



City of Charleston

Board of Architectural Review-LARGE

October 23, 2019

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

Agenda Item 1:

Approval of minutes from the August 14, 2019 meeting.

Agenda Item 2:

Approval of minutes from the August 28, 2019 meeting.

Agenda Item 3:

997 Morrison Drive- - TMS # 461-13-01-056

Request approval for mock-up panel for new construction of office building.

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

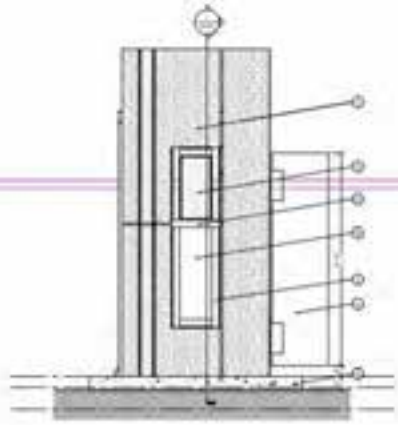


100 BRIDGE STREET
CHARLESTON, SC 29401
803.733.1111
HELLO@DARRISARCHITECTS.COM

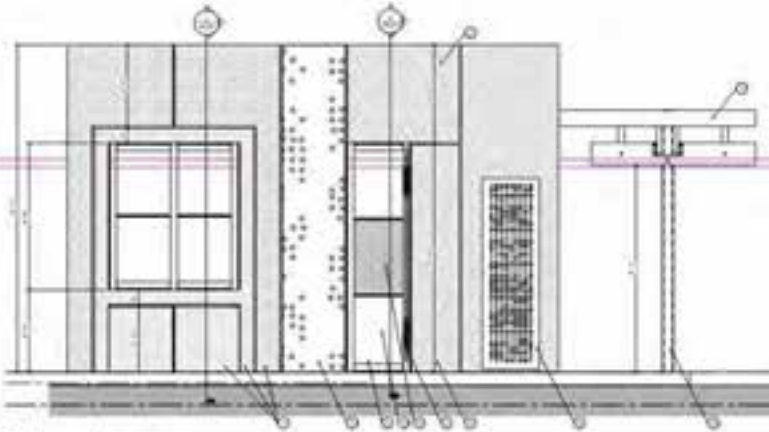
- 1. EXTERIOR WALL
- 2. EXTERIOR WINDOW
- 3. EXTERIOR DOOR
- 4. INTERIOR WALL
- 5. INTERIOR WINDOW
- 6. INTERIOR DOOR
- 7. INTERIOR FLOOR
- 8. INTERIOR CEILING
- 9. INTERIOR PARTITION
- 10. INTERIOR STAIR
- 11. INTERIOR RAMP
- 12. INTERIOR ELEVATOR
- 13. INTERIOR CORE
- 14. INTERIOR MECHANICAL
- 15. INTERIOR ELECTRICAL
- 16. INTERIOR PLUMBING
- 17. INTERIOR FINISH
- 18. INTERIOR FURNITURE
- 19. INTERIOR EQUIPMENT
- 20. INTERIOR ACCESSORY

ELEVATION INDICATION

- 1. EXTERIOR WALL
- 2. EXTERIOR WINDOW
- 3. EXTERIOR DOOR
- 4. INTERIOR WALL
- 5. INTERIOR WINDOW
- 6. INTERIOR DOOR
- 7. INTERIOR FLOOR
- 8. INTERIOR CEILING
- 9. INTERIOR PARTITION
- 10. INTERIOR STAIR
- 11. INTERIOR RAMP
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- 13. INTERIOR CORE
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- 15. INTERIOR ELECTRICAL
- 16. INTERIOR PLUMBING
- 17. INTERIOR FINISH
- 18. INTERIOR FURNITURE
- 19. INTERIOR EQUIPMENT
- 20. INTERIOR ACCESSORY



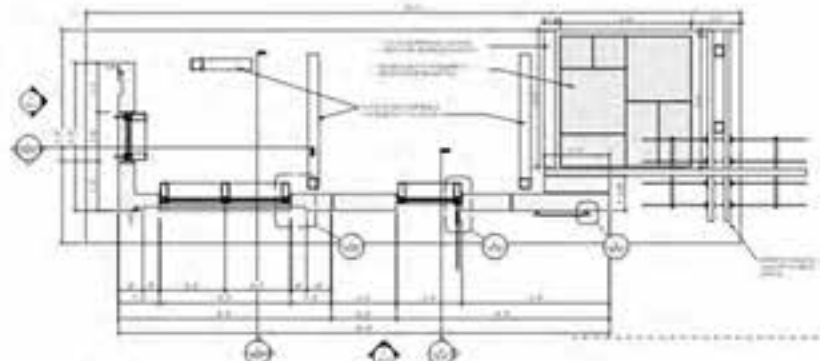
7 ELEVATION B



5 ELEVATION A



1 MOCK UP 3D - FRONT



4 CONSTRUCTION PLAN - LEVEL 01 - MOCK UP PANELS

Charleston
Technology
Center

817 Market Drive
Charleston, SC 29402

01/2018

1. 01/2018 - 01/2018
2. 01/2018 - 01/2018
3. 01/2018 - 01/2018

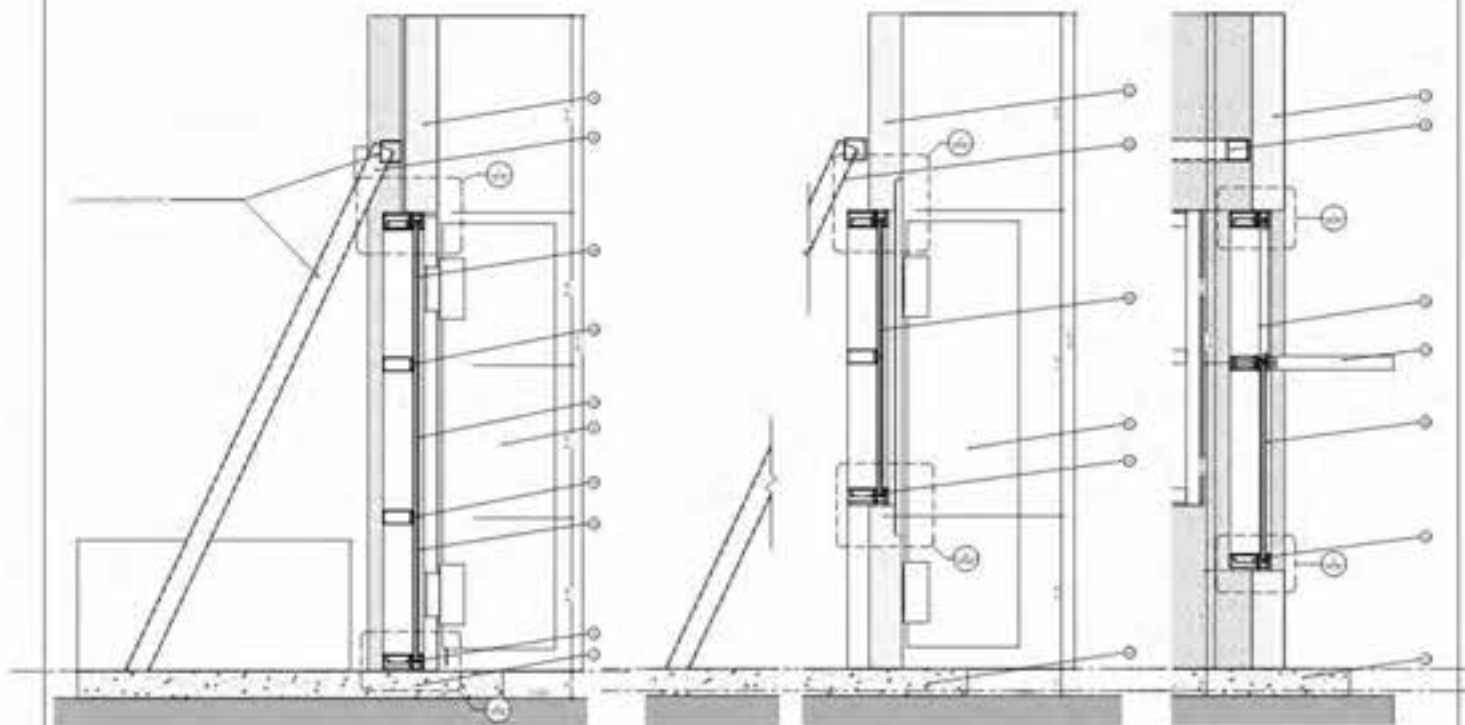


MOCK UP PANELS

A9.02



4 MOCK UP 3D - BACK



3 MOCK UP - SECTION 3

2 MOCK UP - SECTION 2

1 MOCK UP - SECTION 1

- 1. Window Head
- 2. Window Sill
- 3. Window Frame
- 4. Window Pane
- 5. Window Seal
- 6. Window Hardware
- 7. Window Insulation
- 8. Window Trim
- 9. Window Mounting
- 10. Window Support
- 11. Window Fastener
- 12. Window Gasket
- 13. Window Drainage
- 14. Window Weatherstripping
- 15. Window Glazing
- 16. Window Frame
- 17. Window Sill
- 18. Window Head
- 19. Window Hardware
- 20. Window Seal



100 BELLO DRIVE
 CHARLOTTE, NC 28202
 704.375.1234
 www.bello-darris.com

Charleston
 Technology
 Center
 117 Market Drive
 Charleston, SC 29402

Client:

Architect:

Contract No.:

Project Name:

Phase:



MOCK UP PANEL

Scale:

Date:

Sheet No.:

A9.03





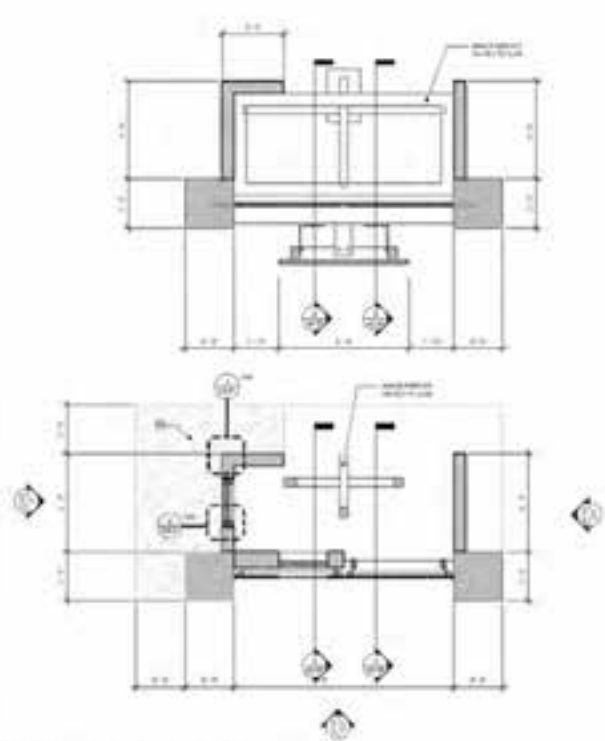


Agenda Item 4:

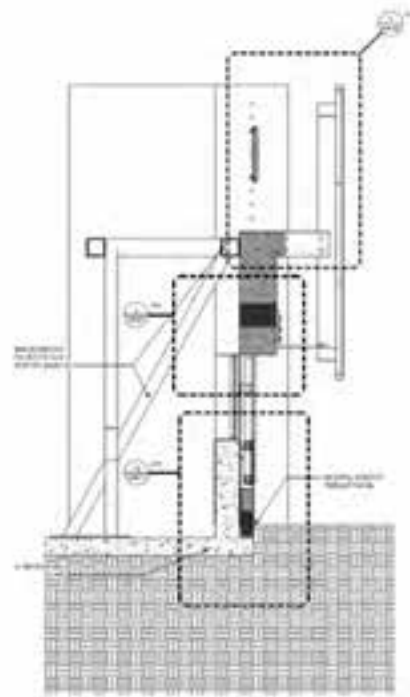
4 Conroy Street- - TMS # 461-13-01-038

**Request approval for mock-up panel for new construction
of parking garage.**

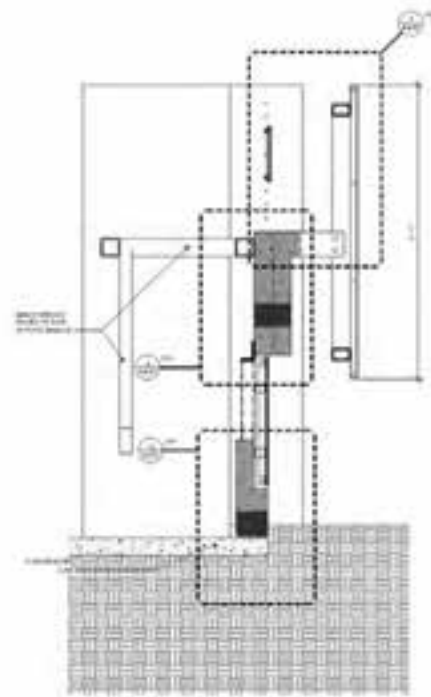
(East Central) / Height District: 8 / Historic Corridor District



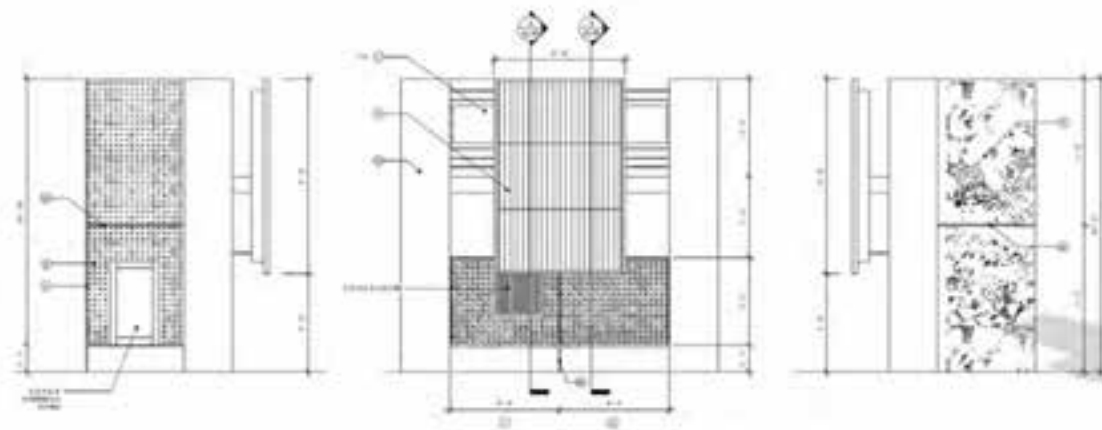
1 SAMPLE PANEL FLOOR PLAN



2 SAMPLE PANEL SECTION



3 SAMPLE PANEL SECTION



4 SAMPLE PANEL ELEVATIONS



5 3D VIEW OF SAMPLE PANEL

Legend

[Symbol]	Material
[Symbol]	Material
[Symbol]	Material
[Symbol]	Material
[Symbol]	Material
[Symbol]	Material
[Symbol]	Material
[Symbol]	Material

- Notes**
1. All dimensions are in millimeters.
 2. All dimensions are to be maintained unless otherwise specified.
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 18. All dimensions are to be maintained unless otherwise specified.
 19. All dimensions are to be maintained unless otherwise specified.
 20. All dimensions are to be maintained unless otherwise specified.



1000 BRIDGE STREET
CHARLESTON, SC 29403
803.733.8888
BELLGARRIS.COM

CITY OF CHARLESTON GARAGE
4 Conroy Street,
Charleston SC 29403

Revisions

No.	Date	Description
1	10/20/2017	ISSUED FOR PERMIT



BAR MOCK-UP PANEL







Agenda Item 5:

850 Morrison Drive- - TMS # 459-02-00-001

Request final approval for new construction of office building.

(none) / Height District: 4-12 / Historic Corridor District

MORRISON YARD OFFICE

Historic Corridor District

850 Morrison Drive
Charleston, SC

B. A. R.
October 23, 2018



ASD | SKY



FINAL BAR PRESENTATION INDEX

Table with columns: SHEET NO., SHEET TITLE, ORIGINAL ISSUE DATE, REVISION NO., REVISION DATE, and Page Number. Lists various drawing sheets for the Final Bar Presentation Index.

CIVIL & LANDSCAPE DRAWING INDEX

Table with columns: SHEET NO., SHEET TITLE, ORIGINAL ISSUE DATE, REVISION NO., REVISION DATE, and Page Number. Lists various drawing sheets for the Civil & Landscape Drawing Index.

PROJECT INFORMATION DRAWING INDEX

Table with columns: SHEET NO., SHEET TITLE, ORIGINAL ISSUE DATE, REVISION NO., REVISION DATE, and Page Number. Lists various drawing sheets for the Project Information Drawing Index.

ARCHITECTURAL DRAWING INDEX

Table with columns: SHEET NO., SHEET TITLE, ORIGINAL ISSUE DATE, REVISION NO., REVISION DATE, and Page Number. Lists various drawing sheets for the Architectural Drawing Index.

STRUCTURAL DRAWING INDEX

Table with columns: SHEET NO., SHEET TITLE, ORIGINAL ISSUE DATE, REVISION NO., REVISION DATE, and Page Number. Lists various drawing sheets for the Structural Drawing Index.

MEPFP DRAWING INDEX

Table with columns: SHEET NO., SHEET TITLE, ORIGINAL ISSUE DATE, REVISION NO., REVISION DATE, and Page Number. Lists various drawing sheets for the MEPFP Drawing Index.

ASD SKY



MORRISON YARD

ORIGIN DEVELOPMENT PARTNERS



MEPFP DRAWING INDEX

Table with columns: SHEET NO., SHEET TITLE, ORIGINAL ISSUE DATE, REVISION NO., REVISION DATE, and Page Number. Lists various drawing sheets for the MEPFP Drawing Index.

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SHEET INDEX

A0.01 2

By: Matthew DeJ

Address: [Redacted]

Key Comments:

- 1. With a garage attached, the lot is subject to the public utility to install the road and utility lines above the garage structure.
- 2. The garage deck may require a roof structure of wood or metal to allow the parking space to be used for parking. An owner may wish to install a roof through the driveway and garage area to help to create a driveway.

 - A new driveway structure may be required for the driveway to be installed in the driveway and garage area to help to create a driveway.

- 3. The garage deck is an existing feature so long as it is not used for other engineering uses.

 - The garage deck is not to be used for other engineering uses.

- 4. It is recommended that the lot owner, as the garage is used through the exterior side wall, to allow the roof to be installed in the garage. The lot owner may wish to install a roof structure of wood or metal to allow the parking space to be used for parking. An owner may wish to install a roof through the driveway and garage area to help to create a driveway.

 - The garage deck is not to be used for other engineering uses.

- 5. The garage deck is an existing feature so long as it is not used for other engineering uses.

 - The garage deck is not to be used for other engineering uses.

- 6. It is recommended that the lot owner, as the garage is used through the exterior side wall, to allow the roof to be installed in the garage. The lot owner may wish to install a roof structure of wood or metal to allow the parking space to be used for parking. An owner may wish to install a roof through the driveway and garage area to help to create a driveway.

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[Signature]

MORRISON YARD OFFICE

Historic Corridor District

850 Morrison Drive
Charleston, SC

B A R

October 23, 2019



MORRISON YARD

**MONUMENTALITY VS.
QUAINTNESS**

MONUMENTAL SCALE

QUAINTNESS : NOMO

OFFICES = COMMUNITY

**WETLANDS AS
AN AMENITY**

NOMO REVISITED

URBAN CONTEXT

CONCEPT EVOLUTION

PROPOSED DESIGN

**MONUMENTALITY
VS. QUAINNESS**



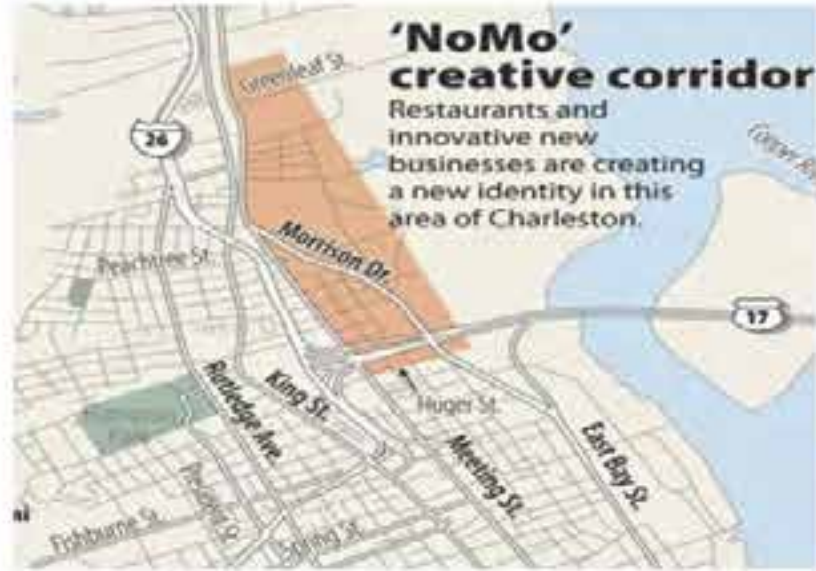


**MONUMENTAL SCALE
BRIDGES**



**MONUMENTAL SCALE
MARITIME INDUSTRY**









**WETLANDS
AS AMENITY**





NOMO REVISITED





URBAN
SITE
REFERENCE

URBAN SITE REFERENCE



CURRENT FEMA FLOOD MAP



PROPOSED FEMA
FLOOD MAP

URBAN SITE REFERENCE



URBAN SITE REFERENCE



URBAN SITE REFERENCE



URBAN SITE
REFERENCE



URBAN SITE
REFERENCE



URBAN
CONTEXT



URBAN CONTEXT EVOLUTION



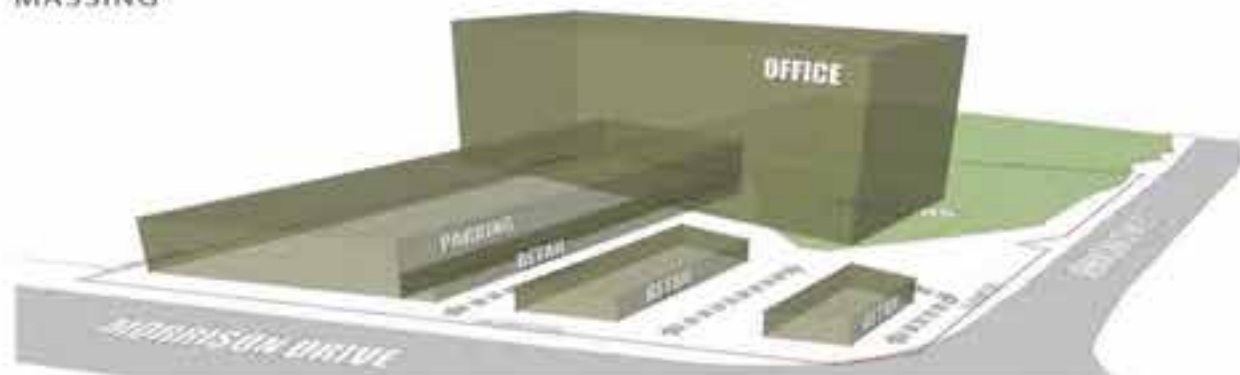
URBAN FORM EVOLUTION



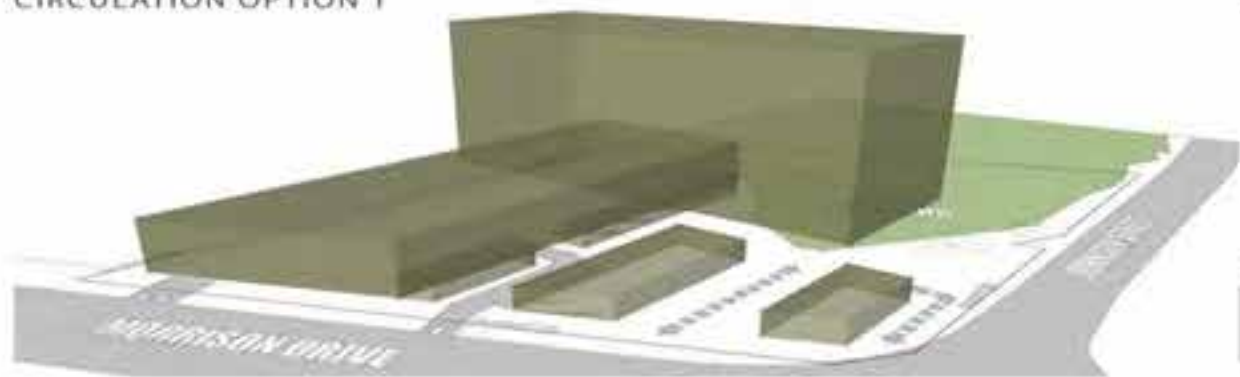
CONCEPT
EVOLUTION

CONCEPT EVOLUTION

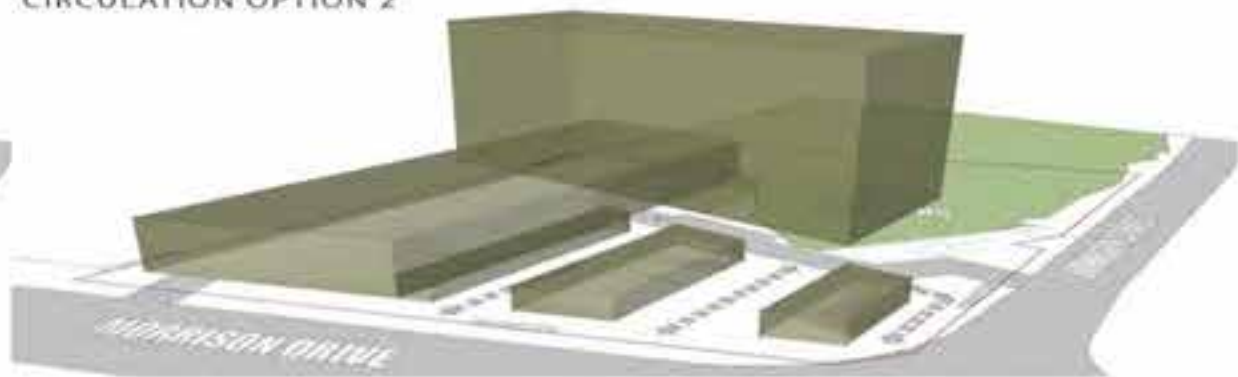
MASSING



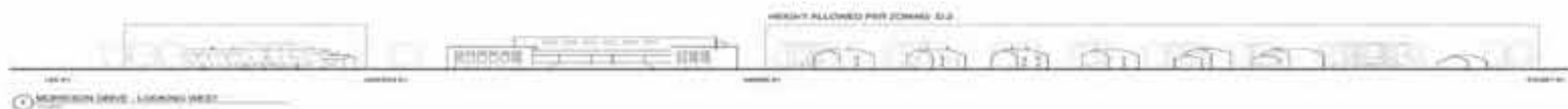
CIRCULATION OPTION 1



CIRCULATION OPTION 2



CONCEPT EVOLUTION



LOOKING NORTH DOWN MORRISON DRIVE



SANDERS-CLYDE ELEMENTARY SCHOOL



HOUSING



HOUSING

CONCEPT
EVOLUTION





CONCEPT
EVOLUTION



CONCEPTUAL DESIGN
PERSPECTIVES



PROPOSED
PRELIMINARY
DESIGN



**PRELIMINARY DESIGN
PERSPECTIVES**

PROPOSED
FINAL
DESIGN

PROPOSED DESIGN
VIEW FROM ON-RAMP



PROPOSED DESIGN
VIEW FROM JOHNSON
STREET



PROPOSED DESIGN
VIEW FROM MORRISON
DR. NORTHBOUND



PROPOSED DESIGN
VIEW FROM MORRISON
DR. SOUTHBOUND



PROPOSED DESIGN
VIEW FROM MORRISON
STREETSCAPE



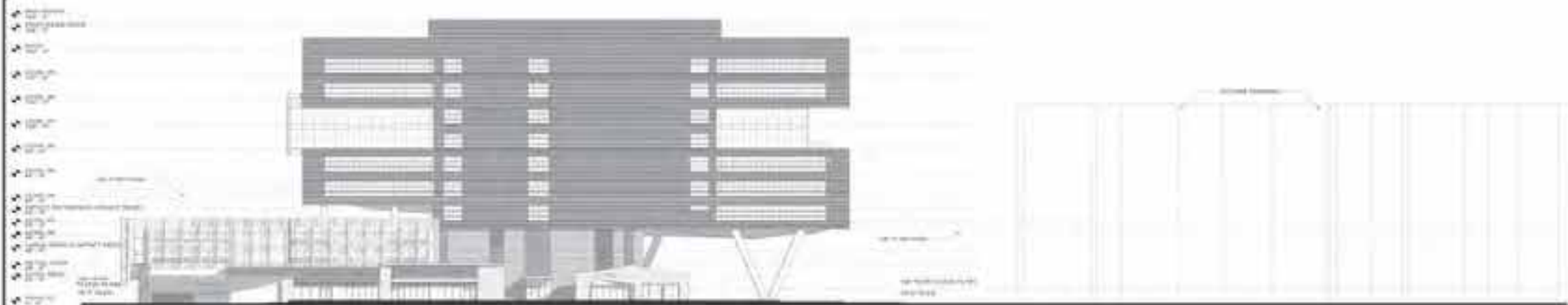
ASD SKY

PROPOSED DESIGN
VIEW OF PLAZA



PROPOSED DESIGN
VIEW OF RETAIL PLAZA





2 | PRELIMINARY RAY WEST ELEVATION



3 | FINAL RAY WEST ELEVATION

1/16" = 1'-0"

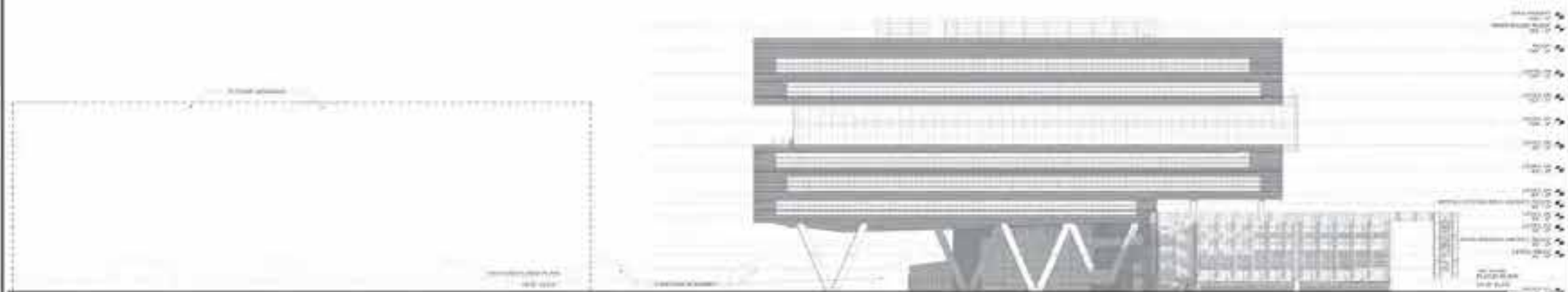


2 | PRELIMINARY BAR SOUTH ELEVATION

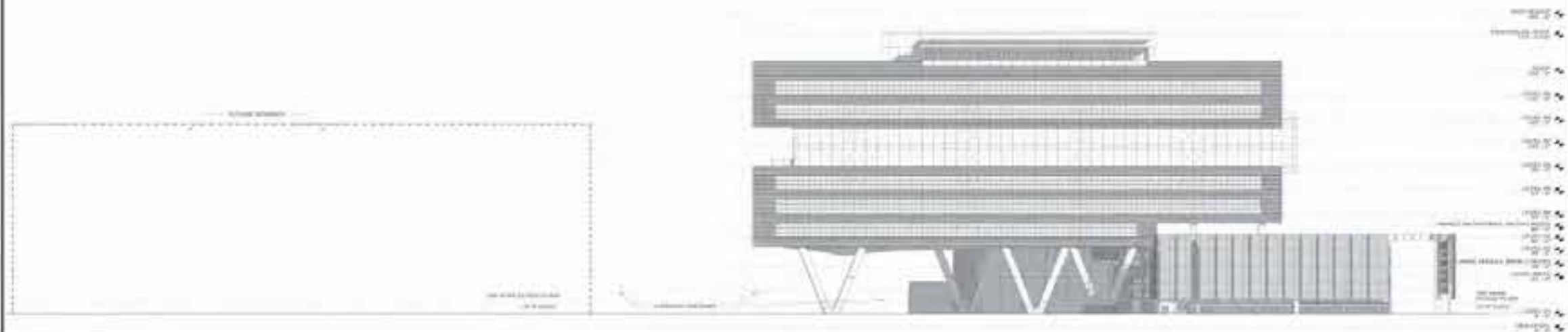


1 | FINAL BAR SOUTH ELEVATION

01/18/14

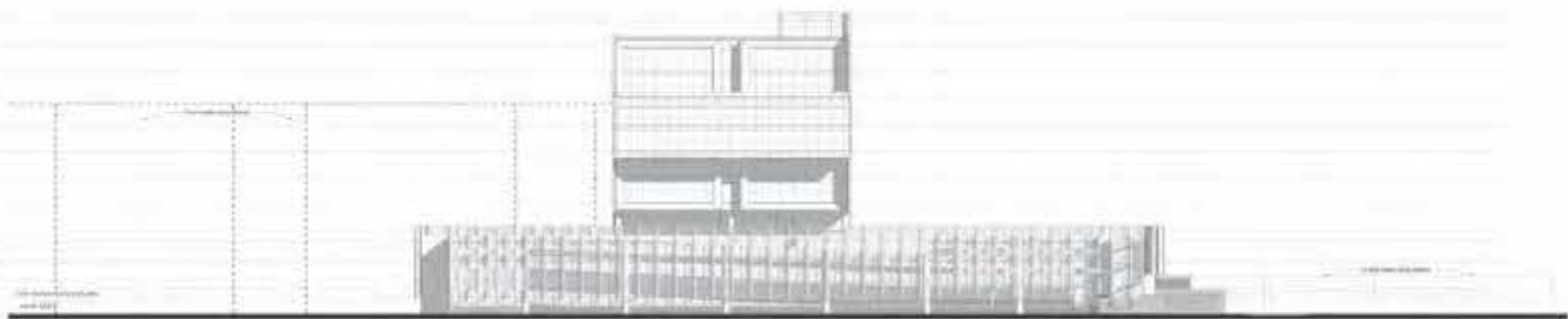


2 | PRELIMINARY EAST ELEVATION



3 | FINAL EAST ELEVATION

- ◆ 100.00' (30.48m)
- ◆ 99.00' (30.18m)
- ◆ 98.00' (29.88m)
- ◆ 97.00' (29.58m)
- ◆ 96.00' (29.28m)
- ◆ 95.00' (28.98m)
- ◆ 94.00' (28.68m)
- ◆ 93.00' (28.38m)
- ◆ 92.00' (28.08m)
- ◆ 91.00' (27.78m)
- ◆ 90.00' (27.48m)
- ◆ 89.00' (27.18m)
- ◆ 88.00' (26.88m)
- ◆ 87.00' (26.58m)
- ◆ 86.00' (26.28m)
- ◆ 85.00' (25.98m)
- ◆ 84.00' (25.68m)
- ◆ 83.00' (25.38m)
- ◆ 82.00' (25.08m)
- ◆ 81.00' (24.78m)
- ◆ 80.00' (24.48m)

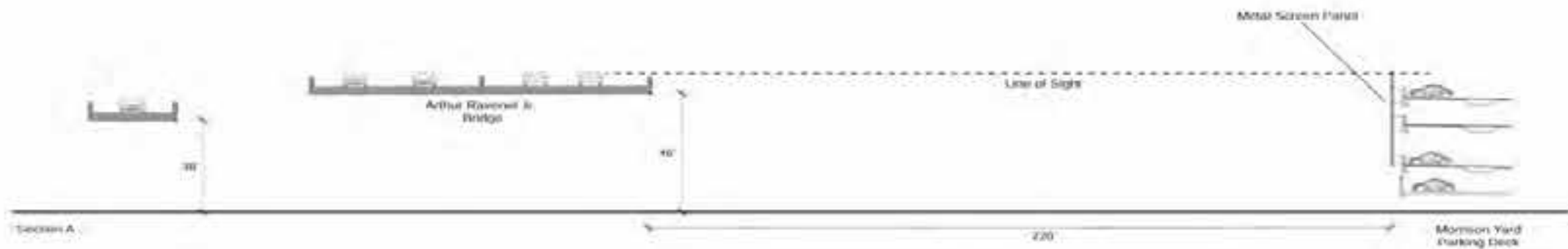


- ◆ 100.00' (30.48m)
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- ◆ 98.00' (29.88m)
- ◆ 97.00' (29.58m)
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- ◆ 82.00' (25.08m)
- ◆ 81.00' (24.78m)
- ◆ 80.00' (24.48m)



FINAL B&B NORTH ELEVATION

VIP 1 13'



Morrison Yard Bridge Site-line

ASD | SKY



- 1 NEW SIDEWALKS
- 2 NEW CROSSWALKS*
- 3 NEW TRAFFIC SIGNAL
- 4 NEW CROSSWALKS
- 5 IMPROVED BUS STOP
- 6 WATER ACCESS PARK *
- 7 CONNECTION TO WONDER'S WAY*
- 8 VISUAL CONNECTION BETWEEN PROJECTS

NOTE:
 ALL PROPOSED OFF-SITE IMPROVEMENTS ARE SUBJECT TO FINAL DESIGN AND ENGINEERING, AS WELL AS APPROVAL BY VARIOUS AGENCIES INCLUDING THE CITY OF CHARLESTON DESIGN REVIEW COMMITTEE, CARTA, AND SCDD. SOME IMPROVEMENTS MAY BE SUBJECT TO THE CREATION OF A NEW TIF DISTRICT TO FUND IMPROVEMENTS. THOSE DESIGN ELEMENTS THAT ARE PARTIALLY OR FULLY DEPENDENT ON TIF FUNDING ARE IDENTIFIED WITH AN ASTERISK (*).

MORRISON YARD
 DRON DEVELOPMENT PARTNERS



PROJECT INFORMATION	
PROJECT NAME	MORRISON YARD
CLIENT	DRON DEVELOPMENT PARTNERS
DATE	10/15/2024
SCALE	AS SHOWN
DRAWN BY	[Name]
CHECKED BY	[Name]
DATE	10/15/2024

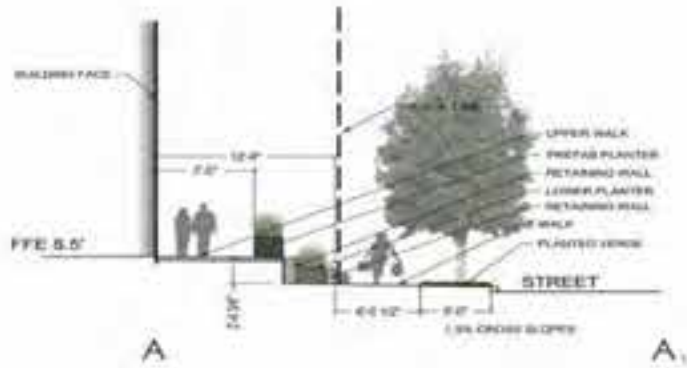
MORRISON
YARD

CRON
DEVELOPMENT
PARTNERS

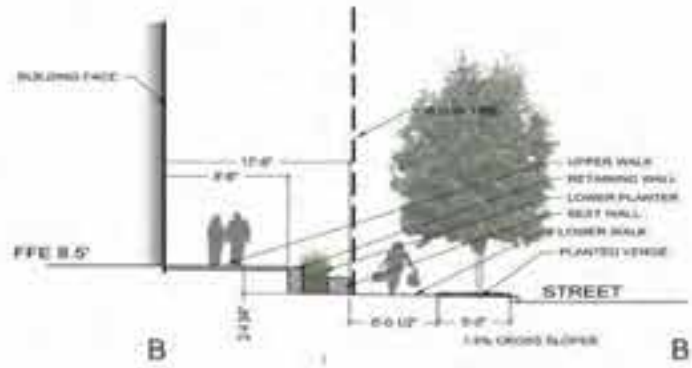


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A
SIDEWALK SECTION WITH TIERED PLANTERS



B
SIDEWALK SECTION WITH SEAT WALL



NOTE: SECTIONS ARE ILLUSTRATIVE IN NATURE.
SEE HARDSCAPE DETAILS FOR CONSTRUCTION DOCUMENTS

CREATED WETLAND SECTION

MORRISON
YARD

ORIGIN
DEVELOPMENT
PARTNERS



DATE: 12/12/2014
DRAWN BY: [Name]
CHECKED BY: [Name]

REVISIONS	
NO.	DESCRIPTION

SITE SECTIONS	
SECTION	DATE
L-04	12/12/2014



OUTDOOR WORK STATION



WOODEN DUCK BOX



MAGLIN LEXICON WASTE/RECYCLE CONTAINER



MULTIPLICITY BOLLARD LIGHT



ACORN + GLASSWERKS LIGHT



BAMBU SERIES PLANTER



ELLIE DINING CHAIR + INTERCOASTAL DINING TABLE



KANNAO URBAN DINING TABLE



SURFACE MOUNT BACKLESS BENCH



MAGLIN BENCH

MAGLIN ICONIC BIKE RACK



WOODEN BOARDWALK



SCORED PERVIOUS CONCRETE



GRASS PAVE DRIVE



PLANTED JOINT RECYCLED CONCRETE



SANDBLASTED WELCOME SIGN



TINNED CONCRETE WALK



BOARD FORMED CONCRETE WALL



PLANK PAVERS

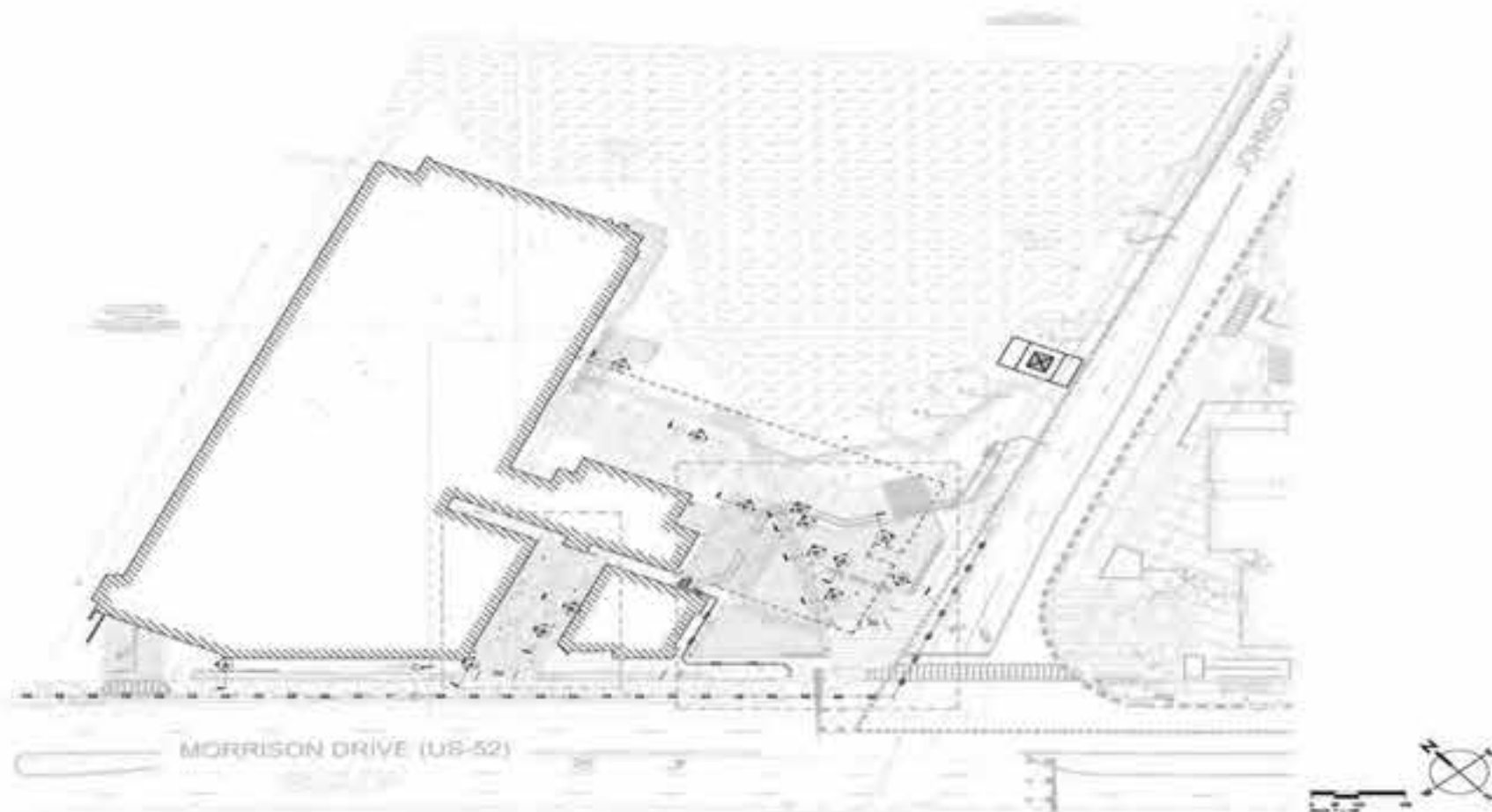


LATTICE BRICK SCREEN



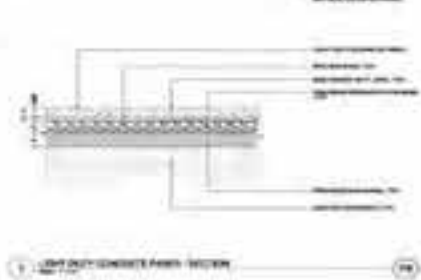
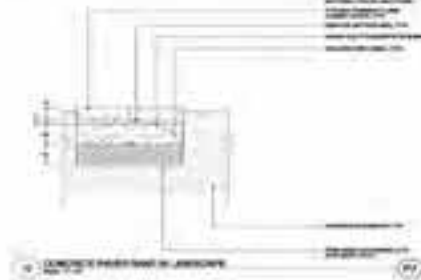
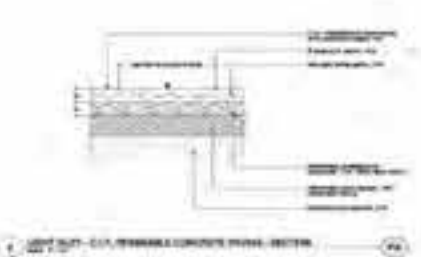
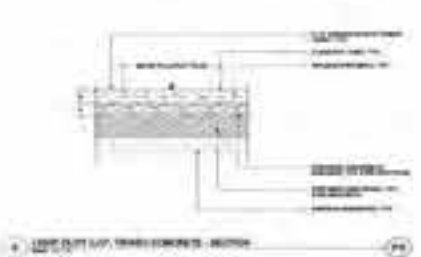
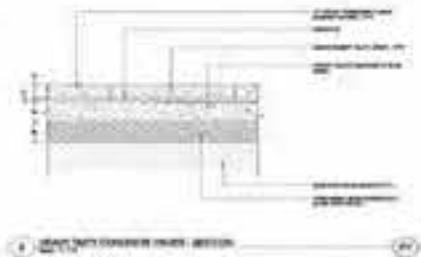
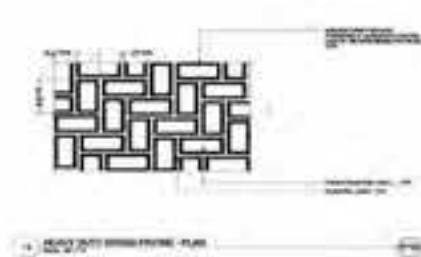
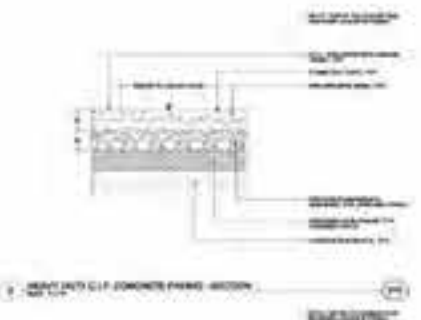
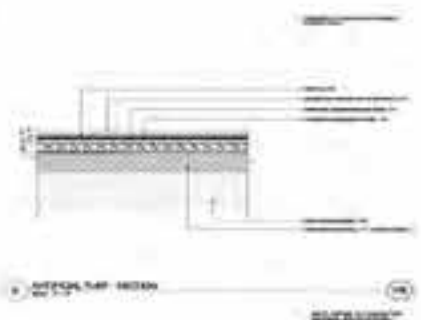
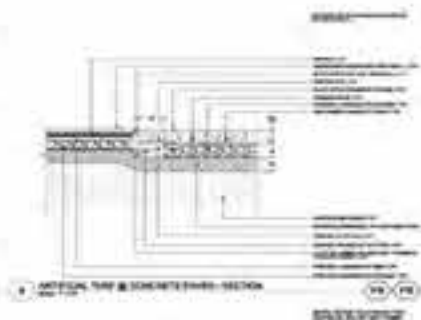
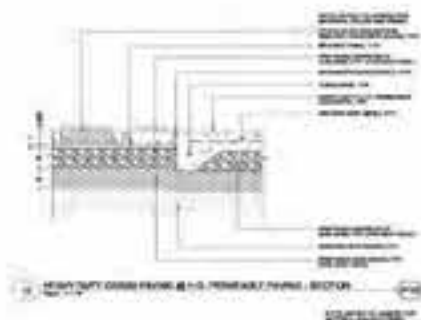
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**MORRISON
YARD**

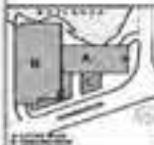
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PARTNERS


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 PROJECT: MORRISON YARD
 SHEET: L-13

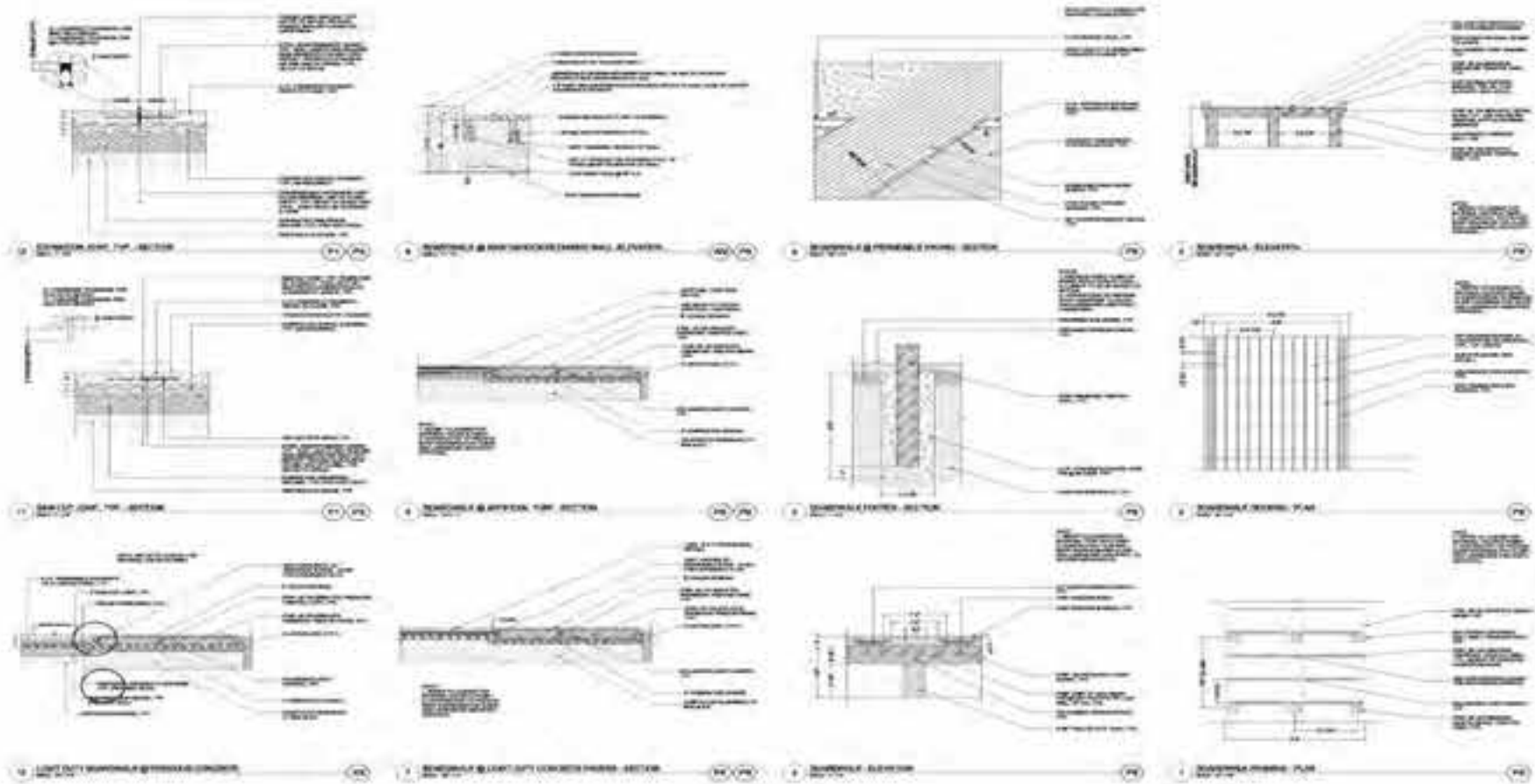


MORRISON YARD
ORIG. DEVELOPMENT PARTNERS



ASD SKY ARCHITECTS
SW SUSTAINABLE WATER
DATE: 08/20/2014
DRAWING NO: 2014-08-20-01

NO.	REVISION	DATE
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2	REVISION	08/20/2014
3	REVISION	08/20/2014
4	REVISION	08/20/2014



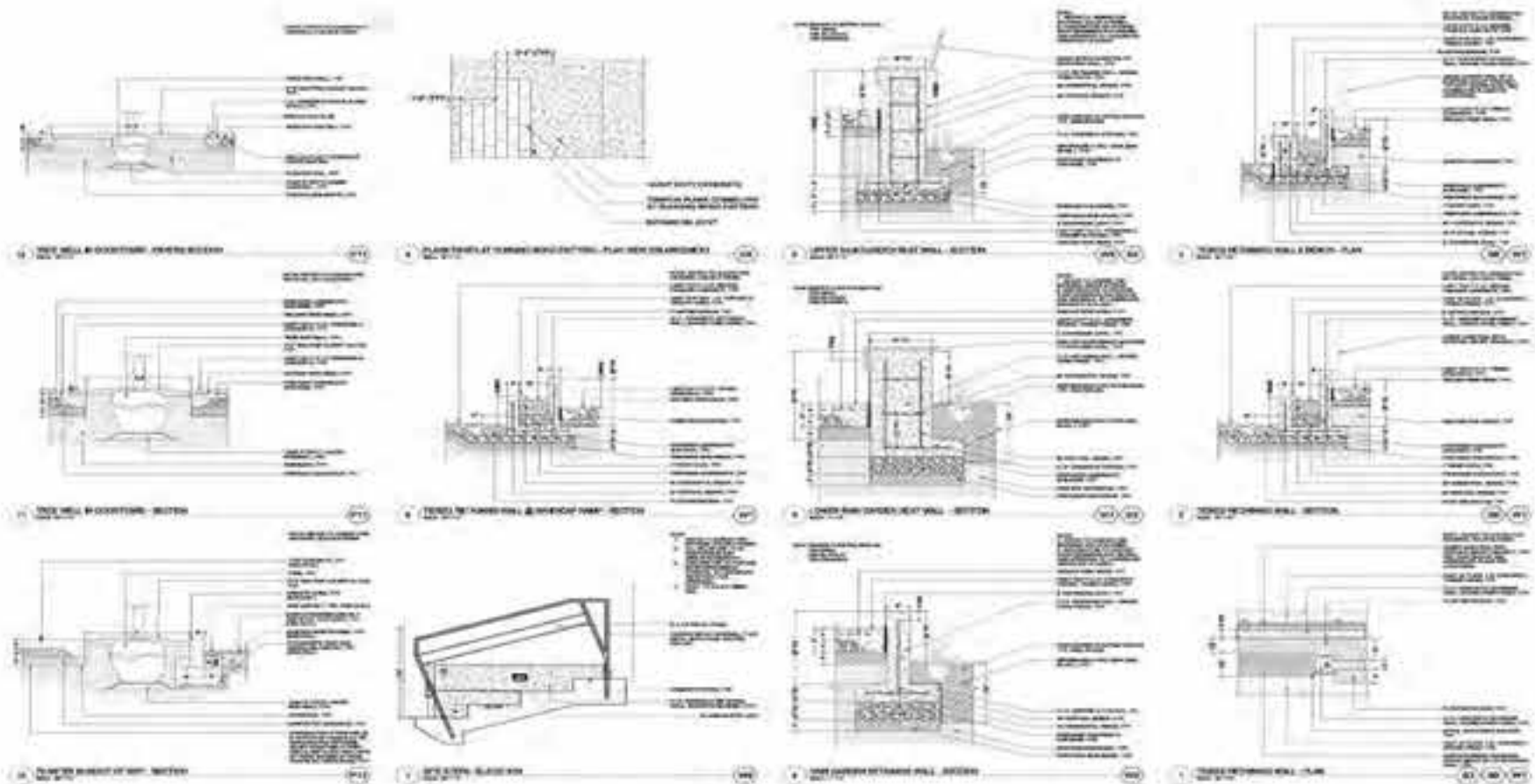
**MORRISON
 YARD**

DESIGN
 DEVELOPMENT
 PARTNERS



ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE STAIRS UNLESS OTHERWISE SPECIFIED.

NO.	REVISION	DATE



MORRISON YARD
ORIGIN DEVELOPMENT PARTNERS

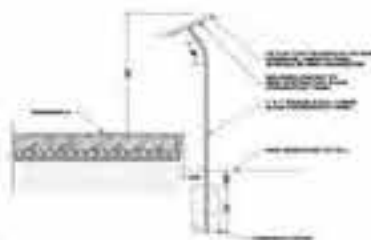


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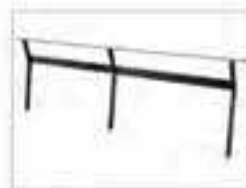


Item #	Description	Material	Finish	Color	Notes
1	Trash Can	304 Stainless Steel	Brushed	Grey	30" x 30" x 30"

1 TRASH CAN



2 LIGHT FIXTURE MOUNTING



Item #	Description	Material	Finish	Color	Notes
1	Railing Post	304 Stainless Steel	Brushed	Grey	2" x 2" x 36"
2	Railing Cap	304 Stainless Steel	Brushed	Grey	2" x 2" x 2"

3 RAILING POST AND CAP



Item #	Description	Material	Finish	Color	Notes
1	Bench	304 Stainless Steel	Brushed	Grey	36" x 18" x 18"

4 BENCH WITH WOODEN SEAT



Item #	Description	Material	Finish	Color	Notes
1	Table	304 Stainless Steel	Brushed	Grey	36" x 36" x 30"

5 TABLE



6 LIGHT FIXTURE MOUNTING



Item #	Description	Material	Finish	Color	Notes
1	Table	304 Stainless Steel	Brushed	Grey	36" x 36" x 30"

7 SQUARE TABLE



Item #	Description	Material	Finish	Color	Notes
1	Trash Can	304 Stainless Steel	Brushed	Grey	24" x 24" x 30"

8 TRASH & RECYCLE BIN



Item #	Description	Material	Finish	Color	Notes
1	Chair	High Density Polyethylene	Matte	Yellow	30" x 30" x 30"

9 CHAIR



Item #	Description	Material	Finish	Color	Notes
1	Bench	Weathered Wood	Natural	Natural	36" x 18" x 18"

10 WOODEN BENCH



Item #	Description	Material	Finish	Color	Notes
1	Bench	304 Stainless Steel	Brushed	Grey	36" x 18" x 18"

11 BENCH WITH WOODEN SEAT



Item #	Description	Material	Finish	Color	Notes
1	Trash Can	304 Stainless Steel	Brushed	Grey	24" x 24" x 30"

12 TRASH CAN

MORRISON
YARD

ORION
DEVELOPMENT
PARTNERS



ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED.
FINISHES AND COLORS ARE SUBJECT TO AVAILABILITY AND APPROVAL BY THE ARCHITECT.

Item #	Description	Material	Finish	Color	Notes
1	Trash Can	304 Stainless Steel	Brushed	Grey	24" x 24" x 30"



DESCRIPTION	WOODEN MAILBOX
FINISH	PAINTED
COLOR	ORANGE
SIZE	18" H x 12" W x 12" D
LOCATION	PLANTER
INSTALLATION	ASSEMBLED
MAINTENANCE	PAINT TOUCH UP
NOTES	SEE SITE PLAN



DESCRIPTION	WOODEN PLANTER
FINISH	PAINTED
COLOR	ORANGE
SIZE	24" H x 36" W x 18" D
LOCATION	PLANTER
INSTALLATION	ASSEMBLED
MAINTENANCE	PAINT TOUCH UP
NOTES	SEE SITE PLAN

11 WOODEN MAILBOX

12 WOODEN MAILBOX

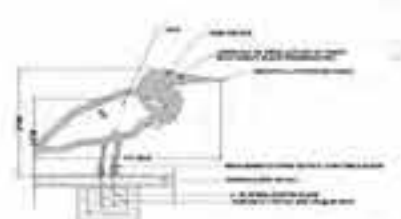
13 WOODEN MAILBOX

14 WOODEN PLANTER

15



DESCRIPTION	WOODEN PLANTER
FINISH	PAINTED
COLOR	ORANGE
SIZE	24" H x 36" W x 18" D
LOCATION	PLANTER
INSTALLATION	ASSEMBLED
MAINTENANCE	PAINT TOUCH UP
NOTES	SEE SITE PLAN



16 WOODEN MAILBOX

17 WOODEN MAILBOX

18 WOODEN MAILBOX

19 WOODEN PLANTER

20



DESCRIPTION	WOODEN BENCH
FINISH	PAINTED
COLOR	ORANGE
SIZE	48" H x 72" W x 18" D
LOCATION	PLANTER
INSTALLATION	ASSEMBLED
MAINTENANCE	PAINT TOUCH UP
NOTES	SEE SITE PLAN

21 WOODEN MAILBOX

22 WOODEN MAILBOX

23 WOODEN MAILBOX

24 BENCH

25

MORRISON
YARD
ORION
DEVELOPMENT
PARTNERS



NO.	DESCRIPTION	QUANTITY
1	WOODEN MAILBOX	11
2	WOODEN PLANTER	14
3	WOODEN MAILBOX	12
4	WOODEN PLANTER	13
5	WOODEN MAILBOX	16
6	WOODEN PLANTER	17
7	WOODEN MAILBOX	18
8	WOODEN PLANTER	19
9	WOODEN BENCH	1
10	WOODEN MAILBOX	21
11	WOODEN PLANTER	22
12	WOODEN MAILBOX	23
13	WOODEN PLANTER	24
14	BENCH	1



PLANT LEGEND

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MORRISON YARD

ORION DEVELOPMENT PARTNERS



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199	1200\"/>

LANDSCAPE PLAN

<p>1 TYPICAL TREE PLANTING</p> <p>1.1. Tree shall be planted in a hole that is 2-3 times the diameter of the root ball.</p> <p>1.2. The hole shall be excavated to a depth that is 2-3 times the height of the tree.</p> <p>1.3. The hole shall be backfilled with a soil mix of 50% topsoil and 50% compost.</p> <p>1.4. The tree shall be watered thoroughly after planting.</p> <p>1.5. The tree shall be supported by a stake for the first year.</p> <p>1.6. The tree shall be pruned to remove any dead or damaged branches.</p> <p>1.7. The tree shall be inspected regularly for signs of stress or disease.</p>	<p>2 TYPICAL PALM TREE PLANTING</p> <p>2.1. Palm tree shall be planted in a hole that is 2-3 times the diameter of the root ball.</p> <p>2.2. The hole shall be excavated to a depth that is 2-3 times the height of the tree.</p> <p>2.3. The hole shall be backfilled with a soil mix of 50% topsoil and 50% compost.</p> <p>2.4. The tree shall be watered thoroughly after planting.</p> <p>2.5. 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Tree</td> <td>1</td> <td>36" DBH</td> <td>12' x 12'</td> <td>See Detail 1.1</td> </tr> <tr> <td>[Symbol]</td> <td>2.1. Palm</td> <td>15</td> <td>12" DBH</td> <td>12' x 12'</td> <td>See Detail 2.1</td> </tr> <tr> <td>[Symbol]</td> <td>2.2. Palm</td> <td>8</td> <td>18" DBH</td> <td>12' x 12'</td> <td>See Detail 2.1</td> </tr> <tr> <td>[Symbol]</td> <td>2.3. Palm</td> <td>4</td> <td>24" DBH</td> <td>12' x 12'</td> <td>See Detail 2.1</td> </tr> <tr> <td>[Symbol]</td> <td>2.4. Palm</td> <td>2</td> <td>30" DBH</td> <td>12' x 12'</td> <td>See Detail 2.1</td> </tr> <tr> <td>[Symbol]</td> <td>2.5. Palm</td> <td>1</td> <td>36" DBH</td> <td>12' x 12'</td> <td>See Detail 2.1</td> </tr> <tr> <td>[Symbol]</td> <td>3.1. Shrub</td> <td>20</td> <td>12" DBH</td> <td>12' x 12'</td> <td>See Detail 3.1</td> </tr> <tr> <td>[Symbol]</td> <td>3.2. Shrub</td> <td>10</td> <td>18" DBH</td> <td>12' x 12'</td> <td>See Detail 3.1</td> </tr> <tr> <td>[Symbol]</td> <td>3.3. 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Grass</td> <td>62</td> <td>36" x 36"</td> <td>12' x 12'</td> <td>See Detail 4.1</td> </tr> </tbody> </table>	Plant Symbol	Plant Name	Quantity	Plant Size	Plant Spacing	Plant Notes	[Symbol]	1.1. Tree	10	12" DBH	12' x 12'	See Detail 1.1	[Symbol]	1.2. Tree	5	18" DBH	12' x 12'	See Detail 1.1	[Symbol]	1.3. Tree	3	24" DBH	12' x 12'	See Detail 1.1	[Symbol]	1.4. Tree	2	30" DBH	12' x 12'	See Detail 1.1	[Symbol]	1.5. Tree	1	36" DBH	12' x 12'	See Detail 1.1	[Symbol]	2.1. Palm	15	12" DBH	12' x 12'	See Detail 2.1	[Symbol]	2.2. Palm	8	18" DBH	12' x 12'	See Detail 2.1	[Symbol]	2.3. Palm	4	24" DBH	12' x 12'	See Detail 2.1	[Symbol]	2.4. Palm	2	30" DBH	12' x 12'	See Detail 2.1	[Symbol]	2.5. Palm	1	36" DBH	12' x 12'	See Detail 2.1	[Symbol]	3.1. Shrub	20	12" DBH	12' x 12'	See Detail 3.1	[Symbol]	3.2. Shrub	10	18" DBH	12' x 12'	See Detail 3.1	[Symbol]	3.3. Shrub	5	24" DBH	12' x 12'	See Detail 3.1	[Symbol]	3.4. Shrub	3	30" DBH	12' x 12'	See Detail 3.1	[Symbol]	3.5. 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<p>SOIL NOTES</p> <p>1. Soil shall be tested for pH and nutrient levels before planting.</p> <p>2. Soil shall be amended with compost if necessary.</p> <p>3. Soil shall be watered thoroughly after planting.</p> <p>4. Soil shall be inspected regularly for signs of stress or disease.</p>	<p>PLANT SCHEDULE</p> <p>1. All plants shall be sourced from a reputable nursery.</p> <p>2. All plants shall be inspected for signs of stress or disease before planting.</p> <p>3. All plants shall be watered thoroughly after planting.</p> <p>4. All plants shall be supported by a stake for the first year.</p> <p>5. All plants shall be pruned to remove any dead or damaged branches.</p> <p>6. All plants shall be inspected regularly for signs of stress or disease.</p>	<p>PLANT SCHEDULE</p> <p>1. All plants shall be sourced from a reputable nursery.</p> <p>2. All plants shall be inspected for signs of stress or disease before planting.</p> <p>3. All plants shall be watered thoroughly after planting.</p> <p>4. All plants shall be supported by a stake for the first year.</p> <p>5. All plants shall be pruned to remove any dead or damaged branches.</p> <p>6. All plants shall be inspected regularly for signs of stress or disease.</p>																																																																																																																														

MORRISON YARD
ORIGIN DEVELOPMENT PARTNERS



Plant Name	Quantity	Plant Size	Plant Spacing
1.1. Tree	10	12" DBH	12' x 12'
1.2. Tree	5	18" DBH	12' x 12'
1.3. Tree	3	24" DBH	12' x 12'
1.4. Tree	2	30" DBH	12' x 12'
1.5. Tree	1	36" DBH	12' x 12'
2.1. Palm	15	12" DBH	12' x 12'
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4.4. Grass	125	30" x 30"	12' x 12'
4.5. Grass	62	36" x 36"	12' x 12'

LANDSCAPE NOTES:

RECOMMENDED WATERING SCHEDULE:

- 1" CALIPER:**
 - 0.5 GALLONS PER INCH OF CALIPER DAILY FOR 1-2 WEEKS
 - 0.5 GALLONS PER INCH OF CALIPER EVERY OTHER DAY FOR 1-2 MONTHS
 - 0.5 GALLONS PER INCH OF CALIPER EVERY 4 HRS FOR 1-2 MONTHS
 - 2" CALIPER:**
 - 0.5 GALLONS PER INCH OF CALIPER DAILY FOR 1 MONTH
 - 0.5 GALLONS PER INCH OF CALIPER EVERY OTHER DAY FOR 2-3 MONTHS
 - 0.5 GALLONS PER INCH OF CALIPER EVERY 4 HRS FOR 3-6 MONTHS
 - ADDITIONAL WATERING AS NEEDED THROUGH FIRST YEAR
 - 4" CALIPER:**
 - 0.5 GALLONS PER INCH OF CALIPER DAILY FOR 6-8 WEEKS
 - 0.5 GALLONS PER INCH OF CALIPER EVERY OTHER DAY FOR 1-2 MONTHS
 - 0.5 GALLONS PER INCH OF CALIPER WEEKLY FOR 1-2 MONTHS
- WATERING IS BASED ON THE AVERAGE DAILY TEMPERATURE AND SOIL TYPE AT THE LOCAL FIELD. WATERING SHOULD BE FLEXIBLE BASED ON ALLOWING WATER TO PENETRATE AND THEN FLUSH NORMAL OR PUT A HOSE ON & RUN OVER AND ALLOW TO SOAK COMPLETELY.**
- WATERING SCHEDULE:**
- 0.5" - 1" WATERING METHOD
 - 0.5" - 1" WATERING METHOD
 - 0.5" - 1" WATERING METHOD
 - 0.5" - 1" WATERING METHOD
- THIS SCHEDULE IS BASED ON THE FOLLOWING ASSUMPTIONS:**
- SOIL TYPE: SANDY LOAM
 - PLANT TYPE: TREES
 - PLANT SIZE: 1" - 2" CALIPER
 - PLANT AGE: 1 YEAR
 - PLANT SPACING: 10' - 12' ON CENTER
 - PLANT TYPE: TREES
 - PLANT SIZE: 1" - 2" CALIPER
 - PLANT AGE: 1 YEAR
 - PLANT SPACING: 10' - 12' ON CENTER

THIS IS A FACTORY APPROVED AND RECOMMENDED MATERIAL:

- ACCEPTABLE SOIL TYPES AND METHODS
- GRAVEL BASE
- INSTALL WITH PROPER TOLERANCE
- INSTALLATION

PLANS FOR IN-GROUND IRRIGATION SYSTEMS SHALL BE SUBMITTED AT TIME OF REVIEW FOR APPROVAL. THESE SHALL BE REVIEWED PRIOR TO INSTALLATION THROUGH THE COMPLETION OF THE WARRANTY PERIOD.

WARRANTY SYSTEMS:

- TRUNK WITH A CALIPER OF 2" TO 2 1/2" WILL BE REQUIRED TO HAVE A TWO (2) YEAR WARRANTY
- TRUNK WITH A CALIPER OF 2" TO 2 1/2" WILL BE REQUIRED TO HAVE A TWO (2) YEAR WARRANTY
- TRUNK WITH A CALIPER LARGER THAN 2" WILL BE REQUIRED TO HAVE A THREE (3) YEAR WARRANTY
- WARRANTY PERIOD SHALL BE REQUIRED TO HAVE A TWO (2) YEAR WARRANTY
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IRRIGATION SUMMARY

ITEM NO.	QUANTITY	THIS SCHEDULE	WARRANTY PERIOD	WARRANTY PERIOD
1.00	1	2"	2	2
2.00	1	2"	2	2
3.00	1	2"	2	2
4.00	1	2"	2	2
			2	2

DATE: 10/10/2018 10:10:10 AM

GENERAL TREE SPECIES LIST:

- | COMMON NAME | GENUS SPECIES |
|--------------------------|-----------------------|
| AMERICAN SPONGWORT | PLANTAGO OCCIDENTALIS |
| JANUARY ISLAND GATE PINE | PARSONIA DANGLIANA |
| WINTER GLOUSE | GALEOTA TOXICARIA |
| LONDON PLANE TREE | PLATANUS SP. |
| WASHINGTON PALM | WASHINGTONIA ROSEA |
| WEDDING ORCHID | SPIDER PLANT |

GENERAL TREE SPECIES LIST:

- | COMMON NAME | GENUS SPECIES |
|---------------|---------------------|
| BRUNYON PINE | PINUS CALLENDORIANA |
| POPOHUA TREE | CONIFER |
| YEW | TAXUS |
| RED MAPLE | ACER RUBRUM |
| WINTER GLOUSE | GALEOTA TOXICARIA |
| WINTER GLOUSE | GALEOTA TOXICARIA |

GENERAL NOTE:

SHRUBS AND TREES SHALL BE PLANTED AT THE END OF CONSTRUCTION BY A CERTIFIED ARBORIST UNDER THE SUPERVISION OF THE PLANNING DEPARTMENT. ANY DAMAGE OR DEATH CAUSED BY THE PROJECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

MORRISON YARD

ORIGIN DEVELOPMENT PLAN



NO.	REVISION	DATE

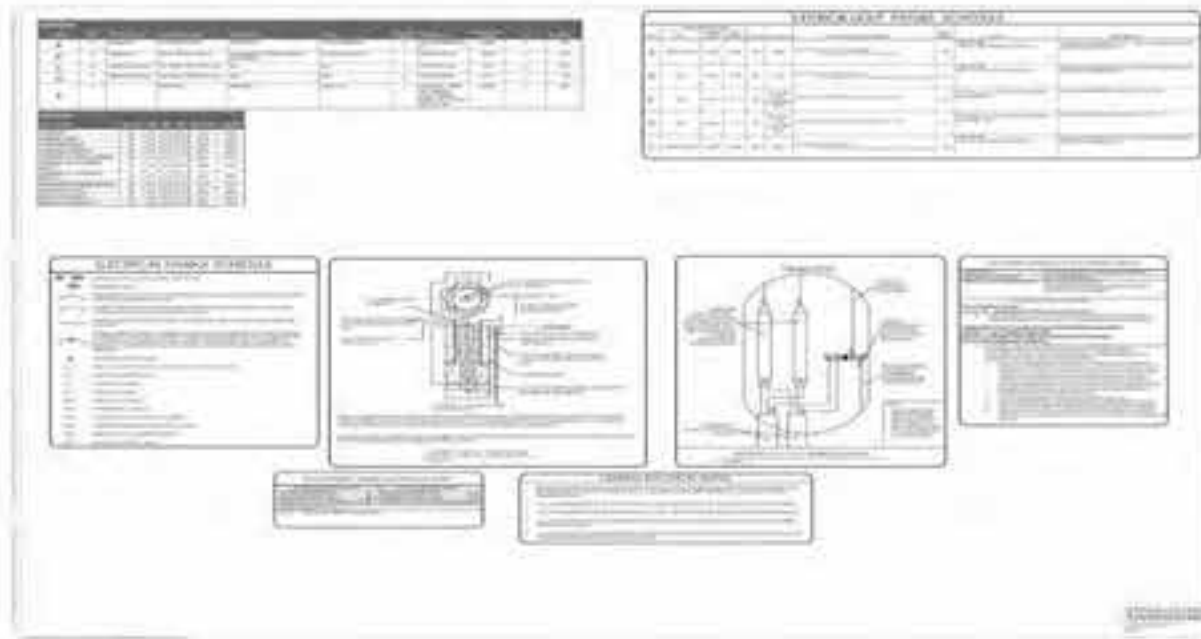
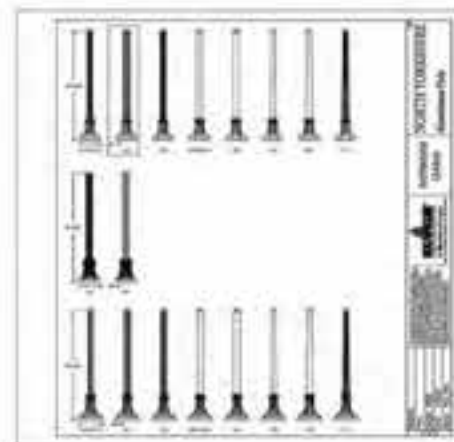
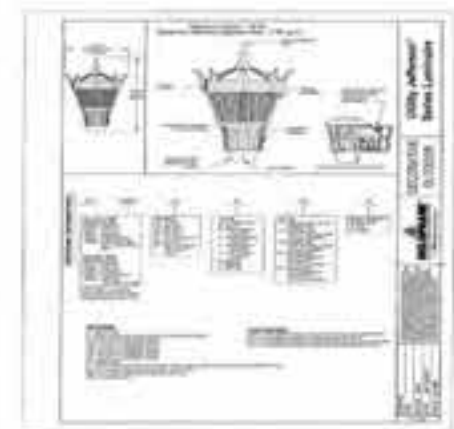


FIGURE A

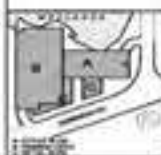


ASD SKY

SW
 DESIGN

MORRISON
 YARD

ORIGIN
 DEVELOPMENT
 PARTNERS



DATE	DESCRIPTION

FIGURE B

Outdoor - Up
Hallbrook Ext

Outdoor - Down
Hallbrook Ext

Outdoor - Down
Hallbrook Ext

Valencia Series

Specifications

- Material: Aluminum
- Finish: Powder Coat
- Color: Black, White, Silver
- Height: 1000mm
- Diameter: 150mm
- Weight: 2.5kg
- Power: 100W
- Voltage: 240V
- Frequency: 50/60Hz
- Beam Angle: 120°
- CRI: >90
- Dimmable: Yes
- IP Rating: IP65

FIGURE C AND D

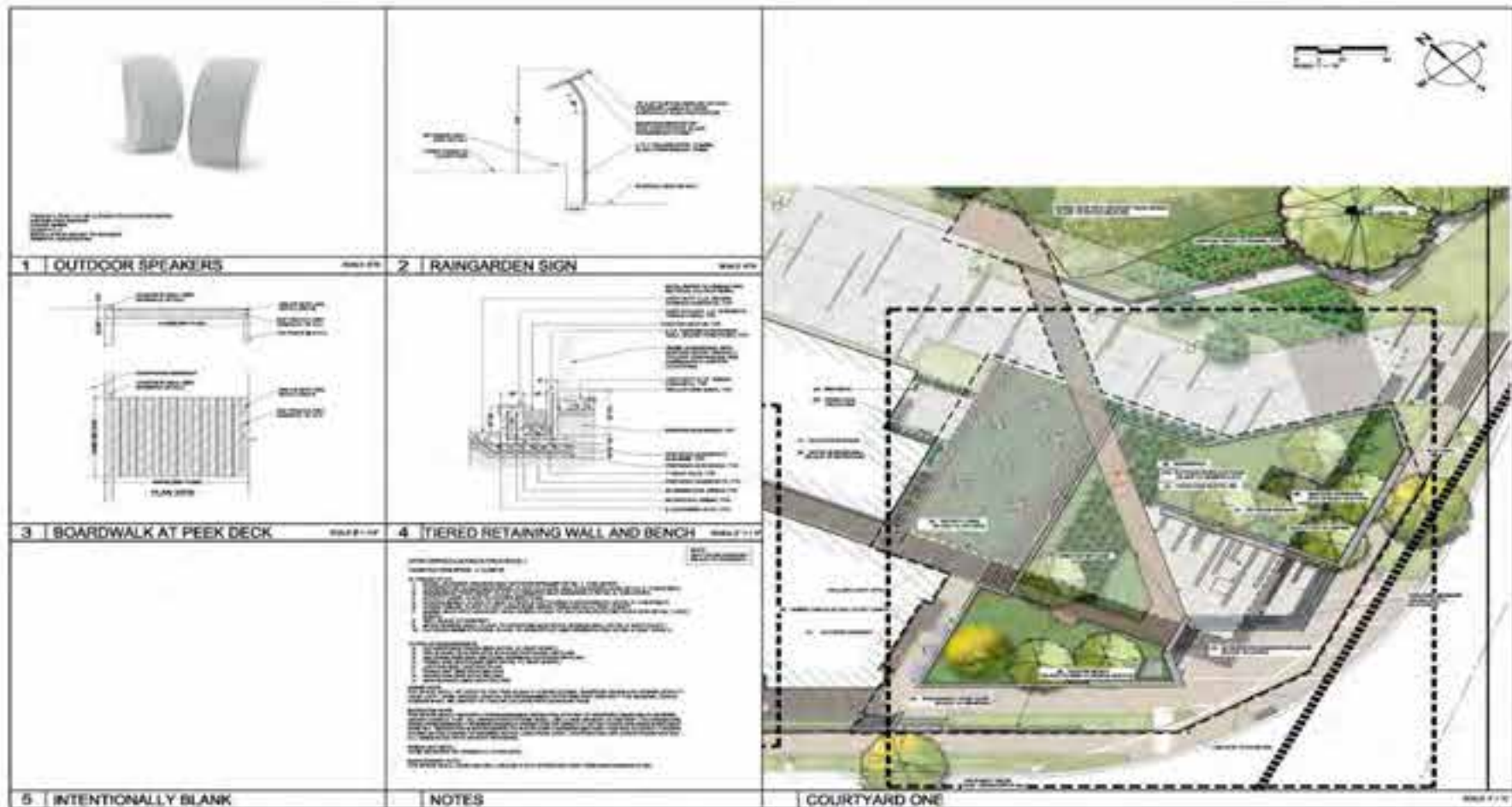
MULTIPLY™ HIGH LIGHT

MULTIPLY™ SOLAR LIGHT

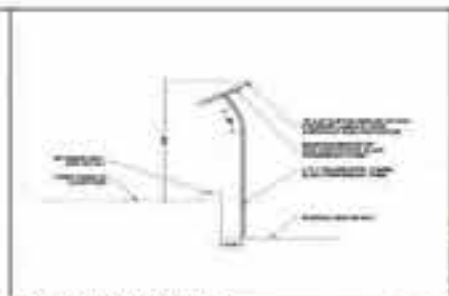


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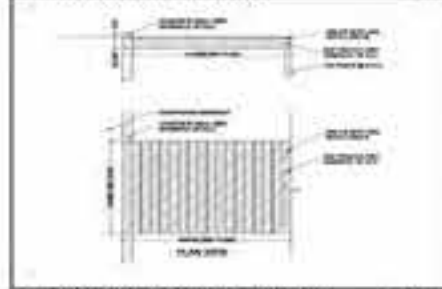
NO.	DESCRIPTION	DATE



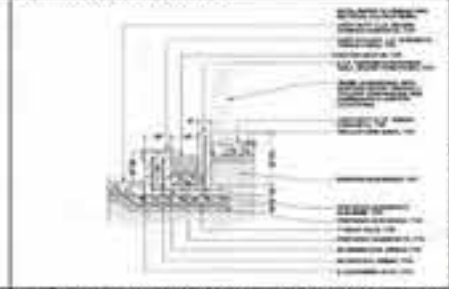
1 | OUTDOOR SPEAKERS



2 | RAINGARDEN SIGN



3 | BOARDWALK AT PEEK DECK



4 | TIERED RETAINING WALL AND BENCH

5 | INTENTIONALLY BLANK

NOTES

1. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
2. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
3. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
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9. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
10. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.

MORRISON
YARD
ORION
DEVELOPMENT
PARTNERS



NO.	DESCRIPTION	DATE

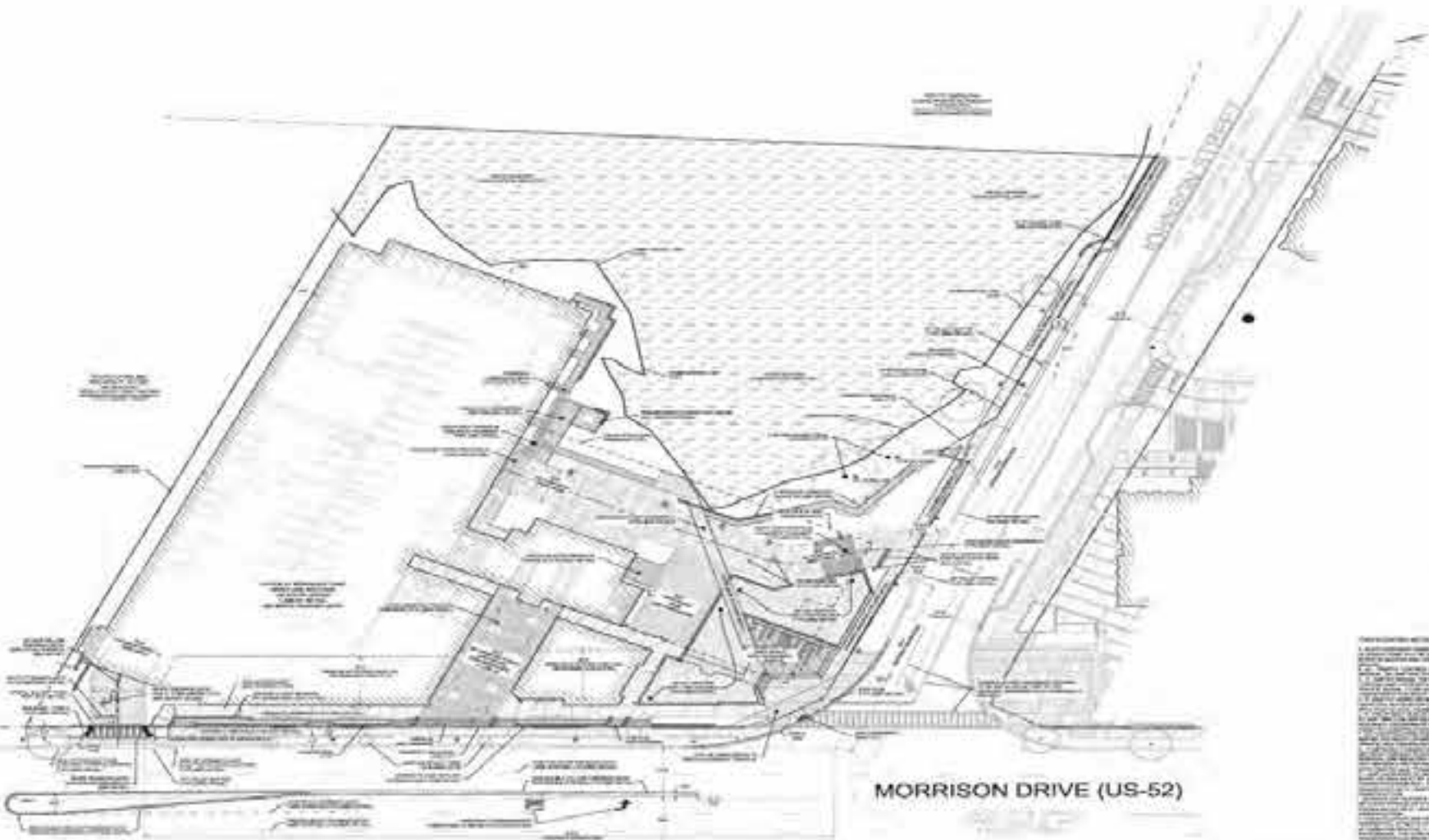
			<p>NOTES</p> <p>1. ALL MATERIALS SHALL BE DURABLE AND WEATHER RESISTANT.</p> <p>2. ALL FINISHES SHALL BE NON-SLIP AND EASY TO CLEAN.</p> <p>3. ALL SIGNS SHALL BE BILINGUAL (SPANISH/ENGLISH).</p> <p>4. ALL SIGNS SHALL BE MOUNTED AT A HEIGHT OF 5' TO 6'.</p> <p>5. ALL SIGNS SHALL BE MAINTAINABLE AND EASY TO REPLACE.</p> <p>6. ALL SIGNS SHALL BE COMPLIANT WITH ADA REQUIREMENTS.</p> <p>7. ALL SIGNS SHALL BE COMPLIANT WITH LOCAL ORDINANCES.</p> <p>8. ALL SIGNS SHALL BE COMPLIANT WITH THE CITY OF PHOENIX SIGNAGE ORDINANCE.</p> <p>9. ALL SIGNS SHALL BE COMPLIANT WITH THE CITY OF PHOENIX SIGNAGE ORDINANCE.</p> <p>10. ALL SIGNS SHALL BE COMPLIANT WITH THE CITY OF PHOENIX SIGNAGE ORDINANCE.</p>
<p>1 INFILTRATION INTERPRETIVE SIGN</p>	<p>2 OUTDOOR SPEAKERS</p>	<p>7 TRASH & RECYCLING</p>	<p>NOTES</p>
<p>3 DINING TABLE & CHAIR</p>	<p>4 OUTDOOR WORK STATION</p>		
<p>5 COMMUNITY TABLE</p>	<p>6 ART/BIKE RACK</p>	<p>COURTYARD TWO</p>	

MORRISON YARD

ORION DEVELOPMENT PARTNERS



NO.	DESCRIPTION	DATE



NO.	DESCRIPTION	DATE	BY	CHKD BY
1	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY
2	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY
3	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY
4	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY
5	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY
6	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY
7	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY
8	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY
9	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY
10	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER, COLORADO, AND FEDERAL REQUIREMENTS FOR THE CONSTRUCTION OF A PUBLIC WORKS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER, COLORADO, AND FEDERAL AGENCIES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER, COLORADO, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER, COLORADO, AND FEDERAL AGENCIES.

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MATERIAL LEGEND:

	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING PARKING
	PROPOSED PARKING
	EXISTING LANDSCAPE
	PROPOSED LANDSCAPE
	EXISTING UTILITY
	PROPOSED UTILITY
	EXISTING ROAD
	PROPOSED ROAD
	EXISTING SITE BOUNDARY
	PROPOSED SITE BOUNDARY

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER, COLORADO, AND FEDERAL REQUIREMENTS FOR THE CONSTRUCTION OF A PUBLIC WORKS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER, COLORADO, AND FEDERAL AGENCIES.

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MORRISON YARD

ORION DEVELOPMENT PARTNERS



NO.	DESCRIPTION	DATE	BY	CHKD BY
1	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY
2	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY
3	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY
4	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY
5	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY
6	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY
7	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY
8	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY
9	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY
10	ISSUED FOR PERMITTING	08/14/2014	ASD	SKY

DATE: 08/14/2014



MORRISON YARD
 ORIGIN DEVELOPMENT PARTNERS



ASD SKY



ASD SKY

MORRISON YARD

**ORIGIN
 DEVELOPMENT
 PARTNERS**

850 MORRISON DRIVE

OWNER:
 ORIGIN DEVELOPMENT PARTNERS
 2640 EWALL STREET
 MOUNT PLEASANT, SC 29464
 404.451.1954 / CONTACT: JEFF MIXSON

OWNER'S REP:
 OMBE PARTNERS
 843.200.1830 / CONTACT: ANDY REINHARDT

ARCHITECT:
 ASD, INC.
 55 IVAN ALLEN JR. BLVD, SUITE 100
 ATLANTA, GA 30308
 404.588.3318 / CONTACT: ROBERTO PAREDES

STRUCTURAL ENGINEER:
 BROWDER-LAGUZAMON & ASSOCIATES, INC.
 5285 BARFIELD ROAD NE SUITE 200
 ATLANTA, GA 30328
 404.851.9580 / CONTACT: ALPER GUCLU

MEPEENGINEER:
 BARRETT WOODYARD & ASSOCIATES
 3485 HOLCOMB BRIDGE ROAD
 NORCROSS, GA 30092
 770.610.8800 / CONTACT: STEVEN BREWER

CIVIL+LANDSCAPE:
 SEAMON WITESIDE
 501 WANDO PARK BOULEVARD, SUITE 200
 MOUNT PLEASANT, SC 29464
 843.884.1657 / CONTACT: RUSS SEAMON

GENERAL CONTRACTOR:
 FREESE JOHNSON
 1355 TERRELL MILL ROAD
 BUILDING 1470, SUITE 100
 MARIETTA, GA 30067
 770.650.9092 / CONTACT: PAT FREESE

OWNER APPROVAL:

NAME

DATE

ISSUED FOR: FINAL BAR

ISSUE DATE: 10.14.19

FINAL BAR PRESENTATION INDEX

Table with columns: SHEET NO., SHEET TITLE, ORIGINAL SHEET DATE, REVISION NO., REVISION DATE, and Description. Lists various drawing sheets and their corresponding titles.

CIVIL & LANDSCAPE DRAWING INDEX

Table with columns: SHEET NO., SHEET TITLE, ORIGINAL SHEET DATE, REVISION NO., REVISION DATE, and Description. Lists civil and landscape drawing sheets.

PROJECT INFORMATION DRAWING INDEX

Table with columns: SHEET NO., SHEET TITLE, ORIGINAL SHEET DATE, REVISION NO., REVISION DATE, and Description. Lists project information drawing sheets.

ARCHITECTURAL DRAWING INDEX

Table with columns: SHEET NO., SHEET TITLE, ORIGINAL SHEET DATE, REVISION NO., REVISION DATE, and Description. Lists architectural drawing sheets.

STRUCTURAL DRAWING INDEX

Table with columns: SHEET NO., SHEET TITLE, ORIGINAL SHEET DATE, REVISION NO., REVISION DATE, and Description. Lists structural drawing sheets.

MEPFP DRAWING INDEX

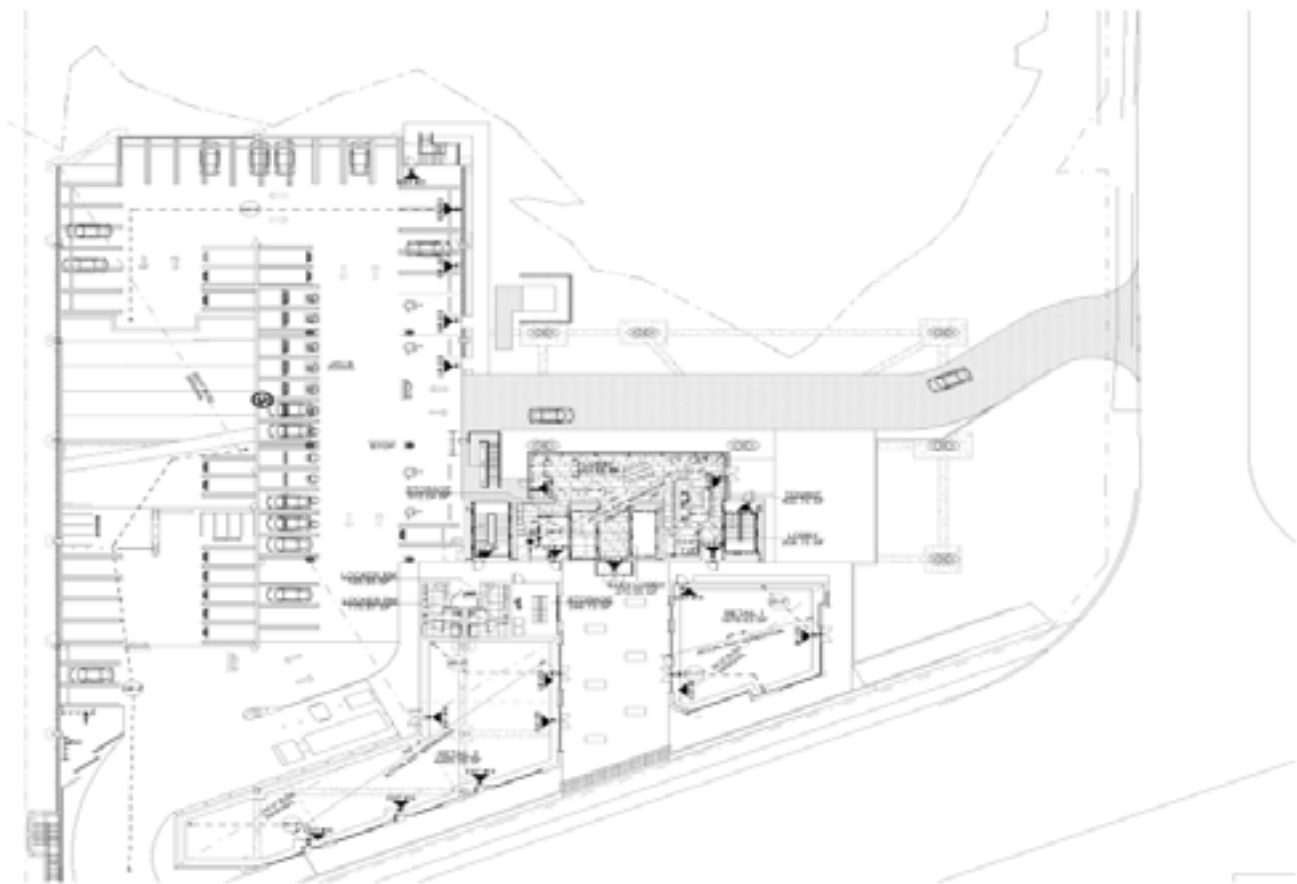
Table with columns: SHEET NO., SHEET TITLE, ORIGINAL SHEET DATE, REVISION NO., REVISION DATE, and Description. Lists MEPFP drawing sheets.

Table with columns: SHEET NO., SHEET TITLE, ORIGINAL SHEET DATE, REVISION NO., REVISION DATE, and Description. Lists additional MEPFP drawing sheets.

Table with columns: SHEET NO., SHEET TITLE, ORIGINAL SHEET DATE, REVISION NO., REVISION DATE, and Description. Lists further MEPFP drawing sheets.



Small text block providing project details or contact information.



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Solid black rectangle]	1-48 SAFETY WALL	(Circle with dot)	DISTANCE TRAVELED
[Dashed black rectangle]	2-48 SAFETY WALL	(Circle with cross)	FIRE EXTINGUISHER CABINET
[Dotted black rectangle]	3-48 SAFETY WALL	(X)	EXIT SIGN
[Thick solid black line]	SMOKE PARTITION	(Circle with X)	ROOM OCCUPANCY COUNT
[Thin solid black line]	MINIMUM DISTANCE OF TRAVEL	(Circle with dot)	TOTAL EXITS AT DOOR
[Dashed black line]	COMMON PATH OF TRAVEL	[Patterned rectangle]	BASE BUILDING & CODE NOT IN SCOPE
[Dotted black line]	DESIGNED DISTANCE	[Triangle]	EXIT DOOR DESIGNATION

3 LIFE SAFETY PLAN LEGEND

1. ROOM OCCUPANCY SCHEDULE

Room No.	Room Name	Occupancy	Area (sq ft)	Capacity
101	RECEPTION	Assembly	1,200	150
102	OFFICE	Office	2,500	100
103	CONFERENCE	Assembly	500	50
104	RESTROOM	Restroom	100	10
105	STORAGE	Storage	300	0
106	STAIR	Stair	500	0
107	ELEVATOR	Elevator	100	0
108	MECHANICAL	Mechanical	200	0
109	RECEPTION	Assembly	1,200	150
110	OFFICE	Office	2,500	100
111	CONFERENCE	Assembly	500	50
112	RESTROOM	Restroom	100	10
113	STORAGE	Storage	300	0
114	STAIR	Stair	500	0
115	ELEVATOR	Elevator	100	0
116	MECHANICAL	Mechanical	200	0

2. EXIT CAPACITY SCHEDULE

Exit No.	Exit Name	Area (sq ft)	Capacity
101	EXIT 1	1,200	150
102	EXIT 2	2,500	100
103	EXIT 3	500	50
104	EXIT 4	100	10
105	EXIT 5	300	0
106	EXIT 6	500	0
107	EXIT 7	100	0
108	EXIT 8	200	0
109	EXIT 9	1,200	150
110	EXIT 10	2,500	100
111	EXIT 11	500	50
112	EXIT 12	100	10
113	EXIT 13	300	0
114	EXIT 14	500	0
115	EXIT 15	100	0
116	EXIT 16	200	0

3. OCCUPANT LOAD SCHEDULE

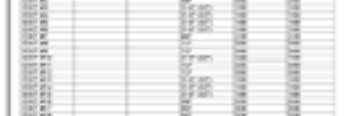
Area	Area (sq ft)	Occupancy	Capacity
101	1,200	Assembly	150
102	2,500	Office	100
103	500	Assembly	50
104	100	Restroom	10
105	300	Storage	0
106	500	Stair	0
107	100	Elevator	0
108	200	Mechanical	0
109	1,200	Assembly	150
110	2,500	Office	100
111	500	Assembly	50
112	100	Restroom	10
113	300	Storage	0
114	500	Stair	0
115	100	Elevator	0
116	200	Mechanical	0

4. PLUMBING FIXTURE REQUIREMENTS

Room No.	Room Name	Plumbing Fixtures
101	RECEPTION	100
102	OFFICE	200
103	CONFERENCE	50
104	RESTROOM	10
105	STORAGE	0
106	STAIR	0
107	ELEVATOR	0
108	MECHANICAL	0
109	RECEPTION	100
110	OFFICE	200
111	CONFERENCE	50
112	RESTROOM	10
113	STORAGE	0
114	STAIR	0
115	ELEVATOR	0
116	MECHANICAL	0

5. GENERAL ADA CODES & SOUNDING HEIGHTS

Room No.	Room Name	ADA Code	Sounding Height
101	RECEPTION	206	48"
102	OFFICE	206	48"
103	CONFERENCE	206	48"
104	RESTROOM	206	48"
105	STORAGE	206	48"
106	STAIR	206	48"
107	ELEVATOR	206	48"
108	MECHANICAL	206	48"
109	RECEPTION	206	48"
110	OFFICE	206	48"
111	CONFERENCE	206	48"
112	RESTROOM	206	48"
113	STORAGE	206	48"
114	STAIR	206	48"
115	ELEVATOR	206	48"
116	MECHANICAL	206	48"



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LIFE SAFETY PLAN

NO.	DATE	DESCRIPTION
1	11/11/2024	ISSUED FOR PERMIT



The information contained herein is for informational purposes only and does not constitute an offer or recommendation of any financial product or service. It is intended to provide a general overview of the project and is not intended to be used as a basis for any investment decision. The information is subject to change without notice and is not intended to be relied upon as a basis for any investment decision.

LIFE SAFETY PLANS

1/25/2024

L50.01M 69

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Pattern]	L-1 RATED WALL	⊕	EXTACTE TRAVELING
[Pattern]	L-2 RATED WALL	⊖	FIRE EXTINGUISHER CUPERT
[Pattern]	L-3 RATED WALL	X	EXIT MARK
[Pattern]	WADING PARTITION	⊗	ROOM OCCUPATION CLEAR
[Dashed]	WALKWAY DISTANCE OF TRAVEL	⊙	TOTAL EGRESS AT DOOR
[Dotted]	CONSTRUCTION PATH OF TRAVEL	[Pattern]	BASE BUILDING & CORE NOT IN SCOPE
[Pattern]	SEALING DISTANCE	▲	EXIT DOOR ORIENTATION
[Dashed]	EXIT SEPARATION		

3 LIFE SAFETY PLAN LEGEND

1. OCCUPANT LOAD SCHEDULE	2. OCCUPANT LOAD SCHEDULE	3. OCCUPANT LOAD SCHEDULE
4. OCCUPANT LOAD SCHEDULE	5. OCCUPANT LOAD SCHEDULE	6. OCCUPANT LOAD SCHEDULE

4 OCCUPANT LOAD SCHEDULE

7. OCCUPANT LOAD SCHEDULE	8. OCCUPANT LOAD SCHEDULE	9. OCCUPANT LOAD SCHEDULE
10. OCCUPANT LOAD SCHEDULE	11. OCCUPANT LOAD SCHEDULE	12. OCCUPANT LOAD SCHEDULE

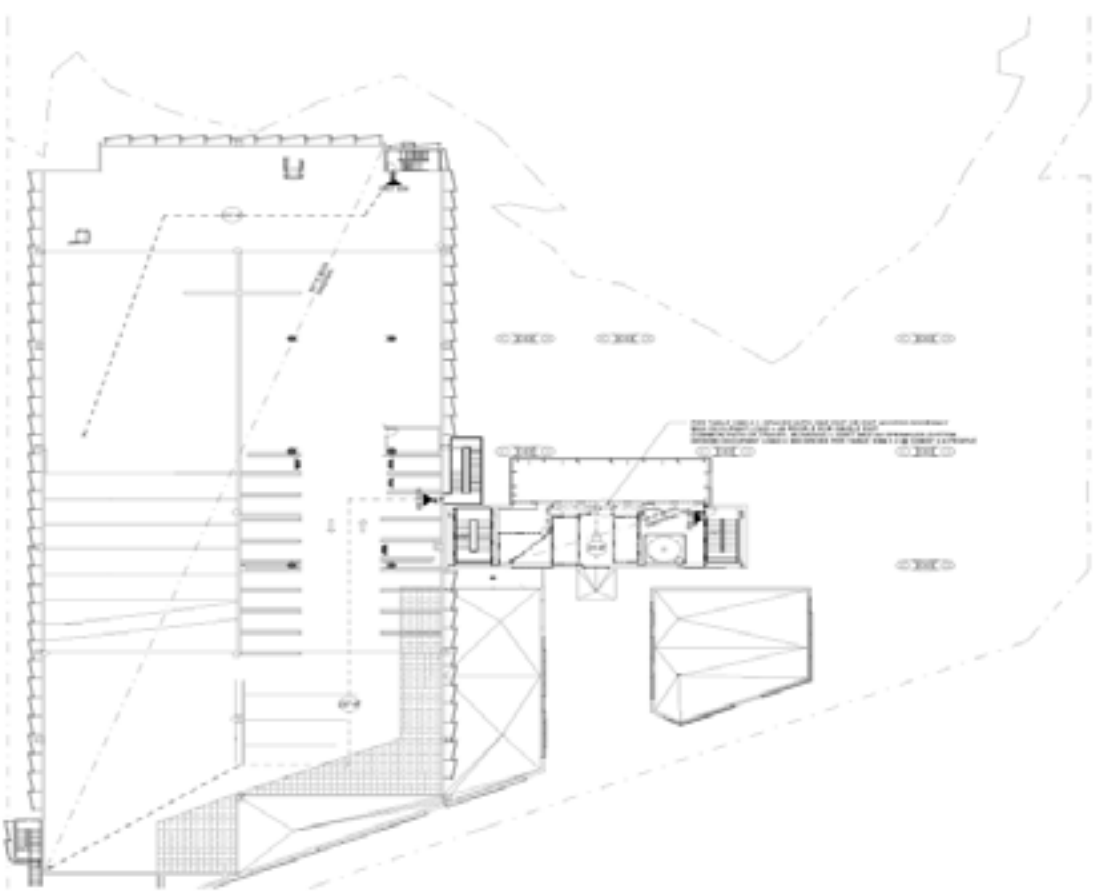
5 EXIT CAPACITY SCHEDULE

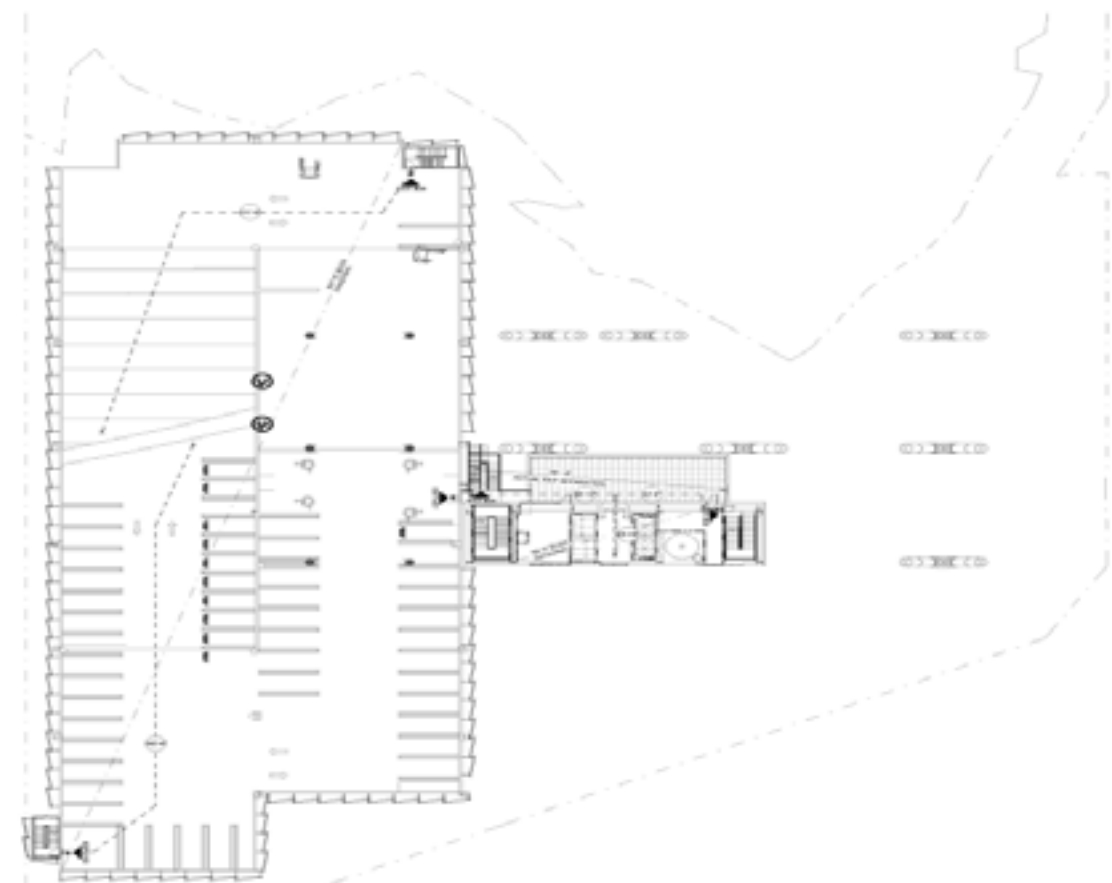
13. EXIT CAPACITY SCHEDULE	14. EXIT CAPACITY SCHEDULE	15. EXIT CAPACITY SCHEDULE
16. EXIT CAPACITY SCHEDULE	17. EXIT CAPACITY SCHEDULE	18. EXIT CAPACITY SCHEDULE

6 PLUMBING FUTURE REQUIREMENTS



7 GENERAL ADA CODES & MOUNTING HEIGHTS





SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(thick solid line)	1/2\" fire rated wall	(circle with dot)	DESTACK TRAVELING
(dashed line)	1/4\" fire rated wall	(square with X)	FIRE EXTINGUISHER CLOSET
(dotted line)	3/4\" fire rated wall	(circle with X)	EXIT WORK
(dash-dot line)	SMOKE PARTITION	(circle with X)	ROOM OCCUPANCY LABEL
(dotted line)	MINIMUM DISTANCE OF TRAVEL	(circle with X)	TOTAL EGRESS AT DOOR
(dashed line)	CONCISE PATH OF TRAVEL	(stippled area)	BASE BUILDING & CORE NOT IN SCOPE
(dotted line)	SEALING DISTANCE	(triangle)	EXIT DOOR ORIENTATION
(dashed line)	EXIT SEPARATION		

3 LIFE SAFETY PLAN LEGEND

1. EXIT ROUTES

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(thick solid line)	1/2\" fire rated wall	(circle with dot)	DESTACK TRAVELING
(dashed line)	1/4\" fire rated wall	(square with X)	FIRE EXTINGUISHER CLOSET
(dotted line)	3/4\" fire rated wall	(circle with X)	EXIT WORK
(dash-dot line)	SMOKE PARTITION	(circle with X)	ROOM OCCUPANCY LABEL
(dotted line)	MINIMUM DISTANCE OF TRAVEL	(circle with X)	TOTAL EGRESS AT DOOR
(dashed line)	CONCISE PATH OF TRAVEL	(stippled area)	BASE BUILDING & CORE NOT IN SCOPE
(dotted line)	SEALING DISTANCE	(triangle)	EXIT DOOR ORIENTATION
(dashed line)	EXIT SEPARATION		

4 OCCUPANT LOAD SCHEDULE

1. LEVEL: 02
2. OCCUPANT LOAD SCHEDULE

AREA	AREA	AREA	AREA	AREA	AREA	AREA
NO.	NO.	NO.	NO.	NO.	NO.	NO.

5 EXIT CAPACITY SCHEDULE

1. EXIT CAPACITY SCHEDULE

EXIT	EXIT	EXIT	EXIT	EXIT
NO.	NO.	NO.	NO.	NO.

6 PLUMBING FIXTURE REQUIREMENTS

1. PLUMBING FIXTURE REQUIREMENTS

ROOM	ROOM	ROOM	ROOM
NO.	NO.	NO.	NO.



7 GENERAL ADA CODES & MOUNTING HEIGHTS



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LIFE SAFETY PLANS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	1/4" RATED WALL	[Symbol]	EXTANCE TRAVELING
[Symbol]	3/4" RATED WALL	[Symbol]	FIRE EXTINGUISHER CABINET
[Symbol]	5/8" RATED WALL	[Symbol]	EXIT MARK
[Symbol]	SMOKE PARTITION	[Symbol]	SMOKE COLLECTOR CHIMNEY
[Symbol]	MINIMUM DISTANCE OF TRAVEL	[Symbol]	TOTAL EGRESS AT DOOR
[Symbol]	CONCEALMENT OF TRAVEL	[Symbol]	BASE BUILDING & CODE NOT IN SCOPE
[Symbol]	SEALING DISTANCE	[Symbol]	EXIT DOOR DIMENSION
[Symbol]	EXIT SEPARATION		

3 LIFE SAFETY PLAN LEGEND

1. EGRESS ROUTES

2. EGRESS DISTANCES

3. EGRESS CAPACITY

Room	Area	Capacity	Notes
101	101	100	
102	102	100	
103	103	100	
104	104	100	
105	105	100	
106	106	100	
107	107	100	
108	108	100	
109	109	100	
110	110	100	
111	111	100	
112	112	100	
113	113	100	
114	114	100	
115	115	100	
116	116	100	
117	117	100	
118	118	100	
119	119	100	
120	120	100	
121	121	100	
122	122	100	
123	123	100	
124	124	100	
125	125	100	
126	126	100	
127	127	100	
128	128	100	
129	129	100	
130	130	100	
131	131	100	
132	132	100	
133	133	100	
134	134	100	
135	135	100	
136	136	100	
137	137	100	
138	138	100	
139	139	100	
140	140	100	
141	141	100	
142	142	100	
143	143	100	
144	144	100	
145	145	100	
146	146	100	
147	147	100	
148	148	100	
149	149	100	
150	150	100	

4 OCCUPANT LOAD SCHEDULE

1. LEVEL

2. USE

Room	Area	Capacity	Notes
101	101	100	
102	102	100	
103	103	100	
104	104	100	
105	105	100	
106	106	100	
107	107	100	
108	108	100	
109	109	100	
110	110	100	
111	111	100	
112	112	100	
113	113	100	
114	114	100	
115	115	100	
116	116	100	
117	117	100	
118	118	100	
119	119	100	
120	120	100	
121	121	100	
122	122	100	
123	123	100	
124	124	100	
125	125	100	
126	126	100	
127	127	100	
128	128	100	
129	129	100	
130	130	100	
131	131	100	
132	132	100	
133	133	100	
134	134	100	
135	135	100	
136	136	100	
137	137	100	
138	138	100	
139	139	100	
140	140	100	
141	141	100	
142	142	100	
143	143	100	
144	144	100	
145	145	100	
146	146	100	
147	147	100	
148	148	100	
149	149	100	
150	150	100	

5 EXIT CAPACITY SCHEDULE

1. LEVEL

2. USE

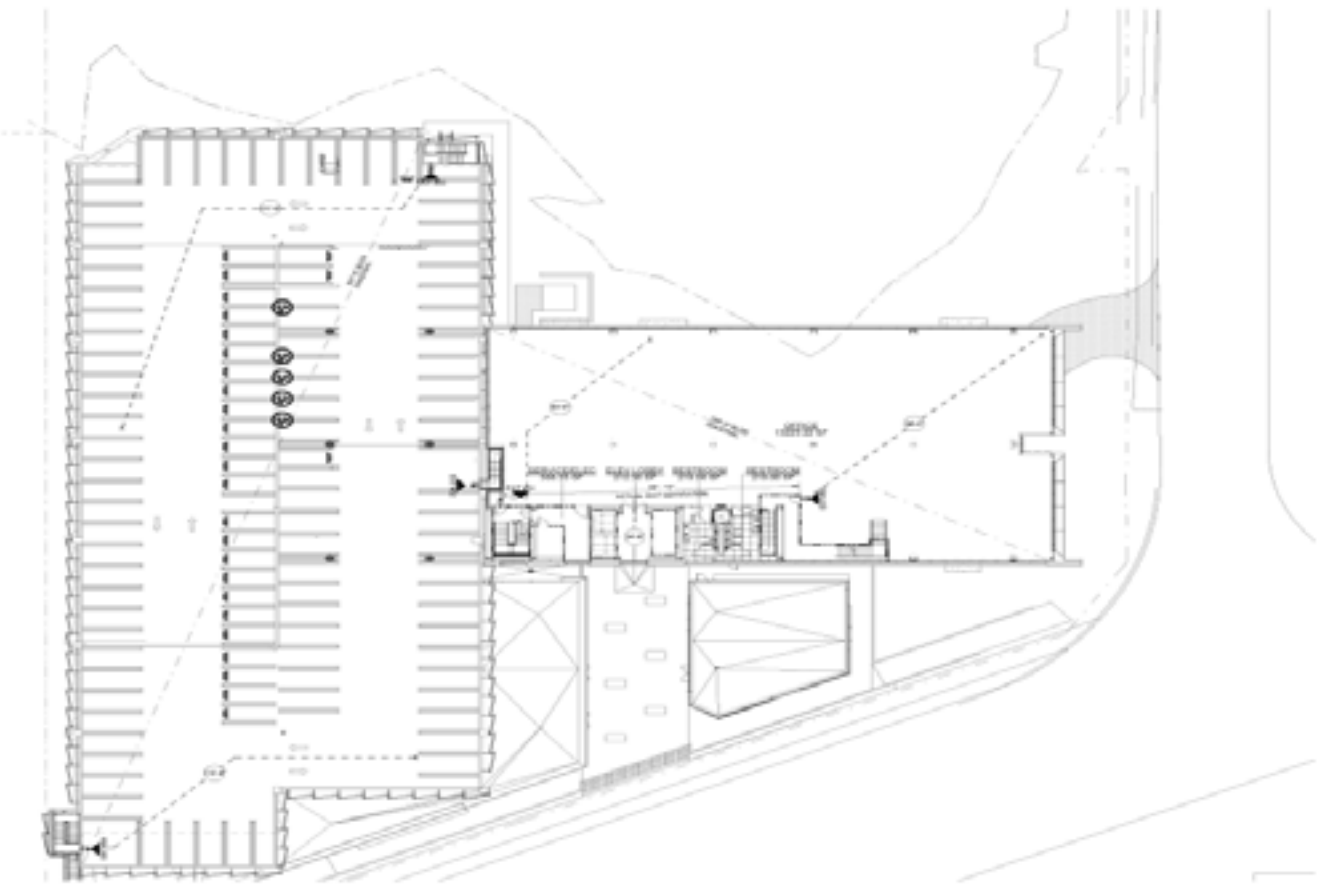
3. EXIT

4. CAPACITY

5. NOTES

6. PLUMBING FUTURE REQUIREMENTS

6 GENERAL ADA CODES & MOUNTING HEIGHTS





10 ROOF LIFE SAFETY PLAN

1/16" = 1'-0"



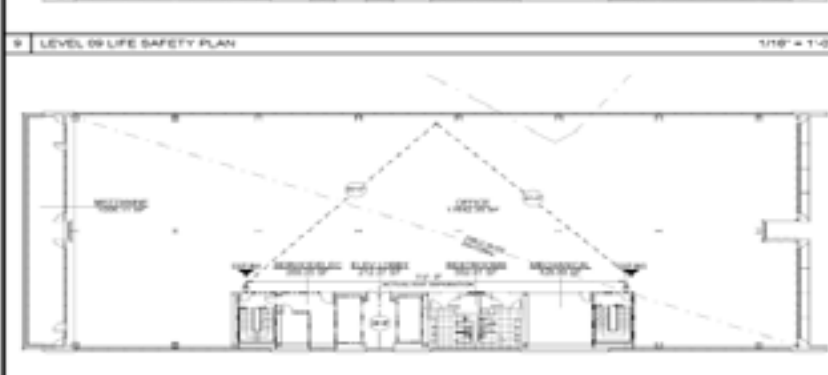
9 LEVEL 09 LIFE SAFETY PLAN

1/16" = 1'-0"



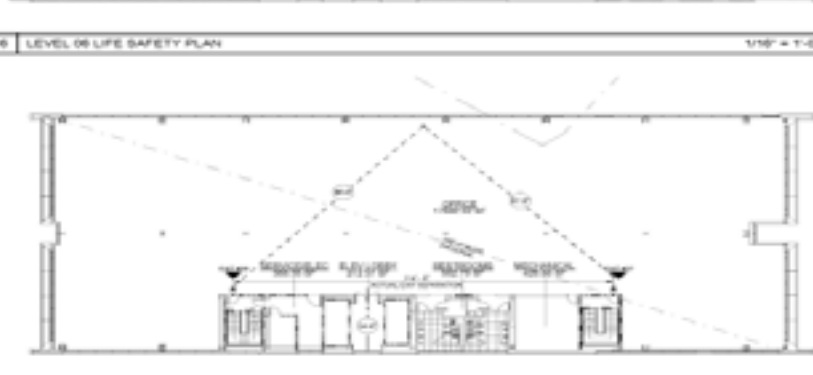
8 LEVEL 08 LIFE SAFETY PLAN

1/16" = 1'-0"



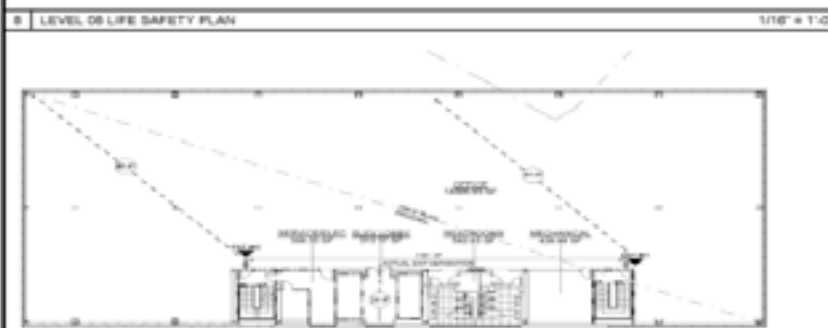
8 LEVEL 07 LIFE SAFETY PLAN

1/16" = 1'-0"



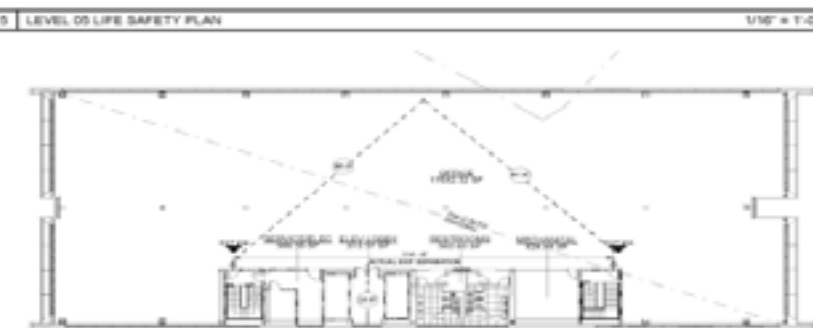
6 LEVEL 06 LIFE SAFETY PLAN

1/16" = 1'-0"



7 LEVEL 05 LIFE SAFETY PLAN

1/16" = 1'-0"



4 LEVEL 04 LIFE SAFETY PLAN

1/16" = 1'-0"

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	1-1/2" RATED WALL	[Symbol]	STAIRCASE TRAVELING
[Symbol]	2-1/2" RATED WALL	[Symbol]	FINISHED UNDER-SLAB UNIT
[Symbol]	3-1/2" RATED WALL	[Symbol]	EXIT WORK
[Symbol]	SMOKE PARTITION	[Symbol]	SMOKE-EXHAUSTION COLLECT
[Symbol]	MINIMUM DISTANCE OF TRAVEL	[Symbol]	TOTAL EXITS AT DOOR
[Symbol]	CONSTRUCTION OF TRAVEL	[Symbol]	BASE BUILDING & CORE NOT IN SCOPE
[Symbol]	LEADING DISTANCE	[Symbol]	EXIT DOOR ORIENTATION
[Symbol]	EXIT SEPARATION		

9 LIFE SAFETY PLAN LEGEND

1. OCCUPANT LOAD SCHEDULE

AREA	USE	AREA (SQ FT)	LOAD (PER SQ FT)	TOTAL LOAD (PEOPLE)
...

2. EXIT CAPACITY SCHEDULE

EXIT	AREA (SQ FT)	EXIT WIDTH (FT)	EXIT LENGTH (FT)	EXIT AREA (SQ FT)	EXIT CAPACITY (PEOPLE)
...

3. OCCUPANT LOAD SCHEDULE

AREA	USE	AREA (SQ FT)	LOAD (PER SQ FT)	TOTAL LOAD (PEOPLE)
...



1 GENERAL ADA ACCESS & MOUNTING HEIGHTS





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DATE: 10/14/2019

PROJECT: MORRISON YARD

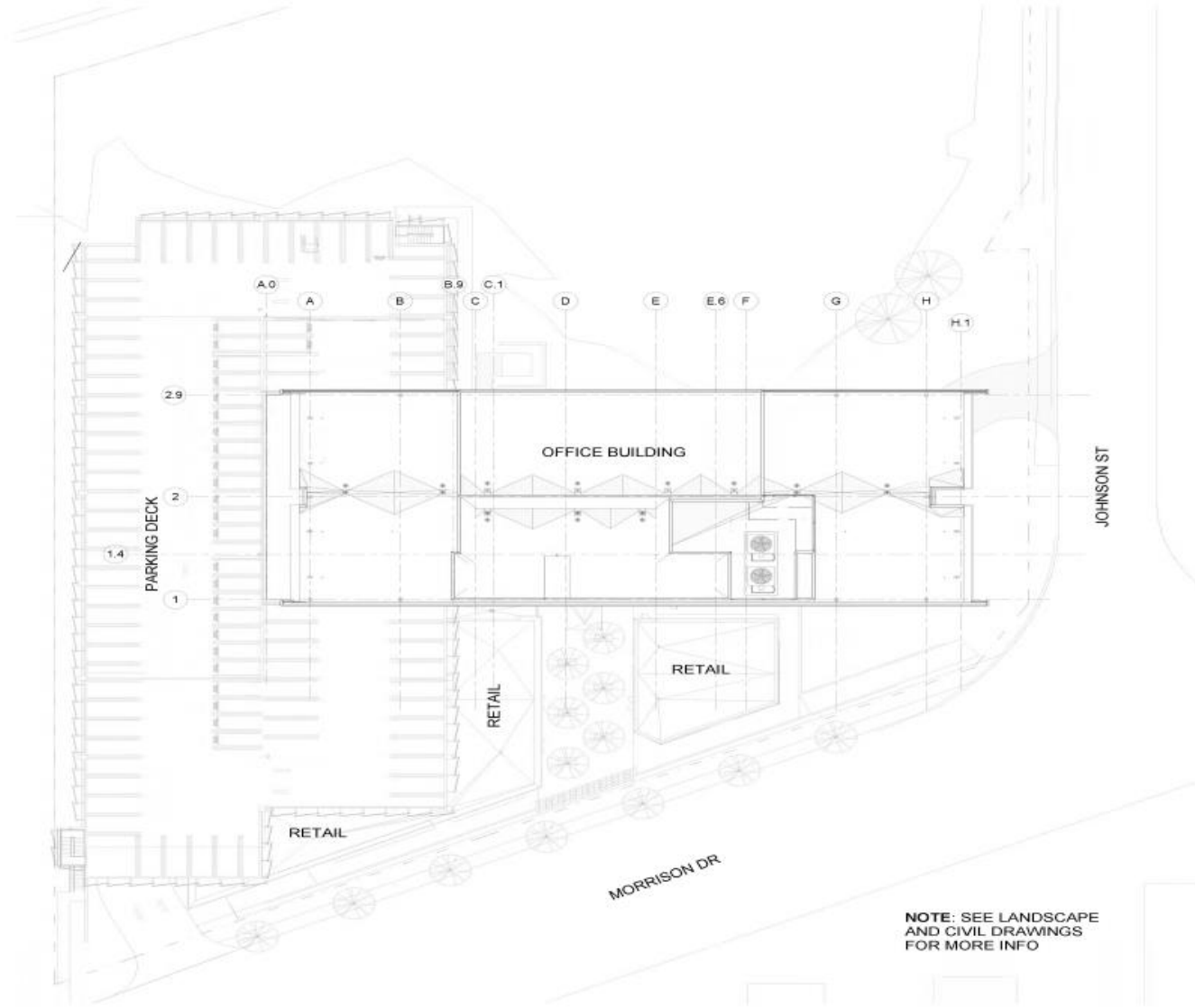
SCALE: 1/16" = 1'-0"

NO. 14486.00

DATE: 10/14/2019

SCALE: A1.00

NO. 73



NOTE: SEE LANDSCAPE
 AND CIVIL DRAWINGS
 FOR MORE INFO

MORRISON
YARD

ORIGIN
DEVELOPMENT
PARTNERS



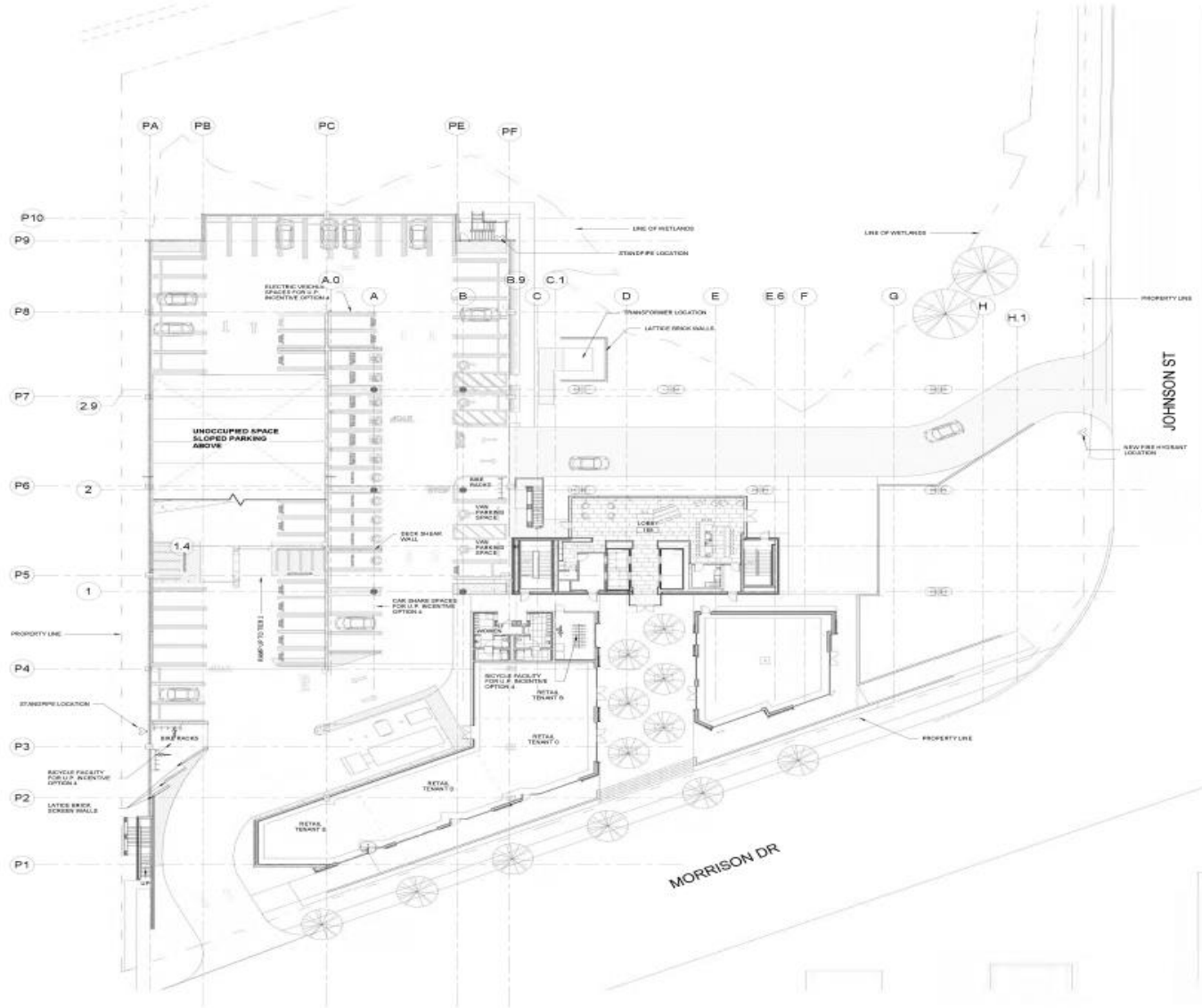
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NO.	DATE	DESCRIPTION

PROJECT: MORRISON YARD

LEVEL 01 AND DECK TIER 1 OVERALL PLAN

DATE: 1/14/2019 TO: 10/14/2019
SCALE: 1/16" = 1'-0" SHEET: A1.01 OF 74



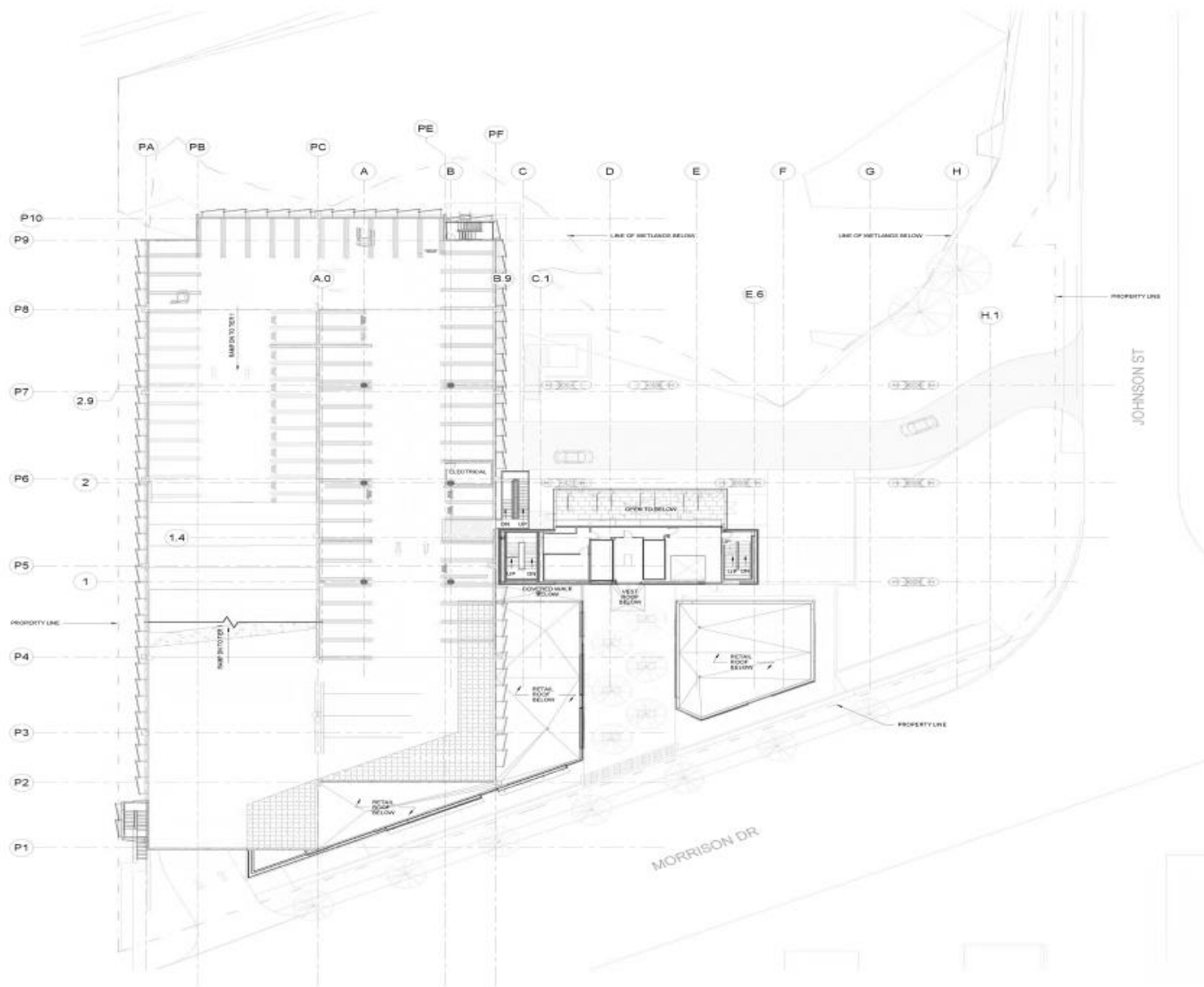


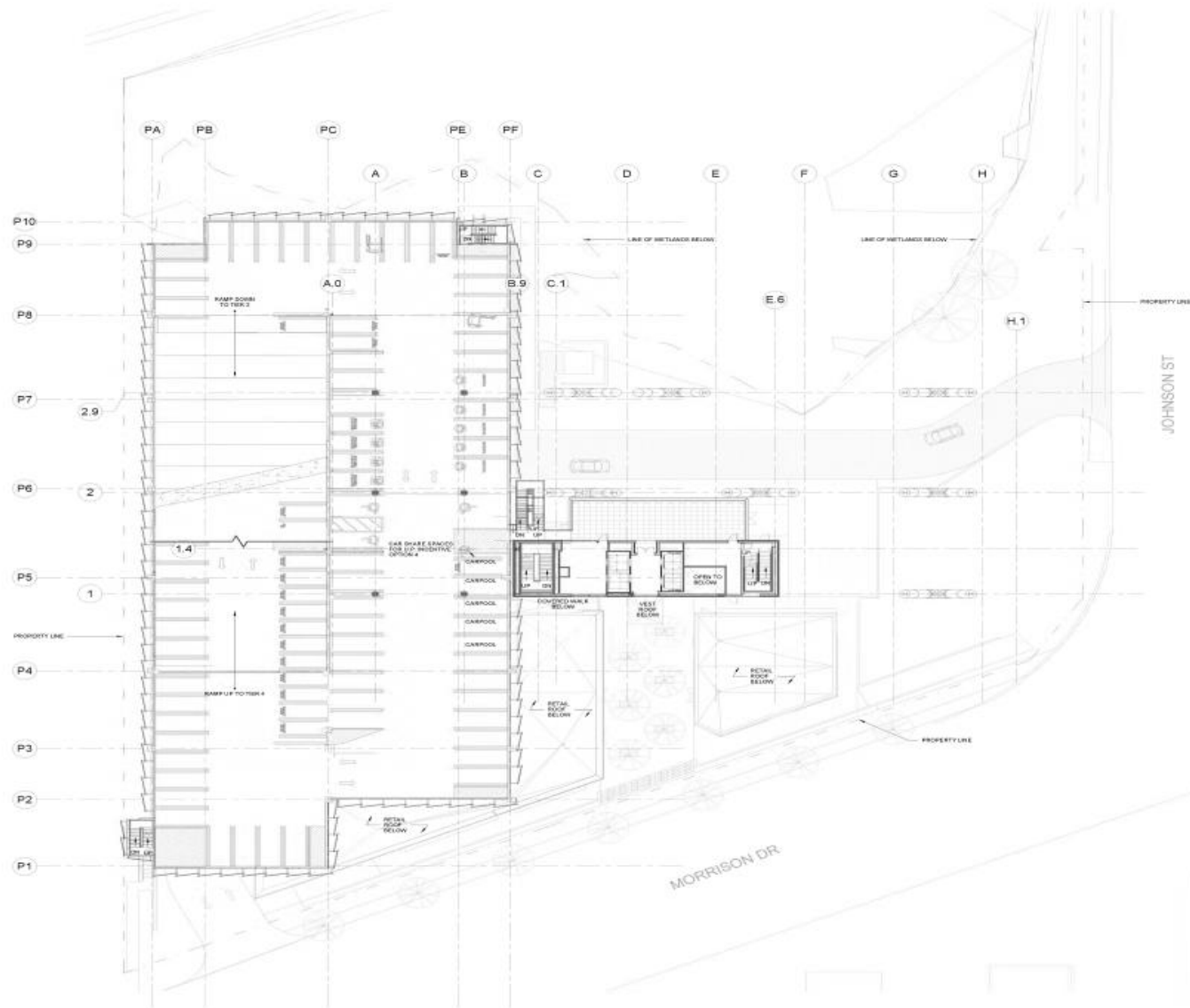
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DATE: 10/14/2019
BY: [Signature]
CHECKED: [Signature]

PROJECT: MORRISON YARD
SHEET: 75

DATE: 10/14/2019
BY: [Signature]
CHECKED: [Signature]
PROJECT: MORRISON YARD
SHEET: 75





MORRISON YARD
 ORIGIN DEVELOPMENT PARTNERS



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DATE: 10/14/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT: MORRISON YARD
 SHEET: 76

LEVEL 02 AND DECK TIER 3 OVERALL PLAN

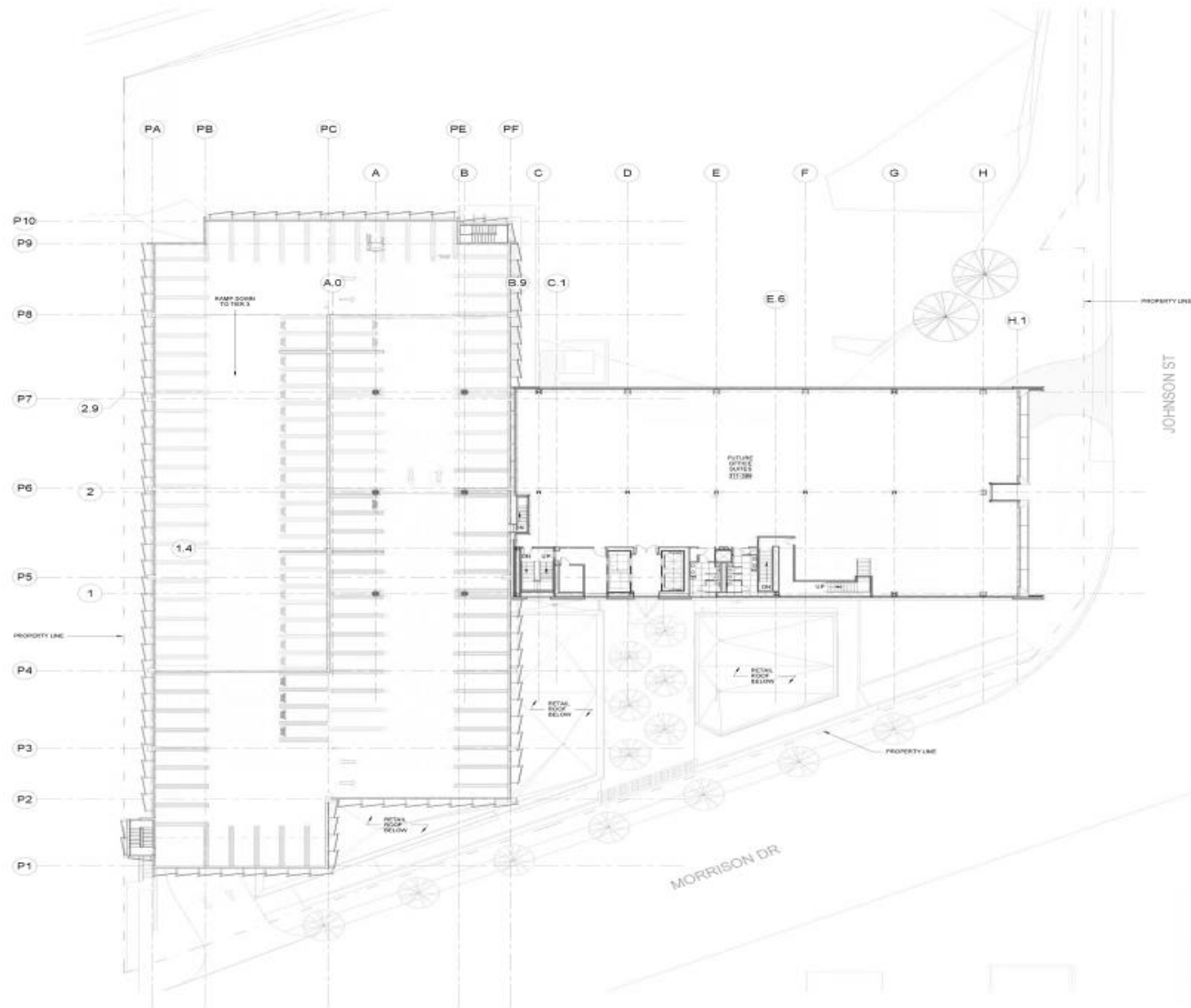
DATE: 10/14/2019

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

NO. 14486-03

A1.02 76

10/14/2019 10:46 AM



MORRISON YARD

ORIGIN DEVELOPMENT PARTNERS



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DATE: 10/14/2019
 TIME: 10:04 AM

PROJECT: MORRISON YARD
 SHEET: 77

LEVEL 03 AND DECK TIER 4 OVERALL PLAN

DATE: 10/14/2019
 TIME: 10:04 AM

A1.03 77

MORRISON YARD

ORIGIN DEVELOPMENT PARTNERS



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DATE: 10/14/2019

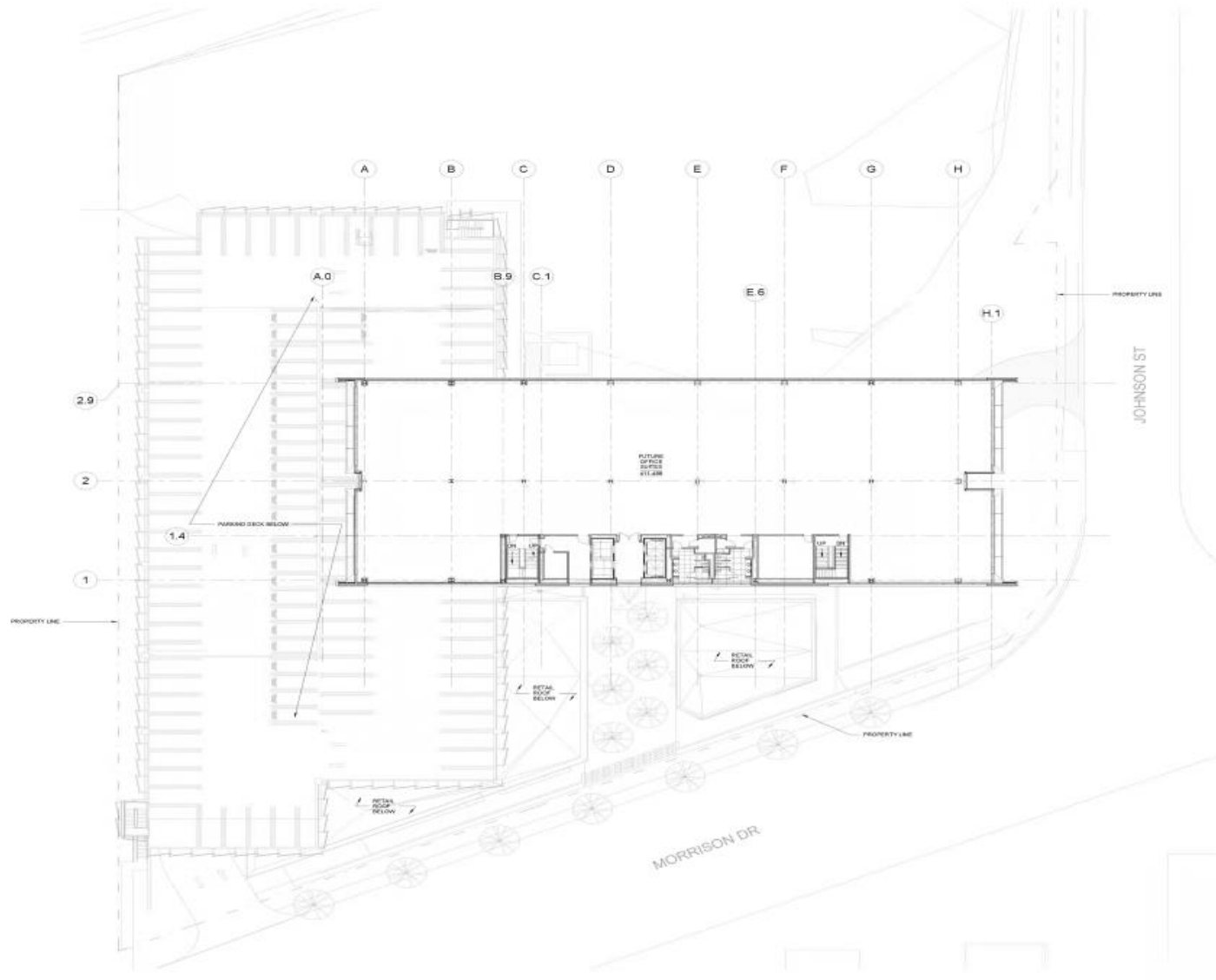
LEVEL 04 OVERALL PLAN

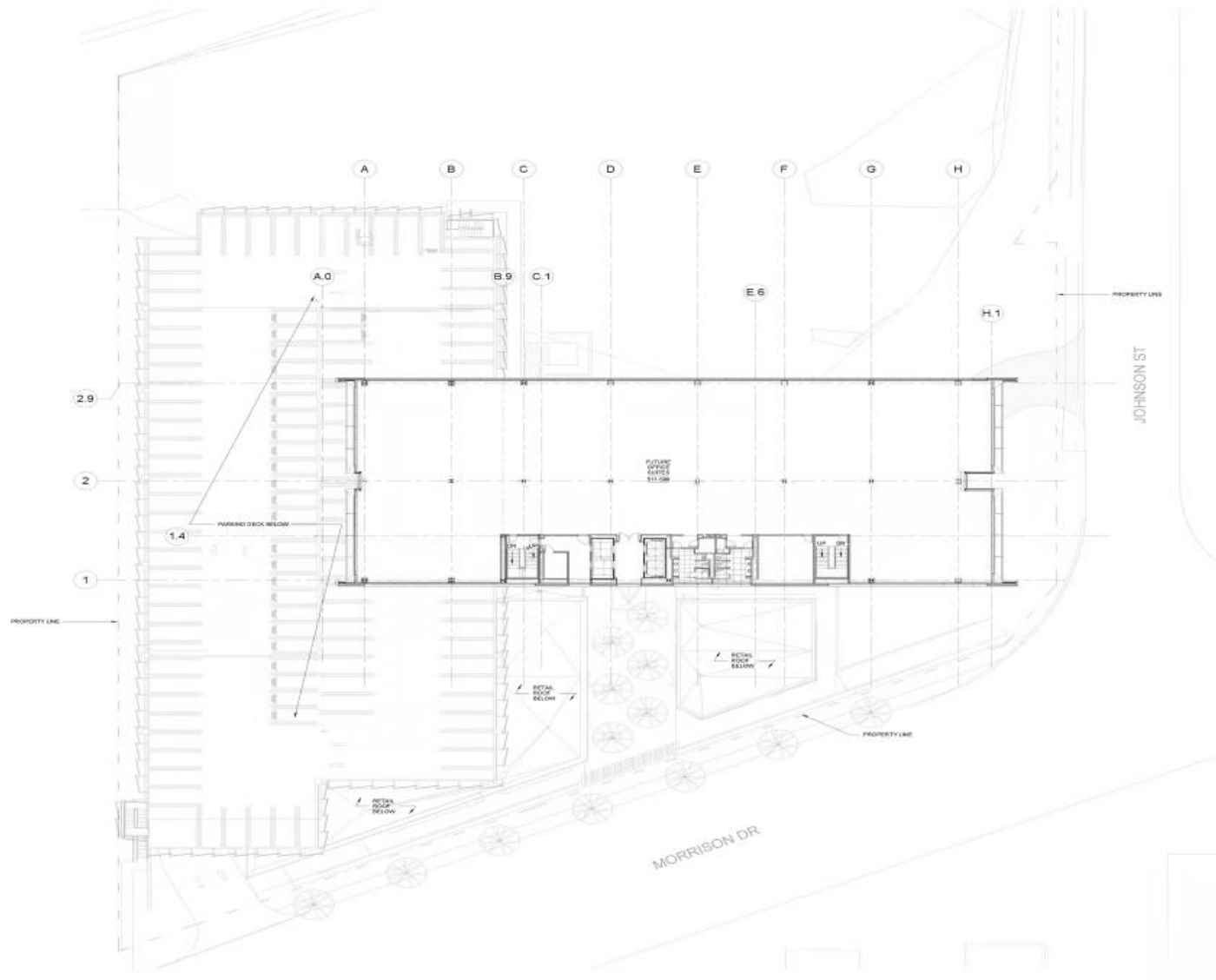
PROJECT NO: 14486.03 DATE: 10/14/2019

DESIGNER: [Name] DRAWN BY: [Name]

CHECKED BY: [Name] SCALE: 1/8" = 1'-0"

NO. 78





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NO.	DATE	DESCRIPTION

LEVEL 05 OVERALL PLAN

PROJECT NO. 14486.03 DATE 10.14.2019

SCALE 1/16" = 1'-0" A1.05 79

**MORRISON
 YARD**

ORIGIN
 DEVELOPMENT
 PARTNERS



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 Architectural Design, Inc. 2020

DATE: 10/14/2019

PROJECT: MORRISON YARD

LEVEL 06 OVERALL PLAN

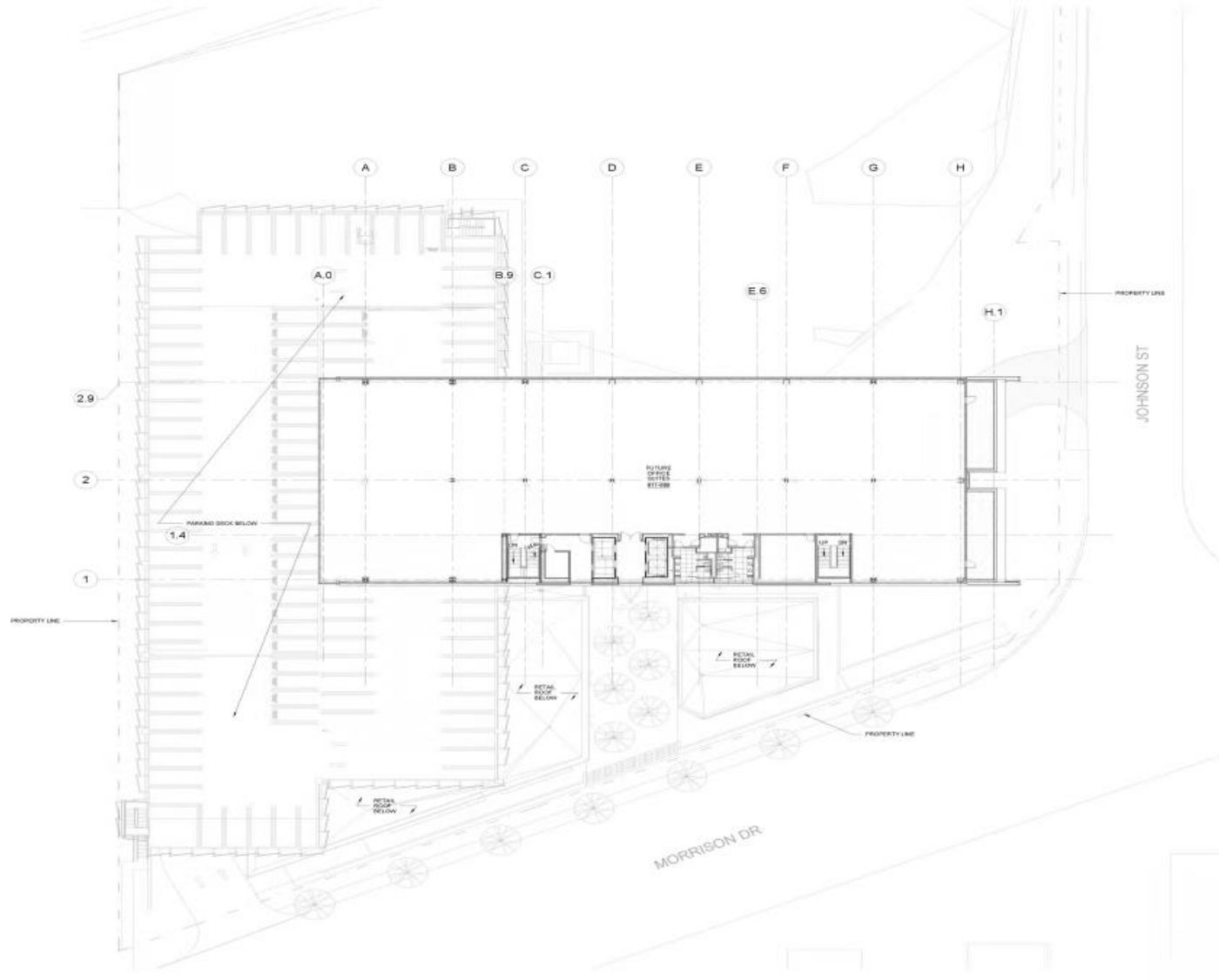
NO. 14486.03 DATE: 10/14/2019

PROJECT: MORRISON YARD

NO. 14486.03 DATE: 10/14/2019

PROJECT: MORRISON YARD

NO. 14486.03 DATE: 10/14/2019



MORRISON YARD

ORIGIN DEVELOPMENT PARTNERS



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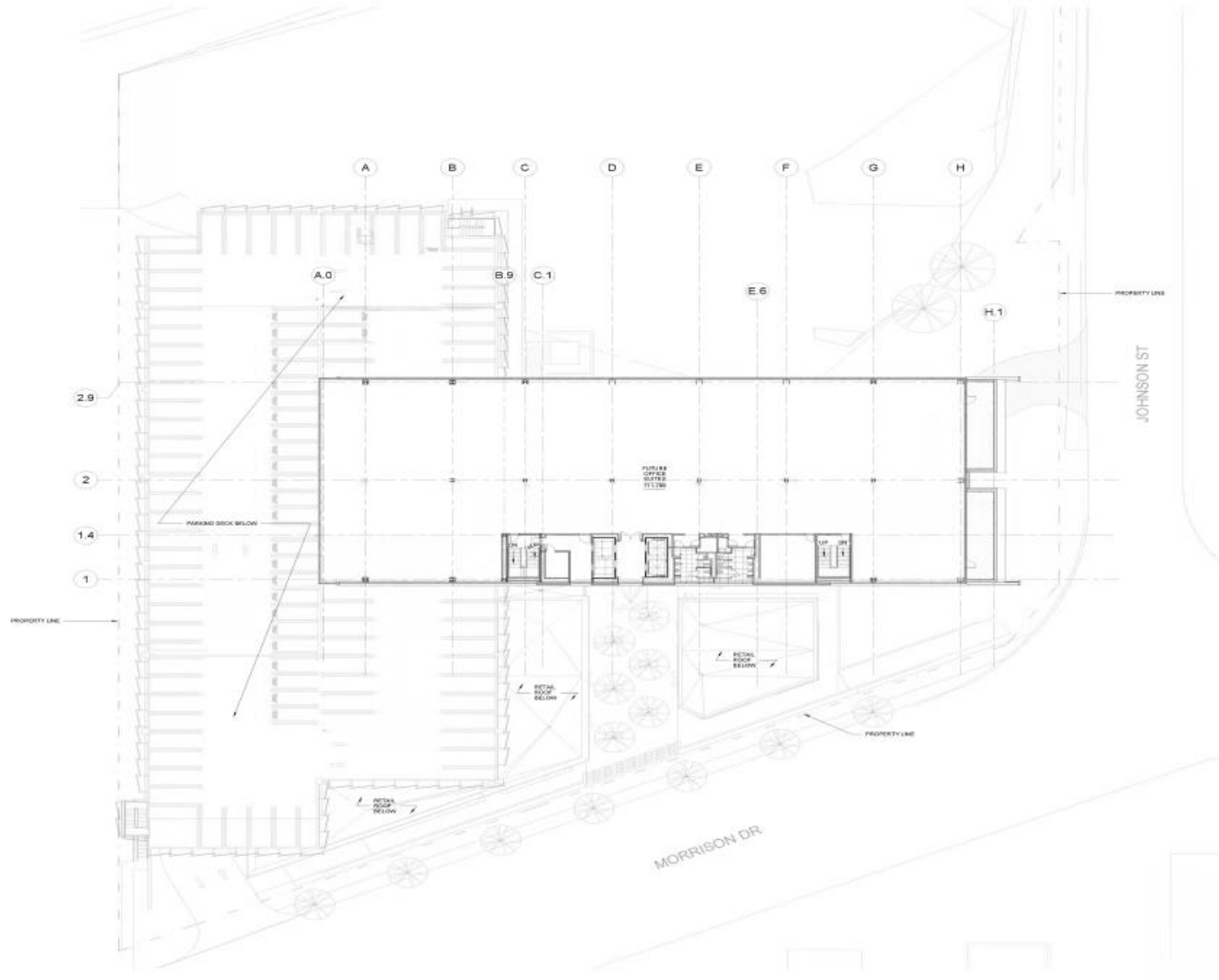
DATE: 10/14/2019

LEVEL 07 OVERALL PLAN

PROJECT NO: 14486.03 DATE: 10/14/2019

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

NO. 81



MORRISON YARD

ORIGIN DEVELOPMENT PARTNERS



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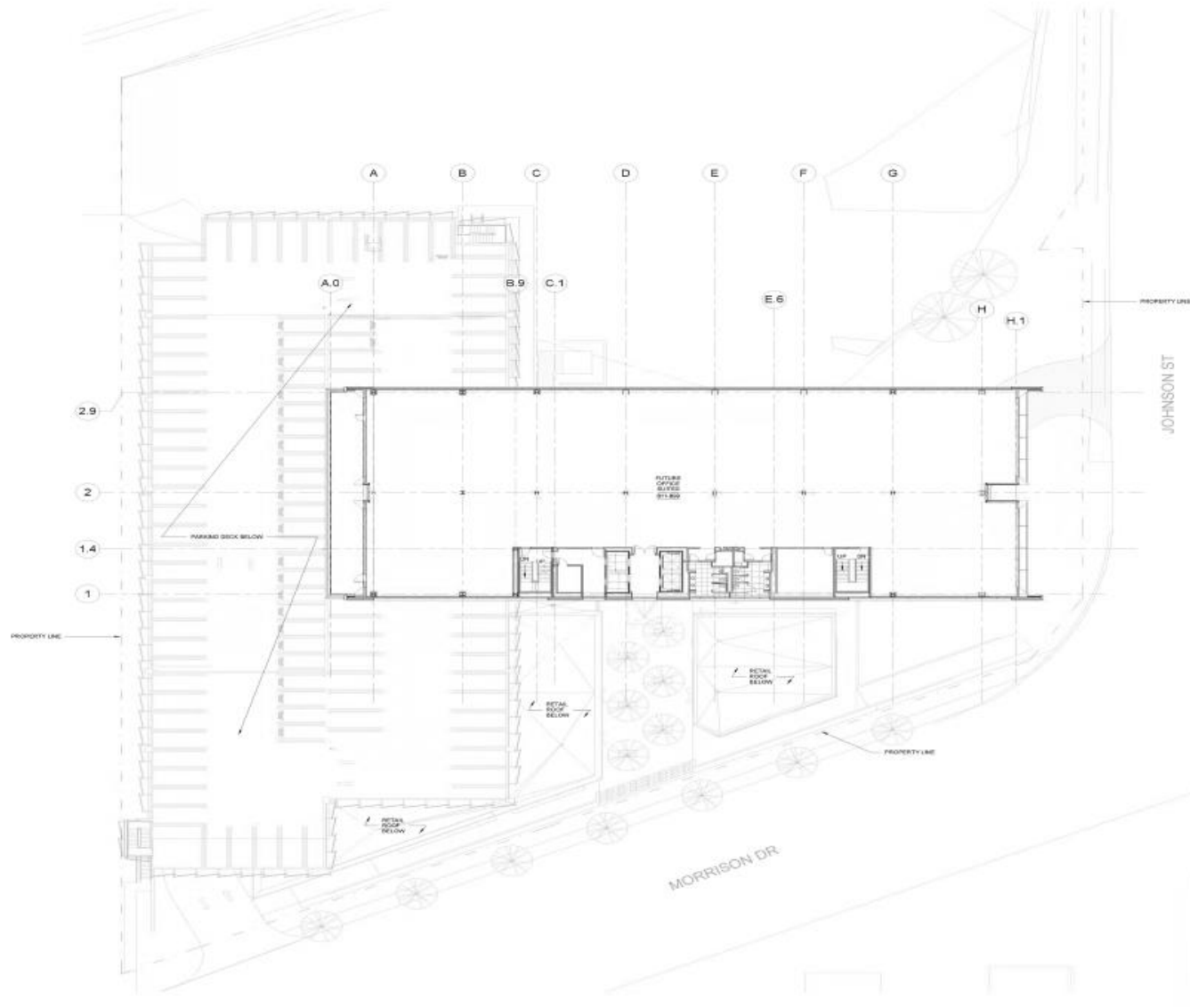
DATE: 10/14/2019

LEVEL 08 OVERALL PLAN

PROJECT NO: 14486.03 DATE: 10/14/2019

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

A1.08 **82**



MORRISON YARD

ORIGIN DEVELOPMENT PARTNERS



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DATE: 10/14/2019

PROJECT: MORRISON YARD

LEVEL 09 OVERALL PLAN

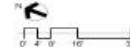
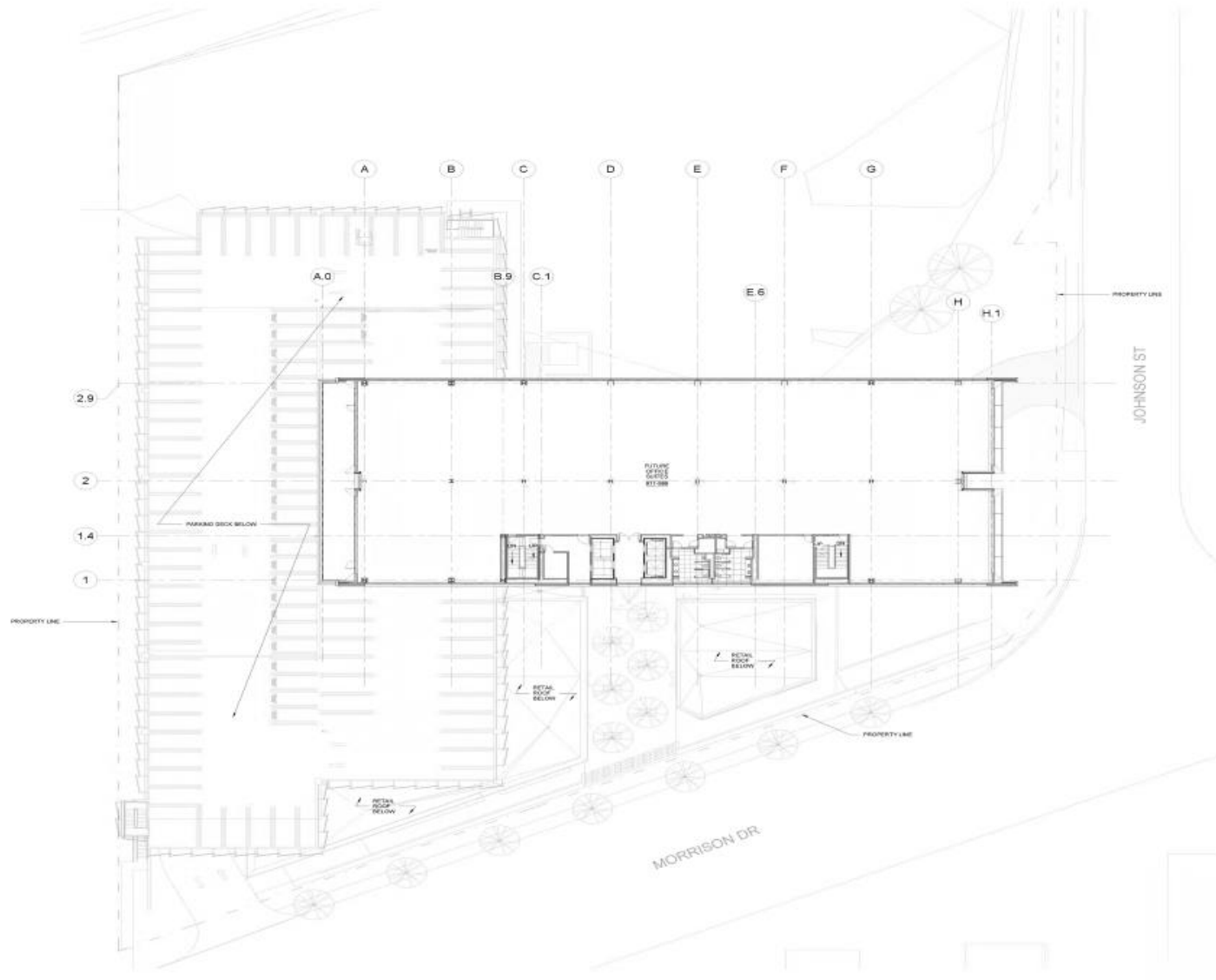
NO. 14486.03 DATE: 10/14/2019

PROJECT: MORRISON YARD

NO. 14486.03 DATE: 10/14/2019

PROJECT: MORRISON YARD

NO. 14486.03 DATE: 10/14/2019



**MORRISON
 YARD**

ORIGIN
 DEVELOPMENT
 PARTNERS



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 Architectural Design, Inc. 2020

DATE: 10/14/2019

PROJECT: MORRISON YARD

DESCRIPTION: PENTHOUSE OVERALL PLAN

DATE: 1/14/2019

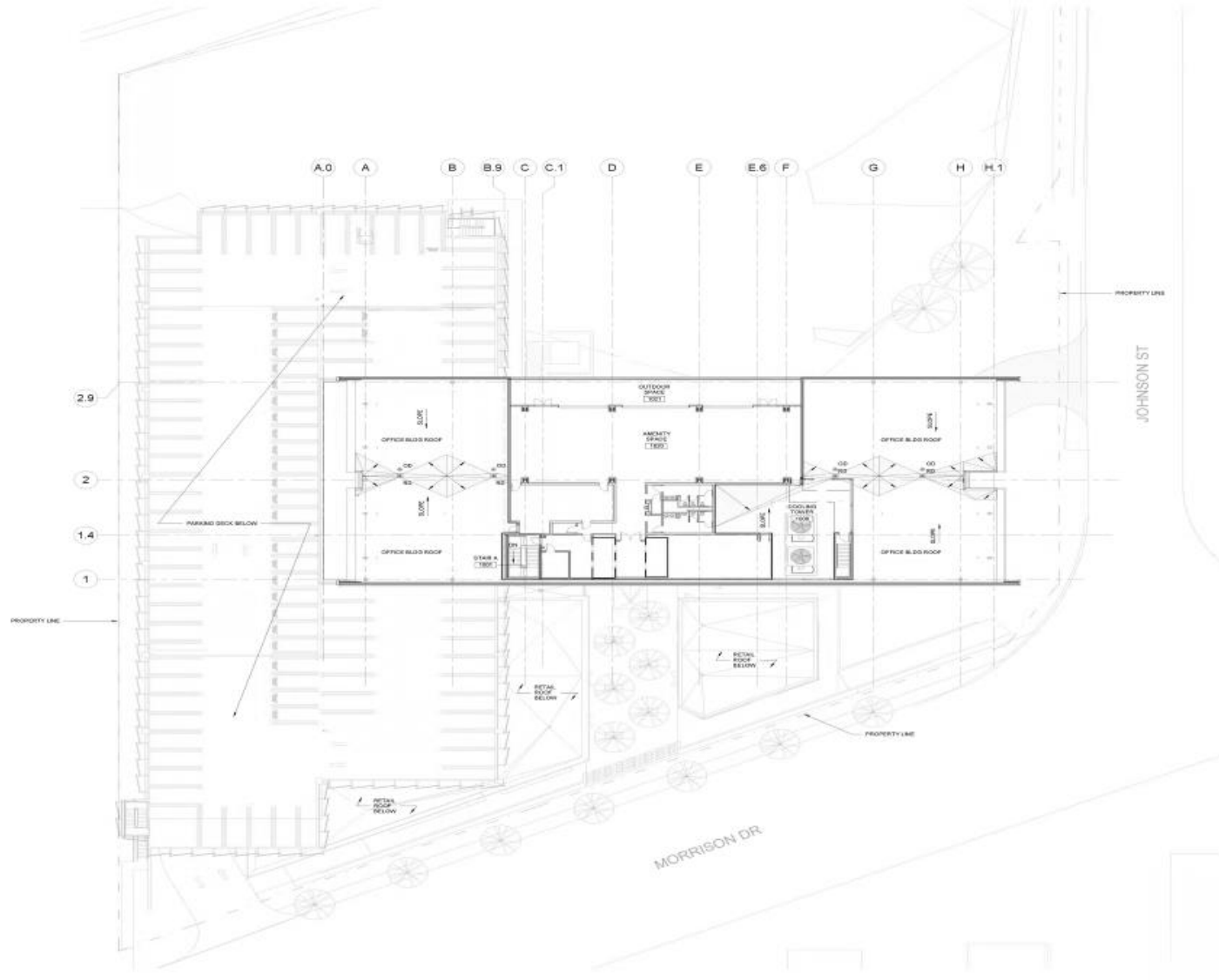
PROJECT: MORRISON YARD

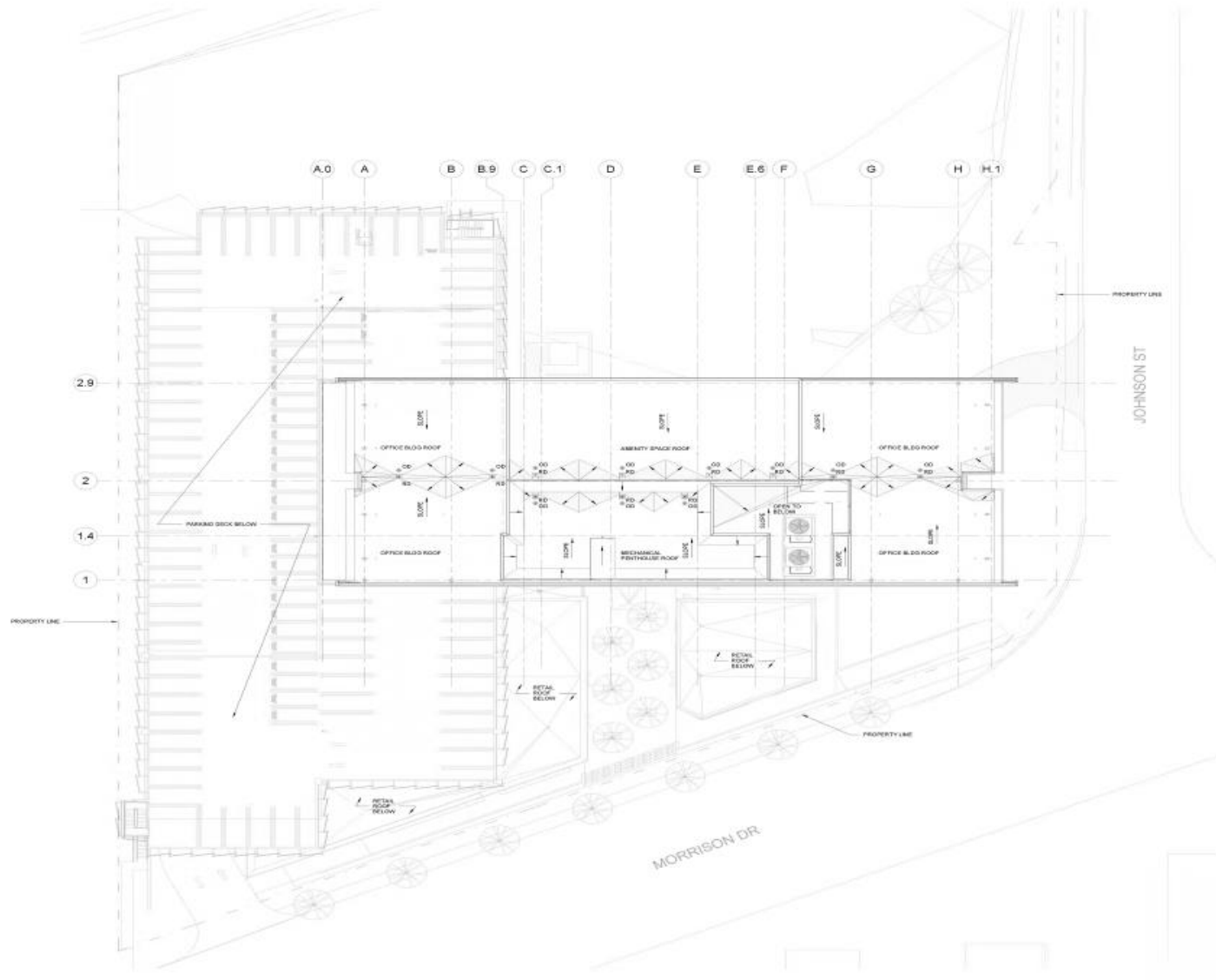
DESCRIPTION: PENTHOUSE OVERALL PLAN

DATE: 1/14/2019

PROJECT: MORRISON YARD

DESCRIPTION: PENTHOUSE OVERALL PLAN





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DATE: 10/14/2019
 TIME: 10:00 AM

PROJECT: MORRISON YARD

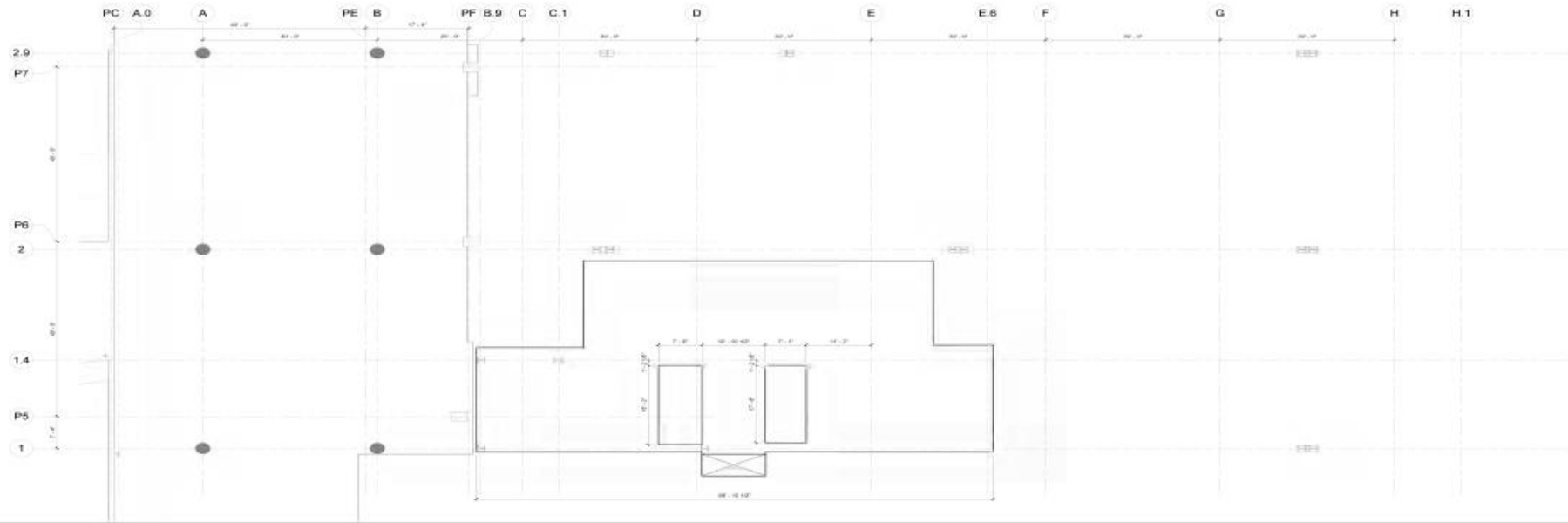
DATE: 10/14/2019

PROJECT: MORRISON YARD

DATE: 10/14/2019

PROJECT: MORRISON YARD

DATE: 10/14/2019

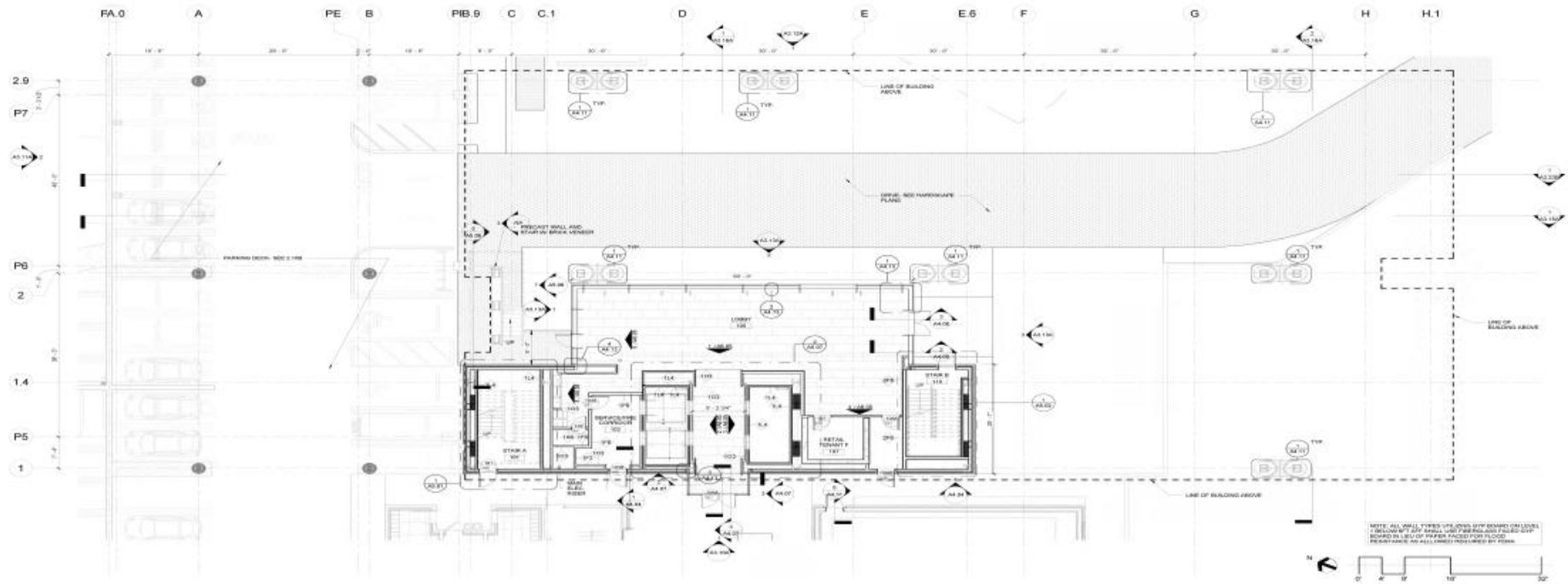


2 LEVEL 01 - OFFICE BLDG - EOS

1/8" = 1'-0"

MORRISON
YARD

ORIGIN
DEVELOPMENT
PARTNERS



1 LEVEL 01 - OFFICE BUILDING

1/8" = 1'-0"



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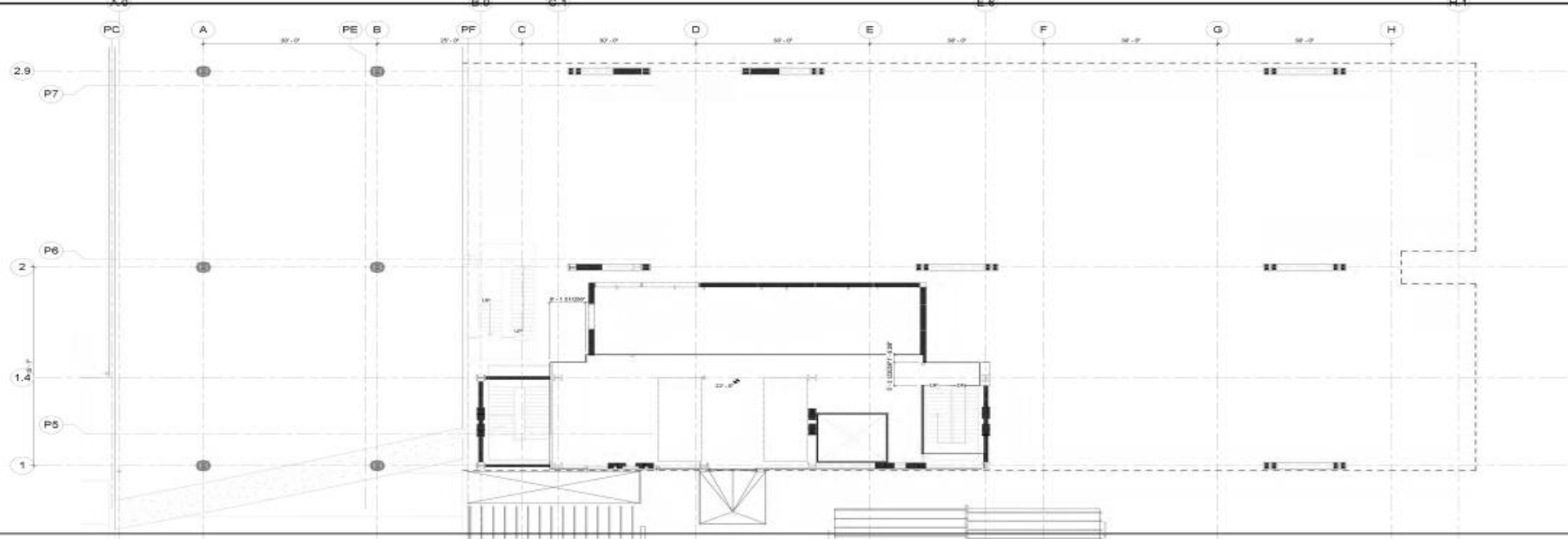
A. 10-10-10 MORRISON YARD
DATE: 10/14/2010

PROJECT
NO: 11486-03 DATE: 10/14/2010

LEVEL 01 - OFFICE BLDG -
PLAN

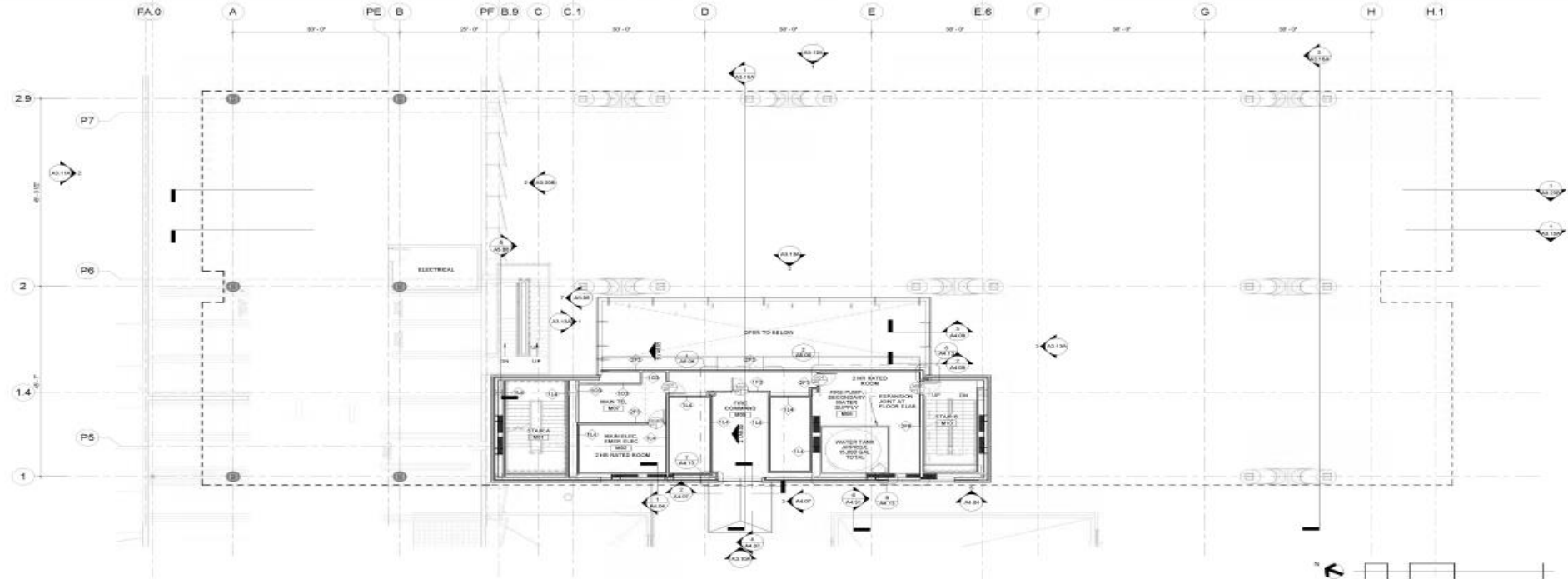
A2.10A 86

10/11/2010 11:23:26 AM



2 | LEVEL MEZZ - OFFICE BLDG - EOS

1/8" = 1'-0"



1 | LEVEL MEZZANINE - OFFICE BUILDING

1/8" = 1'-0"

MORRISON YARD

ORIGIN DEVELOPMENT PARTNERS

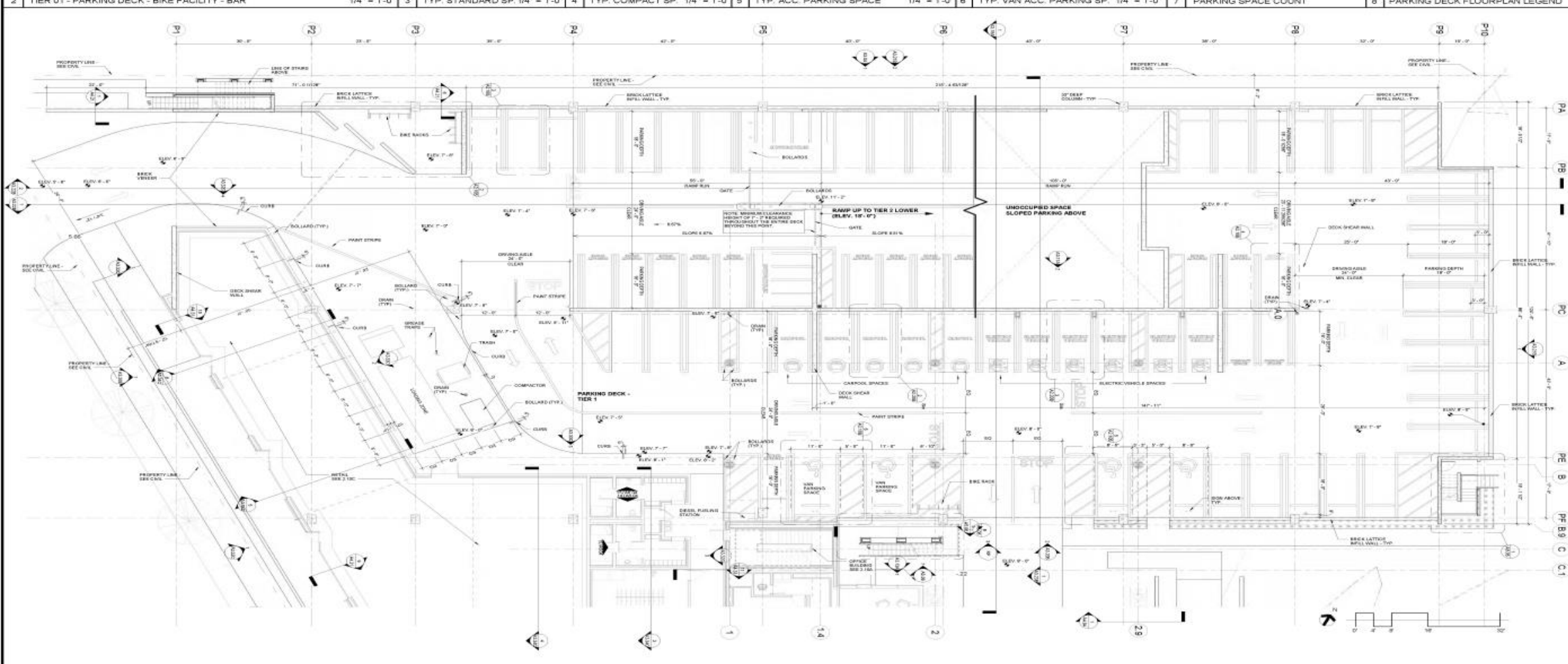
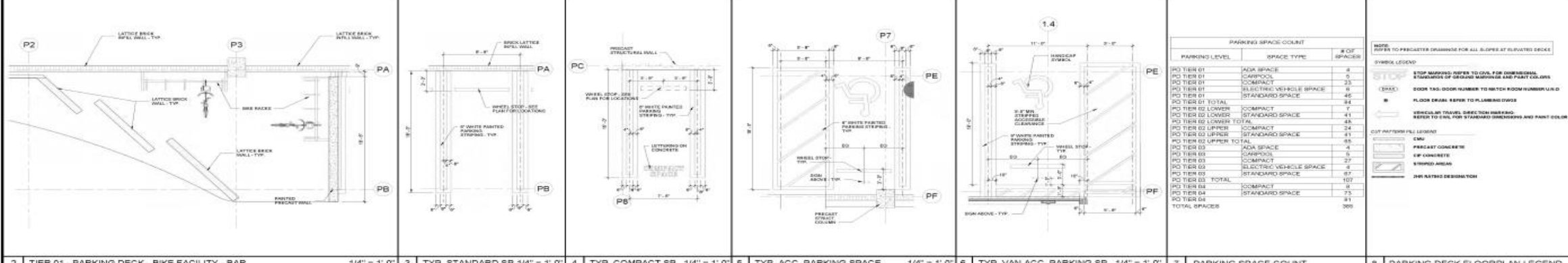


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REVISIONS	

LEVEL 01 MECHANICAL MEZZANINE - PLAN

PROJECT NO.	DATE
11486.03	10.14.2019
DRAWN	CHECKED



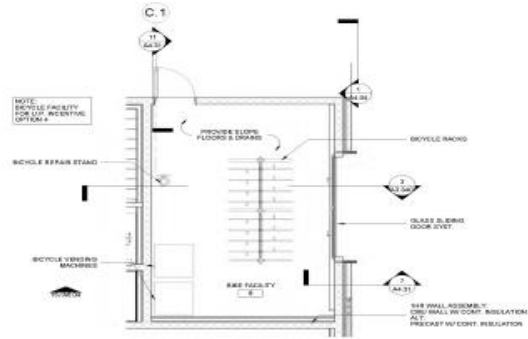
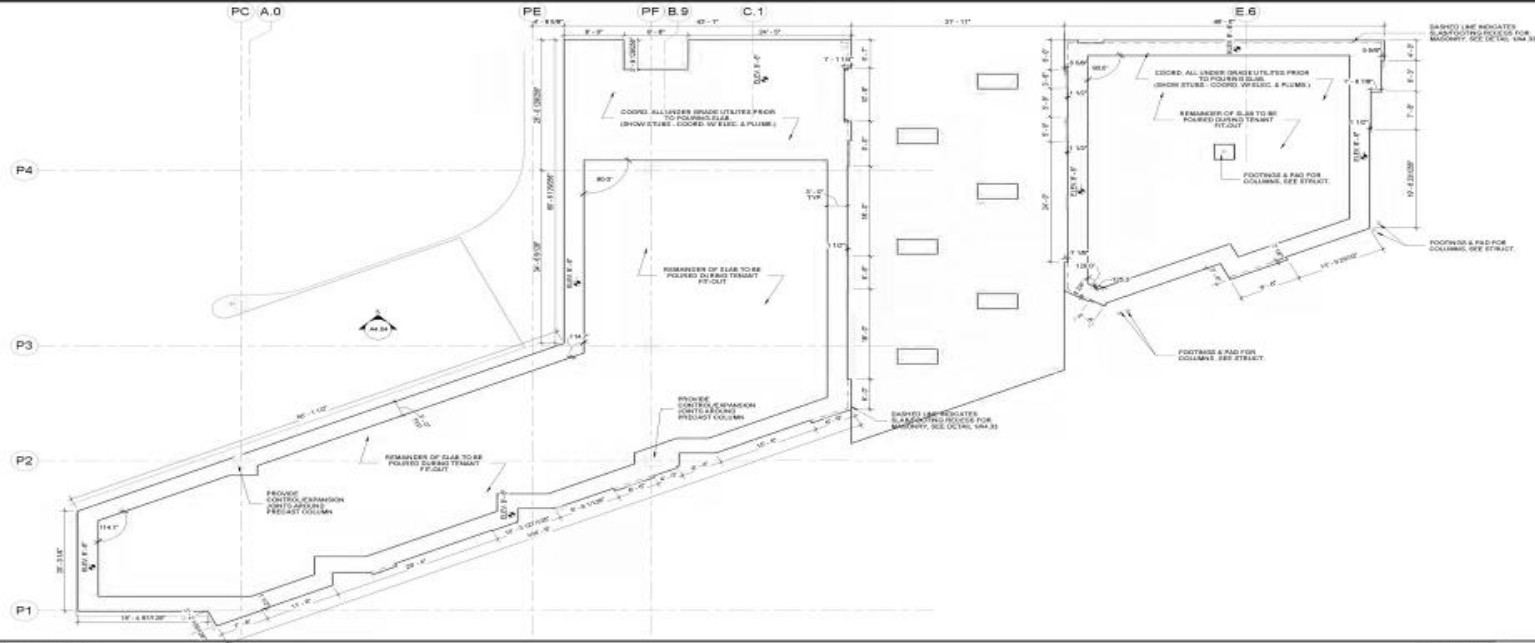
1 TIER 01 - PARKING DECK - PLAN 1/8" = 1'-0"



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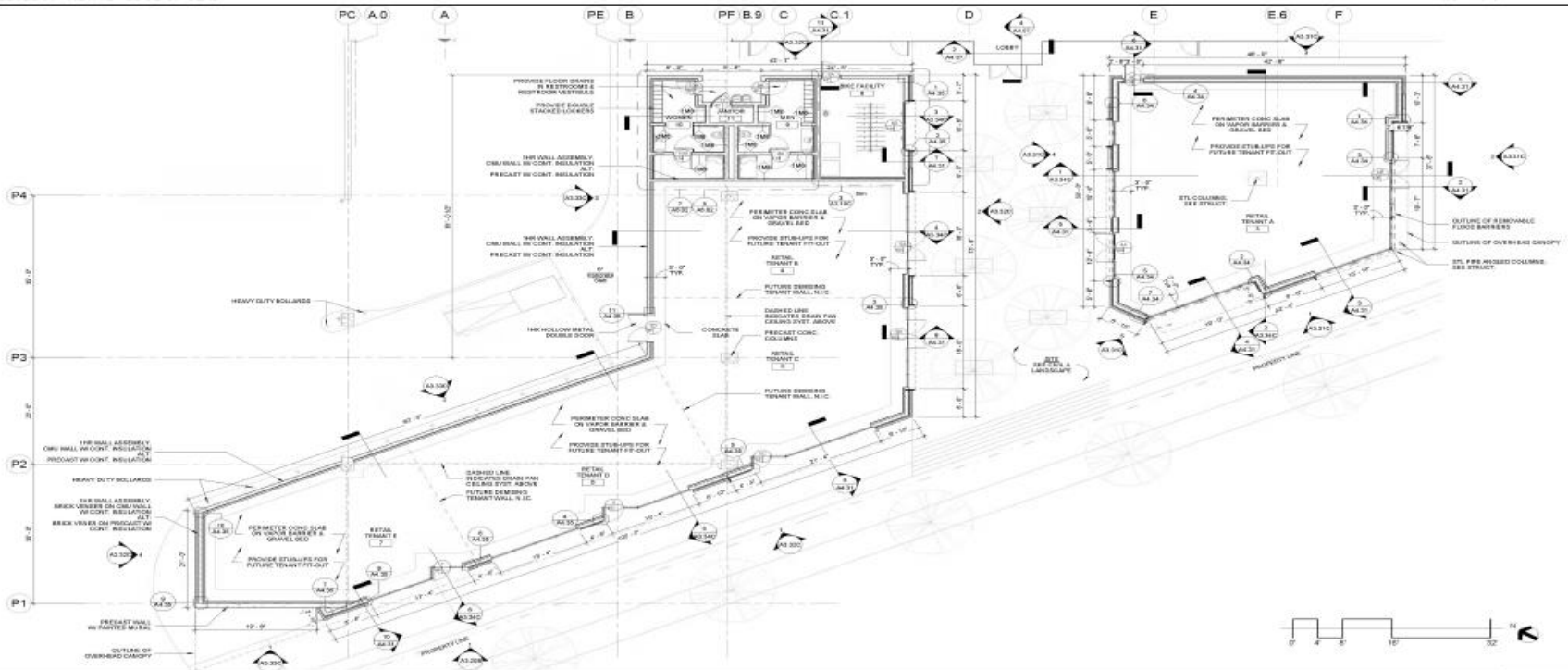
NO.	REVISION	DATE

TIER 01 - PARKING DECK - PLAN

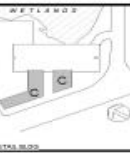


3 TIER D1 - RETAIL SPACE - BIKE FACILITY - BAR 1/4" = 1'-0"

2 LEVEL 01 - RETAIL - EDGE OF SLAB 1/8" = 1'-0"



1 LEVEL 01 - RETAIL - PLAN 1/8" = 1'-0"



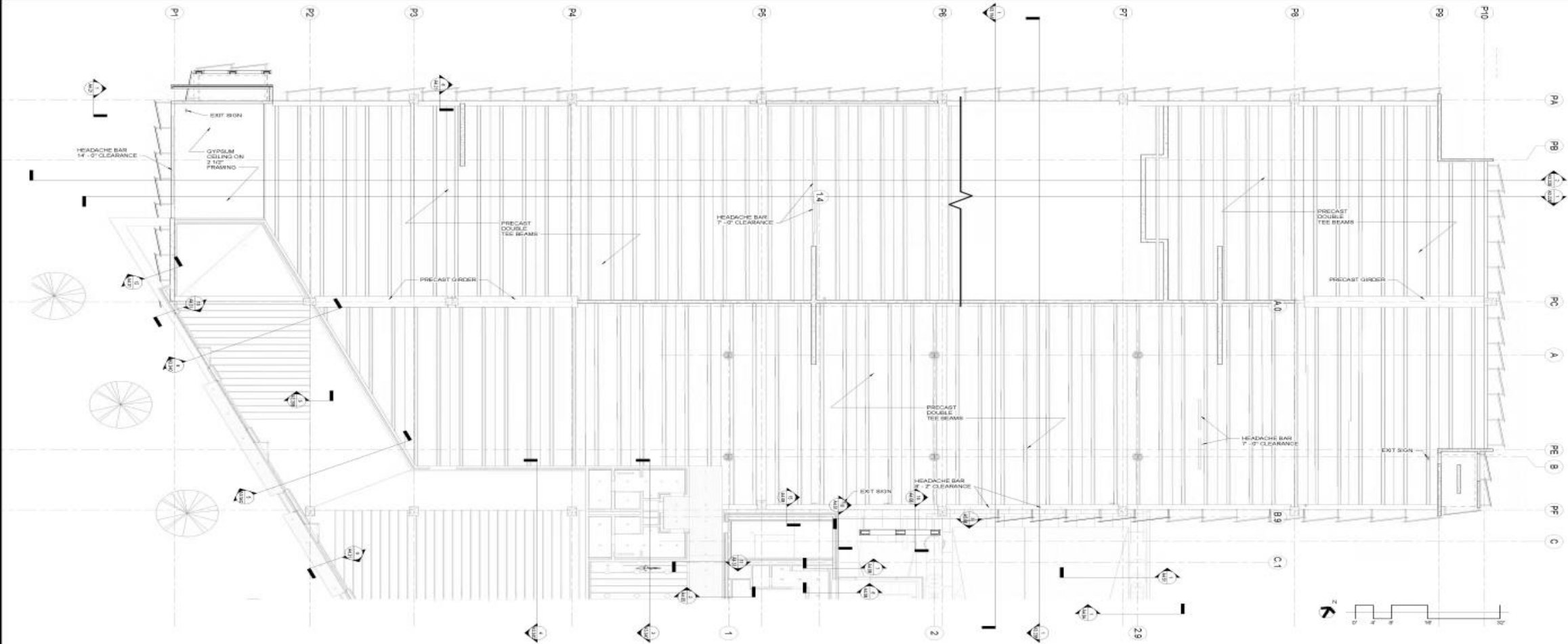
RETAIL BLOCK

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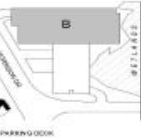
LEVEL 01 - RETAIL -
PLANS

PROJECT:	14486.03	DATE:	10.14.2019
SCALE:			
SHEET:	A2.10C	TOTAL SHEETS:	89

4 PARKING DECK FLOORPLAN LEGEND



MORRISON YARD
 ORIGIN DEVELOPMENT PARTNERS

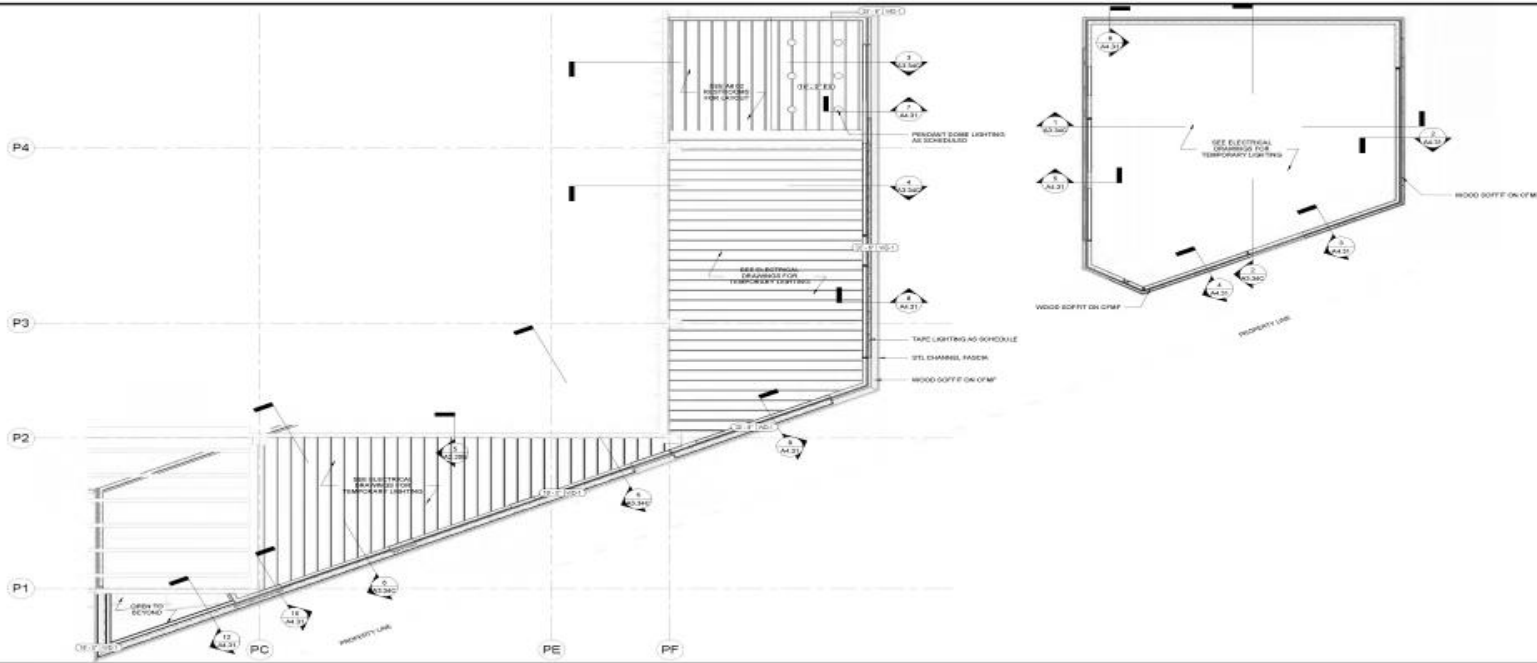


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NO.	DESCRIPTION	DATE	BY	CHKD.

