



City of Charleston

Board of Architectural Review-LARGE

November 13, 2019

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

Agenda Item 1:

Approval of minutes from the April 24, 2019 meeting.

Agenda Item 2:

Approval of minutes from the September 25, 2019 meeting.

Agenda Item 3:

600 Meeting Street - - TMS #459-01-01-081/017

Request one-year extension of final approval for new construction of nine-story mixed-use development granted November 20, 2017.

(East Central) / Height District / Old City District- Upper

Agenda Item 4:

194 East Bay Street - - TMS # 458-09-02-031

Request approval for mock-up panel for new construction of
a five-story boutique hotel.

(French Quarter) / Height District / Old and Historic District

Withdrawn for Staff Review.

Agenda Item 5:

145 King Street - - TMS #457-12-02-041

Request preliminary approval for storefront renovation.

Not Rated / (Harleston Village) / c. **1970's** / Height District

Old and Historic District



The King and Queen Building
 145 King Street
 Charleston, SC



+ ASSOCIATES

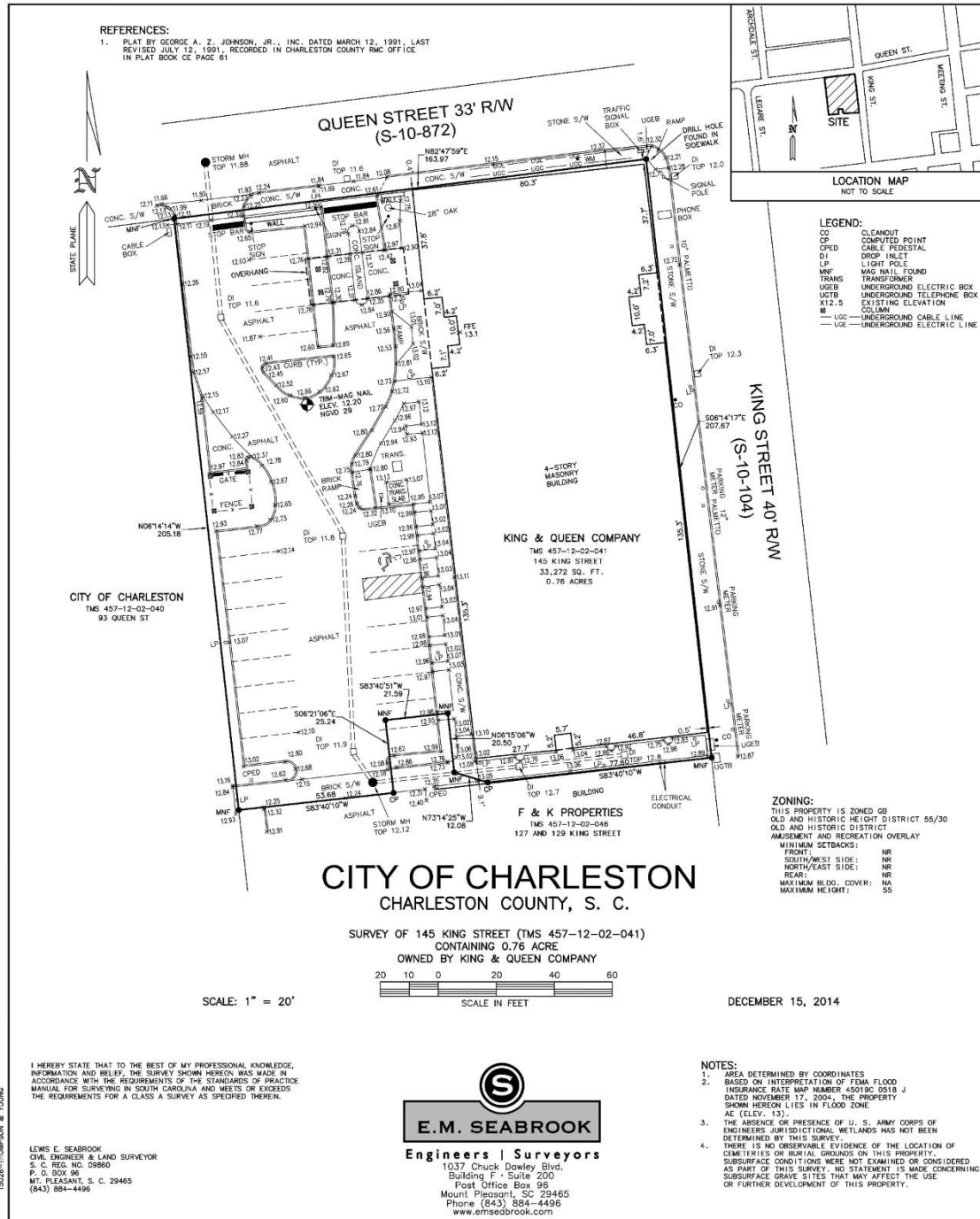
P.O. Box 21871 - Charleston, SC -
 29413
 843.805.6700

Index of Drawings - Preliminary BAR Review

Sheet #.	Drawing	Date	Sheet #.	Drawing	Date
Survey	Survey	12/15/14	A200	3D Views	10/17/19
A001	Aerial Views	10/17/19	A201E	Front Elevation - Existing	10/17/19
A002	Site Images	10/17/19	A201	Front Elev - Previous & Proposed	10/17/19
A003	Existing Streetscapes	10/17/19	A202	Right Elev - Existing, Previous, & Proposed	10/17/19
A100E	1st Fl. Plan - Existing	10/17/19			
A100	1st Fl. Plan - Previous and Proposed	10/17/19	A301	Wall Sections	10/17/19
A101	Enlarged Plans and Details	10/17/19			

REFERENCES:

1. PLAT BY GEORGE A. Z. JOHNSON, JR., INC. DATED MARCH 12, 1991, LAST REVISED JULY 12, 1991, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK CE PAGE 61



LEGEND:
 CO CLEANOUT
 CP COMPUTED POINT
 CPED CABLE PEDESTAL
 DI DROP INLET
 LP LIGHT POLE
 MRF MAG NAIL FOUND
 TRANS UNDERGROUND ELECTRIC BOX
 UGEB UNDERGROUND TELEPHONE BOX
 X12.5 EXISTING ELEVATION
 M COLUMN
 UG UNDERGROUND CABLE LINE
 UGE UNDERGROUND ELECTRIC LINE

ZONING:
 THIS PROPERTY IS ZONED GB
 OLD AND HISTORIC HEIGHT DISTRICT 55/30
 OLD AND HISTORIC DISTRICT
 MANAGEMENT AND RECREATION OVERLAY
 MINIMUM SETBACKS:
 FRONT: NR
 SOUTH/WEST SIDE: NR
 NORTH/EAST SIDE: NR
 REAR: NR
 MAXIMUM BLDG. COVER: NA
 MAXIMUM HEIGHT: 50

CITY OF CHARLESTON
 CHARLESTON COUNTY, S. C.

SURVEY OF 145 KING STREET (TMS 457-12-02-041)
 CONTAINING 0.76 ACRE
 OWNED BY KING & QUEEN COMPANY



SCALE: 1" = 20'

DECEMBER 15, 2014

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.



Engineers | Surveyors
 1037 Chuck Dowley Blvd.,
 Building F - Suite 200
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 Mount Pleasant, SC 29465
 Phone (843) 884-4496
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15026-T-COMPSON & YOUNG

LEWIS E. SEABROOK
 CIVIL ENGINEER & LAND SURVEYOR
 S. C. REG. NO. 59860
 P. O. BOX 96
 MT. PLEASANT, S. C. 29465
 (843) 884-4496

NOTES:

1. AREA DETERMINED BY COORDINATES
2. BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 4501PC 0518 J DATED NOVEMBER 17, 2004, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE AE (ELEV. 13).
3. THE ABSENCE OR PRESENCE OF U. S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS HAS NOT BEEN DETERMINED BY THIS SURVEY.
4. THERE IS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY. SURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING SURFACE GRAVE SITES THAT MAY AFFECT THE USE OR FURTHER DEVELOPMENT OF THIS PROPERTY.



Aerial Image - North East Corner



Aerial Image - South West Corner



Aerial Image - North West Corner



Aerial Image - South East Corner

REVISIONS

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DESIGNED BY: B.H.
 CHECKED BY: ..
 DRAWN BY: N.V.

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- BID ISSUE
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 Johns Island, South Carolina 29455
 843.805.6700

145 King Street
 Charleston, SC

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SHEET:	
A001	
SCALE:	1/2" = 1'-0"
PROJECT NO.:	18003
DATE:	9/4/19 7:30:02 AM



King Street - Looking North



Queen Street - Looking West



King Street - Looking South



Queen Street - Looking East

REVISIONS

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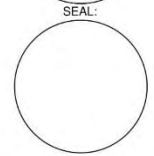
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SHEET:

A002

SCALE:	1/2" = 1'-0"
PROJECT NO.:	18003
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Buildings to South



Buildings across Queen Street of North



Parking Garage Across King Street



145 King Street

REVISIONS

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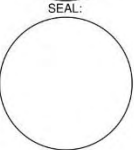
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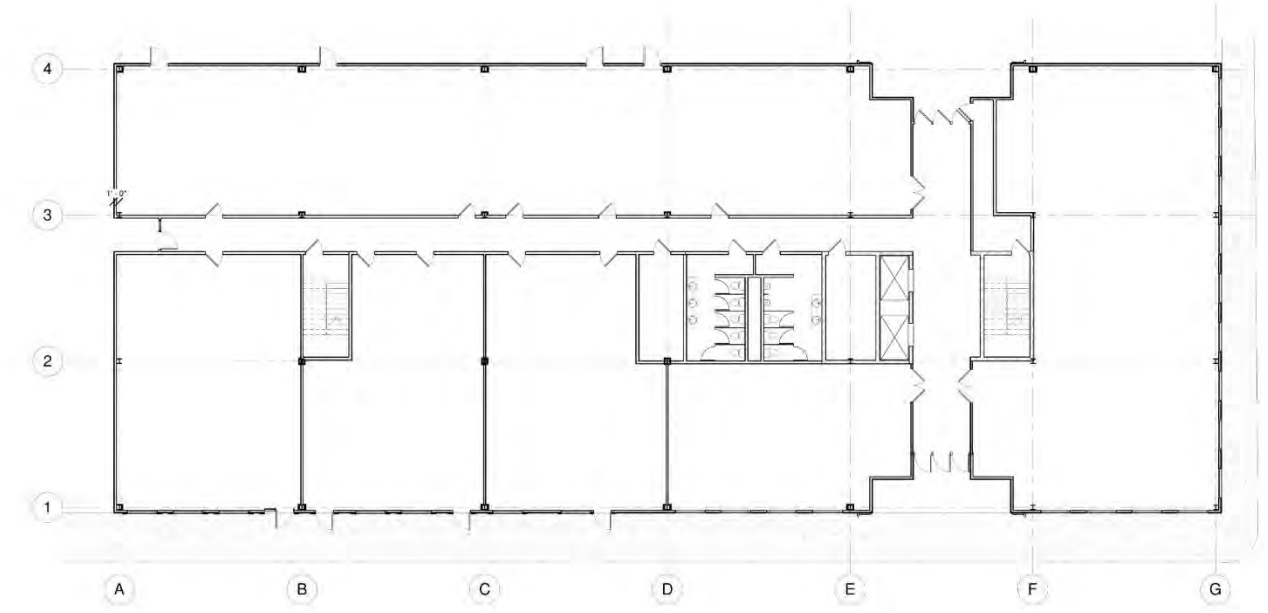
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SHEET:
A003

SCALE:
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1 First Floor Existing
 3/32" = 1'-0"

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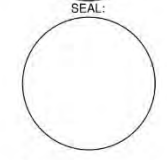
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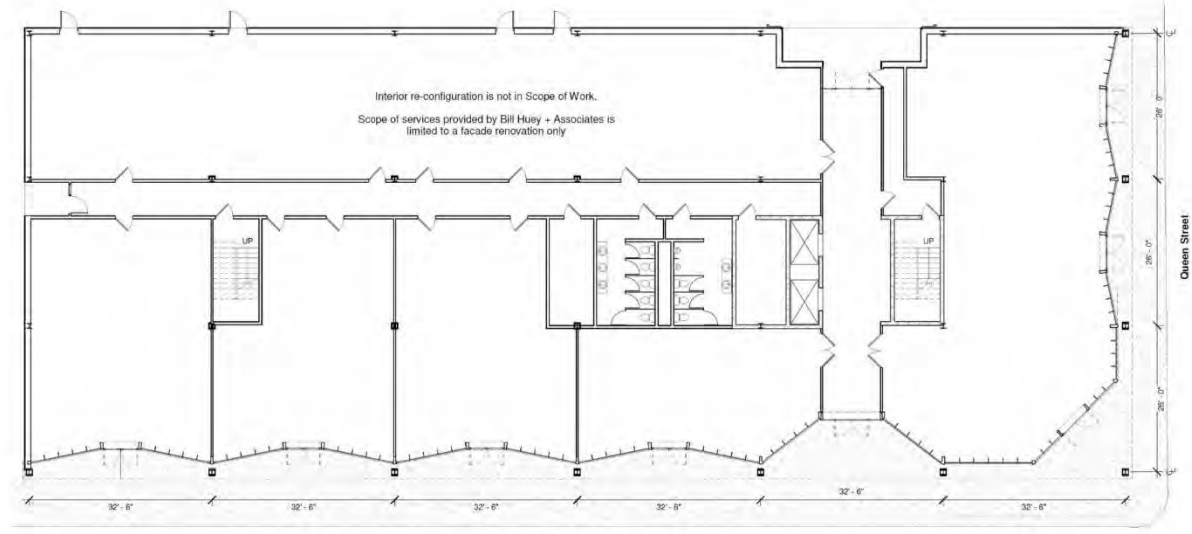
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SHEET:
A100 E

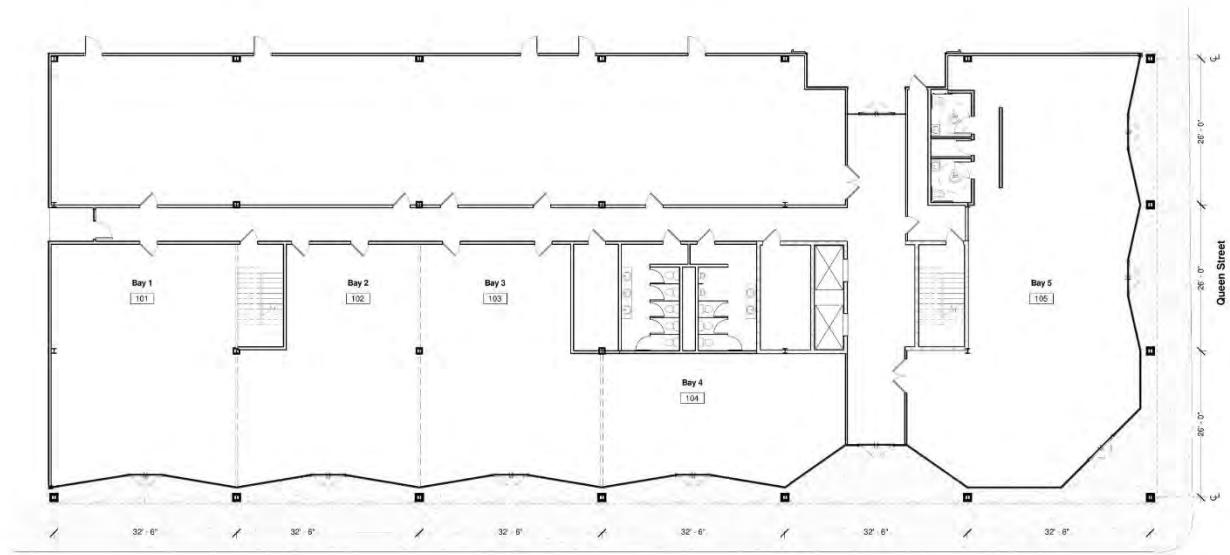
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King Street

Queen Street

1
A100 Previous Submittal - First Floor Proposed
3/32" = 1'-0"



King Street

Queen Street

2
A100 First Floor Proposed
3/32" = 1'-0"

REVISIONS

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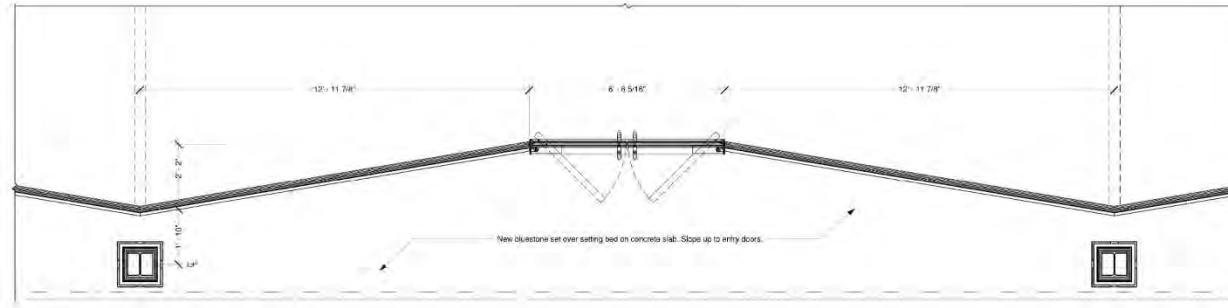
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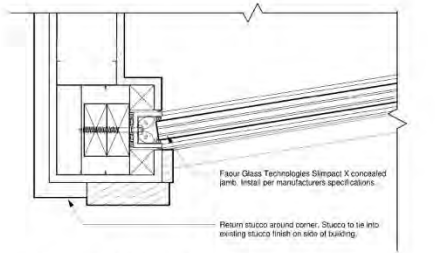


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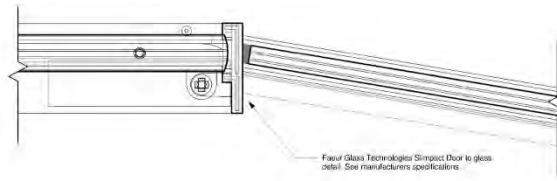
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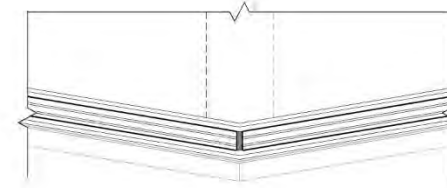
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A101 Storefront Detail Proposed
1/2" = 1'-0"



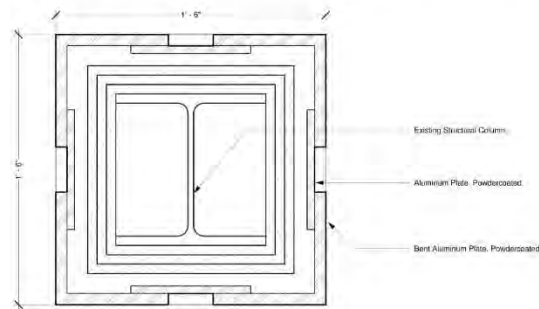
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A101 Plan Detail @ Wall to Glass
3" = 1'-0"



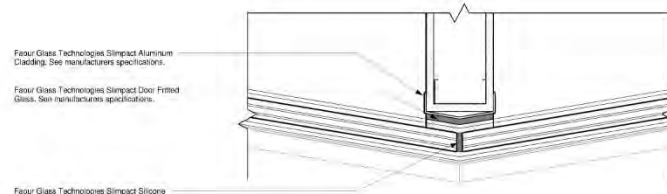
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A101 Plan Detail @ Door to Glass
3" = 1'-0"



5
A101 Plan Detail @ Glass to Glass
3" = 1'-0"



4
A101 Storefront Detail Proposed
3" = 1'-0"



6
A101 Plan Detail @ Glass to Glass (Fritted)
3" = 1'-0"

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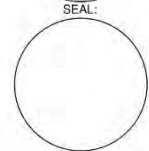
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SHEET:
A101
SCALE: As indicated
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Existing Storefront



Proposed Storefront



Previous Submittal - Perspective



Proposed Storefront

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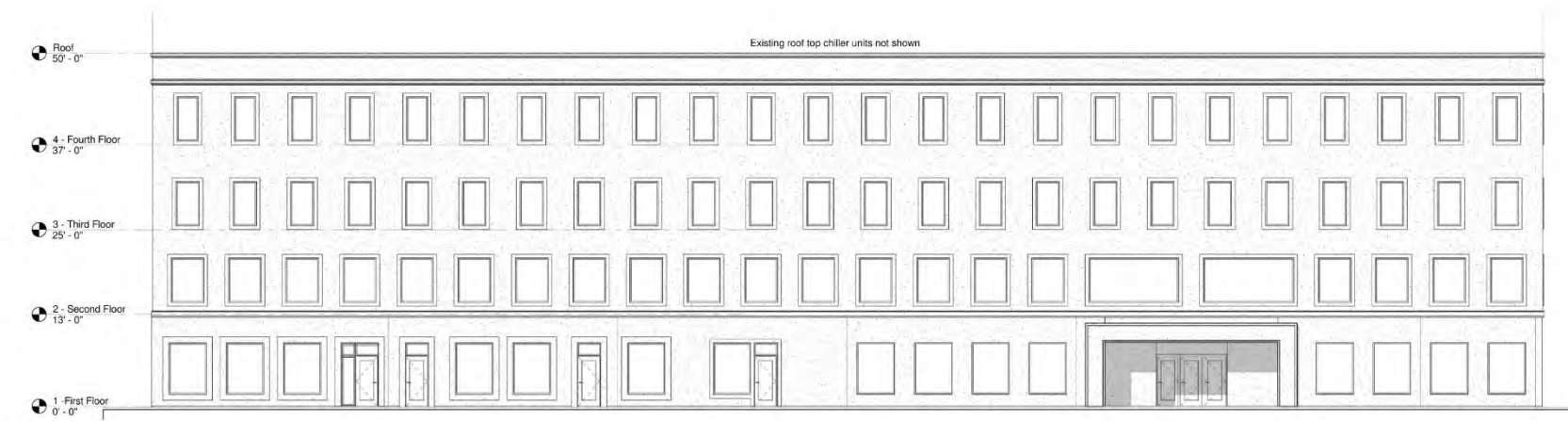
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SHEET:
A200

SCALE:
 PROJECT NO: 18003
 DATE: 10/17/19 5:05:26 PM



1
A201 E
Front - King Street Elevation - Existing
1/8" = 1'-0"

REVISIONS

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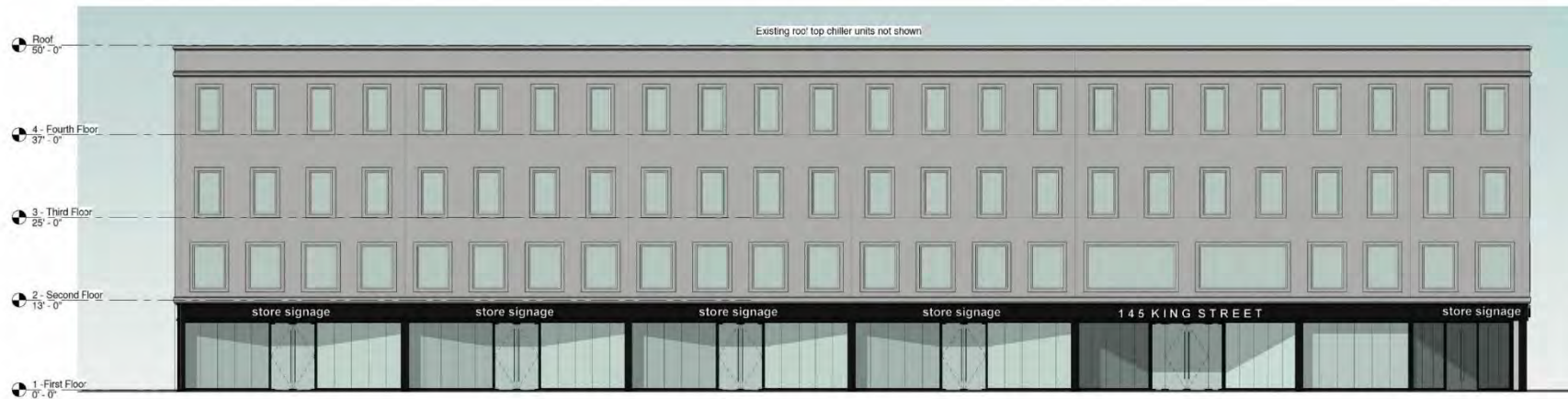
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SHEET:
A201 E

SCALE: 1/8" = 1'-0"
PROJECT NO: 18003
DATE: 10/17/19 4:41:49 PM



1
A201
Previous Submittal - King Street Elevation Proposed
1/8" = 1'-0"



2
A201
Front - King Street Elevation - for BAR
1/8" = 1'-0"

REVISIONS

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DESIGNED BY: D.B., B.H.
CHECKED BY:
DRAWN BY: D.B.

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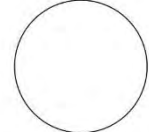
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SEAL:



SEAL:

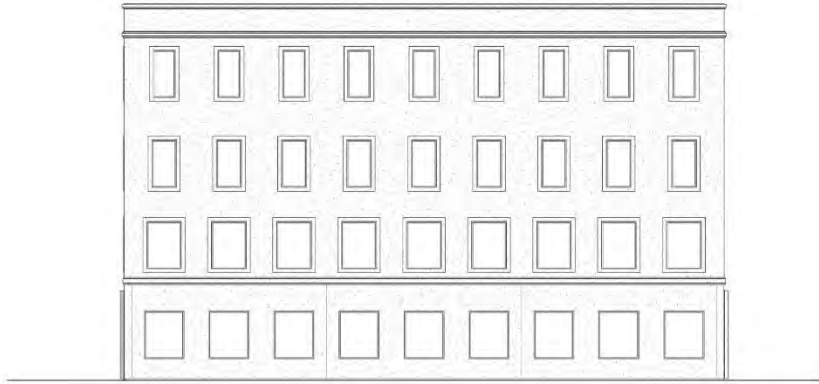


SHEET:

A201

SCALE: 1/8" = 1'-0"
PROJECT NO.: 18003
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1
A202 Right - Queen Street Elevation - Existing
1/8" = 1'-0"



2
A202 Previous Submittal - Queen Street Elevation Proposed
1/8" = 1'-0"



3
A202 Right - Queen Street Elevation - Proposed
1/8" = 1'-0"

- Existing band. Facade from band up not to be disturbed.
- Storefront Signage as a placeholder. To be submitted individually with Tenant Review.
- Aluminum Plate Head Detail with Reveal. See sheet A301 for Details.
- Bent Aluminum Plate. Powdercoated over columns.
- Favour Glass Technologies Slimpack X Storefront System. Install per manufacturers specifications.
- Stucco base at columns.

REVISIONS
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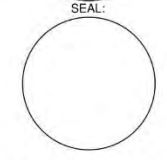
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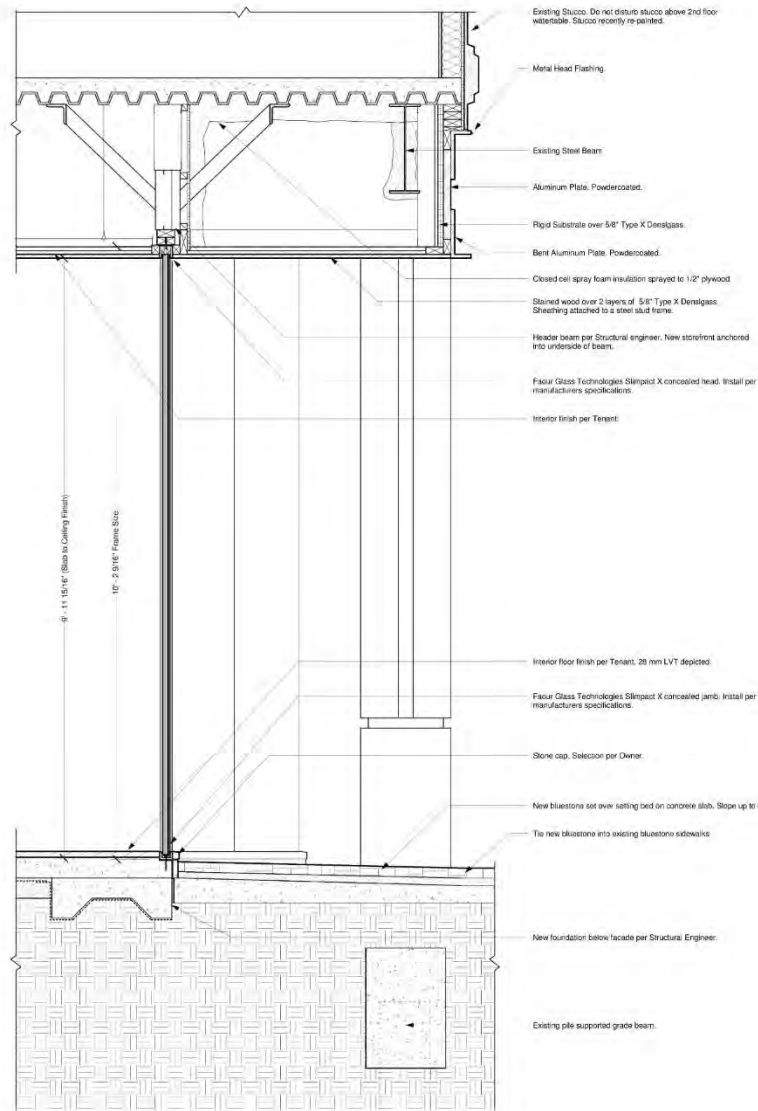
145 King Street
 Charleston, SC



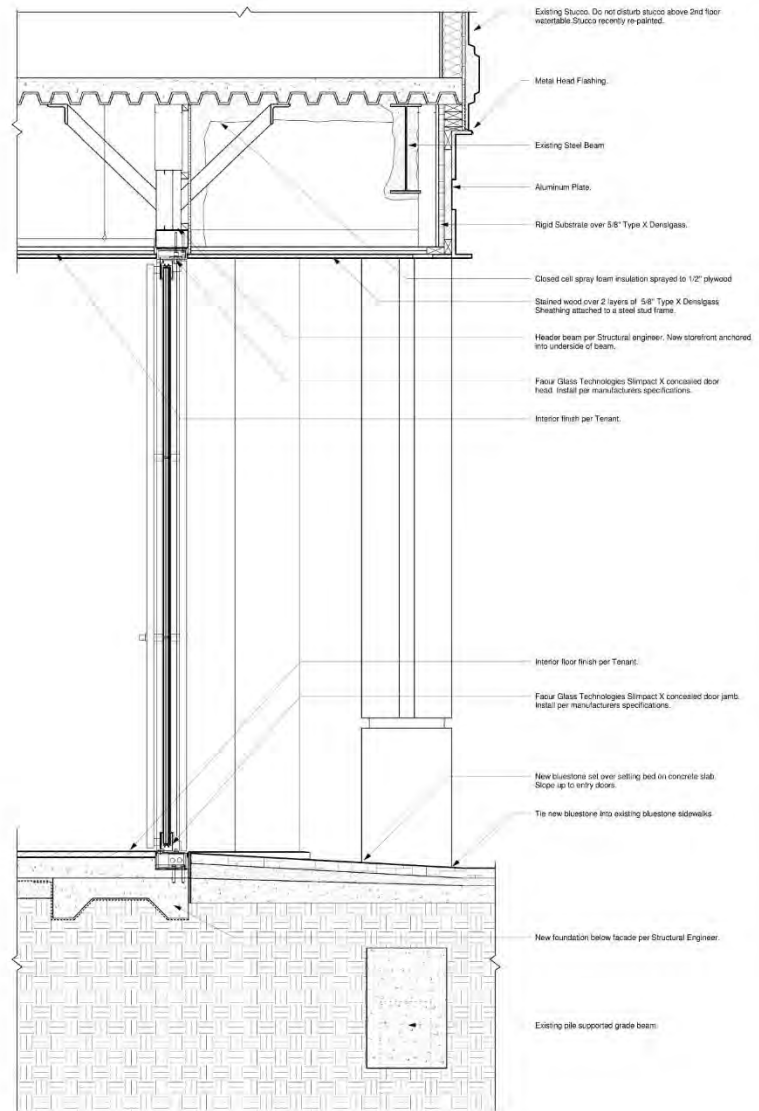
SHEET:
A202

SCALE: 1/8" = 1'-0"
 PROJECT NO: 18003
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1 Section @ FGT Slimpact X Storefront
1" = 1'-0"



2 Section @ FGT Slimpact X Door
1" = 1'-0"

REVISIONS



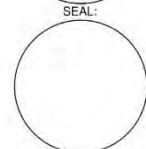
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SHEET:
A301
SCALE: 1" = 1'-0"
PROJECT NO: 18003
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Agenda Item 6:

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

Request final approval for new construction of office building.

(none) / Height District / Historic Corridor District

MORRISON YARD OFFICE

Historic Corridor District

850 Morrison Drive
Charleston, SC

B. A. R.
November 13, 2019



STAFF COMMENTS

CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW

850 Morrison Dr.:

Board Member: Debra with Board comments and staff comments except building comment #7.

Staff Comments:

- Going forward please remove shade and shadow from the drawings as it is distracting at this stage of the process.

Shade and shadow has been removed from the drawings in the set.
- This project will be ground-breaking project in Charleston given its size, scale and architectural direction. Staff is somewhat concerned that there are things in the documents that are not readily apparent (outdoor TV screen, lighting, artwork, outdoor speakers, etc.) that would normally be contrary to Board policies.

Drawings for all items have been included to the set and are clearly labeled. There is no scale "screen," only the opportunity to project into part of the building for occasional special event, which is part of the U.P. Doing requiring "things to do" in our courtyard space. This capacity exists for any building in Charleston. Lighting plans have been included in the drawing set. Artificial turf is addressed with separate "Site" comment etc. Outdoor speakers have been removed and also addressed in "Site" comment #7.
- As stated before on other projects, going forward on all large projects, staff will be reviewing "Final Approvals" submittals for compliance with the approved design, response to prior Board motions, evaluation of materials, and mock-up drawings. We will review construction details and detailed information at "Final Review by Staff", retaining the right to require adjustments to those details as necessary, and to require elimination of components that do not comply with Board policies.
- To some extent we're still discussing conceptual issues at ICA (the smaller buildings, the new rooftop amenity space and its effect on USM, courtyard, etc.)

Final drawings are included for approval.

SITE:

- Staff remains unconvinced that the entry to the garage from Johnson St. will read like a non-vehicle area. There are a lot of cars in the garage.

CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW

Additional panel loading and a design storage pattern have been added to the entry area to provide a more pedestrian scale.

- Previous concrete paving is an elegant material and would be better as brick pavers, although scoring may help.

A design storage pattern has been added to the perimeter concrete to increase its elegance. Given the contemporary nature of this building, and the desire to create unique and complementary plans spaces, environmental materials such as previous concrete and plain style concrete pavers have been utilized instead of traditional ones like brick.
- The view into the garage on Morrison is still an issue. As is typical of large projects with parking garages, it is necessary to exceed specialty paving, exterior wall finishes, ceiling, lighting, etc. into the garage at least 10'-0", and in this case provide a high-speed electric door (car driveway style). The exterior finishes extend into the entrance to the parking deck off of Morrison and a ceiling is provided as well. There is a series of brick to screen walls that continue back into the space to help screen the parked vehicles. See attached entry view, plan and RDP.
- Any paving, planting, features etc. in the R.U.V. will require DRC approval.

Noted.
- It is a complex palette of hardwore materials. Hardwore plans need to be better coordinated and somewhat simplified (these are inconsistent on L1).

There have been updated drawings L1. Otherwise, we feel the hardwore pattern is fully simple consisting of a complementary materials that we feel will be successful.

 - Wood Decking
 - Concrete (stone, trowel, covered finishes)
 - Plain style concrete pavers
 - Scored previous concrete
- Artificial turf is contrary to Board policy and should be replaced with grass pava.

We feel that the artificial turf in the area is the appropriate selection for the space. The space will be a heavy shade due to the building overhang and will receive heavy traffic, the combination of which are not conducive to growing actual grass. A soft space for small events is desired, given the lack of any other lawn on the project. The product selected is a high-quality product that will look and feel nice, without the environmental issues that occur with real grass such as watering, fertilizing, and tending weeds. Furthermore, the lawn space will be mitigated from view by its distance and grade separation from adjacent streets, along with ample plantings that will occur within the ramped areas. A site section has been provided.
- Eliminate outdoor speakers (pg. 46).

Noted.

CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW

Outdoor speakers have been eliminated. See U.P. sheets.

- Stop bars should be done by paver change for contrast rather than thermoplastic flow. Stop bars will be changed to pavers to ensure that are outside of the sight of flow.

DRC does not want non-standard materials, including stop bars, within the sight of flow.
- Any up-lighting and down-lighting of the building facade should be removed. This reserved for civic buildings only per the "Proscriptor".

The facade of the building are not being up or down lit. There are up light fixtures that are provided at the entry and exit points for safety purpose and to make it safe lighting.

BUILDING:

- A rooftop amenity space has been added increasing the HSB. It will be more visible from the west and the bridge, and will be integrated into the building design.

On the other hand, screening of the mechanical equipment has increased 7'-0" in height and is now 12'-0" above the facade, and right at the face of the building on the side. It is large scale, far more panel. This is more of a concern to us than the additional floor area of the amenity space. It should be moved further back from the facade and be more screened (ribbed panels?), or moved into the roof as others have done.

The perimeter has been designed to accommodate the mechanical equipment for the building as well as house a Firehouse Amenity Space. In turn, the GAR has previously noted that ALL rooftop mechanical equipment must be concealed by a screen wall. We have reduced the size of our cooling towers and elevator overviews as much as possible to reduce the height. The bulk of the perimeter does step back approximately 10' from the face of the west wall elevation. At the preliminary RDP presentation, it was stated that a flat ACM panels would be better suited at the perimeter to separate it from the main building material. Attached we are providing for options covering the perimeter with flat ACM panels as well as ribbed panels. Please advise which option is preferred by the GAR as we are okay with either direction.
- Cladding has been re-evaluated on Morrison (see elevations). See staff off book including a corridor along the W. wall would avoid the need for spandrel glass. Also, it would be best to continue the curtainwall glass between levels 4 and 5 similar to the E. elevation. This would be true to the original concept (pg. 14).

CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW

The areas of the West facade that breaking the continuity of the windows are utility spaces (mechanical and electrical rooms) and the elevator shafts. All other rooms and spaces have windows as shown.

The corridor along the west wall is not a feasible solution for this project and it was mentioned in our previous BAE meeting that a few Board members did not feel this comment should be included.

The exposure of this facade faces West Southwest, and receives a significant solar load in the afternoon. The increase in glazing will cause an increase in the HVAC load on the building by up to a 25% increase from 125,000 Btu total for the building. This goes against the premise of sustainability and Charleston likes that this building is designed around.

An increased percentage of glazing will also make it difficult to demonstrate compliance with the Energy Code. Furthermore, we are using the west facade exhaust locations for mechanical and make exhaust. The wider corridor would require ducts to cross the top of the corridor on each floor, the size of which would create an impossible passage space above for any other exhaust and would also increase the number of HVAC zones required.

Lastly the change would result in a reduction of usable functional square footage on each floor.

- Garage screening appears to be much more effective on the E. side, but not yet on the N. and S. sides. This should be studied.

The cars perforated corrugated metal panel screen system is provided on all sides of the parking deck to screen the cars from view. See attached plan and elevation along with a diagram illustrating the screening from the elevator roadway.
- The smaller scale buildings on Morrison now make better to the overall project.

Agree.
- The perforated, corrugated metal on the small building would be warmer as paired tropical hardwood.

The project is in the U.P. Director and not only will strive for sustainability but also will conform to the requirements for the Charleston BIDS program. Tropical hardwoods do not conform to this design direction and would not be desired for this project.
- Exposed columns at the bottom of the building have been changed from GRC to ACM. The Board requested they be concrete. Staff would actually prefer the GRC as it would simulate concrete better than smooth metal panels.

CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW

The Board Member comments and the approved motions in the set meeting, the standard ACM panels are preferred and should remain as indicated.

- Lighting must be restrained and subdued, and may have to be modified after installation if regarded as too theatrical and excessive.

Exterior lighting is minimal and mainly driven by code and safety concerns. See attached plans and images for light fixtures.
- Mechanical equipment screening may be required to be added during construction if equipment is visible. It should be planned for if there is any question of visibility.

Noted. See attached diagrams indicating screening of units.
- Motion noted on the small buildings, will require separate approval along with all signage, regardless of what the drawing currently show.

Noted.
- Submit mock-up drawings separately, which will need to be extensive to show all important conditions for this complex project.

Noted.
- The team will have to redouble engineering efforts on this high profile project to avoid during the sculptural nature of the design and materials. Staff believes this is a high-quality team interested in executing a high quality project of high quality materials. It will require a highly sophisticated team of construction.

Noted.

DETAILS

- There are numerous contextually physical materials being used here. The Board will need to see samples of all special materials.

Samples of building materials have been provided for review including:

 - Corrugated metal building panels
 - Corrugated perforated metal building panels
 - Flat ACM metal panels
 - Brick veneer
 - Corrugated perforated metal building panels at Parking Deck
 - Stone/wood and Cortenwall Cladding
 - Artificial Turf
- Mechanical units on the roof of the retail buildings will need to be screened if visible from the Public Right of Way including elevated walkways.

Noted, see attached diagrams.
- Provide an electrical light fixture schedule and photometric information for all lighting. The Site Diagram Plan is schematic and for "Design Intent Only."

See attached RDP and light fixtures.

CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW

- Details such as 3/16x25 and 3/4x30 (pg. 102) appear to show a rearing condition with exposed concrete at the step edge at the Ground Level. This typically small area of concrete will need to be finished.

Noted, these details have been revised to provide a finished material at this condition. See attached.
- Steel metal toe (if any is proposed) should be eliminated throughout as this material is rarely installed satisfactorily.

All metal toe is to be eliminated and is part of the steel panel facade system.

This is for your information to the Board of Architectural Review. This comment shall be a record of the staff. Contact the Environmental Department at any time you need a set of your completed plan for your records for permit withdrawal weeks, after which they will be deleted. This record shall not constitute a certified response.

[Signature] ADP/MS

City Architect and Preservation Officer Date

STAFF COMMENTS- SITE

Staff Comments:

1. This project will be a ground-breaking project in Charleston given its size, scale and architectural direction. Staff is somewhat concerned that there are things in the documents that are not readily apparent (outdoor TV screen, lighting, artificial turf, outdoor speakers, etc.) that would normally be contrary to Board policies. Drawings for all items have been included in the set and are clearly labeled. There is no movie "screen," only the opportunity to project onto part of the building for occasional small event, which is part of the UP Zoning requiring "things to do" in our courtyard spaces. This capability exists for any building in Charleston. Lighting plans have been included in the drawing set.

Artificial turf is addressed with separate "Site" comment #6.

Outdoor speakers have been removed and addressed in "Site" comment #7.

Site:

2. Previous concrete paving is an intelligent material and would be better as brick pavers, although scoring may help.

A general scoring pattern has been added to the previous concrete to increase its elegance. Given the contemporary nature of this building, and the desire to create unique and complementary place spaces, environmental materials such as previous concrete and plank style concrete pavers have been utilized instead of traditional open tile brick.

4. Any paving, planting, fixtures etc. in the R.O.W. require DRC approval.

Notes:

6. Artificial turf is contrary to Board policy and should be replaced with grass pavers.

We feel that the artificial turf in this area is the appropriate solution for the space. The space will be in heavy shade due to the building overhang, and will receive heavy traffic, the combination of which is not conducive to growing actual grass. A soft space for small events is desired, given the lack of any other lawn on the project. The product selected is a high-quality product that will look and feel nice, without the environmental issues that occur with real grass such as watering, fertilizing, and treating weeds. Furthermore, the lawn space will be mitigated from view by its distance and grade separation from adjacent streets, along with ample plantings that will occur within the hangar areas. A site section has been provided.

7. Eliminate outdoor speakers (pg. 6).

Outdoor speakers have been eliminated. See UP Plans.



STAFF COMMENTS - SITE MATERIALS

SITE:
 SJI is a complex palette of landscape materials. Landscape plans need to be better coordinated and somewhat simplified (tones are inconsistent on L1-5).
 Tones have been adjusted on sheet L1-5. Otherwise, we feel the landscape pattern is fairly simple consisting of a complementary materials that we feel will be successful:

- Wood Decking
- Concrete (tinted, broom, colored finishes)
- Plastic style concrete pavers
- Scored pervious concrete



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

STAFF COMMENTS - SITE MATERIALS

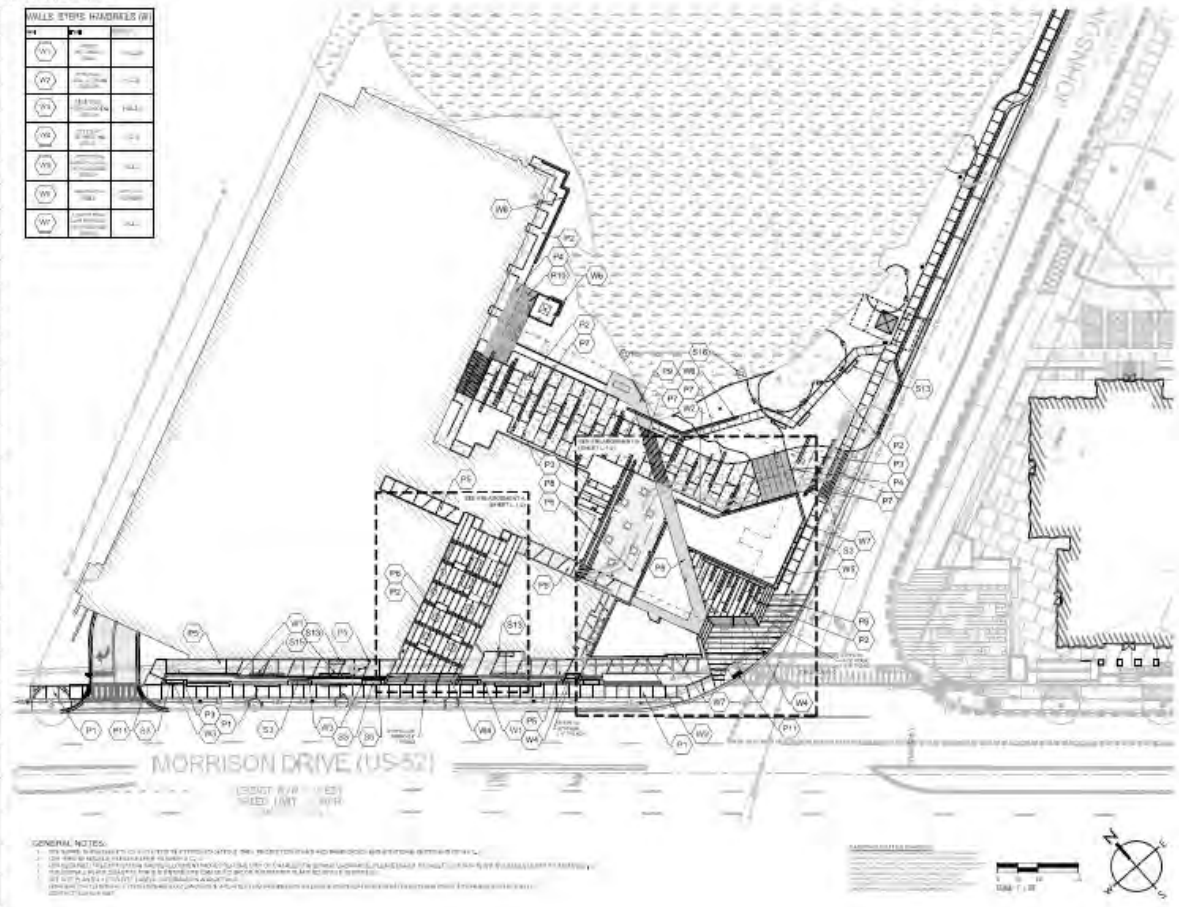
SITE:
 S.R. is a complex palette of hardscape materials. Hardscape plans need to be better coordinated and streamlined. Some are inconsistent on L1/L2.
 These hardscape adjustments should L1/L2. Otherwise, we need the hardscape pattern's early implementation of a complementary material that we feel will be successful:
 • Wood decking
 • Concrete (smooth, linear, colored finishes)
 • Thick-style concrete pavers
 • Smooth permeable concrete
 • Stop bars should be done by paver change for contrast rather than thermoplastic lines.
 • Stop bars will be changed to paver changes that are outside of the Right of Way. DRG does not want to extend into the roadway, including stop bars, within the Right of Way.

HARDSCAPE SCHEDULE FOR THIS SHEET

PAVING (P)	Color
P1	Light Grey
P2	Dark Grey
P3	Light Grey
P4	Dark Grey
P5	Light Grey
P6	Dark Grey
P7	Light Grey
P8	Dark Grey
P9	Light Grey
P10	Dark Grey
P11	Light Grey
P12	Dark Grey
P13	Light Grey
P14	Dark Grey
P15	Light Grey
P16	Dark Grey
P17	Light Grey
P18	Dark Grey
P19	Light Grey
P20	Dark Grey
P21	Light Grey
P22	Dark Grey
P23	Light Grey
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P25	Light Grey
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P85	Light Grey
P86	Dark Grey
P87	Light Grey
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P89	Light Grey
P90	Dark Grey
P91	Light Grey
P92	Dark Grey
P93	Light Grey
P94	Dark Grey
P95	Light Grey
P96	Dark Grey
P97	Light Grey
P98	Dark Grey
P99	Light Grey
P100	Dark Grey

WALK TYPE HARDWARE (W)	Color
W1	Light Grey
W2	Dark Grey
W3	Light Grey
W4	Dark Grey
W5	Light Grey
W6	Dark Grey
W7	Light Grey
W8	Dark Grey
W9	Light Grey
W10	Dark Grey
W11	Light Grey
W12	Dark Grey
W13	Light Grey
W14	Dark Grey
W15	Light Grey
W16	Dark Grey
W17	Light Grey
W18	Dark Grey
W19	Light Grey
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W97	Light Grey
W98	Dark Grey
W99	Light Grey
W100	Dark Grey

SITE FURNISHINGS (S)	Color
S1	Light Grey
S2	Dark Grey
S3	Light Grey
S4	Dark Grey
S5	Light Grey
S6	Dark Grey
S7	Light Grey
S8	Dark Grey
S9	Light Grey
S10	Dark Grey
S11	Light Grey
S12	Dark Grey
S13	Light Grey
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S92	Dark Grey
S93	Light Grey
S94	Dark Grey
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S99	Light Grey
S100	Dark Grey



GENERAL NOTES:
 1. All hardscape materials shall be installed in accordance with the manufacturer's recommendations.
 2. All hardscape materials shall be installed in accordance with the manufacturer's recommendations.
 3. All hardscape materials shall be installed in accordance with the manufacturer's recommendations.
 4. All hardscape materials shall be installed in accordance with the manufacturer's recommendations.
 5. All hardscape materials shall be installed in accordance with the manufacturer's recommendations.
 6. All hardscape materials shall be installed in accordance with the manufacturer's recommendations.
 7. All hardscape materials shall be installed in accordance with the manufacturer's recommendations.
 8. All hardscape materials shall be installed in accordance with the manufacturer's recommendations.
 9. All hardscape materials shall be installed in accordance with the manufacturer's recommendations.
 10. All hardscape materials shall be installed in accordance with the manufacturer's recommendations.

STAFF COMMENTS - SITE MATERIALS

SITE:

5. If a complete palette of hardscape materials (hardscape palette) need to be better coordinated and consistent, simplified (some are inconsistent) (L1)
 These items may be substituted (see L1) (check with the landscape architect) (some items may be substituted) (L1)
 A. Wood (check)
 B. Concrete (check) (check) (check)
 C. Brick (check) (check) (check)
 D. Stone (check) (check) (check)
 E. Glass (check) (check) (check)
 F. Metal (check) (check) (check)
 G. Rubber (check) (check) (check)
 H. Plastic (check) (check) (check)
 I. Other (check) (check) (check)
 J. None (check) (check) (check)
 K. Other (check) (check) (check)
 L. Other (check) (check) (check)
 M. Other (check) (check) (check)
 N. Other (check) (check) (check)
 O. Other (check) (check) (check)
 P. Other (check) (check) (check)
 Q. Other (check) (check) (check)
 R. Other (check) (check) (check)
 S. Other (check) (check) (check)
 T. Other (check) (check) (check)
 U. Other (check) (check) (check)
 V. Other (check) (check) (check)
 W. Other (check) (check) (check)
 X. Other (check) (check) (check)
 Y. Other (check) (check) (check)
 Z. Other (check) (check) (check)

HARDSCAPE SCHEDULE FOR THIS SHEET

ITEM	DESCRIPTION	UNIT	QUANTITY	NOTES
1	WOOD	SQ FT		
2	CONCRETE	SQ FT		
3	BRICK	SQ FT		
4	STONE	SQ FT		
5	GLASS	SQ FT		
6	METAL	SQ FT		
7	RUBBER	SQ FT		
8	PLASTIC	SQ FT		
9	OTHER	SQ FT		
10	OTHER	SQ FT		
11	OTHER	SQ FT		
12	OTHER	SQ FT		
13	OTHER	SQ FT		
14	OTHER	SQ FT		
15	OTHER	SQ FT		
16	OTHER	SQ FT		
17	OTHER	SQ FT		
18	OTHER	SQ FT		
19	OTHER	SQ FT		
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21	OTHER	SQ FT		
22	OTHER	SQ FT		
23	OTHER	SQ FT		
24	OTHER	SQ FT		
25	OTHER	SQ FT		
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27	OTHER	SQ FT		
28	OTHER	SQ FT		
29	OTHER	SQ FT		
30	OTHER	SQ FT		

GENERAL NOTES:

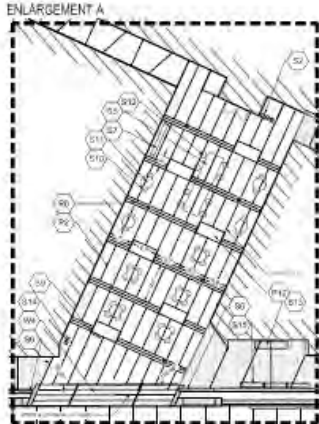
1. All materials shall be installed in accordance with the manufacturer's instructions.
2. All materials shall be installed in accordance with the manufacturer's instructions.
3. All materials shall be installed in accordance with the manufacturer's instructions.
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29. All materials shall be installed in accordance with the manufacturer's instructions.
30. All materials shall be installed in accordance with the manufacturer's instructions.

SITE FURNISHINGS (S)

ITEM	DESCRIPTION	UNIT	QUANTITY	NOTES
1	WOOD	SQ FT		
2	CONCRETE	SQ FT		
3	BRICK	SQ FT		
4	STONE	SQ FT		
5	GLASS	SQ FT		
6	METAL	SQ FT		
7	RUBBER	SQ FT		
8	PLASTIC	SQ FT		
9	OTHER	SQ FT		
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25	OTHER	SQ FT		
26	OTHER	SQ FT		
27	OTHER	SQ FT		
28	OTHER	SQ FT		
29	OTHER	SQ FT		
30	OTHER	SQ FT		

ITEM	DESCRIPTION	UNIT	QUANTITY	NOTES
1	WOOD	SQ FT		
2	CONCRETE	SQ FT		
3	BRICK	SQ FT		
4	STONE	SQ FT		
5	GLASS	SQ FT		
6	METAL	SQ FT		
7	RUBBER	SQ FT		
8	PLASTIC	SQ FT		
9	OTHER	SQ FT		
10	OTHER	SQ FT		
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30	OTHER	SQ FT		

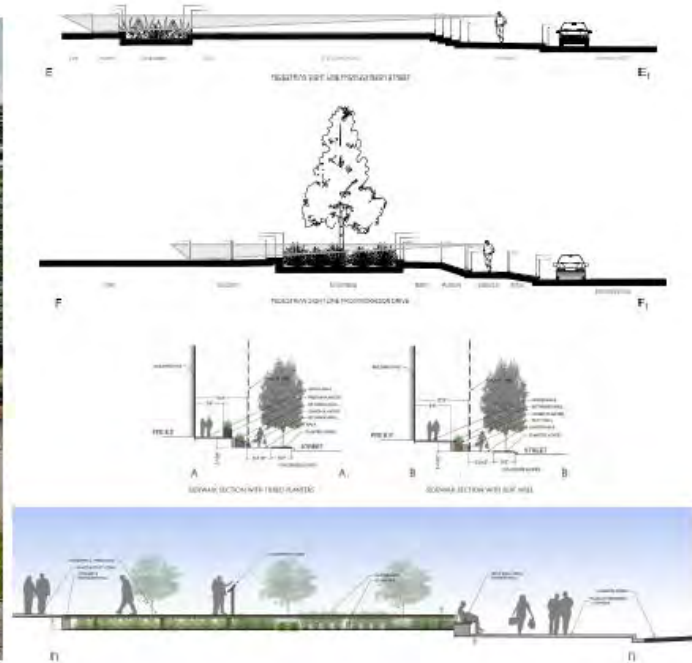
1. All materials shall be installed in accordance with the manufacturer's instructions.



STAFF COMMENTS - JOHNSON STREET DRIVE

SITE:

5. The view into the garage on Morrison is still an issue. As is typical of large projects with parking garages, it is necessary to extend specialty paving, exterior wall finishes, ceiling, lighting etc. into the garage at least 20'-0", and in this case provide a high-speed electric door (car dealership style). The exterior finish extends into the entrance to the parking deck off of Morrison and a ceiling is provided as well. There is a series of lattice screen walls that continue back into the space to help screen the parked vehicles. (see attached entry view, plan and RCP).

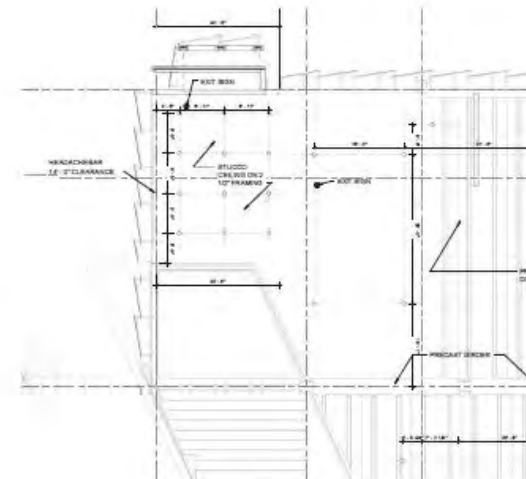
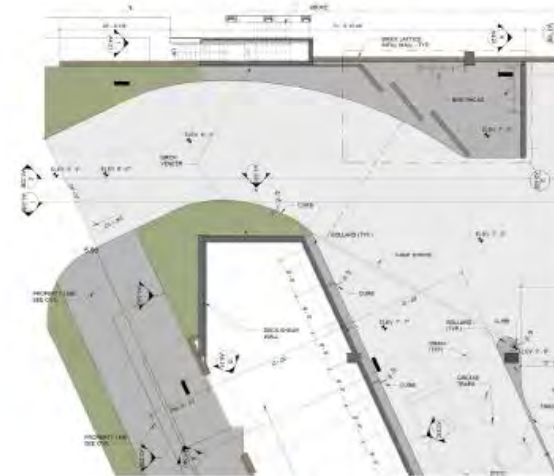


STAFF COMMENTS - MORRISON DRIVE ENTRY

3. The view into the garage on Morrison is still an issue. As is typical of large projects with parking garages, it is necessary to extend specialty paving, exterior wall finishes, ceiling, lighting etc. into the garage at least 20'-0", and in this case provide a high-speed electric door (car dealership style). The exterior finishes extend into the entrance to the parking deck off of Morrison and a ceiling is provided as well. There is a series of lattice screen walls that continue back into the space to help screen the parked vehicles. See attached entry view, plan and RCP.

BUILDING:

4. Garage screening appears to be much more effective on the E. side, but not yet on the N. and S. sides. This should be studied. The same perforated corrugated metal panel screen system is provided on all sides of the parking deck to screen the cars from view. See attached plan and elevations along with a diagram indicating the screening from the elevated roadway.

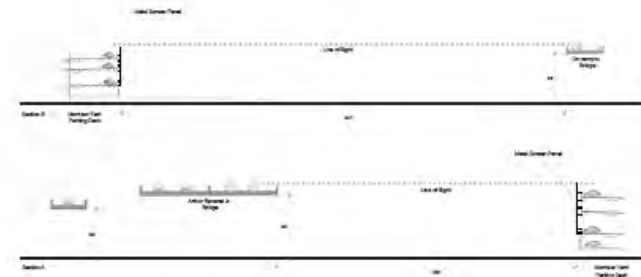
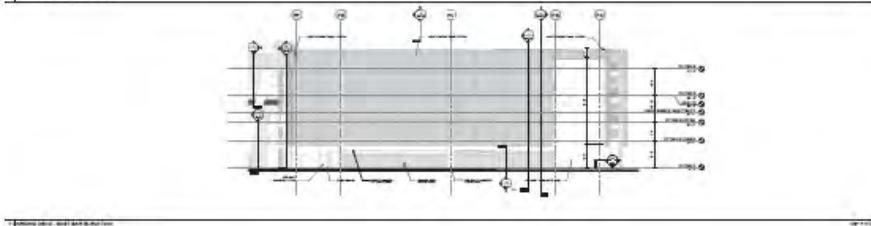
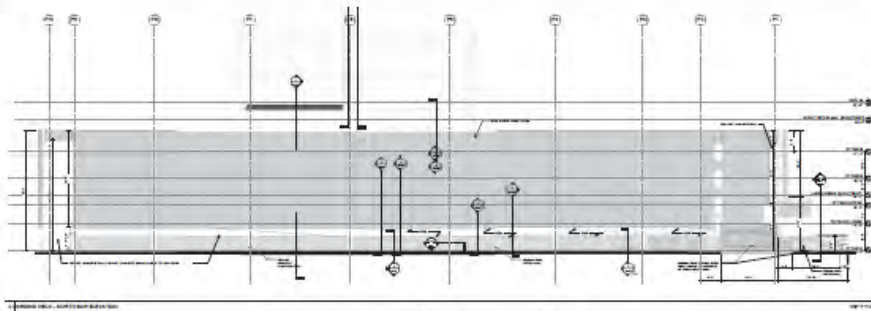
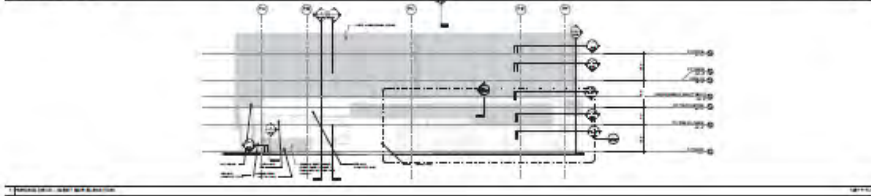
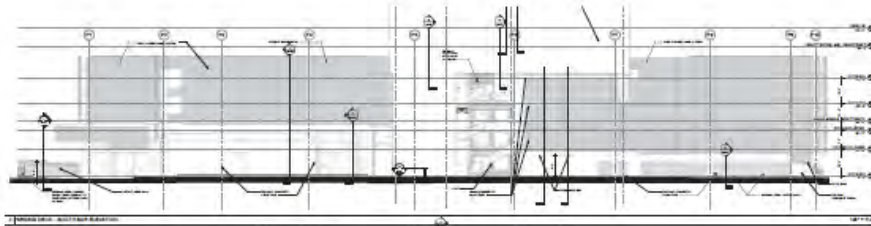


STAFF COMMENTS - PARKING DECK SCREENING

BUILDING

4. Garage screening appears to be much more effective on the E. side, but not yet on the N. and S. sides. This should be studied.

The laser perforated composite panel screen system is proposed on all sides of the parking deck to screen the cars from view. See attached plan and elevations along with a diagram indicating the screening from the elevated roadway.



ASD SKY

STAFF COMMENTS- WEST ELEVATION

BUILDING:

5. Glazing has been re-introduced on Morrison (W. elevation), but staff still feels introducing a corridor along the W. wall would avoid the need for spandrel glass. Also, it would be best to continue the curtainwall glass between levels 6 and 8 similar to the L. elevation. This would be truer to the original concept (pg. 26).

The areas of the West facade that break up the continuity of the windows are utility spaces (mechanical and electrical rooms) and the elevator shafts. All other rooms and spaces have windows as shown.

The corridor along the west wall is not a feasible solution for this project and it was mentioned in our previous DAB meeting that a few board members did not feel this comment should be included.

The exposure of this facade faces West Southwest, and involves a significant solar load in the afternoon. The increase in glazing will cause an increase in the HVAC load on the building by up to 4 tons per floor (28 tons total for the building). This goes against the principles of sustainability and Charleston Place that this building is designed around.

An increased percentage of glazing will also make it difficult to demonstrate compliance with the Energy Code.

Furthermore, we are using the west facade as exhaust locations for mechanical and smoke evacuation. The added corridor would require ducts to cross the top of the corridor on each floor, the size of which would create an impassible plenum space above for any other systems and would also increase the number of HVAC zones required.

Lastly the change would result in a reduction of usable functional square footage on each floor.



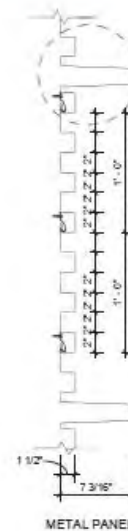
PRELIMINARY WEST ELEVATION



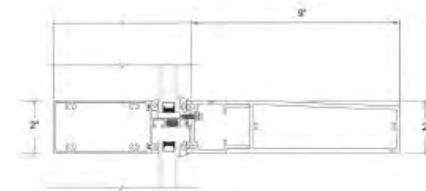
WEST ELEVATION WALL



PROPOSED WEST ELEVATION



METAL PANEL



FIN AT CURTAIN WALL

STAFF COMMENTS - WEST ELEVATION

BUILDING:

5. Glazing has been re-introduced on Morrison (W. elevation), but staff still feels introducing a corridor along the W. wall would avoid the need for spandrel glass. Also, it would be best to continue the curtainwall glass between levels 5 and 8 similar to the E. elevation. This would be truer to the original concept (pg. 25).

The areas of the West facade that breakup the continuity of the windows are utility spaces (mechanical and electrical rooms) and the elevator shafts. All other rooms and spaces have windows as shown.

The corridor along the west wall is not a feasible solution for this project and it was mentioned in our previous IAB meeting that a few Board members did not feel this comment should be included.

The exposure of this facade faces West Southwest, and receives a significant solar load in the afternoon. The increase in glazing will cause an increase in the HVAC load on the building by up to 4 tons per floor (28 tons total for the building). This goes against the principles of sustainability and Chertkov files that this building is designed around.

An increased percentage of glazing will also make it difficult to demonstrate compliance with the Energy Code.

Furthermore, we are using the west facade as exhaust locations for mechanical and smoke evacuation. The added corridor would require ducts to cross the top of the corridor on each floor, the size of which would create an impossible plenum space above for any other systems and would also increase the number of HVAC zones required.

Lastly the change would result in a reduction of usable functional square footage on each floor.



WEST ELEVATION - RIBBED PENTHOUSE



WEST ELEVATION - SMOOTH PENTHOUSE

STAFF COMMENTS - WEST ELEVATION

BUILDING:

5. Glazing has been re-introduced on Morrison (W. elevation), but staff still feels introducing a corridor along the W. wall would avoid the need for spanned glass. Also, it would be best to continue the curtainwall glass between levels 6 and 8 similar to the E. elevation. This would be truer to the original concept (pg. 26).

The areas of the West facade that break up the continuity of the windows are utility spaces (mechanical and electrical rooms) and the elevator shafts. All other rooms and spaces have windows as shown.

The corridor along the west wall is not a feasible option for this project and it was mentioned in our previous BAE meeting that a few board members did not feel this comment should be included.

The exposure of this facade faces West Southwest, and receives a significant solar load in the afternoon. The increase in glazing will cause an increase in the HVAC load on the building by up to 45 tons per floor (18-25 tons total for the building). This goes against the principles of sustainability and Charleston Tower that this building is designed around.

An increased percentage of glazing will also make it difficult to demonstrate compliance with the Energy Code.

Furthermore, we are using the west facade as exhaust locations for mechanical and smoke egresses. The added corridor would require ducts to cross the top of the corridor on each floor, the stack of ducts would create an impassable plenum space above for any other systems and would also increase the number of HVAC zones required.

Lastly the change would result in a reduction of usable functional square footage on each floor.



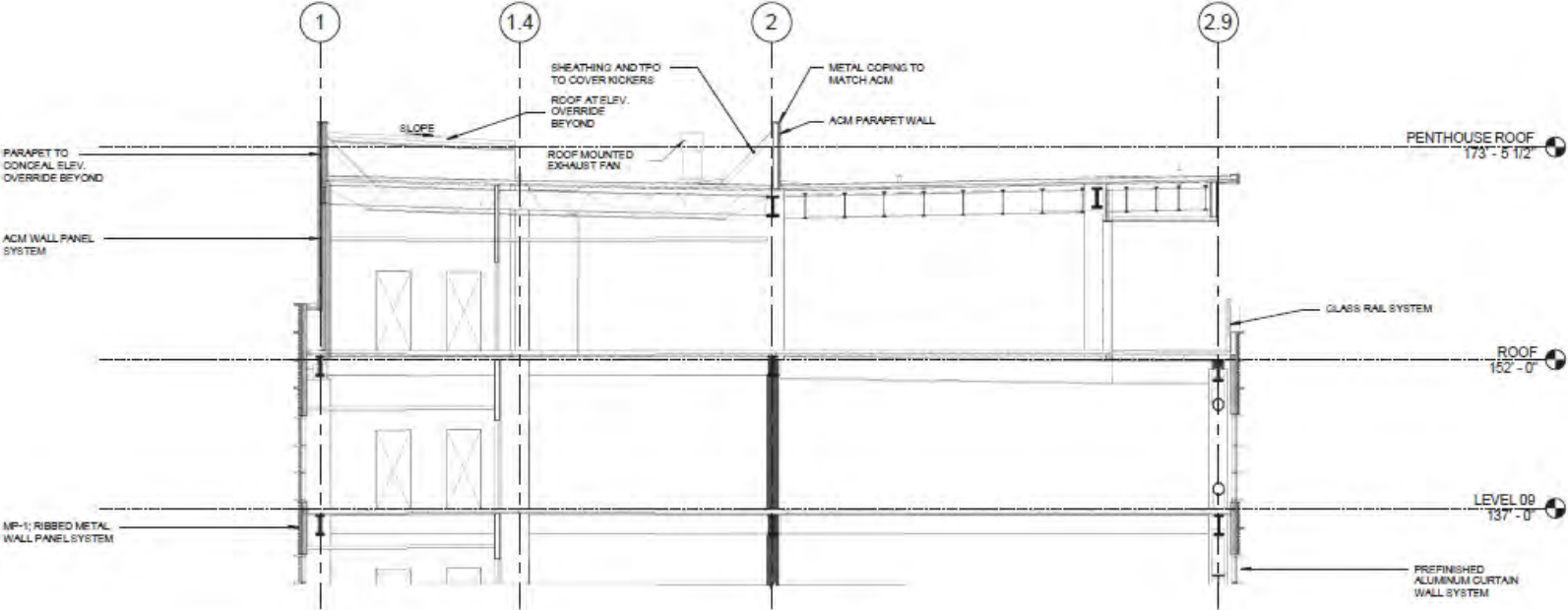
STAFF COMMENTS - MECHANICAL SCREEN

BUILDING:

1. A rooftop amenity space has been added increasing the FUM. It will be more visible from the west and the bridge, and well integrated into the building design.

2. On the other hand, screening of the mechanical equipment has increased 2'-0" in height and is now 15'-0" above the façade, and right at the face of the building on the W. side. It is large scale, flat metal panel. This is more of a concern to us than the additional floor area of the amenity space. It should be moved further back from the façade and be more textured (ribbed panels), or recessed into the roof as others have done. The penthouse has been designed to accommodate the mechanical equipment for the building as well as house a Penthouse Amenity Space. In Lum, the GAR has previously noted that ALL rooftop mechanical equipment must be concealed by a screen wall. We have reduced the size of our cooling towers and elevator overrides as much as possible to reduce the height. The face of the penthouse does step back approximately 30' from the face of the west wall elevation. At the Preliminary GAR presentation, it was stated that a flat ACM panels would be better suited at the penthouse to separate it from the main building material. Attached we are providing for options showing the penthouse with flat ACM panels as well as ribbed panels. Please advise which option is preferred by the GAR as we are okay with either direction.

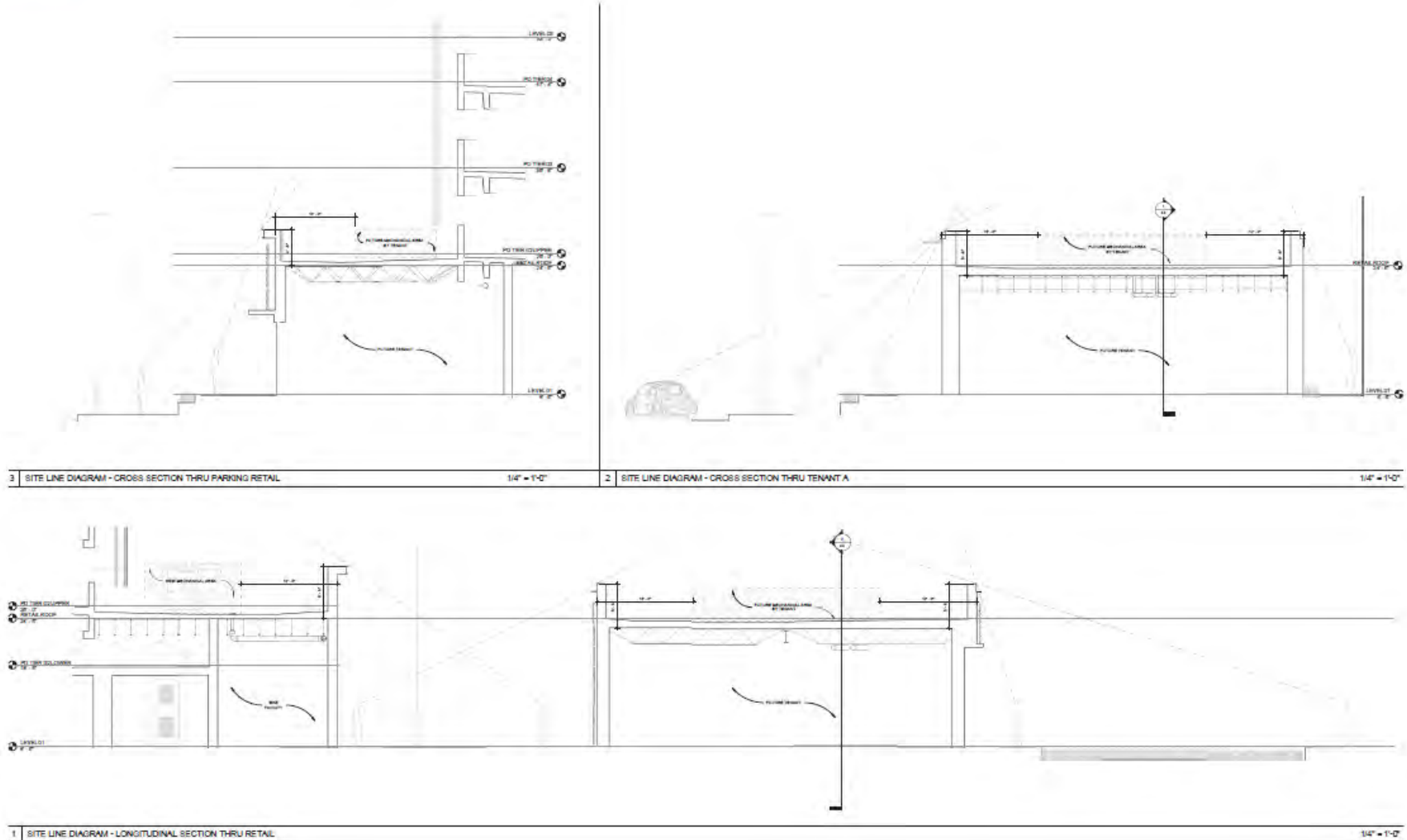
3. Mechanical equipment screening may be required to be added during construction if equipment is visible. It should be planned for if there is any question of visibility.
 Notes: See attached diagrams indicating screening of units.



STAFF COMMENTS - MECHANICAL SCREEN

DETAILS:

1. Mechanical units on the roofs of the retail buildings will need to be screened if visible from the Public Rights of Way including elevated roadways.
 Notes, see attached diagrams.



STAFF COMMENTS - LIGHTING

SITE:

Any up-lighting and down-lighting of the building facade should be removed. This is reserved for civic buildings only per the "Principles".
The location of the building are not being up or down lit. There are roof lights that are provided at the entry and exit points for egress purposes and minimal site lighting.

BUILDING:

Lighting must be restrained and subdued, and may have to be modified after installation if regarded as too theatrical and excessive.
Exterior lighting is minimal and mainly driven by code and safety concerns. See attached plans and images for light fixtures.

DETAILS:

Provide an electrical light fixture schedule and photometric information for all lighting. The Site Electrical Plan is schematic and for "Design Intent Only".
See attached ICF and light fixtures.

NO.	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	REMARKS	COMMENTS
EXTERIOR						
EX1	[Symbol]	ROOF LIGHT	OSRAM	OSRAM	ROOF LIGHT FOR ENTRY AND EXIT POINTS	FOR EGRESS PURPOSES
EX2	[Symbol]	ROOF LIGHT	OSRAM	OSRAM	ROOF LIGHT FOR ENTRY AND EXIT POINTS	FOR EGRESS PURPOSES
EX3	[Symbol]	ROOF LIGHT	OSRAM	OSRAM	ROOF LIGHT FOR ENTRY AND EXIT POINTS	FOR EGRESS PURPOSES
EX4	[Symbol]	ROOF LIGHT	OSRAM	OSRAM	ROOF LIGHT FOR ENTRY AND EXIT POINTS	FOR EGRESS PURPOSES
EX5	[Symbol]	ROOF LIGHT	OSRAM	OSRAM	ROOF LIGHT FOR ENTRY AND EXIT POINTS	FOR EGRESS PURPOSES
EX6	[Symbol]	ROOF LIGHT	OSRAM	OSRAM	ROOF LIGHT FOR ENTRY AND EXIT POINTS	FOR EGRESS PURPOSES
EX7	[Symbol]	ROOF LIGHT	OSRAM	OSRAM	ROOF LIGHT FOR ENTRY AND EXIT POINTS	FOR EGRESS PURPOSES
EX8	[Symbol]	ROOF LIGHT	OSRAM	OSRAM </td <td>ROOF LIGHT FOR ENTRY AND EXIT POINTS</td> <td>FOR EGRESS PURPOSES</td>	ROOF LIGHT FOR ENTRY AND EXIT POINTS	FOR EGRESS PURPOSES
INTERIOR						
I1	[Symbol]	ROOF LIGHT	OSRAM	OSRAM	ROOF LIGHT FOR ENTRY AND EXIT POINTS	FOR EGRESS PURPOSES
I2	[Symbol]	ROOF LIGHT	OSRAM	OSRAM	ROOF LIGHT FOR ENTRY AND EXIT POINTS	FOR EGRESS PURPOSES
I3	[Symbol]	ROOF LIGHT	OSRAM	OSRAM	ROOF LIGHT FOR ENTRY AND EXIT POINTS	FOR EGRESS PURPOSES
I4	[Symbol]	ROOF LIGHT	OSRAM	OSRAM	ROOF LIGHT FOR ENTRY AND EXIT POINTS	FOR EGRESS PURPOSES
I5	[Symbol]	ROOF LIGHT	OSRAM	OSRAM	ROOF LIGHT FOR ENTRY AND EXIT POINTS	FOR EGRESS PURPOSES
I6	[Symbol]	ROOF LIGHT	OSRAM	OSRAM	ROOF LIGHT FOR ENTRY AND EXIT POINTS	FOR EGRESS PURPOSES
I7	[Symbol]	ROOF LIGHT	OSRAM	OSRAM	ROOF LIGHT FOR ENTRY AND EXIT POINTS	FOR EGRESS PURPOSES
I8	[Symbol]	ROOF LIGHT	OSRAM	OSRAM	ROOF LIGHT FOR ENTRY AND EXIT POINTS	FOR EGRESS PURPOSES
I9	[Symbol]	ROOF LIGHT	OSRAM	OSRAM	ROOF LIGHT FOR ENTRY AND EXIT POINTS	FOR EGRESS PURPOSES
I10	[Symbol]	ROOF LIGHT	OSRAM	OSRAM	ROOF LIGHT FOR ENTRY AND EXIT POINTS	FOR EGRESS PURPOSES



EX4



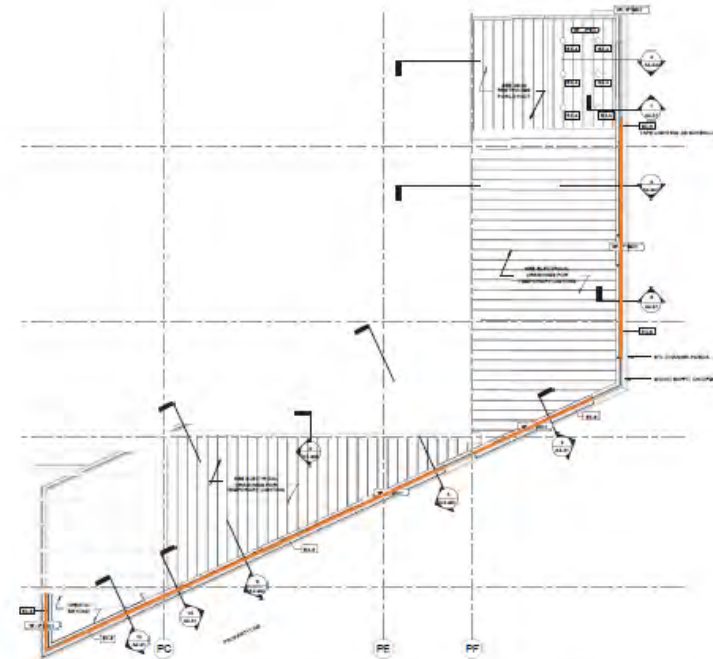
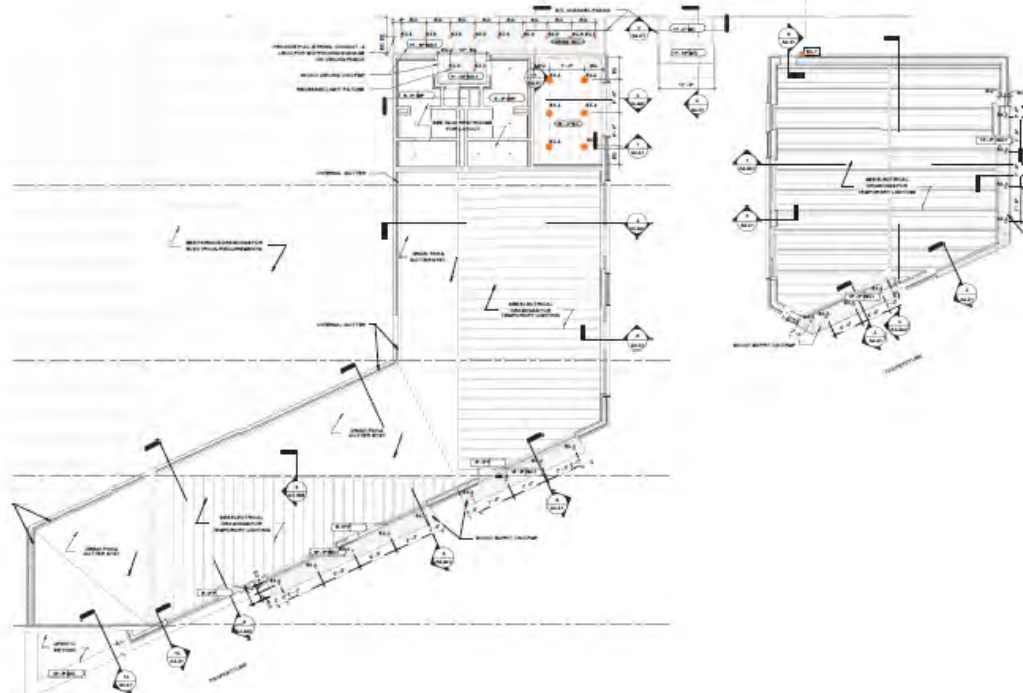
EX3 & EX5



EX8



EX7



STAFF COMMENTS - LIGHTING

SITE:

1. Any up-lighting and down-lighting of the building facade should be removed. This is reserved for civic buildings only per the "principles".
 The location of the building are not being up or down lit. There are wall lights that are provided at the entry and exit points for egress purposes and minimal site lighting.

BUILDING:

2. Lighting must be restrained and subdued, and may have to be modified after installation if regarded as too theoretical and excessive.
 Exterior lighting is minimal and mainly driven by code and safety concerns. See attached plans and images for light fixtures.

DETAILS:

3. Provide an electrical light fixture schedule and photometric information for all lighting. The Site Electrical Plan is schematic and for "Design Intent Only."
 See attached ECP and light fixtures.

NO.	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
EXTERIOR LIGHTING					
EX-1		Linear LED Light			
EX-2		Linear LED Light			
EX-3		Linear LED Light			
EX-4		Linear LED Light			
EX-5		Linear LED Light			
EX-6		Linear LED Light			
EX-7		Linear LED Light			
EX-8		Linear LED Light			
EX-9		Linear LED Light			
EX-10		Linear LED Light			
INTERIOR LIGHTING					
IN-1		Linear LED Light			
IN-2		Linear LED Light			
IN-3		Linear LED Light			
IN-4		Linear LED Light			
IN-5		Linear LED Light			
IN-6		Linear LED Light			
IN-7		Linear LED Light			
IN-8		Linear LED Light			
IN-9		Linear LED Light			
IN-10		Linear LED Light			



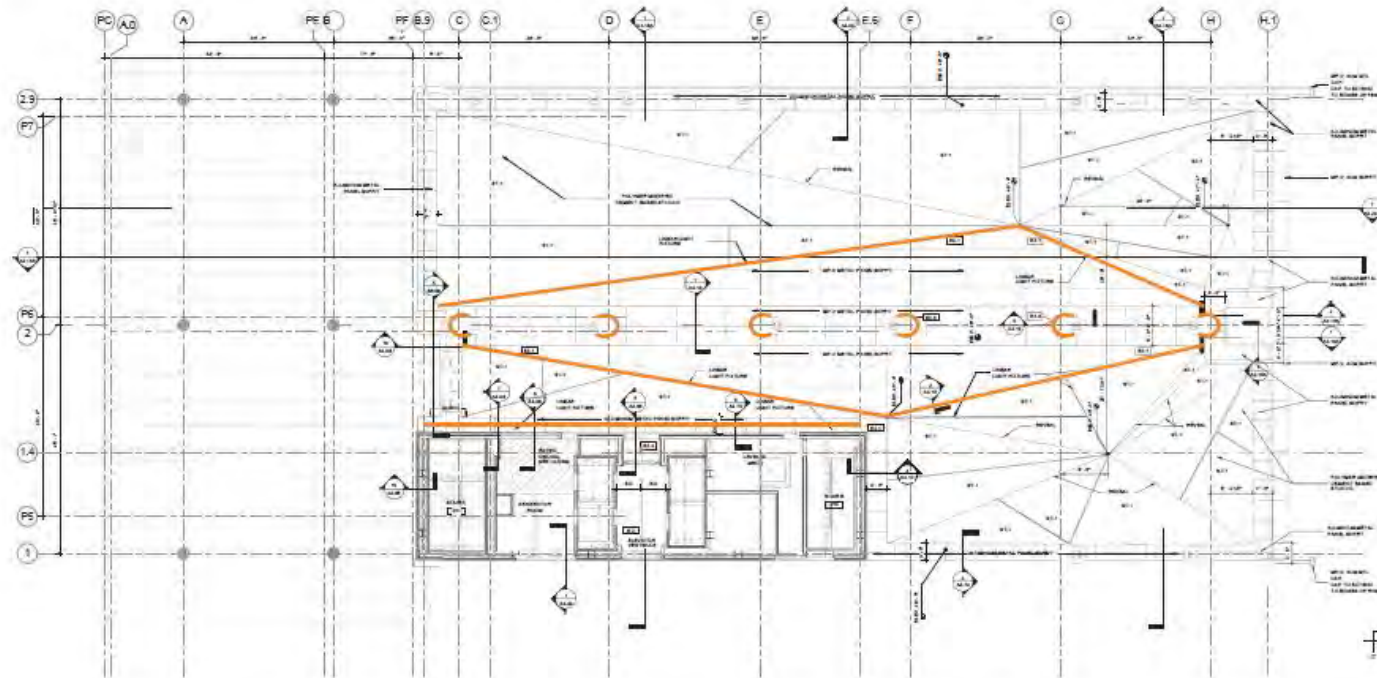
EX-1



EX-8



EX-9 & EX-5



STAFF COMMENTS - LIGHTING

SITE:
 1. Any up-lighting and down-lighting of the building facade should be removed. This is reserved for civic buildings only per the "Principle".
 The location of the building are not being up or down lit. There are uplight lights that are provided at the entry and end points for egress purposes and minimal site lighting.

BUILDINGS:
 1. Lighting must be retained and subdivided, and may have to be modified after installation if regarded as too theoretical and excessive.
 Exterior lighting is minimal and mainly driven by code and safety concerns. See attached plans and images for light fixtures.

DETAILS:
 1. Provide an electrical light fixture schedule and photometric information for all lighting. The Site Electrical Plan is schematic and for "Design Intent Only."
 See attached ECP and light fixtures.

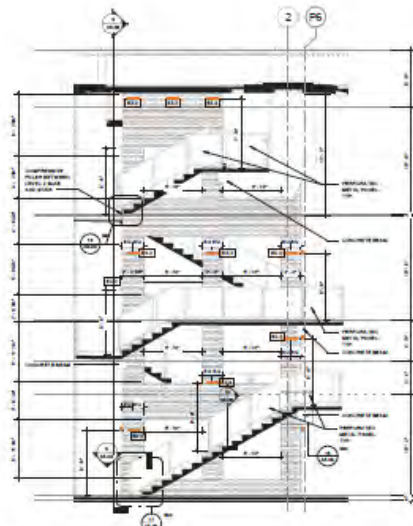
NO.	SYMBOL	DESCRIPTION	MANUFACTURER	QUANTITY	REMARKS
EXTERIOR LIGHTING					
1	EX-1	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT
2	EX-2	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT
3	EX-3	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT
4	EX-4	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT
5	EX-5	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT
6	EX-6	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT
7	EX-7	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT
8	EX-8	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT
9	EX-9	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT
10	EX-10	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT
INTERIOR LIGHTING					
11	EX-11	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT
12	EX-12	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT
13	EX-13	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT
14	EX-14	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT
15	EX-15	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT
16	EX-16	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT
17	EX-17	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT
18	EX-18	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT
19	EX-19	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT
20	EX-20	LED WALL MOUNTED DOWN LIGHT	OSRAM	10	FOR THE EXTERIOR WALL MOUNTED DOWN LIGHT



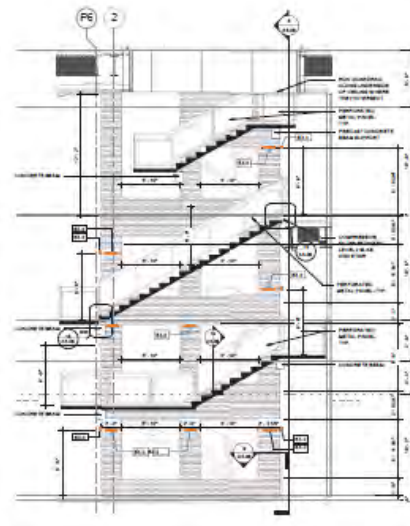
EX-8



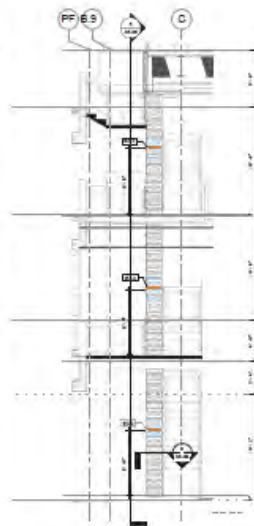
EX-1



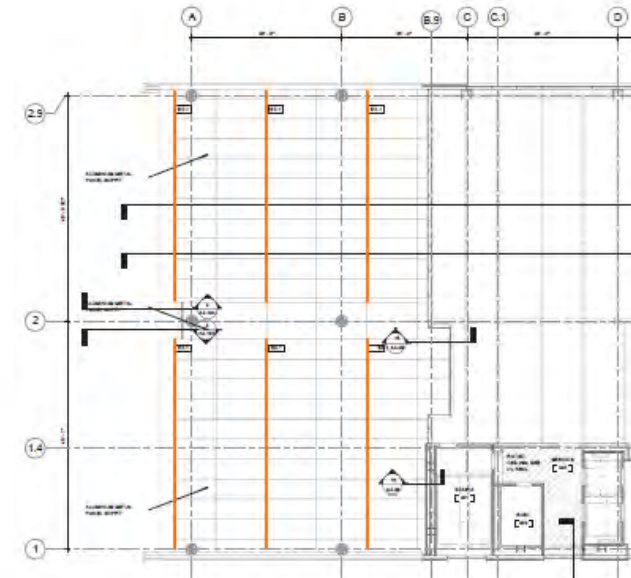
7 PD PRECAST STAIR - SECTION 1



5 PD PRECAST STAIR - SECTION 2



5 PD PRECAST STAIR - SECTION 3



BUILDING- SOFFIT UNDER 4TH LEVEL

STAFF COMMENTS - LIGHTING

SITE:

3. Any up-lighting and down-lighting of the building facade should be removed. This is reserved for civic buildings only per the "Principles".
The facade of the building are not being up or down lit. There are wall scones that are provided at the entry and exit points for egress purposes and minimal site lighting.

BUILDING:

8. Lighting must be restrained and subdued, and may have to be modified after installation if regarded as too theoretical and excessive.
Exterior lighting is minimal and mostly driven by code and safety concerns. See attached plans and images for light fixtures.

DETAILS:

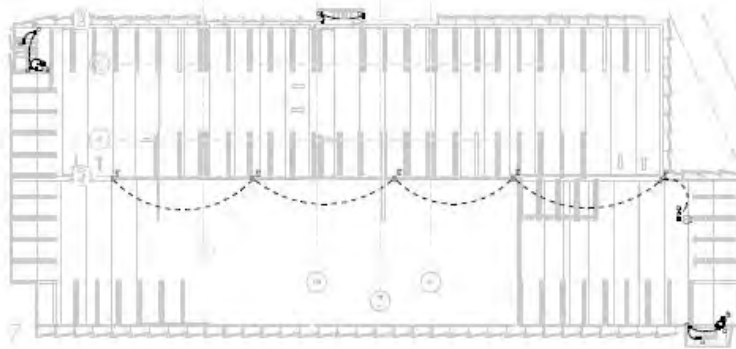
5. Provide an electrical light fixture schedule and photometric information for all lighting. The Site Electrical Plan is schematic and for "Design Intent Only."
See attached ECP and light fixtures.



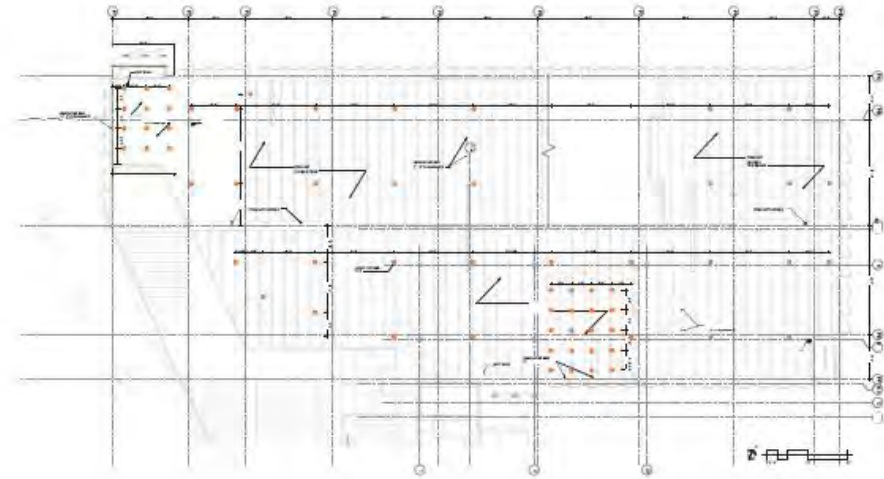
MANUFACTURER: BEACON
FIXTURE: VIPER, LARGE STRICK OPTIC, LED
180W
4000K
COLOR: BLACK



MANUFACTURER: BEACON
FIXTURE: ORBEON
SURFACE MOUNT
3000K
COLOR: SILVER SMOOTH



PARKING- UPPER DECK



PARKING- GROUND FLOOR

STAFF COMMENTS - BUILDING MATERIALS

BUILDING:

5: The smaller scale buildings on Morrison now relate better to the overall project.

Agree

6: The perforated, corrugated metal on the small building would be warmer as stated tropical hardwood.

The project is in the UP District and not only will strive for sustainability but also will conform to the requirements for the Charlotte RISES program. Tropical hardwoods do not conform to this design directive and would not be desired for this project.

7: Exposed columns at the bottom of the building have been changed from GFRG to ACM. The Board requested they be concrete. Staff would actually prefer the GFRG as it would simulate concrete better than smooth metal panels.

Per Board Member comments and the approved motion to the last meeting, the textured ACM panels are preferred and should remain as indicated.

DETAILS:

1: There are numerous contextually atypical materials being used here. The Board will need to see samples of all special materials.

Samples of building materials have been provided for review including:

- Corrugated metal building panels

- Corrugated perforated metal building panels

- Textured ACM metal panels

- Brick veneer

- Corrugated perforated metal building panels at Parking Deck

- Stone/masonry and Curved wall Cladding

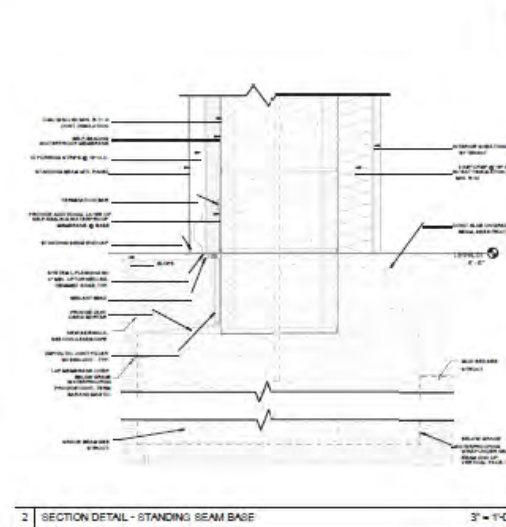
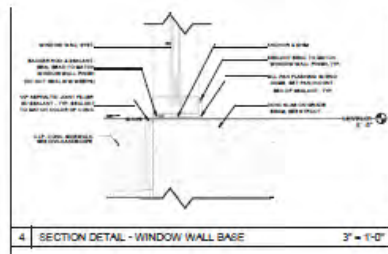
- Artificial Turf

4: Details such as 2/A-52 and 4/A-53 (pg. 155) appear to show a recurring condition with exposed concrete at the slab edge at the Ground Level. This typically small area of concrete will need to be finished.

Noted, these details have been revised to provide a finished material at this condition. See attached.

5: Break metal trim (if any is proposed) should be ventilated throughout as this material is rarely installed satisfactorily.

All metal trim is 0.04 thick aluminum and is part of the metal panel facade system.



SEPARATE SUBMITTALS

BUILDING:

10: Metals, noted on the small buildings, will require separate approval along with all signage, regardless of what the drawings currently show.

Noted

11: Submit mock-up drawings separately, which will need to be extensive to show all important conditions for this complex project.

Noted

MISC. COMMENTS

Staff Comments:

1: Going forward please remove shade and shadow from the drawings as it is distracting at this stage of the process.

Shade and Shadow has been removed from the line drawings in the set.

5: As stated before on other projects, going forward on all large projects, staff will be reviewing "Final Approval" submittals for compliance with the approved design, responsive to prior Board motions, evaluation of materials, and mock-up drawings. We will review construction details and detailed information at "Final Review by Staff", retaining the right to require adjustments to those details as necessary, and to require abstraction of components that do not comply with Board policies.

4: To some extent we're still discussing conceptual issues at IJA (the smaller buildings, the new rooftop amenity space and its effect on IJSM, curtainwall etc.).
Final drawings are included for approval.

BUILDING:

12: The team will have to invest value engineering efforts on this high profile project to avoid diluting the sculptural nature of the design and materials. Staff believe this is a high quality team interested in executing a high quality project of high quality materials. It will require a highly sophisticated team of contractors.

Noted

VIEW FROM ON RAMP



VIEW FROM JOHNSON STREET



VIEW FROM MORRISON DRIVE NORTHBOUND



ASD SKY

VIEW FROM MORRISON DRIVE SOUTHBOUND



VIEW FROM MORRISON DRIVE STREETSCAPE



ASD | SKY

VIEW OF PLAZA



ASD SKY

VIEW OF RETAIL PLAZA



Agenda Item 7:

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

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

(none) / Height District / Historic Corridor District



**BAR DESIGN
SHEET 2/25**

RENDERINGS FROM
AUGUST 2018 DESIGN
CHARRETTE

0.02

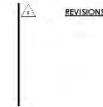


**- WOODFIELD -
MORRISON YARD
APARTMENTS**
838 MORRISON DRIVE, CHARLESTON, SC



FINAL BAR

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR





Mitigate the visual appearance of structured parking areas by screening with active uses.



Refine the edge to address the street and provide narrow street frontage to vary the pedestrian experience and create public open spaces along the right of way.



Residential uses are built over the parking and commercial spaces. Higher ceilings on the ground floor allow for varied pedestrian friendly uses.



Break the building and vary the height of the individual pieces to reduce the scale of the project and add variety.



Lower the ends of the street frontages to further mitigate the scale of the buildings relative to the pedestrian and neighborhood scale.



MASSING APPROVED AT CONCEPTUAL BAR



RESUBMITTAL DIAGRAM

Further refine the massing to provide more visual interest and architectural detail. Additional pedestrian scale detail will be added at ground level to improve human experience.

BAR DESIGN SHEET 3/25

PARTI DIAGRAM FROM CONCEPTUAL & PRELIMINARY BAR



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



FINAL BAR

PROJECT NUMBER: 1725
 ISSUE DATE: NOVEMBER 13, 2019
 ISSUED FOR: FINAL BAR



0.03

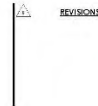


**- WOODFIELD -
MORRISON YARD
APARTMENTS**
838 MORRISON DRIVE, CHARLESTON, SC



FINAL BAR

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



**BAR DESIGN
SHEET 4/25**
CONCEPTUAL BAR
RENDERING

0.04

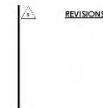


**- WOODFIELD -
MORRISON YARD
APARTMENTS**
838 MORRISON DRIVE, CHARLESTON, SC



FINAL BAR

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



**BAR DESIGN
SHEET 5/25**
PRELIMINARY BAR
RENDERING

0.05

NOTE FOR STAFF AND BOARD

The first # sheets provide an overview of the changes made to the exterior of the building in response to the Board's comments from the Preliminary Review. The following drawings are the pertinent drawings from the Construction Documents including, building plans, elevations, wall sections and details.

The 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.
 MID RISE – 2nd floor to 6th 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 the BAR review as well (SHEET #/216).

The A6.##, WALL 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 areas.

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 floor 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: The fins have been changed to pilasters and the brick cornice at the window sill raised to reduce bulk and top heaviness. The parapet has been lowered as much as possible to maintain a 9 foot ceiling in the apartments below.
2. **Changes to massing 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 varied 5-story portions as designed.
3. **The divided lite windows (shown on pg. 30) are arbitrary. Unify window styles. Add muntins per the "Principles".**
 RESPONSE: Divided lights removed from the corner windows to unify the window styles.
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 to match windows.
8. **Regarding materials and details:**
 - a. **EIFS is an unacceptable material for cornices and have been consistently denied by the Board (pg 48 and 65). It should at least be GFRC high 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 at the balcony corners shall return a minimum of 8" 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 (A6).
 - 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 views from the Ravenel Bridge and nearby highway overpasses have been studied to ensure that mechanical equipment on the High Rise roof is screened to the greatest extent possible by the parapet walls. Mechanical equipment on the Mid Rise Roof will be screened on all sides and above as requested.



**- WOODFIELD -
MORRISON YARD
APARTMENTS**
838 MORRISON DRIVE, CHARLESTON, SC



FINAL BAR

PROJECT NUMBER: 1725
 ISSUE DATE: NOVEMBER 13, 2019
 ISSUED FOR: FINAL BAR



REVISIONS



**BAR DESIGN
SHEET 6/25**
BAR PRELIMINARY
REVIEW COMMENTS

0.06

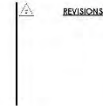


**- WOODFIELD -
MORRISON YARD
APARTMENTS**
838 MORRISON DRIVE, CHARLESTON, SC



FINAL BAR

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
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CURRENT MORRISON
DRIVE PERSPECTIVE
RENDERING

0.07

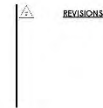


**- WOODFIELD -
MORRISON YARD
APARTMENTS**
838 MORRISON DRIVE, CHARLESTON, SC



FINAL BAR

PROJECT NUMBER: 1725
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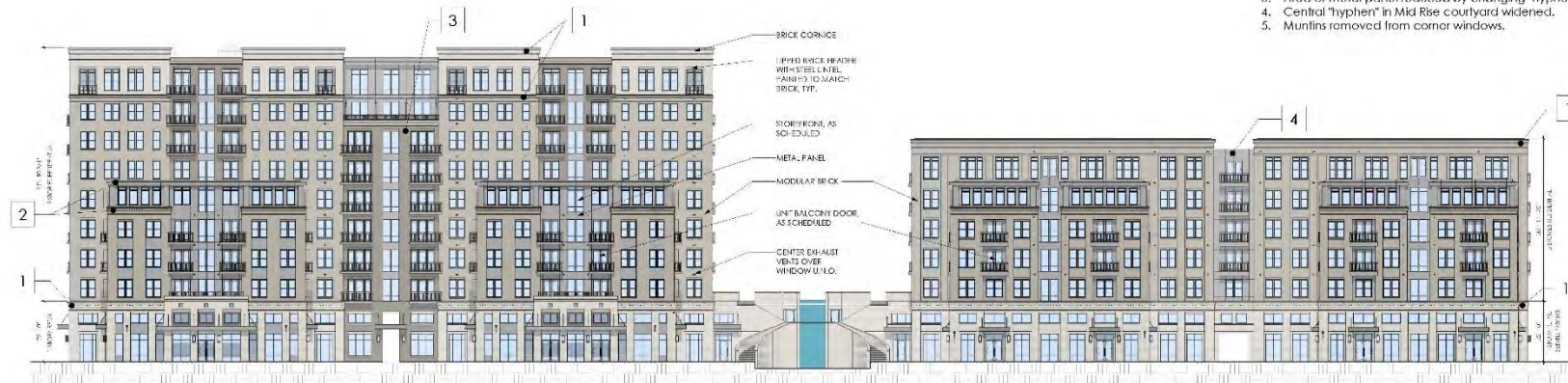


CURRENT
PERSPECTIVE
RENDERING VIEW
FROM BRIDGE

0.08

PROPOSED DESIGN AMENDMENTS

1. All cornices changed to brick in lieu of cast stone or D/S.
2. Modifications made to reduce top heavy appearance of 5 story portions:
 - A. Fins changed to plaster to reflect change to cast in place concrete structure on high rise portion.
 - B. Parapets lowered 4" and cornice at window sill raised 8" to minimize visible proportion of metal panel at top floor over masonry below.
3. Area of metal panel reduced by changing "hyphen" areas to brick.
4. Central "hyphen" in Mid Rise courtyard widened.
5. Muntins removed from corner windows.



PROPOSED FINAL BAR ELEVATION



APPROVED PRELIMINARY BAR ELEVATION

SOUTH ELEVATION - MORRISON DRIVE

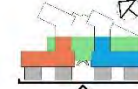


- WOODFIELD - MORRISON YARD APARTMENTS
838 MORRISON DRIVE, CHARLESTON, SC



FINAL BAR

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



BAR DESIGN SHEET 9/25

OVERALL SOUTH COMPARISON ELEVATIONS MORRISON DRIVE

1.01

PROPOSED DESIGN AMENDMENTS

1. All cornices changed to brick in lieu of cast stone or EIFS.
2. Modifications made to reduce top heavy appearance at 5 story portions:
 - A. Fins changed to pilasters to reflect change to cast in place concrete structure on high rise portion.
 - B. Parapets lowered 4" and cornice at window sill raised 8" to minimize visible proportion of metal panel at top floor over masonry below.
3. Area of metal panel reduced by changing "hyphen" areas to brick.
4. Central "hyphen" in Mid Rise courtyard widened.
5. Mullins removed from corner windows.



PROPOSED FINAL BAR ELEVATION



APPROVED PRELIMINARY BAR ELEVATION

WEST ELEVATION - JOHNSON STREET



**- WOODFIELD -
MORRISON YARD
APARTMENTS**
838 MORRISON DRIVE, CHARLESTON, SC



FINAL BAR

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



**BAR DESIGN
SHEET 10/25**

OVERALL WEST
COMPARISON
ELEVATIONS
JOHNSON STREET

1.02

PROPOSED DESIGN AMENDMENTS

1. All cornices changed to brick in lieu of cast stone or EIFS.
2. Modifications made to reduce top heavy appearance of 5 story portions:
 - A. Fins changed to pilasters to reflect change to cast in place concrete structure on high rise portion.
 - B. Parapets lowered 4" and cornice at window sill raised 8" to minimize visible proportion of metal panel at top floor over masonry below.
3. Area of metal panel reduced by changing "hyphen" areas to brick.
4. Central "hyphen" in Mid Rise courtyard widened.
5. Mullins removed from corner windows.



PROPOSED FINAL BAR ELEVATION



APPROVED PRELIMINARY BAR ELEVATION

NORTH ELEVATION

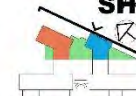
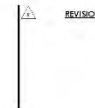


**- WOODFIELD -
MORRISON YARD
APARTMENTS**
838 MORRISON DRIVE, CHARLESTON, SC



FINAL BAR

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
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**BAR DESIGN
SHEET 11/25**

OVERALL NORTH
COMPARISON
ELEVATIONS BRIDGE
VIEW

1.03

PROPOSED DESIGN AMENDMENTS

1. All cornices changed to brick in lieu of cast stone or EIFS.
2. Modifications made to reduce top heavy appearance at 5 story portions:
 - A. Fins changed to pilasters to reflect change to cast in place concrete structure on high rise portion.
 - B. Parapets lowered 4" and cornice at window sill raised 8" to minimize visible proportion of metal panel at top floor over masonry below.
3. Area of metal panel reduced by changing "hyphen" areas to brick.
4. Central "hyphen" in Mid Rise courtyard widened.
5. Mullins removed from corner windows.



PROPOSED FINAL BAR ELEVATION



APPROVED PRELIMINARY BAR ELEVATION

EAST ELEVATION



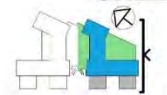
- WOODFIELD - MORRISON YARD APARTMENTS
838 MORRISON DRIVE, CHARLESTON, SC



FINAL BAR

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR

REVISIONS



BAR DESIGN SHEET 12/25

OVERALL EAST COMPARISON ELEVATIONS

1.04

PROPOSED DESIGN AMENDMENTS

1. All cornices changed to brick in lieu of cast stone or EIFS.
2. Modifications made to reduce top heavy appearance at 5 story portion:
 - A. Fins changed to pilasters to reflect change to cast in place concrete structure on high rise portion.
 - B. Parapets lowered 4" and cornice at window sill raised 8" to minimize visible proportion of metal panel at top floor over masonry below.
3. Area of metal panel reduced by changing "hyphen" areas to brick.
4. Central "hyphen" in Mid Rise courtyard widened.
5. Mullins removed from corner windows.



APPROVED PRELIMINARY BAR ELEVATION



PROPOSED FINAL BAR ELEVATION

HIGH RISE PARTIAL SOUTH ELEVATION - MORRISON DRIVE

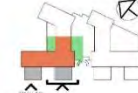


- WOODFIELD - MORRISON YARD APARTMENTS
838 MORRISON DRIVE, CHARLESTON, SC



FINAL BAR

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR

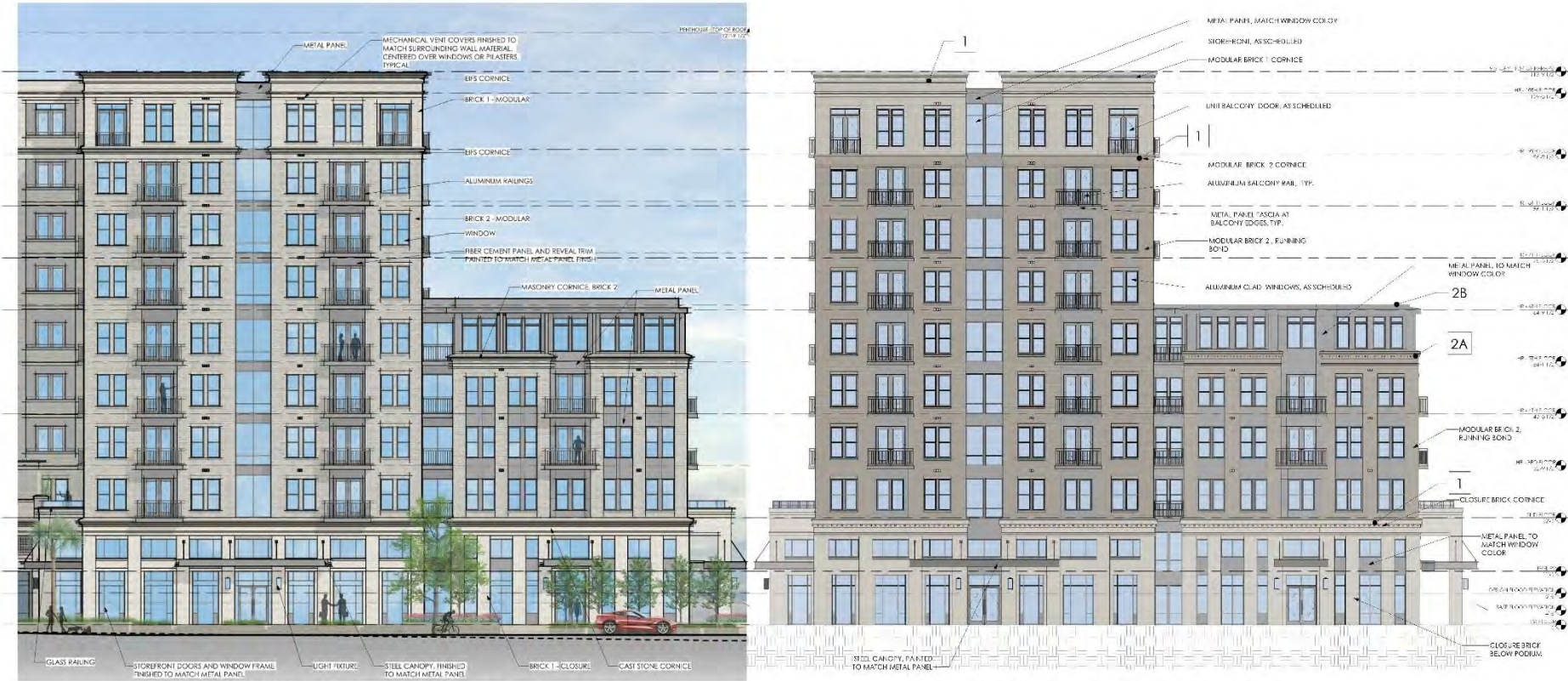


BAR DESIGN SHEET 13/25

ENLARGED SOUTH HIGH RISE PARTIAL COMPARISON ELEVATIONS MORRISON DRIVE
1.05

PROPOSED DESIGN AMENDMENTS

1. All cornices changed to brick in lieu of cast stone or EIFS.
2. Modifications made to reduce top heavy appearance at 5 story portions:
 - A. Fins changed to pilasters to reflect change to cast in place concrete structure on high rise portion.
 - B. Parapets lowered 4" and cornice at window sill raised 8" to minimize visible proportion of metal panel at top floor over masonry below.
3. Area of metal panel reduced by changing "trypthen" areas to brick.
4. Central "trypthen" in Mid Rise courtyard widened.
5. Muntins removed from corner windows.



APPROVED PRELIMINARY BAR ELEVATION

PROPOSED FINAL BAR ELEVATION

HIGH RISE PARTIAL WEST ELEVATION - JOHNSON STREET

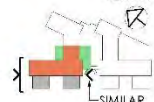


- WOODFIELD - MORRISON YARD APARTMENTS
838 MORRISON DRIVE, CHARLESTON, SC



FINAL BAR

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



BAR DESIGN SHEET 14/25

ENLARGED WEST HIGH RISE PARTIAL COMPARISON ELEVATIONS JOHNSON STREET
1.06

PROPOSED DESIGN AMENDMENTS

1. All cornices changed to brick in lieu of cast stone or EIFS.
2. Modifications made to reduce top heavy appearance at 5 story portions:
 - A. Fins changed to pilasters to reflect change to cast in place concrete structure on high rise portion.
 - B. Parapets lowered 4" and cornice at window sill raised 8" to minimize visible proportion of metal panel at top floor over masonry below.
3. Area of metal panel reduced by changing "hyphen" areas to brick.
4. Central "hyphen" in Mid Rise courtyard widened.
5. Muntins removed from corner windows.



APPROVED PRELIMINARY BAR ELEVATION



PROPOSED FINAL BAR ELEVATION

HIGH RISE JOHNSON STREET MOTOR COURT ELEVATION

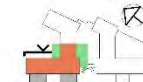


- WOODFIELD - MORRISON YARD APARTMENTS
838 MORRISON DRIVE, CHARLESTON, SC



FINAL BAR

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



BAR DESIGN SHEET 15/25

ENLARGED WEST HIGH RISE MOTOR COURT COMPARISON ELEVATIONS

1.07

PROPOSED DESIGN AMENDMENTS

1. All cornices changed to brick in lieu of cast stone or EIFS.
2. Modifications made to reduce top heavy appearance at 5 story portions:
 - A. Fins changed to pilasters to reflect change to cast in place concrete structure on high rise portion.
 - B. Parapets lowered 4" and cornice at window sill raised 8" to minimize visible proportion of metal panel at top floor over masonry below.
3. Area of metal panel reduced by changing "hyphen" areas to brick.
4. Central "hyphen" in Mid Rise courtyard widened.
5. Mullins removed from corner windows.



APPROVED PRELIMINARY BAR ELEVATION



PROPOSED FINAL BAR ELEVATION

HIGH RISE PARTIAL MOTOR COURT ELEVATION - JOHNSON STREET

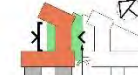


- WOODFIELD - MORRISON YARD APARTMENTS
 838 MORRISON DRIVE, CHARLESTON, SC



FINAL BAR

PROJECT NUMBER: 1725
 ISSUE DATE: NOVEMBER 13, 2019
 ISSUED FOR: FINAL BAR



BAR DESIGN SHEET 16/25

ENLARGED WEST HIGH RISE MOTOR COURT COMPARISON ELEVATIONS

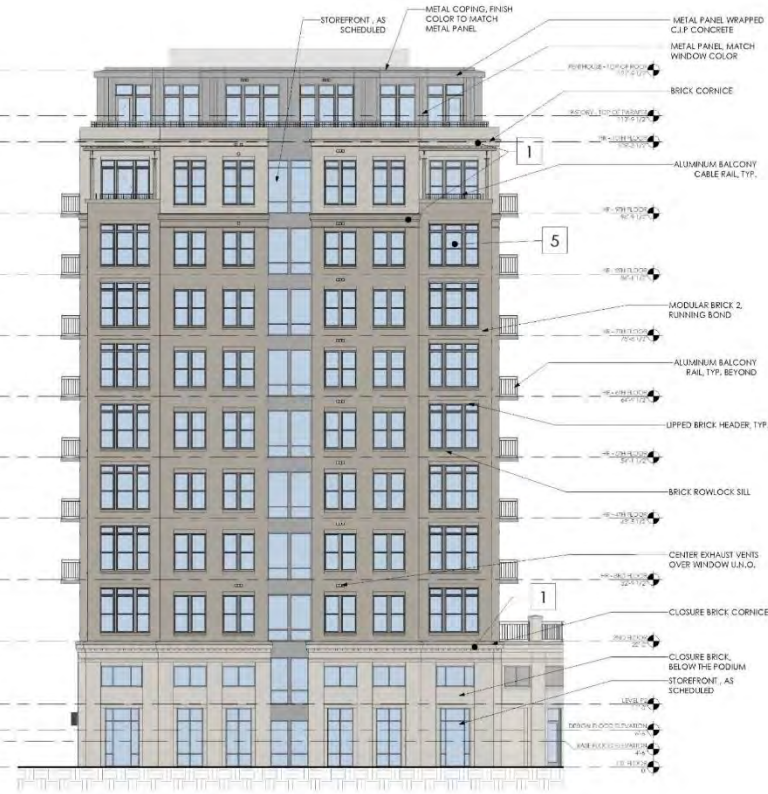
1.08

PROPOSED DESIGN AMENDMENTS

1. All cornices changed to brick in lieu of cast stone or EIFS.
2. Modifications made to reduce top heavy appearance at 5 story portions:
 - A. Fins changed to pilasters to reflect change to cast in place concrete structure on high rise portion.
 - B. Parapets lowered 4" and cornice at window sill raised 8" to minimize visible proportion of metal panel at top floor over masonry below.
3. Area of metal panel reduced by changing "hyphen" areas to brick.
4. Central "hyphen" in Mid Rise courtyard widened.
5. Muntins removed from corner windows.



APPROVED PRELIMINARY BAR ELEVATION



PROPOSED FINAL BAR ELEVATION

HIGH RISE PARTIAL WEST ELEVATION - JOHNSON STREET

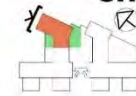
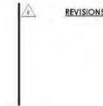


- WOODFIELD - MORRISON YARD APARTMENTS
838 MORRISON DRIVE, CHARLESTON, SC



FINAL BAR

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



BAR DESIGN SHEET 17/25

ENLARGED WEST HIGH RISE PARTIAL COMPARISON ELEVATIONS
1.09



APPROVED PRELIMINARY BAR ELEVATION



PROPOSED FINAL BAR ELEVATION

HIGH RISE NORTH ELEVATION

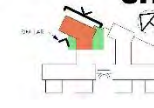


- WOODFIELD -
MORRISON YARD
APARTMENTS
838 MORRISON DRIVE, CHARLESTON, SC



FINAL BAR

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



BAR DESIGN
SHEET 18/25

ENLARGED NORTH
HIGH RISE
COMPARISON
ELEVATIONS

1.10



APPROVED PRELIMINARY BAR ELEVATION



APPROVED PRELIMINARY BAR ELEVATION



**- WOODFIELD -
MORRISON YARD
APARTMENTS**
838 MORRISON DRIVE, CHARLESTON, SC



1 - PROPOSED FINAL BAR PARTIAL SOUTH ELEVATION MORRISON DRIVE

PROPOSED DESIGN AMENDMENTS

- All cornices changed to brick in lieu of cast stone or F.I.S.
- Modifications made to reduce top heavy appearance at 5 story portions:
 - Fins changed to pilasters to reflect change to cast in place concrete structure on high rise portion.
 - Parapets lowered 4" and cornice at window sill raised 8" to minimize visible proportion of metal panel at top floor over masonry below.
- Area of metal panel reduced by changing "hyphen" areas to brick.
- Central "hyphen" in Mid Rise courtyard widened.
- Muntins removed from corner windows.



2 - PROPOSED FINAL BAR EAST ELEVATION

BAR DESIGN SHEET 19/25

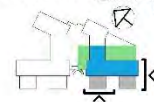
ENLARGED MID RISE SOUTH AND EAST COMPARISON ELEVATIONS

1.11

FINAL BAR

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR

REVISIONS





APPROVED PRELIMINARY BAR ELEVATION



1 - PROPOSED FINAL BAR PARTIAL NORTH ELEVATION

PROPOSED DESIGN AMENDMENTS

1. All cornices changed to brick in lieu of cast stone or EIFS.
2. Modifications made to reduce top heavy appearance of 5 story portions:
 - A. Fins changed to pilasters to reflect change to cast in place concrete structure on high rise portion.
 - B. Parapets lowered 4" and cornice at window sill raised 8" to minimize visible proportion of metal panel at top floor over masonry below.
3. Area of metal panel reduced by changing "hyphen" areas to brick.
4. Central "hyphen" in Mid Rise courtyard widened.
5. Mullins removed from corner windows.



APPROVED PRELIMINARY BAR ELEVATION



2 - PROPOSED FINAL BAR PARTIAL EAST ELEVATION



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



FINAL BAR

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR

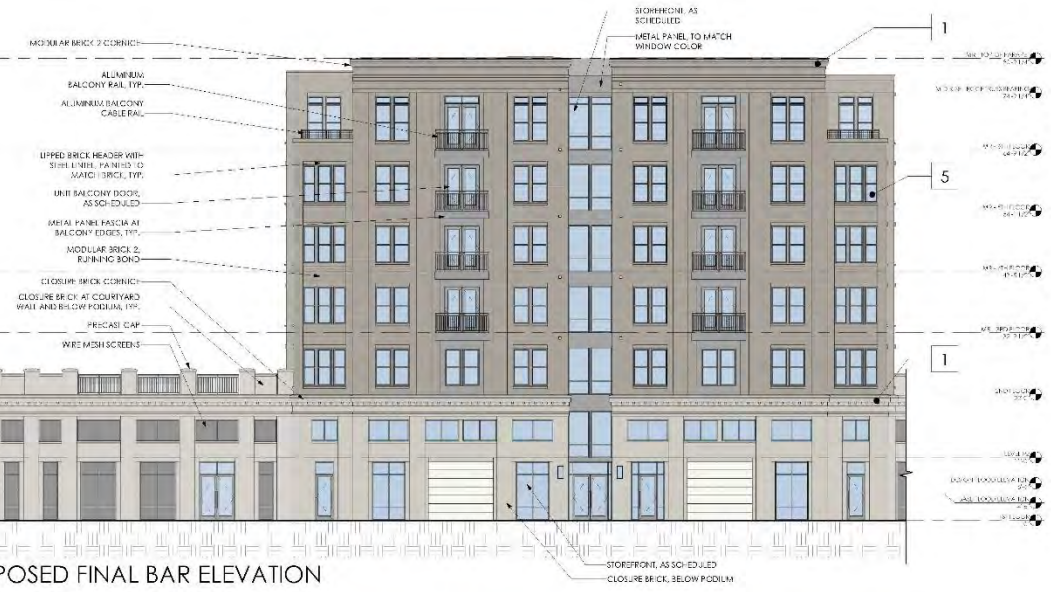


BAR DESIGN SHEET 20/25
BELOW PODIUM

ENLARGED NORTH MID RISE POOL COURTYARD COMPARISON ELEVATIONS
1.12

PROPOSED DESIGN AMENDMENTS

1. All cornices changed to brick in lieu of cast stone or EIFS.
2. Modifications made to reduce top heavy appearance of 5 story portions:
 - A. Fins changed to pilasters to reflect change to cast in place concrete structure on high rise portion.
 - B. Parapets lowered 4" and cornice of window sill raised 8" to minimize visible proportion of metal panel at top floor over masonry below.
3. Area of metal panel reduced by changing "hyphen" areas to brick.
4. Central "hyphen" in Mid Rise courtyard widened.
5. Mullins removed from corner windows.



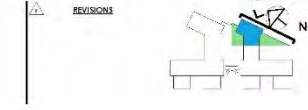
APPROVED PRELIMINARY BAR ELEVATION
MID RISE PARTIAL NORTH ELEVATION

BAR DESIGN SHEET 21/25
ENLARGED MID RISE NORTH COMPARISON ELEVATION

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

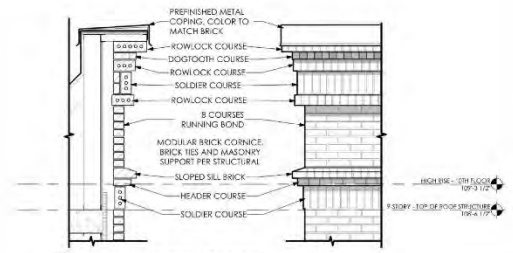
LS3P HOUSING STUDIO ISI

FINAL BAR
PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR

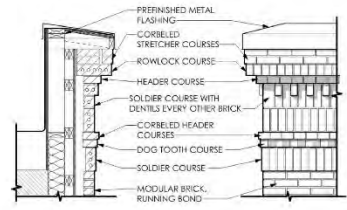




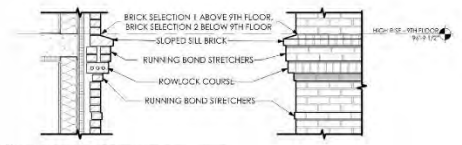
6 MIRRORON DRIVE ELEVATION
3/4" = 1'-0"



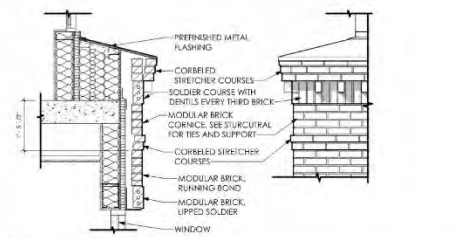
4 HIGH ROOF CORNICE SECTION AND ELEVATION
3/4" = 1'-0"



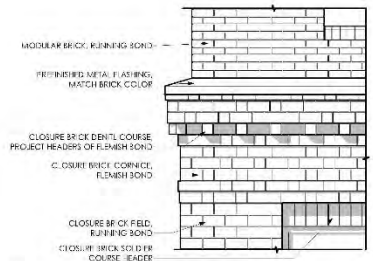
5 MID RISE HIGH ROOF CORNICE SECTION AND ELEVATION
3/4" = 1'-0"



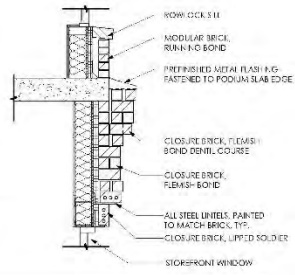
3 9TH FLOOR CORNICE BAND SECTION AND ELEVATION
3/4" = 1'-0"



2 HIGH RISE 5TH FLOOR CORNICE SECTION AND DETAIL
3/4" = 1'-0"



1 2ND FLOOR BRICK CORNICE SECTION AND ELEVATION
3/4" = 1'-0"



MASONRY CORNICE PRECEDENTS



141 EAST BAY STREET



CHARLESTON FIRE DEPARTMENT



HISTORIC CHARLESTON FOUNDATION



CHARLESTON CITY MARKET

BAR DESIGN
SHEET 22/25
BRICK CORNICE DETAILS



2.01

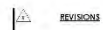


- WOODFIELD -
MORRISON YARD
APARTMENTS
838 MORRISON DRIVE, CHARLESTON, SC

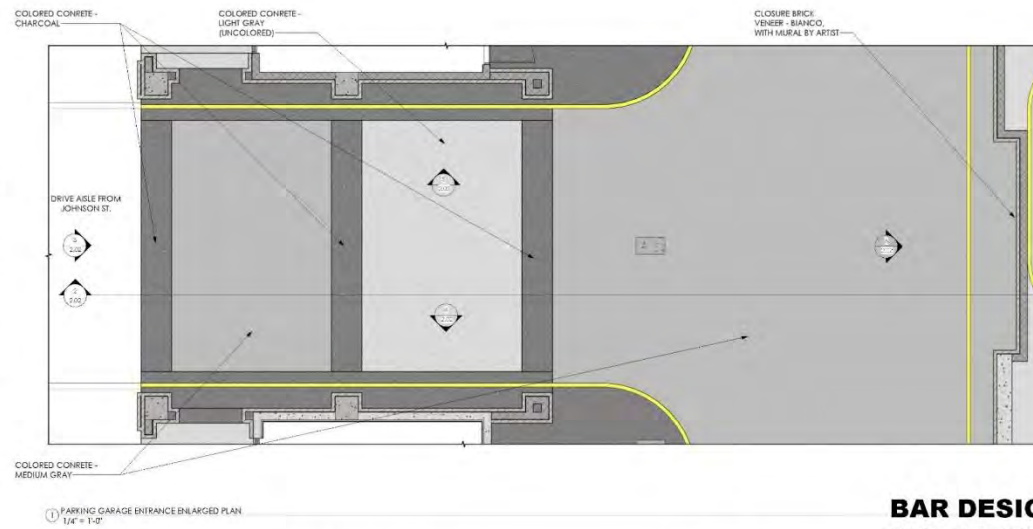
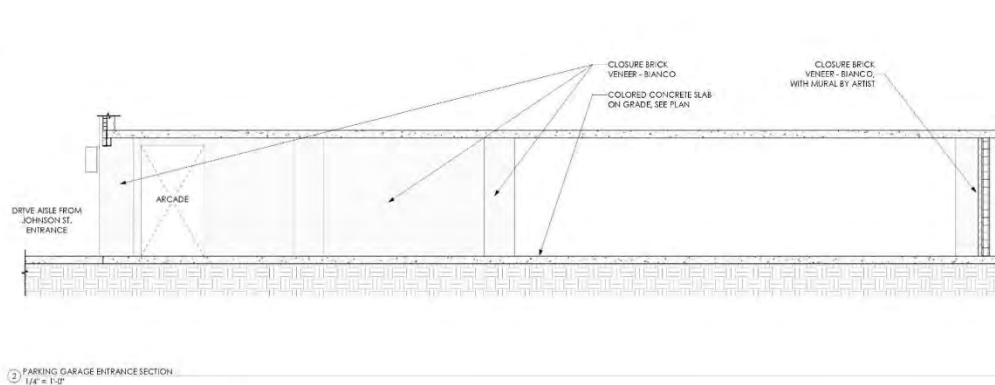
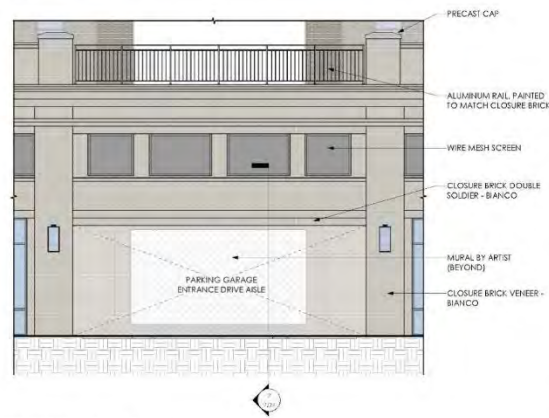
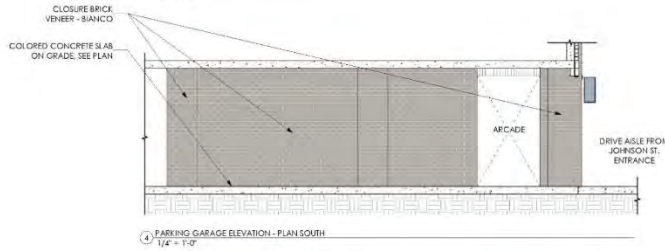
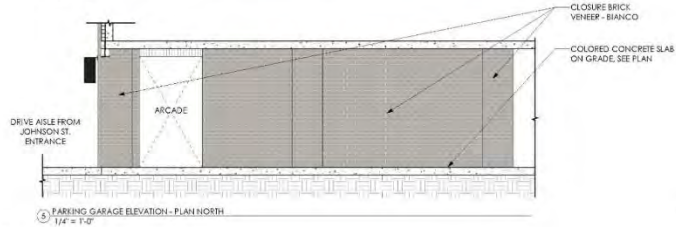
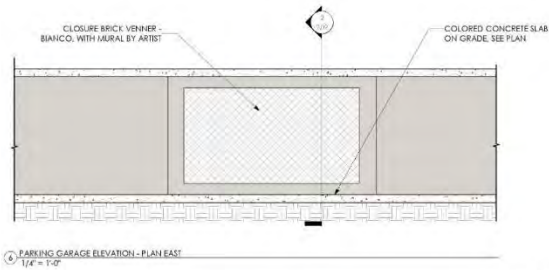


FINAL BAR

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



REVISIONS



BAR DESIGN SHEET 23/25

PARKING GARAGE ENTRANCE



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



FINAL BAR

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR

NO.	REVISIONS



2.02





ORIGIN DEVELOPMENT PARTNERS +
WOODFIELD DEVELOPMENT
838 MORRISON DRIVE

SHEET 8/216
CORNER PLAZA PERSPECTIVES L-0.4
FINAL B.A.R. SHEET
OCTOBER 23, 2019

**BAR DESIGN
SHEET 25/25**

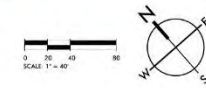


- 1 NEW SIDEWALKS
- 2 NEW CROSSWALKS*
- 3 NEW TRAFFIC SIGNAL
- 4 NEW CROSSWALKS
- 5 IMPROVED BUS STOP
- 6 WATER ACCESS PARK *
- 7 CONNECTION TO WONDER'S WAY*
- 8 VISUAL CONNECTION BETWEEN PROJECTS

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



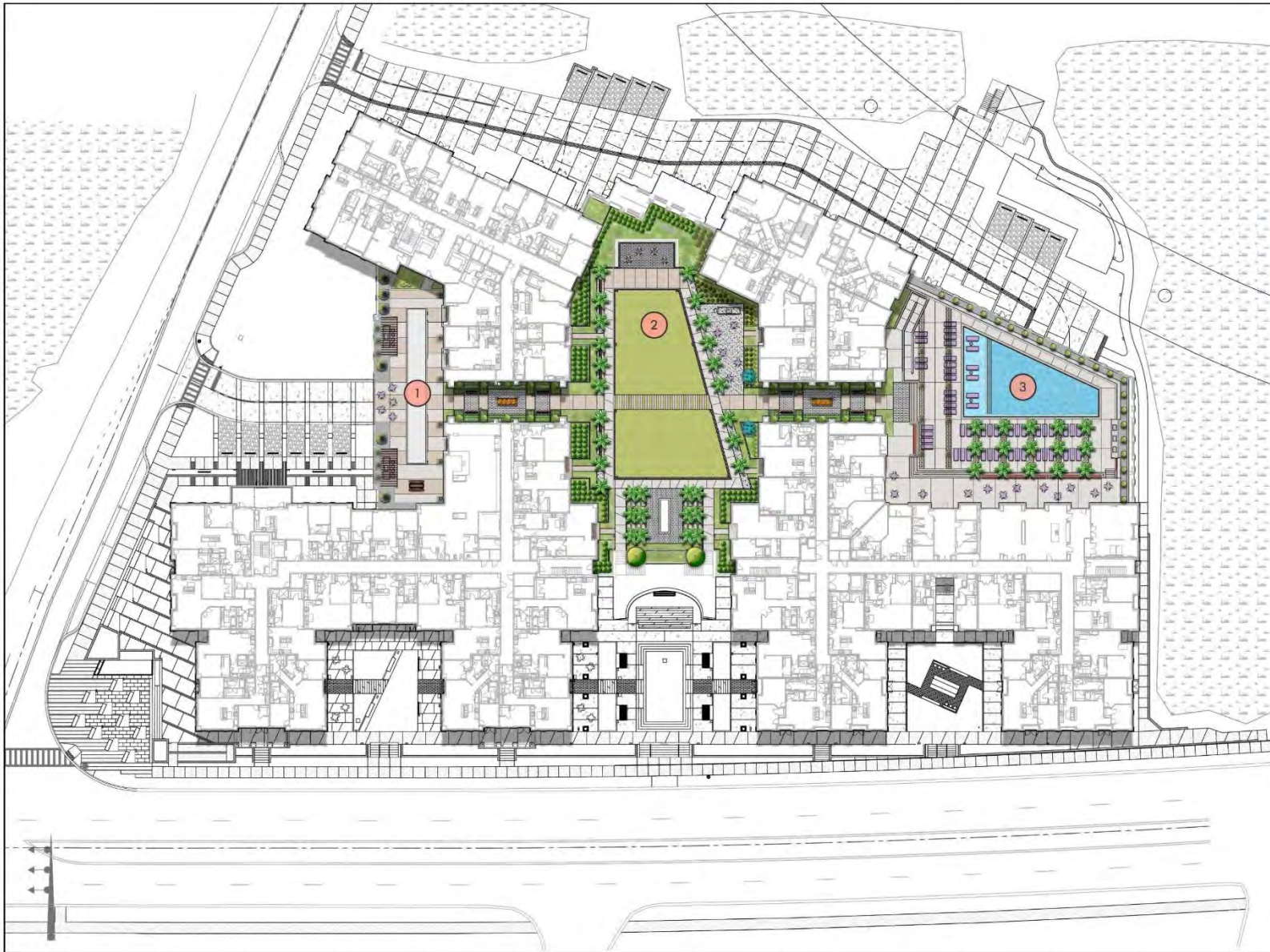
CDS - SHEET 1/212
 OFF-SITE IMPROVEMENTS + CONTEXT PLAN
 FINAL B.A.R.
 OCTOBER 23, 2019
 L-0.1
 SHEET



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



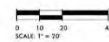
- 1 PLAZA & COURTYARD 1
 - 2 COURTYARD 2
 - 3 COURTYARD 3
 - 4 PARKING COURT
 - 5 MARSH PLAZA
- *SEE ENLARGEMENTS



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



ORIGIN DEVELOPMENT PARTNERS +
WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



CDS - SHEET 3/212
SECOND FLOOR SITE PLAN L-0.3

FINAL B.A.R. SHEET
OCTOBER 23, 2019













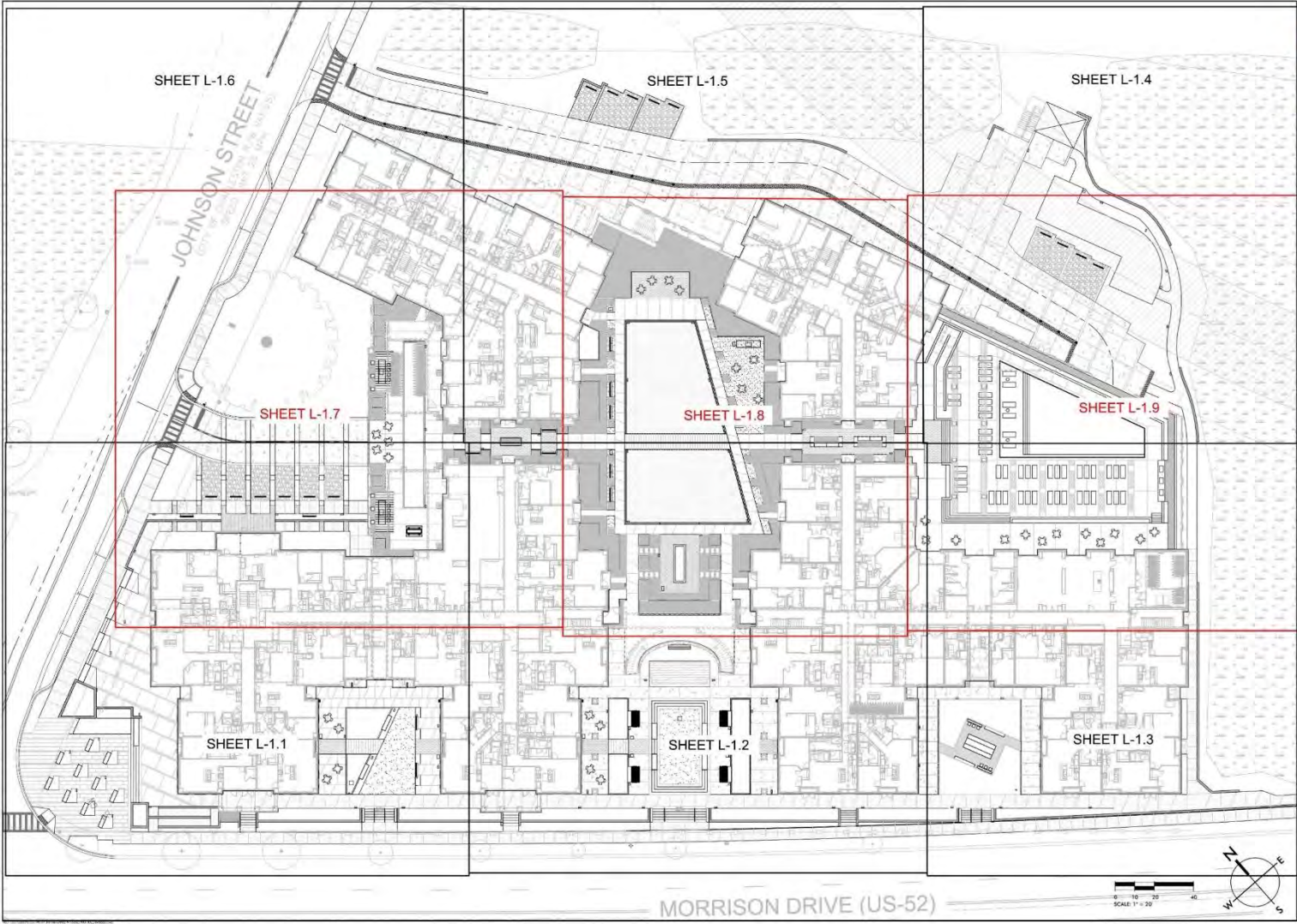








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SUMMERVILLE, SC 29586
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W
WOODFIELD

SOUTH CAROLINA
LANDSCAPE ARCHITECTS
AND ASSOCIATES, INC.
00000
STATE OF SOUTH CAROLINA

STATE OF SOUTH CAROLINA
PLANNING COMMISSION
NO. 484
WILLIAM T. BURTON

MORRISON YARD APARTMENTS
A MIXED-USE DEVELOPMENT
WOODFIELD INVESTMENTS, LLC
CITY OF CHARLESTON, SOUTH CAROLINA

SW-PROJECT: 710
DATE: 09/2019
DRAWN BY: CMP/JCT
CHECKED BY: JDS/LYS

REVISION HISTORY	
1	09/18/19
2	09/19/19
3	09/23/19
4	10/22/19
5	09/19/19

HARDSCAPE SHEET KEY

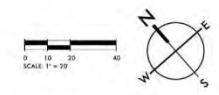
L-1.0

ORIGIN
DEVELOPMENT PARTNERS

W
WOODFIELD
DEVELOPMENT



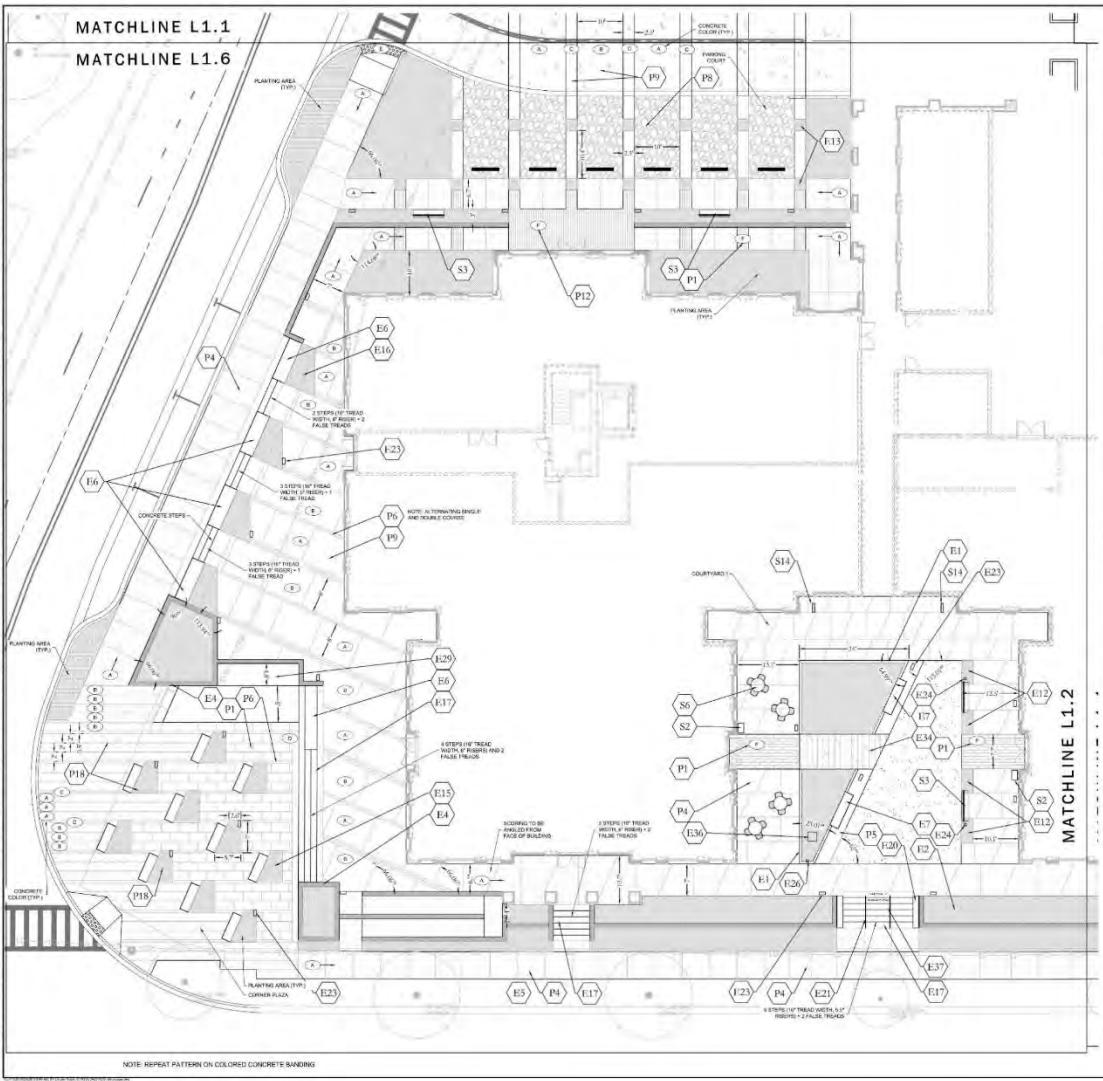
ORIGIN DEVELOPMENT PARTNERS +
WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



CDS - SHEET 14/212
HARDSCAPE SHEET KEY L-1.0
FINAL B.A.R.
OCTOBER 23, 2019 SHEET

ST
HOUSING
STUDIO
LSJP
SW
SEAMONWHITESIDE

301 HANCOCK PARK WOODFIELD DRIVE (201) MOUNT PLEASANT, SC 29501 | 300 WEST STREET, SUITE 501 GREENVILLE, SC 29601
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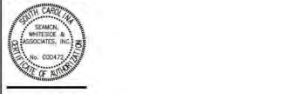


HARDSCAPE SCHEDULE FOR THIS SHEET

SITE FURNISHINGS (S)		SITE ELEMENTS (E)	
REV.	ITEM & DETAIL	REV.	ITEM & DETAIL
S1	TERRAZZO WALKWAY 1-1.2.0	E1	PAVING DETAIL
S2	LITTEK RECEPTION 2-1.2.0	E2	PAVING DETAIL
S3	REINFORCING 3-1.2.0	E3	PAVING DETAIL
S4	SALT TOLERANT TABLE 4-1.2.0	E4	PAVING DETAIL
S5	MORRISON TABLE 5-1.2.0	E5	PAVING DETAIL
S6	MORRISON TABLE 6-1.2.0	E6	PAVING DETAIL
S7	LEARNING WALL & MOUNT STATION 7-1.2.0	E7	PAVING DETAIL
S8	REINFORCING TABLE 8-1.2.0	E8	PAVING DETAIL
S9	SEALANT 9-1.2.0	E9	PAVING DETAIL
S10	CONCRETE LIBRARY 10-1.2.0	E10	PAVING DETAIL
S11	MISCELLANEOUS BOLLARD 11-1.2.0	E11	PAVING DETAIL
S12	BOLLARD PLANTING 12-1.2.0	E12	PAVING DETAIL
S13	EDGE TABLE 13-1.2.0	E13	PAVING DETAIL
S14	BENT BENCH	E14	PAVING DETAIL
P1	PAVING DETAIL	E15	PAVING DETAIL
P2	PAVING DETAIL	E16	PAVING DETAIL
P3	PAVING DETAIL	E17	PAVING DETAIL
P4	PAVING DETAIL	E18	PAVING DETAIL
P5	PAVING DETAIL	E19	PAVING DETAIL
P6	PAVING DETAIL	E20	PAVING DETAIL
P7	PAVING DETAIL	E21	PAVING DETAIL
P8	PAVING DETAIL	E22	PAVING DETAIL
P9	PAVING DETAIL	E23	PAVING DETAIL
P10	PAVING DETAIL	E24	PAVING DETAIL
P11	PAVING DETAIL	E25	PAVING DETAIL
P12	PAVING DETAIL	E26	PAVING DETAIL
P13	PAVING DETAIL	E27	PAVING DETAIL
P14	PAVING DETAIL	E28	PAVING DETAIL
P15	PAVING DETAIL	E29	PAVING DETAIL
P16	PAVING DETAIL	E30	PAVING DETAIL
P17	PAVING DETAIL	E31	PAVING DETAIL
P18	PAVING DETAIL	E32	PAVING DETAIL
P19	PAVING DETAIL	E33	PAVING DETAIL
P20	PAVING DETAIL	E34	PAVING DETAIL
P21	PAVING DETAIL	E35	PAVING DETAIL
P22	PAVING DETAIL	E36	PAVING DETAIL
P23	PAVING DETAIL	E37	PAVING DETAIL
P24	PAVING DETAIL	E38	PAVING DETAIL
P25	PAVING DETAIL	E39	PAVING DETAIL
P26	PAVING DETAIL	E40	PAVING DETAIL
P27	PAVING DETAIL	E41	PAVING DETAIL
P28	PAVING DETAIL	E42	PAVING DETAIL
P29	PAVING DETAIL	E43	PAVING DETAIL
P30	PAVING DETAIL	E44	PAVING DETAIL
P31	PAVING DETAIL	E45	PAVING DETAIL



MOUNT PLEASANT, SC 29504 1987
 GREENVILLE, SC 29604 208 0504
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MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

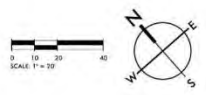
SWN PROJECT: 7839
 DATE: 08/07/19
 DRAWN BY: CAMP/UCT
 CHECKED BY: DISE/LATE

REVISION HISTORY	
1	ISSUE
2	ISSUE
3	ISSUE
4	ISSUE
5	ISSUE

HARDSCAPE PLAN
 L-1.1

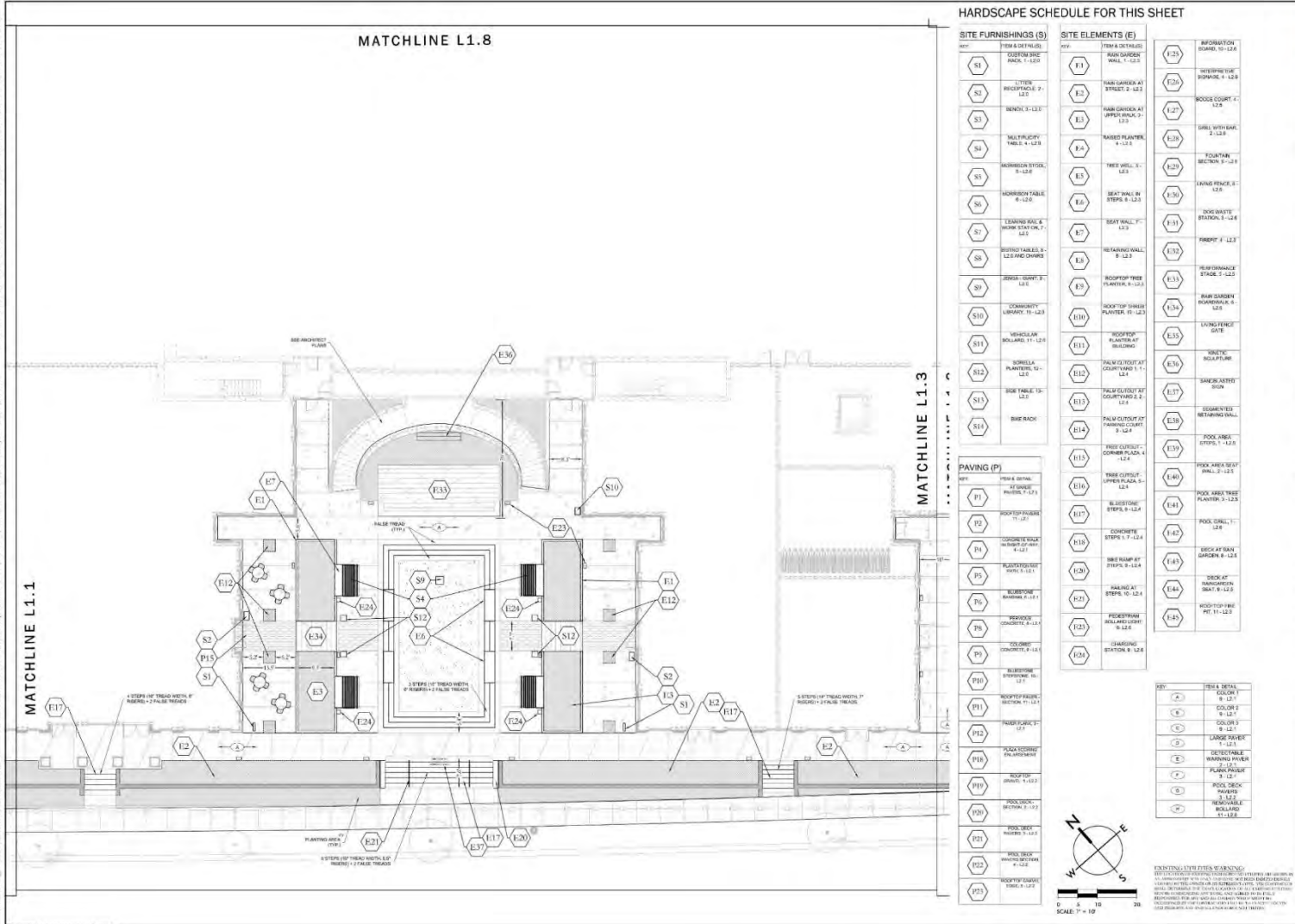


ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



CDS - SHEET 15/212
HARDSCAPE PLAN L-1.1
 FINAL B.A.R.
 OCTOBER 23, 2019
 SHEET

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HARDSCAPE SCHEDULE FOR THIS SHEET

SITE FURNISHINGS (S)		SITE ELEMENTS (E)	
REV	ITEM & DETAIL	REV	ITEM & DETAIL
S1	TOWER BENCH RACK, 1-LED	E1	HARDSCAPE WALL, 1-LED
S2	LITTEK BENCH, 2-LED	E2	HARDSCAPE AT STREET, 2-LED
S3	BENCH, 3-LED	E3	HARDSCAPE AT UPPER WALK, 3-LED
S4	SALT CRUSTY TABLE, 4-LED	E4	RAISED PLANTER, 4-LED
S5	MORRISON TABLE, 5-LED	E5	"NET WALL", 5-LED
S6	MORRISON TABLE, 6-LED	E6	SEAT WALL BY STEPS, 6-LED
S7	LEADING EDGE WALK STATION, 7-LED	E7	SEAT WALL, 7-LED
S8	RESTROOM TABLE, 8-LED	E8	REBARRED WALL, 8-LED
S9	SEAT, 9-LED	E9	ROOFTOP TREE PLANTER, 9-LED
S10	CONCRETE LIBRARY, 10-LED	E10	ROOFTOP TERRACE PLANTER, 10-LED
S11	MISCELLANEOUS BOLLARD, 11-LED	E11	"ROOFTOP" PLANTER AT BALCONY
S12	BOLLARD PLANTER, 12-LED	E12	PALM OUTLET AT COURTYARD, 12-LED
S13	EDGE TABLE, 13-LED	E13	PALM OUTLET AT TERRACE COURT, 13-LED
S14	BENCH, 14-LED	E14	"TREE OUTLET" CORNER PLANT, 14-LED
P1	CONCRETE SLAB AT DRIVE, 1-LED	E15	"TREE OUTLET" CORNER PLANT, 15-LED
P2	ROOFTOP PLANTER, 2-LED	E16	TRUSS OUTLET AT COURTYARD, 16-LED
P3	CONCRETE SLAB AT DRIVE, 3-LED	E17	BLUESTONE STEPS, 17-LED
P4	BLUESTONE PLANTER, 4-LED	E18	CONCRETE STEPS, 18-LED
P5	BLUESTONE PLANTER, 5-LED	E19	SEAT RAMP AT STEPS, 19-LED
P6	BLUESTONE PLANTER, 6-LED	E20	"SALING" AT STEPS, 20-LED
P7	BLUESTONE PLANTER, 7-LED	E21	PERFORATED METAL SCREEN, 21-LED
P8	BLUESTONE PLANTER, 8-LED	E22	CHARGING STATION, 22-LED
P9	BLUESTONE PLANTER, 9-LED		
P10	BLUESTONE PLANTER, 10-LED		
P11	BLUESTONE PLANTER, 11-LED		
P12	BLUESTONE PLANTER, 12-LED		
P13	BLUESTONE PLANTER, 13-LED		
P14	BLUESTONE PLANTER, 14-LED		
P15	BLUESTONE PLANTER, 15-LED		
P16	BLUESTONE PLANTER, 16-LED		
P17	BLUESTONE PLANTER, 17-LED		
P18	BLUESTONE PLANTER, 18-LED		
P19	BLUESTONE PLANTER, 19-LED		
P20	BLUESTONE PLANTER, 20-LED		
P21	BLUESTONE PLANTER, 21-LED		
P22	BLUESTONE PLANTER, 22-LED		
P23	BLUESTONE PLANTER, 23-LED		
P24	BLUESTONE PLANTER, 24-LED		

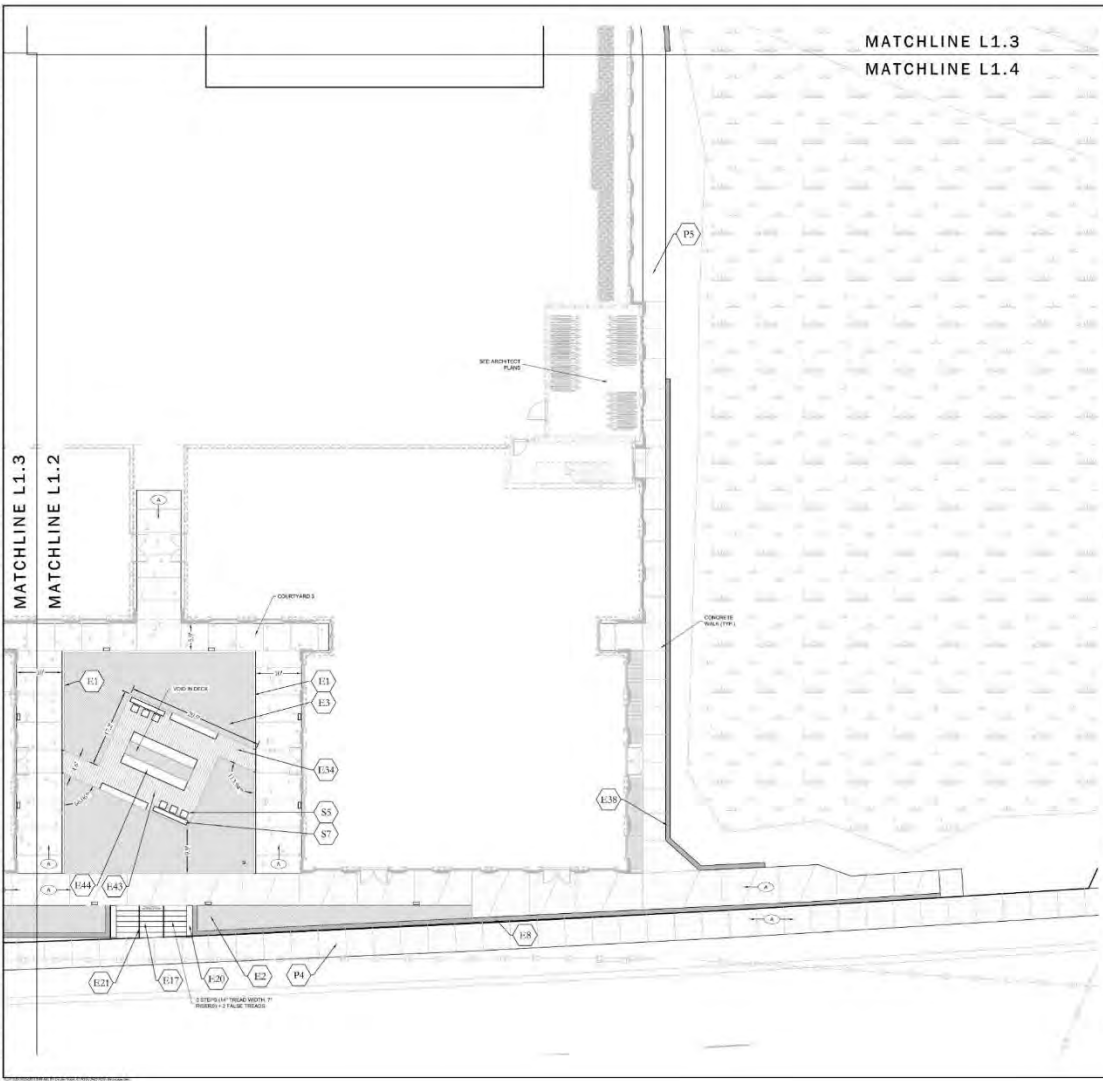
HOUSING STUDIO
 LS3P
 SEAMON WHITESIDE
 MOUNT PLEASANT, SC 29504 1967
 GREENVILLE, SC 29601 1967
 SUMMERVILLE, SC 29586 1967
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WOODFIELD

MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA
 DW PROJECT: 7630
 DATE: 8/2019
 DRAWN BY: CMP/JCT
 CHECKED BY: DISE/LTE
REVISION HISTORY
 1. 8/2019
 2. 8/2019
 3. 8/2019
 4. 8/2019
 5. 8/2019
HARDSCAPE PLAN

L-1.2
 SCALE: 1" = 10'
 EXISTING UTILITIES WARNING: SEE UTILITY RECORDS FOR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.

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HARDSCAPE SCHEDULE FOR THIS SHEET

SITE FURNISHINGS (S)		SITE ELEMENTS (E)	
REV.	ITEM & DETAIL	REV.	ITEM & DETAIL
S1	TOWER BENCH RACK, 1-1.2	E1	RAIN GARDEN WALL, 1-1.2
S2	LITTER RECEPTACLE, 2-1.2	E2	HARDSCAPE AT STREET, 2-1.2
S3	BENCH, 3-1.1	E3	HARDSCAPE AT UPPER WALK, 3-1.2
S4	SALT CRUDIFY TABLE, 4-1.2	E4	RAISED PLANTER, 4-1.2
S5	MORNING TABLE, 5-1.2	E5	TRIE WALL, 5-1.2
S6	MORNING TABLE, 6-1.2	E6	SEAT WALL BY STEPS, 6-1.2
S7	LEADING EDGE & MOUNT STATION, 7-1.2	E7	SEAT WALL, 7-1.2
S8	RESTROOM TABLE, 8-1.2	E8	RETAINING WALL, 8-1.2
S9	SEAL, 9-1.2	E9	ROOFTOP TREE PLANTER, 9-1.2
S10	COMMUNITY LIBRARY, 10-1.2	E10	ROOFTOP TREES PLANTER, 10-1.2
S11	MISCELLANEOUS BOLLARD, 11-1.2	E11	ROOFTOP PLANTER AT BALCONY
S12	BOLLARD PLANTER, 12-1.2	E12	PALM OUTLET AT COURTYARD, 1-1.2
S13	EDGE TABLE, 13-1.2	E13	PALM OUTLET AT TERRACE, 2-1.2
S14	BENCH RACK	E14	PALM OUTLET - CORNER PLANT, 1-1.2
P1	CONCRETE PAVER	E15	TRIE OUTLET - CORNER PLANT, 1-1.2
P2	CONCRETE PAVER	E16	TRIE OUTLET - CORNER PLANT, 1-1.2
P3	CONCRETE PAVER	E17	BLUESTONE STEPS, 1-1.2
P4	CONCRETE PAVER	E18	CONCRETE STEPS, 1-1.2
P5	CONCRETE PAVER	E19	SEAT RAMP AT STEPS, 1-1.2
P6	CONCRETE PAVER	E20	SALING AT STEPS, 10-1.2
P7	CONCRETE PAVER	E21	PERFORATED METAL GRATE, 6-1.2
P8	CONCRETE PAVER	E22	CHARGING STATION, 8-1.2
P9	CONCRETE PAVER		
P10	CONCRETE PAVER		
P11	CONCRETE PAVER		
P12	CONCRETE PAVER		
P13	CONCRETE PAVER		
P14	CONCRETE PAVER		
P15	CONCRETE PAVER		
P16	CONCRETE PAVER		
P17	CONCRETE PAVER		
P18	CONCRETE PAVER		
P19	CONCRETE PAVER		
P20	CONCRETE PAVER		
P21	CONCRETE PAVER		
P22	CONCRETE PAVER		
P23	CONCRETE PAVER		
P24	CONCRETE PAVER		



MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

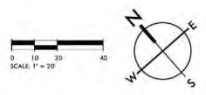
SW-PROJECT: 7639
 DATE: 08/09/19
 DRAWN BY: CMP/JCT
 CHECKED BY: DSE/LTC

REVISION HISTORY
 1. 08/09/19
 2. 08/09/19
 3. 08/09/19
 4. 08/09/19
 5. 08/09/19

HARDSCAPE PLAN
 L-1.3

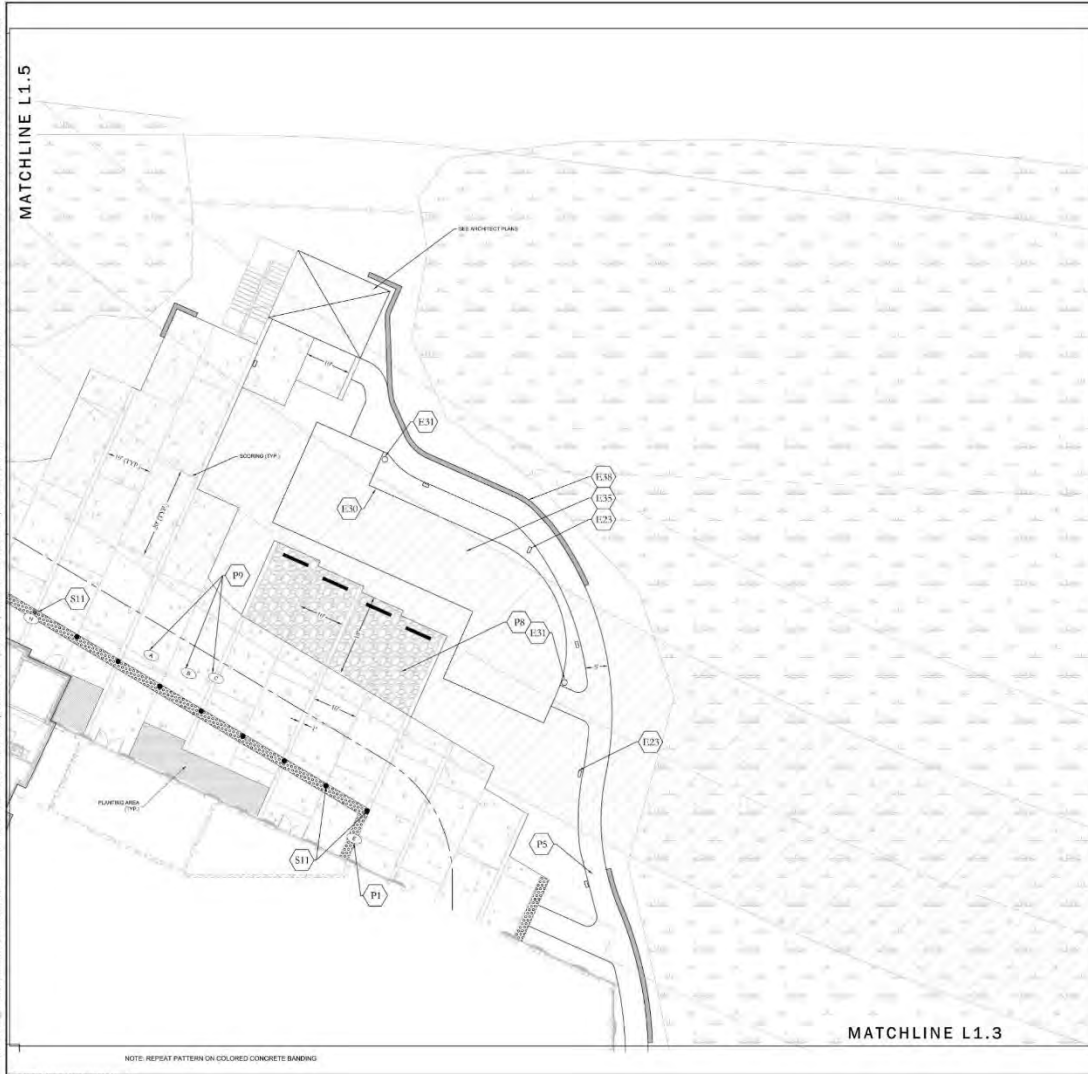


MORRISON YARD OF CHARLESTON
 ORIGIN DEVELOPMENT PARTNERS + WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



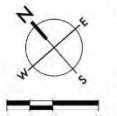
CDS - SHEET 17/212
HARDSCAPE PLAN L-1.3
 FINAL B.A.R. OCTOBER 23, 2019
 SHEET

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HARDSCAPE SCHEDULE FOR THIS SHEET

SITE FURNISHINGS (S)		SITE ELEMENTS (E)	
REV.	ITEM & DETAIL	REV.	ITEM & DETAIL
S1	TODDLE BENCH RACK, 1'-L2.0	E1	MAN GARDEN WALL, 1'-L2.5
S2	LITTER RECEPTACLE, 2'-L2.0	E2	HAND GARDEN AT STREET, 2'-L2.2
S3	BENCH, 3'-L2.0	E3	HAND GARDEN AT UPPER WALK, 3'-L2.3
S4	SALT CRUSTY TABLE, 4'-L2.0	E4	RAISED PLANTER, 4'-L2.0
S5	MORRISON BENCH, 5'-L2.0	E5	TREE WELL, 5'-L2.3
S6	MORRISON TABLE, 6'-L2.0	E6	SEAT WALL BY STEPS, 6'-L2.3
S7	LEADING WALL & WOOD STATION, 7'-L2.0	E7	SEAT WALL, 7'-L2.3
S8	RESTROOM TABLE, 8'-L2.0 CHAIRS	E8	RETAINING WALL, 8'-L2.0
S9	JENGA BOARD, 9'-L2.0	E9	ROOFTOP TREE PLANTER, 9'-L2.0
S10	COMMUNITY LIBRARY, 10'-L2.0	E10	ROOFTOP TRIMMER PLANTER, 10'-L2.0
S11	MISCELLANEOUS BOLLARD, 11'-L2.0	E11	ROOFTOP PLANTER AT BUILDING
S12	UMBRELLA PLANTER, 12'-L2.0	E12	PALM GROUT AT COURTYARD, 1'-L2.4
S13	BIKE TABLE, 13'-L2.0	E13	PALM GROUT AT PARKING COURT, 2'-L2.4
S14	BIKE RACK	E14	TREE GROUT - COMMON PLANT, 1'-L2.4
		E15	TREE GROUT - UPPER PLANT, 1'-L2.4
		E16	BLUESTONE STEPS, 6'-L2.4
		E17	CONCRETE STEPS, 1'-L2.4
		E18	BENT RAMP AT STEPS, 8'-L2.4
		E19	SALING AT STEPS, 10'-L2.4
		E20	PICKERHAM WOOD GARDEN, 6'-L2.0
		E21	CHARGING STATION, 6'-L2.0
		E22	WOOD GROUT - SECTION 1, 1'-L2.1
		E23	WOOD GROUT - SECTION 2, 1'-L2.1
		E24	WOOD GROUT - SECTION 3, 1'-L2.1
		E25	WOOD GROUT - SECTION 4, 1'-L2.1
		E26	WOOD GROUT - SECTION 5, 1'-L2.1
		E27	WOOD GROUT - SECTION 6, 1'-L2.1
		E28	WOOD GROUT - SECTION 7, 1'-L2.1
		E29	WOOD GROUT - SECTION 8, 1'-L2.1
		E30	WOOD GROUT - SECTION 9, 1'-L2.1
		E31	WOOD GROUT - SECTION 10, 1'-L2.1
		E32	WOOD GROUT - SECTION 11, 1'-L2.1
		E33	WOOD GROUT - SECTION 12, 1'-L2.1
		E34	WOOD GROUT - SECTION 13, 1'-L2.1
		E35	WOOD GROUT - SECTION 14, 1'-L2.1
		E36	WOOD GROUT - SECTION 15, 1'-L2.1
		E37	WOOD GROUT - SECTION 16, 1'-L2.1
		E38	WOOD GROUT - SECTION 17, 1'-L2.1
		E39	WOOD GROUT - SECTION 18, 1'-L2.1
		E40	WOOD GROUT - SECTION 19, 1'-L2.1
		E41	WOOD GROUT - SECTION 20, 1'-L2.1
		E42	WOOD GROUT - SECTION 21, 1'-L2.1
		E43	WOOD GROUT - SECTION 22, 1'-L2.1
		E44	WOOD GROUT - SECTION 23, 1'-L2.1
		E45	WOOD GROUT - SECTION 24, 1'-L2.1



EXISTING UTILITIES WARNING:
 THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION, DEPTH, OR CHARACTER OF THE UTILITIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.



MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

SW-PROJECT: 7639
 DATE: 08/07/19
 DRAWN BY: CMP/LCT
 CHECKED BY: DSE/LCT

REVISION HISTORY	
1	ISSUE
2	ISSUE
3	ISSUE
4	ISSUE
5	ISSUE

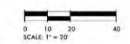
HARDSCAPE PLAN



L-1.4

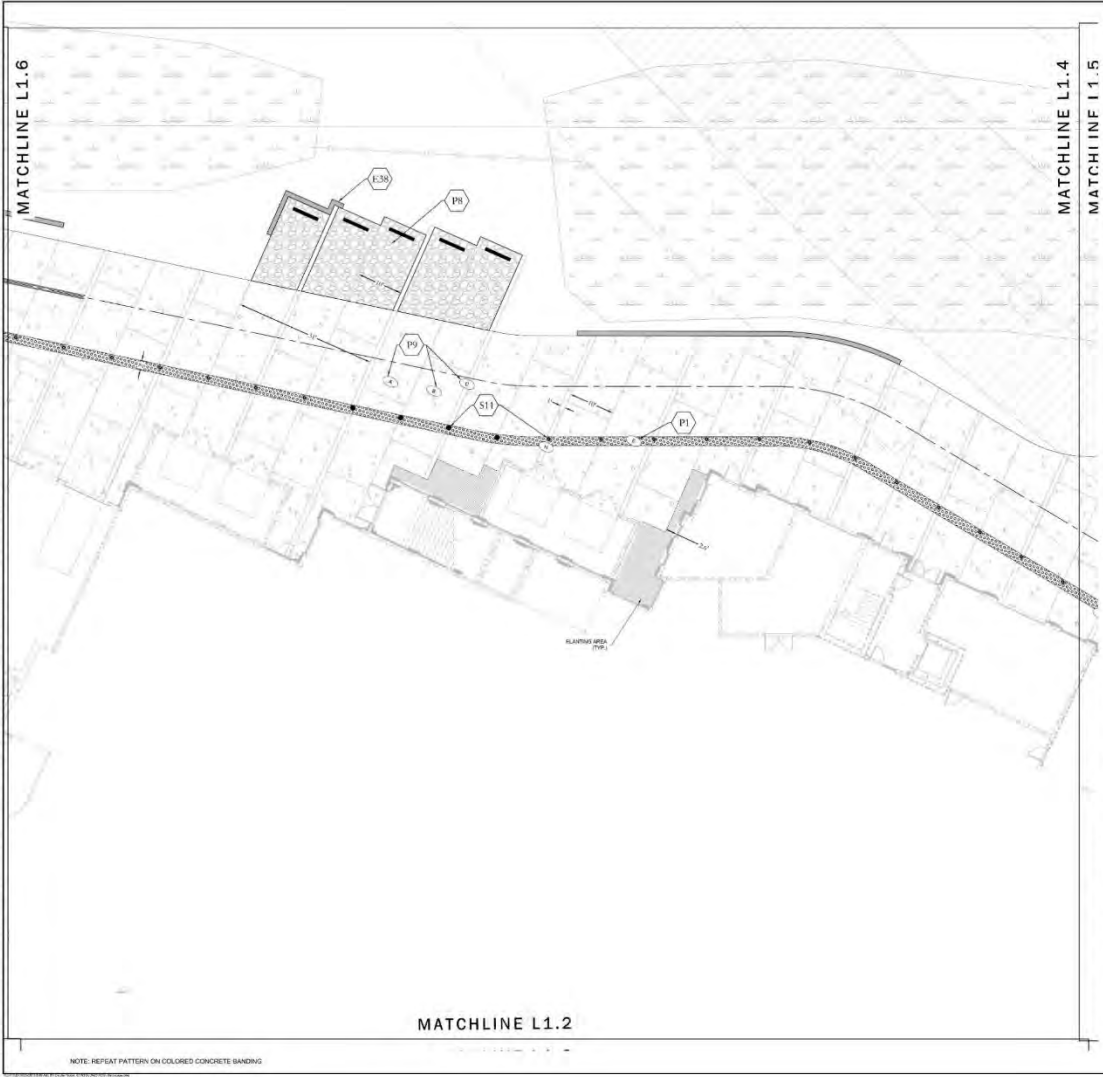


ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



CDS - SHEET 18/212
HARDSCAPE PLAN L-1.4
 FINAL B.A.R.
 OCTOBER 23, 2019
 SHEET

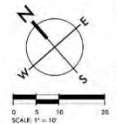
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HARDSCAPE SCHEDULE FOR THIS SHEET

SITE FURNISHINGS (S)		SITE ELEMENTS (E)	
REV.	ITEM & DETAIL	REV.	ITEM & DETAIL
S1	TOWERING BENCH 1-1.2.1	E1	PAVING COURSE 1-1.2.1
S2	LITTER RECEPTACLE 2-1.2.1	E2	HARDSCAPE AT STREET 2-1.2.1
S3	BENCH 3-1.2.1	E3	HARDSCAPE AT UPPER WALK 3-1.2.1
S4	SALT CRUSTY TABLE 4-1.2.1	E4	RAISED PLANTER 4-1.2.1
S5	MORRISON TABLE 5-1.2.1	E5	SEAT WALL IN STEPS 5-1.2.1
S6	MORRISON TABLE 6-1.2.1	E6	SEAT WALL IN STEPS 6-1.2.1
S7	LEARNING WALL & MURM STATION 7-1.2.1	E7	SEAT WALL 7-1.2.1
S8	MURM TABLE 8-1.2.1	E8	RETAINING WALL 8-1.2.1
S9	SEAT WALL 9-1.2.1	E9	ROCKTOP TREE PLANTER 9-1.2.1
S10	CONCRETE LIBRARY 10-1.2.1	E10	ROCKTOP TREE PLANTER 10-1.2.1
S11	MISCELLANEOUS BOLLARD 11-1.2.1	E11	ROCKTOP PLANTER AT BALCONY 11-1.2.1
S12	MISCELLANEOUS PLANTER 12-1.2.1	E12	PAVING COURSE AT COURTYARD 1-1.2.1
S13	SEAT WALL 13-1.2.1	E13	PAVING COURSE AT COURTYARD 2-1.2.1
S14	BENCH 14-1.2.1	E14	PAVING COURSE AT TERRACE 1-1.2.1
		E15	PAVING COURSE AT TERRACE 2-1.2.1
		E16	PAVING COURSE AT UPPER PLAZA 1-1.2.1
		E17	BLUESTONE STEPS 1-1.2.1
		E18	CONCRETE STEPS 1-1.2.1
		E19	SEAT WALL AT STEPS 1-1.2.1
		E20	SEAT WALL AT STEPS 2-1.2.1
		E21	SEAT WALL AT STEPS 3-1.2.1
		E22	SEAT WALL AT STEPS 4-1.2.1
		E23	SEAT WALL AT STEPS 5-1.2.1
		E24	CHARGING STATION 8-1.2.1

PAVING (P)	
REV.	ITEM & DETAIL
P1	PAVING COURSE 1-1.2.1
P2	PAVING COURSE 2-1.2.1
P3	CONCRETE SLAB AT BALCONY 11-1.2.1
P4	PAVING COURSE AT BALCONY 11-1.2.1
P5	PAVING COURSE AT TERRACE 1-1.2.1
P6	PAVING COURSE AT TERRACE 2-1.2.1
P7	PAVING COURSE AT UPPER PLAZA 1-1.2.1
P8	PAVING COURSE AT UPPER PLAZA 2-1.2.1
P9	PAVING COURSE AT UPPER PLAZA 3-1.2.1
P10	PAVING COURSE AT UPPER PLAZA 4-1.2.1
P11	PAVING COURSE AT UPPER PLAZA 5-1.2.1
P12	PAVING COURSE AT UPPER PLAZA 6-1.2.1
P13	PAVING COURSE AT UPPER PLAZA 7-1.2.1
P14	PAVING COURSE AT UPPER PLAZA 8-1.2.1
P15	PAVING COURSE AT UPPER PLAZA 9-1.2.1
P16	PAVING COURSE AT UPPER PLAZA 10-1.2.1
P17	PAVING COURSE AT UPPER PLAZA 11-1.2.1
P18	PAVING COURSE AT UPPER PLAZA 12-1.2.1
P19	PAVING COURSE AT UPPER PLAZA 13-1.2.1
P20	PAVING COURSE AT UPPER PLAZA 14-1.2.1
P21	PAVING COURSE AT UPPER PLAZA 15-1.2.1
P22	PAVING COURSE AT UPPER PLAZA 16-1.2.1
P23	PAVING COURSE AT UPPER PLAZA 17-1.2.1
P24	PAVING COURSE AT UPPER PLAZA 18-1.2.1
P25	PAVING COURSE AT UPPER PLAZA 19-1.2.1
P26	PAVING COURSE AT UPPER PLAZA 20-1.2.1
P27	PAVING COURSE AT UPPER PLAZA 21-1.2.1
P28	PAVING COURSE AT UPPER PLAZA 22-1.2.1
P29	PAVING COURSE AT UPPER PLAZA 23-1.2.1
P30	PAVING COURSE AT UPPER PLAZA 24-1.2.1
P31	PAVING COURSE AT UPPER PLAZA 25-1.2.1
P32	PAVING COURSE AT UPPER PLAZA 26-1.2.1
P33	PAVING COURSE AT UPPER PLAZA 27-1.2.1
P34	PAVING COURSE AT UPPER PLAZA 28-1.2.1
P35	PAVING COURSE AT UPPER PLAZA 29-1.2.1
P36	PAVING COURSE AT UPPER PLAZA 30-1.2.1
P37	PAVING COURSE AT UPPER PLAZA 31-1.2.1
P38	PAVING COURSE AT UPPER PLAZA 32-1.2.1
P39	PAVING COURSE AT UPPER PLAZA 33-1.2.1
P40	PAVING COURSE AT UPPER PLAZA 34-1.2.1
P41	PAVING COURSE AT UPPER PLAZA 35-1.2.1
P42	PAVING COURSE AT UPPER PLAZA 36-1.2.1
P43	PAVING COURSE AT UPPER PLAZA 37-1.2.1
P44	PAVING COURSE AT UPPER PLAZA 38-1.2.1
P45	PAVING COURSE AT UPPER PLAZA 39-1.2.1
P46	PAVING COURSE AT UPPER PLAZA 40-1.2.1
P47	PAVING COURSE AT UPPER PLAZA 41-1.2.1
P48	PAVING COURSE AT UPPER PLAZA 42-1.2.1
P49	PAVING COURSE AT UPPER PLAZA 43-1.2.1
P50	PAVING COURSE AT UPPER PLAZA 44-1.2.1
P51	PAVING COURSE AT UPPER PLAZA 45-1.2.1
P52	PAVING COURSE AT UPPER PLAZA 46-1.2.1
P53	PAVING COURSE AT UPPER PLAZA 47-1.2.1
P54	PAVING COURSE AT UPPER PLAZA 48-1.2.1
P55	PAVING COURSE AT UPPER PLAZA 49-1.2.1
P56	PAVING COURSE AT UPPER PLAZA 50-1.2.1
P57	PAVING COURSE AT UPPER PLAZA 51-1.2.1
P58	PAVING COURSE AT UPPER PLAZA 52-1.2.1
P59	PAVING COURSE AT UPPER PLAZA 53-1.2.1
P60	PAVING COURSE AT UPPER PLAZA 54-1.2.1
P61	PAVING COURSE AT UPPER PLAZA 55-1.2.1
P62	PAVING COURSE AT UPPER PLAZA 56-1.2.1
P63	PAVING COURSE AT UPPER PLAZA 57-1.2.1
P64	PAVING COURSE AT UPPER PLAZA 58-1.2.1
P65	PAVING COURSE AT UPPER PLAZA 59-1.2.1
P66	PAVING COURSE AT UPPER PLAZA 60-1.2.1
P67	PAVING COURSE AT UPPER PLAZA 61-1.2.1
P68	PAVING COURSE AT UPPER PLAZA 62-1.2.1
P69	PAVING COURSE AT UPPER PLAZA 63-1.2.1
P70	PAVING COURSE AT UPPER PLAZA 64-1.2.1
P71	PAVING COURSE AT UPPER PLAZA 65-1.2.1
P72	PAVING COURSE AT UPPER PLAZA 66-1.2.1
P73	PAVING COURSE AT UPPER PLAZA 67-1.2.1
P74	PAVING COURSE AT UPPER PLAZA 68-1.2.1
P75	PAVING COURSE AT UPPER PLAZA 69-1.2.1
P76	PAVING COURSE AT UPPER PLAZA 70-1.2.1
P77	PAVING COURSE AT UPPER PLAZA 71-1.2.1
P78	PAVING COURSE AT UPPER PLAZA 72-1.2.1
P79	PAVING COURSE AT UPPER PLAZA 73-1.2.1
P80	PAVING COURSE AT UPPER PLAZA 74-1.2.1
P81	PAVING COURSE AT UPPER PLAZA 75-1.2.1
P82	PAVING COURSE AT UPPER PLAZA 76-1.2.1
P83	PAVING COURSE AT UPPER PLAZA 77-1.2.1
P84	PAVING COURSE AT UPPER PLAZA 78-1.2.1
P85	PAVING COURSE AT UPPER PLAZA 79-1.2.1
P86	PAVING COURSE AT UPPER PLAZA 80-1.2.1
P87	PAVING COURSE AT UPPER PLAZA 81-1.2.1
P88	PAVING COURSE AT UPPER PLAZA 82-1.2.1
P89	PAVING COURSE AT UPPER PLAZA 83-1.2.1
P90	PAVING COURSE AT UPPER PLAZA 84-1.2.1
P91	PAVING COURSE AT UPPER PLAZA 85-1.2.1
P92	PAVING COURSE AT UPPER PLAZA 86-1.2.1
P93	PAVING COURSE AT UPPER PLAZA 87-1.2.1
P94	PAVING COURSE AT UPPER PLAZA 88-1.2.1
P95	PAVING COURSE AT UPPER PLAZA 89-1.2.1
P96	PAVING COURSE AT UPPER PLAZA 90-1.2.1
P97	PAVING COURSE AT UPPER PLAZA 91-1.2.1
P98	PAVING COURSE AT UPPER PLAZA 92-1.2.1
P99	PAVING COURSE AT UPPER PLAZA 93-1.2.1
P100	PAVING COURSE AT UPPER PLAZA 94-1.2.1
P101	PAVING COURSE AT UPPER PLAZA 95-1.2.1
P102	PAVING COURSE AT UPPER PLAZA 96-1.2.1
P103	PAVING COURSE AT UPPER PLAZA 97-1.2.1
P104	PAVING COURSE AT UPPER PLAZA 98-1.2.1
P105	PAVING COURSE AT UPPER PLAZA 99-1.2.1
P106	PAVING COURSE AT UPPER PLAZA 100-1.2.1



EXISTING UTILITIES WARNING:
 THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE EXISTING UTILITIES MAY BE DEEPER OR SHALLER THAN SHOWN. THE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING CONSTRUCTION.



MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

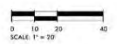
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2	09/11/19	ISSUE FOR PERMIT
3	09/11/19	ISSUE FOR PERMIT
4	09/11/19	ISSUE FOR PERMIT
5	09/11/19	ISSUE FOR PERMIT

HARDSCAPE PLAN

L-1.5



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE

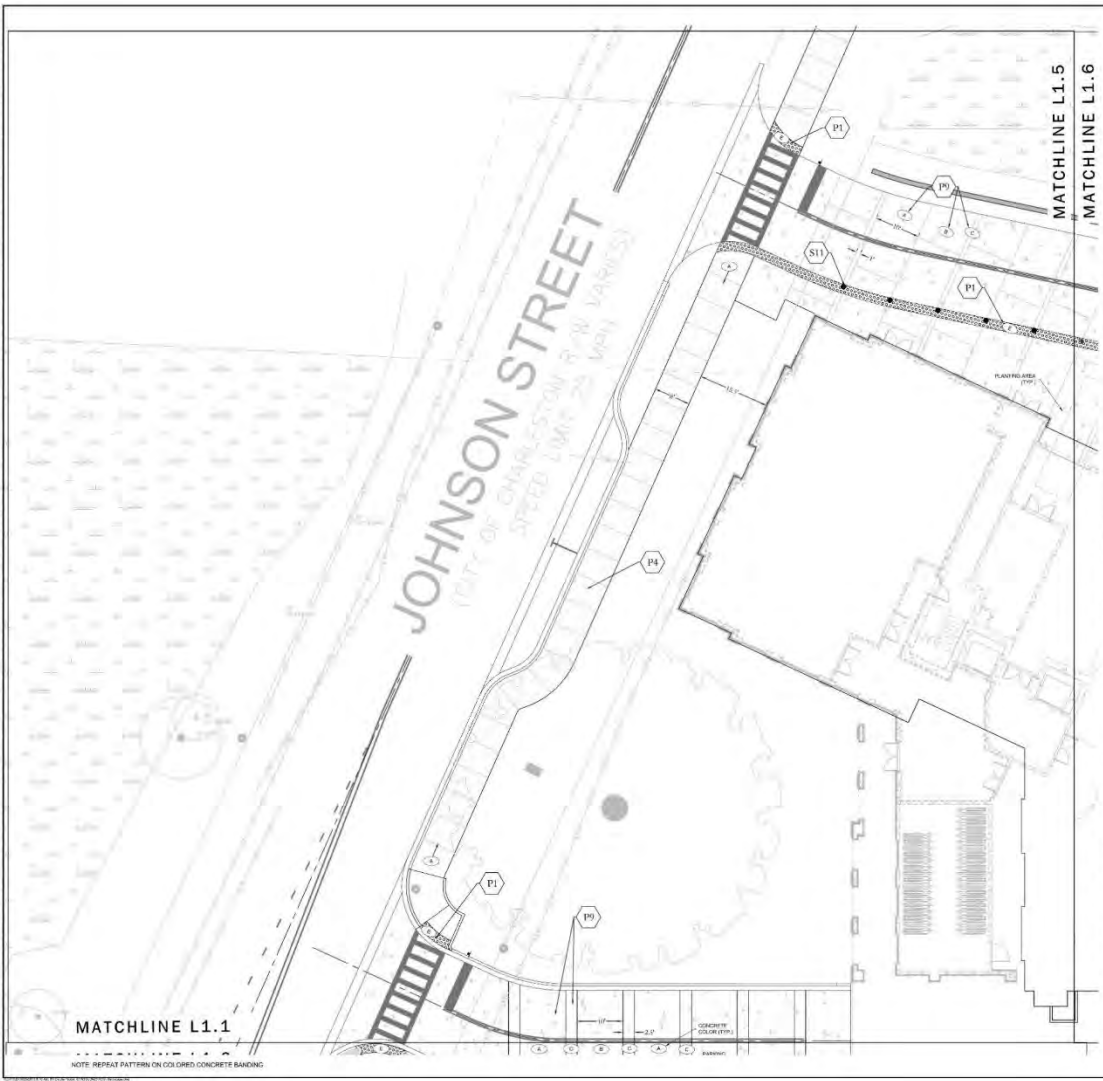


CDS - SHEET 19/212
HARDSCAPE PLAN L-1.5

FINAL B.A.R.
 OCTOBER 23, 2019

SHEET

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HARDSCAPE SCHEDULE FOR THIS SHEET

SITE FURNISHINGS (S)		SITE ELEMENTS (E)	
REV.	ITEM & DETAILS	REV.	ITEM & DETAILS
S1	TERRAZZO RACK, 1-L2F	E1	RAISED GARDEN WALL, 1-L2F
S2	LITTEK RECEPTION, 2-L2F	E2	HARDSCAPE AT STREET, 2-L2F
S3	BENCH, 3-L2F	E3	HARDSCAPE AT UPPER WALK, 3-L2F
S4	SALT CRUSTY TABLE, 4-L2F	E4	RAISED PLANTER, 4-L2F
S5	MORRISON TABLE, 5-L2F	E5	TREE WALL, 5-L2F
S6	MORRISON TABLE, 6-L2F	E6	SEAT WALL, 6-L2F
S7	LEADING EDGE & MOUNT STATION, 7-L2F	E7	SEAT WALL, 7-L2F
S8	ROOFTOP TABLE, 8-L2F AND CHAIRS	E8	RETAINING WALL, 8-L2F
S9	SEAT, 9-L2F	E9	ROOFTOP TREE PLANTER, 9-L2F
S10	CONCRETE LIBRARY, 10-L2F	E10	ROOFTOP TREES PLANTER, 10-L2F
S11	MISCELLANEOUS BOLLARD, 11-L2F	E11	ROOFTOP PLANTER AT COURTYARD, 11-L2F
S12	BOLLARD PLANTER, 12-L2F	E12	PALM OUTLET AT COURTYARD, 1-L2F
S13	EDGE TABLE, 13-L2F	E13	PALM OUTLET AT TERRACE, 2-L2F
S14	BENT BENCH	E14	TREE OUTLET AT CORNER PLAZA, 1-L2F
P1	CONCRETE COLOR	E15	TREE OUTLET AT TERRACE, 2-L2F
P2	ROOFTOP PLANTER	E16	TREE OUTLET UPPER PLAZA, 1-L2F
P3	CONCRETE BENCH	E17	BLUESTONE STEPS, 1-L2F
P4	CONCRETE BENCH	E18	CONCRETE STEPS, 1-L2F
P5	BLUESTONE STEPS	E19	BENT RAMP AT STEPS, 1-L2F
P6	BENT RAMP AT STEPS	E20	BENT RAMP AT STEPS, 1-L2F
P7	BLUESTONE STEPS	E21	SALING AT STEPS, 1-L2F
P8	CONCRETE STEPS	E22	FRAGMENTED BENT RAMP
P9	BLUESTONE STEPS	E23	CHARGING STATION, 1-L2F
P10	CONCRETE STEPS	E24	CHARGING STATION, 1-L2F
P11	ROOFTOP PLANTER		
P12	CONCRETE STEPS		
P13	BLUESTONE STEPS		
P14	CONCRETE STEPS		
P15	ROOFTOP PLANTER		
P16	CONCRETE STEPS		
P17	BLUESTONE STEPS		
P18	CONCRETE STEPS		
P19	ROOFTOP PLANTER		
P20	CONCRETE STEPS		
P21	BLUESTONE STEPS		
P22	CONCRETE STEPS		
P23	ROOFTOP PLANTER		
P24	CONCRETE STEPS		

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WOODFIELD

MORRISON YARD APARTMENTS
A MIXED-USE DEVELOPMENT
WOODFIELD INVESTMENTS, LLC
CITY OF CHARLESTON, SOUTH CAROLINA

SW PROJECT: 7839
DATE: 8/20/19
DRAWN BY: CMP/JCT
CHECKED BY: DISE/LTE

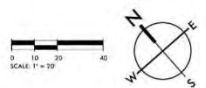
REVISION HISTORY

1. 08/21/19
2. 08/21/19
3. 08/21/19
4. 08/21/19
5. 08/21/19

HARDSCAPE PLAN



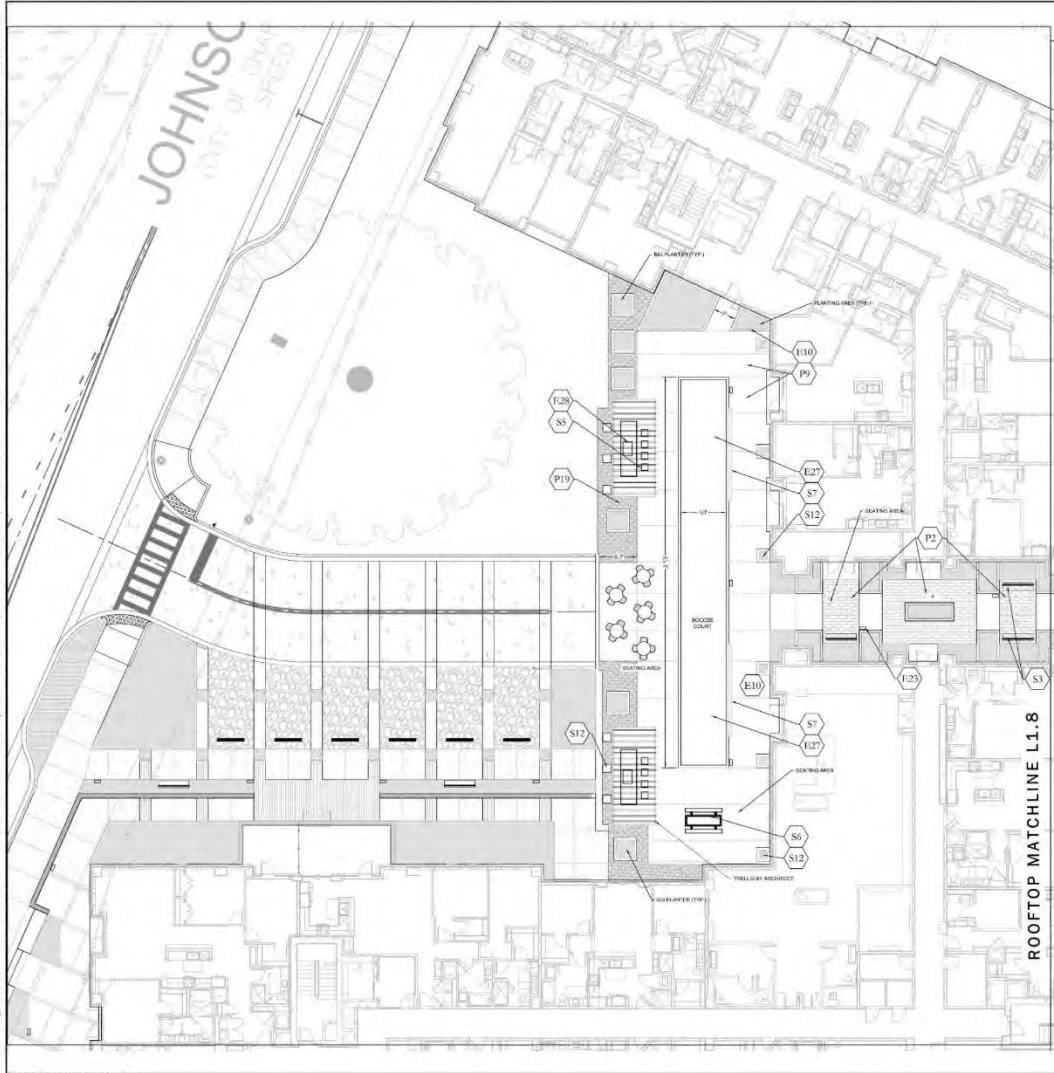
ORIGIN DEVELOPMENT PARTNERS +
WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



CDS - SHEET 20/212
HARDSCAPE PLAN L-1.6
FINAL B.A.R.
OCTOBER 23, 2019

SHEET

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HARDSCAPE SCHEDULE FOR THIS SHEET

SITE FURNISHINGS (S)		SITE ELEMENTS (E)	
REV.	ITEM & DETAIL	REV.	ITEM & DETAIL
S1	TODDING BENCH RACK 1-L23	E1	RAISED GARDEN WALL 1-L23
S2	LITTER RECEPTACLE 2-L23	E2	HARD GARDEN AT STREET 2-L23
S3	BENCH 3-L23	E3	HARD GARDEN AT UPPER WALK 3-L23
S4	SALT CRUSTIFY TABLE 4-L23	E4	RAISED PLANTER 4-L23
S5	MORNING TABLE 5-L24	E5	TREE WALL 5-L23
S6	MORNING TABLE 6-L26	E6	SEAT WALL IN STEPS 6-L23
S7	LEADING EDGE & WORK STATION 7-L23	E7	SEAT WALL 7-L23
S8	RESTROOM TABLE 8-L23	E8	HEATING WALL 8-L23
S9	SEAT WALL 9-L23	E9	ROOFTOP TREE PLANTER 9-L23
S10	CONCRETE LIBRARY 10-L23	E10	ROOFTOP TREES PLANTER 10-L23
S11	MISCELLANEOUS BOLLARD 11-L24	E11	ROOFTOP PLANTER AT BUILDING 11-L24
S12	ROSE BOLLARD 12-L23	E12	PAVING OUTLET AT COURTYARD 1-L24
S13	ROSE BOLLARD 13-L23	E13	PAVING OUTLET AT COURTYARD 2-L24
S14	BIKE RACK	E14	PAVING OUTLET AT CORNER PLAZA 1-L24
P1	PERMEABLE PAVING AT BOCCO COURT 1-L23	E15	PAVING OUTLET AT CORNER PLAZA 2-L24
P2	CONCRETE SLAB AT BOCCO COURT 2-L23	E16	PAVING OUTLET AT UPPER PLAZA 1-L24
P3	CONCRETE SLAB AT BOCCO COURT 3-L23	E17	BLUESTONE STEPS 1-L24
P4	PERMEABLE PAVING AT BOCCO COURT 4-L23	E18	CONCRETE STEPS 1-L24
P5	PERMEABLE PAVING AT BOCCO COURT 5-L23	E19	BIKE RAMP AT STEPS 1-L24
P6	PERMEABLE PAVING AT BOCCO COURT 6-L23	E20	SALING AT STEPS 10-L24
P7	PERMEABLE PAVING AT BOCCO COURT 7-L23	E21	PERMEABLE PAVING AT BOCCO COURT 8-L23
P8	PERMEABLE PAVING AT BOCCO COURT 8-L23	E22	CHARGING STATION 8-L23
P9	PERMEABLE PAVING AT BOCCO COURT 9-L23		
P10	PERMEABLE PAVING AT BOCCO COURT 10-L23		
P11	PERMEABLE PAVING AT BOCCO COURT 11-L23		
P12	PERMEABLE PAVING AT BOCCO COURT 12-L23		
P13	PERMEABLE PAVING AT BOCCO COURT 13-L23		
P14	PERMEABLE PAVING AT BOCCO COURT 14-L23		
P15	PERMEABLE PAVING AT BOCCO COURT 15-L23		
P16	PERMEABLE PAVING AT BOCCO COURT 16-L23		
P17	PERMEABLE PAVING AT BOCCO COURT 17-L23		
P18	PERMEABLE PAVING AT BOCCO COURT 18-L23		
P19	PERMEABLE PAVING AT BOCCO COURT 19-L23		
P20	PERMEABLE PAVING AT BOCCO COURT 20-L23		
P21	PERMEABLE PAVING AT BOCCO COURT 21-L23		
P22	PERMEABLE PAVING AT BOCCO COURT 22-L23		
P23	PERMEABLE PAVING AT BOCCO COURT 23-L23		
P24	PERMEABLE PAVING AT BOCCO COURT 24-L23		



MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

SW-PROJECT: 7639
 DATE: 09/20/19
 DRAWN BY: CAMP/LCT
 CHECKED BY: DISE/LCT

HARDSCAPE PLAN
 BOCCO COURT

L-1.7



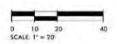
CDS - SHEET 21/212
HARDSCAPE PLAN L-1.7

FINAL B.A.R.
OCTOBER 23, 2019

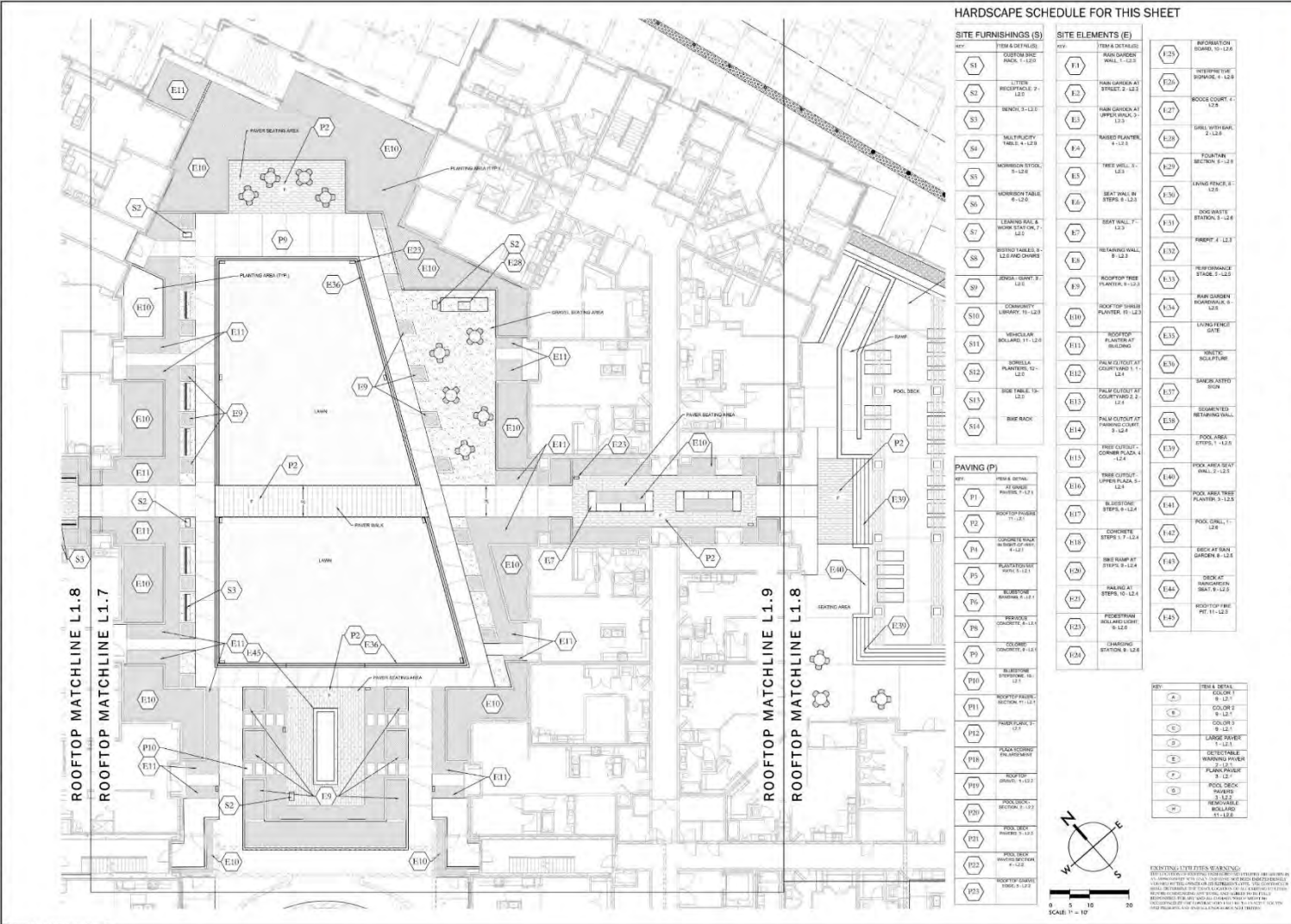
SHEET



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE

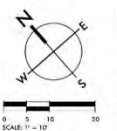


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HARDSCAPE SCHEDULE FOR THIS SHEET

SITE FURNISHINGS (S)		SITE ELEMENTS (E)	
REV.	ITEM & DETAILS	REV.	ITEM & DETAILS
S1	TERRAZZO RACK, 1'-L2.0	E1	PAVED QUARTZ WALL, 1'-L2.0
S2	LITER PROTOTYPE 2'-L2.0	E2	HARB GARDEN AT STREET 2'-L2.0
S3	BENCH 3'-L2.0	E3	HARB GARDEN AT UPPER WALK 3'-L2.0
S4	SALT CRUSTY TABLE, 4'-L2.0	E4	RAISED PLANTER, 4'-L2.0
S5	MORRISON TABLE, 5'-L2.0	E5	TREE WALL, 5'-L2.0
S6	MORRISON TABLE, 6'-L2.0	E6	SEAT WALL IN STEPS 6'-L2.0
S7	LEADING EDGE & MOON STATION, 7'-L2.0	E7	SEAT WALL, 7'-L2.0
S8	RESTROOM TABLE, 7'-L2.0 AND CHAIRS	E8	RETAINING WALL, 8'-L2.0
S9	SEAL, 9'-L2.0	E9	ROOFTOP TREE PLANTER, 9'-L2.0
S10	CONCRETE LIBRARY, 10'-L2.0	E10	ROOFTOP TREES PLANTER, 10'-L2.0
S11	MISCELLANEOUS BOLLARD, 11'-L2.0	E11	ROOFTOP PLANTER AT BUILDING
S12	ROCK PLANTER, 12'-L2.0	E12	PALM OUTLET AT COURTYARD 1'-L2.0
S13	EDGE TABLE, 13'-L2.0	E13	PALM OUTLET AT TERRACE COURT 2'-L2.0
S14	BIKE RACK	E14	TREE OUTLET AT CORNER PLAZA 1'-L2.0
P1	PERLA DETAIL AT DRIVEWAY 1'-L2.1	E15	TREE OUTLET AT COURTYARD 2'-L2.1
P2	ROOFTOP PAVING 11'-L2.1	E16	TREE OUTLET AT UPPER PLAZA 4'-L2.1
P3	CONCRETE SLAB IN MIDDLE OF AREA 4'-L2.1	E17	BLUESTONE STEPS 4'-L2.4
P4	BLUESTONE STEPS 5'-L2.1	E18	CONCRETE STEPS 1'-L2.4
P5	BLUESTONE STEPS 6'-L2.1	E19	BIKE RAMP AT STEPS 4'-L2.4
P6	BLUESTONE STEPS 8'-L2.1	E20	SALING AT STEPS 10'-L2.4
P7	PERFORATED CONCRETE, 8'-L2.1	E21	PERFORATED METAL SCREEN, 8'-L2.0
P8	CONCRETE, 8'-L2.1	E22	CHARGING STATION, 8'-L2.0
P9	BLUESTONE STEPS, 9'-L2.1	E23	BLUESTONE STEPS, 9'-L2.1
P10	BLUESTONE STEPS, 10'-L2.1	E24	BLUESTONE STEPS, 10'-L2.1
P11	BLUESTONE STEPS, 11'-L2.1	E25	BLUESTONE STEPS, 11'-L2.1
P12	BLUESTONE STEPS, 12'-L2.1	E26	BLUESTONE STEPS, 12'-L2.1
P13	BLUESTONE STEPS, 13'-L2.1	E27	BLUESTONE STEPS, 13'-L2.1
P14	BLUESTONE STEPS, 14'-L2.1	E28	BLUESTONE STEPS, 14'-L2.1
P15	BLUESTONE STEPS, 15'-L2.1	E29	BLUESTONE STEPS, 15'-L2.1
P16	BLUESTONE STEPS, 16'-L2.1	E30	BLUESTONE STEPS, 16'-L2.1
P17	BLUESTONE STEPS, 17'-L2.1	E31	BLUESTONE STEPS, 17'-L2.1
P18	BLUESTONE STEPS, 18'-L2.1	E32	BLUESTONE STEPS, 18'-L2.1
P19	BLUESTONE STEPS, 19'-L2.1	E33	BLUESTONE STEPS, 19'-L2.1
P20	BLUESTONE STEPS, 20'-L2.1	E34	BLUESTONE STEPS, 20'-L2.1
P21	BLUESTONE STEPS, 21'-L2.1	E35	BLUESTONE STEPS, 21'-L2.1
P22	BLUESTONE STEPS, 22'-L2.1	E36	BLUESTONE STEPS, 22'-L2.1
P23	BLUESTONE STEPS, 23'-L2.1	E37	BLUESTONE STEPS, 23'-L2.1
P24	BLUESTONE STEPS, 24'-L2.1	E38	BLUESTONE STEPS, 24'-L2.1



MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

SW-PROJECT: 7639
 DATE: 08/07/19
 DRAWN BY: CMP/JCT
 CHECKED BY: DSE/LTE

REVISION HISTORY	
1	ISSUE
2	ISSUE
3	ISSUE
4	ISSUE
5	ISSUE

HARDSCAPE PLAN
 EVENT LAWN

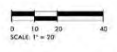
L-1.8



MOUNT PLEASANT, SC 29524
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 SUMMERVILLE, SC 29582
 803.582.1111
 www.swwhite.com



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE

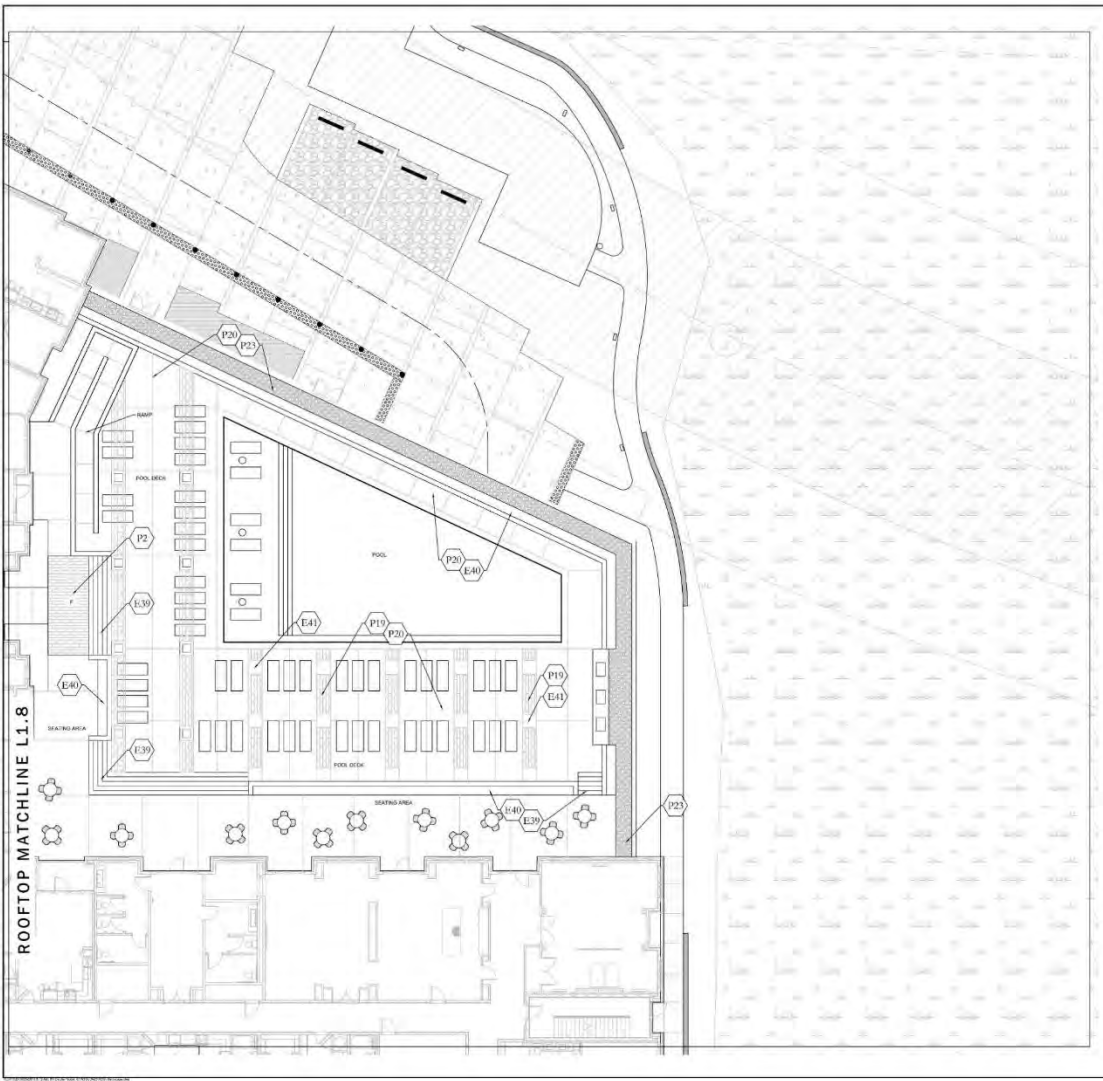


CDS - SHEET 22/212
HARDSCAPE PLAN L-1.8

FINAL B.A.R.
 OCTOBER 23, 2019

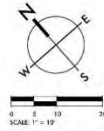
SHEET

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HARDSCAPE SCHEDULE FOR THIS SHEET

SITE FURNISHINGS (S)		SITE ELEMENTS (E)	
REV.	ITEM & DETAILS	REV.	ITEM & DETAILS
S1	TODDING BENCH, 1'-L x 2'	E1	RAISED GARDEN WALL, 1'-L x 2'
S2	LITTER RECEPTACLE, 2'-L x 2'	E2	HARD GARDEN AT STREET, 2'-L x 2'
S3	BENCH, 3'-L x 2'	E3	HARD GARDEN AT UPPER WALK, 3'-L x 2'
S4	SALT CRUSTY TABLE, 4'-L x 2'	E4	RAISED PLANTER, 4'-L x 2'
S5	MORRISON BENCH, 5'-L x 2'	E5	TREE WALL, 5'-L x 2'
S6	MORRISON TABLE, 6'-L x 2'	E6	SEAT WALL IN STEPS, 6'-L x 2'
S7	LEADING RAIL & WORK STATION, 7'-L x 2'	E7	SEAT WALL, 7'-L x 2'
S8	RESTROOM TABLE, 8'-L x 2'	E8	RETAINING WALL, 8'-L x 2'
S9	JENGA BOARD, 9'-L x 2'	E9	ROOFTOP TREE PLANTER, 9'-L x 2'
S10	COMING TO LIBRARY, 10'-L x 2'	E10	ROOFTOP TREES PLANTER, 10'-L x 2'
S11	MISCELLANEOUS BOLLARD, 11'-L x 2'	E11	ROOFTOP PLANTER AT BUILDING
S12	TABLE PLANTER, 12'-L x 2'	E12	PALM OUTLET AT COURTYARD, 1'-L x 2'
S13	EDGE TABLE, 13'-L x 2'	E13	PALM OUTLET AT PARKING COURT, 2'-L x 2'
S14	BIKE RACK	E14	PALM OUTLET AT CORNER PLAZA, 4'-L x 2'
P1	PAVING AT DRIVEWAY, 1'-L x 1'	E15	TREE OUTLET AT CORNER PLAZA, 1'-L x 2'
P2	ROOFTOP PLANTER, 1'-L x 1'	E16	TREE OUTLET UPPER PLAZA, 1'-L x 2'
P3	CONCRETE SLAB, 1'-L x 1'	E17	BLUESTONE STEPS, 1'-L x 2'
P4	BLUESTONE STEPS, 1'-L x 1'	E18	CONCRETE STEPS, 1'-L x 2'
P5	BLUESTONE STEPS, 1'-L x 1'	E19	BENT RAMP AT STEPS, 1'-L x 2'
P6	BLUESTONE STEPS, 1'-L x 1'	E20	BENT RAMP AT STEPS, 1'-L x 2'
P7	BLUESTONE STEPS, 1'-L x 1'	E21	SALING AT STEPS, 1'-L x 2'
P8	BLUESTONE STEPS, 1'-L x 1'	E22	PIEDESTAL INLAND CORNER, 6'-L x 2'
P9	BLUESTONE STEPS, 1'-L x 1'	E23	CHARGING STATION, 6'-L x 2'
P10	BLUESTONE STEPS, 1'-L x 1'	E24	CHARGING STATION, 6'-L x 2'
P11	BLUESTONE STEPS, 1'-L x 1'		
P12	BLUESTONE STEPS, 1'-L x 1'		
P13	BLUESTONE STEPS, 1'-L x 1'		
P14	BLUESTONE STEPS, 1'-L x 1'		
P15	BLUESTONE STEPS, 1'-L x 1'		
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P20	BLUESTONE STEPS, 1'-L x 1'		
P21	BLUESTONE STEPS, 1'-L x 1'		
P22	BLUESTONE STEPS, 1'-L x 1'		
P23	BLUESTONE STEPS, 1'-L x 1'		
P24	BLUESTONE STEPS, 1'-L x 1'		



EXISTING UTILITIES WARNING:
 THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE EXISTING UTILITIES MAY BE DEEPER OR DEeper THAN SHOWN. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES BEFORE ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

SW PROJECT: 7639
 DATE: 09/20/19
 DRAWN BY: CMP/JCT
 CHECKED BY: DSE/LTC

REVISION HISTORY

1	ISSUE
2	ISSUE
3	ISSUE
4	ISSUE
5	ISSUE

HARDSCAPE PLAN
 POOL

L-1.9



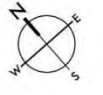
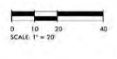
CDS - SHEET 23/212
HARDSCAPE PLAN L-1.9

FINAL B.A.R.
 OCTOBER 23, 2019

SHEET



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



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1 | CUSTOM BIKE RACK (S1) SCALE: 1/4" = 1'-0"

MANUFACTURER	LANDSCAPE FORMS
VEBSITE	http://www.woodfield.com
PRODUCT	BIKE RACK
DIMENSIONS	24" X 18" X 36"
MATERIAL	POWDER COAT
COLOR	BLACK
FINISH	POWDER COAT
MOUNTING	CONCRETE MOUNT
REMARKS	SEE SPECIFICATIONS
QUANTITY	2

2 | LITTER RECEPTACLE (S2) SCALE: NTS

MANUFACTURER	LANDSCAPE FORMS
VEBSITE	http://www.woodfield.com
PRODUCT	LITTER RECEPTACLE
DIMENSIONS	18" X 18" X 30"
MATERIAL	POWDER COAT
COLOR	BLACK
FINISH	POWDER COAT
MOUNTING	CONCRETE MOUNT
REMARKS	SEE SPECIFICATIONS
QUANTITY	2

3 | BENCH (S3) SCALE: NTS

MANUFACTURER	LANDSCAPE FORMS
VEBSITE	http://www.woodfield.com
PRODUCT	BENCH
DIMENSIONS	72" X 18" X 14"
MATERIAL	WOOD AND METAL
COLOR	NATURAL WOOD
FINISH	POWDER COAT
MOUNTING	CONCRETE MOUNT
REMARKS	SEE SPECIFICATIONS
QUANTITY	2

4 | MULTIPLICITY TABLE (S4) SCALE: NTS

MANUFACTURER	LANDSCAPE FORMS
VEBSITE	http://www.woodfield.com
PRODUCT	MULTIPLICITY TABLE
DIMENSIONS	30" X 30" X 30"
MATERIAL	WOOD AND METAL
COLOR	NATURAL WOOD
FINISH	POWDER COAT
MOUNTING	CONCRETE MOUNT
REMARKS	SEE SPECIFICATIONS
QUANTITY	4

5 | MORRISON STOOL (S5) SCALE: NTS

MANUFACTURER	LANDSCAPE FORMS
VEBSITE	http://www.woodfield.com
PRODUCT	MORRISON STOOL
DIMENSIONS	18" X 18" X 30"
MATERIAL	POWDER COAT
COLOR	BLACK
FINISH	POWDER COAT
MOUNTING	CONCRETE MOUNT
REMARKS	SEE SPECIFICATIONS
QUANTITY	14

6 | MORRISON TABLE (S6) SCALE: NTS

MANUFACTURER	LANDSCAPE FORMS
VEBSITE	http://www.woodfield.com
PRODUCT	MORRISON TABLE
DIMENSIONS	30" X 30" X 42"
MATERIAL	POWDER COAT
COLOR	BLACK
FINISH	POWDER COAT
MOUNTING	CONCRETE MOUNT
REMARKS	SEE SPECIFICATIONS
QUANTITY	1

7 | LEANING RAIL & WORK STATION (S7) SCALE: NTS

MANUFACTURER	LANDSCAPE FORMS
VEBSITE	http://www.woodfield.com
PRODUCT	LEANING RAIL & WORK STATION
DIMENSIONS	120" X 30" X 42"
MATERIAL	WOOD AND METAL
COLOR	NATURAL WOOD
FINISH	POWDER COAT
MOUNTING	CONCRETE MOUNT
REMARKS	SEE SPECIFICATIONS
QUANTITY	2

8 | BISTRO TABLE AND CHAIRS (S8) SCALE: NTS

MANUFACTURER	LANDSCAPE FORMS
VEBSITE	http://www.woodfield.com
PRODUCT	BISTRO TABLE AND CHAIRS
DIMENSIONS	24" X 24" X 30"
MATERIAL	POWDER COAT
COLOR	BLACK
FINISH	POWDER COAT
MOUNTING	CONCRETE MOUNT
REMARKS	SEE SPECIFICATIONS
QUANTITY	10

9 | JENGA-GIANT (S9) SCALE: NTS

MANUFACTURER	LANDSCAPE FORMS
VEBSITE	http://www.woodfield.com
PRODUCT	JENGA-GIANT
DIMENSIONS	24" X 24" X 48"
MATERIAL	WOOD
COLOR	NATURAL WOOD
FINISH	POWDER COAT
MOUNTING	CONCRETE MOUNT
REMARKS	SEE SPECIFICATIONS
QUANTITY	1

11 | VEHICULAR BOLLARD (S11) SCALE: NTS

MANUFACTURER	LANDSCAPE FORMS
VEBSITE	http://www.woodfield.com
PRODUCT	VEHICULAR BOLLARD
DIMENSIONS	18" X 18" X 30"
MATERIAL	POWDER COAT
COLOR	BLACK
FINISH	POWDER COAT
MOUNTING	CONCRETE MOUNT
REMARKS	SEE SPECIFICATIONS
QUANTITY	27

12 | SORELLA PLANTERS (S12) SCALE: NTS

MANUFACTURER	LANDSCAPE FORMS
VEBSITE	http://www.woodfield.com
PRODUCT	SORELLA PLANTERS
DIMENSIONS	18" X 18" X 30"
MATERIAL	POWDER COAT
COLOR	BLACK
FINISH	POWDER COAT
MOUNTING	CONCRETE MOUNT
REMARKS	SEE SPECIFICATIONS
QUANTITY	8

13 | SIDE TABLE (S13) SCALE: NTS

MANUFACTURER	LANDSCAPE FORMS
VEBSITE	http://www.woodfield.com
PRODUCT	SIDE TABLE
DIMENSIONS	24" X 24" X 30"
MATERIAL	POWDER COAT
COLOR	BLACK
FINISH	POWDER COAT
MOUNTING	CONCRETE MOUNT
REMARKS	SEE SPECIFICATIONS
QUANTITY	10

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 www.woodfield.com

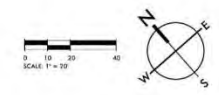
MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

DATE PROJECT: 7/20/19
 DATE: 8/20/19
 DRAWN BY: CDF/LCT
 CHECKED BY: LHM/WJE
REVISION HISTORY
 1. 07/20/19
 2. 08/19/19
 3. 08/19/19
 4. 09/23/19
 5. 09/23/19

HARDSCAPE DETAILS
 L-2.0




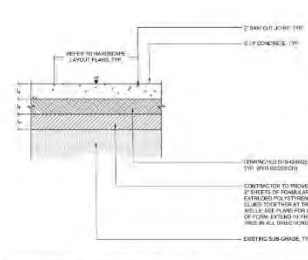
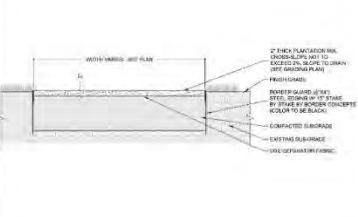
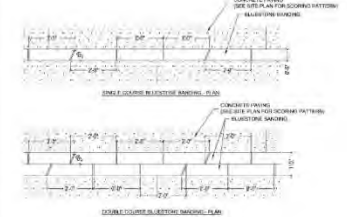
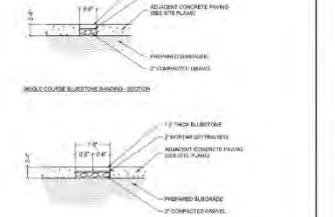
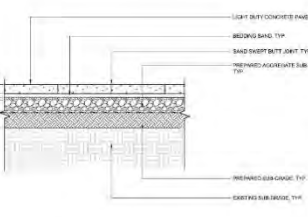
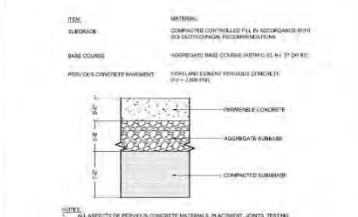

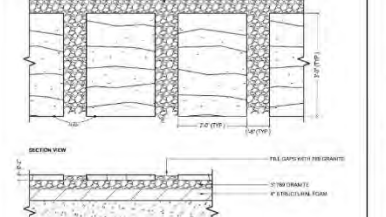
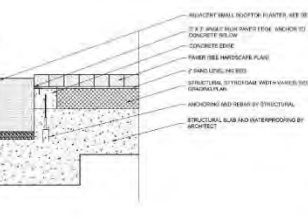


ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



CDS - SHEET 24/212
HARDSCAPE DETAILS L-2.0
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 OCTOBER 23, 2019
 SHEET

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 <table border="1" style="width: 100%; font-size: 8px;"> <tr><th>MANUFACTURER</th><th>MANUFACTURE</th></tr> <tr><td>ANDOVER PAVING PRODUCTS</td><td>ANDOVER PAVING PRODUCTS</td></tr> <tr><td>PRODUCT</td><td>ANDOVER PAVING PRODUCTS</td></tr> <tr><td>SIZES</td><td>18" x 24" (SQUARE)</td></tr> <tr><td>COLOR</td><td>CHARCOAL, LIMESTONE GRAY</td></tr> <tr><td>FINISH</td><td>SMOOTH</td></tr> <tr><td>REFERENCE</td><td>SEE MANUFACTURE PLAN</td></tr> <tr><td>PATTERN</td><td>SEE MANUFACTURE PLAN</td></tr> <tr><td>ORIENTATION</td><td>SEE MANUFACTURE PLAN</td></tr> </table>	MANUFACTURER	MANUFACTURE	ANDOVER PAVING PRODUCTS	ANDOVER PAVING PRODUCTS	PRODUCT	ANDOVER PAVING PRODUCTS	SIZES	18" x 24" (SQUARE)	COLOR	CHARCOAL, LIMESTONE GRAY	FINISH	SMOOTH	REFERENCE	SEE MANUFACTURE PLAN	PATTERN	SEE MANUFACTURE PLAN	ORIENTATION	SEE MANUFACTURE PLAN	 <table border="1" style="width: 100%; font-size: 8px;"> <tr><th>MANUFACTURER</th><th>MANUFACTURE</th></tr> <tr><td>ELIZABETH CITY ADA PAVING</td><td>ELIZABETH CITY ADA PAVING</td></tr> <tr><td>PRODUCT</td><td>18" x 24" (SQUARE)</td></tr> <tr><td>COLOR</td><td>BLACK</td></tr> <tr><td>FINISH</td><td>SMOOTH</td></tr> <tr><td>REFERENCE</td><td>SEE MANUFACTURE PLAN</td></tr> <tr><td>PATTERN</td><td>SEE MANUFACTURE PLAN</td></tr> <tr><td>ORIENTATION</td><td>SEE MANUFACTURE PLAN</td></tr> </table>	MANUFACTURER	MANUFACTURE	ELIZABETH CITY ADA PAVING	ELIZABETH CITY ADA PAVING	PRODUCT	18" x 24" (SQUARE)	COLOR	BLACK	FINISH	SMOOTH	REFERENCE	SEE MANUFACTURE PLAN	PATTERN	SEE MANUFACTURE PLAN	ORIENTATION	SEE MANUFACTURE PLAN	 <table border="1" style="width: 100%; font-size: 8px;"> <tr><th>MANUFACTURER</th><th>MANUFACTURE</th></tr> <tr><td>ANDOVER PAVING PRODUCTS</td><td>ANDOVER PAVING PRODUCTS</td></tr> <tr><td>PRODUCT</td><td>18" x 24" (SQUARE)</td></tr> <tr><td>COLOR</td><td>CHARCOAL</td></tr> <tr><td>FINISH</td><td>SMOOTH</td></tr> <tr><td>REFERENCE</td><td>SEE MANUFACTURE PLAN</td></tr> <tr><td>PATTERN</td><td>SEE MANUFACTURE PLAN</td></tr> <tr><td>ORIENTATION</td><td>SEE MANUFACTURE PLAN</td></tr> </table>	MANUFACTURER	MANUFACTURE	ANDOVER PAVING PRODUCTS	ANDOVER PAVING PRODUCTS	PRODUCT	18" x 24" (SQUARE)	COLOR	CHARCOAL	FINISH	SMOOTH	REFERENCE	SEE MANUFACTURE PLAN	PATTERN	SEE MANUFACTURE PLAN	ORIENTATION	SEE MANUFACTURE PLAN	 <p style="font-size: 8px;"> NOTE: REFER TO MANUFACTURE PLAN FOR MATERIAL COLOR & FINISH. REFERENCE TO MANUFACTURE PLAN FOR PAVEMENT TYPE. CONTRACTOR TO PROVIDE 2" REINFORCING BARS TO EXTEND TO FULL DEPTH OF CONCRETE. SEE MANUFACTURE PLAN FOR DETAILS OF CONCRETE. SEE MANUFACTURE PLAN FOR SUBGRADE TYPE. </p>
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1 LARGE PAVERS	2 DETECTABLE WARNING PAVERS	3 PLANK PAVERS	4 CONCRETE WALK IN R.O.W.																																																		
SCALE: 1" = 1'-0"	SCALE: 1" = 1'-0"	SCALE: 1" = 1'-0"	SCALE: 1" = 1'-0"																																																		
 <p style="font-size: 8px;"> 2" THICK PLANTATION MIX. CONTRACTOR TO PLACE EXCESS PLANTATION MIX TO COMPLY WITH SPECIFICATIONS. </p>	 <p style="font-size: 8px;"> CONTRACTOR TO PROVIDE 2" REINFORCING BARS TO EXTEND TO FULL DEPTH OF CONCRETE. SEE MANUFACTURE PLAN FOR DETAILS OF CONCRETE. SEE MANUFACTURE PLAN FOR SUBGRADE TYPE. </p>	 <p style="font-size: 8px;"> CONTRACTOR TO PROVIDE 2" REINFORCING BARS TO EXTEND TO FULL DEPTH OF CONCRETE. SEE MANUFACTURE PLAN FOR DETAILS OF CONCRETE. SEE MANUFACTURE PLAN FOR SUBGRADE TYPE. </p>	 <p style="font-size: 8px;"> NOTE: REFER TO LEGEND FOR MATERIAL COLOR AND FINISH. CONTRACTOR TO PROVIDE 2" REINFORCING BARS TO EXTEND TO FULL DEPTH OF CONCRETE. SEE MANUFACTURE PLAN FOR DETAILS OF CONCRETE. SEE MANUFACTURE PLAN FOR SUBGRADE TYPE. </p>																																																		
5 PLANTATION MIX PATH	6 BLUESTONE BANDING- PLAN	BLUESTONE BANDING- SECTION	7 AT GRADE PAVEMENT SECTION																																																		
SCALE: 3/8" = 1'-0"	SCALE: 3/8" = 1'-0"	SCALE: 3/8" = 1'-0"	SCALE: 1" = 1'-0"																																																		
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8 PERVIOUS CONCRETE	9 COLORED CONCRETE	10 BLUESTONE STEPSTONE	11 ROOFTOP PAVEMENT SECTION																																																		
SCALE: 1" = 1'-0"	SCALE: 1" = 1'-0"	SCALE: 3/8" = 1'-0"	SCALE: 3/8" = 1'-0"																																																		



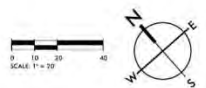
MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

DATE	2019.10.23
DRAWN BY	CAMP/LOTT
CHECKED BY	CAMP/LOTT

REVISION HISTORY
1. 09/19/19
2. 09/19/19
3. 10/23/19
4. 10/23/19

HARDSCAPE DETAILS

L-2.1



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<p>1 POOL AREA GRAVEL (P1) SCALE: 1" = 1'-0"</p>	<p>2 POOL DECK (P2) SCALE: NTS</p>	<table border="1" data-bbox="1388 264 1541 406"> <thead> <tr> <th>MANUFACTURER</th> <th>1.00 COUNTRY PAVERS</th> </tr> </thead> <tbody> <tr> <td>PRODUCT</td> <td>24\"/> </td></tr> <tr> <td>MATERIAL</td> <td>HYDROPHOBIC POLYMER-IMPREGATED GRANITE</td> </tr> <tr> <td>COLOR</td> <td>GRANITE/SL</td> </tr> <tr> <td>FINISH</td> <td>PLANETIC POLYMER SHAPE COATING</td> </tr> <tr> <td>RESISTANCE</td> <td>POI</td> </tr> <tr> <td>TEXTURE</td> <td>SMOOTH/POI</td> </tr> <tr> <td>ORIENTATION</td> <td>SEE HARDSCAPE PLAN FOR PAVER SET LOCATIONS</td> </tr> </tbody> </table> <p>3 POOL DECK PAVERS (P3) SCALE: NTS</p>	MANUFACTURER	1.00 COUNTRY PAVERS	PRODUCT	24\"/>	MATERIAL	HYDROPHOBIC POLYMER-IMPREGATED GRANITE	COLOR	GRANITE/SL	FINISH	PLANETIC POLYMER SHAPE COATING	RESISTANCE	POI	TEXTURE	SMOOTH/POI	ORIENTATION	SEE HARDSCAPE PLAN FOR PAVER SET LOCATIONS	<p>4 POOL DECK PAVERS SECTION (P4) SCALE: 1" = 1'-0"</p>
MANUFACTURER	1.00 COUNTRY PAVERS																		
PRODUCT	24\"/>																		
MATERIAL	HYDROPHOBIC POLYMER-IMPREGATED GRANITE																		
COLOR	GRANITE/SL																		
FINISH	PLANETIC POLYMER SHAPE COATING																		
RESISTANCE	POI																		
TEXTURE	SMOOTH/POI																		
ORIENTATION	SEE HARDSCAPE PLAN FOR PAVER SET LOCATIONS																		
<p>5 ROOFTOP GRAVEL EDGE (P5) SCALE: 1" = 1'-0"</p>	<p>6 PERIMETER PAVING EDGE (P6) SCALE: 3/4" = 1'-0"</p>	<p>7 INTENTIONALLY BLANK (P7) SCALE: 3/4" = 1'-0"</p>	<p>8 INTENTIONALLY BLANK (P8) SCALE: 1" = 1'-0"</p>																
<p>9 INTENTIONALLY BLANK (P9) SCALE: 3/4" = 1'-0"</p>	<p>10 INTENTIONALLY BLANK (P10) SCALE: 3/4" = 1'-0"</p>	<p>11 INTENTIONALLY BLANK (P11) SCALE: 3/4" = 1'-0"</p>	<p>11 INTENTIONALLY BLANK (P12) SCALE: 1" = 1'-0"</p>																



MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

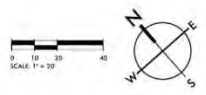
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08/14/2019	CMF	LOI
08/14/2019	CMF	LOI
08/14/2019	CMF	LOI

HARDSCAPE DETAILS

L-2.2

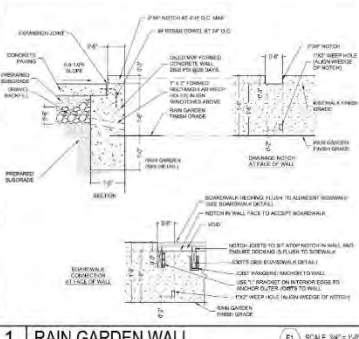
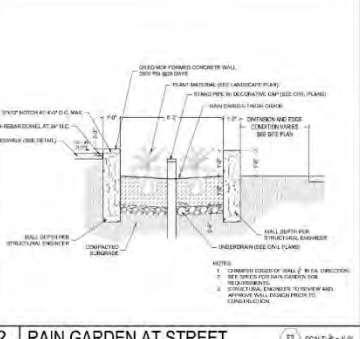
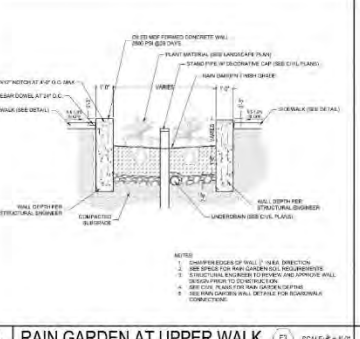
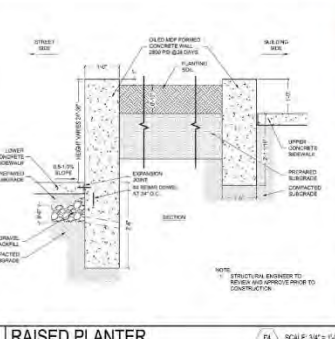
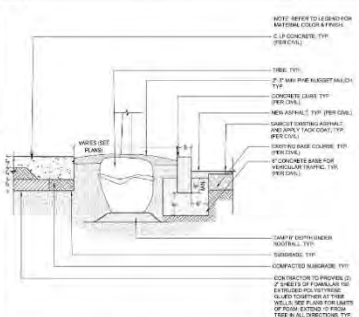
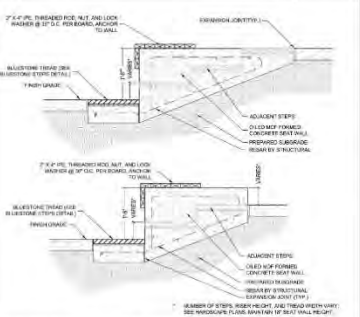
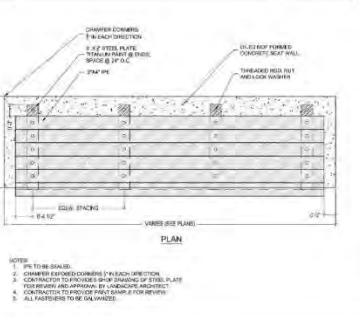

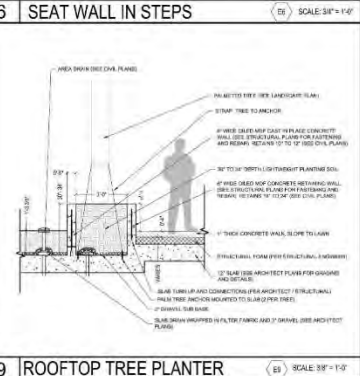
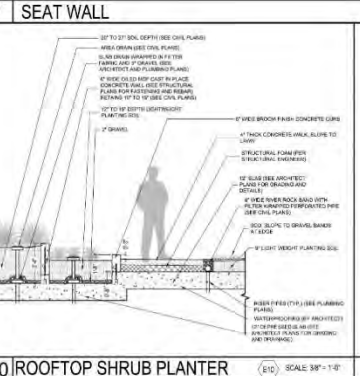
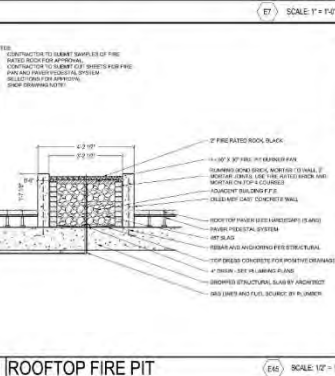


ORIGIN DEVELOPMENT PARTNERS +
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838 MORRISON DRIVE



CDS - SHEET 26/212
HARDSCAPE DETAILS L-2.2
 FINAL B.A.R.
 OCTOBER 23, 2019
 SHEET

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 <p>1 RAIN GARDEN WALL (E1) SCALE 3/4" = 1'-0"</p>	 <p>2 RAIN GARDEN AT STREET (E2) SCALE 3/4" = 1'-0"</p>	 <p>3 RAIN GARDEN AT UPPER WALK (E3) SCALE 3/4" = 1'-0"</p>	 <p>4 RAISED PLANTER (E4) SCALE 3/4" = 1'-0"</p>
 <p>5 TREE WELL DETAIL (E5) SCALE 3/4" = 1'-0"</p>	 <p>6 SEAT WALL IN STEPS (E6) SCALE 3/4" = 1'-0"</p>	 <p>7 SEAT WALL (E7) SCALE 3/4" = 1'-0"</p>	
 <p>8 RETAINING WALL (E8) SCALE 3/4" = 1'-0"</p>	 <p>9 ROOFTOP TREE PLANTER (E9) SCALE 3/4" = 1'-0"</p>	 <p>10 ROOFTOP SHRUB PLANTER (E10) SCALE 3/4" = 1'-0"</p>	 <p>11 ROOFTOP FIRE PIT (E11) SCALE 1/2" = 1'-0"</p>



MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

DATE	BY	REVISION
1. 07/2018	CMF/LCT	ISSUE FOR PERMITS
2. 08/2018	CMF/LCT	REVISED FOR PERMITS
3. 09/2018	CMF/LCT	REVISED FOR PERMITS
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HARDSCAPE DETAILS

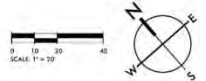
L-2.3



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CDS - SHEET 27/212
HARDSCAPE DETAILS L-2.3
 FINAL B.A.R. SHEET
 OCTOBER 23, 2019

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<p>1 PALM CUTOUT AT COURTYARD 1 (E12) SCALE: 3/8" = 1'-0"</p>	<p>2 PALM CUTOUT AT COURTYARD 2 (E13) SCALE: 3/8" = 1'-0"</p>	<p>3 PALM CUTOUT AT PARKING COURT (E14) SCALE: 3/8" = 1'-0"</p>	<p>4 TREE CUTOUT - CORNER PLAZA (E15) SCALE: 3/8" = 1'-0"</p>
<p>5 TREE CUTOUT - UPPER PLAZA (E16) SCALE: 3/8" = 1'-0"</p>	<p>6 BLUESTONE STEPS (E17) SCALE: 3/8" = 1'-0"</p>	<p>7 CONCRETE STEPS 1 (E18) SCALE: 3/8" = 1'-0"</p>	<p>8 INTENTIONALLY BLANK</p>
<p>9 BIKE RAMP AT STEPS (E19) SCALE: 1/2" = 1'-0"</p>	<p>10 RAILING AT STEPS (E20) SCALE: 3/8" = 1'-0"</p>	<p>11 INTENTIONALLY BLANK</p>	<p>11 INTENTIONALLY BLANK</p>



MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

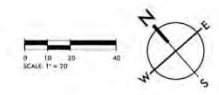
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4	07/27/19	CMF	ISSUE FOR PERMIT
5	08/01/19	CMF	ISSUE FOR PERMIT

HARDSCAPE
 DETAILS

L-2.4



ORIGIN DEVELOPMENT PARTNERS +
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838 MORRISON DRIVE



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<p>1 POOL AREA STEPS (E8) SCALE: 1/4" = 1'-0"</p>	<p>2 POOL AREA SEAT WALL (E4) SCALE: 1/4" = 1'-0"</p>	<p>3 POOL AREA TREE PLANTER (E1) SCALE: 1/4" = 1'-0"</p>	<p>4 BOCCIE COURT (E7) SCALE: 1/4" = 1'-0"</p>
<p>5 PERFORMANCE STAGE (E3) SCALE: 1/4" = 1'-0"</p>	<p>6 RAIN GARDEN BOARDWALK (E6) SCALE: 3/8" = 1'-0"</p>	<p>6 LIVING FENCE (E8) SCALE: 3/8" = 1'-0"</p>	<p>7 INTENTIONALLY BLANK SCALE: NTS</p>
<p>8 DECK AT RAINGARDEN (E1) SCALE: 1/8" = 1'-0"</p>	<p>9 DECK AT RAINGARDEN SEAT (E4) SCALE: 1/4" = 1'-0"</p>		

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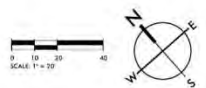
MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

DATE	BY	REVISION
10/23/19	CAJ/LCT	ISSUE FOR PERMIT
10/23/19	CAJ/LCT	REVISED PER COMMENTS
10/23/19	CAJ/LCT	REVISED PER COMMENTS
10/23/19	CAJ/LCT	REVISED PER COMMENTS

HARDSCAPE DETAILS
 L-2.5



ORIGIN DEVELOPMENT PARTNERS +
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838 MORRISON DRIVE



CDS - SHEET 29/212
HARDSCAPE DETAILS L-2.5
 FINAL B.A.R.
 OCTOBER 23, 2019
 SHEET

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<div data-bbox="420 125 802 478"> <p>1 POOL GRILL (E4) SCALE: 1/4" = 1'-0"</p> </div>	<div data-bbox="802 125 1184 478"> <p>2 GRILL W BAR (E8) SCALE: 3/4" = 1'-0"</p> </div>	<div data-bbox="1184 125 1567 478"> <p>3 DOG WASTE STATION (E1) SCALE: N.T.S.</p> </div>	<div data-bbox="1567 125 1911 478"> <p>4 INTERPRETIVE SIGN (E8) SCALE: 3/4" = 1'-0"</p> </div>
<div data-bbox="420 478 802 806"> <p>5 FOUNTAIN PLAN (E29) SCALE: 1/8" = 1'-0"</p> </div>	<div data-bbox="802 478 1184 806"> <p>6 FOUNTAIN SECTION (E29) SCALE: 1/4" = 1'-0"</p> </div>	<div data-bbox="1184 478 1567 806"> <p>7 FOUNTAIN ELEVATION (E29) SCALE: 3/8" = 1'-0"</p> </div>	
<div data-bbox="420 806 802 1192"> <p>8 PEDESTRIAN BOLLARD LIGHT (E71) SCALE: N.T.S.</p> </div>	<div data-bbox="802 806 1184 1192"> <p>9 CHARGING STATION (E8) SCALE: N.T.S.</p> </div>	<div data-bbox="1184 806 1567 1192"> <p>10 INTENTIONALLY BLANK</p> </div>	<div data-bbox="1567 806 1911 1192"> <p>11 INTENTIONALLY BLANK</p> </div>

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MORRISON YARD APARTMENTS

A MIXED-USE DEVELOPMENT

WOODFIELD INVESTMENTS, LLC

CITY OF CHARLESTON, SOUTH CAROLINA

REVISION HISTORY

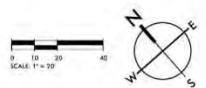
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3	10/01/19	REVISED PER COMMENTS
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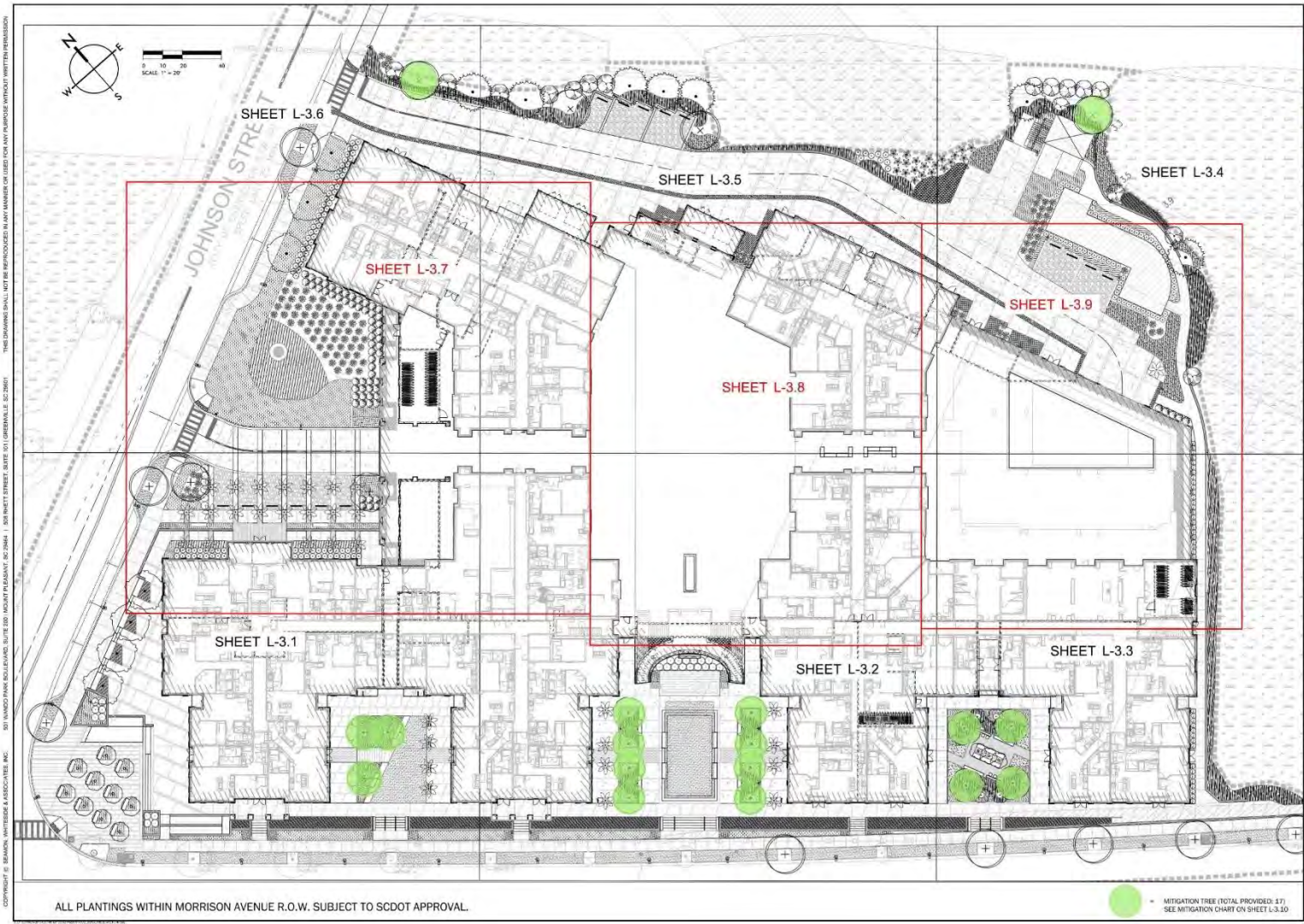
HARDSCAPE DETAILS

L-2.6



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE





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ALL PLANTINGS WITHIN MORRISON AVENUE R.O.W. SUBJECT TO SCDOT APPROVAL.

MITIGATION TREE (TOTAL PROVIDED: 17)
 SEE MITIGATION CHART ON SHEET L-3.10.

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WOODFIELD

MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

SWP-PROJECT: 755
 DATE: 09/2019
 DRAWN BY: CAMP/LCT
 CHECKED BY: DJS/LYS

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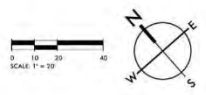
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L-3.0

ORIGIN DEVELOPMENT PARTNERS
 WOODFIELD

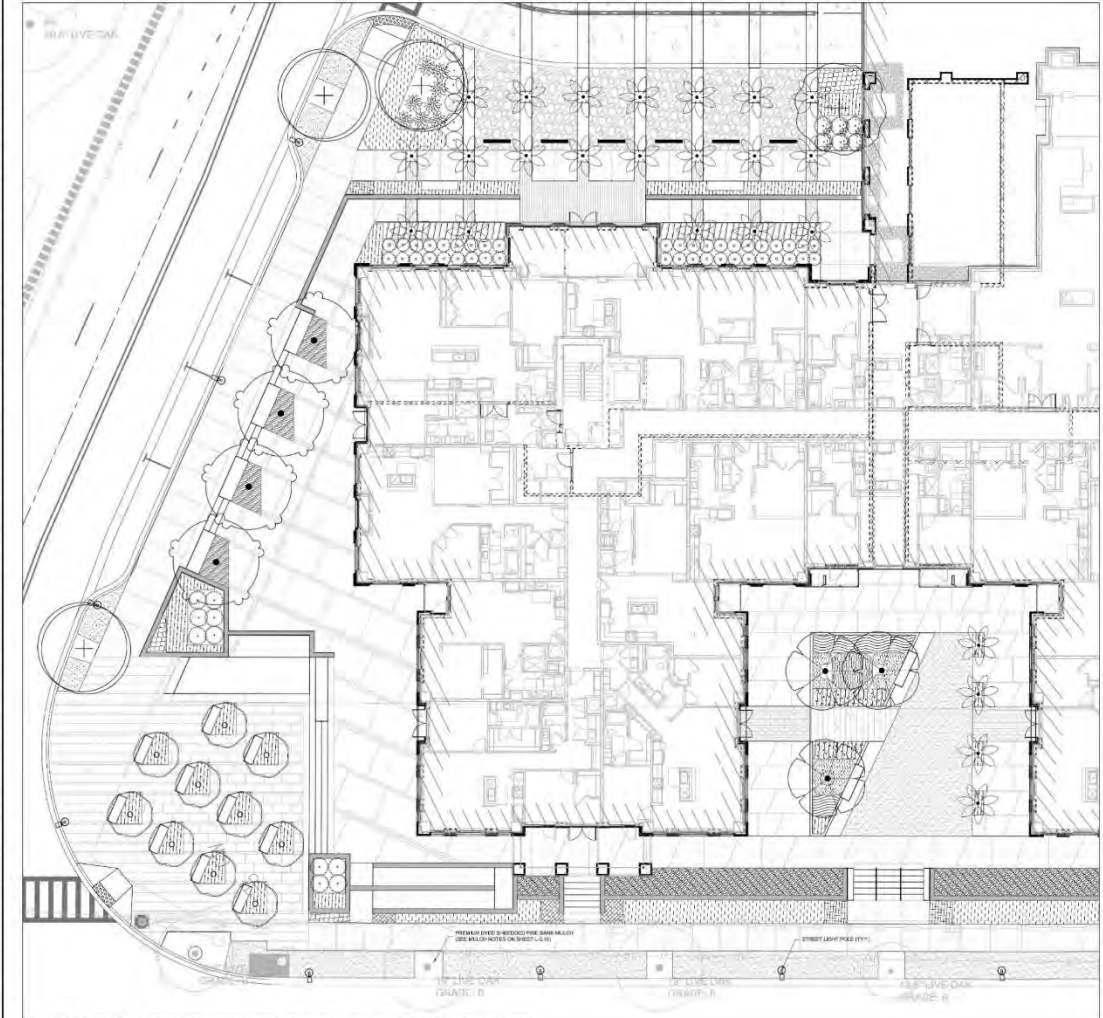


ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



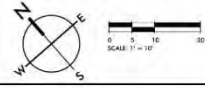
CDS - SHEET 31/212
 LANDSCAPE SHEET KEY L-3.0
 FINAL B.A.R. SHEET
 OCTOBER 23, 2019

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PLANT SCHEDULE FOR SHEET L-3.1

TREES	CODE	BOTANICAL / COMMON NAME
	DBTR	Quercus virginiana / American Whiteoak
	QUB1	Quercus virginiana / Southern Live Oak
	QVHR	Quercus virginiana 'High Rise' / High Rise Live Oak
	TAM1	Taxodium distichum / Bald Cypress
PALM TREES	CODE	BOTANICAL / COMMON NAME
	CAFP	Chlorophytum complanatum / Spider Plant
UNDERSTORY TREES	CODE	BOTANICAL / COMMON NAME
	LSR1	Lagerströmia x 'Cultivar' / Balthasar Crape Myrtle
SHRUBS	CODE	BOTANICAL / COMMON NAME
	AGAC	Asplen. Exoni / Autumn Sunset TU / Foliage Asplen
	ESAC	Erythrina speciosa / Purple Lane Grass
	LSP1	Lonicera chloris / Purple Five Loopedellin
	VBS1	Viburnum acerifolium / Sandbar Viburnum
CYCLAS/PALMS	CODE	BOTANICAL / COMMON NAME
	SEAR	Senecio repens / Sea Purslane
GRASS AREAS	CODE	BOTANICAL / COMMON NAME
	GRAC	Hordeum effusum ssp. / Common Ryegrass
	MHC-2	Muhlenbergia rigida / Sweetgrass
	GRUR	Muhlenbergia eremorum / Blue Muhly
	GRAD	Sporobolus bakeri / Sand Cord Grass
	TRAD	Thurberia suttonii / Southern Blended Fern
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	ANES	Artemisia vulgaris / Artemisia
	CAN1	Canna indica / Yellow Canna
	DEV1	Dactylis aegyptia / African Vio
	DTA1	Drosera rotundifolia / Venus Fly Trap
	GAG1	Gaura x grandiflora / Blended Flower
	HELC	Heuchera x Grape Soda / Coral Bell
SOIL/SEED	CODE	BOTANICAL / COMMON NAME
	SOSS	Cynodon dactylon 'Turf' / Turf Bermuda Grass



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MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

SW-PROJECT: 310
 DATE: 09/2019
 DRAWN BY: CAMP/LCT
 CHECKED BY: DSH/LYS

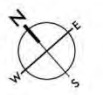
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2	08/01/19
3	08/27/19
4	10/23/19
5	09/19

LANDSCAPE PLAN

L-3.1



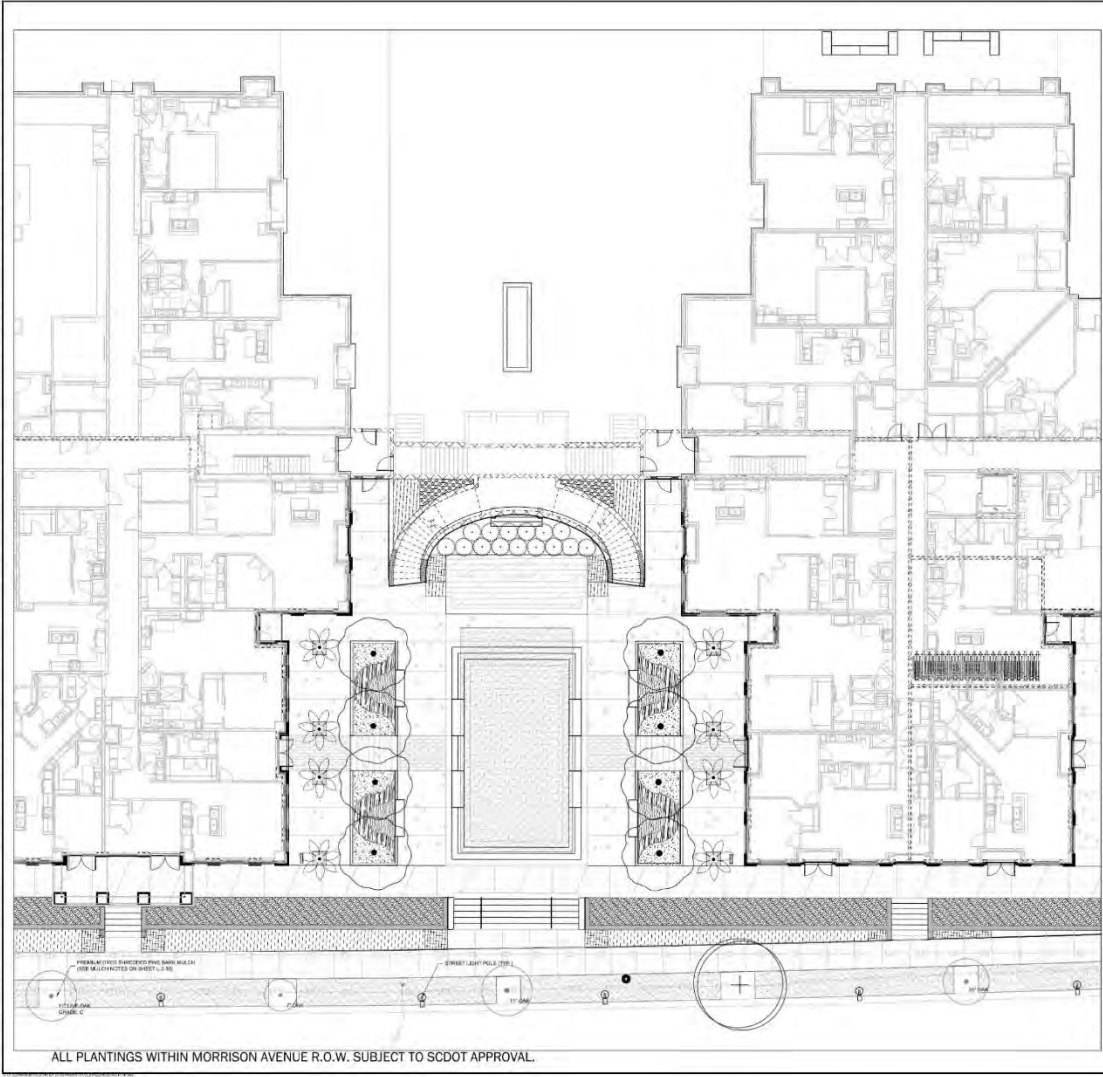
ORIGIN DEVELOPMENT PARTNERS +
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838 MORRISON DRIVE



CDS - SHEET 32/212
 LANDSCAPE PLAN L-3.1

FINAL B.A.R.
 OCTOBER 23, 2019 SHEET

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ALL PLANTINGS WITHIN MORRISON AVENUE R.O.W. SUBJECT TO SCDOT APPROVAL.

PLANT SCHEDULE FOR SHEET L-3.2

TREES	CODE	BOTANICAL / COMMON NAME
	DETN	Betula nigra / River Birch
	QREV	Quercus virginiana / Southern Live Oak
PALM TREES	CODE	BOTANICAL / COMMON NAME
	SNAP	Sequoia sempervirens / Coastlive Palm
SHRUBS	CODE	BOTANICAL / COMMON NAME
	LSPF	Lonicera chloroneura / Purple Flower / Purple Pine Lonicera
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	APR2	Aspidistra platyneura / Cast Iron Plant
	MUNR	Muhlenbergia reverchonii / Rose Muhly
	SPND2	Spartina latifolia / Sand Cord Grass
	SPND	Spartina patens / Salt Meadow Cord Grass
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	CAFL	Carex flacca / Twine Grass
	DATA	Daniella laurifolia / Variegated Flax Lily
	ECPL	Eriocaulon purpureum / Purple Groundcover
	GAID	Gaillardia x grandiflora / Blanketflower
SOULMESH	CODE	BOTANICAL / COMMON NAME
	SODS	Cynodon dactylon 'TIF TUF' / Tif Tuf Bermuda Grass



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 SUMMERVILLE, SC 29586
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MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

SWP-PROJECT: 735
 DATE: 09/2019
 DRAWN BY: CAMP/LLT
 CHECKED BY: DSS/LYS

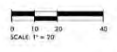
REVISION HISTORY
1. 07/16/14
2. 08/07/14
3. 02/17/19
4. 02/21/19
5. 09/19/19

LANDSCAPE PLAN

L-3.2



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE

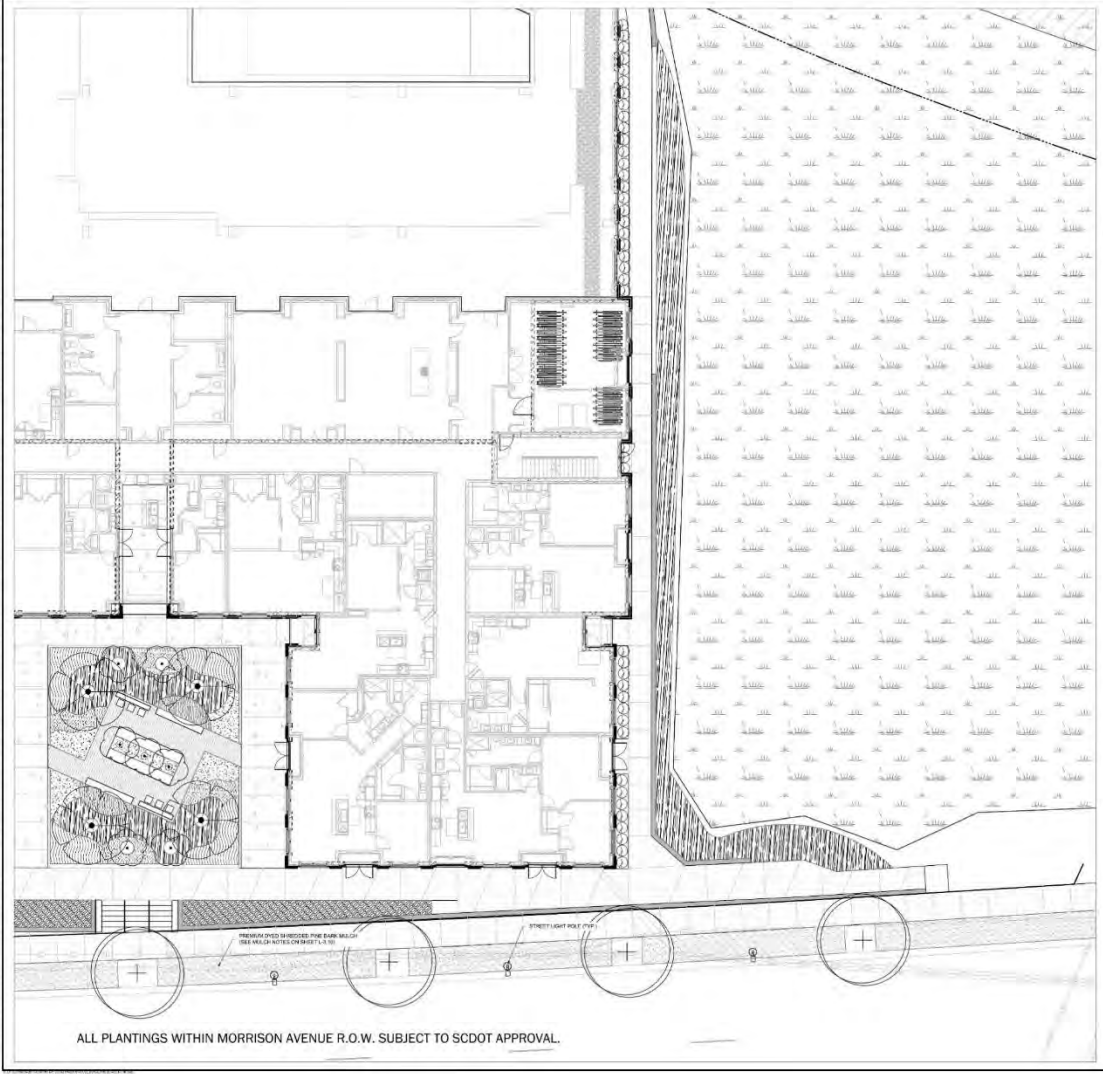


CDS - SHEET 33/212
 LANDSCAPE PLAN L-3.2

FINAL B.A.R.
 OCTOBER 23, 2019

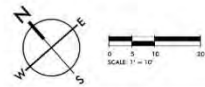
SHEET

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PLANT SCHEDULE FOR SHEET L-3.3

TREES	CODE	BOTANICAL / COMMON NAME
	QUDY	Quercus virginiana / Southern Live Oak
	TRAD	Taxodium distichum / Bald Cypress
UNDERSTORY TREES	CODE	BOTANICAL / COMMON NAME
	MAGY	Magnolia virginiana / Sweet Bay
SHRUBS	CODE	BOTANICAL / COMMON NAME
	ROOF	Rhododendron macrophyllum / Southern Yew
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	SPAB-2	Spartina patens / Sand Cord Grass
	SPFP	Spartina patens / Soft Meadow Cord Grass
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	CAFL	Canna flaccida / Yellow Canna
	ICPC	Isotria medeolae / Purple Coneflower
	HEUC	Heuchera x Grape Socks / Coral Bell
	SOLB	Solidago x Golden Betsy / Goldenrod



MOUNT PLEASANT, SC 29524-1167
 GREENVILLE, SC 29615-0534
 SUMMERVILLE, SC 29585-1167
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WOODFIELD
 SOUTH CAROLINA
 LANDSCAPE ARCHITECT
 STATE OF SOUTH CAROLINA
 LICENSE NO. 484
 WILLIAM T. BURMAN

MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

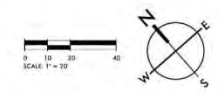
SW-PROJECT: 710
 DATE: 09/2019
 DRAWN BY: CAMP/CT
 CHECKED BY: DRS/LYS

REVISION HISTORY
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 2. 08/01/19
 3. 08/27/19
 4. 10/22/19
 5. 09/19/19

LANDSCAPE PLAN
 L-3.3

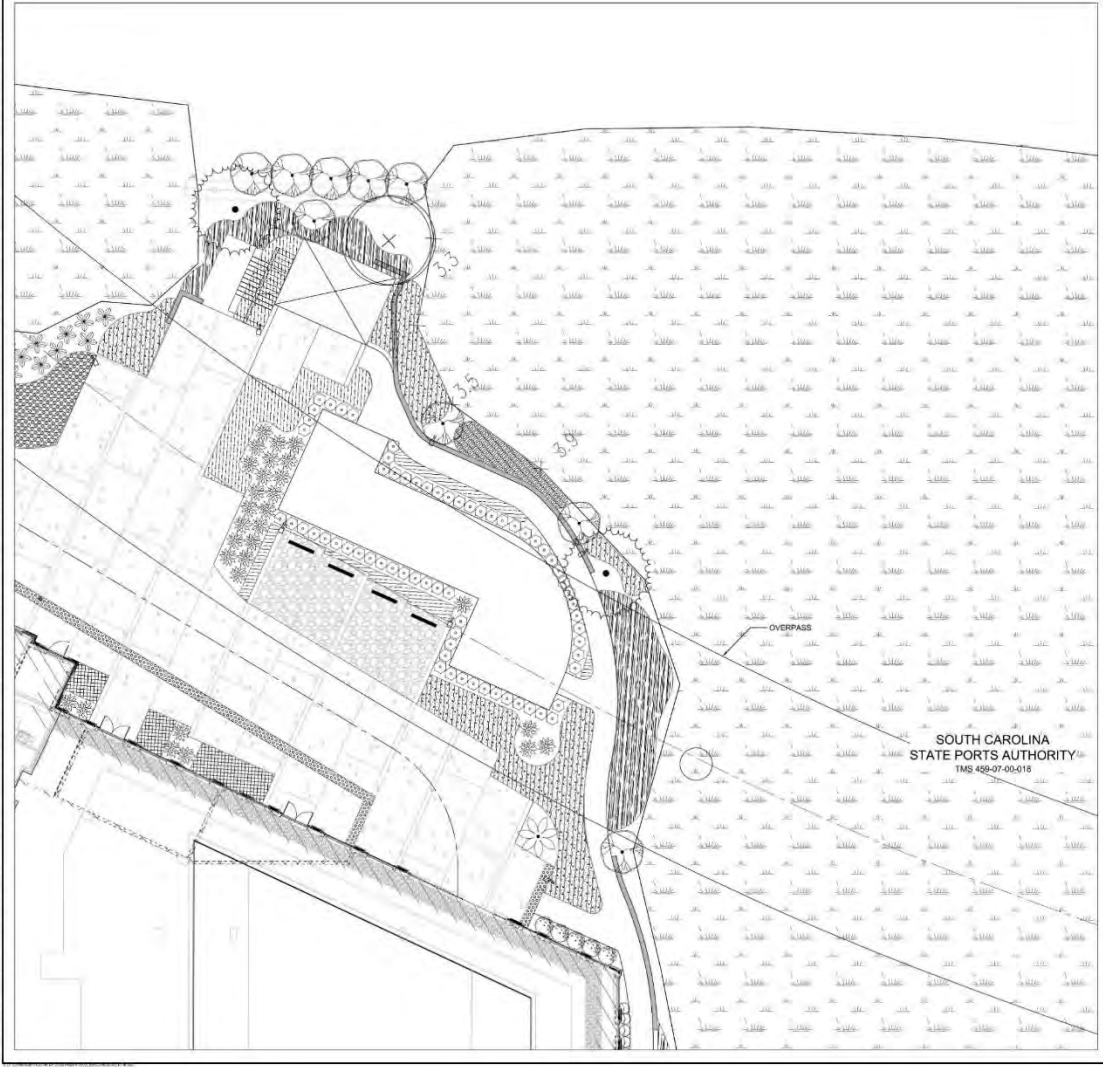


ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



CDS - SHEET 34/212
LANDSCAPE PLAN L-3.3
 FINAL B.A.R.
 OCTOBER 23, 2019
 SHEET

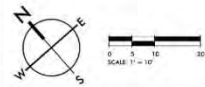
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SOUTH CAROLINA
 STATE PORTS AUTHORITY
 TMS 489-07-00-018

PLANT SCHEDULE FOR SHEET L-3.4

TREES	CODE	BOTANICAL / COMMON NAME
	QUCY	Quercus virginiana / Southern Live Oak
PALM TREES	CODE	BOTANICAL / COMMON NAME
	SASP	Sabal palmetto / Cabbage Palmetto
UNDERSTORY TREES	CODE	BOTANICAL / COMMON NAME
	SOBL	Sorbus domestica / Loblooly Bay
	APPA	Juncus virginiana / Eastern Red Cedar
SHRUBS	CODE	BOTANICAL / COMMON NAME
	LAVI	Lavandula angustifolia / Dwarf Lavender
	POAM	Polemonium poliflorum / Southern Yew
	VIBS	Viburnum acerifolium / Sandbarren Viburnum
CHOICES/PALMS	CODE	BOTANICAL / COMMON NAME
	SASP	Sabal palmetto / Dwarf Palmetto
	SEPR	Senecio repens / Saw Palmetto
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	ASPC-2	Asperula spicata / Cane Yew Plant
	ENSG	Eragrostis spectabilis / Perennial Live Grass
	LONG-2	Lomandra longifolia / Breeze Grass
	MUSL-2	Muhlenbergia filipes / Sweetgrass
	SPAB-2	Spartina bakeri / Sand Cord Grass
	SPAF	Spartina patens / Salt Meadow Cord Grass
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	DIFA	Dianella tasmanica / Variegated Plant Lily



MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

2019 PROJECT: 735
 DATE: 09/2019
 DRAWN BY: CAMP/LCT
 CHECKED BY: DMS/LYS

REVISION HISTORY

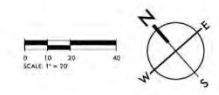
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LANDSCAPE PLAN

L-3.4



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



CDS - SHEET 35/212
LANDSCAPE PLAN L-3.4
 FINAL B.A.R.
 OCTOBER 23, 2019

SHEET

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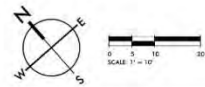


TRANSFORMER
TRANSFORMER SCREEN

MORRISON YARD APARTMENTS
2 LEVEL PARKING DECK

PLANT SCHEDULE FOR SHEET L-3.5

TREES	CODE	BOTANICAL / COMMON NAME
	QRT	Quercus virginiana / Southern Live Oak
UNDERPLANT TREES		
	QORS	Quercus laevis / Live Oak
	QV	Quercus virginiana / Eastern Red Cedar
SHRUBS		
	AZL	Asplenium Platyneuron / Autumn Sunset™ / Entire Asplenium
CLIMBING PLANTS		
	SABM	Sabal minor / Dwarf Palmetto
	SEW	Serenoa repens / Saw Palmetto
GRASS AREAS		
	LMA-2	Lomandra longifolia / Emerald Grass
	MUL-2	Muhlenbergia filipes / Sweetgrass
	SFSP	Spartina patens / Salt Marsh Cord Grass



MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

SWP-PROJECT: 710
 DATE: 09/2019
 DRAWN BY: CAMP/LCT
 CHECKED BY: DRS/LYS

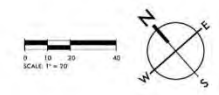
REVISION HISTORY

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5	09/19/19	

LANDSCAPE PLAN
L-3.5

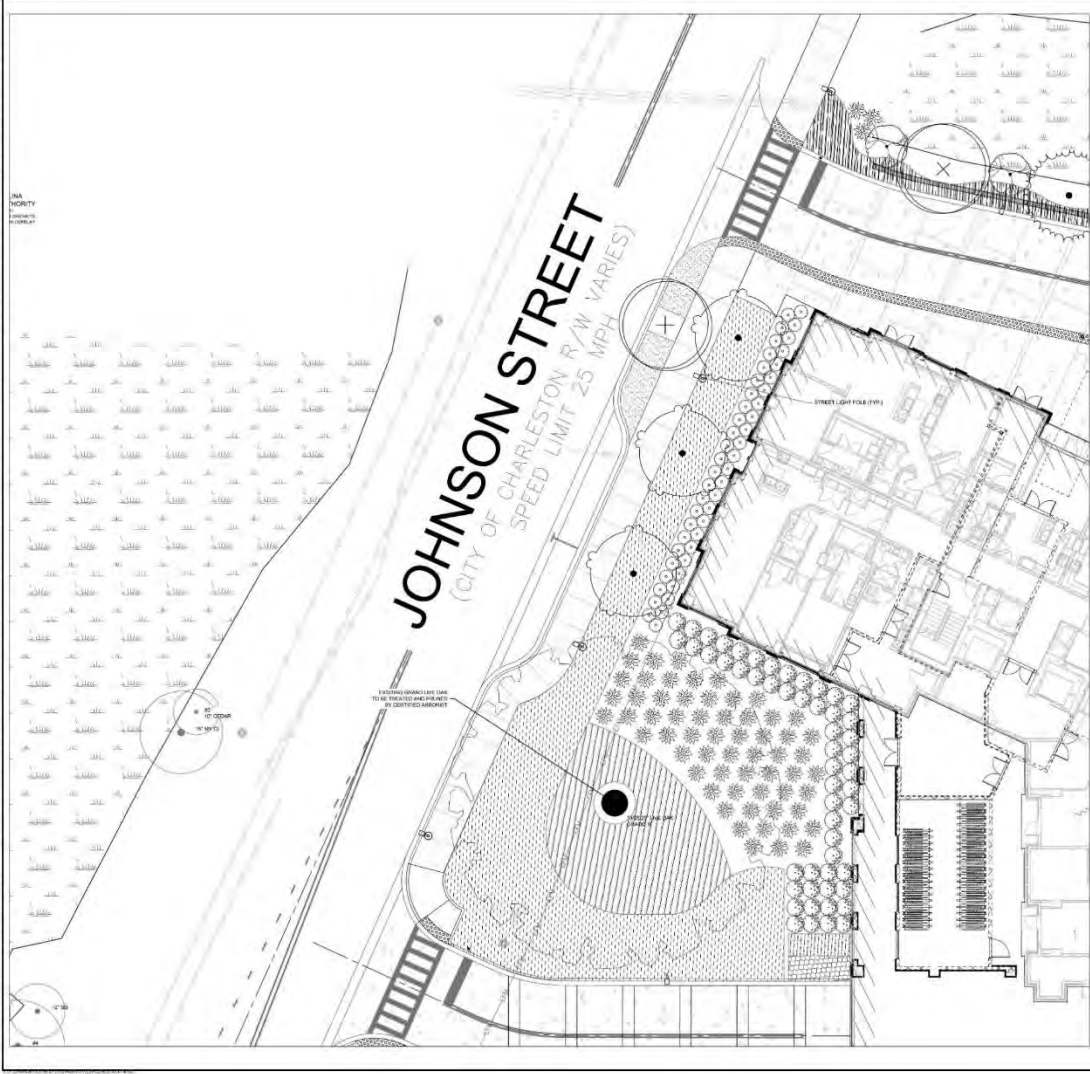


ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



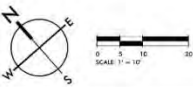
CDS - SHEET 36/212
 LANDSCAPE PLAN L-3.5
 FINAL B.A.R.
 OCTOBER 23, 2019 SHEET

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PLANT SCHEDULE FOR SHEET L-3.6

TREES	CODE	BOTANICAL / COMMON NAME
	Q27R	Quercus virginiana / American Holm-oak
	Q45R	Quercus virginiana / Southern Live Oak
UNDERPLANT TREES	CODE	BOTANICAL / COMMON NAME
	GCRL	Gardenia lasiantha / Lobelia Bay
	EA1A	Larix laricina var. nana / Eastern Red Cedar
SHRUBS	CODE	BOTANICAL / COMMON NAME
	ADAE	Asplenium adnigrum / Autumn Sunset™ / Encore Nadeshiko
	VBBS	Viburnum suspensum / Sandalwood Viburnum
CYCADS/PALMS	CODE	BOTANICAL / COMMON NAME
	SEPR	Serenoa repens / Saw Palmetto
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	MLHR	Muhlenbergia heterophylla / Rose Muley
	TRSD	Thysanotus koritzii / Southern Shield Fern
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	ANOS	Annuals Various / Annuals
	GRTA	Gardenia stenonema 'Invicta' / Waterlogged Pine Lily
SOIL BEDS	CODE	BOTANICAL / COMMON NAME
	SAOS	Saxifraga oppositifolia 'El Fufu' / 10' Tall Bermuda Grass



MOUNT PLEASANT, SC 29521
 GREENVILLE, SC 29615
 SUMMERVILLE, SC 29582
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MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

2019 PROJECT: 710
 DATE: 09/20/19
 DRAWN BY: CAMP/CT
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REVISION HISTORY

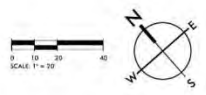
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4	10/23/19	
5	09/19	

LANDSCAPE PLAN

L-3.6



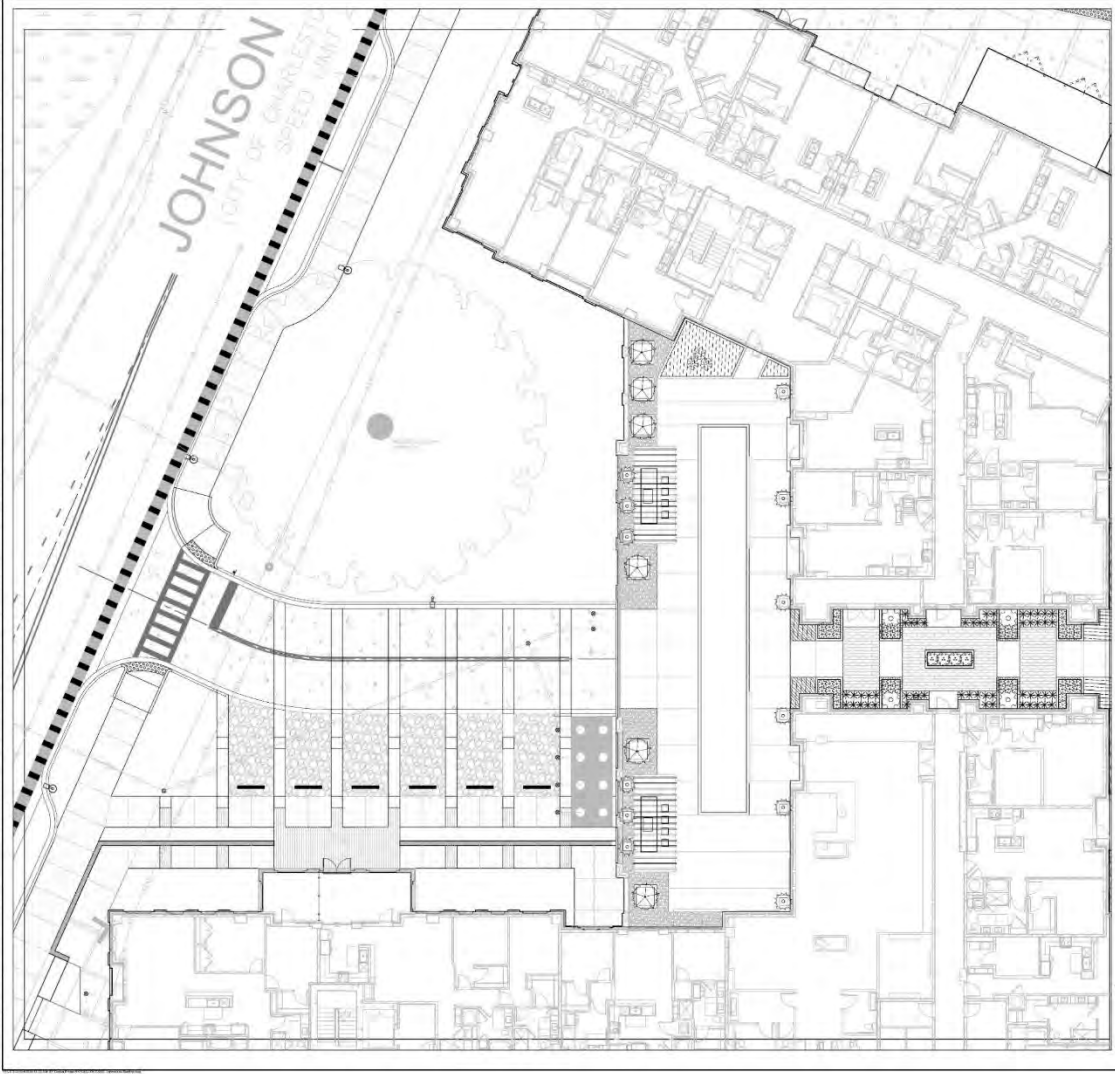
ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



CDS - SHEET 37/212
LANDSCAPE PLAN L-3.6
 FINAL B.A.R.
 OCTOBER 23, 2019

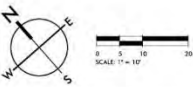
SHEET

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PLANT SCHEDULE FOR SHEET L-3.7

SHRUBS	CODE	BOTANICAL / COMMON NAME
	ASPE	Aspiratae undor / Cast Iron Plant
	BAMA	Bambusa multiplex 'Alphonse Karr' / Alphonse Karr Bamboo
	CLER	Clerodendron variegatum 'Pella' / Pella Calceol
	CYFF	Cytisium fasciculatum / Holly Fern
	FATA	Fatsia japonica / Japanese Fatsia
	YUCA	Yucca filamentosa / Adam's Needle
CYCADS/PALMS	CODE	BOTANICAL / COMMON NAME
	CHAM	Chamaecyparis humilis / European Fan Palm
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	MANH	Manishega revoluta / Rose Muhly
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	LMEV	Liriodendron muscari 'Evergreen Giant' / Evergreen Giant Border Grass



MOUNT PLEASANT, SC 29504-1987
 GREENVILLE, SC 29615-1034
 SUMMERVILLE, SC 29585-1862
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MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

SW-PROJECT: 710
 DATE: 09/2019
 DRAWN BY: CAMP/LCT
 CHECKED BY: GDS/LAT

REVISION HISTORY

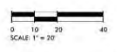
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LANDSCAPE PLAN

L-3.7



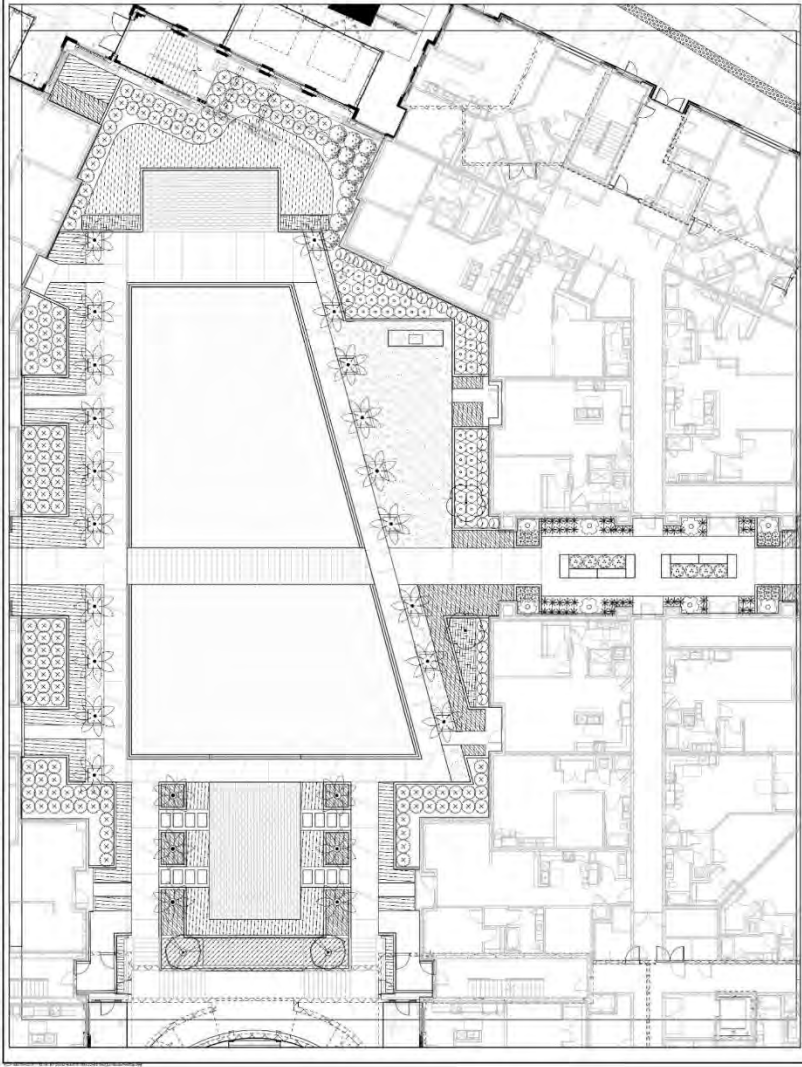
ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



CDS - SHEET 38/212
 LANDSCAPE PLAN L-3.7

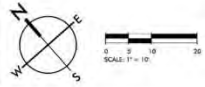
FINAL B.A.R.
 OCTOBER 23 2019 SHEET

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PLANT SCHEDULE FOR SHEET L-3.8

PALM TREES		
SABP	BOTANICAL / COMMON NAME	Sabal palmetto / Cabbage Palmetto
UNDERSTORY TREES		
MAGV	BOTANICAL / COMMON NAME	Magnolia virginiana / Sweet Bay
VITA	BOTANICAL / COMMON NAME	Vitex agrus-castus / Chaste Tree
SHRUBS		
ASFE	BOTANICAL / COMMON NAME	Aspidistra elatior / Cast Iron Plant
CROT	BOTANICAL / COMMON NAME	Codiaeum variegatum 'Petra' / Petra Croton
CYRF	BOTANICAL / COMMON NAME	Cytisium falcatum / Holly Fern
FATI	BOTANICAL / COMMON NAME	Fatsia japonica / Japanese Fatsia
ILVN	BOTANICAL / COMMON NAME	Ilex vomitoria 'Arlena' / Dwarf Yaupon
LCRR	BOTANICAL / COMMON NAME	Loropetalum chinense rubrum 'Ruby' / Dwarf Ruby Fringe Flower
PODM	BOTANICAL / COMMON NAME	Podocarpus macrophyllus / Southern Yew
VIBS	BOTANICAL / COMMON NAME	Viburnum suspensum / Sanderhwa Viburnum
SHRUB AREAS		
ERAS	BOTANICAL / COMMON NAME	Eragrostis spectabilis / Purple Love Grass
MUHR	BOTANICAL / COMMON NAME	Muhlenbergia reverchonii / Rose Muhly
GROUND COVERS		
DITA	BOTANICAL / COMMON NAME	Dianella tesmanica 'variegata' / Variegated Flax Lily
GAG	BOTANICAL / COMMON NAME	Gaillardia x grandiflora / Blanketflower
LMEV	BOTANICAL / COMMON NAME	Liriope muscari 'Evergreen Giant' / Evergreen Giant Border Grass



MOUNT PLEASANT, SC
 843.884.1987
 GREENVILLE, SC
 864.298.0334
 SUMMERVILLE, SC
 843.884.1987
 www.seasonwhiteside.com



MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

ZWP PROJECT: 1728
 DATE: 09/26/19
 DRAWN BY: CMP/LCT
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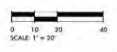
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2	08/15/19
3	08/27/19
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LANDSCAPE PLAN

L-3.8



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE

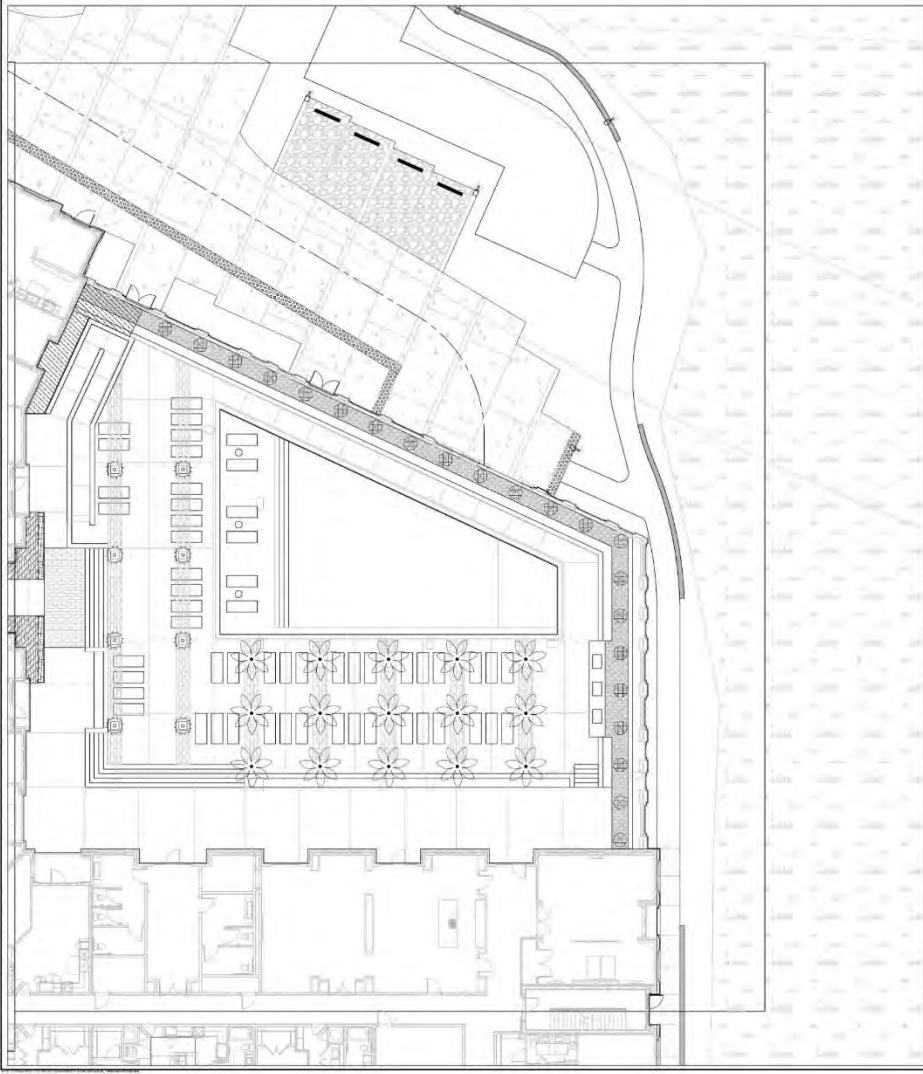


CDS - SHEET 39/212
 LANDSCAPE PLAN L-3.8







FINAL B.A.R.
 OCTOBER 23 2019

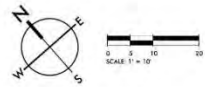
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PLANT SCHEDULE FOR SHEET L-3.9

PALM TREES	CODE	BOTANICAL / COMMON NAME
	SABP	Sabal palmetto / Cabbage Palmetto
SHRUBS	CODE	BOTANICAL / COMMON NAME
	BAMN	Bamboo Multiplex 'nana' / Nana Hedge Bamboo
CYCADS/PALMS	CODE	BOTANICAL / COMMON NAME
	CHAM	Chamaerops humilis / European Fan Palm
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	ERAS	Eragrostis spectabilis / Purple Love Grass
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	GARS	Gaillardia x grandiflora / Blanketflower
	LMEV	Liriope muscari 'Evergreen Giant' / Evergreen Giant Border Grass



MOUNT PLEASANT, SC 29504
 GREENVILLE, SC 29615
 SUMMERVILLE, SC 29585
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MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 100 MORRISON DRIVE
 CITY OF CHARLESTON, SOUTH CAROLINA

SWP PROJECT: 020
 DATE: 09/2019
 DRAWN BY: CMP/LCT
 CHECKED BY: CDE/RYE

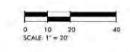
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LANDSCAPE PLAN

L-3.9



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



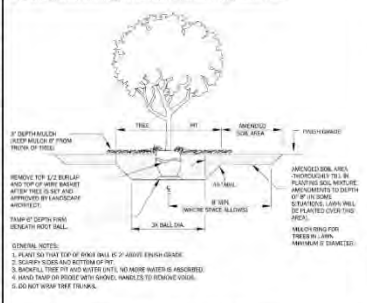
CDS - SHEET 40/212
 LANDSCAPE PLAN L-3.9

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 OCTOBER 23 2019

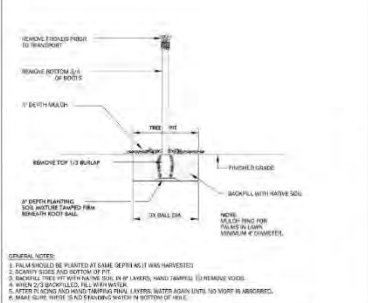
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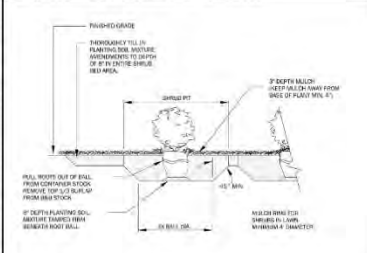
NOTE: CONTACT LANDSCAPE ARCHITECT FOR TREE SPACING & LA WILL POWER DETAIL.



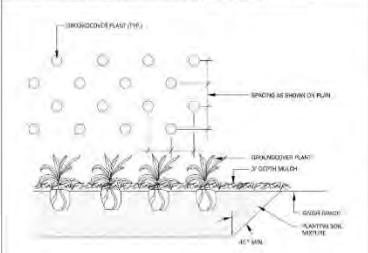
1 TYPICAL TREE PLANTING



2 TYPICAL PALM TREE PLANTING

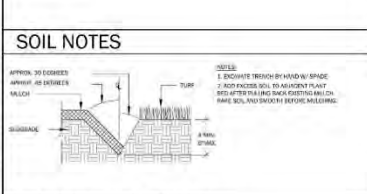


3 TYPICAL SHRUB PLANTING



4 GRASS/GROUNDCOVER PLANTING

GENERAL NOTES:
1. FOR EACH UNDISTURBED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL TESTING LABORATORY IDENTIFYING PHYSICAL AND CHEMICAL PROPERTIES OF SAMPLES, AND CLAY CONTENT, CATION EXCHANGE CAPACITY, ORGANIC MATTER, NITROGEN, PHOSPHORUS, POTASSIUM, SULFUR, PH, pH, AND MAGNESIUM AND PLANT AVAILABLE CONTENT OF THE SOIL.
2. A NUMBER OF THESE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM THESE LOCATIONS FOR EACH SOIL TYPE AND OF ANALYSIS FOR PLANTING PURPOSES.
3. SUBMIT TO LANDSCAPE ARCHITECT THE LAB RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE IMPLEMENTED, AND/ OR LAB RECOMMENDATIONS FOR NUTRIENT FERTILIZER FOR ONE (1) OR TWO (2) APPLICATIONS PER YEAR FOR NURSERY STOCK PLANTING AND FOR PLANTING PURPOSES AND ORGANIC AND INORGANIC SOIL AMENDMENTS TO BE USED TO PREPARE PLANTING SOIL AVAILABLE FOR NURSERY STOCK PLANTS.
4. ALL SOILS USED FOR PLANTING SHALL BE FURNISHED AS NECESSARY (LIME, SHOCK AND INORGANIC SOIL AMENDMENTS AND FERTILIZERS) IN THE QUANTITY AS RECOMMENDED IN THE SOIL ANALYSIS REPORT TO PROVIDE SUFFICIENT PLANTING SOIL FOR NURSERY STOCK PLANTS. PLANTING SOIL SHALL HAVE A PH LEVEL BETWEEN 6.0 AND 7.0.
5. IN ALL PLANTING AREAS, SPRINKLER PLANTING SHALL TO A DEPTH OF 8 INCHES BUT NOT DEEPER THAN REQUIRED TO MEET FINISH GRADE WITH NORMAL SETTLEMENT.



5 LAWN EDGE DETAIL

GENERAL NOTES:
1. PLANT TO THAT TOP OF BALL ONLY IS 2" ABOVE FINISH GRADE.
2. SCAPY SIDES AND BOTTOM OF PIT.
3. BACKFILL, COMPACT WITH SPECIFIED PLANTING BALL MIXTURE IN 4" LAYERS, TAMMED TO REMOVED STATE.
4. AFTER PLANTING, WIRE TAPPIER SHALL WATER, WATER SHALL BE APPLIED TO SOIL SURFACE.
5. DO NOT WARP TREE TRUNK.

TREE TYPE	TAXONOMY APPROVED	TREE CALIPER	PROVIDED INCHES	REMAINING INCHES
LIVE OAK	2	2.5"	5	
BALD CYPRESS	7	2.5"	17.5	
RIVER BIRCH	6	2.5"	20	
			47	0

SEE SHEET L-3.0 FOR MITIGATION TREE PLAN.

PLANT SCHEDULE NOTES

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	24" CALIPER LIVE OAK	2	EA	
2	24" CALIPER BALD CYPRESS	7	EA	
3	24" CALIPER RIVER BIRCH	6	EA	

LANDSCAPE NOTES:

- RECOMMENDED WATERING SCHEDULE:**
- 2" CALIPER:
 - 2-3 GALLONS PER INCH OF CALIPER DAILY FOR 1-2 WEEKS
 - 2-3 GALLONS PER INCH OF CALIPER EVERY OTHER DAY FOR 1-2 MONTHS
 - 2-3 GALLONS PER INCH OF CALIPER WEEKLY FOR TWO (2) MONTHS
 - 2.4" CALIPER:
 - 2-3 GALLONS PER INCH OF CALIPER DAILY FOR 1 MONTH
 - 2-3 GALLONS PER INCH OF CALIPER EVERY OTHER DAY FOR 2-3 MONTHS
 - 2-3 GALLONS PER INCH OF CALIPER WEEKLY FOR TWO (2) MONTHS
 - 3.4" CALIPER:
 - 2-3 GALLONS PER INCH OF CALIPER DAILY FOR SIX (6) WEEKS
 - 2-3 GALLONS PER INCH OF CALIPER EVERY OTHER DAY FOR FIVE (5) MONTHS
 - 2-3 GALLONS PER INCH OF CALIPER WEEKLY FOR UNTIL ESTABLISHED

WATERING IS BASED ON THE AVERAGE DAILY TEMPERATURES AND SOIL TYPE AT THE LOCATION. WATER TREE BY FLOODING SAUCER AND ALLOWING WATER TO PER IN AND THEN FLOOD AGAIN, OR PUT A HOSE ON SLOW DRIP AND SATURATE SOIL COMPLETELY.

TEMPERATURE:
0-55 = NO WATERING NEEDED
55-70 = WATER ONE (1) TIME PER WEEK
70-85 = WATER TWO (2) TIMES PER WEEK
85+ = WATER FOUR (4) TIMES PER WEEK

SITE CONDITIONS MAY WARRANT MODIFICATIONS TO THE RECOMMENDED SCHEDULE.
IF THE LANDSCAPE CONTRACTOR HAS A MORE INTENSIVE WATERING SCHEDULE, PLEASE CONSULT WITH THE REGARDING THEIR WARRANTY.

TYPES OF WATERING METHODS AND RECOMMENDED WATERING:

- ACCEPTABLE WATERING METHODS:**
- GATOR BAGS
 - SAUCER WITH HAND WATERING
 - IRRIGATION

PLANS FOR IN-GROUND IRRIGATION SYSTEMS SHALL BE SUBMITTED AT TIME OF REVIEW FOR APPROVAL. TREES SHALL BE WATERED FROM INSTALLATION THROUGH THE COMPLETION OF THE WARRANTY PERIOD.

GUARANTEE STATEMENT:

- TREES WITH A CALIPER OF 2" TO 3.5" WILL BE REQUIRED TO HAVE A ONE (1) YEAR WARRANTY
- TREES WITH A CALIPER OF 4" TO 6" 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
- PALMETTOS WILL BE REQUIRED TO HAVE A TWO (2) YEAR WARRANTY
- WARRANTY PERIOD BEGINS AT ACCEPTANCE OF STREET TREES BY THE CITY OF CHARLESTON DEPARTMENT OF PARKS

NOTE:
EXISTING LIVE OAKS ALONG MORRISON TO BE TREATED BEFORE, DURING AND AT THE END OF CONSTRUCTION BY A CERTIFIED ARBORIST UNDER THE SUPERVISION OF THE PARKS DEPARTMENT. ANY DAMAGE OR DEATH CAUSED BY THE PROJECT WILL POSSIBLY REQUIRE ADDITIONAL MITIGATION.

PLANT SCHEDULE

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	24" CALIPER LIVE OAK	2	EA	
2	24" CALIPER BALD CYPRESS	7	EA	
3	24" CALIPER RIVER BIRCH	6	EA	
4	24" CALIPER PALM TREE	1	EA	
5	24" CALIPER SHRUB	10	EA	
6	24" CALIPER GRASS/GROUNDCOVER	100	SQ. YD.	

LEGEND:

- MULCH IN RIGHT OF WAY/VEGETATION AREAS TO BE PREMIUM DYED SHREDDED PINE BARK MULCH
- MULCH IN INSTALLATION SYSTEMS TO BE TRIPLE SHREDDED HARDWOOD MULCH
- ALL OTHER MULCH TO BE DOUBLE SHREDDED PINE BARK MULCH
- MULCH ALL AREAS 2" THICK

SW SEAMONWHITESIDE

WOODFIELD

MORRISON YARD APARTMENTS
A MIXED-USE DEVELOPMENT
WOODFIELD INVESTMENTS, LLC
CITY OF CHARLESTON, SOUTH CAROLINA

REVISION HISTORY

NO.	DATE	DESCRIPTION
1	07/19/19	
2	08/19/19	
3	09/19/19	
4	09/19/19	

PLANT SCHEDULE & DETAILS

L-3.10



ORIGIN DEVELOPMENT PARTNERS +
WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



CDS - SHEET 41/212
PLANT SCHEDULES AND DETAILS
L-3.10

FINAL B.A.R.
OCTOBER 23, 2019

SHEET

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○ SITE LIGHTING & PHOTOMETRIC PLAN
 1" = 30'-0"

CRITICAL SYSTEMS
 ENGINEERING
 1000 UNIVERSITY DRIVE, SUITE 100
 GREENVILLE, SC 29615



MOUNT PLEASANT, SC 29524
 GREENVILLE, SC 29615
 SUMMERVILLE, SC 29586
 SPARTANBURG, SC 29176
 CHARLOTTE, NC 28202
 WWW.SEAMONWHITESIDE.COM



MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

SWW PROJECT: 7636
 DATE: 10/02/19
 DRAWN BY: JHY
 CHECKED BY: JHY

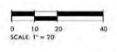
REVISION HISTORY	
1	2/15/18 B. 150418
2	3/21/18
3	5/22/18
4	7/22/18
5	9/17/18
6	9/20/18
7	10/2/18

SITE LIGHTING PLAN

L-4.0



ORIGIN DEVELOPMENT PARTNERS +
 WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



CDS - SHEET 42/212
 SITE LIGHTING PLAN L-4.0

FINAL B.A.R.
 OCTOBER 23, 2019 SHEET

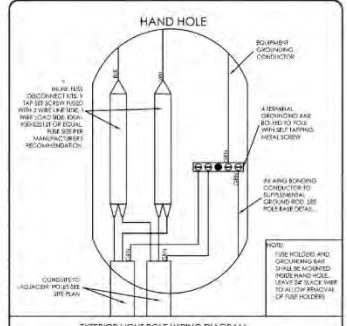
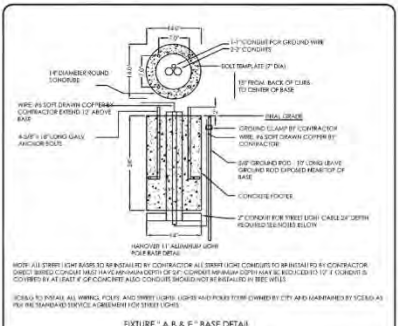
THIS DRAWING SHALL BE REPRODUCED IN ANY NUMBER OF REVISIONS OR BY ANY METHOD WITHOUT THE WRITTEN PERMISSION OF MORRISON DEVELOPMENT PARTNERS + WOODFIELD DEVELOPMENT.

Schedule	Label	QTY	Manufacturer	Model/Description	Dimensions	Notes	Mounting	Finish	Height	Weight	
A	14	14	Halsman	ALSTHME002ZC	DIFFUSION	120W CLEAR H4	1	ALUMINUM	1300	1	180
B	10	10	Halsman	WELB 100 AC 600X 3	SLABMOUNT LED HALLROOM EXTENDED	120W LED ARMAY	1	TEXTURE B&C	7519	1	194
C	41	41	Landmark Forms	FU-490LS-030F-40K-UV1	N/A	N/A	1	FIXTURE C-100	1017	3	15.4
D	26	26	Landmark Forms	FU-490LS-030F-40K-UV1	N/A	N/A	1	FIXTURE D-100	519	1	7.76
E	8	8	HANOVER	HANOVER	HANOVER	800W 18"	1	CHARLETON 1000	16800	1	130

Statistic	Location	Avg	Max	Min	Avg/Mic	Max/Mic
+	ROADSIDE	1.5 ft	4.5 ft	0.0 ft	N/A	N/A
+	Center Crosswalk	1.5 ft	3.0 ft	0.0 ft	N/A	N/A
+	Center Sidewalk	1.5 ft	3.0 ft	0.0 ft	N/A	N/A
+	Corner Plaza	2.0 ft	3.0 ft	0.0 ft	N/A	N/A
+	Johnson St Entry	1.5 ft	3.0 ft	0.0 ft	N/A	N/A
+	Johnson St Sidewalk	2.0 ft	3.0 ft	2.0 ft	3.0 ft	3.0 ft
+	Northwest Corner Plaza	1.5 ft	3.0 ft	0.0 ft	N/A	N/A
+	Northwest Dr Sidewalk	2.0 ft	3.0 ft	1.0 ft	2.0 ft	3.0 ft
+	Northwest North Plaza	2.0 ft	3.0 ft	0.0 ft	N/A	N/A
+	Northwest South Plaza	1.5 ft	3.0 ft	0.0 ft	N/A	N/A
+	Trail Deck	2.0 ft	3.0 ft	0.0 ft	N/A	N/A
+	Rear Driveway	2.0 ft	3.0 ft	0.0 ft	N/A	N/A
+	Rear Sidewalk	1.5 ft	3.0 ft	0.0 ft	N/A	N/A

Label	QTY	Manufacturer	Model/Description	Dimensions	Notes	Mounting	Finish	Height	Weight	
A	10	Halsman	ALSTHME002ZC	DIFFUSION	120W CLEAR H4	1	ALUMINUM	1300	1	180
B	10	Halsman	WELB 100 AC 600X 3	SLABMOUNT LED HALLROOM EXTENDED	120W LED ARMAY	1	TEXTURE B&C	7519	1	194
C	41	Landmark Forms	FU-490LS-030F-40K-UV1	N/A	N/A	1	FIXTURE C-100	1017	3	15.4
D	26	Landmark Forms	FU-490LS-030F-40K-UV1	N/A	N/A	1	FIXTURE D-100	519	1	7.76
E	8	HANOVER	HANOVER	HANOVER	800W 18"	1	CHARLETON 1000	16800	1	130

Symbol	Description
○	EXTERIOR POLE MOUNTED LIGHT FIXTURE
○	EXTERIOR SIGNAL
○	BRANCH CIRCUIT CONDUIT CONCEALED IN WALLS AND CEILING, TWO WIRE AND GROUND WIRE UNLESS OTHERWISE INDICATED
○	BRANCH CIRCUIT CONDUIT CONCEALED UNDER FLOOR OR UNDERGROUND, TWO WIRE AND GROUND WIRE UNLESS OTHERWISE INDICATED
○	BRANCH CIRCUIT CONDUIT EXPOSED, TWO WIRE AND GROUND WIRE UNLESS OTHERWISE INDICATED
○	BRANCH CIRCUIT CONDUIT, NUMBER OF WIRES AND INDICATE NUMBER OF CIRCUIT NUMBER OF CIRCUITS AND INDICATE NUMBER OF WIRES UNLESS OTHERWISE INDICATED. NUMBER OF WIRE TYPES, CONDUCTOR SHALL BE INDICATED. INDICATE ALL WIRE TYPES, CONDUCTOR SHALL BE INDICATED. INDICATE ALL WIRE TYPES, CONDUCTOR SHALL BE INDICATED. INDICATE ALL WIRE TYPES, CONDUCTOR SHALL BE INDICATED.
○	BRANCH CIRCUIT WITH COVER
○	EMPTY CONDUIT PROVIDED IN SCHEDULED OR NON-SCHEDULED
○	ELECTRICAL CONDUIT
○	JUNCTION AND FITTING
○	METAL CLAD CASE
○	ELECTRICAL CONTROL
○	TERMINAL PANEL CONDUIT
○	GROUNDING TERMINAL MEDIUM CONDUIT
○	GROUNDING TERMINAL NON-METALLIC CONDUIT
○	EGG FOOTING, UNDER CONDUIT
○	ELECTRICAL INSTALLATION



SITE ZONING ANALYSIS FOR LIGHTING DESIGN

REVISIONS: CITY OF CHARLOTTE ZONING BOARD

FOR ZONING CATEGORY: SP - OFFICE BUILDING

PROPOSED DEVELOPMENT: MORRISON YARD APARTMENTS, LLC

APPLICABLE ZONING ORDINANCES:

City of Charlotte Zoning Ordinance

Section 15.04.01 - Design requirements for new parking areas:

1. Lighting: Light fixtures shall be installed in a manner that does not create a glare or light pollution. Light fixtures shall be installed in a manner that does not create a glare or light pollution. Light fixtures shall be installed in a manner that does not create a glare or light pollution.

Section 15.04.02 - Lighting design requirements:

1. Lighting design shall be based on the minimum lighting levels required for the intended use of the site.

2. Lighting design shall be based on the minimum lighting levels required for the intended use of the site.

3. Lighting design shall be based on the minimum lighting levels required for the intended use of the site.

4. Lighting design shall be based on the minimum lighting levels required for the intended use of the site.

5. Lighting design shall be based on the minimum lighting levels required for the intended use of the site.

6. Lighting design shall be based on the minimum lighting levels required for the intended use of the site.

7. Lighting design shall be based on the minimum lighting levels required for the intended use of the site.

8. Lighting design shall be based on the minimum lighting levels required for the intended use of the site.

9. Lighting design shall be based on the minimum lighting levels required for the intended use of the site.

10. Lighting design shall be based on the minimum lighting levels required for the intended use of the site.

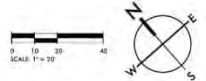
Location	Minimum Illuminance Level (fc)	Maximum Illuminance Level (fc)
ROADSIDE	1.5	4.5
Center Crosswalk	1.5	3.0
Center Sidewalk	1.5	3.0
Corner Plaza	2.0	3.0
Johnson St Entry	1.5	3.0
Johnson St Sidewalk	2.0	3.0
Northwest Corner Plaza	1.5	3.0
Northwest Dr Sidewalk	2.0	3.0
Northwest North Plaza	2.0	3.0
Northwest South Plaza	1.5	3.0
Trail Deck	2.0	3.0
Rear Driveway	2.0	3.0
Rear Sidewalk	1.5	3.0

GENERAL ELECTRICAL NOTES:

- ALL WORK SHALL BE IN COMPLIANCE WITH THE LOCAL AND STATE ELECTRICAL CODES AND ALL APPLICABLE REGULATIONS.
- ALL WORK SHALL BE IN COMPLIANCE WITH THE LOCAL AND STATE ELECTRICAL CODES AND ALL APPLICABLE REGULATIONS.
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ORIGIN DEVELOPMENT PARTNERS + WOODFIELD DEVELOPMENT
838 MORRISON DRIVE



CDS - SHEET 43/212
 SITE LIGHTING SCHEDULES & DETAILS L-4.1

FINAL B.A.R. OCTOBER 23, 2019 SHEET



MORRISON YARD APARTMENTS
 A MIXED-USE DEVELOPMENT
 WOODFIELD INVESTMENTS, LLC
 CITY OF CHARLOTTE, NORTH CAROLINA

REVISED HISTORY

1	10/21/19	B. ESKOTA
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3	10/21/19	
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5	10/21/19	
6	10/21/19	

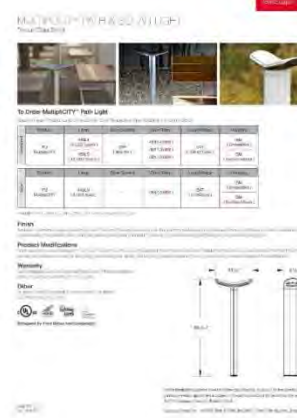
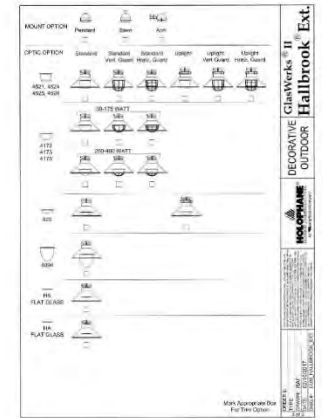
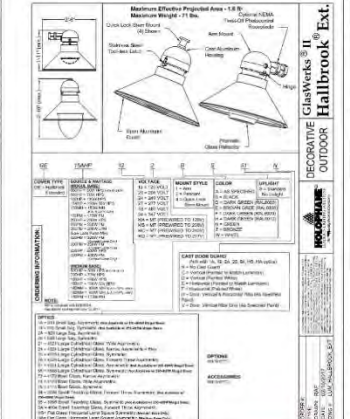
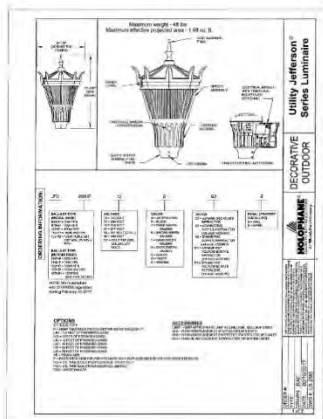
SW PROJECT: 7636
 DATE: 10/20/2019
 DRAWN BY: WHT
 CHECKED BY: JHT

CRITICAL SYSTEMS ENGINEERING
 1000 W. HARRIS STREET
 CHARLOTTE, NC 28204



L-4.1

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MORRISON YARD APARTMENTS
A MIXED-USE DEVELOPMENT
WOODFIELD INVESTMENTS, LLC
CITY OF CHARLESTON, SOUTH CAROLINA

REVISION HISTORY

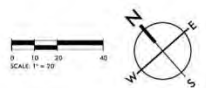
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2	09/10/19	ISSUE FOR PERMIT
3	10/23/19	ISSUE FOR PERMIT
4	10/23/19	ISSUE FOR PERMIT

LIGHTING DETAILS

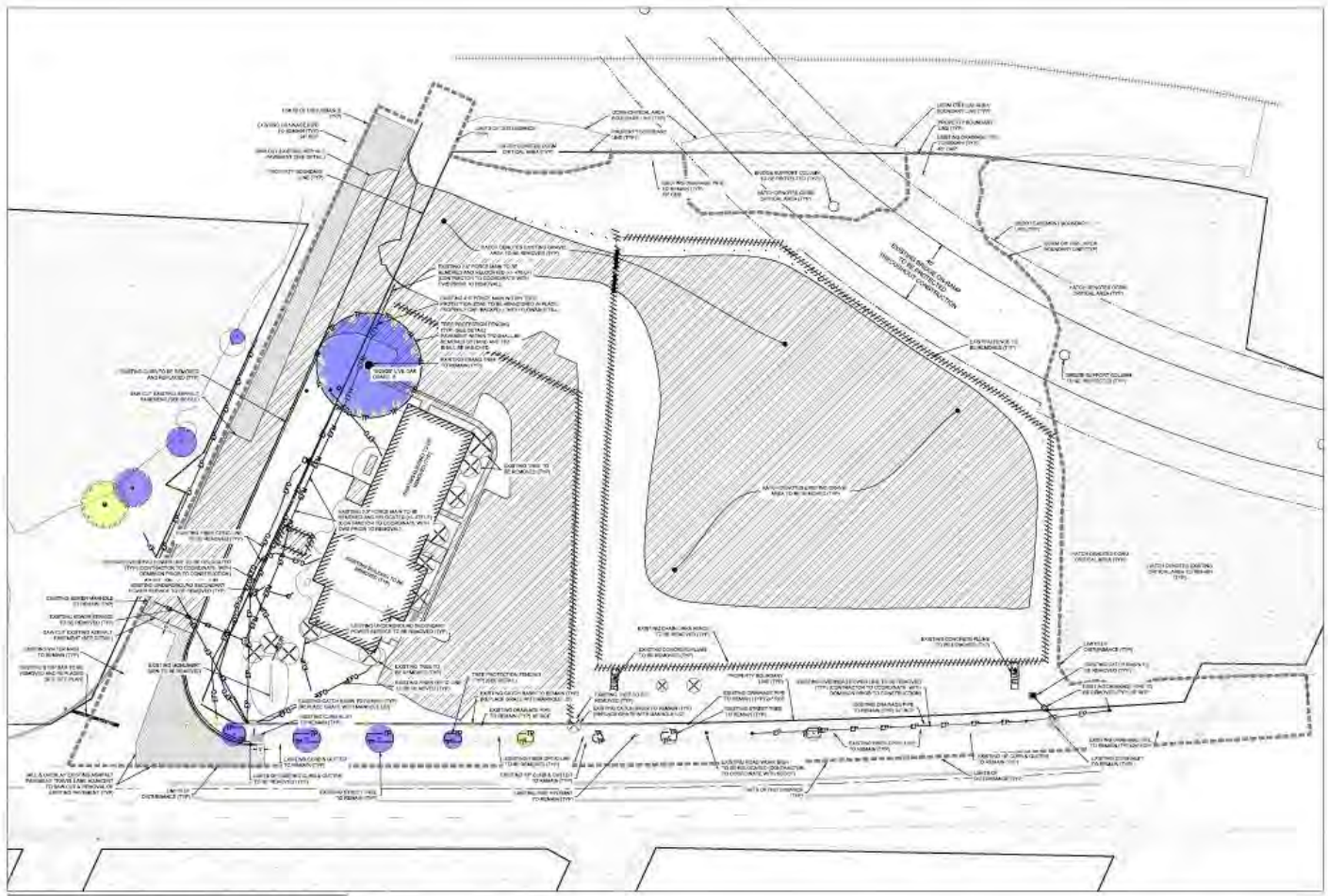
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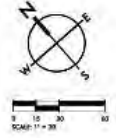
ORIGIN DEVELOPMENT PARTNERS +
WOODFIELD DEVELOPMENT
838 MORRISON DRIVE









CDS - SHEET 44/212
LIGHTING DETAILS L-4.2
FINAL B.A.R.
OCTOBER 23, 2019
SHEET

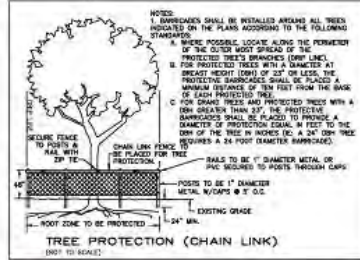


TOTAL SITE ACREAGE
 6.1 ACRES
OVERALL DISTURBED ACREAGE
 5.7 ACRES



DEMOLITION LEGEND

-  HATCH DENOTES WALL & DISPLAY OF EXISTING ASPHALT PAVEMENT
-  PAVEMENT DEMO HATCH (CONCRETE, ASPHALT, GRAVEL, CURB AND SIDEWALK AREAS TO BE DEMOLISHED AND REMOVED)
-  EXISTING TREE TO BE REMOVED
-  TREE PROTECTIVE FENCE (COLLECT 10 FEET OF HISTORICAL EXISTING FENCE TO BE REMOVED)
-  EXISTING UTILITIES TO BE REMOVED
-  EXISTING UTILITIES TO REMAIN



GENERAL NOTES:

1. ALL TOPOGRAPHIC INFORMATION, UTILITY LOCATIONS, AND ELEVATIONS ARE BASED ON THE 1984 AND TOPOGRAPHIC SURVEY PROVIDED BY LSA, SEASOON, DATED 7/13/2014.
2. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. SUBSURFACE INVESTIGATION OF UTILITY LOCATIONS HAS NOT BEEN FIELD VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. EXISTING UTILITIES SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL EXISTING UNDERGROUND UTILITIES LOCATED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DUE TO THE CONTRACTOR'S FAILURE TO LOCATE AND PROTECT ANY UNDERGROUND UTILITIES THAT MAY EXIST UNDER THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DUE TO THE CONTRACTOR'S FAILURE TO LOCATE AND PROTECT ANY UNDERGROUND UTILITIES THAT MAY EXIST UNDER THE CONSTRUCTION.
4. ALL EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
5. ALL ELEVATIONS ARE BASED ON NGVD 83 DATUM.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHIC WORK AND EXISTING UTILITY LINE LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING WORK. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWINGS PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, THE DISCREPANCY SHALL BE NOTIFIED IMMEDIATELY.
7. THE CONTRACTOR SHALL MAINTAIN AND BE FULLY RESPONSIBLE FOR JOBSITE SAFETY.

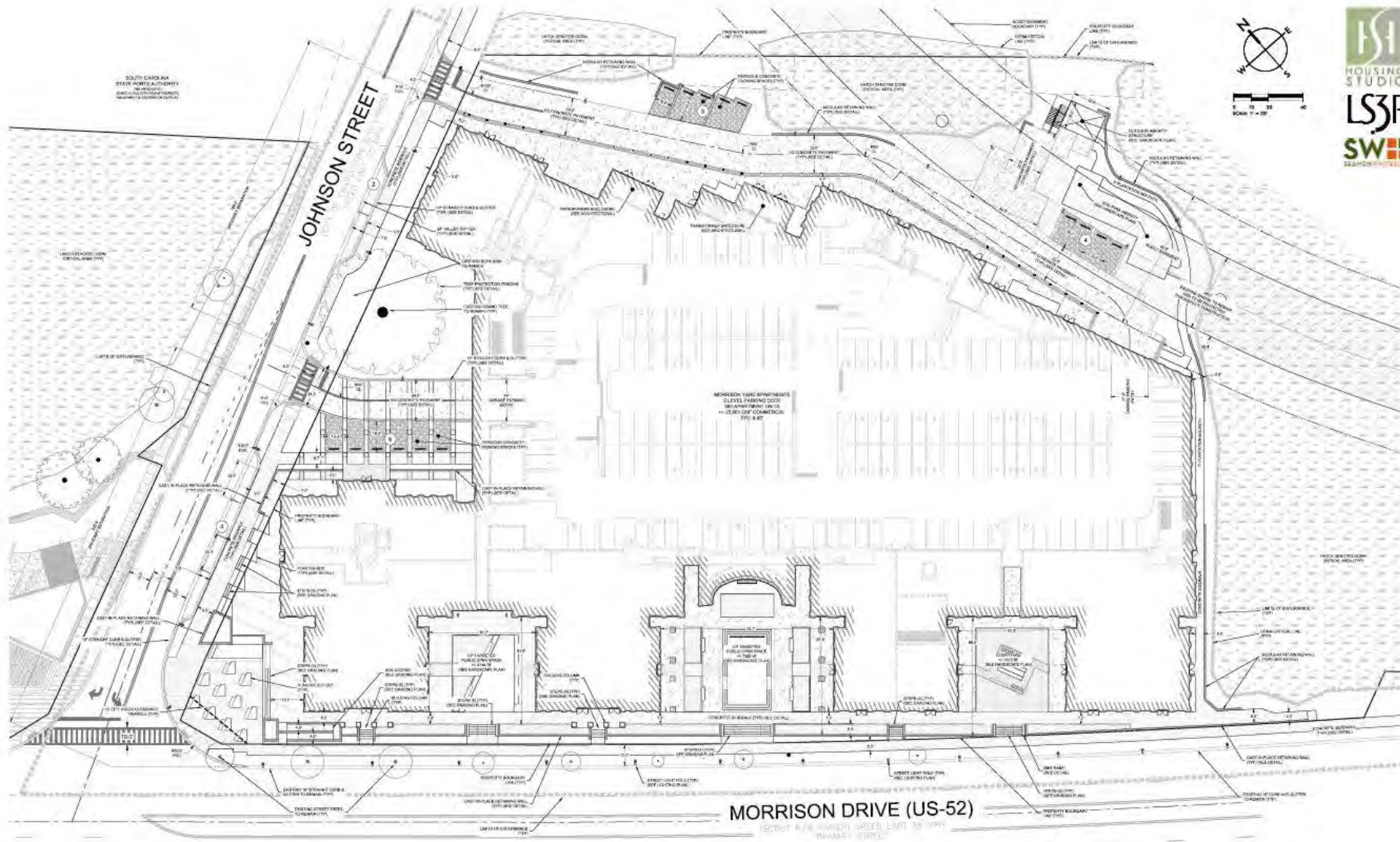
DEMOLITION NOTES:

1. FOR ANY EXISTING WATER SERVICE LINE TO BE REMOVED, THE CONTRACTOR SHALL REMOVE THE WATER SERVICE FROM BUILDING TO THE WATER MAIN.
2. THE CONTRACTOR SHALL REMOVE THE WATER SERVICE FROM BUILDING TO THE WATER MAIN.
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20. THE CONTRACTOR SHALL REMOVE THE WATER SERVICE FROM BUILDING TO THE WATER MAIN.

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL UTILITY PROVIDERS TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES TO UTILITIES.
2. THE CONTRACTOR SHALL CONSULT THE OWNER REGARDING ANY TREE NOT IDENTIFIED BY THE OWNER SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND REMOVE AS NECESSARY.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION AND REMAIN IN PLACE UNTIL FINAL STABILIZATION AND COMPLETION OF CONSTRUCTION.
4. IF ANY HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION, THE CONTRACTOR SHALL CONSULT WITH THE OWNER AND APPROPRIATE AGENCIES FOR PROPER REMEDIATION AND DISPOSAL.
5. DEMOLITION SHALL BE AN APPROVED STATE, LOCAL AND FEDERAL REGULATING AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS.
6. ANY HAZARDOUS, DANGEROUS AND EXPLOSIVE MATERIALS SHALL BE SAFELY REMOVED AND STORED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. ALL HAZARDOUS MATERIALS SHALL BE STORED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
7. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS.
8. ANY HAZARDOUS, DANGEROUS AND EXPLOSIVE MATERIALS SHALL BE SAFELY REMOVED AND STORED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. ALL HAZARDOUS MATERIALS SHALL BE STORED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
9. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS.
10. ANY HAZARDOUS, DANGEROUS AND EXPLOSIVE MATERIALS SHALL BE SAFELY REMOVED AND STORED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. ALL HAZARDOUS MATERIALS SHALL BE STORED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS.
12. ANY HAZARDOUS, DANGEROUS AND EXPLOSIVE MATERIALS SHALL BE SAFELY REMOVED AND STORED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. ALL HAZARDOUS MATERIALS SHALL BE STORED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
13. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS.
14. ANY HAZARDOUS, DANGEROUS AND EXPLOSIVE MATERIALS SHALL BE SAFELY REMOVED AND STORED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. ALL HAZARDOUS MATERIALS SHALL BE STORED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
15. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS.
16. ANY HAZARDOUS, DANGEROUS AND EXPLOSIVE MATERIALS SHALL BE SAFELY REMOVED AND STORED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. ALL HAZARDOUS MATERIALS SHALL BE STORED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
17. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS.
18. ANY HAZARDOUS, DANGEROUS AND EXPLOSIVE MATERIALS SHALL BE SAFELY REMOVED AND STORED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. ALL HAZARDOUS MATERIALS SHALL BE STORED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
19. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS.
20. ANY HAZARDOUS, DANGEROUS AND EXPLOSIVE MATERIALS SHALL BE SAFELY REMOVED AND STORED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. ALL HAZARDOUS MATERIALS SHALL BE STORED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

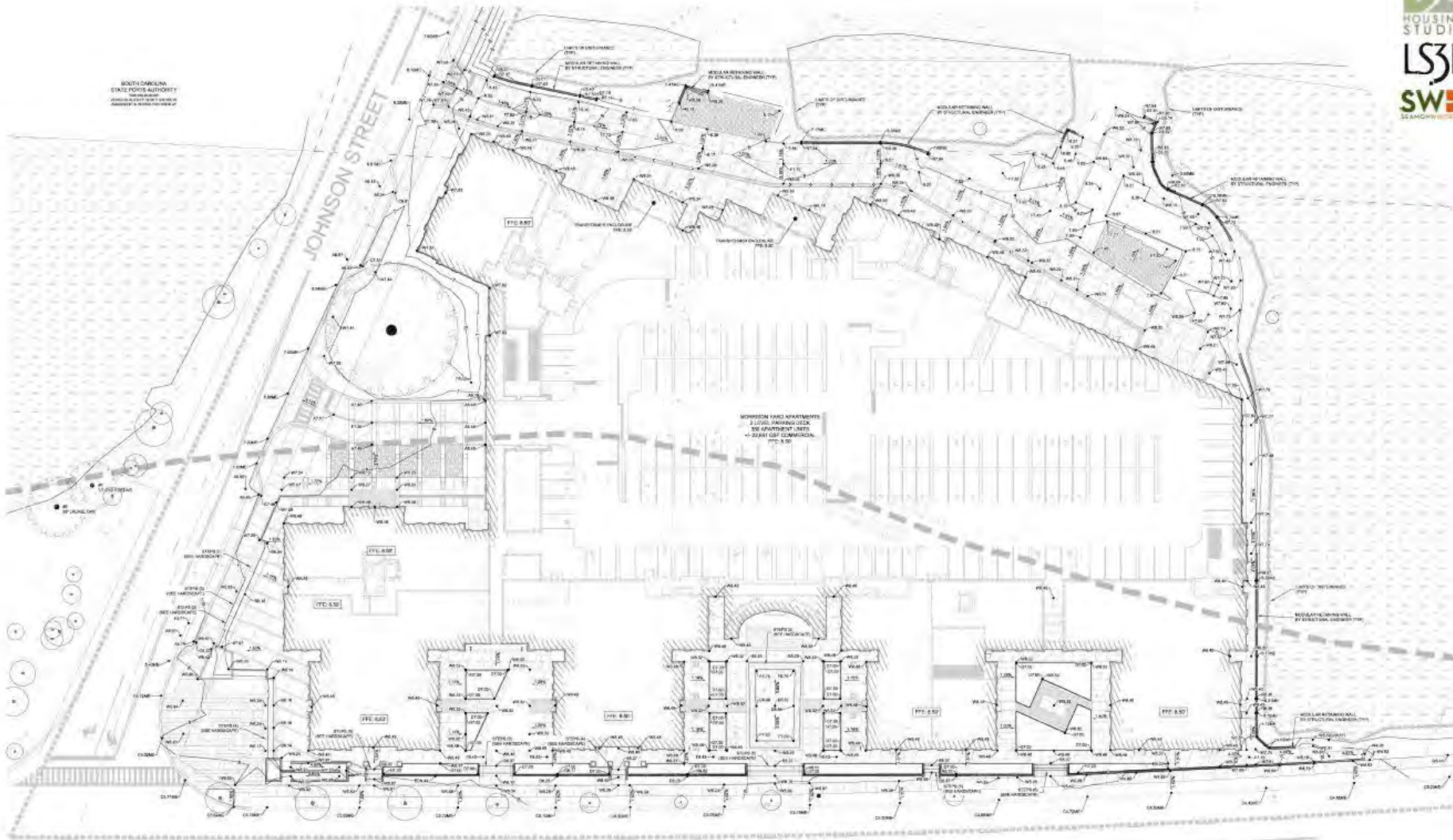


EXISTING UTILITY NOTE:
 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN FIELD VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING ANY WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DUE TO THE CONTRACTOR'S FAILURE TO LOCATE UTILITIES AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.



ORIGIN DEVELOPMENT PARTNERS +
WOODFIELD DEVELOPMENT
838 MORRISON DRIVE

CDS - SHEET 46/212
GEOMETRIC SITE PLAN C-4.1
FINAL B.A.R.
OCTOBER 23, 2019 SHEET



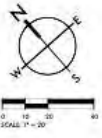
SOUTH CAROLINA STATE HIGHWAY AUTHORITY

 STATE HIGHWAY 171

 4.000' CLEARANCE OVER

 10' MINIMUM CLEARANCE

 10' MINIMUM CLEARANCE



SPOT ELEV KEY (FINISHED GRADING)

1. Spot elevation shown in circle

 2. Spot elevation shown in square

 3. Spot elevation shown in triangle

 4. Spot elevation shown in diamond

 5. Spot elevation shown in hexagon

 6. Spot elevation shown in octagon

 7. Spot elevation shown in circle with cross

 8. Spot elevation shown in square with cross

 9. Spot elevation shown in triangle with cross

 10. Spot elevation shown in diamond with cross

 11. Spot elevation shown in hexagon with cross

 12. Spot elevation shown in octagon with cross

 13. Spot elevation shown in circle with dot

 14. Spot elevation shown in square with dot

 15. Spot elevation shown in triangle with dot

 16. Spot elevation shown in diamond with dot

 17. Spot elevation shown in hexagon with dot

 18. Spot elevation shown in octagon with dot

 19. Spot elevation shown in circle with horizontal line

 20. Spot elevation shown in square with horizontal line

 21. Spot elevation shown in triangle with horizontal line

 22. Spot elevation shown in diamond with horizontal line

 23. Spot elevation shown in hexagon with horizontal line

 24. Spot elevation shown in octagon with horizontal line

 25. Spot elevation shown in circle with vertical line

 26. Spot elevation shown in square with vertical line

 27. Spot elevation shown in triangle with vertical line

 28. Spot elevation shown in diamond with vertical line

 29. Spot elevation shown in hexagon with vertical line

 30. Spot elevation shown in octagon with vertical line

 31. Spot elevation shown in circle with diagonal line

 32. Spot elevation shown in square with diagonal line

 33. Spot elevation shown in triangle with diagonal line

 34. Spot elevation shown in diamond with diagonal line

 35. Spot elevation shown in hexagon with diagonal line

 36. Spot elevation shown in octagon with diagonal line

 37. Spot elevation shown in circle with cross-hatch

 38. Spot elevation shown in square with cross-hatch

 39. Spot elevation shown in triangle with cross-hatch

 40. Spot elevation shown in diamond with cross-hatch

 41. Spot elevation shown in hexagon with cross-hatch

 42. Spot elevation shown in octagon with cross-hatch

 43. Spot elevation shown in circle with diagonal cross-hatch

 44. Spot elevation shown in square with diagonal cross-hatch

 45. Spot elevation shown in triangle with diagonal cross-hatch

 46. Spot elevation shown in diamond with diagonal cross-hatch

 47. Spot elevation shown in hexagon with diagonal cross-hatch

 48. Spot elevation shown in octagon with diagonal cross-hatch

 49. Spot elevation shown in circle with no symbol

 50. Spot elevation shown in square with no symbol

 51. Spot elevation shown in triangle with no symbol

 52. Spot elevation shown in diamond with no symbol

 53. Spot elevation shown in hexagon with no symbol

 54. Spot elevation shown in octagon with no symbol

 55. Spot elevation shown in circle with no symbol

 56. Spot elevation shown in square with no symbol

 57. Spot elevation shown in triangle with no symbol

 58. Spot elevation shown in diamond with no symbol

 59. Spot elevation shown in hexagon with no symbol

 60. Spot elevation shown in octagon with no symbol

GRADING LEGEND

 DRAINAGE CONTOUR

 PROPOSED GRADE

 SPOT ELEVATION

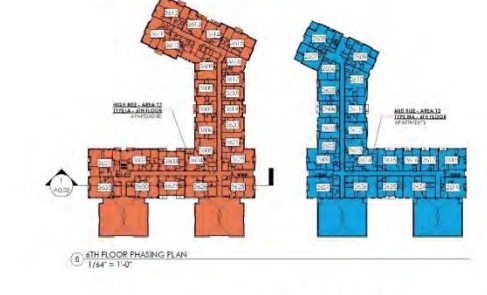
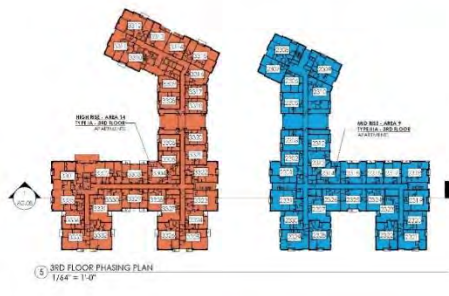
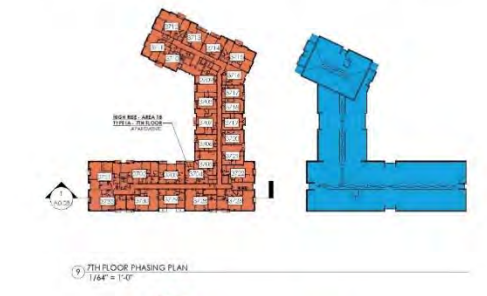
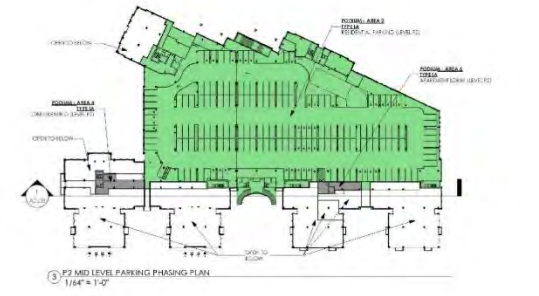
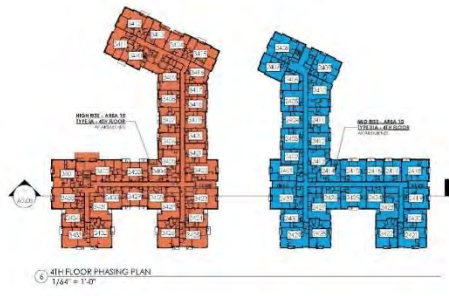
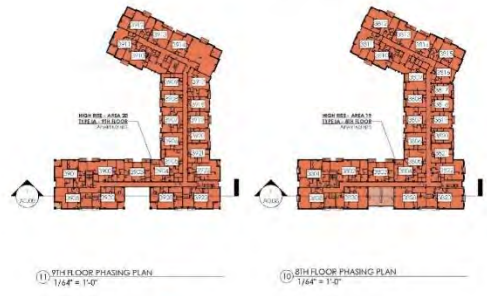
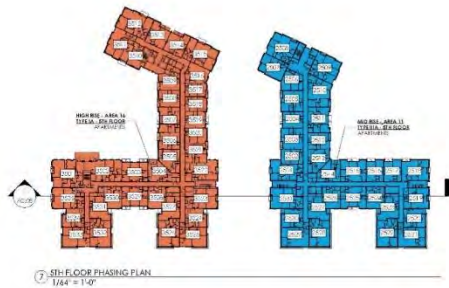
CDS - SHEET 47/212

GRADING PLAN C-6.1

 FINAL B.A.R.

 OCTOBER 23, 2019

SHEET



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



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR

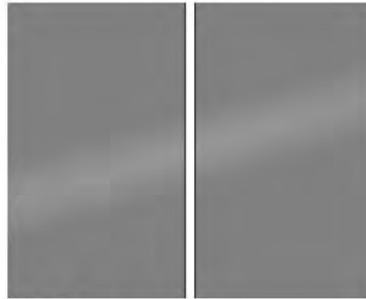


REVISIONS

CDS - SHEET 48/212
PHASING & ADDRESSING PLAN
A0.08



FIBER CEMENT WITH REVEAL TRIM
MATCH METAL PANEL COLOR



METAL PANEL
REYNOBOND
COLOR WELD 500 CADET GREY



BEVEL
CONTEMPORARY SERIES - MODERNIST ORIGINAL BRACKET



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



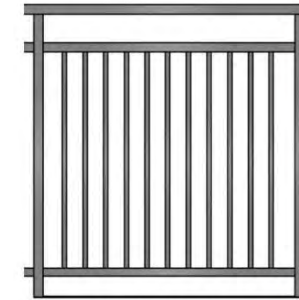
BRICK #2
CAROLINA CERAMICS
PROVINCIAL COLLECTION - TUSCANY (WHITE
WASHED) WITH HOLCIM WHITE MORTAR



ALUMINUM STOREFRONT
KAWNEER PERMAFLOUR
DOVE GRAY



WINDOW CLADDING
SIERRA PACIFIC
COLORSTAY COLLECTIONS - GULL GREY 007



CONTEMPORARY PICKET RAILING
DULA
(FINISH TO MATCH METAL PANEL)

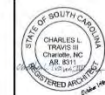


**- WOODFIELD -
MORRISON YARD
APARTMENTS**
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS

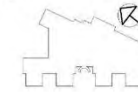
PROJECT NUMBER: 1725
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REVISIONS

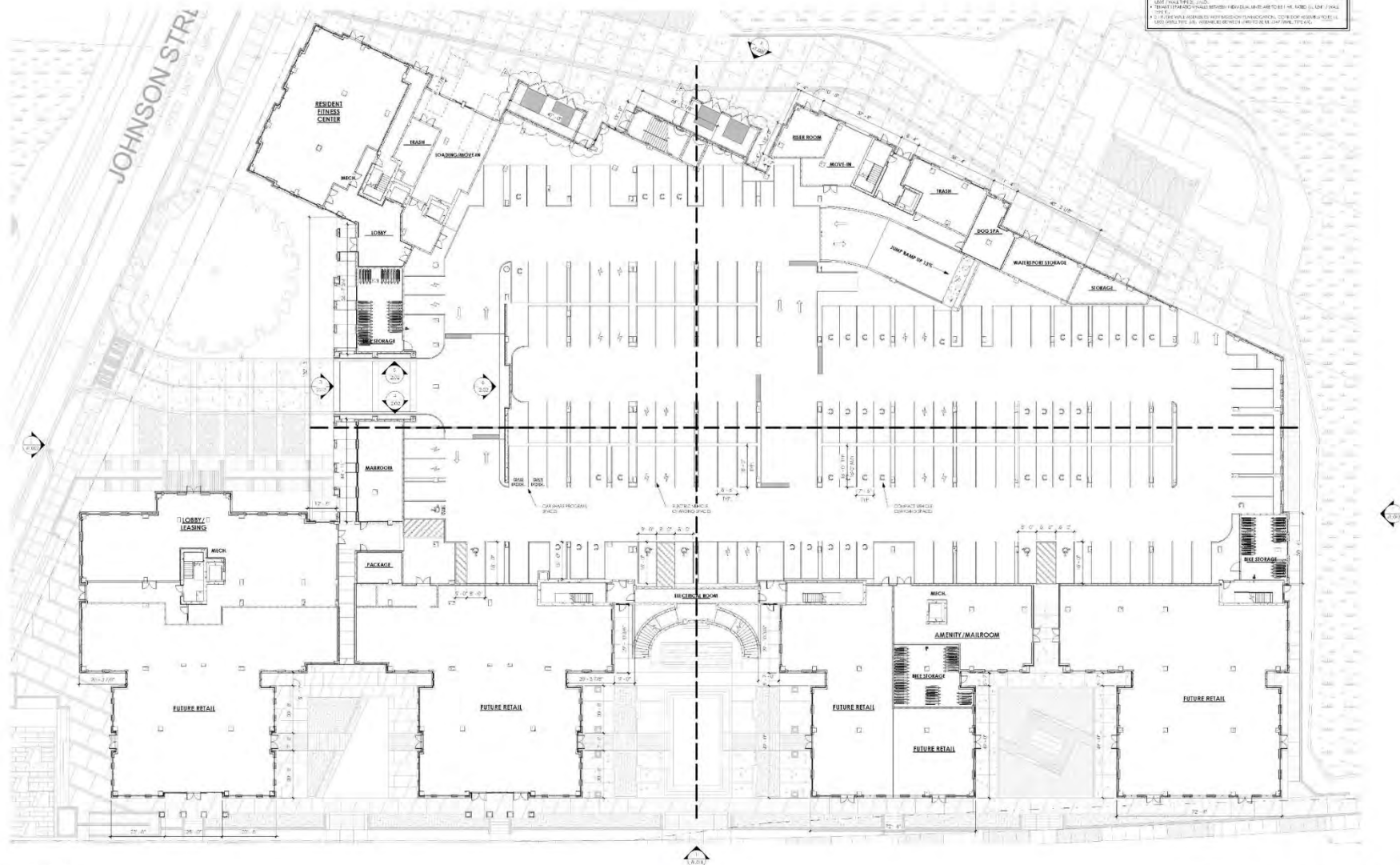
CDS - SHEET 49/212

MATERIALS



A0.22

- GENERAL NOTES - BRIDGING KEY PLAN**
- 1. REFER TO ALL OTHER DRAWINGS FOR DIMENSIONS AND NOTES.
 - 2. DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED.
 - 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



1ST FLOOR
1/16" = 1'-0"

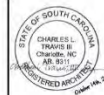


- WOODFIELD - MORRISON YARD APARTMENTS
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
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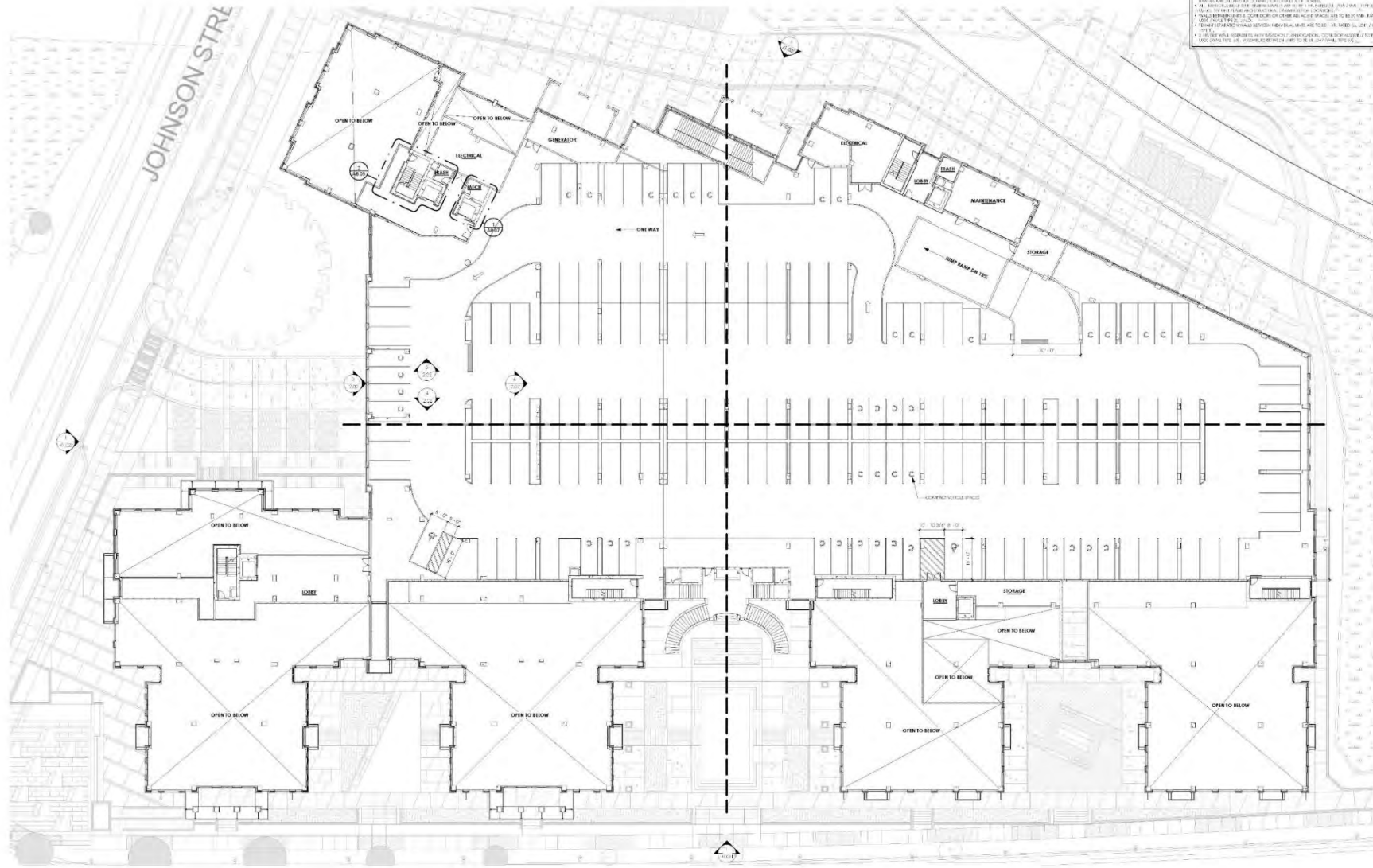
REVISIONS
A REVISION

CDS - SHEET 50/212



1ST FLOOR - KEY PLAN

A3.01



- GENERAL NOTES - BRIDGING KEY PLAN**
- 1. REFER TO ALL OTHER DRAWINGS FOR ALL DIMENSIONS AND NOTES.
 - 2. REFER TO ALL OTHER DRAWINGS FOR ALL DIMENSIONS AND NOTES.
 - 3. REFER TO ALL OTHER DRAWINGS FOR ALL DIMENSIONS AND NOTES.
 - 4. REFER TO ALL OTHER DRAWINGS FOR ALL DIMENSIONS AND NOTES.
 - 5. REFER TO ALL OTHER DRAWINGS FOR ALL DIMENSIONS AND NOTES.
 - 6. REFER TO ALL OTHER DRAWINGS FOR ALL DIMENSIONS AND NOTES.
 - 7. REFER TO ALL OTHER DRAWINGS FOR ALL DIMENSIONS AND NOTES.
 - 8. REFER TO ALL OTHER DRAWINGS FOR ALL DIMENSIONS AND NOTES.
 - 9. REFER TO ALL OTHER DRAWINGS FOR ALL DIMENSIONS AND NOTES.
 - 10. REFER TO ALL OTHER DRAWINGS FOR ALL DIMENSIONS AND NOTES.

LEVEL P2
1/16" = 1'-0"



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



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
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REVISIONS

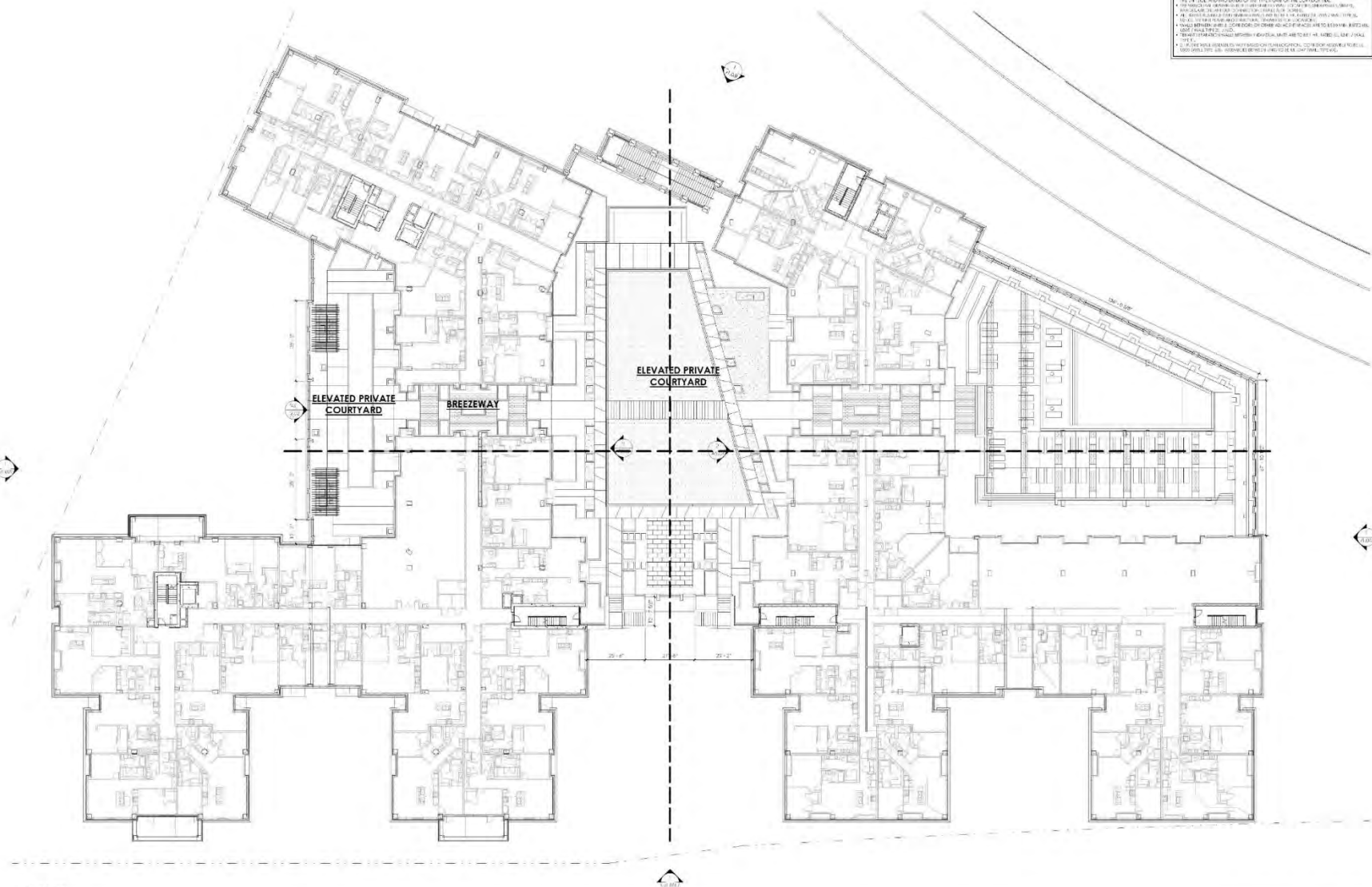
CDS - SHEET 51/212



LEVEL P2 - KEY PLAN

A3.01P

- GENERAL NOTES - BUILDING KEY PLAN**
- 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS INDICATED OTHERWISE.
 - 2. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
 - 3. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
 - 4. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
 - 5. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
 - 6. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
 - 7. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
 - 8. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
 - 9. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
 - 10. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.



① 2ND FLOOR
1/16" = 1'-0"



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



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



REVISIONS

CDS - SHEET 52/212

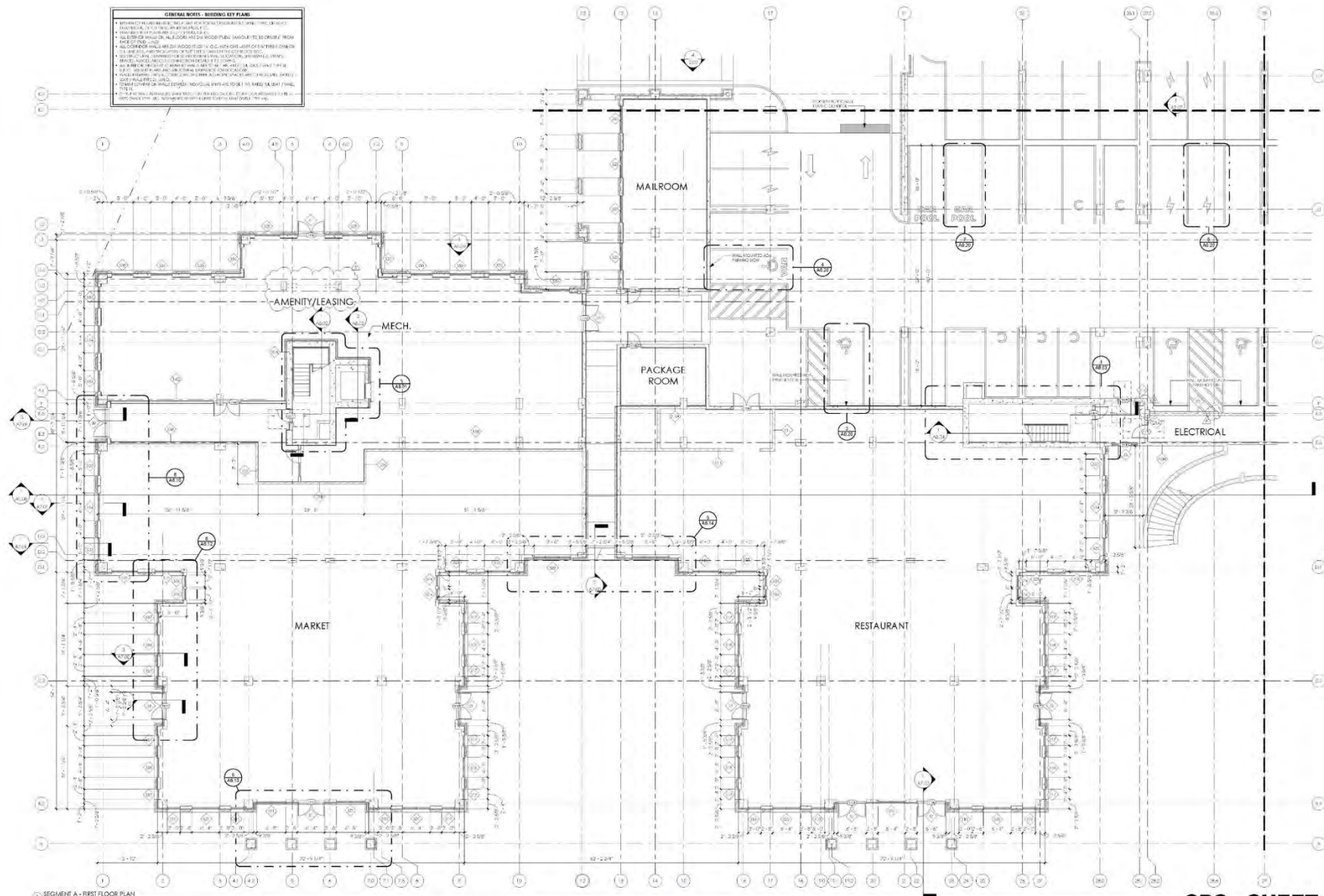


2ND FLOOR - KEY PLAN

A3.02

GENERAL NOTES, BUILDING KEY PLAN

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC/NEC).
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC/NEC).
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC/NEC).
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC/NEC).
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC/NEC).
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC/NEC).
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC/NEC).
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC/NEC).
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC/NEC).
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC/NEC).



1. SEGMENT A - 1ST FLOOR PLAN
1/8" = 1'-0"



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



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
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REVISIONS

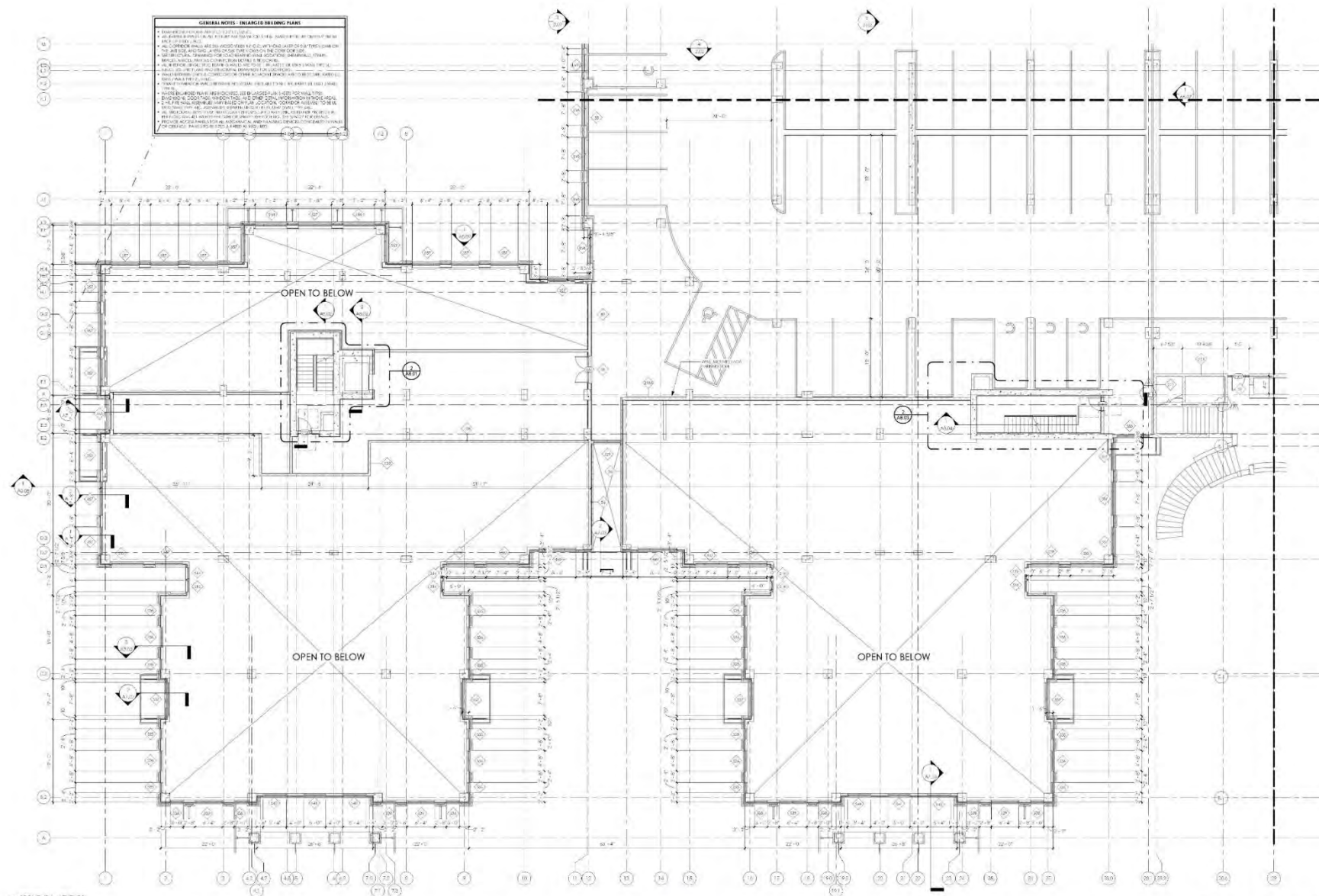
NO.	DESCRIPTION	DATE
1	REVISION	11/13/19



CDS - SHEET 53/212

SEGMENT A - 1ST FLOOR PLAN

A4.A01



GENERAL NOTES - ENLARGED BEARING PLAN

- 1. CONSULT THE ARCHITECT'S SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

11 SEGMENT A - LEVEL P2
1/8" = 1'-0"



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



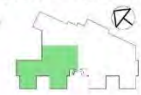
VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

PROJECT NUMBER: 1725
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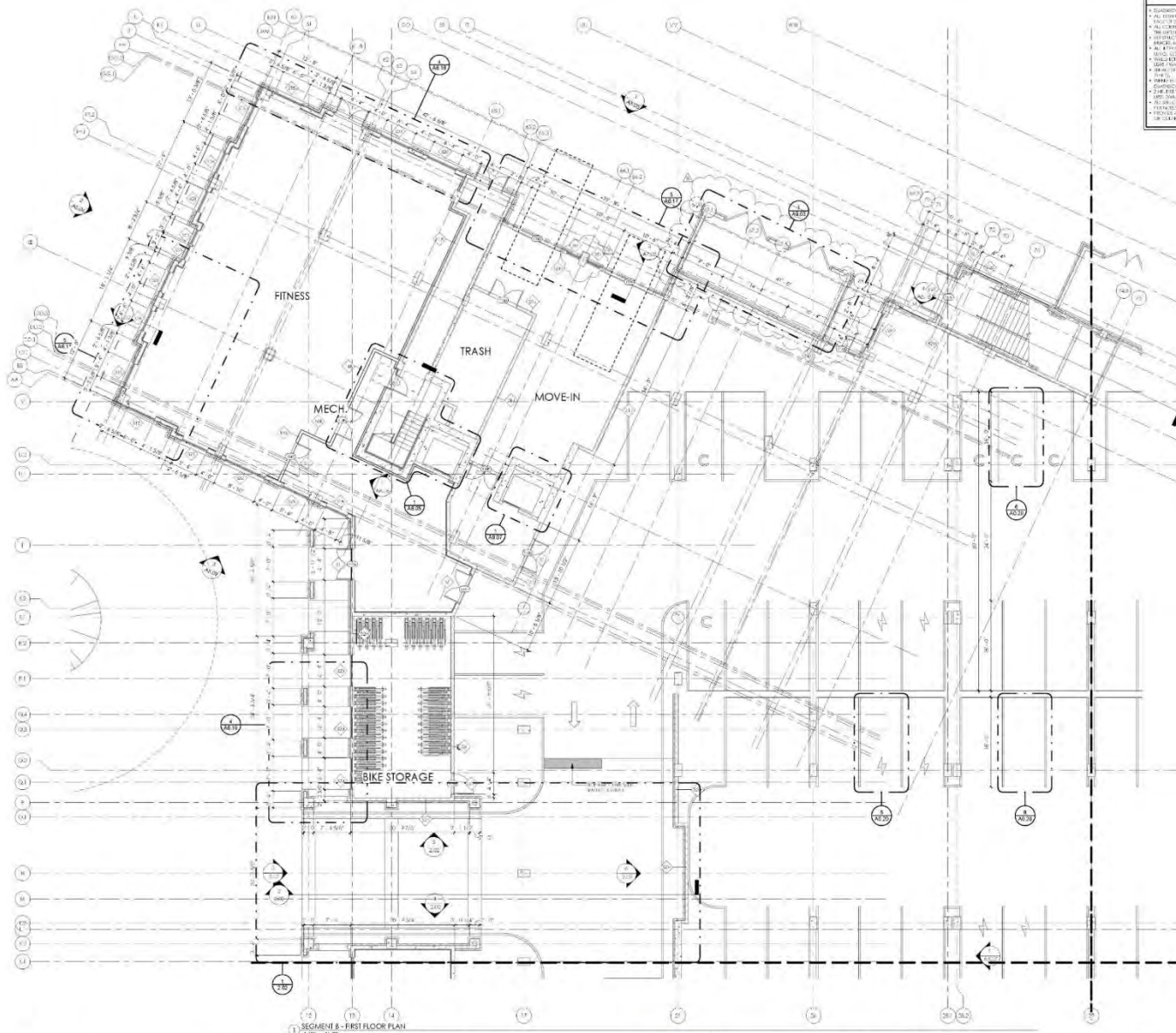
REVISIONS
A. REVISED

CDS - SHEET 54/212



SEGMENT A - LEVEL P2 PLAN

A4.A01P



GENERAL NOTES - ENLARGED BUILDING PLANS

- 1. SUBMITTED BY OWNER SUBJECT TO THE S.C.A.C.
- 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
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- 22. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 23. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 24. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 25. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 26. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 27. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 28. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 29. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 30. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 31. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.
- 32. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE S.C.A.C. UNLESS OTHERWISE SPECIFIED.

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



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

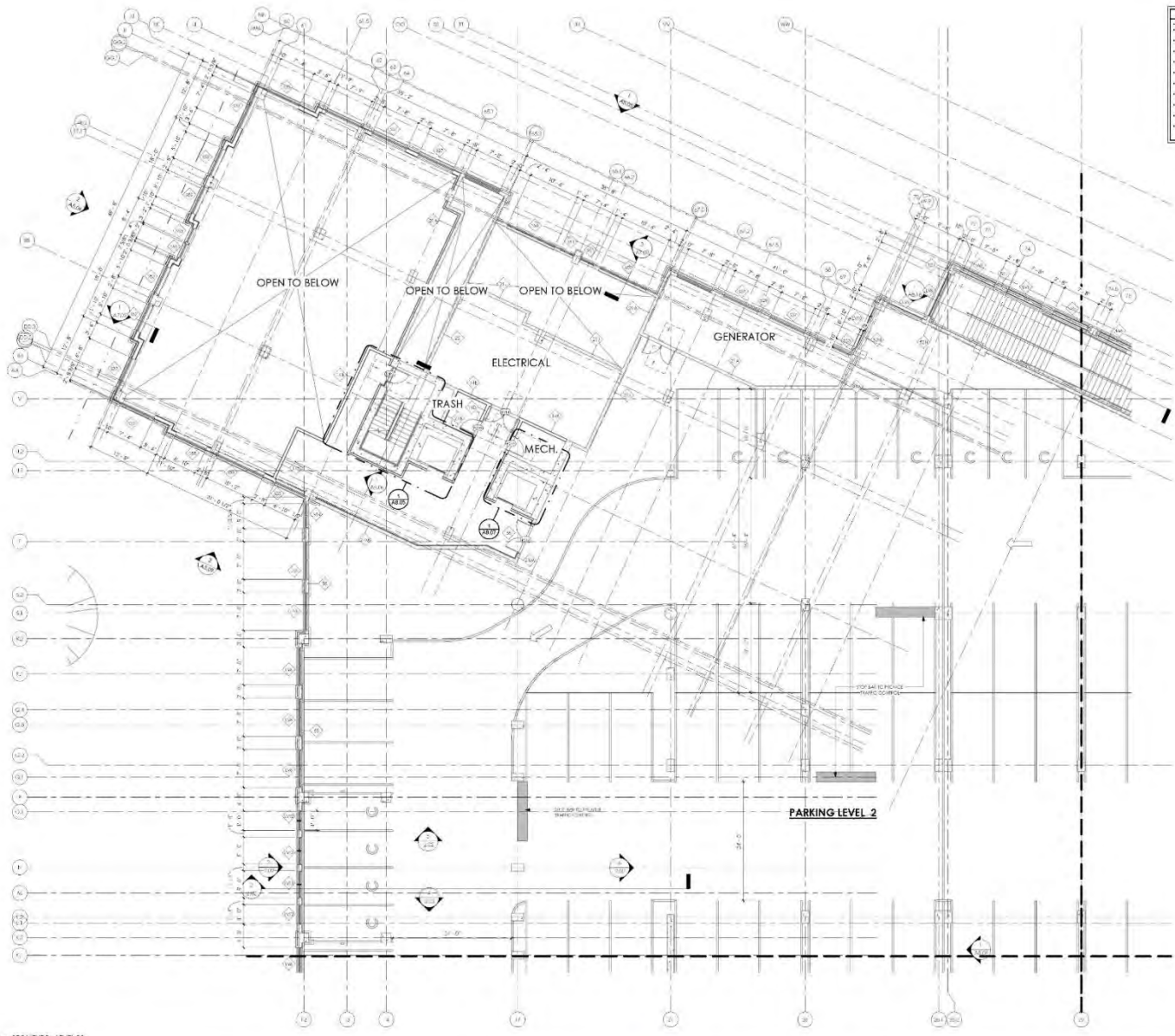


VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 1725
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 ISSUED FOR: FINAL BAR



NO.	REVISIONS
1	RESEARCH

CDS - SHEET 56/212
 SEGMENT B - 1ST FLOOR PLAN
 A4.B01



- GENERAL NOTES - ENLARGED BUILDING PLANS**
- 1. GENERAL NOTES TO BE REFERRED TO THROUGHOUT THIS DRAWING.
 - 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 - 3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 - 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 - 5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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 - 13. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 - 14. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 - 15. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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 - 21. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 - 22. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 - 23. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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 - 26. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 - 27. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 - 28. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 - 29. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 - 30. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

1. SEGMENT B - LEVEL P2
1/8" = 1'-0"



MORRISON YARD CHARLESTON

- WOODFIELD - MORRISON YARD APARTMENTS

838 MORRISON DRIVE, CHARLESTON, SC

HOUSING STUDIO

151

VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR

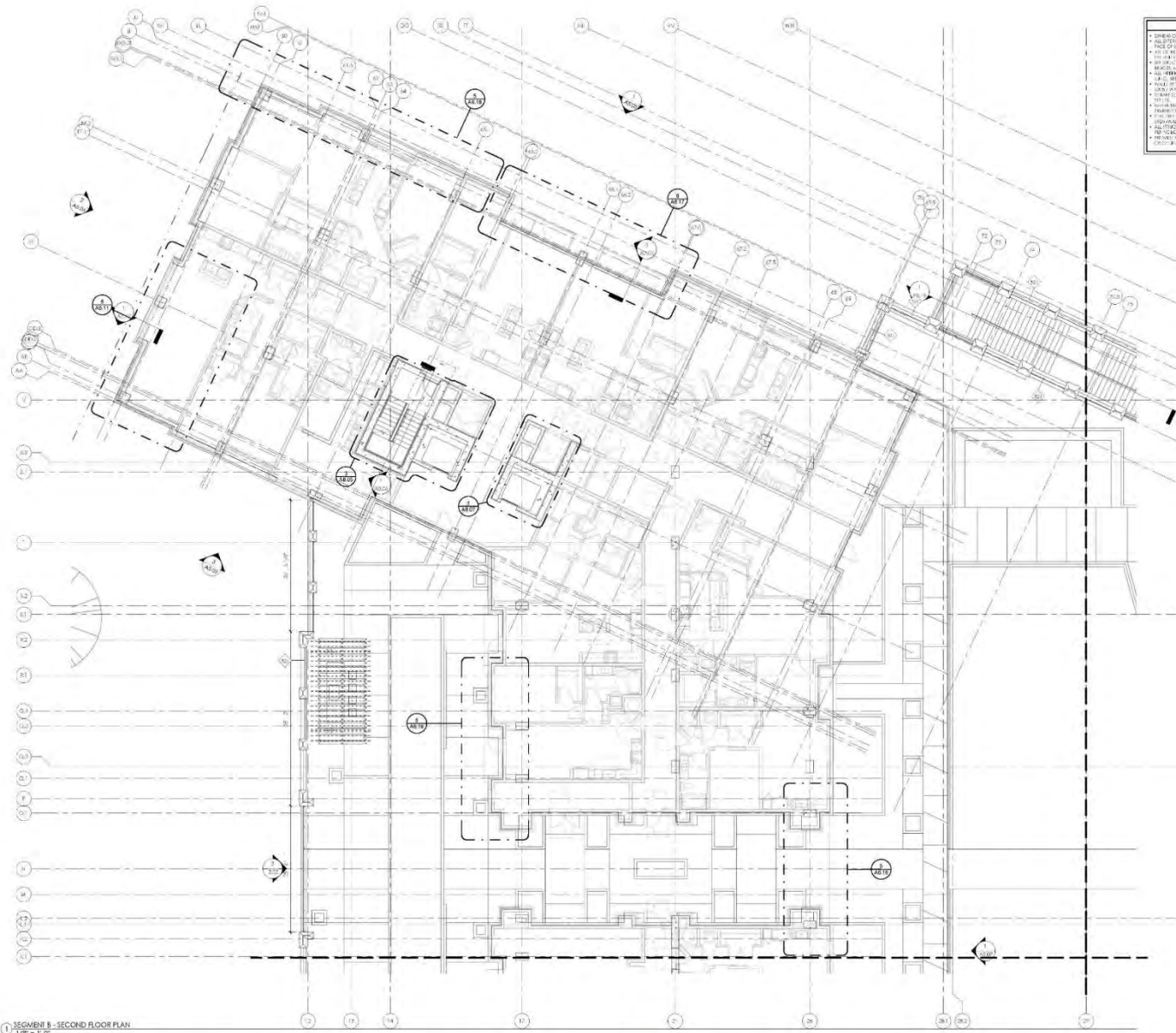


REVISIONS

CDS - SHEET 57/212

SEGMENT B - LEVEL P2 PLAN

A4.B01P



GENERAL NOTES - FINISHED MEANS PLAN

- THESE NOTES ARE TO BE USED IN CONJUNCTION WITH THE FINISHED MEANS PLAN AND SHOULD BE REFERENCED TO THE PLAN SHEETS FOR THE PROJECT.
- ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
- ALL FINISHES ARE TO BE AS NOTED ON THE FINISHED MEANS PLAN.
- ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUTH CAROLINA BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, AND THE INTERNATIONAL MECHANICAL AND PLUMBING CODE.
- ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUTH CAROLINA BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, AND THE INTERNATIONAL MECHANICAL AND PLUMBING CODE.
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- ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUTH CAROLINA BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, AND THE INTERNATIONAL MECHANICAL AND PLUMBING CODE.

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



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

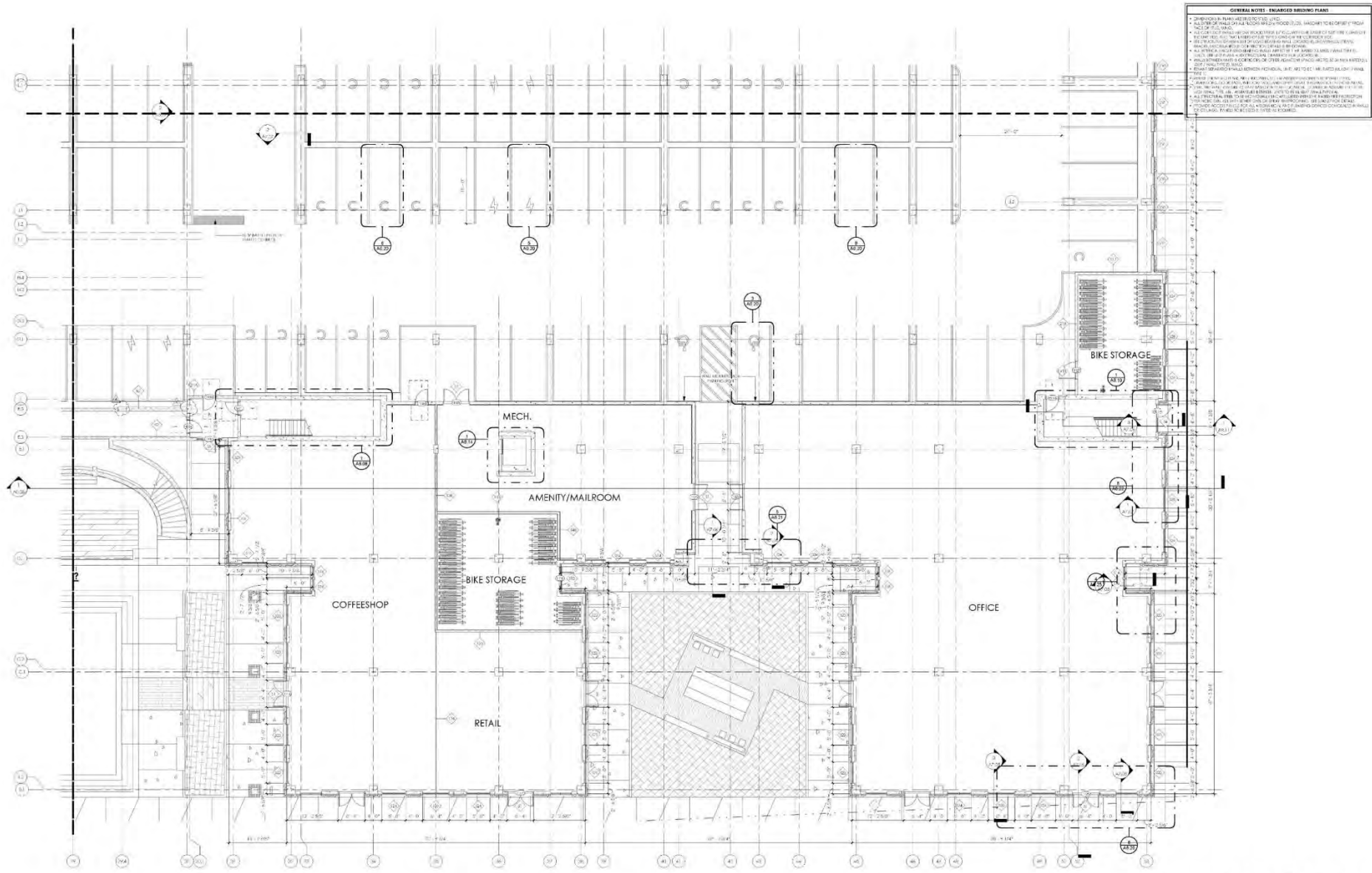


VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



REVISIONS

CDS - SHEET 58/212
SEGMENT B - 2ND FLOOR PLAN
A4.B02



GENERAL NOTES - ENLARGED DRAWING PLANS

- 1. DIMENSIONS IN PARENTHESIS INDICATE THE LOCATION OF WALL CENTERLINE UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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



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



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



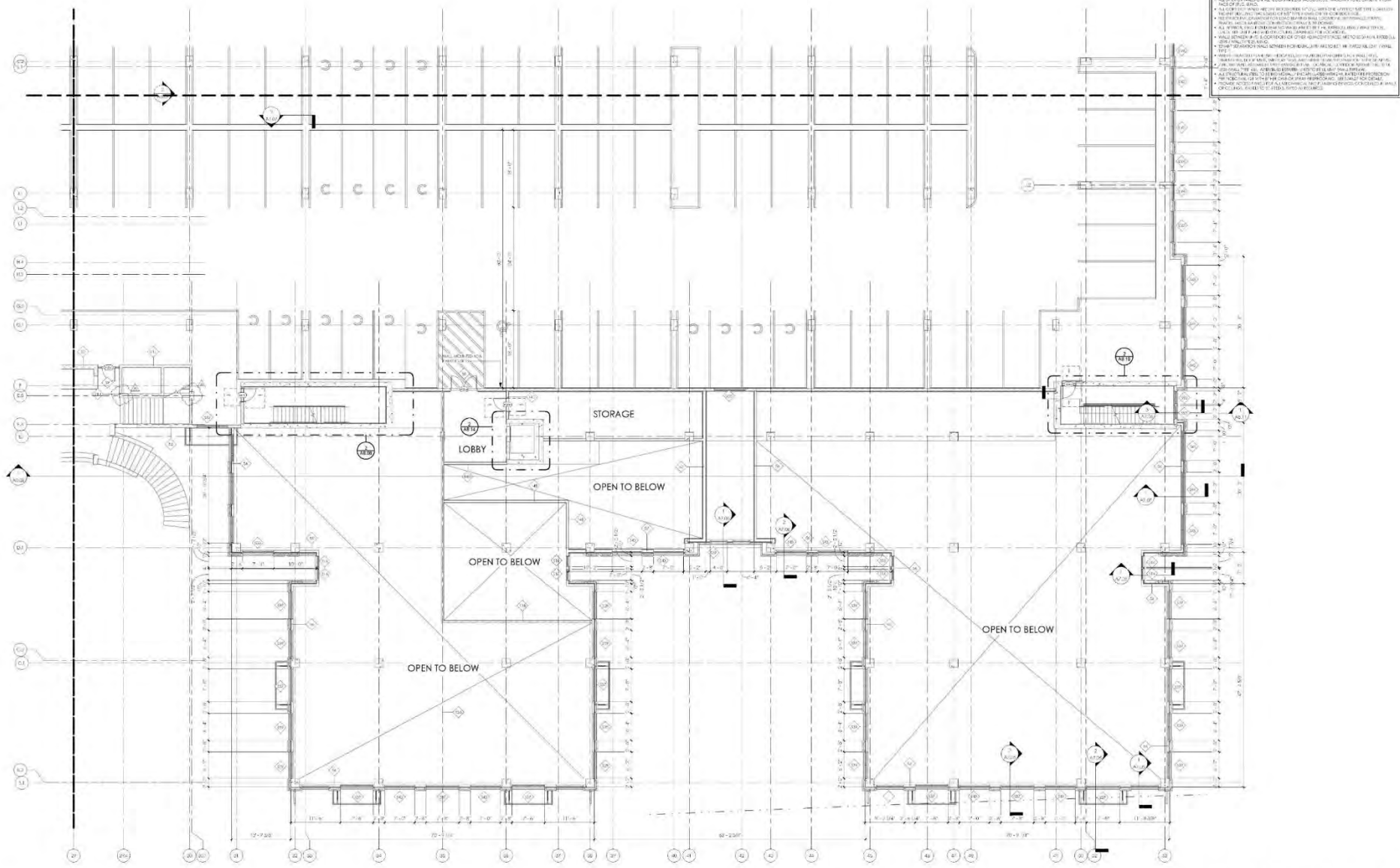
REVISIONS	DATE
A. REVISION A	10/21/19



CDS - SHEET 59/212

SEGMENT C - 1ST FLOOR PLAN

A4.C01



- GENERAL NOTES - ENLARGED BUILDING PLANS**
- 1. DIMENSIONS & PLACEMENTS TO FACE UNLESS NOTED OTHERWISE.
 - 2. ALL DIMENSIONS & PLACEMENTS TO FACE UNLESS NOTED OTHERWISE.
 - 3. ALL DIMENSIONS & PLACEMENTS TO FACE UNLESS NOTED OTHERWISE.
 - 4. ALL DIMENSIONS & PLACEMENTS TO FACE UNLESS NOTED OTHERWISE.
 - 5. ALL DIMENSIONS & PLACEMENTS TO FACE UNLESS NOTED OTHERWISE.
 - 6. ALL DIMENSIONS & PLACEMENTS TO FACE UNLESS NOTED OTHERWISE.
 - 7. ALL DIMENSIONS & PLACEMENTS TO FACE UNLESS NOTED OTHERWISE.
 - 8. ALL DIMENSIONS & PLACEMENTS TO FACE UNLESS NOTED OTHERWISE.
 - 9. ALL DIMENSIONS & PLACEMENTS TO FACE UNLESS NOTED OTHERWISE.
 - 10. ALL DIMENSIONS & PLACEMENTS TO FACE UNLESS NOTED OTHERWISE.

