L. LISTED PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE PROJECT-SPECIFIC U.L. LISTED ASSEMBLIES FOR PENETRATIONS.
11. REFER TO DETAIL __/_____ FOR TYPICAL WALL FRAMING FOR FIRE DAMPERS IN RATED WALLS. COORDINATE EXACT FRAMING REQUIREMENTS WITH FIRE DAMPER MANUFACTURER. (COORDINATE ALL PARTITION CONSTRUCTION WITH MECHANICAL PRIME CONTRACTOR PRIOR TO COMMENCING PARTITION CONSTRUCTION).
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13. AT ALL EXISTING AND CONSTRUCTED PARTITIONS THE CONTRACTOR IS TO MAINTAIN THE FIRE-RESISTIVE INTEGRITY.

PARTITION LEGEND

1. ALL EXTERIOR WALLS TO BE U.N.O.
2. ALL INTERIOR MASONRY PARTITIONS TO BE U.N.O.
3. ALL INTERIOR METAL STUD PARTITIONS TO BE TYPE U.N.O.

- NON-RATED PARTITION TO CEILING
- NON-RATED PARTITION TO DECK
- 1 HR. RATED PARTITION TO DECK
- 2 HR. RATED PARTITION TO DECK
- 4 HR. RATED PARTITION TO DECK

NOTE: SEE SHEET A003 FOR CONSTRUCTION OF PARTITION TYPES.

KEY PLAN

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MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

REVISIONS:

No.	Description	Date

PROJECT: 1152-176420
DATE: 09.11.2019
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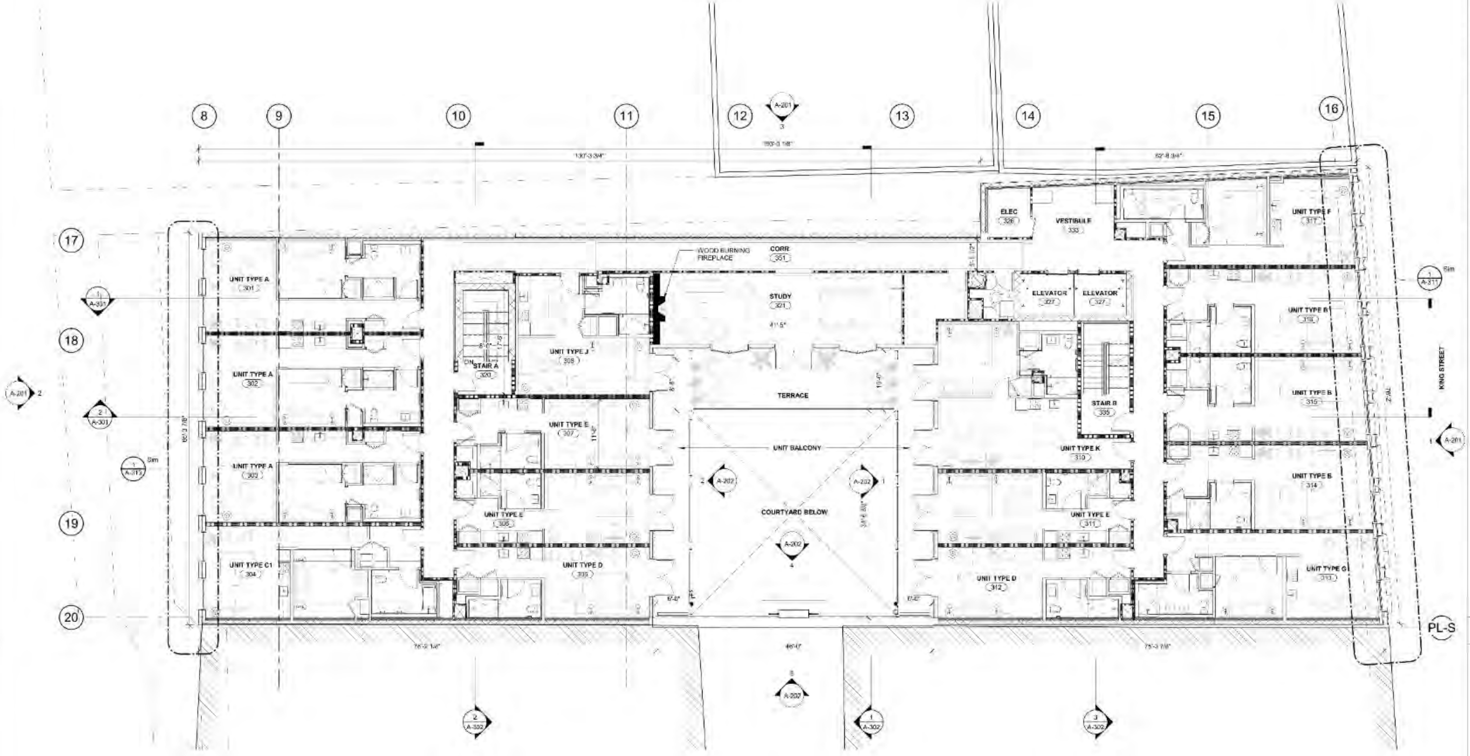
CHECKED BY: Checker

SECOND FLOOR PLAN

A-102

Project Status



1 3RD FLOOR PLAN

PROJECT NORTH

TRUE NORTH

FLOOR PLAN SHEET NOTES

1. EXTERIOR DIMENSIONS AT MASONRY VENEER ARE TO FACE OF MASONRY.
2. EXTERIOR DIMENSIONS AT STUCCO VENEER ARE TO FACE OF METAL STUD.
3. EXTERIOR DIMENSION AT PRECAST ARE TO FACE OF PRECAST.
4. INTERIOR DIMENSIONS INDICATED ARE TO (FACE OF FINISH, FACE OF STUD, PARTITION CENTERLINE) AND CENTERLINES OF COLUMNS, UNO.
5. LOCATE DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL.
6. FIRE AND SOUND RATED WALLS/PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE, PIPING, DUCTWORK AND OTHER PENETRATIONS. ALL WORK IS TO BE BRACED TO STRUCTURE ABOVE.
7. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGH. MAINTAIN PARTITION FIRE RATING BEHIND RECESSED FIRE EXTINGUISHER CABINETS.
8. INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM AND RELATED CONSTRUCTION AS INDICATED IN THE SPECIFICATIONS.
9. SEE LIFE SAFETY PLANS FOR REQUIRED FIRE SEPARATION WALLS.
10. SEE SHEET A-XXX FOR DOOR WINDOW & GLAZING TYPES.
11. SEE SHEET A-XXX FOR LOUVER TYPES.
12. SEE SHEET A-XXX FOR CONSTRUCTION SUBSYSTEMS (OR PARTITION SCHEDULE).
13. SEE SHEET A-XXX FOR CASEWORK SCHEDULES, DESIGNATIONS & DETAILS.
14. SEE SHEET A-XXX FOR INTERIOR ELEVATIONS, ACCESSORY DESCRIPTIONS & MOUNTING HEIGHTS.
15. SEE SHEETS A-XXX FOR FINISH FLOORING, TRANSITIONS, PATTERNS AND WALL PROTECTION.
16. SEE SHEET A-XXX FOR FINISH SCHEDULE.
17. SEE SHEETS A-XXX FOR ENLARGED PLANS INDICATING ADDITIONAL DIMENSIONS AND PARTITION TYPES.
18. SEE SHEET A-XXX FOR SIGN SCHEDULE & ELEVATIONS AND DETAILS.
19. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS.
20. SEE BUILDING ELEVATION DRAWINGS FOR LOCATION OF EXTERIOR MASONRY CONTROL JOINTS.

PARTITION NOTES

1. ALL NON-DESIGNATED PARTITIONS SHALL BE TYPE ____
2. ALL PIPE AND CONDUIT PENETRATIONS THRU 2 HR RATED OR MORE PARTITIONS, FLOORS, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY 3M OR U.L. APPROVED EQUAL.
3. TILE BACKER BOARD SHALL BE USED IN ALL LOCATIONS TO RECEIVE TILE FINISHES. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS.
4. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DUCTWORK PRIOR TO FABRICATION OF PARTITION WALLS.
5. SHOULD CONDITIONS OCCUR WHERE A WALL IS UNABLE TO GO STRAIGHT UP TO STRUCTURE DUE TO PIPING, DUCTWORK, ETC., THE PARTITION (GYPSUM BOARD AND FRAMING) MAY JOG HORIZONTALLY ABOVE THE CEILING TO AVOID THE PROBLEM. RATED WALL INTEGRITY SHALL BE MAINTAINED.
6. WHERE STUDS EXTEND TO STRUCTURE AND GYPSUM WALLBOARD AND SOUND ATTENUATION BLANKETS EXTEND JUST ABOVE THE FINISH CEILING, CAP OFF PARTITION FINISHES WITH A RUNNER CHANNEL WHEN CEILING PLENUM IS USED AS A RETURN AIR PLENUM.
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8. SEE LIFE SAFETY PLANS FOR THE LOCATIONS OF SMOKE BARRIERS, SMOKE PARTITIONS AND FIRE-RATED PARTITIONS.
9. REFER TO UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE VOLUMES - CURRENT EDITION FOR SPECIFIC CONSTRUCTION REQUIREMENTS OF U.L. LISTED ASSEMBLIES.
10. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR TYPICAL U.L. LISTED PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE PROJECT SPECIFIC U.L. LISTED ASSEMBLIES FOR PENETRATIONS.
11. REFER TO DETAIL __/_____ FOR TYPICAL WALL FRAMING FOR FIRE DAMPERS IN RATED WALLS. COORDINATE EXACT FRAMING REQUIREMENTS WITH FIRE DAMPER MANUFACTURER. (COORDINATE ALL PARTITION CONSTRUCTION WITH MECHANICAL PRIME CONTRACTOR PRIOR TO COMMENCING PARTITION CONSTRUCTION).
12. ALL PIPE AND CONDUIT PENETRATIONS THRU 2 HR RATED OR MORE PARTITIONS, FLOORS, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY 3M OR U.L. APPROVED EQUAL.
13. AT ALL EXISTING AND CONSTRUCTED PARTITIONS THE CONTRACTOR IS TO MAINTAIN THE FIRE-RESISTIVE INTEGRITY.

PARTITION LEGEND

1. ALL EXTERIOR WALLS TO BE U.N.O.
2. ALL INTERIOR MASONRY PARTITIONS TO BE U.N.O.
3. ALL INTERIOR METAL STUD PARTITIONS TO BE TYPE U.N.O.

NON-RATED PARTITION TO CEILING
NON-RATED PARTITION TO DECK
1 HR. RATED PARTITION TO DECK
2 HR. RATED PARTITION TO DECK
4 HR. RATED PARTITION TO DECK

NOTE: SEE SHEET A003 FOR CONSTRUCTION OF PARTITION TYPES.

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MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

REVISIONS:

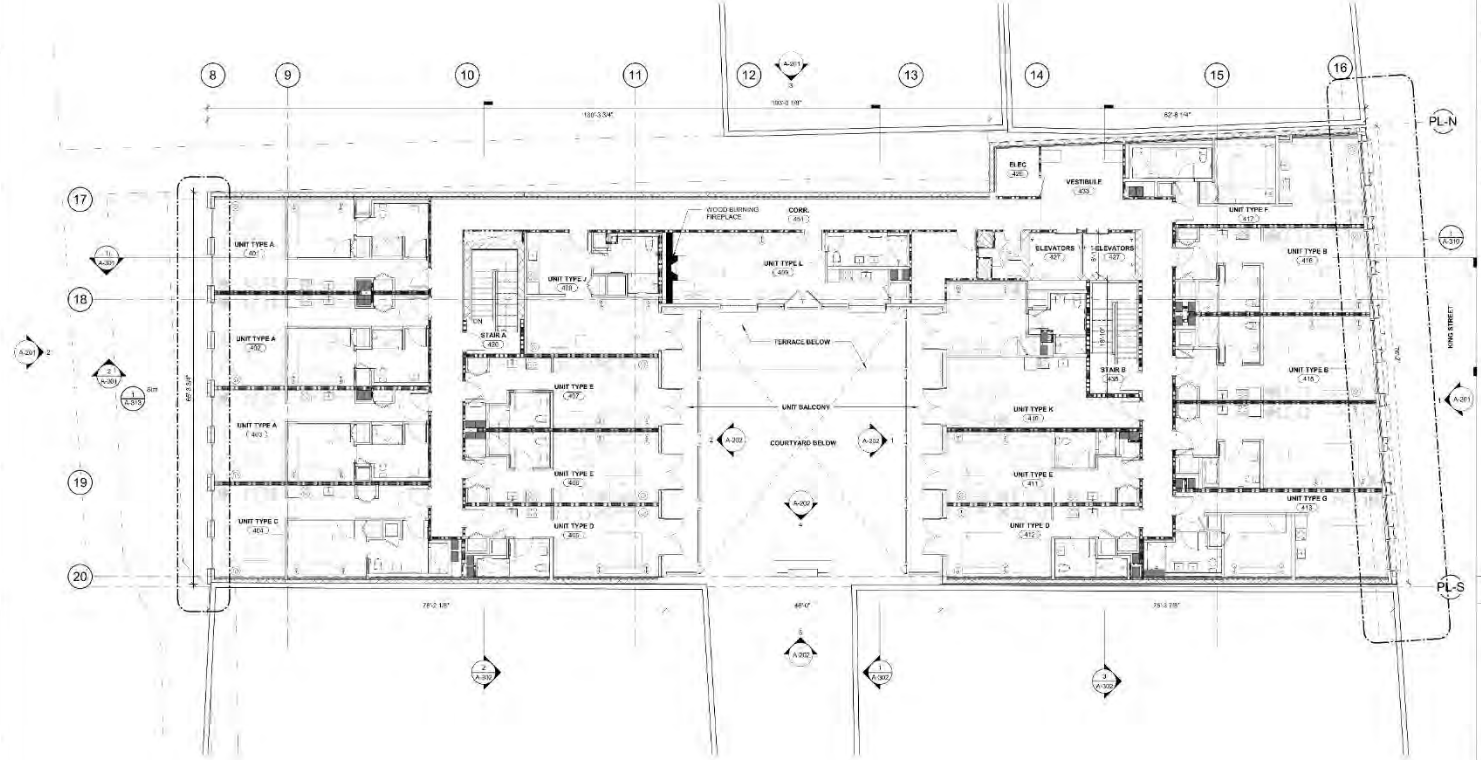
No.	Description	Date

PROJECT: 1152-176420
DATE: 09.11.2019
DRAWN BY: Author
CHECKED BY: Checker

THIRD FLOOR PLAN

A-103

Project Status



1 4TH FLOOR PLAN
1/8" = 1'-0"

PROJECT NORTH

TRUE NORTH

FLOOR PLAN SHEET NOTES

1. EXTERIOR DIMENSIONS AT MASONRY VENEER ARE TO FACE OF MASONRY.
2. EXTERIOR DIMENSIONS AT STUCCO VENEER ARE TO FACE OF METAL STUD.
3. EXTERIOR DIMENSION AT PRECAST ARE TO FACE OF PRECAST.
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12. SEE SHEET A-XXX FOR CONSTRUCTION SUBSYSTEMS (OR PARTITION SCHEDULE).
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19. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS.
20. SEE BUILDING ELEVATION DRAWINGS FOR LOCATION OF EXTERIOR MASONRY CONTROL JOINTS.

PARTITION NOTES

1. ALL NON-DESIGNATED PARTITIONS SHALL BE TYPE ____
2. ALL PIPE AND CONDUIT PENETRATIONS THRU 2 HR RATED OR MORE PARTITIONS, FLOORS, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY 3M OR U.L. APPROVED EQUAL.
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PARTITION LEGEND

1. ALL EXTERIOR WALLS TO BE U.N.O.
2. ALL INTERIOR MASONRY PARTITIONS TO BE U.N.O.
3. ALL INTERIOR METAL STUD PARTITIONS TO BE TYPE U.N.O.

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NON-RATED PARTITION TO DECK
1 HR. RATED PARTITION TO DECK
2 HR. RATED PARTITION TO DECK
4 HR. RATED PARTITION TO DECK

NOTE: SEE SHEET A003 FOR CONSTRUCTION OF PARTITION TYPES.

MA

529 KING STREET

529 King Street OZ, LLC

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REVISIONS:

No.	Description	Date

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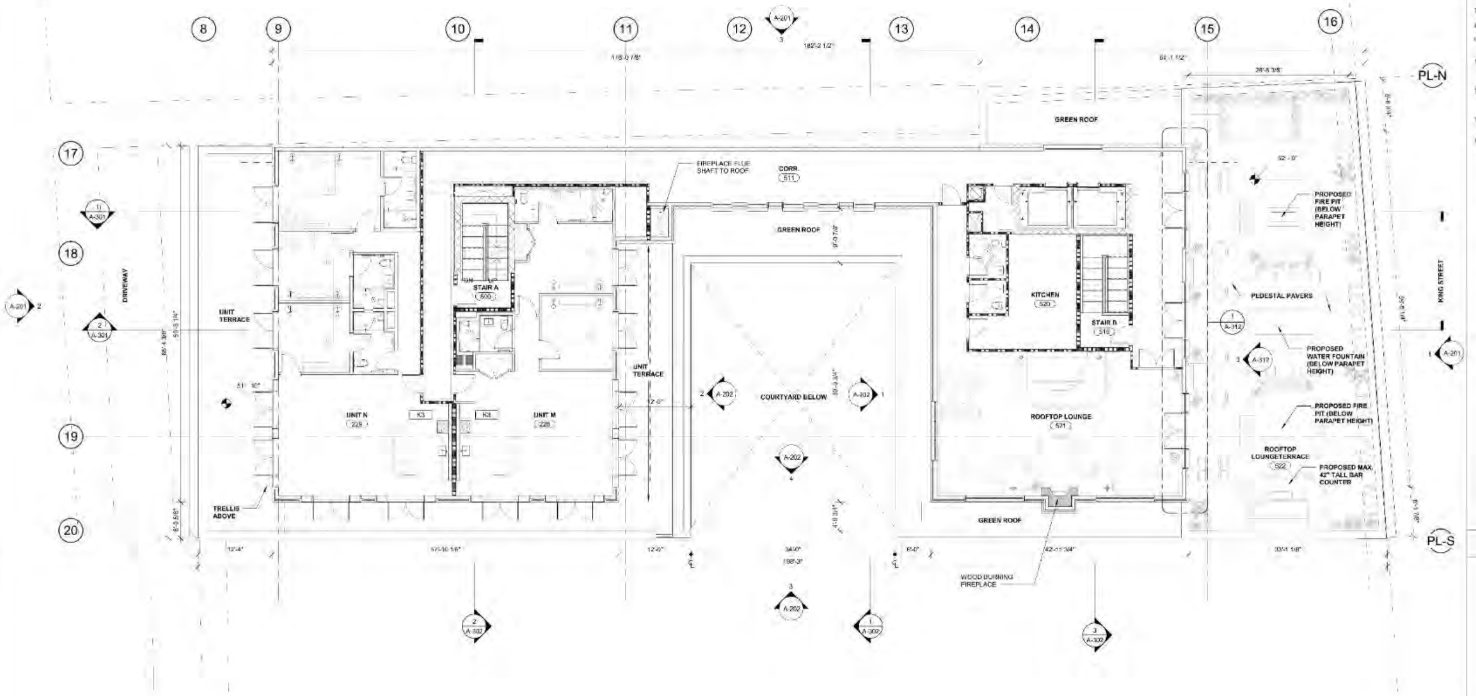
FOURTH FLOOR PLAN

A-104

Project Status



1 5TH FLOOR PLAN

FLOOR PLAN SHEET NOTES

1. EXTERIOR DIMENSIONS AT MASONRY VENEER ARE TO FACE OF MASONRY.
2. EXTERIOR DIMENSIONS AT STUCCO VENEER ARE TO FACE OF METAL STUD.
3. EXTERIOR DIMENSION AT PRECAST ARE TO FACE OF PRECAST.
4. INTERIOR DIMENSIONS INDICATED ARE TO (FACE OF FINISH, FACE OF STUD, PARTITION CENTERLINE) AND CENTERLINES OF COLUMNS, UNO.
5. LOCATE DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL.
6. FIRE AND SOUND RATED WALLS/PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE, PIPING, DUCTWORK AND OTHER PENETRATIONS. ALL WORK IS TO BE BRACED TO STRUCTURE ABOVE.
7. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGH. MAINTAIN PARTITION FIRE RATING BEHIND RECESSED FIRE EXTINGUISHER CABINETS.
8. INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM AND RELATED CONSTRUCTION AS INDICATED IN THE SPECIFICATIONS.
9. SEE LIFE SAFETY PLANS FOR REQUIRED FIRE SEPARATION WALLS.
10. SEE SHEET A-XXX FOR DOOR WINDOW & GLAZING TYPES.
11. SEE SHEET A-XXX FOR LOUVER TYPES.
12. SEE SHEET A-XXX FOR CONSTRUCTION SUBSYSTEMS (OR PARTITION SCHEDULE).
13. SEE SHEET A-XXX FOR CASEWORK SCHEDULES, DESIGNATIONS & DETAILS.
14. SEE SHEET A-XXX FOR INTERIOR ELEVATIONS, ACCESSORY DESCRIPTIONS & MOUNTING HEIGHTS.
15. SEE SHEETS A-XXX FOR FINISH FLOORING, TRANSITIONS, PATTERNS AND WALL PROTECTION.
16. SEE SHEET A-XXX FOR FINISH SCHEDULE.
17. SEE SHEETS A-XXX FOR ENLARGED PLANS INDICATING ADDITIONAL DIMENSIONS AND PARTITION TYPES.
18. SEE SHEET A-XXX FOR SIGN SCHEDULE & ELEVATIONS AND DETAILS.
19. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS.
20. SEE BUILDING ELEVATION DRAWINGS FOR LOCATION OF EXTERIOR MASONRY CONTROL JOINTS.

PARTITION NOTES

1. ALL NON-DESIGNATED PARTITIONS SHALL BE TYPE ____
2. ALL PIPE AND CONDUIT PENETRATIONS THRU 2 HR RATED OR MORE PARTITIONS, FLOORS, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY 3M OR U.L. APPROVED EQUAL.
3. TILE BACKER BOARD SHALL BE USED IN ALL LOCATIONS TO RECEIVE TILE FINISHES. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS.
4. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DUCTWORK PRIOR TO FABRICATION OF PARTITION WALLS.
5. SHOULD CONDITIONS OCCUR WHERE A WALL IS UNABLE TO GO STRAIGHT UP TO STRUCTURE DUE TO PIPING, DUCTWORK, ETC., THE PARTITION (GYPSUM BOARD AND FRAMING) MAY JOG HORIZONTALLY ABOVE THE CEILING TO AVOID THE PROBLEM. RATED WALL INTEGRITY SHALL BE MAINTAINED.
6. WHERE STUDS EXTEND TO STRUCTURE AND GYPSUM WALLBOARD AND SOUND ATTENUATION BLANKETS EXTEND JUST ABOVE THE FINISH CEILING, CAP OFF PARTITION FINISHES WITH A RUNNER CHANNEL WHEN CEILING PLENUM IS USED AS A RETURN AIR PLENUM.
7. DIMENSIONAL CONFLICTS BETWEEN PARTITION TYPES AND THE ARCHITECTURAL FLOOR PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
8. SEE LIFE SAFETY PLANS FOR THE LOCATIONS OF SMOKE BARRIERS, SMOKE PARTITIONS AND FIRE-RATED PARTITIONS.
9. REFER TO UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE VOLUMES - CURRENT EDITION FOR SPECIFIC CONSTRUCTION REQUIREMENTS OF U.L. LISTED ASSEMBLIES.
10. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR TYPICAL U.L. LISTED PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE PROJECT-SPECIFIC U.L. LISTED ASSEMBLIES FOR PENETRATIONS.
11. REFER TO DETAIL __/_____ FOR TYPICAL WALL FRAMING FOR FIRE DAMPERS IN RATED WALLS. COORDINATE EXACT FRAMING REQUIREMENTS WITH FIRE DAMPER MANUFACTURER. (COORDINATE ALL PARTITION CONSTRUCTION WITH MECHANICAL PRIME CONTRACTOR PRIOR TO COMMENCING PARTITION CONSTRUCTION).
12. ALL PIPE AND CONDUIT PENETRATIONS THRU 2 HR RATED OR MORE PARTITIONS, FLOORS, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY 3M OR U.L. APPROVED EQUAL.
13. AT ALL EXISTING AND CONSTRUCTED PARTITIONS THE CONTRACTOR IS TO MAINTAIN THE FIRE-RESISTIVE INTEGRITY.

PARTITION LEGEND

1. ALL EXTERIOR WALLS TO BE U.N.O.
2. ALL INTERIOR MASONRY PARTITIONS TO BE U.N.O.
3. ALL INTERIOR METAL STUD PARTITIONS TO BE TYPE U.N.O.

- NON-RATED PARTITION TO CEILING
- NON-RATED PARTITION TO DECK
- 1 HR. RATED PARTITION TO DECK
- 2 HR. RATED PARTITION TO DECK
- 4 HR. RATED PARTITION TO DECK

NOTE: SEE SHEET A003 FOR CONSTRUCTION OF PARTITION TYPES.

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FIFTH FLOOR PLAN

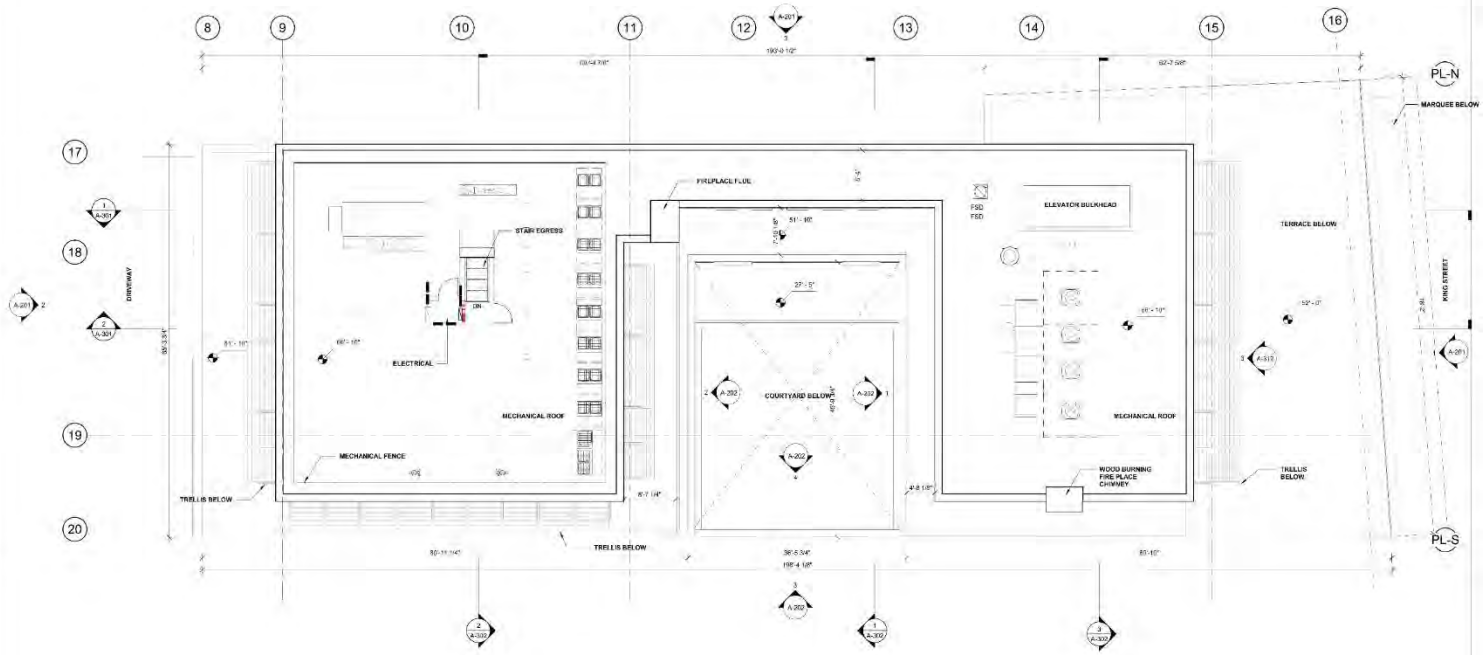
A-105

Project Status

ROOF PLAN SHEET NOTES

1. ROOF SURFACE SHOWN IS PVC MEMBRANE, U.N.O.
2. LOCATIONS AND SIZES OF MECHANICAL EQUIPMENT ARE APPROXIMATE - SEE STRUCTURAL AND MECHANICAL DRAWINGS FOR ACTUAL LOCATIONS.
3. SEE PLUMBING DRAWINGS FOR VENTS THROUGH ROOF LOCATIONS.
4. SEE SHEET A-XXX FOR TYPICAL ROOF DETAILS AND NOTES.
5. SEE STRUCTURAL DRAWINGS FOR FASTENING REQUIREMENTS.
6. SLOPE ALL LOW SLOPED ROOFS TO ROOF DRAINS WITH MINIMUM SLOPE OF 1/4" PER FOOT. INSTALL ROOF DRAIN IN SQUARE RECESSED SUMP 15" SQUARE.
7. PROVIDE CRICKETS AT ALL CURBS AND EQUIPMENT RAILS SET PERPENDICULAR TO ROOF SLOPE WHICH ARE GREATER THAN 24" WIDE.
8. SLOPE ALL COPINGS BACK TO ROOF U.N.O.
9. COPING CORNERS TO BE PREFABRICATED PIECES WITH EQUAL RETURNS A MINIMUM OF 18" IN LENGTH. TOP HORIZONTAL JOINTS TO BE STANDING SEAM. VERTICAL JOINTS TO BE FLAT JOINTS.
10. WOOD BLOCKING SHOWN IN ROOF DETAILING SHALL BE PRESERVATIVE TREATED. USE SUITABLE FASTENERS WITH THE PRESERVATIVE TREATED WOOD.
11. EXTEND ALL PENETRATIONS, CURBS, AND COMPONENTS A MINIMUM OF 8" ABOVE THE ROOF SURFACE. PROVIDE 12" CLEAR DISTANCE BETWEEN PENETRATIONS AND TO ANY VERTICAL SURFACE.
12. IF NOT DETAILED, APPLY MOST STRINGENT CONDITION OF NRCA AND SMACNA (CURRENT EDITIONS) STANDARDS FOR ROOF DETAIL CONDITIONS.