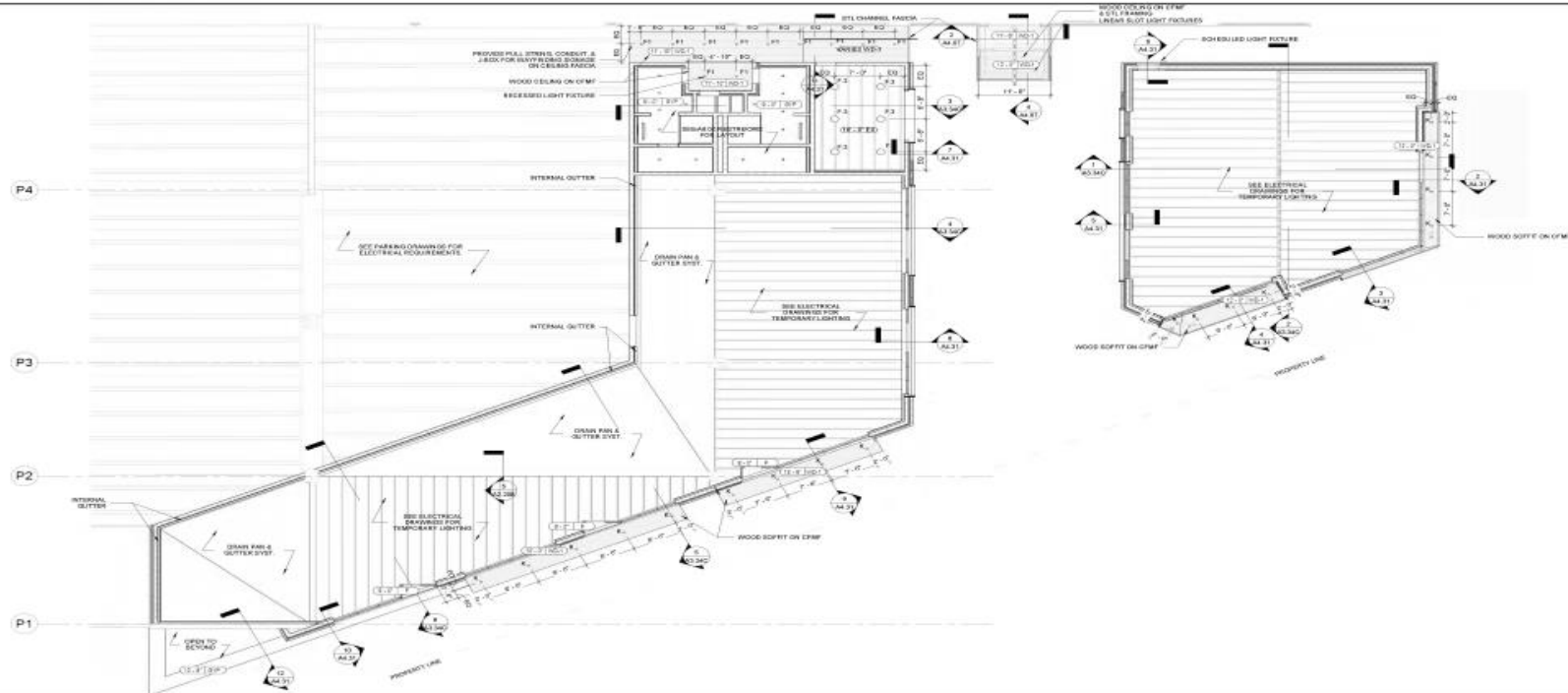
TIER 01 - REFLECTED CEILING PLAN - PARKING DECK
 PROJECT NO. 14486.03
 DATE 10/14/2019

Author	Checked



2 LEVEL 01 - TENANT - RCP Copy 1

1/8" = 1'-0"



1 LEVEL 01 - TENANT - RCP

1/8" = 1'-0"



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NO.	DATE	DESCRIPTION
1	10/12/19	ISSUED FOR PERMITTING
2	10/14/2019	ISSUED FOR PERMITTING

PROJECT	
PROJECT NO.	14486.03
DATE	10/14/2019
DRAWING	
TITLE	LEVEL 01 REFLECTED CEILING PLAN - RETAIL
NO.	A2.11C
DATE	9/1

10/12/19 11:25:40 AM

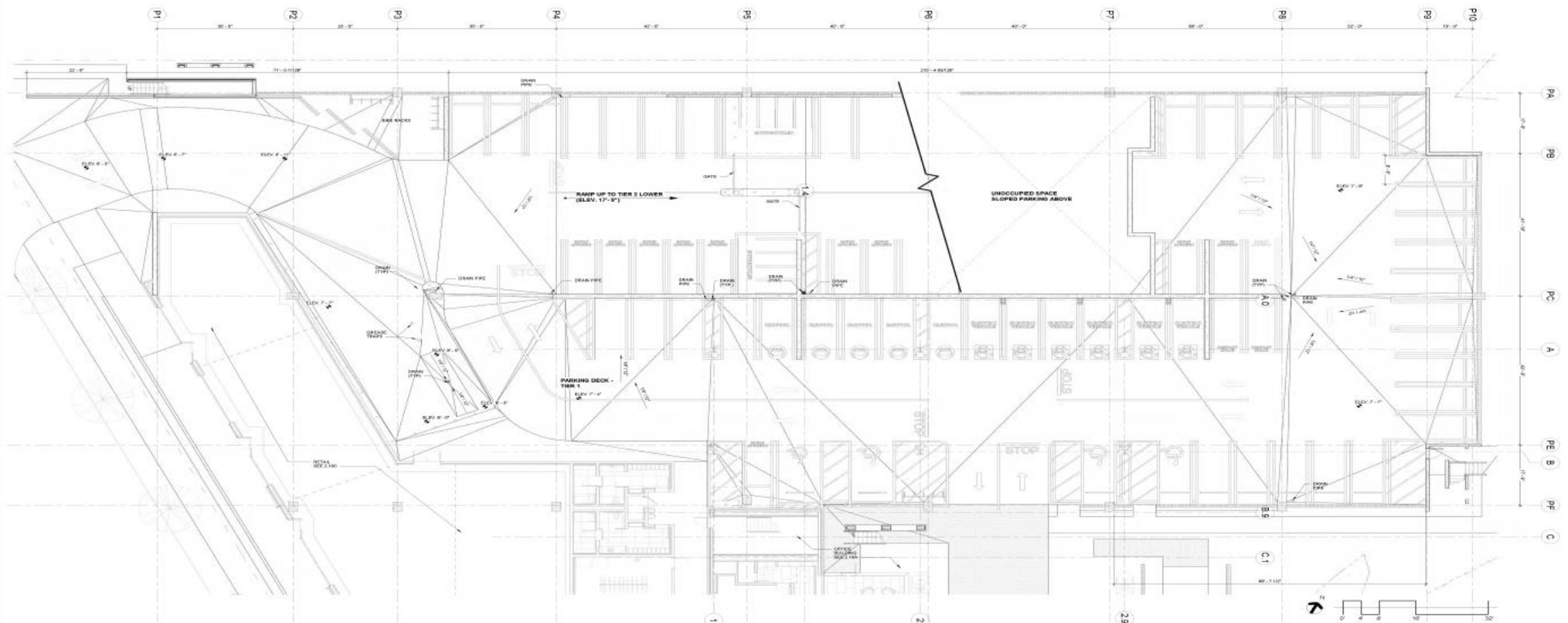


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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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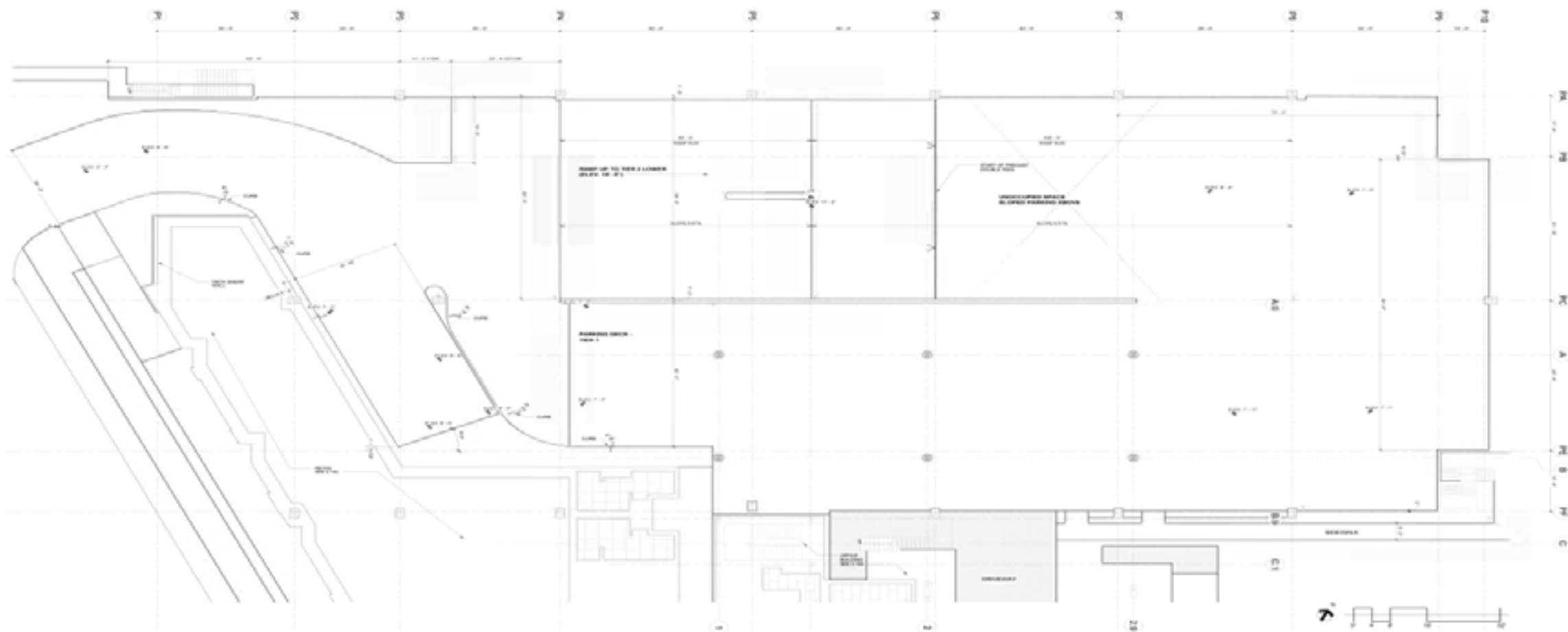
TIER 01 - PARKING DECK - DRAINAGE PLAN

1/4" = 1'-0"



**MORRISON
 YARD**

ORIGIN
 DEVELOPMENT
 PARTNERS

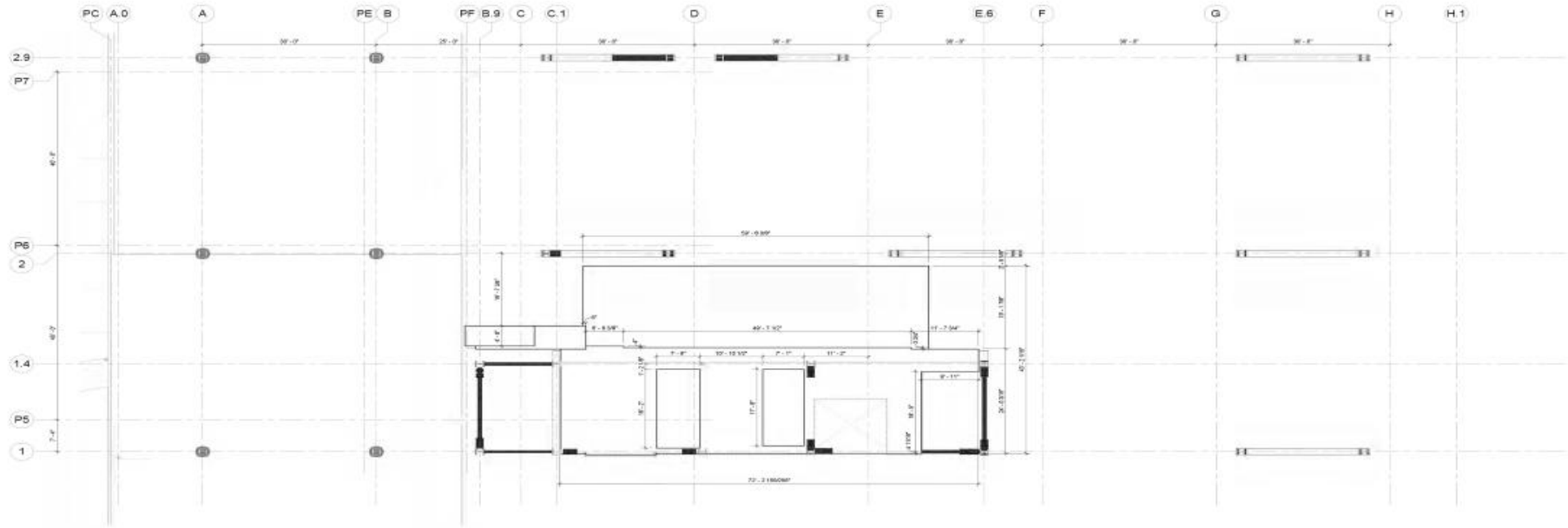


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NO.	REVISION	DATE

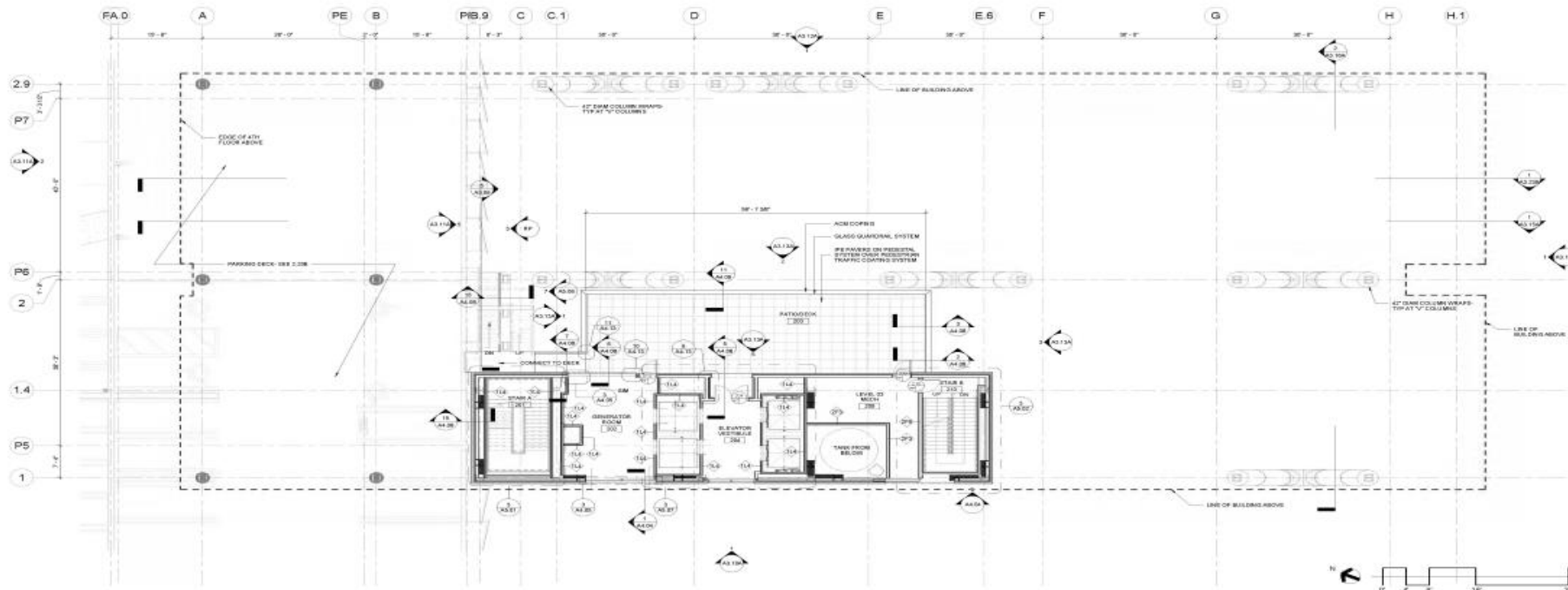
TIER 01 - PARKING DECK - EDGE OF SLAB PLAN

PROJECT: MORRISON YARD
 SHEET: A2.13B
 DATE: 03/20/2024
 SCALE: 1/8"=1'-0"



2 LEVEL 02 - OFFICE BLDG - EOS

1/8" = 1'-0"



1 LEVEL 02 - OFFICE BUILDING

1/8" = 1'-0"



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1/8" = 1'-0"

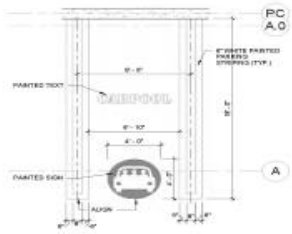
LEVEL 02 - OFFICE BLDG -
PLAN

DATE: 1/14/2019

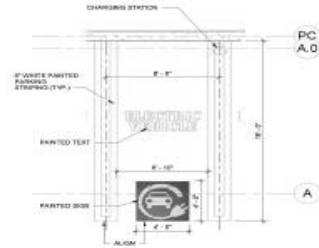
PROJECT: 14486.03

A2.20A 94

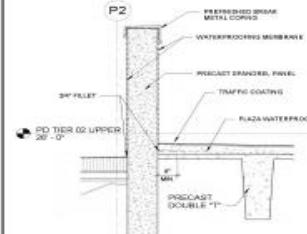
1/14/2019 10:21:11 AM



2 | PARKING DECK - CARPOOL PARKING SPACE 1/4" = 1'-0"



3 | PARKING DECK - ELECTRIC VEHICLE SPACE 1/4" = 1'-0"



5 | WATERPROOFING AT SLAB EDGE 3/4" = 1'-0"

NOTE:
 REFER TO PRECAST DRAWINGS FOR ALL SLOPES AT ELEVATED DECKS

SYMBOL LEGEND

STOP MARKING: REFER TO GCL FOR DIMENSIONAL REQUIREMENTS OF MARKING MATERIALS AND PAINT COLORS

STOP TAG: DOOR NUMBER TO MATCH ROOM NUMBER U.L.D.

FLOOR DEGRAD: REFER TO PLUMBING CODES

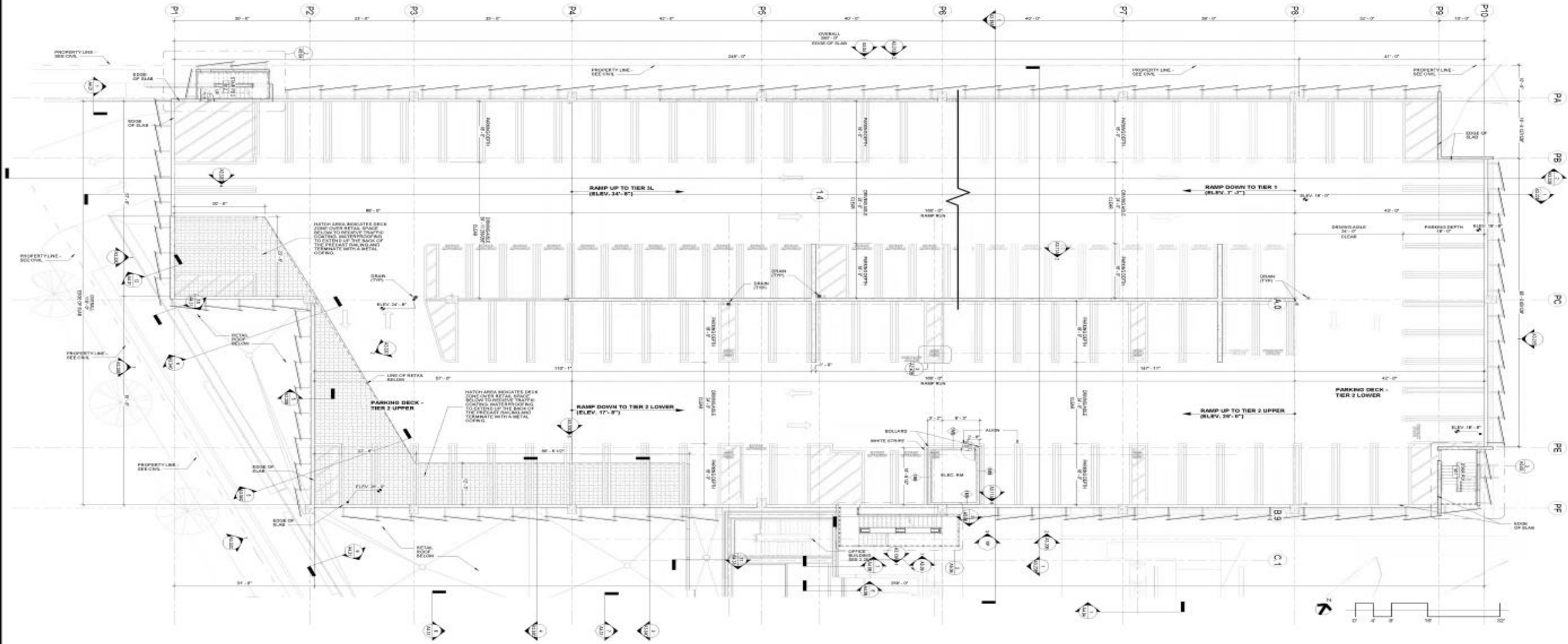
MECHANICAL TRAVEL: REFER TO MECHANICAL DRAWINGS

REFER TO GCL FOR STAIRCASE DIMENSIONS AND PAINT COLORS

CUT PATTERN FULL LISTINGS

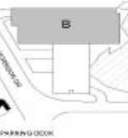
- CMU
- PRECAST CONCRETE
- CONCRETE
- STORAGE AREA
- 2016 RATING DESIGNATION

6 | PARKING DECK FLOORPLAN LEGEND



1 | TIER 02 - PARKING DECK - BAR PLAN 1/8" = 1'-0"

MORRISON YARD
 ORIGIN DEVELOPMENT PARTNERS

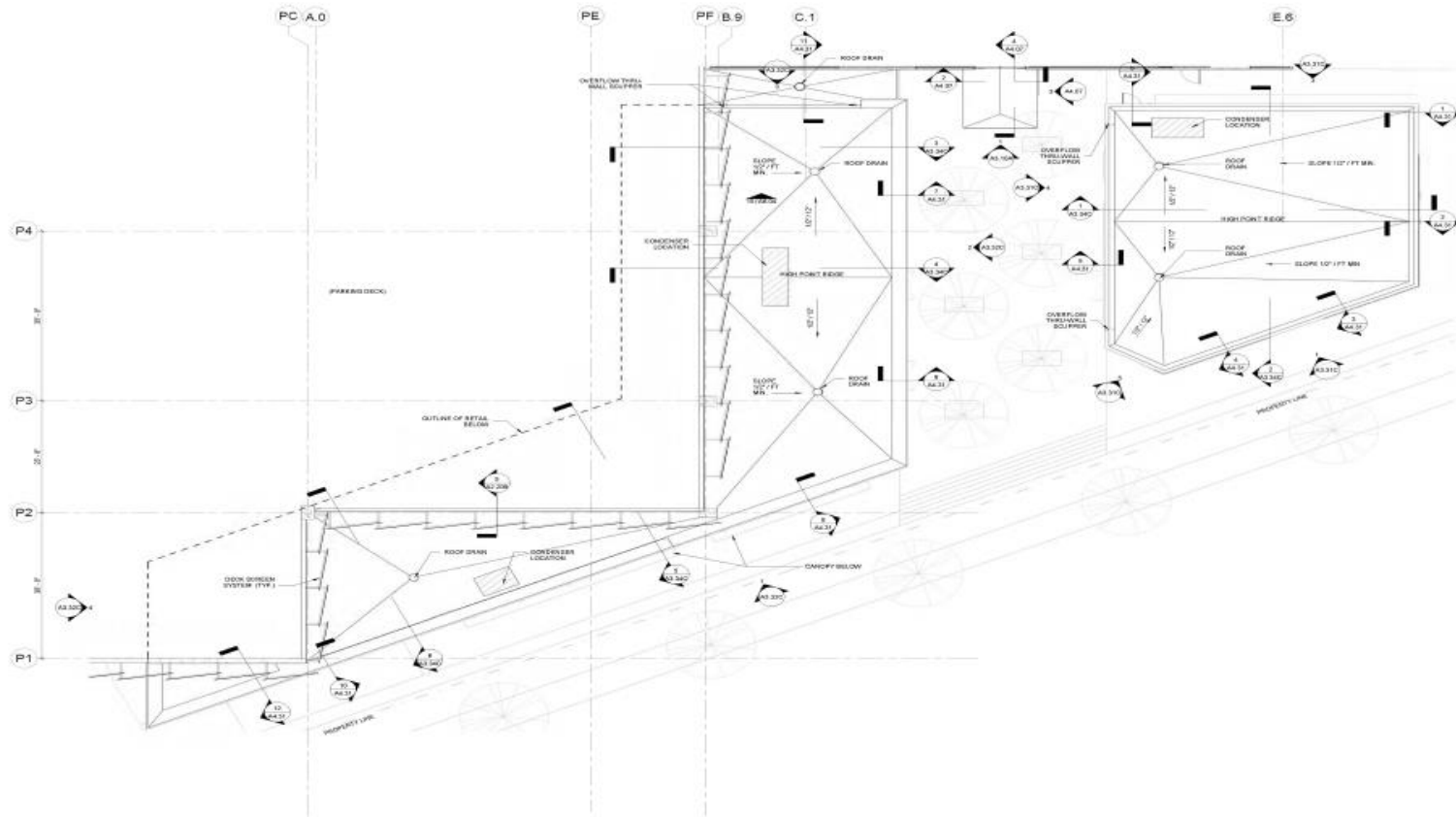


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PROJECT NO.	14486.03	DATE	10.14.2019
AUTHOR		DESIGNED BY	
CHECKED BY		APPROVED BY	

TIER 02 - PARKING DECK - PLAN	
NO.	95

10/15/2019 10:28:32 AM



C-METAL BLDG

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 Associated Design, Inc. 2019

NO.	DATE	DESCRIPTION

ROOF - RETAIL - PLAN

PROJECT NO.	14486.03	DATE	10.14.2019
DRAWN BY		CHECKED BY	
SCALE			





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 to change without notice and are not binding
 until the contract is signed by both parties.
 Associated Builders & Contractors of Georgia, Inc. 2020

1/8" = 1'-0"

1. ALL CEILING ARE 8" HIGH UNLESS NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION.	2. ALL ACCESS PANELS SHALL BE LOCATED BY ARCHITECT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION.	3. SPUR WALLS SHALL BE AS FOLLOWS:
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6 CEILING TYPE SCHEDULE	4 REFLECTED CEILING PLAN STANDARDS
① All Type in Green Text	① All Type in Green Text

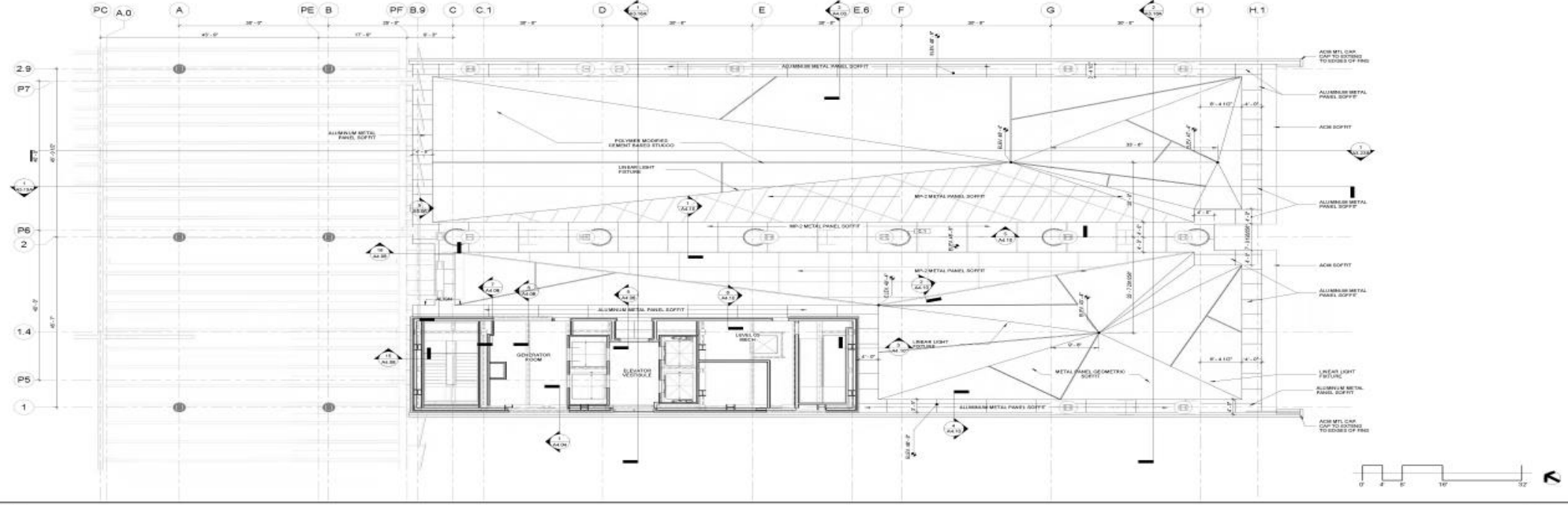
20 GENERAL REQUIREMENTS: 20.1 REFER TO PARTITION PLAN FOR TYPICAL GENERAL REQUIREMENTS INCLUDING SUBMITTAL REQUIREMENTS. 20.2 REFER TO GENERAL NOTES FOR TYPICAL INFORMATION. 20.3 DIMENSIONS ARE MEASURED BY LOCAL AUTHORITY. 20.4 ISOLATION AND SOUND SHALL BE AS NOTED AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 20.5 ALL TRADES SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 20.6 ALL TRADES SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 20.7 ALL TRADES SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 20.8 ALL TRADES SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 20.9 ALL TRADES SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 20.10 ALL TRADES SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 20.11 ALL TRADES SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 20.12 ALL TRADES SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 20.13 ALL TRADES SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 20.14 ALL TRADES SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 20.15 ALL TRADES SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 20.16 ALL TRADES SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 20.17 ALL TRADES SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 20.18 ALL TRADES SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 20.19 ALL TRADES SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 20.20 ALL TRADES SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION.	23 COORDINATION NOTES: 23.1 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF MECHANICAL EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 23.2 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF ELECTRICAL EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 23.3 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF PLUMBING EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 23.4 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF MECHANICAL EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 23.5 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF ELECTRICAL EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 23.6 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF PLUMBING EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 23.7 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF MECHANICAL EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 23.8 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF ELECTRICAL EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 23.9 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF PLUMBING EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 23.10 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF MECHANICAL EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 23.11 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF ELECTRICAL EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 23.12 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF PLUMBING EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 23.13 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF MECHANICAL EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 23.14 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF ELECTRICAL EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 23.15 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF PLUMBING EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 23.16 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF MECHANICAL EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 23.17 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF ELECTRICAL EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 23.18 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF PLUMBING EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 23.19 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF MECHANICAL EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION. 23.20 ACCESS SHALL BE PROVIDED BY THE ARCHITECT FOR INSTALLATION AND MAINTENANCE OF ELECTRICAL EQUIPMENT AND SHALL BE NOTED TO ARCHITECT PRIOR TO PANEL FABRICATION.
--	---

7 REFLECTED CEILING LEGEND

5 REFLECTED CEILING PLAN SHEET NOTES

3 ALTERNATES

2 REFLECTED CEILING PLAN GENERAL NOTES



NOTE:
 REFER TO PRECASTER DRAWINGS FOR ALL NOTES AT ELEVATED DECKS

SYMBOL LEGEND

STOP MARKING: REFER TO CIVIL FOR DIMENSIONAL STANDARDS OF SIGNAGE TO BE PAINTED ON ROAD

DOOR TAG: DOOR NUMBER TO MATCH DOOR NUMBER UNLID

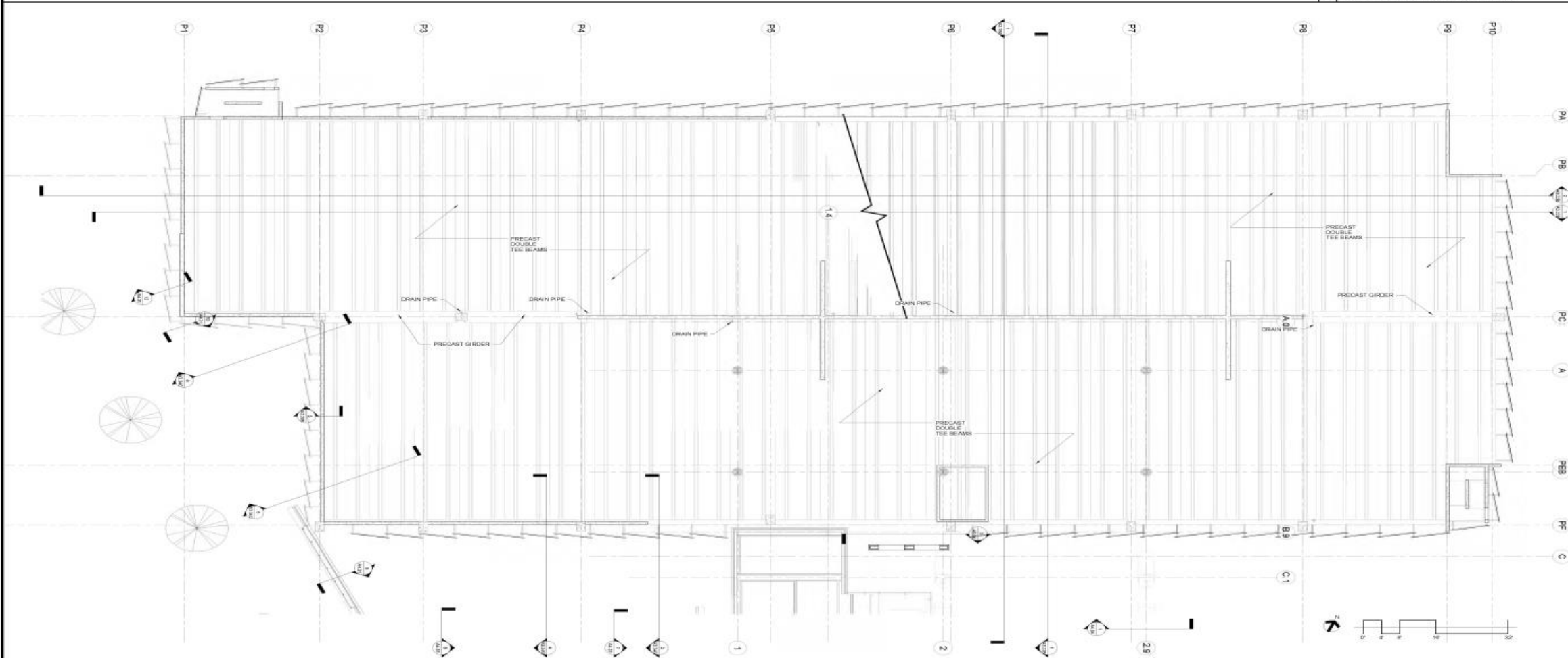
FLOOR DRAIN: REFER TO PLUMBING CODE

VEHICULAR TRAFFIC DIRECTION MARKING: REFER TO CIVIL FOR STANDARDS DIMENSIONS AND PAINT COLORS

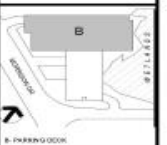
CUT IN FURNISH LEGEND

CMU
 PRECAST CONCRETE
 OR CONCRETE
 STYPED AREAS
 SEE BATHS SCHEDULE

4 PARKING DECK FLOORPLAN LEGEND



MORRISON YARD
 ORIGIN DEVELOPMENT PARTNERS



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1/8" = 1'-0"	
TIER 02 - PARKING DECK - REFLECTED CEILING PLAN	
DATE: 1/4/2019	TO: 14/2019
AUTHOR: [Name]	CHECKED: [Name]
A2.21B	98

1 TIER 02 - PARKING DECK - REFLECTED CEILING PLAN

1/8" = 1'-0"

10/10/2019 10:21 AM

MORRISON
YARD

ORIGIN
DEVELOPMENT
PARTNERS



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DATE: 10/14/2010

PROJECT: MORRISON YARD

NO: 14488-03

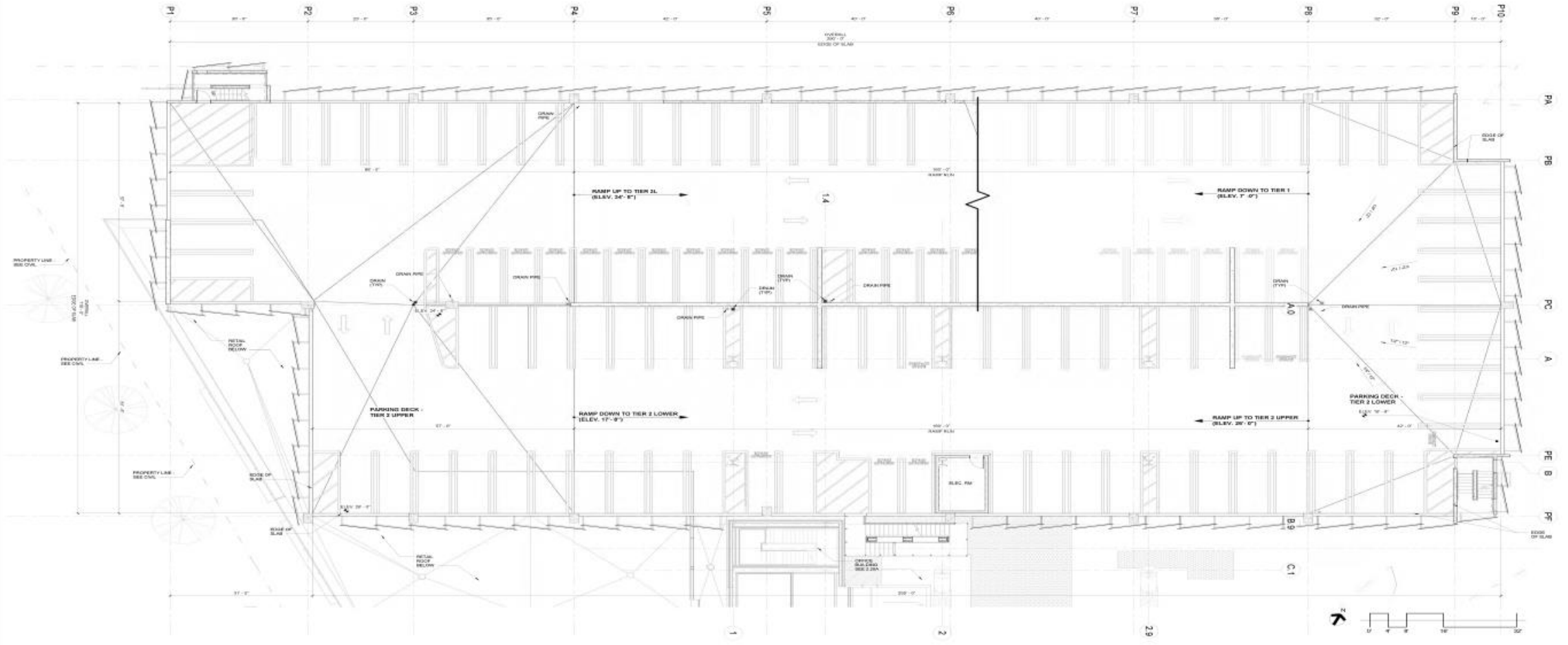
DATE: 10/14/2010

BY: ALETCR

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

NO: A2.22B

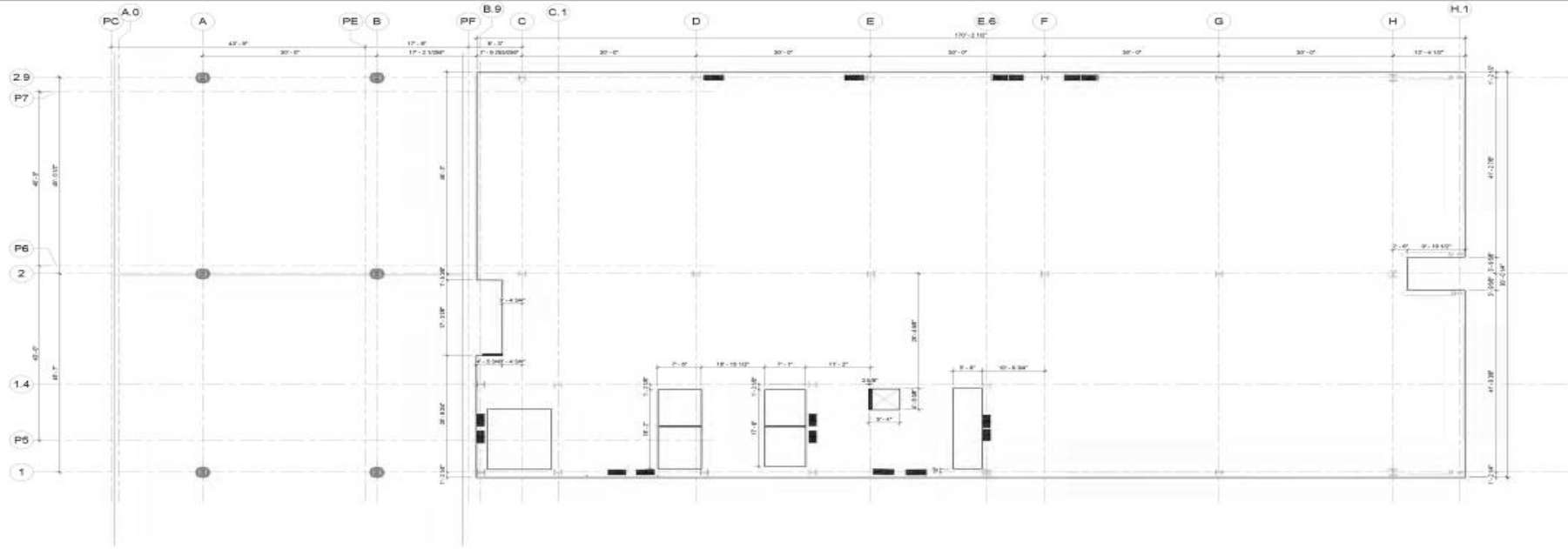
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1 TIER 02 - PARKING DECK - DRAINAGE PLAN

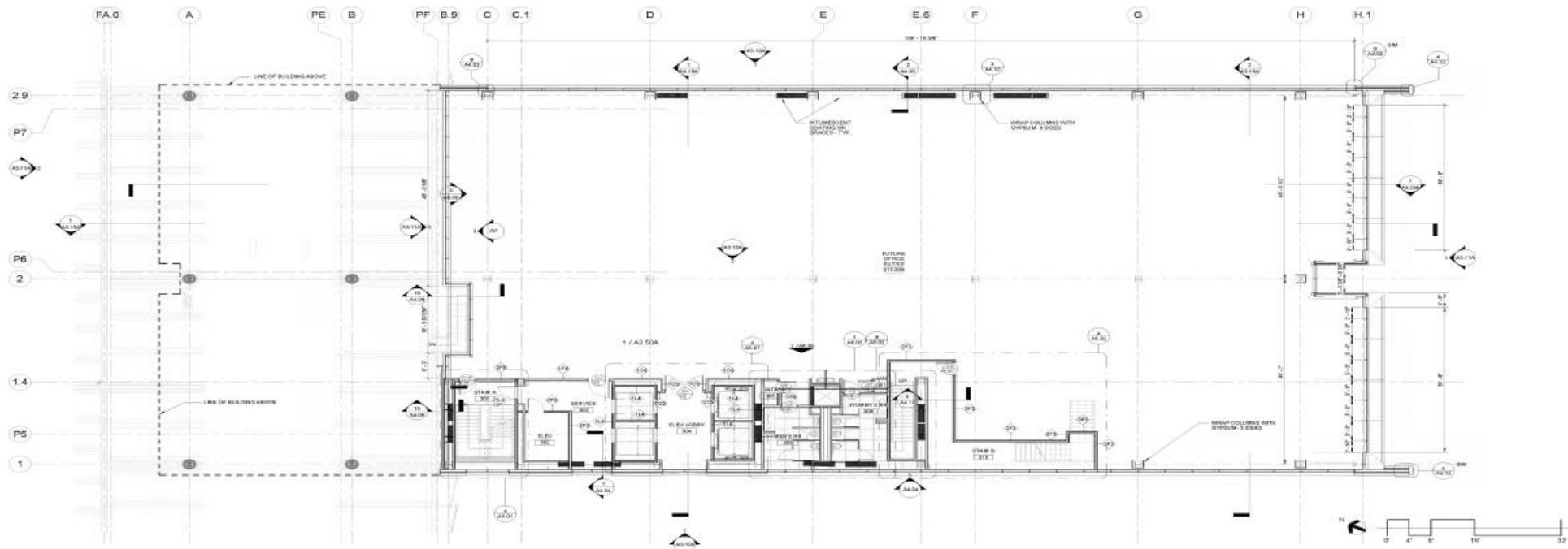
1/8"=1'-0"

10/11/2010 11:25:11 AM



2 LEVEL 03 - OFFICE BLDG - EOC

1/8" = 1'-0"



1 LEVEL 03 - OFFICE BUILDING

1/8" = 1'-0"



A-OFFICE BLDG

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1/8" = 1'-0"

LEVEL 03 - OFFICE BLDG - PLAN

DATE: 10/14/2019

PROJECT: 14486.03

10/14/2019 11:26:38 AM



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NO.	DATE	BY	CHKD.
1	10/13/2019	ASD	SKY

TIER 03 - PARKING DECK -
PLAN

DATE: 10/14/2019

PROJECT: 14486.03

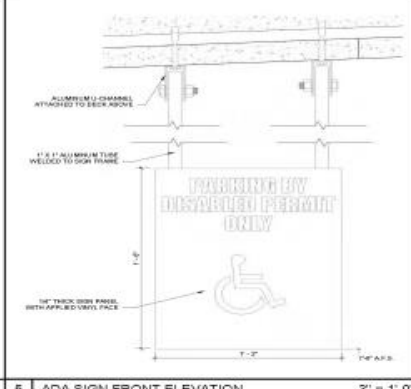
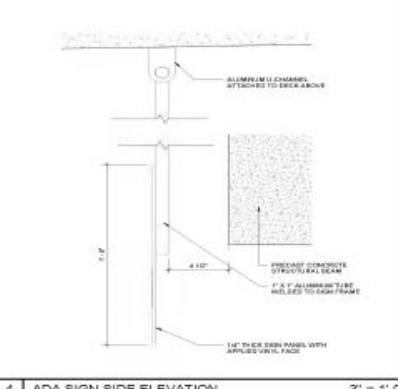
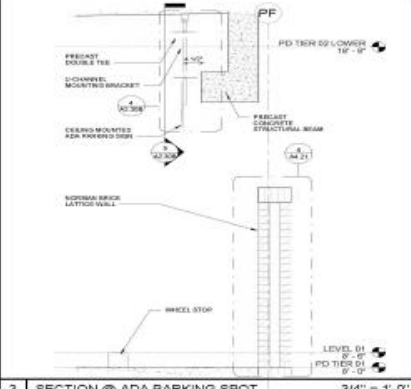
SCALE: 1/8"=1'-0"

10/13/2019 10:25:51 AM

NOTE: REFER TO PRECAST DRAWINGS FOR ALL SLOPES AT ELEVATED DECK

SYMBOL LEGEND

- STOP STOP MARKING REFER TO CIVIL FOR DIMENSIONS, STAGGERES OF ORANGE MARKINGS AND PAINT COLORS
 - DOOR DOOR TAG: DOOR NUMBER TO MATCH ROOM NUMBER UNDO
 - SE FLOOR DRAIN REFER TO PLUMBING DWGS
 - VEHICLE TRAIL, DIRECTION MARKING REFER TO CIVIL FOR STANDARD DIMENSIONS AND PAINT COLORS
- CURTAIN WALL LEGEND
- CMU PRECAST CONCRETE
 - CP CONCRETE
 - STRIPED AREA
 - ZUR RATING DESIGNATION

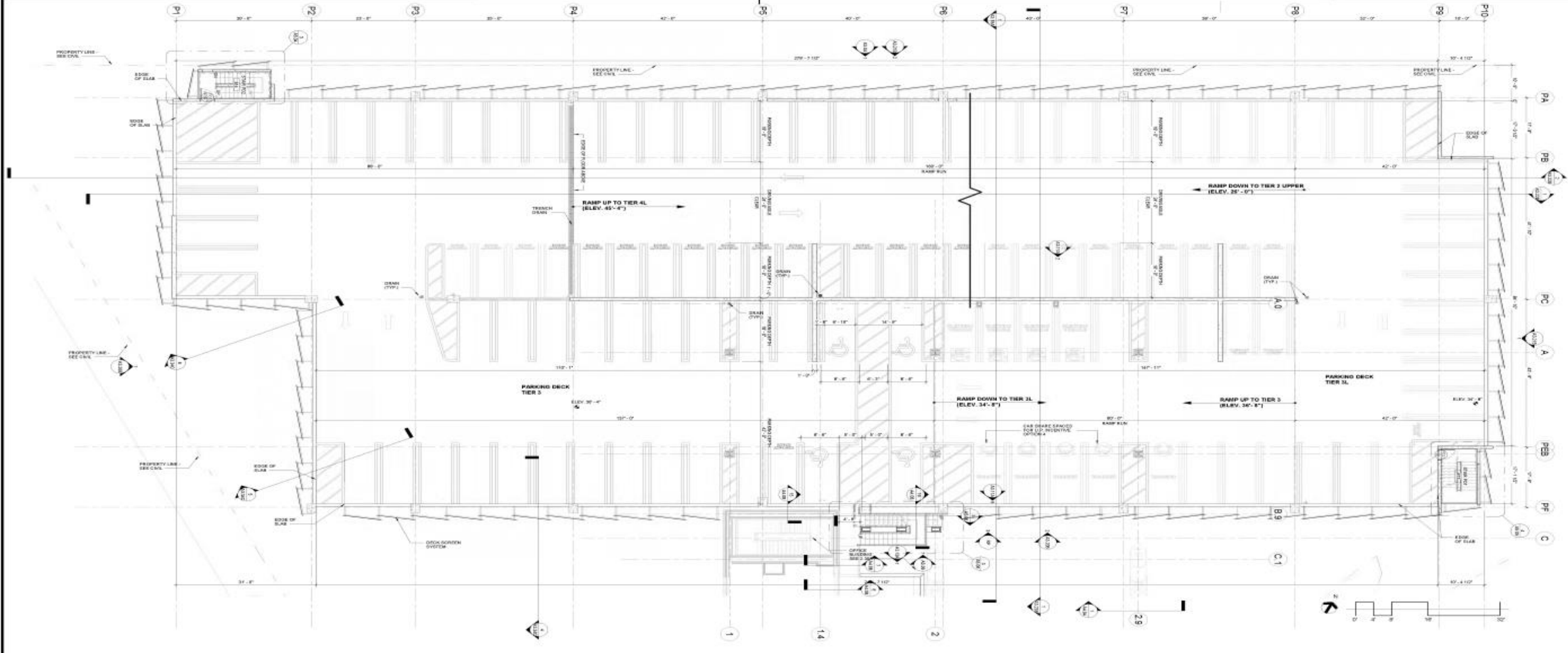


2 PARKING DECK FLOORPLAN LEGEND

3 SECTION @ ADA PARKING SPOT 3/4" = 1'-0"

4 ADA SIGN SIDE ELEVATION 3' = 1'-0"

5 ADA SIGN FRONT ELEVATION 3' = 1'-0"



1 TIER 03 - PARKING DECK - BAR PLAN

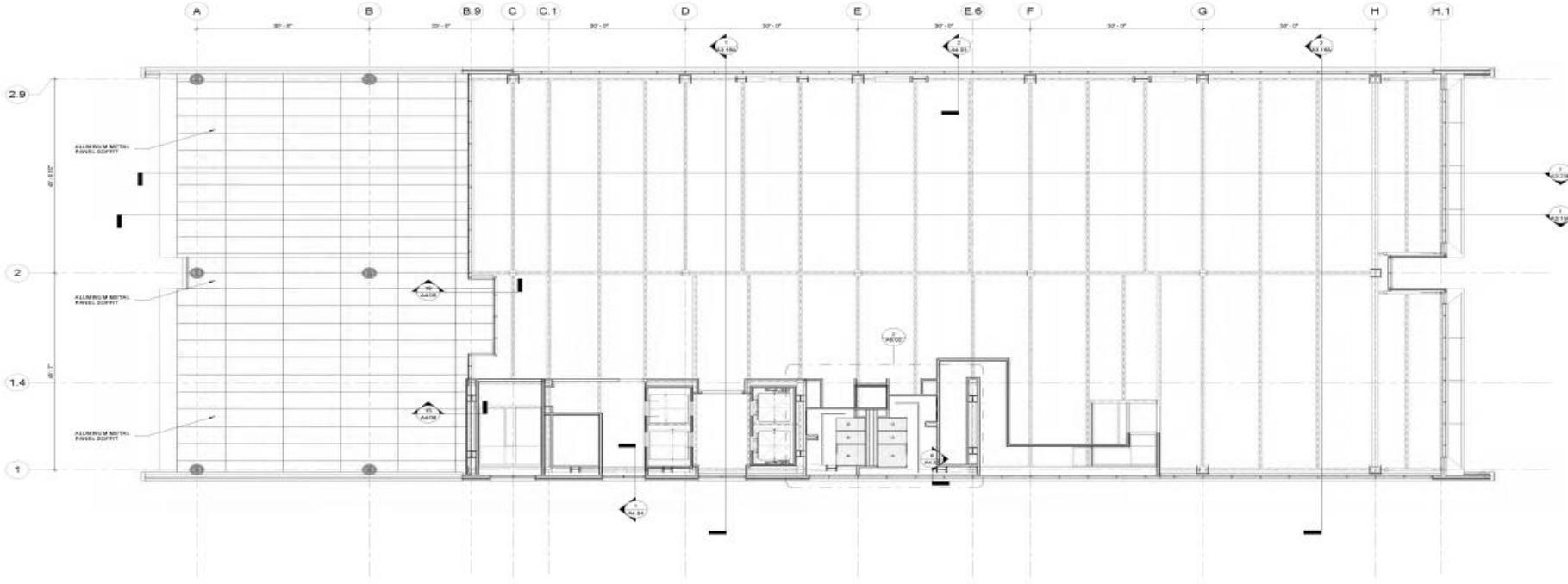
1/8"=1'-0"



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DATE: 10/10/2019 11:20:22 AM

<p>1 ALL CEILING AREAS OF THIS FLOOR AND ALL ADJACENT PANELS SHALL BE LOCATED BY ARCHITECT AND MECHANICAL CONTRACTOR PRIOR TO INSTALLATION. THIS ACCESS SHALL BE NOTED TO ARCHITECT PRIOR TO PANELWORK.</p> <p>2 SPRINKLER HEADS ARE AS FOLLOWS:</p>	<p>2.1 GENERAL REQUIREMENTS 2.1.1 ALL CEILING AREAS OF THIS FLOOR AND ALL ADJACENT PANELS SHALL BE LOCATED BY ARCHITECT AND MECHANICAL CONTRACTOR PRIOR TO INSTALLATION. THIS ACCESS SHALL BE NOTED TO ARCHITECT PRIOR TO PANELWORK.</p> <p>2.2 GENERAL CEILING NOTES 2.2.1 REFLECTED CEILING PLAN (RCP) SHALL BE PROVIDED BY ARCHITECT FOR ALL CEILING AREAS. THE RCP SHALL BE PROVIDED TO THE MECHANICAL CONTRACTOR FOR COORDINATION AND INSTALLATION. THE RCP SHALL BE PROVIDED TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE RCP SHALL BE PROVIDED TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE RCP SHALL BE PROVIDED TO THE ARCHITECT FOR REVIEW AND APPROVAL.</p> <p>2.3 COORDINATION NOTES 2.3.1 ALL CEILING AREAS OF THIS FLOOR AND ALL ADJACENT PANELS SHALL BE LOCATED BY ARCHITECT AND MECHANICAL CONTRACTOR PRIOR TO INSTALLATION. THIS ACCESS SHALL BE NOTED TO ARCHITECT PRIOR TO PANELWORK.</p>
<p>6 CEILING TYPE SCHEDULE</p> <p>① See Type to Entry Text</p>	<p>4 REFLECTED CEILING PLAN STANDARDS</p> <p>② See Type to Entry Text</p>
<p>7 REFLECTED CEILING LEGEND</p>	<p>5 REFLECTED CEILING PLAN SHEET NOTES</p> <p>③ CODED NOTE</p>
<p>3 GENERAL REQUIREMENTS 3.1 ALL CEILING AREAS OF THIS FLOOR AND ALL ADJACENT PANELS SHALL BE LOCATED BY ARCHITECT AND MECHANICAL CONTRACTOR PRIOR TO INSTALLATION. THIS ACCESS SHALL BE NOTED TO ARCHITECT PRIOR TO PANELWORK.</p> <p>3.2 GENERAL CEILING NOTES 3.2.1 REFLECTED CEILING PLAN (RCP) SHALL BE PROVIDED BY ARCHITECT FOR ALL CEILING AREAS. THE RCP SHALL BE PROVIDED TO THE MECHANICAL CONTRACTOR FOR COORDINATION AND INSTALLATION. THE RCP SHALL BE PROVIDED TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE RCP SHALL BE PROVIDED TO THE ARCHITECT FOR REVIEW AND APPROVAL.</p> <p>3.3 COORDINATION NOTES 3.3.1 ALL CEILING AREAS OF THIS FLOOR AND ALL ADJACENT PANELS SHALL BE LOCATED BY ARCHITECT AND MECHANICAL CONTRACTOR PRIOR TO INSTALLATION. THIS ACCESS SHALL BE NOTED TO ARCHITECT PRIOR TO PANELWORK.</p>	<p>3 ALTERNATES</p> <p>④ OF ALTERNATE NOTE</p>
<p>3 ALTERNATES</p> <p>④ OF ALTERNATE NOTE</p>	<p>2 REFLECTED CEILING PLAN GENERAL NOTES</p> <p>2.1 ALL CEILING AREAS OF THIS FLOOR AND ALL ADJACENT PANELS SHALL BE LOCATED BY ARCHITECT AND MECHANICAL CONTRACTOR PRIOR TO INSTALLATION. THIS ACCESS SHALL BE NOTED TO ARCHITECT PRIOR TO PANELWORK.</p> <p>2.2 GENERAL CEILING NOTES 2.2.1 REFLECTED CEILING PLAN (RCP) SHALL BE PROVIDED BY ARCHITECT FOR ALL CEILING AREAS. THE RCP SHALL BE PROVIDED TO THE MECHANICAL CONTRACTOR FOR COORDINATION AND INSTALLATION. THE RCP SHALL BE PROVIDED TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE RCP SHALL BE PROVIDED TO THE ARCHITECT FOR REVIEW AND APPROVAL.</p> <p>2.3 COORDINATION NOTES 2.3.1 ALL CEILING AREAS OF THIS FLOOR AND ALL ADJACENT PANELS SHALL BE LOCATED BY ARCHITECT AND MECHANICAL CONTRACTOR PRIOR TO INSTALLATION. THIS ACCESS SHALL BE NOTED TO ARCHITECT PRIOR TO PANELWORK.</p>



NOTE:
 REFER TO PRECASTER DRAWINGS FOR ALL SLOPES AT ELEVATED DECKS

SYMBOL LEGEND:

STOP STOP MARKING REFER TO CIVIL FOR DIMENSIONAL STANDARDS OF STOPPING MARKERS AND PAINT COLORS

DOOR DOOR TAG: DOOR NUMBER TO MATCH ROOM NUMBER U.I.D.

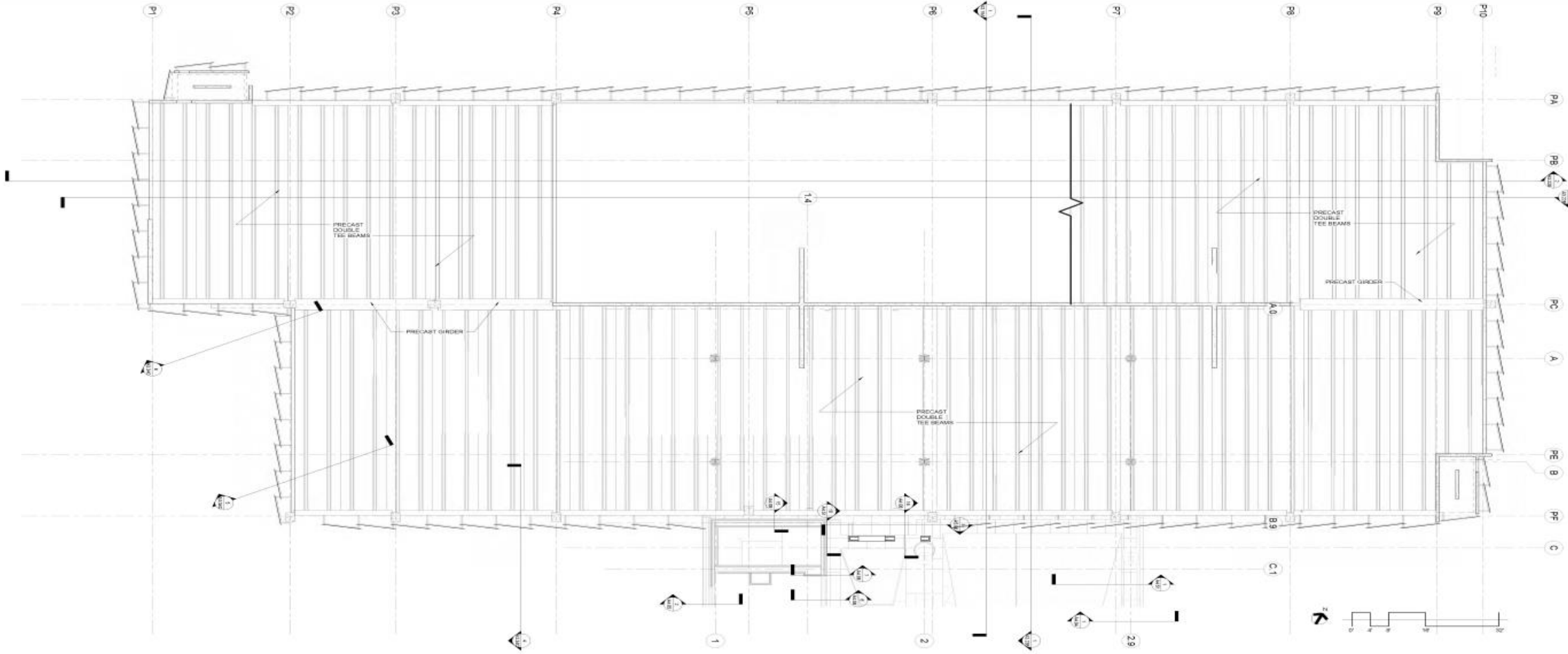
FLOOR GRAB FLOOR GRAB REFER TO FLESBING OVER

REGULAR TRAVEL DIRECTION MARKERS REFER TO CIVIL FOR STANDARD DIMENSIONS AND PAINT COLORS

CUT PATTERNS FILL LEGEND:

- CMU
- PRECAST CONCRETE
- CIP CONCRETE
- STRIPPED ANGLE
- INSULATED DESIGNATION

4 PARKING DECK FLOORPLAN LEGEND



MORRISON YARD
 ORIGIN DEVELOPMENT PARTNERS



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1	REV	DESCRIPTION

TIER 03 - REFLECTED CEILING PLAN - PARKING DECK

1/4/2019 TO 14/2019

Author: [Name] Checker: [Name]

A2.31B 103



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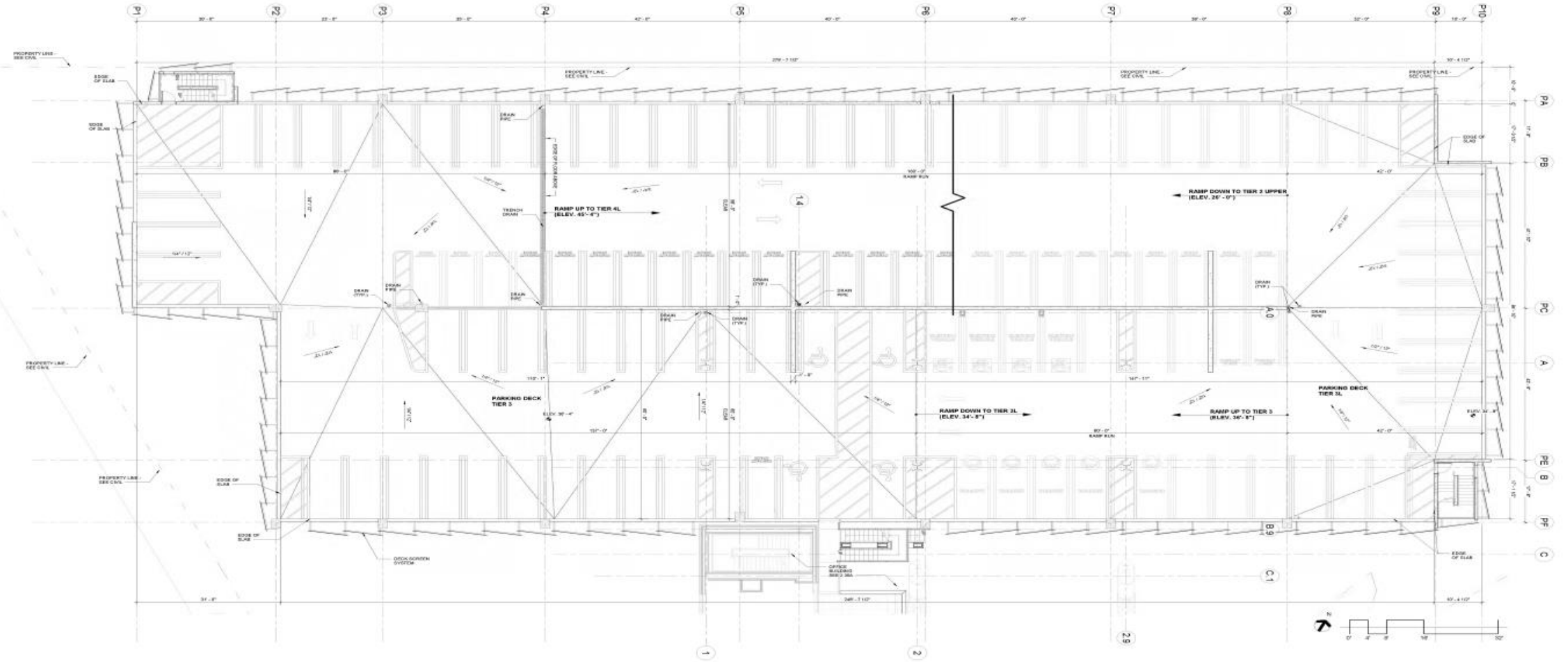
1 - SEE 3RD FLOOR WORKBOOK

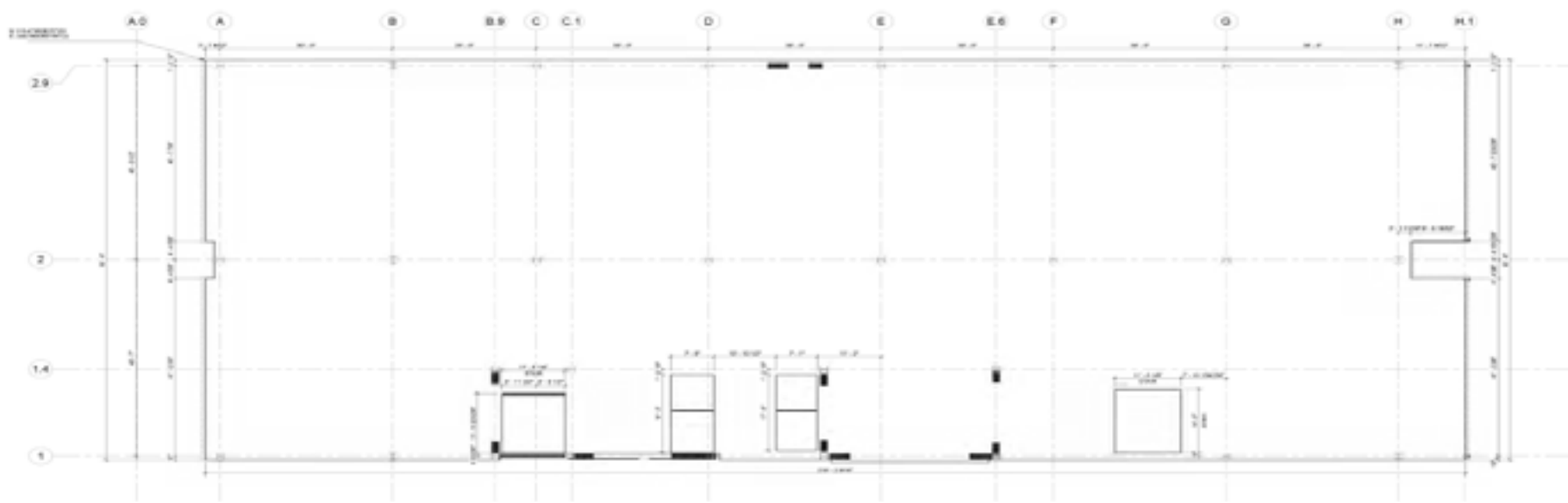
TIER 03 - PARKING DECK - DRAINAGE PLAN

NOV 14 2019

A2.32B 104

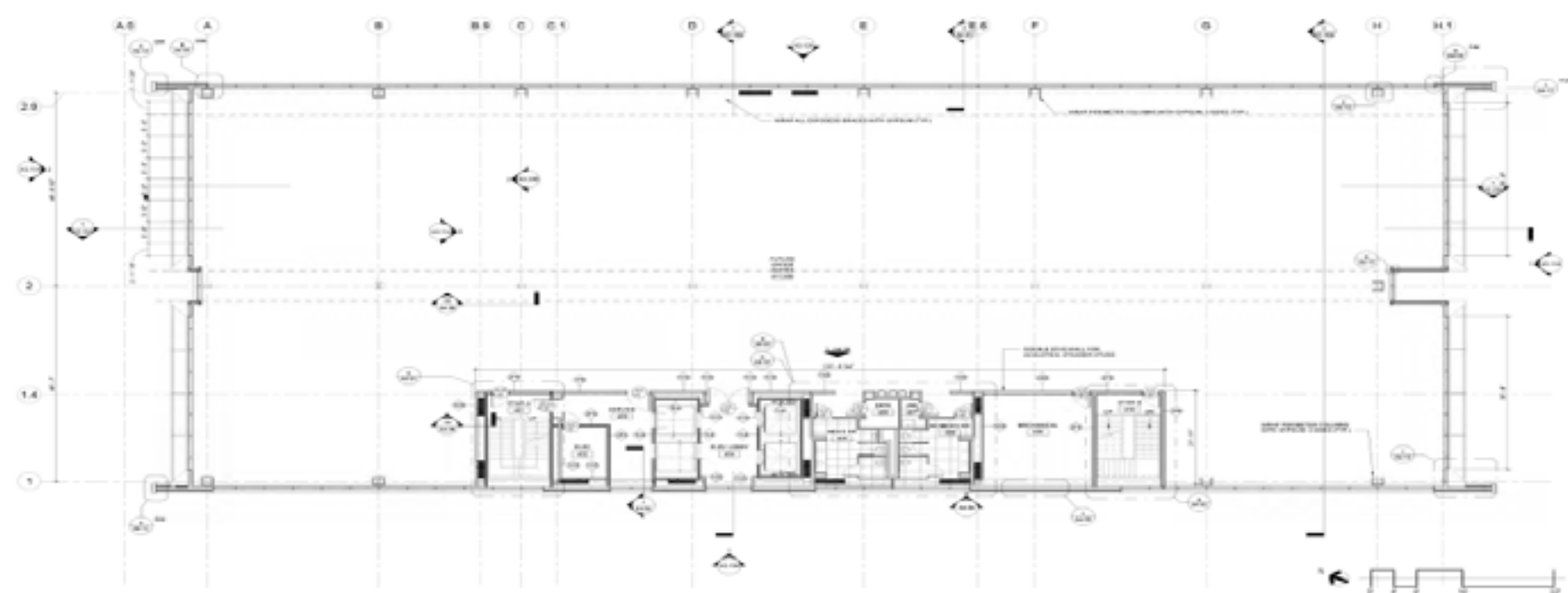
10/11/2019 10:22 AM





3 LEVEL 04 - OFFICE BLDG. - E08

1/8" = 1'-0"



1 LEVEL 04 - OFFICE BUILDING

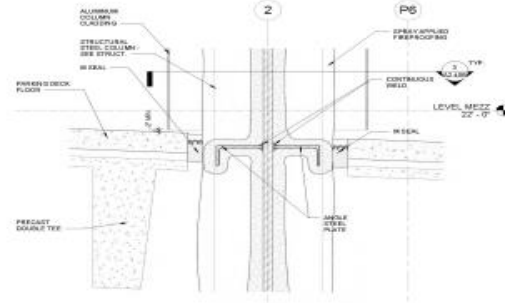
1/8" = 1'-0"



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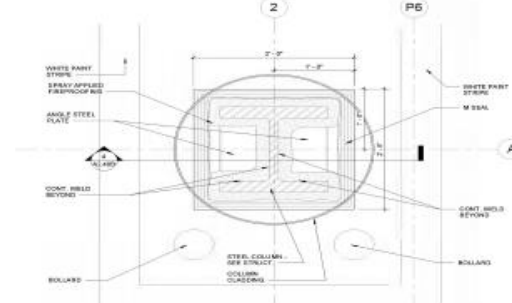
LEVEL 04 - OFFICE BLDG. - PLAN

DATE: 05.11.2020



4 STEEL COLUMN DECK PENETRATION SECTION

1 1/2" = 1'-0"



3 STEEL COLUMN DECK PENETRATION POINT

1 1/2" = 1'-0"

NOTE: REFER TO PREVIOUS DRAWING FOR ALL ELEVATED SUPPLEMENTARY DECK

SYMBOL LEGEND

STOP STOP MARKING: REFER TO CML FOR DIMENSIONAL STANDARDS OF GROUND MARKINGS AND PAINT COLORS

DOOR TAG DOOR NUMBER TO MATCH ROOM NUMBER UNLESS OTHERWISE NOTED

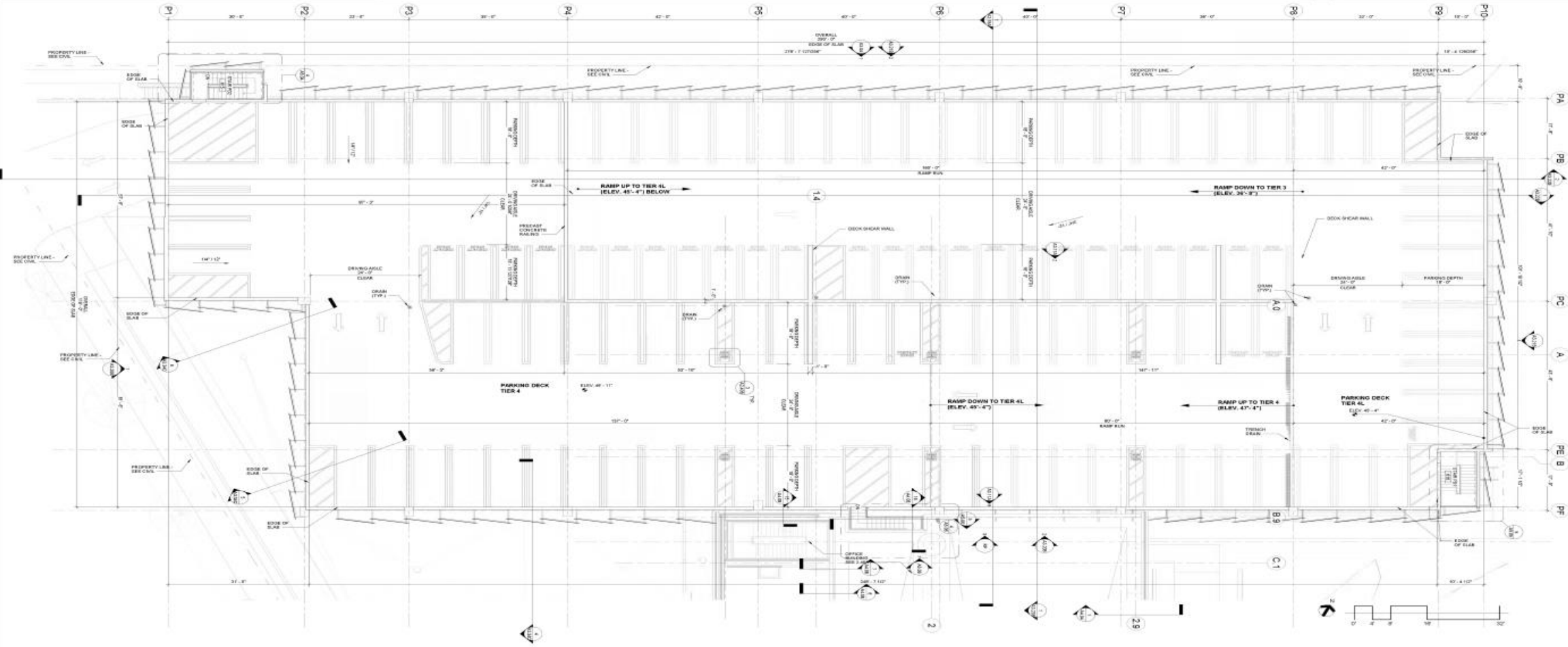
FLOOR TAG FLOOR NUMBER TO MATCH ROOM NUMBER UNLESS OTHERWISE NOTED

VEHICLE TRAVEL DIRECTION MARKING REFER TO CML FOR DIMENSIONAL STANDARDS AND PAINT COLORS

EXP. MATERIAL LEGEND

- CONCRETE
- PRECAST CONCRETE
- CP CONCRETE
- STRIPPED AREA
- 3/4" RATING DESIGNATION

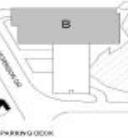
2 PARKING DECK FLOORPLAN LEGEND



1 TIER 04 - PARKING DECK - BAR PLAN

1/8" = 1'-0"

MORRISON YARD
 ORIGIN DEVELOPMENT PARTNERS



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PROJECT NO.	14486.03	DATE	10.14.2019
DESIGNER	ASD SKY	CLIENT	ORIGIN DEVELOPMENT PARTNERS
DRAWN BY	ASD SKY	CHECKED BY	ASD SKY
DATE	10.14.2019	SCALE	1/8" = 1'-0"

TIER 04 - PARKING DECK - PLAN

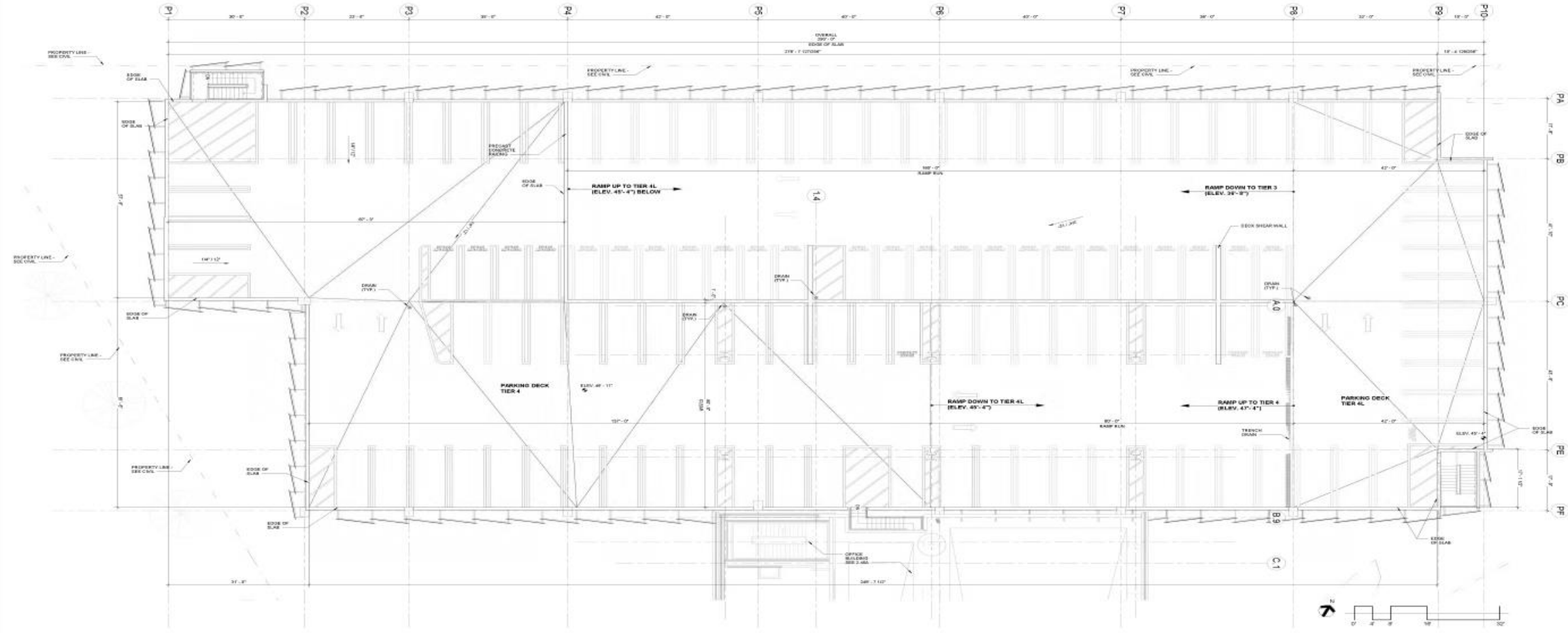


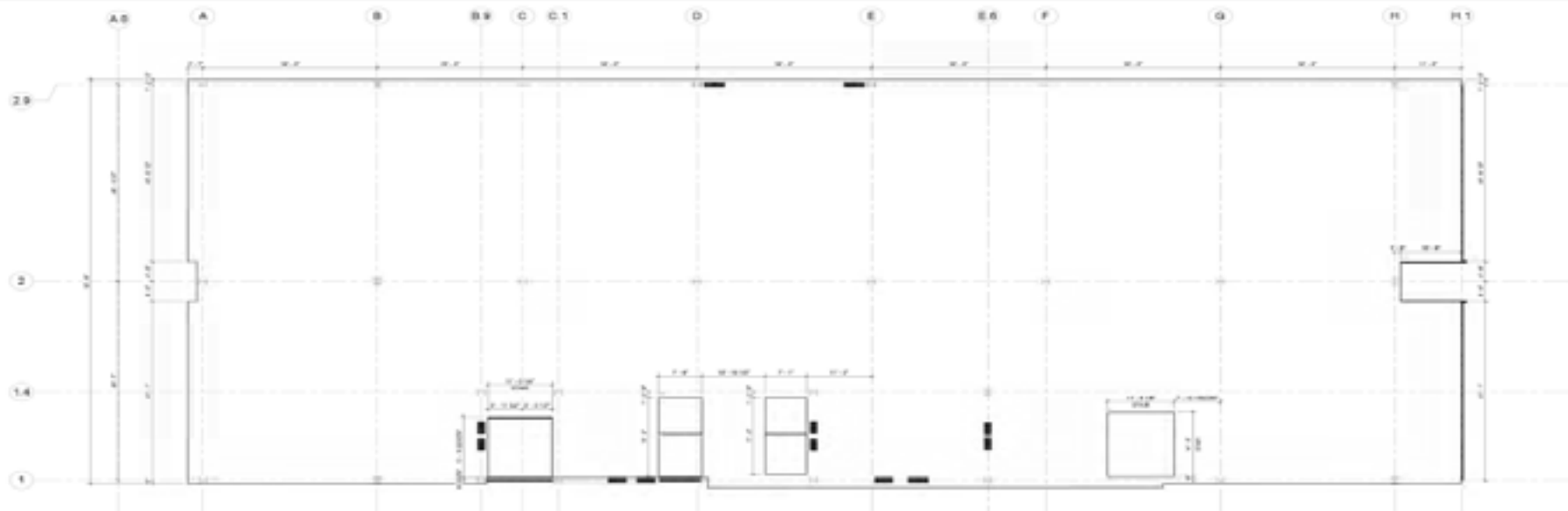
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TIER 04 - PARKING DECK - DRAINAGE PLAN

DATE: 1/14/2019 TO: 1/14/2019
 DRAWN BY: [Name] CHECKED BY: [Name]

1/14/2019 10:26:58 AM
A2.42B 107



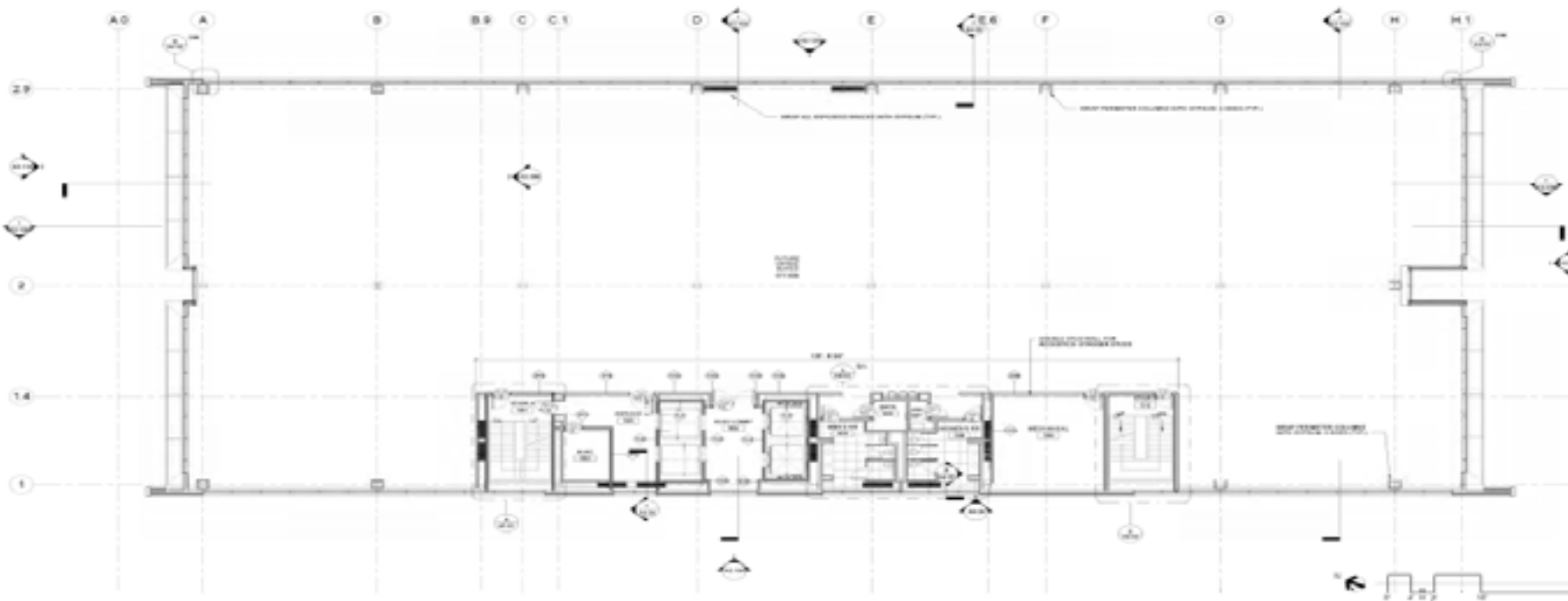


2 | LEVEL 05 - OFFICE BLDG - E09

1/8" = 1'-0"

MORRISON
YARD

ORIGIN
DEVELOPMENT
PARTNERS



1 | LEVEL 05 - OFFICE BUILDING

1/8" = 1'-0"



DATE	DESCRIPTION

LEVEL 05 - OFFICE BLDG - PLAN

DATE: 11/11/2019

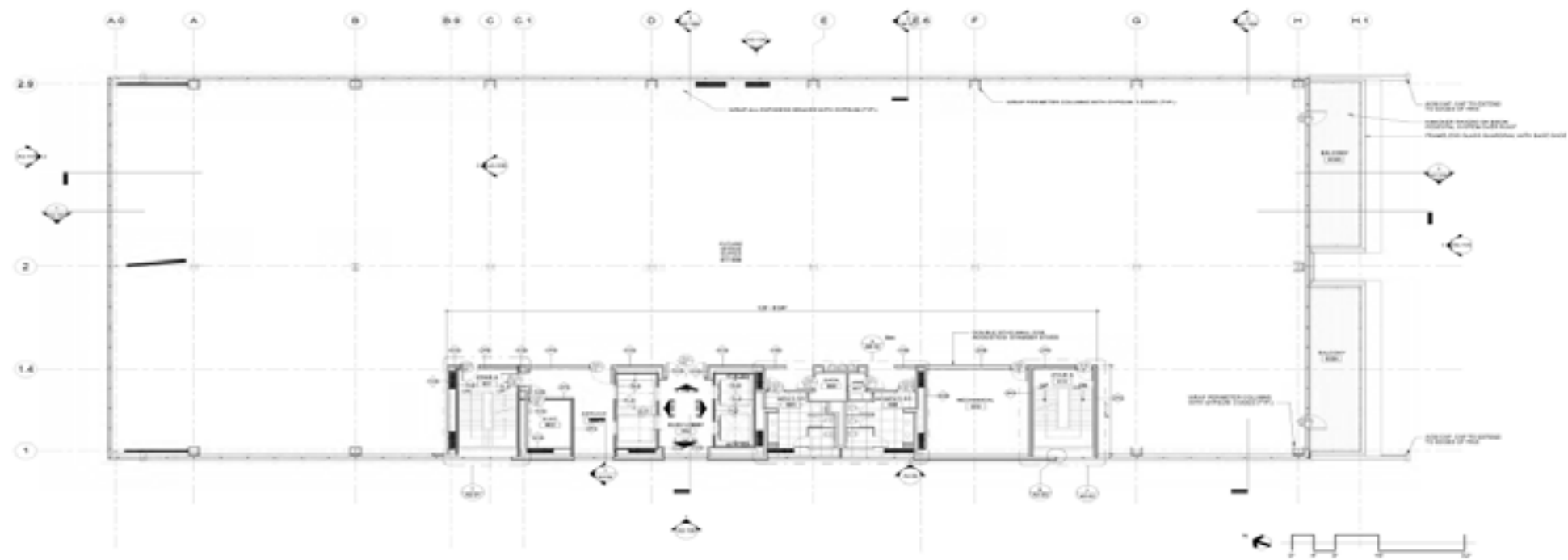
PROJECT: MORRISON YARD

NO. AZ.50A 108



2 | LEVEL 06 - OFFICE BLDG - B08

1/8" = 1'-0"

MORRISON
YARDORIGIN
DEVELOPMENT
PARTNERS

1 | LEVEL 06 - OFFICE BUILDING

1/8" = 1'-0"

AZ.60A 109



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 INCLUDING PHOTOCOPYING, RECORDING, OR BY
 ANY INFORMATION STORAGE AND RETRIEVAL
 SYSTEM, WITHOUT THE WRITTEN PERMISSION
 OF MORRISON YARD PARTNERS.

DATE: 07/11/2019
 PROJECT: MORRISON YARD
 SHEET: AZ.60A
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

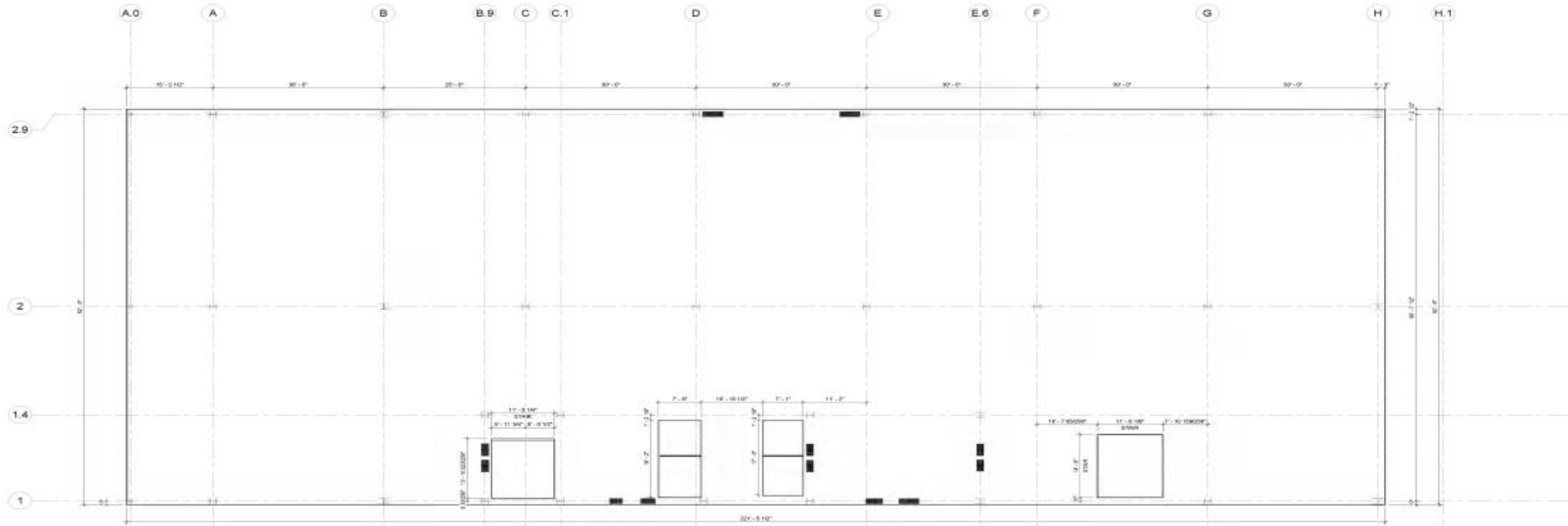
LEVEL 06 - OFFICE BUILDING
 PLAN

DATE: 07/11/2019
 PROJECT: MORRISON YARD
 SHEET: AZ.60A
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

LEVEL 06 - OFFICE BUILDING
 PLAN

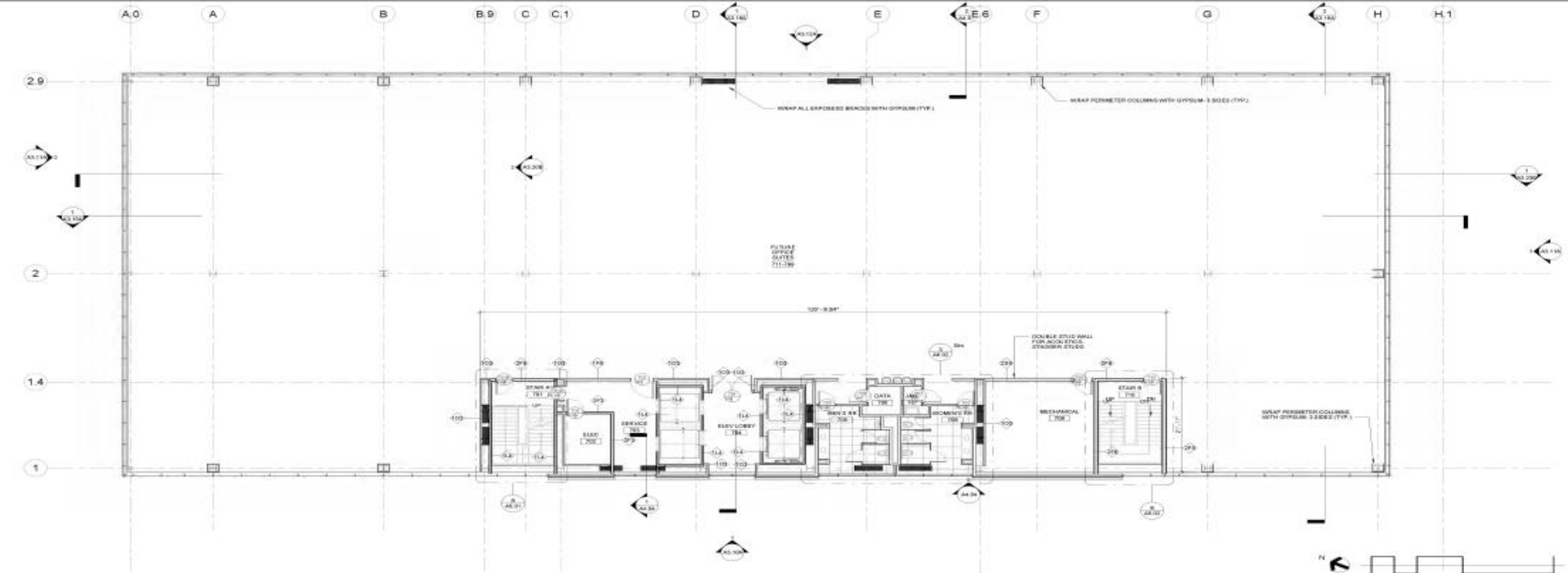
DATE: 07/11/2019
 PROJECT: MORRISON YARD
 SHEET: AZ.60A
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

LEVEL 06 - OFFICE BUILDING
 PLAN



2 LEVEL 07 - OFFICE BLDG - EOS

1/8" = 1'-0"



1 LEVEL 07 - OFFICE BUILDING

1/8" = 1'-0"



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DATE: 10/14/2019
 PROJECT: MORRISON YARD

LEVEL 07 - OFFICE BLDG - PLAN

NO. 14486.03

DATE: 10/14/2019

NO. A2.70A

NO. 110



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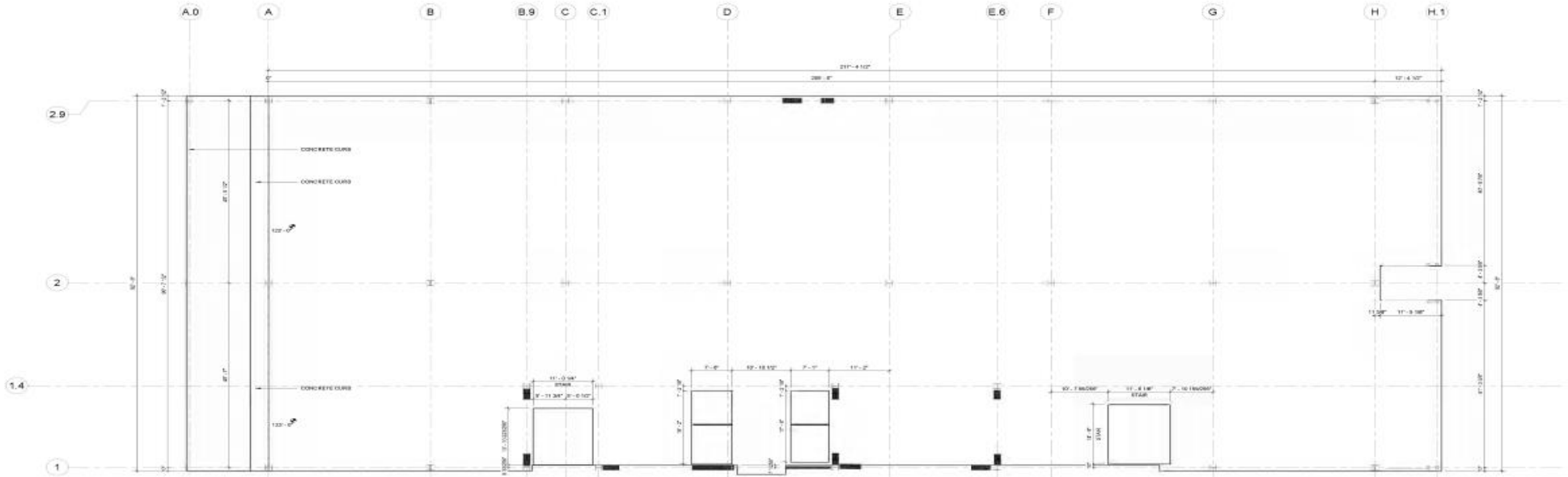
DATE: 10/14/2019
DRAWN BY: [Name]
CHECKED BY: [Name]

PROJECT: MORRISON YARD

DATE: 10/14/2019

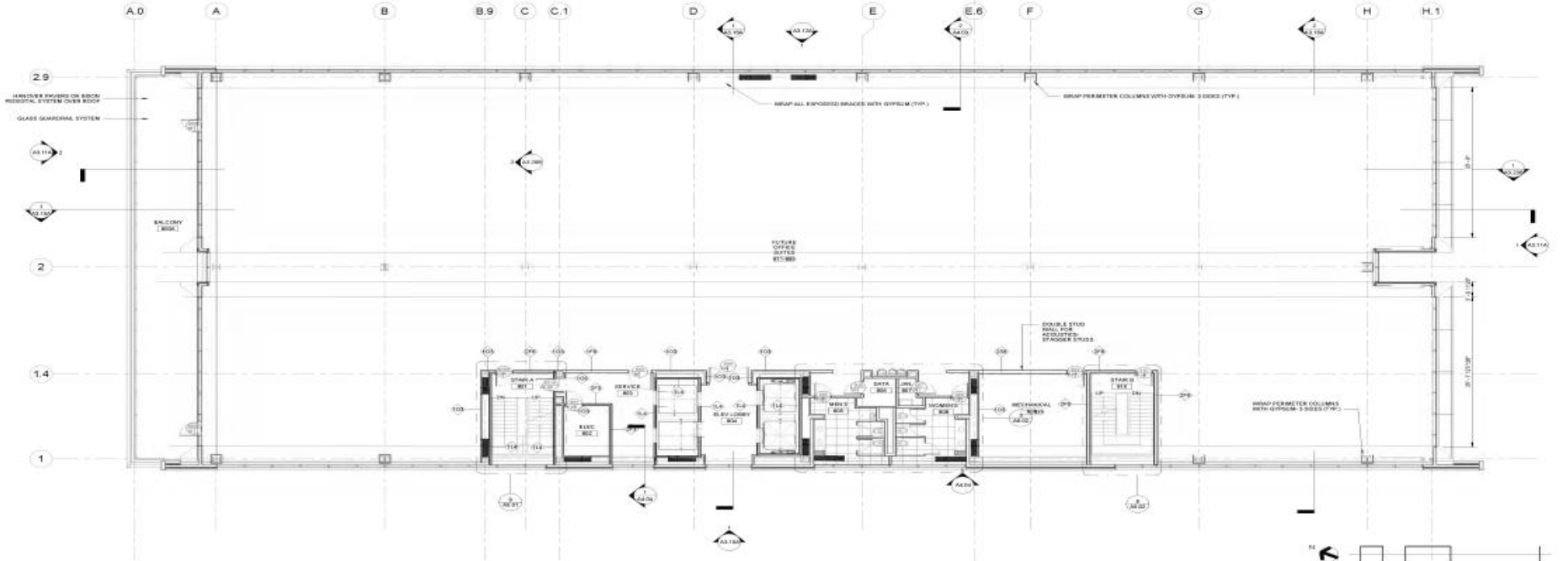
NO. 111

10/14/2019 10:27:36 AM



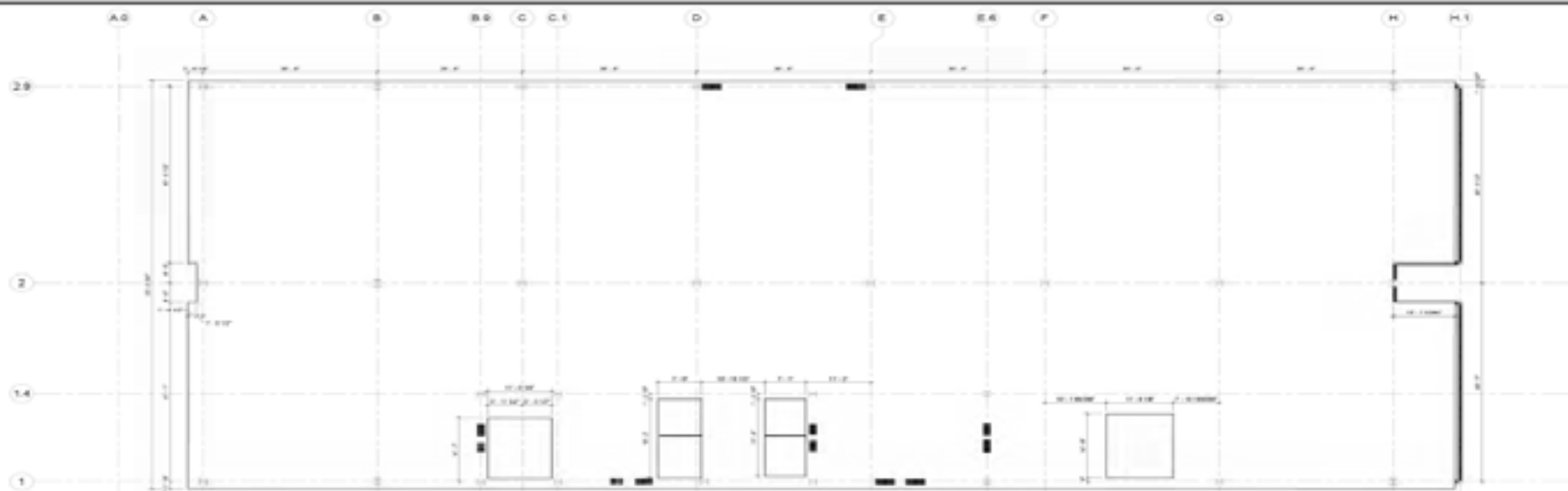
2 LEVEL 08 - OFFICE BLDG - EOS

1/8" = 1'-0"



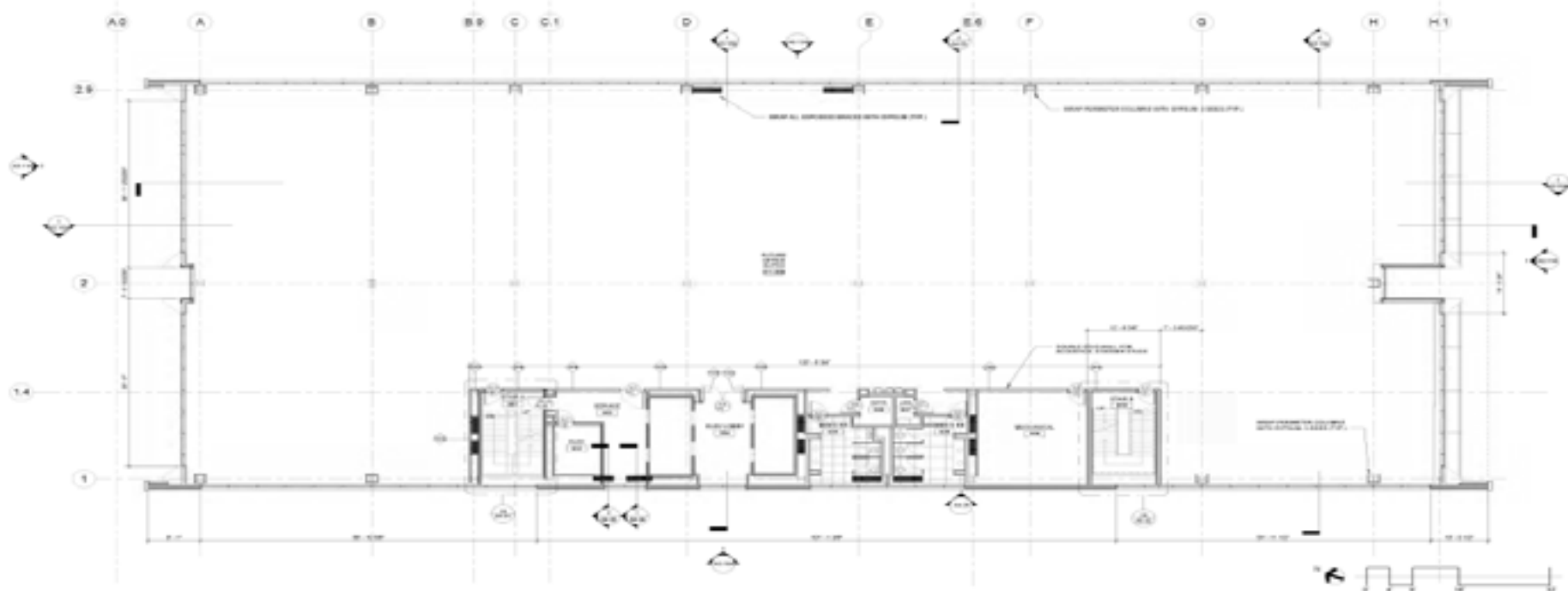
1 LEVEL 08 - OFFICE BUILDING

1/8" = 1'-0"



2 LEVEL 09 - OFFICE BLDG - E08

1/8" = 1'-0"



1 LEVEL 09 - OFFICE BUILDING

1/8" = 1'-0"

MORRISON
YARDORIGIN
DEVELOPMENT
PARTNERS

1: OFFICE BLDG

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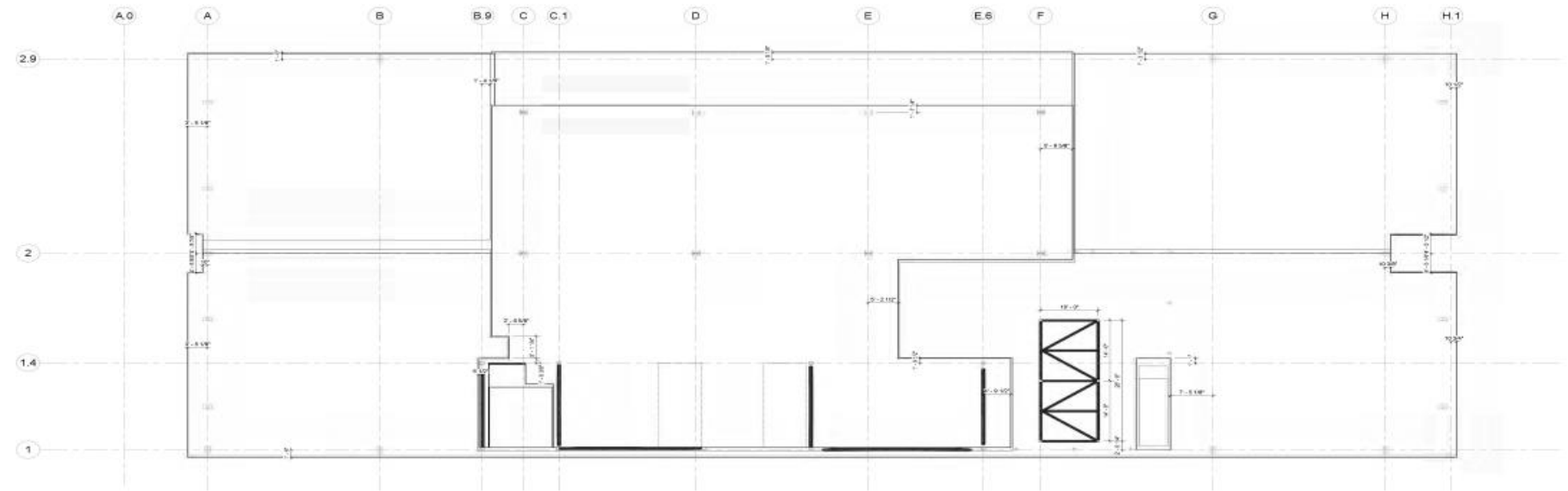
DATE: 07/11/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]

LEVEL 09 - OFFICE BLDG -
 PLAN

DATE: 07/11/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]

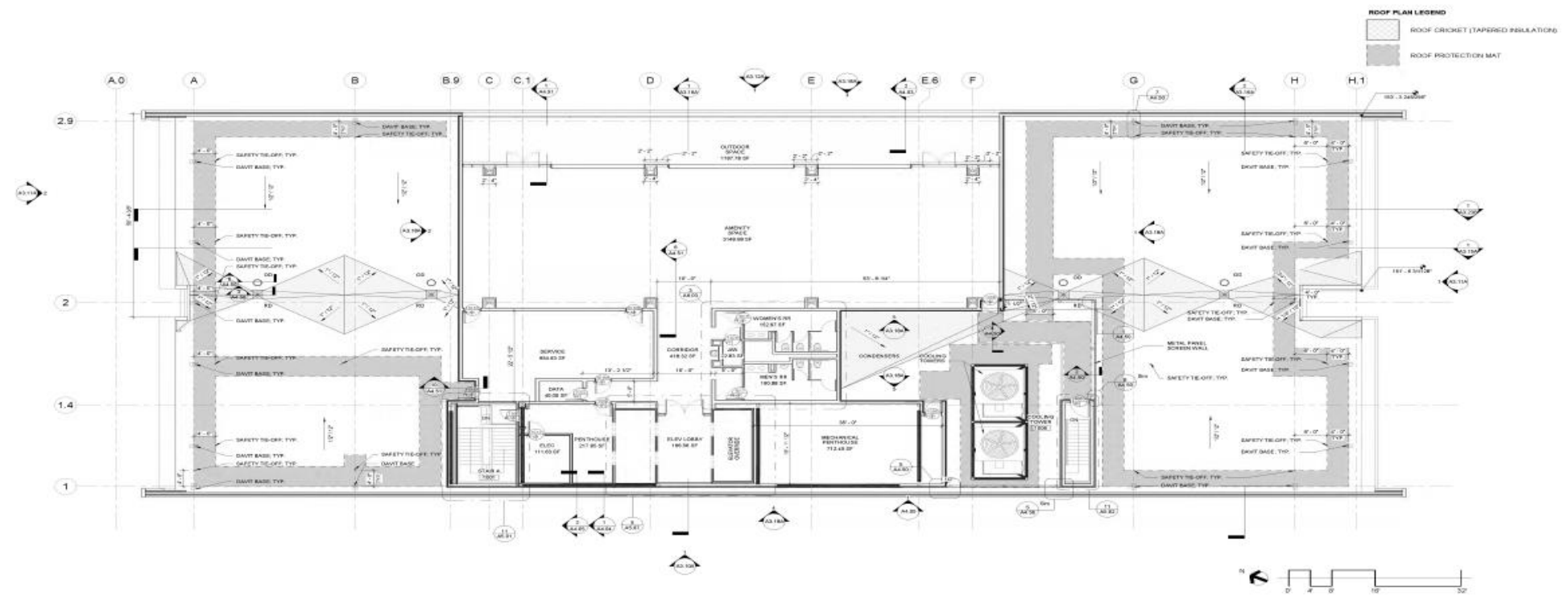
AS2.90A 112

UNIVERSITY OF WASHINGTON



6 LEVEL 10 - ROOF - OFFICE BLDG - EOS

1/8" = 1'-0"



MORRISON YARD
ORIGIN DEVELOPMENT PARTNERS



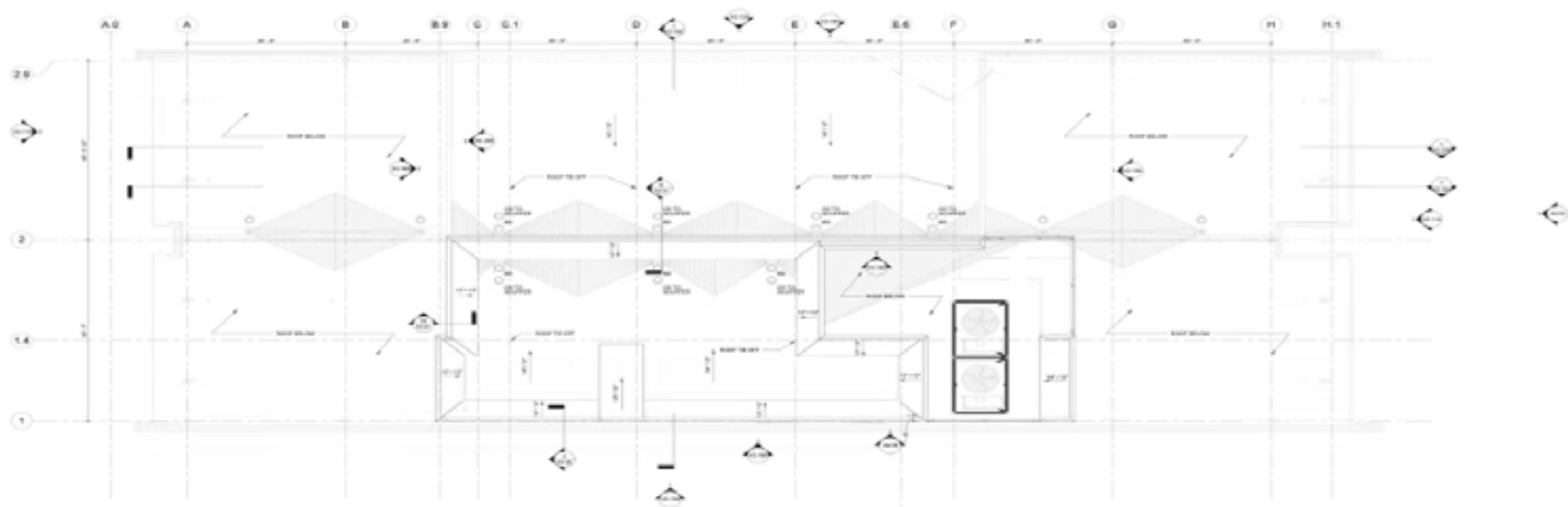
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PROJECT NO.	14486.00	DATE	10.14.2019
PROJECT NAME	PENTHOUSE PLAN - OFFICE BLDG - PLAN		
DATE		SHEET NO.	113

10/13/2019 10:29 AM

MORRISON
YARD

ORIGIN
 DEVELOPMENT
 PARTNERS



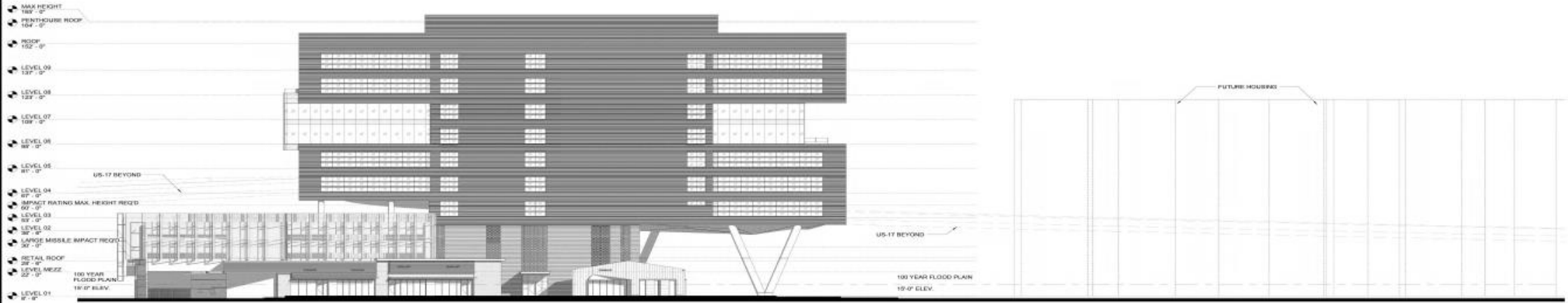
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING ROOF AND STRUCTURE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.

NO.	DESCRIPTION	DATE

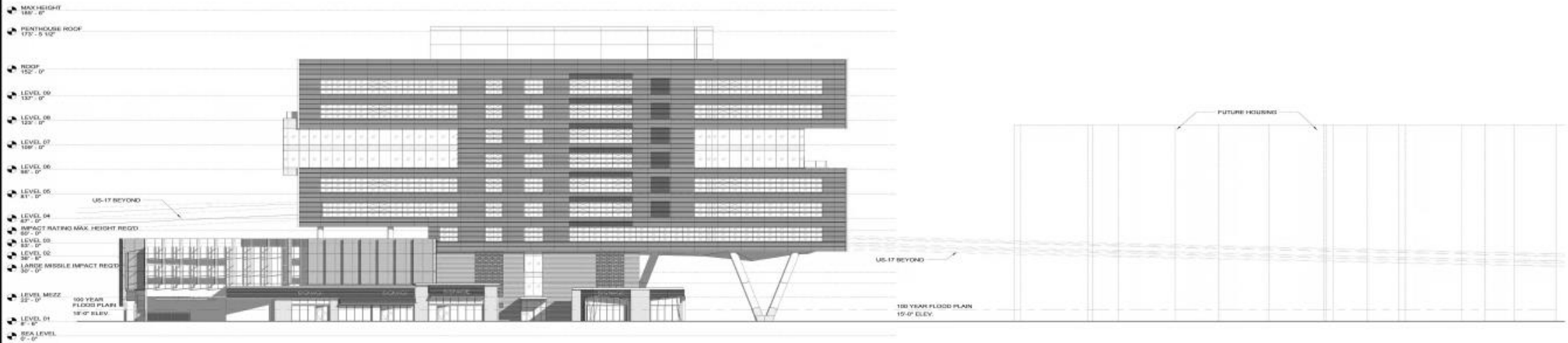
PENTHOUSE ROOF PLAN

DATE	11/11/2010
BY	
CHECKED	
DATE	

A2.97A 114



2 PRELIMINARY BAR WEST ELEVATION



1 FINAL BAR WEST ELEVATION

MORRISON
YARD

ORIGIN
DEVELOPMENT
PARTNERS



A. MORRISON YARD
B. MORRISON YARD
C. MORRISON YARD

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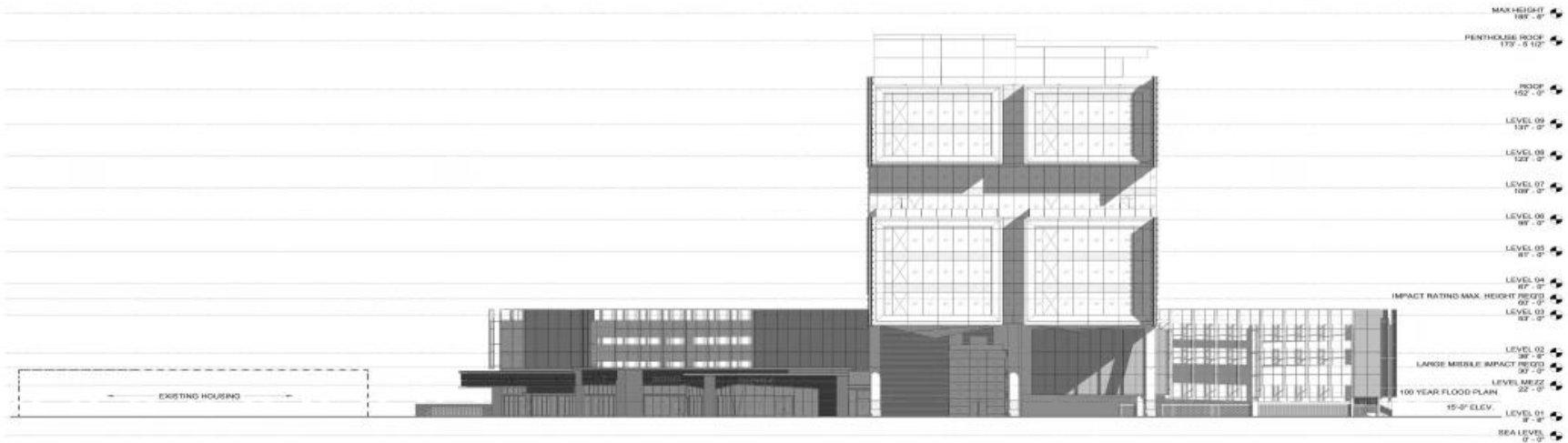
A. 10' 10" SCALE BAR WITH DIMENSIONS
IN FEET

PROJECT
COMPARATIVE OVERALL
WEST ELEVATION

NO. 14486-03	DATE 10.14.2010
BY: [Signature]	DESIGNED BY: [Signature]
CHECKED BY: [Signature]	SCALE: [Signature]
PROJECT NO. A3.01	PAGE 115



2 | PRELIMINARY BAR SOUTH ELEVATION



1 | FINAL BAR SOUTH ELEVATION



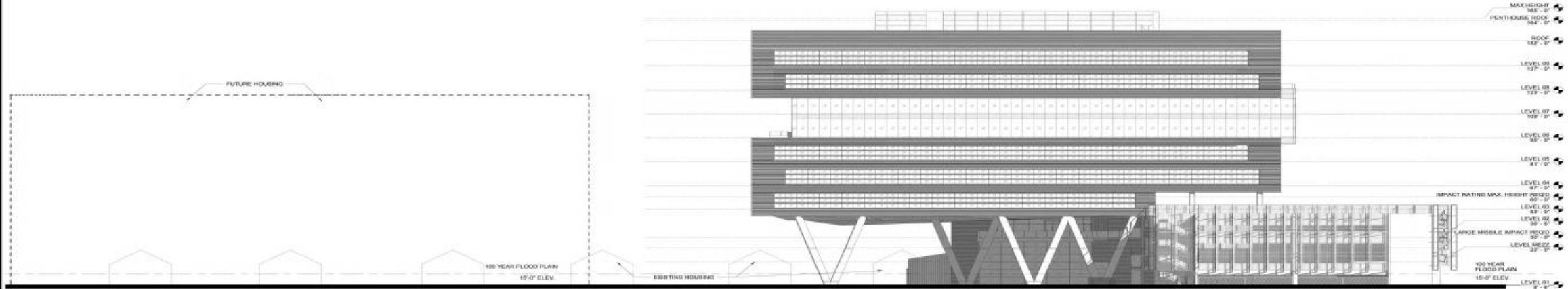
A. MORRISON YARD
B. MORRISON YARD
C. MORRISON YARD

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responsible for any errors or omissions.
Associated Design Partners, Inc. 2014

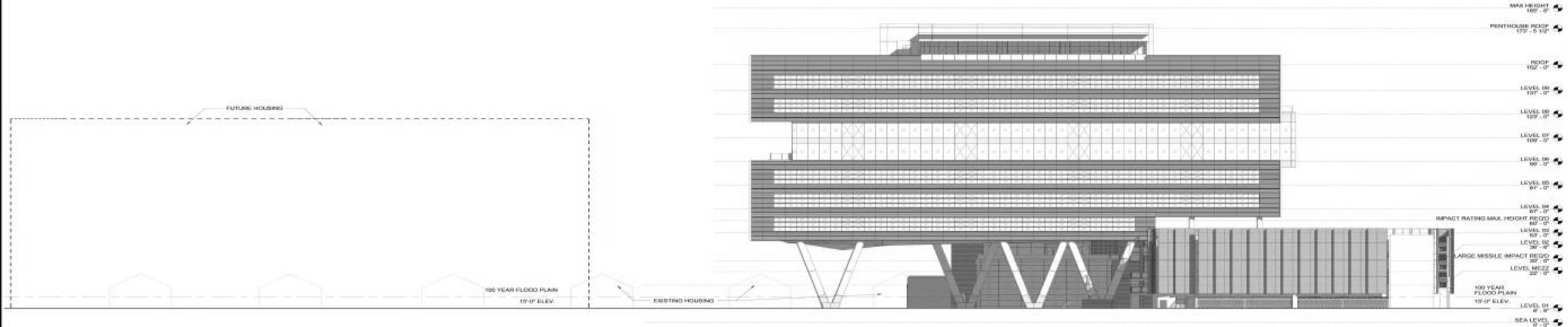
A. 10.14.2010 10:14:20 AM
B. 10.14.2010 10:14:20 AM
C. 10.14.2010 10:14:20 AM

COMPARATIVE OVERALL
SOUTH ELEVATION

PROJECT NO.	14486-02	DATE	10.14.2010
SCALE	1/8" = 1'-0"	PAGE	116
PROJECT NAME	MORRISON YARD		



2 | PRELIMINARY BAR EAST ELEVATION



1 | FINAL BAR EAST ELEVATION



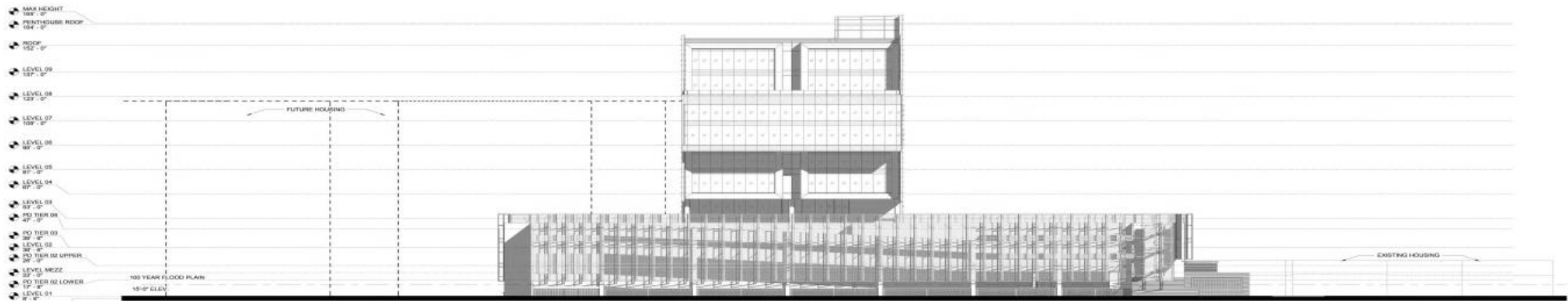
A. MORRISON YARD
B. PLAZA
C. OFFICE BUILDING

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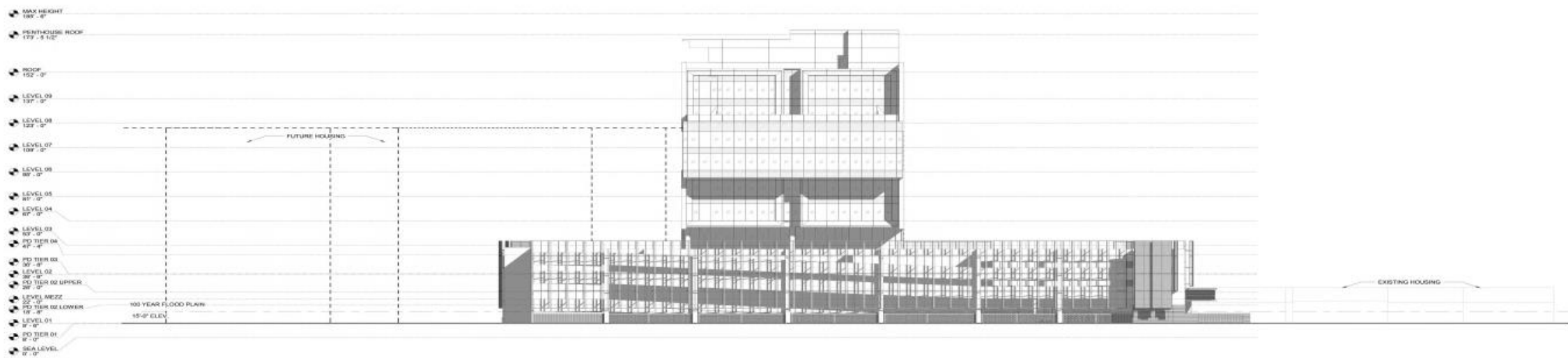
NO.	DATE
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2	10.14.2010
3	10.14.2010
4	10.14.2010
5	10.14.2010
6	10.14.2010
7	10.14.2010
8	10.14.2010
9	10.14.2010
10	10.14.2010

COMPARATIVE OVERALL EAST ELEVATION

PROJECT NO.	14488-03
DATE	10.14.2010
SCALE	1/16" = 1'-0"
PROJECT NAME	MORRISON YARD
ARCHITECT	ASD SKY
DATE	10.14.2010
SCALE	1/16" = 1'-0"
PROJECT NO.	A3.03
PAGE	117



2 PRELIMINARY BAR NORTH ELEVATION



1 FINAL BAR NORTH ELEVATION

MORRISON
 YARD

ORIGIN
 DEVELOPMENT
 PARTNERS



A. MORRISON YARD
 B. MORRISON YARD
 C. MORRISON YARD

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2. 10 NORTH BARTON, CHICKENHEAD
 W. 3015
 10/14/2010

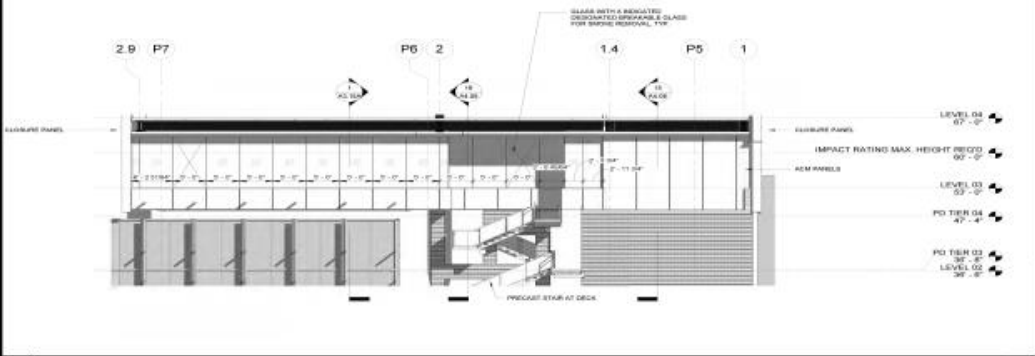
COMPARATIVE OVERALL
 NORTH ELEVATION

PROJECT NO: 14486-02	DATE: 10.14.2010
SCALE: 1/16" = 1'-0"	PAGE: 118

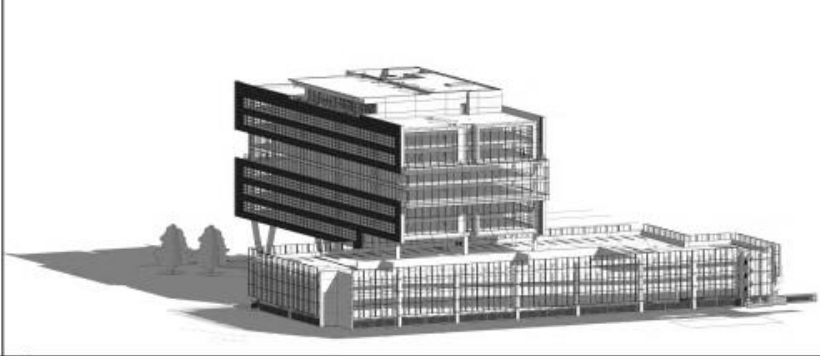
A3.04

118

10/20/2010 10:42 AM



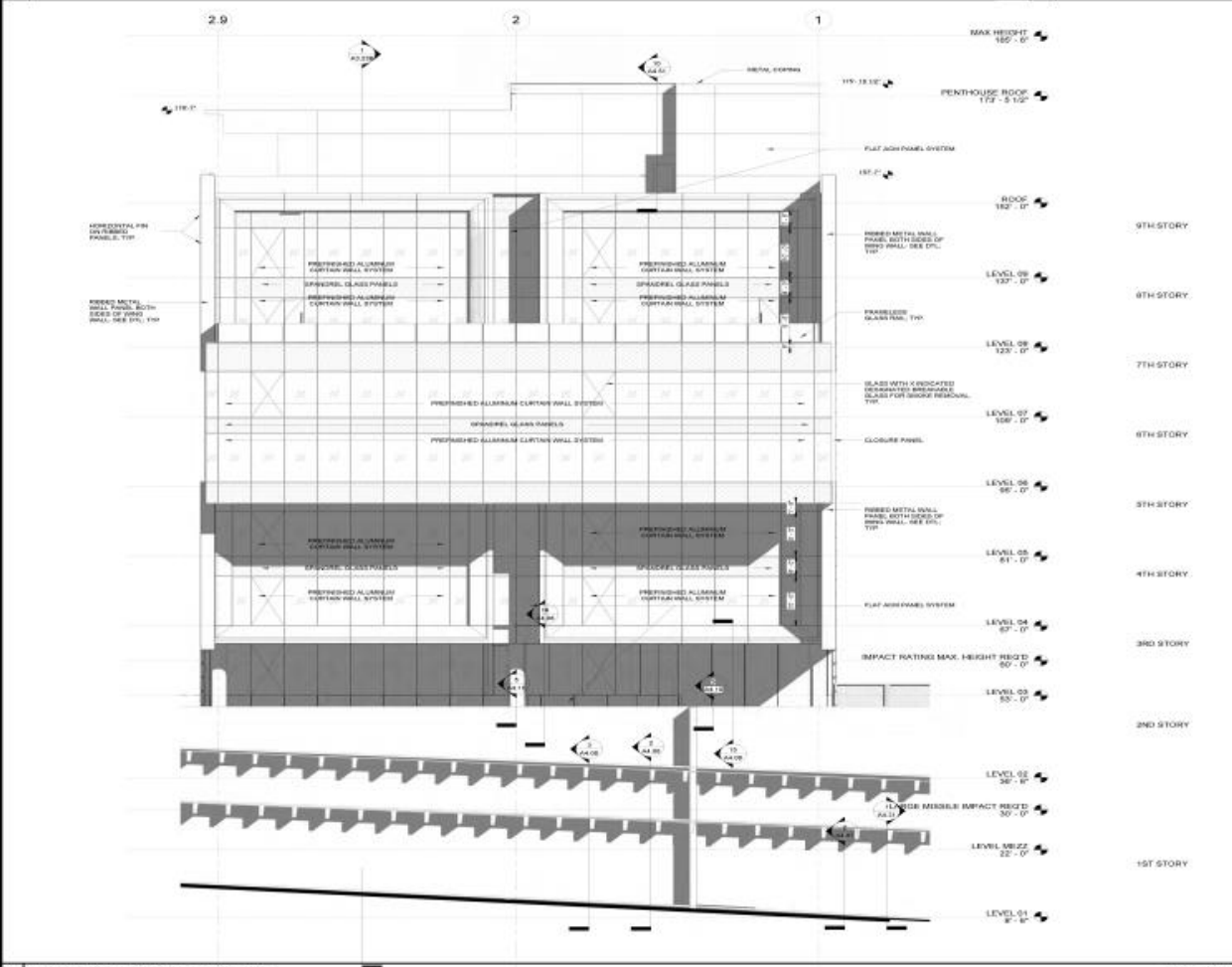
5 LEVEL 03 NORTH ELEVATION 1/8" = 1'-0"



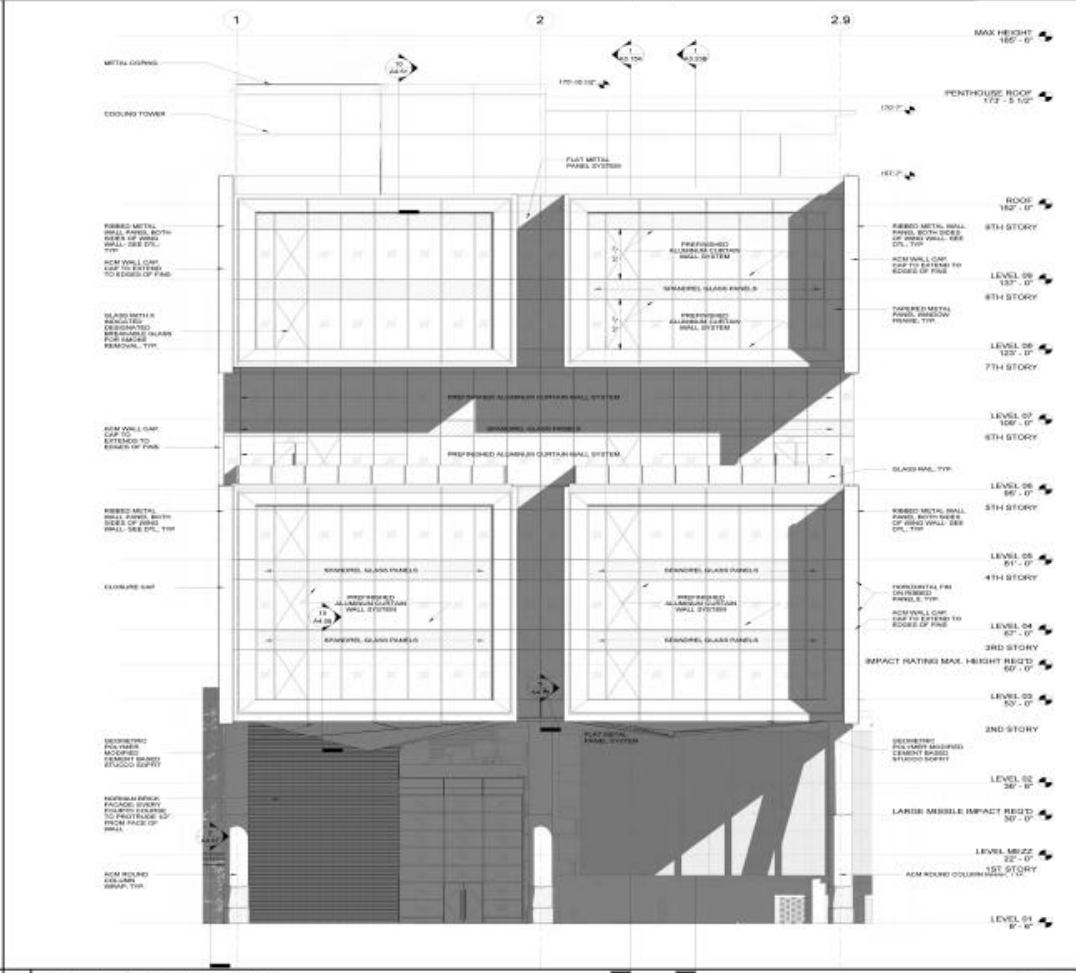
4 VIEW OF NORTH FACADE



3 OFFICE BUILDING - SOUTH ELEVATION PERSPECTIVE



2 OFFICE BLDG - NORTH ELEVATION 1/8" = 1'-0"



1 OFFICE BLDG - SOUTH ELEVATION 1/8" = 1'-0"

MORRISON YARD
ORIGIN DEVELOPMENT PARTNERS



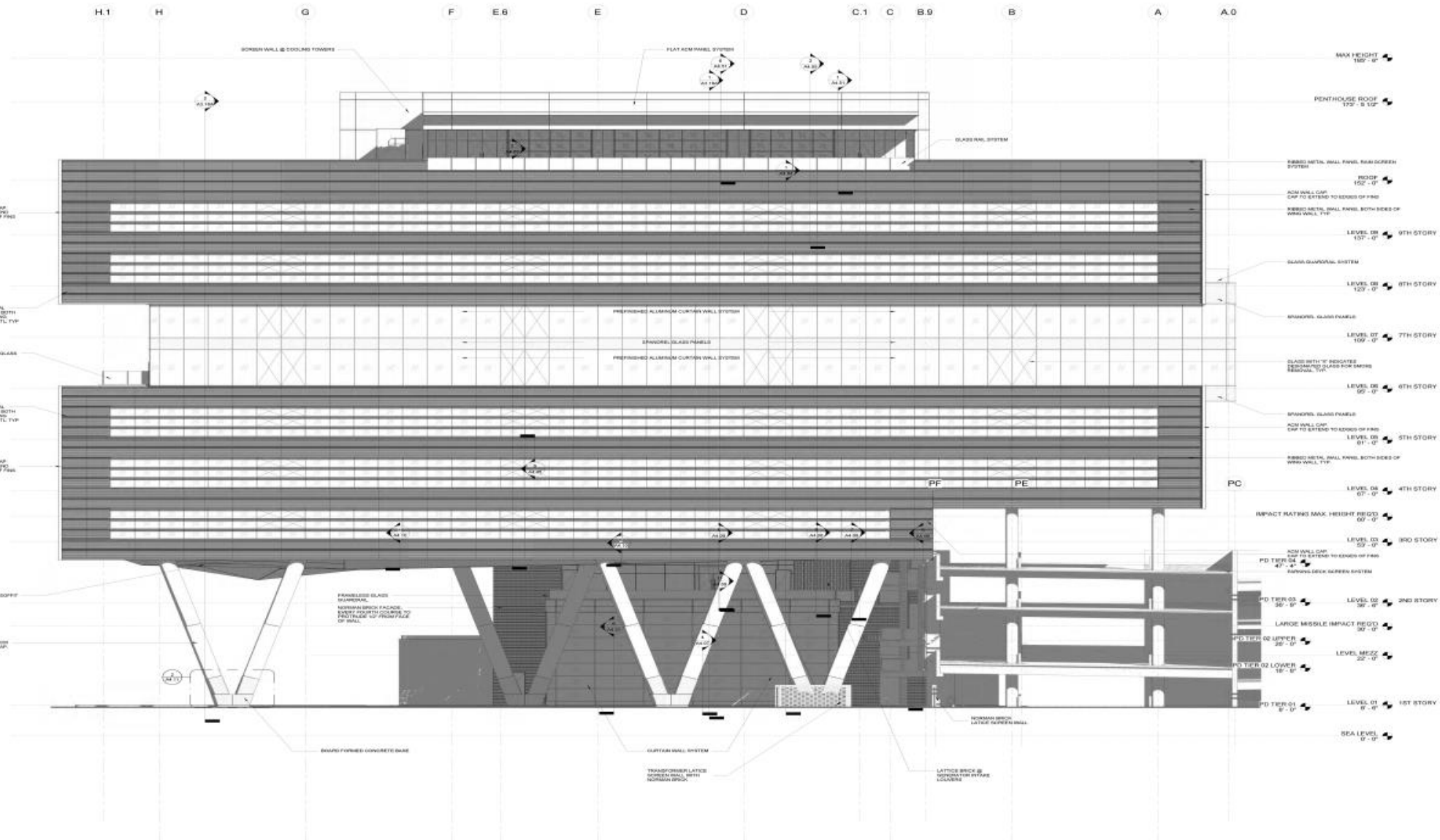
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4. TITLE SHEET COMMENTS
NO. DATE
REVISION

PROJECT
NORTH & SOUTH OFFICE TOWER ELEVATION

NO. 14486-03 DATE 10.14.2010
BY: [Signature] CHECKED: [Signature]
SCALE: 1/8" = 1'-0"

3.11A 120

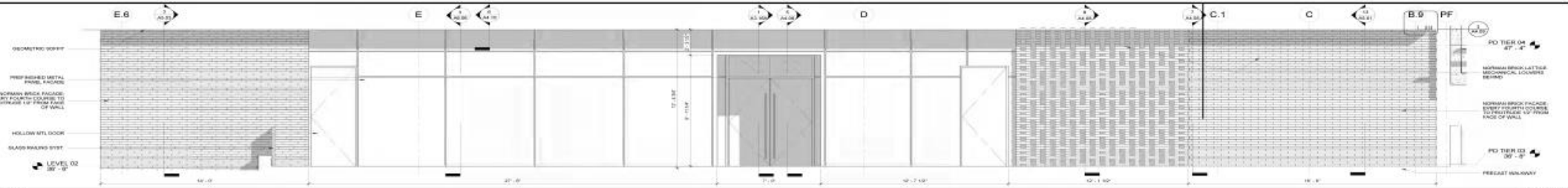


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ARCHITECT: ARCHITECTURAL RECORD DESIGN, INC.
DATE: 10/14/2010

PROJECT: EAST OFFICE TOWER ELEVATION

NO. 14486-03	DATE 10/14/2010
PROJECT EAST OFFICE TOWER ELEVATION	SCALE 1/8" = 1'-0"
A3.12A	121



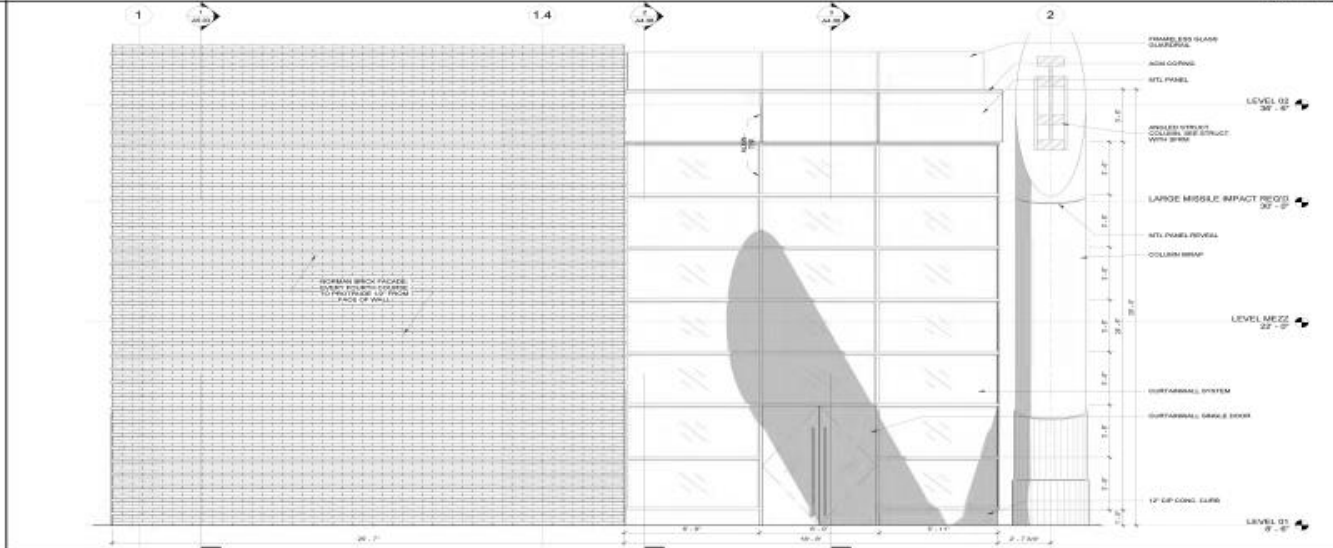
5 LEVEL 02 - EAST ELEVATION

3/8" = 1'-0"



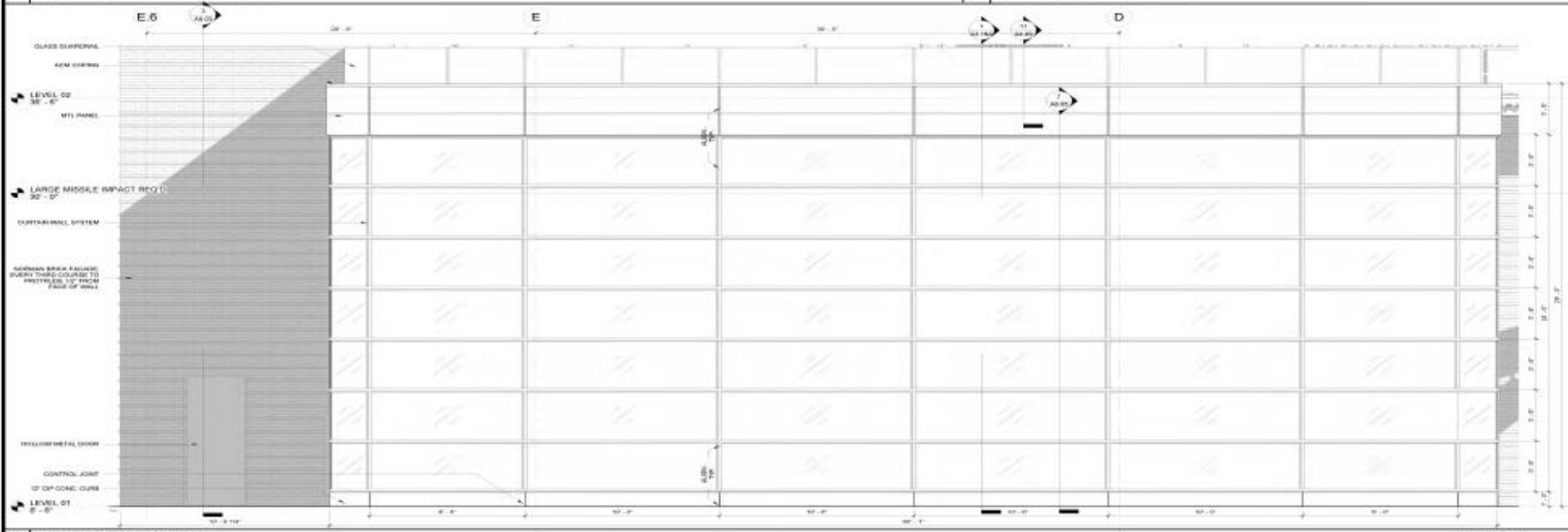
3D PERSPECTIVE IS FOR REFERENCE ONLY

4 LOBBY EAST ENTRY PERSPECTIVE



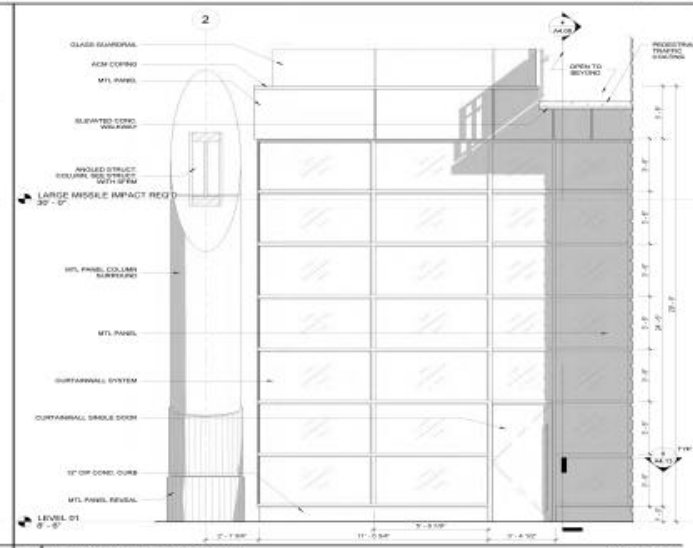
3 LOBBY - SOUTH ELEVATION

3/8" = 1'-0"



2 LOBBY - EAST ELEVATION

3/8" = 1'-0"



1 LOBBY - NORTH ELEVATION

3/8" = 1'-0"



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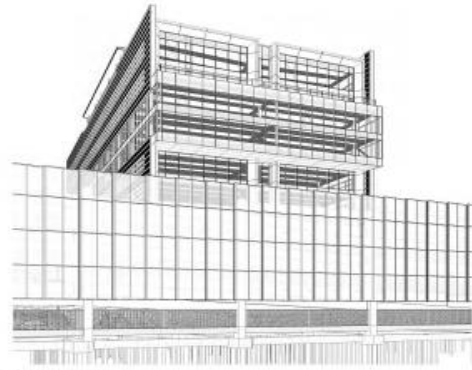
4. TITLE SHEET
PROJECT: MORRISON YARD
DATE: 10/14/2010

OFFICE BLDG LOBBY ELEVATIONS

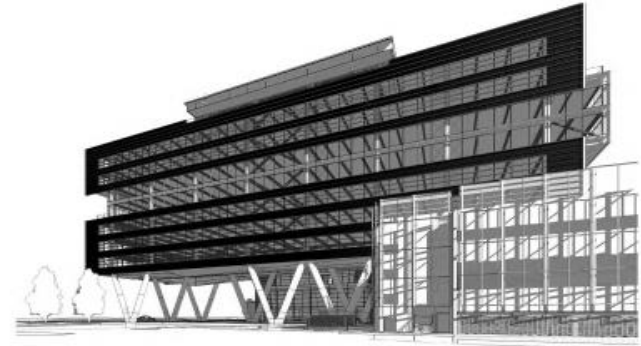
NO: 14486-03
DATE: 10/14/2010
BY: [Signature]
CHECKED: [Signature]

A3.13A 122

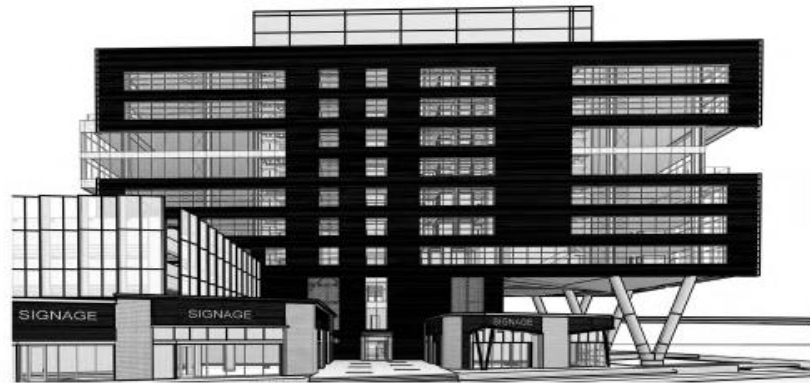
10/20/15 10:00 AM



4 OFFICE BLDG - NORTH ELEVATION PERSPECTIVE



3 OFFICE BLDG - EAST ELEVATION PERSPECTIVE



2 OFFICE BLDG - WEST ELEVATION PERSPECTIVE



1 OFFICE BUILDING - BAR SOUTH ELEVATION PERSPECTIVE



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T. C. BLOOM, ARCHITECT

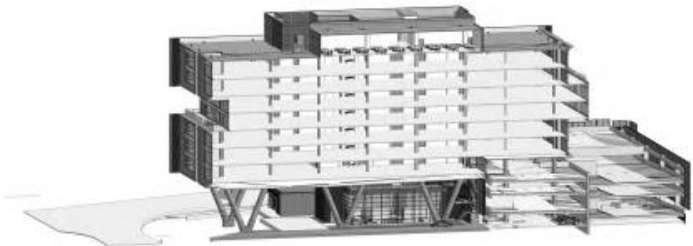
3D PERSPECTIVES

DATE: 10/14/2019

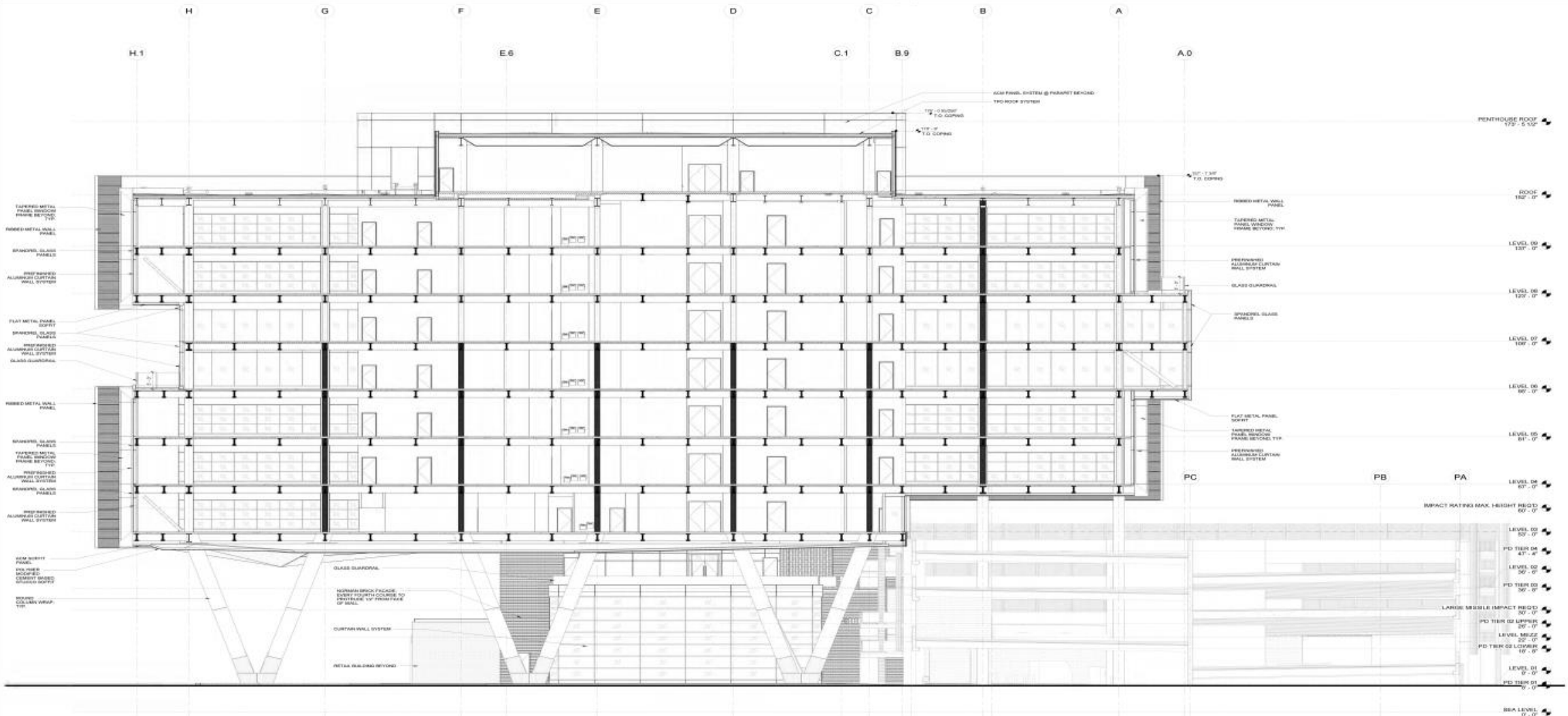
TIME: 1:48:00

FILE: A3.14A_123

10/20/19 11:28 AM



2 OFFICE BLDG - EAST SECTION



MORRISON YARD
 ORIGIN DEVELOPMENT PARTNERS



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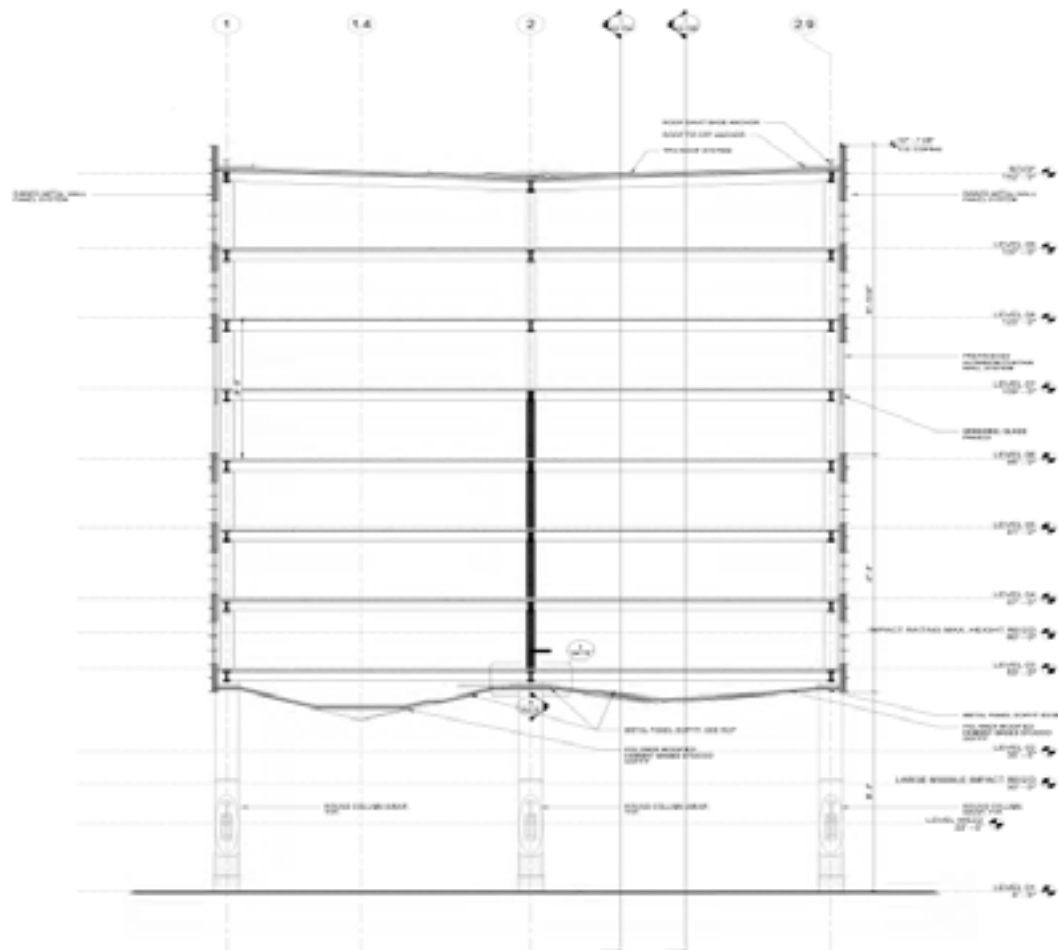
DATE: 10/14/2010
 PROJECT: MORRISON YARD
 SHEET: 124



3 OFFICE BLDG - SOUTH SECTION

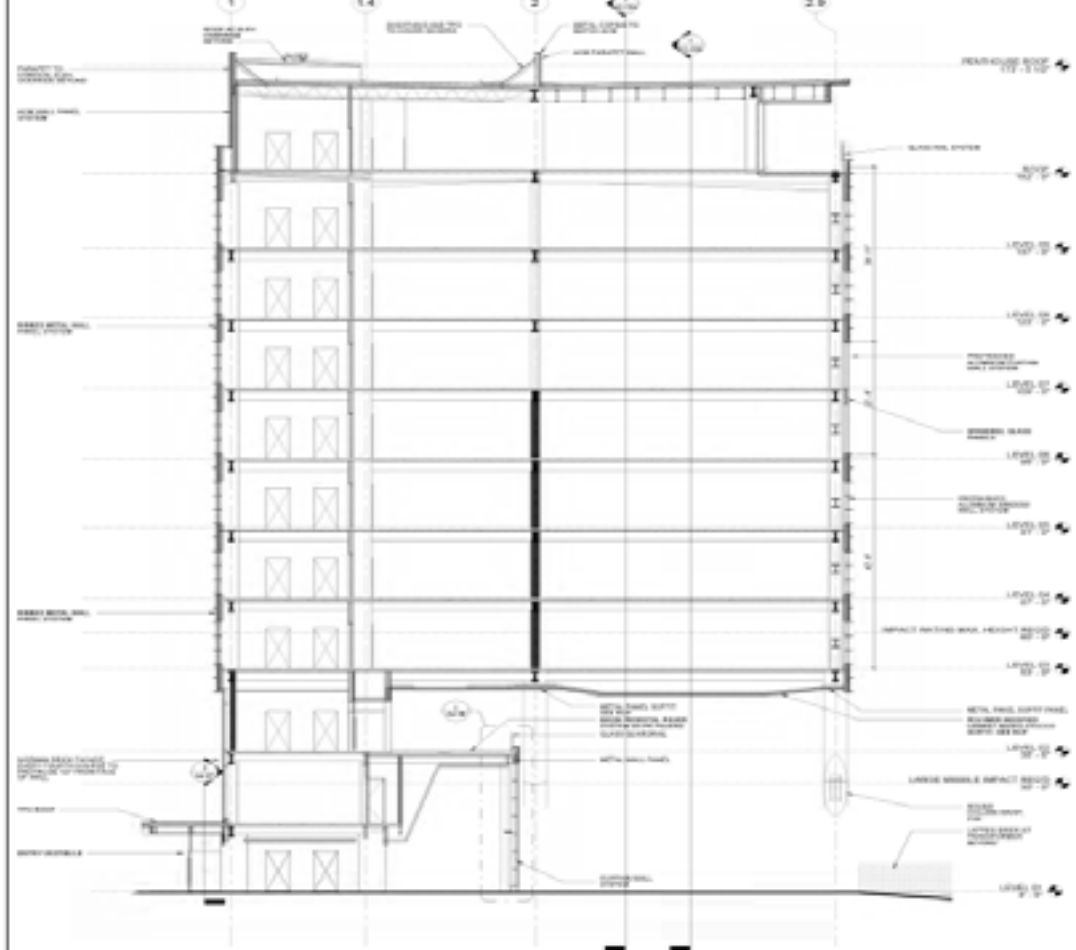


4 OFFICE BLDG - SOUTH SECTION Copy 1



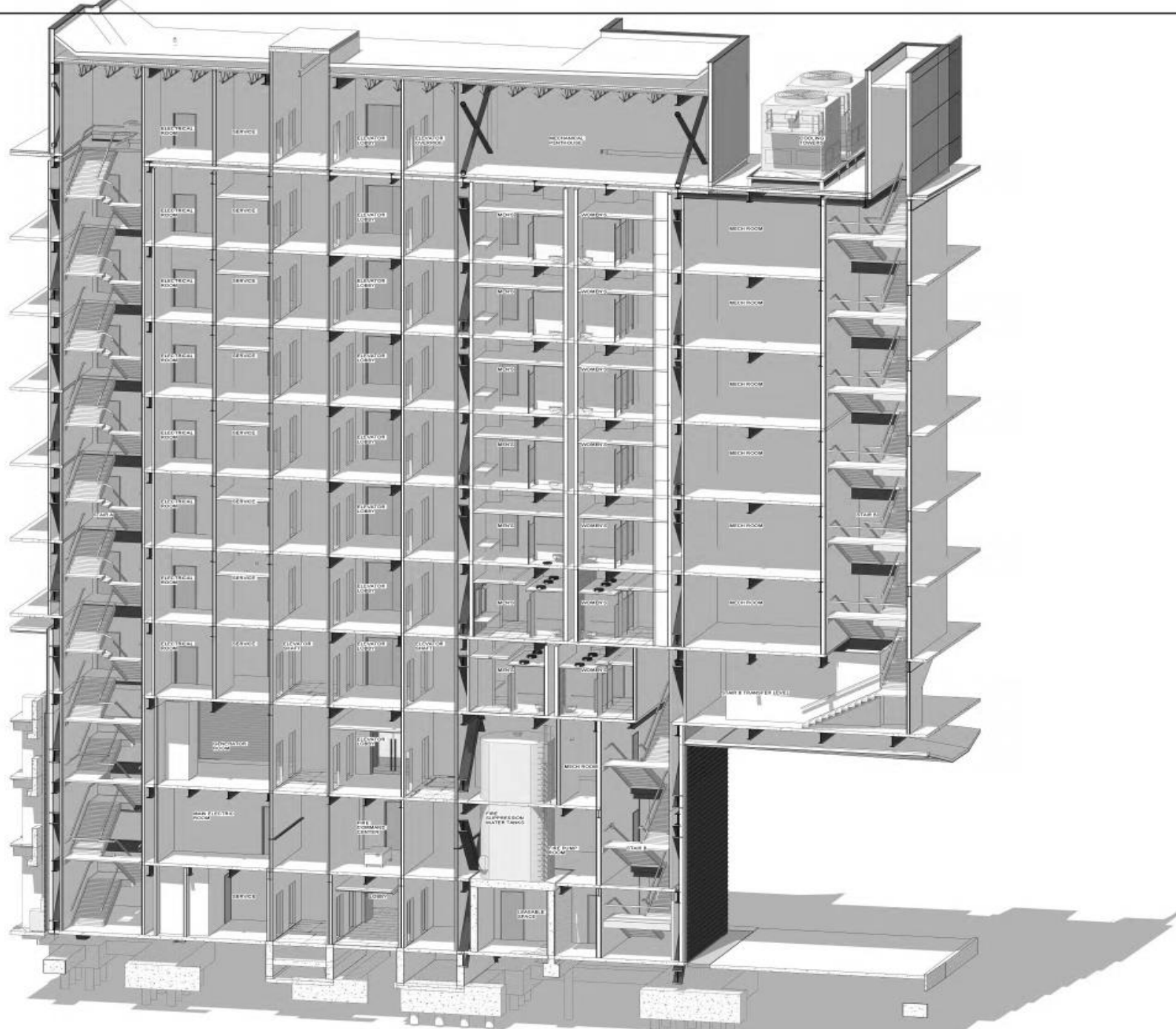
2 OFFICE TOWER CROSS SECTION

1/8" = 1'-0"



1 OFFICE TOWER BAR CROSS SECTION

1/8" = 1'-0"



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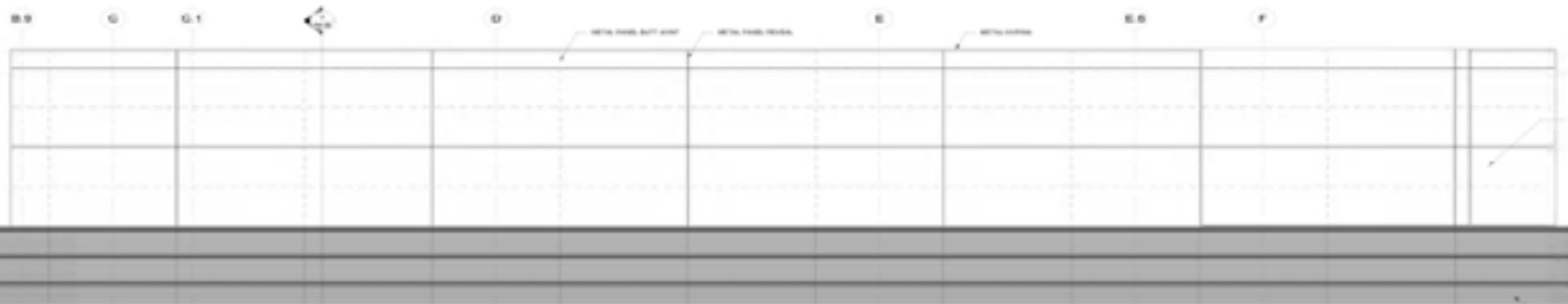
T. C. BLOOM, ARCHITECT
 ARCHITECT

FILE NO. 14-00000000

DATE 10/14/2019

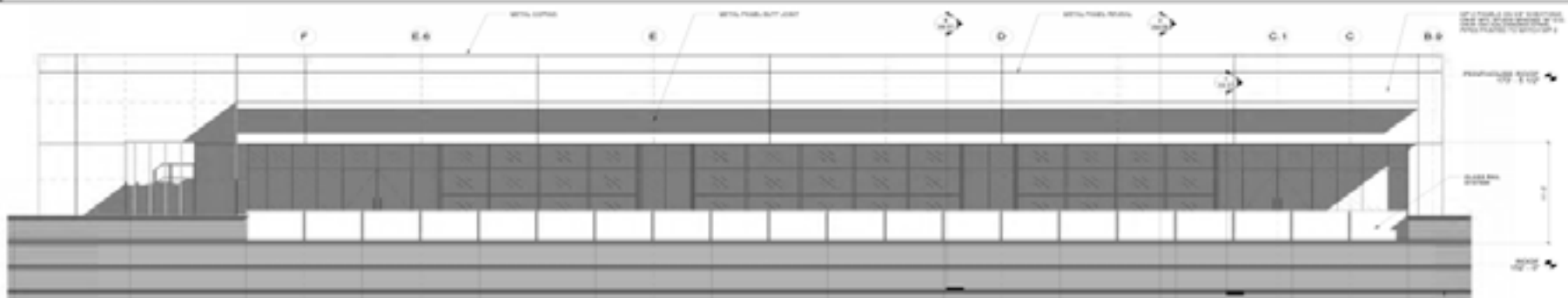
3D CORE SECTION

NO. 14498.03 DATE 10/14/2019
 SHEET NO. 126



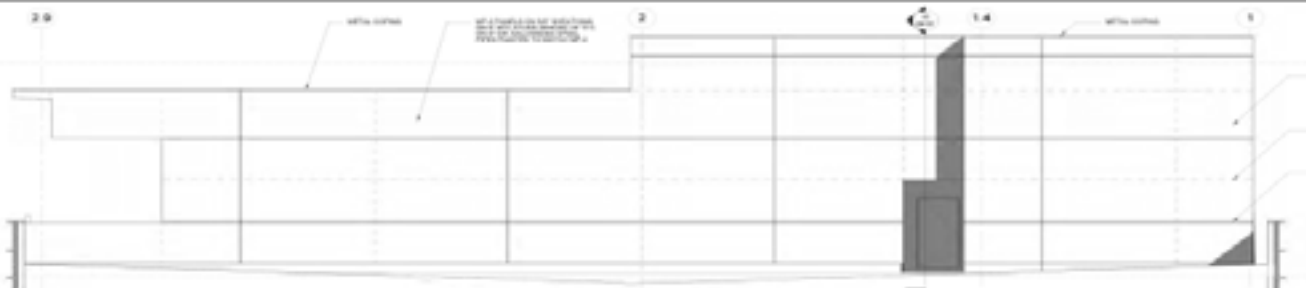
4 PENTHOUSE - WEST ELEVATION

1/4" = 1'-0"



3 PENTHOUSE - EAST ELEVATION

1/4" = 1'-0"



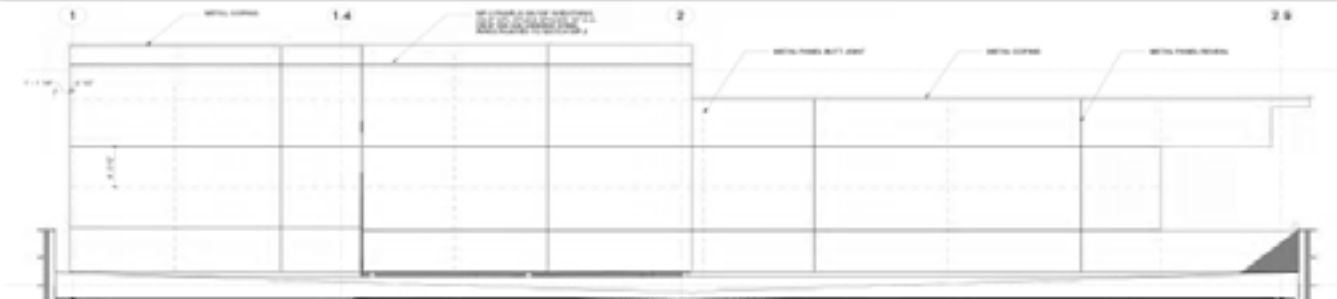
2 PENTHOUSE - NORTH ELEVATION

1/4" = 1'-0"



1 PENTHOUSE - ELEVATION @ MECH SCREEN

1/4" = 1'-0"



PENTHOUSE - SOUTH ELEVATION

1/4" = 1'-0"



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DATE: 08/14/2018
 TIME: 10:00 AM

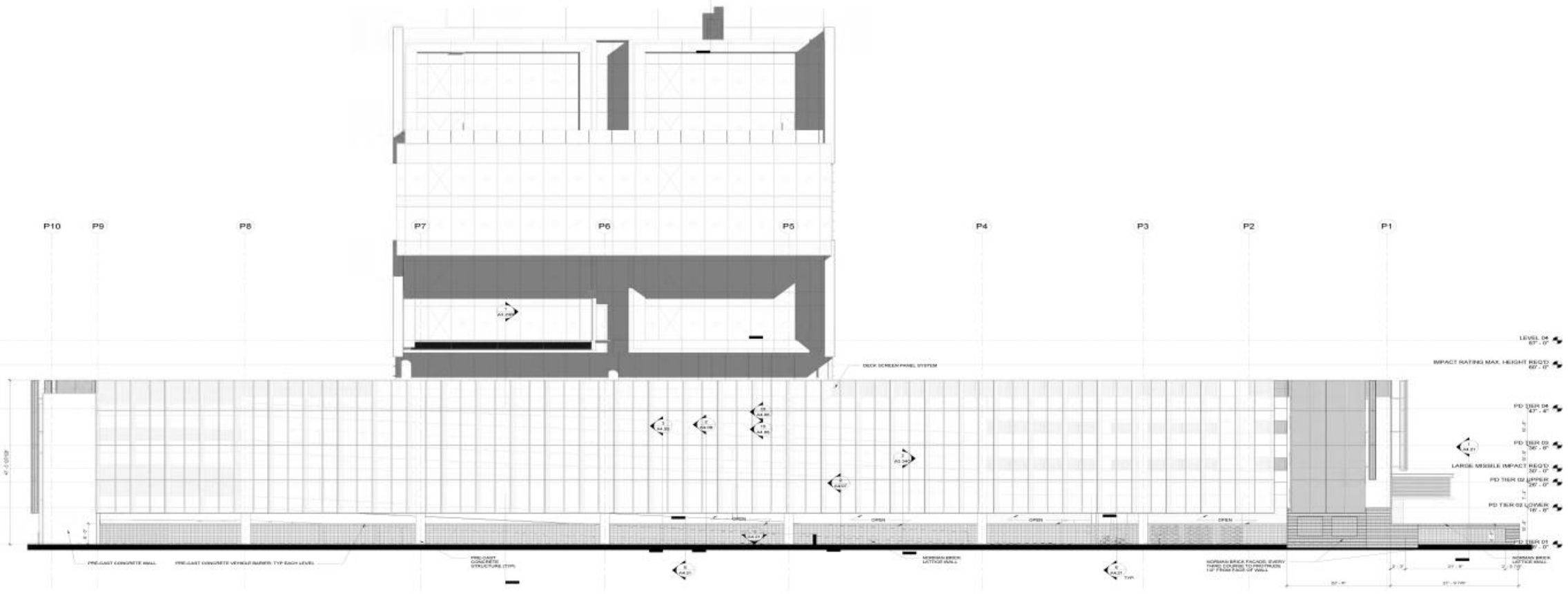
PROJECT: MORRISON YARD
 SHEET: PENTHOUSE ELEVATIONS

DESIGNED BY: ASD | SKY
 CHECKED BY: ASD | SKY

DATE: 08/14/2018
 TIME: 10:00 AM

PROJECT: MORRISON YARD
 SHEET: A3.18A 127

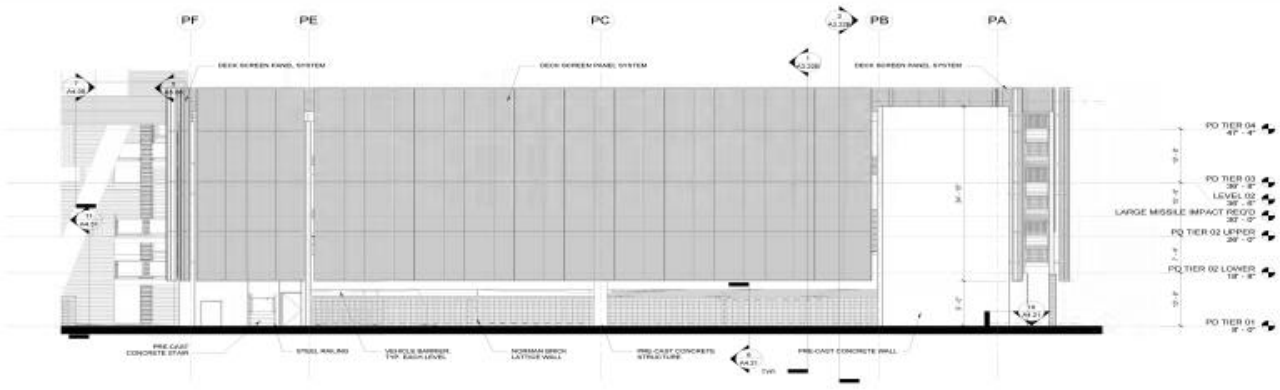
P10 P9 P8 P7 P6 P5 P4 P3 P2 P1



2 PARKING DECK - NORTH BAR ELEVATION

1/8" = 1'-0"

PF PE PC PB PA



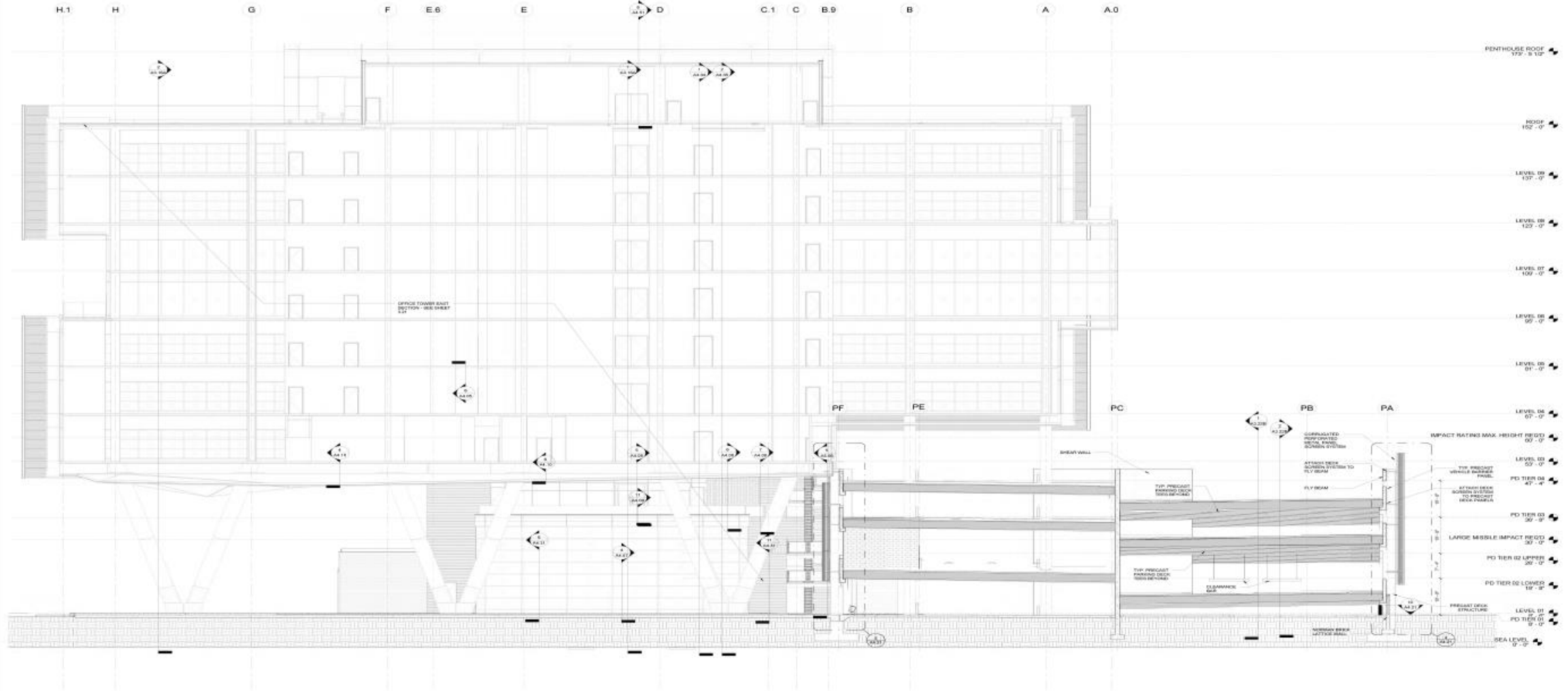
1 PARKING DECK - EAST BAR ELEVATION

1/8" = 1'-0"

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PARKING DECK ELEVATIONS	
DATE: 10/14/2010	PROJECT: MORRISON YARD
14488-00	10 14 2010
ALTER	CHECK
A3.21B	129

10/20/2010 10:27 AM



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J. THOMAS BROWN
 ARCHITECT

PROJECT
 MORRISON YARD

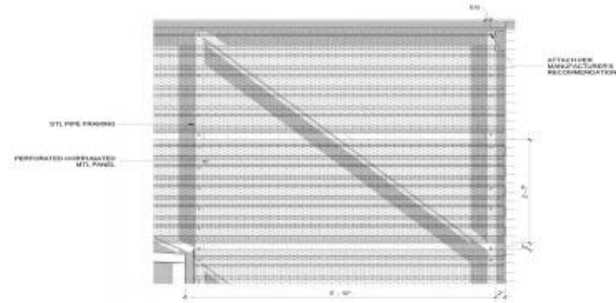
DATE
 10.14.2010

BY
 JTB

131



8 STAND ALONE RETAIL BLDG NORTH VIEW -10° PERSPECTIVE © FOR REFERENCE ONLY

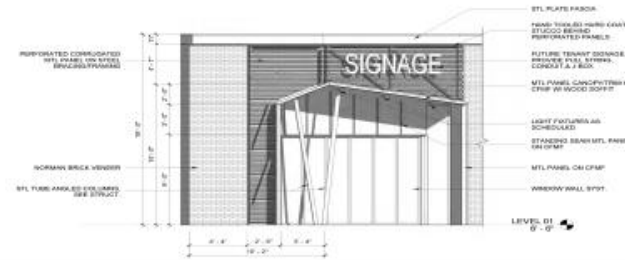


7 ENLARGED MTL PANEL ELEVATION

1" = 1'-0"



6 STAND ALONE RETAIL BLDG SOUTH VIEW -10° PERSPECTIVE © FOR REFERENCE ONLY



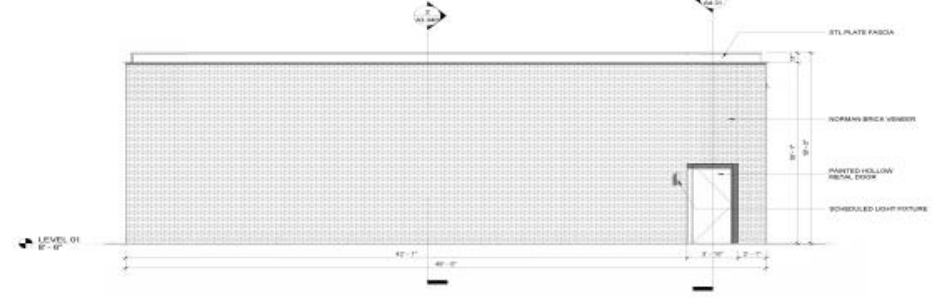
5 TENANT A - NORTHWEST ELEVATION

1/4" = 1'-0"



4 TENANT A - NORTH ELEVATION

1/4" = 1'-0"



3 TENANT A - EAST ELEVATION

1/4" = 1'-0"



2 TENANT A - SOUTH ELEVATION

1/4" = 1'-0"