1 SEGMENT C - LEVEL P2
1/8" = 1'-0"



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



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



REVISIONS
A. REVISION A

CDS - SHEET 60/212
SEGMENT C - LEVEL P2 PLAN
A4.C01P

GENERAL NOTES - BUILDING ELEVATIONS	METAL PANEL COLOR SELECTIONS	MASONRY COLOR SELECTIONS
<ul style="list-style-type: none"> 1. ON ALL ELEVATIONS, UNLESS NOTED TO THE CONTRARY, ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR. 2. ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR UNLESS NOTED TO THE CONTRARY. 3. ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR UNLESS NOTED TO THE CONTRARY. 4. ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR UNLESS NOTED TO THE CONTRARY. 5. ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR UNLESS NOTED TO THE CONTRARY. 6. ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR UNLESS NOTED TO THE CONTRARY. 7. ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR UNLESS NOTED TO THE CONTRARY. 8. ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR UNLESS NOTED TO THE CONTRARY. 9. ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR UNLESS NOTED TO THE CONTRARY. 10. ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR UNLESS NOTED TO THE CONTRARY. 11. ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR UNLESS NOTED TO THE CONTRARY. 12. ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR UNLESS NOTED TO THE CONTRARY. 13. ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR UNLESS NOTED TO THE CONTRARY. 14. ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR UNLESS NOTED TO THE CONTRARY. 15. ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR UNLESS NOTED TO THE CONTRARY. 16. ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR UNLESS NOTED TO THE CONTRARY. 17. ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR UNLESS NOTED TO THE CONTRARY. 18. ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR UNLESS NOTED TO THE CONTRARY. 19. ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR UNLESS NOTED TO THE CONTRARY. 20. ALL MATERIALS SHALL BE FINISHED TO THE EXTERIOR UNLESS NOTED TO THE CONTRARY. 	<ul style="list-style-type: none"> 1. METAL PANEL COLOR SELECTIONS 2. METAL PANEL COLOR SELECTIONS 3. METAL PANEL COLOR SELECTIONS 4. METAL PANEL COLOR SELECTIONS 5. METAL PANEL COLOR SELECTIONS 6. METAL PANEL COLOR SELECTIONS 7. METAL PANEL COLOR SELECTIONS 8. METAL PANEL COLOR SELECTIONS 9. METAL PANEL COLOR SELECTIONS 10. METAL PANEL COLOR SELECTIONS 11. METAL PANEL COLOR SELECTIONS 12. METAL PANEL COLOR SELECTIONS 13. METAL PANEL COLOR SELECTIONS 14. METAL PANEL COLOR SELECTIONS 15. METAL PANEL COLOR SELECTIONS 16. METAL PANEL COLOR SELECTIONS 17. METAL PANEL COLOR SELECTIONS 18. METAL PANEL COLOR SELECTIONS 19. METAL PANEL COLOR SELECTIONS 20. METAL PANEL COLOR SELECTIONS 	<ul style="list-style-type: none"> 1. MASONRY COLOR SELECTIONS 2. MASONRY COLOR SELECTIONS 3. MASONRY COLOR SELECTIONS 4. MASONRY COLOR SELECTIONS 5. MASONRY COLOR SELECTIONS 6. MASONRY COLOR SELECTIONS 7. MASONRY COLOR SELECTIONS 8. MASONRY COLOR SELECTIONS 9. MASONRY COLOR SELECTIONS 10. MASONRY COLOR SELECTIONS 11. MASONRY COLOR SELECTIONS 12. MASONRY COLOR SELECTIONS 13. MASONRY COLOR SELECTIONS 14. MASONRY COLOR SELECTIONS 15. MASONRY COLOR SELECTIONS 16. MASONRY COLOR SELECTIONS 17. MASONRY COLOR SELECTIONS 18. MASONRY COLOR SELECTIONS 19. MASONRY COLOR SELECTIONS 20. MASONRY COLOR SELECTIONS



2. CENTRAL COURTYARD ELEVATION - HIGH RISE
1/16" = 1'-0"



1. JOHNSON STREET ELEVATION
1/16" = 1'-0"



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



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

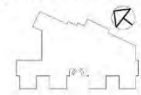
PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



REVISIONS

CDS - SHEET 66/212

KEY ELEVATIONS



A5.02

GENERAL NOTES - BUILDING ELEVATIONS	METAL PANEL COLOR SELECTIONS	MASONRY COLOR SELECTIONS
<ul style="list-style-type: none"> • PROVIDE MATERIAL SCHEDULE AND COLOR SELECTION FOR ALL EXTERIOR WALLS, ROOFING, AND CURBSIDE FINISHES. • PROVIDE FINISHES FOR ALL EXTERIOR WALLS AND CURBSIDE FINISHES. • PROVIDE FINISHES FOR ALL EXTERIOR WALLS AND CURBSIDE FINISHES. • PROVIDE FINISHES FOR ALL EXTERIOR WALLS AND CURBSIDE FINISHES. • PROVIDE FINISHES FOR ALL EXTERIOR WALLS AND CURBSIDE FINISHES. 	<ul style="list-style-type: none"> • METAL PANEL COLOR SELECTIONS • METAL PANEL COLOR SELECTIONS • METAL PANEL COLOR SELECTIONS • METAL PANEL COLOR SELECTIONS • METAL PANEL COLOR SELECTIONS 	<ul style="list-style-type: none"> • MASONRY COLOR SELECTIONS • MASONRY COLOR SELECTIONS • MASONRY COLOR SELECTIONS • MASONRY COLOR SELECTIONS • MASONRY COLOR SELECTIONS



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

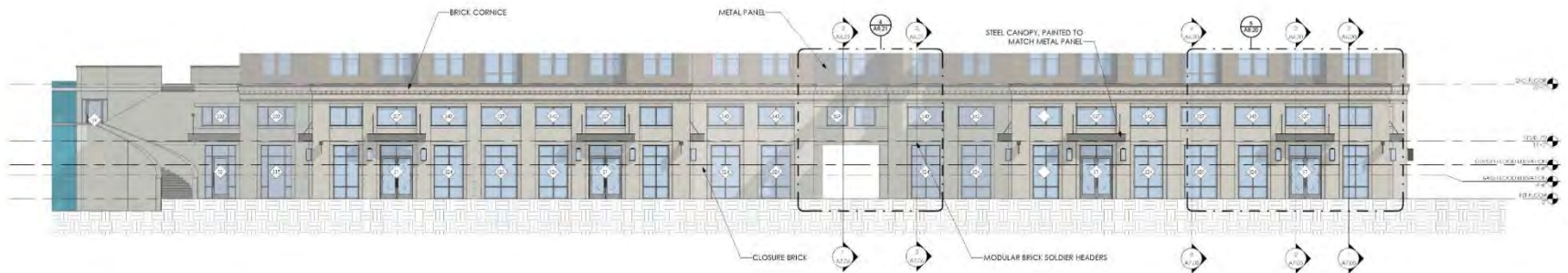


VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR

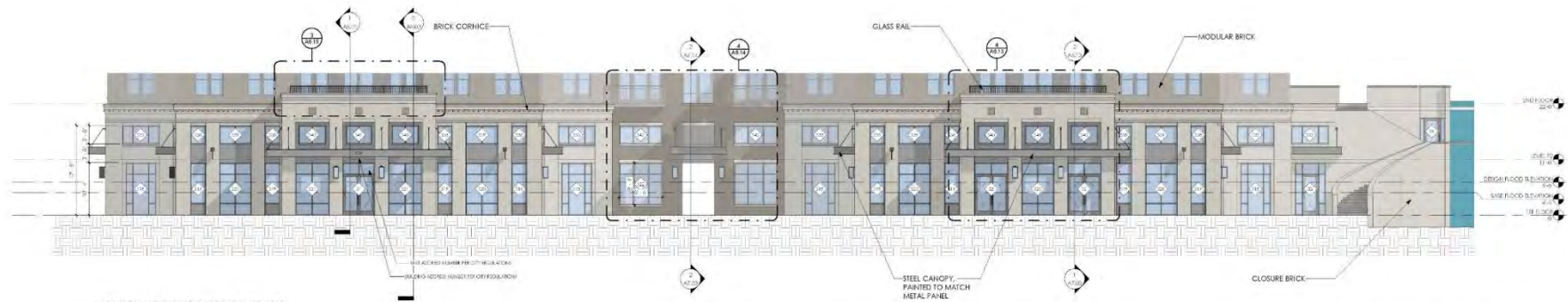


CDS - SHEET 67/212
KEY ELEVATIONS
A5.03

GENERAL NOTES - BUILDING ELEVATIONS	METAL PANEL COLOR SELECTIONS	MASONRY COLOR SELECTIONS
<ul style="list-style-type: none"> 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE TO FACE. 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT. 3. ALL MATERIALS SHALL BE MATCHED TO THE ADJACENT BUILDING. 4. ALL MATERIALS SHALL BE MATCHED TO THE ADJACENT BUILDING. 5. ALL MATERIALS SHALL BE MATCHED TO THE ADJACENT BUILDING. 6. ALL MATERIALS SHALL BE MATCHED TO THE ADJACENT BUILDING. 7. ALL MATERIALS SHALL BE MATCHED TO THE ADJACENT BUILDING. 8. ALL MATERIALS SHALL BE MATCHED TO THE ADJACENT BUILDING. 9. ALL MATERIALS SHALL BE MATCHED TO THE ADJACENT BUILDING. 10. ALL MATERIALS SHALL BE MATCHED TO THE ADJACENT BUILDING. 11. ALL MATERIALS SHALL BE MATCHED TO THE ADJACENT BUILDING. 12. ALL MATERIALS SHALL BE MATCHED TO THE ADJACENT BUILDING. 13. ALL MATERIALS SHALL BE MATCHED TO THE ADJACENT BUILDING. 14. ALL MATERIALS SHALL BE MATCHED TO THE ADJACENT BUILDING. 15. ALL MATERIALS SHALL BE MATCHED TO THE ADJACENT BUILDING. 16. ALL MATERIALS SHALL BE MATCHED TO THE ADJACENT BUILDING. 17. ALL MATERIALS SHALL BE MATCHED TO THE ADJACENT BUILDING. 18. ALL MATERIALS SHALL BE MATCHED TO THE ADJACENT BUILDING. 19. ALL MATERIALS SHALL BE MATCHED TO THE ADJACENT BUILDING. 20. ALL MATERIALS SHALL BE MATCHED TO THE ADJACENT BUILDING. 	<ul style="list-style-type: none"> 1. METAL PANEL COLOR SELECTIONS 2. METAL PANEL COLOR SELECTIONS 3. METAL PANEL COLOR SELECTIONS 4. METAL PANEL COLOR SELECTIONS 5. METAL PANEL COLOR SELECTIONS 6. METAL PANEL COLOR SELECTIONS 7. METAL PANEL COLOR SELECTIONS 8. METAL PANEL COLOR SELECTIONS 9. METAL PANEL COLOR SELECTIONS 10. METAL PANEL COLOR SELECTIONS 11. METAL PANEL COLOR SELECTIONS 12. METAL PANEL COLOR SELECTIONS 13. METAL PANEL COLOR SELECTIONS 14. METAL PANEL COLOR SELECTIONS 15. METAL PANEL COLOR SELECTIONS 16. METAL PANEL COLOR SELECTIONS 17. METAL PANEL COLOR SELECTIONS 18. METAL PANEL COLOR SELECTIONS 19. METAL PANEL COLOR SELECTIONS 20. METAL PANEL COLOR SELECTIONS 	<ul style="list-style-type: none"> 1. MASONRY COLOR SELECTIONS 2. MASONRY COLOR SELECTIONS 3. MASONRY COLOR SELECTIONS 4. MASONRY COLOR SELECTIONS 5. MASONRY COLOR SELECTIONS 6. MASONRY COLOR SELECTIONS 7. MASONRY COLOR SELECTIONS 8. MASONRY COLOR SELECTIONS 9. MASONRY COLOR SELECTIONS 10. MASONRY COLOR SELECTIONS 11. MASONRY COLOR SELECTIONS 12. MASONRY COLOR SELECTIONS 13. MASONRY COLOR SELECTIONS 14. MASONRY COLOR SELECTIONS 15. MASONRY COLOR SELECTIONS 16. MASONRY COLOR SELECTIONS 17. MASONRY COLOR SELECTIONS 18. MASONRY COLOR SELECTIONS 19. MASONRY COLOR SELECTIONS 20. MASONRY COLOR SELECTIONS



2 ENLARGED MORRISON DRIVE ELEVATION - MID RISE
1/8" = 1'-0"



1 ENLARGED MORRISON DRIVE ELEVATION - HIGH RISE
1/8" = 1'-0"



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

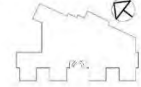


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REVISIONS

CDS - SHEET 68/212



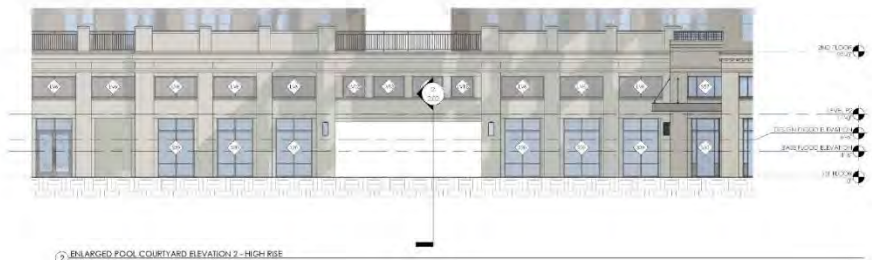
ENLARGED MORRISON DRIVE ELEVATIONS

A5.04

GENERAL NOTE - BRICK ELEVATION	METAL PANEL COLOR SELECTIONS	MASONRY COLOR SELECTIONS
<ul style="list-style-type: none"> 1. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 2. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 3. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 4. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 5. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 6. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 7. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 8. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 9. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 10. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 11. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 12. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 13. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 14. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 15. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 16. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 17. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 18. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 19. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 20. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 	<ul style="list-style-type: none"> 1. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 2. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 3. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 4. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 5. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 6. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 7. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 8. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 9. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 10. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 11. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 12. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 13. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 14. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 15. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 16. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 17. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 18. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 19. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 20. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 	<ul style="list-style-type: none"> 1. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 2. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 3. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 4. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 5. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 6. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 7. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 8. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 9. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 10. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 11. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 12. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 13. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 14. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 15. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 16. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 17. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 18. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 19. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS. 20. BRICK TO BE MATCHED TO EXISTING BRICKWORK ON ADJACENT BUILDINGS.



3 ENLARGED POOL COURTYARD ELEVATION 3 - HIGH RISE
1/8" = 1'-0"



2 ENLARGED POOL COURTYARD ELEVATION 2 - HIGH RISE
1/8" = 1'-0"



1 ENLARGED POOL COURTYARD ELEVATION 1 - HIGH RISE
1/8" = 1'-0"



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

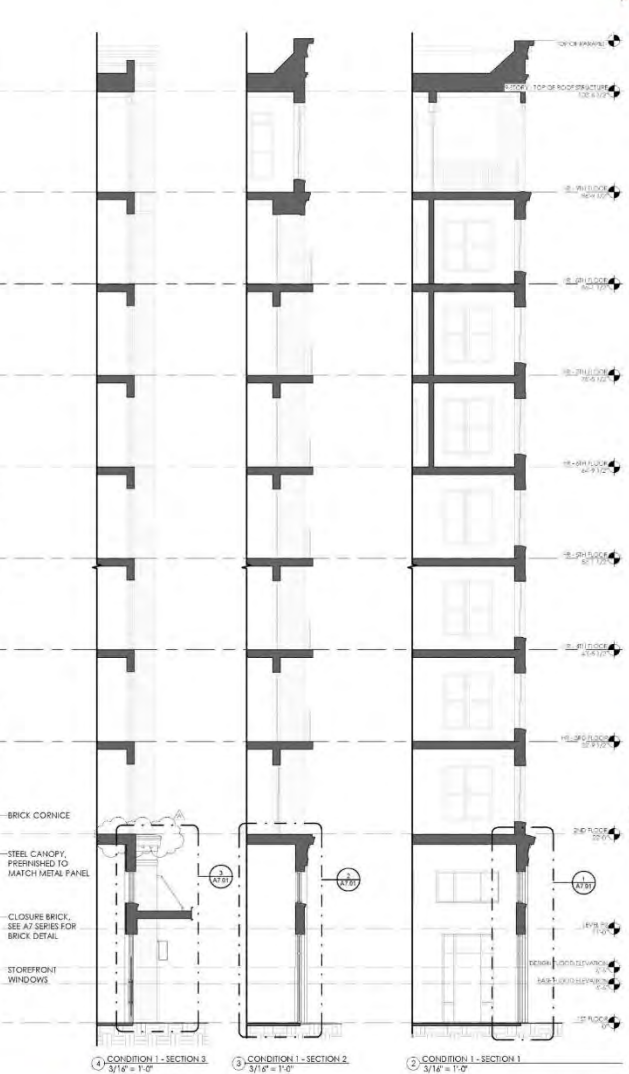
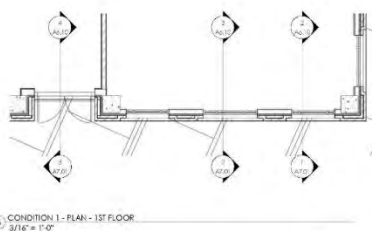
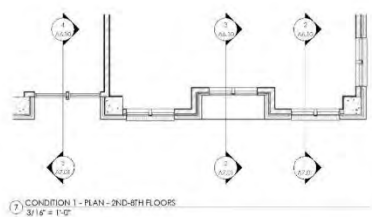
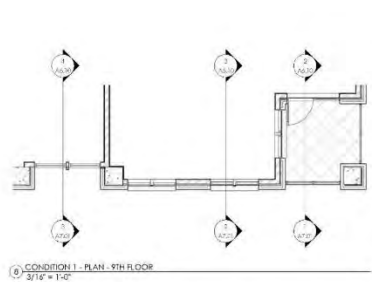


VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



REVISIONS

CDS - SHEET 73/212
ENLARGED MOTOR COURT ELEVATIONS
A5.09



FINISH LEGEND	
	MASONRY MIRROR (SECTION 1)
	MASONRY MIRROR (SECTION 2)
	METAL PANEL (SECTION 1)

6 CONDITION 1 - PLAN - 1ST FLOOR
3/16" = 1'-0"

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

4 CONDITION 1 - SECTION 3
3/16" = 1'-0"

5 CONDITION 1 - SECTION 2
3/16" = 1'-0"

2 CONDITION 1 - SECTION 1
3/16" = 1'-0"

1 CONDITION 1 - HIGH RISE

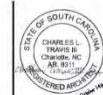


- WOODFIELD - MORRISON YARD APARTMENTS
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

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ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



REVISIONS
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CDS - SHEET 74/212

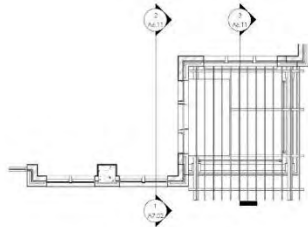


WALL SECTIONS, ELEVATIONS & PLANS

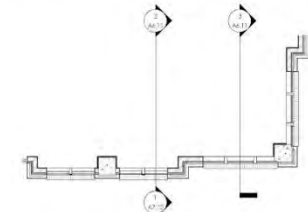
A6.10



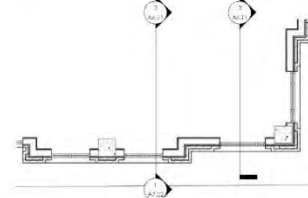
FINISH LEGEND	
	WOODEN SIDING (SECTION 1)
	WOODEN SIDING (SECTION 2)
	NETA PANEL (SECTION 1)



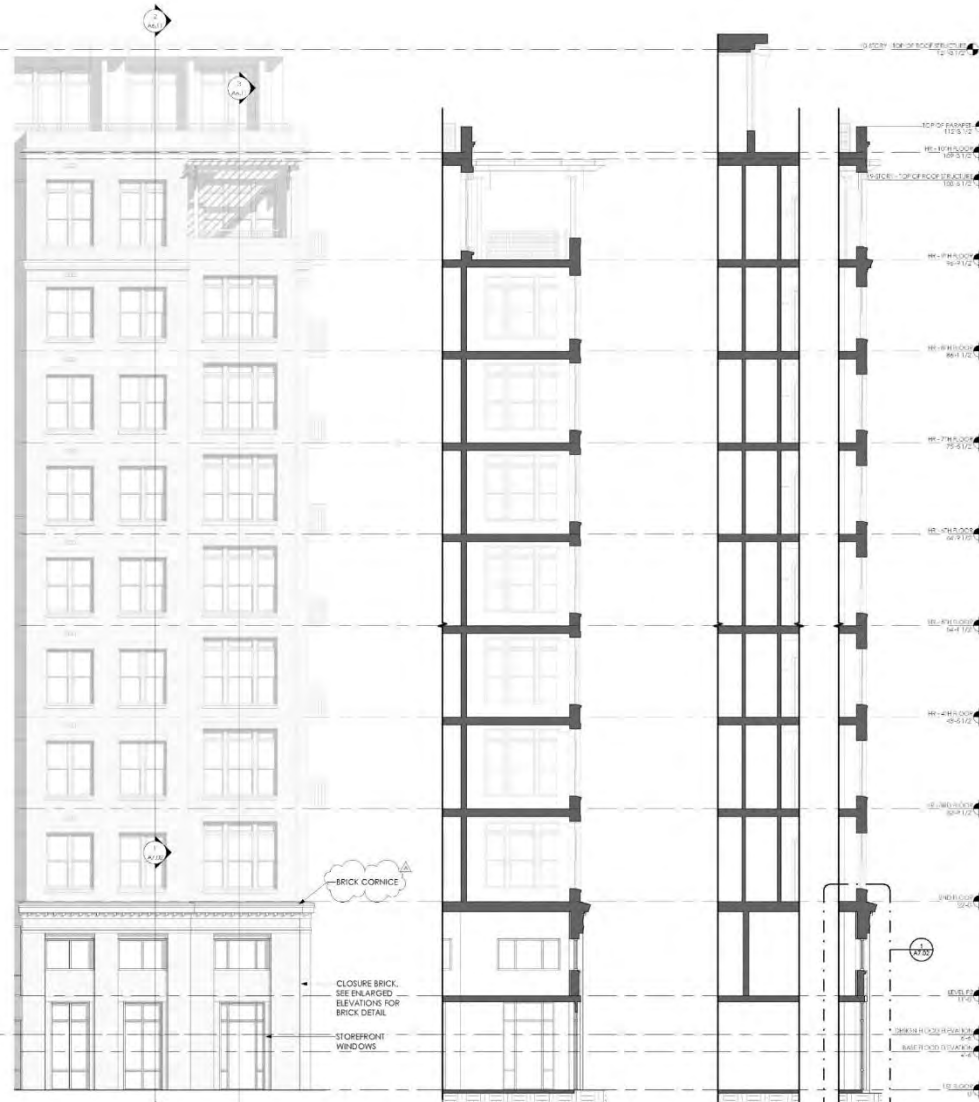
⑦ CONDITION 2 - PLAN - 9TH FLOOR
3/16" = 1'-0"



⑧ CONDITION 2 - PLAN - 2ND-4TH FLOORS
3/16" = 1'-0"



⑨ CONDITION 2 - PLAN - 1ST FLOOR
3/16" = 1'-0"



④ CONDITION 2 - ELEVATION
3/16" = 1'-0"

③ CONDITION 2 - SECTION 2
3/16" = 1'-0"

② CONDITION 2 - SECTION 1
3/16" = 1'-0"



① CONDITION 2 - HIGH RISE



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



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
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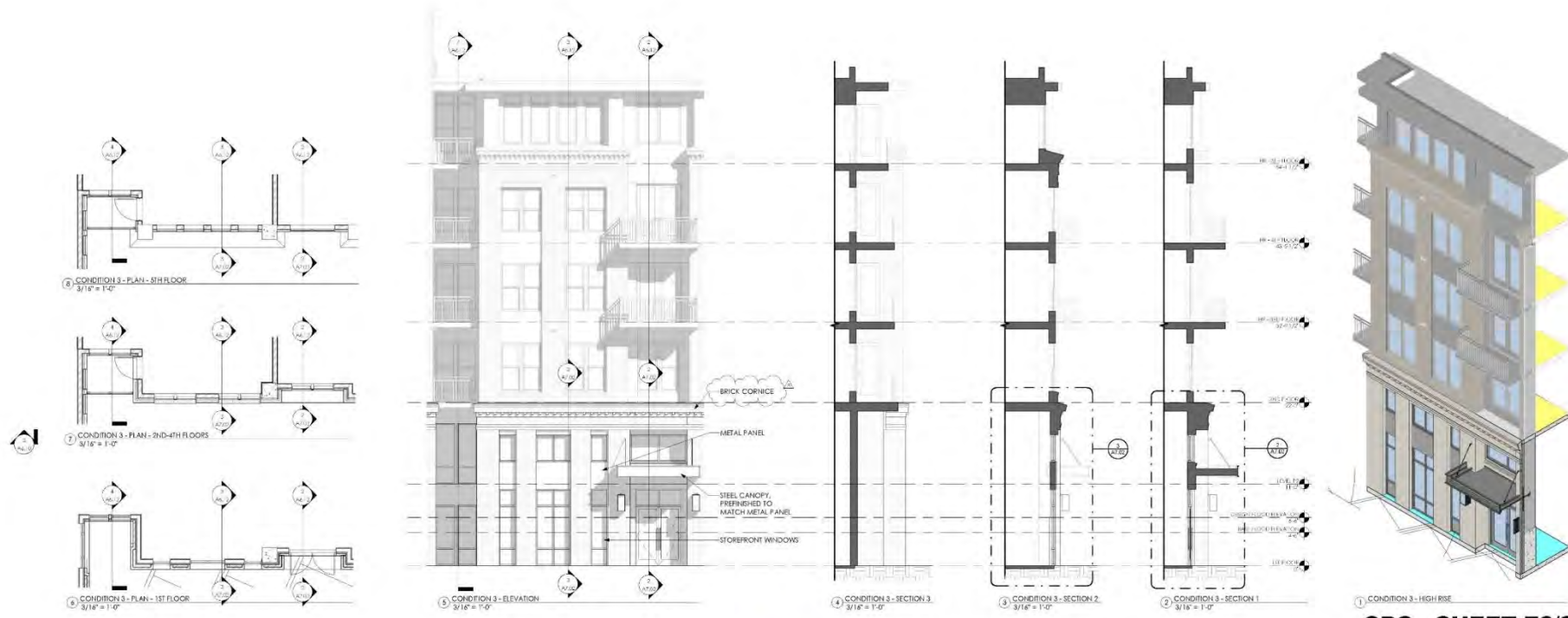


WALL SECTIONS, ELEVATIONS & PLANS

A6.11



FINISH LEGEND	
	KLING STU - HD-SEE FRACITION 1
	KLING STU - LB-SEE FRACITION 2
	METAL FINISH SECTION 1



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VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

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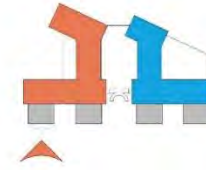
REVISIONS



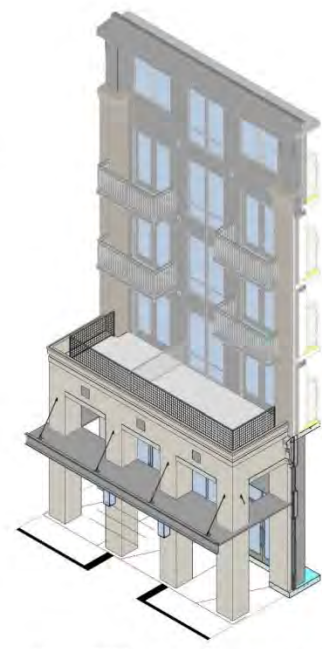
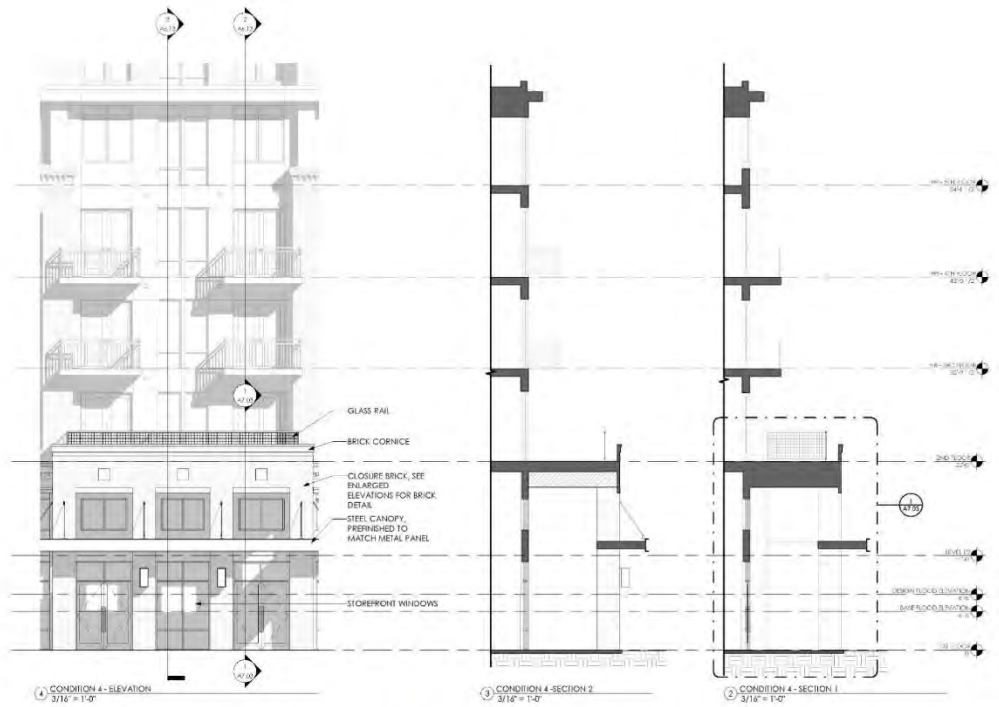
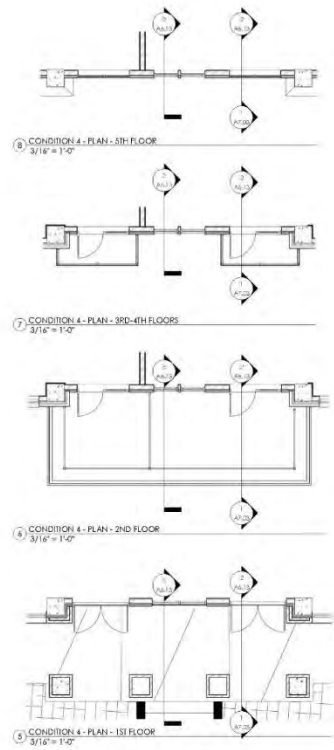
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WALL SECTIONS, ELEVATIONS & PLANS

A6.12



FINISH LEGEND	
	WALCOTT BRICK (ELECTRON 1)
	WALCOTT BRICK (ELECTRON 2)
	WHITE FINISH (ELECTRON 1)



- WOODFIELD - MORRISON YARD APARTMENTS
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VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

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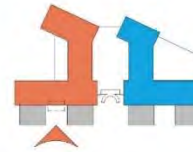
CDS - SHEET 77/212

REVISIONS

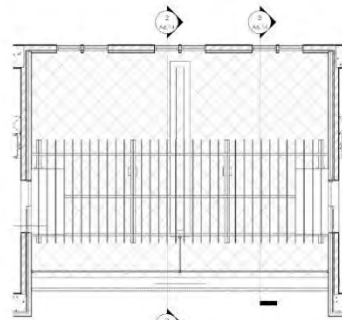


WALL SECTIONS, ELEVATIONS & PLANS

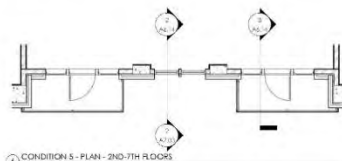
A6.13



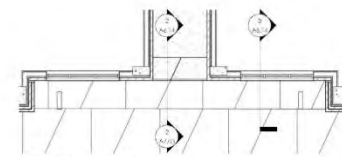
FINISH LEGEND	
	BRICK (SEE SPECIFICATION)
	MASONRY VENEER (SEE SPECIFICATION)
	METAL PANEL (SEE SPECIFICATION)



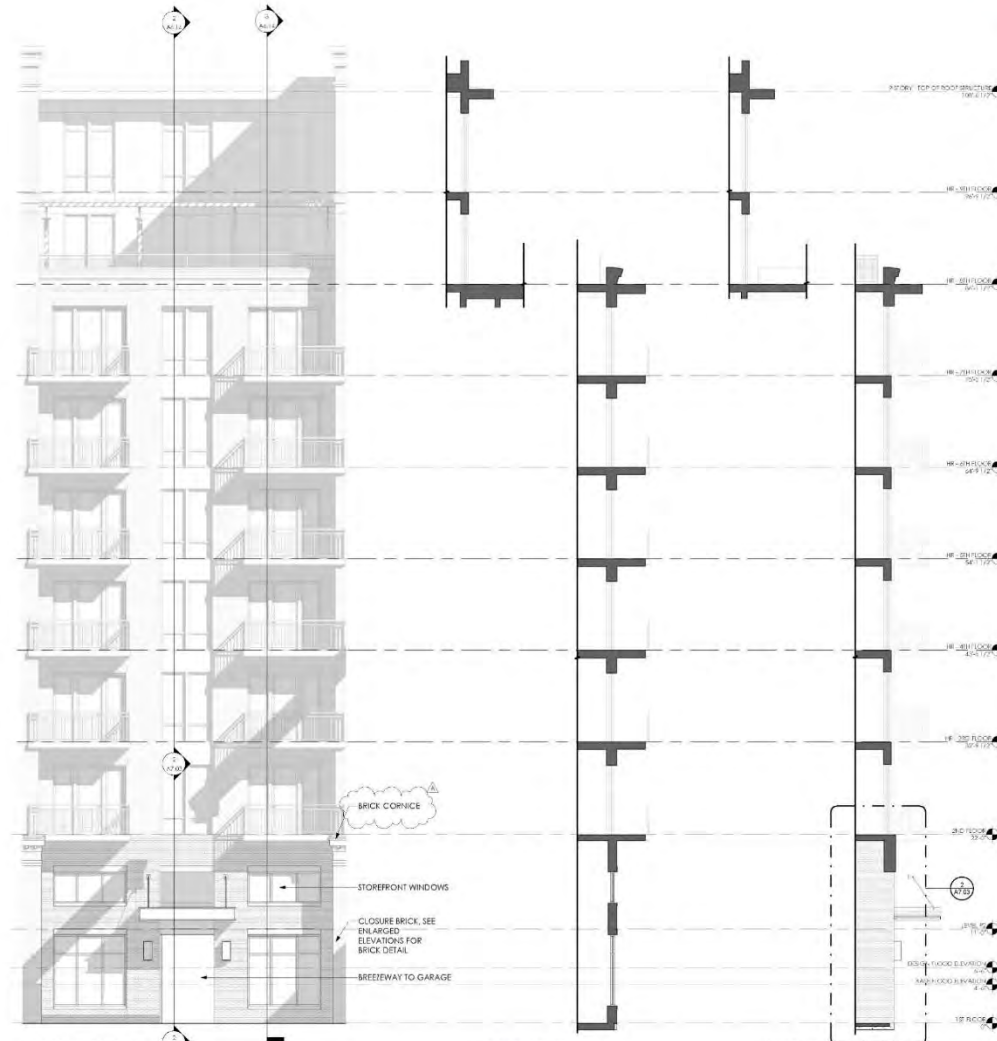
7 CONDITION 5 - PLAN - 8TH FLOOR
3/16" = 1'-0"



4 CONDITION 5 - PLAN - 2ND-7TH FLOORS
3/16" = 1'-0"



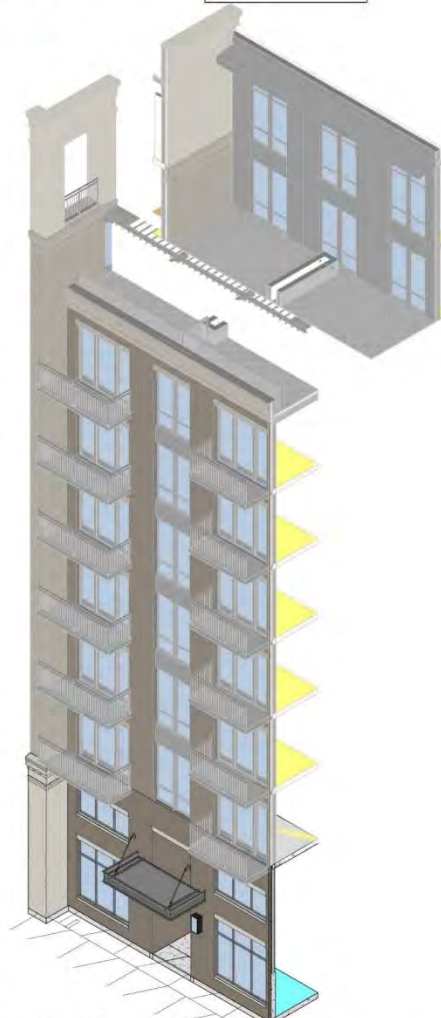
5 CONDITION 5 - PLAN - 1ST FLOOR
3/16" = 1'-0"



3 CONDITION 5 - ELEVATION
3/16" = 1'-0"

2 CONDITION 5 - SECTION 2
3/16" = 1'-0"

1 CONDITION 5 - SECTION 1
3/16" = 1'-0"



1 CONDITION 5 - HIGH RISE



- WOODFIELD - MORRISON YARD APARTMENTS
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VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

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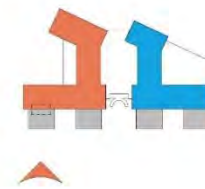
REVISIONS
A REVISION A 10/27/19

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WALL SECTIONS, ELEVATIONS & PLANS



A6.14



FINISH LEGEND	
	MASONRY KEREX SELECTION 1
	MASONRY KEREX SELECTION 2
	ADDED FINISH SELECTION 1



① CONDITION 6 - PLAN - 6TH/7TH FLOORS
3/16" = 1'-0"

③ CONDITION 6 - ELEVATION
3/16" = 1'-0"

② CONDITION 6 - SECTION 1
3/16" = 1'-0"

① CONDITION 6 - HIGH RISE



- WOODFIELD - MORRISON YARD APARTMENTS
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REVISIONS

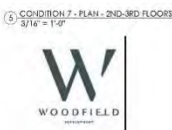
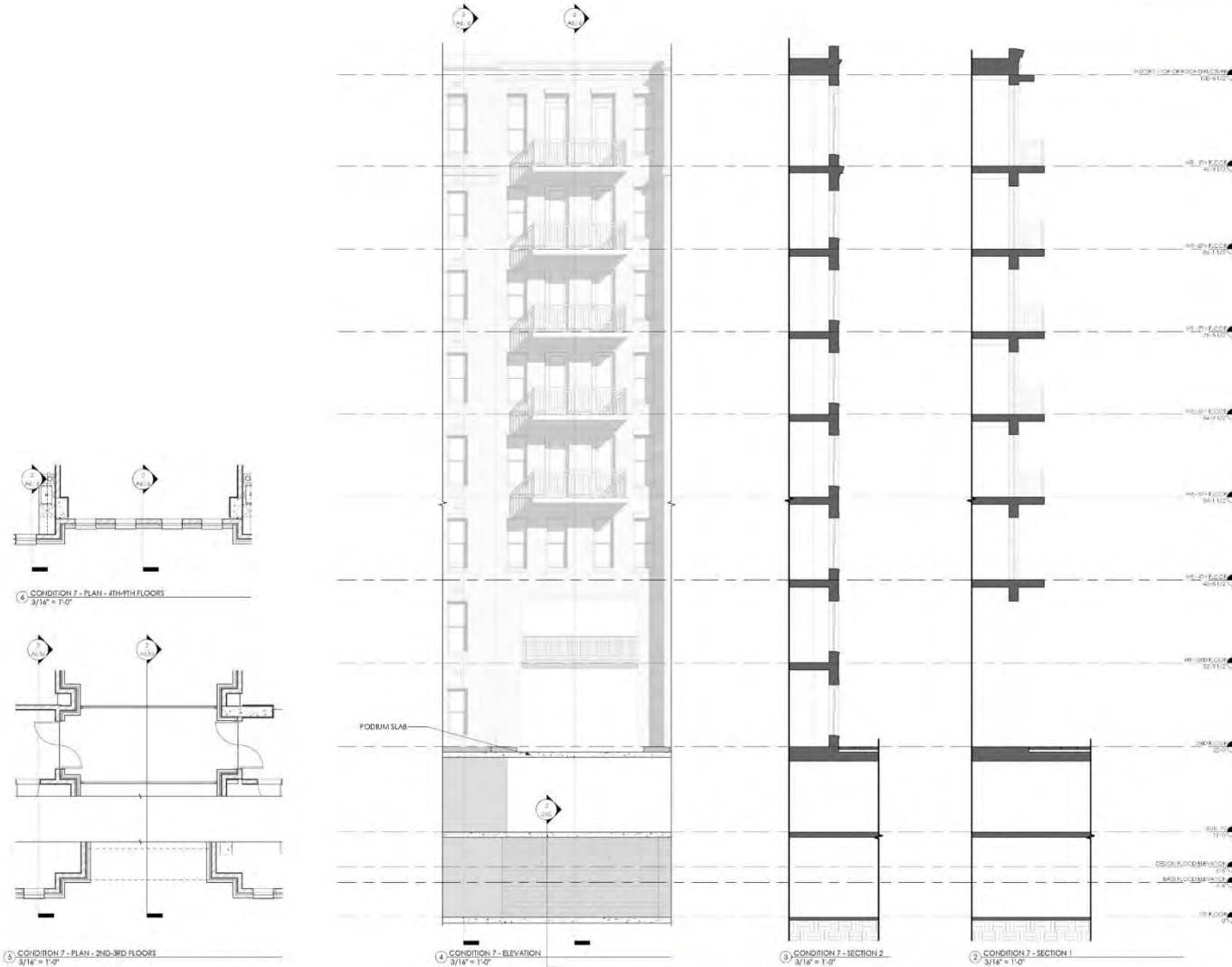
CDS - SHEET 79/212
WALL SECTIONS, ELEVATIONS & PLANS



A6.15



FINISH LEGEND	
	BRICK/CONCRETE SELECTION 1
	BRICK/CONCRETE SELECTION 2
	WALL PAINT SELECTION 1



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



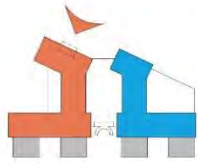
VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
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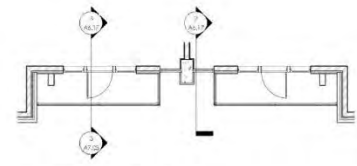
CONDITION 7 - ELEVATION
3/16" = 1'-0"

CDS - SHEET 80/212
WALL SECTIONS, ELEVATIONS & PLANS

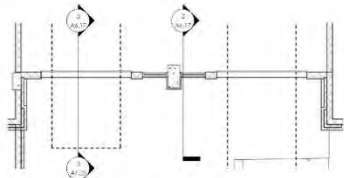
A6.16



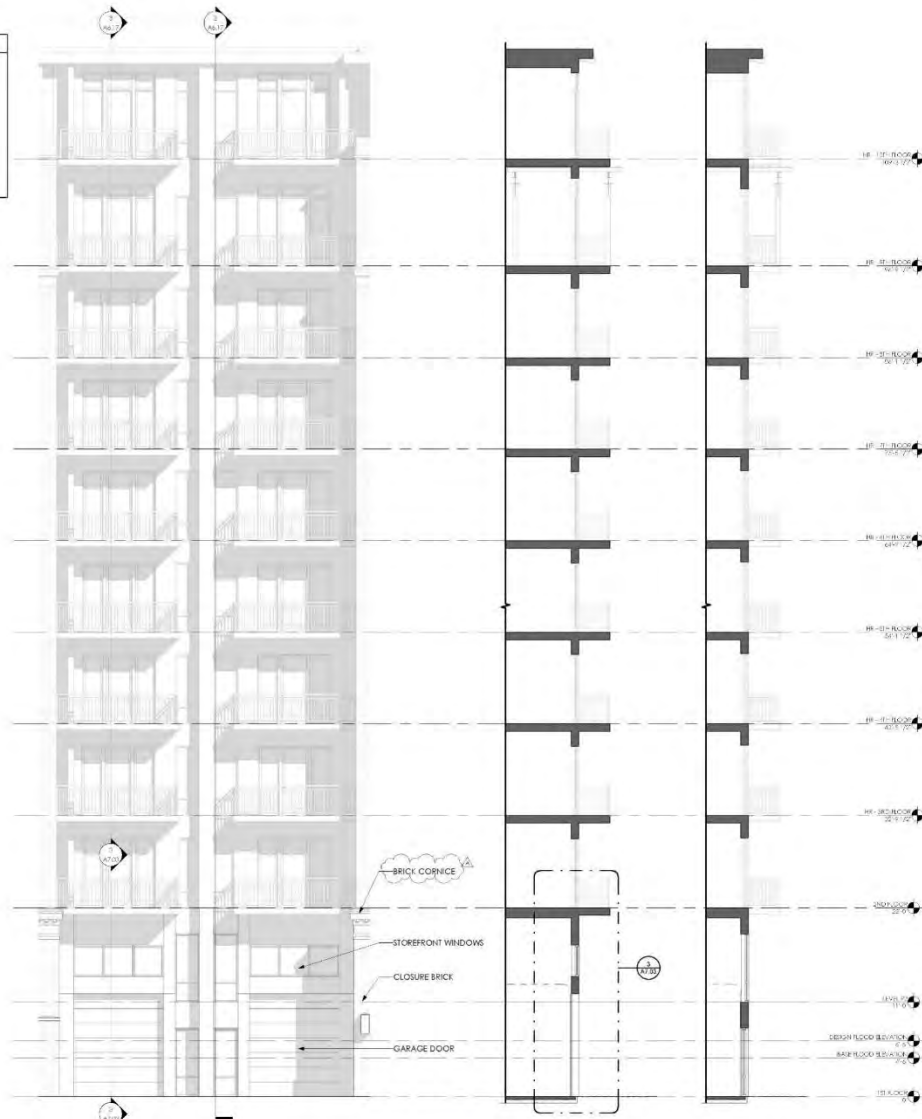
FINISH LEGEND	
	MASONRY VENEER SANDBLAST
	MASONRY VENEER SANDBLAST
	METAL PANEL SLICKEN



3 CONDITION 8 - PLAN - 2ND-10TH FLOORS
3/16" = 1'-0"



5 CONDITION 8 - PLAN - 1ST FLOOR
3/16" = 1'-0"



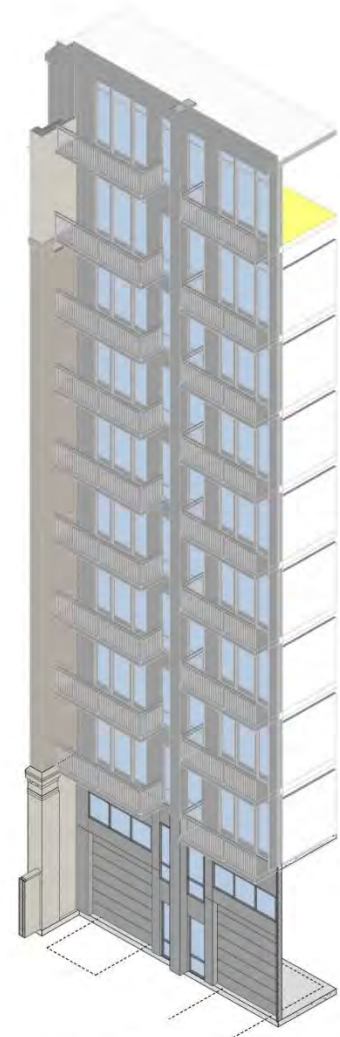
4 CONDITION 8 - ELEVATION
3/16" = 1'-0"

1 CONDITION 8 - SECTION 2
3/16" = 1'-0"

2 CONDITION 8 - SECTION 1
3/16" = 1'-0"

BRICK CORNICE
STOREFRONT WINDOWS
CLOSURE BRICK
GARAGE DOOR

10TH FLOOR
9TH FLOOR
8TH FLOOR
7TH FLOOR
6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR
DECK FLOOR ELEVATION
RAIP FLOOR ELEVATION
1ST FLOOR



1 CONDITION 8 - HIGH RISE

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WALL SECTIONS,
ELEVATIONS & PLANS



A6.17



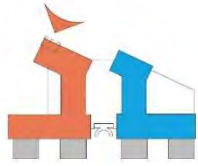
**- WOODFIELD -
MORRISON YARD
APARTMENTS**
838 MORRISON DRIVE, CHARLESTON, SC



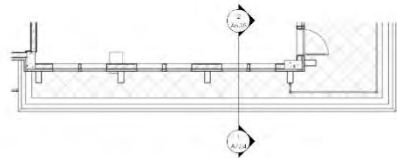
**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
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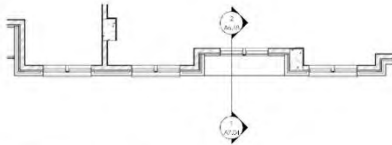




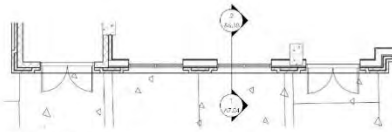
FINISH LEGEND	
	MASONRY VENEER SELECT OF 1
	MASONRY VENEER SELECT OF 2
	METAL PANEL SELECT OF 1



③ CONDITION 9 - PLAN - 10TH FLOOR
3/16" = 1'-0"



④ CONDITION 9 - PLAN - 2ND-9TH FLOORS
3/16" = 1'-0"



⑤ CONDITION 9 - PLAN - 1ST FLOOR
3/16" = 1'-0"



① CONDITION 9 - ELEVATION
3/16" = 1'-0"

② CONDITION 9 - SECTION 1
3/16" = 1'-0"



① CONDITION 9 - HIGH RISE

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WALL SECTIONS,
ELEVATIONS & PLANS



A6.18



**- WOODFIELD -
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APARTMENTS**
838 MORRISON DRIVE, CHARLESTON, SC



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

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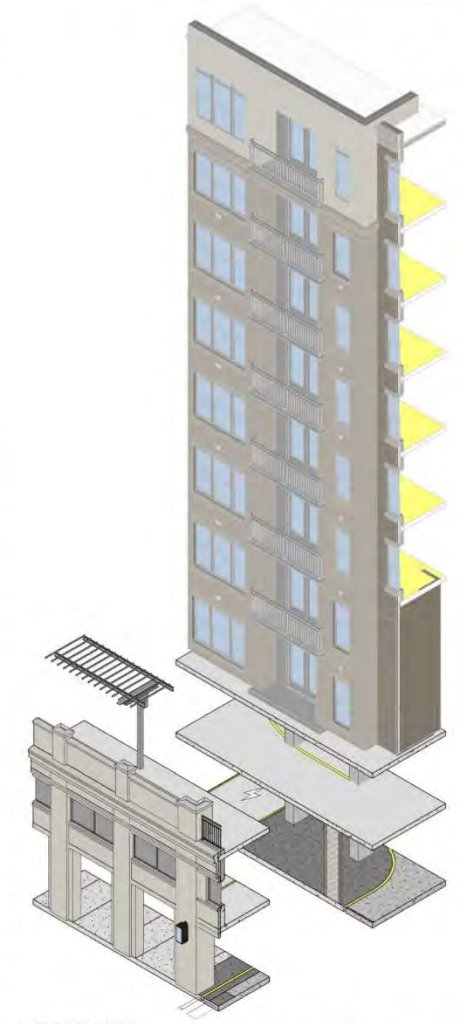
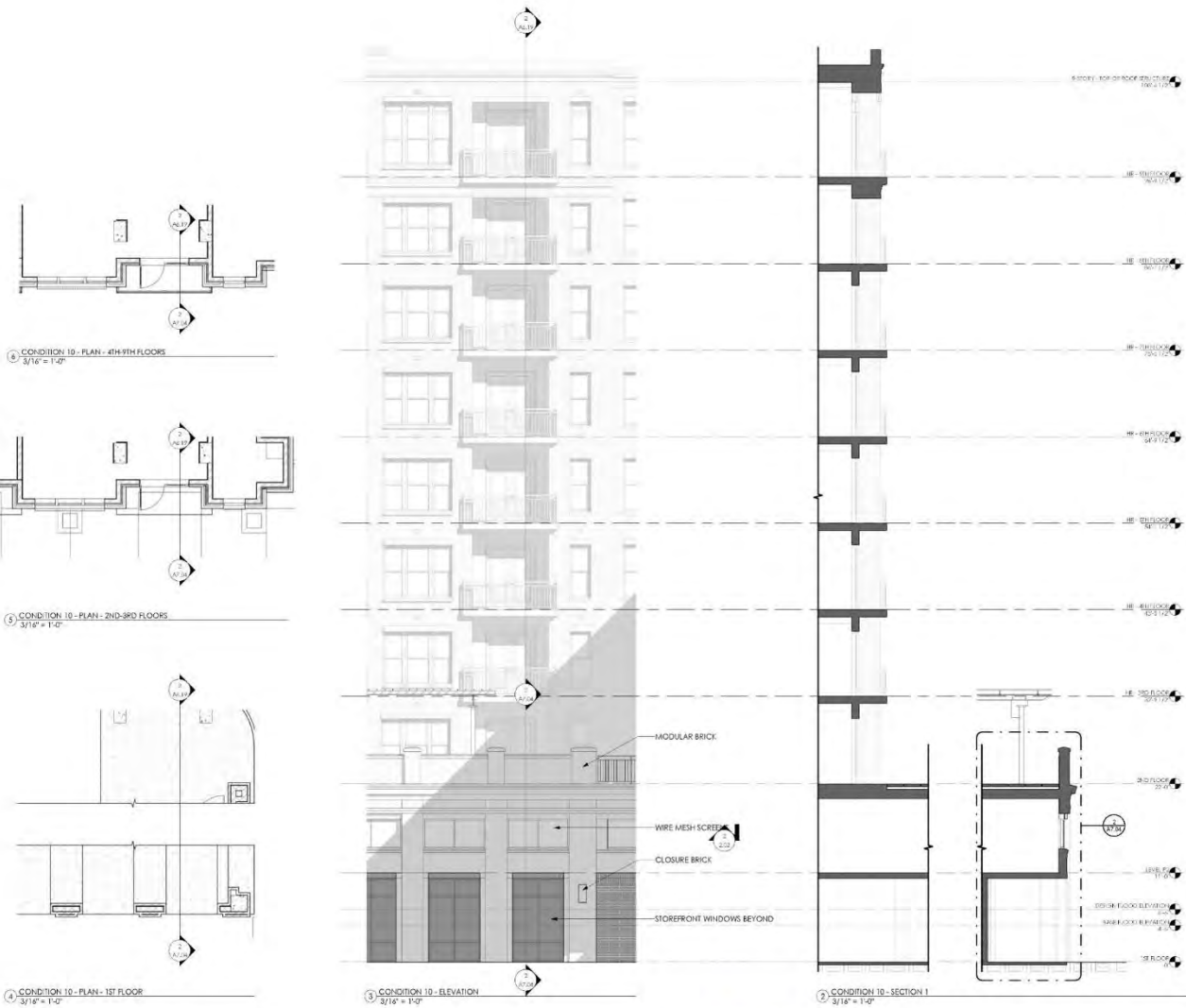
REVISIONS

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12/2019



FINISH LEGEND	
	BRICK BY LETTER ELEVATION
	BRICK BY LETTER ELEVATION
	BRICK BY LETTER ELEVATION



④ CONDITION 10 - PLAN - 4TH-5TH FLOORS
3/16" = 1'-0"

⑤ CONDITION 10 - PLAN - 2ND-3RD FLOORS
3/16" = 1'-0"

④ CONDITION 10 - PLAN - 1ST FLOOR
3/16" = 1'-0"

③ CONDITION 10 - ELEVATION
3/16" = 1'-0"

② CONDITION 10 - SECTION 1
3/16" = 1'-0"

① CONDITION 10 - HIGH RISE



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VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

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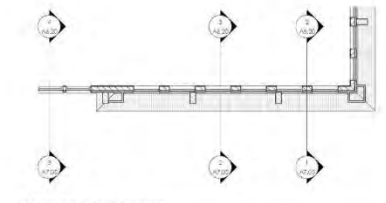
REVISIONS

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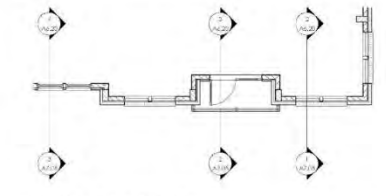
WALL SECTIONS, ELEVATIONS & PLANS



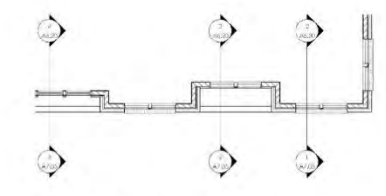
A6.19



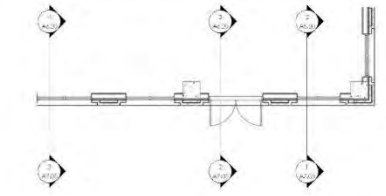
9. CONDITION 11 - PLAN - 5TH FLOOR
3/16" = 1'-0"



8. CONDITION 11 - PLAN - 3RD-4TH FLOORS
3/16" = 1'-0"



7. CONDITION 11 - PLAN - 2ND FLOOR
3/16" = 1'-0"

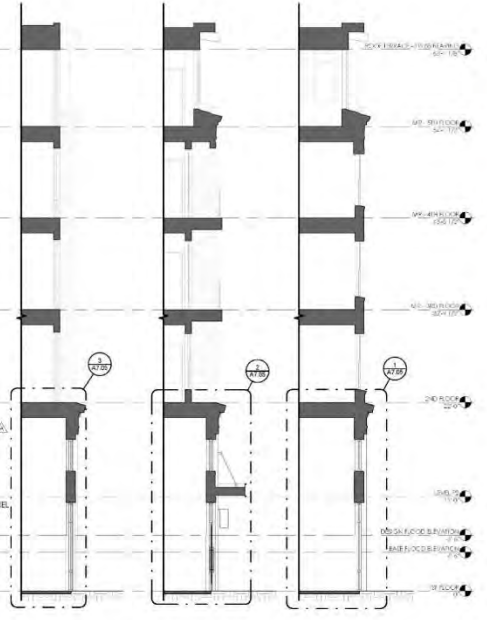


6. CONDITION 11 - PLAN - 1ST FLOOR
3/16" = 1'-0"



5. CONDITION 11 - ELEVATION
3/16" = 1'-0"

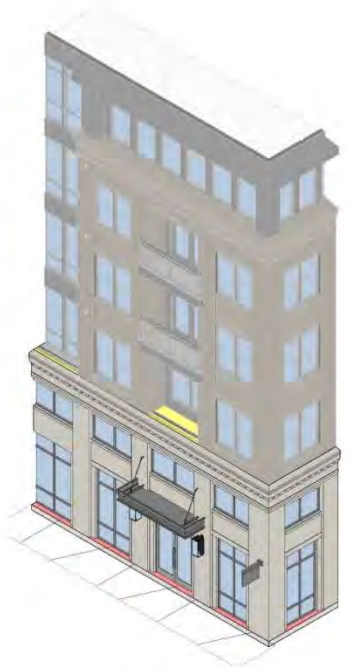
BRICK CORNICE
STOREFRONT WINDOWS
STEEL CANOPY, PREFINISHED TO MATCH METAL PANEL
CLOSURE BRICK
STOREFRONT WINDOWS



4. CONDITION 11 - SECTION 3
3/16" = 1'-0"

3. CONDITION 11 - SECTION 2
3/16" = 1'-0"

2. CONDITION 11 - SECTION 1
3/16" = 1'-0"



1. CONDITION 11 - MID RISE



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VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

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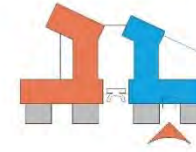


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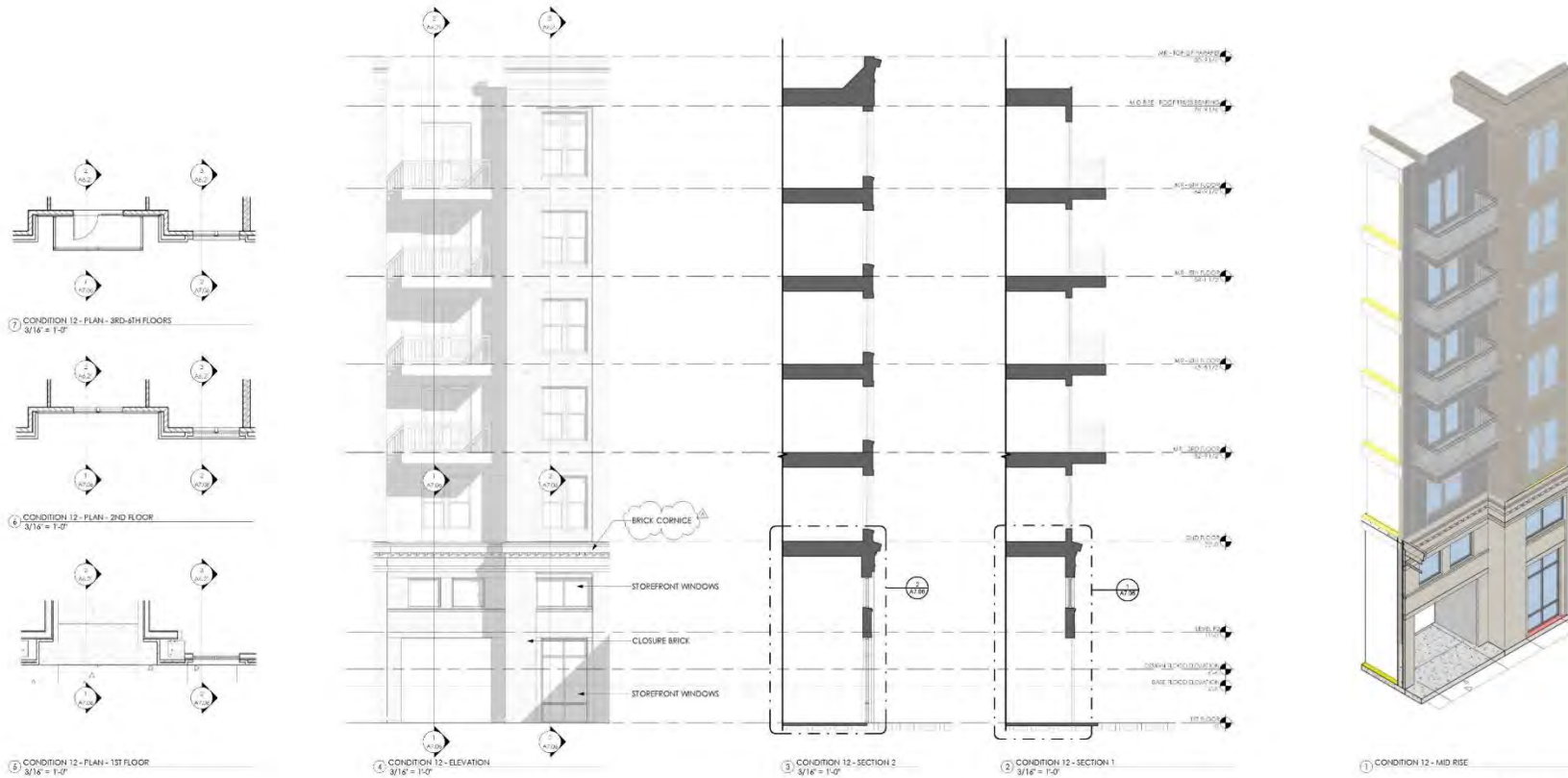
WALL SECTIONS, ELEVATIONS & PLANS



A6.20



FINISH LEGEND	
	WINDY/COBBE BRICK UNIT
	WINDY/COBBE BRICK UNIT
	SMITH PAINT BRICK UNIT



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VOLUME 1: CIVIL - LANDSCAPE -
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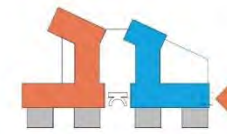
REVISIONS

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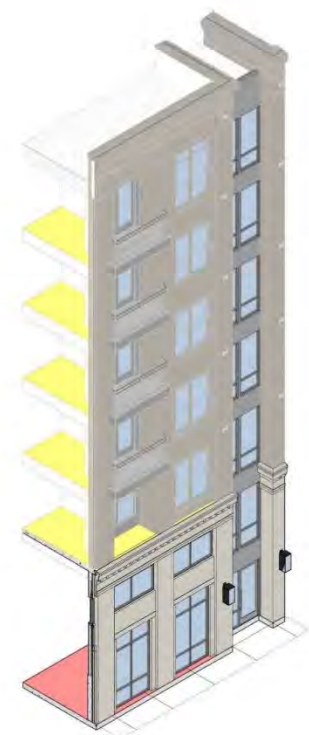
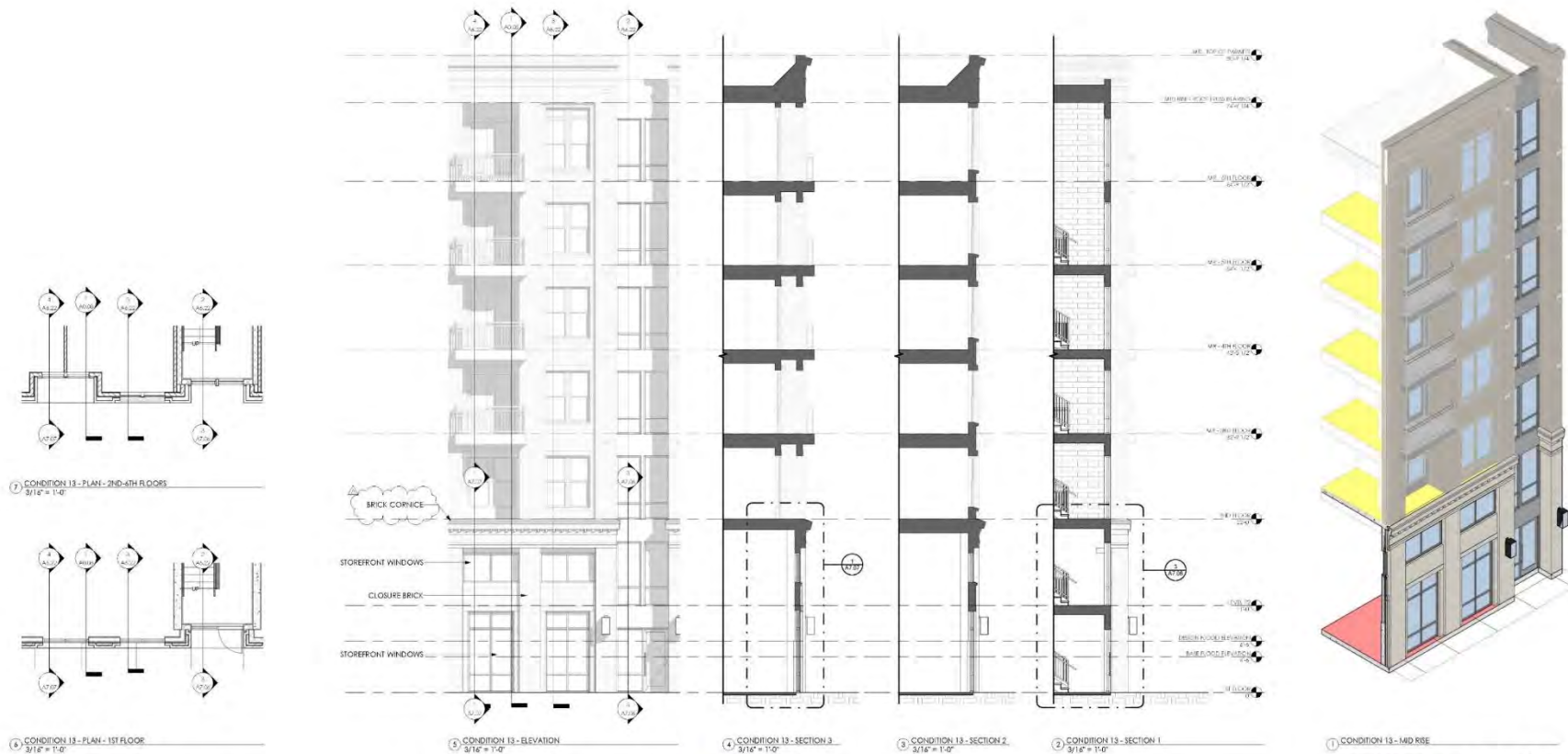
WALL SECTIONS,
ELEVATIONS & PLANS



A6.21



FINISH LEGEND	
	MASONRY VENEER (BLOCK DIA)
	MASONRY VENEER (BRICK DIA)
	METAL PANEL (BLOCK DIA)



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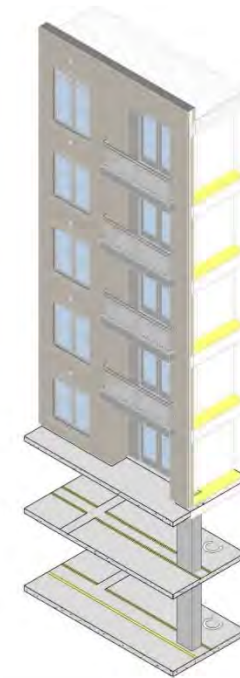
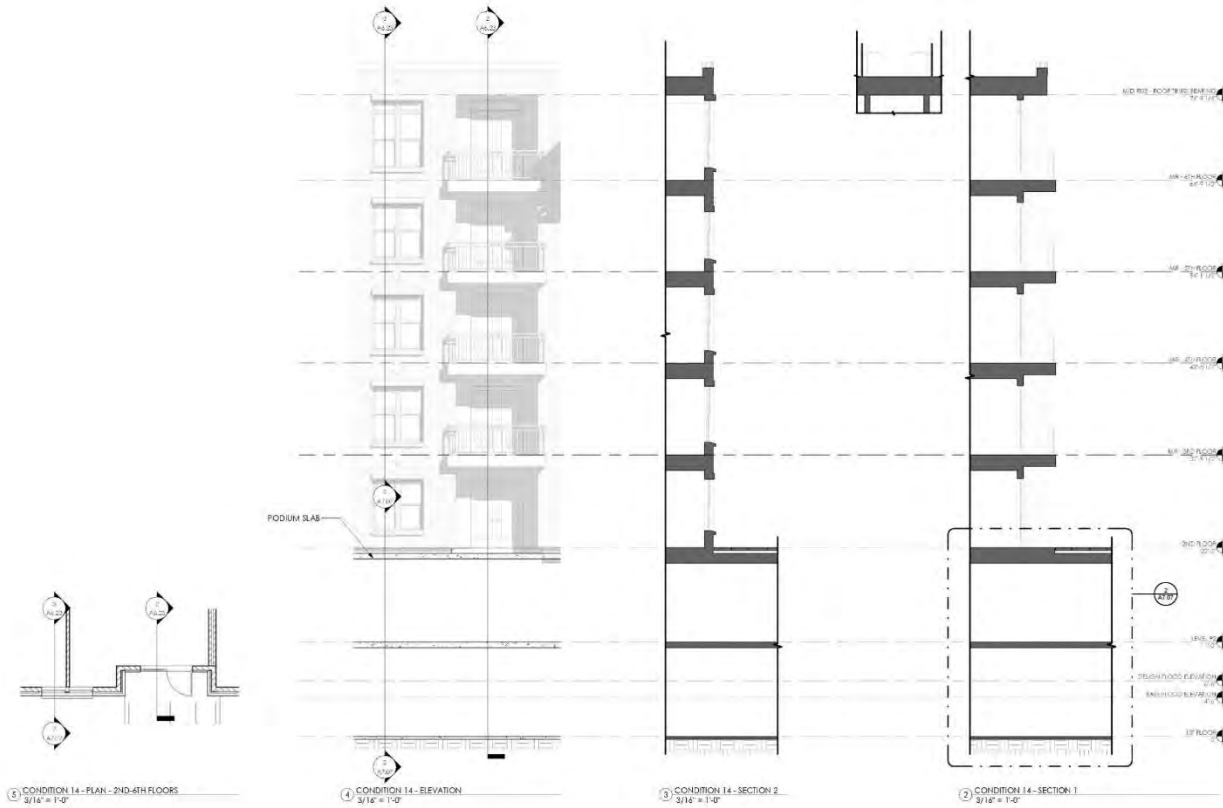
WALL SECTIONS, ELEVATIONS & PLANS



A6.22



FINISH LEGEND	
	MACHINE FINISH SPECKLER 1
	MACHINE FINISH SPECKLER 2
	SPECIAL PAINT SPECKLER 1



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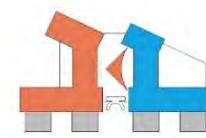


VOLUME 1: CIVIL - LANDSCAPE -
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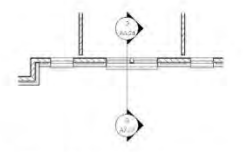


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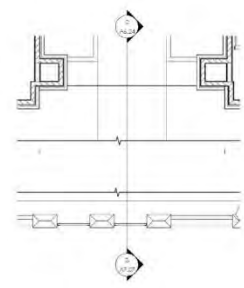
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 A6.23



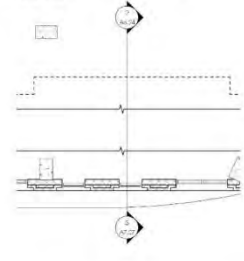
FINISH LEGEND	
	MASONRY VENEER #3030011
	MASONRY VENEER #3030012
	METAL PANEL #3030011



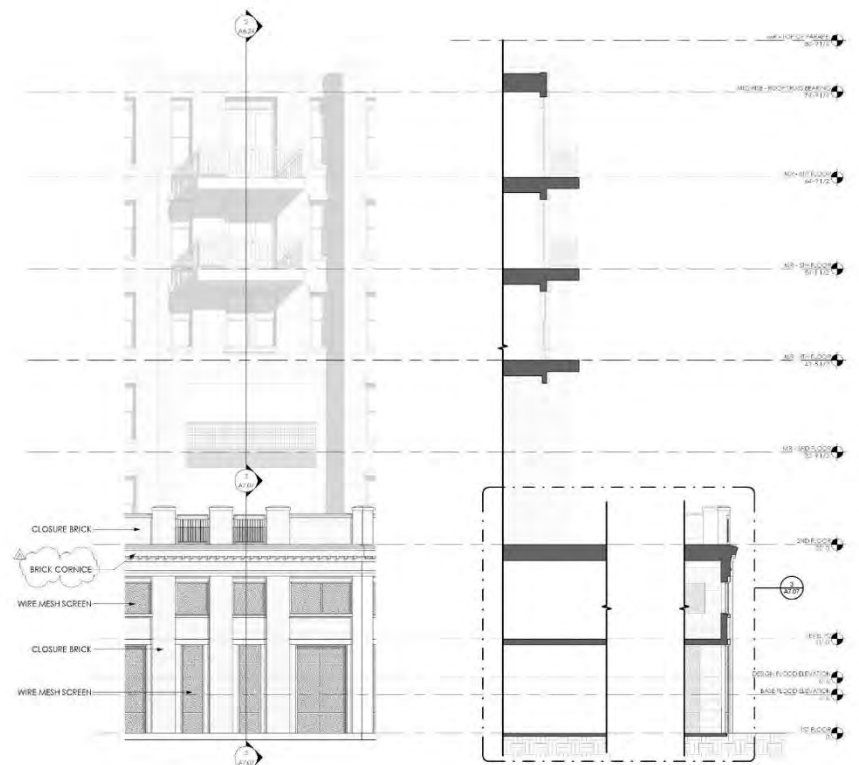
6 CONDITION 15 - PLAN - 4TH-5TH FLOORS
3/16" = 1'-0"



5 CONDITION 15 - PLAN - 2ND-3RD FLOORS
3/16" = 1'-0"

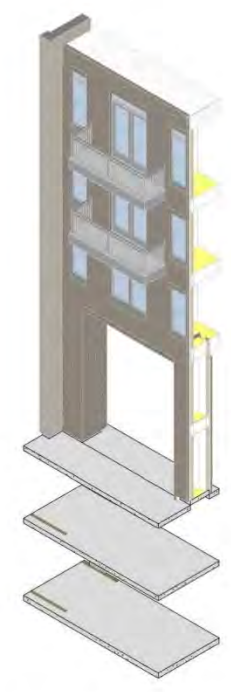


4 CONDITION 15 - PLAN - 1ST FLOOR
3/16" = 1'-0"



3 CONDITION 15 - ELEVATION
3/16" = 1'-0"

2 CONDITION 15 - SECTION 1
3/16" = 1'-0"



1 CONDITION 15 - MID RISE



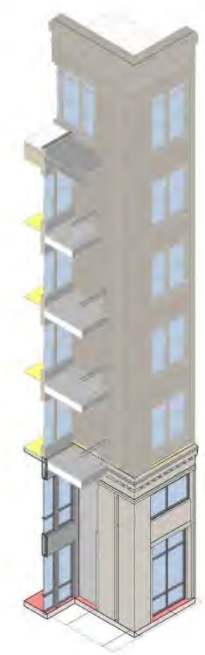
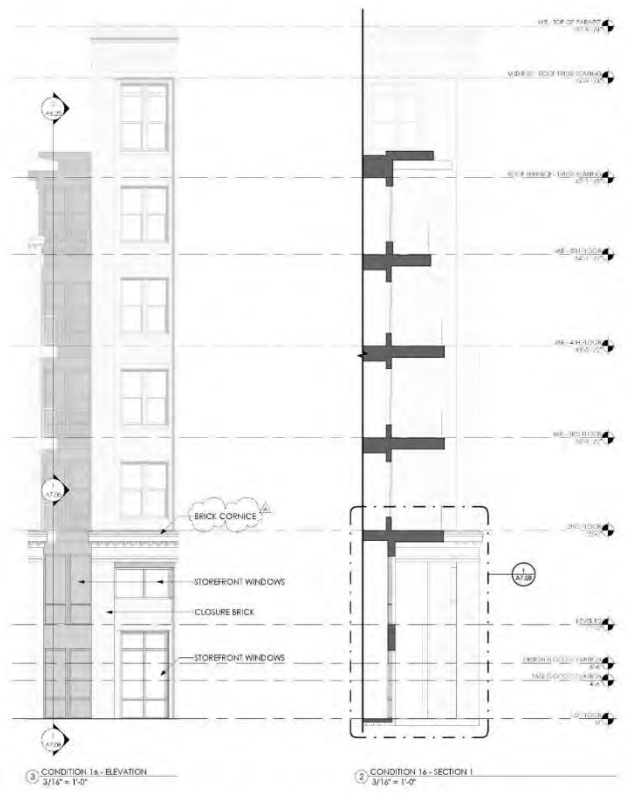
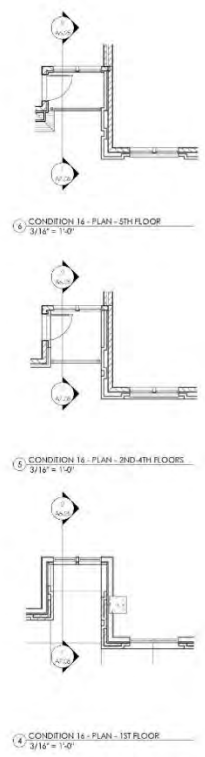
**- WOODFIELD -
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A6.24



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



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



REVISIONS

① CONDITION 16 - MD RISE
CDS - SHEET 89/212

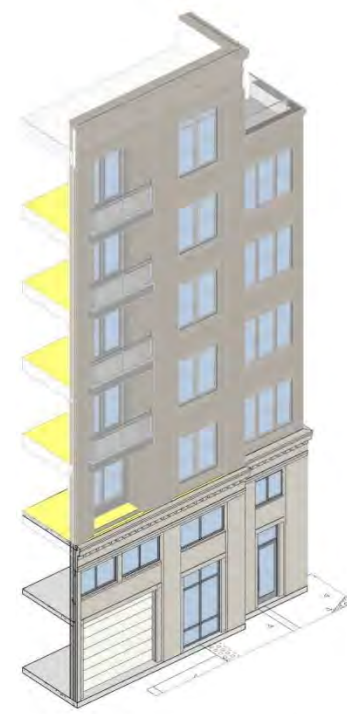
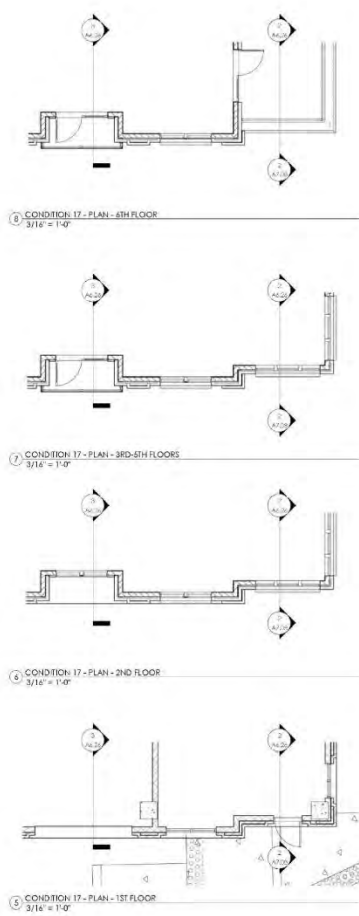


WALL SECTIONS, ELEVATIONS & PLANS

A6.25



FINISH LEGEND	
	MASONRY VENEER SECTION
	MASONRY VENEER SECTION 2
	METAL PANEL SECTION



CDS - SHEET 90/212

WALL SECTIONS,
ELEVATIONS & PLANS



A6.26



**- WOODFIELD -
MORRISON YARD
APARTMENTS**
838 MORRISON DRIVE, CHARLESTON, SC

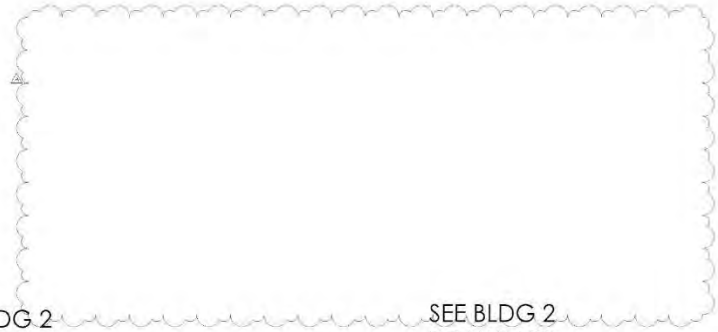


**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - INTERIORS**

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
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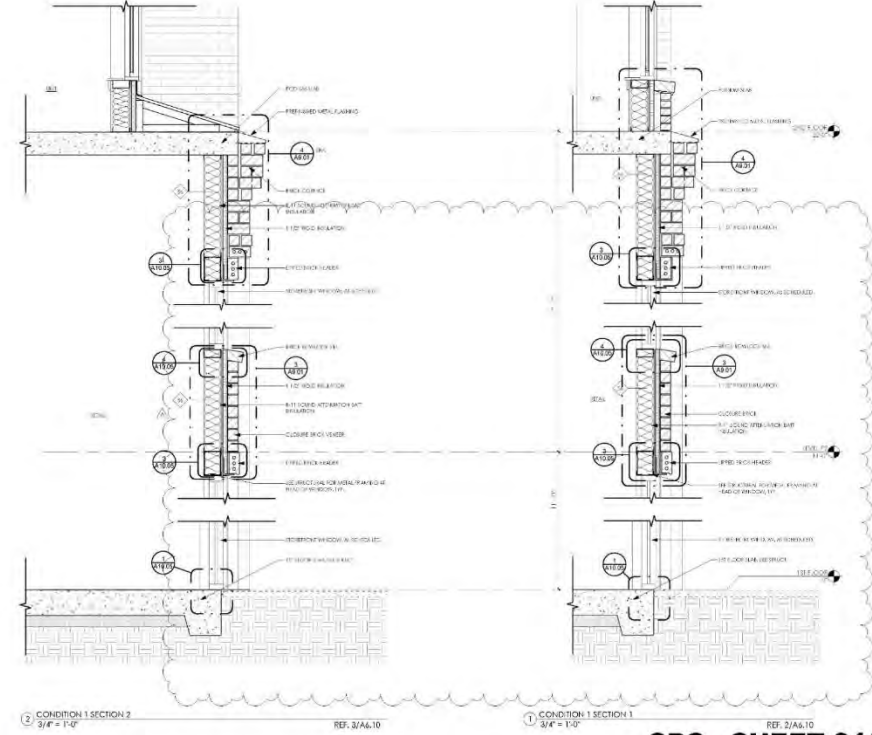
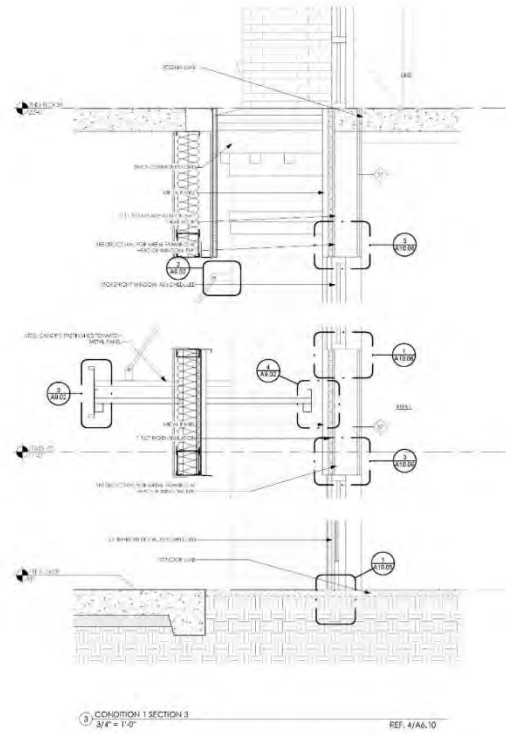
REVISIONS
A REVISION



SEE BLDG 2
DRAWINGS

SEE BLDG 2
DRAWINGS

SEE BLDG 2
DRAWINGS



**- WOODFIELD -
MORRISON YARD
APARTMENTS**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: CIVIL - LANDSCAPE -
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CDS - SHEET 91/212

3/4" WALL SECTIONS

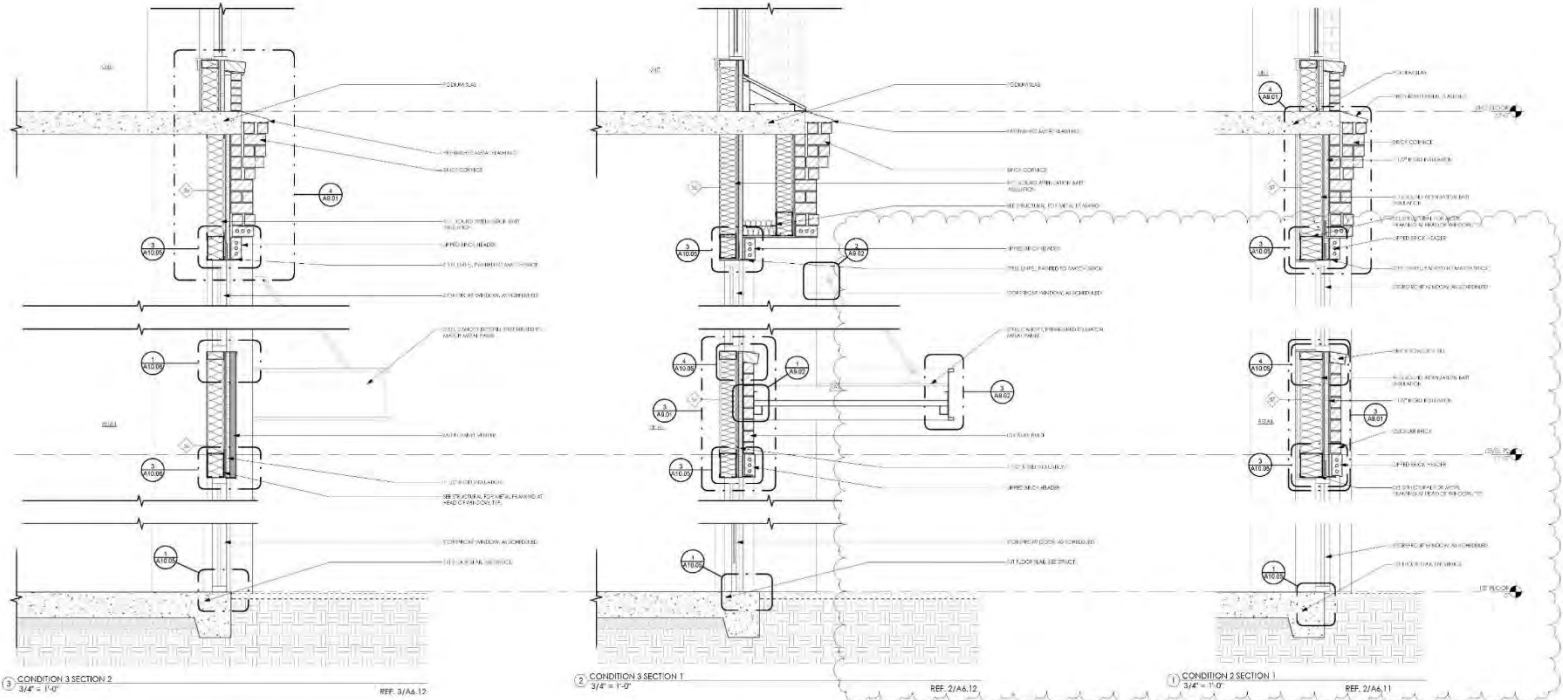
A7.01



SEE BLDG 2
DRAWINGS

SEE BLDG 2
DRAWINGS

SEE BLDG 2
DRAWINGS



**- WOODFIELD -
MORRISON YARD
APARTMENTS**
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VOLUME 1: CIVIL - LANDSCAPE -
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PROJECT NUMBER: 1725
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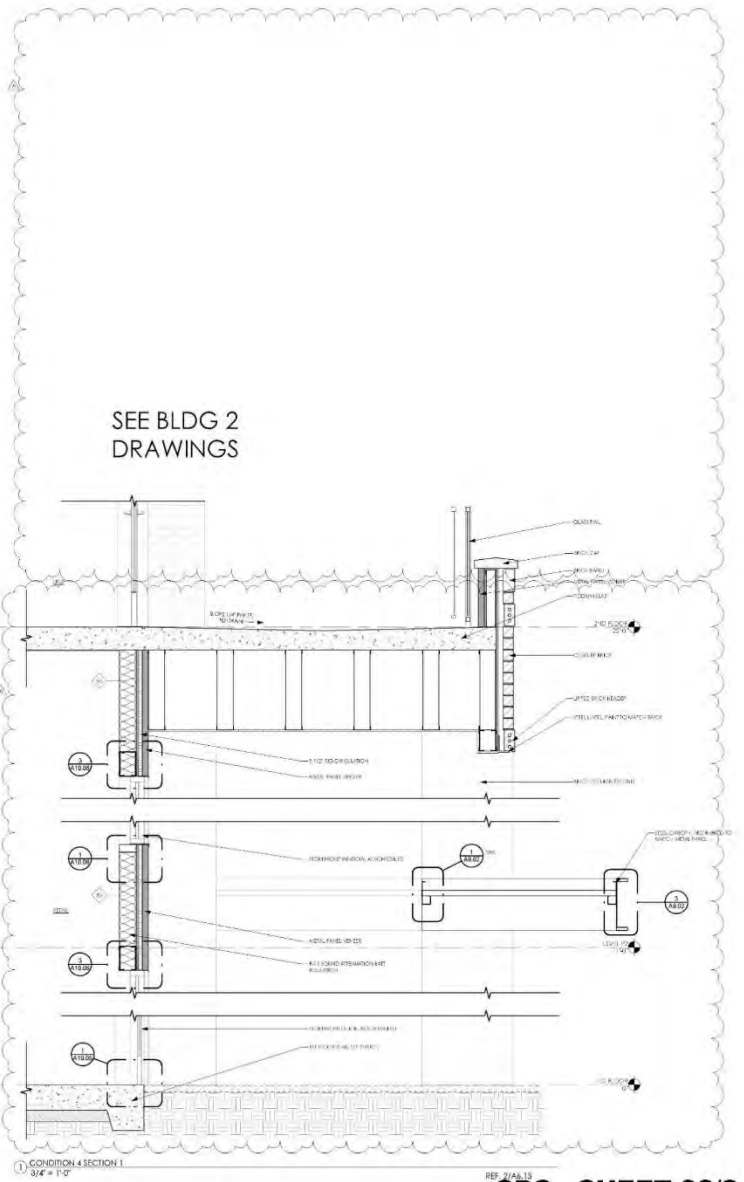
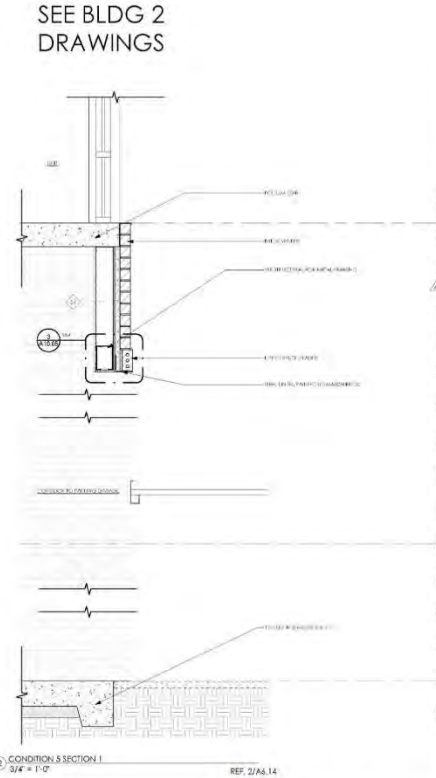
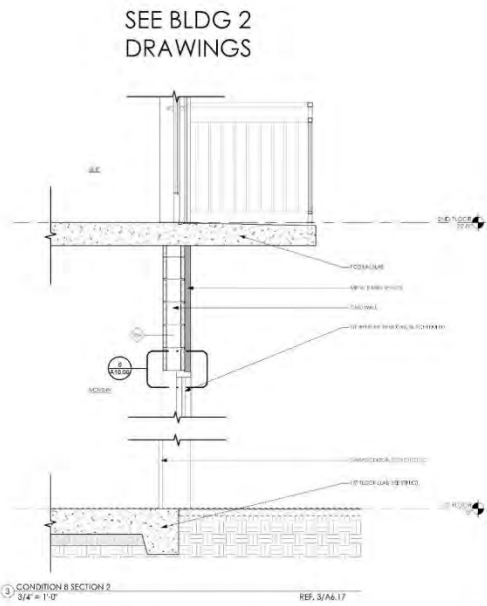
REVISIONS	
A	REVISION

CDS - SHEET 92/212



3/4" WALL SECTIONS

A7.02



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



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
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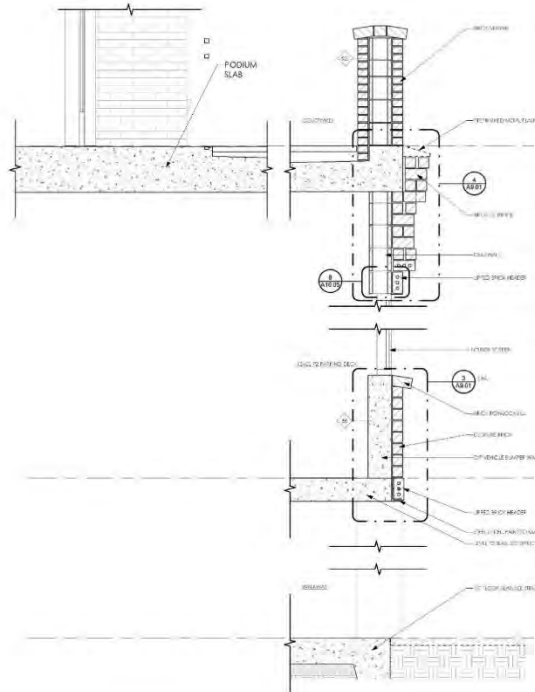


CDS - SHEET 93/212

3/4" WALL SECTIONS

A7.03

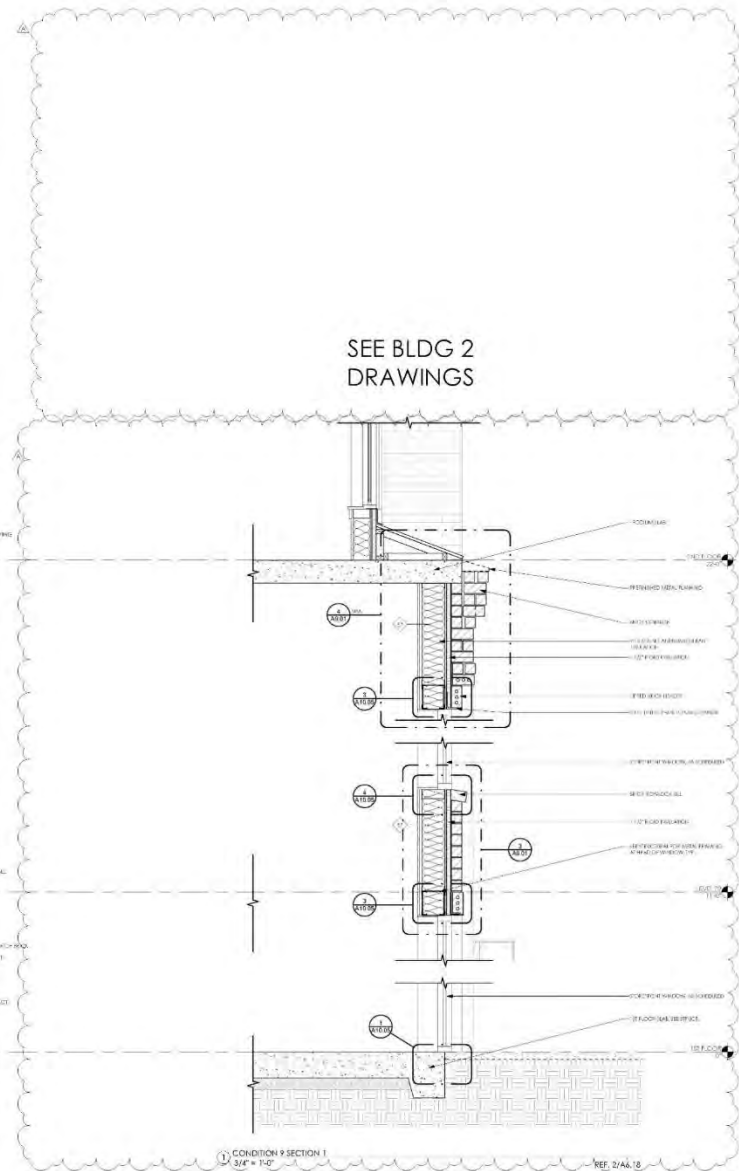
SEE BLDG 2 DRAWINGS



10) CONDITION 10 SECTION 1
3/4" = 1'-0"

REF. 21AAL 19

SEE BLDG 2 DRAWINGS



9) CONDITION 9 SECTION 1
3/4" = 1'-0"

REF. 21AAL 18



- WOODFIELD - MORRISON YARD APARTMENTS
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VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
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NO.	REVISIONS	DATE
1	REVISED	10/11/19

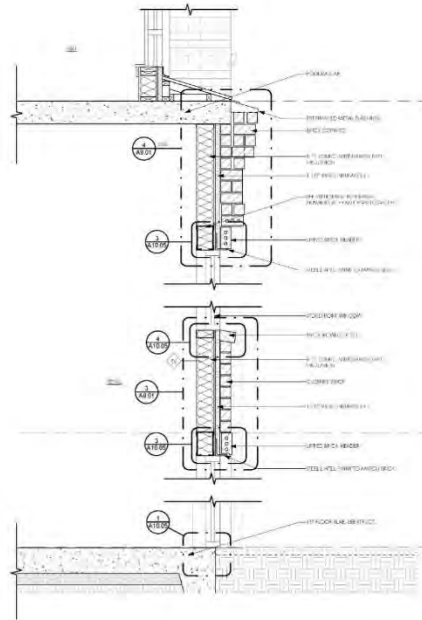
CDS - SHEET 94/212

3/4" WALL SECTIONS



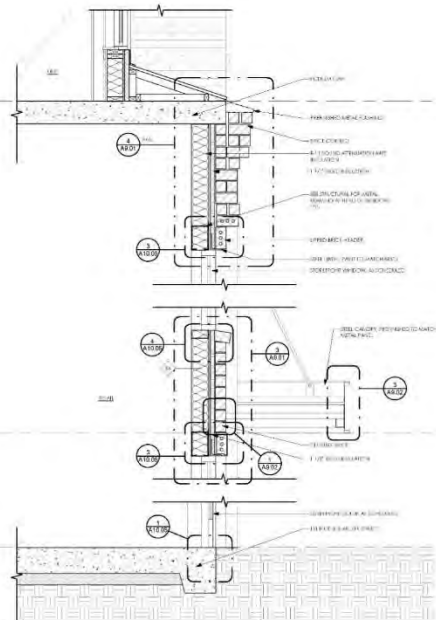
A7.04

SEE BLDG 3
DRAWINGS



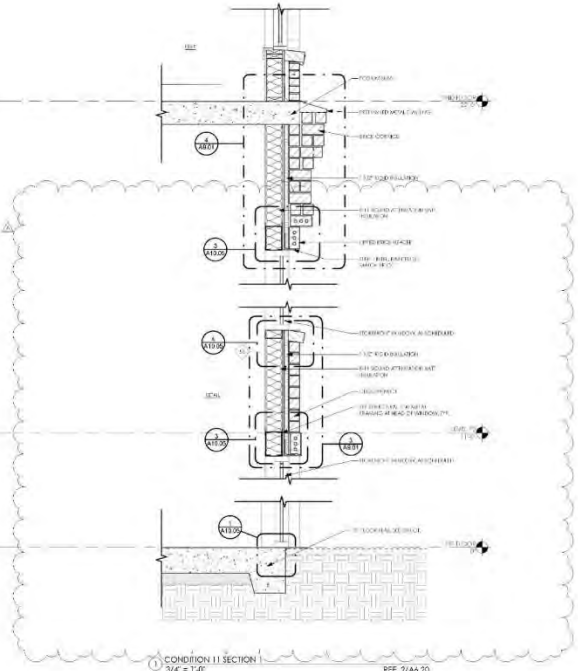
1 CONDITION 11 SECTION 3
3/4" = 1'-0" REF. 4/A6.20

SEE BLDG 3
DRAWINGS



2 CONDITION 11 SECTION 2
3/4" = 1'-0" REF. 3/A6.20

SEE BLDG 3
DRAWINGS



3 CONDITION 11 SECTION 1
3/4" = 1'-0" REF. 2/A6.20



**- WOODFIELD -
MORRISON YARD
APARTMENTS**
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: CIVIL - LANDSCAPE -
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PROJECT NUMBER: 1725
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ISSUED FOR: FINAL BAR

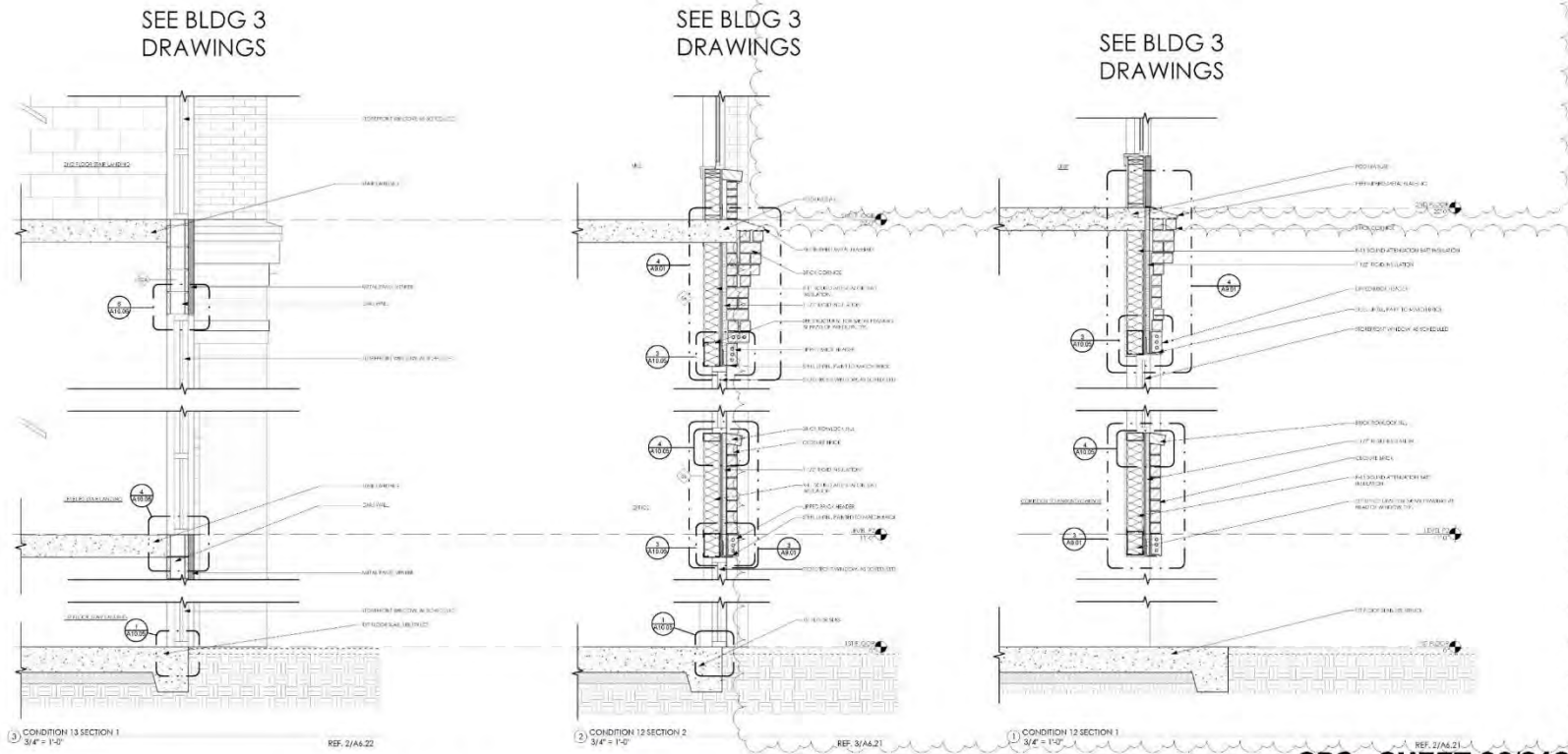


REVISIONS
A. REVISION

CDS - SHEET 95/212
3/4" WALL SECTIONS



A7.05



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



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 1725
 ISSUE DATE: NOVEMBER 13, 2019
 ISSUED FOR: FINAL BAR



REVISIONS	DATE
A	REVISION

CDS - SHEET 96/212

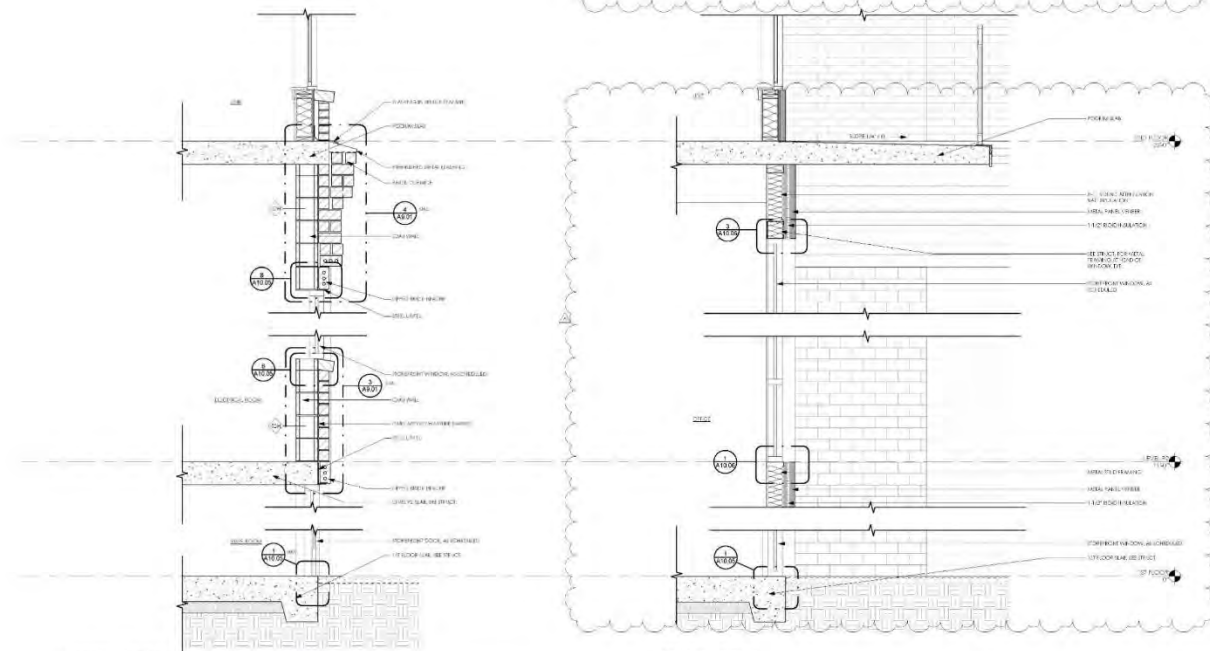


3/4" WALL SECTIONS

A7.06

SEE BLDG 3 DRAWINGS

SEE BLDG 3 DRAWINGS



CONDITION 17 SECTION 1
3/4" = 1'-0"

REF. 2/A6.26

CONDITION 16 SECTION 1
3/4" = 1'-0"

REF. 2/A6.25



- WOODFIELD - MORRISON YARD APARTMENTS
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VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR

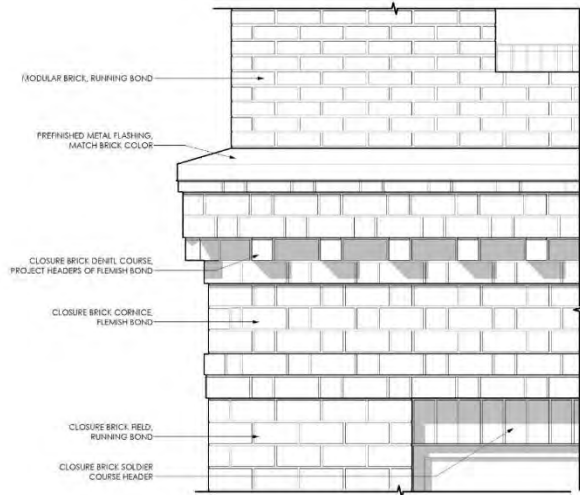


REVISIONS
A. REVISION A

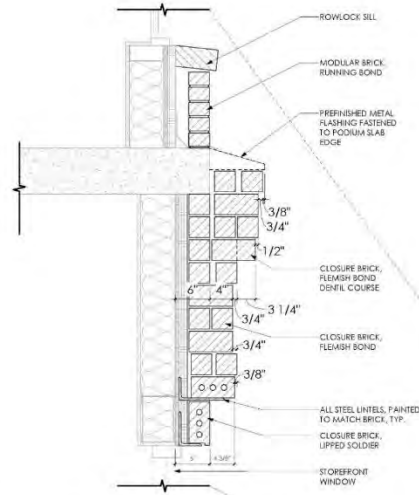
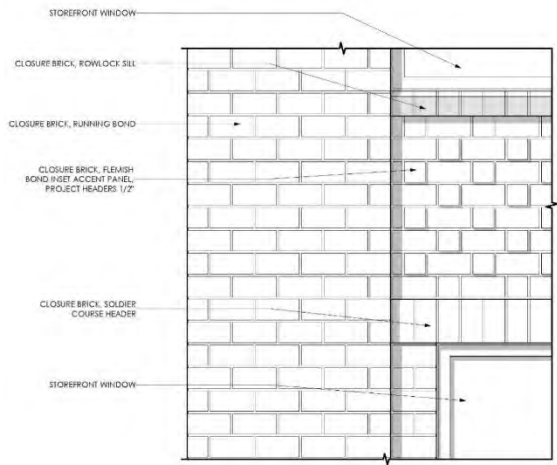


CDS - SHEET 98/212
3/4" WALL SECTIONS

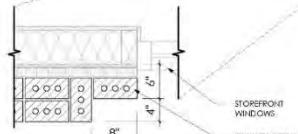
A7.08



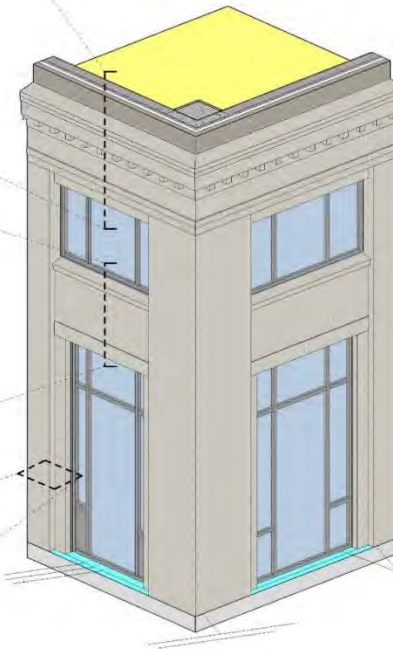
1 BRICK CONDITION 1 - SECTION DETAIL 2
1 1/2" = 1'-0"



1 BRICK CONDITION 1 - SECTION DETAIL 1
1 1/2" = 1'-0"



1 BRICK CONDITION 1 - PLAN DETAIL
1 1/2" = 1'-0"



1 BRICK CONDITION 1



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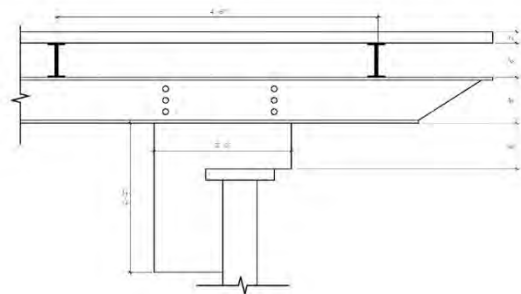
REVISIONS

CDS - SHEET 99/212

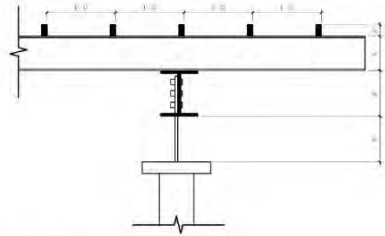
BUILDING DETAILS



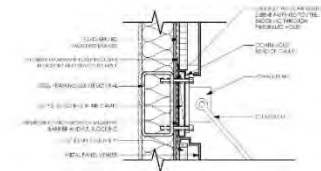
A9.01



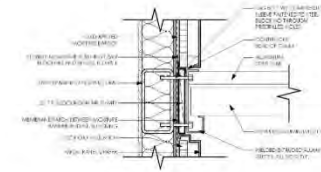
7 TRELLIS DETAIL 2
1 1/2" = 1'-0"



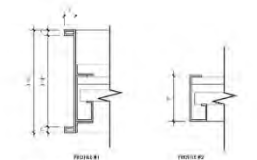
7 TRELLIS DETAIL 1
1 1/2" = 1'-0"



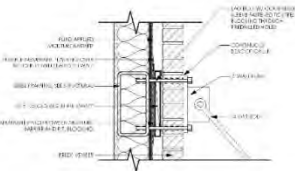
8 CANOPY DETAIL - UPPER ATTACHMENT AT METAL PANEL
1 1/2" = 1'-0"



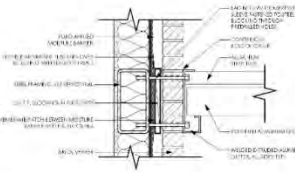
8 CANOPY DETAIL - LOWER ATTACHMENT AT METAL PANEL
1 1/2" = 1'-0"



9 CANOPY PROFILES
1 1/2" = 1'-0"



9 CANOPY DETAIL - UPPER ATTACHMENT AT BRICK
1 1/2" = 1'-0"



9 CANOPY DETAIL - LOWER ATTACHMENT AT BRICK
1 1/2" = 1'-0"



- WOODFIELD - MORRISON YARD APARTMENTS
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VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

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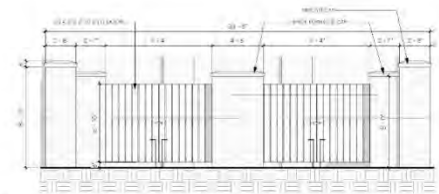


REVISIONS

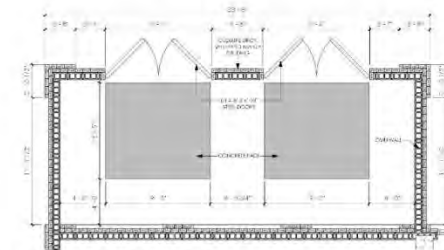


CDS - SHEET 100/212
CANOPY AND TRELLIS DETAILS

A9.02



2 ENLARGED TRANSFORMER ENCLOSURE - NORTH ELEVATION
1/4" = 1'-0"



1 ENLARGED TRANSFORMER ENCLOSURE - PLAN
1/4" = 1'-0"



**- WOODFIELD -
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VOLUME 1: CIVIL - LANDSCAPE -
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REVISIONS
SEARCH

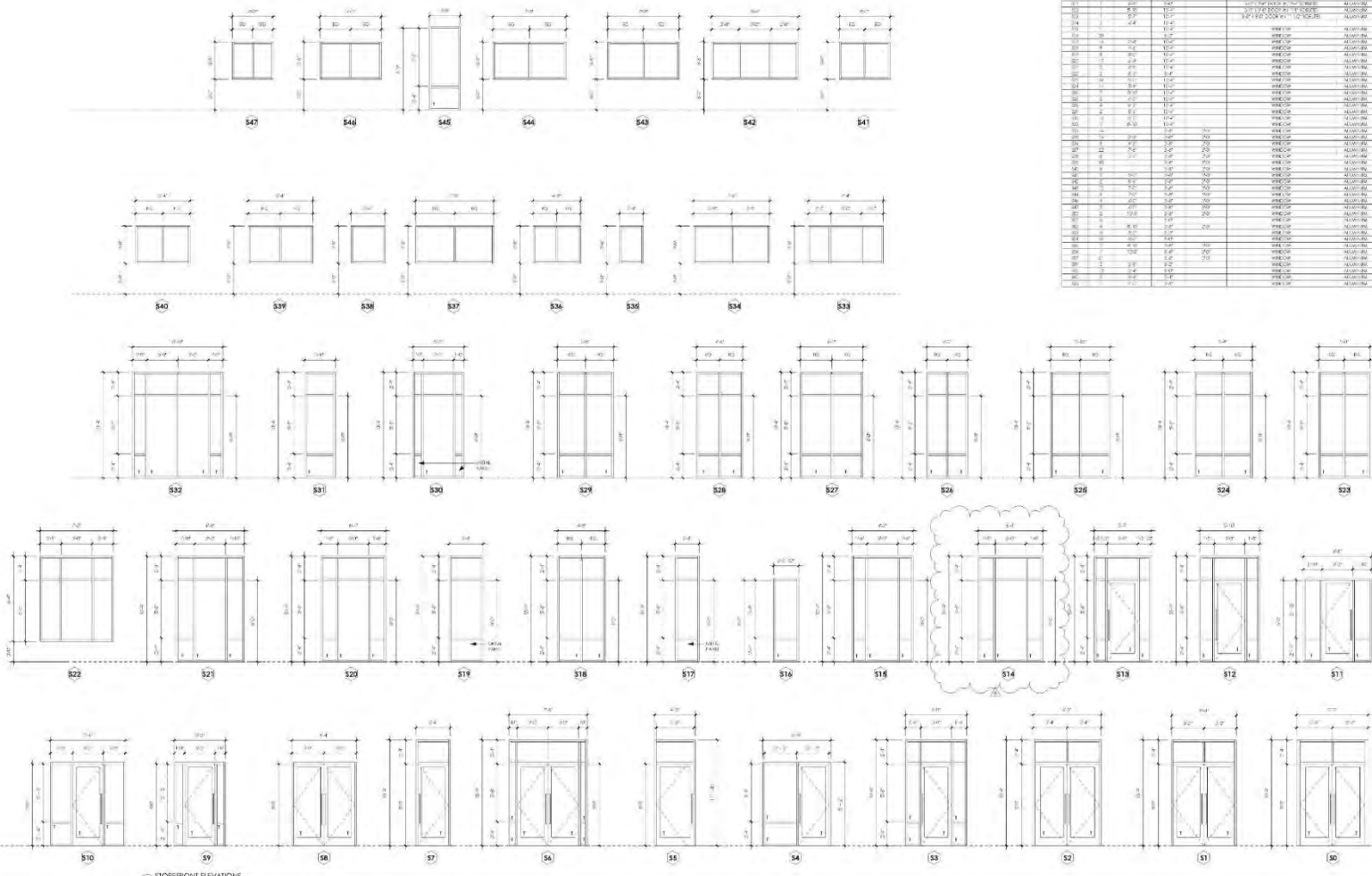
CDS - SHEET 101/212



ENLARGED
TRANSFORMER
ENCLOSURE PLANS
AND ELEVATIONS

A9.03

- GENERAL NOTES (CONTINUE)**
- * ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE OTHERWISE.
 - * ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - * FINISHES ARE TO BE SPECIFIED BY THE ARCHITECT.
 - * FINISHES ARE TO BE SPECIFIED BY THE ARCHITECT.
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① STOREFRONT ELEVATIONS
1/4" = 1'-0"

UNIT	HEIGHT	WIDTH	DEPTH	REVISION	DATE
547	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
546	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
545	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
544	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
543	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
542	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
541	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
540	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
539	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
538	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
537	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
536	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
535	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
534	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
533	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
532	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
531	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
530	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
529	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
528	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
527	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
526	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
525	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
524	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
523	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
522	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
521	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
520	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
519	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
518	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
517	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
516	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
515	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
514	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
513	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
512	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
511	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
510	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
509	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
508	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
507	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
506	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
505	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
504	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
503	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
502	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
501	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019
500	10'-0"	6'-0"	10'-0"	REVISED DOORWAY TO FACE	11/13/2019



- WOODFIELD - MORRISON YARD APARTMENTS
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VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
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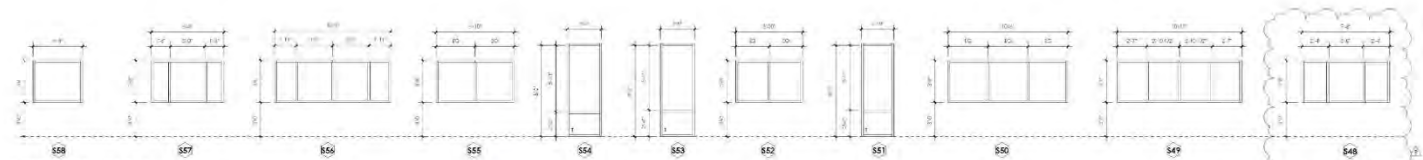
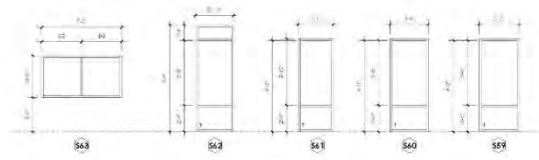


REVISIONS

CDS - SHEET 102/212
STOREFRONT SCHEDULE AND ELEVATIONS
A10.01

GENERAL NOTES - STOREFRONT

- 1. THE STOREFRONT AND WINDOW SCHEDULES ARE TO BE USED AS A GUIDE ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SCHEDULES.
- 2. THE STOREFRONT AND WINDOW SCHEDULES ARE TO BE USED AS A GUIDE ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SCHEDULES.
- 3. THE STOREFRONT AND WINDOW SCHEDULES ARE TO BE USED AS A GUIDE ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SCHEDULES.
- 4. THE STOREFRONT AND WINDOW SCHEDULES ARE TO BE USED AS A GUIDE ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SCHEDULES.
- 5. THE STOREFRONT AND WINDOW SCHEDULES ARE TO BE USED AS A GUIDE ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SCHEDULES.
- 6. THE STOREFRONT AND WINDOW SCHEDULES ARE TO BE USED AS A GUIDE ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SCHEDULES.
- 7. THE STOREFRONT AND WINDOW SCHEDULES ARE TO BE USED AS A GUIDE ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SCHEDULES.
- 8. THE STOREFRONT AND WINDOW SCHEDULES ARE TO BE USED AS A GUIDE ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SCHEDULES.
- 9. THE STOREFRONT AND WINDOW SCHEDULES ARE TO BE USED AS A GUIDE ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SCHEDULES.
- 10. THE STOREFRONT AND WINDOW SCHEDULES ARE TO BE USED AS A GUIDE ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SCHEDULES.



STOREFRONT ELEVATIONS - CONT.
1/4" = 1'-0"



MORRISON YARD CHARLESTON

- WOODFIELD - MORRISON YARD APARTMENTS

838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

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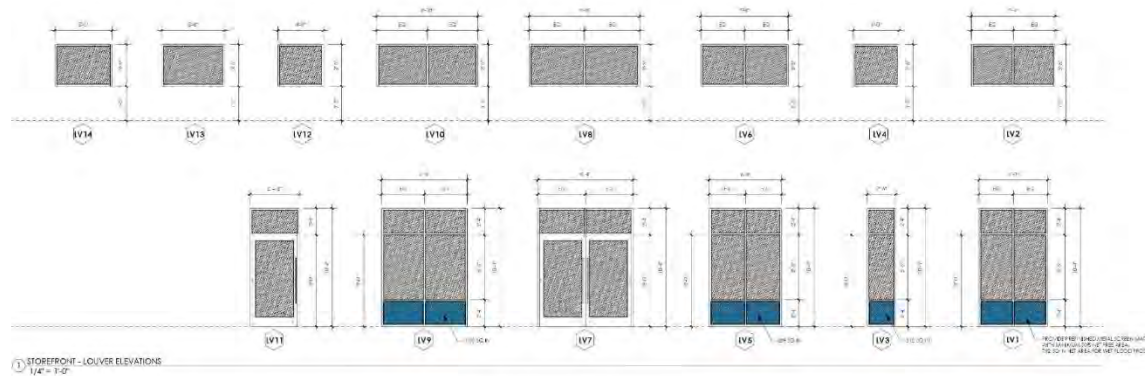
NO.	REVISIONS
1	SEARCH

CDS - SHEET 103/212

STOREFRONT ELEVATIONS

A10.02

NO.	DATE	BY	REVISION	DESCRIPTION	STATUS
01	11/13/19	MS	ISSUED FOR PERMIT	ISSUED FOR PERMIT	ISSUED
02	11/13/19	MS	ISSUED FOR PERMIT	ISSUED FOR PERMIT	ISSUED
03	11/13/19	MS	ISSUED FOR PERMIT	ISSUED FOR PERMIT	ISSUED
04	11/13/19	MS	ISSUED FOR PERMIT	ISSUED FOR PERMIT	ISSUED
05	11/13/19	MS	ISSUED FOR PERMIT	ISSUED FOR PERMIT	ISSUED
06	11/13/19	MS	ISSUED FOR PERMIT	ISSUED FOR PERMIT	ISSUED
07	11/13/19	MS	ISSUED FOR PERMIT	ISSUED FOR PERMIT	ISSUED
08	11/13/19	MS	ISSUED FOR PERMIT	ISSUED FOR PERMIT	ISSUED
09	11/13/19	MS	ISSUED FOR PERMIT	ISSUED FOR PERMIT	ISSUED
10	11/13/19	MS	ISSUED FOR PERMIT	ISSUED FOR PERMIT	ISSUED
11	11/13/19	MS	ISSUED FOR PERMIT	ISSUED FOR PERMIT	ISSUED
12	11/13/19	MS	ISSUED FOR PERMIT	ISSUED FOR PERMIT	ISSUED
13	11/13/19	MS	ISSUED FOR PERMIT	ISSUED FOR PERMIT	ISSUED
14	11/13/19	MS	ISSUED FOR PERMIT	ISSUED FOR PERMIT	ISSUED



1 STOREFRONT - LOUVER ELEVATIONS
1/4" = 1'-0"

RECOVERED: 80% GROSS AREA
OF UNIMPAVED OF THE YEAR
76.50 H-47 AREA FOR RETROFITTING



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

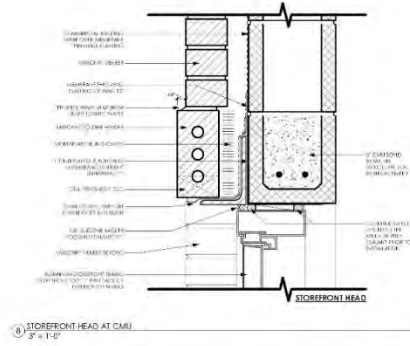


VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR

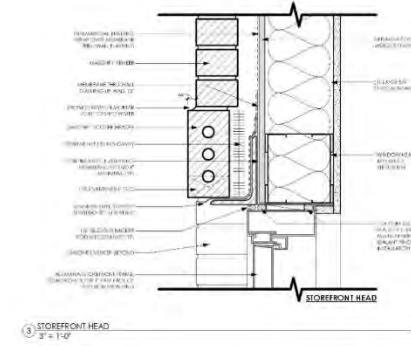


REVISIONS

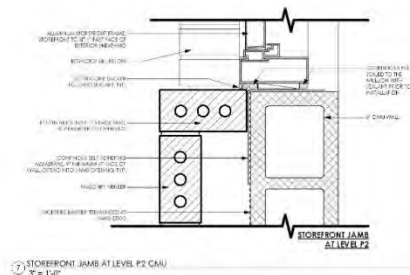
CDS - SHEET 105/212
LOUVER/SCREEN SCHEDULE AND ELEVATION
A10.04



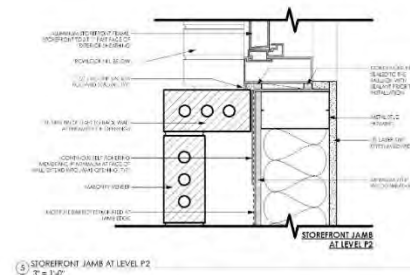
6 STOREFRONT HEAD AT CMU
3" = 1'-0"



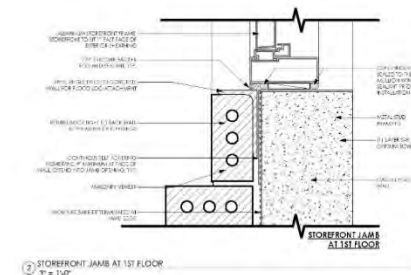
6 STOREFRONT HEAD
3" = 1'-0"



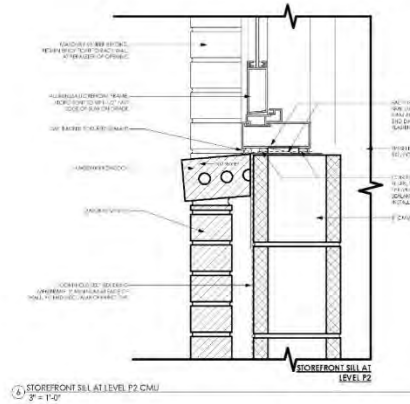
7 STOREFRONT JAMB AT LEVEL P2 CMU
3" = 1'-0"



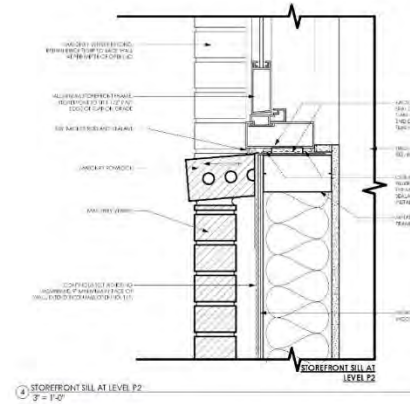
8 STOREFRONT JAMB AT LEVEL P2
3" = 1'-0"



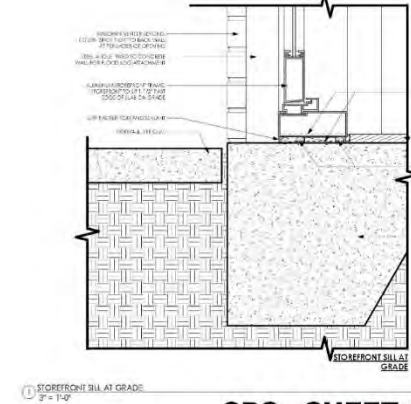
9 STOREFRONT JAMB AT 1ST FLOOR
3" = 1'-0"



10 STOREFRONT SILL AT LEVEL P2 CMU
3" = 1'-0"



11 STOREFRONT SILL AT LEVEL P2
3" = 1'-0"



12 STOREFRONT SILL AT GRADE
3" = 1'-0"



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



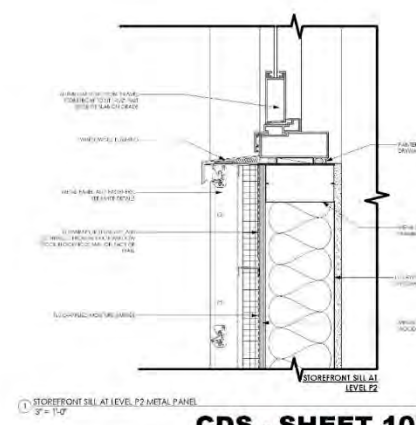
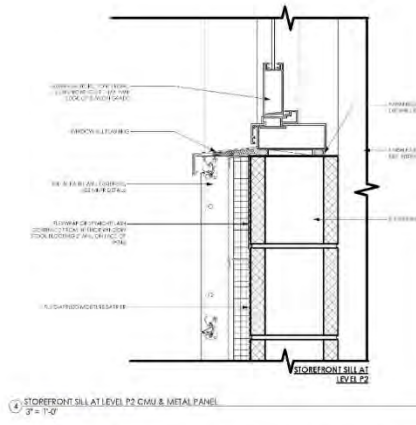
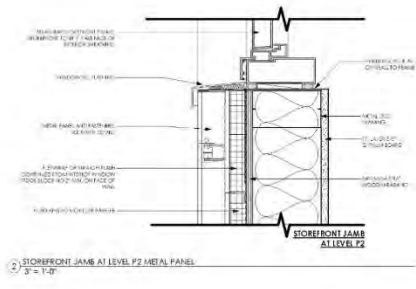
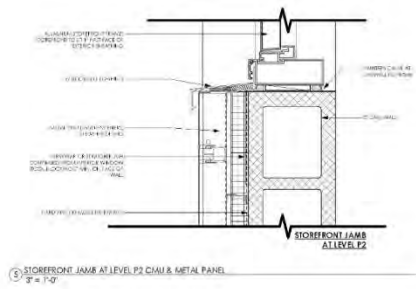
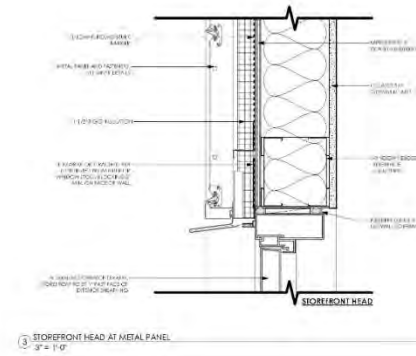
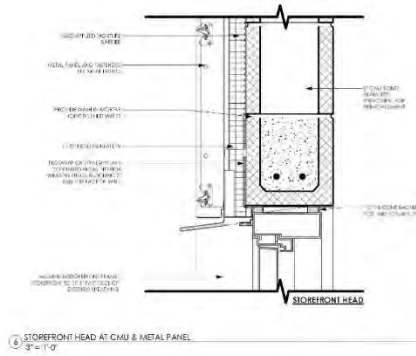
VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



REVISIONS
A. REVISION



CDS - SHEET 106/212
STOREFRONT HEAD, JAMB, & SILL DETAILS
A10.05



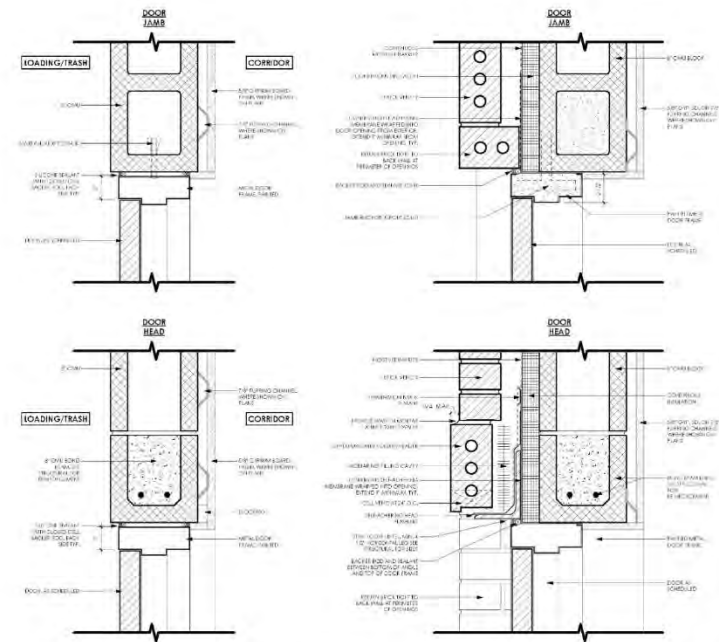
- WOODFIELD - MORRISON YARD APARTMENTS
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



CDS - SHEET 107/212
STOREFRONT HEAD, JAMB, & SILL DETAILS
A10.06



1 DOOR HEAD AND JAMB AT CMU
3" = 1'-0"

2 MASONRY DOOR HEAD AND JAMB AT CMU
3" = 1'-0"

CDS - SHEET 108/212
DOOR DETAILS

REVISIONS



A10.08



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



VOLUME 1: CIVIL - LANDSCAPE - ARCHITECTURE - INTERIORS

PROJECT NUMBER: 1725
ISSUE DATE: NOVEMBER 13, 2019
ISSUED FOR: FINAL BAR



GENERAL NOTES - AMENDED BY YEAR

- 1. REFER TO ALL GENERAL NOTES AND SPECIFICATIONS FOR THE PROJECT.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
- 4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
- 6. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF CHARLOTTE.
- 7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE STATE OF SOUTH CAROLINA.
- 8. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE HOUSING STUDIO, INC.
- 9. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
- 10. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.



2ND FLOOR
1/8" = 1'-0"



- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



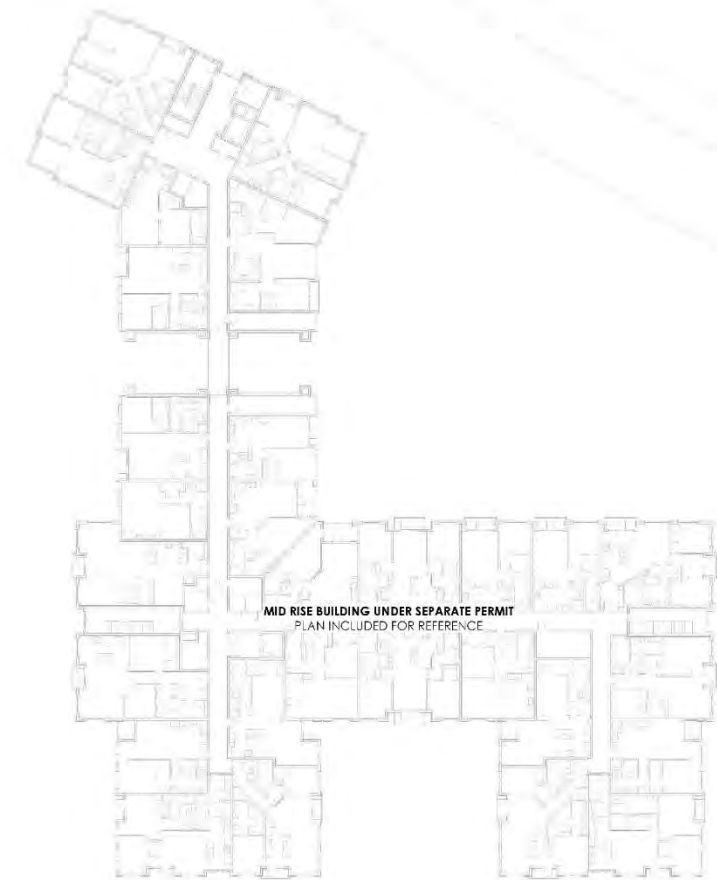
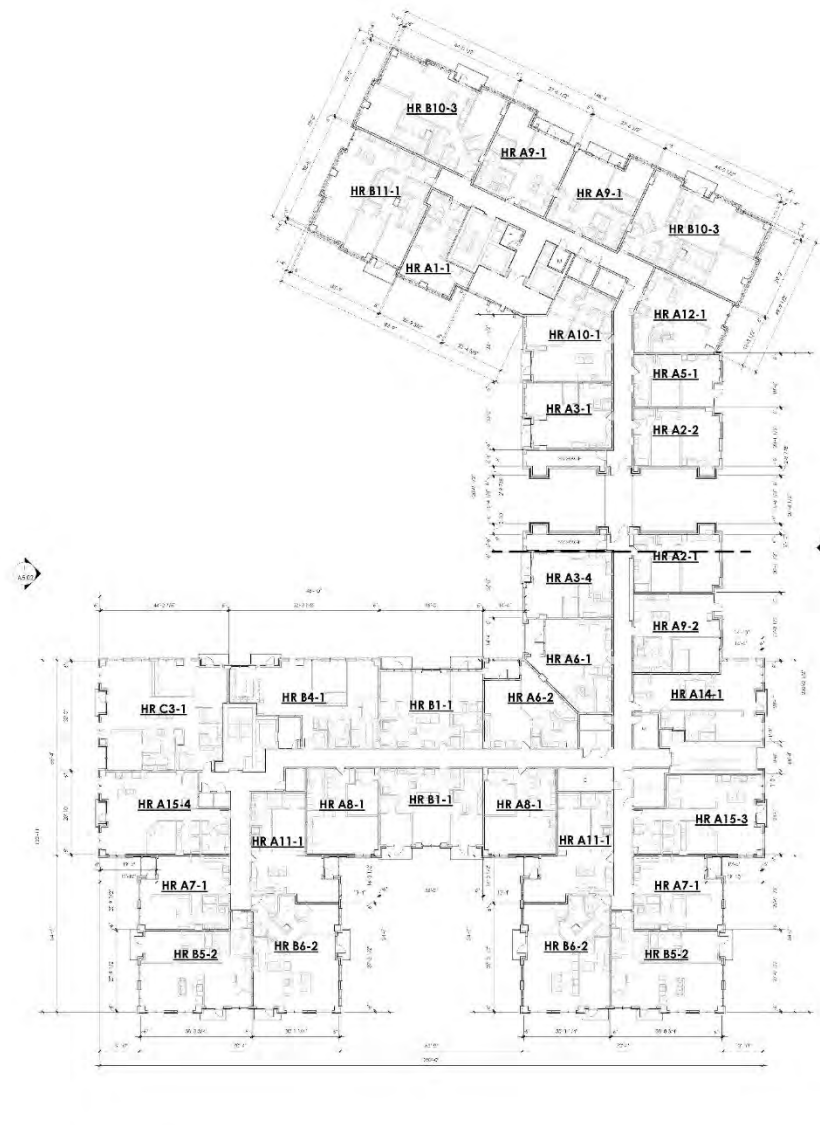
VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR



CDS - SHEET 109/212
2ND FLOOR - KEY PLAN
A3.02

GENERAL NOTES - NUMBERED BY YEAR

- 1. REFER TO ALL GENERAL NOTES FOR THIS PROJECT.
- 2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 3. ALL FINISHES SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- 4. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT BEFORE INSTALLATION.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE STATE OF SOUTH CAROLINA.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES.
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES.
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND ALARM CODES.
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODES.
- 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SCHEDULED MECHANICAL AND ELECTRICAL CODES.
- 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODES.
- 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CODES.
- 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING CODES.
- 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABILITY CODES.
- 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESILIENCE CODES.
- 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SECURITY CODES.
- 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY CODES.
- 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL TRANSPORTATION CODES.
- 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL COMMUNITY DEVELOPMENT CODES.
- 21. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL EQUITY CODES.
- 22. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL JUSTICE CODES.
- 23. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL INCLUSION CODES.
- 24. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PARTICIPATION CODES.
- 25. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL TRANSFORMATIVE CODES.
- 26. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELLNESS CODES.
- 27. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESILIENCE AND SUSTAINABILITY CODES.
- 28. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL EQUITY AND JUSTICE CODES.
- 29. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL INCLUSION AND PARTICIPATION CODES.
- 30. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL TRANSFORMATIVE AND WELLNESS CODES.
- 31. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESILIENCE AND SUSTAINABILITY AND EQUITY AND JUSTICE CODES.
- 32. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL INCLUSION AND PARTICIPATION AND TRANSFORMATIVE AND WELLNESS CODES.
- 33. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESILIENCE AND SUSTAINABILITY AND EQUITY AND JUSTICE AND INCLUSION AND PARTICIPATION AND TRANSFORMATIVE AND WELLNESS CODES.
- 34. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESILIENCE AND SUSTAINABILITY AND EQUITY AND JUSTICE AND INCLUSION AND PARTICIPATION AND TRANSFORMATIVE AND WELLNESS AND ACCESSIBILITY CODES.
- 35. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESILIENCE AND SUSTAINABILITY AND EQUITY AND JUSTICE AND INCLUSION AND PARTICIPATION AND TRANSFORMATIVE AND WELLNESS AND ACCESSIBILITY AND TRANSPORTATION CODES.
- 36. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESILIENCE AND SUSTAINABILITY AND EQUITY AND JUSTICE AND INCLUSION AND PARTICIPATION AND TRANSFORMATIVE AND WELLNESS AND ACCESSIBILITY AND TRANSPORTATION AND COMMUNITY DEVELOPMENT CODES.
- 37. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESILIENCE AND SUSTAINABILITY AND EQUITY AND JUSTICE AND INCLUSION AND PARTICIPATION AND TRANSFORMATIVE AND WELLNESS AND ACCESSIBILITY AND TRANSPORTATION AND COMMUNITY DEVELOPMENT AND EQUITY AND JUSTICE CODES.
- 38. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESILIENCE AND SUSTAINABILITY AND EQUITY AND JUSTICE AND INCLUSION AND PARTICIPATION AND TRANSFORMATIVE AND WELLNESS AND ACCESSIBILITY AND TRANSPORTATION AND COMMUNITY DEVELOPMENT AND EQUITY AND JUSTICE AND INCLUSION AND PARTICIPATION CODES.
- 39. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESILIENCE AND SUSTAINABILITY AND EQUITY AND JUSTICE AND INCLUSION AND PARTICIPATION AND TRANSFORMATIVE AND WELLNESS AND ACCESSIBILITY AND TRANSPORTATION AND COMMUNITY DEVELOPMENT AND EQUITY AND JUSTICE AND INCLUSION AND PARTICIPATION AND TRANSFORMATIVE CODES.
- 40. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESILIENCE AND SUSTAINABILITY AND EQUITY AND JUSTICE AND INCLUSION AND PARTICIPATION AND TRANSFORMATIVE AND WELLNESS AND ACCESSIBILITY AND TRANSPORTATION AND COMMUNITY DEVELOPMENT AND EQUITY AND JUSTICE AND INCLUSION AND PARTICIPATION AND TRANSFORMATIVE AND WELLNESS CODES.



3RD FLOOR
1/16" = 1'-0"



- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR



CDS - SHEET 110/212

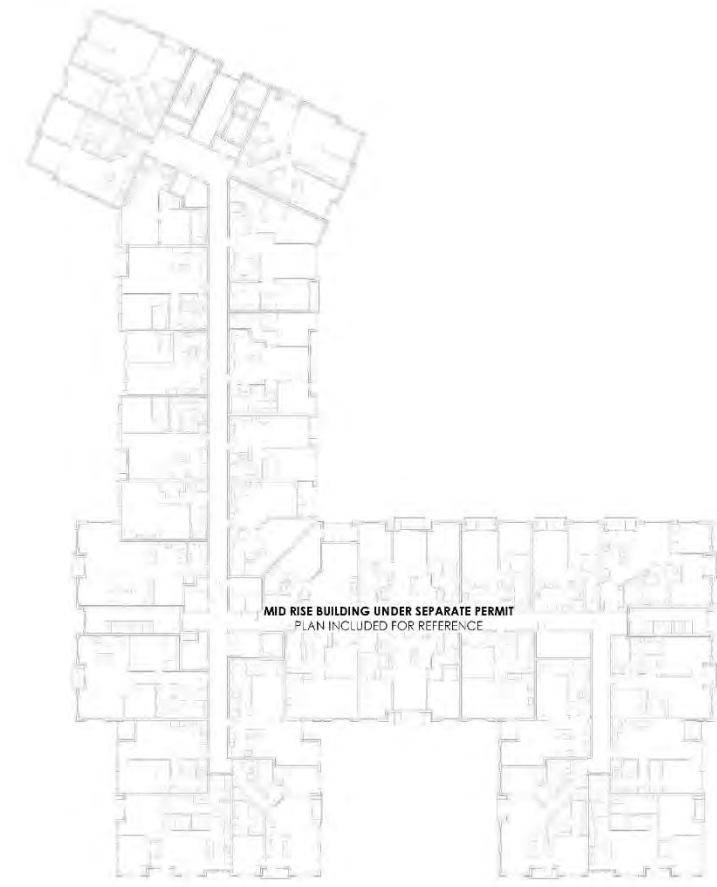
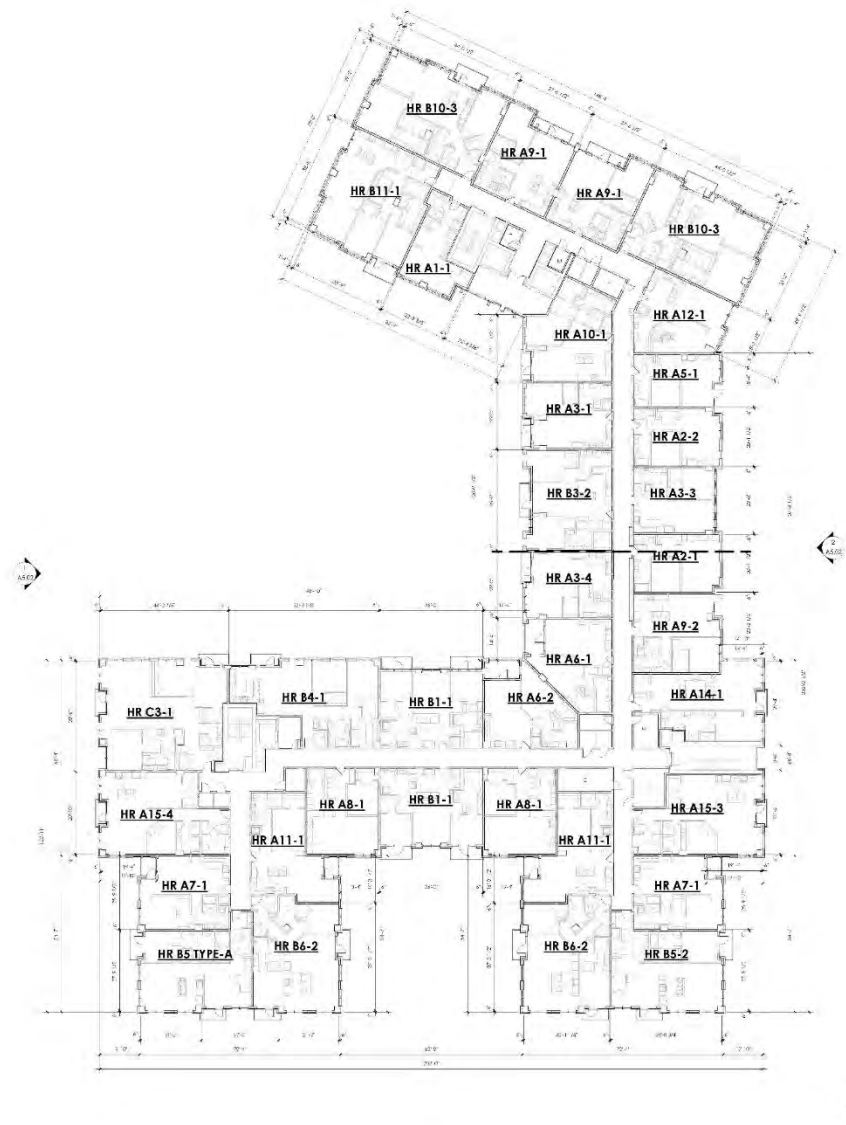


3RD FLOOR - KEY PLAN

A3.03

GENERAL NOTES - NUMBERED BY YEAR

- 1. REFER TO ALL GENERAL NOTES AND SPECIFICATIONS FOR ALL TRADES.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS AND ORDINANCES.



4TH FLOOR
1/16" = 1'-0"



- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



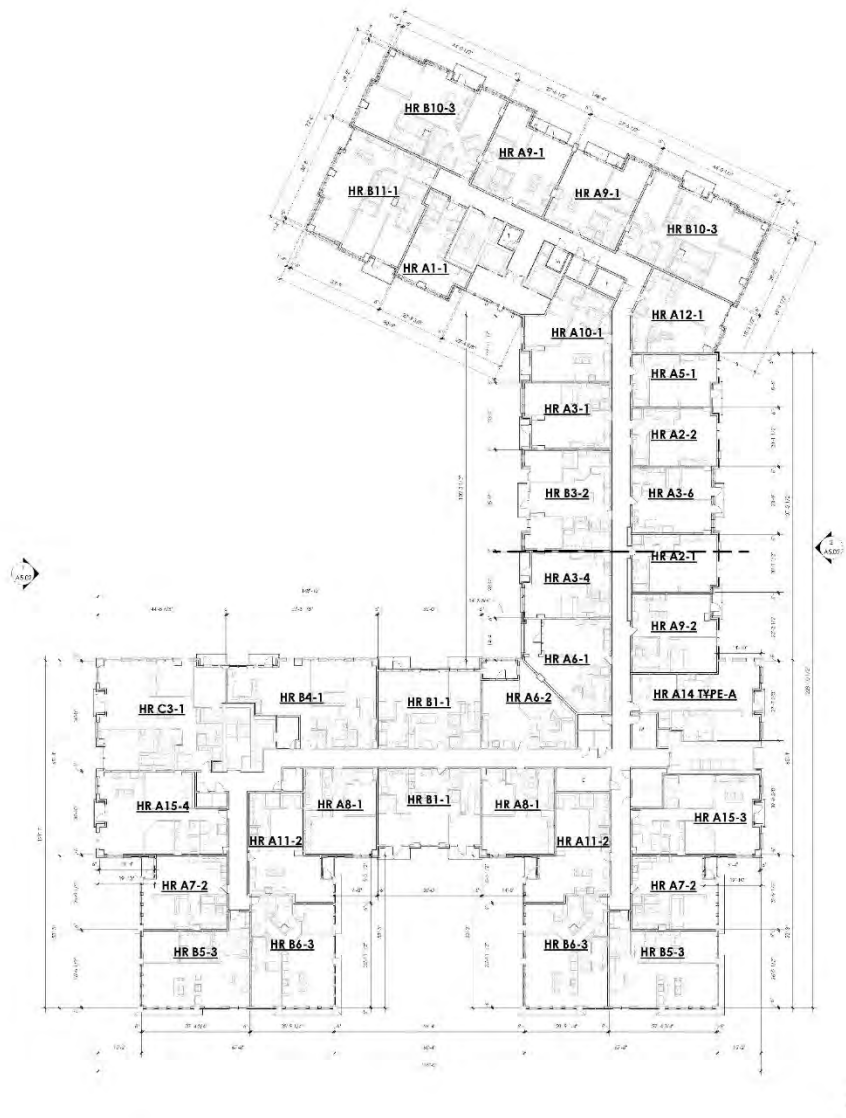
VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR



CDS - SHEET 111/212
4TH FLOOR - KEY PLAN
A3.04

GENERAL NOTES - NUMBERED BY YEAR

- 1. REFER TO ALL GENERAL NOTES AND SPECIFICATIONS FOR THE PROJECT.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL RESIDENTIAL CODES (IRC).
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC) AND THE INTERNATIONAL ELECTRICAL CODE (IEC).
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES (IPC) AND THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC).
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODES (IFSC) AND THE INTERNATIONAL FIRE AND SAFETY CODES (IFSC).
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY AND HEALTH CODES (ISHC) AND THE INTERNATIONAL SAFETY AND HEALTH CODES (ISHC).
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS (IAS) AND THE INTERNATIONAL ACCESSIBILITY STANDARDS (IAS).
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY EFFICIENCY STANDARDS (IEES) AND THE INTERNATIONAL ENERGY EFFICIENCY STANDARDS (IEES).
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN STANDARDS (ISDS) AND THE INTERNATIONAL SUSTAINABLE DESIGN STANDARDS (ISDS).
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING STANDARDS (IGBS) AND THE INTERNATIONAL GREEN BUILDING STANDARDS (IGBS).



5TH FLOOR
1/16" = 1'-0"



- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR



CDS - SHEET 112/212

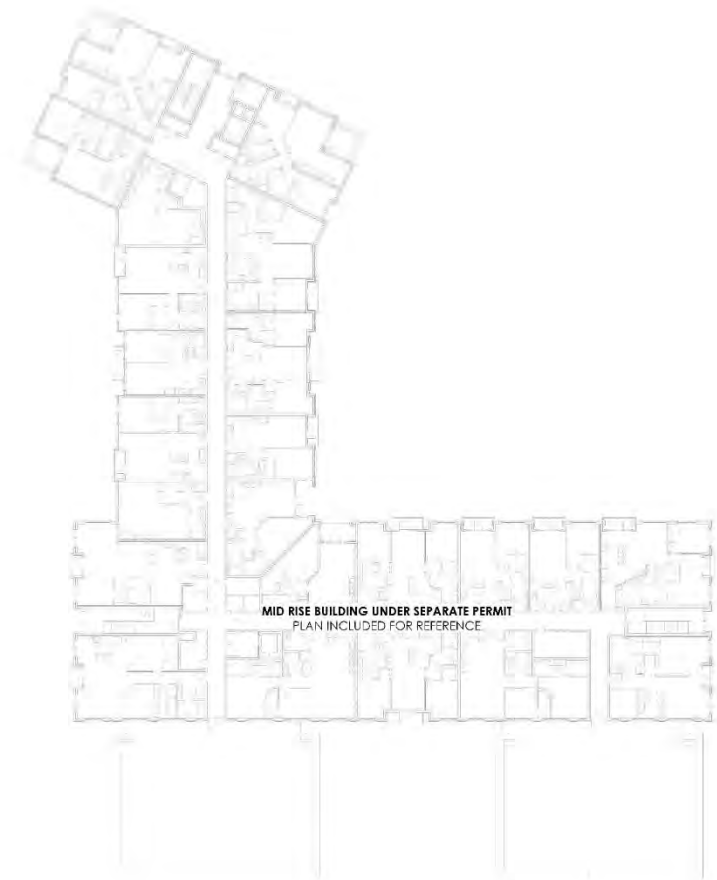
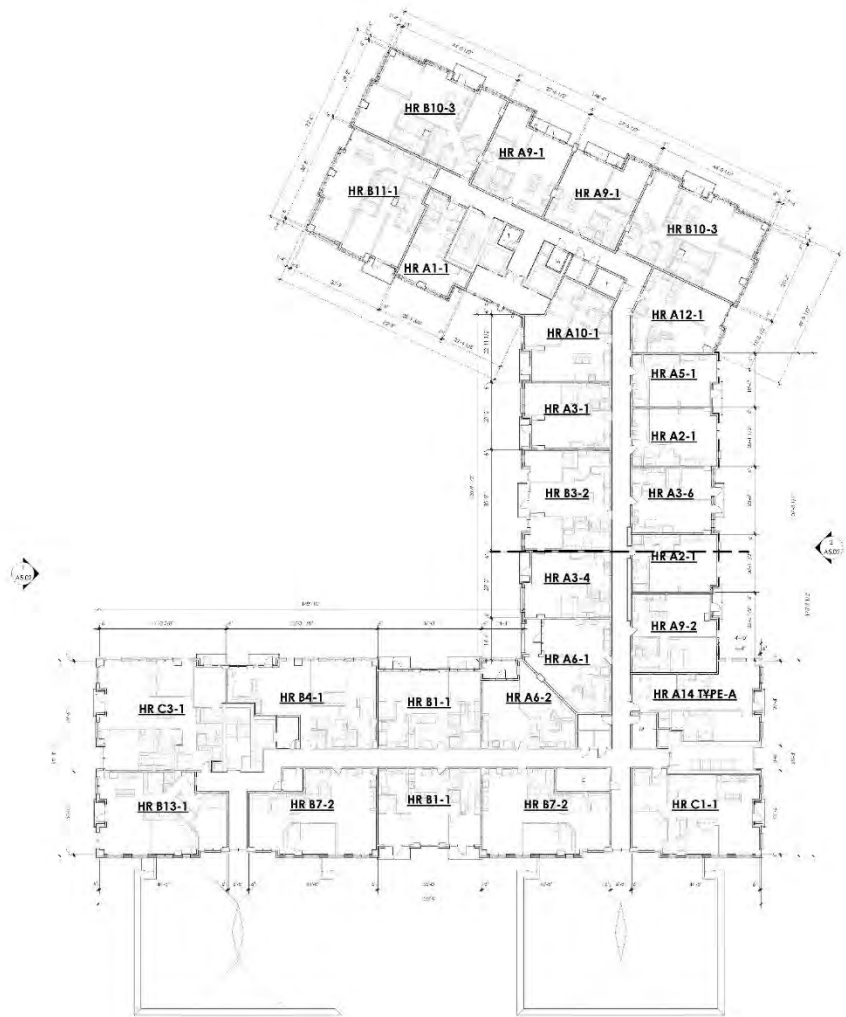


5TH FLOOR - KEY PLAN

A3.05

GENERAL NOTES - NUMBER BY YEAR

- 1. REFER TO ALL GENERAL NOTES ON SHEETS 113/212 THROUGH 113/214.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL FINISHES ARE TO BE AS SHOWN UNLESS OTHERWISE NOTED.
- 4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
- 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
- 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELLNESS STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
- 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABILITY STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
- 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESILIENCE STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
- 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SECURITY STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
- 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CYBERSECURITY STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
- 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL DATA PROTECTION STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
- 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PRIVACY STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
- 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ETHICS STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.



6TH FLOOR
1/8" = 1'-0"



- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR



CDS - SHEET 113/212

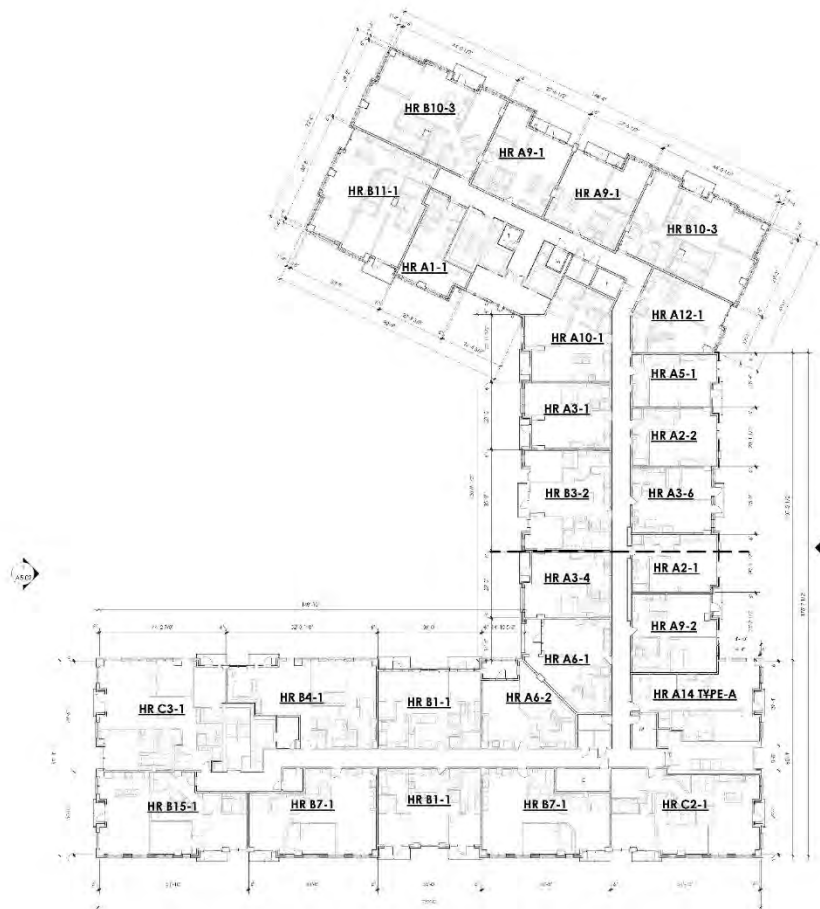


6TH FLOOR - KEY PLAN

A3.06

GENERAL NOTES - DIMENSIONS BY TRADE

- 1. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 2. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 3. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 4. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 5. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 6. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 7. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 8. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 9. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 10. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.



MORRISON YARD CHARLESTON

- WOODFIELD - MORRISON YARD HIGH RISE

838 MORRISON DRIVE, CHARLESTON, SC

HOUSING STUDIO

333 Paul Hyde Street, Suite 303
Charleston, SC 29403
779-233-7612 | 779-237-2612

VOLUME 1: ARCHITECTURE - INTERIORS

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



CDS - SHEET 114/212

7TH FLOOR - KEY PLAN

A3.07

GENERAL NOTES - DIMENSIONS BY FEET

- 1. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 2. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 3. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 4. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 5. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 6. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 7. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 8. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 9. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 10. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



- WOODFIELD - MORRISON YARD HIGH RISE
 838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 1725
 ISSUE DATE: OCTOBER 14, 2019
 ISSUED FOR: FINAL BAR

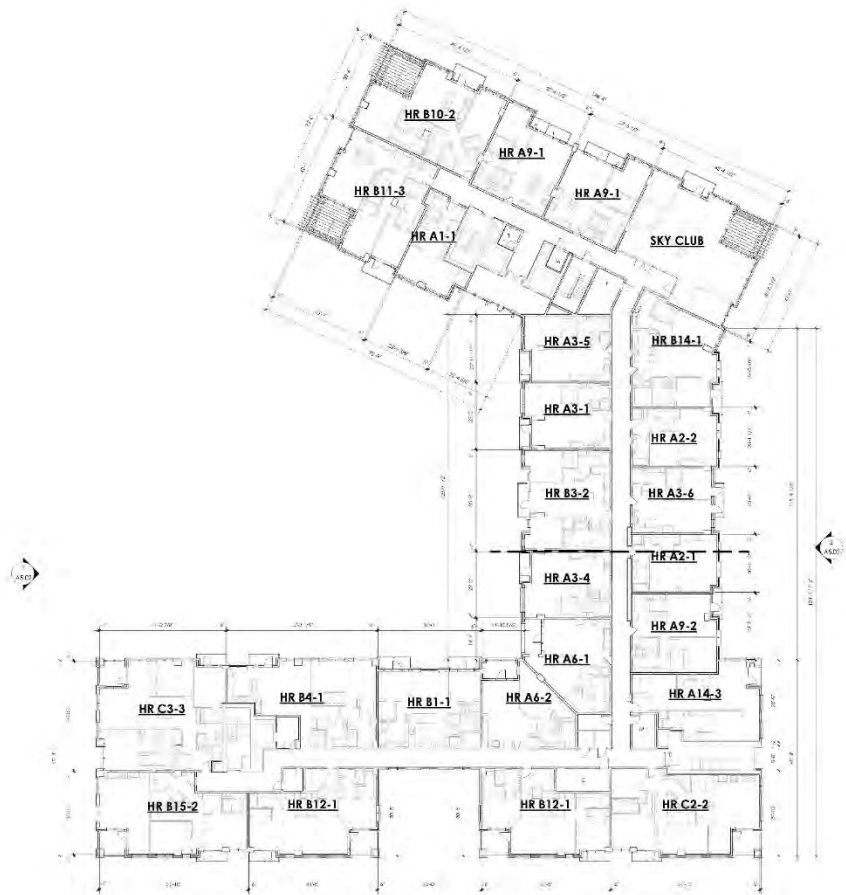


CDS - SHEET 115/212
 8TH FLOOR - KEY PLAN
A3.08



GENERAL NOTES - DIMENSIONS BY FEET

- 1. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 2. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 3. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 4. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 5. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 6. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 7. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 8. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 9. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 10. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



- WOODFIELD - MORRISON YARD HIGH RISE
 838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 1725
 ISSUE DATE: OCTOBER 14, 2019
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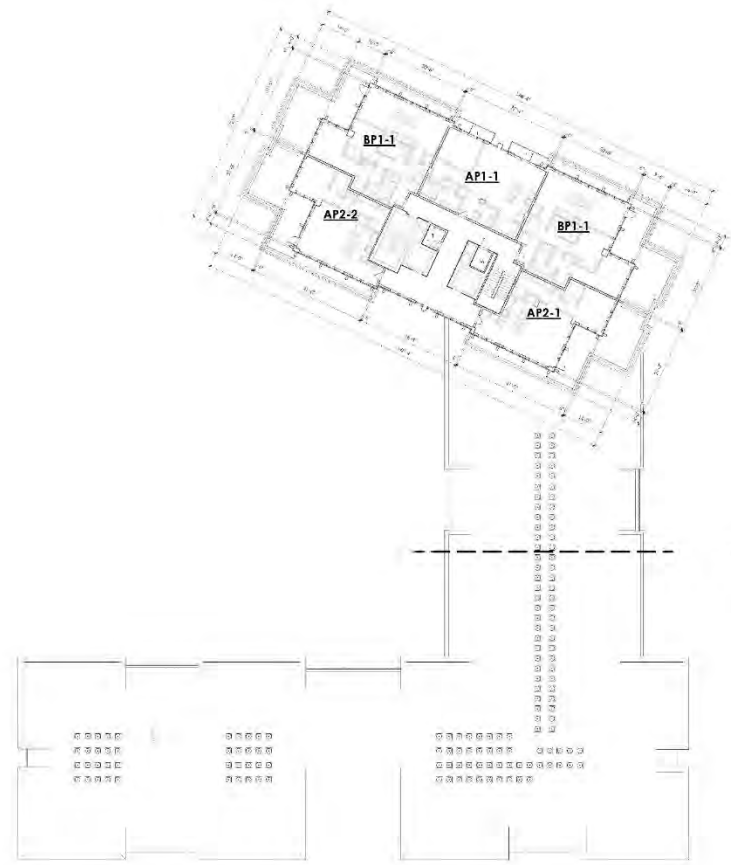


CDS - SHEET 116/212
 9TH FLOOR - KEY PLAN
A3.09



GENERAL NOTES - BIDDING KEY PLAN

- 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE PRIOR TO BIDDING.
- 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE PRIOR TO BIDDING.
- 3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE PRIOR TO BIDDING.
- 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE PRIOR TO BIDDING.
- 5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE PRIOR TO BIDDING.
- 6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE PRIOR TO BIDDING.
- 7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE PRIOR TO BIDDING.
- 8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE PRIOR TO BIDDING.
- 9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE PRIOR TO BIDDING.
- 10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE PRIOR TO BIDDING.



10TH FLOOR
1/16" = 1'-0"



- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
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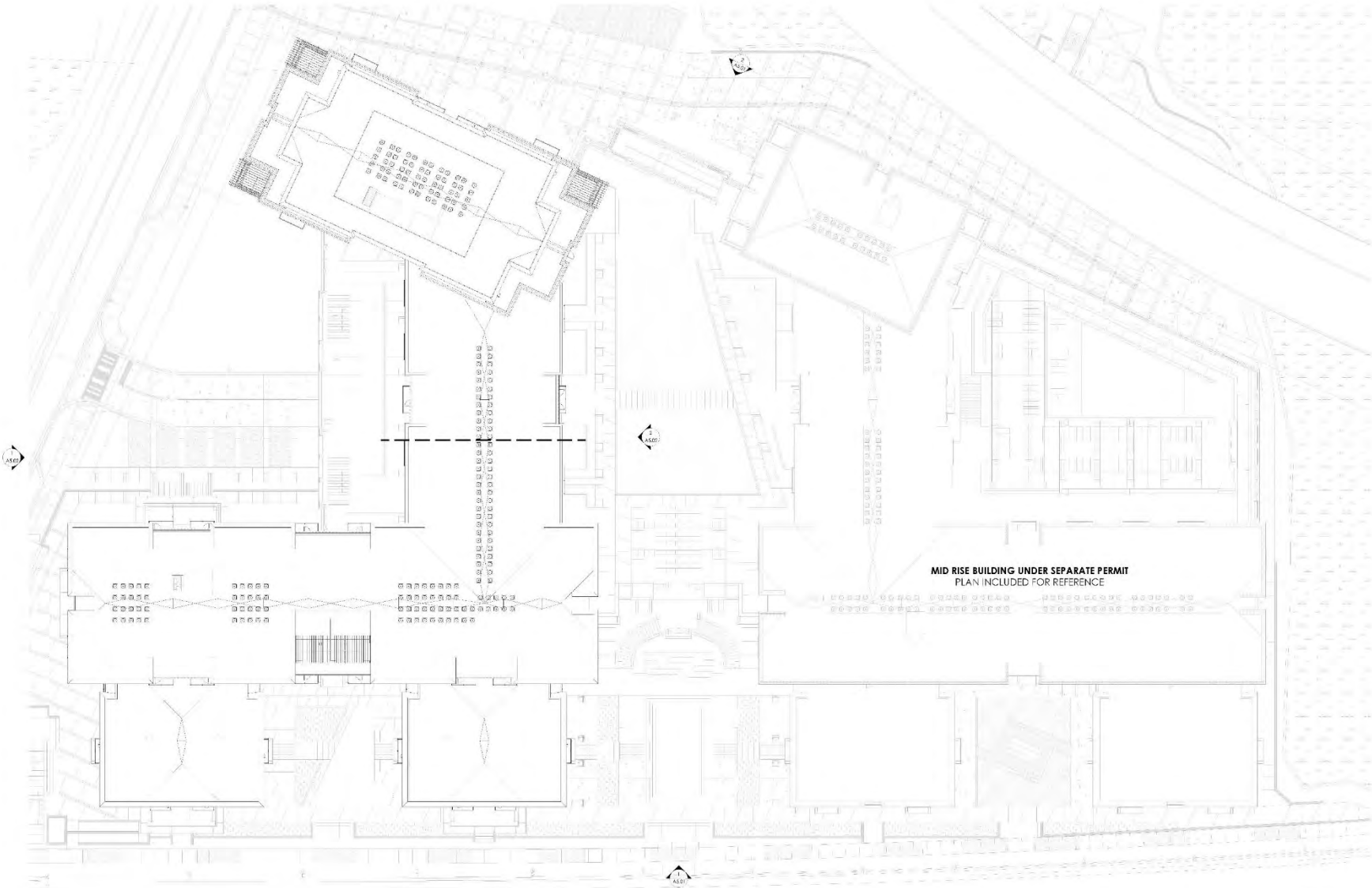


CDS - SHEET 117/212



10TH FLOOR - KEY PLAN

A3.10



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



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC

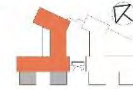


**VOLUME 1: ARCHITECTURE -
INTERIORS**

PROJECT NUMBER: 1725
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ISSUED FOR: FINAL BAR



CDS - SHEET 118/212

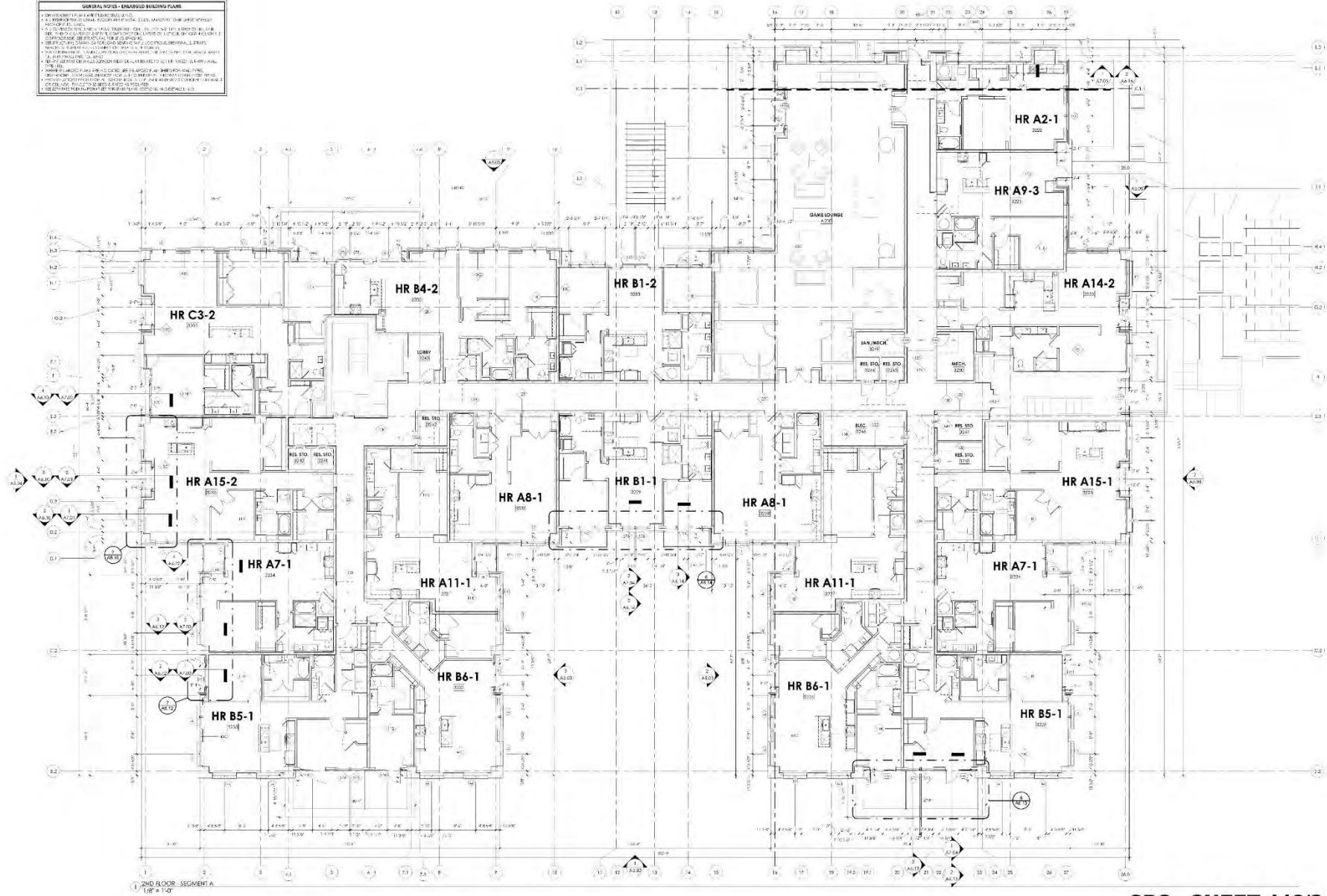


ROOF - KEY PLAN

A3.11

GENERAL NOTES - ENHANCED BUILDING PLAN

1. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES TO BE SHOWN ON THE PLAN SHALL BE AS NOTED. FINISHES NOT SHOWN SHALL BE AS NOTED ON THE GENERAL NOTES TO THE SPECIFICATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.