ROOF PLAN SHEET NOTES
1/2" = 1'-0"



1 ROOF FLOOR PLAN
1/16" = 1'-0"

PROJECT NORTH
TRUE NORTH

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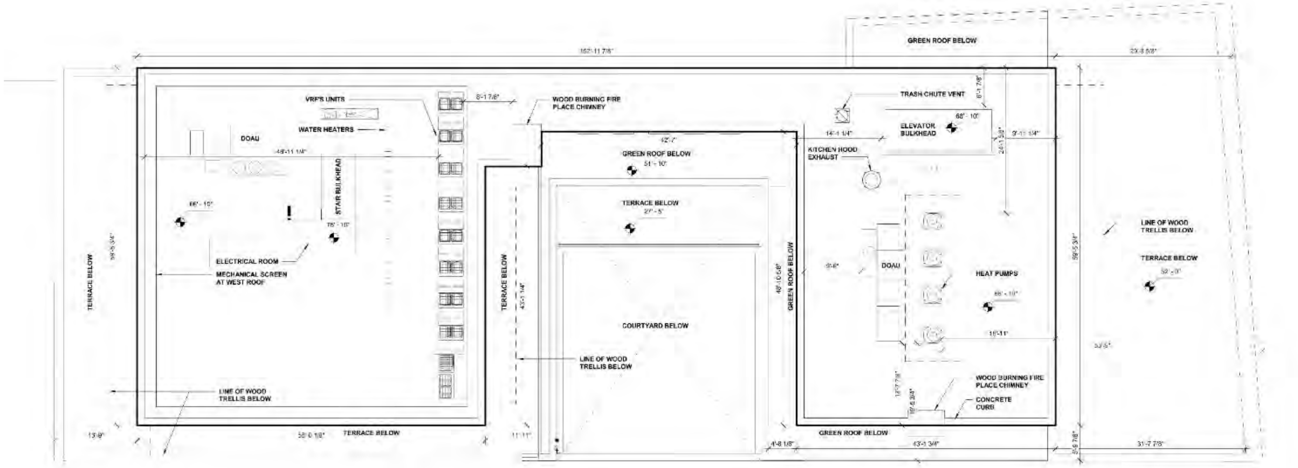
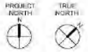
ROOF FLOOR PLAN

A-106

Project Status



1 BULKHEAD FLOOR PLAN



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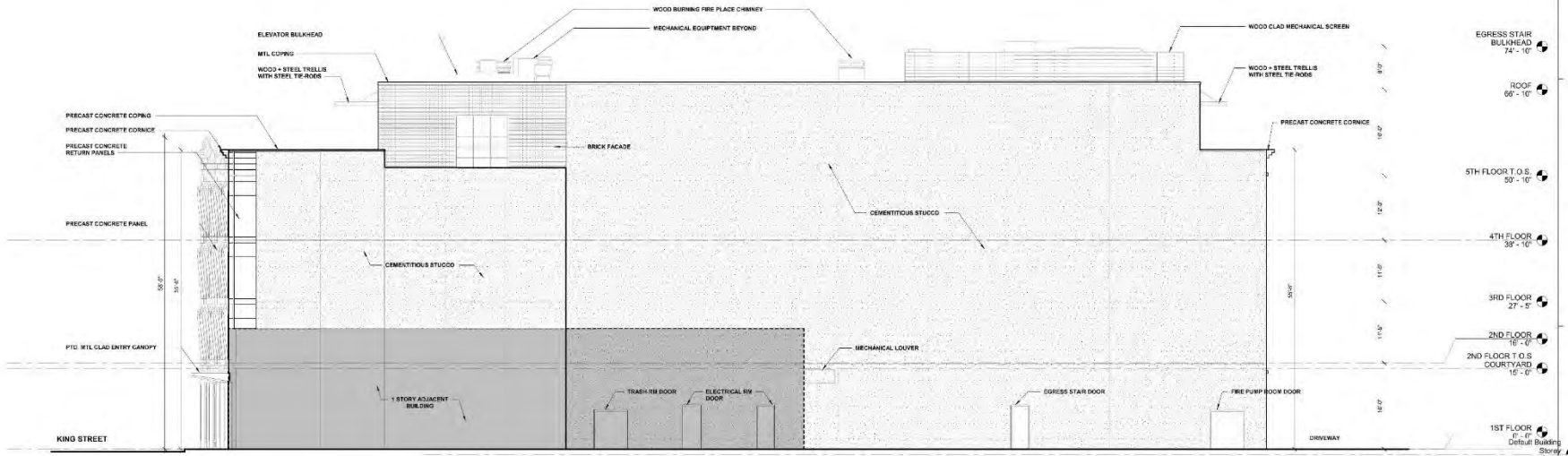
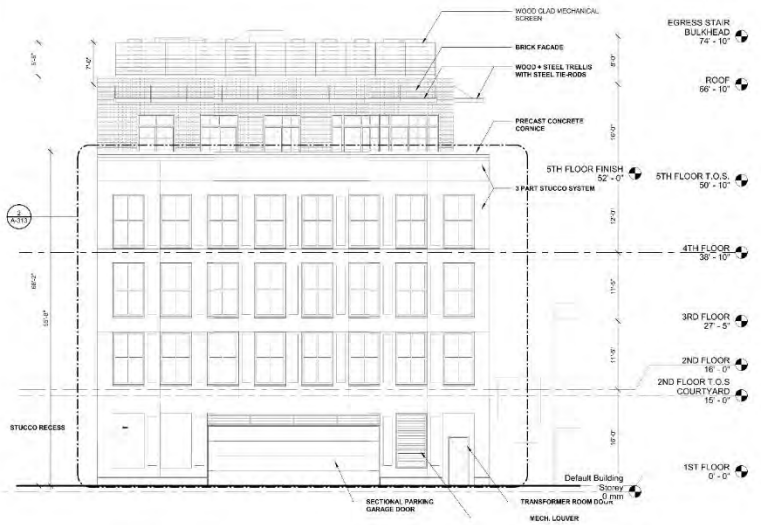
BULKHEAD FLOOR PLAN

A-107

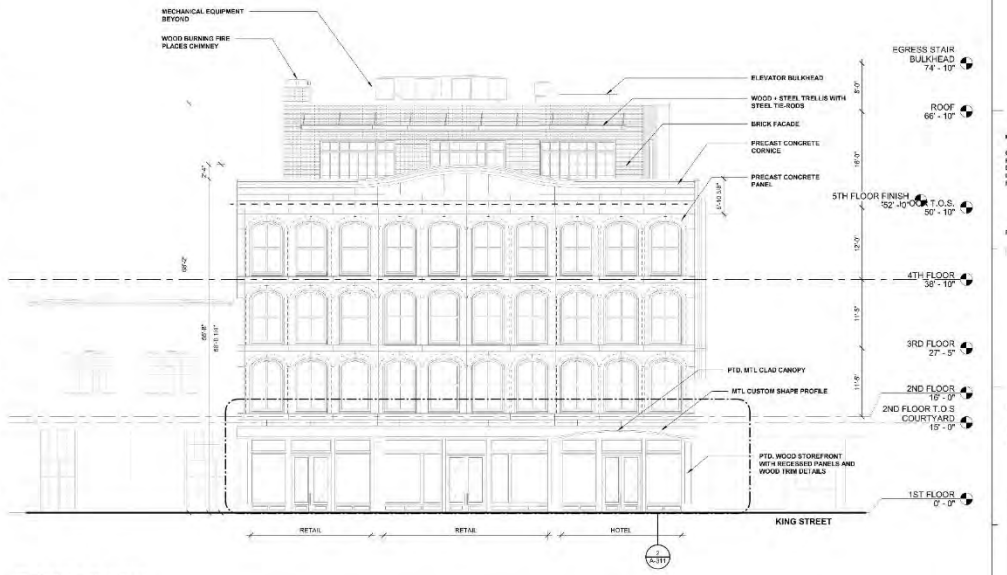
Project Status



3 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



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

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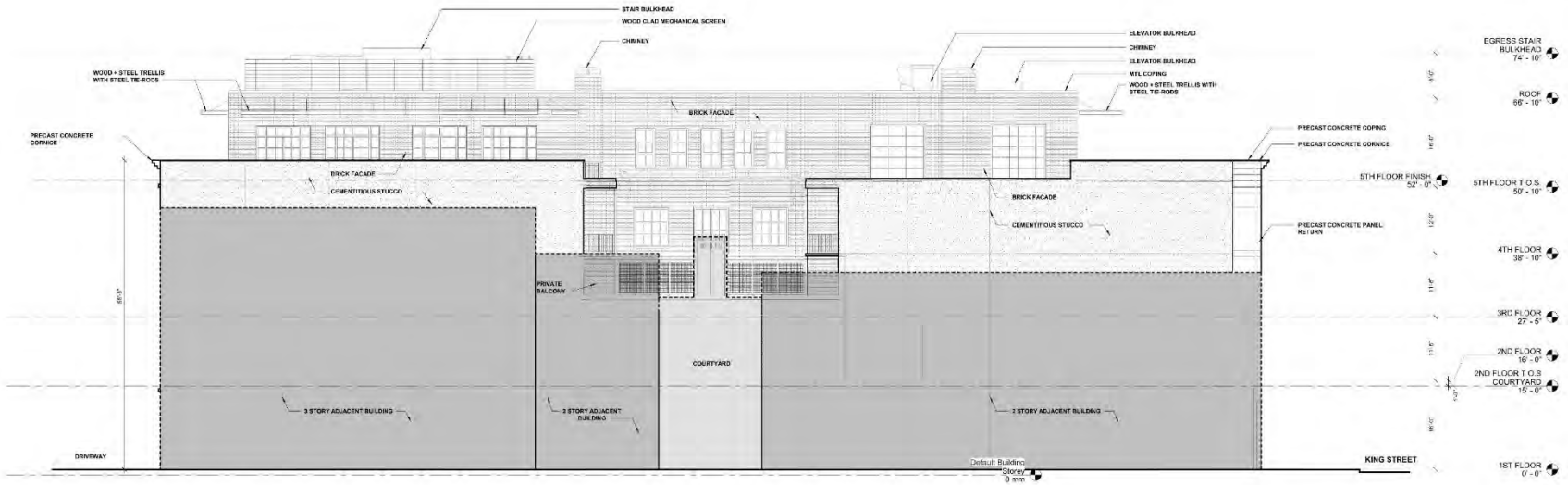
EXTERIOR ELEVATIONS

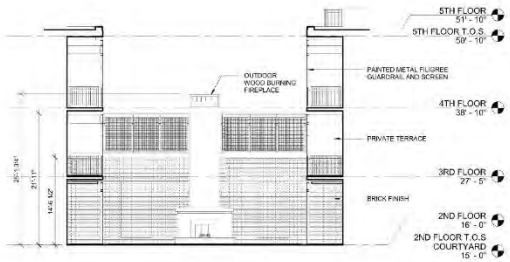
A-201

Project Status

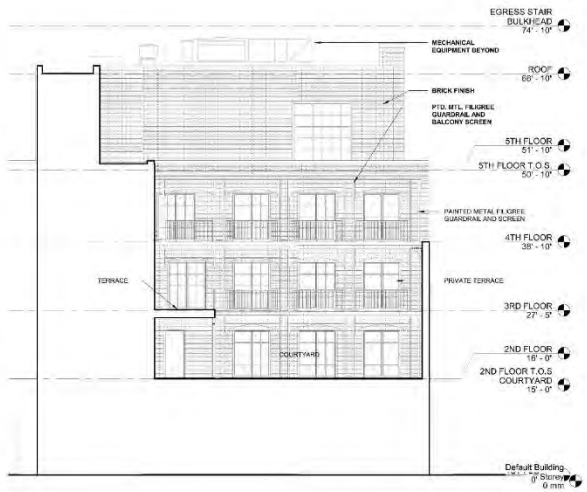


3 SOUTH ELEVATION
1/8" = 1'-0"

2 COURTYARD ELEVATION - EAST
1/8" = 1'-0"



4 COURTYARD ELEVATION - NORTH
1/8" = 1'-0"



1 COURTYARD ELEVATION - WEST
1/8" = 1'-0"

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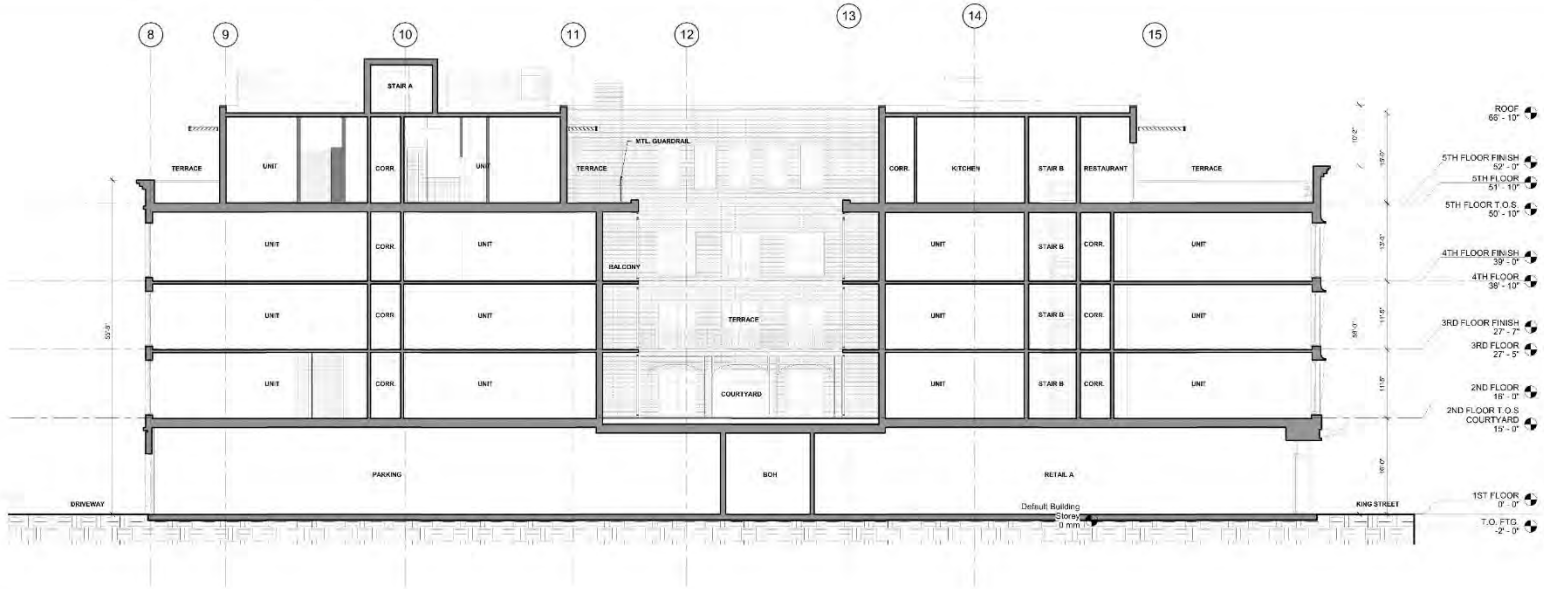
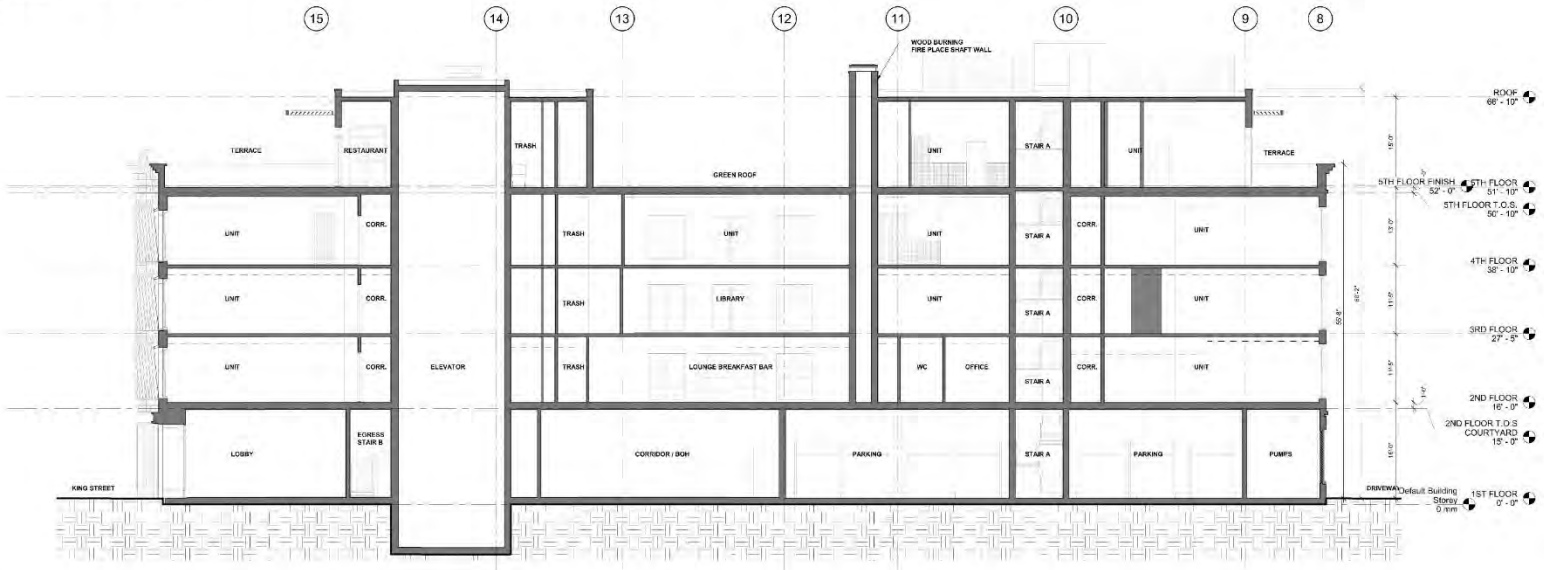
EXTERIOR ELEVATIONS

A-202

Project Status



2 LONGITUDINAL SECTION B
1/8" = 1'-0"



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

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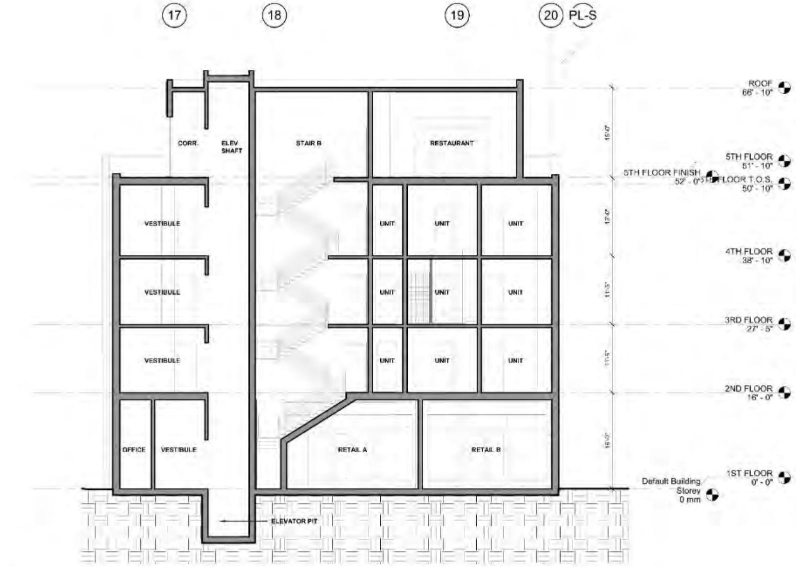
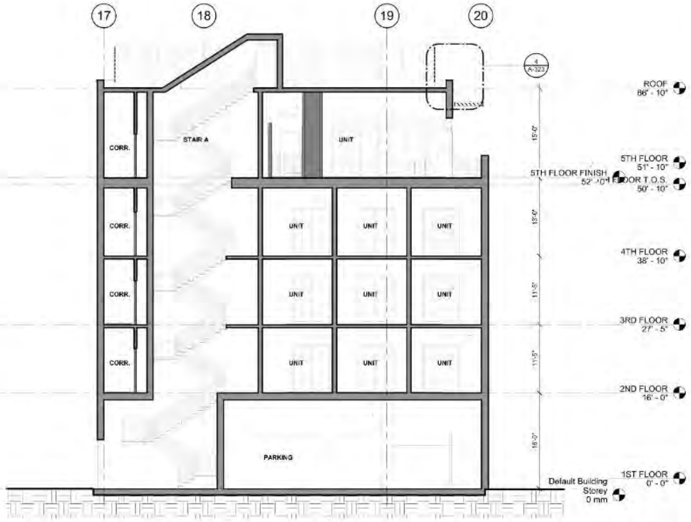
BUILDING SECTIONS

A-301

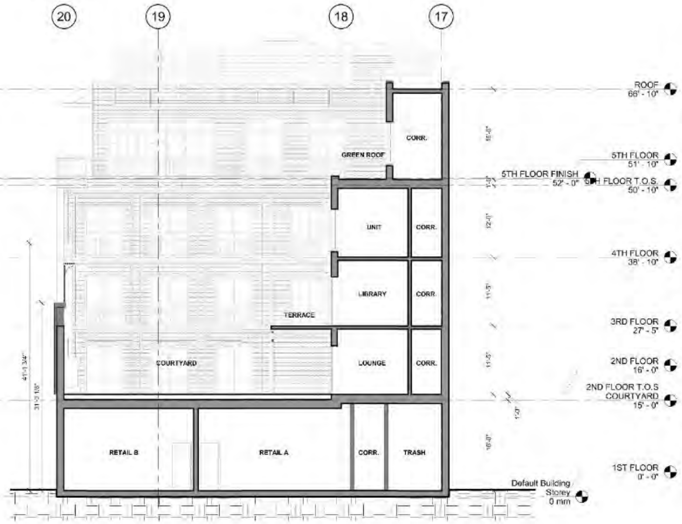
Project Status



3 TRANSVERSE SECTION C
1/8" = 1'-0"



2 TRANSVERSE SECTION B
1/8" = 1'-0"



1 TRANSVERSE SECTION A
1/8" = 1'-0"

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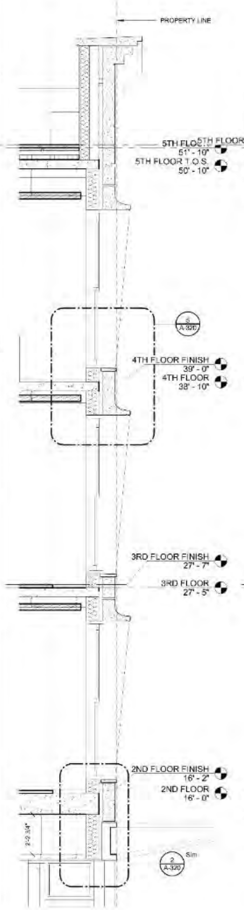
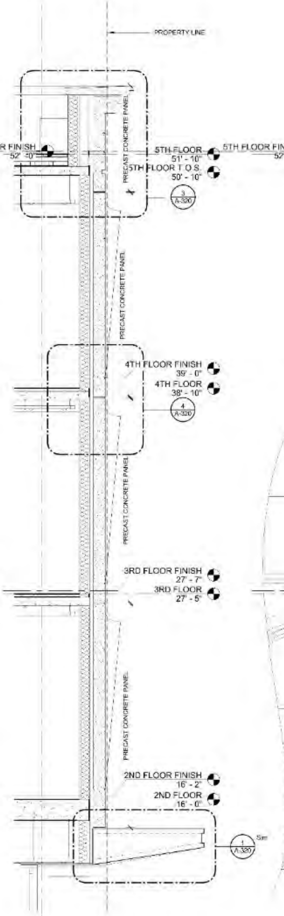
BUILDING SECTIONS

A-302

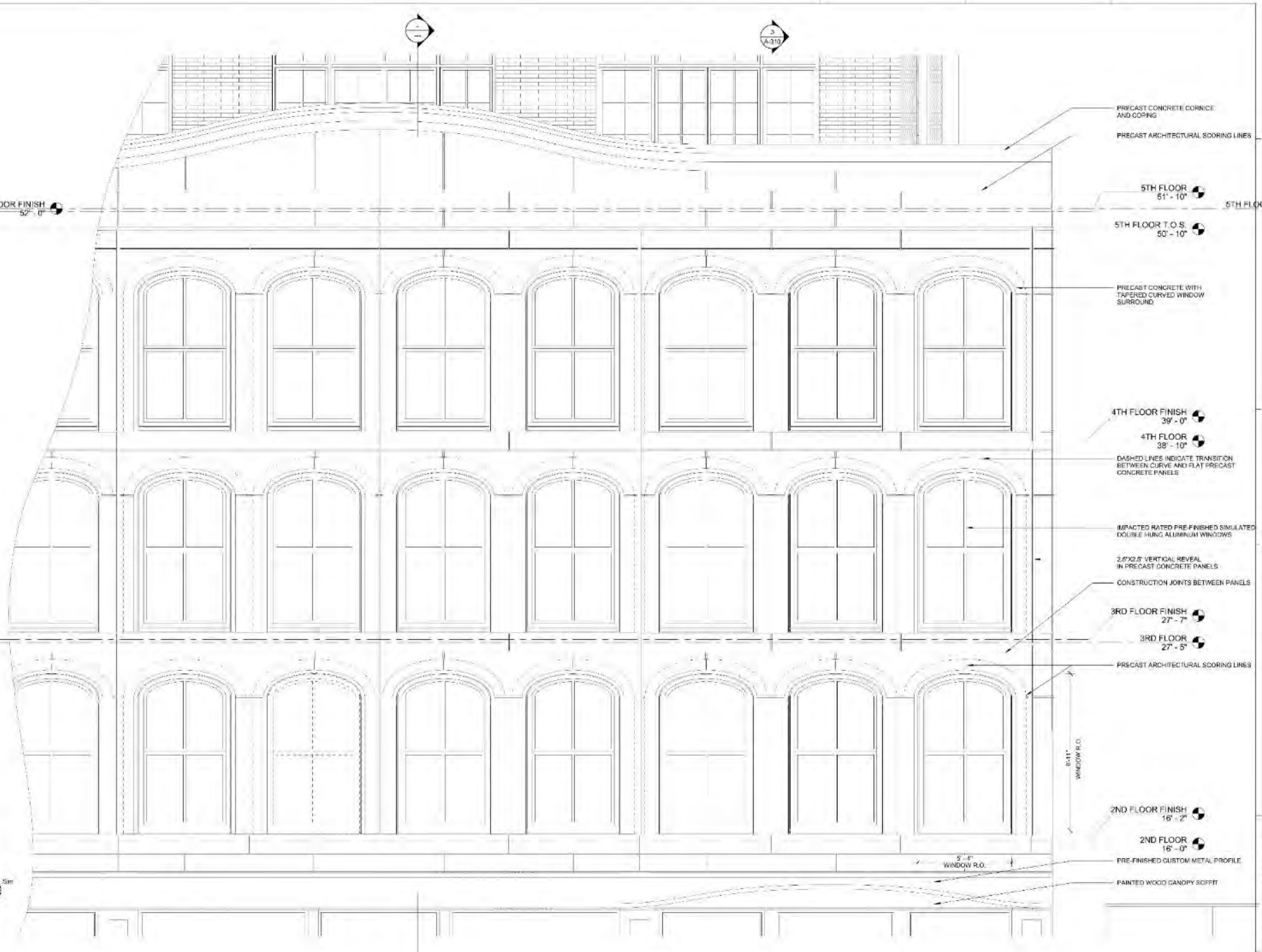
Project Status



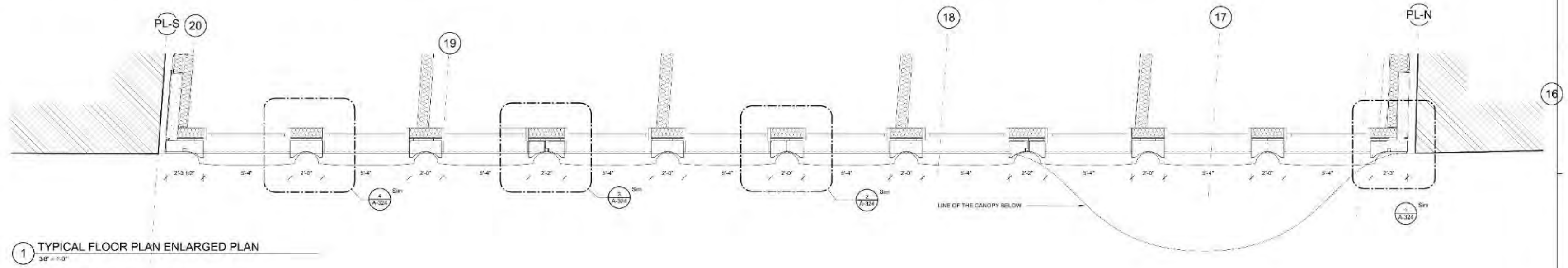
2 SECTION AT WINDOW
3/8" = 1'-0"