1 TENANT A - WEST ELEVATION

1/4" = 1'-0"

MORRISON YARD

ORIGIN DEVELOPMENT PARTNERS



C. RETAIL BLDG

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J. TORRES DESIGN PARTNERS

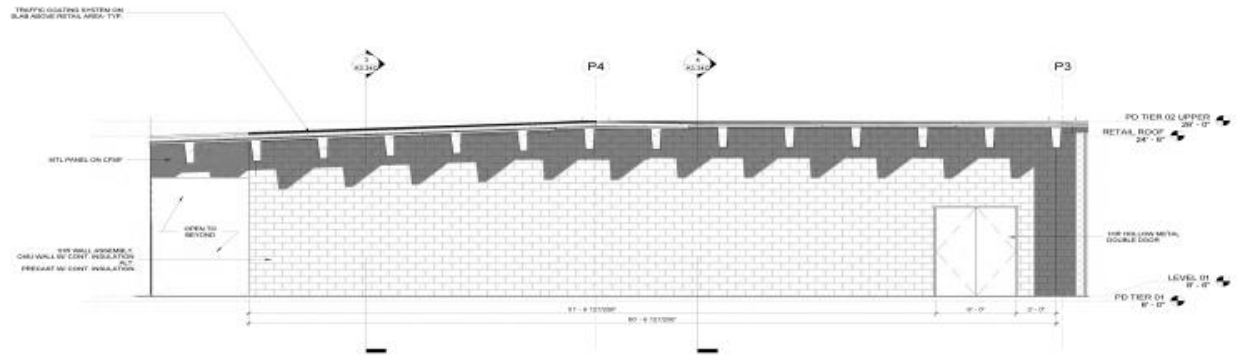
PROJECT RETAIL BLDG ELEVATIONS

NO. 14486-03 DATE 10.14.2010

SCALE 1/4" = 1'-0"

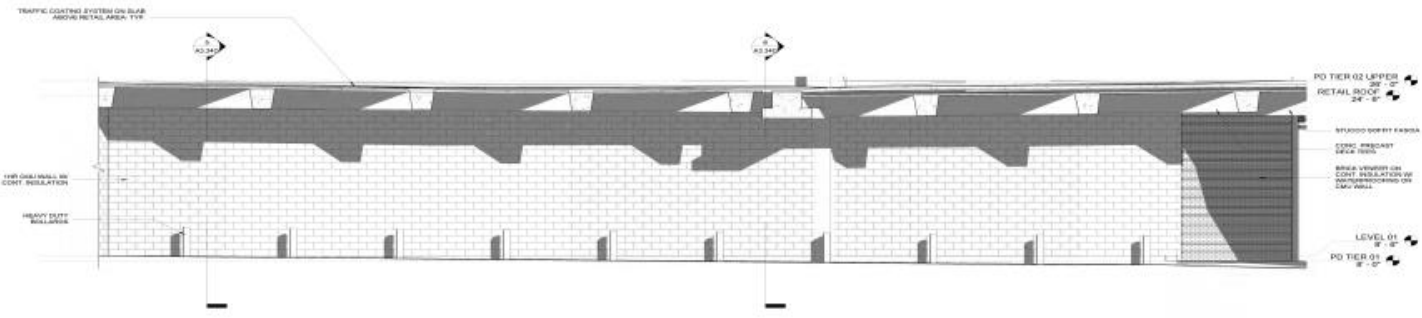
PROJECT NO. A3.31C 132

10/20/10 10:28:34 AM

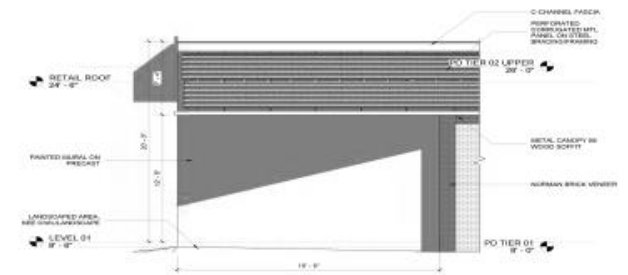


3 TENANT 05 - NORTH ELEVATION

1/4" = 1'-0"



2 TENANT 05 - EAST ELEVATION



1 TENANT 05 - NORTHWEST ELEVATION

1/4" = 1'-0"

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DATE: 10/14/2010

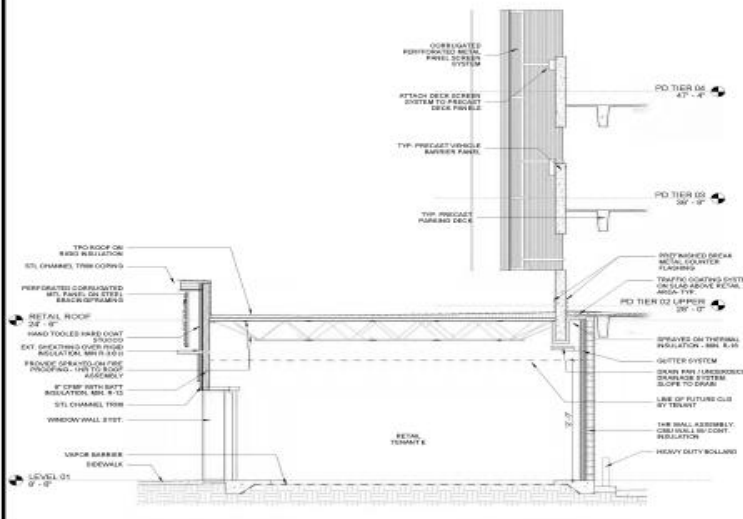
PROJECT: RETAIL BLDG ELEVATIONS

NO: 14486-03

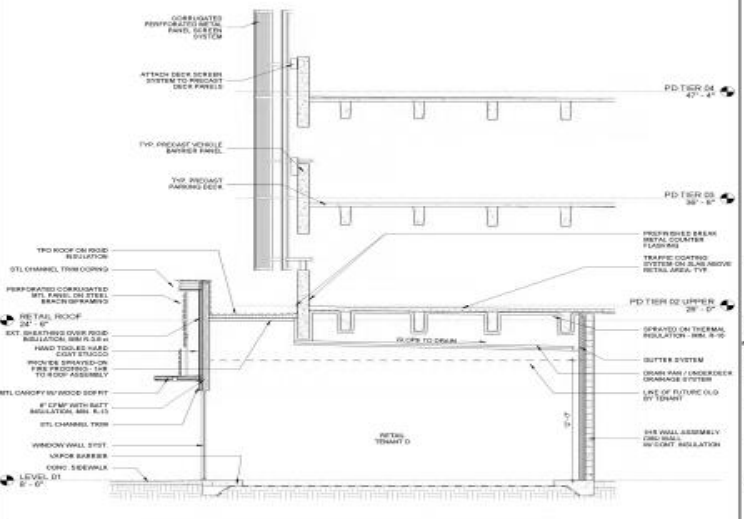
DATE: 10/14/2010

NO: 134

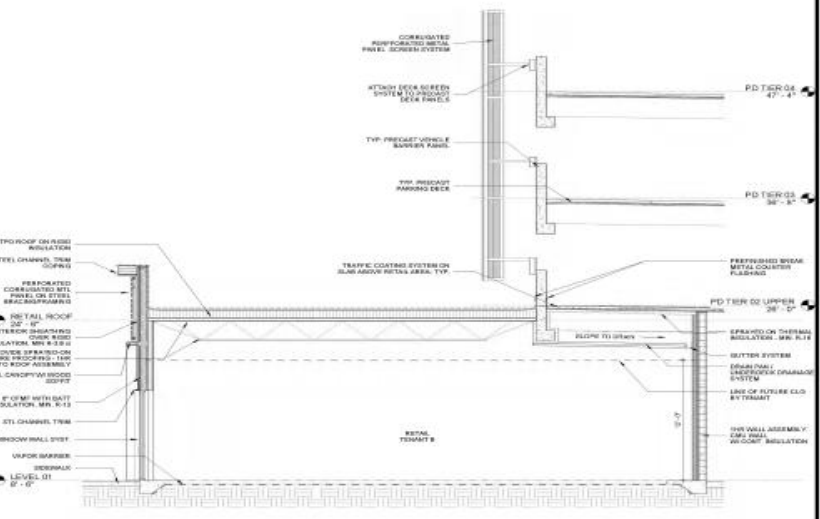
10/20/2010 10:28 AM



6 TENANT D - BUILDING SECTION WEST/EAST 1/4" = 1'-0"



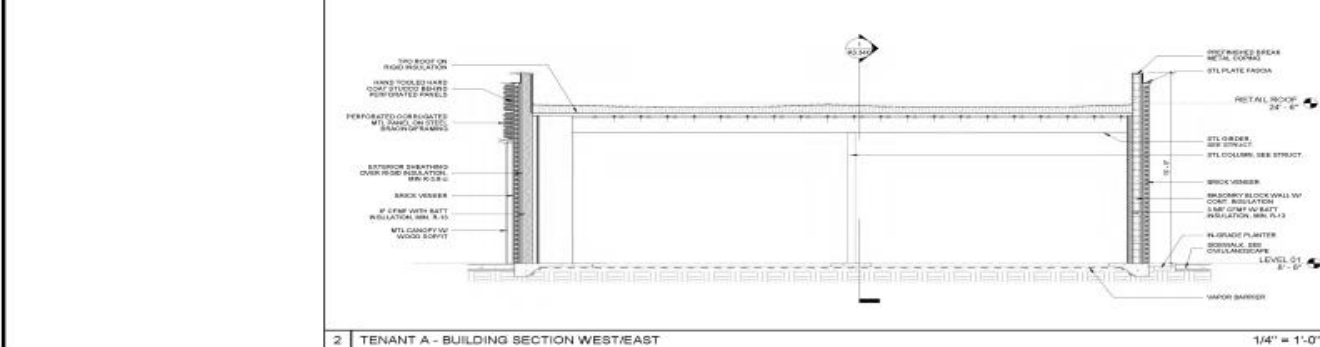
5 TENANT C - BUILDING SECTION WEST/EAST 1/4" = 1'-0"



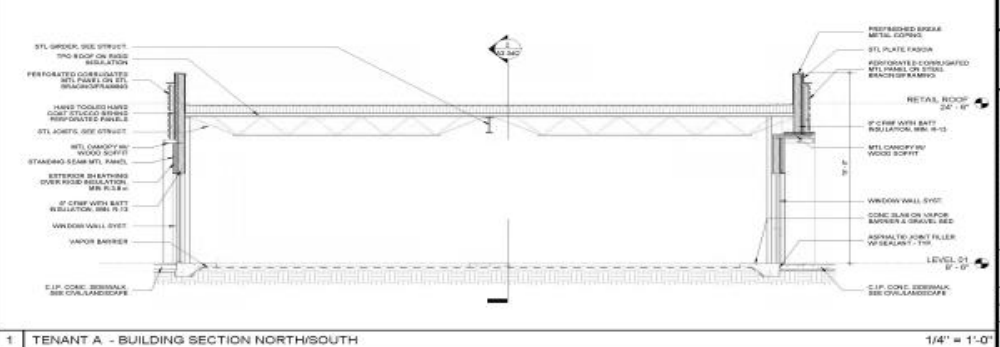
4 TENANT B - BUILDING SECTION NORTH/SOUTH 1/4" = 1'-0"



3 RESTROOM & BIKE FACILITY - BUILDING SECTION NORTH/SOUTH 1/4" = 1'-0"

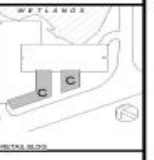


2 TENANT A - BUILDING SECTION WEST/EAST 1/4" = 1'-0"



1 TENANT A - BUILDING SECTION NORTH/SOUTH 1/4" = 1'-0"

MORRISON YARD
ORIGIN DEVELOPMENT PARTNERS



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Table with project information:

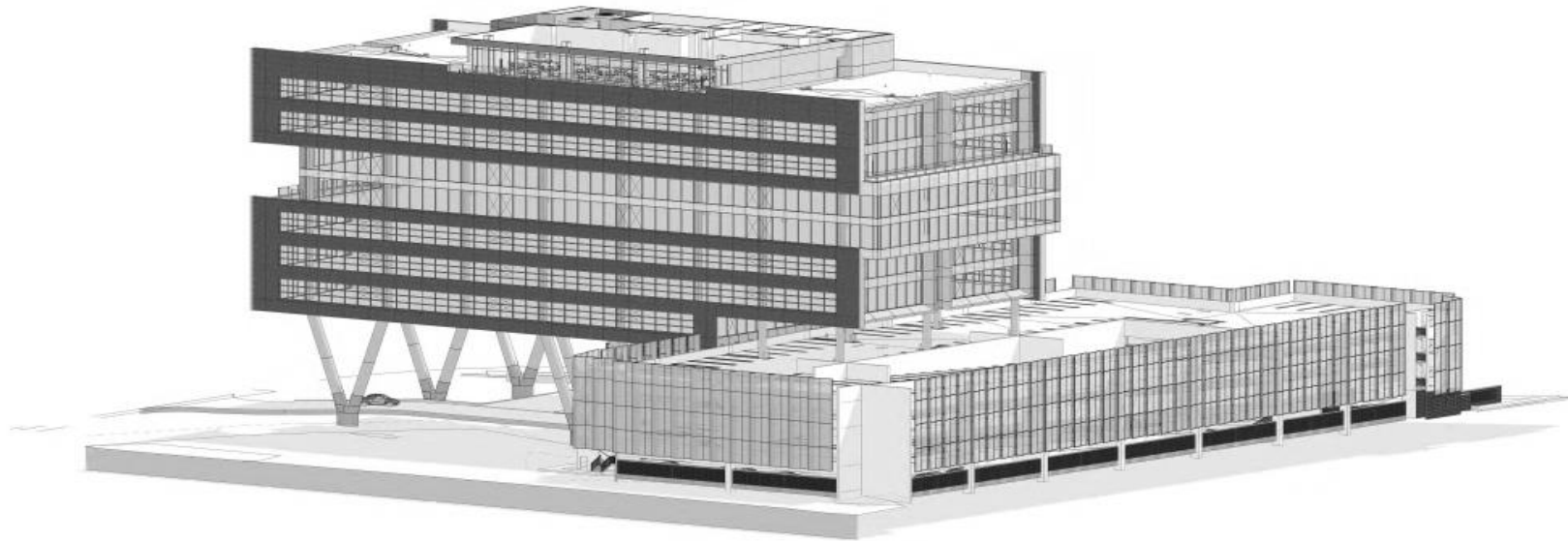
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SCALE			
DATE			
DESIGNED BY			
CHECKED BY			
DATE			
PROJECT NO.	1438.03	DATE	10.14.2019
SCALE			
DATE			
DESIGNED BY			
CHECKED BY			
DATE			

RETAIL BLDG SECTIONS

A3.34C 135

**MORRISON
 YARD**

ORIGIN
 DEVELOPMENT
 PARTNERS



1 VIEW FROM WETLANDS



2 VIEW FROM MORRISON



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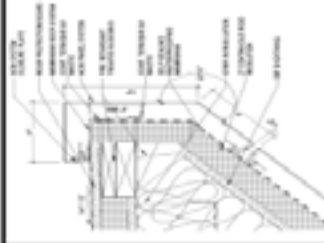
T. C. BROWN ARCHITECTS
 ARCHITECTS

FILED 3D VIEWS

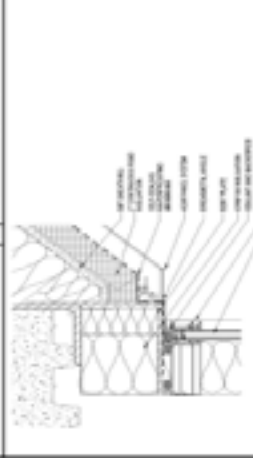
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A3.40 136

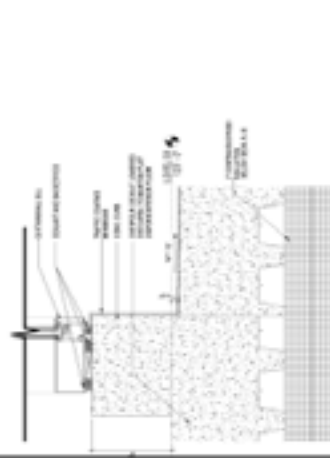
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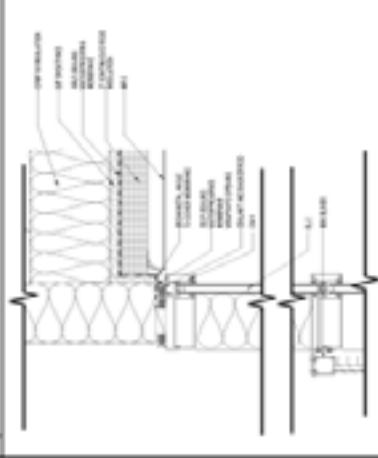
1 NORTH WALL ROOF EDGE 3" x 10"



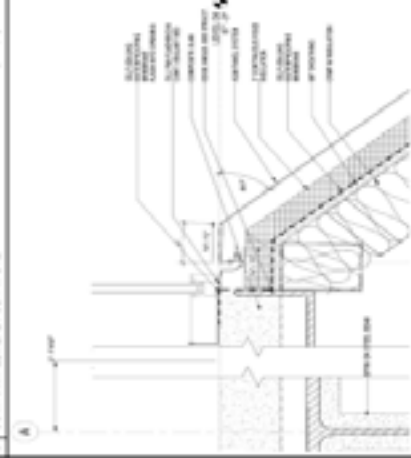
2 UL. NORTH CURTAIN WALL HEAD 3" x 10"



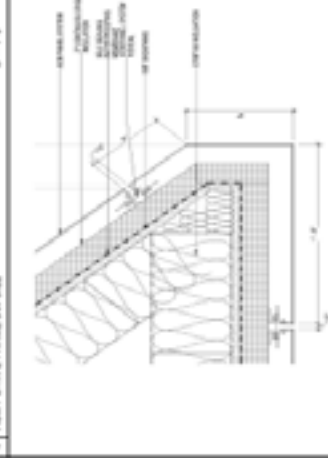
3 UL. NORTH CURTAIN WALL 3" x 10"



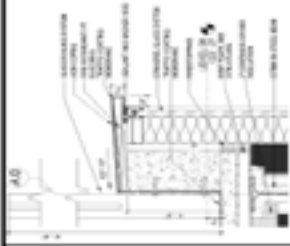
4 BALCONY CURB AT CURTAIN WALL 3" x 10"



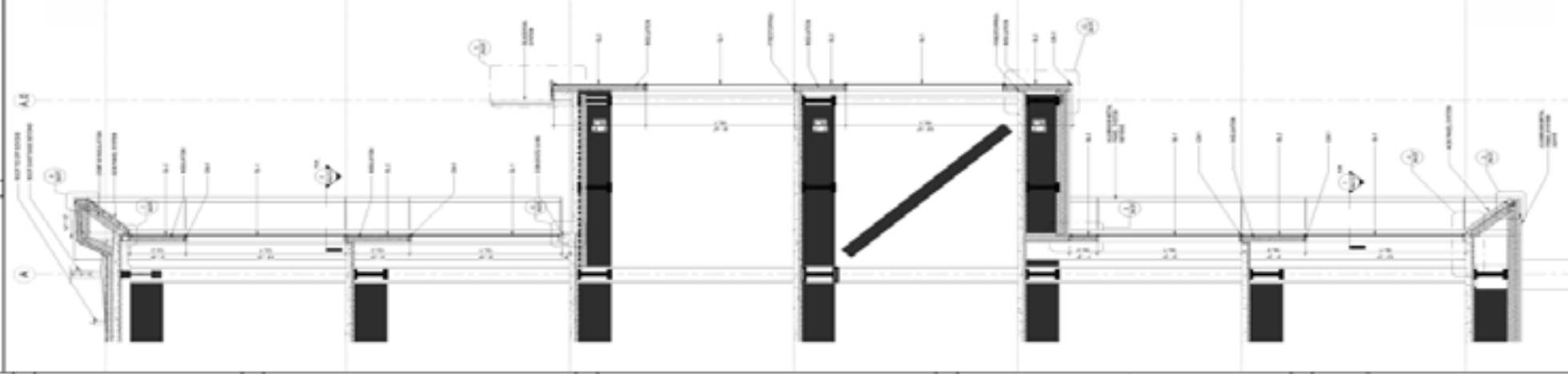
5 CURTAIN WALL HEAD - SCOFF DET. 3" x 10"



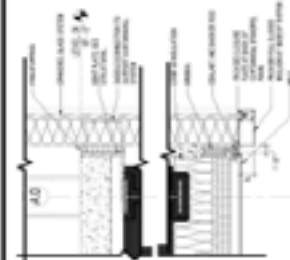
6 ACB PORTAL FRAME ON WALL 3" x 10"



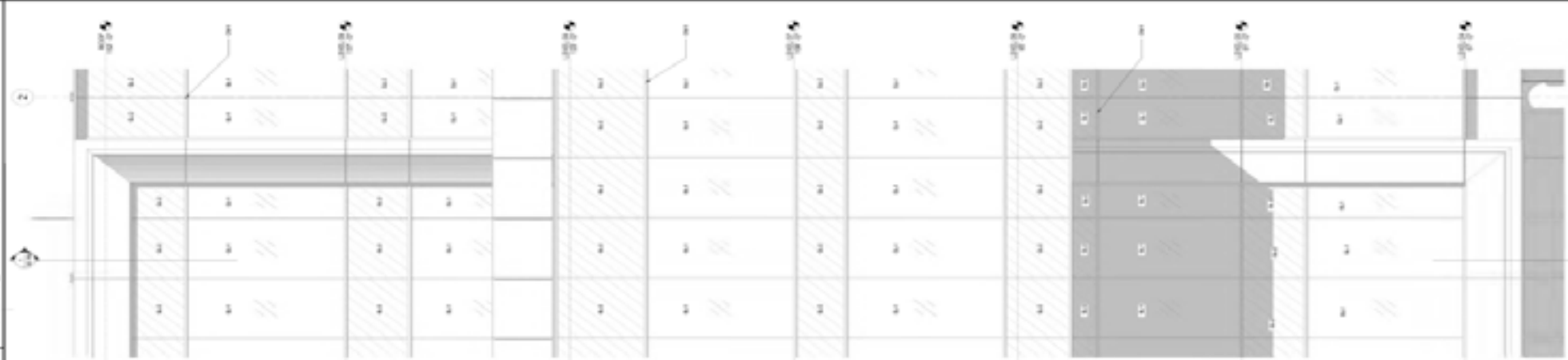
7 BALCONY PARAPET DET. 1:12 x 1:2



8 NORTH WALL SECTION 38" x 10"



9 OFFICE BUSH NORTH WALL UL. DET.

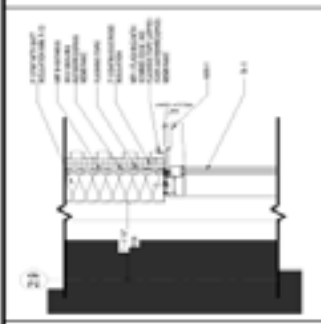


10 OFFICE BUSH NORTH PARTIAL ELEVATION 38" x 15"

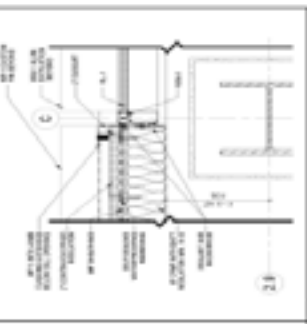
MORRISON YARD	
ORIGIN DEVELOPMENT PARTNERS	
<p>11/20/2018</p> <p>12/11/2018</p> <p>1/15/2019</p> <p>2/13/2019</p> <p>3/13/2019</p> <p>4/10/2019</p> <p>5/13/2019</p> <p>6/13/2019</p> <p>7/13/2019</p> <p>8/13/2019</p> <p>9/13/2019</p> <p>10/13/2019</p> <p>11/13/2019</p> <p>12/13/2019</p> <p>1/13/2020</p> <p>2/13/2020</p> <p>3/13/2020</p> <p>4/13/2020</p> <p>5/13/2020</p> <p>6/13/2020</p> <p>7/13/2020</p> <p>8/13/2020</p> <p>9/13/2020</p> <p>10/13/2020</p> <p>11/13/2020</p> <p>12/13/2020</p> <p>1/13/2021</p> <p>2/13/2021</p> <p>3/13/2021</p> <p>4/13/2021</p> <p>5/13/2021</p> <p>6/13/2021</p> <p>7/13/2021</p> <p>8/13/2021</p> <p>9/13/2021</p> <p>10/13/2021</p> <p>11/13/2021</p> <p>12/13/2021</p> <p>1/13/2022</p> <p>2/13/2022</p> <p>3/13/2022</p> <p>4/13/2022</p> <p>5/13/2022</p> <p>6/13/2022</p> <p>7/13/2022</p> <p>8/13/2022</p> <p>9/13/2022</p> <p>10/13/2022</p> <p>11/13/2022</p> <p>12/13/2022</p> <p>1/13/2023</p> <p>2/13/2023</p> <p>3/13/2023</p> <p>4/13/2023</p> <p>5/13/2023</p> <p>6/13/2023</p> <p>7/13/2023</p> <p>8/13/2023</p> <p>9/13/2023</p> <p>10/13/2023</p> <p>11/13/2023</p> <p>12/13/2023</p> <p>1/13/2024</p> <p>2/13/2024</p> <p>3/13/2024</p> <p>4/13/2024</p> <p>5/13/2024</p> <p>6/13/2024</p> <p>7/13/2024</p> <p>8/13/2024</p> <p>9/13/2024</p> <p>10/13/2024</p> <p>11/13/2024</p> <p>12/13/2024</p> <p>1/13/2025</p> <p>2/13/2025</p> <p>3/13/2025</p> <p>4/13/2025</p> <p>5/13/2025</p> <p>6/13/2025</p> <p>7/13/2025</p> <p>8/13/2025</p> <p>9/13/2025</p> <p>10/13/2025</p> <p>11/13/2025</p> <p>12/13/2025</p> <p>1/13/2026</p> <p>2/13/2026</p> <p>3/13/2026</p> <p>4/13/2026</p> <p>5/13/2026</p> <p>6/13/2026</p> <p>7/13/2026</p> <p>8/13/2026</p> <p>9/13/2026</p> <p>10/13/2026</p> <p>11/13/2026</p> <p>12/13/2026</p> <p>1/13/2027</p> <p>2/13/2027</p> <p>3/13/2027</p> <p>4/13/2027</p> <p>5/13/2027</p> <p>6/13/2027</p> <p>7/13/2027</p> <p>8/13/2027</p> <p>9/13/2027</p> <p>10/13/2027</p> <p>11/13/2027</p> <p>12/13/2027</p> <p>1/13/2028</p> <p>2/13/2028</p> <p>3/13/2028</p> <p>4/13/2028</p> <p>5/13/2028</p> <p>6/13/2028</p> <p>7/13/2028</p> <p>8/13/2028</p> <p>9/13/2028</p> <p>10/13/2028</p> <p>11/13/2028</p> <p>12/13/2028</p> <p>1/13/2029</p> <p>2/13/2029</p> <p>3/13/2029</p> <p>4/13/2029</p> <p>5/13/2029</p> <p>6/13/2029</p> <p>7/13/2029</p> <p>8/13/2029</p> <p>9/13/2029</p> <p>10/13/2029</p> <p>11/13/2029</p> <p>12/13/2029</p> <p>1/13/2030</p> <p>2/13/2030</p> <p>3/13/2030</p> <p>4/13/2030</p> <p>5/13/2030</p> <p>6/13/2030</p> <p>7/13/2030</p> <p>8/13/2030</p> <p>9/13/2030</p> <p>10/13/2030</p> <p>11/13/2030</p> <p>12/13/2030</p>	
A4.01	137

MORRISON YARD
ORIGIN DEVELOPMENT PARTNERS

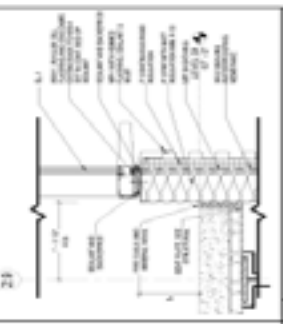
ASD | SKY
40 West 20th St. Suite 100
New York, NY 10011
T: 212.512.2100
F: 212.512.2101
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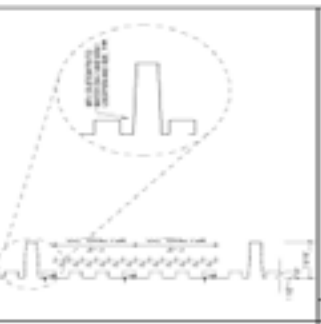
15) TYP. CW-1 HEAD DETAIL 1/8" = 1'-0" 1/8" = 1'-0"



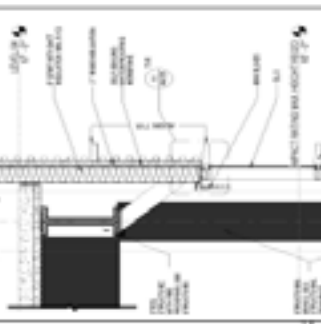
11) TYP. WP-1 HEAD DETAIL 1/8" = 1'-0" 1/8" = 1'-0"



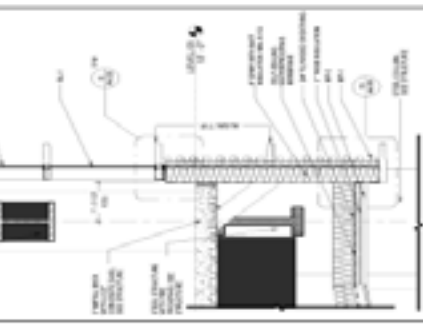
7) TYP. CW-1 SILL DETAIL 1/8" = 1'-0" 1/8" = 1'-0"



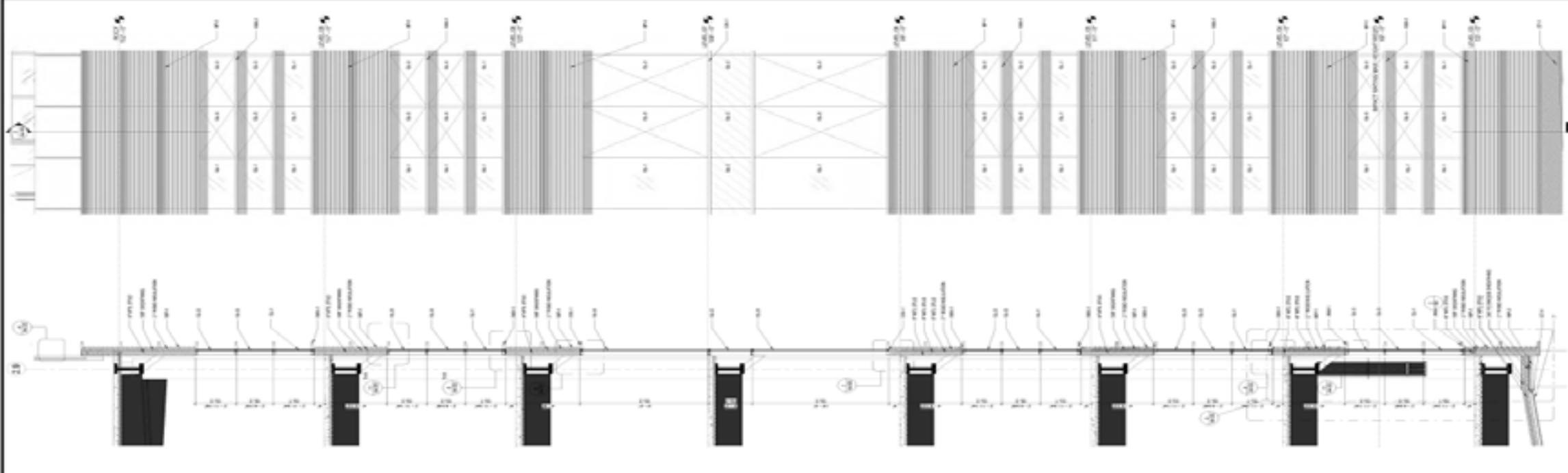
8) TYP. WP-1 SILL DETAIL 1/8" = 1'-0" 1/8" = 1'-0"



4) TYP. MP-1 PARAPET DETAIL 3/8" = 1'-0" 3/8" = 1'-0"



5) MP-1 PANEL W/ CUSTOM FR 1/8" = 1'-0" 1/8" = 1'-0"



1) EAST WALL SECTION 3/8" = 1'-0" 1/8" = 1'-0"

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Chicago, IL 60606
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F 312.467.2202
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MORRISON YARD

ORIGIN DEVELOPMENT PARTNERS

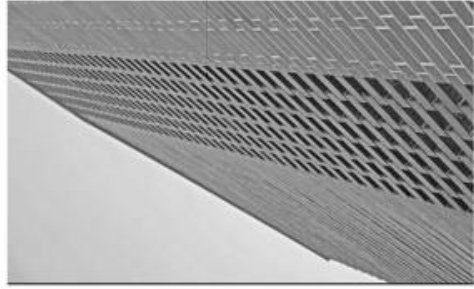
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1) OFFICE BLDG - EAST WALL SECTION 3/8" = 1'-0" 1/8" = 1'-0"

1) EAST OFFICE BUILDING WALL SECTION

DATE: 11/19/2019

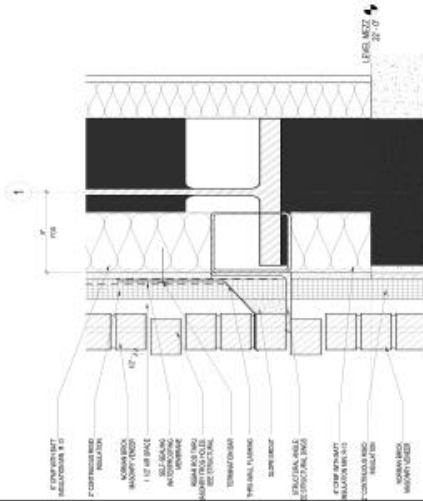
139



NON-BRICK SCREEN WALL
MATERIALS TO BE
AS NOTED TO
BE EXISTENTIAL SET OUT

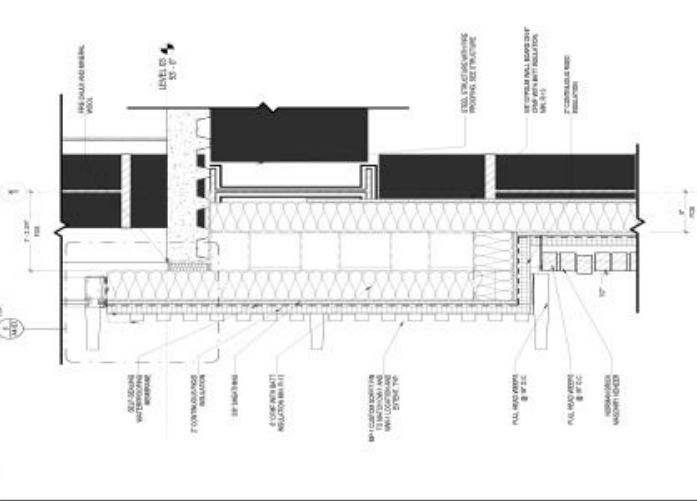
2 BRICK SCREEN WALL

1/16" = 1'-0"



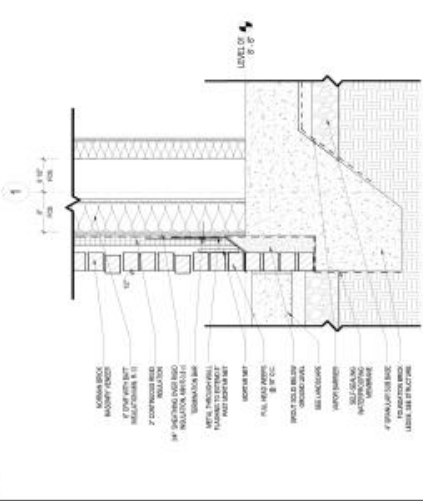
3 MASONRY TO INSULATION STEEL

3/8" = 1'-0"



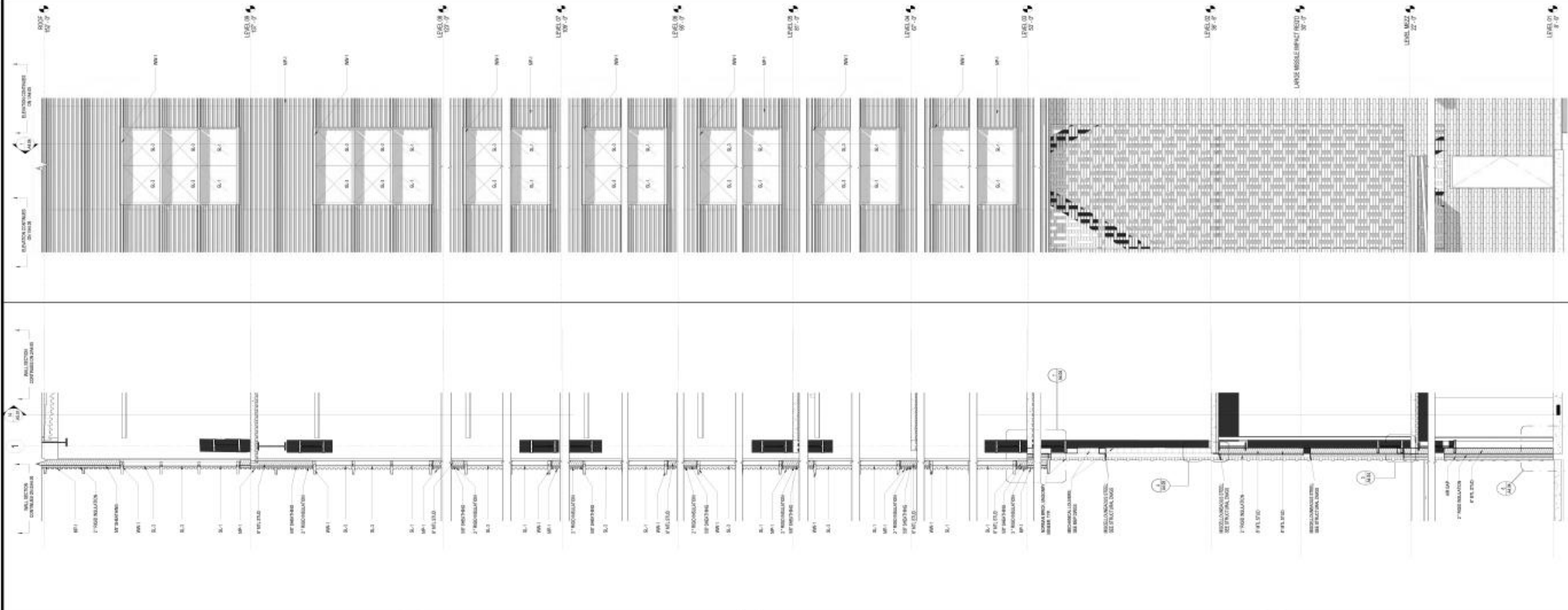
7 MASONRY TO METAL PANEL TRANSITION DETAIL

1/12" = 1'-0"



6 MASONRY BASE DETAIL

1/12" = 1'-0"



5 OFFICE BLDG - WEST PARTIAL ELEVATION

3/8" = 1'-0"

1 WEST WALL SECTION

1/12" = 1'-0"



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PROJECT: WEST OFFICE BUILDING WALL SECTION	
NO: 14486-03	DATE: 10.14.2014
SCALE: 1/12" = 1'-0"	SHEET: 140
A4.04	



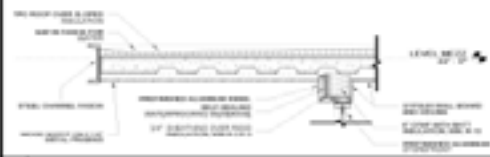
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DATE: 08/24/2016

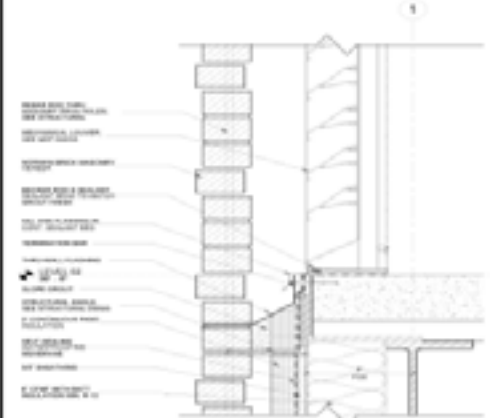
PROJECT: OFFICE BUILDING SECTION DETAILS

DATE: 08/24/2016

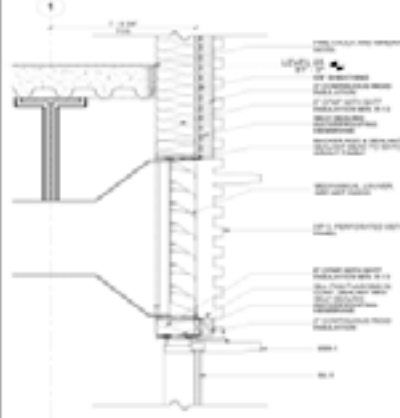
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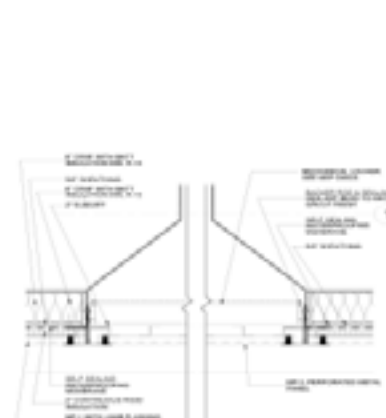
3 WEST OFFICE ENTRY CANOPY SECTION DETAIL 3/4" = 1'-0"



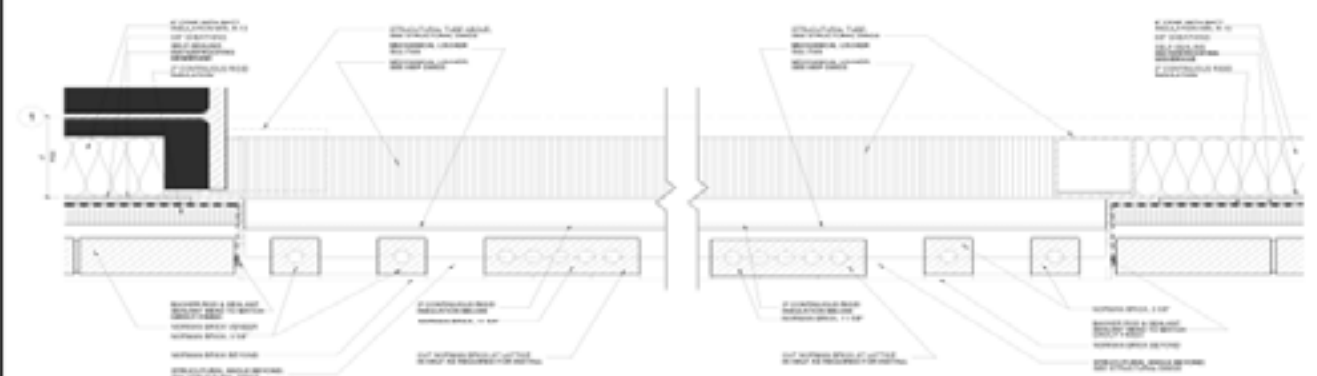
4 MECH. LOUVER @ NORMAN BRICK SILL DETAIL 3" = 1'-0"



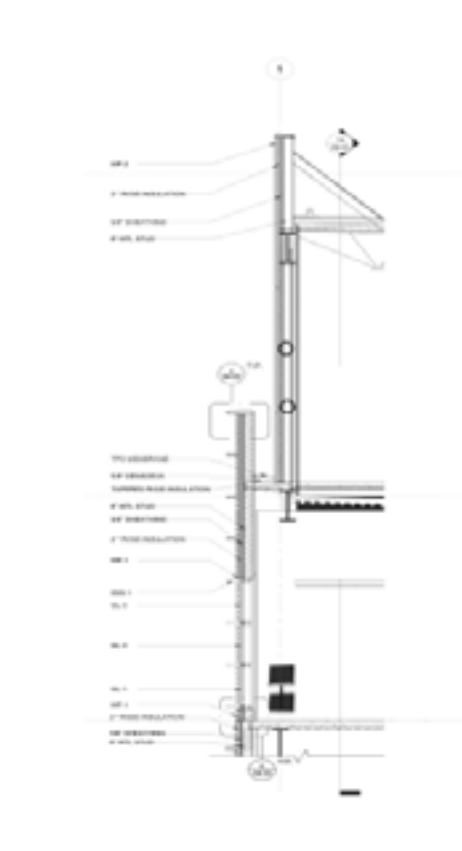
5 MECH. LOUVER @ MP-3 SECTION DTL 1 1/2" = 1'-0"



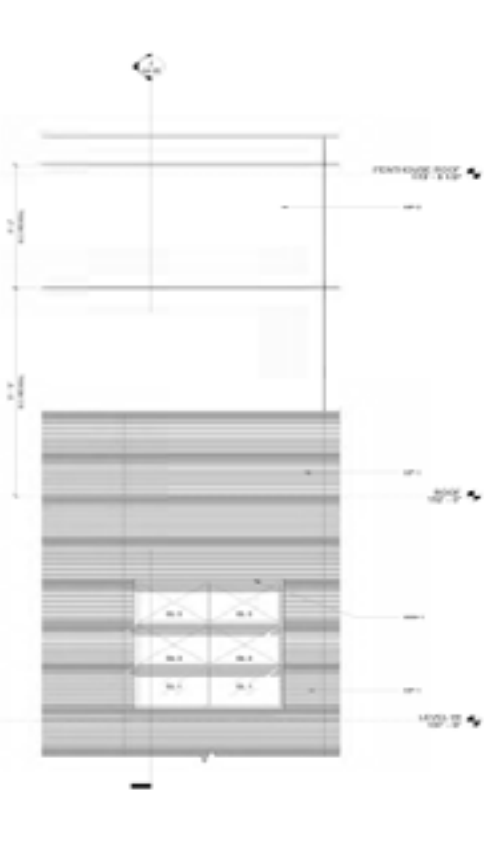
7 MECH. LOUVER @ MP-3 PLAN DTL 1 1/2" = 1'-0"



2 MECHANICAL LOUVER JAMB DETAIL 2" = 1'-0"



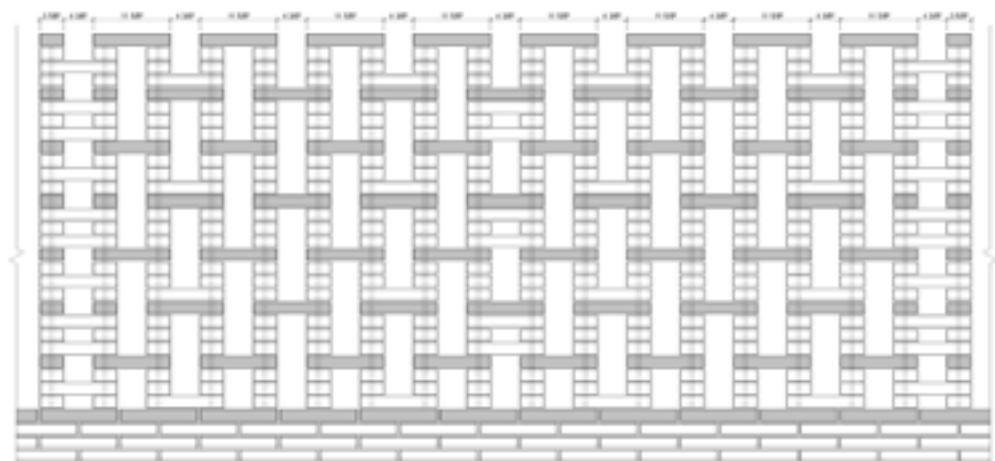
2 WEST WALL SECTION - CONTINUED 3/8" = 1'-0"



1 OFFICE BLDG - WEST PARTIAL ELEVATION CONTINUED 3/8" = 1'-0"

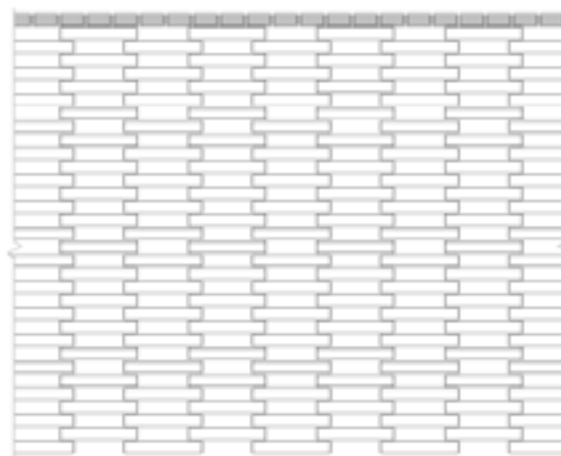
**MORRISON
 YARD**

ORIGIN
 DEVELOPMENT
 PARTNERS



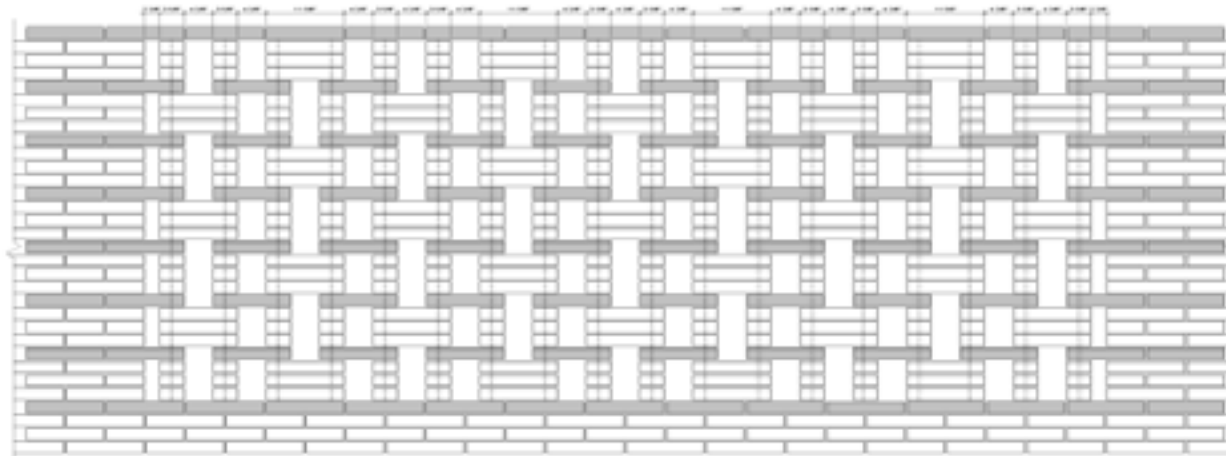
BRICK PATTERN 2 - EAST ELEVATION

SEE BRICK LATTICE DETAILS AT DESIGNED LOCATIONS. PATTERNS ARE FOR REFERENCE



BRICK PATTERN 3 - PARKING DECK

SEE BRICK LATTICE DETAILS AT DESIGNED LOCATIONS. PATTERNS ARE FOR REFERENCE



BRICK PATTERN 1 - WEST ELEVATION

SEE BRICK LATTICE DETAILS AT DESIGNED LOCATIONS. PATTERNS ARE FOR REFERENCE



CONSTRUCTION NOTES
 1. SEE BRICK LATTICE DETAILS AT DESIGNED LOCATIONS. PATTERNS ARE FOR REFERENCE.
 2. SEE BRICK LATTICE DETAILS AT DESIGNED LOCATIONS. PATTERNS ARE FOR REFERENCE.

BRICK PATTERNS

1:1000 1:1000

1:1000 1:1000

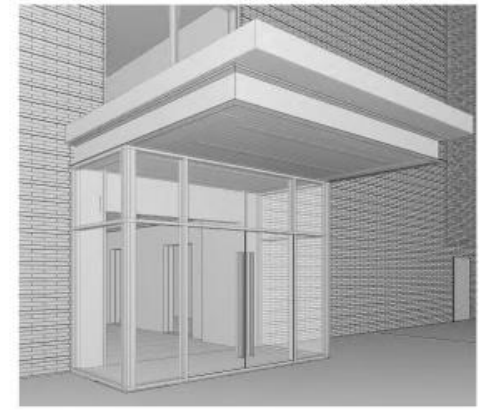
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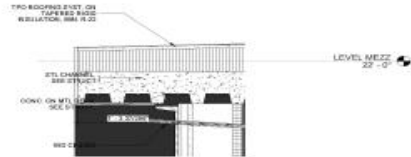
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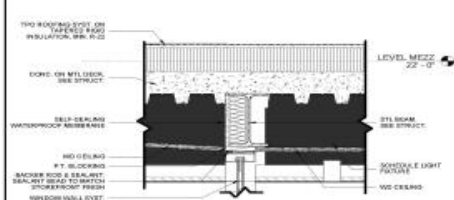
9 SECTION PERSPECTIVE THRU LOBBY '30 PERSPECTIVE IS FOR REFERENCE ONLY



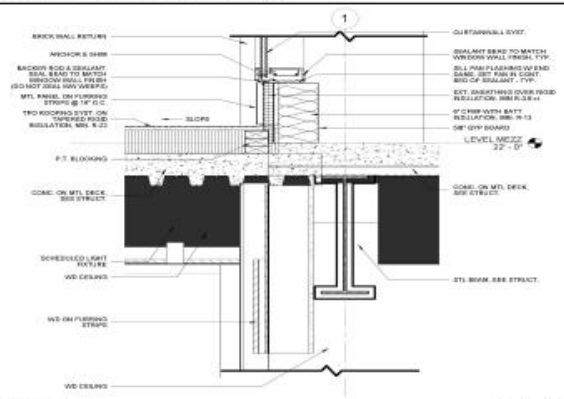
8 WEST OFFICE ENTRANCE '30 PERSPECTIVE IS FOR REFERENCE ONLY



7 Detail 2

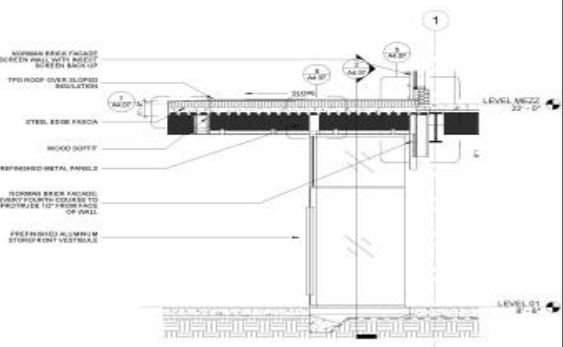


6 Detail 59

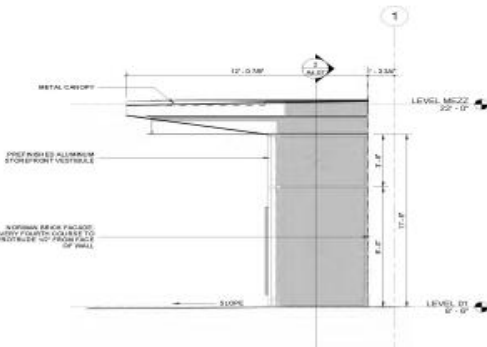


5 Detail 57

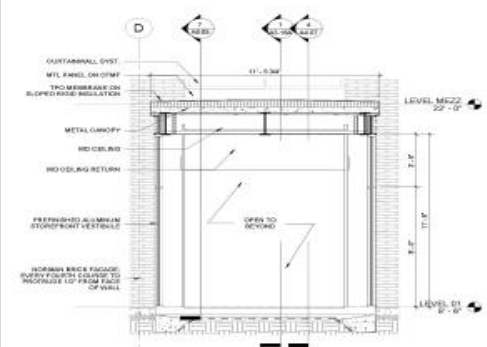
MORRISON YARD
 ORIGIN DEVELOPMENT PARTNERS



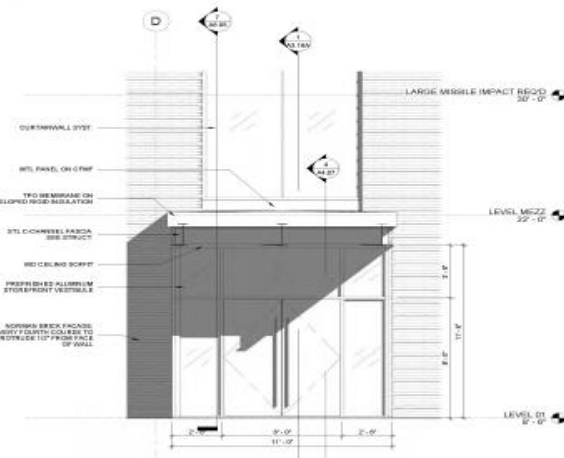
4 LONGITUDINAL SECTION THRU LOBBY ENTRANCE 3/8" = 1'-0"



3 ELEVATOR LOBBY ENTRANCE SOUTH ELEVATION 3/8" = 1'-0"

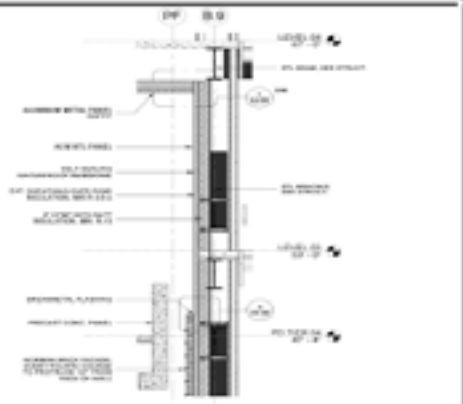


2 CROSS SECTION THRU LOBBY VESTIBULE CANOPY 3/8" = 1'-0"

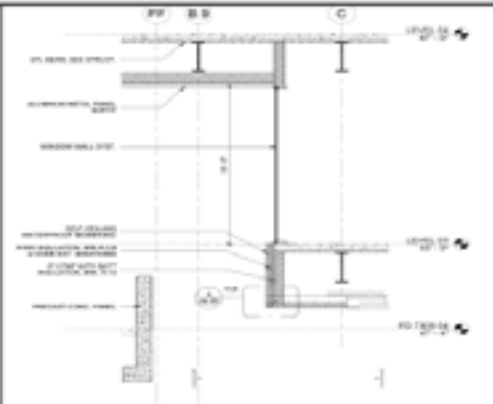


1 ELEVATOR LOBBY ENTRANCE WEST ELEVATION 3/8" = 1'-0"

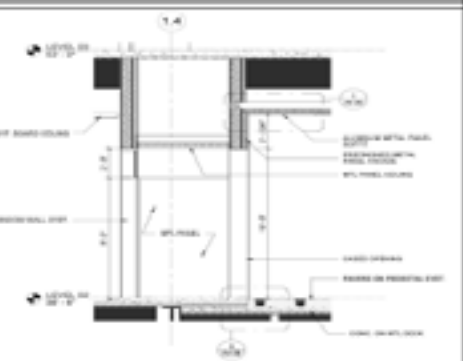
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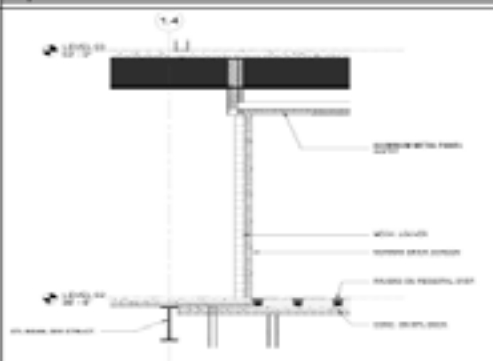
15 SECTION THRU NORTH BRICK & MTL PANEL WALL 3/8" = 1'-0"



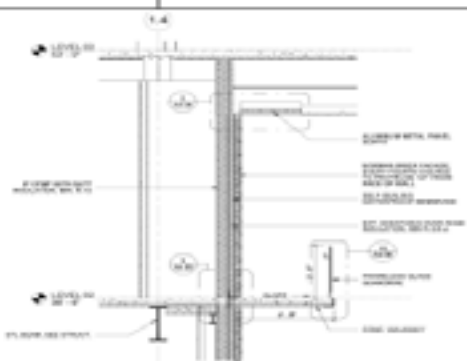
16 SECTION THRU 3RD LEVEL WINDOW-WALL 3/8" = 1'-0"



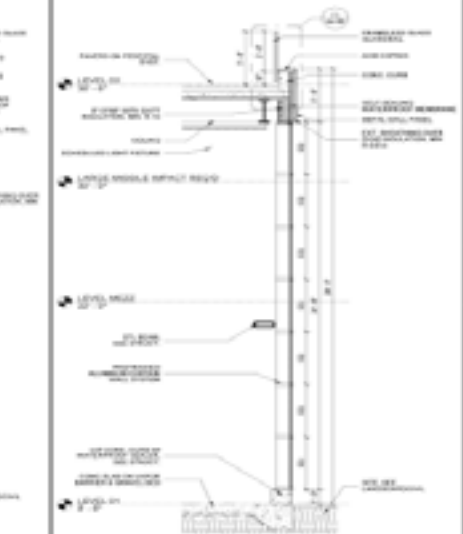
8 SECTION THRU SECOND LEVEL ENTRANCE 3/8" = 1'-0"



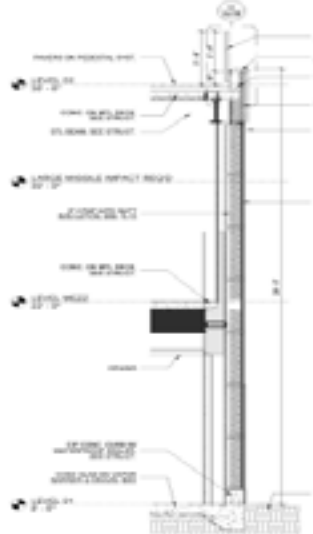
6 SECTION THRU SECOND LEVEL MECH. LOUVER 3/8" = 1'-0"



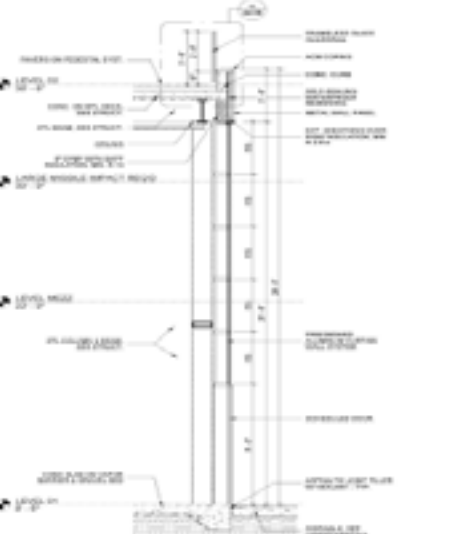
7 SECTION THRU ELEVATED WALKWAY 3/8" = 1'-0"



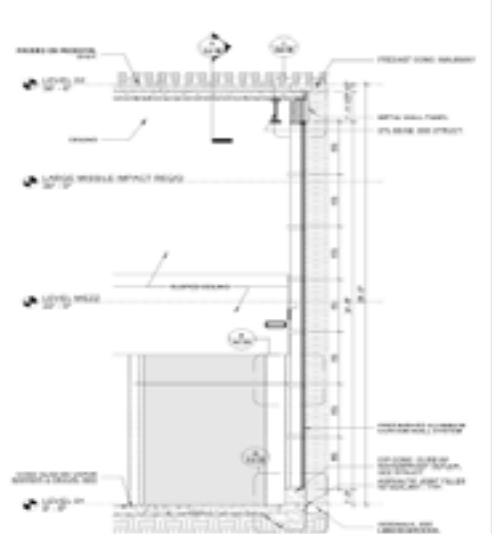
1 SECTION THRU LOBBY CURTAINWALL 3/8" = 1'-0"



2 SECTION THRU LOBBY MTL PANEL 3/8" = 1'-0"



3 SECTION THRU LOBBY CURTAINWALL DOOR 3/8" = 1'-0"

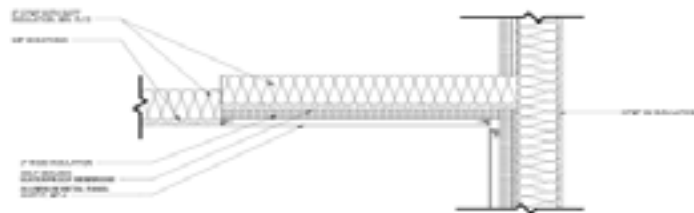


4 SECTION THRU LOBBY VESTIBULE 3/8" = 1'-0"



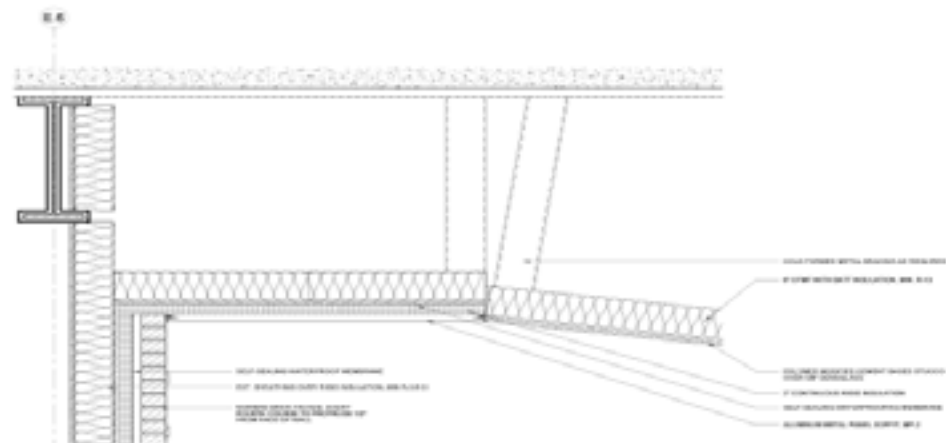
SECTION A-A

PROJECT: MORRISON YARD ARCHITECT: ASD SKY DATE: 11/11/2014	
SHEET NO.: A4.08	TOTAL SHEETS: 144



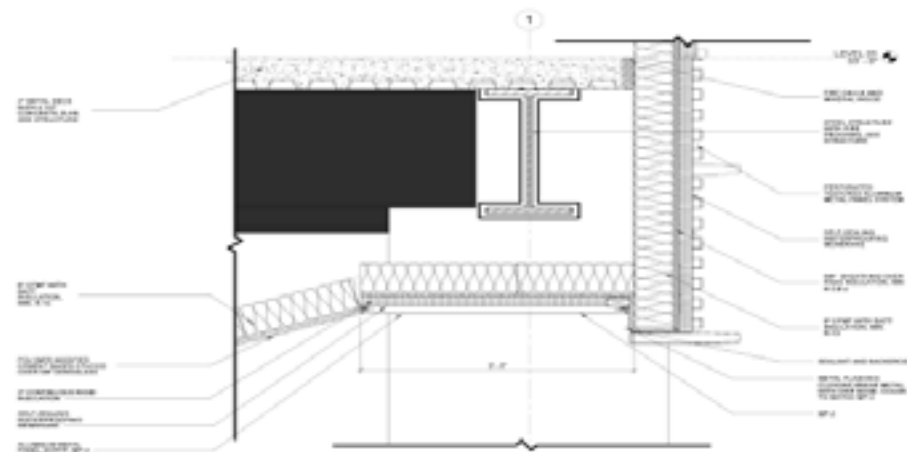
6 EXTERIOR METAL WALL TO SOFFIT DETAIL

1 1/2" = 1'-0"



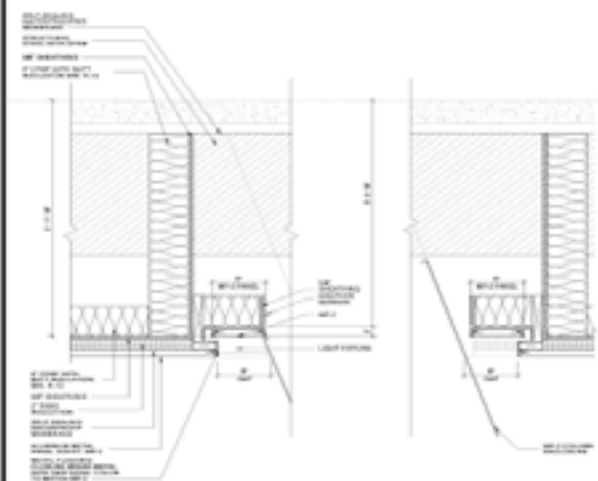
3 EXTERIOR BRICK WALL TO SOFFIT DETAIL

1 1/2" = 1'-0"



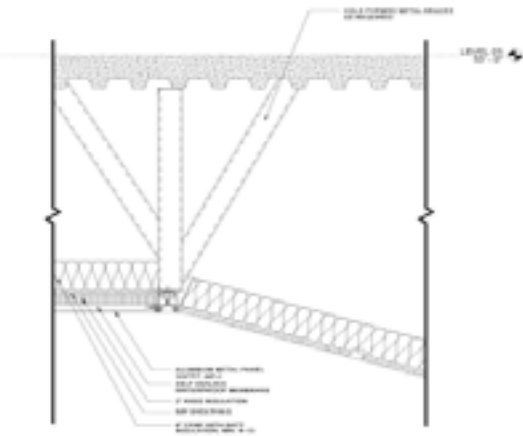
4 ALUMINUM METAL PANEL SOFFIT DETAIL

1 1/2" = 1'-0"



5 COLUMN WRAP DETAIL

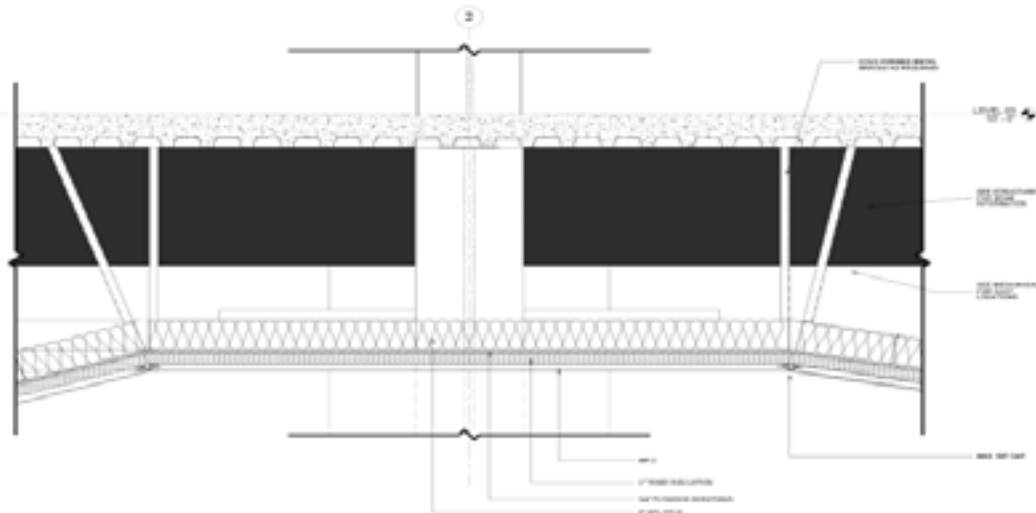
1 1/2" = 1'-0"



2

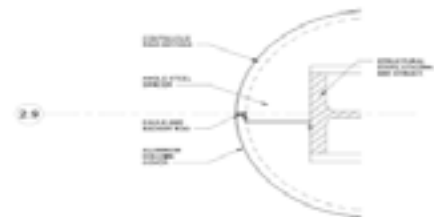
1 1/2" = 1'-0"

Detail 110



1 METAL SOFFIT DETAIL

1 1/2" = 1'-0"



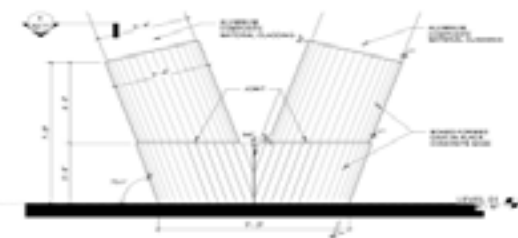
4 ACM COLUMN CLADDING DETAIL

1/12" = 1'-0"



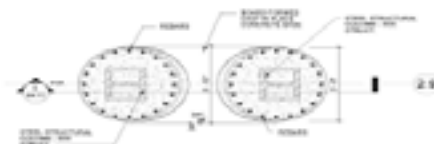
3 V-COLUMN BASE DETAIL

1/12" = 1'-0"



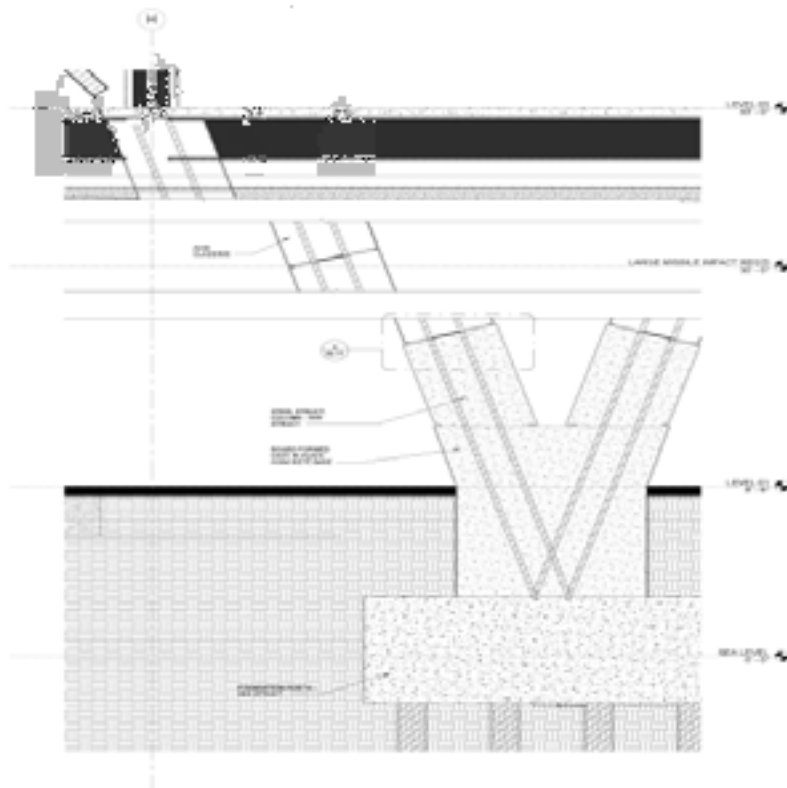
2 V-COLUMN BASE ELEVATION

1/2" = 1'-0"



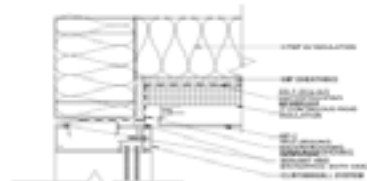
1 V-COLUMN BASE DETAIL PLAN

1/2" = 1'-0"

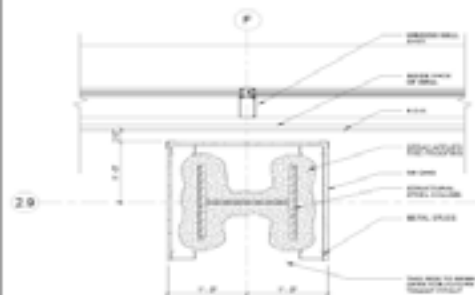


5 V-COLUMN SECTION

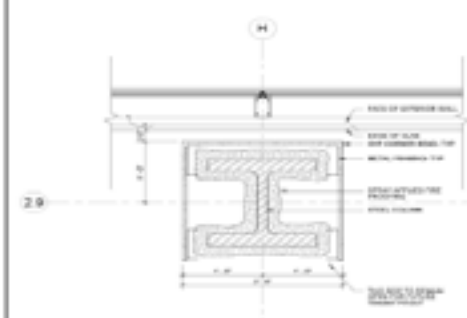
1/2" = 1'-0"



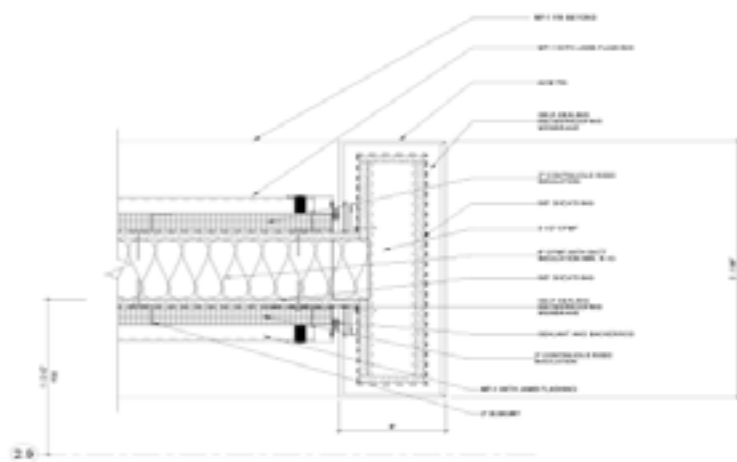
5 LEVEL 04 - JAMB DTL @ BLDG NOTCH 3" x 1'-0"



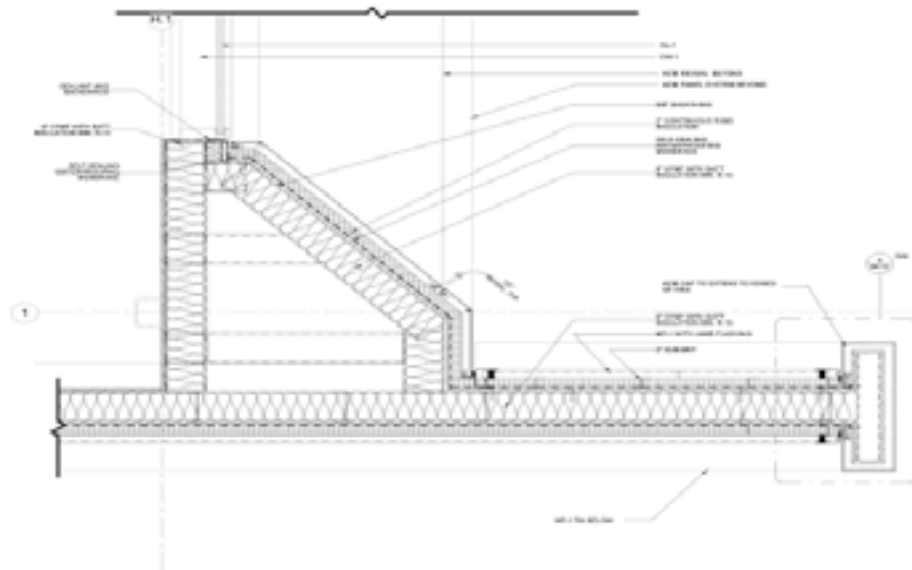
3 OFFICE BUILDING COLUMN WRAP 1 1/2" x 1'-0"



2 TYP INTERIOR COLUMN WRAP DTL 1 1/2" x 1'-0"



4 MP-10CM FIN DETAIL 3" x 1'-0"



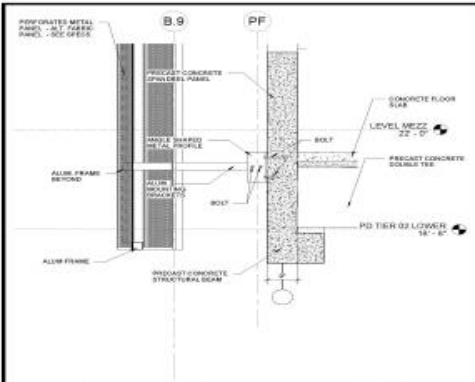
1 WING PLAN DETAIL 1 1/2" x 1'-0"



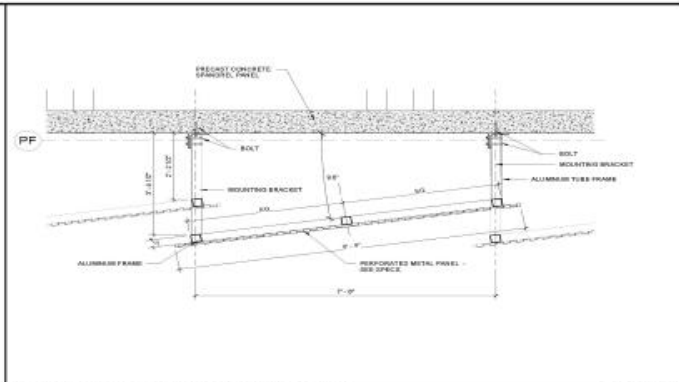
DATE	DESCRIPTION

OFFICE BLDG PLAN DETAILS

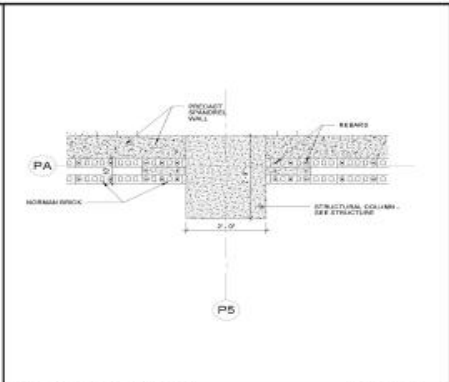
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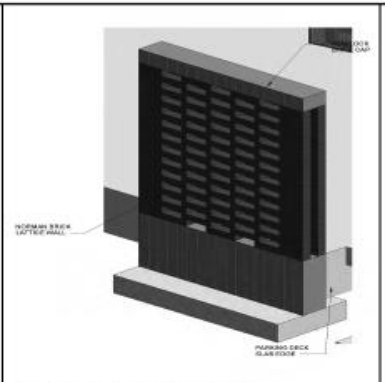
9 PD SCREEN SYSTEM SECTION 3/4" = 1'-0"



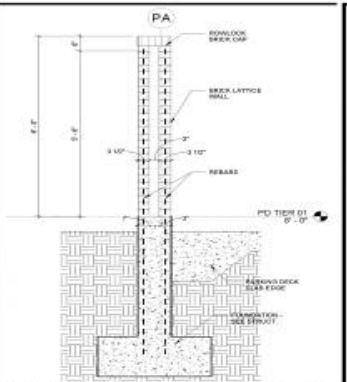
8 PARKING DECK SCREEN SYSTEM PLAN - BAR 3/4" = 1'-0"



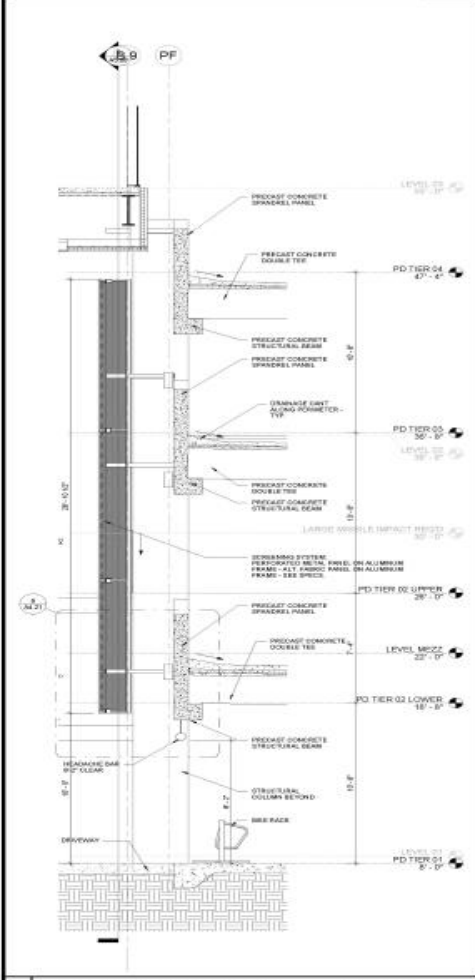
10 LATTICE WALL DETAIL 3/4" = 1'-0"



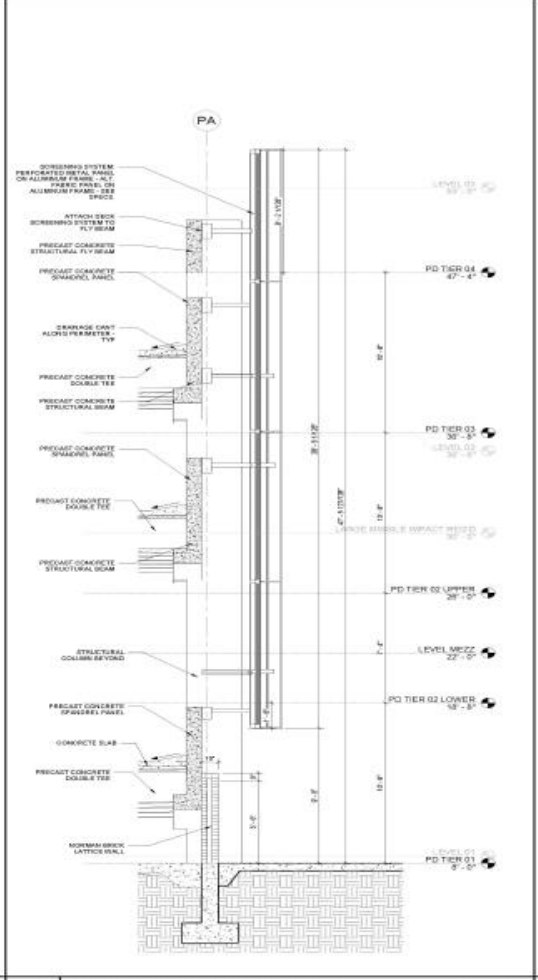
7 NORMAN BRICK LATTICE WALL 3/4" = 1'-0"



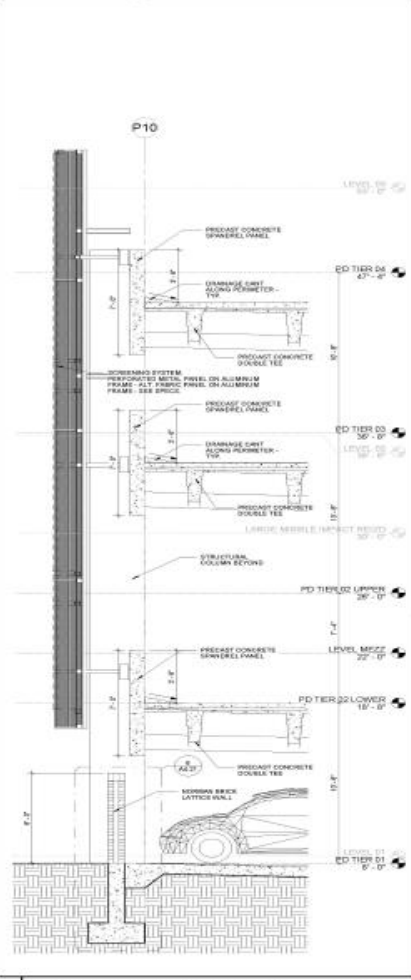
6 SCTN @ BRICK LATTICE WALL 3/4" = 1'-0"



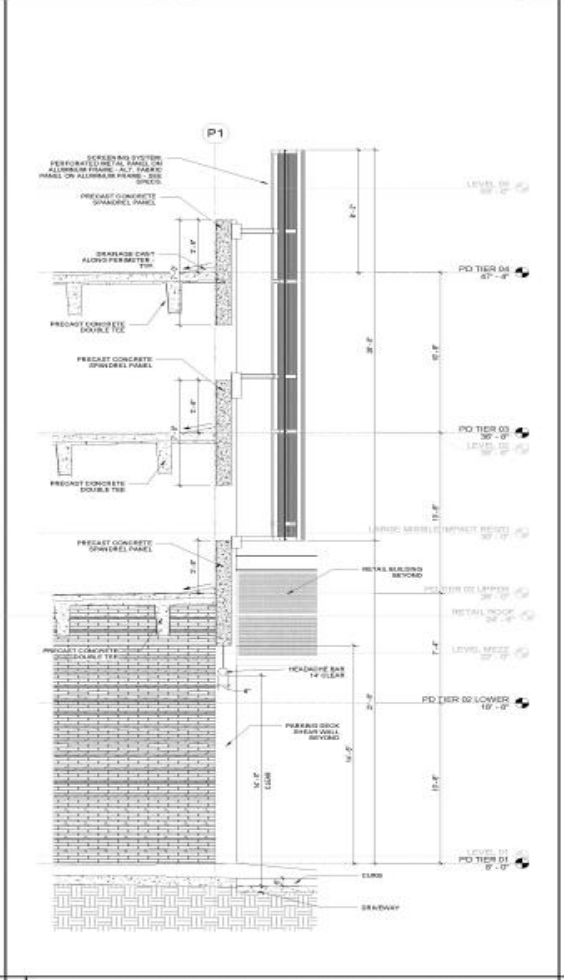
5 PD WALL SECTION @ JOHNSON ST 3/8" = 1'-0"



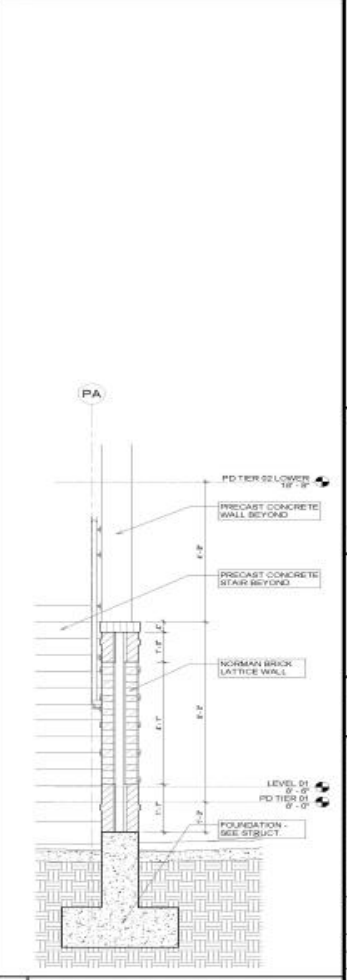
4 PARKING DECK NORTH WALL SECTION 3/8" = 1'-0"



3 PARKING DECK EAST WALL SECTION 3/8" = 1'-0"



2 PARKING DECK WALL SECTION @ MORRISON DR. 3/8" = 1'-0"



1 P.D. WALL SEC. @ ENTRANCE 3/4" = 1'-0"

ASD | SKY

55 N. 1st St., Suite 100
Atlanta, GA 30309
T: 404.855.3316
F: 404.855.2255
www.asdsky.com

MORRISON YARD

ORIGIN DEVELOPMENT PARTNERS

8 - PARKING DECK

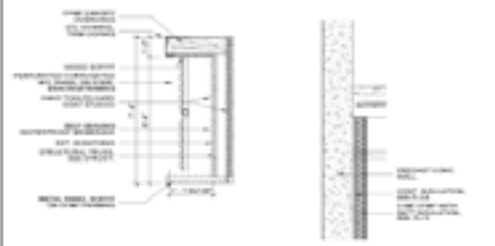
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PARKING DECK WALL SECTIONS

NO. 14486.03	DATE 10.14.2019
BY: [Signature]	CHECKED: [Signature]
SCALE: AS SHOWN	PROJECT: MORRISON YARD

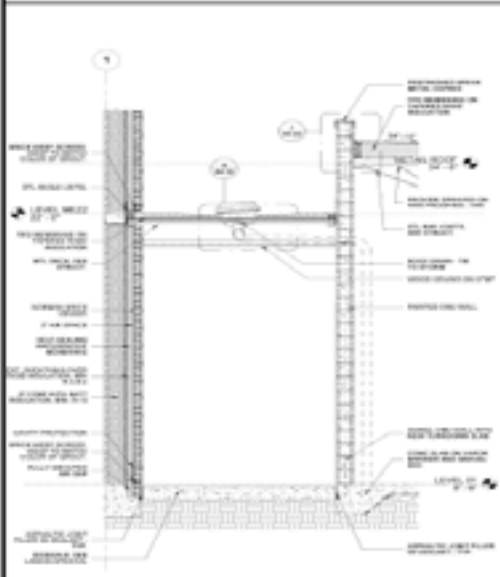
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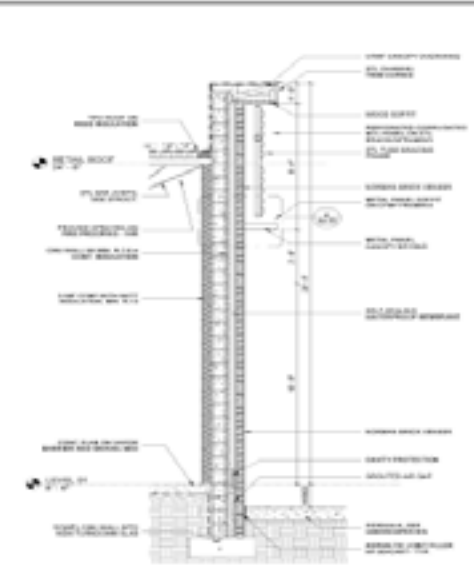
12 TENANT - WALL OVERHANG

1/2" = 1'-0"



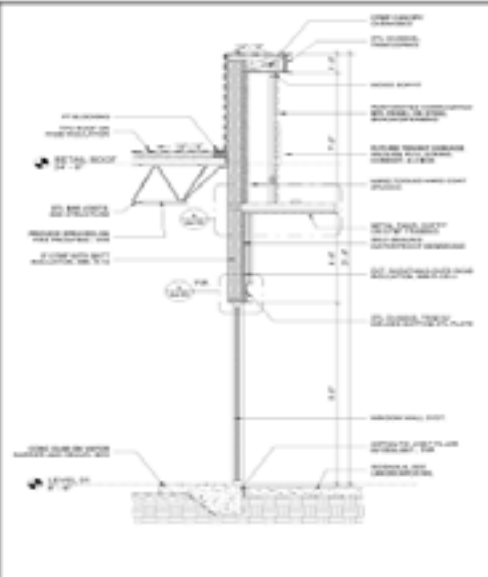
11 SECTION THRU SIDEWALK ROOF

1/2" = 1'-0"



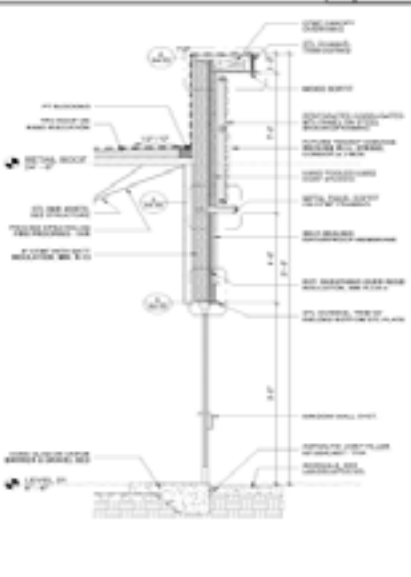
10 SECTION THRU BRICK WALL

1/2" = 1'-0"



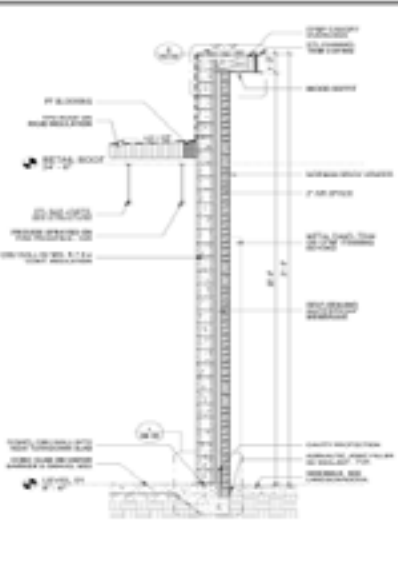
9 SECTION THRU ANGLED ENTRY

1/2" = 1'-0"



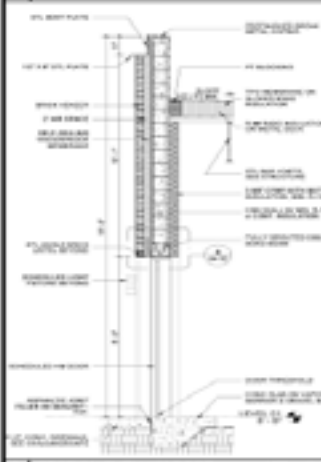
8 TENANT - SECTION THRU ENTRY

1/2" = 1'-0"



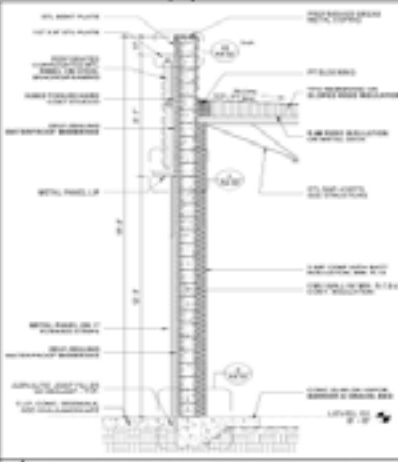
7 TENANT - SECTION THRU CMU WALL

1/2" = 1'-0"



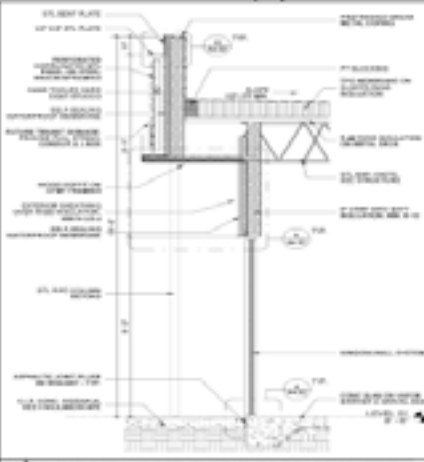
6 SECTION THRU HM DOOR

1/2" = 1'-0"



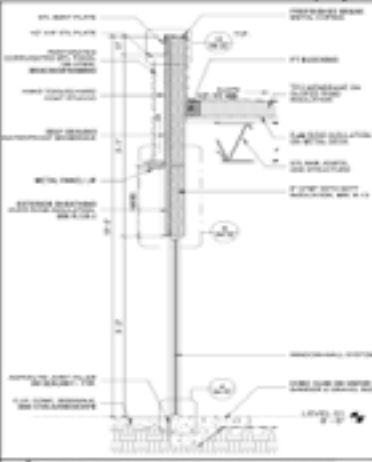
5 SECTION THRU MTL PANEL

1/2" = 1'-0"



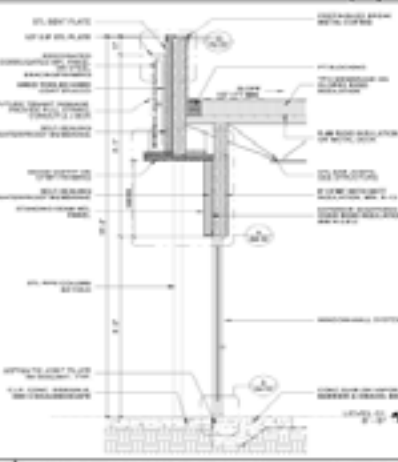
4 TENANT A - SECTION THRU ANGLED PORTAL

1/2" = 1'-0"



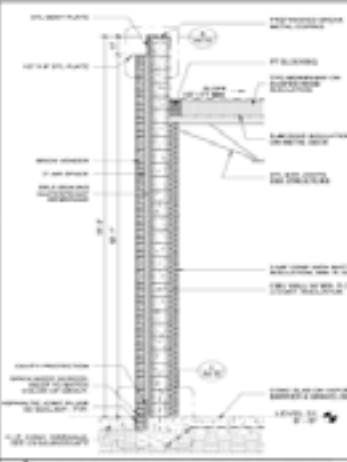
3 TENANT A - SECTION THRU WINDOW WALL

1/2" = 1'-0"



2 TENANT A - SECTION THRU PORTAL

1/2" = 1'-0"



1 TENANT A - SECTION THRU BRICK

1/2" = 1'-0"

MORRISON
 YARD
 ORIGIN
 DEVELOPMENT
 PARTNERS



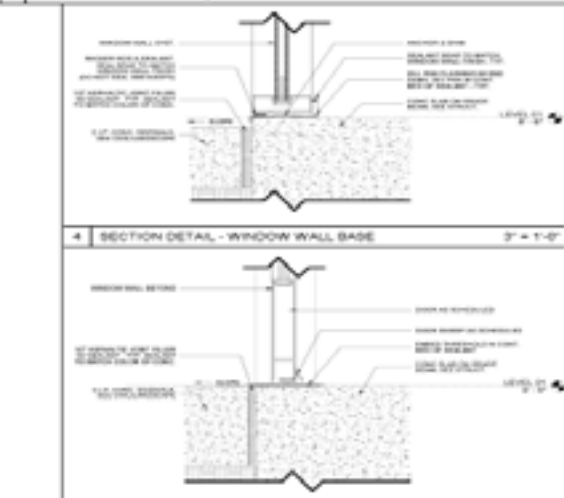
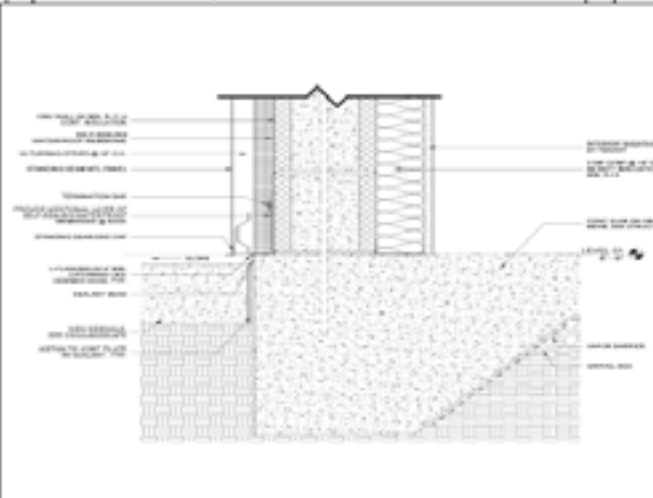
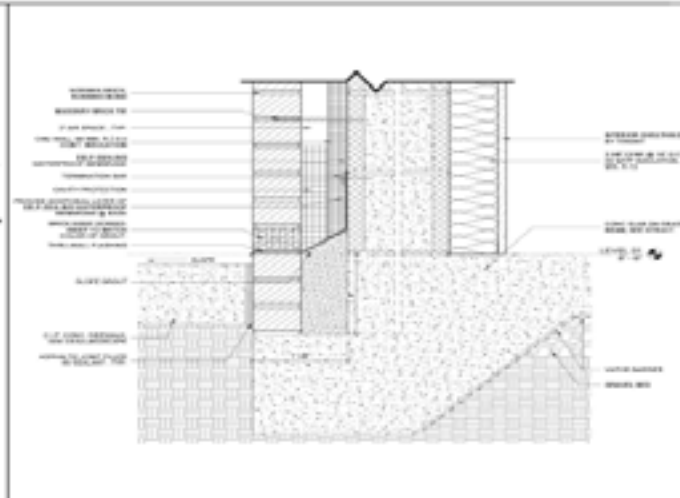
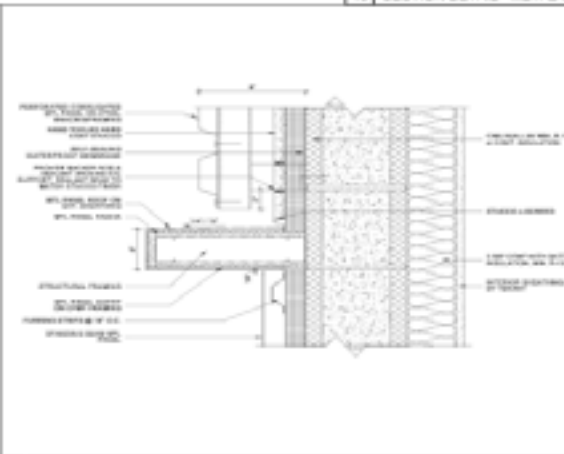
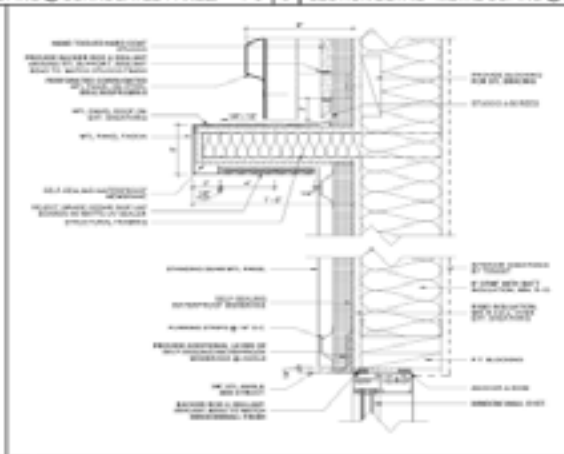
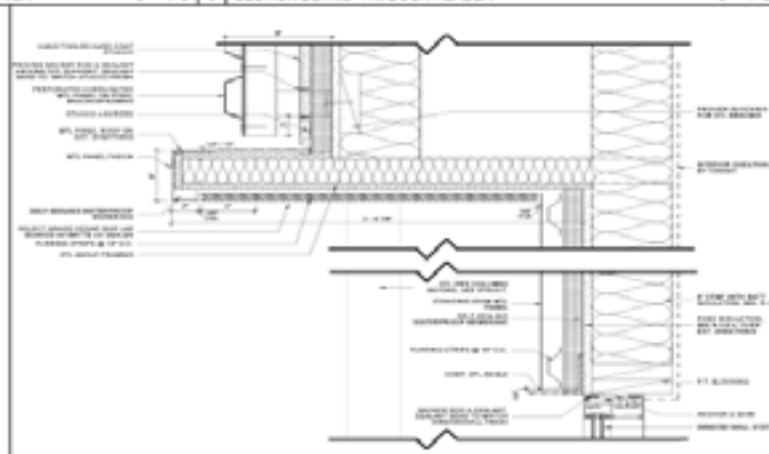
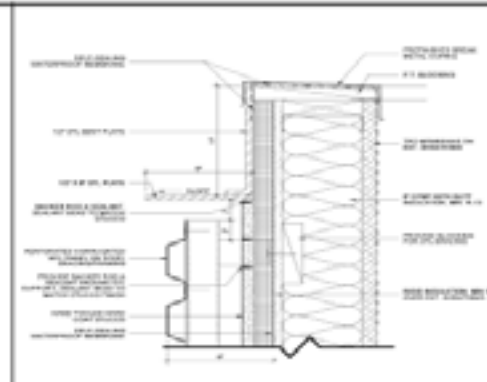
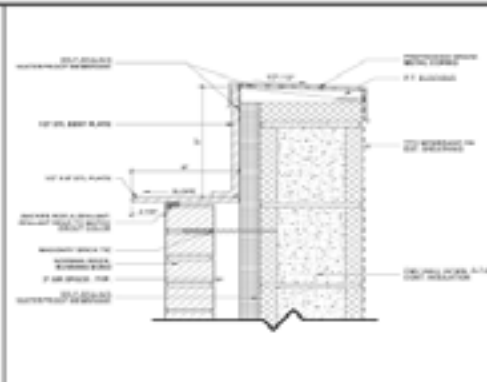
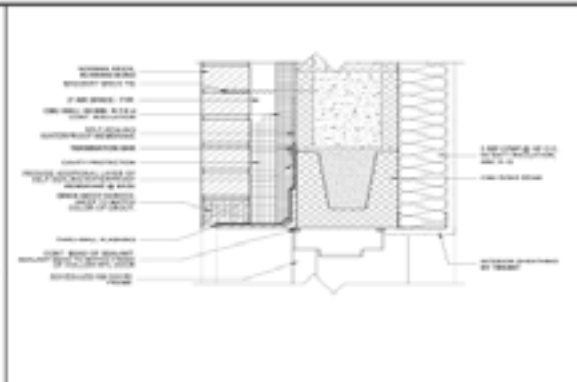
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METAL WALL SECTIONS

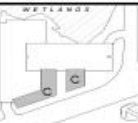
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1 SECTION DETAIL - BRICK BASE 3" x 1'-0" 2 SECTION DETAIL - STANDING SEAM BASE 3" x 1'-0" 3 SECTION DETAIL - DOOR THRESHOLD 3" x 1'-0" 4 SECTION DETAIL - WINDOW WALL BASE 3" x 1'-0" 5 SECTION DETAIL - ENTRY PORTAL 3" x 1'-0" 6 SECTION DETAIL - TRIM @ STOREFRONT 3" x 1'-0" 7 SECTION DETAIL - TRIM @ WOOD 3" x 1'-0" 8 SECTION DETAIL - HM DOOR HEADER 3" x 1'-0" 9 SECTION DETAIL - METAL COPING @ BRICK 3" x 1'-0" 10 SECTION DETAIL - METAL COPING @ CORRUGATED PANEL 3" x 1'-0"



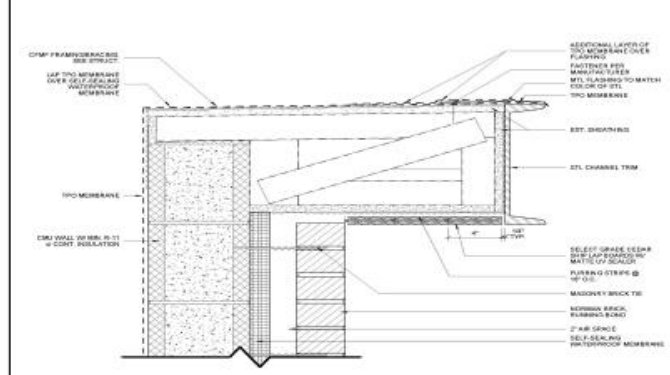
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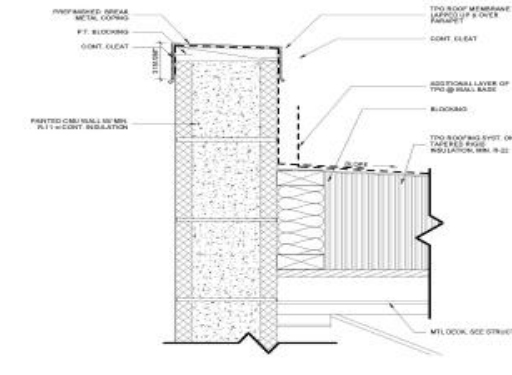
NO.	DATE	DESCRIPTION

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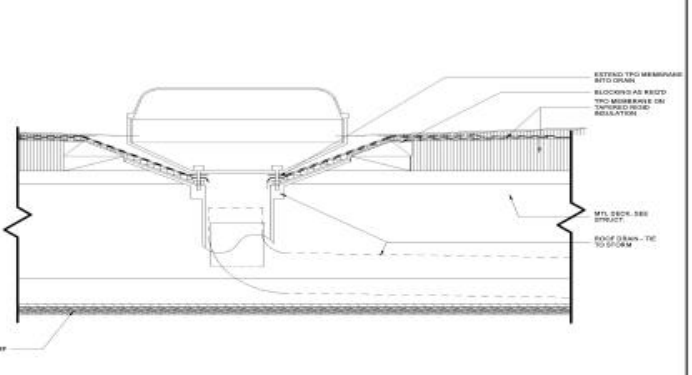
PROJECT NO. 14486.03	DATE 10/14/2019
DRAWN BY	CHECKED BY
SCALE	SCALE



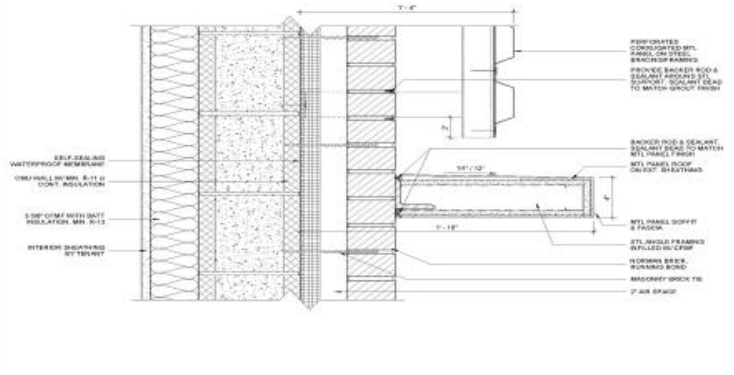
SECTION DETAIL - TRIM @ OVERHANG 3" = 1'-0"



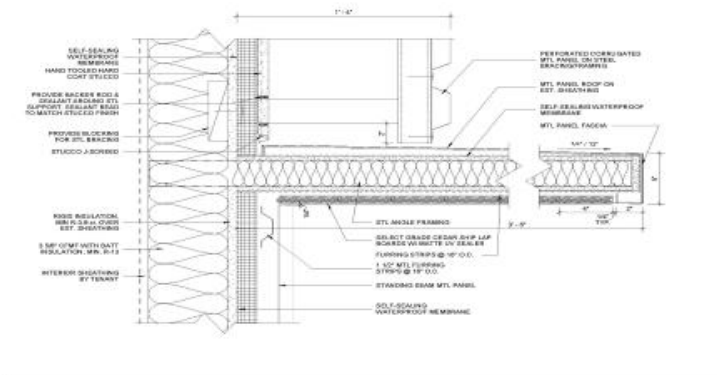
SECTION DETAIL - COPING 3" = 1'-0"



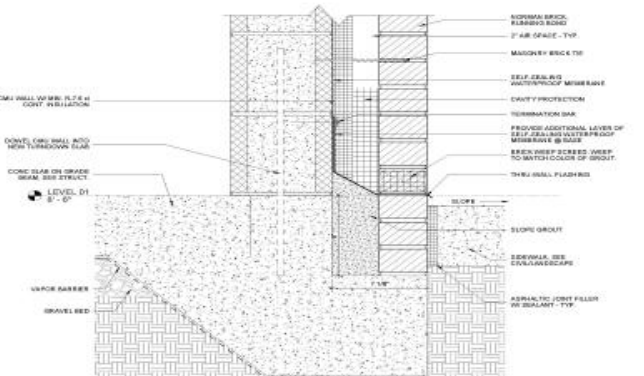
SECTION DETAIL - ROOF DRAIN 3" = 1'-0"



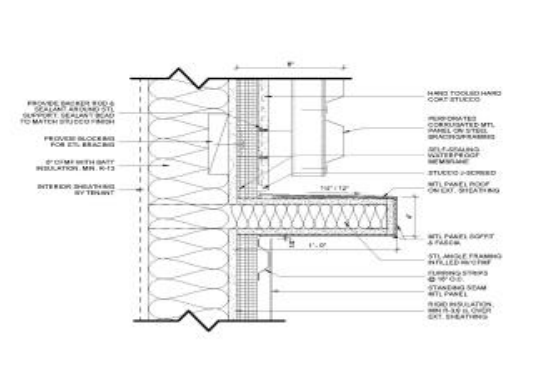
SECTION DETAIL - CANOPY @ BRICK PIER 3" = 1'-0"



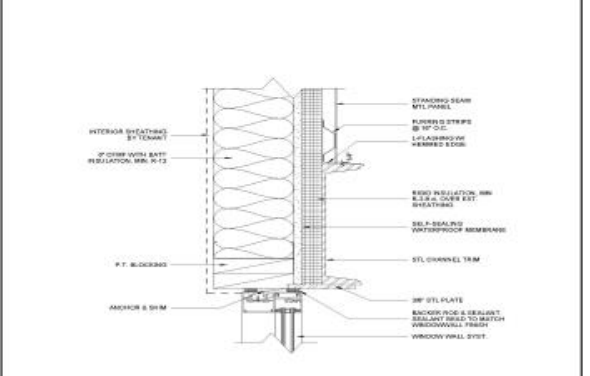
SECTION DETAIL - AWNING @ PERFORATED PANEL 3" = 1'-0"



SECTION DETAIL - BRICK PIER BASE 3" = 1'-0"



SECTION DETAIL - CANOPY @ CFMF 3" = 1'-0"



SECTION DETAIL - STL CHANNEL HEADER 3" = 1'-0"



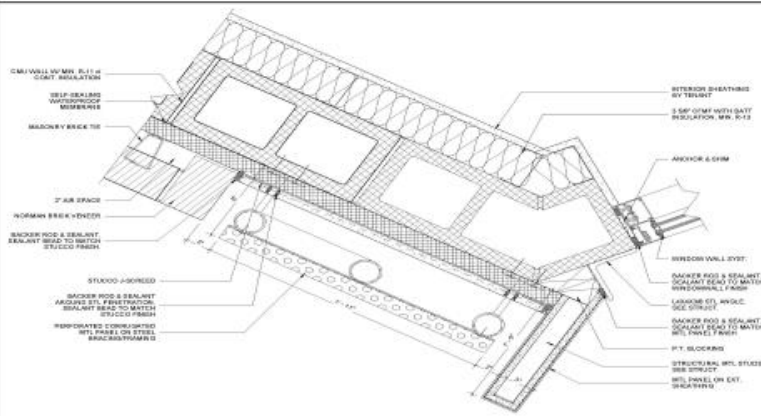
C-METAL BLOC

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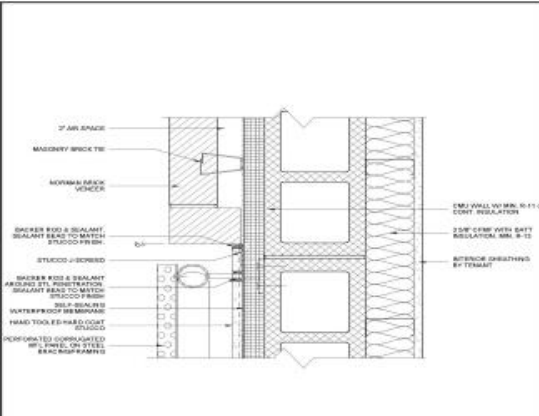
T-10-15-2019-01-01

RETAIL PLAN DETAILS

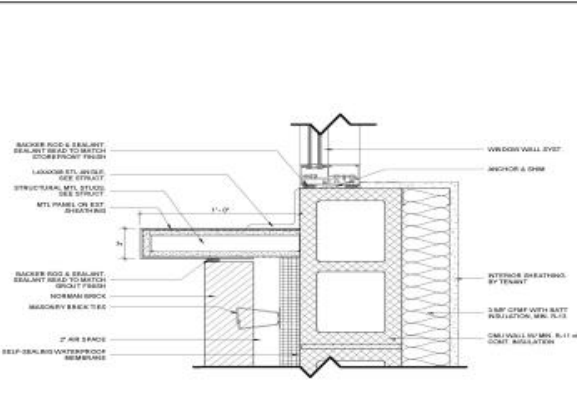
DATE: 1/14/2019 TO: 10/14/2019



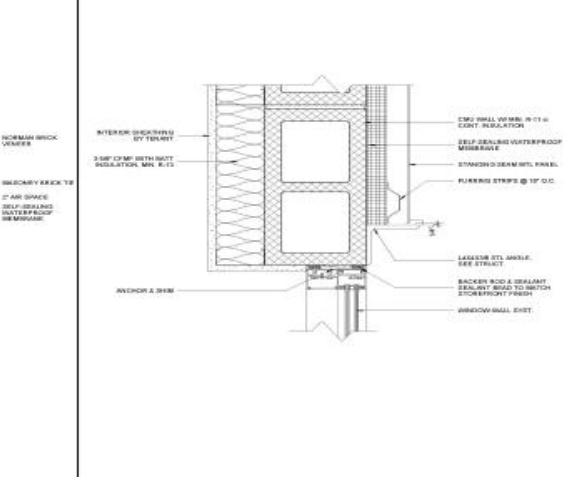
7 PLAN DETAIL - ANGLED WINDOW WALL JAMB



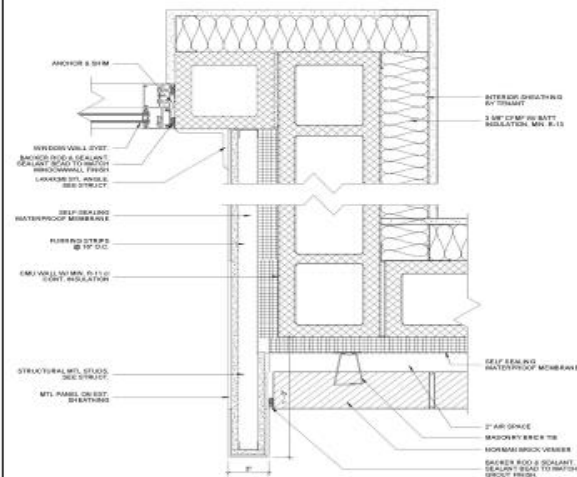
6 PLAN DETAIL - BRICK JAMB @ PERFORATED PANEL



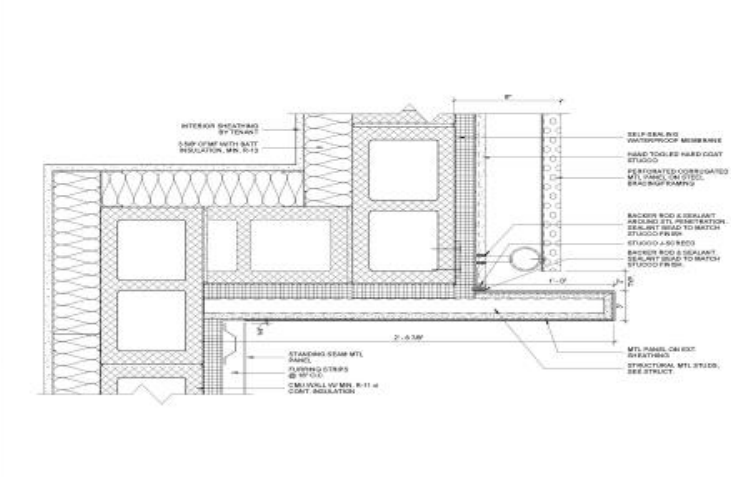
5 PLAN DETAIL - STL ANGLE & FIN JAMB



3 PLAN DETAIL - WINDOW WALL JAMB



2 PLAN DETAIL - RECESSED WINDOW WALL



1 PLAN DETAIL - CMU WALL OFFSET

4 PLAN DETAIL - HOLLOW METAL DOOR JAMB

3 PLAN DETAIL - WINDOW WALL JAMB

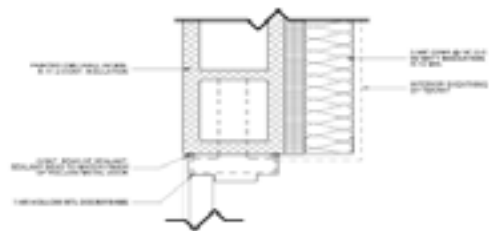
2 PLAN DETAIL - RECESSED WINDOW WALL

6 PLAN DETAIL - BRICK JAMB @ PERFORATED PANEL

1 PLAN DETAIL - CMU WALL OFFSET

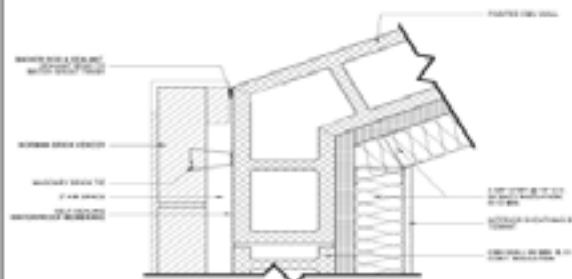
5 PLAN DETAIL - STL ANGLE & FIN JAMB

7 PLAN DETAIL - ANGLED WINDOW WALL JAMB



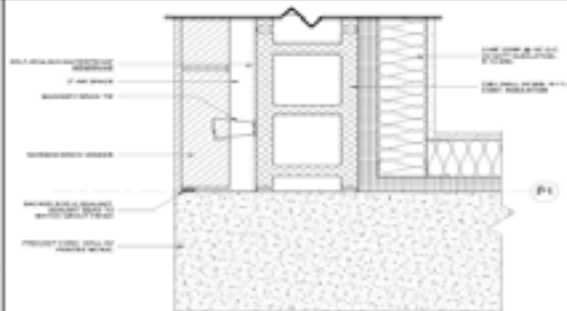
11 PLAN DETAIL - 1/2" DOOR JAMB

3" x 1'-0"



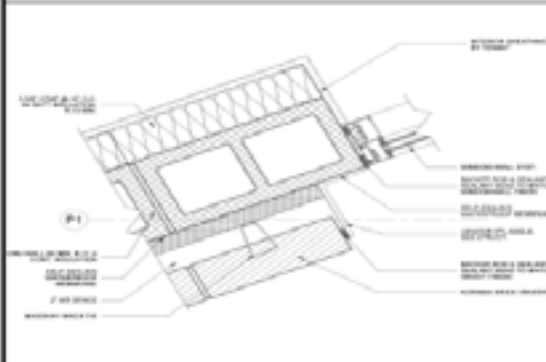
10 PLAN DETAIL - BRICK CORNER @ ANGLED CMU BLOCK

3" x 1'-0"



9 PLAN DETAIL - BRICK @ PRECAST PANEL

3" x 1'-0"



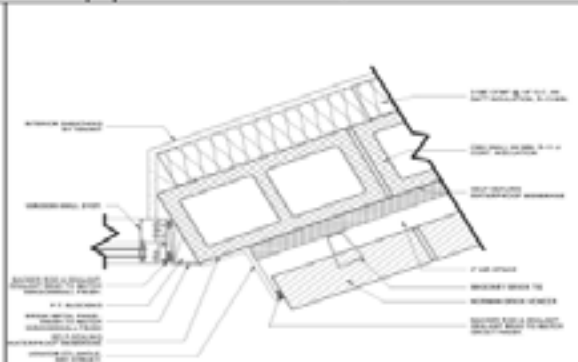
8 PLAN DETAIL - STL ANGLE JAMB

3" x 1'-0"



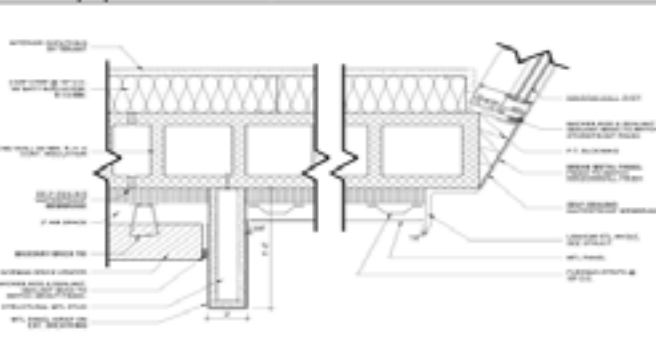
7 PLAN DETAIL - BRICK CORNER

3" x 1'-0"



6 PLAN DETAIL - STOREFRONT ENTRY @ BRICK

3" x 1'-0"



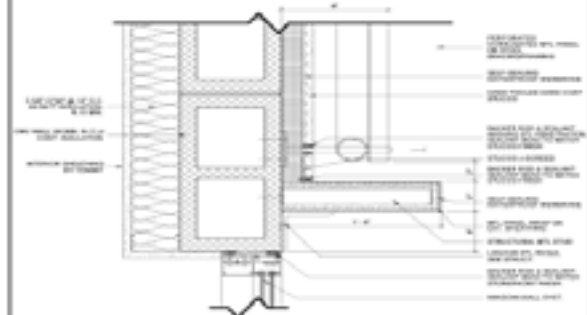
5 PLAN DETAIL - ENTRY @ METAL PANEL

3" x 1'-0"



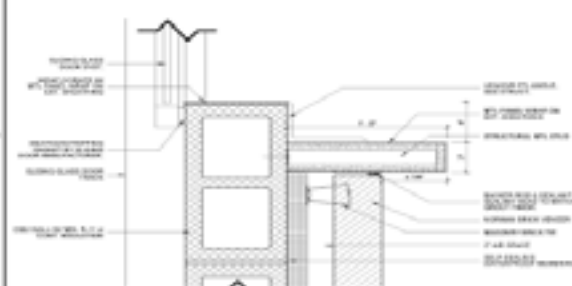
4 PLAN DETAIL - STOREFRONT ENTRY

3" x 1'-0"



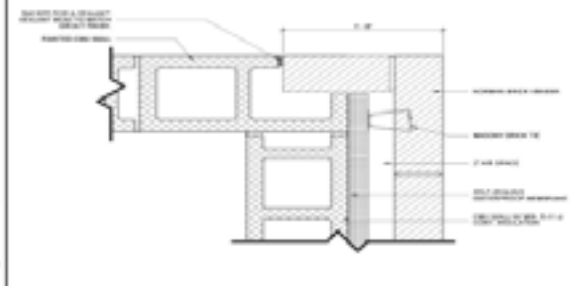
3 PLAN DETAIL - STOREFRONT @ FIN

3" x 1'-0"



2 PLAN DETAIL - SLIDING DOOR @ BIKE FACILITY

3" x 1'-0"



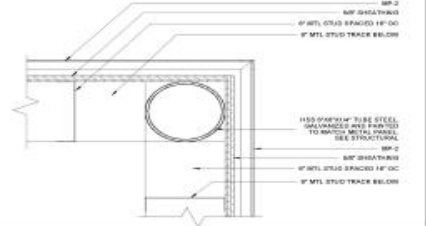
1 PLAN DETAIL - BRICK CORNER @ CMU WALL

3" x 1'-0"

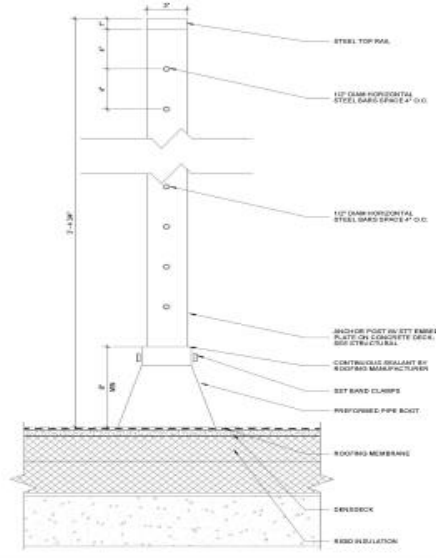
MORRISON
YARDORIGIN
DEVELOPMENT
PARTNERS
 ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.
 DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.
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METAL PLAN DETAILS

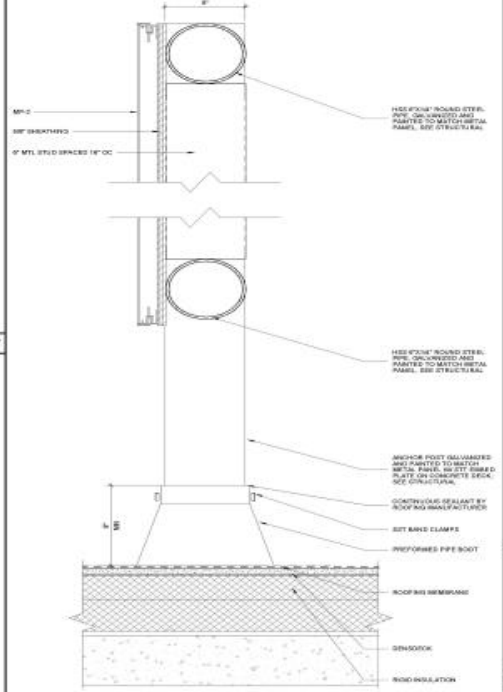
11/15/2018 10:11:20 AM



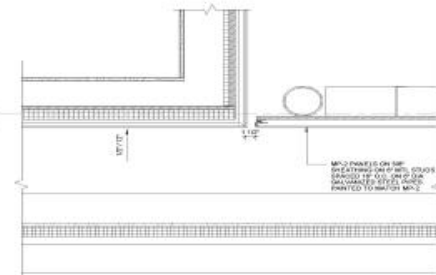
1 ROOF SCREEN WALL PLAN DETAIL 1 3" = 1'-0"



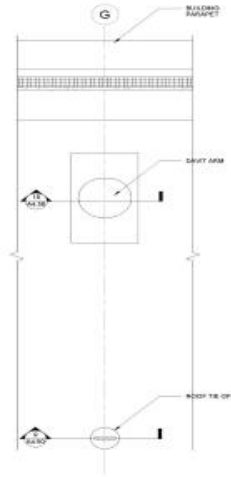
4 ROOF GUARDRAIL SECTION 3" = 1'-0"



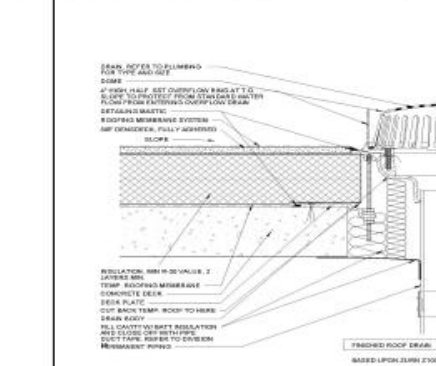
2 SECTION - ROOF MECH SCREEN 3" = 1'-0"



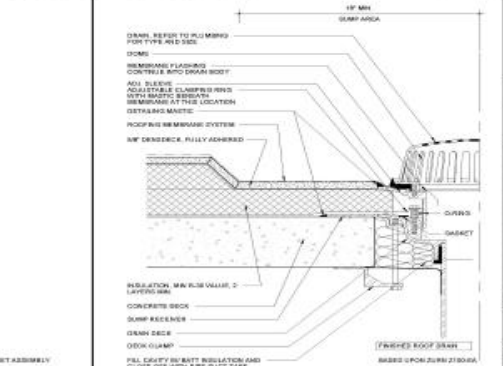
5 SECTION DETAIL - MECH SCREEN @ BLDG WALL 1 1/2" = 1'-0"



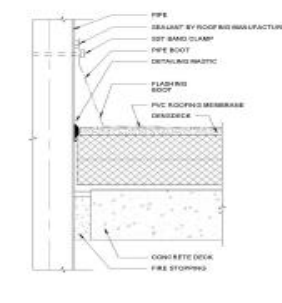
7 SECTION DETAIL - DAVIT ARM/TIE OFF 1 1/2" = 1'-0"



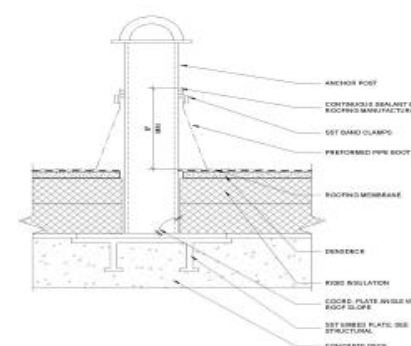
6 SECTION DETAIL - OVERFLOW DRAIN DETAIL 3" = 1'-0"



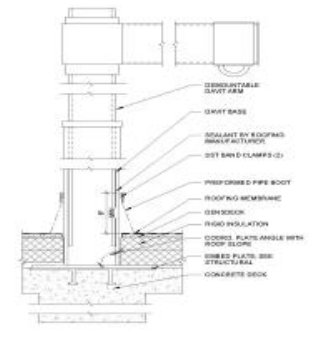
3 SECTION DETAIL - ROOF DRAIN DETAIL 3" = 1'-0"



8 SECTION DETAIL - ROOF PIPE PENETRATION 3" = 1'-0"



9 SECTION DETAIL - ROOF TIE OFF 3" = 1'-0"



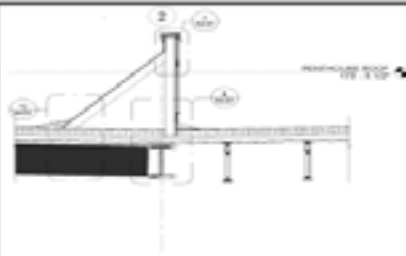
10 SECTION DETAIL - DAVIT ARM 1 1/2" = 1'-0"

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ROOF DETAILS	
NO.	DATE
1	1/14/2020
2	1/14/2020
3	1/14/2020
4	1/14/2020
5	1/14/2020
6	1/14/2020
7	1/14/2020
8	1/14/2020
9	1/14/2020
10	1/14/2020

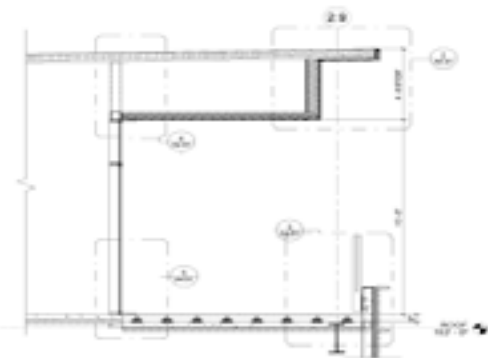


9 VIEW OF ROOF TOP MEZZANINE



6 WALL SECTION - ROOF SCREEN

3/8" = 1'-0"



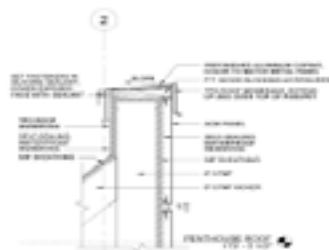
1 WALL SECTION - ROOFTOP BALCONY

3/8" = 1'-0"



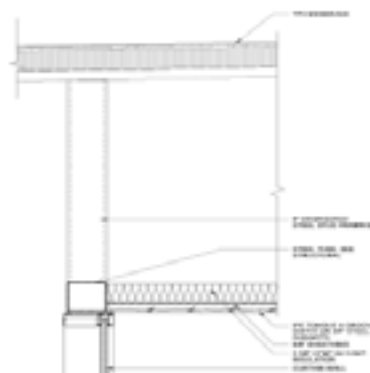
10 WALL SECTION - NORTH PENTHOUSE WALL

3/8" = 1'-0"



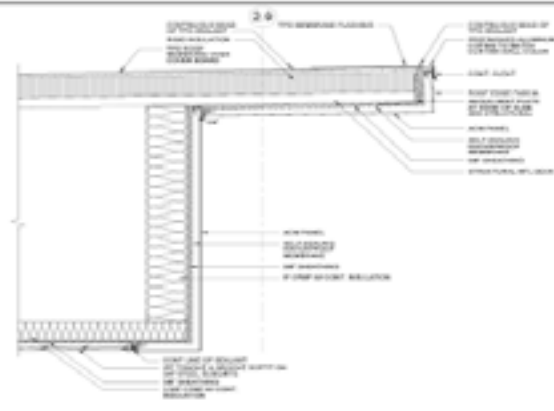
7 SECTION DETAIL - ROOF SCREEN TOP

1 1/2" = 1'-0"



4 SECTION DETAIL - BALCONY WALL HEAD

1 1/2" = 1'-0"



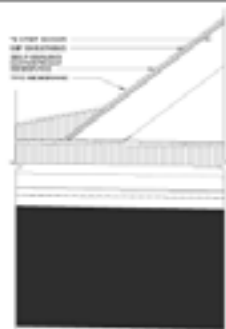
2 SECTION DETAIL - BALCONY ROOF EDGE

1 1/2" = 1'-0"



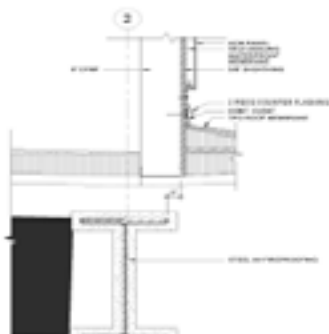
11 SECTION DETAIL - DOOR HEAD

1 1/2" = 1'-0"



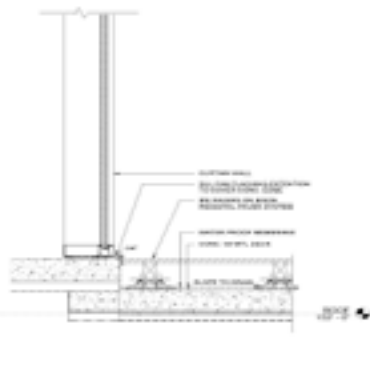
12 SECTION DETAIL - ROOF SCREEN KICKER

1 1/2" = 1'-0"



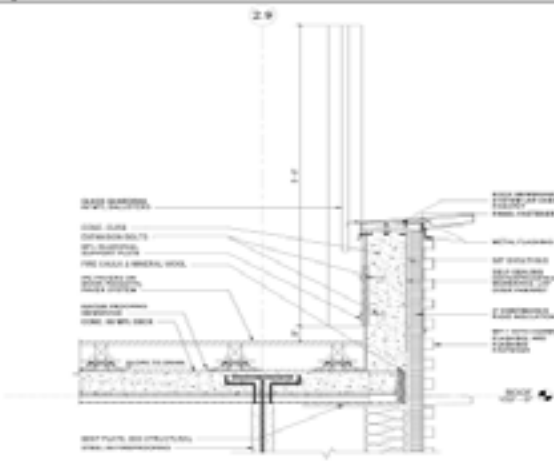
8 SECTION DETAIL - ROOF SCREEN BTM

1 1/2" = 1'-0"



5 SECTION DETAIL - BALCONY CURB @ CW

1 1/2" = 1'-0"

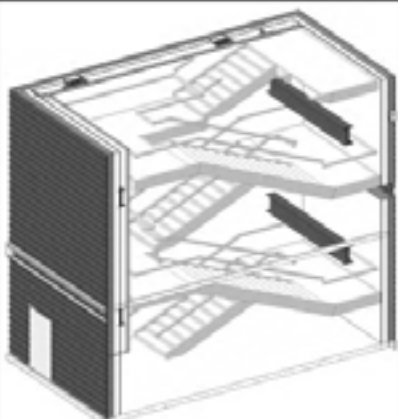


3 SECTION DETAIL - BALCONY PARAPET

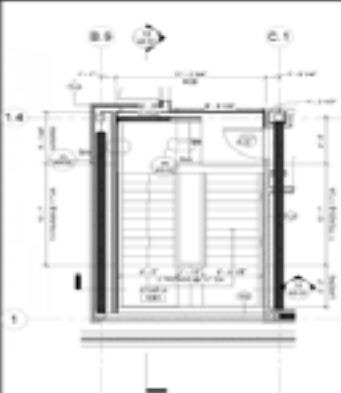
1 1/2" = 1'-0"



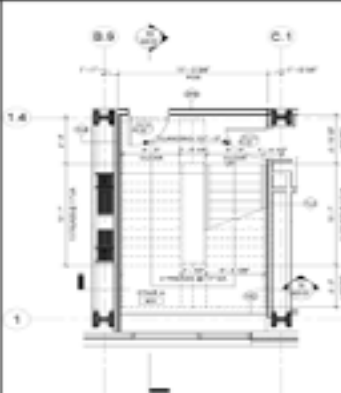
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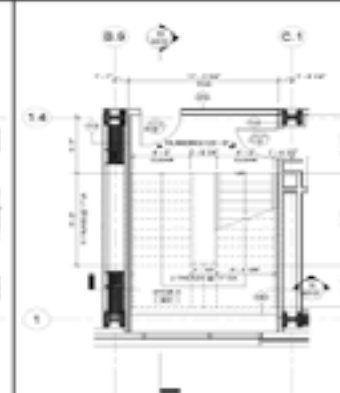
12 STAIR A PARTIAL AXON



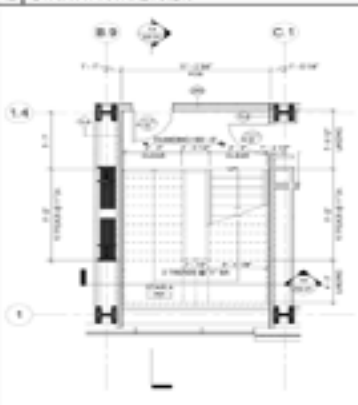
11 MECH PENTHOUSE - OFFICE STAIR A @ 1'-0"



10 LEVEL 09 - OFFICE STAIR A 1/4" = 1'-0"



9 LEVEL 08 - OFFICE STAIR A 1/4" = 1'-0"



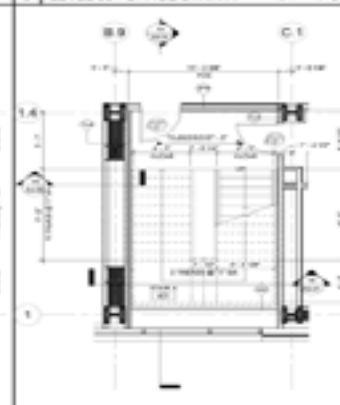
8 LEVEL 07 - OFFICE STAIR A 1/4" = 1'-0"



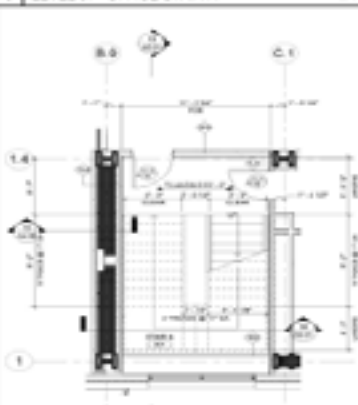
7 LEVEL 06 - OFFICE STAIR A 1/4" = 1'-0"



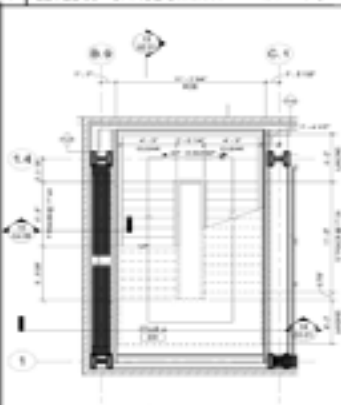
6 LEVEL 05 - OFFICE STAIR A 1/4" = 1'-0"



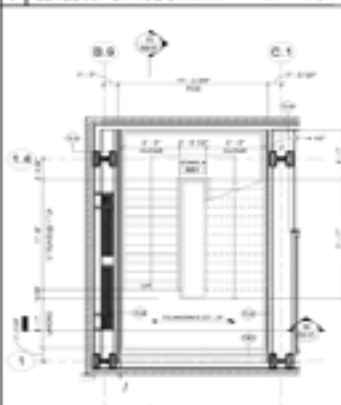
5 LEVEL 04 - OFFICE STAIR A 1/4" = 1'-0"



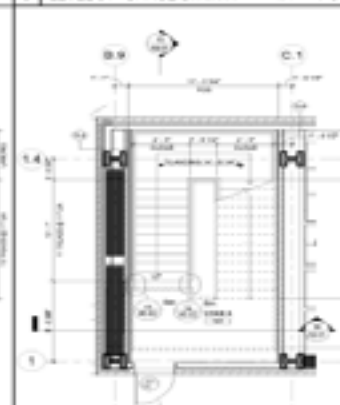
4 LEVEL 03 - OFFICE STAIR A 1/4" = 1'-0"



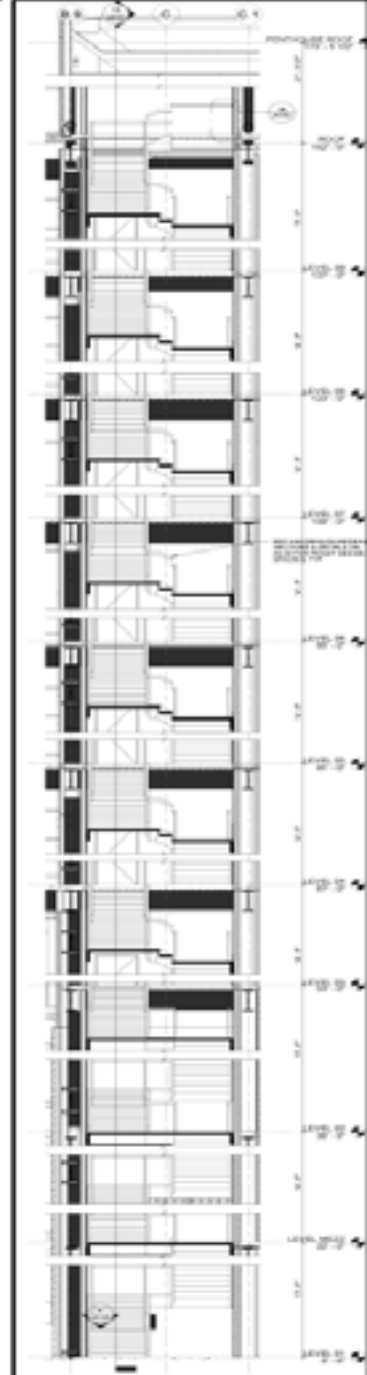
3 LEVEL 02 - OFFICE STAIR A 1/4" = 1'-0"



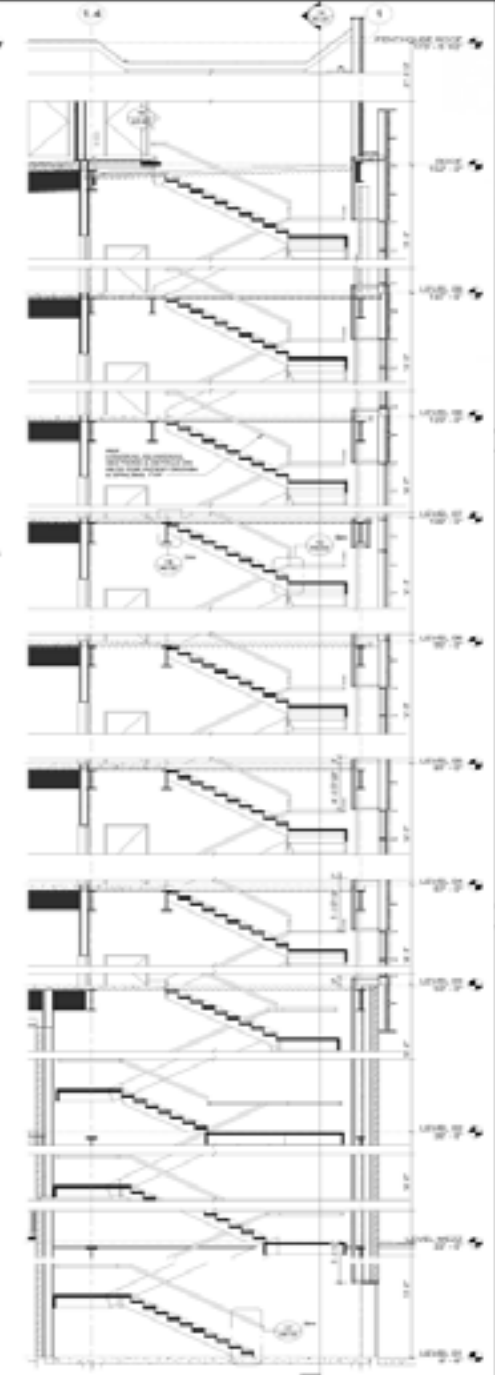
2 LEVEL MEZZ - OFFICE STAIR A 1/4" = 1'-0"



1 LEVEL 01 - OFFICE STAIR A 1/4" = 1'-0"



14 OFFICE STAIR A SECTION 1 1/4" = 1'-0"



13 OFFICE STAIR A SECTION 2 1/4" = 1'-0"



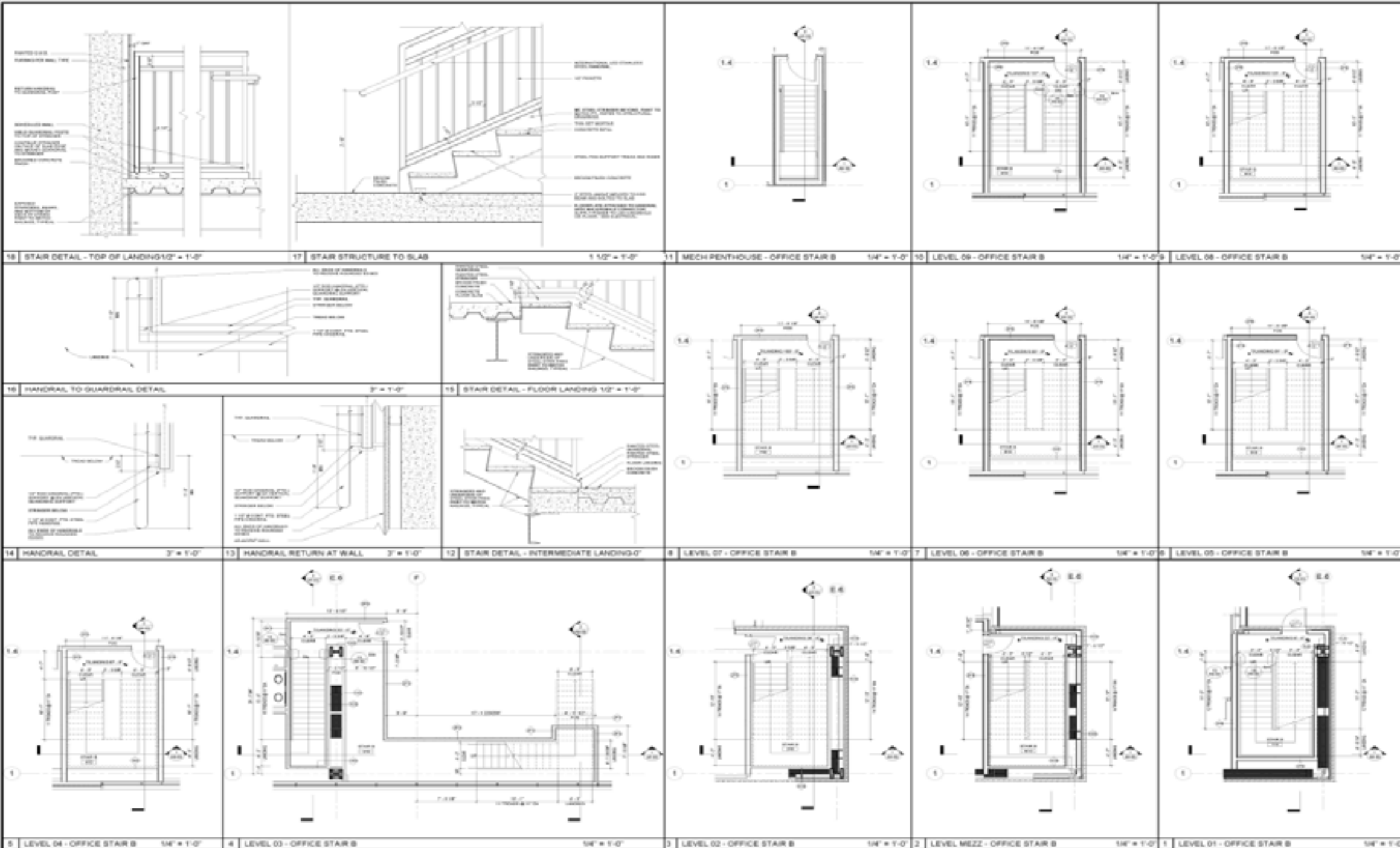
OFFICE BUILDING

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DATE	DESCRIPTION
11/11/2014	ISSUED FOR PERMIT
11/11/2014	ISSUED FOR CONSTRUCTION
11/11/2014	ISSUED FOR RECORD

OFFICE BUILDING STAIR B

11/11/2014



18 STAIR DETAIL - TOP OF LANDING 1/2" = 1'-0" 17 STAIR STRUCTURE TO SLAB 1 1/2" = 1'-0" 11 MECH PENTHOUSE - OFFICE STAIR B 1/4" = 1'-0" 10 LEVEL 06 - OFFICE STAIR B 1/4" = 1'-0" 9 LEVEL 06 - OFFICE STAIR B 1/4" = 1'-0"

16 HANDRAIL TO GUARDRAIL DETAIL 3" = 1'-0" 15 STAIR DETAIL - FLOOR LANDING 1/2" = 1'-0"

14 HANDRAIL DETAIL 3" = 1'-0" 13 HANDRAIL RETURN AT WALL 3" = 1'-0" 12 STAIR DETAIL - INTERMEDIATE LANDING 0"

5 LEVEL 04 - OFFICE STAIR B 1/4" = 1'-0" 4 LEVEL 03 - OFFICE STAIR B 1/4" = 1'-0" 3 LEVEL 02 - OFFICE STAIR B 1/4" = 1'-0" 2 LEVEL MEZZ - OFFICE STAIR B 1/4" = 1'-0" 1 LEVEL 01 - OFFICE STAIR B 1/4" = 1'-0"

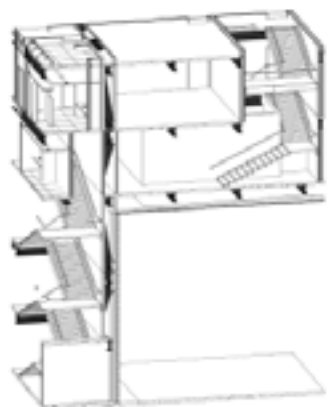


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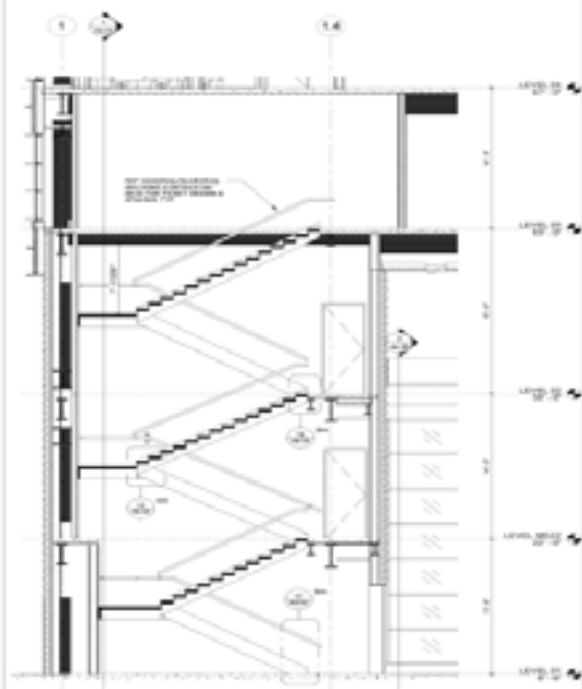
OFFICE BUILDING STAIR B SECTIONS

DATE	DESCRIPTION
11/15/18	ISSUE FOR PERMIT

A5.03 159

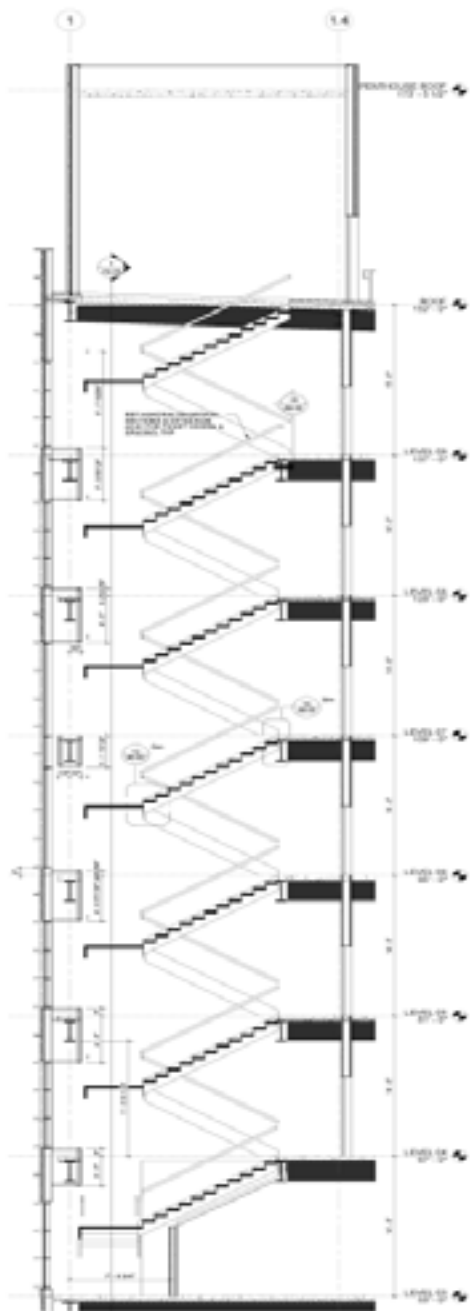


4 OFFICE STAIR B 3D VIEW



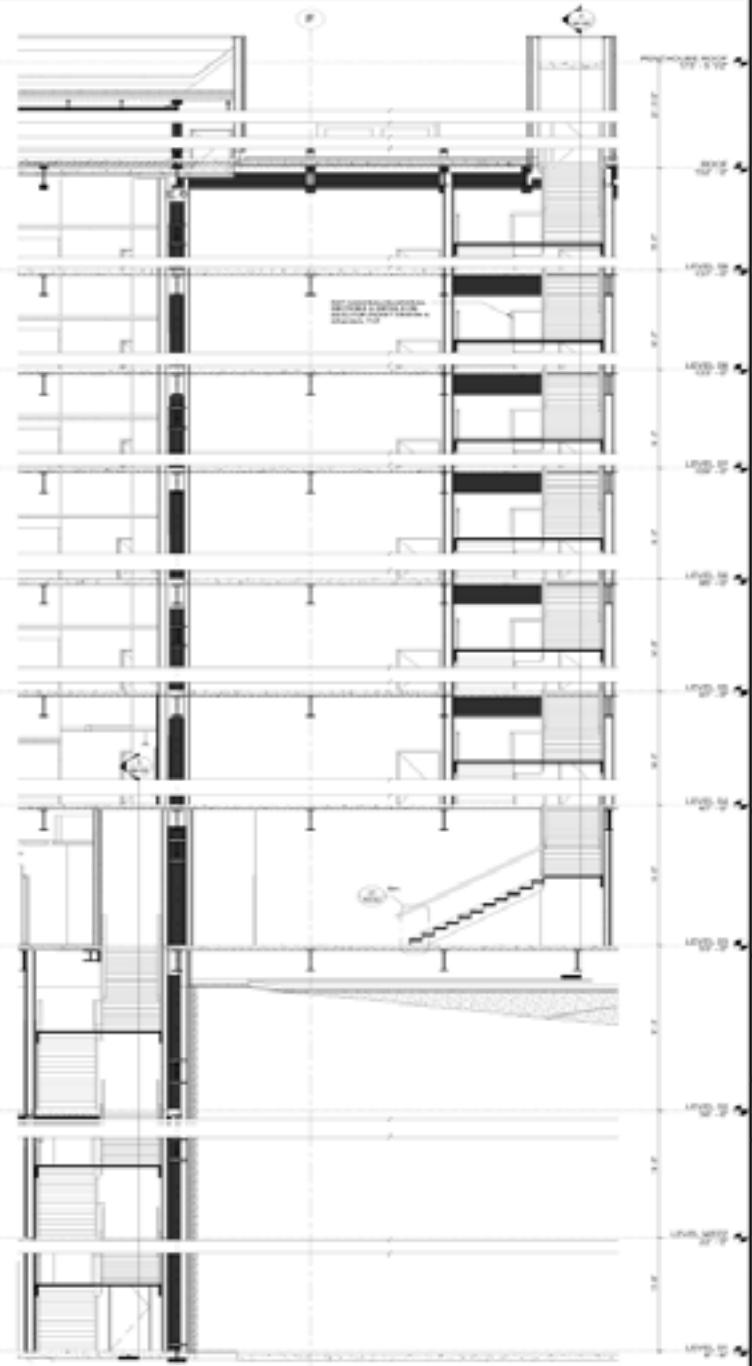
3 OFFICE STAIR B SECTION

1/4" = 1'-0"



2 OFFICE STAIR B SECTION

1/4" = 1'-0"



1 OFFICE STAIR B SECTION

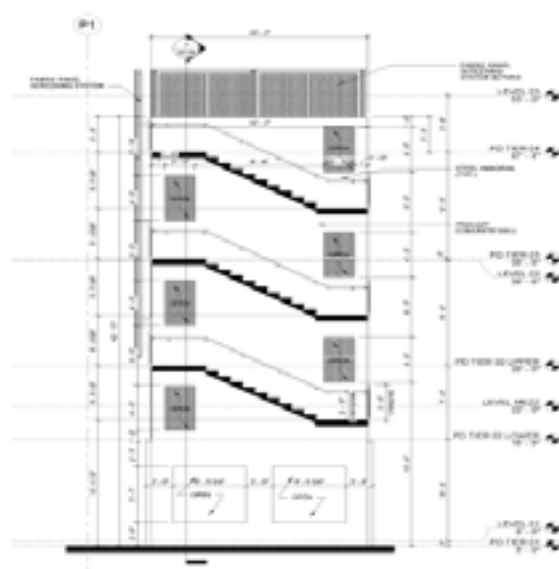
1/4" = 1'-0"

1/4" = 1'-0"



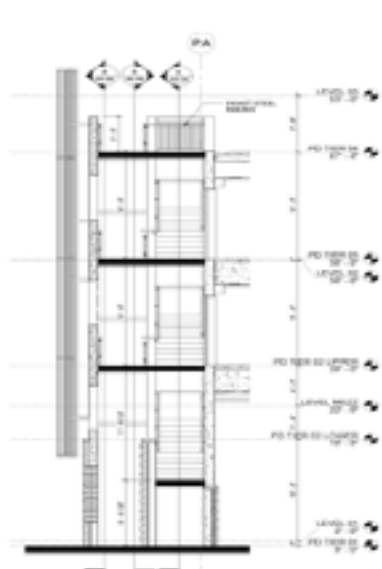
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NO.	DATE	DESCRIPTION
1	10/11/2019	ISSUED FOR PERMIT
2	11/15/2019	REVISIONS
3	12/10/2019	REVISIONS
4	01/15/2020	REVISIONS
5	02/10/2020	REVISIONS
6	03/10/2020	REVISIONS
7	04/10/2020	REVISIONS
8	05/10/2020	REVISIONS
9	06/10/2020	REVISIONS
10	07/10/2020	REVISIONS
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15	12/10/2020	REVISIONS
16	01/10/2021	REVISIONS
17	02/10/2021	REVISIONS
18	03/10/2021	REVISIONS
19	04/10/2021	REVISIONS
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41	02/10/2023	REVISIONS
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156	09/10/2032	REVISIONS
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159	12/10/2032	REVISIONS
160	01/10/2033	REVISIONS



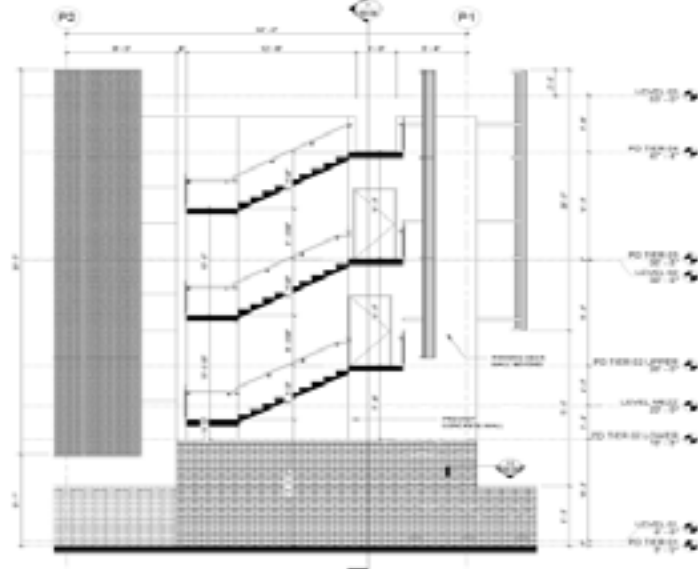
6 | PARKING DECK STAIR 1 - SECTION 4

1/4" = 1'-0"



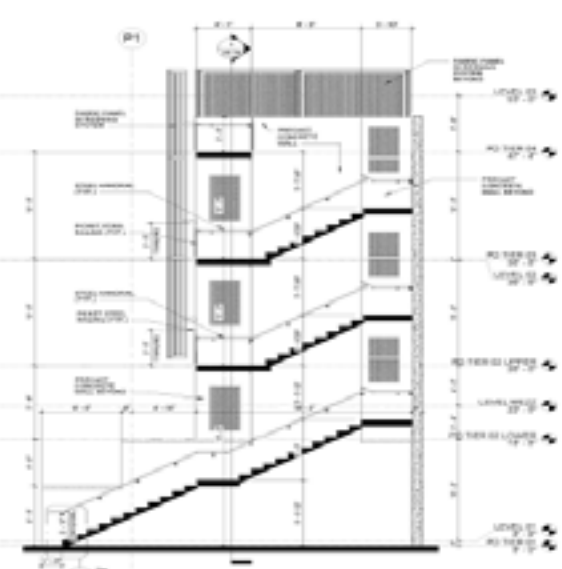
7 | PARKING DECK STAIR 1 - SECTION 2

1/4" = 1'-0"



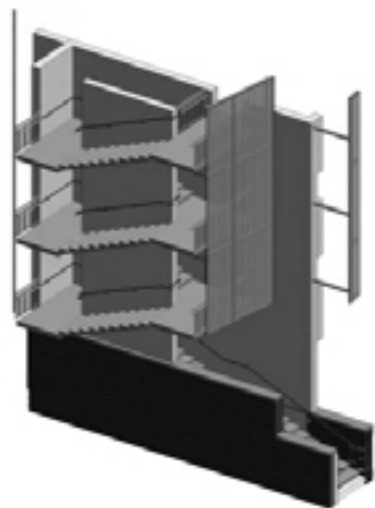
8 | PARKING DECK STAIR 1 - SECTION 1

1/4" = 1'-0"

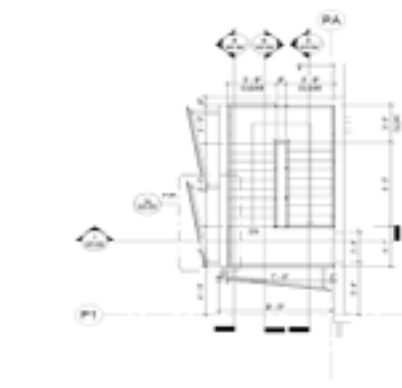


9 | PARKING DECK STAIR 1 - SECTION 3

1/4" = 1'-0"

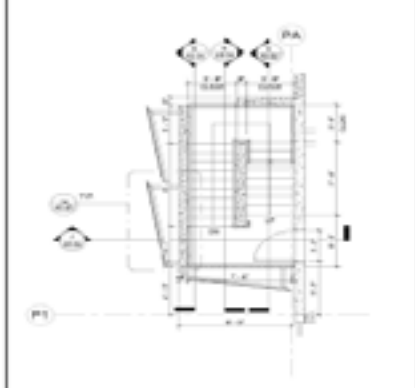
3D RENDERING
BY ARCHITECT

8 | PARKING DECK STAIR 1



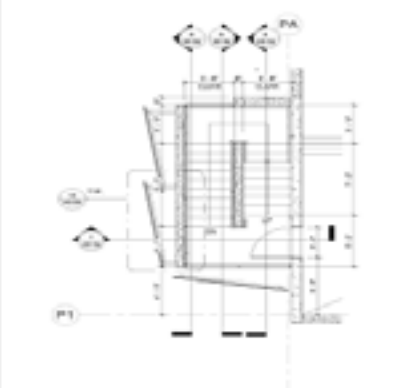
4 | PARKING DECK STAIRS 1 - TIER 4

1/4" = 1'-0"



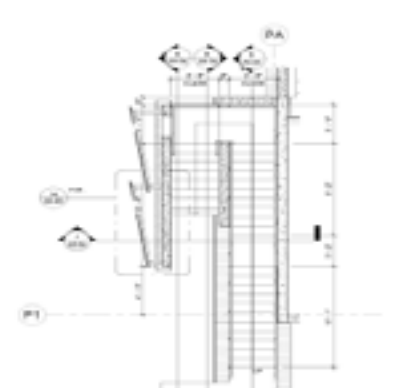
3 | PARKING DECK STAIRS 1 - TIER 3

1/4" = 1'-0"



2 | PARKING DECK STAIRS 1 - TIER 2

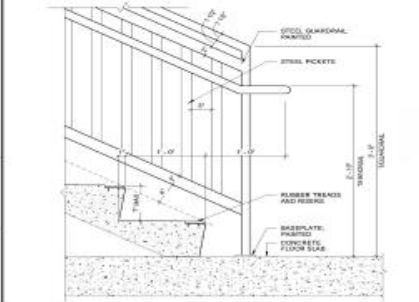
1/4" = 1'-0"



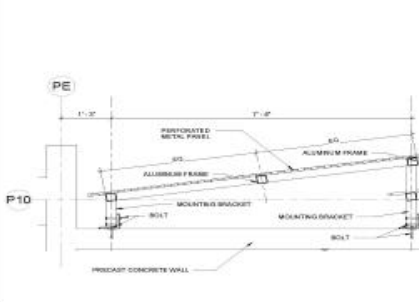
1 | PARKING DECK STAIRS 1 - TIER 1

1/4" = 1'-0"

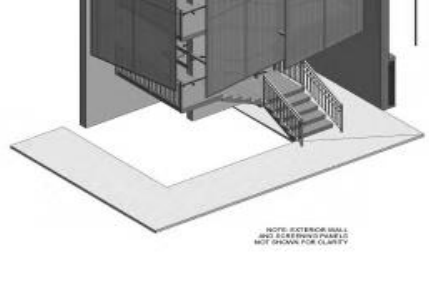
13 PD STAIR DETAIL-FLOOR LANDING 1 1/2" = 1'-0"



14 TYPICAL STAIR FABRIC SCREENING PANEL 3/4" = 1'-0"

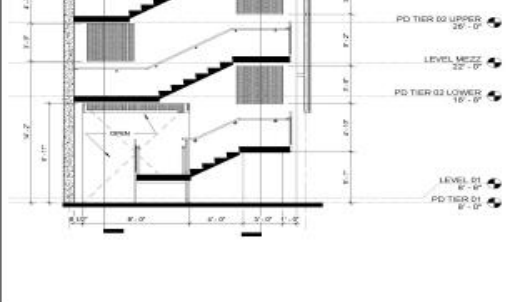


11 PARKING DECK STAIR 2 1/4" = 1'-0"

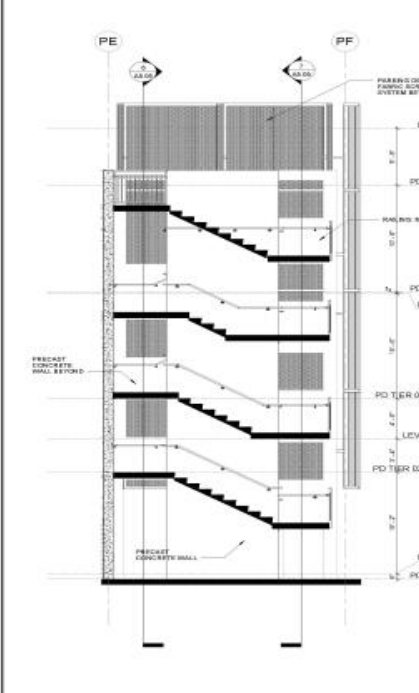


NOTE: EXTERIOR WALL AND SCREENING PANELS NOT SHOWN FOR CLARITY

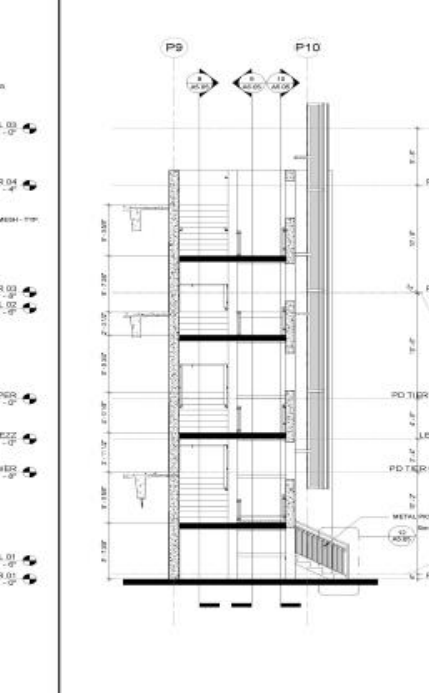
10 PARKING DECK STAIRS 2 - SECTION 3 1/4" = 1'-0"



12 PD STAIR DETAIL- BOTTOM OF STAIR 1 1/2" = 1'-0"



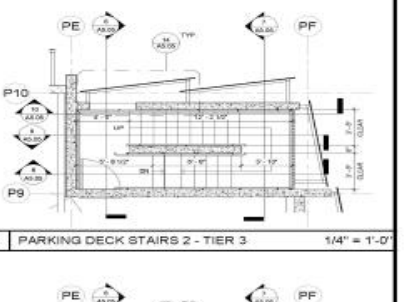
9 PARKING DECK STAIRS 2 - SECTION 1 1/4" = 1'-0"



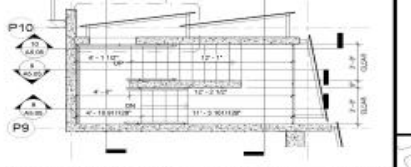
8 PARKING DECK STAIRS 2 - SECTION 2 1/4" = 1'-0"



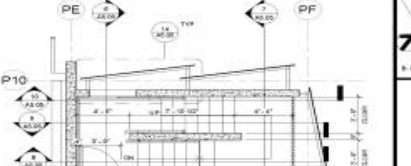
5 PARKING DECK STAIRS 2 - TIER 4 1/4" = 1'-0"



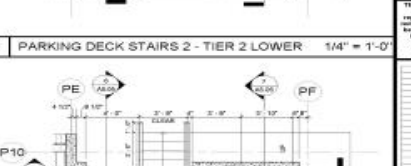
4 PARKING DECK STAIRS 2 - TIER 3 1/4" = 1'-0"



3 PARKING DECK STAIRS 2 - TIER 2 UPPER 1/4" = 1'-0"



2 PARKING DECK STAIRS 2 - TIER 2 LOWER 1/4" = 1'-0"



8 PARKING DECK STAIRS 2 - SECTION 2 1/4" = 1'-0"

7 PARKING DECK STAIRS 2 - SECTION 2 1/4" = 1'-0"

6 PARKING DECK STAIRS 2 - SECTION 3 1/4" = 1'-0"

1 PARKING DECK STAIRS 2 - TIER 1 1/4" = 1'-0"

MORRISON YARD
ORIGIN DEVELOPMENT PARTNERS



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Table with project information including drawing title 'PARKING DECK STAIR 2', sheet number 'A5.05', and date '10/14/2019'.



7 PD PRECAST STAIR - SECTION 1

1/2" = 1'-0"



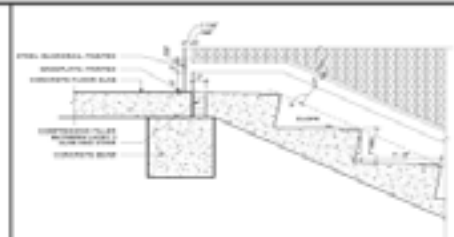
8 PD PRECAST STAIR - SECTION 2

1/2" = 1'-0"



9 PD PRECAST STAIR - SECTION 3

1/2" = 1'-0"



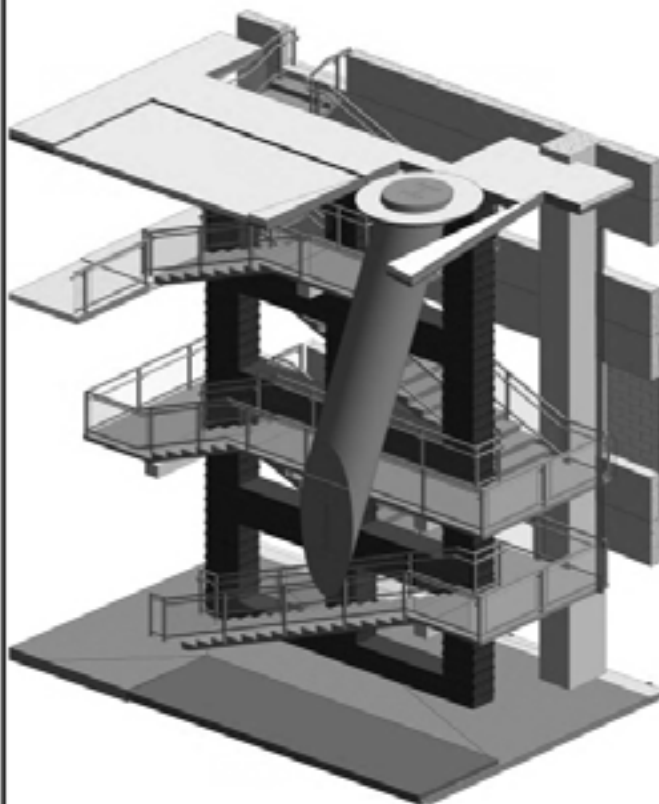
10 STAIR DETAIL-FLOOR LANDING

1 1/2" = 1'-0"

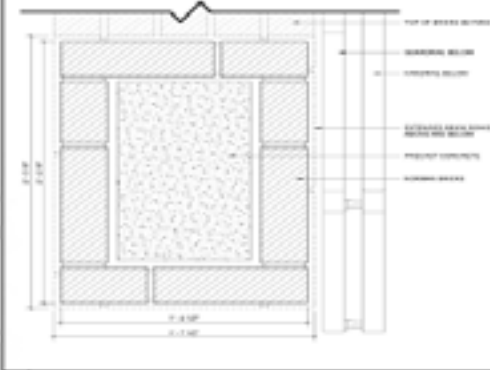


11 STAIR DETAIL-INTERMEDIATE LANDING

1 1/2" = 1'-0"

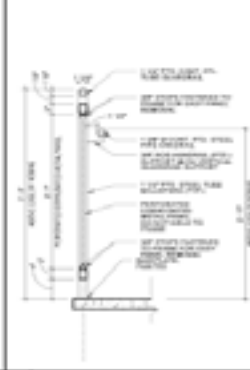


1 PD PRECAST STAIR AXON



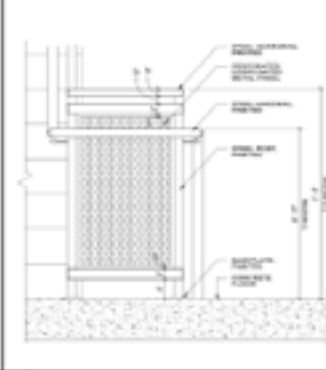
9 PLAN DETAIL BRICK WALL

3" = 1'-0"



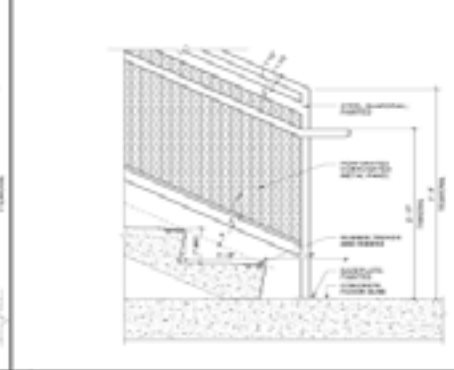
14 STAIR DETAILS

1 1/2" = 1'-0"



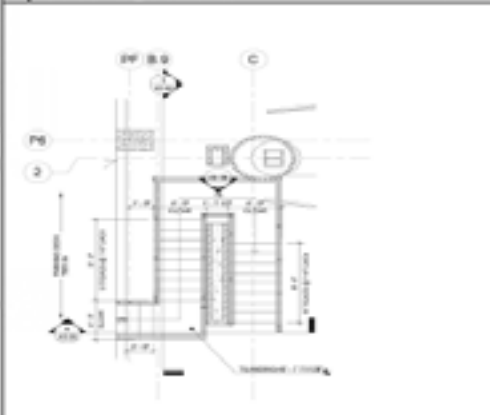
15 RAIL AT LANDING

1 1/2" = 1'-0"



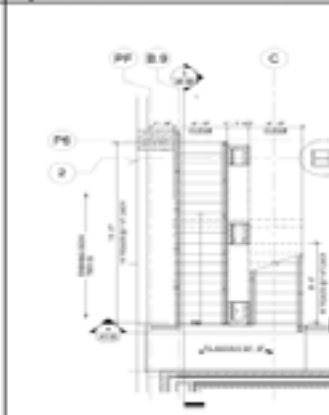
16 STAIR DETAIL-LANDING AT BOTTOM OF STAIR

1 1/2" = 1'-0"



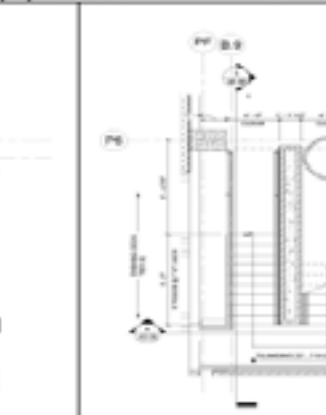
4 PD PRECAST STAIR TIER D4

1/4" = 1'-0"



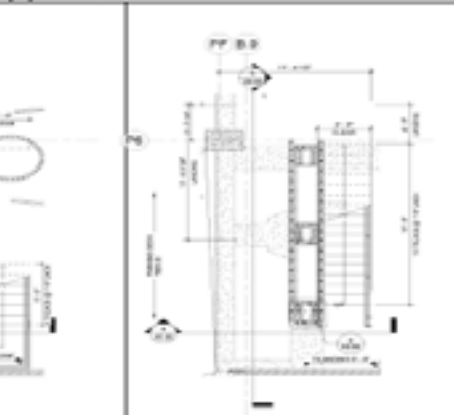
3 PD PRECAST STAIR TIER D3

1/4" = 1'-0"



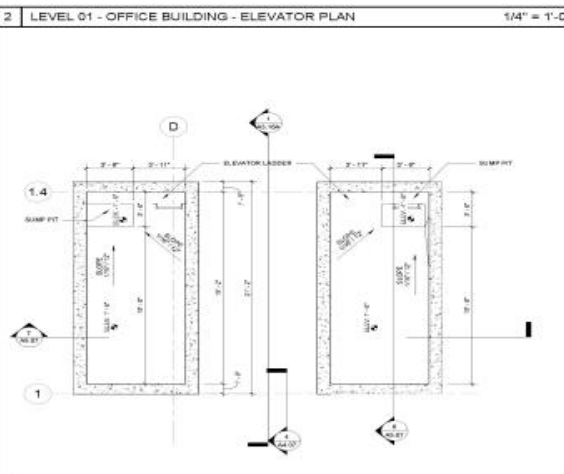
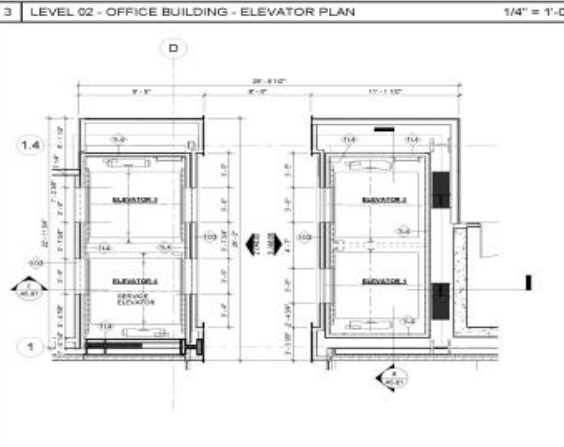
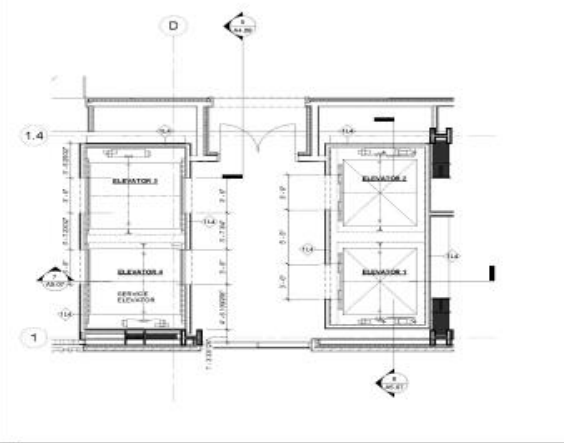
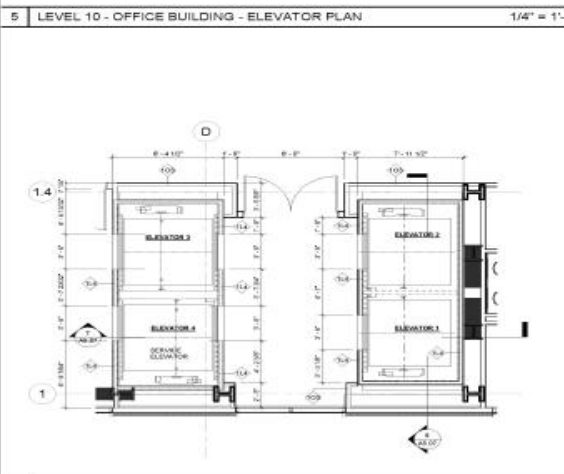
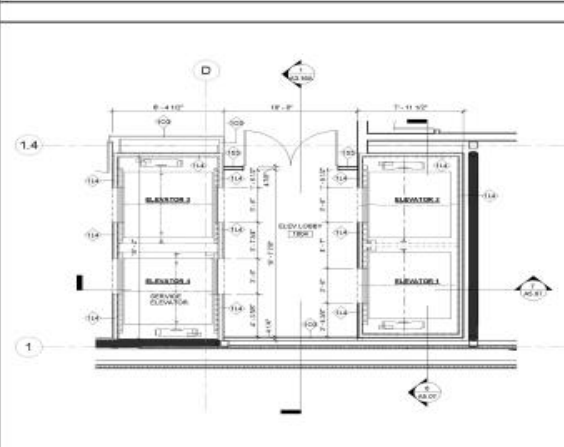
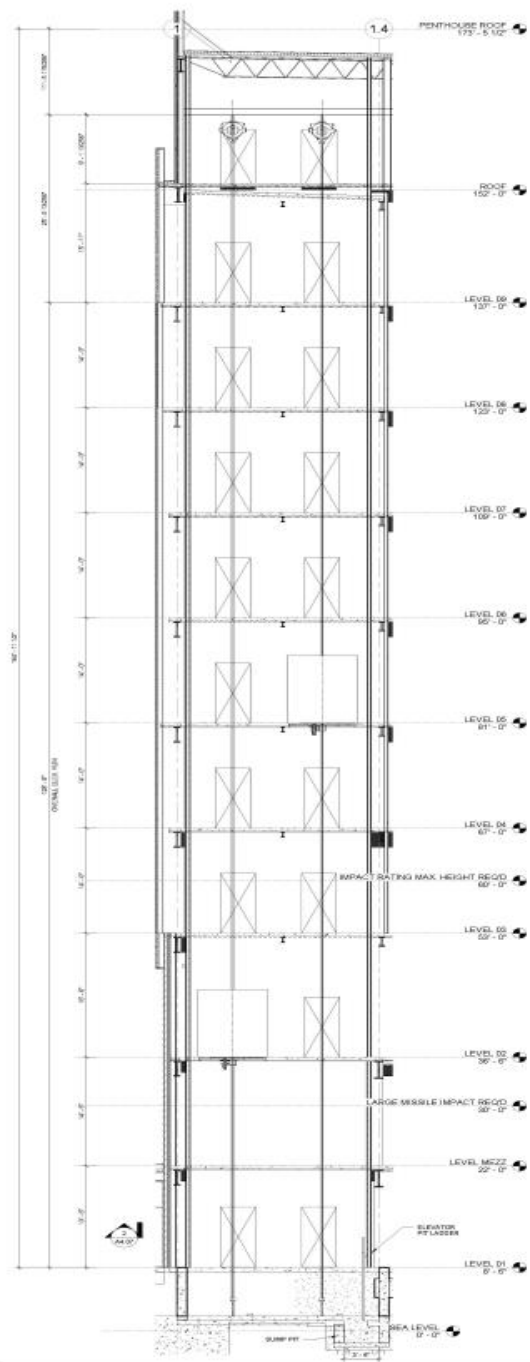
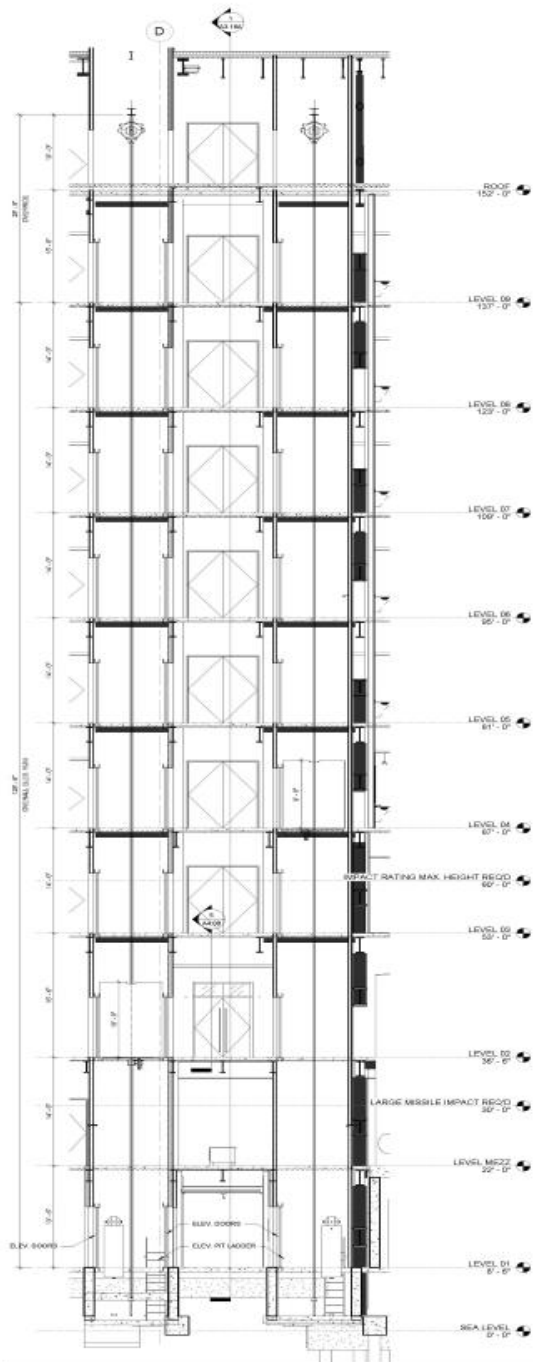
2 PD PRECAST STAIR TIER D2

1/4" = 1'-0"



5 PD PRECAST STAIR TIER D1

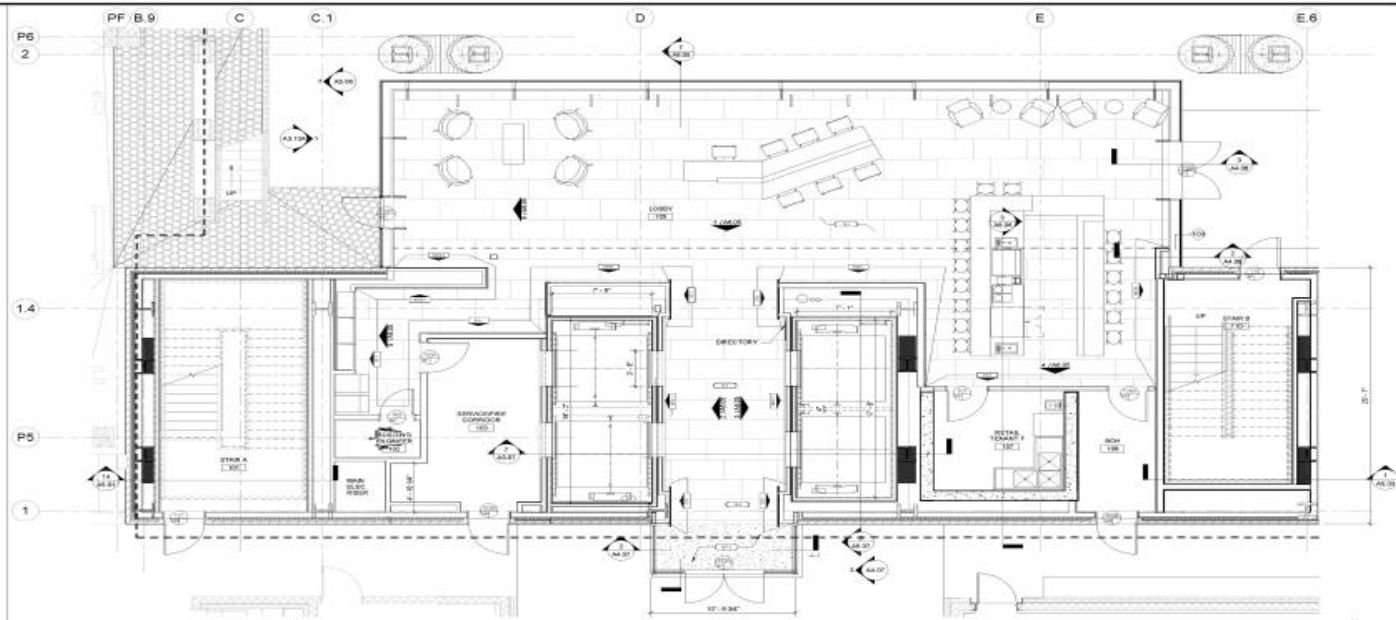
1/4" = 1'-0"



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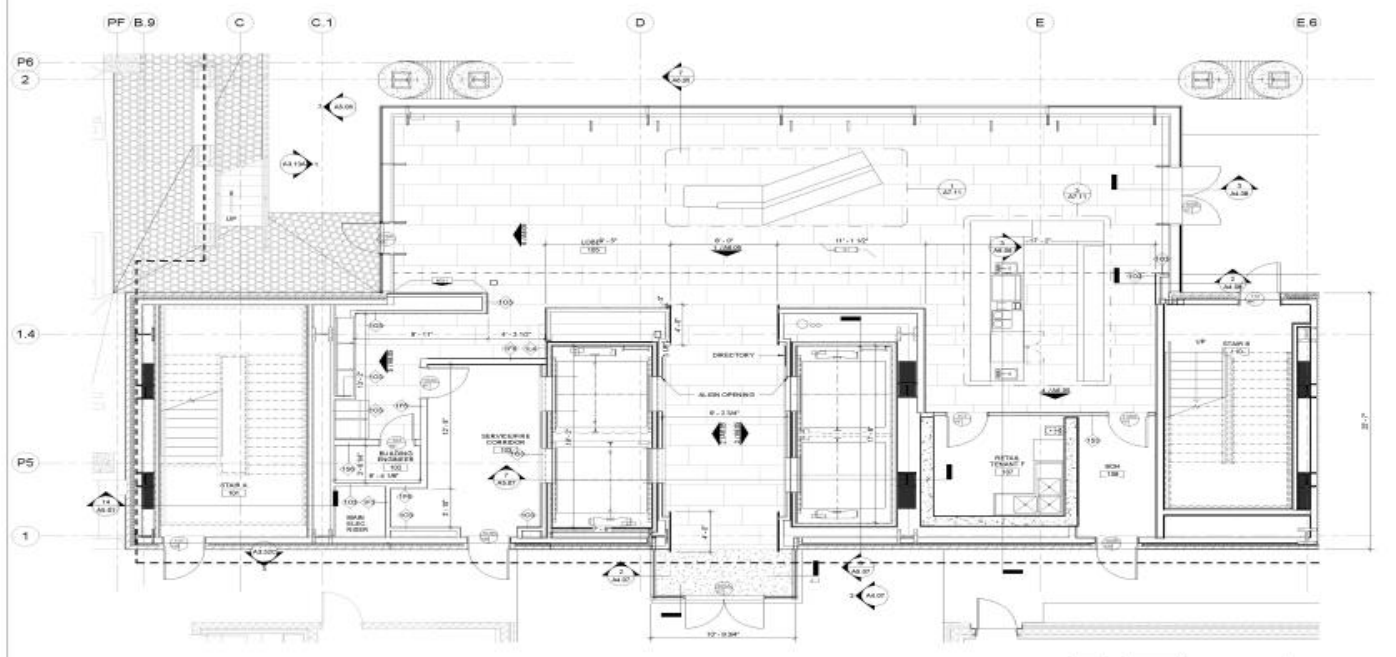
PROJECT: OFFICE BUILDING ELEVATOR SECTIONS	
DATE: 1/4/2019	DATE: 10/14/2019
NO: A5.07	NO: 163

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2 LEVEL 01 - OFFICE BUILDING FINISH PLAN

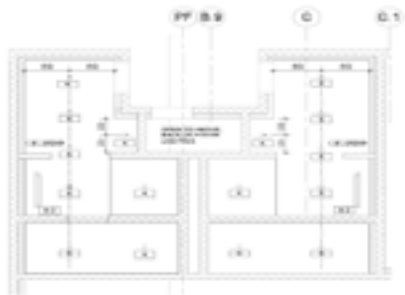
1/4" = 1'-0"



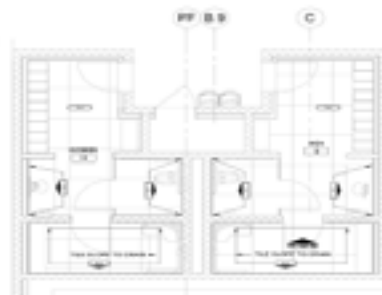
1 LEVEL 01 - OFFICE BUILDING PLAN

1/4" = 1'-0"

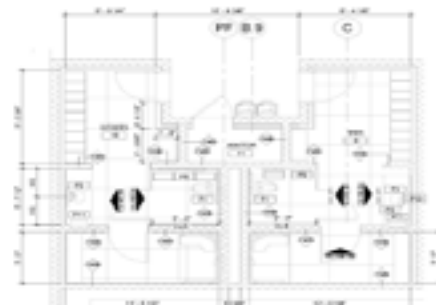
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CPFL	WALK OFF MAT							
CPFL1	BLACK MARBLE GLAZE							
MFL1	BROWN METAL	SAJSE	ANKOR®			80007		
WFL	WOOD							
WFL1	STAINLESS	PHENIX	STAIRS					
WFL2	WOOD							
WFL3	STONE	STONE SOURCE	CALCATA GOLD					
WFL4	TRAY	FORMIC TOPS	FORMIC TOPS					
WFL5	TRAY	FORMIC TOPS	FORMIC TOPS					
WFL6	TRAY	FORMIC TOPS	FORMIC TOPS					
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WFL91	TRAY	FORMIC TOPS	FORMIC TOPS					
WFL92	TRAY	FORMIC TOPS	FORMIC TOPS					
WFL93	TRAY	FORMIC TOPS	FORMIC TOPS					
WFL94	TRAY	FORMIC TOPS	FORMIC TOPS					
WFL95	TRAY	FORMIC TOPS	FORMIC TOPS					
WFL96	TRAY	FORMIC TOPS	FORMIC TOPS					
WFL97	TRAY	FORMIC TOPS	FORMIC TOPS					
WFL98	TRAY	FORMIC TOPS	FORMIC TOPS					
WFL99	TRAY	FORMIC TOPS	FORMIC TOPS					
WFL100	TRAY	FORMIC TOPS	FORMIC TOPS					



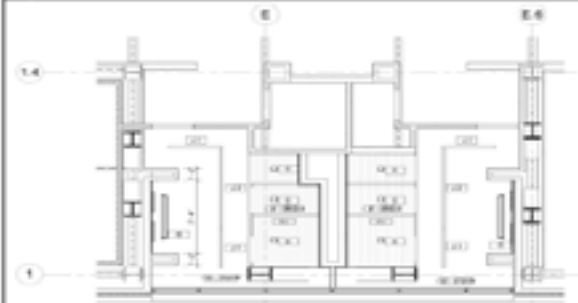
6 GROUND FLOOR RESTROOM RCP 1/4" = 1'-0"



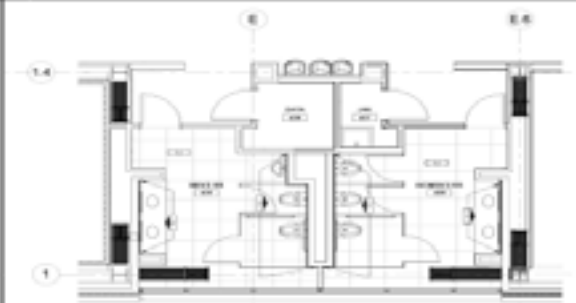
7 GROUND FLOOR RESTROOM FINISH PLAN 1/4" = 1'-0"



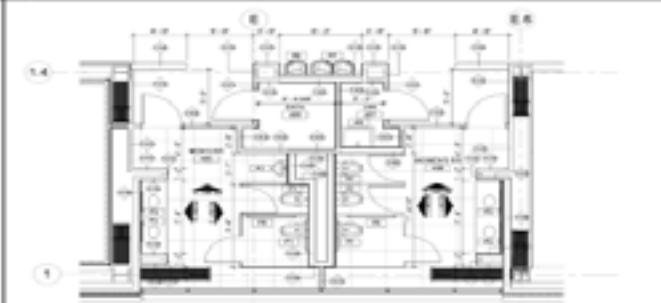
5 GROUND FLOOR RESTROOM 1/4" = 1'-0"



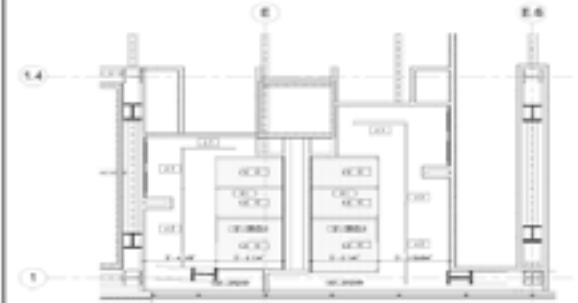
4 TYPICAL OFFICE RESTROOM CEILING PLAN 1/4" = 1'-0"



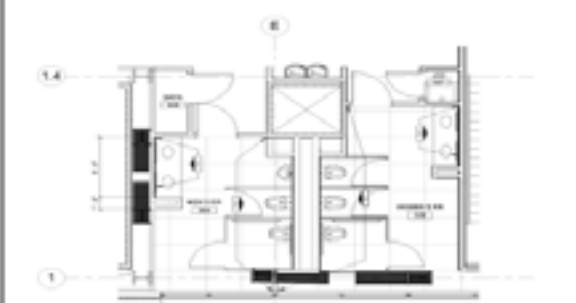
8 TYPICAL OFFICE RESTROOM FINISH PLAN 1/4" = 1'-0"



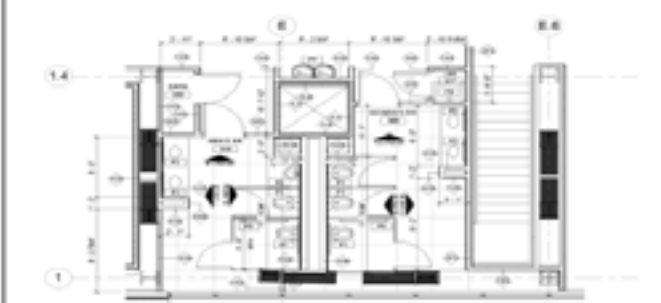
3 TYPICAL OFFICE RESTROOM PLAN 1/4" = 1'-0"



2 LEVEL 03 - OFFICE BLOG ENLARGED - RCP 1/4" = 1'-0"



8 LEVEL 03 - OFFICE RESTROOM PLAN FINISH PLAN 1/4" = 1'-0"



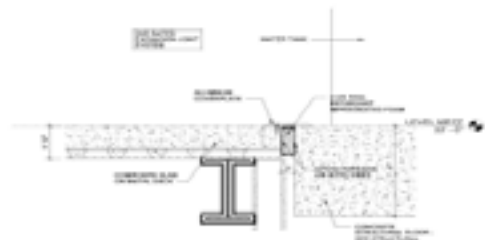
1 LEVEL 03 - OFFICE RESTROOM PLAN 1/4" = 1'-0"



NO.	SYMBOL	DESCRIPTION	MANUFACTURER	NOTE	COMMENTS
1		DOOR SWING	GENERAL	SEE SCHEDULE	
2		DOOR SWING	GENERAL	SEE SCHEDULE	
3		DOOR SWING	GENERAL	SEE SCHEDULE	
4		DOOR SWING	GENERAL	SEE SCHEDULE	
5		DOOR SWING	GENERAL	SEE SCHEDULE	
6		DOOR SWING	GENERAL	SEE SCHEDULE	
7		DOOR SWING	GENERAL	SEE SCHEDULE	
8		DOOR SWING	GENERAL	SEE SCHEDULE	
9		DOOR SWING	GENERAL	SEE SCHEDULE	
10		DOOR SWING	GENERAL	SEE SCHEDULE	
11		DOOR SWING	GENERAL	SEE SCHEDULE	
12		DOOR SWING	GENERAL	SEE SCHEDULE	
13		DOOR SWING	GENERAL	SEE SCHEDULE	

NO.	SYMBOL	DESCRIPTION	MANUFACTURER	NOTE	COMMENTS
1		DOOR SWING	GENERAL	SEE SCHEDULE	
2		DOOR SWING	GENERAL	SEE SCHEDULE	
3		DOOR SWING	GENERAL	SEE SCHEDULE	
4		DOOR SWING	GENERAL	SEE SCHEDULE	
5		DOOR SWING	GENERAL	SEE SCHEDULE	
6		DOOR SWING	GENERAL	SEE SCHEDULE	
7		DOOR SWING	GENERAL	SEE SCHEDULE	
8		DOOR SWING	GENERAL	SEE SCHEDULE	
9		DOOR SWING	GENERAL	SEE SCHEDULE	
10		DOOR SWING	GENERAL	SEE SCHEDULE	
11		DOOR SWING	GENERAL	SEE SCHEDULE	
12		DOOR SWING	GENERAL	SEE SCHEDULE	
13		DOOR SWING	GENERAL	SEE SCHEDULE	

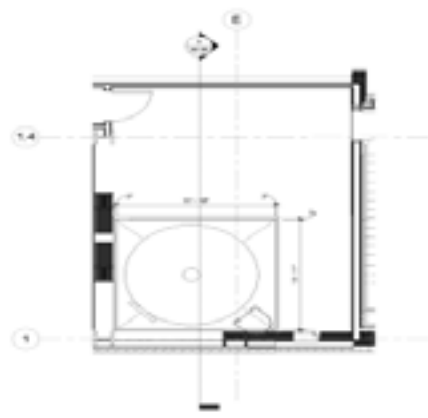
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3		DOOR SWING	GENERAL	SEE SCHEDULE	
4		DOOR SWING	GENERAL	SEE SCHEDULE	
5		DOOR SWING	GENERAL	SEE SCHEDULE	
6		DOOR SWING	GENERAL	SEE SCHEDULE	
7		DOOR SWING	GENERAL	SEE SCHEDULE	
8		DOOR SWING	GENERAL	SEE SCHEDULE	
9		DOOR SWING	GENERAL	SEE SCHEDULE	
10		DOOR SWING	GENERAL	SEE SCHEDULE	
11		DOOR SWING	GENERAL	SEE SCHEDULE	
12		DOOR SWING	GENERAL	SEE SCHEDULE	
13		DOOR SWING	GENERAL	SEE SCHEDULE	



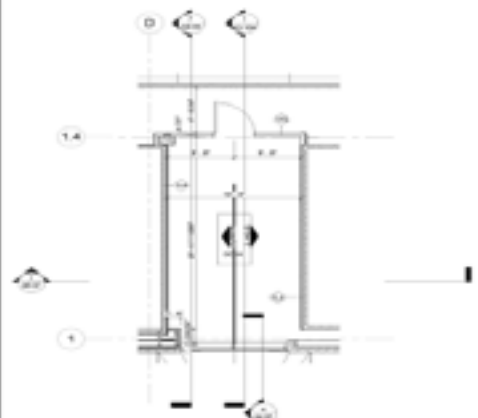
5 FLOOR EXPANSION JOINT DETAIL @ WATER TANK SLAB 1/2" = 1'-0"



3 PUMP ROOM ENLARGED SECTION 1/4" = 1'-0"



2 LEVEL MEZZANINE - PUMP ROOM 1/4" = 1'-0"



1 LEVEL MEZZANINE - FIRE COMMAND CENTER 1/4" = 1'-0"



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ENLARGED PLANS & SECTIONS

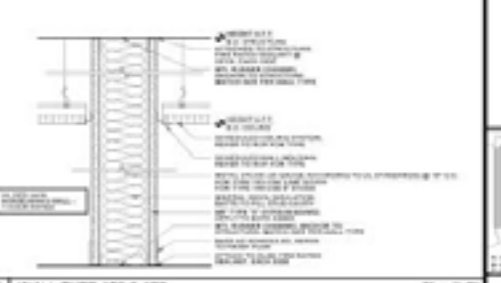
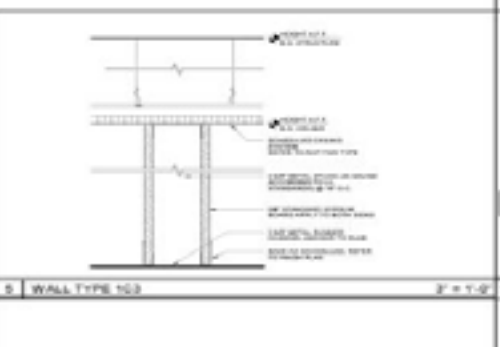
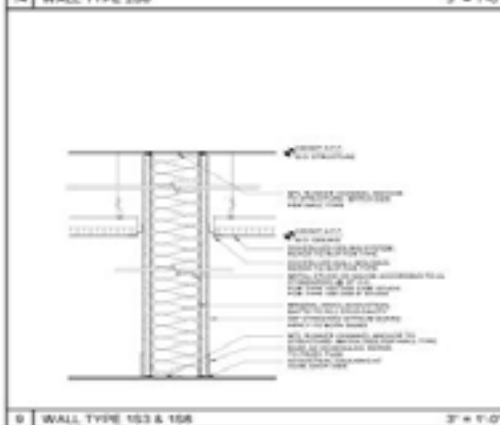
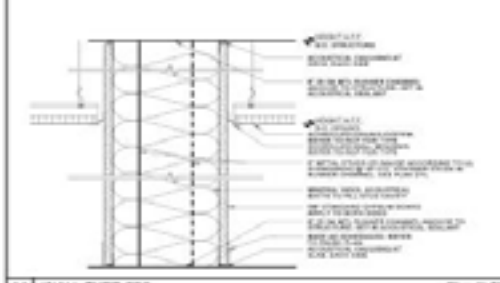
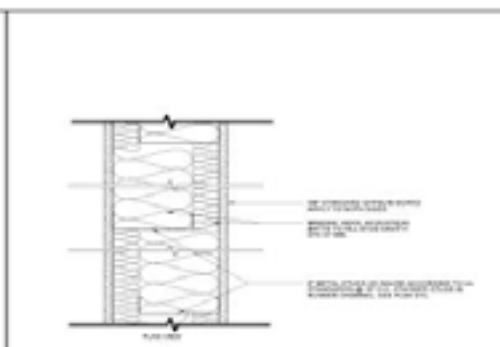
DATE: 11/14/2018
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 PROJECT: MORRISON YARD
 SHEET: A8.06 187



WALL TYPE KEY

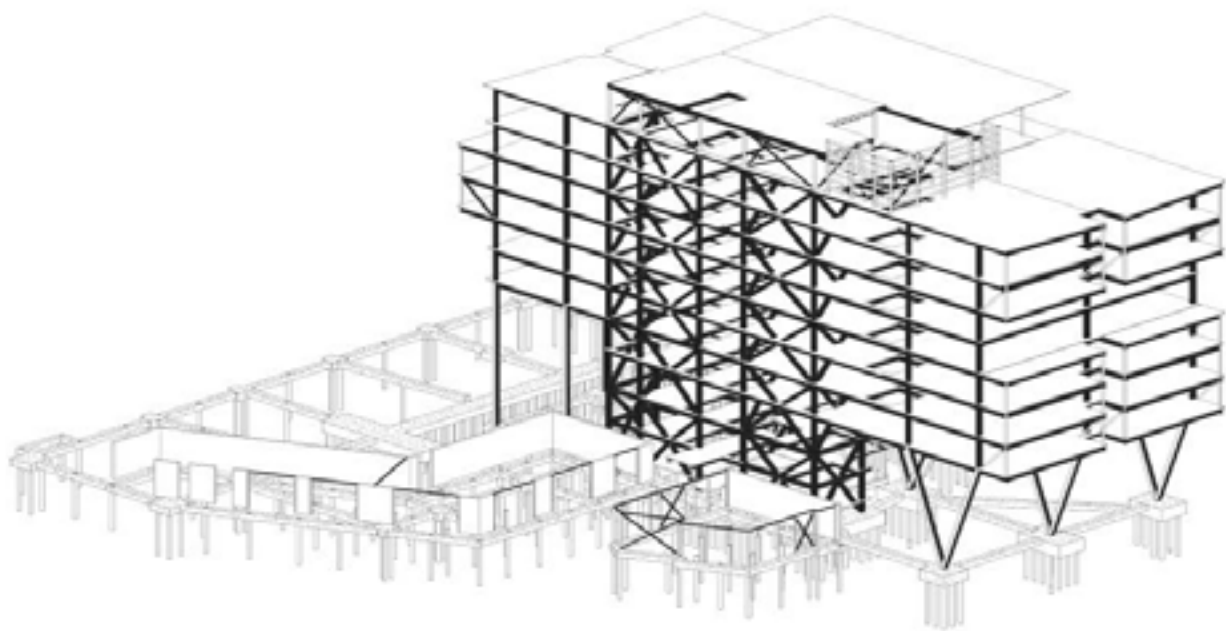
WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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106	107	108	109	110
111	112	113	114	115
116	117	118	119	120
121	122	123	124	125
126	127	128	129	130
131	132	133	134	135
136	137	138	139	140
141	142	143	144	145
146	147	148	149	150

ALL WALL TYPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IBC AND ALL APPLICABLE CODES.