2ND FLOOR - SEGMENT A
1/8" = 1'-0"



- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
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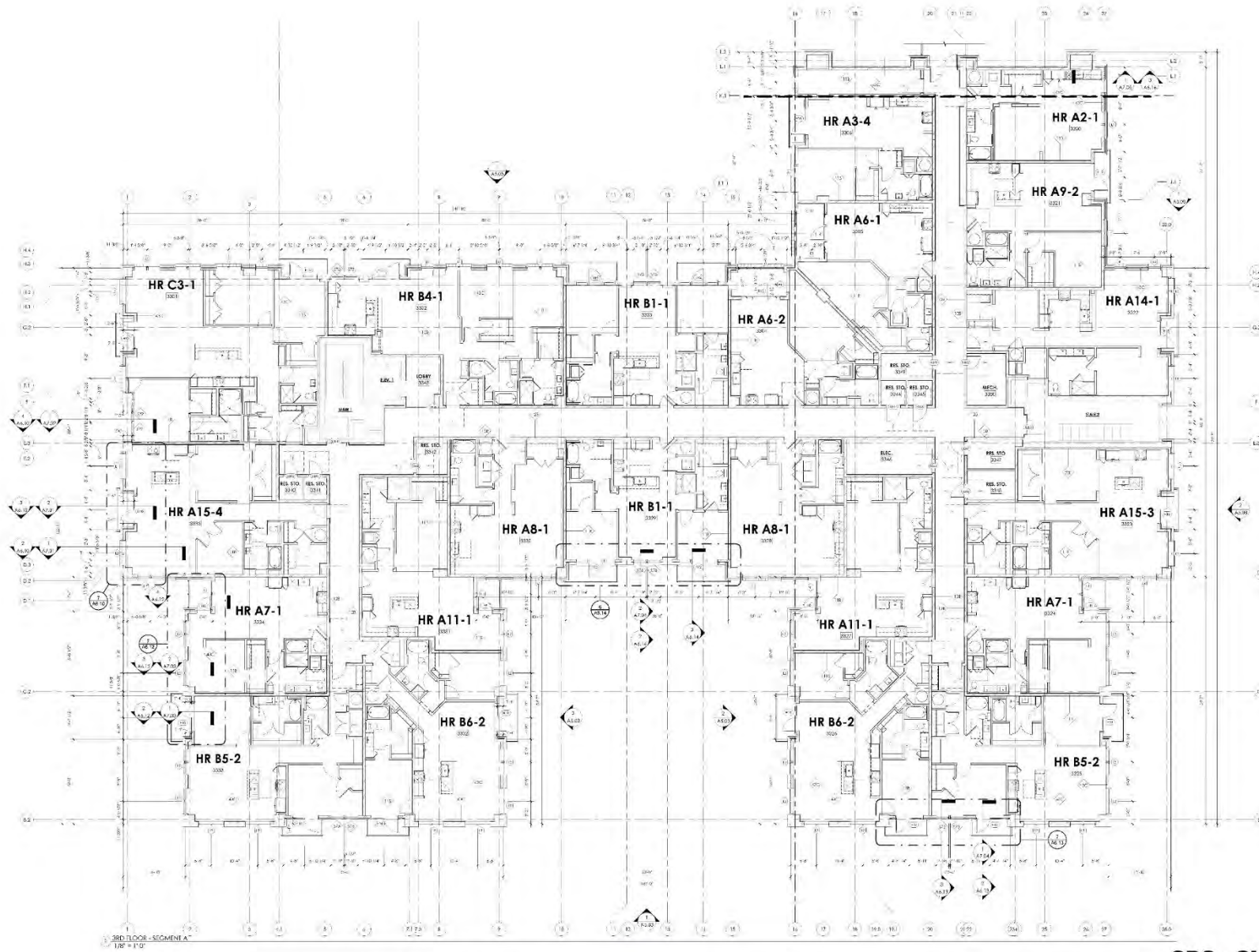


CDS - SHEET 119/212



2ND FLOOR - SEGMENT A

A4.A02



3RD FLOOR - SEGMENT A
1/8" = 1'-0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**

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

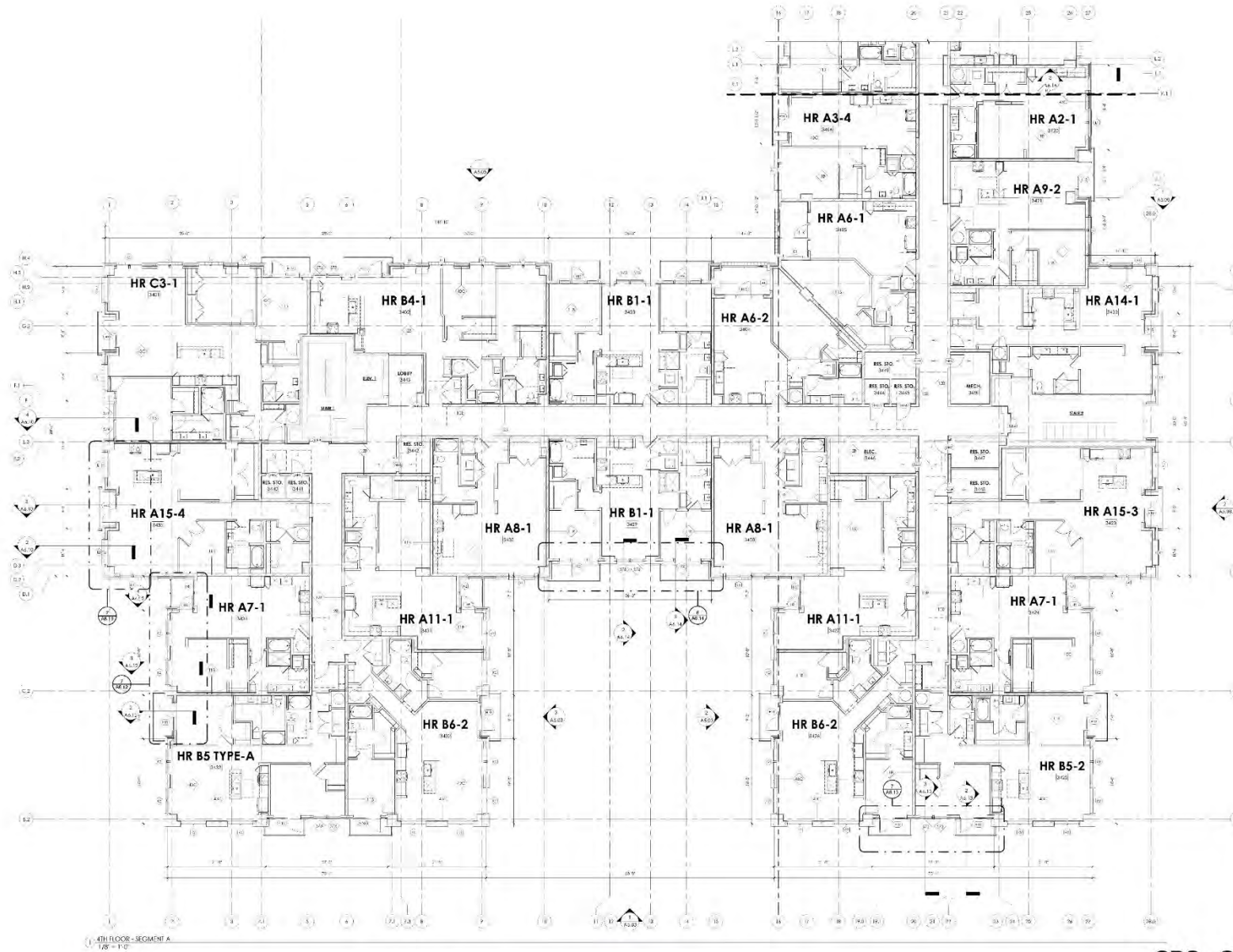


CDS - SHEET 120/212

3RD FLOOR -
SEGMENT A



A4.A03



4TH FLOOR - SEGMENT A
1/8" = 1'-0"



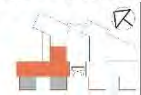
**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR

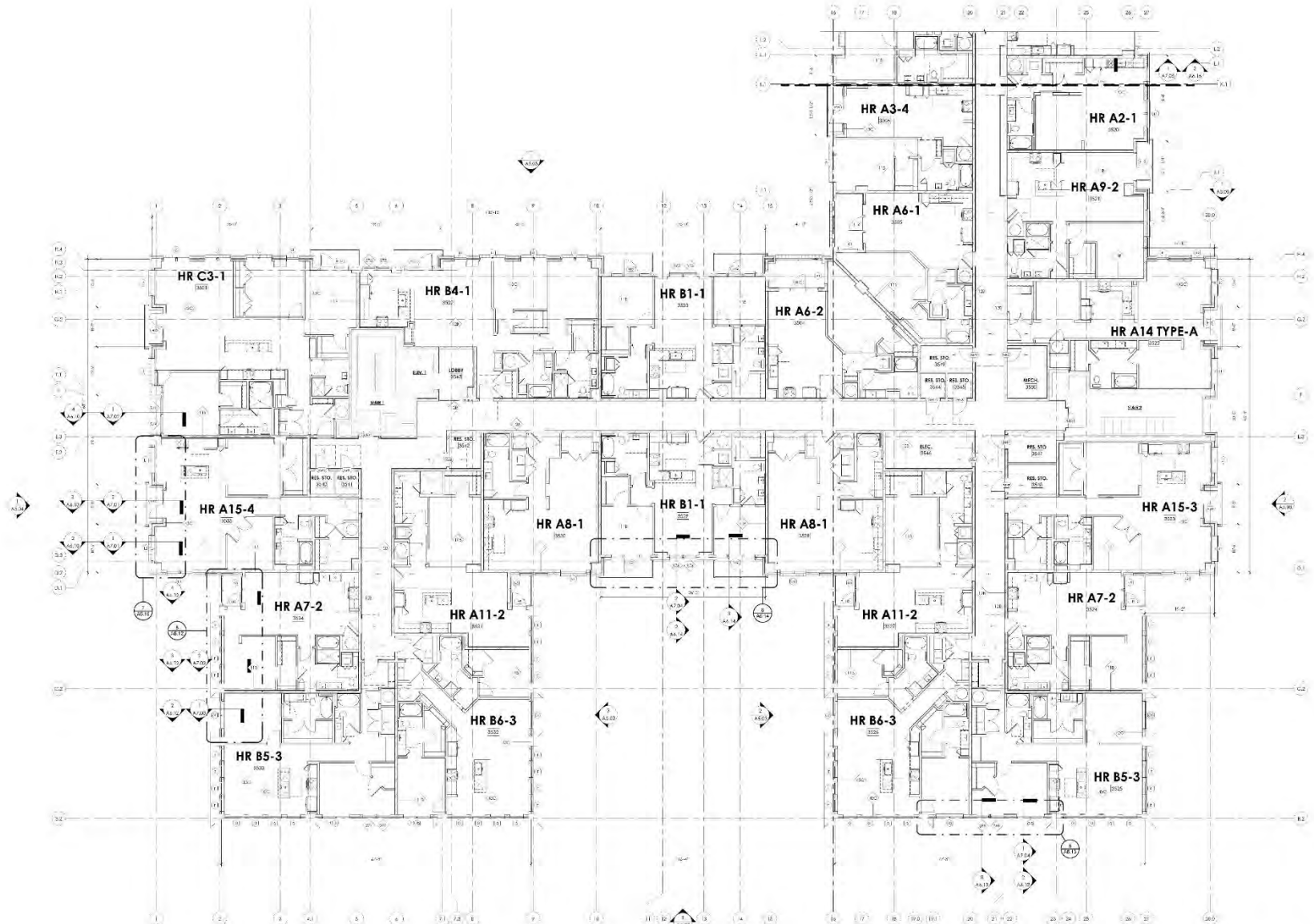


CDS - SHEET 121/212



4TH FLOOR -
SEGMENT A

A4.A04



5TH FLOOR - SEGMENT A
1/8" = 1'-0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR

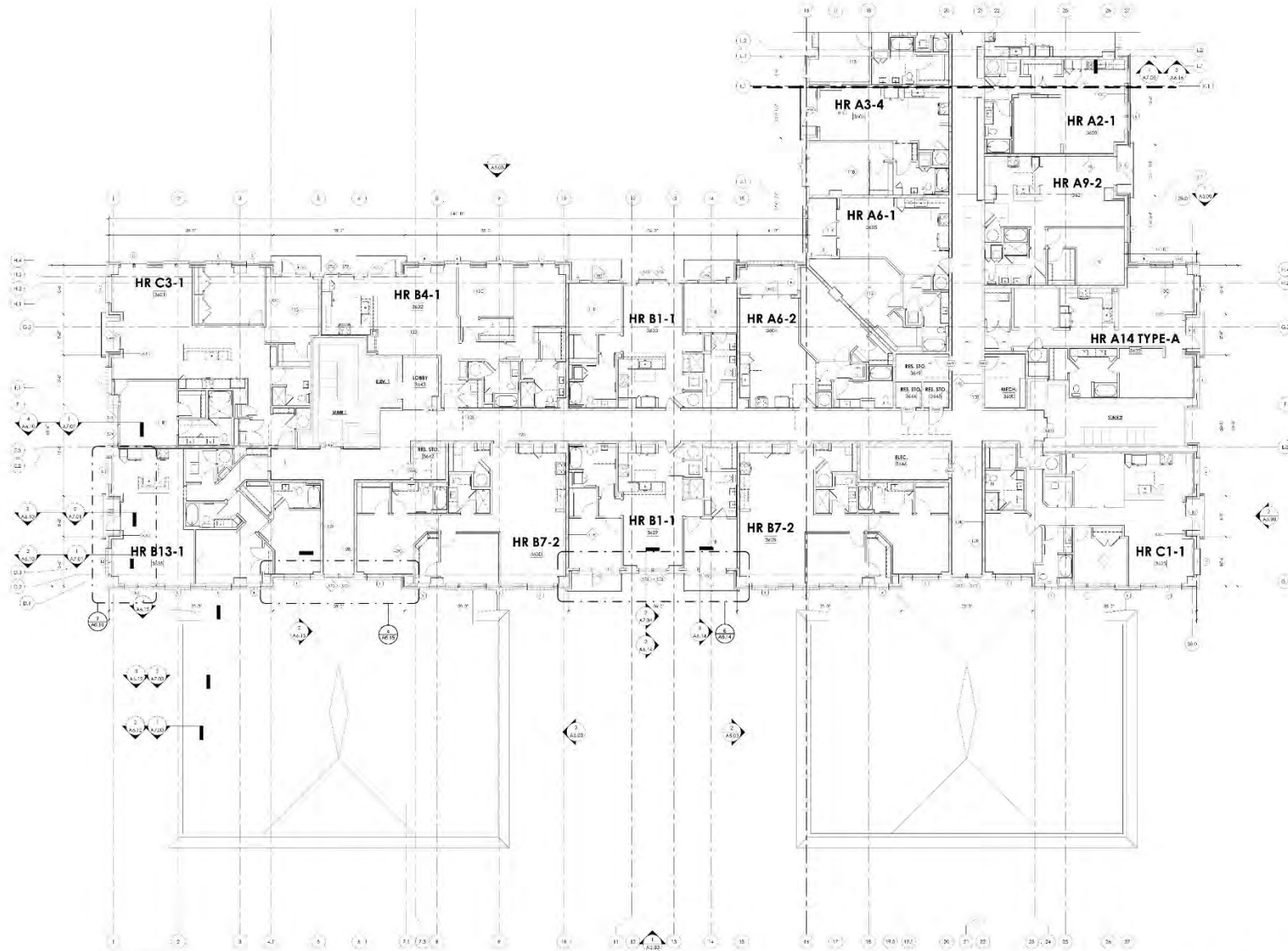


CDS - SHEET 122/212



5TH FLOOR -
SEGMENT A

A4.A05



6TH FLOOR - SEGMENT A
1/32" = 1' 0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC

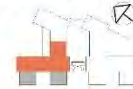


**VOLUME 1: ARCHITECTURE -
INTERIORS**

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

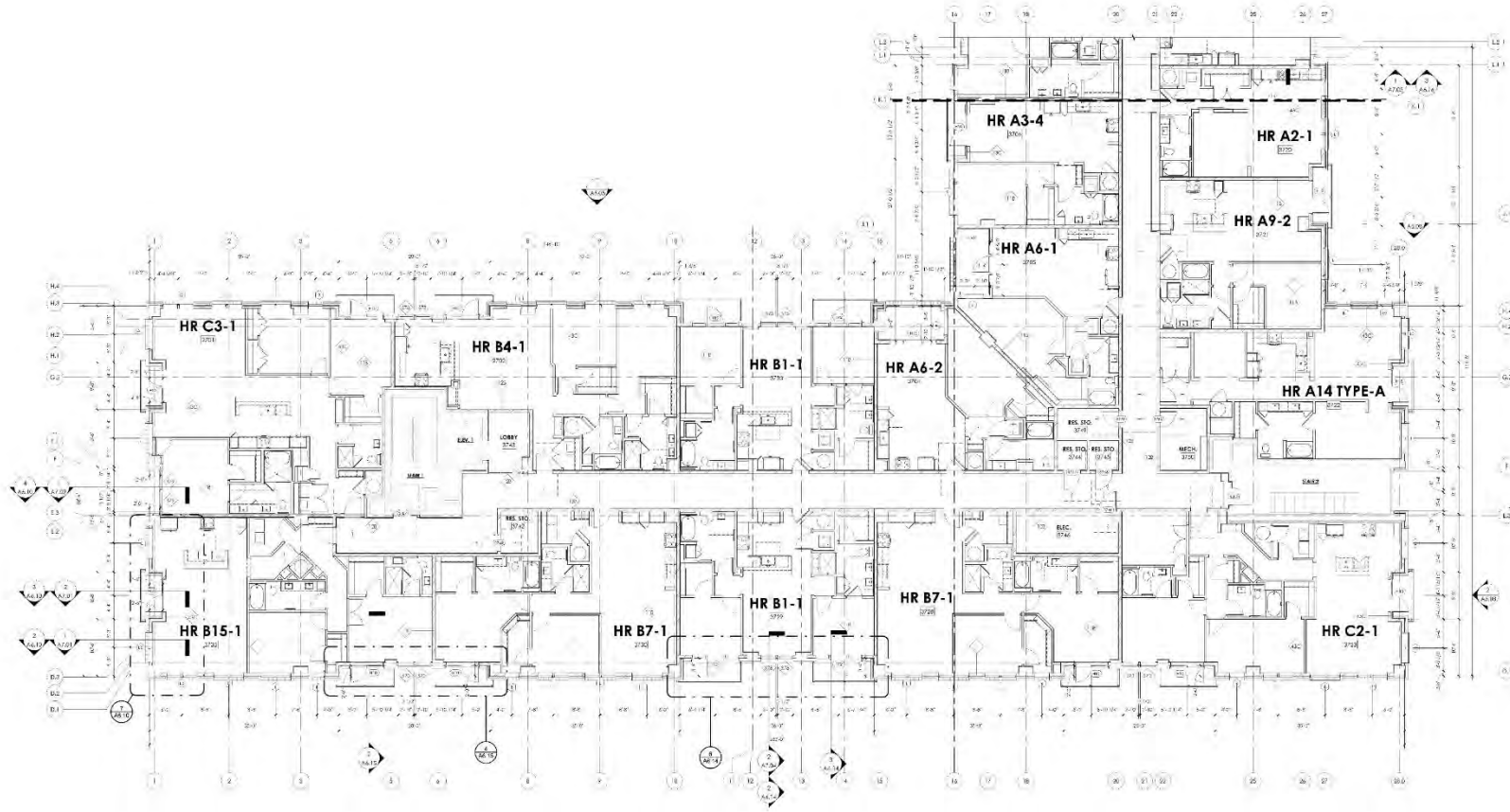


CDS - SHEET 123/212



6TH FLOOR -
SEGMENT A

A4.A06



7TH FLOOR - SEGMENT A
1/8" = 1'-0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**

PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
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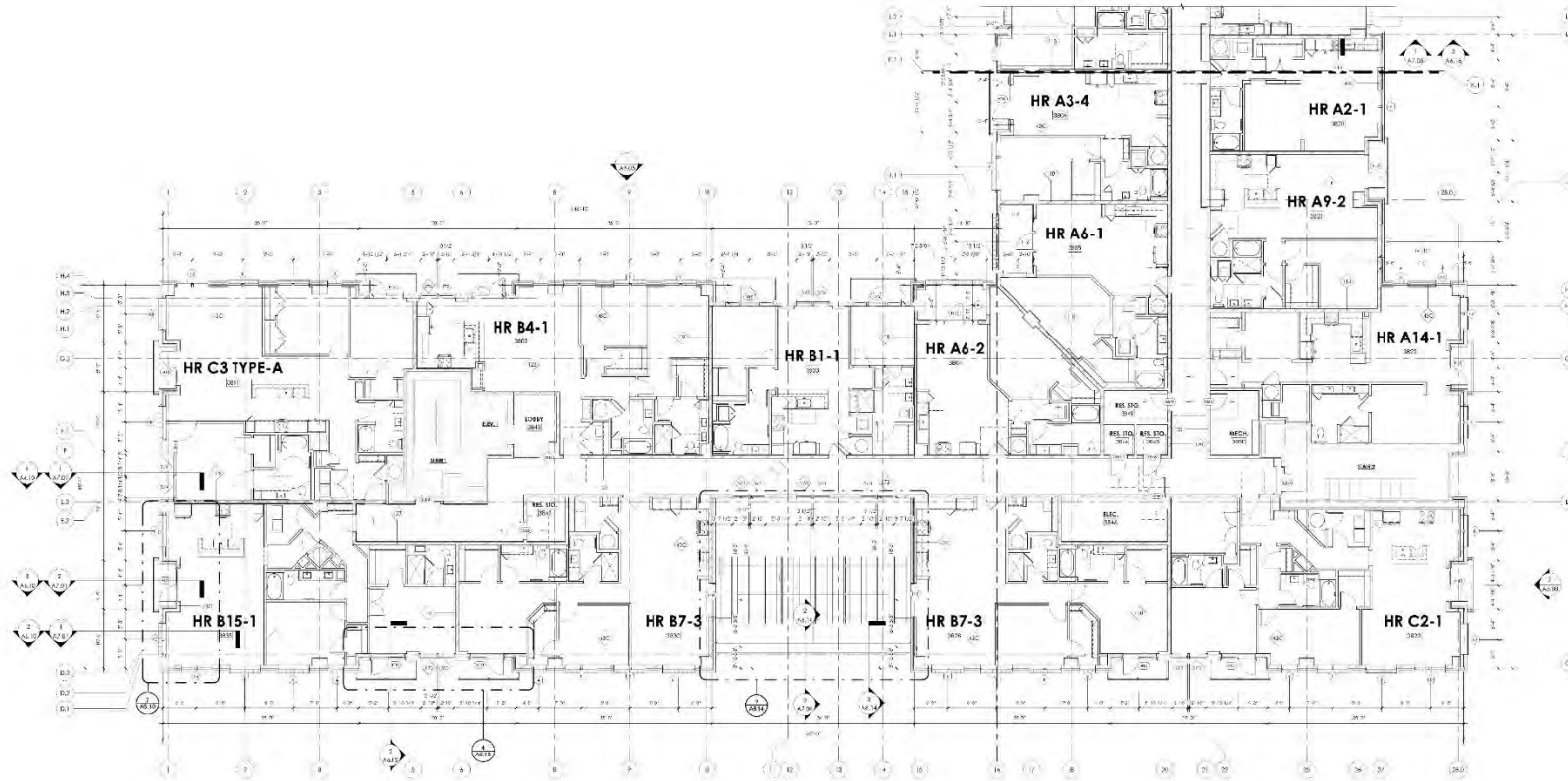


CDS - SHEET 124/212

7TH FLOOR -
SEGMENT A



A4.A07



8TH FLOOR - SEGMENT A
1/8" = 1'-0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**

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

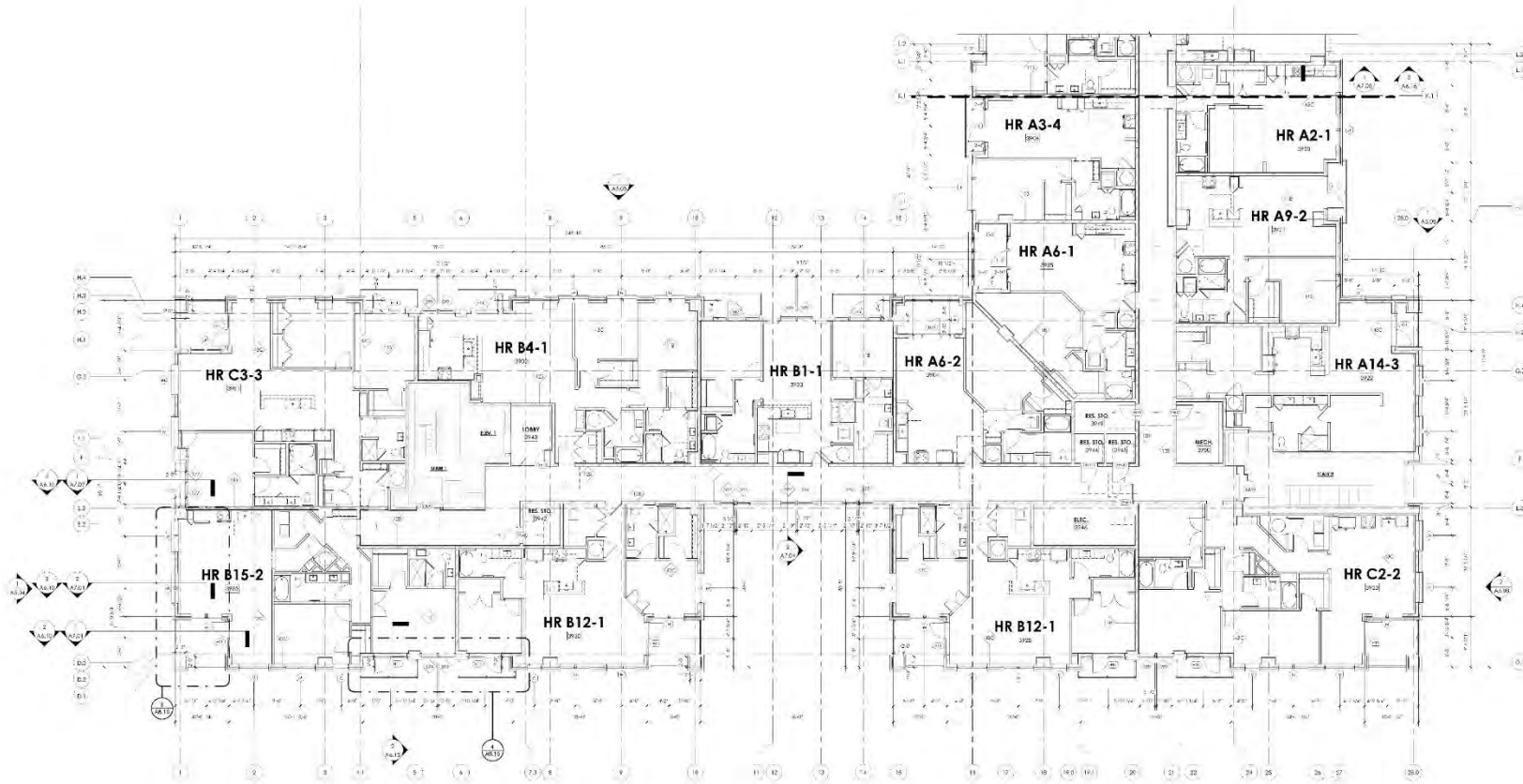


CDS - SHEET 125/212

8TH FLOOR -
SEGMENT A



A4.A08



9TH FLOOR - SEGMENT A
1/8" = 1'-0"



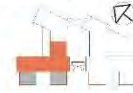
**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR

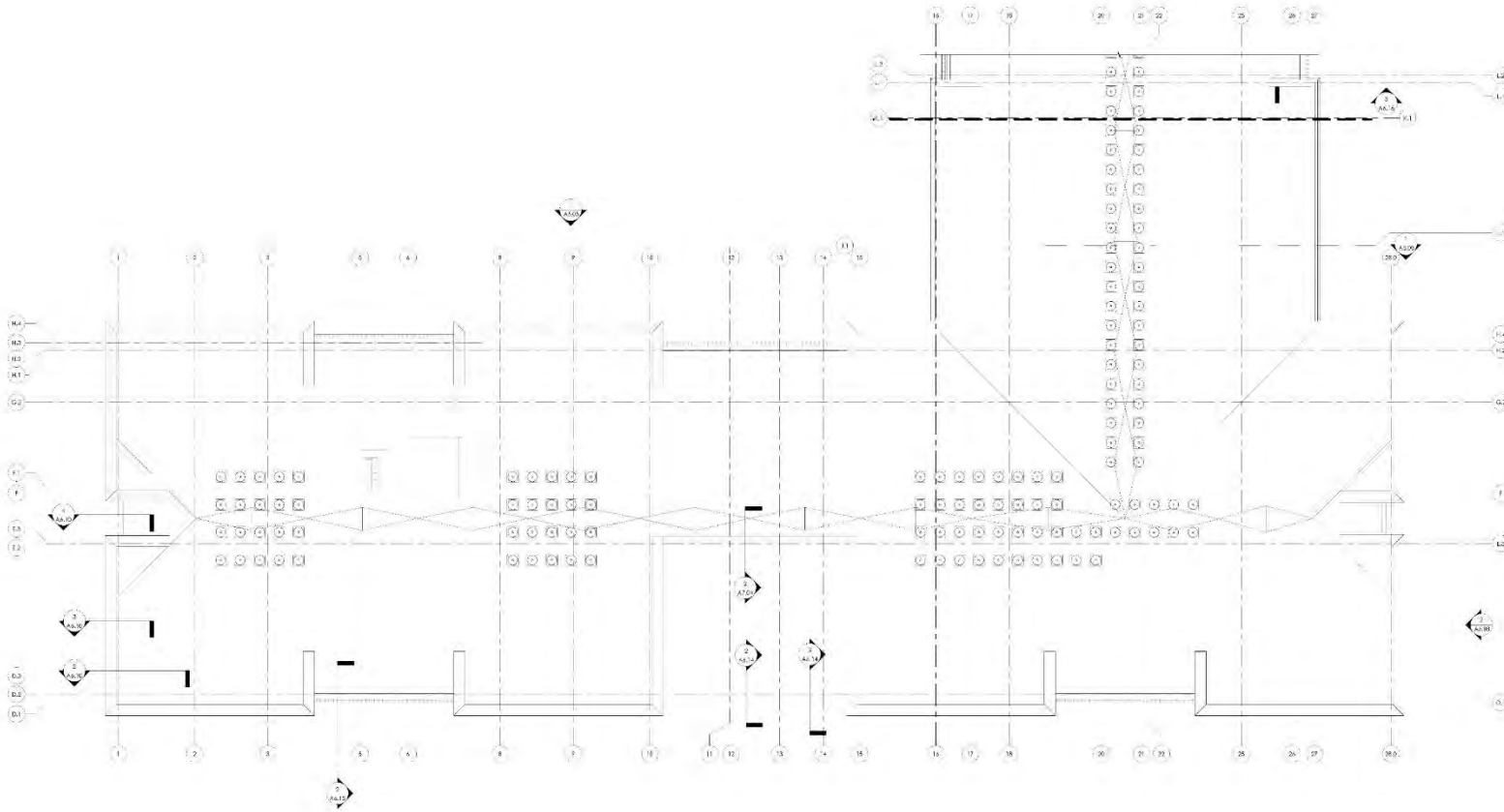


CDS - SHEET 126/212



9TH FLOOR -
SEGMENT A

A4.A09



1) ROOF PLAN - SEGMENT A
1/8" = 1'-0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



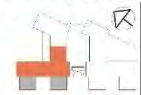
**VOLUME 1: ARCHITECTURE -
INTERIORS**

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

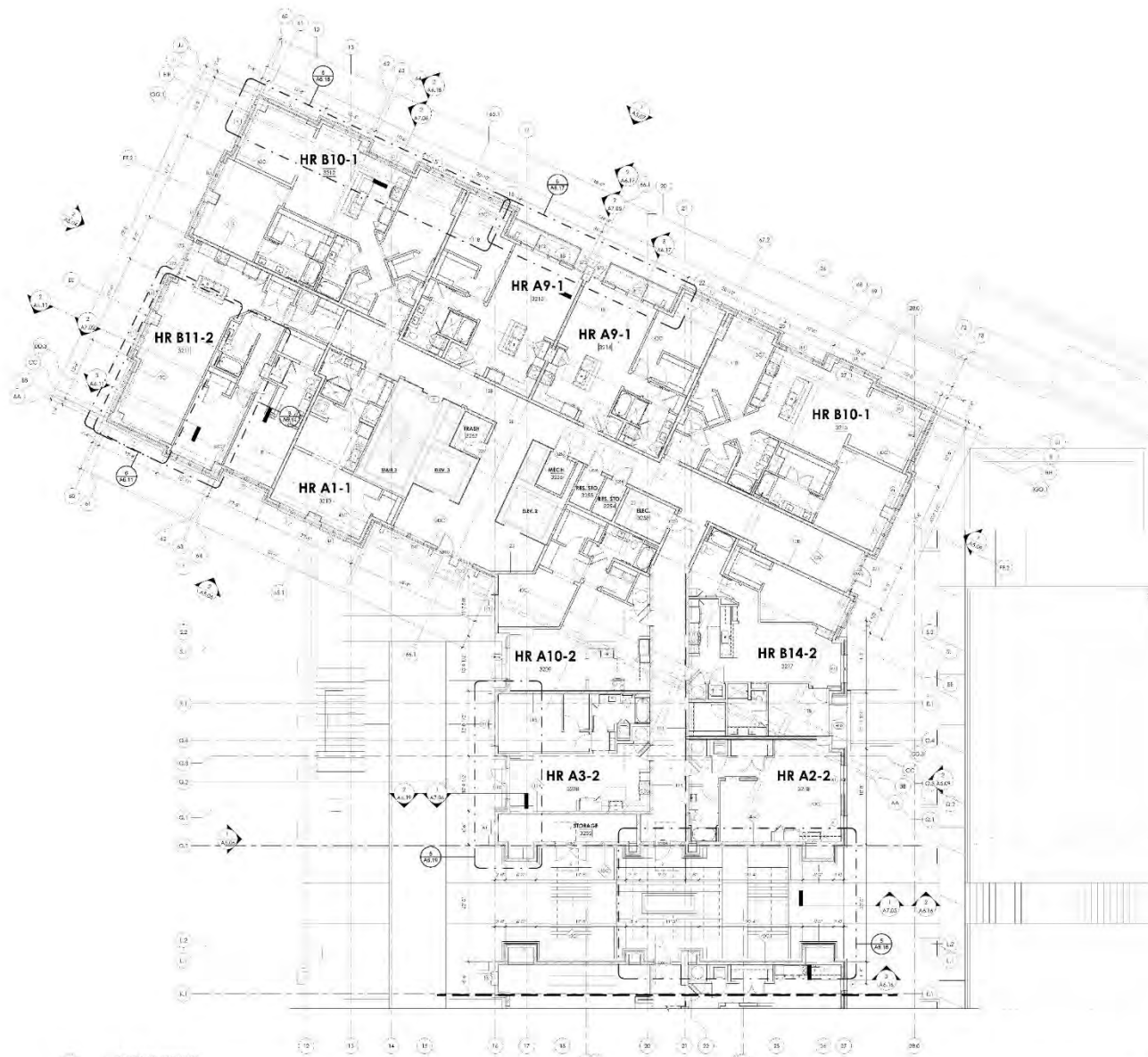


CDS - SHEET 127/212

ROOF PLAN -
SEGMENT A



A4.A10



2ND FLOOR - SEGMENT B
1/8" = 1'-0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**

PROJECT NUMBER: 1725
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CDS - SHEET 128/212

2ND FLOOR -
SEGMENT B



A4.B02



3RD FLOOR - SEGMENT B
1/8" = 1'-0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**

PROJECT NUMBER: 1725
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CDS - SHEET 129/212

3RD FLOOR -
SEGMENT B



A4.B03



1.3.1 4TH FLOOR - SEGMENT B
1/8" = 1'-0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**

PROJECT NUMBER: 1725
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CDS - SHEET 130/212



4TH FLOOR -
SEGMENT B

A4.B04



7.3 5TH FLOOR - SEGMENT B
1/8" = 1'-0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1725
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CDS - SHEET 131/212



5TH FLOOR -
SEGMENT B

A4.B05



173 6TH FLOOR - SEGMENT B
1/8" = 1'-0"



- WOODFIELD -
MORRISON YARD
HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE -
INTERIORS

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CDS - SHEET 132/212
6TH FLOOR -
SEGMENT B
A4.B06



7.3 7TH FLOOR - SEGMENT B
1/8" = 1'-0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**

PROJECT NUMBER: 1725
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CDS - SHEET 133/212



7TH FLOOR -
SEGMENT B

A4.B07



8TH FLOOR - SEGMENT B
1/8" = 1'-0"



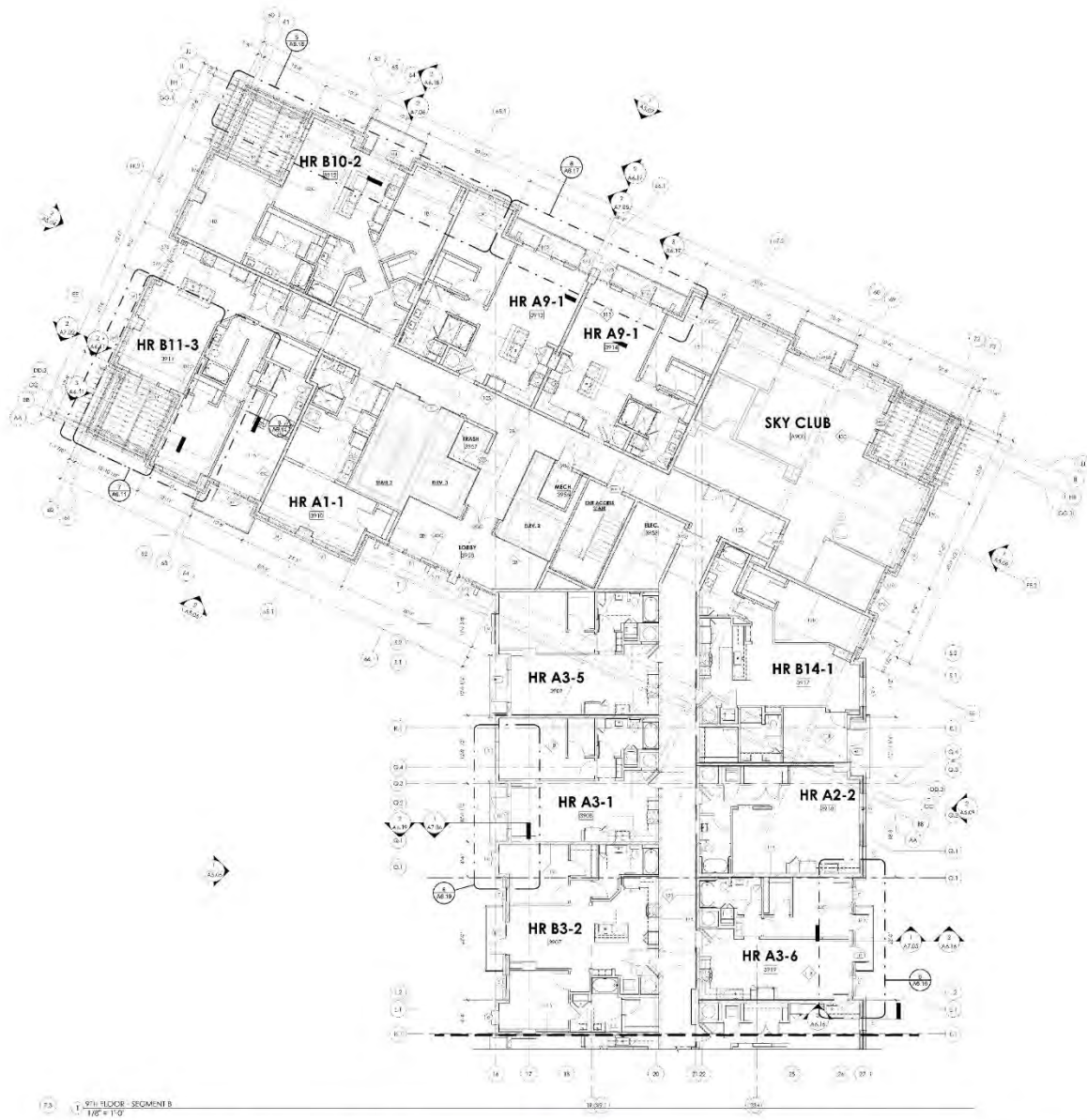
- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
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CDS - SHEET 134/212
8TH FLOOR - SEGMENT B
A4.B08



73 9TH FLOOR - SEGMENT B
1/8" = 1'-0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**

PROJECT NUMBER: 1725
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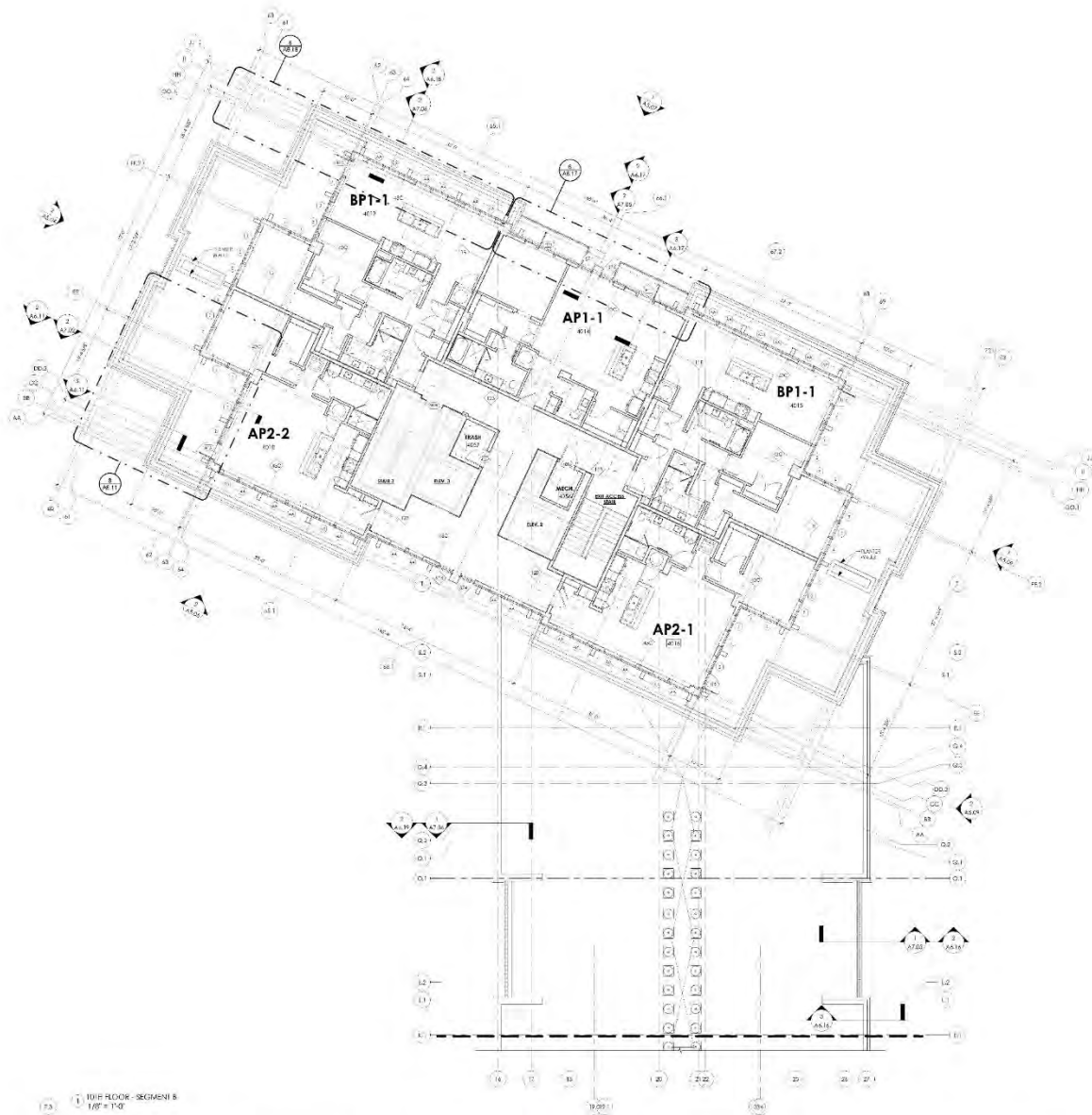


CDS - SHEET 135/212



9TH FLOOR -
SEGMENT B

A4.B09



10TH FLOOR - SEGMENT B
1/8" = 1'-0"



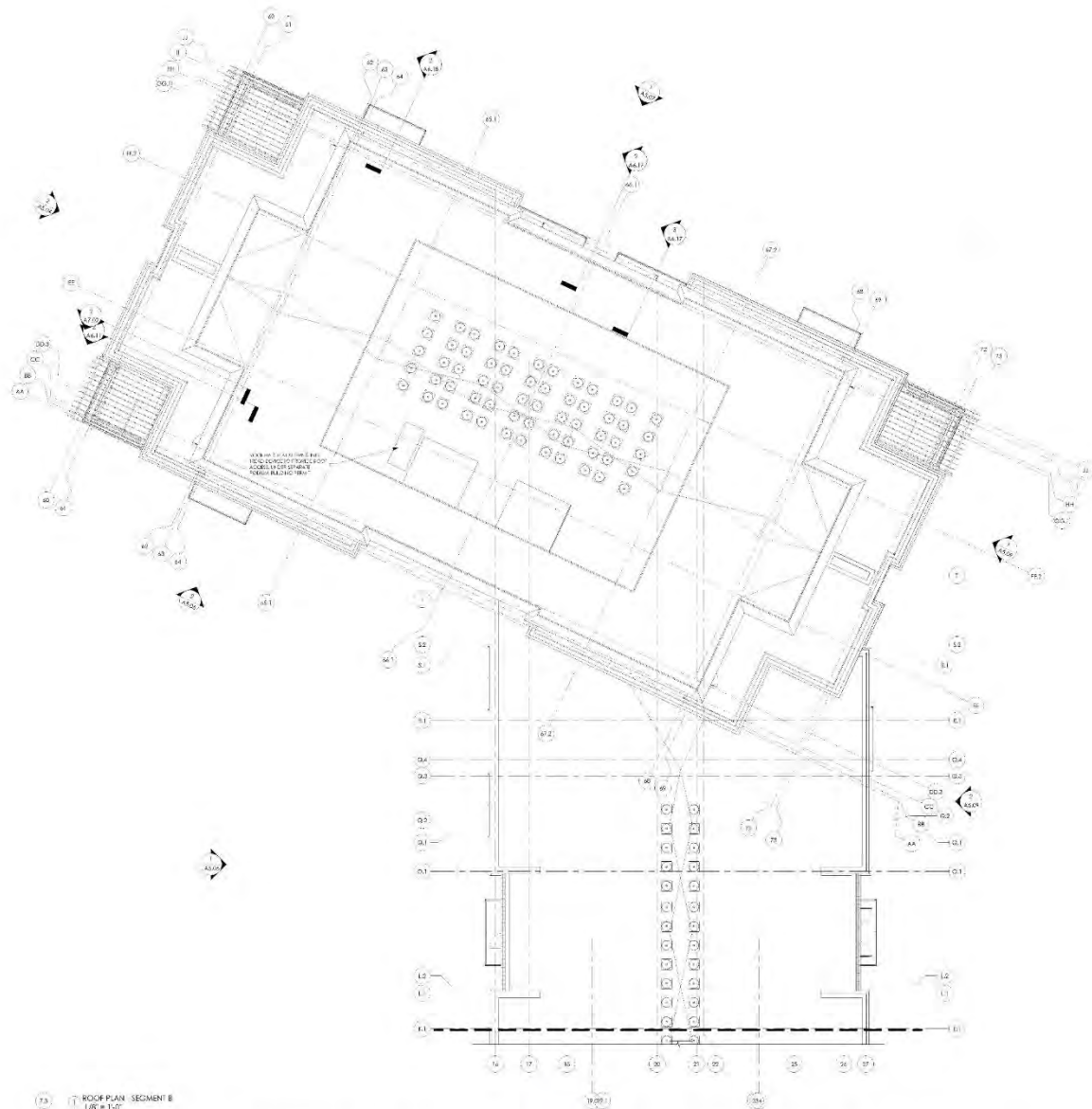
**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1725
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CDS - SHEET 136/212
10TH FLOOR -
SEGMENT B
A4.B10



137 ROOF PLAN - SEGMENT B
1/8" = 1'-0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
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CDS - SHEET 137/212
ROOF PLAN -
SEGMENT B
A4.B11

GENERAL NOTES - RELLING ELEVATIONS	
• EXTERIOR WALLS TO BE FINISHED AS SHOWN WITH FINISHES AND COLORS AS NOTED.	• EXTERIOR WALLS TO BE FINISHED AS SHOWN WITH FINISHES AND COLORS AS NOTED.
• FINISHES AND COLORS TO BE MATCHED TO ARCHITECTURAL DRAWINGS AND SCHEDULES.	• FINISHES AND COLORS TO BE MATCHED TO ARCHITECTURAL DRAWINGS AND SCHEDULES.
• SURFACES TO BE PROTECTED WITH AN APPROPRIATE PROTECTIVE SURFACE TO PREVENT DAMAGE TO FINISHES.	• SURFACES TO BE PROTECTED WITH AN APPROPRIATE PROTECTIVE SURFACE TO PREVENT DAMAGE TO FINISHES.
• FINISHES TO BE APPLIED TO ALL EXPOSED SURFACES AND TO ALL INTERIORS AND EXTERIORS.	• FINISHES TO BE APPLIED TO ALL EXPOSED SURFACES AND TO ALL INTERIORS AND EXTERIORS.
• FINISHES TO BE APPLIED TO ALL EXPOSED SURFACES AND TO ALL INTERIORS AND EXTERIORS.	• FINISHES TO BE APPLIED TO ALL EXPOSED SURFACES AND TO ALL INTERIORS AND EXTERIORS.
• FINISHES TO BE APPLIED TO ALL EXPOSED SURFACES AND TO ALL INTERIORS AND EXTERIORS.	• FINISHES TO BE APPLIED TO ALL EXPOSED SURFACES AND TO ALL INTERIORS AND EXTERIORS.
• FINISHES TO BE APPLIED TO ALL EXPOSED SURFACES AND TO ALL INTERIORS AND EXTERIORS.	• FINISHES TO BE APPLIED TO ALL EXPOSED SURFACES AND TO ALL INTERIORS AND EXTERIORS.
• FINISHES TO BE APPLIED TO ALL EXPOSED SURFACES AND TO ALL INTERIORS AND EXTERIORS.	• FINISHES TO BE APPLIED TO ALL EXPOSED SURFACES AND TO ALL INTERIORS AND EXTERIORS.
• FINISHES TO BE APPLIED TO ALL EXPOSED SURFACES AND TO ALL INTERIORS AND EXTERIORS.	• FINISHES TO BE APPLIED TO ALL EXPOSED SURFACES AND TO ALL INTERIORS AND EXTERIORS.



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



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



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE -
INTERIORS

PROJECT NUMBER: 1725
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CDS - SHEET 138/212

KEY ELEVATIONS



A5.01

GENERAL NOTES - BUILDING ELEVATIONS	
1. REFER TO SHEETS 139-212-A AND 139-212-B FOR GENERAL NOTES.	2. TO SHOW BUILDING MATERIALS, REFER TO SHEETS 139-212-C AND 139-212-D FOR FINISHES.
3. REFER TO SHEETS 139-212-E AND 139-212-F FOR FINISHES.	4. REFER TO SHEETS 139-212-G AND 139-212-H FOR FINISHES.
5. REFER TO SHEETS 139-212-I AND 139-212-J FOR FINISHES.	6. REFER TO SHEETS 139-212-K AND 139-212-L FOR FINISHES.
7. REFER TO SHEETS 139-212-M AND 139-212-N FOR FINISHES.	8. REFER TO SHEETS 139-212-O AND 139-212-P FOR FINISHES.
9. REFER TO SHEETS 139-212-Q AND 139-212-R FOR FINISHES.	10. REFER TO SHEETS 139-212-S AND 139-212-T FOR FINISHES.
11. REFER TO SHEETS 139-212-U AND 139-212-V FOR FINISHES.	12. REFER TO SHEETS 139-212-W AND 139-212-X FOR FINISHES.
13. REFER TO SHEETS 139-212-Y AND 139-212-Z FOR FINISHES.	14. REFER TO SHEETS 139-212-AA AND 139-212-AB FOR FINISHES.
15. REFER TO SHEETS 139-212-AC AND 139-212-AD FOR FINISHES.	16. REFER TO SHEETS 139-212-AE AND 139-212-AF FOR FINISHES.
17. REFER TO SHEETS 139-212-AG AND 139-212-AH FOR FINISHES.	18. REFER TO SHEETS 139-212-AI AND 139-212-AJ FOR FINISHES.
19. REFER TO SHEETS 139-212-AK AND 139-212-AL FOR FINISHES.	20. REFER TO SHEETS 139-212-AM AND 139-212-AN FOR FINISHES.
21. REFER TO SHEETS 139-212-AO AND 139-212-AP FOR FINISHES.	22. REFER TO SHEETS 139-212-AQ AND 139-212-AR FOR FINISHES.
23. REFER TO SHEETS 139-212-AS AND 139-212-AT FOR FINISHES.	24. REFER TO SHEETS 139-212-AU AND 139-212-AV FOR FINISHES.
25. REFER TO SHEETS 139-212-AW AND 139-212-AX FOR FINISHES.	26. REFER TO SHEETS 139-212-AY AND 139-212-AZ FOR FINISHES.
27. REFER TO SHEETS 139-212-BB AND 139-212-BB FOR FINISHES.	28. REFER TO SHEETS 139-212-BB AND 139-212-BB FOR FINISHES.



(2) CENTRAL COURTYARD ELEVATION - HIGH RISE
1/16" = 1'-0"



(1) MORRISON STREET ELEVATION
1/16" = 1'-0"



- WOODFIELD -
MORRISON YARD
HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC

HOUSING
STUDIO
333 West Trade Street, Suite 300
Charleston, SC 29403
774.222.7822 | 774.222.2822



VOLUME 1: ARCHITECTURE -
INTERIORS
PROJECT NUMBER: 1725
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CDS - SHEET 139/212
KEY ELEVATIONS
A5.02



1 ENLARGED MORRISON DRIVE ELEVATION COURTYARD LEFT - HIGHRISE
1/8" = 1'-0"

2 ENLARGED MORRISON DRIVE ELEVATION COURTYARD RIGHT - HIGHRISE
1/8" = 1'-0"



1 ENLARGED MORRISON DRIVE ELEVATION - HIGH RISE
1/8" = 1'-0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
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CDS - SHEET 140/212



ENLARGED
MORRISON DRIVE
ELEVATIONS

A5.03



2 ENLARGED JOHNSON STREET ELEVATION 2
1/8" = 1'-0"



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



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
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CDS - SHEET 141/212
ENLARGED JOHNSON
STREET ELEVATIONS
A5.04





ENLARGED JOHNSON ST. COURTYARD ELEVATION 1
1/8" = 1'-0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1725
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CDS - SHEET 142/212



ENLARGED JOHNSON
ST. COURTYARD
ELEVATIONS

A5.05



2 ENLARGED JOHNSON ST. COURTYARD ELEVATION 3
1/8" = 1' 0"



1 ENLARGED JOHNSON ST. COURTYARD ELEVATION 2
1/8" = 1' 0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR



CDS - SHEET 143/212



ENLARGED JOHNSON
ST. COURTYARD
ELEVATIONS

A5.06



ENLARGED NORTH ELEVATION - HIGH RISE
1/8" = 1'-0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR



CDS - SHEET 144/212



ENLARGED NORTH
ELEVATIONS

A5.07



2 ENLARGED CENTRAL COURTYARD ELEVATION 1 - HIGH RISE
1/8" = 1'-0"

1 ENLARGED CENTRAL COURTYARD ELEVATION 2 - HIGH RISE
1/8" = 1'-0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR



CDS - SHEET 145/212



ENLARGED CENTRAL
COURTYARD
ELEVATIONS

A5.08



- 10 STORY - TOP OF ROOF STRUCTURE 127'3 1/2"
- 8 HIGH RISE - 10TH FLOOR 120'0 1/2"
- 9 STORY - TOP OF ROOF STRUCTURE 128'4 1/2"
- 8 HIGH RISE - 9TH FLOOR 113'0 1/2"
- 8 HIGH RISE - 8TH FLOOR 106'1 1/2"
- 8 HIGH RISE - 7TH FLOOR 99'3 1/2"
- 8 HIGH RISE - 6TH FLOOR 92'4 1/2"
- 8 HIGH RISE - 5TH FLOOR 85'5 1/2"
- 8 HIGH RISE - 4TH FLOOR 78'6 1/2"
- 8 HIGH RISE - 3RD FLOOR 71'7 1/2"
- 8 HIGH RISE - 2ND FLOOR 64'8 1/2"



- 10 STORY - TOP OF ROOF STRUCTURE 127'3 1/2"
- 8 HIGH RISE - 10TH FLOOR 120'0 1/2"
- 9 STORY - TOP OF ROOF STRUCTURE 128'4 1/2"
- 8 HIGH RISE - 9TH FLOOR 113'0 1/2"
- 8 HIGH RISE - 8TH FLOOR 106'1 1/2"
- 8 HIGH RISE - 7TH FLOOR 99'3 1/2"
- 8 HIGH RISE - 6TH FLOOR 92'4 1/2"
- 8 HIGH RISE - 5TH FLOOR 85'5 1/2"
- 8 HIGH RISE - 4TH FLOOR 78'6 1/2"
- 8 HIGH RISE - 3RD FLOOR 71'7 1/2"
- 8 HIGH RISE - 2ND FLOOR 64'8 1/2"

2 ENLARGED CENTRAL COURTYARD ELEVATION 3 - HIGH RISE
1/8" = 1'-0"

1 ENLARGED CENTRAL COURTYARD ELEVATION 4 - HIGH RISE
1/8" = 1'-0"



- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
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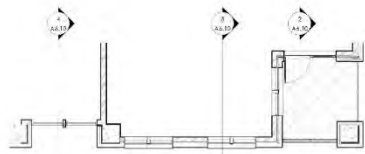


CDS - SHEET 146/212

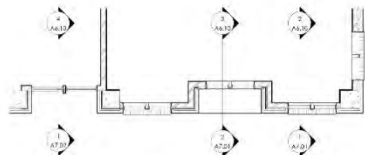


ENLARGED CENTRAL COURTYARD ELEVATIONS

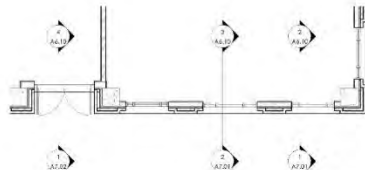
A5.09



6. CONDITION 1 - PLAN - 9TH FLOOR
3/16" = 1'-0"



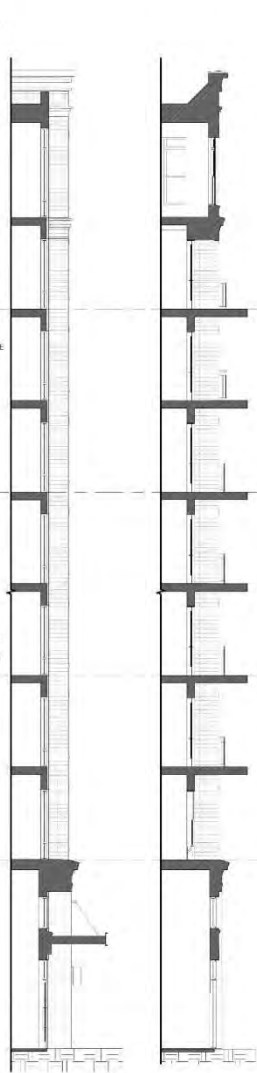
17. CONDITION 1 - PLAN - 2ND-3RD FLOORS
3/16" = 1'-0"



8. CONDITION 1 - PLAN - 1ST FLOOR
3/16" = 1'-0"



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



FINISH LEGEND	
	MASKING VERBER SECTION 1
	MASKING VERBER SECTION 2
	METAL PANEL / FIBER CEMENT SECTION 1



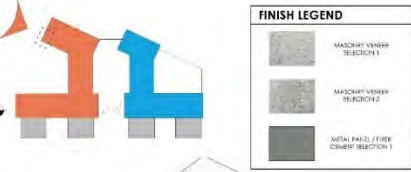
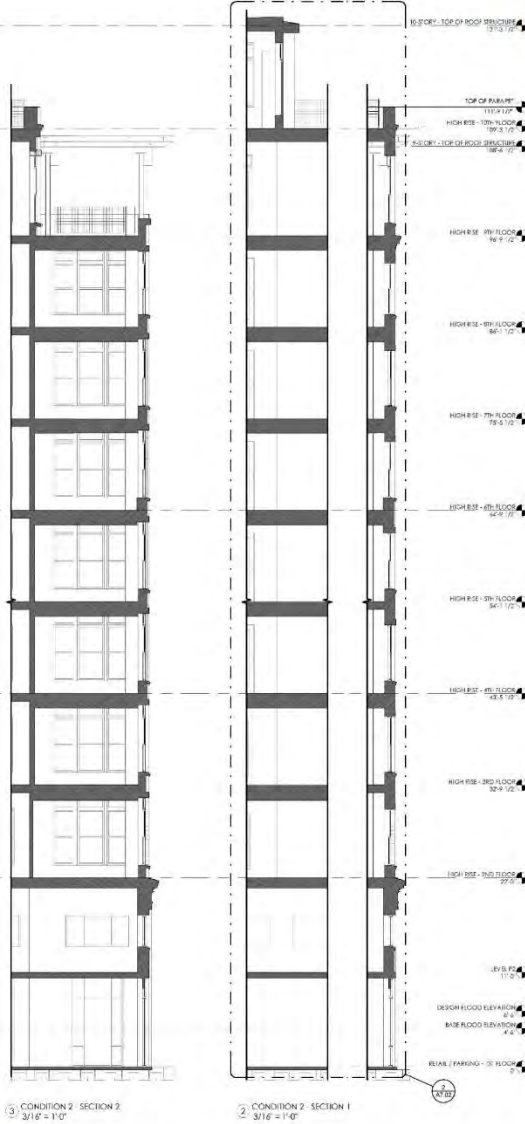
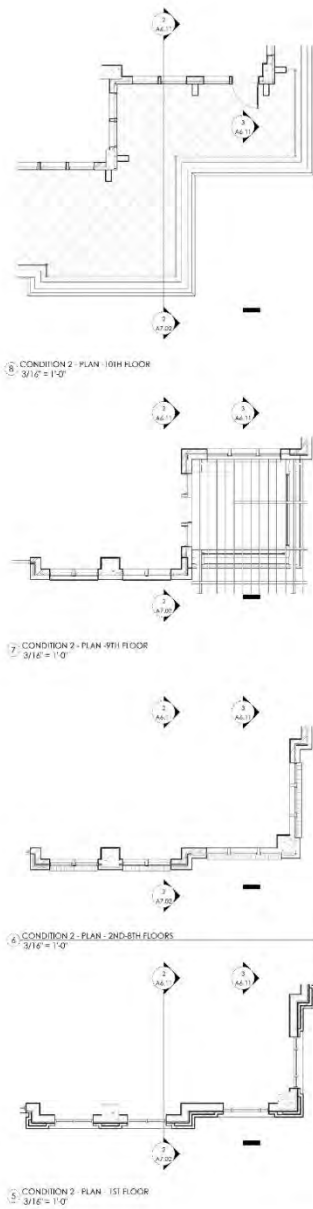
- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR



CDS - SHEET 147/212
WALL SECTIONS, ELEVATIONS & PLANS
A6.10



- WOODFIELD - MORRISON YARD HIGH RISE
 838 MORRISON DRIVE, CHARLESTON, SC



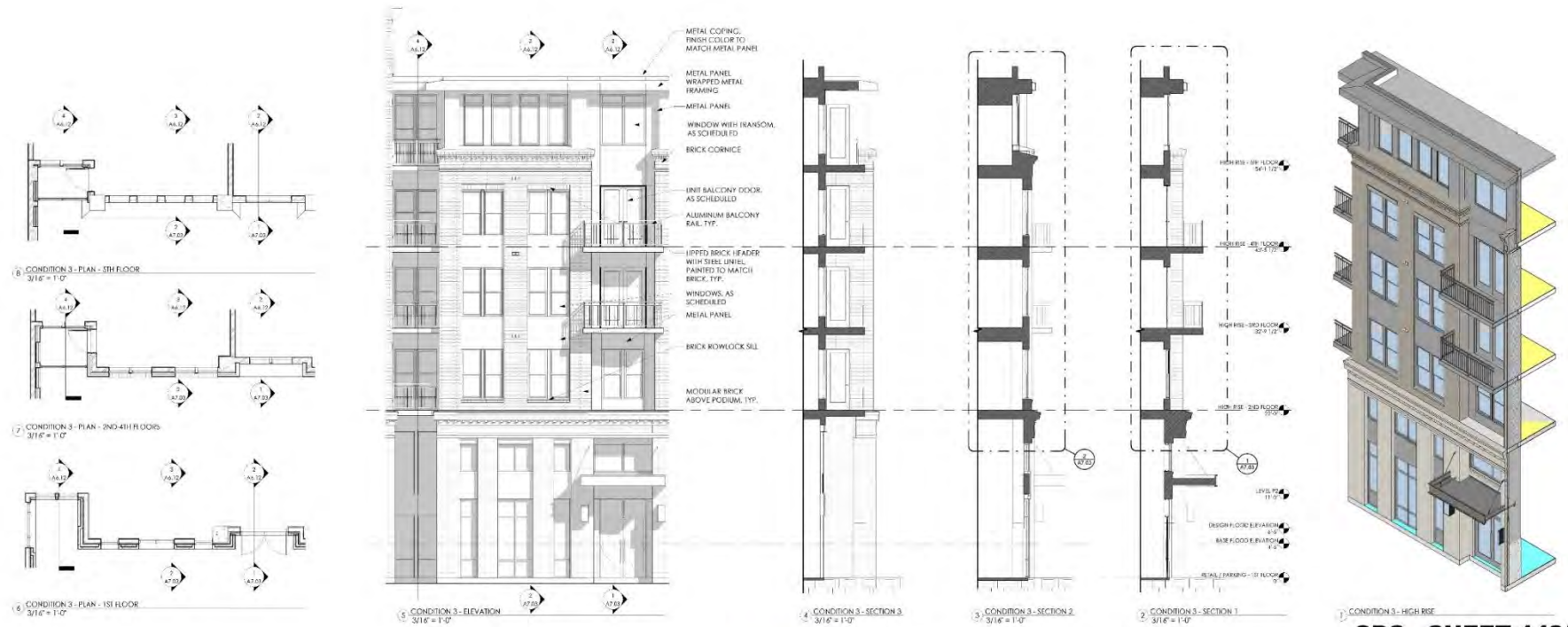
VOLUME 1: ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 1725
 ISSUE DATE: OCTOBER 14, 2019
 ISSUED FOR: FINAL BAR



CDS - SHEET 148/212
 WALL SECTIONS, ELEVATIONS & PLANS
A6.11



FINISH LEGEND	
	MASKING VERBER SECTION 1
	MASKING VERBER SECTION 2
	METAL PANEL / FIBER CEMENT SECTION 1



- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
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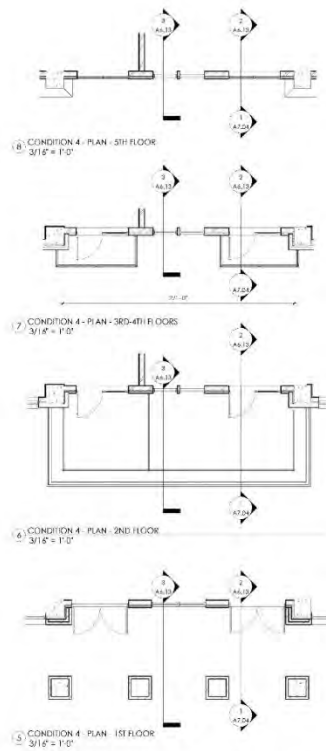


CDS - SHEET 149/212
WALL SECTIONS, ELEVATIONS & PLANS
A6.12

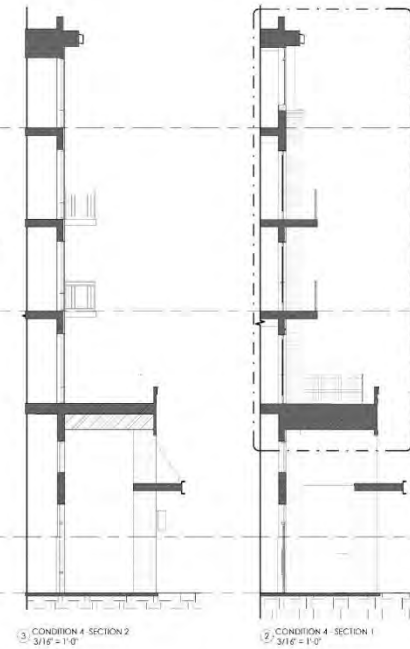




FINISH LEGEND	
	MASKOFF VERBER SECTION 1
	MASKOFF VERBER SECTION 2
	METAL PANEL / FIBER CONCRETE SECTION 1



- METAL CORNING,
FINISH COLOR TO
MATCH METAL PANEL
- METAL PANEL
WRAPPED METAL
FRAMING
- METAL PANEL
- WINDOW WITH TRANSOM,
AS SCHEDULED
- BRICK CORNICE
UNIT BALCONY DOOR,
AS SCHEDULED
- ALUMINUM BALCONY
RAIL, TYP.
- SIGNEFRONT, AS SCHEDULED
- METAL PANEL AT FACE AND
UNDRSIDE OF BALCONY
- METAL PANEL
MODULAR BRICK
ABOVE PODIUM, TYP.
- ALUMINUM BALCONY
CABLE RAIL, TYP.
- BRICK CORNICE



CONDITION 4 - HIGH RISE

CDS - SHEET 150/212

WALL SECTIONS,
ELEVATIONS & PLANS



A6.13



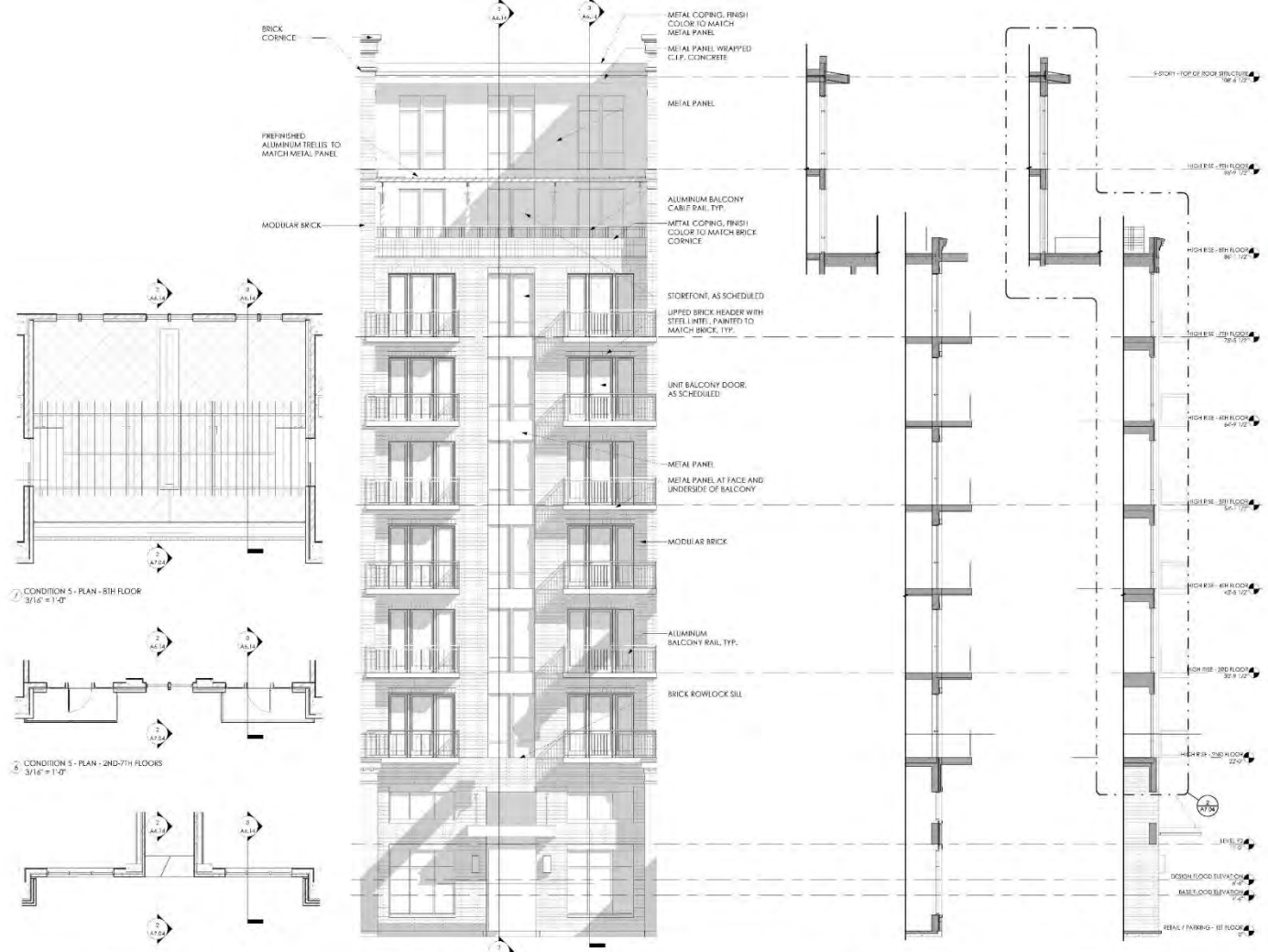
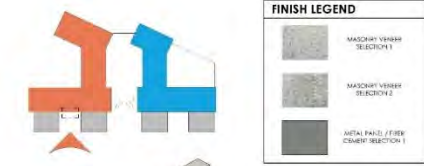
**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
INTERIORS**

PROJECT NUMBER: 1725
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2. CONDITION 5 - PLAN - 8TH FLOOR
3/16" = 1'-0"

3. CONDITION 5 - PLAN - 2ND-7TH FLOORS
3/16" = 1'-0"

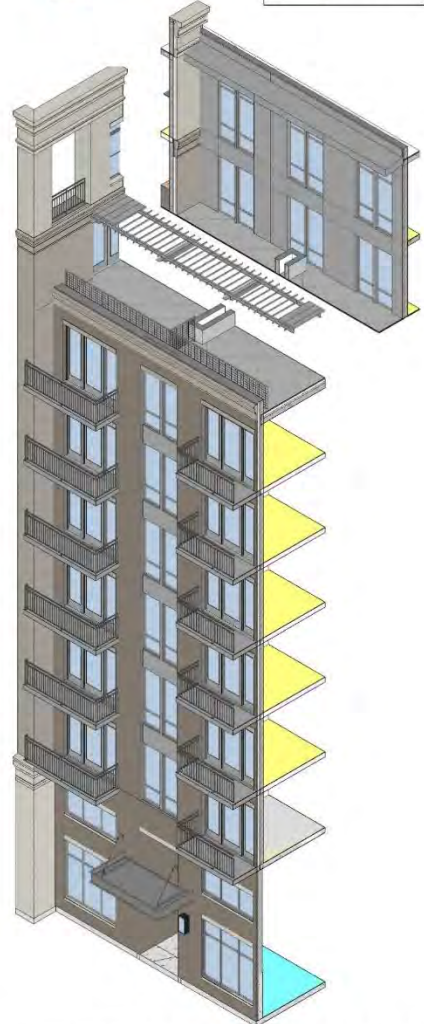
3. CONDITION 5 - PLAN - 1ST FLOOR
3/16" = 1'-0"

3. CONDITION 5 - ELEVATION
3/16" = 1'-0"

3. CONDITION 5 - SECTION 2
3/16" = 1'-0"

2. CONDITION 5 - SECTION 1
3/16" = 1'-0"

1. CONDITION 5 - HIGH RISE



CDS - SHEET 151/212

WALL SECTIONS,
ELEVATIONS & PLANS

A6.14



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC

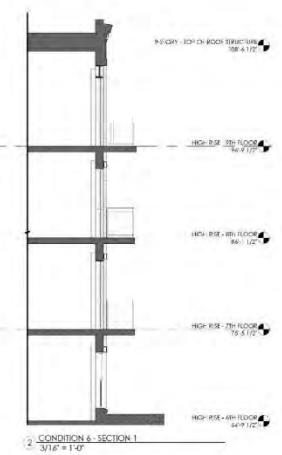
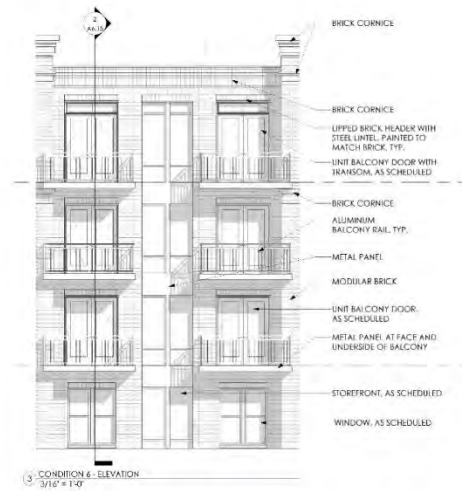
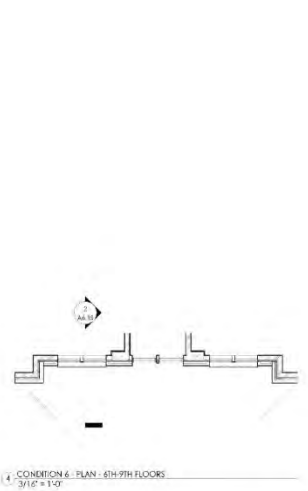


**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR





FINISH LEGEND	
	MASKOFF BRICK SECTION 1
	MASKOFF BRICK SECTION 2
	METAL PANEL / FIBER CEMENT SECTION 1



- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



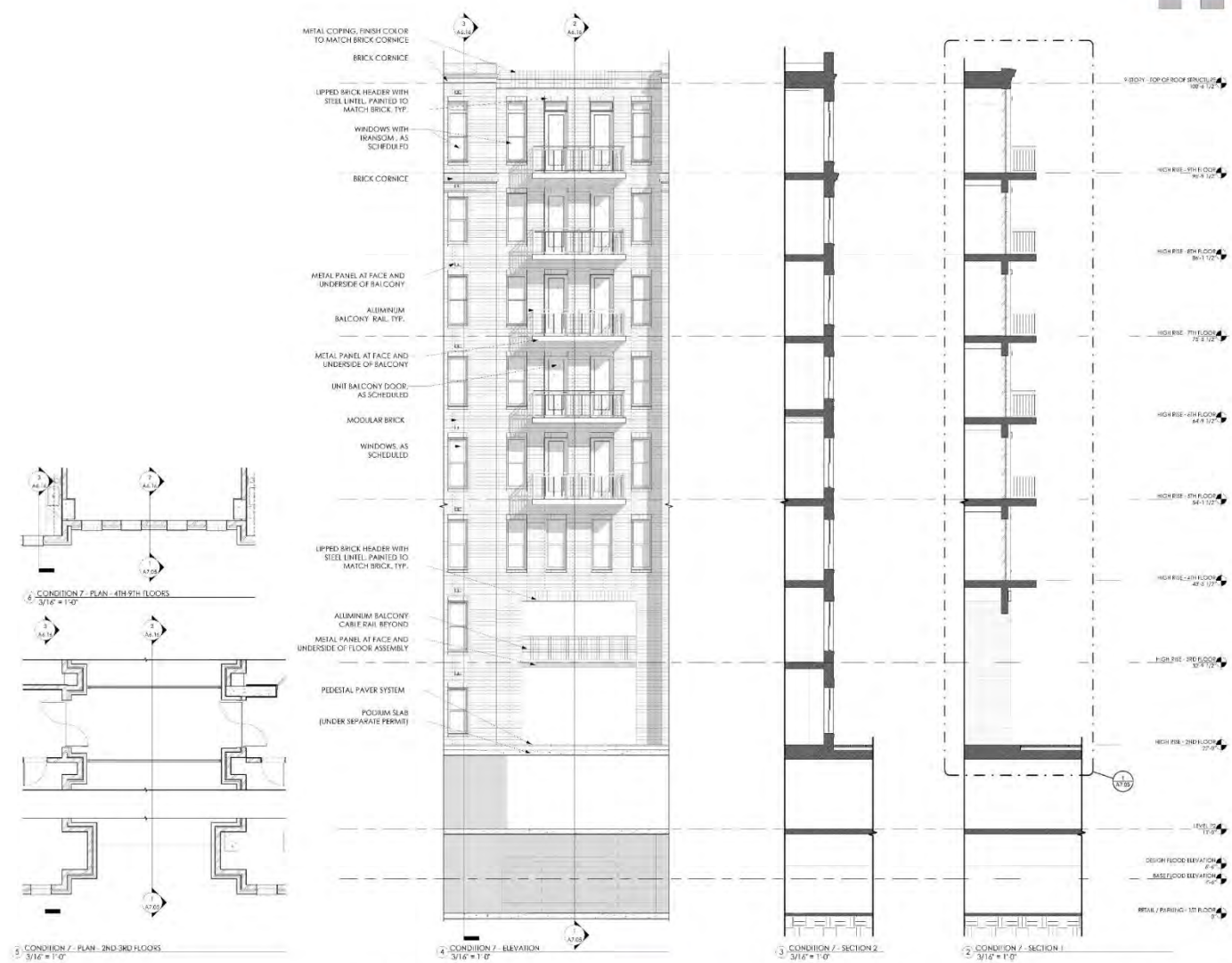
VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR



CDS - SHEET 152/212
WALL SECTIONS, ELEVATIONS & PLANS
A6.15



FINISH LEGEND	
	MASONRY VERRIER SECTION 1
	MASONRY VERRIER SECTION 2
	METAL PANEL / FIBERGLASS INSULATION SECTION 1



- WOODFIELD - MORRISON YARD HIGH RISE
 838 MORRISON DRIVE, CHARLESTON, SC



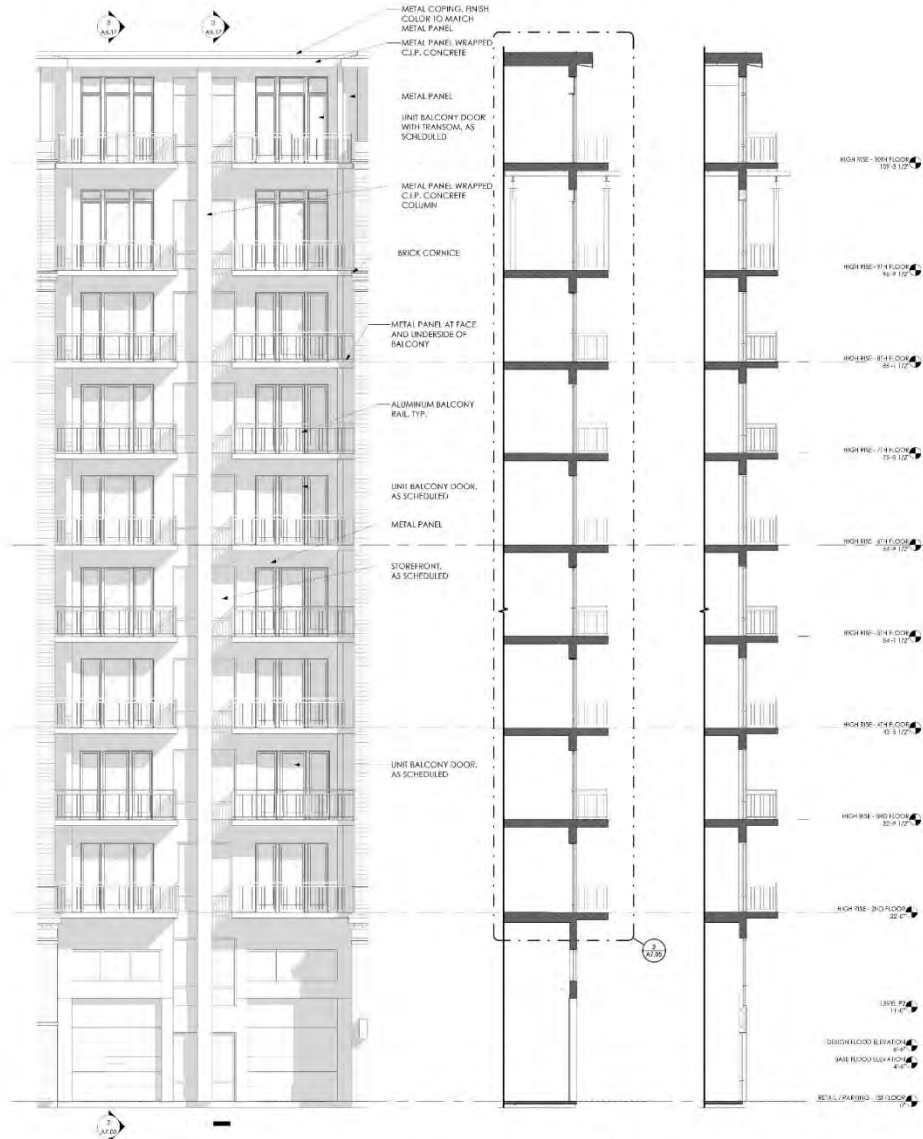
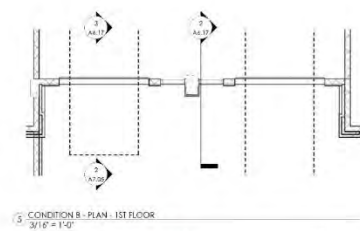
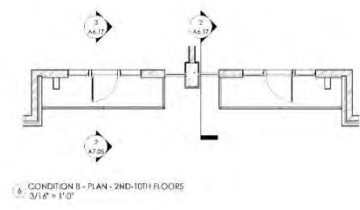
VOLUME 1: ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 1725
 ISSUE DATE: OCTOBER 14, 2019
 ISSUED FOR: FINAL BAR



CDS - SHEET 153/212
 WALL SECTIONS, ELEVATIONS & PLANS
A6.16



FINISH LEGEND	
	MASKING VERBEE (SECTION 1)
	MASKING VERBEE (SECTION 2)
	METAL PANEL / FIBER CONCRETE (SECTION 1)



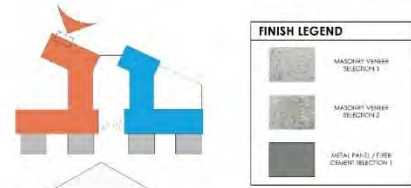
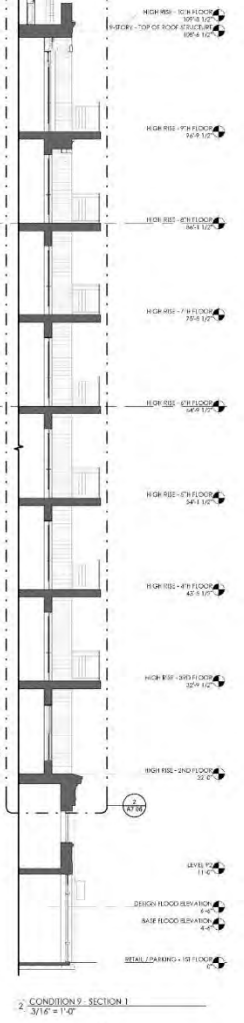
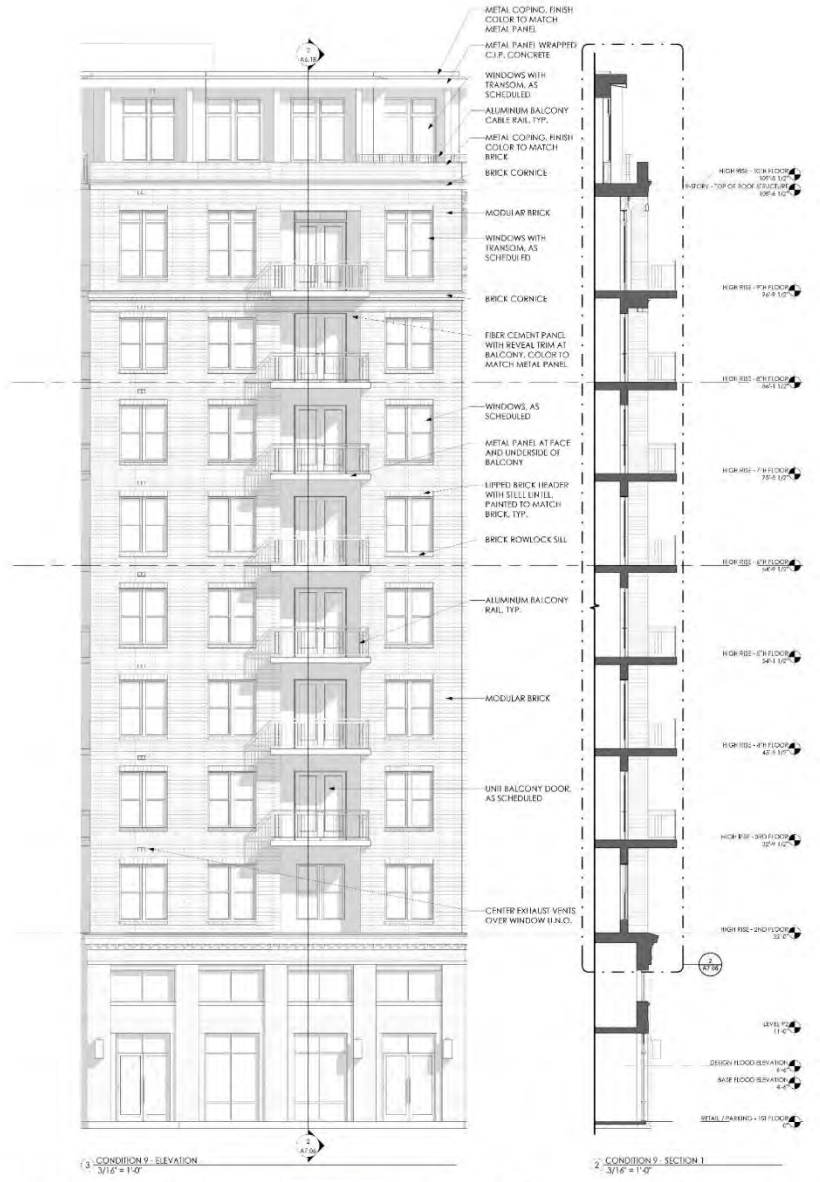
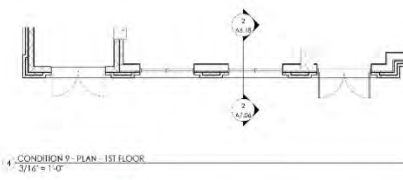
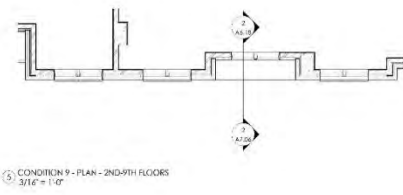
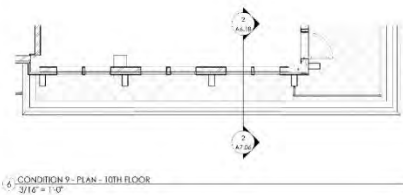
- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR



CDS - SHEET 154/212
WALL SECTIONS, ELEVATIONS & PLANS
A6.17



- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



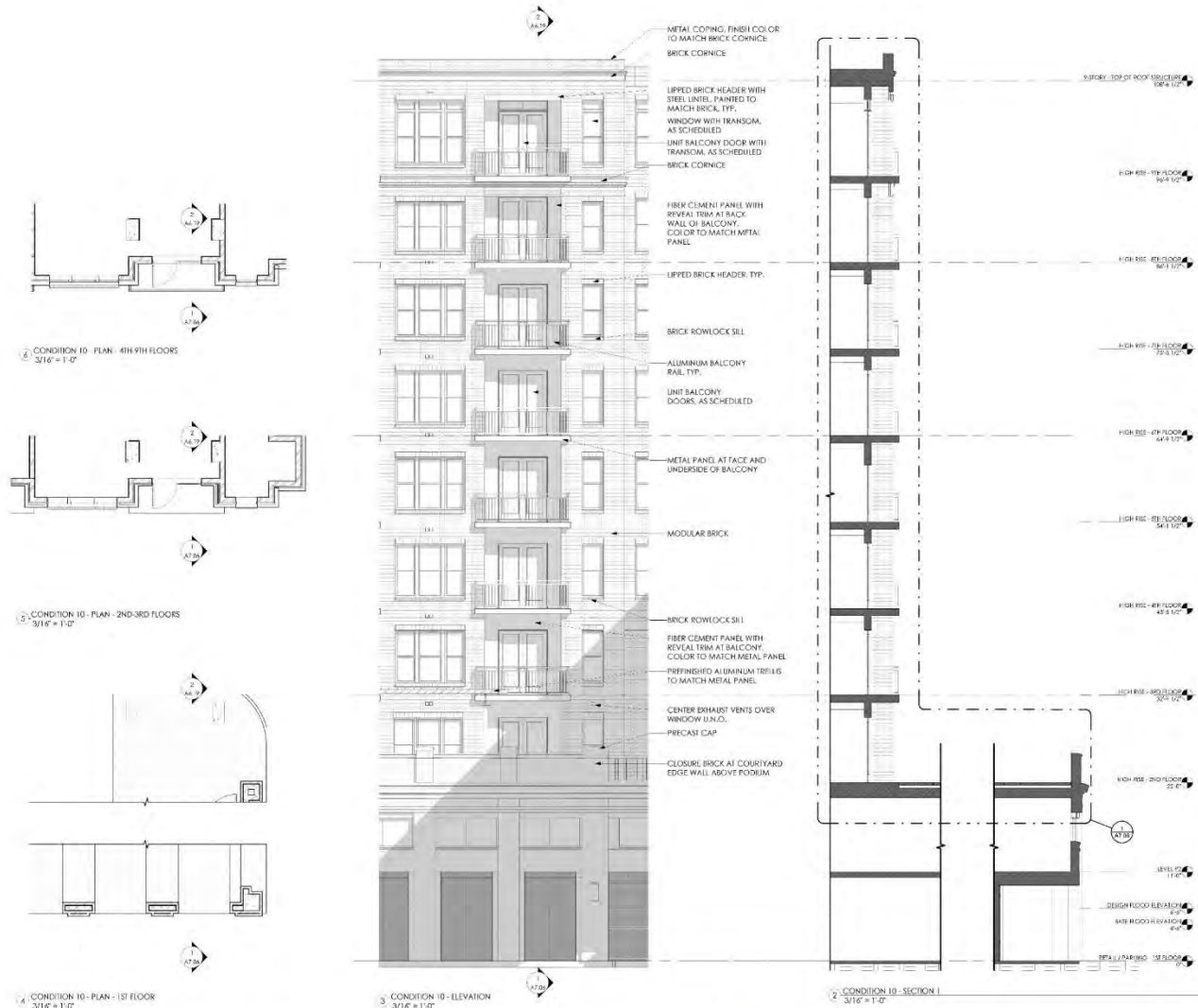
VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR



CDS - SHEET 155/212
WALL SECTIONS, ELEVATIONS & PLANS
A6.18



FINISH LEGEND	
	MASKING VERBER SECTION 1
	MASKING VERBER SECTION 2
	METAL PANEL / FIBER CEMENT SECTION 1



MORRISON YARD CHARLESTON

- WOODFIELD - MORRISON YARD HIGH RISE

838 MORRISON DRIVE, CHARLESTON, SC

HOUSING STUDIO

311 West Trade Street, Suite 200
Charleston, SC 29401
779.203.7942 | 779.207.3622

VOLUME 1: ARCHITECTURE - INTERIORS

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

CDS - SHEET 156/212

WALL SECTIONS, ELEVATIONS & PLANS

A6.19



- WOODFIELD - MORRISON YARD HIGH RISE
 838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 1725
 ISSUE DATE: OCTOBER 14, 2019
 ISSUED FOR: FINAL BAR

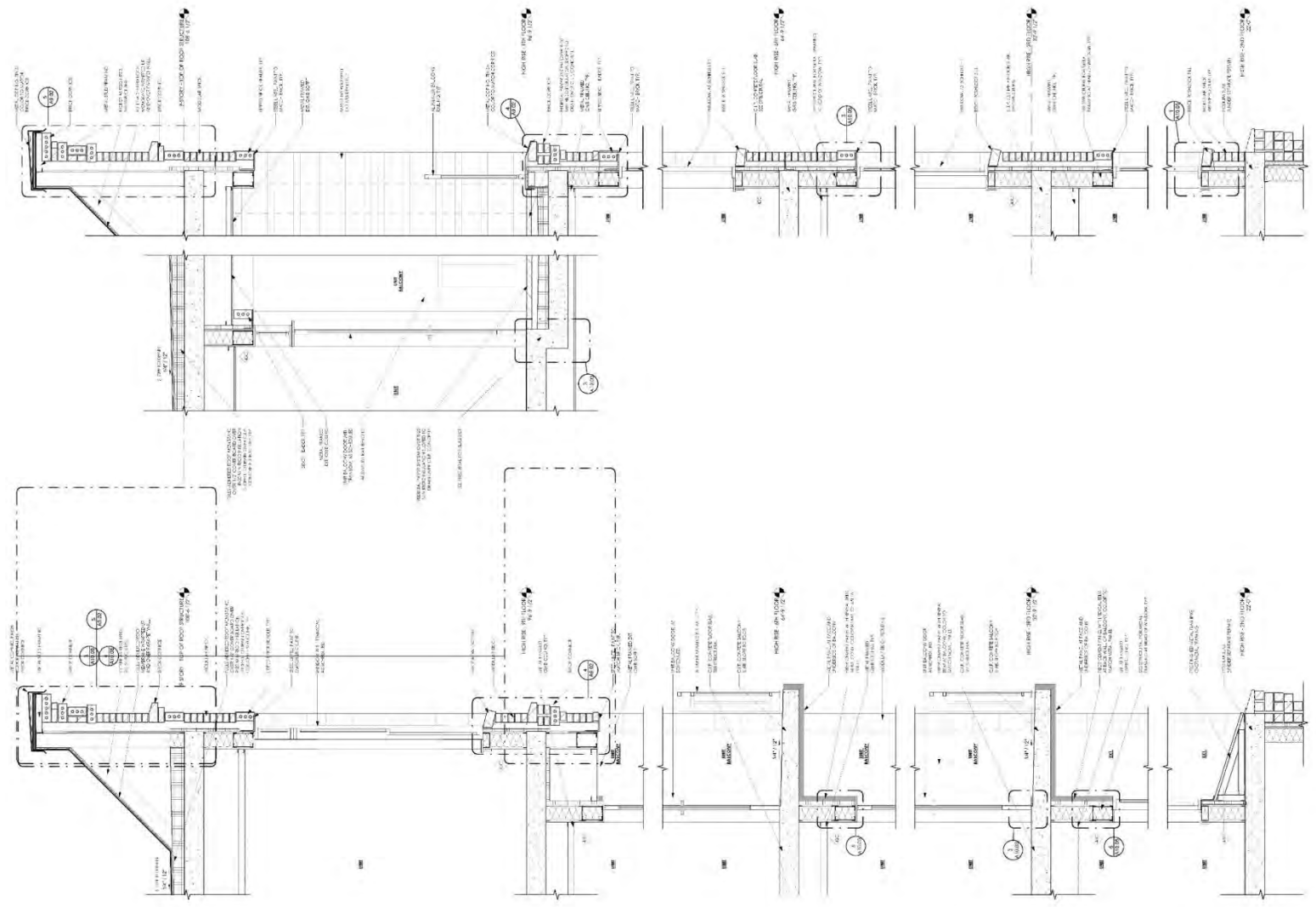


CDS - SHEET 157/212



3/4" WALL SECTIONS

A7.01



1. CONDITION 1 SECTION 1
 3/4" = 1'-0"

2. CONDITION 1 SECTION 2
 3/4" = 1'-0"

REVISED: 10/14/19



- WOODFIELD - MORRISON YARD HIGH RISE
 838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
 PROJECT NUMBER: 1725
 ISSUE DATE: OCTOBER 14, 2019
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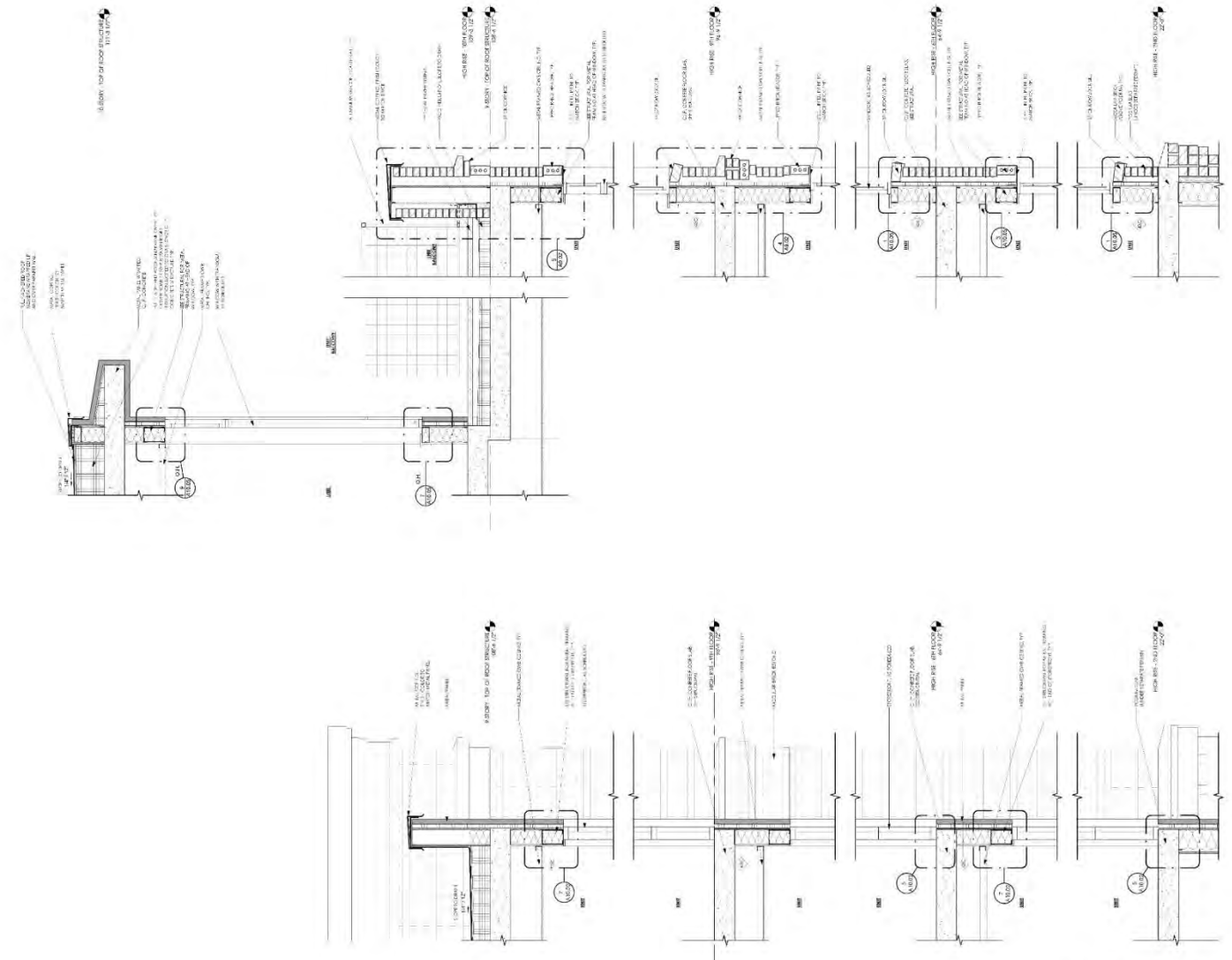


CDS - SHEET 158/212



3/4" WALL SECTIONS

A7.02



CONDITION 1 SECTION
 3/4" = 1'-0"

CONDITION 2 SECTION
 3/4" = 1'-0"

CONDITION 3 SECTION
 3/4" = 1'-0"



**- WOODFIELD -
MORRISON YARD
HIGH RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
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PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR

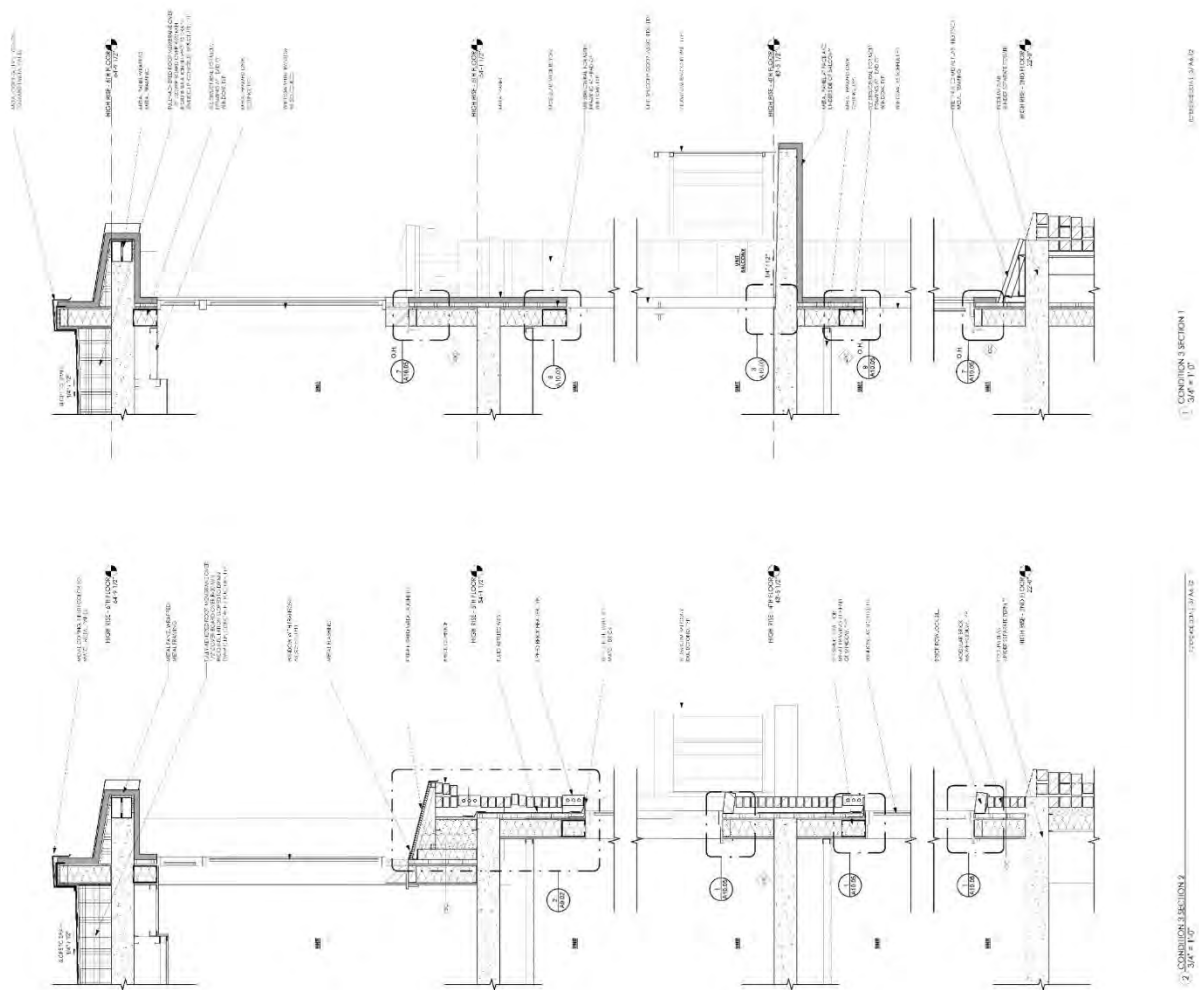


CDS - SHEET 159/212



3/4" WALL SECTIONS

A7.03



1. CONDITION 3 SECTION 2
3/4" = 1'-0"

2. CONDITION 3 SECTION 1
3/4" = 1'-0"



- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC

HOUSING STUDIO
333 West Trade Street, Suite 200
Charleston, SC 29401
779.222.7662 | 779.227.3662



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR

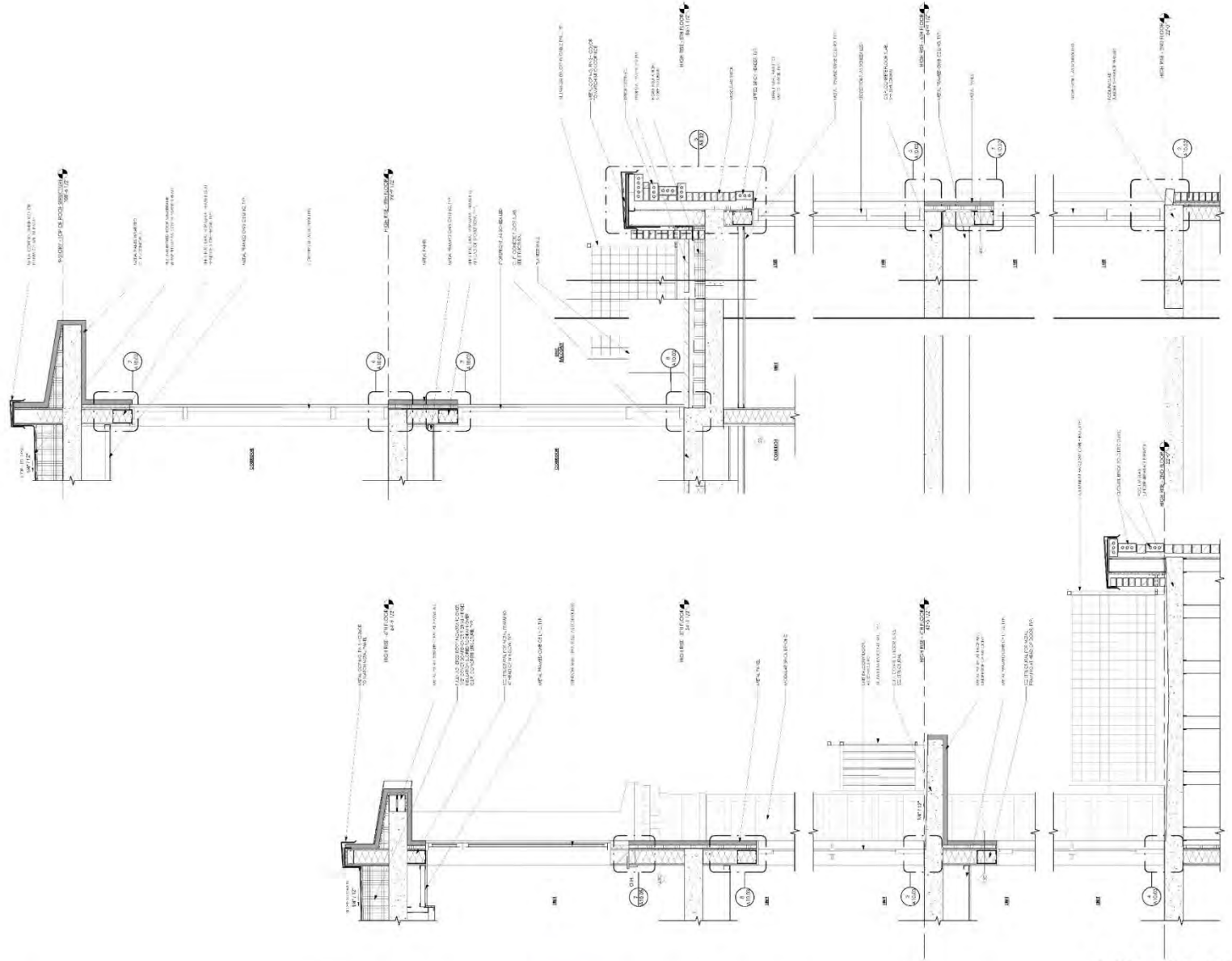


CDS - SHEET 160/212



3/4" WALL SECTIONS

A7.04



1) CONCRETE SECTION 1
3/4" = 1'-0"

2) CONCRETE SECTION 2
3/4" = 1'-0"



- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
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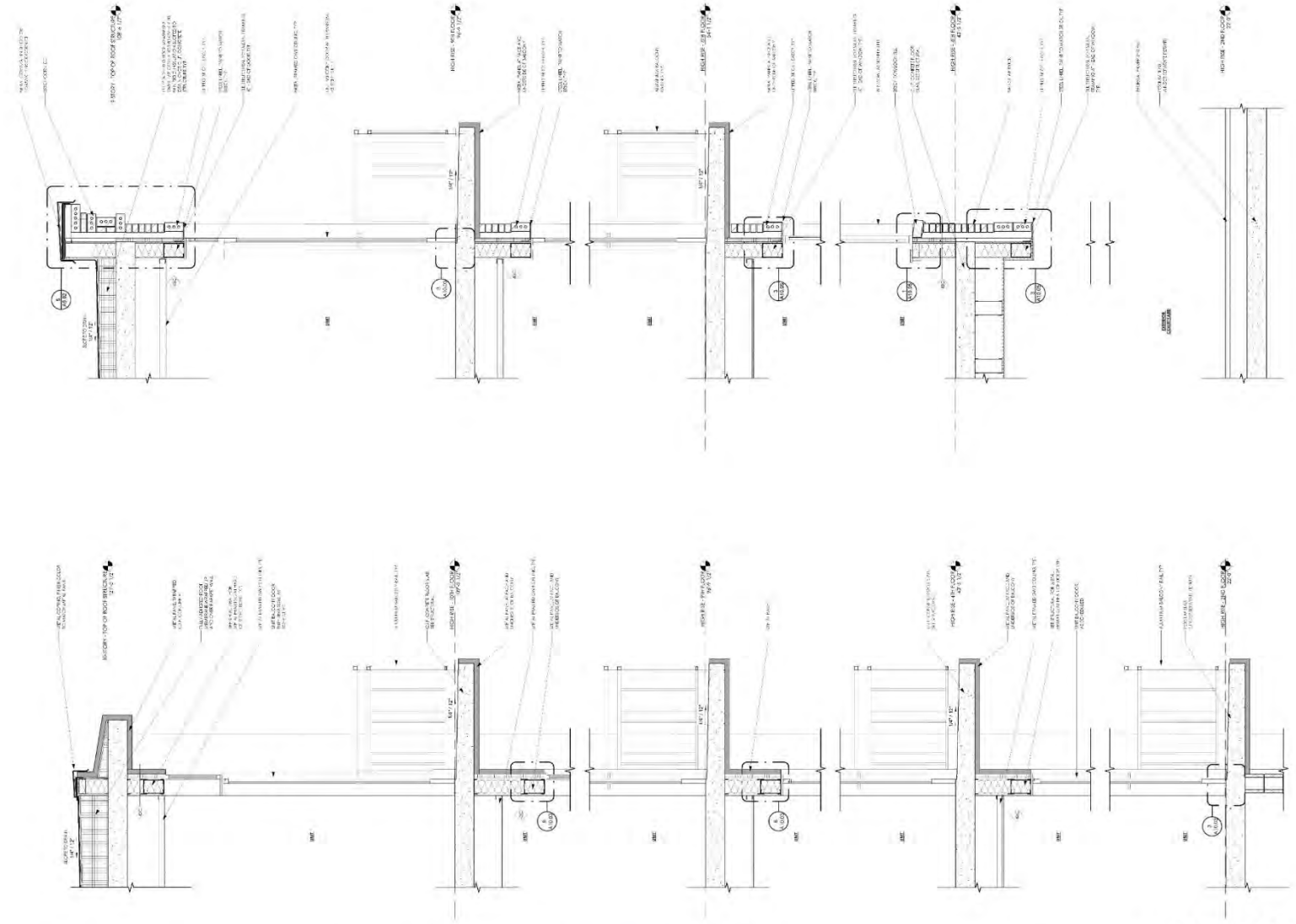


CDS - SHEET 161/212



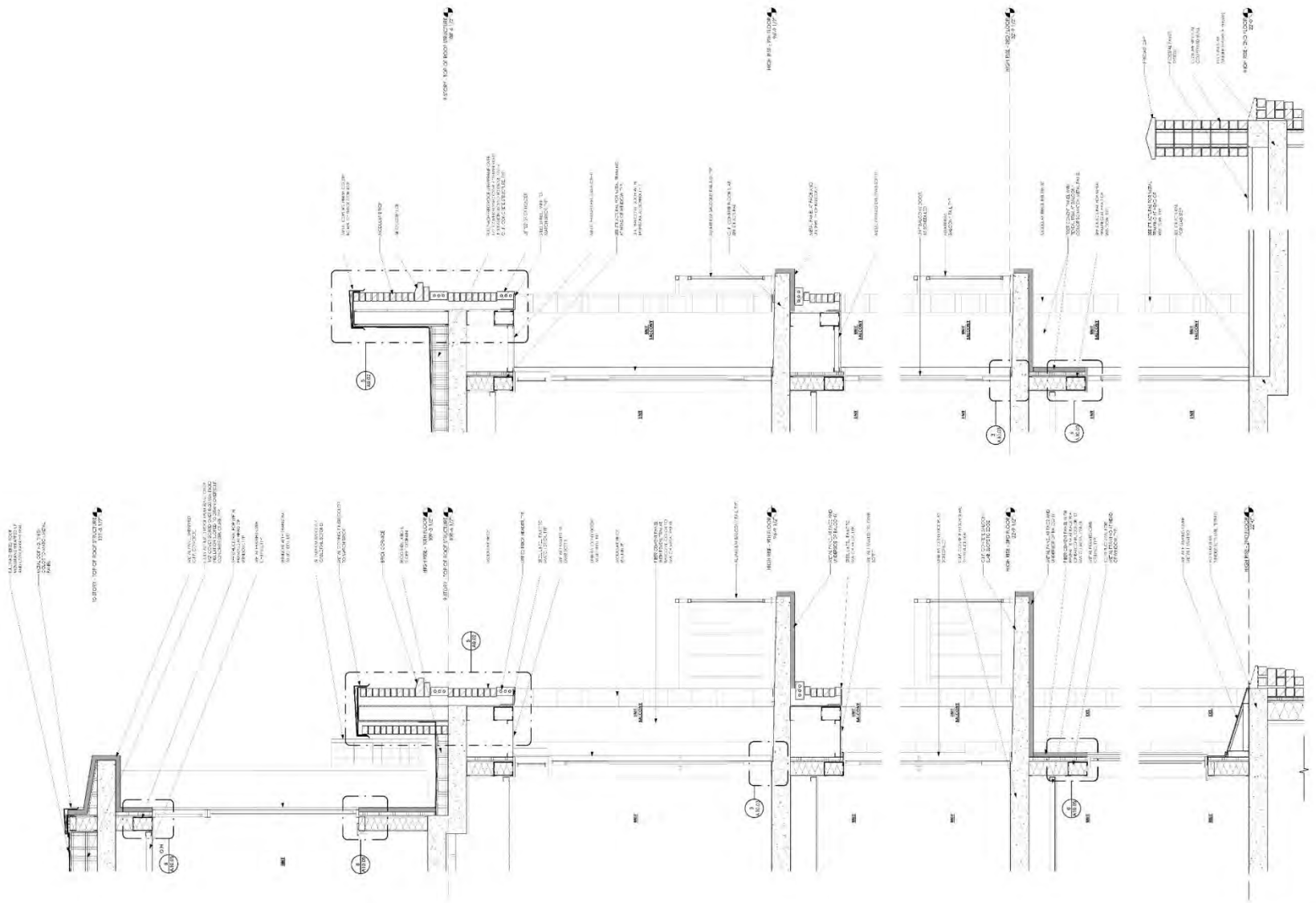
3/4" WALL SECTIONS

A7.05



INTERIOR SIDE OF WALL

INTERIOR SIDE OF WALL



1. CONDITION 1 (SECTION 1)
3/4" = 1'-0"

2. CONDITION 2 (SECTION 1)
3/4" = 1'-0"



- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
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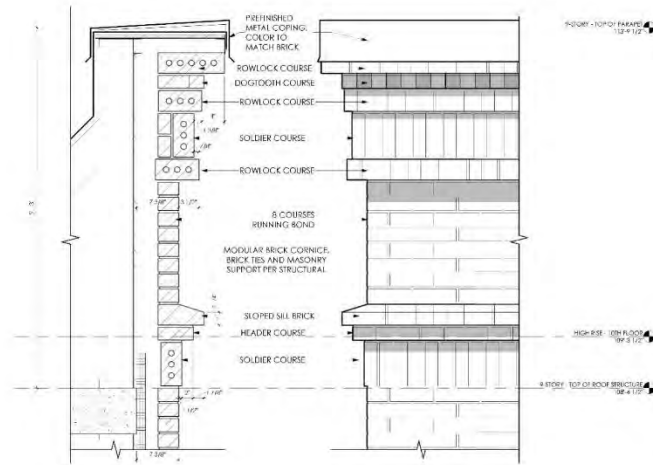


CDS - SHEET 162/212

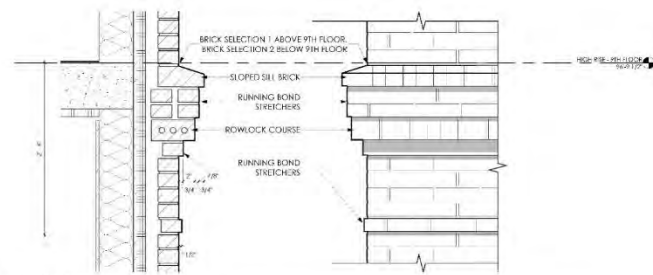


3/4" WALL SECTIONS

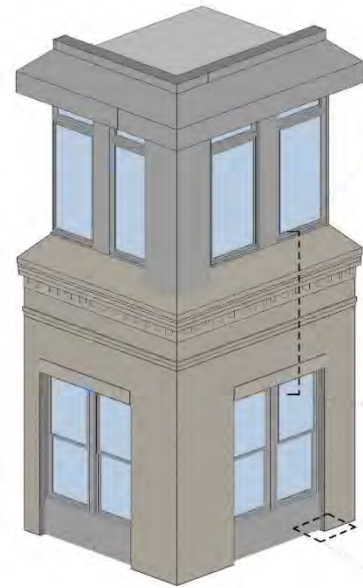
A7.06



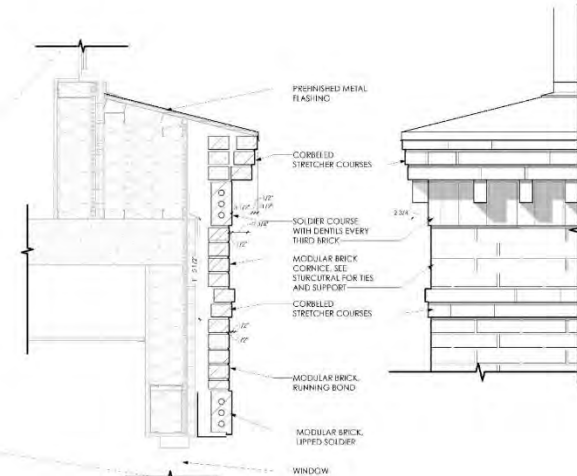
3 HIGH STORY CORNICE DETAIL
1 1/2" = 1'-0"



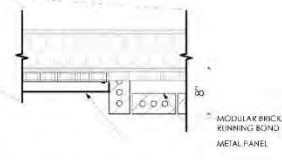
4 9TH FLOOR CORNICE BAND DETAIL
1 1/2" = 1'-0"



5 BRICK CONDITION 2



2 BRICK CONDITION 2 - SECTION DETAIL 1
1 1/2" = 1'-0"



1 BRICK CONDITION 2 - PLAN DETAIL
1 1/2" = 1'-0"



- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
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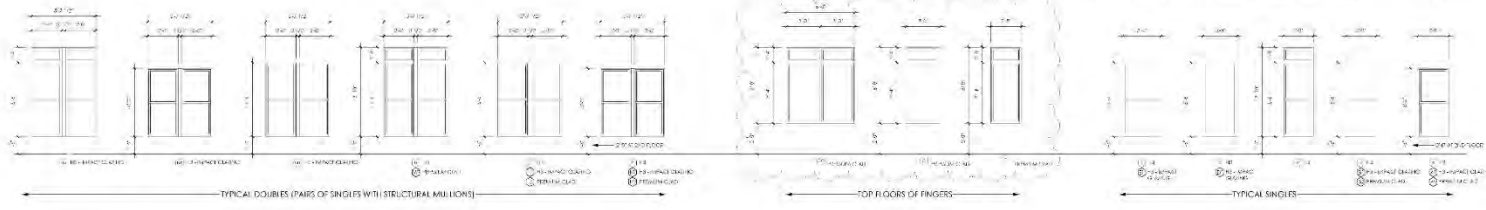
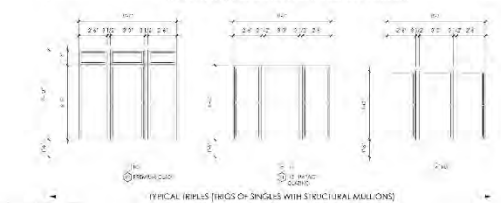
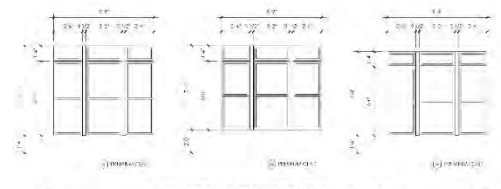
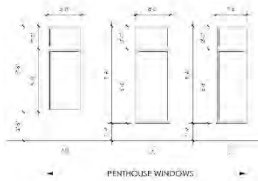
CDS - SHEET 163/212



BUILDING DETAILS

A9.02

NO.	NO.	NO.	DESCRIPTION	OPTION	FINISH
1	100	100	EXTERIOR WINDOW	100	100
2	100	100	EXTERIOR WINDOW	100	100
3	100	100	EXTERIOR WINDOW	100	100
4	100	100	EXTERIOR WINDOW	100	100
5	100	100	EXTERIOR WINDOW	100	100
6	100	100	EXTERIOR WINDOW	100	100
7	100	100	EXTERIOR WINDOW	100	100
8	100	100	EXTERIOR WINDOW	100	100
9	100	100	EXTERIOR WINDOW	100	100
10	100	100	EXTERIOR WINDOW	100	100
11	100	100	EXTERIOR WINDOW	100	100
12	100	100	EXTERIOR WINDOW	100	100
13	100	100	EXTERIOR WINDOW	100	100
14	100	100	EXTERIOR WINDOW	100	100
15	100	100	EXTERIOR WINDOW	100	100
16	100	100	EXTERIOR WINDOW	100	100
17	100	100	EXTERIOR WINDOW	100	100
18	100	100	EXTERIOR WINDOW	100	100
19	100	100	EXTERIOR WINDOW	100	100
20	100	100	EXTERIOR WINDOW	100	100
21	100	100	EXTERIOR WINDOW	100	100
22	100	100	EXTERIOR WINDOW	100	100
23	100	100	EXTERIOR WINDOW	100	100
24	100	100	EXTERIOR WINDOW	100	100
25	100	100	EXTERIOR WINDOW	100	100
26	100	100	EXTERIOR WINDOW	100	100
27	100	100	EXTERIOR WINDOW	100	100
28	100	100	EXTERIOR WINDOW	100	100
29	100	100	EXTERIOR WINDOW	100	100
30	100	100	EXTERIOR WINDOW	100	100
31	100	100	EXTERIOR WINDOW	100	100
32	100	100	EXTERIOR WINDOW	100	100
33	100	100	EXTERIOR WINDOW	100	100
34	100	100	EXTERIOR WINDOW	100	100
35	100	100	EXTERIOR WINDOW	100	100



WINDOW ELEVATIONS
1/4" = 1'-0"



MORRISON YARD CHARLESTON

- WOODFIELD - MORRISON YARD HIGH RISE

838 MORRISON DRIVE, CHARLESTON, SC

HOUSING STUDIO

333 Paul Hyde Street, Suite 303
Charleston, SC 29403
P: 704.233.7612 F: 704.237.3612

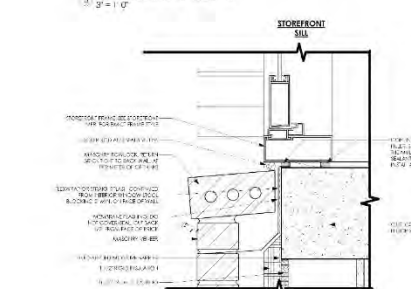
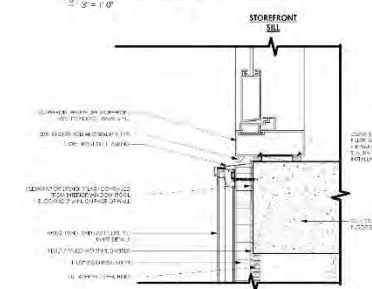
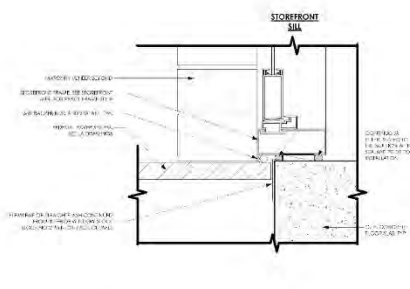
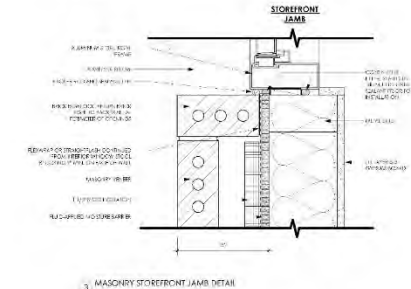
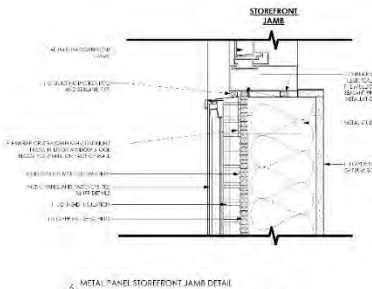
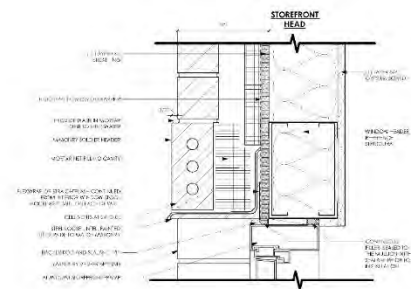
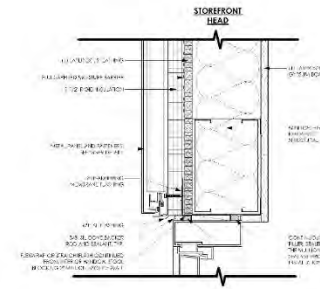
VOLUME 1: ARCHITECTURE - INTERIORS

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

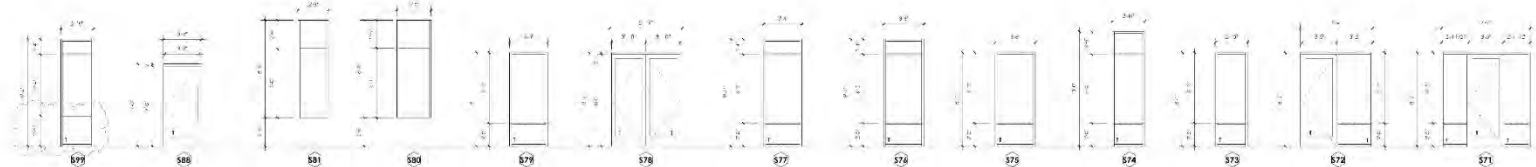
CDS - SHEET 164/212

WINDOW SCHEDULE AND ELEVATIONS

A10.01



MARK	WIDTH	HEIGHT	DESCRIPTION
S71	3'-0"	8'-0"	STOREFRONT
S72	3'-0"	8'-0"	STOREFRONT
S73	3'-0"	8'-0"	STOREFRONT
S74	3'-0"	8'-0"	STOREFRONT
S75	3'-0"	8'-0"	STOREFRONT
S76	3'-0"	8'-0"	STOREFRONT
S77	3'-0"	8'-0"	STOREFRONT
S78	3'-0"	8'-0"	STOREFRONT
S79	3'-0"	8'-0"	STOREFRONT



- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



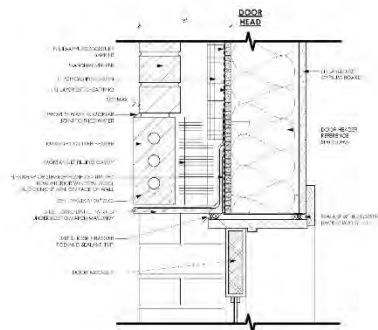
VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR



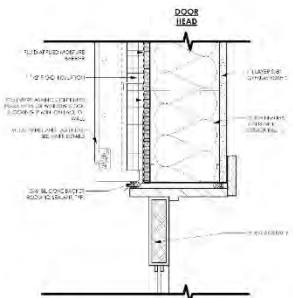
CDS - SHEET 165/212



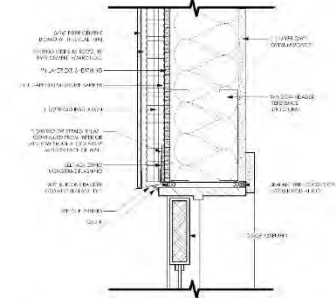
STOREFRONT SCHEDULE, ELEVATIONS, AND DETAILS
A10.02



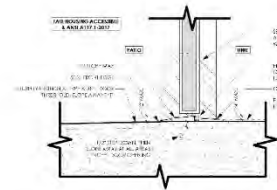
10 BALCONY DOOR MASONRY HEAD DETAIL
3/4" = 1'-0"



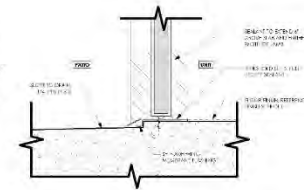
11 BALCONY DOOR METAL PANEL HEAD DETAIL
3/4" = 1'-0"



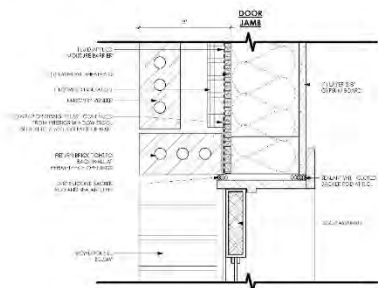
12 BALCONY DOOR FIBER CEMENT HEAD DETAIL
3/4" = 1'-0"



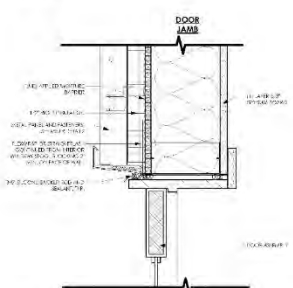
13 TYPICAL DOOR THRESHOLD AT FULLY ACCESSIBLE PATIO
3/4" = 1'-0"



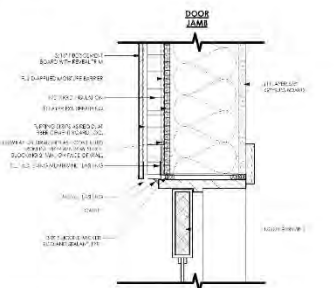
14 TYPICAL DOOR THRESHOLD AT TYPE B PATIO
3/4" = 1'-0"



15 BALCONY DOOR MASONRY JAMB DETAIL
3/4" = 1'-0"

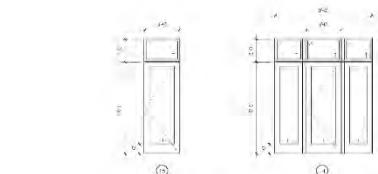


16 BALCONY DOOR METAL PANEL JAMB DETAIL
3/4" = 1'-0"

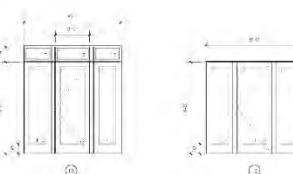


17 BALCONY DOOR FIBER CEMENT JAMB DETAIL
3/4" = 1'-0"

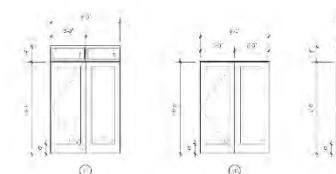
DOOR SCHEDULE - UNITS									
#	LOCATION	WIDE	HIGHT	DESCRIPTION	DOOR MATERIAL	FRAME MATERIAL	FINISHING	REMARKS	FORM NO.
101	ATT. ENTRY	48"	80"	SLIP	FRAMING	FRAMING	FRAMING		
102	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
103	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
104	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
105	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
106	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
107	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
108	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
109	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
110	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
111	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
112	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
113	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
114	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
115	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
116	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
117	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
118	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
119	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
120	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
121	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
122	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
123	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
124	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
125	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
126	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
127	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
128	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
129	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
130	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
131	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
132	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
133	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
134	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
135	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
136	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
137	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
138	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
139	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
140	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
141	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
142	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
143	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
144	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
145	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
146	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
147	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
148	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
149	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		
150	BEDROOM	36"	80"	SLIP	FRAMING	FRAMING	FRAMING		



18 UNIT EXTERIOR DOOR ELEVATIONS
1/4" = 1'-0"



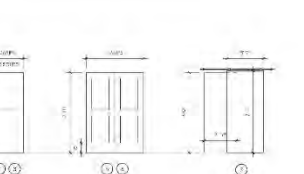
19 UNIT INTERIOR DOOR ELEVATIONS
1/4" = 1'-0"



20 UNIT EXTERIOR DOOR ELEVATIONS
1/4" = 1'-0"



21 UNIT INTERIOR DOOR ELEVATIONS
1/4" = 1'-0"



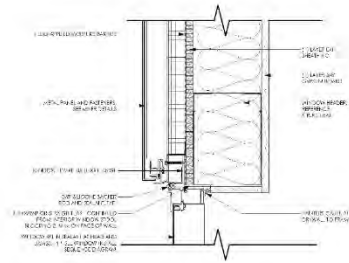
22 UNIT EXTERIOR DOOR ELEVATIONS
1/4" = 1'-0"



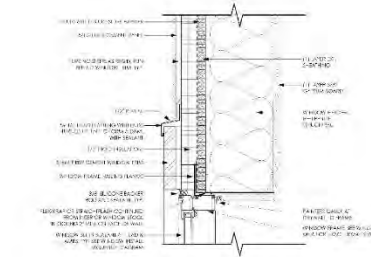
VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: OCTOBER 14, 2019
ISSUED FOR: FINAL BAR



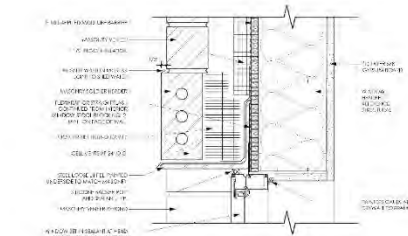
CDS - SHEET 166/212
UNIT DOOR SCHEDULE, ELEVATIONS, AND DETAILS
A10.03



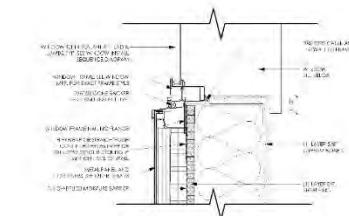
2 METAL PANEL WINDOW HEAD DETAIL
3/8" = 1' 0"



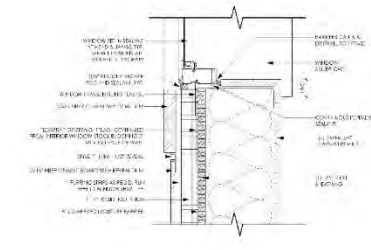
3 FIBER CEMENT PANEL WINDOW HEAD DETAIL
3/8" = 1' 0"



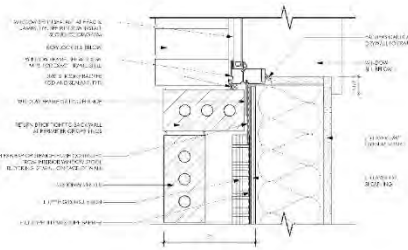
4 MASONRY WINDOW HEAD DETAIL
3/8" = 1' 0"



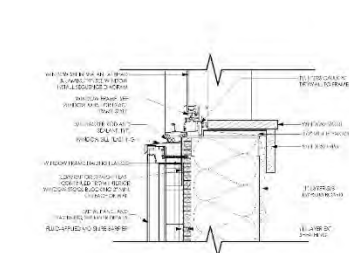
5 METAL PANEL WINDOW JAMB DETAIL
3/8" = 1' 0"



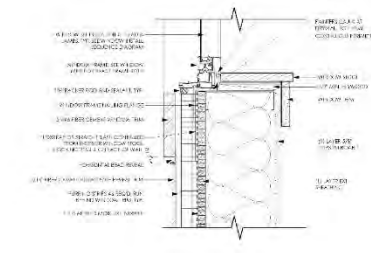
6 FIBER CEMENT PANEL WINDOW JAMB DETAIL
3/8" = 1' 0"



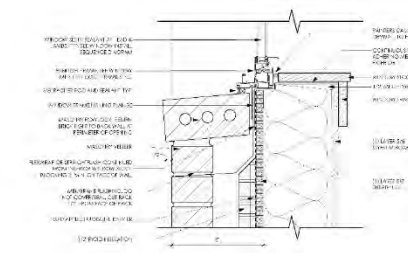
7 MASONRY WINDOW JAMB DETAIL
3/8" = 1' 0"



8 METAL PANEL WINDOW SILL DETAIL
3/8" = 1' 0"



9 FIBER CEMENT PANEL WINDOW SILL DETAIL
3/8" = 1' 0"



10 MASONRY WINDOW SILL DETAIL
3/8" = 1' 0"



- WOODFIELD - MORRISON YARD HIGH RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS

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



CDS - SHEET 168/212



WINDOW DETAILS

A10.05

GENERAL NOTES - BUILDING KEY PLAN

- 1. REFER TO CONTRACT DOCUMENTS AND ALL CITY ORDINANCES FOR PERMITS AND REGULATIONS.
- 2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
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- 16. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
- 17. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
- 18. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
- 19. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
- 20. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.



2ND FLOOR
1/16" = 1'-0"



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: SEPTEMBER 27, 2019
ISSUED FOR: MID RISE PERMIT SET



CDS - SHEET 169/212

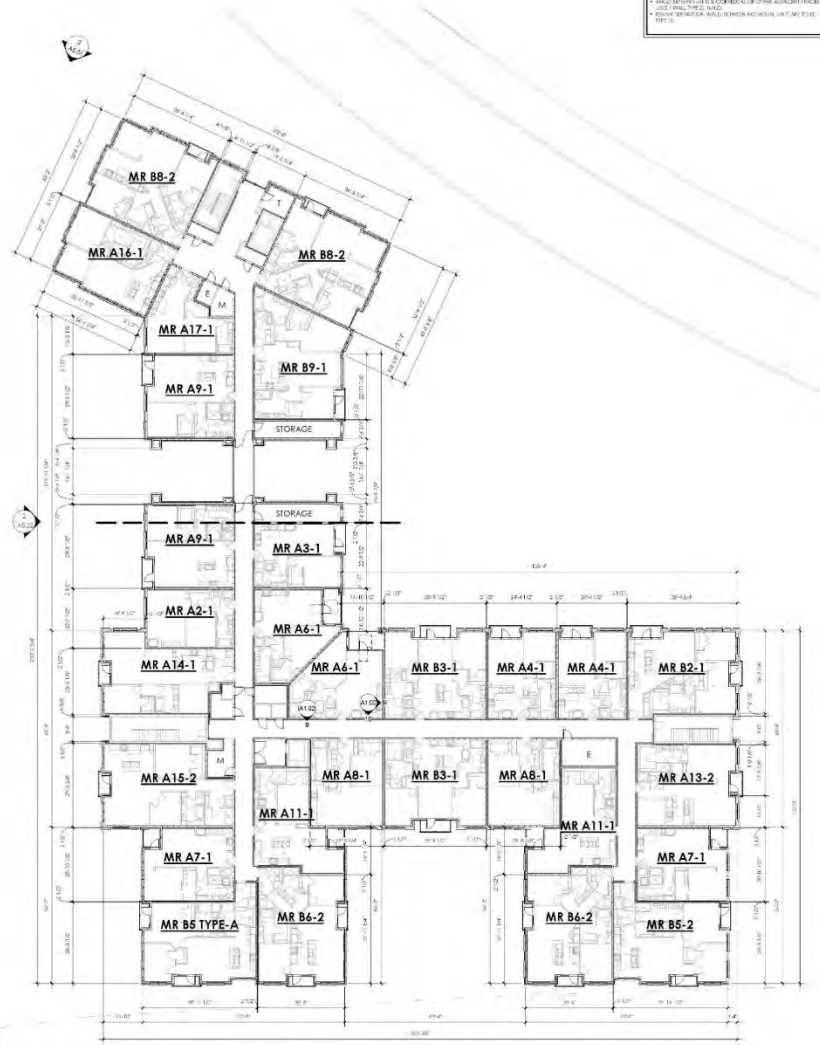
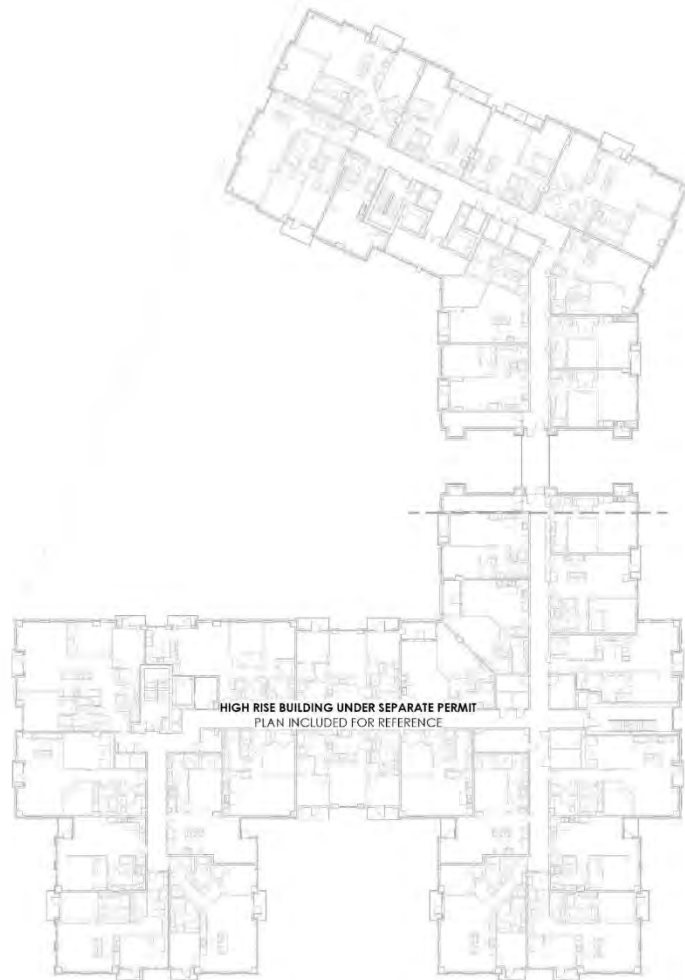


2ND FLOOR - KEY PLAN

A3.02

GENERAL NOTES - BUILDING KEY PLAN

- 1. REFER TO CONTRACT DOCUMENTS FOR ALL DIMENSIONS AND FINISHES UNLESS OTHERWISE NOTED.
- 2. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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- 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 11. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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- 15. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 16. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 17. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 18. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



3RD FLOOR
1/16" = 1'-0"



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC

HOUSING STUDIO



VOLUME 1: ARCHITECTURE - INTERIORS

PROJECT NUMBER: 1725
ISSUE DATE: SEPTEMBER 27, 2019
ISSUED FOR: MID RISE PERMIT SET



CDS - SHEET 170/212

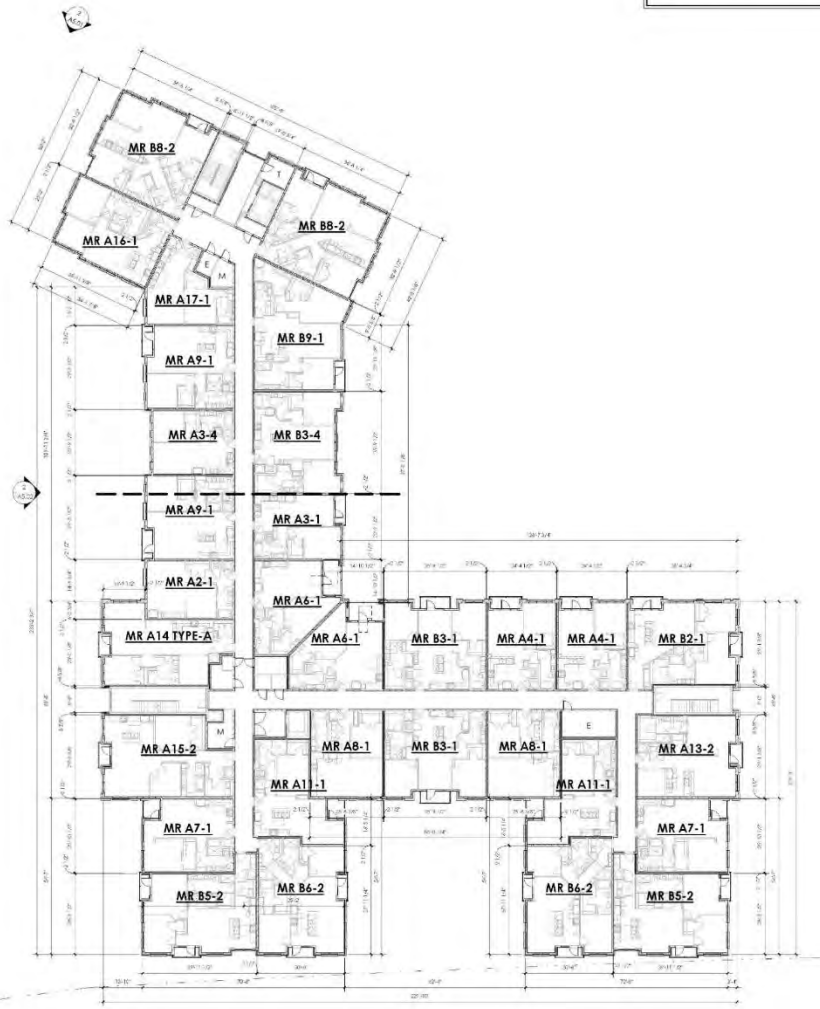
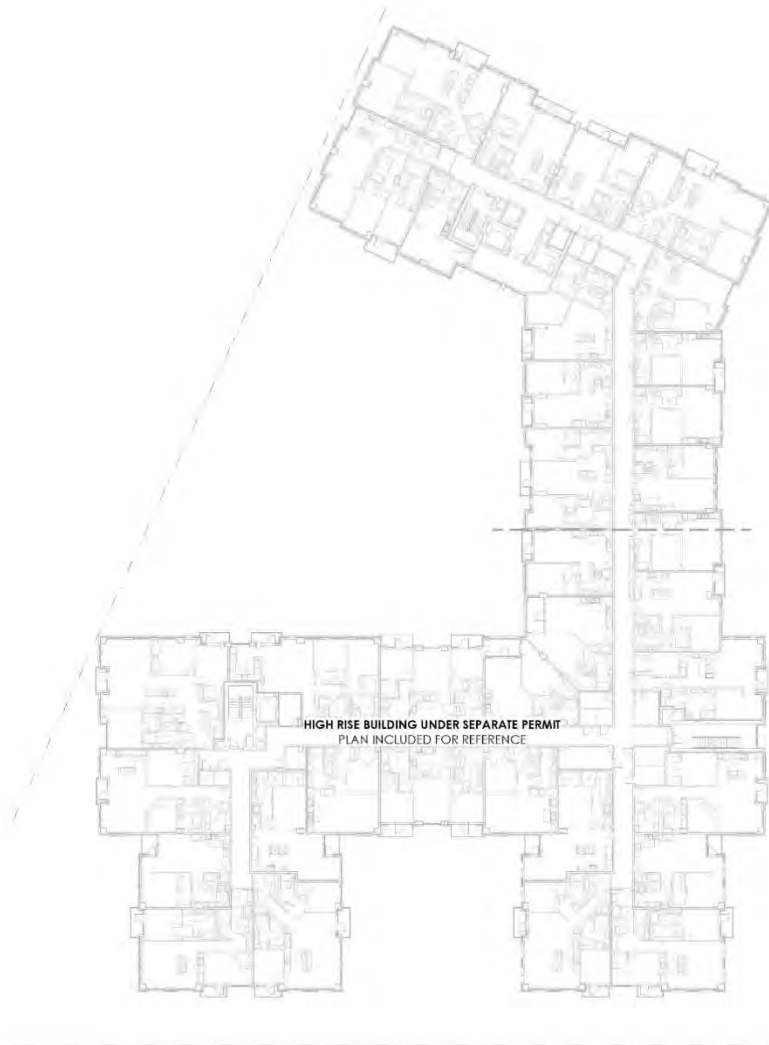


3RD FLOOR - KEY PLAN

A3.03

GENERAL NOTES - BUILDING KEY PLAN

- 1. REFER TO CONTRACT DOCUMENTS FOR ALL DIMENSIONS AND FINISHES.
- 2. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 11. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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- 15. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 16. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 17. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 18. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 19. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 20. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: SEPTEMBER 27, 2019
ISSUED FOR: MID RISE PERMIT SET

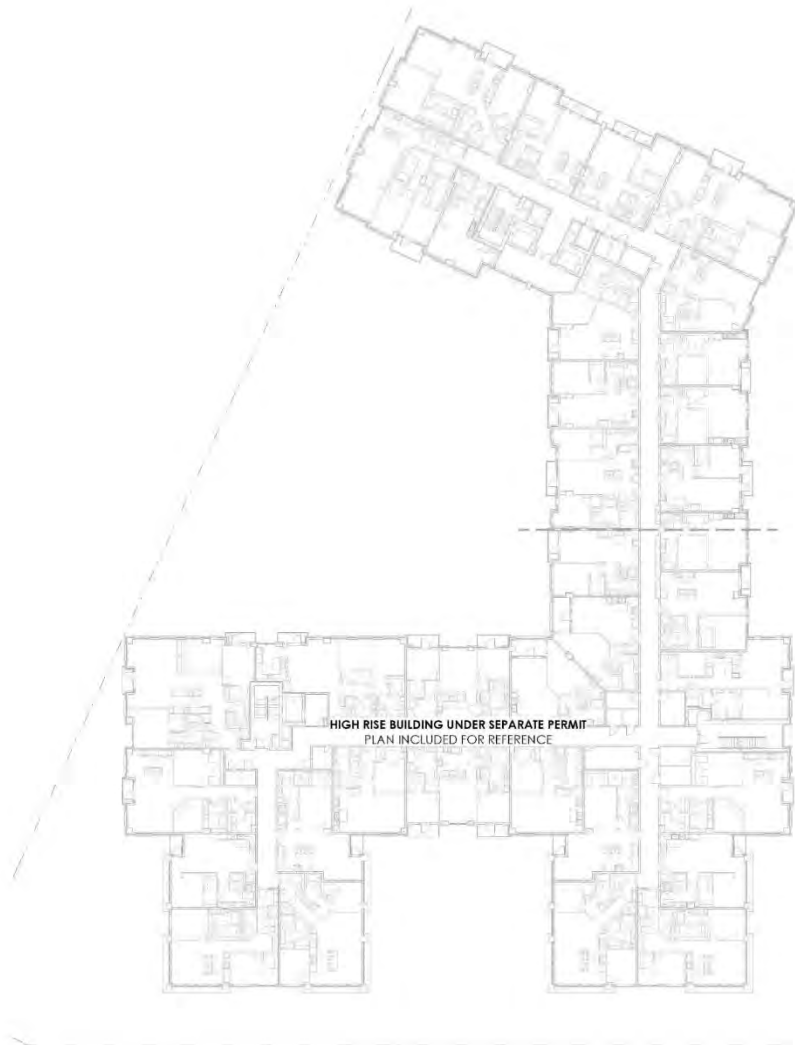


CDS - SHEET 171/212
4TH FLOOR - KEY PLAN
A3.04



GENERAL NOTES - BUILDING KEY PLAN

- 1. REFER TO CONTRACT DOCUMENTS FOR ALL DIMENSIONS AND FINISHES.
- 2. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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- 19. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 20. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



5TH FLOOR
1/16" = 1'-0"



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC

HOUSING STUDIO
3339 W. Montross Ave. Suite 200
Charleston, SC 29405
704.755.7822 | P. 803.737.2622



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: SEPTEMBER 27, 2019
ISSUED FOR: MID RISE PERMIT SET



CDS - SHEET 172/212

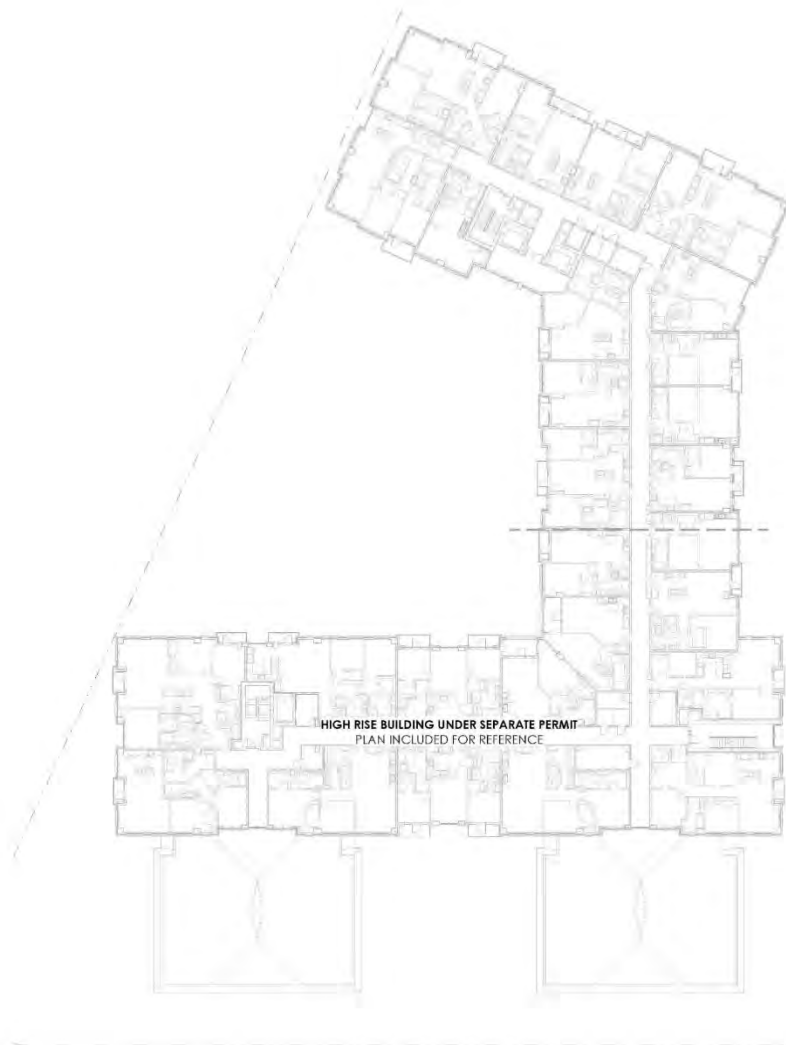


5TH FLOOR - KEY PLAN

A3.05

GENERAL NOTES - BUILDING KEY PLAN

- 1. REFER TO DIMENSIONS AND NOTES ON ALL OTHER SHEETS FOR DETAILS OF THIS PROJECT.
- 2. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 11. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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- 13. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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- 15. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 16. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 17. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 18. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 19. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 20. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
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CDS - SHEET 173/212

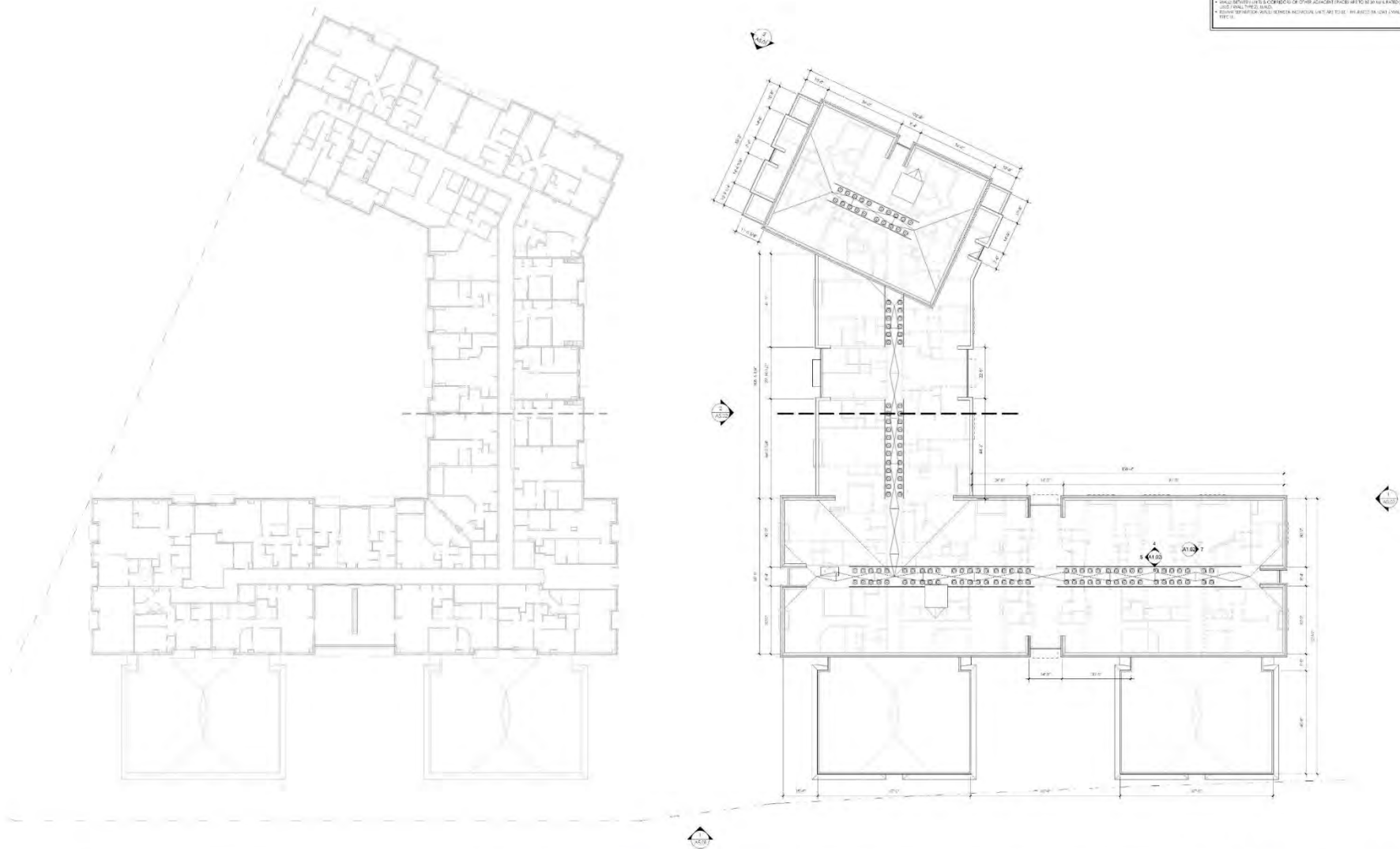


6TH FLOOR - KEY PLAN

A3.06

GENERAL NOTES - BUILDING KEY PLAN

- 1. REFER TO CONTRACT DOCUMENTS FOR ALL DIMENSIONS AND FINISHES UNLESS OTHERWISE NOTED.
- 2. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



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



- WOODFIELD - MORRISON YARD - MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



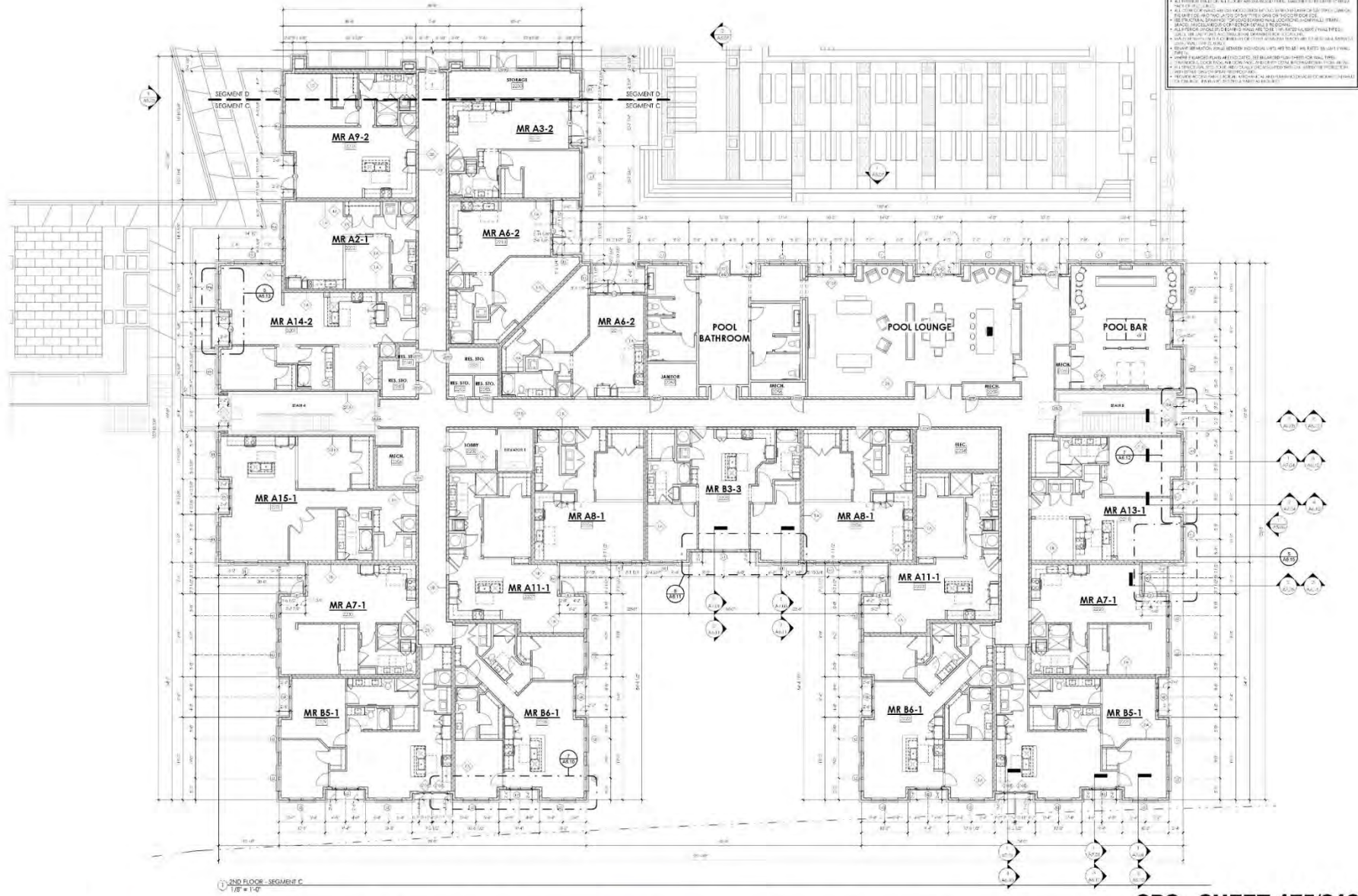
VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: SEPTEMBER 27, 2019
ISSUED FOR: MID RISE PERMIT SET



CDS - SHEET 174/212
ROOF - KEY PLAN



A3.07



GENERAL NOTES - ENLARGED BRIDGING FLOOR

- 1. PROVIDE ALL BRIDGING PER THE FOLLOWING:
- 2. ALL BRIDGING SHALL BE 4" x 8" JOIST AND BRIDGING SHALL BE 2" x 4" JOIST OR 2" x 6" JOIST.
- 3. ALL BRIDGING SHALL BE 1/2" THICK AND SHALL BE 1/2" BELOW THE FINISH FLOOR.
- 4. ALL BRIDGING SHALL BE 1/2" BELOW THE FINISH FLOOR.
- 5. ALL BRIDGING SHALL BE 1/2" BELOW THE FINISH FLOOR.
- 6. ALL BRIDGING SHALL BE 1/2" BELOW THE FINISH FLOOR.
- 7. ALL BRIDGING SHALL BE 1/2" BELOW THE FINISH FLOOR.
- 8. ALL BRIDGING SHALL BE 1/2" BELOW THE FINISH FLOOR.
- 9. ALL BRIDGING SHALL BE 1/2" BELOW THE FINISH FLOOR.
- 10. ALL BRIDGING SHALL BE 1/2" BELOW THE FINISH FLOOR.

2ND FLOOR - SEGMENT C
1/8" = 1'-0"



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: SEPTEMBER 27, 2019
ISSUED FOR: MID RISE PERMIT SET



CDS - SHEET 175/212

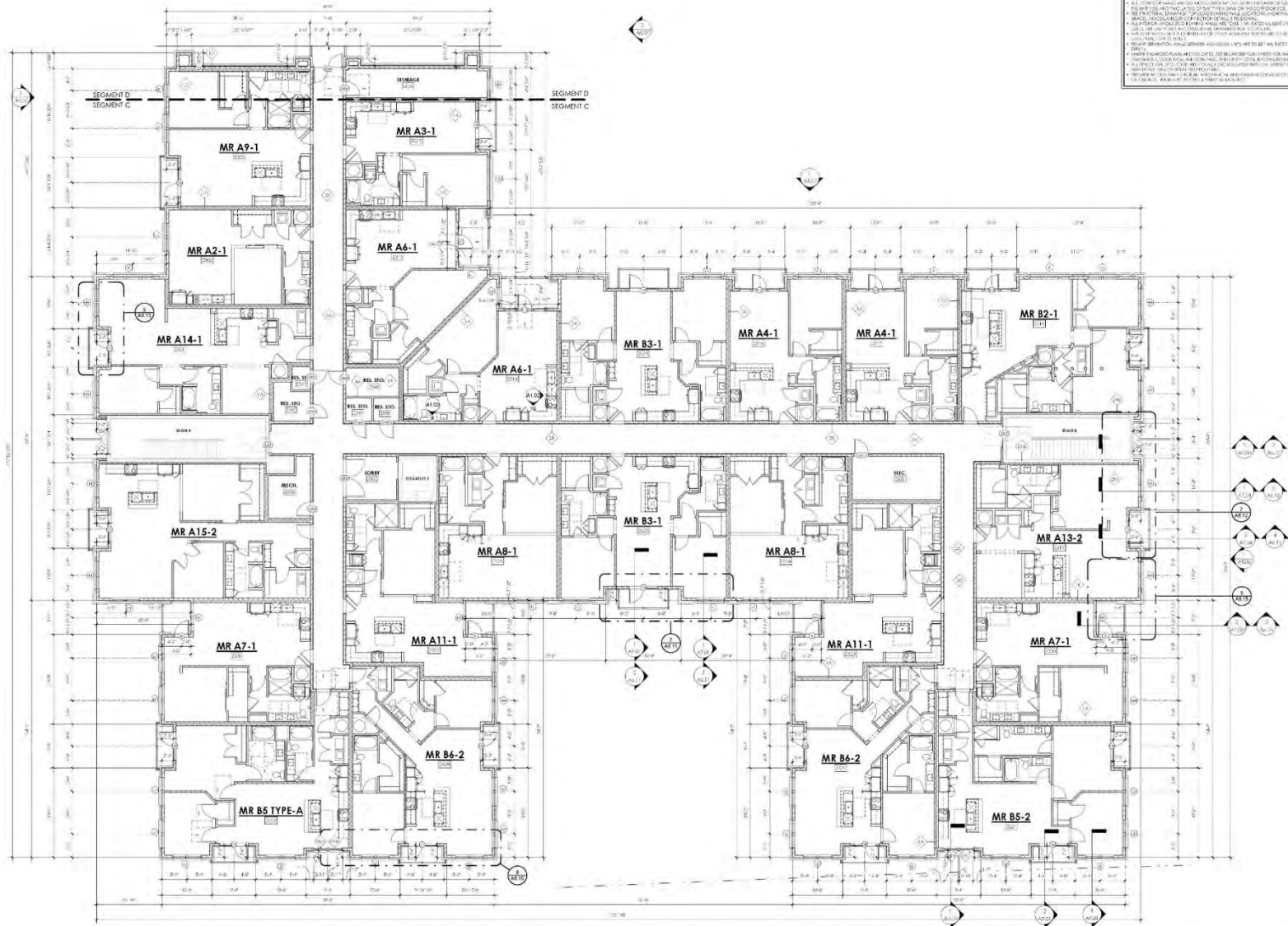
2ND FLOOR - SEGMENT C



A4.C02

GENERAL NOTES - ENLARGED BRIDGING PLANS

- 1. PROVIDE ALL BRIDGING PER THE FOLLOWING:
- 2. ALL BRIDGING SHALL BE 1/2" x 1/2" x 1/2" (MINIMUM) AND SHALL BE INSTALLED PER THE FOLLOWING:
- 3. ALL BRIDGING SHALL BE INSTALLED PER THE FOLLOWING:
- 4. ALL BRIDGING SHALL BE INSTALLED PER THE FOLLOWING:
- 5. ALL BRIDGING SHALL BE INSTALLED PER THE FOLLOWING:
- 6. ALL BRIDGING SHALL BE INSTALLED PER THE FOLLOWING:
- 7. ALL BRIDGING SHALL BE INSTALLED PER THE FOLLOWING:
- 8. ALL BRIDGING SHALL BE INSTALLED PER THE FOLLOWING:
- 9. ALL BRIDGING SHALL BE INSTALLED PER THE FOLLOWING:
- 10. ALL BRIDGING SHALL BE INSTALLED PER THE FOLLOWING:



1 3RD FLOOR - SEGMENT C
1/8" = 1'-0"



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: SEPTEMBER 27, 2019
ISSUED FOR: MID RISE PERMIT SET



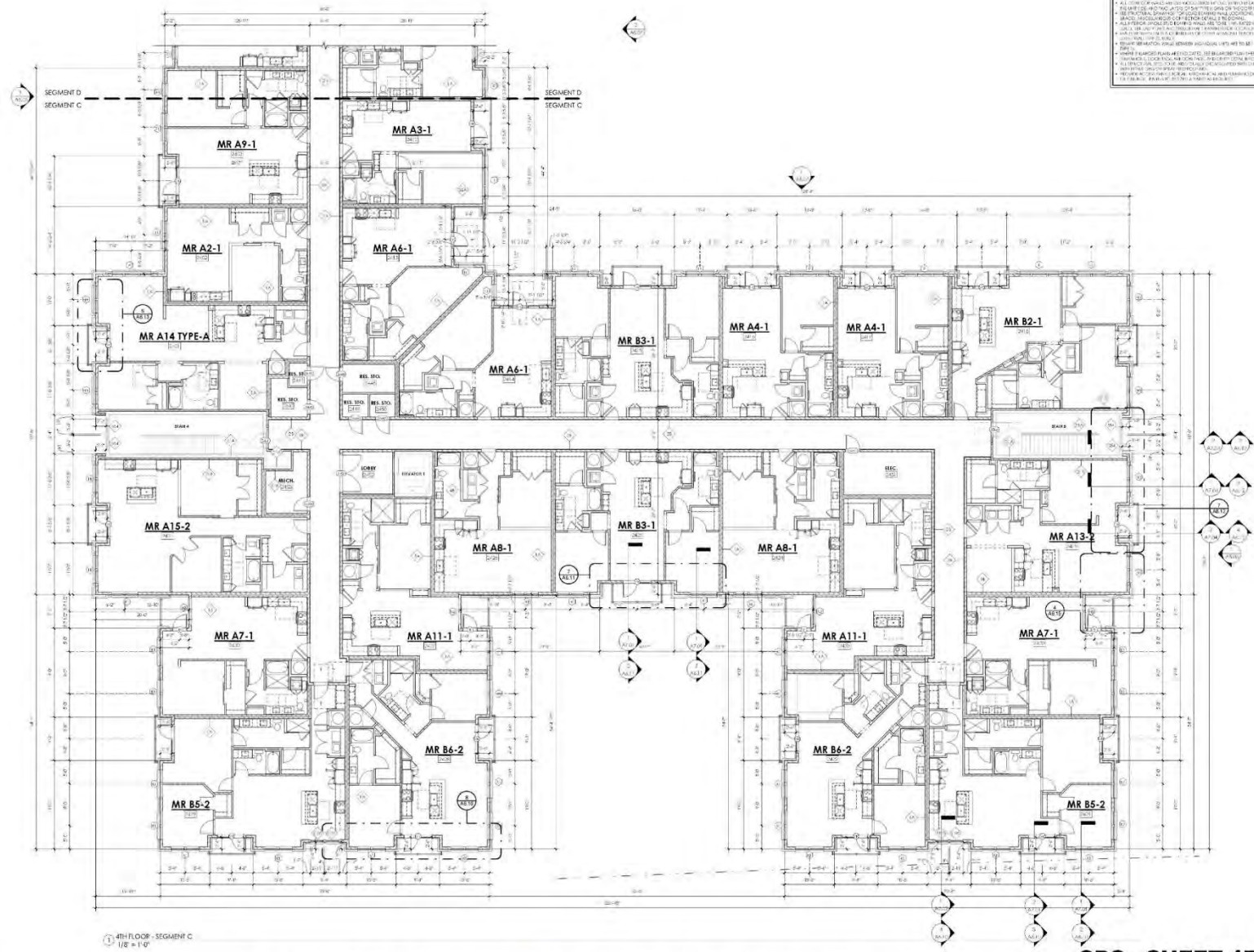
CDS - SHEET 176/212

3RD FLOOR - SEGMENT C



A4.C03

GENERAL NOTES - ENLARGED BRIDGING PLANS	
1.	PROVIDE ALL BRIDGING PER THE FOLLOWING:
2.	ALL BRIDGING SHALL BE 2" x 4" JOIST AND SHALL BE FULLY SAVED TO REMAIN IN PLACE.
3.	BEFORE ANY BRIDGING IS INSTALLED, THE CONTRACTOR SHALL VERIFY THE EXISTING BRIDGING IS IN GOOD CONDITION AND SHALL BE FULLY SAVED TO REMAIN IN PLACE.
4.	ALL BRIDGING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
5.	ALL BRIDGING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
6.	ALL BRIDGING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
7.	ALL BRIDGING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
8.	ALL BRIDGING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
9.	ALL BRIDGING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
10.	ALL BRIDGING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
11.	ALL BRIDGING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
12.	ALL BRIDGING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
13.	ALL BRIDGING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
14.	ALL BRIDGING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
15.	ALL BRIDGING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
16.	ALL BRIDGING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
17.	ALL BRIDGING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
18.	ALL BRIDGING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
19.	ALL BRIDGING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
20.	ALL BRIDGING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).



4TH FLOOR - SEGMENT C
1/2" = 1'-0"



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: SEPTEMBER 27, 2019
ISSUED FOR: MID RISE PERMIT SET



CDS - SHEET 177/212

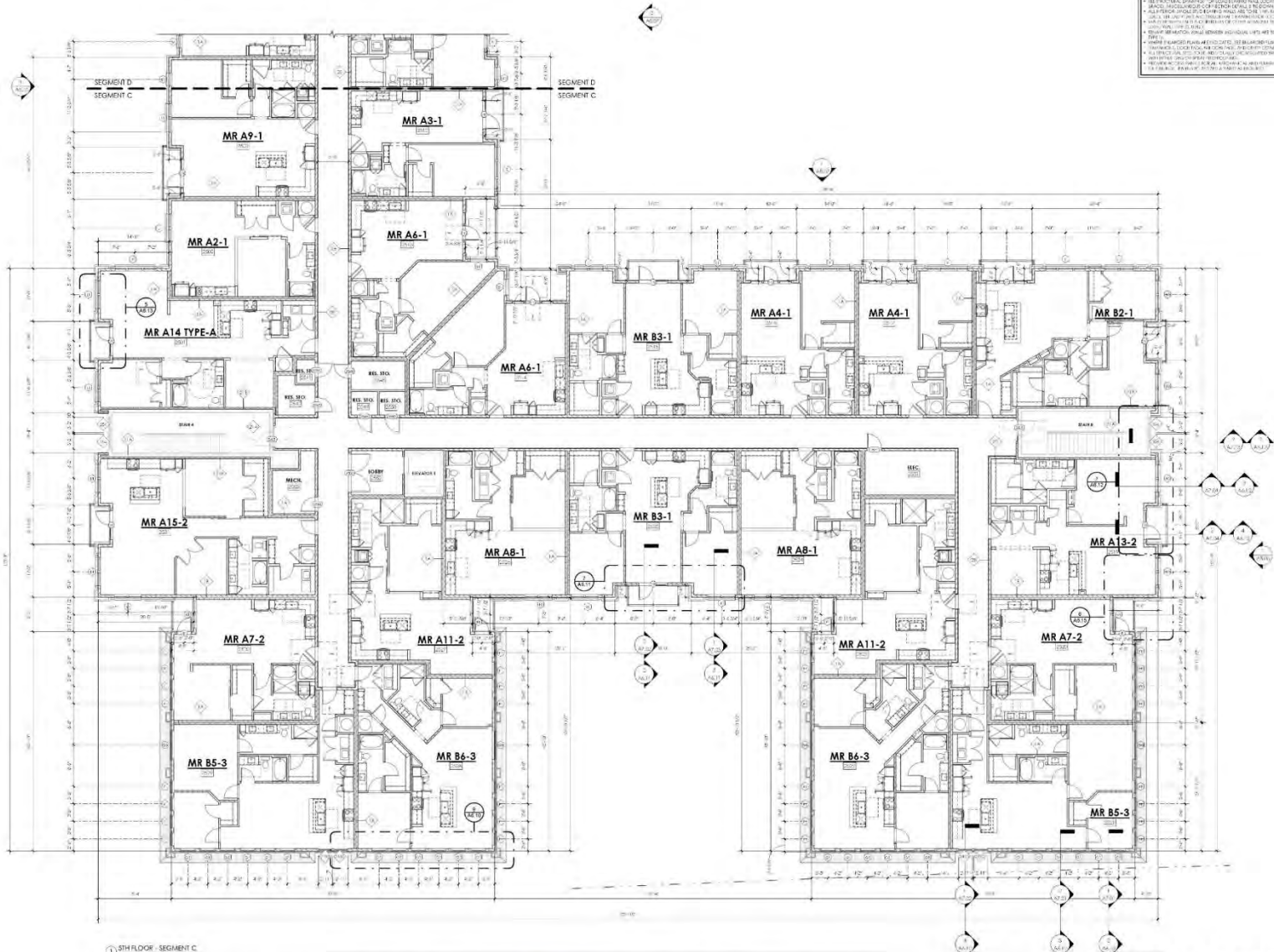
4TH FLOOR - SEGMENT C



A4.C04

GENERAL NOTES - ENLARGED BRIDGING PLANS

- 1. PROVIDE ALL DIMENSIONS UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



1) 5TH FLOOR - SEGMENT C
1/8" = 1'-0"



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: SEPTEMBER 27, 2019
ISSUED FOR: MID RISE PERMIT SET



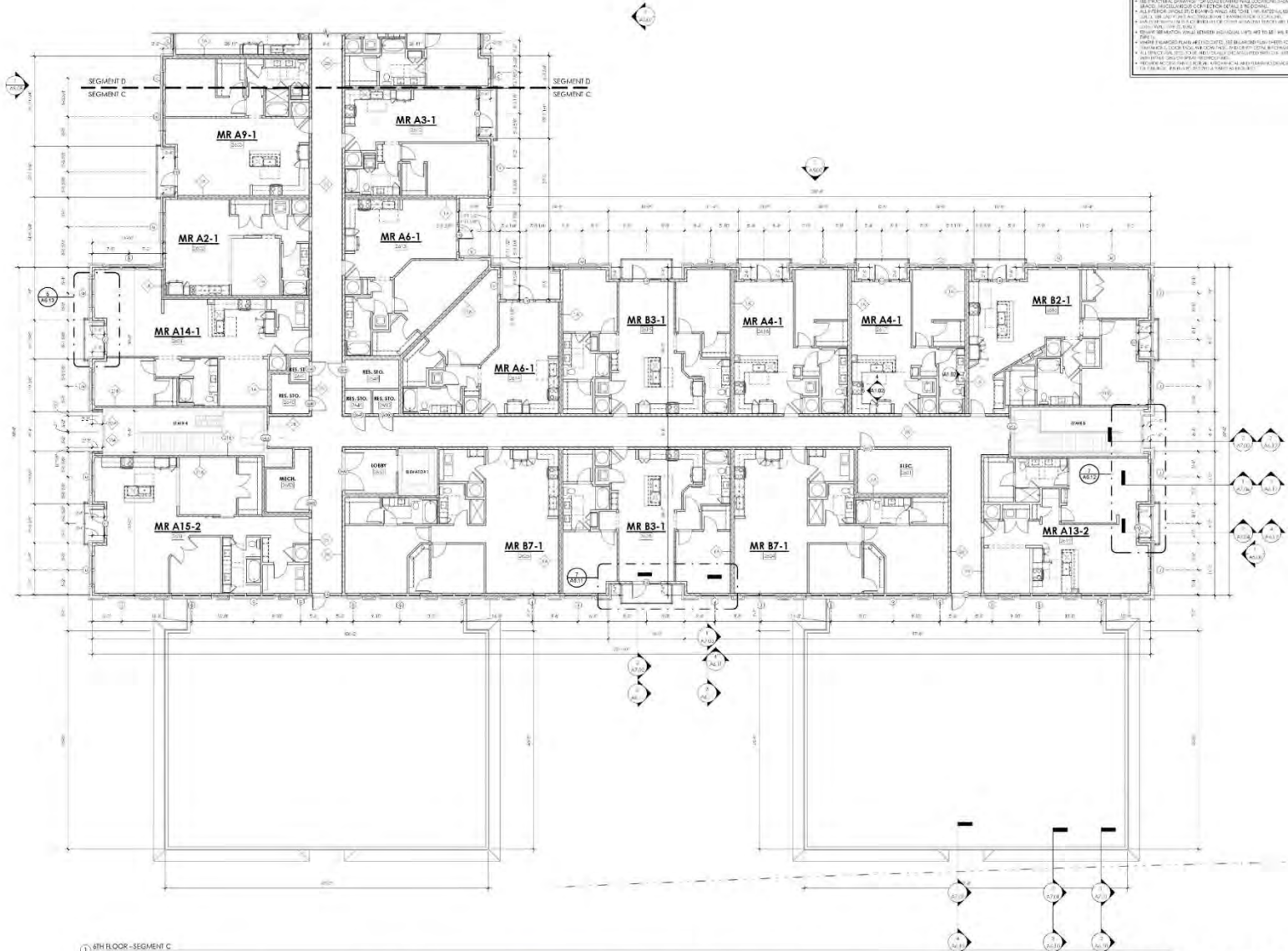
CDS - SHEET 178/212



5TH FLOOR - SEGMENT C
A4.C05

GENERAL NOTES - ENLARGED BRIDGING PLANS

- 1. PROVIDE ALL BRIDGING PLANS TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.
- 2. ALL BRIDGING PLANS SHALL BE SUBMITTED TO THE ARCHITECT WITH ALL NECESSARY DETAILS AND MATERIALS LISTINGS.
- 3. BRIDGING PLANS SHALL BE SUBMITTED TO THE ARCHITECT WITH ALL NECESSARY DETAILS AND MATERIALS LISTINGS.
- 4. ALL BRIDGING PLANS SHALL BE SUBMITTED TO THE ARCHITECT WITH ALL NECESSARY DETAILS AND MATERIALS LISTINGS.
- 5. ALL BRIDGING PLANS SHALL BE SUBMITTED TO THE ARCHITECT WITH ALL NECESSARY DETAILS AND MATERIALS LISTINGS.
- 6. ALL BRIDGING PLANS SHALL BE SUBMITTED TO THE ARCHITECT WITH ALL NECESSARY DETAILS AND MATERIALS LISTINGS.
- 7. ALL BRIDGING PLANS SHALL BE SUBMITTED TO THE ARCHITECT WITH ALL NECESSARY DETAILS AND MATERIALS LISTINGS.
- 8. ALL BRIDGING PLANS SHALL BE SUBMITTED TO THE ARCHITECT WITH ALL NECESSARY DETAILS AND MATERIALS LISTINGS.
- 9. ALL BRIDGING PLANS SHALL BE SUBMITTED TO THE ARCHITECT WITH ALL NECESSARY DETAILS AND MATERIALS LISTINGS.
- 10. ALL BRIDGING PLANS SHALL BE SUBMITTED TO THE ARCHITECT WITH ALL NECESSARY DETAILS AND MATERIALS LISTINGS.



1 6TH FLOOR - SEGMENT C
1/8" = 1'-0"



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: SEPTEMBER 27, 2019
ISSUED FOR: MID RISE PERMIT SET

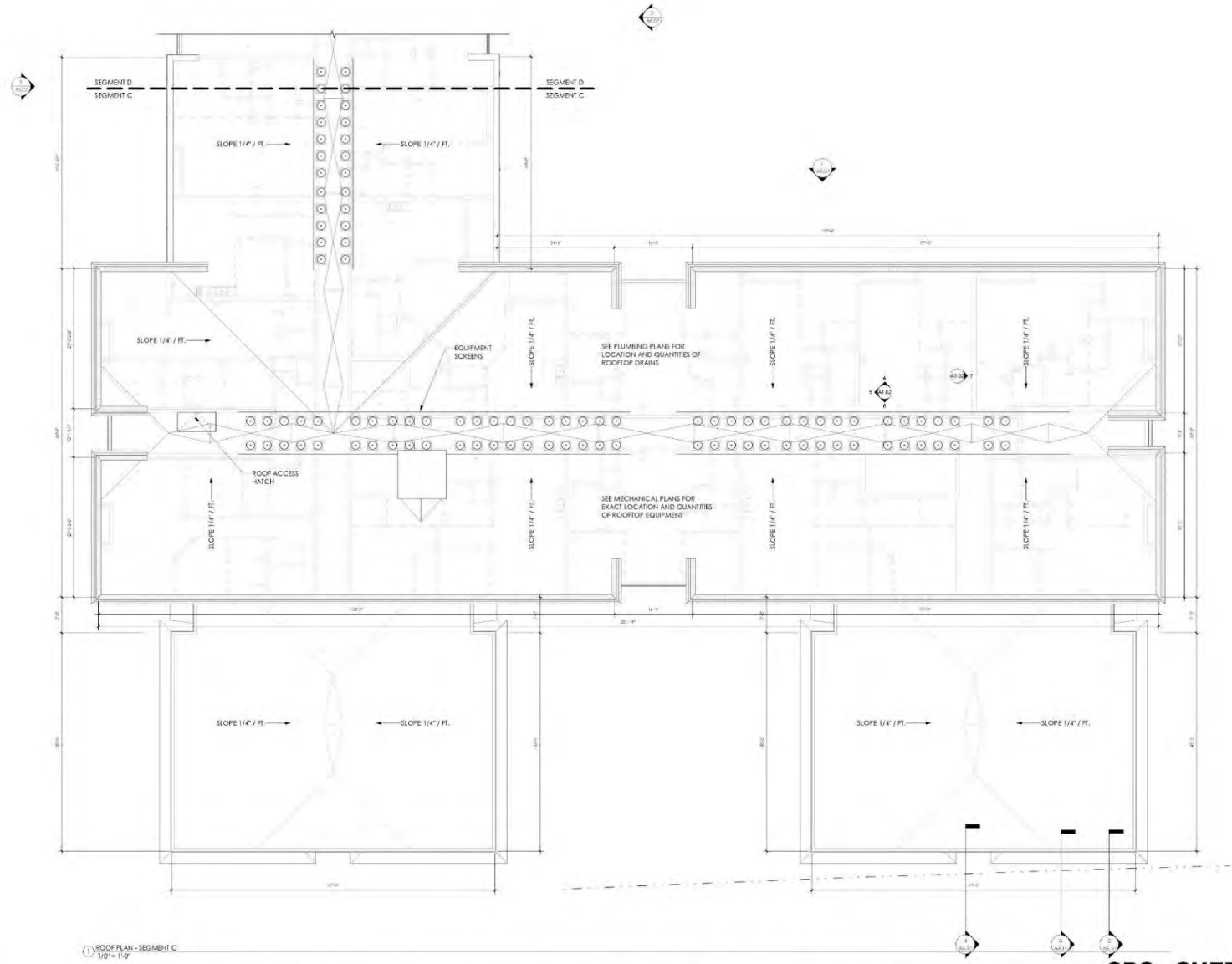


CDS - SHEET 179/212

6TH FLOOR - SEGMENT C



A4.C06



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



**- WOODFIELD -
MORRISON YARD
MID RISE**
838 MORRISON DRIVE, CHARLESTON, SC

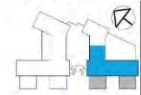


**VOLUME 1: ARCHITECTURE -
INTERIORS**
PROJECT NUMBER: 1725
ISSUE DATE: SEPTEMBER 27, 2019
ISSUED FOR: MID RISE PERMIT SET



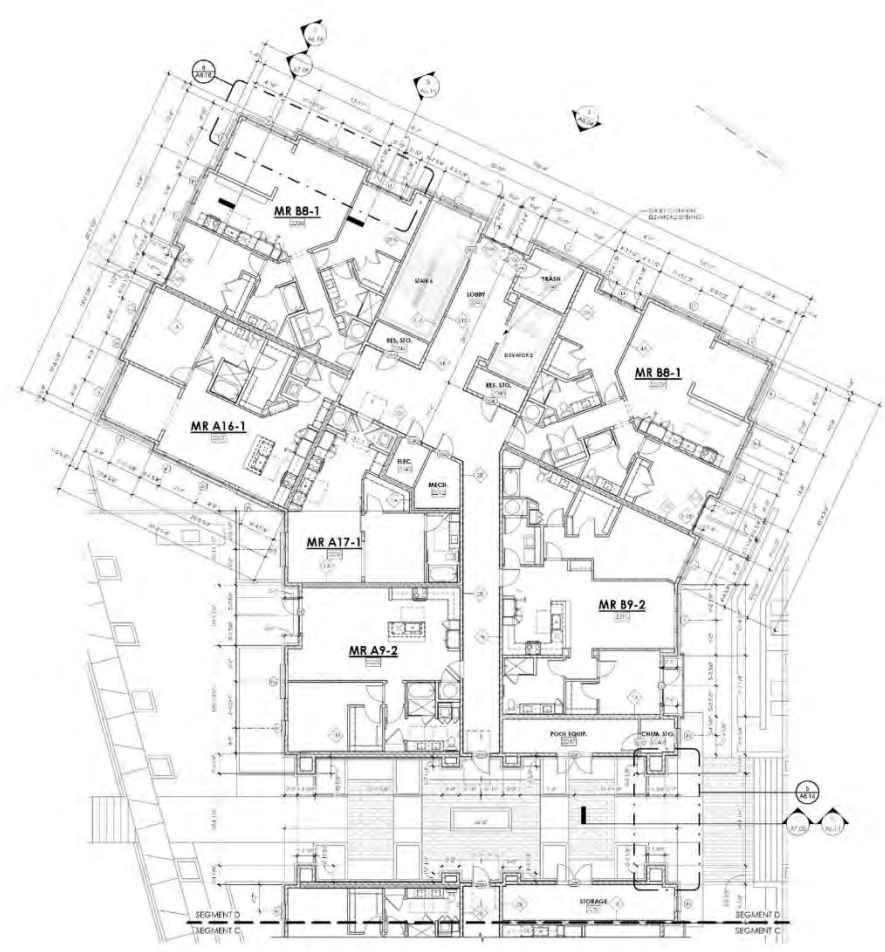
CDS - SHEET 180/212

ROOF PLAN -
SEGMENT C



A4.C07

GENERAL NOTES - ENLARGED BRIDGING PLANS	
1.	INDICATED BY THE ARCHITECT'S NOTES.
2.	ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
3.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
4.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
5.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
6.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
7.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
8.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
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11.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
12.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
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15.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
16.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
17.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
18.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
19.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
20.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.



① 2ND FLOOR - SEGMENT D
1/8" = 1'-0"



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



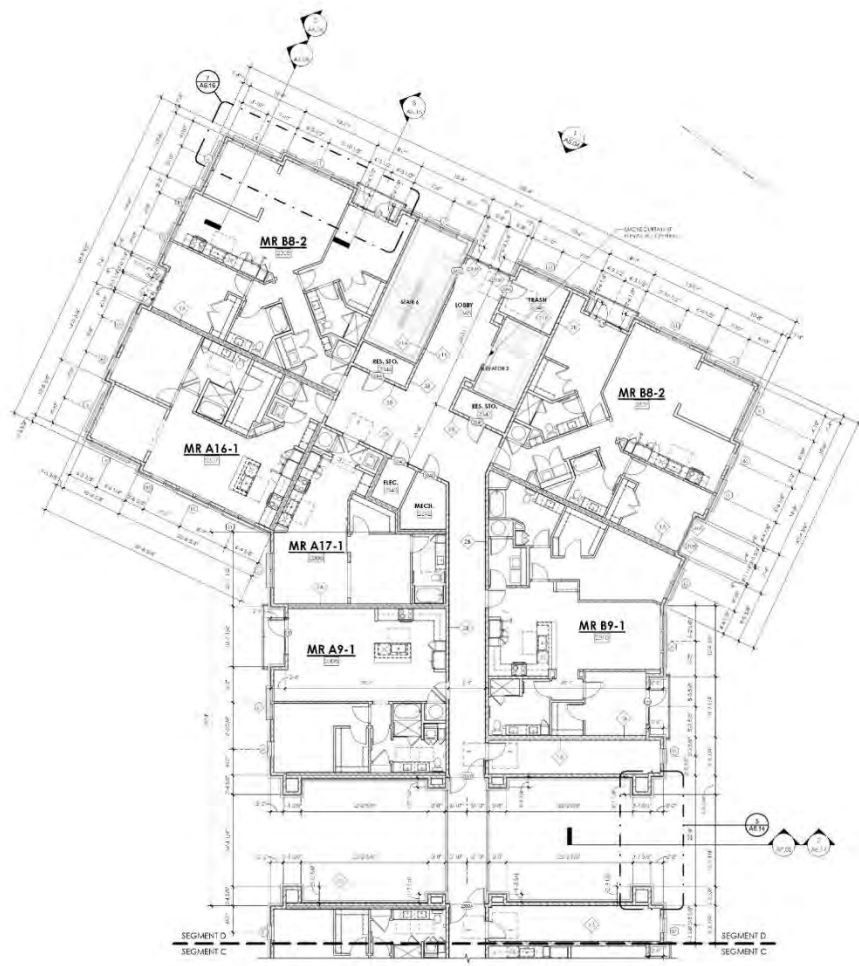
VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
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ISSUED FOR: MID RISE PERMIT SET



CDS - SHEET 181/212
2ND FLOOR - SEGMENT D
A4.D02

GENERAL NOTES - ENLARGED BRIDGING PLANS

- 1. PROVIDE ALL WORK IN ACCORDANCE WITH THE PERMITS.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE PERMITS AND THE SOUTH CAROLINA BUILDING CODE.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE PERMITS AND THE SOUTH CAROLINA BUILDING CODE.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE PERMITS AND THE SOUTH CAROLINA BUILDING CODE.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE PERMITS AND THE SOUTH CAROLINA BUILDING CODE.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE PERMITS AND THE SOUTH CAROLINA BUILDING CODE.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE PERMITS AND THE SOUTH CAROLINA BUILDING CODE.
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE PERMITS AND THE SOUTH CAROLINA BUILDING CODE.
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE PERMITS AND THE SOUTH CAROLINA BUILDING CODE.
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE PERMITS AND THE SOUTH CAROLINA BUILDING CODE.



1. 3RD FLOOR - SEGMENT D
1/8" = 1'-0"



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
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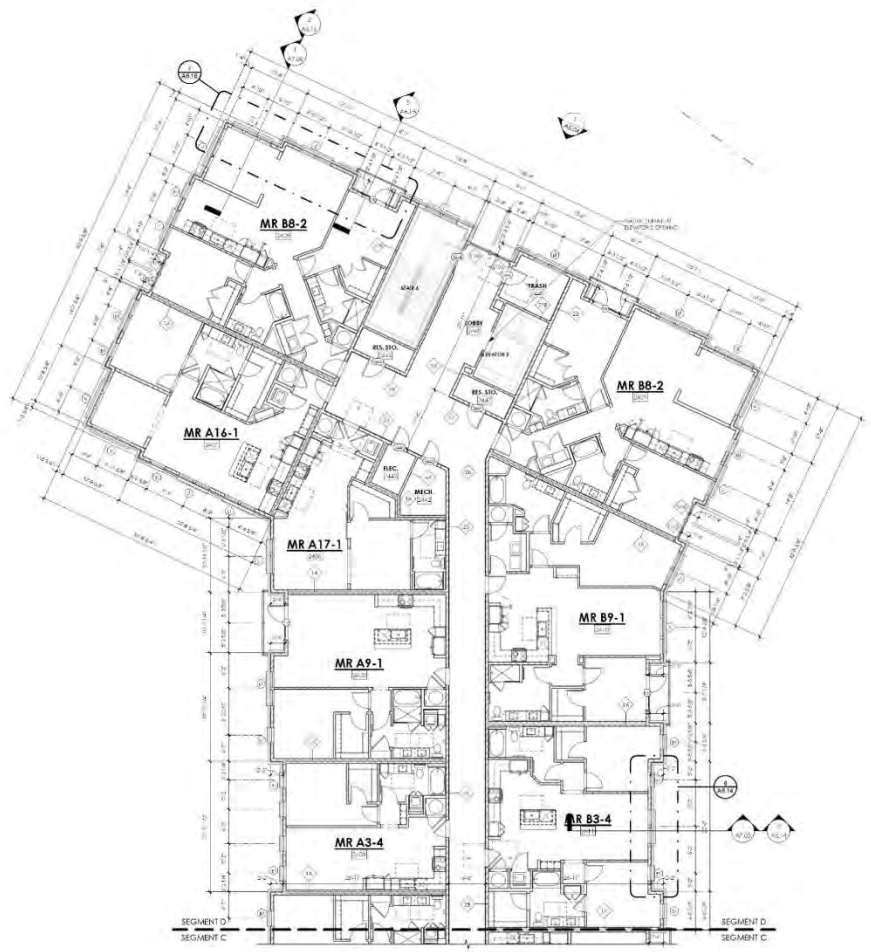


CDS - SHEET 182/212



3RD FLOOR - SEGMENT D
A4.D03

GENERAL NOTES - ENLARGED BRIDGING PLANS	
1.	PROVIDE ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
4.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
5.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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19.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
20.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



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



- WOODFIELD - MORRISON YARD - MID RISE
838 MORRISON DRIVE, CHARLESTON, SC

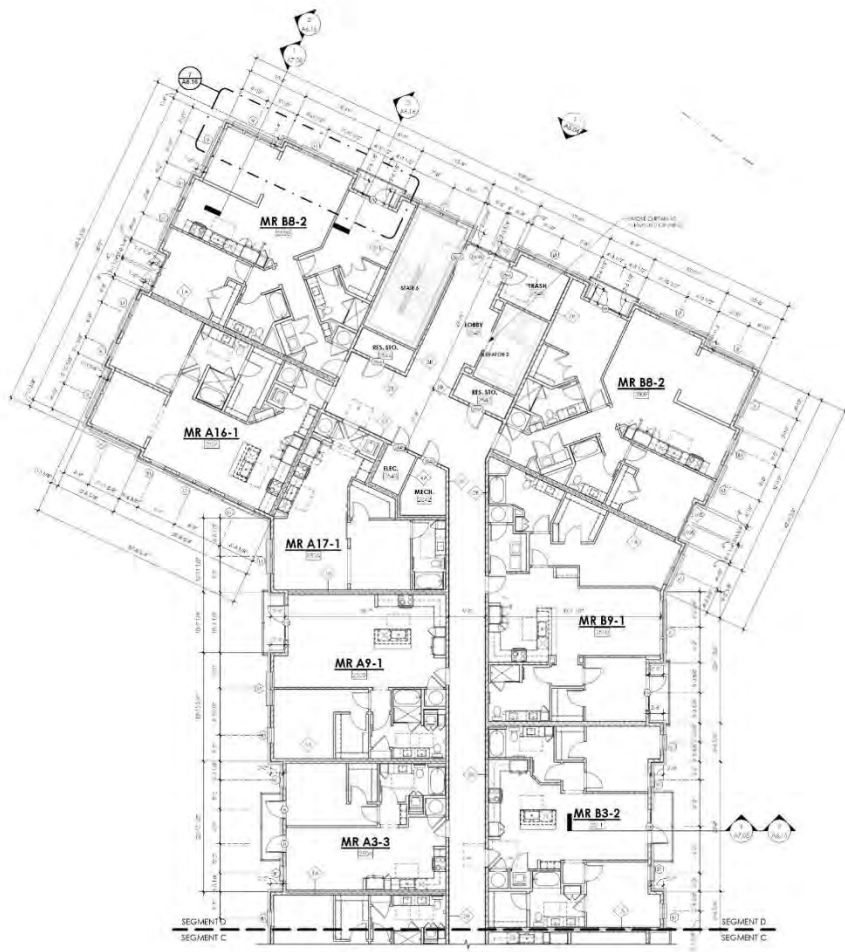


VOLUME 1: ARCHITECTURE - INTERIORS
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CDS - SHEET 183/212
4TH FLOOR - SEGMENT D
A4.D04

GENERAL NOTES - ENLARGED BRIDGING PLANS	
1.	PROVIDE ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
4.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
5.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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17.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
18.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
19.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
20.	ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



5TH FLOOR - SEGMENT D
1/8" = 1'-0"



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



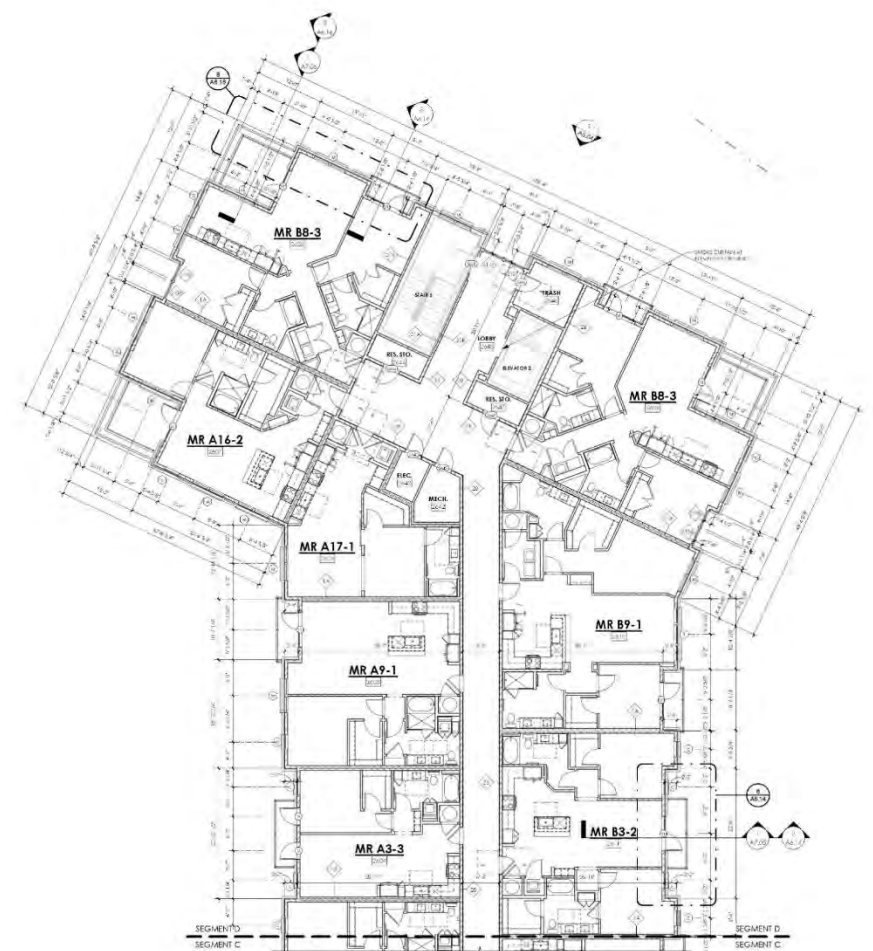
VOLUME 1: ARCHITECTURE - INTERIORS
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CDS - SHEET 184/212
5TH FLOOR - SEGMENT D
A4.D05

GENERAL NOTES - ENLARGED BRIDGING PLANS

- 1. PROVIDE ALL DIMENSIONS UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



6TH FLOOR - SEGMENT D
1/8" = 1'-0"



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
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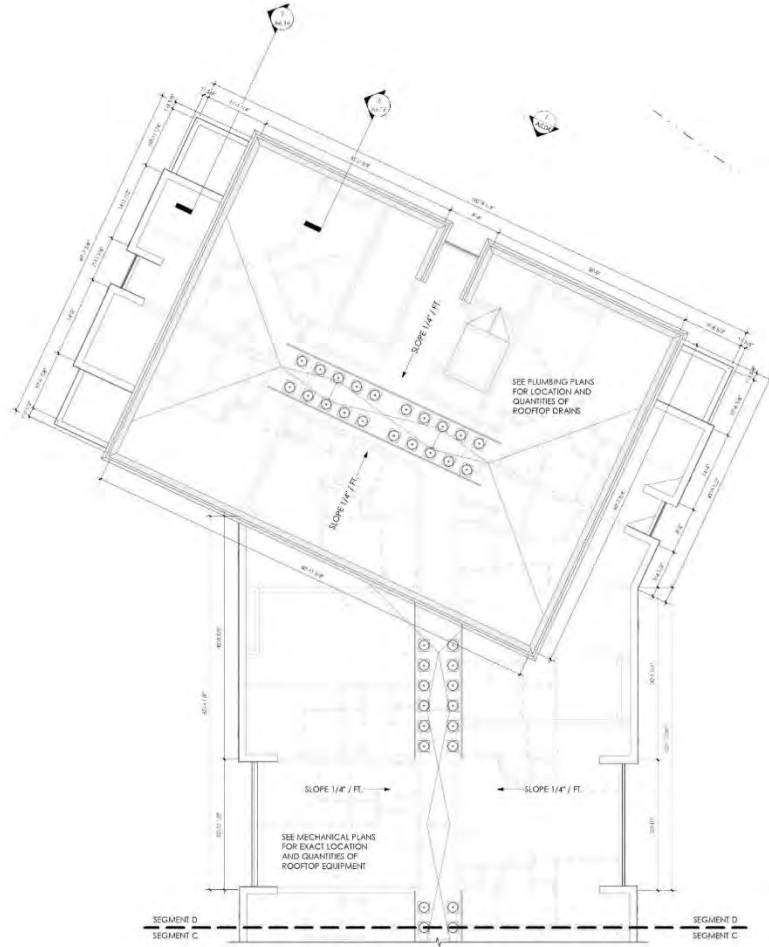


CDS - SHEET 185/212



6TH FLOOR - SEGMENT D

A4.D06



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

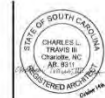


**- WOODFIELD -
MORRISON YARD
MID RISE**
838 MORRISON DRIVE, CHARLESTON, SC

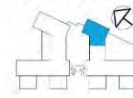


**VOLUME 1: ARCHITECTURE -
INTERIORS**

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CDS - SHEET 186/212



ROOF PLAN -
SEGMENT D

A4.D07

GENERAL NOTE	FINISHING ELEVATIONS
<ul style="list-style-type: none"> REFER MATERIAL DETAILS AND COLORS TO SHEET 110. ALL FINISHES ARE TO BE APPLIED TO THE INTERIOR SURFACES UNLESS OTHERWISE NOTED. REFER TO SHEET 110 FOR MATERIAL SAMPLES AND COLOR MATCHING INSTRUCTIONS. REFER TO SHEET 110 FOR MATERIAL SAMPLES AND COLOR MATCHING INSTRUCTIONS. REFER TO SHEET 110 FOR MATERIAL SAMPLES AND COLOR MATCHING INSTRUCTIONS. REFER TO SHEET 110 FOR MATERIAL SAMPLES AND COLOR MATCHING INSTRUCTIONS. REFER TO SHEET 110 FOR MATERIAL SAMPLES AND COLOR MATCHING INSTRUCTIONS. REFER TO SHEET 110 FOR MATERIAL SAMPLES AND COLOR MATCHING INSTRUCTIONS. REFER TO SHEET 110 FOR MATERIAL SAMPLES AND COLOR MATCHING INSTRUCTIONS. REFER TO SHEET 110 FOR MATERIAL SAMPLES AND COLOR MATCHING INSTRUCTIONS. 	<ul style="list-style-type: none"> FINISHING ELEVATIONS SHALL BE APPLIED TO ALL SURFACE AREAS UNLESS OTHERWISE NOTED. FINISHING ELEVATIONS SHALL BE APPLIED TO ALL SURFACE AREAS UNLESS OTHERWISE NOTED. FINISHING ELEVATIONS SHALL BE APPLIED TO ALL SURFACE AREAS UNLESS OTHERWISE NOTED. FINISHING ELEVATIONS SHALL BE APPLIED TO ALL SURFACE AREAS UNLESS OTHERWISE NOTED. FINISHING ELEVATIONS SHALL BE APPLIED TO ALL SURFACE AREAS UNLESS OTHERWISE NOTED. FINISHING ELEVATIONS SHALL BE APPLIED TO ALL SURFACE AREAS UNLESS OTHERWISE NOTED. FINISHING ELEVATIONS SHALL BE APPLIED TO ALL SURFACE AREAS UNLESS OTHERWISE NOTED. FINISHING ELEVATIONS SHALL BE APPLIED TO ALL SURFACE AREAS UNLESS OTHERWISE NOTED. FINISHING ELEVATIONS SHALL BE APPLIED TO ALL SURFACE AREAS UNLESS OTHERWISE NOTED. FINISHING ELEVATIONS SHALL BE APPLIED TO ALL SURFACE AREAS UNLESS OTHERWISE NOTED.



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



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



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC

HOUSING STUDIO
838 W 42ND STREET, SUITE 205
CHARLOTTE, NC 28202
P: 704.203.7502 F: 919.337.5802



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
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CDS - SHEET 187/212
KEY ELEVATIONS
A5.01



GENERAL NOTES - BRIDGING ELEVATIONS	
<ul style="list-style-type: none"> • REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ALL NOTES AND CONDITIONS. • REFER TO ARCHITECTURAL ELEVATIONS FOR WINDOW AND DOOR SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR MATERIAL SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR FINISH SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR LIGHTING SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR MECHANICAL SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR ELECTRICAL SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR PLUMBING SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR HEATING SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR VENTILATION SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR INSULATION SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR SOUND ATTENUATION SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR SECURITY SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR ACCESSIBILITY SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR SIGNAGE SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR FURNITURE SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR EQUIPMENT SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR SPECIALTY SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR OTHER SCHEDULES. 	<ul style="list-style-type: none"> • REFER TO ARCHITECTURAL ELEVATIONS FOR WINDOW AND DOOR SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR MATERIAL SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR FINISH SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR LIGHTING SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR MECHANICAL SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR ELECTRICAL SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR PLUMBING SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR HEATING SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR VENTILATION SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR INSULATION SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR SOUND ATTENUATION SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR SECURITY SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR SIGNAGE SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR FURNITURE SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR EQUIPMENT SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR SPECIALTY SCHEDULES. • REFER TO ARCHITECTURAL ELEVATIONS FOR OTHER SCHEDULES.