3 SECTION AT TYP. WINDOW PIER
3/8" = 1'-0"



4 KING STREET - ENLARGED ELEVATION
3/8" = 1'-0"



1 TYPICAL FLOOR PLAN ENLARGED PLAN
3/8" = 1'-0"

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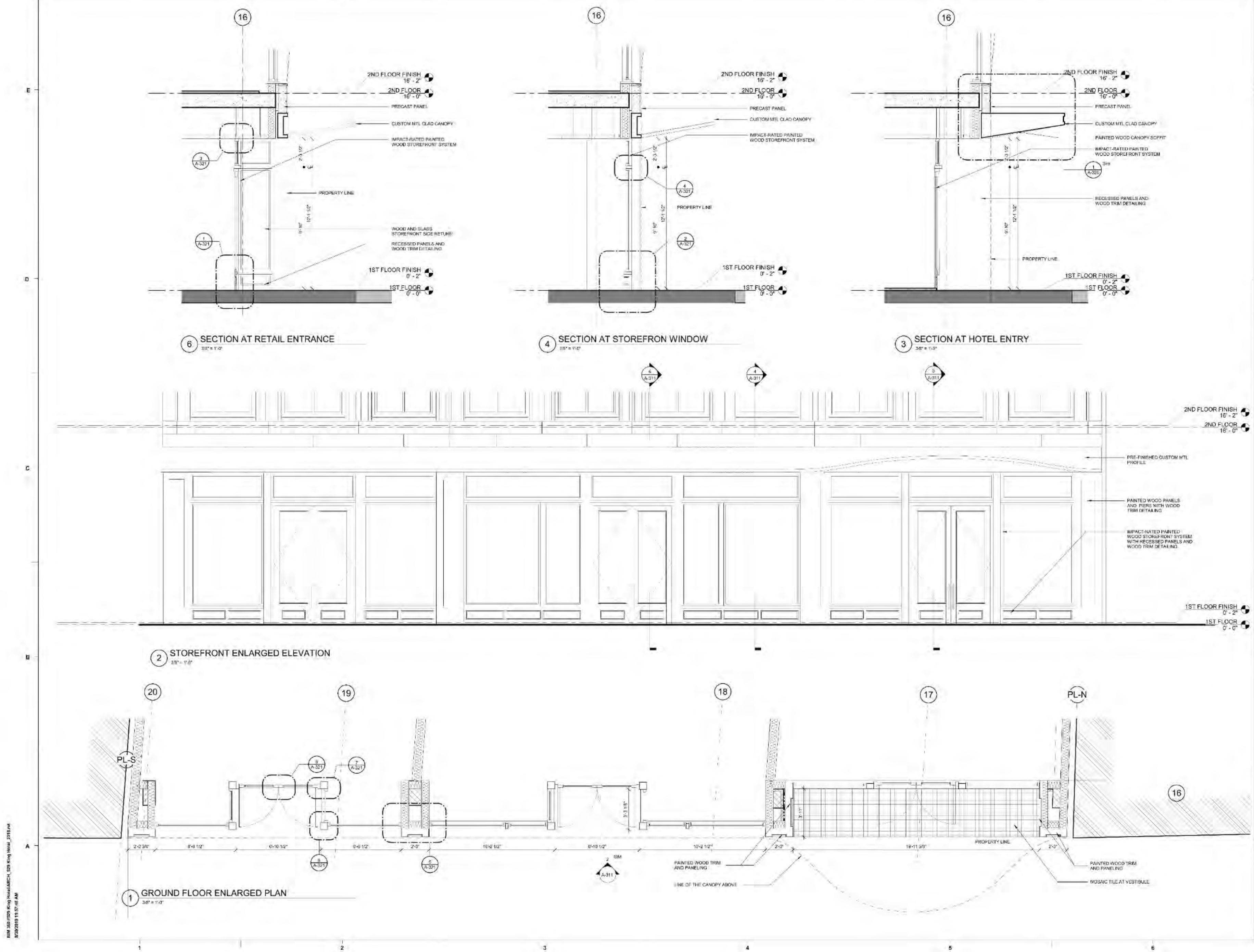
KING ST. ENLARGED ELEVATION

A-310

Project Status



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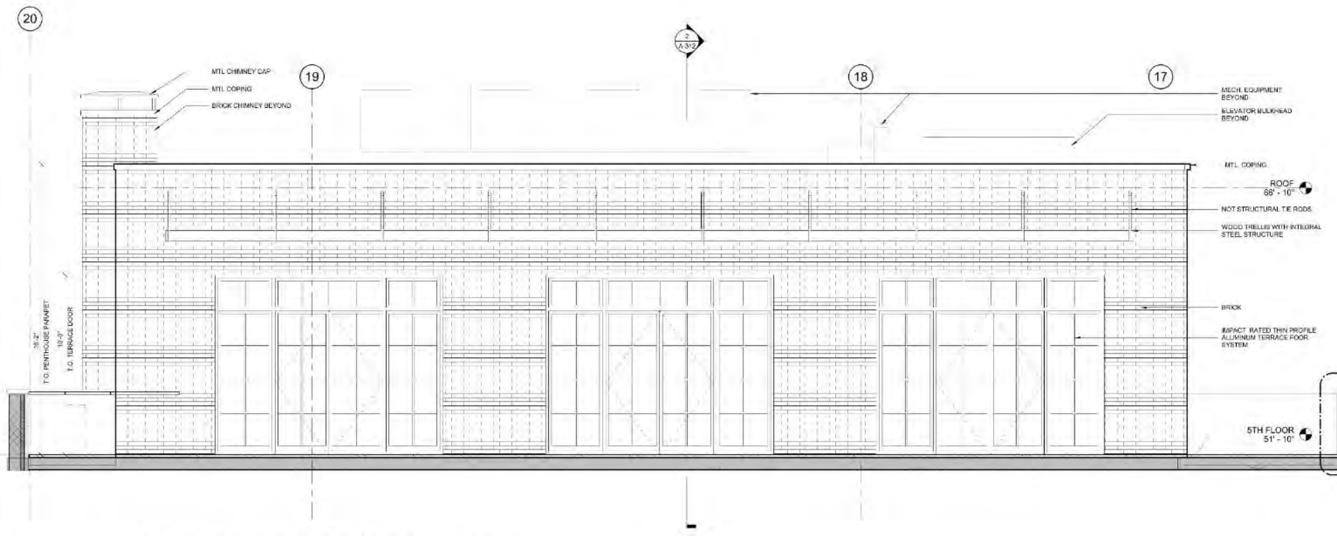
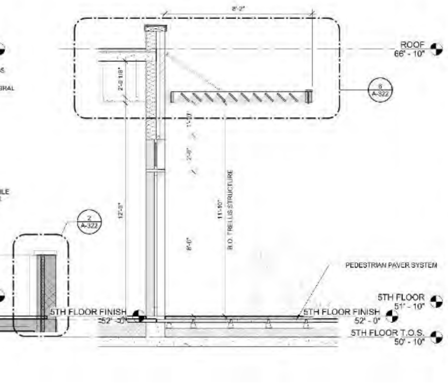
KING ST. - STOREFRONT ENLARGED ELEVATION

A-311

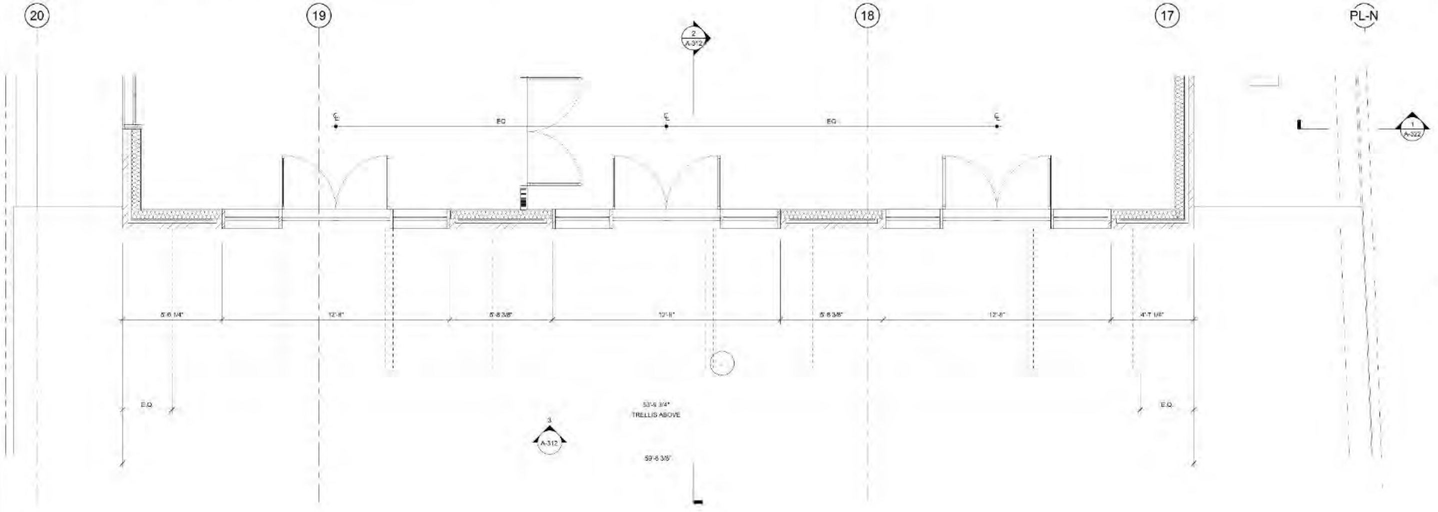
Project Status



3 KING STREET PENTHOUSE ENLARGED ELEVATION
3/8" = 1'-0"



2 SECTION AT PENTHOUSE
3/8" = 1'-0"



1 ENLARGED PLAN - PENTHOUSE
3/8" = 1'-0"

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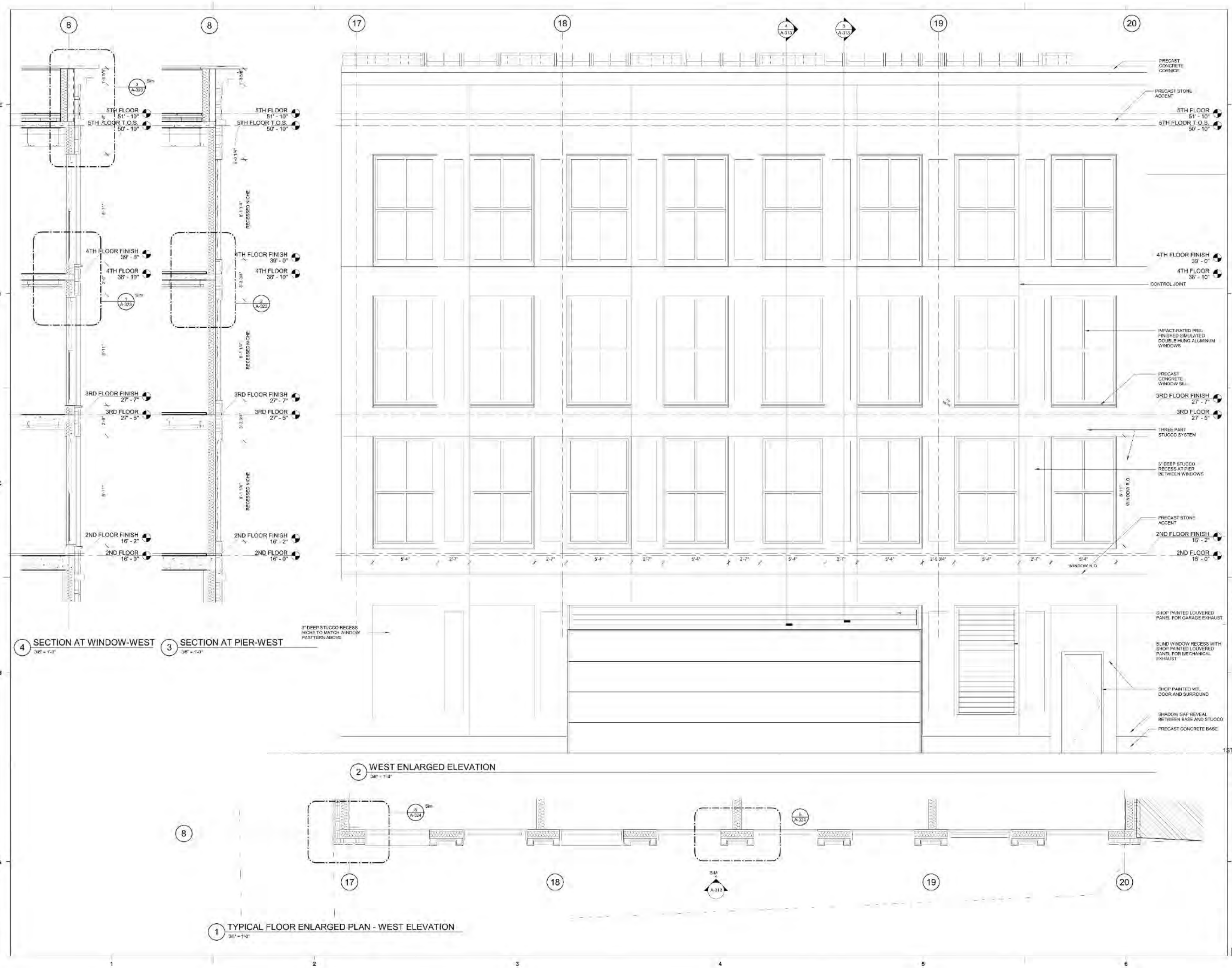
KING ST. ENLARGED ELEVATION - PENTHOUSE

A-312

Project Status



4 SECTION AT WINDOW-WEST

3 SECTION AT PIER-WEST

2 WEST ENLARGED ELEVATION

1 TYPICAL FLOOR ENLARGED PLAN - WEST ELEVATION

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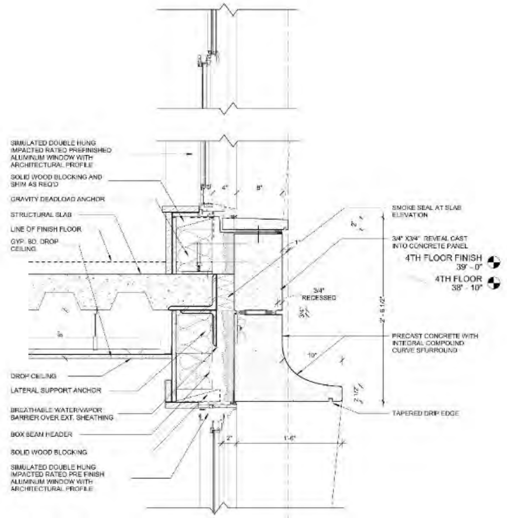
WEST ENLARGED ELEVATION

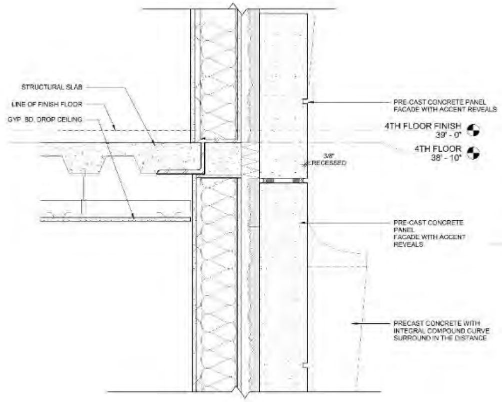
A-313

Project Status



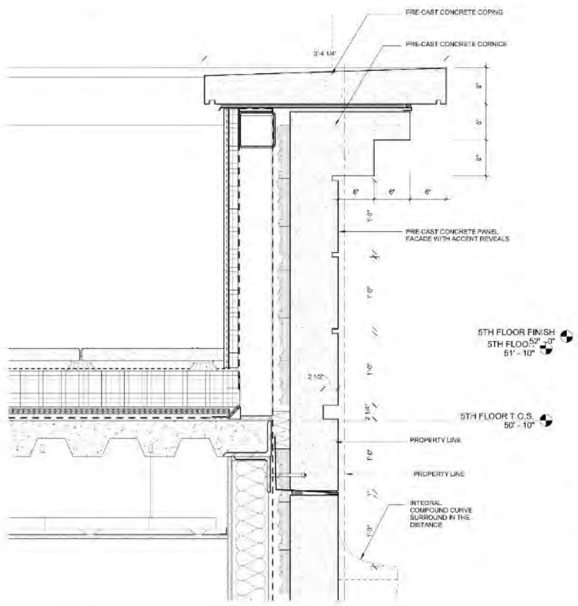
5 SECTION DTL. AT WINDOW

1 1/2" = 1'-0"



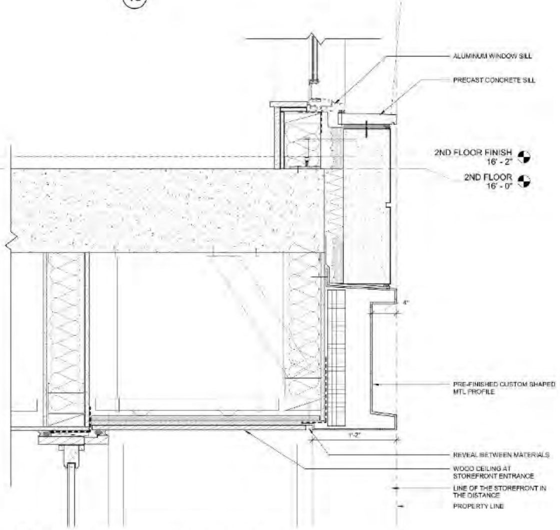
4 SECTION DTL. AT TYP. WINDOW PIER

1 1/2" = 1'-0"



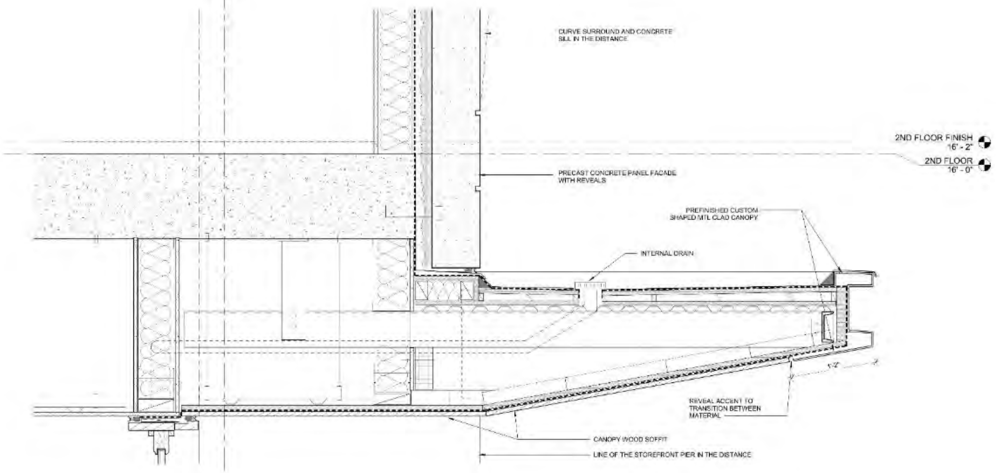
3 SECTION AT CORNICE

1 1/2" = 1'-0"



2 SECTION DTL. AT STOREFRONT ENTRANCE

1 1/2" = 1'-0"



1 SECTION DTL. AT LOBBY CANOPY

1 1/2" = 1'-0"

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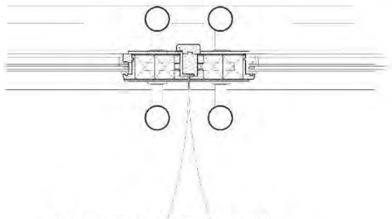
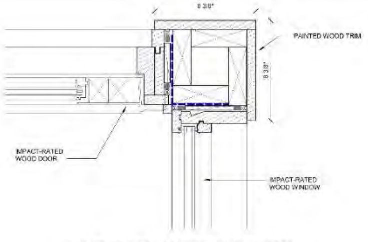
SECTION DETAILS - KING STREET FACADE

A-320

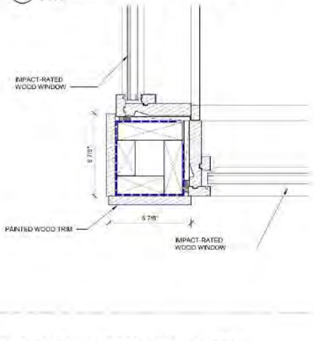
Project Status



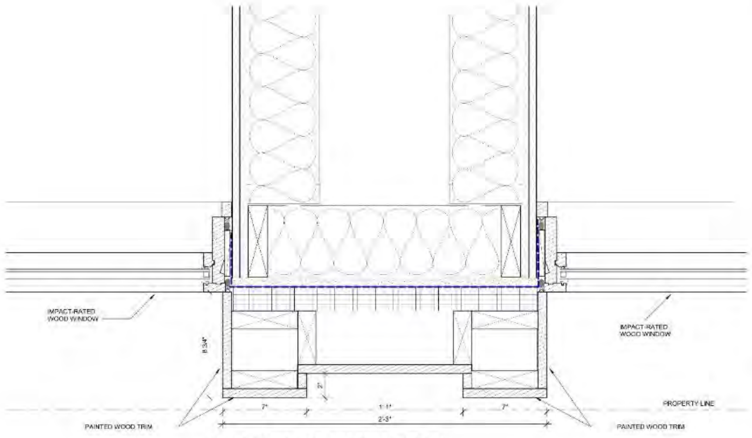
8 PLAN DTL. AT OUTSWING DOOR



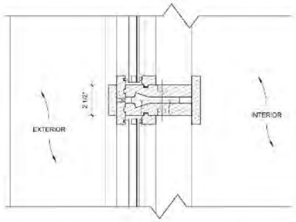
7 PLAN DTL. AT POST/DOOR JAMB



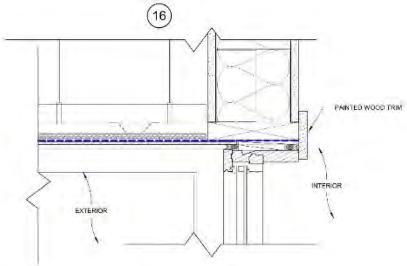
6 PLAN DTL. AT POST/WINDOW JAMB



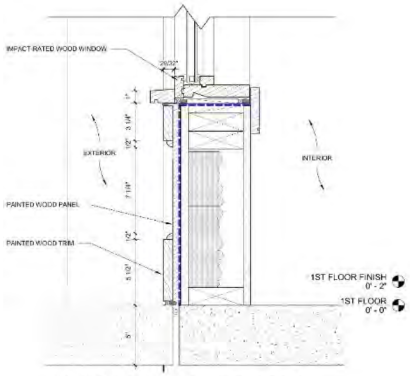
5 PLAN DTL. AT STOREFRONT PIER



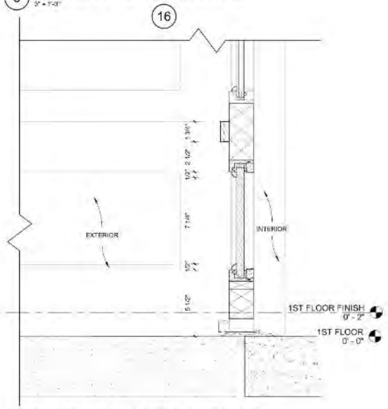
4 SECTION DTL. AT INTERM. TRANSOM



3 SECTION DTL. AT TRANSOM HEAD



2 SECTION DTL. AT STOREFRONT SILL



1 SECTION DTL. AT DOOR THRESHOLD

MA

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PROJECT: 1152-176420
DATE: 05.11.2019
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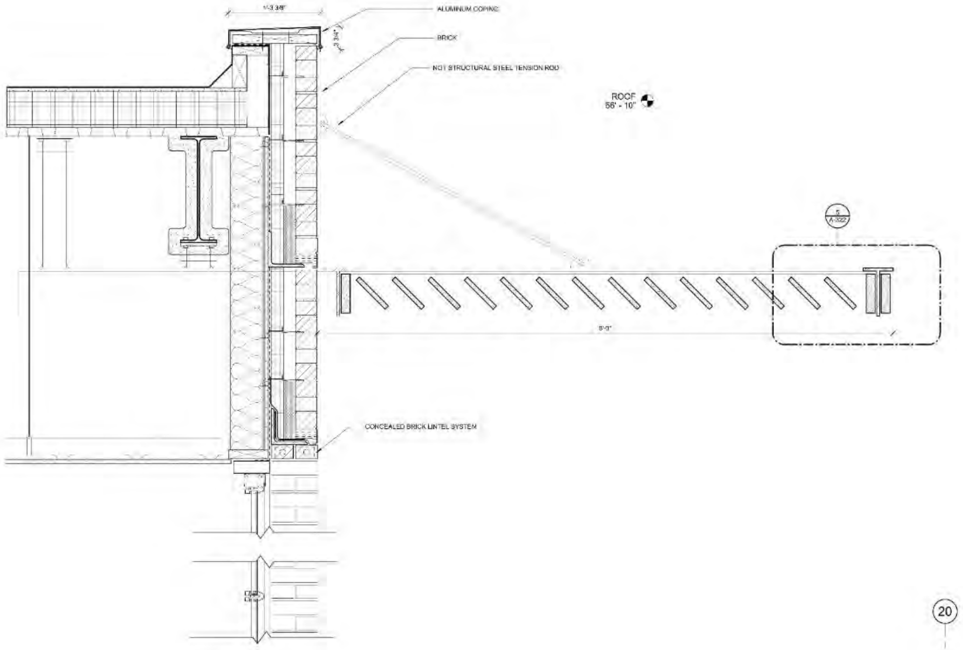
CHECKED BY: Checker

STOREFRONT DETAILS

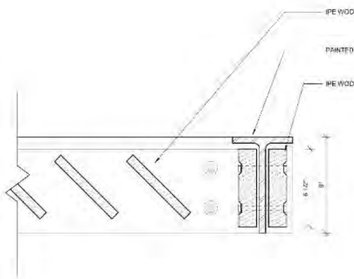
A-321

Project Status



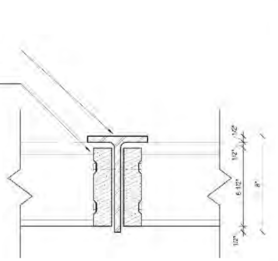
6 SECTION DETAIL AT PENTHOUSE TRELLIS AND PARAPET

1 1/2" = 1'-0"



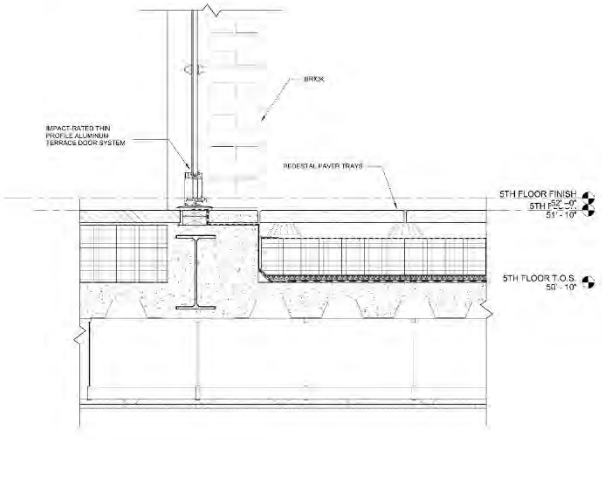
5 TRELLIS EDGE DETAIL

3" = 1'-0"



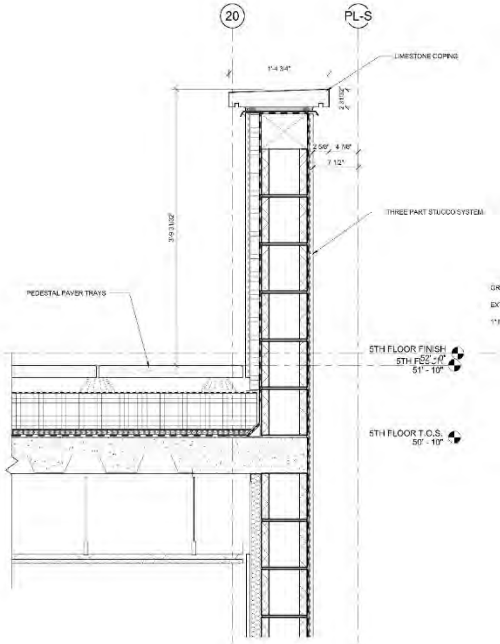
4 TRELLIS BEAM DETAIL

3" = 1'-0"



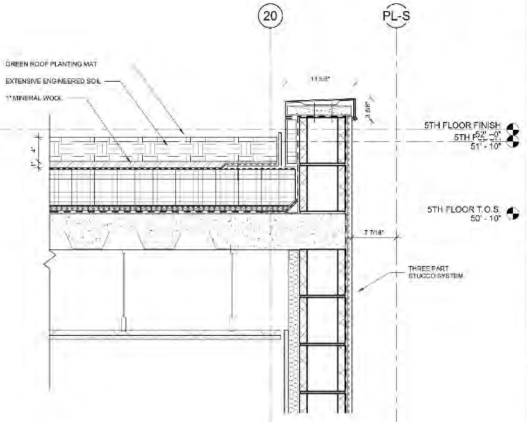
3 SECTION DETAIL AT PENTHOUSE SILL

1 1/2" = 1'-0"



2 SECTION DETAIL AT PH TERRACE NORTH PARAPET

1 1/2" = 1'-0"



1 SECTION DETAIL AT PENTHOUSE PLANTED PARAPET

1 1/2" = 1'-0"