WALL TYPES

WALL TYPE	WALL TYPE
101	102
103	104
105	106
107	108
109	110
111	112
113	114
115	116
117	118
119	120
121	122
123	124
125	126
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141	142
143	144
145	146
147	148
149	150

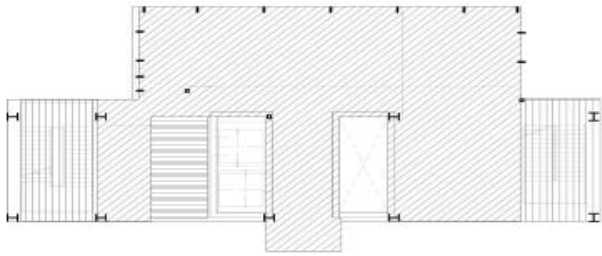


Sheet List	
Sheet Number	Sheet Name
0000	COVER SHEET
00-01	GENERAL NOTES AND SPECIAL INSPECTION
00-02	CONCRETE GENERAL INFORMATION
00-03	STEEL GENERAL INFORMATION
00-04	LA TIE, LOCATION OF CONNECTION
01-01	GENERAL SLAB AND FOUNDATION PLAN
01-02	OFFICE AREA SLAB AND FOUNDATION PLAN
01-03	MECHANICAL SLAB AND FOUNDATION PLAN
01-04	OFFICE AREA SLAB AND FOUNDATION PLAN
01-05	OFFICE AREA AND MEZZANINE FOUNDATION PLAN
01-06	OFFICE AREA AND MEZZANINE FOUNDATION PLAN
01-07	OFFICE AREA AND MEZZANINE FOUNDATION PLAN
01-08	OFFICE AREA AND MEZZANINE FOUNDATION PLAN
01-09	OFFICE AREA AND MEZZANINE FOUNDATION PLAN
01-10	OFFICE AREA AND MEZZANINE FOUNDATION PLAN
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01-100	OFFICE AREA AND MEZZANINE FOUNDATION PLAN



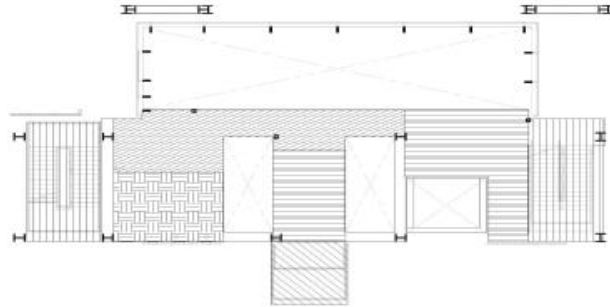
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REVISIONS		
NO.	DATE	DESCRIPTION



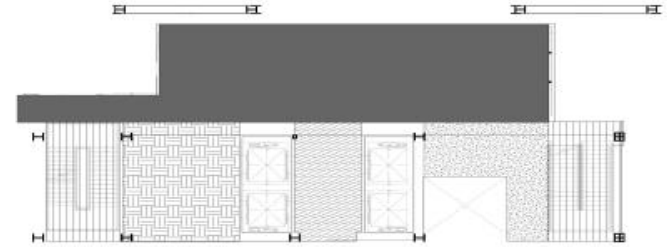
1 LEVEL 01 GRAVITY LOADING PLAN

1/8" = 1'-0"



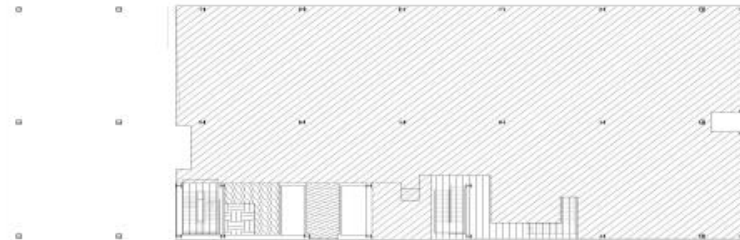
2 MEZZANINE LEVEL GRAVITY LOADING PLAN

1/8" = 1'-0"



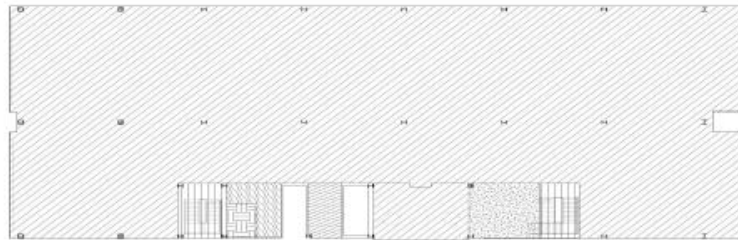
3 LEVEL 02 GRAVITY LOADING PLAN

1/8" = 1'-0"



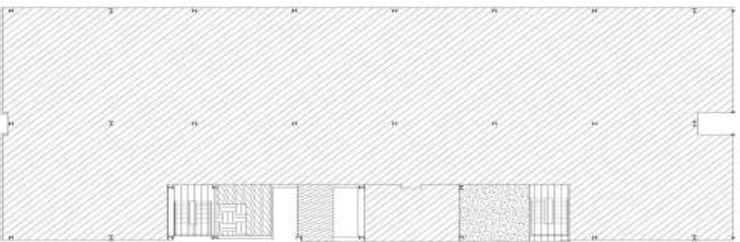
4 LEVEL 03 GRAVITY LOADING PLAN

1/16" = 1'-0"



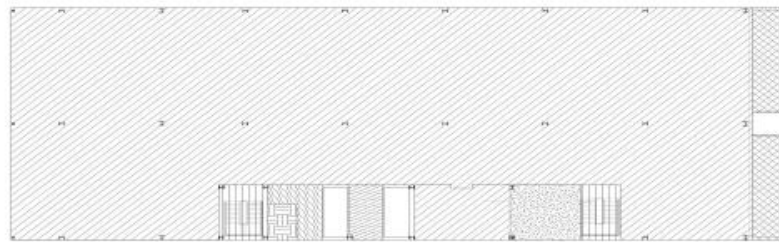
5 LEVEL 04 GRAVITY LOADING PLAN

1/16" = 1'-0"



6 LEVEL 05 GRAVITY LOADING PLAN

1/16" = 1'-0"



7 LEVEL 06 GRAVITY LOADING PLAN 6" = 1'-0"

1.02 DESIGN
 A. INTERNATIONAL BUILDING CODE®, 2015 EDITION (IBC 2015)
 B. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE® (ACI 318-14)
 C. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES® (ASCE 7-10)

1.03 SUPERIMPOSED DESIGN LOADS ARE AS FOLLOWS:

GRAVITY LOADS

A. DEAD LOADS

MISC. DEAD LOAD	5 psf (AT FINISHES)
MISC. DEAD LOAD	10 psf (AT OFFICE)
MISC. DEAD LOAD	20 psf (AT ROOF)
MISC. DEAD LOAD	25 psf (AT MEZZANINE)
MISC. DEAD LOAD	150 psf (AT MEZZANINE)
STAIRS	50 psf

B. LIVE LOADS (LIVE LOAD REDUCTION AS PER CODE)

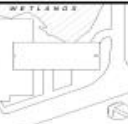
SLAB ON GROUND	100 psf
STAIRS	100 psf
ELEVATOR MACHINERY ROOMS	150 psf
ROOF	20 psf
OFFICE	80 psf
CORRIDORS ABOVE FIRST FLOOR	50 psf
CORRIDORS AND FIRST FLOOR CORRIDORS	50 psf
OFFICE	80 psf
PARTITION	15 psf

HATCH	AREA	LIVE LOAD (psf)	NOTES
[Hatch]	SLAB ON GROUND	100	
[Hatch]	STAIRS	100	
[Hatch]	ELEVATORS	80	
[Hatch]	ROOF	20	
[Hatch]	OFFICE	80	
[Hatch]	ORANGE	40	
[Hatch]	PATIO/DECK	100	
[Hatch]	STORAGE	100	
[Hatch]	ELECTRICAL	100	
[Hatch]	MECHANICAL	100	
[Hatch]	SERVICES	100	
[Hatch]	CORRIDORS	100	
[Hatch]	PUBLIC	100	
[Hatch]	COOLING TOWER	100	

C. SNOW LOAD PER ASCE 7-10

1.0 psf

MORRISON YARD



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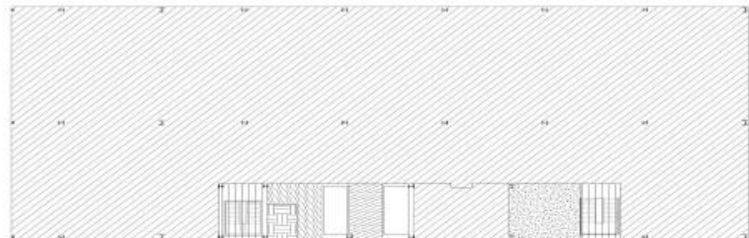
T. MORRISON YARD DESIGN
 INC.
 10/14/2019

PROJECT
 GRAVITY LOADING
 INFORMATION

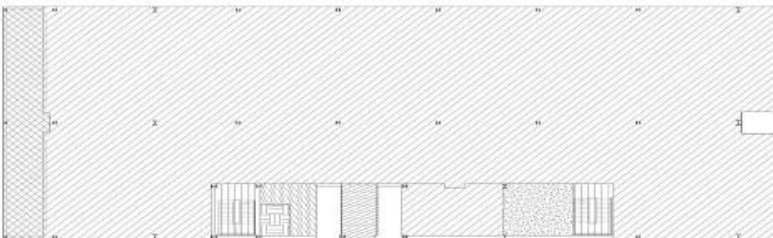
DATE
 10/14/2019

AUTHOR
 CHECKER

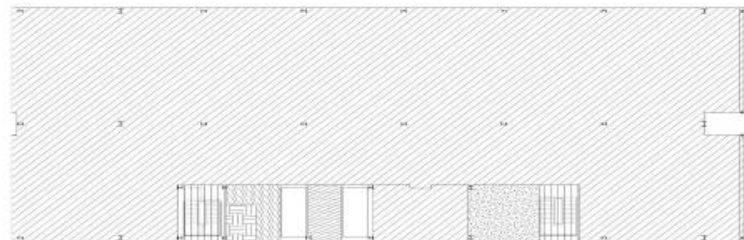
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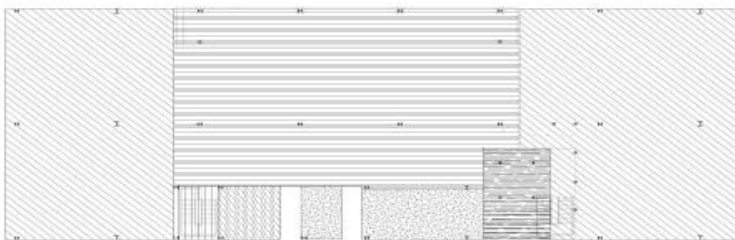
1 LEVEL 07 GRAVITY LOADING PLAN 1/16" = 1'-0"



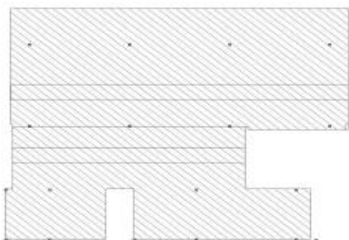
3 LEVEL 08 GRAVITY LOADING PLAN 1/16" = 1'-0"



4 LEVEL 09 GRAVITY LOADING PLAN 1/16" = 1'-0"



5 ROOF LEVEL GRAVITY LOADING PLAN 1/16" = 1'-0"



6 PENTHOUSE ROOF LEVEL GRAVITY LOADING PLAN 1/16" = 1'-0"

1.02 DESIGN
 A. INTERNATIONAL BUILDING CODE®, 2015 EDITION (IBC 2015)
 B. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE™ (ACI 318-14)
 C. "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES"
 (ASCE 7-15)

1.03 SUPERIMPOSED DESIGN LOADS ARE AS FOLLOWS:

SAFETY LOADS

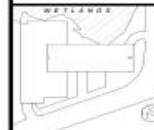
A. DEAD LOADS	
MISC. DEAD LOAD	5 psf (AT PARKING)
MISC. DEAD LOAD	10 psf (AT OFFICE)
MISC. DEAD LOAD	20 psf (AT ROOF)
MISC. DEAD LOAD	22 psf (AT PATIO/DECK)
MISC. DEAD LOAD	22 psf (AT MEZZANINE)
MISC. DEAD LOAD	150 psf (AT AMENITY) STAIRS
B. LIVE LOADS (LIVE LOAD REDUCTION AS PER CODE)	
SLAB ON GRADE	100 psf
STAIRS	100 psf
ELEVATOR MACHINE ROOMS	150 psf
ROOF	20 psf
OFFICE	80 psf
CORRIDORS ABOVE FIRST FLOOR	65 psf
CORRIDORS AND FIRST FLOOR CORRIDORS	100 psf
OFFICE	80 psf
PARTITION	15 psf

HATCH	AREA	LIVE LOAD (psf)	NOTES
[Hatch]	SLAB ON GRADE	100	
[Hatch]	STAIRS	100	
[Hatch]	BALCONIES	60	
[Hatch]	ROOF	20	
[Hatch]	OFFICE	80	
[Hatch]	GARAGE	40	
[Hatch]	PATIO/DECK	100	
[Hatch]	STORAGE	150	
[Hatch]	ELECTRICAL	150	
[Hatch]	MECHANICAL	150	
[Hatch]	SERVICE	100	
[Hatch]	CORRIDORS	100	
[Hatch]	PUBLIC	100	
[Hatch]	COOLING TOWER	150	

C. SHOW LOADS AS SET IN 1.03

1.04

MORRISON YARD



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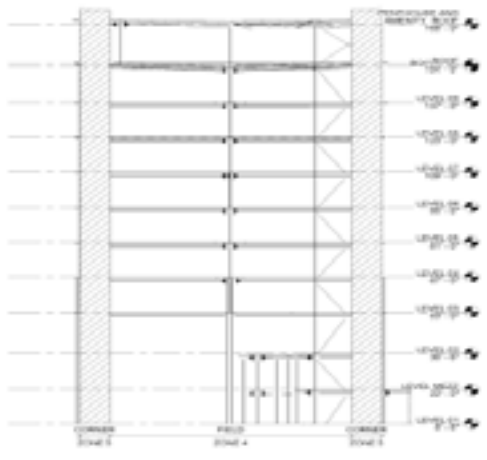
DATE	DESCRIPTION

PROJECT: MORRISON YARD

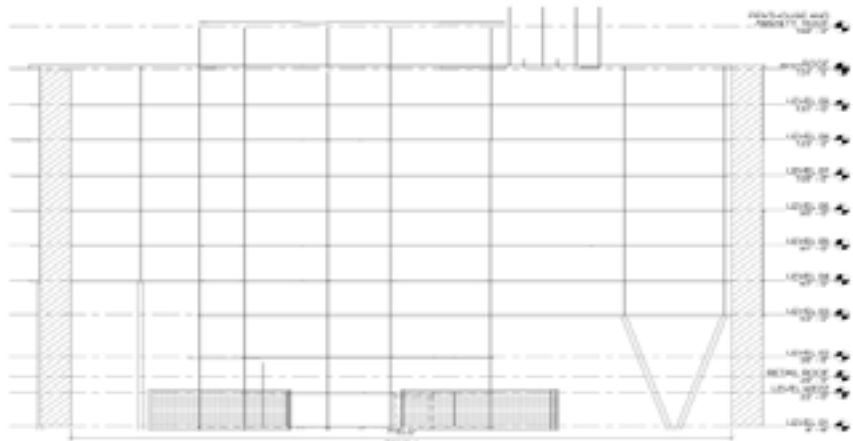
DATE: 10/14/2019

PROJECT: MORRISON YARD

PROJECT: MORRISON YARD



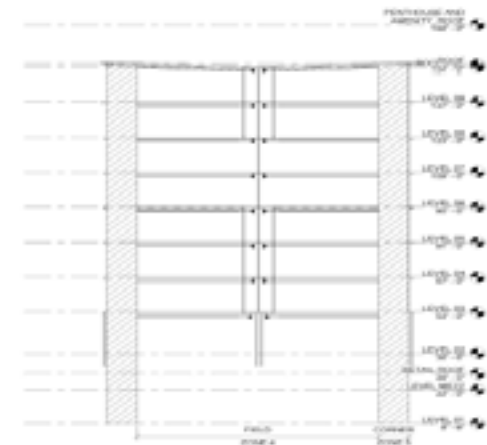
1 ELEVATION 1/16" = 1'-0"



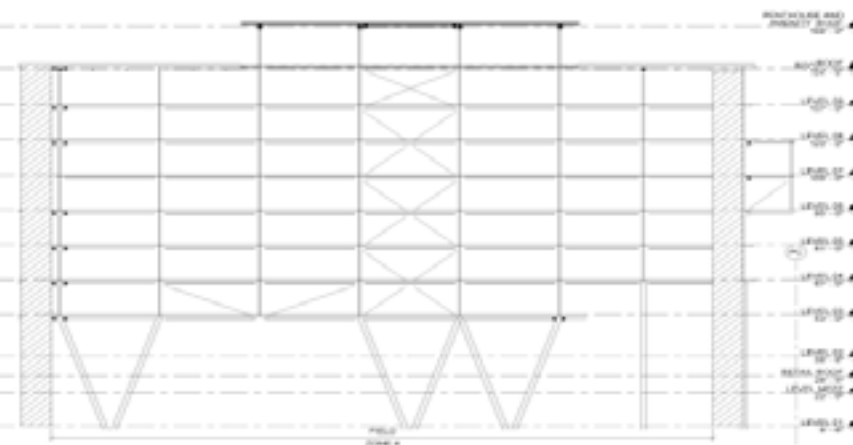
2 ELEVATION 1/16" = 1'-0"



5 ISOMETRIC VIEW 3/4" = 1'-0"



3 ELEVATION 1/16" = 1'-0"



4 ELEVATION 1/16" = 1'-0"



6 KEY PLAN 1/32" = 1'-0"

WIND LOADS
 CODE: ASCE 7-16
 WIND SPEED: 150 MPH
 WIND DIRECTION: 0°
 WIND EXPOSURE: B
 WIND PROFILE: R
 WIND PRESSURE COEFFICIENT: 0.0
 WIND FORCE EFFECTS: 1500' x 1000'

WIND DIRECTION	WIND SPEED	WIND DIRECTION	WIND SPEED
0°	150 MPH	180°	150 MPH
45°	150 MPH	225°	150 MPH
90°	150 MPH	270°	150 MPH
135°	150 MPH	315°	150 MPH

WIND LOADS ON BUILDING
 CODE: ASCE 7-16
 WIND SPEED: 150 MPH
 WIND DIRECTION: 0°
 WIND EXPOSURE: B
 WIND PROFILE: R
 WIND PRESSURE COEFFICIENT: 0.0
 WIND FORCE EFFECTS: 1500' x 1000'

WIND PRESSURE ON GLAZING AND WALL COMPONENTS

WIND DIRECTION	WIND SPEED	WIND DIRECTION	WIND SPEED
0°	150 MPH	180°	150 MPH
45°	150 MPH	225°	150 MPH
90°	150 MPH	270°	150 MPH
135°	150 MPH	315°	150 MPH

WIND PRESSURE ON GLAZING AND WALL COMPONENTS

WIND DIRECTION	WIND SPEED	WIND DIRECTION	WIND SPEED
0°	150 MPH	180°	150 MPH
45°	150 MPH	225°	150 MPH
90°	150 MPH	270°	150 MPH
135°	150 MPH	315°	150 MPH

WIND UPLIFT PRESSURES

WIND DIRECTION	WIND SPEED	WIND DIRECTION	WIND SPEED
0°	150 MPH	180°	150 MPH
45°	150 MPH	225°	150 MPH
90°	150 MPH	270°	150 MPH
135°	150 MPH	315°	150 MPH

WIND LOADS ON BUILDING
 CODE: ASCE 7-16
 WIND SPEED: 150 MPH
 WIND DIRECTION: 0°
 WIND EXPOSURE: B
 WIND PROFILE: R
 WIND PRESSURE COEFFICIENT: 0.0
 WIND FORCE EFFECTS: 1500' x 1000'

WIND PRESSURE ON GLAZING AND WALL COMPONENTS

WIND DIRECTION	WIND SPEED	WIND DIRECTION	WIND SPEED
0°	150 MPH	180°	150 MPH
45°	150 MPH	225°	150 MPH
90°	150 MPH	270°	150 MPH
135°	150 MPH	315°	150 MPH

WIND PRESSURE ON GLAZING AND WALL COMPONENTS

WIND DIRECTION	WIND SPEED	WIND DIRECTION	WIND SPEED
0°	150 MPH	180°	150 MPH
45°	150 MPH	225°	150 MPH
90°	150 MPH	270°	150 MPH
135°	150 MPH	315°	150 MPH

WIND UPLIFT PRESSURES

WIND DIRECTION	WIND SPEED	WIND DIRECTION	WIND SPEED
0°	150 MPH	180°	150 MPH
45°	150 MPH	225°	150 MPH
90°	150 MPH	270°	150 MPH
135°	150 MPH	315°	150 MPH

MORRISON YARD



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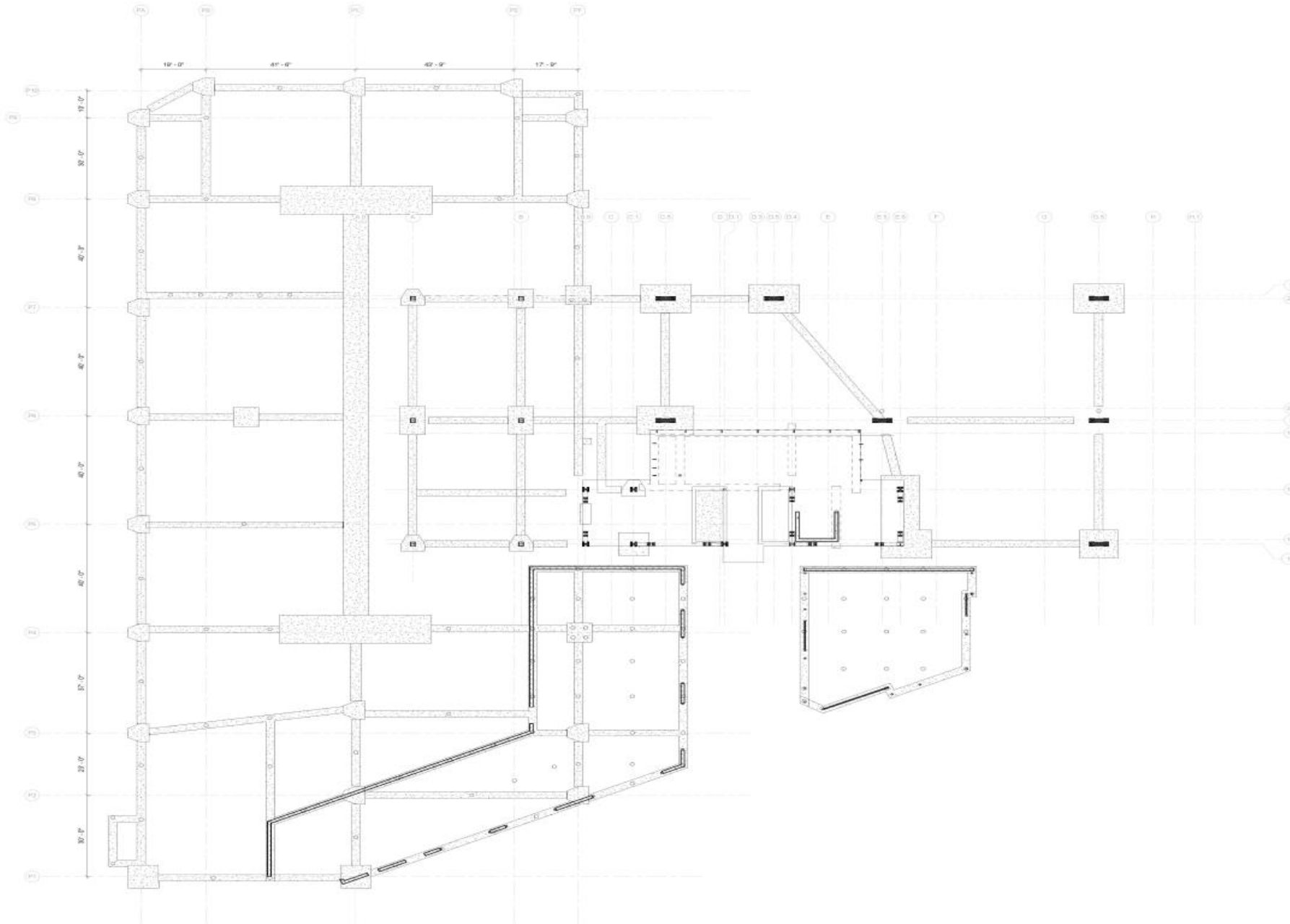
DATE:	08/20/2024
BY:	ASD SKY
PROJECT:	1500' x 1000'

LATERAL LOADING INFORMATION

1500' x 1000'	1500' x 1000'
1500' x 1000'	1500' x 1000'
1500' x 1000'	1500' x 1000'
1500' x 1000'	1500' x 1000'

SLAB ON GRADE NOTES

1. SLAB ON GRADE AND 3" CONCRETE CURB DETAIL AND FINISHING DETAIL AND ON 18" ML WAS RECOMMENDED BY ACI 308 PLASTIC VAPOR BARRIER ON GRADE WITH 6MIL TUBE (RW) 7. LOADING LOCK IS 9" SLAB WITH #4@12" C/W. SLAB ON GRADE IS NOT RECOMMENDED DUE TO LOW TERM SETTLEMENT. SEE ALTERNATE ELEVATED SLAB DESIGN OPTION.
2. C.I. INDICATES CONTROL OR CONSTRUCTION JOINT IN SLAB ON GRADE.
3. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF WALLS AND OTHER INFORMATION.
4. FURTHER SECTION AND DETAILS SEE 02.30, SEE 03.30 FOR COLUMN SCHEDULE.
5. VERIFY DIMENSION AND ELEVATIONS WITH ARCHITECTURAL AND CIVIL DRGS. REPORT ALL DISCREPANCIES TO ARCHITECT.
6. SEE 02.30 FOR TYPICAL SLAB SECTIONS.
7. SEE 03.30 FOR TYPICAL CURB DETAIL. SEE ARCHITECTURAL FOR CURB LOCATIONS.
8. PROVIDE 3" WASH AT PARKING DECK PERIMETER TURN DOWN SLABS.
9. GRADE INDICATED 26% 30" GRADE BEAM W/12" #1 REBAR AND #4 @ 12" TIES.
10. 0200" INDICATES 26% 30" GRADE BEAM W/12" #1 REBAR AND #4 @ 12" TIES.
11. 0206" INDICATES 30% 30" GRADE BEAM W/12" #1 REBAR AND #4 @ 12" TIES @ BRACED FRAMES.
12. 0208" INDICATES 30% 30" GRADE BEAM W/12" #1 REBAR AND #4 @ 12" TIES @ BRACED FRAMES.
13. ALL EXPOSED REINFORCED TO WEATHER OR 20#1 STEEL COLUMN SHALL BE ENCASED IN CONCRETE TO PROVIDE ALLOWANCE.



MORRISON YARD



A OFFICE DECK
 B PARKING DECK
 C PLAZA DECK

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NO.	DATE	DESCRIPTION

DATE: 10/14/2019

1:488.00 10/14/2019

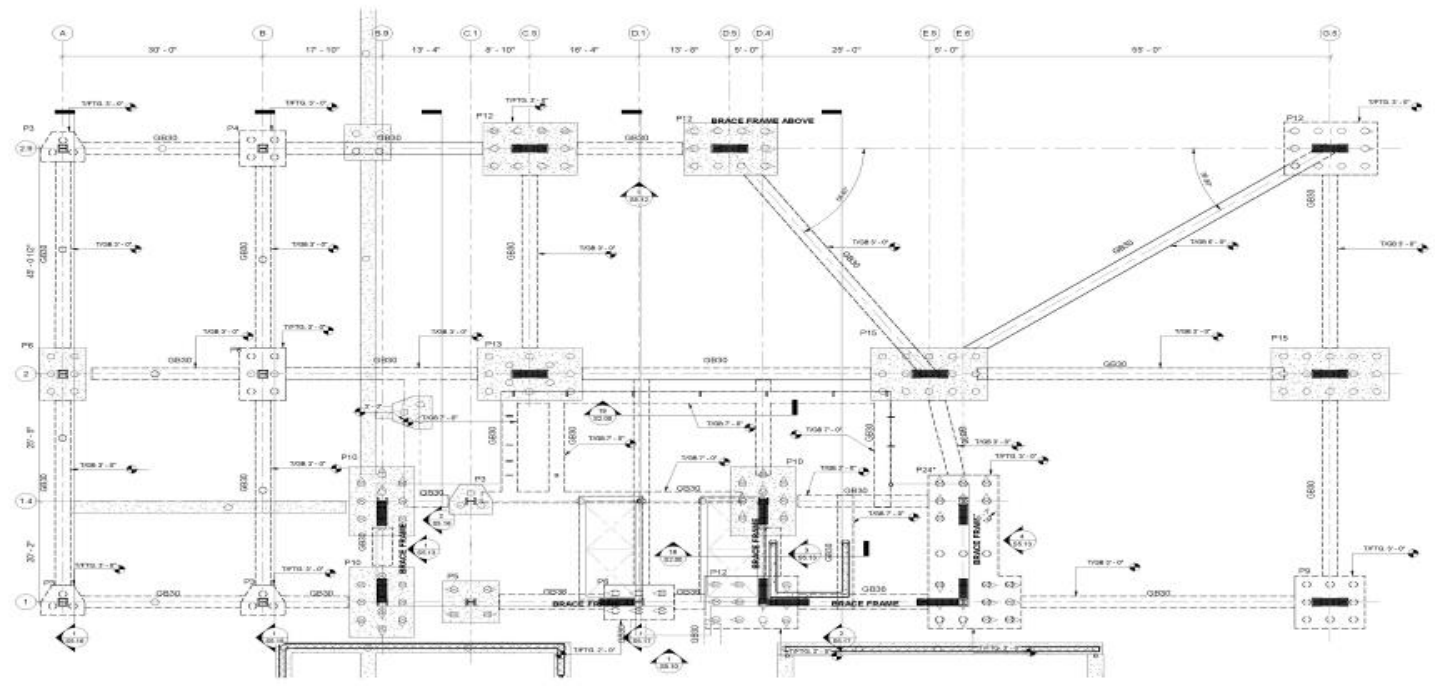
Author: [Name] Checker: [Name]

S1.01 175

1 LEVEL 01 OVERALL

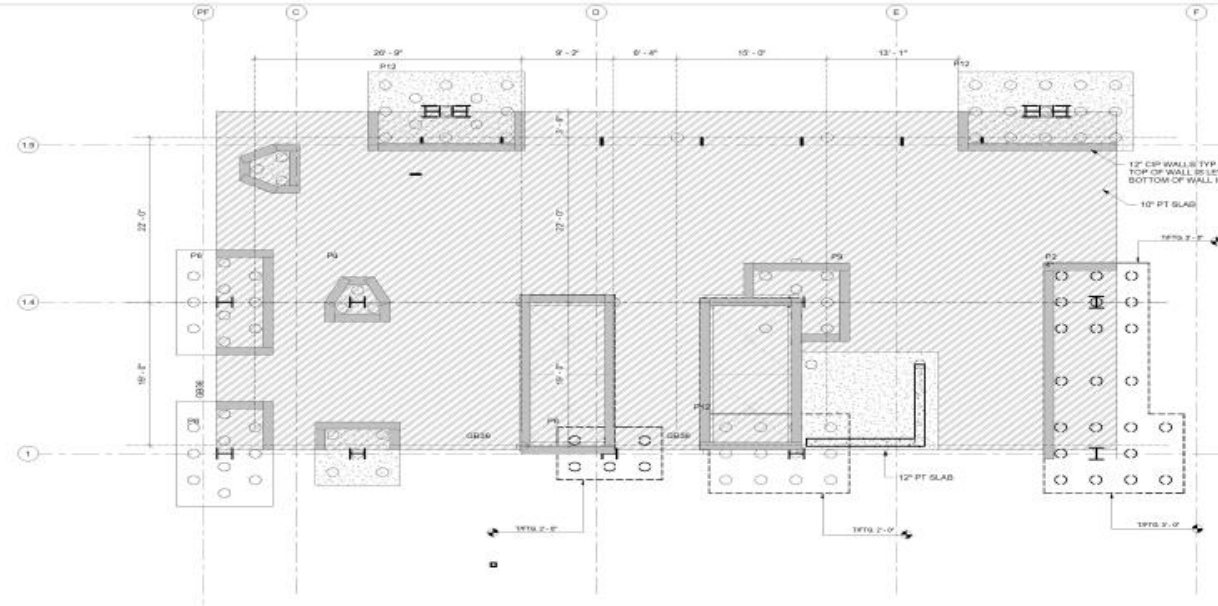
3/32" = 1'-0"

10/02019 14/10 175



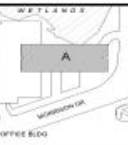
1 LEVEL 01

1/8" = 1'-0"



2 LEVEL 01 ELEVATED SLAB OPTION @ LOBBY

3/16" = 1'-0"



MORRISON YARD

SLAB ON GRADE NOTES

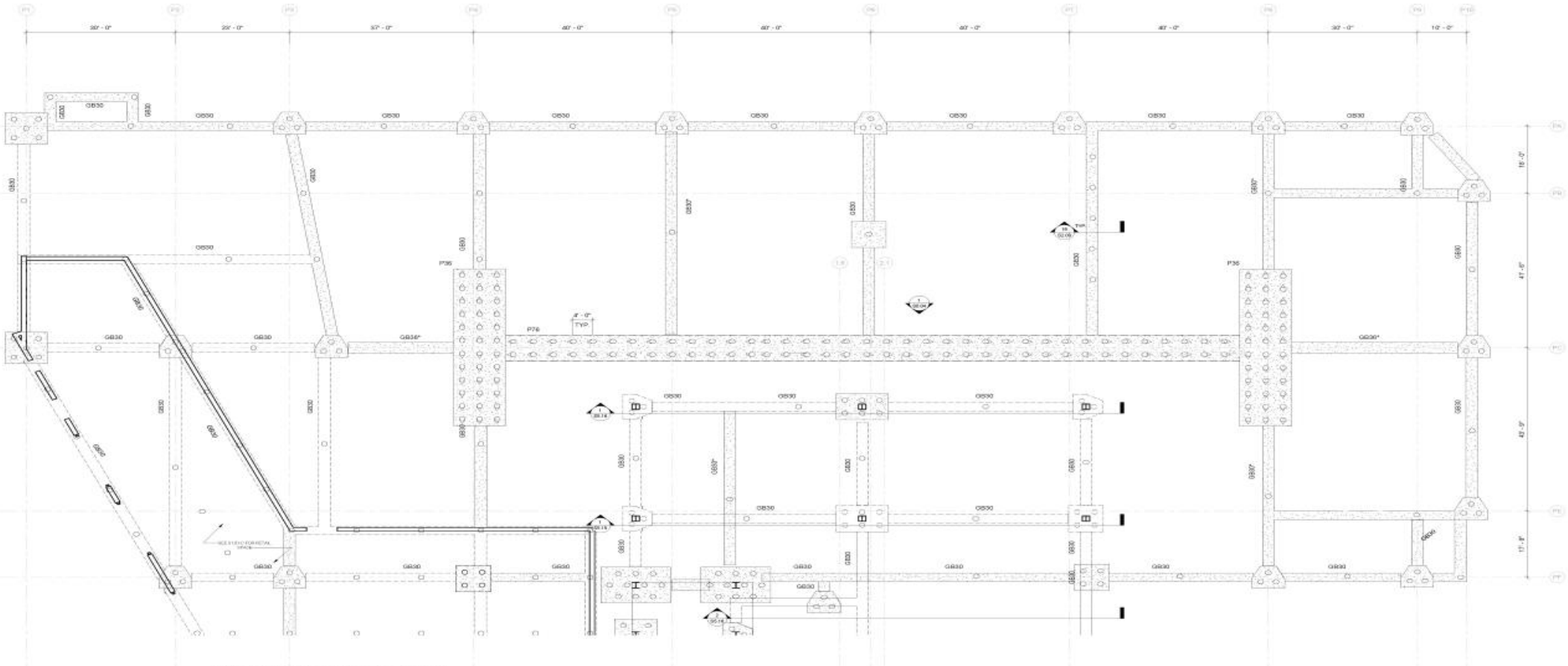
1. SLAB ON GRADE USE 7" CONCRETE FOR DETAIL AND PARKING DECK AND ON TEMPLS AS RECOMMENDED BY A308 (PLASTIC WATER BARRIER ON GRADE WITH 6MESH 1.8" W/RF) (LOOSELY COVERED IF SLAB WITH 4MESH 7" C.W. SLAB ON GRADE IS NOT RECOMMENDED DUE TO LONG TERM SETTLEMENT. SEE ALTERNATE ELEVATED SLAB OPTION.)
2. C.I. INDICATES CONTROL OR CONSTRUCTION JOINT IN SLAB ON GRADE
3. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF WALLS AND OTHER INFORMATION
4. FOR FOUNDATION SECTIONS AND DETAILS SEE 02.01, SEE 03.38 FOR COLUMN SCHEDULE
5. VERIFY COLUMN AND ELEVATIONS WITH ARCHITECTURAL AND CIVIL ENGINEERS. REPORT ALL DISCREPANCIES TO ARCHITECT.
6. SEE 02.05 FOR TYPICAL SLAB SECTIONS
7. SEE 06.03 FOR TYPICAL CURB DETAIL. SEE ARCHITECTURAL FOR CURB LOCATIONS
8. PROVIDE 7" WASH AT PARKING DECK FOR METEORIC TURN DOWN SLABS
9. 0836 INDICATES 20x20" GRADE BEAM WITH #10 REBAR AND #4 @ 12" TIES
10. 0837 INDICATES 24x36" GRADE BEAM WITH #10 REBAR AND #4 @ 12" TIES
11. 0838 INDICATES 30x30" GRADE BEAM WITH #10 REBAR AND #4 @ 12" TIES @ BRACE FRAME
12. 0839 INDICATES 36x36" GRADE BEAM WITH #11 REBAR AND #4 @ 12" TIES @ BRACE FRAME
13. ALL EXPOSED (EXPOSED TO WEATHER OR SOL) STEEL COLUMNS SHALL BE ENCASED IN CONCRETE. GC TO PROVIDE ALLOWANCE.

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PROJECT NO.	14588-03
DATE	10.14.2019
SCALE	AS SHOWN
DESIGNED BY	ASD SKY
CHECKED BY	ASD SKY

OFFICE AREA SLAB AND FOUNDATION PLAN

DATE	10.14.2019
SCALE	AS SHOWN
DESIGNED BY	ASD SKY
CHECKED BY	ASD SKY



PARKING DECK FOUNDATIONS ARE SUBJECT TO REVISION DURING REVIEW PRECAST SHOP DRAWINGS.

MORRISON YARD

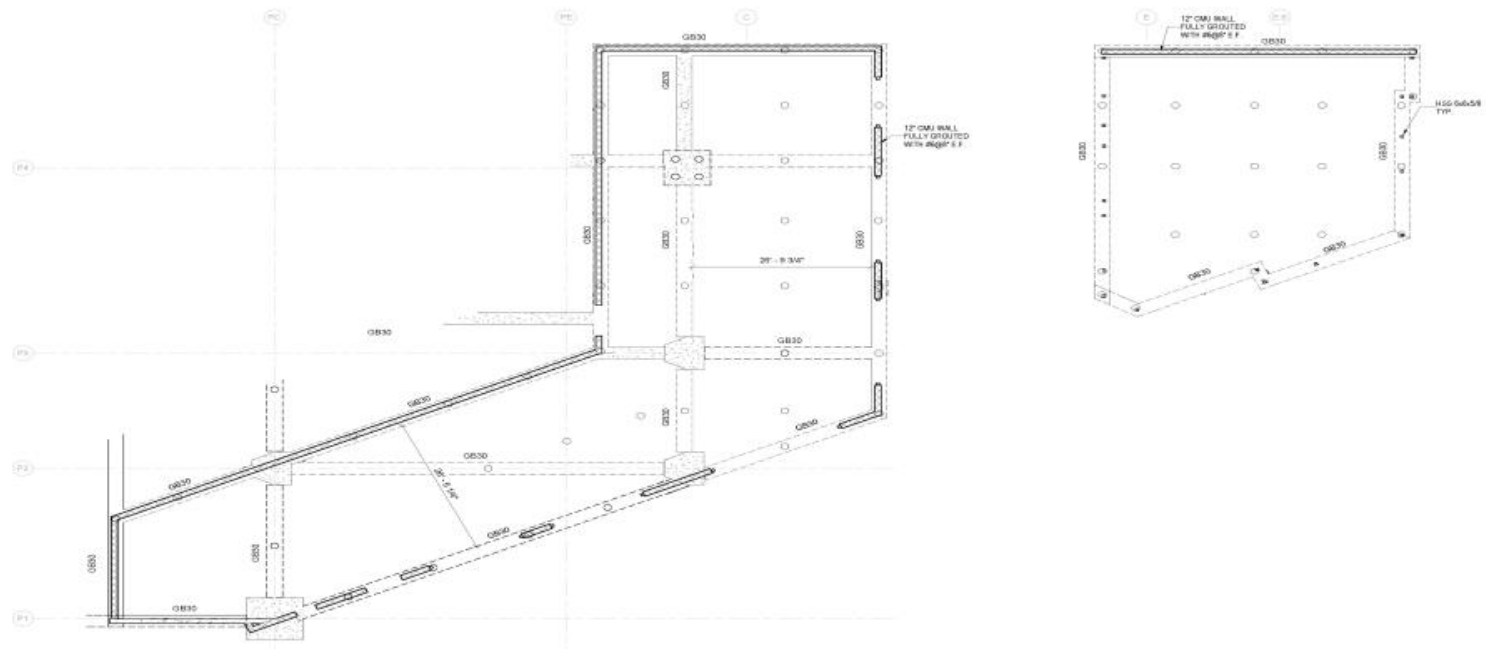


1 PD LEVEL 01 1/8" = 1'-0"

- SLAB ON GRADE NOTES**
1. SLABS ON-GRADE ARE 5" C-CONCRETE FOR RETAIL AND PARKING DECK AND 8" TO 10" MIN. AS RECOMMENDED BY AISC 308 (PRACTICE 4) FOR BEAMS ON GRADE WITH GUS-82 (A82) 1" BE WFL. LANDING DOCK IS 8" SLAB WITH #4 @ 12" C/W. SLAB ON GRADE IS NOT TO BE CONCRETE DUE TO LONG TERM SETTLEMENT. SEE ALTERNATE COLONATED SLAB DESIGN OPTION.
 2. C-11 INDICATES CONTROL JOINT CONSTRUCTION JOINT IN SLAB ON GRADE.
 3. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF WALLS AND OTHER INFORMATION.
 4. FOOT FOUNDATION SECTIONS AND DETAILS SEE S2.60. SEE S3.38 FOR COLUMN SCHEDULES.
 5. BEAM TYPE, SECTION AND ELEVATIONS WITH ARCHITECTURAL AND CIVIL DRAWING. REPORT ALL DISCREPANCIES TO ARCHITECT.
 6. SEE S2.60 FOR TYPICAL SLAB SECTIONS.
 7. SEE S5.5 FOR TYPICAL CURB DETAIL. SEE ARCHITECTURAL FOR CURB LOCATIONS.
 8. PROVIDE 7" WASH AT PARKING DOCK PROMOTED TURN-DOWN SLABS.
 9. G836 INDICATES 30"x30" GRADE (66 MM W/20) #13 REBAR AND #4 @ 12" TIES.
 10. G837 INDICATES 30"x30" GRADE (66 MM W/20) #13 REBAR AND #4 @ 12" TIES.
 11. G838 INDICATES 30"x30" GRADE (66 MM W/20) #13 REBAR AND #4 @ 12" TIES BRACED FRAMES.
 12. G839 INDICATES 30"x30" GRADE (66 MM W/20) #13 REBAR AND #4 @ 12" TIES BRACED FRAMES.
 13. ALL EXPOSED SPREADS TO WEATHER OR SOLE STEEL COLUMNS SHALL BE ENCASED IN CONCRETE. SEE TO PROVIDE ALLOWANCE.

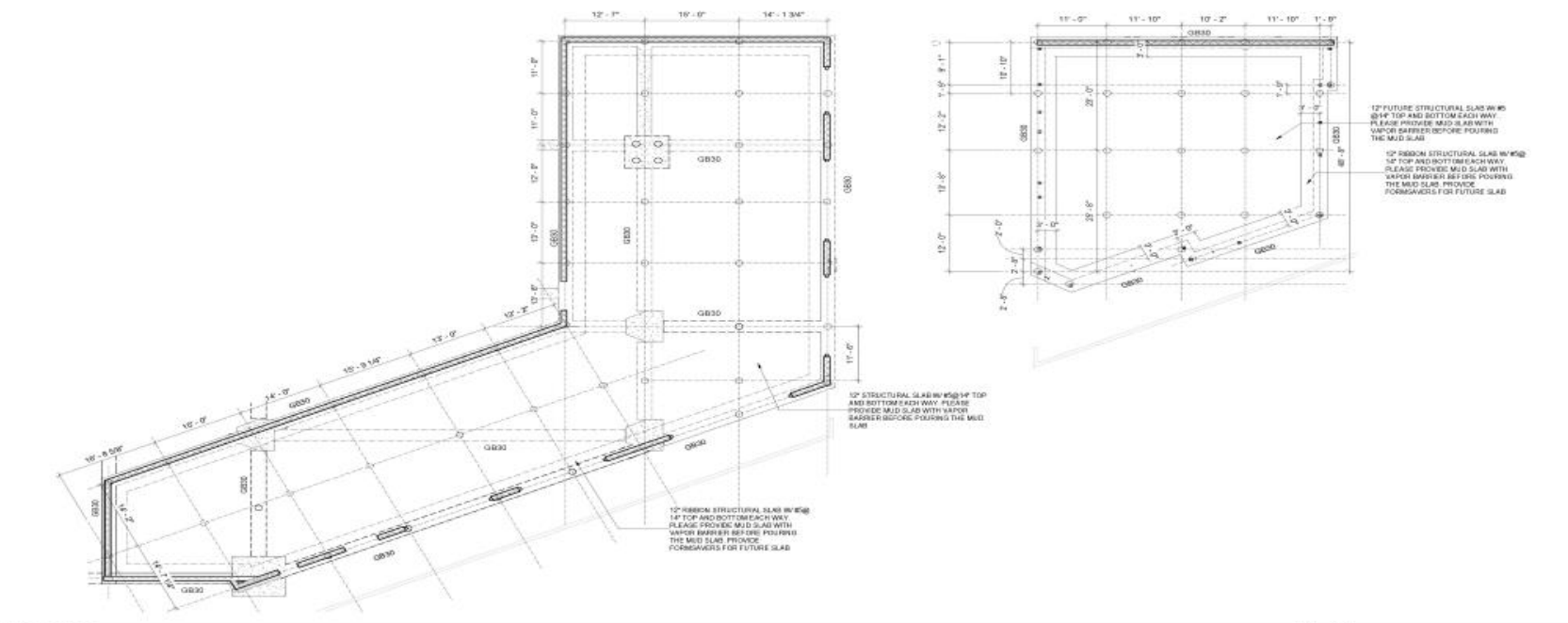
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PROJECT: PARKING DECK SLAB AND FOUNDATION PLAN	
DATE: 1/4/2019	SCALE: 1/8" = 1'-0"
AUTHOR: [Name]	CHECKED: [Name]
DATE: [Date]	DATE: [Date]



1 RETAIL FOUNDATION PLAN

1/8" = 1'-0"



2 LEVEL 01 RETAIL ELEVATED SLAB OPTION

1/8" = 1'-0"

MORRISON YARD



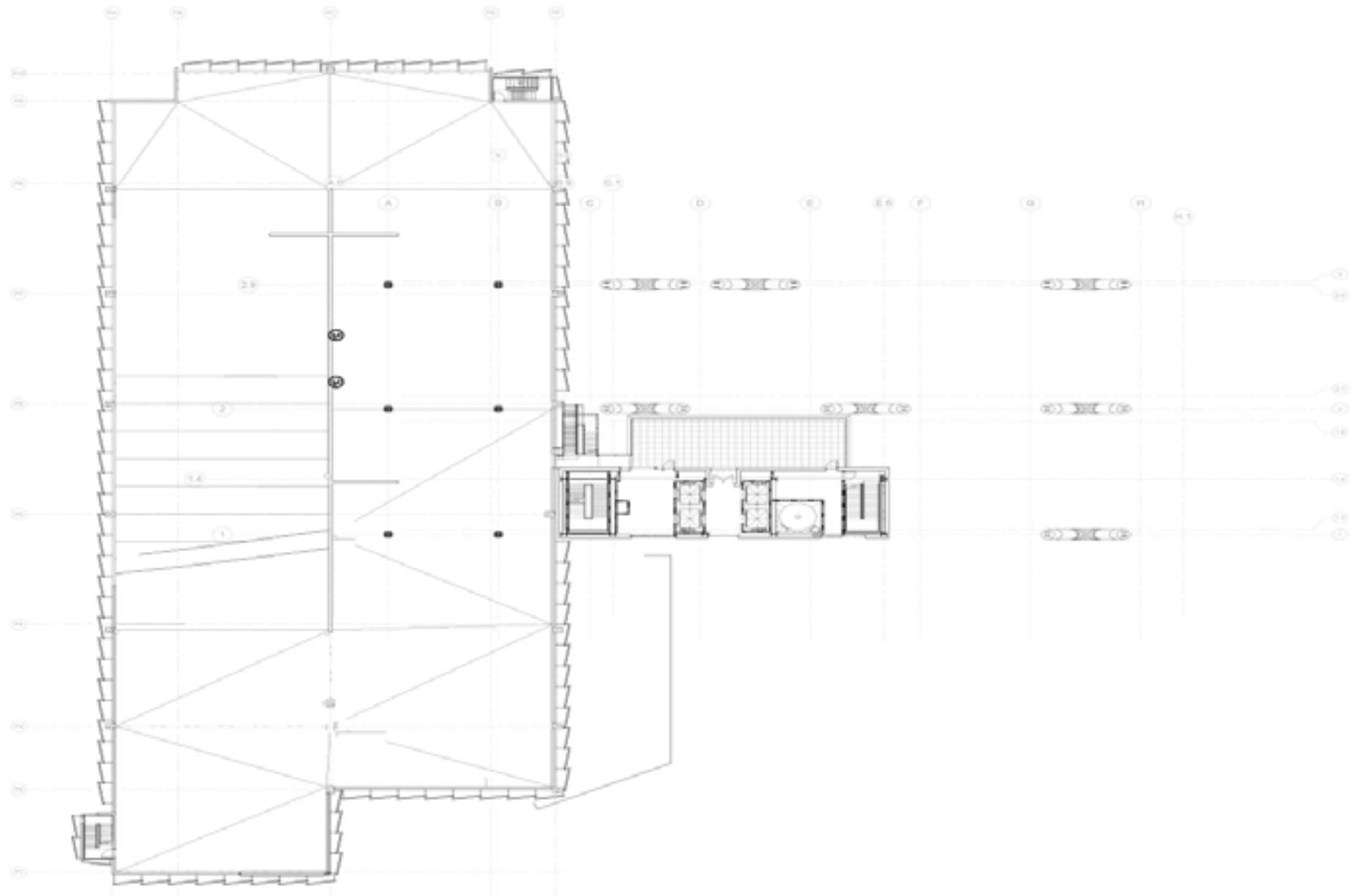
C-RETAIL SLAB

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NO.	DATE	DESCRIPTION
1	11/14/2019	ISSUED FOR PERMIT
2	10/14/2019	ISSUED FOR PERMIT

PROJECT: RETAIL BLDG SLAB AND FOUNDATION PLAN
 11/14/2019 10/14/2019
 ASD | SKY

- SLAB ON GRADE NOTES**
- SLABS ON GRADE ARE 5" CONCRETE FOR RETAIL AND PARKING DECK AND 10" FOR DECK. USE 10" MINIMUM 1/2" W/16" PLASTIC W/16" BARRIER ON GRADE WITH 64 W/2 W/16" W/16" LANDING DOCK IS 5" SLAB WITH 1/2" W/16" C.W. SLAB ON GRADE IS NOT RECOMMENDED FOR TOLLING. TOLLING IS ALLOWED. SEE ARCHITECTURE ELEVATED SLAB DECK OPTION.
 - C.W. INDICATES CONCRETE OR CONSTRUCTION JOINT IN SLAB ON GRADE. OTHER INTERPRETATION.
 - FOR FOUNDATION SECTIONS AND DETAILS SEE S2.30, S2.33 FOR COLUMN FOOTINGS.
 - VERIFY DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL AND CIVIL DWGS. REPORT ALL DISCREPANCIES TO ARCHITECT.
 - SEE S2.30 FOR TYPICAL CURB DETAIL. SEE ARCHITECTURAL FOR CURB LOCATIONS.
 - PROVIDE 3" W/16" AT PARKING DECK PERIMETER. TURN DOWN SLABS.
 - G830 INDICATES 20"x30" GRADE BEAM W/16" REBAR AND #4 @ 12" TIES.
 - G831 INDICATES 20"x30" GRADE BEAM W/16" REBAR AND #4 @ 12" TIES.
 - G832 INDICATES 30"x30" GRADE BEAM W/16" REBAR AND #4 @ 12" TIES @ BRACED FRAMES.
 - G833 INDICATES 30"x30" GRADE BEAM W/16" REBAR AND #4 @ 12" TIES @ BRACED FRAMES.
 - ALL EXPOSED SUPPOSED TO WEATHER (1) 30" STEEL COLUMN SHALL BE ENCASED IN CONCRETE, (2) TO PROVIDE ALLOWANCE.



MORRISON YARD



DATE: 11/11/2014
 TIME: 10:00 AM
 PROJECT: MORRISON YARD
 SHEET: S1.02



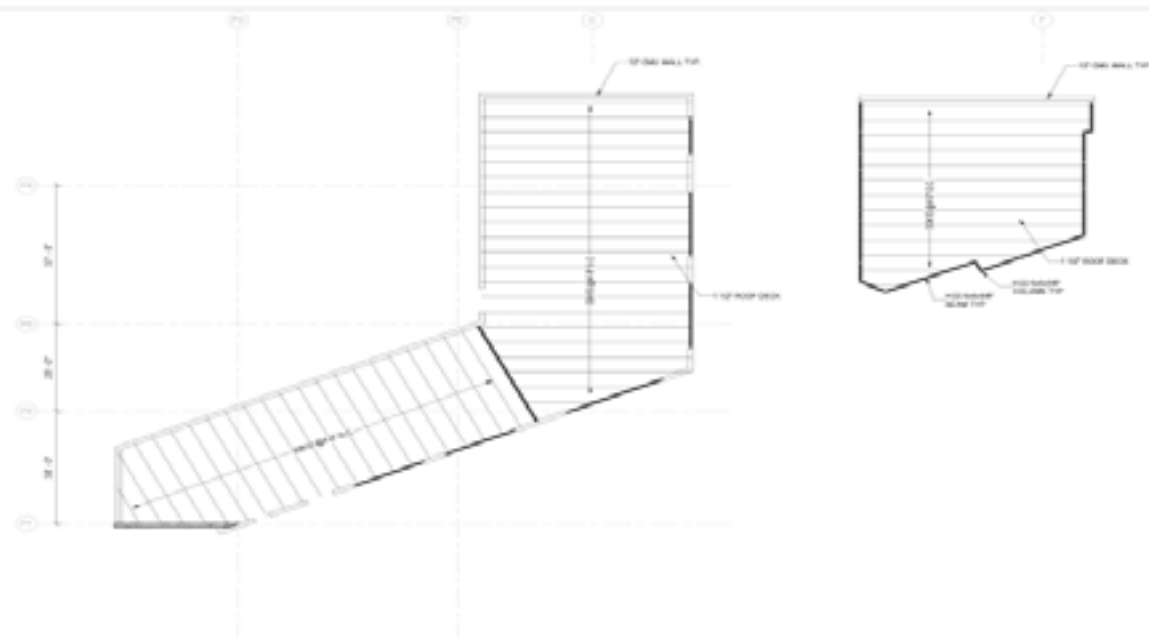
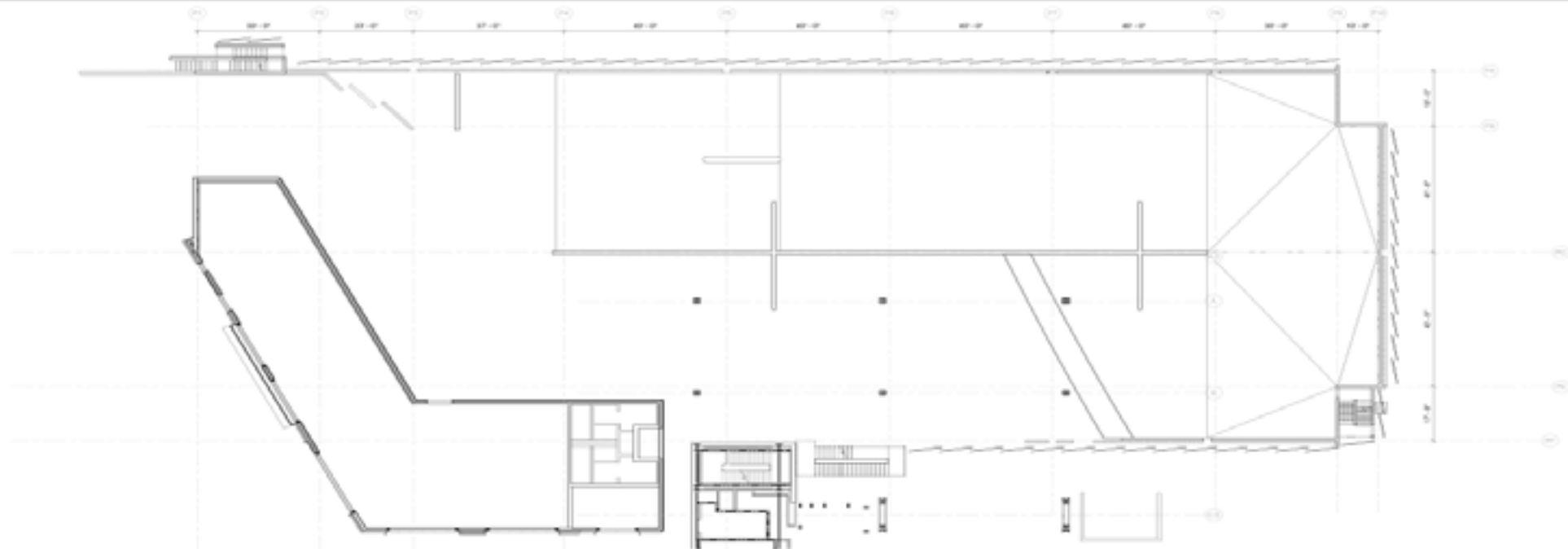
NOT TO SCALE
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE NOTED
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES

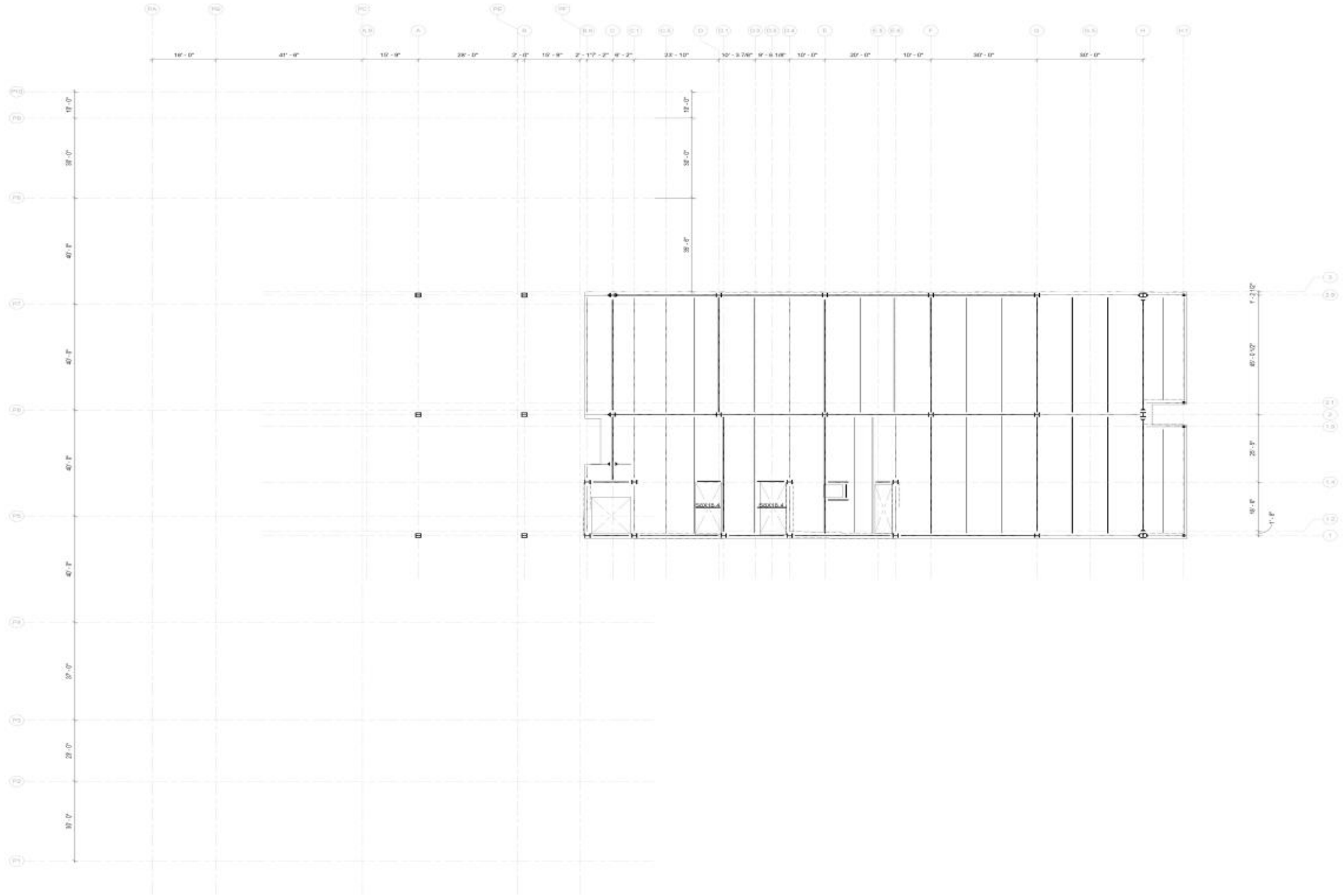
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/11/2019
2	AS NOTED	10/11/2019

LEVEL 02 PARKING AND RETAIL ROOF PLAN

11/09/20
 10/11/2019

181





MORRISON YARD



A. OFFICE BLDG
B. PARKING DECK
C. PARKING BLDG

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T. 404.850.3316
F. 404.850.2295

LEVEL 03 OVERALL FRAMING PLAN

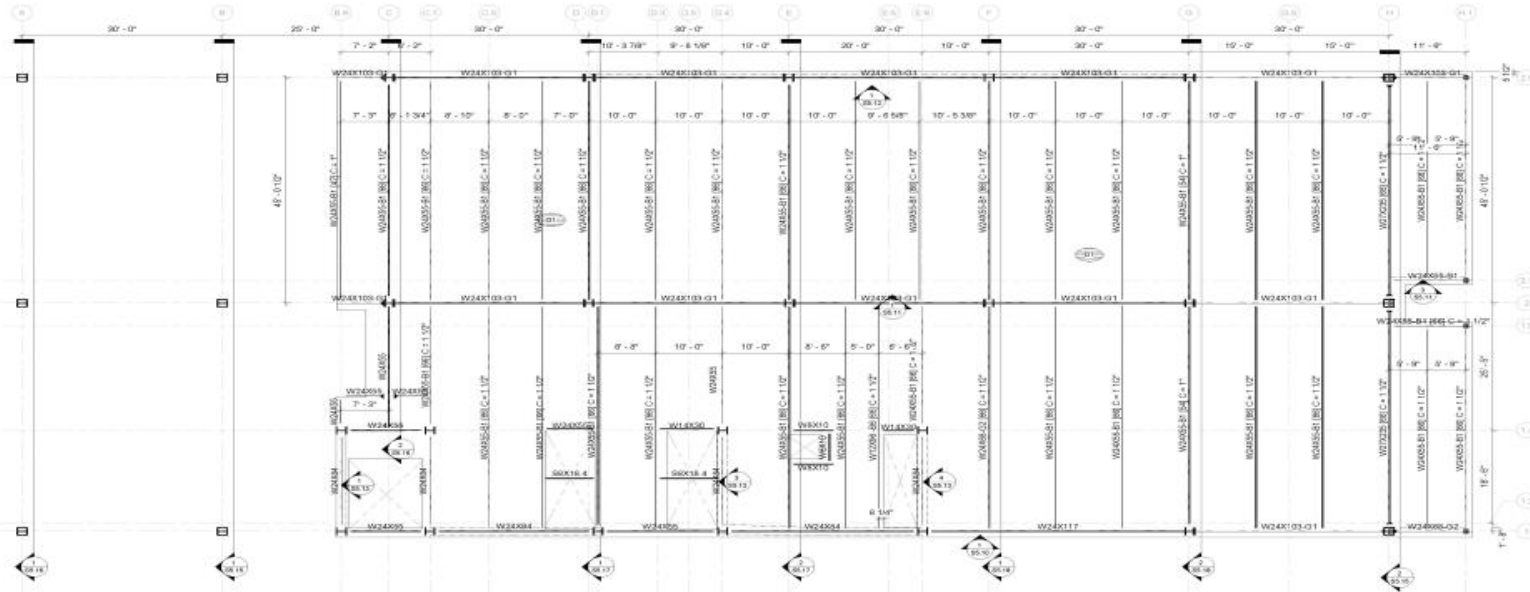
1-14-2019 10-14-2019

Author Checker

S1.03 182

1 LEVEL 03 OVERALL

3/32" = 1'-0"



MORRISON YARD

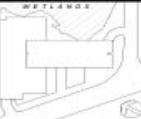
1 LEVEL 03

1/8" = 1'-0"

OFFICE FLOOR STEEL BEAM SCHEDULE			
MARK	SIZE	CAMBER	STUDS
B1	W24X99	C=11/8"	20S
B2	W24X76	C=1"	20S
B3	W24X70	C=0	20S
B4	W24X65	C=0	20S
B5	W24X60	C=0	20S
B6	W24X55	C=11/8"	20S
B7	W24X50	C=0	20S
B8	W24X45	C=0	20S
B9	W24X40	C=0	20S
B10	W24X35	C=0	20S
B11	W24X30	C=0	20S
B12	W24X25	C=0	20S
B13	W24X20	C=0	20S
B14	W24X15	C=0	20S
B15	W24X10	C=0	20S
B16	W24X8	C=0	20S
B17	W24X6	C=0	20S
B18	W24X4	C=0	20S
B19	W24X3	C=0	20S
B20	W24X2	C=0	20S
B21	W24X1	C=0	20S

OFFICE FLOOR PLAN NOTES

- SLAB DESIGN SLAB TOTAL THICKNESS TO BE 81/2" WITH 21/2" NORMAL WEIGHT F4 CONCRETE OVER TOP OF DECK PLATES. DECKING TO BE A COMPOSITE 2" DEEP 18 GAUGE GALVANIZED G90 BOTTOM PAINTED WHITE (SACHS) 2" BY 4" CAMB' (SEE APPROVED EQUALS FOR MINIMUM OF 3 SPANS) REINFORCEMENT TO BE WWR #6 - 12x12 WITH 1" MIN CLEAR COVER TO TOP OF BAR (SEE DETAILS 9-9-20).
- FINISHED FLOOR ELEVATION - SEE ARCH.
- PROVIDE BENT PLATE ANGLE AT ALL EDGES OF THE CONCRETE SLAB AND AT ALL OPENINGS (SEE DETAILS ON 9-30).
- INDICATES MOMENT CONNECTION (SEE 9-500).
- ALL THE COLLECTOR BEAM ELEMENTS NEED TO BE BRACED (SEE DETAIL 1365.00 AT FILLER BEAMS AND 1455.00 AT ORDERS).
* INDICATES AT ALL BEAMS ON BRACE LINES PARALLEL TO DECK SPAN. PROVIDE FULL DEPTH 3/8" THICK STIFFENER PL. BE EA INTERSECTING BEAMS AND HAS W8X14 KICKERS FROM BOTTOM FLANGE TO BEAMS (SEE DETAIL 1365.00 AT FILLER BEAMS AND 1455.00 AT ORDERS).
- MANC. STEEL IS NOT SHOWN. DC TO PROVIDE ALLOWANCE. PERFORATED BRICK WALL DETAILS ARE NOT INCLUDED. DC TO PROVIDE ALLOWANCE.



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PROJECT INFORMATION	
PROJECT:	LEVEL 03 OFFICE AREA FRAMING PLAN
DATE:	10/14/2019
AUTHOR:	CHANG
CHECKER:	CHANG

MORRISON YARD



DATE: 08/14/2018
 TIME: 10:00 AM

PROJECT: MORRISON YARD
 SHEET: S1.03-B
 SCALE: 1/8" = 1'-0"

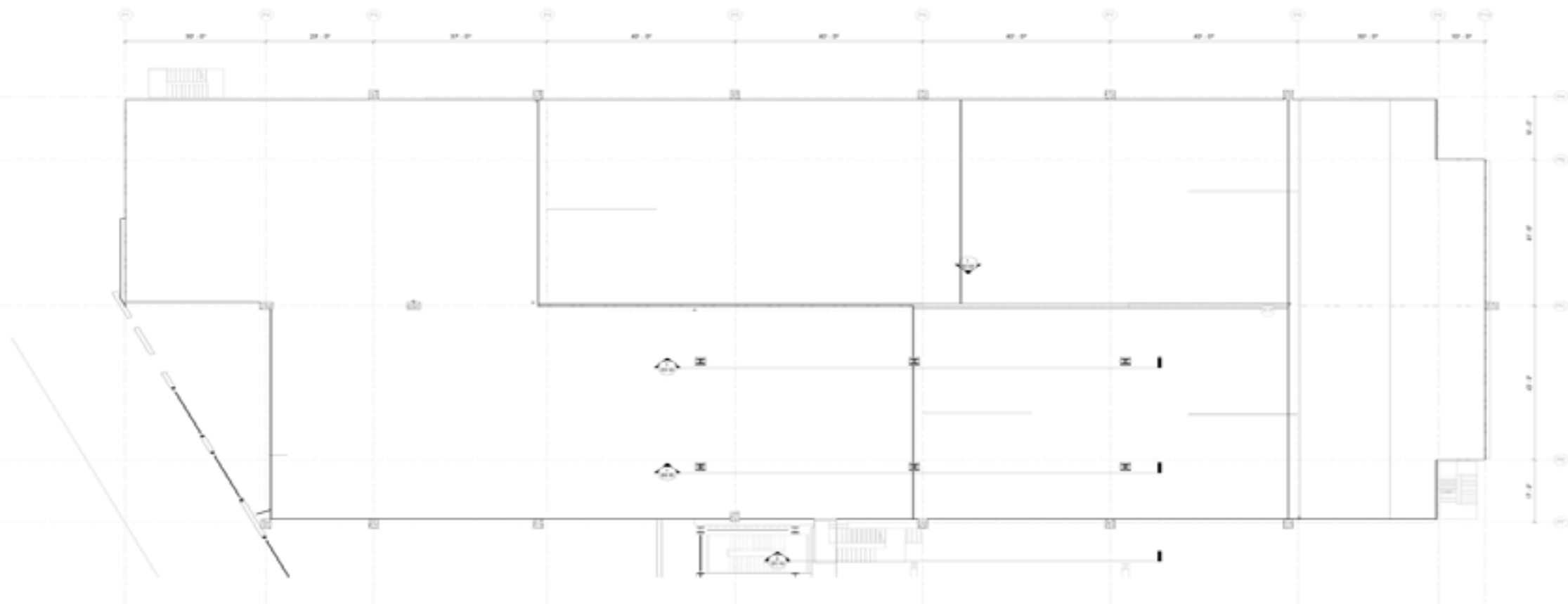
NO.	REVISION	DATE

LEVEL 02 PARKING DECK
 PARKING PLAN

DATE	BY	CHECKED
11/14/18	ASD	SKY

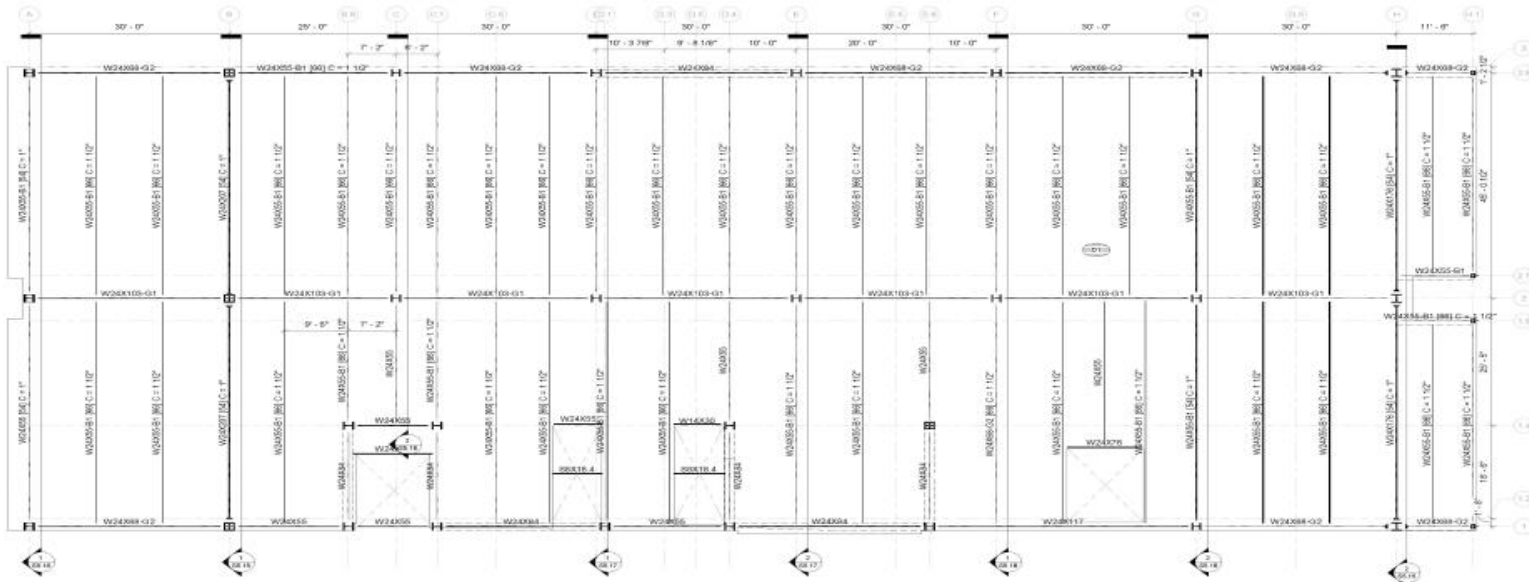
S1.03-B 184

CONSTRUCTION



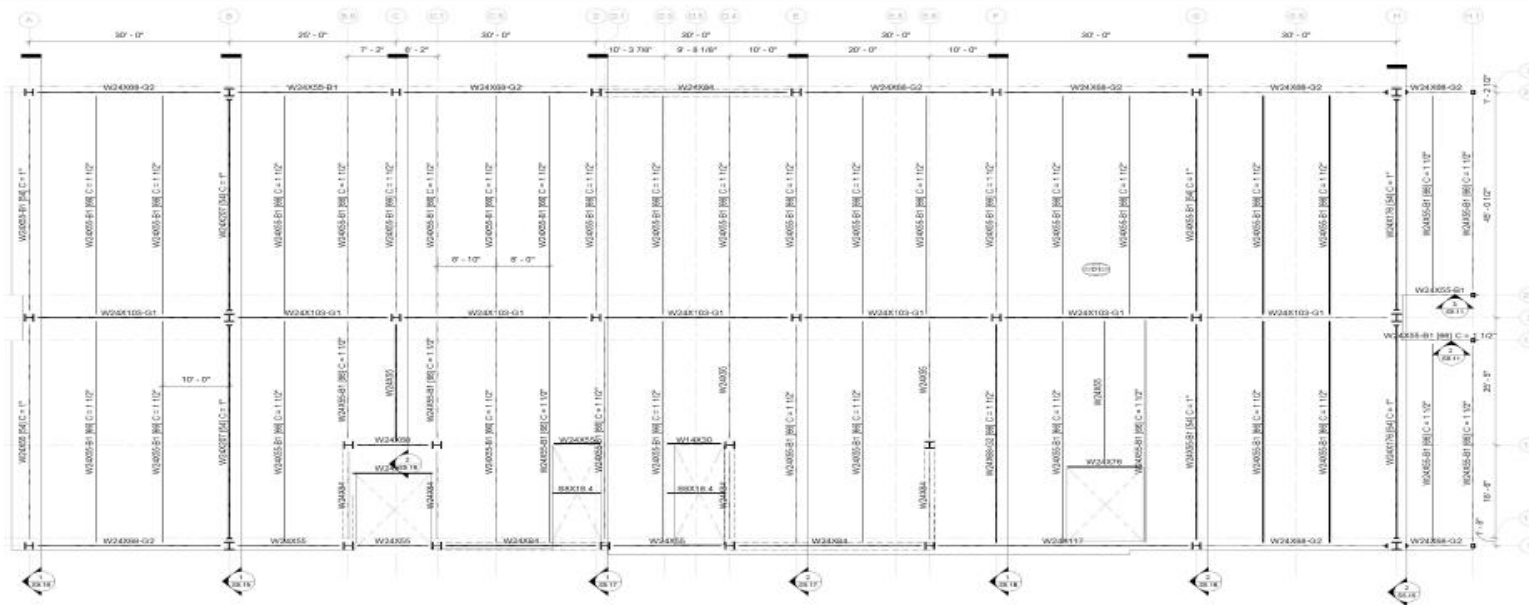
1 | PD LEVEL 02

1/8" = 1'-0"



1 LEVEL 04 OFFICE BUILDING FRAMING PLAN

1/8" = 1'-0"



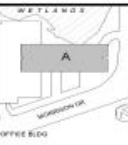
2 LEVEL 05 OFFICE BUILDING FRAMING PLAN

1/8" = 1'-0"

OFFICE BLDG STEEL BEAM SCHEDULE				
MARK	SIZE	CAMBER	STUDS	
B1	W24X99	C=1"	100	
B2	W24X76	C=1"	100	
B3				
B4	W24X76	C=0	100	
B5	W24X76	C=0	100	
B6	W24X99	C=1"	100	
B7	W24X76	C=0	100	
B8	W24X99	C=0	100	

- OFFICE FLOOR PLAN NOTES:**
- SLAB DESIGN: SLAB TOTAL THICKNESS TO BE 6" WITH 4" NORMAL WEIGHT FC = 3,500 PSI CONCRETE COVER TOP OF DECK FLUTES, DECKING TO BE A COMPOSITE 2" DEEP 18 GAUGE GALVANIZED G95 (BOTTOM PAINTED WHITE) SLASH AS 2" VLL BY VULCOR-T (OR APPROVED EQUAL) FOR MINIMUM OF 2 SPERMAL REINFORCEMENT TO BE 3MM BAR 12 @ 12" WITH 1/2" CLEAR COVER TO TOP OF BAR (SEE DETAILS 5-320).
 - FINISHED FLOOR ELEVATION = SEE ARCH.
 - PROVIDE BENT PLATE ANGLE AT ALL EDGES OF THE CONCRETE SLAB AND AT ALL OPENINGS (SEE DETAILS 04 S-232).
 - H INDICATES MOMENT CONNECTION (SEE S-505).
 - ALL THE COLLECTOR BEAM ELEMENTS NEED TO BE BRACED (SEE DETAIL 1595 00 AT FILLER BEAMS AND 1495 00 AT ORDERS).
 - * INDICATES AT ALL BEAMS ON BRACE 1/2" PARALLEL TO DECK SPAN, PROVIDE FULL DEPTH 3/8" THICK STIFFENER PLUS EA INTERSECTING BEAMS AND HSS 3x3/4x14 HANGERS FROM BOTTOM FLANGE TO BEAMS (SEE DETAIL 1595 00 AT FILLER BEAMS AND 1495 00 AT SPACERS).
 - MSC STEEL IS NOT SHOWN, GC TO PROVIDE ALLOWANCE. PERFORATED BRICK WALL DETAILS ARE NOT INCLUDED, GC TO PROVIDE ALLOWANCE.

MORRISON YARD



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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/14/2019
2	ISSUED FOR PERMITS	10/14/2019
3	ISSUED FOR PERMITS	10/14/2019
4	ISSUED FOR PERMITS	10/14/2019

LEVEL 04 AND 05 FRAMING PLAN

1:499.03 10/14/2019

Author: [Name] Checker: [Name]

S1.04 185



1 LEVEL 06

1/8" = 1'-0"



2 LEVEL 07

1/8" = 1'-0"

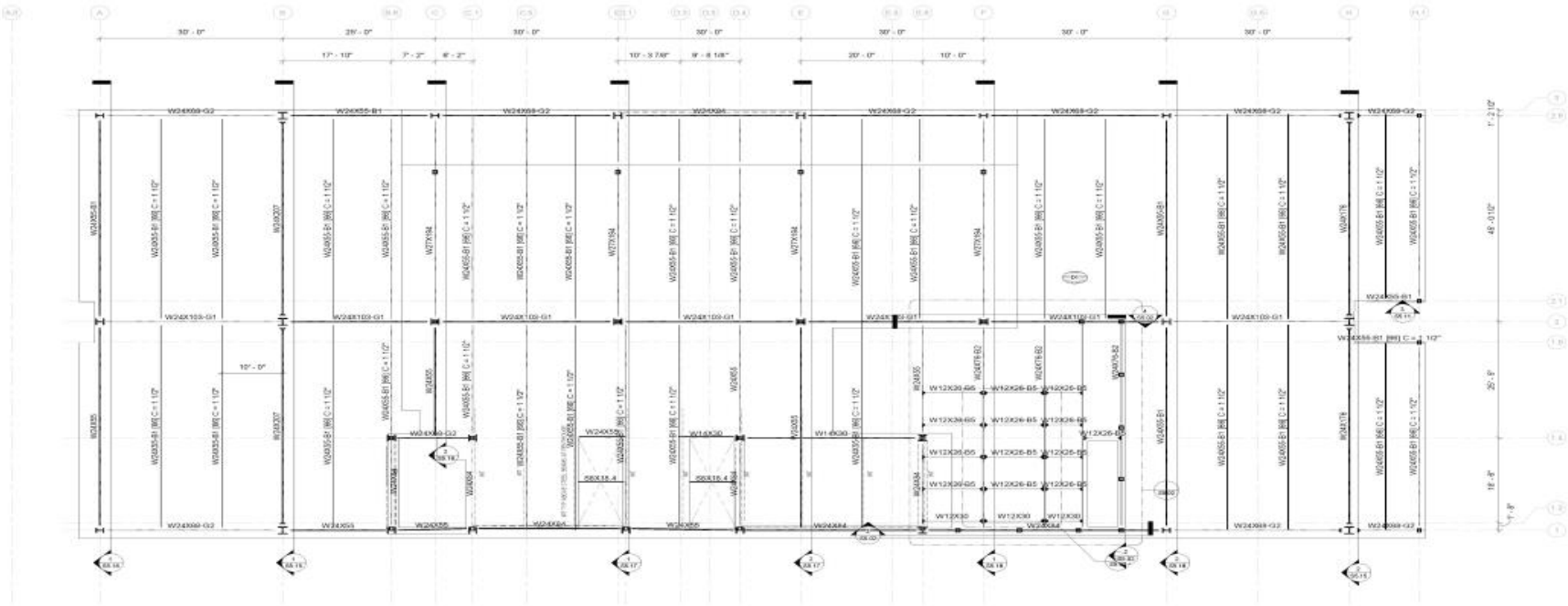
OFFICE BUILDING BEAM SCHEDULE			
MEMBER	SIZE	CHAMFER	SLACK
1000000000	12" x 24"	1/2"	0"
1000000001	12" x 24"	1/2"	0"
1000000002	12" x 24"	1/2"	0"
1000000003	12" x 24"	1/2"	0"
1000000004	12" x 24"	1/2"	0"
1000000005	12" x 24"	1/2"	0"
1000000006	12" x 24"	1/2"	0"
1000000007	12" x 24"	1/2"	0"
1000000008	12" x 24"	1/2"	0"
1000000009	12" x 24"	1/2"	0"
1000000010	12" x 24"	1/2"	0"
1000000011	12" x 24"	1/2"	0"
1000000012	12" x 24"	1/2"	0"
1000000013	12" x 24"	1/2"	0"
1000000014	12" x 24"	1/2"	0"
1000000015	12" x 24"	1/2"	0"
1000000016	12" x 24"	1/2"	0"
1000000017	12" x 24"	1/2"	0"
1000000018	12" x 24"	1/2"	0"
1000000019	12" x 24"	1/2"	0"
1000000020	12" x 24"	1/2"	0"
1000000021	12" x 24"	1/2"	0"
1000000022	12" x 24"	1/2"	0"
1000000023	12" x 24"	1/2"	0"
1000000024	12" x 24"	1/2"	0"
1000000025	12" x 24"	1/2"	0"
1000000026	12" x 24"	1/2"	0"
1000000027	12" x 24"	1/2"	0"
1000000028	12" x 24"	1/2"	0"
1000000029	12" x 24"	1/2"	0"
1000000030	12" x 24"	1/2"	0"
1000000031	12" x 24"	1/2"	0"
1000000032	12" x 24"	1/2"	0"
1000000033	12" x 24"	1/2"	0"
1000000034	12" x 24"	1/2"	0"
1000000035	12" x 24"	1/2"	0"
1000000036	12" x 24"	1/2"	0"
1000000037	12" x 24"	1/2"	0"
1000000038	12" x 24"	1/2"	0"
1000000039	12" x 24"	1/2"	0"
1000000040	12" x 24"	1/2"	0"

GENERAL FLOOR FINISHES:

1. ALL CONCRETE FLOOR SURFACES SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE. ALL CONCRETE SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE. ALL CONCRETE SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE.
2. FINISHED FLOOR SURFACES - SEE NOTES.
3. FINISHED FLOOR SURFACES SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE. ALL CONCRETE SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE.
4. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES.
5. ALL THE COLLECTOR BEAM CROSSINGS SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE. ALL CONCRETE SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE.
6. FINISHED FLOOR SURFACES SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE. ALL CONCRETE SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE.
7. FINISHED FLOOR SURFACES SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE. ALL CONCRETE SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE.
8. FINISHED FLOOR SURFACES SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE. ALL CONCRETE SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE.
9. FINISHED FLOOR SURFACES SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE. ALL CONCRETE SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE.
10. FINISHED FLOOR SURFACES SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE. ALL CONCRETE SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE.

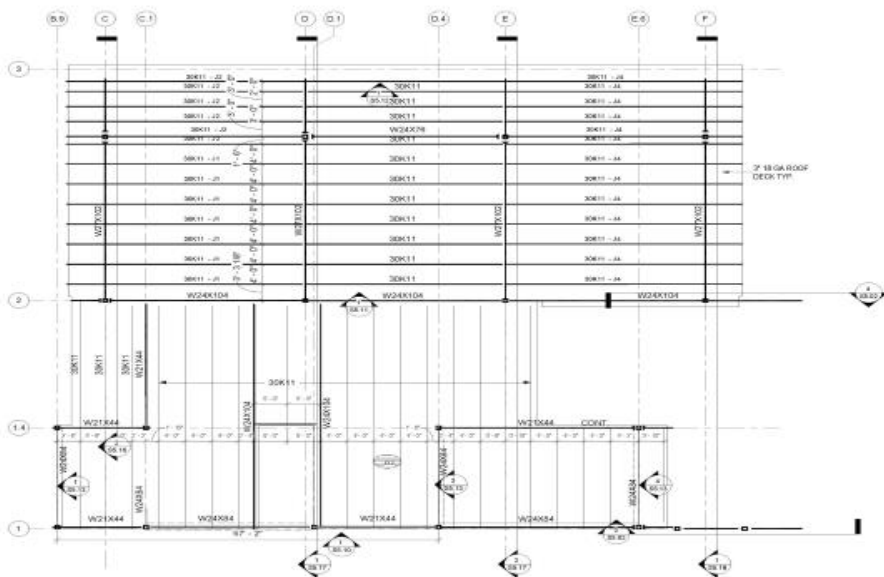
MORRISON YARD


 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES.
 2. FINISHED FLOOR SURFACES - SEE NOTES.
 3. FINISHED FLOOR SURFACES SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE. ALL CONCRETE SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE.
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 10. FINISHED FLOOR SURFACES SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE. ALL CONCRETE SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE.
LEVEL 06 AND 07
FLOORING PLAN
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES.
 2. FINISHED FLOOR SURFACES - SEE NOTES.
 3. FINISHED FLOOR SURFACES SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE. ALL CONCRETE SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE.
 4. ALL THE COLLECTOR BEAM CROSSINGS SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE. ALL CONCRETE SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE.
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 10. FINISHED FLOOR SURFACES SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE. ALL CONCRETE SHALL BE FINISHED TO PROVIDE A SMOOTH, LEVEL SURFACE.



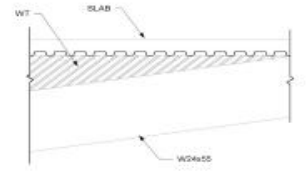
1 ROOF OLD

1/8" = 1'-0"



3 PENTHOUSE AND AMENITY ROOF

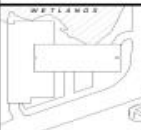
1/8" = 1'-0"



2 SECTION THRU WT SUPPORT 3/4" = 1'-0"

MARK	SIZE	CAMBER	STUCCO
B1	W24X55	C=1/8"	(95)
B2	W24X76	C=1"	(95)
B3	W24X76	C=0	(95)
B4	W12X26	C=0	(14)
B5	W12X26	C=1/8"	(95)
B6	W24X55	C=0	(95)
B7	W24X55	C=0	(95)

- OFFICE FLOOR PLAN NOTES**
- SLAB DESIGN: SLAB TOTAL THICKNESS TO BE 6 1/2" WITH 4#1 (NORMAL WEIGHT) 1:3:3 GRS CONCRETE OVER TOP OF DECK SLABS. CHECKING TO BE A COMPOSITE 2" DEEP 18 GAUGE GALVANIZED G60 BOTTOM PAINTED WHITE. SUCH AS SHALL BE VULCANIZED FOR APPROVED EQUAL FOR MINIMUM OF 2 SPANS. PERFORMED TO BE W24X55 - D4 x D4 WITH 1 1/4" CLEAR COVER TO TOP OF BAR (SEE DETAIL S-500).
 - FINISHED FLOOR ELEVATION = SEE ARCH.
 - PROVIDE BENT PLATE ANGLE AT ALL EDGES OF THE CONCRETE SLAB AND AT ALL OPENINGS (SEE DETAILS ON S-500).
 - H INDICATES MOMENT CONNECTION (SEE S-500).
 - ALL THE COLLECTOR BEAM ELEMENTS NEED TO BE BRACED (SEE DETAIL S-500) AT FILLER BEAMS AND 1485 90 AT CORNERS.
 - INDICATES AT ALL BEAMS ON BRACE LINES PARALLEL TO DECK SPAN. PROVIDE FULL DEPTH 3/8" THICK STEEL PLATE OR I/A INTERSECTING BEAMS AND HSS 3x4x1/4 RICHENS FROM BOTTOM FLANGE TO BEAMS (SEE DETAIL S-500) AT FILLER BEAMS AND HSS 3x4 AT CORNERS.
 - MSC. STEEL IS NOT SHOWN. GC TO PROVIDE ALLOWANCE. PERFORATED BRICK WALL DETAILS ARE NOT INCLUDED. GC TO PROVIDE ALLOWANCE.
- PENTHOUSE ROOF PLAN NOTES**
- ROOF DECK: 3" DEEP 18 GAUGE ROOF DECK GALVANIZED G60 (BOTTOM PAINTED WHITE).
 - FINISHED FLOOR ELEVATION = SEE ARCH.
 - PROVIDE BENT PLATE ANGLE AT ALL EDGES OF THE CONCRETE SLAB AND AT ALL OPENINGS (SEE DETAILS ON S-500).
 - H INDICATES MOMENT CONNECTION (SEE S-500).



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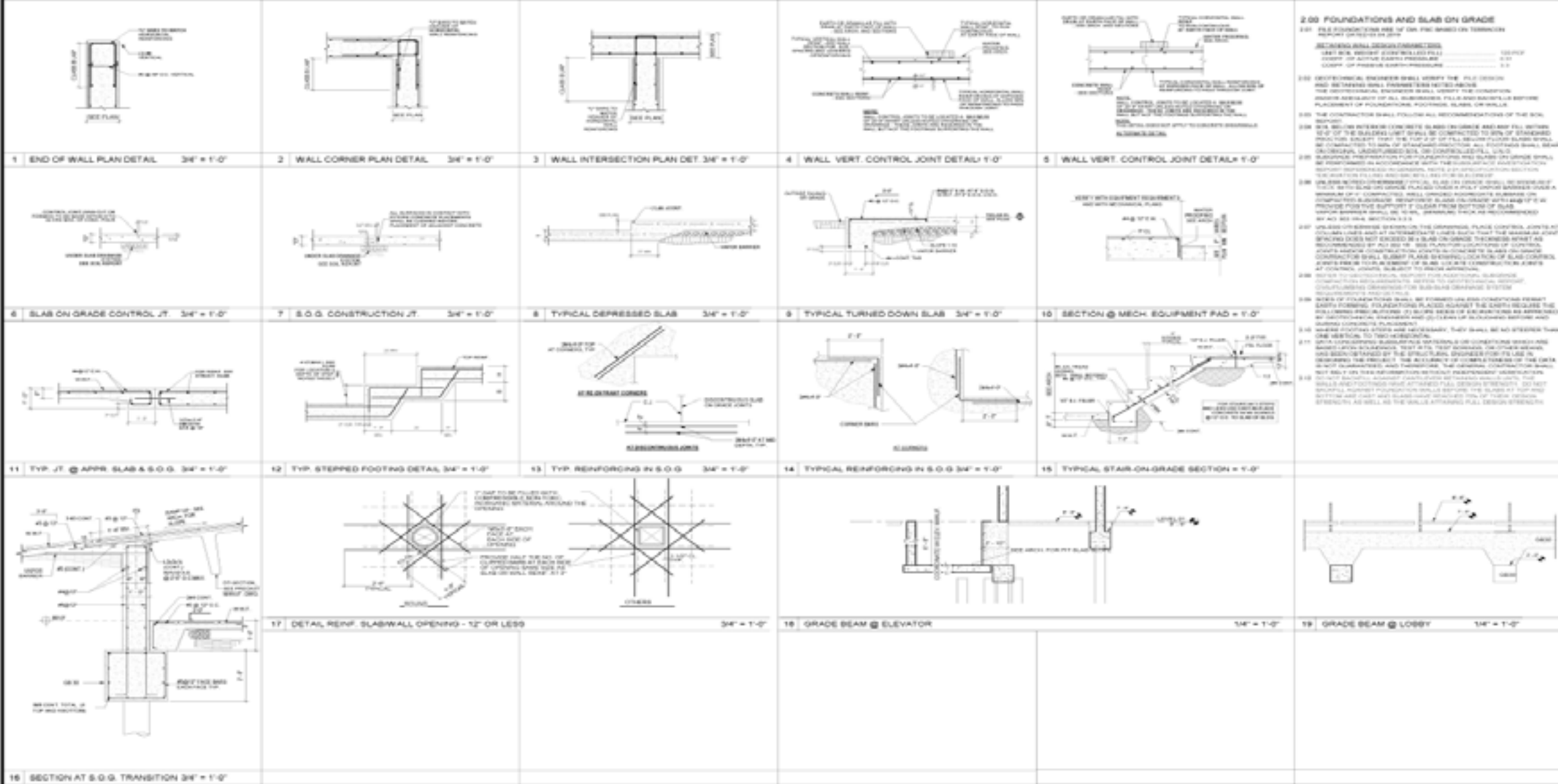
NO.	DESCRIPTION	DATE	BY	CHKD.

ROOF FRAMING PLAN

PROJECT NO.	DATE
1-1438-03	10.14.2019
Author	Checker

2.00 FOUNDATIONS AND SLAB ON GRADE

- 2.01 FILL SHALL BE COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY FOR THE SOIL CLASSIFIED ON THE TEST REPORT.
- 2.02 CONTRACTOR SHALL VERIFY THE FILL DESIGN AND RETAINING WALL FOUNDATION DESIGN. THE CONTRACTOR SHALL VERIFY THE COMPACTED AVERAGE AVERAGE OF ALL SUBGRADES, FILL AND EXISTING SLABS BEFORE PLACEMENT OF FOUNDATIONAL FOOTINGS, SLABS, OR WALLS.
- 2.03 THE CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS OF THE SOIL REPORT.
- 2.04 BEFORE INTERIOR CONCRETE IS PLACED TO FORM AN EXTERIOR FILL DETAIL, 5% OF THE SLAB'S UNIT SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY. THE REMAINING 95% OF FILL SHALL BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY. THE CONTRACTOR SHALL VERIFY THE COMPACTED AVERAGE OF ALL SUBGRADES, FILL AND EXISTING SLABS BEFORE PLACEMENT OF FOUNDATIONAL FOOTINGS, SLABS, OR WALLS.
- 2.05 CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS OF THE SOIL REPORT.
- 2.06 BEFORE INTERIOR CONCRETE IS PLACED TO FORM AN EXTERIOR FILL DETAIL, 5% OF THE SLAB'S UNIT SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY. THE REMAINING 95% OF FILL SHALL BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY. THE CONTRACTOR SHALL VERIFY THE COMPACTED AVERAGE OF ALL SUBGRADES, FILL AND EXISTING SLABS BEFORE PLACEMENT OF FOUNDATIONAL FOOTINGS, SLABS, OR WALLS.
- 2.07 CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS OF THE SOIL REPORT.
- 2.08 CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS OF THE SOIL REPORT.
- 2.09 CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS OF THE SOIL REPORT.
- 2.10 CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS OF THE SOIL REPORT.
- 2.11 CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS OF THE SOIL REPORT.
- 2.12 CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS OF THE SOIL REPORT.
- 2.13 CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS OF THE SOIL REPORT.
- 2.14 CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS OF THE SOIL REPORT.
- 2.15 CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS OF THE SOIL REPORT.



1 END OF WALL PLAN DETAIL 3/4" = 1'-0"

2 WALL CORNER PLAN DETAIL 3/4" = 1'-0"

3 WALL INTERSECTION PLAN DET 3/4" = 1'-0"

4 WALL VERT. CONTROL JOINT DETAIL 1'-0"

5 WALL VERT. CONTROL JOINT DETAIL 1'-0"

6 SLAB ON GRADE CONTROL JT. 3/4" = 1'-0"

7 S.O.G. CONSTRUCTION JT. 3/4" = 1'-0"

8 TYPICAL DEPRESSED SLAB 3/4" = 1'-0"

9 TYPICAL TURNED DOWN SLAB 3/4" = 1'-0"

10 SECTION @ MECH. EQUIPMENT PAD = 1'-0"

11 TYP. JT. @ APPR. SLAB & S.O.G. 3/4" = 1'-0"

12 TYP. STEPPED FOOTING DETAIL 3/4" = 1'-0"

13 TYP. REINFORCING IN S.O.G. 3/4" = 1'-0"

14 TYPICAL REINFORCING IN S.O.G. 3/4" = 1'-0"

15 TYPICAL STAIR-ON-GRADE SECTION = 1'-0"

16 SECTION AT S.O.G. TRANSITION 3/4" = 1'-0"

17 DETAIL REINF. SLAB/WALL OPENING - 12" OR LESS 3/4" = 1'-0"

18 GRADE BEAM @ ELEVATOR 1/4" = 1'-0"

19 GRADE BEAM @ LOBBY 1/4" = 1'-0"

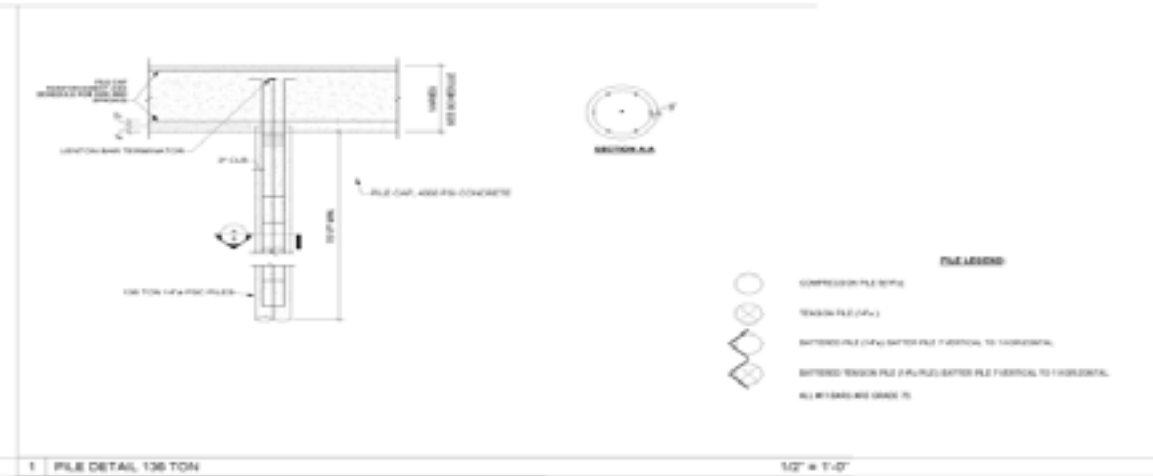
FOUNDATION NOTES AND TYPICAL DETAILS

DATE	11.11.2019
DESIGNER	CHANDLER
CHECKER	CHANDLER
SCALE	AS SHOWN
PROJECT NO.	189

NO.	NO.	NO.	PSC PILE SCHEDULE				NO.	NO.
12 IN HOOKED BEAM ENDS EACH WAY 12 IN HOOKED BEAM ENDS EACH WAY	12 IN HOOKED BEAM ENDS EACH WAY	8 IN HOOKED BEAM ENDS EACH WAY	12 IN HOOKED BEAM ENDS EACH WAY	8 IN HOOKED BEAM ENDS EACH WAY	12 IN HOOKED BEAM ENDS EACH WAY	8 IN HOOKED BEAM ENDS EACH WAY	12 IN HOOKED BEAM ENDS EACH WAY	

PSC PILE SCHEDULE							
NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
12 IN HOOKED BEAM ENDS EACH WAY 12 IN HOOKED BEAM ENDS EACH WAY	12 IN HOOKED BEAM ENDS EACH WAY 12 IN HOOKED BEAM ENDS EACH WAY	12 IN HOOKED BEAM ENDS EACH WAY 12 IN HOOKED BEAM ENDS EACH WAY	12 IN HOOKED BEAM ENDS EACH WAY 12 IN HOOKED BEAM ENDS EACH WAY	12 IN HOOKED BEAM ENDS EACH WAY 12 IN HOOKED BEAM ENDS EACH WAY	12 IN HOOKED BEAM ENDS EACH WAY 12 IN HOOKED BEAM ENDS EACH WAY	12 IN HOOKED BEAM ENDS EACH WAY 12 IN HOOKED BEAM ENDS EACH WAY	12 IN HOOKED BEAM ENDS EACH WAY 12 IN HOOKED BEAM ENDS EACH WAY

12 IN HOOKED BEAM ENDS EACH WAY 12 IN HOOKED BEAM ENDS EACH WAY	12 IN HOOKED BEAM ENDS EACH WAY 12 IN HOOKED BEAM ENDS EACH WAY



MORRISON YARD



NOT TO SCALE
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED

PILES AND PILE CAP DETAILS

11/20/20 15/11/20

ASD SKY



NOTES

1. ALL DIMENSIONS IN'
2. CHECK THE DIMENSION FOR SLAB AND WALL S. IS CORRECT
3. PROVIDE #4@12 IN TOP AND BOTTOM LONGITUDINAL ON SLAB
4. WALL REBAR TO BE #4@12 VERTICAL AND #4@12 HORIZONTAL S.F.

1 | WATER TANK SUPPORT SLAB PLAN 1/2" = 1'-0"



2 | WATER TANK 3D VIEW

MORRISON YARD



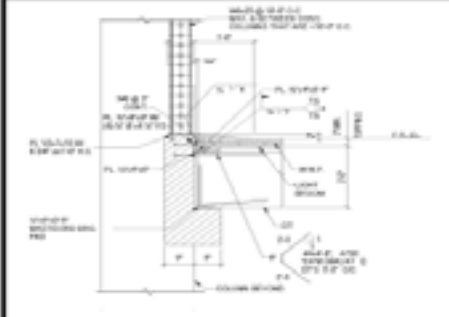
PROJECT: MORRISON YARD
 SHEET: S3.01
 DATE: 10/11/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]

CONCRETE DETAILS	
1	10/11/2019
2	10/11/2019
3	10/11/2019
4	10/11/2019
5	10/11/2019
6	10/11/2019
7	10/11/2019
8	10/11/2019
9	10/11/2019
10	10/11/2019

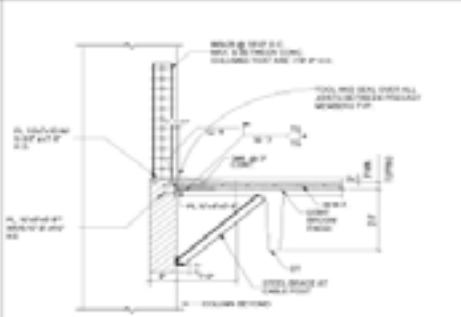
3.50 PRECAST AND PRESTRESSED CONCRETE

- 3.51 PRECAST AND PRESTRESSED CONCRETE DESIGN, MANUFACTURE AND ERECTION SHALL COMPLY TO ALL THE BUILDING CODE REQUIREMENTS FOR PRECAST AND PRESTRESSED CONCRETE AND THE DESIGN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE. THE DESIGN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE. THE DESIGN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE.
- 3.52 PRECAST CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. THE MINIMUM STRENGTH FOR PRECAST CONCRETE SHALL BE 4,000 PSI. THE MINIMUM STRENGTH FOR PRECAST CONCRETE SHALL BE 4,000 PSI.
- 3.53 PRECAST CONCRETE SHALL COMPLY TO ASTM A618, GRADE 60. PRECAST CONCRETE SHALL COMPLY TO ASTM A618, GRADE 60. PRECAST CONCRETE SHALL COMPLY TO ASTM A618, GRADE 60.
- 3.54 ALL PRECAST CONCRETE SHALL BE CAST AND CURED IN THE MANUFACTURER'S PLANT. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PRECAST CONCRETE. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PRECAST CONCRETE.
- 3.55 ALL PRECAST CONCRETE SHALL BE CAST AND CURED IN THE MANUFACTURER'S PLANT. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PRECAST CONCRETE. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PRECAST CONCRETE.
- 3.56 ALL PRECAST CONCRETE SHALL BE CAST AND CURED IN THE MANUFACTURER'S PLANT. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PRECAST CONCRETE. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PRECAST CONCRETE.
- 3.57 ALL PRECAST CONCRETE SHALL BE CAST AND CURED IN THE MANUFACTURER'S PLANT. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PRECAST CONCRETE. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PRECAST CONCRETE.
- 3.58 ALL PRECAST CONCRETE SHALL BE CAST AND CURED IN THE MANUFACTURER'S PLANT. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PRECAST CONCRETE. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PRECAST CONCRETE.
- 3.59 ALL PRECAST CONCRETE SHALL BE CAST AND CURED IN THE MANUFACTURER'S PLANT. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PRECAST CONCRETE. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PRECAST CONCRETE.
- 3.60 ALL PRECAST CONCRETE SHALL BE CAST AND CURED IN THE MANUFACTURER'S PLANT. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PRECAST CONCRETE. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PRECAST CONCRETE.

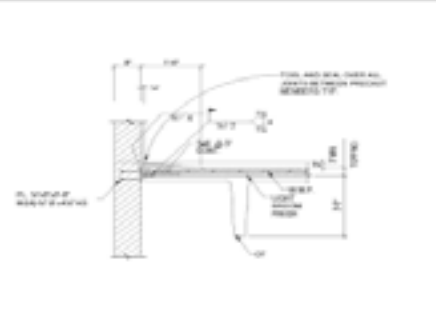
30 Year Design Life
 ASCE 7-05
 ACI 308-11
 ACI 309-11
 ACI 318-11



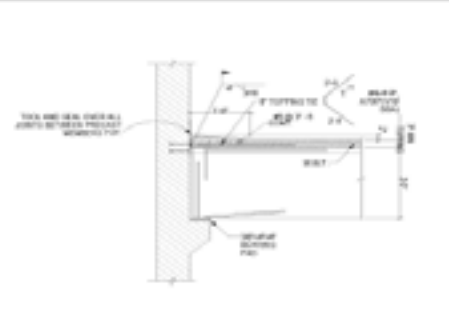
1 TYP. CONC. CURB DET. 3/4" = 1'-0"



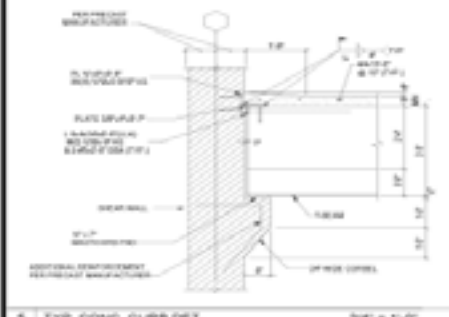
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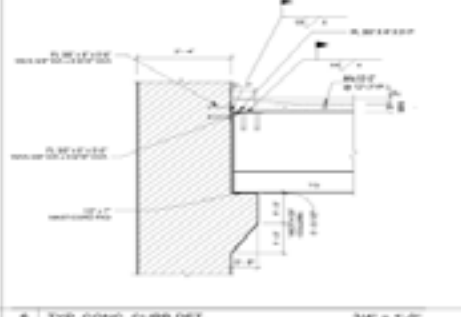
3 TYP. CONC. CURB DET. 3/4" = 1'-0"



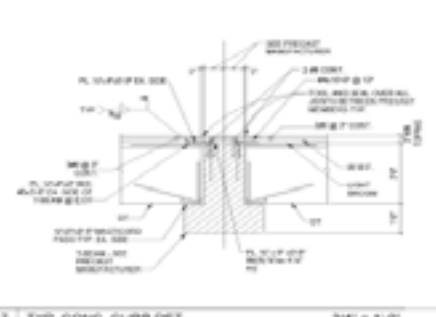
4 TYP. CONC. CURB DET. 3/4" = 1'-0"



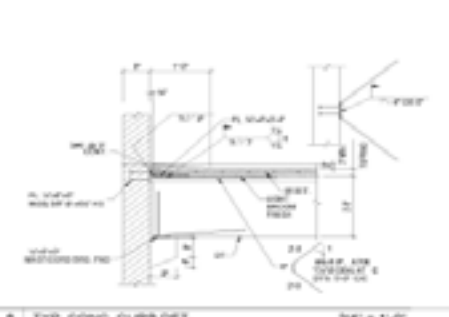
5 TYP. CONC. CURB DET. 3/4" = 1'-0"



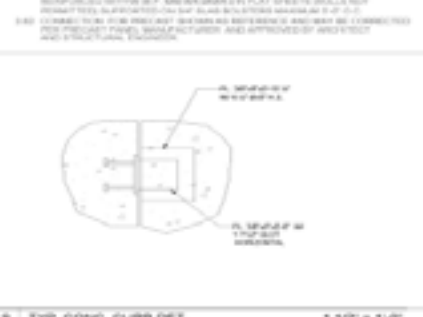
6 TYP. CONC. CURB DET. 3/4" = 1'-0"



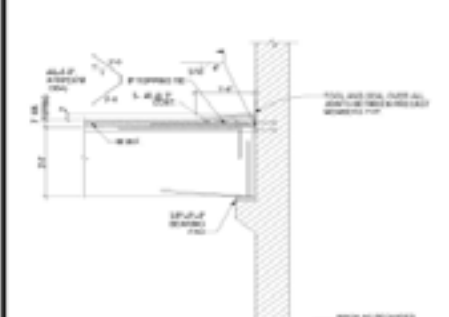
7 TYP. CONC. CURB DET. 3/4" = 1'-0"



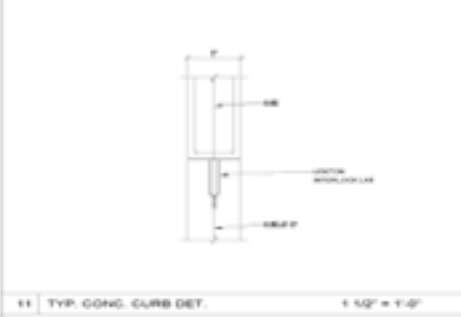
8 TYP. CONC. CURB DET. 3/4" = 1'-0"



9 TYP. CONC. CURB DET. 1 1/2" = 1'-0"



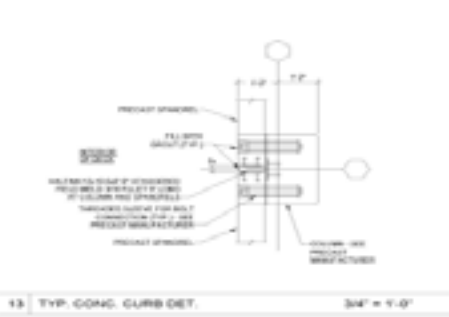
10 TYP. CONC. CURB DET. 3/4" = 1'-0"



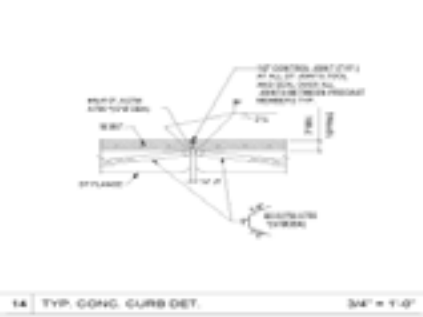
11 TYP. CONC. CURB DET. 1 1/2" = 1'-0"



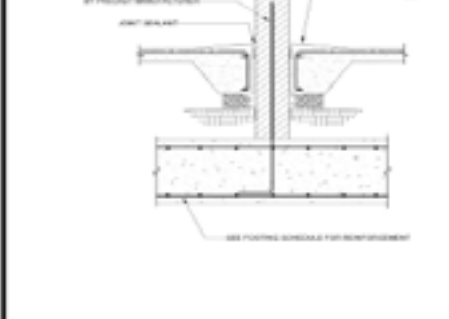
12 TYP. CONC. CURB DET. 3/4" = 1'-0"



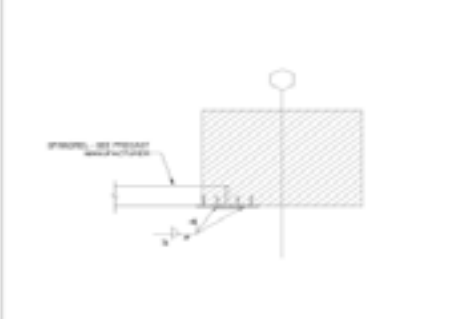
13 TYP. CONC. CURB DET. 3/4" = 1'-0"



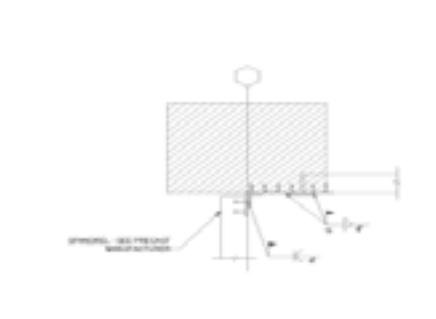
14 TYP. CONC. CURB DET. 3/4" = 1'-0"



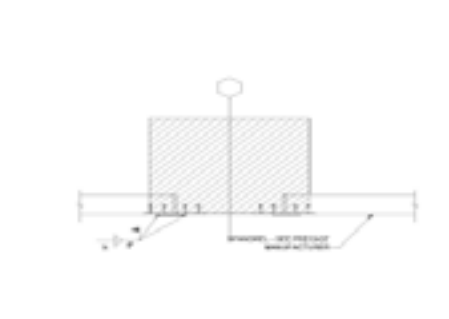
15 TYP. CONC. CURB DET. 3/4" = 1'-0"



16 TYP. CONC. CURB DET. 3/4" = 1'-0"



17 TYP. CONC. CURB DET. 3/4" = 1'-0"



18 TYP. CONC. CURB DET. 3/4" = 1'-0"

MORRISON YARD



PROJECT: MORRISON YARD
 DATE: 11/15/2011
 DRAWING NO.: 33.50

PRECAST NOTES AND DETAILS	
NO.	DESCRIPTION
1	SEE PRECAST NOTES AND DETAILS



LOCATION	DETAIL	NOTES
END		REINFORCE TERMINATION OF END END OF OPENING WALL TO BE FULLY DEVELOPED. PROVIDE CORRELLAY FOR REINFORCEMENT.
CORNER		AT CORNER FULL TIE-UP AND CORNER REINFORCEMENT. PROVIDE CORRELLAY FOR REINFORCEMENT.
INTERS.		AT INTERSECTION FULL TIE-UP FOR GENERAL. PROVIDE CORRELLAY FOR REINFORCEMENT. PROVIDE CORRELLAY FOR REINFORCEMENT.

CMU LINTEL SCHEDULE			
OPENING WIDTH	MIN. MAX.	MAX. MAX.	MAX. MAX.
8'-0"	1'-0"	1'-0"	1'-0"
10'-0"	1'-0"	1'-0"	1'-0"
12'-0"	1'-0"	1'-0"	1'-0"
14'-0"	1'-0"	1'-0"	1'-0"
16'-0"	1'-0"	1'-0"	1'-0"
18'-0"	1'-0"	1'-0"	1'-0"
20'-0"	1'-0"	1'-0"	1'-0"



- 4.00 MASONRY**
- 4.01 CONCRETE OR MASONRY CURABLE AND CEMENT-BASED SHALL BE PLACED IN THE FORMS AND CURED PROPERLY.
 - 4.02 MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASONRY MANUAL AND THE MASONRY CODES AND STANDARDS.
 - 4.03 MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASONRY MANUAL AND THE MASONRY CODES AND STANDARDS.
 - 4.04 MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASONRY MANUAL AND THE MASONRY CODES AND STANDARDS.
 - 4.05 MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASONRY MANUAL AND THE MASONRY CODES AND STANDARDS.
 - 4.06 MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASONRY MANUAL AND THE MASONRY CODES AND STANDARDS.
 - 4.07 MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASONRY MANUAL AND THE MASONRY CODES AND STANDARDS.
 - 4.08 MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASONRY MANUAL AND THE MASONRY CODES AND STANDARDS.
 - 4.09 MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASONRY MANUAL AND THE MASONRY CODES AND STANDARDS.
 - 4.10 MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASONRY MANUAL AND THE MASONRY CODES AND STANDARDS.
 - 4.11 MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASONRY MANUAL AND THE MASONRY CODES AND STANDARDS.
 - 4.12 MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASONRY MANUAL AND THE MASONRY CODES AND STANDARDS.
 - 4.13 MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASONRY MANUAL AND THE MASONRY CODES AND STANDARDS.

1 TYPICAL MASONRY DETAIL 3/8" = 1'-0"

2 TYP. CMU WALL CONDITIONS 1" = 1'-0"

3 LINTEL SCHEDULE 3/4" = 1'-0"

4 JAMB DETAIL 1" = 1'-0"



5 VERTICAL SUPPORT DETAIL 1" = 1'-0"



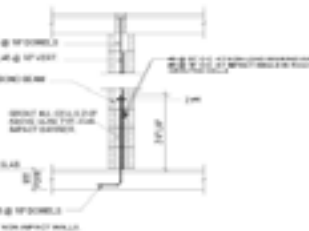
6 CMU WALL - BEAM BEARING 1" = 1'-0"



7 DETAIL AT TOP OF CMU WALL 3/4" = 1'-0"

LINTEL SCHEDULE			
MIN. MAX.	MAX. MAX.	MAX. MAX.	MAX. MAX.
8'-0"	1'-0"	1'-0"	1'-0"
10'-0"	1'-0"	1'-0"	1'-0"
12'-0"	1'-0"	1'-0"	1'-0"
14'-0"	1'-0"	1'-0"	1'-0"
16'-0"	1'-0"	1'-0"	1'-0"
18'-0"	1'-0"	1'-0"	1'-0"
20'-0"	1'-0"	1'-0"	1'-0"

8 LINTEL SCHEDULE 3/4" = 1'-0"



9 CMU WALL 3/4" = 1'-0"



10 EXTERIOR CMU WALL 3/4" = 1'-0"

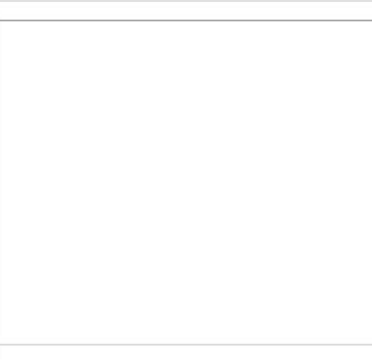
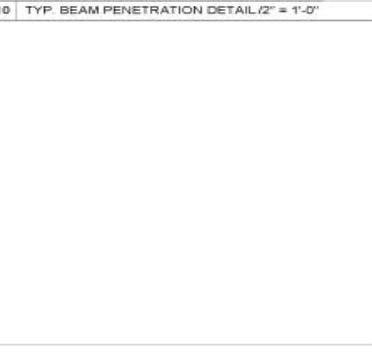
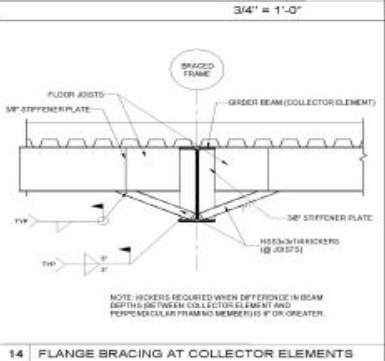
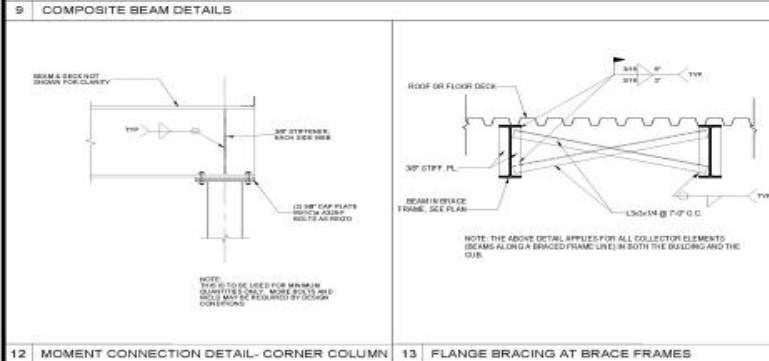
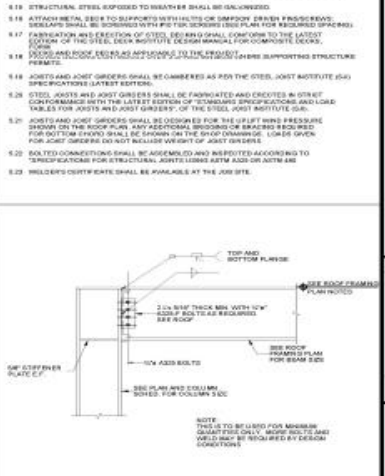
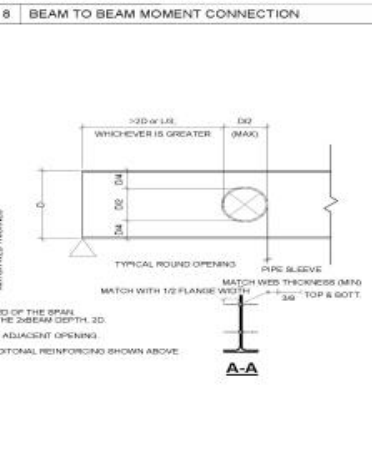
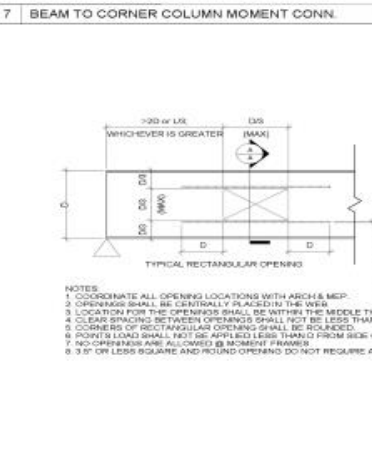
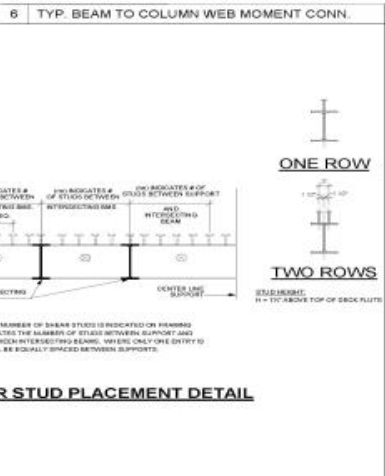
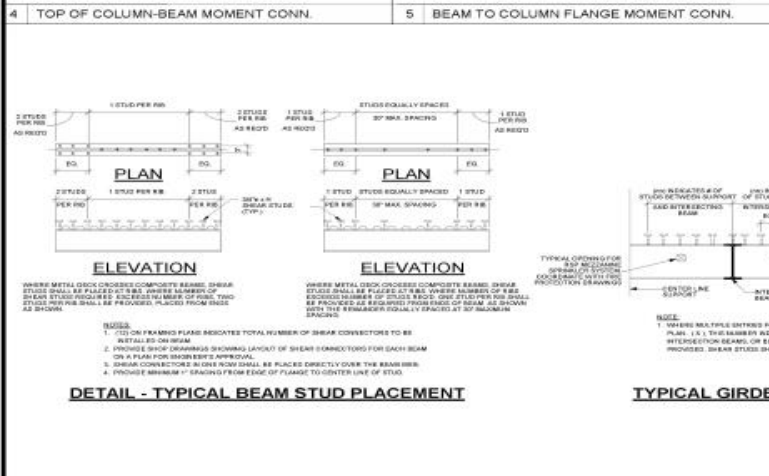
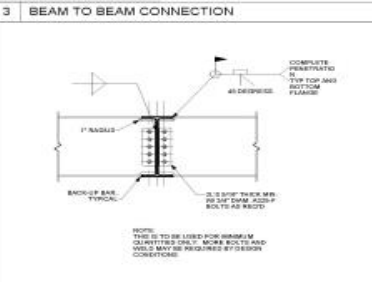
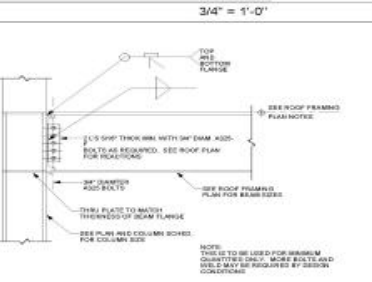
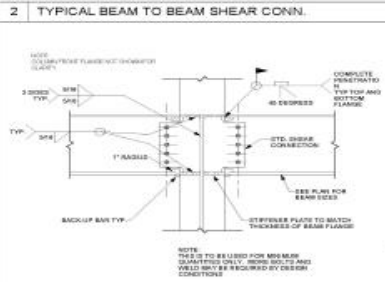
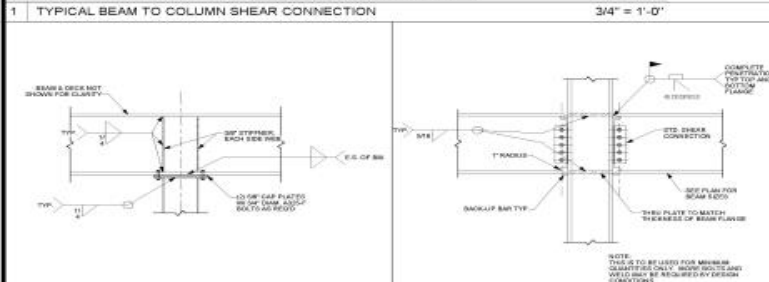
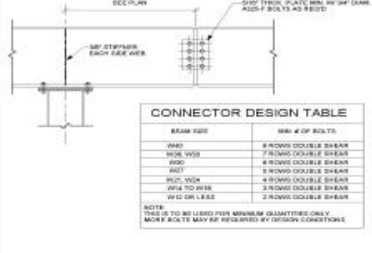
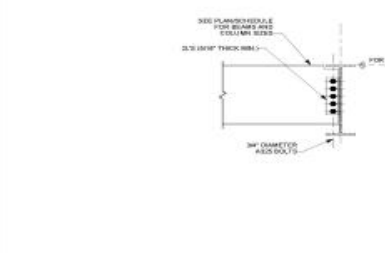
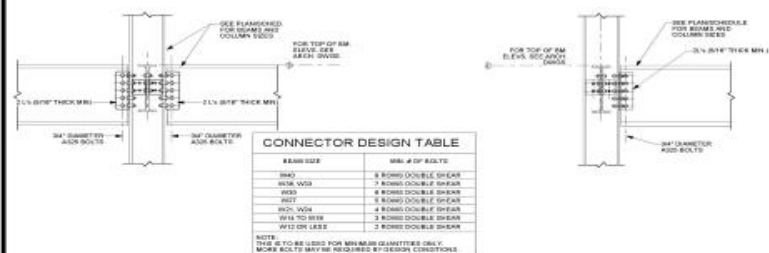
MORRISON YARD

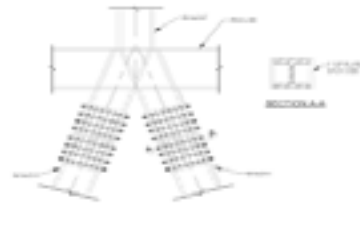
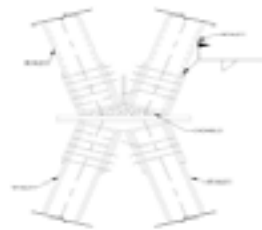


REVISIONS

NO.	DATE	DESCRIPTION

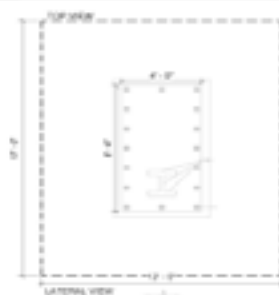
MASONRY NOTES AND TYPICAL DETAILS



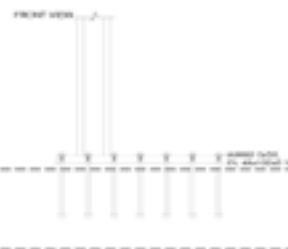
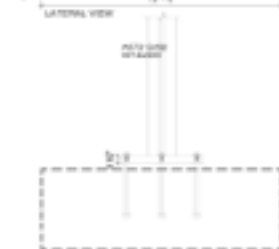


1 CONCEPTUAL BRACE FRAME FOUNDATION SECTION

2 CONCEPTUAL BRACE FRAME SECTION

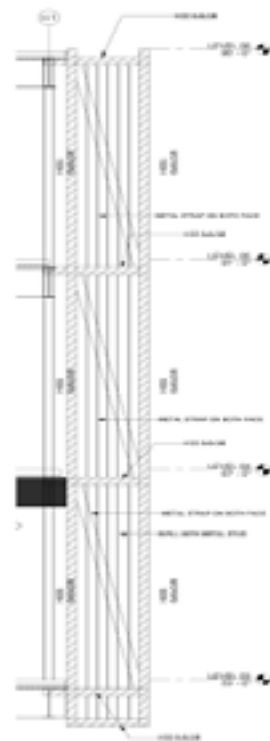


FRONT VIEW



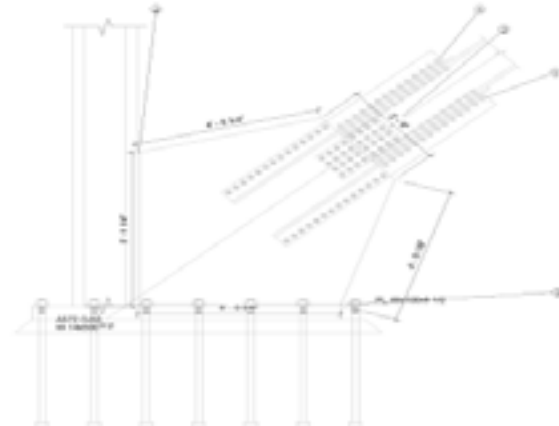
4 GUSSET PLATE (BASE 2)

34' x 1'-0"



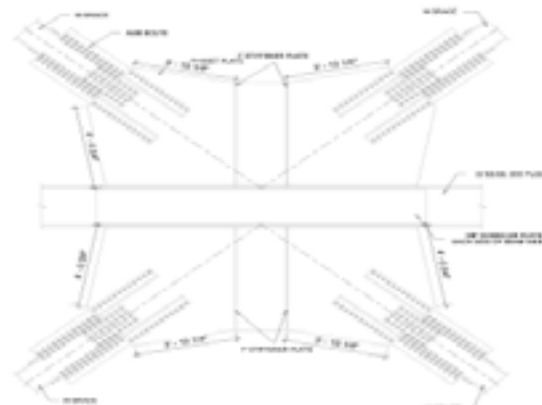
3 FIN DETAIL

34' x 1'-0"



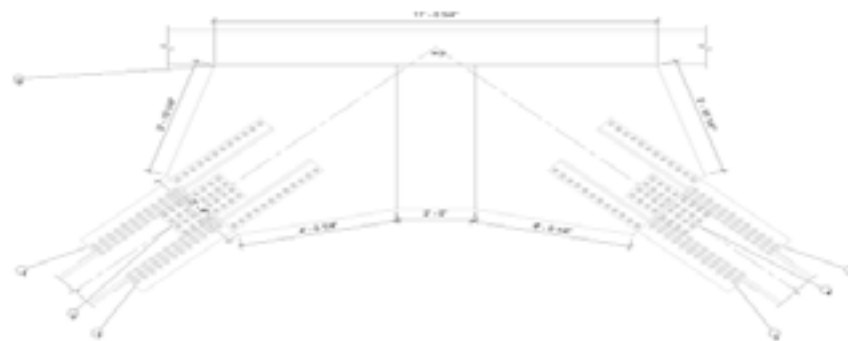
4 GUSSET PLATE (BASE 1)

34' x 1'-0"



7 GUSSET PLATE X BRACE CONNECTION

1'-0" x 1'-0"



8 GUSSET PLATE (TOP GUSSET)

34' x 1'-0"

MORRISON YARD



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REVISIONS	
NO.	DESCRIPTION

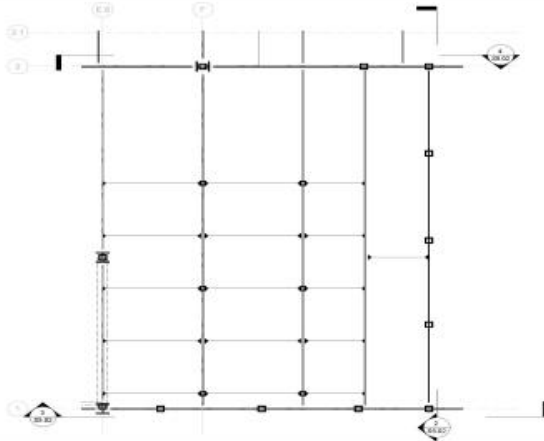
DATE: 11/11/2014

BY: [Signature]

CHECKED BY: [Signature]

SCALE: AS SHOWN

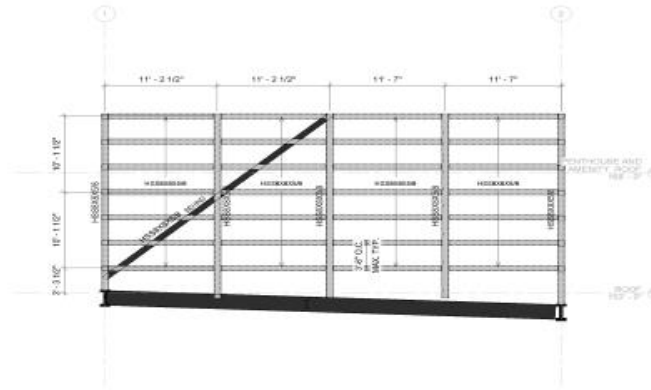
35.01 197



1 ROOF SCREEN ENLARGED PLAN

3/16" = 1'-0"

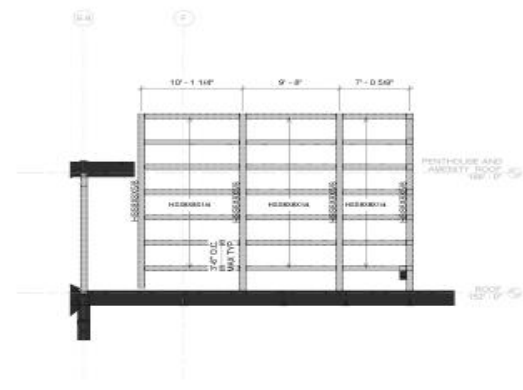
NOTE: VERIFY DIMENSIONS AND ELEVATIONS W/ARCH TYP



2 ROOF SCREEN EAST ELEVATION

3/16" = 1'-0"

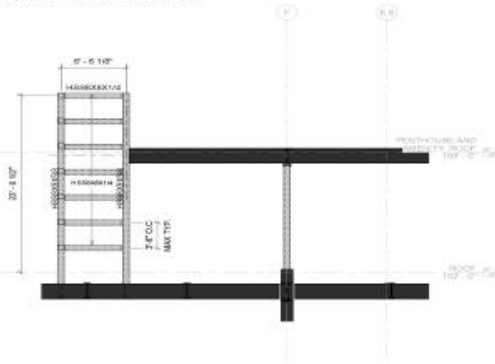
NOTE: VERIFY DIMENSIONS AND ELEVATIONS W/ARCH TYP



3 ROOF SCREEN SOUTH ELEVATION

3/16" = 1'-0"

NOTE: VERIFY DIMENSIONS AND ELEVATIONS W/ARCH TYP

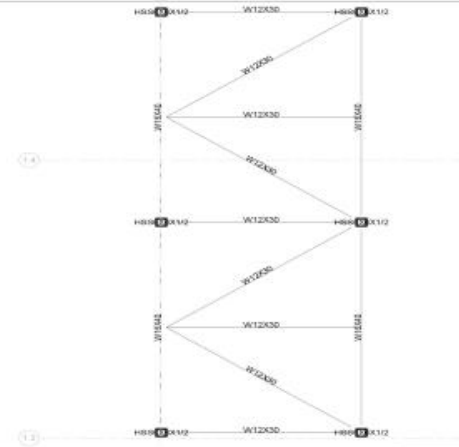


4 ROOF SCREEN NORTH ELEVATION

3/16" = 1'-0"



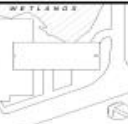
5 ROOF SCREEN ISO



6 COOLING TOWER FRAMING PLAN

3/8" = 1'-0"

MORRISON YARD



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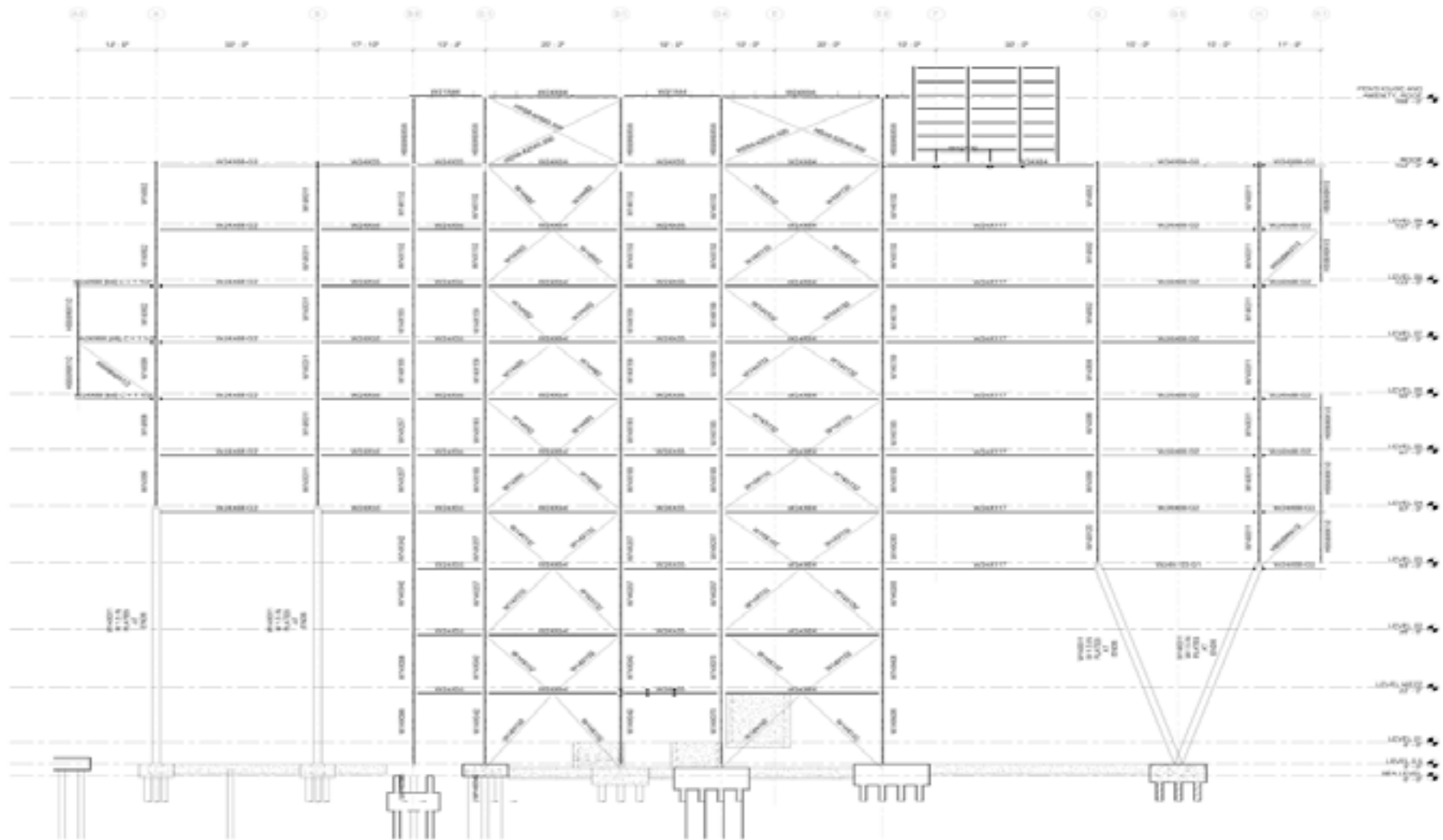
T. J. BROWN, P.E., S.E., F.A.S.T.E.
 PROJECT MANAGER

STEEL DETAILS

DATE: 10/14/2019

Author: [Name] Checker: [Name]

S5.02 198



1 BRACE FRAME 1 ELEVATION

1/8" = 1'-0"

MORRISON YARD

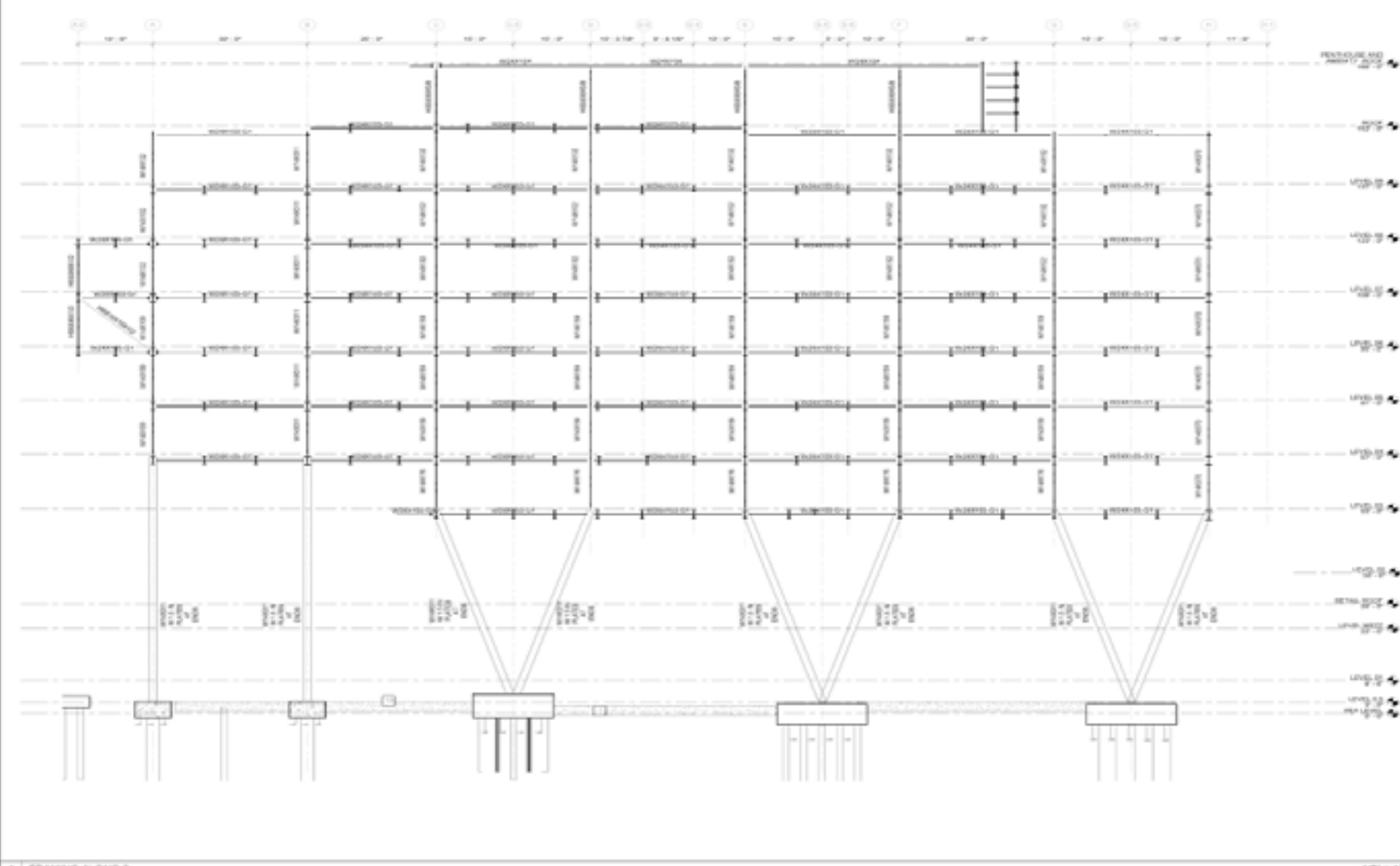


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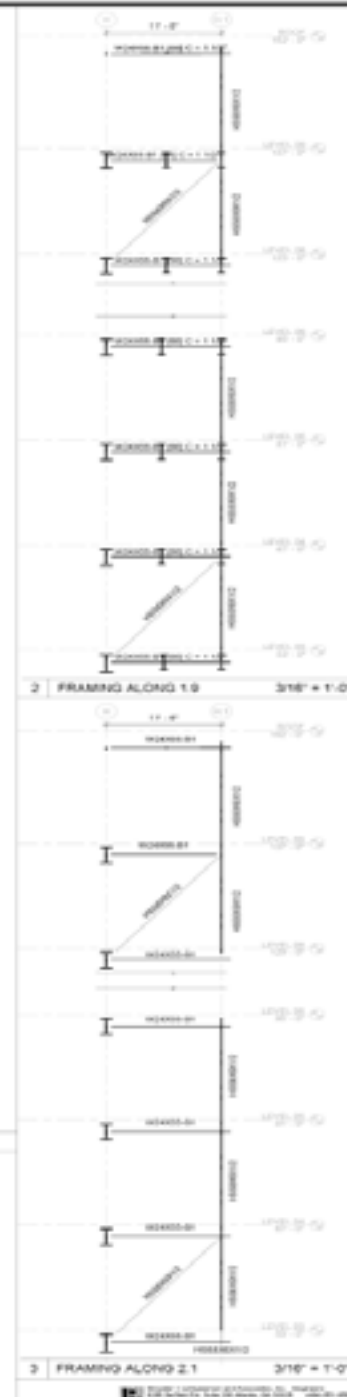
BRACE FRAME ELEVATIONS

NO.	DATE	BY	CHKD.
1	11/20/20	ASD	SKY

35.10 199



1 | FRAMING ALONG 2 | 1/8" = 1'-0"



2 | FRAMING ALONG 1 | 3/16" = 1'-0"

3 | FRAMING ALONG 2 | 3/16" = 1'-0"



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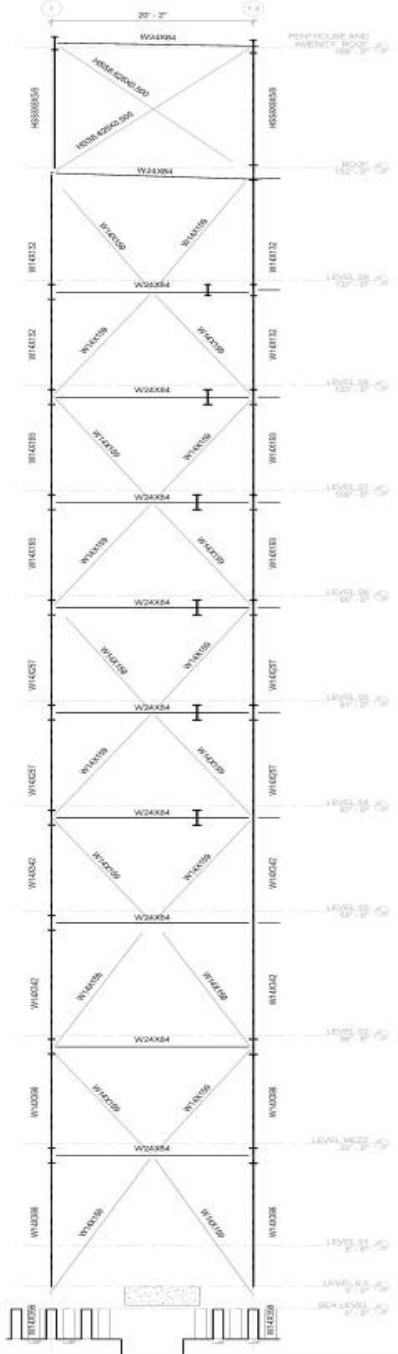
REVISIONS

NO.	DATE	DESCRIPTION
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2	11/11/20	REVISIONS

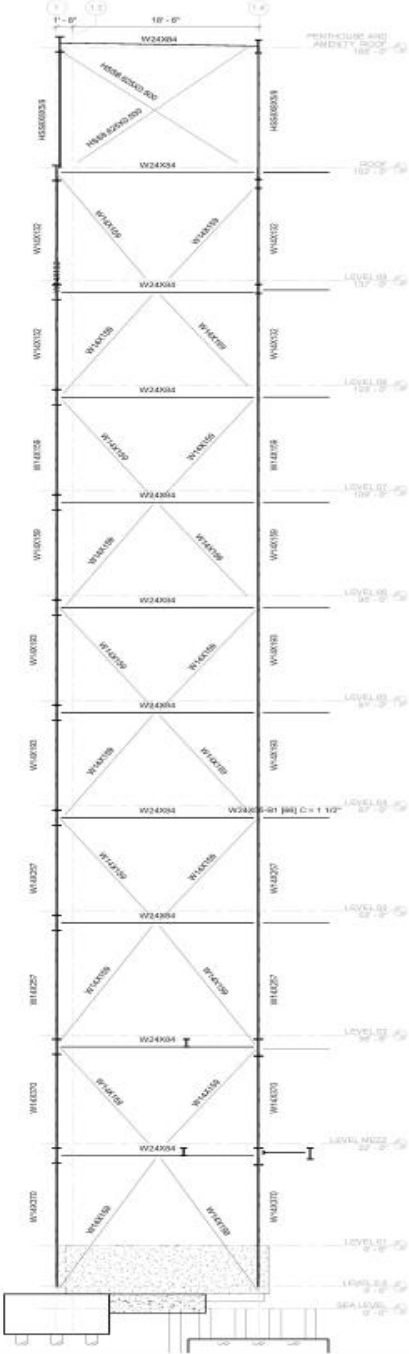
FRAME ELEVATIONS

NO.	DATE	DESCRIPTION
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2	11/11/20	REVISIONS

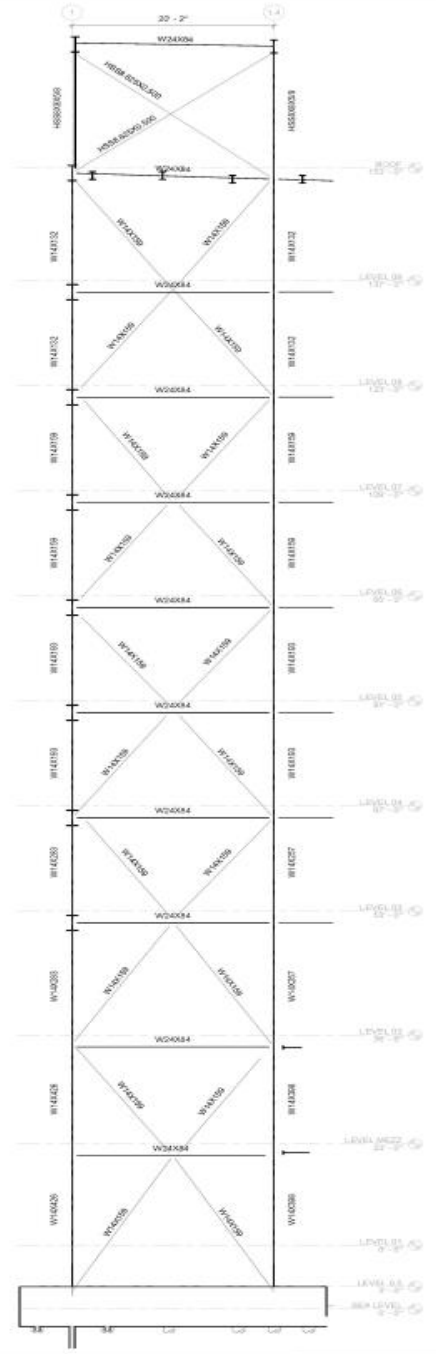
35.11 200



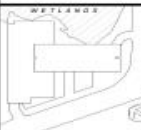
1 Brace Frame B.9 3/16" = 1'-0"



3 Brace Frame D.4 3/16" = 1'-0"



4 Brace Frame E.6 3/16" = 1'-0"



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1	BRACE FRAME ELEVATIONS
2	FOUNDATION PLAN
3	FOUNDATION PLAN
4	FOUNDATION PLAN
5	FOUNDATION PLAN
6	FOUNDATION PLAN
7	FOUNDATION PLAN
8	FOUNDATION PLAN
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98	FOUNDATION PLAN
99	FOUNDATION PLAN
100	FOUNDATION PLAN

BRACE FRAME ELEVATIONS

1/4/2019 10:14:20 AM

Author: [Name] Checker: [Name]

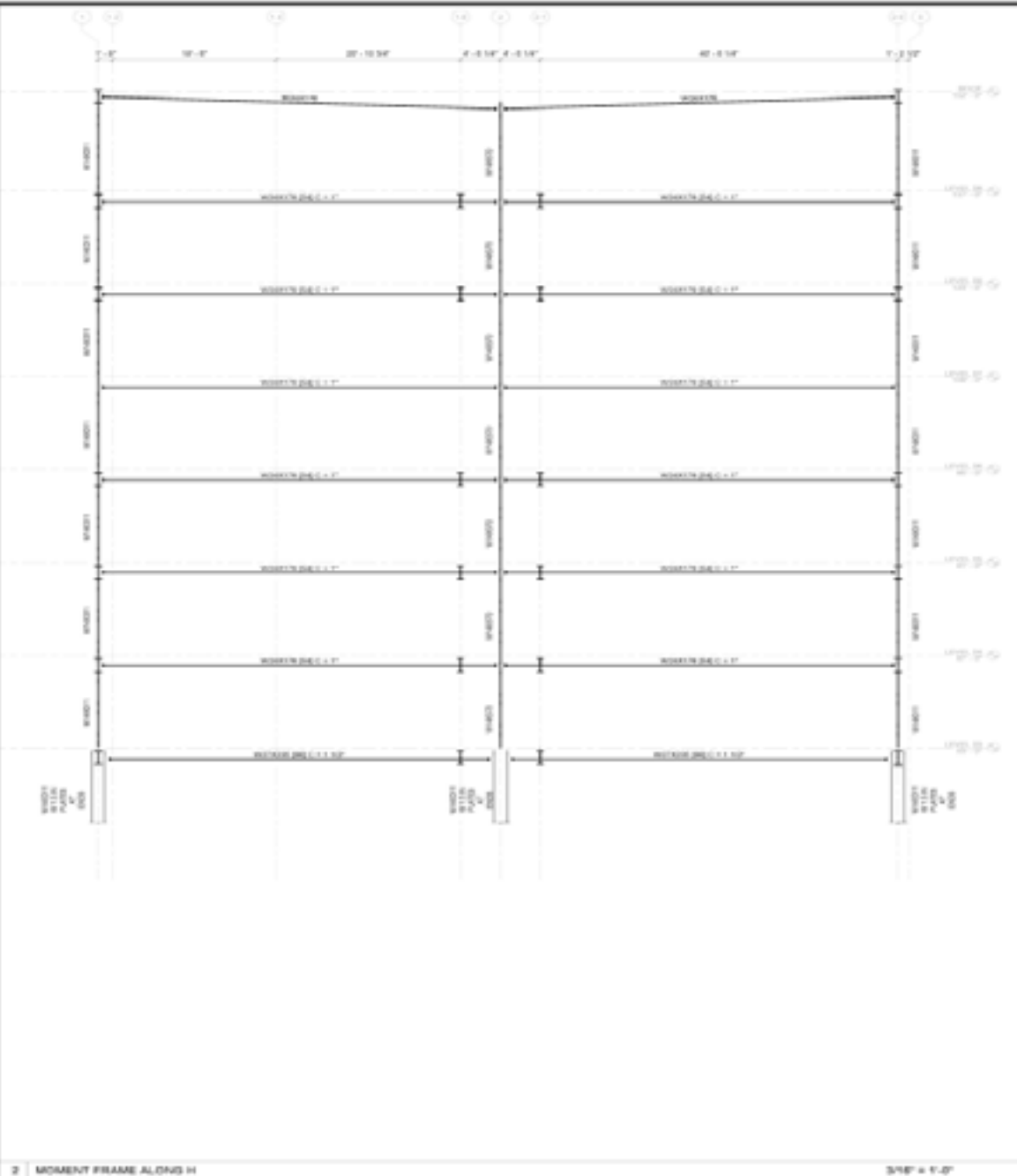
MORRISON YARD



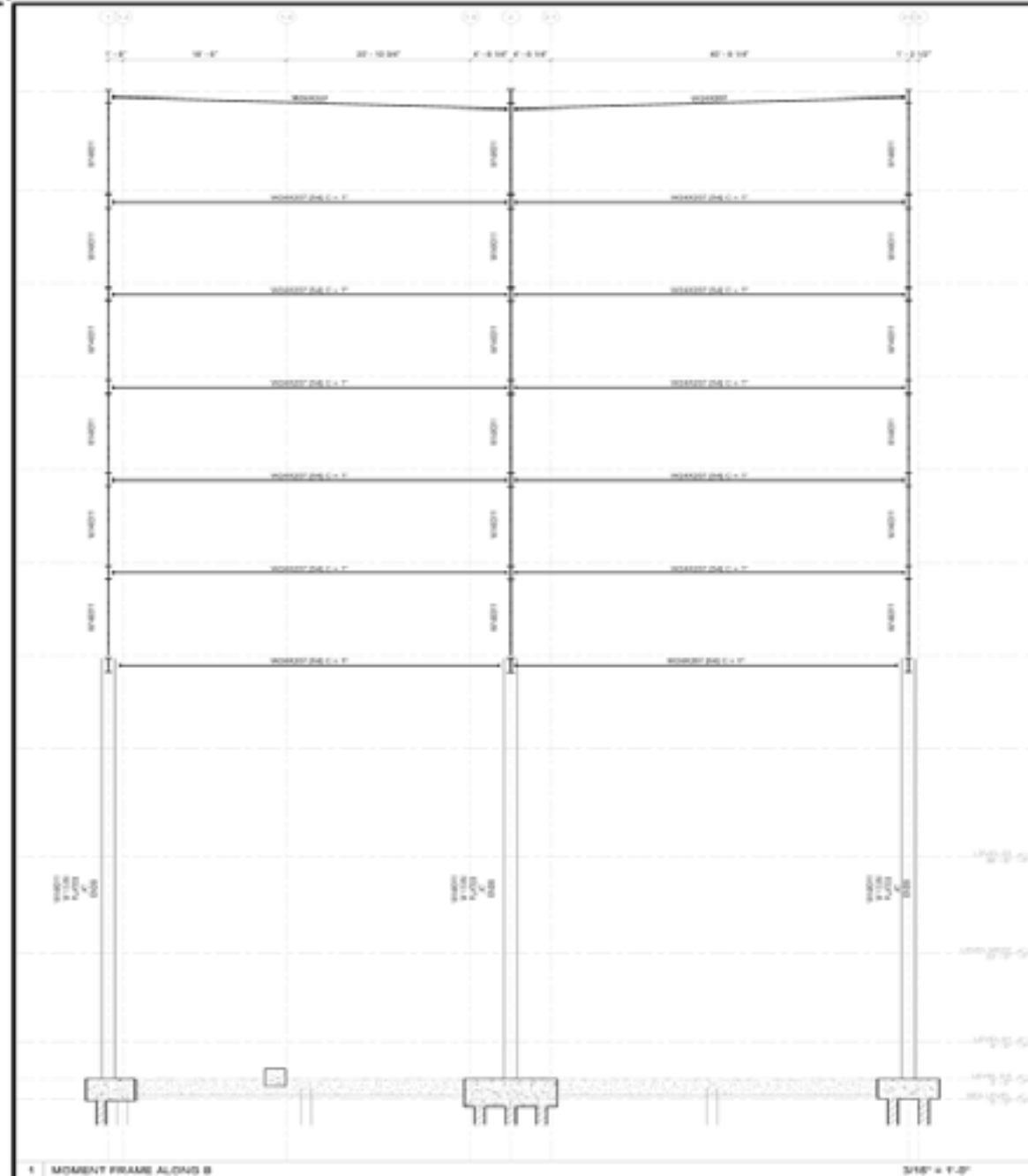
NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

MOMENT FRAME ELEVATIONS

NO.	DATE	BY	CHKD.
1	10/15/2014		
2			
3			
4			
5			
6			
7			
8			
9			
10			



2 MOMENT FRAME ALONG H 3/16" = 1'-0"



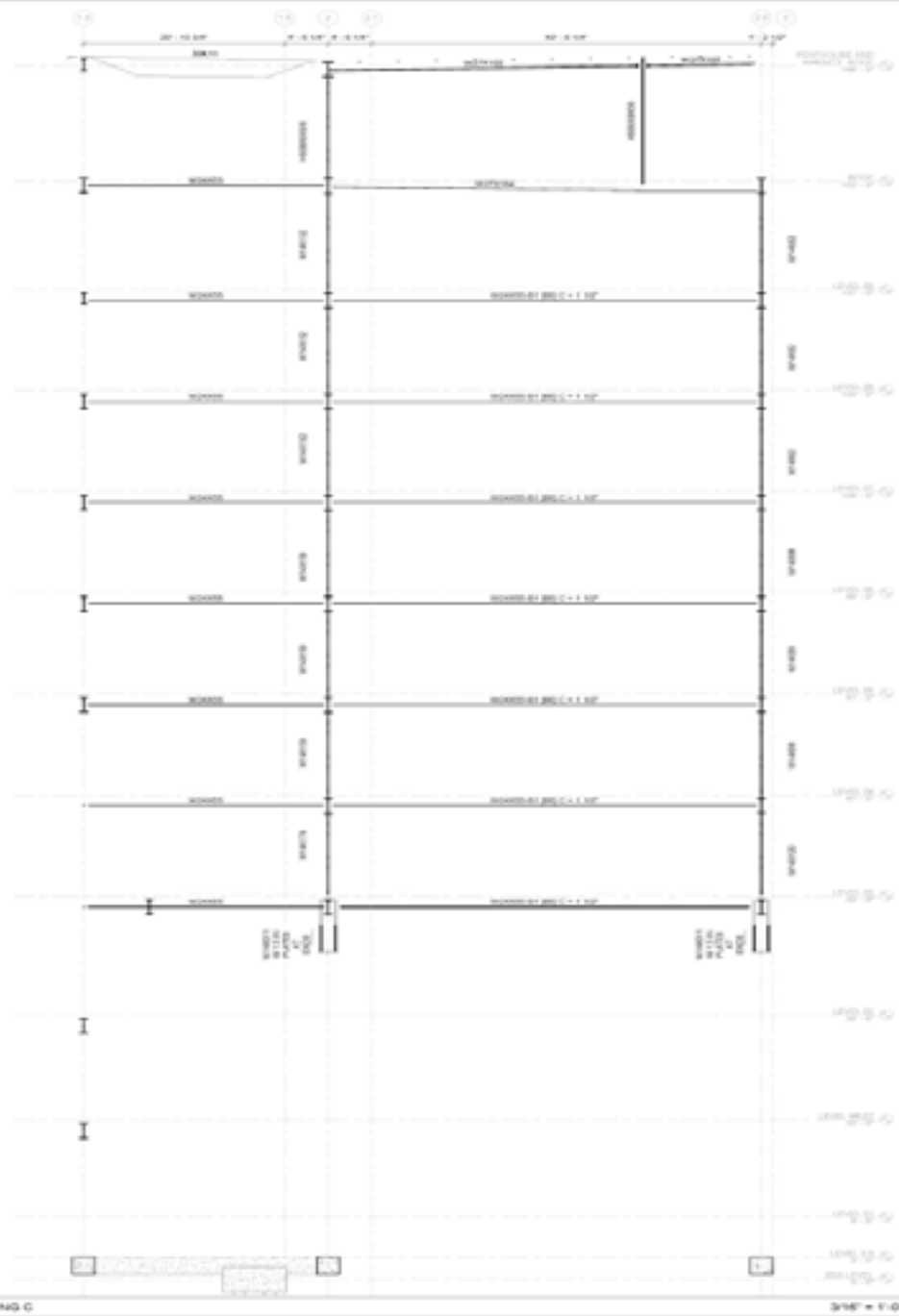
1 MOMENT FRAME ALONG B 3/16" = 1'-0"



PROJECT INFORMATION PROJECT NO. 2016-001 PROJECT NAME MORRISON YARD CLIENT MORRISON DATE 11/11/2016	
DESIGNER ARCHITECT ENGINEER	CHECKED BY ARCHITECT ENGINEER

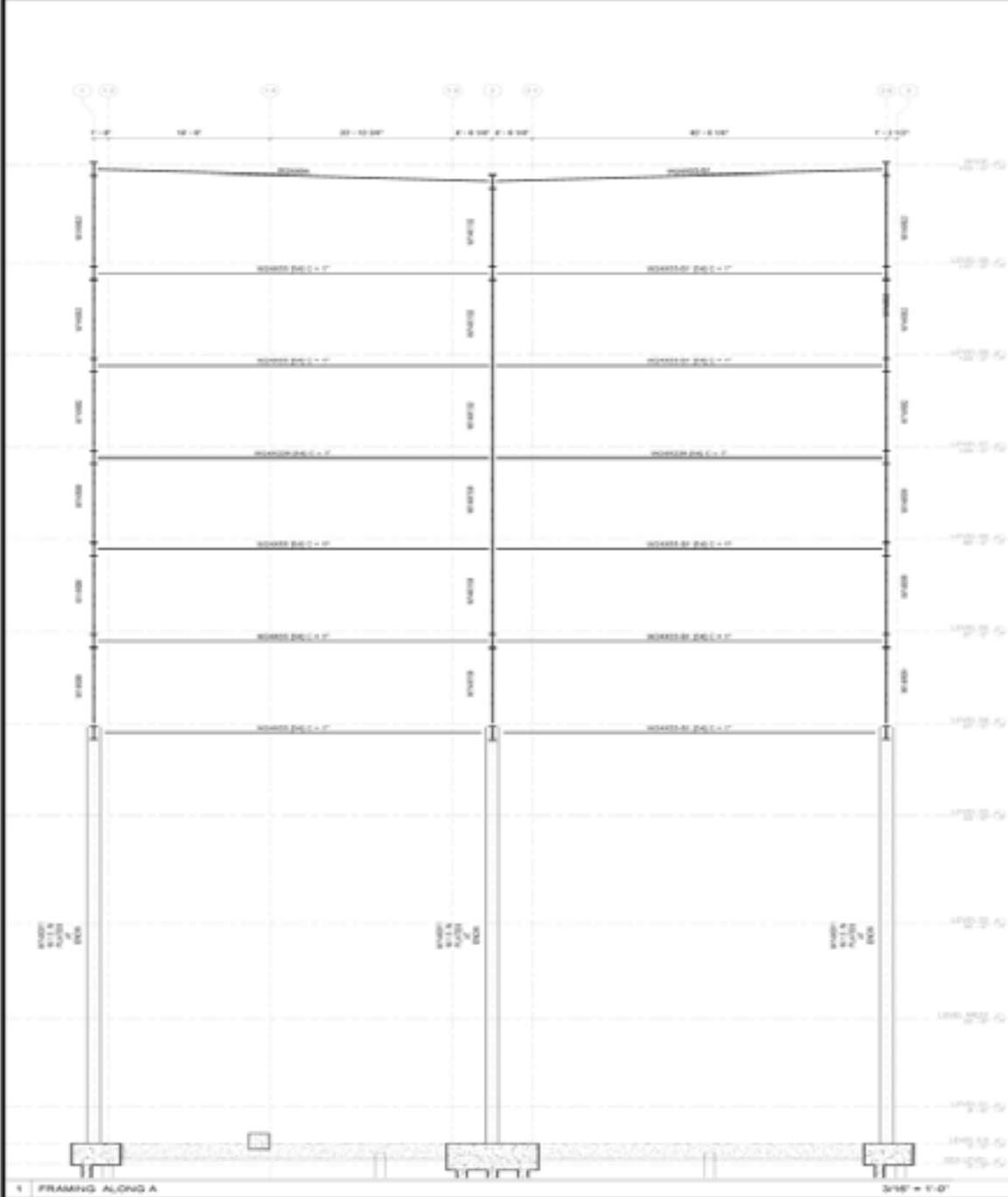
FRAME ELEVATIONS

11/11/2016	11/11/2016
ASD	SKY
35.16	204



2 | FRAMING ALONG C

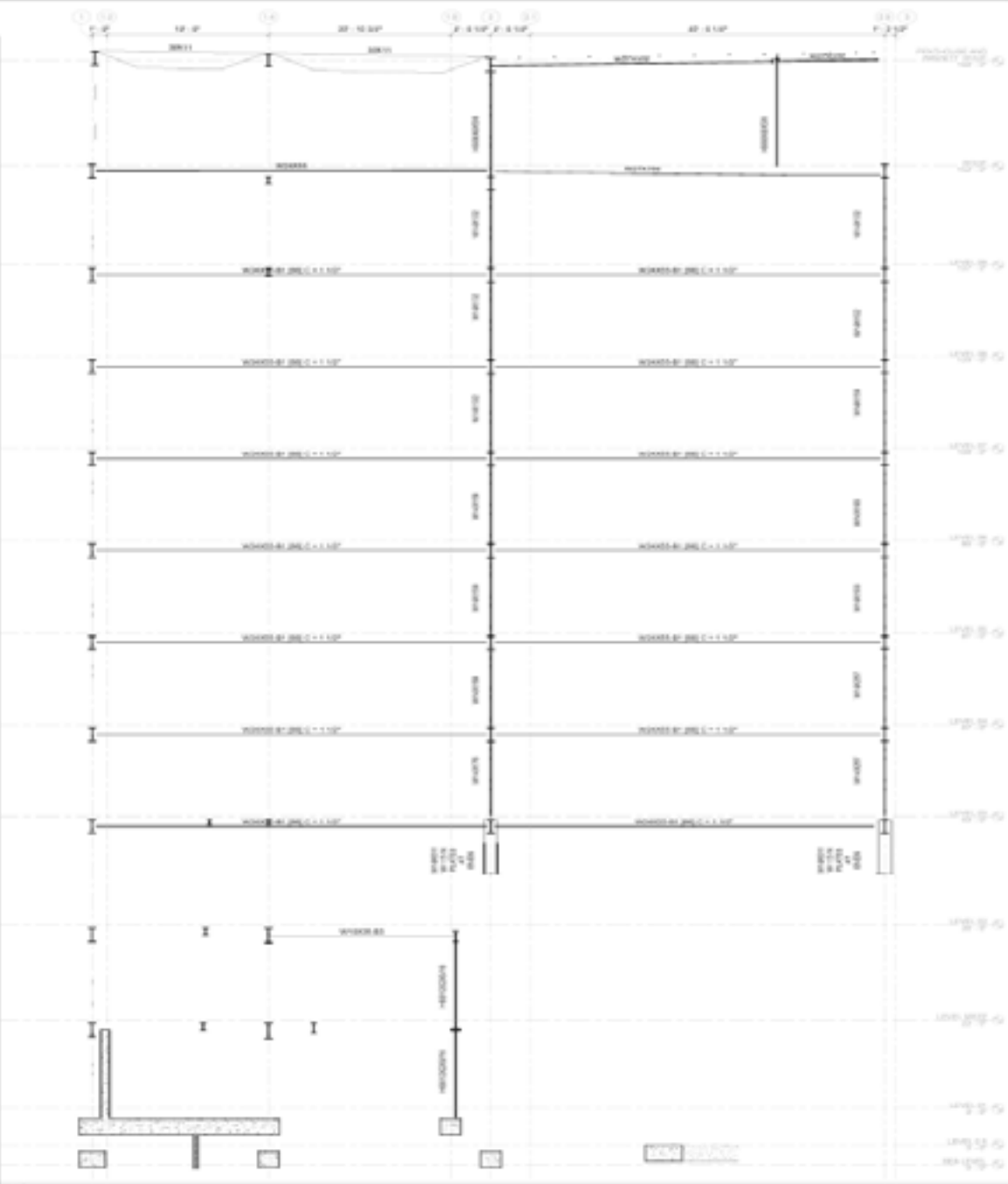
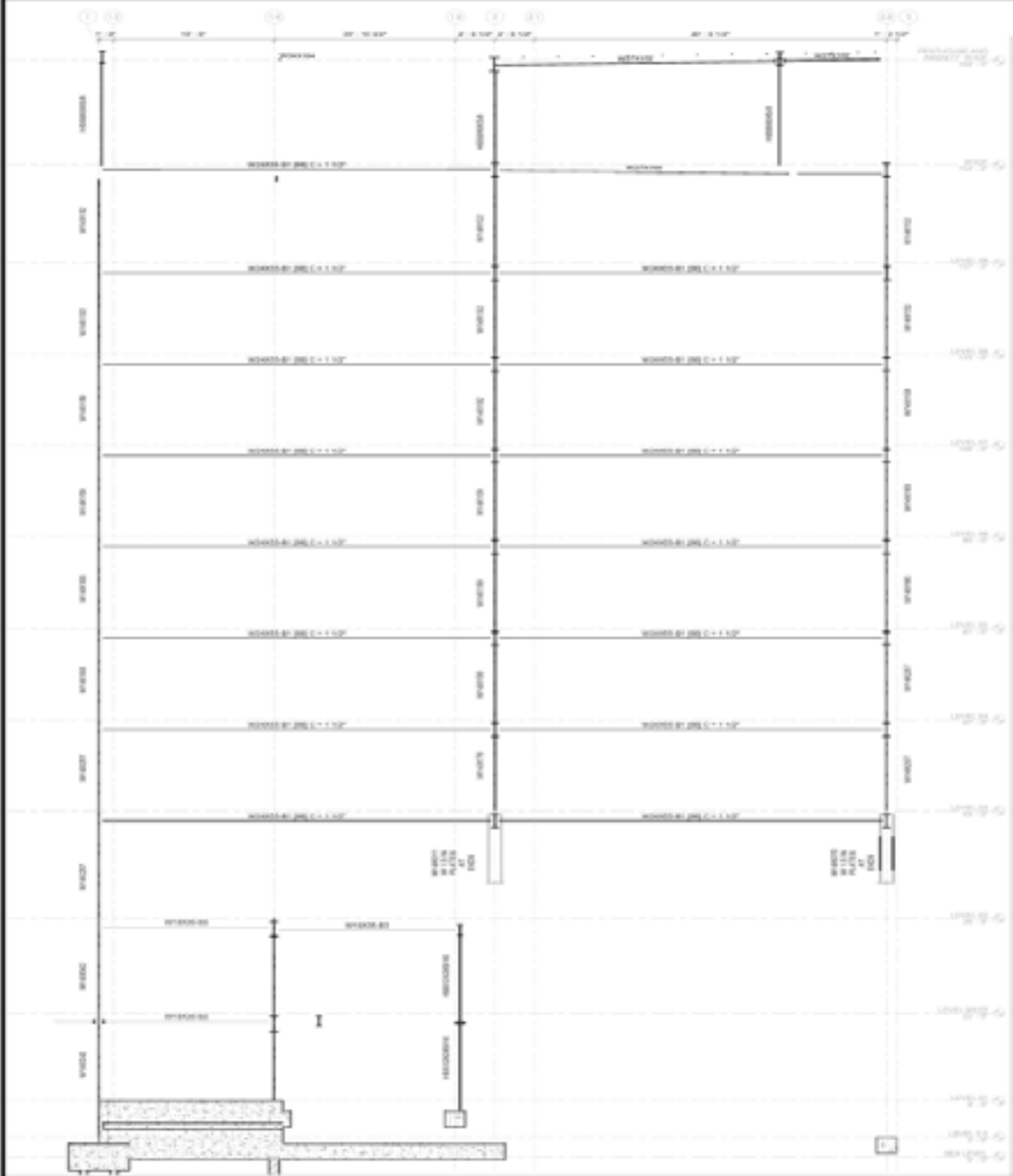
3/16" = 1'-0"



1 | FRAMING ALONG A

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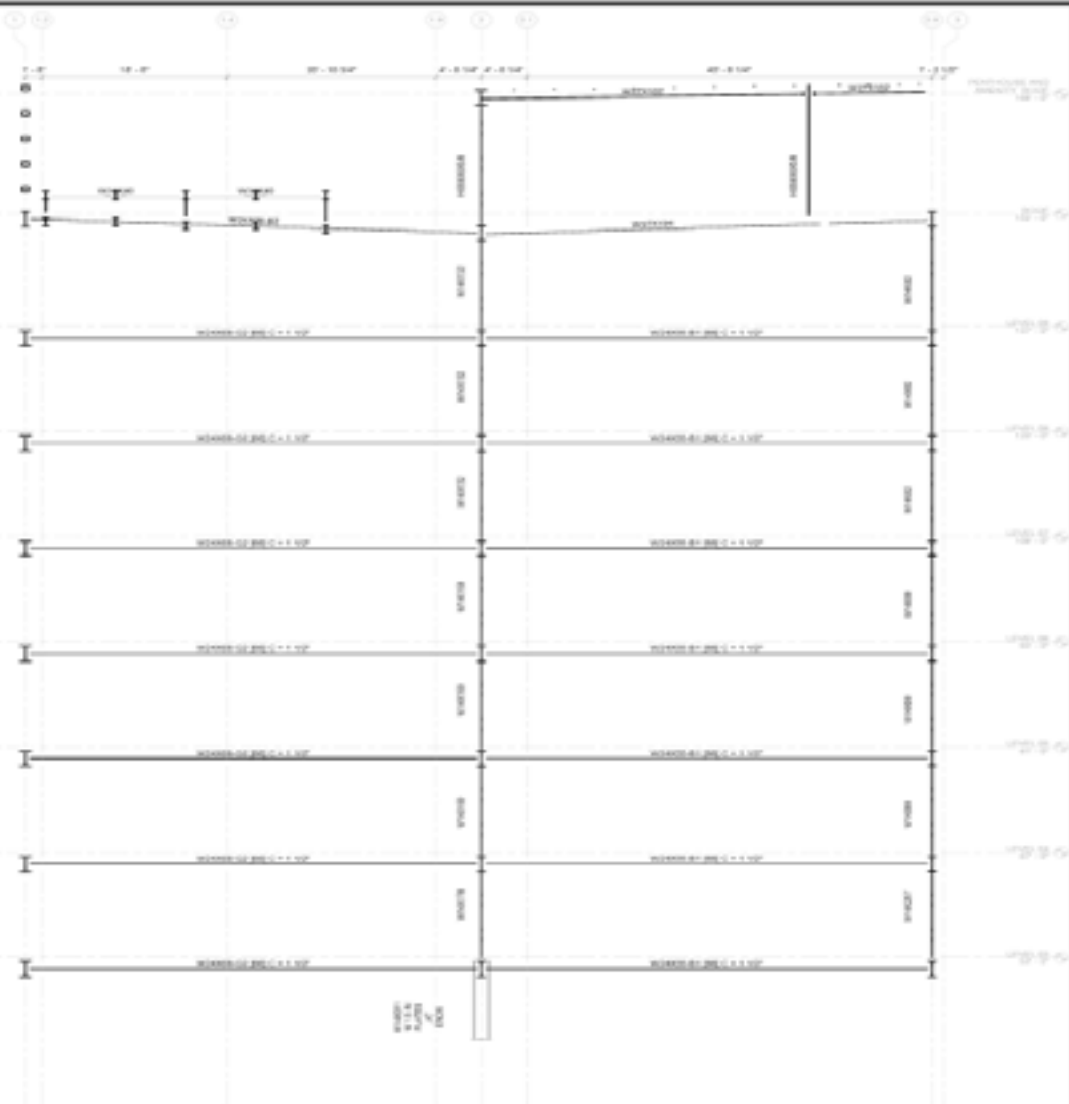
MORRISON YARD