2 CENTRAL COURTYARD ELEVATION - MID RISE
1/16" = 1'-0"



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



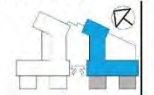
- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
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CDS - SHEET 188/212
KEY ELEVATIONS
A5.02





3 ENLARGED MORRISON DRIVE ELEVATION COURTYARD LEFT - MID RISE
1/8" = 1'-0"



2 ENLARGED MORRISON DRIVE ELEVATION COURTYARD RIGHT - MID RISE
1/8" = 1'-0"



1 ENLARGED MORRISON DRIVE ELEVATION - MID RISE
1/8" = 1'-0"



**- WOODFIELD -
MORRISON YARD
MID RISE**
838 MORRISON DRIVE, CHARLESTON, SC



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CDS - SHEET 189/212

ENLARGED
MORRISON DRIVE
ELEVATIONS



A5.03



1 ENLARGED NORTH ELEVATION - MID RISE
1/8" = 1'-0"

CDS - SHEET 190/212

ENLARGED NORTH ELEVATIONS

A5.04



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



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1 ENLARGED CENTRAL COURTYARD ELEVATION - MID RISE
1/8" = 1'-0"



**- WOODFIELD -
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MID RISE**
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CDS - SHEET 191/212



ENLARGED CENTRAL
COURTYARD
ELEVATIONS

A5.05



**- WOODFIELD -
MORRISON YARD
MID RISE**
838 MORRISON DRIVE, CHARLESTON, SC



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CDS - SHEET 192/212



ENLARGED EAST
ELEVATIONS

A5.06



2 ENLARGED POOL COURTYARD ELEVATION 2 - MID RISE
1/8" = 1'-0"



1 ENLARGED POOL COURTYARD ELEVATION 1 - MID RISE
1/8" = 1'-0"



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



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ISSUED FOR: MID RISE PERMIT SET



CDS - SHEET 193/212

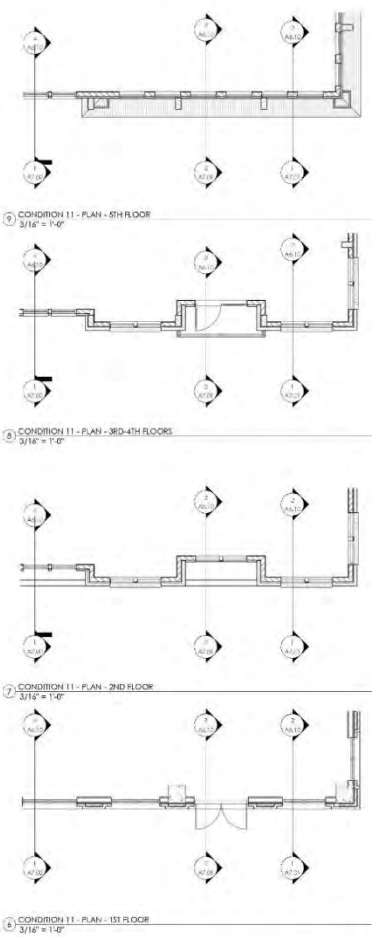


ENLARGED POOL COURTYARD ELEVATIONS

A5.07



FINISH LEGEND	
	METAL PANEL (SECTION 1)
	METAL PANEL (SECTION 2)
	METAL PANEL (SECTION 3)



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



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PROJECT NUMBER: 1725
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CDS - SHEET 194/212

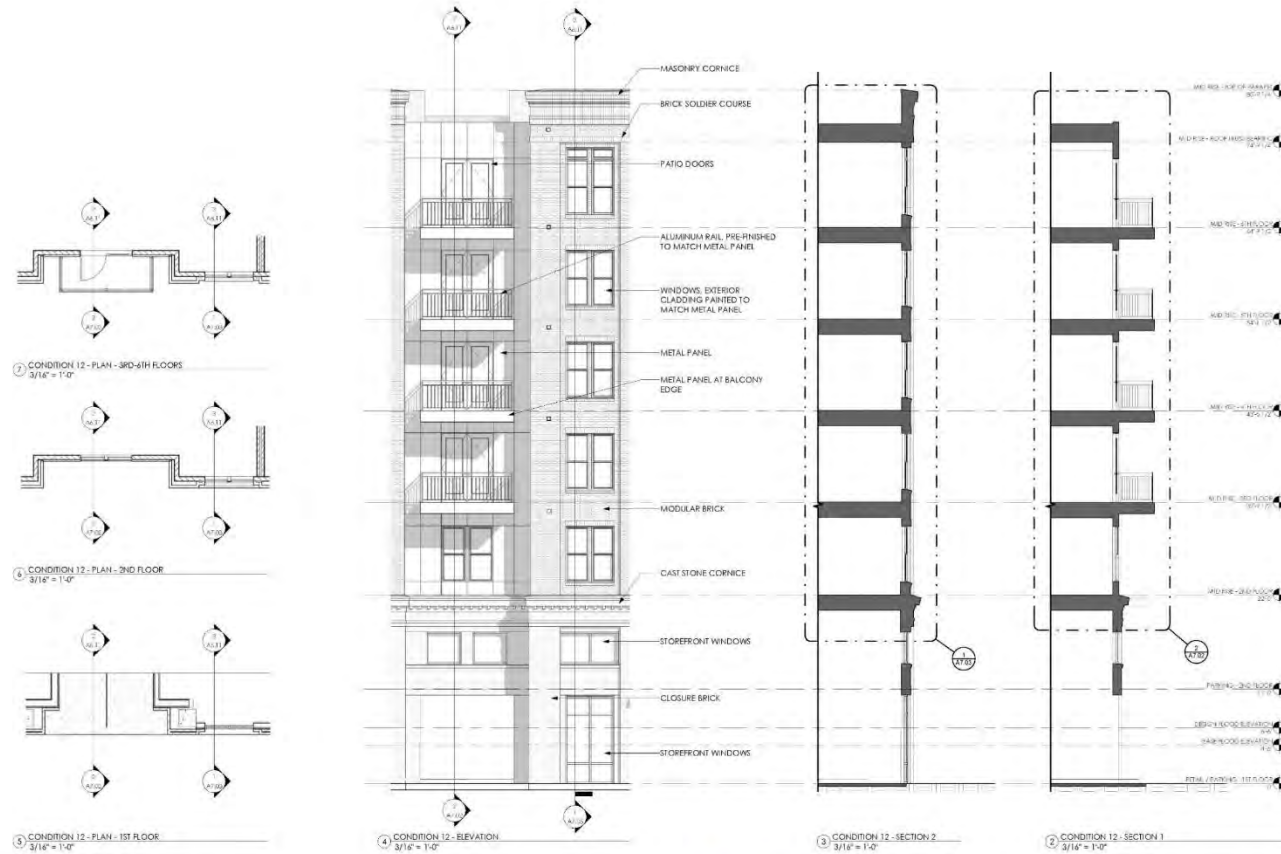


WALL SECTIONS, ELEVATIONS & PLANS

A6.10



FINISH LEGEND	
	MASONRY (SECTIONS)
	MASONRY (ELEVATIONS)
	METAL PANELS (ELEVATIONS)



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



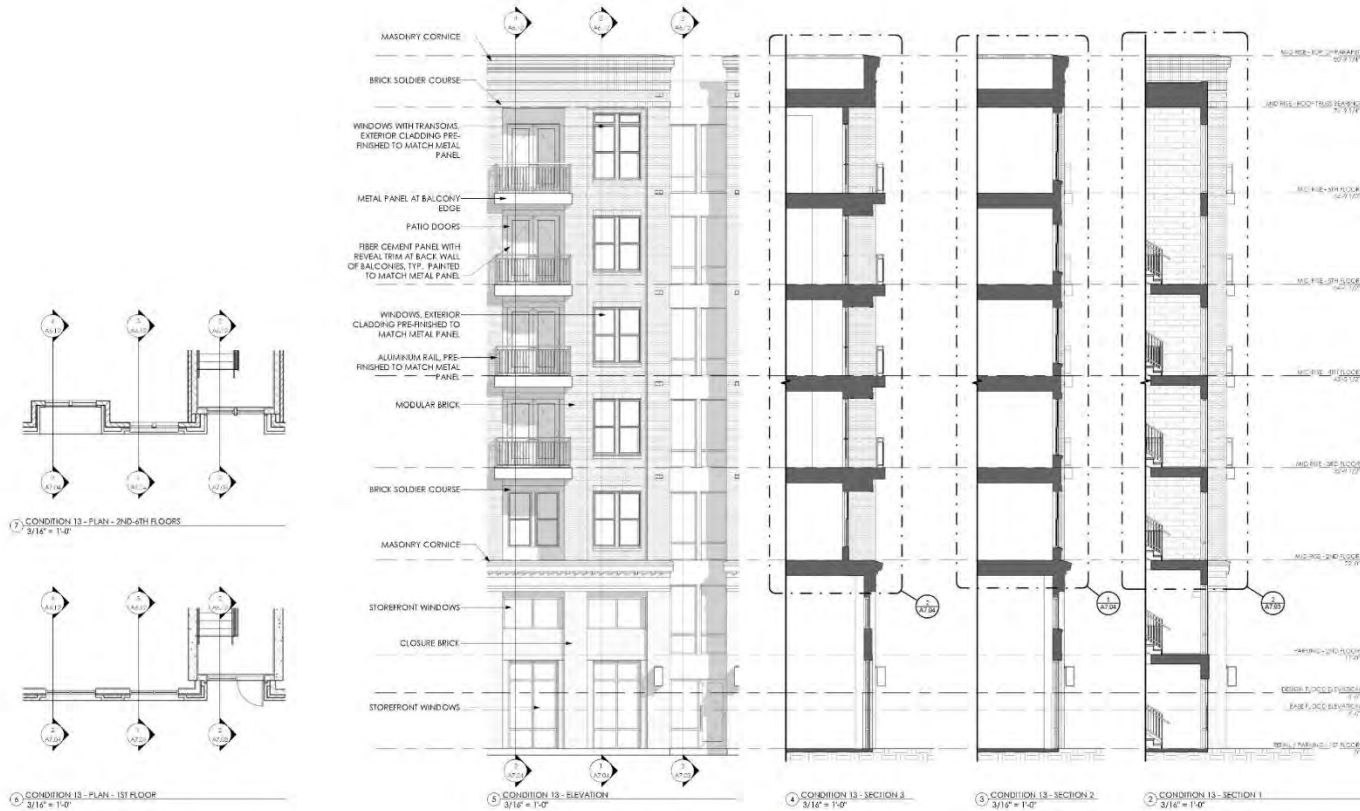
VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: SEPTEMBER 27, 2019
ISSUED FOR: MID RISE PERMIT SET



CDS - SHEET 195/212
WALL SECTIONS, ELEVATIONS & PLANS
A6.11



FINISH LEGEND	
	MASONRY (SEER SECTION 1)
	MASONRY (SEER SECTION 2)
	METAL PANELS (SEER SECTION 3)



1) CONDITION 13 - MID RISE

CDS - SHEET 196/212

WALL SECTIONS,
ELEVATIONS & PLANS



A6.12



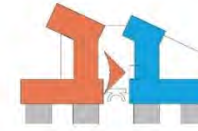
**- WOODFIELD -
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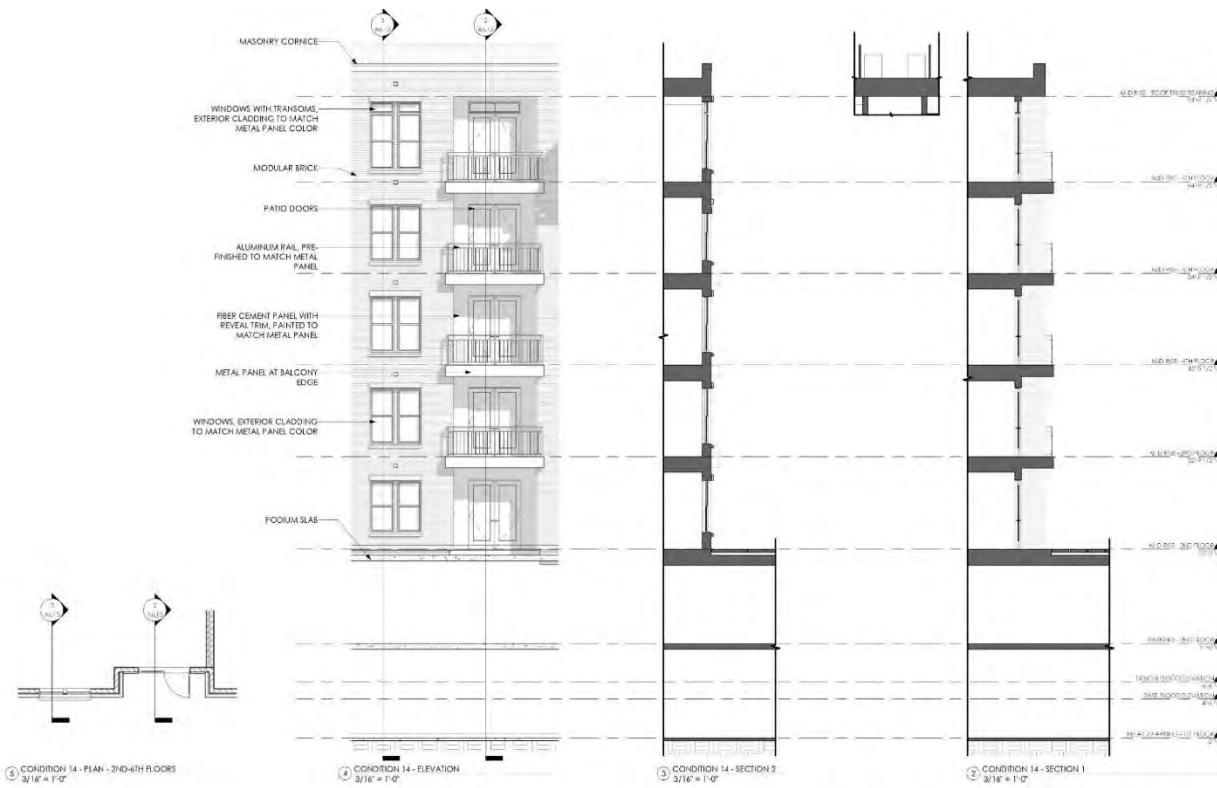
**VOLUME 1: ARCHITECTURE -
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FINISH LEGEND	
	MASONRY (SEER SECTION)
	MASONRY (SEER SECTION)
	METAL PANEL (SEER SECTION)



④ CONDITION 14 - PLAN - 2ND-4TH FLOORS
3/16" = 1'-0"

② CONDITION 14 - ELEVATION
3/16" = 1'-0"

③ CONDITION 14 - SECTION 2
3/16" = 1'-0"

① CONDITION 14 - SECTION 1
3/16" = 1'-0"

① CONDITION 14 - MID RISE

CDS - SHEET 197/212

WALL SECTIONS,
ELEVATIONS & PLANS



A6.13



**- WOODFIELD -
MORRISON YARD
MID RISE**
838 MORRISON DRIVE, CHARLESTON, SC



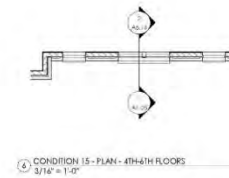
**VOLUME 1: ARCHITECTURE -
INTERIORS**

PROJECT NUMBER: 1725
ISSUE DATE: SEPTEMBER 27, 2019
ISSUED FOR: MID RISE PERMIT SET

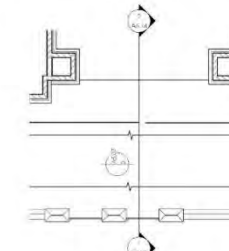




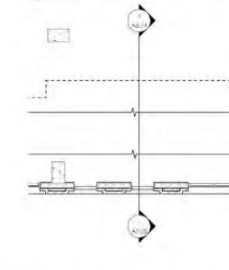
FINISH LEGEND	
	MASONRY (SECTIONS)
	MASONRY (SECTIONS)
	METAL PANELS (SECTIONS)



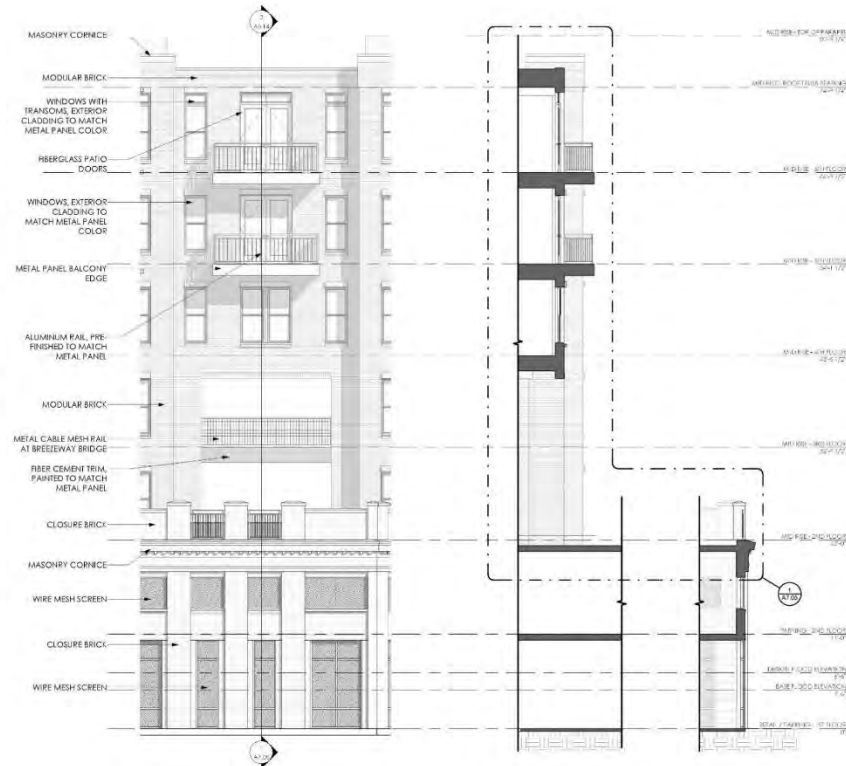
④ CONDITION 15 - PLAN - 4TH/5TH FLOORS
3/16" = 1'-0"



⑤ CONDITION 15 - PLAN - 2ND/3RD FLOORS
3/16" = 1'-0"



④ CONDITION 15 - PLAN - 1ST FLOOR
3/16" = 1'-0"



③ CONDITION 15 - ELEVATION
3/16" = 1'-0"

② CONDITION 15 - SECTION 1
3/16" = 1'-0"



① CONDITION 15 - MID RISE



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS

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CDS - SHEET 198/212

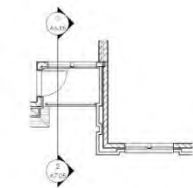


WALL SECTIONS,
ELEVATIONS & PLANS

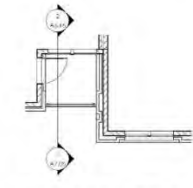
A6.14



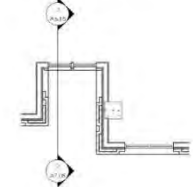
FINISH LEGEND	
	MASONRY (SEER SECTION)
	METAL PANELS (SEER SECTION)
	FIBER CEMENT PANELS (SEER SECTION)



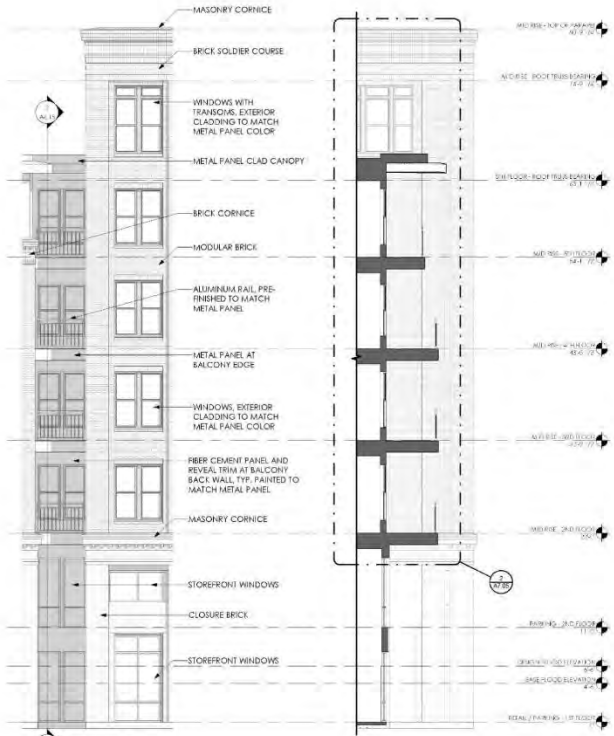
CONDITION 16 - PLAN - 3RD FLOOR
3/16" = 1'-0"



CONDITION 16 - PLAN - 2ND-4TH FLOORS
3/16" = 1'-0"

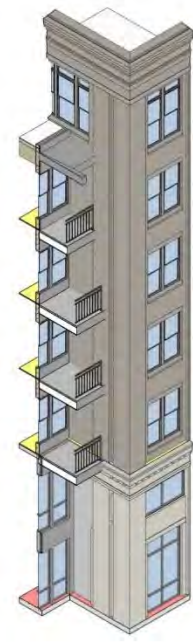


CONDITION 16 - PLAN - 1ST FLOOR
3/16" = 1'-0"



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

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



CONDITION 16 - MID RISE



- WOODFIELD - MORRISON YARD MID RISE
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CDS - SHEET 199/212

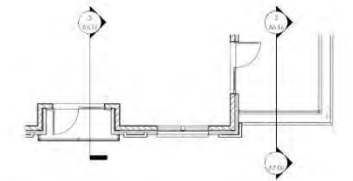


WALL SECTIONS, ELEVATIONS & PLANS

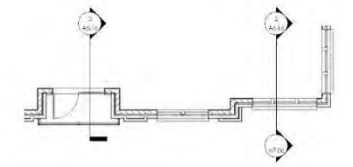
A6.15



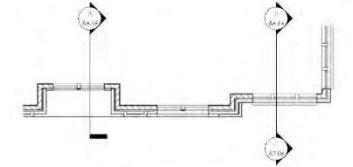
FINISH LEGEND	
	MASONRY (SELECTION 1)
	MASONRY (SELECTION 2)
	METAL PANEL (SELECTION 1)



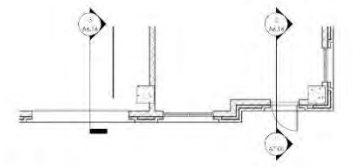
④ CONDITION 17 - PLAN - 4TH FLOOR
3/16" = 1'-0"



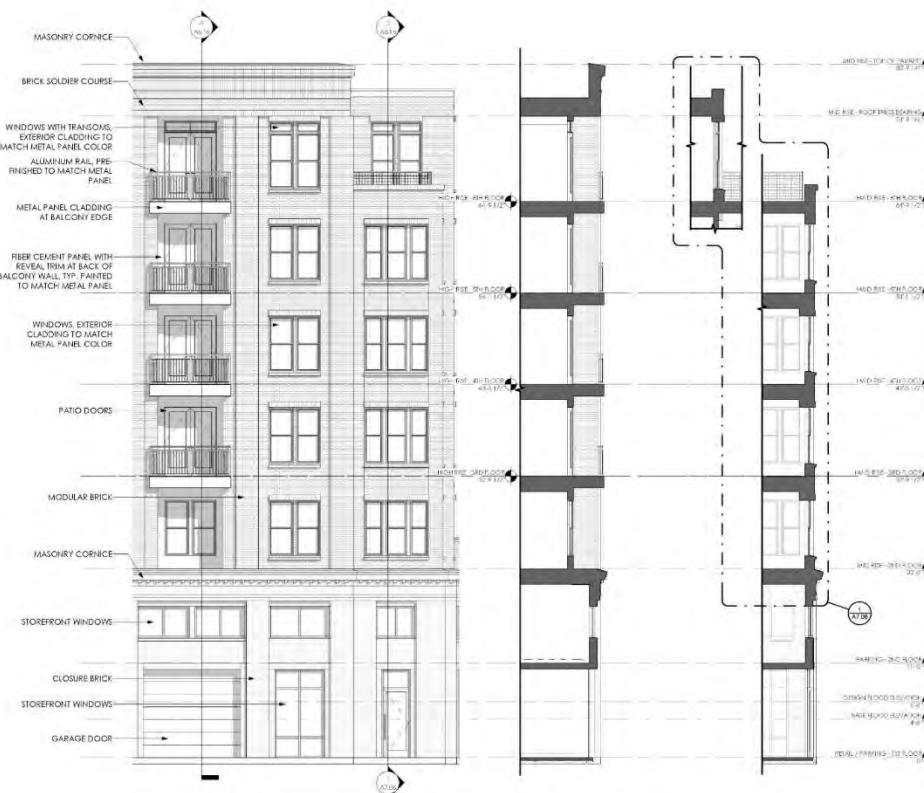
⑦ CONDITION 17 - PLAN - 3RD-5TH FLOORS
3/16" = 1'-0"



⑥ CONDITION 17 - PLAN - 2ND FLOOR
3/16" = 1'-0"



⑤ CONDITION 17 - PLAN - 1ST FLOOR
3/16" = 1'-0"



④ CONDITION 17 - ELEVATION
3/16" = 1'-0"

③ CONDITION 17 - SECTION 2
3/16" = 1'-0"

② CONDITION 17 - SECTION 1
3/16" = 1'-0"



① CONDITION 17 - MID RISE

CDS - SHEET 200/212

WALL SECTIONS,
ELEVATIONS & PLANS



A6.16



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



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**- WOODFIELD -
MORRISON YARD
MID RISE**
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**VOLUME 1: ARCHITECTURE -
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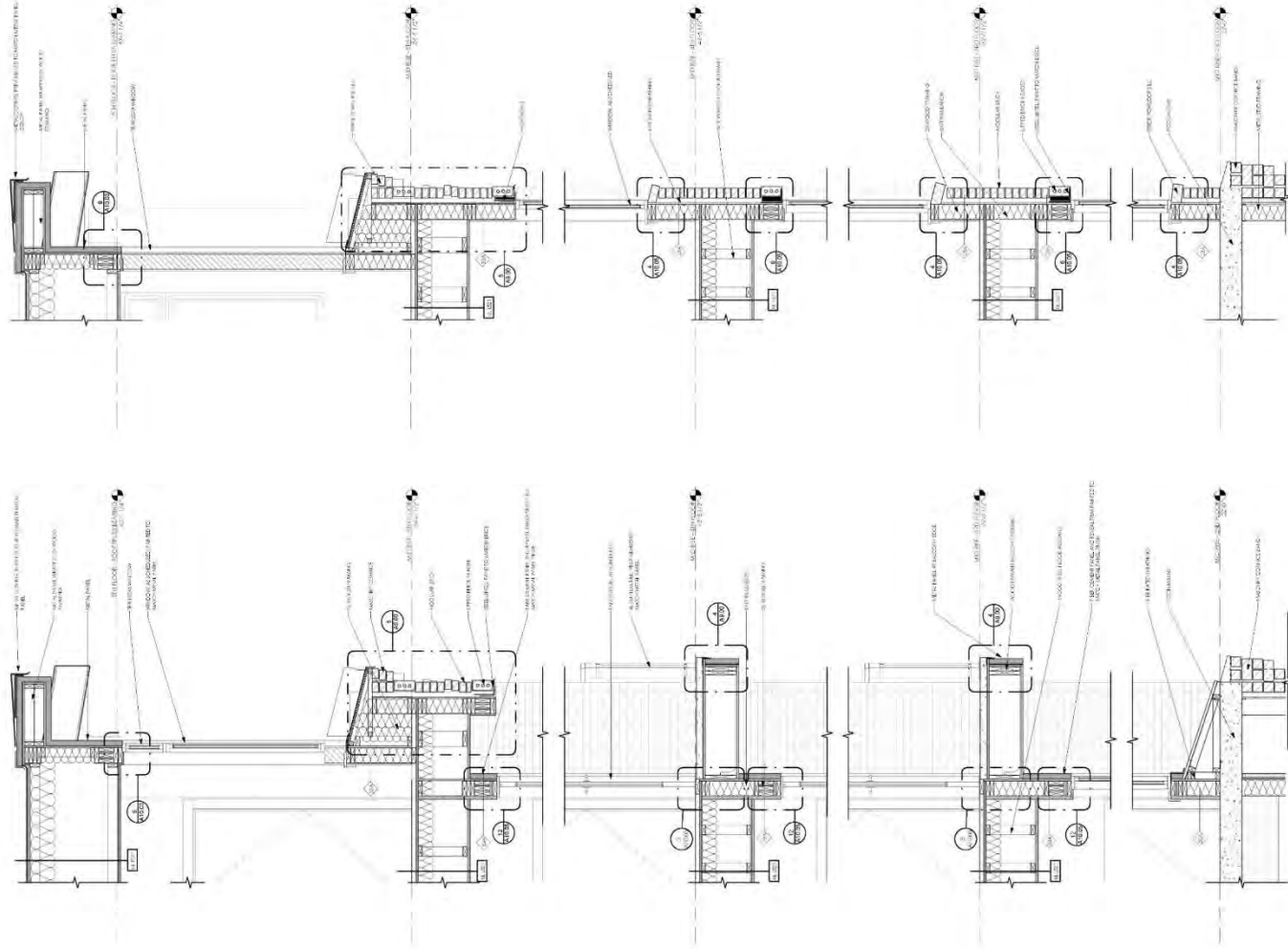


CDS - SHEET 201/212



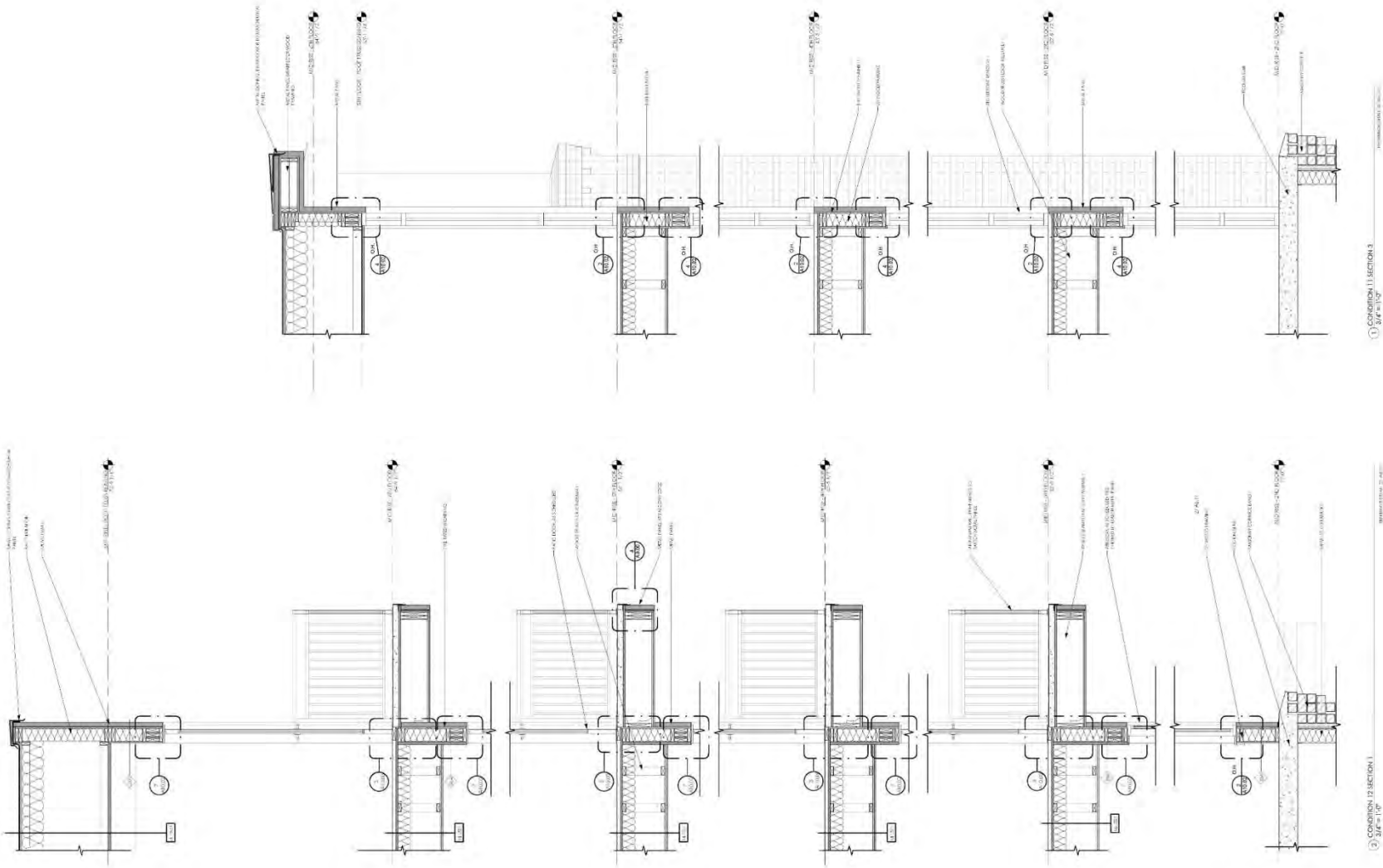
3/4" WALL SECTIONS

A7.01



(1) CONDITION 1: SECTION 1
3/4" = 1'-0"

(2) CONDITION 1: SECTION 2
3/4" = 1'-0"



SECTION 11 SECTIONS
3/4" = 1'-0"

SECTION 12 SECTION 1
3/4" = 1'-0"



- WOODFIELD - MORRISON YARD - MID RISE
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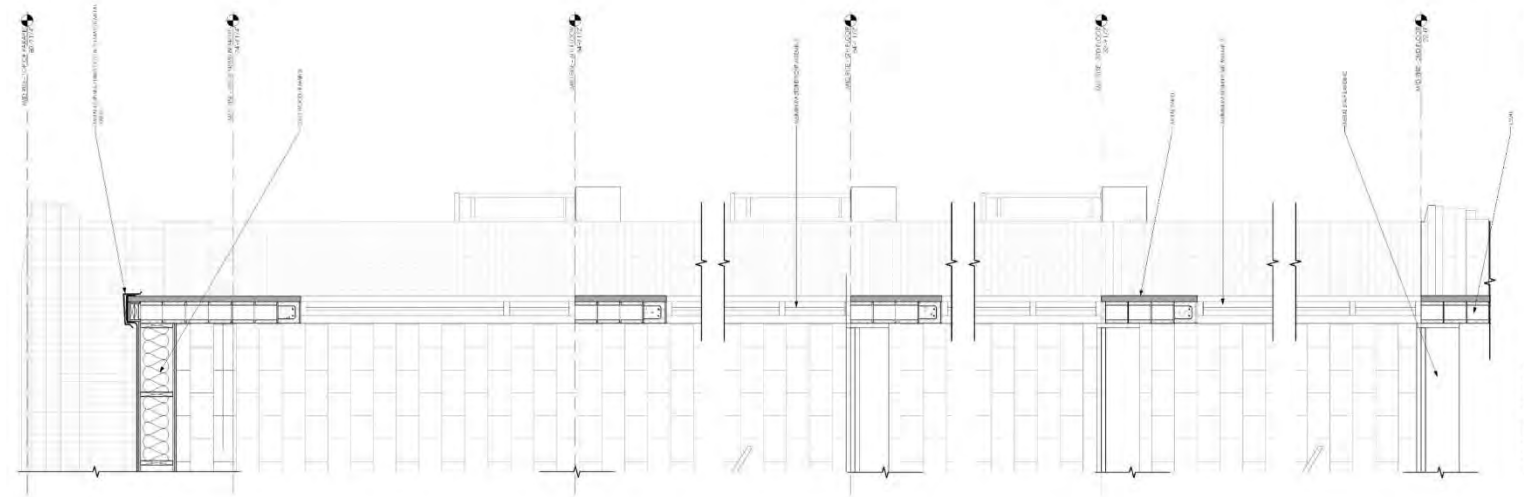


CDS - SHEET 203/212



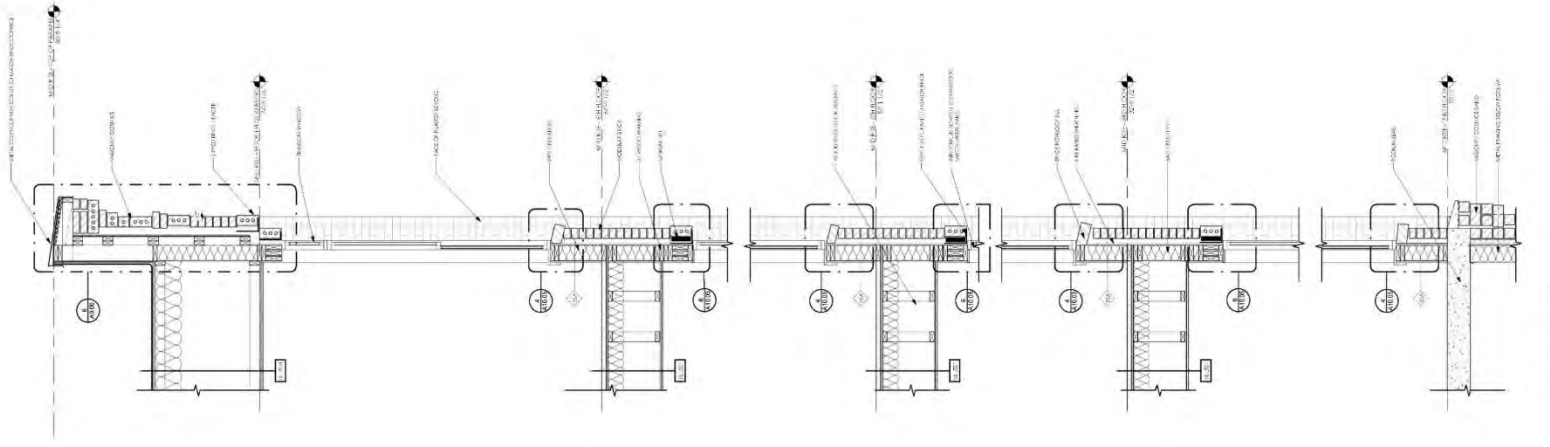
3/4" WALL SECTIONS

A7.03



3/4" WALL SECTIONS
 3/4" = 1' = 0"

3/4" WALL SECTIONS
 3/4" = 1' = 0"



3/4" WALL SECTIONS
 3/4" = 1' = 0"

3/4" WALL SECTIONS
 3/4" = 1' = 0"

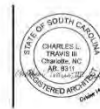


**- WOODFIELD -
MORRISON YARD
MID RISE**
838 MORRISON DRIVE, CHARLESTON, SC



**VOLUME 1: ARCHITECTURE -
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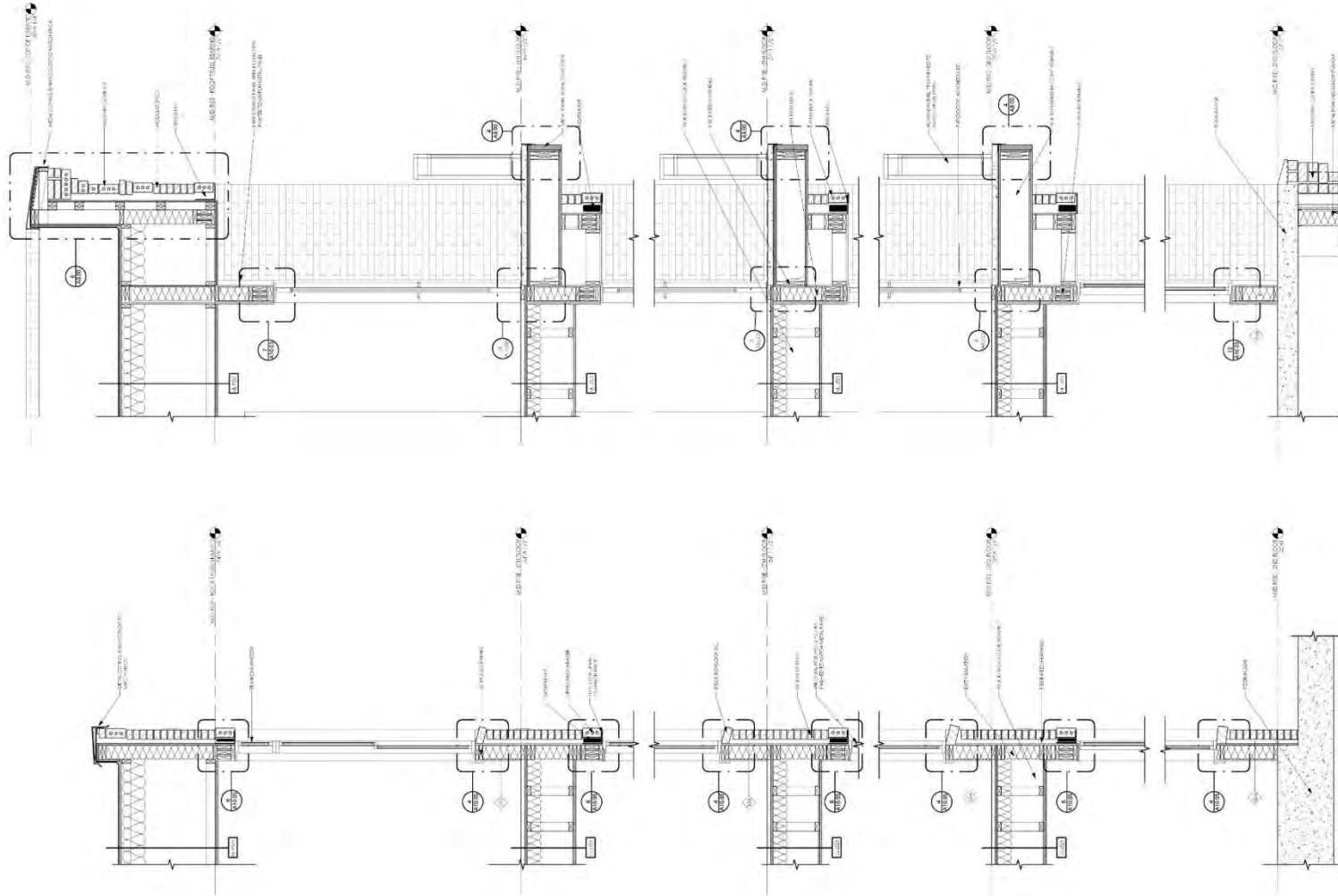


CDS - SHEET 204/212



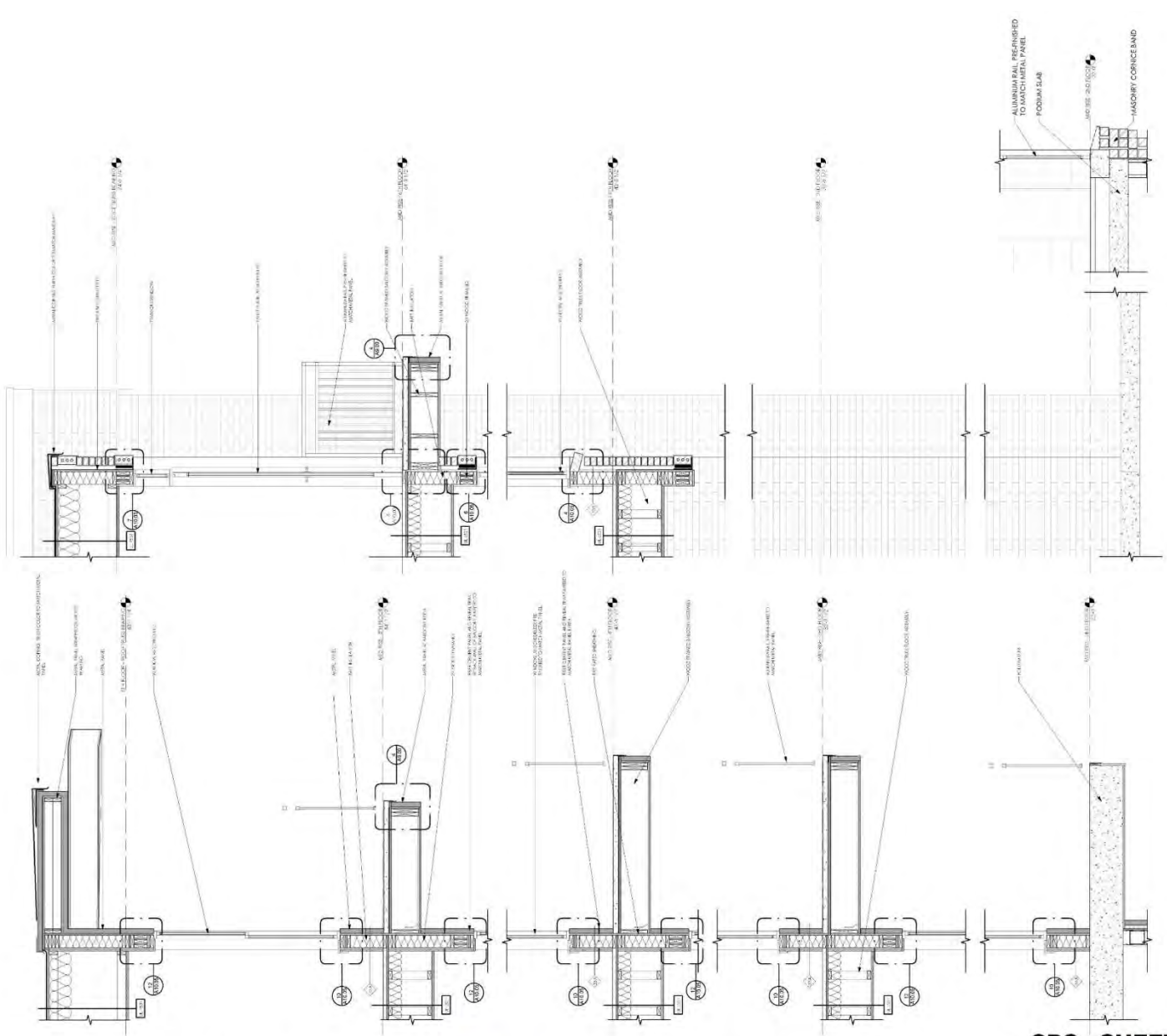
3/4" WALL SECTIONS

A7.04



SECTION 1: SECTIONS
3/4" WALL

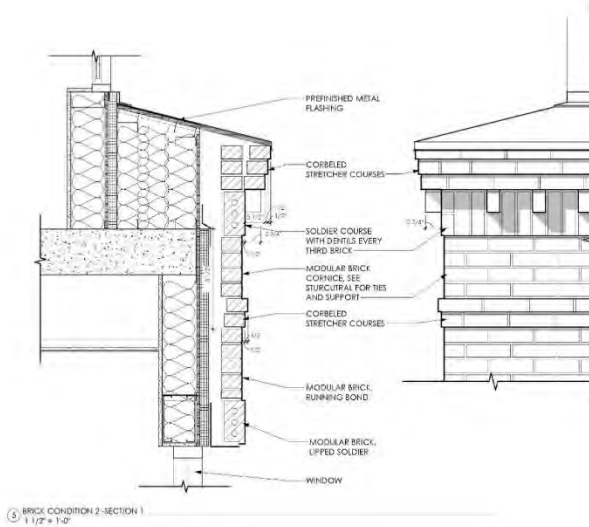
SECTION 2: SECTIONS
3/4" WALL



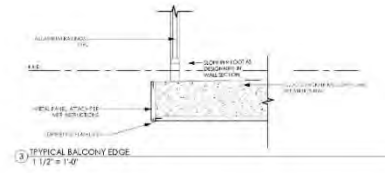
① CONDITION 1 (SECTION 1)
3/4" = 1'-0"

② CONDITION 2 (SECTION 1)
3/4" = 1'-0"

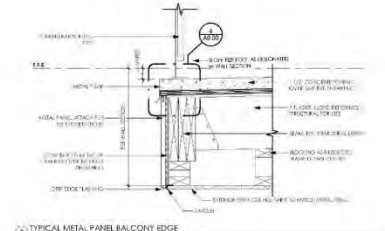
③ CONDITION 3 (SECTION 1)
3/4" = 1'-0"



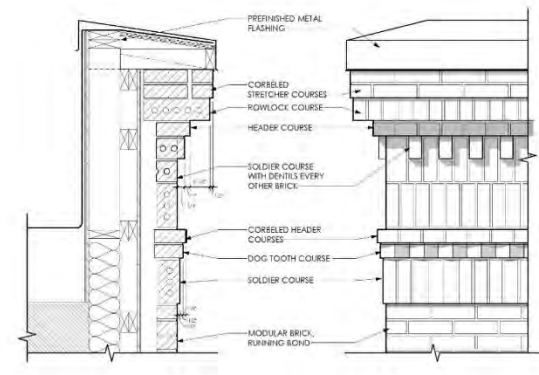
3 BRICK CORNICE 2-SECTION 1
1 1/2" = 1'-0"



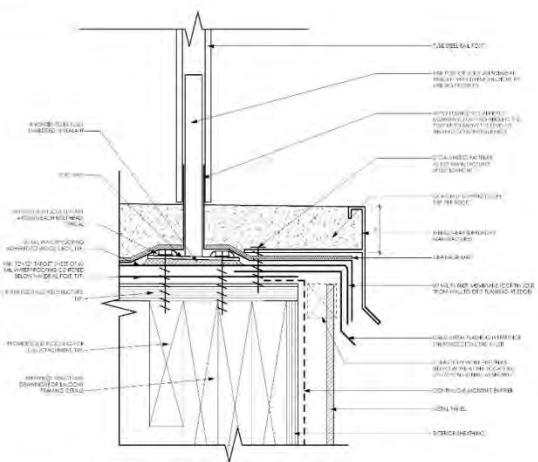
3 TYPICAL BALCONY EDGE
1 1/2" = 1'-0"



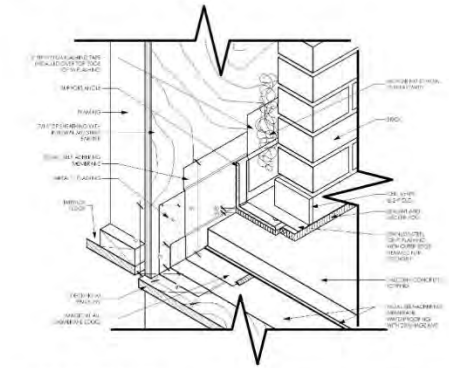
2 TYPICAL METAL PANEL BALCONY EDGE
1 1/2" = 1'-0"



4 HIGH ROOF CORNICE DETAIL
1 1/2" = 1'-0"



4 DILAPIDATED RAIL ATTACHMENT AT TRIM FINISH
1/2" = 1'-0"



1 BASE OF BRICK AT CONCAVE BALCONY
3" = 1'-0"



- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



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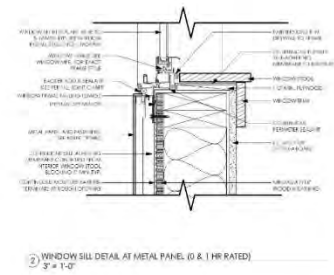
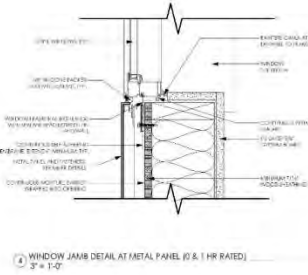
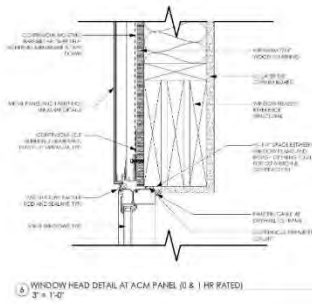
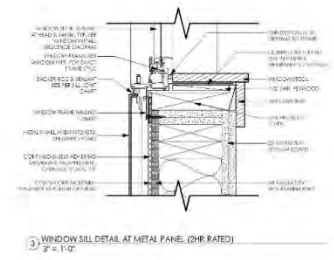
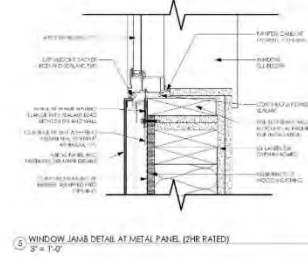
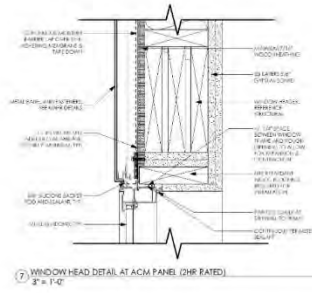


CDS - SHEET 207/212

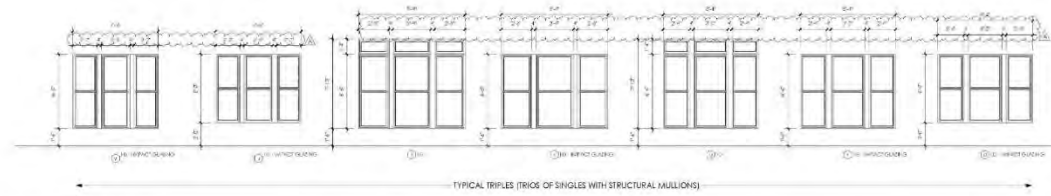
BUILDING DETAILS



A9.00



WINDOW SCHEDULE									
NO.	WIDTH	HEIGHT	DESCRIPTION	DESCRIPTION	ALUMINUM	FINISH	MARKING	MARKING	MARKING
1	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
2	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
3	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
4	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
5	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
6	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
7	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
8	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
9	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
10	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
11	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
12	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
13	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
14	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
15	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
16	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
17	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
18	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
19	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
20	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
21	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
22	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
23	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
24	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
25	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
26	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
27	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
28	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
29	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100
30	2'-0"	4'-0"	1/2" x 4'-0" W/ 2" x 4" SILL	1/2" x 4'-0" W/ 2" x 4" SILL	1100	BRN	1100	1100	1100



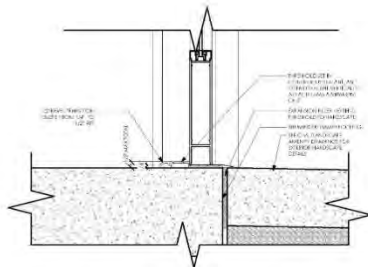
- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: SEPTEMBER 27, 2019
ISSUED FOR: MID RISE PERMIT SET

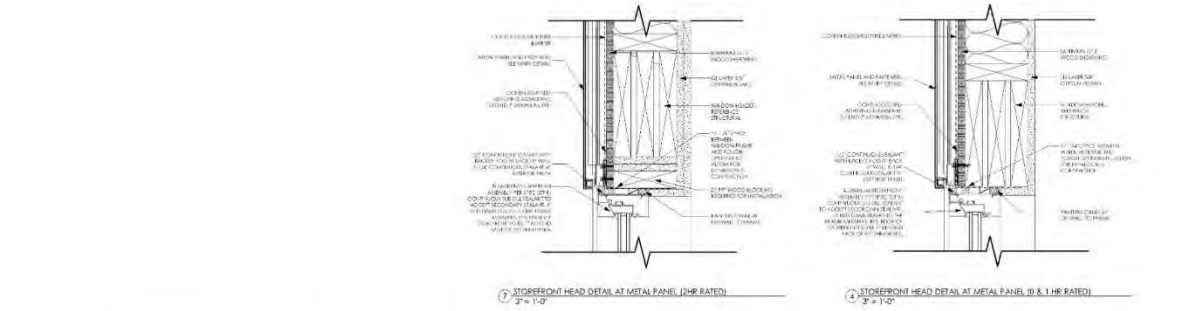


CDS - SHEET 208/212
WINDOW SCHEDULE, ELEVATIONS, AND DETAILS
A10.01

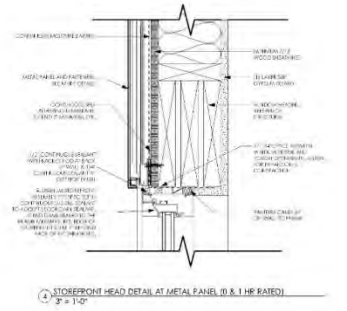


10 EXTERIOR ALUMINUM STOREFRONT DOOR THRESHOLD DETAIL
3" = 1'-0"

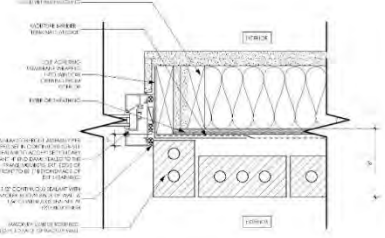
FLYER	COURT	WIDTH	HEIGHT	GLASS	DESCRIPTION	MARKING
1101	2	3'-1"	7'-2"	2	1 1/2" DOUBLE GLAZED	1101
1102	1	3'-1"	7'-2"	2	1 1/2" DOUBLE GLAZED	1102
1103	1	3'-1"	7'-2"	2	WIDOW	1103
1104	1	3'-1"	7'-2"	2	WIDOW	1104
1105	1	3'-1"	7'-2"	2	WIDOW	1105
1106	1	3'-1"	7'-2"	2	WIDOW	1106
1107	1	3'-1"	7'-2"	2	WIDOW	1107
1108	1	3'-1"	7'-2"	2	WIDOW	1108
1109	1	3'-1"	7'-2"	2	WIDOW	1109



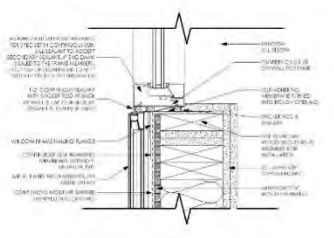
7 STOREFRONT HEAD DETAIL AT METAL PANEL (2HR RATED)
3" = 1'-0"



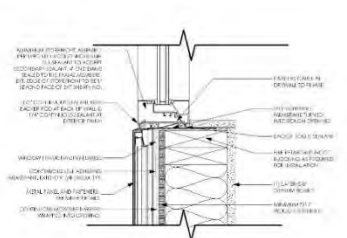
4 STOREFRONT HEAD DETAIL AT METAL PANEL (0.5 & 1 HR RATED)
3" = 1'-0"



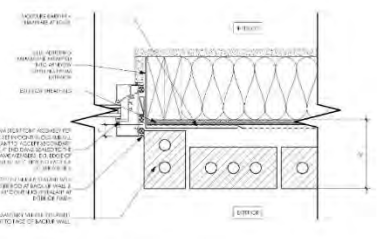
5 STOREFRONT JAMB DETAIL AT MASONRY (2HR RATED)
3" = 1'-0"



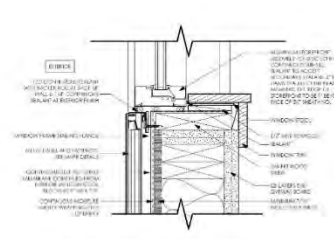
8 STOREFRONT JAMB DETAIL AT METAL PANEL (2HR RATED)
3" = 1'-0"



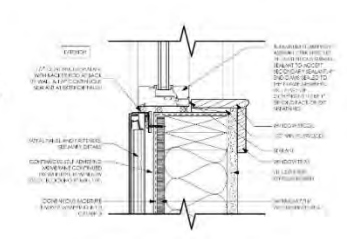
3 STOREFRONT JAMB DETAIL AT METAL PANEL (0.5 & 1 HR RATED)
3" = 1'-0"



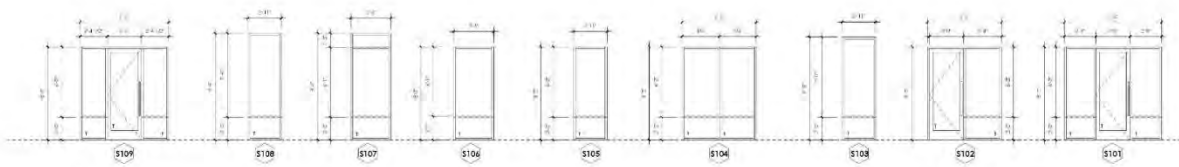
6 STOREFRONT JAMB DETAIL AT MASONRY (0.5 & 1 HR RATED)
3" = 1'-0"



9 STOREFRONT SILL DETAIL AT METAL PANEL (2HR RATED)
3" = 1'-0"



2 STOREFRONT SILL DETAIL AT METAL PANEL (0.5 & 1 HR RATED)
3" = 1'-0"



1 STOREFRONT ELEVATIONS
1/4" = 1'-0"



- WOODFIELD - MORRISON YARD
MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



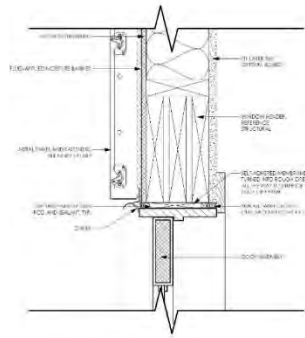
VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: SEPTEMBER 27, 2019
ISSUED FOR: MID RISE PERMIT SET



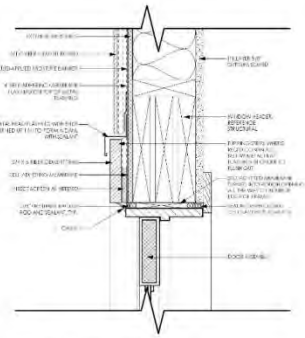
CDS - SHEET 209/212



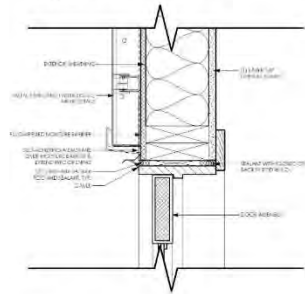
STOREFRONT SCHEDULE, ELEVATIONS, AND DETAILS
A10.02



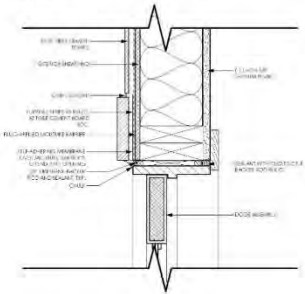
6 EXTERIOR DOOR HEAD DETAIL AT METAL PANEL
3/4" = 1'-0"



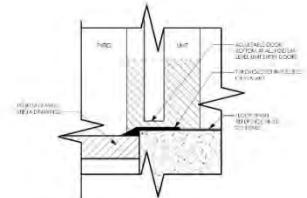
7 EXTERIOR DOOR HEAD DETAIL AT FIBER CEMENT
3/4" = 1'-0"



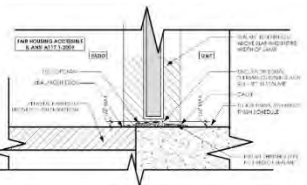
8 EXTERIOR DOOR JAMB DETAIL AT METAL PANEL
3/4" = 1'-0"



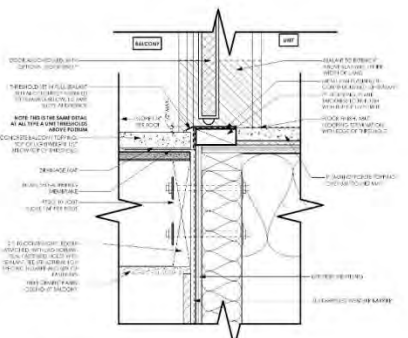
4 EXTERIOR DOOR JAMB DETAIL AT FIBER CEMENT
3/4" = 1'-0"



3 THRESHOLD DETAIL AT UNIT PATIO / PODIUM (TYPE B)
3/4" = 1'-0"



4 DOOR THRESHOLD DETAIL AT PATIO/PODIUM (TYPE A)
3/4" = 1'-0"

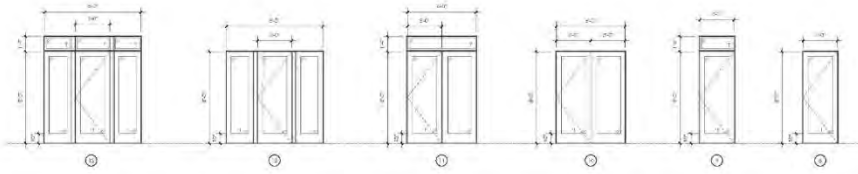


3 DOOR THRESHOLD AT UNIT BALCONY (TYPE 1)
3/4" = 1'-0"

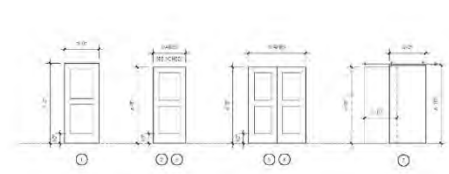
DOOR SCHEDULE - UNITS									
UNIT	LOCATION	WIDTH	HEIGHT	DESCRIPTION	DOOR MATERIAL	FRAME MATERIAL	GLASS PANEL	FINISH	MARKET
1	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS
2	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS
3	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS
4	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS
5	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS
6	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS
7	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS
8	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS
9	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS
10	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS
11	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS
12	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS
13	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS
14	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS
15	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS
16	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS
17	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS
18	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS
19	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS
20	UNIT ENTRY	3'-0"	7'-0"	GLASS DOOR	GLASS	GLASS	GLASS	GLASS	GLASS

GENERAL NOTES - UNIT DOORS

- UNIT DOOR FRAME SHALL BE 1 1/2" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
- UNIT DOOR FRAME SHALL BE 1 1/2" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
- UNIT DOOR FRAME SHALL BE 1 1/2" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
- UNIT DOOR FRAME SHALL BE 1 1/2" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
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- UNIT DOOR FRAME SHALL BE 1 1/2" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
- UNIT DOOR FRAME SHALL BE 1 1/2" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
- UNIT DOOR FRAME SHALL BE 1 1/2" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.



2 UNIT EXTERIOR DOOR ELEVATIONS
1/4" = 1'-0"



1 UNIT INTERIOR DOOR ELEVATIONS
1/4" = 1'-0"



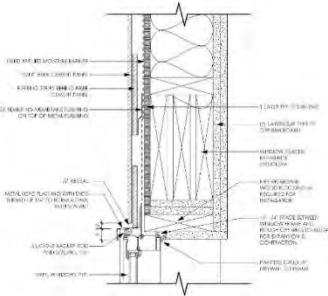
- WOODFIELD - MORRISON YARD MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



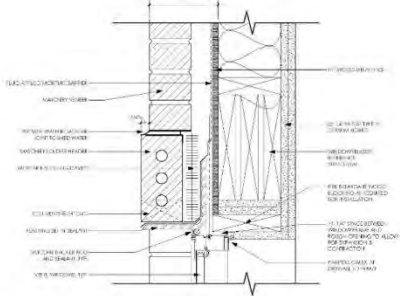
VOLUME 1: ARCHITECTURE - INTERIORS
PROJECT NUMBER: 1725
ISSUE DATE: SEPTEMBER 27, 2019
ISSUED FOR: MID RISE PERMIT SET



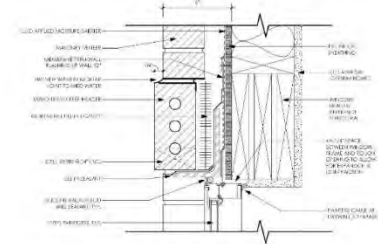
CDS - SHEET 210/212
UNIT DOOR SCHEDULE, ELEVATIONS, AND DETAILS
A10.03



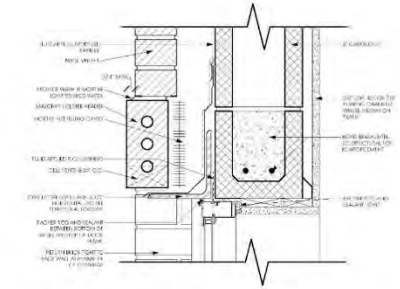
12 WINDOW HEAD DETAIL AT F.C. PANEL & REVEAL (2 HR/BRG)
3" = 1'-0"



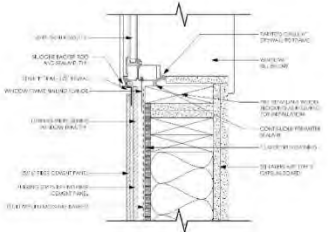
13 WINDOW HEAD DETAIL AT MASONRY (2 HR/BRG)
3" = 1'-0"



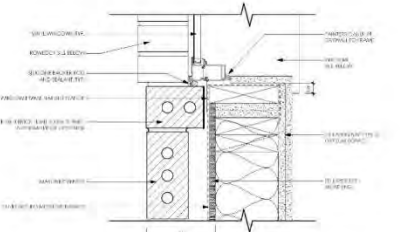
14 WINDOW HEAD DETAIL AT MASONRY (1 HR)
3" = 1'-0"



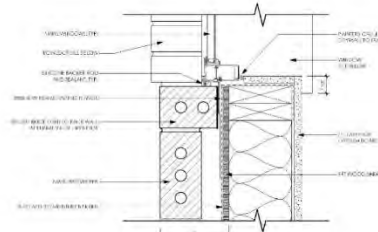
15 WINDOW HEAD DETAIL AT MASONRY ON CMU
3" = 1'-0"



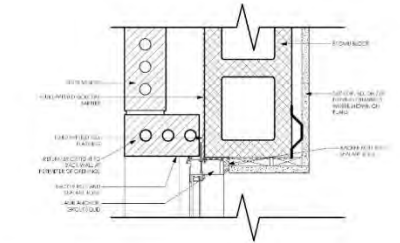
16 WINDOW JAMB DETAIL AT F.C. PANEL & REVEAL (2 HR/BRG)
3" = 1'-0"



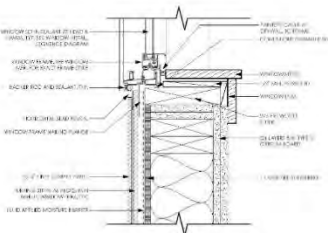
17 WINDOW JAMB DETAIL AT MASONRY (2 HR/BRG)
3" = 1'-0"



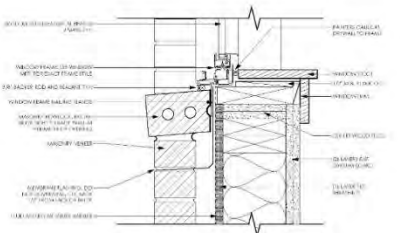
18 WINDOW JAMB DETAIL AT MASONRY (1 HR)
3" = 1'-0"



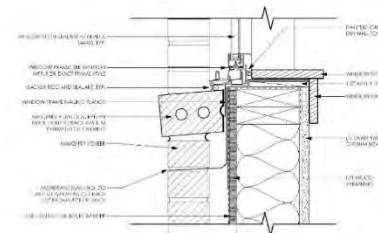
19 WINDOW JAMB DETAIL AT MASONRY ON CMU
3" = 1'-0"



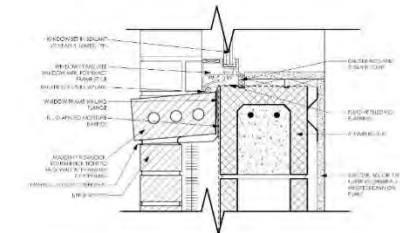
20 WINDOW SILL DETAIL AT F.C. PANEL & REVEAL (2 HR/BRG)
3" = 1'-0"



21 WINDOW SILL DETAIL AT MASONRY (2 HR/BRG)
3" = 1'-0"



22 WINDOW SILL DETAIL AT MASONRY (1 HR)
3" = 1'-0"



23 WINDOW SILL DETAIL AT MASONRY ON CMU
3" = 1'-0"



- WOODFIELD - MORRISON YARD
MID RISE
838 MORRISON DRIVE, CHARLESTON, SC



VOLUME 1: ARCHITECTURE - INTERIORS

PROJECT NUMBER: 1725
ISSUE DATE: SEPTEMBER 27, 2019
ISSUED FOR: MID RISE PERMIT SET



CDS - SHEET 212/212

WINDOW DETAILS



A10.05

Agenda Item 8:

1080 Morrison Drive (formerly 1074 Morrison Drive)

- - TMS # 461-09-03-003

Request final approval for new construction of
mixed-use office building and garage.

(East Central) / Height District / Historic Corridor District

PROJECT INFORMATION

This proposal requests final approval with details to staff for a new, three story, 107,000 square foot mixed-use facility at 1080 Morrison Drive (formerly 1074 Morrison Drive). The proposed design will be primarily dedicated to office use, with a 1st floor retail component at the northwest corner. It will consist of one new building fronting Morrison Dr., broken down into two separate masses that are connected by a shared corridor, with an elevator bank and monumental staircase. Each mass has a separate core to service each building's mechanical, electrical, and plumbing needs. Behind the building, a 112,000 square foot, 5-story parking garage will fulfill the parking needs on site, with access from both Morrison Dr. and Brigade St.

The site concept is driven by topography, the AE-13 flood zone, on-site parking requirements, as well as encouraging connectivity to the adjacent Half Mile North and Foundry Point developments. A separate and concurrent 1090 Morrison Drive (formerly 93 Brigade St.) design proposal, when paired with the 1080 Morrison Dr. development, allows for dedicated outdoor space to become the focal point at the northwest area of the site, centered around an existing Live Oak tree, which is to remain. Outdoor spaces are treated with the utmost importance given the tight and unique parameters of the site. The main entrance from Morrison Drive also provides a tenant amenity space, as well as being the primary building entrance off of the street.

The building concept is multi-faceted. The frontage on Morrison Dr., which is nearly 365'-0" long, is broken up by light well alcoves and brick reveals to achieve a more pleasing vertical proportion. The masses are broken up vertically as well by recessing the 3rd floor on the Morrison Dr. side, which creates private rooftop decks for the office uses, covered by projecting sun shade devices. The proposed floor height of 16'-0" in the primary building allows the three story structures in front to mask the five story pre-cast parking garage from Morrison Dr.

PREVIOUS SUBMITTALS

11/14/2018 – BAR Demolition Application for Existing Buildings – **APPROVED**
04/24/2019 – BAR Conceptual Application for New Construction – **DEFERRED**
06/14/2019 – BAR Conceptual Application for New Construction – **APPROVED**
08/14/2019 – BAR Preliminary Application for New Construction – **DEFERRED, BUT MAY APPLY FOR BAR FINAL APPROVAL.**

COMMUNITY SUPPORT

The current design proposal was shared with and has general support from the following: Councilman Mitchell and Gregorie, East Central neighborhood president Mrs. Jenkins, Rosemont neighborhood president Nancy Button, North Central neighborhood president Loquinta Bryant, Historic Charleston Foundation, Preservation Society of Charleston, Middle Street Partners, Martha Lou's, Grow Food, Raven Cliff, & 960 Morrison Dr.

PRELIMINARY APPLICATION STAFF COMMENTS RESPONSE

1. This project has developed well and the applicant has generally responded to previous comments. The design of the north elevation has definitely improved, but the stretch fabric is not a durable solution and will be inadequate for screening cars and car lights. This material should be reconsidered. The vertical and horizontal fins will also not adequately screen the garage. The garage should be mechanically ventilated if necessary to achieve proper screening.

Response: Refer to 1/AS08. The walls of the garage spandrel beams have been raised to act as a vehicle guard, to form an opaque surface to help deter light pollution from vehicles inside. Fabric mesh panels have been replaced by perforated metal panels, see sample provided.

2. The development of 4 bays at the west elevation is an improvement in conformance with the "Principles".

Response: Noted

3. The elevation drawings, at 1"=10'-0" are too small. Fold out sheets should have been used to allow them to be at 1/8" scale at least. Enlarge the elevations going forward.

Response: Enlarged elevations have been changed from 1" = 10'-0" to 1/8" = 1'-0".

4. Entrance to the retail space 101B should occur off of the sidewalk along Morrison to activate the street per the "Principles". If flood-proofing is necessary at those entrances, it should be provided. Per the previous Board motion, the recesses along Morrison need to be made deeper, which would help to accommodate the entry. Clarify the conflict on the L-drawings regarding planters vs palms.

Response: Following the last BAR presentation, a meeting with Dennis Dowd confirmed the Retail spaces right off the small outdoor staircase off of Morrison Dr. was adequate. The site plan remains largely unchanged from the last presentation. However, due to some additional grading information provided by another survey, the grading around the main Oak tree and sidewalks in that area were higher than first thought. To create positive drainage in the outdoor plaza, the retail portion of the 1st floor slab was raised back above flood, to 14'-0" FFE. All other site elements were kept, with minimal stairs from the sidewalk and a low retaining wall near the existing oak tree on the sidewalk since all the grading in that area was higher than first thought. In essence the site design and plan remains largely unchanged, but the grades allow the design to keep the retail space at the same finished floor level to the office space, and to avoid flood proofing any portion of the building above finished floor.

5. The walls along the street should be brick to match the building in lieu of board-formed concrete, which is a foreign material for a street wall in Charleston.

Response: All site retaining walls have been changed to a white brick veneer to match the building brick material.

6. Provide a masonry screen wall along the east property line from the sidewalk to the dumpster enclosure to screen the driveway and transformer.

Response: Landscape design has provided a site wall for screening for the driveway and transformer.

7. The 10'-0" high fence should be reduced to 8'-0" high.

Response: Landscape design has lowered height of the fence to 8'-0".

8. One of the previous Board comments was to study more vertical proportions of top floor fenestration. Staff agrees with this comment, which would conform with the "Principles".

Response: 3rd floor fenestration mullion spacing shortened to provide a more vertical proportion. In addition, due to structural column conflicts in the wall, windows were re-spaced along the 3rd floor roof deck.

9. Retractable awnings seem inappropriate and unrelated to the style of the building. Fixed metal awning may be a better solution.

Response: Following the last BAR presentation, a meeting with Dennis Dowd confirmed the retractable awning, manufactured by Retractable Structures, would be allowed above the 3rd story windows. Dennis Dowd approved of the design direction and recommended the color of the lateral arm system be chosen to help mask the structure with the fabric color. See cut sheets of retractable awning system for more information.

10. Plan on screening all rooftop mechanical equipment including from above as it will be visible from elevated roadways.

Response: An opaque, metal panel RTU screening system has been provided in the vertical direction to screen the units.

11. Upgrade finishes for the garage entry off of Brigade is necessary. Exterior wall finishes and decorative paving should extend into the garage +/- 20'. The ceiling should be decorative with decorative lighting.

Response: Will extend pavers into garage. The vertical fins on the parking garage entrance have been replaced with a horizontal louver system.

12. Submit signage package separately for staff review.

Response: Building signage to be submitted separated. Locations of emergency signage provided on the elevations.

13. Submit detailed mock-up drawings including all critical conditions and materials, of which there are many on this project. Some details can only be evaluated at mock-up review.

Response: Mock-up panel design provided on sheet A801.

14. Provide information on lighting (type, location, quantity, photo-metrics, etc.) reduce the quantity of fixtures at the top floor. Garage top floor lighting should be subdued. Staff would prefer to see a roof over the garage as it will be highly visible from the adjacent Brigade St. development, but the Board should decide if this is necessary.

Response: Site lighting information is provided in the landscape design drawings. The number of wall sconces has been reduced to near the doors into each office space. The roof garage lighting has been reduced to two pole fixtures in the middle shear wall, and perimeter wall mounted down lights. Cut sheets for those fixtures have been provided.

15. Provide detailed information on flood panels (if required) and attachment system. The more inconspicuous button-covered receptors are preferred.

Response: Noted. Flood panels are no longer required. The Civil Engineer was able grade the site in a way that maintains the current site design and layout without having to lower the Retail portion of the building.

16. Steel fascia over concrete slab edges is a questionable detail that is unresolved. Ideally the curtain wall system would extend full height in front of the slab (typ.).

Response: Slab edge condition to be protected with a cover plate provided by the curtain wall manufacturer. See 2/AS305 and 5/A506 for details provided.

17. As noted on the previous project, staff will be reviewing "Final Approval" submittals for compliance with the approved design, response to prior Board motions, and evaluation of materials. We will review construction details and detailed information at "Final Review by Staff", retaining the right to require adjustments to those details as necessary. Provide MEP drawings with the final drawings.

Response: Noted



The Morris Group
100 West Street, Suite 202
Charleston, SC 29405

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CONSTRUCTION
DOCUMENTS



The Morris
100 Morrison Dr.
Charleston, SC

Project Number	19003	
Issued for Review	11.04.2019	
Issued for Permit	03.03.2019	
Issued for Construction	04.03.2019	
Revisions		
No.	Description	Date

PROJECT INFORMATION
& COMMENT RESPONSE

B002



The McGraw-Hill Group
1221 King Street, 1st. Floor, LLC
Columbia, SC 29003

ARCHITECTURE THE MCGRAW-HILL GROUP



CONSTRUCTION DOCUMENTS



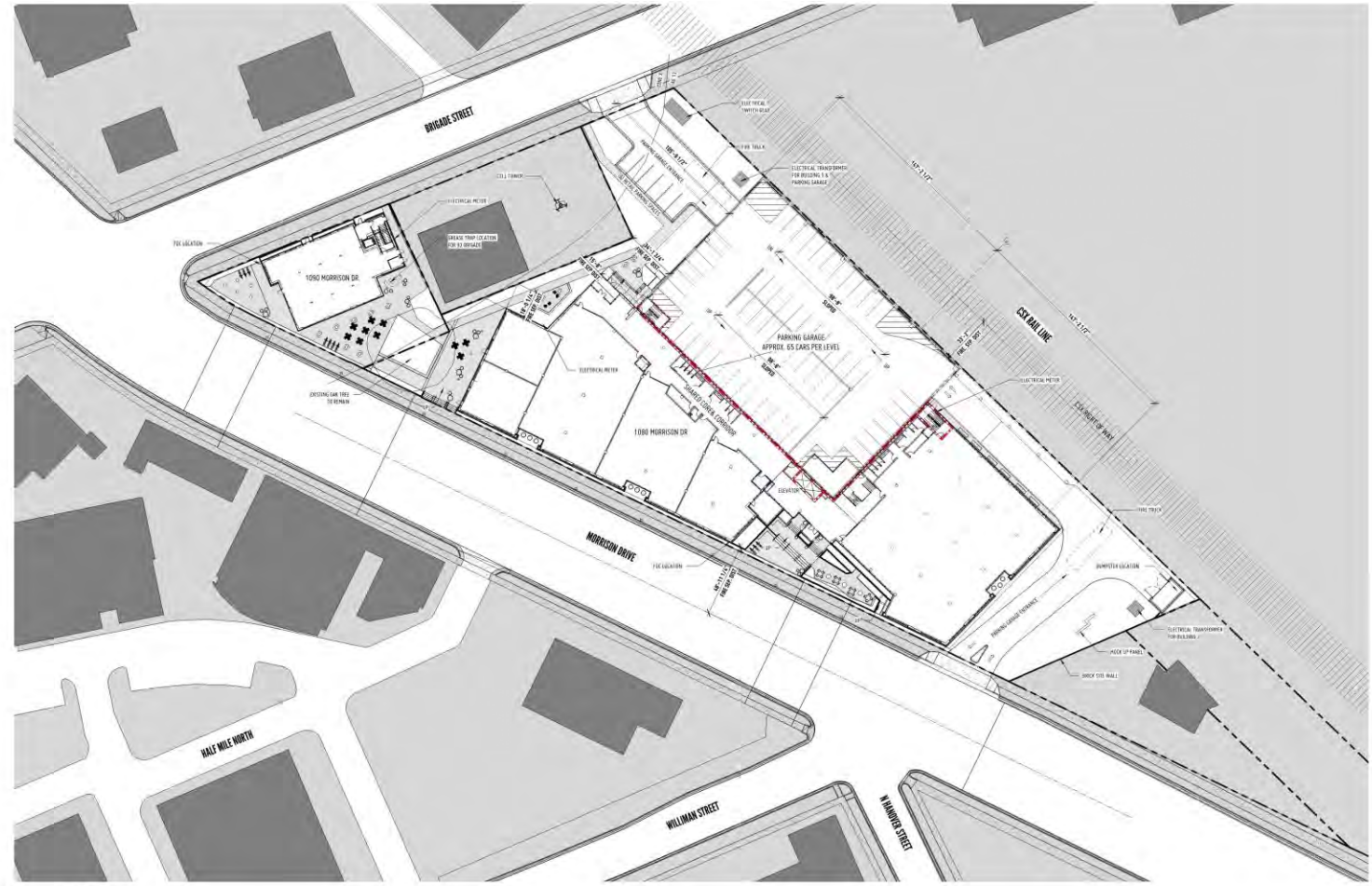
The Morris
1500 Morrison Dr.
Columbia, SC

Project Number	19001	
Issued for Review	11.04.2019	
Issued for Permit	03.03.2020	
Issued for Construction	06.02.2020	
Revision		
No.	Description	Date

ARCHITECTURAL SITE PLAN

B100

11/04/2019 4:54:54 PM



1 ARCHITECTURAL SITE PLAN
01/10 1" = 30' 0"

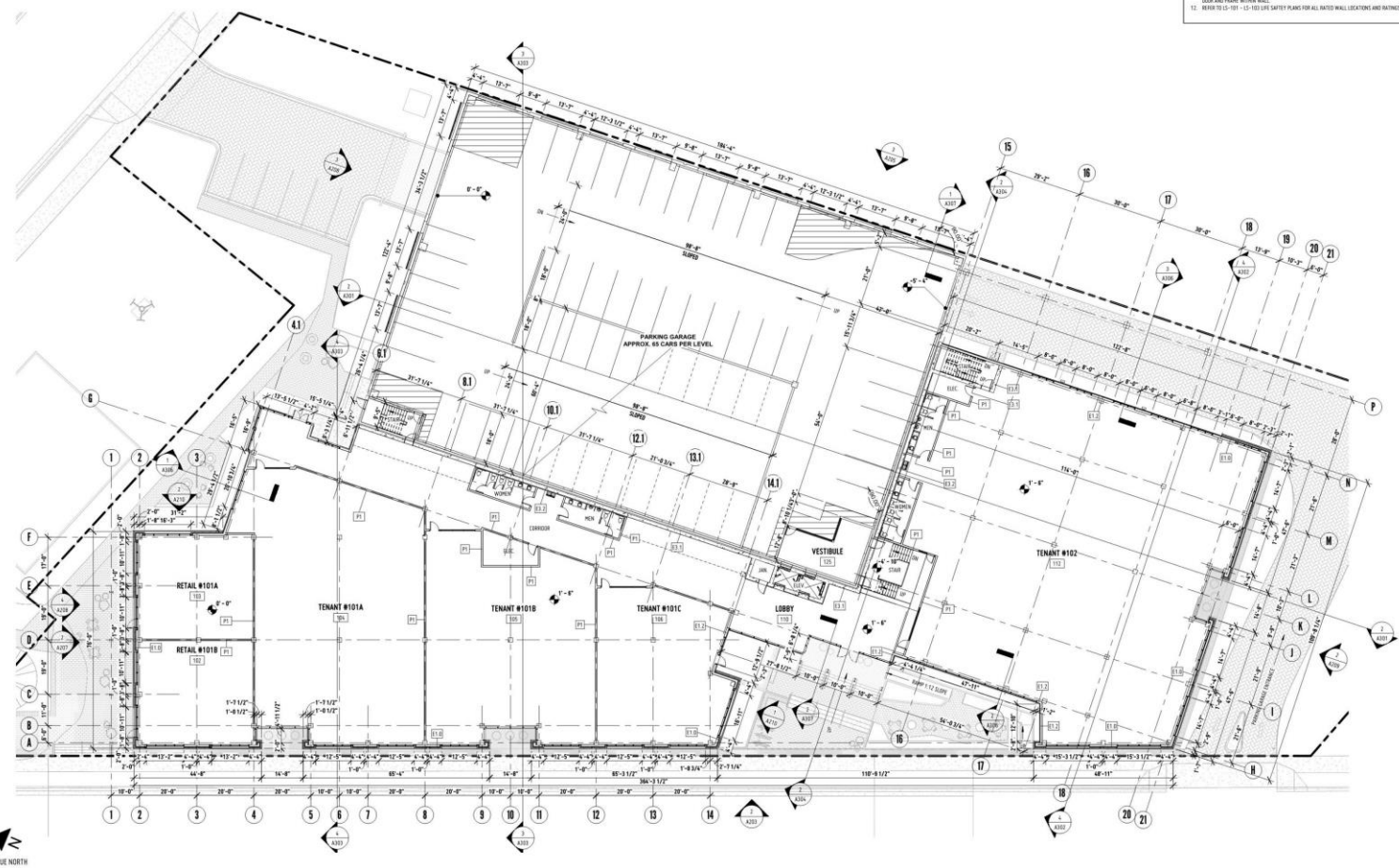


The Morrison Group
100 King Street East, Suite 202
Charlotte, NC 28205

ARCHITECTURE THE MORRISON GROUP INC

FLOOR PLAN NOTES

1. ALL UTILITIES ON BUILDING, INCLUDING ELECTRICAL METERS, TO BE FINISHED TO MATCH THE SURROUNDING MATERIAL COLOR, TYPICAL.
2. ALL INTERIOR WALLS ARE TO BE FINISHED WITH 5/8" METAL STUDS @ 16" O.C. UNLESS OTHERWISE NOTED ON PLAN.
3. ALL EXTENDED WINDOW FRAMING WITHIN 18" OF THE GROUND OR ANY WINDOW FRAMING THAT COMES IN CONTACT WITH PAVEMENT SHALL BE PROTECTED THROUGHOUT.
4. DOORS AND WINDOW OPENINGS SHOULD ALLOW A MINIMUM OF 4" CLEARANCE OF THE JAMBES TO ACCOMMODATE COLLECTED MOISTURE FROM UNLESS OTHERWISE NOTED.
5. FILL REFER ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
6. CONCRETE SHALL BE CAST AND FINISHED TO MATCH THE SURROUNDING MATERIAL COLOR, TYPICAL. USE F.T. MATERIALS FOR FINISHES TO BE USED. PROVIDE DETAILING FOR PENETRATIONS IN INTERIOR LOCATIONS BY CONCRETE WALLS AND SLAB FROM FIRST FLOOR ELEVATION UP.
7. METALS SHALL BE FINISHED TO MATCH THE SURROUNDING MATERIAL COLOR, TYPICAL. PROVIDE DETAILING FOR PENETRATIONS IN INTERIOR LOCATIONS BY CONCRETE WALLS AND SLAB FROM FIRST FLOOR ELEVATION UP.
8. ALL DIMENSIONS TO FACE OF FRAMING, FACE OF FINISHES, CENTER OF FINISHES OR FINISHED WALLS. EDGE OF PAVEMENT OPENINGS, EDGE OF SLAB, AND COLUMN LINES UNLESS NOTED OTHERWISE.
9. COLUMN LINES AND SPACING FOR FINISHES, REFER TO STRUCTURAL DRAWINGS FOR COLUMN LOCATIONS.
10. UNLESS SPECIFICALLY NOTED OTHERWISE, THE SAME WALL TYPE NEXT TO A DOOR OR OPENING SHALL CONTINUE OVER THE DOOR OR OPENING.
11. PLAN LOCATION OF DOOR AND OPENING FINISHES RELATIVE TO THE PLANE OF THE WALL IS QUADRANTIC. ONLY REFER TO QUADRANTIC JAMB AND HEAD CONDITIONS TO DETERMINE ACTUAL PLACEMENT OF DOOR AND FINISH DETAILING.
12. REFER TO GS-101 - 1-5-100 LIFE SAFETY PLANS FOR ALL RATED WALL LOCATIONS AND RATINGS.



1 FIRST FLOOR PLAN - PREVIOUS PROPOSAL
SCALE: 1/8" = 1'-0"



CONSTRUCTION DOCUMENTS



The Morris
100 Morrison Dr.
Charlotte, NC

No.	Description	Date
Project Number	19003	
Issued for Review	11.04.2019	
Issued for Permit	08.03.2019	
Issued for Construction	08.03.2019	
Revisions		

FIRST FLOOR PLAN - PREVIOUS PROPOSAL

B101

11/08/2019 4:45 PM



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New York, NY 10020

ARCHITECTURE INTERIORS & GRAPHICS



CONSTRUCTION DOCUMENTS



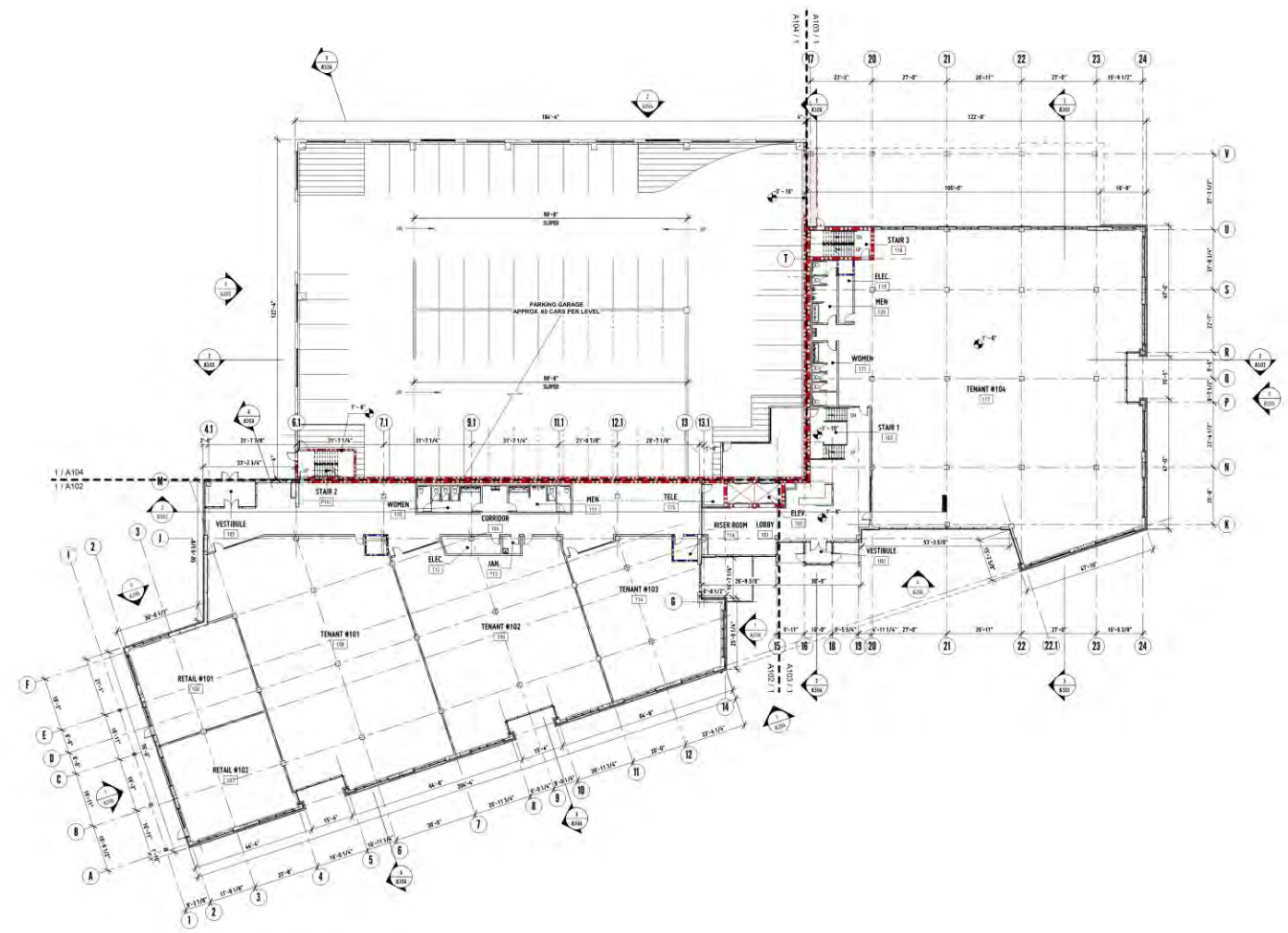
The Morris
1600 Morris Dr.
Columbia, SC

Project Number	1802
Issued To Owner	11/04/2019
Issued To Permit	03/03/2020
Issued For Construction	06/02/2020
Revision	
By	03/03/2020

FIRST FLOOR PLAN - PROPOSED

B102

11/04/2019 10:47 AM



1 OVERALL FIRST FLOOR PLAN - CURRENT PROPOSAL

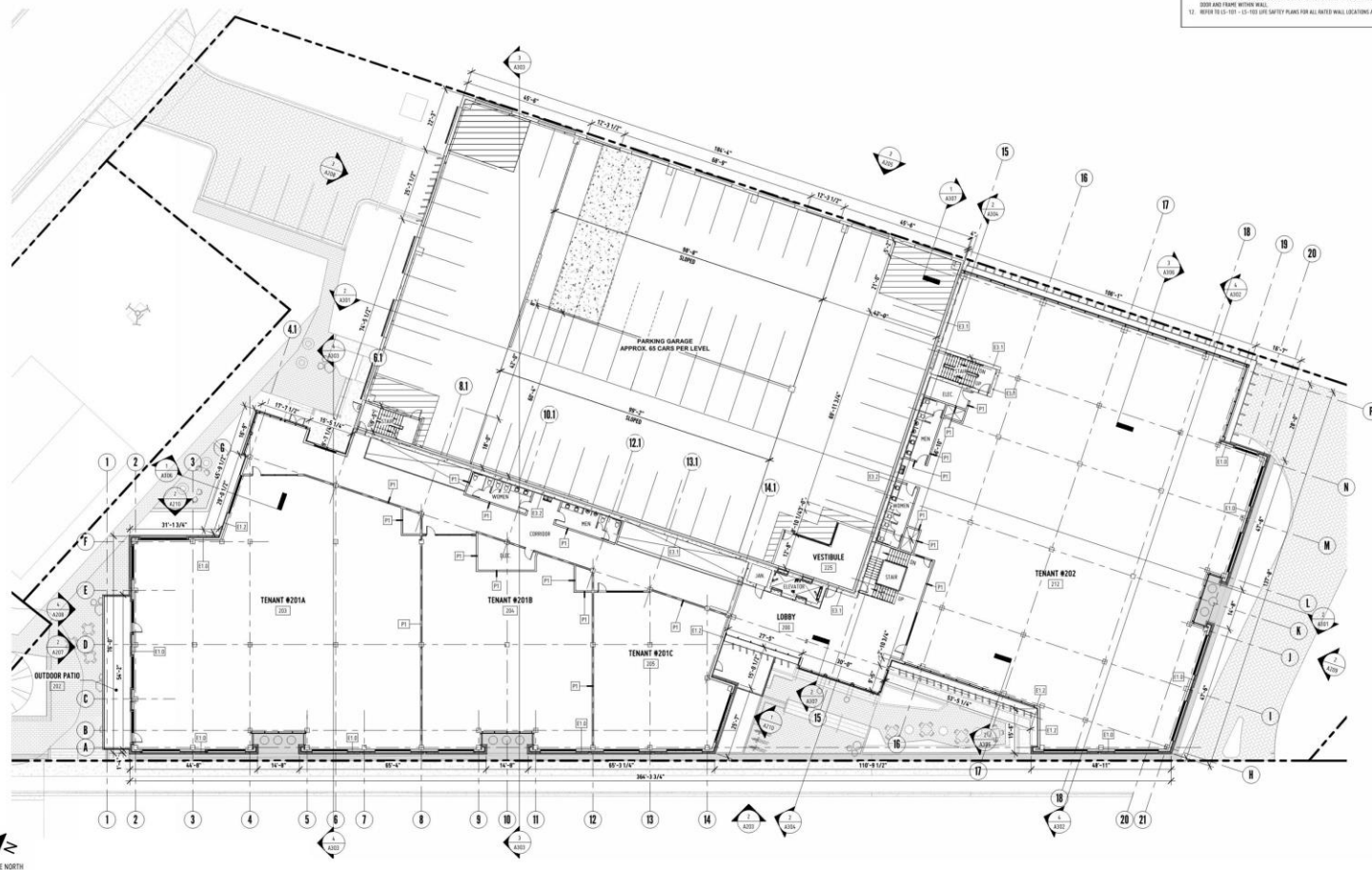


The McGraw-Hill
100 King Street East, Suite 202
Charlotte, NC 28205

ARCHITECTURE THEWOLFGROUP.NET

FLOOR PLAN NOTES

1. ALL UTILITIES ON BUILDING, INCLUDING ELECTRICAL METERS, TO BE FINISHED TO MATCH THE SURROUNDING EXISTING FLOOR FINISH.
2. ALL INTERIOR WALLS ARE TO BE FINISHED WITH 1/2" METAL STUDS @ 16" O.C. UNLESS OTHERWISE NOTED ON PLAN.
3. ALL EXTERIOR WALL FINISHES WITHIN 10' OF THE GROUND OR ANY HOV FINISHES THAT COMES IN CONTACT WITH PERMANENT SHALL BE PRESSURE TREATED.
4. DOOR AND WINDOW OPENINGS SHOULD ALLOW FOR A MINIMUM OF 4" CLEARANCE OF THE JAMBS TO ACCOMMODATE ELECTRICAL INTERIOR FINISHES OTHERWISE NOTED.
5. FIELD VERIFY ALL DIMENSIONS FOR CANNOPY AND SUELT-ON DESIGN AND INSTALLATION.
6. VERIFY WITH LEASER/PARKING CONTRACTOR'S SPECIFICATIONS AND INSTALLATION REQUIREMENTS. USE P.F. MATERIALS AT GARAGE FLOOR LEVEL BELOW TO SUELT-ON PROTECT CRACKLINE WATERPROOFING ON INTERIOR EXTERIOR PER CONCRETE WALL AND SLAB TOP FLOOR BEARER DOWN.
7. INSTALL SOUND BATT INSULATION IN ALL INTERIOR WALLS AND FLOORS.
8. ALL DIMENSIONS ARE FINISH UNLESS OTHERWISE NOTED. FINISH OF FINISHES, EXCEPT FOR FINISHED WALL, SHALL BE FINISHED UNLESS NOTED OTHERWISE.
9. COLUMN, JOIST AND BEAM FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR COLUMN LOCATION.
10. UNLESS SPECIFICALLY NOTED OTHERWISE, THE SAME WALL TYPE NEXT TO A DOOR OR OPENING SHALL CONTINUE OVER THE DOOR OR OPENING.
11. PLAN LOCATION OF DOOR AND OPENING FINISHES RELATIVE TO THE PLANE OF THE WALL IS DIAGRAMMATIC ONLY. REFER TO RELEVANT ARCH AND HOV CONSTRUCTION SHALL TO DETERMINE ACTUAL FINISHES OF DOOR AND FRAME WITHIN WALL.
12. REFER TO 10-107 - 10-108 AND SAFETY PLANS FOR ALL NOTED WALL LOCATIONS AND FINISHES.



1 SECOND FLOOR PLAN - PREVIOUS PROPOSAL
REVISED 1/26/17



CONSTRUCTION DOCUMENTS



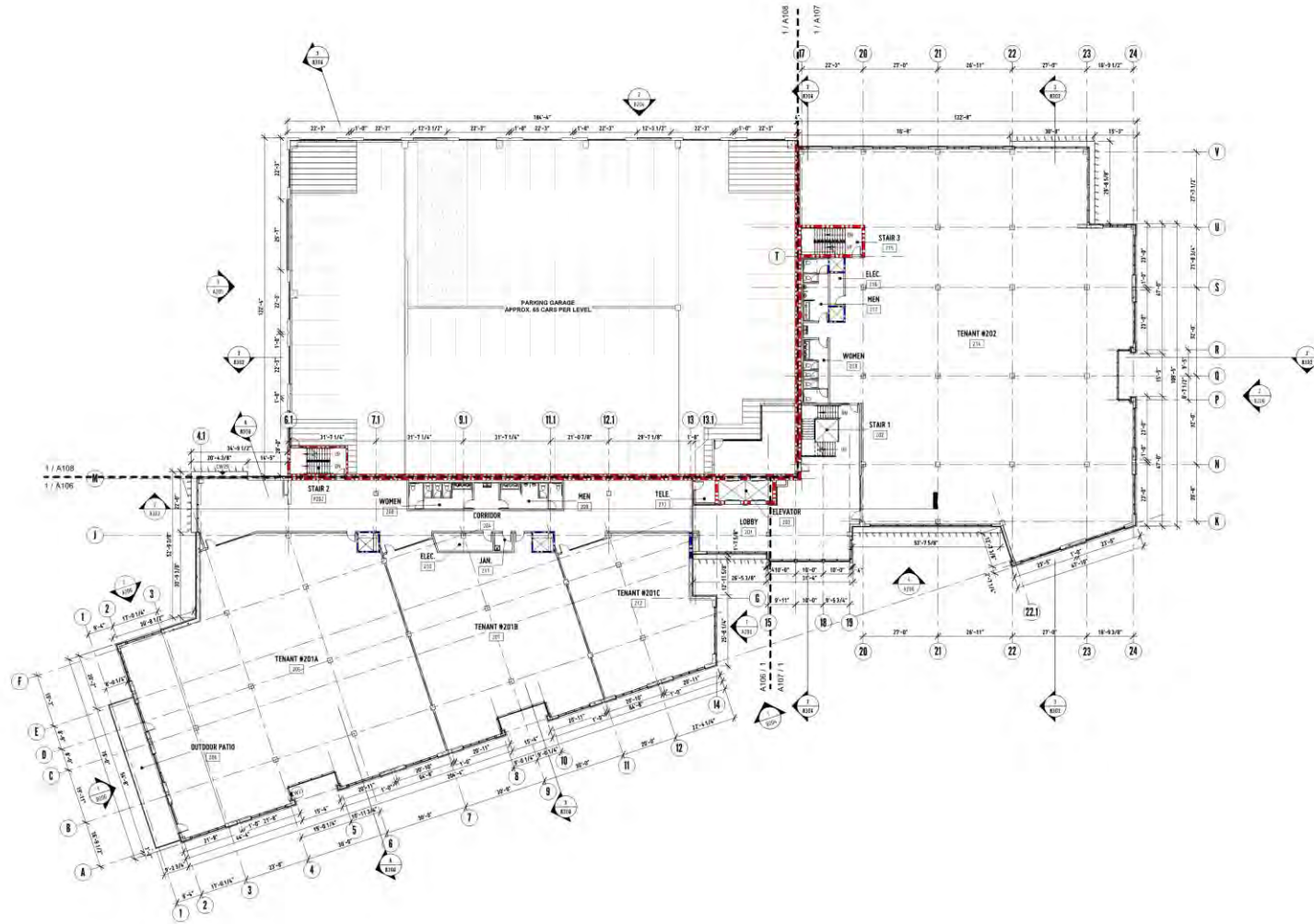
The Morris
100 Marston Dr.
Charlotte, NC

No.	Description	Date
Project Number	18003	
Issued for Review	11.04.2016	
Issued for Permit	08.03.2016	
Issued for Construction	08.03.2016	
Revisions		

SECOND FLOOR PLAN -
PREVIOUS PROPOSAL

B103

11/09/2016 4:43:27 PM



1 OVERALL SECOND FLOOR PLAN - CURRENT PROPOSAL
 (202) 7/6 - 11-0'



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 1221 King Street, Suite 202
 Columbia, SC 29405
 ARCHITECTURE | INTERIORS | LANDSCAPE



THE MCGRAW-HILL
 CONSTRUCTION GROUP, INC.
 PROJECT ARCHITECT
 LAURENCE H. HAYES, AIA
 1221 KING STREET, SUITE 202
 COLUMBIA, SC 29405

CONSTRUCTION DOCUMENTS



The Morris
 1442 Morrison Dr.
 Columbia, SC

Project Number	1980
Issued For Review	11/04/2019
Issued For Permit	08/03/2020
Issued For Construction	08/02/2021
Revision	
No.	Description

SECOND FLOOR PLAN - PROPOSED

B104

11/04/2019 8:42:07 PM

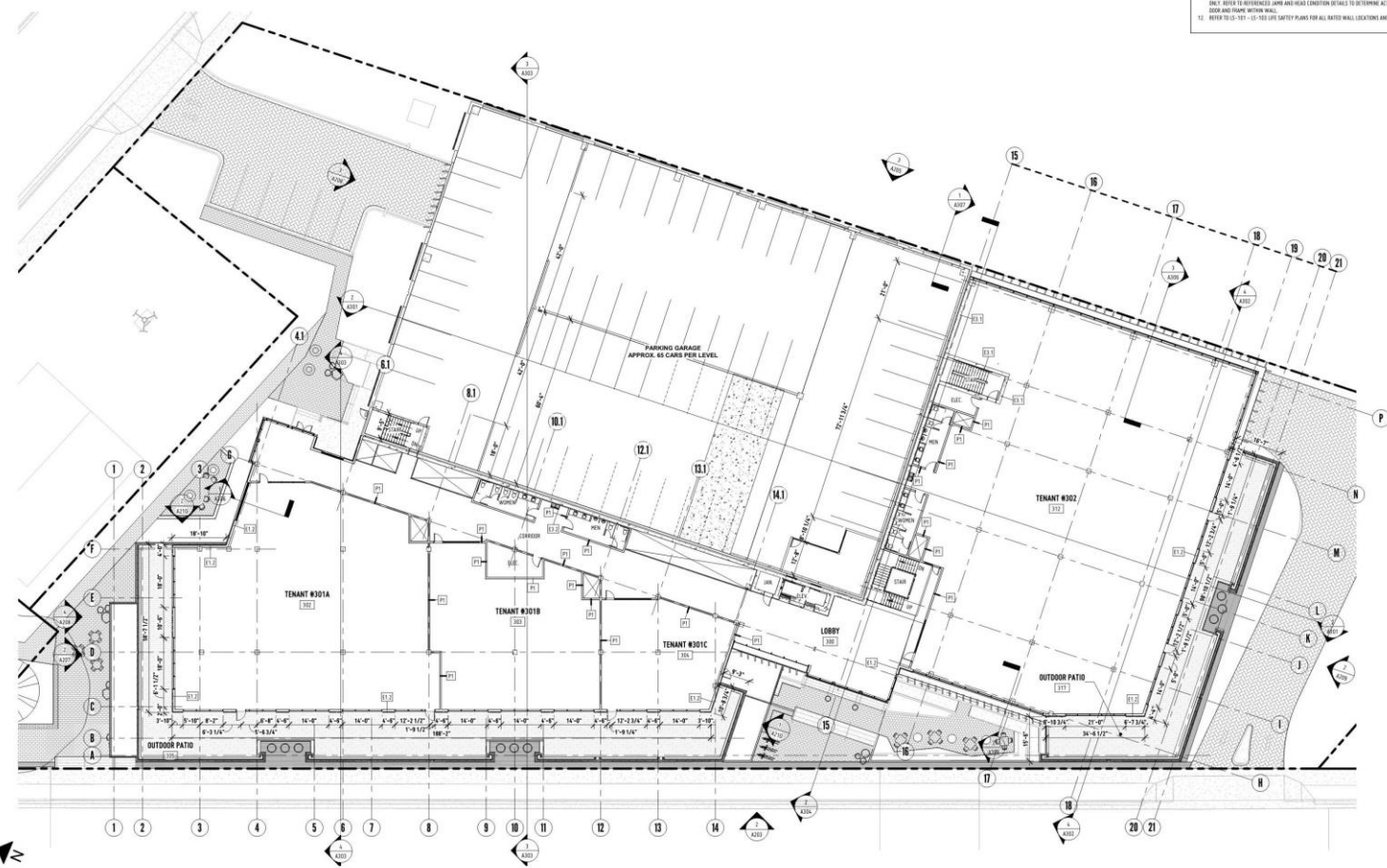


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New York, NY 10020-1396

ARCHITECTURE THE MCGRAW-HILL GROUP INC.

FLOOR PLAN NOTES

1. ALL INTERIOR FINISHES, INCLUDING ELECTRICAL METERS, TO BE FINISHED TO MATCH THE SURROUNDING MATERIAL, EXCEPT AS NOTED.
2. ALL INTERIOR WALLS ARE TO BE FINISHED WITH 5/8" THICK, 12" X 12" CERAMIC TILEWORK UNLESS OTHERWISE NOTED ON PLAN.
3. ALL CEILING AND TRIMMING SHALL BE 1/2" THICK GYPSUM BOARD UNLESS OTHERWISE NOTED ON PLAN. WITH MASONRY SHALL BE PRECISELY FINISHED.
4. DOOR AND WINDOW OPENINGS SHALL BE FINISHED WITH A MINIMUM OF 1" CLEARANCE BY THE JAMBES TO ACCOMMODATE SLIGHTLY OVERSIZE FRAME UNLESS OTHERWISE NOTED.
5. FLOOR SHALL BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE NOTED.
6. CONCRETE SHALL BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE NOTED. USE OF A FINISHING POLISH SHALL BE AS SPECIFIED ON THE POLISHED CONCRETE FINISHING SCHEDULE.
7. METAL TENSILE BOLT INSTALLATION SHALL BE AS SPECIFIED ON THE METAL TENSILE BOLT INSTALLATION SCHEDULE.
8. ALL OPENINGS ARE TO FACE OF FRAMING, FACE OF MASONRY, CENTER OF OPENING OR FRAMED WALLS, EDGE OF MASONRY OPENING, EDGE OF SLAB, AND COLUMN UNLESS OTHERWISE NOTED.
9. COLUMN LINES ARE SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR COLUMN LOCATIONS.
10. UNLESS SPECIFICALLY NOTED OTHERWISE, THE SAME WALL TYPE NEXT TO A DOOR OR OPENING SHALL CENTER OVER THE DOOR OR OPENING.
11. PLAN LOCATION OF DOOR AND OPENING FRAMES RELATIVE TO THE PLAN OF THE WALL IS DIMENSIONED ONLY. REFER TO REFERENCE LINES AND WALL CONSTRUCTION DETAILS TO DETERMINE ACTUAL PLACEMENT OF DOOR AND FRAME WITHIN WALL.
12. REFER TO 02-101 - 02-105 LIFT OFFER PLANS FOR ALL WATER WALL LOCATIONS AND FINISHES.



1 THIRD FLOOR PLAN - PREVIOUS PROPOSAL
REVISED 1/24/19



CONSTRUCTION DOCUMENTS



The Morris
100 Morrison Dr.
Chattanooga, TN

Project Number	19003
Issued for Review	11.04.2019
Issued for Permit	03.03.2019
Issued for Construction	03.03.2019
Revisions	
No.	Description

THIRD FLOOR PLAN - PREVIOUS PROPOSAL

B105

1/10/2019 4:43:07 PM



The McGraw-Hill Construction Information Group
1221 Avenue of the Americas
New York, NY 10020-1095

ARCHITECTURE | INTERIORS | GRAPHIC ART



CONSTRUCTION DOCUMENTS



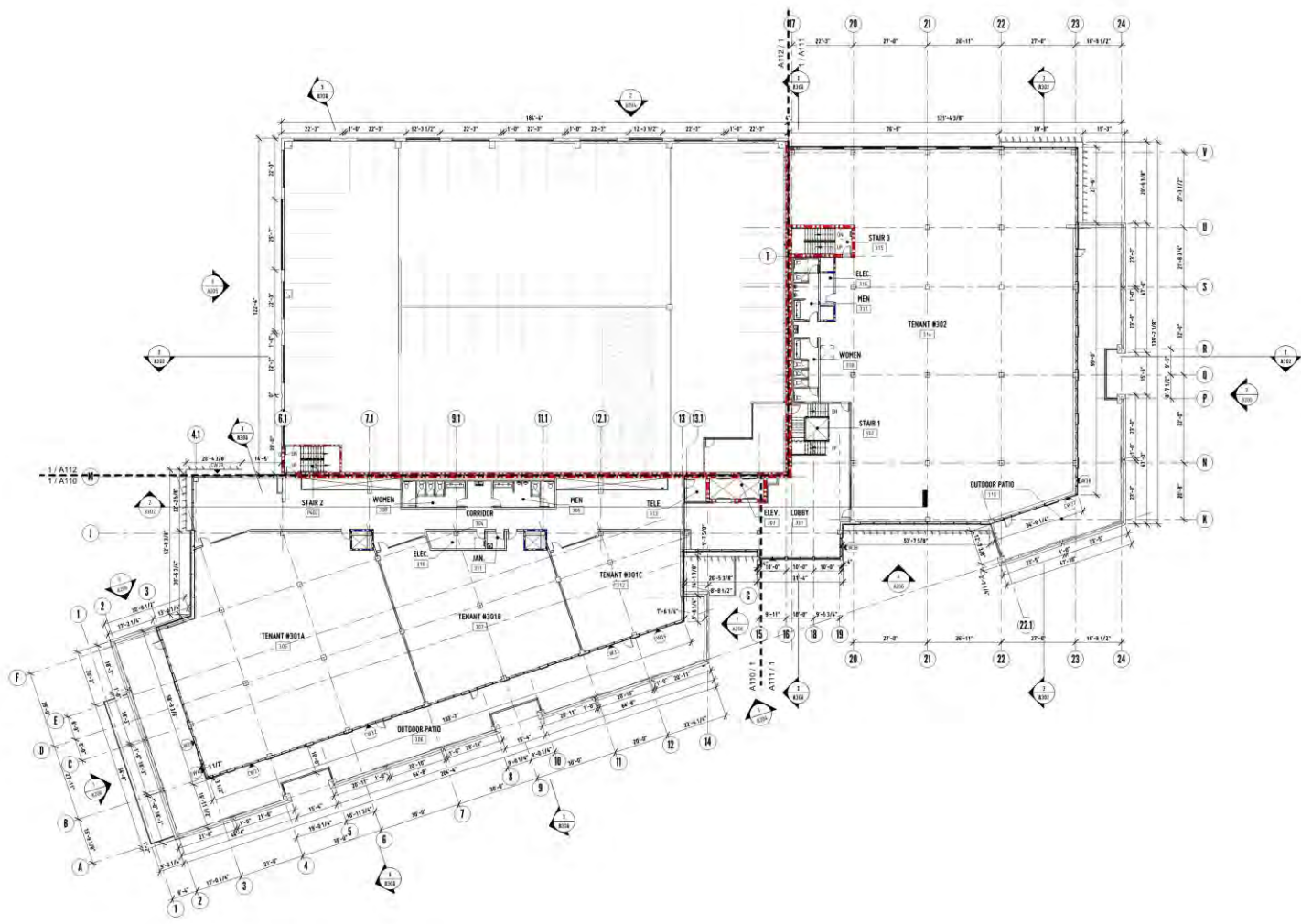
The Morris
1600 Morris Drive
Columbia, SC

Project Name	1800
Issued To Owner	11/04/2010
Issued To Public	03/03/2011
Issued To Construction	04/02/2011
Revision	
By	Director
Date	

THIRD FLOOR PLAN - PROPOSED

B106

11/04/2010 4:58:28 PM



1 THIRD FLOOR PLAN - CURRENT PROPOSAL
B106 TIR - 1-C



The Morrison Group
100 King Street East, Suite 202
Charlotte, NC 28405

ARCHITECTURE THE MORRISON GROUP INC



CONSTRUCTION DOCUMENTS



The Morris
100 Morrison Dr.
Charlotte, NC

Project Number	18063	
Issued for Review	11.04.2019	
Issued for Permit	08.03.2019	
Issued for Construction	08.03.2019	
Revisions		
No.	Description	Date

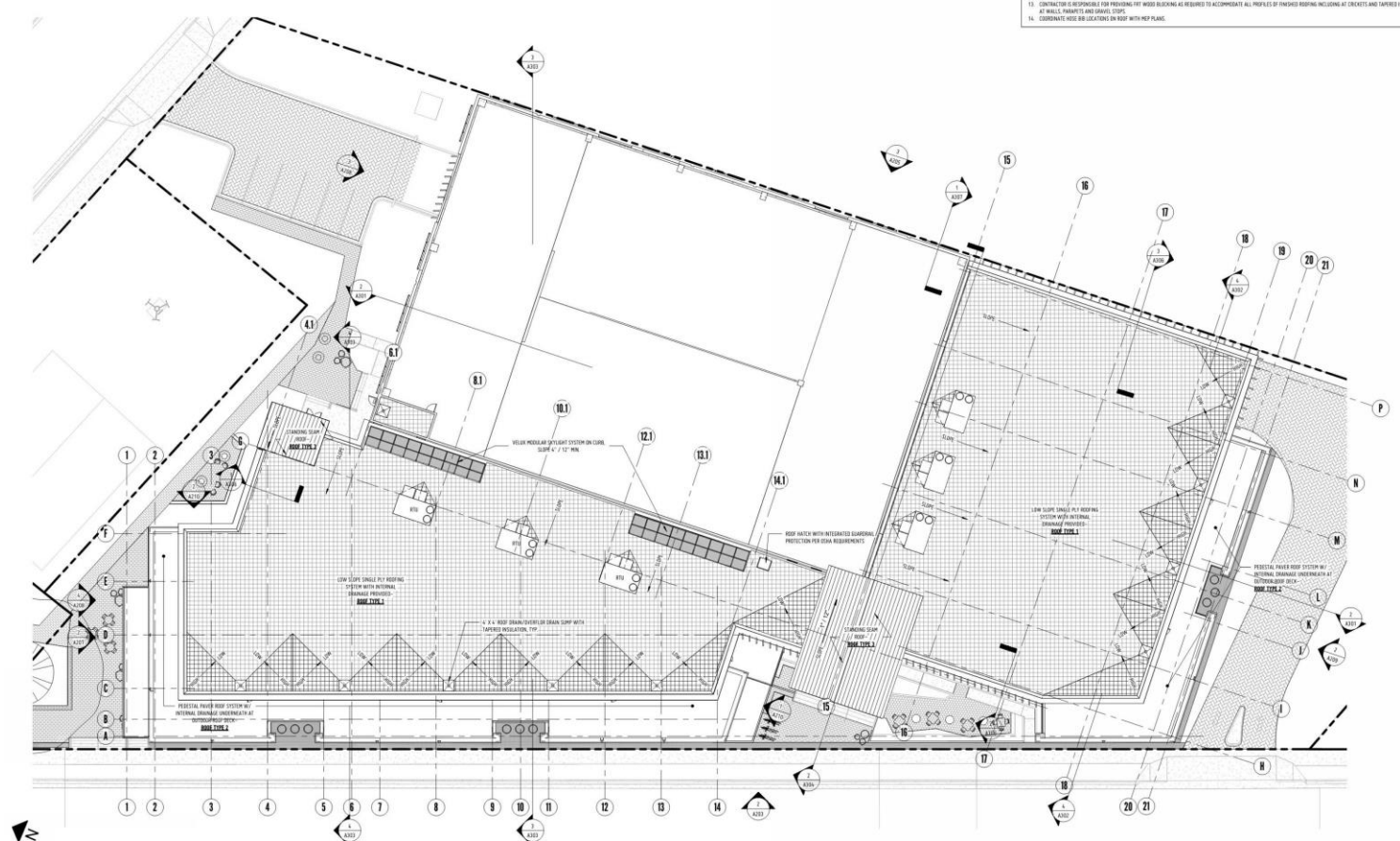
ROOF PLAN - PREVIOUS PROPOSAL

B107

11/06/2019 8:52:06 PM

ROOF PLAN GENERAL NOTES

- GENERAL NOTE APPLICABLE TO ALL DRAWINGS - ITEMS AND CONDITIONS DETAIL, NOTED OR OTHERWISE IDENTIFIED IN ONE OF THE SECTIONS OR DETAILS ARE APPLICABLE AND BINDING TO ALL OTHER SECTIONS AND DETAILS FOR IDENTICAL OR SIMILAR CONDITIONS.
1. DETAILS INDICATED ARE TYPICAL FOR ALL UNLESS OTHERWISE SPECIFIED UNLESS OTHERWISE INDICATED.
 2. UNLESS OTHERWISE NOTED, MINIMUM ROOF SLOPE IS 1/4" PER FOOT. PROVIDE SLOPED INSULATION EVEN IF NOT SHOWN ON THIS PLAN AS REQUIRED TO MAINTAIN MINIMUM REQUIRED SLOPE TO ROOF DRAINAGE AND EXCEPT WHERE SHOWN AS OTHERWISE. PROVIDE SLOPED INSULATION MINIMUM 1/4" PER FOOT SLOPE AT ALL LOCATIONS INDICATED TO DRAIN. COORDINATE HEIGHTS OF ALL FLASHINGS AND EXPANSION JOINT CAPS WITH SLOPED INSULATION TO MAINTAIN MINIMUM DIMENSIONS DETAIL.
 3. ALL ROOF PENETRATIONS AND ACCESSORIES (DRAINAGE, VENTS, ETC.) ARE TO BE INSTALLED AND FLASHED IN COMPLIANCE WITH THE CURRENT EDITIONS OF A.I.A. ROOFING AND WATERPROOFING MANUAL AND I.R.A.C.A. ARCHITECTURAL LIGHT METAL MANUAL.
 4. COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ROOM INCLUDING ROOF DRAIN AND LOCATIONS NOT SHOWN OR OTHERWISE SHOWN ON ROOF PLAN. CURBS FOR ROOF TOP MECHANICAL EQUIPMENT ARE PROVIDED BY THE MECHANICAL CONTRACTOR REFER TO TYPICAL CURB FLASHING DETAIL FOR BLOCKING AND FLASHING REQUIREMENTS. PROVIDE ALL FLASHINGS NECESSARY TO ACHIEVE LEVEL MECHANICAL CURBS AT ALL LOCATIONS. MAINTAIN MINIMUM 1" ROOF TOP OF CURB TO ELUCCATE ROOF. PROVIDE FLASHING BRACKETS DIMENSION 1/4" FOR FOOT SUPPORT AROUND ALL MECHANICAL EQUIPMENT CURBS.
 5. THE ROOF DRAIN AND MECHANICAL AND LOCATIONS SHOWN ON THE ROOF PLAN ARE APPROXIMATE. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS. PRIOR TO FLASHING OVERLAP ROOF SCUPPERS AND ROOF DRAIN, ROOFING CONTRACTOR SHALL BE REQUIRED TO CONFORM MAXIMUM DRAIN PIPE HEIGHT OF 37" ABOVE ROOF IN ACCORDANCE WITH FLASHING DRAWINGS.
 6. START SLOPED INSULATION AT SUMP PLATE. INSULATION SHALL BE TAPERED DRAIN FROM ALL 4 SIDES OF INDICATED SUMP REFERENCED TYPICAL ROOF DRAIN DETAIL.
 7. ROOFING CONTRACTOR SHALL BE REQUIRED TO PROVIDE RECEIVING FLASHING TO MECHANICAL CONTRACTOR FOR INSTALLATION. REFER TO FLASHING JOINT IN SUMP/STEEL FLASHING.
 8. PROVIDE WEATHER PROTECTION WHERE INDICATED AND AT ALL SIDES OF MECHANICAL ROOF TOP UNITS REQUIRING SURFACE.
 9. ALL ROOF TOP EQUIPMENT FLASHINGS PERMITTED SPEC SHALL BE FULL FLASHING.
 10. WHERE INDICATED, NOTES TO PLUMBING DRAWINGS FOR BACH PIPE DETAIL. FLASHING SHALL BE IN ACCORDANCE WITH TYPICAL DETAIL.
 11. CONTACT THE ARCHITECT FOR STAIRWELL TOP ROOF FLASHING AS REQUIRED TO ACCOMMODATE ALL TYPES OF THROUGH FLASHING INCLUDING AIR DUCTS AND TAPERED INSULATION.
 12. ALL WALL PENETRATIONS SHALL BE FULL FLASHING.
 13. ALL WALL PENETRATIONS SHALL BE FULL FLASHING.
 14. COORDINATE WITH ALL LOCATIONS ON ROOF WITH MECH PLAN.



1 ROOF PLAN - PREVIOUS PROPOSAL
DATE 11/06/2019



The McGraw-Hill Construction Information Group
100 New Street, Suite 202
Charlotte, NC 28205

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CONSTRUCTION DOCUMENTS



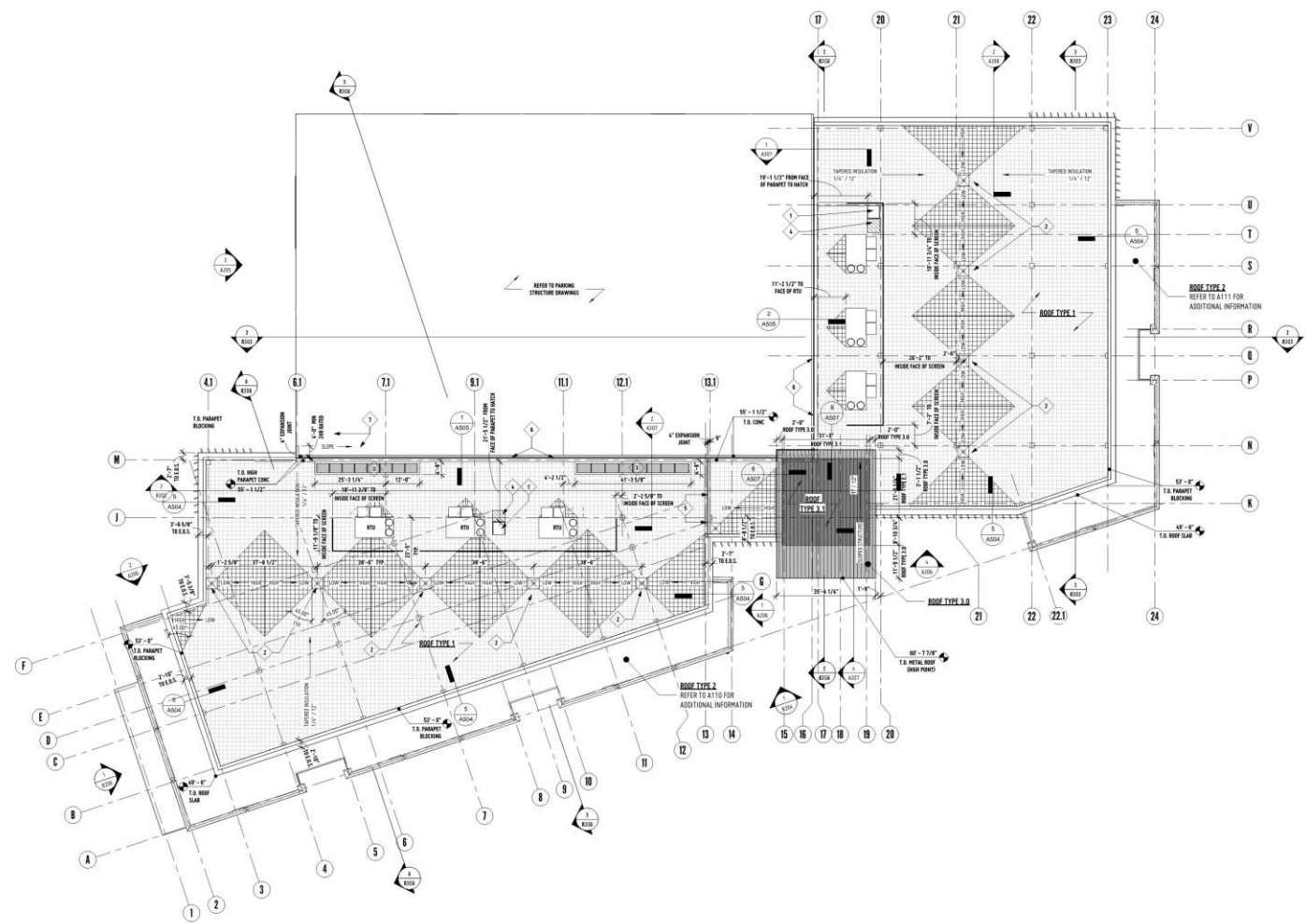
The Morris
100 Morrison Dr.
Charlotte, NC

Project Number	19003	
Issued for Review	11.04.2019	
Issued for Permit	08.03.2019	
Issued for Construction	08.03.2019	
Revisions		
No.	Description	Date

ROOF PLAN - PROPOSED

B108

11/05/2019 4:54:04 PM



1 OVERALL ROOF PLAN - CURRENT PROPOSAL
1/8" = 1'-0"



The McGraw-Hill Companies
1221 Avenue of the Americas
New York, NY 10020

ARCHITECTURE THE WOODSTOCK GROUP INC



CONSTRUCTION DOCUMENTS



The Morris
100 Morris Dr
Cherokee, NC

No.	Description	Date
Project Number	19043	
Issued For Review	11.04.2019	
Issued For Permit	08.03.2019	
Issued For Construction	08.03.2019	
Revisions		



1122 MORRISON DR (FRANZT'S RESTAURANT) 1114 MORRISON DR (CHARLINGTON HOUSING UNIT) BRIGADE STREET 83 BRIDGE ST (TO BE SUBMITTED SEPARATELY) 1114 MORRISON DR 1018 MORRISON DR (SMITH'S LOG) 1000P POINT (SMITH'S CONSTRUCTION)

1 MORRISON DR. STREETSCAPE, PREVIOUS PROPOSAL
SCALE: 1/8" = 1'-0"



1122 MORRISON DR (FRANZT'S RESTAURANT) 1114 MORRISON DR (CHARLINGTON HOUSING UNIT) BRIGADE STREET 1000 MORRISON DR 1114 MORRISON DR 1018 MORRISON DR (SMITH'S LOG) 1000P POINT (SMITH'S CONSTRUCTION)

2 MORRISON DR. STREETSCAPE, CURRENT PROPOSAL
SCALE: 1/8" = 1'-0"



1040 MORRISON DR (SMITH'S RESTAURANT) 1011 MORRISON DR (SMITH'S POINT) 100 WALLPAPER ST (SMITH'S SAFETY & SERVICE) 1011 MORRISON DR 1017-16 MORRISON DR (SEMPER'S GOLF EXCHANGE) 1001 MORRISON DR (GERMANY'S LOGS) 1008 MORRISON DR (SMITH'S & BROS) BRIGADE STREET 1111 MORRISON DR (HILBURN-FINAL LOT)

3 MORRISON DR. STREETSCAPE, OPPOSITE SIDE
SCALE: 1/8" = 1'-0"

STREETSCAPE ELEVATIONS

B201



The McGraw-Hill Group
1221 Avenue of the Americas
New York, NY 10020

ARCHITECTURE THE WOODSTOCK GROUP INC



CONSTRUCTION DOCUMENTS



The Morris
100 Morris Dr
Cherokee, NC

Project Number:	19042	
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Issued for Permit:	04.03.2019	
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No.	Description	Date

STREETSCAPE ELEVATIONS

B202

11/05/19 11:41 AM



1 BRIGADE ST. STREETSCAPE - PREVIOUS PROPOSAL
0002 1/32" = 1'-0"



2 BRIGADE ST. STREETSCAPE - CURRENT PROPOSAL
0003 1/32" = 1'-0"



3 BRIGADE ST. STREETSCAPE - OPPOSITE SIDE
0003 1/32" = 1'-0"



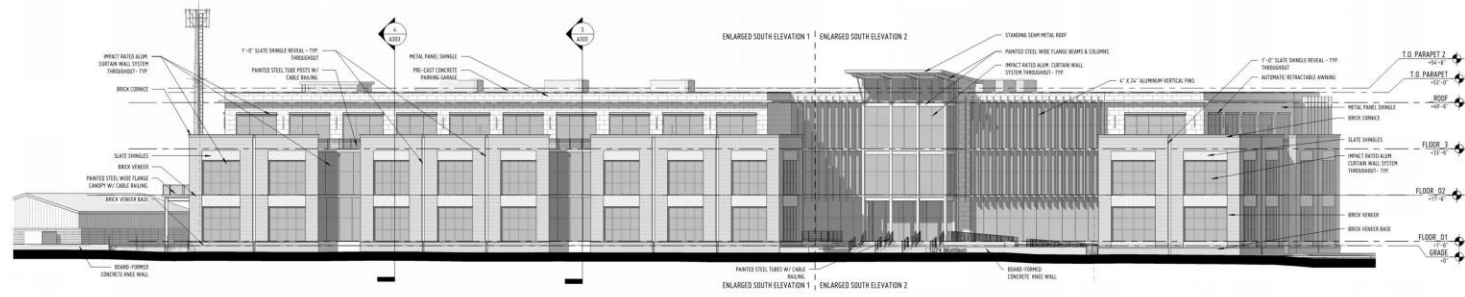
The McGraw-Hill Companies
100 New Street, 5th Floor
Charlotte, NC 28205

ARCHITECTURE THE MCGRAW-HILL GROUP INC.

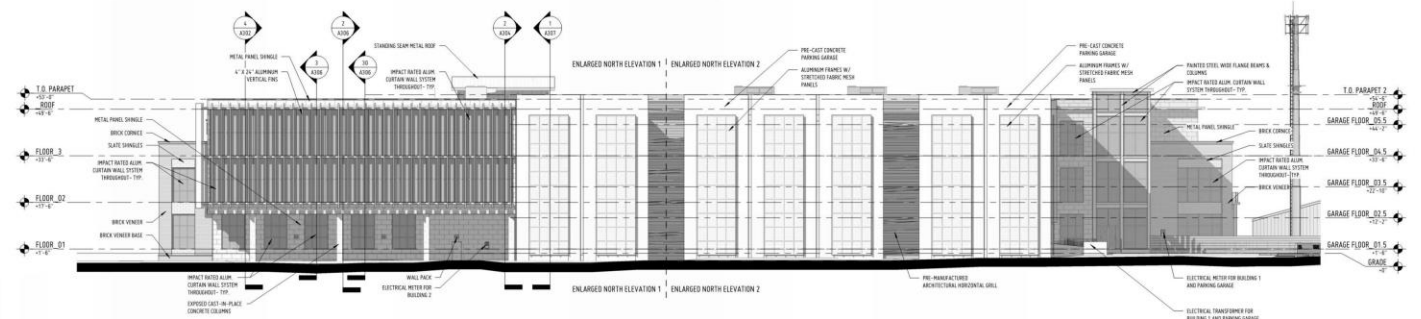


THE MCGRAW-HILL GROUP
ARCHITECTURE
M. P. P. ARCHITECTS
M. P. P. ARCHITECTS
M. P. P. ARCHITECTS

CONSTRUCTION DOCUMENTS



1 OVERALL SOUTH ELEVATION (MORRISON DR.) PREVIOUS PROPOSAL
SCALE 1/8" = 1'-0"



2 OVERALL NORTH ELEVATION (RAILROAD ELEVATION) PREVIOUS PROPOSAL
SCALE 1/8" = 1'-0"



The Morris
100 Morrison Dr.
Charlotte, NC

No.	Description	Date
Project Number	19003	
Issued for Review	11.04.2019	
Issued for Permit	08.03.2019	
Issued for Construction	08.03.2019	

OVERALL ELEVATIONS - PREVIOUS PROPOSAL

B203

11/05/2019 8:52:54 PM



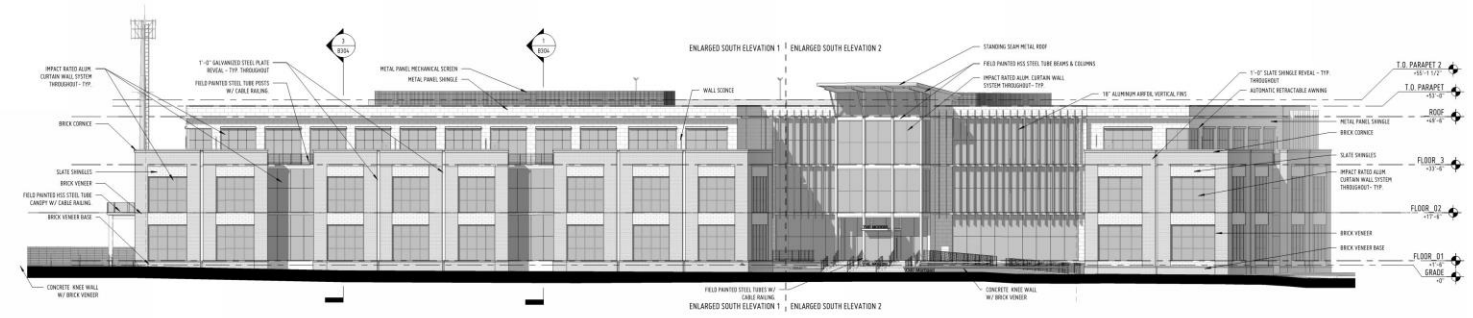
The Morrison Group
100 King Street, Suite 202
Charlotte, NC 28205

ARCHITECTURE THE MORRISON GROUP INC

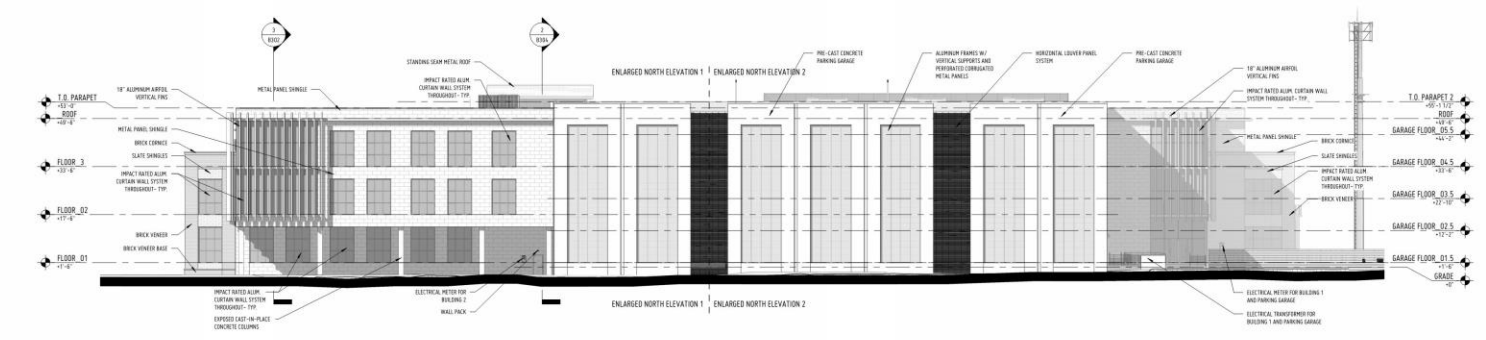


Professional seal for Laura Shuffler, Architect.

CONSTRUCTION DOCUMENTS



1 OVERALL SOUTH ELEVATION (MORRISON DR.) - CURRENT PROPOSAL
SCALE: 1/8" = 1'-0"



2 OVERALL NORTH ELEVATION (RAILROAD ELEVATION) - CURRENT PROPOSAL
SCALE: 1/8" = 1'-0"



The Morris
100 Morrison Dr.
Charlotte, NC

No.	Description	Date
18003	Project Number	
11.04.2019	Issued for Review	
08.XX.2019	Issued for Permit	
08.XX.2019	Issued for Construction	
	Revisions	

OVERALL ELEVATIONS - PROPOSED

B204

11/09/2019 4:45:05 PM



The Modeton Group
100 King Street East, Suite 202
Charlotte, NC 28405

ARCHITECTURE THEMODETONGROUP.NET



CONSTRUCTION DOCUMENTS

CONSTRUCTION DOCUMENTS



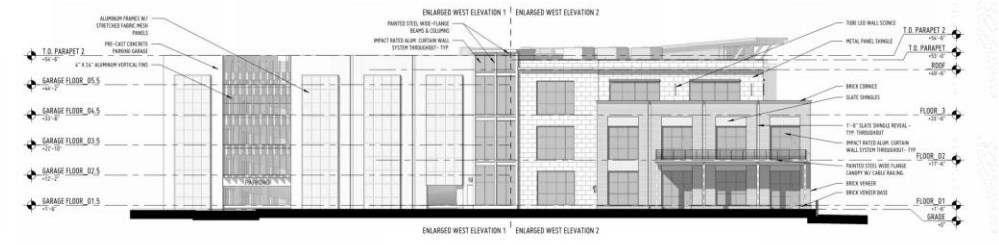
The Morris
100 Morrison Dr.
Charlotte, NC

No.	Description	Date
Project Number	19003	
Issued for Review	11.04.2019	
Issued for Permit	08.03.2019	
Issued for Construction	08.03.2019	
Revisions		

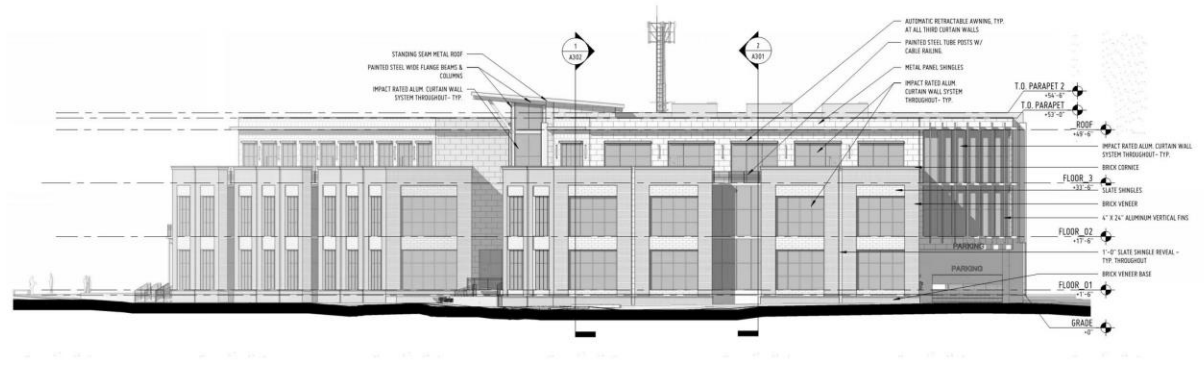
OVERALL ELEVATIONS - PREVIOUS PROPOSAL

B205

11/10/2019 4:46:05 PM



2 OVERALL WEST ELEVATION (BRIGADE ST) - PREVIOUS PROPOSAL
1/8" = 1'-0"



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



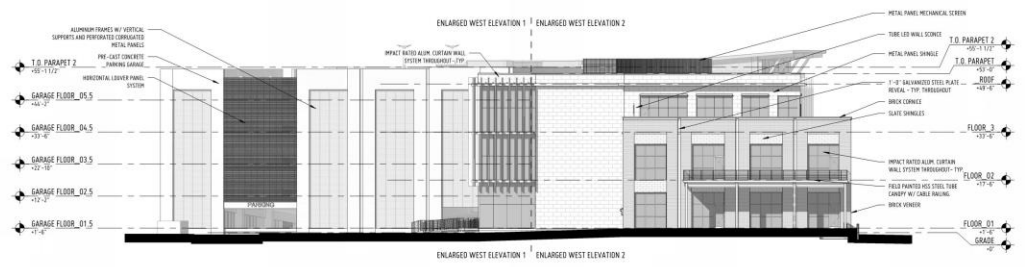
The Morris Group
100 Marion Street, Suite 202
Cherokee, SC 29615

ARCHITECTURE THE MIDDLETON GROUP INC

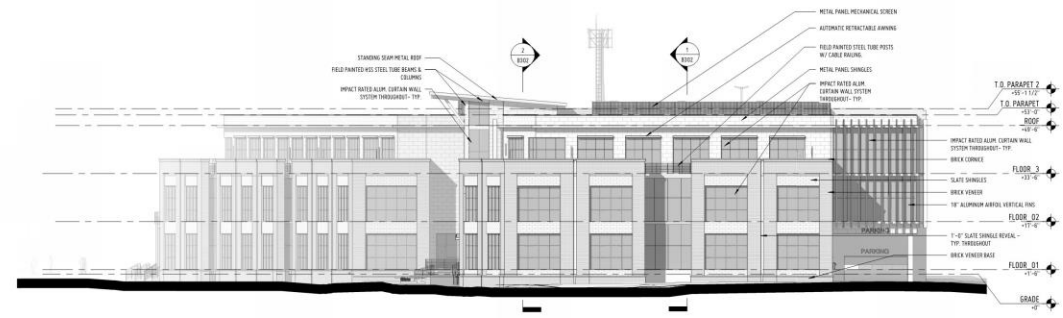


THE MIDDLETON GROUP, INC.
ARCHITECT
M. P. MIDDLETON
M. P. MIDDLETON
M. P. MIDDLETON

CONSTRUCTION DOCUMENTS



1 OVERALL WEST ELEVATION (BRIGADE ST) - CURRENT PROPOSAL
SCALE: 1/8" = 1'-0"



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



The Morris
100 Marion St.
Cherokee, SC

No.	Description	Date
Project Number	18063	
Issued for Review	11.04.2019	
Issued for Permit	08.03.2019	
Issued for Construction	08.03.2019	
Revisions		

OVERALL ELEVATIONS - PROPOSED

B206

11/10/2019 4:58:00 PM

EXTERIOR SCNDCE FIXTURE TYPE M
SEE ELECTRICAL



Part No.	Description	Qty	Unit	Material	Finish	Notes
10000	SCNDCE FIXTURE TYPE M	1	EA	ALUMINUM	BRUSHED AL	
10001	SCNDCE FIXTURE TYPE M	1	EA	ALUMINUM	BRUSHED AL	
10002	SCNDCE FIXTURE TYPE M	1	EA	ALUMINUM	BRUSHED AL	
10003	SCNDCE FIXTURE TYPE M	1	EA	ALUMINUM	BRUSHED AL	
10004	SCNDCE FIXTURE TYPE M	1	EA	ALUMINUM	BRUSHED AL	
10005	SCNDCE FIXTURE TYPE M	1	EA	ALUMINUM	BRUSHED AL	
10006	SCNDCE FIXTURE TYPE M	1	EA	ALUMINUM	BRUSHED AL	
10007	SCNDCE FIXTURE TYPE M	1	EA	ALUMINUM	BRUSHED AL	
10008	SCNDCE FIXTURE TYPE M	1	EA	ALUMINUM	BRUSHED AL	
10009	SCNDCE FIXTURE TYPE M	1	EA	ALUMINUM	BRUSHED AL	
10010	SCNDCE FIXTURE TYPE M	1	EA	ALUMINUM	BRUSHED AL	

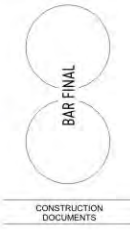
EXTERIOR WALL PACK FIXTURE TYPE WS
SEE ELECTRICAL

LINC2 SERIES

PRODUCT IMAGE(S)

ORDERING INFORMATION - ORDERING LINC2 12, 18, 24, 30, 36, 42, 48, 54, 60, 66, 72, 78, 84, 90, 96, 102, 108, 114, 120

MODEL	LED SELECTOR	CONTROL	DRIVE CURRENT	REPLACE	REQUIRE	CONTROL OPTION	OPTIONAL
LINC2 12	12V	0-10V	100mA	100W	100W	0-10V	0-10V
LINC2 18	18V	0-10V	150mA	150W	150W	0-10V	0-10V
LINC2 24	24V	0-10V	200mA	200W	200W	0-10V	0-10V
LINC2 30	30V	0-10V	250mA	250W	250W	0-10V	0-10V
LINC2 36	36V	0-10V	300mA	300W	300W	0-10V	0-10V
LINC2 42	42V	0-10V	350mA	350W	350W	0-10V	0-10V
LINC2 48	48V	0-10V	400mA	400W	400W	0-10V	0-10V
LINC2 54	54V	0-10V	450mA	450W	450W	0-10V	0-10V
LINC2 60	60V	0-10V	500mA	500W	500W	0-10V	0-10V
LINC2 66	66V	0-10V	550mA	550W	550W	0-10V	0-10V
LINC2 72	72V	0-10V	600mA	600W	600W	0-10V	0-10V
LINC2 78	78V	0-10V	650mA	650W	650W	0-10V	0-10V
LINC2 84	84V	0-10V	700mA	700W	700W	0-10V	0-10V
LINC2 90	90V	0-10V	750mA	750W	750W	0-10V	0-10V
LINC2 96	96V	0-10V	800mA	800W	800W	0-10V	0-10V
LINC2 102	102V	0-10V	850mA	850W	850W	0-10V	0-10V
LINC2 108	108V	0-10V	900mA	900W	900W	0-10V	0-10V
LINC2 114	114V	0-10V	950mA	950W	950W	0-10V	0-10V
LINC2 120	120V	0-10V	1000mA	1000W	1000W	0-10V	0-10V



GARAGE SURFACE MOUNT
SEE ELECTRICAL

FC SL595

Dimensions

INSTALLATION

Mount to surface using supplied mounting hardware. Do not use other mounting hardware. Do not use other mounting hardware. Do not use other mounting hardware.

PERFORMANCE

Light Output: 1000 lumens
Beam Spread: 60°
Mounting Height: 8-10 ft

FC LIGHTING

FC SL595

FEATURES

- 1000 lumens
- 60° beam spread
- 8-10 ft mounting height
- 1000 lumens
- 60° beam spread
- 8-10 ft mounting height

ORDERING CODE

FC SL595

MODEL

FC SL595

PERFORMANCE

Light Output: 1000 lumens
Beam Spread: 60°
Mounting Height: 8-10 ft

GARAGE POLE MOUNTED FIXTURE
SEE ELECTRICAL

Kick™ - KS Medium Scale

FEATURES

- 1000 lumens
- 60° beam spread
- 8-10 ft mounting height
- 1000 lumens
- 60° beam spread
- 8-10 ft mounting height

ORDERING CODE

Kick KS

MODEL

Kick KS

PERFORMANCE

Light Output: 1000 lumens
Beam Spread: 60°
Mounting Height: 8-10 ft

Kick™ - KS Medium Scale

DATA SHEET

MODEL

Kick KS

PERFORMANCE

Light Output: 1000 lumens
Beam Spread: 60°
Mounting Height: 8-10 ft



Project Number	1000
Issued For Review	11.04.2019
Issued For Permit	06.03.2019
Issued For Construction	06.03.2019
Revised	
No.	Description

EXTERIOR LIGHTING

B210

VERTICAL FINS

CS Construction Specialties
 PROJECT: [REDACTED] REGION: [REDACTED]
 CLIENT: [REDACTED] DATE: [REDACTED]
 SIZE: [REDACTED] SHEET # 8 OF 8
 DWS: [REDACTED] DATE: [REDACTED]

CS Construction Specialties
 PROJECT: [REDACTED] REGION: [REDACTED]
 CLIENT: [REDACTED] DATE: [REDACTED]
 SIZE: [REDACTED] SHEET # 7 OF 8
 DWS: [REDACTED] DATE: [REDACTED]

CS Construction Specialties
 Architectural Grilles and Vision Barriers, Architectural Louvers and Sun Controls
 Standard - Metallic Colors

CS 20 New ANA 200 Powder Coat Finishes	CS 20 New ANA 200 Powder Coat Finishes	CS 20 New ANA 200 Powder Coat Finishes	CS 20 New ANA 200 Powder Coat Finishes	CS 20 New ANA 200 Powder Coat Finishes
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CS 20 New ANA 200 Powder Coat Finishes	CS 20 New ANA 200 Powder Coat Finishes	CS 20 New ANA 200 Powder Coat Finishes	CS 20 New ANA 200 Powder Coat Finishes	CS 20 New ANA 200 Powder Coat Finishes

HORIZONTAL LOUVERS

CS Construction Specialties
 MODEL VAC-384
 CS® (1)1 ANTI VIBRATION BARRIER

TEST DATA:
 Per ASCE 10-10 (ASCE 10)
 Tested with wind speed 100 mph (160 km/h)

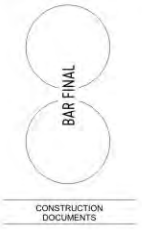
- Wind speed: 100 mph (160 km/h)
- Pressure: 10 psf (0.5 kPa)
- Airflow Classification: Class I

SUGGESTED SPECIFICATIONS:
 REFER TO [REDACTED] SECTION [REDACTED] OF THE [REDACTED] SPECIFICATIONS TO THE [REDACTED] CODE OF BEST PRACTICES FOR THE [REDACTED] CONSTRUCTION OF THE [REDACTED] BUILDING. THE [REDACTED] MANUFACTURER'S [REDACTED] TECHNICAL DATA SHEET [REDACTED] SHOULD BE REFERRED TO FOR FURTHER INFORMATION. THE [REDACTED] MANUFACTURER'S [REDACTED] TECHNICAL DATA SHEET [REDACTED] SHOULD BE REFERRED TO FOR FURTHER INFORMATION. THE [REDACTED] MANUFACTURER'S [REDACTED] TECHNICAL DATA SHEET [REDACTED] SHOULD BE REFERRED TO FOR FURTHER INFORMATION.

INSTALLATION: [REDACTED] SECTION [REDACTED] OF THE [REDACTED] SPECIFICATIONS TO THE [REDACTED] CODE OF BEST PRACTICES FOR THE [REDACTED] CONSTRUCTION OF THE [REDACTED] BUILDING. THE [REDACTED] MANUFACTURER'S [REDACTED] TECHNICAL DATA SHEET [REDACTED] SHOULD BE REFERRED TO FOR FURTHER INFORMATION. THE [REDACTED] MANUFACTURER'S [REDACTED] TECHNICAL DATA SHEET [REDACTED] SHOULD BE REFERRED TO FOR FURTHER INFORMATION.

FINISH: [REDACTED] SECTION [REDACTED] OF THE [REDACTED] SPECIFICATIONS TO THE [REDACTED] CODE OF BEST PRACTICES FOR THE [REDACTED] CONSTRUCTION OF THE [REDACTED] BUILDING. THE [REDACTED] MANUFACTURER'S [REDACTED] TECHNICAL DATA SHEET [REDACTED] SHOULD BE REFERRED TO FOR FURTHER INFORMATION. THE [REDACTED] MANUFACTURER'S [REDACTED] TECHNICAL DATA SHEET [REDACTED] SHOULD BE REFERRED TO FOR FURTHER INFORMATION.

Product Literature:
 Model: VAC-384 Rev: 11
 © 2014 Construction Specialties, Inc.
 Catalog No. VAC-384 Rev: 11
 January 2014



PERFORATED METAL PANEL AND OPAQUE RTU SCREEN

SEAS Southeastern Architectural Systems
 9325 Forsyth Park Drive, Charlotte, NC 28273
 Phone: (704) 896-5805 Fax: (704) 896-5812

CORrugATION PROFILES

COMMON FASTENERS:

- GRECO
- SCIROCCO
- OSTRO
- LEVANTE
- LIBRECCIO

EXPOSED FASTENERS:

- TRAMONTANA
- WIND ROSE

Website: www.seas-fr.com | Instagram: @southeasternarchitectural

SEAS Southeastern Architectural Systems
 9325 Forsyth Park Drive, Charlotte, NC 28273
 Phone: (704) 896-5805 Fax: (704) 896-5812

CORrugATION PROFILES

EXPOSED FASTENERS:

- PONENTE
- TRUE
- MAESTRO

METAL WALL FASTENERS:

- 1 1/8" Round x 1 1/2" Staggered Centers 1/4" Open Area
- 3/8" Round x 9/16" Staggered Centers 4/16" Open Area
- 3/16" Round x 1/4" Staggered Centers 3/16" Open Area
- 1 1/8" Round x 3 1/8" Staggered Centers 4/16" Open Area
- 1 1/8" Round x 1 1/4" Staggered Centers 3/16" Open Area
- 1 1/4" Round x 1 1/2" Staggered Centers 3/16" Open Area

Website: www.seas-fr.com | Instagram: @southeasternarchitectural

SLATE

CUPACLAD
 101 SERIES FASTENING METHOD
 101 Logic
 SIMPLE AND BALANCED

COMING TO 101 Logic (includes a patented design that resists uplift and wind suction) - THE ONLY FASTENING METHOD IN THE MARKET TODAY THAT IS BOTH SIMPLY AND BALANCED.

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COMING TO 101 Logic (includes a patented design that resists uplift and wind suction) - THE ONLY FASTENING METHOD IN THE MARKET TODAY THAT IS BOTH SIMPLY AND BALANCED.

WHITE BRICK

White Bricks: Alaska White Velour
 975 D-2007100

TYPE	TEXTURE	COMP.	CW	IRA	TEST REPORT	
PLANT 6	EXTRUDED	FEB	Velour (01)	13.021 psi	2.34	5.6

Cleaning Recommendation: [REDACTED]
 Alternative: [REDACTED]

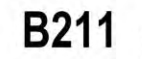
Available on Thin Brick

SIZE	WIDTH	HEIGHT	LENGTH	THIN FLAT BACK	THIN DOVETAIL	UNITS / SQ. FT.
4x8x16	3.625"	7.625"	15.625"	3/16"	3/16"	11.0
4x8x12	3.625"	7.625"	11.625"	3/16"	3/16"	14.55
4x8x8	3.625"	7.625"	7.625"	3/16"	3/16"	18.11
4x6x8	3.125"	7.625"	7.625"	3/16"	3/16"	21.78
4x6x4	3.125"	7.625"	3.625"	3/16"	3/16"	27.67



Project Number: [REDACTED]
 Issued for Review: 11.04.2019
 Issued for Permit: 03.03.2020
 Issued for Construction: 06.03.2020
 Revision: [REDACTED]
 No. Description: [REDACTED]

EXTERIOR MATERIALS



METAL SCREEN

Omega 1520

Product Specifications
 Finish, see direction

Material A307 Type 316 SS
Open Area 50%
Weight 1.88 lbs/sq ft
Max. width Up to 20' special order, 42' standard max.
Max. length Contact GKD

Available also with cables and track rolls up to 62' wide.

System Components
 Customized top supports
 Customized track - finish of top
 Flat & angle
 Flat with cable
 Cable
 2x5 Channel Drive
 Mechanical Channel for bar
 Stainless Steel
 Stainless Steel
 1/2" Landing Tube
 1/2" Track and Springs
 1/2" Spacers for top and system
 1/2" - Hooks and anchors

North American Headquarters
 North America
 GKD USA, Inc.
 825 Chesapeake Drive
 Cambridge MD 21613
 Street - 410.861.8428
 410.861.8428
 Fax - 410.271.0544
 metal@us.gkdfabrics.com

Applications
 Roof Malls
 Parking Facilities
 Covered Courts
 Large Open Spaces
 Covered Walkways
 Corridors
 Screen Partitions

Applications to meet The Green Building Council

Front	Side	Top
-------	------	-----

Omega 1520

Product Specifications
 Finish, see direction

Material A307 Type 316 SS
Open Area 50%
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Applications
 Roof Malls
 Parking Facilities
 Covered Courts
 Large Open Spaces
 Covered Walkways
 Corridors
 Screen Partitions

Applications to meet The Green Building Council

SOLAR CONTROL DATA NOTES:
 Test per EN 12415 (Data in heading). Determination of luminous and solar characteristics of glazing (EN 12415, per EN 12415). Test procedure follows standard test glazing - calculation of solar and light transmittance.
 Glazing system consists: Glazing - 1.176W/m²K, g-value - 0.82
 Note - visible light transmittance
 PFR - visible light reflectance
 g - Solar Heat Gain Coefficient (SHGC)

AWNING

markilux 5010

markilux 5010

The cassette awning - slim, strong and simply stylish

Design features
 The slim cassette awning with the unique design of the Markilux 5010 means that the cover profile is in the same colour as the fabric. This provides for a seamless appearance even when the awning is retracted. The awning is shaped, rounded and soft, providing the appearance of a slim, modern cassette awning. Customisable features, design shown as the last detail.

Technical highlights
 The 55 mm roller tube, covered in the highest quality anodized aluminium, ensures the best possible weather protection. The awning covers, made of durable fabric, is treated with UV and self-cleaning effect. Frame profile with integrated gutter and hidden water drainage system. When closed the rolling arms are protected from the weather by the cassette.

Additional features
 The Markilux covers an additional option on the design. Protection from the sun, the wind and impetuous gusts are all met. Fully-retractable roller with remote control for ease of use. Hand-wound motor operation (optional) with extensive weather protection for unobstructed front view. In the case of unusual operating conditions, the spring-assisted operation will enable you to close the awning manually to clear the gutter before closing and will ensure suitable to non-standard RAL colours. Compatible with a system.

markilux 5010

markilux 5010

The cassette awning - slim, strong and simply stylish

Design features
 The slim cassette awning with the unique design of the Markilux 5010 means that the cover profile is in the same colour as the fabric. This provides for a seamless appearance even when the awning is retracted. The awning is shaped, rounded and soft, providing the appearance of a slim, modern cassette awning. Customisable features, design shown as the last detail.

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AWNING FRAME FINISH

markilux 5010

Lounge style line
 off-white textured finish

stone grey metallic

carbonize metallic

Frame colours
 off-white textured finish - 3311
 stone grey metallic - 3312
 carbonize metallic - 3313

Frame profile and cap afterwards in standard colour

markilux 5010

Standard frame colours
 off-white textured finish - 3311
 stone grey metallic - 3312
 carbonize metallic - 3313

Optional accessories
 55mm roller tube with integrated gutter and hidden water drainage system
 Hand-wound motor operation (optional) with extensive weather protection for unobstructed front view
 In the case of unusual operating conditions, the spring-assisted operation will enable you to close the awning manually to clear the gutter before closing and will ensure suitable to non-standard RAL colours. Compatible with a system.

FIREISIST FINISH

THE BEST OF BOTH WORLDS

Specify FIREISIST® for an up-to-code fire-resistant awning and shade fabric that looks as good as it performs. Improved strength, durability, and weather-resistance make fabrication with FIREISIST easier than ever.



The Morris Group
 150 Morrison Dr., Suite 202
 Charleston, SC 29405
 ARCHITECTURE THE MORRIS GROUP INC.



CONSTRUCTION DOCUMENTS



The Morris
 150 Morrison Dr.
 Charleston, SC

Project Number	18003	
Issued for Review	11.04.2019	
Issued for Permit	06.03.2019	
Issued for Construction	06.03.2019	
Revisions		
No.	Description	Date

EXTERIOR MATERIALS

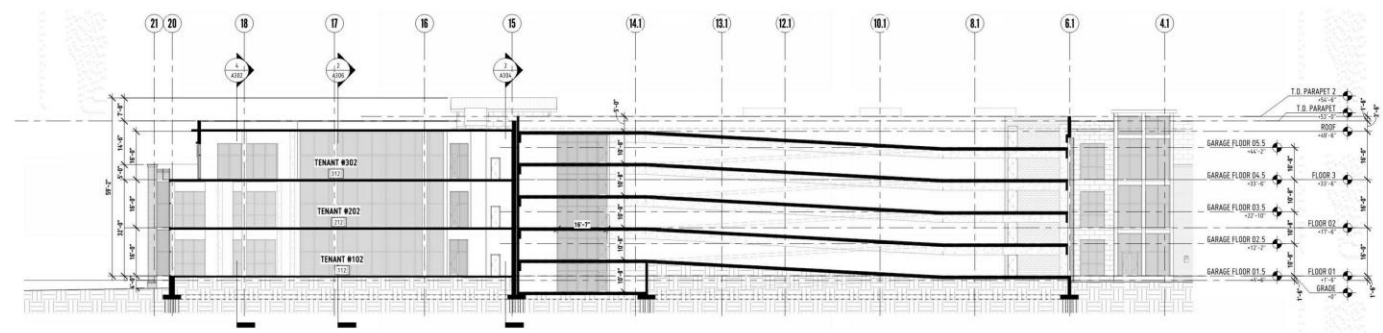
B212



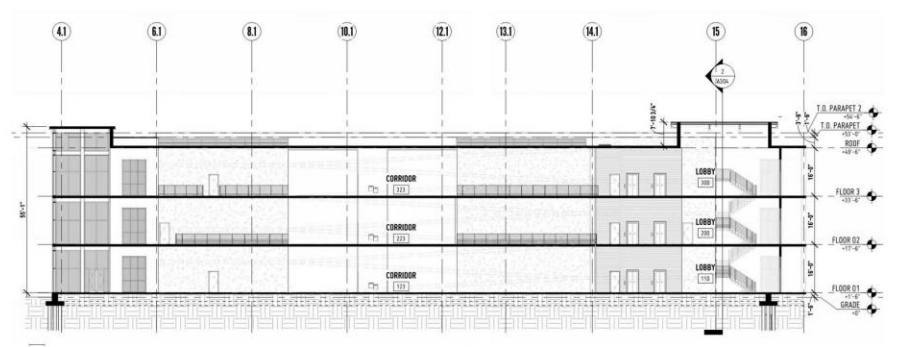
The Morrison Group
100 Marion Street, Suite 202
Cherokee, NC 28605
ARCHITECTURE THE MORRISON GROUP INC



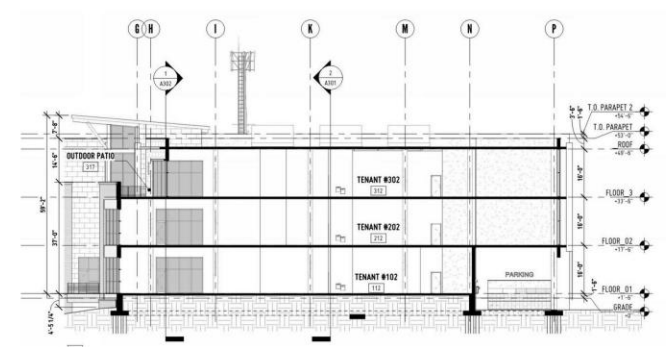
CONSTRUCTION DOCUMENTS



1 LONGITUDINAL SECTION @ PARKING GARAGE - PREVIOUS PROPOSAL
SCALE: 1/8" = 1'-0"



2 LONGITUDINAL SECTION @ CORRIDOR - PREVIOUS PROPOSAL
SCALE: 1/8" = 1'-0"



3 TRANSVERSE SECTION @ OFFICES - PREVIOUS PROPOSAL
SCALE: 1/8" = 1'-0"



The Morris
100 Marion St.
Cherokee, NC

No.	Description	Date

BUILDING SECTIONS - PREVIOUS PROPOSAL

B301

11/09/2018 4:59:58 PM



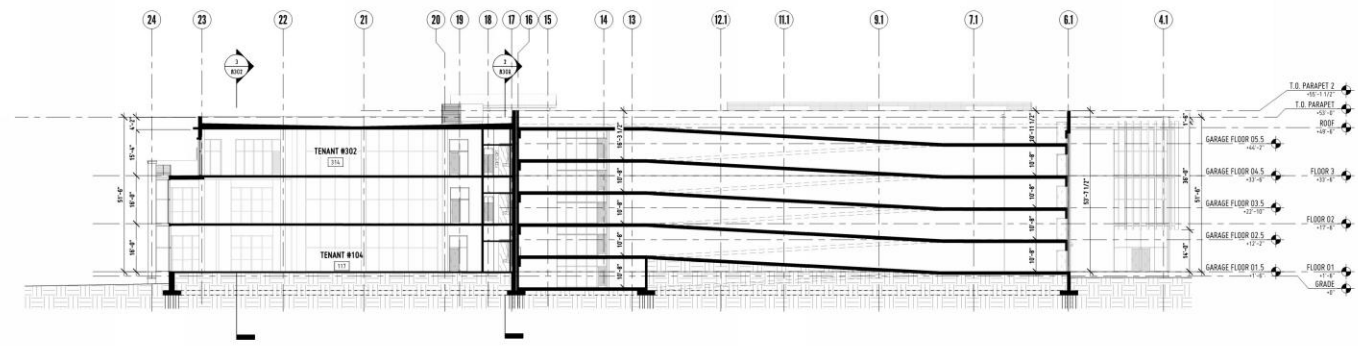
The Modeton Group
100 King Street East, Suite 202
Charlotte, NC 28405

ARCHITECTURE THEMODETONGROUP.NET

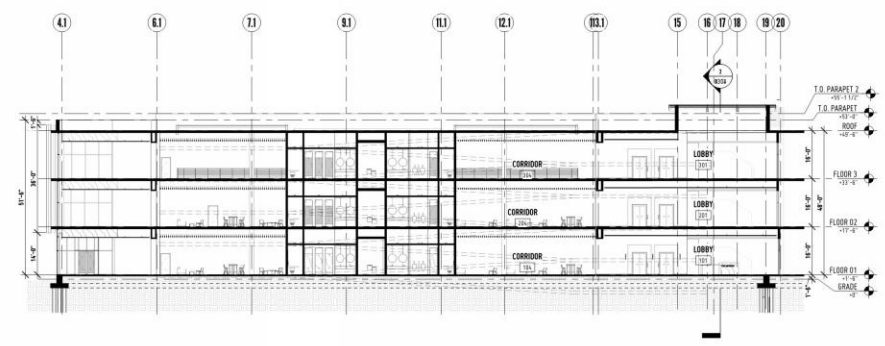


Professional seal for Laura Steddy

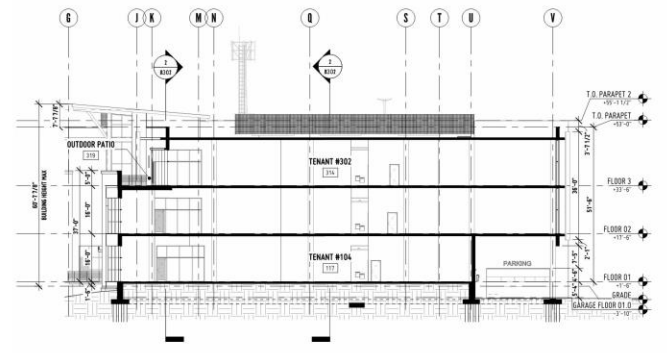
CONSTRUCTION DOCUMENTS



1 LONGITUDINAL SECTION @ PARKING GARAGE - CURRENT PROPOSAL
1/8" = 1'-0"



2 LONGITUDINAL SECTION @ CORRIDOR - CURRENT PROPOSAL
1/8" = 1'-0"



3 TRANSVERSE SECTION @ OFFICES - CURRENT PROPOSAL
1/8" = 1'-0"



The Morris
100 Morrison Dr.
Charlotte, NC

No.	Description	Date
Project Number	19003	
Issued for Review	11.04.2019	
Issued for Permit	08.03.2019	
Issued for Construction	08.03.2019	
Revisions		

BUILDING SECTIONS - PROPOSED

B302

11/10/2019 4:45:00 PM

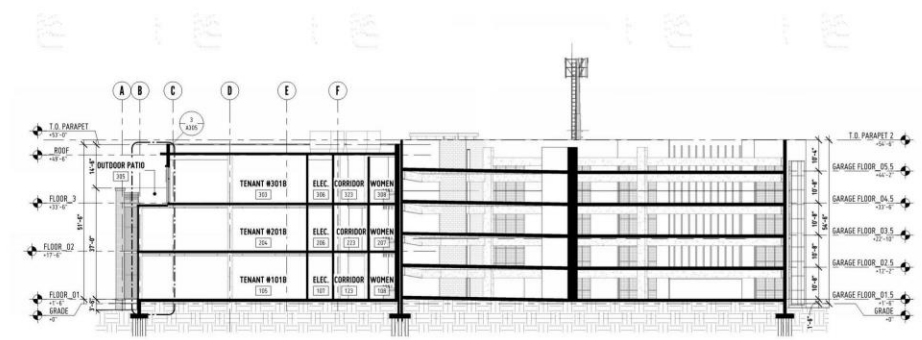


The Midleton Group
100 King Street East, Suite 202
Charlotte, NC 28405
ARCHITECTURE THEMIDLETONGROUP.NET

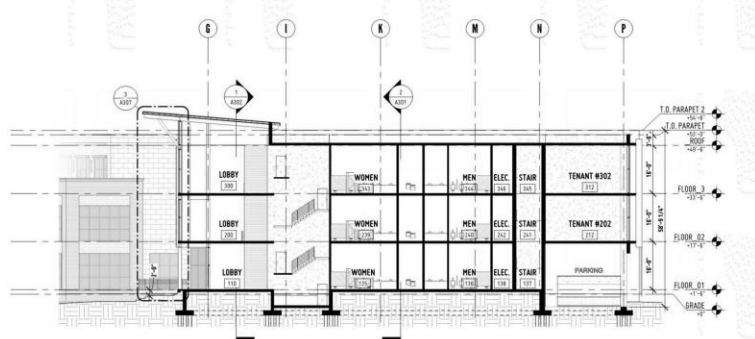


STATE OF SOUTH CAROLINA
REGISTERED ARCHITECT
M. PROBERT, SC
#10038
Laura Steddy

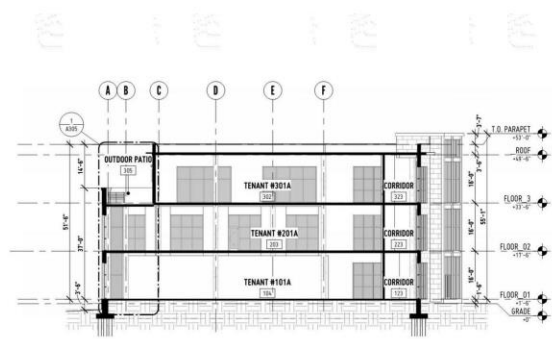
CONSTRUCTION DOCUMENTS



1 SECTION @ OFFICES AND PARKING GARAGE - PREVIOUS PROPOSAL
1/16" = 1'-0"



2 TRANSVERSE SECTION @ MAIN LOBBY - PREVIOUS PROPOSAL
1/16" = 1'-0"



3 TRANSVERSE SECTION @ OFFICES - PREVIOUS PROPOSAL
1/16" = 1'-0"



The Morris
100 Morrison Dr.
Charlotte, NC

No.	Description	Date
Project Number	19003	
Issued for Review	11.04.2019	
Issued for Permit	08.03.2019	
Issued for Construction	08.03.2019	
Revisions		

BUILDING SECTIONS -
PREVIOUS PROPOSAL

B303

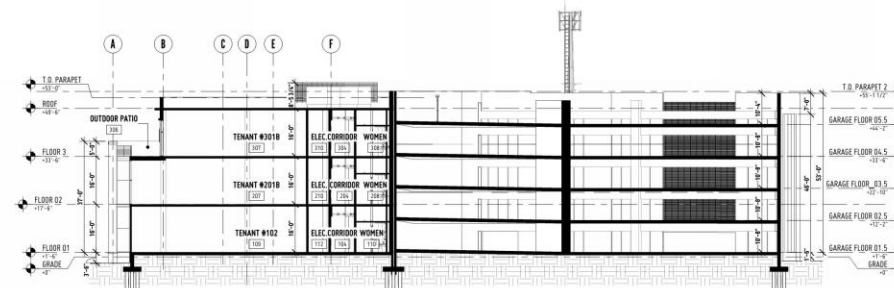


The McGraw-Hill Construction Information Group
100 New Street, Suite 202
Charlotte, NC 28405

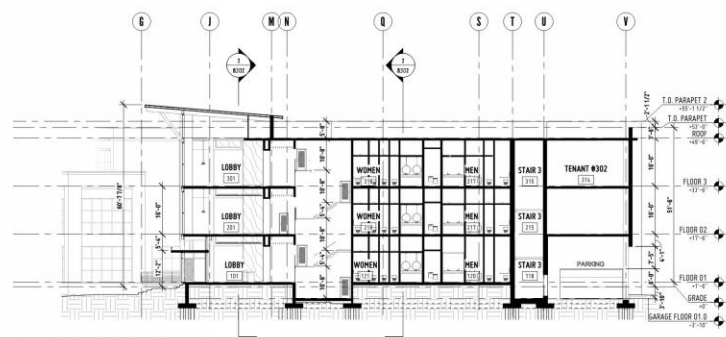
ARCHITECTURE: THEWOLFGROUP.NET



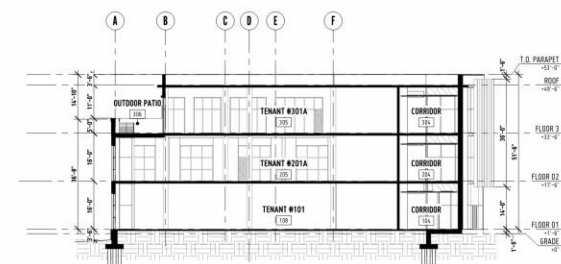
CONSTRUCTION DOCUMENTS



1 SECTION @ OFFICES AND PARKING GARAGE - CURRENT PROPOSAL
1/8" = 1'-0"



2 TRANSVERSE SECTION @ MAIN LOBBY - CURRENT PROPOSAL
1/8" = 1'-0"



3 TRANSVERSE SECTION @ OFFICES - CURRENT PROPOSAL
1/8" = 1'-0"



The Morris
100 Morrison Dr.
Charlotte, NC

No.	Description	Date
Project Number	19003	
Issued for Review	11.04.2019	
Issued for Permit	08.03.2019	
Issued for Construction	08.03.2019	

BUILDING SECTIONS - PROPOSED

B304



PERSPECTIVE LOOKING WEST AT MORRISON DRIVE / WILLIMAN STREET - PREVIOUS PROPOSAL



The Montis Group
100 MORRISON DRIVE, SUITE 200
CHARLESTON, SC 29403
ARCHITECTURE, INTERIORS, LANDSCAPE ARCHITECTURE



CONSTRUCTION
DOCUMENTS



The Montis
100 MORRISON DRIVE
CHARLESTON, SC

Project Number	1040	
Issued by The Owner	11.04.2019	
Issued by Permit	03.07.2019	
Issued by Construction	03.07.2019	
Revisions		
No.	Description	Date

RENDERING

B701

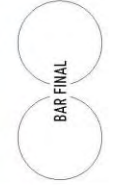


PERSPECTIVE LOOKING WEST AT MORRISON DRIVE / WILLIMAN STREET - CURRENT PROPOSAL



The Webster Group
100 WASHINGTON ST. SUITE 200
CHATTANOOGA, TN 37405

ARCHITECTURE THE WEBSTER GROUP P&T



CONSTRUCTION
DOCUMENTS



The Morris
100 MORRISON ST.
CHATTANOOGA, TN

Project Number:	1800
Issued For Review:	11.04.2018
Issued For Permit:	04.02.2019
Issued For Construction:	04.02.2019
Revisions:	
No.	Description Date

RENDERING

B702

11/08/18 10:48:07 AM



The Wagner Group
100 W. Main St.
Chattanooga, TN 37402

ARCHITECTURE THE WAGNER GROUP P.A.T.



CONSTRUCTION
DOCUMENTS



The Morris
100 W. Main St.
Chattanooga, TN

Project Number	10402	
Issued For Review	11.04.2019	
Issued For Permit	04.02.2019	
Issued For Construction	04.02.2019	
Revisions		
No.	Description	Date

RENDERING

B703

11/04/2019 10:45:04 AM



PERSPECTIVE LOOKING NORTH AT MORRISON DRIVE / PROJECT SITE - PREVIOUS PROPOSAL



The McGraw-Hill Companies
1221 Avenue of the Americas
New York, NY 10020

ARCHITECTURE THE MCGRAW-HILL GROUP/AMT



CONSTRUCTION DOCUMENTS



The Morris
100 Morrison Dr
Chattanooga, TN

Project Number	18040	
Issued For Review	11.04.2015	
Issued For Permit	04.02.2016	
Issued For Construction	04.02.2016	
Revisions		
No.	Description	Date

RENDERING

B704

11/04/2015 10:46:07 AM



PERSPECTIVE LOOKING NORTH AT MORRISON DRIVE / PROJECT SITE - CURRENT PROPOSAL



The Miller Group
1000 W. Main St.
Chattanooga, TN 37402

ARCHITECTURE THE MILLER GROUP INC.



CONSTRUCTION DOCUMENTS



The Morris
100 W. Main St.
Chattanooga, TN

Project Number	1060	
Issued for Review	11.04.2015	
Issued for Permit	03.03.2016	
Issued by Construction	03.03.2016	
Revisions		
No.	Description	Date



PERSPECTIVE LOOKING EAST AT MORRISON DRIVE / PROJECT SITE - PREVIOUS PROPOSAL

RENDERING

B705

11/03/2015 10:52 AM



PERSPECTIVE LOOKING EAST AT MORRISON DRIVE / PROJECT SITE - CURRENT PROPOSAL



The Morrison Group
1500 Long Street, 8th. Suite 300
Chattanooga, TN 37403

ARCHITECTURE, INTERIOR DESIGN & ART



CONSTRUCTION
DOCUMENTS



The Morris
1500 Morrison Dr.
Chattanooga, TN

Project Number:	18041	
Issued for Review:	11.03.2018	
Issued for Permit:	03.02.2019	
Issued for Construction:	03.03.2019	
Revisions:		
No.	Description	Date

RENDERING

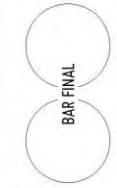
B706



PERSPECTIVE LOOKING FROM REAR SOUTH TOWARDS THE NORTH AT PROJECT SITE - PREVIOUS PROPOSAL



The Morrison Group
 1500 King Street E. Suite 300
 Channahon, IL 61018
 ARCHITECTURE, THE MORRISON GROUP, P.C.



CONSTRUCTION
 DOCUMENTS



The Morris
 1500 Morrison Dr.
 Channahon, IL

Project Number	10675	
Issued For Review	11/02/2016	
Issued For Permit	03/02/2016	
Issued For Construction	03/02/2016	
Revisions		
No.	Description	Date

RENDERING

B707



PERSPECTIVE LOOKING FROM REAR SOUTH TOWARDS THE NORTH AT PROJECT SITE - CURRENT PROPOSAL



The Morrison Group
1500 Rosslyn Dr. Suite 200
Chattanooga, TN 37403

ARCHITECTURE, INTERIOR DESIGN & ART



CONSTRUCTION
DOCUMENTS



The Morris
1500 Rosslyn Dr.
Chattanooga, TN

Project Number	1002	
Issued For Review	11.02.2016	
Issued For Permit	03.02.2016	
Issued For Construction	03.02.2016	
Revisions		
No.	Description	Date

RENDERING

B708



AERIAL VIEW AT CORNER PATIO / PROJECT SITE - PREVIOUS PROPOSAL



PERSPECTIVE LOOKING SOUTH AT BACK WALK - PREVIOUS PROPOSAL



AERIAL VIEW AT CORNER PATIO / PROJECT SITE - CURRENT PROPOSAL



PERSPECTIVE LOOKING SOUTH AT BACK WALK - CURRENT PROPOSAL



The Higgins Group
183 King Street, Ed. Suite 302
Charleston, SC 29402
ARCHITECTURE | INTERIORS | GROUP | FF&E



CONSTRUCTION
DOCUMENTS



The Morris
125 Morrison Ct.
Charleston, SC

Project Number	19543	
Issued for Review	11/04/2019	
Issued for Permit	09/24/2019	
Issued for Construction	09/01/2019	
Revisions		
No.	Description	Date

RENDERINGS

B709



PERSPECTIVE LOOKING SOUTH WEST FROM MORRISON DR. - PREVIOUS PROPOSAL



The Wagner Group
100 WASHINGTON ST. SUITE 200
CHARLESTON, SC 29405

ARCHITECTURE THE MORRIS COMPANY P.C.



CONSTRUCTION
DOCUMENTS



The Morris
1000 Morrison Dr.
Charleston, SC

Project Number	10000
Issued By	Forney
Issued By Date	11.04.2019
Issued By Project	04.02.2019
Issued By Contribution	04.02.2019
Revisions	
No.	Description Date

RENDERING

B710

11/04/2019 10:04 AM



The McGraw-Hill Companies
1221 Avenue of the Americas
New York, NY 10020

ARCHITECTURE THE MCGRAW-HILL GROUP/PAET



CONSTRUCTION DOCUMENTS



The Morris
100 Morrison Dr.
Channahon, IL

Project Number:	18040	
Issued For Review:	11.04.2018	
Issued For Permit:	04.02.2019	
Issued For Construction:	04.02.2019	
Revisions:		
No.	Description	Date



PERSPECTIVE LOOKING SOUTH WEST FROM MORRISON DR. - CURRENT PROPOSAL

RENDERING

B711

11/04/2018 10:46:07 AM

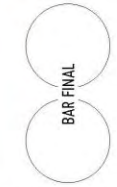


PERSPECTIVE LOOKING SOUTH EAST AT MAIN ENTRANCE - PREVIOUS PROPOSAL



The Weidner Group
1700 WASHINGTON ST. SUITE 202
CHARLOTTE, NC 28403

ARCHITECTURE THE WEIDNER GROUP INC.



CONSTRUCTION DOCUMENTS



The Morris
1000 WASHINGTON ST.
CHARLOTTE, NC

No.	Description	Date
Project Number	10000	
Issued For Review	11.04.2019	
Issued For Permit	08.02.2019	
Issued For Construction	08.02.2019	

RENDERING

B712

11/04/2019 10:00 AM



PERSPECTIVE LOOKING SOUTH EAST AT MAIN ENTRANCE - CURRENT PROPOSAL



The Webster Group
100 Water Street in Suite 202
Chattanooga, TN 37402

ARCHITECTURE THE WEBSTER GROUP P.A.



CONSTRUCTION
DOCUMENTS



The Morris
1000 Riverside Dr
Chattanooga, TN

Project Number:	10000
Issued for Review:	11.04.2015
Issued for Permit:	04.02.2016
Issued for Construction:	04.02.2016
Revisions:	
No.	Description Date

RENDERING

B713

11/04/2015 10:07 AM



PERSPECTIVE LOOKING NORTH WEST AT MAIN ENTRANCE - PREVIOUS PROPOSAL



The Higdon Group
1501 HUNTERS LANE, S.W. SUITE 200
CHARLOTTE, NC 28205

ARCHITECTURE: THE HIGDON GROUP P.A.



CONSTRUCTION
DOCUMENTS



The Morris
1510 WASHINGTON
CHARLOTTE, NC

No.	Description	Date
Project Number	1804	
Issued for Review	11.09.2018	
Issued for Permit	03.03.2019	
Issued by Construction	03.03.2019	

RENDERING

B714

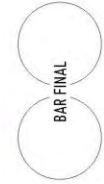
11/15/2018 10:00 AM



PERSPECTIVE LOOKING NORTH WEST AT MAIN ENTRANCE - CURRENT PROPOSAL



The McGinnis Group
1000 Peachtree St., Suite 2050
Chickasha, OK 73015
ARCHITECTURE, INTERIORS, LANDSCAPE



CONSTRUCTION
DOCUMENTS



The Morris
1000 Riverside Dr.
Chickasha, OK

Project Number	10843	
Issued for Review	11.04.2019	
Issued for Permit	09.02.2020	
Issued for Construction	09.04.2020	
Revisions		
NO.	Description	Date

RENDERING

B715



PERSPECTIVE FROM NORTH BRIGADE ST. LOOKING EAST AT REAR PARKING GARAGE - PREVIOUS PROPOSAL

Project Number	10560	
Issued for Review	11.04.2019	
Issued for Permit	09.03.2019	
Issued for Construction	09.03.2019	
Revisions		
NO.	DESCRIPTION	DATE



PERSPECTIVE FROM NORTH BRIGADE ST. LOOKING EAST AT REAR PARKING GARAGE - CURRENT PROPOSAL



The Miller Group
100 King Street East, Suite 202
Charlotte, NC 28405

ARCHITECTURE THEWOLFGROUP.NET



CONSTRUCTION DOCUMENTS



The Morris
100 Morrison Dr.
Charlotte, NC

Project Number	1800	
Issued for Review	11.04.2019	
Issued for Permit	08.03.2019	
Issued for Construction	08.03.2019	
Revisions		
No.	Description	Date

RENDERING

B717

11/04/19 3:58:09 PM



The Morrison Group
1500 Morrison Dr., Suite 200
Channahon, IL 61015

ARCHITECTURE THE MORRISON GROUP P.C.



CONSTRUCTION
DOCUMENTS



The Morris
1500 Morrison Dr.
Channahon, IL

Project Number	10042
Issued By Review	11.04.2019
Issued By Permit	03.03.2019
Issued By Construction	03.03.2019
Revisions	
No.	Description Date

RENDERING

B718

11/03/2019 09:54 AM



PERSPECTIVE FROM BRIGADE ST. AND MORRISON DR. LOOKING EAST TOWARDS MAIN ENTRANCE - CURRENT PROPOSAL



The Wagner Group
100 W. MARKET ST. SUITE 200
CHARLOTTE, NC 28205

ARCHITECTURE THE WAGNER GROUP P&T



CONSTRUCTION
DOCUMENTS



The Morris
1080 Morrison Dr.
Charlotte, NC

Project Number	1080	
Issued For Review	11.04.2019	
Issued For Permit	04.02.2019	
Issued For Construction	04.02.2019	
Revisions		
No.	Description	Date

RENDERING

B719

11/08/2019 10:45 AM



PERSPECTIVE LOOKING NORTH AT MORRISON DRIVE MAIN ENTRANCE AT NIGHT - CURRENT PROPOSAL



PERSPECTIVE LOOKING NORTH AT MORRISON DRIVE MAIN ENTRANCE AT NIGHT - CURRENT PROPOSAL



The Wagner Group
100 WASHINGTON ST. SUITE 200
CHESAPEAKE, VA 23045

ARCHITECTURE THE WAGNER GROUP P.A.C.



CONSTRUCTION
DOCUMENTS



The Morris
1080 Morrison Dr.
Chesapeake, VA

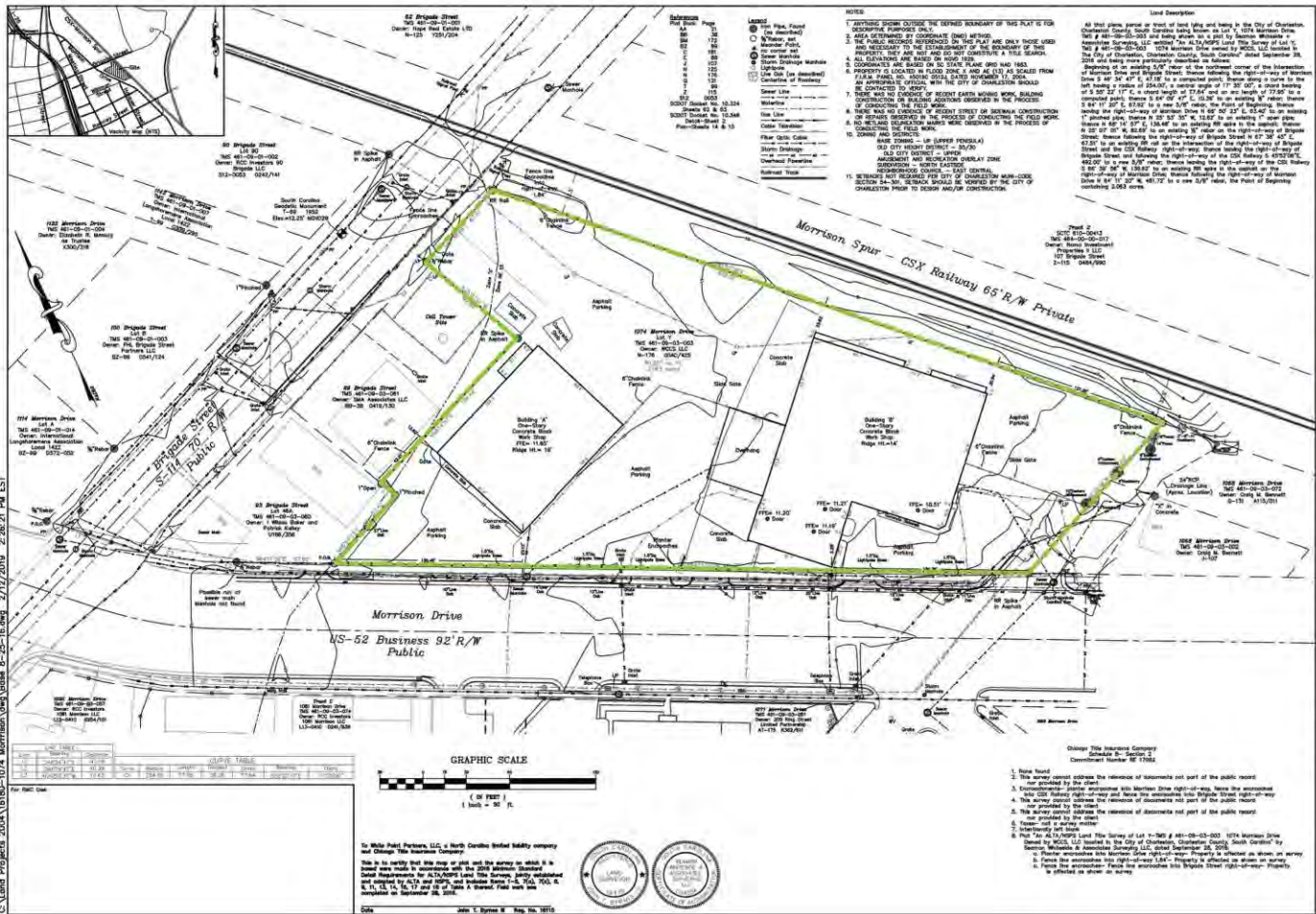
Project Number	1080	
Issued By	Sanford	
Issued By Date	11.04.2019	
Issued By Project #	04.02.2019	
Issued By Construction	04.02.2019	
Revisions		
No.	Description	Date

RENDERING

B720

11/04/2019 10:46:14 AM

C:\Users\Projects\2004\B800-074 Morrison\Views\B800_5-25-16.dwg 2/12/2016 2:36:21 PM EST



THE INSTITUTIONAL SURVEYING & MAPPING COMPANY, INC. CHARLESTON, SC 29405



CONSTRUCTION DOCUMENTS



The Morris

Project Name	10180
Project Location	1074 MORRISON DRIVE
Project Number	10180
Project Date	09/28/16
Project Status	Final

SURVEY

B800

AN ALTA'S PERS LAND TITLE SURVEY OF LOT 1, TMS # 461-09-03-003 1074 MORRISON DRIVE LOCATED IN THE CITY OF CHARLESTON CHARLESTON COUNTY, SOUTH CAROLINA

1074 Morrison Drive
 Charleston, SC 29407
 (843) 798-8880

SWA **surveying**

DATE: September 28, 2016
DRAWN BY: JTB
CHECKED BY: JTB
JOB: 10180
DWG: B800-5-25-16
SHEET: 1 OF 1



The McGraw-Hill Group
11000 Rockledge Dr., Suite 202
Channahon, IL 61015
ARCHITECTURE | INTERIORS | GROUP | INC.



CONSTRUCTION DOCUMENTS



The Morris
100 Morrison Dr.
Channahon, IL

Project Number	1804	
Issued for Review	11.04.2018	
Issued for Permit	05.07.2019	
Issued for Construction	05.07.2019	
Revisions		
No.	Description	Date



VICINITY MAP - SITE PHOTO LOCATIONS



1



2



3



4



5



6

SITE PHOTOS - 1074 MORRISON DRIVE

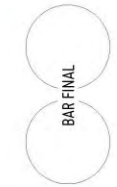
B801

11/08/2018 11:02 PM



The McGraw-Hill Group
1100 North 15th Street
Channahon, IL 61015

ARCHITECTURE TECHNOLOGY GROUP INC.



CONSTRUCTION DOCUMENTS



The Morris
100 Morrison Dr.
Channahon, IL

Project Number	1803	
Issued for Review	11.04.2018	
Issued for Permit	05.01.2019	
Issued for Construction	06.01.2019	
Revisions		
No.	Description	Date



VICINITY MAP - SITE IN RELATION TO "NOMO" NEIGHBORHOOD



1 - LOOKING WEST FROM MORRISON DRIVE / ROMNEY STREET



2 - LOOKING WEST FROM MORRISON DRIVE / ISABELLA STREET



3 - LOOKING WEST AT MORRISON DRIVE / WILLIMAN STREET



4 - LOOKING WEST AT MORRISON DRIVE / PROJECT SITE



5 - LOOKING WEST FROM BRIGADE STREET / RAIL LINE



6 - LOOKING EAST FROM BRIGADE STREET / MEETING STREET

STREETSCAPE PHOTOS

B802

11/08/2018 1:55 PM



The McGraw-Hill Group
1100 North 15th Street
Channahon, IL 61018

ARCHITECTURE TECHNOLOGY GROUP, INC.



CONSTRUCTION DOCUMENTS



The Morris
100 Morrison Dr.
Channahon, IL

Project Number	1803	
Issued for Review	11.04.2018	
Issued for Permit	05.07.2019	
Issued for Construction	05.07.2019	
Revisions		
No.	Description	Date



VICINITY MAP - ADJACENT STRUCTURES



1 - 1049 MORRISON DRIVE



2 - 1063 MORRISON DRIVE



3 - 120 WILLIMAN STREET



4 - 126 WILLIMAN STREET



5 - 1071 MORRISON DRIVE



6 - 1081 MORRISON DRIVE

ADJACENT STRUCTURE PHOTOS

B803

11/08/2018 11:54 AM



The Miller Group
100 King Street, 6th Floor
Chapel Hill, NC 27514

ARCHITECTURE THEMUDLOTOGROUP.PE



CONSTRUCTION DOCUMENTS



The Morris
100 Morrison Dr.
Chapel Hill, NC

Project Number	1804	
Issued for Review	11.04.2018	
Issued for Permit	05.01.2019	
Issued for Construction	06.01.2019	
Revisions		
No.	Description	Date



VICINITY MAP - ADJACENT STRUCTURES



7 - 1085 MORRISON DRIVE



8 - 1111 MORRISON DRIVE



9 - 1068 MORRISON DRIVE



10 - 100 BRIGADE STREET



11 - 1114 MORRISON DRIVE



12 - 1122 MORRISON DRIVE

ADJACENT STRUCTURE PHOTOS

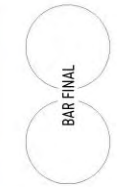
B804

11/06/2018 1:55 PM



The McGraw-Hill Group
1100 North 15th Street
Channahon, IL 61015

ARCHITECTURE TECHNOLOGY GROUP, INC.



CONSTRUCTION DOCUMENTS



The Morris
100 Morrison Dr.
Channahon, IL

Project Number	1805	
Issued for Review	11.04.2019	
Issued for Permit	05.07.2019	
Issued for Construction	05.07.2019	
Revisions		
No.	Description	Date



VICINITY MAP - ADJACENT STRUCTURES



13 - 90 BRIGADE STREET



14 - 62 BRIGADE STREET



15 - 89 BRIGADE STREET



16 - 796 MEETING STREET



17 - 145 WILLIMAN STREET



18 - 1142 MORRISON DRIVE

ADJACENT STRUCTURE PHOTOS

B805

11/08/2019 11:04 PM



VICINITY MAP - SITE IN RELATION TO RECENTLY APPROVED/BUILT PROJECTS



1 - 850 MORRISON DRIVE



3 - 999 MORRISON DRIVE



5 - 6 HUGUENIN STREET



2 - 930 MORRISON DRIVE



4 - 55 ROMNEY STREET



6 - 1304 MEETING STREET



The McGraw-Hill Group
1100 North 15th Street, Suite 200
Chapel Hill, NC 27615

ARCHITECTURE | INTERIORS | GROUP | INC.



CONSTRUCTION DOCUMENTS



The Morris
100 Morrison Dr.
Chapel Hill, NC

Project Number	18043	
Issued for Review	11.04.2019	
Issued for Permit	05.01.2019	
Issued for Construction	05.01.2019	
Revisions		
No.	Description	Date

URBAN CONTEXT PHOTOS

B806

11/06/2019 1:55:07 PM



HALF MILE NORTH: CHARLESTON, SC



1 COOL BLOW: CHARLESTON, SC



PACIFIC BOX & CRATE: CHARLESTON, SC



The Miller Group
100 King Street, Suite 202
Charleston, SC 29405

ARCHITECTURE | INTERIORS | GROUP | FF



CONSTRUCTION
DOCUMENTS



The Morris
100 Morris Ct.
Charleston, SC

Project Number	1843	
Issued for Review	11.04.2019	
Issued for Permit	05.01.2019	
Issued for Construction	06.01.2019	
Revisions		
No.	Description	Date

PRECEDENT PROJECTS

B807

11/05/2019 4:58 PM



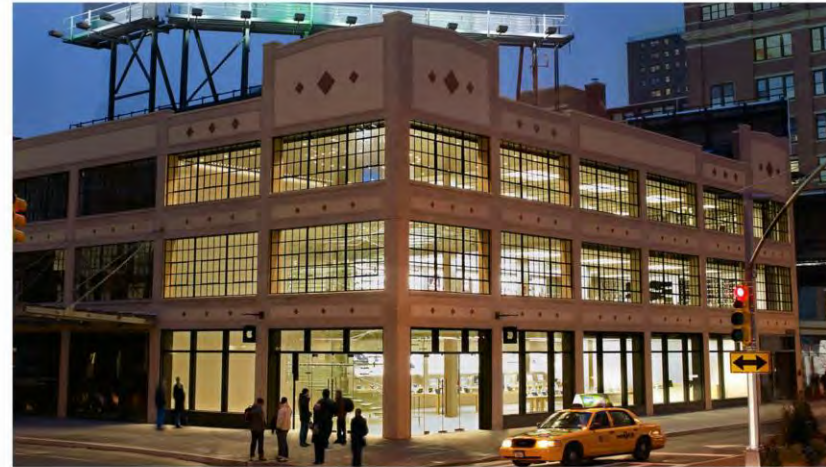
CIGAR FACTORY: CHARLESTON, SC



MEATPACKING DISTRICT: NEW YORK CITY, NY



GARCO MILL: NORTH CHARLESTON, SC



The Morris Group
1000 Broad St., Suite 202
Charleston, SC 29405
ARCHITECTURE | INTERIORS | GROUP | FF



CONSTRUCTION DOCUMENTS



The Morris
100 Morris Ct.
Charleston, SC

Project Number	1803	
Issued for Review	11.04.2018	
Issued for Permit	05.01.2019	
Issued for Construction	06.01.2019	
Revisions		
No.	Description	Date

PRECEDENT PROJECTS

B808

11/05/2018 11:09 PM



The Morris Group
1030 Morris Dr. Suite 202
Chattanooga, TN 37405
ARCHITECTURE | INTERIORS | GROUP | FF

SITE INFORMATION

ADDRESS: 1074 MORRISON DR.
TMC#: 461-09-03-003
SITE AREA: 2.062 ACRES (88,867 SQ. FT.)
ZONING: UP (UPPER PENINSULA)
OVERLAYS: OLD CITY HEIGHT DISTRICTS 4-12
AMUSEMENT & RECREATION
HISTORIC CORRIDOR DISTRICT
NORTH EASTSIDE
SUBDIVISION:

THE UPPER PENINSULA, UP DISTRICT IS INTENDED TO ACCOMMODATE A MIXTURE OF DENSE RESIDENTIAL AND COMMERCIAL USES AND TALLER BUILDINGS IN THE UPPER PORTION OF THE PENINSULA THROUGH THE USE OF INCENTIVES DESIGNED TO PROMOTE ECOLOGY, MOBILITY, ENERGY EFFICIENCY, DIVERSE HOUSING AND PRIVATELY MAINTAINED OUTDOOR SPACES ACCESSIBLE TO THE PUBLIC.
OLD CITY HEIGHT DISTRICTS 4-12: MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED FOUR STORIES. ADDITIONAL STORIES, UP TO A MAXIMUM OF 12 STORIES SHALL BE PERMITTED BASED ON MEETING SPECIFIC PERFORMANCE STANDARDS AS DEFINED IN SECTION 54- 201.
BAR DEMOLITION FOR EXISTING BUILDINGS - APPROVED, 11/14/2018



CONSTRUCTION DOCUMENTS



The Morris
1030 Morris Dr.
Chattanooga, TN

Project Number	18043	
Issued for Review	11/04/2018	
Issued for Permit	05/01/2019	
Issued for Construction	05/01/2019	
Revision		
No.	Description	Date

SITE ANALYSIS -
DEMOLITION

B809

11/06/2018 1:59 PM



1 DEMOLITION SITE PLAN
TRUE NORTH
1" = 30'-0"



The McGraw-Hill Companies
 ARCHITECTURE & INTERIORS GROUP



1 SITE ANALYSIS-DEMOLITION SITE PLAN
 1/31/2019 11:30 AM

SITE INFORMATION

ADDRESS: 1074 MORRISON DR
 TMSR: 481-09-03-003
 SITE AREA: 2.002 ACRES (89,853 SQ. FT.)
 ZONING: UP (UPPER PENINSULA)
 OVERLAYS: OLD CITY HEIGHT DISTRICTS 4-12; AMUSEMENT & RECREATION
 SUBDIVISION: HISTORIC TOWNHOM DISTRICT; NORTH EASTSIDE

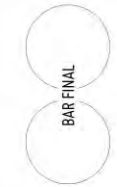
THE UPPER PENINSULA, UP DISTRICT IS INTENDED TO ACCOMMODATE A MIXTURE OF SINGLE RESIDENTIAL AND COMMERCIAL USES AND TALLER BUILDINGS IN THE UPPER PORTION OF THE PENINSULA THROUGH THE USE OF INCENTIVES. DESIGNED TO PROMOTE ECOLOGY, MOBILITY, ENERGY EFFICIENCY, DIVERSE HOUSING AND PRIVATELY MAINTAINED OUTDOOR SPACES ACCESSIBLE TO THE PUBLIC.

OLD CITY HEIGHT DISTRICTS 4-12: MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED FOUR STORIES. ADDITIONAL STORIES, UP TO A MAXIMUM OF 12 STORIES SHALL BE PERMITTED BASED ON MEETING SPECIFIC PERFORMANCE STANDARDS AS DEFINED IN SECTION 54- 201.

BAR DEMOLITION FOR EXISTING BUILDINGS - APPROVED, 11/14/2018

FLOOD ZONE:	AE-13
FREE BOARD:	1'-0"
FEMA FLOOD MAP:	45018 C05122
EXISTING GRADE:	VARIABLE 0'-0" TO 8'-0" AMS
BASE GRADE LEVEL:	12'-6" AMS (0'-0")
DESIGN FLOOD LEVEL:	14'-0" AMS (2'-6")

FOR PLAN PURPOSES, THE BASE GRADE (0'-0") IS SET AT 12'-6" AMS. FINISH OF FIRST FLOOR TO BE LOCATED AT 14'-0", OR 1'-6" ABOVE BASE GRADE. LOWEST PORTION OF SITE AT SIDEWALK NEAR 1068 MORRISON DR. IS 8'-1" AMS. OR -4'-5" BELOW BASE GRADE.