MA

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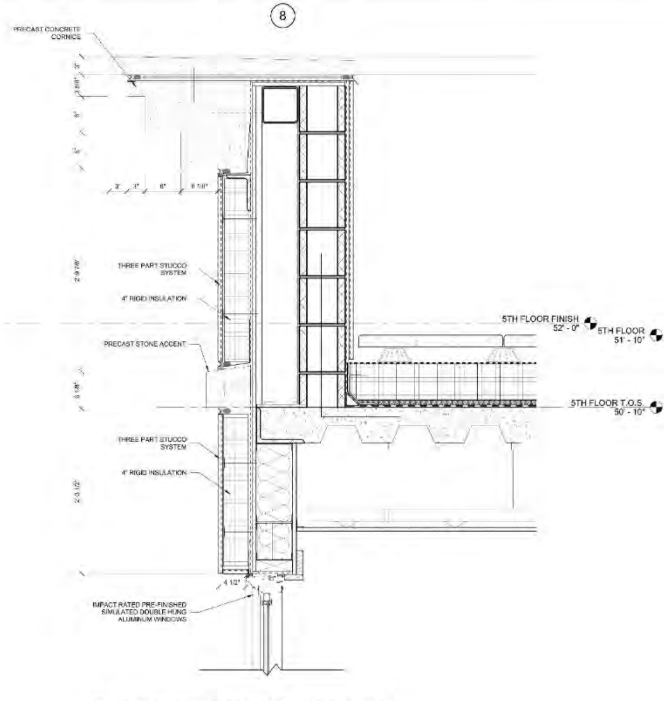
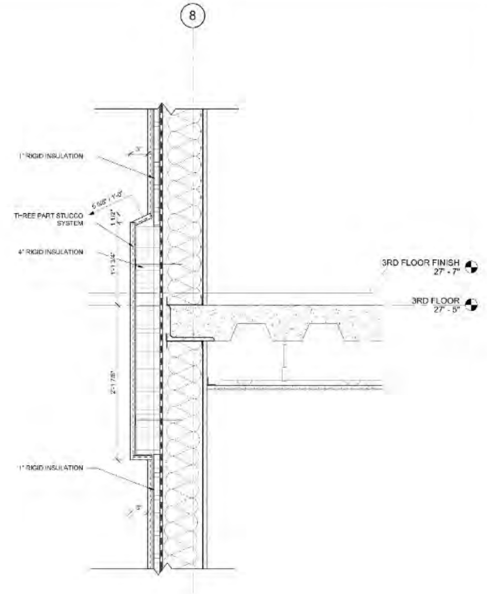
PENTHOUSE & TRELLIS DETAILS

A-322

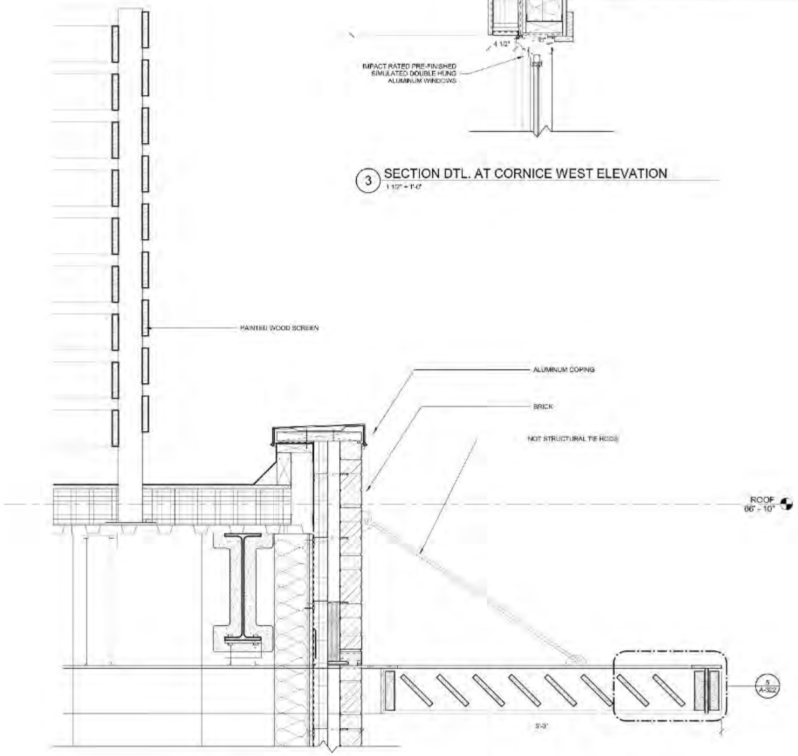
Project Status



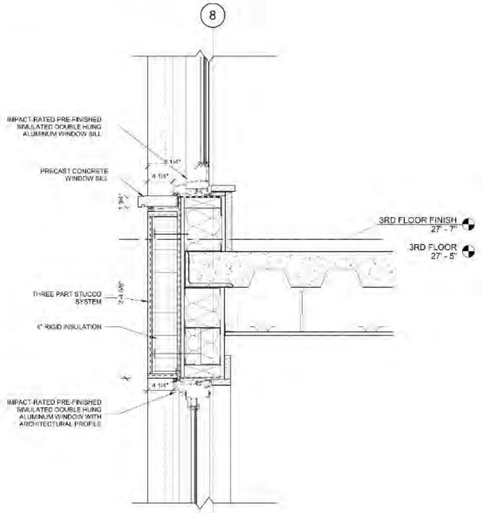
3 SECTION DTL. AT CORNICE WEST ELEVATION
1 1/2" = 1'-0"



2 SECTION DTL AT PIER WEST ELEVATION
1 1/2" = 1'-0"



4 SECTION DETAIL AT PENTHOUSE HVAC SCREEN
1 1/2" = 1'-0"



1 SECTION DTL. AT WINDOW SILL/HEAD WEST ELEVATION
1 1/2" = 1'-0"

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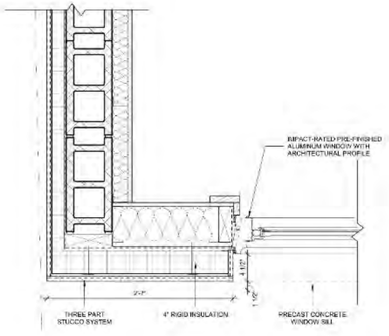
SECTION DETAILS - WEST FACADE

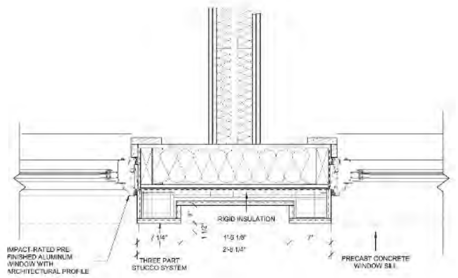
A-323

Project Status



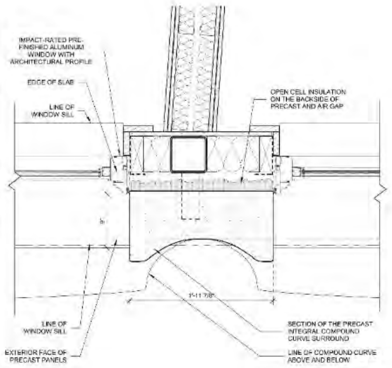
6 PLAN DTL. AT NORTH-WEST BUILDING CORNER

1 1/2" = 1'-0"



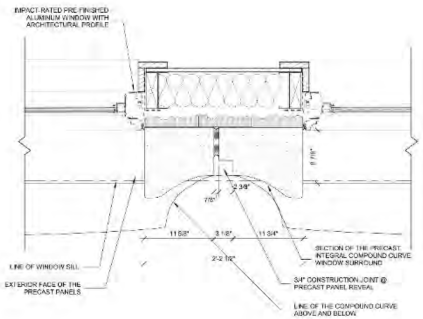
5 PLAN DTL. AT PIER WEST FACADE

1 1/2" = 1'-0"



4 PLAN DTL AT PRECAST PANEL @ DEMISING WALL

1 1/2" = 1'-0"



3 PLAN DTL. AT PRECAST PANEL REVEAL

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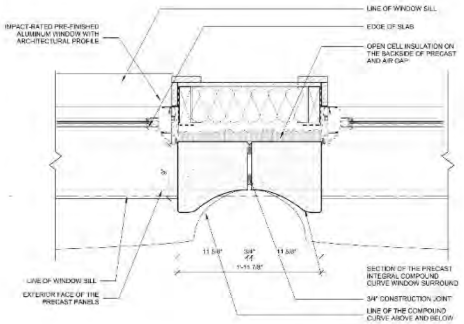
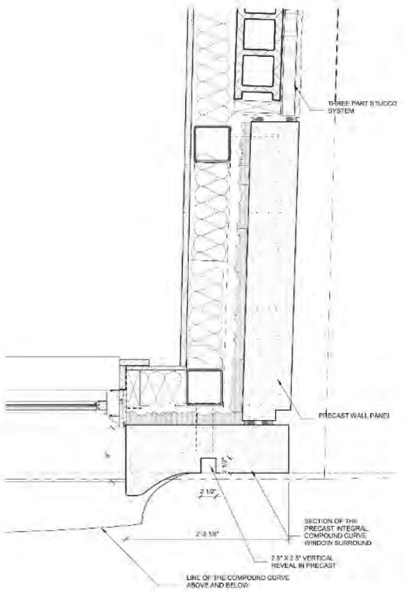


2 PLAN DTL. AT PRECAST PANEL JOINT

1 1/2" = 1'-0"



1 PLAN DTL. AT NORTH-EAST BUILDING CORNER

1 1/2" = 1'-0"

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DATE: 09.11.2019
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CHECKED BY: Checker

PLAN DETAILS

A-324

Project Status

Agenda Item 7:

741 Meeting Street - - TMS #463-12-02-020, -021, -022

Request conceptual approval for new construction of mixed-use building and requesting an additional half-story for architectural merit and context.

(East Central) / Historic Corridor District

741 Meeting Street

Charleston, South Carolina

Board of Architectural Review - Conceptual Design
Summer 2019

Amended September 2019

Middle Street Partners, LLC
The Middleton Group, LLC
Sottile & Sottile, *Civic Architecture*

PREFACE

The following manual presents the conceptual design for a new mixed-use commercial building at 741 Meeting Street in Charleston, South Carolina. Materials were developed during a design charrette held in July of 2019.

The subject site includes a direct frontage on Meeting Street, at a rare cross-grain terminus at the western end of Williman Street. This transitional portion of Meeting Street contains a mixture of residential and industrial or auto-oriented commercial uses, many of which are no longer in operation. It is also a transitional area, with the larger scaled urban industrial character of the upper peninsula to the east, a lower scaled residential neighborhood character to the north and south, and the elevated Highway 26 to the immediate west.

This transitional character presents an opportunity to create a timeless, durable architecture that acknowledges both the industrial and residential character of its context while re-introducing street level commercial uses that are currently lacking in this neighborhood.

This document incudes historical and site analysis, a site conditions study, conceptual master plan and the conceptual design for the project's architectural expression.

SUMMER 2019

CONTENTS

741 MEETING STREET
Urban Redevelopment Analysis
CHARLESTON, SOUTH CAROLINA

Middle Street Partners, LLC
The Middleton Group, LLC
Sottile & Sottile, *Civic Architecture*

REDEVELOPMENT AREA

District Evolution
Upper Peninsula District Context
Redevelopment Site Context
Context Photo Study
Site Survey

741 MEETING STREET
Urban Redevelopment Analysis
CHARLESTON, SOUTH CAROLINA
Middle Street Partners, LLC
The Middleton Group, LLC
Sottile & Sottile, *Civic Architecture*

TRANSITIONAL CHARACTER

The site is located in the upper peninsula along Meeting Street at the western terminus of Williman Street. Over the course of the late 20th century, the Meeting Street frontage has been eroded by auto oriented and industrial commercial uses with parking placed between the buildings and the streets while neighborhood oriented, street level commercial uses are largely non-existent.

The site is locateed at a rare cross-grain terminus in the urban plan that captures long views down Williman Street, similar to the site of the Trolley Barn at the terminus of Cool Blow Street to the north.

The Trolley Barn is an example of early industrial architecture creating an anchor on upper Meeting Street.

DISTRICT EVOLUTION

741 Meeting Street | Charleston, South Carolina

Information contained herein is conceptual. Information has been compiled from various sources and does not claim complete accuracy nor guarantee zoning or other types of development approvals. It is intended to provide an overview and analysis of urban conditions and strategies for revitalization. **Sottile & Sottile, 2019**

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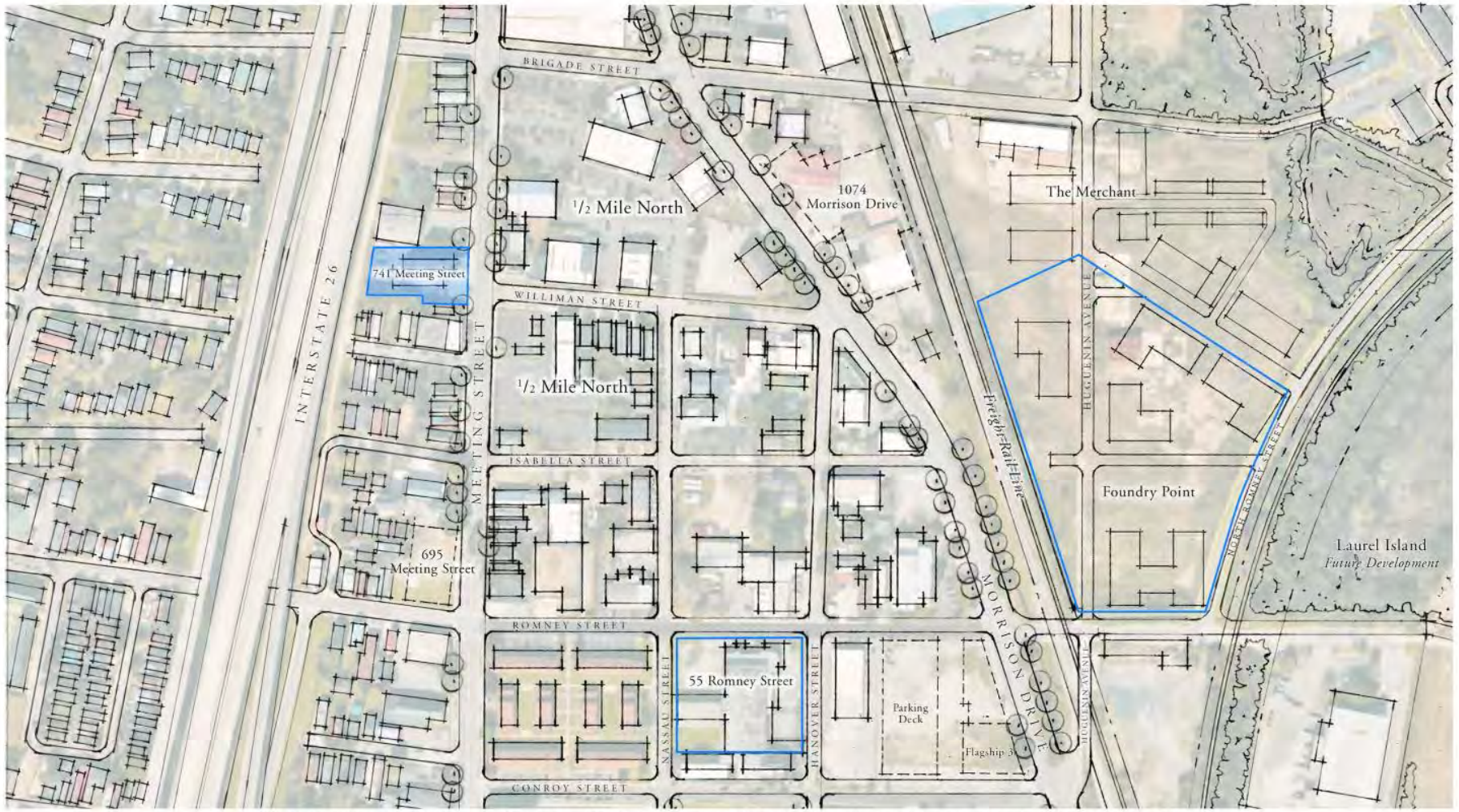

The 741 Meeting Street Site is situated in an area of the upper peninsula under active redevelopment with close proximity to projects currently in-progress including Foundry Point and 55 Romney Street.

DISTRICT CONTEXT

Meeting Street & Surrounding Projects

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An aerial view of the Upper Peninsula District and its relationship to the 741 Meeting Street site.

DISTRICT CONTEXT

Meeting Street & Surrounding Projects

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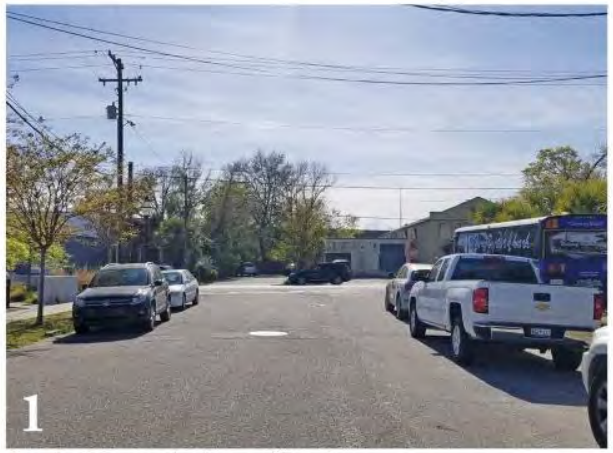


Approaching the site on-axis from the east on Williman Street.

View from Meeting Street looking northwest.

The Meeting Street frontage is a continuous curb-cut with no defined sidewalk.

Looking west next to existing structure with mature trees along property line.

SITE CONTEXT

741 Meeting Street | Charleston, South Carolina

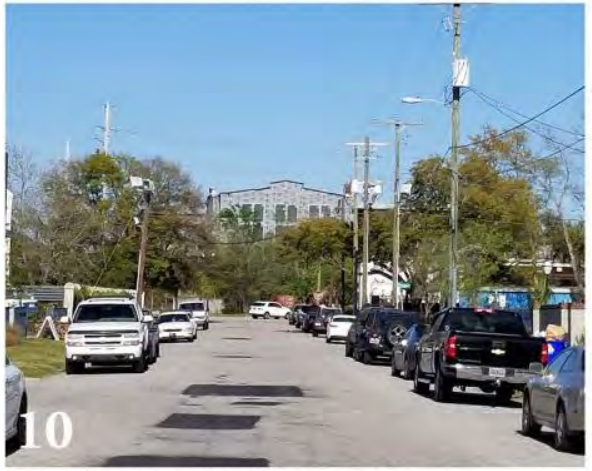
View of neighboring industrial commercial space to the north.

Elevated I-26 highway along the western boundary of the site.

Neighboring buildings to the north; a vacant home and concrete block commercial building.

View approaching the site from the south on Meeting Street.

View down the northern frontage of William Street directly across from the site.



Terminated view at the opposite end of William Street at Foundry Point.

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SITE CONTEXT

741 Meeting Street | Charleston, South Carolina

4 Maple Street, a permitted three and a half story office building to the north of the project site.

Existing corner commercial and institutional uses adjacent to the project site.

Open parking and Half-Mile North commercial complex across Meeting Street from the project site.

View approaching the site on the elevated I-26 overpass.

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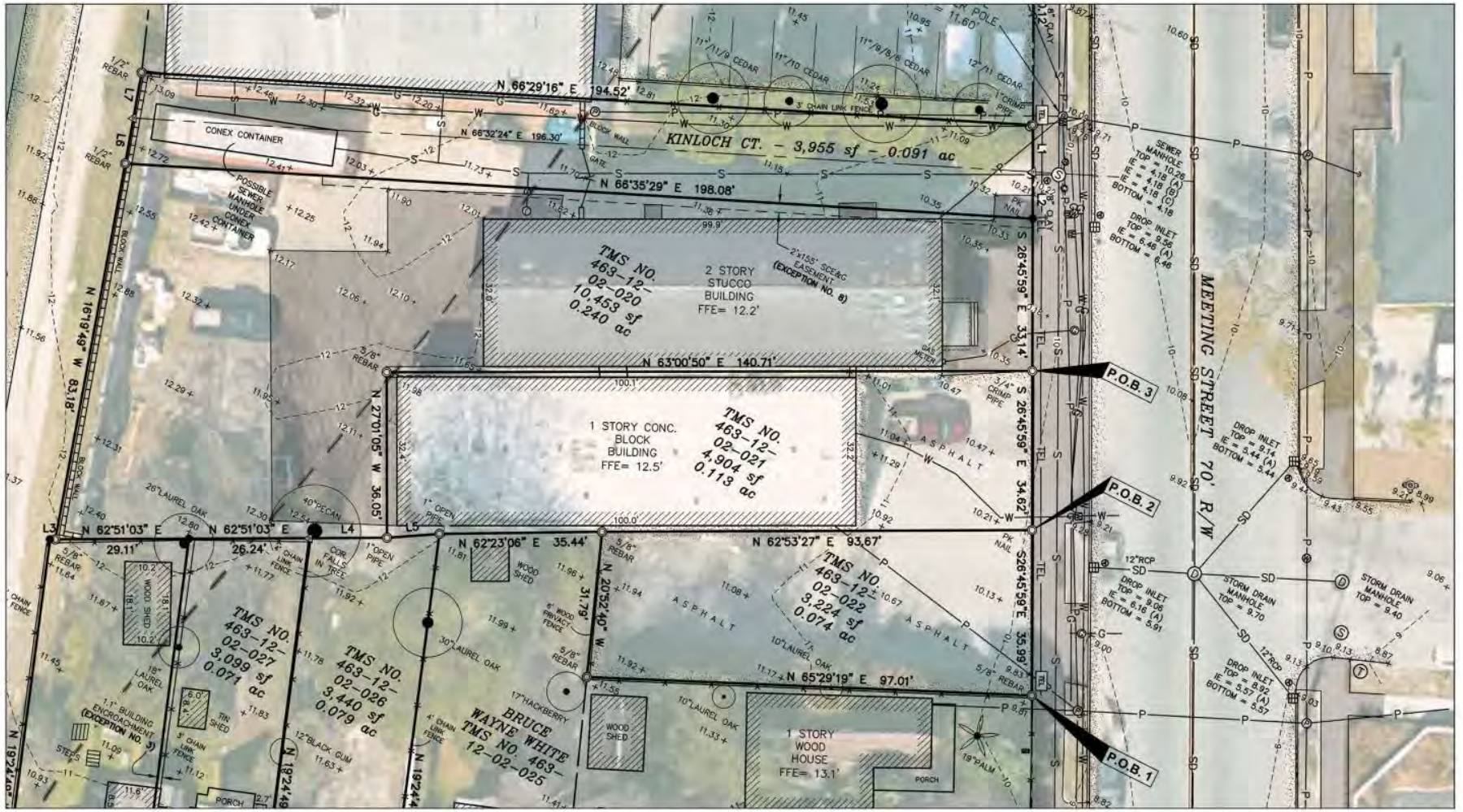
SITE CONTEXT

741 Meeting Street | Charleston, South Carolina



SITE SURVEY

741 Meeting Street | Charleston, South Carolina

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DESIGN CHARRETTE

Schedule & Kick-Off Meeting
Site & Precedent Tour
Planning Concepts
Architectural Design Concepts

Charrette Agenda

Planning and Design Session

741 Meeting Street, Charleston, South Carolina

July 1st - 3rd, 2019

DESIGN TEAM:
Christian Sottile
Craig Clements
Anthony Cissell
Emily Polgardi

DESIGN STUDIO:
Middlestreet Partners
146 William Street #100
Charleston, South Carolina

PROJECT TEAM:
Adam Monroe
Glenn Maddux
Blake Middleton

DAY ONE

***Monday*, July 1, 2019** — **Precedent Studies**

8:30 am – 9:30 am	Set-Up Studio	Arrive in Charleston Set up Design Studio
9:30 am –11:00 am	**Kick-Off Meeting & Team Site Visit**	Review of Program Goals and Ideas Orientation to Base Maps and Materials Code Analysis and Design Implications On-Site Review & Confirm Planning Concepts
11:00 am – 12:30 pm	Lunch & Precedent Tour	Review Local Precedents in Charleston
12:30 pm – 5:30 pm	Working Studio	Design Team Work Session
5:30 pm – 6:30 pm	**Initial Pin-Up**	Informal Pin-Up of Design Concepts

DAY TWO

***Tuesday*, July 2, 2019** — **Concept Development**

8:30 am – 2:00 pm	Working Studio	Develop Analysis and Design Work Floor Plans, Programming, and Imaging
2:00 pm – 3:30 pm	**Progress Update & Pin-Up**	Review and Input on Progress Review Master Plan Direction Conceptual Exterior Imaging
6:00 pm – 7:00 pm	Design Team Recap	Discuss Progress & Next Steps

DAY THREE

***Wednesday*, July 3, 2019** — **Work-in-Progress**

9:00 am – 4:30 pm	Working Studio Day	Design Team Work Session / Desk Crits Prepare for Progress Presentation
4:30 pm – 6:00 pm	**Work-In-Progress Presentation**	Team Review and Input on Progress Discussion on Planning & Next Steps

Sottile & Sottile *Urban Design & Civic Architecture*

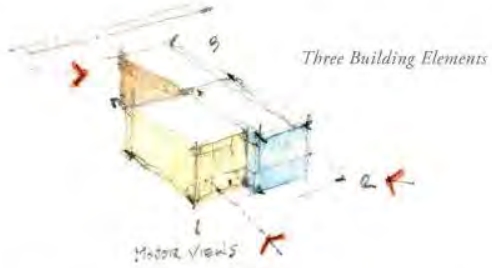
Multiple site walks with the design and development team clarified urban challenges along Meeting Street.

The design team explored multiple options through a series of feedback sessions with the development team and stakeholders.

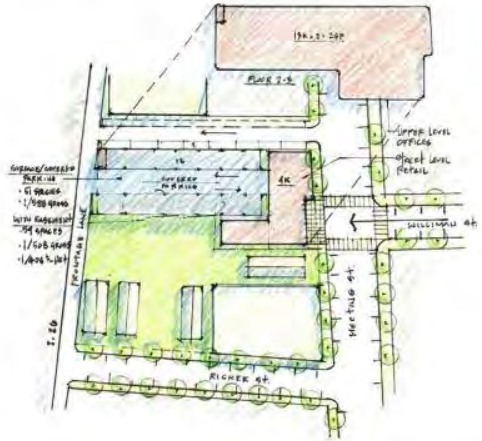
The site Master Plan was studied carefully through the process to integrate design goals with site conditions.

DESIGN CHARRETTE

The design and development team organized a design charrette near the project site in July of 2019 to develop initial conceptual planning and architectural concepts for the site at 741 Meeting Street. Key ideas revolved around the orientation of the site as the terminated view of the west end of Williman Street.



A series of initial massing and site design studies focused the master plan on the alignment of the Williman Street axis.



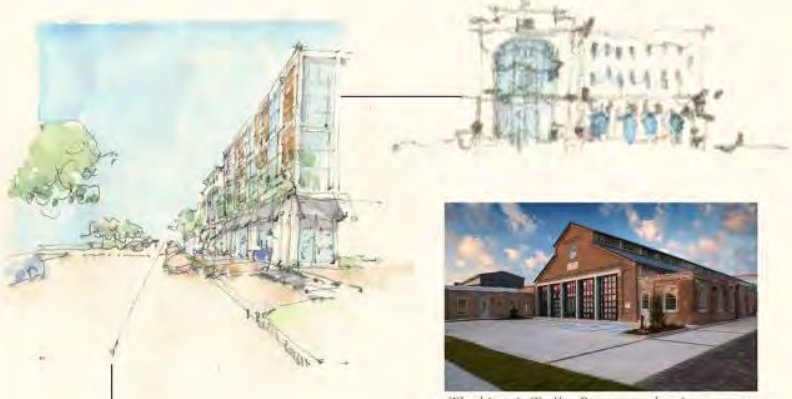
DESIGN CHARRETTE

741 Meeting Street | Mixed-Use

RESTORING STREET FRONTAGES

The existing buildings are set back with gravel lots and a continuous curb-cut along the entire frontage of the property. The design team explored building formats that would restore the sidewalk and address viewsheds around the site.

The design team discussed ways to restore the streetscape along Meeting Street and how to address the overpass at the rear of the property.



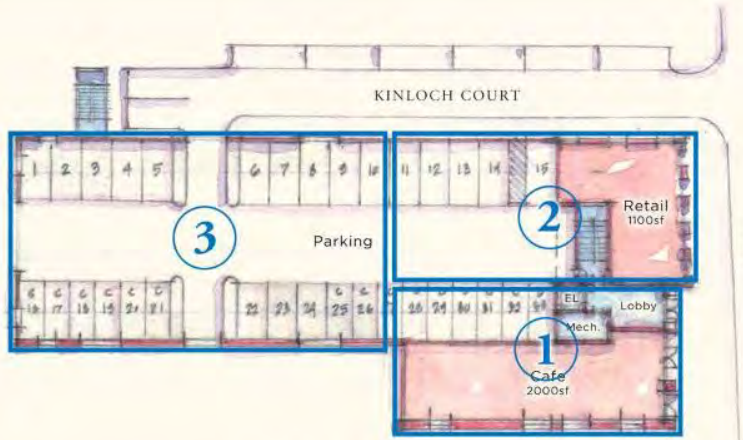
The historic Trolley Barn caps the view west on Cool Blow Street in a similar manner.

CAPTURING VIEWS

Williman Street terminates at the west into the project site, setting up an opportunity for the new building to compliment the view created on axis with Foundry Point.

DESIGN CHARRETTE

Site Tour & Planning Concepts



Three Building Elements

CONCEPTUAL MASSING

CAFE | RETAIL | OFFICE

The massing strategy on the site allows each use to have a distinct presence on the street, and also creates the opportunity for compact, curated public space around the buildings.