REVISIONS

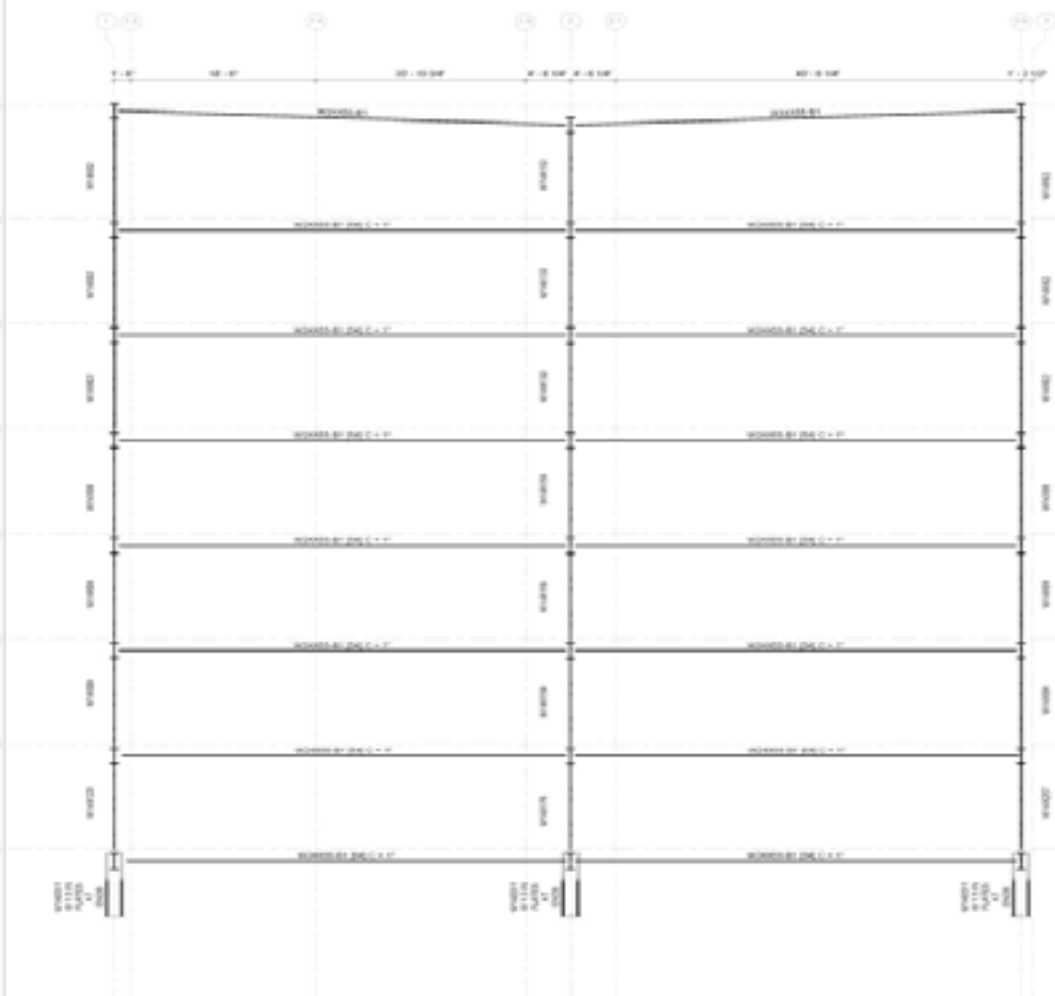
NO.	DATE	DESCRIPTION

FRAME ELEVATIONS



1 FRAMING ALONG P

3/16" = 1'-0"



2 FRAMING ALONG G

3/16" = 1'-0"

MORRISON YARD

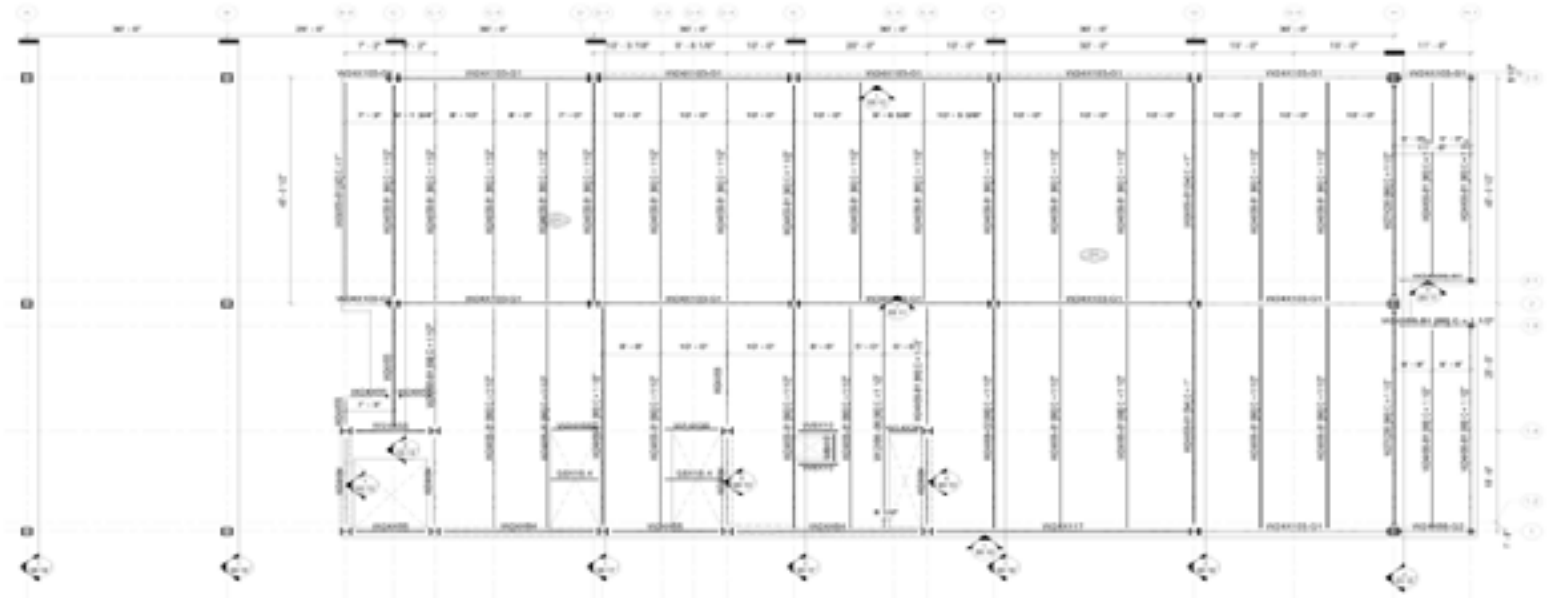


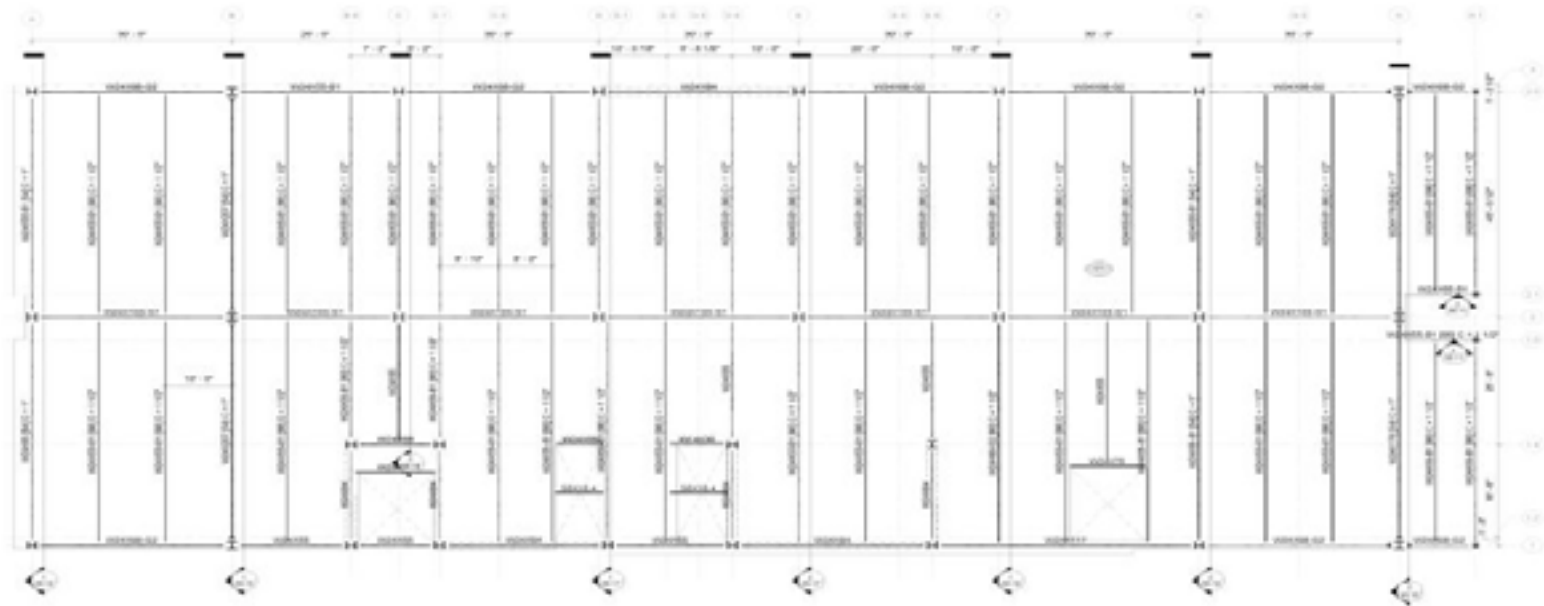
NOT TO SCALE
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE NOTED
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA, ASCE, AND ACI CODES
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA, ASCE, AND ACI CODES
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA, ASCE, AND ACI CODES

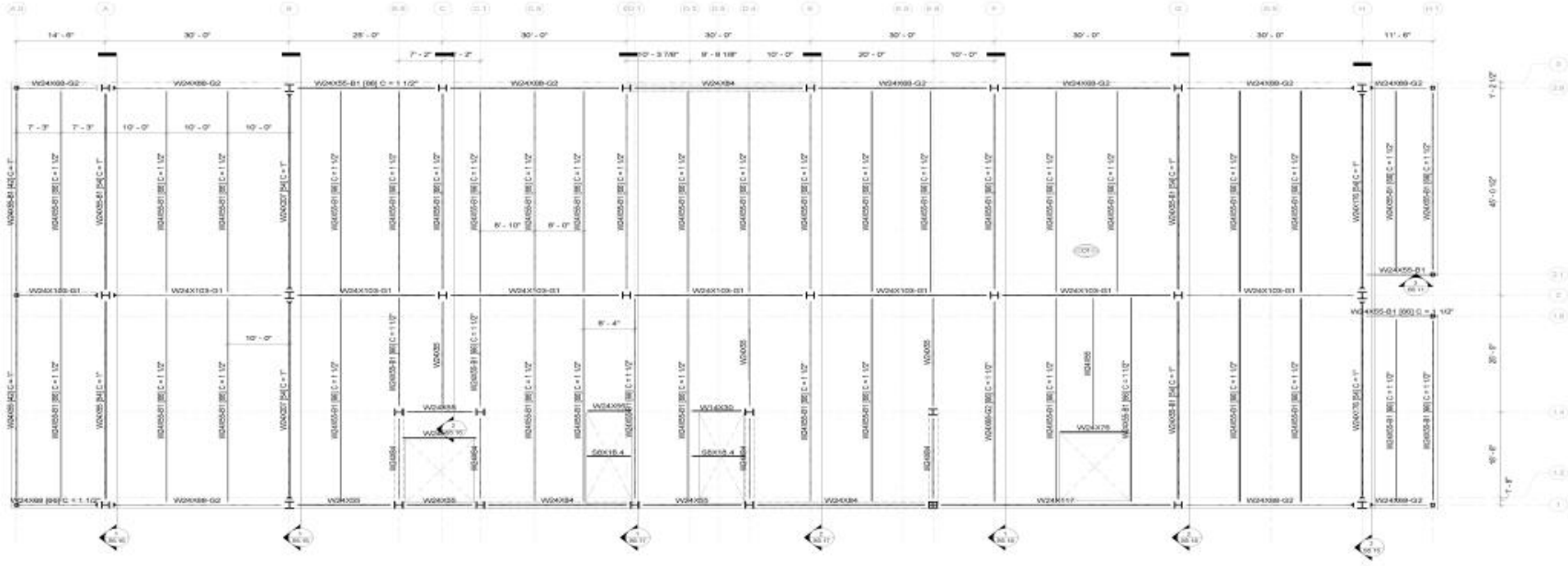
FRAME ELEVATIONS

DATE	DESCRIPTION
11/11/2014	ISSUED FOR PERMIT
11/11/2014	ISSUED FOR PERMIT

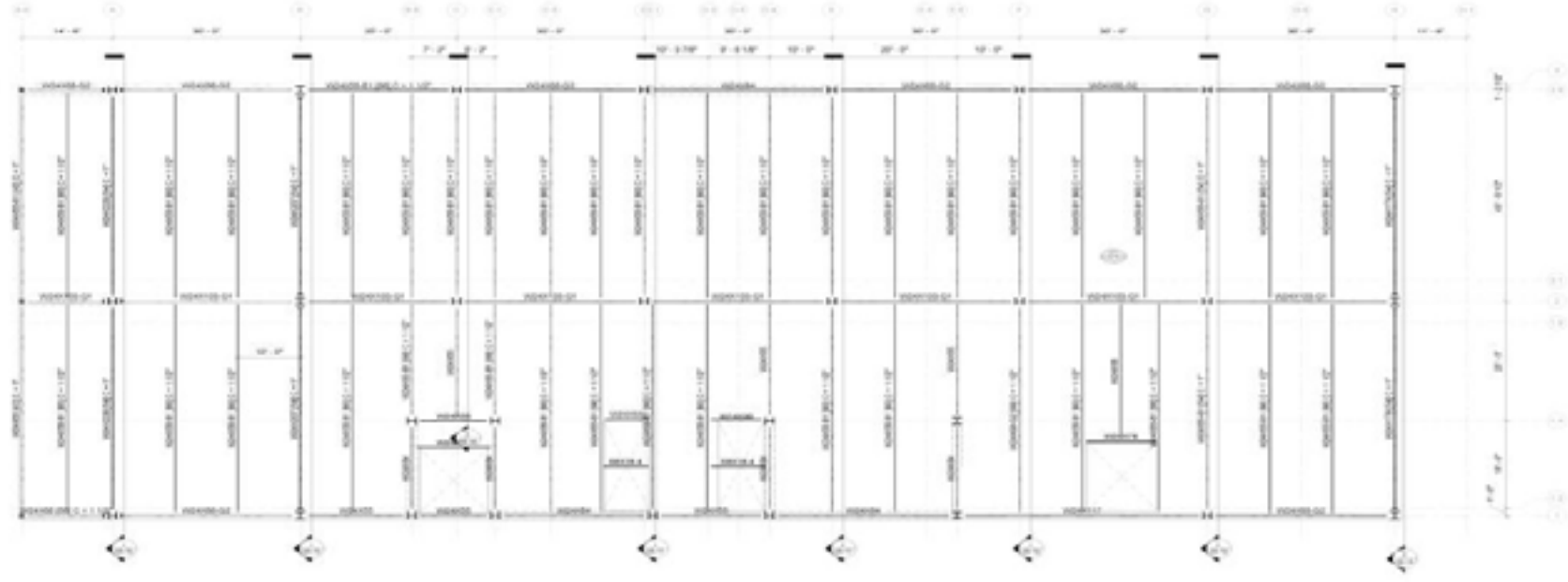
35.18 206







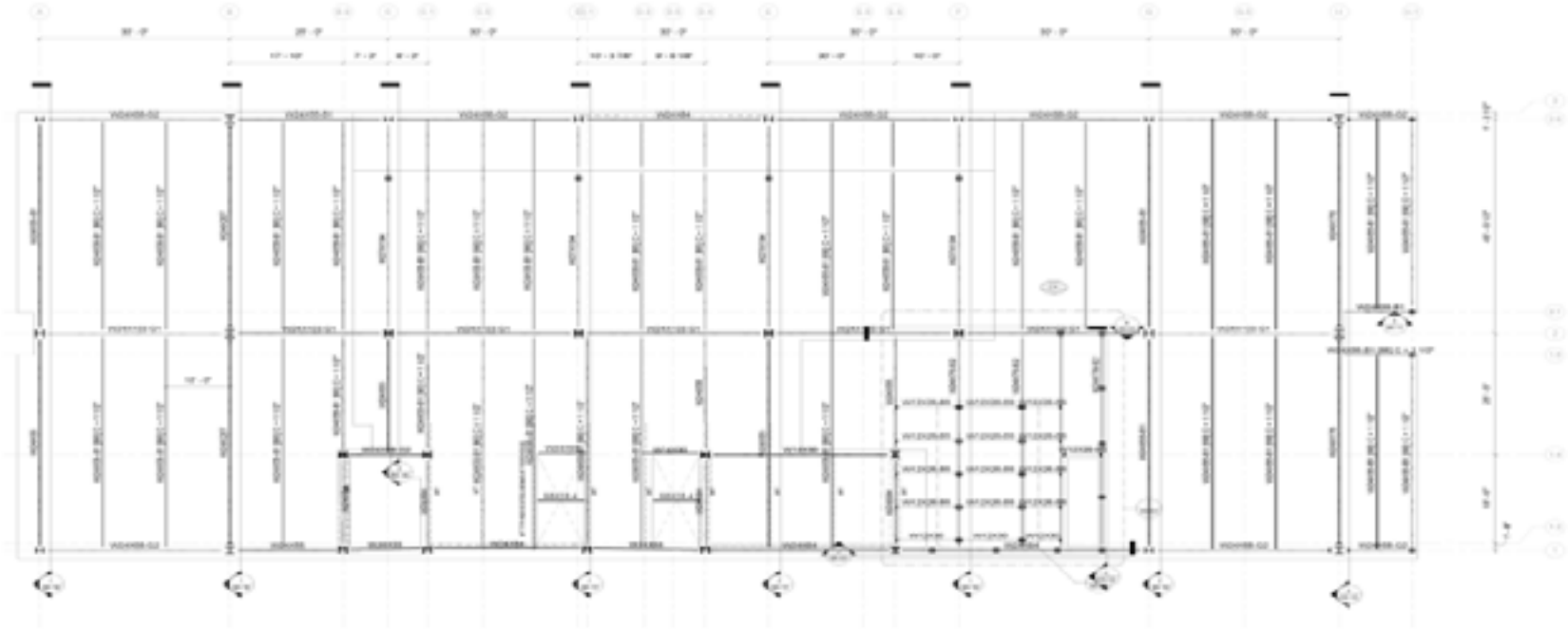
1'-0" F
30' F
45'-0" F
1'-0" F

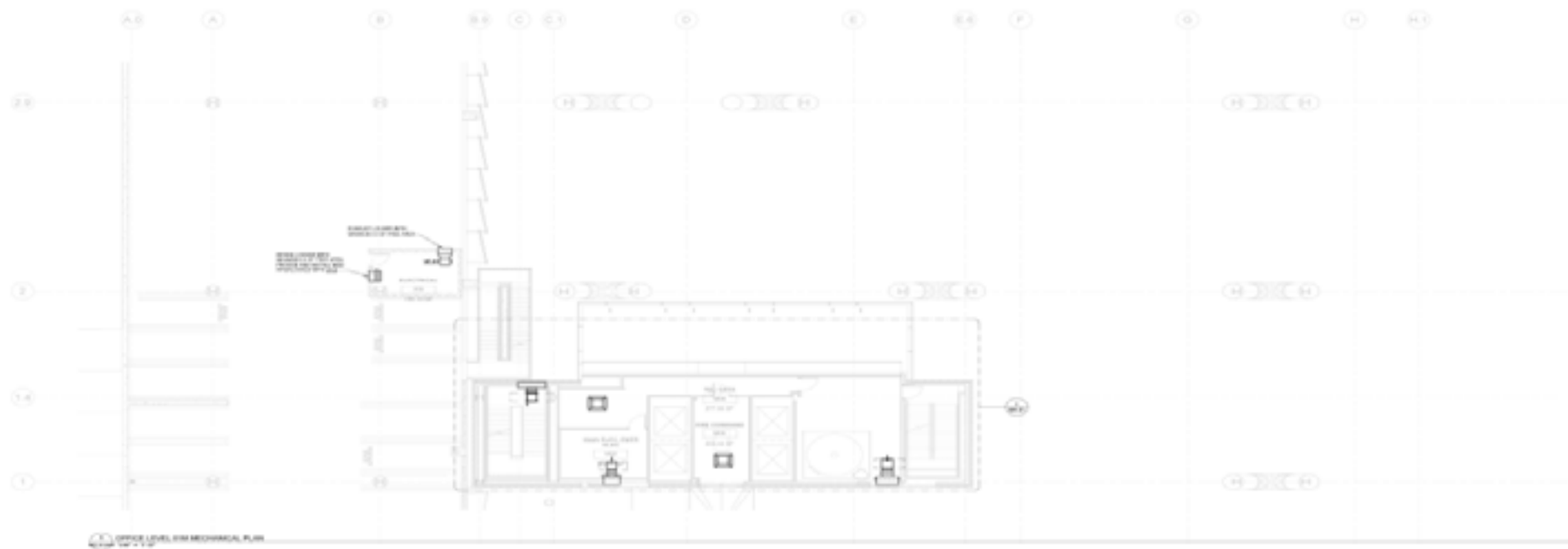






10





MORRISON YARD



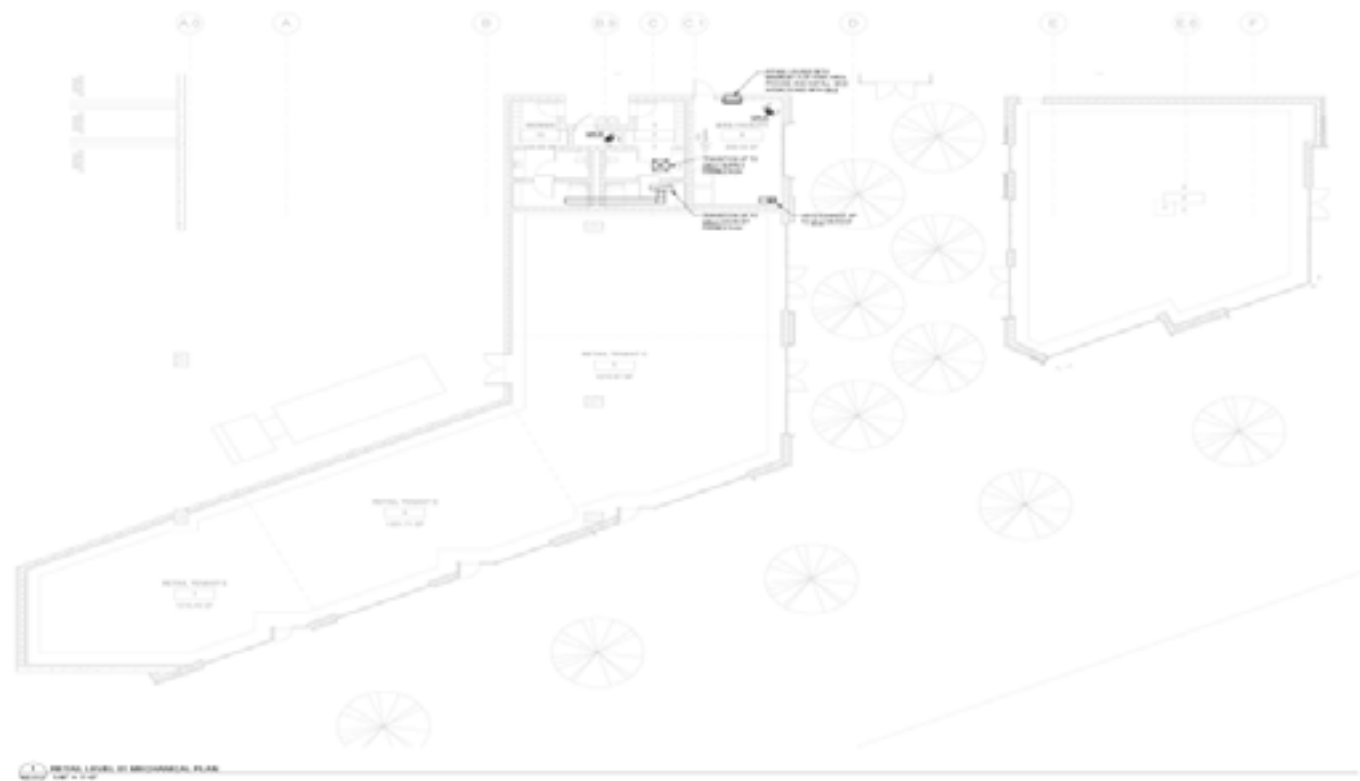
MECHANICAL ROOM: 100% CARBON FOOTPRINT, 100% GREEN BUILDING, 100% LEED PLATINUM, 100% RECYCLED CONTENT, 100% SUSTAINABLE, 100% ENERGY EFFICIENT, 100% WATER EFFICIENT, 100% WASTE RECYCLED

MEZZANINE LEVEL MECHANICAL PLAN

DATE: 11.14.2014

BY: [Signature]

MZ.01AM 210



MECHANICAL EQUIPMENT
 MECHANICAL PIPING
 MECHANICAL DUCTWORK
 MECHANICAL ELECTRICAL
 MECHANICAL STRUCTURE

MORRISON YARD



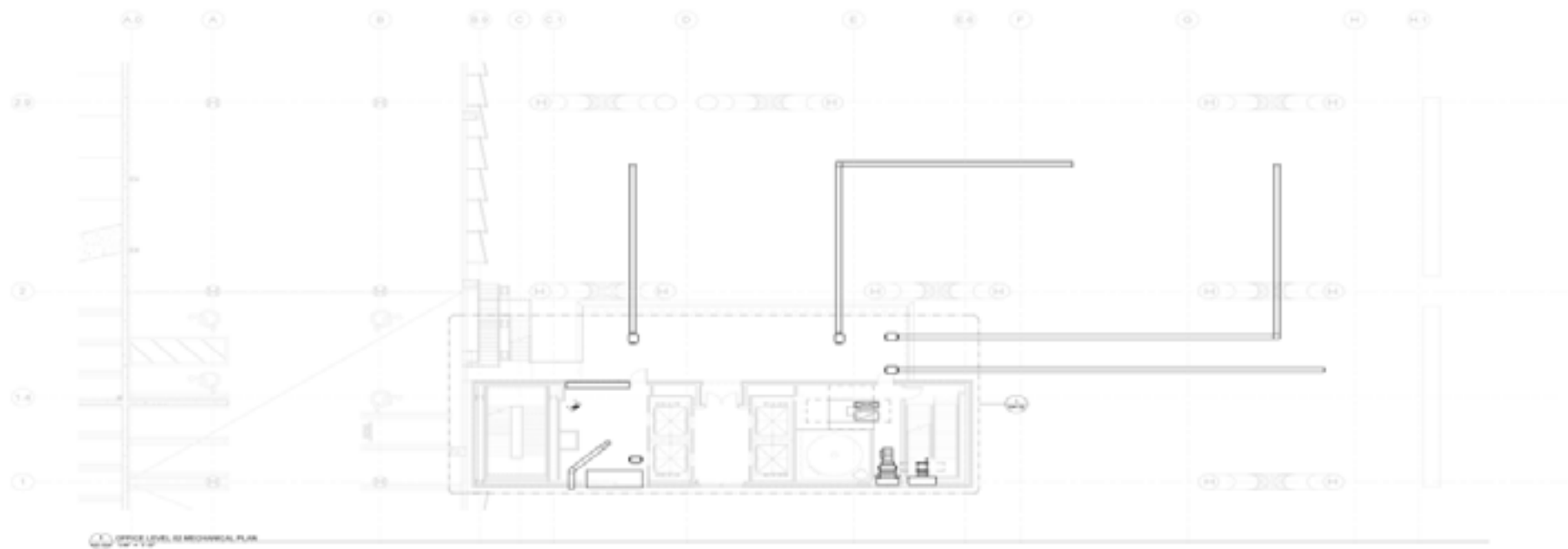
MECHANICAL EQUIPMENT
 MECHANICAL PIPING
 MECHANICAL DUCTWORK
 MECHANICAL ELECTRICAL
 MECHANICAL STRUCTURE

MECHANICAL EQUIPMENT
 MECHANICAL PIPING
 MECHANICAL DUCTWORK
 MECHANICAL ELECTRICAL
 MECHANICAL STRUCTURE

MECHANICAL EQUIPMENT
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 MECHANICAL ELECTRICAL
 MECHANICAL STRUCTURE

MECHANICAL EQUIPMENT
 MECHANICAL PIPING
 MECHANICAL DUCTWORK
 MECHANICAL ELECTRICAL
 MECHANICAL STRUCTURE



MORRISON YARD

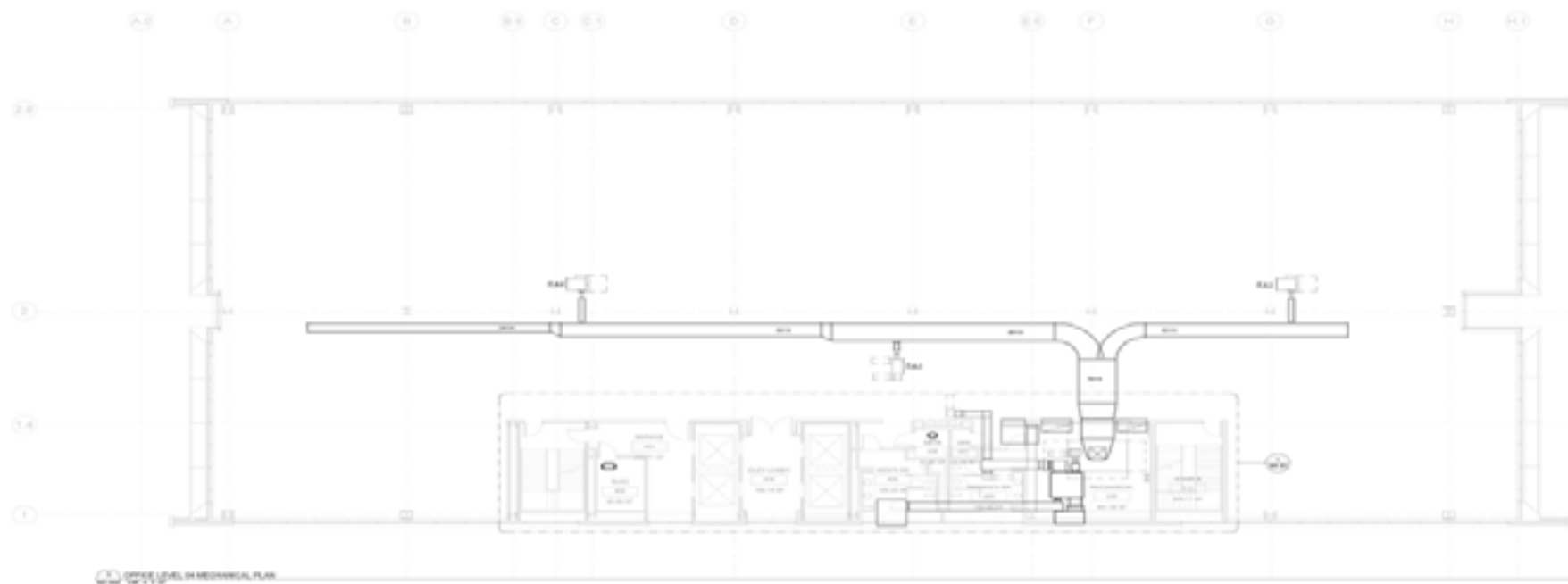


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OFFICE LEVEL 02
MECHANICAL PLAN

DATE	11/14/2024
BY	SP
APP	SP

MZ 02A 212



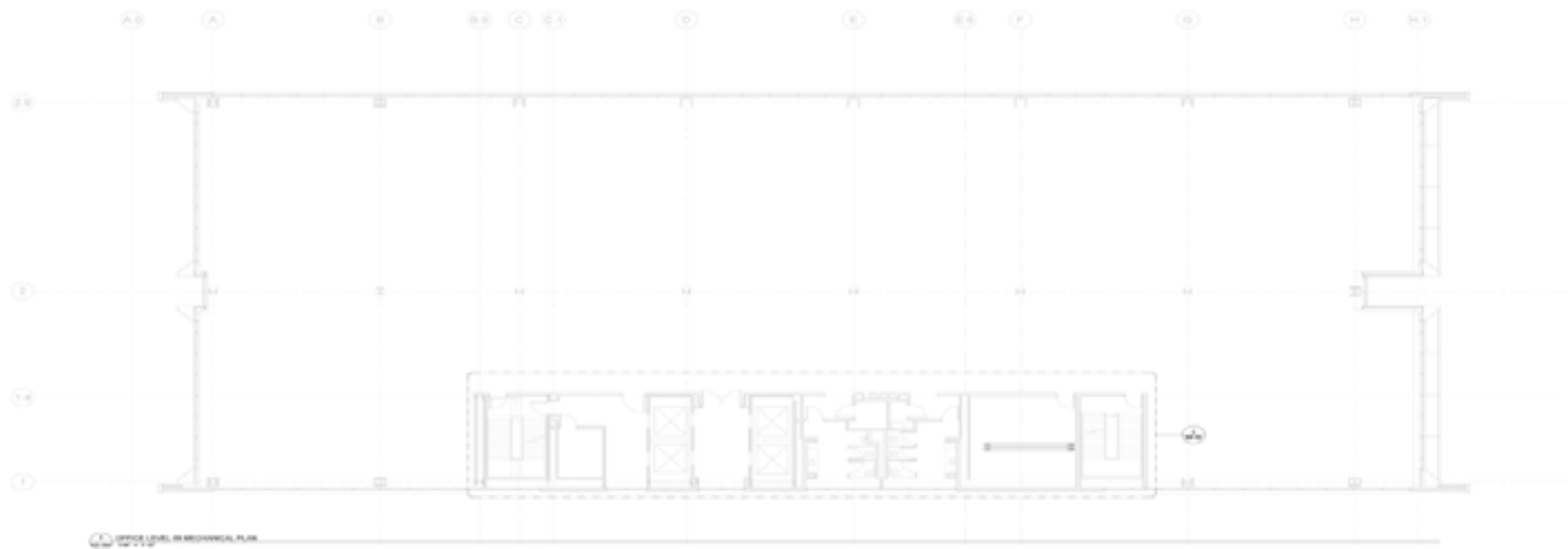
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OFFICE LEVEL 04
MECHANICAL PLAN

DATE	11.14.2019
BY	SP
NO.	215



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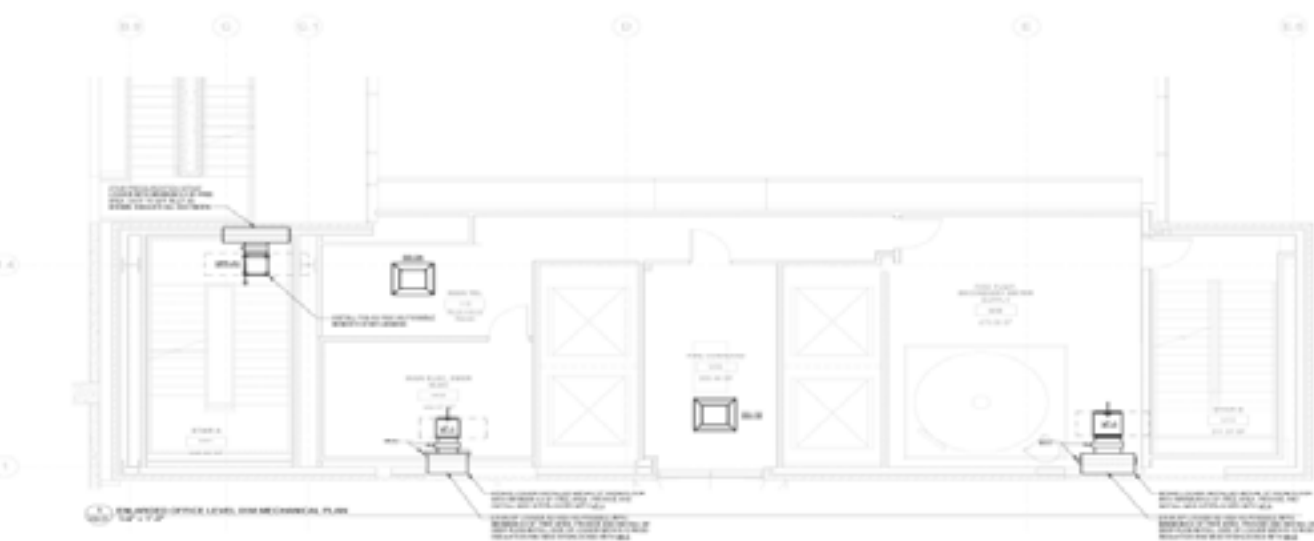
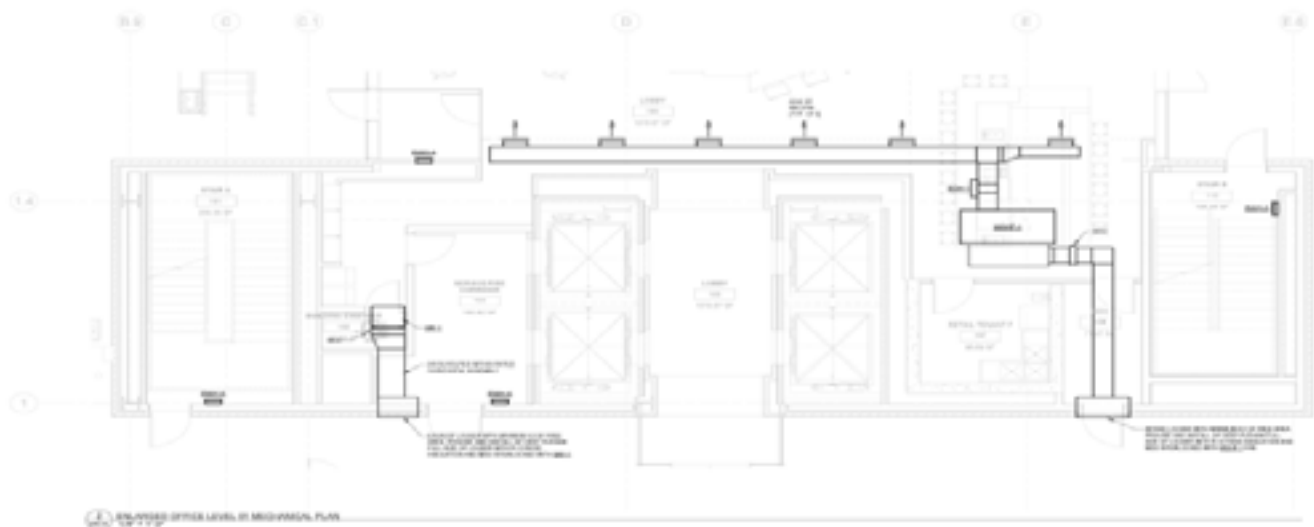
MECHANICAL FLOOR PLAN
 MORRISON YARD
 MECHANICAL FLOOR PLAN
 MORRISON YARD

MECHANICAL FLOOR PLAN
 MORRISON YARD

MECHANICAL FLOOR PLAN
 MORRISON YARD

MECHANICAL FLOOR PLAN
 MORRISON YARD

MECHANICAL FLOOR PLAN
 MORRISON YARD



MORRISON YARD



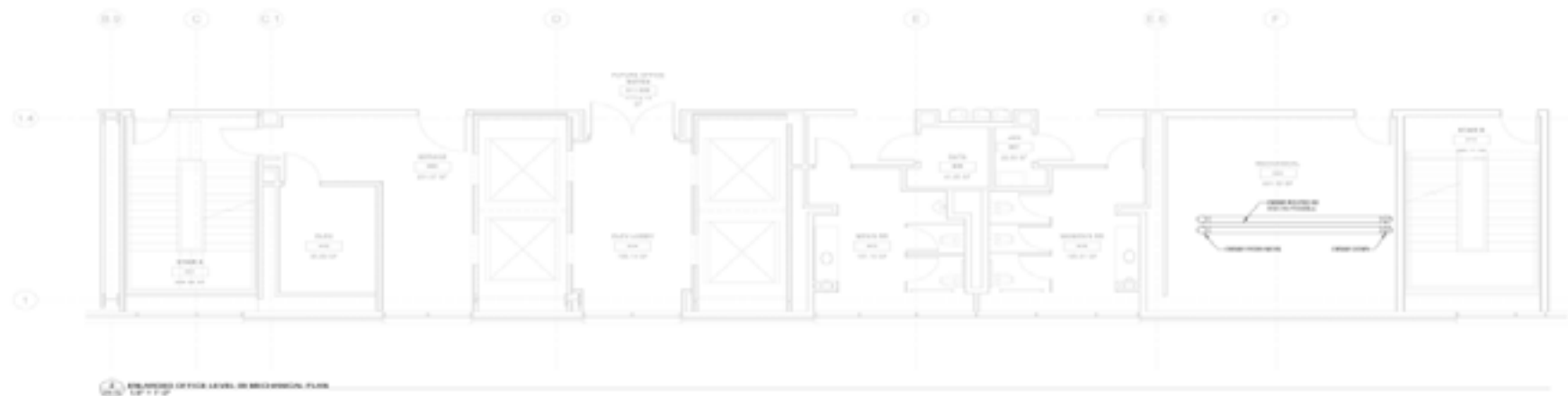
MECHANICAL PLAN
 MECHANICAL PLAN
 MECHANICAL PLAN
 MECHANICAL PLAN
 MECHANICAL PLAN

ENLARGED MECHANICAL PLAN

DATE	11.14.2014
BY	SP
NO.	218



202-1002 OFFICE LEVEL IN MECHANICAL PLAN



202-1002 OFFICE LEVEL IN MECHANICAL PLAN

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ENLARGED MECHANICAL PLAN

DATE	11.14.2014
BY	SP
NO.	220

11/14/2014

ABBREVIATIONS

Table of abbreviations for various mechanical and electrical components, including AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

LEGEND table with symbols for various components like ceiling diffuser, diffuser, etc.

SELF-CONTAINED AIR CONDITIONING UNIT SCHEDULE

Table with columns for Unit, Room, Capacity, and other specifications for self-contained air conditioning units.

Table with columns for Unit, Room, Capacity, and other specifications for water source heat pump schedules.

Table with columns for Unit, Room, Capacity, and other specifications for split system schedules.

Table with columns for Unit, Room, Capacity, and other specifications for energy recovery unit schedules.

Table with columns for Unit, Room, Capacity, and other specifications for fan schedules.

Table with columns for Unit, Room, Capacity, and other specifications for terminal unit schedules.

Table with columns for Unit, Room, Capacity, and other specifications for 100% outside air unit schedules.

COOLING TOWER SCHEDULE

Table with columns for Tower, Capacity, and other specifications for cooling tower schedules.

Table with columns for Unit, Room, Capacity, and other specifications for pump schedules.

Table with columns for Unit, Room, Capacity, and other specifications for electric heater schedules.

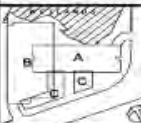
Table with columns for Unit, Room, Capacity, and other specifications for heat exchanger schedules.

ASD SKY logo and contact information.

ASD SKY logo and contact information.

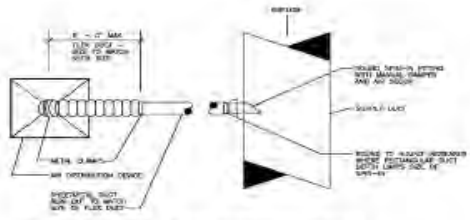
ASD SKY logo and contact information.

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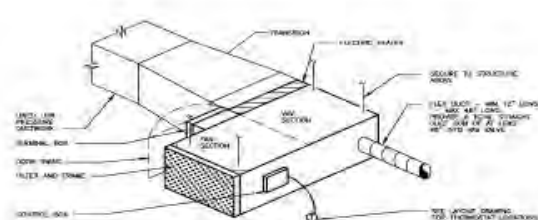


MECHANICAL LEGEND & SCHEDULES

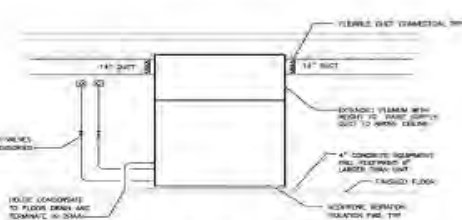
MECHANICAL LEGEND & SCHEDULES table with columns for Unit, Room, Capacity, and other specifications.



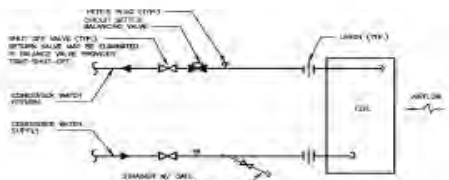
1 DIFFUSER CONNECTION DETAIL
M7.03 NO SCALE



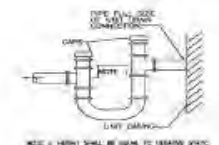
2 POWERED INDUCTION UNIT DETAIL
M7.03 NO SCALE



3 SELF-CONTAINED UNIT DETAIL
M7.03 NO SCALE



4 SCU COIL PIPING DETAIL
M7.03 SCHEMATIC ONLY



5 CONDENSATE DRAIN TRAP DETAIL
M7.03 NO SCALE



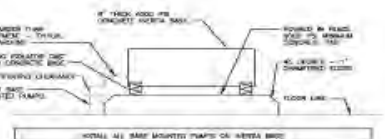
6 MECHANICAL EQUIPMENT PAD DETAIL
M7.03 NO SCALE



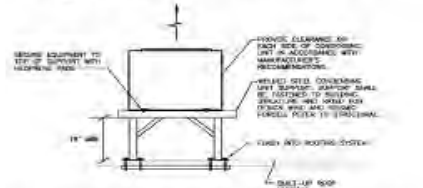
7 RETURN AIR BOOT DETAIL
M7.03 NO SCALE



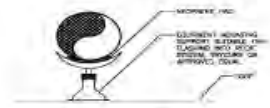
8 CEILING PLENUM SPACE DIAGRAM
M7.03 NOT TO SCALE



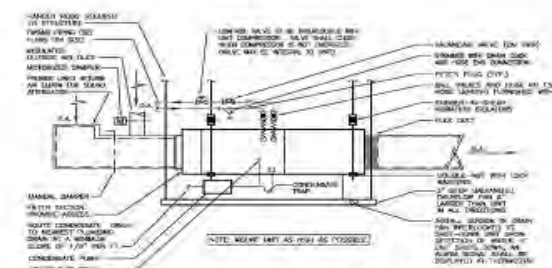
9 PUMP INERTIA BASE DETAIL
M7.03 NO SCALE



10 CONDENSING UNIT MOUNTING DETAIL
M7.03 NO SCALE



11 ROOFTOP PIPE SUPPORT DETAIL
M7.03 NO SCALE

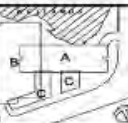


12 WATER SOURCE HEAT PUMP
M7.03 NO SCALE

ASD SKY
ARCHITECTS
1000 CALIFORNIA STREET
SAN FRANCISCO, CA 94108
TEL: 415.774.2000
WWW.ASDSKY.COM

BY
8/24
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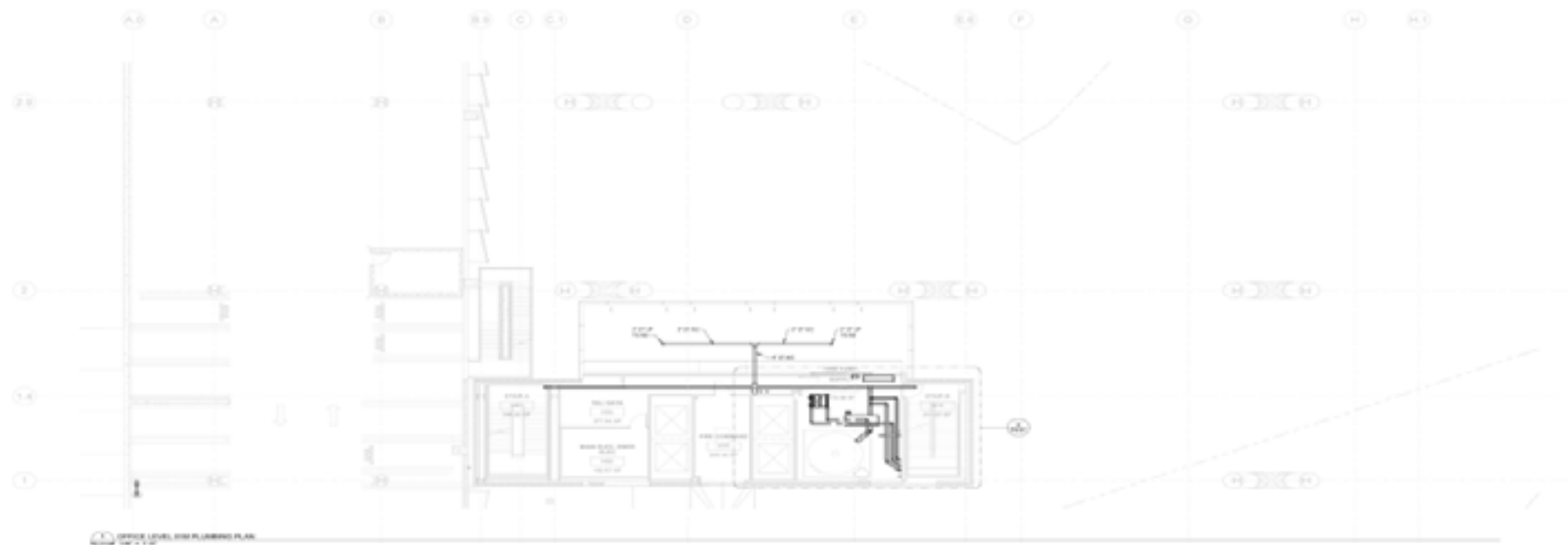
MORRISON YARD



NOT ISSUED FOR CONSTRUCTION

MECHANICAL DETAILS

NO.	DATE	DESCRIPTION
1	10.14.2010	ISSUED FOR PERMIT
2	05.08	ISSUED FOR CONSTRUCTION
3	07.03	ISSUED FOR CONSTRUCTION
4	07.03	ISSUED FOR CONSTRUCTION



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2ND FLOOR FIN
 PLUMBING PLAN

DATE: 11.14.2014

BY: [Signature]

02.01AM 229



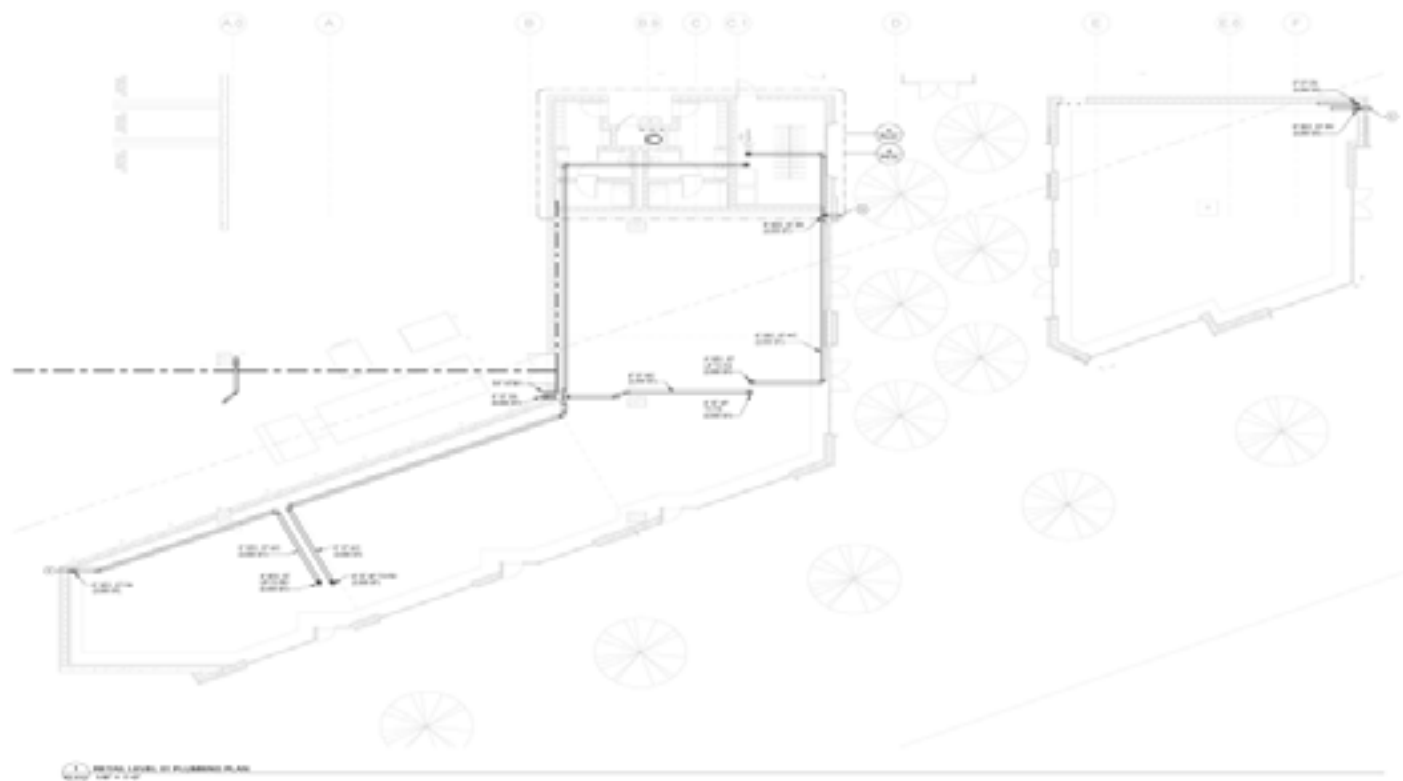
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PARKING DECK VIEW BY
 PLUMBING PLAN

DATE	11.14.2014
BY	SK
NO.	220
P2.018	220



RETAIL LEVEL 01 PLUMBING PLAN
 1/8\"/>

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MORRISON YARD



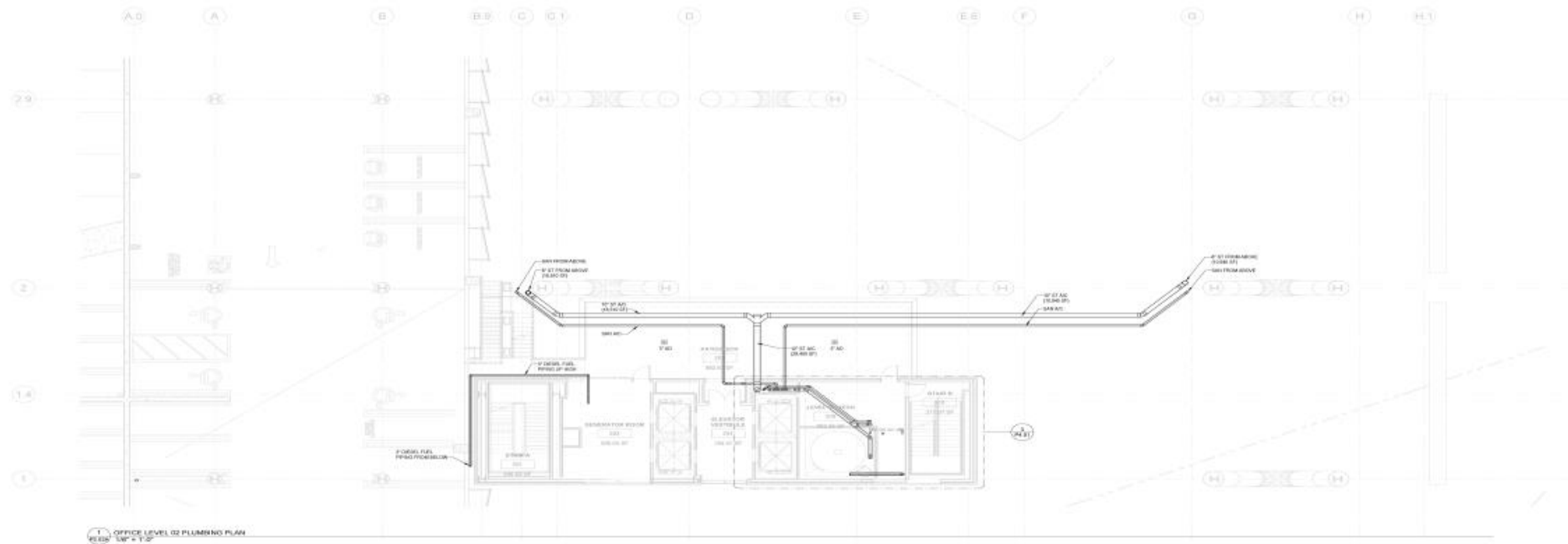
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RETAIL LEVEL 01
 PLUMBING PLAN

DATE: 11.14.2014

SCALE: 1/8\"/>

PROJECT: 22 WEST MAIN
 SHEET: P2.01C 231



1 OFFICE LEVEL 02 PLUMBING PLAN
 10/14/2010



MORRISON YARD

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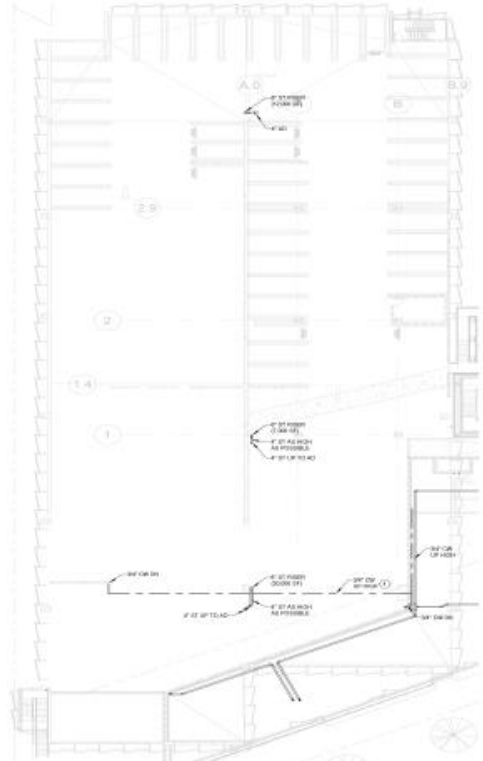
1" = 1/8" (MECH ROOM)
 1/4" = 1/8" (CORRIDOR)

DATE: 10/14/2010
 TIME: 10:30 AM

OFFICE LEVEL 02
 PLUMBING PLAN

2010-01-01 10/14/2010
 JTC SLB

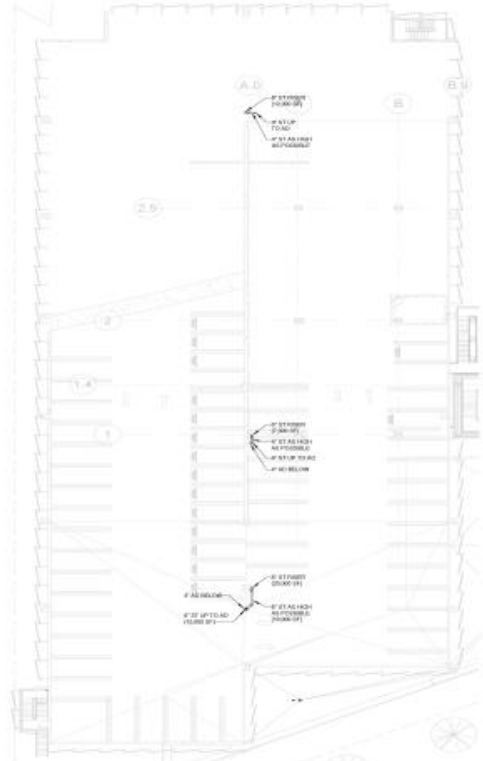
P2.02A 232



PARKING DECK, TIER 02 LOWER PLUMBING PLAN
1/16" = 1'-0"

REVISIONS/AMENDMENTS SHEET ONLY

① PROVIDE ELECTRIC HEAT TRACING FOR ALL WATER PIPING PORTS THROUGH UNHEATED SPACES



PARKING DECK, TIER 02 UPPER PLUMBING PLAN
1/16" = 1'-0"

MORRISON YARD

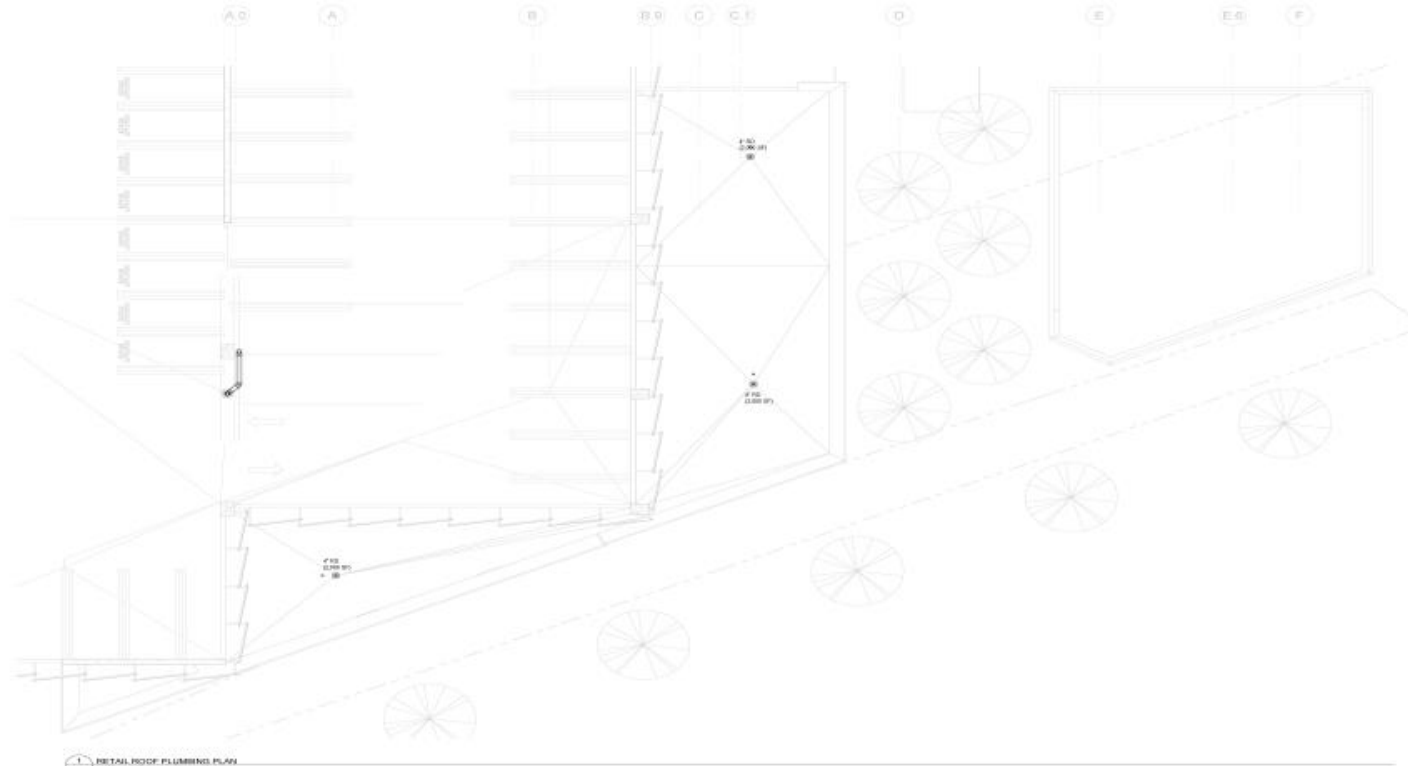


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NO.	DATE	DESCRIPTION

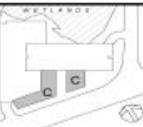
PARKING DECK TIER 02 PLUMBING PLAN

DATE	2010-01-01	DATE	10-14-2010
BY	JTC	BY	SLB
CHECKED BY	P2.02B	CHECKED BY	233



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

MORRISON YARD

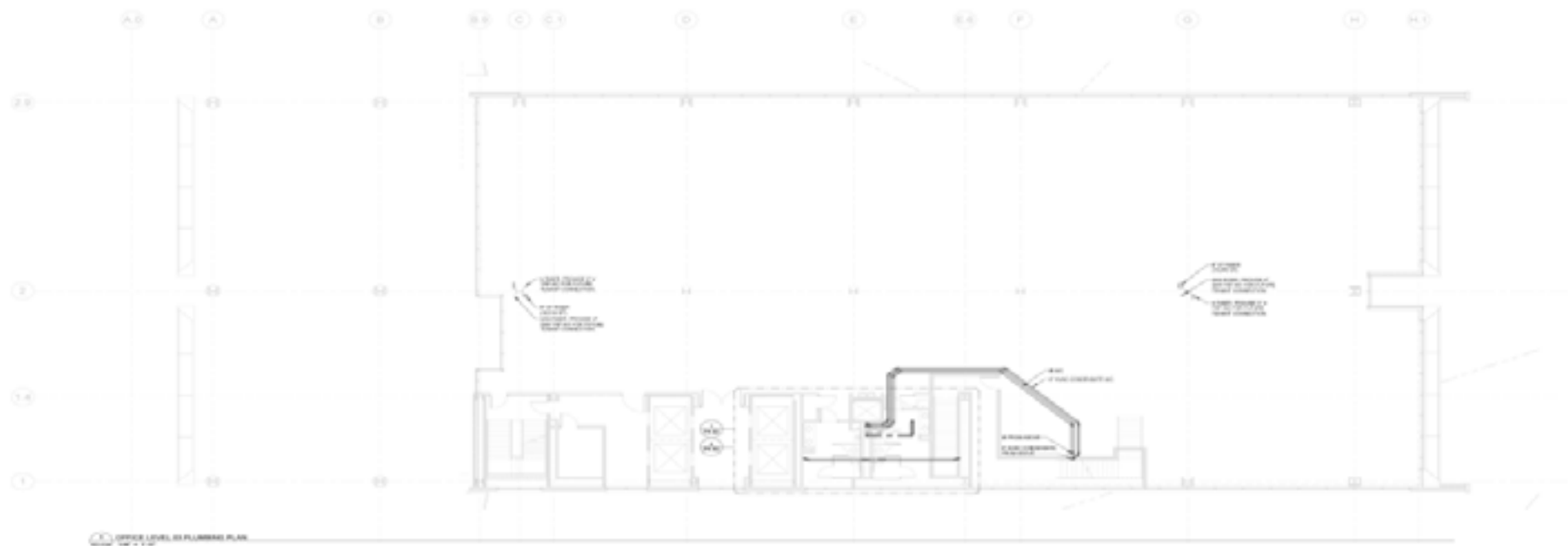


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NO.	DATE	BY	CHKD	DESCR

PROJECT
RETAIL ROOF PLUMBING PLAN

DATE	REVISION
2019-01-10	10-14-2019
JTO	SLB
P2.02C	234



MORRISON YARD

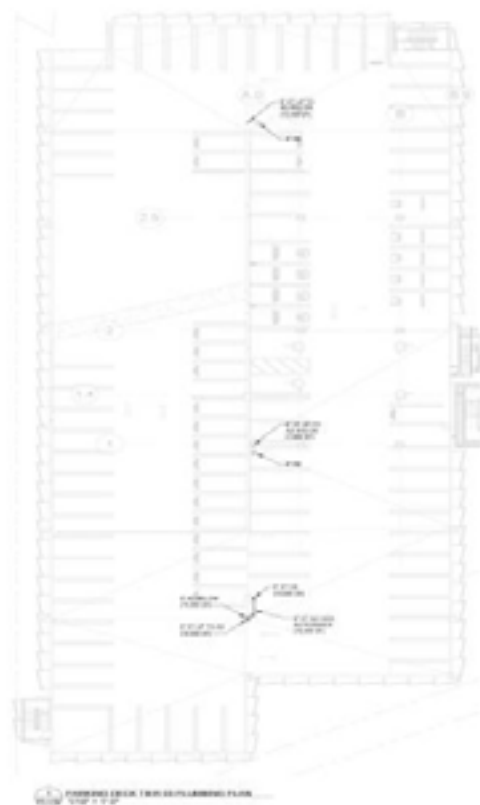


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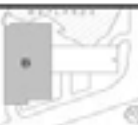
OFFICE LEVEL 00
PLUMBING PLAN

DATE	11.14.2014
BY	SP

PROJECT	225
NO.	F2.03A



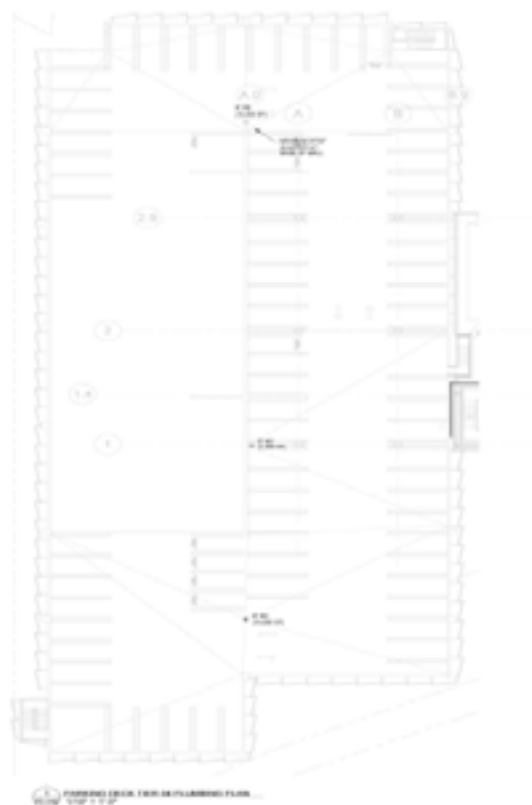
MORRISON YARD



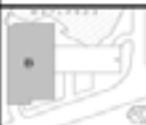
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PARKING DECK TIER 04
 PLUMBING PLAN

DATE	11.14.2014
BY	SK
PROJECT	220
NO.	038
220	220



MORRISON YARD



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PARKING DECK TYPICAL
 COLUMN PLAN

DATE: 11.14.2014

BY: [Signature]

PROJECT: 12.048

SHEET: 238



OFFICE LEVEL OF PLUMBING PLAN

PLUMBING SYMBOLS

1. SYMBOLS FOR THE SIZE, TYPE OF VALVE, AND OTHER INFORMATION OF THE PLUMBING SHALL BE AS SHOWN ON THE SYMBOLS LISTED IN THE SYMBOLS LIST.

MORRISON YARD



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OFFICE LEVEL OF PLUMBING PLAN

DATE: 11.14.2014

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

PROJECT: 11.14.2014

FILE: 11.14.2014

229



OFFICE LEVEL IN PLANNING PLAN

MORRISON YARD



100% Design Basis
 100% Design Basis
 100% Design Basis
 100% Design Basis
 100% Design Basis
 100% Design Basis
 100% Design Basis
 100% Design Basis

OFFICE LEVEL IN
 PLANNING PLAN

DATE	11.14.2014
BY	SP
PROJECT	240

240



Office level of plumbing plan

MORRISON YARD



MECHANICAL & ELECTRICAL
 MECHANICAL & ELECTRICAL
 MECHANICAL & ELECTRICAL
 MECHANICAL & ELECTRICAL

Office level of plumbing plan

PROJECT	15.04.2014
DATE	15.04.2014
NO.	241
PROJECT	15.04.2014



OFFICE LEVEL OF MORRISON YARD

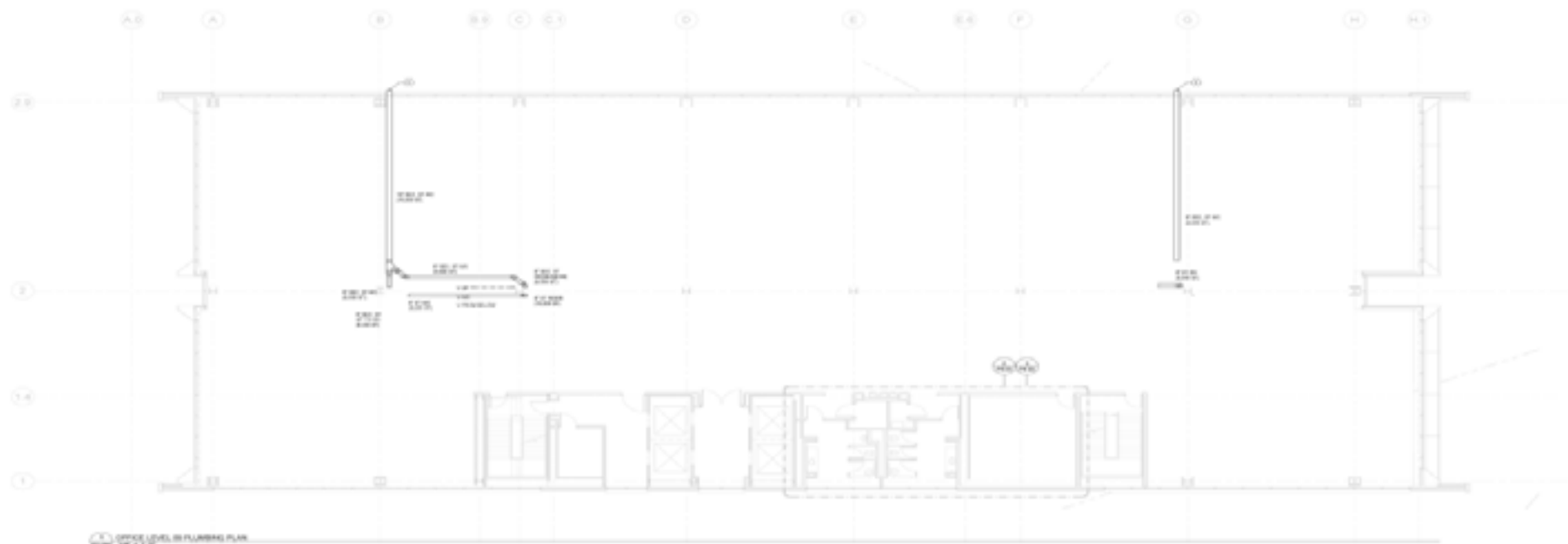


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OFFICE LEVEL OF
 MORRISON YARD

DATE	11.14.2018
BY	SP
PROJECT	33 EAST ALLEN
NO.	242

242



100% DESIGN PLUMBING PLAN

100% DESIGN PLUMBING PLAN

100% DESIGN PLUMBING PLAN

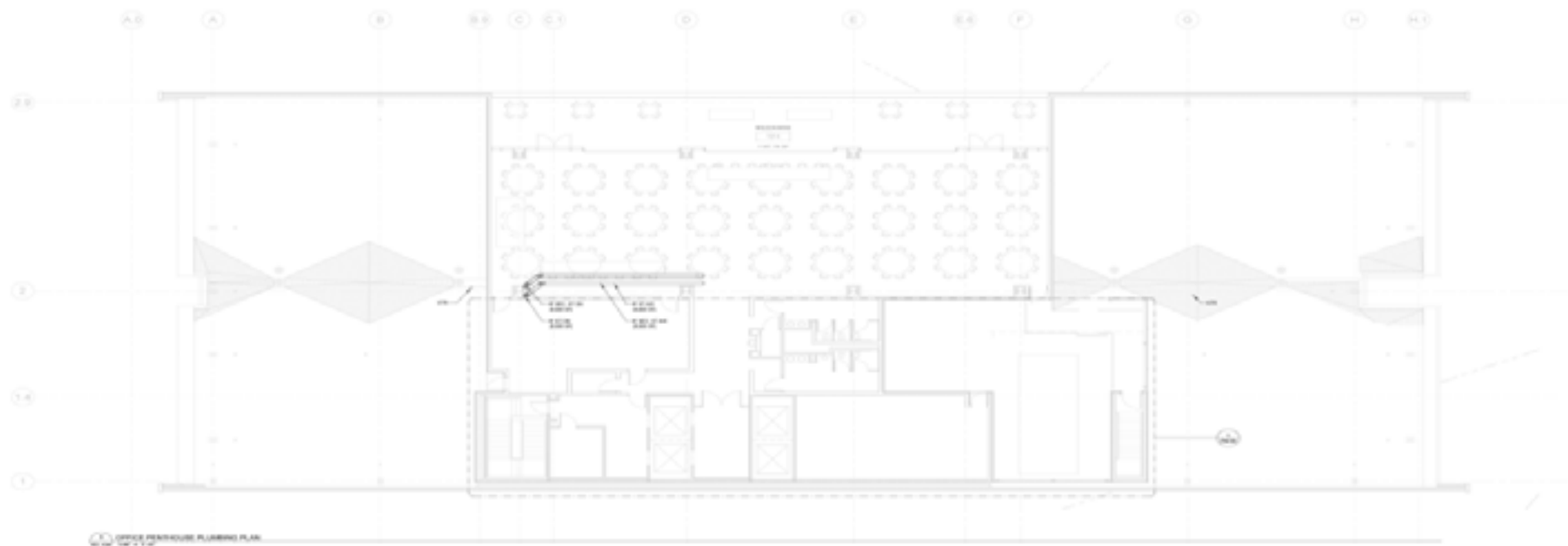
MORRISON YARD



100% DESIGN PLUMBING PLAN

OFFICE LEVEL IN
 PLUMBING PLAN

243



100 OFFICE FLOOR PLUMBING PLAN

MORRISON YARD



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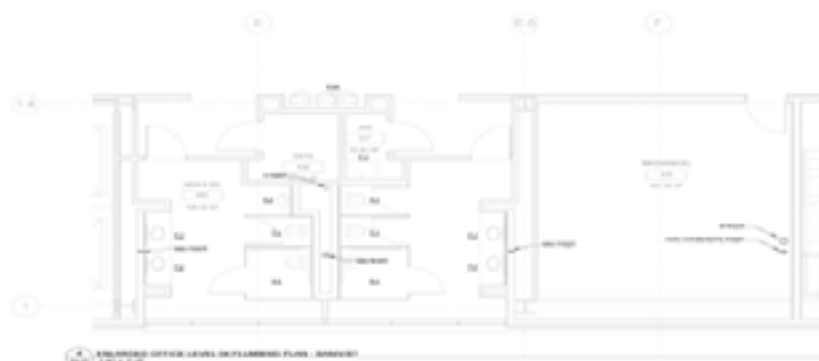
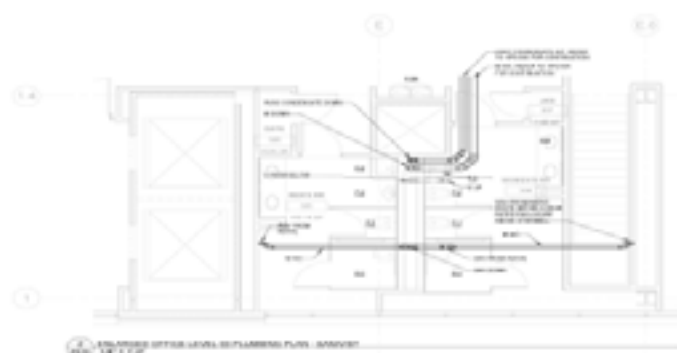
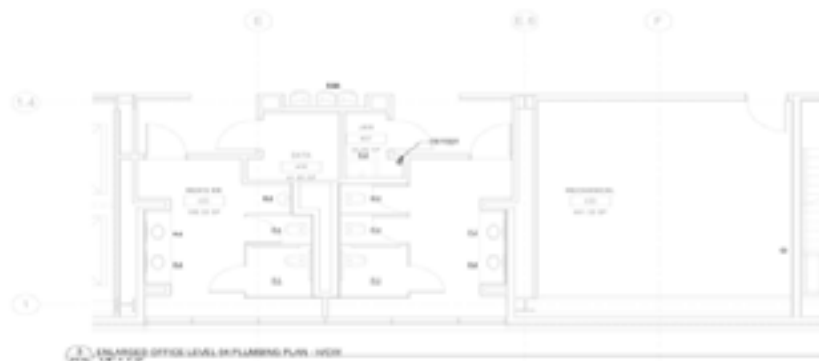
OFFICE FLOOR PLUMBING PLAN

DATE: 11.14.2014

BY: [Signature]

PROJECT: 100 EAST ALLEN

NO. 100-10A 244



MORRISON YARD



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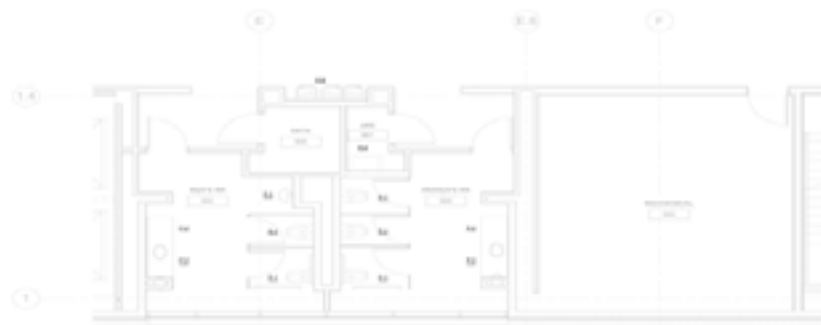
ENLARGED PLUMBING
 PLANS

DATE: 11.14.2018

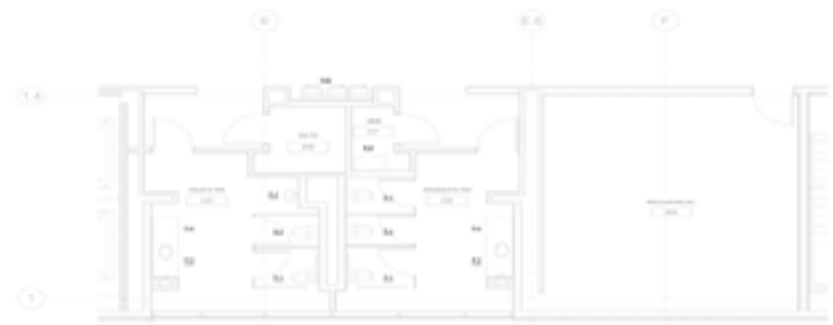
BY: JSP

PROJECT: 247

247



ENLARGED OFFICE LEVEL PLUMBING FLOOR PLAN - WEST



ENLARGED OFFICE LEVEL PLUMBING FLOOR PLAN - EAST



ENLARGED OFFICE ROOF PLUMBING FLOOR PLAN

MORRISON YARD



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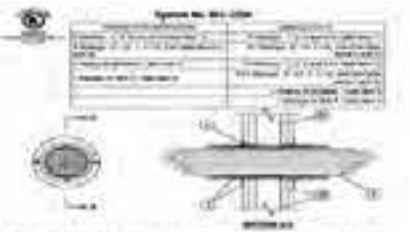
NO.	DATE	DESCRIPTION
1	11/14/2024	ISSUED FOR PERMITTING

ENLARGED PLUMBING FLOOR PLAN

PROJECT: 55 WEST ALTON, ST. LOUIS

DATE: 11/14/2024

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



System No. 2000

Technical specifications and installation instructions for the Model 2000 window system. The text describes the system's features, including its thermal insulation properties and the range of glass options available. It provides detailed instructions for the correct installation of the window frame into a wall opening, including requirements for the surrounding structure and the use of specific fasteners.

Code	Accessories	Accessories
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010

Additional technical notes and contact information for the manufacturer. The text includes the company name, address, and phone number. It also provides information about the product's warranty and the availability of technical support.



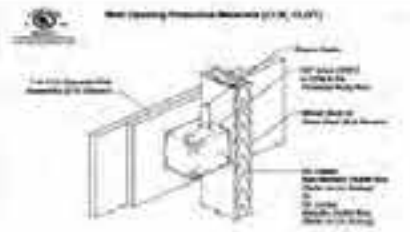
System No. 2000

Technical specifications and installation instructions for the Model 2000 window system. The text describes the system's features, including its thermal insulation properties and the range of glass options available. It provides detailed instructions for the correct installation of the window frame into a wall opening, including requirements for the surrounding structure and the use of specific fasteners.

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Code	Accessories	Accessories
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010

Additional technical notes and contact information for the manufacturer. The text includes the company name, address, and phone number. It also provides information about the product's warranty and the availability of technical support.



System No. 2000

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Additional technical notes and contact information for the manufacturer. The text includes the company name, address, and phone number. It also provides information about the product's warranty and the availability of technical support.



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Code	Accessories	Accessories
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010

Code	Accessories	Accessories
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010

Additional technical notes and contact information for the manufacturer. The text includes the company name, address, and phone number. It also provides information about the product's warranty and the availability of technical support.



ASD SKY
 Via ...
 ...

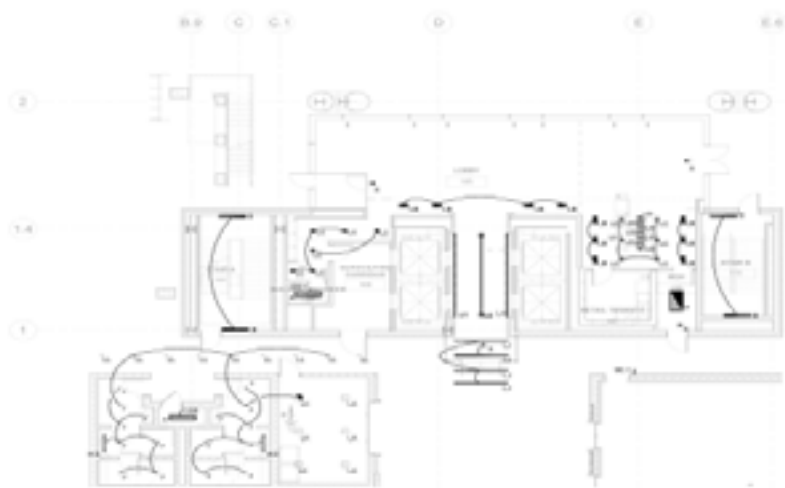
ALCANTARA YARD



ASD SKY
 Via ...
 ...

Code	Accessories	Accessories
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010

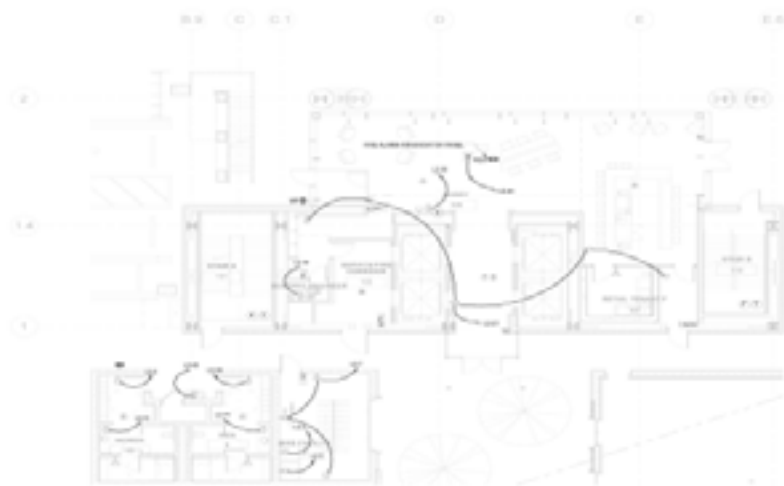
ASD SKY



OFFICE LEVEL LIGHTING PLAN
 10/11/10

NOTES

1. SEE THE GENERAL NOTES FOR THE PROJECT AND THE SPECIFICATIONS FOR THE LIGHTING FIXTURES.
2. PROVIDE ALL LIGHTING FIXTURES WITH DIMMABLE DRIVERS.
3. PROVIDE ALL LIGHTING FIXTURES WITH DIMMABLE DRIVERS.
4. PROVIDE ALL LIGHTING FIXTURES WITH DIMMABLE DRIVERS.
5. PROVIDE ALL LIGHTING FIXTURES WITH DIMMABLE DRIVERS.
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9. PROVIDE ALL LIGHTING FIXTURES WITH DIMMABLE DRIVERS.
10. PROVIDE ALL LIGHTING FIXTURES WITH DIMMABLE DRIVERS.
11. PROVIDE ALL LIGHTING FIXTURES WITH DIMMABLE DRIVERS.
12. PROVIDE ALL LIGHTING FIXTURES WITH DIMMABLE DRIVERS.



OFFICE LEVEL ELECTRICAL PLAN
 10/11/10

NOTES

1. SEE THE GENERAL NOTES FOR THE PROJECT AND THE SPECIFICATIONS FOR THE ELECTRICAL SYSTEM.
2. PROVIDE ALL ELECTRICAL SYSTEMS WITH DIMMABLE DRIVERS.



PROVIDE ALL ELECTRICAL SYSTEMS WITH DIMMABLE DRIVERS.

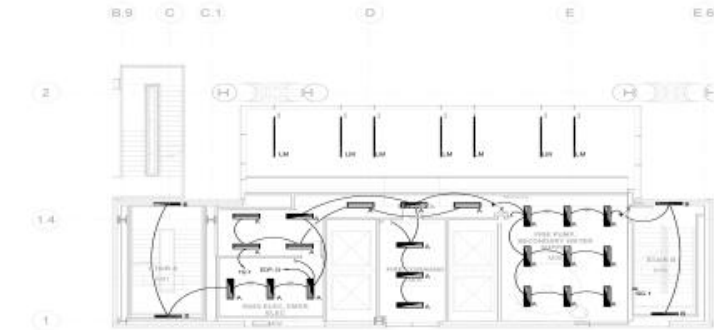
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OFFICE LEVEL ELECTRICAL PLAN

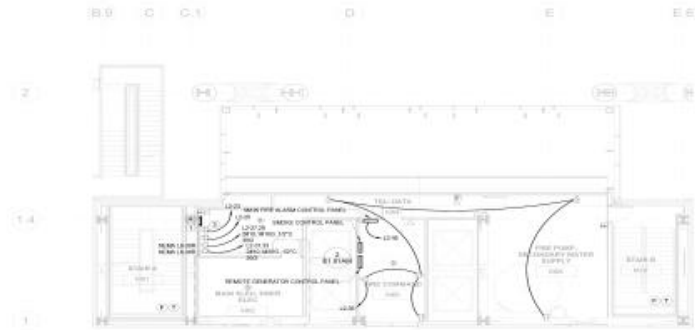
DATE: 10/11/10

BY: [Signature]

E1.01A 205



3 - OFFICE LEVEL 01M LIGHTING PLAN
E1.01M 1/4" = 1'-0"



1 - OFFICE LEVEL 01M ELECTRICAL PLAN
E1.01M 1/4" = 1'-0"

GENERAL NOTES

(APPLY TO THIS SHEET ONLY)

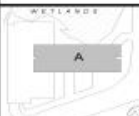
- REFER TO DRAWING 02-05 FOR SYMBOL LEGEND AND KEY FOR SYMBOLIC LEGEND.
- DRAWING IS FOR DESIGN INTENT ONLY. COORDINATE ALL ELECTRICAL SYMBOLS WITH ARCHITECT.
- PROVIDE PLUMBING IN ALL EMPTY KITCHENS.
- MINIMUM WIRE RESISTANCE RATING IS 60 VOLTS WITH PENETRATIONS AND REQUIREMENTS TO BE MAINTAINED THROUGHOUT THE PROJECT. WIRE SIZES SHALL BE AS REQUIRED.
- PROVIDE WIRE SIZING FOR PENETRATIONS AND REFER TO THE NOTES ONLY.
- VERIFY ELECTRICAL REQUIREMENTS AND PROVIDE WIRE SIZES FOR EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.
- COORDINATE COORDINATION OF DEVICES AND COORDINATE WITH ARCHITECT.
- COORDINATE EXACT ELECTRICAL REQUIREMENTS AND LOCATIONS FOR ALL WIRING AND EQUIPMENT TO BE PROVIDED BY THE MANUFACTURER. PROVIDE FUSED DISCONNECTS TO BE LOCATED WITHIN 6 FEET OF THE EQUIPMENT. PROVIDE NEUTRAL CONDUCTORS AS REQUIRED BY MANUFACTURER.
- FIRE ALARM DEVICES FOR TENANT AREAS TO BE PROVIDED BY THE TENANT.
- COORDINATE SECURITY DEVICE (CARD READER, CAMERA, ETC.) WITH ARCHITECT. PROVIDE ALL REQUIRED WIRING AND STRUCTURE.
- REPAIR/REPLACE WIRE SCHEDULES WITH ALL PANELS.

USER NOTES

(APPLY TO THIS SHEET ONLY)

- PROVIDE ONE (1) 1/2" DIA. WIRELESS TELEPHONE BACKBOARD WITH 20 (20) WIRELESS TELEPHONE PORTS TO BE INSTALLED IN EACH COLUMN. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT.
- PROVIDE EXACT WIRE AT LOCATION AS SHOWN. THE DRAWING SHALL BE THE BASIS FOR ALL FIELD INFORMATION.
- COORDINATE EXACT ELECTRICAL REQUIREMENTS FOR TELEPHONE EQUIPMENT WITH SERVICE PROVIDER PRIOR TO INSTALLATION.

MORRISON YARD

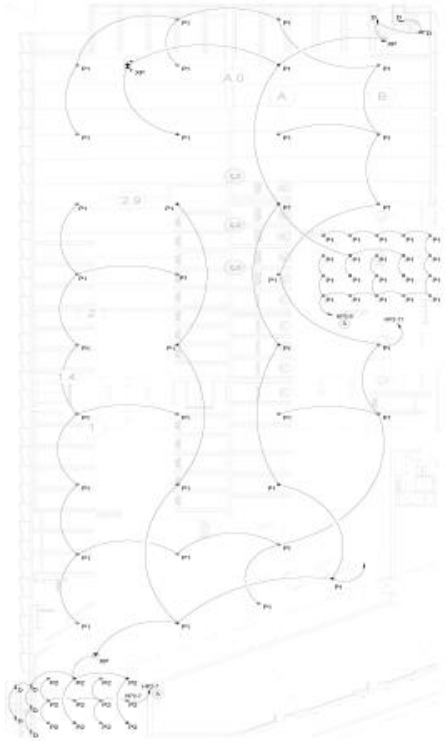


2 - MEZ MOPP ELEC. SMER ELEC. - DETAIL
E1.01M 1/4" = 1'-0"

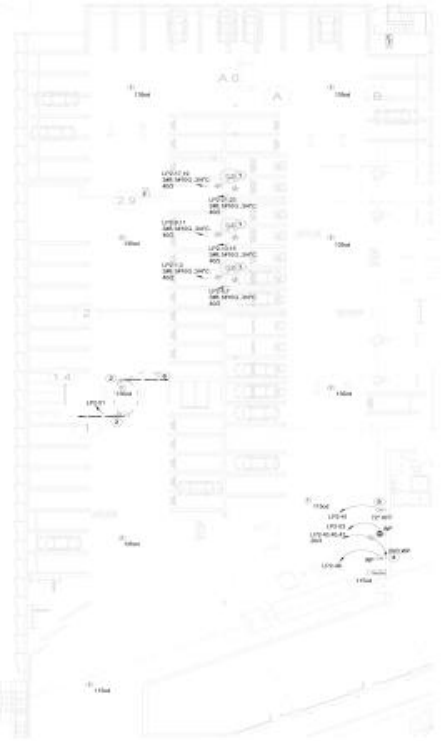
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100	08.02.2010	ISSUED FOR PERMIT

PROJECT	
OFFICE LEVEL 01	MEZZANINE ELECTRICAL PLAN
2010-0101	08.02.2010
JM	JC
E1.01AM	256



2 PARKING DECK LEVEL 01 LIGHTING PLAN
6/1/09 1/8" = 1'-0"



1 PARKING DECK LEVEL 01 ELECTRICAL PLAN
6/1/09 1/8" = 1'-0"

GENERAL NOTES

1. REFER TO DRAWING 60-80 FOR SYMBOLS LEGEND
2. DRAWING IS FOR DESIGN INTENT ONLY. CONTRACTOR SHALL DETERMINE EXACT CONDUIT ROUTING IN THE FIELD.
3. PROVIDE AND MAINTAIN ALL EXITS CLEAR.
4. MAINTAIN FIRE RESISTANCE RATING OF WALLS. MAINTAIN DRIVING SURFACE FACTOR F14. PROVIDE 1/2" FIRE STOPPING AS REQUIRED.
5. PROVIDE FIRE STOPPING FOR PENETRATIONS AND BRICKS IN FIRE RATED WALLS.
6. COORDINATE COORDINATION OF DEVICES AND SYMBOLS WITH ARCHITECT.
7. COORDINATE EXACT ELECTRICAL REQUIREMENTS AND LOCATIONS FOR ALL PLUMBING AND MECHANICAL EQUIPMENT WITH DRAWING 02 AND DRAWING 03. PROVIDE ALL EXISTING CONDITIONS AS INDICATED BY ARCHITECT. PROVIDE ALL RECOMMENDATIONS. PROVIDE HEALTH, SAFETY AND/OR OTHER REQUIREMENTS AS REQUIRED BY MANUFACTURER.
8. COORDINATE SECURITY DESIGN WITH ARCHITECT. PROVIDE SECURITY CONSULTANT RECOMMENDATIONS. PROVIDE ALL ARCHITECT SECURITY CONSULTANT RECOMMENDATIONS. PROVIDE SECURITY CONSULTANT RECOMMENDATIONS AS REQUIRED BY ARCHITECT.
9. PROVIDE PRINTED TYPED SCHEDULES WITH ALL PANELS.

LEGEND NOTES

1. PROVIDE CONDUIT STUB UP FOR CONNECTION TO SIGNAL TO EXISTING SYSTEM. PROVIDE EXACT COORDINATE EXACT LOCATION WITH ARCHITECT DRAWING.
2. PROVIDE CONDUIT STUB UP FOR POWER CONNECTION TO EXISTING SYSTEM. PROVIDE EXACT COORDINATE EXACT LOCATION WITH ARCHITECT DRAWING.
3. PROVIDE CONDUIT STUB UP FOR POWER CONNECTION TO EXISTING SYSTEM. PROVIDE EXACT COORDINATE EXACT LOCATION WITH ARCHITECT DRAWING.
4. PROVIDE CONDUIT STUB UP FOR POWER CONNECTION TO EXISTING SYSTEM. PROVIDE EXACT COORDINATE EXACT LOCATION WITH ARCHITECT DRAWING.
5. PROVIDE JUNCTION BOX FOR POWER CONNECTION TO EXISTING SYSTEM. PROVIDE EXACT COORDINATE EXACT LOCATION WITH ARCHITECT DRAWING.
6. PROVIDE CONDUIT STUB UP FOR POWER CONNECTION TO EXISTING SYSTEM. PROVIDE EXACT COORDINATE EXACT LOCATION WITH ARCHITECT DRAWING.

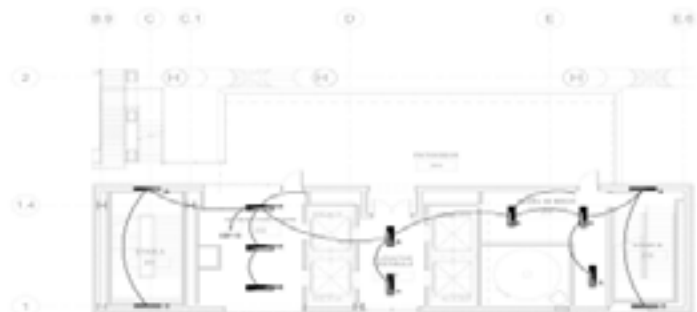


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contractor shall verify the accuracy of
all information prior to construction.
Associated General Contractors, Inc. 2010

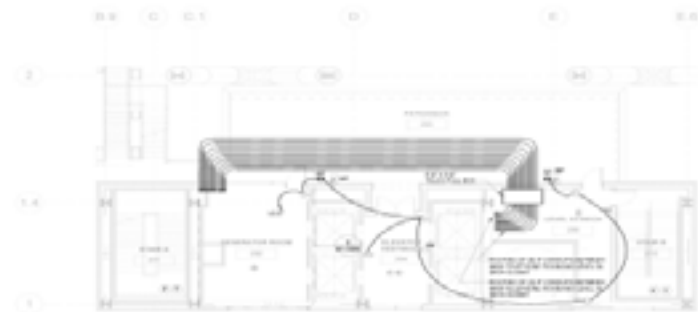
PARKING DECK LEVEL 01
ELECTRICAL PLAN

2010-01-01	09-02-2010
Author	Checker
E.1.01B	257

09/11/2010 09:51:12 AM



0.00 GENERAL LIGHTING PLAN



0.01 GENERAL ELECTRICAL PLAN

NOTES

1. REFER TO THE GENERAL NOTES FOR THE PROJECT.
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20. REFER TO THE GENERAL NOTES FOR THE PROJECT.



0.02 MECHANICAL PLAN

MORRISON YARD



PROVIDED FOR THE PROJECT
 333 EAST MAIN STREET
 SUITE 100
 AURORA, CO 80010

GENERAL ELECTRICAL PLAN

DATE	DESCRIPTION
01/10/2014	ISSUED FOR PERMIT
01/10/2014	ISSUED FOR CONSTRUCTION
01/10/2014	ISSUED FOR AS-BUILT
01/10/2014	ISSUED FOR FINAL
01/10/2014	ISSUED FOR ARCHIVE



SECOND LEVEL, SECOND LIGHTING PLAN
 E1.02B 1/17/17



SECOND LEVEL, SECOND ELECTRICAL PLAN
 E1.02B 1/17/17

NOTES

1. REFER TO SECOND LEVEL OF SECOND LIGHTING PLAN.
2. REFER TO SECOND LEVEL OF SECOND ELECTRICAL PLAN.
3. REFER TO SECOND LEVEL OF SECOND LIGHTING PLAN.
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1. REFER TO SECOND LEVEL OF SECOND LIGHTING PLAN.
2. REFER TO SECOND LEVEL OF SECOND ELECTRICAL PLAN.



SECOND LEVEL, SECOND ELECTRICAL PLAN, ELECTRICAL ROOM
 E1.02B 1/17/17

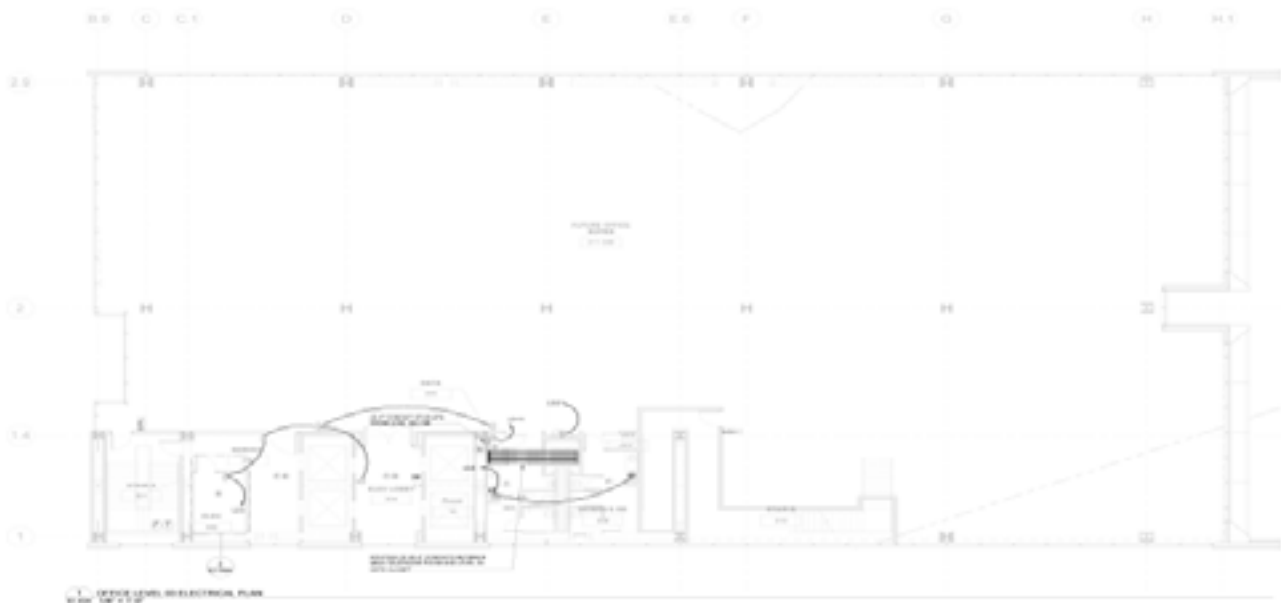
MORRISON YARD



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PROJECT: MORRISON YARD
 SHEET: E1.02B
 DATE: 1/17/17

DATE	DESCRIPTION
1/17/17	ISSUED FOR PERMIT
1/17/17	ISSUED FOR CONSTRUCTION
1/17/17	ISSUED FOR AS-BUILT



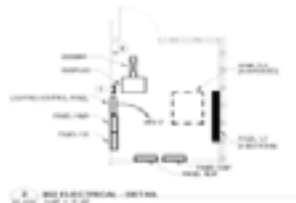
1/2" = 1'-0"
GROUND LEVEL ELECTRICAL PLAN

NOTES

1. REFER TO ELECTRICAL CODE FOR SYMBOLS LISTING.
2. SYMBOLS ARE TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
3. SYMBOLS ARE TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
4. REFER TO ELECTRICAL CODE FOR SYMBOLS LISTING.
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NOTES

1. REFER TO ELECTRICAL CODE FOR SYMBOLS LISTING.
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3. REFER TO ELECTRICAL CODE FOR SYMBOLS LISTING.
4. REFER TO ELECTRICAL CODE FOR SYMBOLS LISTING.



1/2" = 1'-0"
GROUND LEVEL ELECTRICAL PLAN

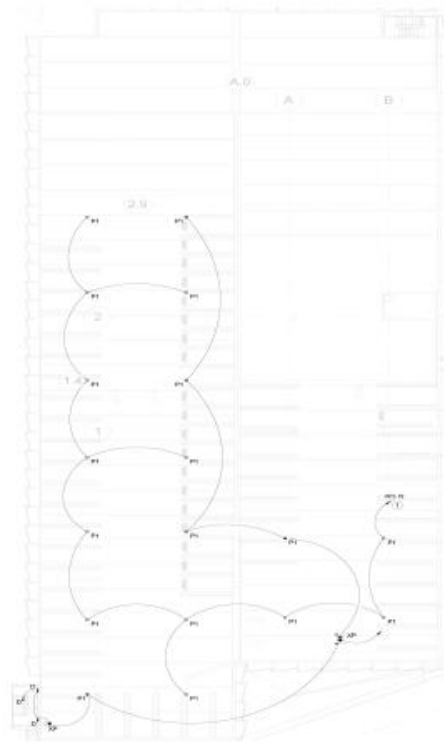
MORRISON YARD



PROJECT: MORRISON YARD
 SHEET: E1.03A
 DATE: 08/20/2014

GROUND LEVEL
 ELECTRICAL PLAN

DATE	08/20/2014
BY	ASD
CHECKED BY	ASD
PROJECT NO.	201



1 PARKING DECK LEVEL 02 UPPER LIGHTING PLAN
E1.03B 1/16" = 1'-0"



2 PARKING DECK LEVEL 02 UPPER ELECTRICAL PLAN
E1.03B 1/16" = 1'-0"

GENERAL NOTES
REFER TO SHEET ONE (S)

- REFER TO DRAWING 0202 FOR SYMBOLS LEGEND
- DRAWING IS FOR DESIGN INTENT ONLY
CONTRACTOR SHALL PERFORM EXACT WORK
RESULTING IN THE FIELD
- PROVIDE WALL STRIPS IN ALL EMPTY CORNERS
- EMPTY WALL STRIP HEIGHTS MAY BE UP TO 12"
WITH FEMALE PORTS AND PROVIDE OUTLET
BOXES, MOUNTED SPACING FOR EIC SECTION 04
PROVIDE 12" FIRE STOPPING AS REQUIRED
- PROVIDE FIRE STOPPING FOR PENETRATIONS AND
WELDS IN FIRE RATED WALLS
- COORDINATE OVERLAP OF DEVICES AND
CONDUITS WITH ARCHITECT
- COORDINATE ELECTRICAL, MECHANICAL,
MECHANICAL, PLUMBING, AND OTHER TRADES AND
ELECTRICAL EQUIPMENT WITH CONTRACTOR AND
RESPECTIVELY PROVIDE TRADES CONFORMANCE
AS REQUIRED BY NATIONAL ELECTRICAL
CONFORMANCE CODE, NATIONAL MECHANICAL
CONFORMANCE CODE, NATIONAL PLUMBING
CONFORMANCE CODE
- COORDINATE NECESSARY DEVICE MOUNTING
BRACKETS, CONDUIT TYPES OF APPROPRIATE WEIGHT,
ARCHITECTURALITY, COLOR, FINISH. PROVIDE ALL
REQUIRED CONDUIT INFORMATION AS REQUIRED
- PROVIDE PRINTED, TYPED SCHEDULES WITHIN ALL
RINGS

LEGEND NOTES
REFER TO SHEET ONE (S)

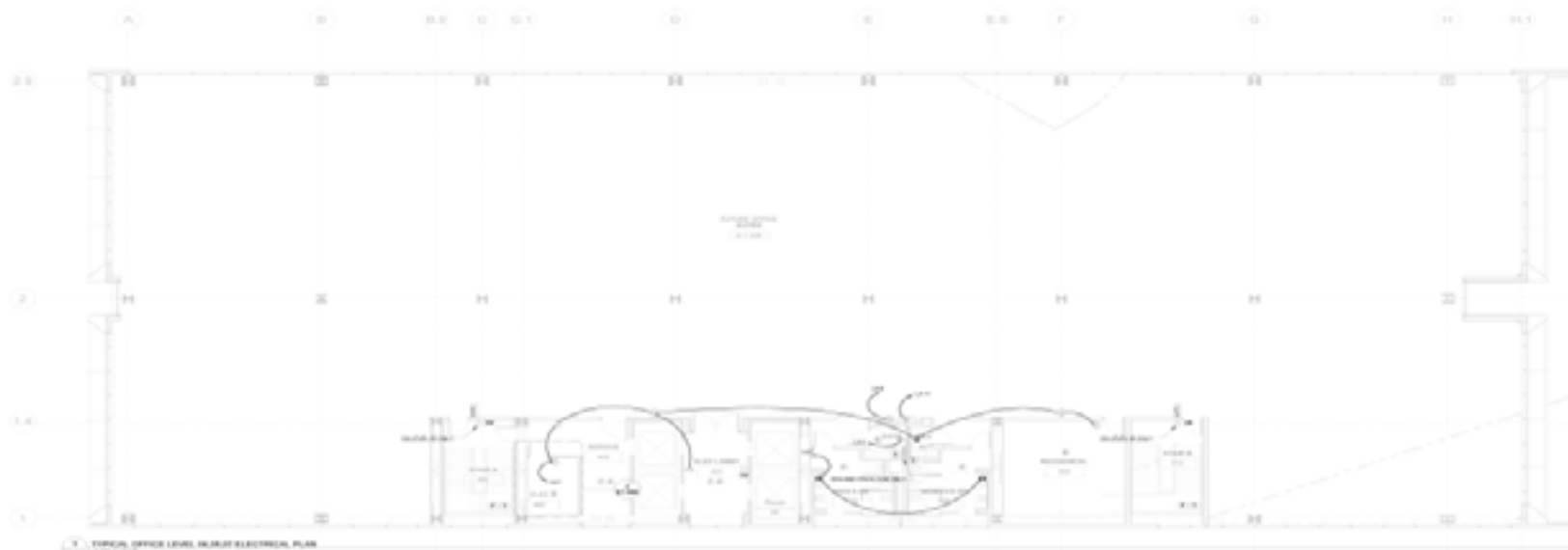
- SHALL BE KEPT DIMENSIONED UNLESS OTHERWISE
NOTED. PHOTOCELL OR CONTACT FITURES SHALL TURN ON
WHEN PHOTOCELL SENSORS DAYLIGHT



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NO.	DATE	BY	CHKD	REVISION

DRAWING TITLE: PARKING DECK LEVEL 02 ELECTRICAL PLAN
 PROJECT: MORRISON YARD
 SHEET NO: E1.03B OF 262
 DATE: 08.02.2010
 DRAWN BY: [Name] / CHECKED BY: [Name]



1. TYPICAL OFFICE LEVEL IN-ROOM ELECTRICAL PLAN
 E1.04A

NOTES:

1. REFER TO GENERAL NOTES FOR ALL NOTES.
2. REFER TO GENERAL NOTES FOR ALL NOTES.
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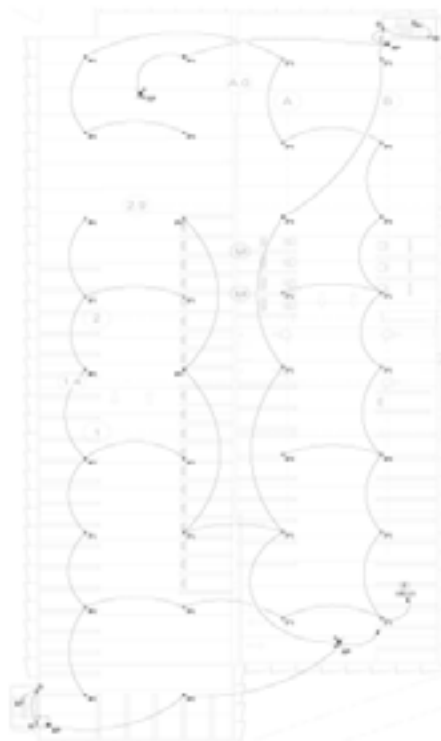
1. MECHANICAL PLAN



PROJECT: MORRISON YARD
 SHEET: E1.04A
 DATE: 08/20/2014

TYPICAL OFFICE LEVEL
 IN-ROOM ELECTRICAL
 PLAN

DATE: 08/20/2014
 DRAWN BY: JG
 CHECKED BY: JG
 E1.04A 203



1. PARKING DECK LEVEL LIGHTING PLAN
 10/17/12

NOTES

1. REFER TO CONTRACTOR'S LIGHTING SPECIFICATIONS.
2. REFER TO CONTRACTOR'S LIGHTING SPECIFICATIONS FOR LIGHTING FIXTURES AND LIGHTING CONTROLS.
3. REFER TO CONTRACTOR'S LIGHTING SPECIFICATIONS FOR LIGHTING CONTROLS.
4. REFER TO CONTRACTOR'S LIGHTING SPECIFICATIONS FOR LIGHTING CONTROLS.
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10. REFER TO CONTRACTOR'S LIGHTING SPECIFICATIONS FOR LIGHTING CONTROLS.



2. PARKING DECK LEVEL ELECTRICAL PLAN
 10/17/12

NOTES

1. REFER TO CONTRACTOR'S ELECTRICAL SPECIFICATIONS.
2. REFER TO CONTRACTOR'S ELECTRICAL SPECIFICATIONS FOR ELECTRICAL CONTROLS.



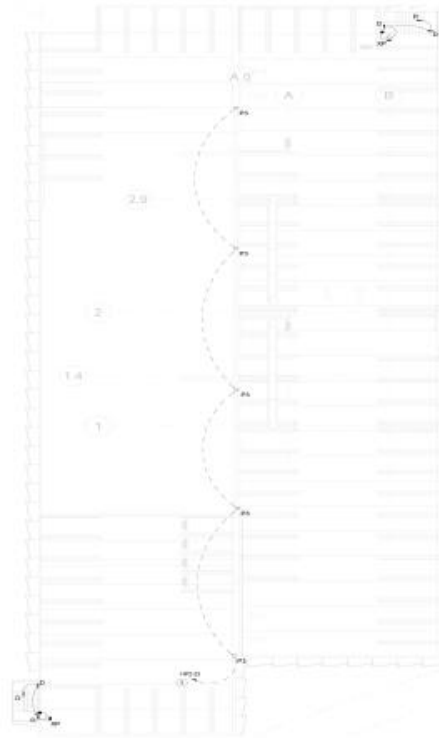
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PARKING DECK LEVEL 04
 ELECTRICAL PLAN

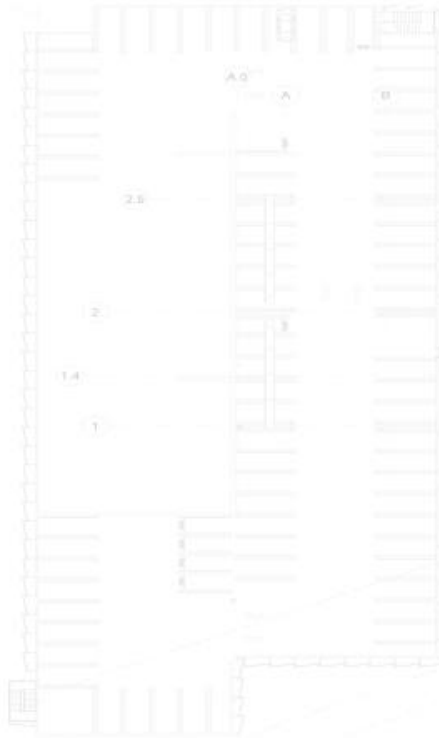
DATE: 10/17/12

BY: [Signature]

E1.04B 204



1. PARKING DECK LEVEL 04 LIGHTING PLAN
 SCALE 1/4" = 1'-0"



2. PARKING DECK LEVEL 04 ELECTRICAL PLAN
 SCALE 1/4" = 1'-0"

GENERAL NOTES

- 1. REFER TO DRAWING 03-05 FOR SYMBOL LEGEND
- 2. DRAWING IS FOR INFORMATION ONLY. CONTRACTOR SHALL DETERMINE EXACT CONDUIT ROUTING IN THE FIELD.
- 3. PROVIDE PULLPANS IN ALL BENTY CONDUITS.
- 4. MAINTAIN THE MINIMUM CLEARANCE PATTERN OF WALLS WITH PENETRATIONS AND RECESSED OUTLET BOXES AS SHOWN. PROVIDE MINIMUM 1 1/4" FROM THE FACE OF THE WALL.
- 5. PROVIDE FIRE STOPPING FOR PENETRATIONS AND BOXES IN THE RATED WALL.
- 6. COORDINATE COLORFINISH OF DEVICES AND COVERPLATES WITH ARCHITECT.
- 7. COORDINATE EXACT ELECTRICAL REQUIREMENTS AND LOCATIONS FOR ALL FLOORING AND JO. RESPECTIVELY. PROVIDE FLOOR CONNECTIONS AS REQUIRED BY MANUFACTURER'S REQUIREMENTS. PROVIDE DETAIL CONDUCTORS AS REQUIRED BY MANUFACTURER.
- 8. COORDINATE SECURITY DEVICES (CARD READER, CAMERA), LOCATIONS OF APPLICATIONS WITH ARCHITECT. SECURITY DEVICES SHALL PROVIDE ALL REQUIRED CONDUIT INFRASTRUCTURE REQUIRED.
- 9. PROVIDE FINISH TYPE SCHEDULES WITHIN ALL PANELS.

LEGEND

- 1. ROUTE THROUGH LIGHTING CONTROL PANEL

MORRISON YARD

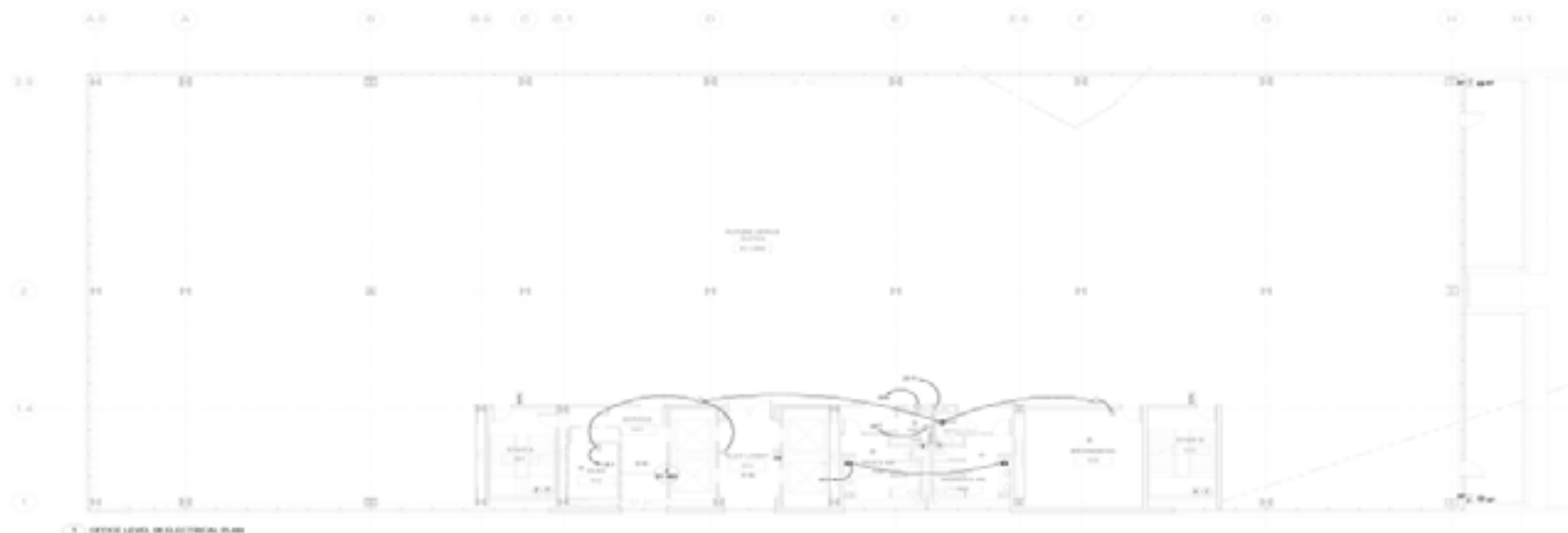


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NO.	DATE	BY	REVISED

PROJECT
 PARKING DECK LEVEL 04
 ELECTRICAL PLAN

DATE	08.02.2010
DESIGNED BY	CHADWICK
CHECKED BY	CHADWICK
SCALE	
NO.	265



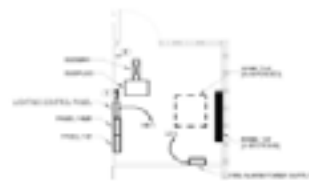
GENE LEVEL 06 ELECTRICAL PLAN
 SCALE: 1:200

REVISIONS

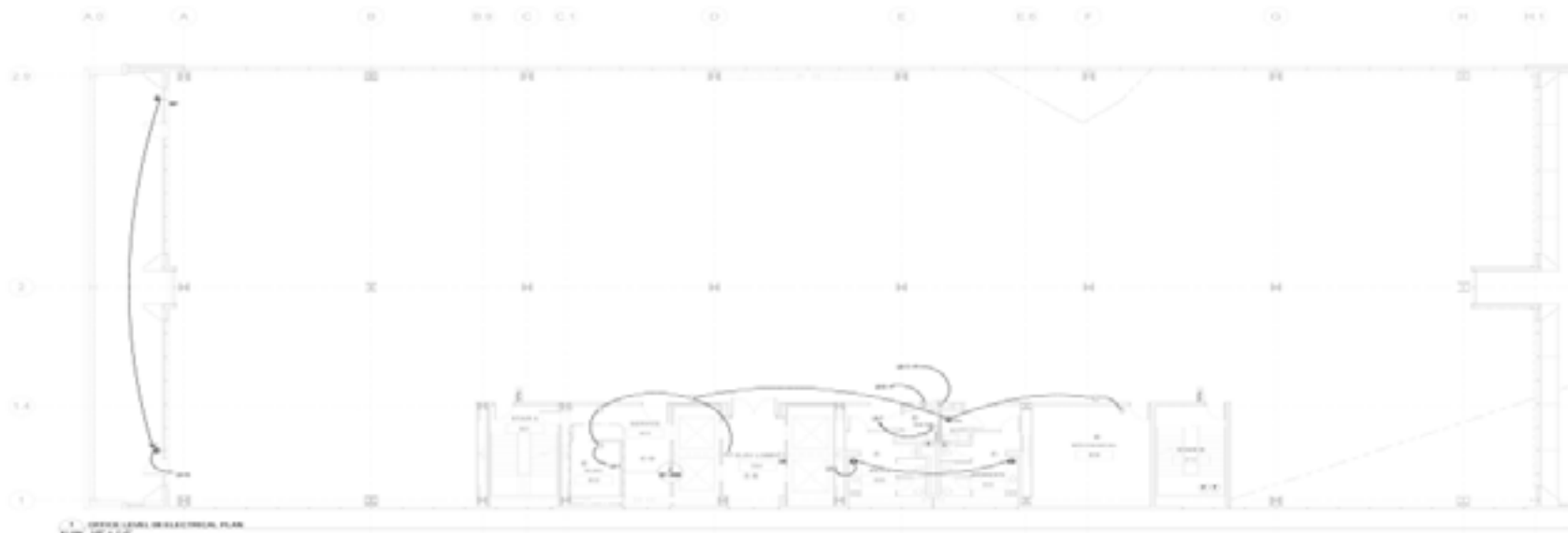
1. REVISION TO MECHANICAL ROOM ELECTRICAL PLAN
2. REVISION TO MECHANICAL ROOM ELECTRICAL PLAN
3. REVISION TO MECHANICAL ROOM ELECTRICAL PLAN
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REVISIONS

1. REVISION TO MECHANICAL ROOM ELECTRICAL PLAN
2. REVISION TO MECHANICAL ROOM ELECTRICAL PLAN
3. REVISION TO MECHANICAL ROOM ELECTRICAL PLAN
4. REVISION TO MECHANICAL ROOM ELECTRICAL PLAN
5. REVISION TO MECHANICAL ROOM ELECTRICAL PLAN



MECHANICAL ROOM ELECTRICAL PLAN
 SCALE: 1:50



GENE LEVEL MECHANICAL PLAN
 1/4" = 1'-0"



MECHANICAL ROOM
 1/4" = 1'-0"

NOTES:

1. REFER TO GENERAL NOTES FOR SYMBOLS, LEGENDS, AND DIMENSIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ASHRAE HANDBOOKS.
3. PROVIDE ALL NECESSARY HANGERS, BRACKETS, AND SUPPORTS FOR ALL MECHANICAL EQUIPMENT AND DUCTWORK.
4. PROVIDE ALL NECESSARY CLEARANCES FOR ALL MECHANICAL EQUIPMENT AND DUCTWORK.
5. PROVIDE ALL NECESSARY PROTECTIVE COVERINGS FOR ALL MECHANICAL EQUIPMENT AND DUCTWORK.
6. PROVIDE ALL NECESSARY INSULATION FOR ALL MECHANICAL EQUIPMENT AND DUCTWORK.
7. PROVIDE ALL NECESSARY SOUND ATTENUATION FOR ALL MECHANICAL EQUIPMENT AND DUCTWORK.
8. PROVIDE ALL NECESSARY VIBRATION ISOLATION FOR ALL MECHANICAL EQUIPMENT AND DUCTWORK.
9. PROVIDE ALL NECESSARY ACCESS FOR ALL MECHANICAL EQUIPMENT AND DUCTWORK.
10. PROVIDE ALL NECESSARY SAFETY FEATURES FOR ALL MECHANICAL EQUIPMENT AND DUCTWORK.

LEGEND:

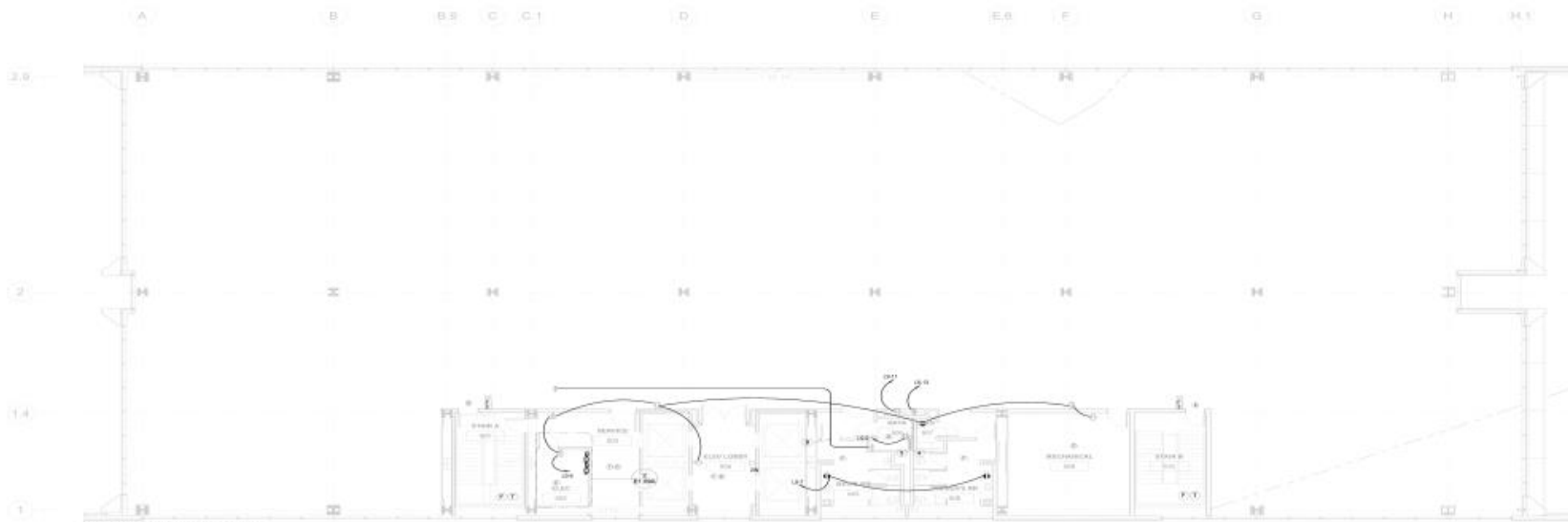
1. DUCT SYSTEMS
2. EQUIPMENT
3. STRUCTURAL
4. FINISHES
5. ACCESSORIES



PROJECT: MORRISON YARD
 SHEET: E1.05A
 DATE: 06/20/2024

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	06/20/2024
2	ISSUED FOR CONSTRUCTION	06/20/2024
3	ISSUED FOR AS-BUILT	06/20/2024

GENE LEVEL MECHANICAL PLAN



1 OFFICE LEVEL 09 ELECTRICAL PLAN
E1.09A 1/4" = 1'-0"

GENERAL NOTES

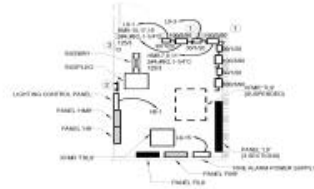
REFER TO THE SHEET TITLED:

- REFER TO DRAWING E8 OR FOR SYMBOL LEGEND.
- DRAWING IS FOR DESIGN INTENT ONLY. CONTRACTOR SHALL DETERMINE EXACT ENERGY RATING IN THE FIELD.
- RENDER ALL WIRING IN ALL EQUIPMENT.
- MAINTAIN FIVE RESISTANCE RATING OF WIRING WITH THE FIELD. REFER TO THE SHEET TITLED: "WIRING".
- PROVIDE FIRE STOPPING FOR PENETRATIONS AND WIRING IN FIRE RATED WALLS.
- VERIFY ELECTRICAL REQUIREMENTS AND REQUIREMENTS FROM THE CONTRACTOR WITH THE EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.
- COORDINATE THE LOCATION OF DEVICES AND CONDUITS WITH THE FIELD.
- COORDINATE EXACT ELECTRICAL REQUIREMENTS AND LOCATIONS FOR ALL EQUIPMENT AND MATERIALS. EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR. REFER TO THE SHEET TITLED: "EQUIPMENT".
- REFER TO THE SHEET TITLED: "EQUIPMENT" FOR THE LOCATION OF DEVICES AND CONDUITS WITH THE FIELD.
- COORDINATE EXACT ELECTRICAL REQUIREMENTS AND LOCATIONS FOR ALL EQUIPMENT AND MATERIALS. EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR. REFER TO THE SHEET TITLED: "EQUIPMENT".
- REFER TO THE SHEET TITLED: "EQUIPMENT" FOR THE LOCATION OF DEVICES AND CONDUITS WITH THE FIELD.

LEGEND

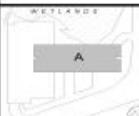
REFER TO THE SHEET TITLED:

- PROVIDE FLOOR MOUNTED SWITCHES, DIMMABLE IN THE OFFICE AREAS. FOR CONDUITS TO BE RUN IN THE OFFICE AREAS, REFER TO THE SHEET TITLED: "WIRING".
- PROVIDE 1/2" CONDUIT TO THE OFFICE AREAS. REFER TO THE SHEET TITLED: "WIRING".
- PROVIDE 1/2" CONDUIT TO THE OFFICE AREAS. REFER TO THE SHEET TITLED: "WIRING".
- PROVIDE 1/2" CONDUIT TO THE OFFICE AREAS. REFER TO THE SHEET TITLED: "WIRING".
- PROVIDE 1/2" CONDUIT TO THE OFFICE AREAS. REFER TO THE SHEET TITLED: "WIRING".
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- PROVIDE 1/2" CONDUIT TO THE OFFICE AREAS. REFER TO THE SHEET TITLED: "WIRING".
- PROVIDE 1/2" CONDUIT TO THE OFFICE AREAS. REFER TO THE SHEET TITLED: "WIRING".
- PROVIDE 1/2" CONDUIT TO THE OFFICE AREAS. REFER TO THE SHEET TITLED: "WIRING".
- PROVIDE 1/2" CONDUIT TO THE OFFICE AREAS. REFER TO THE SHEET TITLED: "WIRING".
- PROVIDE 1/2" CONDUIT TO THE OFFICE AREAS. REFER TO THE SHEET TITLED: "WIRING".



2 902 ELECTRICAL - DETAIL
E1.09A 1/4" = 1'-0"

MORRISON YARD



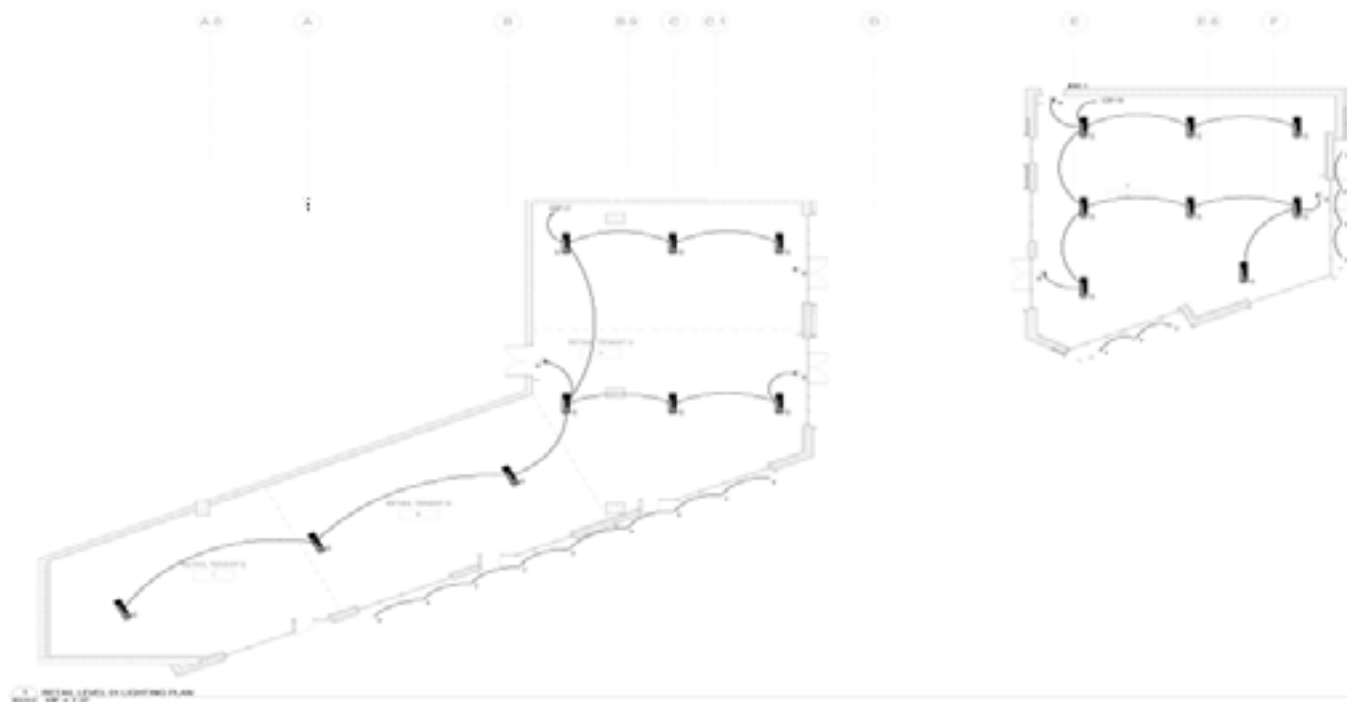
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NO.	DATE	DESCRIPTION
1	08.02.2010	ISSUED FOR PERMIT
2	08.02.2010	ISSUED FOR CONSTRUCTION
3	08.02.2010	ISSUED FOR CONSTRUCTION
4	08.02.2010	ISSUED FOR CONSTRUCTION
5	08.02.2010	ISSUED FOR CONSTRUCTION
6	08.02.2010	ISSUED FOR CONSTRUCTION
7	08.02.2010	ISSUED FOR CONSTRUCTION
8	08.02.2010	ISSUED FOR CONSTRUCTION
9	08.02.2010	ISSUED FOR CONSTRUCTION
10	08.02.2010	ISSUED FOR CONSTRUCTION

OFFICE LEVEL 09 ELECTRICAL PLAN

2010-01-01	08-02-2010
JM	JC
E1.09A	268

08/11/2010 08:55:11 AM

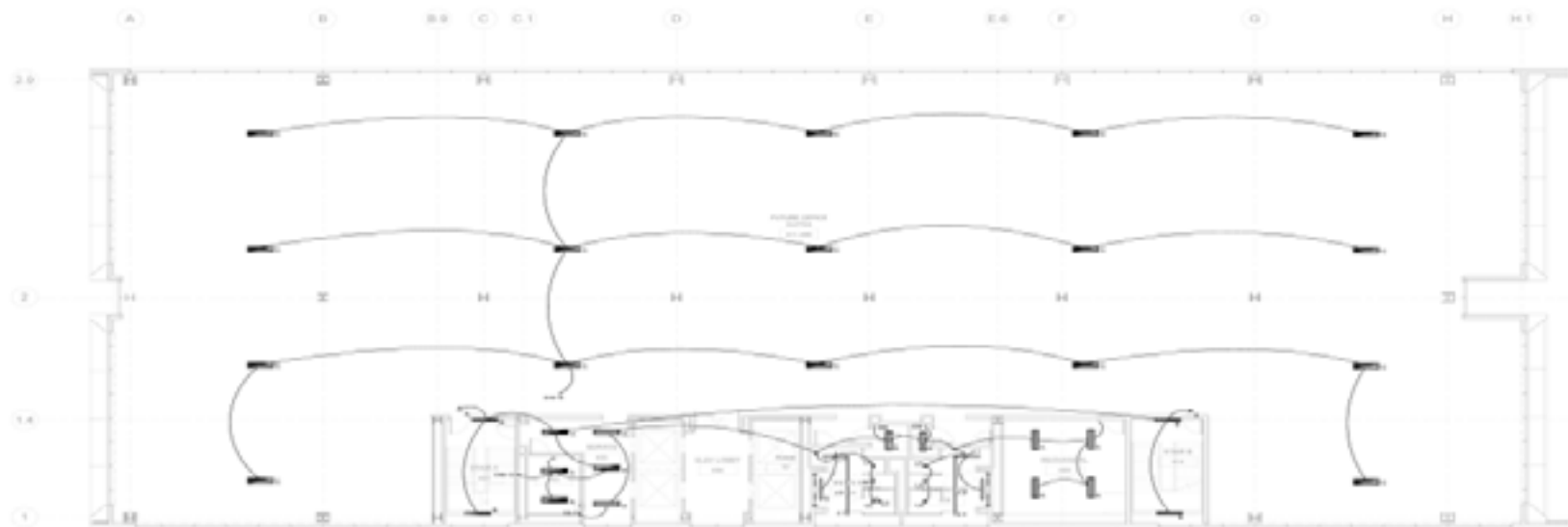


- NOTES:**
- 1. LIGHTING FIXTURES TO BE SUPPLIED BY CLIENT.
 - 2. LIGHTING FIXTURES TO BE SUPPLIED BY CLIENT.
 - 3. LIGHTING FIXTURES TO BE SUPPLIED BY CLIENT.
 - 4. LIGHTING FIXTURES TO BE SUPPLIED BY CLIENT.
 - 5. LIGHTING FIXTURES TO BE SUPPLIED BY CLIENT.
 - 6. LIGHTING FIXTURES TO BE SUPPLIED BY CLIENT.
 - 7. LIGHTING FIXTURES TO BE SUPPLIED BY CLIENT.
 - 8. LIGHTING FIXTURES TO BE SUPPLIED BY CLIENT.



RETAIL LEVEL LIGHTING PLAN
 MORRISON YARD

RETAIL LEVEL LIGHTING PLAN
 MORRISON YARD



OFFICE LEVEL 0 IN MORRISON YARD
 LIGHTING PLAN

REVISIONS

- 1. REVISED LIGHTING FIXTURES AND LAYOUT
- 2. REVISED LIGHTING FIXTURES AND LAYOUT
- 3. REVISED LIGHTING FIXTURES AND LAYOUT
- 4. REVISED LIGHTING FIXTURES AND LAYOUT
- 5. REVISED LIGHTING FIXTURES AND LAYOUT
- 6. REVISED LIGHTING FIXTURES AND LAYOUT
- 7. REVISED LIGHTING FIXTURES AND LAYOUT

NOTES

1. ALL LIGHTING FIXTURES SHALL BE AS SHOWN.

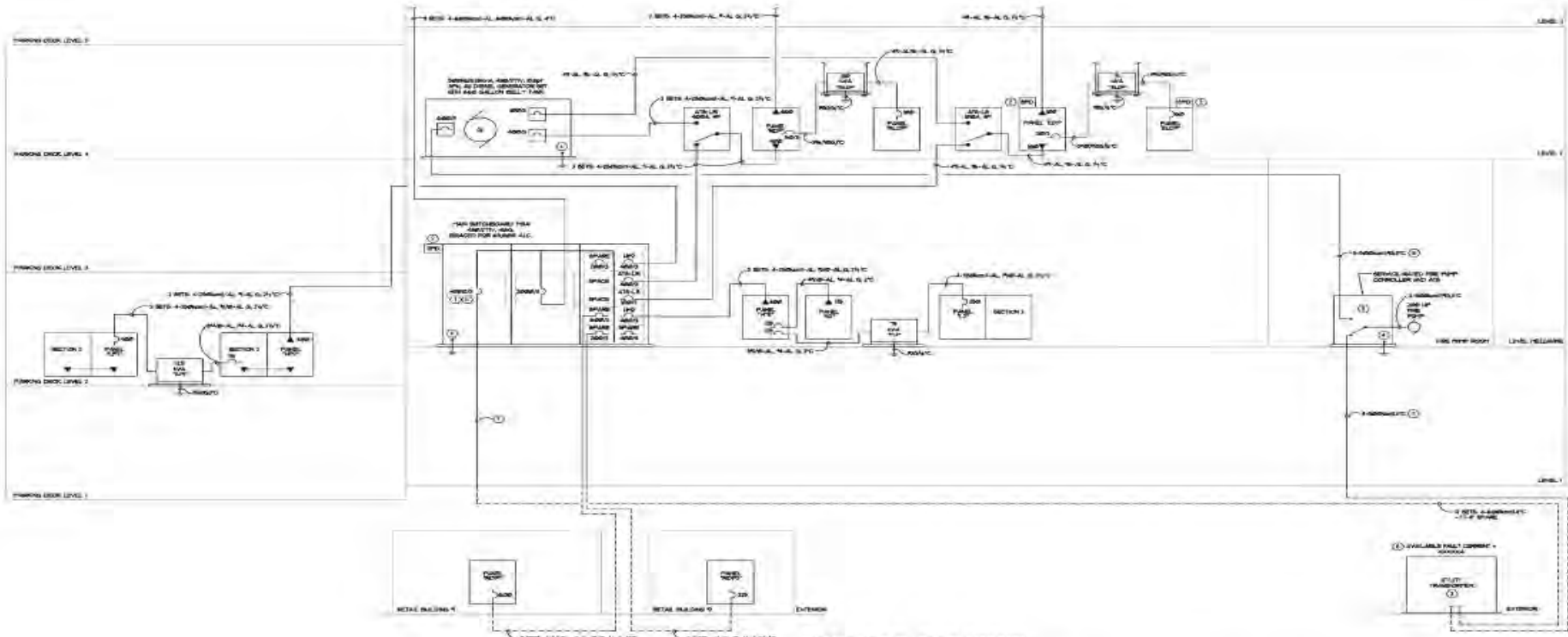


PROJECT: MORRISON YARD OFFICE BUILDING
 SHEET: E2.04A
 DATE: 10/15/2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT: MORRISON YARD OFFICE BUILDING
 SHEET: E2.04A
 DATE: 10/15/2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/15/2014
2	REVISED LIGHTING FIXTURES AND LAYOUT	10/15/2014
3	REVISED LIGHTING FIXTURES AND LAYOUT	10/15/2014
4	REVISED LIGHTING FIXTURES AND LAYOUT	10/15/2014
5	REVISED LIGHTING FIXTURES AND LAYOUT	10/15/2014
6	REVISED LIGHTING FIXTURES AND LAYOUT	10/15/2014
7	REVISED LIGHTING FIXTURES AND LAYOUT	10/15/2014

OFFICE LEVEL 0 IN MORRISON YARD
 LIGHTING PLAN



ELECTRICAL RISER DIAGRAM

GENERAL NOTES

1. ALL CONDUIT SHALL BE IDENTIFIED UNLESS OTHERWISE SPECIFIED. CONDUIT SHALL BE IDENTIFIED BY COLOR AND MARKED AT EACH END WITH THE IDENTIFICATION NUMBER.
2. PROVIDE TWO-FLASH WATERTIGHT ON ALL WATERTIGHT AND PENETRATIONS. REFER TO PENETRATION SCHEDULE FOR ADDITIONAL INFORMATION.
3. CONDUIT SHALL BE IDENTIFIED UNLESS OTHERWISE SPECIFIED. CONDUIT SHALL BE IDENTIFIED BY COLOR AND MARKED AT EACH END WITH THE IDENTIFICATION NUMBER.

4. ALL SERVICE CONDUIT (EXCEPT SERVICE TO SERVICE) SHALL BE INSTALLED IN CONCRETE OR CONCRETE MASONRY. CONDUIT SHALL BE INSTALLED IN CONCRETE FOR THE ENTIRE LENGTH OF THE CONDUIT. CONDUIT SHALL BE INSTALLED IN CONCRETE FOR THE ENTIRE LENGTH OF THE CONDUIT.
5. THE IDENTIFICATION NUMBER FOR SERVICE CONDUIT SHALL BE IDENTIFIED BY COLOR AND MARKED AT EACH END WITH THE IDENTIFICATION NUMBER.

GENERAL NOTES

1. PROVIDE SERVICE CONDUIT TO SERVICE EQUIPMENT WITH IDENTIFIED CONDUIT.
2. PROVIDE WITH SERVICE PENETRATION DEVICE EXTERNAL TO BUILDING. IDENTIFIED CONDUIT SHALL BE INSTALLED IN CONCRETE FOR THE ENTIRE LENGTH OF THE CONDUIT.
3. CONDUIT SHALL BE IDENTIFIED UNLESS OTHERWISE SPECIFIED. CONDUIT SHALL BE IDENTIFIED BY COLOR AND MARKED AT EACH END WITH THE IDENTIFICATION NUMBER.
4. PROVIDE SERVICE CONDUIT TO SERVICE EQUIPMENT WITH IDENTIFIED CONDUIT.

5. PROVIDE A PENETRATION FLANGE AT SERVICE EQUIPMENT LOCATION INCLUDING ALL OTHER SERVICE EQUIPMENT AND THE PENETRATION FLANGE.
6. IDENTIFIED CONDUIT SHALL BE IDENTIFIED WITH IDENTIFIED CONDUIT.
7. SERVICE CONDUIT BETWEEN LEVEL 1 AND THE MECHANICAL LEVEL SHALL BE INSTALLED IN CONCRETE NOT LESS THAN 2" THICK IN ACCORDANCE WITH THE SCHEDULE.
8. SERVICE CONDUIT BETWEEN LEVEL 1 AND THE MECHANICAL LEVEL SHALL BE INSTALLED IN CONCRETE NOT LESS THAN 2" THICK IN ACCORDANCE WITH THE SCHEDULE.



MORRISON YARD

Panel 1003
Panel Type: 100, 100000

Panel Description	Panel 1003				Panel Type: 100, 100000				
	Qty	Panel	W	H	Panel	W	H	Panel	W
Panel 1003	1	1003	1003	1003	1003	1003	1003	1003	1003
Notes:									
Panel Description	Material Code	Material Name	Material Quantity	Panel Type	Material Code	Material Name	Material Quantity	Panel Type	
Panel 1003	1003	1003	1003	1003	1003	1003	1003	1003	

Panel 101
Panel Type: 100, 100000

Panel Description	Panel 101				Panel Type: 100, 100000				
	Qty	Panel	W	H	Panel	W	H	Panel	W
Panel 101	1	101	101	101	101	101	101	101	101
Notes:									
Panel Description	Material Code	Material Name	Material Quantity	Panel Type	Material Code	Material Name	Material Quantity	Panel Type	
Panel 101	101	101	101	101	101	101	101	101	

Panel L3
Panel Type: L3, 100000

Panel Description	Panel L3				Panel Type: L3, 100000				
	Qty	Panel	W	H	Panel	W	H	Panel	W
Panel L3	1	L3	L3	L3	L3	L3	L3	L3	L3
Notes:									
Panel Description	Material Code	Material Name	Material Quantity	Panel Type	Material Code	Material Name	Material Quantity	Panel Type	
Panel L3	L3	L3	L3	L3	L3	L3	L3	L3	

Panel 1004
Panel Type: 100, 100000

Panel Description	Panel 1004				Panel Type: 100, 100000				
	Qty	Panel	W	H	Panel	W	H	Panel	W
Panel 1004	1	1004	1004	1004	1004	1004	1004	1004	1004
Notes:									
Panel Description	Material Code	Material Name	Material Quantity	Panel Type	Material Code	Material Name	Material Quantity	Panel Type	
Panel 1004	1004	1004	1004	1004	1004	1004	1004	1004	

Panel 104
Panel Type: 100, 100000

Panel Description	Panel 104				Panel Type: 100, 100000				
	Qty	Panel	W	H	Panel	W	H	Panel	W
Panel 104	1	104	104	104	104	104	104	104	104
Notes:									
Panel Description	Material Code	Material Name	Material Quantity	Panel Type	Material Code	Material Name	Material Quantity	Panel Type	
Panel 104	104	104	104	104	104	104	104	104	

Panel L4
Panel Type: L4, 100000

Panel Description	Panel L4				Panel Type: L4, 100000				
	Qty	Panel	W	H	Panel	W	H	Panel	W
Panel L4	1	L4	L4	L4	L4	L4	L4	L4	L4
Notes:									
Panel Description	Material Code	Material Name	Material Quantity	Panel Type	Material Code	Material Name	Material Quantity	Panel Type	
Panel L4	L4	L4	L4	L4	L4	L4	L4	L4	

Panel E04
Panel Type: E04, 100000

Panel Description	Panel E04				Panel Type: E04, 100000				
	Qty	Panel	W	H	Panel	W	H	Panel	W
Panel E04	1	E04	E04	E04	E04	E04	E04	E04	E04
Notes:									
Panel Description	Material Code	Material Name	Material Quantity	Panel Type	Material Code	Material Name	Material Quantity	Panel Type	
Panel E04	E04	E04	E04	E04	E04	E04	E04	E04	

Panel E1.6
Panel Type: E1.6, 100000

Panel Description	Panel E1.6				Panel Type: E1.6, 100000				
	Qty	Panel	W	H	Panel	W	H	Panel	W
Panel E1.6	1	E1.6	E1.6	E1.6	E1.6	E1.6	E1.6	E1.6	E1.6
Notes:									
Panel Description	Material Code	Material Name	Material Quantity	Panel Type	Material Code	Material Name	Material Quantity	Panel Type	
Panel E1.6	E1.6	E1.6	E1.6	E1.6	E1.6	E1.6	E1.6	E1.6	



100000
100000
100000
100000



DX
 Morrison Yard
 25 East 23rd, 2nd Floor
 Suite 100
 Denver, CO 80202
 P. 303.455.2344
 F. 303.455.2345
 www.asdsky.com

Panel E1B
 Ready Panel 100, 2000V

Panel No.	Panel Description	Panel 1				Panel 2				Panel Total
		PH	2P	3P	4P	PH	2P	3P	4P	
1	Panel 1	1	1	1	1					
2	Panel 2					1	1	1	1	
Total		1	1	1	1	1	1	1	1	1

Load Description	Requested Load	Requested Power	Requested Demand	Panel Total
Panel 1	100 VA	100 W	100 VA	100 VA
Panel 2	100 VA	100 W	100 VA	100 VA
Total	200 VA	200 W	200 VA	200 VA

Panel E1B
 Ready Panel 100, 2000V

Panel No.	Panel Description	Panel 1				Panel 2				Panel Total
		PH	2P	3P	4P	PH	2P	3P	4P	
1	Panel 1	1	1	1	1					
2	Panel 2					1	1	1	1	
Total		1	1	1	1	1	1	1	1	1

Load Description	Requested Load	Requested Power	Requested Demand	Panel Total
Panel 1	100 VA	100 W	100 VA	100 VA
Panel 2	100 VA	100 W	100 VA	100 VA
Total	200 VA	200 W	200 VA	200 VA

Panel E1B
 Ready Panel 100, 2000V

Panel No.	Panel Description	Panel 1				Panel 2				Panel Total
		PH	2P	3P	4P	PH	2P	3P	4P	
1	Panel 1	1	1	1	1					
2	Panel 2					1	1	1	1	
Total		1	1	1	1	1	1	1	1	1

Load Description	Requested Load	Requested Power	Requested Demand	Panel Total
Panel 1	100 VA	100 W	100 VA	100 VA
Panel 2	100 VA	100 W	100 VA	100 VA
Total	200 VA	200 W	200 VA	200 VA

Panel E1B
 Ready Panel 100, 2000V

Panel No.	Panel Description	Panel 1				Panel 2				Panel Total
		PH	2P	3P	4P	PH	2P	3P	4P	
1	Panel 1	1	1	1	1					
2	Panel 2					1	1	1	1	
Total		1	1	1	1	1	1	1	1	1

Load Description	Requested Load	Requested Power	Requested Demand	Panel Total
Panel 1	100 VA	100 W	100 VA	100 VA
Panel 2	100 VA	100 W	100 VA	100 VA
Total	200 VA	200 W	200 VA	200 VA

Panel H1B
 Ready Panel 100, 2000V

Panel No.	Panel Description	Panel 1				Panel 2				Panel Total
		PH	2P	3P	4P	PH	2P	3P	4P	
1	Panel 1	1	1	1	1					
2	Panel 2					1	1	1	1	
Total		1	1	1	1	1	1	1	1	1

Load Description	Requested Load	Requested Power	Requested Demand	Panel Total
Panel 1	100 VA	100 W	100 VA	100 VA
Panel 2	100 VA	100 W	100 VA	100 VA
Total	200 VA	200 W	200 VA	200 VA

Panel H1B
 Ready Panel 100, 2000V

Panel No.	Panel Description	Panel 1				Panel 2				Panel Total
		PH	2P	3P	4P	PH	2P	3P	4P	
1	Panel 1	1	1	1	1					
2	Panel 2					1	1	1	1	
Total		1	1	1	1	1	1	1	1	1

Load Description	Requested Load	Requested Power	Requested Demand	Panel Total
Panel 1	100 VA	100 W	100 VA	100 VA
Panel 2	100 VA	100 W	100 VA	100 VA
Total	200 VA	200 W	200 VA	200 VA

Panel LR
 Ready Panel 100, 2000V

Panel No.	Panel Description	Panel 1				Panel 2				Panel Total
		PH	2P	3P	4P	PH	2P	3P	4P	
1	Panel 1	1	1	1	1					
2	Panel 2					1	1	1	1	
3	Panel 3									
4	Panel 4									
5	Panel 5									
6	Panel 6									
7	Panel 7									
8	Panel 8									
9	Panel 9									
10	Panel 10									
11	Panel 11									
12	Panel 12									
13	Panel 13									
14	Panel 14									
15	Panel 15									
16	Panel 16									
17	Panel 17									
18	Panel 18									
19	Panel 19									
20	Panel 20									
Total		1	1	1	1	1	1	1	1	1

Load Description	Requested Load	Requested Power	Requested Demand	Panel Total
Panel 1	100 VA	100 W	100 VA	100 VA
Panel 2	100 VA	100 W	100 VA	100 VA
Total	200 VA	200 W	200 VA	200 VA

Panel H1B
 Ready Panel 100, 2000V

Panel No.	Panel Description	Panel 1				Panel 2				Panel Total
		PH	2P	3P	4P	PH	2P	3P	4P	
1	Panel 1	1	1	1	1					
2	Panel 2					1	1	1	1	
Total		1	1	1	1	1	1	1	1	1

Load Description	Requested Load	Requested Power	Requested Demand	Panel Total
Panel 1	100 VA	100 W	100 VA	100 VA
Panel 2	100 VA	100 W	100 VA	100 VA
Total	200 VA	200 W	200 VA	200 VA

Panel H1B
 Ready Panel 100, 2000V

Panel No.	Panel Description	Panel 1				Panel 2				Panel Total
		PH	2P	3P	4P	PH	2P	3P	4P	
1	Panel 1	1	1	1	1					
2	Panel 2					1	1	1	1	
Total		1	1	1	1	1	1	1	1	1

Load Description	Requested Load	Requested Power	Requested Demand	Panel Total
Panel 1	100 VA	100 W	100 VA	100 VA
Panel 2	100 VA	100 W	100 VA	100 VA
Total	200 VA	200 W	200 VA	200 VA

Panel LMP
 Ready Panel 100, 2000V

Panel No.	Panel Description	Panel 1				Panel 2				Panel Total
		PH	2P	3P	4P	PH	2P	3P	4P	
1	Panel 1	1	1	1	1					
2	Panel 2					1	1	1	1	
Total		1	1	1	1	1	1	1	1	1

Load Description	Requested Load	Requested Power	Requested Demand	Panel Total
Panel 1	100 VA	100 W	100 VA	100 VA
Panel 2	100 VA	100 W	100 VA	100 VA
Total	200 VA	200 W	200 VA	200 VA



MORRISON YARD

THESE DRAWINGS ARE THE PROPERTY OF ASD | SKY. NO PART OF THESE DRAWINGS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ASD | SKY.

ELECTRICAL PANEL SCHEDULES

DATE	DESCRIPTION
07/03	276

Agenda Item 6:

838 Morrison Drive - - TMS # 459-07-00-010

**Request final approval for new construction of mixed-use
multifamily development.**

(none) / Height District: 4-12 / Historic Corridor District

NOTE FOR STAFF AND BOARD

The Morrison Yard Apartments project was separated into three sets for building permit review.

PODIUM - 1st floor to 2nd floor with retail, parking and resident amenity spaces.

HIGH RISE - 2nd floor to 10th floor penthouse with residential apartments and resident amenity spaces.

MD RISE - 2nd floor to 4th floor with residential apartments and resident amenity spaces. The sheets included in this set for your review are selected sheets from those sets. In order to simplify sheet numbering for individual sets some sheet numbers are repeated from set to set. For your convenience, the sheets pertaining to each set are color coded using the key plan in the lower right corner of the title block and grouped together in the order listed above. Section and detail references in each set key to similarly color coded sheets in each individual set using the CD set sheet numbers. BAR set page numbers have been added to aid in keying to specific pages relative to the BAR review as well (SHEET #/214).

The A&P, WALLS SECTIONS, ELEVATIONS & PLANS sheets show each building in context to the building above or below. The matching sheet numbers from set to set show the same area.

CHANGES

Since the Preliminary BAR review, the structural system of the High Rise portion was changed from load bearing metal studs and long span steel floor system to cast in place concrete post and frame. The majority of the effect of the structural change is interior to the building and had minimal effect on the exterior elevations. The footprint and exterior of the building has not changed unless in response to a BAR comment.

STAFF COMMENTS FROM PRELIMINARY REVIEW

1. The top flood of the 5-story portion should be reduced in height and the roof thickness and roof overhang reduced to reduce the top-heavy appearance. The fins could be eliminated also, all in an effort to reduce bulk.
RESPONSE: Fins have been removed and window sill raised to reduce bulk and top heaviness.
2. Changes to mazing on Morrison are not an improvement in staff's opinion. The metal panels are much more dominant now. We believe all 5-story masses should be unified.
RESPONSE: The Board excluded this comment from staff in favor of the 5-story portions as designed.
3. The divided lite windows (shown on pg. 30) are arbitrary. Unity window styles. Add mullins per the "Principles".
RESPONSE: Divided lights removed from the corner windows.
4. Glass railings should be moved back and further away from the parapet.
RESPONSE: Glass railings changed to light gauge wire mesh and shifted back from edge as requested.
5. Study a more appropriate solution for slab edges rather than simply painted.
RESPONSE: Slab and balcony edges will be clad in metal panel to coordinate with the metal panel system.
6. Lanterns to be electric, not gas.
RESPONSE: All lighting fixtures will be electric.
7. Window and Door materials should match (shown as metal clad windows and fiberglass doors).
RESPONSE: Door materials changed to Aluminum Clad.
8. Regarding materials and details:
 - a. EPS is an unacceptable material for cornices and have been consistently denied by the Board (pg 48 and 65). It should at least be GFRG Nigh on the building.
RESPONSE: All cornices changed to brick.
 - b. Eliminate small sections of brick between windows in favor of metal to match the window cladding.
RESPONSE: Structural mullions will be clad in metal to coordinate with windows and metal panel system. Metal panel finish will match the window frame finish.
 - c. Eliminate fiber cement in favor of brick continuing throughout balconies to reduce material palette. Notes on pg 48 and 65 conflict.
RESPONSE: The brick veneer of the balcony cornices shall return a minimum of 6" into the recessed balconies to anchor the corner. The interior of recessed balconies will remain smooth fiber cement panels with reveal trim joints. Fiber cement reveal joint widths will match metal panel joint widths. Panels and joints will be painted to match metal panel and window colors.
 - d. There is only one drawing for details. There is a lot to develop for final review.
RESPONSE: Additional details have been added.
 - e. Make it clear in final documents where all the wall sections are cut.
RESPONSE: Wall section tags are included on the enlarged building plans and elevations as well as keyed to the diagrammatic sections included on the combination sheets (A4).
 - f. Brick selections should be finalized at mock-up review.
RESPONSE: Understood.
 - g. Plan on screening all rooftop mechanical equipment including from above.
RESPONSE: This is understood. The design intent is to provide a screening material that will coordinate in color and finish with the metal panel cladding system. Final selection of manufacturer is being finalized. Details and cut sheets will be provided for review and included on the on-site mockup.



- WOODFIELD -
MORRISON YARD
PODIUM
888 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS

PROJECT NUMBER: 1725
SHEET DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR



SHEET 2/219

BAR PRELIMINARY
REVIEW COMMENTS

A0-02



- WOODFIELD - MORRISON YARD PODIUM
 838 MORRISON DRIVE, CHARLESTON, SC



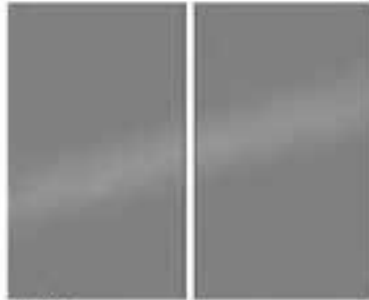
VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 172
 SHEET DATE: OCTOBER 14, 2019
 ISSUED FOR: FINAL BAK



SHEET 3/219
 PHASING & ADDRESSING PLAN
A0.08



TRIM (CABINET WITH REVEAL TRIM)
MATCH METAL PANEL COLOR



METAL PANEL
BRUSHED
COLOR: WILD ISB CASSET GREY



REVEAL
CONTEMPORARY SERIES - WOODEN ORIGINAL BRACKET



BRICK #1
CAROLINA CERAMICS
PROVINCIAL COLLECTION - AVALON WITH
HOLDIM WHITE MORTAR



BRICK #2
CAROLINA CERAMICS
PROVINCIAL COLLECTION - TUSCANY (WHITE
WASHED) WITH HOLDIM WHITE MORTAR



ALUMINUM EDEDFRONT
KAMMER PERMAFOUR
DOVE GREY



WINDOW CLADDING
SEREA PACIFIC
COLORSTAT COLLECTIONS - GULL GREY 907



CONTEMPORARY FIXED RAILING
ZOLA
(FINISH TO MATCH METAL PANEL)



- WOODFIELD -
MORRISON YARD
PODIUM
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2014
ISSUED FOR: FINAL S&P



SHEET 4/219
MATERIALS

A0.22

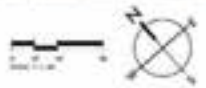


- 1 NEW SIDEWALKS
- 2 NEW CROSSWALKS*
- 3 NEW TRAFFIC SIGNAL
- 4 NEW CROSSWALKS
- 5 IMPROVED BUS STOP
- 6 WATER ACCESS PARK *
- 7 CONNECTION TO WONDER'S WAY*
- 8 VISUAL CONNECTION BETWEEN PROJECTS

NOTE:
 ALL PROPOSED OFF-SITE IMPROVEMENTS ARE SUBJECT TO FINAL DESIGN AND ENGINEERING, AS WELL AS APPROVAL BY VARIOUS AGENCIES INCLUDING THE CITY OF CHARLESTON DESIGN REVIEW COMMITTEE, CARTA, AND SCDOT. SOME IMPROVEMENTS MAY BE SUBJECT TO THE CREATION OF A NEW TIF DISTRICT TO FUND IMPROVEMENTS. THOSE DESIGN ELEMENTS THAT ARE PARTIALLY OR FULLY DEPENDENT ON TIF FUNDING ARE IDENTIFIED WITH AN ASTERISK (*).



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



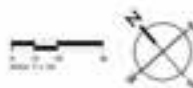
SHEET 5/216
 OFF-SITE IMPROVEMENTS + CONTEXT PLAN
 FINAL B.A.R.
 OCTOBER 23, 2019
 L-0.1
 SHEET



- 1 PLAZA & COURTYARD 1
 - 2 COURTYARD 2
 - 3 COURTYARD 3
 - 4 PARKING COURT
 - 5 MARSH PLAZA
- *SEE ENLARGEMENTS



ORIGIN DEVELOPMENT PARTNERS +
WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



GROUND FLOOR RENDERING
FINAL B.A.R.
OCTOBER 23, 2019

SHEET 6/216

L-0.2
SHEET



- 1 ROOFTOP BOCCÉ
- 2 ROOFTOP GREEN
- 3 ROOFTOP POOL
*SEE ENLARGEMENTS











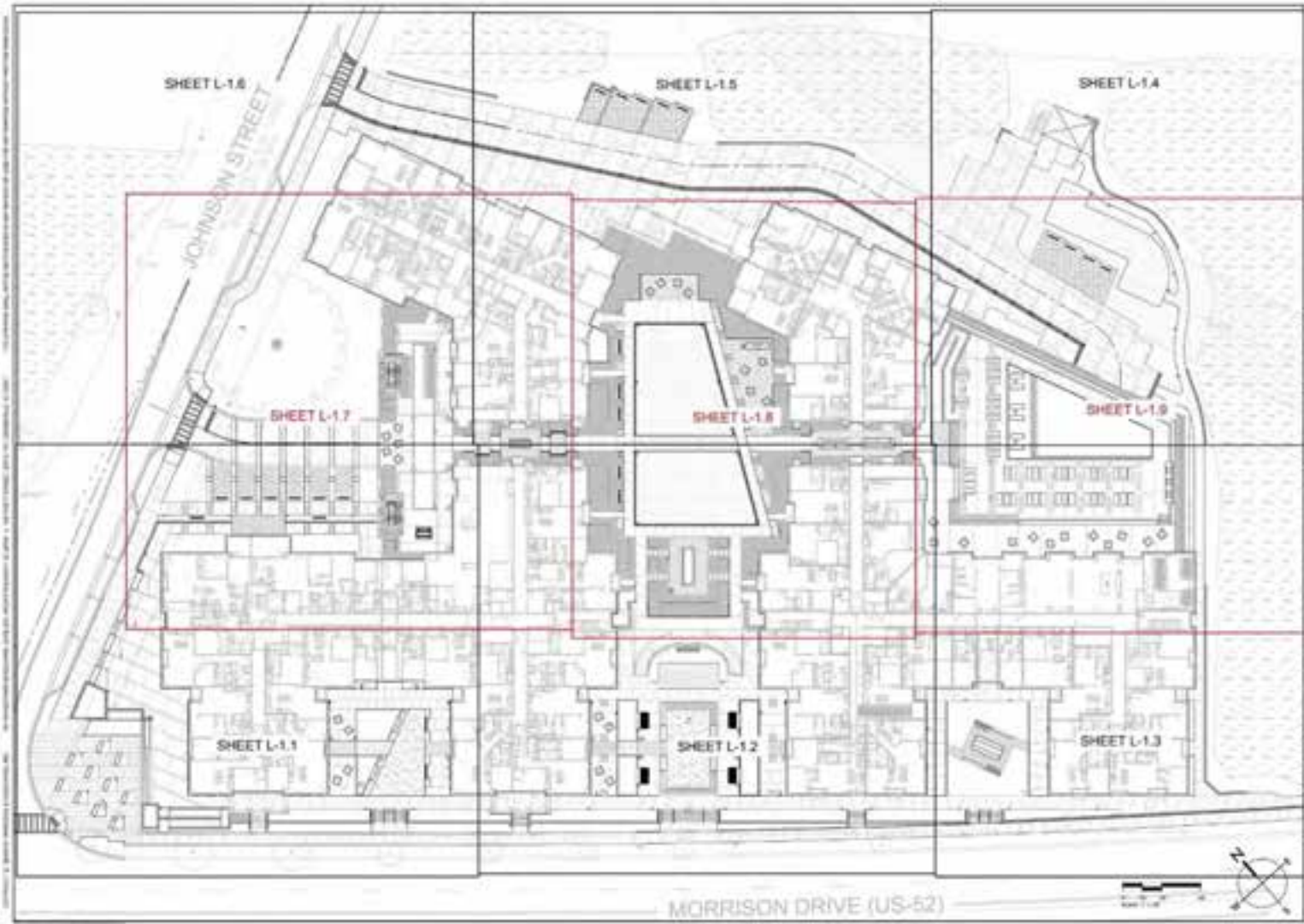












SEARCHWINDISSUE



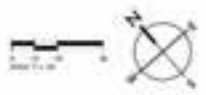
MORRISON YARD APARTMENTS
 A MEDIUM-DENSITY DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 1000 W. WOODFIELD AVENUE, SUITE 100
 DENVER, CO 80202

DATE	DESCRIPTION
10/23/19	FINAL B.A.R.

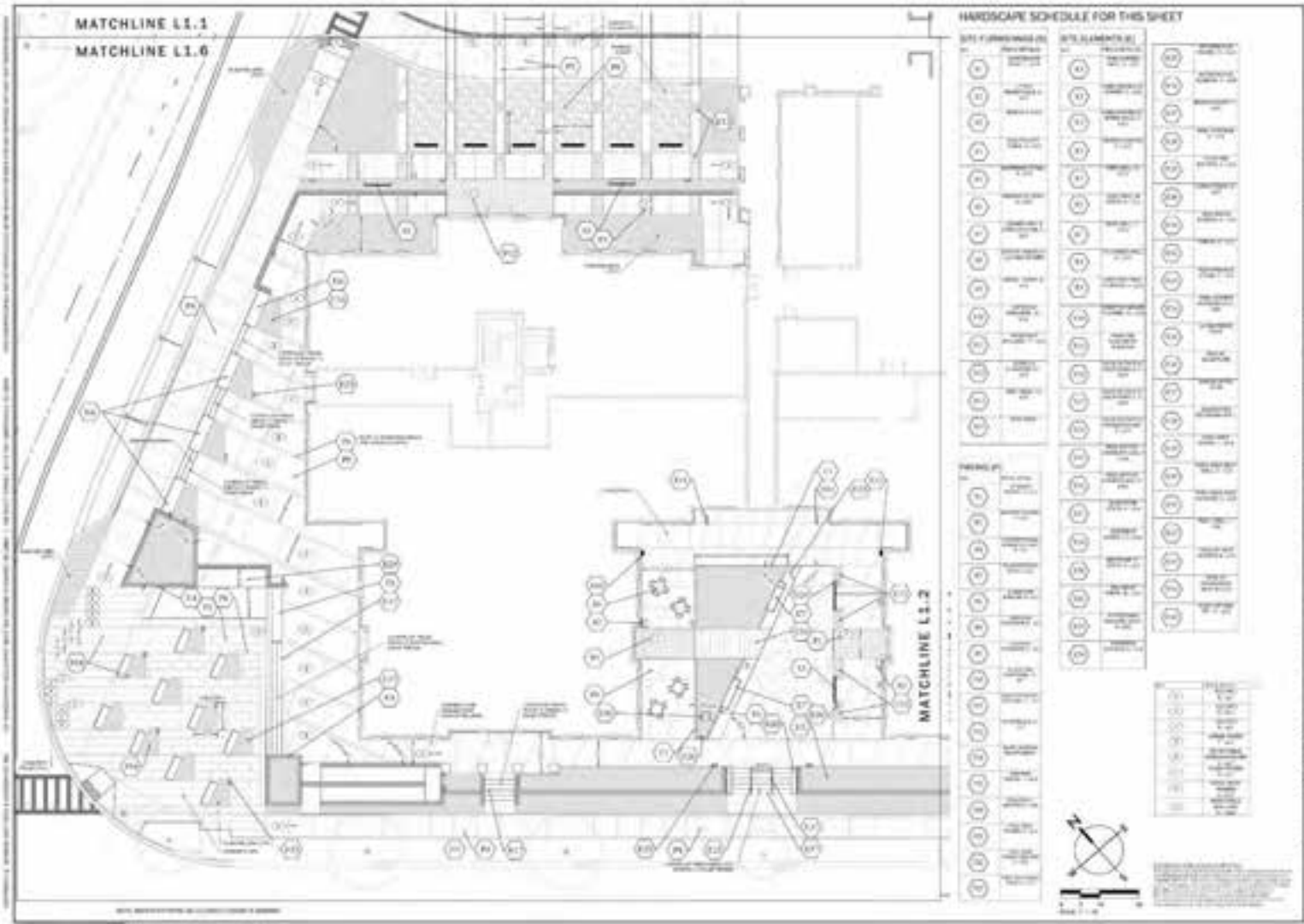
SCALE 1" = 10'-0"
 NORTH



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



SHEET 18/216
 HARDSCAPE SHEET KEY L-1.0
 FINAL B.A.R. SHEET
 OCTOBER 23, 2019



SW
SEARCHLIGHT STUDIOS

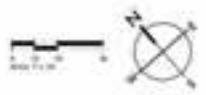
W
WOODFIELD DEVELOPMENT

MORRISON YARD APARTMENTS
A MIXED-USE DEVELOPMENT
WOODFIELD INVESTMENTS, LLC
OFFICE OF COMMUNITY PLANNING

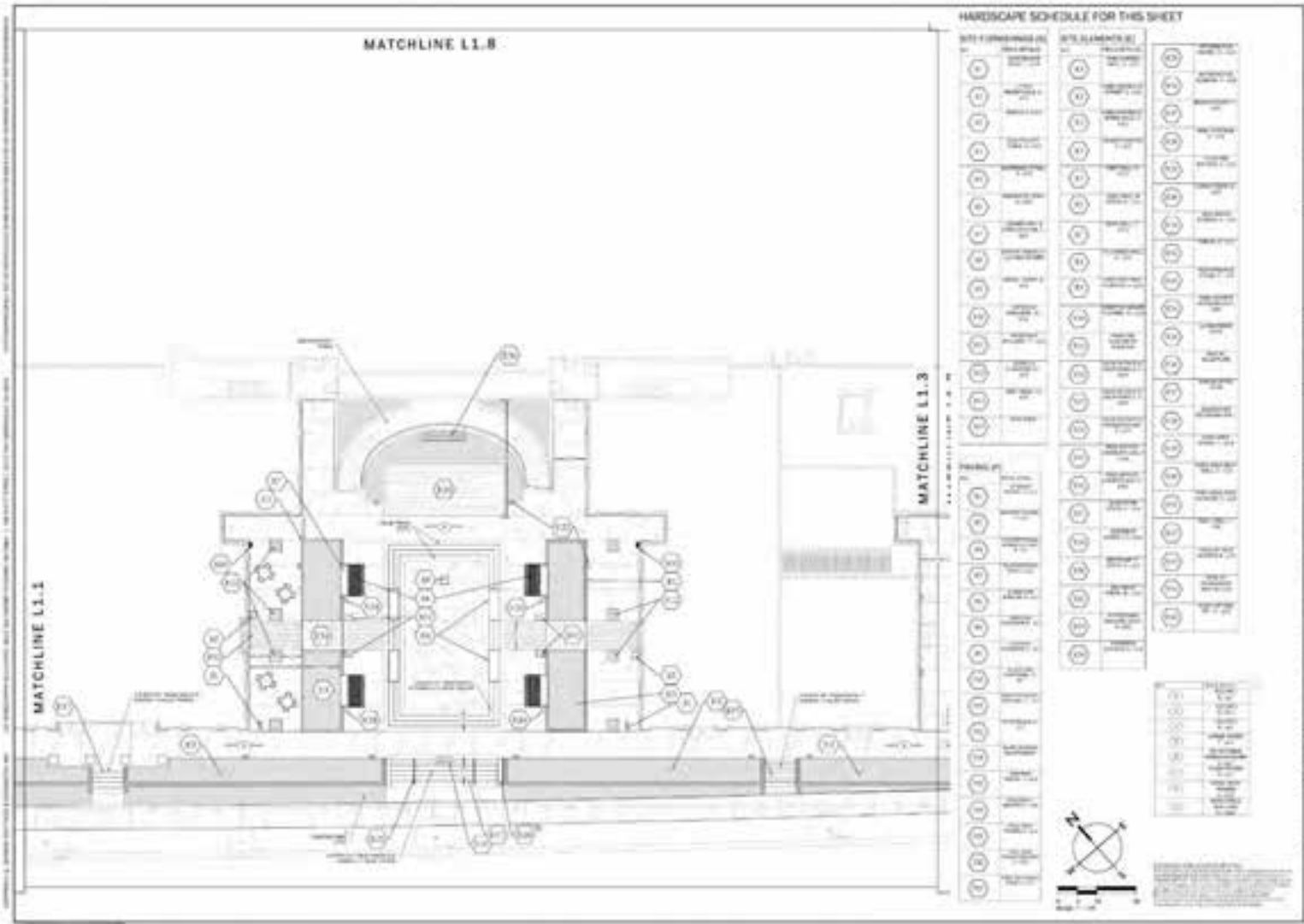
L-1.1



ORIGIN DEVELOPMENT PARTNERS +
WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



SHEET 19/216
HARDSCAPE PLAN | L-1.1
FINAL B.A.R. | SHEET
OCTOBER 23, 2019



SW SEARCHLIGHT WHITEHOUSE

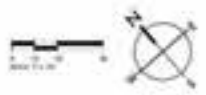
W WOODFIELD DEVELOPMENT

MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 PART OF WOODFIELD SOUTH CORRIDOR

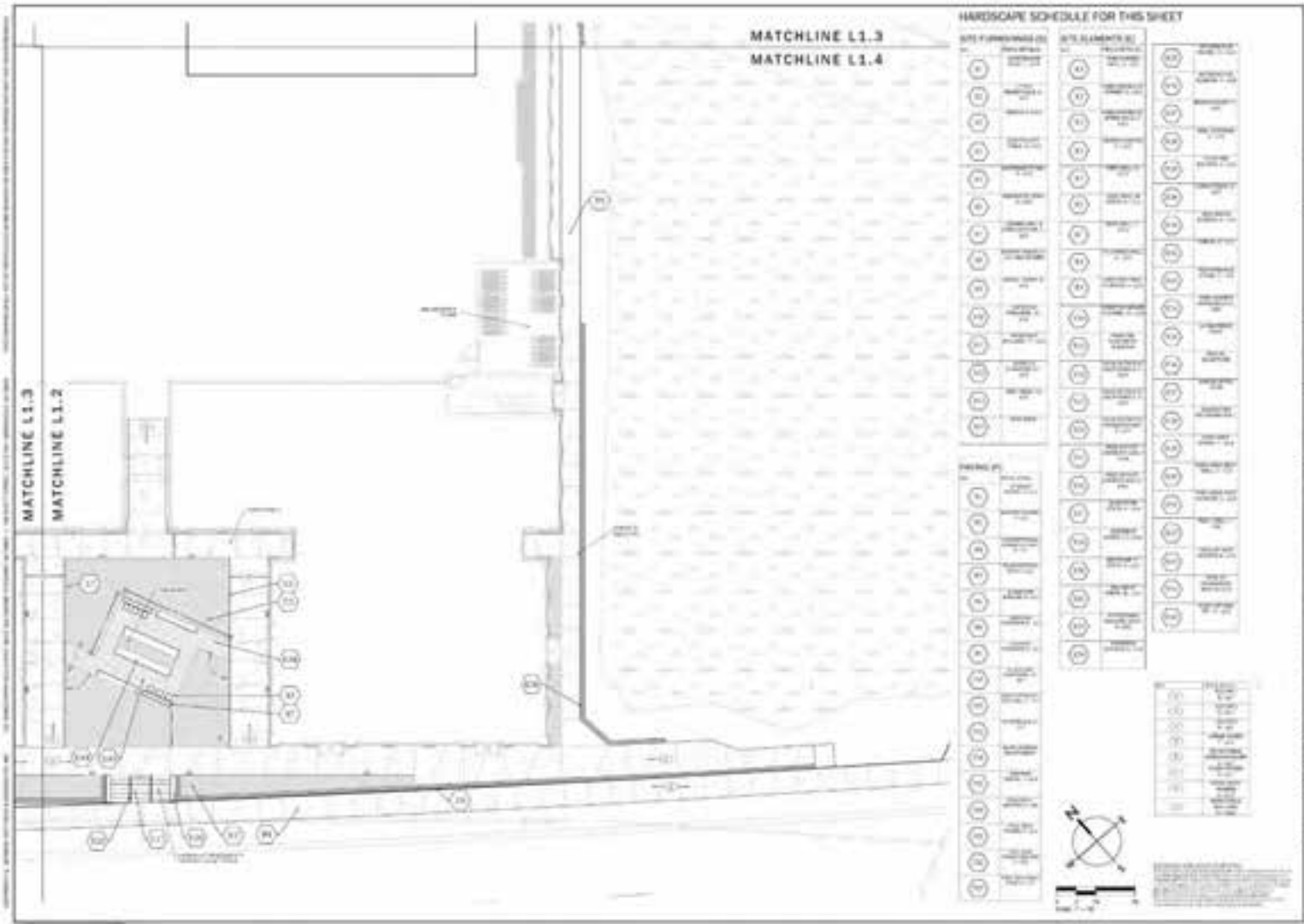
1-12



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



SHEET 20/216
 HARDSCAPE PLAN | L-1.2
 FINAL B.A.R. | SHEET
 OCTOBER 23, 2019

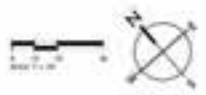


MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF WASHINGTON COUNTY, COLORADO

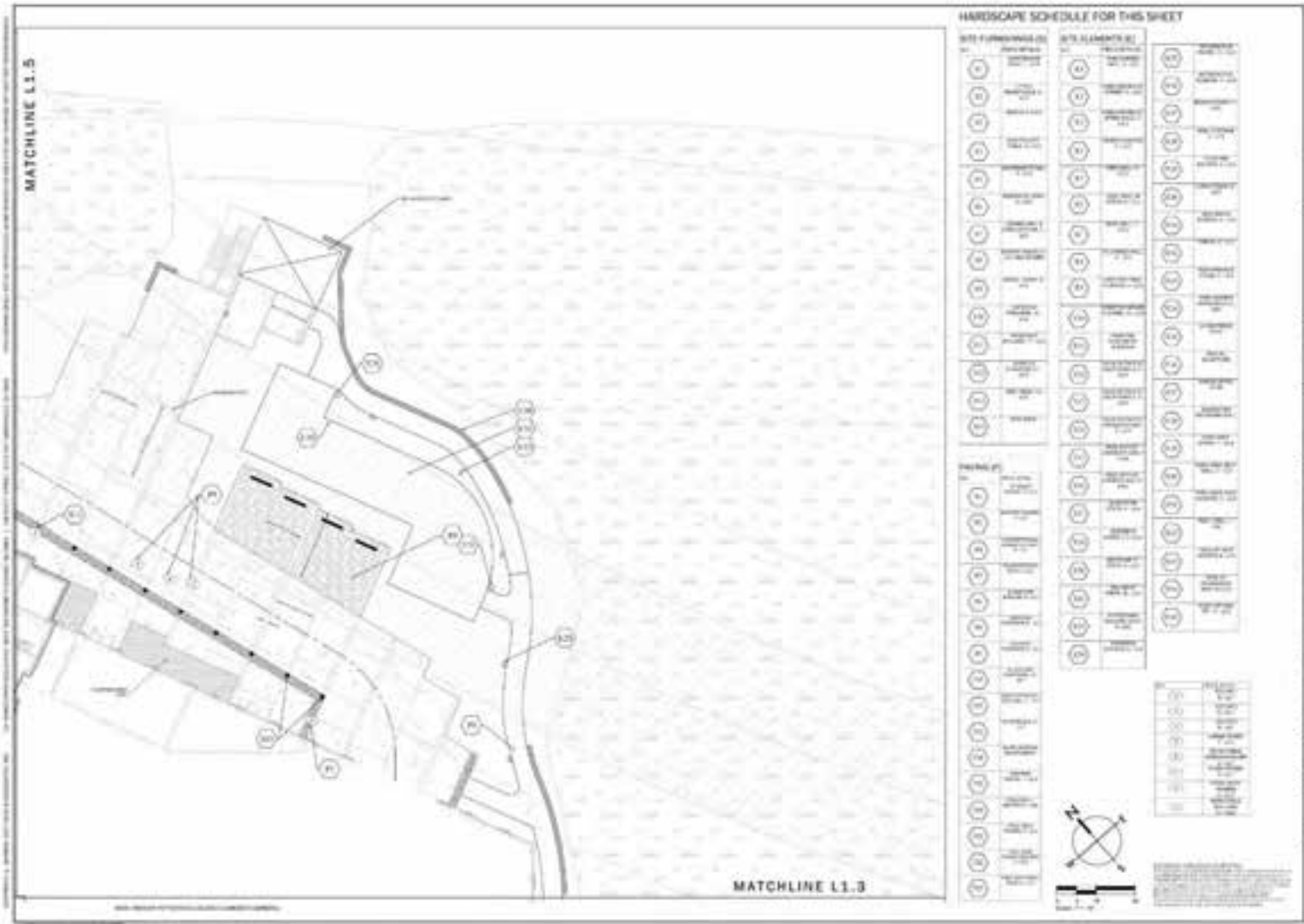
DATE: 10/23/19
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]
 SHEET NO: L-1.3



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



SHEET 21/216
 HARDSCAPE PLAN | L-1.3
 FINAL B.A.R. | SHEET
 OCTOBER 23, 2019



HARDSCAPE SCHEDULE FOR THIS SHEET

SITE FURNISHINGS (S)		SITE PLANTING (P)	
S1	1" x 6" x 6" PLANK	P1	1" x 6" x 6" PLANK
S2	2" x 6" x 6" PLANK	P2	2" x 6" x 6" PLANK
S3	3" x 6" x 6" PLANK	P3	3" x 6" x 6" PLANK
S4	4" x 6" x 6" PLANK	P4	4" x 6" x 6" PLANK
S5	5" x 6" x 6" PLANK	P5	5" x 6" x 6" PLANK
S6	6" x 6" x 6" PLANK	P6	6" x 6" x 6" PLANK
S7	7" x 6" x 6" PLANK	P7	7" x 6" x 6" PLANK
S8	8" x 6" x 6" PLANK	P8	8" x 6" x 6" PLANK
S9	9" x 6" x 6" PLANK	P9	9" x 6" x 6" PLANK
S10	10" x 6" x 6" PLANK	P10	10" x 6" x 6" PLANK
S11	11" x 6" x 6" PLANK	P11	11" x 6" x 6" PLANK
S12	12" x 6" x 6" PLANK	P12	12" x 6" x 6" PLANK
S13	13" x 6" x 6" PLANK	P13	13" x 6" x 6" PLANK
S14	14" x 6" x 6" PLANK	P14	14" x 6" x 6" PLANK
S15	15" x 6" x 6" PLANK	P15	15" x 6" x 6" PLANK
S16	16" x 6" x 6" PLANK	P16	16" x 6" x 6" PLANK
S17	17" x 6" x 6" PLANK	P17	17" x 6" x 6" PLANK
S18	18" x 6" x 6" PLANK	P18	18" x 6" x 6" PLANK
S19	19" x 6" x 6" PLANK	P19	19" x 6" x 6" PLANK
S20	20" x 6" x 6" PLANK	P20	20" x 6" x 6" PLANK
S21	21" x 6" x 6" PLANK	P21	21" x 6" x 6" PLANK
S22	22" x 6" x 6" PLANK	P22	22" x 6" x 6" PLANK
S23	23" x 6" x 6" PLANK	P23	23" x 6" x 6" PLANK
S24	24" x 6" x 6" PLANK	P24	24" x 6" x 6" PLANK
S25	25" x 6" x 6" PLANK	P25	25" x 6" x 6" PLANK
S26	26" x 6" x 6" PLANK	P26	26" x 6" x 6" PLANK
S27	27" x 6" x 6" PLANK	P27	27" x 6" x 6" PLANK
S28	28" x 6" x 6" PLANK	P28	28" x 6" x 6" PLANK
S29	29" x 6" x 6" PLANK	P29	29" x 6" x 6" PLANK
S30	30" x 6" x 6" PLANK	P30	30" x 6" x 6" PLANK
S31	31" x 6" x 6" PLANK	P31	31" x 6" x 6" PLANK
S32	32" x 6" x 6" PLANK	P32	32" x 6" x 6" PLANK
S33	33" x 6" x 6" PLANK	P33	33" x 6" x 6" PLANK
S34	34" x 6" x 6" PLANK	P34	34" x 6" x 6" PLANK
S35	35" x 6" x 6" PLANK	P35	35" x 6" x 6" PLANK
S36	36" x 6" x 6" PLANK	P36	36" x 6" x 6" PLANK
S37	37" x 6" x 6" PLANK	P37	37" x 6" x 6" PLANK
S38	38" x 6" x 6" PLANK	P38	38" x 6" x 6" PLANK
S39	39" x 6" x 6" PLANK	P39	39" x 6" x 6" PLANK
S40	40" x 6" x 6" PLANK	P40	40" x 6" x 6" PLANK
S41	41" x 6" x 6" PLANK	P41	41" x 6" x 6" PLANK
S42	42" x 6" x 6" PLANK	P42	42" x 6" x 6" PLANK
S43	43" x 6" x 6" PLANK	P43	43" x 6" x 6" PLANK
S44	44" x 6" x 6" PLANK	P44	44" x 6" x 6" PLANK
S45	45" x 6" x 6" PLANK	P45	45" x 6" x 6" PLANK
S46	46" x 6" x 6" PLANK	P46	46" x 6" x 6" PLANK
S47	47" x 6" x 6" PLANK	P47	47" x 6" x 6" PLANK
S48	48" x 6" x 6" PLANK	P48	48" x 6" x 6" PLANK
S49	49" x 6" x 6" PLANK	P49	49" x 6" x 6" PLANK
S50	50" x 6" x 6" PLANK	P50	50" x 6" x 6" PLANK



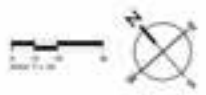
MORRISON YARD APARTMENTS
 A MEDIUM-DENSITY DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF SAN FRANCISCO, CALIFORNIA

PROJECT	MORRISON YARD APARTMENTS
CLIENT	WOODFIELD INVESTMENTS, LLC
ARCHITECT	SEARCHLIGHTS
DATE	10/23/2019
SHEET NO.	L-1.4

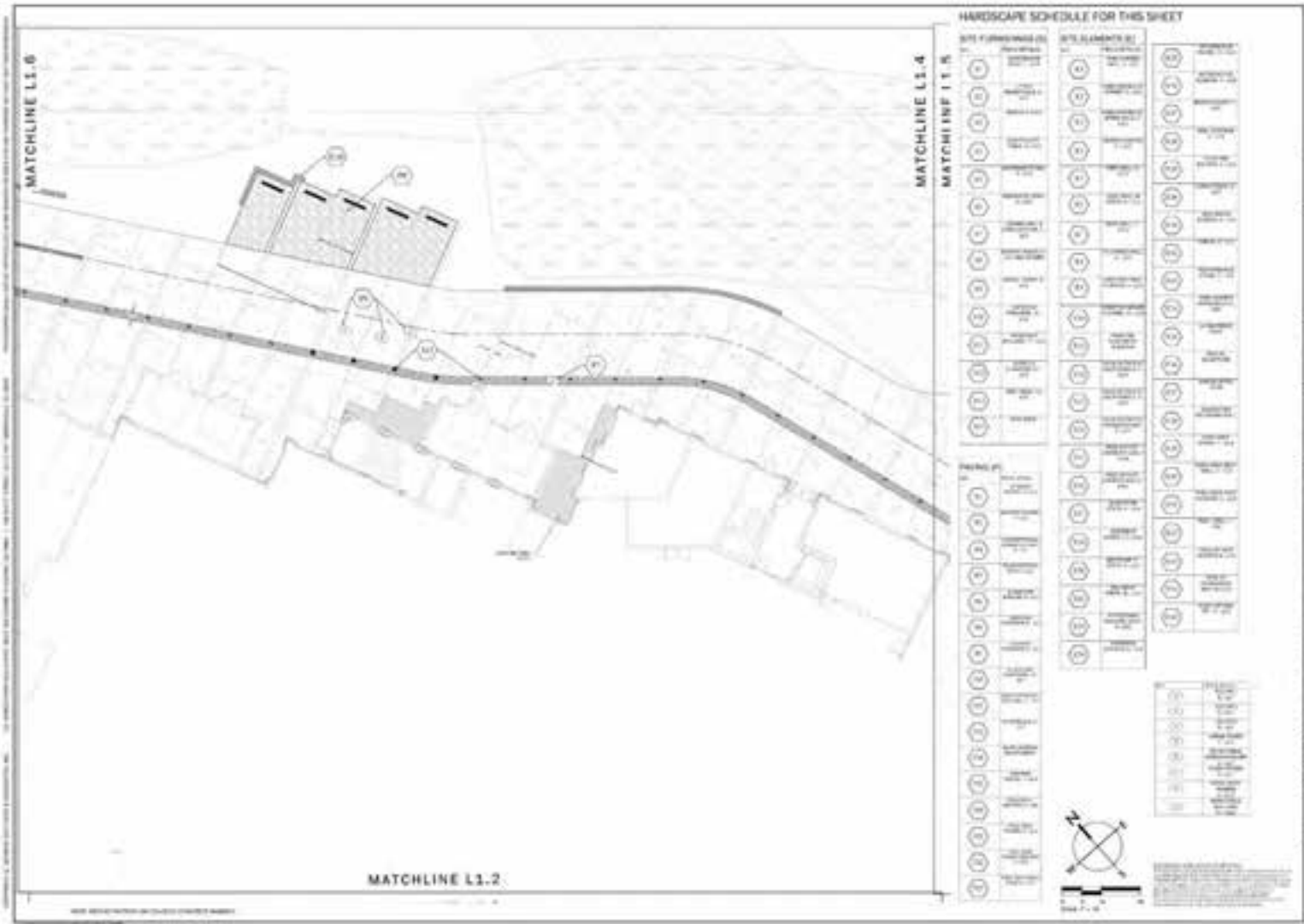
L-1.4



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



SHEET 22/216
 HARDSCAPE PLAN | L-1.4
 FINAL B.A.R. | SHEET
 OCTOBER 23, 2019

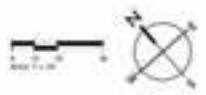


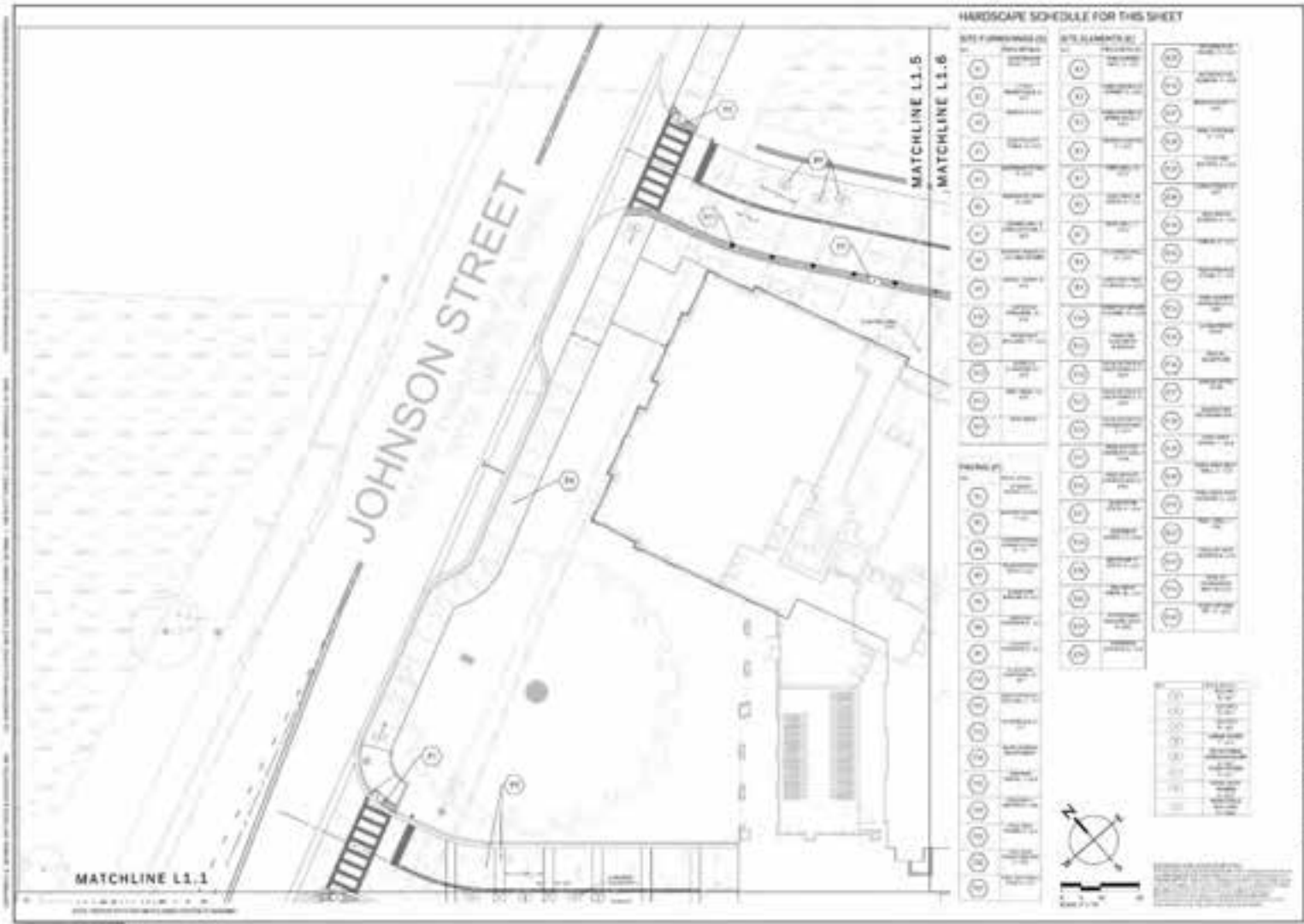
SW SEARCHLIGHT WHITE SIDE

W

MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF WASHINGTON, DISTRICT OF COLUMBIA

L-1.5





HARDSCAPE SCHEDULE FOR THIS SHEET

NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
1	1" x 4" x 8" S.P. CONC.	31	1" x 4" x 8" S.P. CONC.	61	1" x 4" x 8" S.P. CONC.
2	1" x 4" x 8" S.P. CONC.	32	1" x 4" x 8" S.P. CONC.	62	1" x 4" x 8" S.P. CONC.
3	1" x 4" x 8" S.P. CONC.	33	1" x 4" x 8" S.P. CONC.	63	1" x 4" x 8" S.P. CONC.
4	1" x 4" x 8" S.P. CONC.	34	1" x 4" x 8" S.P. CONC.	64	1" x 4" x 8" S.P. CONC.
5	1" x 4" x 8" S.P. CONC.	35	1" x 4" x 8" S.P. CONC.	65	1" x 4" x 8" S.P. CONC.
6	1" x 4" x 8" S.P. CONC.	36	1" x 4" x 8" S.P. CONC.	66	1" x 4" x 8" S.P. CONC.
7	1" x 4" x 8" S.P. CONC.	37	1" x 4" x 8" S.P. CONC.	67	1" x 4" x 8" S.P. CONC.
8	1" x 4" x 8" S.P. CONC.	38	1" x 4" x 8" S.P. CONC.	68	1" x 4" x 8" S.P. CONC.
9	1" x 4" x 8" S.P. CONC.	39	1" x 4" x 8" S.P. CONC.	69	1" x 4" x 8" S.P. CONC.
10	1" x 4" x 8" S.P. CONC.	40	1" x 4" x 8" S.P. CONC.	70	1" x 4" x 8" S.P. CONC.
11	1" x 4" x 8" S.P. CONC.	41	1" x 4" x 8" S.P. CONC.	71	1" x 4" x 8" S.P. CONC.
12	1" x 4" x 8" S.P. CONC.	42	1" x 4" x 8" S.P. CONC.	72	1" x 4" x 8" S.P. CONC.
13	1" x 4" x 8" S.P. CONC.	43	1" x 4" x 8" S.P. CONC.	73	1" x 4" x 8" S.P. CONC.
14	1" x 4" x 8" S.P. CONC.	44	1" x 4" x 8" S.P. CONC.	74	1" x 4" x 8" S.P. CONC.
15	1" x 4" x 8" S.P. CONC.	45	1" x 4" x 8" S.P. CONC.	75	1" x 4" x 8" S.P. CONC.
16	1" x 4" x 8" S.P. CONC.	46	1" x 4" x 8" S.P. CONC.	76	1" x 4" x 8" S.P. CONC.
17	1" x 4" x 8" S.P. CONC.	47	1" x 4" x 8" S.P. CONC.	77	1" x 4" x 8" S.P. CONC.
18	1" x 4" x 8" S.P. CONC.	48	1" x 4" x 8" S.P. CONC.	78	1" x 4" x 8" S.P. CONC.
19	1" x 4" x 8" S.P. CONC.	49	1" x 4" x 8" S.P. CONC.	79	1" x 4" x 8" S.P. CONC.
20	1" x 4" x 8" S.P. CONC.	50	1" x 4" x 8" S.P. CONC.	80	1" x 4" x 8" S.P. CONC.
21	1" x 4" x 8" S.P. CONC.	51	1" x 4" x 8" S.P. CONC.	81	1" x 4" x 8" S.P. CONC.
22	1" x 4" x 8" S.P. CONC.	52	1" x 4" x 8" S.P. CONC.	82	1" x 4" x 8" S.P. CONC.
23	1" x 4" x 8" S.P. CONC.	53	1" x 4" x 8" S.P. CONC.	83	1" x 4" x 8" S.P. CONC.
24	1" x 4" x 8" S.P. CONC.	54	1" x 4" x 8" S.P. CONC.	84	1" x 4" x 8" S.P. CONC.
25	1" x 4" x 8" S.P. CONC.	55	1" x 4" x 8" S.P. CONC.	85	1" x 4" x 8" S.P. CONC.
26	1" x 4" x 8" S.P. CONC.	56	1" x 4" x 8" S.P. CONC.	86	1" x 4" x 8" S.P. CONC.
27	1" x 4" x 8" S.P. CONC.	57	1" x 4" x 8" S.P. CONC.	87	1" x 4" x 8" S.P. CONC.
28	1" x 4" x 8" S.P. CONC.	58	1" x 4" x 8" S.P. CONC.	88	1" x 4" x 8" S.P. CONC.
29	1" x 4" x 8" S.P. CONC.	59	1" x 4" x 8" S.P. CONC.	89	1" x 4" x 8" S.P. CONC.
30	1" x 4" x 8" S.P. CONC.	60	1" x 4" x 8" S.P. CONC.	90	1" x 4" x 8" S.P. CONC.
31	1" x 4" x 8" S.P. CONC.	61	1" x 4" x 8" S.P. CONC.	91	1" x 4" x 8" S.P. CONC.
32	1" x 4" x 8" S.P. CONC.	62	1" x 4" x 8" S.P. CONC.	92	1" x 4" x 8" S.P. CONC.
33	1" x 4" x 8" S.P. CONC.	63	1" x 4" x 8" S.P. CONC.	93	1" x 4" x 8" S.P. CONC.
34	1" x 4" x 8" S.P. CONC.	64	1" x 4" x 8" S.P. CONC.	94	1" x 4" x 8" S.P. CONC.
35	1" x 4" x 8" S.P. CONC.	65	1" x 4" x 8" S.P. CONC.	95	1" x 4" x 8" S.P. CONC.
36	1" x 4" x 8" S.P. CONC.	66	1" x 4" x 8" S.P. CONC.	96	1" x 4" x 8" S.P. CONC.
37	1" x 4" x 8" S.P. CONC.	67	1" x 4" x 8" S.P. CONC.	97	1" x 4" x 8" S.P. CONC.
38	1" x 4" x 8" S.P. CONC.	68	1" x 4" x 8" S.P. CONC.	98	1" x 4" x 8" S.P. CONC.
39	1" x 4" x 8" S.P. CONC.	69	1" x 4" x 8" S.P. CONC.	99	1" x 4" x 8" S.P. CONC.
40	1" x 4" x 8" S.P. CONC.	70	1" x 4" x 8" S.P. CONC.	100	1" x 4" x 8" S.P. CONC.