CONSTRUCTION DOCUMENTS



The Morris
 1025 Morrison Dr.
 Charleston, SC

Project Number:	1883	
Issued for Permit:	11/24/2018	
Issued for Permit:	05/21/2019	
Issued for Construction:	05/21/2019	
Revision:		
No.	Description	Date

SITE ANALYSIS - TOPOGRAPHY

B810

11/06/2018 1:00 PM



The Morris Group
1000 Morris Dr., Suite 200
Channahon, IL 61015

ARCHITECTURE + INTERIORS GROUP



CONSTRUCTION DOCUMENTS



The Morris
1000 Morris Dr.
Channahon, IL

Project Number	1883
Issued for Permit	11.04.2019
Issued for Permit	05.01.2019
Issued for Construction	05.01.2019
Revision	
No.	Description

SITE ANALYSIS -
CONCEPTUAL LAYOUT

B811

11/05/2019 1:02 PM

SITE INFORMATION

ADDRESS: 1074 MORRISON DR.
TOWN: 467-08-03-003
SITE AREA: 2.063 ACRES (REQUEST 08, FT.)
ZONING: UP (UPPER PENNSYLVANIA)
OVERLAYS: OLD CITY HEIGHT DISTRICTS 4-12
AMENDMENT & RECREATION
DISTRICT EDWARDS DISTRICT
NORTH-EASTSIDE

SUBDIVISION:
THE UPPER PENNSYLVANIA UP DISTRICT IS INTENDED TO ACCOMMODATE A MIXTURE OF SINGLE RESIDENTIAL AND COMMERCIAL USES AND TALLEST BUILDINGS IN THE UPPER PORTION OF THE PENNSYLVANIA THROUGH THE USE OF HEIGHTIVES DESIGNED TO PROMOTE ECOLOGY, MOBILITY, ENERGY EFFICIENCY, DIVERSE HOUSING AND PRIVATELY MAINTAINED OUTDOOR SPACES ACCESSIBLE TO THE PUBLIC.

OLD CITY HEIGHT DISTRICTS 4-12: MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED FOUR STORIES. ADDITIONAL STORIES, UP TO A MAXIMUM OF 12 STORIES SHALL BE PERMITTED BASED ON MEETING SPECIFIC PERFORMANCE STANDARDS AS SET FORTH IN SECTION 54-1-201.

BAR DEMOLITION FOR EXISTING BUILDINGS - APPROVED 11/14/2019

FLOOR TO FLOOR HEIGHT: 10'-0"
FIRE BOARD: 1'-0"
FEMA FLOOD MAP: 45019 205122
EXISTING GRADE: VARIES 11'-0" TO 10'-0" AMSL
BASE GRADE LEVEL: 12'-0" AMS (1'-0" FT)
DESIGN FLOOR LEVEL: 14'-0" AMS (2'-0" FT)

FOR PLAN PURPOSES, THE BASE GRADE IS AT 11'-0" AT 12'-0" ANGLE FINISH OF FIRST FLOOR TO BE LOCATED AT 14'-0" OR 1'-0" ABOVE BASE GRADE. LOWEST PORTION OF SITE AT SIDEWALK NEAR 1088 MORRISON DR IS 8'-0" AMS OR -4'-0" BELOW BASE GRADE.

BUILDING FOOTPRINT (GROSS SQUARE FEET)

BUILDING 1:	15,987 GSF
BUILDING 2:	12,650 GSF
CORRIDOR/CORE:	4,809 GSF
TOTAL:	33,446 GSF

PARKING GARAGE: 22,722 GSF

BUILDING AREA (GROSS SQUARE FEET)

BUILDING 1:	42,239 GSF
BUILDING 2:	42,200 GSF
CORRIDOR/CORE:	14,484 GSF
TOTAL:	98,732 GSF

PARKING GARAGE: 113,610 GSF

STORIES

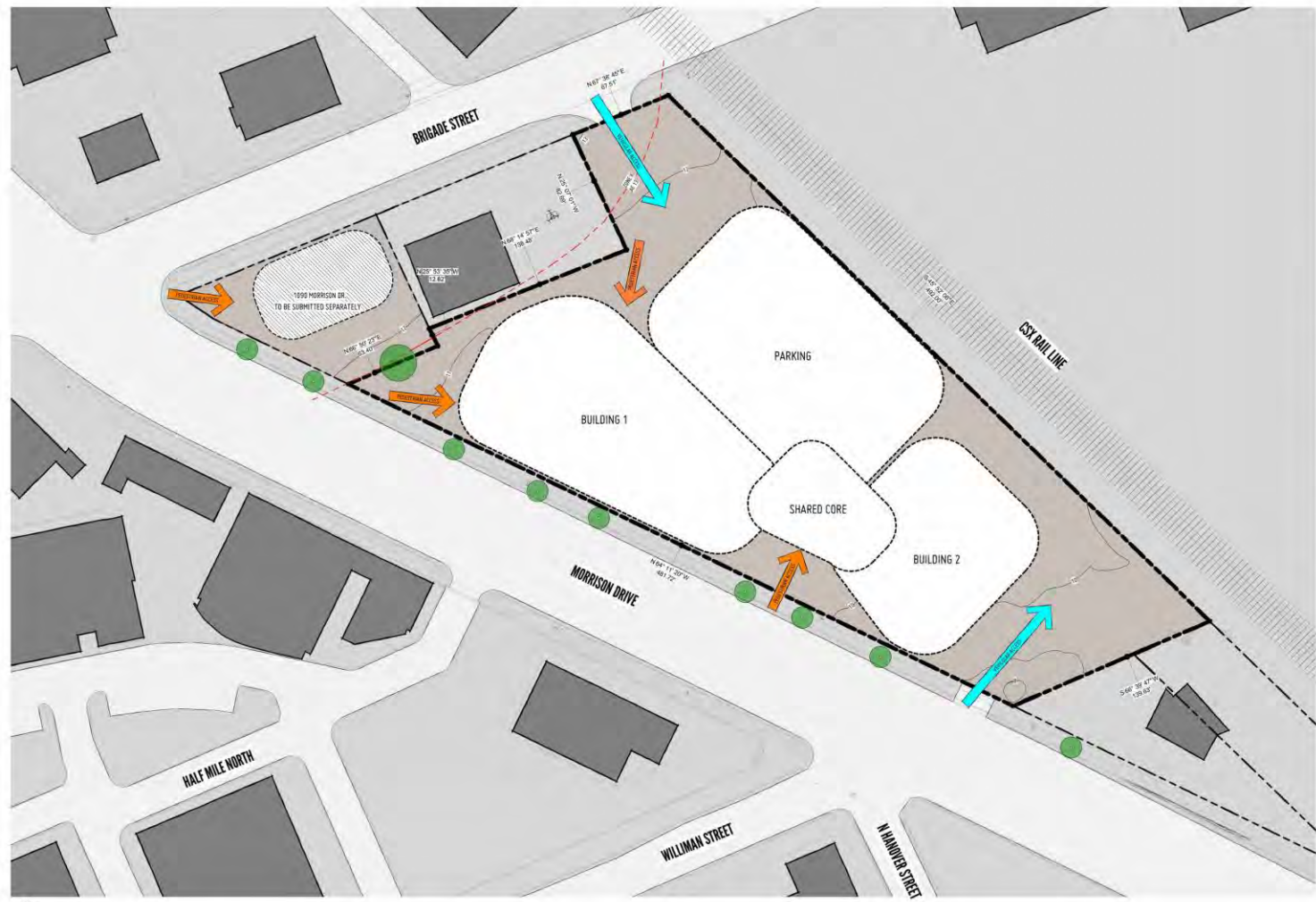
BUILDINGS:	3
PARKING GARAGE:	5

FLOOR TO FLOOR HEIGHT

BUILDING 1:	16'-0"
BUILDING 2:	16'-0"
CORRIDOR/CORE:	10'-0"
PARKING GARAGE:	10'-0"

PARKING REQUIREMENTS

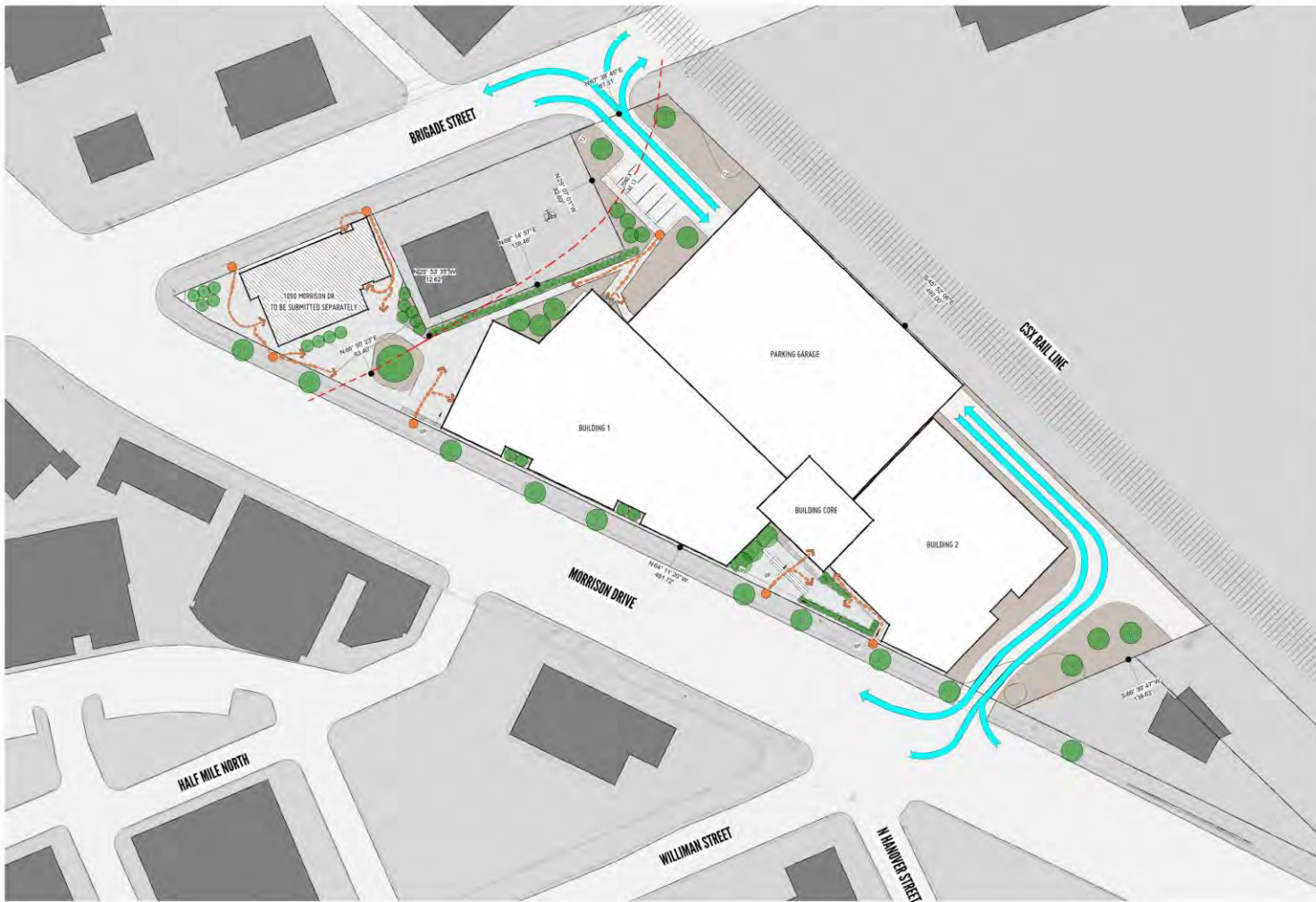
REQUIRED:	169 (2 PER 1000SF)
PROVIDED:	APPROX. 325 (4 PER 1000 SF)



1 SITE ANALYSIS - CONCEPTUAL LAYOUT
1/4" = 1'-0" (1/8" = 1'-0")



The McGraw Group
1000 Market Street, Suite 200
Channahon, IL 61015
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING



1 SITE ANALYSIS-DEMOLITION SITE PLAN
1" = 40'-0"

SITE INFORMATION

ADDRESS: 1074 MORRISON DR.
TOWN: 461-09-03-003
SITE AREA: 2.683 ACRES (92,857 SQ. FT.)
ZONING: UP (UPPER PENINSULA)
OVERLAYS: OLD CITY HEIGHT DISTRICTS 4-12
AMUSEMENT & RECREATION
HISTORIC CORRIDOR DISTRICT
NORTH EASTSIDE
SUBDIVISION:

THE UPPER PENINSULA, UP DISTRICT IS INTENDED TO ACCOMMODATE A MIXTURE OF DENSE RESIDENTIAL AND COMMERCIAL AND USES AND TALLER BUILDINGS IN THE UPPER PORTION OF THE PENINSULA THROUGH THE USE OF INCENTIVES DESIGNED TO PROMOTE ECOLOGY, MOBILITY, ENERGY EFFICIENCY, DIVERSE HOUSING AND PRIVATELY MAINTAINED OUTDOOR SPACES ACCESSIBLE TO THE PUBLIC.
OLD CITY HEIGHT DISTRICTS 4-12: MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED FOUR STORIES. ADDITIONAL STORIES, UP TO A MAXIMUM OF 12 STORIES SHALL BE PERMITTED BASED ON MEETING SPECIFIC PERFORMANCE STANDARDS AS DEFINED IN SECTION 54- 201.

BAR DEMOLITION FOR EXISTING BUILDINGS - APPROVED, 11/14/2018

FLOOD ZONE: AE-13
FREE BOARD: 2'-0" (PLANNED FORD)
FEMA FLOOD MAP: 45019 E0512J
EXISTING GRADE: VARIES (13'-0" TO 8'-0" AMS)
BASE GRADE LEVEL: 12'-4" AMS (0'-0")
DESIGN FLOOD LEVEL: 15'-0" AMS (2'-8")

FOR PLAN PURPOSES, THE BASE GRADE (0'-0") IS SET AT 12'-8" AMS. FINISH OF FIRST FLOOR TO BE LOCATED AT 15'-0" OR 2'-0" ABOVE BASE GRADE. LOWEST PORTION OF SITE AT SIDEWALK NEAR 1084 MORRISON DR. IS 8'-1" AMS OR -4'-5" BELOW BASE GRADE.

BUILDING FOOTPRINT (GROSS SQUARE FEET)
BUILDING 1: 15,987 GSF
BUILDING 2: 12,850 GSF
CORRIDOR/CORE: 4,828 GSF
TOTAL: 33,665 GSF

PARKING GARAGE: 22,722 GSF

BUILDING AREA (GROSS SQUARE FEET)
BUILDING 1: 42,239 GSF
BUILDING 2: 42,005 GSF
CORRIDOR/CORE: 14,484 GSF
TOTAL: 98,732 GSF

PARKING GARAGE: 113,810 GSF

STORIES
BUILDINGS: 3
PARKING GARAGE: 5

FLOOR TO FLOOR HEIGHT
BUILDING 1: 16'-0"
BUILDING 2: 16'-0"
CORRIDOR/CORE: 16'-0"
PARKING GARAGE: 10'-8"

PARKING REQUIREMENTS
REQUIRED: 159 (2 PER 1000 SF)
PROVIDED: APPROX. 325 (4 PER 1000 SF)



CONSTRUCTION DOCUMENTS



The Morris
1000 Market St.
Channahon, IL

Project Number:	1883
Issued for Permit:	11.04.2018
Issued for Permit:	05.01.2019
Issued for Construction:	05.01.2019
Revisions:	
No.	Description

SITE ANALYSIS - PEDESTRIAN & VEHICULAR CIRCULATION

B812

11/08/2018 1:03 PM

LANDSCAPE



INFILTRATION AREA IN R.O.W



URBAN MEADOWS



POLLINATOR / BEE LAWN IN R.O.W



SCREEN FENCE

SITE FURNISHINGS /



BENCHES



PAVING TRANSITION



SITE FURNITURE



PLANTERS



PLAZA WITH FLEXIBLE SEATING

- LEGEND**
- A. DUMPSTER LOCATION
 - B. PERMEABLE PAVERS
 - C. COURTYARD / MAIN ACCESS TO OFFICE BUILDING
 - D. COURTYARD / MAIN ACCESS TO RETAIL
 - E. COURTYARD/ MAIN ACCESS TO BUILDING #2
 - F. RAMP
 - G. STREET TREES
 - H. INFILTRATION AREAS
 - I. RAIN GARDEN IN R.O.W.
 - J. EXISTING TREE



OVERALL SITE PLAN

1080-1090 Morrison Drive

November, 2019 | Charleston, South Carolina



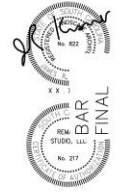


1080 Morrison Dr

Charleston, South Carolina

LOCATION
1080 Morrison Dr.
November 1, 2019

SCHEDULE OF DRAWINGS	
SHEET NO.	DESCRIPTION
L100	OVERALL SITE PLAN
L101	ENLARGED SITE PLAN
L102	ENLARGED SITE PLAN
L103	ENLARGED SITE PLAN
L200	OVERALL LANDSCAPE PLAN
L201	ENLARGED LANDSCAPE PLAN
L202	ENLARGED LANDSCAPE PLAN
L203	ENLARGED LANDSCAPE PLAN
L204	OVERALL SITE LIGHTING
L205	SCHEDULE & NOTES
L206	PLANTING DETAILS
L300	SITE DETAILS
L301	SITE DETAILS



CONSTRUCTION DOCUMENTS



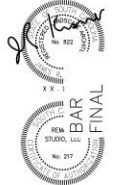
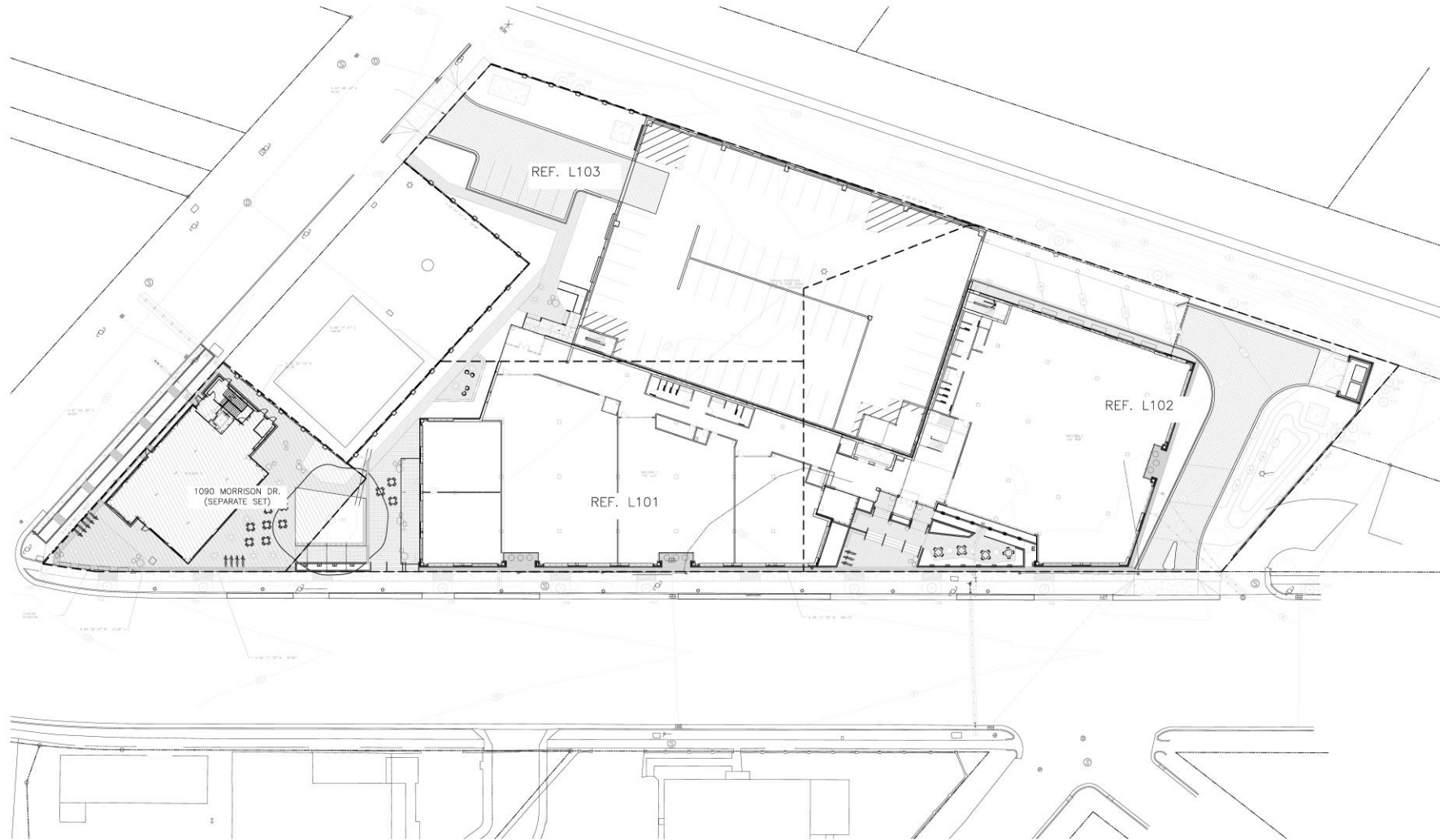
The Morris
1080 Morrison Dr.
Charleston, SC

Project Number	10100	
Issued for Review	11/04/2019	
Issued for Permit	XX.XX.2019	
Issued for Construction	XX.XX.2019	
Revisions		
No.	Description	Date

COVER SHEET

GENERAL NOTES:

1. BASE INFORMATION PROVIDED BY A SURVEY OBTAINED FROM _____ AND A SITE VISIT PERFORMED BY REMARK STUDIO, LLC. REMARK STUDIO, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE 811 TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO MAKE THESE CONTACTS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS WHERE ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, BOTH KNOWN AND UNKNOWN. CONTRACTOR SHALL OBSERVE SAFETY PRACTICES WHILE WORKING NEAR VEHICULAR TRAFFIC.
4. THE CONTRACTOR SHALL VERIFY PLANS IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE WORK.
6. CONTRACTOR SHALL SUBMIT SCHEDULE OF WORK TO REMARK STUDIO ONCE CONTRACT IS AWARDED.



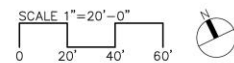
CONSTRUCTION DOCUMENTS



The Morris
1000 Morrison Dr.
Chatham, SC

Project Number	10108
Issued for Review	11.04.2019
Issued for Permit	XX.XX.2019
Issued for Construction	XX.XX.2019
Revisions	
No.	Description Date

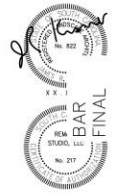
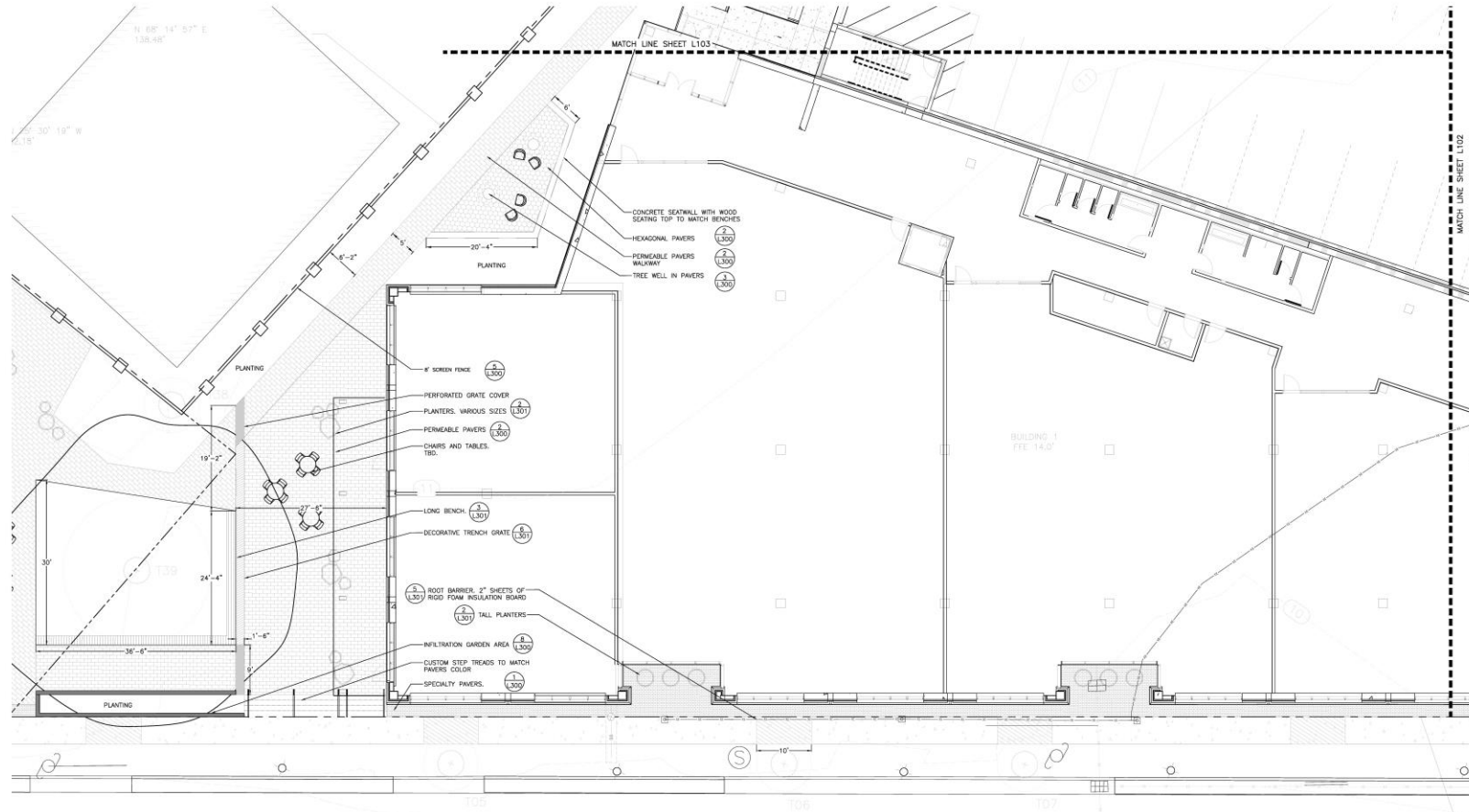
OVERALL PLAN



L100

GENERAL NOTES:

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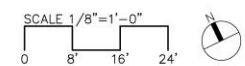
CONSTRUCTION DOCUMENTS



The Morris
1000 Marston Dr.
Cary, NC

Project Number	Date	
16108		
Issued for Review	11.04.2019	
Issued for Permit	XX.XX.2019	
Issued for Construction	XX.XX.2019	
Revisions	Description	Date
No.	Description	Date

ENLARGED SITE PLAN



L 101

GENERAL NOTES:

1. BASE INFORMATION PROVIDED BY A SURVEY OBTAINED FROM _____ AND A SITE VISIT PERFORMED BY REMARK STUDIO, LLC. REMARK STUDIO, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
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6. CONTRACTOR SHALL SUBMIT SCHEDULE OF WORK TO REMARK STUDIO ONCE CONTRACT IS AWARDED.



Know what's below.
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The Modern Group
1000 Highway 101, Suite 100
Cherokee, SC 29629
ARCHITECTURE.THEMODERNGROUP.NET

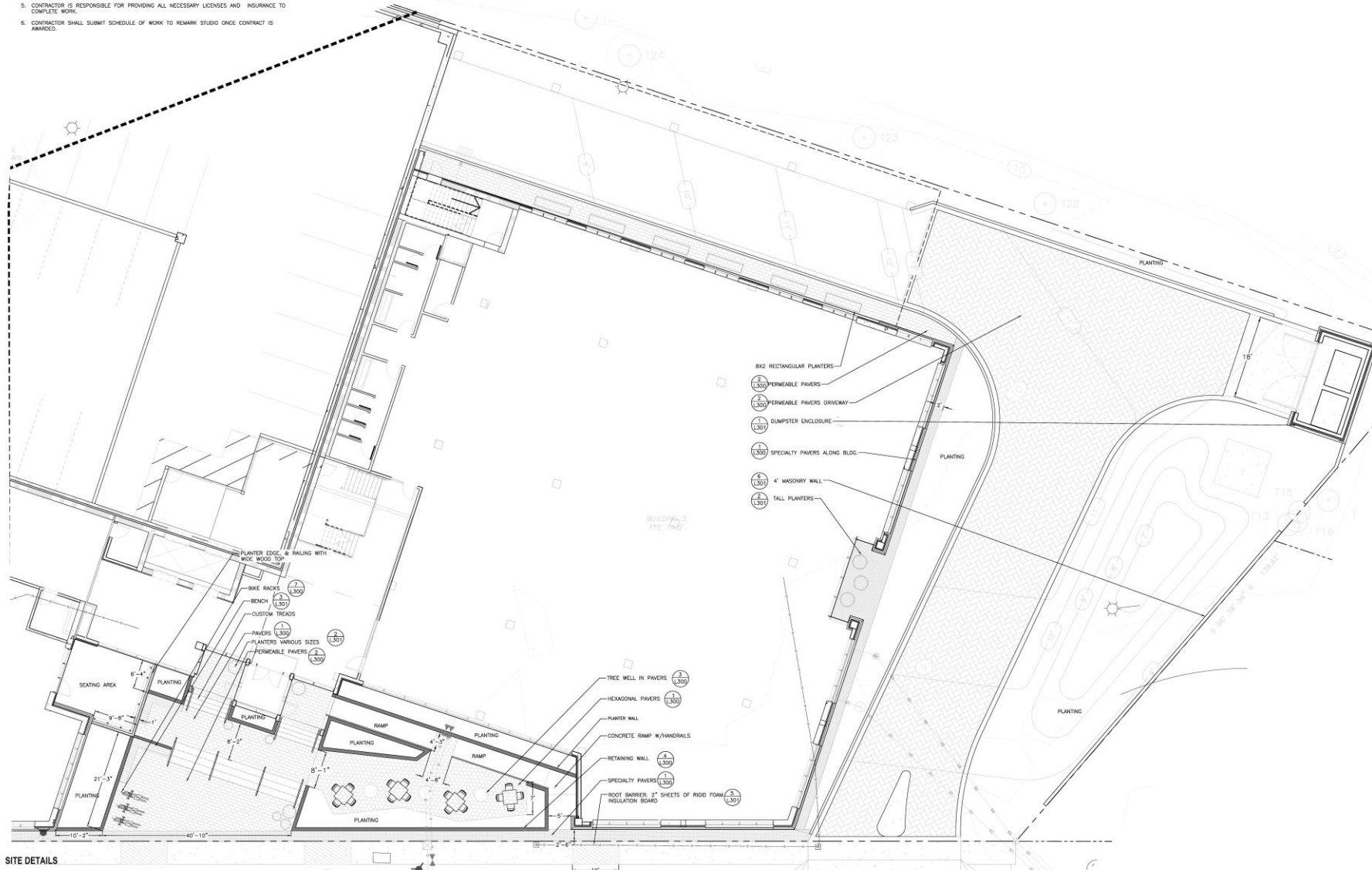


CONSTRUCTION DOCUMENTS



The Morris
1000 Marston Dr.
Cherokee, SC

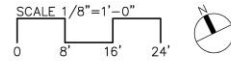
Project Number	Date	
16138	11.04.2019	
Issued for Permit	XI.XX.2019	
Issued for Construction	XI.XX.2019	
Revisions		
No.	Description	Date



- ① (L300) 8x2 RECTANGULAR PLANTERS
- ② (L300) PERMEABLE PAVERS
- ③ (L300) PERMEABLE PAVERS DRIVEWAY
- ④ (L300) DUMPSTER ENCLOSURE
- ⑤ (L300) SPECIALTY PAVERS ALONG BLDG.
- ⑥ (L300) 4" MASONRY WALL
- ⑦ (L300) TALL PLANTERS

SITE DETAILS

L 300



ENLARGED SITE PLAN

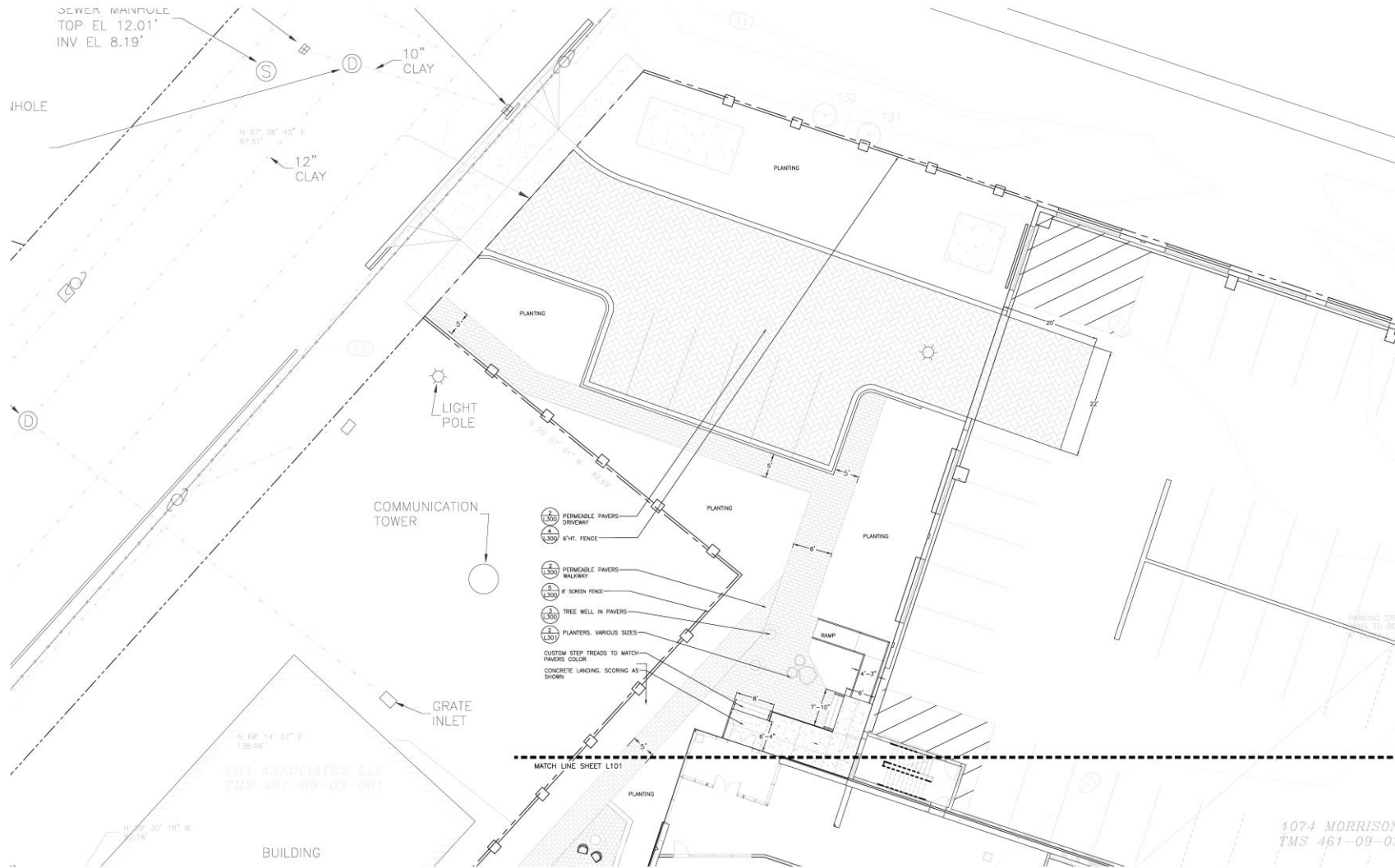
L 102

GENERAL NOTES:

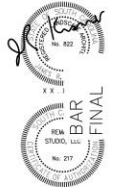
1. BASE INFORMATION PROVIDED BY A SURVEY OBTAINED FROM _____ AND A SITE VISIT PERFORMED BY REMARK STUDIO, LLC. REMARK STUDIO, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE 811 TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO MAKE THESE CONTACTS PRIOR TO BEGINNING WORK.
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4. THE CONTRACTOR SHALL VERIFY PLANS IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE WORK.
6. CONTRACTOR SHALL SUBMIT SCHEDULE OF WORK TO REMARK STUDIO ONCE CONTRACT IS AWARDED.



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The Modern Group
100 Kings Highway Dr. Suite 202
Cherokee, SC 29629
ARCHITECTURE.THEMODERNGROUP.NET



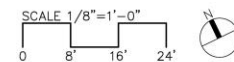
CONSTRUCTION DOCUMENTS



The Morris
1000 Warren Dr.
Cherokee, SC

Project Number	10108	
Issued for Review	11.04.2019	
Issued for Permit	XX.XX.2019	
Issued for Construction	XX.XX.2019	
Revisions	XX.XX.2019	
No.	Description	Date

ENLARGED
SITE PLAN



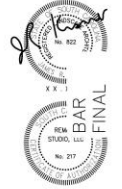
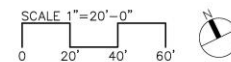
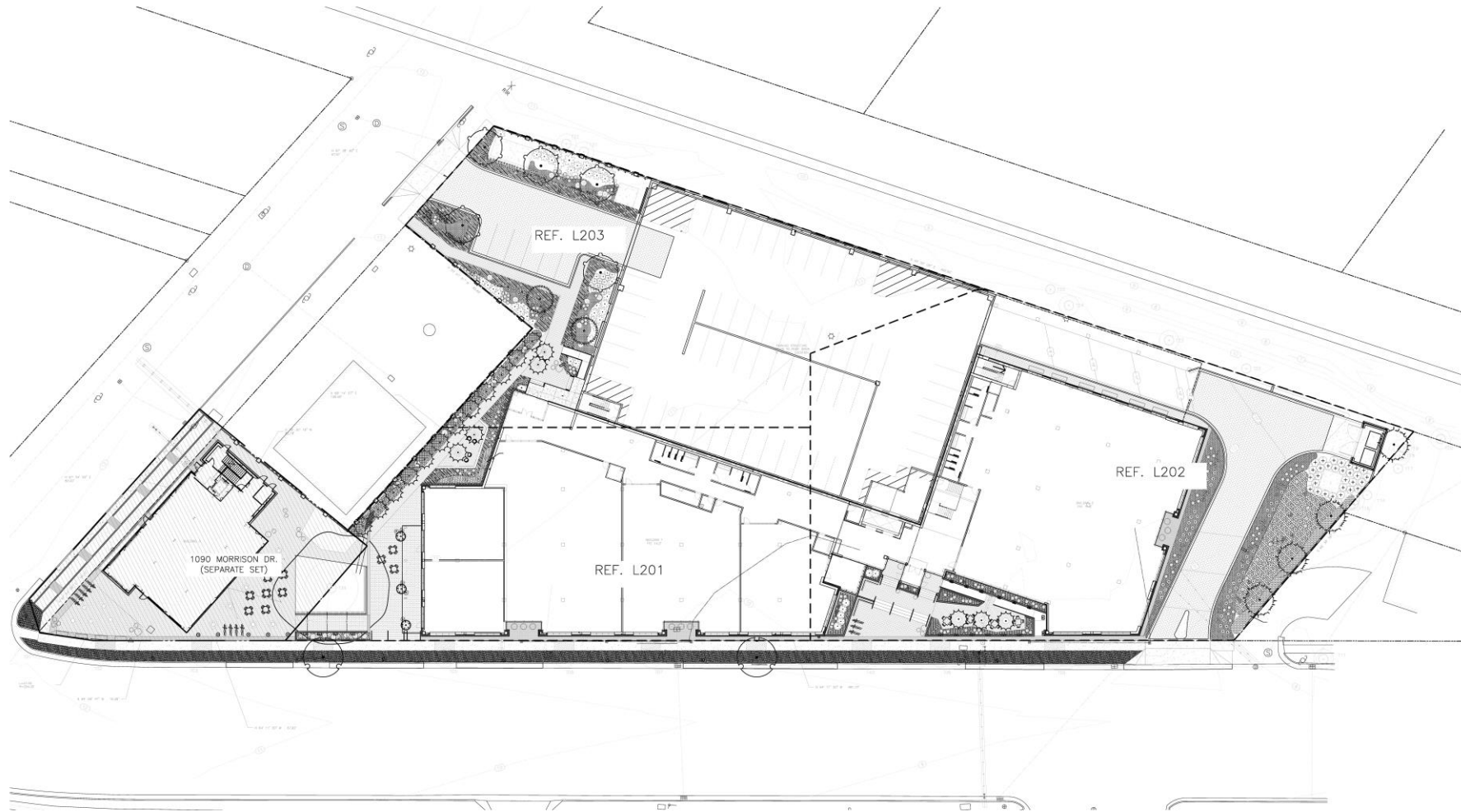
L103

GENERAL NOTES:

1. BASE INFORMATION PROVIDED BY A SURVEY OBTAINED FROM _____ AND A SITE VISIT PERFORMED BY REMARK STUDIO, LLC. REMARK STUDIO, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
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4. THE CONTRACTOR SHALL VERIFY PLANS IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE WORK.
6. CONTRACTOR SHALL SUBMIT SCHEDULE OF WORK TO REMARK STUDIO ONCE CONTRACT IS AWARDED.



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CONSTRUCTION DOCUMENTS



The Morris
1000 Morrison Dr.
Cary, NC

Project Number	10728
Issued for Review	11.04.2019
Issued for Permit	XX.XX.2019
Issued for Construction	XX.XX.2019
Revisions	
No.	Description Date

OVERALL
LANDSCAPE PLAN

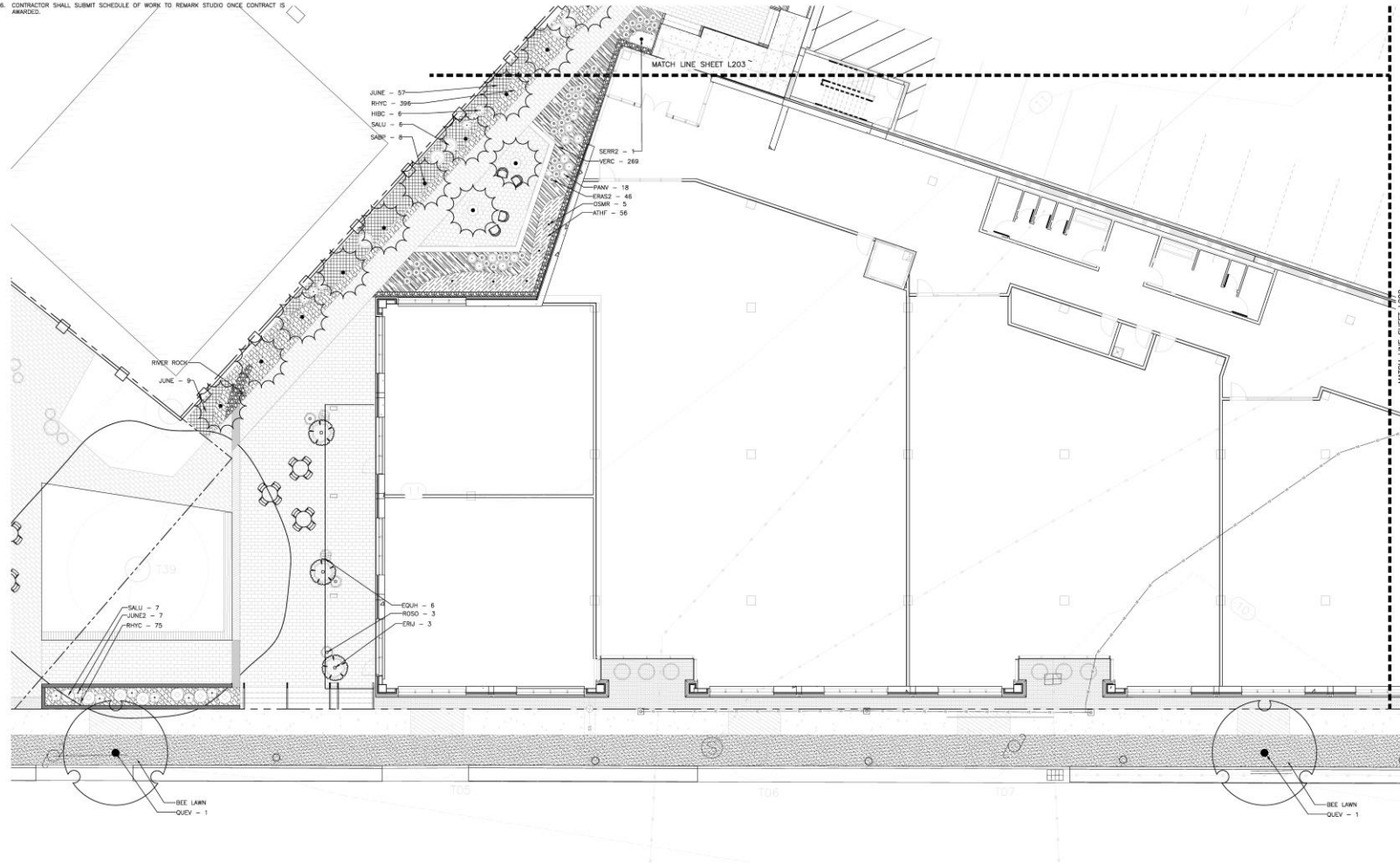
L200

GENERAL NOTES:

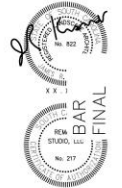
1. BASE INFORMATION PROVIDED BY A SURVEY OBTAINED FROM CIVIL AND A SITE VISIT PERFORMED BY REMARK STUDIO, LLC. REMARK STUDIO, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE 811 TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO MAKE THESE CONTACTS PRIOR TO BEGINNING WORK.
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5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE WORK.
6. CONTRACTOR SHALL SUBMIT SCHEDULE OF WORK TO REMARK STUDIO ONCE CONTRACT IS AWARDED.



Know what's below.
Call before you dig.



The Modern Group
1000 Highway 101, Suite 200
Cherokee, SC 29629
ARCHITECTURE.THEMODERNGROUP.NET



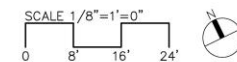
CONSTRUCTION DOCUMENTS



The Morris
1000 Marston Dr.
Cherokee, SC

Project Number	16038	
Issued for Review	11.04.2019	
Issued for Permit	XX.XX.2019	
Issued for Construction	XX.XX.2019	
Revisions		
No.	Description	Date

ENLARGED
LANDSCAPE PLAN



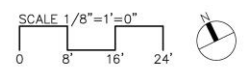
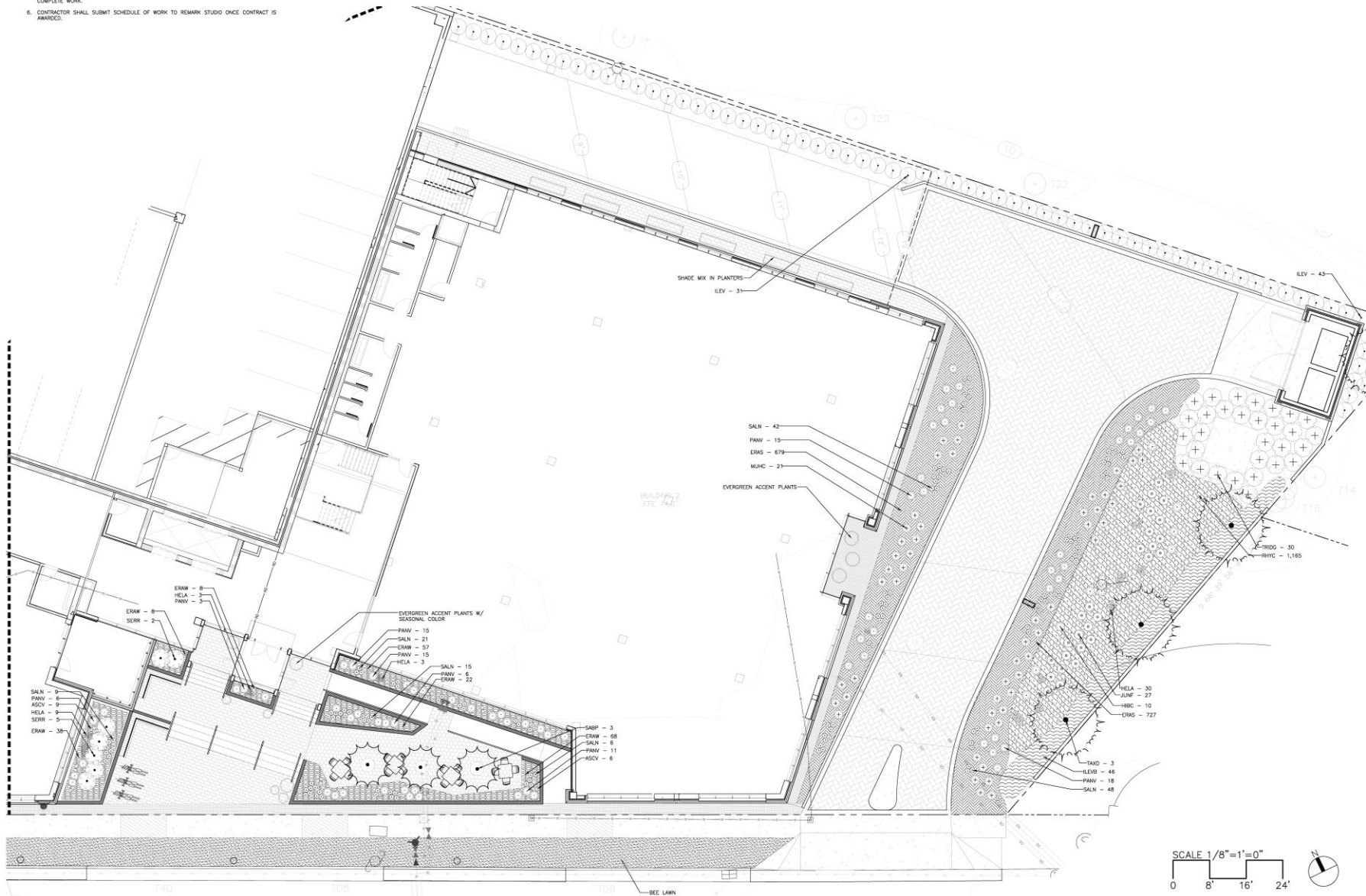
L201

GENERAL NOTES:

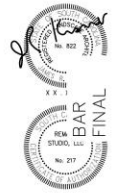
1. BASE INFORMATION PROVIDED BY A SURVEY OBTAINED FROM _____ AND A SITE VISIT PERFORMED BY REMARK STUDIO, LLC. REMARK STUDIO, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE 811 TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO MAKE THESE CONTACTS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS WHERE ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, BOTH KNOWN AND UNKNOWN. CONTRACTOR SHALL OBSERVE SAFETY PRACTICES WHILE WORKING NEAR VEHICULAR TRAFFIC.
4. THE CONTRACTOR SHALL VERIFY PLANS IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE WORK.
6. CONTRACTOR SHALL SUBMIT SCHEDULE OF WORK TO REMARK STUDIO ONCE CONTRACT IS AWARDED.



Know what's Below.
Call before you dig.



The Modern Group
1000 Highway 101, Suite 200
Cherokee, SC 29629
ARCHITECTURE.THEMODERNGROUP.NET



CONSTRUCTION DOCUMENTS



The Morris
1000 Marston Dr.
Cherokee, SC

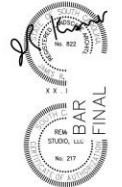
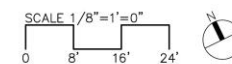
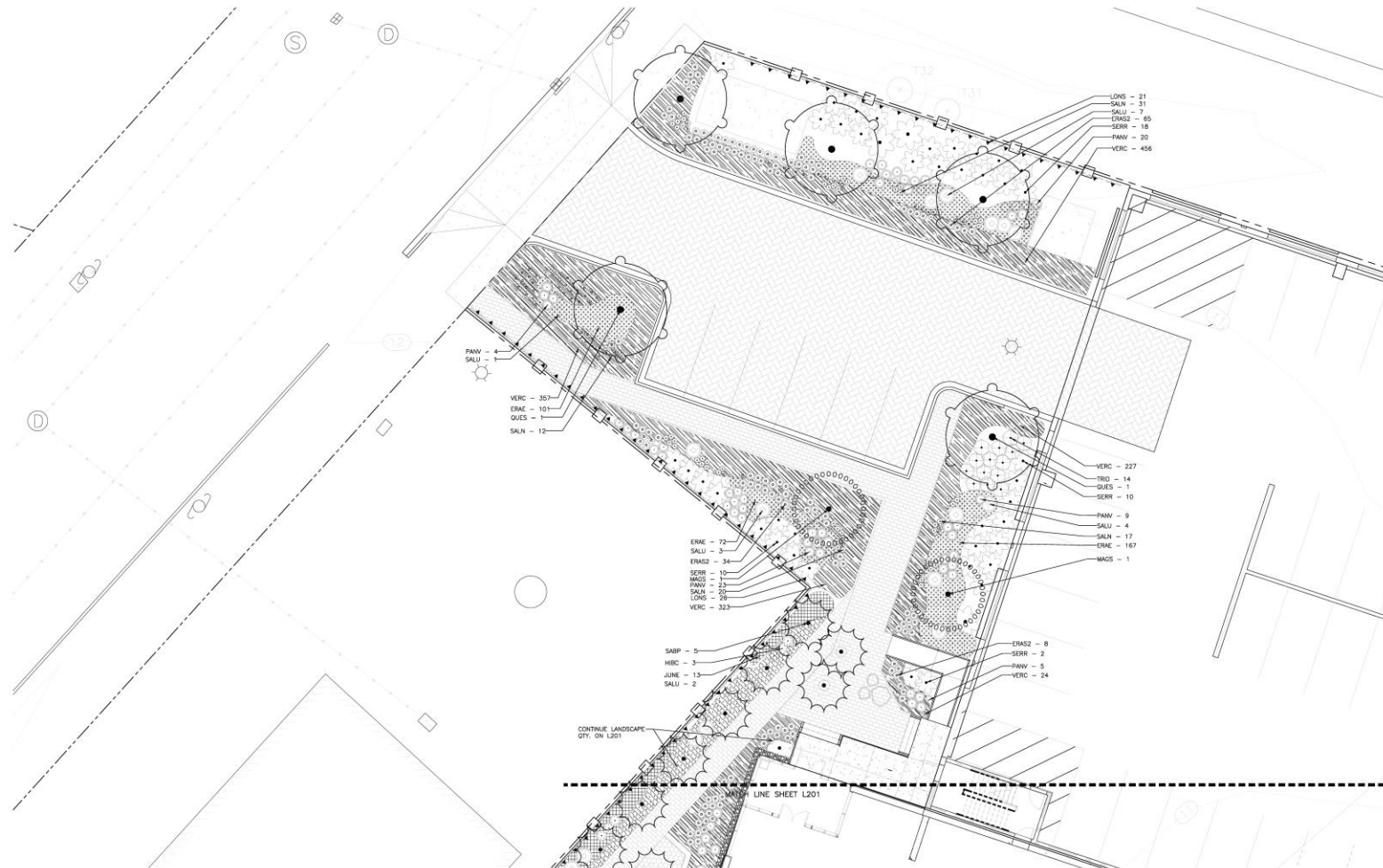
Project Number	10128
Issued for Permit	11.04.2019
Issued for Permit	XX.XX.2019
Issued for Construction	XX.XX.2019
Revisions	
No.	Description Date

ENLARGED
LANDSCAPE PLAN

L202

GENERAL NOTES:

1. BASE INFORMATION PROVIDED BY A SURVEY OBTAINED FROM _____ AND A SITE VISIT PERFORMED BY REMARK STUDIO, LLC. REMARK STUDIO, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE 811 TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO MAKE THESE CONTACTS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS WHERE ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, BOTH KNOWN AND UNKNOWN. CONTRACTOR SHALL OBSERVE SAFETY PRACTICES WHILE WORKING NEAR VEHICULAR TRAFFIC.
4. THE CONTRACTOR SHALL VERIFY PLANS IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE WORK.
6. CONTRACTOR SHALL SUBMIT SCHEDULE OF WORK TO REMARK STUDIO ONCE CONTRACT IS AWARDED.



CONSTRUCTION DOCUMENTS



The Morris
1000 Marston Dr.
Charleston, SC

No.	Description	Date
Project Number	16038	
Issued for Review	11.04.2019	
Issued for Permit	XX.XX.2019	
Issued for Construction	XX.XX.2019	

ENLARGED
LANDSCAPE PLAN

L203

GENERAL NOTES:

- 1. BASE INFORMATION PROVIDED BY A SURVEY OBTAINED FROM ARCHITECT, AND A SITE VISIT PERFORMED BY REMARK STUDIO, LLC. REMARK STUDIO, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE 811 TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO MAKE THESE CONTACTS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS WHERE ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, BOTH KNOWN AND UNKNOWN. CONTRACTOR SHALL OBSERVE SAFETY PRACTICES WHILE WORKING NEAR VEHICULAR TRAFFIC.
4. THE CONTRACTOR SHALL VERIFY PLANS IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE WORK.
6. CONTRACTOR SHALL SUBMIT SCHEDULE OF WORK TO REMARK STUDIO ONCE CONTRACT IS AWARDED.

STAGING AND LAYOUT NOTES:

- 1. TREE PLANTINGS AND BED LINES SHALL BE STAKED BY THE CONTRACTOR FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO PLANTING LOCATIONS AS NEEDED.
2. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. USE DIMENSIONAL DATA GIVEN. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL LAYOUT AND ADJUST FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.

GENERAL REMOVAL & CLEARING NOTES:

- 1. THE CONTRACTOR IS REQUIRED TO MEET ALL APPLICABLE FEDERAL, OSHA, STATE & LOCAL REGS. CONCERNING PROJECT SAFETY AND ASSUME FULL RESPONSIBILITY FOR SAFETY ON THE PROJECT.
2. CONTRACTOR TO VERIFY THAT ALL UTILITIES HAVE BEEN DISCONNECTED PRIOR TO ANY DEMOLITION.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO OBTAIN RECORD DRAWINGS AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF FIELD LOCATIONS ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONTINUED ACCORDINGLY. THE CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTION WITH THE APPLICABLE UTILITY COMPANIES PRIOR TO DEMOLITION ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
4. EXCAVATION SHALL BE PROPERLY BACK FILLED WITH CLEAN SUITABLE MATERIAL, COMPACTED TO 90% PROCTOR, BACK FILL MATERIAL SHALL BE PLACED WITH MAXIMUM 24" LOOSE LIFTS (CONTRACTOR TO VERIFY SOIL REPORT RECOMMENDATION). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION TESTING AND SHALL SUBMIT SUCH REPORTS AND VERIFICATION.
5. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION CONCERNING CURRENT AND PROPOSED IMPROVEMENTS, ETC.
6. UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS, ETC. SHALL BE PROPERLY REMOVED & DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES & LAWS.
7. CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO ANY STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES TO REMAIN, AND PROVIDE A SAFE WORK AREA.
8. G.C. SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING ALL CLEARING ACTIVITIES.
9. CONTRACTOR TO VERIFY EXISTING CONDITIONS AS SHOWN, IF EXISTING CONDITIONS DIFFER, CONTRACTOR MUST NOTIFY THE ARCHITECT IMMEDIATELY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS & APPROVALS HAVE BEEN OBTAINED PRIOR TO STARTING GRADING OPERATIONS.
11. CLEARING AND GRADING ACTIVITIES IS BASED UPON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF ITS PREPARATION. EXIST. ITEMS NOT IDENTIFIED ON THIS PLAN AND NOT ASSOCIATED WITH THE PROPOSED DEVELOPMENT EXPECTED ON THE SUBSEQUENT DRAWINGS ARE TO BE REMOVED AFTER DUE NOTICE OF THEIR PRESENCE TO THE ARCHITECT OF RECORD.

PLANTING NOTES:

- 1. CONTRACTOR TO PERFORM PERCOLATION TEST IN ALL PLANTING AREAS. IF WATER DOES NOT PERCOLATE PROPERLY, BED SHALL BE MANUALLY DEEP-AERATED.
2. IN TREE AND SHRUB PLANTING AREAS, ADD ACED DOUBLE CUT HARDWOOD MULCH AS SPECIFIED 2" DEPTH (NO PINEBARK MULCH, NO DIED MULCHES, NO CEDAR MULCHES, NO FINESTRAW), IN PERENNIAL AND ORNAMENTAL GRASS PLANTING AREAS, ADD SOIL CONDITIONER AT 1" DEPTH.
3. SEE DETAILS, INDICATING PLANTING METHODS ON SHEET L303.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL INSTALLED PLANTS AND LAWN AREAS UNTIL ISSUANCE OF WRITTEN CERTIFICATE OF FINAL COMPLETION.
5. LANDSCAPE CONTRACTOR IS TO WARRANTY PLANT MATERIAL FOR (1) ONE YEAR WHICH BEGINS AT ISSUANCE OF WRITTEN CERTIFICATE OF FINAL COMPLETION.
6. PLANT MATERIAL LIST IS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTORS SHALL MAKE THEIR OWN QUANTITY TAKEOFF'S USING DRAWINGS TO DETERMINE QUANTITIES TO THEIR SATISFACTION, REPORTING ANY DISCREPANCIES WHICH MAY AFFECT BIDDING TO LANDSCAPE ARCHITECT.
7. ALL EXISTING TREES TO BE SAVED WILL HAVE TREE BARRICADES INSTALLED AROUND THEM PRIOR TO BEGINNING OF DEMOLITION. ALL WORK IN THESE AREAS IS TO BE DONE BY HAND. FENCES SHALL BE MAINTAINED AND KEPT IN PLACE AT ALL TIMES.
8. PROVIDE EROSION CONTROL WHERE SLOPES ARE GREATER THAN 3:1 AND WHERE EROSION KEEPS RE-OCCURRING.
9. ALL TREE, SHRUB, AND GROUND COVER MATERIALS SHALL BE PLANTED WITHIN 24 HOURS AFTER DELIVERY.
10. APPLY WEED GERMINATION INHIBITOR ("PREZEM" OR EQUAL) TO PLANT BED AREAS BUT NOT IN RAIN GARDEN PLANTING AREAS DUE TO WATER QUALITY ISSUES.
11. ANY PLANTS LOCATED IN DIRECT SUN SHALL BE NURSERY SUN GROWN.
12. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE WORK.
13. THERE SHALL BE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT.
14. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS.
15. ALL PLANTINGS IN EASEMENTS ARE SUBJECT TO APPROVAL BY EASEMENT OWNER AND ARE THE SOLE RESPONSIBILITY OF THE OWNER. THE OWNER HAS THE RIGHT TO REJECT ANY AND ALL BIDS.
17. PERENNIALS TO BE PLANTED AT LEAST 12" FROM PATHS, WALKS, AND CURBS.
18. ORNAMENTAL GRASSES TO BE PLANTED AT LEAST 18" FROM PATHS, WALKS, AND CURBS.
19. PLANTING LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.
20. 100% OF INSTALLED PLANT MATERIAL IS TO BE COVERED BY HIGH EFFICIENT IRRIGATION SYSTEM PER PREVIOUSLY APPROVED SPECIFICATIONS.
21. LARGE QUANTITIES OF GROUND COVER AND ORNAMENTAL GRASSES MAY NEED TO BE CONTRACT GROWN. LANDSCAPE CONTRACTOR MUST HAVE WRITTEN VERIFICATION OF ALL PLANT MATERIAL 45 DAYS PRIOR TO INSTALL.
22. ALL SOIL AMENDMENTS SHALL BE FROM RELIABLE SOURCES AND FREE OF WEEDS, TRASH, & POLLUTANTS.

PLANT SCHEDULE * PLANTS TO BE FULL AND WOOROUS

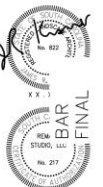
Table with columns: TREE, CODE, BOTANICAL NAME, COMMON NAME, SIZE, QTY, REMARKS. Includes categories like PALM TREES, SMALL TREES, STREET TREES, SHRUBS, ANNUALS/PERENNIALS, GRASSES, VINES/PALMIE, SHRUB AREAS, and GROUND COVERS.

SITE

- SOIL TEST PRIOR TO ANY AMENDMENTS BEING ADDED; RESULTS AND RECOMMENDATIONS SHALL BE AVAILABLE PRIOR TO PLANTING.
SOIL AMENDMENTS (AS NEEDED FROM SOIL TEST)
- TOP SOIL
- MUSHROOM COMPOST
- PINE SOIL CONDITIONER
FINAL GRADE AND CLEAN-UP
DRIP IRRIGATION
4" CONDUIT FOR IRRIGATION & ELECTRICAL
MULCH: 80% AGED DOUBLE-CUT HARDWOOD & 20% MUSHROOM COMPOST, MIXED 50/50; 2" DEPTH ON LANDSCAPE (EX S.F. APPROX)
SOIL CONDITIONER TO BE SPREAD AT 1" DEPTH IN PERENNIAL AND ORNAMENTAL GRASS PLANTING AREAS (XX S.F. APPROX.)
LED LANDSCAPE LIGHTING BY CAROLINA ARCHITECTURE LIGHTING DESIGN
HARDSCAPE
PERMEABLE PAVER DRIVEWAY, BELGARD AQUALINE 2-PIECE HERRINGBONE PATTERN. 4' 8" X 4' 8" @ 4' 8" X 9". REFER TO DETAIL 2 ON SHEET L300.
PEDESTRIAN PERMEABLE PAVERS, INDUSTRIA LINE BY TECHO BLOC. 6"X16" & 4"X16" 2-PIECE RUNNING BOND PATTERN. 80% SMOOTH FINISH GREYED NICKEL COLOR & 40% POLISHED SHALE GRAY COLOR. REFER TO DETAIL 3 ON SHEET L300.
SPECIALTY PAVER EDGE, INDUSTRIA LINE BY TECHO BLOC 4"X12" RUNNING BOND PATTERN. SMOOTH FINISH COLOR GREYED NICKEL. REFER TO DETAIL 1 ON SHEET L300.
HEXAGONAL PAVERS COLOR SHALE GRAY BY TECHO BLOC SIZE 9"X15". REFER TO DETAIL 1 ON SHEET L300.
BRICK RETAINING AND PLANTER WALLS: HEIGHT VARIES. REFER TO DETAIL 8 ON SHEET L300 & 4 ON SHEET L301.
4" SCREEN BRICK WALL. REFER TO DETAIL 8 ON SHEET L300.
STAIRS, CUSTOM TREADS FOR STEPS TO MATCH PAVER COLOR, 3" LONG. BY DAWE JACKSON OR APPROVED EQUAL.
6" FENCE ALONG HAULROAD; PAINTED CHARLESTON GREEN. REFER TO DETAIL 4 ON SHEET L300.
6" DECORATIVE FENCE AROUND CULL TOWER PROPERTY. REFER TO DETAIL 9 ON SHEET L300.
18"X6" X 12" CONCRETE SEATWALL WITH WOOD SEATING TOP ATTACHED TO CONCRETE.
DECORATIVE TRENCH DRAIN AND PERFORATED TRENCH COVER AT COURTYARD. REFER TO MAKE 6 ON SHEET L301. FINISH TRENCH DESIGN TBD.
3" ENTRAGED POLYESTER/FRONT OWNED CORRUGATED FANULAR 130 UNDER NEW SIDEWALKS AT EXISTING AND NEW TREE LOCATIONS TO PREVENT SIDEWALK CRACKING. REFER TO DETAIL 5 ON SHEET L301.
SITE FURNISHINGS:
ROUGH AND READY CROSSWISE BENCH BY STREETLIFE. BASE METAL COLOR TO MATCH BUILDING. SURFACE MOUNTED. SEE MAKE 3 ON SHEET L301.
MOVABLE CHAIRS AND TABLES.
FGP BIKE RACKS BY LANDSCAPE FORMS. REFER TO MAKE 7 ON SHEET L300.
PLANTING VARIOUS SIZES.



The Milliken Group
101 King Street East, Suite 202
Chattahoochee, GA 30601
ARCHITECTURE THEMILESTONEGROUP.COM



CONSTRUCTION DOCUMENTS

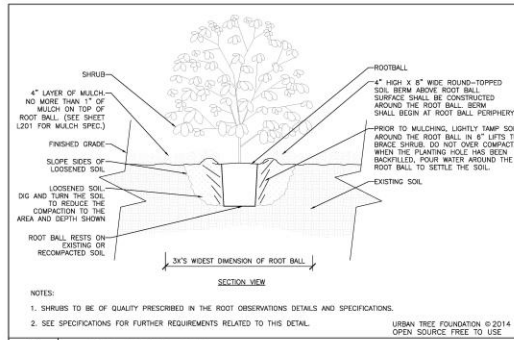


The Morris
1000 Morris Dr
Chattahoochee, GA

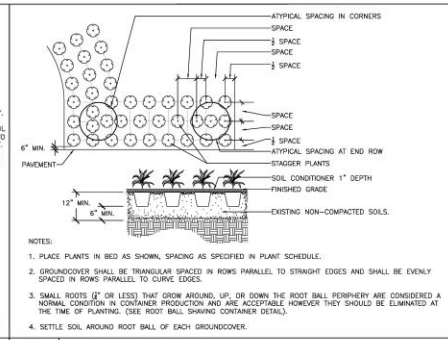
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SCHEDULE & NOTES

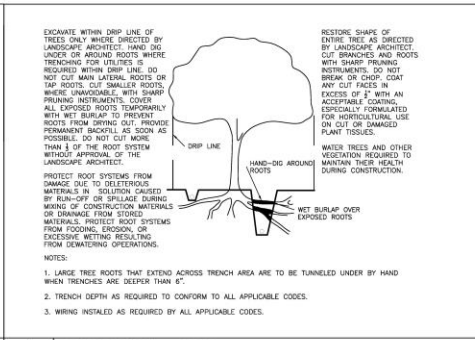
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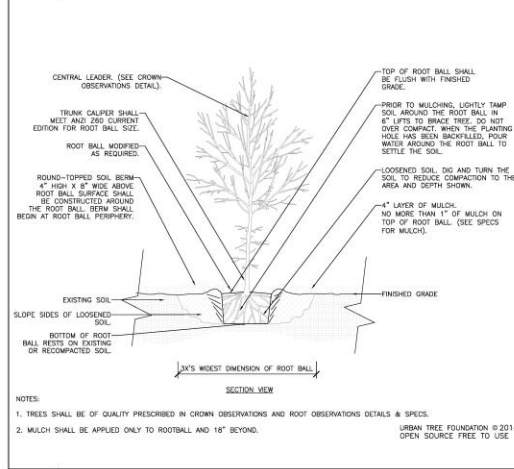
1 SHRUB PLANTING DETAIL
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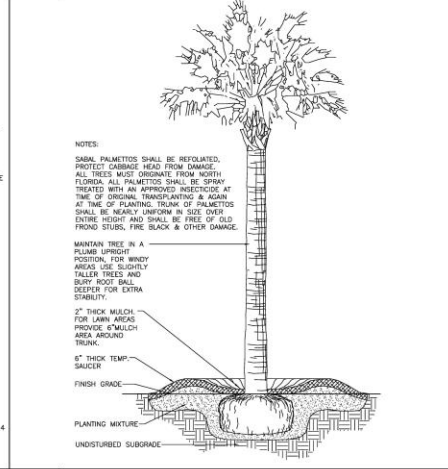
2 GROUNDCOVER PLANTING DETAIL
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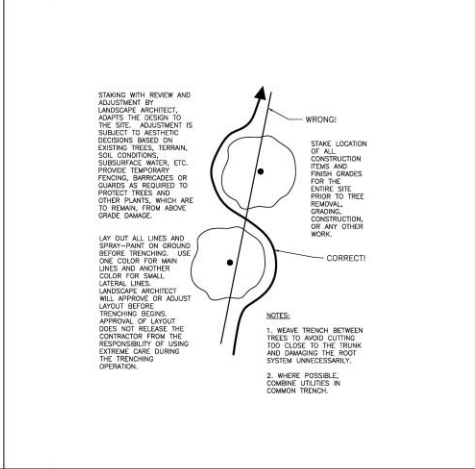
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N.T.S.



4 TREE PLANTING DETAIL
N.T.S.



5 PALM TREE DETAIL
N.T.S.



6 TRENCHING DETAIL - SECTION
N.T.S.



The Milliken Group
100 King Street East, Suite 202
Channahon, IL 60610
ARCHITECTURE.TRENCHING@MIG.COM



CONSTRUCTION DOCUMENTS



The Morris
1000 Morris Dr
Channahon, IL

Project Number	12108	
Issued for Review	11.04.2018	
Issued for Permit	03.03.2019	
Issued for Construction	03.03.2019	
Revision		
No.	Description	Date

PLANTING DETAILS

L206



The McGraw-Hill
1121 Ave. of the Americas, 11th Floor
New York, NY 10036
ARCHITECTURE.THERMOFLEXGROUP.COM

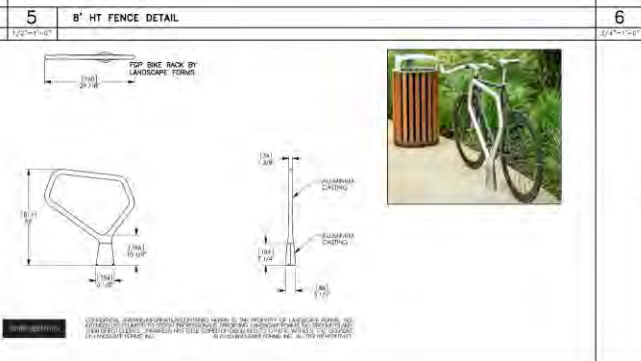
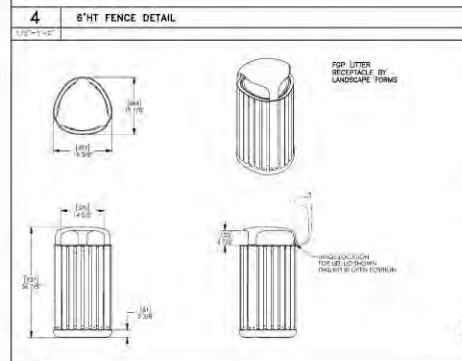
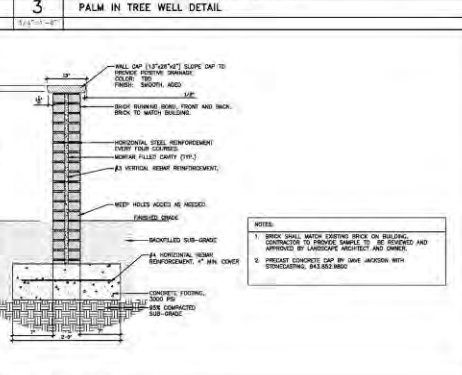
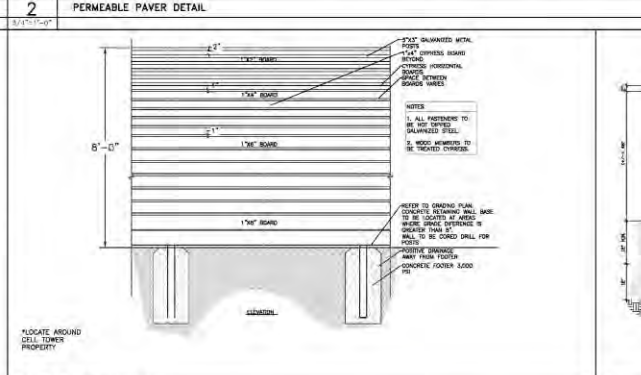
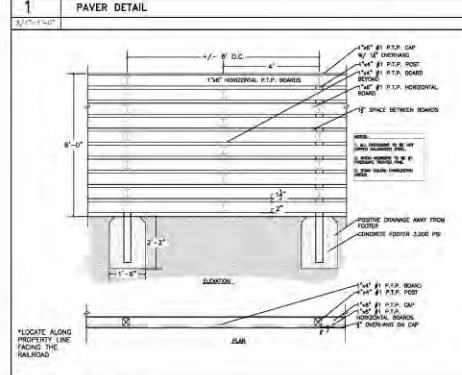
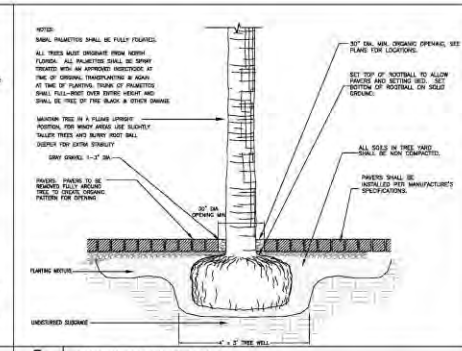
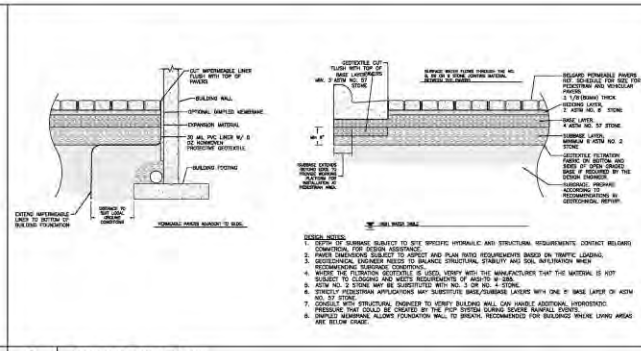
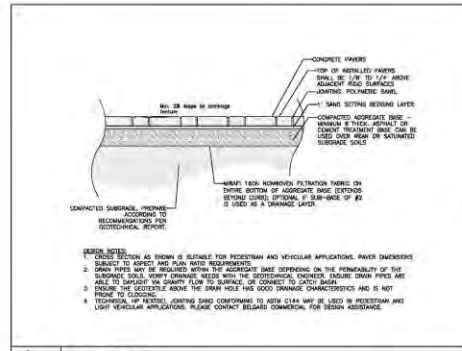


CONSTRUCTION DOCUMENTS



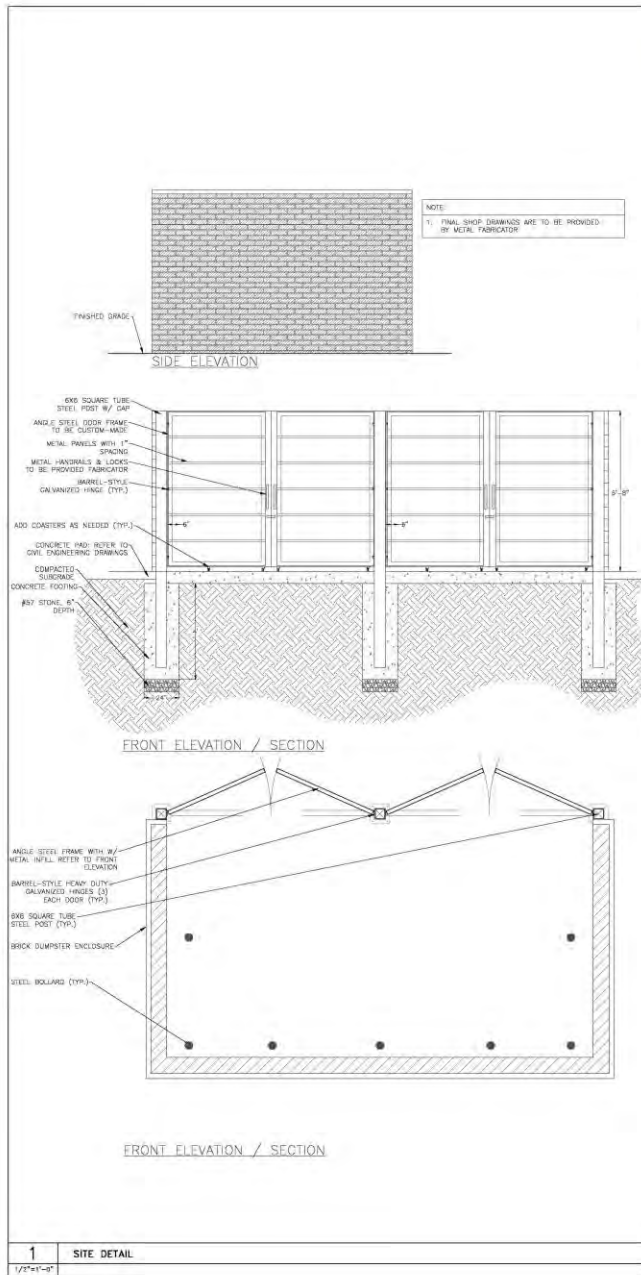
The Morris
1000 Morris Dr.
Channahon, IL

Sheet Number	032
Issued by Firm	11/04/2015
Issued for Permit	03.03.2016
Issued for Construction	03.03.2016
Author	
Rev.	Description



SITE DETAILS

L300



QUARTZ SERIES AND DUKE SERIES BY KERRIGAN PLANTERS, COLOR: TRU



ROUGH AND READY CROSSWISE BENCH BY STREETLIFE. BRUSH METAL COLOR TO MATCH BUILDING SURFACE MOUNTED.



CONSTRUCTION DOCUMENTS



Client/Owner	UICD
Issued by/Revised	11/04/2018
Issued by/Revised	02/06/2019
Issued by/Revised	03/03/2019
Revised by	
Date	Description

SITE DETAILS

L301

FLOOR PLAN NOTES

1. ALL LAYOUTS ON THIS PLAN SHALL BE SUBJECT TO THE APPROVED REVISIONS (REVISED NOTES).
2. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR.
3. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR.
4. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR.
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WALL TYPE SCHEDULE

Type	Fin.	STC	Description	Reference
Mark	Fin.	Rating	Marking	Detail
01.1	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.2	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.3	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.4	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.5	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.6	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.7	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.8	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.9	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.10	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.11	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.12	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.13	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.14	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.15	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.16	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.17	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.18	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.19	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.20	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.21	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02
01.22	---	---	1" METAL STUD FRAMING @ 16" O.C. W/ 5/8" G.I. WALL BOARDING. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" G.I. BRASS OVERLAP ON THE EXTERIOR. <td>1.0/AS02</td>	1.0/AS02

FLOOR PLAN LEGEND

- 2 HIGH FIRE WALL
- 1 HIGH FIRE WALL
- UPPER BARBERS
- PLAN MATCH LINE
- PROPERTY LINE



BAR FINAL

CONSTRUCTION DOCUMENTS

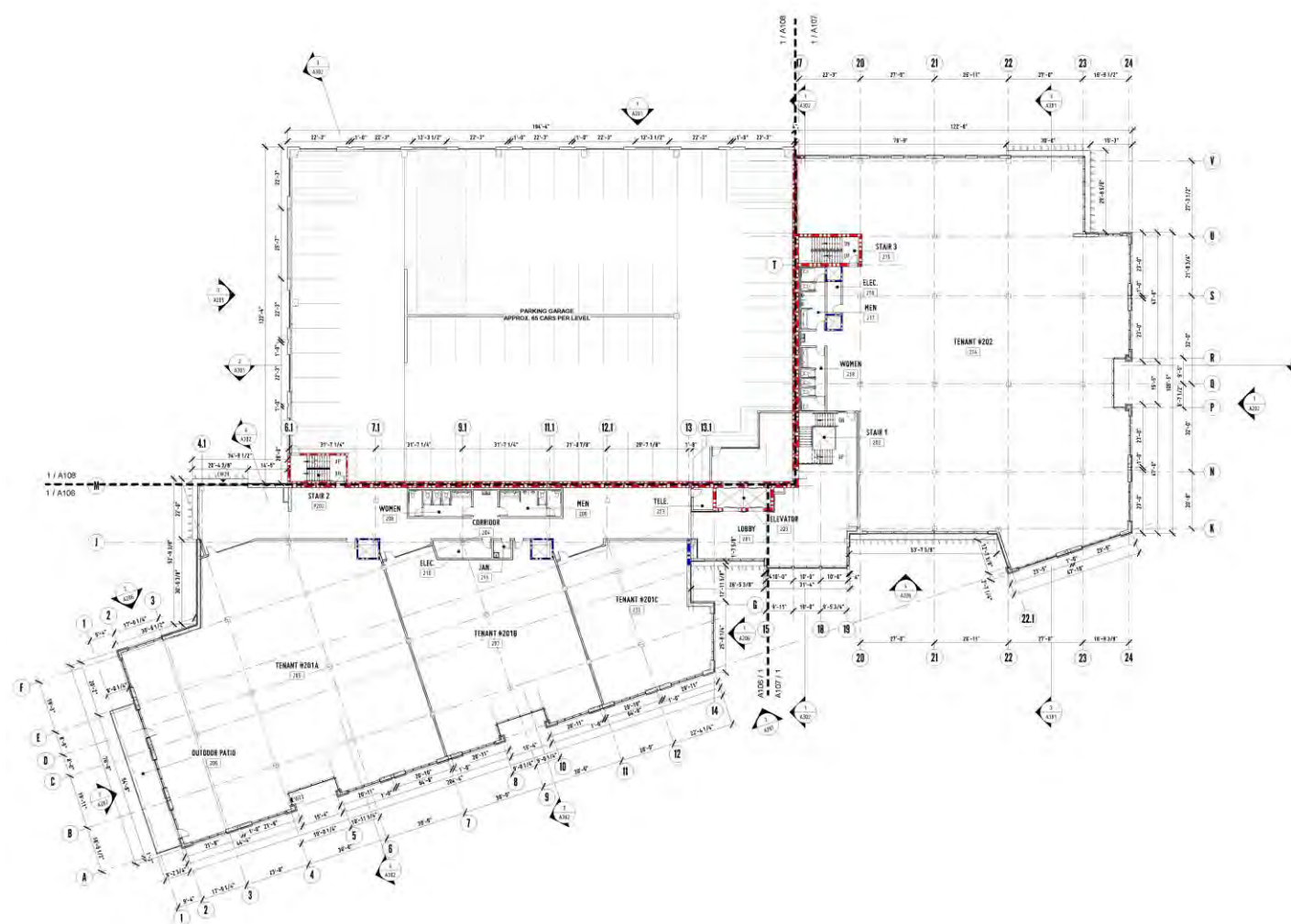


The Morris
1000 Morris Dr
Oklahoma City, OK

Project Number:	15842
Issued For:	1/16/2016
Issued To:	OK DC 2016
Issued For Construction:	OK DC 2016
Revisions:	
No.	Description
1	2016-01-15

OVERALL SECOND FLOOR PLAN

A105



1 OVERALL SECOND FLOOR PLAN
1/16/2016

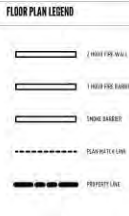


- FLOOR PLAN NOTES**
- ALL LAYOUTS ON GENERAL WALLS ELECTRICAL METERS TO BE PLACED TO MATCH THE SUPERIMPOSED GENERAL LAYOUT.
 - ALL EXTERIOR WALLS ARE TO BE FINISHED WITH STONE CLAY BRICK. ALL INTERIOR WALLS ARE TO BE FINISHED WITH STONE CLAY BRICK. ALL INTERIOR WALLS ARE TO BE FINISHED WITH STONE CLAY BRICK. ALL INTERIOR WALLS ARE TO BE FINISHED WITH STONE CLAY BRICK.
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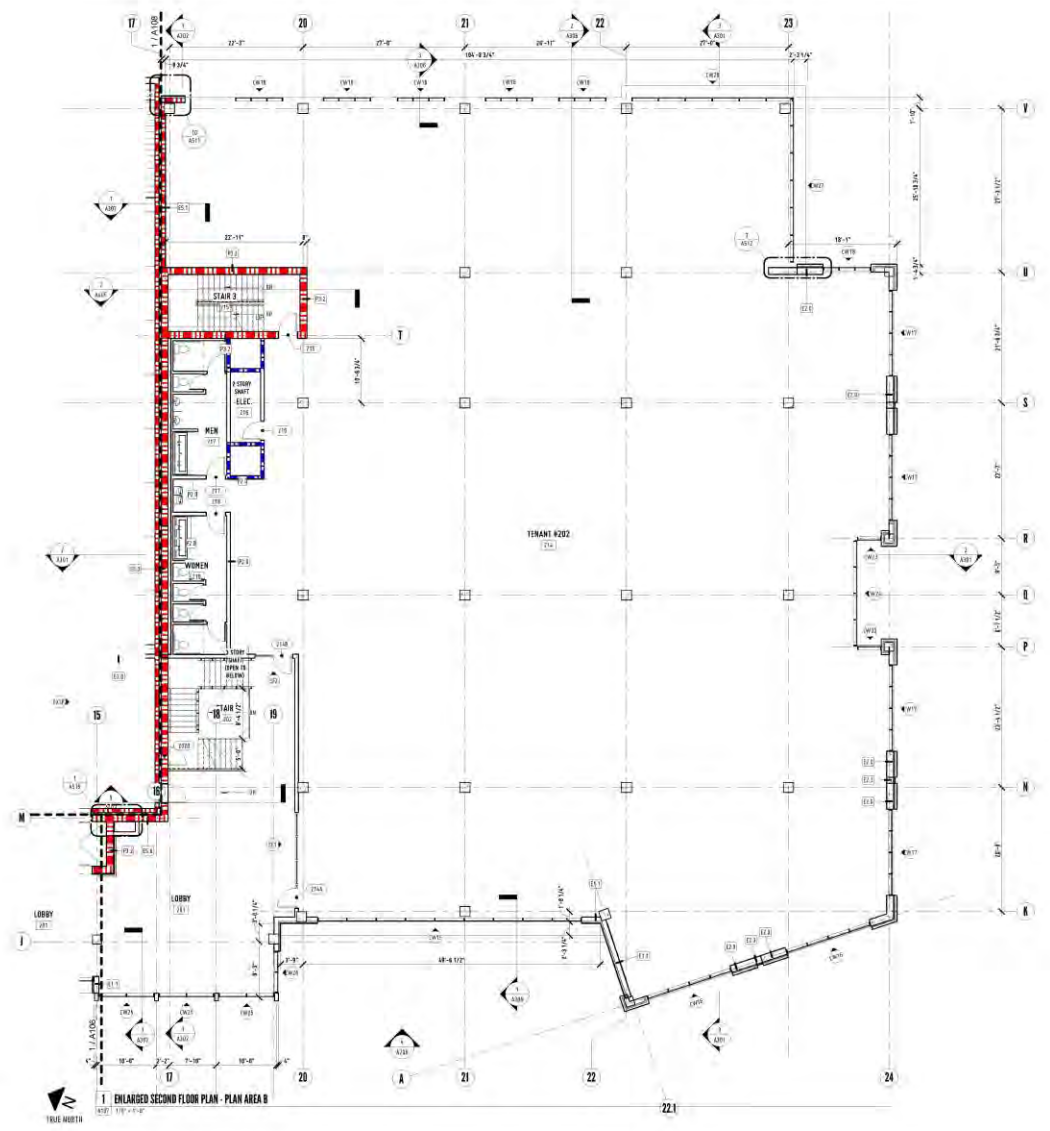
Type	Finish	ETC	Description	Reference Detail
10.1	10.1	10.1	1" METAL STUD FRAMING @ 16" O.C. W/ 2" MIN. INSULATION. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" GYP BOARD. 1/2" GYP BOARD. 1/2" GYP BOARD.	10.1/001
10.2	10.2	10.2	1" METAL STUD FRAMING @ 16" O.C. W/ 2" MIN. INSULATION. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" GYP BOARD. 1/2" GYP BOARD. 1/2" GYP BOARD.	10.2/001
10.3	10.3	10.3	1" METAL STUD FRAMING @ 16" O.C. W/ 2" MIN. INSULATION. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" GYP BOARD. 1/2" GYP BOARD. 1/2" GYP BOARD.	10.3/001

Type	Finish	ETC	Description	Reference Detail
11.1	11.1	11.1	4" OF CONCRETE W/ 1/2" WOUND COLLARS. 4" OF CONCRETE W/ 1/2" WOUND COLLARS. 4" OF CONCRETE W/ 1/2" WOUND COLLARS.	11.1/001
11.2	11.2	11.2	4" OF CONCRETE W/ 1/2" WOUND COLLARS. 4" OF CONCRETE W/ 1/2" WOUND COLLARS. 4" OF CONCRETE W/ 1/2" WOUND COLLARS.	11.2/001
11.3	11.3	11.3	4" OF CONCRETE W/ 1/2" WOUND COLLARS. 4" OF CONCRETE W/ 1/2" WOUND COLLARS. 4" OF CONCRETE W/ 1/2" WOUND COLLARS.	11.3/001

Type	Finish	ETC	Description	Reference Detail
12.1	12.1	12.1	1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" MIN. INSULATION. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" GYP BOARD. 1/2" GYP BOARD. 1/2" GYP BOARD.	12.1/001
12.2	12.2	12.2	1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" MIN. INSULATION. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" GYP BOARD. 1/2" GYP BOARD. 1/2" GYP BOARD.	12.2/001
12.3	12.3	12.3	1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" MIN. INSULATION. 1" AIR SPACE. 2" POLYURETHANE INSULATION. 1/2" GYP BOARD. 1/2" GYP BOARD. 1/2" GYP BOARD.	12.3/001



The Morris Group
1515 Wisconsin St., Suite 200
Chicago, IL 60607
ARCHITECTURE/INTERIOR/MECHANICAL



CONSTRUCTION DOCUMENTS



The Morris
1515 Wisconsin St.
Chicago, IL

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Issued For	1/24/2010
Issued In	5/4/2010
Issued By	CK/KC/2010
Revisions	
No.	Description

ENLARGED SECOND FLOOR PLAN - PLAN AREA B

A107

1/24/2010 10:41 AM

FLOOR PLAN NOTES

- ALL LAYOUTS ON THIS PLAN SHALL BE ELECTRICAL. NOTES TO BE PLACED TO MATCH THE APPROPRIATE SECTION OR FLOOR PLAN.
- ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 4" METAL STUDS @ 16" O.C. UNLESS OTHERWISE NOTED ON PLAN.
- ALL EXTERIOR WALLS WITHIN 10' OF THE EXISTING EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT. SEE THE LOCAL BUILDING DEPARTMENT WEBSITE FOR THE LATEST REQUIREMENTS.
- SEE ALL DIMENSIONS AND NOTES ON THIS PLAN FOR FINISHES AND MATERIALS. SEE THE LOCAL BUILDING DEPARTMENT WEBSITE FOR THE LATEST REQUIREMENTS.
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- SEE ALL DIMENSIONS AND NOTES ON THIS PLAN FOR FINISHES AND MATERIALS. SEE THE LOCAL BUILDING DEPARTMENT WEBSITE FOR THE LATEST REQUIREMENTS.

WALL TYPE SCHEDULE

Type	Finish	STC	Description	Reference Detail
W-1	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400
W-2	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400
W-3	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400
W-4	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400
W-5	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400
W-6	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400
W-7	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400
W-8	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400
W-9	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400
W-10	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400

FLOOR PLAN LEGEND

Type	Finish	STC	Description	Reference Detail
F-1	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400
F-2	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400
F-3	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400
F-4	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400
F-5	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400
F-6	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400
F-7	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400
F-8	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400
F-9	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400
F-10	EIFS	45	1/2" METAL STUD FRAMING @ 16" O.C. W/ 5/8" CORE BOARD INSULATION. EXTERIOR FINISH TO BE AS SHOWN ON SECTION OR FLOOR PLAN. <td>1-1400</td>	1-1400



The Morris Group
1000 Morris Dr.
Channahon, IL 61015
ARCHITECTURE/ENGINEERING/INTERIOR DESIGN



CONSTRUCTION DOCUMENTS

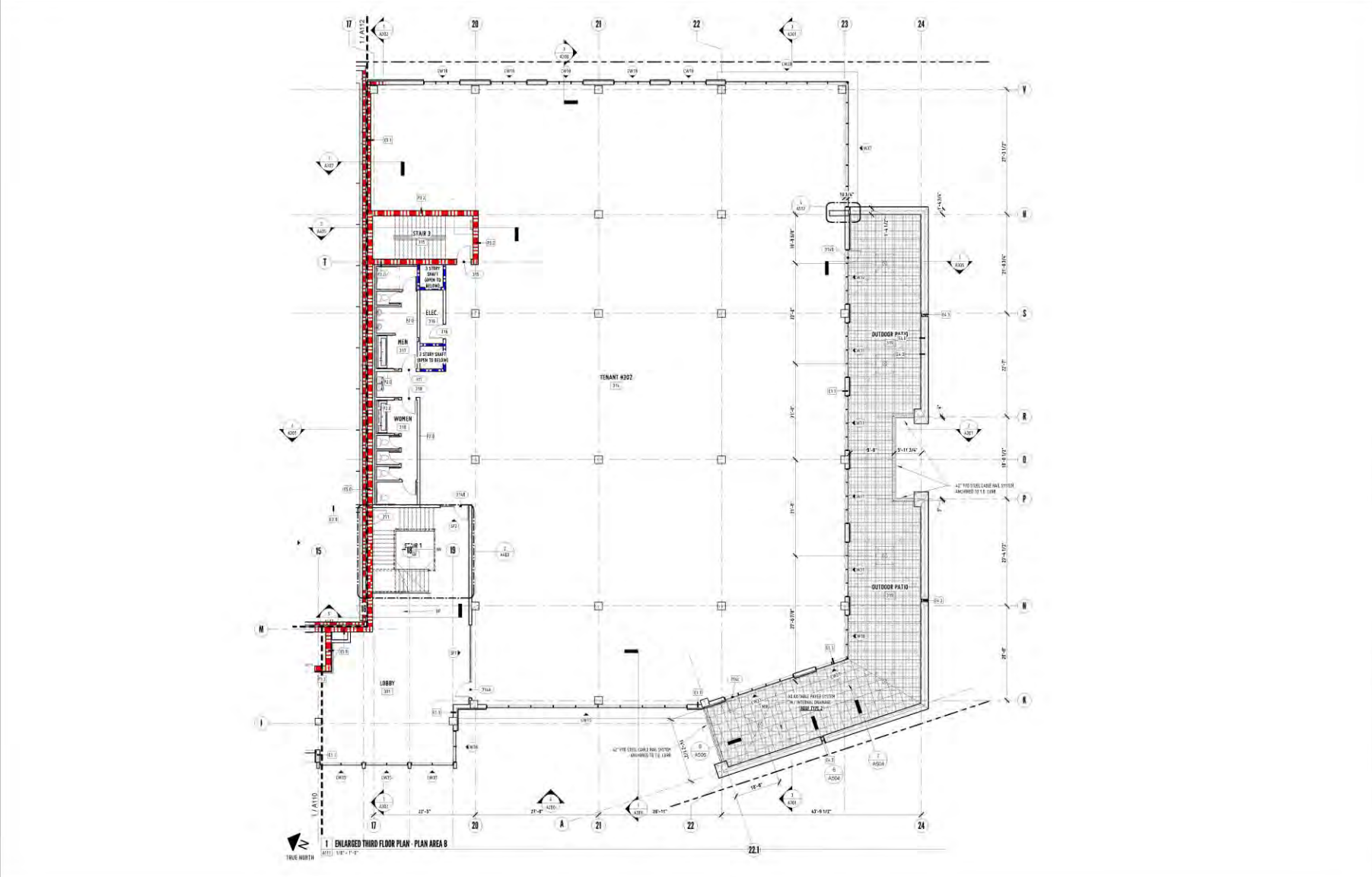


The Morris
1000 Morris Dr.
Channahon, IL

Project Number	15843
Issued For	1/18/2020
Issued In	04.22.2020
Issued For Construction	04.22.2020
Revisions	
No.	Description

ENLARGED THIRD FLOOR PLAN - PLAN AREA B

A111

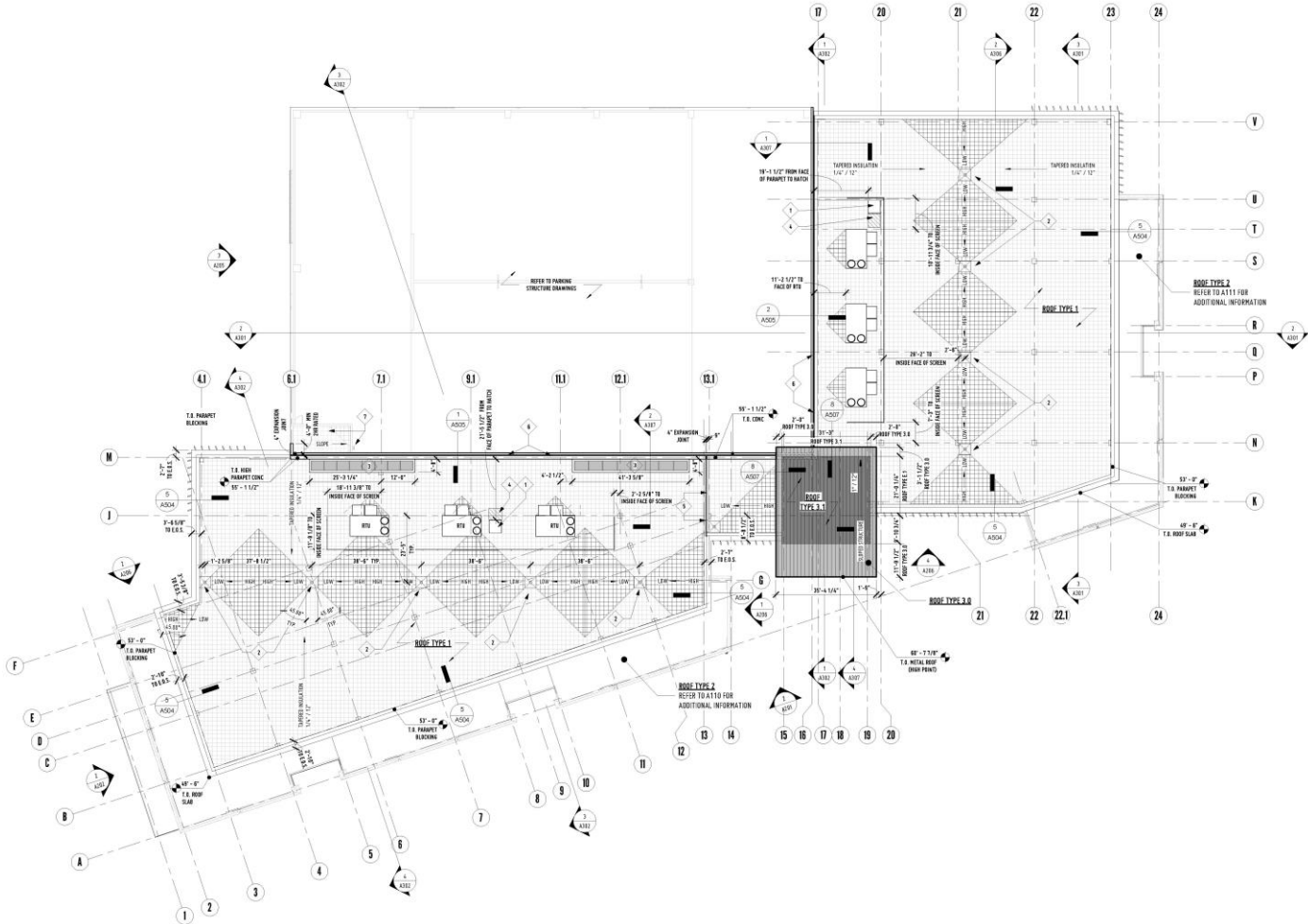


ROOF PLAN GENERAL NOTES

- GENERAL NOTE APPLICABLE TO ALL DRAWINGS - ITEMS AND CONDITIONS DETAIL NOT OTHERWISE IDENTIFIED ON ONE OF THE SECTIONS OR DETAILS ARE APPLICABLE AND REFER TO ALL OTHER SECTIONS AND DETAILS FOR COMPLETION.
1. DETAILS IDENTIFIED ARE TYPICAL FOR ALL SIMILAR ROOFING CONDITIONS UNLESS OTHERWISE INDICATED.
 2. UNLESS OTHERWISE NOTED, MINIMUM ROOF SLOPE IS 1/4" PER FOOT. TYPICAL TYPED INSULATION IS TO BE SHOWN ON THIS PLAN AS REFERRED TO IN MINIMUM WORKMAN REQUIRED CODES TO ROOF DRAINS AND CORNERS AND ASBESTOS POTENTIAL CORNER WARD. PROVIDE TYPICAL INSULATION MINIMUM 1/2" PER FOOT SLOPE AT ALL CORNERS INDICATED TO DRAIN. SUBSTRATE HEIGHTS OF ALL FLASHINGS AND EXPANSION JOINT CAPS WITH TYPED INSULATION TO MAINTAIN WORKMAN REQUIREMENTS STALLED.
 3. ALL AIR PENETRATING AND ACCESSORIES (FRAMES, PANELS, ETC.) ARE TO BE INSTALLED AND FINISHED IN ACCORDANCE WITH THE CORNER DETAIL OF A.C.A. ROOFING AND WATERPROOFING MANUAL AND 14.1.C.A. ARCHITECTURAL (SHEET METAL MANUAL).
 4. COORDINATE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR TYPED INSULATION JOINT SIZES AND LOCATIONS NOT SHOWN OR SCHEMATICALLY SHOWN ON ROOF PLANS. LOCATIONS FOR TOP MECHANICAL EQUIPMENT ARE PROVIDED BY THE MECHANICAL CONTRACTOR. REFER TO TYPICAL CURB FLASHING DETAIL FOR SLOPING AND FLASHING REQUIREMENTS. PROVIDE ALL SLOPING, INCLUDING TO THE CURB LEVEL, MECHANICAL CURB AT ALL LOCATIONS. MAINTAIN MINIMUM 2" FROM TOP OF CURB TO ADJACENT ROOF. PROVIDE TYPED INSULATION MINIMUM 1/2" PER FOOT SLOPE AND MECHANICAL EQUIPMENT LOCATIONS.
 5. MECHANICAL CURB DETAIL LOCATIONS SHOWN ON THE ROOF PLAN ARE APPROXIMATE. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS.
 6. MECHANICAL CURB DETAIL LOCATIONS SHOWN ON THE ROOF PLAN ARE APPROXIMATE. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS.
 7. MECHANICAL CURB DETAIL LOCATIONS SHOWN ON THE ROOF PLAN ARE APPROXIMATE. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS.
 8. MECHANICAL CURB DETAIL LOCATIONS SHOWN ON THE ROOF PLAN ARE APPROXIMATE. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS.
 9. MECHANICAL CURB DETAIL LOCATIONS SHOWN ON THE ROOF PLAN ARE APPROXIMATE. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS.
 10. MECHANICAL CURB DETAIL LOCATIONS SHOWN ON THE ROOF PLAN ARE APPROXIMATE. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS.
 11. MECHANICAL CURB DETAIL LOCATIONS SHOWN ON THE ROOF PLAN ARE APPROXIMATE. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS.
 12. MECHANICAL CURB DETAIL LOCATIONS SHOWN ON THE ROOF PLAN ARE APPROXIMATE. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS.
 13. MECHANICAL CURB DETAIL LOCATIONS SHOWN ON THE ROOF PLAN ARE APPROXIMATE. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS.
 14. COORDINATE ROOF JOINT LOCATIONS ON ROOF WITH MEP PLANS.

ROOF PLAN KEYNOTES

Number	Comment
1	1/4" x 1/4" EXPANSION JOINT AS SHOWN IN SECTION
2	1" ROOF DRAIN FLASHING AS SHOWN IN SECTION
3	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
4	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
5	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
6	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
7	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
8	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
9	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
10	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
11	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
12	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
13	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
14	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
15	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
16	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
17	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
18	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
19	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
20	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
21	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
22	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
23	MECHANICAL CURB DETAIL AS SHOWN IN SECTION
24	MECHANICAL CURB DETAIL AS SHOWN IN SECTION



Project Number	18043	
Issued for Review	11.04.2019	
Issued for Permit	03.02.2019	
Issued for Construction	03.02.2019	
Revisions		
No.	Description	Date

ROOF PLAN

A113

REFLECTED CEILING PLAN GENERAL NOTES

REFLECTED CEILING PLAN KEY NOTES

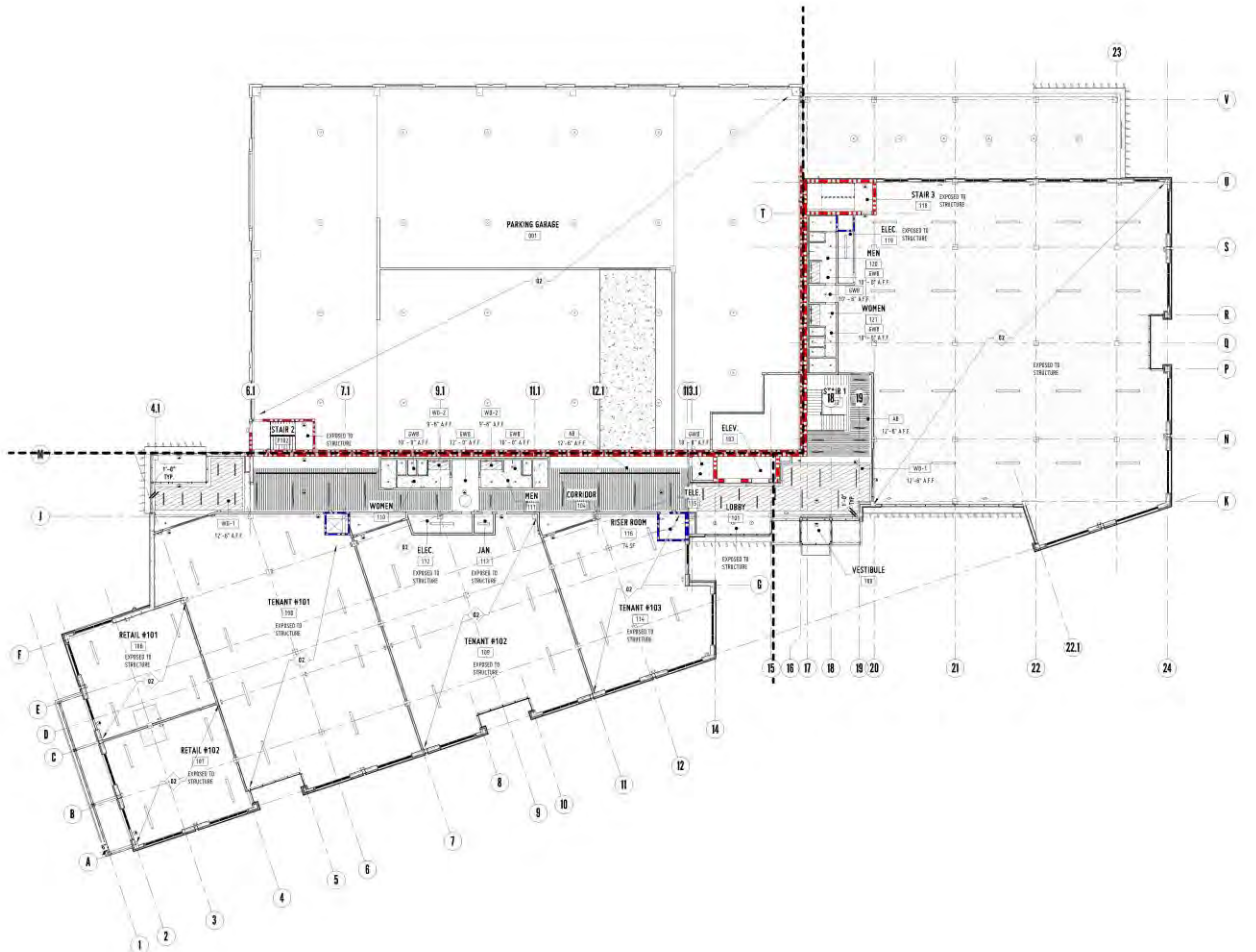
REFLECTED CEILING PLAN LEGEND

- 1. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS. IF CONFLICT EXISTS BETWEEN MECHANICAL / ELECTRICAL AND MECHANICAL, REFER TO MECHANICAL.
- 2. SHEET(S) IN CLASHING AREAS & AREAS FOR MOUNTING HEAVY FOR EXTERIOR FIXTURES.

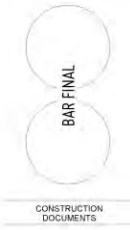
- 01. CEILING LIGHT
- 02. EXPOSED STRUCTURE / NOT CEILING

REFLECTED CEILING PLAN LEGEND

[Symbol]	001	5/8" EXPOSED ROUND CEILING POINT FOR KEY	[Symbol]	005	OCCUPANCY SMOKE - SEE ELECTRICAL	[Symbol]	4	UNRAILED RECESSED - SEE ELECTRICAL	[Symbol]	EXTENDED CORNER LIGHTING - SEE ELECTRICAL
[Symbol]	002	EXPOSED STRUCTURE / NOT CEILING	[Symbol]	006	1/4" LAMPS PENDING LIGHTING - SEE ELECTRICAL	[Symbol]	7	UNRAILED RECESSED - SEE ELECTRICAL	[Symbol]	EXT. DOWN - SEE ELECTRICAL
[Symbol]	003	AB-1 ROOFING SYSTEM	[Symbol]	007	2/4" LAMPS PENDING LIGHTING - SEE ELECTRICAL	[Symbol]	8	LONGHOLE WALL LAMPS - SEE ELECTRICAL	[Symbol]	WALL PACK - SEE ELECTRICAL
[Symbol]	004	NO-1 NATIONAL WIRE SELECTING ACROSTIC WIRE CLOSET CLEAN	[Symbol]	008	SUPPLY AIR EFF. - SEE MECHANICAL	[Symbol]	9	RECESSED PANEL LIGHT - SEE ELECTRICAL	[Symbol]	SERVICE PAINTED FIXTURE - SEE ELECTRICAL
[Symbol]	005	NO-2 NATIONAL WIRE SELECTING CONTACT WIRE VARIETY SCHEDULE	[Symbol]	009	RETURN AIR RECYCLER - SEE MECHANICAL	[Symbol]	10	RECESSED PINK LIGHT - SEE ELECTRICAL	[Symbol]	PERSISTENT FIXTURE - SEE ELECTRICAL
[Symbol]	006	RECESSED LED CAN - SEE ELECTRICAL	[Symbol]	010	EXHAUST FAN - SEE MECHANICAL	[Symbol]	11	TRIM LAMP AS INSTALLED - SEE ELECTRICAL	[Symbol]	PERSISTENT FIXTURE - SEE ELECTRICAL
[Symbol]			[Symbol]	011	4" LAMPS PENDING - SEE ELECTRICAL	[Symbol]	12	WALL MOUNTED FIXTURE - SEE ELECTRICAL	[Symbol]	
[Symbol]			[Symbol]	012	4" LAMPS PENDING - SEE ELECTRICAL	[Symbol]	13	EMERGENCY LIGHTING - SEE ELECTRICAL	[Symbol]	



1 FIRST FLOOR REFLECTED CEILING PLAN
1/16" = 1'-0"



Project Number:	15943	
Issued For Permit:	07.04.2019	
Issued For Permit:	03.22.2019	
Issued For Construction:	03.22.2019	
Revisions:		
No.	Description	Date

OVERALL FIRST FLOOR REFLECTED CEILING PLAN

A120

1/16" = 1'-0" RW

REFLECTED CEILING PLAN GENERAL NOTES

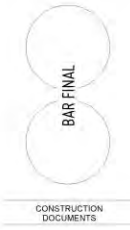
1. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS. IF CONFLICT EXISTS BETWEEN MECHANICAL, ELECTRICAL AND ARCHITECTURAL, REFER TO ARCHITECTURAL.
2. SEE EXISTING CEILING PLAN AND SEE FOR MOUNTING HEIGHTS FOR EXISTING FIXTURES.

REFLECTED CEILING PLAN KEY NOTES

01. EXISTING TEXT
02. EXPOSED STRUCTURE / NOT CEILING

REFLECTED CEILING PLAN LEGEND

	5/8" 5/8" EXPOSED BEAM (CEILING, PART PER 401)		1/4" UNDER PENDANT LIGHTING - SEE ELECTRICAL		2" UNDER PENDANT LIGHTING - SEE ELECTRICAL		4" UNDER LED PENDANT LIGHTING - SEE ELECTRICAL		2" UNDER LED PENDANT LIGHTING - SEE ELECTRICAL		EXTERIOR CROSS LIGHTING - SEE ELECTRICAL
	ACOUSTIC BAFFLE SYSTEM		2 1/2" UNDER PENDANT LIGHTING - SEE ELECTRICAL		LINEAR LED WALL SCONCE - SEE ELECTRICAL		2" UNDER LED PENDANT LIGHTING - SEE ELECTRICAL		1" UNDER LED PENDANT LIGHTING - SEE ELECTRICAL		EXTERIOR CROSS LIGHTING - SEE ELECTRICAL
	NATURAL WOOD SLAT (UNPAINTED) ALCOHOLIC WOOD BLOOD FINISH		SUPPLY AIR DIFFUSER - SEE MECHANICAL		RECESSED DOME LIGHT - SEE ELECTRICAL		2" UNDER LED PENDANT LIGHTING - SEE ELECTRICAL		1" UNDER LED PENDANT LIGHTING - SEE ELECTRICAL		WALL TRACK - SEE ELECTRICAL
	NATURAL WOOD SLAT (UNPAINTED) WOOD VARNISH FINISH		RETURN AIR REGISTER - SEE MECHANICAL		RECESSED TRACK LIGHTING - SEE ELECTRICAL		2" UNDER LED PENDANT LIGHTING - SEE ELECTRICAL		1" UNDER LED PENDANT LIGHTING - SEE ELECTRICAL		SQUARE PENDANT FIXTURE - SEE ELECTRICAL
	RECESSED LED TRAY - SEE ELECTRICAL		EXHAUST FAN - SEE MECHANICAL		TWO LAMP LED ADJUSTABLE LED - SEE ELECTRICAL		WALL MOUNTED FIXTURE - SEE ELECTRICAL		PENDANT FIXTURE - SEE ELECTRICAL		PENDANT FIXTURE - SEE ELECTRICAL
			LINEAR LED PENDANT - SEE ELECTRICAL		WALL MOUNTED FIXTURE - SEE ELECTRICAL		DIMMABLE LIGHTING - SEE ELECTRICAL				
			LINEAR LED PENDANT - SEE ELECTRICAL								



Project Number:	18043
Issued By:	EM/ML
Issued By:	EM/ML
Issued By:	EM/ML
Issued By:	EM/ML
Revision:	
no.	Description
	Date

OVERALL SECOND FLOOR REFLECTED CEILING PLAN

A121

1 SECOND FLOOR REFLECTED CEILING PLAN
DATE: 1/18/2019

1/18/2019 10:52 AM

REFLECTED CEILING PLAN GENERAL NOTES

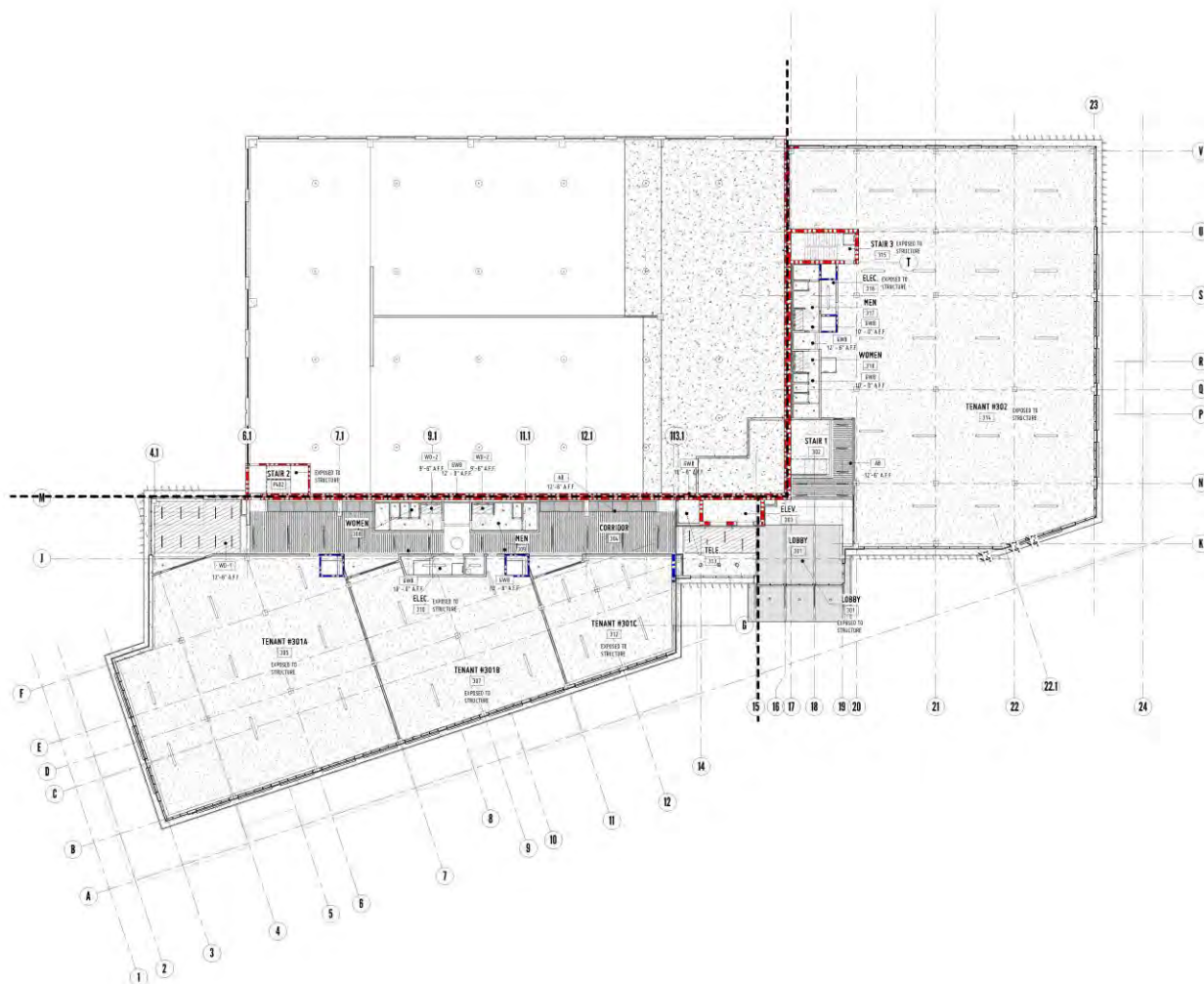
- 1. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS IF CONFLICT EXISTS BETWEEN MECHANICAL, ELECTRICAL AND ARCHITECTURAL. REFER TO ARCHITECTURAL.
- 2. SEE ELECTRICAL SCHEDULES, ASSETS & SIZES FOR MOUNTING HEIGHTS FOR EXTERIOR FIXTURES.

REFLECTED CEILING PLAN KEY NOTES

- 01. UNFINISHED TEXT
- 02. UNFINISHED STRUCTURE / NOT CEILING

REFLECTED CEILING PLAN LEGEND

	3/8" OPEN GRAB COLORS. PAINT PER A101		1/4" LINEN PENDANT LIGHTING - SEE ELECTRICAL		1" LINEN LED RECESSED SEE ELECTRICAL		2" LINEN LED RECESSED SEE ELECTRICAL		4" LINEN LED RECESSED SEE ELECTRICAL		EXTEND CORUS LIGHTING - SEE ELECTRICAL
	1/4" LINEN PENDANT LIGHTING - SEE ELECTRICAL		1/2" LINEN PENDANT LIGHTING - SEE ELECTRICAL		1" LINEN LED WALL WASHES SEE ELECTRICAL		2" LINEN LED WALL WASHES SEE ELECTRICAL		4" LINEN LED WALL WASHES SEE ELECTRICAL		EXTEND SOAK - SEE ELECTRICAL
	1/4" LINEN PENDANT LIGHTING - SEE ELECTRICAL		1/2" LINEN PENDANT LIGHTING - SEE ELECTRICAL		1" LINEN LED WALL WASHES SEE ELECTRICAL		2" LINEN LED WALL WASHES SEE ELECTRICAL		4" LINEN LED WALL WASHES SEE ELECTRICAL		EXTEND WALL PACK - SEE ELECTRICAL
	1/4" LINEN PENDANT LIGHTING - SEE ELECTRICAL		1/2" LINEN PENDANT LIGHTING - SEE ELECTRICAL		1" LINEN LED WALL WASHES SEE ELECTRICAL		2" LINEN LED WALL WASHES SEE ELECTRICAL		4" LINEN LED WALL WASHES SEE ELECTRICAL		EXTEND WALL PACK - SEE ELECTRICAL
	1/4" LINEN PENDANT LIGHTING - SEE ELECTRICAL		1/2" LINEN PENDANT LIGHTING - SEE ELECTRICAL		1" LINEN LED WALL WASHES SEE ELECTRICAL		2" LINEN LED WALL WASHES SEE ELECTRICAL		4" LINEN LED WALL WASHES SEE ELECTRICAL		EXTEND WALL PACK - SEE ELECTRICAL
	1/4" LINEN PENDANT LIGHTING - SEE ELECTRICAL		1/2" LINEN PENDANT LIGHTING - SEE ELECTRICAL		1" LINEN LED WALL WASHES SEE ELECTRICAL		2" LINEN LED WALL WASHES SEE ELECTRICAL		4" LINEN LED WALL WASHES SEE ELECTRICAL		EXTEND WALL PACK - SEE ELECTRICAL
	1/4" LINEN PENDANT LIGHTING - SEE ELECTRICAL		1/2" LINEN PENDANT LIGHTING - SEE ELECTRICAL		1" LINEN LED WALL WASHES SEE ELECTRICAL		2" LINEN LED WALL WASHES SEE ELECTRICAL		4" LINEN LED WALL WASHES SEE ELECTRICAL		EXTEND WALL PACK - SEE ELECTRICAL
	1/4" LINEN PENDANT LIGHTING - SEE ELECTRICAL		1/2" LINEN PENDANT LIGHTING - SEE ELECTRICAL		1" LINEN LED WALL WASHES SEE ELECTRICAL		2" LINEN LED WALL WASHES SEE ELECTRICAL		4" LINEN LED WALL WASHES SEE ELECTRICAL		EXTEND WALL PACK - SEE ELECTRICAL
	1/4" LINEN PENDANT LIGHTING - SEE ELECTRICAL		1/2" LINEN PENDANT LIGHTING - SEE ELECTRICAL		1" LINEN LED WALL WASHES SEE ELECTRICAL		2" LINEN LED WALL WASHES SEE ELECTRICAL		4" LINEN LED WALL WASHES SEE ELECTRICAL		EXTEND WALL PACK - SEE ELECTRICAL
	1/4" LINEN PENDANT LIGHTING - SEE ELECTRICAL		1/2" LINEN PENDANT LIGHTING - SEE ELECTRICAL		1" LINEN LED WALL WASHES SEE ELECTRICAL		2" LINEN LED WALL WASHES SEE ELECTRICAL		4" LINEN LED WALL WASHES SEE ELECTRICAL		EXTEND WALL PACK - SEE ELECTRICAL



1 THIRD FLOOR REFLECTED CEILING PLAN
 02/27 1/8" = 1'-0"



CONSTRUCTION DOCUMENTS



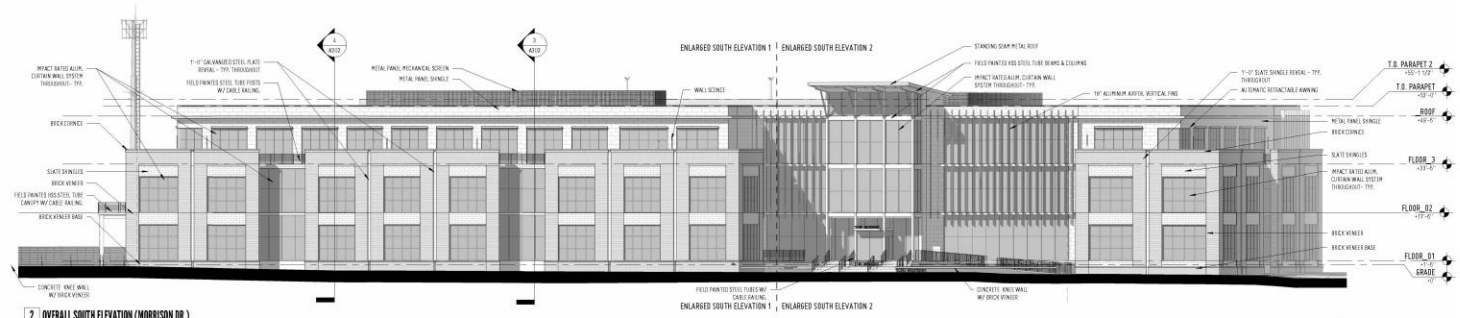
The Morris
 1000 Main Street
 Chatham, ON

Project Number:	18043
Issued By:	17.04.2019
Issued By:	18.02.2019
Issued By:	18.02.2019
Revision:	
No.	Description

OVERALL THIRD FLOOR REFLECTED CEILING PLAN

A122

17-02-2019 10:46:17 AM



2 OVERALL SOUTH ELEVATION (MORRISON DR.)
 A201 1/16" = 1'-0"

ELEVATION GENERAL NOTES

1. ALL DETAILS IN BRACING, INCLUDING ELECTRICAL, METALS, TO BE FINISHED TO MATCH THE BRACING/MATERIAL COLOR, PLYAS.

ELEVATION KEYNOTES

- 01 12'-0" x 1'-0" CONCRETE ROOF SLAB EXTENSION W/ FIELD PAINTED STEEL MEDIA ACIENT COLOR OF STEEL TO EXTERIOR EXPOSED TO MATCH FROM ENTRANCE CURBS.
- 02 HISTORIC ELECTRICAL CHASES TO THE CORNER, PROVIDED TO BE RETRACTABLE STRUCTURES, ALLOWED TO BE AUTOMATICALLY FINISHED TO EXTRACT AT NIGHT AND BEING RED WIND SPEED EVENTS. ALL FINISHES TO BE FINISHED AS NOTED ABOVE. THE TOP OF ALL FLOOR SLAB ROOF SIDE EXTENSIONS.
- 03 IN HISTORY AREA, REFER TO ARCH DRAWINGS & REFER TO THE SIGN UNIT, METAL PANEL, PANEL SYSTEM TO BE PROVIDED.
- 04 1'-0" REDDISH-BROWN WALL FINISH, COLOR, BLACK, REFER TO ELECTRICAL DRAWINGS.
- 05 PAINTED STEEL PLATE GARDER W/ CARBON STEEL, TO BE FINISHED CONCRETE, GRAY.
- 06 CONCRETE WALL SYSTEM, REFER TO ARCH DRAWINGS FOR HORIZONTAL AND VERTICAL WALL SYSTEM. CONCRETE TO BE BLACK ANTI-CORROSION FINISH, THROUGHOUT. REFER TO ARCH DETAILS.
- 07 CONCRETE WALL SYSTEM, REFER TO ARCH DRAWINGS, HORIZONTAL AND VERTICAL SYSTEM. REFER TO ARCH DETAILS.
- 08 INTEGRATED CURTAIN WALL, TO BE PROVIDED BY CURTAIN WALL MANUFACTURER. REFER TO ARCH DETAILS FOR ARCH DETAILS.
- 09 1'-0" x 1'-0" ALUMINUM ROOF PANELS, MATCHING TO THE HISTORIC PANELS.
- 10 1'-0" x 1'-0" ALUMINUM ROOF PANELS, MATCHING TO THE HISTORIC PANELS.
- 11 1'-0" x 1'-0" ALUMINUM ROOF PANELS, MATCHING TO THE HISTORIC PANELS.
- 12 WHITE BRICK VENEER AND CONCRETE RETAINING WALL, REFER TO LANDSCAPE DRAWINGS FOR MORE DETAILS.
- 13 ELECTRICAL METALS.
- 14 2'-0" x 2'-0" SLABS CAST-IN-PLACE CONCRETE COLUMN.
- 15 PROVIDE PARKING GARAGE FINISHES TO MATCH WITH PARKING GARAGE TO BE MATCHED.
- 16 1'-0" BRICK CONCRETE ROOF.
- 17 ALUMINUM FINISH, REFER TO ARCH DRAWINGS FOR MORE DETAILS.
- 18 ELECTRICAL WALL TRACK.
- 19 ELECTRICAL WALL TRACK, REFER TO ARCH DRAWINGS FOR MORE DETAILS.
- 20 PROVIDE PARKING GARAGE FINISHES TO MATCH WITH PARKING GARAGE TO BE MATCHED.
- 21 BRICK CONCRETE JOINTS.
- 22 WALL FINISHES TO MATCH WITH ARCH DRAWINGS FOR MORE DETAILS.
- 23 PROVIDE PARKING GARAGE FINISHES TO MATCH WITH PARKING GARAGE TO BE MATCHED.
- 24 PROVIDE PARKING GARAGE FINISHES TO MATCH WITH PARKING GARAGE TO BE MATCHED.
- 25 PROVIDE PARKING GARAGE FINISHES TO MATCH WITH PARKING GARAGE TO BE MATCHED.
- 26 PROVIDE PARKING GARAGE FINISHES TO MATCH WITH PARKING GARAGE TO BE MATCHED.
- 27 PROVIDE PARKING GARAGE FINISHES TO MATCH WITH PARKING GARAGE TO BE MATCHED.

MATERIAL LEGEND

Type	Mark	Description	Material	Manufacturer	Material/Color	Color
ROOFING	BK-1	REDDISH-BROWN	BRICK CONCRETE COMPANY	-	ALUMINUM WHITE VENEER	WHITE
ROOFING	CON-1	CAST-IN-PLACE CONCRETE	N/A	N/A	WHITE	WHITE
ROOFING	CON-2	PRECAST CONCRETE	N/A	N/A	WHITE	WHITE
ROOFING	INS-1	INSULATION	INSULATION SYSTEMS, INC.	EXTERIOR	CHARCOAL GREY	BLACK
ROOFING	SP-1	SLATE FINISH	STONEROCK	CONCRETE	BLACK	BLACK



The Morris Group
 100 Morrison Dr. Suite 200
 Ottawa, ON K1S 5N6
 ARCHITECTURE & DESIGN GROUP INC.



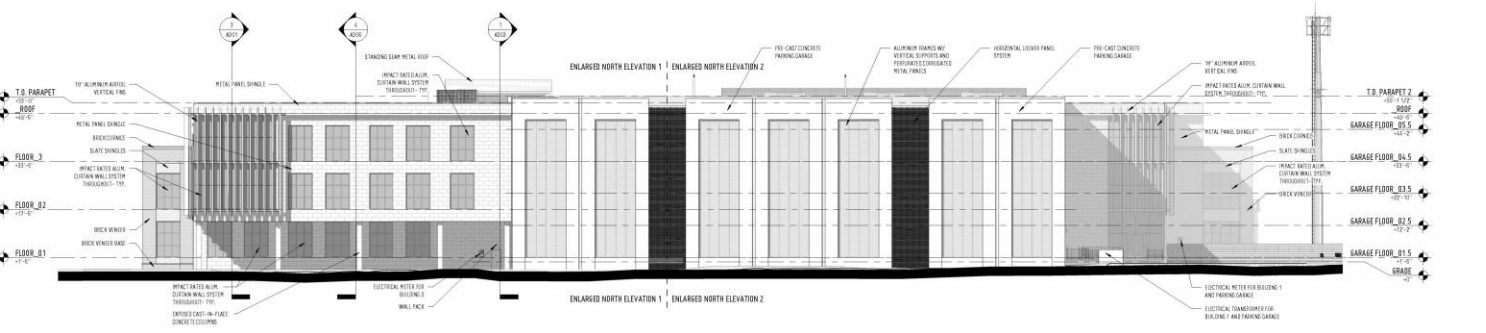
CONSTRUCTION DOCUMENTS



The Morris
 100 Morrison Dr.
 Ottawa, ON

Project Number: 19043
 Issued for Review: 11/24/2019
 Issued for Permit: 05/21/2020
 Issued for Construction: 05/21/2020

No.	Description	Date

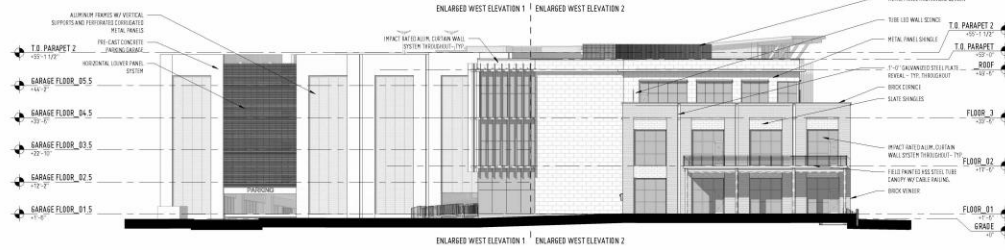


1 OVERALL NORTH ELEVATION (RAILROAD ELEVATION)
 A201 1/16" = 1'-0"

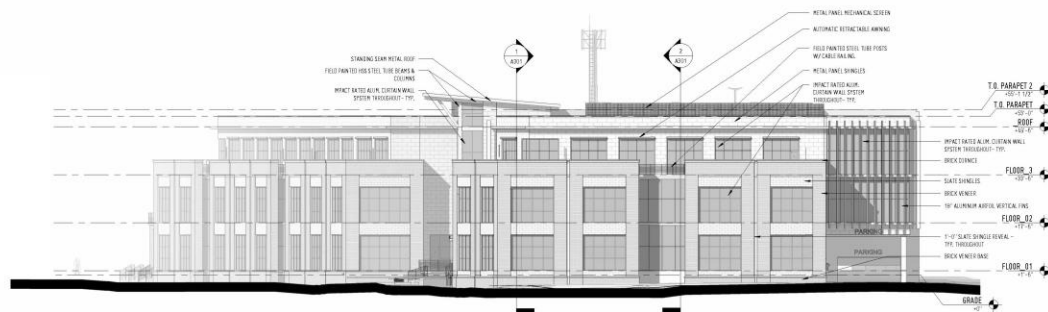
OVERALL EXTERIOR ELEVATIONS

A201

11/20/2019 2:36:41 PM



2 OVERALL WEST ELEVATION (BRIGADE ST)
 A202 1/8" = 1'-0"



1 EAST ELEVATION
 A202 1/8" = 1'-0"

ELEVATION GENERAL NOTES

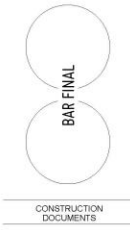
1. ALL UTILITIES IN BRICKING, INCLUDING ELECTRICAL, METALS, TO BE FINISHED TO MATCH THE SURROUNDING MATERIAL COLOR, TYPE, AND.

ELEVATION KEYNOTES

- 01 12'-0" x 4'-0" CONCRETE ROOF SLAB EXTENSION W/ FIELD PAINTED STEEL MECA. ACCENT COLOR OF STEEL TO BE MATCHED TO MATCH MAIN ENTRANCE FINISH.
- 02 HISTORIC ELECTRICAL CHASES TO BE EXPOSED, PROVIDED IF USE RETRACTABLE STRUCTURES, FINISHES TO BE AUTOMATICALLY FINISHED TO DETRACT AT NIGHT AND BEING ONLY WHEN SPECIFIED, ALL FINISHES TO BE FINISHED TO MATCH THE FINISHES OF THE BUILDING.
- 03 ON HISTORY WALLS, REFER TO WEST DRAWINGS & REFERENCED FOR FURTHER DETAIL. VERTICAL METAL PANEL SYSTEM TO BE PROVIDED.
- 04 1/4" x 1/4" BRICKWORK ON WALL FINISHES COLOR: BLACK ACCORD TO ELECTRICAL DRAWINGS.
- 05 PAINTED STEEL PLATE (ALUM. MECHANICAL SCREENS, STEEL TO BE FINISHED CHAMEL GLOSS).
- 06 CURTAIN WALL SYSTEM: REFER TO THE 3D BIM DATA AND 2D ELEVATION AND DETAIL DRAWING. MECHANICAL CURTAIN WALL SYSTEM TO BE BLACK ANODIZED FINISH. TYP. THROUGHGLAZ. REFER TO ARCH. DETAILS.
- 07 CURTAIN WALL SYSTEM: REFER TO THE 3D BIM DATA AND 2D ELEVATION AND DETAIL DRAWING. MECHANICAL CURTAIN WALL SYSTEM TO BE FINISHED TO MATCH THE FINISHES OF THE BUILDING.
- 08 IMPACT RATED ALUM. CURTAIN WALL SYSTEM THROUGHGLAZ-TYP.
- 09 1/4" x 1/4" BRICKWORK ON WALL FINISHES COLOR: BLACK ACCORD TO ELECTRICAL DRAWINGS.
- 10 PAINTED STEEL PLATE (ALUM. MECHANICAL SCREENS, STEEL TO BE FINISHED CHAMEL GLOSS).
- 11 THE 3D BIM DATA AND 2D ELEVATION AND DETAIL DRAWING. MECHANICAL CURTAIN WALL SYSTEM TO BE FINISHED TO MATCH THE FINISHES OF THE BUILDING.
- 12 WHITE BRICK KENNES AND CONCRETE RETAINING WALL. REFER TO LANDSCAPE DRAWINGS FOR MORE DETAILS.
- 13 ELECTRICAL METAL.
- 14 2x4 x 2x4 SLABS CAST-IN PLACE CONCRETE COLUMN.
- 15 IMPACT RATED ALUM. CURTAIN WALL SYSTEM THROUGHGLAZ-TYP.
- 16 1/4" x 1/4" BRICKWORK ON WALL FINISHES COLOR: BLACK ACCORD TO ELECTRICAL DRAWINGS.
- 17 ELECTRICAL WALL TRACK.
- 18 1/4" x 1/4" BRICKWORK ON WALL FINISHES COLOR: BLACK ACCORD TO ELECTRICAL DRAWINGS.
- 19 IMPACT RATED ALUM. CURTAIN WALL SYSTEM THROUGHGLAZ-TYP.
- 20 BRICK FINISH JOINTS.
- 21 WALL FINISHES COLOR: BLACK.
- 22 IMPACT RATED ALUM. CURTAIN WALL SYSTEM THROUGHGLAZ-TYP.
- 23 IMPACT RATED ALUM. CURTAIN WALL SYSTEM THROUGHGLAZ-TYP.
- 24 IMPACT RATED ALUM. CURTAIN WALL SYSTEM THROUGHGLAZ-TYP.
- 25 IMPACT RATED ALUM. CURTAIN WALL SYSTEM THROUGHGLAZ-TYP.
- 26 IMPACT RATED ALUM. CURTAIN WALL SYSTEM THROUGHGLAZ-TYP.
- 27 IMPACT RATED ALUM. CURTAIN WALL SYSTEM THROUGHGLAZ-TYP.

MATERIAL LEGEND

Type	Mark	Description	Material	Manufacturer	Material Model	Color
EXTERIOR	BRK-1	RED BRICK	RED BRICK COMPANY		ALASKA WHITE	WHITE
EXTERIOR	CONC-1	CAST-IN-PLACE CONCRETE	N/A	N/A	N/A	WHITE
EXTERIOR	CONC-2	PRECAST CONCRETE	N/A	N/A	N/A	WHITE
EXTERIOR	INS-1	INSULATION	INSULATION	N/A	N/A	CHARCOAL GREY
EXTERIOR	SP-1	SLATE FINISH	SP-1	N/A	N/A	BLACK

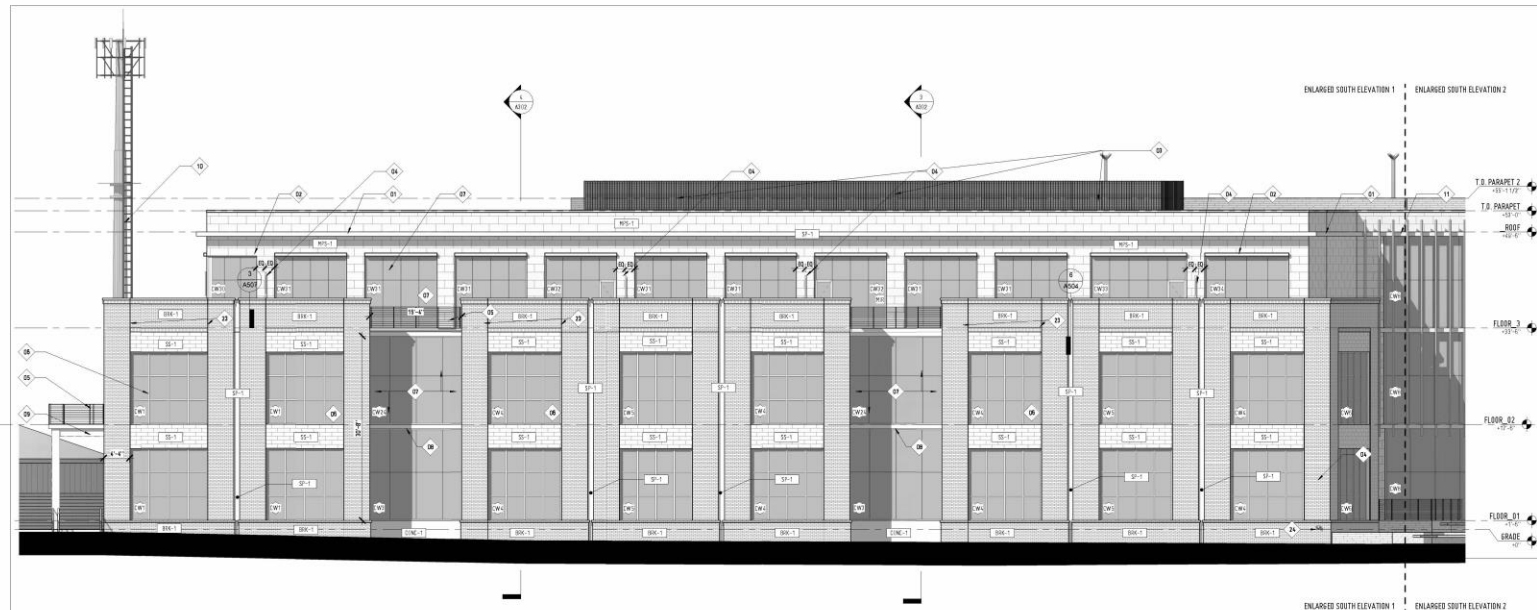


No.	Description	Date

OVERALL EXTERIOR ELEVATIONS

A202

11/08/2024 2:00:27 PM



ELEVATION GENERAL NOTES

1. ALL DETAILS ON BUILDING INCLUDING ELECTRICAL METERS TO BE PAINTED TO MATCH THE SURROUNDING MATERIAL UNLESS TYPICAL.

ELEVATION KEYNOTES

- 01 12" x 18" x 4" CONCRETE POST-BEAM EXTENSION W/ FIBER-PAINTED STEEL ANGLE. ACCENT COLOR OF STEEL TO BE CONCRETE COLOR. TO MATCH EXISTING EXTERIOR.
- 02 AUTOMATIC EXTENDABLE CASE-TITE TYPE RAINING, PROVIDED BY CODE DETACHABLE EXTERIOR (RAINING) TO BE AUTOMATICALLY CLOSED AT NIGHT AND OPENING FOR WIND SPEEDS PER CODE. ALL RAININGS TO BE OPEN UP ELIGIBLE AT ANY GIVEN TIME. THE ALL SIZES USED FOR EACH DETACHABLE.
- 03 1/8" DIA. TYP. ANGLE TO MATCH CORNER AND BENEATH FOR VIEW-SEEN LINES. VERTICAL METAL PANEL BRACING SYSTEM TO BE PROVIDED.
- 04 1/4" DIA. VERTICAL WALL MOUNTED CONCRETE COLOR. BLACK REFER TO ELECTRICAL DRAWINGS.
- 05 FINISH STEEL TO BE LAPPED BY CODE. FINISH STEEL TO BE FINISHED CONCRETE COLOR.
- 06 1/2" DIA. VERTICAL WALL MOUNTED CONCRETE COLOR. BLACK REFER TO ELECTRICAL DRAWINGS.
- 07 1/2" DIA. VERTICAL WALL MOUNTED CONCRETE COLOR. BLACK REFER TO ELECTRICAL DRAWINGS.
- 08 1/2" DIA. VERTICAL WALL MOUNTED CONCRETE COLOR. BLACK REFER TO ELECTRICAL DRAWINGS.
- 09 1/2" DIA. VERTICAL WALL MOUNTED CONCRETE COLOR. BLACK REFER TO ELECTRICAL DRAWINGS.
- 10 1/2" DIA. VERTICAL WALL MOUNTED CONCRETE COLOR. BLACK REFER TO ELECTRICAL DRAWINGS.
- 11 TOP FINISH PANELS ALTHOUGH NOT SHOWN VERTICAL FINISH LINE OF SYSTEM WITH GREY FINISH BY CONSTRUCTION DOCUMENTS TO BE USED.
- 12 1/2" DIA. VERTICAL WALL MOUNTED CONCRETE COLOR. BLACK REFER TO ELECTRICAL DRAWINGS.
- 13 WHITE BRICK VENEER AND CONCRETE TO REMAIN WALL. REFER TO LANDSCAPE DRAWINGS FOR MORE DETAILS.
- 14 ELECTRICAL METERS.
- 15 1/2" DIA. VERTICAL WALL MOUNTED CONCRETE COLOR. BLACK REFER TO ELECTRICAL DRAWINGS.
- 16 EXISTING FINISH GRANGE CONCRETE SUPPLIED BY FINISH GRANGE TO BE NATURALLY FINISHED.
- 17 1/2" DIA. VERTICAL WALL MOUNTED CONCRETE COLOR. BLACK REFER TO ELECTRICAL DRAWINGS.
- 18 1/2" DIA. VERTICAL WALL MOUNTED CONCRETE COLOR. BLACK REFER TO ELECTRICAL DRAWINGS.
- 19 FINISH GRANGE FOR FINISH GRANGE AND FINISH GRANGE SYSTEM. PROVIDED BY CONSTRUCTION DOCUMENTS TO BE USED.
- 20 ELECTRICAL WALL FACE.
- 21 ELECTRICAL TRANSDUCER PROVIDED FOR N.W. UNDERMINABILITY TESTS.
- 22 PROPOSED RELOCATED POWER BOX LOCATION.
- 23 BRICK CORNER JUNCT.
- 24 WALL TO BE FINISHED TO BE LOCATED.
- 25 FINISH GRANGE FOR FINISH GRANGE AND FINISH GRANGE SYSTEM. PROVIDED BY CONSTRUCTION DOCUMENTS TO BE USED.
- 26 BACKLASH FINISH GRANGE TO BE SUPPLIED BY FINISH GRANGE.
- 27 FINISH GRANGE FOR FINISH GRANGE AND FINISH GRANGE SYSTEM. PROVIDED BY CONSTRUCTION DOCUMENTS TO BE USED.

MATERIAL LEGEND

Type	Mark	Description	(Material-Manufacturer)	(Material-Model)	Color
EXTERIOR	BRK-1	MODULAR BRICK	BELECON BRICK COMPANY	-	BLACKISH WHITE
EXTERIOR	CONC-1	CAST-IN PLACE CONCRETE	N/A	N/A	GRAY
EXTERIOR	CONC-2	PRE-CAST CONCRETE	N/A	N/A	WHITE
EXTERIOR	FIN-1	FINISH GRANGE	FINISH GRANGE INTERNATIONAL, INC.	BEVER-000	CHEMICAL GREY
EXTERIOR	SP-1	CALVANIZED STEEL PLATE	N/A	N/A	BLACK
EXTERIOR	SP-2	SLATE SINGLE	SUPERGRIP	GRANGLADE	BLACK

1 ENLARGED SOUTH ELEVATION_1 (MORRISON DR.)
A203 1/8" = 1'-0"



CONSTRUCTION DOCUMENTS

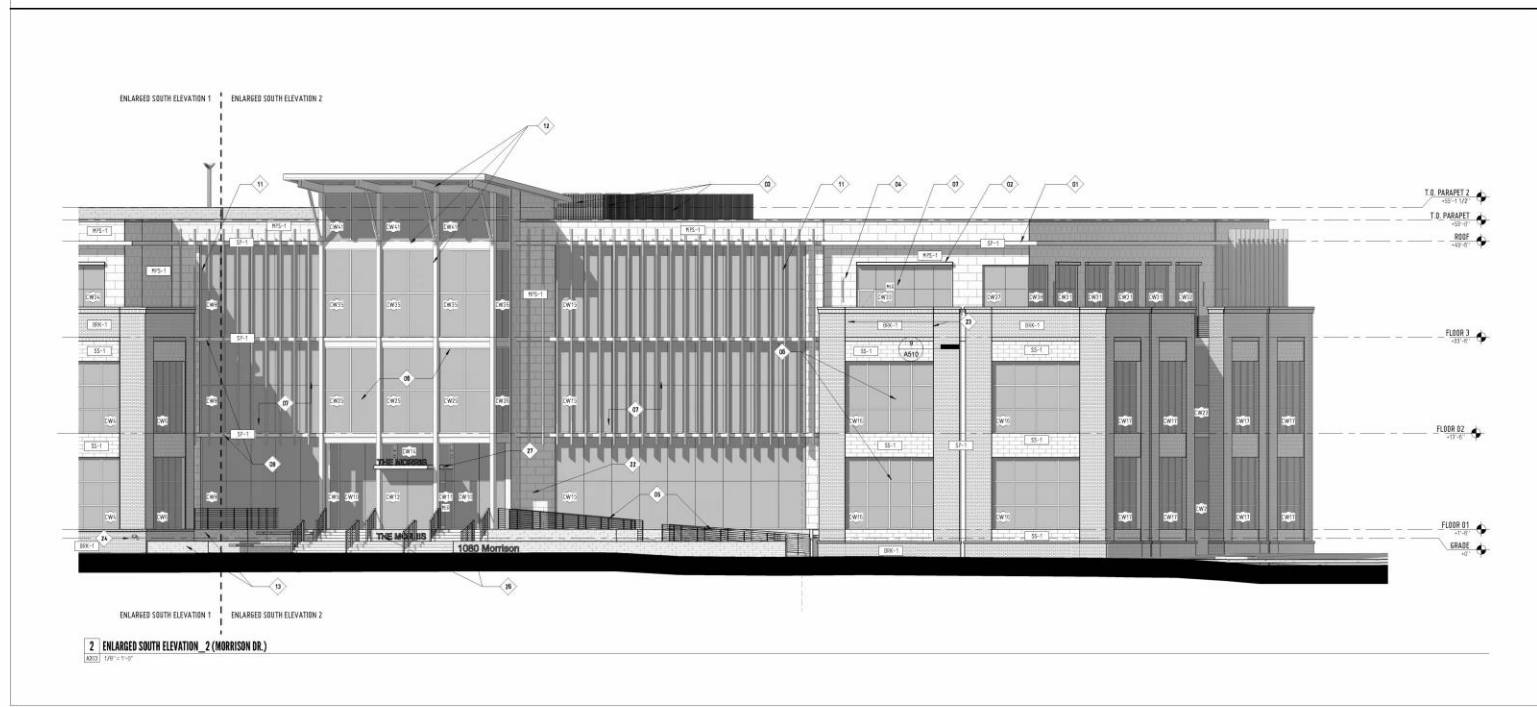


The Morris
100 Morrison Dr.
Channah, SC

No.	Description	Date

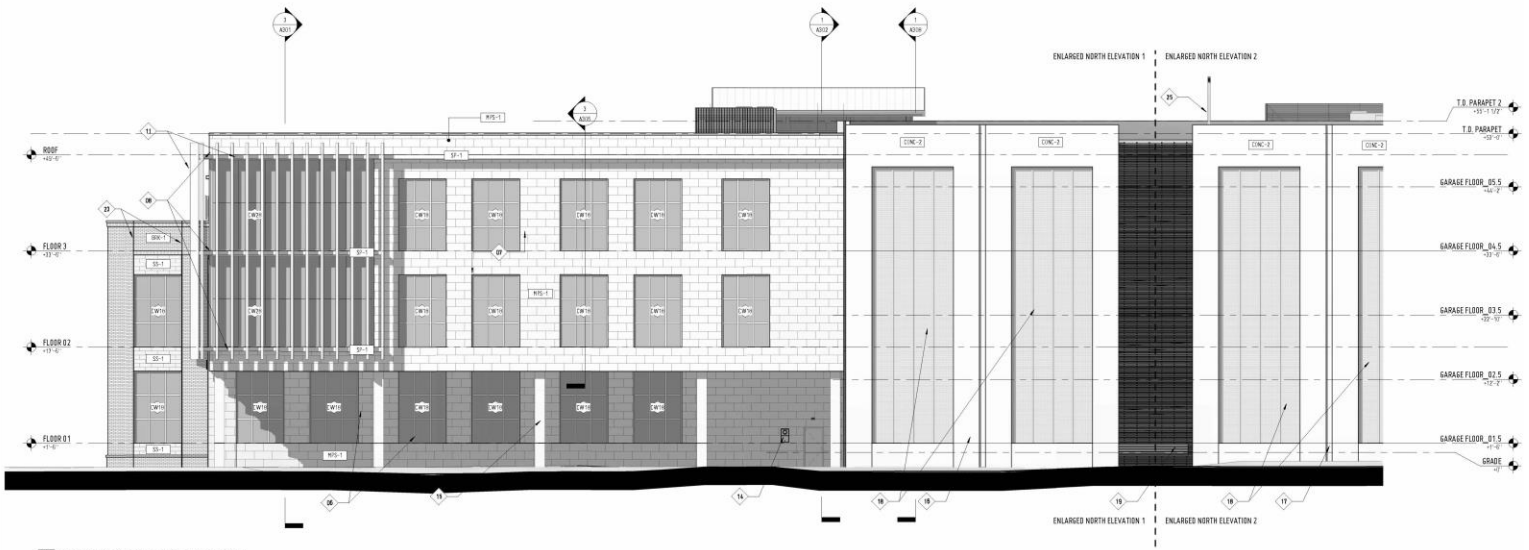
ENLARGED EXTERIOR ELEVATIONS

A203

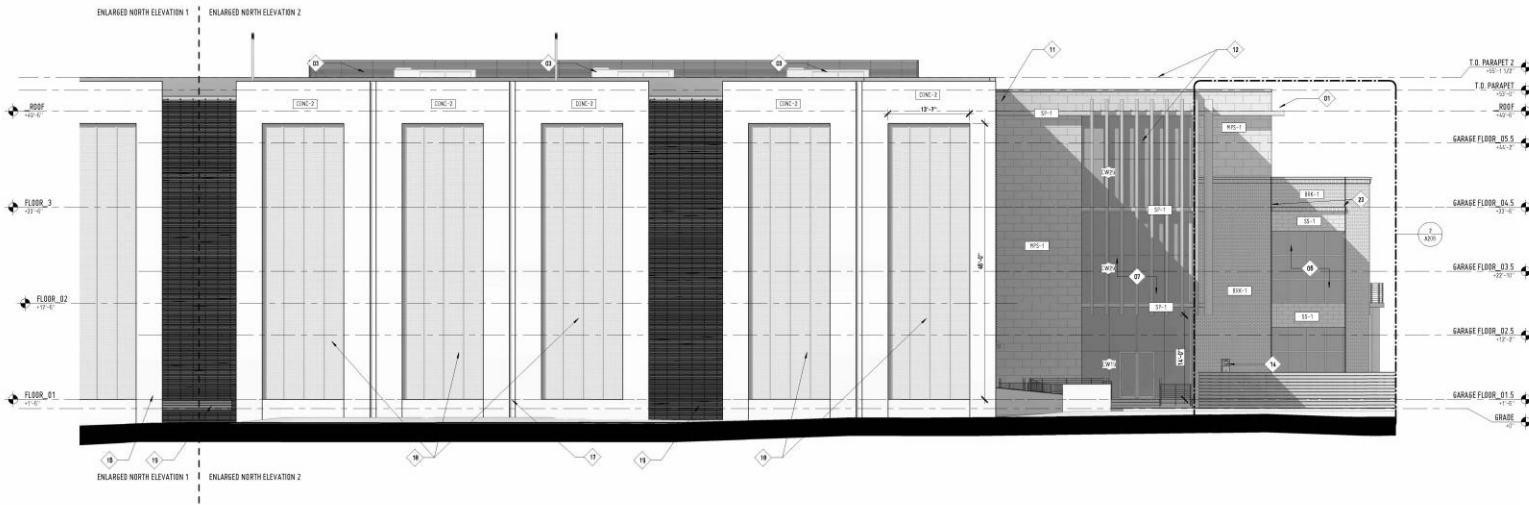


2 ENLARGED SOUTH ELEVATION_2 (MORRISON DR.)
A203 1/8" = 1'-0"

11/20/2019 10:30:39 PM



1 ENLARGED NORTH ELEVATION_1 (RAILROAD ELEVATION)
 (02/21) 1/8" = 1'-0"



2 ENLARGED NORTH ELEVATION_2 (RAILROAD ELEVATION)
 (02/21) 1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. ALL UTILITIES IN BRICKING, INCLUDING ELECTRICAL, METERS, TO BE FINISHED TO MATCH THE SURROUNDING MATERIAL COLOR, FINISH.

ELEVATION KEYNOTES

- 01 12"-41/2" R.C. CONCRETE ROOF SLAB EXTENSION W/ FRESH PAINTED STEEL MEDIA ACENT COLOR OF STEEL TO BE FINISHED TO MATCH MAIN ENTRANCE FINISH.
- 02 EXISTING ELECTRICAL CHASES TO REMAIN, PROVIDED BY USE RESTRICTABLE STRUCTURES, ALLOWED TO BE AUTOMATICALLY FINISHED TO MATCH AND BEING RED WIND STOPPED SYSTEMS. ALL FINISHES TO BE FINISHED AS SHOWN ON THE PLAN. TOP OF ALL FLOOR FINISH ROOF DECK EXISTING.
- 03 ON EXISTING WALLS, REFER TO ARCH DRAWINGS & REFER TO NEW SIGHT LINES, VERTICAL METAL PANEL SYSTEM TO BE PROVIDED.
- 04 1/2" WOOD GIRDERS WALL FINISH COLOR BLACK, ACCESS TO ELECTRICAL CHASING.
- 05 PAINTED STEEL PLATE GIRDER WALLS, STEEL TO BE FINISHED CHASING, GYPSUM.
- 06 CONCRETE WALL SYSTEM, REFER TO THE ON-SITE NEW SIGHT LINES AND VERTICAL METAL PANEL SYSTEM TO BE BLACK ANTI-GRAB FINISH, TOP THROUGHOUT, REFER TO ARCH DETAILS.
- 07 CONCRETE WALL SYSTEM, REFER TO THE ON-SITE NEW SIGHT LINES AND VERTICAL METAL PANEL SYSTEM TO BE PROVIDED.
- 08 VERTICAL CURTAIN WALL GLASS SYSTEM, BY CURTAIN WALL PANEL, REFER TO THE ON-SITE NEW SIGHT LINES.
- 09 2" X 4" WOOD STUDS, REFER TO ARCH DRAWINGS, REFER TO THE ON-SITE NEW SIGHT LINES.
- 10 LATHING CURTAIN WALL SYSTEM, REFER TO ARCH DRAWINGS, REFER TO THE ON-SITE NEW SIGHT LINES.
- 11 TOP OF THE PANEL ALUMINUM RAILS, REFER TO ARCH DRAWINGS, REFER TO THE ON-SITE NEW SIGHT LINES.
- 12 1/2" WOOD STUDS, REFER TO ARCH DRAWINGS, REFER TO THE ON-SITE NEW SIGHT LINES.
- 13 WHITE BRICK VENEER AND CONCRETE RETAINING WALL, REFER TO LANDSCAPE DRAWINGS FOR MORE DETAILS.
- 14 ELECTRICAL METERS.
- 15 2" X 4" WOOD STUDS, REFER TO ARCH DRAWINGS, REFER TO THE ON-SITE NEW SIGHT LINES.
- 16 EXISTING PARKING GARAGE, REFER TO ARCH DRAWINGS, REFER TO THE ON-SITE NEW SIGHT LINES.
- 17 1/2" WOOD STUDS, REFER TO ARCH DRAWINGS, REFER TO THE ON-SITE NEW SIGHT LINES.
- 18 1/2" WOOD STUDS, REFER TO ARCH DRAWINGS, REFER TO THE ON-SITE NEW SIGHT LINES.
- 19 ELECTRICAL WALL TRUCK.
- 20 ELECTRICAL WALL TRUCK, REFER TO ARCH DRAWINGS, REFER TO THE ON-SITE NEW SIGHT LINES.
- 21 EXISTING PARKING GARAGE, REFER TO ARCH DRAWINGS, REFER TO THE ON-SITE NEW SIGHT LINES.
- 22 EXISTING PARKING GARAGE, REFER TO ARCH DRAWINGS, REFER TO THE ON-SITE NEW SIGHT LINES.
- 23 BRICK CONTROL Joints.
- 24 WALL FINISHES COLOR.
- 25 PARKING GARAGE FLOOR FINISHES, REFER TO ARCH DRAWINGS, REFER TO THE ON-SITE NEW SIGHT LINES.
- 26 FINISHES COLOR, REFER TO ARCH DRAWINGS, REFER TO THE ON-SITE NEW SIGHT LINES.
- 27 FINISHES COLOR, REFER TO ARCH DRAWINGS, REFER TO THE ON-SITE NEW SIGHT LINES.

MATERIAL LEGEND

Type	Mark	Description	Material/Manufacturer	Material/Model	Color
EXTERIOR	BR-1	REDFIELD BRICK	BEIJING BRICK COMPANY	ALASKA WHITE VENEER	WHITE
EXTERIOR	CONC-1	CAST-IN PLACE CONCRETE	N/A	N/A	WHITE
EXTERIOR	CONC-2	PRECAST CONCRETE	N/A	N/A	WHITE
EXTERIOR	INS-1	INSULATION	PERMATEX/INSULATION, INC.	PERMATEX	CHARCOAL GREY
EXTERIOR	SP-1	SLATE FINISH	STONEMARK	CONCRETE	BLACK



The Morris Group
 1000 Main Street, Suite 100
 Channahon, IL 61460
 ARCHITECTURE + INTERIOR DESIGN



CONSTRUCTION DOCUMENTS

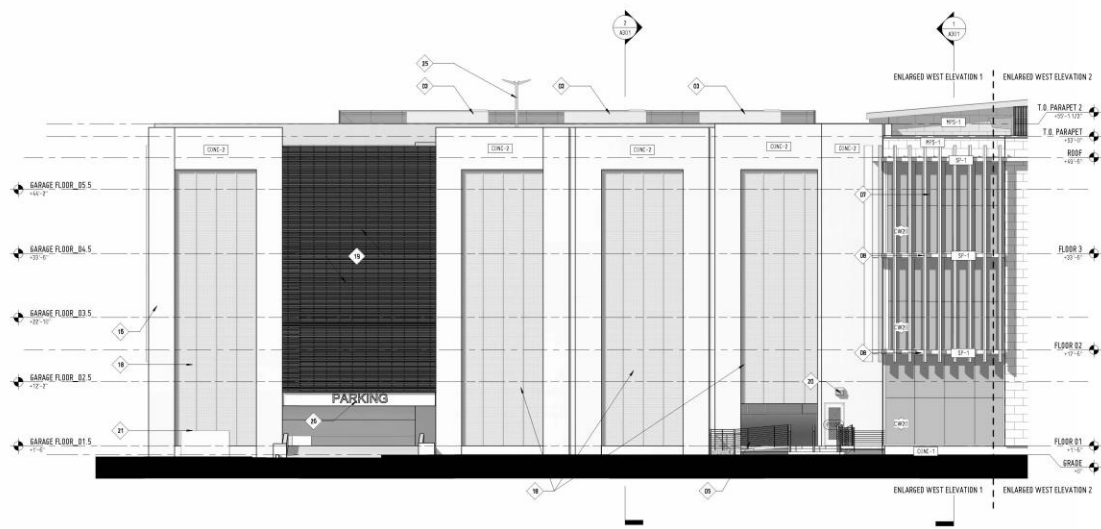


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 1000 Main Street
 Channahon, IL

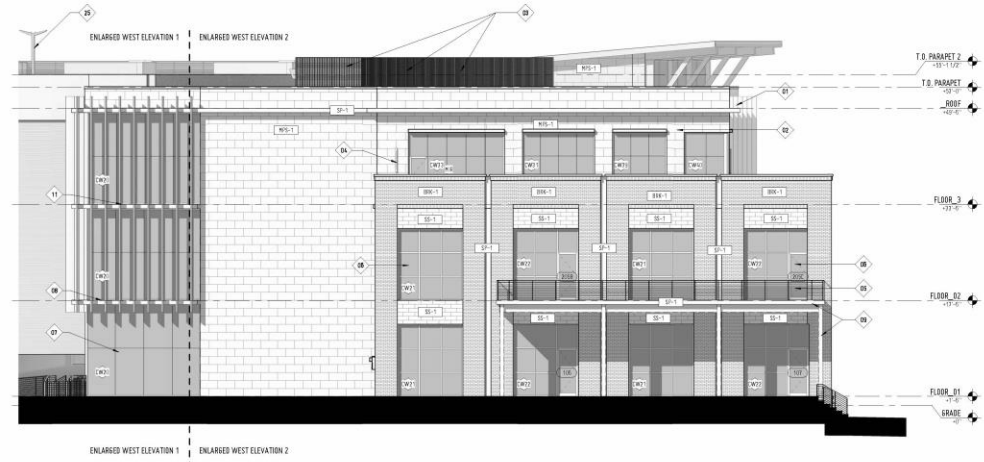
Project Number	1803	
Issued for Review	11/24/2019	
Issued for Permit	05/27/2020	
Issued for Construction	08/21/2019	
Revision		
No.	Description	Date

ENLARGED EXTERIOR ELEVATIONS

A204



3 ENLARGED WEST ELEVATION @ PARKING GARAGE
 A203 1/8" = 1'-0"



4 ENLARGED WEST ELEVATION @ RETAIL
 A203 1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. ALL UTILITIES IN BRICKING, INCLUDING ELECTRICAL, METALS, TO BE FINISHED TO MATCH THE SURROUNDING MATERIAL COLOR, TYPE, ETC.

ELEVATION KEYNOTES

- 01 12"-4" F.C. CONCRETE ROOF SLAB EXTENSION W/ FOLD PAINTED STEEL MEDIA ACENT COLOR OF STEEL TO EXISTING CURB. TO MATCH MAIN ENTRANCE FINISH.
- 02 HISTORIC ELECTRICAL CABLES TO BE REMOVED. PROVIDE 1/2" INSULATED STRUCTURAL CHANNELS TO BE AUTOMATICALLY FINISHED TO MATCH AND BURNING W/OUT SPOT FINISHES. ALL FINISHES TO BE PERMITTED BY THE AIA. THE FOLLOWING SHALL BE PERMITTED BY THE AIA. THE FOLLOWING SHALL BE PERMITTED BY THE AIA.
- 03 ON HISTORY WALL, REFER TO ARCH DRAWINGS & FINISHES FOR PERMISSIBLE VERTICAL METAL PANEL SYSTEM TO BE PROVIDED.
- 04 1/4" RED BRICK WALL FINISH COLOR BLACK. REFER TO ELECTRICAL DRAWINGS.
- 05 PAINTED STEEL PLATE (GALV. METAL) FINISHES, STEEL TO BE FINISHED CHANNEL, GUTTER.
- 06 CONCRETE WALL SYSTEM. REFER TO ARCH DRAWINGS FOR HORIZONTAL AND VERTICAL BRICKING. CONCRETE SHALL TO BE BLACK ANTIKING FINISH. THE THROUGHOUT REFER TO ARCH DETAILS.
- 07 CONCRETE WALL SYSTEM. REFER TO ARCH DRAWINGS FOR HORIZONTAL AND VERTICAL BRICKING. CONCRETE SHALL TO BE BLACK ANTIKING FINISH. THE THROUGHOUT REFER TO ARCH DETAILS.
- 08 INTEGRATED CURTAIN WALL GLASS SYSTEM BY CURTAIN WALL PANEL. REFER TO ARCH DRAWINGS FOR DETAILS.
- 09 1/4" RED BRICK WALL FINISH COLOR BLACK. REFER TO ARCH DRAWINGS FOR DETAILS.
- 10 1/4" RED BRICK WALL FINISH COLOR BLACK. REFER TO ARCH DRAWINGS FOR DETAILS.
- 11 TOP OF THE PANELS ALUMINUM FINISHES. REFER TO ARCH DRAWINGS FOR DETAILS.
- 12 1/4" RED BRICK WALL FINISH COLOR BLACK. REFER TO ARCH DRAWINGS FOR DETAILS.
- 13 WHITE BRICK VENEER AND CONCRETE RETAINING WALL. REFER TO LANDSCAPE DRAWINGS FOR MORE DETAILS.
- 14 ELECTRICAL METAL.
- 15 1/4" RED BRICK WALL FINISH COLOR BLACK. REFER TO ARCH DRAWINGS FOR DETAILS.
- 16 FINISHES PARKING GARAGE BRICKING & SUPPORTS BY PARKING GARAGE TO BE MATCHED TO EXISTING.
- 17 1/4" RED BRICK WALL FINISH COLOR BLACK. REFER TO ARCH DRAWINGS FOR DETAILS.
- 18 1/4" RED BRICK WALL FINISH COLOR BLACK. REFER TO ARCH DRAWINGS FOR DETAILS.
- 19 1/4" RED BRICK WALL FINISH COLOR BLACK. REFER TO ARCH DRAWINGS FOR DETAILS.
- 20 ELECTRICAL WALL FINISH.
- 21 1/4" RED BRICK WALL FINISH COLOR BLACK. REFER TO ARCH DRAWINGS FOR DETAILS.
- 22 FINISHES PARKING GARAGE BRICKING & SUPPORTS BY PARKING GARAGE TO BE MATCHED TO EXISTING.
- 23 1/4" RED BRICK WALL FINISH COLOR BLACK. REFER TO ARCH DRAWINGS FOR DETAILS.
- 24 1/4" RED BRICK WALL FINISH COLOR BLACK. REFER TO ARCH DRAWINGS FOR DETAILS.
- 25 FINISHES PARKING GARAGE BRICKING & SUPPORTS BY PARKING GARAGE TO BE MATCHED TO EXISTING.
- 26 1/4" RED BRICK WALL FINISH COLOR BLACK. REFER TO ARCH DRAWINGS FOR DETAILS.
- 27 FINISHES PARKING GARAGE BRICKING & SUPPORTS BY PARKING GARAGE TO BE MATCHED TO EXISTING.

MATERIAL LEGEND

Type	Mark	Description	Material	Manufacturer	Material Model	Color
EXTERIOR	BRK-1	RED BRICK	RED BRICK	COMPANY		ALASKA WHITE VENEER A
EXTERIOR	CONC-1	CAST-IN PLACE CONCRETE	N/A	N/A	N/A	WHITE
EXTERIOR	CONC-2	PRECAST CONCRETE	N/A	N/A	N/A	WHITE
EXTERIOR	INS-1	INSULATION	INSULATION	COMPANY		CHARCOAL GREY
EXTERIOR	SP-1	SPALL PLATE	N/A	N/A	N/A	BLACK
EXTERIOR	SP-2	SPALL FINISH	SPALL FINISH	COMPANY		BLACK



CONSTRUCTION DOCUMENTS

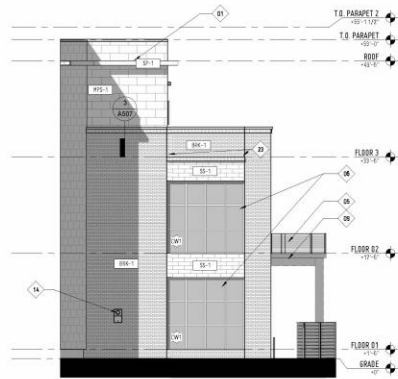


The Morris
 100 Morris Dr.
 Channahon, IL

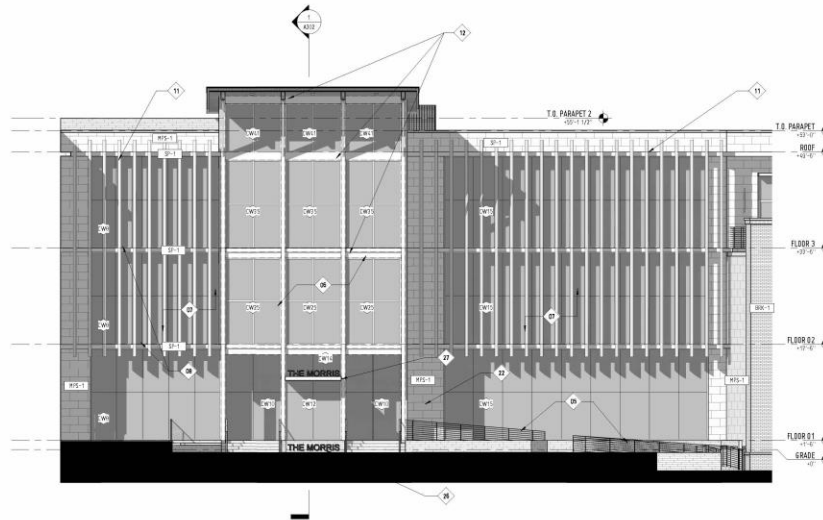
No.	Description	Date
1883	Project Number	11/24/2019
1884	Issued for Review	11/24/2019
1885	Issued for Permit	11/24/2019
1886	Issued for Construction	11/24/2019

ENLARGED EXTERIOR ELEVATIONS

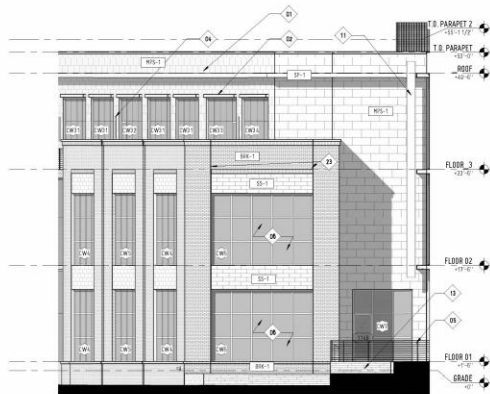
A205



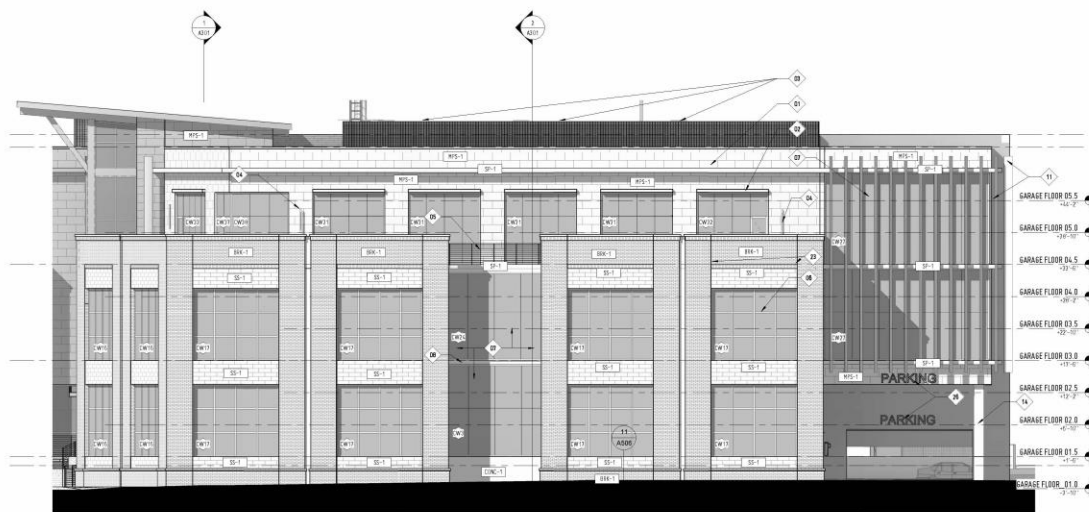
2 ENLARGED NORTH ELEVATION @ RETAIL
 0202 | 1/11 - 1/12



4 ENLARGED SOUTH ELEVATION @ MAIN ENTRANCE
 0202 | 1/11 - 1/12



1 ENLARGED EAST ELEVATION @ BUILDING 1
 0202 | 1/11 - 1/12



3 ENLARGED EAST ELEVATION @ BUILDING 2
 0202 | 1/11 - 1/12

ELEVATION GENERAL NOTES

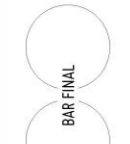
1. ALL UTILITY OR BRASSING, INCLUDING ELECTRICAL, SHALL BE PAINTED TO MATCH THE SURROUNDING MATERIAL COLOR, TYPICAL.

ELEVATION KEYNOTES

- 01 12'-0" x 4'-0" CONCRETE ROOF SLAB EXTENSION, W/ FELD PAINTED STEEL, MEDIA ACCENT COLOR OF STEEL TO BE DETERMINED LATER. TO MATCH MAIN ENTRANCE FINISH.
- 02 HISTORIC ARCHITECTURAL CORNICES TO THE CORNERS, PROVIDED BY THE RETAILER. STRUCTURES, FINISHES TO BE DETERMINED LATER TO MATCH THE MAIN ENTRANCE. ALL FINISHES TO BE IN ACCORDANCE WITH THE MAIN ENTRANCE. THE ROOF SHALL BE FINISHED WITH A DRAINAGE SYSTEM TO BE DETERMINED LATER.
- 03 ON HISTORY WALL, REFER TO ARCHITECT'S DRAWINGS FOR PERMISSIBLE WINDOW TYPES, MATERIALS, PANEL SYSTEMS TO BE PROVIDED.
- 04 12'-0" x 4'-0" CONCRETE ROOF SLAB EXTENSION, W/ FELD PAINTED STEEL, MEDIA ACCENT COLOR OF STEEL TO BE DETERMINED LATER. TO MATCH MAIN ENTRANCE FINISH.
- 05 PAINTED STEEL PLATE (GALV. W/ BLACK PAINT), STEEL TO BE FINISHED TO MATCH MAIN ENTRANCE FINISH.
- 06 CONCRETE WALL SYSTEM, REFER TO THE 3D CAD MODEL FOR DIMENSIONS AND MATERIALS. ALL DIMENSIONS TO BE IN ACCORDANCE WITH THE MAIN ENTRANCE. THE THROUGHOUT SHALL BE AS SHOWN IN DETAILS.
- 07 CONCRETE WALL SYSTEM, REFER TO THE 3D CAD MODEL FOR DIMENSIONS AND MATERIALS. ALL DIMENSIONS TO BE IN ACCORDANCE WITH THE MAIN ENTRANCE. THE THROUGHOUT SHALL BE AS SHOWN IN DETAILS.
- 08 INTEGRATED CURTAIN WALL (ICM) SYSTEM, REFER TO THE 3D CAD MODEL FOR DIMENSIONS AND MATERIALS. ALL DIMENSIONS TO BE IN ACCORDANCE WITH THE MAIN ENTRANCE. THE THROUGHOUT SHALL BE AS SHOWN IN DETAILS.
- 09 12'-0" x 4'-0" CONCRETE ROOF SLAB EXTENSION, W/ FELD PAINTED STEEL, MEDIA ACCENT COLOR OF STEEL TO BE DETERMINED LATER. TO MATCH MAIN ENTRANCE FINISH.
- 10 12'-0" x 4'-0" CONCRETE ROOF SLAB EXTENSION, W/ FELD PAINTED STEEL, MEDIA ACCENT COLOR OF STEEL TO BE DETERMINED LATER. TO MATCH MAIN ENTRANCE FINISH.
- 11 TOP OF THE MAIN ENTRANCE ROOF SHALL BE FINISHED WITH A DRAINAGE SYSTEM TO BE DETERMINED LATER.
- 12 12'-0" x 4'-0" CONCRETE ROOF SLAB EXTENSION, W/ FELD PAINTED STEEL, MEDIA ACCENT COLOR OF STEEL TO BE DETERMINED LATER. TO MATCH MAIN ENTRANCE FINISH.
- 13 WHITE BRICK VENEER AND CONCRETE RETAINING WALL, REFER TO LANDSCAPE DRAWINGS FOR MORE DETAILS.
- 14 ELECTRICAL METAL.
- 15 12'-0" x 4'-0" CONCRETE ROOF SLAB EXTENSION, W/ FELD PAINTED STEEL, MEDIA ACCENT COLOR OF STEEL TO BE DETERMINED LATER. TO MATCH MAIN ENTRANCE FINISH.
- 16 EXISTING PARKING GARAGE, REFER TO THE 3D CAD MODEL FOR DIMENSIONS AND MATERIALS. ALL DIMENSIONS TO BE IN ACCORDANCE WITH THE MAIN ENTRANCE. THE THROUGHOUT SHALL BE AS SHOWN IN DETAILS.
- 17 12'-0" x 4'-0" CONCRETE ROOF SLAB EXTENSION, W/ FELD PAINTED STEEL, MEDIA ACCENT COLOR OF STEEL TO BE DETERMINED LATER. TO MATCH MAIN ENTRANCE FINISH.
- 18 ALTHOUGH FINISHES SHALL BE PROVIDED TO THE MAIN ENTRANCE, REFER TO THE 3D CAD MODEL FOR DIMENSIONS AND MATERIALS. ALL DIMENSIONS TO BE IN ACCORDANCE WITH THE MAIN ENTRANCE. THE THROUGHOUT SHALL BE AS SHOWN IN DETAILS.
- 19 CONCRETE WALL SYSTEM, REFER TO THE 3D CAD MODEL FOR DIMENSIONS AND MATERIALS. ALL DIMENSIONS TO BE IN ACCORDANCE WITH THE MAIN ENTRANCE. THE THROUGHOUT SHALL BE AS SHOWN IN DETAILS.
- 20 ELECTRICAL WALL FINISH.
- 21 EXISTING PARKING GARAGE, REFER TO THE 3D CAD MODEL FOR DIMENSIONS AND MATERIALS. ALL DIMENSIONS TO BE IN ACCORDANCE WITH THE MAIN ENTRANCE. THE THROUGHOUT SHALL BE AS SHOWN IN DETAILS.
- 22 EXISTING PARKING GARAGE, REFER TO THE 3D CAD MODEL FOR DIMENSIONS AND MATERIALS. ALL DIMENSIONS TO BE IN ACCORDANCE WITH THE MAIN ENTRANCE. THE THROUGHOUT SHALL BE AS SHOWN IN DETAILS.
- 23 BRICK CONTROL JOINTS.
- 24 WALL FINISHES TO BE DETERMINED LATER.
- 25 PARKING GARAGE SHALL BE FINISHED WITH A DRAINAGE SYSTEM TO BE DETERMINED LATER.
- 26 BRICK FINISHES TO BE DETERMINED LATER.
- 27 FINISHES TO BE DETERMINED LATER.