The proximity of nearby residential forms began to influence the desire to create a more expressive roof massing.

Complimentary Elements

The location of the site along Meeting Street, a redeveloping mixed-use corridor, but near adjacent historic residential properties, led the design team to consider a massing strategy that broke the scale of the commercial building into multiple, offset masses, much like traditional mixed-use development along nearby King Street.

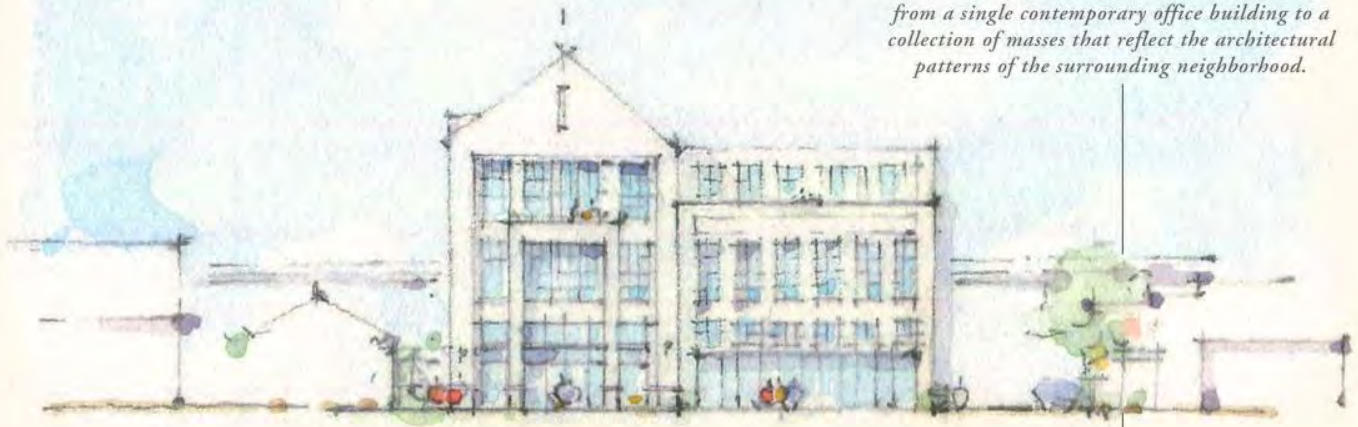
DESIGN CHARRETTE

Massing Concepts

DESIGN PRECEDENTS

DESIGN EVOLUTION

Over the course of the charrette, the design evolved from a single contemporary office building to a collection of masses that reflect the architectural patterns of the surrounding neighborhood.



WILLIMAN STREET

DESIGN STUDIES | *The architectural design evolved to include residential roof forms, set back terraces, balconies, brick inset details, and multiple distinct entrances.*

DESIGN CHARRETTE

Architectural Concepts

741 MEETING STREET

Urban Redevelopment Analysis

CHARLESTON, SOUTH CAROLINA

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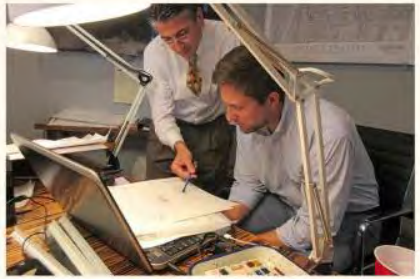
KINLOCH COURT ELEVATION

ARCHITECTURAL CHARACTER

The Preservation Society of Charleston provided input on local context and building patterns that influenced the architectural direction for the building. Concepts to create a unique building that complements the surrounding district were a focus of the design feedback sessions.



The design concept focuses on the consistent use of a delicate, metal window with detailed profiles in the surrounding masonry to provide depth and architectural detail to the facades.

INTERNAL LOT-LINE ELEVATION

DESIGN CHARRETTE

Architectural Concepts

ADDRESSING CONTEXT

The concept for the architectural design prioritzes the urban street and the pedestrian space, while presenting a well-mannered, but restrained, facade to the highway overpass.

The architectural massing transitions from an expressed gable to a low parapet as it returns to the interstate, emphasizing the building's priority towards Meeting Street, and creating the dialogue of a warehouse massing to the rear of a street-fronting commercial building.

DESIGN CHARRETTE

Conceptual View from I-26

CAPTURING VIEWS

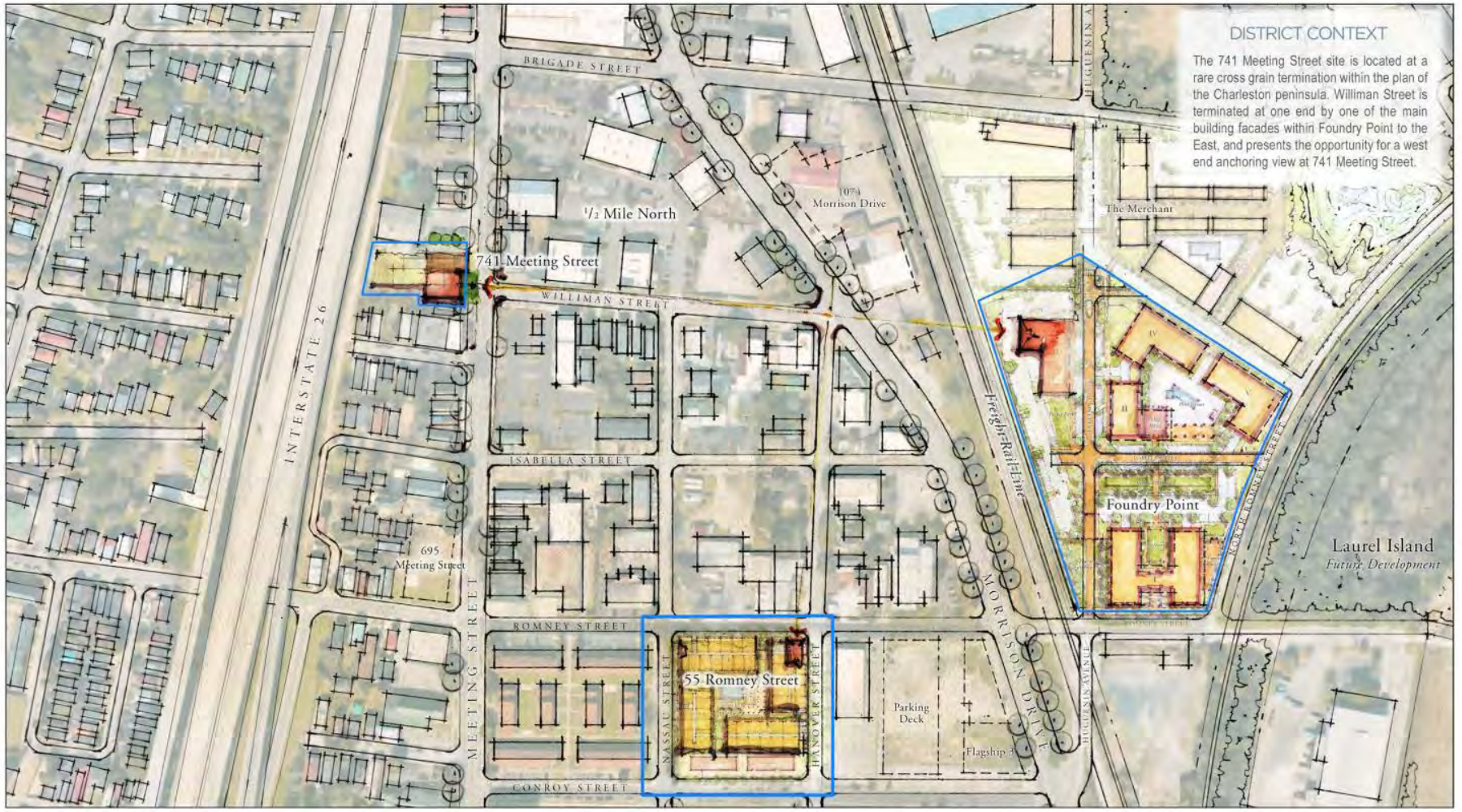
The building is divided into two masses to allow a centered terminated view on Williman Street

DESIGN CHARRETTE

Conceptual View from Williman Street

MASTER PLAN

District Context
Redevelopment Master Plan
Street Level Engagement
Conceptual Massing
Context Massing
Conceptual Views



0' 100' 200' 300'

Scale North

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DISTRICT CONTEXT

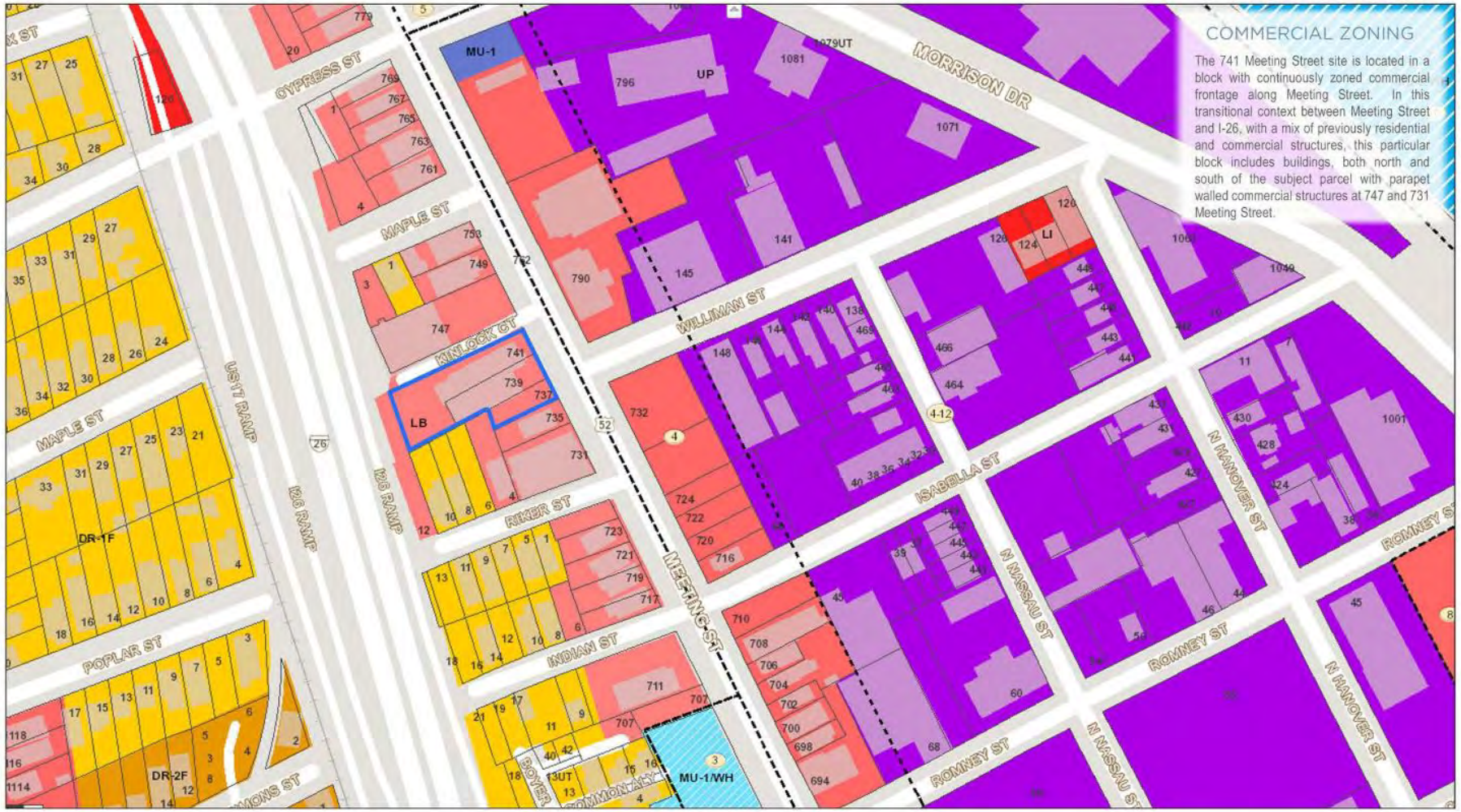
Meeting Street & Surrounding Projects

741 MEETING STREET

Urban Redevelopment Analysis

CHARLESTON, SOUTH CAROLINA

Middle Street Partners, LLC
The Middleton Group, LLC
Sottile & Sottile, *Civic Architecture*



COMMERCIAL ZONING

Meeting Street & Surrounding Parcels

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741 MEETING STREET
Urban Redevelopment Analysis
CHARLESTON, SOUTH CAROLINA
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DISTRICT HEIGHT MAP

Meeting Street & Surrounding Projects

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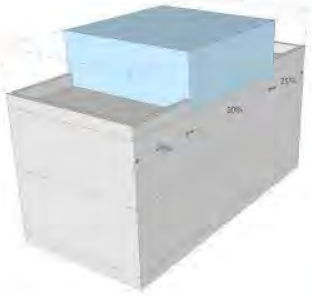
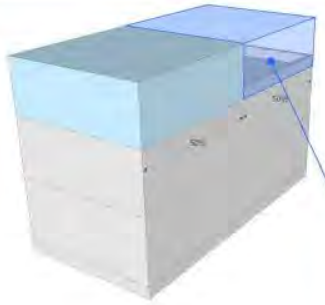
Flat Roof - Rear



Flat Roof - Center



Flat Roof - Front

MASSING STRATEGIES

The newly adopted height map guidelines establish acceptable massing strategies for a half-story. Given the priority of the Williman Street axis and its terminated view, the design team chose to mass the half-story using the Flat Roof - Front diagram shown to the left, and is requesting the Board of Architectural Review grant an additional half-story allowance on the rear of the building, against the I-26 frontage.

Area of requested half-story allowance against the Interstate-26 frontage.

Gable Roof, no dormer
Total footprint: 1,200 sq.ft
Habitable space: 600 sq.ft (shown in blue) = **50%**

Gable Roof, with dormer (6)
Total footprint: 1,200 sq.ft
Habitable space: 694 sq.ft (shown in blue) = **57.8%**

Hip Roof, no dormer
Total footprint: 1,200 sq.ft
Habitable space: 484 sq.ft (shown in blue) = **40.3%**

Hip Roof, with dormer (7)
Total footprint: 1,200 sq.ft
Habitable space: 594 sq.ft (shown in blue) = **49.5%**

Half stories shall constitute a maximum 50% habitable use of the attic space.

DPZ CODESIGN

'Half Story' Illustrated
Charleston Heights

July 24, 2017 12:55 PM

BUILDING MASSING

Half-Story Height Request

URBAN CONTEXT

The Conceptual Master Plan illustrates how the proposed mixed-use building at 741 Meeting Street relates to its urban context and its primary street frontage. The sidewalk is lined with neighborhood retail and dining, while parking is concealed behind the active uses within the rear portion of the first level. A new court street is created to the north of the building to allow circulation to the enclosed parking spaces.

0' 20' 40' 60'
Scale

North

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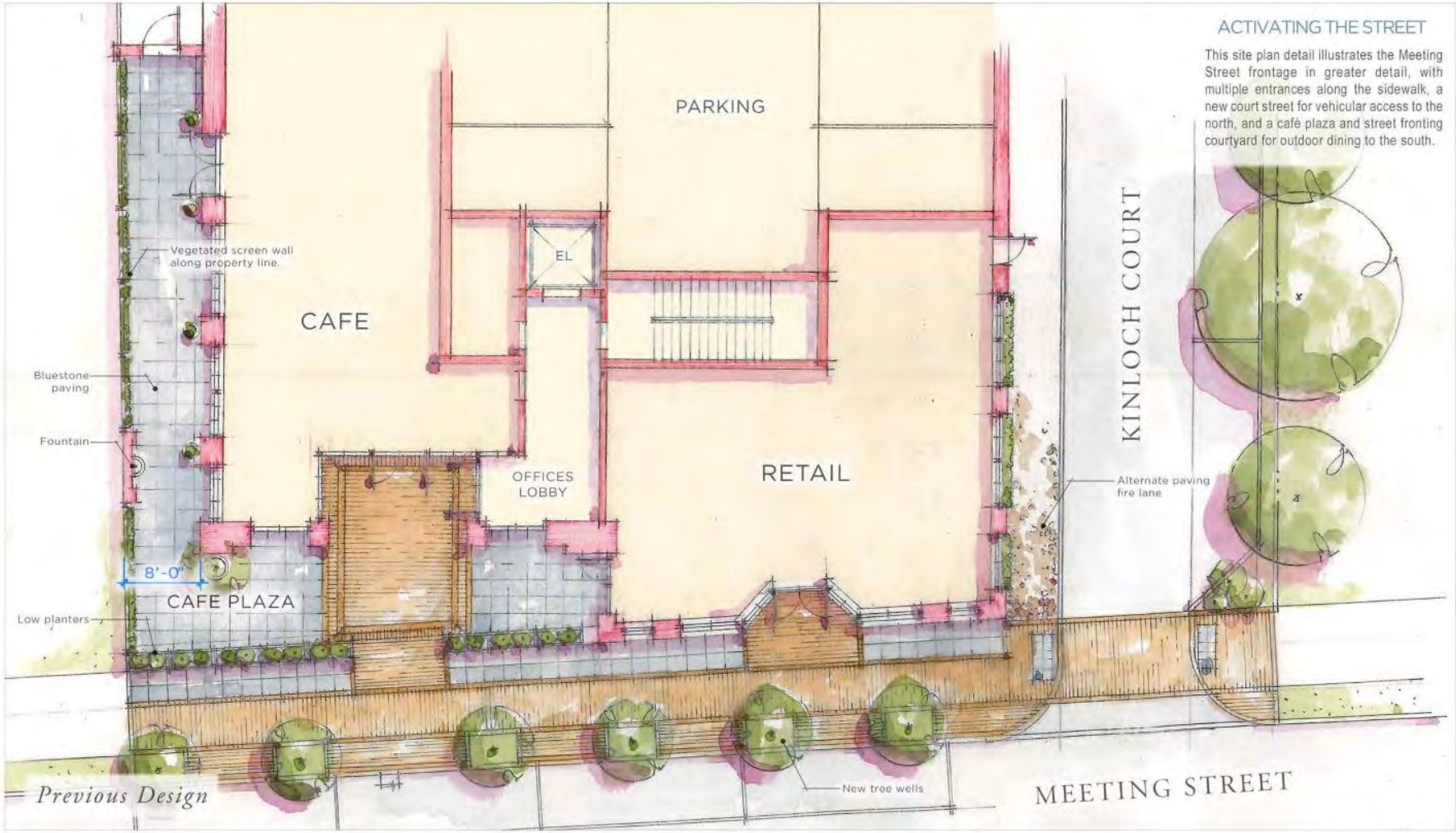
CONCEPTUAL MASTER PLAN

741 Meeting Street

741 MEETING STREET
Urban Redevelopment Analysis
CHARLESTON, SOUTH CAROLINA
Middle Street Partners, LLC
The Middleton Group, LLC
Sottile & Sottile, *Civic Architecture*



0' 5' 10' 15'
Scale

North

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STREET COURT DETAIL

741 Meeting Street

741 MEETING STREET
Urban Redevelopment Analysis
CHARLESTON, SOUTH CAROLINA
Middle Street Partners, LLC
The Middleton Group, LLC
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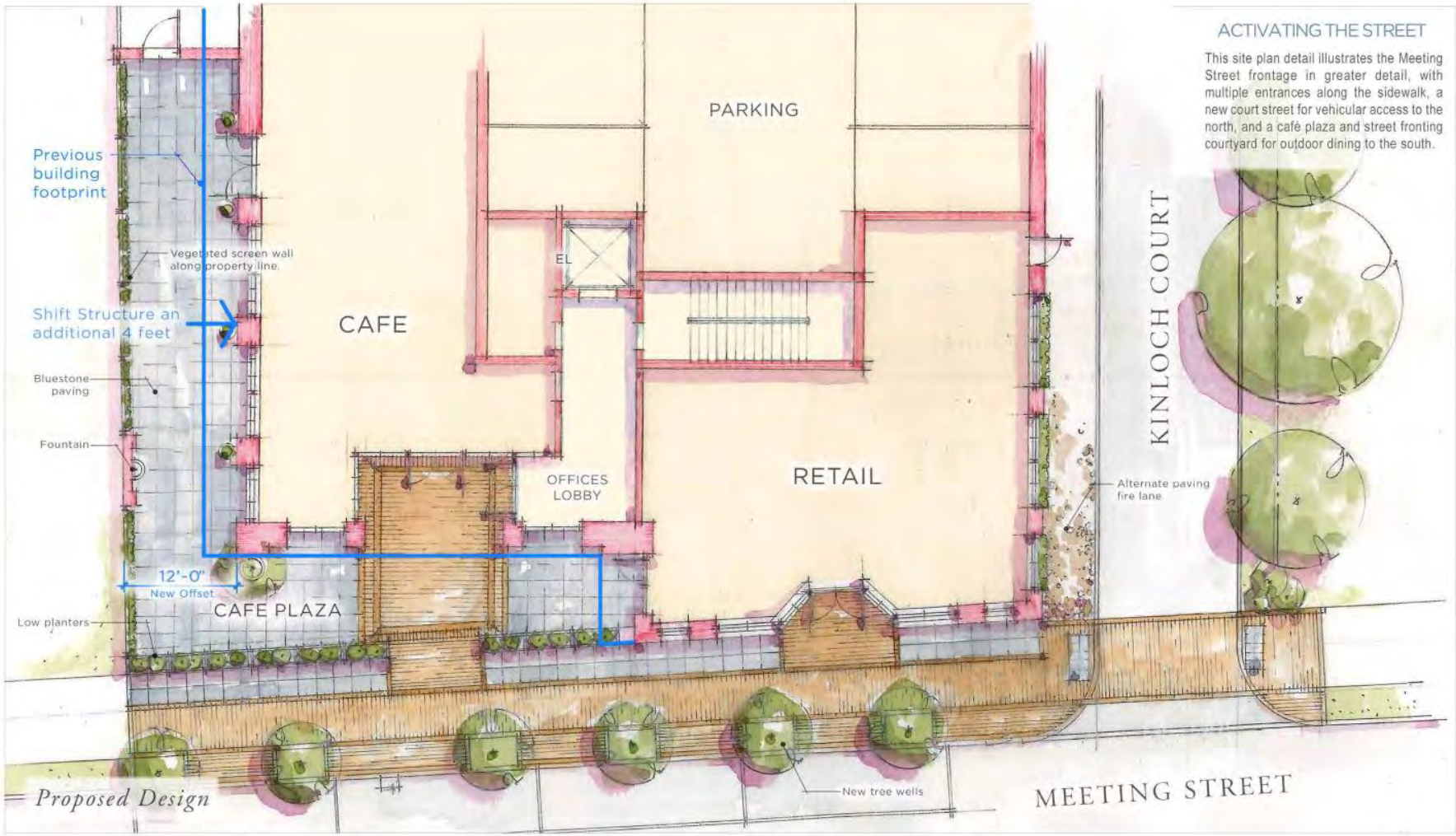

ACTIVATING THE STREET

This site plan detail illustrates the Meeting Street frontage in greater detail, with multiple entrances along the sidewalk, a new court street for vehicular access to the north, and a café plaza and street fronting courtyard for outdoor dining to the south.

0' 5' 10' 15'
Scale

North

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STREET COURT DETAIL

741 Meeting Street

741 MEETING STREET
Urban Redevelopment Analysis
CHARLESTON, SOUTH CAROLINA
Middle Street Partners, LLC
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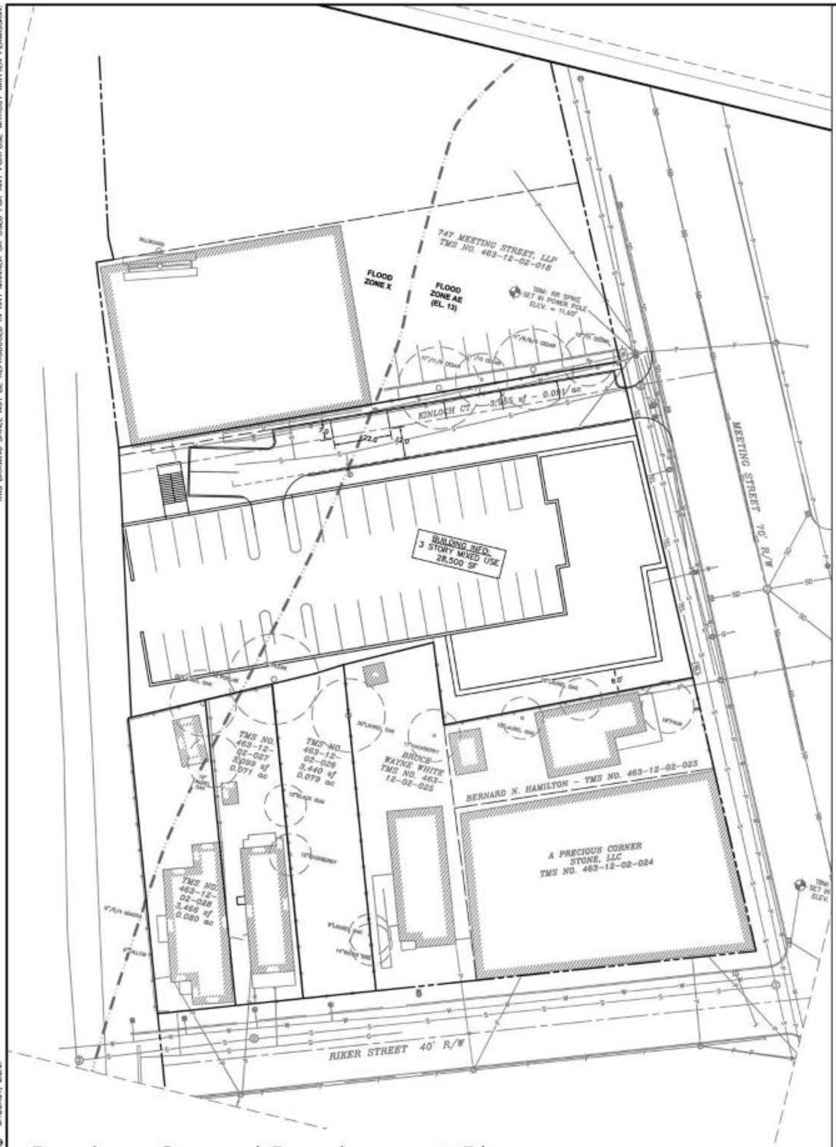

Previous General Development Plan

SITE INFORMATION

TAX MAP #	AC.	ZONING
463-12-02-020	0.240	LB
463-12-02-021	0.113	LB
463-12-02-022	0.074	LB
463-12-02-026	0.079	LB (REZONED FROM DR1F)
KINLOCH CT	0.091	R/W ABANDON TOTAL
	0.597	

Proposed General Development Plan

NO.	DATE	REVISION NOTES	BY

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION SITECAST, LLC No. C04442 No. C0263

741 MEETING STREET

TRC PRE-APPLICATION

MIDDLE STREET PARTNERS, LLC
146 WILLIMAN STREET, STE 100
CHARLESTON, SOUTH CAROLINA

DRAWN BY: JAC/CDD
CHECKED BY: JAC/CDD

PROJECT: 7165.00
DATE: 7.22.19

SITECAST
ENGINEERING PLANNING CONSULTING
1250 Fairmont Avenue
Mt. Pleasant, SC 29464
Tel(843)224-4264
www.sitecastsc.com

LAYOUT PLAN

SHT 3 OF 38

PROPOSED DESIGN

PREVIOUS DESIGN

0' 15' 30' 45'
Scale

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BUILDING CONTEXT

741 Meeting Street

741 MEETING STREET
Urban Redevelopment Analysis
CHARLESTON, SOUTH CAROLINA
Middle Street Partners, LLC
The Middleton Group, LLC
Sottile & Sottile, *Civic Architecture*

PROPOSED DESIGN

PREVIOUS DESIGN

0' 15' 30' 45'

Scale

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BUILDING CONTEXT

741 Meeting Street

741 MEETING STREET

Urban Redevelopment Analysis

CHARLESTON, SOUTH CAROLINA

Middle Street Partners, LLC
The Middleton Group, LLC
Sottile & Sottile, *Civic Architecture*

Previous Design

741 MEETING STREET

741 Meeting Street

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741 MEETING STREET

741 Meeting Street

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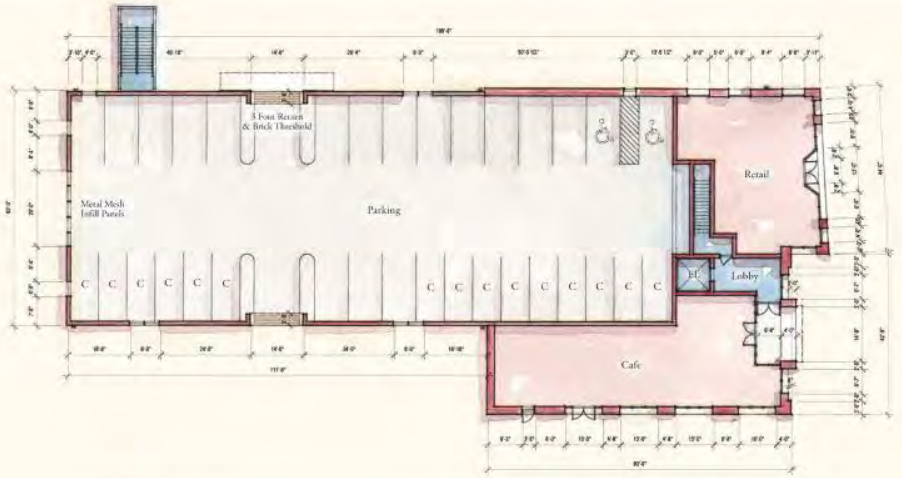
ARCHITECTURAL CONCEPTS

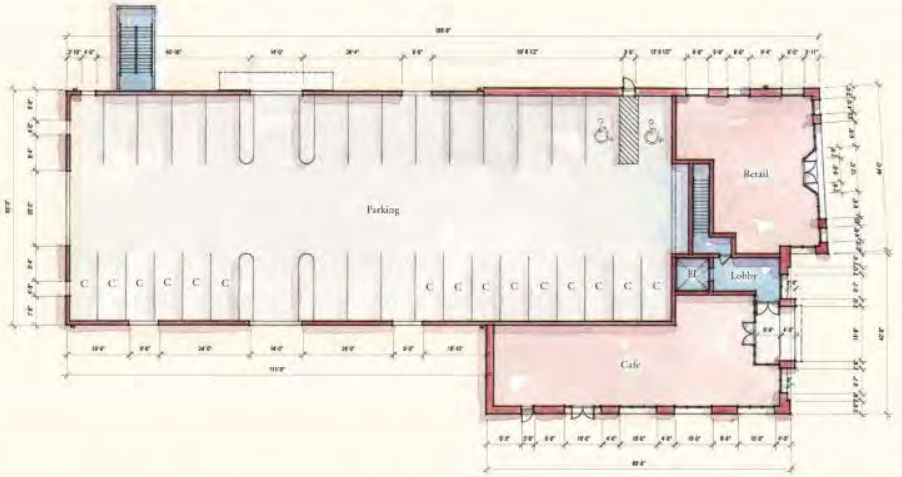
Conceptual Floor Plans
First Floor
Second Floor
Third Floor
Roof Plan

Conceptual Elevations
Meeting Street Elevation
Kinloch Court Elevation
South Elevation
West Elevation

PROPOSED DESIGN



PREVIOUS DESIGN



FIRST FLOOR

The First Floor Plan locates a neighborhood serving retail space and a café with outdoor seating on Meeting Street along with a lobby entrance for the commercial uses located on the upper floors. Parking is concealed within the building to the rear.