SW SEARCHLIGHT WHITEHOUSE

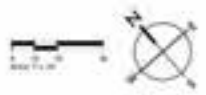
W WOODFIELD DEVELOPMENT

MORRISON YARD APARTMENTS
A MIXED-USE DEVELOPMENT
WOODFIELD DEVELOPMENT, LLC
A DIVISION OF SEARCHLIGHT WHITEHOUSE

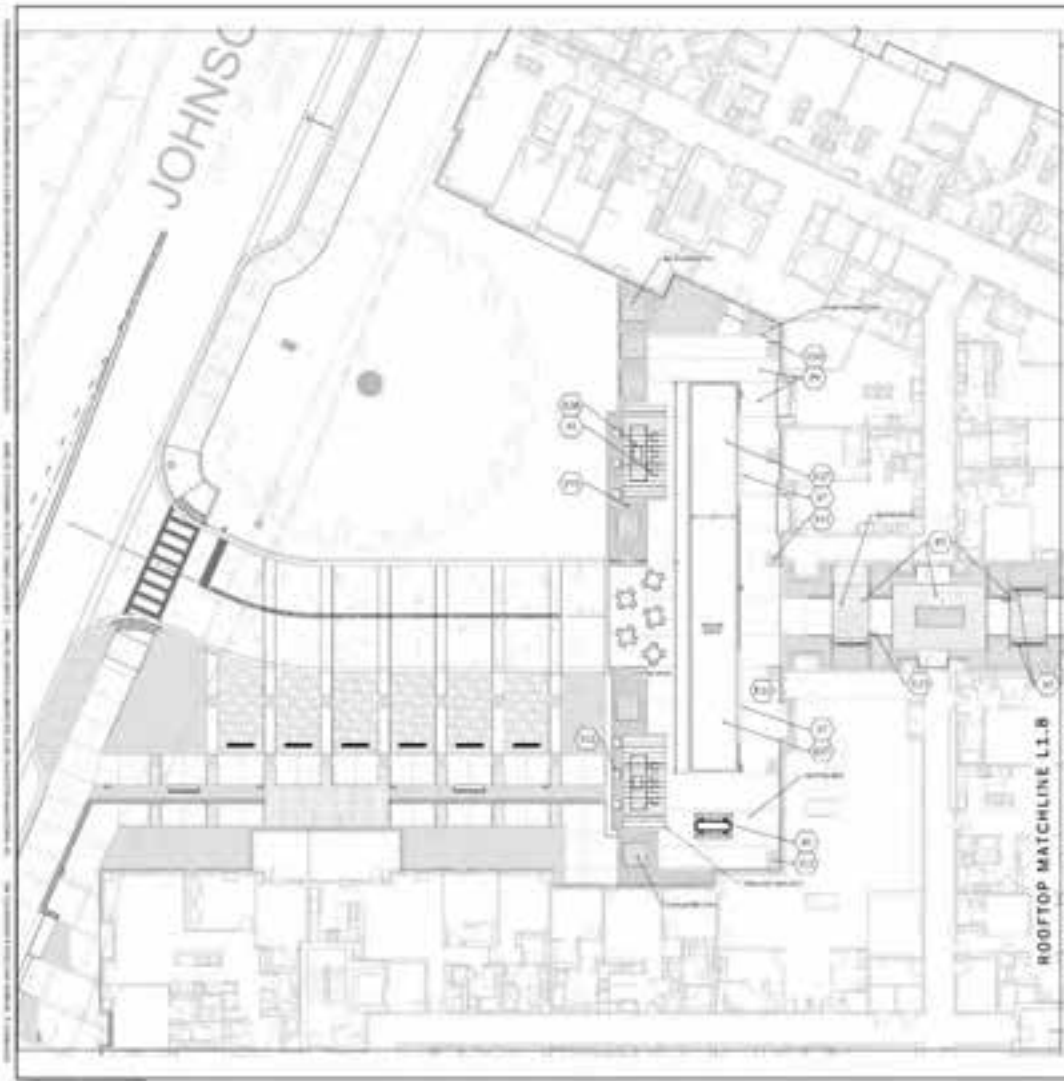
1-1.6



ORIGIN DEVELOPMENT PARTNERS +
WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



SHEET 24/216
HARDSCAPE PLAN | L-1.6
FINAL B.A.R. | SHEET
OCTOBER 23, 2019



HARDSCAPE SCHEDULE FOR THIS SHEET

SITE FURNISHING(S)	DETAIL NUMBER(S)	DESCRIPTION
1	1	...
2	2	...
3	3	...
4	4	...
5	5	...
6	6	...
7	7	...
8	8	...
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99	99	...
100	100	...

SW SEARCHLIGHT WHITE SIDE

W

MORRISON YARD APARTMENTS
A MIXED-USE DEVELOPMENT
WOODFIELD INVESTMENTS, LLC
OFFICE OF ARCHITECTURE & PLANNING

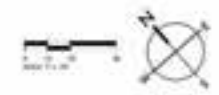
ORIGIN DEVELOPMENT PARTNERS + WOODFIELD DEVELOPMENT

838 MORRISON DRIVE

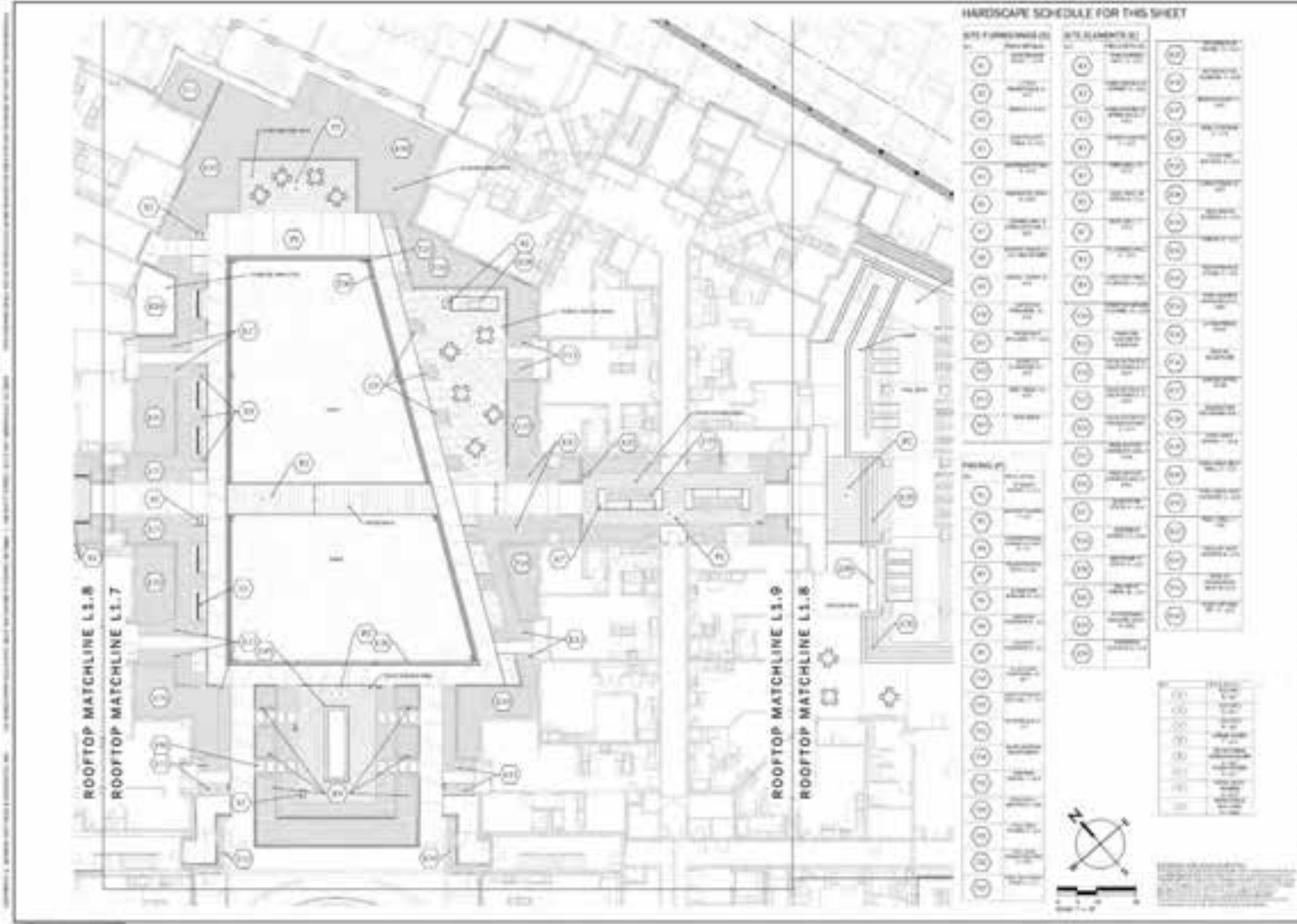
1-17



ORIGIN DEVELOPMENT PARTNERS +
WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



SHEET 25/216
HARDSCAPE PLAN | L-1.7
FINAL B.A.R. | SHEET
OCTOBER 23, 2019



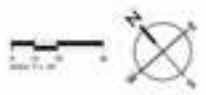
MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF WASHINGTON, DISTRICT OF COLUMBIA

PROJECT NO. 19-000001
 SHEET NO. L-1.8
 DATE: OCTOBER 23, 2019

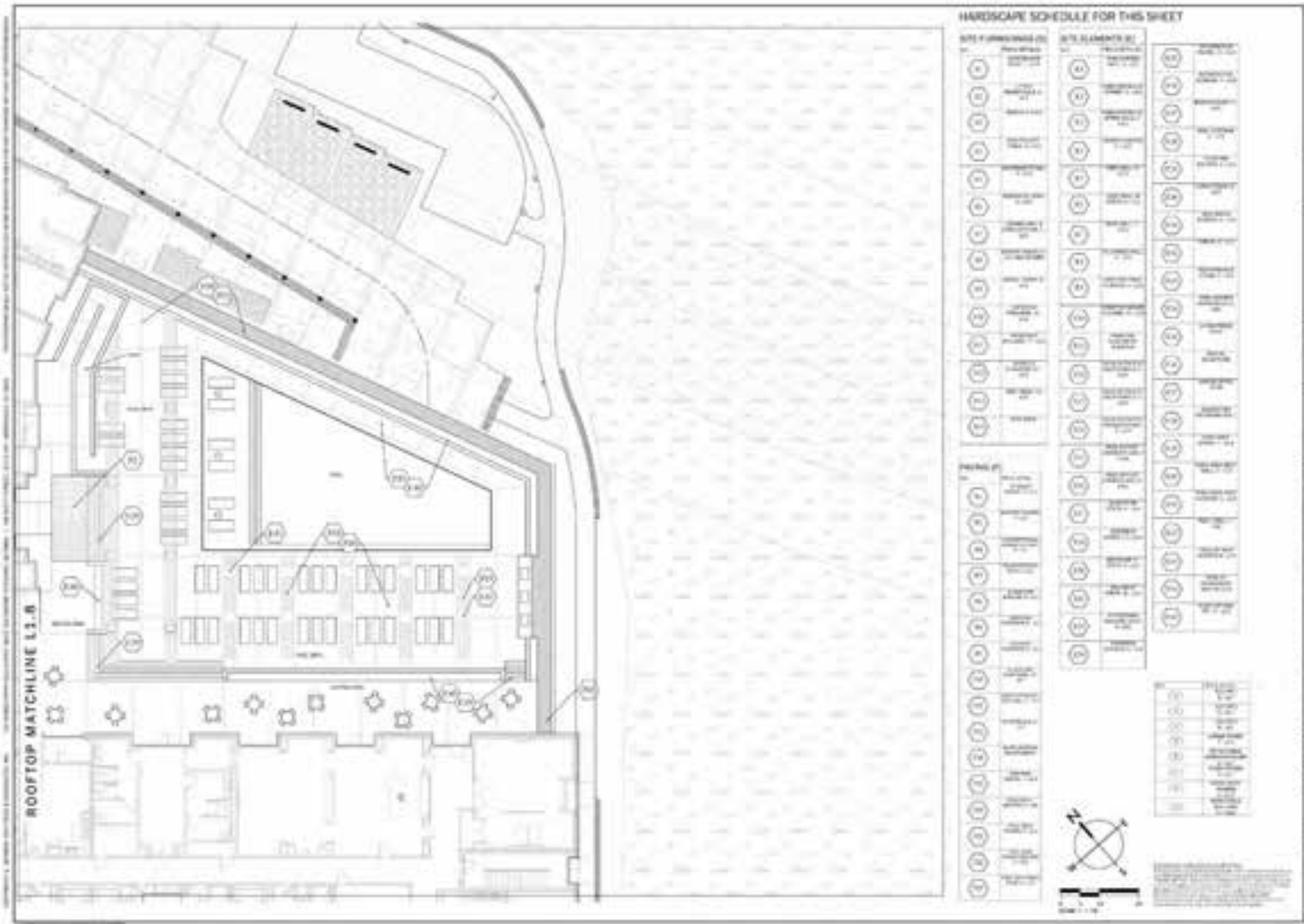
L-1.8



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



SHEET 26/216
 HARDSCAPE PLAN | L-1.8
 FINAL B.A.R. | SHEET
 OCTOBER 23, 2019



ROOFTOP MATCHLINE L1.8

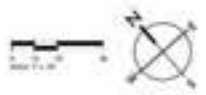


MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF WOODFIELD, ILLINOIS

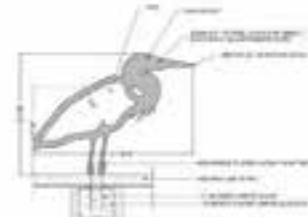











DATE: 10/23/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]
 SHEET NO.: L-1.9



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



SHEET 27/216
 HARDSCAPE PLAN | L-1.9
 FINAL B.A.R. | SHEET
 OCTOBER 23, 2019

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ITEM	DESCRIPTION																		
1	LITTER RECEPTACLE																		
2	LITTER RECEPTACLE																		
ITEM	DESCRIPTION																		
3	BENCH																		
ITEM	DESCRIPTION																		
4	MULTIPLICITY TABLE																		
 <table border="1" data-bbox="637 599 777 785"> <tr><th>ITEM</th><th>DESCRIPTION</th></tr> <tr><td>5</td><td>MORRISON STOOL</td></tr> </table>	ITEM	DESCRIPTION	5	MORRISON STOOL	 <table border="1" data-bbox="1019 571 1159 756"> <tr><th>ITEM</th><th>DESCRIPTION</th></tr> <tr><td>6</td><td>MORRISON TABLE</td></tr> </table>	ITEM	DESCRIPTION	6	MORRISON TABLE	 <table border="1" data-bbox="1388 528 1528 799"> <tr><th>ITEM</th><th>DESCRIPTION</th></tr> <tr><td>7</td><td>LEANING RAIL & WORK STATION</td></tr> </table>	ITEM	DESCRIPTION	7	LEANING RAIL & WORK STATION	 <table border="1" data-bbox="1770 485 1911 799"> <tr><th>ITEM</th><th>DESCRIPTION</th></tr> <tr><td>8</td><td>BISTRO TABLE AND CHAIRS</td></tr> </table>	ITEM	DESCRIPTION	8	BISTRO TABLE AND CHAIRS
ITEM	DESCRIPTION																		
5	MORRISON STOOL																		
ITEM	DESCRIPTION																		
6	MORRISON TABLE																		
ITEM	DESCRIPTION																		
7	LEANING RAIL & WORK STATION																		
ITEM	DESCRIPTION																		
8	BISTRO TABLE AND CHAIRS																		
 <table border="1" data-bbox="611 871 777 1156"> <tr><th>ITEM</th><th>DESCRIPTION</th></tr> <tr><td>9</td><td>JENGA-GIANT</td></tr> </table>	ITEM	DESCRIPTION	9	JENGA-GIANT	 <table border="1" data-bbox="993 871 1159 1156"> <tr><th>ITEM</th><th>DESCRIPTION</th></tr> <tr><td>10</td><td>OUTDOOR SPEAKERS</td></tr> </table>	ITEM	DESCRIPTION	10	OUTDOOR SPEAKERS	 <table border="1" data-bbox="1388 871 1528 1156"> <tr><th>ITEM</th><th>DESCRIPTION</th></tr> <tr><td>11</td><td>VEHICULAR BOLLARD</td></tr> </table>	ITEM	DESCRIPTION	11	VEHICULAR BOLLARD	 <table border="1" data-bbox="1770 871 1911 1156"> <tr><th>ITEM</th><th>DESCRIPTION</th></tr> <tr><td>12</td><td>SORELLA PLANTERS</td></tr> </table>	ITEM	DESCRIPTION	12	SORELLA PLANTERS
ITEM	DESCRIPTION																		
9	JENGA-GIANT																		
ITEM	DESCRIPTION																		
10	OUTDOOR SPEAKERS																		
ITEM	DESCRIPTION																		
11	VEHICULAR BOLLARD																		
ITEM	DESCRIPTION																		
12	SORELLA PLANTERS																		



 SEARCH WITH US







MORRISON YARD APARTMENTS

 A MIXED-USE DEVELOPMENT

 WOODFIELD INVESTMENTS, LLC

 838 MORRISON DRIVE, SUITE 100

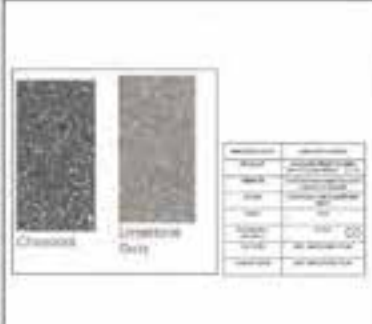
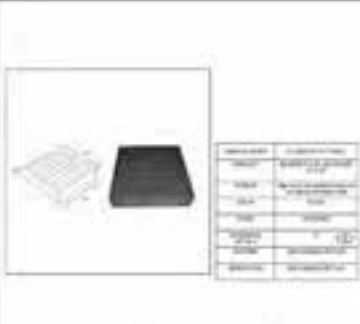

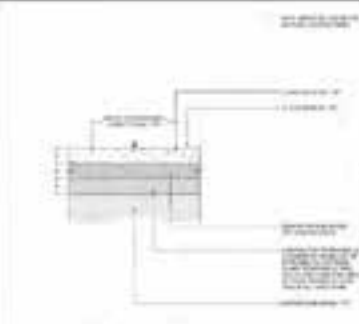
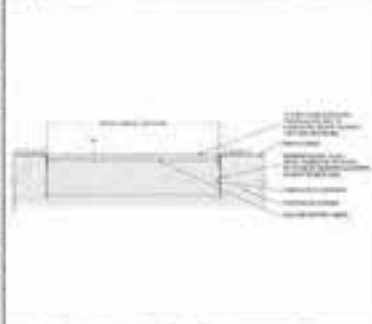
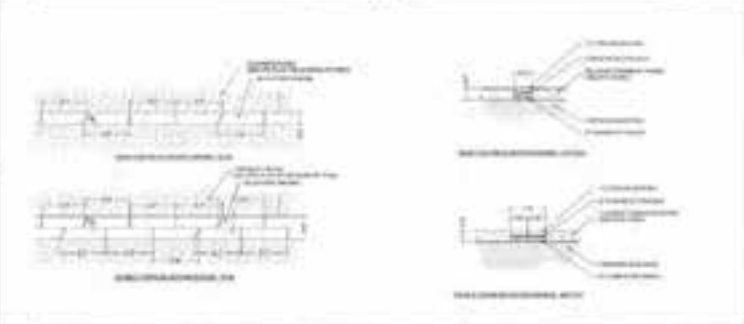
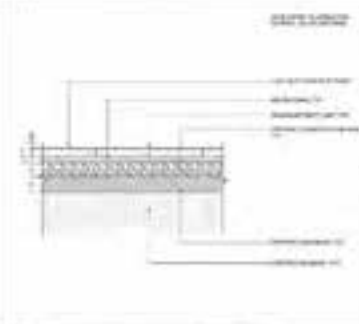


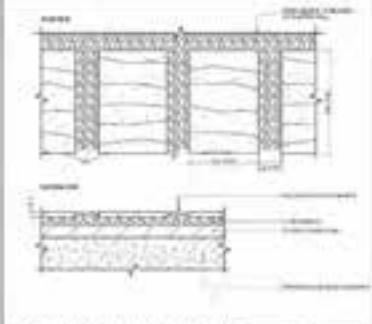
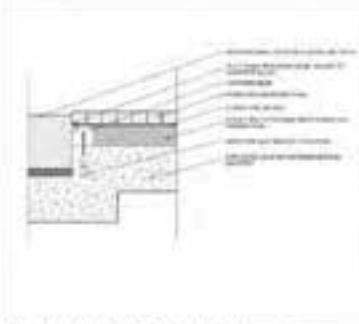
 WOODFIELD, TEXAS 75091

 (972) 440-1111

 www.woodfieldinvestments.com

 HARDSCAPE DETAILS

 L-2.0

			
1 LARGE PAVERS	2 DETECTABLE WARNING PAVERS	3 PLANK PAVERS	4 CONCRETE WALK IN R.O.W.
			
5 PLANTATION MIX PATH	6 BLUESTONE BANDING-PLAN		7 AT GRADE PAVER SECTION
			
8 PERVIOUS CONCRETE	9 COLORED CONCRETE	10 BLUESTONE STEPSTONE	11 ROOFTOP PAVER SECTION



SW

 SEARCHWELL STUDIO



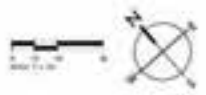
 WOODFIELD DEVELOPMENT

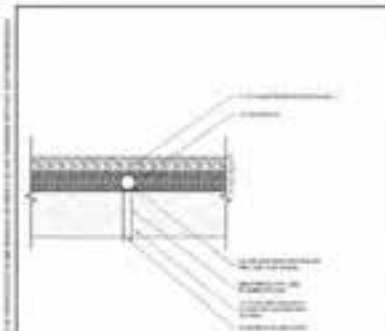
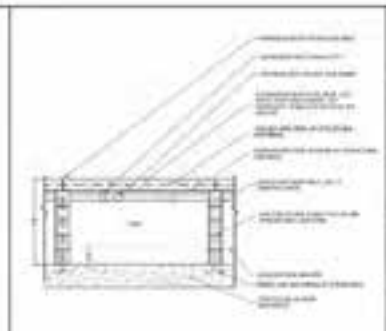


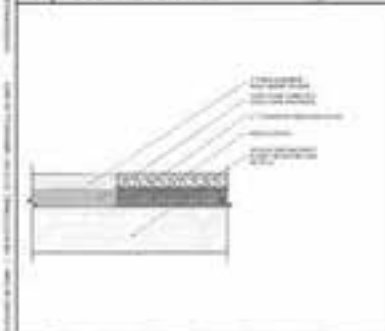
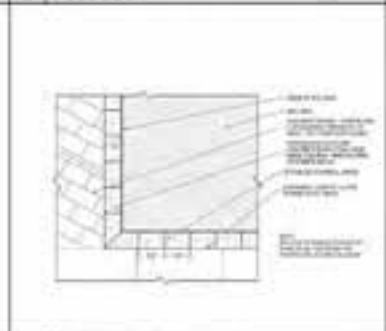


MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 838 MORRISON DRIVE, SUITE 100
 WOODFIELD, OHIO 44099

DATE	DESCRIPTION
10/23/19	ISSUE FOR PERMIT
10/23/19	ISSUE FOR CONSTRUCTION
10/23/19	ISSUE FOR RECORD

L-2.1



			
<p>1 POOL AREA GRAVEL</p>	<p>2 POOL DECK</p>	<p>3 POOL DECK PAVERS</p>	<p>4 POOL DECK PAVERS SECTION</p>
		<p>INTENTIONALLY BLANK</p>	<p>INTENTIONALLY BLANK</p>
<p>5 ROOFTOP GRAVEL EDGE</p>	<p>6 PERIMETER PAVING EDGE</p>	<p>INTENTIONALLY BLANK</p>	<p>INTENTIONALLY BLANK</p>
<p>INTENTIONALLY BLANK</p>	<p>INTENTIONALLY BLANK</p>	<p>INTENTIONALLY BLANK</p>	<p>INTENTIONALLY BLANK</p>
<p>8 INTENTIONALLY BLANK</p>	<p>9 INTENTIONALLY BLANK</p>	<p>10 INTENTIONALLY BLANK</p>	<p>11 INTENTIONALLY BLANK</p>



 SEARCH WITH US







MORRISON YARD APARTMENTS

 A MODULAR DEVELOPMENT

 WOODFIELD INVESTMENTS, LLC

 838 MORRISON DRIVE, HOUSTON, TX 77030

 PROJECT NO. 19-00000000000000000000

 SHEET NO. 30/216

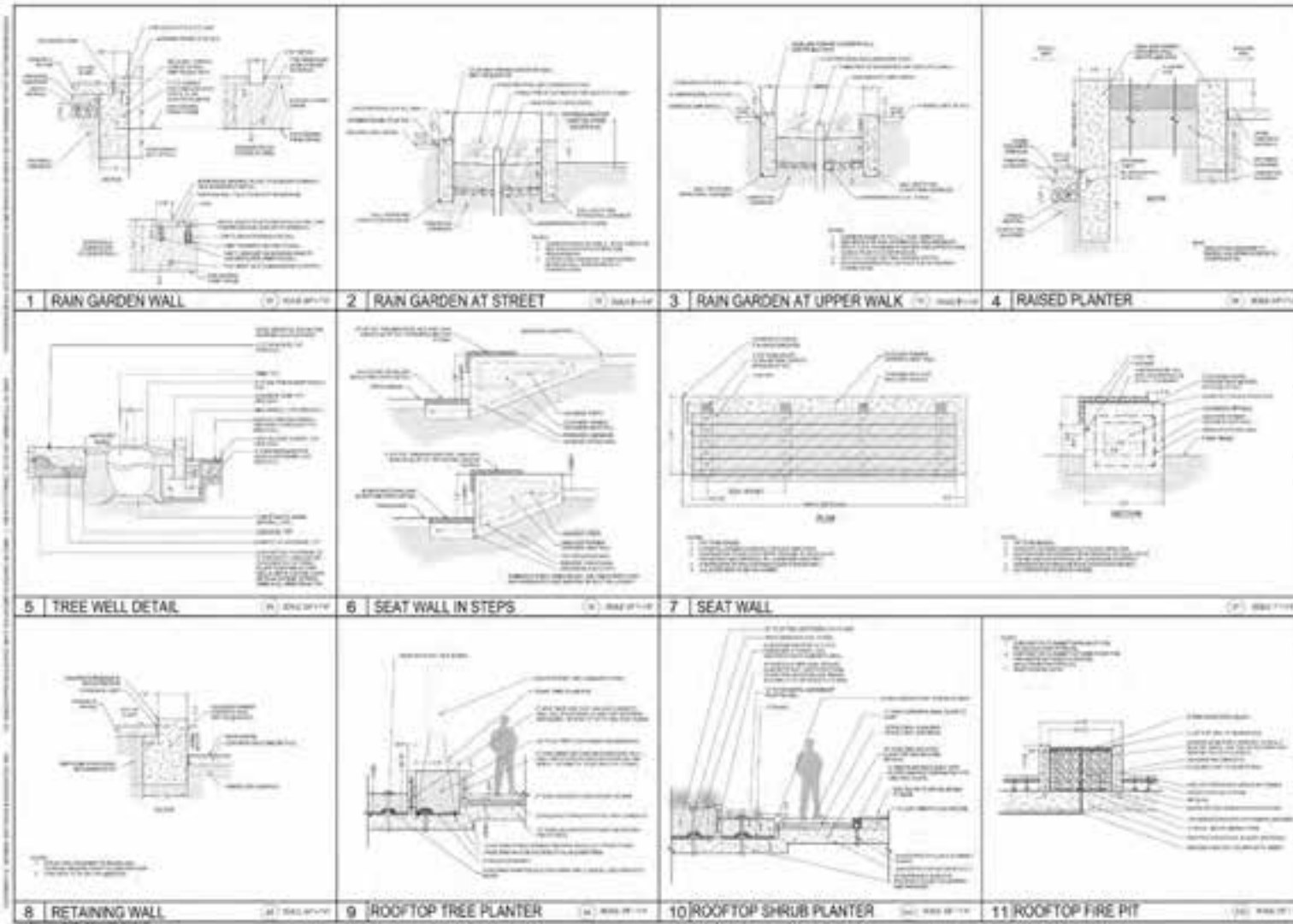
 DATE: 10/23/2019

 DRAWN BY: [Name]

 CHECKED BY: [Name]

 APPROVED BY: [Name]

 HARDSCAPE DETAILS





SW

 SEARCHWORTHY



W

 WOODFIELD

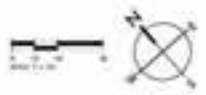


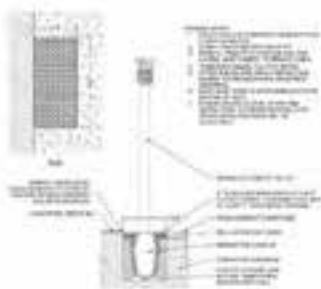
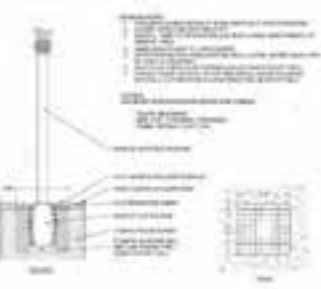
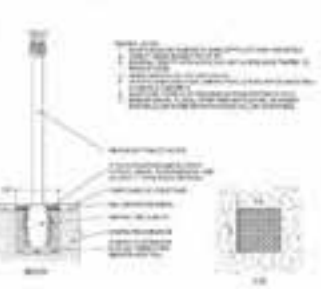
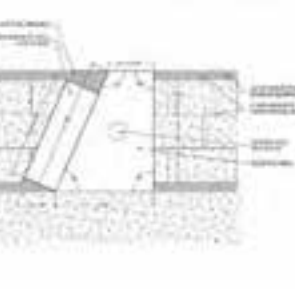

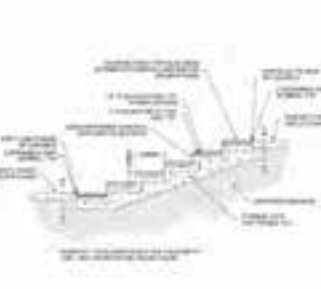

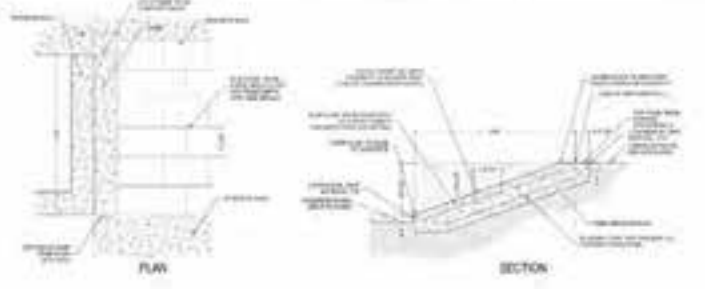
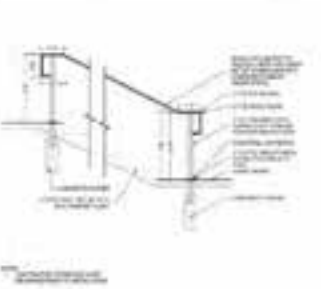
MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 838 MORRISON DRIVE, WASHINGTON, DC

REVISIONS

NO.	DATE	DESCRIPTION
1	10/23/19	ISSUED FOR PERMIT

LANDSCAPE DETAILS
 L-2.3



			
<p>1 PALM CUTOUT AT COURTYARD 1 (REV. 08/20/19) (SHEET 32/216)</p>	<p>2 PALM CUTOUT AT COURTYARD 2 (REV. 08/20/19) (SHEET 32/216)</p>	<p>3 PALM CUTOUT AT PARKING COURT (REV. 08/20/19) (SHEET 32/216)</p>	<p>4 TREE CUTOUT - CORNER PLAZA (REV. 08/20/19) (SHEET 32/216)</p>
			
<p>5 TREE CUTOUT - UPPER PLAZA (REV. 08/20/19) (SHEET 32/216)</p>	<p>6 BLUESTONE STEPS (REV. 08/20/19) (SHEET 32/216)</p>	<p>7 CONCRETE STEPS 1 (REV. 08/20/19) (SHEET 32/216)</p>	<p>8 INTENTIONALLY BLANK</p>
			
<p>9 BIKE RAMP AT STEPS (REV. 08/20/19) (SHEET 32/216)</p>	<p>10 RAILING AT STEPS (REV. 08/20/19) (SHEET 32/216)</p>	<p>11 INTENTIONALLY BLANK</p>	



 SEARCHING FOR THE FUTURE



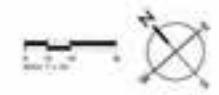
 WOODFIELD

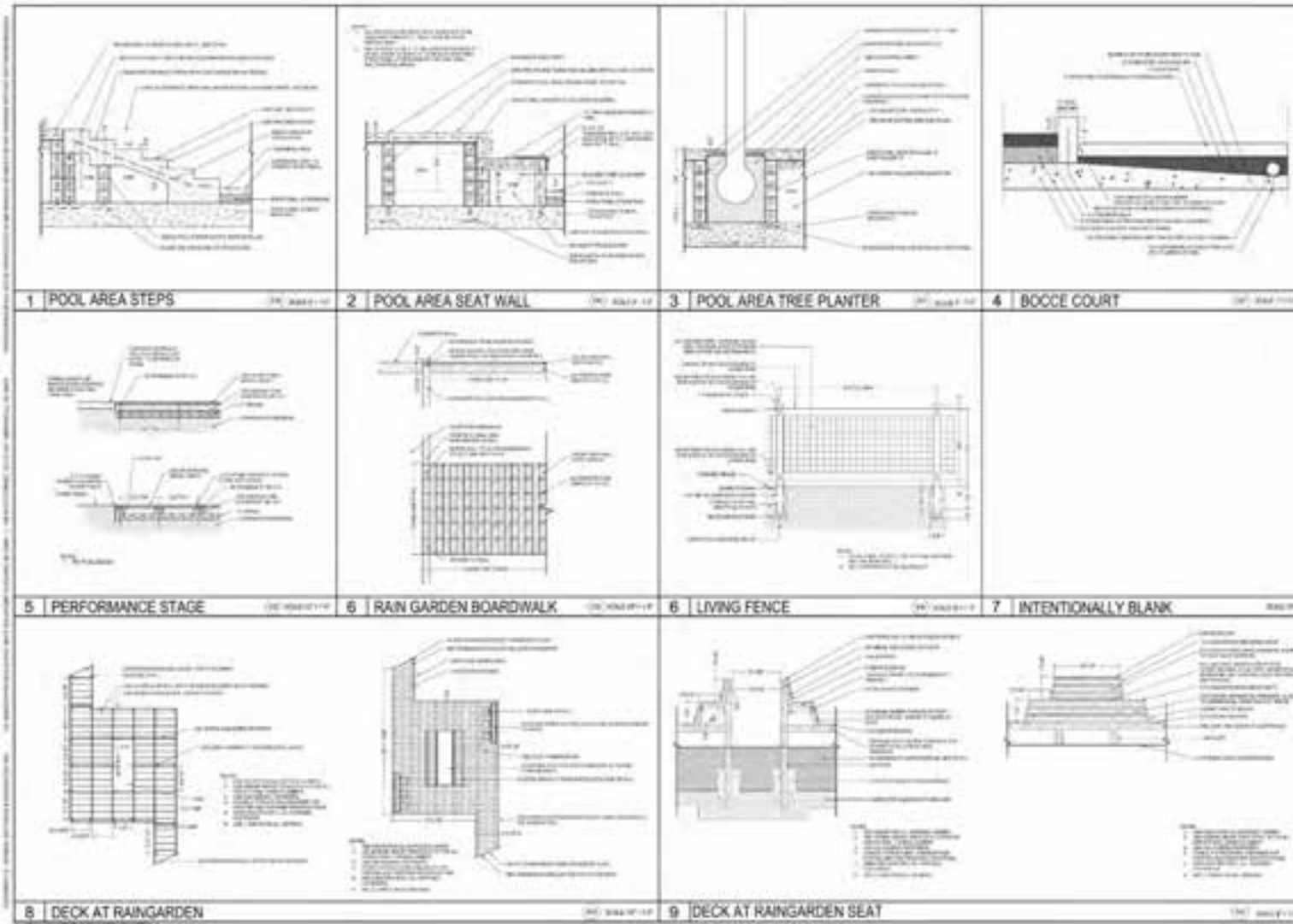




MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
IN A PARTNERSHIP WITH ORIGIN DEVELOPMENT PARTNERS

SHEET 32/216
 HARDSCAPE DETAILS
 L-2.4







SW

 SEARCHING FOR ESSE



 W



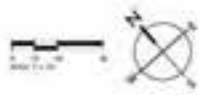
MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 838 MORRISON DRIVE, SUITE 100
 WOODFIELD, ILLINOIS 60091

REVISIONS

NO.	DATE	DESCRIPTION
1	10/23/19	ISSUE FOR PERMIT
2	10/23/19	ISSUE FOR PERMIT
3	10/23/19	ISSUE FOR PERMIT
4	10/23/19	ISSUE FOR PERMIT
5	10/23/19	ISSUE FOR PERMIT
6	10/23/19	ISSUE FOR PERMIT
7	10/23/19	ISSUE FOR PERMIT
8	10/23/19	ISSUE FOR PERMIT
9	10/23/19	ISSUE FOR PERMIT

PROJECT INFORMATION

PROJECT NO.	19-00000000
DATE	10/23/19
DRAWN BY	LSI
CHECKED BY	LSI
SCALE	AS SHOWN

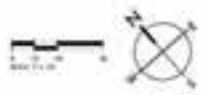


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MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 838 MORRISON DRIVE, SUITE 100, WOODFIELD, IL 60091



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



SHEET 34/216
 HARDSCAPE DETAILS | L-2.6
 FINAL B.A.R. | SHEET
 OCTOBER 23, 2019



PROJECT LOCATION: 838 MORRISON AVENUE, WOODFIELD INVESTMENTS, LLC



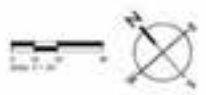
MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 100% OF INVESTMENT DEVELOPMENT

DATE	DESCRIPTION
10/23/2019	FINAL B.A.R.

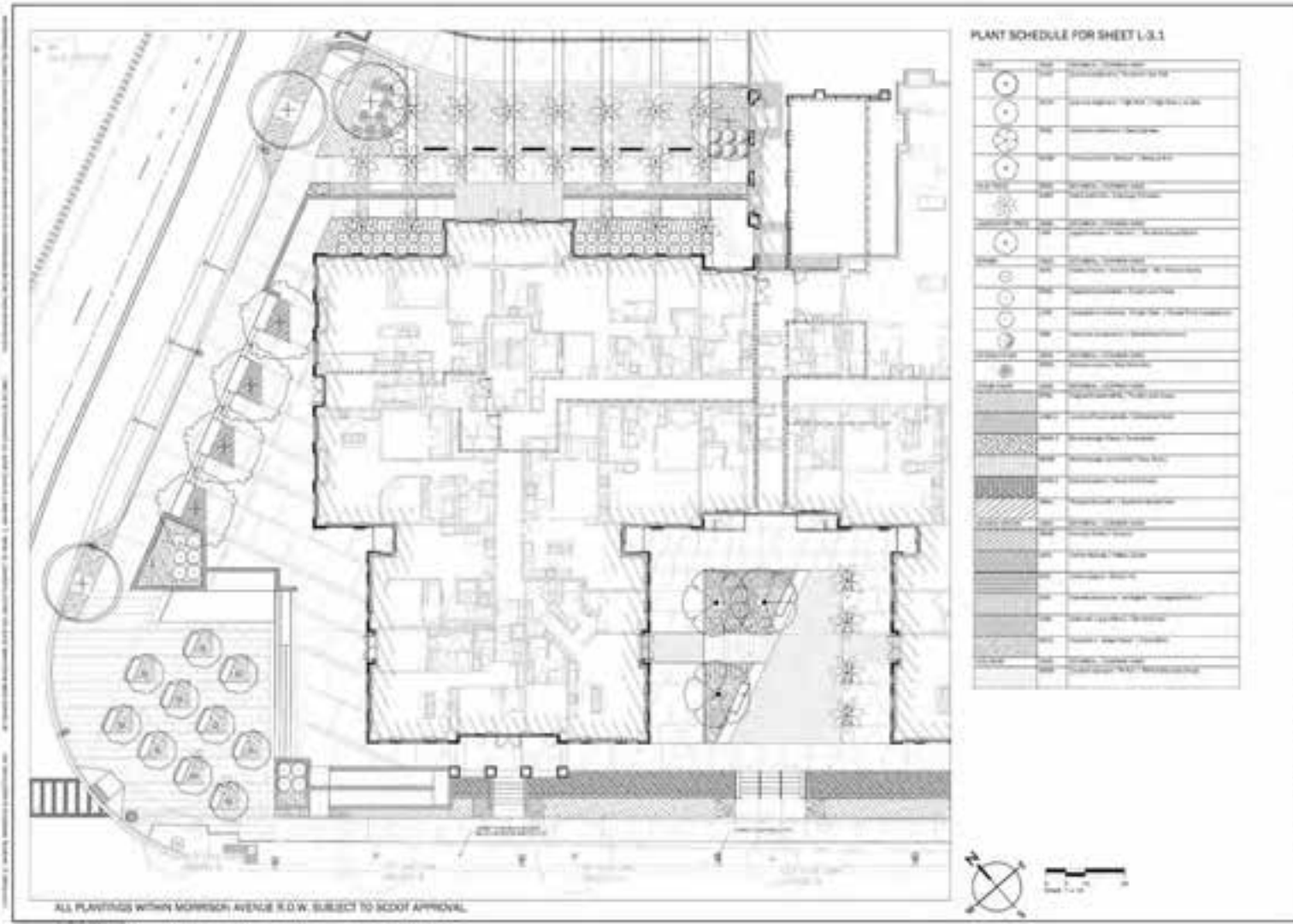
L-3.0



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



SHEET 35/216
 LANDSCAPE SHEET KEY | L-3.0
 SHEET
 FINAL B.A.R.
 OCTOBER 23 2019



PLANT SCHEDULE FOR SHEET L-3.1

NO.	SYMBOL	PLANT
1	(Symbol)	PLANT SPECIFICATION
2	(Symbol)	PLANT SPECIFICATION
3	(Symbol)	PLANT SPECIFICATION
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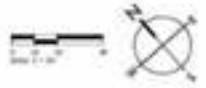
MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 1000 W. WASHINGTON, SUITE 1000, CHICAGO, IL 60606

DATE: 10/23/2019
 PROJECT: MORRISON YARD APARTMENTS
 SHEET: L-3.1

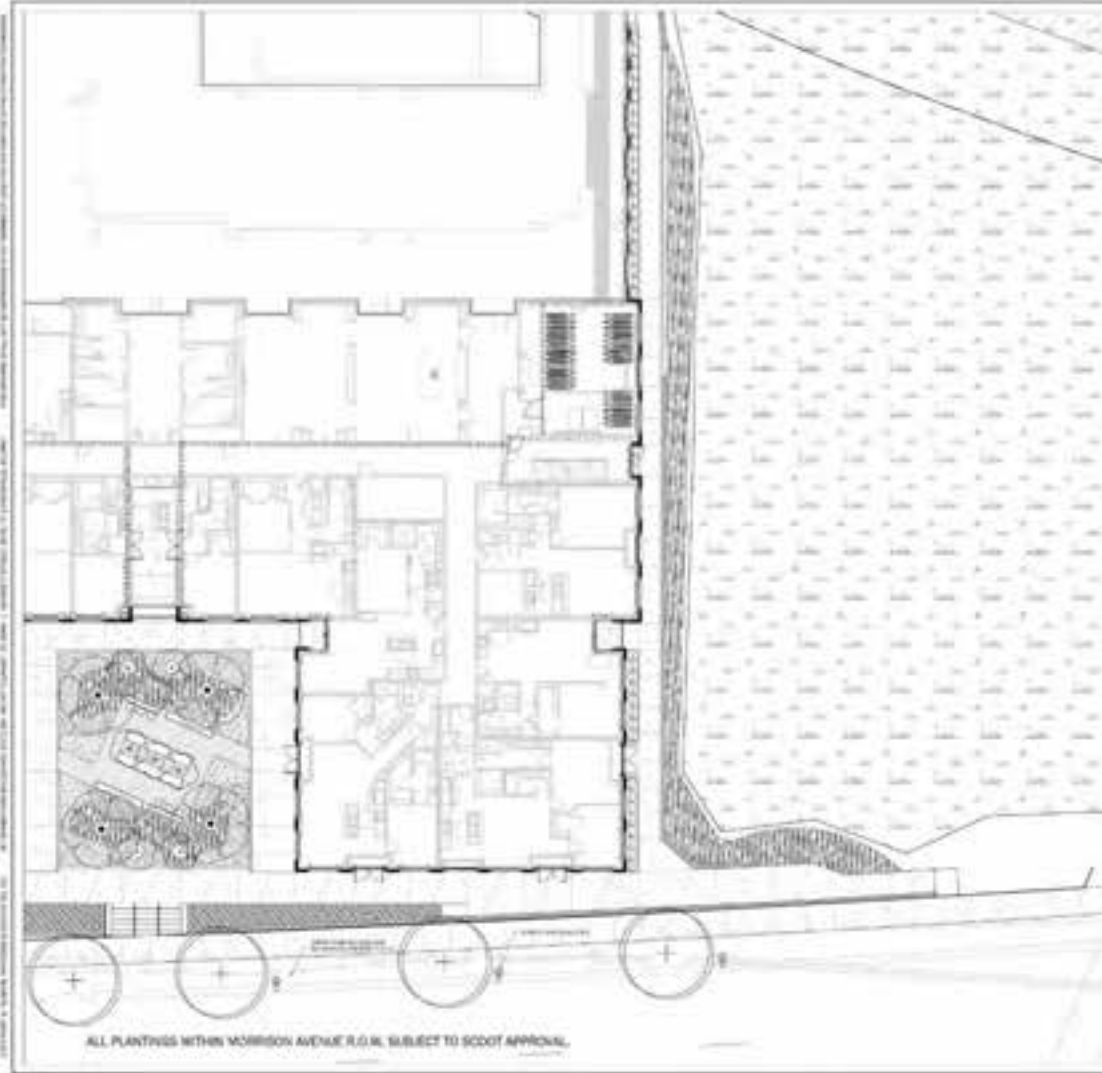
L-3.1



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



SHEET 36/216
 LANDSCAPE PLAN | L-3.1
 FINAL B.A.R. | SHEET
 OCTOBER 23 2019



PLANT SCHEDULE FOR SHEET L-3.3

SYMBOL	PLANT	NOTES
○	PLANT 1	...
○	PLANT 2	...
○	PLANT 3	...
○	PLANT 4	...
○	PLANT 5	...
○	PLANT 6	...
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○	PLANT 50	...



DATE: 10/23/2019
 TIME: 10:00 AM
 PROJECT: MORRISON YARD APARTMENTS
 SHEET: L-3.3



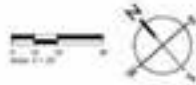
MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 10711 W. PARK DRIVE, SUITE 100, DENVER, CO 80231

DATE: 10/23/2019
 TIME: 10:00 AM
 PROJECT: MORRISON YARD APARTMENTS
 SHEET: L-3.3

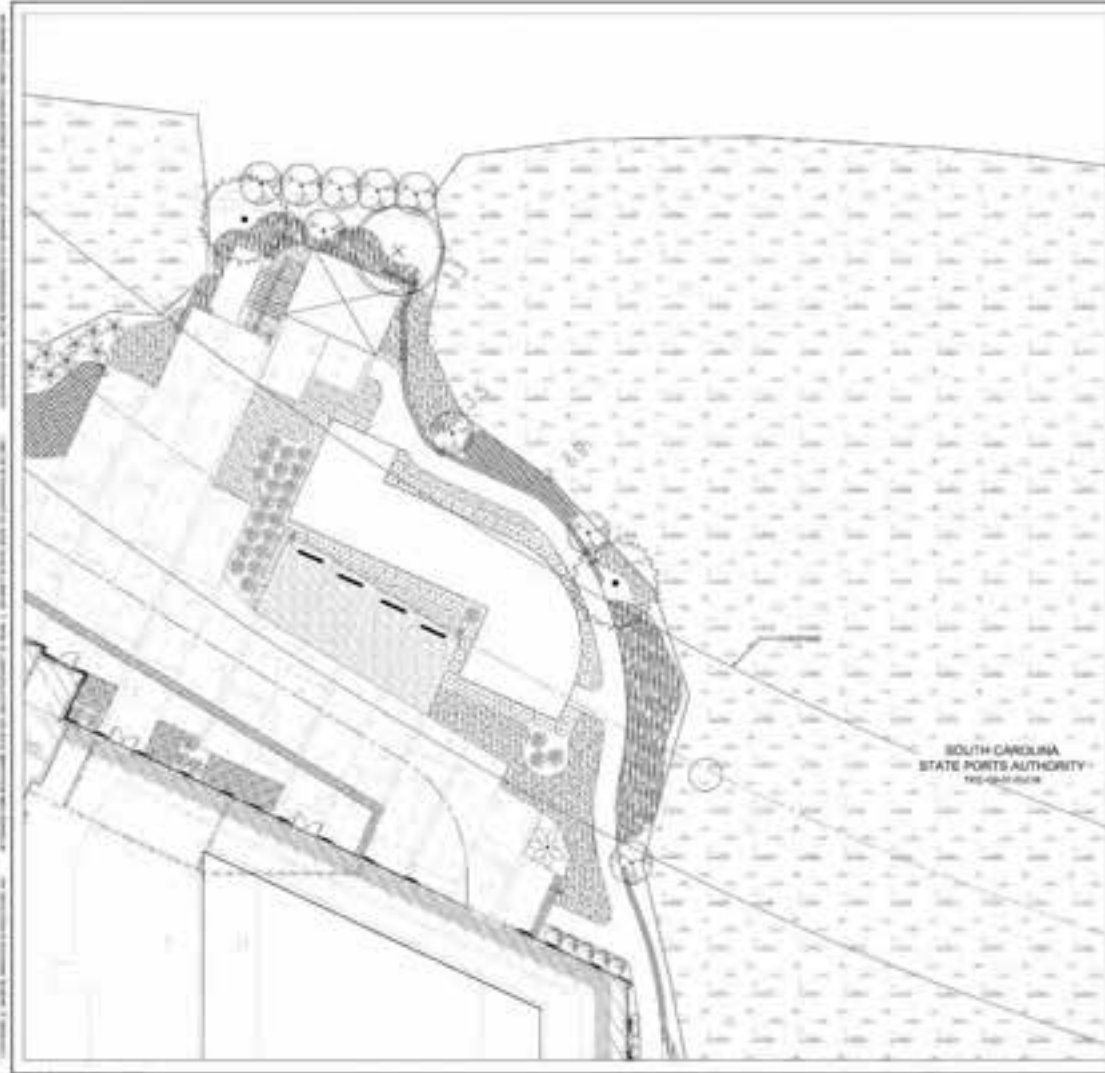
L-3.3



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



SHEET 38/216
 LANDSCAPE PLAN | L-3.3
 FINAL B.A.R. | SHEET
 OCTOBER 23 2019



PLANT SCHEDULE FOR SHEET L-3.4

NO.	SYMBOL	PLANT NAME	QUANTITY
1	(Symbol)	PLANT NAME	QUANTITY
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13	(Symbol)	PLANT NAME	QUANTITY
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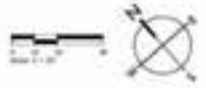
MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
1001 W. MORRISON DRIVE, CHARLOTTE, NC 28202

PROJECT NO.	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

LANDSCAPE PLAN
 L-3.4



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



SHEET 39/216
 LANDSCAPE PLAN | L-3.4
 FINAL B.A.R. | SHEET
 OCTOBER 23 2019



PLANT SCHEDULE FOR SHEET L-3.5

Symbol	Plant Name	Quantity
(Symbol)	PLANT NAME	QTY
(Symbol)	PLANT NAME	QTY
(Symbol)	PLANT NAME	QTY
(Symbol)	PLANT NAME	QTY
(Symbol)	PLANT NAME	QTY
(Symbol)	PLANT NAME	QTY
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(Symbol)	PLANT NAME	QTY



MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 838 MORRISON DRIVE, SUITE 100
 WOODFIELD, ILLINOIS 60095

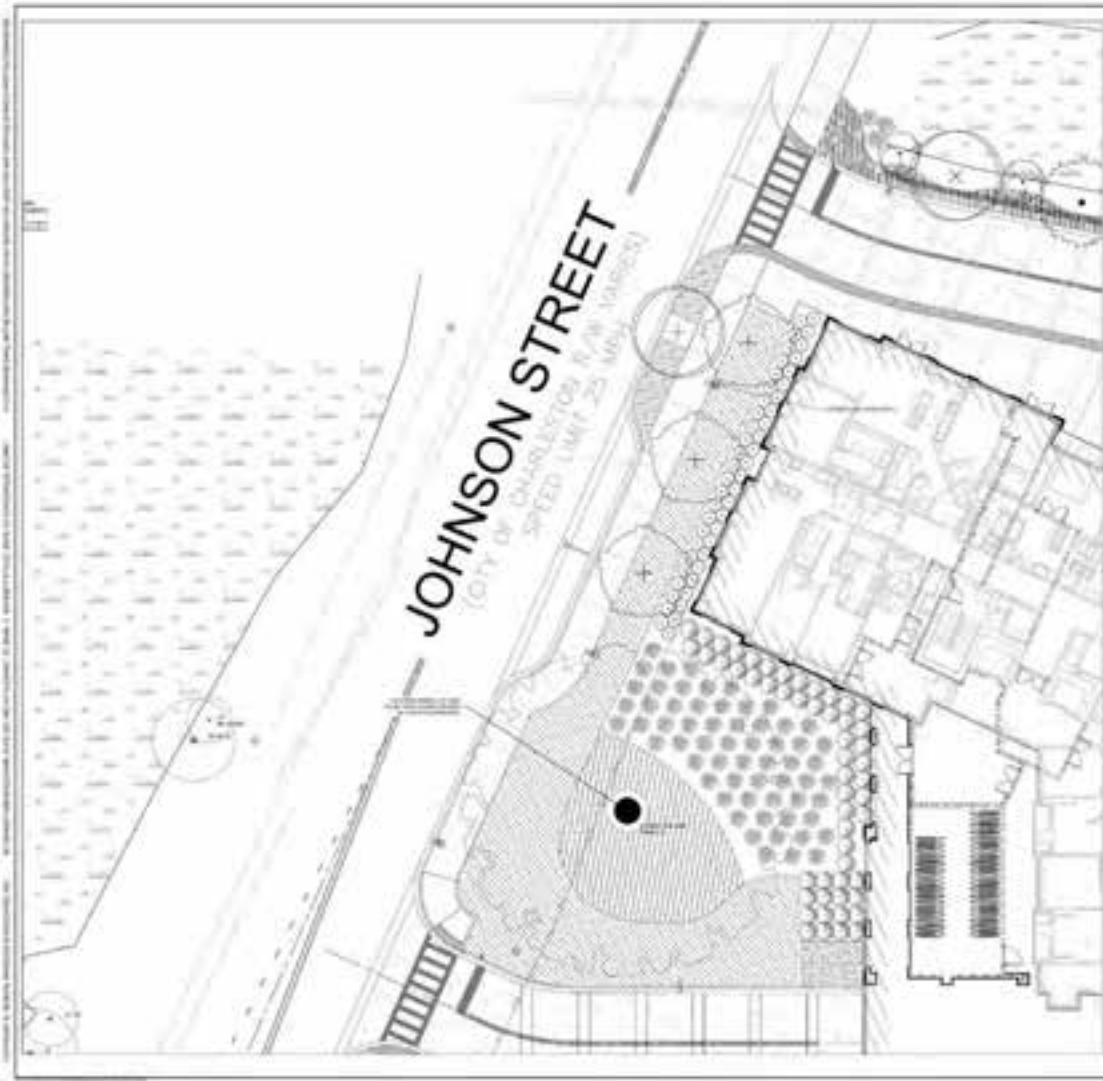
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L-3.5



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE





PLANT SCHEDULE FOR SHEET L-3.6

NO.	PLANT	QUANTITY
1	PLANT SYMBOL	
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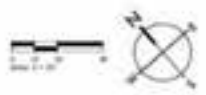
MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 838 MORRISON DRIVE, CHARLESTON, SC 29405

DATE: 10/23/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]

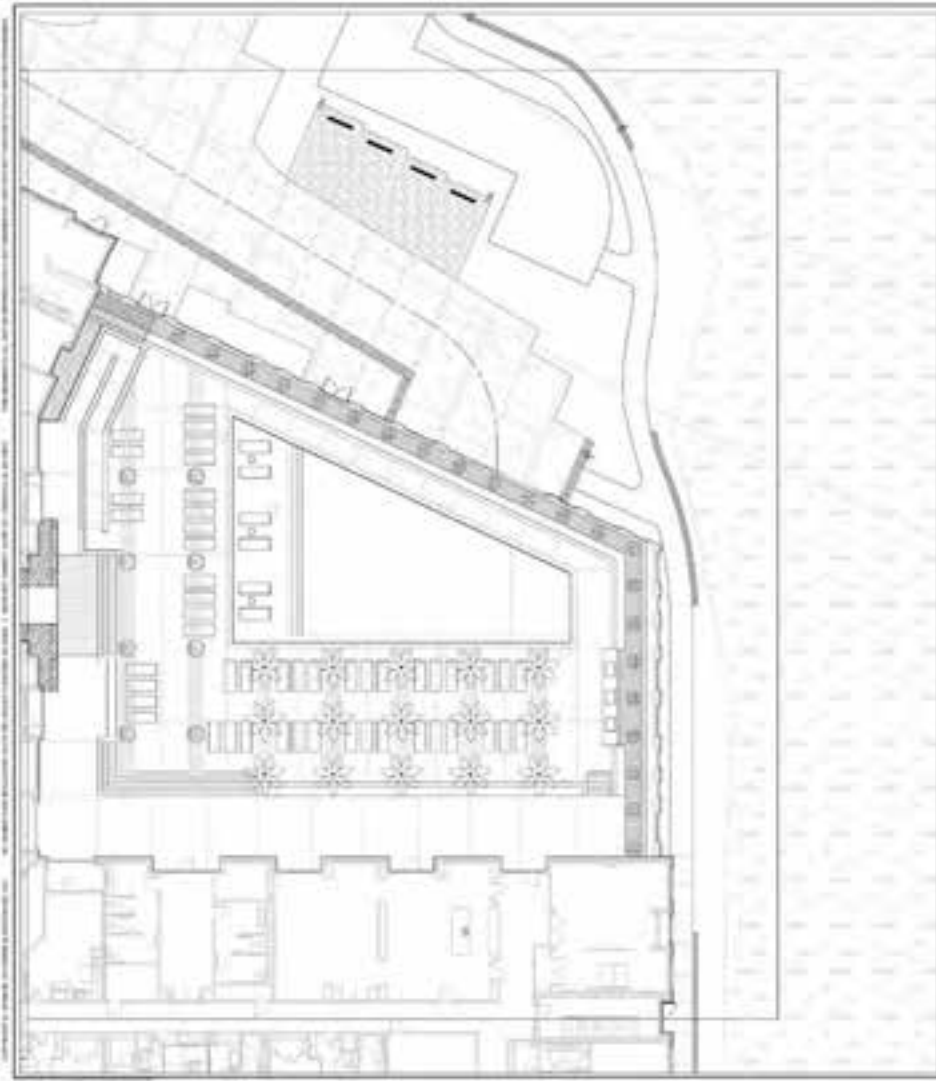
L-3.6



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE

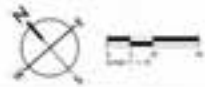


SHEET 41/216
 LANDSCAPE PLAN | L-3.6
 FINAL B.A.R. | SHEET
 OCTOBER 23 2019



PLANT SCHEDULE FOR SHEET L-3.9

PLANT	TYPE	SPACING / COMMENTS
1	SP	Small plants - Landscape Details
2	SP	Small plants - Landscape Details
3	SP	Small plants - Landscape Details
4	SP	Small plants - Landscape Details
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SEARCH PARTNERS



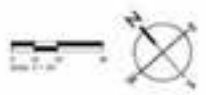
MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF WOODFIELD, ILLINOIS

LANDSCAPE PLAN

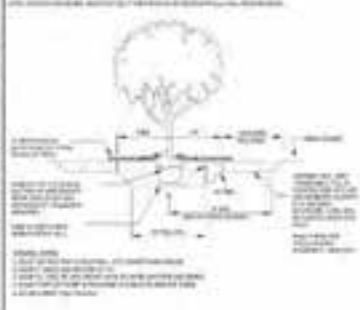
L-3.9




ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



SHEET 44/216
 LANDSCAPE PLAN | L-3.9
 FINAL B.A.R. | SHEET
 OCTOBER 23 2019



1 | TYPICAL TREE PLANTING



2 | TYPICAL PALM TREE PLANTING

LANDSCAPE NOTES:

RECOMMENDED WATERING SCHEDULE:

1" CALIPER

- 2.0 GALLONS PER INCH OF CALIPER DAILY FOR 1-2 WEEKS
- 2.0 GALLONS PER INCH OF CALIPER EVERY OTHER DAY FOR 2 MONTHS
- 2.0 GALLONS PER INCH OF CALIPER WEEKLY FOR TWO (2) MONTHS

2" CALIPER

- 2.0 GALLONS PER INCH OF CALIPER DAILY FOR 1 MONTH
- 2.0 GALLONS PER INCH OF CALIPER EVERY OTHER DAY FOR 2 MONTHS
- 2.0 GALLONS PER INCH OF CALIPER WEEKLY FOR TWO (2) MONTHS

3" CALIPER

- 2.0 GALLONS PER INCH OF CALIPER DAILY FOR 1 MONTH
- 2.0 GALLONS PER INCH OF CALIPER EVERY OTHER DAY FOR 2 MONTHS
- 2.0 GALLONS PER INCH OF CALIPER WEEKLY FOR TWO (2) MONTHS

4" CALIPER

- 2.0 GALLONS PER INCH OF CALIPER DAILY FOR 1 MONTH
- 2.0 GALLONS PER INCH OF CALIPER EVERY OTHER DAY FOR 2 MONTHS
- 2.0 GALLONS PER INCH OF CALIPER WEEKLY FOR TWO (2) MONTHS

PLANTING:

PLANTING IS BASED ON THE AVERAGE DAILY TEMPERATURE AND SOIL TYPE AT THE LOCATION. WATER TREES BY FLOODING SAUCER AND ALLOWING WATER TO RUN IN THE SAUCER. SOIL OR PUT A HOLE IN SAUCER TOP AND SOAK UNTIL SOIL COMPLETELY TEMPERATURE.

1" - 4" WATERING SCHEDULE:

- SOIL + WATER (1" - 2" PER WEEK)
- SOIL + WATER (2" - 3" PER WEEK)
- SOIL + WATER (4" PER WEEK)

IF SITE CONDITIONS MAY WARRANT MODIFICATION TO THE RECOMMENDED SCHEDULE:

IF THE LANDSCAPE CONTRACTOR HAS A MORE AUTOMATIC WATERING SCHEDULE, PLEASE CONSULT WITH THE ARCHITECT PRIOR TO INSTALLATION.

TYPES OF IRRIGATION SYSTEMS RECOMMENDED:

ACCEPTABLE IRRIGATION METHODS:

- SAUCER
- SAUCER WITH FLOW METERING
- SPRINKLER

PLANS FOR IRRIGATION SYSTEMS SHALL BE SUBMITTED AT TIME OF REVIEW FOR APPROVAL. THESE SHALL BE WITHDRAWN FROM INSTALLATION THROUGH THE COMPLETION OF THE WARRANTY PERIOD.

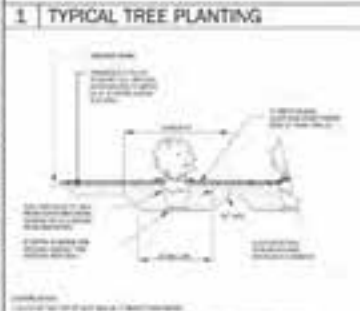
WARRANTY STATEMENTS:

- TREES WITH A CALIPER OF 2" TO 3" WILL BE REQUIRED TO HAVE A ONE (1) YEAR WARRANTY.
- TREES WITH A CALIPER OF 4" TO 5" WILL BE REQUIRED TO HAVE A TWO (2) YEAR WARRANTY.
- TREES WITH A CALIPER LARGER THAN 6" WILL BE REQUIRED TO HAVE A THREE (3) YEAR WARRANTY.
- PLANTS THAT WILL BE REQUIRED TO HAVE A TWO (2) YEAR WARRANTY.


WARRANTY PERIODS BEGINS AT ACCEPTANCE OF STREET TREES BY THE CITY OF CHARLESTON DEPARTMENT OF PARKS.

NOTES:

- PLANTING LINE SHALL BE LOCATED WITHIN 10' OF THE PLANTING LINE. PLANTS SHALL BE PLANTED AT THE END OF PLANTING LINE AT THE END OF PLANTING LINE.
- PLANTING LINE SHALL BE LOCATED WITHIN 10' OF THE PLANTING LINE.
- PLANTING LINE SHALL BE LOCATED WITHIN 10' OF THE PLANTING LINE.




3 | TYPICAL SHRUB PLANTING



4 | GRASS/GROUNDCOVER PLANTING

SOIL NOTES



5 | LAWN EDGE DETAIL

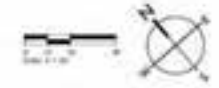
PLANT SCHEDULE NOTES

PLANT	QUANTITY	PLANT	QUANTITY
...

PLANT SCHEDULE

PLANT	QUANTITY	PLANT	QUANTITY
...

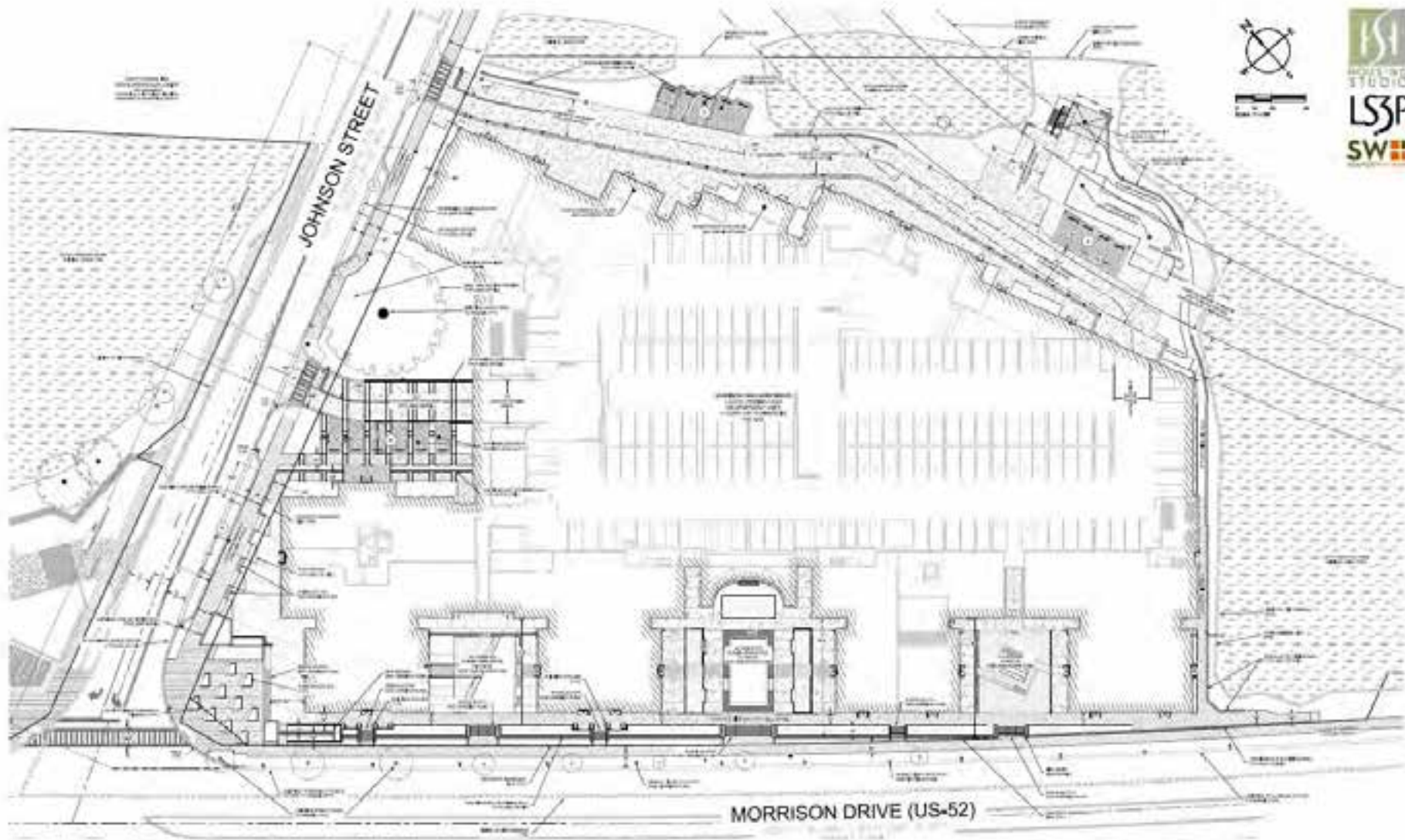
SW SEARCHING FOR THE BEST
W WOODFIELD DEVELOPMENT
MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 1000 W. MORRISON DRIVE, CHARLESTON, SC 29403



The drawing area contains several sections:

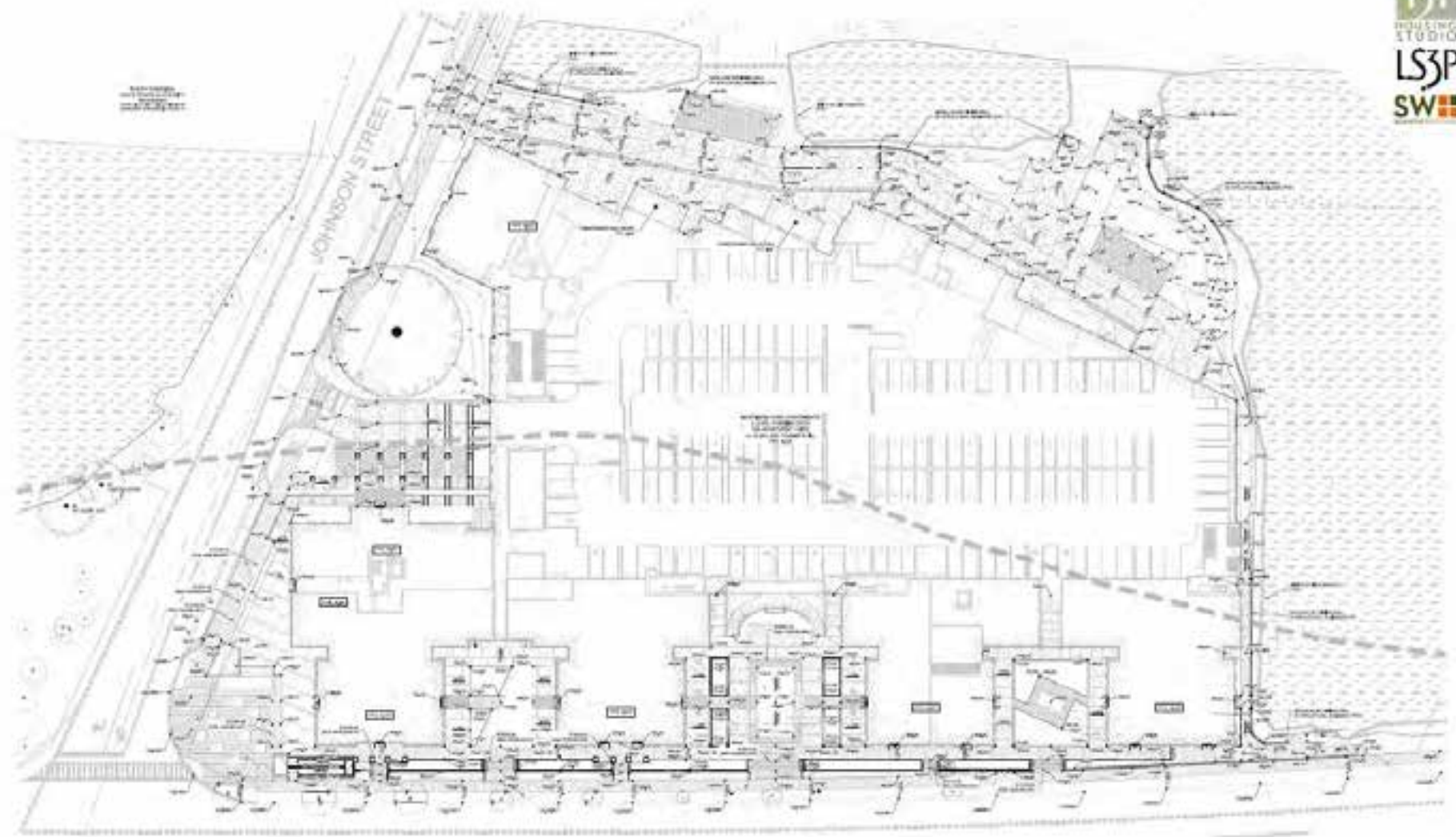
- Top Left:** Details for recessed lighting fixtures, including a circular fixture and a square fixture, with associated notes and a schedule table.
- Top Middle:** Details for a decorative pendant light fixture with a glass shade, including notes and a schedule table.
- Top Right:** Details for track lighting fixtures, including a linear track fixture and a spot track fixture, with notes and a schedule table.
- Middle Left:** A lighting schedule table with columns for fixture type, quantity, and notes.
- Middle Middle:** Details for a wall-mounted sconce fixture, including notes and a schedule table.
- Middle Right:** Details for a ceiling-mounted fixture, including notes and a schedule table.
- Bottom Left:** A lighting schedule table with columns for fixture type, quantity, and notes.
- Bottom Middle:** Details for a wall-mounted sconce fixture, including notes and a schedule table.
- Bottom Right:** Details for a ceiling-mounted fixture, including notes and a schedule table.

SW SEARCHLIGHTS SITE
W
MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF WASHINGTON, DISTRICT OF COLUMBIA

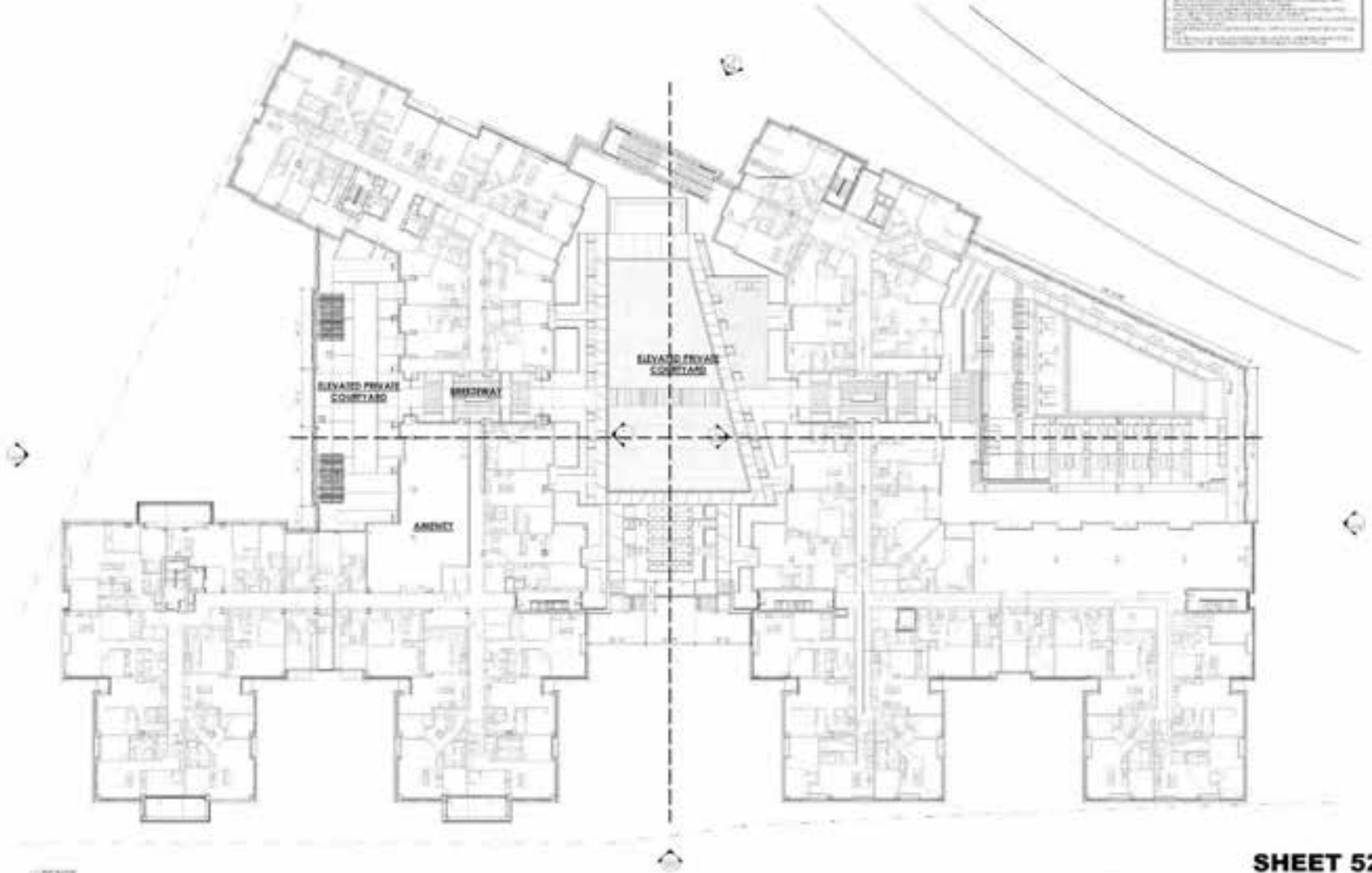


ORIGIN DEVELOPMENT PARTNERS +
WOODFIELD DEVELOPMENT
838 MORRISON DRIVE

SHEET 50/216
GEOMETRIC SITE PLAN C-4.1
FINAL B.A.R.
OCTOBER 23, 2019 SHEET



REVISIONS	
NO.	DESCRIPTION
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2	ISSUED FOR PERMITTING
3	ISSUED FOR PERMITTING
4	ISSUED FOR PERMITTING
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7	ISSUED FOR PERMITTING
8	ISSUED FOR PERMITTING
9	ISSUED FOR PERMITTING
10	ISSUED FOR PERMITTING



SHEET 52/216

0'-0" = 1" = 0'-0"



- WOODFIELD - MORRISON YARD PODIUM
 WOODFIELD YARD DEVELOPMENT, LLC
 1500 MORRISON DRIVE, CHARLOTTE, NC

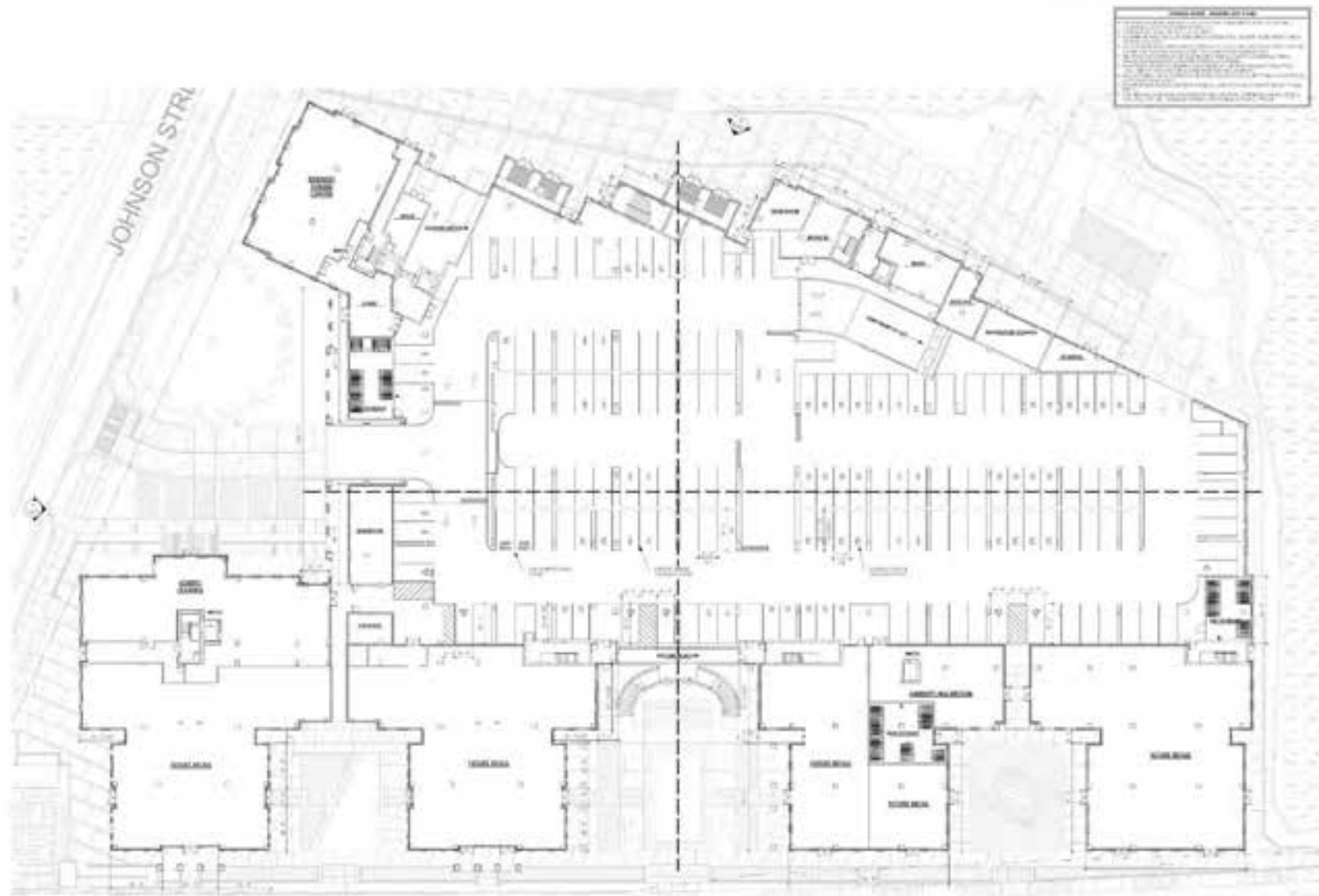


VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 125
 DATE: OCTOBER 14, 2019
 SCALE: FINAL S&P



2ND FLOOR - KEY PLAN

A3.02



SHEET 53/216

1/8" = 1'-0"



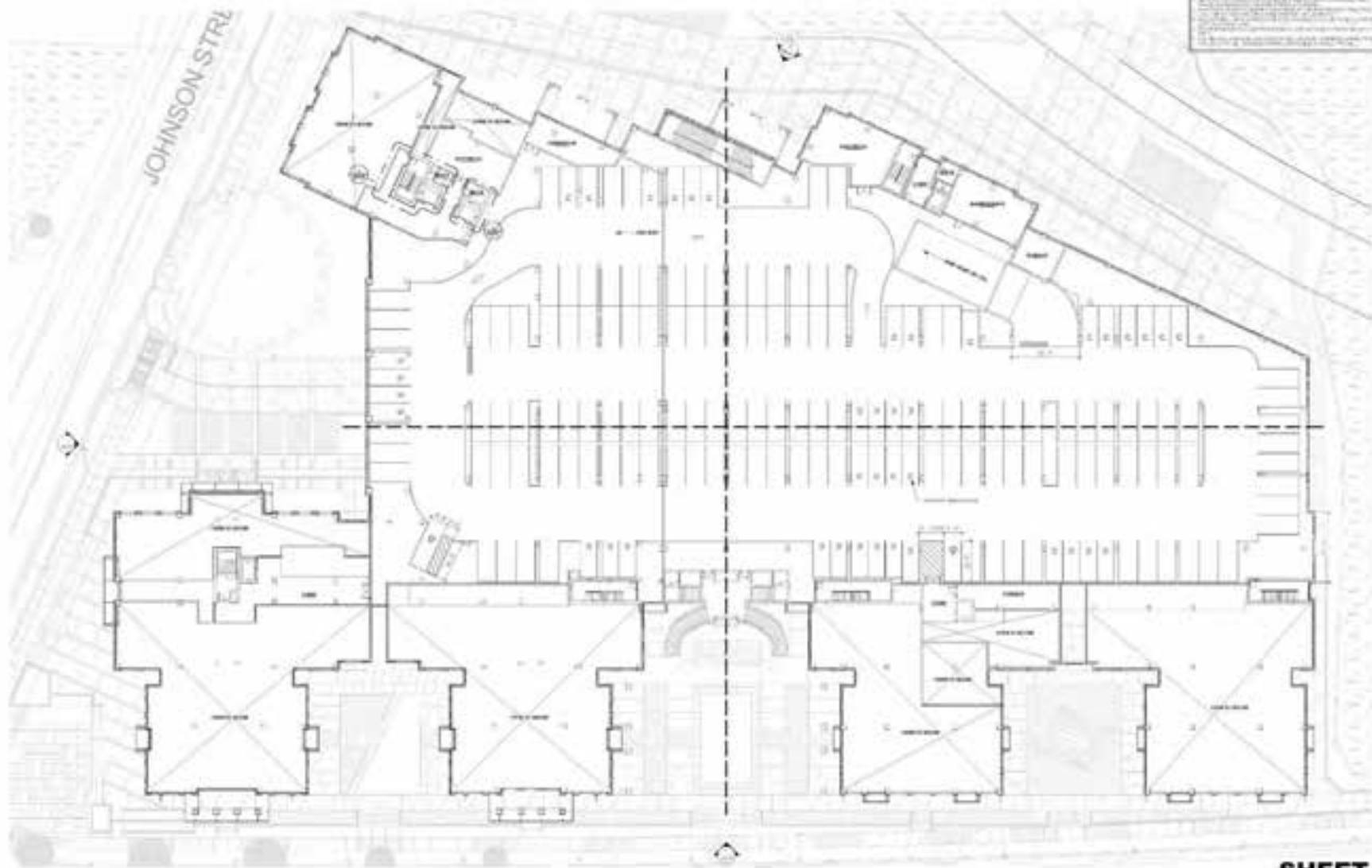
- WOODFIELD - MORRISON YARD PODIUM
 NEW MORRISON DRIV, CHARLESTON, SC



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 025
 DATE: OCTOBER 14, 2017
 SUBD FOR: 1941 SAK



1ST FLOOR - KEY PLAN
A3.01



REVISIONS	
NO.	DESCRIPTION
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SHEET 54/216

DATE: 10/14/2019



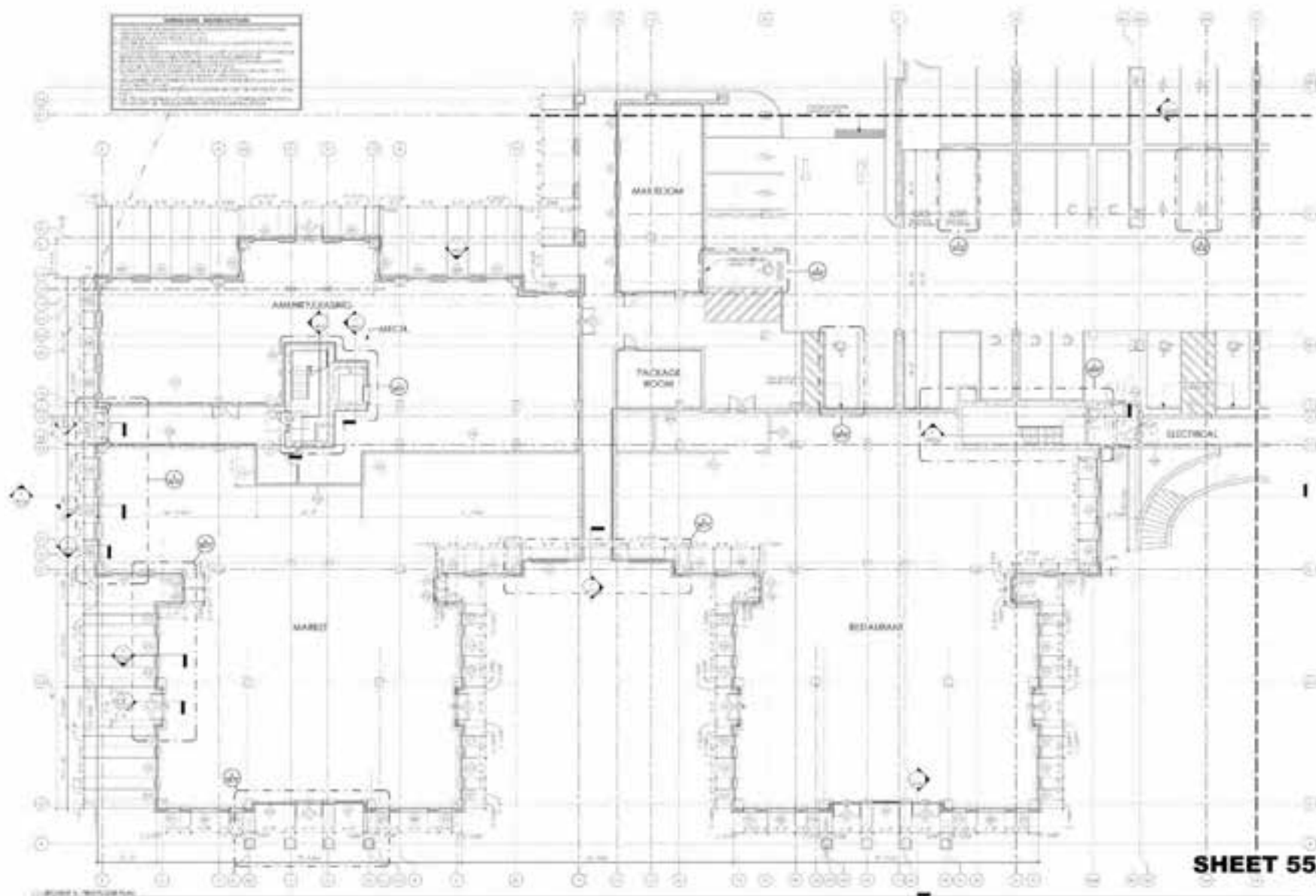
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MORRISON YARD
PODIUM**
NEW MORRISON GRAY, CHARLESTON, SC



**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**
PROJECT NUMBER: 125
DATE: OCTOBER 14, 2019
SHEET NO: 194/216



LEVEL: PD - RET PLAN
A3.01P



SHEET 55/216



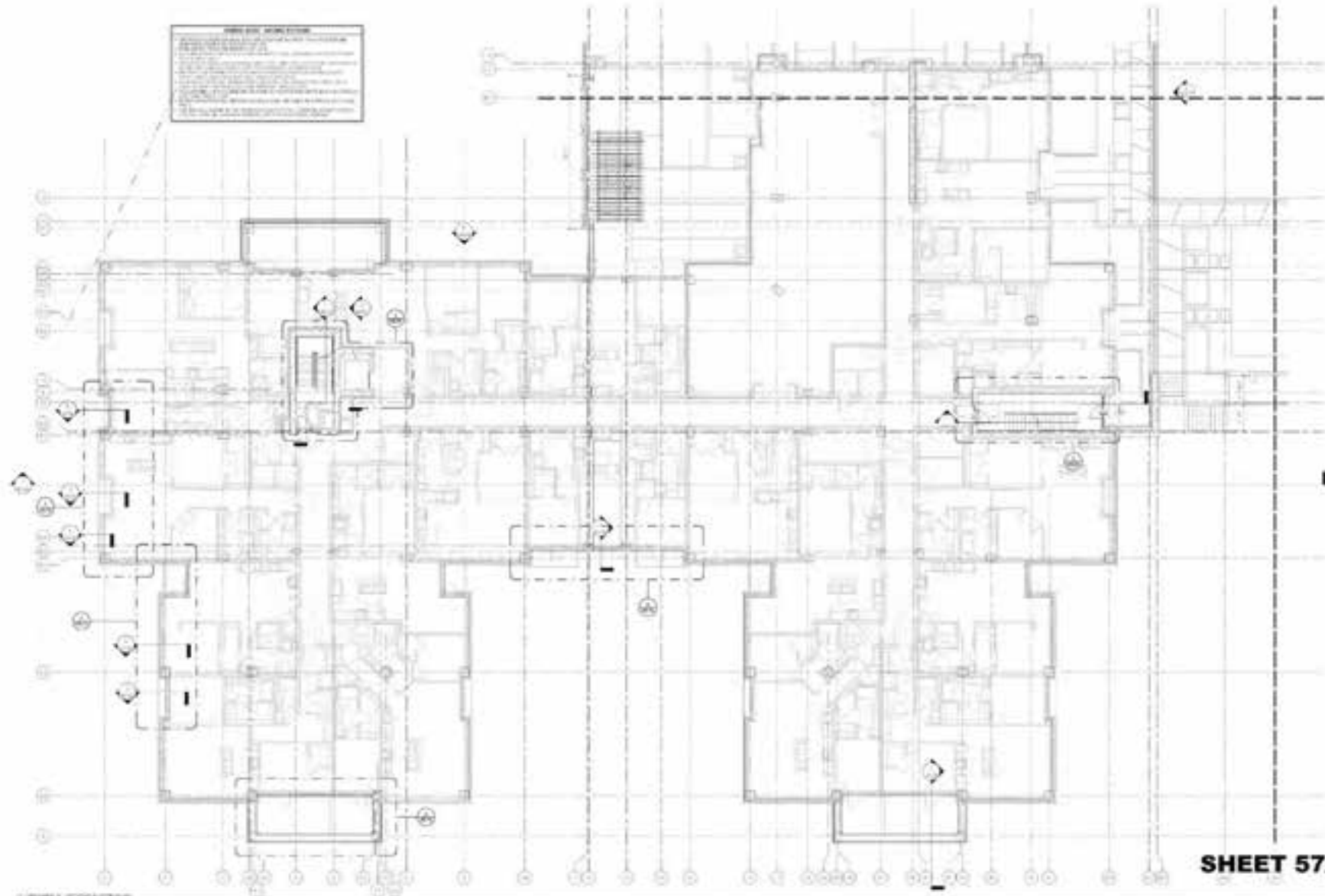
**- WOODFIELD -
MORRISON YARD
PODIUM**
150 MORRISON DRIVE, CHARLOTTE, NC



**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**
PROJECT NUMBER: 025
ISSUE DATE: OCTOBER 14, 2019
SUBJECT: 1941.04A



SEGMENT A - 1ST
FLOOR PLAN
A4.A01



SHEET 57/216

© 2014 WOODFIELD



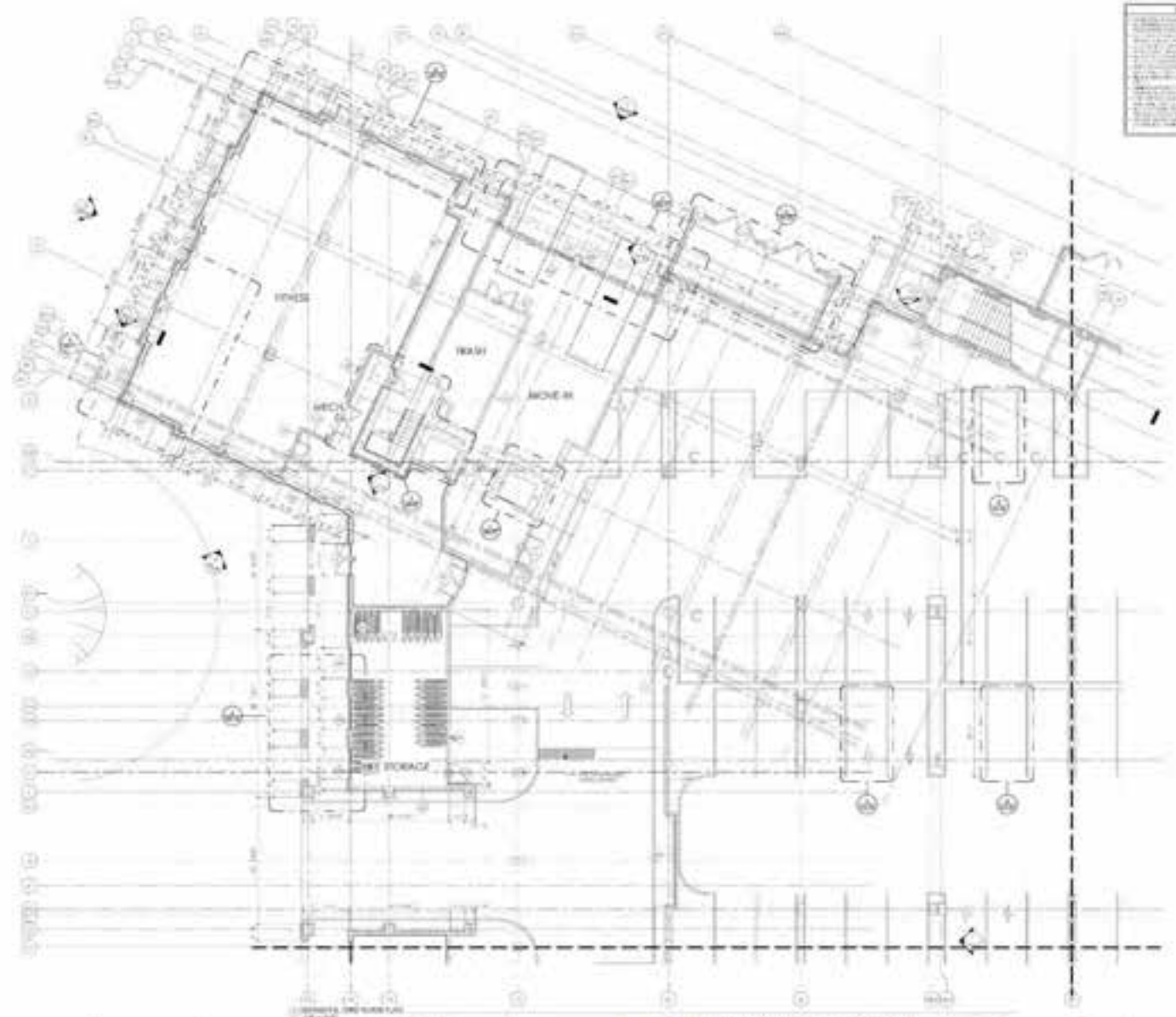
**- WOODFIELD -
MORRISON YARD
PODIUM**
1500 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**
PROJECT NUMBER: 025
DATE: OCTOBER 14, 2014
DRAWING: FINAL S&P



SEGMENT A - 2ND
FLOOR PLAN
A4.A02



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SHEET 58/216



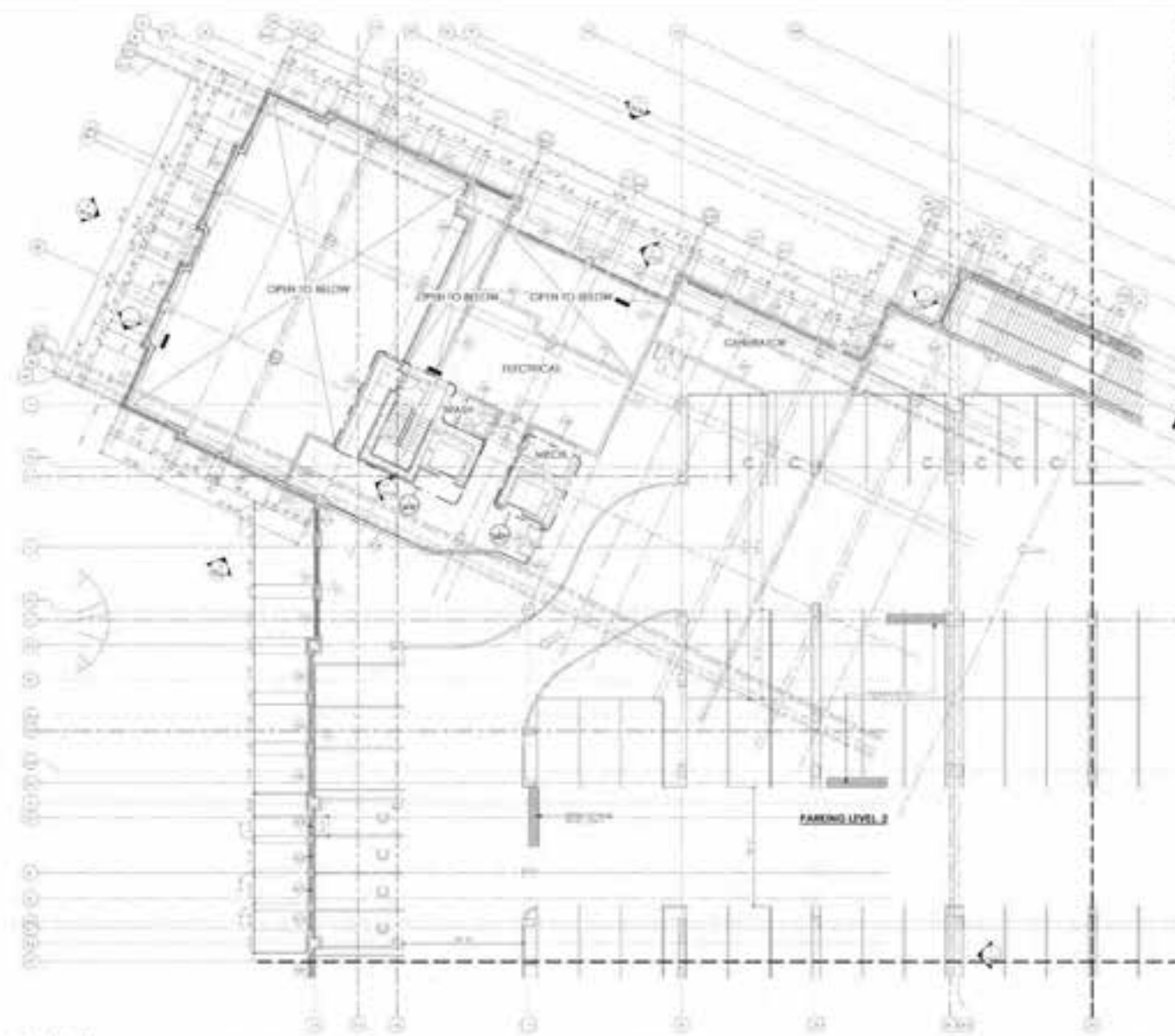
WOODFIELD - MORRISON YARD PODIUM
 WELLSBOROUGH DRIVE, CHARLESTON, SC



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 1725
 DATE: OCTOBER 14, 2019
 SUBD FOR: FINAL S&P



SEGMENT 8 - 1ST FLOOR PLAN
A4.801



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SHEET 59/216



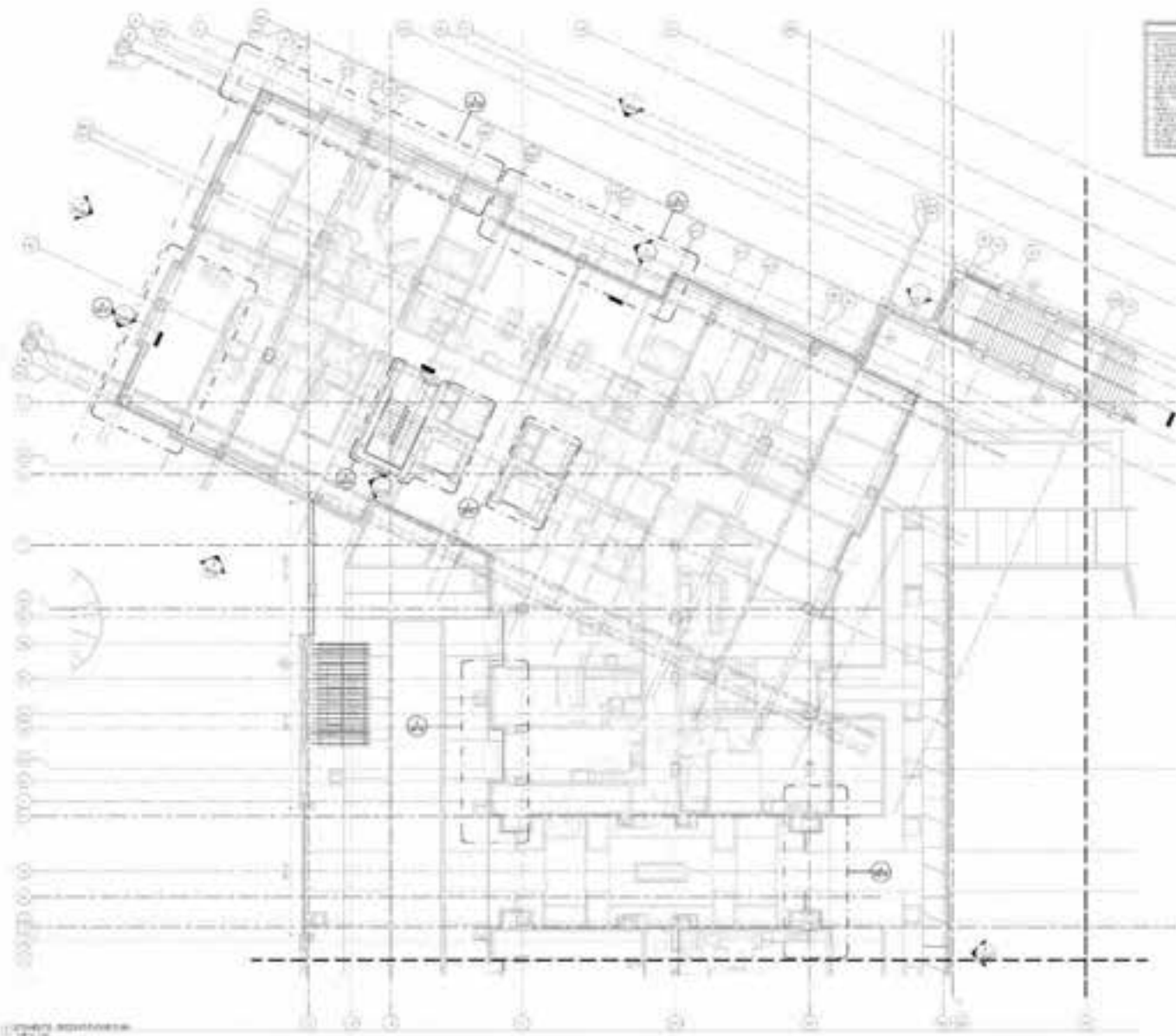
- WOODFIELD - MORRISON YARD PODIUM
 WILMINGTON, OHIO, CHARLESTON, SC



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 1728
 DATE: OCTOBER 14, 2019
 SCALE: FINAL S&P



SEGMENT 8 - LEVEL P2 PLAN
A4.B01P



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

SHEET 60/216



**- WOODFIELD -
MORRISON YARD
PODIUM**
REBAC MORRISON DRIVE, CHAMBERLAIN, SC

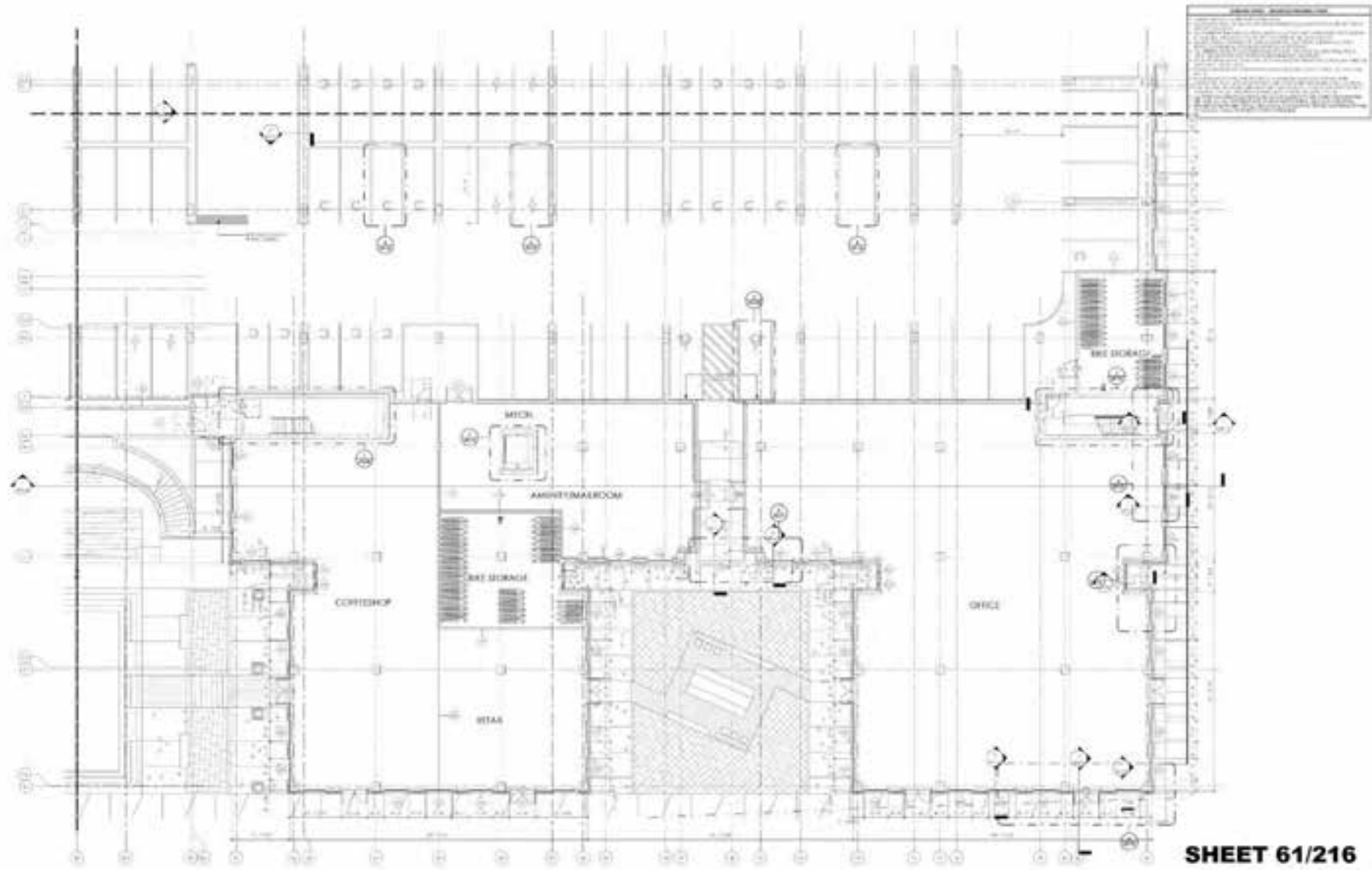


**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**
PROJECT NUMBER: 1725
DATE: OCTOBER 14, 2017
SUBD FOR: FINAL S&P



SECTION 3 - 2ND
FLOOR PLAN

A4.802



SHEET 61/216



**- WOODFIELD -
MORRISON YARD
PODIUM**
REBACCORSON DRIVE, CHARLOTTE, NC

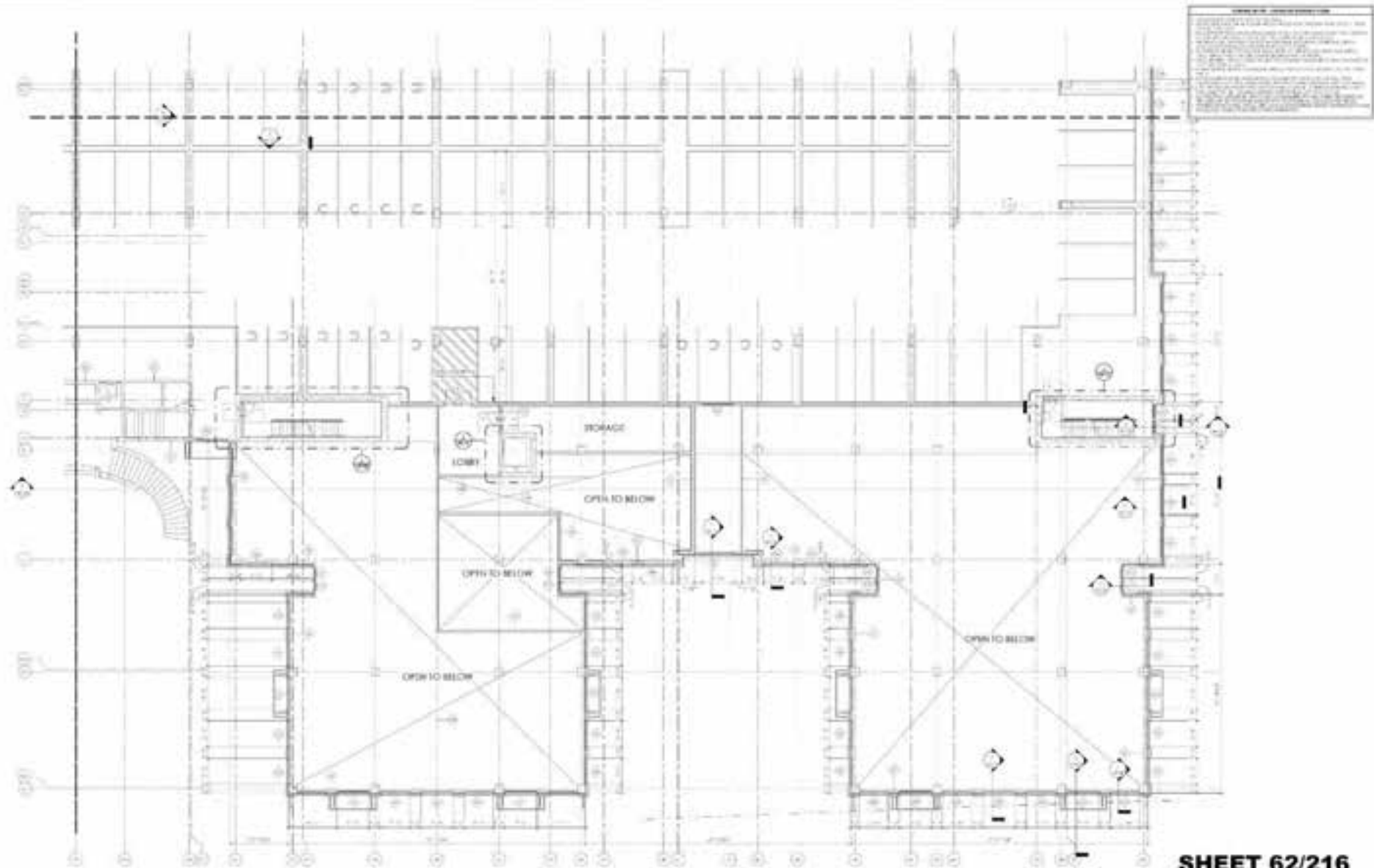


**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**
PROJECT NUMBER: 172
DATE: OCTOBER 14, 2017
SUBD FOR: 19A1.6A



SEGMENT C - 1ST
FLOOR PLAN

A4.C01



SHEET 62/216

09/17/2017



- WOODFIELD - MORRISON YARD PODIUM
 WOODFIELD YEAR FOUNDATION, CHARLOTTE, NC

HOUSING STUDIO



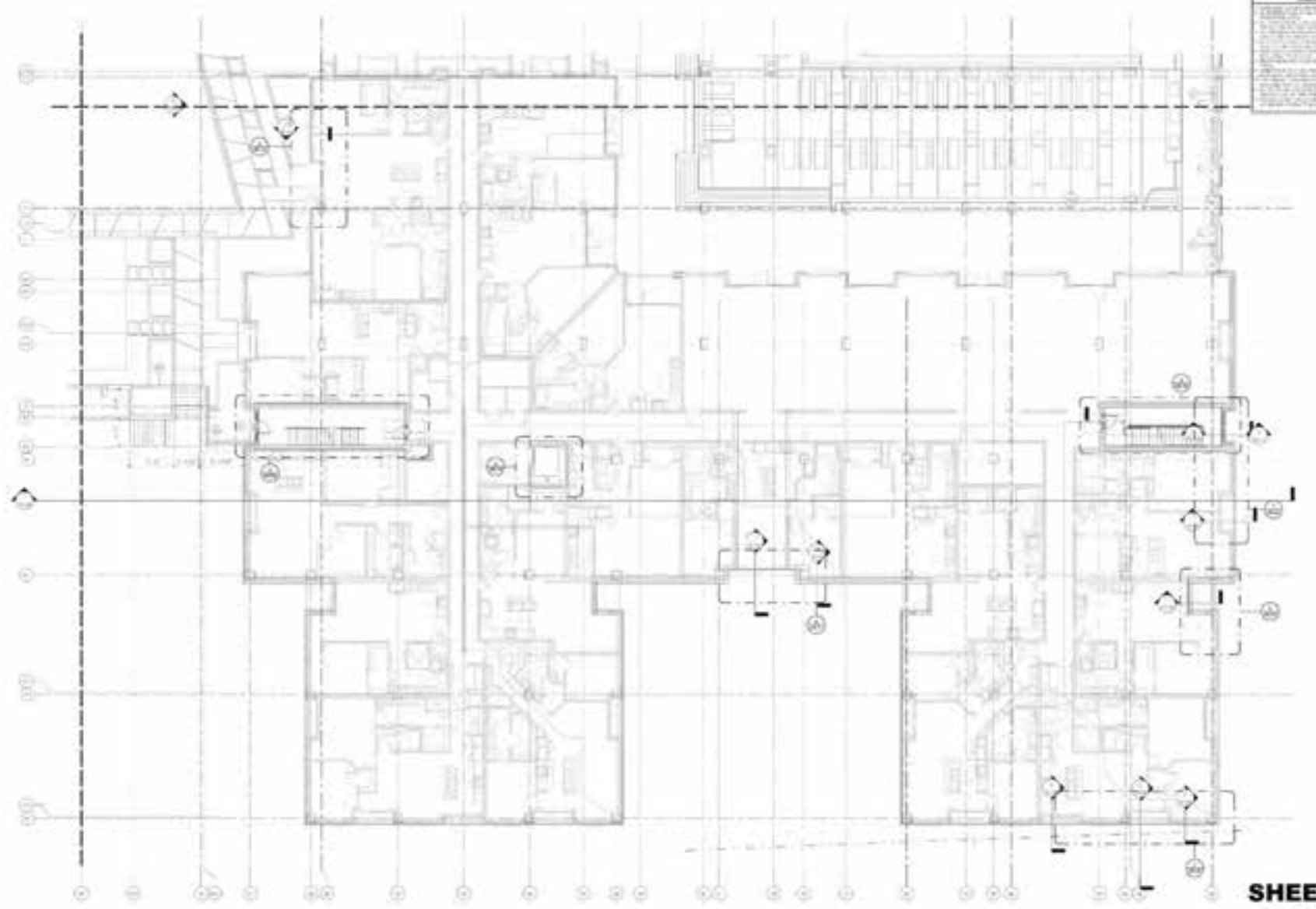
VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

PROJECT NUMBER: 1728
 SHEET DATE: OCTOBER 14, 2017
 SUBD FOR: FINAL S&B



SEGMENT C - LEVEL P2 PLAN

A4.C01P



REVISIONS	
1	ISSUED FOR PERMIT
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SHEET 63/216

WOODFIELD ARCHITECTURE



**- WOODFIELD -
MORRISON YARD
PODIUM**
1500 MORRISON DRIVE, CHARLESTON, SC

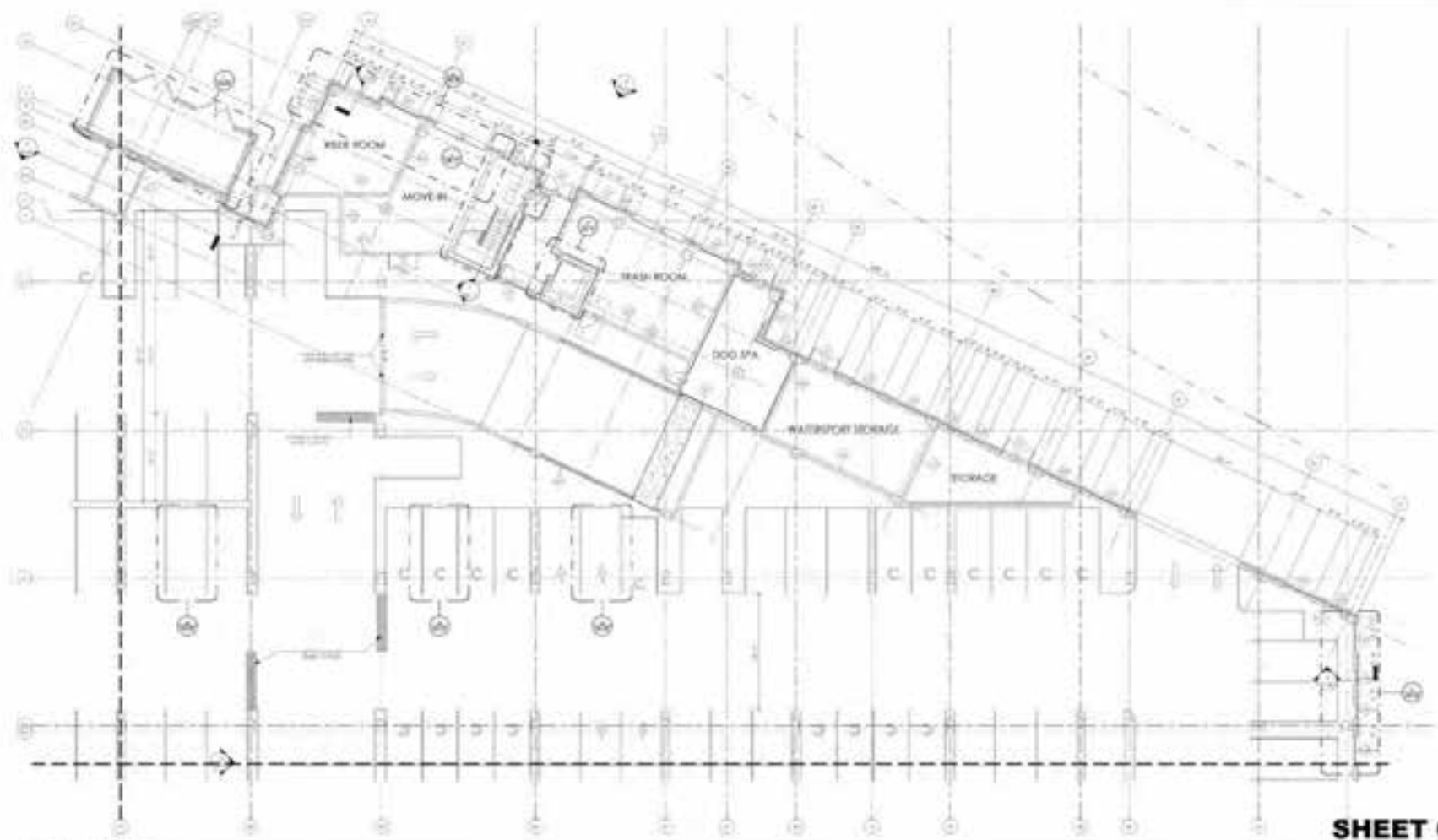


**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**
PROJECT NUMBER: 125
ISSUE DATE: OCTOBER 14, 2019
SHEET NO.: 19A/216



SEGMENT C - 2ND
FLOOR PLAN
A4.C02

REVISIONS	
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SHEET 64/216

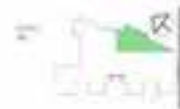
ISSUED FOR PERMIT
DATE: 10/16/2019



**- WOODFIELD -
MORRISON YARD
PODIUM**
REBACCORSON CIVIL, CHARLOTTE, NC

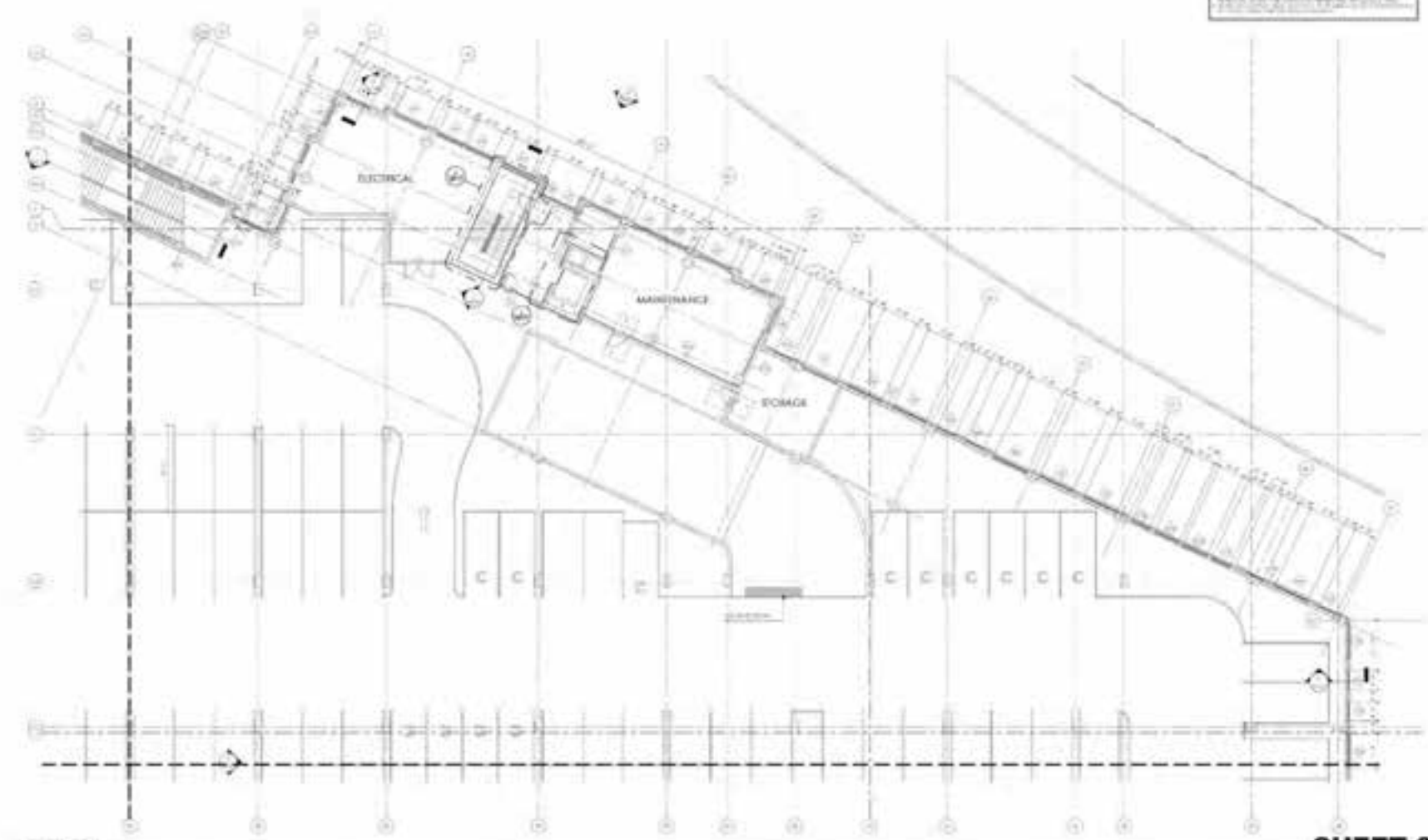


**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**
PROJECT NUMBER: 1728
DATE: OCTOBER 16, 2019
SUBD FOR: 19A1.6A.4



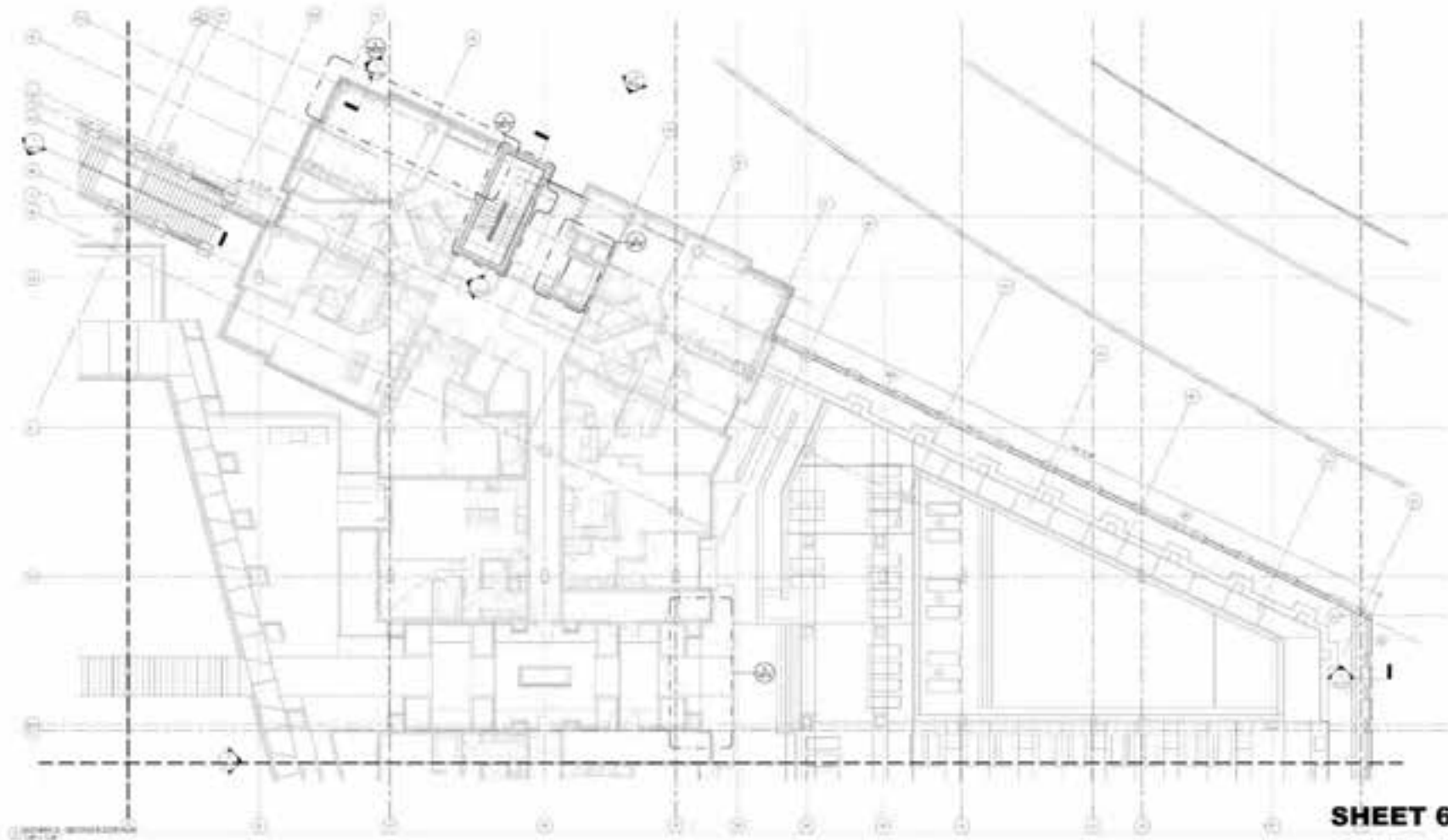
SEGMENT D - 1ST
FLOOR PLAN
A4.D01

REVISIONS	
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SHEET 65/216

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SHEET 66/216

	<p>WOODFIELD - MORRISON YARD PODIUM <small>REMANORRISON DRIVE, CHARLESTON, SC</small></p>	<p>HOUSING STUDIO <small>ARCHITECTURE - INTERIORS</small></p>	<p>VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS <small>PROJECT NUMBER: 025 DATE: OCTOBER 14, 2017 SUBD FOR: FINAL S&P</small></p>			<p>MEMBER 2 - 2ND FLOOR PLAN A4.D02</p>
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REVISION NUMBER	DESCRIPTION	DATE	BY
01	ISSUE FOR PERMITTING	10/14/2017	SI
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SHEET 71/216



**- WOODFIELD -
MORRISON YARD
PODIUM**
1500 MORRISON DRIVE, CHARLESTON, SC

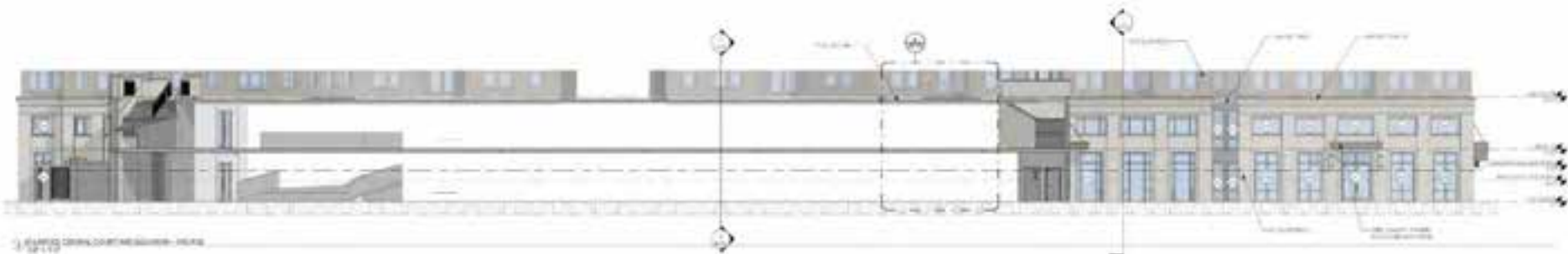


**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**
PROJECT NUMBER: 1725
DATE: OCTOBER 14, 2017
SUBD FOR: 1941 64K



ENLARGED NORTH
ELEVATIONS
A5.05

REVISIONS	DESCRIPTION	DATE	BY	CHK
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SHEET 73/216



**- WOODFIELD -
MORRISON YARD
PODIUM**
NEW MORRISON GYM, CHARLESTON, SC



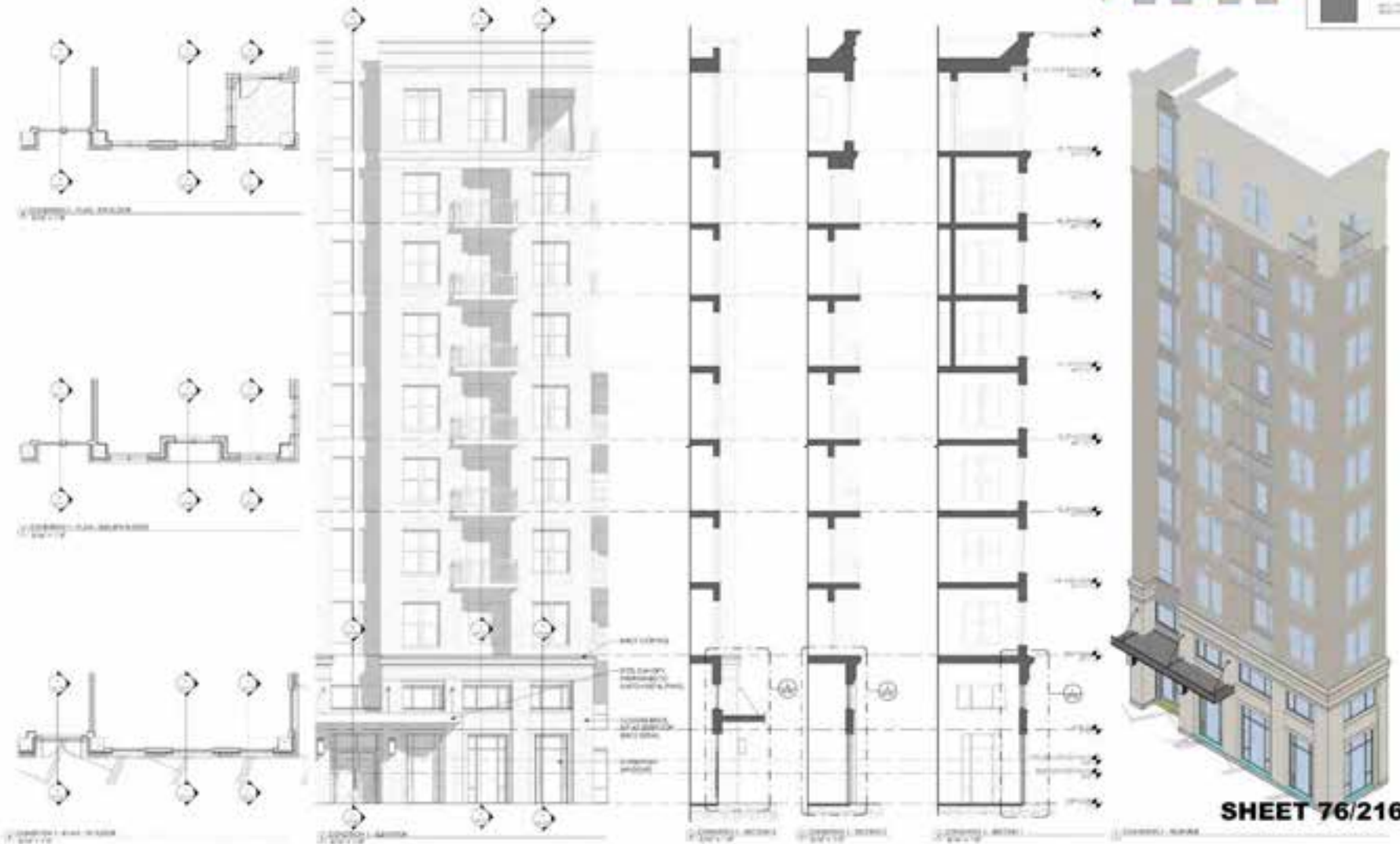
VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
DATE: OCTOBER 14, 2019
SUBJECT: PM&A



ENLARGED CENTRAL
COURTYARD
ELEVATIONS
A5.07



FINISH LEGEND	
	CONCRETE
	BRICK
	GLASS



SHEET 76/216



- WOODFIELD - MORRISON YARD PODIUM
 150 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 201
 DATE: OCTOBER 4, 2017
 SCALE: 1/8" = 1'-0"



WALL SECTIONS, ELEVATIONS & PLANS
A6.10

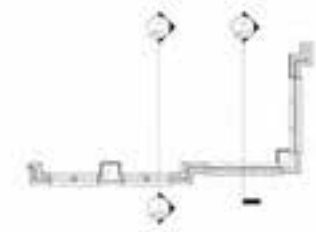


FINISH LEGEND

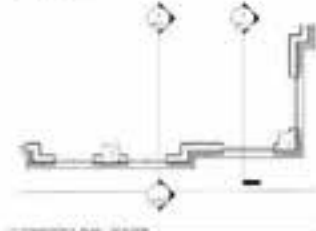
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[Light grey swatch]	PLASTER
[Dark grey swatch]	PAINT



SECTION 1 - WALL WITH WINDOW



SECTION 2 - WALL WITH WINDOW



SECTION 3 - WALL WITH WINDOW



SHEET 77/216



- WOODFIELD - MORRISON YARD PODIUM
 1818 MORRISON DRIVE, CHARLESTON, SC



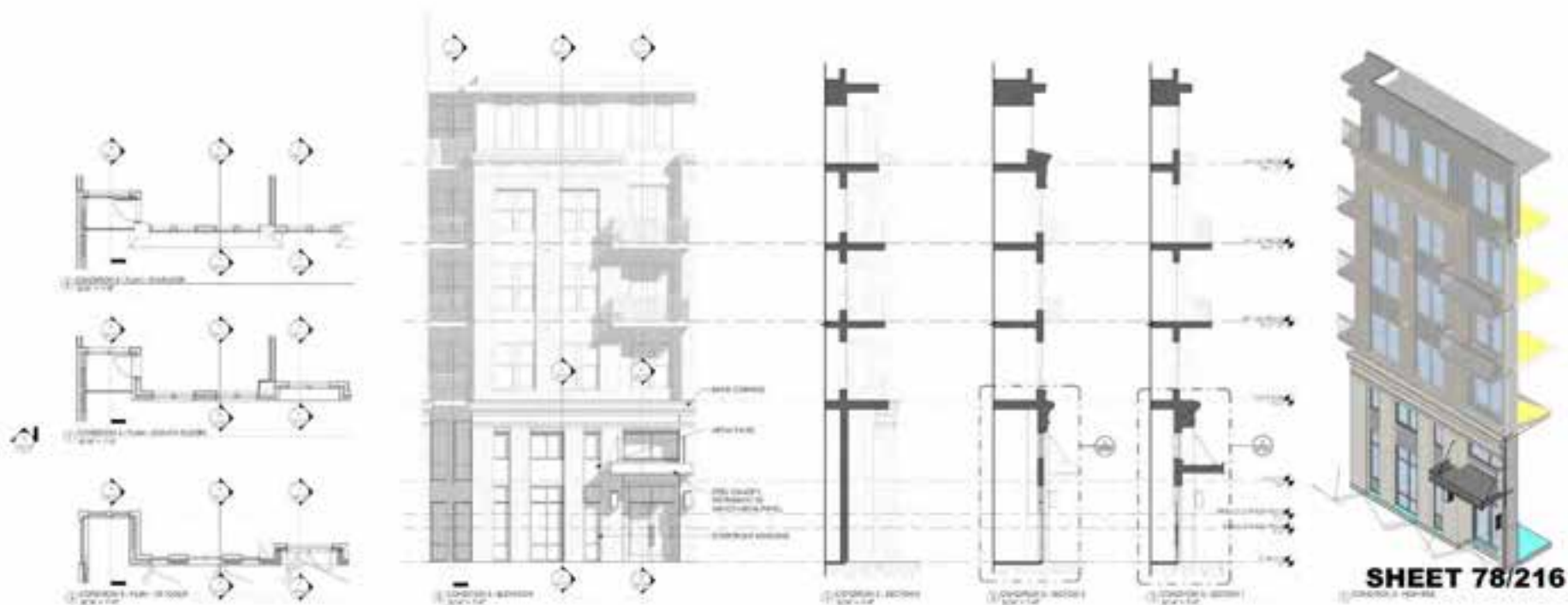
VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
 PROJECT NUMBER: F01
 DATE: OCTOBER 14, 2019
 SCALE: 1/8" = 1'-0"



WALL SECTIONS, ELEVATIONS & PLANS
A6.11



FINISH LEGEND	
[Light Gray Box]	Concrete
[Medium Gray Box]	Brick
[Dark Gray Box]	Stone



**- WOODFIELD -
MORRISON YARD
PODIUM**
181 MORRISON DRIVE, CHARLESTON, BC



**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**

PROJECT NUMBER: 201
DATE: OCTOBER 14, 2017
SHEET NO: FINAL SA

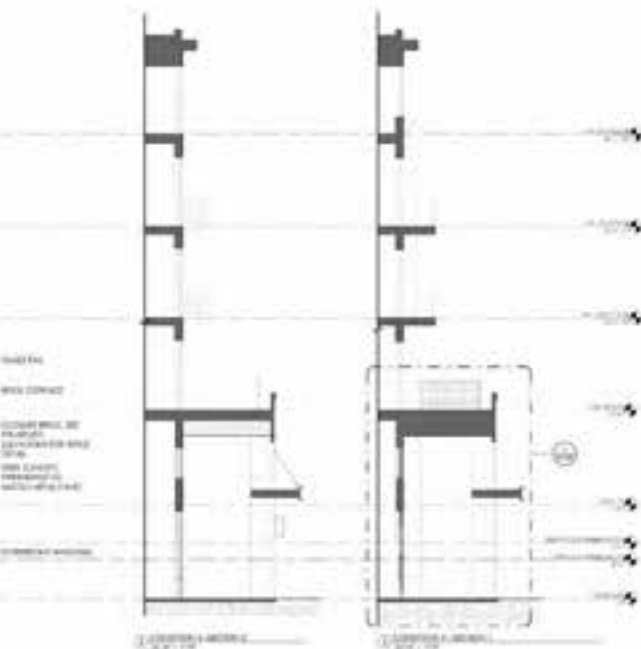
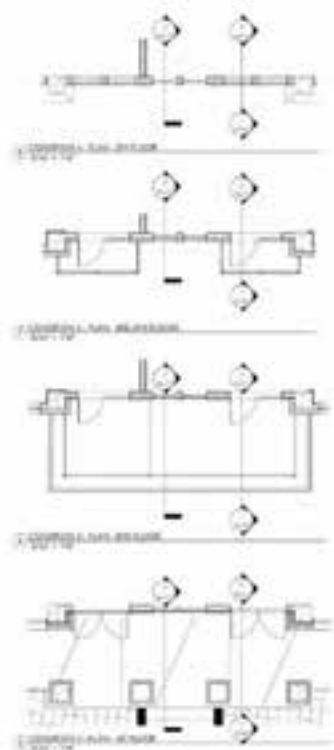


WALL SECTIONS,
ELEVATIONS & PLANS

A6.12



FINISH LEGEND	
[Light Gray Box]	Concrete
[Medium Gray Box]	Brick
[Dark Gray Box]	Stone



SHEET 79/216



- WOODFIELD - MORRISON YARD PODIUM
180 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
PROJECT NUMBER: 201
DATE: OCTOBER 14, 2019
SHEET FOR: FINAL S&P



WALL SECTIONS, ELEVATIONS & PLANS
A6.13



FINISH LEGEND	
[Light Gray Box]	CONCRETE
[Medium Gray Box]	BRICK
[Dark Gray Box]	GLASS



SHEET 81/216



- WOODFIELD - MORRISON YARD PODIUM
1818 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

PROJECT NUMBER: 101
DATE: OCTOBER 14, 2019
SCALE: FINAL S&K

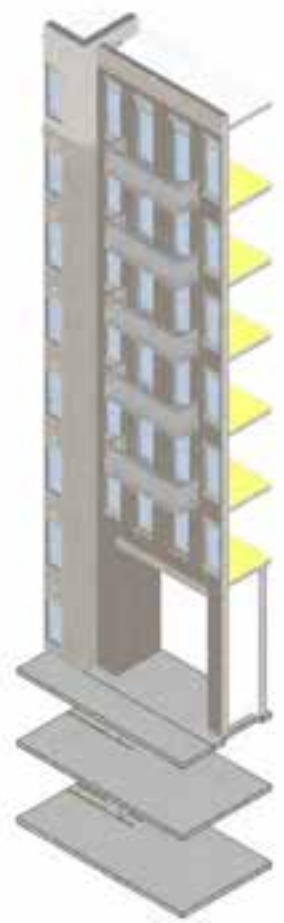
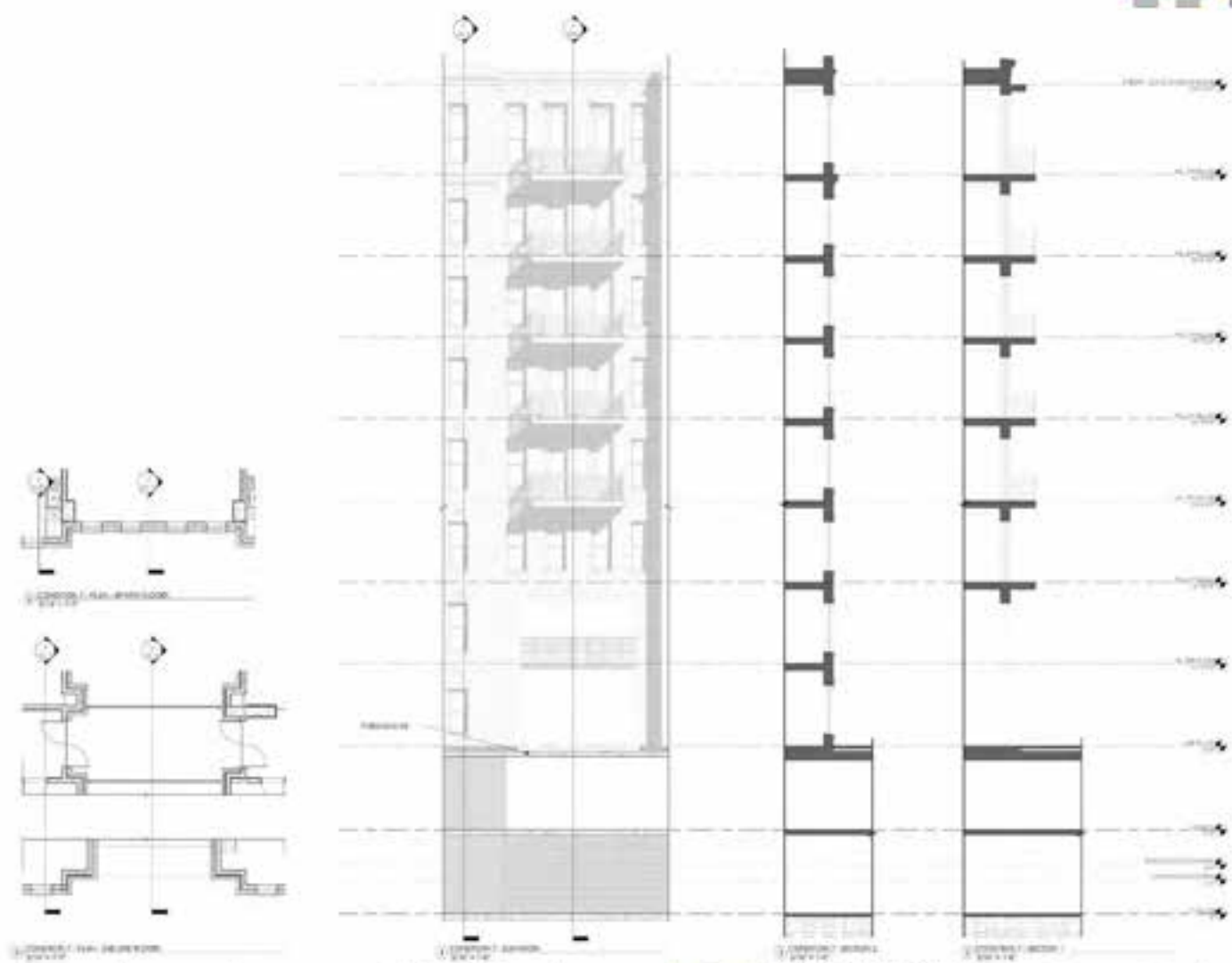


WALL SECTIONS, ELEVATIONS & PLANS

A6.15



FINISH LEGEND	
[Light Gray Box]	CONCRETE
[Medium Gray Box]	BRICK
[Dark Gray Box]	GLAZING



SHEET 82/216



- WOODFIELD - MORRISON YARD PODIUM
180 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
PROJECT NUMBER: 201
DATE: OCTOBER 14, 2017
SCALE: 1/4" = 1'-0"

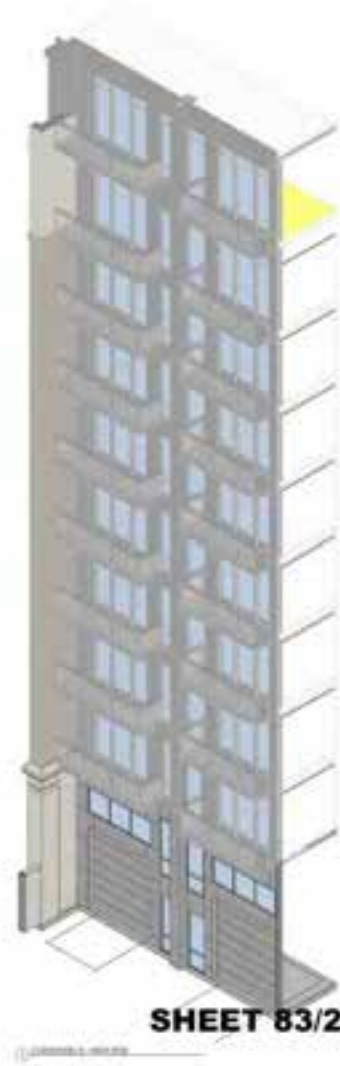
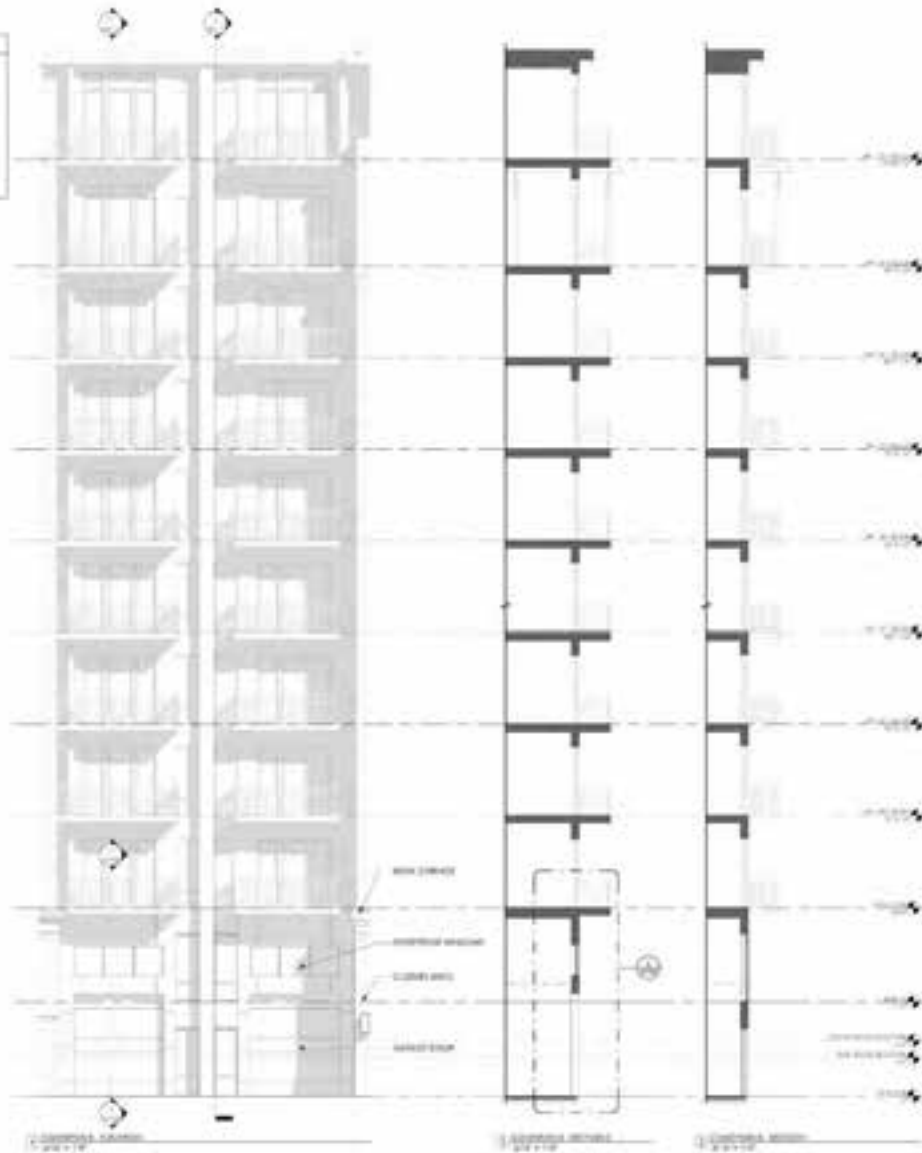
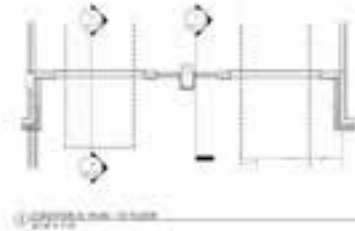
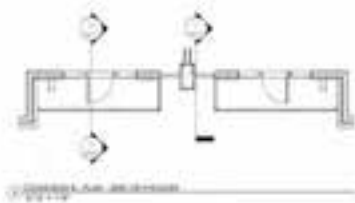


WALL SECTIONS, ELEVATIONS & PLANS
A6.16



FINISH LEGEND

[Symbol]	Interior Wall
[Symbol]	Interior Ceiling
[Symbol]	Interior Floor



SHEET 83/216



- WOODFIELD - MORRISON YARD PODIUM
NEW MORRISON DRIVE, CHARLESTON, SC



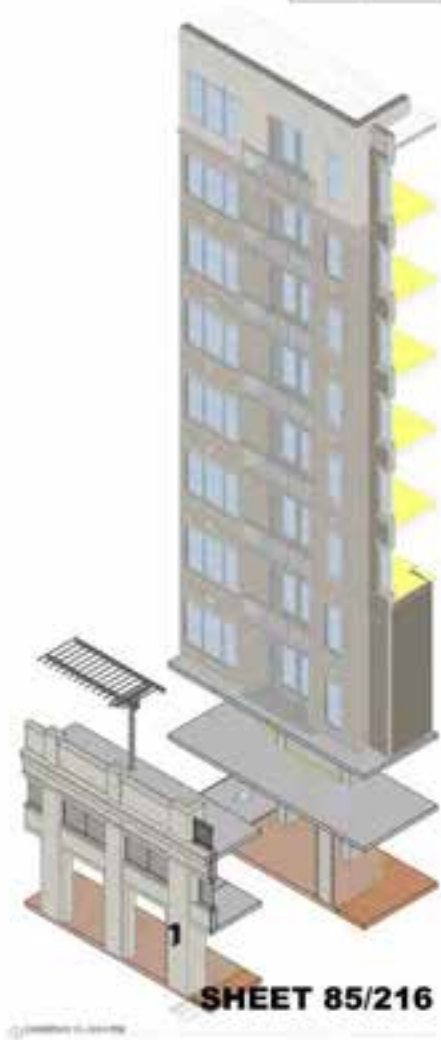
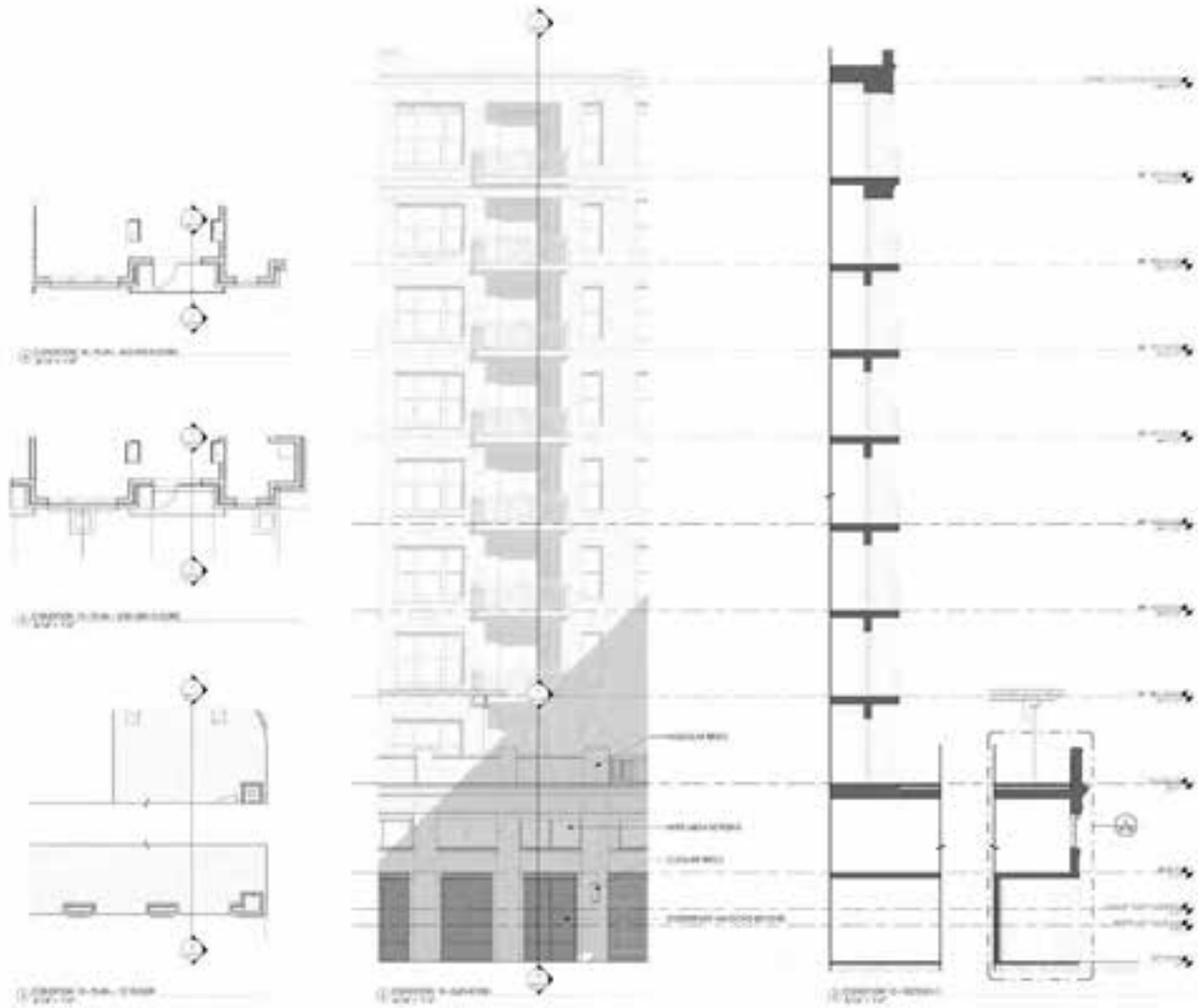
VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
PROJECT NUMBER: 101
DATE: OCTOBER 14, 2019
SHEET NO: FINAL S&P



WALL SECTIONS, ELEVATIONS & PLANS
A6.17



FINISH LEGEND	
	CONCRETE
	BRICK
	GLAZING



SHEET 85/216



- WOODFIELD - MORRISON YARD PODIUM
 150 MORRISON DRIVE, CHARLESTON, SC



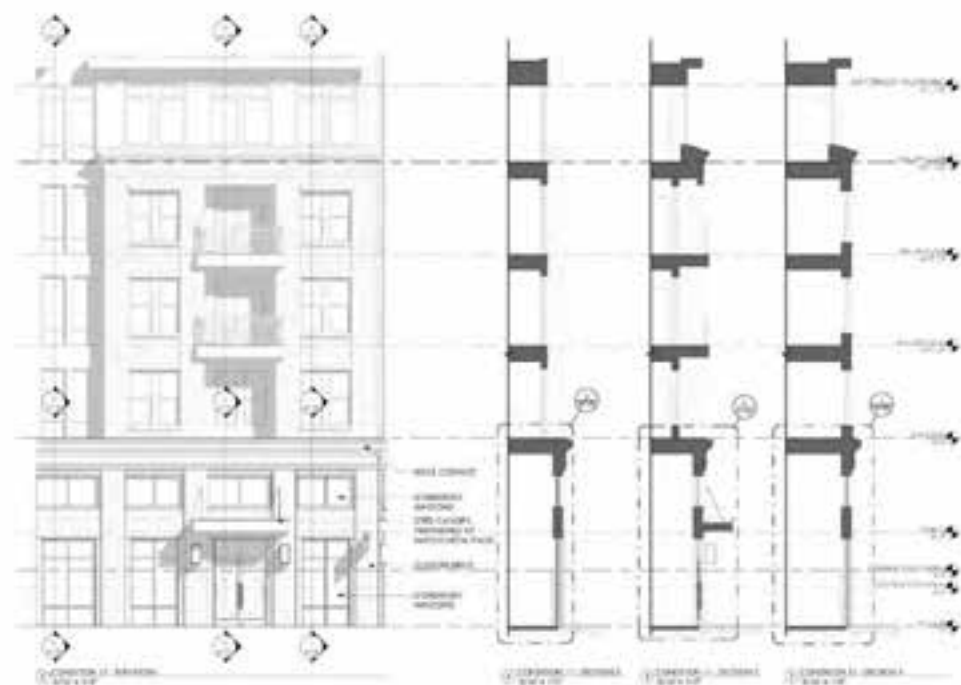
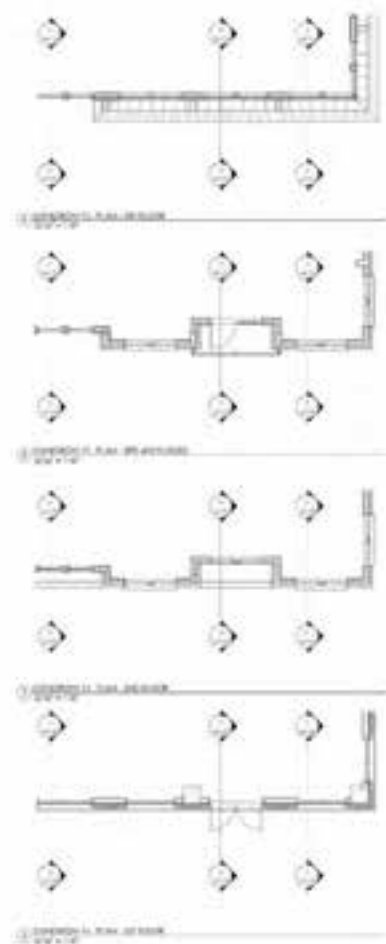
VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
 PROJECT NAME: MORRISON YARD
 DATE: OCTOBER 14, 2019
 SCALE: 1/8" = 1'-0"



WALL SECTIONS, ELEVATIONS & PLANS
A6.19



FINISH LEGEND	
	CONCRETE
	BRICK
	GLASS



SHEET 86/216



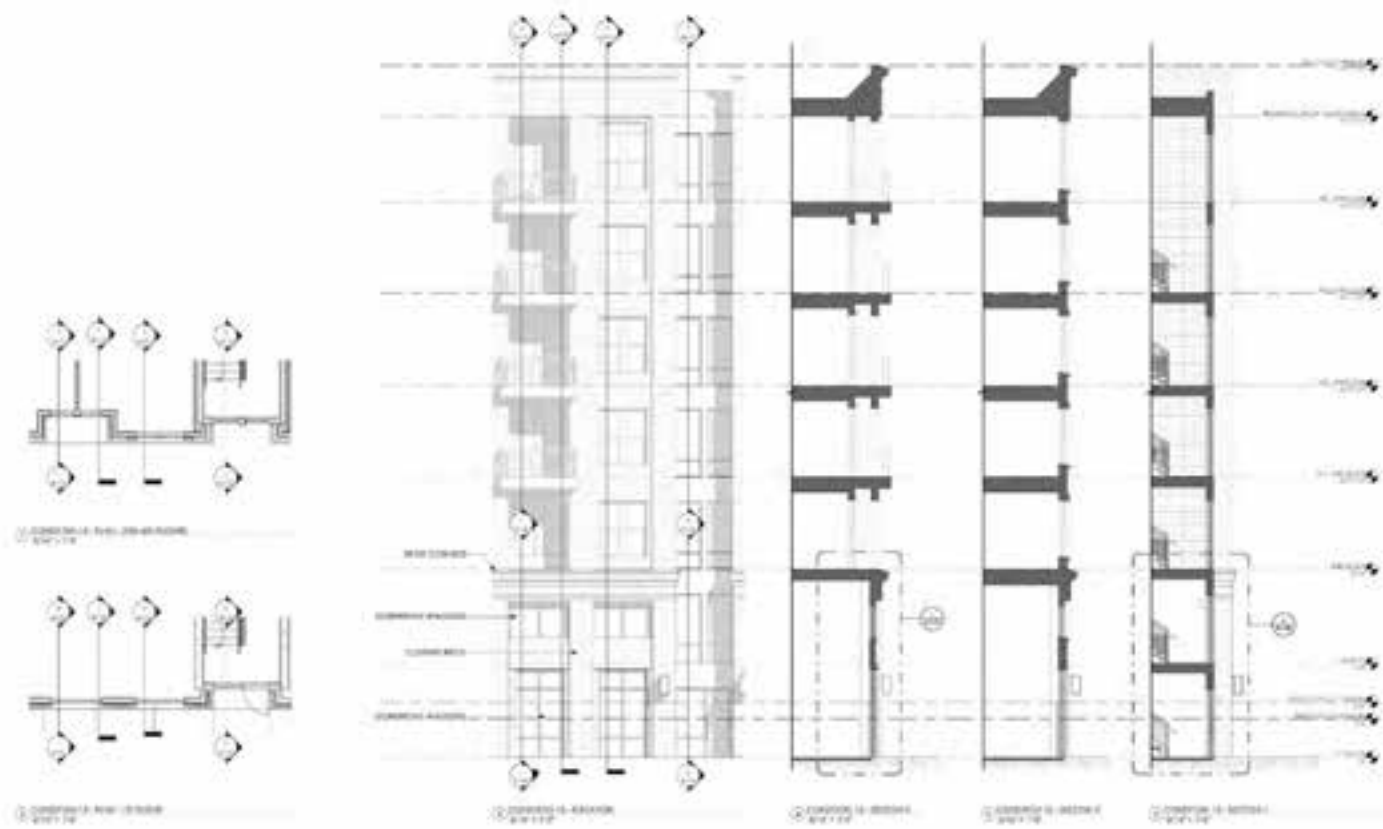
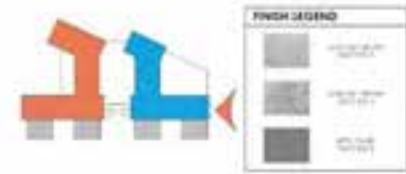
**- WOODFIELD -
MORRISON YARD
PODIUM**
1514 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**
PROJECT NUMBER: FOL
DATE: OCTOBER 14, 2019
SHEET NO: FINAL S&P



WALL SECTIONS,
ELEVATIONS & PLANS
A6.20



SHEET 88/216



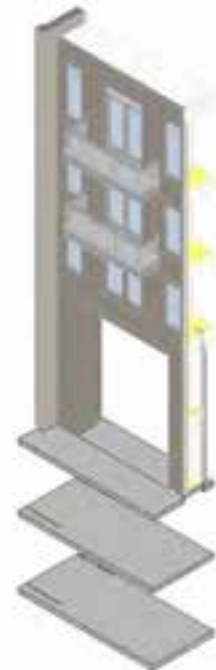
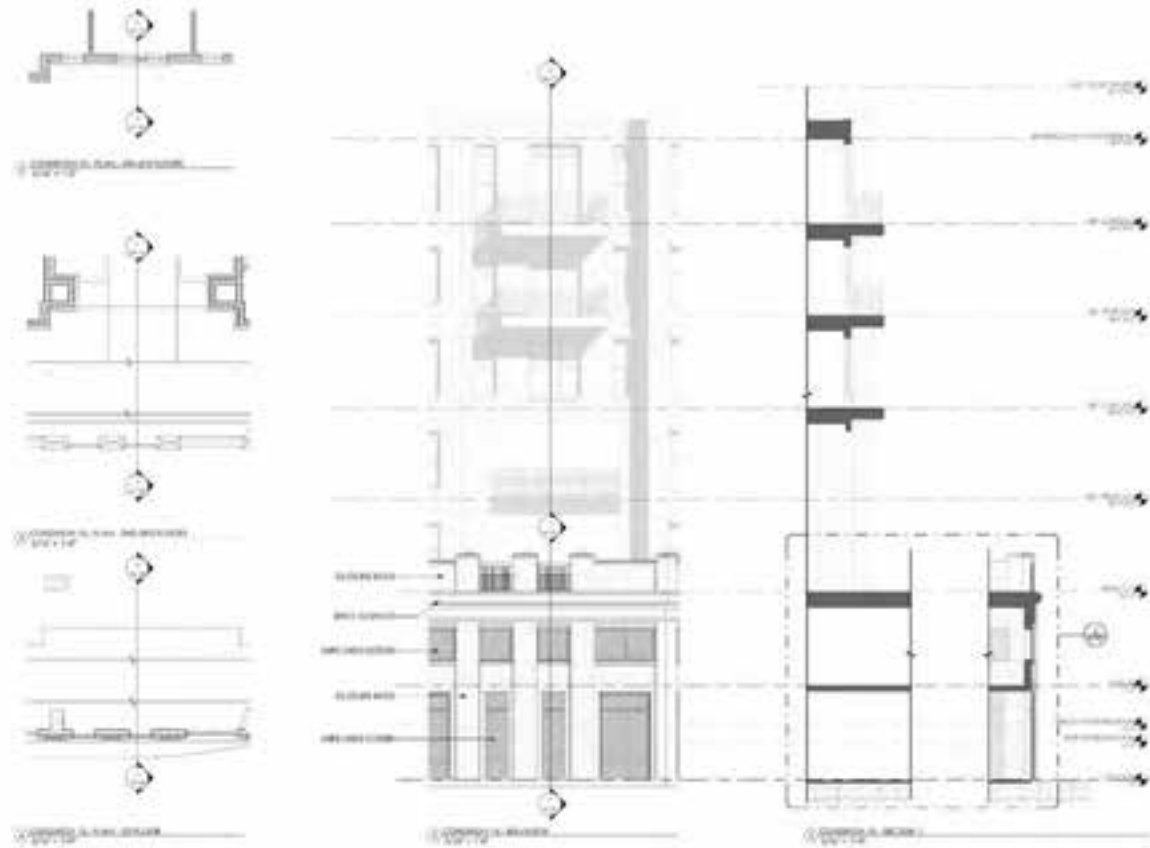
VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 102
 DATE: OCTOBER 14, 2019
 SCALE: FINAL S&P



WALL SECTIONS, ELEVATIONS & PLANS
A6.22



FINISH LEGEND	
[Light Gray Box]	CONCRETE
[Medium Gray Box]	BRICK
[Dark Gray Box]	GLAZING



SHEET 90/216



**- WOODFIELD -
MORRISON YARD
PODIUM**
181 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**

PROJECT NUMBER: 201
DATE: OCTOBER 14, 2017
SHEET NO: FINAL 5A4

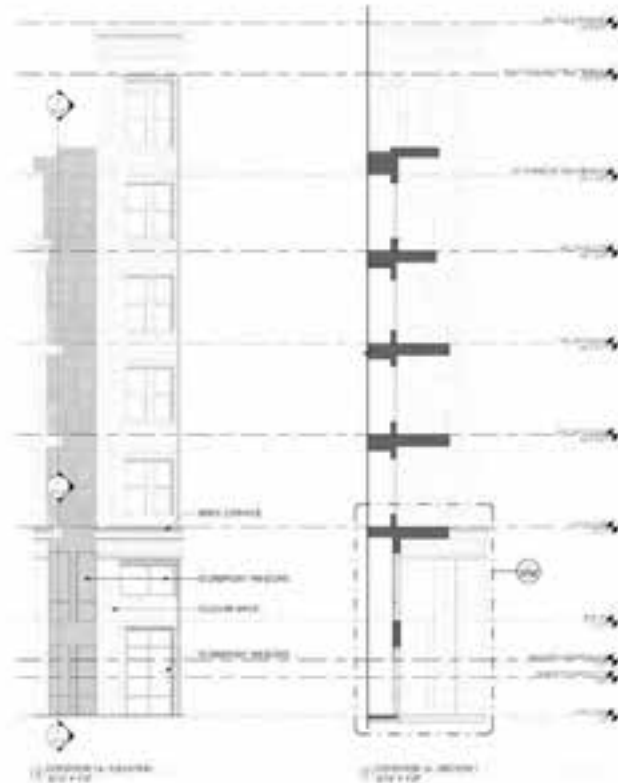


WALL SECTIONS,
ELEVATIONS & PLANS

A6.24



FINISH LEGEND	
[Light Gray Box]	Concrete
[Medium Gray Box]	Brick
[Dark Gray Box]	Stone



SHEET 91/216



**- WOODFIELD -
MORRISON YARD
PODIUM**
1814 MORRISON DRIVE, CHARLESTON, SC



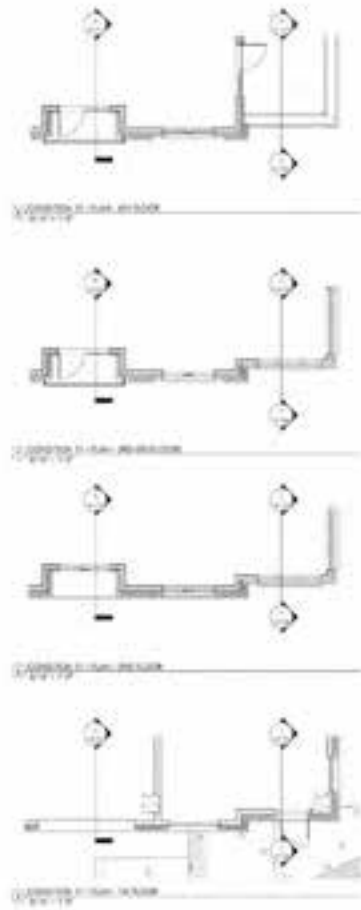
**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**
PROJECT NUMBER: 2016
DATE: OCTOBER 14, 2017
SHEET FOR: FINAL BAK



**WALL SECTIONS,
ELEVATIONS & PLANS**
A6.25



FINISH LEGEND	
[Light Gray Box]	Interior Finish
[Medium Gray Box]	Exterior Finish
[Dark Gray Box]	Structural



- WOODFIELD - MORRISON YARD PODIUM
 1811 MORRISON DRIVE, CHARLESTON, SC

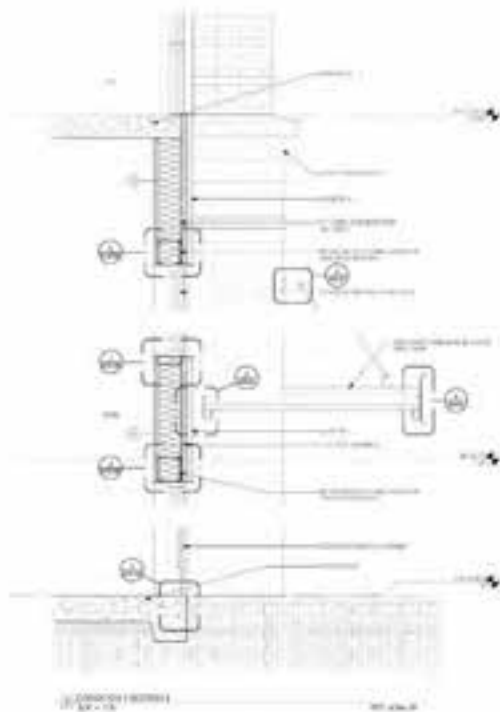


VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 201
 DATE: OCTOBER 14, 2017
 SCALE: 1/4" = 1'-0"

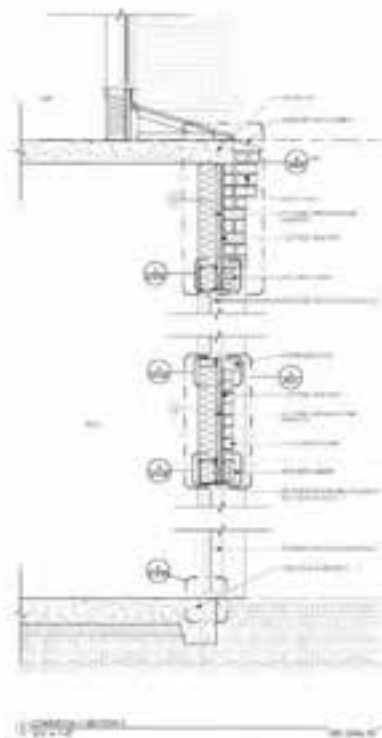


WALL SECTIONS, ELEVATIONS & PLANS
A6.26

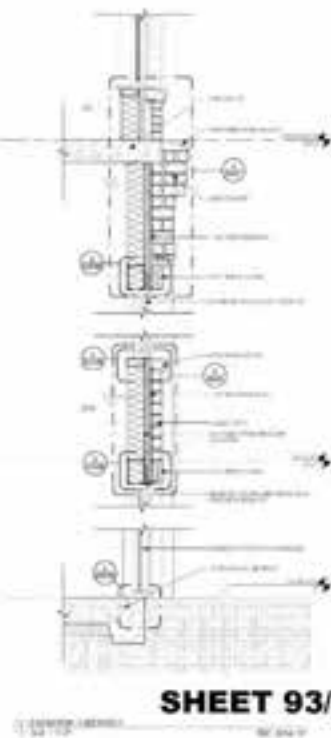
SEE BLDG 2
DRAWINGS



SEE BLDG 2
DRAWINGS



SEE BLDG 2
DRAWINGS



SHEET 93/216



**- WOODFIELD -
MORRISON YARD
PODIUM**
REBROOKVILLE DRIVE, CHARLESTON, SC



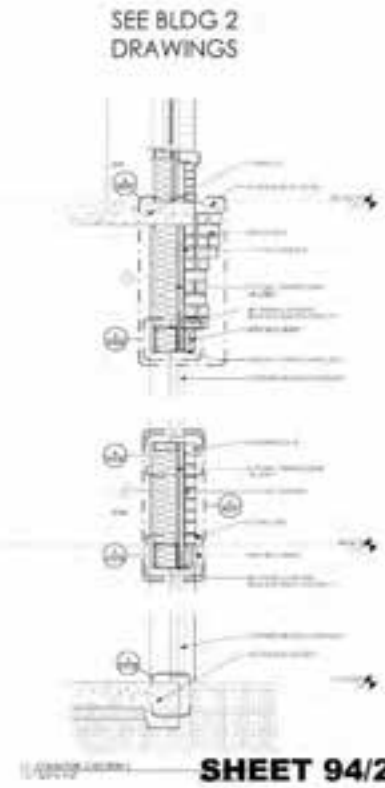
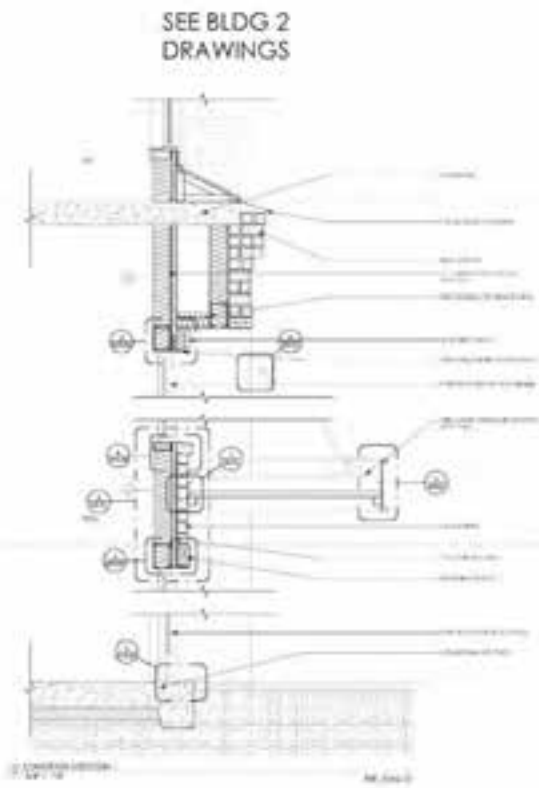
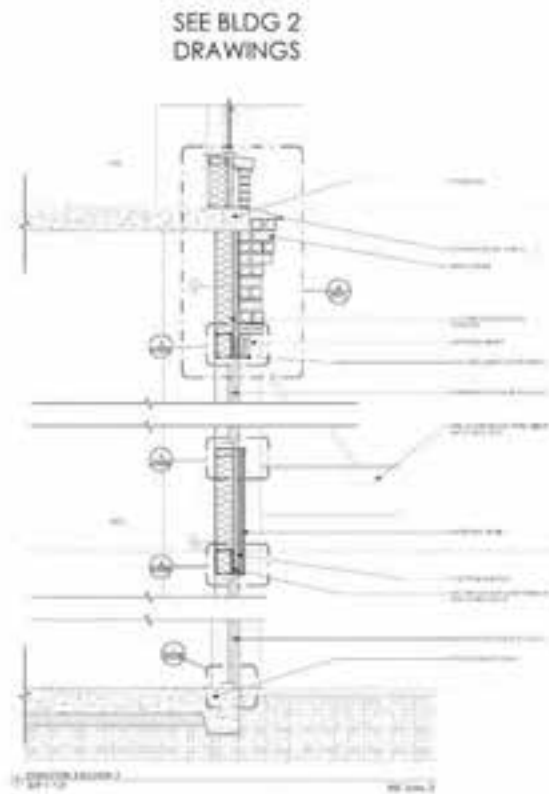
**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**

PROJECT NUMBER: 1725
DATE: OCTOBER 14, 2019
DRAWN FOR: FINAL BAK



3/4" WALL SECTION

A7.01



SHEET 94/216



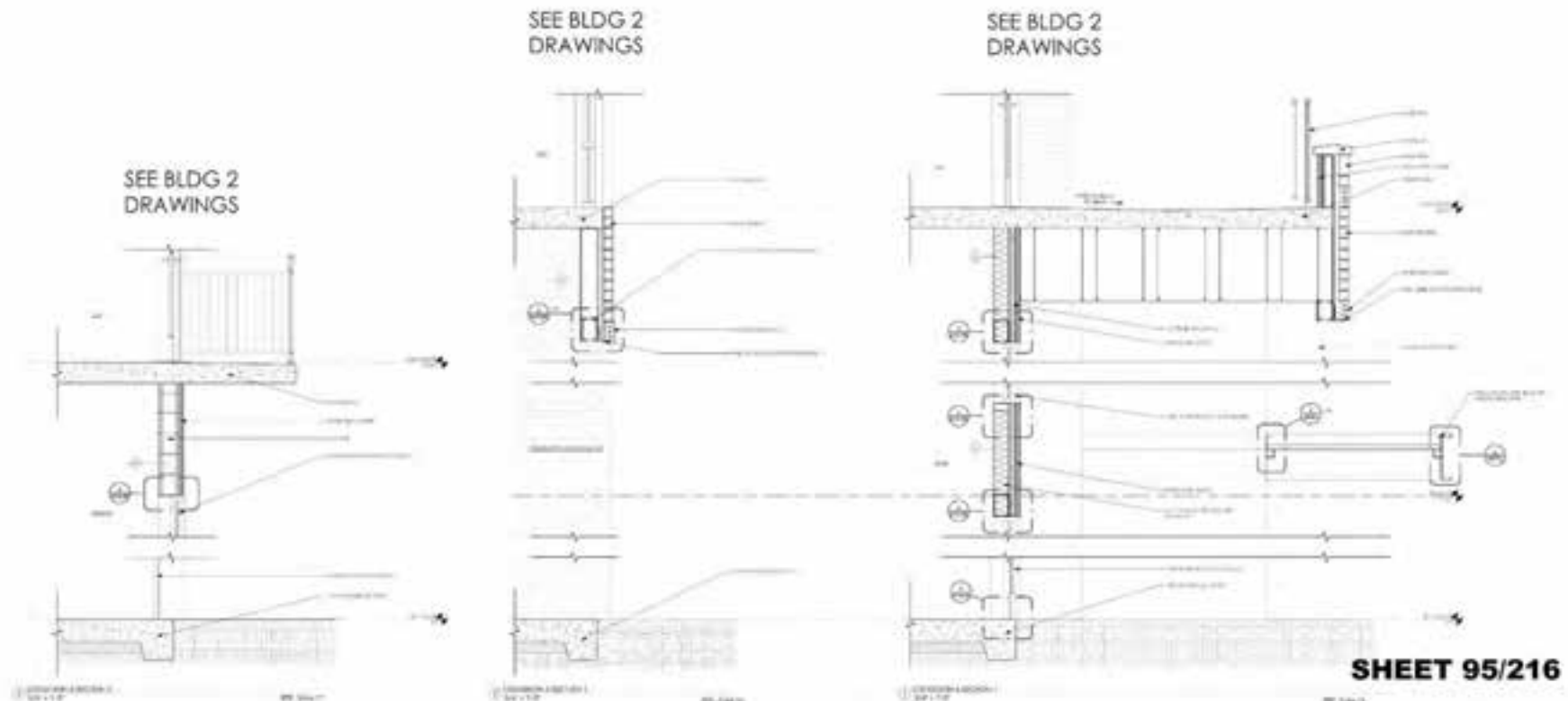
- WOODFIELD - MORRISON YARD PODIUM
 NEWARK/CHARLESTON, SC



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 172
 DATE: OCTOBER 14, 2017
 DRAWING FOR: FINAL



3/4" WALL SECTION
A7.02



SHEET 95/216



- WOODFIELD - MORRISON YARD PODIUM
 KEMANORSON CIVIL, CHARLOTTE, NC



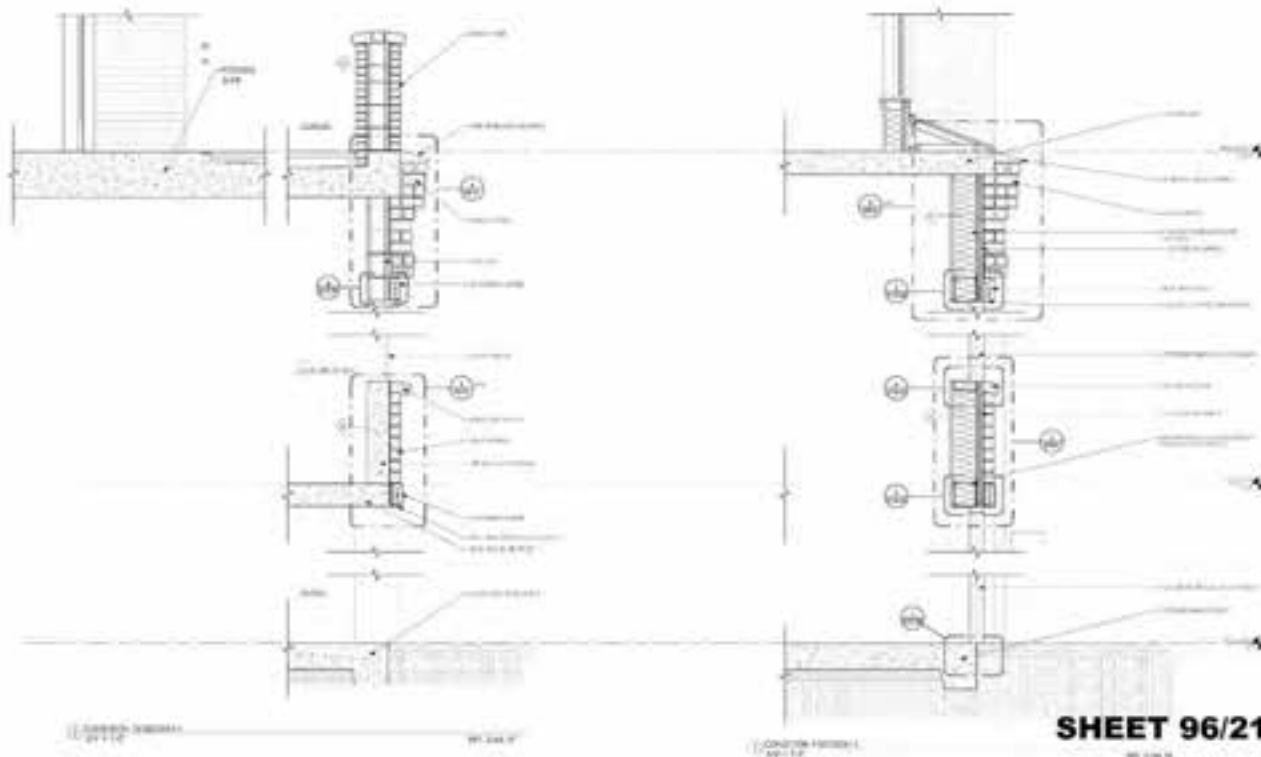
VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 172
 DATE: OCTOBER 14, 2019
 SUBD FOR: FINAL