MATERIAL LEGEND

Type	Mark	Description	Material - Manufacturer	Material - Model	Color
EXTERIOR	BRK-1	MIDLAND BRICK	BELDON BRICK COMPANY		ALASKA WHITE BRICK
EXTERIOR	CON-1	CAST-IN PLACE CONCRETE	N/A	N/A	WHITE
EXTERIOR	CON-2	PRE-CAST CONCRETE	N/A	N/A	WHITE
EXTERIOR	WS-1	WALTON WINDOW	AMER. INTERNATIONAL, INC.	VERSA-DIG	CHARCOAL
EXTERIOR	WS-2	WALTON WINDOW	N/A	N/A	BLACK
EXTERIOR	SP-1	SLATE FINISH	CONCRETE		BLACK



CONSTRUCTION DOCUMENTS



The Morris
 100 Morris Dr.
 Channahon, IL

No.	Description	Date
Project Number	18043	
Issued for Review	11.04.2018	
Issued for Permit	05.01.2019	
Issued for Construction	06.01.2019	

ENLARGED EXTERIOR ELEVATIONS

A206

11/05/19 2:00 PM



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100 King Street East, Suite 302
Charlotte, NC 28405

ARCHITECTURE THE McGRAW-HILL GROUP



CONSTRUCTION DOCUMENTS



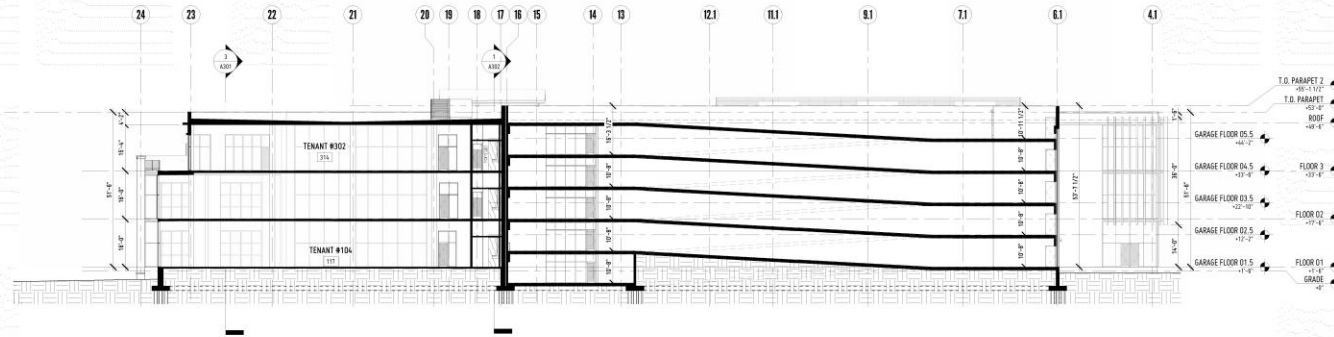
The Morris
1000 Morris Dr.
Charlotte, NC

No.	Description	Date
Project Number	18063	
Issued for Review	11.04.2019	
Issued for Permit	03.02.2019	
Issued for Construction	03.02.2019	
Revisions		

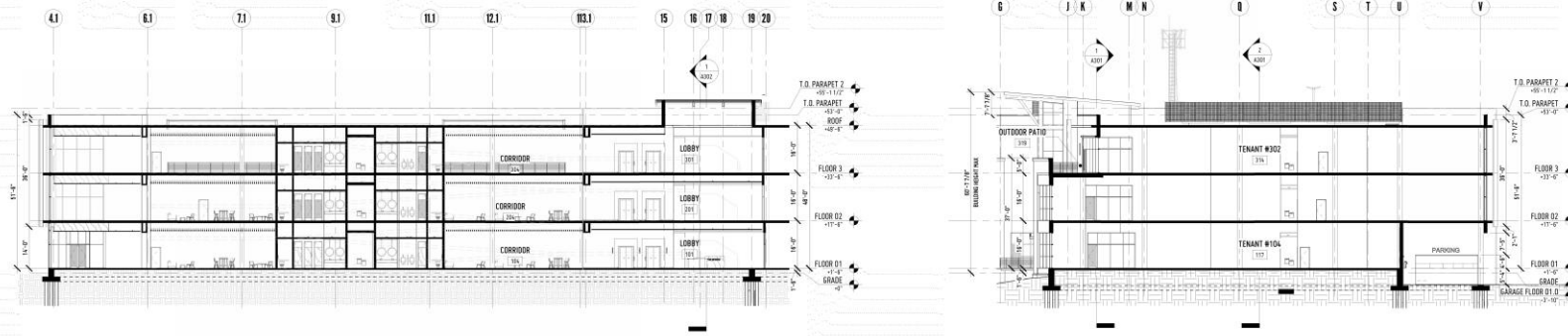
BUILDING SECTIONS

A301

11/09/2019 2:55:51 PM



2 LONGITUDINAL SECTION @ PARKING GARAGE_CURRENT PROPOSAL
A301 1/8" = 1'-0"



1 LONGITUDINAL SECTION @ CORRIDOR_CURRENT PROPOSAL
A301 1/8" = 1'-0"

3 TRANSVERSE SECTION @ OFFICES_CURRENT PROPOSAL
A301 1/8" = 1'-0"



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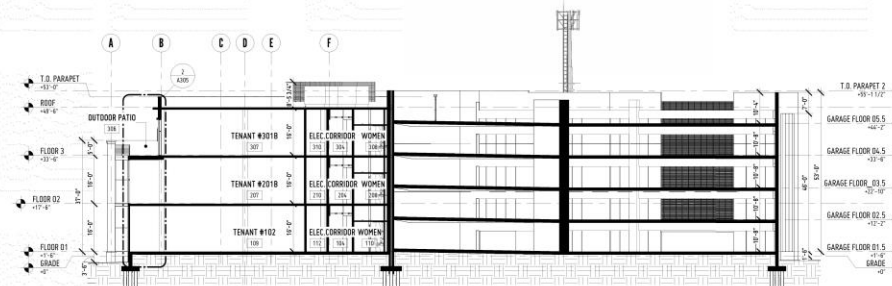


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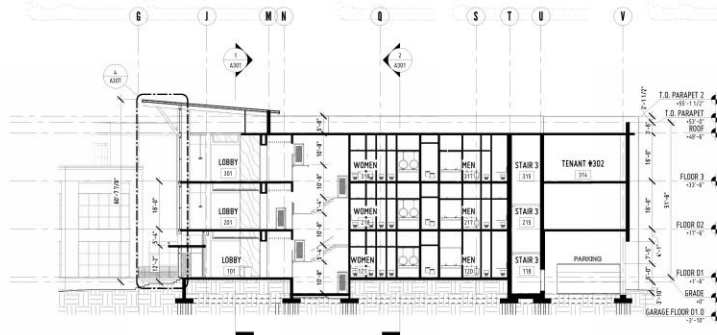


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100 Morrison Ct.
Charlotte, NC

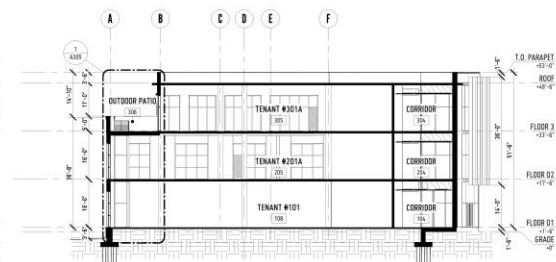
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Issued for Review	11.04.2019	
Issued for Permit	03.02.2019	
Issued for Construction	03.02.2019	
Revisions	03.02.2019	
No.	Description	Date



3 SECTION @ OFFICES AND PARKING GARAGE, CURRENT PROPOSAL
ASB2 1/16" = 1'-0"



1 TRANSVERSE SECTION @ MAIN LOBBY, CURRENT PROPOSAL
ASB2 1/16" = 1'-0"



4 TRANSVERSE SECTION @ OFFICES, CURRENT PROPOSAL
ASB2 1/16" = 1'-0"

BUILDING SECTIONS

A302

11/08/2019 2:55:57 PM



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Channahon, IL 61015
ARCHITECTURE + INTERIOR DESIGN



CONSTRUCTION DOCUMENTS



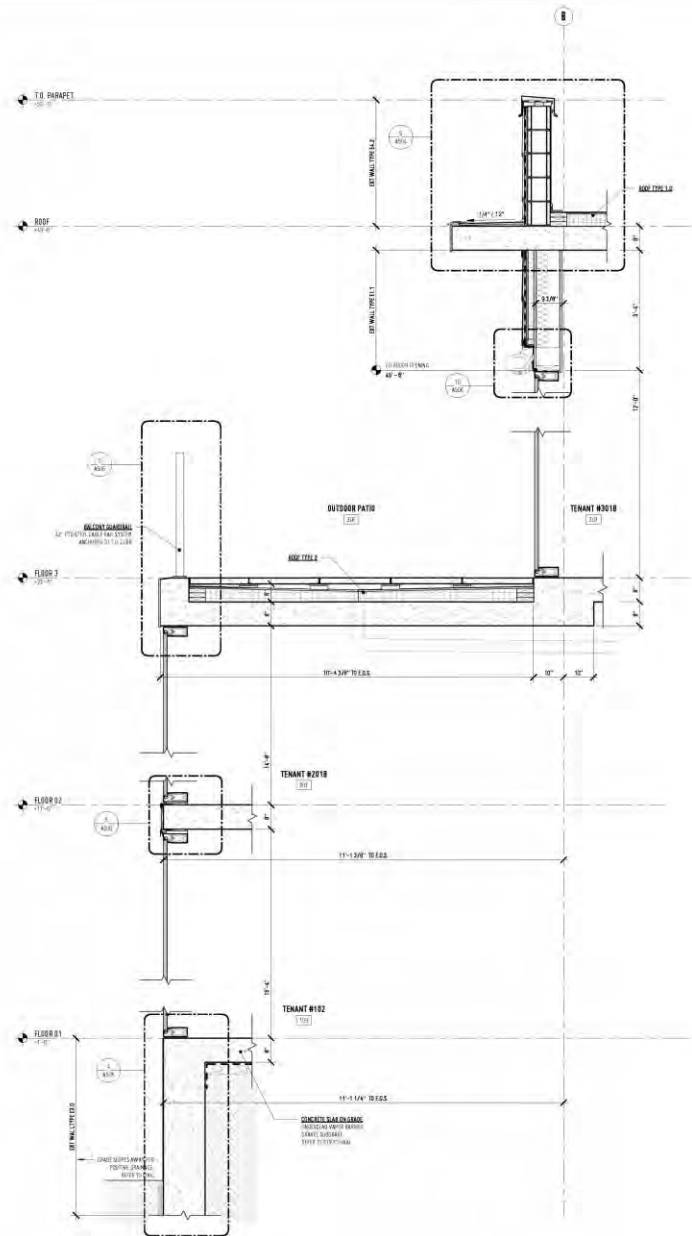
The Morris
1000 Morris Dr
Channahon, IL

Project Number	1805
Issued by Morris	11.02.2018
Issued by Morris	05.12.2018
Issued by Construction	05.05.2019
Revision	
No.	Description

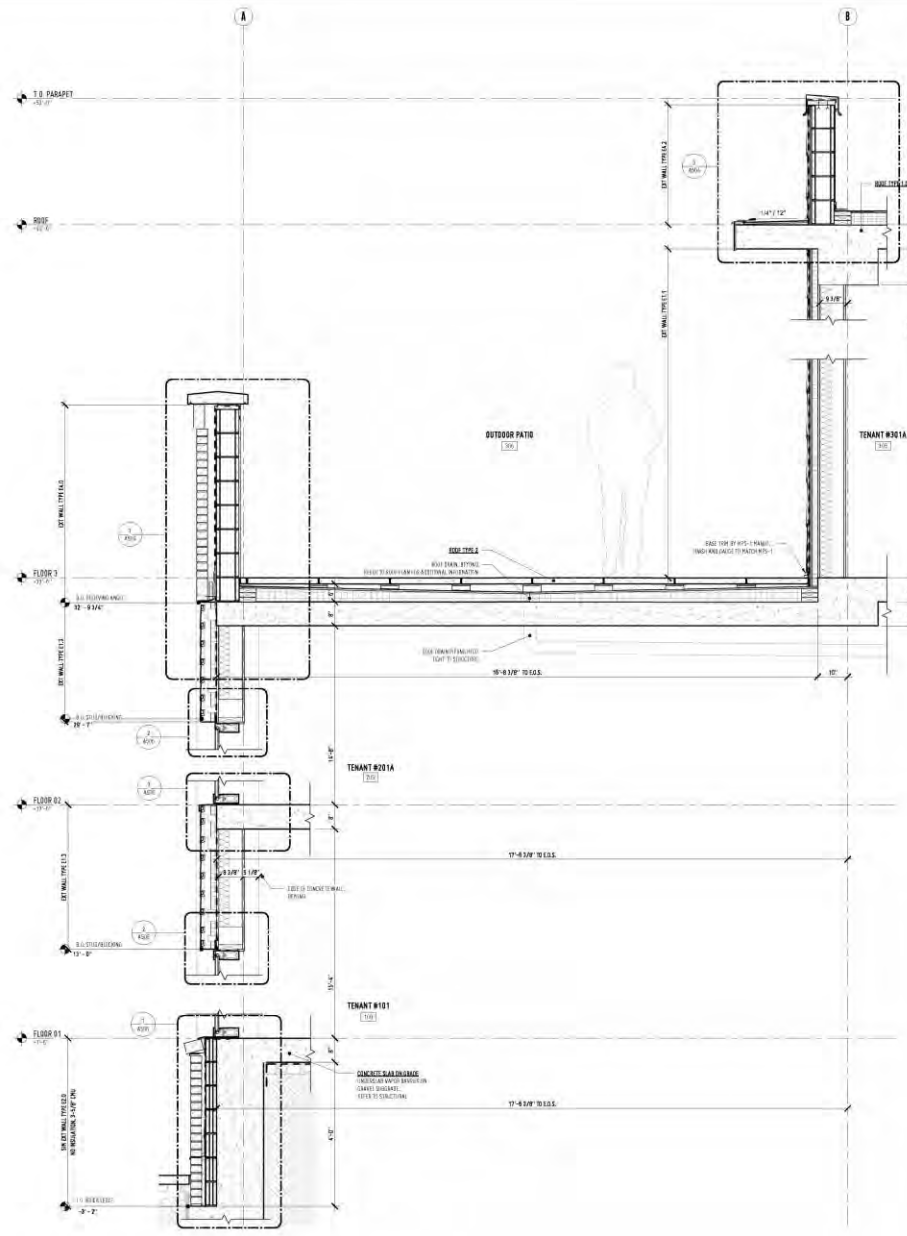
WALL SECTIONS

A305

11/20/2018 03:38 PM



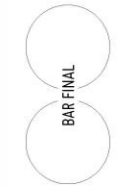
2 WALL SECTION- MORRISON DRIVE- TYP. SOUTH WEST ROOF DECK RECESS
SCALE: 3/4" = 1'-0"



1 WALL SECTION- MORRISON DRIVE- TYP. SOUTH WEST BRICK FACADE
SCALE: 3/4" = 1'-0"



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New York, NY 10020
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CONSTRUCTION DOCUMENTS



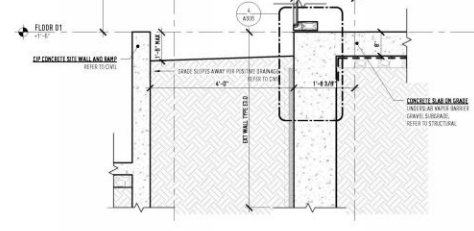
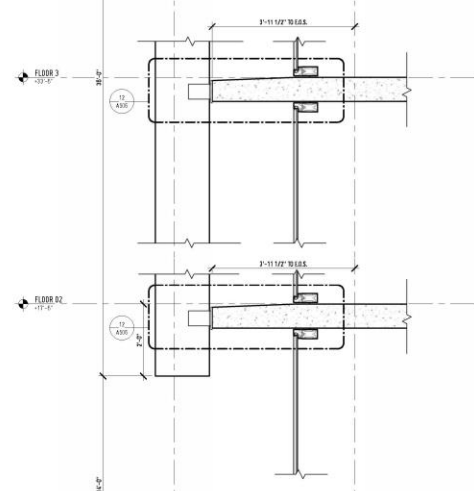
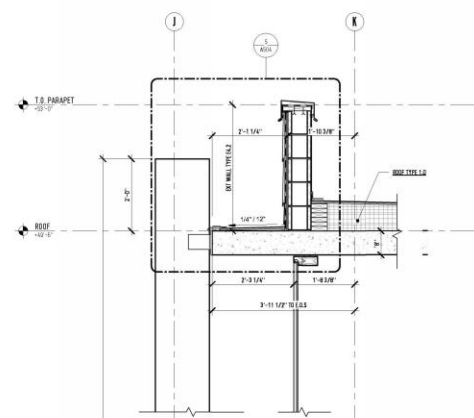
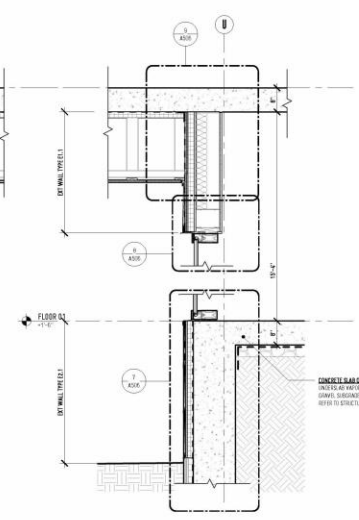
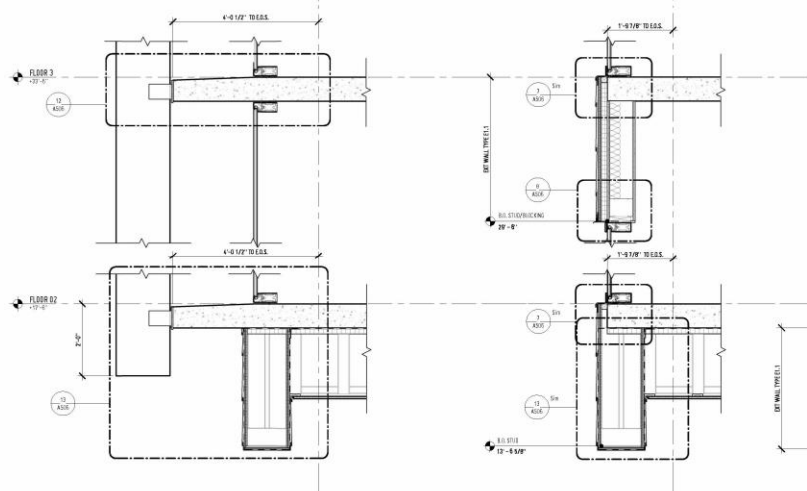
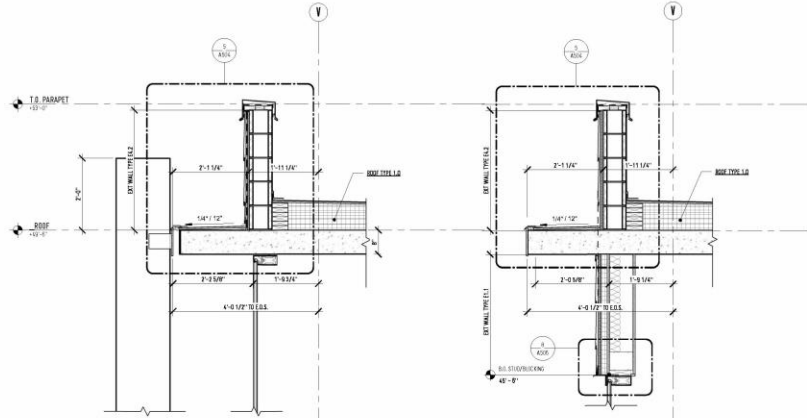
The Morris
100 Morris Ct.
Channahon, IL

Project Number	1803	
Issued for Review	11.04.2018	
Issued for Permit	05.07.2019	
Issued for Construction	05.07.2019	
Revision	05.07.2019	
No.	Description	Date

WALL SECTIONS

A306

11/05/2019 2:04:07 PM

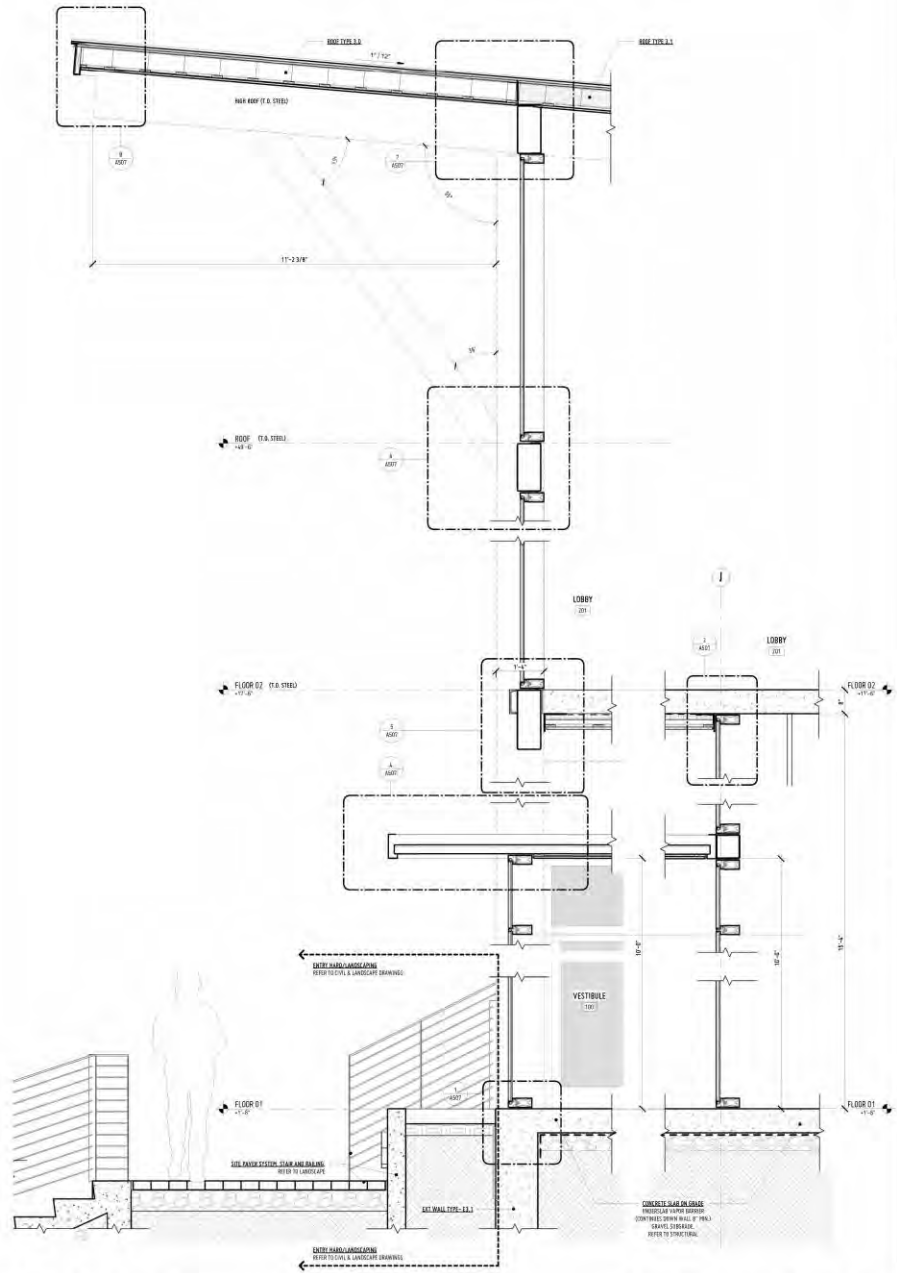


4 WALL SECTION- PARKING GARAGE ENTRANCE AT CURTAIN WALL
0305 3/4" = 1'-0"

3 WALL SECTION- PARKING GARAGE ENTRANCE AT WALL TYPE EL1
0305 3/4" = 1'-0"

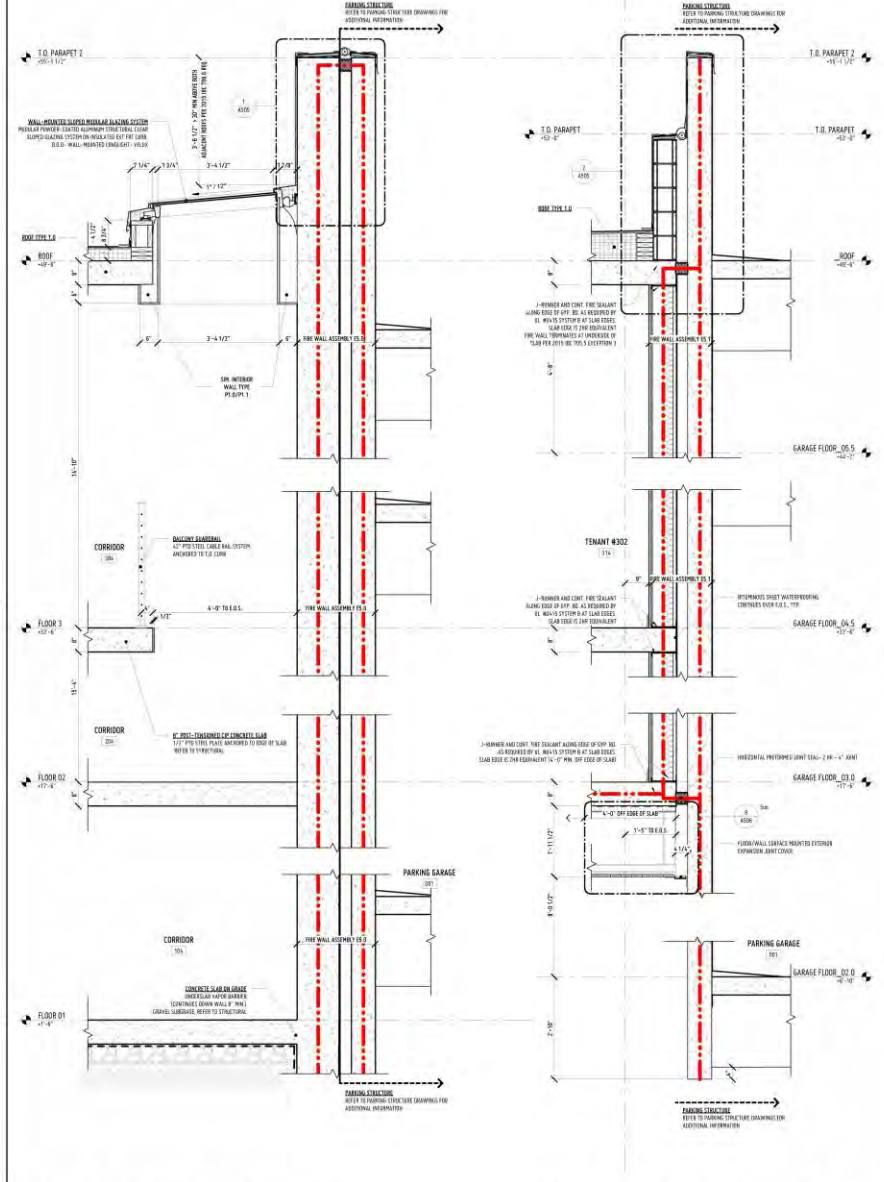
2 WALL SECTION- SOUTH GARAGE ENTRY
0305 3/4" = 1'-0"

1 WALL SECTION- MORRISON STREET- ARCHITECTURAL FINS
0305 3/4" = 1'-0"



4 WALL SECTION- MORRISON DRIVE ENTRY TOWER
 A307 3/4" x 1/4"

3 WALL SECTION- MORRISON DRIVE ENTRY TOWER- VESTIBULE INTERIOR
 A307 3/4" x 1/4"



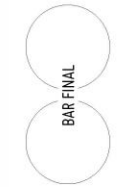
2 FIRE WALL SECTION- ASSEMBLY ES.0- BASE BUILDING / PARKING STRUCTURE CONNECTION
 A307 3/4" x 1/4"

1 FIRE WALL SECTION- ASSEMBLY ES.1- BASE BUILDING / PARKING STRUCTURE CONNECTION
 A307 3/4" x 1/4"

Project Number	10000
Issued By Number	17.04.2019
Issued By Name	SA 03.2019
Issued By Construction	SA 03.2019
Revision	
No.	Description
	Date



The McGraw-Hill Group
1100 North 17th Street, Suite 202
Chandler, AZ 85224
ARCHITECTURE THE MCGRAW-HILL GROUP / IET



CONSTRUCTION DOCUMENTS



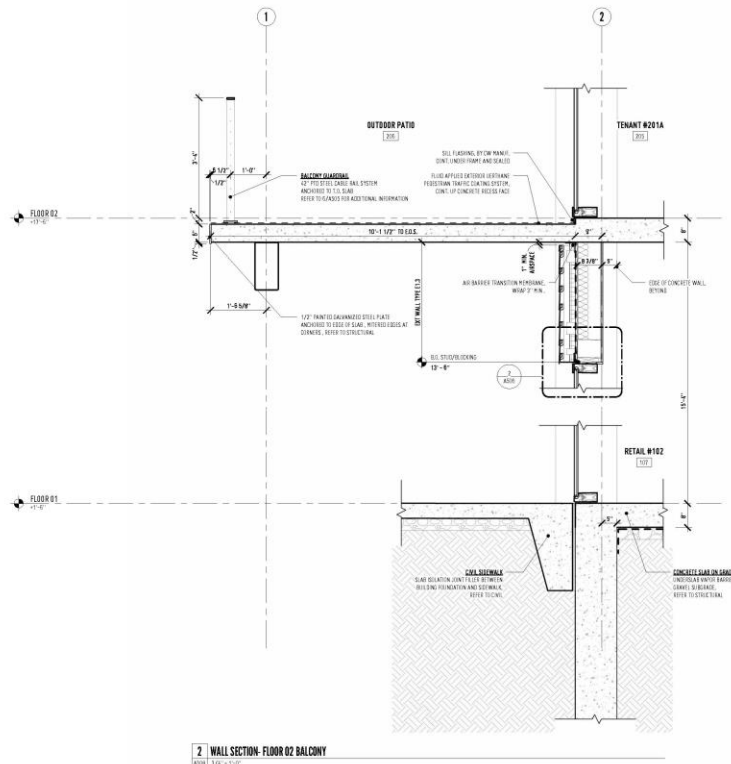
The Morris
1000 Morris Dr.
Chandler, AZ

Project Number	18043
Issued for Review	11.04.2019
Issued for Permit	05.07.2019
Issued for Construction	05.07.2019
Revision	
No.	Description

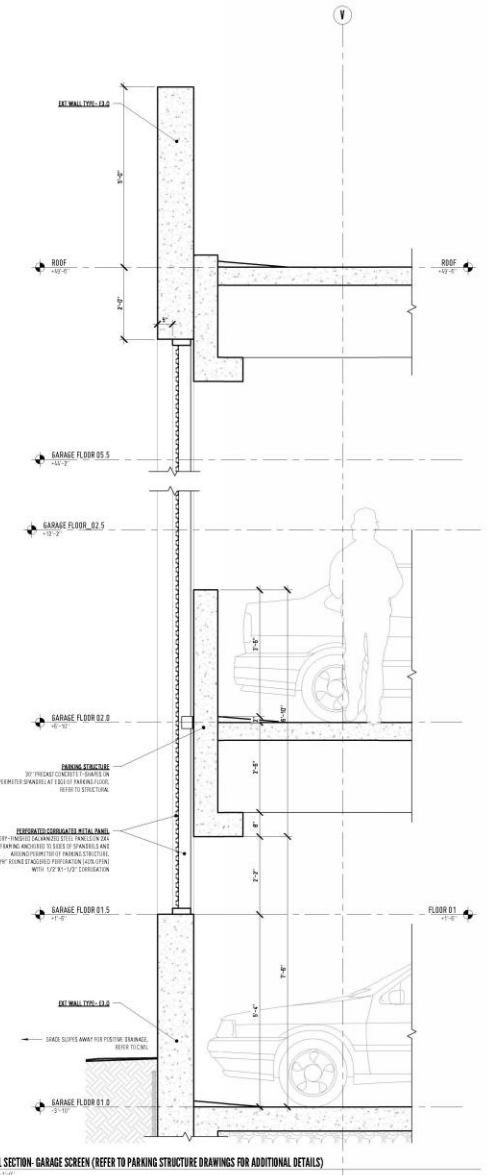
WALL SECTIONS

A308

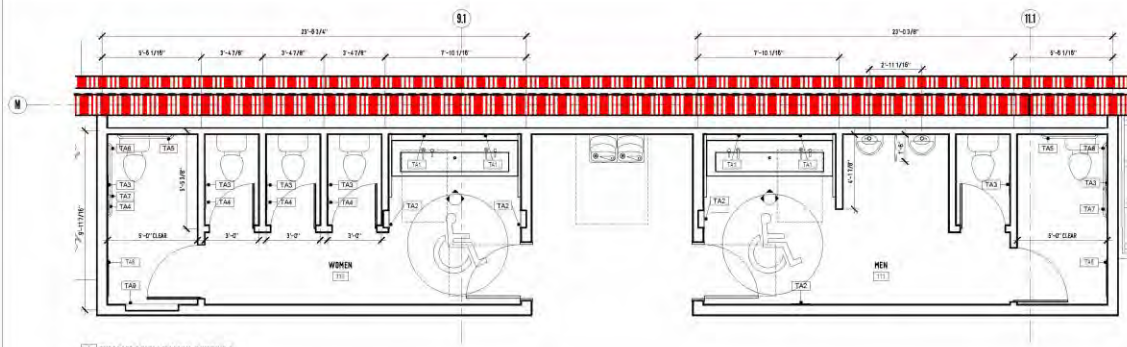
11/08/2019 10:50 AM



2 WALL SECTION-FLOOR 02 BALCONY
DATE: 11-11-19



1 WALL SECTION- GARAGE SCREEN (REFER TO PARKING STRUCTURE DRAWINGS FOR ADDITIONAL DETAILS)
DATE: 11-11-19

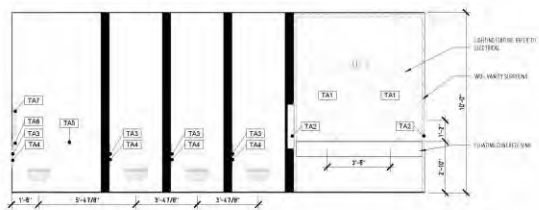


2 ENLARGED RESTROOM PLAN- BUILDING 2
 A401 2/27/17

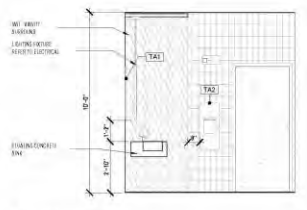
TOILET ACCESSORIES SCHEDULE

THIS SCHEDULE IS FOR TYPICAL CONDITIONS UNLESS INDICATED

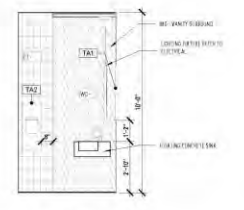
Type Mark	Description	Manufacturer	Model
TAS	Johnson 30-022 Toilet Paper Service (Automatic) Toilet and Washers	Johnson Washroom Equipment, Inc.	30-022
TAS	Johnson 30-022 Automatic Multi-Head Toilet Tissue Dispenser	Johnson Washroom Equipment, Inc.	30-022
TAS	Johnson 30-022 Automatic Hand Dryer	Johnson Washroom Equipment, Inc.	30-022
TAS	Johnson 30-022 Automatic Sanitizer Dispenser with Soap Dispenser	Johnson Washroom Equipment, Inc.	30-022
TAS	Johnson 30-022 Automatic Sanitizer Dispenser with Soap Dispenser	Johnson Washroom Equipment, Inc.	30-022
TAS	Johnson 30-022 Automatic Sanitizer Dispenser with Soap Dispenser	Johnson Washroom Equipment, Inc.	30-022
TAS	Johnson 30-022 Automatic Sanitizer Dispenser with Soap Dispenser	Johnson Washroom Equipment, Inc.	30-022
TAS	Johnson 30-022 Automatic Sanitizer Dispenser with Soap Dispenser	Johnson Washroom Equipment, Inc.	30-022



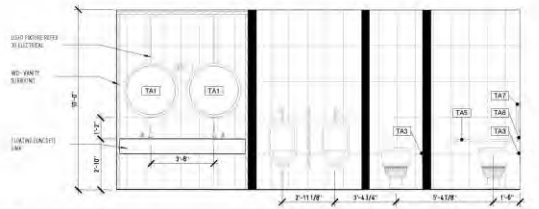
3 WOMEN'S RESTROOM ELEVATION A
 A401 2/27/17



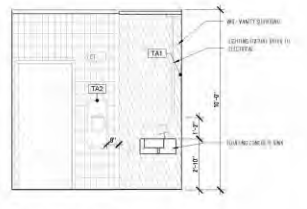
4 WOMEN'S RESTROOM ELEVATION B
 A401 2/27/17



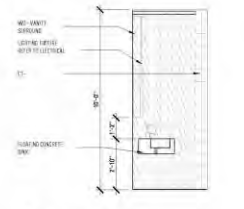
5 WOMEN'S RESTROOM ELEVATION C
 A401 2/27/17



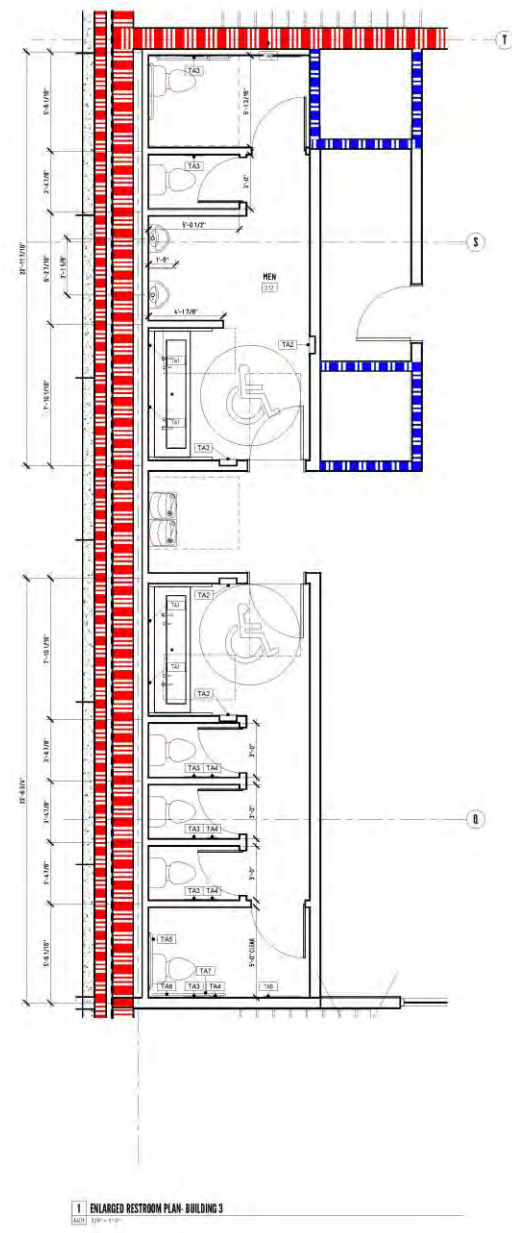
6 MEN'S RESTROOM ELEVATION A
 A401 2/27/17



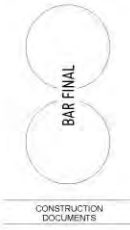
8 MEN'S RESTROOM ELEVATION C
 A401 2/27/17



7 MEN'S RESTROOM ELEVATION B
 A401 2/27/17



1 ENLARGED RESTROOM PLAN- BUILDING 3
 A401 2/27/17

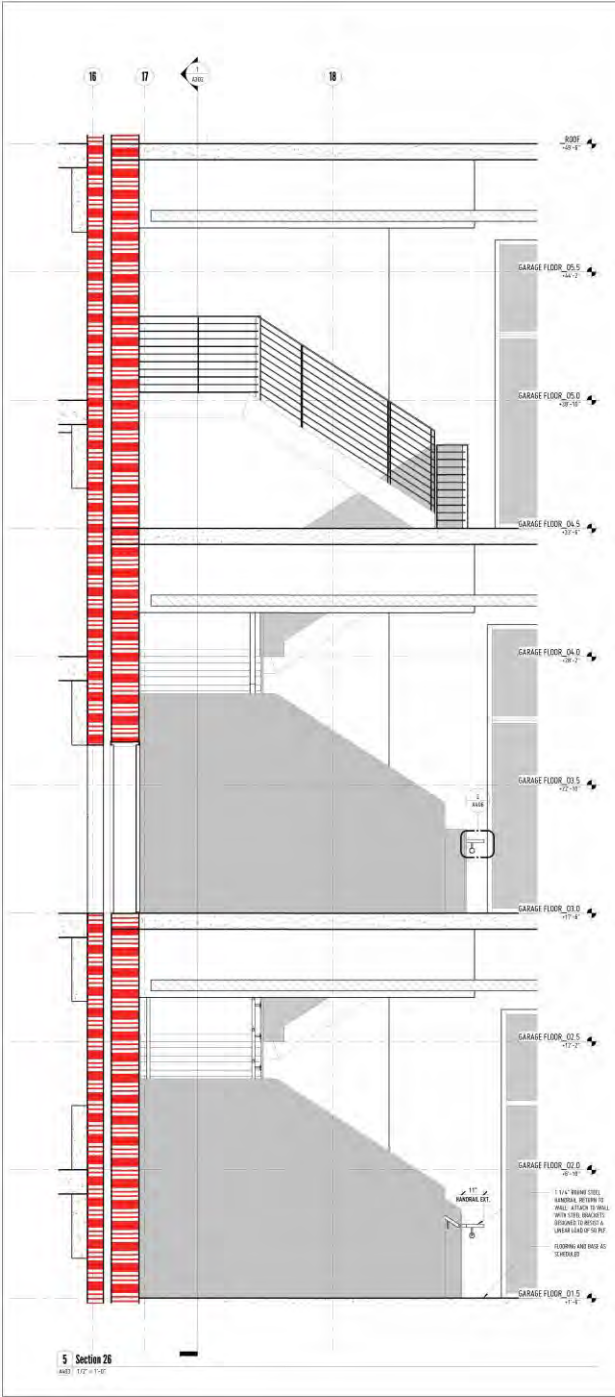


Project Number	A401
Issued by	Final
Issued by	Final
Issued by	Final
Revision	001
No.	Description

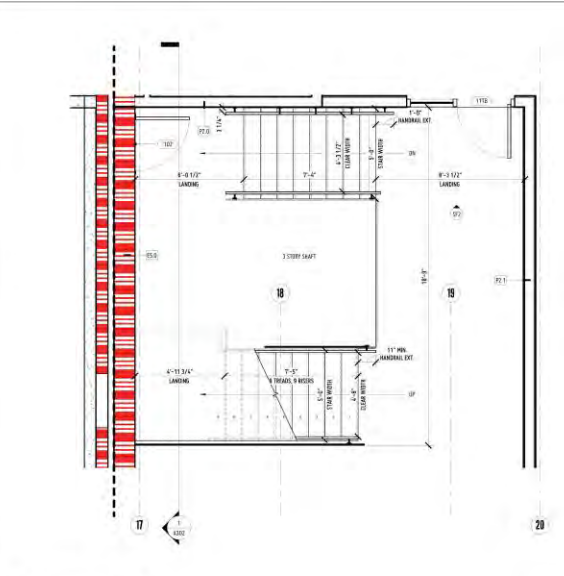
ENLARGED RESTROOM PLANS / ELEVATIONS

A401

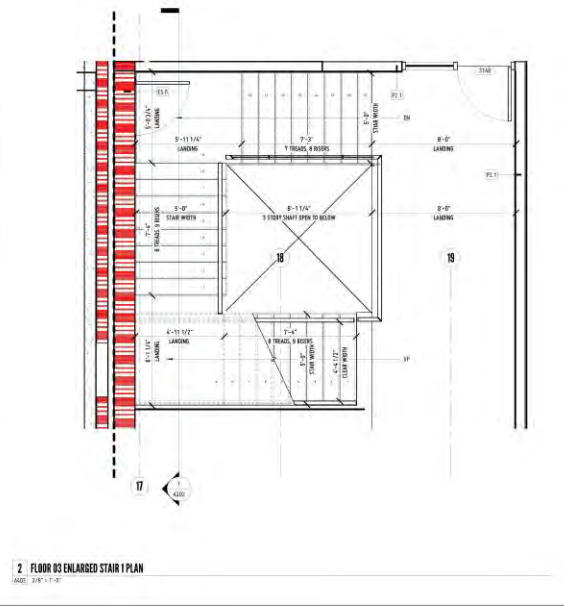
11/02/2016 10:00 AM



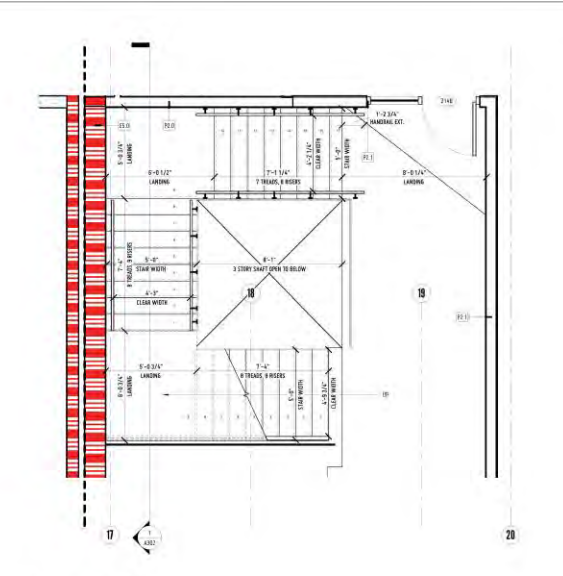
5 Section 26
 (A05) 1/2" = 1'-0"



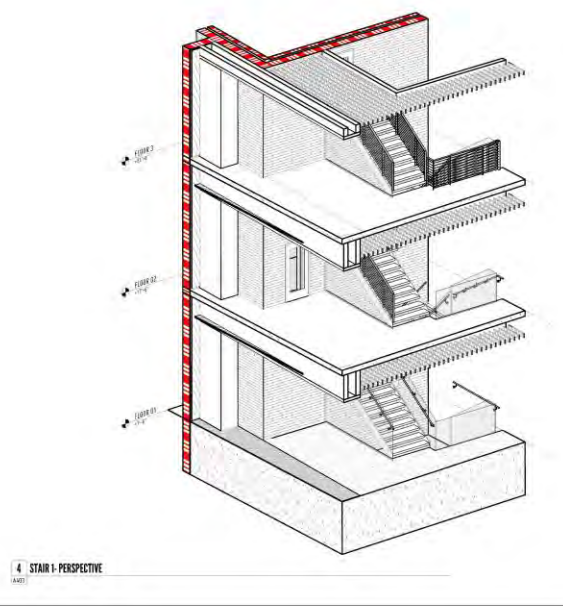
6 ENLARGED FLOOR 03 STAIR 1 PLAN
 (A05) 3/8" = 1'-0"



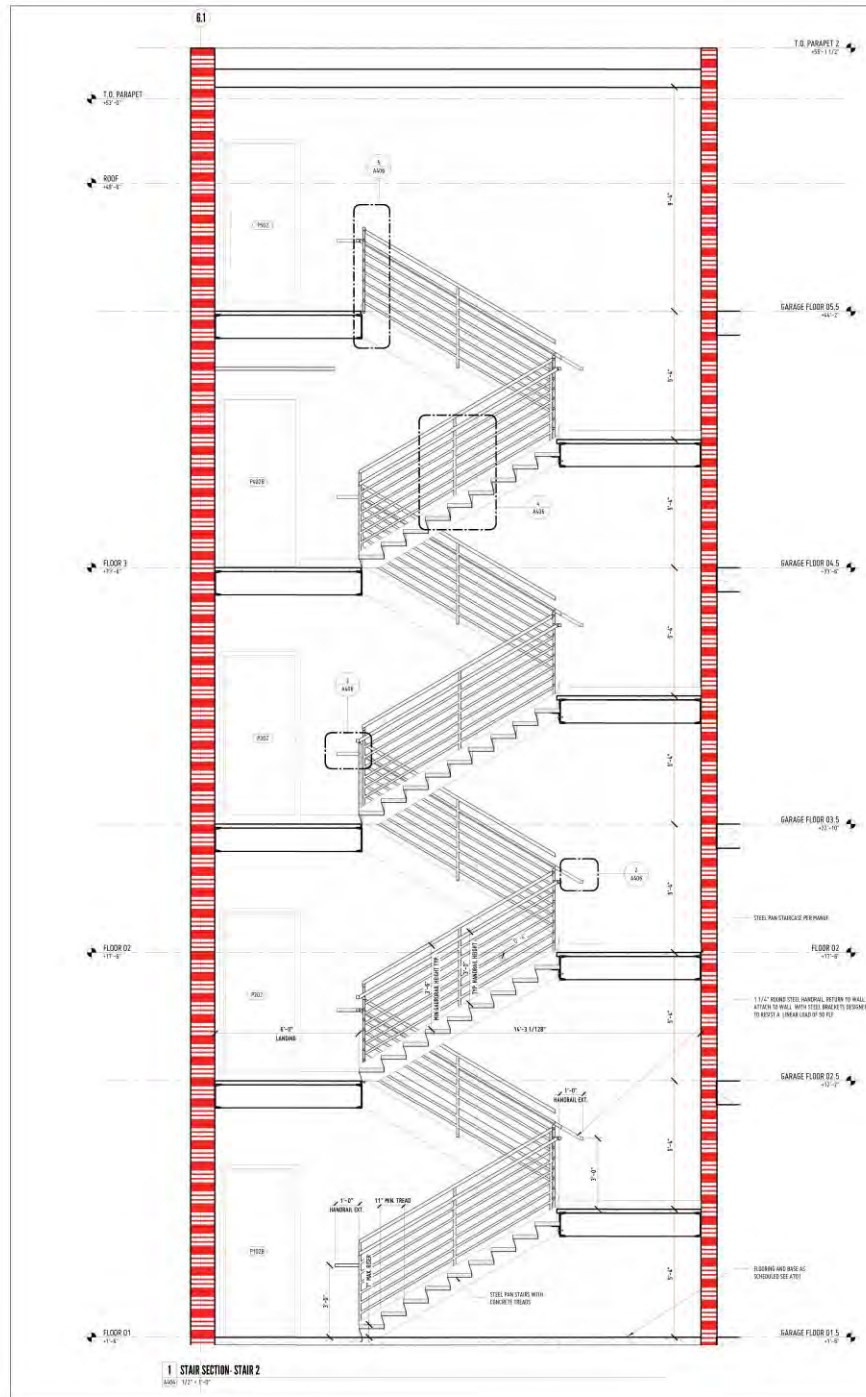
2 FLOOR 03 ENLARGED STAIR 1 PLAN
 (A05) 3/8" = 1'-0"



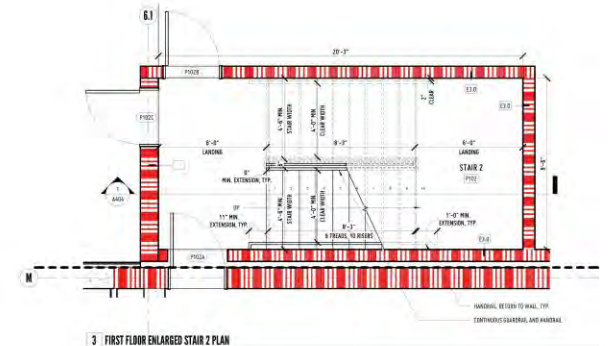
1 FLOOR 02 ENLARGED STAIR 1 PLAN
 (A05) 3/8" = 1'-0"



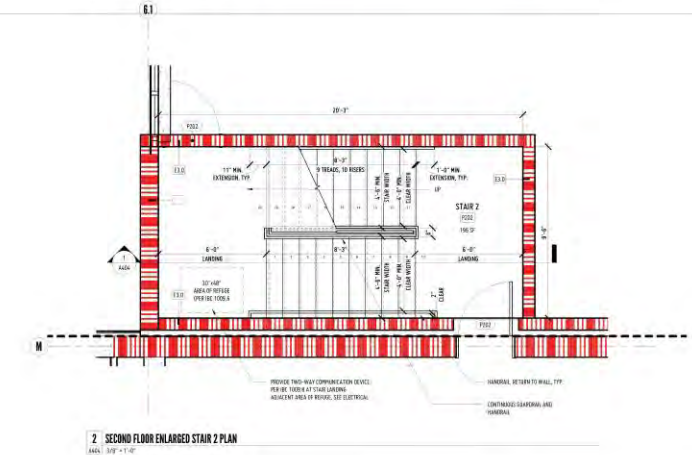
4 STAIR 1-PERSPECTIVE
 (A05)



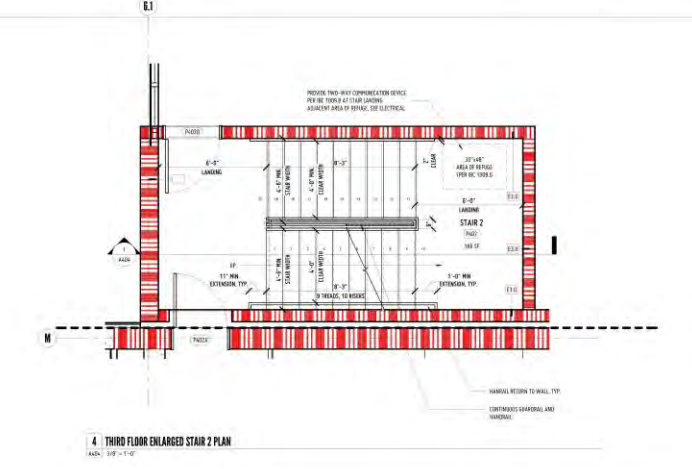
1 STAIR SECTION- STAIR 2
SCALE: 1/2" = 1'-0"



3 FIRST FLOOR ENLARGED STAIR 2 PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR ENLARGED STAIR 2 PLAN
SCALE: 1/4" = 1'-0"



4 THIRD FLOOR ENLARGED STAIR 2 PLAN
SCALE: 1/4" = 1'-0"



CONSTRUCTION DOCUMENTS



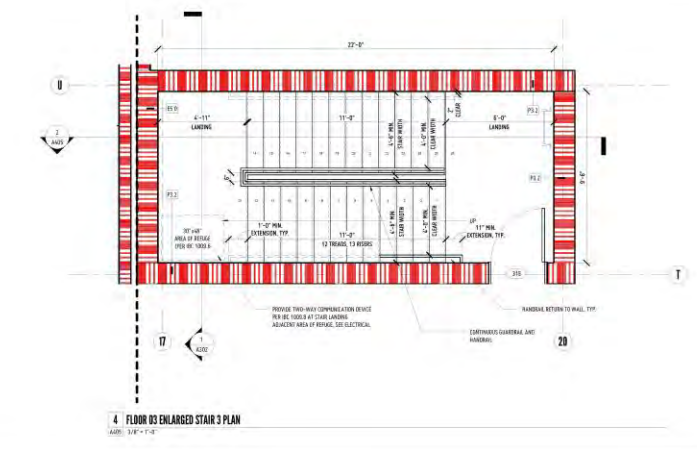
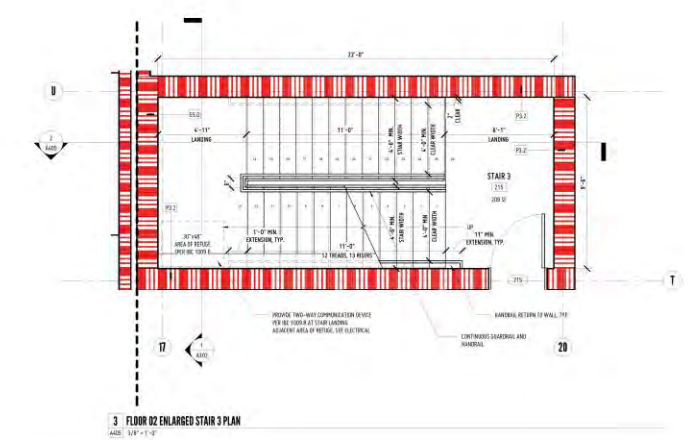
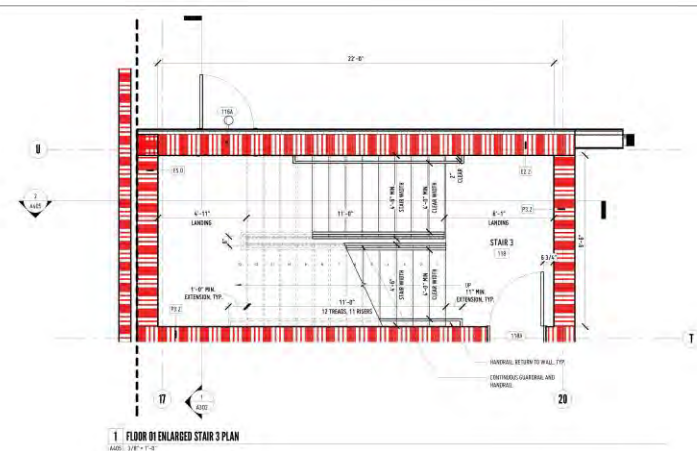
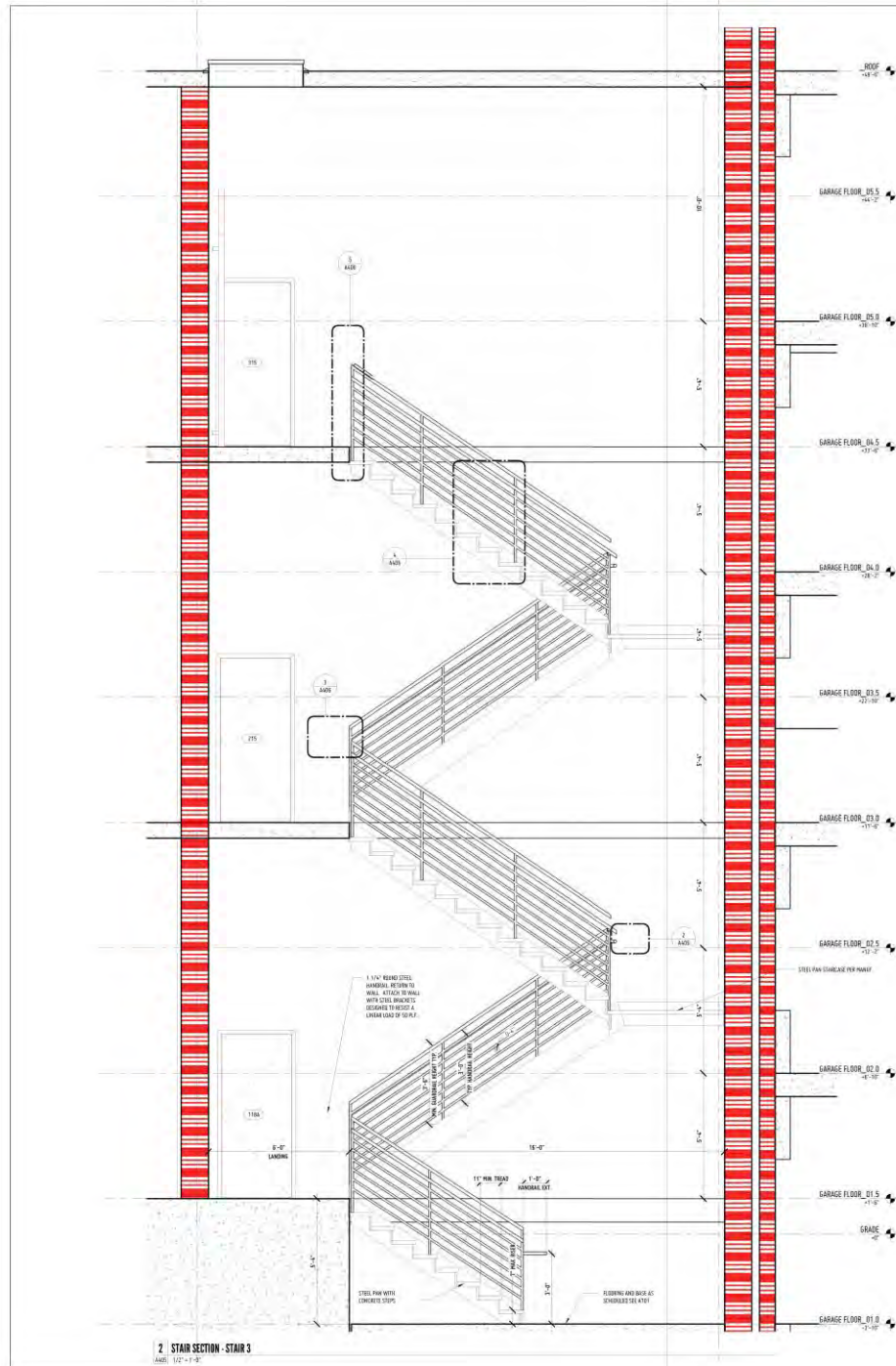
The Morris
1000 Main Street
Chapel Hill, NC

Project Number:	10000	
Issued By:	11/04/2019	
Issued By:	04/23/2019	
Issued By:	04/23/2019	
Revisions:	04/23/2019	
No.	Description	Date

ENLARGED PLANS / SECTION- STAIR 2

A404

11/04/2019 08:14 AM



CONSTRUCTION DOCUMENTS

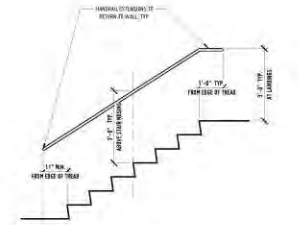


Project Number:	10000	
Issued By:	17.04.2019	
Issued By:	04.03.2019	
Issued By:	04.03.2019	
Revisions:		
No.	Description	Date

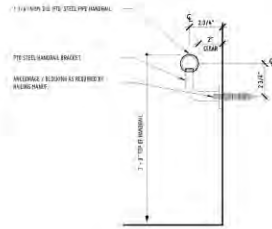
ENLARGED PLANS / SECTION - STAIR 3

A405

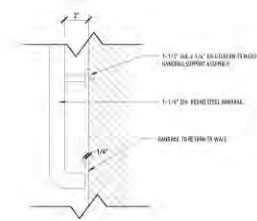
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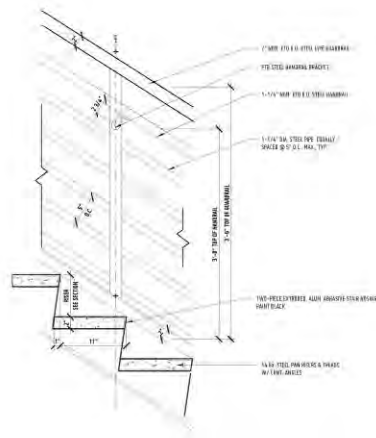
1 TYP. WALL MOUNTED HANDRAIL ELEVATION
SCALE: 1/2" = 1'-0"



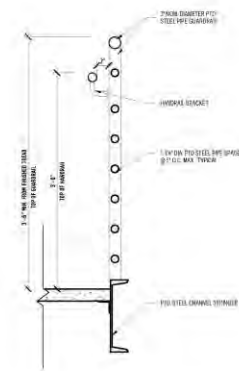
2 TYP. WALL MOUNTED HANDRAIL BRACKET SECTION
SCALE: 3/4" = 1'-0"



3 TYP. WALL MOUNTED HANDRAIL RETURN
SCALE: 1/2" = 1'-0"



4 TYP. STAIR 2/3 POST DETAIL
SCALE: 1/2" = 1'-0"



5 TYP. STAIR 2/3 RAILING SECTION
SCALE: 1/2" = 1'-0"

STAIR SCHEDULE

- STAIR 1**
- LEVEL LOAD REQUIREMENTS: SEE PDF REQUIREMENTS LEAD; SEE PDF CONSTRUCTION LEAD IN ANY SECTION DRAWING.
 - FRAMING: 2" STAIRS AND SLOPED WALKWAY FRAMES; 2x12x8 FINISH TO BE PER PERMISSIBLE, WITH CLIPPING BRACING AND STRUTTING.
 - ROOFING: 2x12x8 FRAMING WITH 2x12x8 TRUSS; 2x12x8 FRAMING WITH 2x12x8 TRUSS; 2x12x8 FRAMING WITH 2x12x8 TRUSS.
 - HANDRAILS: 1 1/2" DIA. STAINLESS STEEL HANDRAIL; 1 1/2" DIA. STAINLESS STEEL HANDRAIL; 1 1/2" DIA. STAINLESS STEEL HANDRAIL; 1 1/2" DIA. STAINLESS STEEL HANDRAIL.
 - HANDRAIL BRACKETS: 1 1/2" DIA. STAINLESS STEEL HANDRAIL BRACKET; 1 1/2" DIA. STAINLESS STEEL HANDRAIL BRACKET; 1 1/2" DIA. STAINLESS STEEL HANDRAIL BRACKET.
 - LANDINGS: 2" STAIRS AND SLOPED WALKWAY FRAMES; 2x12x8 FINISH TO BE PER PERMISSIBLE; 2x12x8 FINISH TO BE PER PERMISSIBLE.
 - STAIRS: 2" STAIRS AND SLOPED WALKWAY FRAMES; 2x12x8 FINISH TO BE PER PERMISSIBLE; 2x12x8 FINISH TO BE PER PERMISSIBLE.
 - FRAMING: 2" STAIRS AND SLOPED WALKWAY FRAMES; 2x12x8 FINISH TO BE PER PERMISSIBLE; 2x12x8 FINISH TO BE PER PERMISSIBLE.
 - STAIRS: 2" STAIRS AND SLOPED WALKWAY FRAMES; 2x12x8 FINISH TO BE PER PERMISSIBLE; 2x12x8 FINISH TO BE PER PERMISSIBLE.
 - AT ALL CORNERS: FINISH ALL EXPOSED STEEL UNLESS NOTED OTHERWISE.

- STAIR 2 & 3**
- LEVEL LOAD REQUIREMENTS: SEE PDF REQUIREMENTS LEAD; SEE PDF CONSTRUCTION LEAD IN ANY SECTION DRAWING.
 - FRAMING: 2" STAIRS AND SLOPED WALKWAY FRAMES; 2x12x8 FINISH TO BE PER PERMISSIBLE; 2x12x8 FINISH TO BE PER PERMISSIBLE.
 - ROOFING: 2x12x8 FRAMING WITH 2x12x8 TRUSS; 2x12x8 FRAMING WITH 2x12x8 TRUSS; 2x12x8 FRAMING WITH 2x12x8 TRUSS.
 - HANDRAILS: 1 1/2" DIA. STAINLESS STEEL HANDRAIL; 1 1/2" DIA. STAINLESS STEEL HANDRAIL; 1 1/2" DIA. STAINLESS STEEL HANDRAIL; 1 1/2" DIA. STAINLESS STEEL HANDRAIL.
 - HANDRAIL BRACKETS: 1 1/2" DIA. STAINLESS STEEL HANDRAIL BRACKET; 1 1/2" DIA. STAINLESS STEEL HANDRAIL BRACKET; 1 1/2" DIA. STAINLESS STEEL HANDRAIL BRACKET.
 - LANDINGS: 2" STAIRS AND SLOPED WALKWAY FRAMES; 2x12x8 FINISH TO BE PER PERMISSIBLE; 2x12x8 FINISH TO BE PER PERMISSIBLE.
 - STAIRS: 2" STAIRS AND SLOPED WALKWAY FRAMES; 2x12x8 FINISH TO BE PER PERMISSIBLE; 2x12x8 FINISH TO BE PER PERMISSIBLE.
 - FRAMING: 2" STAIRS AND SLOPED WALKWAY FRAMES; 2x12x8 FINISH TO BE PER PERMISSIBLE; 2x12x8 FINISH TO BE PER PERMISSIBLE.
 - STAIRS: 2" STAIRS AND SLOPED WALKWAY FRAMES; 2x12x8 FINISH TO BE PER PERMISSIBLE; 2x12x8 FINISH TO BE PER PERMISSIBLE.
 - AT ALL CORNERS: FINISH ALL EXPOSED STEEL UNLESS NOTED OTHERWISE.



CONSTRUCTION DOCUMENTS



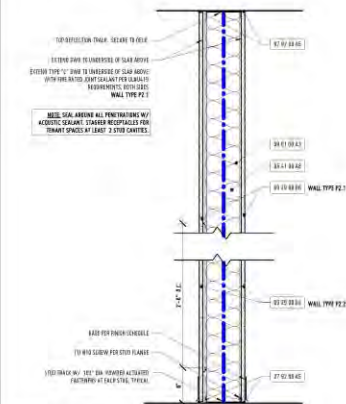
The Morris
1000 Morris Dr.
Channahon, IL

Project Number:	19843
Issued To:	1/24/2019
Issued In:	16, 22, 2019
Issued By:	16, 22, 2019
Revisions:	
No.	Description

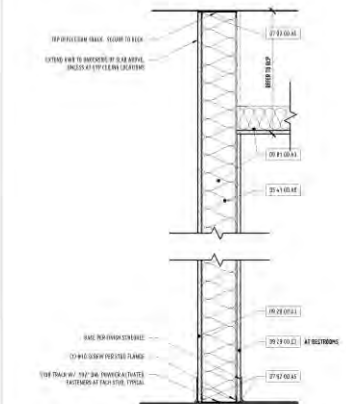
STAIR DETAILS

A406

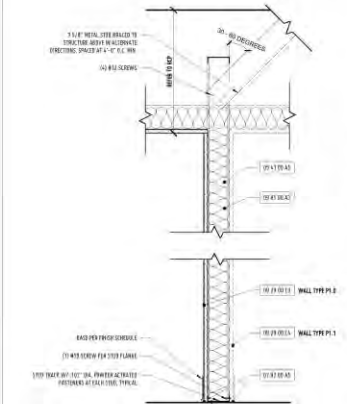
11/20/2019 10:42:17 AM



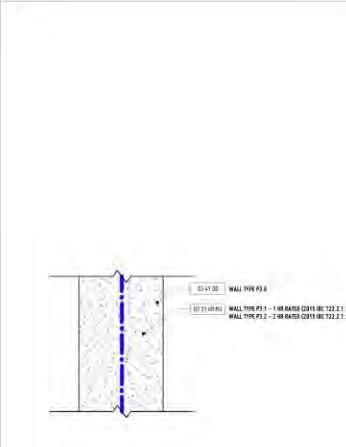
2.1 WALL TYPE P2.1 (STC-56) & P2.2 (STC-56 / HR UL #0415)
 SIZE: 1 1/2" x 4"



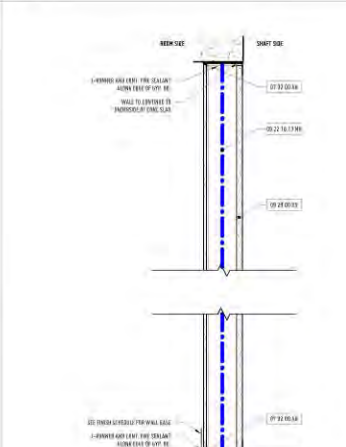
2.0 WALL TYPE P2.0
 SIZE: 1 1/2" x 4"



1.0 WALL TYPE PLO & P1.1
 SIZE: 1 1/2" x 4"



3.0 WALL TYPE P3.0 - P3.2 (UP TO 2 HR-2015 IBC 722.2.1)
 SIZE: 1 1/2" x 4"



4.0 WALL TYPE P4.0 (1 HR - UL #0415 SYSTEM A)
 SIZE: 3 1/2" x 4"

KEYNOTE SCHEDULE

Key Value	Keynote Text
(01 13 00 01)	1" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 02)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 03)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 04)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 05)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 06)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 07)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 08)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 09)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 10)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 11)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 12)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 13)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 14)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 15)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 16)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 17)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 18)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 19)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 20)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 21)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 22)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 23)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 24)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 25)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 26)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 27)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 28)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 29)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.
(01 13 00 30)	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE - 10" T.C.

INTERIOR WALL TYPE SCHEDULE

Type Mark	Fire Rating	STC	Description	Reference Detail
W1.0	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.1	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.2	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.3	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.4	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.5	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.6	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.7	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.8	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.9	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.10	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.11	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.12	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.13	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.14	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.15	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.16	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.17	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.18	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.19	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501
W1.20	1 1/2	45	1/2" x 1/2" METAL STUD FRAMING @ 16" O.C. W/ 2" x 4" TOP CHASE ON SCHEMATIC	(1.0) A501



5 TYP. FIRE WALL/BARRIER SIGNAGE
 SIZE: 1 1/2"



CONSTRUCTION DOCUMENTS

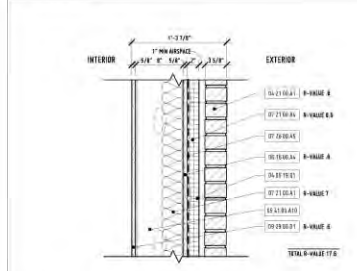


Project Number:	15843
Issued for Permit:	1/24/2018
Issued for Frame:	04/23/2018
Issued for Construction:	06/24/2018
Revisions:	
No.	Description

INTERIOR WALL TYPES & DETAILS

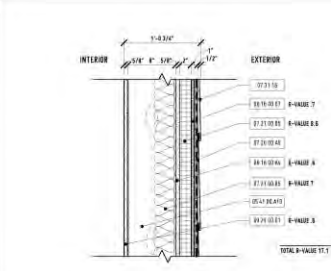
A501

EXTERIOR WALL TYPES



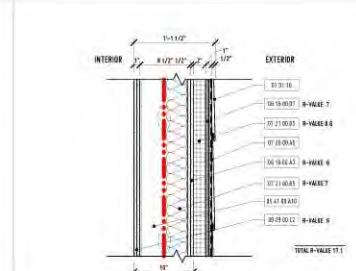
1.0 EXTERIOR WALL TYPE: E.L0

6882 1'-10" x 7'-0"



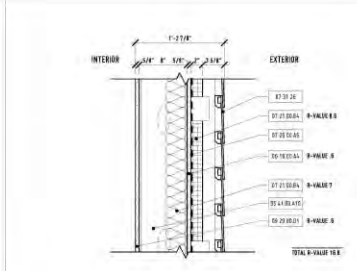
1.1 EXTERIOR WALL TYPE: E.L1

6882 1'-10" x 7'-0"



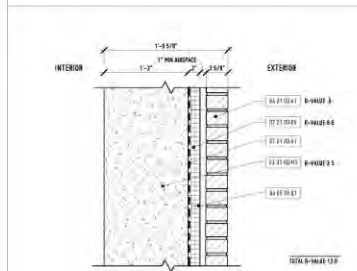
1.2 EXTERIOR WALL TYPE: E.L2 (2-HR RATED DL#H410)

6882 1'-10" x 7'-0"



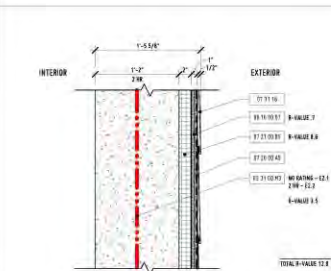
1.3 EXTERIOR WALL TYPE: E.L3

6882 1'-10" x 7'-0"



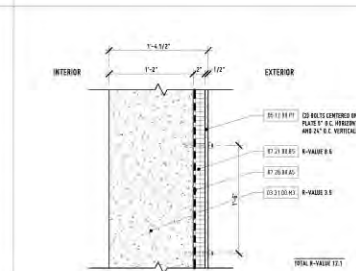
2.0 EXTERIOR WALL TYPE: E.L0

6882 1'-10" x 7'-0"



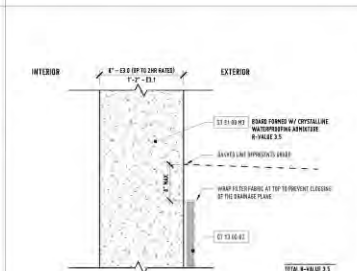
2.1 EXTERIOR WALL TYPE: E.L1 & E.L2

6882 1'-10" x 7'-0"



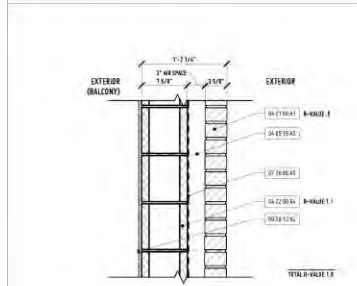
2.3 EXTERIOR WALL TYPE: E.L3

6882 1'-10" x 7'-0"



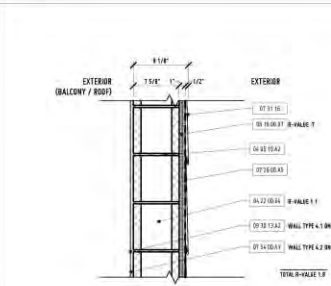
3.0 EXTERIOR WALL TYPE: E.L0 & E.L1 / TYP. BELOW GRADE DETAIL

6882 1'-10" x 7'-0"



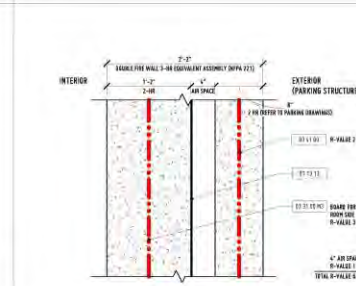
4.0 EXTERIOR WALL TYPE: E.L0 (3RD FLOOR PARAPET)

6882 1'-10" x 7'-0"



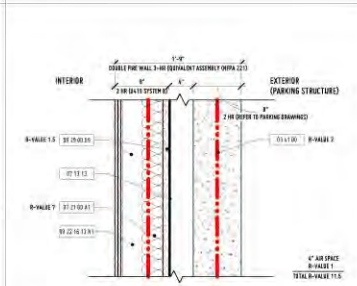
4.1 EXTERIOR WALL TYPE: E.L1 & E.L2 (ROOF PARAPET)

6882 1'-10" x 7'-0"



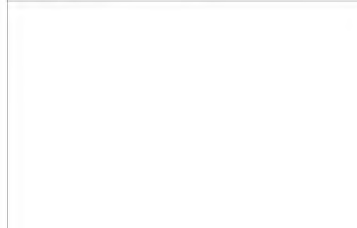
5.0 FIRE WALL ASSEMBLY: E.S.0

6882 1'-10" x 7'-0"



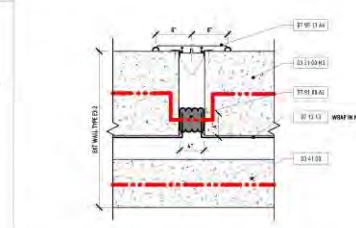
5.1 FIRE WALL ASSEMBLY: E.S.1

6882 1'-10" x 7'-0"



4.3 EXTERIOR WALL TYPE: E.L3 (3RD FLOOR PARAPET)

6882 1'-10" x 7'-0"



5.0A FIRE WALL ASSEMBLY: E.S.0 TYP. EXPANSION JOINT PLAN DETAIL

6882 1'-10" x 7'-0"

KEYNOTE SCHEDULE

Key Note	Alternate Text
01-13-001	1 1/2" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL
01-13-002	PRECAST CONCRETE CONCRETE, REFER TO STRUCTURAL DRAWING FOR DETAILS
01-13-003	EXTERIOR FINISH: EXTERIOR FINISH: 3/8" S&W-40 P-401 CONCRETE WALL
01-13-004	INTERNAL FINISH: EXTERIOR FINISH: 3/8" S&W-40 P-401 CONCRETE WALL
01-13-005	INTERIOR FINISH: EXTERIOR FINISH: 3/8" S&W-40 P-401 CONCRETE WALL
01-13-006	2" PLYWOOD FORMWORK (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL
01-13-007	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL
01-13-008	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL
01-13-009	1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL
01-13-010	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL
01-13-011	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL
01-13-012	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL
01-13-013	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL
01-13-014	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL
01-13-015	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL
01-13-016	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL
01-13-017	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL
01-13-018	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL
01-13-019	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL
01-13-020	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL
01-13-021	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL
01-13-022	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL
01-13-023	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL
01-13-024	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL
01-13-025	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL
01-13-026	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL
01-13-027	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL
01-13-028	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL
01-13-029	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL
01-13-030	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL

EXTERIOR WALL TYPE SCHEDULE

Type	Part	Description	Reference Detail
E.L	01	1 1/2" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL	E.L002
E.L	02	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL	E.L002
E.L	03	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL	E.L002
E.L	04	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL	E.L002
E.L	05	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL	E.L002
E.L	06	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL	E.L002
E.L	07	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL	E.L002
E.L	08	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL	E.L002
E.L	09	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL	E.L002
E.L	10	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL	E.L002
E.L	11	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL	E.L002
E.L	12	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL	E.L002
E.L	13	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL	E.L002
E.L	14	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL	E.L002
E.L	15	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL	E.L002
E.L	16	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL	E.L002
E.L	17	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL	E.L002
E.L	18	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL	E.L002
E.L	19	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL	E.L002
E.L	20	1 1/2" POLYURETHANE FOAM INSULATION (SEE 5.0) WITH 1/2" S&W-40 P-401 CONCRETE WALL	E.L002
E.L	21	3/4" S&W-40 P-401 CONCRETE WALL, SEE 5.0 FOR DETAIL	E.L002



The McGraw-Hill
1120 Avenue of the Americas
New York, NY 10020
Division 10 - 5200

ARCHITECTURE DESIGN GROUP



CONSTRUCTION DOCUMENTS



The Morris
1120 Avenue of the Americas
New York, NY 10020

Project Number: 1583

Issued To: 1/16/2025

Issued By: 1/16/2025

Issued For: 1/16/2025

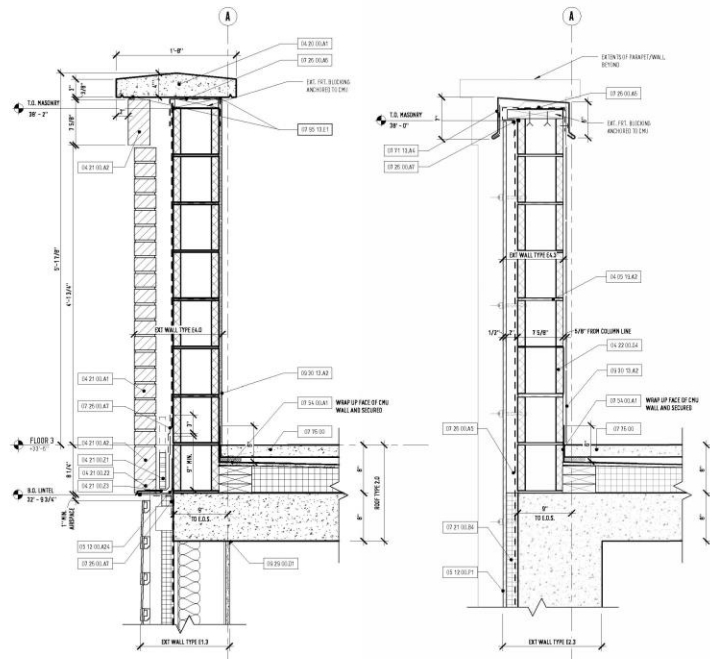
Revisions: 1/16/2025

No. Description Date

EXTERIOR WALL TYPES & DETAILS

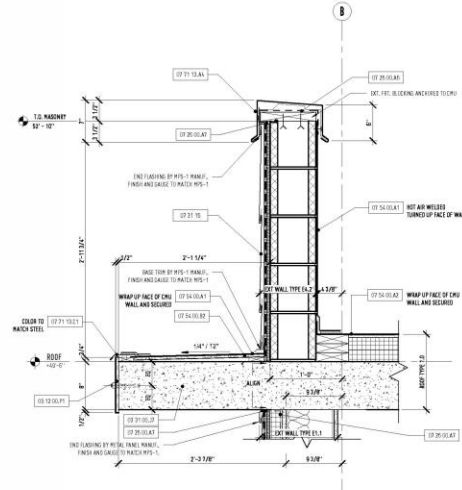
A502

11/15/2024 10:58 AM

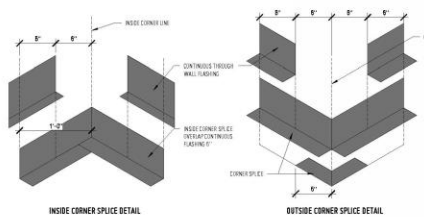


7 ROOF DETAIL-TYP. PARAPET AT WALL TYPE E1.3
SCALE: 1/2" = 1'-0"

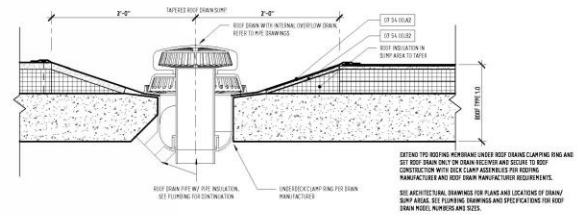
6 ROOF DETAIL-TYP. PARAPET AT RECESSES BTWN WALL TYPE 2.0
SCALE: 1/2" = 1'-0"



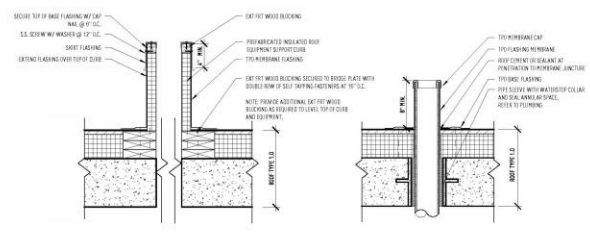
5 ROOF DETAIL-TYP. PARAPET AT WALL TYPE E1.1
SCALE: 1/2" = 1'-0"



4 TYPICAL FLASHING DETAILS
SCALE: 1/2" = 1'-0"



3 TYP. ROOF DRAIN DETAIL
SCALE: 1/2" = 1'-0"

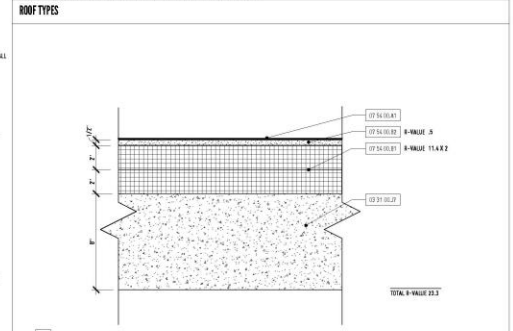


2 TYPICAL MECHANICAL UNIT CURB
SCALE: 1/2" = 1'-0"

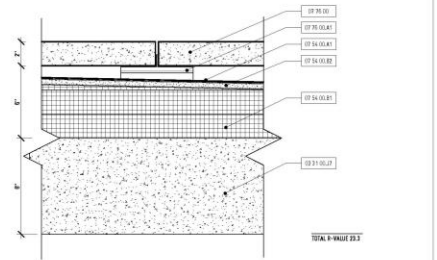
1 TYPICAL VENT FLASHING DETAIL
SCALE: 1/2" = 1'-0"

KEYNOTE SCHEDULE

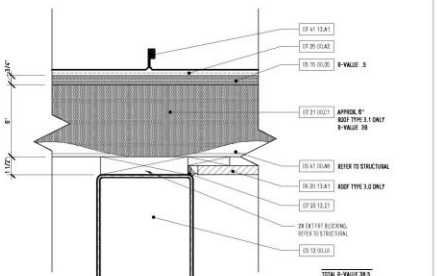
Key Value	Keynote Text
OP 20.00.01	1" EPS FUNDAMENTAL-16 PLANT CONCRETE IS AN REFER TO STRUCTURAL
OP 20.00.02	HORIZONTAL JOINT JOINT REINFORCEMENT- 1" ISL. REF. REFER TO STRUCTURAL
OP 20.00.03	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
OP 20.00.04	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
OP 20.00.05	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
OP 20.00.06	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
OP 20.00.07	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
OP 20.00.08	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
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OP 20.00.20	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
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OP 20.00.51	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
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OP 20.00.55	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
OP 20.00.56	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
OP 20.00.57	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
OP 20.00.58	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
OP 20.00.59	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
OP 20.00.60	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
OP 20.00.61	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
OP 20.00.62	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
OP 20.00.63	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
OP 20.00.64	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
OP 20.00.65	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
OP 20.00.66	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
OP 20.00.67	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
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OP 20.00.69	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL
OP 20.00.70	1" POLYSTYRENE INSULATION- 1" ISL. REF. REFER TO STRUCTURAL



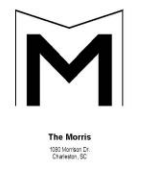
1.0 ROOF TYPE 1.0 (TYPICAL)
SCALE: 3/4" = 1'-0"



2.0 ROOF TYPE 2.0 (BALCONY)
SCALE: 3/4" = 1'-0"



3.0 ROOF TYPE 3.0 - 3.1 (ENTRY TOWER)
SCALE: 3/4" = 1'-0"

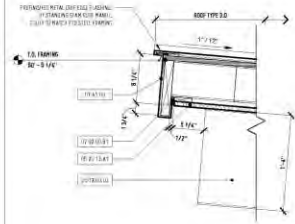


No.	Description	Date
1883	Project Number	11/24/2019
1884	Issued for Review	11/24/2019
1885	Issued for Permit	05/01/2020
1886	Issued for Construction	05/01/2020
	Revisions	

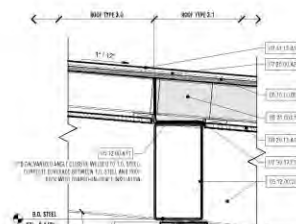
ROOF TYPES AND DETAILS

A504

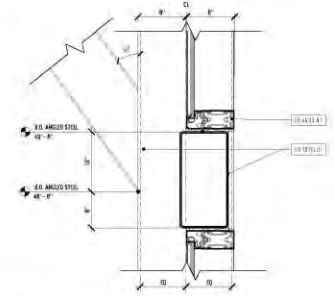
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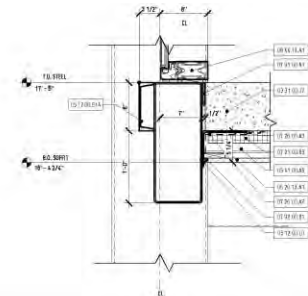
8 ROOF DETAIL - TYP. EDGE OF ROOF TYPE 3.0
 A507 1/2" = 1'-0"



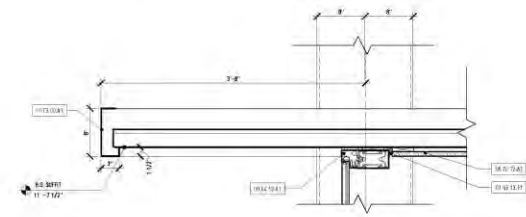
7 ROOF DETAIL - ROOF TYPE 3.0 / 3.1 JOINT AT ENTRY TOWER
 A507 1/2" = 1'-0"



6 SECTION DETAIL - INFILL CW AT INTERMEDIATE HORIZONTAL STEEL FRAMING AT ENTRY TOWER
 A507 1/2" = 1'-0"

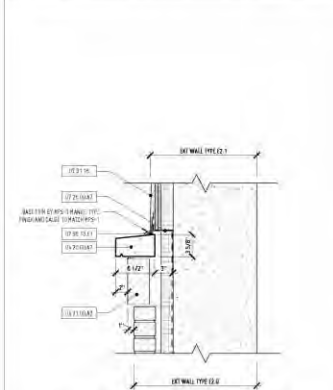


5 SECTION DETAIL - WOOD SOFFIT AT ENTRY AT FLOOR 02
 A507 1/2" = 1'-0"

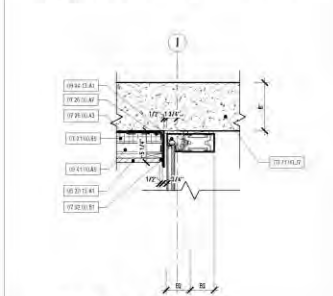


4 SECTION DETAIL - VESTIBULE ROOF EDGE
 A507 1/2" = 1'-0"

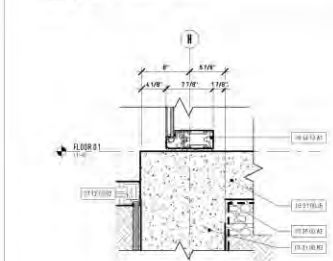
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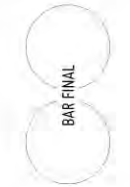
3 SECTION DETAIL - CAST STONE SILL BETWEEN EXT WALL TYPE E2.0 & E2.1
 A507 1/2" = 1'-0"



2 SECTION DETAIL - WOOD SOFFIT AT ENTRY AT CL 1
 A507 1/2" = 1'-0"



1 SECTION DETAIL - VESTIBULE CW SILL
 A507 1/2" = 1'-0"



CONSTRUCTION DOCUMENTS



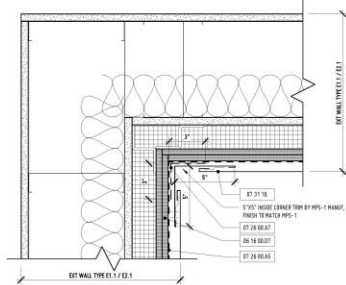
The Morris
 1000 Main Street
 Vancouver, BC

Project Number	18053
Issued by Morris	1/16/2018
Issued by Permit	03/14/2018
Issued by Construction	03/14/2018
Revision	
No.	00000104
Date	03/14/2018

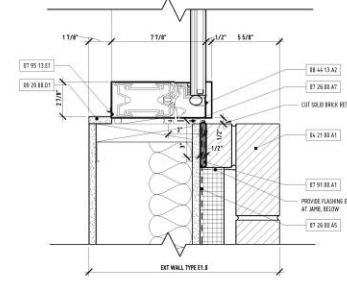
EXTERIOR SECTION DETAILS

A507

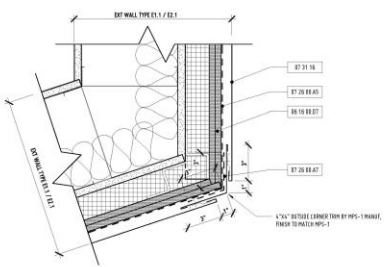
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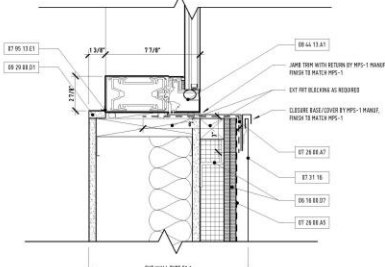
8 EXT PLAN DETAIL: TYP. MPS-1 INSIDE CORNER
 (A510) 3" x 1'-0"



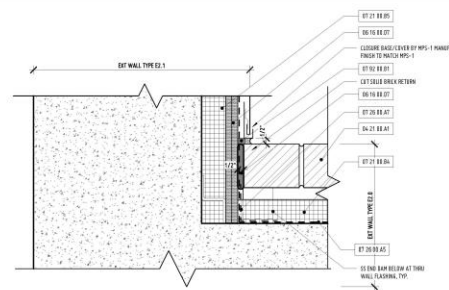
4 EXT PLAN DETAIL: CW JAMS AT WALL TYPE E1.0
 (A510) 3" x 1'-4"



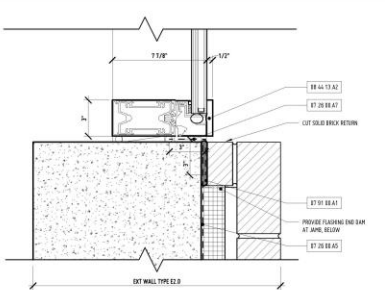
7 EXT PLAN DETAIL: TYP. MPS-1 OUTSIDE CORNER
 (A510) 3" x 1'-0"



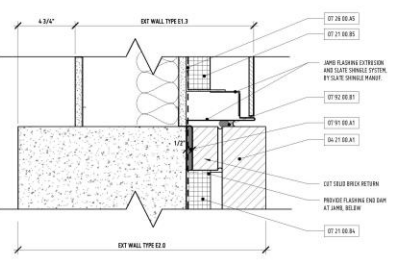
3 EXT PLAN DETAIL: CW JAMS AT WALL TYPE E1.1
 (A510) 3" x 1'-4"



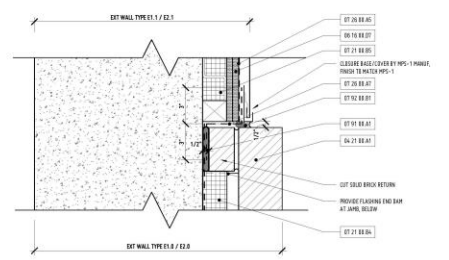
6 EXT PLAN DETAIL: TYP. INSIDE CORNER BETWEEN WALL TYPE E2.0 AND E2.1
 (A510) 3" x 1'-0"



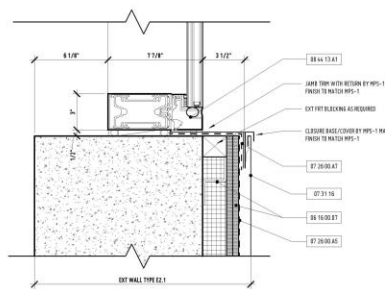
2 EXT PLAN DETAIL: CW JAMS AT WALL TYPE E2.0
 (A510) 3" x 1'-4"



9 EXT PLAN DETAIL: TYP. JOINT BETWEEN WALL TYPE E2.0 AND E2.1
 (A510) 3" x 1'-0"



5 EXT PLAN DETAIL: TYP. JOINT BETWEEN WALL TYPE E2.0 AND E2.1
 (A510) 3" x 1'-0"



1 EXT PLAN DETAIL: CW JAMS AT WALL TYPE E2.1
 (A510) 3" x 1'-4"

KEYNOTE SCHEDULE

Key Value	Keynote Text
04 11 08 A1	INSULATED BRICK - BURNING BRICK - 3/8" LINCACAST JOINT
04 16 08 07	1/2" 1/2" EXTERIOR ANGLE RFT PLUMBED ON 2" CRIB-FOAMED 2-CHANNELS
07 17 08 A1	2" POLYURETHANE FOAM INSULATION
07 17 08 B3	2" GPM-4000 PERIMETER WALL BOARD INSULATION
07 18 08 A5	FLUSH-APPLIED MEMBRANE ON SMOOTH
07 20 08 A7	JAMB BARRIER TRANSITION MEMBRANE WRAP PER 7" AND SEAL
07 21 16	1/4" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM
07 21 16 A1	PROVIDE GPM SEAL
07 21 08 B1	1/2" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM
07 21 08 B2	1/2" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM
07 21 08 B3	1/2" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM
07 21 08 B4	1/2" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM
07 21 08 B5	1/2" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM
07 21 08 B6	1/2" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM
07 21 08 B7	1/2" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM
07 21 08 B8	1/2" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM
07 21 08 B9	1/2" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM
07 21 08 B0	1/2" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM
07 21 08 B1	1/2" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM
07 21 08 B2	1/2" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM
07 21 08 B3	1/2" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM
07 21 08 B4	1/2" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM
07 21 08 B5	1/2" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM
07 21 08 B6	1/2" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM
07 21 08 B7	1/2" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM
07 21 08 B8	1/2" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM
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07 21 08 B0	1/2" 3/8" METAL STAINLESS STEEL AND GLIP SYSTEM



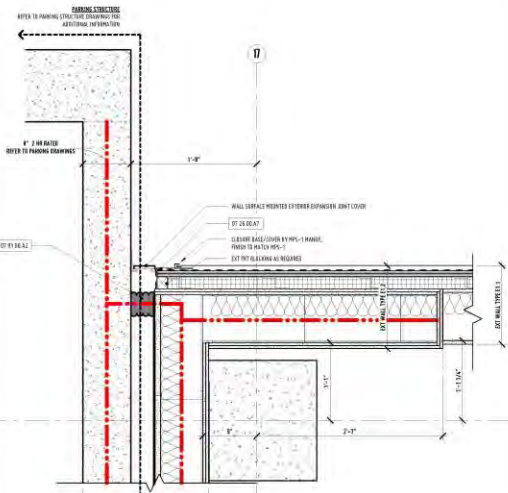
Project Number: 10843
 Issued for Review: 11.04.2019
 Issued for Permit: 03.06.2019
 Issued for Construction: 03.06.2019
 Reviewed: 03.06.2019

No.	Description	Date

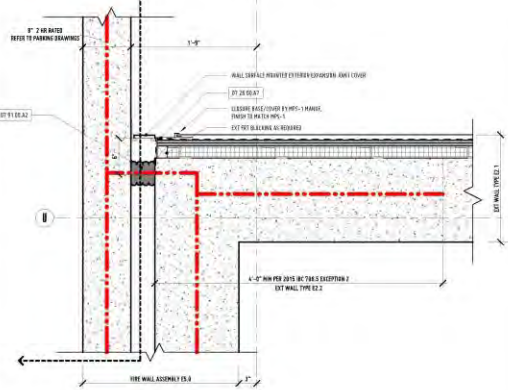
EXTERIOR PLAN DETAILS

A510

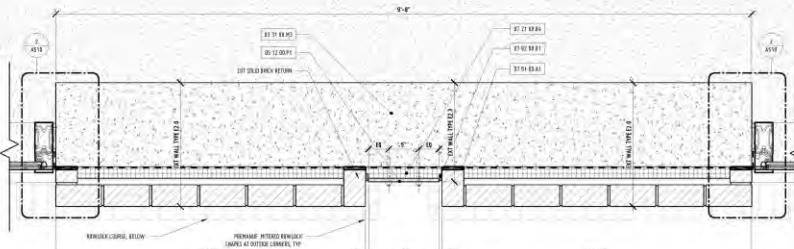
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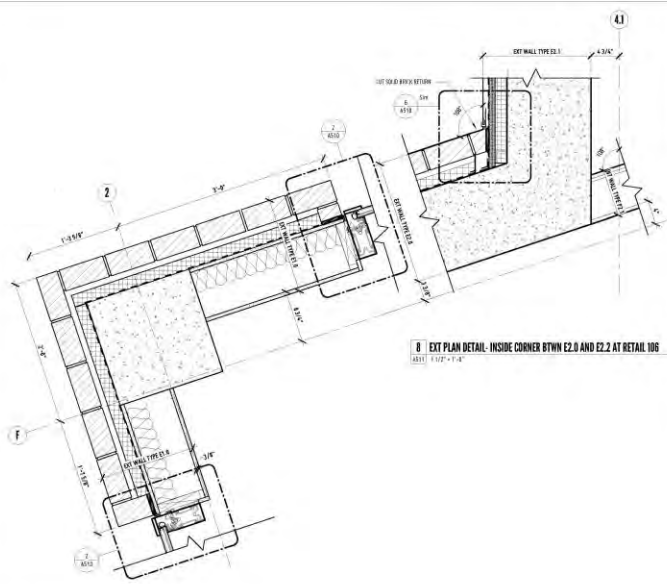
10 EXT PLAN DETAIL - FLOOR 2/3 FIRE WALL ASSEMBLY ES.1 AT GARAGE ENTRY
 (REV) 11/27-14-14



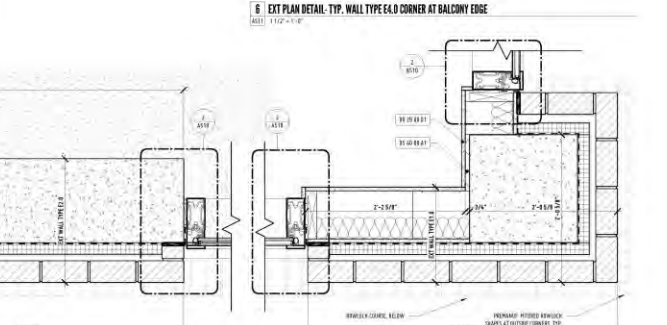
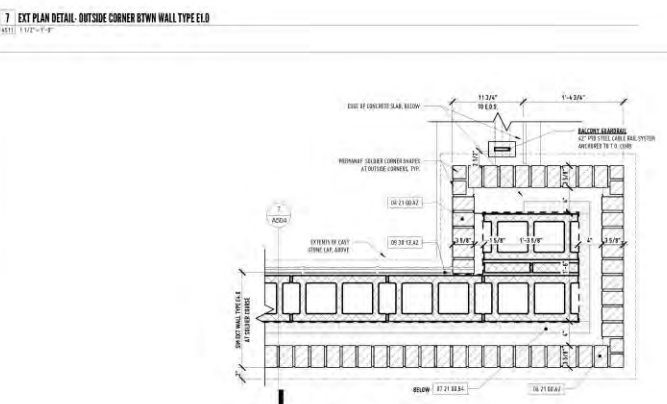
9 EXT PLAN DETAIL - FLOOR 1 FIRE WALL EXTENSION AT GARAGE ENTRY
 (REV) 11/27-14-14



5 EXT PLAN DETAIL - TYP. WALL TYPE E2.0 AT CIP CONCRETE SHEER WALLS
 (REV) 11/27-14-14



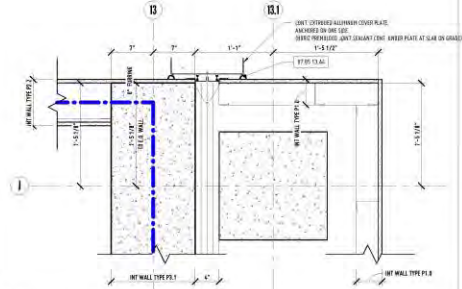
8 EXT PLAN DETAIL - INSIDE CORNER BTWN E2.0 AND E2.2 AT RETAIL US
 (REV) 11/27-14-14



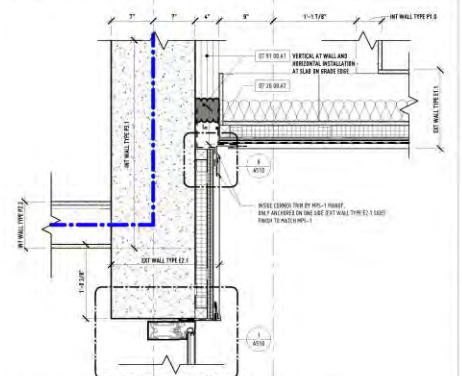
6 EXT PLAN DETAIL - TYP. WALL TYPE E1.0 CORNER AT CIP CONCRETE COLUMNS
 (REV) 11/27-14-14

KEYNOTE SCHEDULE

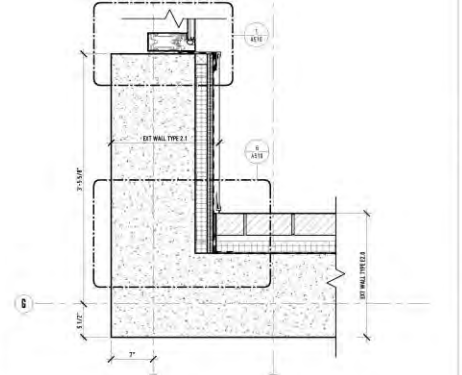
Key Note	Keynote Text
01 TO 01.01	1" CAST-IN-PLACE CONCRETE WALL, REFER TO STRUCTURAL
02 TO 02.01	PROVIDE BRICK - EXTERIOR FINISH - 2" AIR SPACE - REFER TO STRUCTURAL
03 TO 03.01	12" PRECAST CONCRETE CORE WALL ENCASED TO ONE SIDE OF SLAB, INTERIOR SIDE AT CORNER, REFER TO STRUCTURAL
04 TO 04.01	2" X 1/2" FIBERGLASS CHANNEL
05 TO 05.01	7" INSULATING CONCRETE WALL SYSTEM
06 TO 06.01	4" AIR GAPPED FIBERGLASS CHANNEL, MINIMUM 2" AIR SPACE
07 TO 07.01	PREPARED GYPSUM BOARD
08 TO 08.01	PREPARED GYPSUM BOARD
09 TO 09.01	1" GYPSUM BOARD WITH BRICK ADHESIVE - 1/2"
10 TO 10.01	CONCRETE FINISHED EXTERIOR WALL, CONSTRUCTION DETAIL COVER ACCEPTED BY REGISTERED ARCHITECT
11 TO 11.01	5/8" GYPSUM WALLBOARD
12 TO 12.01	EXTERIOR WALL CLASH TIE OR DETAILS, LATCH OUT TO STRUCTURAL, REFER TO FINISH SCHEDULE



3 INT PLAN DETAIL - EXPANSION JOINT AT LOBBY
 (REV) 11/27-14-14



2 EXT PLAN DETAIL - FLOOR 1 - EXPANSION JOINT AT INSIDE CORNER BTWN WALL TYPE E2.2 AND CW
 (REV) 11/27-14-14



1 EXT PLAN DETAIL - FLOOR 1 INSIDE CORNER BTWN WALL TYPE E2.0 AND E2.2
 (REV) 11/27-14-14



The Morgan Group
 100 West 14th St., Suite 200
 Durham, NC 27603

ARCHITECTURE DESIGN GROUP/PAE



CONSTRUCTION DOCUMENTS



The Morris
 100 Morris Dr.
 Charlotte, NC

Project Number:	15004	
Issued For Permit:	17-04-2015	
Issued In Permit:	03.02.2015	
Issued For Construction:	03.02.2015	
Revisions:		
No.	Description	Date

EXTERIOR PLAN DETAILS

A511

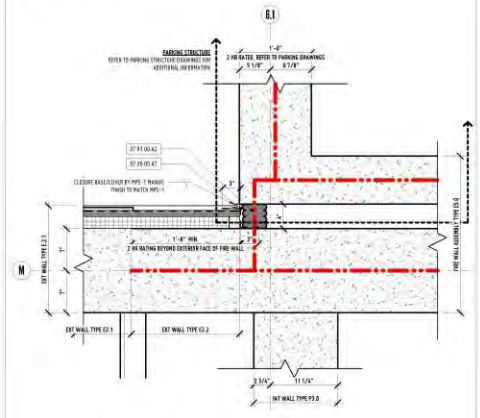
17/000004-150004-014

KEYNOTE SCHEDULE

Key Value

02 11 00 01	1" CAST-IN-PLACE CONCRETE WALL ABOVE TO STRUCTURAL
04 21 00 02	INSULATION BRICK - SOLID BRICK - 2 1/2" CONCRETE BRICK
07 20 00 01	1/2" AIR SPACE FINISH TO INTERIOR - WIND STOP, 1" AIR SPACE
07 11 00 03	PERFORMED JOINT SEAL
07 11 00 02	PERFORMED JOINT SEAL - 2" OR - 2" JOINT

Keynote Text



1 EXT PLAN DETAIL- FIRE WALL ASSEMBLY ES.0 EXTERIOR TERMINATION AT COLUMN LINE B.1
 (REV) 1/12/19-1"



CONSTRUCTION DOCUMENTS



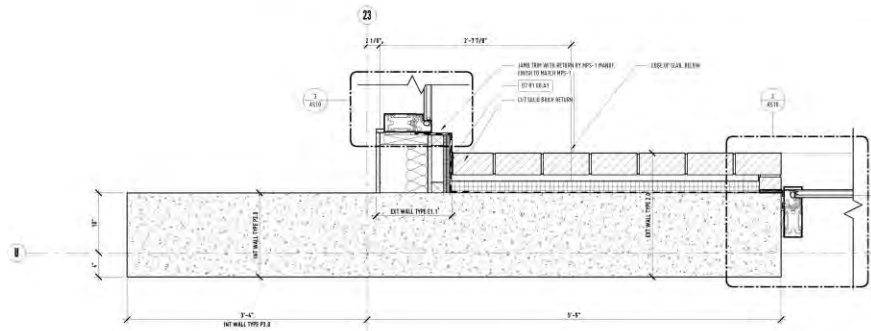
The Morris
 100 Marion St.
 Charleston, SC

Project Number:	18043
Issued For Review:	07.04.2019
Issued In Field:	03.02.2019
Issued For Construction:	03.02.2019
Revisions:	
No.	Description
	Date

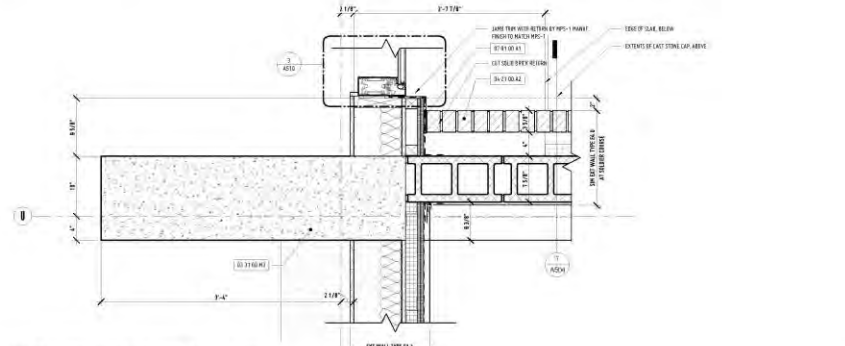
EXTERIOR PLAN DETAILS

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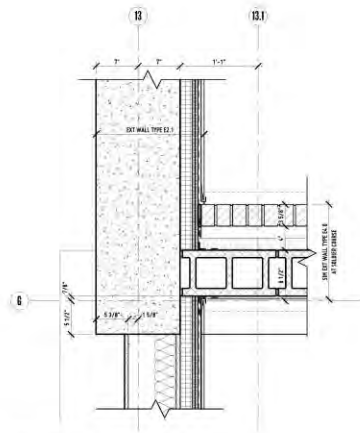
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3 EXT PLAN DETAIL- FLOOR 1/2- EXT WALL TYPE E2.0 / E1.1 JOINT AT COLUMN LINE U
 (REV) 1/12/19-1"



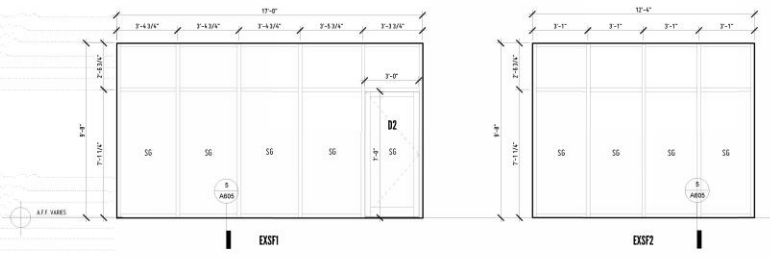
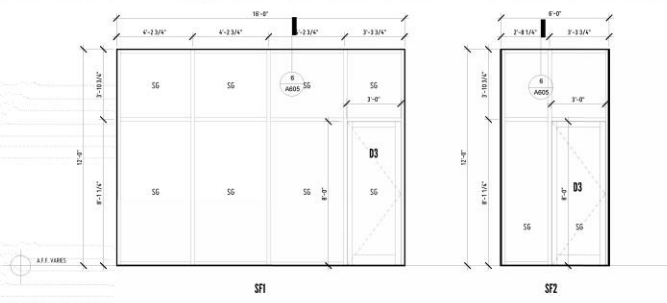
4 EXT PLAN DETAIL- FLOOR 3- BALCONY EDGE JOINT AT COLUMN LINE U
 (REV) 1/12/19-1"



2 EXT PLAN DETAIL- FLOOR 3- BALCONY EDGE AT COLUMN LINE G
 (REV) 1/12/19-1"

EXTERIOR STOREFRONT GENERAL NOTES

1. BASIS OF DESIGN - YKK HYDRO 50 T10
2. COLOR - PERMANENT ANODIZED BLACK
3. STOREFRONT MULLIONS TO BE 2.5" X 5" PROFILES, SUBSTITUTIONS PERMITTED WITH APPROVAL
4. GLAZING - CENTER SET, DOUBLE PANE, INSULATED, CLEAR, LOW-E GLASS (600 - SOLARBAN 60)
5. ALL NEW EXTERIOR STOREFRONT TO BE IMPACT RATED FRAMES AND GLAZING.
6. SAFETY GLASS (SG) REQUIRED FOR ALL GLAZING WITH AN EXPOSED AREA GREATER THAN 9SF, BOTTOM EDGE WITHIN 18" OF FLOOR, TOP EDGES GREATER THAN 36" ABOVE THE FLOOR AND WITHIN 36" OF WALKING SURFACE PER SEC. 2406.4.3.
7. CONTRACTOR TO FIELD VERIFY FIELD CONDITIONS AND ROUGH OPENING DIMENSIONS PRIOR TO STOREFRONT FABRICATION. NOTIFY ARCHITECT IMMEDIATELY OF ALL DISCREPANCIES AND/OR CONFLICTS.



INTERIOR STOREFRONT DETAILS

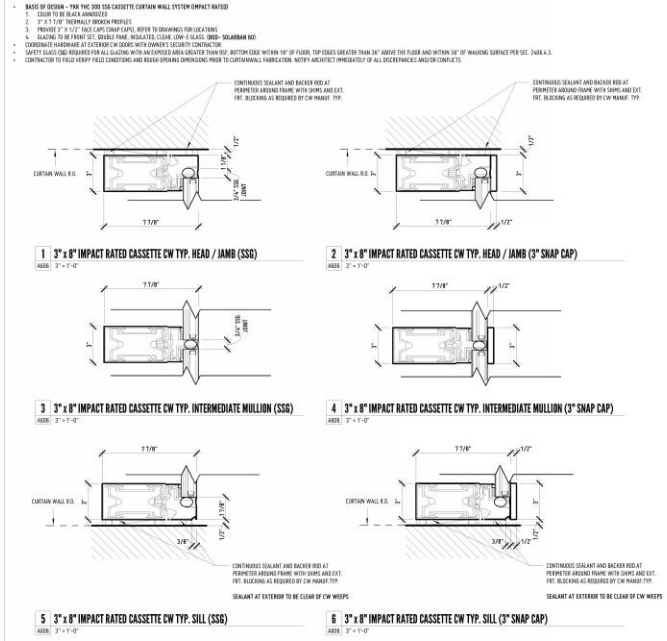
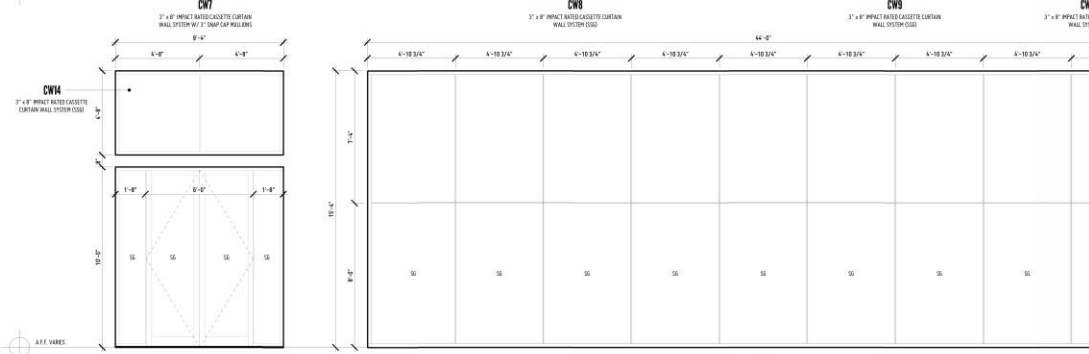
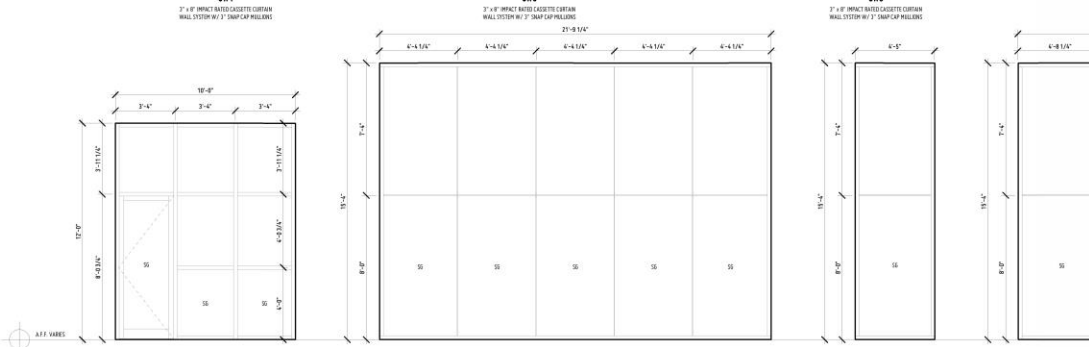
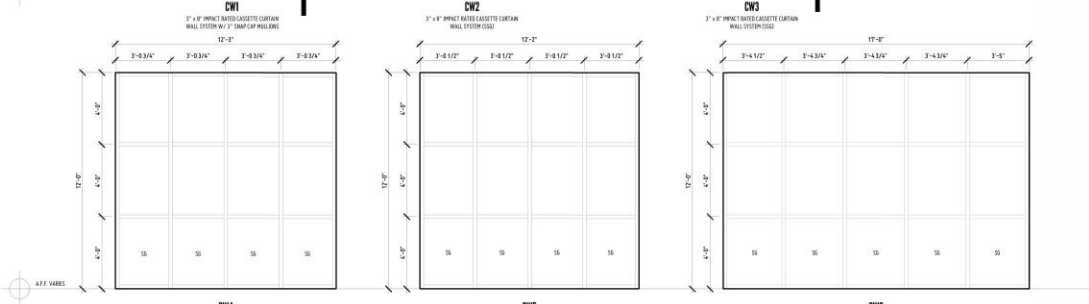
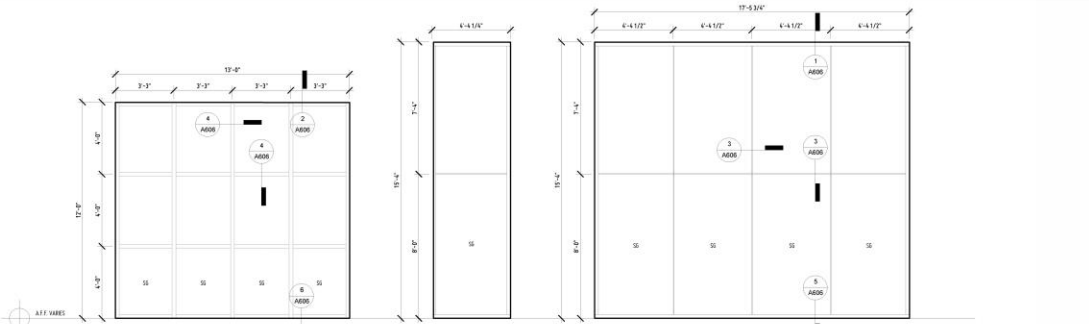


No.	Description	Date
Project Number	18043	
Issued for Review	11.04.2019	
Issued for Permit	03.02.2019	
Issued for Construction	03.02.2019	

STOREFRONT ELEVATIONS

A605

11/09/2019 2:43:09 PM



CONSTRUCTION DOCUMENTS

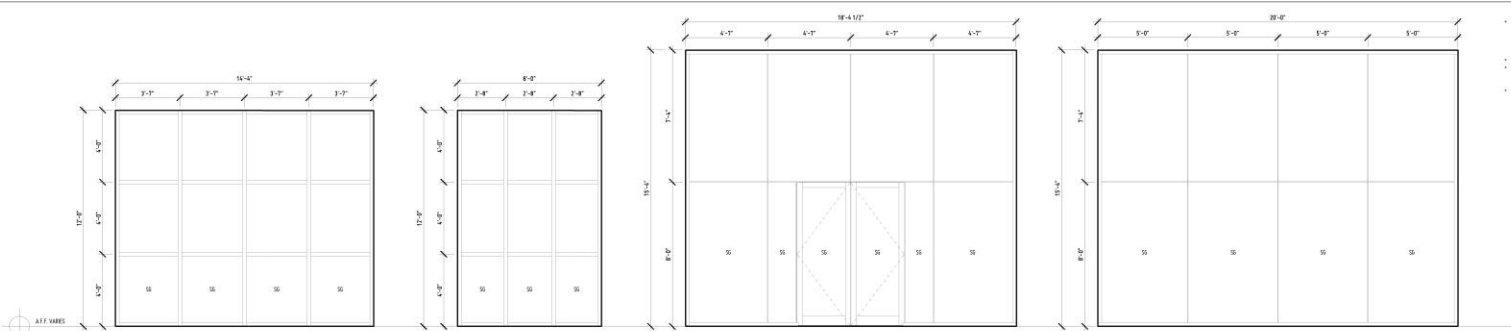


Project Number	1800	
Issued for Review	11.04.2019	
Issued for Permit	03.03.2020	
Issued for Construction	03.03.2020	
Revisions		
No.	Description	Date

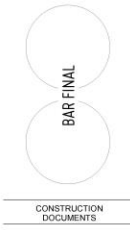
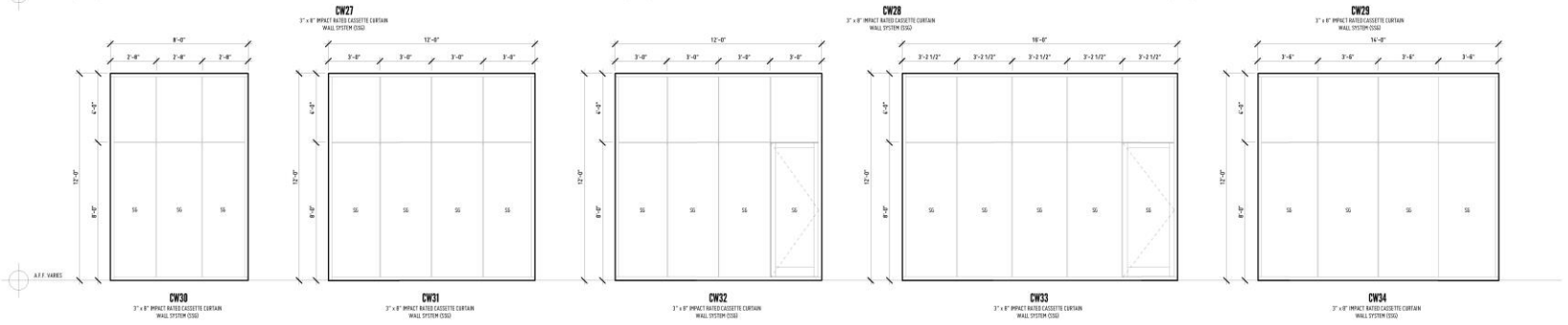
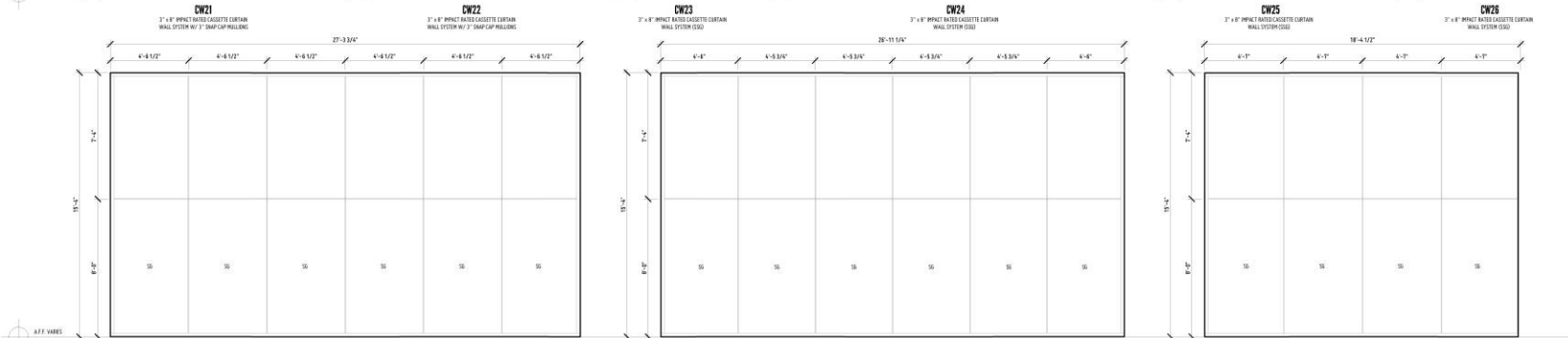
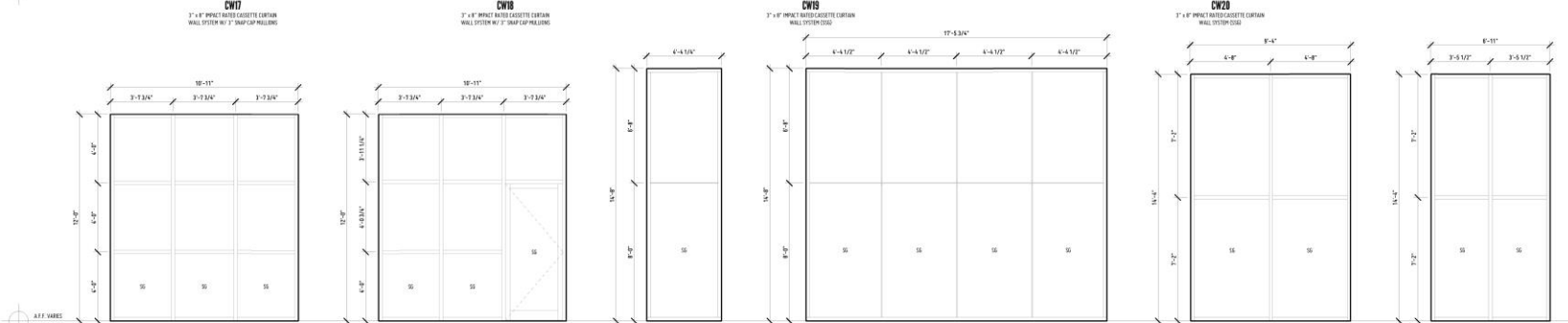
CURTAINWALL ELEVATIONS

A606

11/03/2019 10:50 AM PM



- 1. BASIS OF DESIGN - FOR THE 300 ISS CASSETTE CURTAIN WALL SYSTEM IMPACT RATED
- 2. CASSETTE WALL
- 3. 3' X 7' 0" TYPICALLY BROWN PROFILE
- 4. GLAZING TO BE 1/2" INSULATED GLAZING UNIT (IGU) WITH LOW E GLAZING (INSOLAR) AND SOLARBAN 60
- 5. PROVIDE 1/2" AIR SPACE BEHIND GLAZING UNLESS OTHERWISE SPECIFIED
- 6. CONSTRUCTION REQUIREMENTS AS SPECIFIED IN DRAWING WITH FINISHES AS NOTED
- 7. SAFETY GLASS IS REQUIRED FOR ALL GLAZING WITH AN EXPOSED AREA GREATER THAN 10' HORIZONTAL AND 10' VERTICAL. SEE CODES FOR EXACT REQUIREMENTS AND ABOVE THE GLAZING AND WITHIN 20' OF GLAZING SURFACE PER SEC. 2045.4.3
- 8. CONTRACTOR TO FIELD VERIFY FIELD CONDITIONS AND MAKE ADJUSTMENTS AS NECESSARY TO CURTAIN WALL FABRICATION. NOTIFY ARCHITECT IMMEDIATELY IF ALL DISCREPANCIES AND/OR CONFLICTS.

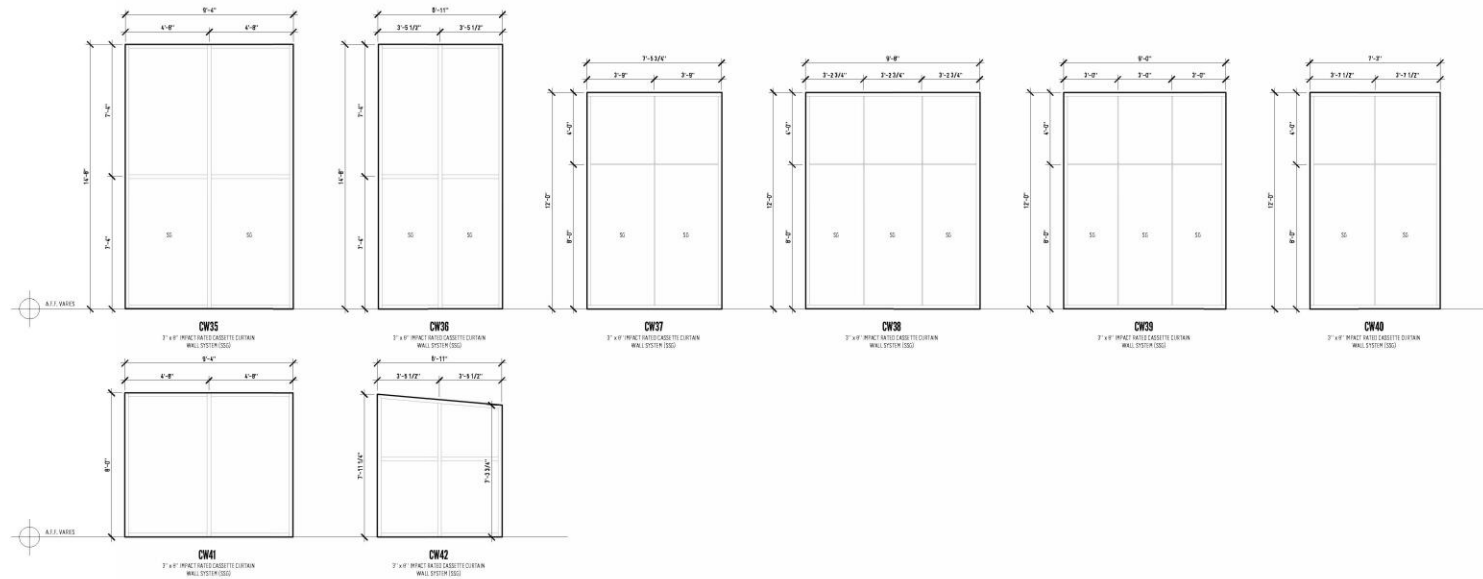


Project Number	18003
Issued by Reviewer	11.04.2019
Issued by Permit	03.02.2019
Issued by Construction	03.02.2019
Revisions	
No.	Description
	Date

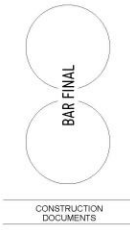
CURTAINWALL ELEVATIONS

A607

11/02/2019 10:49 AM



- 1. BASIS OF DESIGN - FOR THE 300 TSS CASSETTE CURTAIN WALL SYSTEM (EMCA) SYSTEM
- 2. 300 TSS CASE
- 3. 2" X 7" TYP. TYPICALLY BUSHEN PROFILES
- 4. GLAZING TO BE FINISHED, 300 TSS PANEL, INSULATED GLAZING (LOW-E GLASS, 100% SOLAR RAY REJECTION)
- 5. CONCRETE TO BE MAINTAINED AT EXISTING OR BUILT WITH FINISHES TO BE DETERMINED BY CONTRACTOR
- 6. SAFETY GLASS (SG) REQUIRED FOR ALL GLAZING WITH AN OPENED AREA GREATER THAN 60" WITHIN 60" OF GROUND. 100% SOLAR RAY REJECTION ABOVE THE GROUND AND WITHIN 20' OF WALKING SURFACE PER IBC 2018 4.03.
- 7. CONTRACTOR TO VERIFY FIELD CONDITIONS AND BUILDING FINISHES PRIOR TO CURTAIN WALL FABRICATION, WITH ARCHITECT IMMEDIATELY OF ALL DISCREPANCIES AND/OR CONFLICTS.



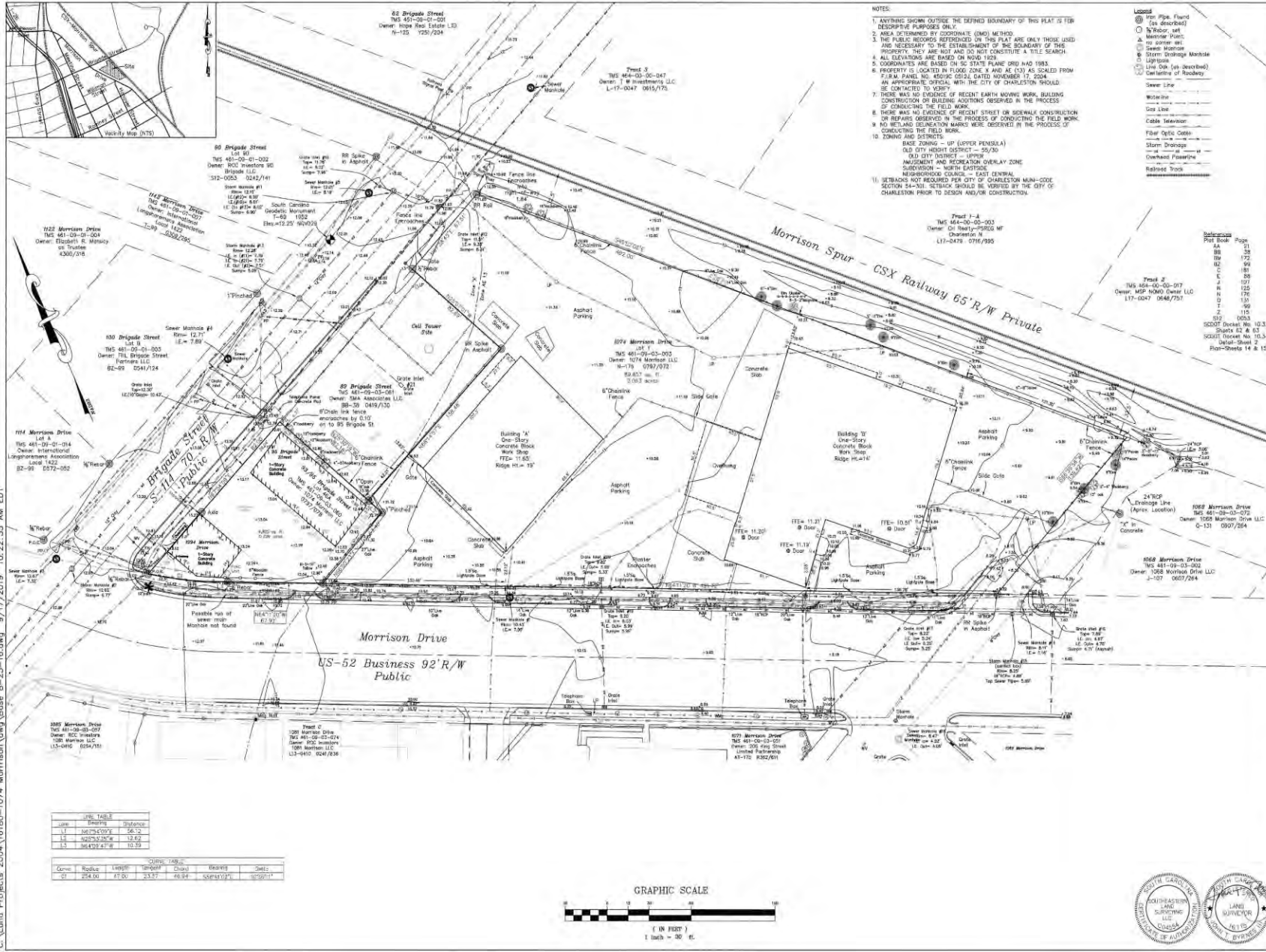
Project Number	18043	
Issued for Review	11.04.2019	
Issued for Permit	05.07.2019	
Issued for Construction	05.07.2019	
Revision		
No.	Description	Date

CURTAIN WALL ELEVATIONS

A608

11/08/2019 02:56 PM

C:\Land Projects\2004\16180-1074 Morrison.dwg_Base B-25-16.dwg 9/17/2019 10:22:35 AM EDT



NO. DATE

NO. DESCRIPTION

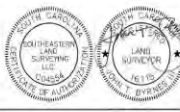
SOUTHEASTERN LAND SURVEYING LLC
 1525-B JEFFERSON ROAD
 CHARLESTON, SOUTH CAROLINA 29405
 (843) 752-4330 www.sls-ls.com

**AN EXISTING CONDITIONS DRAWING OF
 93/95 BRIGADE STREET AND 1074 MORRISON DRIVE
 TMS 461-09-03-060 & 461-09-03-003
 LOCATED IN THE CITY OF CHARLESTON
 CHARLESTON COUNTY, SOUTH CAROLINA**

DATE: September 12, 2019
 DRAWN BY: JTB
 CHECKED BY: JTB
 JOB: 16180
 DWG: Base B-25-16
 SHEET: 1 OF 1

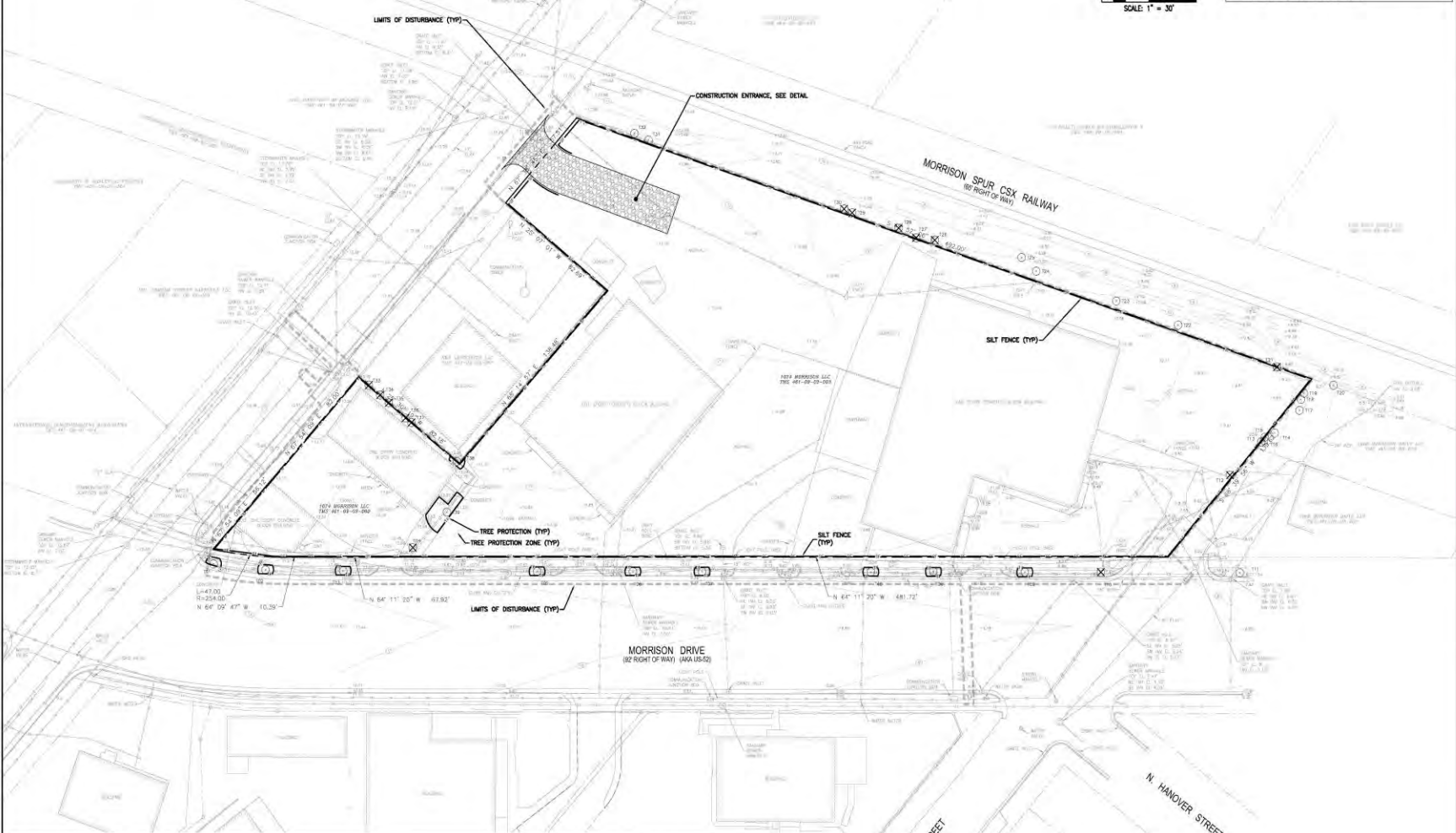
DATE: 9/17/2019

NO. DESCRIPTION



NOTICE TO CONTRACTOR
 ALL UTILITIES SHOWN ON THIS PLAN WERE LOCATED BY THE CONTRACTOR AND ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.

NOTICE TO OWNER
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.



GRAND TREE SUMMARY		
PRE-DEVELOPMENT	TOTAL	COMMENTS
TO BE REMOVED	9	EXIST
POST-DEVELOPMENT	1	EXIST

PROTECTED TREE SUMMARY		
PRE-DEVELOPMENT	TOTAL	COMMENTS
TO BE REMOVED	11	EXIST
TO BE REMOVED	9	EXIST
POST-DEVELOPMENT	3	EXIST

NOTE: TREES THAT ARE NOT PROTECTED ARE TO BE REMOVED

ID	DBH	SPECIES	GRADE	COMMENTS	CONDITION	STATUS
101	3	PAV	0		GOOD	EXIST
102	3	USP-04	0		GOOD	EXIST
103	3	USP-04	0		GOOD	EXIST
104	3	USP-04	0		GOOD	EXIST
105	3	USP-04	0		GOOD	EXIST
106	3	USP-04	0		GOOD	EXIST
107	3	USP-04	0		GOOD	EXIST
108	3	USP-04	0		GOOD	EXIST
109	3	USP-04	0		GOOD	EXIST
110	3	USP-04	0		GOOD	EXIST
111	3	USP-04	0		GOOD	EXIST
112	3	USP-04	0		GOOD	EXIST
113	3	USP-04	0		GOOD	EXIST
114	3	USP-04	0		GOOD	EXIST
115	3	USP-04	0		GOOD	EXIST
116	3	USP-04	0		GOOD	EXIST
117	3	USP-04	0		GOOD	EXIST
118	3	USP-04	0		GOOD	EXIST
119	3	USP-04	0		GOOD	EXIST
120	3	USP-04	0		GOOD	EXIST

ID	DBH	SPECIES	GRADE	COMMENTS	CONDITION	STATUS
121	3	USP-04	0		GOOD	EXIST
122	3	USP-04	0		GOOD	EXIST
123	3	USP-04	0		GOOD	EXIST
124	3	USP-04	0		GOOD	EXIST
125	3	USP-04	0		GOOD	EXIST
126	3	USP-04	0		GOOD	EXIST
127	3	USP-04	0		GOOD	EXIST
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129	3	USP-04	0		GOOD	EXIST
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134	3	USP-04	0		GOOD	EXIST
135	3	USP-04	0		GOOD	EXIST
136	3	USP-04	0		GOOD	EXIST
137	3	USP-04	0		GOOD	EXIST
138	3	USP-04	0		GOOD	EXIST
139	3	USP-04	0		GOOD	EXIST
140	3	USP-04	0		GOOD	EXIST

ID	DBH	SPECIES	GRADE	COMMENTS	CONDITION	STATUS
141	3	USP-04	0		GOOD	EXIST
142	3	USP-04	0		GOOD	EXIST
143	3	USP-04	0		GOOD	EXIST
144	3	USP-04	0		GOOD	EXIST
145	3	USP-04	0		GOOD	EXIST
146	3	USP-04	0		GOOD	EXIST
147	3	USP-04	0		GOOD	EXIST
148	3	USP-04	0		GOOD	EXIST
149	3	USP-04	0		GOOD	EXIST
150	3	USP-04	0		GOOD	EXIST
151	3	USP-04	0		GOOD	EXIST
152	3	USP-04	0		GOOD	EXIST
153	3	USP-04	0		GOOD	EXIST
154	3	USP-04	0		GOOD	EXIST
155	3	USP-04	0		GOOD	EXIST
156	3	USP-04	0		GOOD	EXIST
157	3	USP-04	0		GOOD	EXIST
158	3	USP-04	0		GOOD	EXIST
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160	3	USP-04	0		GOOD	EXIST

NO.	DATE	DESCRIPTION	DRAWN	APP'D



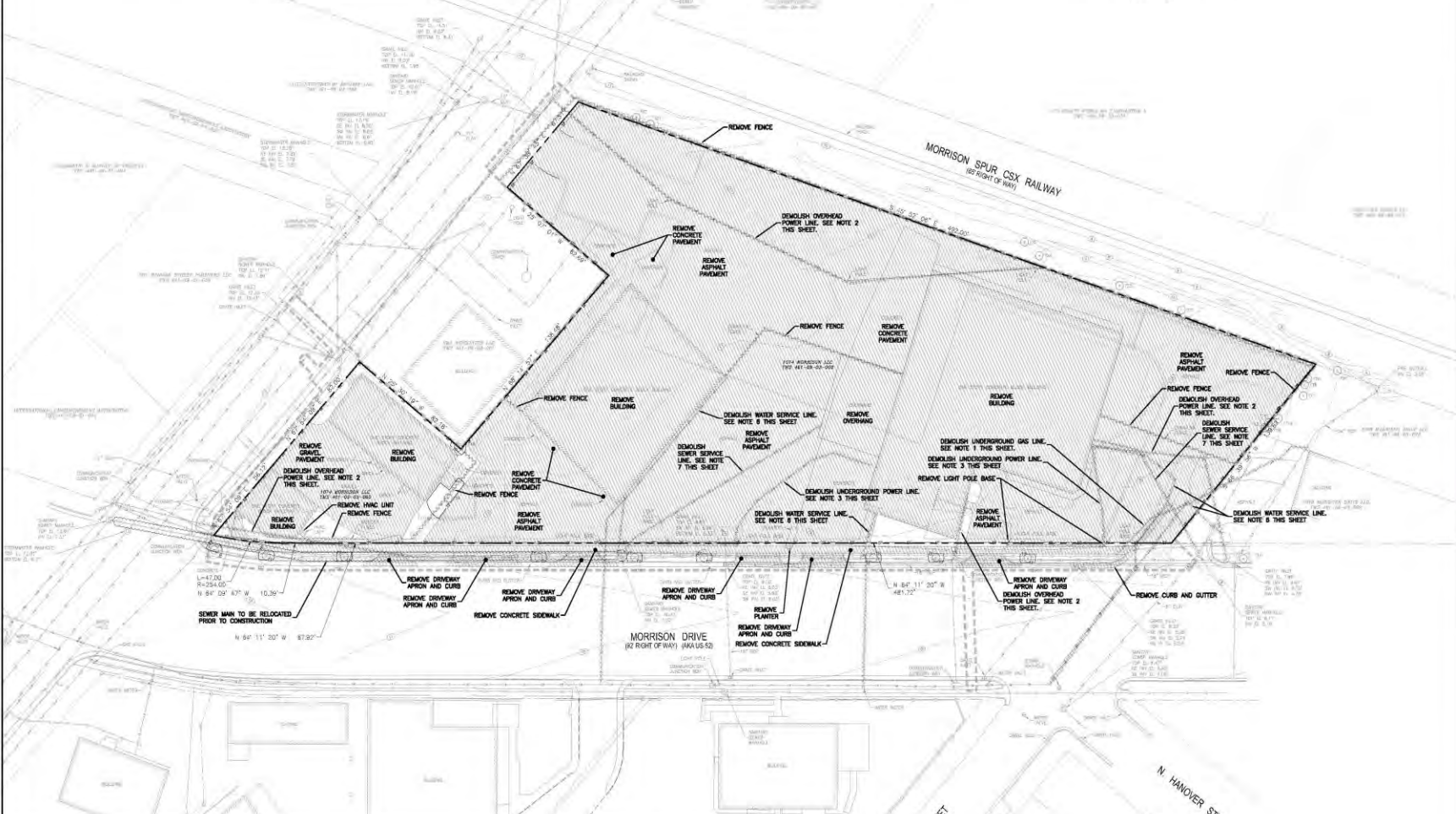
CLINE
 ENGINEERING
 PROFESSIONAL DESIGN CONSULTING

1074 MORRISON DRIVE
TREE PROTECTION AND SWPPP
 1074 MORRISON DRIVE
 CHARLESTON, SOUTH CAROLINA

SHEET NUMBER
C-2

RIGHT OF WAY
 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.

UTILITY NOTES
 THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.



ID	DBH	SPECIES	GRADE	COMMENTS	CONDITION	STATUS
01	3	FRAX	8		GOOD	KEEP
02	10	LIQ	8		GOOD	KEEP
03	12	LIQ	8		GOOD	KEEP
04	15	LIQ	8		GOOD	KEEP
05	18	LIQ	8		GOOD	KEEP
06	22	LIQ	8		GOOD	KEEP
07	25	LIQ	8		GOOD	KEEP
08	30	LIQ	8		GOOD	KEEP
09	35	LIQ	8		GOOD	KEEP
10	40	LIQ	8		GOOD	KEEP
11	45	LIQ	8		GOOD	KEEP
12	50	LIQ	8		GOOD	KEEP
13	55	LIQ	8		GOOD	KEEP
14	60	LIQ	8		GOOD	KEEP
15	65	LIQ	8		GOOD	KEEP
16	70	LIQ	8		GOOD	KEEP
17	75	LIQ	8		GOOD	KEEP
18	80	LIQ	8		GOOD	KEEP
19	85	LIQ	8		GOOD	KEEP
20	90	LIQ	8		GOOD	KEEP

ID	DBH	SPECIES	GRADE	COMMENTS	CONDITION	STATUS
21	10	LIQ	8		GOOD	KEEP
22	12	LIQ	8		GOOD	KEEP
23	15	LIQ	8		GOOD	KEEP
24	18	LIQ	8		GOOD	KEEP
25	22	LIQ	8		GOOD	KEEP
26	25	LIQ	8		GOOD	KEEP
27	30	LIQ	8		GOOD	KEEP
28	35	LIQ	8		GOOD	KEEP
29	40	LIQ	8		GOOD	KEEP
30	45	LIQ	8		GOOD	KEEP
31	50	LIQ	8		GOOD	KEEP
32	55	LIQ	8		GOOD	KEEP
33	60	LIQ	8		GOOD	KEEP
34	65	LIQ	8		GOOD	KEEP
35	70	LIQ	8		GOOD	KEEP
36	75	LIQ	8		GOOD	KEEP
37	80	LIQ	8		GOOD	KEEP
38	85	LIQ	8		GOOD	KEEP
39	90	LIQ	8		GOOD	KEEP

ID	DBH	SPECIES	GRADE	COMMENTS	CONDITION	STATUS
40	10	LIQ	8		GOOD	KEEP
41	12	LIQ	8		GOOD	KEEP
42	15	LIQ	8		GOOD	KEEP
43	18	LIQ	8		GOOD	KEEP
44	22	LIQ	8		GOOD	KEEP
45	25	LIQ	8		GOOD	KEEP
46	30	LIQ	8		GOOD	KEEP
47	35	LIQ	8		GOOD	KEEP
48	40	LIQ	8		GOOD	KEEP
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51	55	LIQ	8		GOOD	KEEP
52	60	LIQ	8		GOOD	KEEP
53	65	LIQ	8		GOOD	KEEP
54	70	LIQ	8		GOOD	KEEP
55	75	LIQ	8		GOOD	KEEP
56	80	LIQ	8		GOOD	KEEP
57	85	LIQ	8		GOOD	KEEP
58	90	LIQ	8		GOOD	KEEP

NO.	DATE	DESCRIPTION	BY	CHKD.

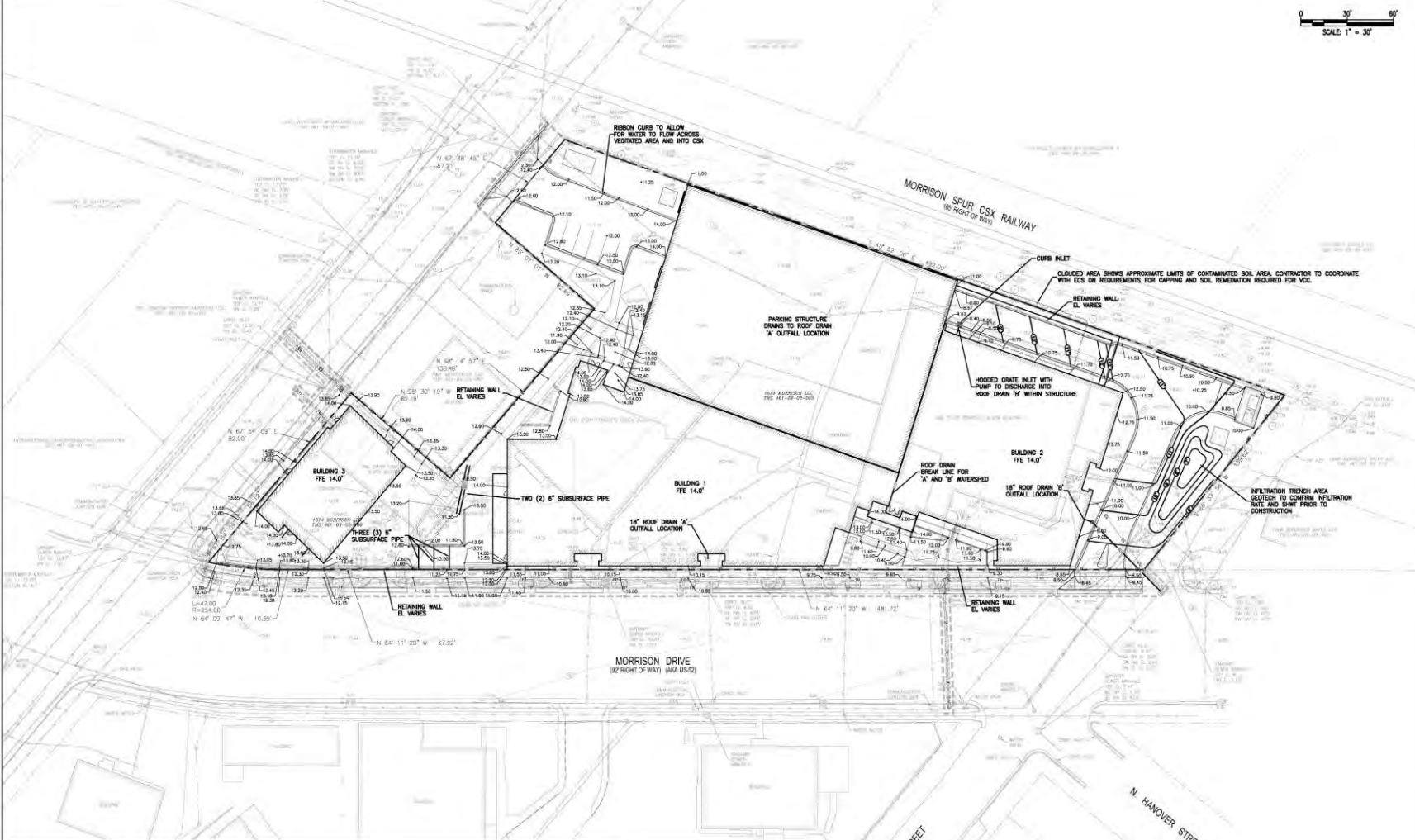


CLINE ENGINEERING
 PROFESSIONAL DESIGN CONSULTING

1074 MORRISON DRIVE
DEMOLITION PLAN
 1074 MORRISON DRIVE
 CHARLESTON, SOUTH CAROLINA

SHEET NUMBER
C-3

NOT TO SCALE
 ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SPECIFIED
 DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SPECIFIED
 DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SPECIFIED
 DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SPECIFIED
 DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SPECIFIED



TREE LIST						TREE LIST						TREE LIST								
ID	DBH	SPECIES	GRADE	COMMENTS	CONDITION	STATUS	ID	DBH	SPECIES	GRADE	COMMENTS	CONDITION	STATUS	ID	DBH	SPECIES	GRADE	COMMENTS	CONDITION	STATUS
T1	1.2	SP	11.0				T2	1.2	SP	11.0				T3	1.2	SP	11.0			
T2	1.2	SP	11.0				T4	1.2	SP	11.0				T5	1.2	SP	11.0			
T3	1.2	SP	11.0				T6	1.2	SP	11.0				T7	1.2	SP	11.0			

REV.	DATE	DESCRIPTION	DRAWN BY



CLINE ENGINEERING
 PROFESSIONAL DESIGN CONSULTING

107A MORRISON DRIVE
 107B MORRISON DRIVE
 CHARLESTON, SOUTH CAROLINA

GRADING AND DRAINAGE PLAN

SHEET NUMBER
C-4

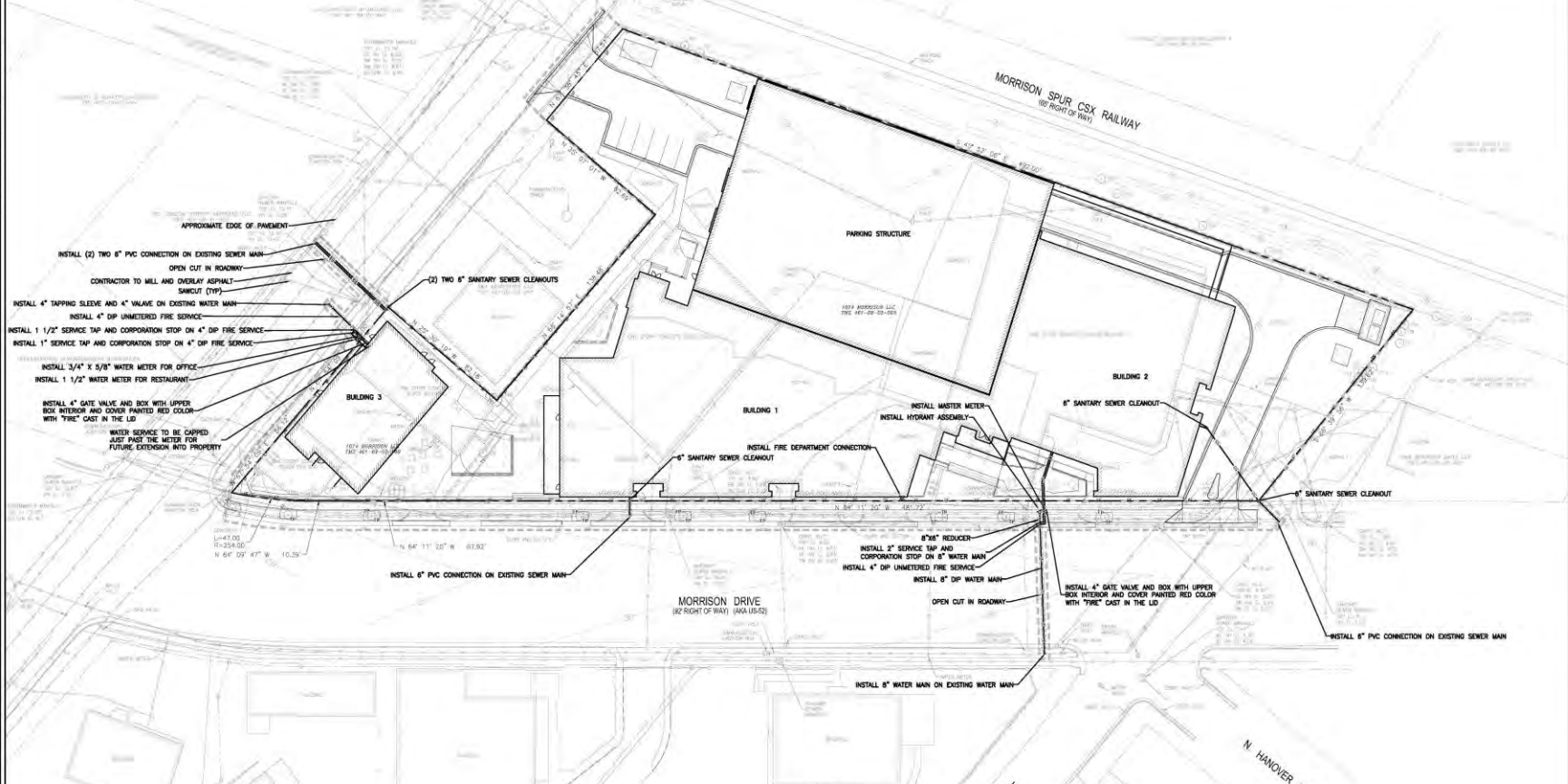
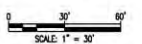
UTILITY LOCATIONS:
 CITY OF CHARLESTON, SOUTH CAROLINA: 811 (800) 236-8111
 METRO-PCS: 811 (800) 525-4343
 SOUTHWESTERN BELL: 811 (800) 877-6222
 COMCAST: 811 (800) 424-3124
 SOUTHERN POWER AND LIGHT: 811 (800) 282-5222
 SOUTHERN GAS SERVICE: 811 (800) 447-5437
 SOUTHERN ELECTRIC: 811 (800) 252-5437
FOR THE CONTRACTOR:
 ANY UNDETERMINED UTILITY LOCATIONS MUST BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

CHARLESTON WATER SYSTEM NOTES:

- FIRE SERVICE: DETAILED CHECK VALVE ASSEMBLY -
- FIRE SERVICE: NOTICE: CHARLESTON WATER SYSTEM REQUIRES ALL VALVES ON FIRE SERVICE BACKFLOW PREVENTERS TO BE GATE OR BUTT VALVE. FIRE PREVENTER SYSTEMS (CROSS CONNECTION CONTROL) SHALL BE INSTALLED AND TESTED PRIOR TO OBTAINING A PERMITS.
- IF ANY SUBSTANCES ARE ADDED TO THE FIRE SUPPRESSION SYSTEM, THE RP IS REQUIRED TO HAVE THE RPP APPROVED. THE USE OF ANY PROTECTION TO THE CONTRARY MUST WITHIN OUR SYSTEMS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE ACTUAL DEGREE OF HAZARD AND WHICH TYPE OF BACKFLOW PREVENTER IS REQUIRED TO BE INSTALLED AND MAINTAINED. ALL BACKFLOW PREVENTER ASSEMBLIES SHALL BE INSTALLED AND MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS AND TO THE INSTALLATION REQUIREMENTS DEFINED AND ILLUSTRATED IN THE CWS CROSS CONNECTION CONTROL PROGRAM MANUAL. ALL BACKFLOW PREVENTER ASSEMBLIES INSTALLED ON CWS DISTRIBUTION SYSTEM SHALL BE APPROVED BY THE MOST SUITABLE CROSS CONNECTION CONTROL AND PUBLIC HEALTH AGENCY. IN MOST CASES THE COMPLETE BACKFLOW PREVENTION ASSEMBLY CAN BE INSTALLED UNDER THE BACKFLOW PREVENTION ASSEMBLY IN AN AREA SUBJECT TO THE ELEMENTS FOR BACKFLOW PREVENTION ASSEMBLY. (INSTALLED IN AN AREA SUBJECT TO THE ELEMENTS)

NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL UTILITY AND COOPERATING ALL UTILITY SERVICES AND PROTECTORS. UTILITIES SHALL COVER THE WATER AND SEWER AREAS FOR INFORMATION ONLY AND ARE NOT RESPONSIBLE. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND CONSTRUCTION NECESSARY TO PROVIDE A FULLY OPERATIONAL UTILITY SYSTEM FOR THE OWNER, THE STATES, AND ANY LOCAL REQUIREMENTS. THE CONTRACTOR IS TO INCLUDE ALL FEES AND REMEDIATION COSTS AND OTHER FEES TO THE OWNER. CONTRACTOR SHALL CONTACT THE LOCAL UTILITY COMPANIES BEFORE BEGINNING WORK. IT IS TO COORDINATE INSTALLATION, INSPECTIONS AND FINAL ASSOCIATED FEES.
- ANY UTILITY PROTECTION WATER LINES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. ALL FIRE LINE, SEWER LINES, FLOW TESTS, ETC. SHALL BE DESIGNED BY A FIRE SPRINKLER CONTRACTOR OR CONSULTING. ALL UTILITY PROTECTION WATER LINES TO BE INSTALLED ON THIS SITE MUST BE APPROVED BY THE SOUTH CAROLINA DEPARTMENT OF LABOR LICENSING AND REGULATION. ALL UTILITY PROTECTION FIRE AND SEWER LINES SHALL BE PROTECTED BY THE CONTRACTOR FOR THE INSTALLATION OF THE PROTECTIVE FIRE PROTECTION LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMITS FROM THE LOCAL UTILITY COMPANIES. THE CONTRACTOR SHALL NOT BE SUBJECT TO THE LIA IN ANY FORM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE LIA WITH THE APPROPRIATE INFORMATION AND DOCUMENTS FOR THE PROTECTION LIA APPROVAL.
- FIRE PROTECTION LINES NOT IN THE ABOVE GRADING SPRINKLER CONTRACT SHALL SECURE A SPINKER PERMIT. ALL LOCAL INSPECTIONS AND THE SPINKER CONSULTANT'S RETAINED BY THE OWNER OR CONTRACTOR. THEY SHALL CONTACT THE FIRE MARSHALL'S OFFICE FOR INFORMATION REGARDING THESE PERMITS.
- CONTACT CHARLESTON WATER SYSTEM AT (803) 525-5000 FOR MORE INFORMATION ON THE PERMITS AND THE COST OF ANY EXISTING SERVICE TO WHICH CONTRACTOR WILL BE MADE. PRIOR TO CONTACTING THE CONTRACTOR WITH A NEW REQUEST AT THE PROPERTY, LIA IS ALLOWED TO CONTACT THE CONTRACTOR FOR THE PERMITS. THE PERMITS WILL COME IN THE SERVICE TO WHICH CONNECTIONS PROPOSED IS CONNECTED TO SEWER AND NOT STORM SEWER.



TREE LIST

ID	DIM	SPECIES	GRADE	COMMENTS	CONDITION	STATUS
T1	1	FRAX	1		GOOD	HEALTHY
T2	1	QUBA	1		GOOD	HEALTHY
T3	1	QUER	1		GOOD	HEALTHY
T4	1	QUER	1		GOOD	HEALTHY
T5	1	QUER	1		GOOD	HEALTHY
T6	1	QUER	1		GOOD	HEALTHY
T7	1	QUER	1		GOOD	HEALTHY
T8	1	QUER	1		GOOD	HEALTHY

TREE LIST



ID	DIM	SPECIES	GRADE	COMMENTS	CONDITION	STATUS
T9	1	QUER	1		GOOD	HEALTHY
T10	1	QUER	1		GOOD	HEALTHY
T11	1	QUER	1		GOOD	HEALTHY
T12	1	QUER	1		GOOD	HEALTHY
T13	1	QUER	1		GOOD	HEALTHY
T14	1	QUER	1		GOOD	HEALTHY
T15	1	QUER	1		GOOD	HEALTHY

TREE LIST

ID	DIM	SPECIES	GRADE	COMMENTS	CONDITION	STATUS
T16	1	QUER	1		GOOD	HEALTHY
T17	1	QUER	1		GOOD	HEALTHY
T18	1	QUER	1		GOOD	HEALTHY
T19	1	QUER	1		GOOD	HEALTHY
T20	1	QUER	1		GOOD	HEALTHY
T21	1	QUER	1		GOOD	HEALTHY
T22	1	QUER	1		GOOD	HEALTHY

A	NO. OF SHEETS	ISSUED FOR REVIEW AND APPROVAL	INSET	SCALE

NO.	DATE	DESCRIPTION	DRAWN	APP'D

CLINE ENGINEERING
 PROFESSIONAL DESIGN CONSULTING

107A MORRISON DRIVE
UTILITY PLAN
 107 MORRISON DRIVE
 CHARLESTON, SOUTH CAROLINA

SHEET NUMBER
C-5

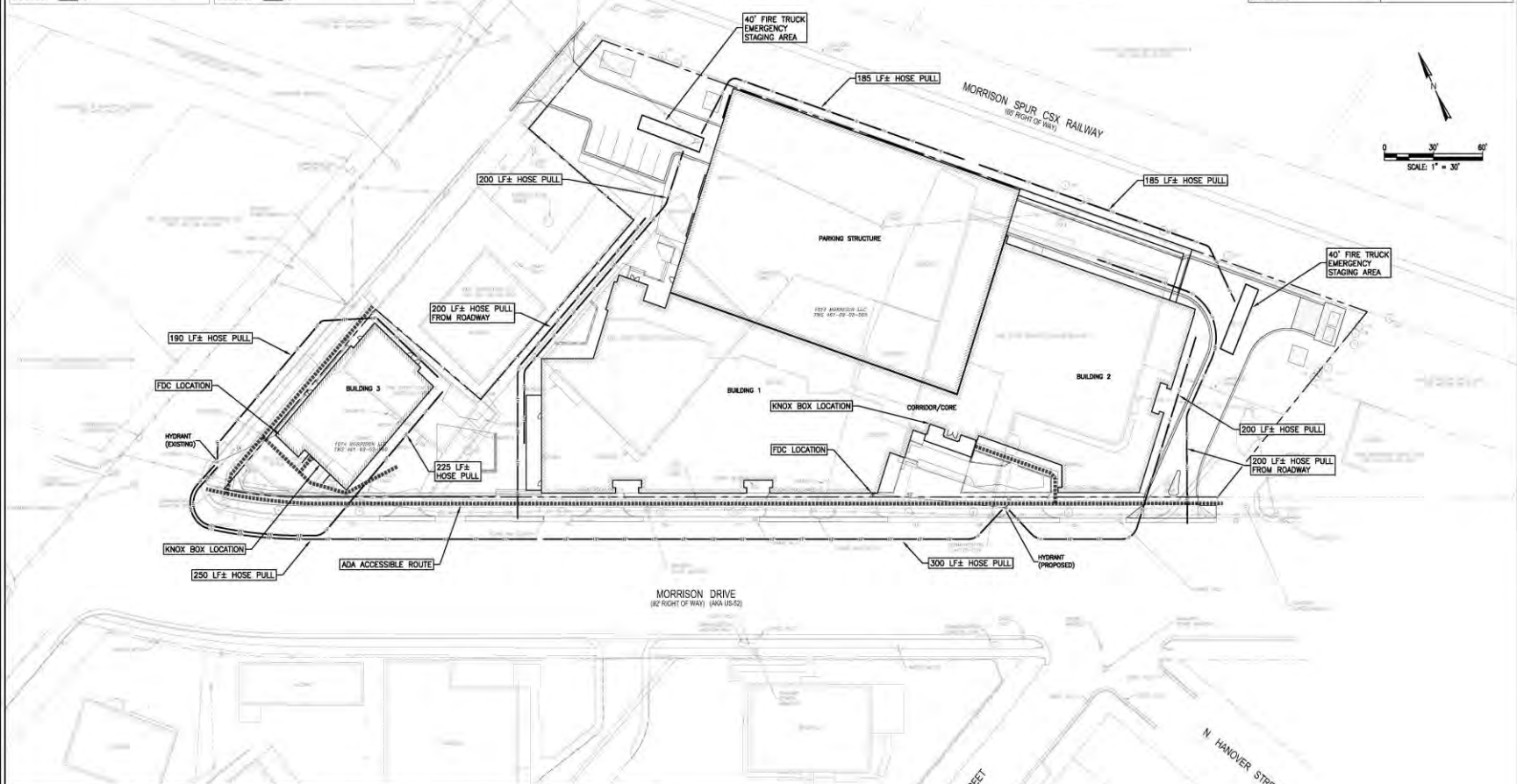
NEW HYDRANT PROTECTION ONLY - SEE FORM				NEW HYDRANT PROTECTION FIELD - SEE FORM			
PROJECT NO:	DATE:	PROJECT LOCATION:	PROJECT NAME:	PROJECT NO:	DATE:	PROJECT LOCATION:	PROJECT NAME:
PROPOSED HYDRANT NO.:				PROPOSED HYDRANT NO.:			
PROPOSED HYDRANT TYPE:				PROPOSED HYDRANT TYPE:			
PROPOSED HYDRANT SIZE:				PROPOSED HYDRANT SIZE:			
PROPOSED HYDRANT DEPTH:				PROPOSED HYDRANT DEPTH:			
PROPOSED HYDRANT COVER:				PROPOSED HYDRANT COVER:			
PROPOSED HYDRANT VALVE:				PROPOSED HYDRANT VALVE:			
PROPOSED HYDRANT BRACKET:				PROPOSED HYDRANT BRACKET:			
PROPOSED HYDRANT FLANGE:				PROPOSED HYDRANT FLANGE:			
PROPOSED HYDRANT GASKET:				PROPOSED HYDRANT GASKET:			
PROPOSED HYDRANT NUT:				PROPOSED HYDRANT NUT:			
PROPOSED HYDRANT WASHER:				PROPOSED HYDRANT WASHER:			
PROPOSED HYDRANT LOCKWASHER:				PROPOSED HYDRANT LOCKWASHER:			
PROPOSED HYDRANT CONE:				PROPOSED HYDRANT CONE:			
PROPOSED HYDRANT CONE GASKET:				PROPOSED HYDRANT CONE GASKET:			
PROPOSED HYDRANT CONE NUT:				PROPOSED HYDRANT CONE NUT:			
PROPOSED HYDRANT CONE WASHER:				PROPOSED HYDRANT CONE WASHER:			
PROPOSED HYDRANT CONE LOCKWASHER:				PROPOSED HYDRANT CONE LOCKWASHER:			
PROPOSED HYDRANT CONE CONE:				PROPOSED HYDRANT CONE CONE:			

BUILDING INFORMATION			
QUESTION:	ANSWER:	QUESTION:	ANSWER:
PROVIDE THE CONSTRUCTION OF THE BUILDING, TOTAL SQUARE FOOTAGE, FLOORS ABOVE AND BELOW GRADE.	TYPE I-R 4000 SF BUILDING (2 STORY) TYPE I-R 4000 SF BUILDING (2 STORY) TYPE I-R 4000 SF BUILDING (2 STORY) TYPE I-R 4000 SF BUILDING (2 STORY)	INDICATE ALL EXISTING HYDRANTS IN THE AREA OR AT LEAST WITHIN 50' OF THE PROJECT. FIRE HYDRANT QUANTITIES AND SIZES SHALL BE PREPARED. QUANTITIES MAY BE FOUND IN THE APPROXIMATE FIRE HYDRANT LOCATIONS TO BE DRAINING AREA MAY BE INDICATED BY A MISMEASURED FROM A KNOWN REFERENCE POINT.	INDICATE THE SIZE AND TYPE OF WATER MAIN SERVING THE FIRE PROTECTION HYDRANTS (SPRINKLER, ETC.).
WILL THE PROJECT INCLUDE A FIRE SPRINKLER SYSTEM? INDICATE OR DESCRIBE ANY ANTICIPATED FIRE DEPARTMENTS OR FIRE WALLS.	NONE	INDICATE THE LOCATION OF ANY FUEL STORAGE TANKS, ENTAILS OR PITS.	

KEY BOX			
QUESTION:	ANSWER:	QUESTION:	ANSWER:
KEY BOX FOR FIRE DEPARTMENT USE WILL BE REQUIRED ON ALL BUILDINGS EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM AND A KEY OVERSIDE SYSTEM SHALL BE PROVIDED FOR LOCATED TO BE IN THE APPROXIMATE ACCESS ROUTES. THE CHARLESTON FIRE DEPARTMENT UTILIZES THE "KEY" KEY SYSTEM.	SHOWN ON SITE PLAN	INDICATE THE REQUIRED FEE FLOW IN ACCORDANCE WITH AN ACCEPTABLE CALCULATION METHOD. BASIC DISTANCE FROM THE APPROXIMATE OF THE FIRE FLOW RATE REDUCTIONS MUST BE SUBMITTED FOR REVIEW AND APPROVAL.	HYDRANTS SHALL BE CLEARLY IDENTIFIED AND COLOR CODED. PRIVATE HYDRANTS SHALL BE PAINTED RED. PUBLIC HYDRANTS SHALL BE PAINTED YELLOW. PRIVATE HYDRANTS SHALL HAVE THE BANNER AND CAPTION CODED IN ACCORDANCE WITH NFPA 291 AFTER CONSULTATION FLOW TESTING HAS BEEN COMPLETED.

HYDRANTS			
QUESTION:	ANSWER:	QUESTION:	ANSWER:
INDICATE ALL EXISTING HYDRANTS IN THE AREA OR AT LEAST WITHIN 50' OF THE PROJECT. FIRE HYDRANT QUANTITIES AND SIZES SHALL BE PREPARED. QUANTITIES MAY BE FOUND IN THE APPROXIMATE FIRE HYDRANT LOCATIONS TO BE DRAINING AREA MAY BE INDICATED BY A MISMEASURED FROM A KNOWN REFERENCE POINT.	SHOWN ON PLAN SCALE FROM METERS.	INDICATE THE SIZE AND TYPE OF WATER MAIN SERVING THE FIRE PROTECTION HYDRANTS (SPRINKLER, ETC.).	SPRINKLER PROVIDED IN EACH BUILDING. HYDRANT LINES IF WATER SERVICE FROM EXISTING MAIN.
PROVIDE THE AVAILABLE FIRE FLOW AT THE SITE. INDICATE IF THE REQUIRED FLOW RATE IS AVAILABLE FOR PREPARING.	SEE FLOW TEST SHEET.	INDICATE THE LOCATION OF ANY FUEL STORAGE TANKS, ENTAILS OR PITS.	
INDICATE THE REQUIRED FEE FLOW IN ACCORDANCE WITH AN ACCEPTABLE CALCULATION METHOD. BASIC DISTANCE FROM THE APPROXIMATE OF THE FIRE FLOW RATE REDUCTIONS MUST BE SUBMITTED FOR REVIEW AND APPROVAL.	INDICATE THE LOCATION OF ANY FUEL STORAGE TANKS, ENTAILS OR PITS.	INDICATE THE REQUIRED FEE FLOW IN ACCORDANCE WITH AN ACCEPTABLE CALCULATION METHOD. BASIC DISTANCE FROM THE APPROXIMATE OF THE FIRE FLOW RATE REDUCTIONS MUST BE SUBMITTED FOR REVIEW AND APPROVAL.	HYDRANTS SHALL BE CLEARLY IDENTIFIED AND COLOR CODED. PRIVATE HYDRANTS SHALL BE PAINTED RED. PUBLIC HYDRANTS SHALL BE PAINTED YELLOW. PRIVATE HYDRANTS SHALL HAVE THE BANNER AND CAPTION CODED IN ACCORDANCE WITH NFPA 291 AFTER CONSULTATION FLOW TESTING HAS BEEN COMPLETED.

ACCESS			
QUESTION:	ANSWER:	QUESTION:	ANSWER:
PROVIDE THE ACCESS ROUTES TO THE BUILDING. ACCESS ROUTES SHALL BE INDICATED BY A 40' STRAIGHT FRAME VEHICLE.	ACCESS ROUTES FROM ACCESSIBLE AREAS SHOWN ON PLAN. ACCESS FROM DRIVEWAYS ALSO SHOWN. STREET PROVIDES ACCESS TO DRIVEWAY FROM DRIVEWAY. ACCESS FROM DRIVEWAY TO DRIVEWAY FROM DRIVEWAY. ACCESS FROM DRIVEWAY TO DRIVEWAY FROM DRIVEWAY.	INDICATE ANY SUBSTANTIAL OBSTACLES ALONG ACCESS ROUTES. PROVIDE AN APPROVED TURN ARROUND FOR ANY ACCESS ROUTES GREATER THAN 100 FEET.	SPOT GRADES SHOWN ON GRADES PLAN FOR REVIEW. ACCESS ROUTES ARE WITHIN 100'.
ACCESS ROUTES SHALL BE PROVIDED WITHIN 100 FEET OF ALL PORTS OF THE STRUCTURE AND THE MINIMUM ROAD WIDTH OF 30' FOR ALL FIRE ACCESS LANES. ANY OBSTACLES MUST BE APPROVED.	ACCESS ROUTES SHALL BE PROVIDED WITHIN 100 FEET OF ALL PORTS OF THE STRUCTURE AND THE MINIMUM ROAD WIDTH OF 30' FOR ALL FIRE ACCESS LANES. ANY OBSTACLES MUST BE APPROVED.	INDICATE ANY SUBSTANTIAL OBSTACLES ALONG ACCESS ROUTES. PROVIDE AN APPROVED TURN ARROUND FOR ANY ACCESS ROUTES GREATER THAN 100 FEET.	SPOT GRADES SHOWN ON GRADES PLAN FOR REVIEW. ACCESS ROUTES ARE WITHIN 100'.
ACCESS ROUTES SHALL BE PROVIDED WITHIN 100 FEET OF ALL PORTS OF THE STRUCTURE AND THE MINIMUM ROAD WIDTH OF 30' FOR ALL FIRE ACCESS LANES. ANY OBSTACLES MUST BE APPROVED.	ACCESS ROUTES SHALL BE PROVIDED WITHIN 100 FEET OF ALL PORTS OF THE STRUCTURE AND THE MINIMUM ROAD WIDTH OF 30' FOR ALL FIRE ACCESS LANES. ANY OBSTACLES MUST BE APPROVED.	INDICATE ANY SUBSTANTIAL OBSTACLES ALONG ACCESS ROUTES. PROVIDE AN APPROVED TURN ARROUND FOR ANY ACCESS ROUTES GREATER THAN 100 FEET.	SPOT GRADES SHOWN ON GRADES PLAN FOR REVIEW. ACCESS ROUTES ARE WITHIN 100'.



TREE LIST					
ID	DBH	SPECIES	GRADE	COMMENTS	STATUS
T01	12	SP	1		HEALTHY
T02	14	SP	1		HEALTHY
T03	16	SP	1		HEALTHY
T04	18	SP	1		HEALTHY
T05	20	SP	1		HEALTHY
T06	22	SP	1		HEALTHY
T07	24	SP	1		HEALTHY
T08	26	SP	1		HEALTHY
T09	28	SP	1		HEALTHY
T10	30	SP	1		HEALTHY
T11	32	SP	1		HEALTHY
T12	34	SP	1		HEALTHY
T13	36	SP	1		HEALTHY
T14	38	SP	1		HEALTHY
T15	40	SP	1		HEALTHY
T16	42	SP	1		HEALTHY
T17	44	SP	1		HEALTHY
T18	46	SP	1		HEALTHY
T19	48	SP	1		HEALTHY
T20	50	SP	1		HEALTHY

TREE LIST					
ID	DBH	SPECIES	GRADE	COMMENTS	STATUS
T21	12	SP	1		HEALTHY
T22	14	SP	1		HEALTHY
T23	16	SP	1		HEALTHY
T24	18	SP	1		HEALTHY
T25	20	SP	1		HEALTHY
T26	22	SP	1		HEALTHY
T27	24	SP	1		HEALTHY
T28	26	SP	1		HEALTHY
T29	28	SP	1		HEALTHY
T30	30	SP	1		HEALTHY
T31	32	SP	1		HEALTHY
T32	34	SP	1		HEALTHY
T33	36	SP	1		HEALTHY
T34	38	SP	1		HEALTHY
T35	40	SP	1		HEALTHY
T36	42	SP	1		HEALTHY
T37	44	SP	1		HEALTHY
T38	46	SP	1		HEALTHY
T39	48	SP	1		HEALTHY
T40	50	SP	1		HEALTHY

TREE LIST					
ID	DBH	SPECIES	GRADE	COMMENTS	STATUS
T41	12	SP	1		HEALTHY
T42	14	SP	1		HEALTHY
T43	16	SP	1		HEALTHY
T44	18	SP	1		HEALTHY
T45	20	SP	1		HEALTHY
T46	22	SP	1		HEALTHY
T47	24	SP	1		HEALTHY
T48	26	SP	1		HEALTHY
T49	28	SP	1		HEALTHY
T50	30	SP	1		HEALTHY
T51	32	SP	1		HEALTHY
T52	34	SP	1		HEALTHY
T53	36	SP	1		HEALTHY
T54	38	SP	1		HEALTHY
T55	40	SP	1		HEALTHY
T56	42	SP	1		HEALTHY
T57	44	SP	1		HEALTHY
T58	46	SP	1		HEALTHY
T59	48	SP	1		HEALTHY
T60	50	SP	1		HEALTHY

NO.	DATE	DESCRIPTION	BY	APP'D
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CLINE ENGINEERING
PROFESSIONAL DESIGN CONSULTING

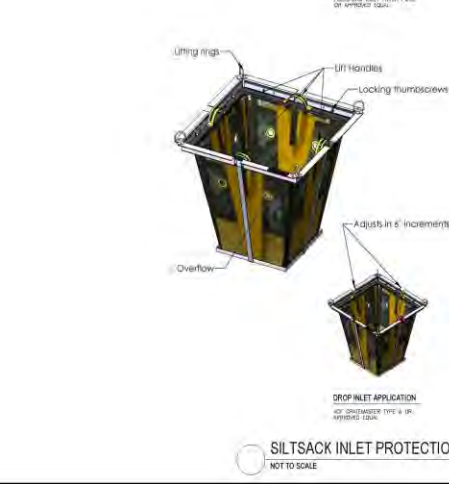
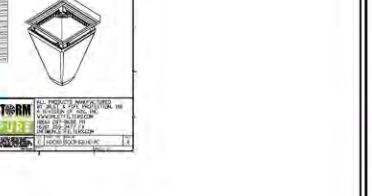
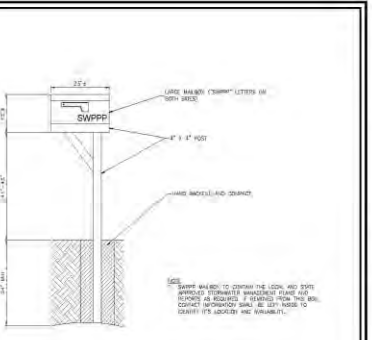
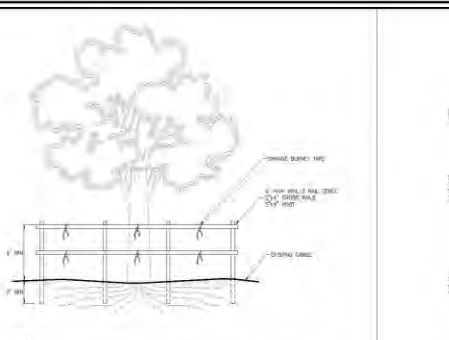
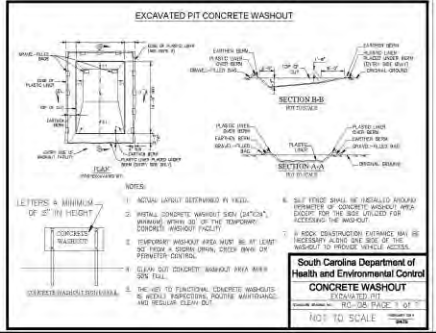
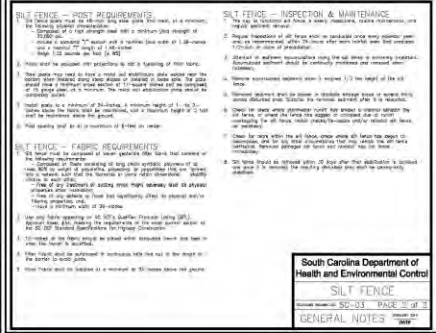
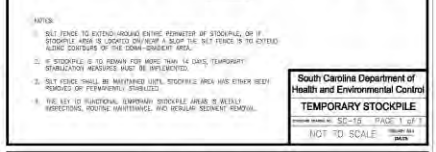
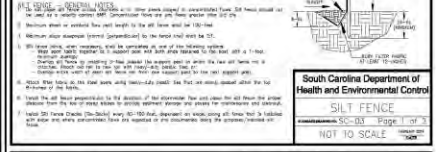
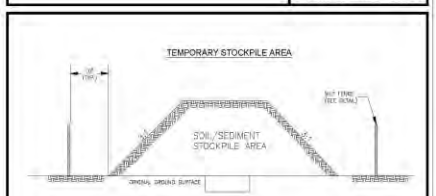
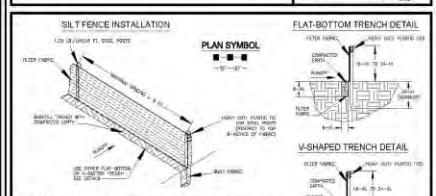
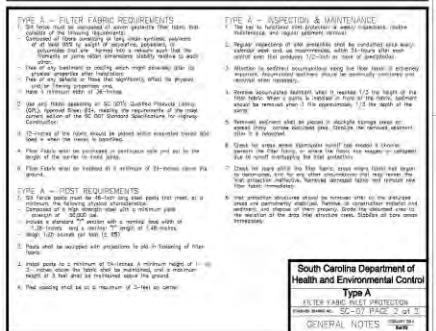
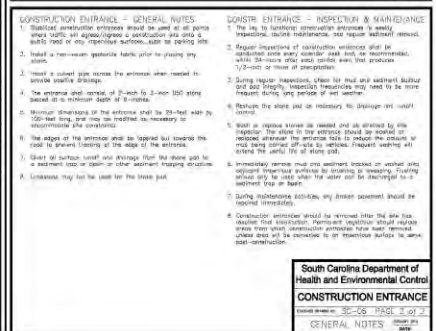
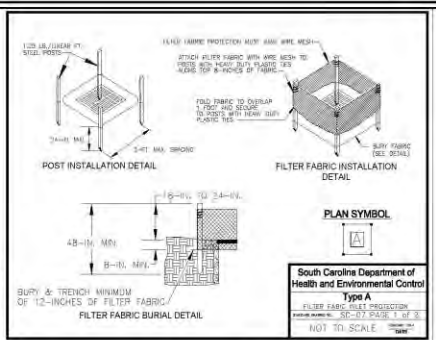
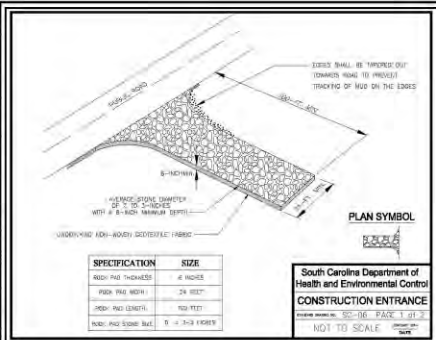
ADA ACCESS AND FIRE PROTECTION PLAN

1074 MORRISON DRIVE
CHARLESTON, SOUTH CAROLINA

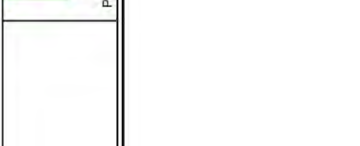
SHEET NUMBER

C-6

811 SOUTH CAROLINA
CALL OR VISIT US AT 811.SOUTH-CAROLINA.GOV



DATE	DESCRIPTION	BY	APPV



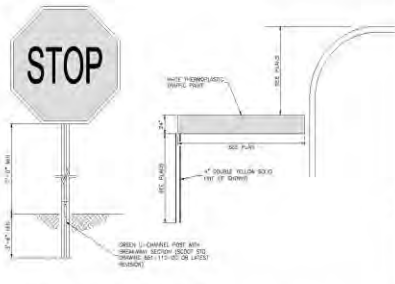
CLINE ENGINEERING
PROFESSIONAL DESIGN CONSULTING

1074 MORRISON DRIVE
CHICKLETON, SOUTH CAROLINA

CONSTRUCTION DETAILS

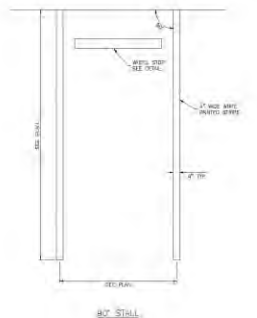
SHEET NUMBER
C-8

PROJECT NUMBER: SC-24
DATE: 11/15/24
SCALE: AS SHOWN

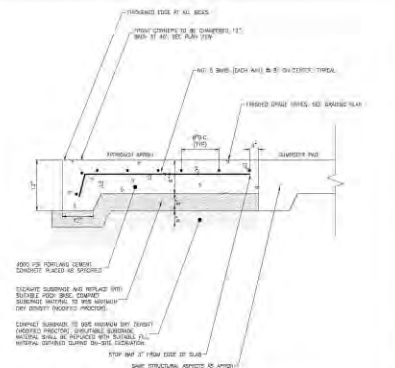


1. ALL STOPBARS ARE TO BE 1/2" THICK AND 6" HIGH.
2. ALL STOPBARS SHOULD BE PLACED ON UNIMPAVED SURFACES. STOPBARS SHOULD BE PLACED IN FRONT OF THE PARKING LOT. THE BAR SHOULD EXTEND 10' ON EITHER SIDE OF THE SIGN. IF PARKING IS TO BE PROVIDED TO THE SIDE OF THE STOPBAR, THE STOPBAR SHOULD BE PLACED AT A DISTANCE OF NO LESS THAN 10' FEET AND NO MORE THAN 20' FEET FROM THE PARKING SIDE OF THE INTERSECTING ROAD.
3. THE SIGN SHOULD BE PLACED 10'-0" TO 15'-0" FROM THE STOPBAR.
4. THE SIGN SHOULD BE PLACED 10'-0" TO 15'-0" FROM THE STOPBAR.
5. THE SIGN SHOULD BE PLACED 10'-0" TO 15'-0" FROM THE STOPBAR.
6. THE SIGN SHOULD BE PLACED 10'-0" TO 15'-0" FROM THE STOPBAR.
7. THE SIGN SHOULD BE PLACED 10'-0" TO 15'-0" FROM THE STOPBAR.
8. THE SIGN SHOULD BE PLACED 10'-0" TO 15'-0" FROM THE STOPBAR.

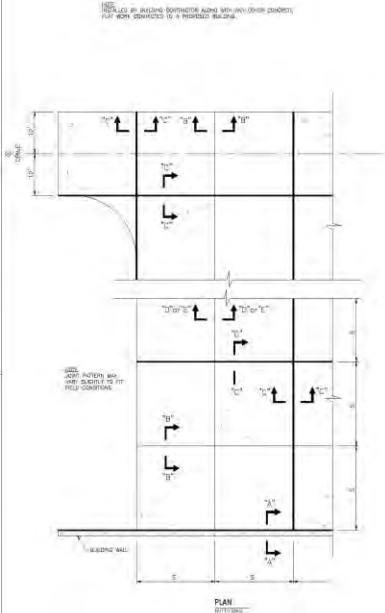
STOP BAR AND SIGN DETAIL
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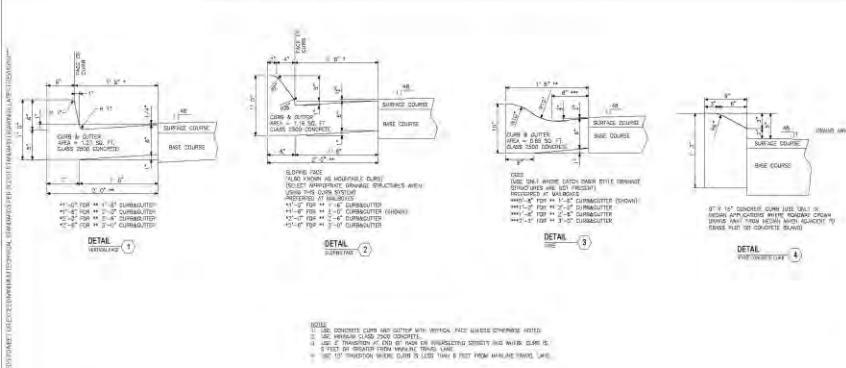
TYPICAL PARKING SPACE DETAIL
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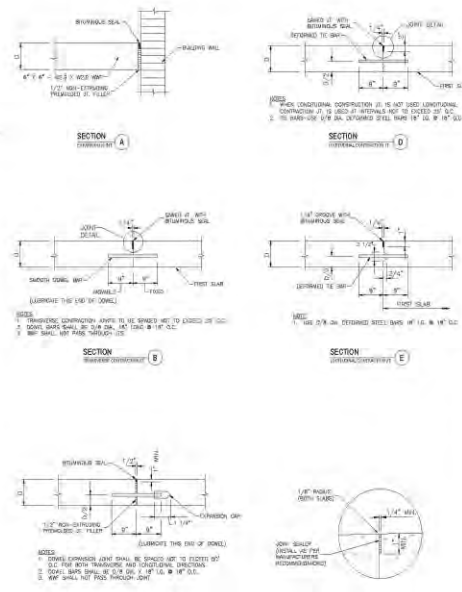
CONCRETE DUMPSTER PAD AND APPROACH DETAIL
NOT TO SCALE



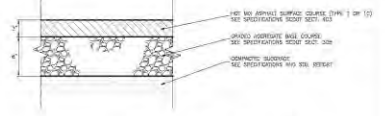
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NOT TO SCALE



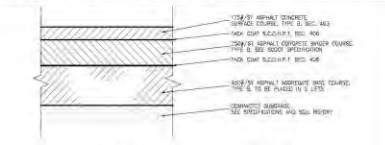
CURB AND GUTTER DETAIL
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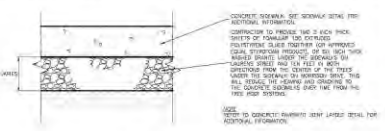
HEAVY DUTY ASPHALT PAVEMENT
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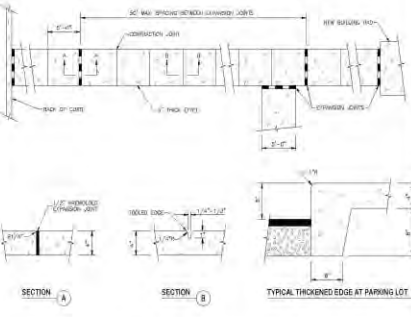
LIGHT DUTY ASPHALT PAVEMENT
NOT TO SCALE



SCDOT ASPHALT PAVEMENT
NOT TO SCALE



SIDEWALK BASE MATERIAL DETAIL
NOT TO SCALE



CONCRETE SIDEWALK DETAIL
NOT TO SCALE

PAVEMENT SECTION SHOWN BELOW IS FOR BID ONLY. FINAL DESIGN SHALL BE PROVIDED BY A GEOTECHNICAL ENGINEER AND APPROVED BY THE OWNER.

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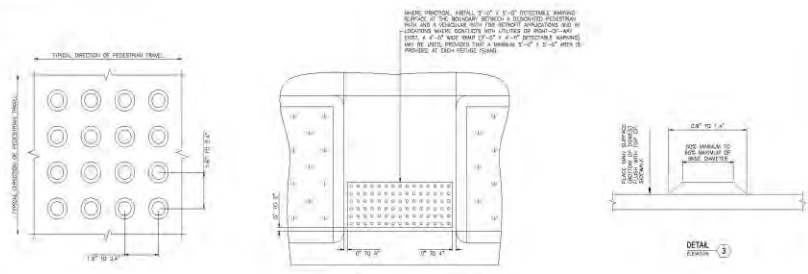
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NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	IN CHARGE

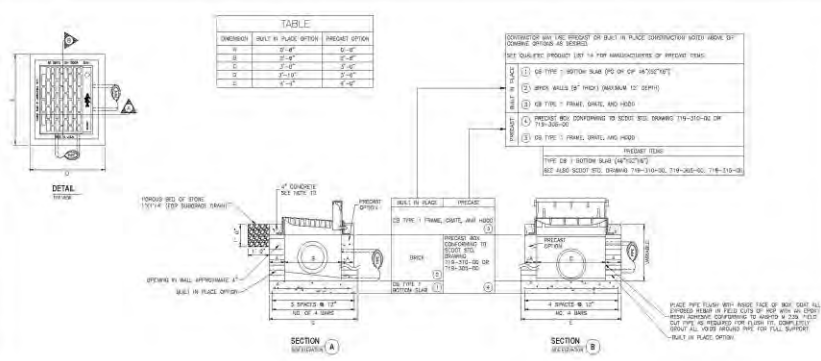
CLINE ENGINEERING
PROFESSIONAL DESIGN CONSULTING

CONSTRUCTION DETAILS
1074 MORRISON DRIVE
CHARLESTON, SOUTH CAROLINA

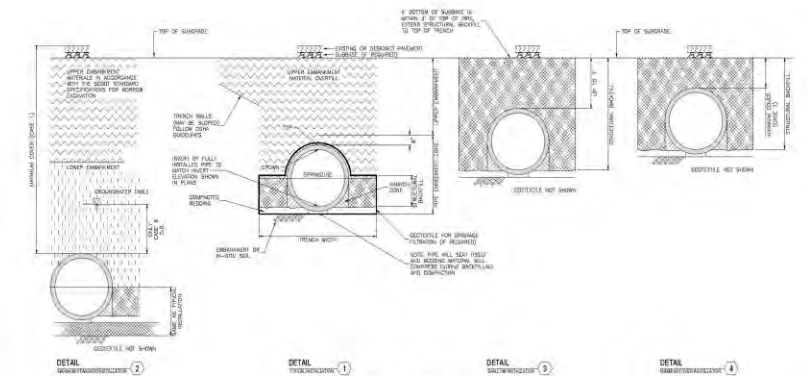
SHEET NUMBER
C-9



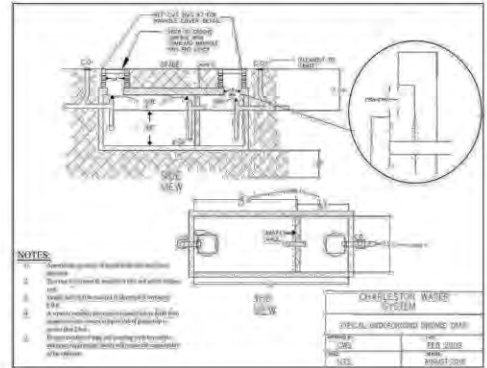
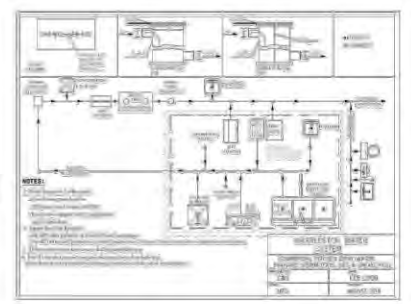
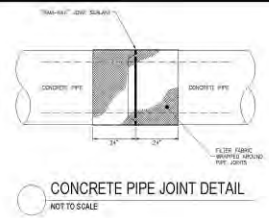
DETECTABLE WARNING DETAIL
NOT TO SCALE



CATCH BASIN TYPE 1 DETAIL
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STANDARD TRENCH DETAIL
NOT TO SCALE



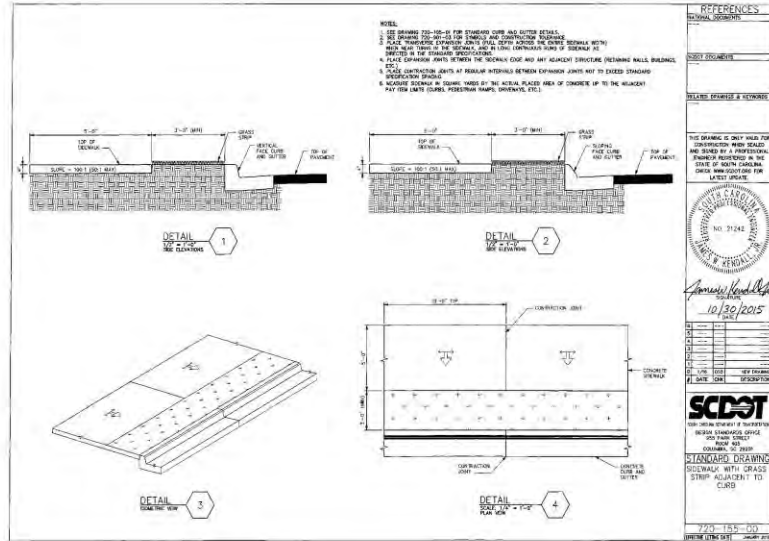
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CLINE ENGINEERING
PROFESSIONAL DESIGN CONSULTING

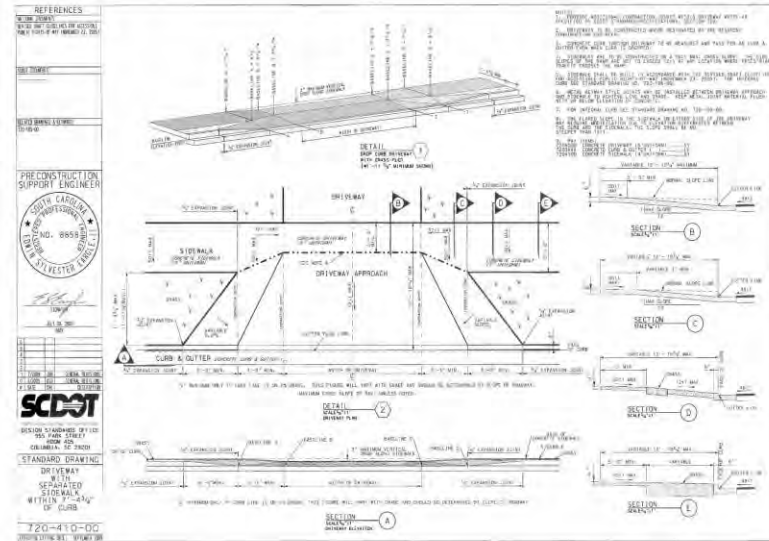
1074 MORRISON DRIVE
CHARLESTON, SOUTH CAROLINA

CONSTRUCTION DETAILS
SHEET NUMBER
C-10



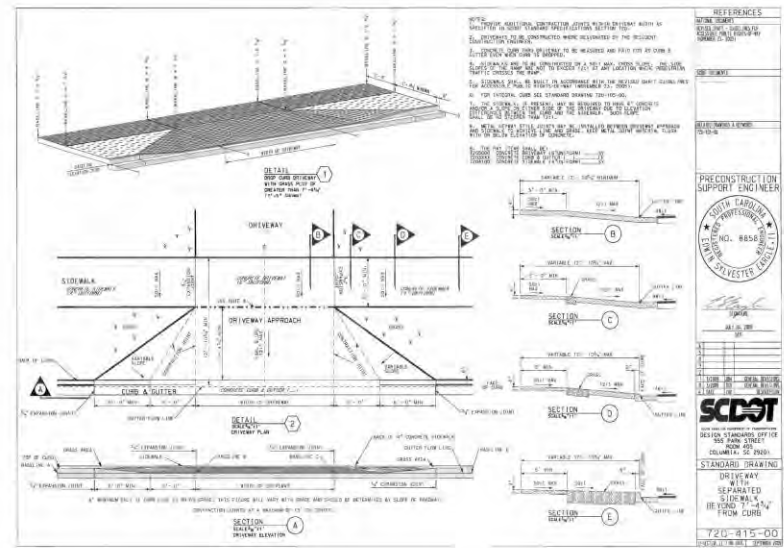
SCDOT SIDEWALK WITH GRASS STRIP STANDARD DETAIL
NOT TO SCALE

**NEEDS TO MEET OR EXCEED MINIMUM
TOLERANCE DIMENSIONS PER SCDOT
STANDARD DRAWING LATEST EDITION**



SCDOT DRIVEWAY WITH SEPARATED SIDEWALK STANDARD DETAIL
NOT TO SCALE

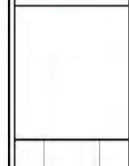
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TOLERANCE DIMENSIONS PER SCDOT
STANDARD DRAWING LATEST EDITION**



SCDOT DRIVEWAY WITH SEPARATED SIDEWALK STANDARD DETAIL
NOT TO SCALE

**NEEDS TO MEET OR EXCEED MINIMUM
TOLERANCE DIMENSIONS PER SCDOT
STANDARD DRAWING LATEST EDITION**

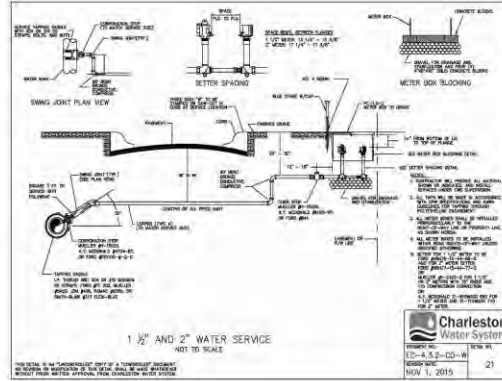
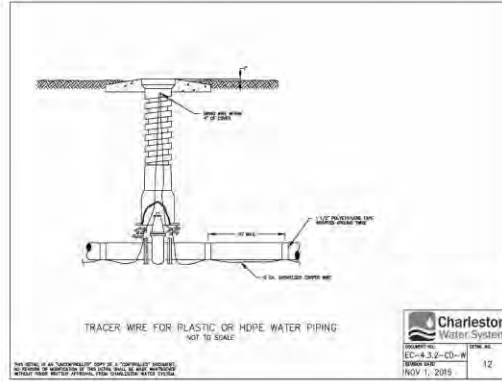
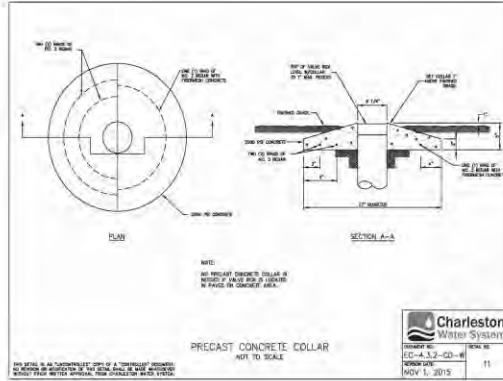
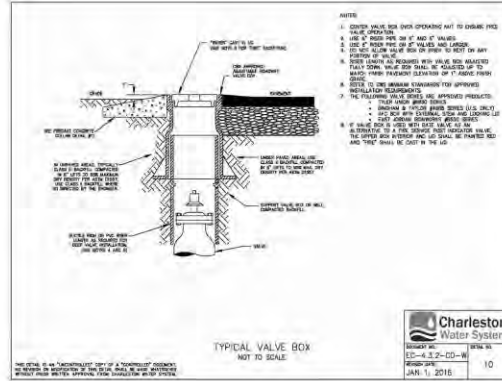
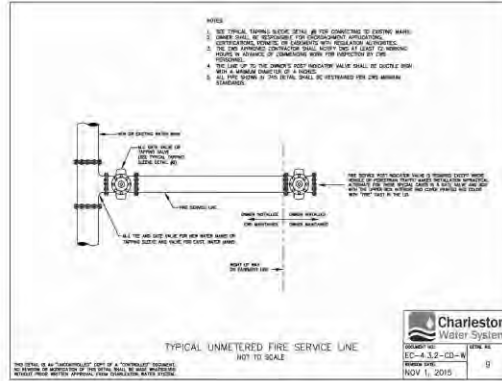
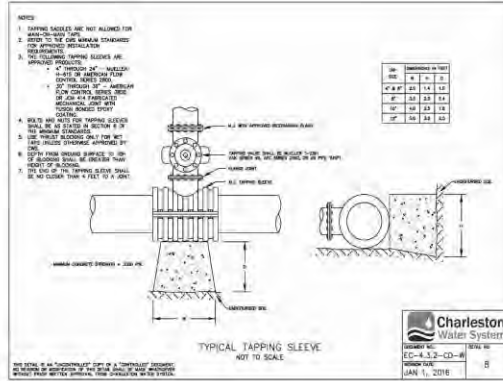
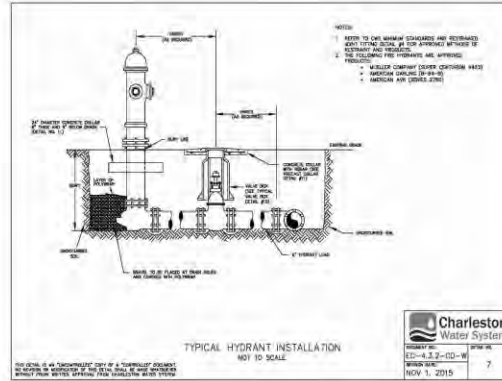
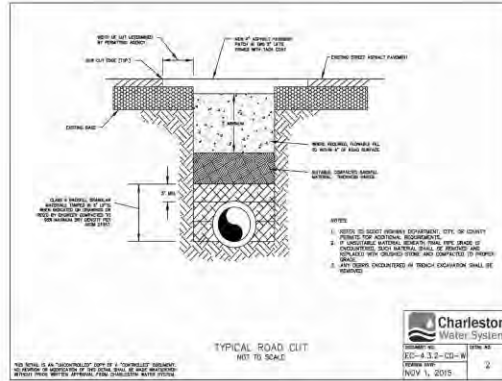
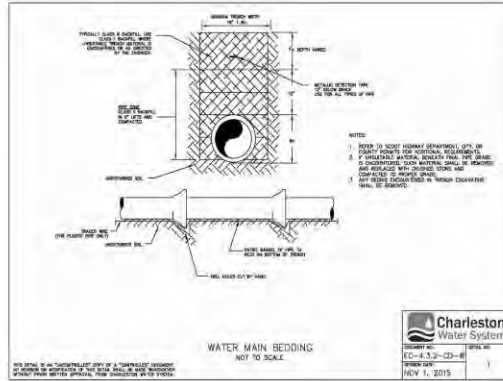
NO.	DATE	DESCRIPTION	BY	CHKD



1717 MORRISON DRIVE
1074 MORRISON DRIVE
CHICKLETON, SOUTH CAROLINA

CONSTRUCTION DETAILS
C-11

SHEET NUMBER



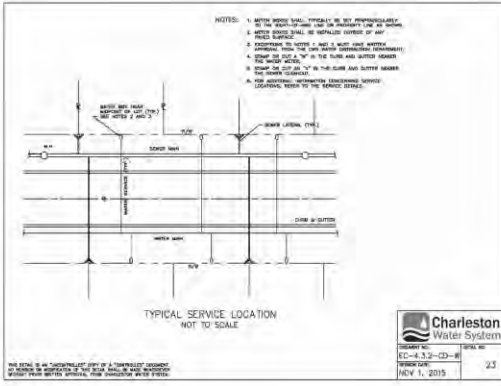
NO.	DATE	DESCRIPTION	BY	CHK



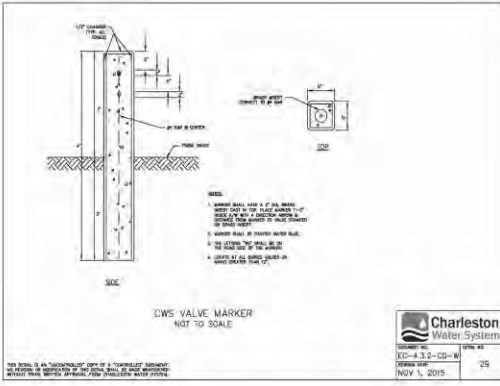
CLINE ENGINEERING
PROFESSIONAL DESIGN CONSULTING

1074 MORRISON DRIVE
CHARLESTON, SOUTH CAROLINA

CONSTRUCTION DETAILS
SHEET NUMBER
C-12



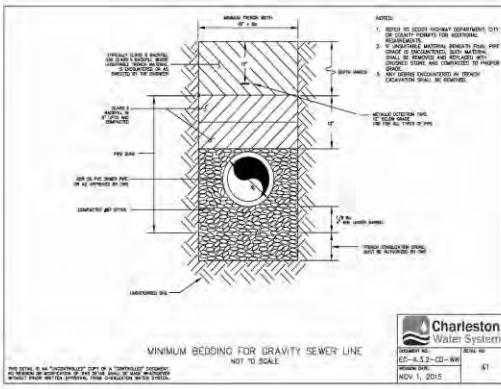
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 EC-4.3.3-CO-W
 NOV. 1, 2015 33



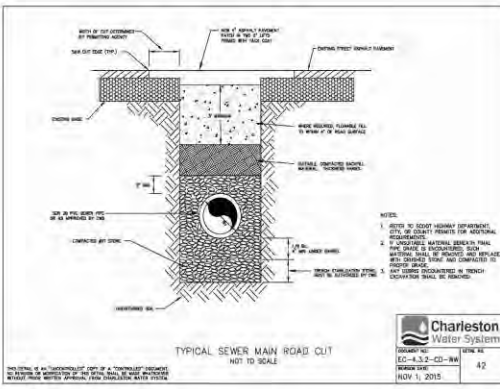
Charleston Water System
 EC-4.3.3-CO-W
 NOV. 1, 2015 35



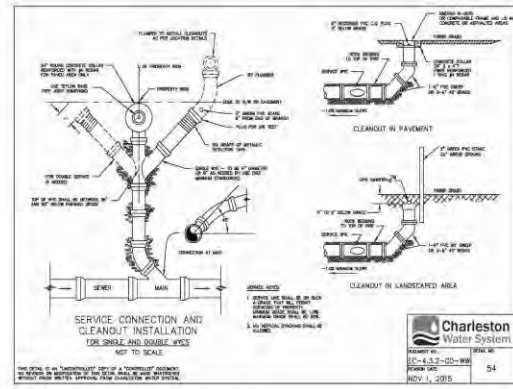
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 EC-4.3.3-CO-W
 NOV. 1, 2015 37



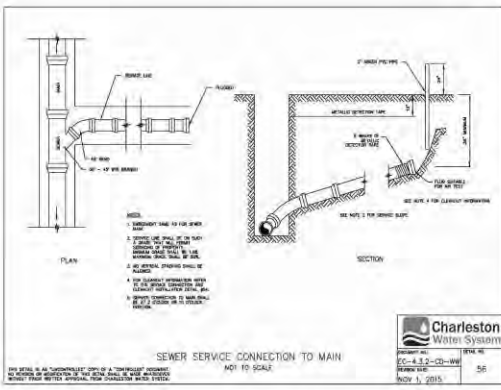
Charleston Water System
 EC-4.3.2-CO-W
 NOV. 1, 2015 41



Charleston Water System
 EC-4.3.2-CO-W
 NOV. 1, 2015 42



Charleston Water System
 EC-4.3.2-CO-W
 NOV. 1, 2015 54



Charleston Water System
 EC-4.3.2-CO-W
 NOV. 1, 2015 56



Charleston Water System
 EC-4.3.2-CO-W
 NOV. 1, 2015 73

NO.	REVISION/DESCRIPTION	DATE	BY	APP'D.