0' 10' 20' 30'

SCALE

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CONCEPTUAL FLOOR PLANS

Mixed-Use Office and Retail Redevelopment

741 MEETING STREET

Urban Redevelopment Analysis

CHARLESTON, SOUTH CAROLINA

Middle Street Partners, LLC
The Middleton Group, LLC
Sottile & Sottile, *Civic Architecture*

PROPOSED DESIGN

SECOND FLOOR PLAN

The Second Floor plan contains two commercial office spaces with a shared core accommodating restrooms and vertical circulation. A balcony is located along Kinloch Court.

PREVIOUS DESIGN

0' 10' 20' 30'

SCALE

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CONCEPTUAL FLOOR PLANS

Mixed-Use Office and Retail Redevelopment

741 MEETING STREET

Urban Redevelopment Analysis

CHARLESTON, SOUTH CAROLINA

Middle Street Partners, LLC
The Middleton Group, LLC
Sottile & Sottile, *Civic Architecture*

PROPOSED DESIGN

THIRD FLOOR PLAN

The Third Floor plan contains two commercial office spaces with a shared core, and includes a partial set-back along meeting street for a rooftop terrace as well as a balcony above the main entrance and along Kinloch Court.

PREVIOUS DESIGN

0' 10' 20' 30'

SCALE

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CONCEPTUAL FLOOR PLANS

Mixed-Use Office and Retail Redevelopment

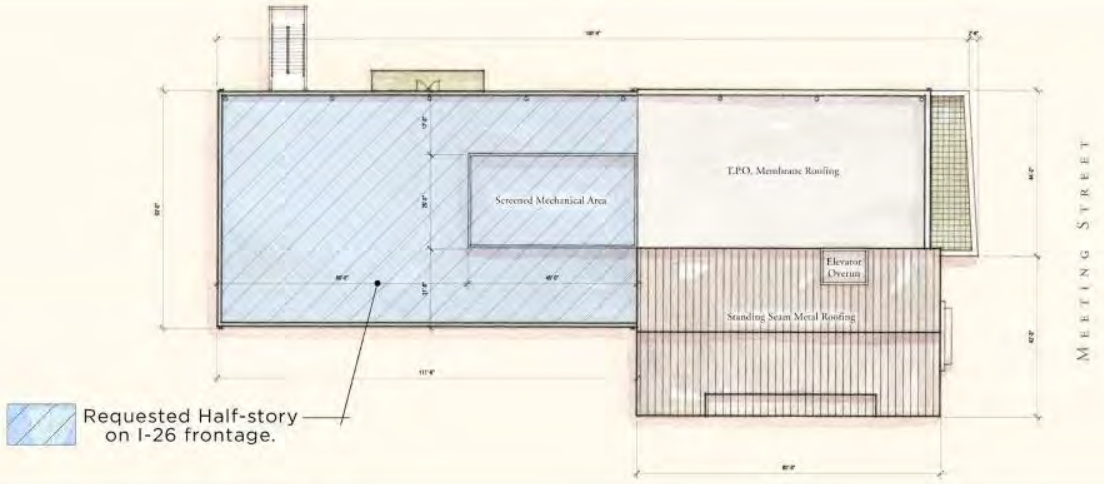
741 MEETING STREET

Urban Redevelopment Analysis

CHARLESTON, SOUTH CAROLINA

Middle Street Partners, LLC
The Middleton Group, LLC
Sottile & Sottile, *Civic Architecture*

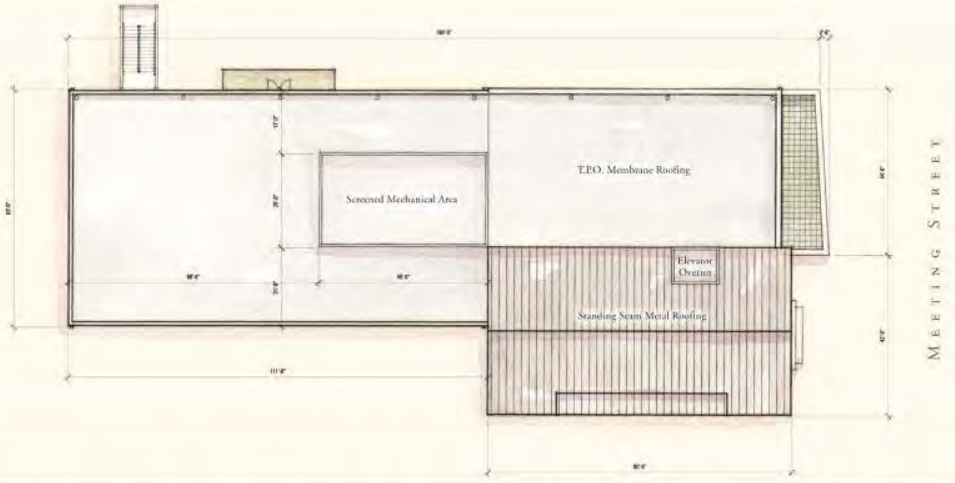
PROPOSED DESIGN



ROOF PLAN

The Roof Plan illustrates the combination of sloped standing seam metal roofing and flat roofing behind a raised parapet. Mechanical Equipment is screened and located toward the center of the roof to minimize visibility from the perimeter.

PREVIOUS DESIGN



0' 10' 20' 30'
SCALE

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CONCEPTUAL FLOOR PLANS

Mixed-Use Office and Retail Redevelopment

741 MEETING STREET

Urban Redevelopment Analysis

CHARLESTON, SOUTH CAROLINA

Middle Street Partners, LLC
The Middleton Group, LLC
Sottile & Sottile, *Civic Architecture*

Conceptual Elevations

Meeting Street Elevation
Kinloch Court Elevation
South Elevation
West Elevation

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741 MEETING STREET
Urban Redevelopment Analysis
CHARLESTON, SOUTH CAROLINA
Middle Street Partners, LLC
The Middleton Group, LLC
Sottile & Sottile, *Civic Architecture*

PROPOSED DESIGN

EAST ELEVATION

The Meeting Street elevation is articulated as simple legible volumes rendered in painted brick, with large windows and a highly transparent ground floor inviting pedestrian activity. It is intended to convey a timeless, durable quality that addresses the transition between large scale infill to the immediate East and the remaining residential character still evident to the north and south.

PREVIOUS DESIGN

0' 10' 20' 30'

Scale

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EAST ELEVATION

741 Meeting Street

741 MEETING STREET

Urban Redevelopment Analysis

CHARLESTON, SOUTH CAROLINA

Middle Street Partners, LLC
The Middleton Group, LLC
Sottile & Sottile, *Civic Architecture*

PROPOSED DESIGN

PREVIOUS DESIGN

0' 10' 20' 30'

SCALE

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EAST ELEVATION

Mixed-Use Office and Retail Redevelopment

741 MEETING STREET

Urban Redevelopment Analysis

CHARLESTON, SOUTH CAROLINA

Middle Street Partners, LLC
The Middleton Group, LLC
Sottile & Sottile, *Civic Architecture*

PROPOSED DESIGN

NORTH ELEVATION

The north elevation contains a rhythm of monumentally scaled factory windows with the portion adjoining Meeting Street rendered in painted brick, and the portion adjoining the highway rendered in Portland cement stucco over a masonry substrate with bracketed projecting balconies over the ground floor parking entrance, and an expressed braced-frame steel stair with vertical steel cabling capable of supporting climbing vegetation.

PREVIOUS DESIGN

0' 10' 20' 30'

Scale

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NORTH ELEVATION

741 Meeting Street

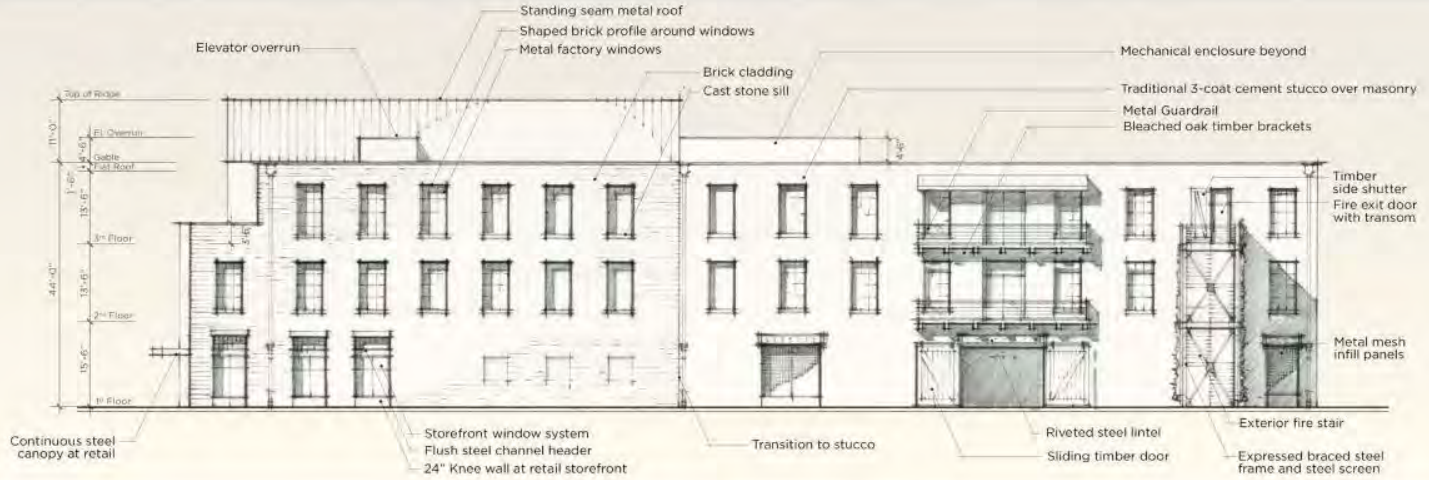
741 MEETING STREET

Urban Redevelopment Analysis

CHARLESTON, SOUTH CAROLINA

Middle Street Partners, LLC
The Middleton Group, LLC
Sottile & Sottile, *Civic Architecture*

PROPOSED DESIGN



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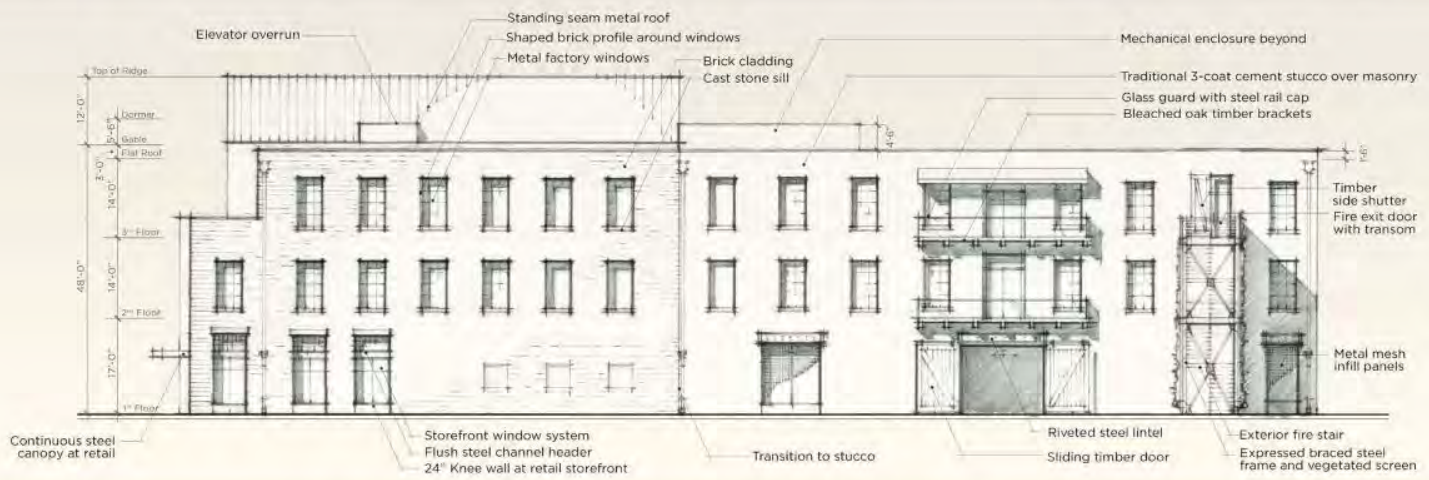

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SCALE

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NORTH ELEVATION

Mixed-Use Office and Retail Redevelopment

741 MEETING STREET

Urban Redevelopment Analysis

CHARLESTON, SOUTH CAROLINA

Middle Street Partners, LLC
The Middleton Group, LLC
Sottile & Sottile, *Civic Architecture*

PROPOSED DESIGN

WEST ELEVATION

The west elevation is adjacent to the elevated highway structure. It is clad in cement stucco over masonry and contains a simple, symmetrical arrangement large windows and parking level openings. The braced frame steel stair to the left terminates views down Kinloch Court and creates a visual barrier between the site and the highway.

PREVIOUS DESIGN

0' 10' 20' 30'

Scale

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WEST ELEVATION

741 Meeting Street

741 MEETING STREET

Urban Redevelopment Analysis

CHARLESTON, SOUTH CAROLINA

Middle Street Partners, LLC
The Middleton Group, LLC
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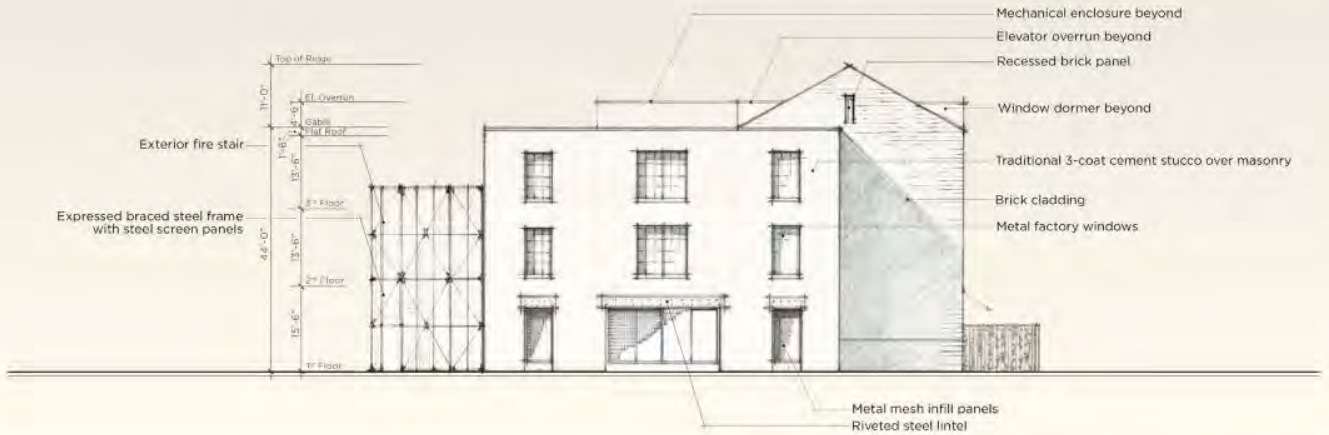
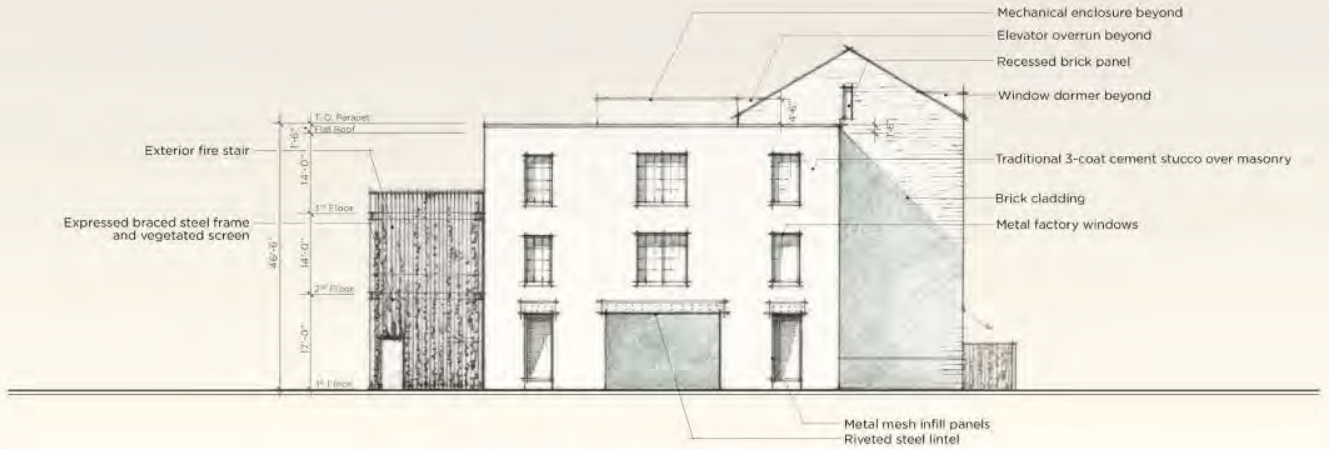
PROPOSED DESIGN



PREVIOUS DESIGN



0' 10' 20' 30'

SCALE

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WEST ELEVATION

Mixed-Use Office and Retail Redevelopment

741 MEETING STREET

Urban Redevelopment Analysis

CHARLESTON, SOUTH CAROLINA

Middle Street Partners, LLC
The Middleton Group, LLC
Sottile & Sottile, *Civic Architecture*

PROPOSED DESIGN

SOUTH ELEVATION

The building is articulated in multiple distinct volumes, with the gabled volume adjoining Meeting Street clad in painted brick with a unified arrangement of monumental windows forming a centralized composition, and the rear volume adjoining the highway clad in cement stucco over masonry with a regularized grid of windows and larger openings into the structured parking on the ground floor.

PREVIOUS DESIGN

0' 10' 20' 30'

Scale

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SOUTH ELEVATION

741 Meeting Street

741 MEETING STREET

Urban Redevelopment Analysis

CHARLESTON, SOUTH CAROLINA

Middle Street Partners, LLC
The Middleton Group, LLC
Sottile & Sottile, *Civic Architecture*

PROPOSED DESIGN

PREVIOUS DESIGN

0' 10' 20' 30'

SCALE

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SOUTH ELEVATION

Mixed-Use Office and Retail Redevelopment

741 MEETING STREET

Urban Redevelopment Analysis

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CONCEPTUAL ELEVATION DETAILS

741 MEETING STREET
Urban Redevelopment Analysis
CHARLESTON, SOUTH CAROLINA

MAIN ENTRANCE

This elevation detail of the gabled mass at the terminus of William Street presents a sample of the details, materials and masonry articulation envisioned for the project as it is further refined and developed.

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

Proposed Design

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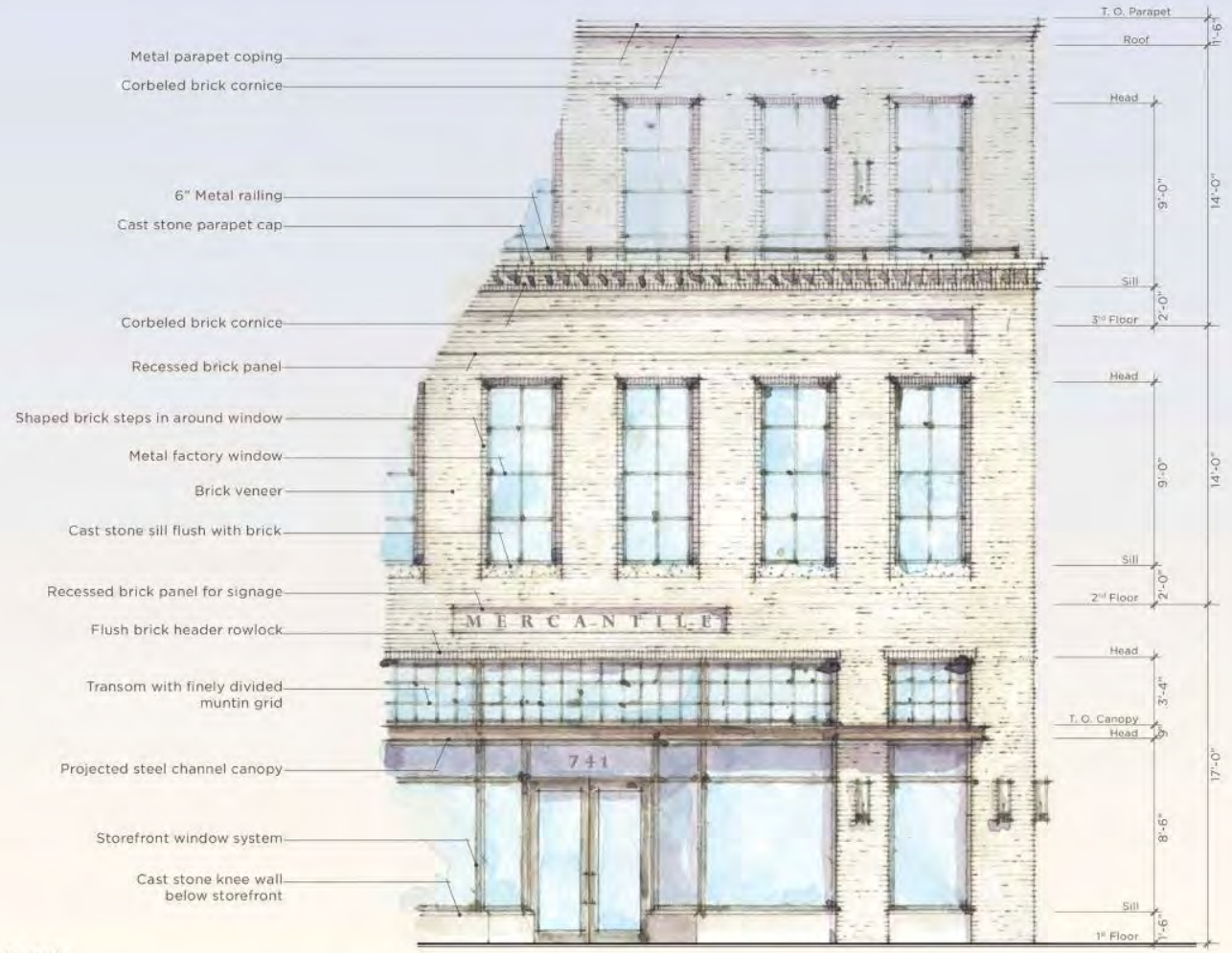
CONCEPTUAL ELEVATION DETAILS

741 MEETING STREET
Urban Redevelopment Analysis
CHARLESTON, SOUTH CAROLINA



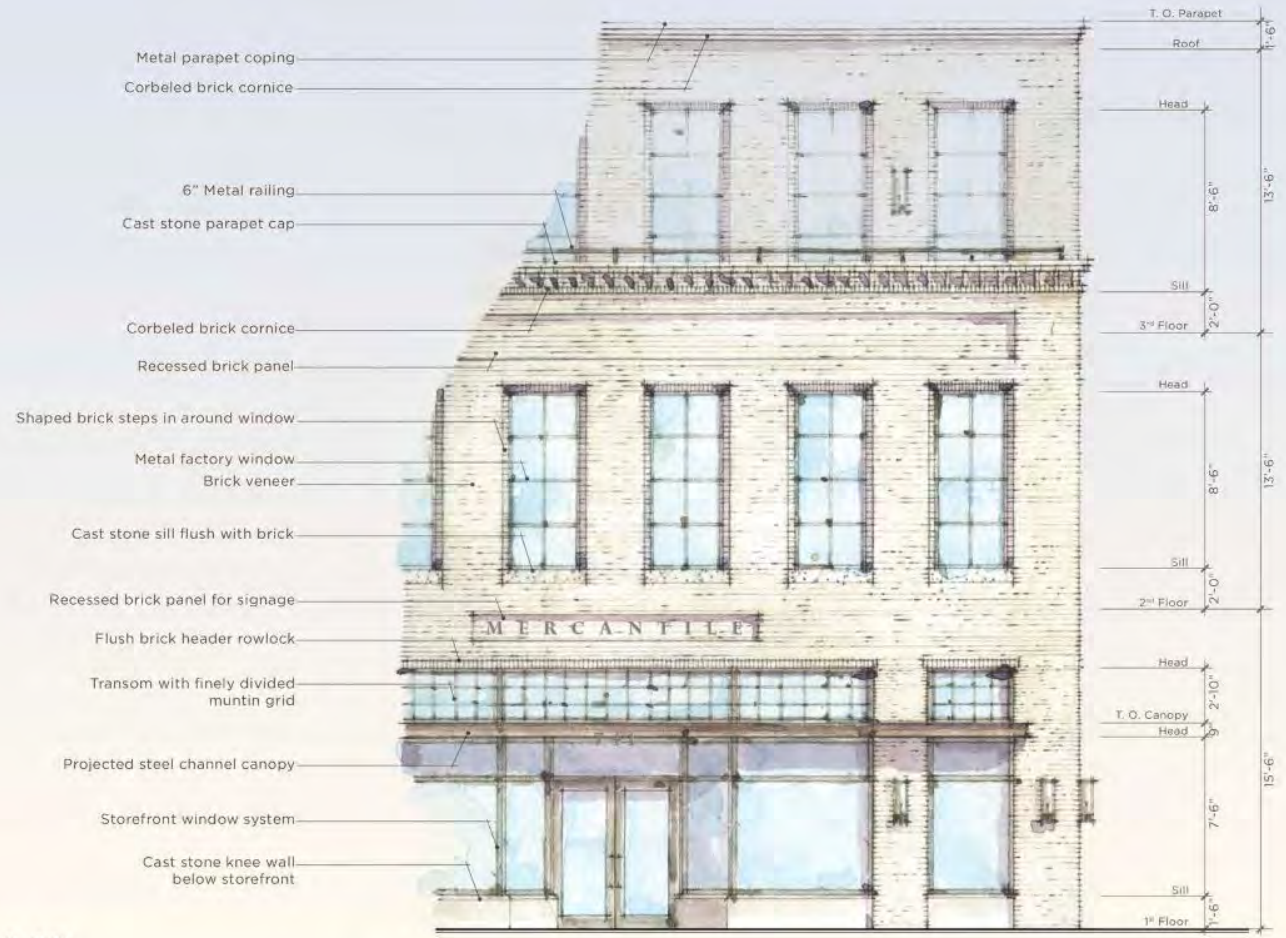
SCALE: 3/16"=1'-0"

RETAIL FRONTAGE

This elevation detail illustrates the retail storefront on Meeting Street, and the upper level windows and cornice expression, as well as the third level façade, which is set back to create a roof terrace.

Previous Design

CONCEPTUAL ELEVATION DETAILS



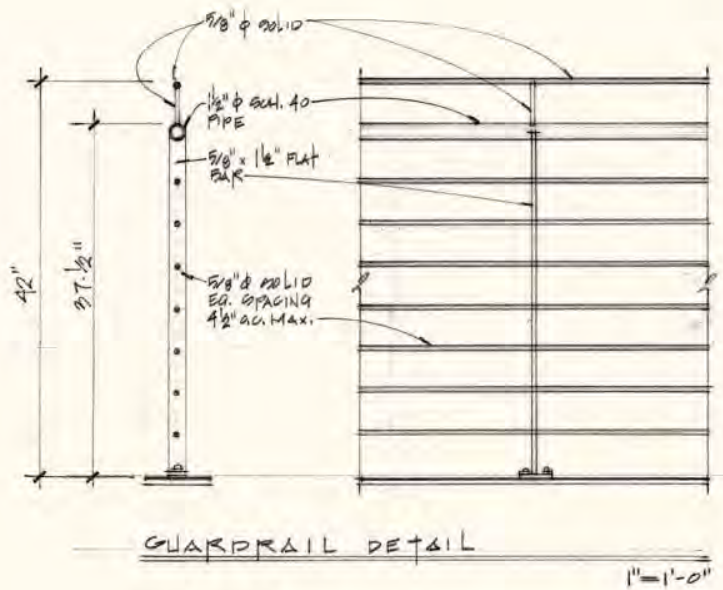
SCALE: 3/16"=1'-0"

RETAIL FRONTAGE

This elevation detail illustrates the retail storefront on Meeting Street, and the upper level windows and cornice expression, as well as the third level façade, which is set back to create a roof terrace.