3/4" WALL SECTION
A7.03

SEE BLDG 2
DRAWINGS

SEE BLDG 2
DRAWINGS



SHEET 96/216



**- WOODFIELD -
MORRISON YARD
PODIUM**
REBLANCHON DRIVE, CHARLOTTE, NC

HOUSING
STUDIO



**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**

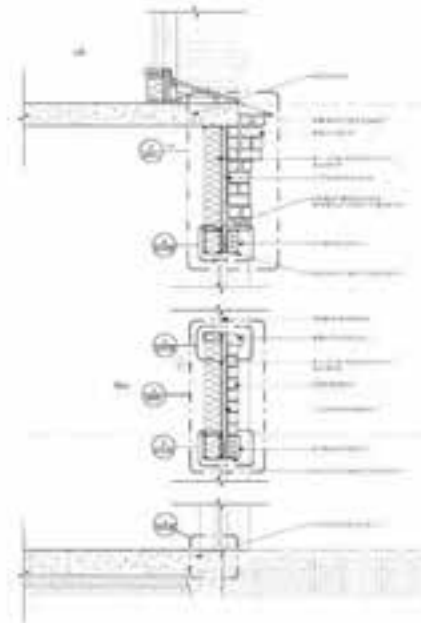
PROJECT NUMBER: 1725
DATE: OCTOBER 14, 2019
SUBJECT: FINAL



3/4" WALL SECTION

A7.04

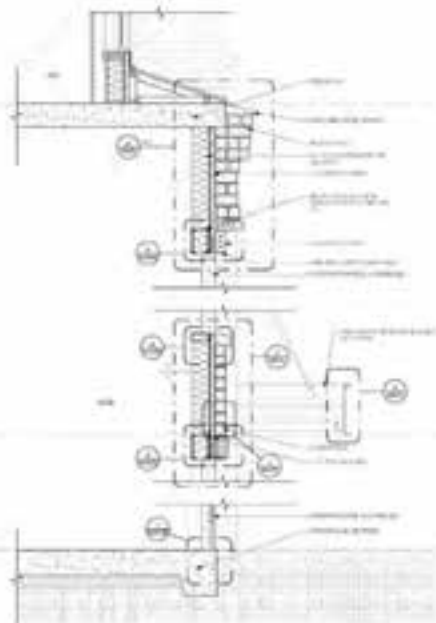
SEE BLDG 3
DRAWINGS



SECTION 97-10

97-10

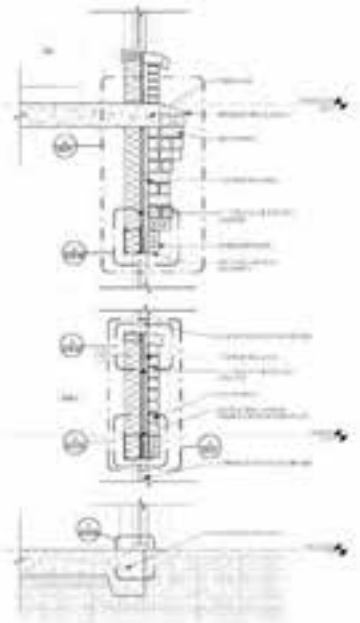
SEE BLDG 3
DRAWINGS



SECTION 97-10

97-10

SEE BLDG 3
DRAWINGS



SECTION 97-10

97-10

SHEET 97/216



**- WOODFIELD -
MORRISON YARD
PODIUM**
REMANORRISON DRIVE, CHARLESTON, SC



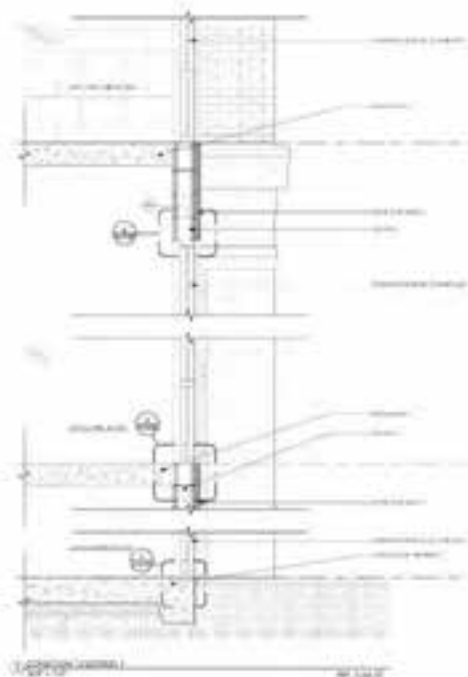
**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**
PROJECT NUMBER: 1725
DATE: OCTOBER 14, 2019
SHEET FOR: FINAL



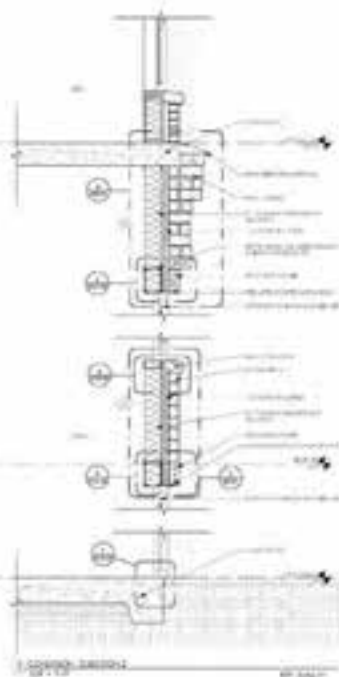
3/4" WALL SECTION

A7.05

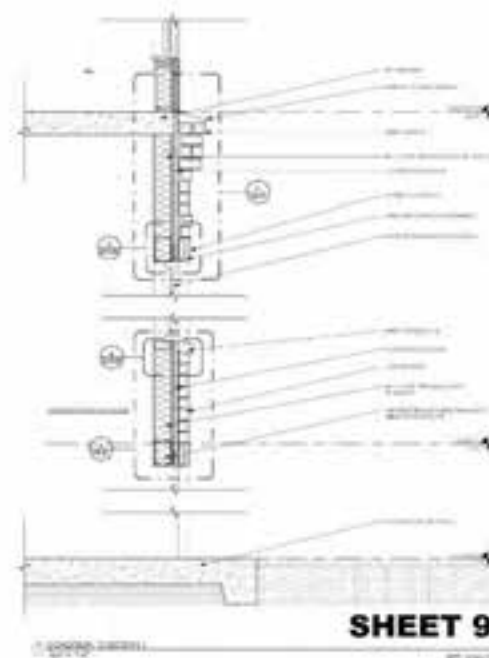
SEE BLDG 3
DRAWINGS



SEE BLDG 3
DRAWINGS



SEE BLDG 3
DRAWINGS



SHEET 98/216



**- WOODFIELD -
MORRISON YARD
PODIUM**
NEWARK/CHARLESTON, SC



**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**

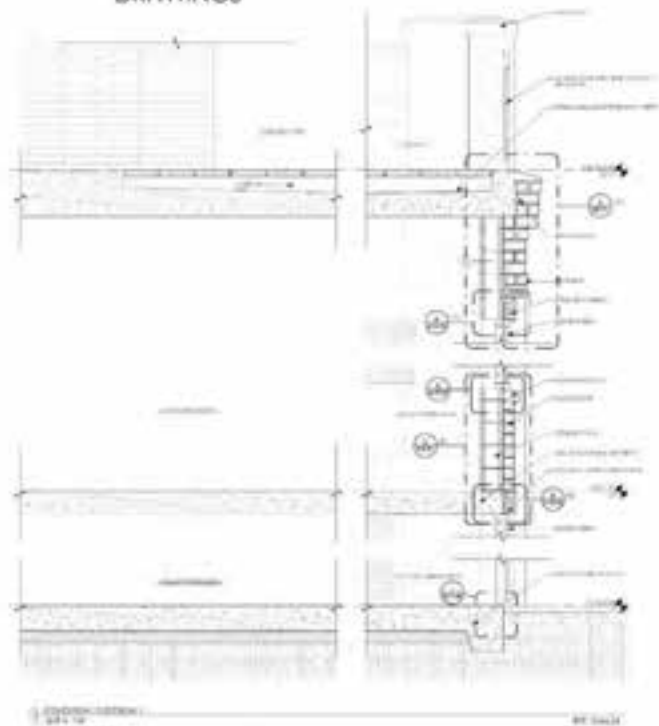
PROJECT NUMBER: 1725
DATE: OCTOBER 14, 2019
SUBD FOR: FINAL S&P



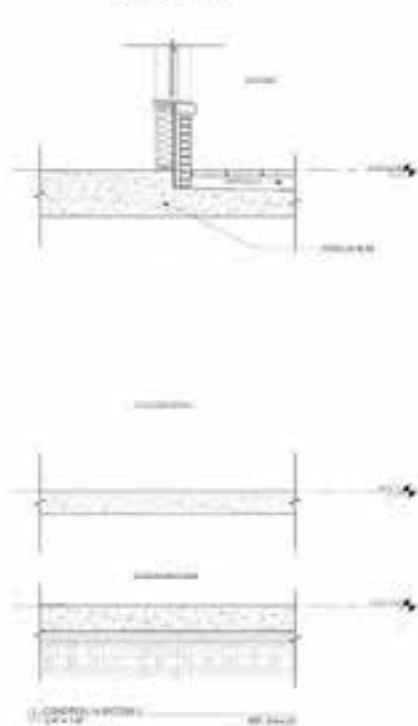
3/4" WALL SECTION

A7.06

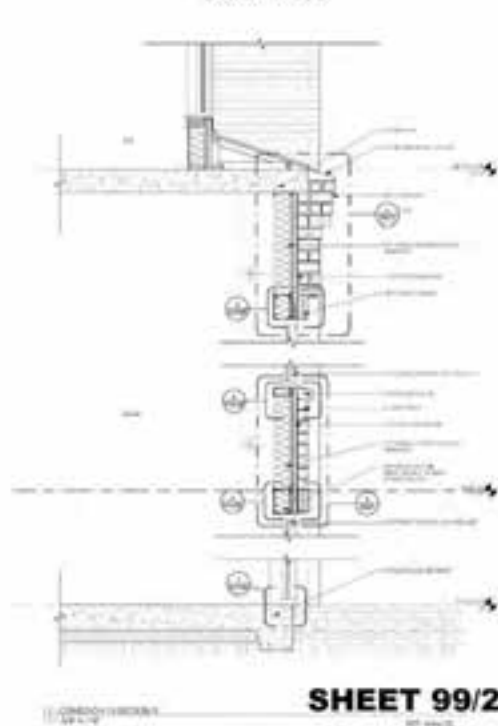
SEE BLDG 3
DRAWINGS



SEE BLDG 3
DRAWINGS



SEE BLDG 3
DRAWINGS



SHEET 99/216



**- WOODFIELD -
MORRISON YARD
PODIUM**
NEW MICHIGAN CIVIL, CHARLESTON, SC



**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**

PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
SUBD FOR: FINAL BAK

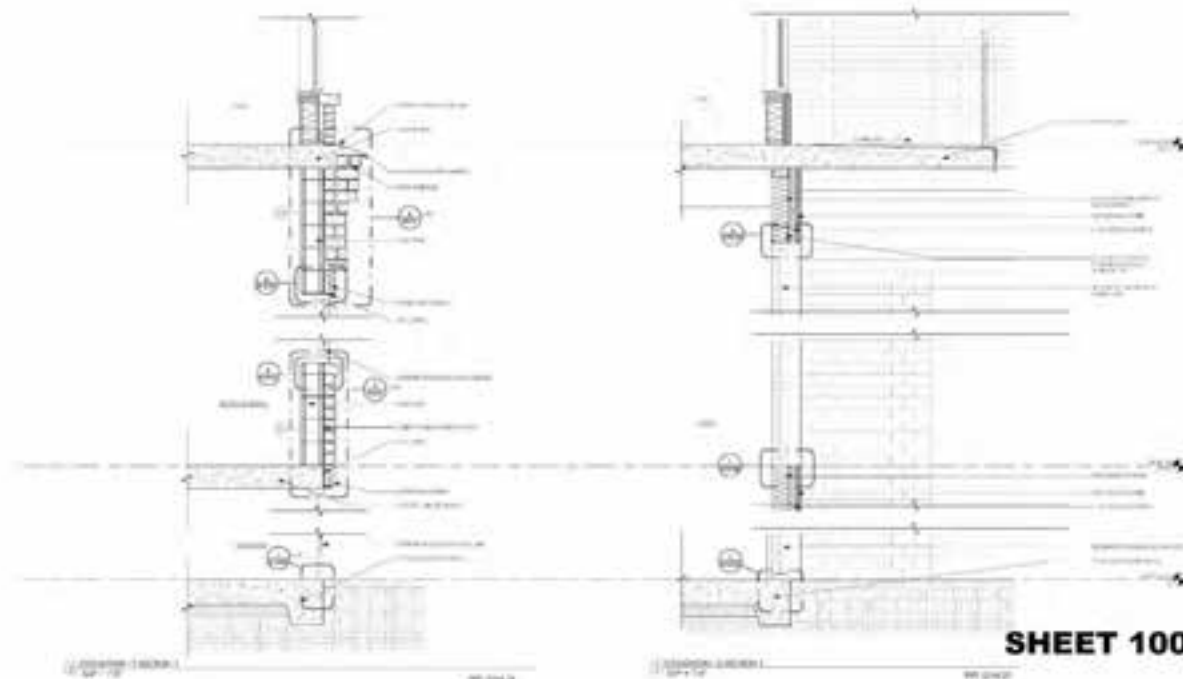


3/4" WALL SECTION

A7.07

SEE BLDG 3
DRAWINGS

SEE BLDG 3
DRAWINGS



SHEET 100/216



**- WOODFIELD -
MORRISON YARD
PODIUM**
NEWARK/CHARLESTON, SC

HOUSING
STUDIO



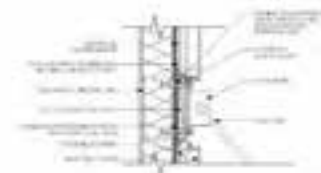
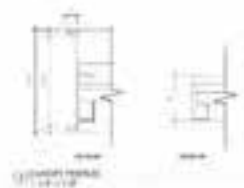
**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**

PROJECT NUMBER: 1725
DATE: OCTOBER 14, 2019
SUBD FOR: FINAL S&B

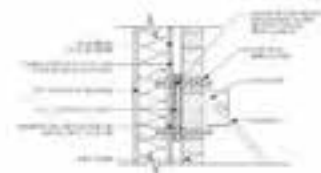


3/4" WALL SECTION

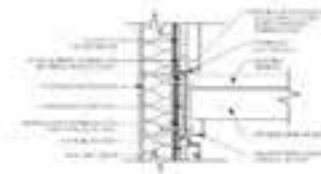
A7.08



1. CANOPY DETAIL - WITH ATTACHMENT TO CONCRETE SLAB
1/19/17



2. CANOPY DETAIL - WITH ATTACHMENT TO WALL
1/19/17



3. CANOPY DETAIL - WITH ATTACHMENT TO WALL
1/19/17



4. CANOPY DETAIL - WITH ATTACHMENT TO WALL
1/19/17

SHEET 102/216



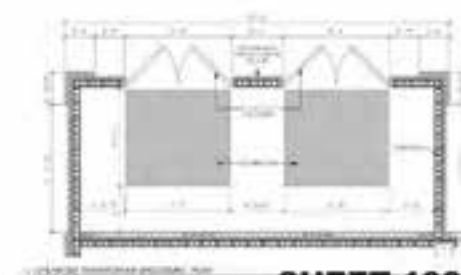
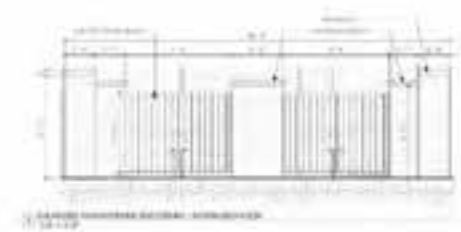
**- WOODFIELD -
MORRISON YARD
PODIUM**
NEW BRUNSWICK COUNTY, CHARLOTTE, NC



**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**
PROJECT NUMBER: 1725
DATE: OCTOBER 16, 2017
SUBD FOR: FINAL BAR



CANOPY DETAIL
A9.02



SHEET 103/216



ENLARGED
TRANSFORMER
ENCLOSURE PLANS
AND ELEVATIONS
A9.03

IN PROGRESS



SHEET 105/216



- WOODFIELD - MORRISON YARD PODIUM
REMARKS ON ONLY, CHARLOTTE, NC

HOUSING STUDIO



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

PROJECT NUMBER: 1725
DATE: OCTOBER 16, 2017
SHEET FOR: 19A4.6A



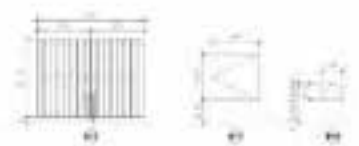
STOREFRONT ELEVATIONS

A10.02

PROJECT PROFILE
IN PROGRESS

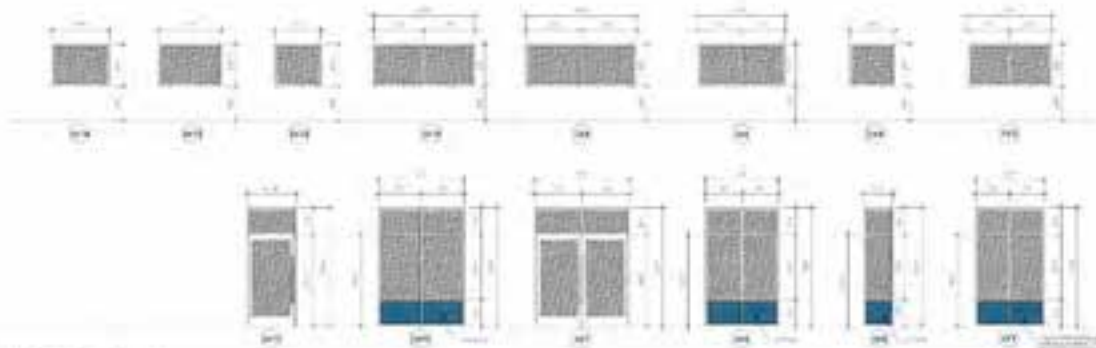
NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
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NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
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SHEET 106/216

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	10/16/17	SI	SI
2	ISSUED FOR CONSTRUCTION	10/16/17	SI	SI
3	ISSUED FOR FINAL AS-BUILT	10/16/17	SI	SI



SHEET 107/216



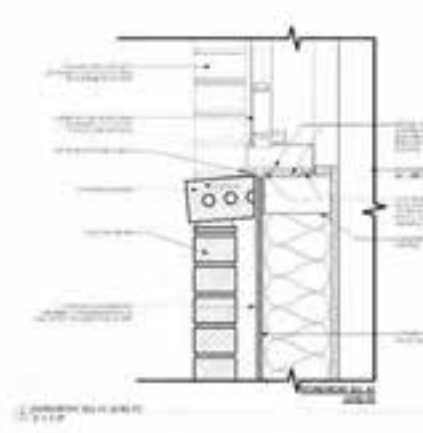
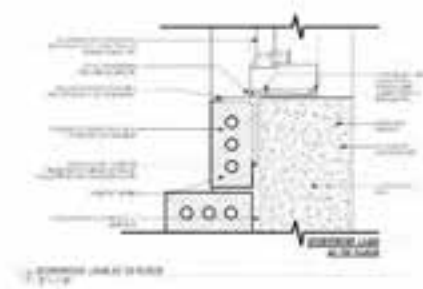
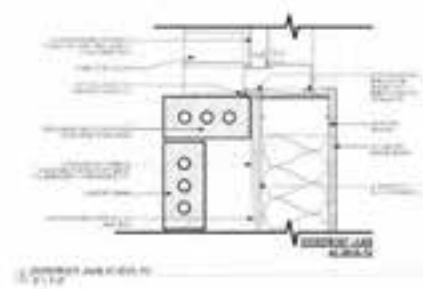
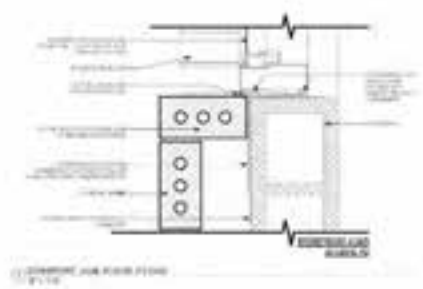
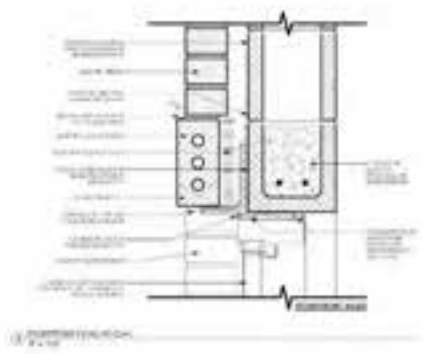
- WOODFIELD - MORRISON YARD PODIUM
NEWARK/CHARLESTON, SC



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
BOX DATE: OCTOBER 16, 2017
SUBD FOR: 19A/15A



A10.04
COVER/SCHEDULE AND ELEVATION



SHEET 108/216



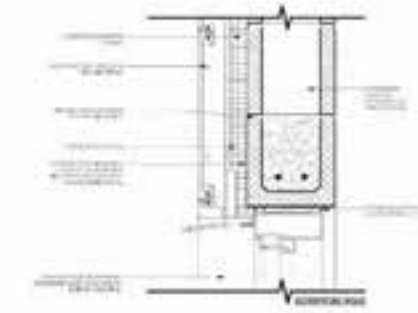
WOODFIELD - MORRISON YARD PODIUM
NEW BRANSON, MISSOURI, MISSOURI, MO



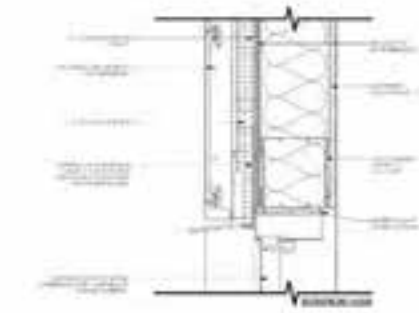
VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
PROJECT NUMBER: 108
DATE: OCTOBER 14, 2019
SHEET FOR: FINAL



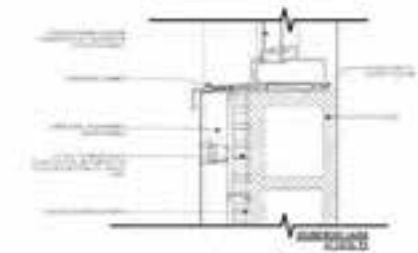
A10.05



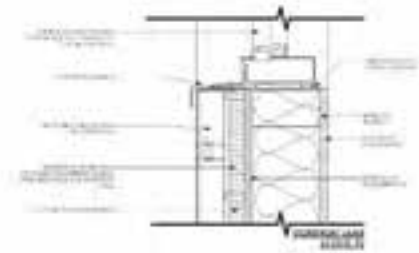
SECTION WINDOW HEAD (SOLID FRAME)



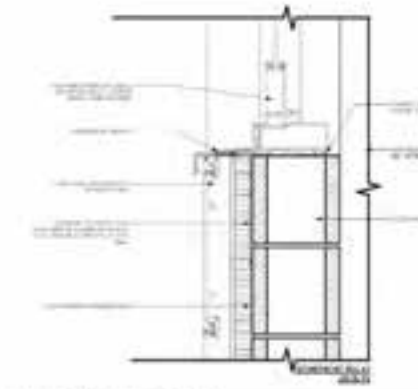
SECTION WINDOW HEAD (SCREEN FRAME)



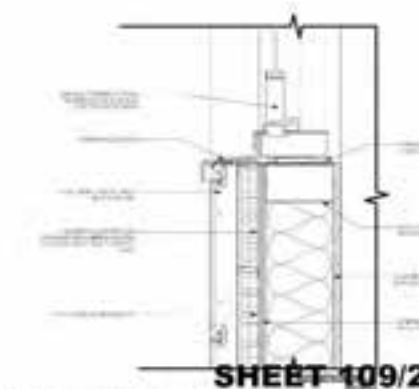
SECTION WINDOW HEAD (SOLID FRAME)



SECTION WINDOW HEAD (SCREEN FRAME)



SECTION WINDOW HEAD (SOLID FRAME)



SECTION WINDOW HEAD (SCREEN FRAME)

SHEET 109/216



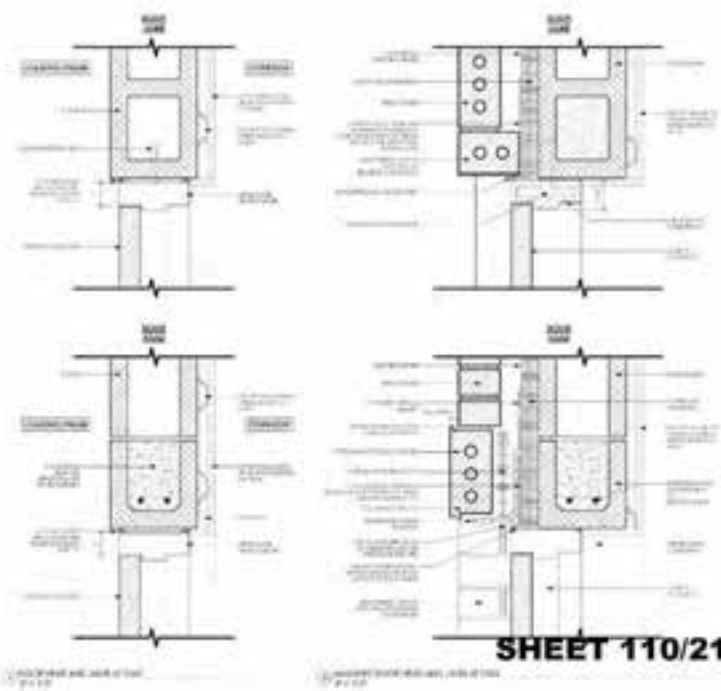
**- WOODFIELD -
MORRISON YARD
PODIUM**
NEW MORNINGS ORNL, CHARLOTTE, NC



**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**
PROJECT NUMBER: 107
DATE: OCTOBER 14, 2019
SHEET FOR: 109/216



A10.06
SHOWFRONT HEAD,
JAMB, & SILL DETAILS



SHEET 110/216



**- WOODFIELD -
MORRISON YARD
PODIUM**
NEW BRUNSWICK COUNTY, CHARLOTTE, NC

HOUSING
STUDIO



**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**

PROJECT NUMBER: 110
DATE: OCTOBER 16, 2017
SUBD FOR: FINAL BAR



DOOR DETAIL

A10.08

REVISIONS

NO.	DATE	DESCRIPTION
1	10/14/19	ISSUED FOR PERMIT
2	10/14/19	REVISED PER PERMIT COMMENTS
3	10/14/19	REVISED PER PERMIT COMMENTS
4	10/14/19	REVISED PER PERMIT COMMENTS
5	10/14/19	REVISED PER PERMIT COMMENTS
6	10/14/19	REVISED PER PERMIT COMMENTS
7	10/14/19	REVISED PER PERMIT COMMENTS
8	10/14/19	REVISED PER PERMIT COMMENTS
9	10/14/19	REVISED PER PERMIT COMMENTS
10	10/14/19	REVISED PER PERMIT COMMENTS



DATE: 10/14/2019	PROJECT: WOODFIELD - MORRISON YARD HIGH RISE
DRAWN BY: [Name]	CHECKED BY: [Name]
SCALE: AS SHOWN	PROJECT NO: 117/218
SHEET NO: 117/218	
SHEET TITLE: 4TH FLOOR - KEY PLAN	



DATE: 10/14/2019	BY: [Signature]
PROJECT: WOODFIELD MORRISON YARD	SCALE: AS SHOWN
SHEET: 118/218	DESCRIPTION: 8TH FLOOR - KEY PLAN



SHEET 119/218
 4TH FLOOR - KEY PLAN
 PROJECT NUMBER: 1726
 DATE: OCTOBER 14, 2019
 SCALE: FINAL SAK



- WOODFIELD - MORRISON YARD HIGH RISE
 438 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 1726
 DATE: OCTOBER 14, 2019
 SCALE: FINAL SAK



SHEET 119/218
 4TH FLOOR - KEY PLAN
A3.06

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISED PER COMMENTS FROM THE ARCHITECT
3	REVISED PER COMMENTS FROM THE ARCHITECT
4	REVISED PER COMMENTS FROM THE ARCHITECT
5	REVISED PER COMMENTS FROM THE ARCHITECT
6	REVISED PER COMMENTS FROM THE ARCHITECT
7	REVISED PER COMMENTS FROM THE ARCHITECT
8	REVISED PER COMMENTS FROM THE ARCHITECT
9	REVISED PER COMMENTS FROM THE ARCHITECT
10	REVISED PER COMMENTS FROM THE ARCHITECT



- WOODFIELD - MORRISON YARD HIGH RISE
 858 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 172
 DATE: OCTOBER 14, 2019
 SUBD NO: 1941 SAK



SHEET 120/218
 7TH FLOOR - KEY PLAN
A3.07

REVISIONS	
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT



- WOODFIELD - MORRISON YARD HIGH RISE
888 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
DATE: OCTOBER 14, 2019
SHEET NO: 121/218



SHEET 121/218
8TH FLOOR - KEY PLAN
A3.08

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR FINAL SALES



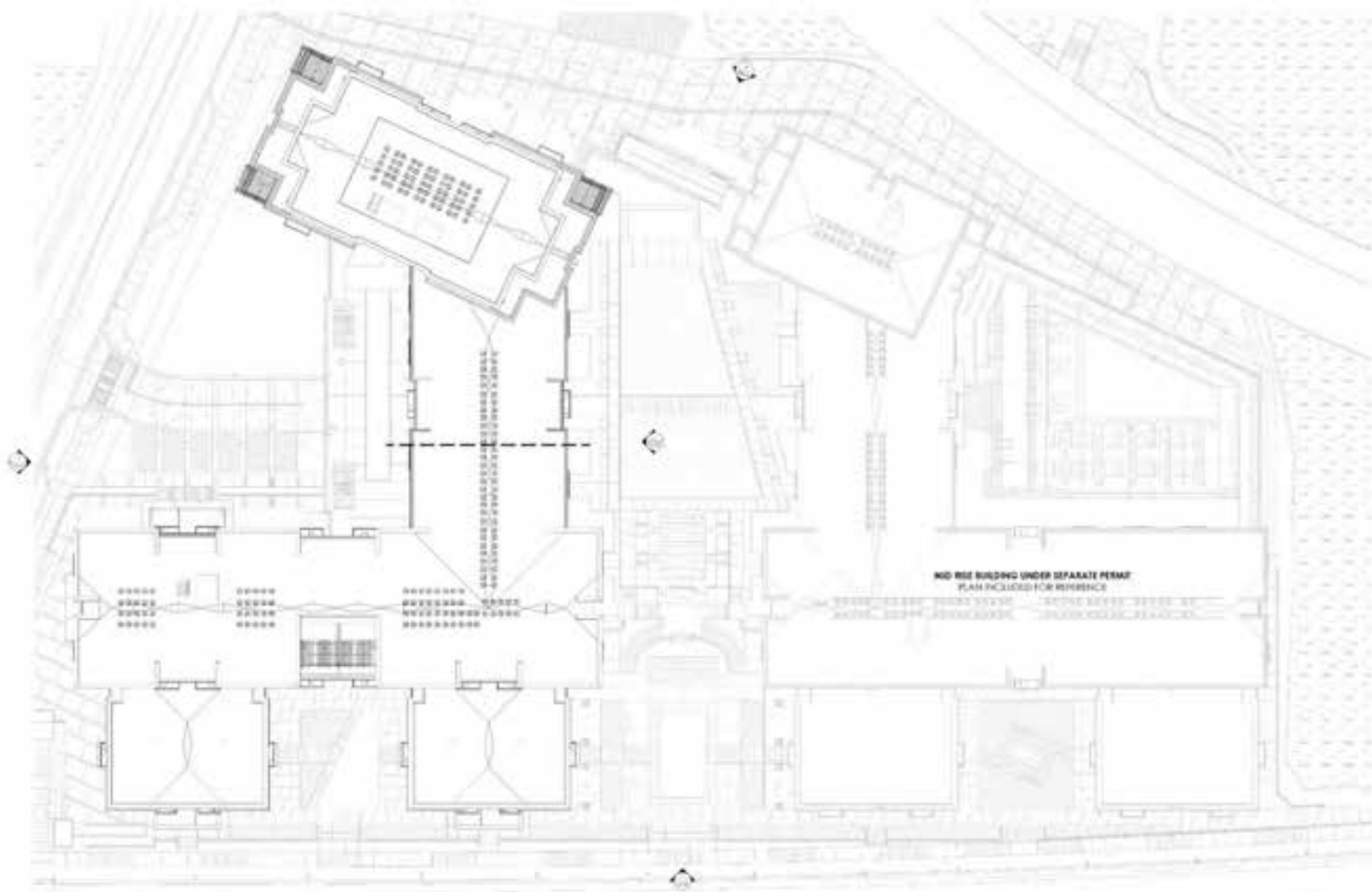
**- WOODFIELD -
MORRISON YARD
HIGH RISE**
888 MORRISON DRIVE, CHARLESTON, SC

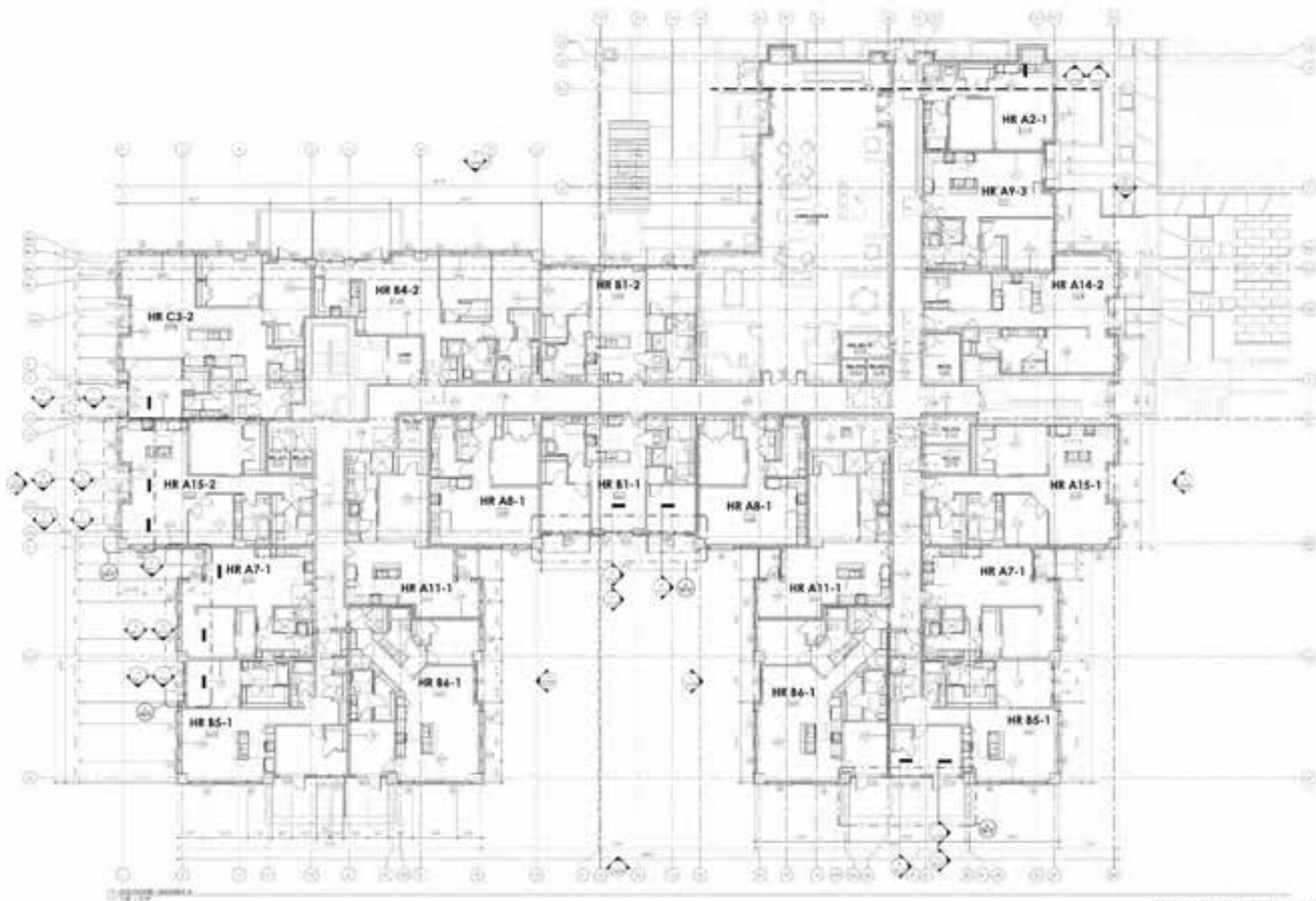


**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 172
DATE: OCTOBER 14, 2019
SUBSET FOR: FINAL SALES



SHEET 123/218
18TH FLOOR - KEY
PLAN
A3.10





**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



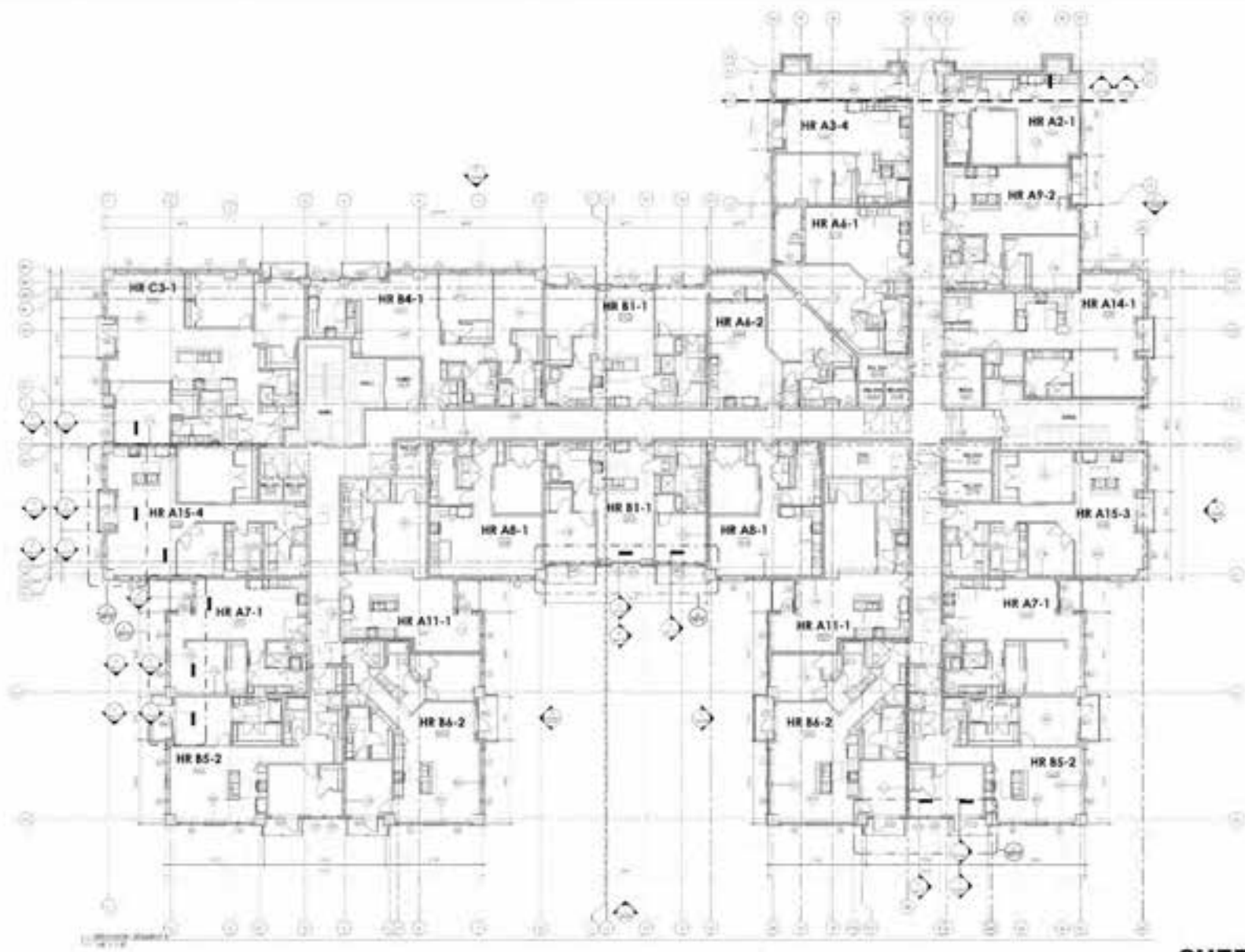
**VOLUME 1: ARCHITECTURE -
INTERIORS**

PROJECT NUMBER: 125
DATE: OCTOBER 14, 2019
SHEET NO: 125.A02



SHEET 125/218
2ND FLOOR -
SEGMENT A

A4.A02



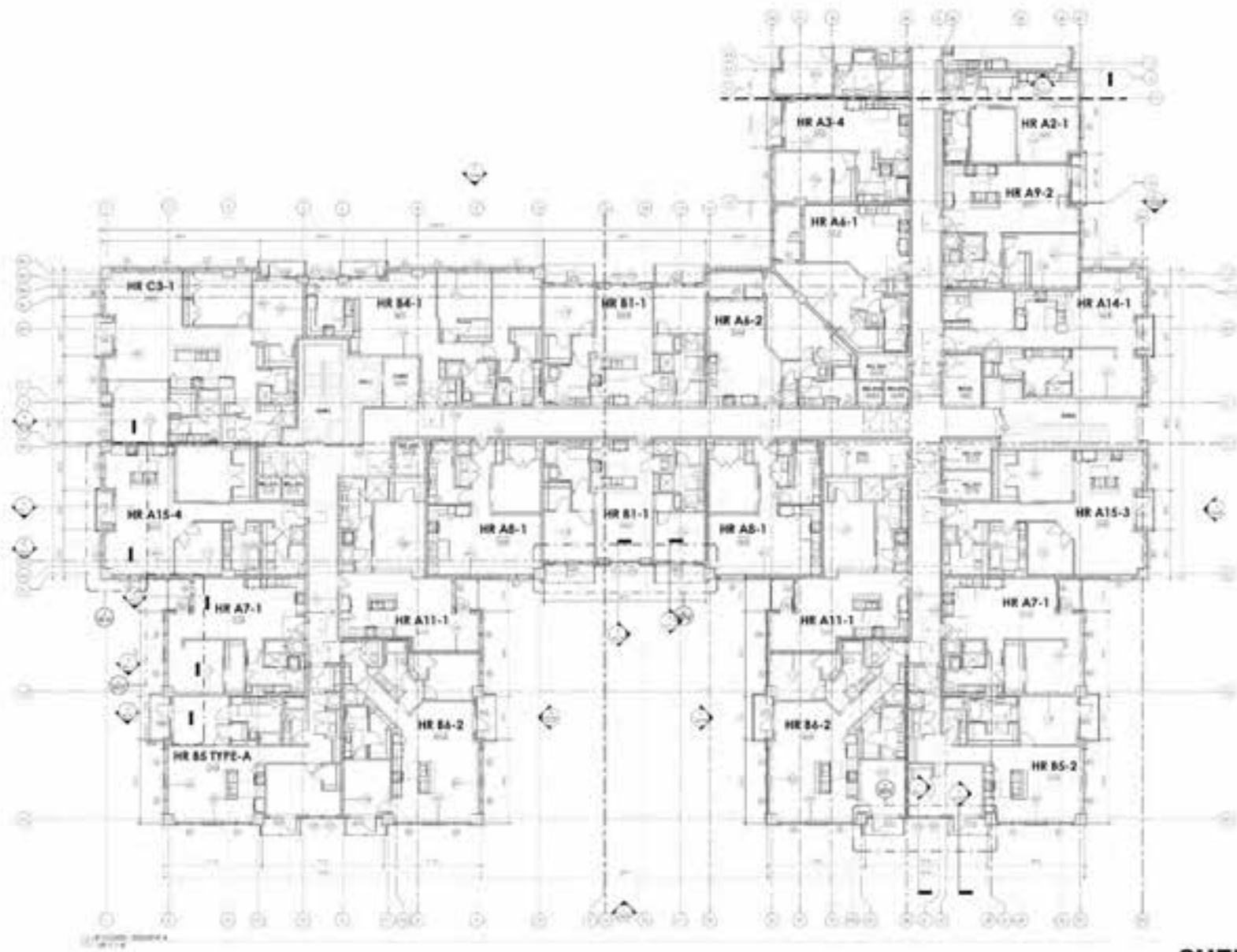
**- WOODFIELD -
MORRISON YARD
HIGH RISE**
888 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 175
DATE: OCTOBER 14, 2019
SHEET FOR: FINAL S&B



SHEET 126/218
3RD FLOOR -
SEGMENT A
A4.A03



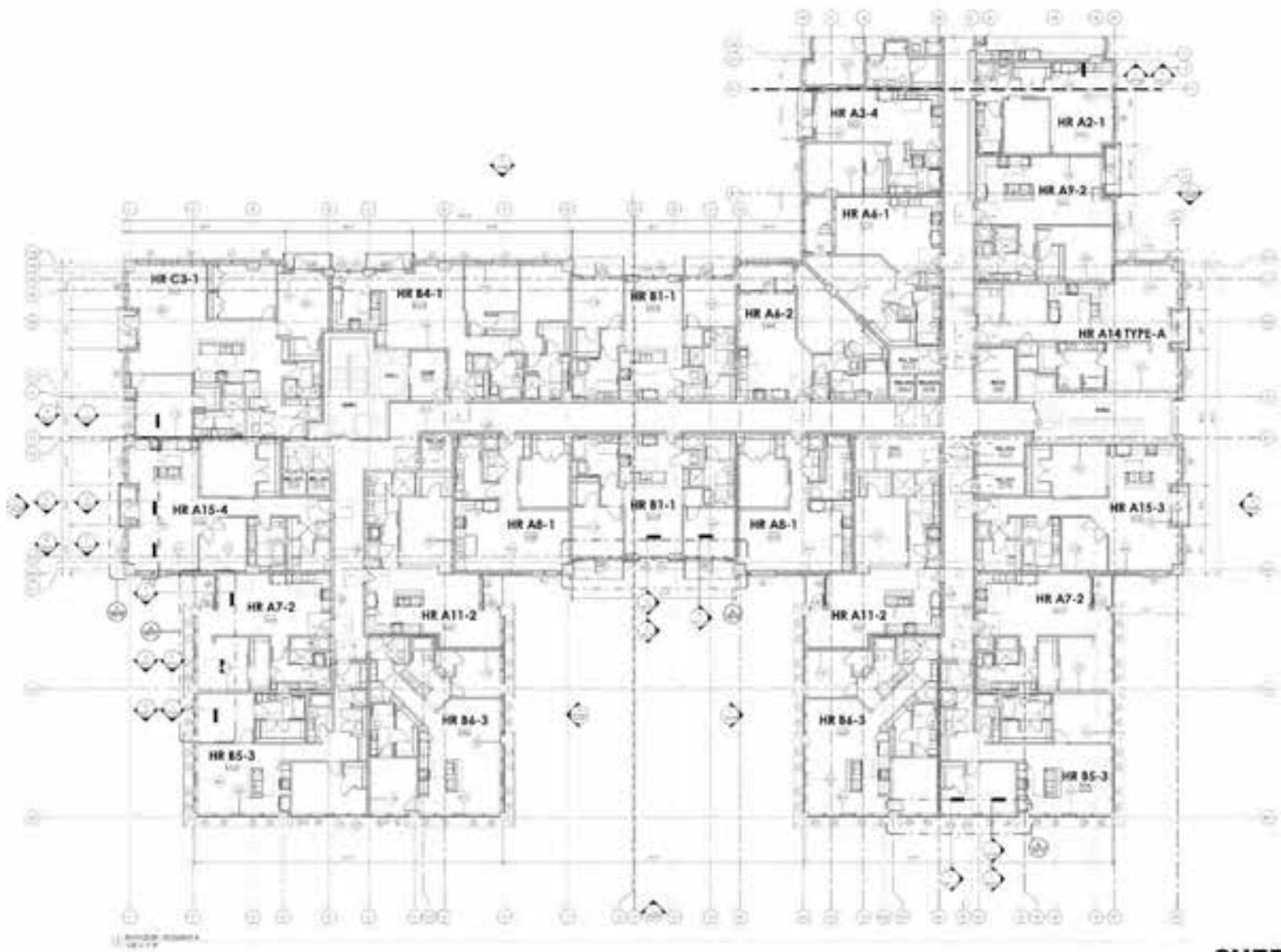
**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 175
DATE: OCTOBER 14, 2019
SHEET NO: FINAL SAK



SHEET 127/218
4TH FLOOR -
SEGMENT A
A4.A04



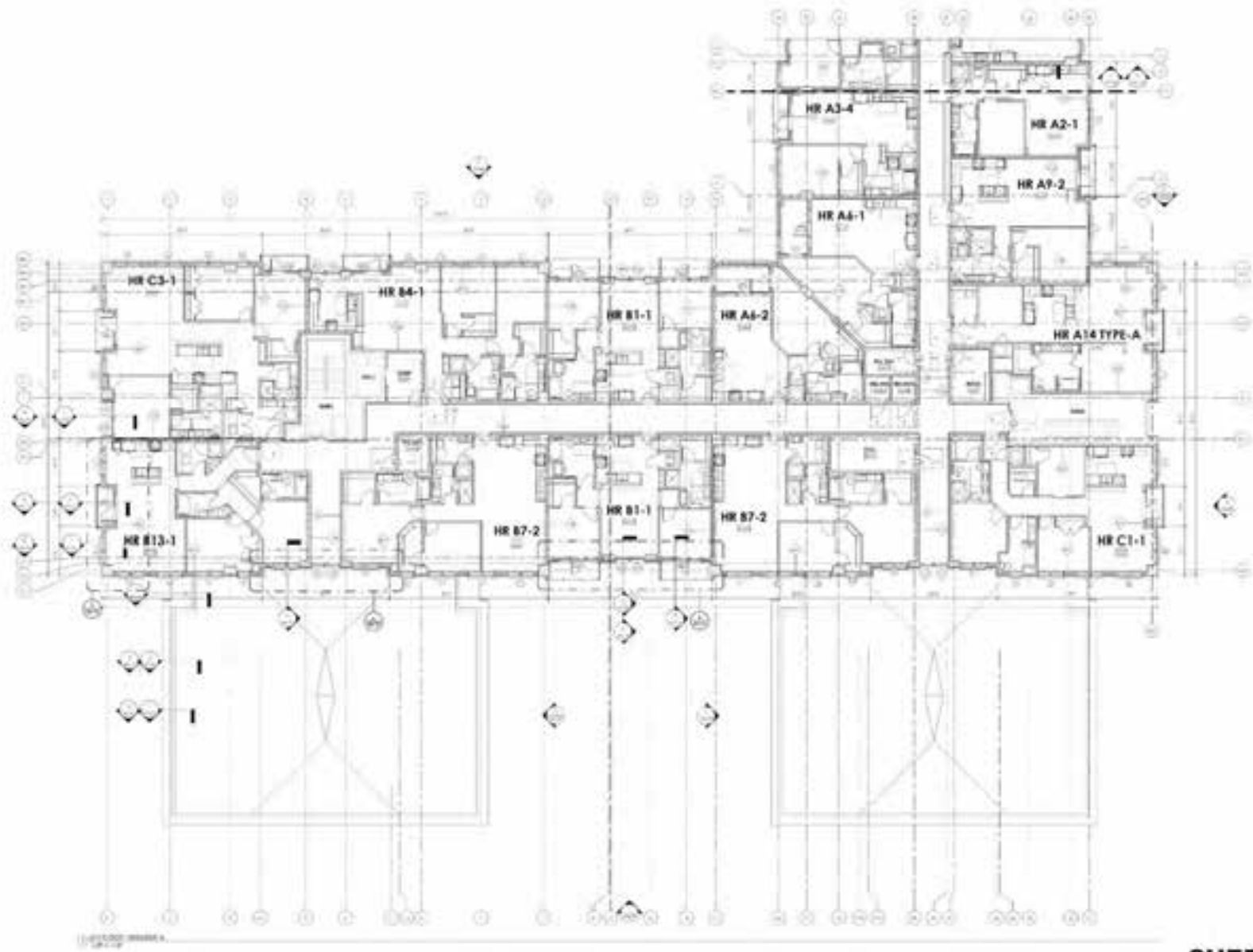
**- WOODFIELD -
MORRISON YARD
HIGH RISE**
888 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 128
DATE: OCTOBER 14, 2019
SHEET NO: 184/218



SHEET 128/218
5TH FLOOR -
SEGMENT A
A4.A05



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
888 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE -
INTERIORS

PROJECT NUMBER: 1736
DATE: OCTOBER 14, 2019
SHEET FOR: FINAL BAK

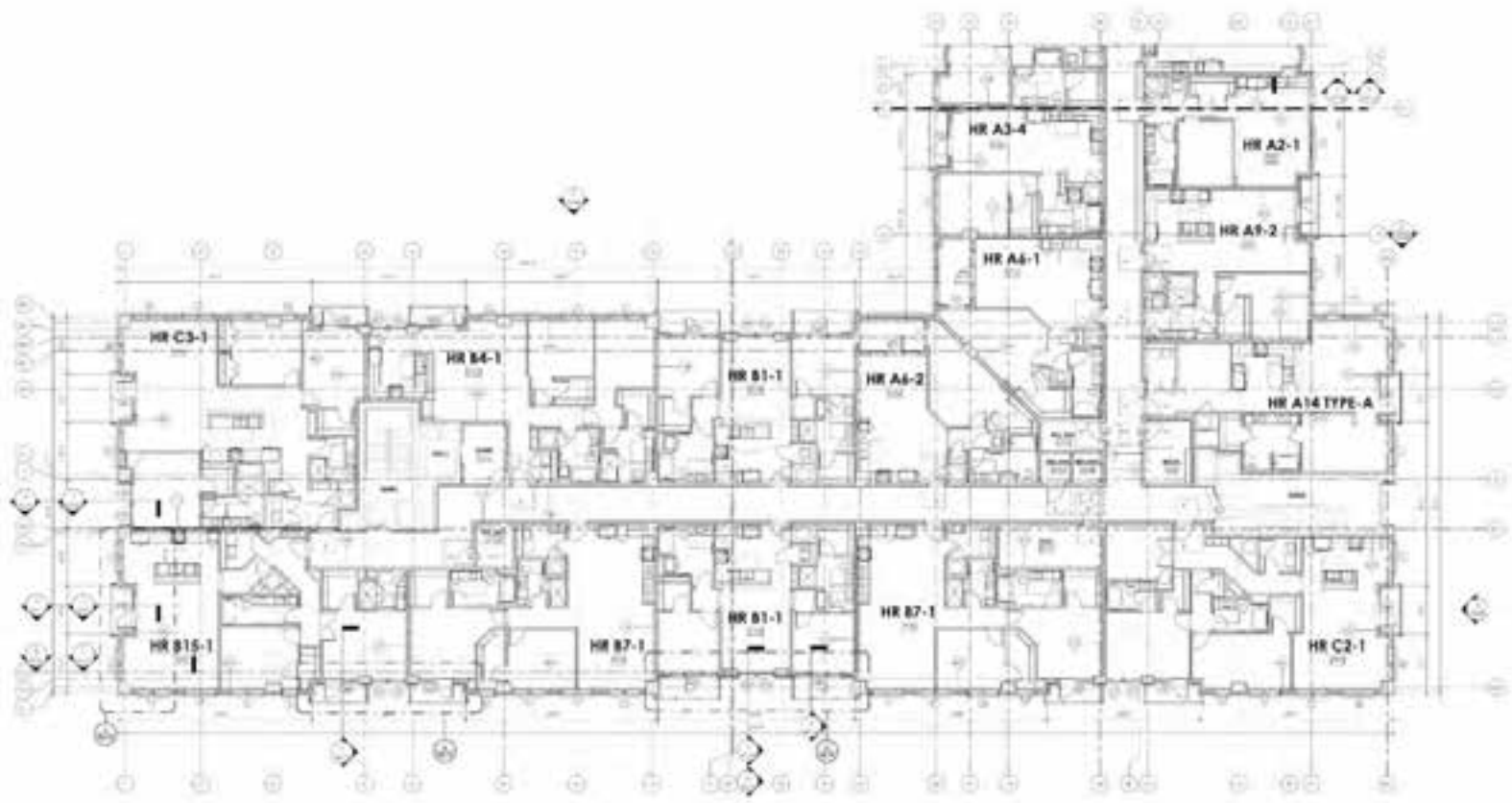


SHEET 129/218



4TH FLOOR -
SEGMENT A

A4.A06



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
888 MORRISON DRIVE, CHARLESTON, SC

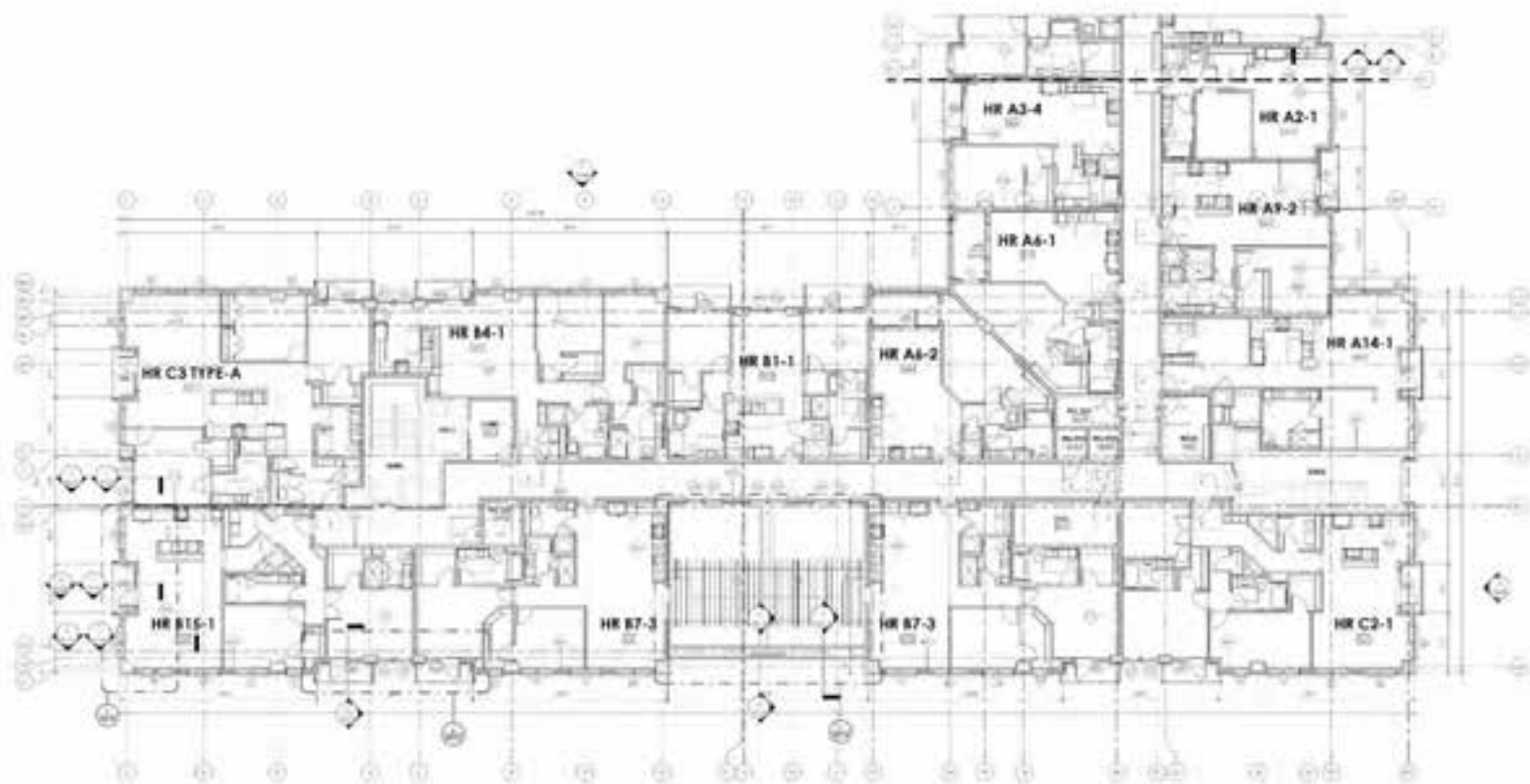
HOUSING
STUDIO



VOLUME 1: ARCHITECTURE -
INTERIORS
PROJECT NUMBER: 175
DATE: OCTOBER 14, 2019
SHEET FOR: FINAL BAK



SHEET 130/218
7TH FLOOR -
SEGMENT A
A4.A07



7.25.2019 AM 11:14
10/1/19



- WOODFIELD -
MORRISON YARD
HIGH RISE
888 MORRISON DRIVE, CHARLESTON, SC

HOUSING
STUDIO



VOLUME 1: ARCHITECTURE -
INTERIORS

PROJECT NUMBER: 1726
DATE: OCTOBER 14, 2019
SHEET FOR: FINAL BAK

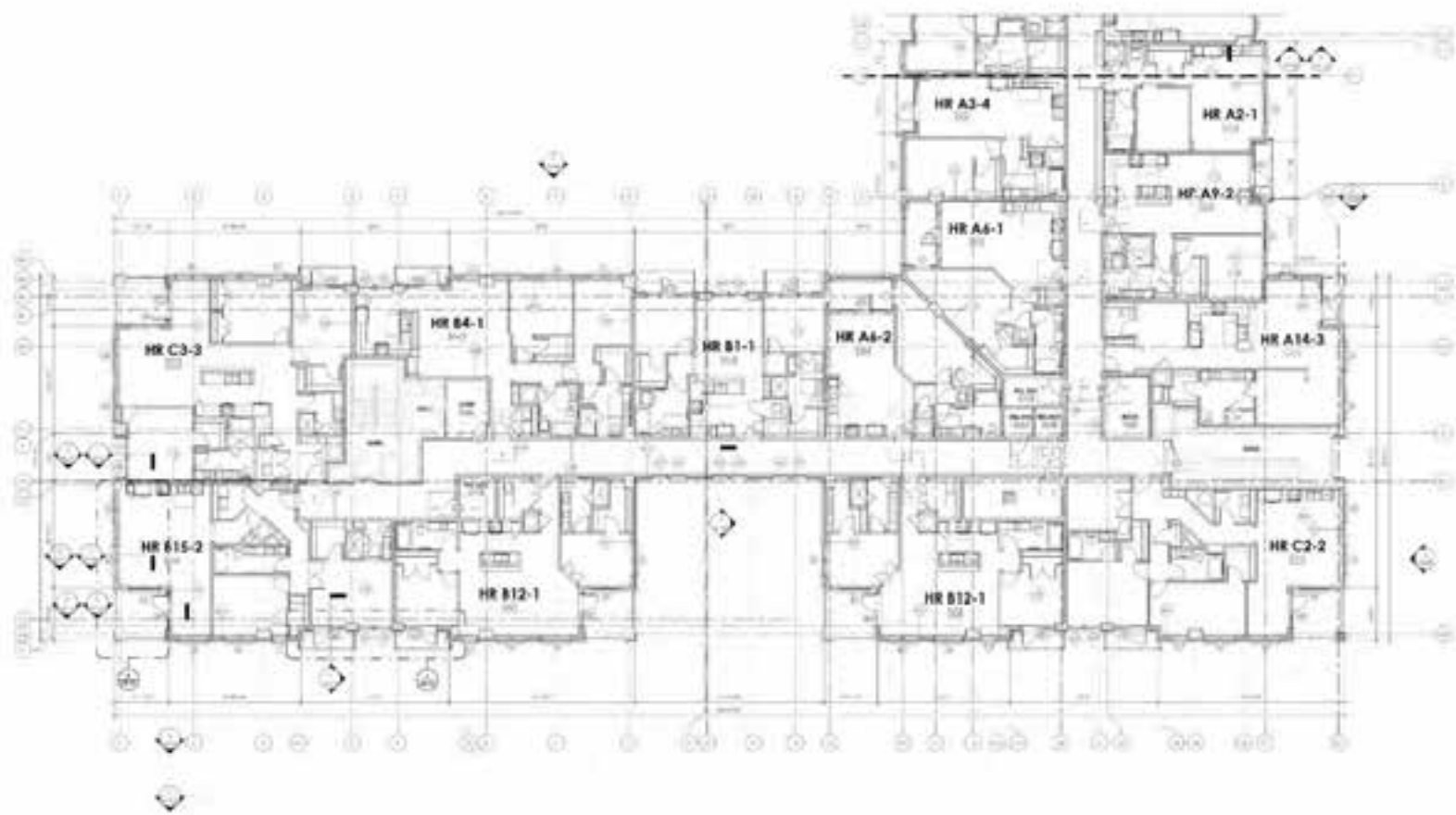


SHEET 131/218

8TH FLOOR -
SEGMENT A



A4.A08



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
888 MORRISON DRIVE, CHARLESTON, SC

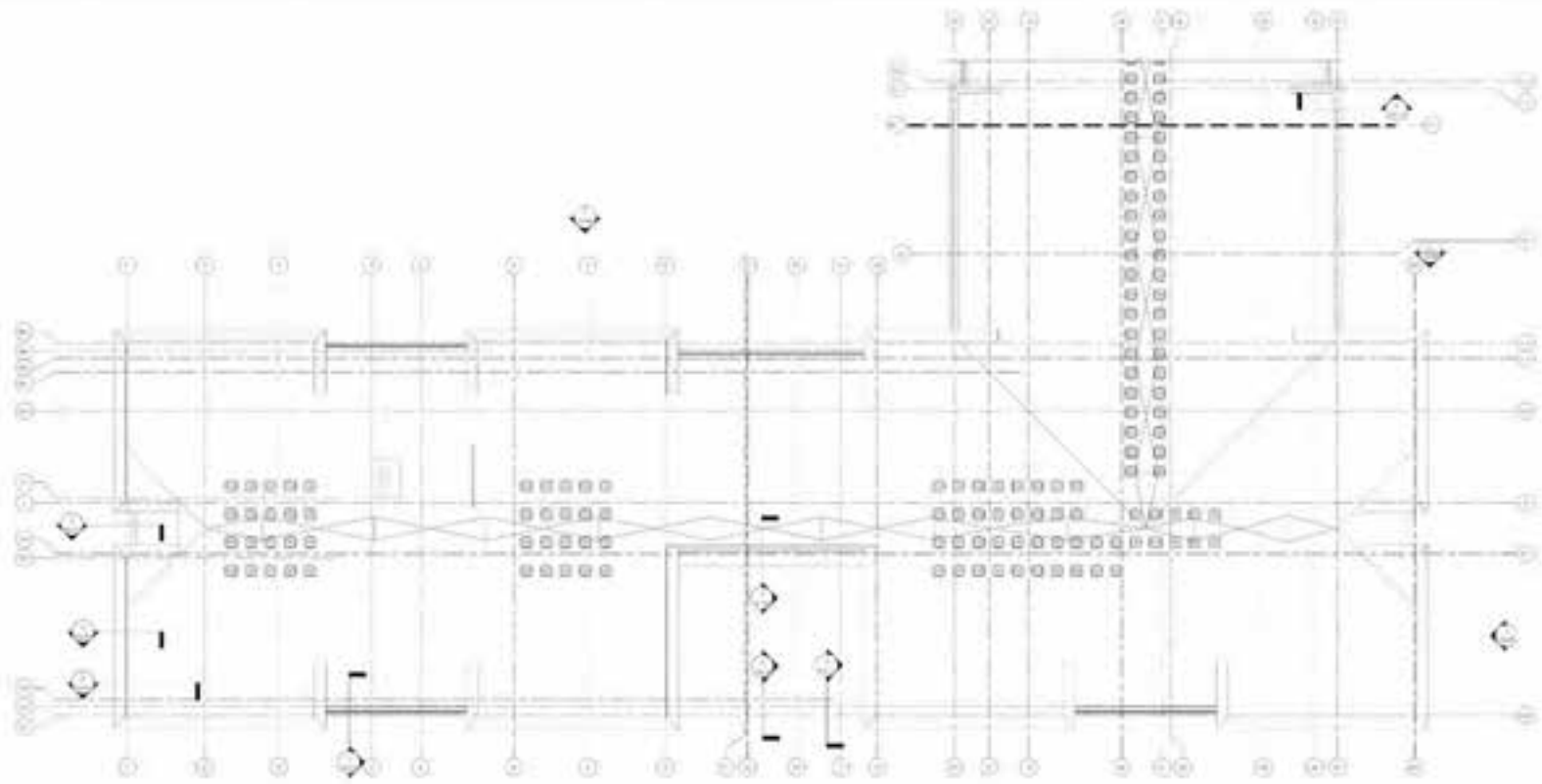


**VOLUME 1: ARCHITECTURE -
INTERIORS**

PROJECT NUMBER: 175
DATE: OCTOBER 14, 2019
SHEET FOR: FINAL BAK



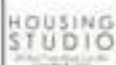
SHEET 132/218
15th FLOOR -
SEGMENT A
A4.A09



WOODFIELD ARCHITECTS
17/17/18



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
888 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**

PROJECT NUMBER: 1725
DATE: OCTOBER 14, 2019
SHEET NO: 1941.04A



SHEET 133/218
ROOF PLAN -
SEGMENT A



A4.A10



11/13/2018 10:12 AM



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1726
DATE: OCTOBER 14, 2019
SHEET FOR: FINAL BAK



SHEET 134/218
2ND FLOOR -
SEGMENT B
A4.B02



DATE: 10/14/19



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
888 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1726
DATE: OCTOBER 14, 2019
SHEET FOR: FINAL BAK



SHEET 135/218
3RD FLOOR -
SEGMENT B
A4.B03



4TH FLOOR - SEGMENT B



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
858 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1726
DATE: OCTOBER 14, 2019
SHEET FOR: FINAL BAK



SHEET 136/218
4TH FLOOR -
SEGMENT B
A4.B04



CONSTRUCTION NOTES
12/17/12



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
888 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 122
SHEET DATE: OCTOBER 14, 2014
SHEET FOR: FINAL S&P



SHEET 137/218
8TH FLOOR -
SEGMENT B
A4.B05



LEGEND SYMBOLS



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1726
S&M DATE: OCTOBER 14, 2019
S&M FOR: FINAL S&M



SHEET 138/218
4TH FLOOR -
SEGMENT B
A4.B06



DATE: 10/14/19



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
858 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 179
SHEET DATE: OCTOBER 14, 2019
SHEET FOR: FINAL S&B



SHEET 139/218
7TH FLOOR -
SEGMENT B
A4.B07



LEGEND SYMBOLS
1/2" = 1'-0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
800 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1725
DATE: OCTOBER 14, 2019
SHEET NO: 140/218



SHEET 140/218
8TH FLOOR -
SEGMENT B
A4.B08



9TH FLOOR - SEGMENT B



- WOODFIELD - MORRISON YARD HIGH RISE
 858 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 1726
 DATE: OCTOBER 14, 2019
 DRAWING FOR: FINAL BAK



SHEET 141/218
 9TH FLOOR - SEGMENT B
A4.B09



SECTION MARKER
1-1/12



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
888 MORRISON DRIVE, CHARLESTON, SC

HOUSING
STUDIO

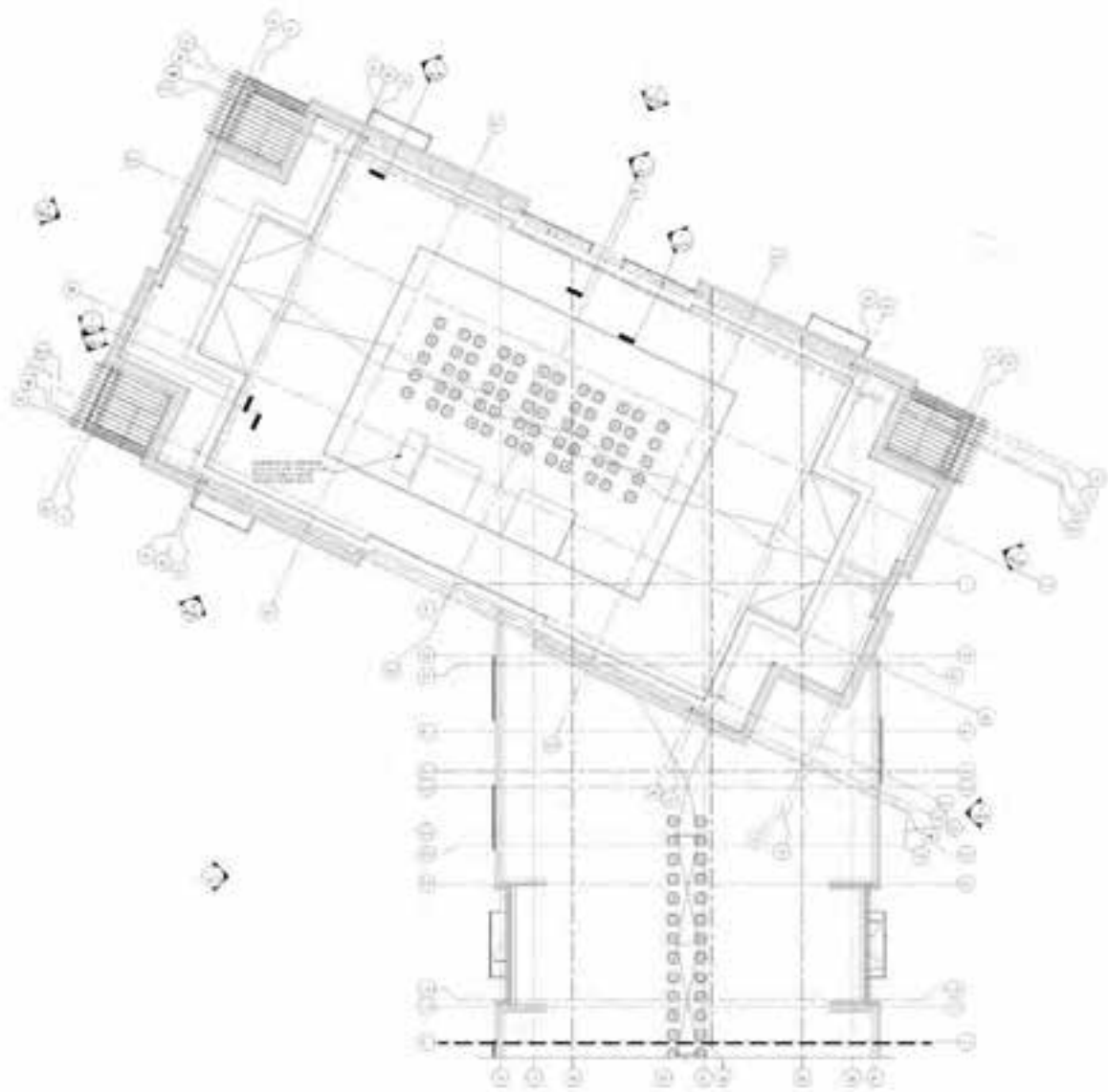


VOLUME 1: ARCHITECTURE -
INTERIORS

PROJECT NUMBER: 1725
DATE: OCTOBER 14, 2019
SHEET FOR: FINAL BAK



SHEET 142/218
10TH FLOOR -
SEGMENT B
A4.B10



WOODFIELD GROUP



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
888 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1735
DATE: OCTOBER 14, 2019
SHEET FOR: FINAL S&P



SHEET 143/218
ROOF PLAN -
SEGMENT B
A4.B11

REVISIONS	DATE
1. Initial Design	10/14/2019
2. Final Design	10/14/2019



WOODFIELD - MORRISON YARD HIGH RISE



WOODFIELD - MORRISON YARD HIGH RISE



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
808 MORRISON DRIVE, CHARLESTON, SC

HOUSING
STUDIO



VOLUME 1: ARCHITECTURE -
INTERIORS

PROJECT NUMBER: 1726
DATE: OCTOBER 14, 2019
SHEET NO.: FINAL S&B



SHEET 144/218
KEY ELEVATIONS



A5.01

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08/14/19
2	ISSUED FOR PERMITTING	08/14/19
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98	ISSUED FOR PERMITTING	08/14/19
99	ISSUED FOR PERMITTING	08/14/19
100	ISSUED FOR PERMITTING	08/14/19



GENERAL ELEVATION (WEST SIDE)



GENERAL ELEVATION (EAST SIDE)




- WOODFIELD - MORRISON YARD HIGH RISE
 838 MORRISON DRIVE, CHARLESTON, SC

HOUSING STUDIO


VOLUME 1: ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 1726
 DATE: OCTOBER 14, 2019
 DRAWING: FINAL BAK



SHEET 145/218
 EBY ELEVATIONS

A5.02



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**

PROJECT NUMBER: 1726
DATE: OCTOBER 14, 2019
SHEET NO.: FINAL BAK



SHEET 146/218
ENLARGED
MORRISON DRIVE
ELEVATIONS
A5.03



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
808 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1726
DATE: OCTOBER 14, 2019
SHEET NO.: FINAL BAK



SHEET 147/218
ENLARGED JOHNSON
STREET ELEVATIONS

A5.04



1/2" = 1'-0" (AS SHOWN) (VERTICAL SCALE)
1/8" = 1'-0" (AS SHOWN) (HORIZONTAL SCALE)



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1726
DATE: OCTOBER 14, 2019
SHEET NO.: FINAL BAK



SHEET 148/218
ENLARGED JOHNSON
ST. COURTYARD
ELEVATIONS
A5.05



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC

HOUSING
STUDIO



VOLUME 1: ARCHITECTURE -
INTERIORS

PROJECT NUMBER: 1726
DATE: OCTOBER 14, 2019
SHEET NO.: FINAL BAK



SHEET 149/218
ENLARGED JOHNSON
ST. COURTYARD
ELEVATIONS
A5.06



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC

HOUSING
STUDIO



VOLUME 1: ARCHITECTURE -
INTERIORS
PROJECT NUMBER: 1725
DATE: OCTOBER 14, 2019
SHEET NO.: FINAL BAK



SHEET 150/218
ENLARGED NORTH
ELEVATIONS
A5.07



11/15/19 09:00 AM 11/15/19 09:00 AM

11/15/19 09:00 AM 11/15/19 09:00 AM



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC

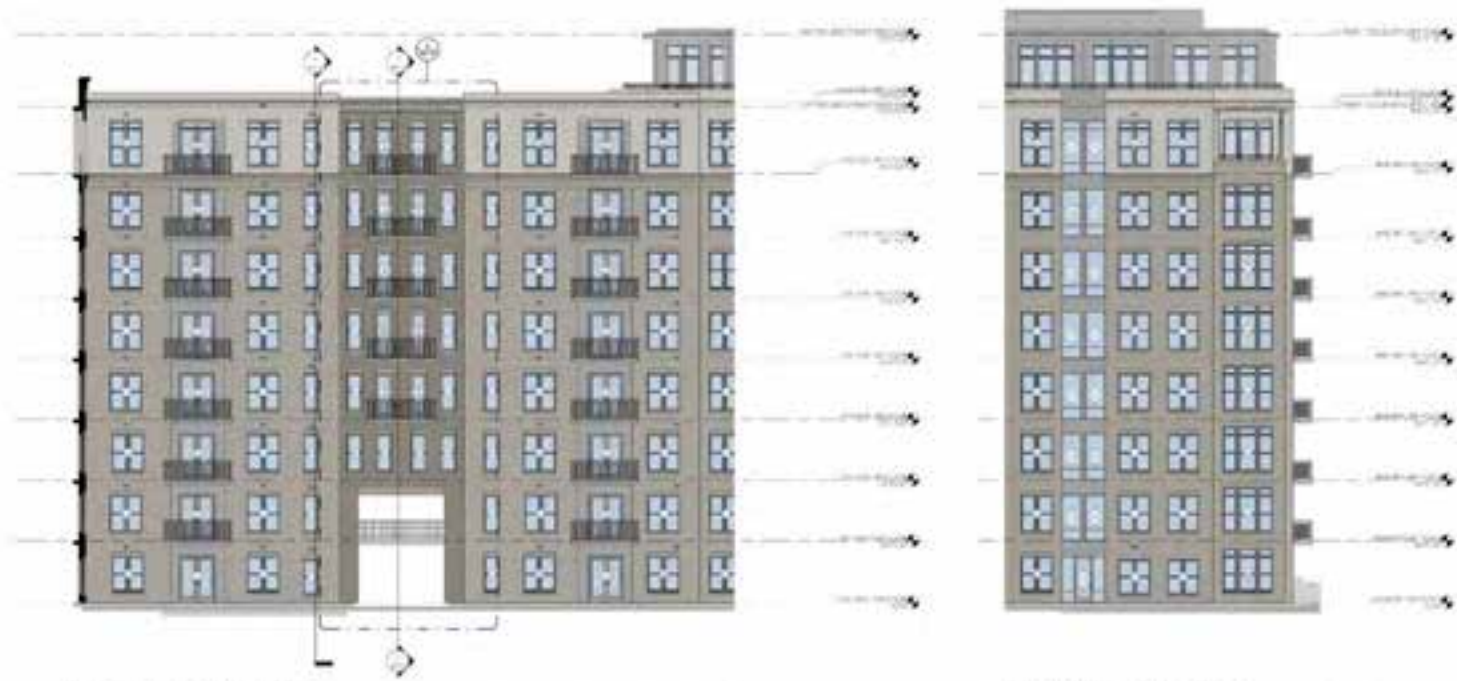
HOUSING
STUDIO



VOLUME 1: ARCHITECTURE -
INTERIORS
PROJECT NUMBER: 1726
DATE: OCTOBER 14, 2019
SHEET NO: FINAL BAK



SHEET 151/218
ENLARGED CENTRAL
COURTYARD
ELEVATIONS
A5.08



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC

HOUSING
STUDIO



VOLUME 1: ARCHITECTURE -
INTERIORS

PROJECT NUMBER: 1726
DATE: OCTOBER 14, 2019
SHEET NO.: FINAL BAK



SHEET 152/218
ENLARGED CENTRAL
COURTYARD
ELEVATIONS
A5.09



FINISH LEGEND

	CONCRETE
	BRICK
	GLASS



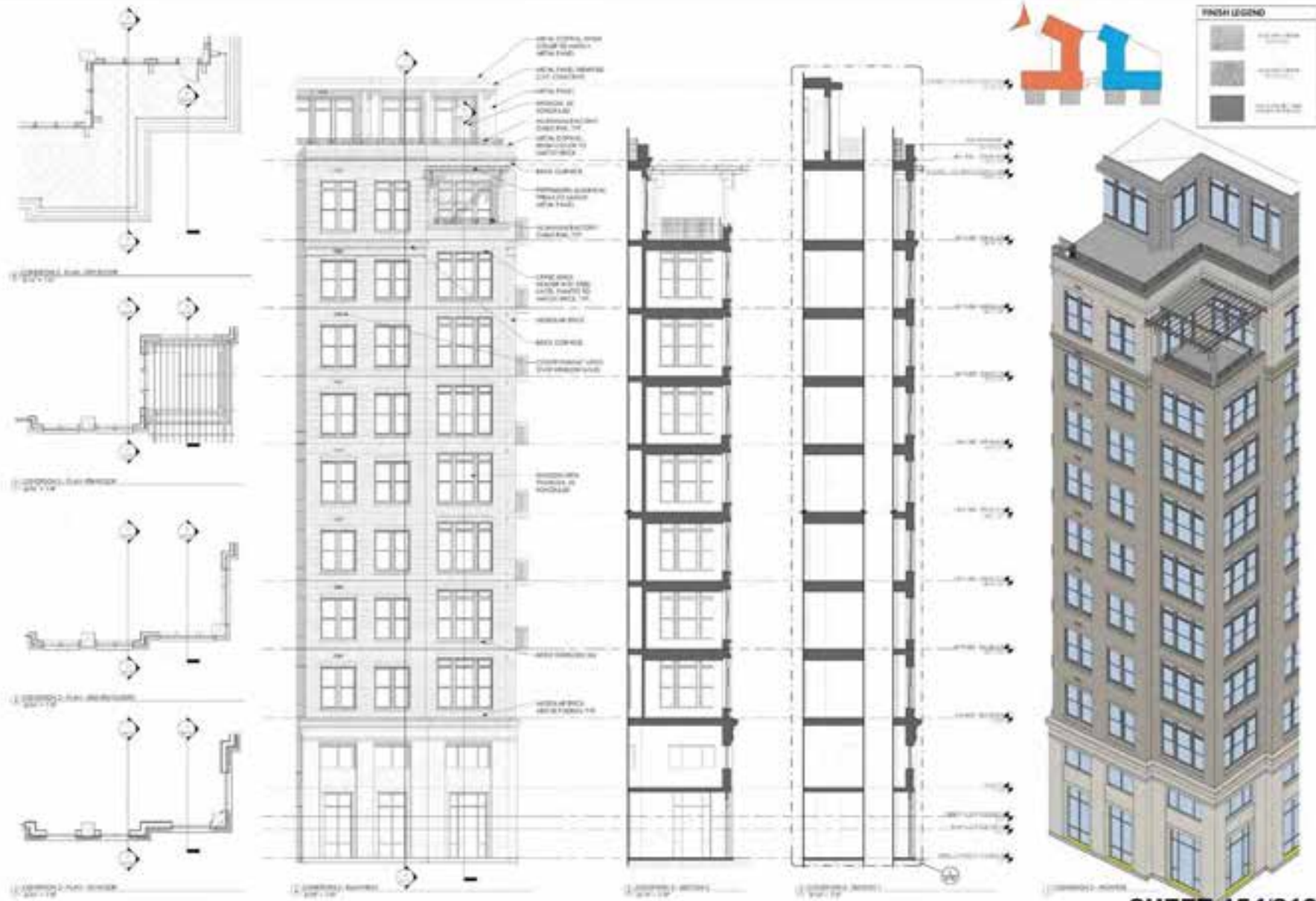
WOODFIELD - MORRISON YARD HIGH RISE
 838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 128
 ISSUE DATE: OCTOBER 14, 2017
 SHEET FOR: FINAL BAK



SHEET 153/218
 WALL SECTIONS, ELEVATIONS & PLANS
A6.10



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
888 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 172
SHEET DATE: OCTOBER 14, 2017
SHEET FOR: FINAL BAK



SHEET 154/218
WALL SECTIONS,
ELEVATIONS & PLANS
A6.11



FINISH LEGEND	
	CONCRETE
	BRICK
	WOOD



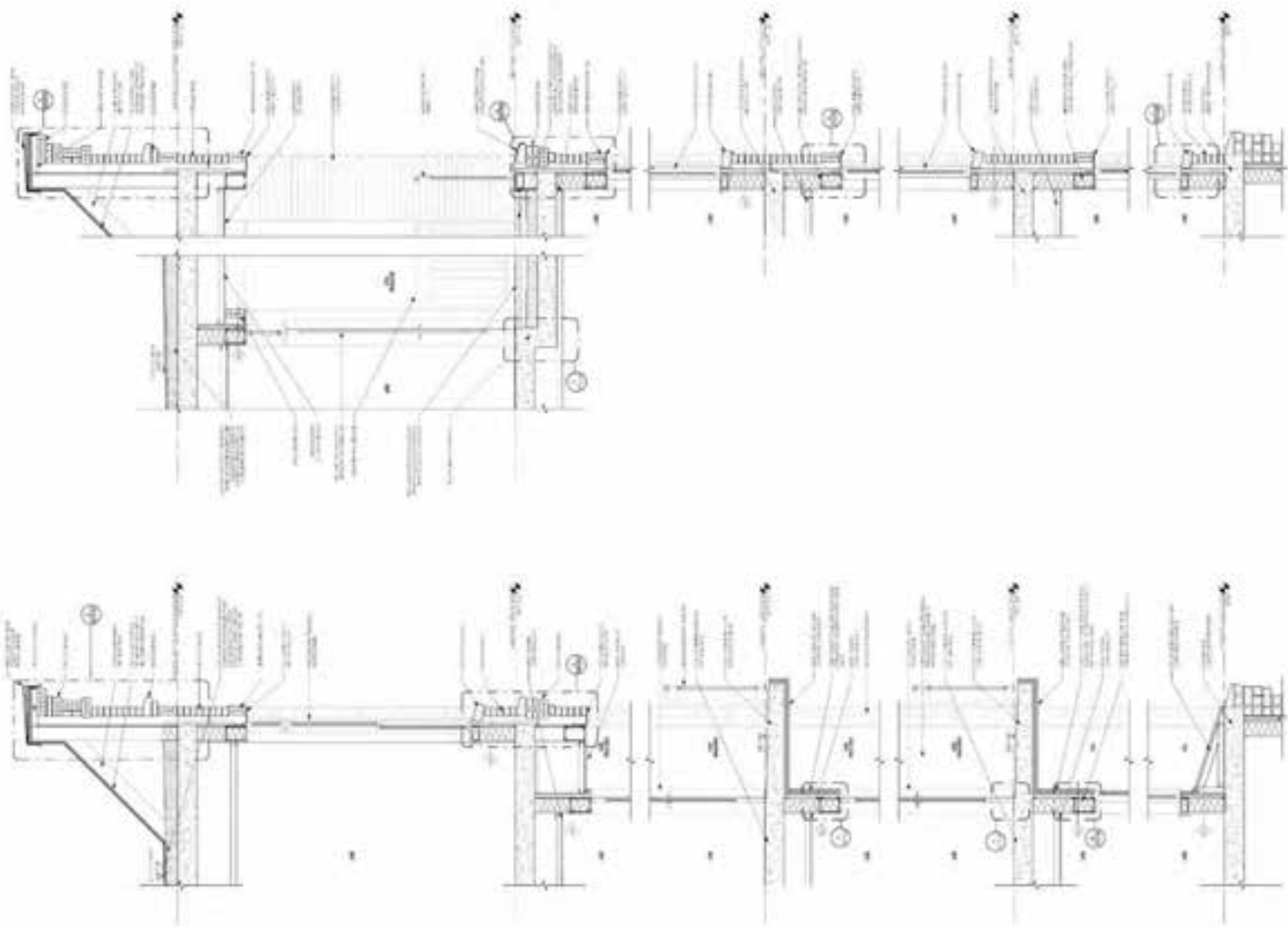
- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1728
SHEET DATE: OCTOBER 14, 2019
SHEET FOR: FINAL BAK



SHEET 155/218
WALL SECTIONS, ELEVATIONS & PLANS
A6.12



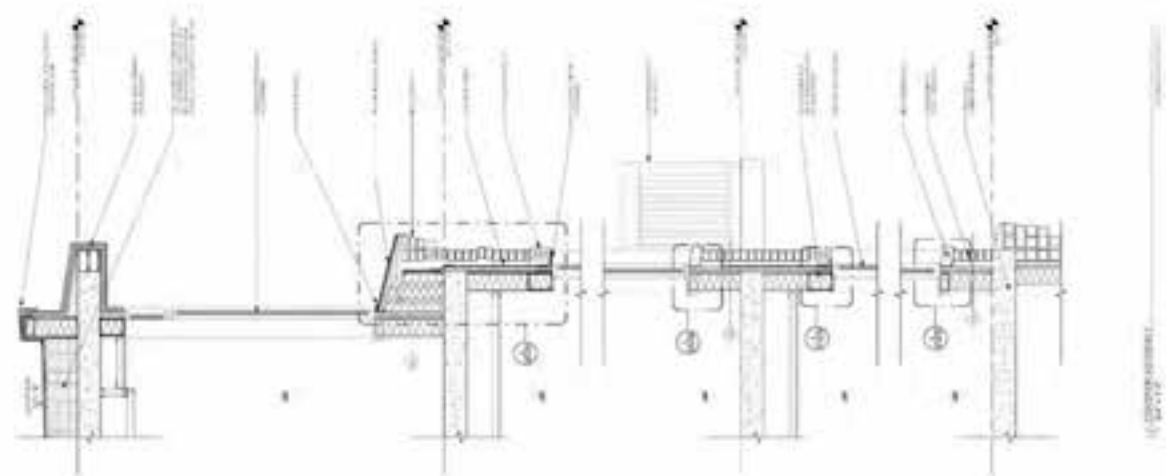
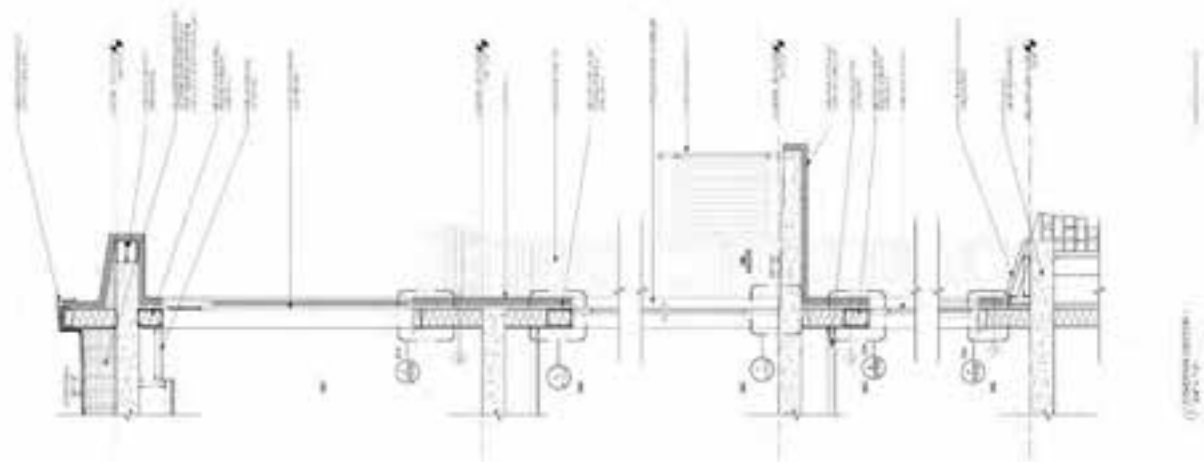
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MORRISON YARD
HIGH RISE**
888 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1726
DATE: OCTOBER 14, 2019
SHEET FOR: FINAL BAK



SHEET 163/218
3/4" WALL SECTIONS
A7.01



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
888 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**

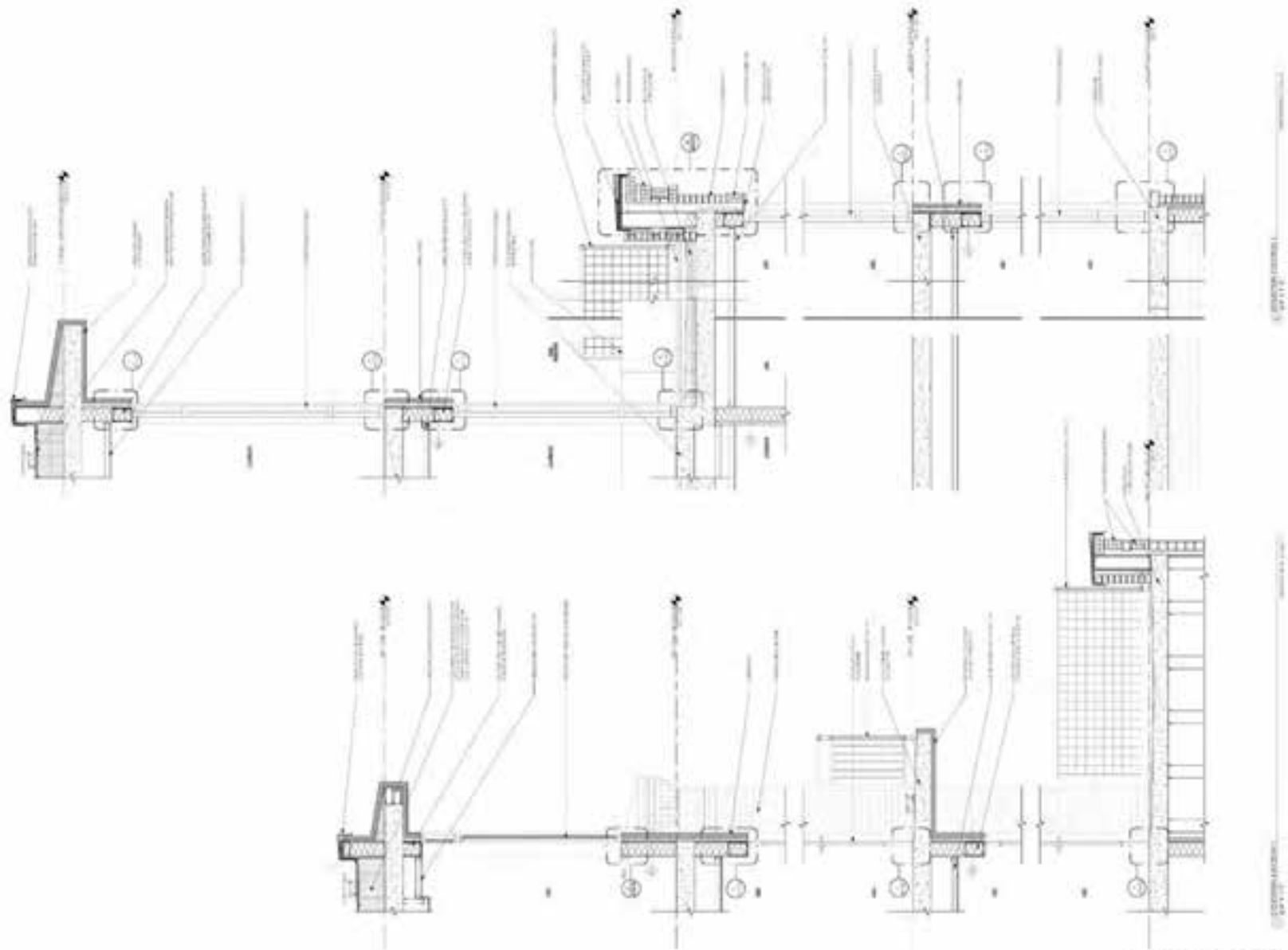
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DATE: OCTOBER 14, 2014
SHEET FOR: FINAL BAK



SHEET 165/218
3/4" WALL SECTION



A7.03



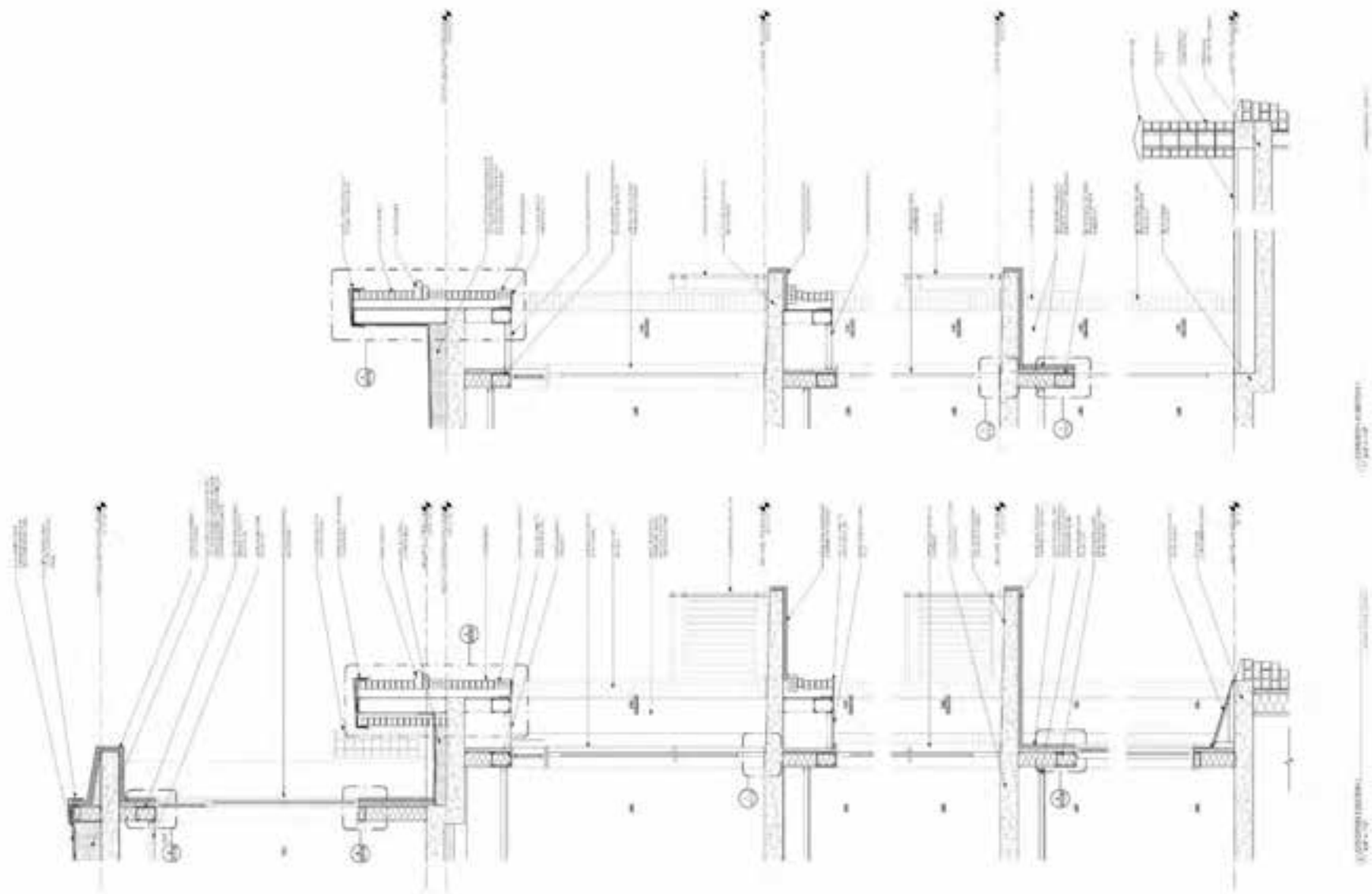
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MORRISON YARD
HIGH RISE**
859 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 175
DATE: OCTOBER 14, 2019
SHEET NO: 166/218



SHEET 166/218
3/4" WALL SECTIONS
A7.04



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1726
DATE: OCTOBER 14, 2019
SUBJECT: FINAL S&P

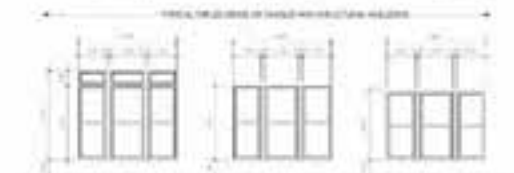
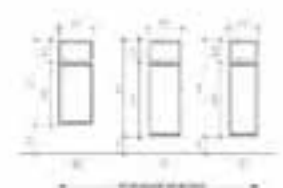


SHEET 168/218
8 1/4" WALL SECTIONS



A7.06

WINDOW SCHEDULE			
NO.	SYMBOL	DESCRIPTION	MARK
1	W1	10'0" x 5'0" Fixed Window	10'0" x 5'0"
2	W2	10'0" x 5'0" Fixed Window	10'0" x 5'0"
3	W3	10'0" x 5'0" Fixed Window	10'0" x 5'0"
4	W4	10'0" x 5'0" Fixed Window	10'0" x 5'0"
5	W5	10'0" x 5'0" Fixed Window	10'0" x 5'0"
6	W6	10'0" x 5'0" Fixed Window	10'0" x 5'0"
7	W7	10'0" x 5'0" Fixed Window	10'0" x 5'0"
8	W8	10'0" x 5'0" Fixed Window	10'0" x 5'0"
9	W9	10'0" x 5'0" Fixed Window	10'0" x 5'0"
10	W10	10'0" x 5'0" Fixed Window	10'0" x 5'0"
11	W11	10'0" x 5'0" Fixed Window	10'0" x 5'0"
12	W12	10'0" x 5'0" Fixed Window	10'0" x 5'0"
13	W13	10'0" x 5'0" Fixed Window	10'0" x 5'0"
14	W14	10'0" x 5'0" Fixed Window	10'0" x 5'0"
15	W15	10'0" x 5'0" Fixed Window	10'0" x 5'0"
16	W16	10'0" x 5'0" Fixed Window	10'0" x 5'0"
17	W17	10'0" x 5'0" Fixed Window	10'0" x 5'0"
18	W18	10'0" x 5'0" Fixed Window	10'0" x 5'0"
19	W19	10'0" x 5'0" Fixed Window	10'0" x 5'0"
20	W20	10'0" x 5'0" Fixed Window	10'0" x 5'0"
21	W21	10'0" x 5'0" Fixed Window	10'0" x 5'0"
22	W22	10'0" x 5'0" Fixed Window	10'0" x 5'0"
23	W23	10'0" x 5'0" Fixed Window	10'0" x 5'0"
24	W24	10'0" x 5'0" Fixed Window	10'0" x 5'0"
25	W25	10'0" x 5'0" Fixed Window	10'0" x 5'0"
26	W26	10'0" x 5'0" Fixed Window	10'0" x 5'0"
27	W27	10'0" x 5'0" Fixed Window	10'0" x 5'0"
28	W28	10'0" x 5'0" Fixed Window	10'0" x 5'0"
29	W29	10'0" x 5'0" Fixed Window	10'0" x 5'0"
30	W30	10'0" x 5'0" Fixed Window	10'0" x 5'0"
31	W31	10'0" x 5'0" Fixed Window	10'0" x 5'0"
32	W32	10'0" x 5'0" Fixed Window	10'0" x 5'0"
33	W33	10'0" x 5'0" Fixed Window	10'0" x 5'0"
34	W34	10'0" x 5'0" Fixed Window	10'0" x 5'0"
35	W35	10'0" x 5'0" Fixed Window	10'0" x 5'0"
36	W36	10'0" x 5'0" Fixed Window	10'0" x 5'0"
37	W37	10'0" x 5'0" Fixed Window	10'0" x 5'0"
38	W38	10'0" x 5'0" Fixed Window	10'0" x 5'0"
39	W39	10'0" x 5'0" Fixed Window	10'0" x 5'0"
40	W40	10'0" x 5'0" Fixed Window	10'0" x 5'0"
41	W41	10'0" x 5'0" Fixed Window	10'0" x 5'0"
42	W42	10'0" x 5'0" Fixed Window	10'0" x 5'0"
43	W43	10'0" x 5'0" Fixed Window	10'0" x 5'0"
44	W44	10'0" x 5'0" Fixed Window	10'0" x 5'0"
45	W45	10'0" x 5'0" Fixed Window	10'0" x 5'0"
46	W46	10'0" x 5'0" Fixed Window	10'0" x 5'0"
47	W47	10'0" x 5'0" Fixed Window	10'0" x 5'0"
48	W48	10'0" x 5'0" Fixed Window	10'0" x 5'0"
49	W49	10'0" x 5'0" Fixed Window	10'0" x 5'0"
50	W50	10'0" x 5'0" Fixed Window	10'0" x 5'0"



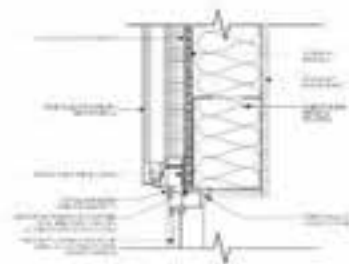
- WOODFIELD - MORRISON YARD HIGH RISE
 888 MORRISON DRIVE, CHARLESTON, SC



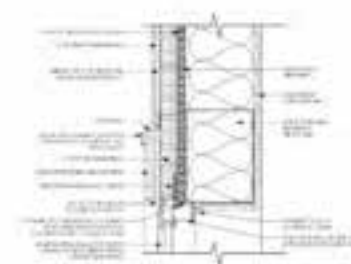
VOLUME 1: ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 175
 DATE: OCTOBER 14, 2019
 DRAWING NO.: 175-1-01



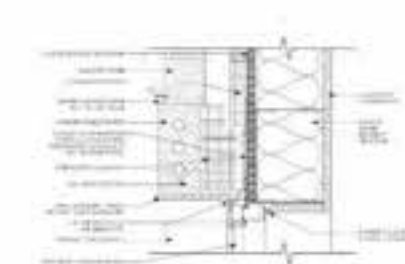
SHEET 170/218
 WINDOW SCHEDULE AND ELEVATIONS
A10.01



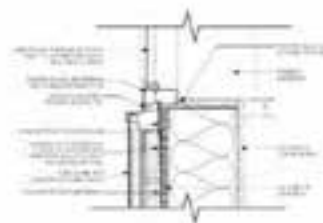
1. WINDOW WITH FINISH



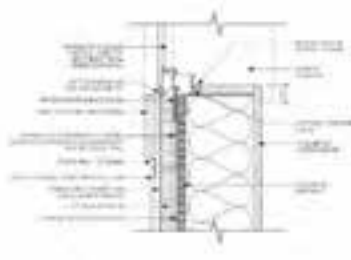
2. WINDOW WITH FINISH



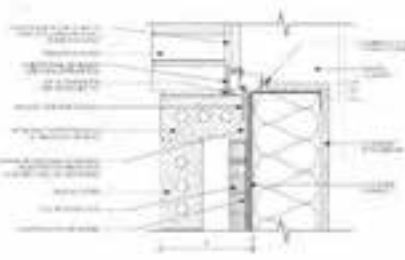
3. WINDOW WITH FINISH



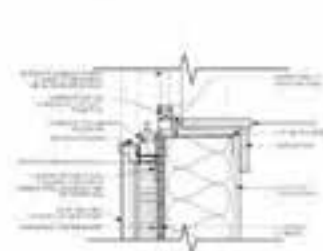
4. WINDOW WITH FINISH



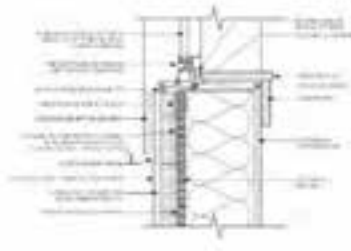
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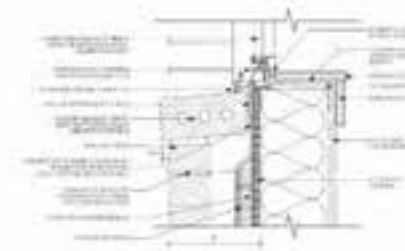
6. WINDOW WITH FINISH



7. WINDOW WITH FINISH



8. WINDOW WITH FINISH



9. WINDOW WITH FINISH



- WOODFIELD -
MORRISON YARD
HIGH RISE
888 MORRISON DRIVE, CHARLESTON, SC

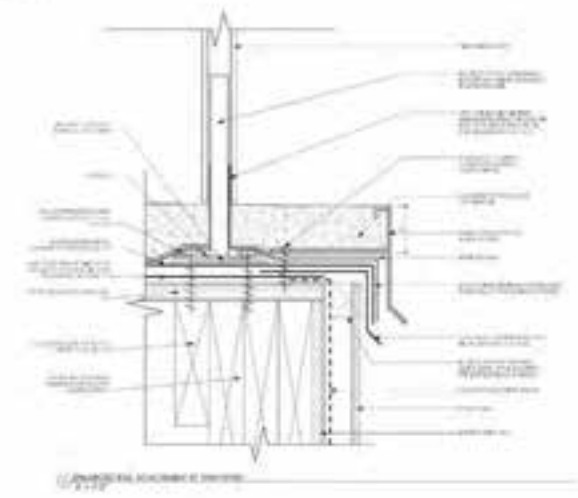
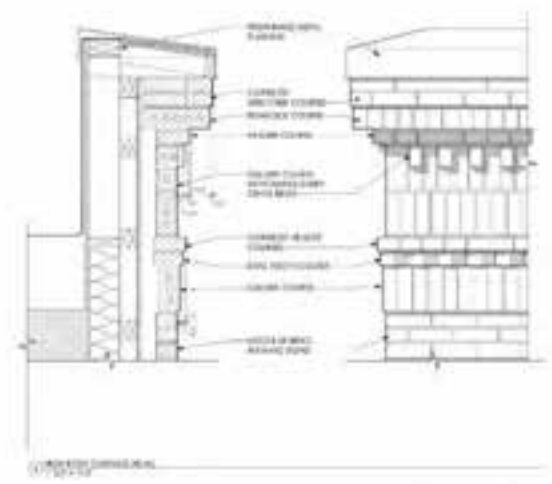
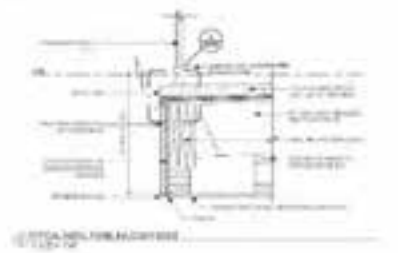
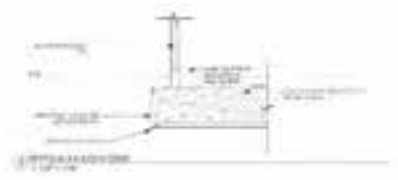


VOLUME 1: ARCHITECTURE -
INTERIORS
PROJECT NUMBER: 175
DATE: OCTOBER 14, 2019
SHEET FOR: FINAL S&B



SHEET 174/218
WINDOW DETAILS

A10.05



- WOODFIELD - MORRISON YARD MID RISE
888 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 101
ISSUE DATE: SEPTEMBER 27, 2014
ISSUED FOR: MID RISE FURNISH SET



BALCONY DETAILS - CONCRETE
A9.00

Agenda Item 7:

55 Romney Street - - TMS # 461-13-01-036

Request conceptual approval for revisions to previous approval to include an additional story for new construction of mixed-use residential development.

(East Central) / Height District: 4-12 / Historic Corridor District

UPPER PENINSULA NEIGHBORHOOD
55 ROMNEY STREET REDEVELOPMENT
Charleston, South Carolina



BOARD OF ARCHITECTURAL REVIEW - FINAL DESIGN
FALL 2019

PROPOSED AMENDMENTS
Conceptual Amendments for Board Review

Middle Street Partners, LLC
Humphreys and Partners
Sincan, LLC Engineering
Sontle & Sontle, Urban Design

PREFACE

The following design material is an overview of proposed design adjustments to the mixed-use residential redevelopment project at 55 Romney Street on the Charleston Upper Peninsula. The project received final approval from the BAR in March of 2018.

These proposed changes include the addition of one story to the overall project in accordance with the stipulations of the Upper Peninsula Zoning. A mezzanine level in the previously approved design is also proposed to be eliminated. Combined with the additional floor, the result is in an increase in the overall maximum height of the project of approximately 4 feet.

A number of additional design adjustments and additional facade details have been included in order to address various scale, proportion and materiality implications of the change to the overall height and scale, and maintain the urban character inherent in the previously approved design.

FALL 2019

MASTER PLANNING & DESIGN

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Urban Infill
Redevelopment

City of Seattle

City of Seattle

City of Seattle

City of Seattle

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City of Seattle

55 Romney Street
COMMERCIAL, MIXED USE RESIDENTIALSHEET
INDEX

DATE: 10/14/2014 10:00 AM

MASTER PLANNING & DESIGN

Sheets 01-25

Sottile & Sottile, 2019

55 ROMNEY STREET
Mixed-Use Redevelopment
CHARLESTON, SOUTH CAROLINA



UPPER PENINSULA

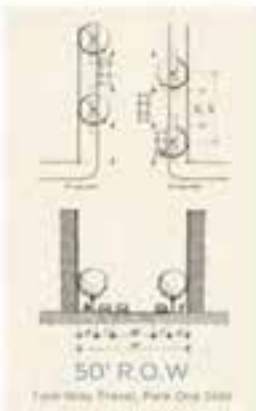
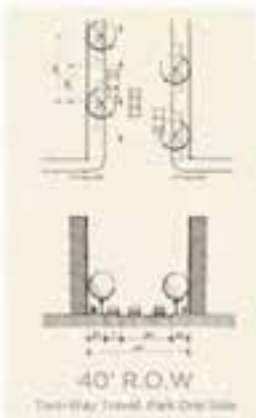
This contextual plan plan illustrates the context resulting from the charrette process. Four distinct buildings share a common parking, retaining in the middle of the block. Each block face is framed by one terrace side and one lot side, resulting in a variety of facade conditions presented to view from both vantage points. Also note the adjacent "Right of Way" line located in the block to the immediate east.

Scale	1" = 100'
North Arrow	
Legend	
Site Boundary	
Street	
Lot	
Building Footprint	
Parking	
Right of Way	
Water	
Topography	

Project Name	55 Romney Street
Client	
Architect	
Date	
Scale	1" = 100'
North Arrow	
Legend	
Site Boundary	
Street	
Lot	
Building Footprint	
Parking	
Right of Way	
Water	
Topography	

Project Name	55 Romney Street
Client	
Architect	
Date	
Scale	1" = 100'
North Arrow	
Legend	
Site Boundary	
Street	
Lot	
Building Footprint	
Parking	
Right of Way	
Water	
Topography	

55 Romney Street
 Contextual Plan, 2014



UPPER PENINSULA

The Upper Peninsula district of Charleston presents a unique opportunity within the city's historic center. As industrial and warehouse uses are abandoned, and the demand for a high quality of life in vibrant urban places increases, this district contains the greatest capacity for growth and innovation in the design of vibrant mixed-use urbanism.

The subject site, bounded by Romney, Hanover and Nassau Streets and currently occupied by a large industrial warehouse is at the same time compact and expansive; compact in the sense that it is bounded by city rights of way and prime for human scaled urban infill, and expansive in the sense that developing its area with a single building (reflecting the standard contemporary development approach) would be challenging to the native scale of the City of Charleston, even within this transitional context.

BUILDING MASSING

The proposed site plan suggests four individual building forms, with distinct but related visual characteristics, sharing a parking resource in the middle of the block. This allows the overall redevelopment to build urban vitality and diversity on the block, while maintaining an overall scale that is humane and legible to the pedestrian.

The buildings are designed and positioned on the block faces with the intention of creating a varied building interval on each block face, while additionally developing variation in the skyline through modulated building heights.

Upper Peninsula
Master Plan

Project Name: Upper Peninsula
Project Location: Charleston, SC
Project Type: Master Plan
Scale: 1/8" = 1'-0"

Date of Preparation: 10/2014

55 Romney Street
Charleston, SC 29401

Scale: Master Plan



CONCEPTUAL MASSING

The concept sketch illustrates the four distinct masses that compose the overall redevelopment strategy. Rather than allowing the shared parking to form a podium that all of the masses rest upon visually, the parking has been set back, and the masses extend all the way down, with deep (15-20 feet) masses at the space between buildings.

Project Description
 The project is a multi-story residential and commercial building complex located in the Urban Hill area of the city. The site is bounded by [unclear] to the north, [unclear] to the south, and [unclear] to the east. The project consists of four distinct masses that are interconnected and set back from the street. The building heights vary, with the tallest mass reaching approximately 15 stories. The project is designed to provide a mix of residential and commercial uses, including townhomes, multi-unit residential, and office space. The site is currently vacant and is surrounded by existing residential and commercial buildings. The project is expected to be completed in [unclear] and will provide approximately [unclear] new jobs and [unclear] new housing units. The project is a key component of the city's urban redevelopment strategy and is expected to significantly improve the area's appearance and economic vitality.

Project Location
 The project is located at the intersection of [unclear] and [unclear] in the Urban Hill area of the city. The site is bounded by [unclear] to the north, [unclear] to the south, and [unclear] to the east. The project is situated in a prime location for both residential and commercial development, with easy access to public transportation and major roads. The surrounding area is a mix of residential and commercial uses, and the project is expected to contribute to the overall revitalization of the area.

55 Romney Street

Architectural Firm
City
State

Project Name
Project Number

55 Romney Street
Cambridge, MA 02142

Scale
Sheet Level

05



ROMNEY AND HANOVER STREETS

The primary corner at Romney and Hanover Streets is an opportunity for a signature architectural element. This corner also serves as a primary residential entrance and is envisioned as a two-story tower element that frames a portal around a transparent, facade oriented toward Romney Street.



ROMNEY AND NASSAU STREETS

A secondary portal is also envisioned at the northwest corner oriented toward Nassau Street. This is a 200' wide element that reads within the larger block layout.

Project Name
 55 Romney Street
 Location
 City
 State
 Zip

Architect
 Date
 Scale
 Drawing No.

Client
 Address
 Phone

55 Romney Street
 (Address and City/State/Zip)

Sheet
 Street Level View

06

© 2010 HOK Architecture, Inc.



EAST-WEST CONTEXT | ROMNEY STREET



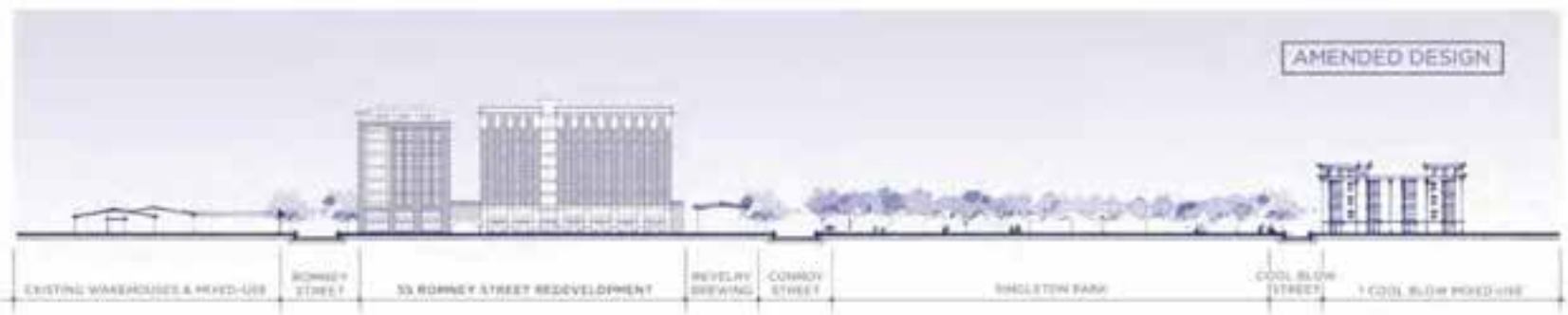
EAST-WEST CONTEXT | ROMNEY STREET

CONTEXT MASSING
55 Romney Street

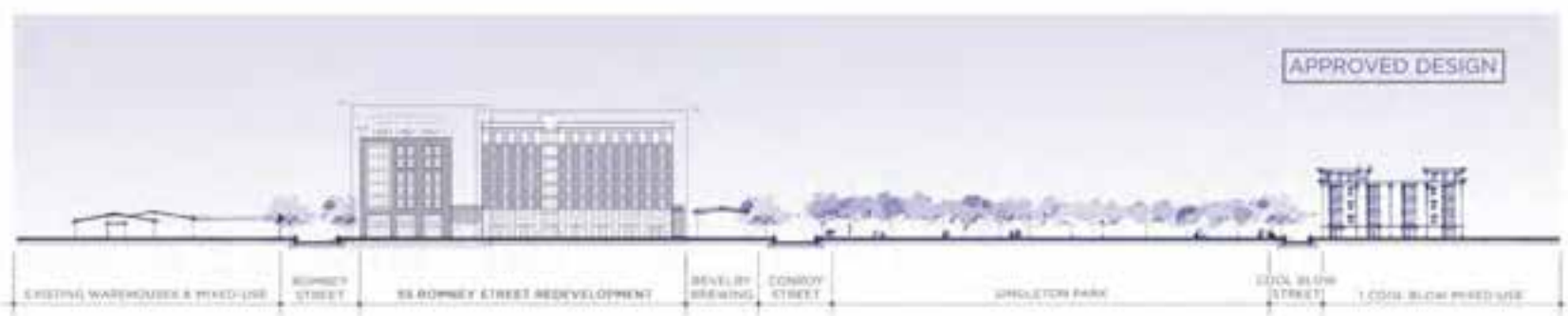
Notes:
1. All dimensions are in feet and inches.
2. All elevations are in feet above mean sea level.
3. All elevations are in feet above mean sea level.
4. All elevations are in feet above mean sea level.
5. All elevations are in feet above mean sea level.
6. All elevations are in feet above mean sea level.
7. All elevations are in feet above mean sea level.
8. All elevations are in feet above mean sea level.
9. All elevations are in feet above mean sea level.
10. All elevations are in feet above mean sea level.

Notes:
1. All dimensions are in feet and inches.
2. All elevations are in feet above mean sea level.
3. All elevations are in feet above mean sea level.
4. All elevations are in feet above mean sea level.
5. All elevations are in feet above mean sea level.
6. All elevations are in feet above mean sea level.
7. All elevations are in feet above mean sea level.
8. All elevations are in feet above mean sea level.
9. All elevations are in feet above mean sea level.
10. All elevations are in feet above mean sea level.

55 Romney Street
Architectural Site Plan



NORTH-SOUTH CONTEXT | NASSAU STREET



NORTH-SOUTH CONTEXT | NASSAU STREET

CONTEXT MASSING
55 Romney Street

1. The proposed building height is consistent with the surrounding context. The building height is consistent with the surrounding context. The building height is consistent with the surrounding context.

2. The proposed building height is consistent with the surrounding context. The building height is consistent with the surrounding context. The building height is consistent with the surrounding context.

55 Romney Street
Architectural Site Plan

Proposed Design Amendments

1. Added one story and decreased the maximum level, resulting in a total height increase of approximately 4 feet.
2. Added 20" dark brick masonry wall below storefronts.
3. Material change from fiber-reinforced concrete panels to natural concrete panels.
4. Adjusted proportions of continuous level openings.
5. Added a projected brick base.
6. Added window masonry and header course to expression band to increase scale and further articulate base.
7. Added projecting header course under plinth cap.
8. Added window course to horizontal band.
9. Added horizontal brick band detail.
10. Increased scale of projecting brick window surrounds.
11. Increased scale of brick cornice.
12. Decreased thickness of brick facade.
13. Changed from glazing to dark concrete plaster over masonry due to structural steel core.
14. Retained transparency of steel level.
15. Made upper cornice continuous around the entire building course between top of window surround and bottom of cornice.



NORTH ELEVATION
Romney Street

PROPOSED AMENDMENT

APPROVED DESIGN

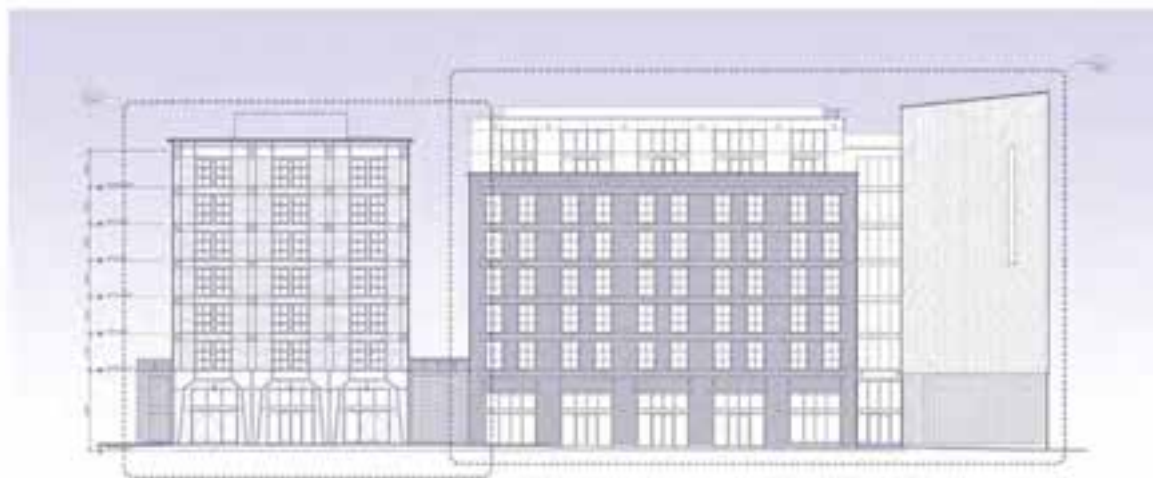
City of
Portland
Planning
Department
1221 NE Oregon Street
Portland, OR 97232
503.944.3300
www.portland.gov

55 Romney Street
Commercial Mixed-Use Project

55 Romney Street
Commercial Mixed-Use Project

Proposed Design Amendments

1. Added one story and eliminated the mezzanine level, resulting in an overall height increase of approximately 4 feet.
2. Increased the scale of the main corner.
3. Added 24" dark brick between floor slabs.
4. Added 24" cement plaster over existing brick wall under slabs.
5. Material change from floor cement walls to natural cement plaster.
6. Adjusted proportions of greenhouse front openings.
7. Increased the height of two-story windows.
8. Added a projected brick base.



EAST ELEVATION
Hanover Street

PROPOSED AMENDMENT

APPROVED DESIGN

City of
Portland
Planning
Department
1221 NE Oregon Street
Portland, OR 97232
503.944.3100
www.portland.gov

55 Romney Street
Commercial Mixed-Use Project

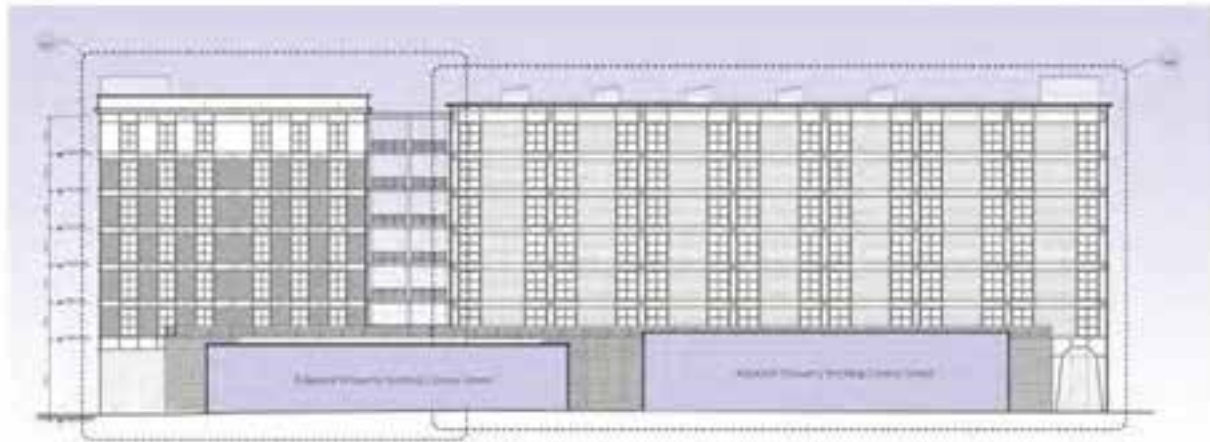
55 Romney Street
Commercial Mixed-Use Project

Proposed Design Amendments

1. Added window sills to all window units.
2. Increased the scale of the metal cornice.
3. Added window bands to second corner wall.



PROPOSED AMENDMENT



APPROVED DESIGN

SOUTH ELEVATION
Conroy Street

Title Project No. Date Scale Drawing No.
NOTES: 1. All work shall be in accordance with the approved design. 2. All materials shall be of a quality and finish as specified in the contract documents. 3. All work shall be completed within the specified time frame. 4. All work shall be subject to inspection and approval by the relevant authorities. 5. All work shall be carried out in accordance with the relevant building codes and regulations. 6. All work shall be carried out in a safe and sound manner. 7. All work shall be carried out in a professional and courteous manner. 8. All work shall be carried out in a timely and efficient manner. 9. All work shall be carried out in a cost-effective manner. 10. All work shall be carried out in a sustainable manner.
55 Romney Street (Address and contact information)
11

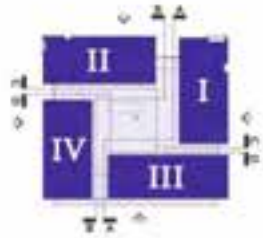
Proposed Design Amendments

1. Added one story and eliminated the mezzanine level resulting in an overall height increase of approximately 4 feet.
2. Increased the scale of the main window.
3. Material change from floor cement panels to natural cement plaster.
4. Relocated positions of penthouse level openings.
5. Added a projected brick base.
6. Material and brick material change from brick to natural cement plaster.
7. Added downspouts and gable effect of material change.



A.

PROPOSED AMENDMENT



A.

APPROVED DESIGN

INTERIOR SECTION ELEVATION
Section A

City of
Romney
Planning
Department
55 Romney Street
Romney, MA 01946
Tel: 508-748-2200
Fax: 508-748-2201

55 Romney Street
Romney, MA 01946
Tel: 508-748-2200
Fax: 508-748-2201

55 Romney Street
Romney, MA 01946
Tel: 508-748-2200
Fax: 508-748-2201

55 Romney Street
Romney, MA 01946
Tel: 508-748-2200
Fax: 508-748-2201

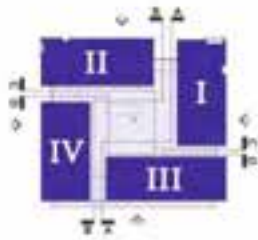
Proposed Design Amendments

1. Added one story and lowered the mezzanine level resulting in an overall height increase of approximately 4 feet.
2. Increased the scale of the metal cornice.
3. Added 24" dark brick knee wall below storefronts.
4. Material change from blue cement plaster to natural cement plaster.
5. Adjusted proportions of southside door openings.
6. Added a suspended brick base.
7. Added horizontal brick base detail & added course to increase scale of header.
8. Internal wall brick material change from brick to natural cement plaster.
9. Added downlights and glare shield at mezzanine change.



B.

PROPOSED AMENDMENT



B.

APPROVED DESIGN

INTERIOR SECTION ELEVATION
Section B

City of
Boston
Department of
Planning
and
Development
100
State
Street
Boston,
MA 02109
Tel: 617-635-2200
Fax: 617-635-2200

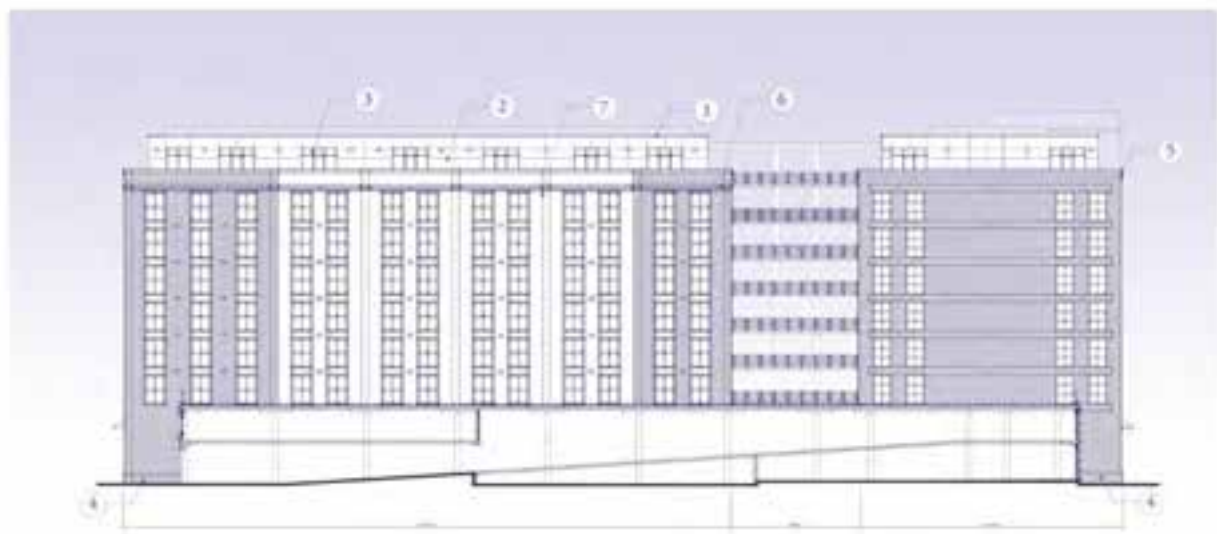
55 Romney Street
COMMERCIAL OFFICE BUILDING

14

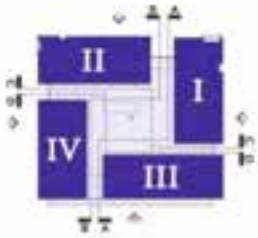
SHOUP ARCHITECTURE GROUP

Proposed Design Amendments

1. Added one story and eliminated the mezzanine level, resulting in an overall height increase of approximately 4 feet.
2. Material change from fiber cement panels to natural cement plaster.
3. Adjusted proportions of penthouse level openings.
4. Added a projected brick base.
5. Increased scale of brick cornice.
6. Made upper cornice continuous around fire, added window course between top of window surround and bottom of cornice.
7. Increased mid-block material change from brick to natural cement plaster.



PROPOSED AMENDMENT



APPROVED DESIGN

INTERIOR SECTION ELEVATION
Section C

City of
Baltimore
Department of
Planning
1500 East
Baltimore Street
Baltimore, MD 21202
Tel: 410-396-7000
Fax: 410-396-7001

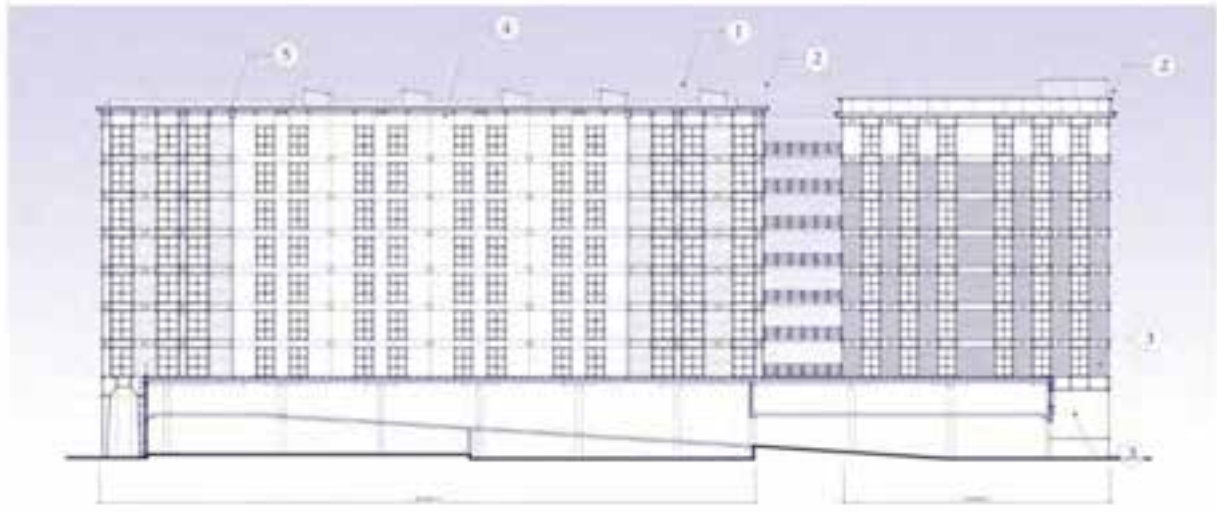
55 Romney Street
Baltimore, MD 21202

55 Romney Street
Baltimore, MD 21202

55 Romney Street
Baltimore, MD 21202

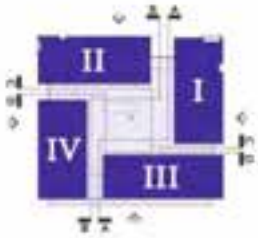
Proposed Design Amendments

- 1. Add one story subject to upper Phoenix Zoning standards
- 2. Increase the scale of the metal cornice
- 3. Add projecting bands to correct plaster wall
- 4. Change wall glass material change from brick to red and cement plaster
- 5. Added downspouts and downspout at material change



D.

PROPOSED AMENDMENT



D.

APPROVED DESIGN

INTERIOR SECTION ELEVATION
Section D

City of Phoenix
Department of Planning and Economic Development
City Planning Division
150 North Central Avenue
Phoenix, Arizona 85004
Phone: (602) 350-3300
Fax: (602) 350-3301
www.phoenix.gov

55 Romney Street
Phoenix, Arizona 85004

55 Romney Street
Phoenix, Arizona 85004

55 Romney Street
Phoenix, Arizona 85004



INTERNAL COURTYARD VIEW ANALYSIS

Site Plan
 Building Footprints
 Handover Street
 Nassau Street
 Romney Street

Section A-A
 Section B-B
 Section C-C

55 Romney Street
 Courtyard View Analysis

17



VIEW FROM ROMNEY AND HANOVER STREETS

PROPOSED AMENDMENT

APPROVED DESIGN

City of
Romney
Planning
Department
55 Romney Street
Romney, MA 01968
Tel: 508-745-1234
Fax: 508-745-1234

Project Name:
55 Romney Street
Project Number:
2023-001
Date:
10/26/2023

Site Address:
55 Romney Street
Romney, MA 01968

55 Romney Street
Romney, MA 01968



VIEW FROM ROMNEY AND NASSAU STREETS

PROPOSED AMENDMENT

APPROVED DESIGN

City of
Ann Arbor

55 Romney Street
Ann Arbor, MI 48106

55 Romney Street
Ann Arbor, MI 48106

55 Romney Street
Ann Arbor, MI 48106

55 Romney Street
Ann Arbor, MI 48106

55 Romney Street
Ann Arbor, MI 48106

55 Romney Street
Ann Arbor, MI 48106

19

ANN ARBOR CITY ENGINEER



VIEW FROM HANOVER AND CONROY STREETS

PROPOSED AMENDMENT

APPROVED DESIGN

City of
Manchester
Planning
Department
55 Romney Street
Manchester, NH 03102
Tel: 603.886.1000
Fax: 603.886.1001

Project Name:
55 Romney Street
Project Number:
2023-001
Date:
10/26/23

Site Plan
Site Plan

55 Romney Street
Manchester, NH 03102

BRICK



Material Specification:
 Cherokee Brick - Paved
 Sherwin Williams Aqua Gray
 SW 7036

Location:
 • Main Body

CONCRETE DETAIL



Material Specification:
 Natural Finish Broad-Formed
 Concrete

Location:
 • Cast Concrete Base

METAL DETAIL



Material Specification:
 Natural Metal
 Powdercoat Blue - Gray

Location:
 • Hood

LIGHTING FIXTURE



Material Specification:
 CIBCA Lighting
 Downcast Linear Fixture
 EFC Design
 Item #CIB02019

Location:
 • Store Level

BRICK DETAIL



Material Specification:
 Cherokee Burnstone Brick
 Cross Rail Mortar

Location:
 • Main Body - Hammer Street

BRICK DETAIL



Material Specification:
 Cherokee Vulcan Black
 Charcoal Gray Mortar

Location:
 • Bonding
 • Knee Walls

METAL DETAIL



Material Specification:
 Color - Cast Iron
 Sherwin Williams SW 6201

Location:
 • Canopy

PENTHOUSE LEVEL



Material Specification:
 Natural Portland Cement Plaster
 (Formerly Fibre Cement Panels)

Location:
 • Upper Level Chasing

MATERIALS & FINISHES
 BUILDING 1

BRICK DETAIL



Material Specifications:
Charlotte Station Brick
Crown "Bona" Mortar

Location:
• Main Body
Charlotte Yellow Brick
Charcoal Gray Mortar (Knee Wall)

AWNING DETAIL



Material Specifications:
Seabrook "Alloy Steel"
4401-0003

Location:
• Awning

METAL DETAIL



Material Specifications:
Natural Metal

Location:
• Finishing Window Detail

LIGHTING FIXTURE



Material Specifications:
Rigo Lighting
Surface Wall Lamp

Location:
• Second Level

WINDOW DETAIL



Material Specifications:
Color - Emerald Gray
Sherwin Williams SW 4002

Location:
• Window Surrounds

STOREFRONT GLAZING



Material Specifications:
Color - Bronze

Location:
• Window Wall
• Entrance

METAL DETAIL



Material Specifications:
Color - Paper Gray
Sherwin Williams SW 4001

Location:
• Spandrel
• Canopies

PENTHOUSE LEVEL



Material Specifications:
Natural Portland Cement Plaster
(Formerly Fibra Cement Panel)

Location:
• Upper Level Cladding

MATERIALS & FINISHES BUILDING 2

55 Romney Street
Boston, MA 02118
Tel: 617.552.3300
Fax: 617.552.3301
www.55romney.com

55 Romney Street
BOSTON, MA 02118

STUCCO DETAIL



Material Specification:
 Integri-Figured Fiber
 Reinforced Concrete - Ocean Gray

Location:
 • Linn Level

METAL DETAILS



Material Specification:
 Color - Indium
 Sherwin Williams 1W 4403

Location:
 • Funding Elements
 • Spandrel
 • Columns

WINDOW DETAIL



Material Specification:
 Color - Catt Iron
 Sherwin Williams 1W 6202

Location:
 • Windows

LIGHTING FIXTURE



Material Specification:
 Lighting
 Green Neck Wall Fixture

Location:
 • Seven Level

WINDOW DETAIL



Material Specification:
 Color - Tequey
 Sherwin Williams DCB016

Location:
 • Windows

STOREFRONT GLAZING



Material Specification:
 Color - Light Gray

Location:
 • Window Wall
 • Entrance

MATERIALS & FINISHES
 BUILDING 3



55 Romney Street
 COMMERCIAL, ARTS & CULTURE
 PROJECT



55 Romney Street
 COMMERCIAL, ARTS & CULTURE
 PROJECT

BRICK



Material Specification:
Chandler Architectural Textured
Common Brick Mortar

Location:

- Body

METAL DETAILS



Material Specification:
Color - Matte Iron
Sherwin Williams SW 7625

Location:

- Sprockets
- Lower Chalking
- Upper Chalking

WINDOW DETAIL



Material Specification:
Color - Cast Iron
Sherwin Williams SW 6282

Location:

- Windows

LIGHTING FIXTURE



Material Specification:
CBCA Lighting
Fusion Frosted Short Science
EFC Design
Item #CH132930

Location:

- First Level

AWNING DETAIL



Material Specification:
Sudella 'Alloy Midnight'
4475-4076

Location:

- Awnings

STOREFRONT GLAZING



Material Specification:
Color - Light Gray

Location:

- Window Wall
- Entrance

PARAPET & GASKET



Material Specification:
Neutral Portland Cement Plaster
Color - Dark Finish
(Formerly Fiber Cement Panels)

Location:

- Eighth Floor Parapet & Gasket

FIRST LEVEL STUCCO



Material Specification:
Neutral Portland Cement Plaster

Location:

- First Level

MATERIALS & FINISHES

BUILDING 4

AMENDED ELEVATIONS

Sheets 26-31

Sottile & Sottile, 2019

55 ROMNEY STREET
Mixed-Use Redevelopment
CHARLESTON, SOUTH CAROLINA



NORTH ELEVATION
Romney Street

Scale: 1" = 20'-0"

Client: [illegible]
 Architect: [illegible]
 Date: [illegible]

Notes:
 1. [illegible]
 2. [illegible]
 3. [illegible]
 4. [illegible]
 5. [illegible]
 6. [illegible]
 7. [illegible]
 8. [illegible]
 9. [illegible]
 10. [illegible]
 11. [illegible]
 12. [illegible]
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 48. [illegible]
 49. [illegible]
 50. [illegible]

Project Name:
 55 Romney Street

55 Romney Street
 [illegible]
 [illegible]

DATE PLOT: 01/15/2014

Title Block
 Project Name
 Date
 Scale
 Drawing No.

Revision Log
 No. Description
 1 Initial Issue
 2 Revised Per Comments

Notes
 1. All work to be in accordance with the approved plans.
 2. The contractor shall be responsible for obtaining all necessary permits.
 3. The contractor shall maintain access to all adjacent properties at all times.
 4. The contractor shall be responsible for the protection of all existing utilities.
 5. The contractor shall be responsible for the removal and disposal of all debris.
 6. The contractor shall be responsible for the cleanup of the site.
 7. The contractor shall be responsible for the safety of all workers and the public.
 8. The contractor shall be responsible for the completion of the project within the specified time frame.
 9. The contractor shall be responsible for the payment of all bills and taxes.
 10. The contractor shall be responsible for the maintenance of the site until the project is completed.

Project Information
 Project No.
 Client Name
 Address

Architect Information
 Firm Name
 Address
 Phone
 Email

55 Remmey Street
 (Architectural Firm Name)

Drawing No.
 Scale
 Date

27
 (Architectural Firm Name)



EAST ELEVATION
 Hanover Street.

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



SOUTH ELEVATION
Conroy Street

Scale: 1" = 20'-0"

Client: [illegible]
 Project: [illegible]
 Date: [illegible]

[illegible text]

[illegible text]

[illegible text]

[illegible text]

55 Remmey Street
 [illegible text]

[illegible text]



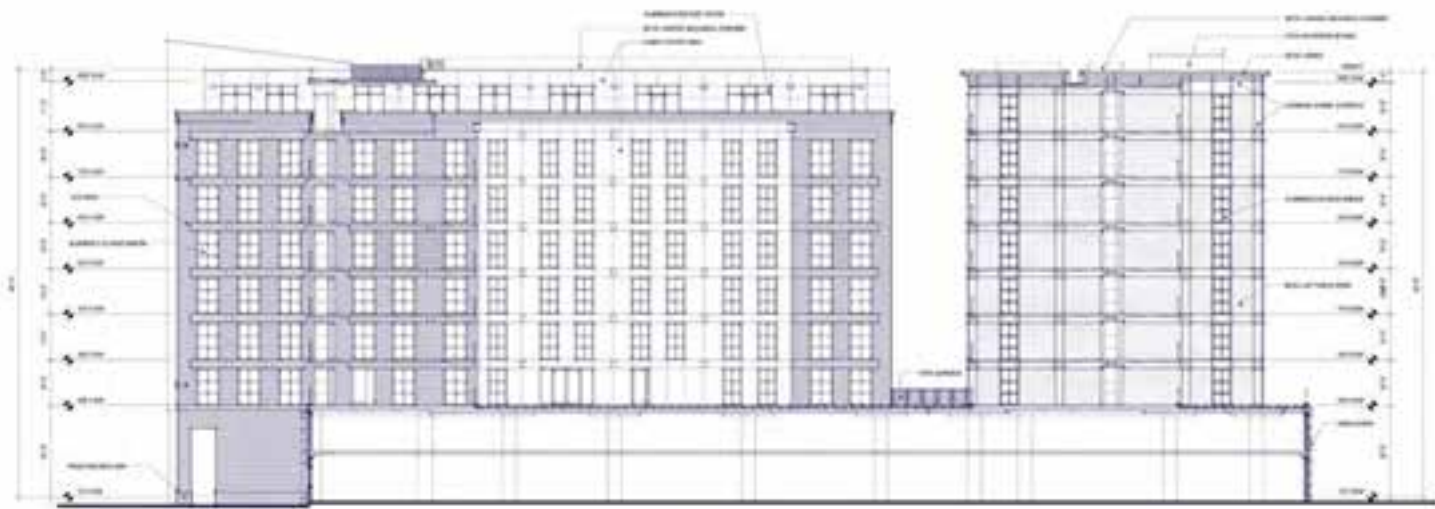
WEST ELEVATION
Nassau Street

Scale: 1" = 20'-0"

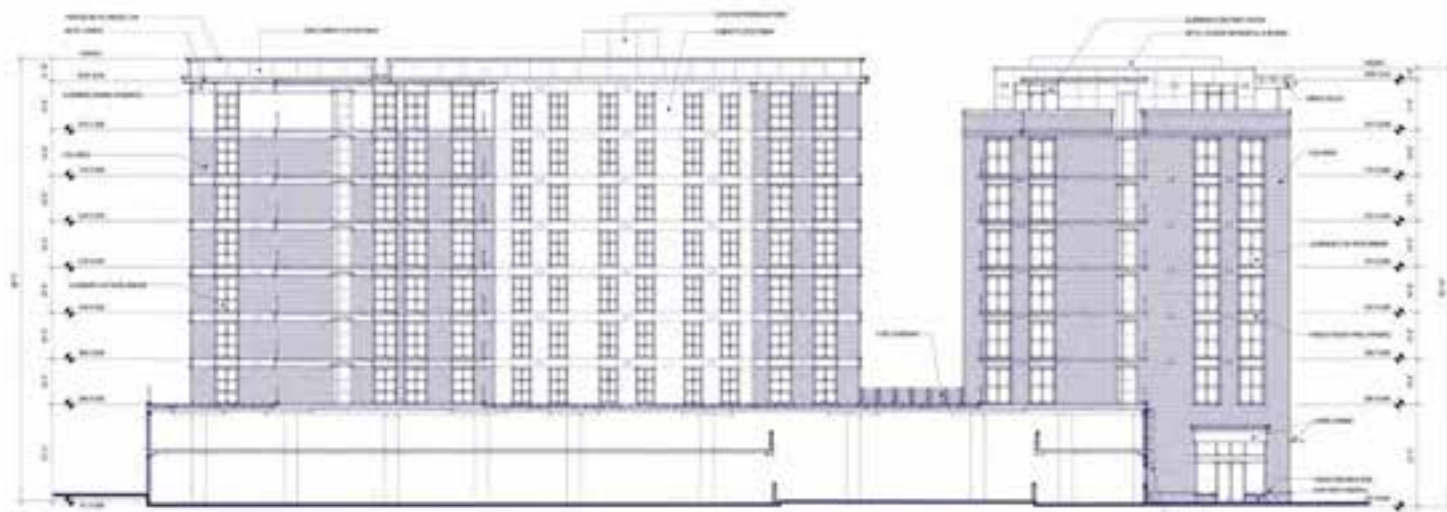
55 Remmey Street
Architectural Services, Inc.
100 Nassau Street
New York, NY 10038
Tel: 212-692-1234
Fax: 212-692-1235
www.arsnyc.com

Project No. 100-100-100
Drawing No. 100-100-100
Date: 10/10/10
Scale: 1" = 20'-0"

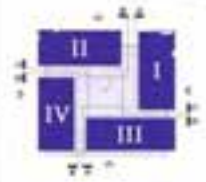
55 Remmey Street
Architectural Services, Inc.



A.



B.



SECTION ELEVATIONS
Sections A & B

Scale 1" = 20'-0"

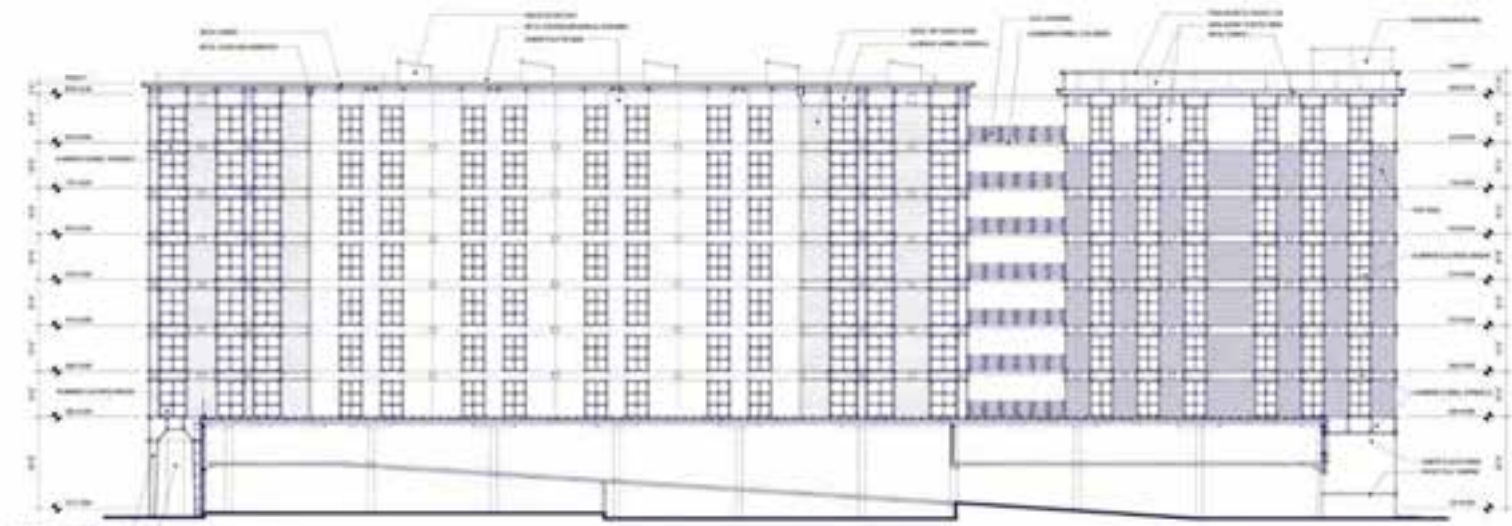
55 Remmey Street
Architectural Services, Inc.
1000 15th Street, N.W.
Atlanta, Georgia 30309
Phone: 404.525.1234
Fax: 404.525.1235

PROJECT NO. 100015
DATE: 01/15/01
DRAWN BY: J. [unreadable]
CHECKED BY: [unreadable]
SCALE: 1" = 20'-0"

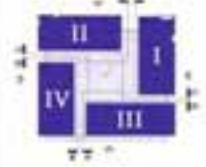
55 Remmey Street
Architectural Services, Inc.



C.



D.



SECTION ELEVATIONS
Sections C & D

Scale 1" = 20'-0"

55 Remmey Street
Architectural Services, Inc.
1000 10th Street, Suite 100
New York, NY 10011
Tel: 212-692-1234
Fax: 212-692-1235
www.55remmey.com

55 Remmey Street
Architectural Services, Inc.
1000 10th Street, Suite 100
New York, NY 10011
Tel: 212-692-1234
Fax: 212-692-1235
www.55remmey.com

55 Remmey Street
Architectural Services, Inc.
1000 10th Street, Suite 100
New York, NY 10011
Tel: 212-692-1234
Fax: 212-692-1235
www.55remmey.com

FLOOR PLANS FOR REFERENCE

Sheets 32-41

Sottile & Sottile, 2019

55 ROMNEY STREET
Mixed-Use Redevelopment
CHARLESTON, SOUTH CAROLINA



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISIONS TO PERMIT COMMENTS
3	REVISIONS TO PERMIT COMMENTS
4	REVISIONS TO PERMIT COMMENTS
5	REVISIONS TO PERMIT COMMENTS
6	REVISIONS TO PERMIT COMMENTS
7	REVISIONS TO PERMIT COMMENTS
8	REVISIONS TO PERMIT COMMENTS
9	REVISIONS TO PERMIT COMMENTS
10	REVISIONS TO PERMIT COMMENTS

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISIONS TO PERMIT COMMENTS
3	REVISIONS TO PERMIT COMMENTS
4	REVISIONS TO PERMIT COMMENTS
5	REVISIONS TO PERMIT COMMENTS
6	REVISIONS TO PERMIT COMMENTS
7	REVISIONS TO PERMIT COMMENTS
8	REVISIONS TO PERMIT COMMENTS
9	REVISIONS TO PERMIT COMMENTS
10	REVISIONS TO PERMIT COMMENTS

HUMPHREYS & PARTNERS
 ARCHITECTS (FLORIDA) LLC
 10000 W. BOULEVARD, SUITE 1000
 MIAMI, FLORIDA 33156
 TEL: 305.441.1111
 FAX: 305.441.1112
 WWW.HUMPHREYS-PA.COM



65 FIDMONEY
 FIDMONEY AT MIDWOOD - CHARLESTON, SC
 MIDDLE STREET PARTNERS

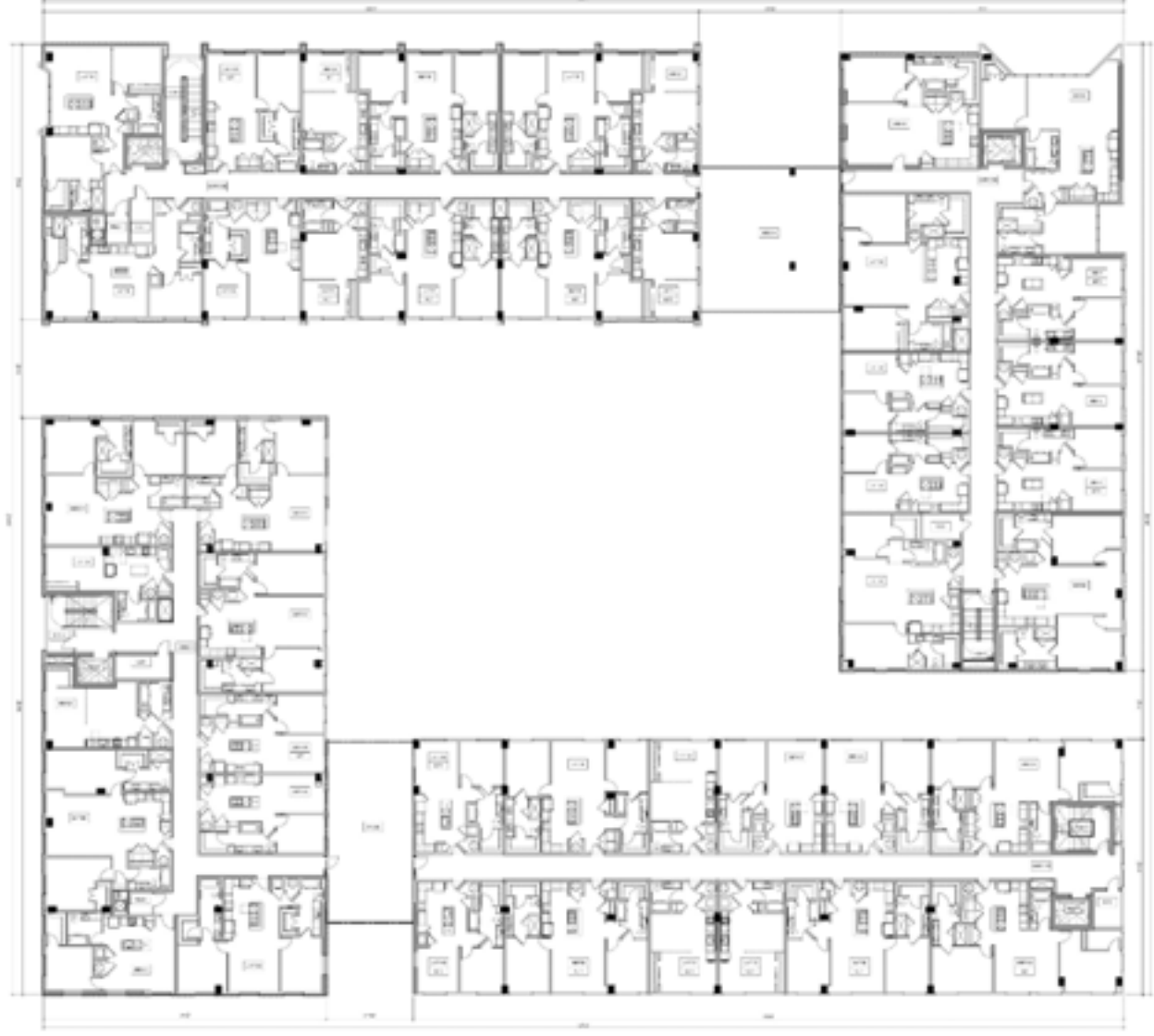


NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1
2
3
4
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55 ROMNEY
 ROMNEY AT HARBOUR - CHARLESTON, SC
 MIDDLE STREET PARTNERS

HUMPHREYS & PARTNERS
 ARCHITECTS/FLOORBALLIC
 101 WEST WASHINGTON STREET, SUITE 1000
 CHARLESTON, SOUTH CAROLINA 29401
 TEL: 803.733.1111 FAX: 803.733.1112
 WWW.HUMPHREYS-PA.COM



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DATE SUBMITTED: 05-30-2019

27th FLOOR PLAN
OVERALL LAYOUT
SHEET NO.

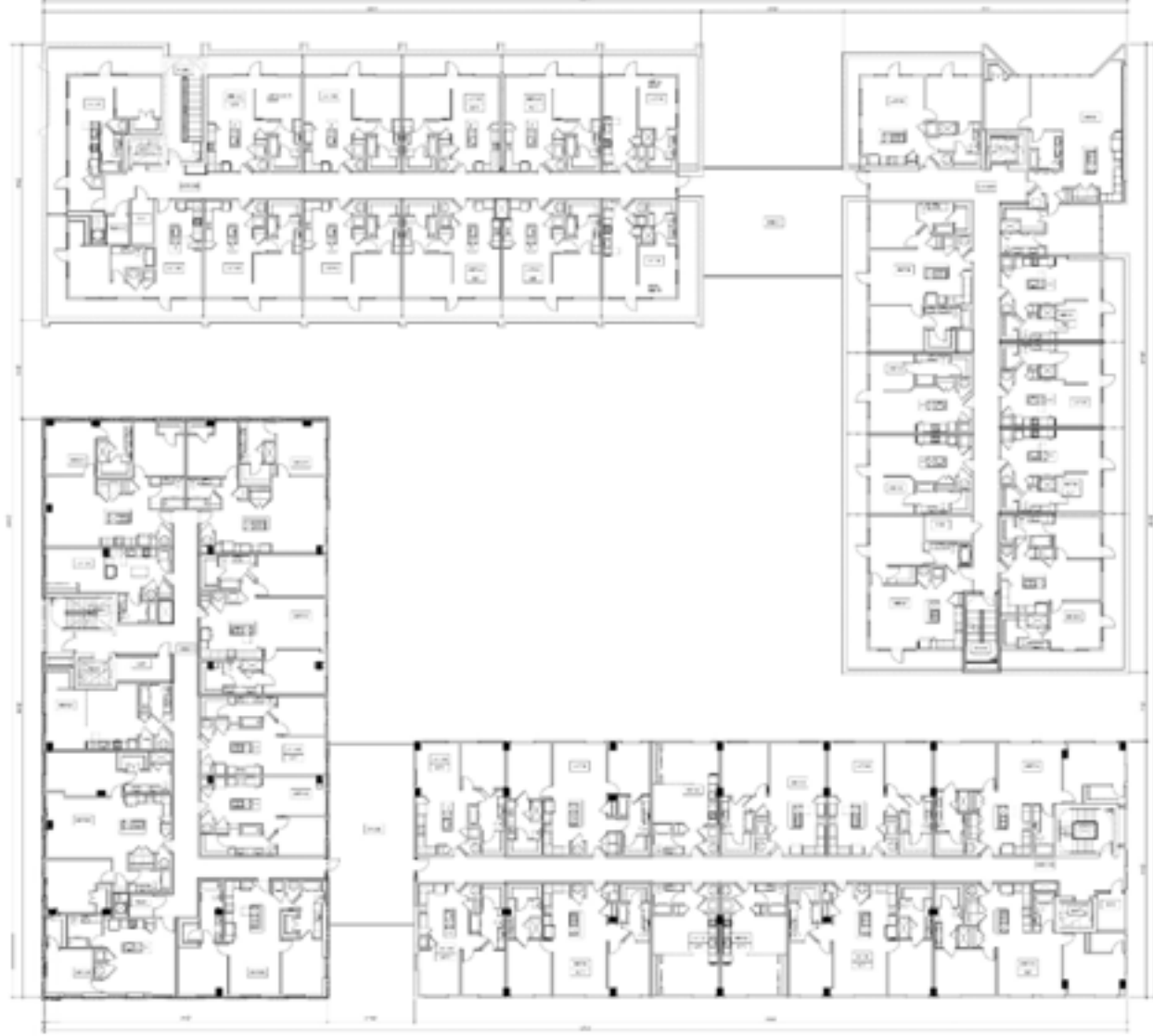
39



HUMPHREYS & PARTNERS
ARCHITECTS / FLORIDA LLC
19 EAST HANOVER STREET, SUITE 1100
CHARLESTON, SC 29403
TEL: 803.799.1100
WWW.HUMPHREYS-PA.COM

55 FROMANEY
FROMANEY AT HANOVER - CHARLESTON, SC
MIDDLE STREET PARTNERS

NO.	REVISION	DATE
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DATE SUBMITTED: 05-30-2019

4TH FLOOR PLAN
OVERALL LAYOUT
SHEET NO.

40



HUMPHREYS & PARTNERS
ARCHITECTS / FLORIDA LLC
19 EAST HANOVER STREET, SUITE 1000
CHARLESTON, SC 29403
TEL: 803.733.1000
WWW.HUMPHREYSANDPARTNERS.COM

55 FROMANEY
FROMANEY AT HANOVER - CHARLESTON, SC
MIDDLE STREET PARTNERS

REVISIONS

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Agenda Item 8:

411 Meeting Street - - TMS # 549-09-03-114

Request conceptual approval for new construction of mixed-use development, and requesting additional story based on architectural merit and context.

Height District: 5 & 8 / (Cannon-Elliottborough)

Old and Historic District

BENNETT  HOSPITALITY

411 MEETING STREET

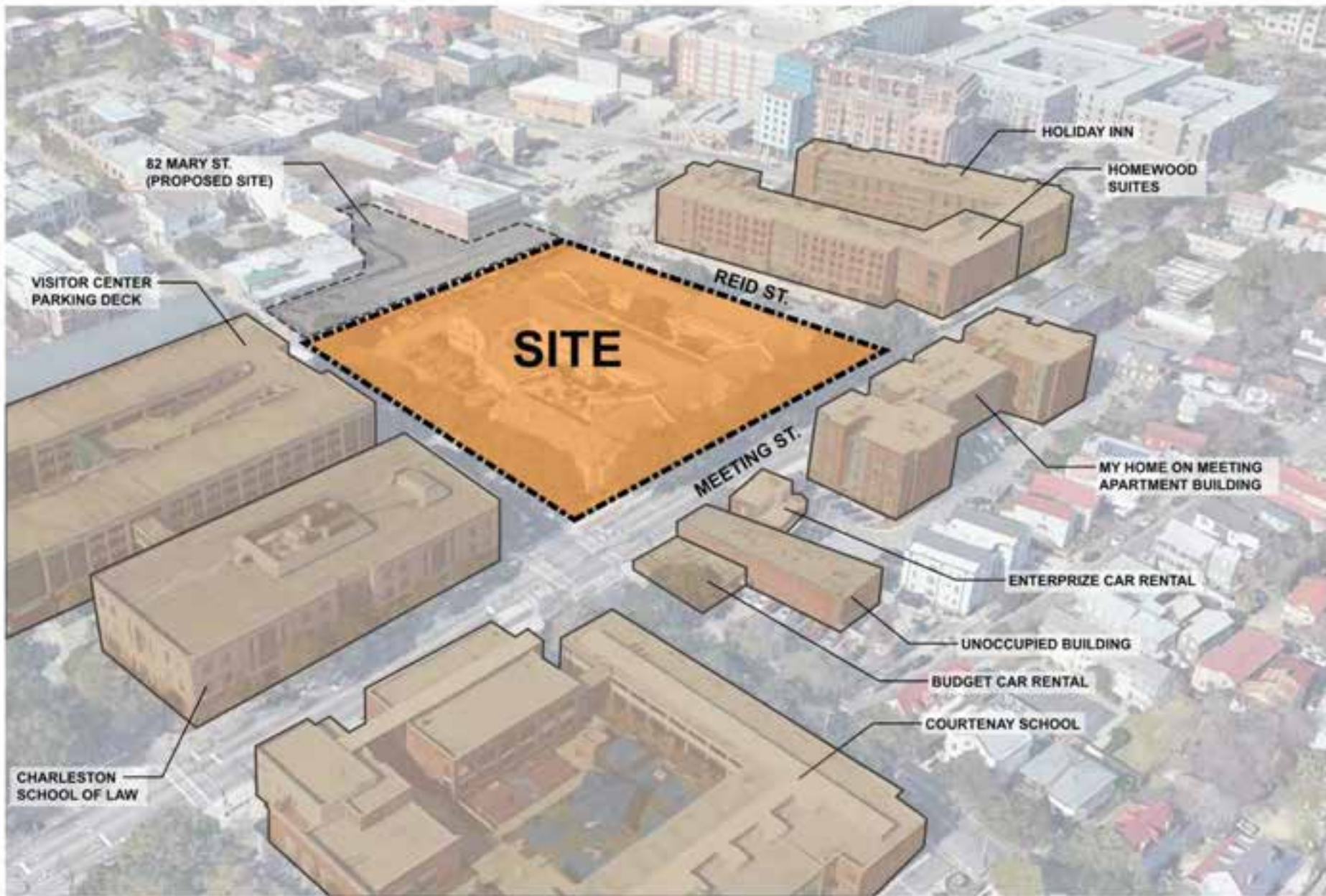
CONCEPTUAL SUBMITTAL

CHARLESTON, SOUTH CAROLINA

Page	Title
1	COVER PAGE
2	SHEET INDEX
3	EXISTING CONTEXT MAP
4	EXISTING CONDITIONS
5	SURROUNDING CONTEXT
6	FEMA FLOOD MAP
7	SITE PLAN
8	GROUND LEVEL PLAN
9	MEZZANINE PLAN
10	LEVEL 2 PLAN
11	LEVEL 3 PLAN
12	LEVEL 4 PLAN
13	LEVEL 5-8 PLAN
14	LEVEL 9 PLAN
15	PARKING LEVEL PLAN
16	MEETING STREET - PROPOSED STREETScape
17	MARY STREET - PROPOSED STREETScape
18	REID STREET - PROPOSED STREETScape
19	LOWLINE - PROPOSED STREETScape
20	EAST ELEVATION - MEETING STREET
21	WEST ELEVATION - LOWLINE
22	NORTH ELEVATION - REID STREET
23	SOUTH ELEVATION - MARY STREET
24	PRECEDENT IMAGES - HISTORIC BUILDINGS
25	PRECEDENT IMAGES - NEW CONSTRUCTION
26	MEETING STREET AT MARY STREET - EXISTING CONDITIONS
27	MEETING STREET AT MARY STREET - PREVIOUS SUBMITTAL
28	MEETING STREET AT MARY STREET - PROPOSED DESIGN
29	MEETING STREET AT REID STREET - EXISTING CONDITIONS
30	MEETING STREET AT REID STREET - PREVIOUS SUBMITTAL
31	MEETING STREET AT REID STREET - PROPOSED DESIGN
32	MARY STREET LOOKING NORTH - EXISTING CONDITIONS
33	MARY STREET LOOKING NORTH - PREVIOUS SUBMITTAL
34	MARY STREET LOOKING NORTH - PROPOSED DESIGN
35	REID STREET LOOKING SOUTH

Page	Title
36	REID STREET LOOKING SOUTH - PREVIOUS SUBMITTAL
37	REID STREET LOOKING SOUTH - PROPOSED DESIGN
38	MEETING STREET MAIN FACADE - PREVIOUS SUBMITTAL
39	MEETING STREET MAIN FACADE - PROPOSED DESIGN
40	PORTE COCHERE AT ENTRY - PREVIOUS SUBMITTAL
41	PORTE COCHERE AT ENTRY - PROPOSED DESIGN
42	CORNER DETAIL VIEW - PREVIOUS SUBMITTAL
43	CORNER DETAIL VIEW - PROPOSED DESIGN
44	COURTYARD VIEW - PREVIOUS SUBMITTAL
45	COURTYARD VIEW - PROPOSED DESIGN
46	LOWLINE VIEW - PREVIOUS SUBMITTAL
47	LOWLINE VIEW - PROPOSED DESIGN
48	LOWLINE VIEW AT COURTYARD ENTRY - PREVIOUS SUBMITTAL
49	LOWLINE VIEW AT COURTYARD ENTRY - PROPOSED DESIGN
50	AERIAL VIEW - PREVIOUS SUBMITTAL
51	AERIAL VIEW - PROPOSED DESIGN
52	CONDO VIEW AT MARY - PROPOSED DESIGN
53	LOWLINE AERIAL VIEW AT MARY - PROPOSED DESIGN
54	LOWLINE VIEW AT MARY STREET - PROPOSED DESIGN
55	LOWLINE VIEW - PROPOSED DESIGN
56	LOWLINE VIEW - PROPOSED DESIGN
57	LOWLINE VIEW - PROPOSED DESIGN
58	CONDO VIEW AT MARY STREET - WEST - PROPOSED DESIGN







82 MARY STREET (PROPOSED)



VISITOR CENTER PARKING DECK



CHARLESTON SCHOOL OF LAW LIBRARY



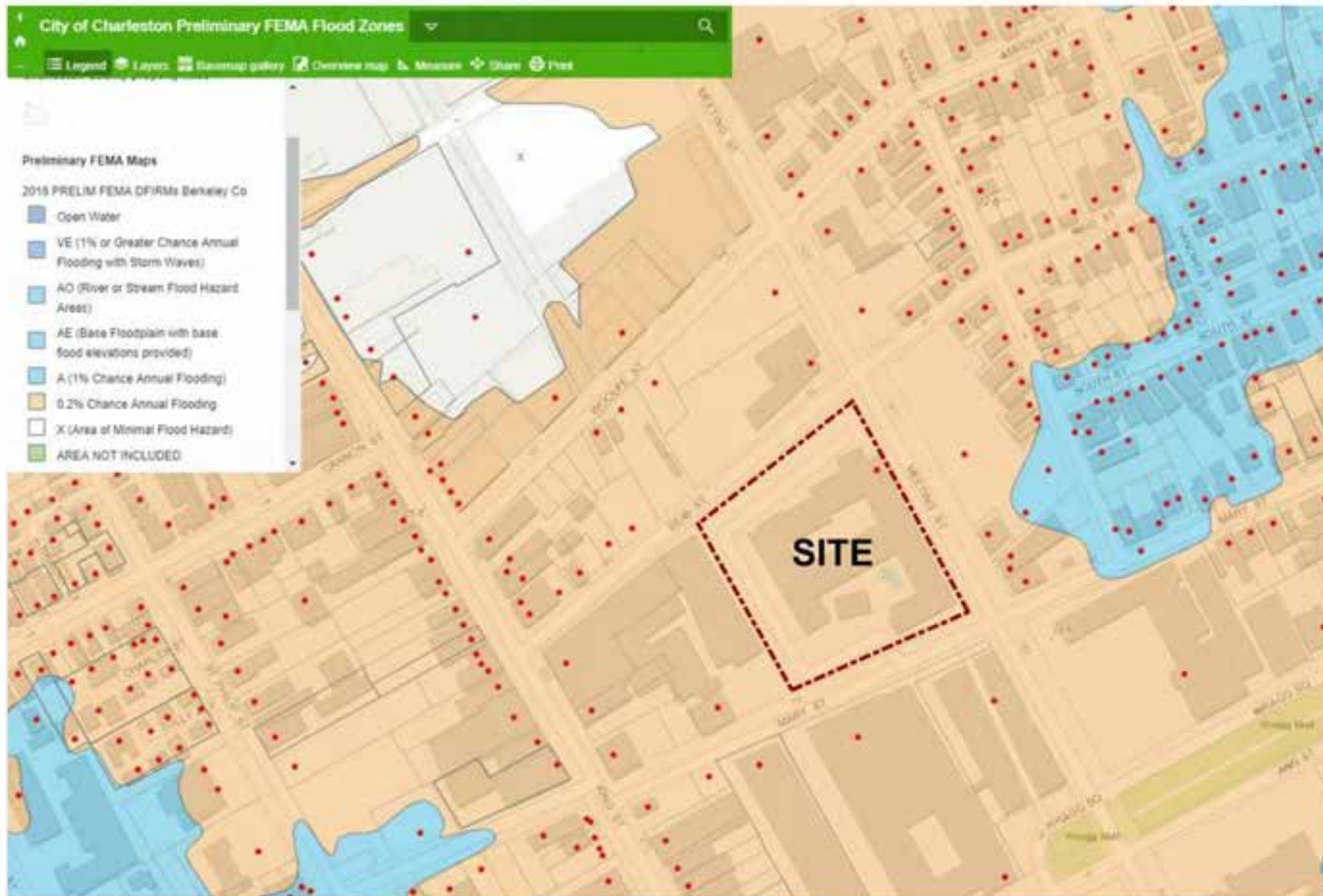
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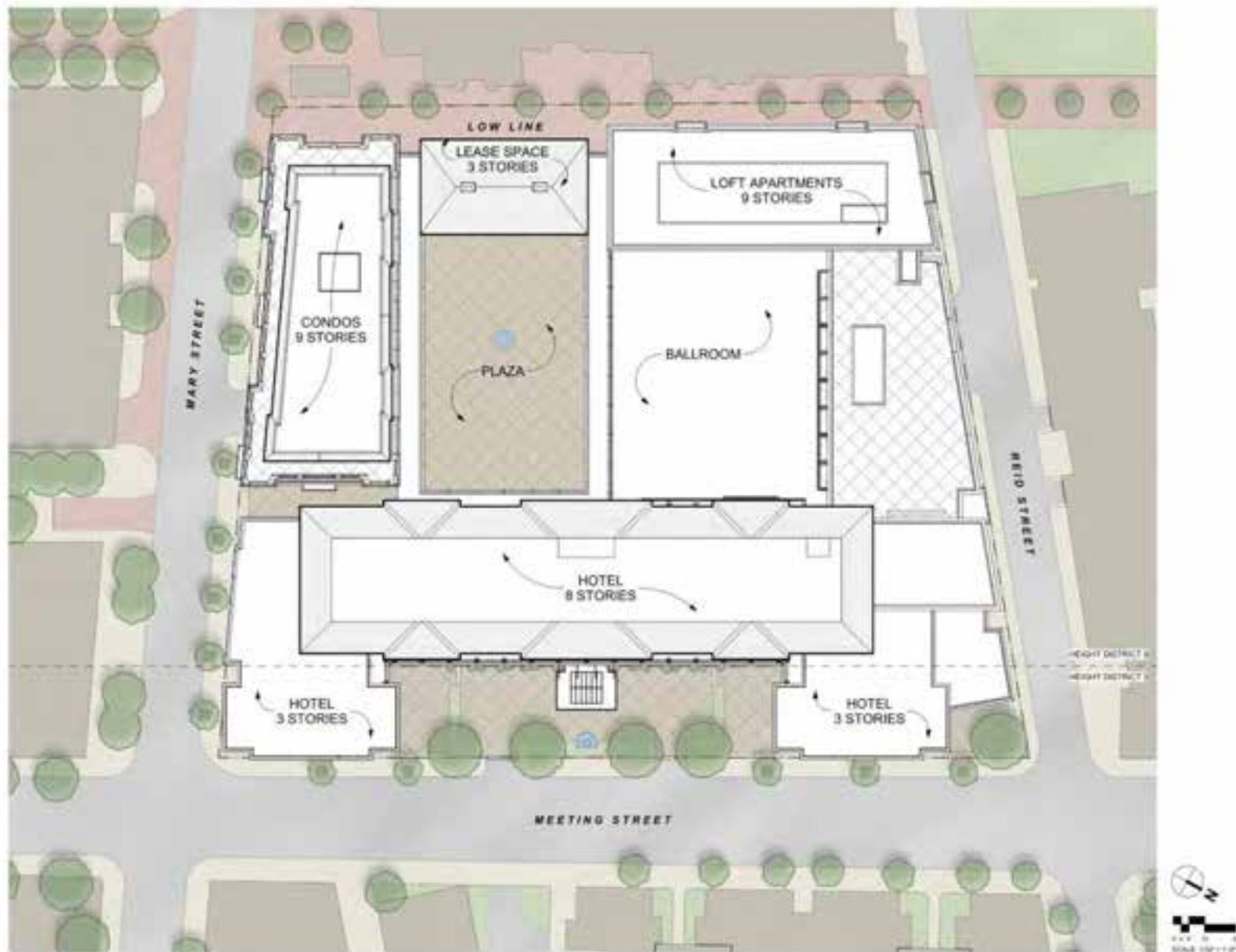


MY HOUSE ON MEETING APARTMENT BUILDING



CHARLESTON SCHOOL OF LAW



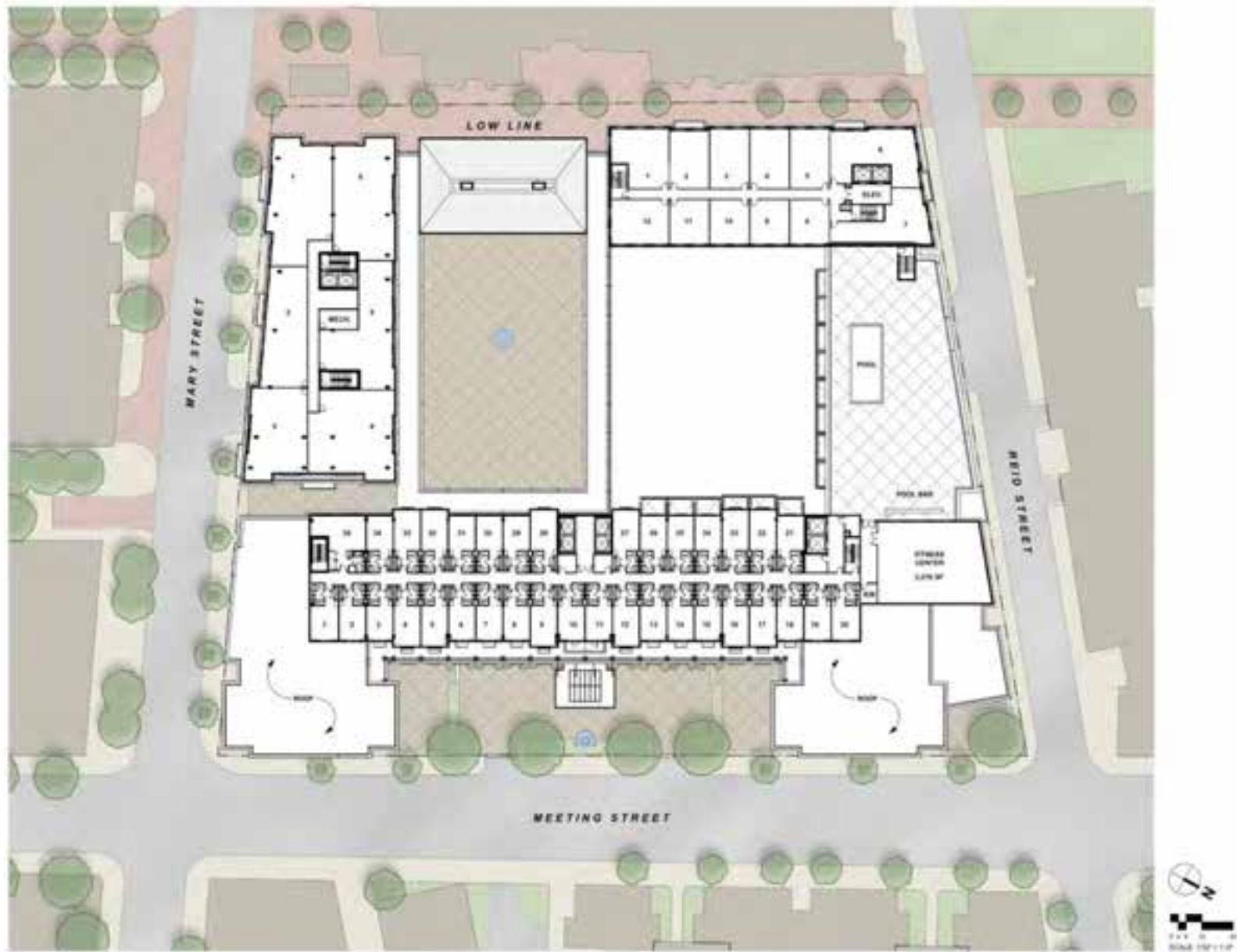


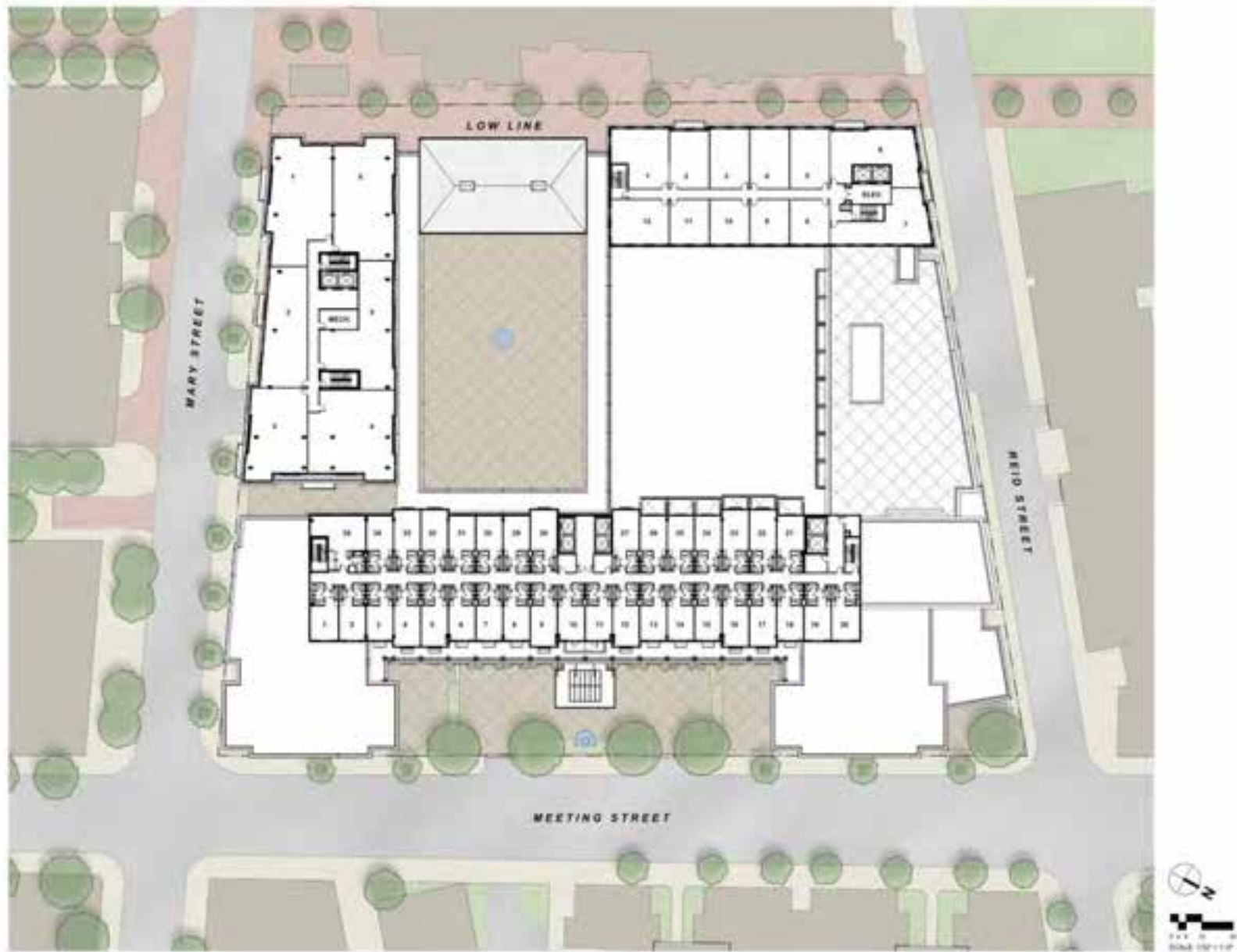


















PREVIOUS SUBMITTAL





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PREVIOUS SUBMITTAL







CHARLESTON MARKET HALL



CHARLESTON OLD EXCHANGE BUILDING



1 BROAD STREET, CHARLESTON



CORINTHIA HOTEL, BUDAPEST



CORINTHIA HOTEL



GAILLARD CENTER



HOTEL BENNETT



COURIER SQUARE



GRAND BOHEMIAN



































































Agenda Item 9:

270 King Street - - TMS # 457-08-01-044

Request final approval for restoration of window openings on upper two floors, re-openings and new openings on the south elevation, new lanterns on north and west elevations, new storefront on north elevation, and new steel and glass canopy on north elevation.

Category 2 / (none) / Height District: 3 & 6 / c. 1871-72

Old and Historic District

DRAWING INDEX:

1	COVER SHEET	27	WEST ELEVATION - EXISTING & PROPOSED 12/3/2018	
2	SITE CONTEXT	28	WEST ELEVATION - EXISTING & PROPOSED	
3	AERIAL PHOTOGRAPH	29	NORTH ELEVATION - EXISTING & PROPOSED 12/3/2018	
4	AERIAL PHOTOGRAPH	30	NORTH ELEVATION - EXISTING & PROPOSED	
5	AERIAL PHOTOGRAPH	31	EAST ELEVATION - EXISTING & PROPOSED 12/3/2018	
6	AERIAL PHOTOGRAPH	32	EAST ELEVATION - EXISTING & PROPOSED	
7	CURRENT PHOTOGRAPHS	33	SOUTH ELEVATION - EXISTING & PROPOSED 12/3/2018	
8	CURRENT PHOTOGRAPHS	34	SOUTH ELEVATION - EXISTING & PROPOSED	
9	CURRENT PHOTOGRAPHS	35	WEST ELEVATION - PROPOSED	
10	HISTORIC PHOTOGRAPH	36	COLOR PALETTE	
11	HISTORIC PHOTOGRAPH	37	BUILDING SECTION - EXISTING & PROPOSED	
12	HISTORIC PHOTOGRAPH	38	BUILDING SECTION - EXISTING & PROPOSED	
13	HISTORIC PHOTOGRAPH	39	WALL SECTION	
14	SITE PLAN - EXISTING	40	WALL SECTION	
15	SITE PLAN - PROPOSED	41	WALL SECTION	
16	FIRST FLOOR PLAN - EXISTING	42	WALL SECTION	590
17	SECOND FLOOR PLAN - EXISTING	43	FRONT DOOR CANOPY DETAILS	
18	THIRD FLOOR PLAN - EXISTING	44	FRONT DOOR CANOPY DETAILS	
19	THIRD FLOOR MEZZANINE PLAN - EXISTING	45	FRONT DOOR CANOPY DETAILS	
20	ROOF PLAN PLAN - EXISTING	46	FRONT DOOR CANOPY DETAILS	
21	FIRST FLOOR PLAN - PROPOSED	47	WOOD STOREFRONT DETAILS	
22	SECOND FLOOR PLAN - PROPOSED	48	WOOD ENTRY DOOR DETAILS	
23	SECOND FLOOR MEZZANINE PLAN - PROPOSED	49	ALLEY GATE DETAILS	
24	THIRD FLOOR PLAN - PROPOSED	50	WOOD STOREFRONT DETAILS	
25	THIRD FLOOR MEZZANINE PLAN - PROPOSED	51	WINDOW FRAMES - EXTERIOR	
26	ROOF PLAN PLAN - PROPOSED	52	WINDOW FRAMES - INTERIOR	
		53	WINDOW FRAMES - DETAILS	
		54	WINDOW FRAMES - DETAILS	
		55	EXTERIOR LIGHTING	





A1 SITE PLAN - OVERVIEW



HISTORIC PHOTOGRAPH

DATE: 01/15/19

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

591

DESIGN DEVELOPMENT

DATE: 01/15/19

100 King Street
Charleston, SC 29401
484 588 2800
www.boerdorferarchitects.com

masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

A001
SITE PLAN - EXISTING

DATE: 01/15/19



ARIAL PHOTOGRAPH FROM WEST

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PROJECT: MASONIC HALL
DRAWN BY: [illegible]
CHECKED BY: [illegible]

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

592

PHASE: DESIGN DEVELOPMENT



evan FOR KING ABOUT
ARCHITECTS, INC. 2016
100 KING ST. 2ND FLOOR
CHARLESTON, SC 29401

oerdoerfer 2016
ARCHITECTS
100 KING ST. 2ND FLOOR
CHARLESTON, SC 29401

PROJECT: **masonic hall**
100 KING ST.
CHARLESTON, SOUTH CAROLINA





ARIAL PHOTOGRAPH FROM SOUTHWEST

DATE REVISIONS: REVISED PERMANENTLY ARCHITECTS

10:07:53 PM

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DATE: 05/02/2016	DATE: 05/02/2016
BY: J. BERTDOERFER	BY: J. BERTDOERFER
FOR: MASONIC HALL	FOR: MASONIC HALL
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION	

593

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evan	170 KING STREET CHARLOTTE, NC 28202 919.252.8800 www.evandesign.com
bertdoerfer	170 KING STREET CHARLOTTE, NC 28202 www.bertdoerferarchitects.com
architects	

masonic hall
170 KING STREET CHARLOTTE, NORTH CAROLINA

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ARIAL PHOTOGRAPH FROM NORTH

DATE REVISION: 03/14/2019 10:00 AM ARCHITECTS

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PROJECT NO. 10075

DATE: 03/14/2019 10:07:53 PM
 CITY OF CHARLOTTE
 WILLIAMSBURG

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

595

DESIGN DEVELOPMENT

100 King Street
 Charlotte, NC 28202
 404.525.5555
 charlotte@boertdoerfer.com

boertdoerfer architects

masonic hall
 610 KING ST
 CHARLOTTE, SOUTH CAROLINA

03/14/2019 10:07:53 PM

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EAST FACADE AT WENTWORTH STREET

C1 EXISTING CONDITIONS
SCALE: 1/8" = 1'-0"



CORNER OF KING AND WENTWORTH STREET

C3 EXISTING CONDITIONS
SCALE: 1/8" = 1'-0"



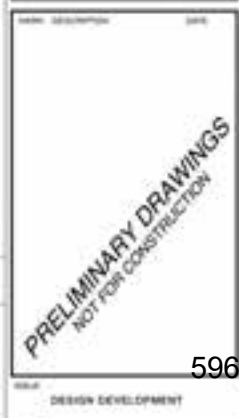
NORTH VIEW

A1 EXISTING CONDITIONS
SCALE: 1/8" = 1'-0"



BIRDSEYE VIEW OF SOUTH FACADE

A3 EXISTING CONDITIONS
SCALE: 1/8" = 1'-0"



596



DATE: 08/18/19

DATE: 08/18/19

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CURRENT PHOTOGRAPH OF EXTERIOR STUCCO DETAILING

GENERAL NOTES

NO.	DESCRIPTION	DATE
1	CITY OF CHARLESTON BUILDING DEPARTMENT	10.08.2019

**PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION**

597

SCALE
DESIGN DEVELOPMENT

SCALE

evan
200 King Street
Charleston, SC 29402
803.724.4800
www.evandesign.com

oertdoerfer
architects
100 King Street
Charleston, SC 29402
803.724.4800
www.oertdoerferarchitects.com

PROJECT

masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

10.18.2019



DATE: 05/11/10
 SCALE: 1/8" = 1'-0"

PRELIMINARY DRAWINGS
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598

DESIGN DEVELOPMENT

DATE: 05/11/10

evan
 300 King Street
 Charleston, SC 29401
 803.799.4000
 evoarchitects.com

oertdoerfer
 200 King Street
 Charleston, SC 29401
 www.oertdoerferarchitects.com
 architects

masonic
 hall
 870 KING ST.
 CHARLESTON, SOUTH CAROLINA

DATE: 05/11/10

A006

EXISTING CONDITIONS

A1 EXISTING CONDITIONS @ ENTRY ON WENTWORTH STREET

05/11/10



HISTORIC PHOTOGRAPH

10/27/18 6:33 PM

GENERAL NOTES

DATE	DESCRIPTION
10.22.2018	CITY OF CHARLESTON PLANNING DEPARTMENT

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DATE: DESIGN DEVELOPMENT

SCALE:


 Evan Koertdoerfer Architects, LLC
 200 King Street
 Charleston, SC 29402
 843.522.4822
 www.koertdoerferarchitects.com
 architects

PROJECT
masonic hall
 270 KING ST.
 CHARLESTON, SOUTH CAROLINA

9.19.2018 1:00



HISTORIC PHOTOGRAPH

10/27/18 6:33 PM

GENERAL NOTES

DATE: 10.22.2018
 CITY OF CHARLESTON
 BUILDING DEPARTMENT

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SCALE: DESIGN DEVELOPMENT

PROJECT:

evan
 200 King Street
 Charleston, SC 29402
 803.724.4800
 charleston, sc 29402

oerdoerfer
 401 King Street
 Charleston, SC 29402
 www.oerdoerferarchitects.com
 architects

PROJECT:
masonic hall
 270 KING ST.
 CHARLESTON, SOUTH CAROLINA

DATE: 10.22.2018



HISTORIC PHOTOGRAPH

10/27/18 6:33 PM

GENERAL NOTES

DATE: 10.22.2018
 CITY OF CHARLESTON
 BUILDING DEPARTMENT

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evan
 200 King Street
 Charleston, SC 29402
 803.733.4800
 charleston, sc 29402

oerdoerfer
 401 7th Street
 Charleston, SC 29402
 www.oerdoerferarchitects.com
 architects

PROJECT

**masonic
 hall**
 870 KING ST.
 CHARLESTON, SOUTH CAROLINA

10.18.2018



HISTORIC PHOTOGRAPH

GENERAL NOTES

DATE	DESCRIPTION
10.22.2019	CITY OF CHARLESTON MULLINS DEPARTMENT

PRELIMINARY DRAWINGS
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SCALE
DESIGN DEVELOPMENT

SCALE

evan
200 King Street
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evan@evanarchitects.com

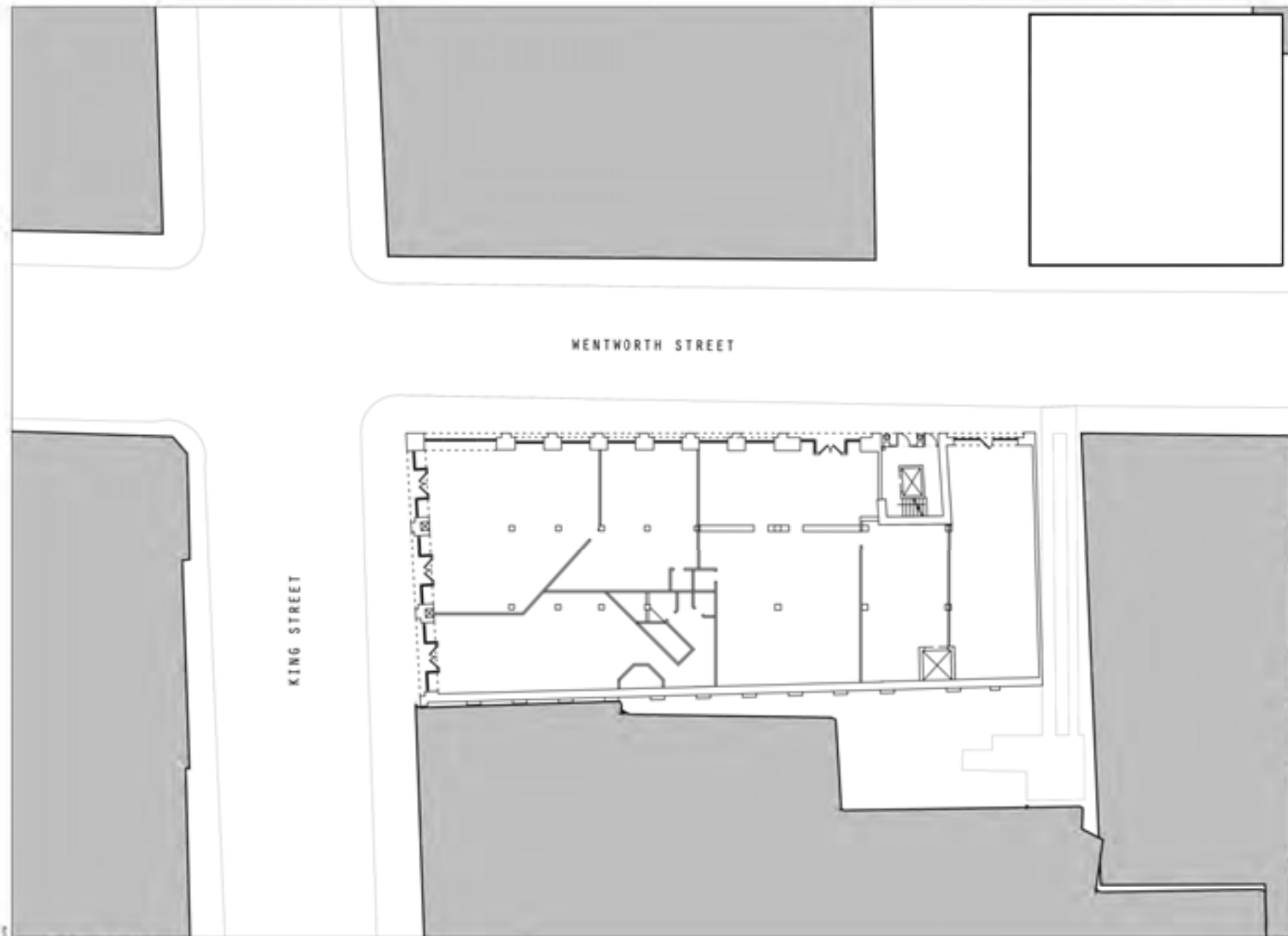
oerdoerfer
1401 12th Street
Charleston, SC 29402
803.733.4555
www.oerdoerferarchitects.com

oerdoerfer architects

PROJECT

masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

10.22.2019 1003



MENTWORTH STREET

KING STREET

GENERAL NOTES

DATE: 05/14/2019

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NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

SCALE

evan
270 King Street
Charleston, SC 29403
843.555.4888
evan@evanarchitects.com

oertdoerfer
1400 Park Road
Charleston, SC 29403
843.734.0000
www.oertdoerferarchitects.com
oertdoerfer architects

PROJECT

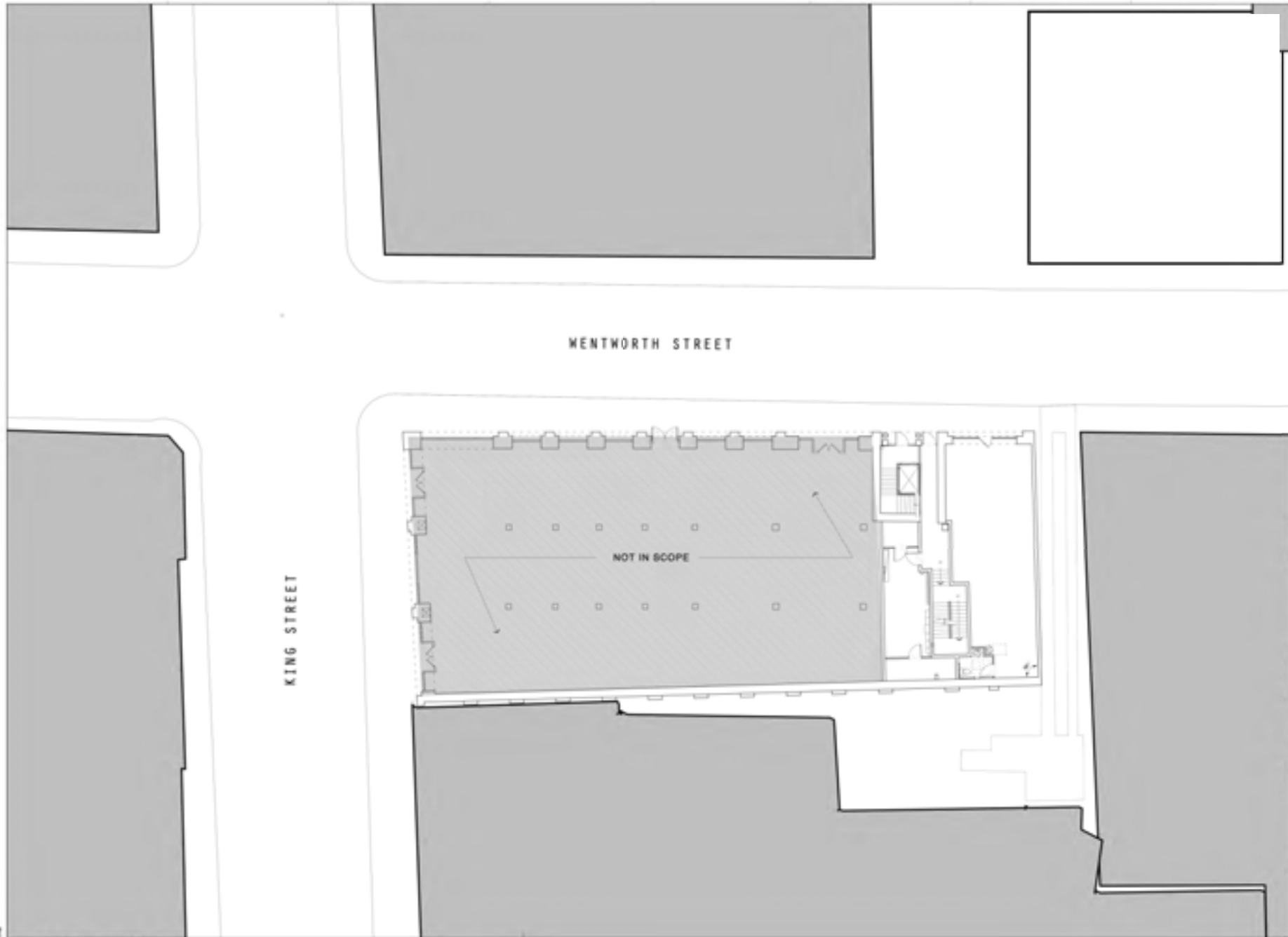
masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

5.14.2019 1:00

A002

SITE PLAN - EXISTING

A1 SITE PLAN - EXISTING
SCALE: 1/8" = 1'-0"



GENERAL NOTES

NO.	DESCRIPTION	DATE
1	TOWN OF POLLY BEACH BUILDING DEPARTMENT	8.14.2019

**PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION**

DESIGN DEVELOPMENT

SCALE

evan
100 King Street
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843.522.4800
evan@evanarchitects.com

oertdoerfer
100 King Street
Charleston, SC 29402
843.522.4800
www.oertdoerferarchitects.com
oertdoerfer architects

PROJECT

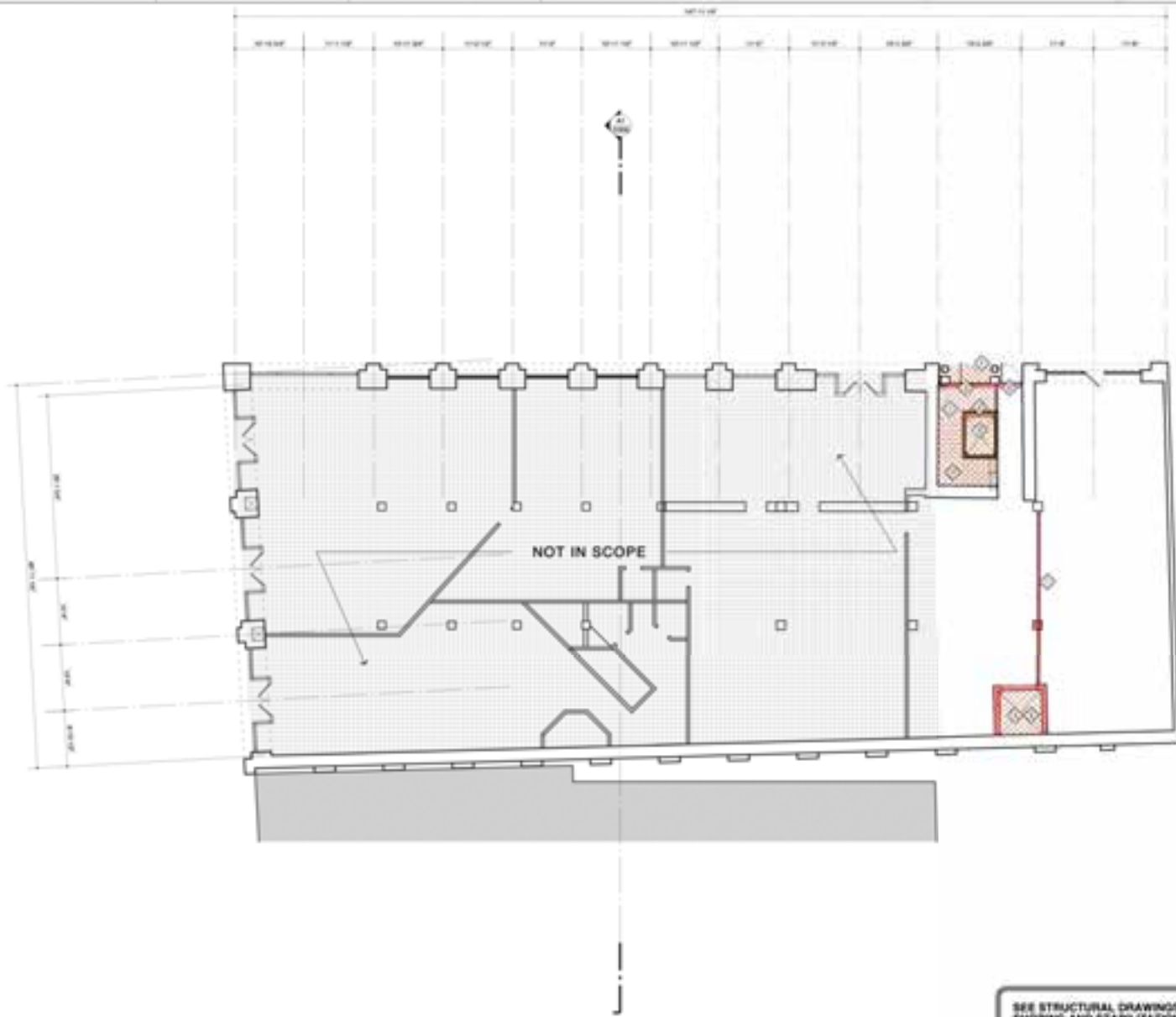
masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

8.14.2019 1003

A003

SITE PLAN - PROPOSED

A1 SITE PLAN - PROPOSED
SCALE 1/8"=1'-0"



NO.	SYM.	DESCRIPTION
1	◆	EXISTING CONCRETE WALL, 12" THICK, 8" REINFORCING BARS, 12" HIGH, 12" WIDE, 12" DEEP, 12" LONG, 12" HIGH, 12" WIDE, 12" DEEP, 12" LONG
2	◆	EXISTING CONCRETE WALL, 12" THICK, 8" REINFORCING BARS, 12" HIGH, 12" WIDE, 12" DEEP, 12" LONG
3	◆	EXISTING CONCRETE WALL, 12" THICK, 8" REINFORCING BARS, 12" HIGH, 12" WIDE, 12" DEEP, 12" LONG
4	◆	EXISTING CONCRETE WALL, 12" THICK, 8" REINFORCING BARS, 12" HIGH, 12" WIDE, 12" DEEP, 12" LONG
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6	◆	EXISTING CONCRETE WALL, 12" THICK, 8" REINFORCING BARS, 12" HIGH, 12" WIDE, 12" DEEP, 12" LONG
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8	◆	EXISTING CONCRETE WALL, 12" THICK, 8" REINFORCING BARS, 12" HIGH, 12" WIDE, 12" DEEP, 12" LONG
9	◆	EXISTING CONCRETE WALL, 12" THICK, 8" REINFORCING BARS, 12" HIGH, 12" WIDE, 12" DEEP, 12" LONG
10	◆	EXISTING CONCRETE WALL, 12" THICK, 8" REINFORCING BARS, 12" HIGH, 12" WIDE, 12" DEEP, 12" LONG

REVISIONS

NO.	DESCRIPTION	DATE

EXISTING
 PROPOSED

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT
 DATE:

even 500 King Street
 Charleston, SC 29403
 843.526.8800
 charleston, sc 29403

oertdoerfer 141 2nd St. S.W.
 www.oertdoerferarchitects.com
 architects

PROJECT
masonic hall
 270 KING ST.
 CHARLESTON, SOUTH CAROLINA

8-14-2010 1001 1000

D100

FIRST FLOOR PLAN - EXISTING

A1 FIRST FLOOR PLAN - EXISTING
 SCALE: 1/8" = 1'-0"

SEE STRUCTURAL DRAWINGS FOR
 SHORING AND STABILIZATION PLANS, DETAILS
 AND SPECIFICATIONS.



NO.	SYM.	DESCRIPTION
1	◆	CONCRETE WALL
2	◆	CONCRETE COLUMN
3	◆	CONCRETE BEAM
4	◆	CONCRETE SLAB
5	◆	CONCRETE FLOOR FINISH
6	◆	CONCRETE CEILING FINISH
7	◆	CONCRETE PARTITION WALL
8	◆	CONCRETE PARTITION COLUMN
9	◆	CONCRETE PARTITION BEAM
10	◆	CONCRETE PARTITION SLAB
11	◆	CONCRETE PARTITION FLOOR FINISH
12	◆	CONCRETE PARTITION CEILING FINISH

REVISIONS

NO.	DESCRIPTION	DATE

EXISTING
 PROPOSED

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

500 King Street
 Charleston, SC 29403
 843.799.8800
 charleston@evan-berardo.com

evan
 berardo
 architects

PROJECT

masonic
 hall
 270 KING ST.
 CHARLESTON, SOUTH CAROLINA

11/14/2018
 1001
 1000

D102

THIRD FLOOR PLAN - EXISTING

A1 THIRD FLOOR PLAN - EXISTING



A1 FIRST FLOOR PLAN - PROPOSED

GENERAL NOTES

NO.	DESCRIPTION	DATE
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION		

PHASE DESIGN DEVELOPMENT

SCALE

evan 500 King Street
Charleston, SC 29403
484.444.4444
evan@evanarchitects.com

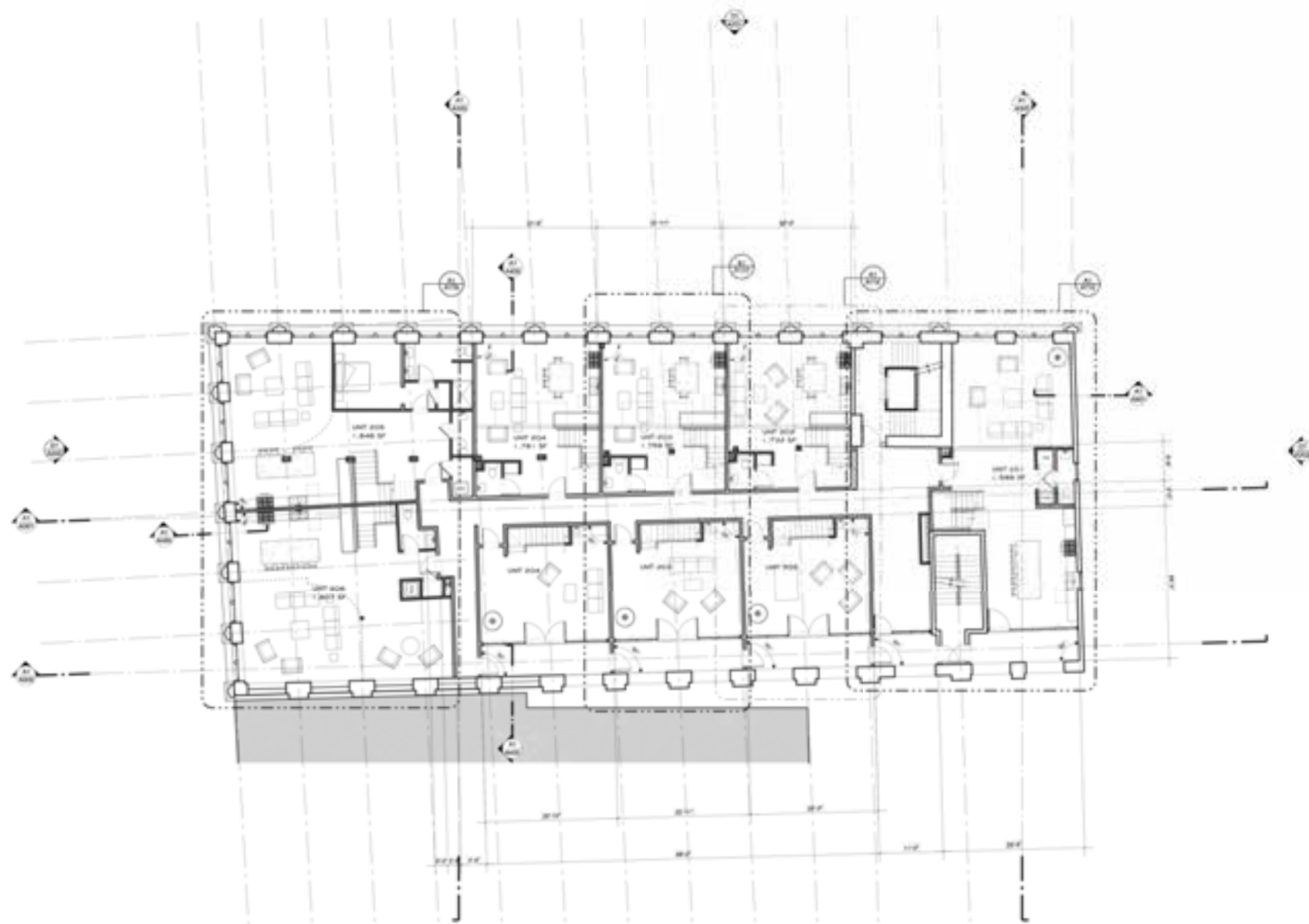
poertdoerfer architects
100 King Street
Charleston, SC 29403
www.poertdoerferarchitects.com

PROJECT

masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

8.18.2018 1:00

A100
FIRST FLOOR PLAN - PROPOSED



A1 SECOND FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

GENERAL NOTES

DATE: _____
 PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

SCALE

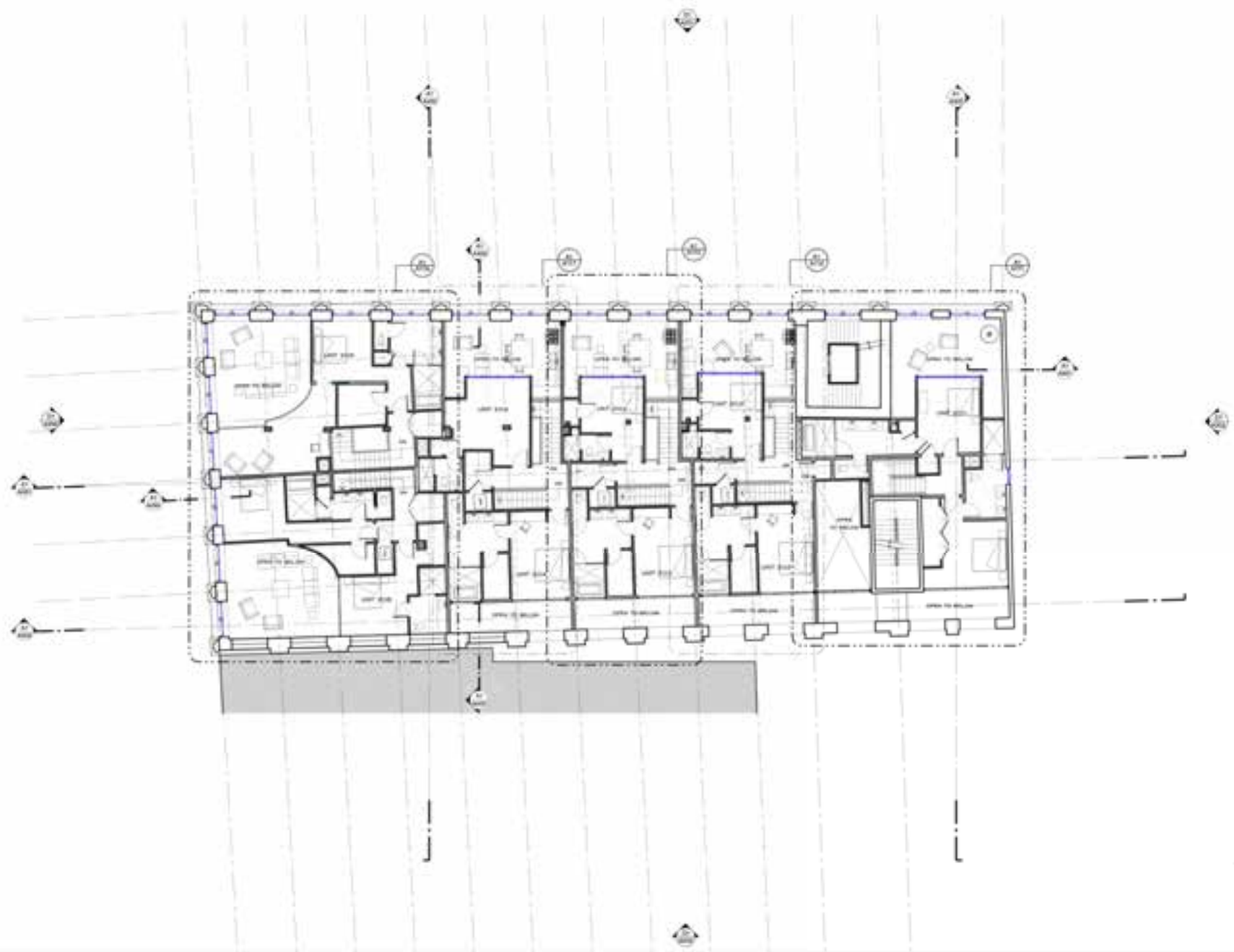
evan 500 King Street
 Charleston, SC 29403
 843.403.4800
 charleston, sc 29403

poertdoerfer 401 5th Street
 www.hazeldenarchitects.com
 architects

PROJECT
masonic hall
 270 KING ST.
 CHARLESTON, SOUTH CAROLINA

9.15.20.18

A101
 SECOND FLOOR PLAN - PROPOSED



NO.	DESCRIPTION	DATE

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

SCALE: DESIGN DEVELOPMENT

NO.	DESCRIPTION	DATE

evan 500 King Street
Charleston, SC 29403
PH: 803.439.4800
charleston, sc 29403

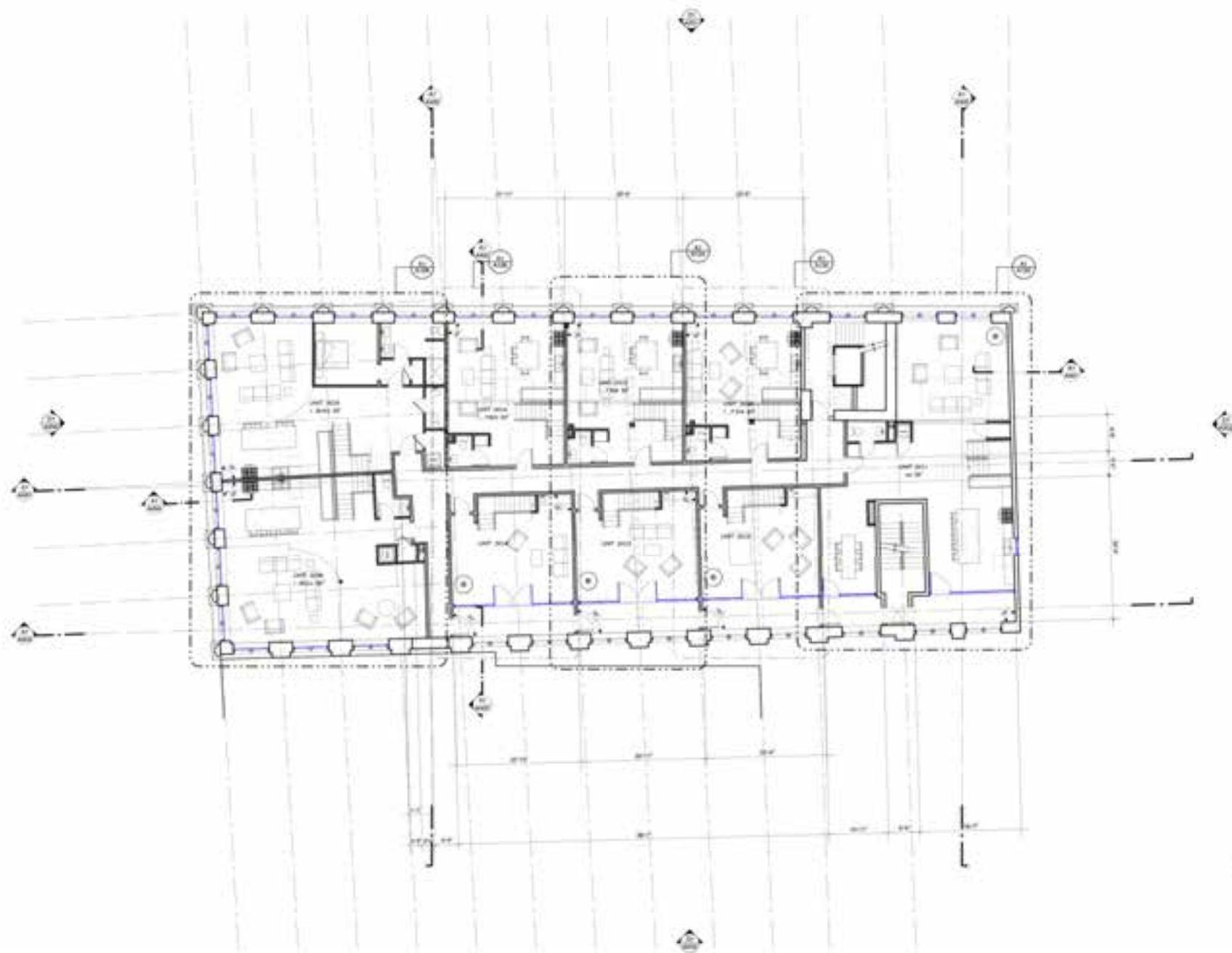
poertdoerfer architects
www.poertdoerferarchitects.com

masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

8.15.20.12 1/20

A102
SECOND FLOOR MEZZANINE PLAN - PROPOSED

A1 SECOND FLOOR MEZZANINE PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



A1 THIRD FLOOR PLAN - PROPOSED

DATE: _____

DATE: _____
 DESCRIPTION: _____
 DATE: _____

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

SCALE: DESIGN DEVELOPMENT

SCALE: _____

evan 500 King Street
 Charleston, SC 29403
 843.400.4000
 charleston@evanarchitects.com

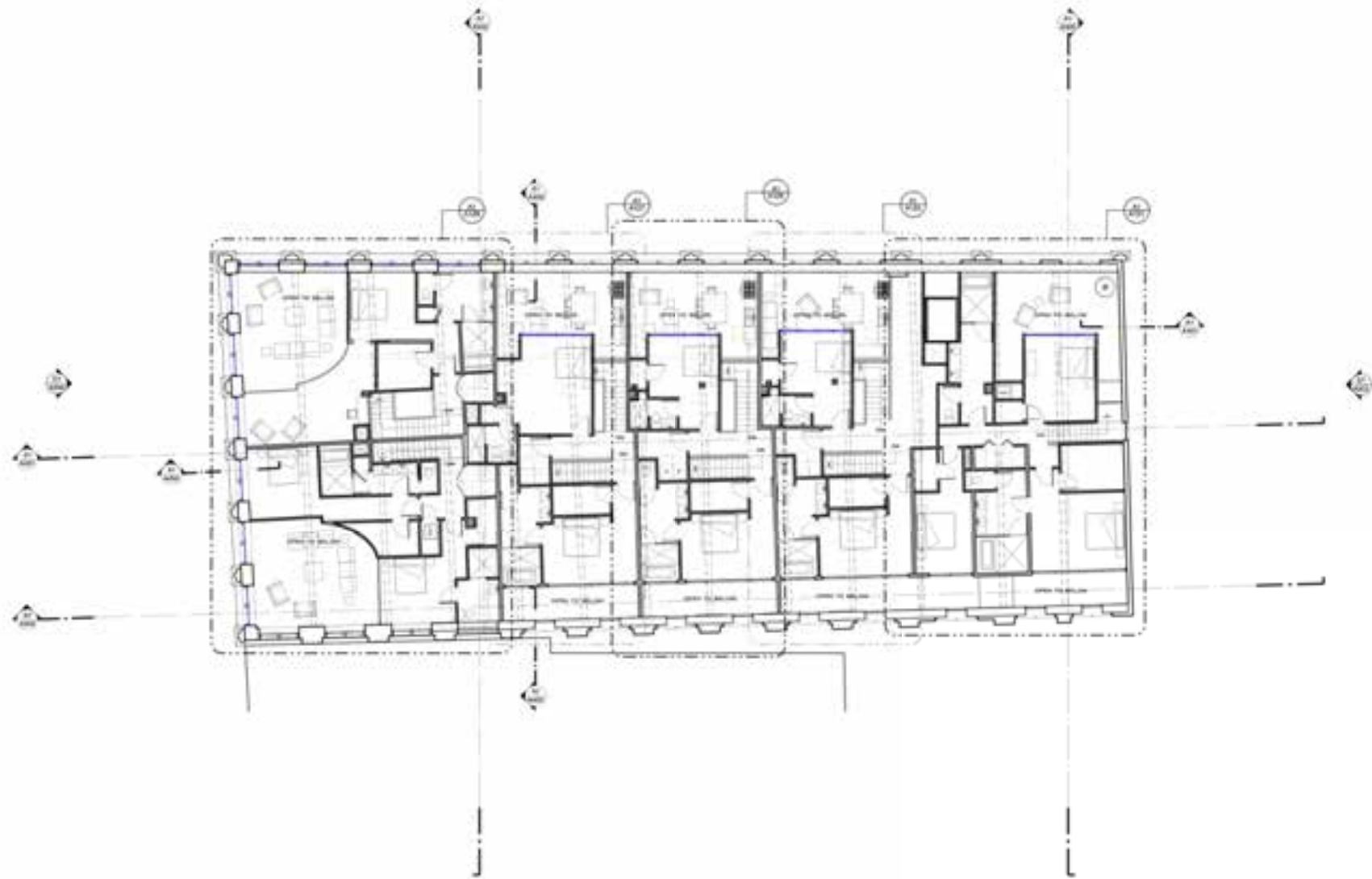
poertdoerfer architects
 100 King Street
 Charleston, SC 29403
 www.poertdoerferarchitects.com

PROJECT: **masonic hall**
 270 KING ST.
 CHARLESTON, SOUTH CAROLINA

DATE: 8.18.2018

A103

THIRD FLOOR PLAN - PROPOSED



A1 THIRD FLOOR MEZZANINE PLAN - PROPOSED

GENERAL NOTES

DATE: _____
 DESCRIPTION: _____
 DATE: _____

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

SCALE: DESIGN DEVELOPMENT

SCALE:

evan 500 King Street
 Charleston, SC 29403
 843.524.4800
 charleston@evanarchitects.com

poertdoerfer architects
 1015 King Street
 Charleston, SC 29403
 www.poertdoerferarchitects.com

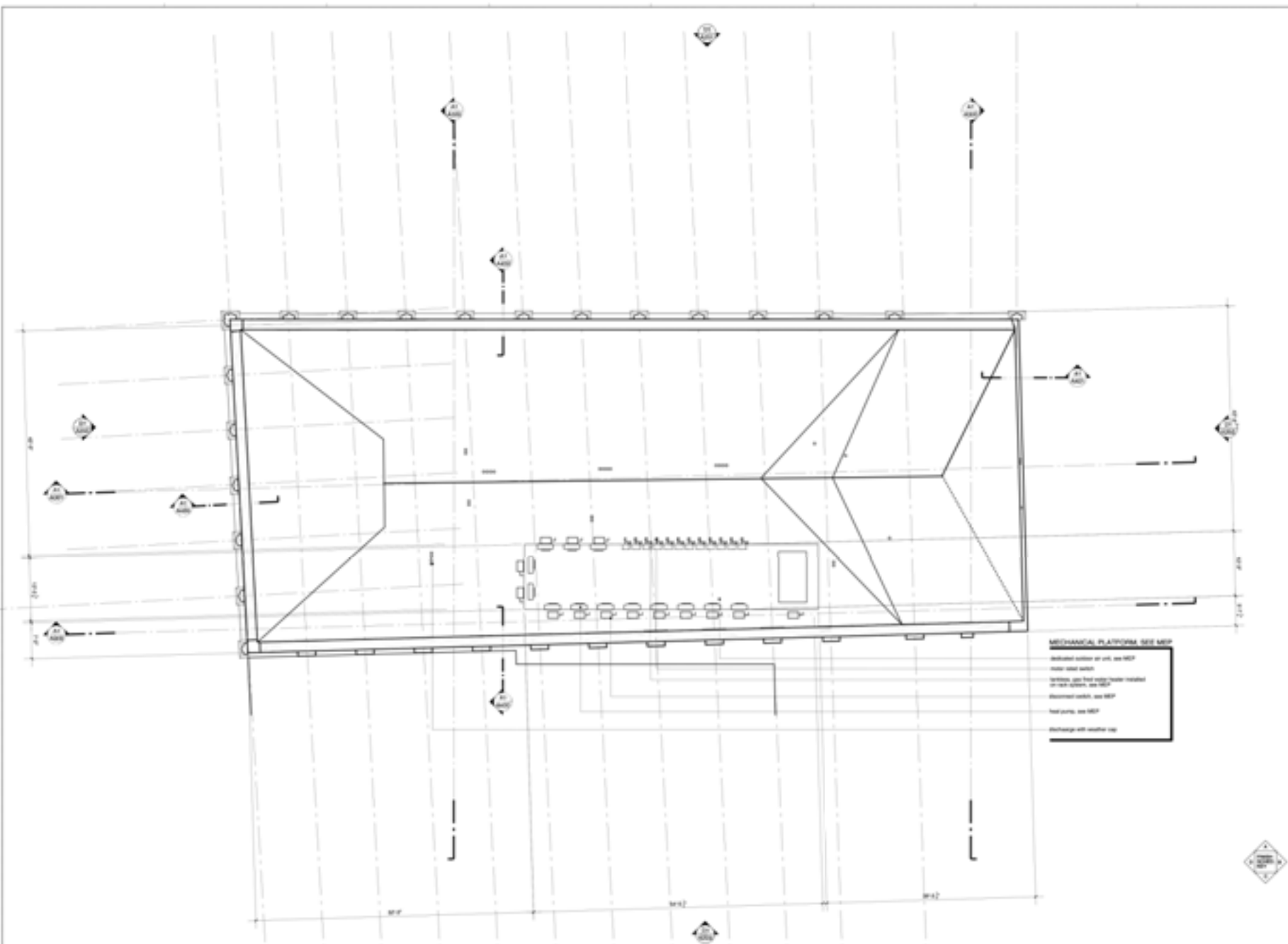
PROJECT

masonic hall
 270 KING ST.
 CHARLESTON, SOUTH CAROLINA

DATE: 08.15.2018

A104

THIRD FLOOR MEZZANINE PLAN - PROPOSED



A1 ROOF PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DATE: DESIGN DEVELOPMENT

NO.	DESCRIPTION	DATE

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masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

A105
ROOF PLAN - PROPOSED



D1 WEST ELEVATION - PREVIOUSLY PROPOSED 12/3/2018
SCALE: 1/8" = 1'-0"



A1 WEST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

GENERAL NOTES

DATE DESCRIPTION DATE

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PHASE DESIGN DEVELOPMENT

SCALE

evan 100 King Street
Charleston, SC 29401
PH: 803.482.4882
charleston, sc 29402

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architects

PROJECT

masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

9.18.2018 1000

A200

BUILDING ELEVATIONS



D1 WEST ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"



A1 WEST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

GENERAL NOTES

DATE: DESCRIPTION: DATE:

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PHASE: DESIGN DEVELOPMENT

SCALE:

evan 100 King Street
Charleston, SC 29401
PH: 803-488-4888
charleston, sc 29402

oertdoerfer | 843-734-0000
www.oertdoerferarchitects.com
architects

PROJECT

masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

9.18.2018 10:00

A200

BUILDING ELEVATIONS



D1 NORTH ELEVATION - PREVIOUSLY PROPOSED 12/3/2018



A1 NORTH ELEVATION - EXISTING

GENERAL NOTES

DATE DESCRIPTION DATE

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PHASE DESIGN DEVELOPMENT

SCALE

evan 108 King Street
Charleston, SC 29403
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charleston, SC 29402

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rchitects

PROJECT

masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

DATE 9.18.2018

A201

BUILDING ELEVATIONS



D1 NORTH ELEVATION - PROPOSED
DATE: 10.1.15



A1 NORTH ELEVATION - EXISTING
DATE: 10.1.15

GENERAL NOTES

DATE: 10.1.15
 DESIGN DEVELOPMENT
 PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

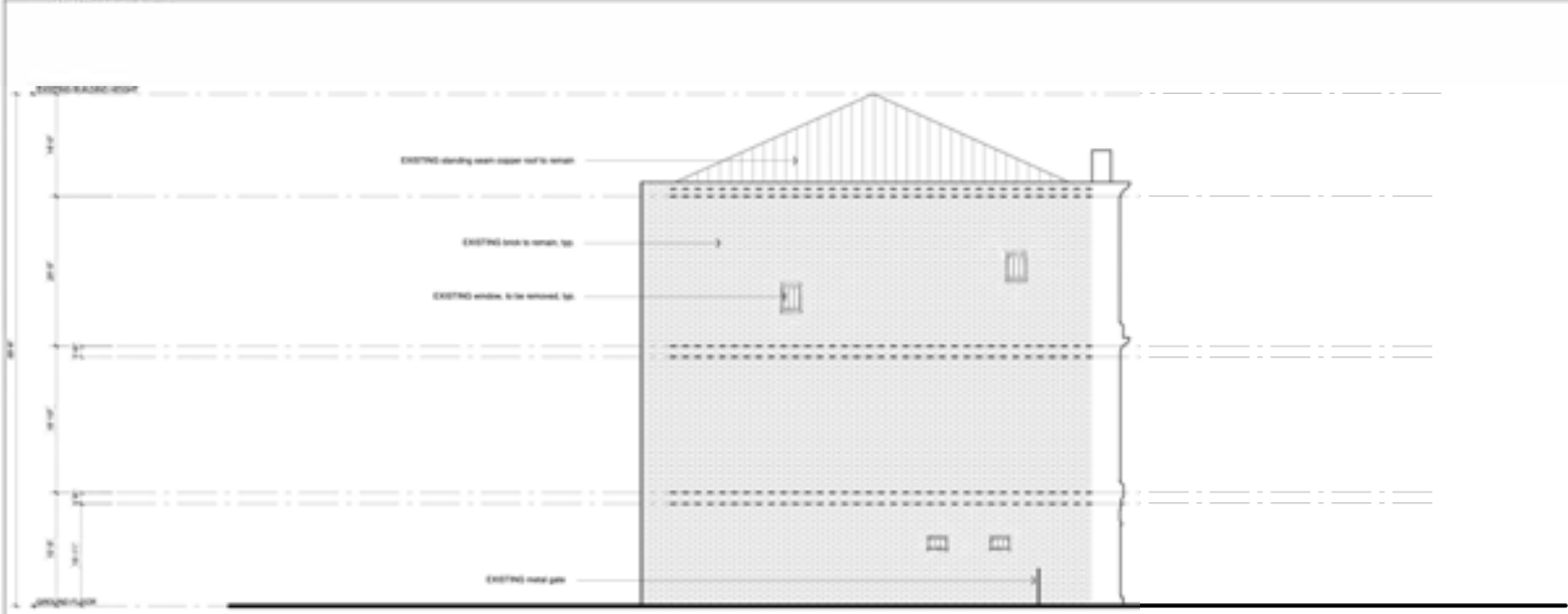
evan
 100 King Street
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 843.480.4800
 charleston@evanarchitects.com
 oerlacher
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 843.480.4800
 www.oerlacherarchitects.com
 architects

PROJECT
masonic hall
 270 KING ST.
 CHARLESTON, SOUTH CAROLINA

DATE: 10.1.15
A201
 BUILDING ELEVATIONS



D1 EAST ELEVATION - PREVIOUSLY PROPOSED 12/3/2018
SCALE: 1/8" = 1'-0"



A1 EAST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

GENERAL NOTES

DATE DESCRIPTION DATE

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PHASE DESIGN DEVELOPMENT

SCALE

evan 128 King Street
Charleston, SC 29401
PH: 803-402-4800
charleston, sc 29402

oertdoerfer architects
140 124 0000
www.oertdoerferarchitects.com

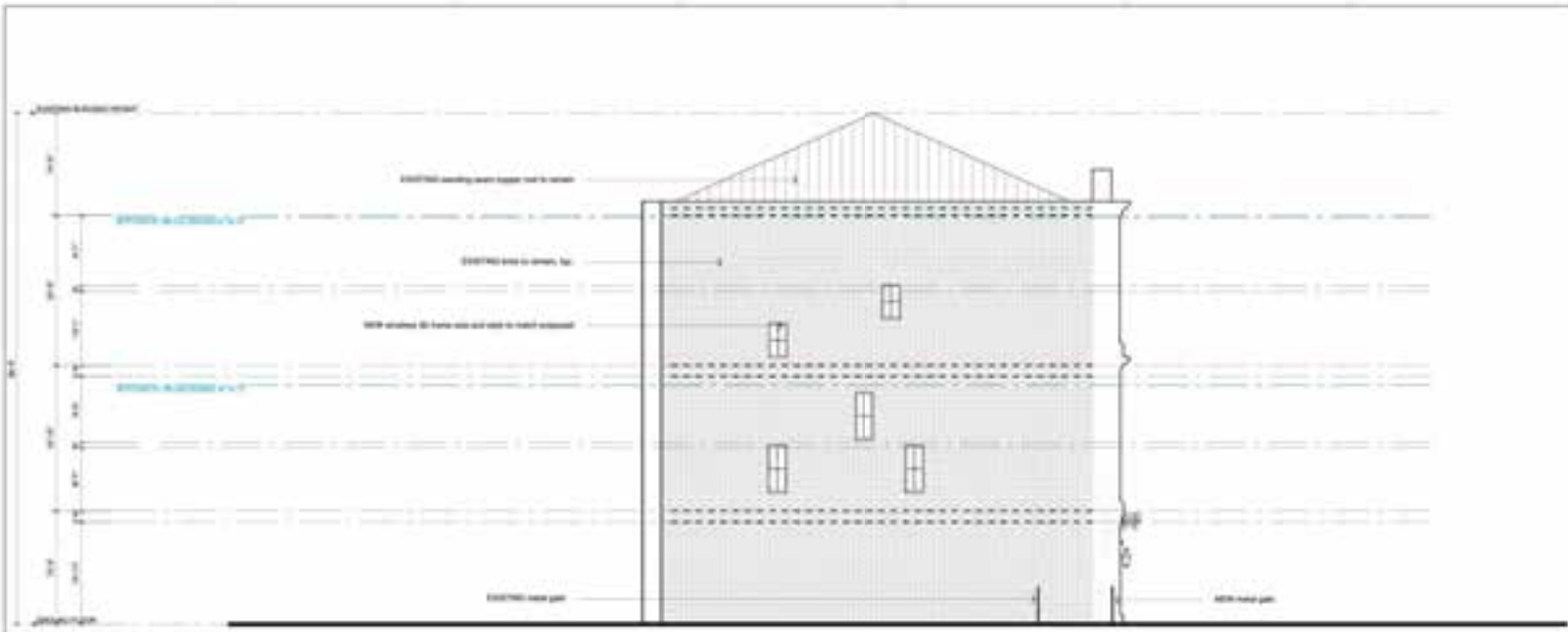
PROJECT

masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

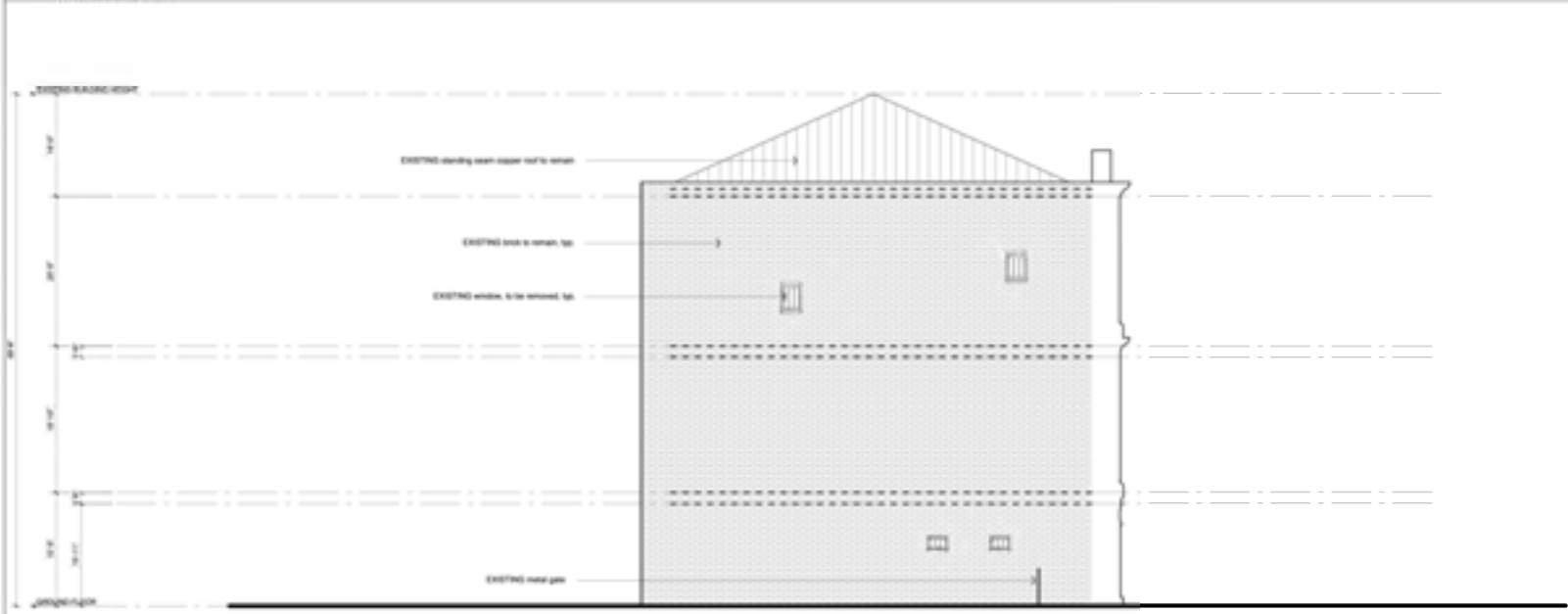
DATE 5.18.2018

A202

BUILDING ELEVATIONS



D1 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



A1 EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

GENERAL NOTES

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PHASE DESIGN DEVELOPMENT

SCALE

evan
128 King Street
Charleston, SC 29403
484.444.4888
charleston, sc 29402

oertdoerfer
148 124 0000
www.oertdoerferarchitects.com
rchitects

PROJECT
masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

DATE 5.18.2018

A202

BUILDING ELEVATIONS



D1 SOUTH ELEVATION - PREVIOUSLY PROPOSED 12/3/2018



A1 SOUTH ELEVATION - EXISTING - NOT SEEN FROM PUBLIC RIGHT OF WAY

GENERAL NOTES

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PHASE DESIGN DEVELOPMENT

SCALE

evan
1200 King Street
Charleston, SC 29403
PH 803 405
charleston, sc 29402

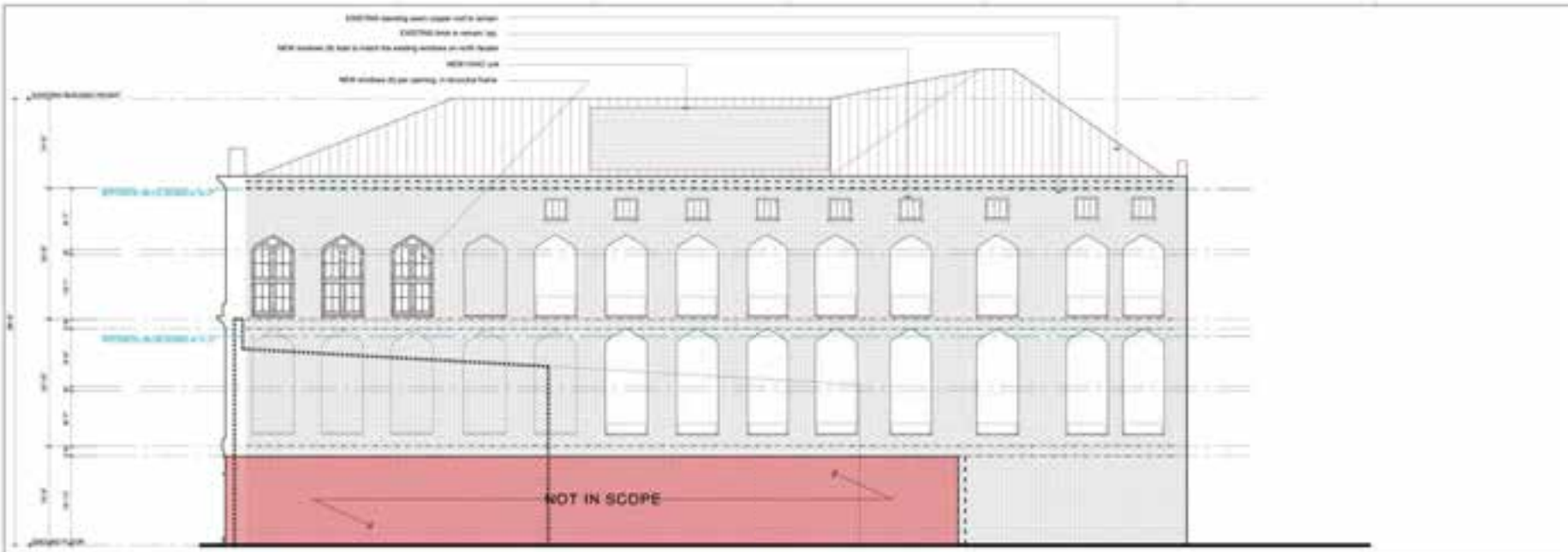
oertdoerfer
PH 843 724 0000
www.oertdoerferarchitects.com
rchitects

PROJECT
masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

DATE 9.15.2018

A203

BUILDING ELEVATIONS



D1 SOUTH ELEVATION - PROPOSED - NOT SEEN FROM PUBLIC RIGHT OF WAY



A1 SOUTH ELEVATION - EXISTING - NOT SEEN FROM PUBLIC RIGHT OF WAY

GENERAL NOTES

DATE: DESCRIPTION: DATE:

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PHASE: DESIGN DEVELOPMENT

SCALE:

evan 100 King Street
Charleston, SC 29401
PH: 803 400
charleston, sc 29402

oertdoerfer architects
www.oertdoerferarchitects.com
tel: 843 724 0000

PROJECT

masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

DATE: 9.19.2018

A203

BUILDING ELEVATIONS



PAINT COLORS:

-  BODY COLOR 1:
Farrow & Ball Schoolhouse White
-  BODY COLOR 2:
Farrow & Ball Shaded White
-  BODY COLOR 3:
Farrow & Ball Dropcloth
-  GFR:
Farrow & Ball Downpipe
-  WINDOW & horizontal GFR:
Graham Window Charcoal Grey

GENERAL NOTES

DATE: _____
 DESCRIPTION: _____
 DATE: _____

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

REVISIONS

evan
 100 King Street
 Charleston, SC 29403
 843.400.4000
 charleston, sc 29402

oertdoerfer architects
 140 King Street
 Charleston, SC 29403
 www.oertdoerferarchitects.com

masonic hall
 270 KING ST.
 CHARLESTON, SOUTH CAROLINA

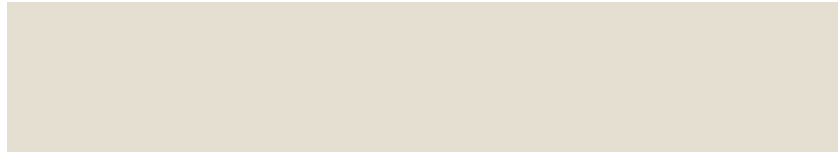
9.18.2018

A200

BUILDING ELEVATIONS

A1 WEST ELEVATION - PROPOSED

PAINT COLORS:



BODY COLOR 1:
Farrow & Ball Schoolhouse White



BODY COLOR 2:
Farrow & Ball Shaded White



BODY COLOR 3:
Farrow & Ball Dropcloth



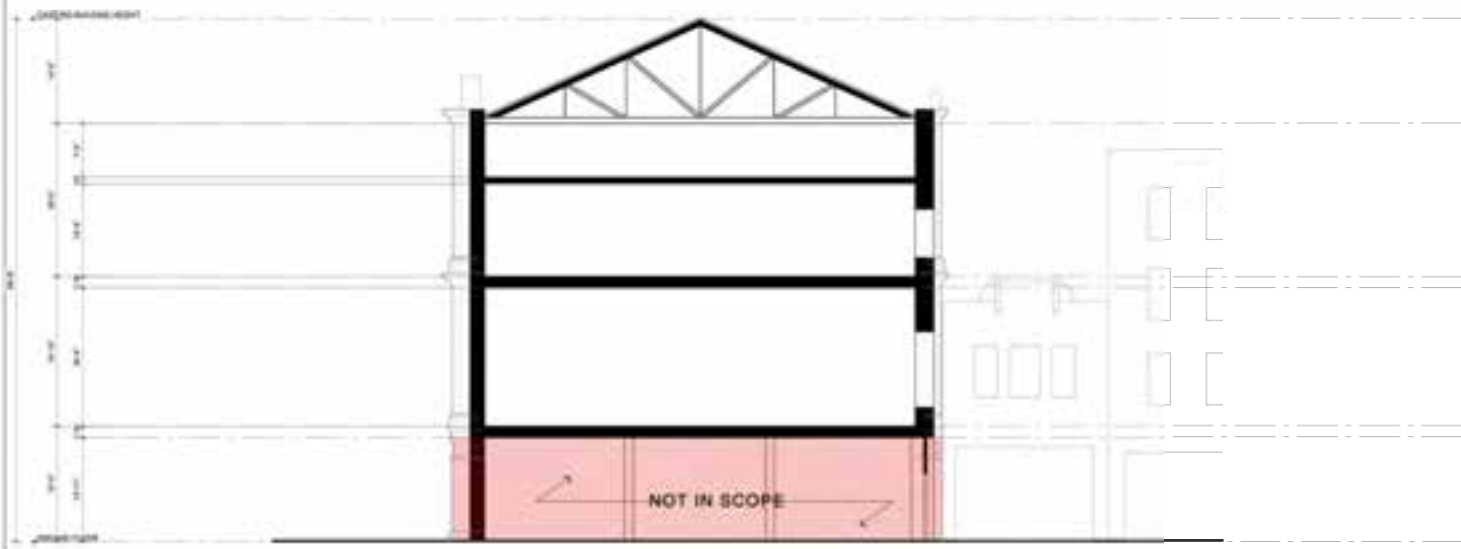
GFRC:
Farrow & Ball Downpipe



WINDOW & horizontal GFRC:
Graham Window Charcoal Gray



D1 BUILDING SECTION - PROPOSED
SCALE: 1/8" = 1'-0"



A1 BUILDING SECTION - EXISTING
SCALE: 1/8" = 1'-0"

GENERAL NOTES

DATE: DESCRIPTION: DATE:

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PHASE: DESIGN DEVELOPMENT

SCALE:

evan 100 King Street
Charleston, SC 29403
484.433.4882
charleston, sc 29402

oertdoerfer 484.724.0000
www.oertdoerferarchitects.com
architects

PROJECT:

masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

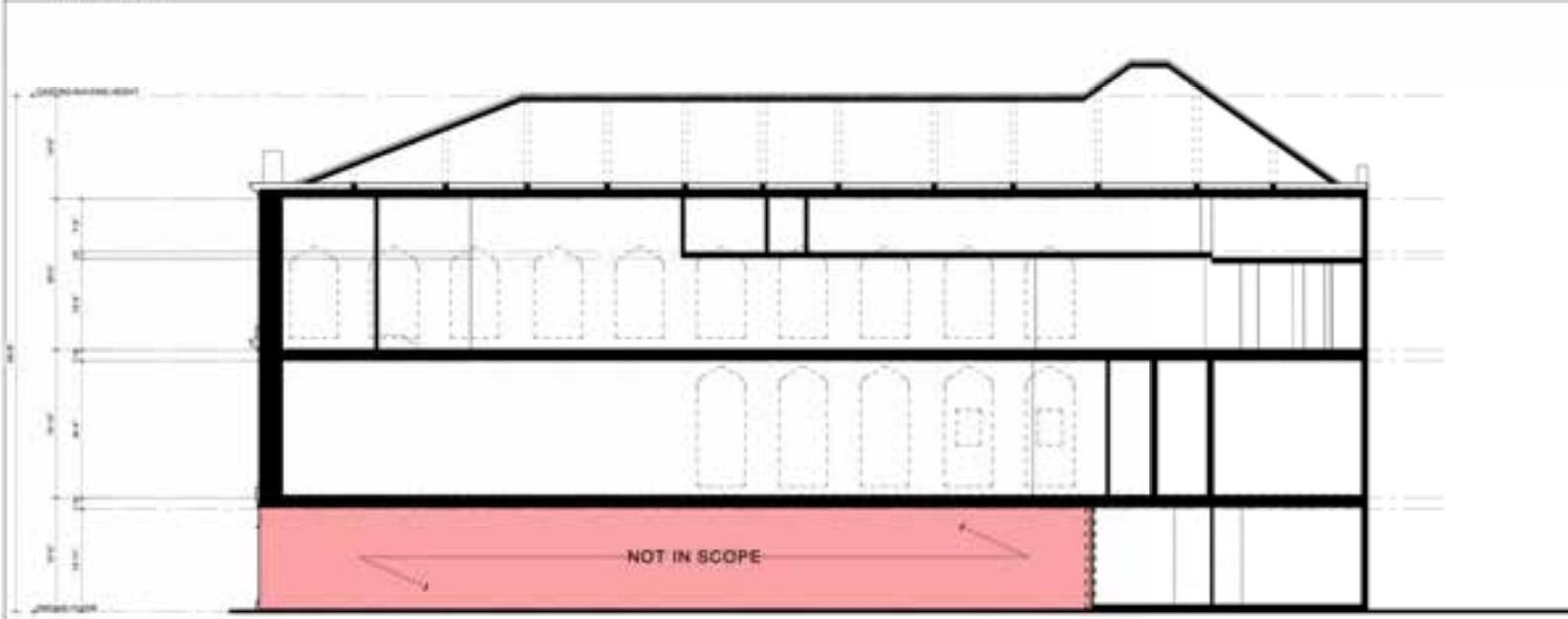
DATE: 8.14.2018

A300

BUILDING ELEVATIONS



D1 BUILDING SECTION - PROPOSED
SCALE: 1/4" = 1'-0"



A1 BUILDING SECTION - EXISTING
SCALE: 1/4" = 1'-0"

GENERAL NOTES

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PHASE DESIGN DEVELOPMENT

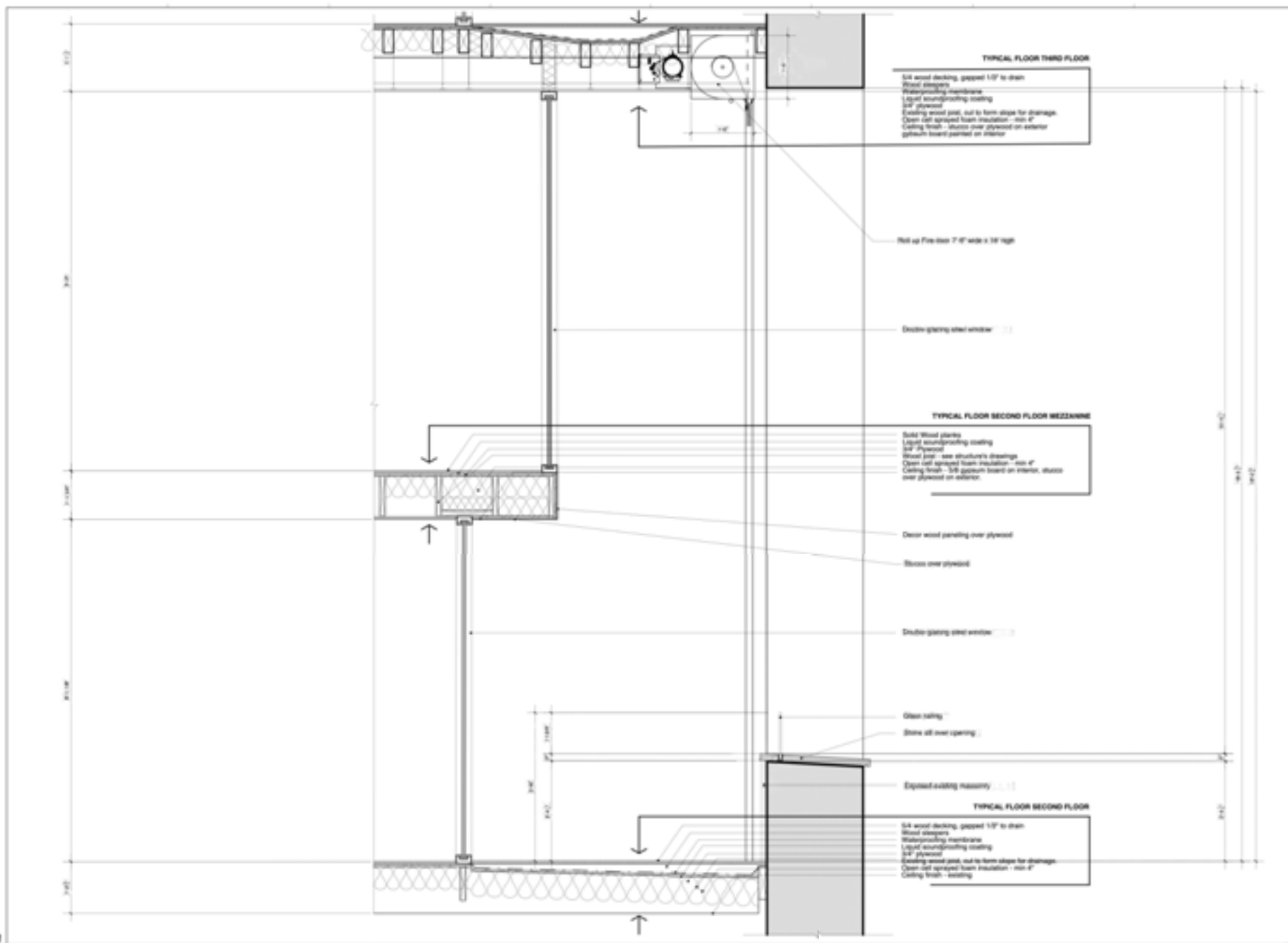
SCALE

evan
100 King Street
Charleston, SC 29403
PH: 803.402.4000
evan@evanarchitects.com

oertdoerfer
100 King Street
Charleston, SC 29403
www.oertdoerferarchitects.com

PROJECT
masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

DATE 8.14.2018
A301
BUILDING ELEVATIONS



TYPICAL FLOOR THIRD FLOOR

- 6x wood decking, gapped 1/8" to drain
- Wood sheathing
- Waterproofing membrane
- Light soundproofing coating
- 1/2" plywood
- Exterior wood panel, cut to form slope for drainage
- Open cell sprayed foam insulation - min 2"
- Ceiling finish - stone over plywood on exterior
- gypsum board painted on interior

Not up to base 7'6" wide x 10' high

Double-glazing steel window

TYPICAL FLOOR SECOND FLOOR MEZZANINE

- Solid Wood planks
- Light soundproofing coating
- 1/2" plywood
- Wood joist - see structure's drawings
- Open cell sprayed foam insulation - min 2"
- Ceiling finish - 5/8" gypsum board on interior, stone over plywood on exterior

Clear wood paneling over plywood

Stucco over plywood

Double-glazing steel window

Glass ceiling

Stone sill over opening

Exposed masonry

TYPICAL FLOOR SECOND FLOOR

- 6x wood decking, gapped 1/8" to drain
- Wood sheathing
- Waterproofing membrane
- Light soundproofing coating
- 1/2" plywood
- Exterior wood panel, cut to form slope for drainage
- Open cell sprayed foam insulation - min 2"
- Ceiling finish - stucco

GENERAL NOTES

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

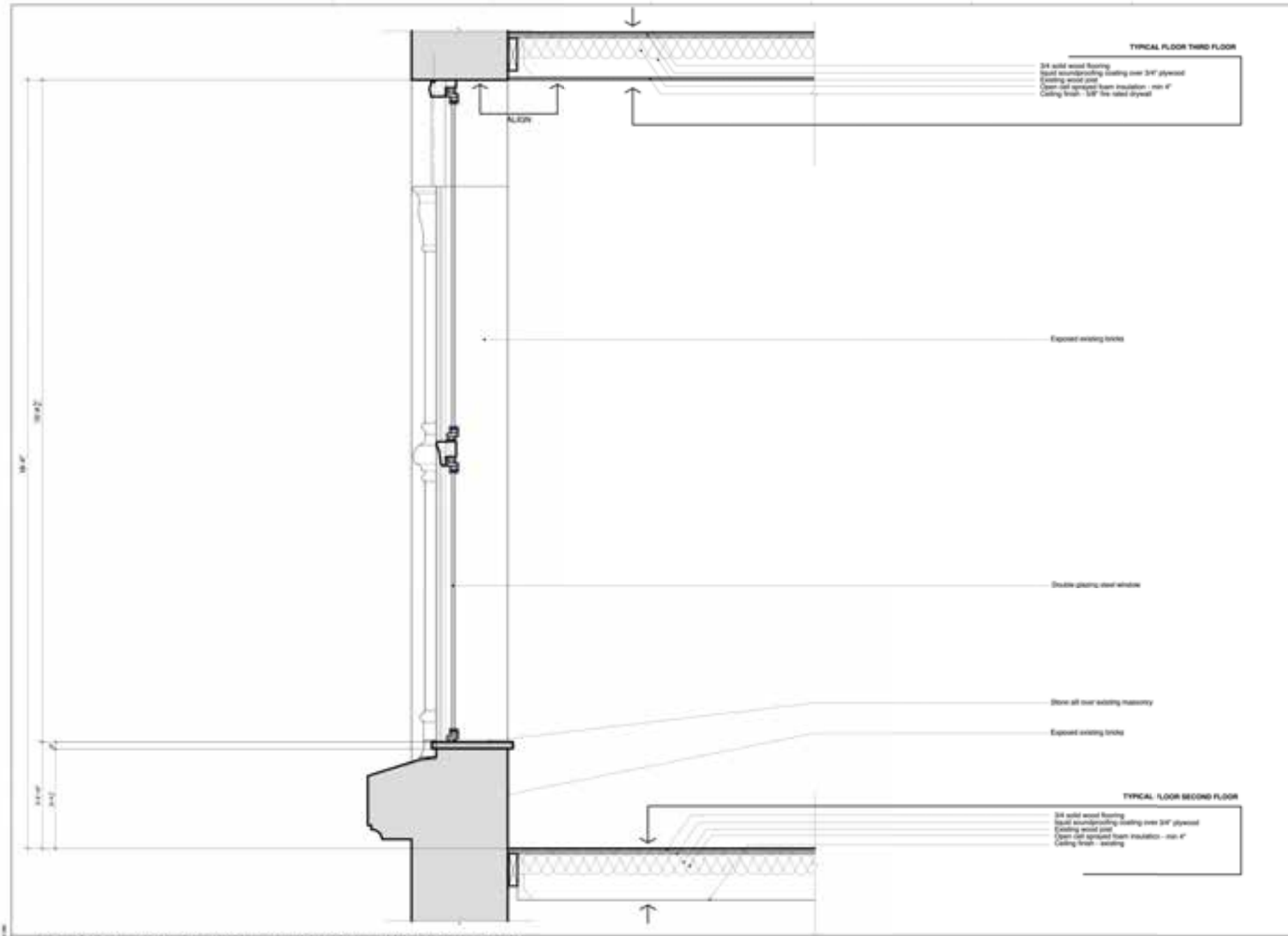
evan
200 King Street
Charleston, SC 29403
401.533.4885
evanarchitects.com

oertdoerfer
101 East 7th Street
Charleston, SC 29401
www.oertdoerferarchitects.com

masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

A400
WALL SECTION

A1 SECOND FLOOR WALL SECTION @ SOUTH FACADE



TYPICAL FLOOR THIRD FLOOR

3/4" solid wood flooring
 liquid soundproofing coating over 3/4" plywood
 Existing wood joist
 Open cell sprayed foam insulation - min 4"
 Ceiling finish - 1/2" fire rated drywall

Exposed existing brick

Double glazing steel window

Show all new existing masonry

Exposed existing brick

TYPICAL FLOOR SECOND FLOOR

3/4" solid wood flooring
 liquid soundproofing coating over 3/4" plywood
 Existing wood joist
 Open cell sprayed foam insulation - min 4"
 Ceiling finish - existing

A1 SECOND FLOOR EXTERIOR WALL SECTION @ WENTWORTH FACADE

GENERAL NOTES

DATE: _____

DESCRIPTION: _____

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

ISSUE: DESIGN DEVELOPMENT

SCALE: _____

evan 509 King Street
 Charleston, SC 29403
 Tel: 803.402.4000
 Charleston, SC 29403

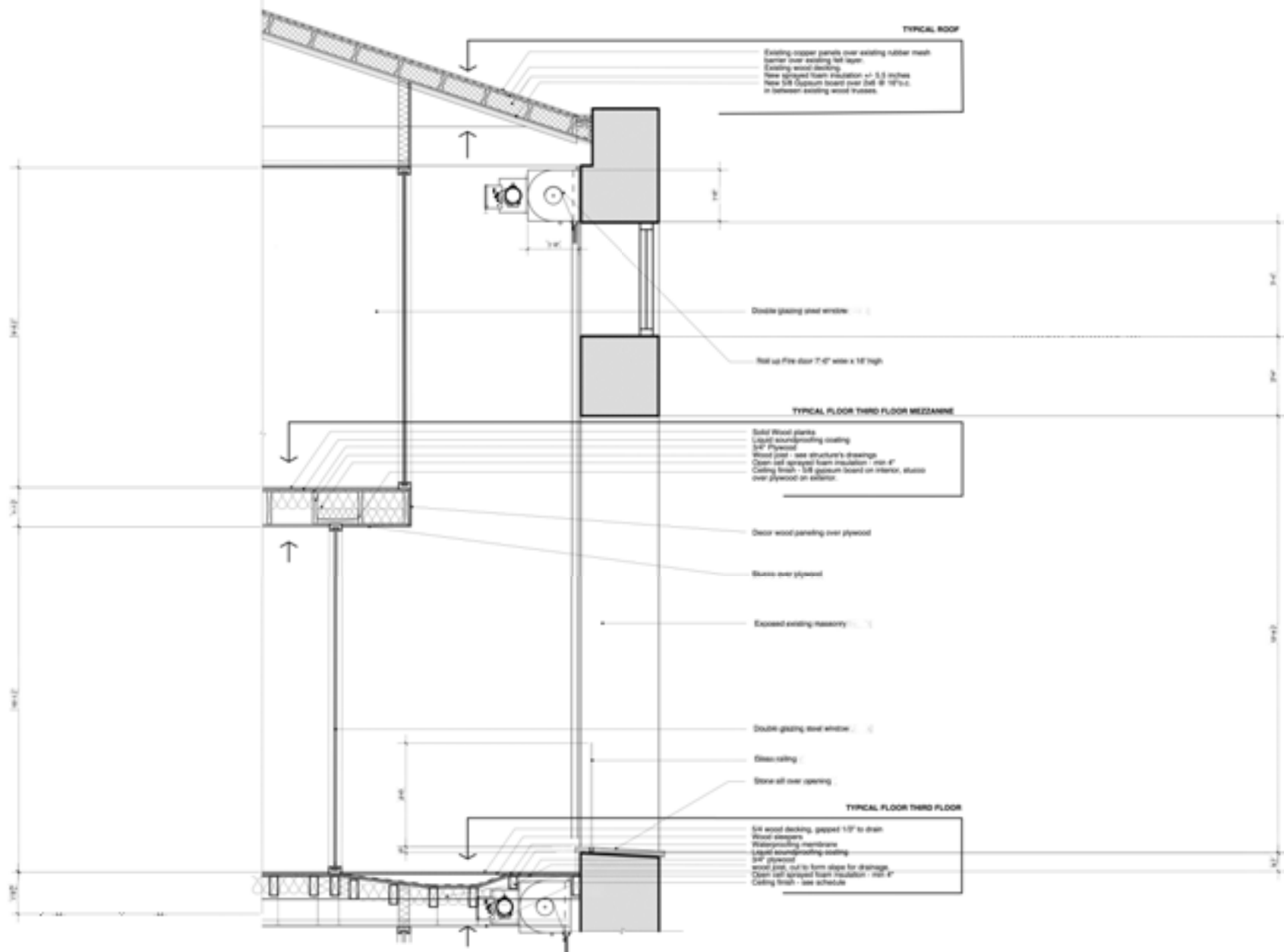
oertdoerfer Tel: 843.704.0003
 www.southbeacharchitects.com
 architects

PROJECT: **masonic hall**
 270 KING ST.
 CHARLESTON, SOUTH CAROLINA

DATE: 11.19.2019

A401

WALL SECTION



A1 THIRD FLOOR WALL SECTION @ SOUTH FACADE

GENERAL NOTES

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

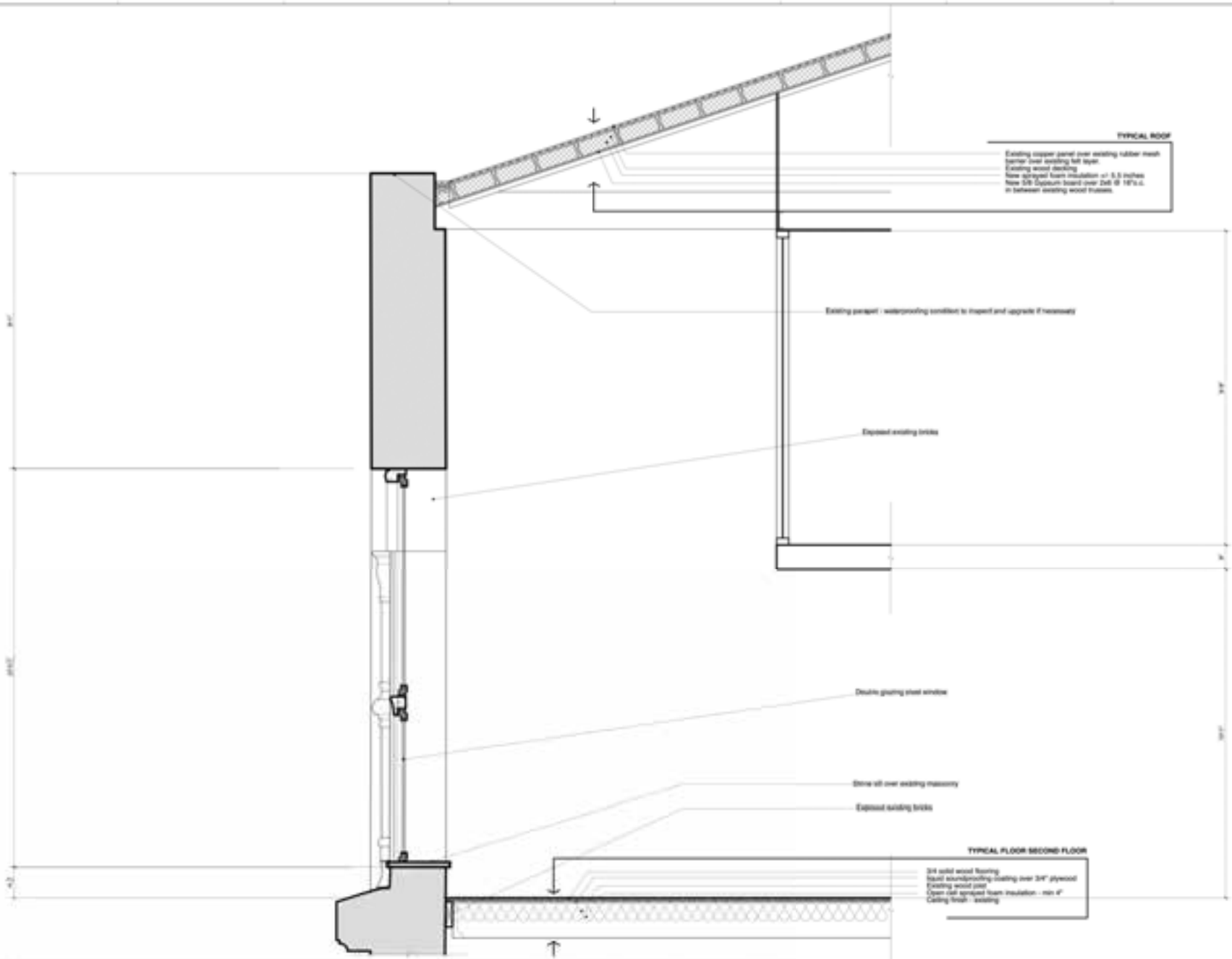
DESIGN DEVELOPMENT

evan
800 King Street
Charleston, SC 29403
401.555.4885
evan@evanarchitects.com

oertdoerfer
architects
www.oertdoerferarchitects.com

masonic hall
870 KING ST.
CHARLESTON, SOUTH CAROLINA

A402
WALL SECTION



GENERAL NOTES

DATE: _____
 DESCRIPTION: _____
 DATE: _____

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

SCALE: DESIGN DEVELOPMENT

SCALE:

RYAN 608 King Street
 Charleston, SC 29401
 254 King Street
 Charleston, SC 29401

oertdoerfer tel: 843.704.6902
 www.oertdoerferarchitects.com
 rchitects

PROJECT

masonic
 hall

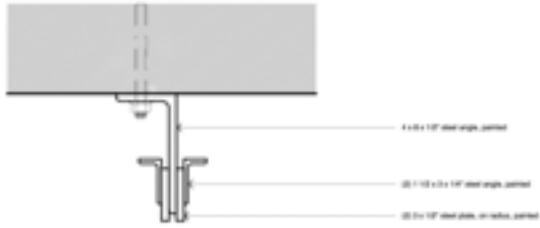
270 KING ST
 CHARLESTON, SOUTH CAROLINA

DATE: 1/14/2019

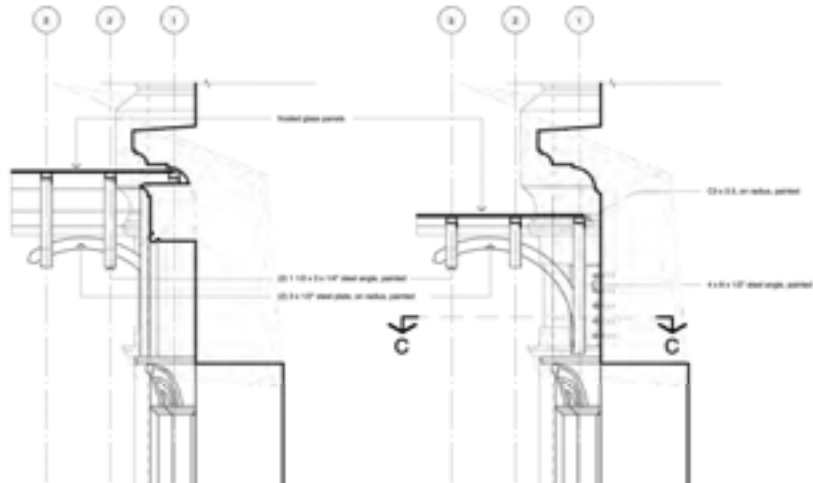
A403

WALL SECTION

A1 THIRD FLOOR EXTERIOR WALL SECTION @ WENTWORTH FACADE



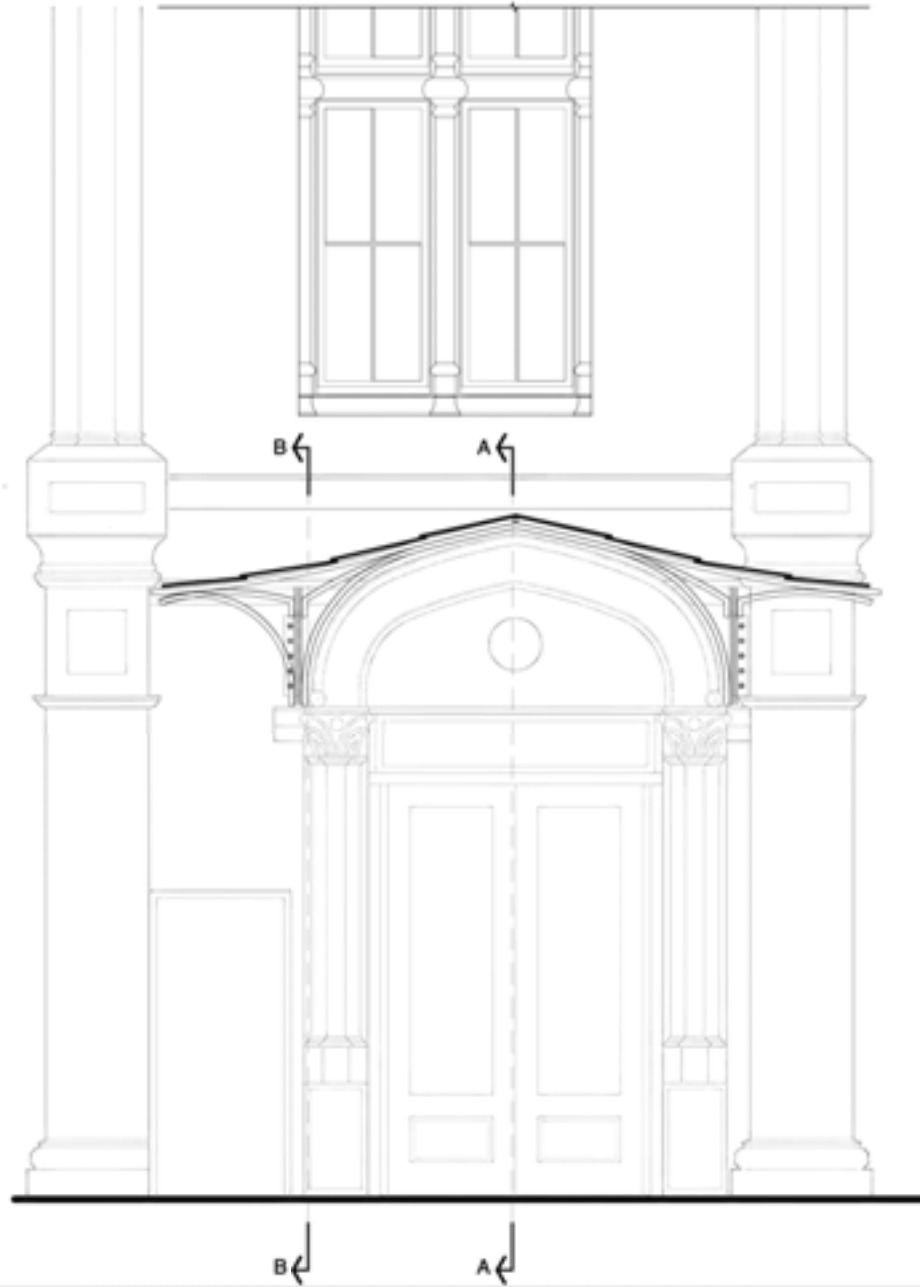
A1 PLAN DETAIL C-C
SCALE: 3/4"=1'-0"



A-A THROUGH CENTER OF CANOPY

B-B THROUGH SIDE @ BRACKET

A1 ENLARGED CANOPY SIDE ELEVATION
SCALE: 3/4"=1'-0"



A2 ENLARGED CANOPY ELEVATION
SCALE: 3/4"=1'-0"

NO.	DESCRIPTION	DATE

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PHASE: DESIGN DEVELOPMENT

SCALE:

EVAN
338 King Street
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PROJECT:
masonic hall
870 KING ST.
CHARLESTON, SOUTH CAROLINA

DATE: 4.18.2018
A404
CANOPY DETAILS



10/29/16 6:33 PM

GENERAL NOTES

NO.	DESCRIPTION	DATE
1	CITY OF CHARLESTON BUILDING DEPARTMENT	10.28.2016

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PHASE DESIGN DEVELOPMENT

SCALE

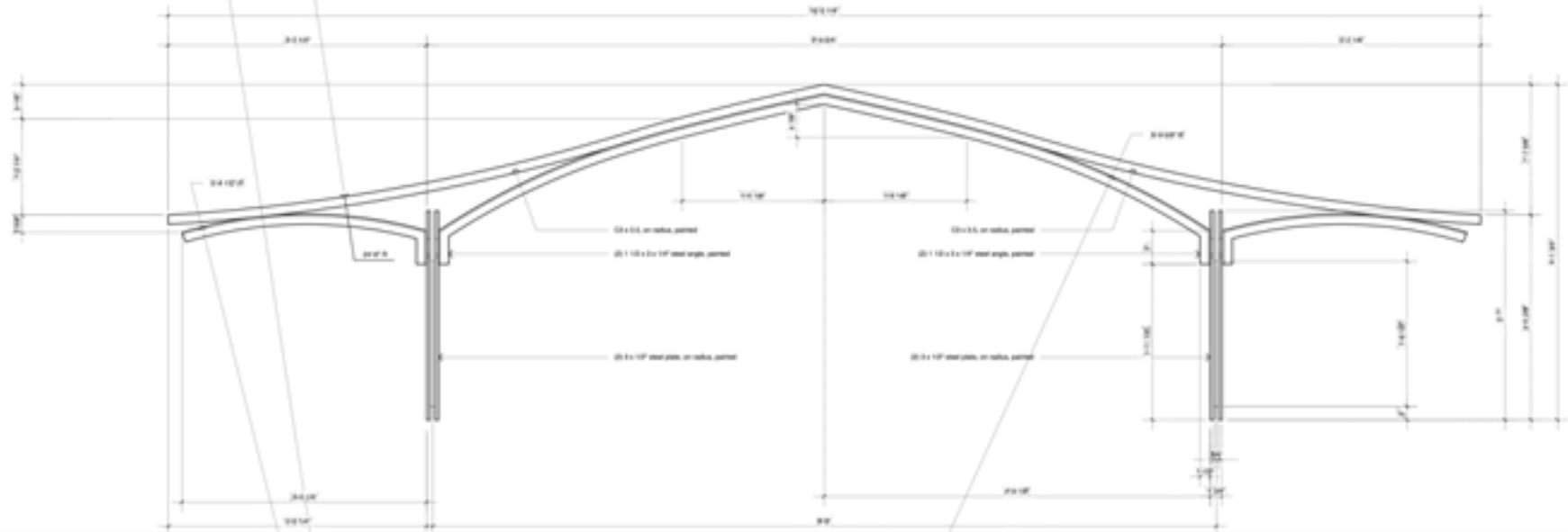
evan 100 King Street
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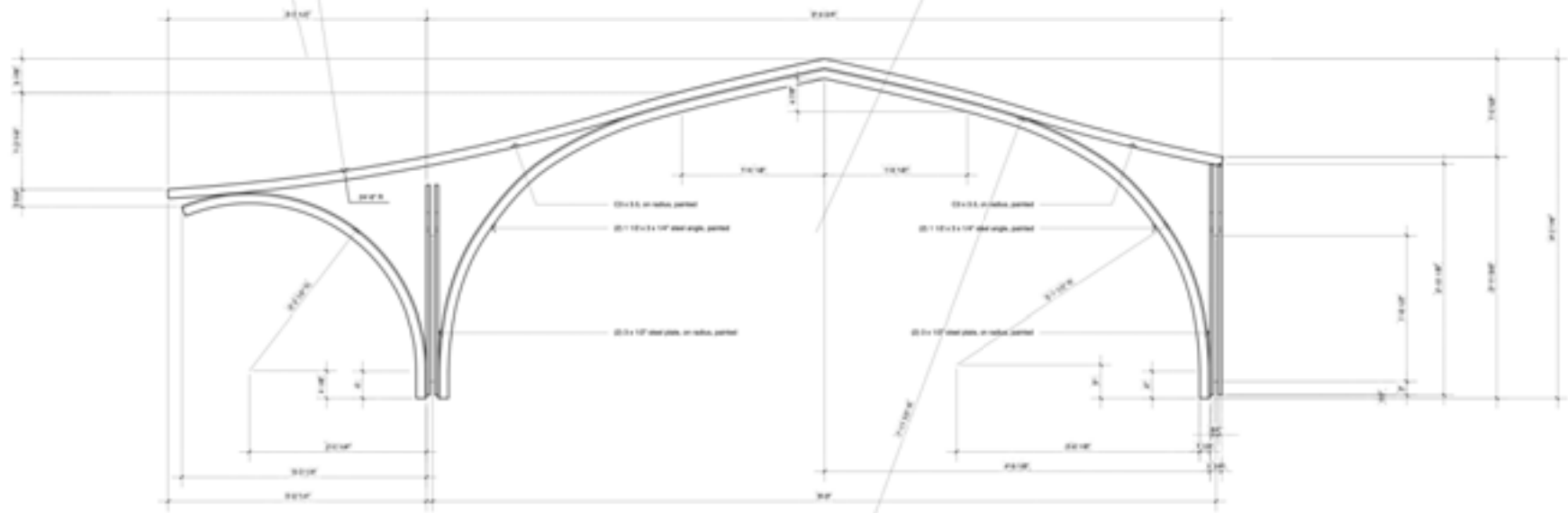
PROJECT

masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

10.18.2016 1000



D1 STEEL CANOPY FRAME AT COLUMN LINE 2 & 3
SCALE: 1/2" = 1'-0"



A1 STEEL CANOPY FRAME AT COLUMN LINE 1
SCALE: 1/2" = 1'-0"

GENERAL NOTES

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

DATE

EVAN
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101 East 7th Street
Charleston, SC 29401
www.oertdoerfer.com

PROJECT

masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

DATE: 11-18-2015

A405

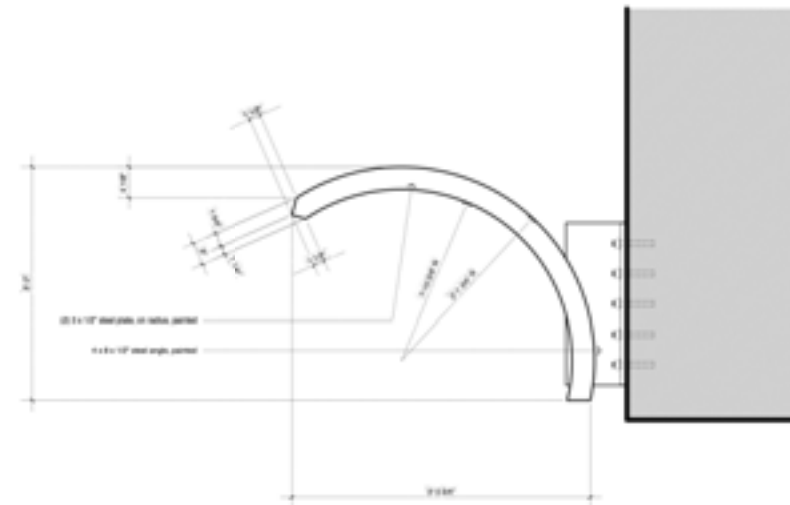
CANOPY FRAME DETAILS



D1 RENDERING
SCALE: 3/8"



D5 RENDERING
SCALE: 3/8"



A5 STEEL CANOPY FRAME BRACKET
SCALE: 1/8" = 1'-0"

A1 RENDERING
SCALE: 3/8"

GENERAL NOTES

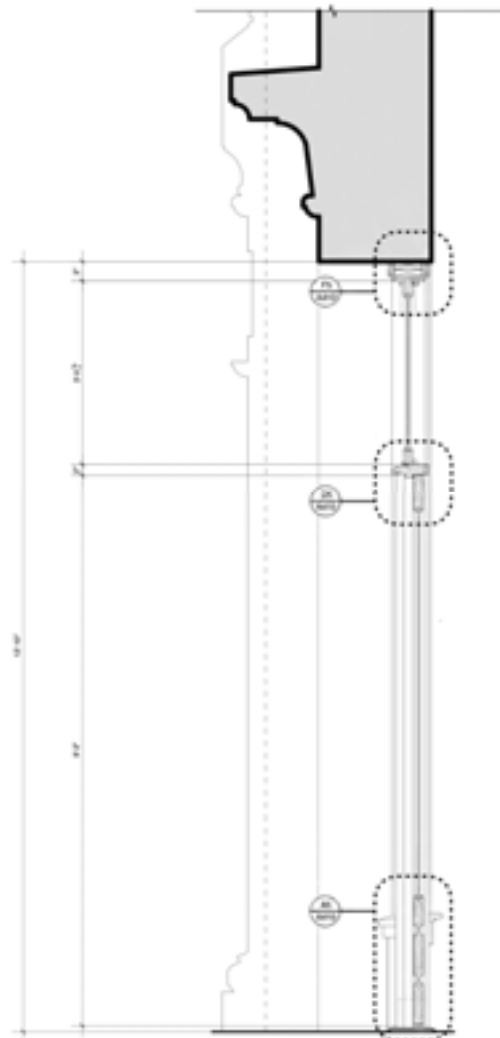
DATE: 08/14/18
 PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

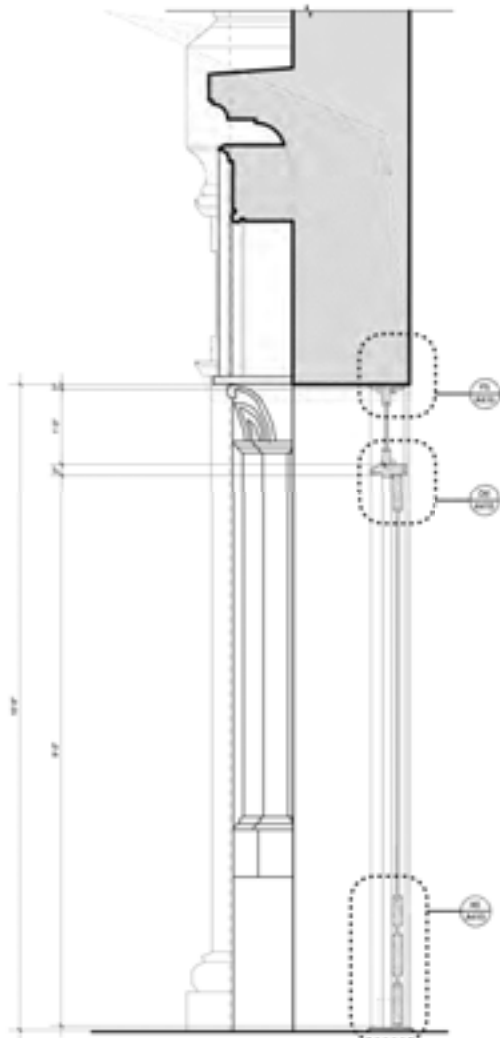
evan
 600 King Street
 Charleston, SC 29403
 803.724.6882
 evan@evanarchitects.com
 evanarchitects.com

PROJECT
 masonic
 hall
 870 KING ST.
 CHARLESTON, SOUTH CAROLINA

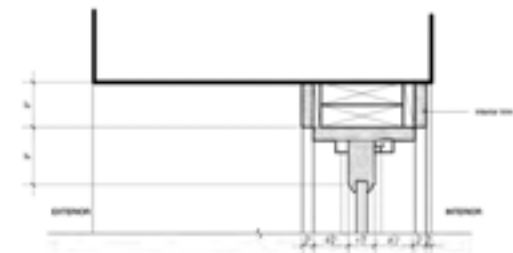
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 SHEET: A406
 CANOPY FRAME DETAILS



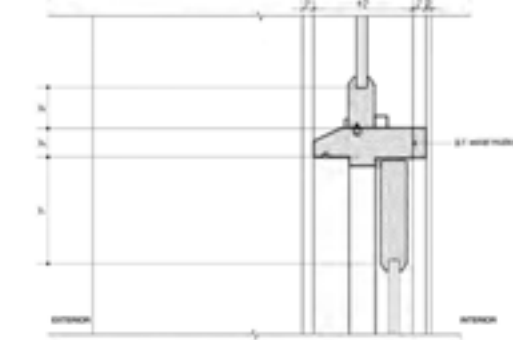
A1 DETAIL @ STOREFRONT DOOR
SCALE 1/4" = 1'-0"



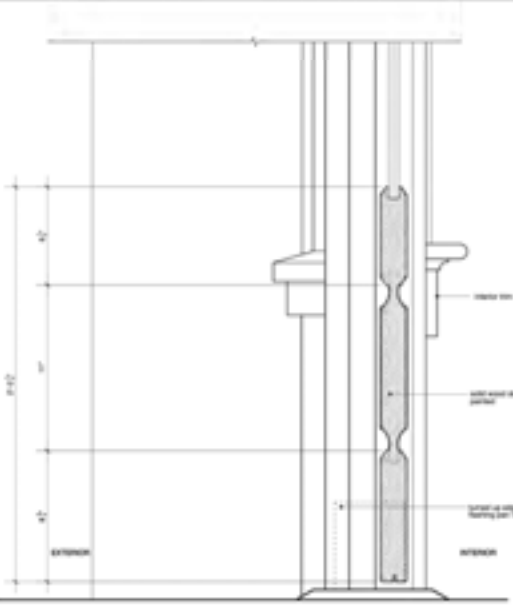
A3 DETAIL @ STOREFRONT DOOR
SCALE 1/4" = 1'-0"



F5 TRANSOM HEAD - PROPOSED
SCALE 1/4" = 1'-0"



D5 DOOR HEAD - PROPOSED
SCALE 1/4" = 1'-0"



A5 EXTERIOR DOOR SILL
SCALE 1/4" = 1'-0"

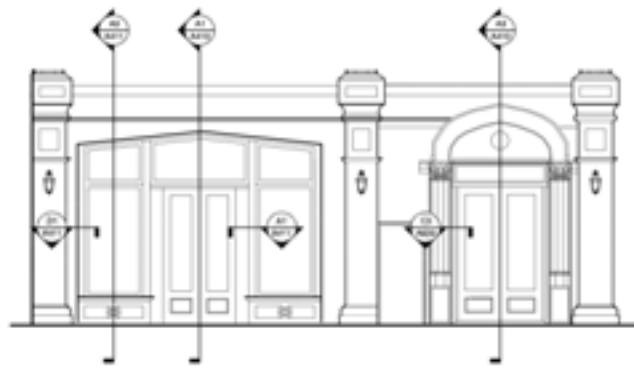
GENERAL NOTES

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

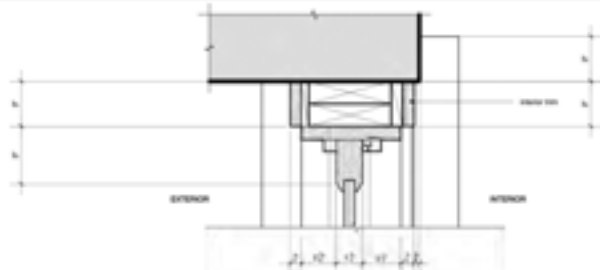
evan
oertdoerfer architects
www.oertdoerferarchitects.com

PROJECT
masonic hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

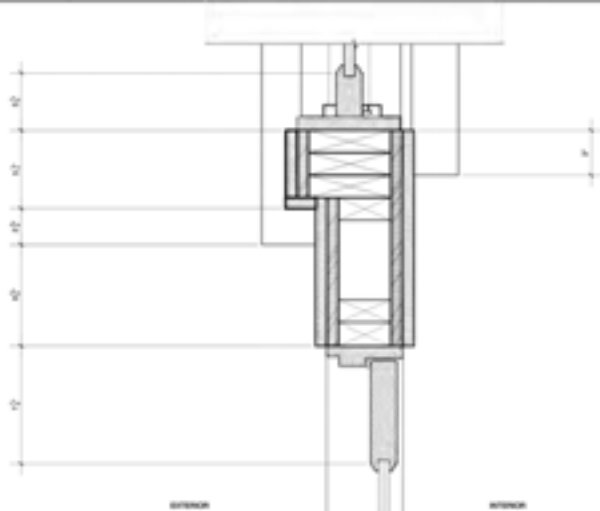
A410
STOREFRONT DOOR DETAILS



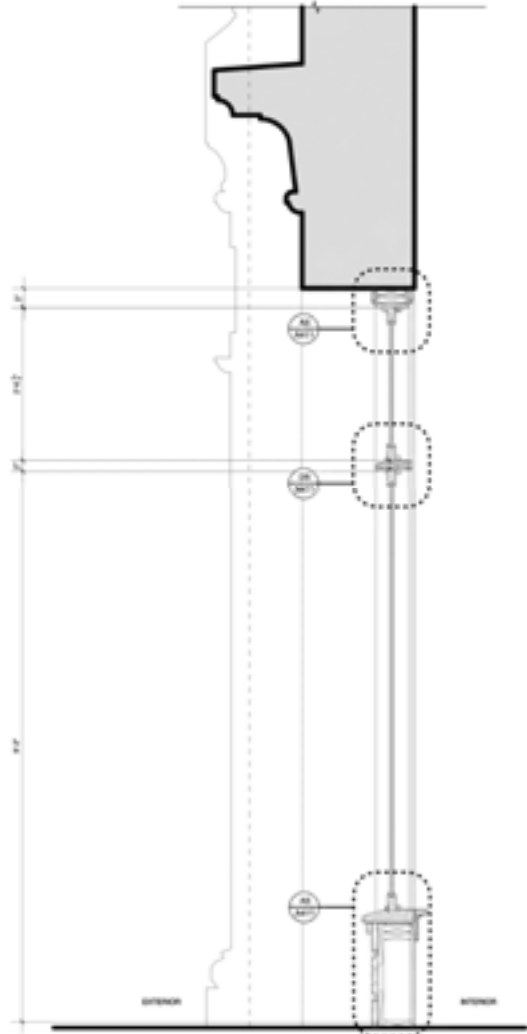
F1 WINDOW HEAD - PROPOSED
SCALE 1/4" = 1'-0"



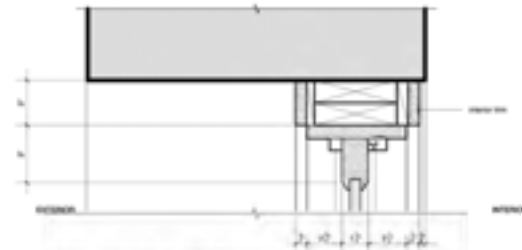
D1 WINDOW JAMB - PROPOSED
SCALE 1/4" = 1'-0"



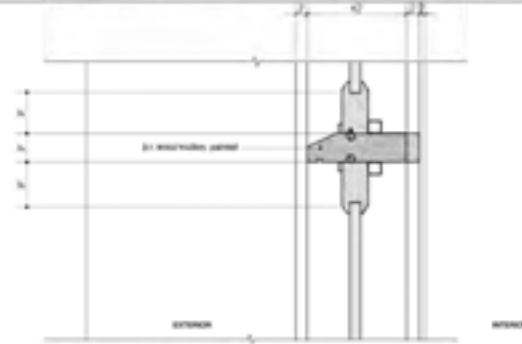
A1 STOREFRONT DOOR JAMB - PROPOSED
SCALE 1/4" = 1'-0"



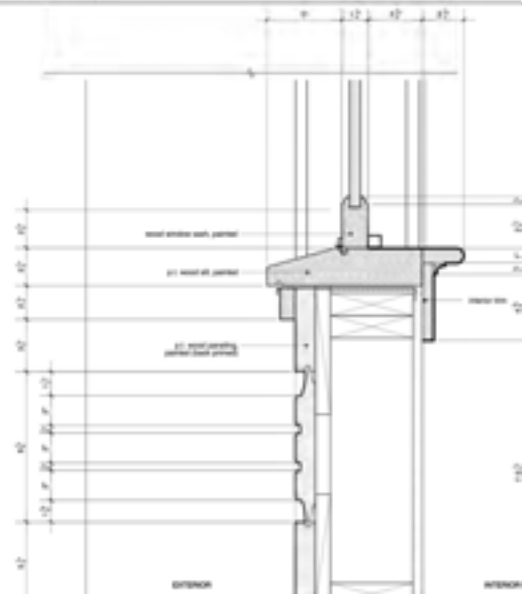
A3 DETAIL @ STOREFRONT WINDOW
SCALE 1/4" = 1'-0"



F5 WINDOW HEAD - PROPOSED
SCALE 1/4" = 1'-0"



D5 WINDOW HEAD - PROPOSED
SCALE 1/4" = 1'-0"



A5 DETAIL @ STOREFRONT WINDOW SILL
SCALE 1/4" = 1'-0"

GENERAL NOTES	

NO.	DESCRIPTION	DATE

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PHASE	DESIGN DEVELOPMENT
SCALE	

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Charleston, SC 29403
tel: 803 485 4882
charleston, SC 29403

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www.oertdoerferarchitects.com
rchitects

PROJECT

masonic hall
270 KING ST
CHARLESTON, SOUTH CAROLINA

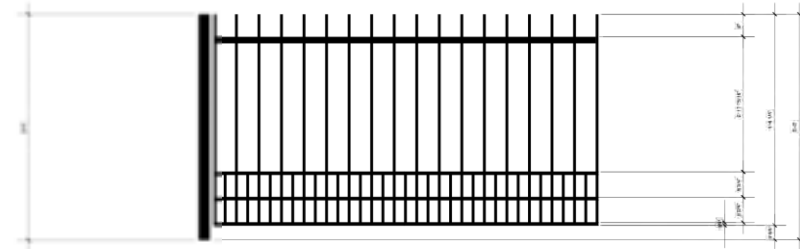
DATE: 11.18.2016

A411

STOREFRONT WINDOW DETAILS



A1 EXISTING PHOTOGRAPH



A1 GATE ELEVATION
SCALE: 3/4" = 1'-0"

GENERAL NOTES

1. All dimensions in feet and inches unless noted otherwise.
2. In existing walls, do not place structural members underneath floor joists or sills and do not drill 1/2" or larger holes without prior approval.
3. Locate doors in center of wall unless noted otherwise.

PLAN NOTES

1. Foundation to coordinate the plan shown with the elevation.
2. Foundation notes as appropriate apply. Contractor to obtain professional engineer's approval for approval.

Indicates existing walls
 Indicates new walls
 Indicates door frame & header
 Indicates wall type, see schedule at A-110
 Indicates door schedule, see schedule at A-110
 Indicates window schedule, see schedule at A-110

NO.	DESCRIPTION	DATE
<p>PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION</p>		

PHASE: DESIGN DEVELOPMENT

SCALE:

Evan Koertdoerfer
 ARCHITECTS
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 843.524.8222
 www.koertdoerferarchitects.com

masonic hall
 270 KING ST.
 CHARLESTON, SOUTH CAROLINA

A412
 GATE DETAILS

1809 - 270 KING STREET DOOR SCHEDULE

Item	Type	Description	Size (x H)	MT	Unit	Material	Remarks
NOTE: VERIFY ALL EXISTING DIMENSIONS ON SITE							
RETAIL SPACE							
100	E-1	Double Exterior with transom	2'0" x 8'11"				
101	E-1	Exterior door					
102	E-2	Single Exterior	2'0" x 8'11"				
103	E-2	Single	2'0" x 8'11"			Wood	
104	E-4	Single Exterior	2'0" x 8'11"				

E1 FIRST FLOOR DOOR SCHEDULE
SCALE: 1/8" = 1'-0"

1809 - 270 KING STREET WINDOW SCHEDULE

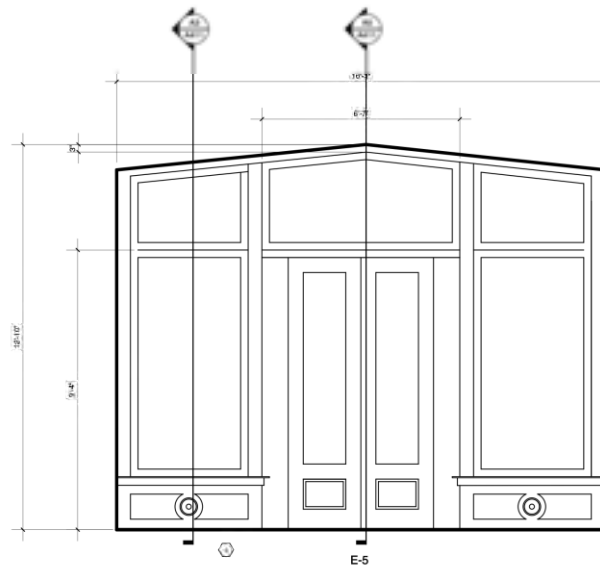
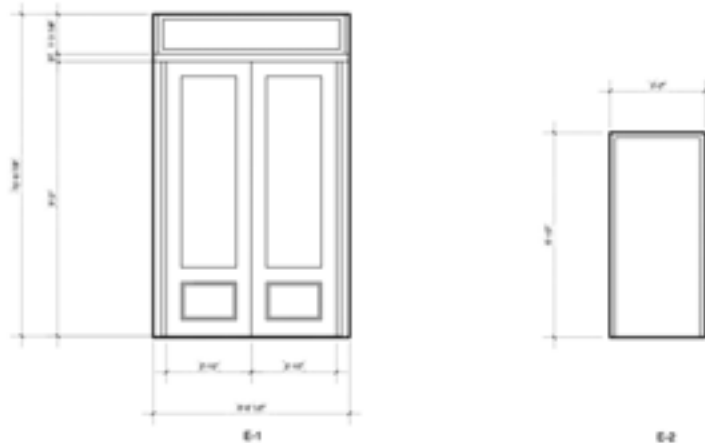
Quantity	Type	Material	Operation	Size (x H)	Cladding	Mount #	Notes	Head Height
NOTE: VERIFY ALL EXISTING DIMENSIONS ON SITE								
RETAIL SPACE								
1	A	Aluminum Beadlock	Fixed	10'1" x 12'0"	1" Fixed		TO MATCH ORIGINAL	12'1" MIN

D1 FIRST FLOOR WINDOW SCHEDULE
SCALE: 1/8" = 1'-0"

1809 - 270 KING STREET FINISH SCHEDULE

Item	Room Name	Floor	Base	Wall A	Wall B	Wall C	Wall D	Ceiling	Clp Height	Remarks
FIRST FLOOR - RETAIL										
100	Barney	Concrete	Cap Sk- Finished door	Wainsc	Wainsc	Cap Sk- Finished door	Concrete			
101	Exterior	Aluminum	Walls	Walls	Walls	Walls				
102	Hobby	Concrete	Wainsc	Clear	Cap Sk- Finished door	door	Cap Sk	10'11"		
103	Barney's I	Wood	Cap Sk- Finished door	Cap Sk- Finished	Cap Sk- Finished	Cap Sk- Finished	Cap Sk- Finished			
104	Storage	Concrete	Cap Sk- Finished	Cap Sk- Finished	Cap Sk- Finished	Wainsc	Cap Sk	10'11"		
105	Reel	Concrete	Wainsc	Wainsc	Cap Sk- Finished Wainsc	Walls finished glazing	Cap Sk	10'11"		

A1 FIRST FLOOR FINISH SCHEDULE
SCALE: 1/8" = 1'-0"



A6 WINDOW AND DOOR ELEVATIONS
SCALE: 1/8" = 1'-0"

GENERAL NOTES

DATE DESCRIPTION DATE

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

SCALE DESIGN DEVELOPMENT

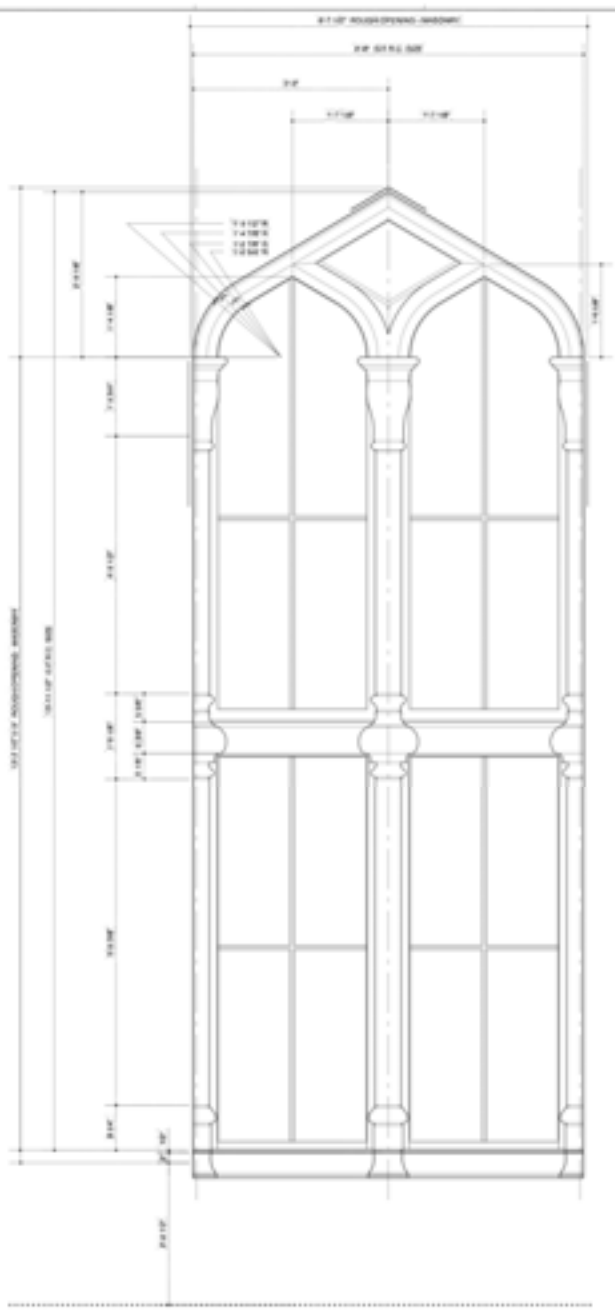
SCALE

evan
1809 King Street
Charleston, SC 29403
484-544-4888
charleston, sc 29402

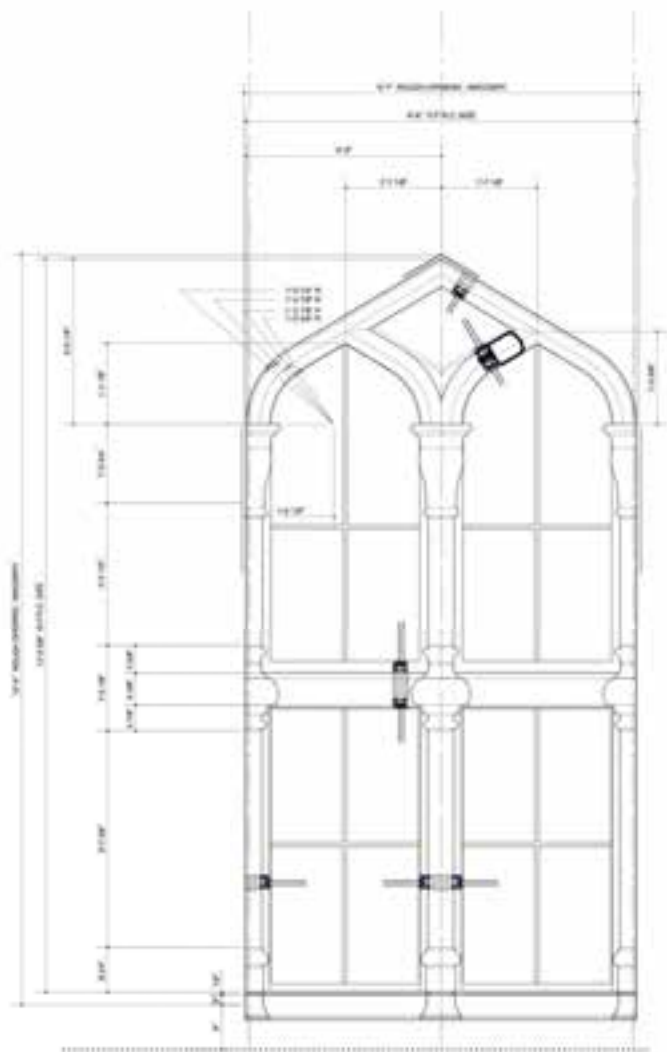
oertdoerfer
100 12th Street
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architects

PROJECT
masonic
hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

5.19.2018 1000
A600
KITCHEN DOOR DETAILS



A1 WINDOW ELEVATION - TYPE A - EXTERIOR
SCALE 7/8" = 1'-0"



A4 WINDOW ELEVATION - TYPE B - EXTERIOR
SCALE 7/8" = 1'-0"

GENERAL NOTES

NO.	DESCRIPTION	DATE
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION		

PHASE DESIGN DEVELOPMENT

REVISIONS

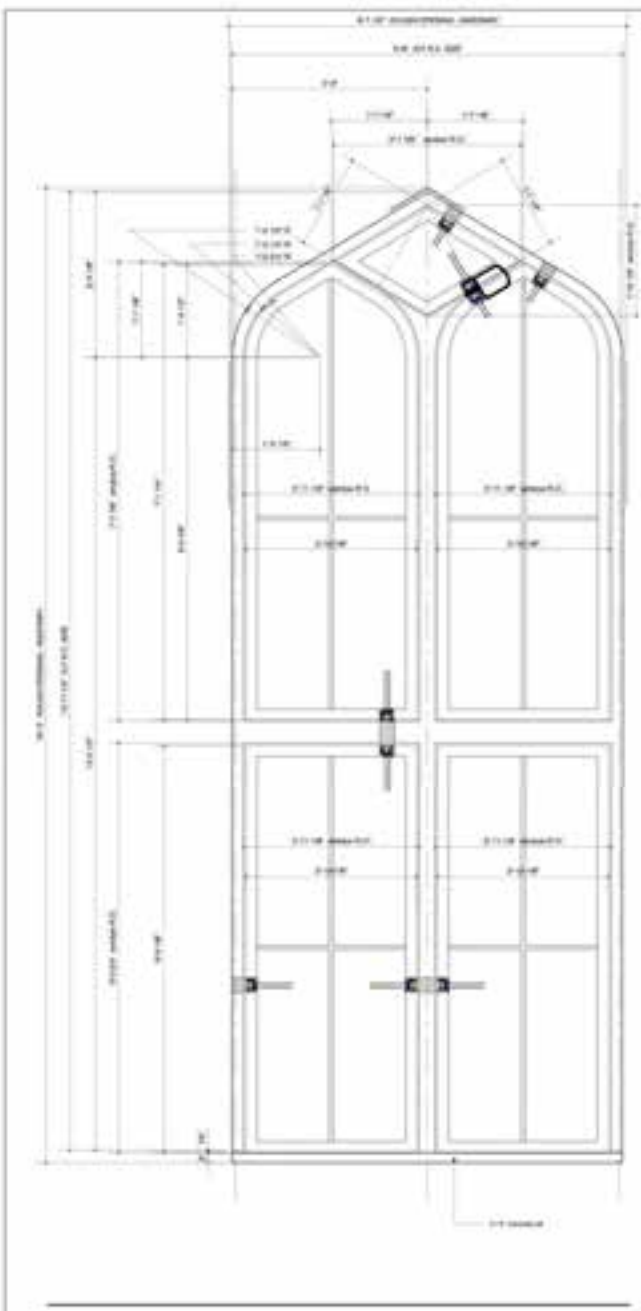
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484-544-4888
charleston, sc 29402

oertdoerfer 484-724-0000
www.oertdoerferarchitects.com
rchitects

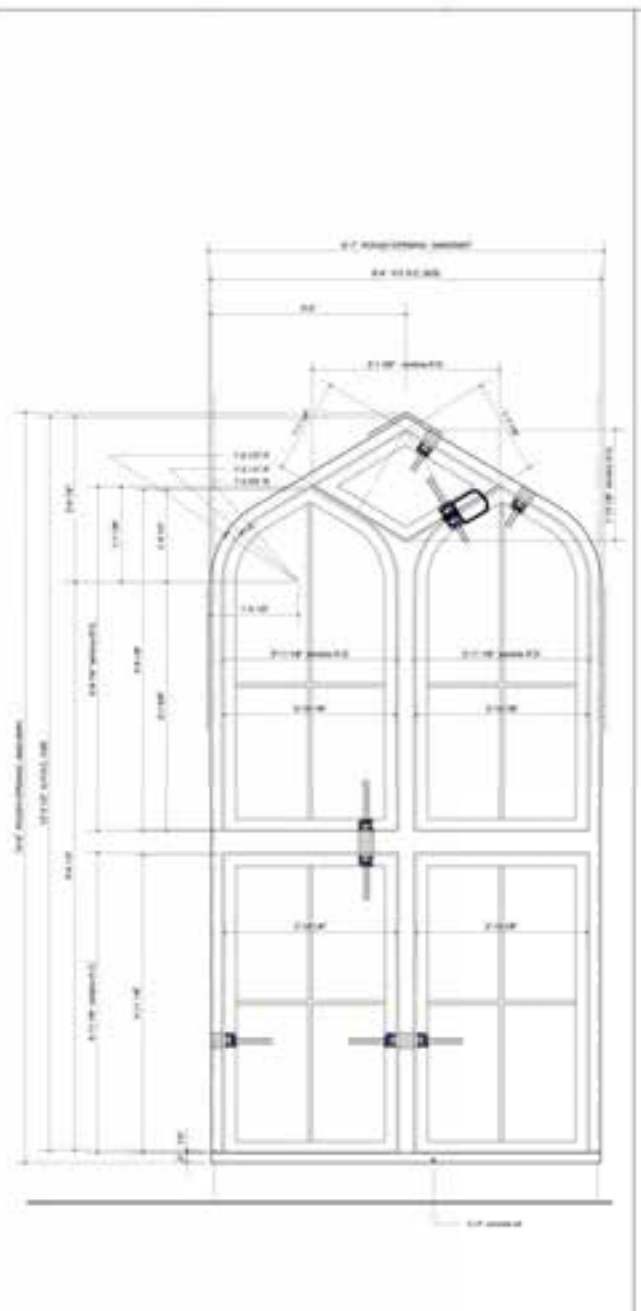
masonic hall
870 KING ST.
CHARLESTON, SOUTH CAROLINA

5.15.2015 10:00

A613
WINDOW AND DOOR
DETAILS / SCHEDULES



A1 WINDOW ELEVATION - TYPE A - INTERIOR W/OUT TRIM
SCALE 1/4" = 1'-0"



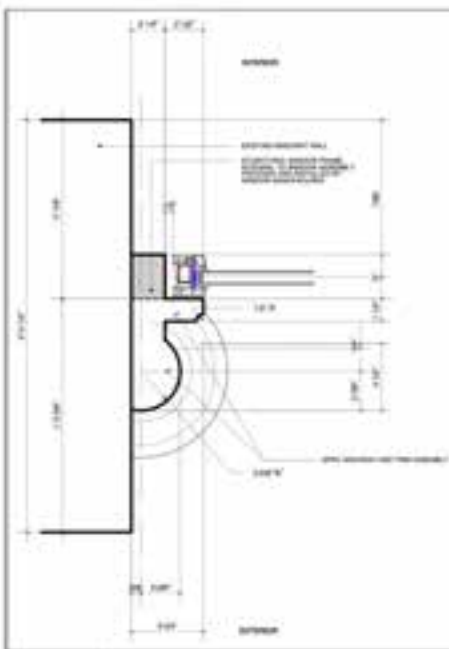
A4 WINDOW ELEVATION - TYPE B - INTERIOR W/OUT TRIM
SCALE 1/4" = 1'-0"



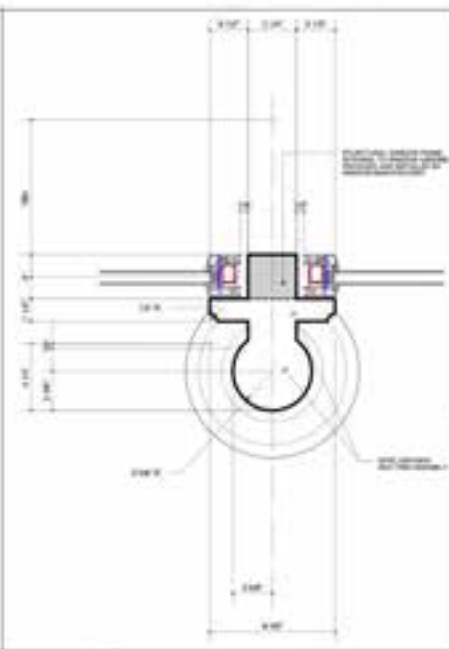
A7 STEEL FRAME ELEVATION
SCALE 1/4" = 1'-0"

GENERAL NOTES

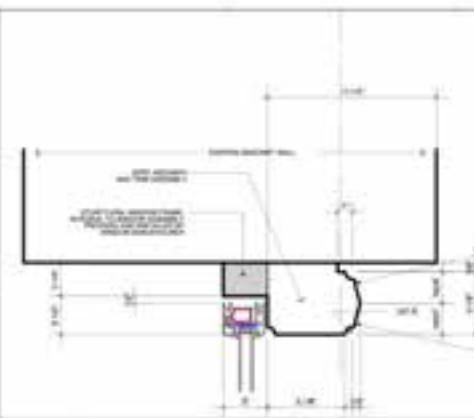
NO.	DESCRIPTION	DATE
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION		
0001	DESIGN DEVELOPMENT	
200 King Street Charleston, SC 29402 PO Box 400 Charleston, SC 29402 Tel: 843.724.0000 www.koertdoerferarchitects.com architects		
masonic hall 870 KING ST. CHARLESTON, SOUTH CAROLINA		
5.19.2019 1:00		
A614 WINDOW ELEVATIONS		



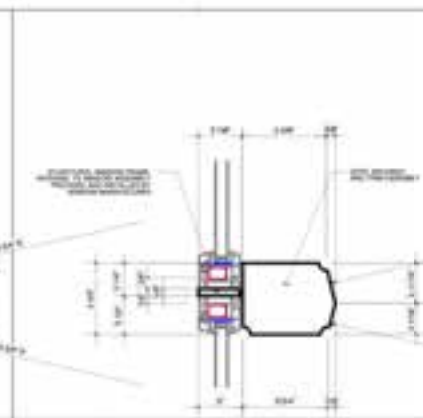
D1 WINDOW JAMB, TYP.
SCALE 3/4" = 1'-0"



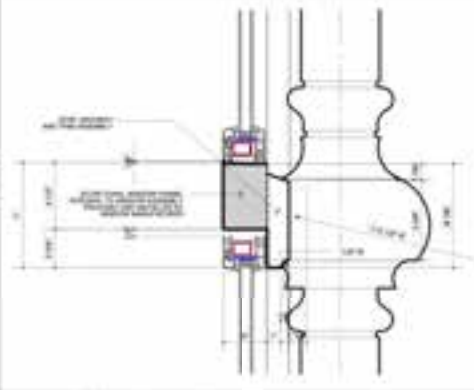
D3 WINDOW JAMB - BET. WINDOWS, TYP.
SCALE 3/4" = 1'-0"



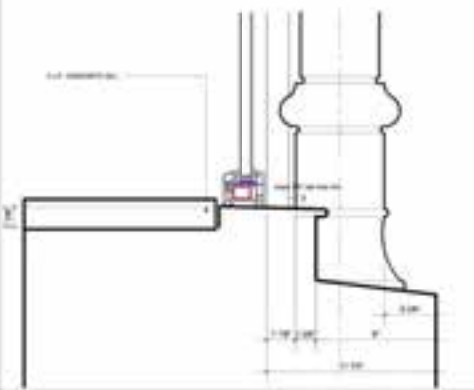
E5 WINDOW HEAD, TYP.
SCALE 3/4" = 1'-0"



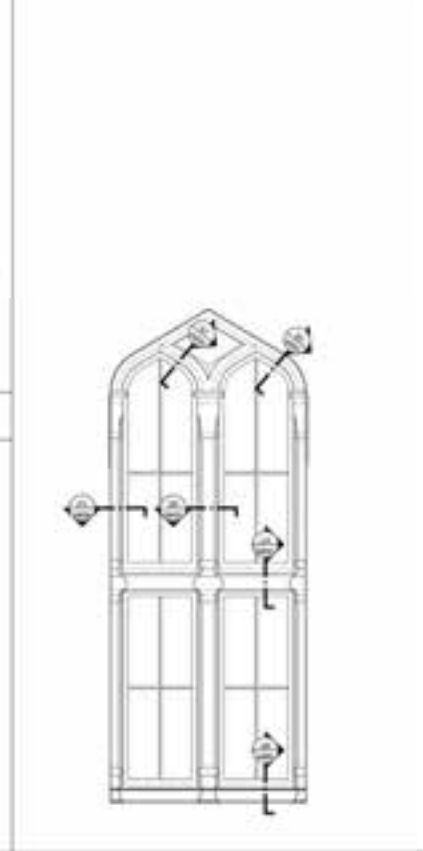
E7 WINDOW JAMB @ TRACERY
SCALE 3/4" = 1'-0"



C5 WINDOW - HORIZONTAL MULLION
SCALE 3/4" = 1'-0"



A5 WINDOW SILL, TYP.
SCALE 3/4" = 1'-0"



A7 WINDOW ELEV - EXT.
SCALE 1/4" = 1'-0"

A1 DETAIL
SCALE 3/4" = 1'-0"

A3 DETAIL
SCALE 3/4" = 1'-0"

GENERAL NOTES

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

SCALE

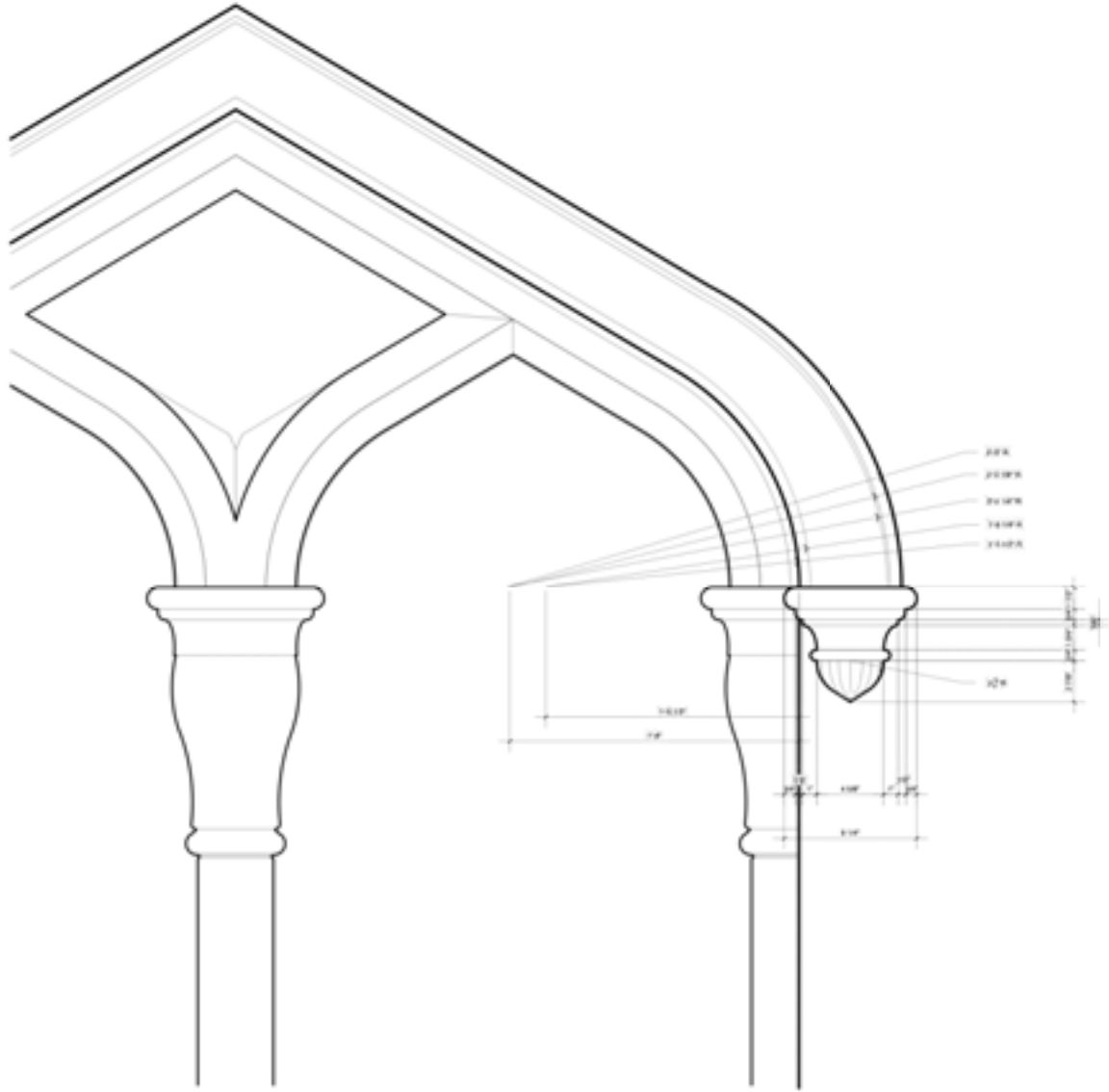
evan
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charleston, sc 29402

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www.evandoorferarchitects.com
rchitects

masonic
hall
270 KING ST.
CHARLESTON, SOUTH CAROLINA

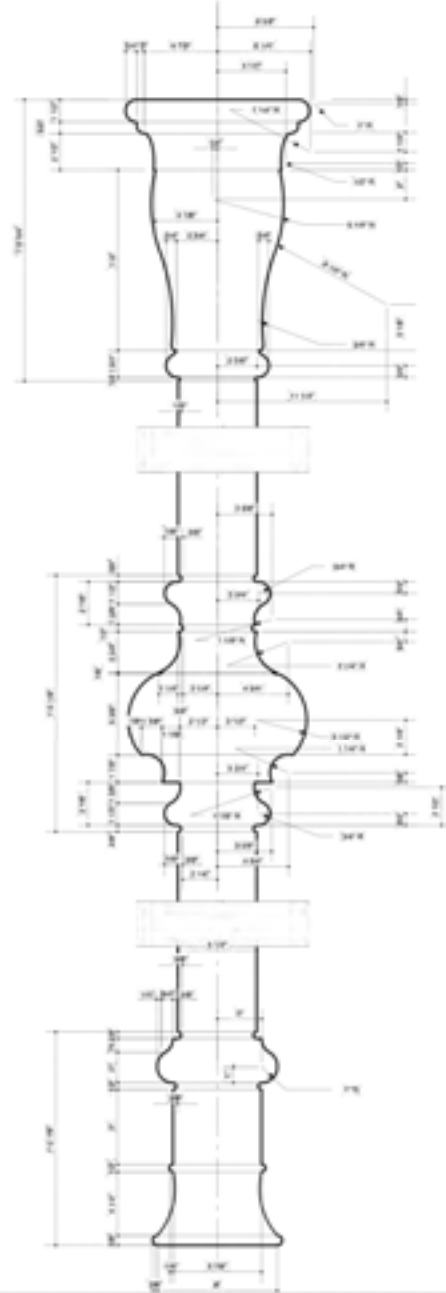
5.15.2015 1000

A615
WINDOW DETAILS



A1 WINDOW ELEVATION - TYPE A - EXTERIOR
SCALE 7/8" = 1'-0"

A4 WINDOW ELEVATION - TYPE B - EXTERIOR
SCALE 7/8" = 1'-0"



A7 COLUMN DETAILS - TYPICAL FOR ALL
SCALE 7/8" = 1'-0"


GENERAL NOTES

DATE DESCRIPTION DATE

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

SCALE


evan architects, llc
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 843.555.4888
 charleston, sc 29402
oertdoerfer architects
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 architects

PROJECT

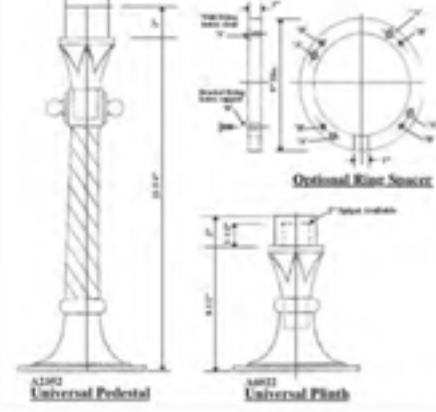
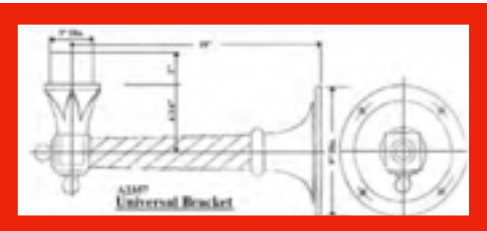
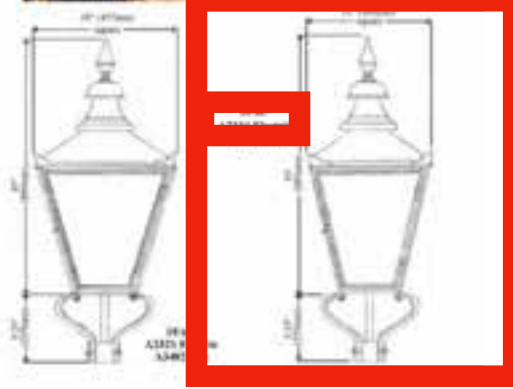
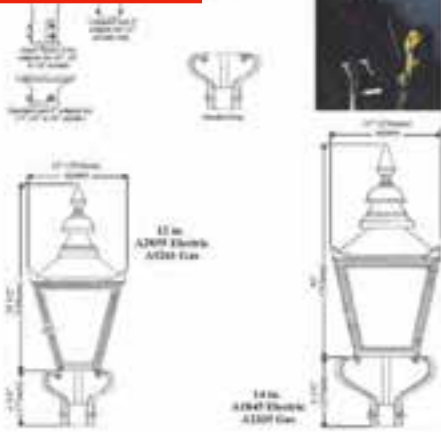
masonic hall
 270 KING ST.
 CHARLESTON, SOUTH CAROLINA

0.15.2018 1000

A616
 WINDOW AND DOOR
 DETAILS / SCHEDULES

The "Wicker Cask" Luminaire

Important information for the correct amount of luminaire from street lighting systems. The amount of luminaire from street lighting systems is determined by the luminaire and the street lighting system. The amount of luminaire from street lighting systems is determined by the luminaire and the street lighting system.



GENERAL NOTES

DATE: 11.28.2019
 CITY OF CHARLESTON
 PUBLIC WORKS DEPARTMENT

**PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION**

DESIGN DEVELOPMENT

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**masonic
 hall**
 270 KING ST.
 CHARLESTON, SOUTH CAROLINA

11.28.2019

Agenda Item 10:

48 Meeting Street - - TMS # 458-13-01-018

**Request final approval for new construction of two
and three-story education building.**

**Category 1 / (Charlestowne) / Height District: 3
Old and Historic District**



48 MEETING STREET
FIRST BAPTIST CHURCH OF CHARLESTON
PROPOSED EDUCATION BUILDING

MEETING: OCTOBER 23, 2019
BOARD OF ARCHITECTURAL REVIEW:
FINAL APPLICATION

Project Description:

This proposal requests Final approval for a new two and three story structure on the campus of First Baptist Church and First Baptist School of Charleston located at 48 Meeting Street. The proposed structure will replace an existing building located approximately mid-block between Meeting and Church street. The building will include offices, classrooms, and a Fellowship Hall with a commercial kitchen, all of which will be shared by the Church and School. The proposed design is brick veneer over metal studs and a structural steel frame with storefront and curtainwall glazing. The massing of the building is broken down into two wings to reduce the overall scale of the building in relation to the existing historic context. The proposed design includes a reduced footprint compared to the existing building and utilizes a 12'-8" floor to floor height to better integrate the building into its context.

Compliance Statement:

This Project complies with all applicable zoning regulations and does not require any variances or special exceptions.

Previous Submittals:

25 July 2018	BAR Demolition Application for Existing Building	APPROVED
27 March 2019	BAR Conceptual Application	APPROVED
14 August 2019	BAR Preliminary Application	APPROVED

Contact Information:

Liollio Architecture, Inc.
Aaron Bowman, AIA, SEED, LEED AP
843.762.2222

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4.	OVERALL SITE PLAN - PROPOSED
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7.	OVERALL ARCHITECTURAL SITE PLAN
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49.	EXTERIOR RENDERING - COURTYARD





48 MEETING STREET
FIRST BAPTIST CHURCH OF CHARLESTON
PROPOSED EDUCATION BUILDING

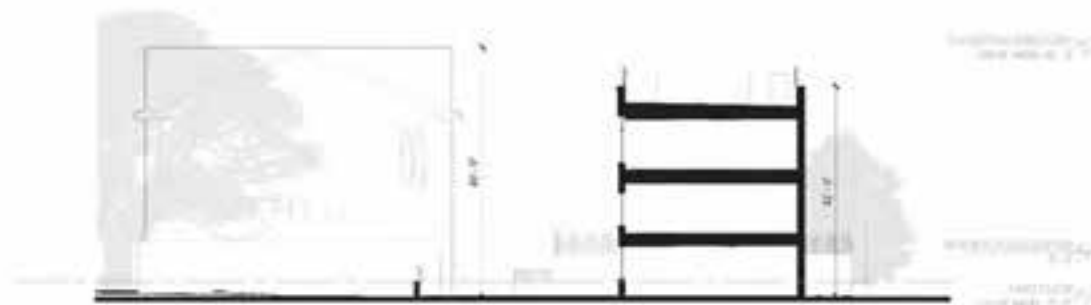
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EXISTING SITEPLAN

FINAL APPLICATION | 10.25.2019

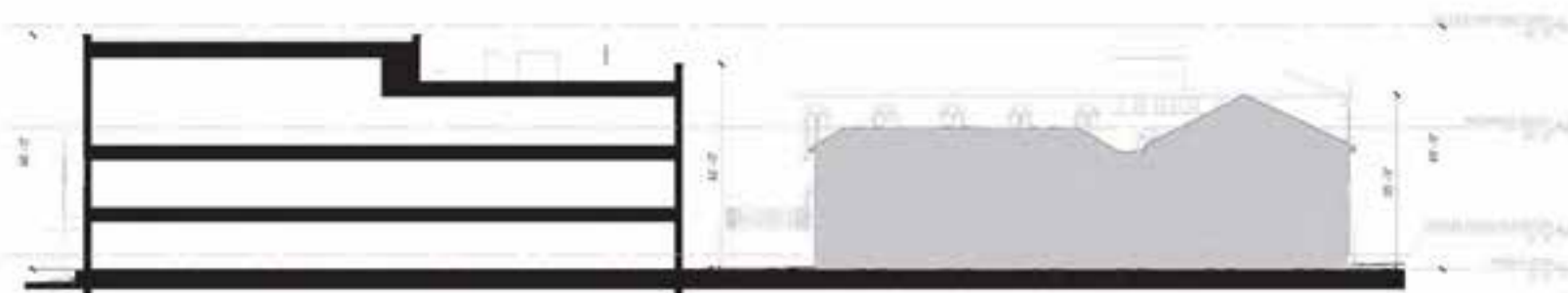




1 TRANSVERSE SITE SECTION



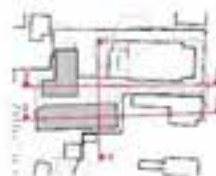
2 LONGITUDINAL SITE SECTION



3 LONGITUDINAL SITE SECTION



48 MEETING STREET
 FIRST BAPTIST CHURCH OF CHARLESTON
 PROPOSED EDUCATION BUILDING



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



SECTION DIAGRAMS

FINAL APPLICATION: 10.25.2019



1 OVERALL SITE PLAN: FINAL SUBMITTAL



2 OVERALL SITE PLAN: PRELIMINARY SUBMITTAL





1 ARCHITECTURAL SITE PLAN: FINAL SUBMITTAL



2 ARCHITECTURAL SITE PLAN: PRELIMINARY SUBMITTAL



48 MEETING STREET
 FIRST BAPTIST CHURCH OF CHARLESTON
 PROPOSED EDUCATION BUILDING



ARCHITECTURAL SITE PLANS:
 PREVIOUS + CURRENT
 FINAL APPLICATION: 11.25.2019





1 FIRST FLOOR PLAN: FINAL SUBMITTAL



2 FIRST FLOOR PLAN: PRELIMINARY SUBMITTAL



48 MEETING STREET
FIRST BAPTIST CHURCH OF CHARLESTON
PROPOSED EDUCATION BUILDING



FIRST FLOOR PLANS
PREVIOUS + CURRENT
FINAL APPLICATION: 10.22.2019



48 MEETING STREET
 FIRST BAPTIST CHURCH OF CHARLESTON
 PROPOSED EDUCATION BUILDING



FIRST FLOOR PLAN:
 FINAL APPLICATION
 FINAL APPLICATION 10.25.2019

7,465 SF (GROSS) **11**

LOUISIANE
DESIGNED BY STEPHEN HENNER

BENCHES



LOU1 - BENCH 110 CM
Available in
20-year UV-protected powder-coated
finish (optional)



LOU2 - BENCH 120 CM
Available in
20-year UV-protected
powder-coated
finish (optional)



loll designs

modern planters



trapez 01



trapez 02



trapez 03



trapez 04



rectangle 01



trapez 05



trapez 06



square 01



square 02



trapez 07



trapez 08



trapez 09



trapez 10



trapez 11



trapez 12

loll designs.com

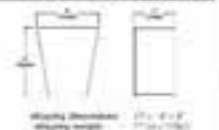
It's good to be recycled

loll designs

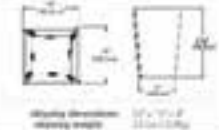
modern planters



trapez 01
Dimensions:
width: 17.5" (44.8 cm)
height: 17.5" (44.8 cm)
depth: 17.5" (44.8 cm)



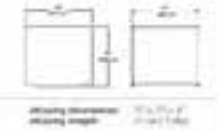
trapez 02
Dimensions:
width: 17.5" (44.8 cm)
height: 17.5" (44.8 cm)
depth: 17.5" (44.8 cm)



rectangle 01
Dimensions:
width: 27.5" (70 cm)
height: 17.5" (44.8 cm)
depth: 17.5" (44.8 cm)



square 01
Dimensions:
width: 17.5" (44.8 cm)
height: 17.5" (44.8 cm)
depth: 17.5" (44.8 cm)



square 02
Dimensions:
width: 17.5" (44.8 cm)
height: 17.5" (44.8 cm)
depth: 17.5" (44.8 cm)



loll designs.com

It's good to be recycled



1 SECOND FLOOR PLAN: FINAL SUBMITTAL



2 SECOND FLOOR PLAN: PRELIMINARY SUBMITTAL



48 MEETING STREET
 FIRST BAPTIST CHURCH OF CHARLESTON
 PROPOSED EDUCATION BUILDING



SECOND FLOOR PLANS:
 PREVIOUS + CURRENT
FINAL APPLICATION | 10.25.2019



48 MEETING STREET
 FIRST BAPTIST CHURCH OF CHARLESTON
 PROPOSED EDUCATION BUILDING

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



SECOND FLOOR PLAN:
FINAL APPLICATION
 FINAL APPLICATION 10.25.2015

7,920 SF (GROSS)

16



1 THIRD FLOOR PLAN: FINAL SUBMITTAL



2 THIRD FLOOR PLAN: PRELIMINARY SUBMITTAL



48 MEETING STREET
 FIRST BAPTIST CHURCH OF CHARLESTON
 PROPOSED EDUCATION BUILDING



THIRD FLOOR PLANS:
 PREVIOUS + CURRENT
FINAL APPLICATION: 10.27.2019



48 MEETING STREET
 FIRST BAPTIST CHURCH OF CHARLESTON
 PROPOSED EDUCATION BUILDING

SCALE 1/8" = 1'-0"



THIRD FLOOR PLAN:
FINAL APPLICATION
 FINAL APPLICATION 10.25.2015

6,170 SF (GROSS)

18



1 ROOF PLAN: FINAL SUBMITTAL



2 ROOF PLAN: PRELIMINARY SUBMITTAL



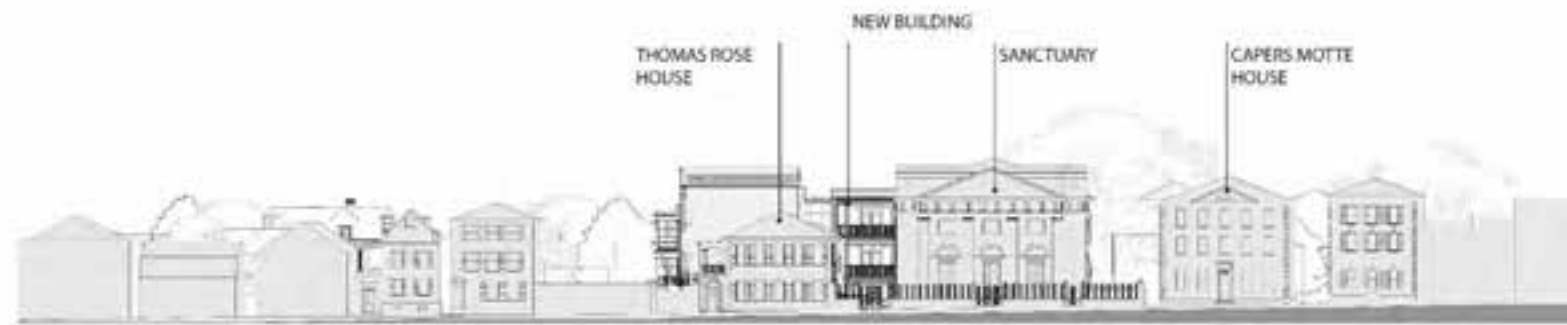


48 MEETING STREET
 FIRST BAPTIST CHURCH OF CHARLESTON
 PROPOSED EDUCATION BUILDING

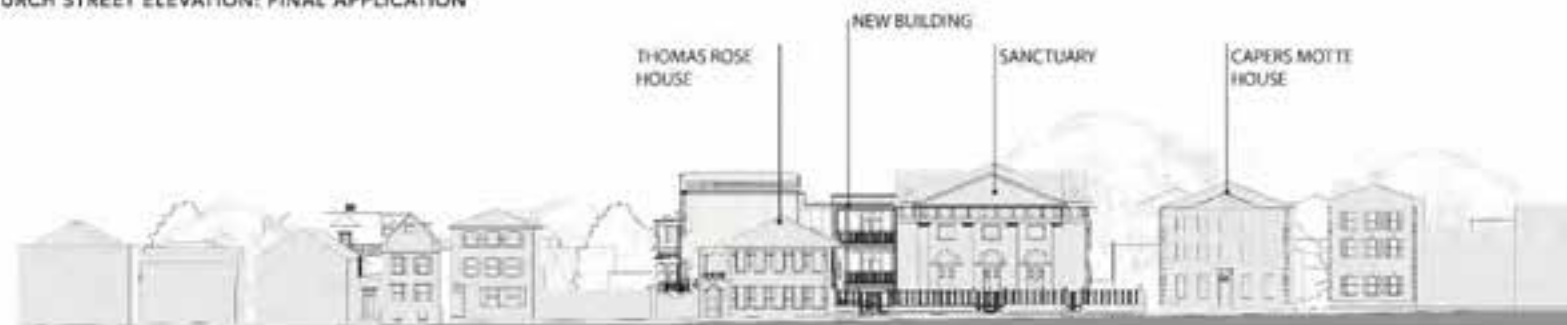


VIEW CORRIDORS

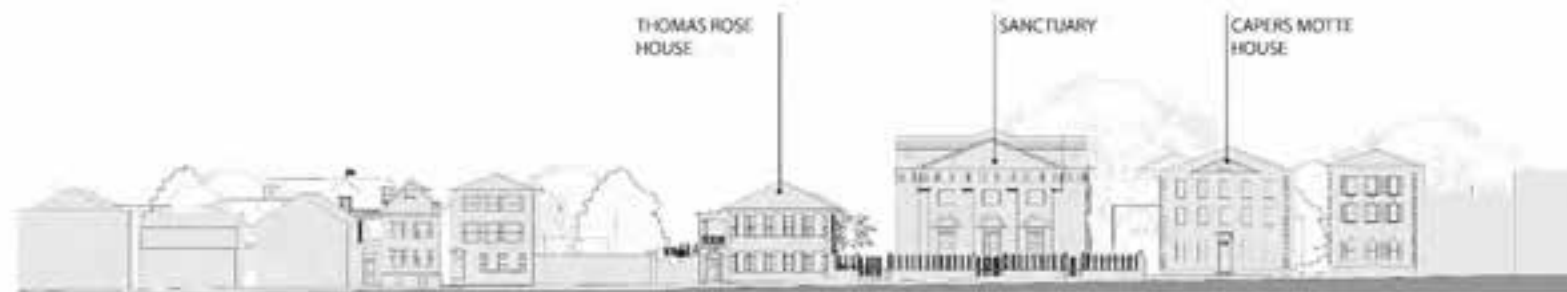
FINAL APPLICATION 10.25.2019



1 CHURCH STREET ELEVATION: FINAL APPLICATION



2 CHURCH STREET ELEVATION: PRELIMINARY APPLICATION

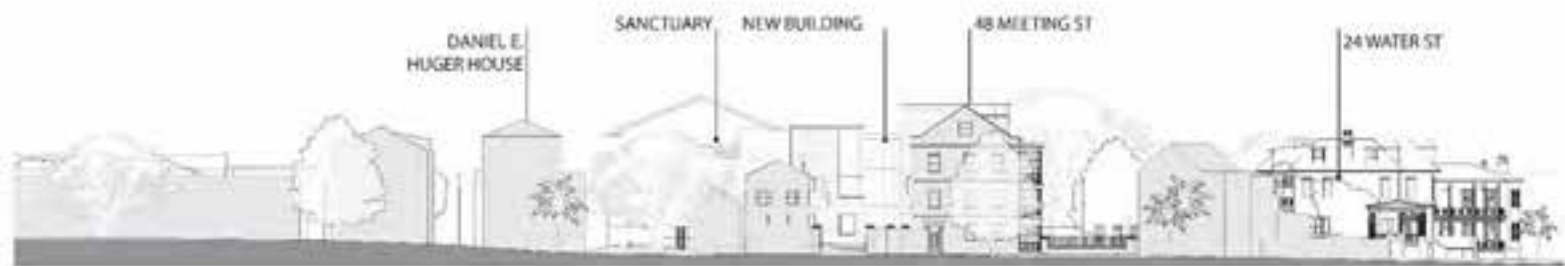


3 CHURCH STREET ELEVATION: EXISTING





1 MEETING STREET ELEVATION: FINAL APPLICATION



2 MEETING STREET ELEVATION: PRELIMINARY APPLICATION



3 MEETING STREET ELEVATION: EXISTING



1 WATER STREET ELEVATION: FINAL APPLICATION

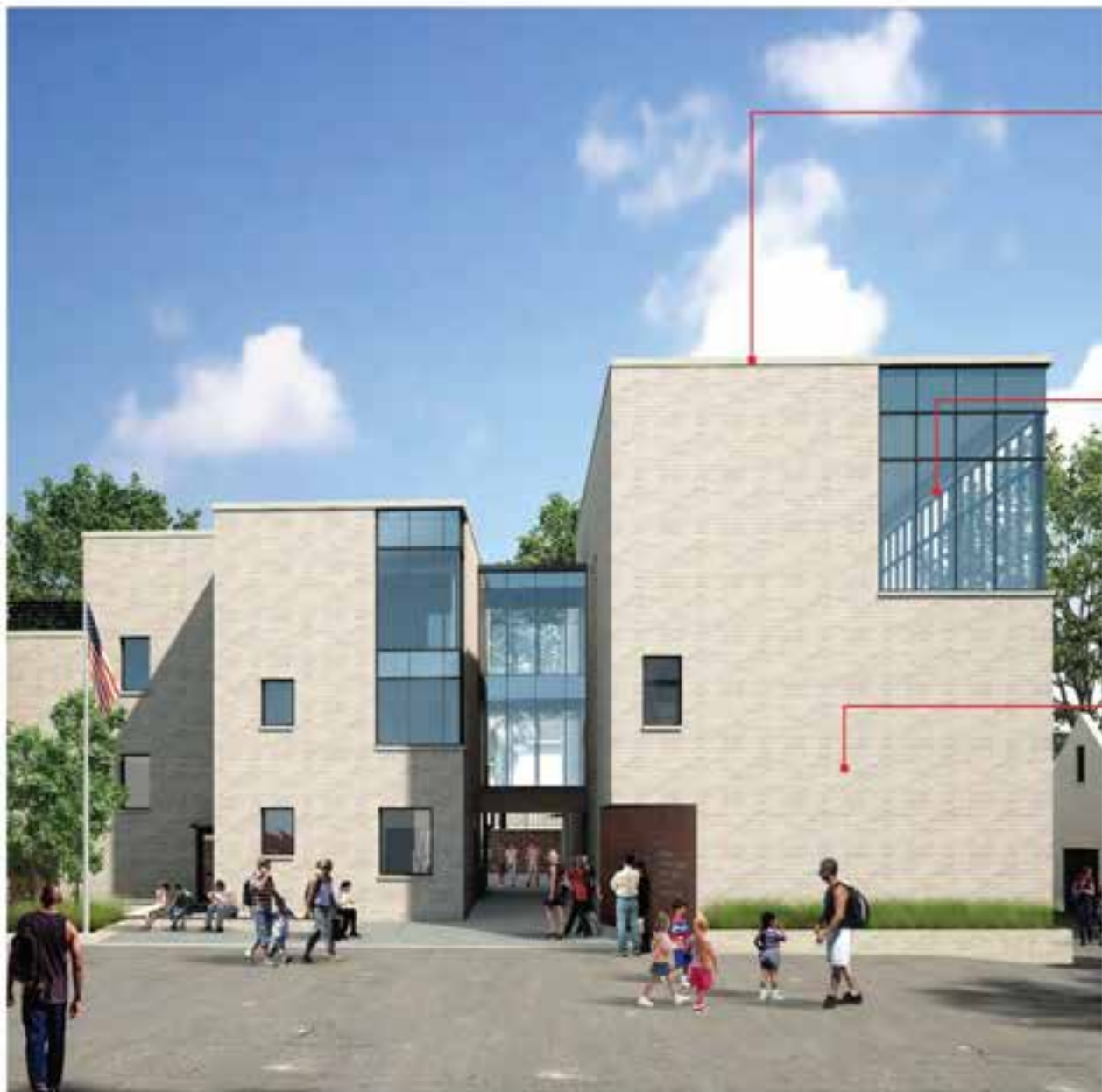


2 WATER STREET ELEVATION: PRELIMINARY APPLICATION



3 WATER STREET ELEVATION: EXISTING

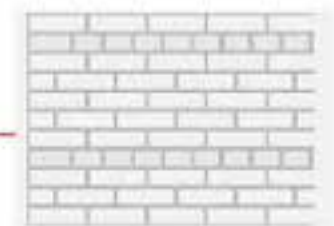




LIMESTONE BANDS &
WINDOW SILLS



SSG ALUMINUM CURTAIN WALL
& ALUMINUM STOREFRONT

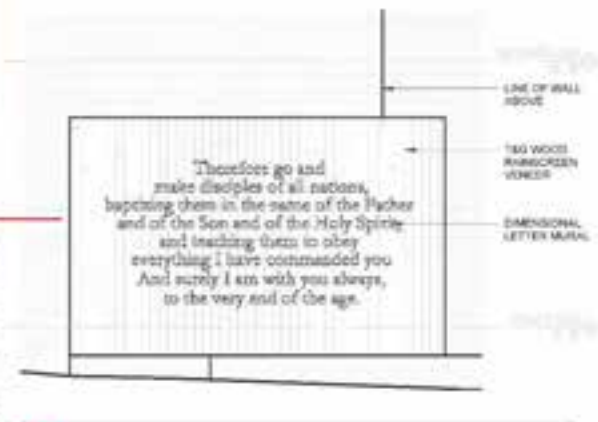


BRICK VENEER
(COMMON BOND)



WOOD SOFFIT ACCENTS





1 PARTIAL BUILDING ELEVATION



MATERIAL TRANSITION
MASONRY & WOOD



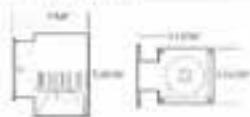
ACCENT WALL MURAL

FINAL APPLICATION | 11.25.2019



48 MEETING STREET
FIRST BAPTIST CHURCH OF CHARLESTON
PROPOSED EDUCATION BUILDING

WD10360 - 6" SQUARE 1-DIRECTION WALL MOUNT (IP43) - AMBER 213LM
SURFACE 1-DIRECTION WALL MOUNT



SPECIFICATIONS

Application: The WD10360 is designed for use in a variety of applications including outdoor lighting, and is suitable for use in a variety of environments.

Material: The WD10360 is constructed from a high quality, durable material that is resistant to corrosion and weathering.

Mounting: The WD10360 is designed for surface mounting on a wall.

Dimensions: The WD10360 has a square face with a side length of 6 inches.

Weight: The WD10360 weighs approximately 1.5 pounds.

Power: The WD10360 is powered by a 120V AC power source.

Warranty: The WD10360 is covered by a 5-year warranty.

Notes: The WD10360 is not suitable for use in a wet or damp location.

Features: The WD10360 features a high-quality LED light source.

Options: The WD10360 is available in a variety of colors.

Accessories: The WD10360 is compatible with a variety of accessories.

Installation: The WD10360 is easy to install.

Shipping: The WD10360 is shipped in a sturdy box.

Support: The WD10360 is supported by a dedicated support team.

Compliance: The WD10360 complies with all applicable regulations.

Availability: The WD10360 is available in a variety of quantities.

Lead Time: The WD10360 has a lead time of approximately 4 weeks.

Price: The WD10360 is priced at \$150 per unit.

Notes: The WD10360 is not suitable for use in a wet or damp location.

Features: The WD10360 features a high-quality LED light source.

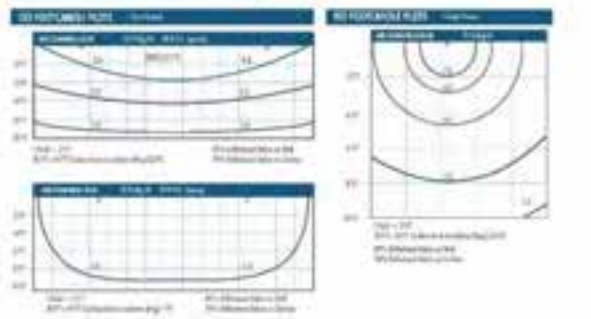
Options: The WD10360 is available in a variety of colors.

Accessories: The WD10360 is compatible with a variety of accessories.

Installation: The WD10360 is easy to install.

Shipping: The WD10360 is shipped in a sturdy box.

WD10360 - PHOTOMETRY
6" Square 1-Direction Wall Mount



OUTDOOR | 1-DIRECTION | 6 INCH | WALL MOUNT | ROUND | SQUARE

Florida FWC certified turtle safe amber



LiON's Turtle Safe Directional wall laminaire may be used in both interior and outdoor settings and can be painted upon done. Typical locations are in commercial and retail spaces that contain walk-in refrigerators requiring directional lighting.

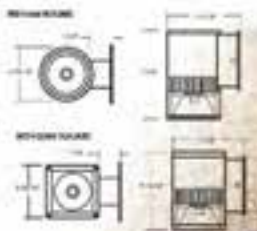
Features

- Durable finish available
- Uniformity glass illumination
- Durable, corrosion resistant finish
- Emergency back-up available
- Single 120V light source
- 5-year limited warranty

ORDERING

Example: WD10360-BSD-TRM-LV8-EMAC

Product	Type	Finish	Mounting	Color	Notes
WD10360	6" Square	Black	Surface Mount	Amber	See Drawing 11001
WD10360	6" Square	Black	Surface Mount	Amber	See Drawing 11001
WD10360	6" Square	Black	Surface Mount	Amber	See Drawing 11001
WD10360	6" Square	Black	Surface Mount	Amber	See Drawing 11001
WD10360	6" Square	Black	Surface Mount	Amber	See Drawing 11001
WD10360	6" Square	Black	Surface Mount	Amber	See Drawing 11001
WD10360	6" Square	Black	Surface Mount	Amber	See Drawing 11001
WD10360	6" Square	Black	Surface Mount	Amber	See Drawing 11001
WD10360	6" Square	Black	Surface Mount	Amber	See Drawing 11001
WD10360	6" Square	Black	Surface Mount	Amber	See Drawing 11001



For more information, please contact our sales department at 800-850-8500 or visit our website at www.lionlighting.com.

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1 WEST BUILDING ELEVATION



48 MEETING STREET
 FIRST BAPTIST CHURCH OF CHARLESTON
 PROPOSED EDUCATION BUILDING



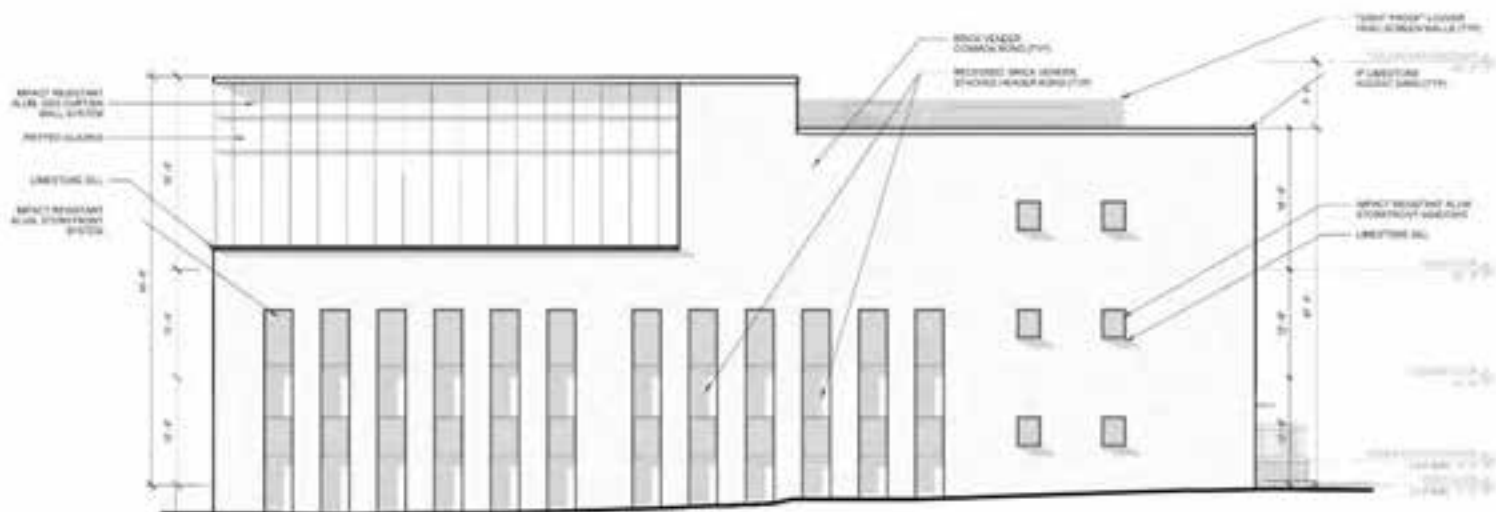
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 0 2 4 6 8 10



WEST BUILDING ELEVATION:
 FINAL APPLICATION
 FINAL APPLICATION | 10.25.2019



1 SOUTH BUILDING ELEVATION: FINAL APPLICATION



2 SOUTH BUILDING ELEVATION: PRELIMINARY APPLICATION



48 MEETING STREET
 FIRST BAPTIST CHURCH OF CHARLESTON
 PROPOSED EDUCATION BUILDING



SOUTH BUILDING ELEVATIONS:
 PREVIOUS + CURRENT
 FINAL APPLICATION | 10.25.2019



1 SOUTH BUILDING ELEVATION



48 MEETING STREET
 FIRST BAPTIST CHURCH OF CHARLESTON
 PROPOSED EDUCATION BUILDING



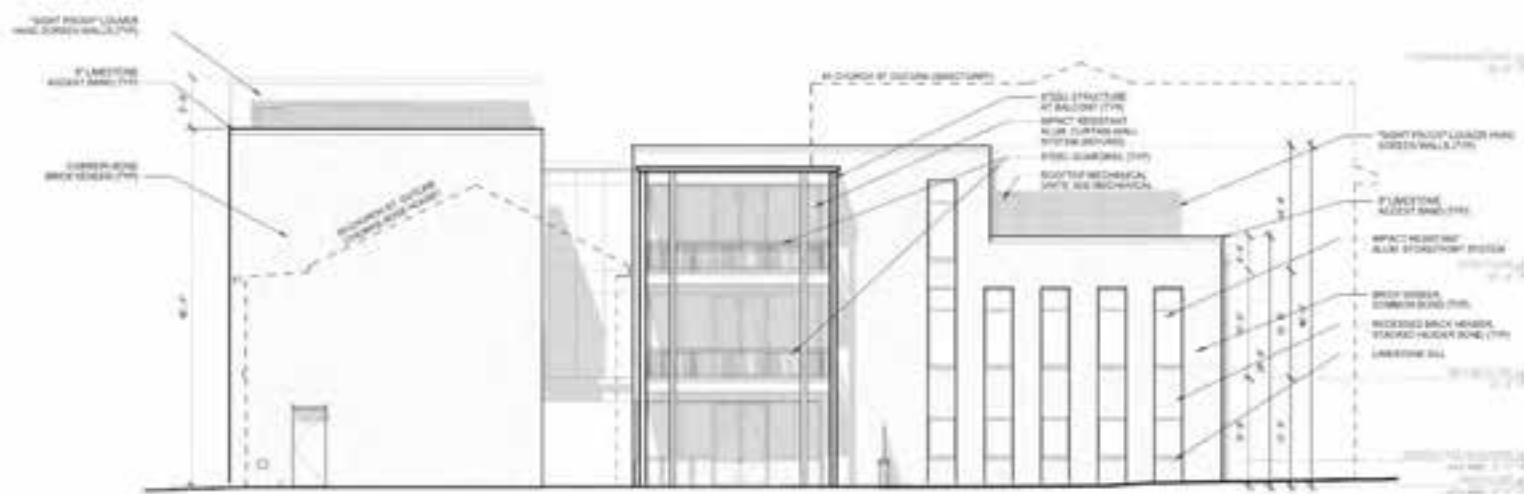
SCALE: 1/8" = 1'-0"
 0 2 4 6 8 10



SOUTH BUILDING ELEVATION:
 FINAL APPLICATION
 FINAL APPLICATION: 11.25.2019



1 EAST BUILDING ELEVATION: FINAL APPLICATION



2 EAST BUILDING ELEVATION: PRELIMINARY APPLICATION



48 MEETING STREET
 FIRST BAPTIST CHURCH OF CHARLESTON
 PROPOSED EDUCATION BUILDING



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



EAST BUILDING ELEVATIONS:
 PREVIOUS + CURRENT
 FINAL APPLICATION | 10.25.2019



1 EAST BUILDING ELEVATION



48 MEETING STREET
 FIRST BAPTIST CHURCH OF CHARLESTON
 PROPOSED EDUCATION BUILDING



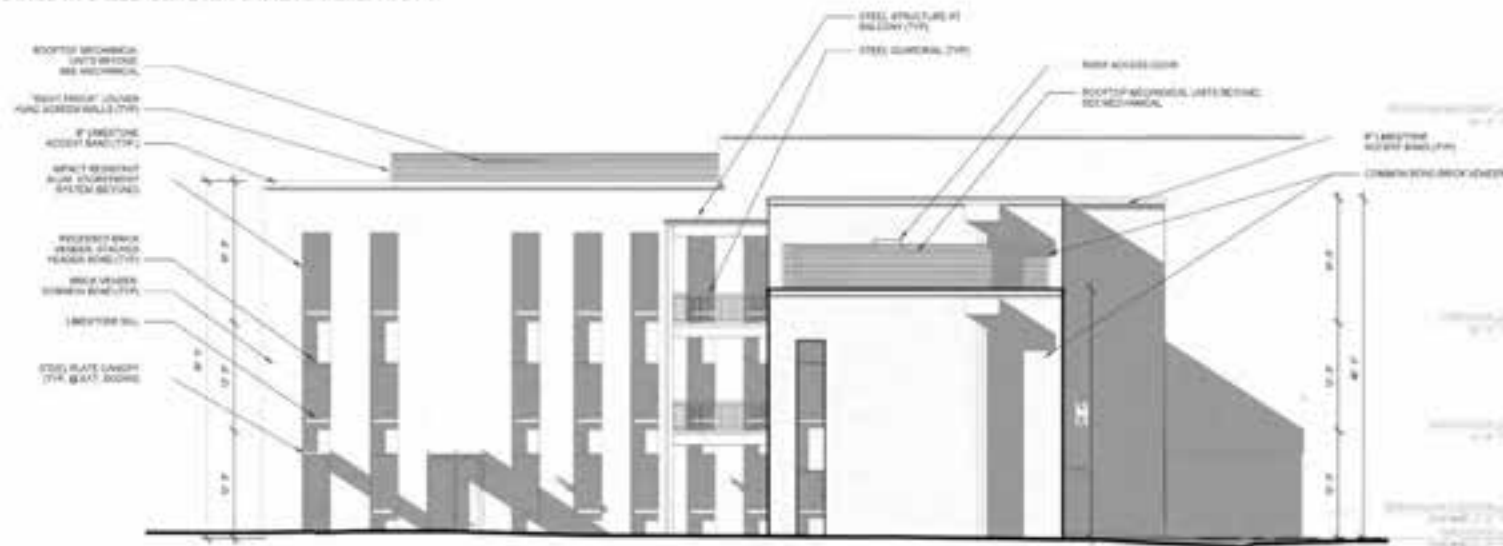
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 0 2 4 6 8 10



EAST BUILDING ELEVATION:
 FINAL APPLICATION
 FINAL APPLICATION | 11.25.2019



1 NORTH BUILDING ELEVATION: FINAL APPLICATION



2 NORTH BUILDING ELEVATION: PRELIMINARY APPLICATION



NORTH BUILDING ELEVATIONS:
PREVIOUS + CURRENT
FINAL APPLICATION | 10.25.2019



48 MEETING STREET
FIRST BAPTIST CHURCH OF CHARLESTON
PROPOSED EDUCATION BUILDING



1 NORTH BUILDING ELEVATION



48 MEETING STREET
 FIRST BAPTIST CHURCH OF CHARLESTON
 PROPOSED EDUCATION BUILDING



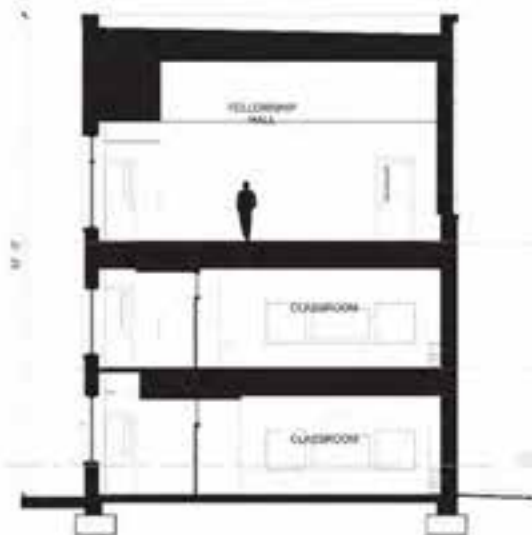
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NORTH BUILDING ELEVATION:
 FINAL APPLICATION
 FINAL APPLICATION | 10.25.2019



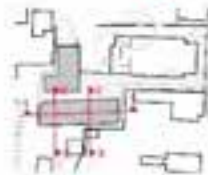
1 BUILDING SECTION



2 BUILDING SECTION



3 BUILDING SECTION



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



BUILDING SECTIONS

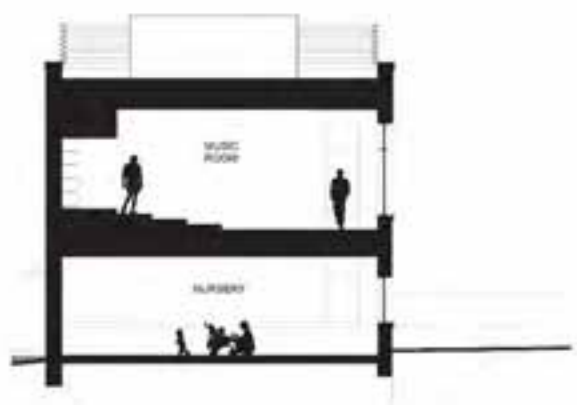
FINAL APPLICATION: 11/25/2019



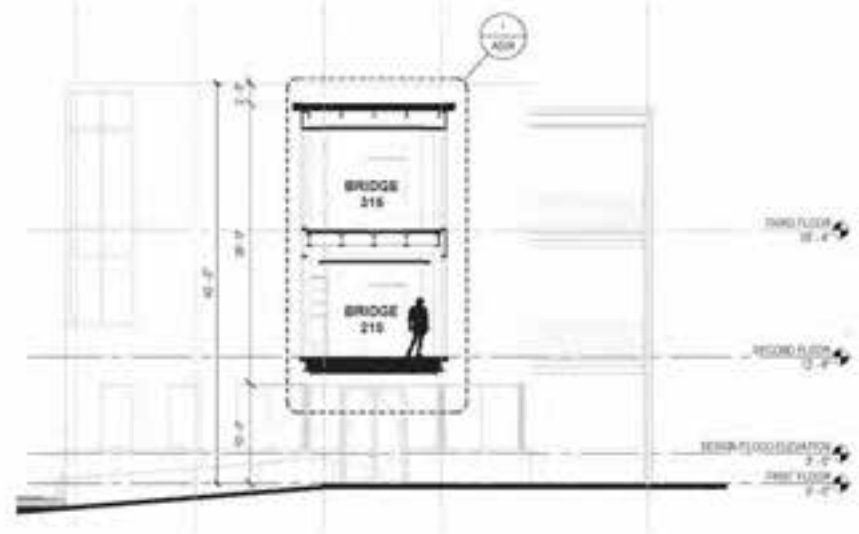
48 MEETING STREET
 FIRST BAPTIST CHURCH OF CHARLESTON
 PROPOSED EDUCATION BUILDING



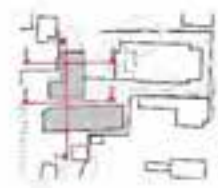
1 BUILDING SECTION



2 BUILDING SECTION



3 BUILDING SECTION



SCALE 1/8" = 1'-0"
0 2 4 8 16

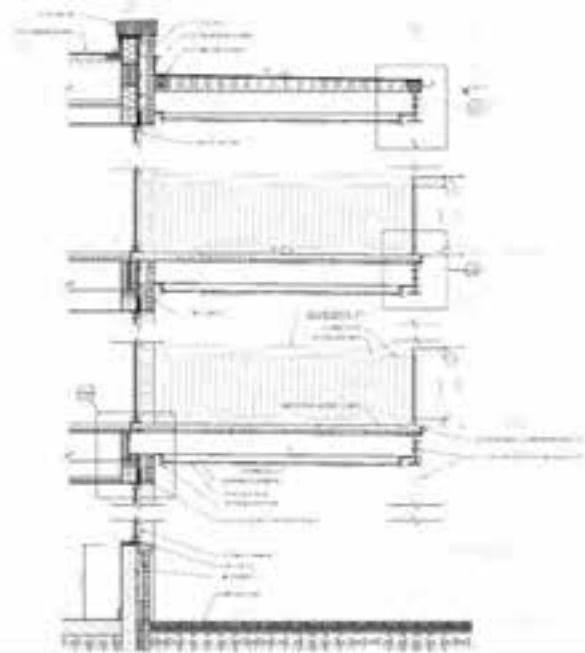


BUILDING SECTIONS

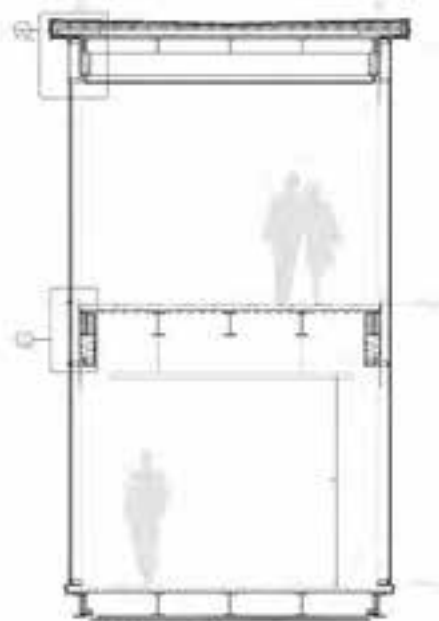
FINAL APPLICATION 14.25.2019



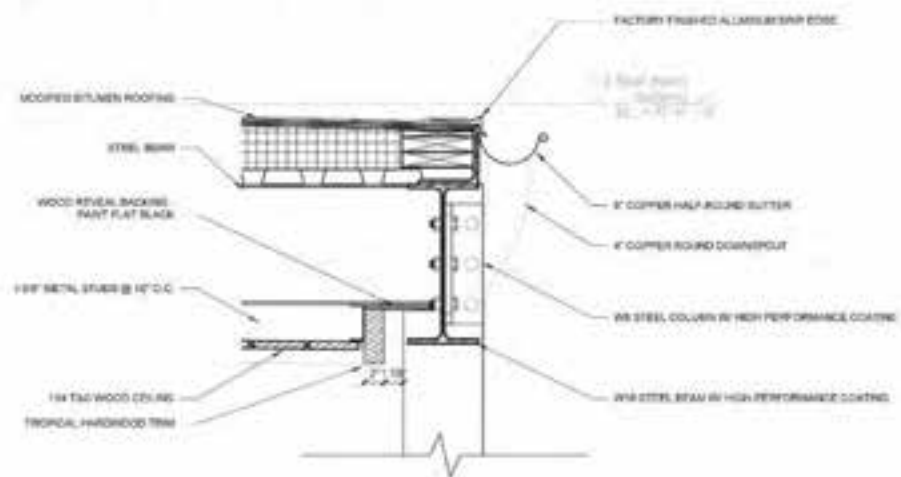
48 MEETING STREET
FIRST BAPTIST CHURCH OF CHARLESTON
PROPOSED EDUCATION BUILDING



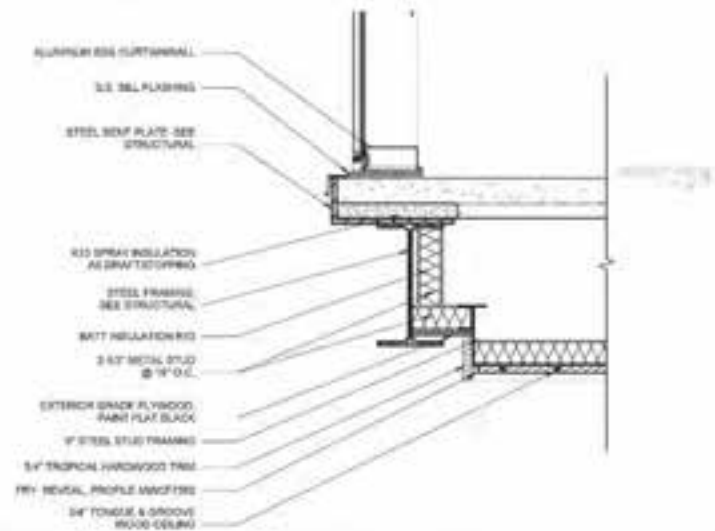
1 BUILDING SECTION AT BALCONY



2 BUILDING SECTION AT BRIDGE



3 BALCONY EDGE SECTION DETAIL



4 BRIDGE EDGE SECTION DETAIL



1 CHURCH STREET RENDERING: FINAL APPLICATION



2 CHURCH STREET RENDERING: PRELIMINARY APPLICATION



48 MEETING STREET
FIRST BAPTIST CHURCH OF CHARLESTON
PROPOSED EDUCATION BUILDING

EXTERIOR RENDERING - CHURCH ST.
PREVIOUS + CURRENT
FINAL APPLICATION | 10.25.2019



48 MEETING STREET
FIRST BAPTIST CHURCH OF CHARLESTON
PROPOSED EDUCATION BUILDING

EXTERIOR RENDERING - CHURCH ST.
FINAL APPLICATION
FINAL APPLICATION | 10.25.2019



1 MEETING STREET RENDERING: FINAL SUBMITTAL



2 MEETING STREET RENDERING: PRELIMINARY SUBMITTAL



48 MEETING STREET
FIRST BAPTIST CHURCH OF CHARLESTON
PROPOSED EDUCATION BUILDING

EXTERIOR RENDERING - MEETING ST:
PREVIOUS + CURRENT
FINAL APPLICATION | 10.25.2019



48 MEETING STREET
FIRST BAPTIST CHURCH OF CHARLESTON
PROPOSED EDUCATION BUILDING

EXTERIOR RENDERING - MEETING ST:
FINAL APPLICATION
FINAL APPLICATION | 10.25.2019



1 WATER STREET RENDERING: FINAL SUBMITTAL



2 WATER STREET RENDERING: PRELIMINARY SUBMITTAL



48 MEETING STREET
FIRST BAPTIST CHURCH OF CHARLESTON
PROPOSED EDUCATION BUILDING

EXTERIOR RENDERING - WATER ST:
PREVIOUS + CURRENT
FINAL APPLICATION | 10.25.2019



48 MEETING STREET
FIRST BAPTIST CHURCH OF CHARLESTON
PROPOSED EDUCATION BUILDING

EXTERIOR RENDERING - WATER ST.
FINAL APPLICATION
FINAL APPLICATION | 11.25.2019



1 WEST FACADE RENDERING: FINAL SUBMITTAL



2 WEST FACADE RENDERING: PRELIMINARY SUBMITTAL



48 MEETING STREET
FIRST BAPTIST CHURCH OF CHARLESTON
PROPOSED EDUCATION BUILDING

EXTERIOR RENDERING - WEST FACADE:
PREVIOUS + CURRENT
FINAL APPLICATION | 10.25.2019



48 MEETING STREET
FIRST BAPTIST CHURCH OF CHARLESTON
PROPOSED EDUCATION BUILDING

EXTERIOR RENDERING - SITE INTERIOR:
FINAL APPLICATION
FINAL APPLICATION | 10.25.2019



1 COURTYARD RENDERING: FINAL SUBMITTAL



2 COURTYARD RENDERING: PRELIMINARY SUBMITTAL



48 MEETING STREET
FIRST BAPTIST CHURCH OF CHARLESTON
PROPOSED EDUCATION BUILDING

EXTERIOR RENDERING - COURTYARD:
PREVIOUS + CURRENT
DATE: 07.23.2019



48 MEETING STREET
FIRST BAPTIST CHURCH OF CHARLESTON
PROPOSED EDUCATION BUILDING

EXTERIOR RENDERING - COURTYARD:
FINAL APPLICATION
DATE: 07.23.2019

First Baptist Church of Charleston EDUCATION BUILDING

LAI Project Number: 14402

City of Charleston Project Number:

48 Meeting Street (61 Church Street),
Charleston, SC



147 Wappoo Creek Drive
Suite 402
Charleston, SC 29412
843.762.2222
843.762.2222

CONSTRUCTION DOCUMENTS

BAR FINAL SUBMISSION 10/23/2019



First Baptist Church

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Walker Maproni, Assoc. Pastor
walker@fbccharleston.org
Tel: 843.722.3896 ext. 12



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MERFP ENGINEER
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Tel: 843.574.8732



Trident Construction

GENERAL CONTRACTOR
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North Charleston, SC 29406
Matt Robbins
mrobbs@tridentconstruction.com
Tel: 843.576.5141



PENINSULA MAP

WFS

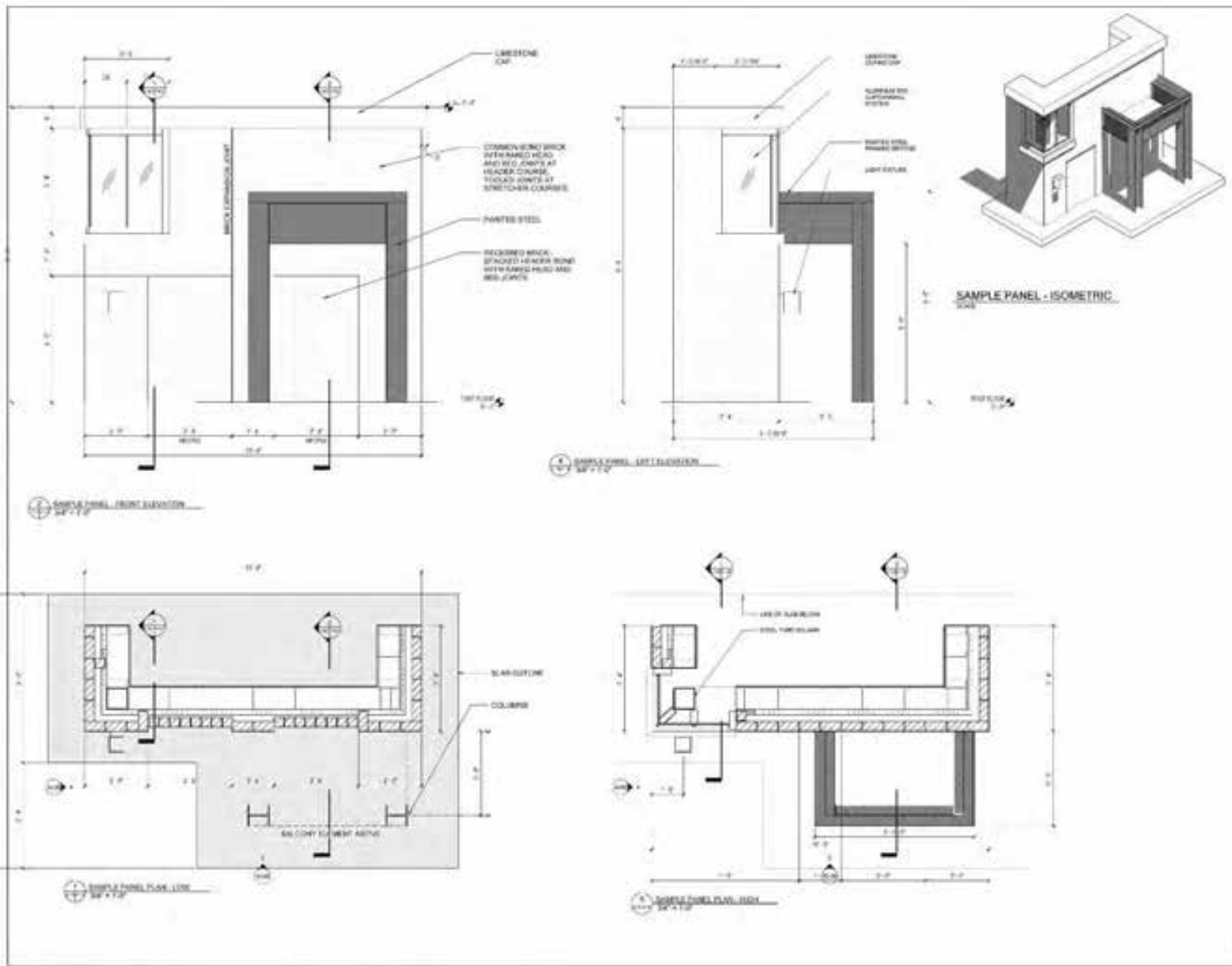


SITE MAP

WFS



RENDERING SHOWN FOR REFERENCE ONLY



147 Wagon Creek Drive
 Suite 400
 Charleston, SC 29412
 P 843.752.2022

NOT FOR
 CONSTRUCTION

Revision	Date	Description

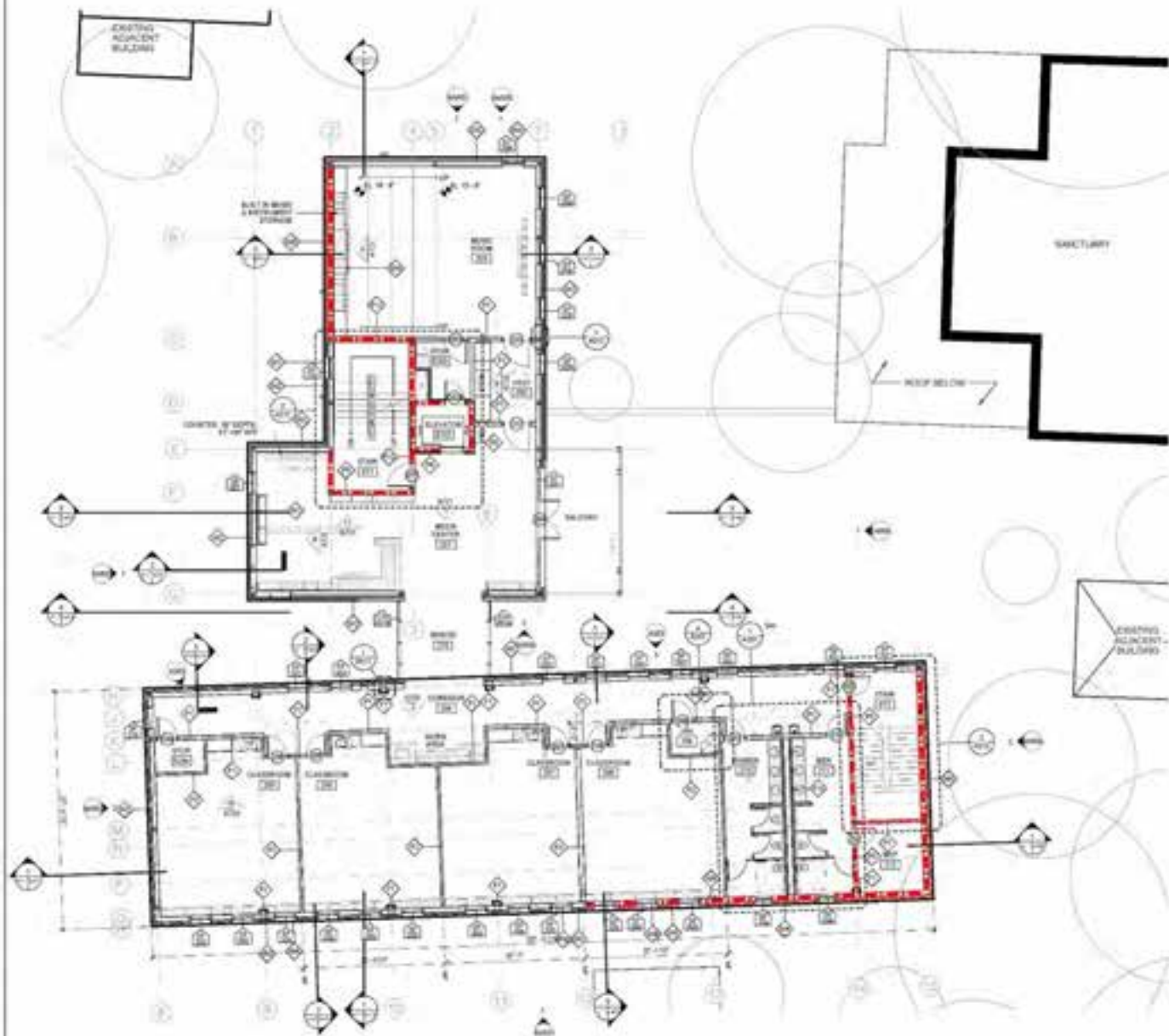
First Baptist Church of Charleston
EDUCATION BUILDING

40 Meeting Street off Church Street
 Charleston, SC

City of Charleston #	
Project Number	4440
Drawing No.	444
Drawn By	DPV
Date	04/25/2014
Scale	

A105
 MOCKUP PANEL

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SHEET NOTES

PROVIDE COLOR MATCH TO PREVIOUS AND ADJACENT WORK AS WELL AS TO THE EXISTING BUILDING.

FLOOR PLAN LEGEND

WALL	NEW WALL	EXISTING WALL	GLASS WALL
DOOR	NEW DOOR	EXISTING DOOR	GLASS DOOR
WINDOW	NEW WINDOW	EXISTING WINDOW	GLASS WINDOW
CEILING	NEW CEILING	EXISTING CEILING	GLASS CEILING
FLOOR	NEW FLOOR	EXISTING FLOOR	GLASS FLOOR



147 Wagon Wheel Drive
Suite 602
Charleston, SC 29412
P 803.752.2222

NOT FOR CONSTRUCTION

Revision	Date	Description

**First Baptist Church of Charleston
EDUCATION BUILDING**

41 Meeting Street, 8th Church Street,
Charleston, SC

City of Charleston #	
Project Number	1420
Checked By	ASB
Drawn By	DJA
Date	10/13/2011
Scale	1/8" = 1'-0"

**A112
FLOOR PLAN - LEVEL 2**

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