Proposed Design

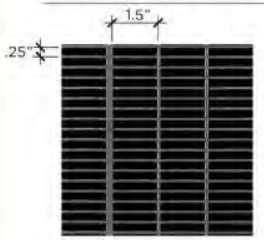
CONCEPTUAL ELEVATION DETAILS



BALCONY GUARDRAIL CONCEPT

McNICHOLS®

Industrial & Architectural Hole Product Solutions Since 1952.



PAGE 1 OF 2

McNICHOLS® PERFORATED METAL

Designer Perforated, Slotted, AIRLINE 1668, Carbon Steel, Cold Rolled, 16 Gauge (.0598" Thick), 1-1/2" x 1/4" Square-End Slot, Straight Centers, 68% Open Area

McNICHOLS® Perforated Metal, Designer Perforated, Slotted, AIRLINE 1668, Carbon Steel, Cold Rolled, Mill Finish, 16 Gauge (.0598" Thick), 1-1/2" x 1/4" Square-End Slot, Straight Centers, 3/32" Thick Bars, Every Third Bar is 3/16" Thick, 1.80 Holes Per Square Inch (HPSI), Long Way of Opeing (LWO) Parallel to Width of Sheet, Minimum Solid Margins Both Sides of Sheet Parallel to Length of Sheet, Holes Sheared Through Both Ends of Sheet Parallel to Width of Sheet, 68% Open Area

ITEM 1680001631 - 36" x 120"

ITEM SPECIFICATIONS

Item Number	1680001631
Product Line	Perforated Metal
Designer Type	Designer Perforated
Hole Type	Slotted
Series Name	AIRLINE
Series Number	1668
Primary Material	Carbon Steel (CS)
Alloy, Grade or Type	Cold Rolled (CR)
Material Finish	Mill Finish
Gauge/Thickness	16 Gauge (.0598" Thick)
Hole Pattern	1-1/2" x 1/4" Square End Slot, Straight Centers
Slot Width	1-1/2"
Slot Length	1/4"
Slot End Centers	1-19/32"
Slot End Bar Width	3/32" (Every Third Bar is 3/16")
Slot Side Centers	11/32"
Slot Side Bar Width	3/32"

Superior Service, Quality and Performance ... That's The Hole Story!®

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Inspired to Serve!®

FIRE STAIR SCREEN MESH CONCEPT

CONCEPTUAL ELEVATION DETAILS

PATTERNS & PRECEDENTS

Massing and Details
Exterior Spaces and Site Design
Interior Spaces

Large scale openings within a simple facade composition.

Inset panel with decorative tile with integrated stone bench.

Playful arrangement of windows with copper surrounds.

Highly ordered arrangement of deeply set windows.

Painted brick paired with simple, legible roof forms.

Clearly ordered solid to void grid on simple cubic geometry.

PATTERNS & PRECEDENTS

Massing and Details

Painted brick combined with large windows.

Monumental windows create bright sunlit interior spaces.

Articulated brick detailing around openings in an otherwise minimal facade.

An orderly arrangement of deeply set openings creates a strong play of light and shadow.

Simple, legible building massing and solid to void relationship.

Grouping of three elegantly scaled openings in a painted brick wall.

PATTERNS & PRECEDENTS

Massing and Details

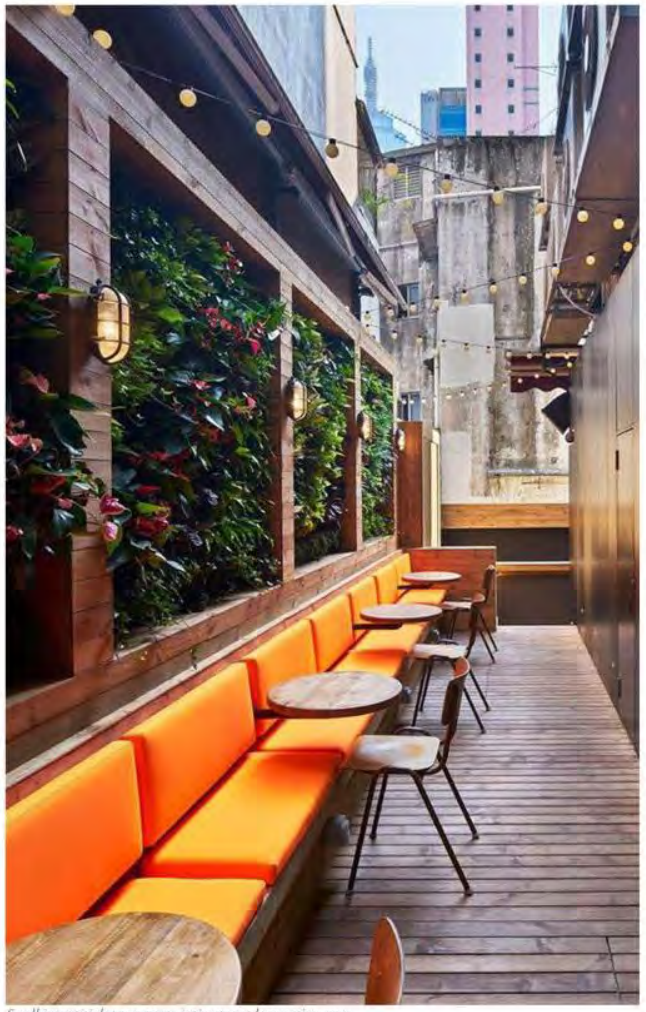
Information contained herein is conceptual. Information has been compiled from various sources and does not claim complete accuracy nor guarantee zoning or other types of development approvals. It is intended to provide an overview and analysis of urban conditions and strategies for revitalization. **Sottile & Sottile, 2019**

741 MEETING STREET

Urban Redevelopment Analysis

CHARLESTON, SOUTH CAROLINA

Middle Street Partners, LLC
The Middleton Group, LLC
Sottile & Sottile, *Civic Architecture*



Small interstitial spaces create intimate outdoor seating areas.

Ground level openings that connect the interior and exterior.

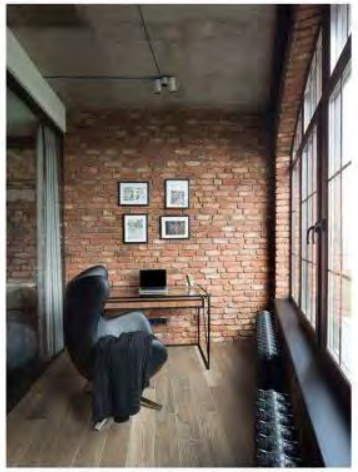
Outdoor dining set amid an industrial space.

Outdoor cafe seating adjoining a highly transparent facade.

Interior cafe seating that opens to an adjoining outdoor plaza

PATTERNS & PRECEDENTS

Exterior Spaces and Site Design



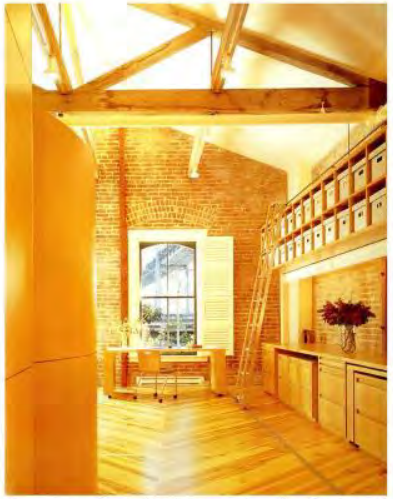
Interiors rendered in natural materials and large windows.

Bright, naturally illuminated interior spaces.

Creative work spaces with a simple industrial character.

Natural, tactile interior finishes.

Cool and warm interior finishes create compelling contrast.



Warm interior of exposed brick, heavy timber and reclaimed wood.

PATTERNS & PRECEDENTS

Interior Spaces

Agenda Item 8:

175 Market Street- - TMS # 457-08-02-099

Request final approval for 8-foot screen wall to conceal cellular equipment on roof.

Not Rated / (Harleston Village) / c. **1970's / Old** and Historic District

View looking southeast

Existing

Kimley»Horn

Verizon Wireless - Canterbury House 175 Market Street
Charleston, SC 29401

verizon

View looking southeast

Proposed

Kimley»Horn

Verizon Wireless - Canterbury House 175 Market Street
Charleston, SC 29401

verizon

View looking south

Existing

Kimley»Horn

Verizon Wireless - Canterbury House 175 Market Street
Charleston, SC 29401

verizon

View looking south

Proposed

Kimley»Horn

Verizon Wireless - Canterbury House 175 Market Street
Charleston, SC 29401

verizon

View looking south

Existing

Kimley»Horn

Verizon Wireless - Canterbury House 175 Market Street
Charleston, SC 29401

verizon

View looking south

Proposed

Kimley»Horn

Verizon Wireless - Canterbury House 175 Market Street
Charleston, SC 29401

verizon

verizon"

8921 RESEARCH DRIVE
CHARLOTTE, NC 28262

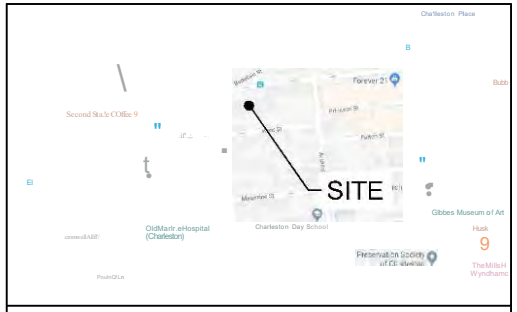
CANTEBURY HOUSE

SITE ADDRESS

175 MARKET STREET
CHARLESTON, SC 29401
CHARLESTON COUNTY
LATITUDE: 32° 46' 47.79"
LONGITUDE: 79° 56' 9.39"

SHEET NO.	SHEET TITLE
T1	COVER SHEET
N1	GENERAL NOTES
C1	OVERALL SITE PLAN
C2	EXISTING SITE PLAN
C3	SITE PLAN
C4	ANTENNA AND STAIR ELEVATION DETAILS
C5	BUILDING ELEVATIONS
C6	COAX TRAY DETAIL
C7	BEAM LAYOUT & CONNECTION DETAILS
CB	PLATE LAYOUT PLAN
C9	RFDS
C10	SCOPE OF WORK SUMMARY

SHEET INDEX



VICINITY MAP

FROM CHARLOTTE OFFICE: HEAD SOUTHWEST TOWARD RESEARCH DR 276 FT; TURN RIGHT ONTO RESEARCH DR 0.4 MI; TURN LEFT ONTO W W.T.HARRIS BLVD 0.2 MI; TURN RIGHT ONTO THE INTERSTATE 85 S RAMP 0.3 MI; MERGE ONTO I-85 S 5.5 MI; USE THE RIGHT 2 LANES TO TAKE EXIT 38 TO MERGE ONTO I-77 S/US-21 S TOWARD COLUMBIA; CONTINUE TO FOLLOW I-77 S; ENTERING SOUTH CAROLINA 105 MI; USE THE LEFT 2 LANES TO MERGE ONTO I-26 E TOWARD CHARLESTON 105 MI; KEEP RIGHT TO STAY ON I-26 E, FOLLOW SIGNS FOR US-17 S/SAVANNAH 0.4 MI; CONTINUE ONTO SEPTIMA CLARK PKWY 0.1 MI; SLIGHT RIGHT TOWARD SHEPPARD ST 79 FT; SLIGHT LEFT ONTO SHEPPARD ST 400 FT; USE ANY LANE TO TURN LEFT ONTO S-10-670/RUTLEDGE AVE; CONTINUE TO FOLLOW RUTLEDGE AVE 1.2 MI; TURN LEFT ONTO BEAUFAIN ST 0.3 MI; CONTINUE ONTO MARKET ST; DESTINATION WILL BE ON THE RIGHT 367 FT

DRIVING DIRECTIONS

PROPERTY OWNER
EPISCOPAL DIOCESAN HOUSING INC.
P.O. BOX 5 CHARLESTON, SC 29402

DEVELOPER
VERIZON WIRELESS
8921 RESEARCH DRIVE
CHARLOTTE , NC 28262
PHONE: (704) 577-8785
ATTN.: MICHAEL HAVEN

CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: (770) 545-6105
ATTN.: DAVID FRANKLIN

CONTACTS

verizon"
8921 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

PROJECT INFORMATION:

SITE NAME:
CANTEBURY HOUSE
SITE No.: 263773
PROJECT #: 20171625685
175 MARKET STREET
CHARLESTON, SC 29401
CHARLESTON COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM
SC License C00166

KIMLEY-HORN AND ASSOCIATES, INC. NO.C00166

REV.	DATE	ISSUED FOR:	BY:
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2			
1	02/22/19	CONSTRUCTION	DRC
0	01/24/19	CONSTRUCTION	DRC

LICENSER:

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 35806
DAVID R. COUSINS
2/22/19

KHA PROJECT NUMBER: 5875

DRAWN BY: XQD CHECKED BY: DMF

SHEET TITLE:

COVER SHEET

SHEET NUMBER: T1

1.00 GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND VERIZON SPECIFICATIONS, THE VERIZON PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.

1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.

1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.

1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.

1.06 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.

1.07 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER VERIZON PROJECT MANAGER'S INSTRUCTIONS.

8. UNLESS OTHERWISE INDICATED, VERIZON SHALL OBTAIN & PROVIDE CONSTRUCTION PERMITS. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL REQUIRED LOCAL, CITY, STATE AND/OR COUNTY CONSTRUCTION LICENSES. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL APPLY FOR & PROVIDE A CERTIFICATE OF OCCUPANCY.

9. CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO AN APPROVED LANDFILL.

1.10 SECURITY TO THE SITE SHALL BE MAINTAINED AT ALL TIMES.

2.00 STRUCTURAL STEEL NOTES

2.01 STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".

2.02 ALL INTERIOR STRUCTURAL STEEL SHALL BE FINISHED WITH ONE COAT FABRICATOR'S NON-LEAD, RED OXIDE PRIMER. PRIMING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, MARS, & WELDS IN THE PRIMED AREAS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.

2.03 ALL EXTERIOR STRUCTURAL STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH THE SPECIFICATION ASTM A123 UNLESS OTHERWISE NOTED. GALVANIZING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, MARS, & WELDS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.

2.04 HOLES SHALL NOT BE PLACED THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON THE DRAWINGS.

2.05 CONNECTIONS:

2.05A ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND SHALL CONFORM TO AISC AND AWS D1.1. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 13TH EDITION. AT THE COMPLETION OF WELDING, ALL DAMAGE TO GALVANIZED COATING SHALL BE REPAIRED.

2.05B BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS (3/4") AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.

2.05C NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA GALVANIZED ASTM A307 BOLTS UNLESS NOTED OTHERWISE.

2.05D CONNECTION DESIGN BY FABRICATOR WILL BE SUBJECT TO REVIEW AND APPROVAL BY ENGINEER.

verizon"
8021 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

PROJECT INFORMATION:

SITE NAME:
CANTEBURY HOUSE
SITE No.: 263773
PROJECT #: 20171625685
175 MARKET STREET
CHARLESTON, SC 29401
CHARLESTON COUNTY

PLANS PREPARED B Y :- - -

Kimley»»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM
SC License C00166

KIMLEY-HORN AND ASSOCIATES, INC. NO.C00166

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1	02/22/19	CONSTRUCTION	DRC
0	01/24/19	CONSTRUCTION	DRC

LICENSER:

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 35806
DAVID R. COUSINS
2/22/19

IrKHA PROJECT NUMBER: 5875

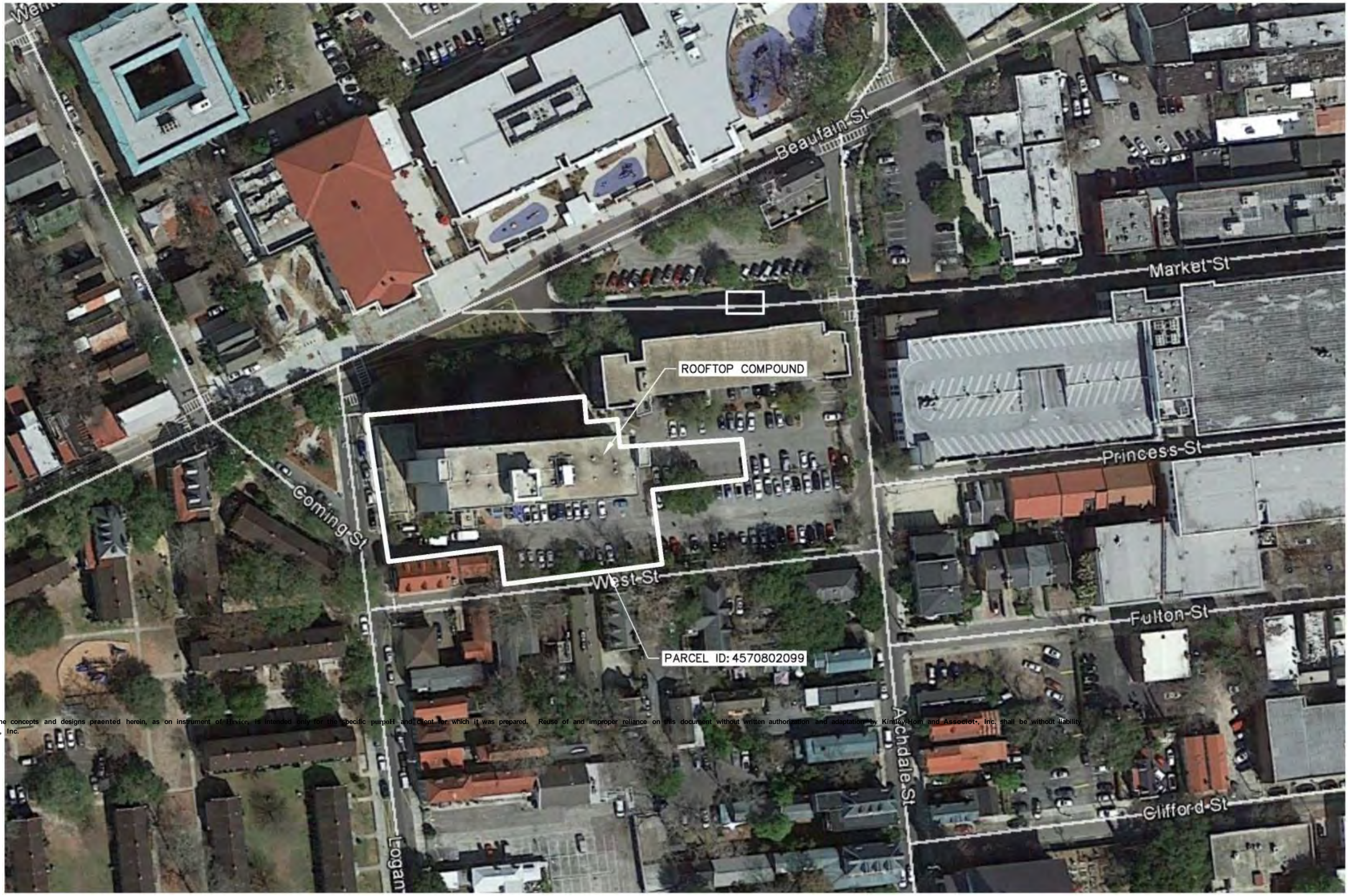
IrDRAWN BY: CHECKED B Y

XOD DMF

SHEET TITLE:

GENERAL NOTES

SHEET N1



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NOTE:
INFORMATION SHOWN ABOVE WAS REPRODUCED FROM GOOGLE EARTH & CHARLESTON COUNTY GIS AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY.

1 / C1 **OVERALL SITE PLAN**
SCALE: 1" = 100'

NORTH

0 50 100 200
GRAPHIC SCALE: 1" 100'

K:\ATL_Wireless\000_Verizon\2019 Sites\Canterbury\...\AWS-Rooftop.dwg Xavier.Davis

verizon
8921 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

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SITE NAME:
CANTEBURY HOUSE
SITE No.: 263773
PROJECT #: 20171625685
175 MARKET STREET
CHARLESTON, SC 29401
CHARLESTON COUNTY

PLANS PREPARED BY:

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SC License C00166

KIMLEY-HORN AND ASSOCIATES, INC.
NO. C00166

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LICENSER:

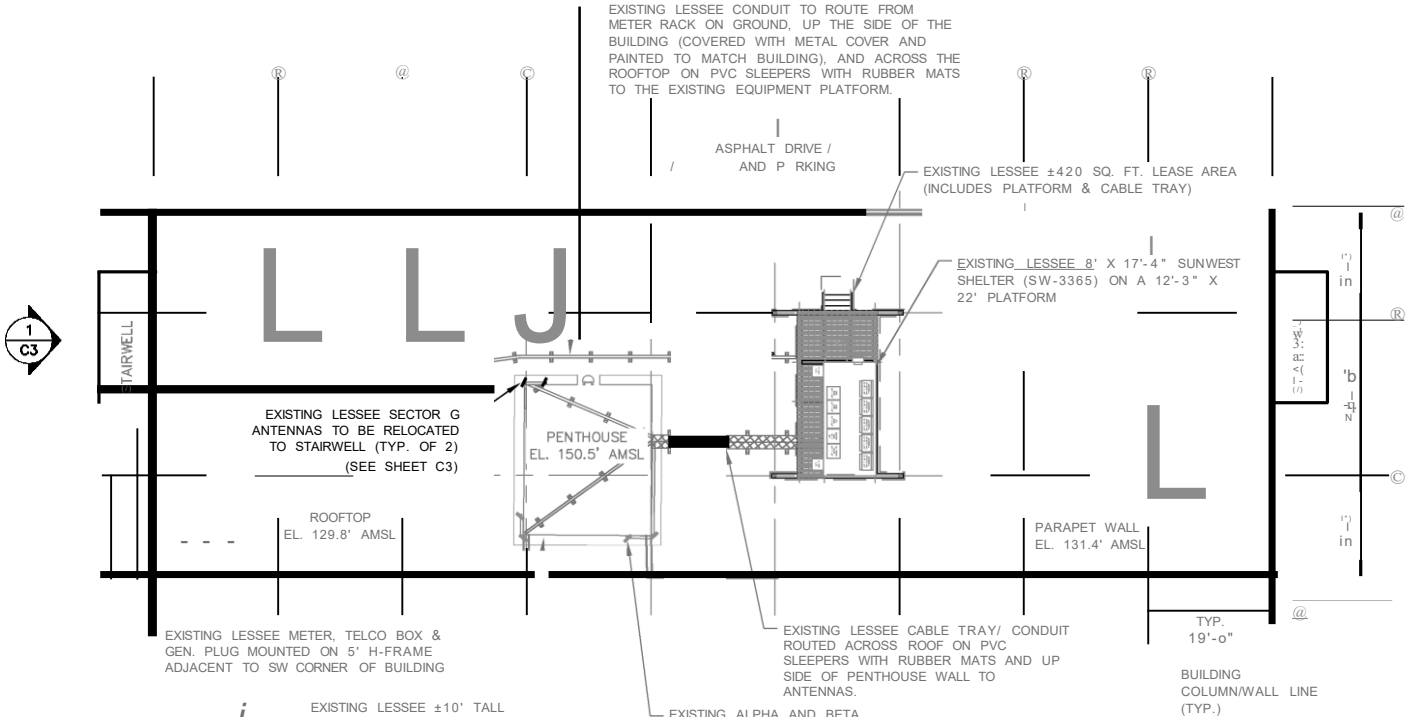
SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 35806 DAVID R. COUSINS
2/22/19

KHA PROJECT NUMBER: 5875

DRAWN BY: XQD
CHECKED BY: DMF

SHEET TITLE:
OVERALL SITE PLAN

SHEET: C1



1/C2 EXISTING SITE PLAN

SCALE: 1" = 20'

TRUE NORTH 0°

SECTOR G 290°

SECTOR B 215°

SECTOR A 135°

ALL COAXIAL CABLE SHALL BE 1¾" DIAMETER (12 TOTAL), CONTRACTOR TO CONFIRM CABLE SIZE AND ANTENNA AZIMUTH WITH VERIZON CONSTRUCTION MANAGER.

0 10 20 40

GRAPHIC SCALE: 1" = 20'

NOTES:

1. ANTENNA CABLE AND CONDUIT RUNS SHOWN ON ROOF PLAN ARE DIAGRAMMATIC. CONTRACTOR/INSTALLER SHALL COORDINATE ROUTING IN FIELD WITH PROPERTY OWNER AND VERIZON PRIOR TO CONSTRUCTION. CONTRACTOR TO OBTAIN (AND/OR CONFIRM) ANTENNA MAKE AND MODEL INFORMATION FROM VERIZON WIRELESS CONSTRUCTION MANAGER.
2. DIMENSIONS AND INFORMATION SHOWN RELATIVE TO EXISTING STRUCTURE AND CONDITIONS ARE GIVEN AS BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER

APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.

REVISIONS MAY BE MADE MODIFICATION TO DETAILS OF CONSTRUCTIO SHALL NOT BE MADE WITHOUT WRITTEN

OF ANTENNA SUPPORT STRUCTURES, WITH BEARINGS SHOWN IN DIAGRAM ABOVE.

NOTE: CONTRACTOR SHALL USE SURVEY INFORMATION TO CLOCK ORIENTATION - - - - - - - - SEE ROOF PLAN ABOVE FOR ANTENNA LOCATIONS.

verizon"
8021 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

PROJECT INFORMATION:

SITE NAME:
CANTEBURY HOUSE
SITE No.: 263773
PROJECT #: 20171625685
175 MARKET STREET
CHARLESTON, SC 29401
CHARLESTON COUNTY

PLANS PREPARED BY:

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KIMLEY-HORN AND ASSOCIATES, INC. NO.C00166

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1	02/22/19	CONSTRUCTION	DRC
0	01/24/19	CONSTRUCTION	DRC

LICENSER:

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 35806 DAVID R. COUSINS 2/22/19

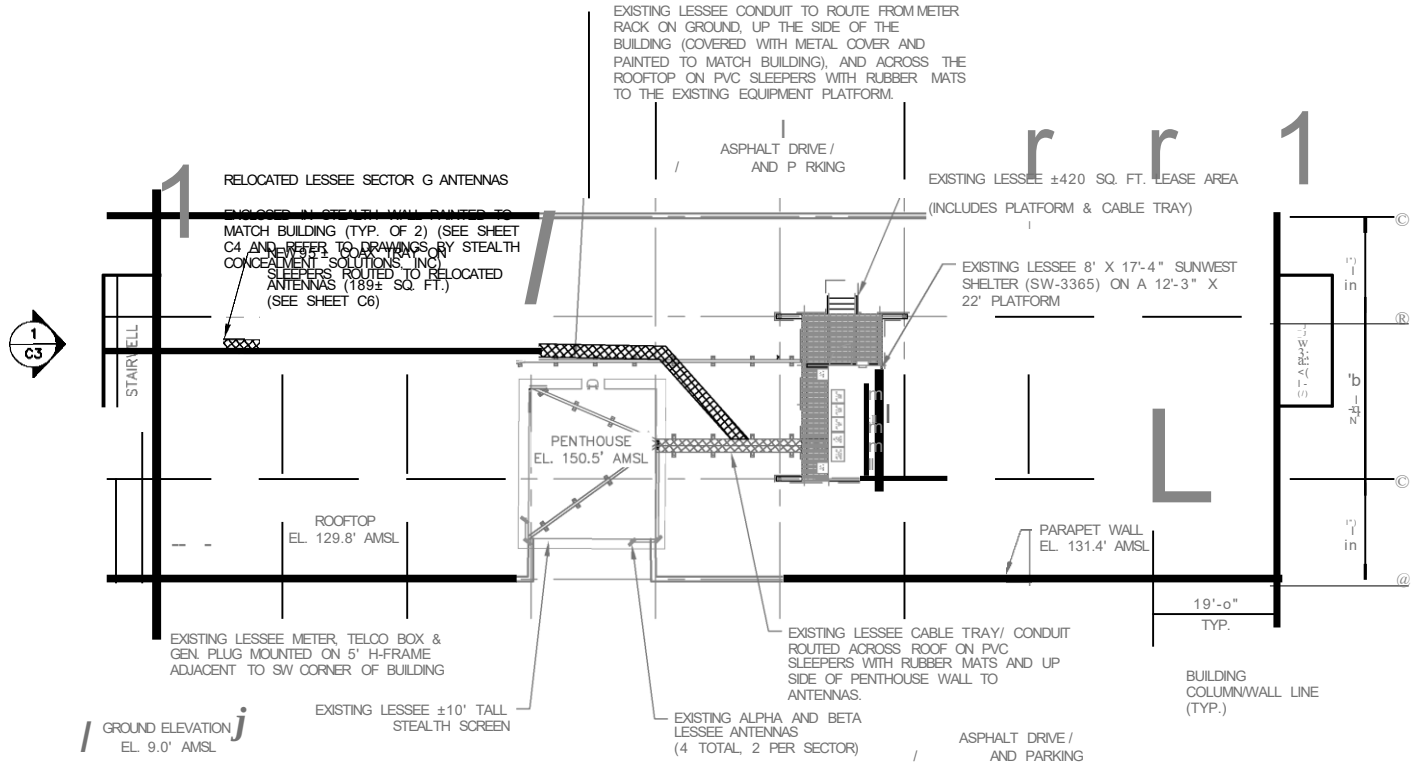
KHA PROJECT NUMBER: 063875

DRAWN BY: XQD CHECKED BY: DMF

SHEET TITLE:

EXISTING SITE PLAN

SHEET NUMBER: C2



NOTES:

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3. CONTRACTOR TO REPLACE SIX (6) RRU 32 WITH THREE (3) RRUS 12 B2 W/A2 MODULES AND THREE (3) RRUS12 W/A2 MODULES AND INSTALL SIX (6) KMNFAW000001 BAS FILTERS. VERIFY WITH VERIZON WIRELESS PROJECT MANAGER PRIOR TO CONSTRUCTION.

TRUE NO TH

SECTOR G 290"

ALL COAXIAL CABLE SHALL BE 1%" DIAMETER (12 TOTAL), CONTRACTOR TO CONFIRM CABLE SIZE AND ANTENNA AZIMUTH WITH VERIZON CONSTRUCTION MANAGER.

SITE PLAN

SCALE: 1" = 20'

SE A

GRAPHIC SCALE: 1" = 20'

verizon"

8921 RESEARCH ORI-£
CHARLOTE, NORIH CAROLINA 28262

PROJECT INFORMATION:

SITE NAME:
CANTEBURY HOUSE
SITE No.: 263773
PROJECT #: 20171625685
175 MARKET STREET
CHARLESTON, SC 29401
CHARLESTON COUNTY

PLANS PREPARED B Y :- - -

Kimley»»Hom
11720 AMBER PARK DRI<E, SUITE 600
ALPHAREITA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM
SC License C00166

KIMLEY-HORN "v7
ASSOCIATES,
AND INC.
NO.C00166
OF AD'

REV.	DATE	ISSUED FOR:	BY:
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LICENSER:

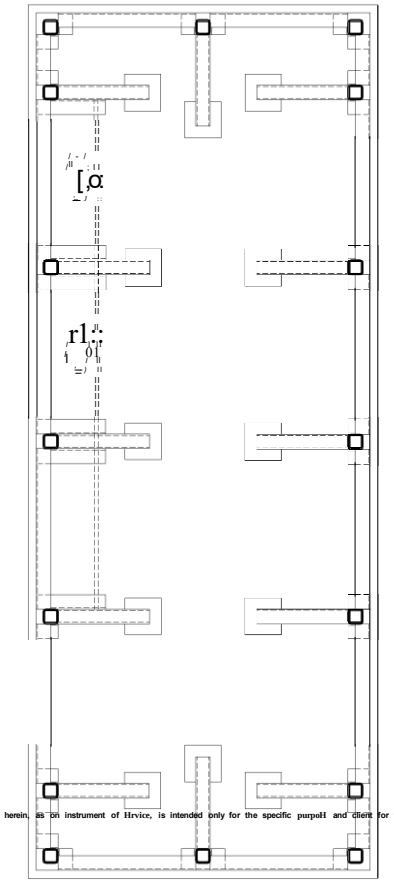
UKHA PROJECT NUMBER:
" 018985875

UDRAWN BY: XQD
CHECKED B ·Y S DMF

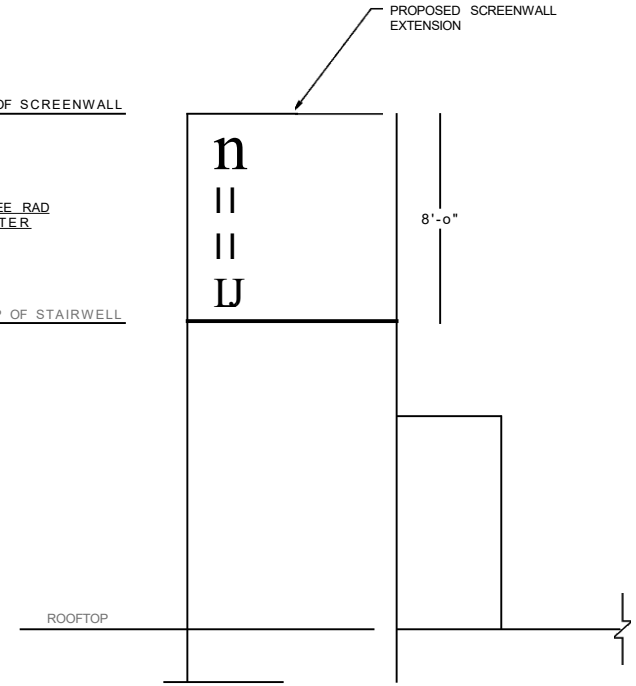
SHEET TITLE:

SITE PLAN

SHEET NUMBER: C3



SEE STEALTH DRAWINGS FOR SCREEN WALL DETAILS



1 C4 **PROPOSED ANTENNA SCREEN WALL PLAN**

SCALE : 1" = 3'

2 C4 **PROPOSED ANTENNA SCREEN WALL ELEVATION (PENTHOUSE)**

SCALE : NTS

NOTES:
1.ALL INFORMATION ON THIS PAGE IS PROVIDED BY VERIZON WIRELESS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.

2.REFER TO STRUCTURAL LETTER BY KIMLEY-HORN AND ASSOCIATES, INC. DATED 08/02/17 FOR ANALYSIS OF EXISTING PENTHOUSE.

3.SEE STRUCTURAL ANALYSIS AND DESIGN DRAWINGS BY STEALTH CONCEALMENT SOLUTIONS FOR DETAILS REGARDING STEALTH ENCLOSURE DESIGN AND ATTACHMENT TO THE STAIRWELL.

4. NO ELECTRICAL OR GROUND WORK TO BE DONE.

verizon"
8921 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

PROJECT INFORMATION:

SITE NAME:
CANTEBURY HOUSE
SITE No.: 263773
PROJECT #: 20171625685
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LICENSER:

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 35806 DAVID R. COUSINS 2/22/19

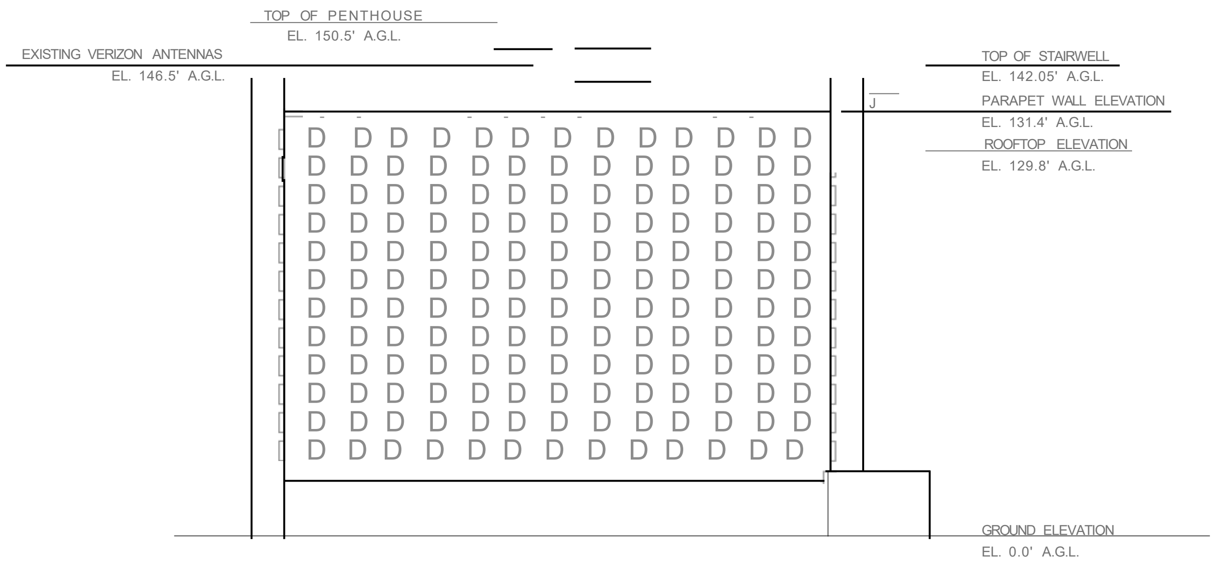
PROJECT NUMBER: 5875

DRAWN BY: XQD CHECKED BY: DMF

SHEET TITLE:

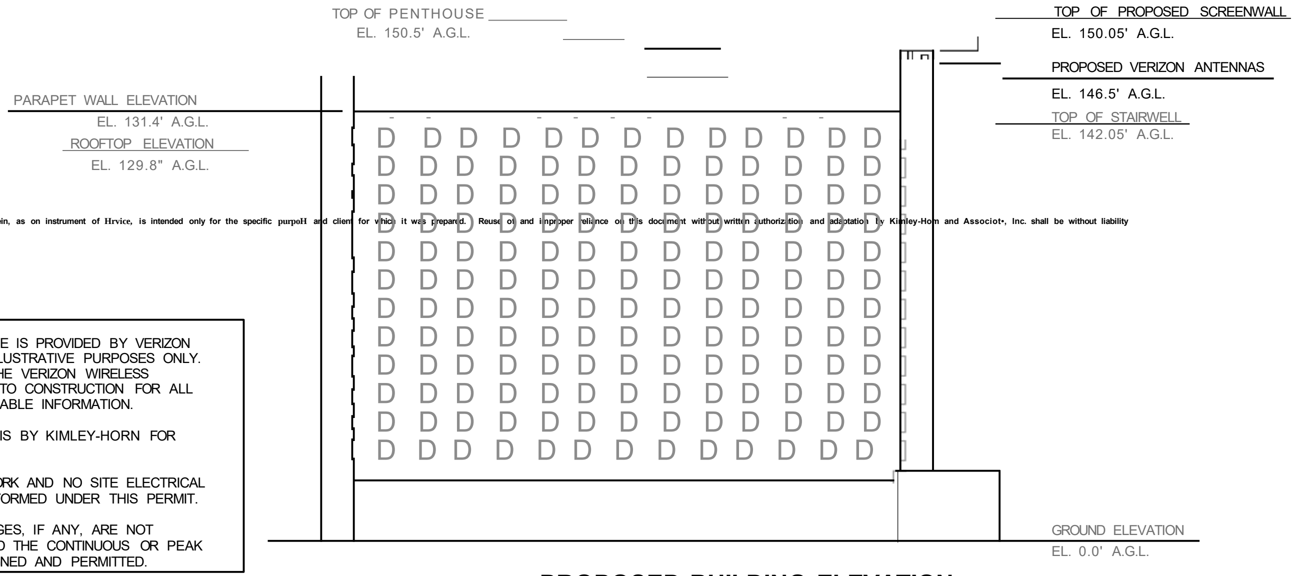
ANTENNA AND STAIR ELEVATION DETAILS

SHEET # C4



EXISTING BUILDING ELEVATION

NOT TO SCALE



PROPOSED ~~BUILDING~~ ELEVATION

NOT TO SCALE

NOTES:

1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY VERIZON WIRELESS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA AND COAX CABLE INFORMATION.
2. REFER TO STRUCTURAL ANALYSIS BY KIMLEY-HORN FOR ANALYSIS OF EXISTING ROOFTOP.
3. NO AC SERVICE ELECTRICAL WORK AND NO SITE ELECTRICAL GROUNDING WORK IS BEING PERFORMED UNDER THIS PERMIT.
4. OVERALL TELECOM LOAD CHANGES, IF ANY, ARE NOT SIGNIFICANT AND DO NOT EXCEED THE CONTINUOUS OR PEAK DEMAND LOAD BUDGET AS DESIGNED AND PERMITTED.

verizon

8921 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

PROJECT INFORMATION:

SITE NAME:
CANTEBURY HOUSE
SITE No.: 263773
PROJECT #: 20171625685
175 MARKET STREET
CHARLESTON, SC 29401
CHARLESTON COUNTY

PLANS PREPARED BY:

Kimley-Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM
SC License C00166

KIMLEY-HORN AND ASSOCIATES, INC.
NO. C00166

REV.	DATE	ISSUED FOR	BY
8			
7			
6			
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4			
3			
2			
1	02/22/19	CONSTRUCTION	DRC
0	01/24/19	CONSTRUCTION	DRC

LICENSER:

SOUTH CAROLINA PROFESSIONAL ENGINEER
LICENSED No. 35806
DAVID R. COUSINS
2/22/19

KHA PROJECT NUMBER: 5875

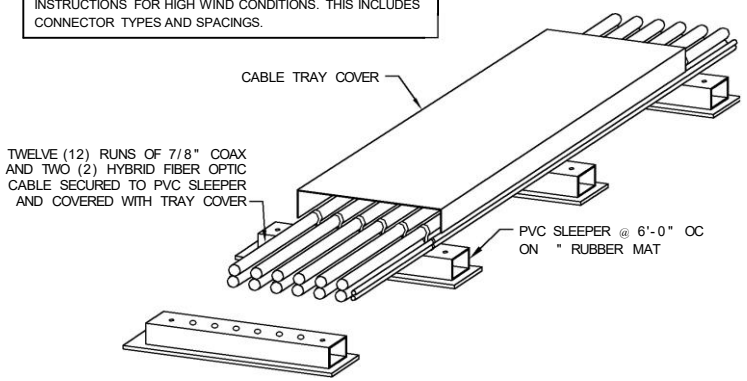
DRAWN BY: XQD
CHECKED BY: DMF

SHEET TITLE:

BUILDING ELEVATIONS

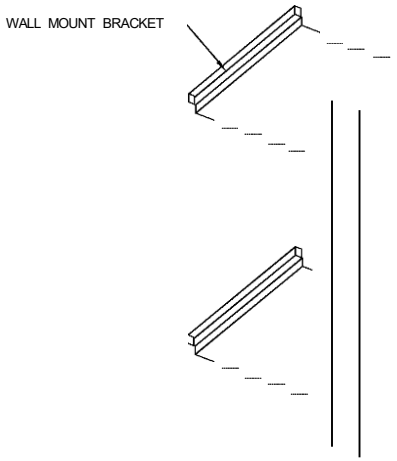
SHEET NUMBER: S

NOTE:
CABLE TRAY COVERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION PROCEDURES AND INSTRUCTIONS FOR HIGH WIND CONDITIONS. THIS INCLUDES CONNECTOR TYPES AND SPACINGS.



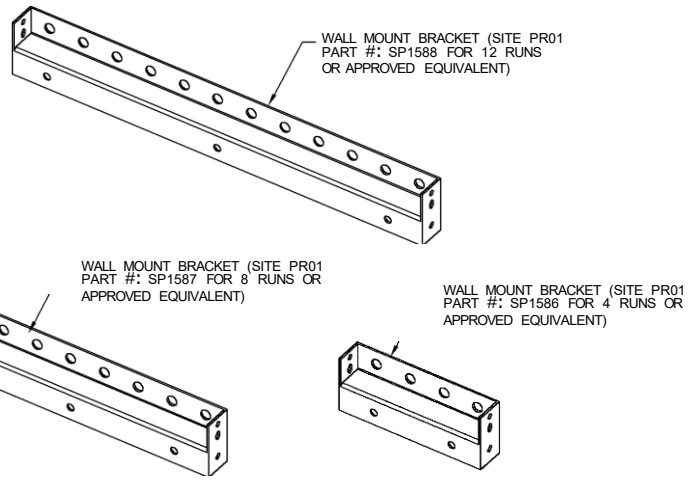
CONTRACTOR SHALL USE VALMONT ROOFTOP COAX KIT FOR COAX SUPPORT. USE VALMONT PART NO. B1595 (FOR UP TO 12 RUNS OF COAX), PART NO. B1543 (FOR UP TO 8 RUNS OF COAX) AND B1542-11 (FOR UP TO 4 RUNS OF COAX) AND ASSOCIATED SPLICE KITS AS REQUIRED.

1 C6 COAX TRAY DETAIL
SCALE : NTS



CONTRACTOR SHALL USE SITE PR01 WALL MOUNT COVERED COAX KIT FOR COAX SUPPORT. USE SITE PR01 PART NO. WMC12 (FOR UP TO 12 RUNS OF COAX), PART NO. WMC8 (FOR UP TO 8 RUNS OF COAX) AND WMC4 (FOR UP TO 4 RUNS OF COAX).

2 C6 COAX SUPPORT DETAIL
SCALE : NTS



3 C6 WALL MOUNT BRACKET
SCALE : NTS

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8921 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

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175 MARKET STREET
CHARLESTON, SC 29401
CHARLESTON COUNTY

PLANS PREPARED BY: - - - -
Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM
SC License C00166

KIMLEY-HORN AND ASSOCIATES, INC. NO.C00166

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0	01/24/19	CONSTRUCTION	DRC

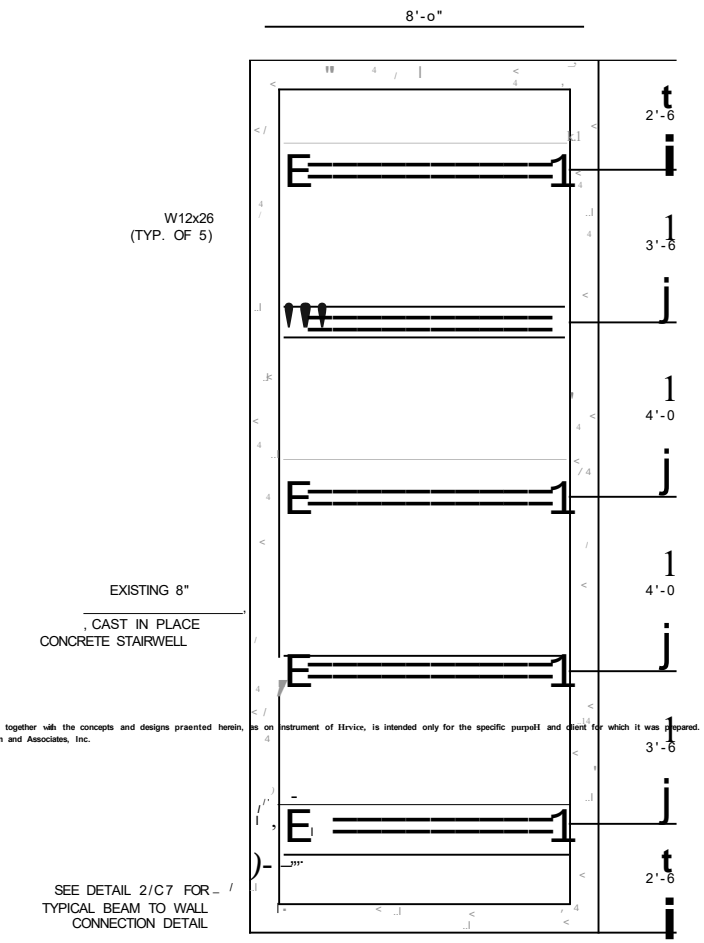
LICENSER:

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 35806
DAVID R. COUSINS
2/22/19

KHA PROJECT NUMBER: 058752
DRAWN BY: XQD
CHECKED BY: DMF

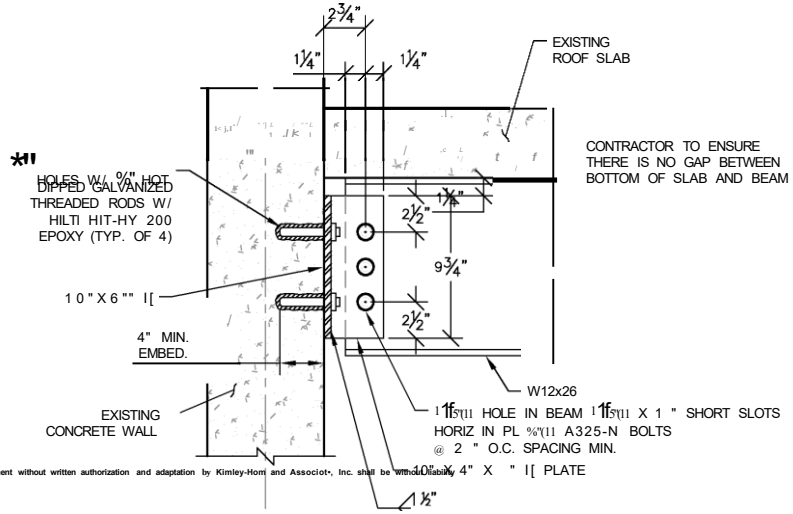
SHEET TITLE:
COAX TRAY DETAIL

SHEET NUMBER:
C6



1 C7 **STAIRWELL BEAM FOOTPRINT DETAIL**

SCALE : 1" = 3'



2 C7 **BEAM TO WALL CONNECTION DETAIL**

NOT TO SCALE

verizon"

8921 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

PROJECT INFORMATION:

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SITE No.: 263773
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175 MARKET STREET
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CHARLESTON COUNTY

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LICENSER:

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 35806
DAVID R. COUSINS
2/22/19

KHA PROJECT NUMBER: 5875

DRAWN BY: XOD CHECKED BY: DMF

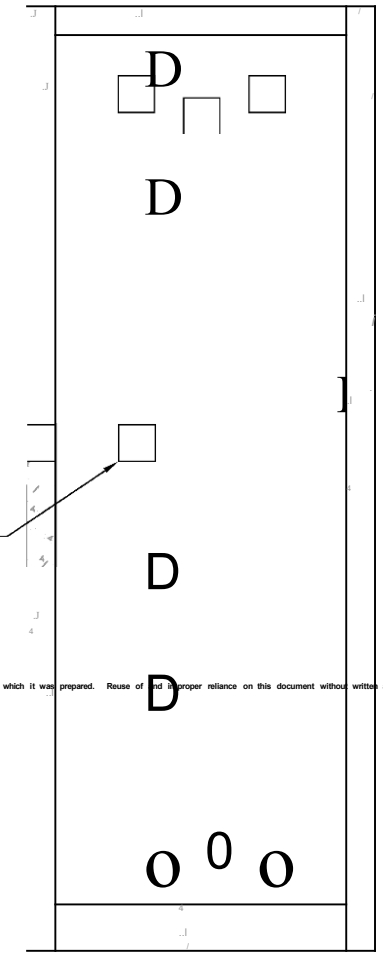
SHEET TITLE:

BEAM LAYOUT & CONNECTION DETAILS

SHEET NUMBER:

C7

K:\ATL_Wireless\000_Verizon\2019 Sites\ Sites\Canterbu AWS-Rooftop.dw kha-cd-atb



NOTE:
ALL BASEPLATE CONNECTIONS SHALL HAVE ¾"
HOT DIPPED GALVANIZED RODS WITH HILTI
HIT-HY 200 EPOXY (TYP. 4 PER PLATE)

1 C8 **PLATE LAYOUT PLAN**

SCALE: 1" = 3'

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8921 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

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KHA PROJECT NUMBER: 5875

DRAWN BY: XQD CHECKED BY: DMF

SHEET TITLE:
PLATE LAYOUT PLAN

SHEET NUMBER:
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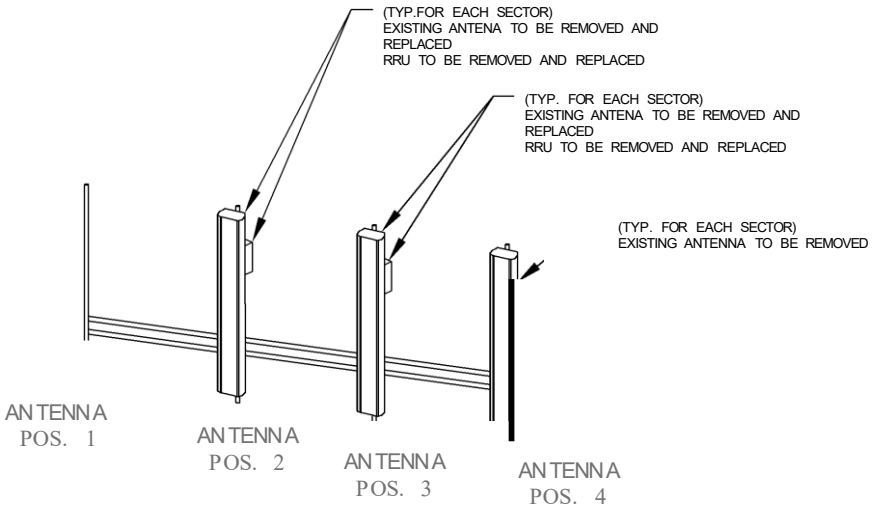
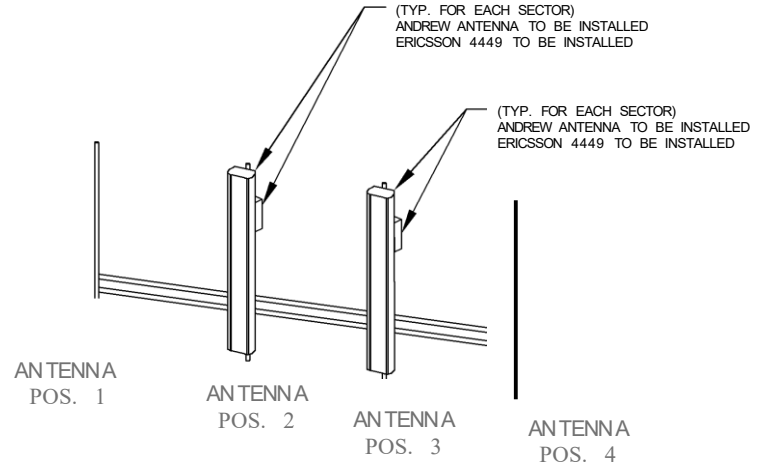


1 C9 **EXISTING MOUNTING DETAIL**

NOT TO SCALE



2 C9 **FINAL MOUNTING DETAIL**

NOT TO SCALE

ANTENNA SECTOR	ANTENNA POSITION	AZIMUTH IN DEGREES	MECHANICAL DOWN TILT	LICENSED FREQUENCY	ANTENNA* (QTY) MAKE/MODEL	REMOTE RADIO UNIT (QTY) MAKE/MODEL	RAYCAPS (QTY) MAKE/MODEL	COAX QTY	COAX SIZE	HYBRID QTY	HYBRID SIZE
SECTOR A	A1	-	-	-	-	-	(2) RAYCAP / RCMDC-6627-PF-48	-	-	2	1%"(11
	A2	135"	-	700/850/ 1900/2100	(1) ANDREW/ UNNPX206R3	ERICSSON 4449		-	-		
	A3	135"	-		(1) ANDREW/ UNNPX206R3	ERICSSON 8843		-	-		
	A4	-	-	-	-	-		-	-		
SECTOR B	B1	-	-	-	-	-		-	-		
	B2	210·	-	700/850/ 1900/2100	(1) ANDREW/ UNNPX206R3	ERICSSON 4449		-	-		
	B3	210·	-		(1) ANDREW/ UNNPX206R3	ERICSSON 8843		-	-		
	B4	-	-	-	-	-		-	-		
SECTOR G	G1	-	-	-	-	-		-	-		
	G2	290"	-	700/850/ 1900/2100	(1) ANDREW/ UNNPX206R3	ERICSSON 4449		-	-		
	G3	290"	-		(1) ANDREW/ UNNPX206R3	ERICSSON 8843		-	-		
	G4	-	-	-	-	-		-	-		

EQUIPMENT SCHEDULE

NOT TO SCALE

verizon"
8921 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

PROJECT INFORMATION:
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CANTEBURY HOUSE
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LICENSER:

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 35806
DAVID R. COUSINS
2/22/19

IrKHA PROJECT NUMBER: 5875

IrDRAWN BY: XQD CHECKED BY: DMF

SHEET TITLE:

RFDS

SHEET NUMBER: 11

verizon"

8921 RESEARCH ORI-£
CHARLOTIE, NORIH CAROLINA 28262

PROJECT INFORMATION:

SITE NAME:
CANTEBURY HOUSE
SITE No.: 263773
PROJECT #: 20171625685
175 MARKET STREET
CHARLESTON, SC 29401
CHARLESTON COUNTY

PLANS PREPARED BY:

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ALPHAREITA, GA 30009
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WWW.KIMLEY-HORN.COM
SC License C00166

KIMLEY-HORN AND ASSOCIATES, INC. NO.C00166

EQUIPMENT REPLACEMENT SUMMARY SCHEDULE		
EQUIPMENT	QUANTITY	DESCRIPTION
		EXISTING EQUIPMENT
ANTENNAS	3	AMPHENOL WBX045T19ROOOG
	6	CSS X7C-FR0-840-V
FEEDLINES	1	1-5/8" HYBRID FIBER
	6	1-5/8" COAX (LEASE)
	6	1-5/8" COAX
OTHER EQUIPMENT	6	ERICSSON RRUS 12 B4
	1	RAYCAP RCMDC-6627-PF-48
		EQUIPMENT TO BE REMOVED
ANTENNAS	3	AMPHENOL WBX045T19ROOOG
	6	CSS X7C-FR0-840-V
FEEDLINES	6	1-5/8" COAX
OTHER EQUIPMENT	6	ERICSSON RRUS 12 B4
		EQUIPMENT TO BE INSTALLED
ANTENNAS	6	ANDREW UNNPX206R3
FEEDLINES	1	1-5/8" HYBRID FIBER
OTHER EQUIPMENT	3	ERICSSON 4449
	3	ERICSSON 8843
	1	RAYCAP RCMDC-6627-PF-48
		FINAL CONFIGURATION
ANTENNAS	6	ANDREW UNNPX206R3
FEEDLINES	2	1-5/8" HYBRID FIBER
	6	1-5/8" COAX (LEASE)
OTHER EQUIPMENT	3	ERICSSON 4449
	3	ERICSSON 8843
	2	RAYCAP RCMDC-6627-PF-48

1 / C10 **SCOPE OF WORK SUMMARY**
NOT TO SCALE

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0	01/24/19	CONSTRUCTION	DRC

LICENSER:

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 35806 DAVID R. COUSINS 2/22/19

KHA PROJECT NUMBER: 5875

DRAWN BY: XQD CHECKED BY: DMF

SHEET TITLE:

SCOPE OF WORK SUMMARY

SHEET NUMBER
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