CLINE ENGINEERING
 PROFESSIONAL DESIGN CONSULTING

CONSTRUCTION DETAILS
 1074 MORRISON DRIVE
 CHARLESTON, SOUTH CAROLINA

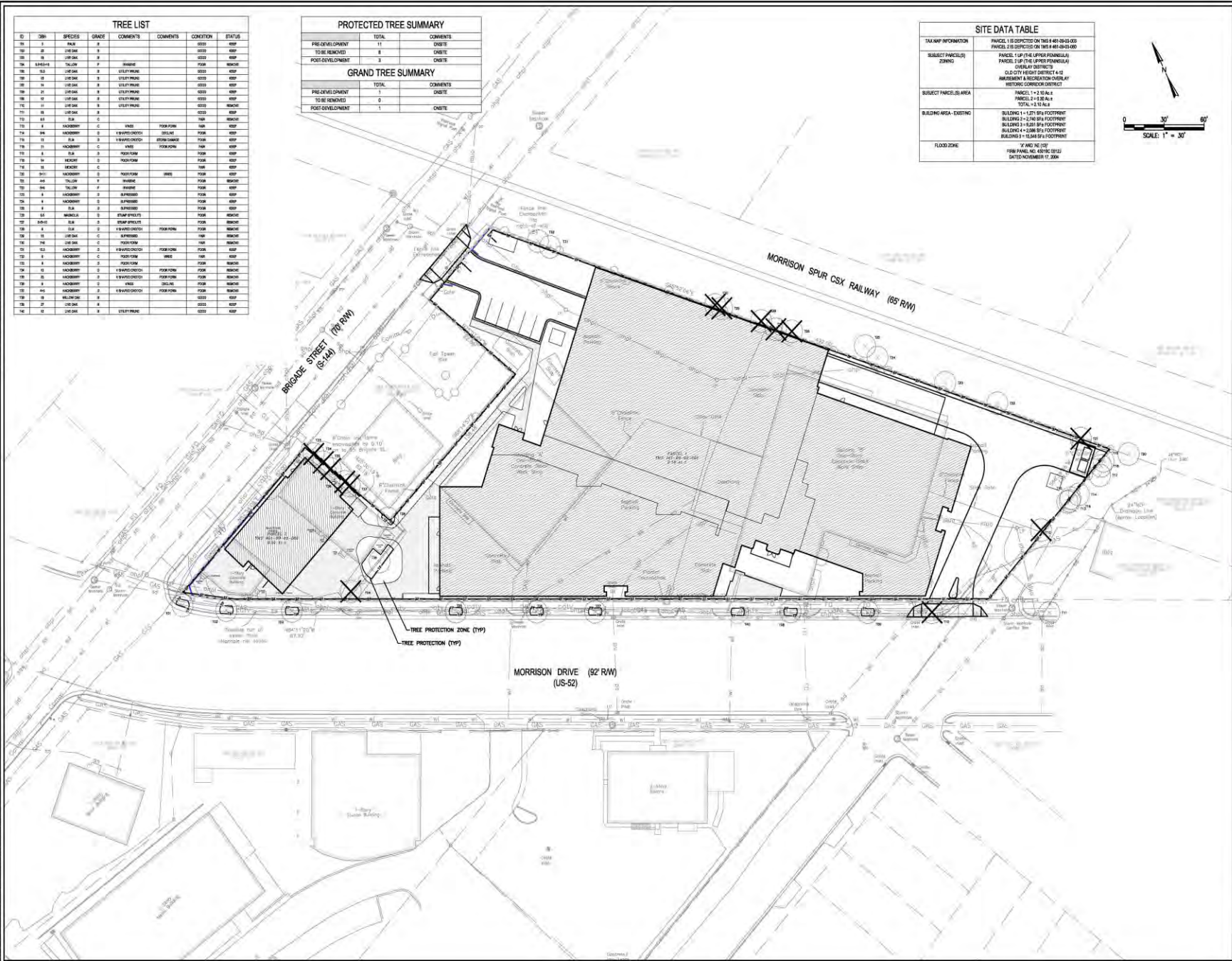
SHEET NUMBER
C-13

TREE LIST							
ID	DBH	SPECIES	GRADE	COMMENTS	CONDITION	STATUS	
101	1	PAW	A			GOOD	ASP
102	2	LEDM	B			GOOD	ASP
103	3	LEDM	B			GOOD	ASP
104	4	LEDM	B			GOOD	ASP
105	5	LEDM	B			GOOD	ASP
106	6	LEDM	B			GOOD	ASP
107	7	LEDM	B			GOOD	ASP
108	8	LEDM	B			GOOD	ASP
109	9	LEDM	B			GOOD	ASP
110	10	LEDM	B			GOOD	ASP
111	11	LEDM	B			GOOD	ASP
112	12	LEDM	B			GOOD	ASP
113	13	LEDM	B			GOOD	ASP
114	14	LEDM	B			GOOD	ASP
115	15	LEDM	B			GOOD	ASP
116	16	LEDM	B			GOOD	ASP
117	17	LEDM	B			GOOD	ASP
118	18	LEDM	B			GOOD	ASP
119	19	LEDM	B			GOOD	ASP
120	20	LEDM	B			GOOD	ASP
121	21	LEDM	B			GOOD	ASP
122	22	LEDM	B			GOOD	ASP
123	23	LEDM	B			GOOD	ASP
124	24	LEDM	B			GOOD	ASP
125	25	LEDM	B			GOOD	ASP
126	26	LEDM	B			GOOD	ASP
127	27	LEDM	B			GOOD	ASP
128	28	LEDM	B			GOOD	ASP
129	29	LEDM	B			GOOD	ASP
130	30	LEDM	B			GOOD	ASP
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133	33	LEDM	B			GOOD	ASP
134	34	LEDM	B			GOOD	ASP
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138	38	LEDM	B			GOOD	ASP
139	39	LEDM	B			GOOD	ASP
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195	95	LEDM	B			GOOD	ASP
196	96	LEDM	B			GOOD	ASP
197	97	LEDM	B			GOOD	ASP
198	98	LEDM	B			GOOD	ASP
199	99	LEDM	B			GOOD	ASP
200	100	LEDM	B			GOOD	ASP

PROTECTED TREE SUMMARY		
	TOTAL	COMMENTS
PRE-DEVELOPMENT	11	ONITE
TO BE REMOVED	8	ONITE
POST-DEVELOPMENT	3	ONITE

















GRAND TREE SUMMARY		
	TOTAL	COMMENTS
PRE-DEVELOPMENT	1	ONITE
TO BE REMOVED	0	ONITE
POST-DEVELOPMENT	1	ONITE

SITE DATA TABLE	
TAX MAP INFORMATION	PARCEL 10 DEPICTED ON TRS 4 401 00-000 PARCEL 10 DEPICTED ON TRS 4 401 00-000
SUBJECT PARCELS ZONING	PARCEL 1 UP (THE UPPER PENINSULA) PARCEL 1 UP (THE UPPER PENINSULA) OVERLAY DISTRICT 9 D-2 CITY CENTER DISTRICT IS AMENDMENT & REVISION OVERLAY HISTORIC CORRIDOR DISTRICT
SUBJECT PARCELS AREA	PARCEL 1 = 2.10 AC PARCEL 2 = 0.28 AC TOTAL = 2.38 AC
BUILDING AREA - EXISTING	BUILDING 1 - 1,571 SF FOOTPRINT BUILDING 2 - 1,248 SF FOOTPRINT BUILDING 3 - 4,031 SF FOOTPRINT BUILDING 4 - 2,088 SF FOOTPRINT BUILDING 5 - 1,044 SF FOOTPRINT
FLOOD ZONE	"X" AND "ZE" 1% FIRM PANEL NO. 4261C 0121J DATED NOVEMBER 17, 2004



		<p>CLINE ENGINEERING</p> <p>PROFESSIONAL DESIGN CONSULTING</p>								
<p>1074 MORRISON DRIVE</p> <p>BZA-SD</p> <p>1074 MORRISON DRIVE CHARLESTON, SOUTH CAROLINA</p>	<p>SHEET NUMBER</p> <p>X-1</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROJECT NUMBER</td> <td style="width: 50%;">DATE</td> </tr> <tr> <td>DRAWN BY</td> <td>DATE</td> </tr> <tr> <td>CHECKED BY</td> <td>DATE</td> </tr> <tr> <td>DATE</td> <td>DATE</td> </tr> </table>	PROJECT NUMBER	DATE	DRAWN BY	DATE	CHECKED BY	DATE	DATE	DATE
PROJECT NUMBER	DATE									
DRAWN BY	DATE									
CHECKED BY	DATE									
DATE	DATE									

FIRE PROTECTION LEGEND

	FIRE STOP
	FIRE STOP
	FIRE STOP
	ROOF FLASHING
	FIRE STOP
	FIRE STOP
	ROOF FLASHING
	ROOF FLASHING
	ROOF FLASHING
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	ROOF FLASHING
	ROOF FLASHING

FIRE PROTECTION GENERAL DRAWING NOTES AND SPECIFICATIONS

- THE FIRE PROTECTION CONTRACTOR SHALL VERIFY ALL MECHANICAL, ELECTRICAL, AND STRUCTURAL DETAILS. ALL DETAILS SHALL BE VERIFIED AND APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. ANY CHANGES TO THE ORIGINAL DRAWINGS SHALL BE MADE BY THE ARCHITECT AND APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 704 RISK RATING SYSTEM. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 704 RISK RATING SYSTEM.
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95% DESIGN DEVELOPMENT



Drawn by:	1080
Checked by:	11/15/2018
Approved by:	
Date of completion:	
Project:	
No.	Discipline

FIRE PROTECTION LEGEND, ABBREVIATIONS, NOTES & SPECS

FP000

GENERAL DRAWING NOTES

A. ALL FIRE ROUTING IS GIVEN TO DEFECT GENERAL, MEANS ONLY. FINAL LOCATION OF SPRINKLER HEADS TO BE DETERMINED BY CONTRACTOR.

DRAWING NOTES (D)

1. PROVIDE FIRE PROTECTION SERVICE PER IFC. COORDINATE CONDITIONS WITH OTHER CONTRACTORS.



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1221 Avenue of the Americas
New York, NY 10020-1095

ARCHITECTURE RENOVATION GROUP / IET



HENSLEY & GOERLING
CONSULTING ENGINEERS, LLC

100 Morris Street, Suite 200
Cherokee, NC 28718
Phone: 828.299.1111
Fax: 828.299.1112



95% DESIGN DEVELOPMENT

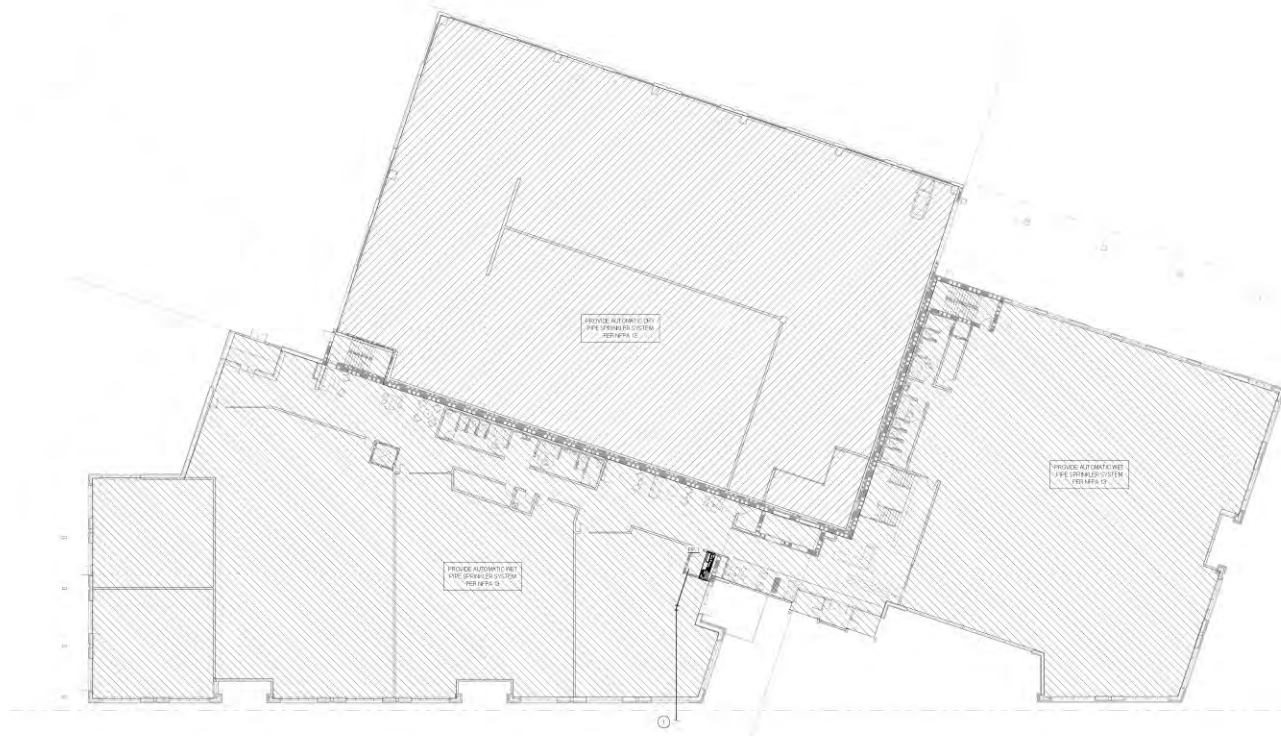


1000 Morrison
100 Morris St
Cherokee, NC

Project Number	1000	
Issued to Permit	11/01/2018	
Issued to Permit		
Issued to Construction		
Per 2015		
No.	Description	Date

FIRE PROTECTION PLAN -
1ST FLOOR

FP101



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

GENERAL DRAWING NOTES

A. ALL FIRE ROUTING IS GIVEN TO DEFECT GENERAL REFER ONLY FINAL LOCATION OF SPRINKLER HEADS SHALL BE SET BY THE GENERAL CONTRACTOR



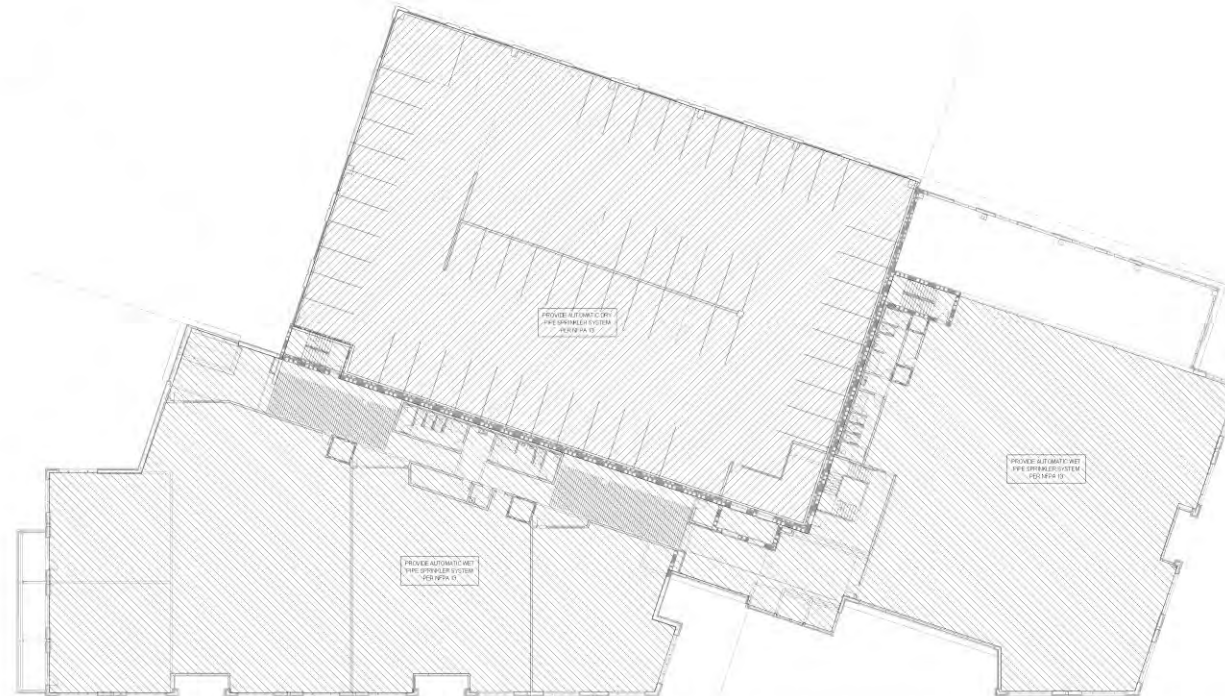
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1221 Avenue of the Americas
New York, NY 10020-1345
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HENSLEY & GOERLING
CONSULTING ENGINEERS, LLC
1000 North Main Street, Suite 1000
Charlotte, NC 28202
Phone: 704.375.1100
Fax: 704.375.1101
www.hensleygoerling.com



95% DESIGN DEVELOPMENT



1080 Morrison
100 Morrison St
Charlotte, NC

Project Number	1080	
Issued to Permit	11/01/2018	
Issued to Permit		
Issued to Construction		
Per 2015		
No.	Description	Date

1 FIRE PROTECTION PLAN - 2ND FLOOR
10/11/18

FIRE PROTECTION PLAN -
2ND FLOOR

FP102

GENERAL DRAWING NOTES

A. ALL FIRE ROUTING IS GIVEN TO DEFECT GENERAL REFER ONLY FINAL LOCATION OF SPRINKLER HEADS SHALL BE SET BY THE GENERAL CONTRACTOR



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New York, NY 10020-1095
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HENSLEY & GOERLING
CONSULTING ENGINEERS, LLC
1000 Morris Drive
Charlotte, NC 28203
Professional Engineer License No. 5279

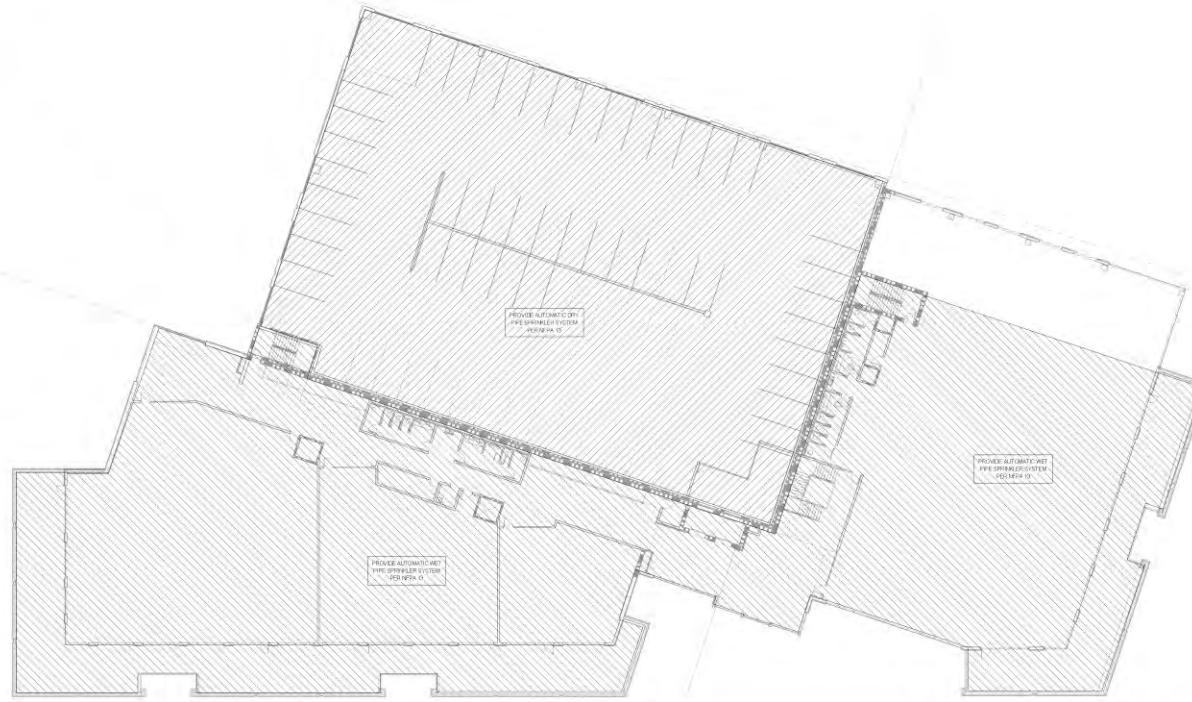


95% DESIGN DEVELOPMENT



1000 Morrison
100 Morrison Dr
Charlotte, NC

Project Number	1000	
Issued to Permit	11/01/2018	
Issued to Permit		
Issued to Construction		
Per 2015		
No.	Description	Date



1 FIRE PROTECTION PLAN - 3RD FLOOR
10/1/18

FIRE PROTECTION PLAN -
3RD FLOOR

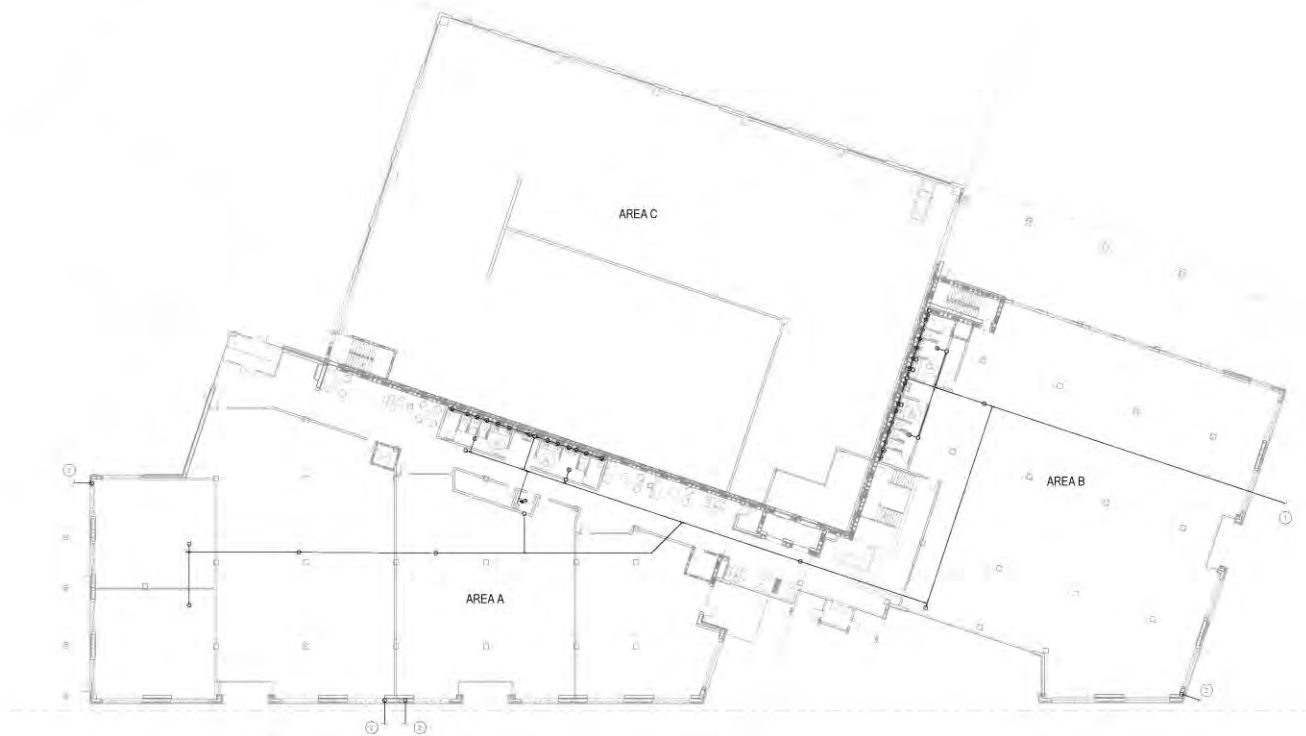
FP103

GENERAL DRAWING NOTES

- 1. SEE OTHER SHEETS FOR ELEVATIONS AND DETAILS ON THE PLUMBING AND SANITARY PIPING.
- 2. SEE OTHER SHEETS FOR ELEVATIONS AND DETAILS ON THE PLUMBING AND SANITARY PIPING.
- 3. BRASS WATERTIGHT HAMMER ARRESTORS AT ALL FITUPS IN DOWNSTREAM PIPING TO PLUMBING TO RELIEVE FOR SHOCK.

DRAWING NOTES

- 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.



1 SANITARY AND VENT PIPING PLAN - OVERALL



95% DESIGN DEVELOPMENT



Project Number	1080	
Issue to Permit	11-01-2018	
Issue to Plans	-	
Issue to Construction	-	
Permit	-	
No.	Discipline	Date

PLUMBING - SANITARY AND VENT PIPING PLAN - OVERALL

P100

GENERAL DRAWING NOTES

- 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. REFER TO PLUMBING SCHEDULES FOR FURTHER DIMENSIONS, MATERIALS, AND WEIGHTS FOR ALL PIPING AND FITTINGS.
- 3. PROVIDE ALL NECESSARY HANGERS AND SUPPORTS FOR ALL PIPING AND FITTINGS. REFER TO THE PLUMBING SCHEDULES FOR HANGERS.



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CONSULTING ENGINEERS, LLC
1000 MORRISON DRIVE, SUITE 200
GREENSBORO, NC 27403
PHONE: 336.833.1111
FAX: 336.833.1112



95% DESIGN DEVELOPMENT

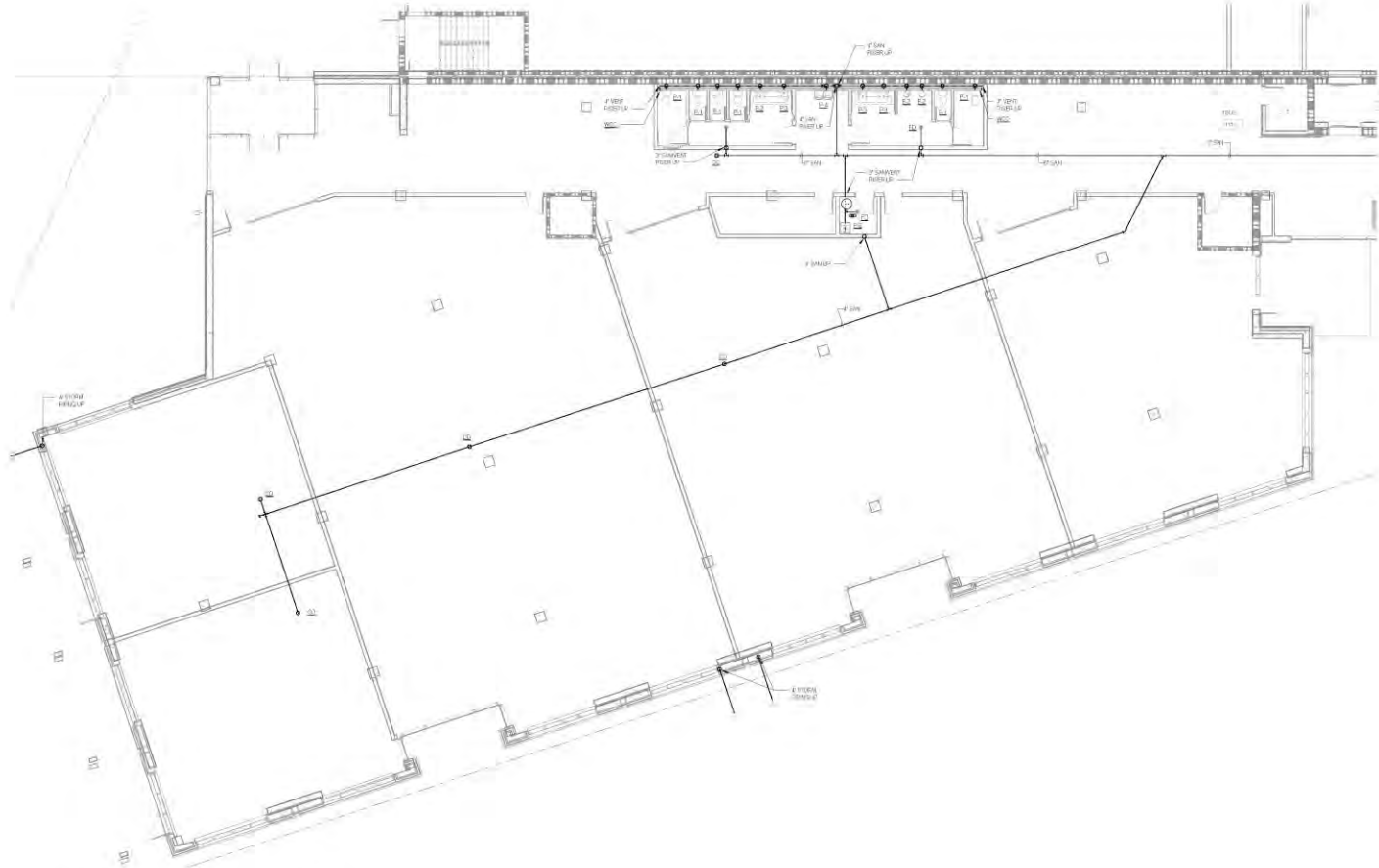


1000 Morrison
1000 Morrison Dr
Greensboro, NC

Project Number	1000
Issue No. / Revision	11 / 01 (2014)
Issue No. / Description	- / -
Project Name	1000
Client Name	1000

PLUMBING - SANITARY
AND VENT PIPING PLAN -
AREA A - 1ST FLOOR

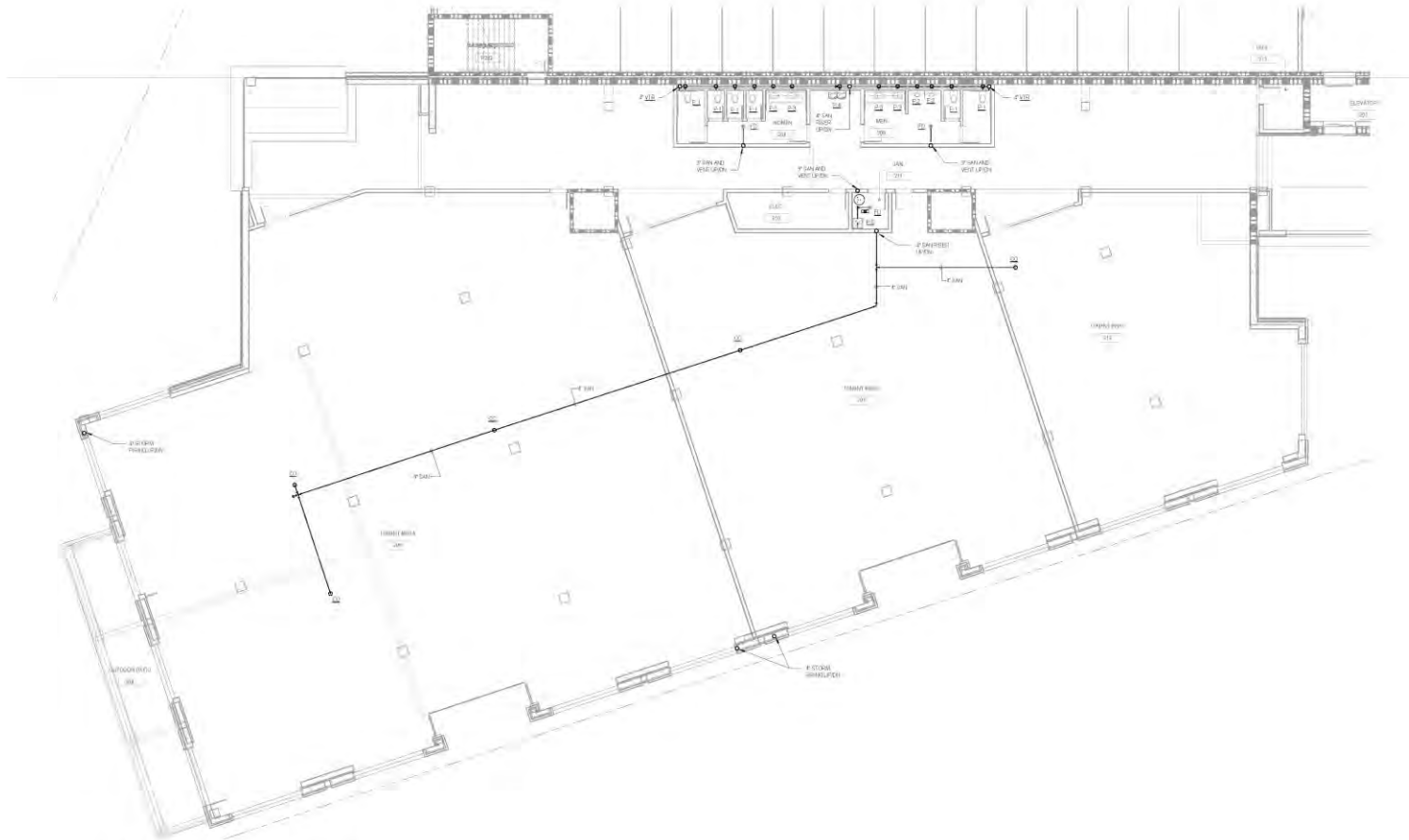
P101



1 SANITARY AND VENT PIPING PLAN - AREA A - 1ST FLOOR

GENERAL DRAWING NOTES

- 1. ALL FINISH ELEVATIONS PROVIDED IN THE BLOCK ARE FOR REFERENCE ONLY.
- 2. NOTES TO PLUMBING SYMBOLS TO BE USED FOR FUTURE CONNECTIONS, UNLESS INDICATED OTHERWISE.
- 3. PROVIDE WATER VALVES AND SHUT-OFF AT ALL FUTURE DISCONNECTS. REFER TO PLUMBING SCHEDULES FOR DETAILS.



1 SANITARY AND VENT PIPING PLAN - AREA A - 2ND FLOOR



The McGraw-Hill Group
1221 King Street East, Suite 202
Columbia, SC 29201



HENSLEY & GOERLING
CONSULTING ENGINEERS, LLC
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PH: 803.733.1100
FAX: 803.733.1101



95% DESIGN DEVELOPMENT



1000 Morrison
1000 Morrison Dr
Columbia, SC

Project Number:	1000
Issued For Review:	11/11/2010
Issued For Permit:	
Issued For Construction:	
Revisions:	
By:	Drummond
Date:	11/11/10

PLUMBING - SANITARY
AND VENT PIPING PLAN -
AREA A - 2ND FLOOR

P102

GENERAL DRAWING NOTES

- 1. SEE FIRE RAMP SECTIONS PROVIDED ON THE PLANS FOR PROPOSED RISERS.
- 2. PROVIDE 1/4" (6.35MM) THICK WALLS FOR FIRE RAMP RISERS. PROVIDE 1/2" (12.7MM) THICK WALLS FOR ALL OTHER RISERS.
- 3. PROVIDE 1/4" (6.35MM) THICK WALLS FOR ALL OTHER RISERS.

DRAWING NOTES

- 1.



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Columbia, SC 29201



HENSLEY & GOERLING
CONSULTING ENGINEERS, LLC
1000 MORRISON DRIVE, SUITE 100
COLUMBIA, SC 29204



95% DESIGN DEVELOPMENT

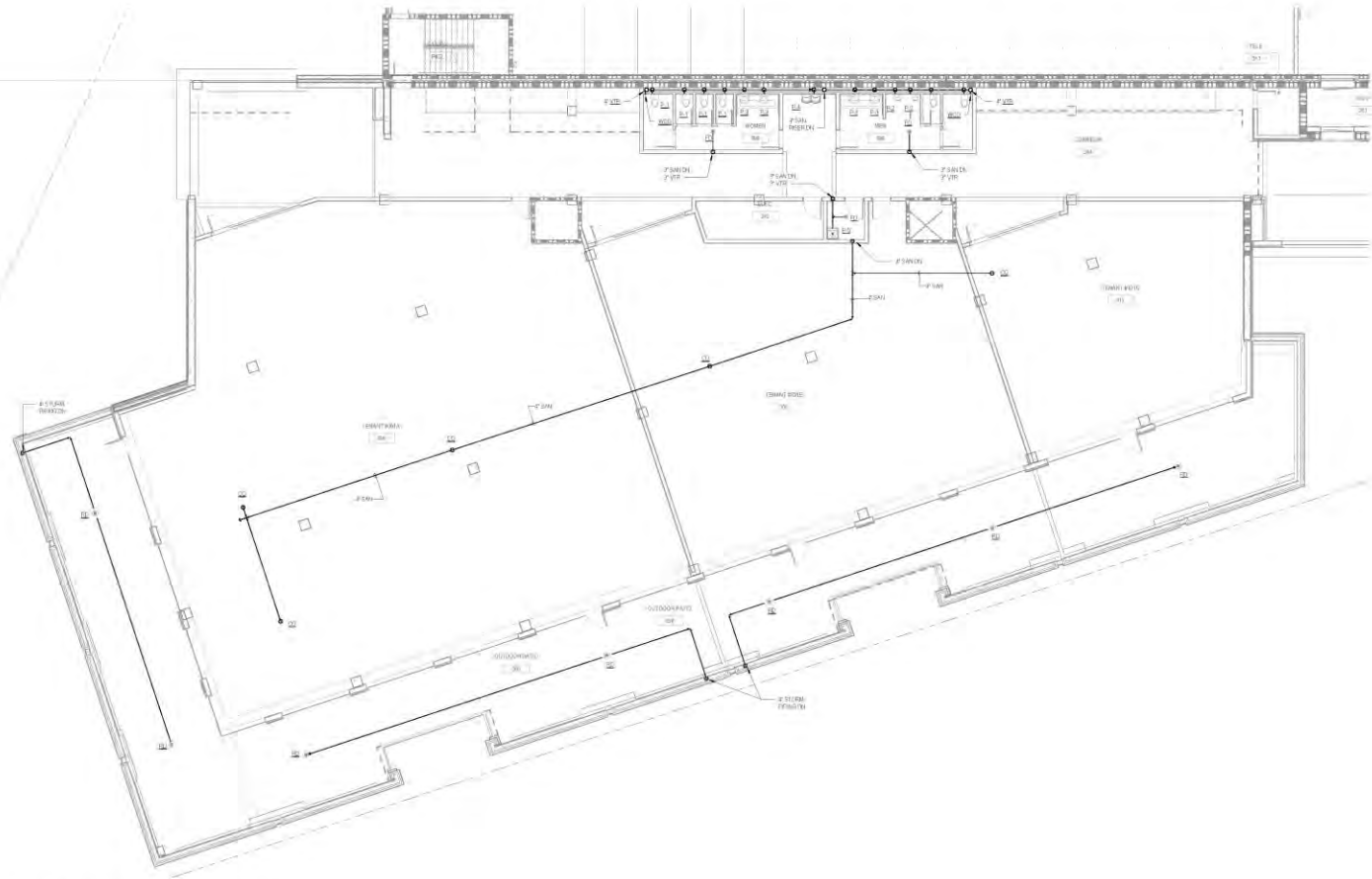


1000 Morrison
1000 Morrison Dr
Columbia, SC

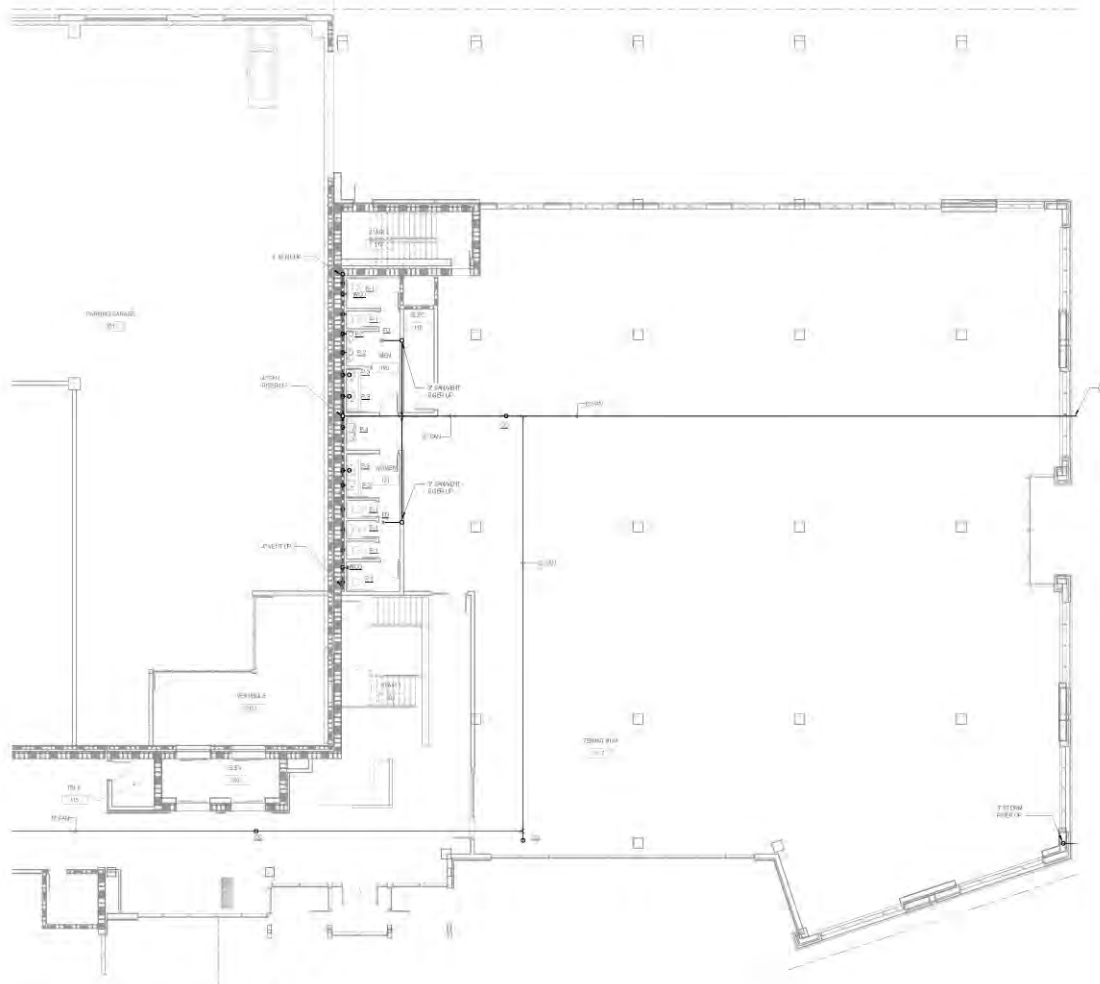
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Issue No	11/13/2018
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Issue No	11/13/2018
Issue No	11/13/2018
Issue No	11/13/2018
Issue No	11/13/2018
Issue No	11/13/2018
Issue No	11/13/2018

PLUMBING - SANITARY
AND VENT PIPING PLAN -
AREA A - 3RD FLOOR

P103



1 SANITARY AND VENT PIPING PLAN - AREA A - 3RD FLOOR



1 SANITARY AND VENT PIPING PLAN - AREA B - 1ST FLOOR
1/8" = 1'-0"

GENERAL DRAWING NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
2. REFER TO ALL APPLICABLE SCHEDULES FOR FINISHES, DIMENSIONS, MATERIALS AND METHODS OF CONSTRUCTION.
3. PROVIDE WATER TIGHTNESS GUARANTEE AT ALL PENETRATIONS THROUGH ROOF TO BE APPROVED BY LOCAL CODES.

DRAWING NOTES

1. IF SANITARY PUMP ELECTRICAL TO HAVE REFER TO SANITARY PLAN P-02.

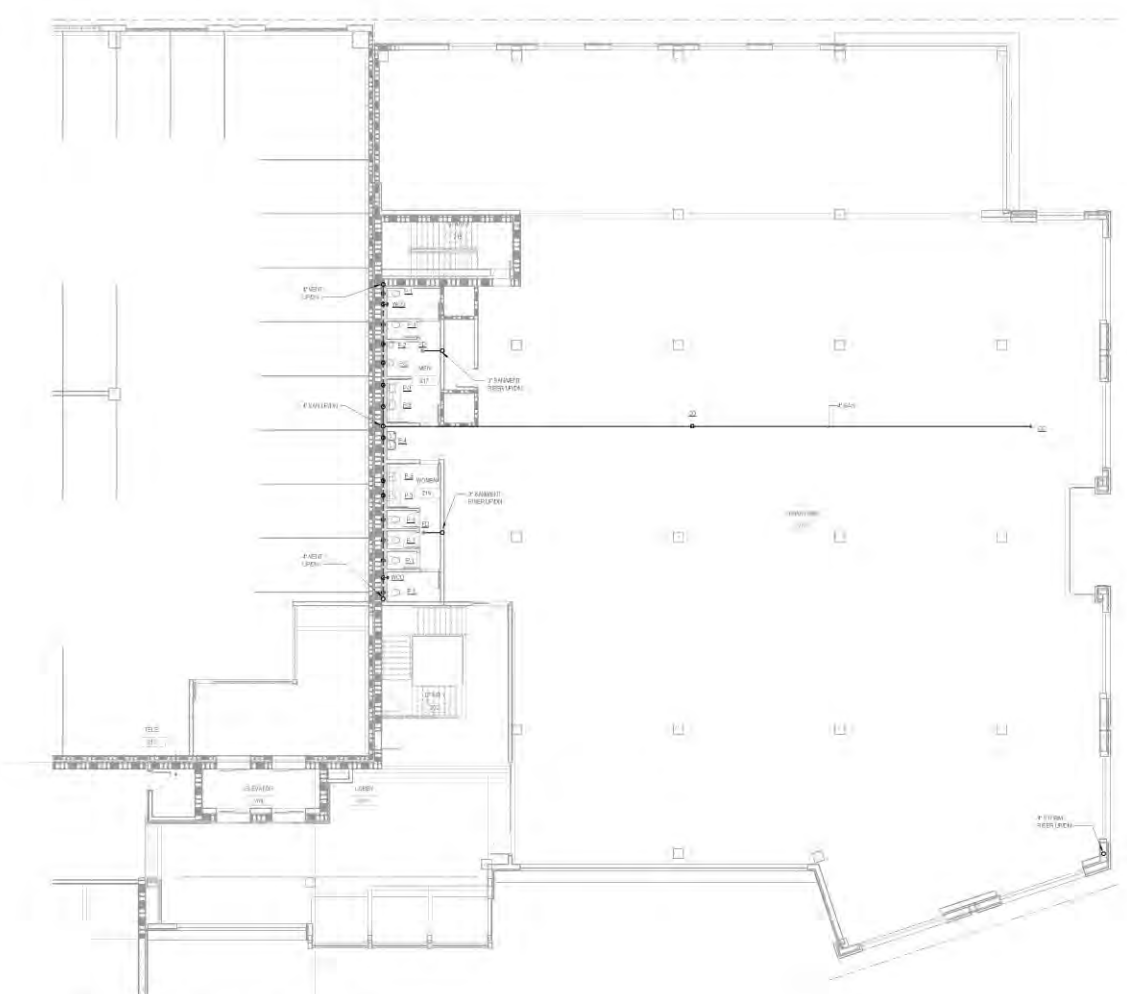


95% DESIGN DEVELOPMENT



Project Number	1000
Issue No. Revised	11/01/2020
Issue No. Permits	
Issue No. Construction	
Project Name	
Rev.	Drawn by: [Name]

PLUMBING - SANITARY AND VENT PIPING PLAN - AREA B - 1ST FLOOR



1 SANITARY AND VENT PIPING PLAN - AREA B - 2ND FLOOR
10/1/10

GENERAL DRAWING NOTES

- 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
- 2. REFER TO ALL DRAWINGS FOR ANY CHANGES TO THIS DRAWING.
- 3. CONSULT ALL APPLICABLE CODES AND REGULATIONS.



The McGraw-Hill Companies
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New York, NY 10020



HENSLEY & GOERLING
CONSULTING ENGINEERS, LLC
1000 MORRISON DRIVE, SUITE 100
GREENSBORO, NC 27403



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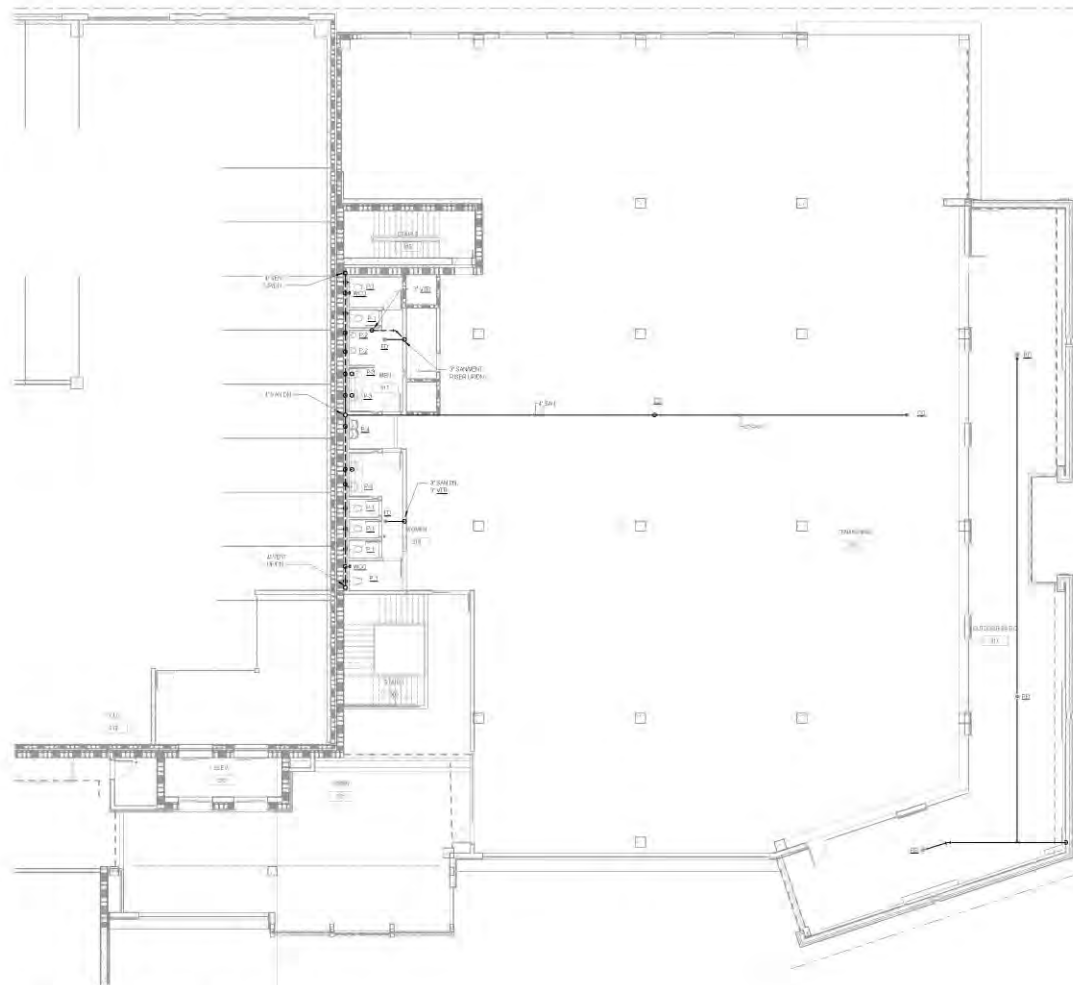


1000 Morrison
1000 Morrison Dr
Greensboro, NC

Project Number	1000
Issued For	11/13/2010
Issued For	
Issued For	
Project Name	
No.	000000

PLUMBING - SANITARY
AND VENT PIPING PLAN -
AREA B - 2ND FLOOR

P105



1 SANITARY AND VENT PIPING PLAN - AREA B - 3RD FLOOR
1/8" = 1'-0"

GENERAL DRAWING NOTES

- 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO FACE UNLESS NOTED OTHERWISE.
- 2. REFER TO PLUMBING SYMBOLS SCHEDULE FOR FURTHER DIMENSIONAL INFORMATION AND VENT PIPING CONNECTIONS.
- 3. PROVIDE WATER TIGHTNESS AS NOTED. ALL OTHERS WITH THE EXCEPTED TO THE DRAWING SCHEDULE OF WORK.



The McGraw-Hill Group
1221 King Street, Suite 202
Columbia, SC 29201
ARCHITECTURE REVOLUTION GROUP / AEC



HENLEY & GOERLING
CONSULTING ENGINEERS, LLC
1000 MORRISON DRIVE, SUITE 100
COLUMBIA, SC 29204
PH: 803.733.8800
FAX: 803.733.8801



95% DESIGN DEVELOPMENT



1000 Morrison
1000 Morrison Dr
Columbia, SC

Project Number	1000
Issued for Permit	11/01/2020
Issued for Construction	-
Project Name	
Rev	Description Date

PLUMBING - SANITARY
AND VENT PIPING PLAN -
AREA B - 3RD FLOOR

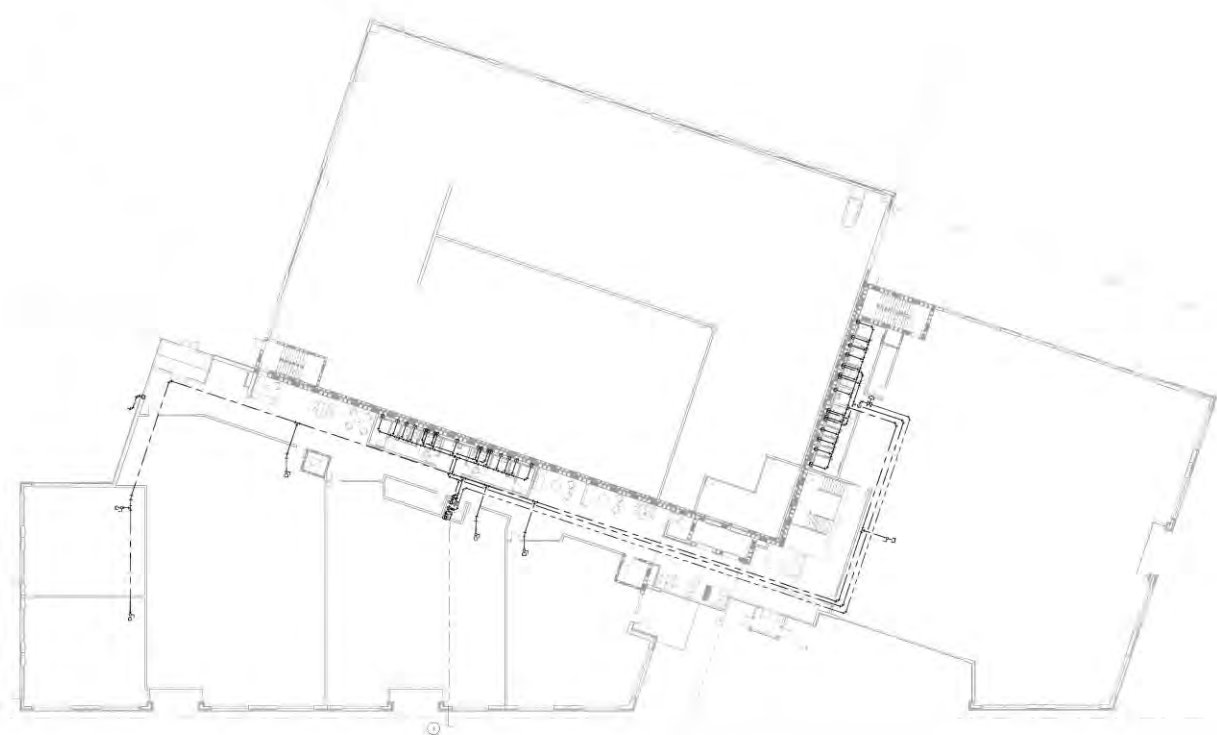
P106

GENERAL DRAWING NOTES

- 1. ALL TRADE AND SERVICE CONNECTIONS TO THE PLUMBING ARE RESERVED FOR FUTURE CONSTRUCTION.
- 2. VERIFY ALL DIMENSIONS AND SCHEDULES FOR FUTURE DOMESTIC WATER SERVICE AND VERIFY PIPING CONNECTIONS TO THE
- 3. PROVIDE WATER HAMMER ARRESTOR AT ALL STOP VALVES AND OTHERS. REFER TO PLUMBING SCHEDULES FOR SIZE.

DRAWING NOTES

- 1. IF ANY CHANGE TO WATER SERVICE CONNECTIONS OR PLUMBING WITH CHANGING PLAN.



1 DOMESTIC WATER PIPING PLAN - OVERALL



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Columbia, SC 29201
ARCHITECTURE REVOLUTION GROUP / AEC



HENSLEY & GOERLING
CONSULTING ENGINEERS, LLC
1000 MORRISON DRIVE, SUITE 100
COLUMBIA, SC 29204
PH: 803.733.1100
FAX: 803.733.1101



95% DESIGN DEVELOPMENT



1000 Morrison
1000 Morrison Dr
Columbia, SC

Project Number	1000
Issued To	Owner
Issue To	Permit
Issue To	Construction
Perkins	
No.	Drawings
	100

PLUMBING - DOMESTIC
WATER PIPING PLAN -
OVERALL

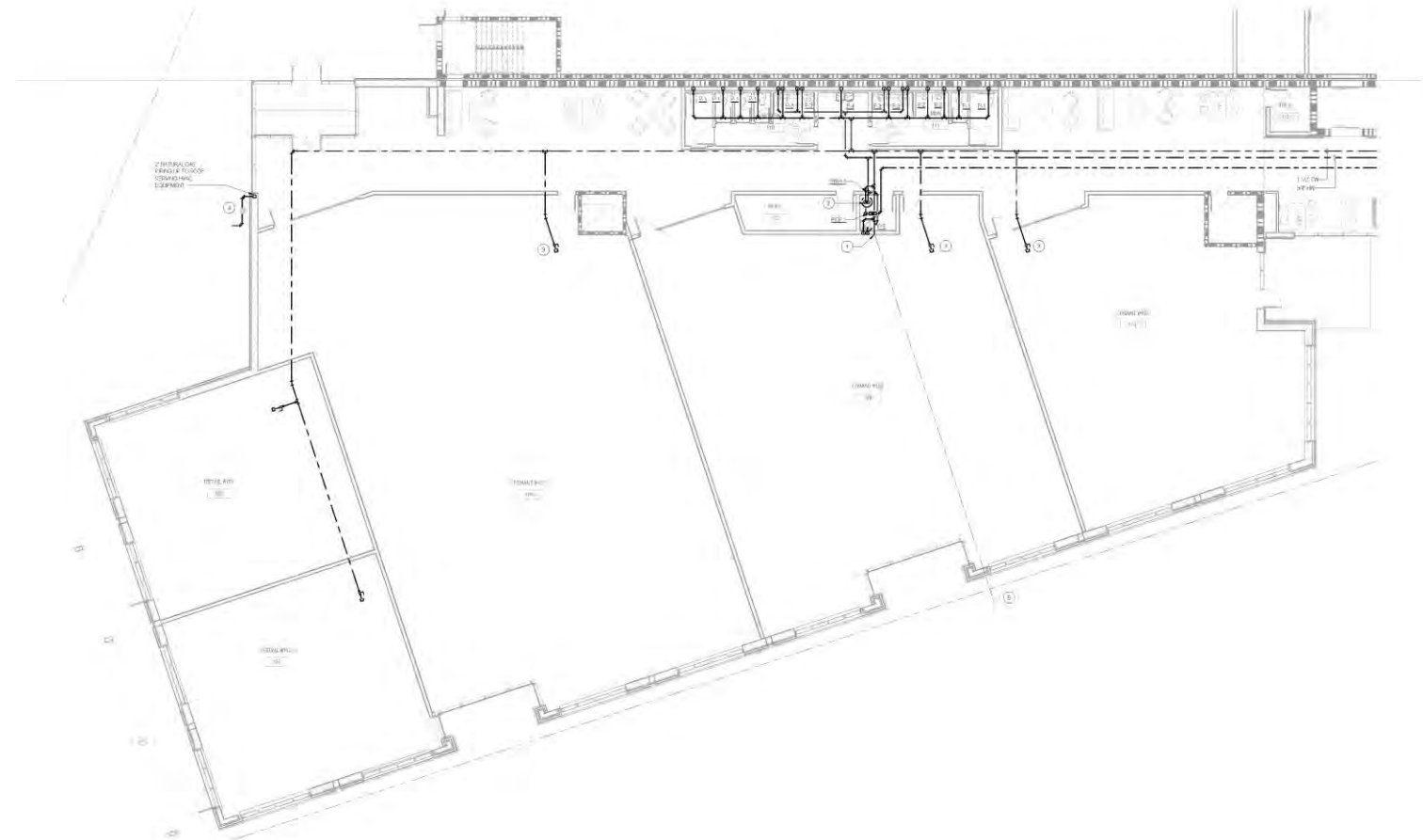
P200

GENERAL DRAWING NOTES

- 1. REFER TO PLUMBING SCHEDULE FOR SCHEDULE FOR PIPE, FITTINGS, CONNECTIONS, VALVES AND WATER METER ASPECTS AT ALL POINTS ON DIMENSIONAL LINES, UNLESS OTHERWISE NOTED.
- 2. REFER TO MECHANICAL SCHEDULE FOR SCHEDULE FOR MECHANICAL PIPING, UNLESS OTHERWISE NOTED.

DRAWING NOTES

- 1. FINISH
- 2. SEE DIMENSIONS FOR SIZES AND TYPES OF FITTINGS. PROVIDE ALL FITTINGS AND CONNECTIONS WITH THE CORRECT TIGHTENING TORQUE.
- 3. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODE AND THE NATIONAL PLUMBING CODE.
- 4. PROVIDE ALL PIPING, VALVES AND METERS IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODE AND THE NATIONAL PLUMBING CODE.
- 5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.



1 DOMESTIC WATER PIPING PLAN - AREA A - 1ST FLOOR
100-10



95% DESIGN DEVELOPMENT



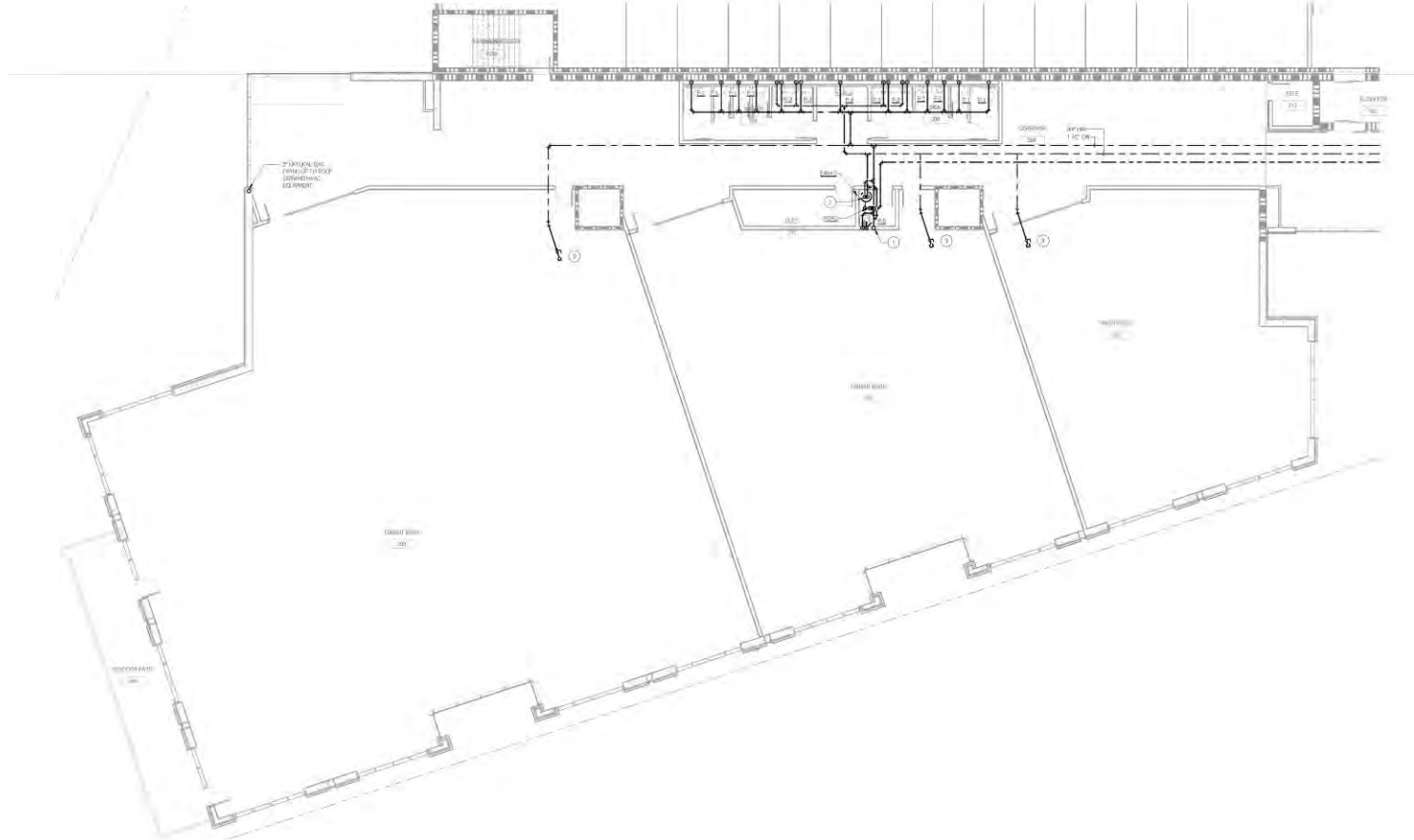
Project Number	1000	
Issue to Permit	11-01-2010	
Issue to Permit	-	
Issue to Construction	-	
Per 90%	-	
No.	Description	Date

PLUMBING - DOMESTIC WATER PIPING PLAN - AREA A - 1ST FLOOR

P201

GENERAL DRAWING NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
- DRAWING NOTES**
1. SEE SHEET P-201 FOR GENERAL NOTES.
 2. SEE SHEET P-202 FOR GENERAL NOTES.
 3. SEE SHEET P-203 FOR GENERAL NOTES.



1 DOMESTIC WATER PIPING PLAN - AREA A - 2ND FLOOR
10/1/10



95% DESIGN DEVELOPMENT



Project Number	1000	
Issue to Permit	11/1/2010	
Issue to Plans	-	
Issue to Construction	-	
Project	-	
No.	Description	Date

PLUMBING - DOMESTIC
 WATER PIPING PLAN -
 AREA A - 2ND FLOOR

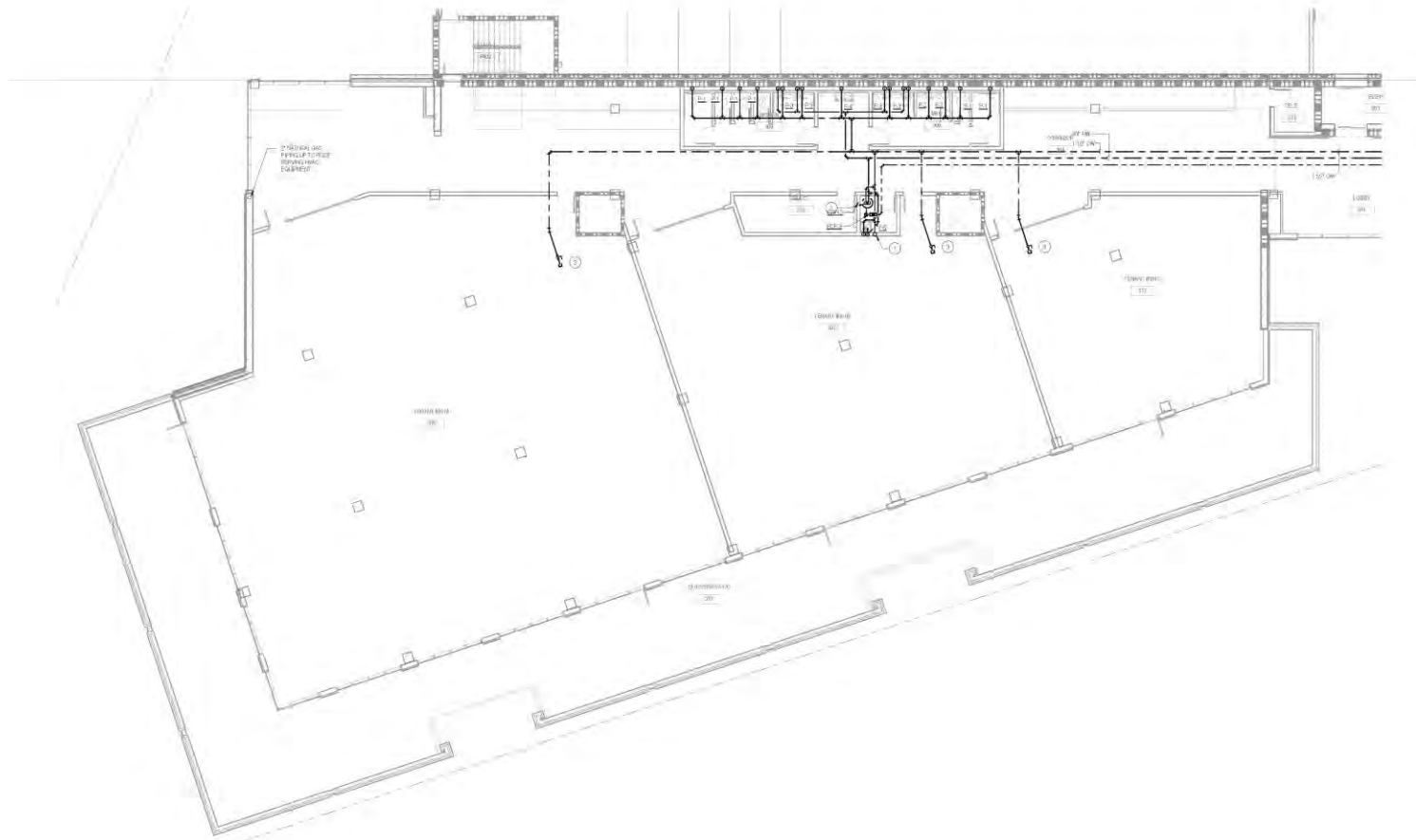
P202

GENERAL DRAWING NOTES

- 1. SEE OTHER INSTRUMENTS FOR DETAILS OF THE PLUMBING SYSTEMS.
- 2. SEE OTHER INSTRUMENTS FOR DETAILS OF THE PLUMBING SYSTEMS.
- 3. SEE OTHER INSTRUMENTS FOR DETAILS OF THE PLUMBING SYSTEMS.
- 4. SEE OTHER INSTRUMENTS FOR DETAILS OF THE PLUMBING SYSTEMS.

DRAWING NOTES

- 1. SEE OTHER INSTRUMENTS FOR DETAILS OF THE PLUMBING SYSTEMS.
- 2. SEE OTHER INSTRUMENTS FOR DETAILS OF THE PLUMBING SYSTEMS.
- 3. SEE OTHER INSTRUMENTS FOR DETAILS OF THE PLUMBING SYSTEMS.
- 4. SEE OTHER INSTRUMENTS FOR DETAILS OF THE PLUMBING SYSTEMS.



1 DOMESTIC WATER PIPING PLAN - AREA A - 3RD FLOOR



1000 Morrison
 1000 Morrison St
 Charleston, SC 29403
 ARCHITECTURE RENOVATION & RFP



HENSLEY & GOERLING
 CONSULTING ENGINEERS, LLC
 1000 Morrison St
 Charleston, SC 29403
 No. 5279



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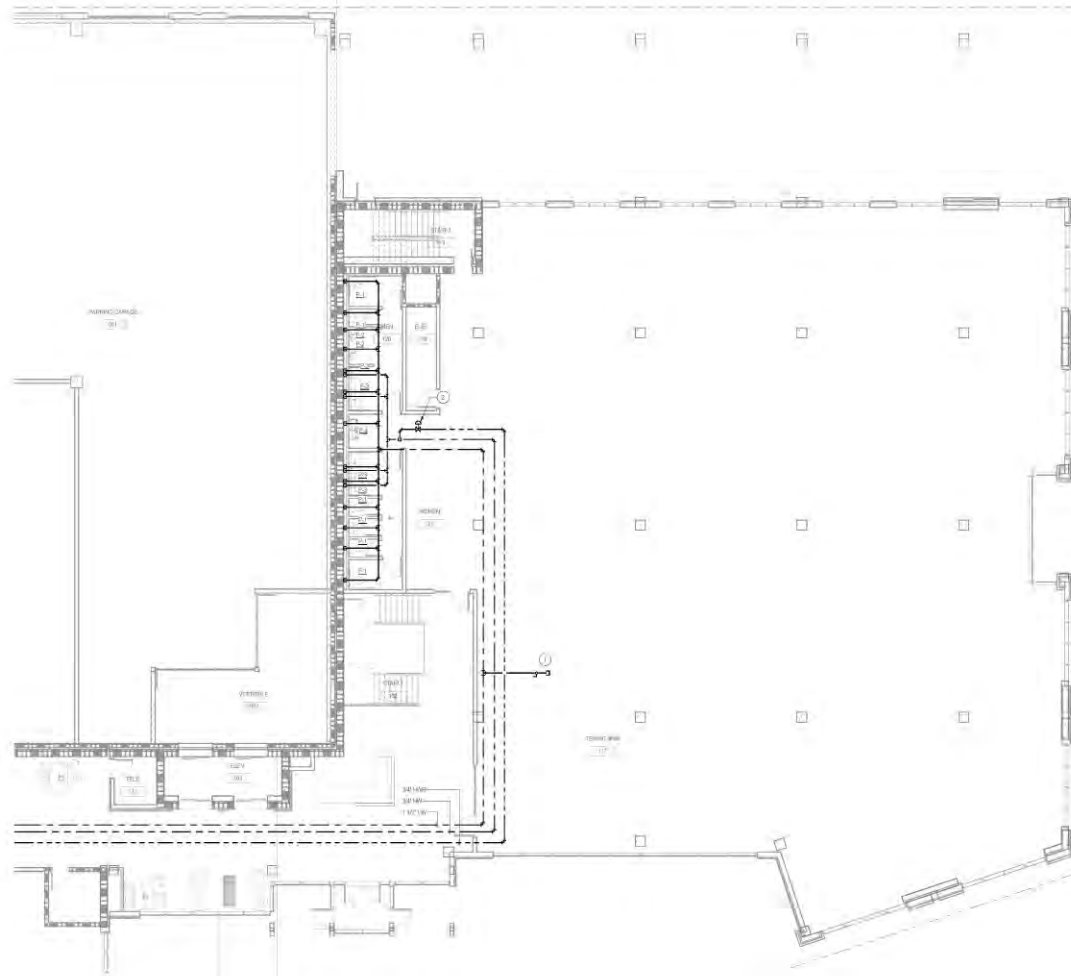


1000 Morrison
 1000 Morrison St
 Charleston, SC

Project Number	1000
Issue to Permit	11-11-2018
Issue to Permit	
Issue to Construction	
Permit No.	
No.	Description
	Date

PLUMBING - DOMESTIC
 WATER PIPING PLAN -
 AREA A - 3RD FLOOR

P203



1 DOMESTIC WATER PIPING PLAN - AREA B - 1ST FLOOR

GENERAL DRAWING NOTES

- 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ON THE PLAN SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 2. REFER TO PLUMBING SCHEDULE FOR ALL PIPE, FITTINGS, VALVES, AND OTHER PLUMBING MATERIALS.
- 3. DOUBLE CHECK ALL DIMENSIONS AT ALL POINTS BEFORE PROCEEDING TO PLUMBING TO REDUCE RISK.

DRAWING NOTES

- 1. THIS DRAWING IS THE PROPERTY OF HENSLEY & GOERLING CONSULTING ENGINEERS, LLC.
- 2. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HENSLEY & GOERLING CONSULTING ENGINEERS, LLC.



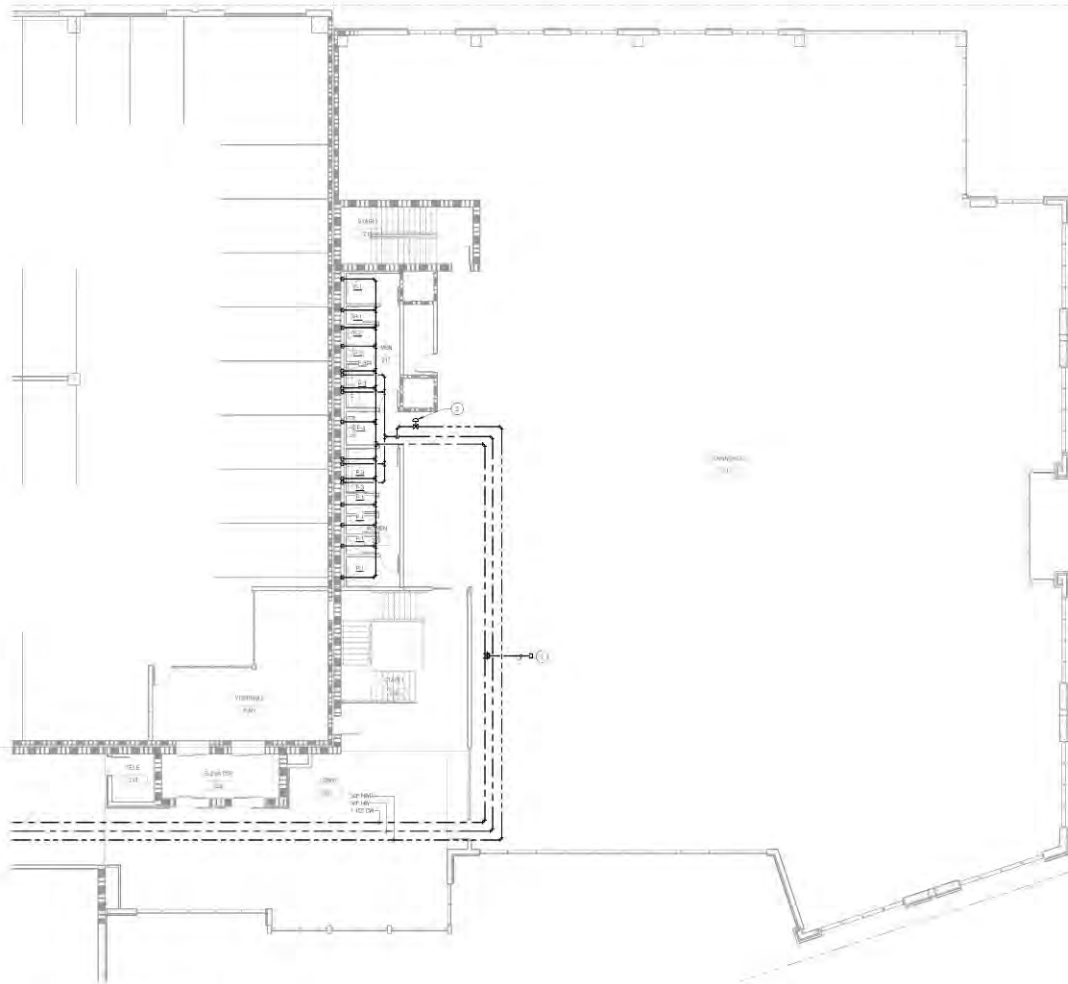
95% DESIGN DEVELOPMENT



Project Number	1000	
Issue to Permit	11-01-200	
Issue to Permit	-	
Issue to Construction	-	
Project	-	
No.	Description	Date

PLUMBING - DOMESTIC WATER PIPING PLAN - AREA B - 1ST FLOOR

P204



1 DOMESTIC WATER PIPING PLAN - AREA B - 2ND FLOOR

GENERAL DRAWING NOTES

- 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.

DRAWING NOTES

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- 2. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HENSLEY & GOERLING CONSULTING ENGINEERS, LLC.



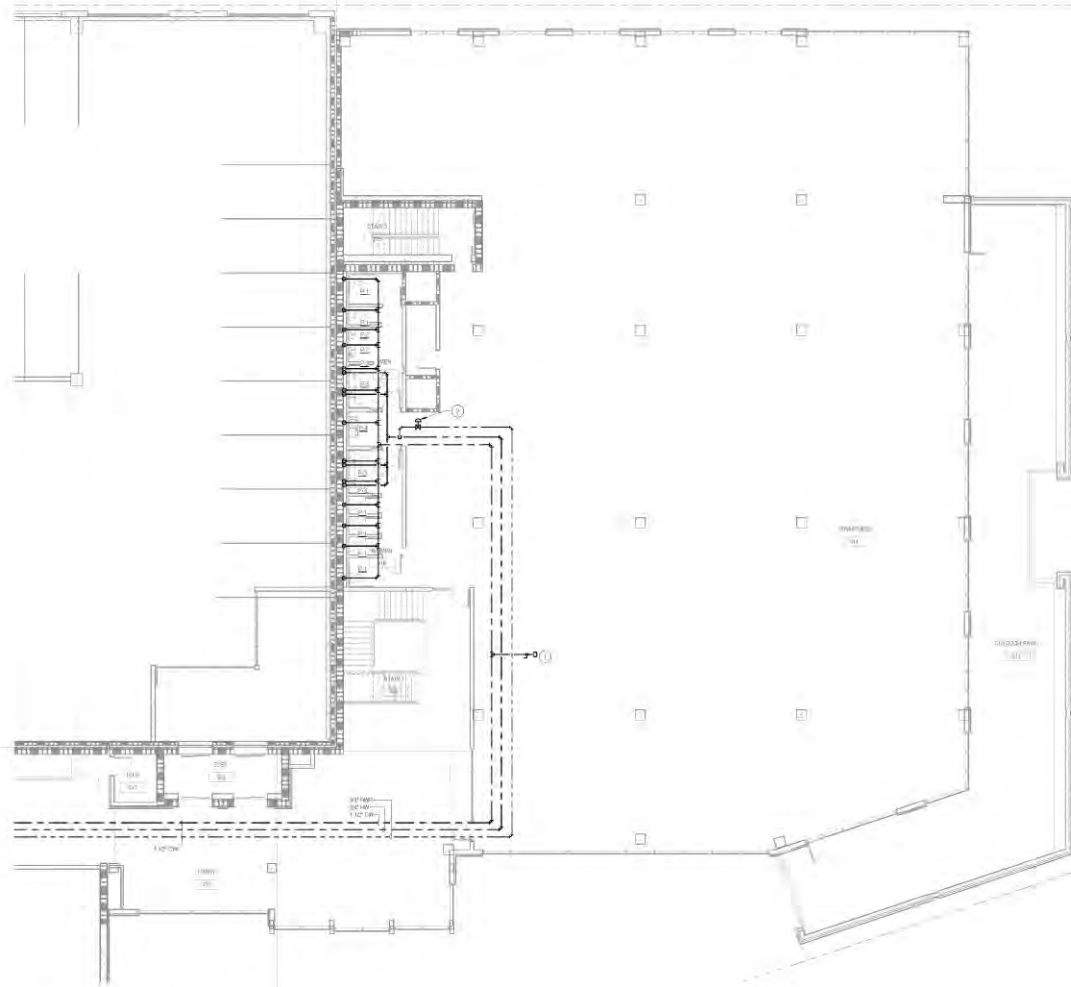
95% DESIGN DEVELOPMENT



Project Number	1000	
Issue to Permit	11-01-200	
Issue to Plans	-	
Issue to Construction	-	
Project	-	
No.	Discipline	Date

PLUMBING - DOMESTIC WATER PIPING PLAN - AREA B - 2ND FLOOR

P205



1 DOMESTIC WATER PIPING PLAN - AREA B - 3RD FLOOR

GENERAL DRAWING NOTES

- 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ON THE PLAN SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 2. REFER TO PLUMBING SPECIFICATIONS FOR FUTURE COORDINATION WITH OTHER TRADES AND TO VERIFY PIPE SIZES AND SCHEDULES.
- 3. BRASS WATERSHAMS REQUIRED AT ALL FITTINGS AND ENDS. REFER TO PLUMBING SPECIFICATIONS FOR SIZES.

DRAWING NOTES

- 1. THIS DRAWING IS SUBJECT TO CHANGE WITHOUT NOTICE.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



95% DESIGN DEVELOPMENT



Project Number	1000	
Issue to Permit	11-01-200	
Issue to Plans	-	
Issue to Construction	-	
Project		
No.	Description	Date

PLUMBING - DOMESTIC WATER PIPING PLAN - AREA B - 3RD FLOOR

P206

PLUMBING FIXTURE SCHEDULE						
SYM	DESCRIPTION	CONNECTION SIZE			FIXTURE TYPE	
		IN	OUT	WALL	TYPE	FIXTURE
W1	WATER CLOSET (WC)	4"	3"	4"	1/2"	1/2"
W2	WATER CLOSET (WC)	4"	3"	4"	1/2"	1/2"
W3	WATER CLOSET (WC)	4"	3"	4"	1/2"	1/2"
W4	WATER CLOSET (WC)	4"	3"	4"	1/2"	1/2"
W5	WATER CLOSET (WC)	4"	3"	4"	1/2"	1/2"

- 1. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.
- 2. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.
- 3. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.
- 4. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.

OTHER DRAINAGE AND DOMESTIC WATER SPECIALTIES

- 1. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.
- 2. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.
- 3. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.
- 4. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.
- 5. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.
- 6. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.
- 7. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.
- 8. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.
- 9. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.
- 10. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.

ELECTRIC WATER HEATER SCHEDULE						
SYM	EQUIPMENT	CONNECTION SIZE			FIXTURE TYPE	
		IN	OUT	WALL	TYPE	FIXTURE
W1	WATER HEATER	4"	3"	4"	1/2"	1/2"
W2	WATER HEATER	4"	3"	4"	1/2"	1/2"

- 1. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.
- 2. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.
- 3. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.
- 4. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.

HOT WATER RECIRCULATION PUMP SCHEDULE						
SYM	PUMP	CONNECTION SIZE			FIXTURE TYPE	
		IN	OUT	WALL	TYPE	FIXTURE
W1	WATER HEATER	4"	3"	4"	1/2"	1/2"
W2	WATER HEATER	4"	3"	4"	1/2"	1/2"

- 1. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.
- 2. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.
- 3. PROVIDE SCHEDULE 40S UNLESS OTHERWISE NOTED.



95% DESIGN DEVELOPMENT



Sheet Name: P601
 Date: 11/11/2010
 Author: M Morrison
 Project: 1680 Morrison
 No. Drawings: 006

PLUMBING SCHEDULES

P601

GENERAL DRAWING NOTES

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

DRAWING NOTES

1. SEE GENERAL NOTES FOR ALL NOTES.



The McGraw-Hill Companies
1221 Avenue of the Americas
New York, NY 10020-1346



HENSLEY & GOERLING
CONSULTING ENGINEERS, LLC
1000 Morrisson Drive
Chattanooga, TN 37416
423.249.1100
www.hensleygoerling.com



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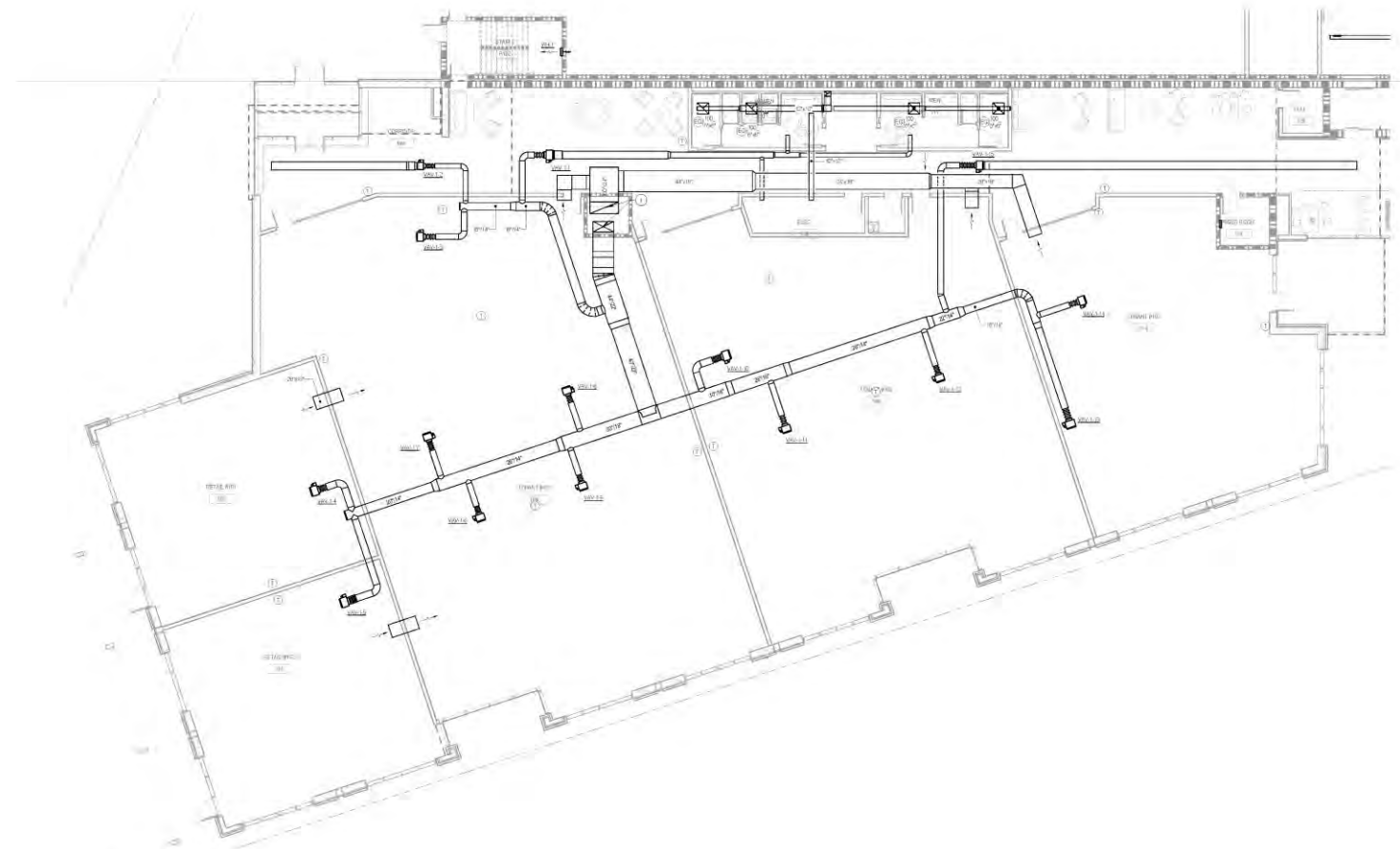


1000 Morrisson
1000 Morrisson Dr
Chattanooga, TN

Project Number	1000	
Issue to Permit	11-01-200	
Issue to Permit		
Issue to Construction		
Project		
No.	Description	Date

MECHANICAL HVAC PLAN
- AREA A - 1ST FLOOR

M101



1 HVAC PLAN - AREA A - 1ST FLOOR
04.20.20

GENERAL DRAWING NOTES

1. SUBSTITUTIONS, MATERIALS, EQUIPMENT AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

DRAWING NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR FINISHES.



The McGraw-Hill Companies
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New York, NY 10020



HENSLEY & GOERLING
CONSULTING ENGINEERS, LLC
1000 Morrisson Drive
Chattanooga, TN 37416
Phone: 423.249.1100
Fax: 423.249.1101
www.hensleygoerling.com



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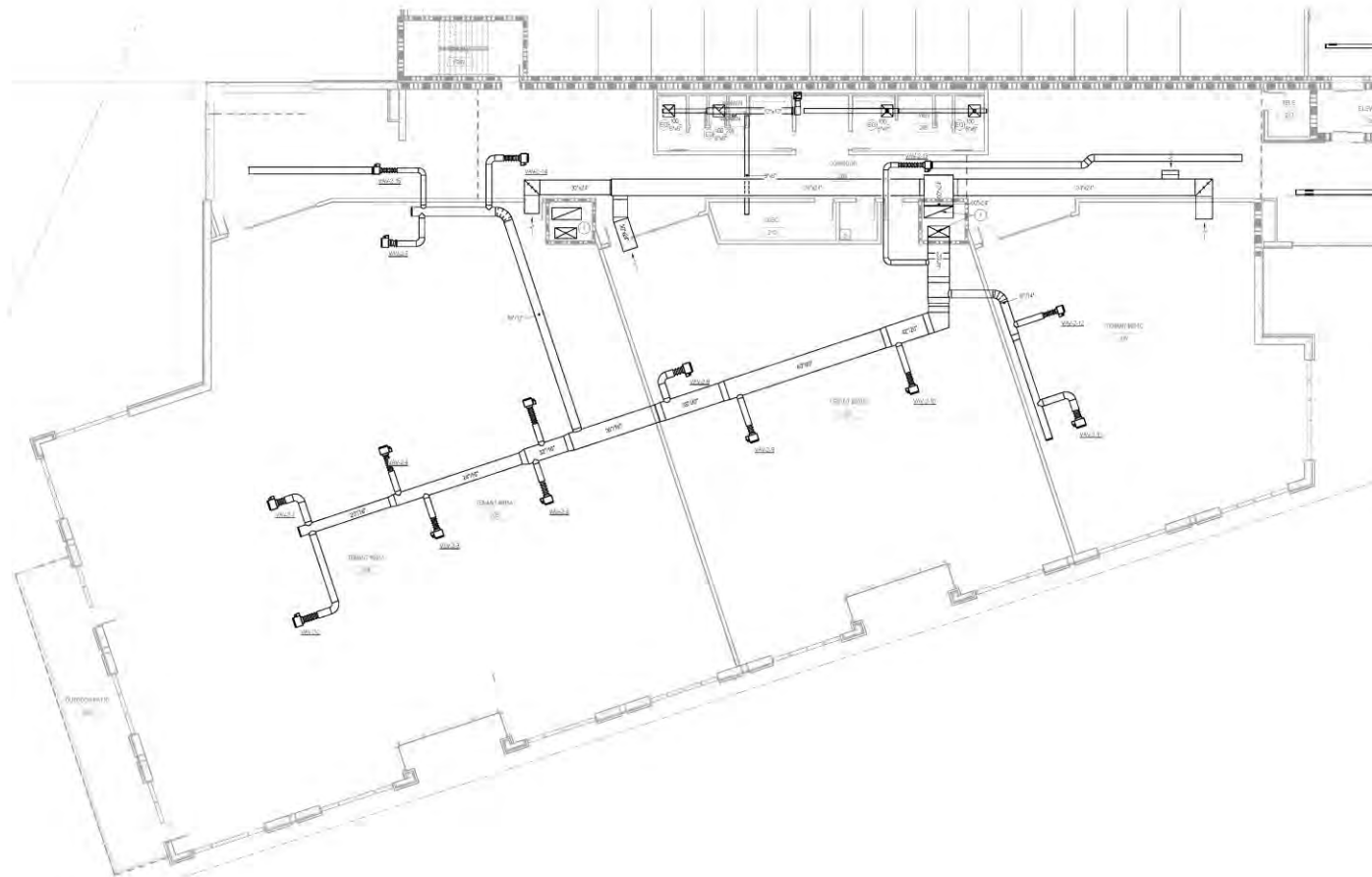


1000 Morrisson
1000 Morrisson Dr
Chattanooga, TN

Project Number	1000	
Issue to Permit	11-01-200	
Issue to Plans	-	
Issue to Construction	-	
Project	-	
No.	Discipline	Date

MECHANICAL HVAC PLAN
- AREA A - 2ND FLOOR

M102



1 HVAC PLAN - AREA A - 2ND FLOOR
10/1/10

GENERAL DRAWING NOTES

- 1. SEE GENERAL NOTES FOR EQUIPMENT AND RELATED SYSTEMS AND ACCESSORIES. REFER TO THE PROJECT MANUAL FOR THE PROJECT.

DRAWING NOTES

- 1. SEE GENERAL NOTES FOR EQUIPMENT AND RELATED SYSTEMS AND ACCESSORIES. REFER TO THE PROJECT MANUAL FOR THE PROJECT.
- 2. SEE GENERAL NOTES FOR EQUIPMENT AND RELATED SYSTEMS AND ACCESSORIES. REFER TO THE PROJECT MANUAL FOR THE PROJECT.
- 3. SEE GENERAL NOTES FOR EQUIPMENT AND RELATED SYSTEMS AND ACCESSORIES. REFER TO THE PROJECT MANUAL FOR THE PROJECT.



The McGraw-Hill Companies
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New York, NY 10020-1345



HENSLEY & GOERLING
CONSULTING ENGINEERS, LLC
1000 Morris Drive
Chattanooga, TN 37416
423.249.1100
www.hensleygoerling.com



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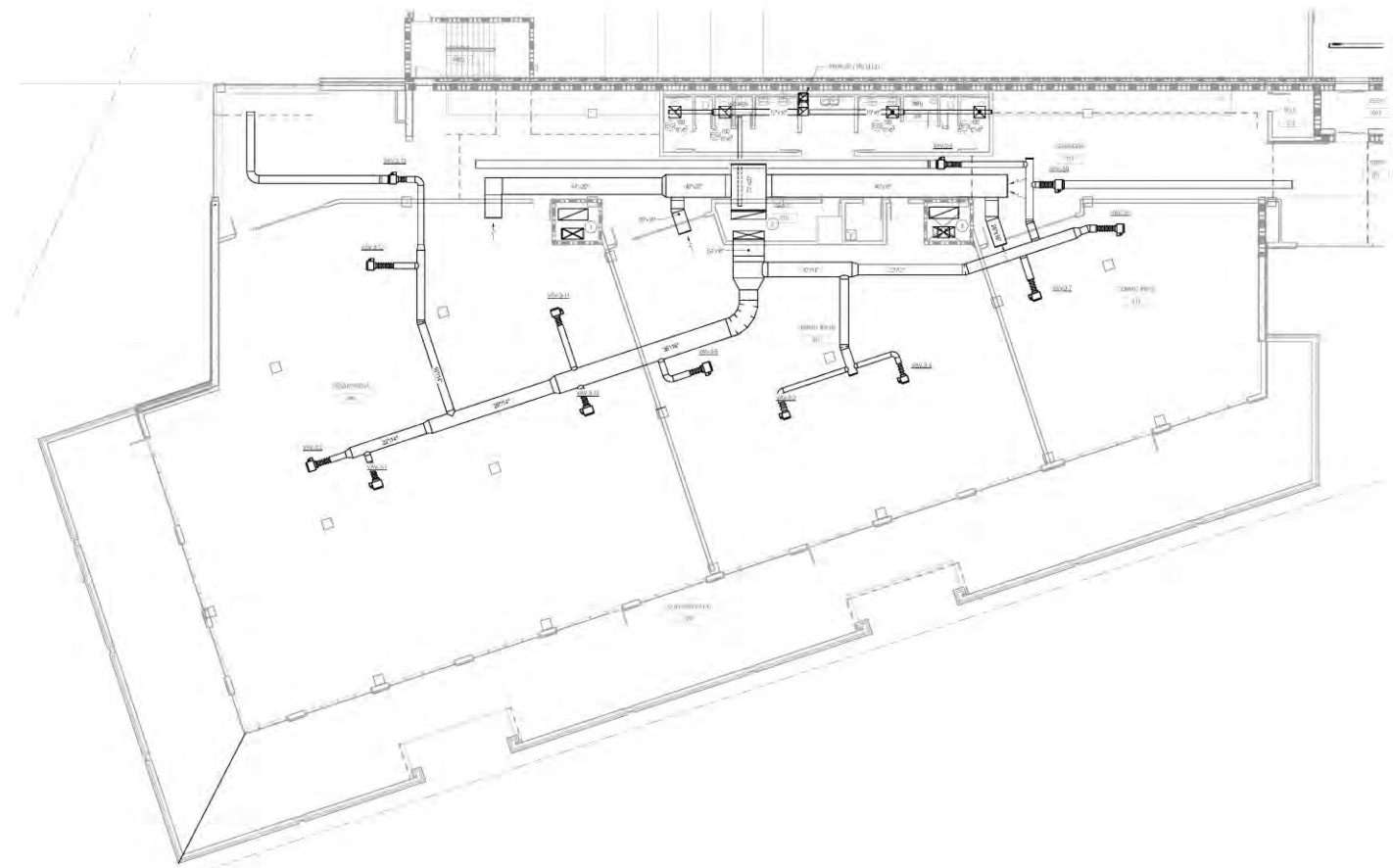


1000 Morris
1000 Morris Dr
Chattanooga, TN

Project Number	1000	
Issue to Permit	11-01-200	
Issue to Permit	-	
Issue to Construction	-	
Project	-	
No.	Drawings	Date

MECHANICAL HVAC PLAN
- AREA A - 3RD FLOOR

M103



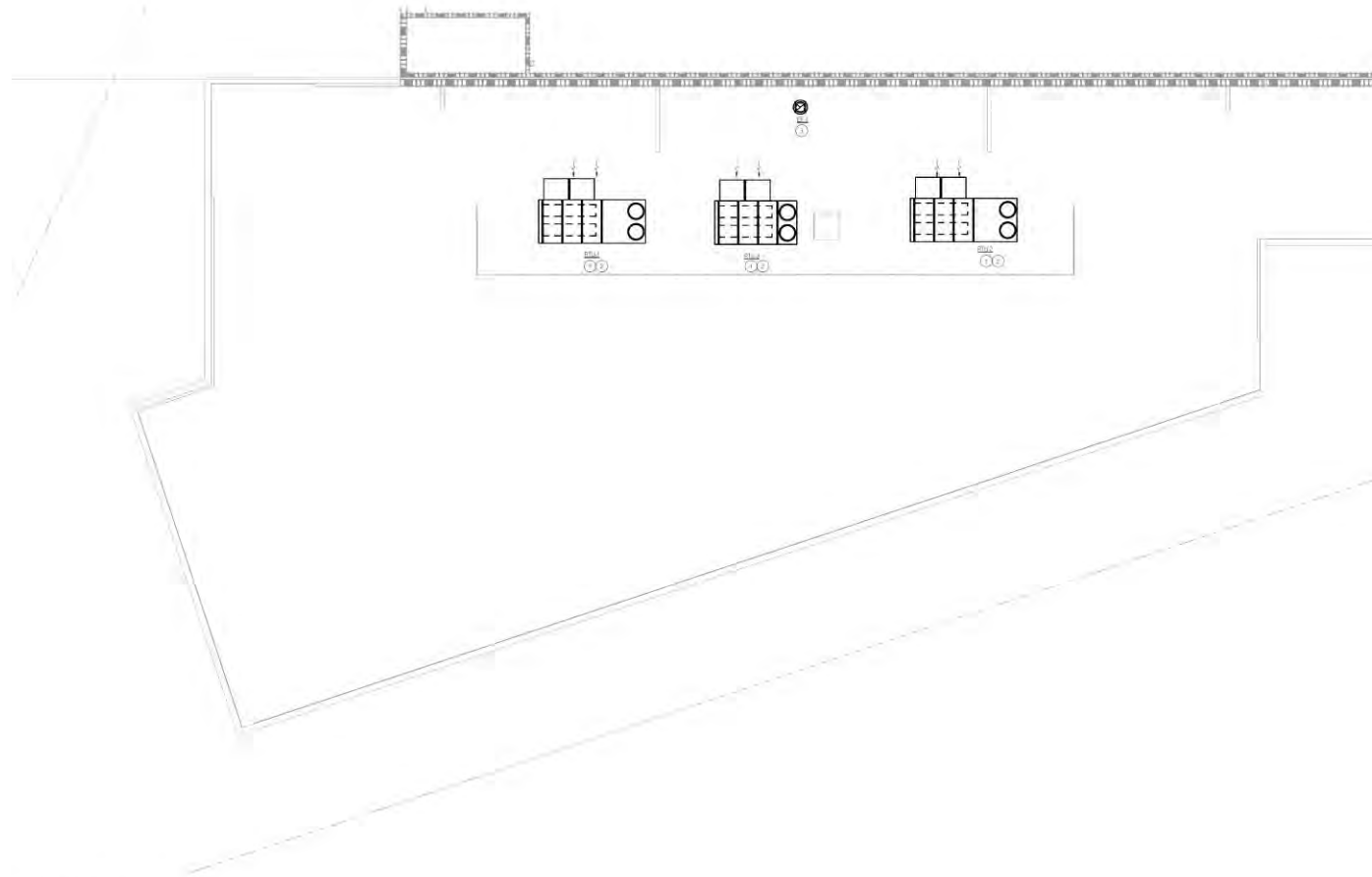
1 HVAC PLAN - AREA A - 3RD FLOOR
11-01-200

GENERAL DRAWING NOTES

- 1. ALL MECHANICAL EQUIPMENT AND HARDWARE SHOWN ARE TO BE INSTALLED UNLESS OTHERWISE NOTED OTHERWISE IN THE FIELD OR
- 2. COORDINATE WITH ALL OTHER TRADES TO MAINTAIN CLEARANCES AND TO MAINTAIN ALL CLEARANCES AS SHOWN ON ALL OTHER TRADE DRAWINGS.

DRAWING NOTES

- 1. FLOOR FINISH IS TO BE 1/2" THICK CONCRETE ON 4" REINFORCED CONCRETE SLAB.
- 2. ALL WALLS AND PARTITIONS ARE TO BE 1/2" THICK CONCRETE ON 4" REINFORCED CONCRETE SLAB.
- 3. FINISH FLOOR IS TO BE 1/2" THICK CONCRETE ON 4" REINFORCED CONCRETE SLAB.



1 HVAC PLAN - AREA A - ROOF



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1221 Avenue of the Americas
New York, NY 10020-1346



HENSLEY & GOERLING
CONSULTING ENGINEERS, LLC
1000 Morrisson
Chattanooga, TN 37402



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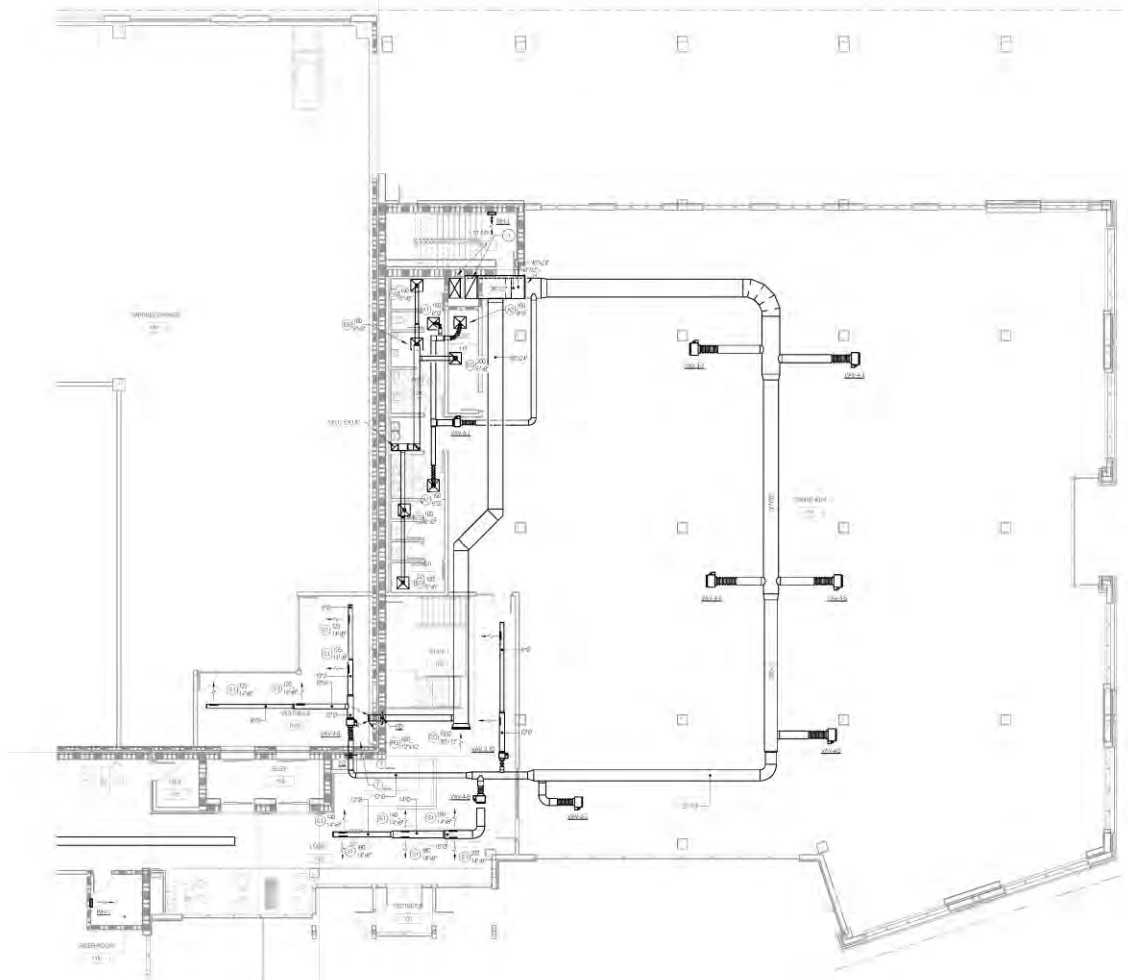


1000 Morrisson
100 Morrisson
Chattanooga, TN

Project Number	1000	
Issue to Permit	11-01-200	
Issue to Plans	-	
Issue to Construction	-	
Project	-	
No.	Description	Date

MECHANICAL HVAC PLAN
- AREA A - ROOF

M104



1 HVAC PLAN - AREA B - 1ST FLOOR

GENERAL DRAWING NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.

DRAWING NOTES

1. REFER TO MECHANICAL SCHEDULE FOR MATERIALS.



95% DESIGN DEVELOPMENT

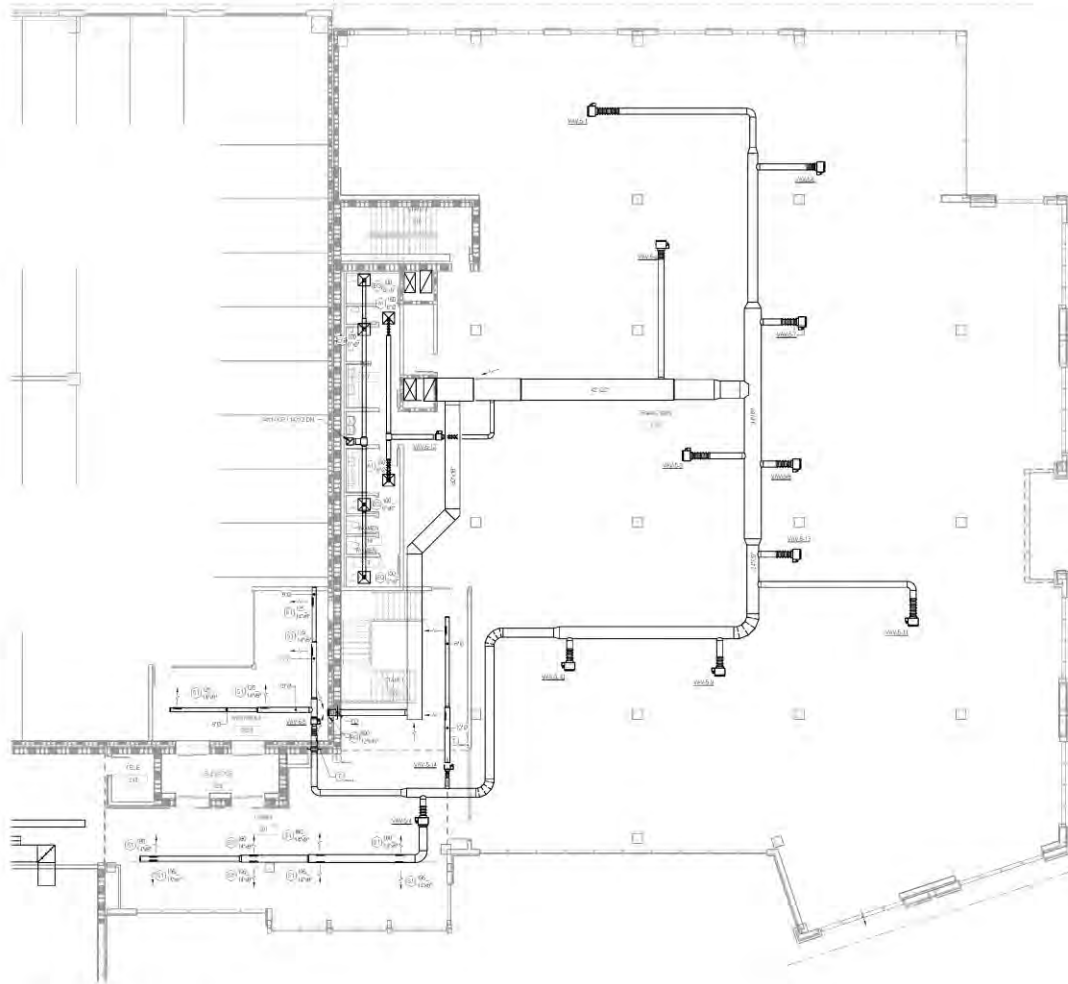


1080 Morrison
100 West Street
Charleston, SC

Project Number	1080	
Issued to Permit	11-01-200	
Issued to Construction	-	
No.	Discipline	Date

MECHANICAL HVAC PLAN
- AREA B - 1ST FLOOR

M105



1 HVAC PLAN - AREA B - 2ND FLOOR
16-116

GENERAL DRAWING NOTES

1. ALL MECHANICAL EQUIPMENT AND DUCTWORK SHALL BE ACCESSIBLE WITH ALL TRUNKS TO MAINTAIN CLEAR ACCESS.

DRAWING NOTES



The Hensley Group
100 King Street, Suite 202
Chapel Hill, NC 27514
ARCHITECTURE TRANSITION/FIRM



HENSLEY & GOERLING
CONSULTING ENGINEERS, LLC
100 King Street, Suite 202
Chapel Hill, NC 27514
Professional Engineer License No. 5279



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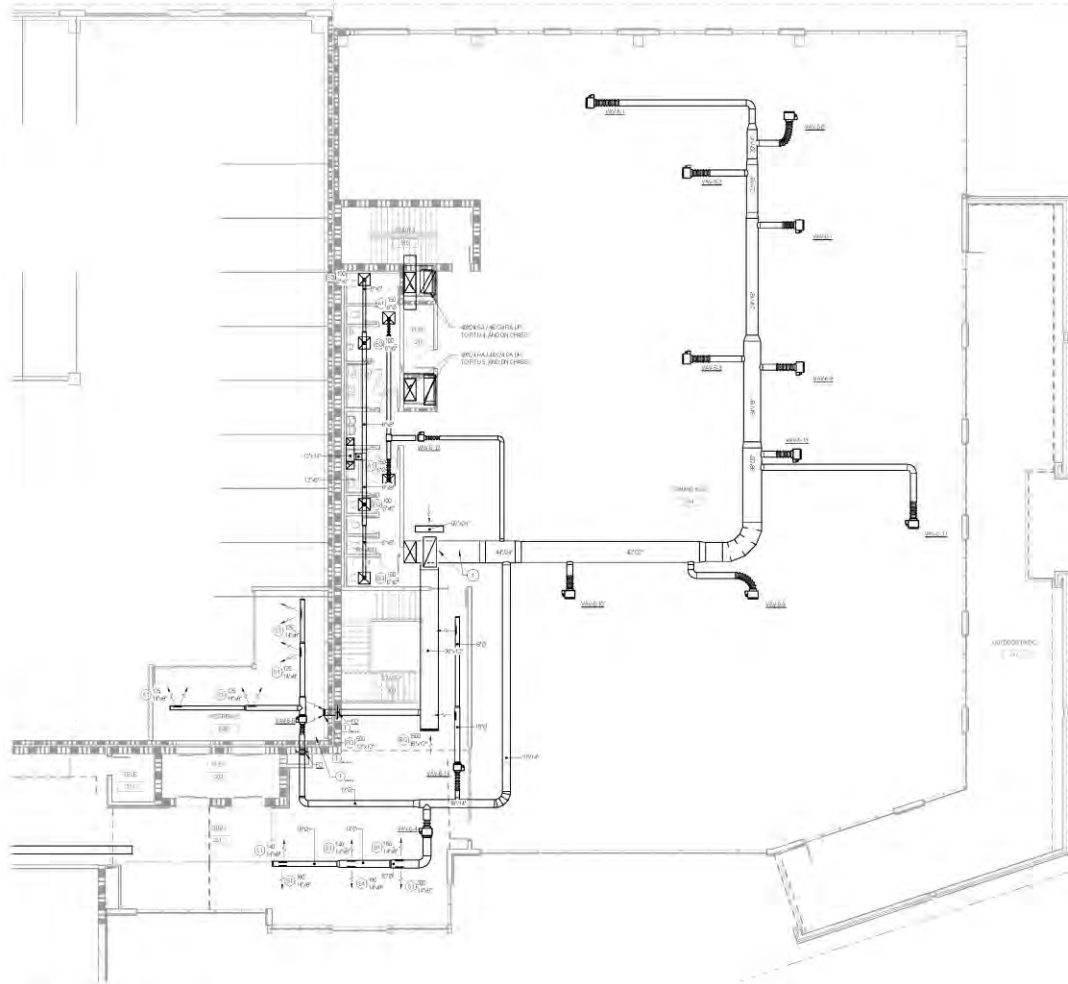


1080 Morrison
100 Market St
Chapel Hill, NC

Drawn by:	16-116	
Check by:	16-116	
Approved by:		
Date of Completion:		
Project:		
No.	Discipline	Date

MECHANICAL HVAC PLAN
- AREA B - 2ND FLOOR

M106



1 HVAC PLAN - AREA B - 3RD FLOOR
18-112

GENERAL DRAWING NOTES

1. ALL MECHANICAL EQUIPMENT AND MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

DRAWING NOTES

1. AS SHOWN FOR INFORMATION.



The McGraw-Hill Companies
1221 Avenue of the Americas
New York, NY 10020-1346



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CONSULTING ENGINEERS, LLC
1000 Morrisson Drive, Suite 100
Chattanooga, TN 37402
Phone: 423.249.1100
Fax: 423.249.1101



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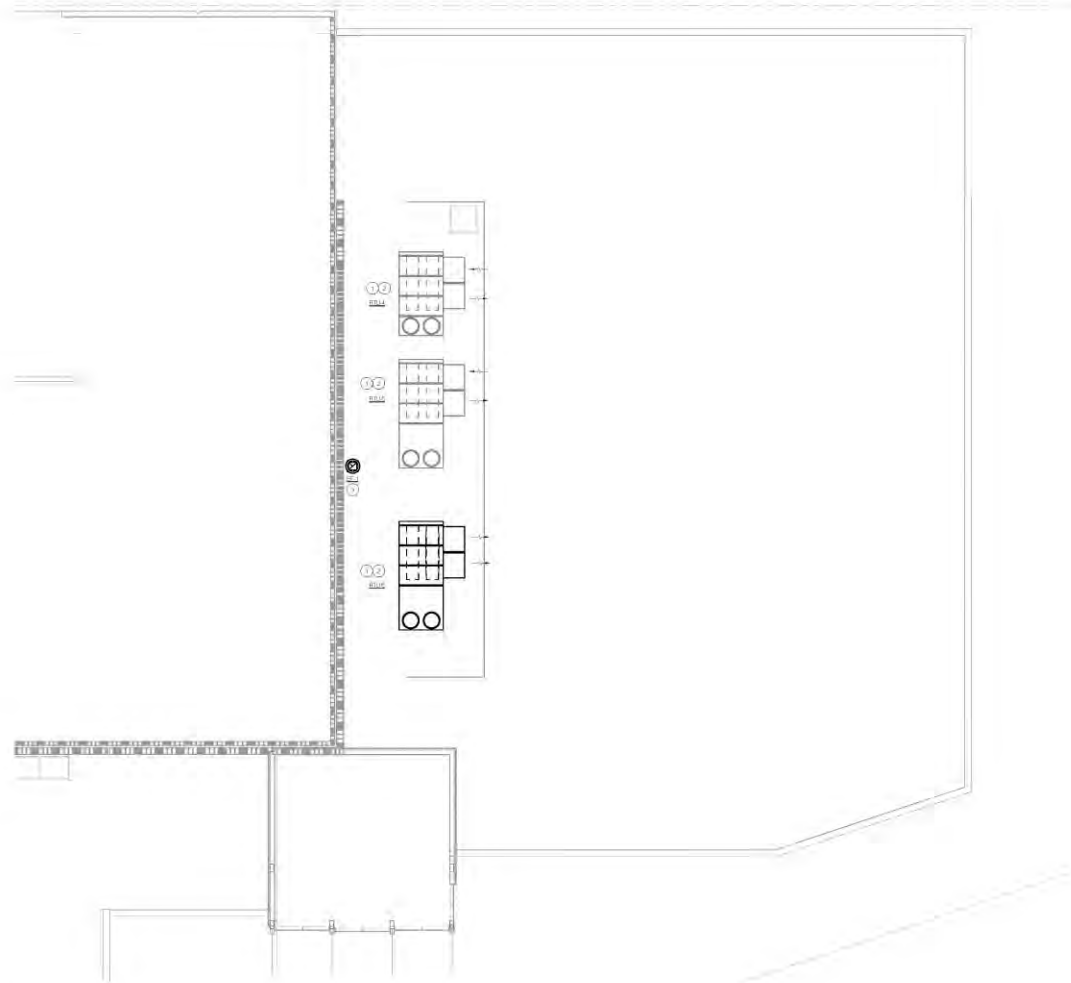


1000 Morrisson
100 Morrisson Dr
Chattanooga, TN

Project Number	1800	
Issue to Permit	11-01-200	
Issue to Plans	-	
Issue to Construction	-	
Project	-	
No.	Description	Date

MECHANICAL HVAC PLAN
- AREA B - 3RD FLOOR

M107



1 HVAC PLAN - AREA B - ROOF
1/4" = 1'-0"

GENERAL DRAWING NOTES

- A. SUBSTITUTIONS, OMISSIONS, AND CHANGES TO THE ORIGINAL DRAWING SHALL BE INDICATED BY A "C" IN THE MARGINS.
- B. CONSULT THE GENERAL CONTRACTOR FOR ALL DIMENSIONS AND CONDITIONS NOT SHOWN ON THIS DRAWING.

DRAWING NOTES

- 1. THIS DRAWING IS A PART OF THE PROJECT CONTRACT DOCUMENTS.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE PROJECT CONTRACT DOCUMENTS.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



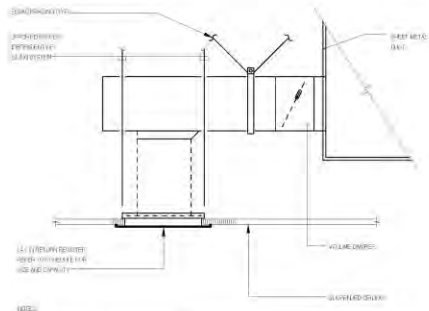
95% DESIGN DEVELOPMENT



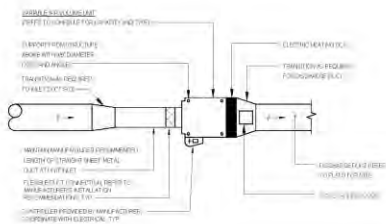
Drawn by:	10/10	
Checked by:	11/10/20	
Designed by:		
Approved by:		
No.	Discipline	Date

MECHANICAL HVAC PLAN
- AREA B - ROOF

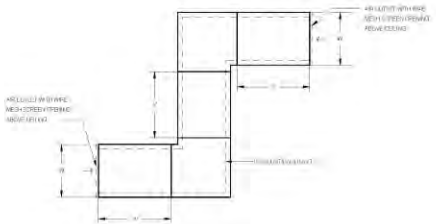
M108



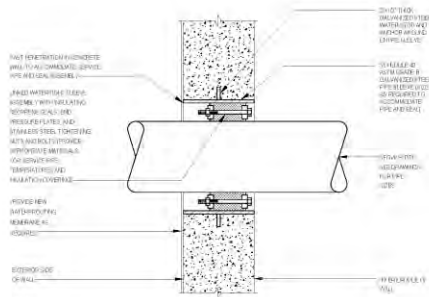
1 DETAIL - RETURN/EXHAUST AIR REGISTER BRANCH DUCT
2'-1/2"



2 DETAIL - SUPPLY AIR TERMINAL REHEAT UNIT
2'-1/2"



3 DETAIL - TRANSFER DUCT
2'-1/2"



4 DETAIL - WATERTIGHT PIPE SLEEVE
2'-1/2"



95% DESIGN DEVELOPMENT



Drawn by:	MS
Check by:	MS
Issue by:	MS
Date of completion:	11/11/2011
Project:	1080 Morrison
No.:	001
Discipline:	Mechanical

MECHANICAL DETAILS

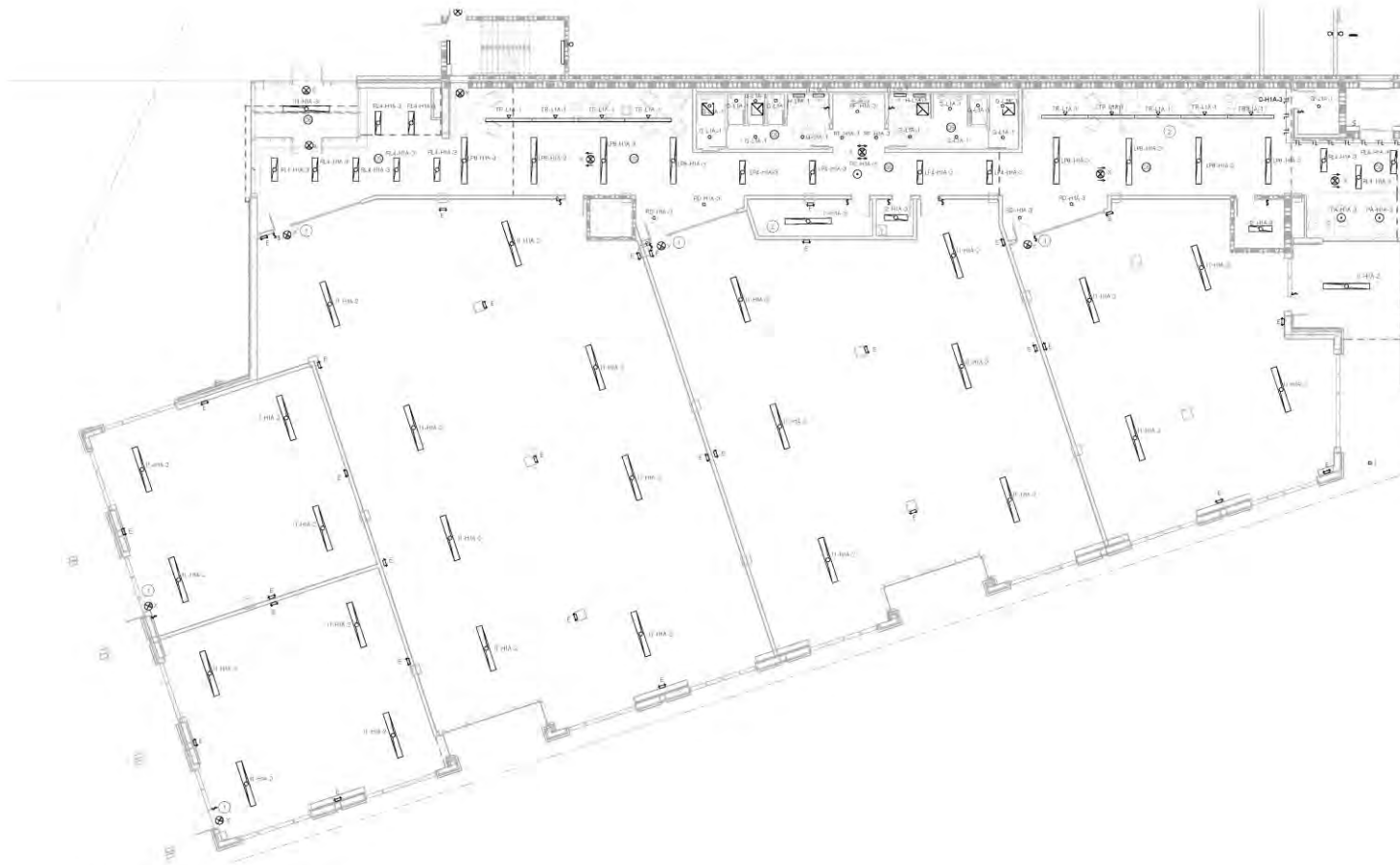
M502

GENERAL DRAWING NOTES

- 1. COORDINATE WITH LOCATION AND MOUNTING HEIGHT OF LIGHT FIXTURES AND FIXTURES WITH DIMENSIONS TO FACE TO FACIAL PLANE.
- 2. ALL LIGHTING FIXTURES SHALL BE OPERATED BY THE BUILDING CONTROL SYSTEM UNLESS OTHERWISE NOTED.
- 3. ALL LIGHTING FIXTURES SHALL BE OPERATED BY THE BUILDING CONTROL SYSTEM UNLESS OTHERWISE NOTED.
- 4. ALL LIGHTING FIXTURES SHALL BE OPERATED BY THE BUILDING CONTROL SYSTEM UNLESS OTHERWISE NOTED.

DRAWING NOTES

- 1. PROVIDE LIGHT FIXTURES WITH DIMENSIONS TO FACE TO FACIAL PLANE.
- 2. PROVIDE LIGHT FIXTURES WITH DIMENSIONS TO FACE TO FACIAL PLANE.
- 3. LIGHTING FIXTURES SHALL BE OPERATED BY THE BUILDING CONTROL SYSTEM UNLESS OTHERWISE NOTED.



1 ELECTRICAL LIGHTING PLAN - AREA A - 1ST FLOOR
18-10



The McGraw-Hill Companies
1221 Avenue of the Americas
New York, NY 10020
Architecture Revolution Group, Inc.



HENSLEY & GOERLING
CONSULTING ENGINEERS, LLC
1000 Morrisson Drive
Charlotte, NC 28203
Phone: 704.375.1100
Fax: 704.375.1101
www.hensleygoerling.com



95% DESIGN DEVELOPMENT



1000 Morrisson
100 Morrisson Dr
Charlotte, NC

Project Number	1800	
Issued to Permit	11-01-2018	
Issued to Permit	-	
Issued to Construction	-	
Project	-	
No.	Discipline	Date

ELECTRICAL LIGHTING
PLAN - AREA A - 1ST
FLOOR

E101

GENERAL DRAWING NOTES

- 1. USE GENERAL FROM LIGHT FIXTURES AND MOUNTING HOOKS OF LUMINAID SUCCESSOR MANUFACTURED WITH DIMENSIONAL TOLERANCES AS SHOWN.
- 2. ALL LIGHT FIXTURES SHALL BE DIMENSIONED TO CLEAR ALL OBSTACLES. VERIFY ALL CLEARANCES WITH ARCHITECT BEFORE PROCEEDING.
- 3. PROVIDE CEILING TRAY WITH ALL LUMINAID LIGHT FIXTURES AREA BACK TO LIGHTED CONTROL POINTS AND ELECTRICAL ROOM WITH ALL ELECTRICAL CONTROL POINTS.
- 4. VERIFY ALL LIGHTING EQUIPMENT IS LISTED WITH THE ELECTRICAL BOARD.

DRAWING NOTES



THE MORGAN GROUP
100 King Street, Suite 202
Charlotte, NC 28203



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CONSULTING ENGINEERS, LLC



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1080 Morrison
100 Morrison Dr
Charlotte, NC

Project Number	1080	
Issued to Permit	11-01-200	
Issued to Permit	-	
Issued to Construction	-	
Project	-	
No.	Discipline	Date

ELECTRICAL LIGHTING
PLAN - AREA A - 2ND
FLOOR

E102



1 ELECTRICAL LIGHTING PLAN - AREA A - 2ND FLOOR
10-1-20

GENERAL DRAWING NOTES

- 1. CONCRETE FLOOR LIGHT FIXTURES MUST BE INSTALLED IN CONCRETE WITH AN EMBEDDED STEEL BRACKET (SEE SCHEDULE).
- 2. ALL LIGHT FIXTURES SHALL BE DIMMABLE TO 10% DIMMING. DIMMING CONTROLS SHALL BE INSTALLED IN EACH ROOM AS SHOWN ON THIS PLAN.

DRAWING NOTES

- 1. PROVIDE 10' EMPTY SPACE WITHIN ALL STAIRS FROM THE AREAS SHOWN TO BE FITTED TO ALLOW FOR THE INSTALLATION OF A STAIR CASE.
- 2. VERIFY ALL LIGHTING REQUIREMENTS ARE MET BEFORE PROCEEDING WITH CONSTRUCTION.



THE MORGAN GROUP
100 King Street, Suite 202
Charleston, SC 29403
ARCHITECTURE | RENOVATION | INTERIORS



HENSLEY & GOERLING
CONSULTING ENGINEERS, LLC
1115 Market Street, Suite 200
Charleston, SC 29403
Professional Seal: Hensley & Goerling
Professional Seal: Hensley & Goerling



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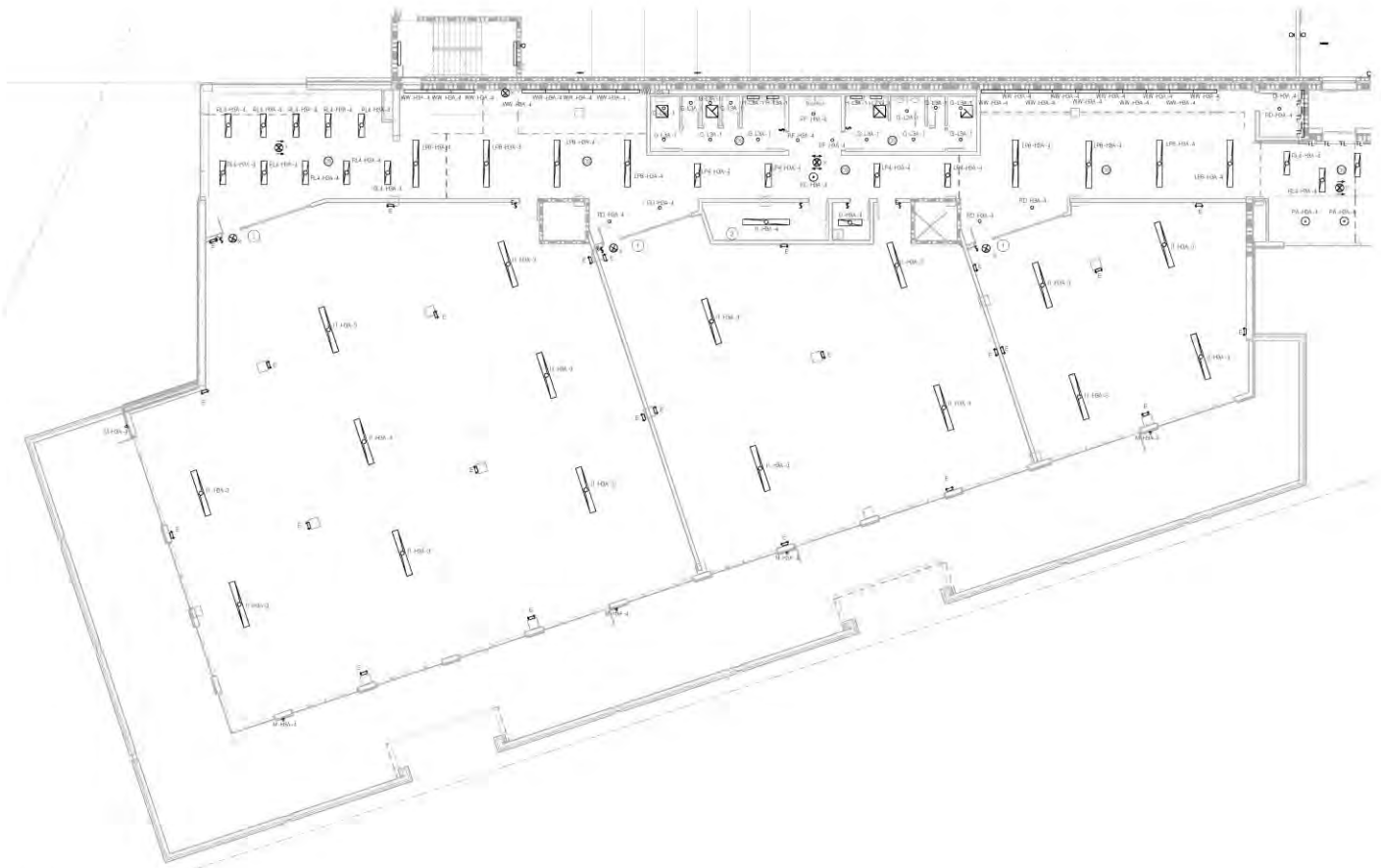


1080 Morrison
100 Morrison Dr
Charleston, SC

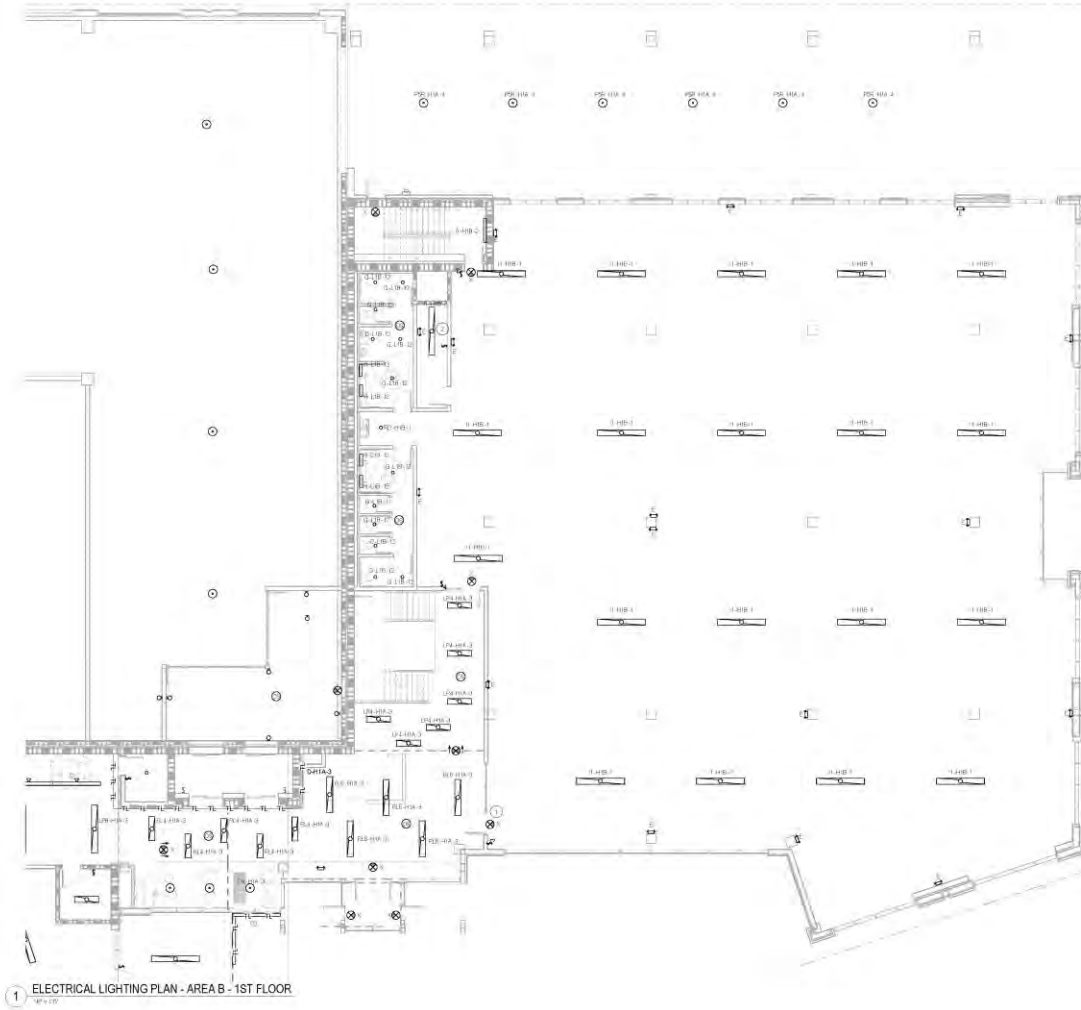
Project Number	1080
Issued to Permit	11-01-2020
Issued to Permit	-
Issued to Construction	-
File Name	-
No.	Drawings
Date	-

ELECTRICAL LIGHTING
PLAN - AREA A - 3RD FLOOR

E103



1 ELECTRICAL LIGHTING PLAN - AREA A - 3RD FLOOR
11-01-20



1 ELECTRICAL LIGHTING PLAN - AREA B - 1ST FLOOR
1/8" = 1'-0"

GENERAL DRAWING NOTES

- 1. COORDINATE WITH ARCHITECT AND MECHANICAL ENGINEER FOR THE LOCATION OF LIGHT FIXTURES AND THE LOCATION OF THE LIGHTING CONTROL SYSTEM.
- 2. ALL LIGHTING FIXTURES SHALL BE IDENTIFIED BY THE DRAWING OR BY THE ARCHITECT'S EXACT REQUIREMENTS AND IDENTIFIED BY THE ARCHITECT.
- 3. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL AND STATE REGULATIONS.

DRAWING NOTES

- 1. PROVIDE LIGHT FIXTURES WITH ALL LEADS TO THE LIGHTING CONTROL SYSTEM.
- 2. PROVIDE LIGHTING CONTROL SYSTEM IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.
- 3. LIGHTING CONTROL SYSTEM SHALL BE IDENTIFIED BY THE ARCHITECT.



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Architecture, Engineering & Construction



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95% DESIGN DEVELOPMENT



100 Morrison
100 Morrison Dr
Cherokee, NC

Project Number	1000	
Issue to Permit	11-01-200	
Issue to Permit	-	
Issue to Construction	-	
Project	-	
No.	Description	Date

ELECTRICAL LIGHTING
PLAN - AREA B - 1ST
FLOOR

E104



1 ELECTRICAL LIGHTING PLAN - AREA B - 2ND FLOOR
16-11-12

GENERAL DRAWING NOTES

- 1. SEE GENERAL NOTES FOR NOTES AND MATERIALS SPECIFICATIONS FOR LIGHT FIXTURES.
- 2. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
- 3. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
- 4. SEE GENERAL NOTES FOR NOTES AND MATERIALS SPECIFICATIONS FOR LIGHT FIXTURES.

DRAWING NOTES

- 1. FIXTURES SHALL BE INSTALLED WITH ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
- 2. SEE GENERAL NOTES FOR NOTES AND MATERIALS SPECIFICATIONS FOR LIGHT FIXTURES.



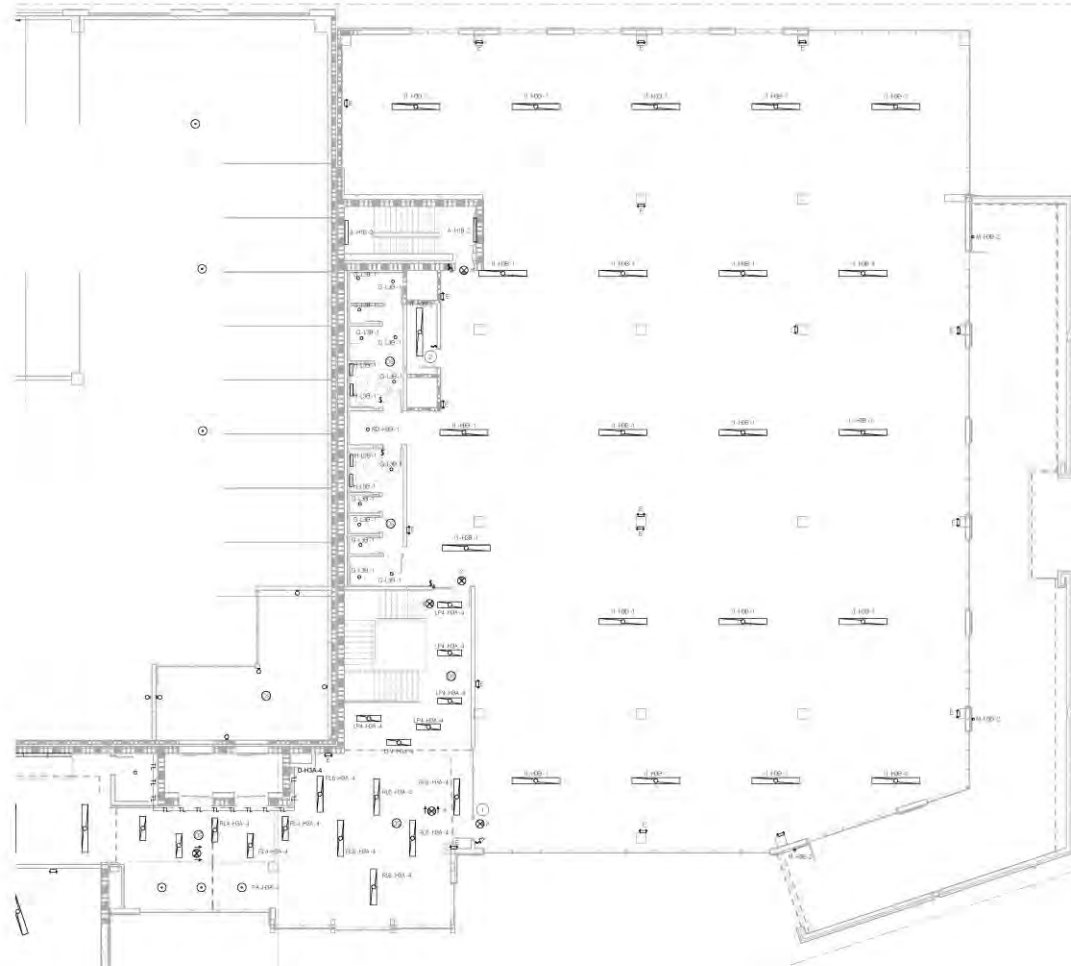
95% DESIGN DEVELOPMENT



Project Number	1680	
Issue to Permit	11-01-2016	
Issue to Plans	-	
Issue to Construction	-	
Project	-	
No.	Description	Date

ELECTRICAL LIGHTING PLAN - AREA B - 2ND FLOOR

E105



1 ELECTRICAL LIGHTING PLAN - AREA B - 3RD FLOOR
10-11-17

GENERAL DRAWING NOTES

- 1. SEE GENERAL PLAN LIST FOR DIMENSIONS AND TYPICAL NOTES FOR LIGHTING FIXTURES AND DIMENSIONS FOR ALL LIGHTING FIXTURES.
- 2. ALL LIGHTING FIXTURES SHALL BE DIMENSIONED TO BLUEPRINT LIGHTING SYMBOLS. DIMENSIONS SHALL BE DIMENSIONED FROM THE CENTER OF THE LIGHTING FIXTURE TO THE CENTER OF THE LIGHTING FIXTURE.
- 3. LIGHTING FIXTURES SHALL BE LOCATED AS SHOWN ON THIS PLAN.

DRAWING NOTES

- 1. FINISHES TO BE DETERMINED WITH THE ARCHITECT FROM THE AREA SPECIFICATIONS.
- 2. ALL LIGHTING FIXTURES SHALL BE DIMENSIONED TO BLUEPRINT LIGHTING SYMBOLS. DIMENSIONS SHALL BE DIMENSIONED FROM THE CENTER OF THE LIGHTING FIXTURE TO THE CENTER OF THE LIGHTING FIXTURE.
- 3. LIGHTING FIXTURES SHALL BE LOCATED AS SHOWN ON THIS PLAN.



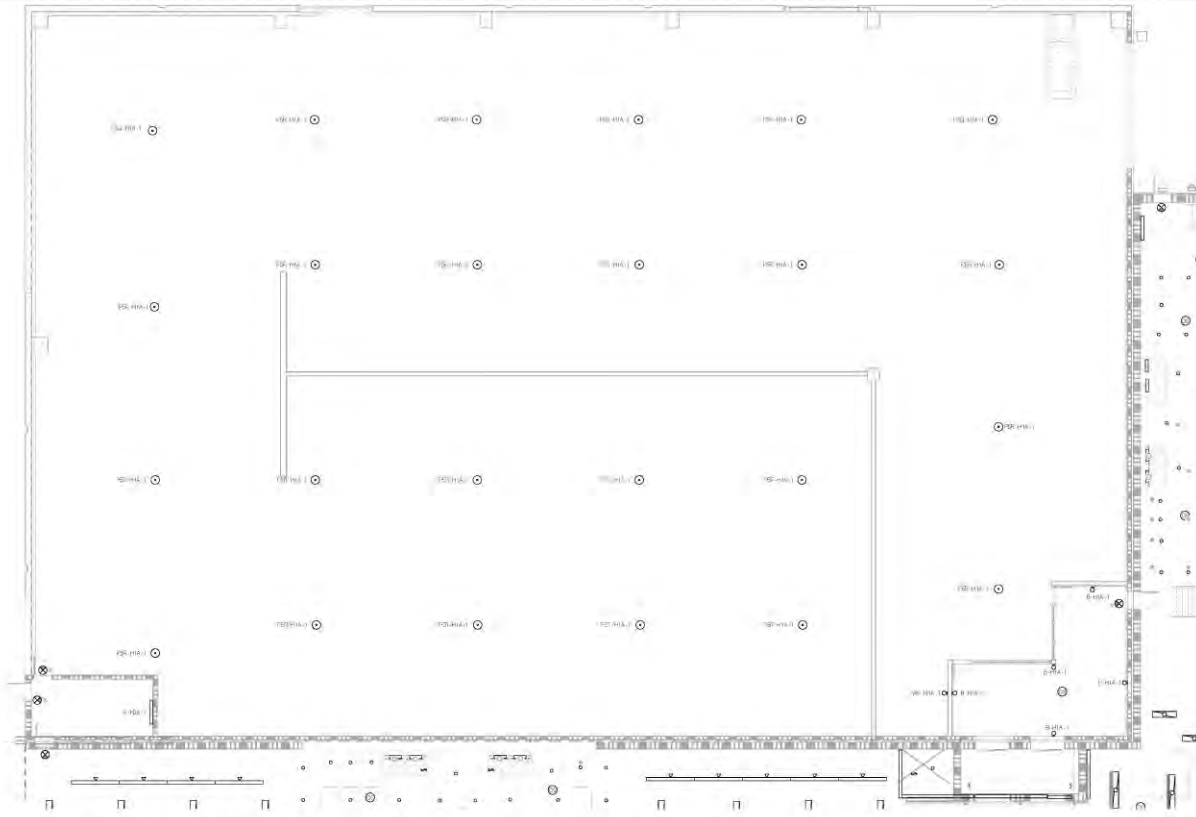
95% DESIGN DEVELOPMENT



Project Number	1080	
Issue to Permit	11-11-2017	
Issue to Permit	-	
Issue to Construction	-	
Project	-	
No.	Description	Date

ELECTRICAL LIGHTING PLAN - AREA B - 3RD FLOOR

E106



1 ELECTRICAL LIGHTING PLAN - AREA C - 1ST LEVEL
150-100

GENERAL DRAWING NOTES

- COORDINATE ALL WORKING AND MARKING NEEDS TO ALL PROJECTS. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- ALL LIGHT FIXTURES SHALL BE INSTALLED TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. ALL LIGHT FIXTURES SHALL BE INSTALLED TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- ALL LIGHT FIXTURES SHALL BE INSTALLED TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. ALL LIGHT FIXTURES SHALL BE INSTALLED TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- USE WATER-TIGHT PANELS FOR ALL WATER-RESISTIVE WALLS AND CEILING AREAS.

DRAWING NOTES

1. 100



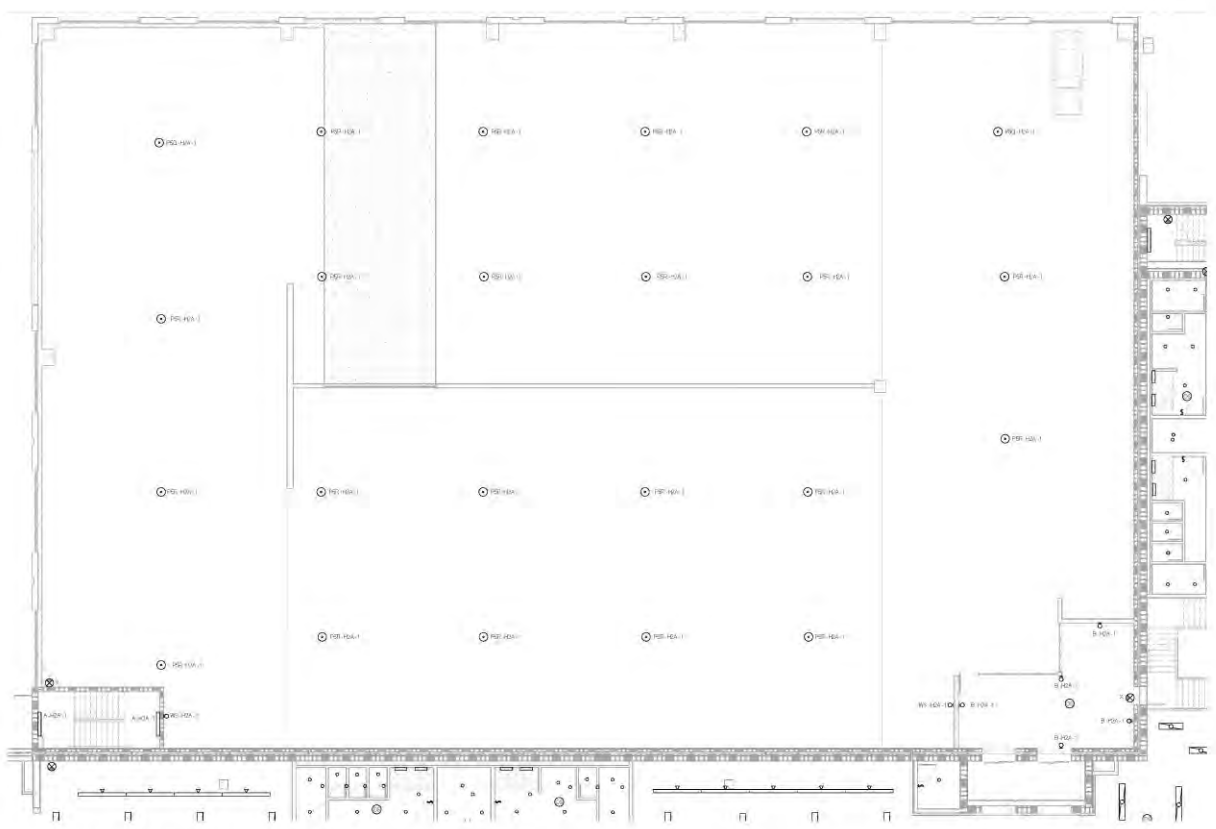
95% DESIGN DEVELOPMENT



Project Number	1080	
Issue to Permit	11-01-200	
Issue to Construction	-	
No.	Description	Date

ELECTRICAL LIGHTING PLAN - AREA C - 1ST LEVEL

E107



1 ELECTRICAL LIGHTING PLAN - AREA C - 2ND LEVEL
SF - 152'

GENERAL DRAWING NOTES

- 1. COORDINATE FINAL LIGHT FIXTURE AND MOUNTING HEIGHTS TO LIGHTING CONTROL SYSTEMS WITH DIMMING AND SCENE SELECTION CAPABILITY.
- 2. ALL LIGHT FIXTURES SHALL BE DIMMABLE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LIGHTING CONTROL SYSTEMS (ELECTRICAL) REQUIREMENTS WITH A MINIMUM OF 50% DIMMING CAPABILITY.
- 3. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE LIGHTING CONTROL SYSTEMS (ELECTRICAL) REQUIREMENTS WITH A MINIMUM OF 50% DIMMING CAPABILITY.
- 4. CONTRACTOR SHALL PROVIDE NECESSARY WIRING AND INSTALLATION OF LIGHTING FIXTURES AS REQUIRED TO PROVIDE THE NECESSARY LIGHTING.

DRAWING NOTES



95% DESIGN DEVELOPMENT

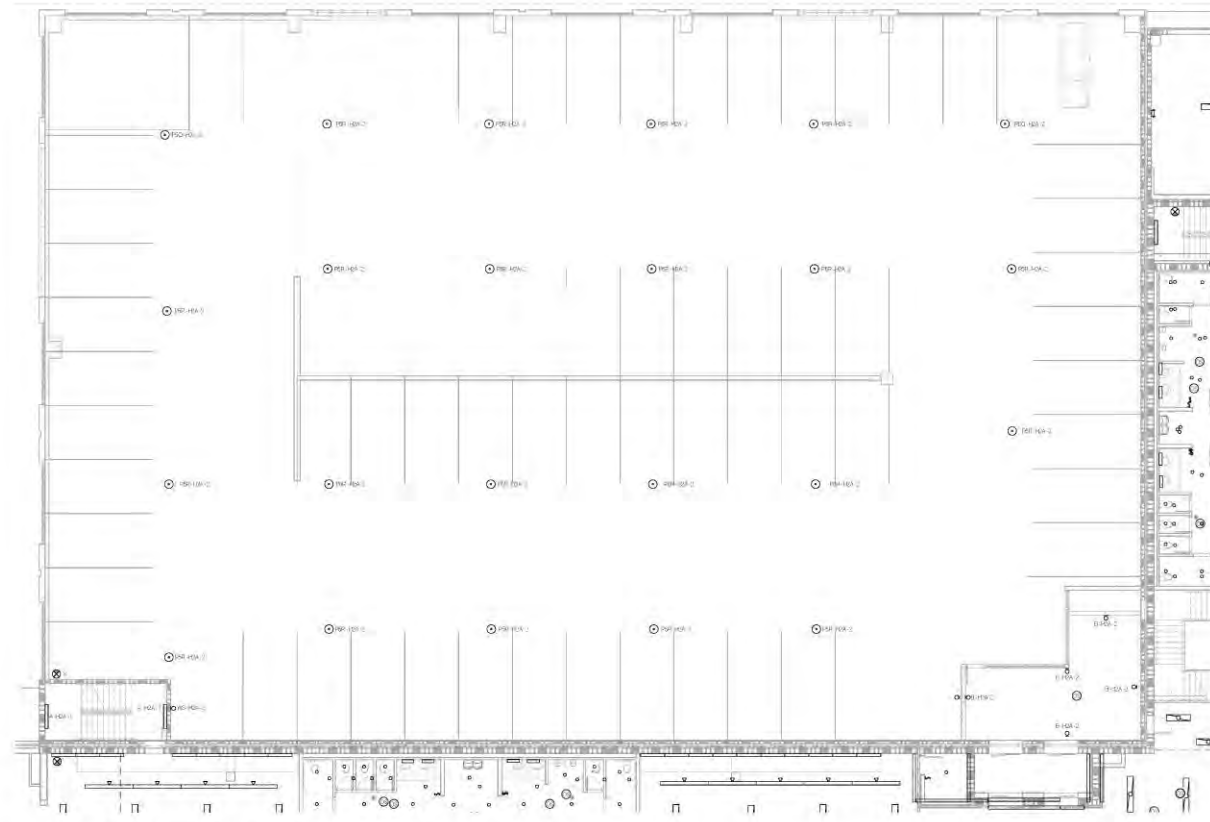


1080 Morrison
Charleston, SC

Project Number	1080	
Issued to Permit	11-01-2018	
Issued to Permit	-	
Issued to Construction	-	
Per 505	-	
No.	Description	Date

ELECTRICAL LIGHTING PLAN - AREA C - 2ND LEVEL

E108



1 ELECTRICAL LIGHTING PLAN - AREA C - 3RD LEVEL
10/11/20

GENERAL DRAWING NOTES

- 1. GENERAL NOTE: LIGHT FIXTURES MUST BE IDENTIFIED BY LOW VOLTAGE (LVD) AND IDENTIFIED BY HIGH VOLTAGE (HVD) WITH CORRESPONDING SYMBOLS.
- 2. ALL LIGHT FIXTURES MUST BE CONNECTED TO THE BUILDING ELECTRICAL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
- 3. ALL LIGHT FIXTURES MUST BE IDENTIFIED BY LOW VOLTAGE (LVD) AND IDENTIFIED BY HIGH VOLTAGE (HVD) WITH CORRESPONDING SYMBOLS.
- 4. CONTRACTOR SHALL PROVIDE NECESSARY DETAILS OF ALL VERTICAL PENETRATIONS TO MAINTAIN THE INTEGRITY OF THE BUILDING ENVELOPE.

DRAWING NOTES



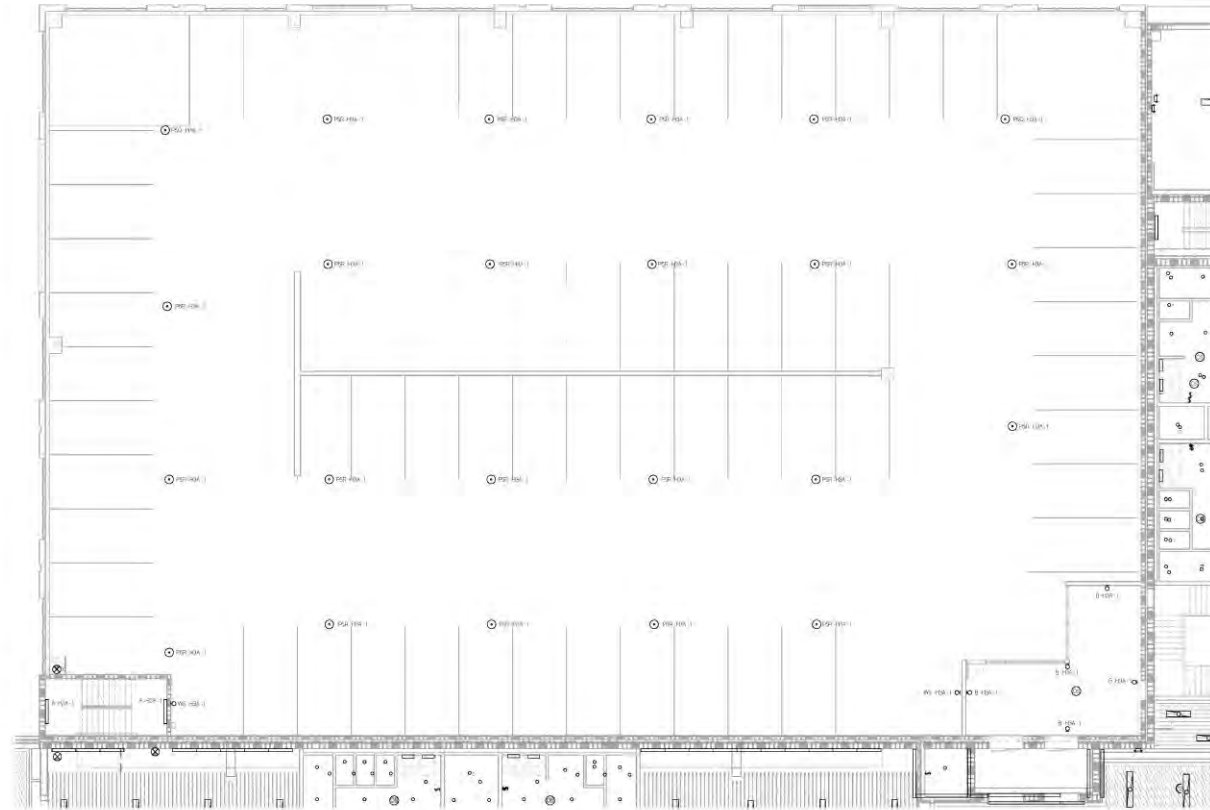
95% DESIGN DEVELOPMENT



Project Number	1080	
Issue to Permit	11/11/20	
Issue to Permit	-	
Issue to Construction	-	
Project	-	
No.	Description	Date

ELECTRICAL LIGHTING PLAN - AREA C - 3RD LEVEL

E109



1 ELECTRICAL LIGHTING PLAN - AREA C - 4TH LEVEL
10/11/19

GENERAL DRAWING NOTES

- 1. COORDINATE FROM LIGHT FIXTURES MUST BE IDENTIFIED BY LOW VOLTAGE CONTRACTOR AND SHOWN ON ALL ELECTRICAL SYMBOLS.
- 2. ALL LIGHT FIXTURES AND DIMMERS SHALL BE DIMMABLE TO THE BOLLING CONTROL SYSTEMS (ELECTRICAL) WITH APPROPRIATE WIRING INSTALLATION.
- 3. ALL LIGHT FIXTURES SHALL BE DIMMABLE FROM POWER AND/OR OCCUPANCY SENSING.
- 4. CONTRACTOR SHALL PROVIDE NECESSARY DATA FOR ALL LIGHTING FIXTURES AS REQUIRED BY THE LIGHTING CONTRACTOR.

DRAWING NOTES

- 1. SEE



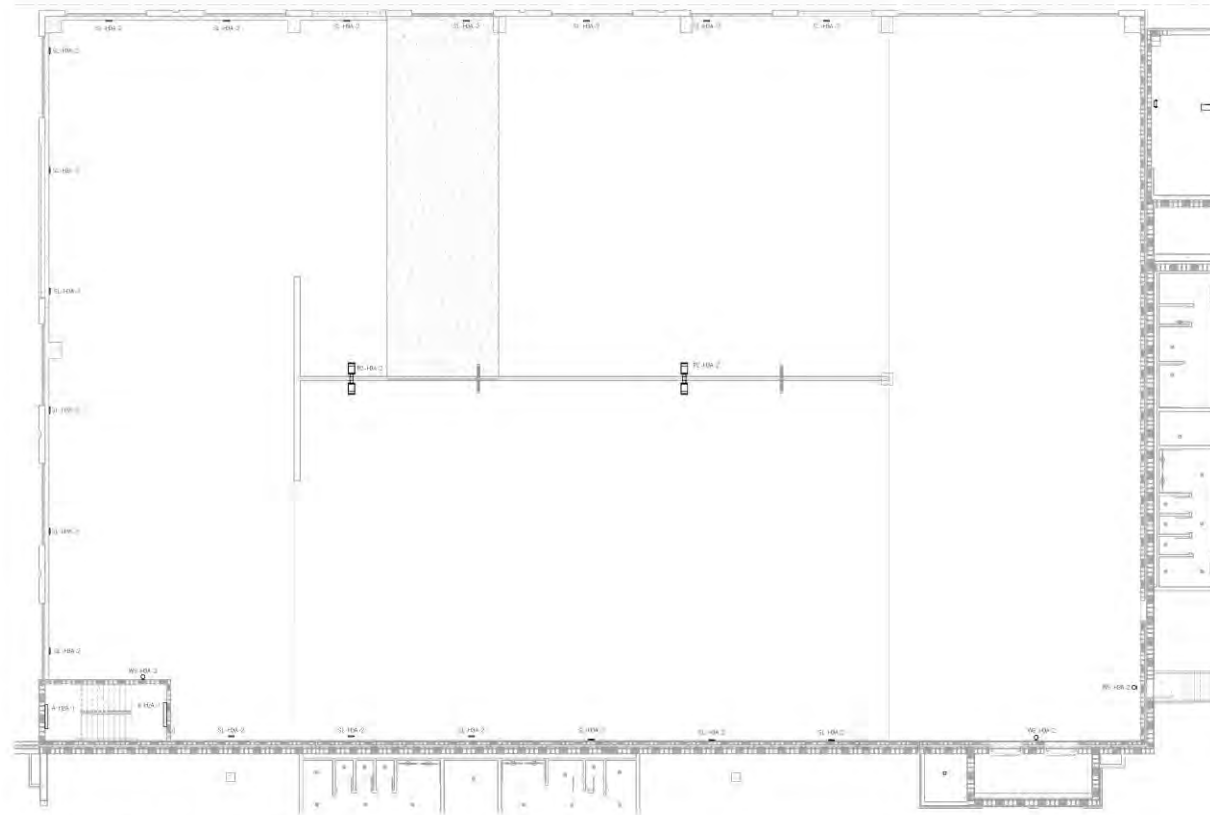
95% DESIGN DEVELOPMENT



Project Number	1080	
Issued to Permit	11/15/2019	
Issued to Permit	-	
Issued to Construction	-	
Project	-	
No.	Description	Date

ELECTRICAL LIGHTING PLAN - AREA C - 4TH LEVEL

E110



1 ELECTRICAL LIGHTING PLAN - AREA C - 5TH LEVEL
 10/13/17

GENERAL DRAWING NOTES

- 1. COORDINATE FINAL LIGHTING AND MOUNTING HEIGHTS OF LIGHT FIXTURES TO ARCHITECTURAL CONDITIONS AND DIMENSIONS OF THE PROJECT.
- 2. ALL LIGHT FIXTURES SHALL BE DIMENSIONED TO THE BOTTOM OF THE LIGHTING FIXTURE. COORDINATE LIGHT FIXTURES WITH ARCHITECTURAL FINISHES.
- 3. ALL LIGHTING FIXTURES SHALL BE TO BE FROM POWER AND NOT TO BE FROM A GENERATOR.
- 4. CONTRACTOR SHALL PROVIDE NECESSARY NOTICES OF WORKING HOURS TO THE ARCHITECT TO PROVIDE ANY NECESSARY COORDINATION.

DRAWING NOTES

- 1. 100%



95% DESIGN DEVELOPMENT



Project Number	1080	
Issued to Permit	11/15/2017	
Issued to Plans	-	
Issued to Construction	-	
Per 2015	-	
No.	Description	Date

ELECTRICAL LIGHTING
 PLAN - AREA C - 5TH
 LEVEL

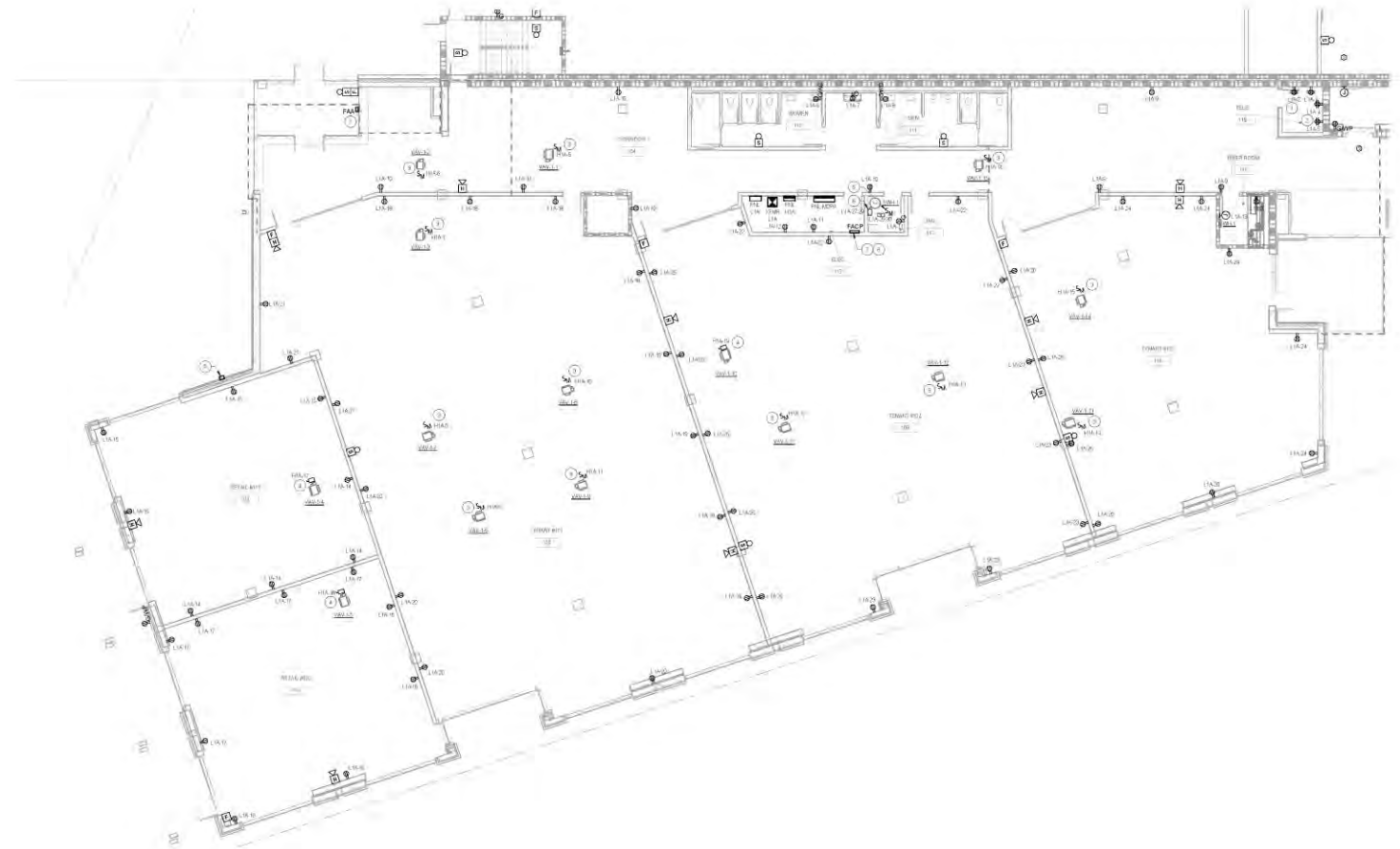
E111

GENERAL DRAWING NOTES

- 1. PROVIDE TELECOMMUNICATIONS (TELEPHONE, DATA, VIDEO, etc.) AND WIRELESS (WI-FI) NETWORKS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-2017, ARTICLE 800.
- 2. PROVIDE TELECOMMUNICATIONS (TELEPHONE, DATA, VIDEO, etc.) AND WIRELESS (WI-FI) NETWORKS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-2017, ARTICLE 800.
- 3. CONTRACTOR SHALL COORDINATE ALL SERVICE EQUIPMENT TO BE INSTALLED WITH THE ELECTRICAL SYSTEMS AND PROVIDE THE NECESSARY CLEARANCES AND MOUNTING HEIGHTS TO AVOID INTERFERENCE WITH THE ELECTRICAL SYSTEMS.

DRAWING NOTES

- 1. PROVIDE TELECOMMUNICATIONS (TELEPHONE, DATA, VIDEO, etc.) AND WIRELESS (WI-FI) NETWORKS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-2017, ARTICLE 800.
- 2. PROVIDE TELECOMMUNICATIONS (TELEPHONE, DATA, VIDEO, etc.) AND WIRELESS (WI-FI) NETWORKS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-2017, ARTICLE 800.
- 3. CONTRACTOR SHALL COORDINATE ALL SERVICE EQUIPMENT TO BE INSTALLED WITH THE ELECTRICAL SYSTEMS AND PROVIDE THE NECESSARY CLEARANCES AND MOUNTING HEIGHTS TO AVOID INTERFERENCE WITH THE ELECTRICAL SYSTEMS.
- 4. PROVIDE TELECOMMUNICATIONS (TELEPHONE, DATA, VIDEO, etc.) AND WIRELESS (WI-FI) NETWORKS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-2017, ARTICLE 800.
- 5. PROVIDE TELECOMMUNICATIONS (TELEPHONE, DATA, VIDEO, etc.) AND WIRELESS (WI-FI) NETWORKS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-2017, ARTICLE 800.
- 6. PROVIDE TELECOMMUNICATIONS (TELEPHONE, DATA, VIDEO, etc.) AND WIRELESS (WI-FI) NETWORKS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-2017, ARTICLE 800.
- 7. PROVIDE TELECOMMUNICATIONS (TELEPHONE, DATA, VIDEO, etc.) AND WIRELESS (WI-FI) NETWORKS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-2017, ARTICLE 800.
- 8. PROVIDE TELECOMMUNICATIONS (TELEPHONE, DATA, VIDEO, etc.) AND WIRELESS (WI-FI) NETWORKS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-2017, ARTICLE 800.
- 9. PROVIDE TELECOMMUNICATIONS (TELEPHONE, DATA, VIDEO, etc.) AND WIRELESS (WI-FI) NETWORKS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-2017, ARTICLE 800.
- 10. PROVIDE TELECOMMUNICATIONS (TELEPHONE, DATA, VIDEO, etc.) AND WIRELESS (WI-FI) NETWORKS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-2017, ARTICLE 800.



1 ELECTRICAL POWER PLAN - AREA A - 1ST FLOOR
18-1-02



95% DESIGN DEVELOPMENT



Project Number	1800
Issue to Permit	11-01-2018
Issue to Permit	-
Issue to Construction	-
Project	-
No.	Drawings
Qty	Done

ELECTRICAL POWER PLAN - AREA A - 1ST FLOOR

E201

GENERAL DRAWING NOTES

- 1. PROVIDE TELECOMMUNICATIONS RACKS AND PATCH PANELS TO ALL RELEVANT TELEPHONE SPACES.
- 2. PROVIDE LOW VOLTAGE LIGHT FIXTURES AND PATCH PANELS TO CORRESPONDING ELECTRICAL CONTROL PANELS AND EQUIPMENT WITH VARIOUS OPERATIONAL MODES OF RETAILATION.



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New York, NY 10020-1346

ARCHITECTURE RENOVATION GROUP / IET



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CONSULTING ENGINEERS, LLC



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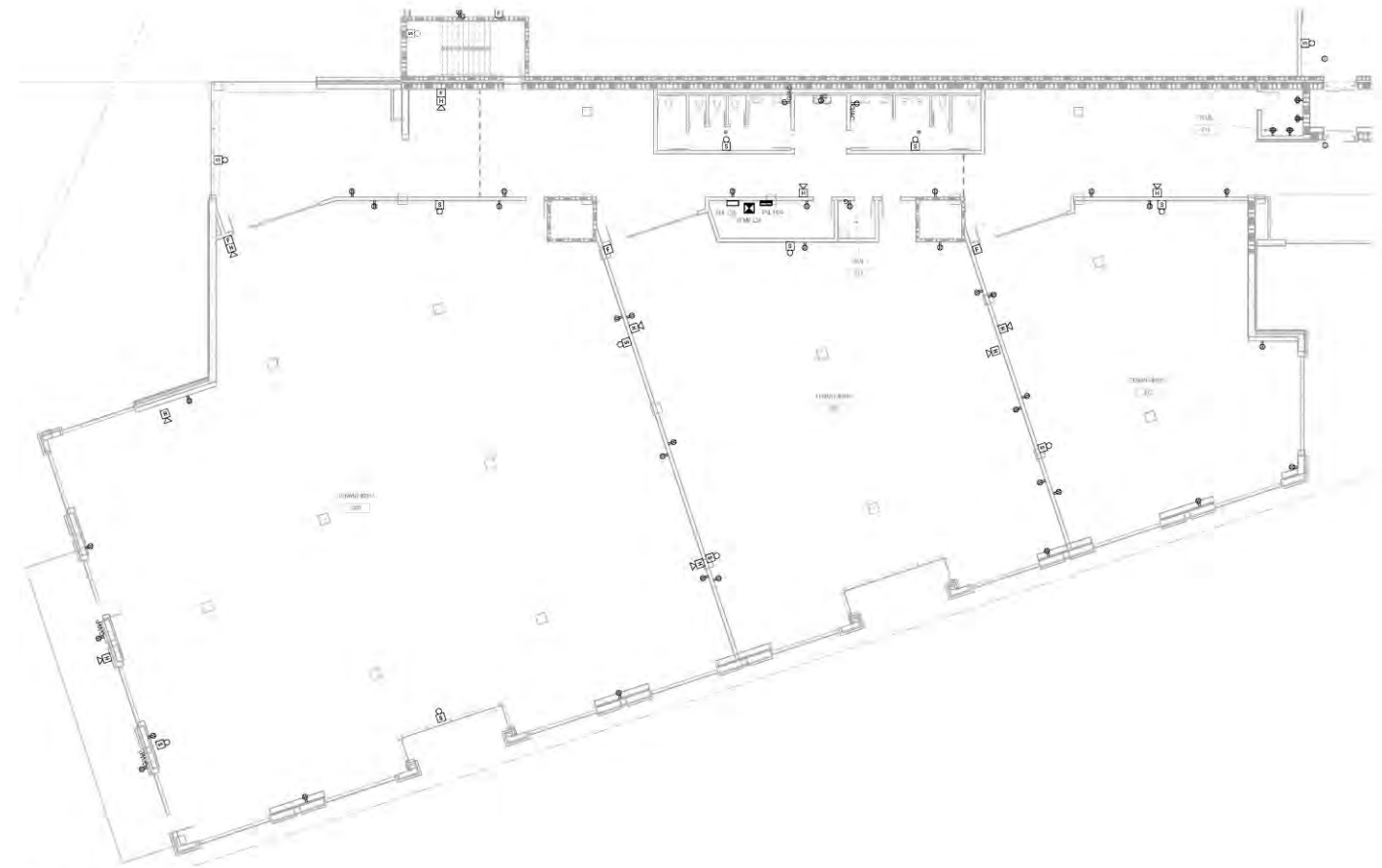


1080 Morrison
100 Morrison Dr
Cherokee, NC

Project Number	1080	
Issue to Permit	11-01-200	
Issue to Permit	-	
Issue to Construction	-	
Project	-	
No.	Discipline	Date

ELECTRICAL POWER
PLAN - AREA A - 2ND
FLOOR

E202



1 ELECTRICAL POWER PLAN - AREA A - 2ND FLOOR
11-01-200

GENERAL DRAWING NOTES

- 1. POINTS TO COMMUNICATIONS ROOM (SIGNALS) SHOWN ON SCALE (SEE SCHEDULE FOR POINTS)
- 2. PROVIDE 120V CONDUITS TO LANDSCAPE AND WATER CLOSETS. COORDINATE WITH LANDSCAPE ARCHITECT'S REQUIREMENTS WITH REGARD TO OVERHEAD WIRE INSTALLATION.



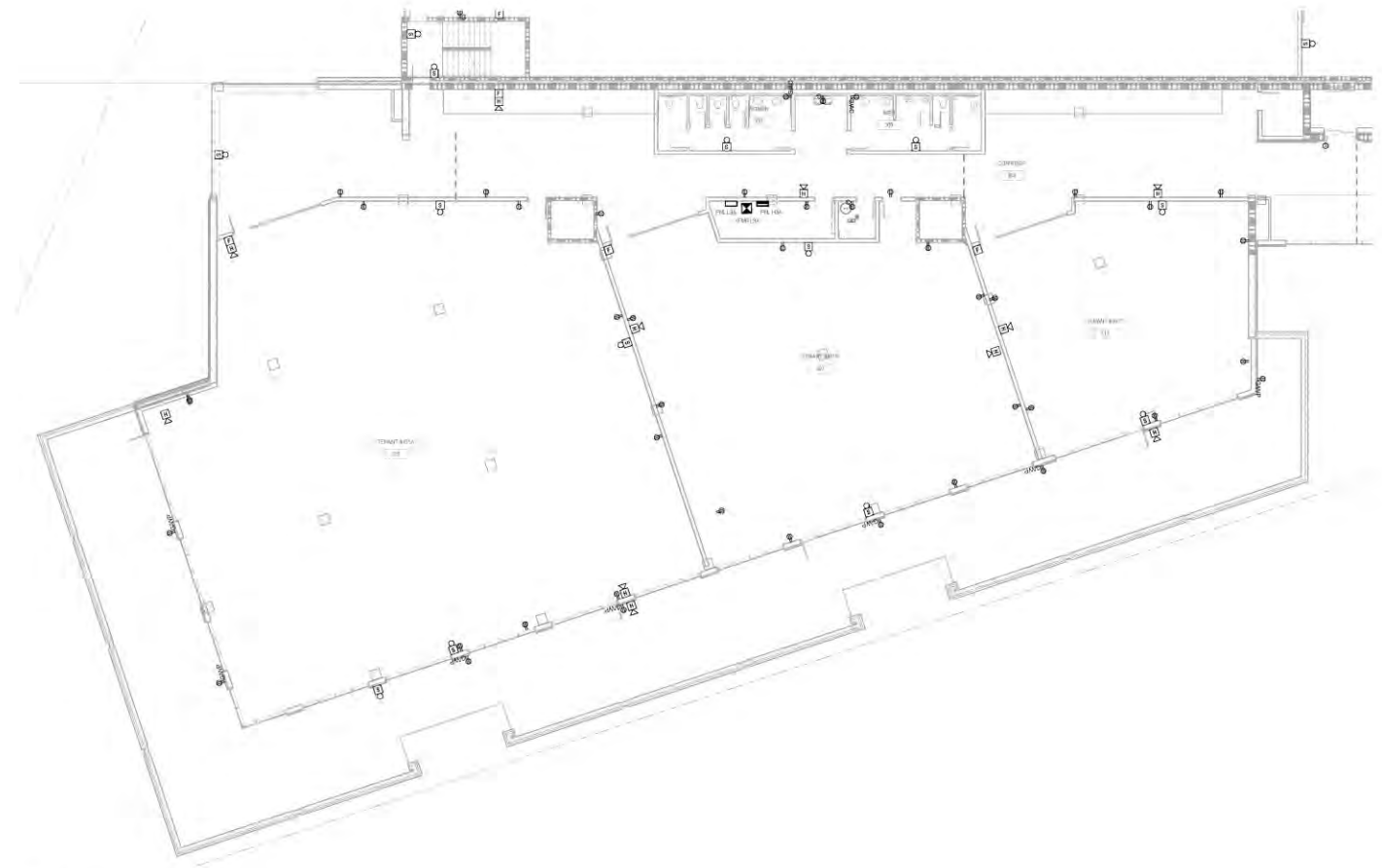
95% DESIGN DEVELOPMENT



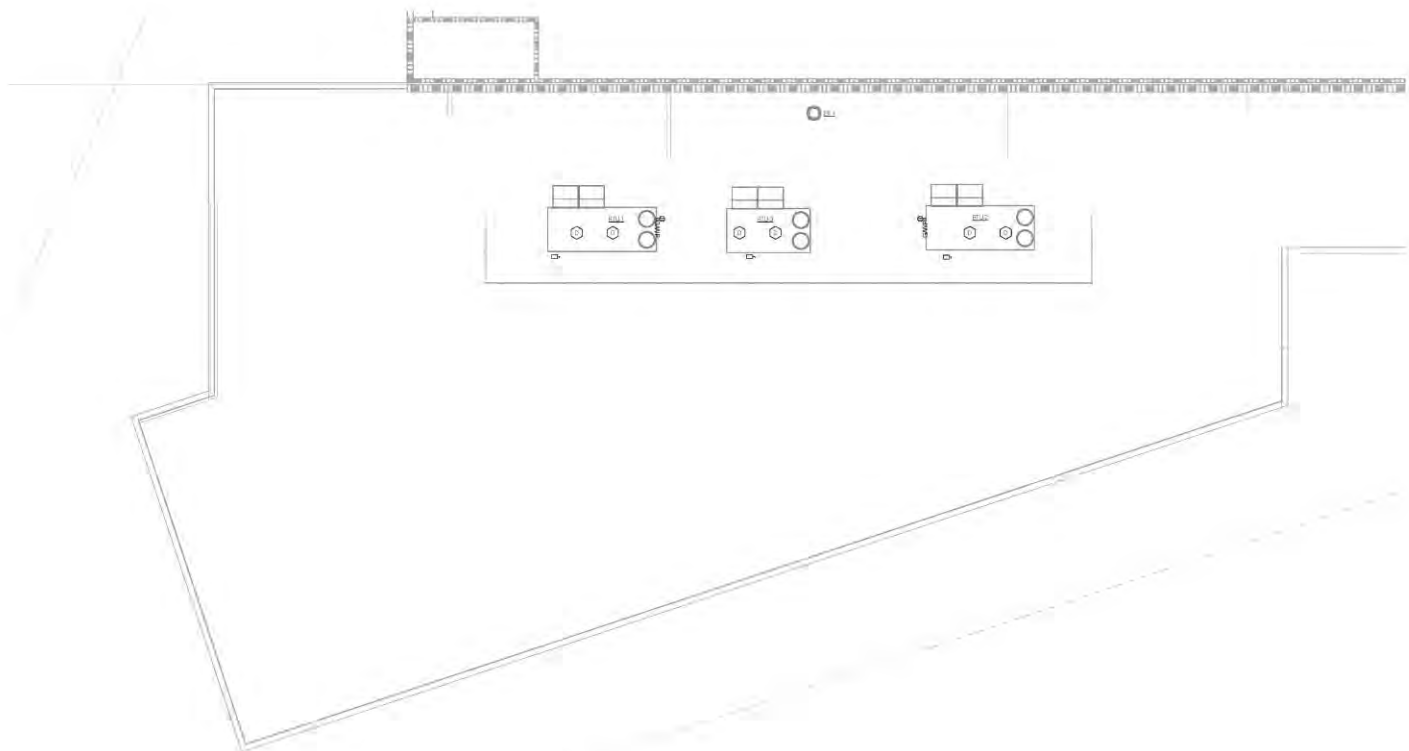
Project Number	1080	
Issued to Permit	11-01-200	
Issued to Permit	-	
Issued to Construction	-	
Project	-	
No.	Discipline	Date

ELECTRICAL POWER PLAN - AREA A - 3RD FLOOR

E203



1 ELECTRICAL POWER PLAN - AREA A - 3RD FLOOR



1 ELECTRICAL POWER PLAN - AREA A - ROOF
10/1/12



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New York, NY 10020-1345

ARCHITECTURE RENOVATION & REPAIR



HENSLEY & GOERLING
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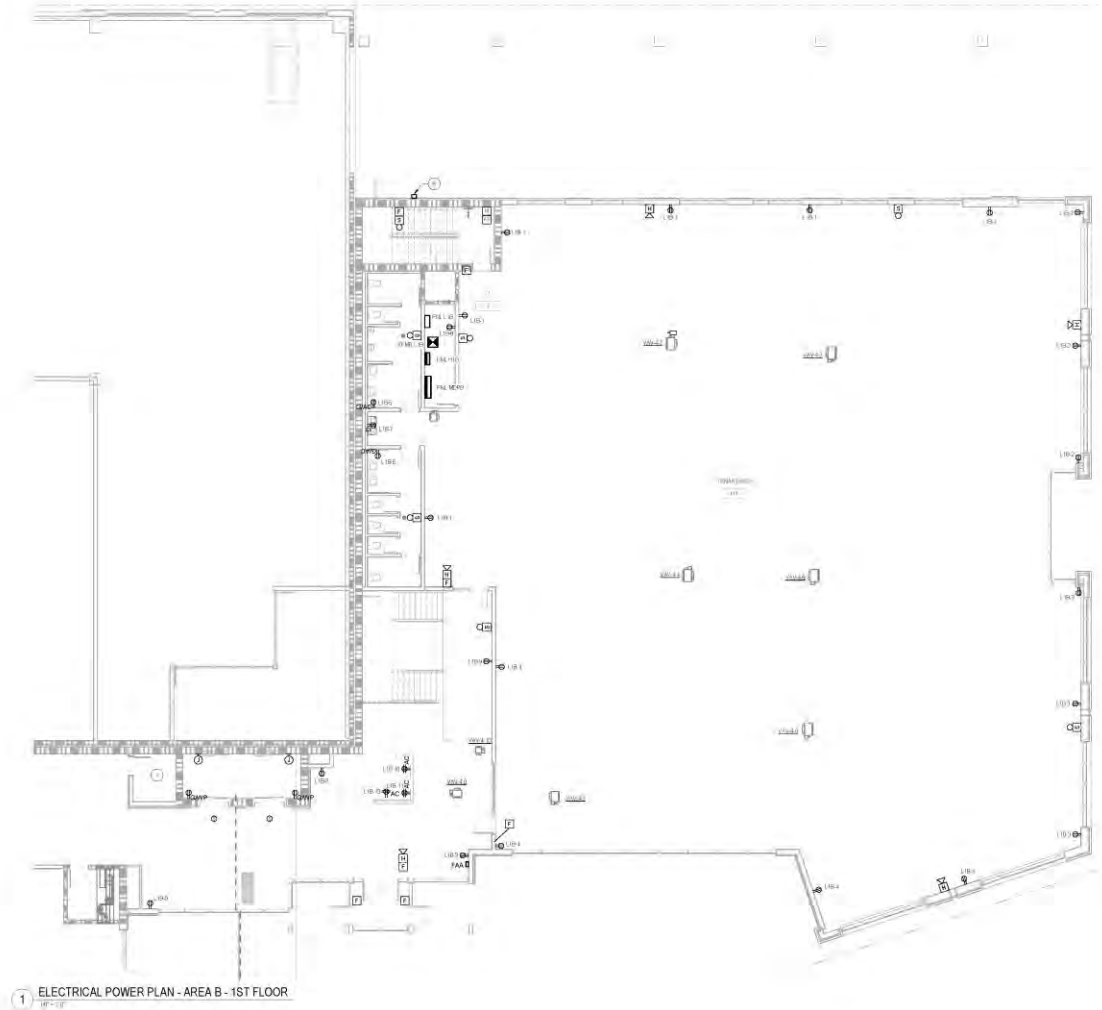


1080 Morrison
102 Morrison Dr
Cherokee, NC

Project Number	1080
Issued to Permit	11/15/2012
Issued to Plans	-
Issued to Construction	-
Project	-
No.	Discussion
Date	-

ELECTRICAL POWER
PLAN - AREA A - ROOF

E204



1 ELECTRICAL POWER PLAN - AREA B - 1ST FLOOR

GENERAL DRAWING NOTES

- 1. PROVIDE THE COMPANY SPECIFICATIONS FOR ALL ELECTRICAL EQUIPMENT SUBJECT TO ALL APPLICABLE CODES.
- 2. PROVIDE THE COMPANY SPECIFICATIONS FOR ALL ELECTRICAL EQUIPMENT SUBJECT TO ALL APPLICABLE CODES.
- 3. CONTRACTOR SHALL COORDINATE ALL POWER EQUIPMENT (CONCRETE, FRP, ETC.) WITH ALL OTHER TRADES TO AVOID CONFLICTS. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES. REFER TO ANY DRAWINGS FOR EQUIPMENT SCHEDULES THAT WILL BE SHOWN ON THIS DRAWING.

DRAWING NOTES

- 1. PROVIDE ALL ELECTRICAL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL CONTRACT REQUIREMENTS. PROVIDE ALL ELECTRICAL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL CONTRACT REQUIREMENTS.
- 2. PROVIDE ALL ELECTRICAL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL CONTRACT REQUIREMENTS.
- 3. PROVIDE ALL ELECTRICAL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL CONTRACT REQUIREMENTS.
- 4. PROVIDE ALL ELECTRICAL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL CONTRACT REQUIREMENTS.
- 5. PROVIDE ALL ELECTRICAL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL CONTRACT REQUIREMENTS.
- 6. PROVIDE ALL ELECTRICAL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL CONTRACT REQUIREMENTS.
- 7. PROVIDE ALL ELECTRICAL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL CONTRACT REQUIREMENTS.
- 8. PROVIDE ALL ELECTRICAL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL CONTRACT REQUIREMENTS.



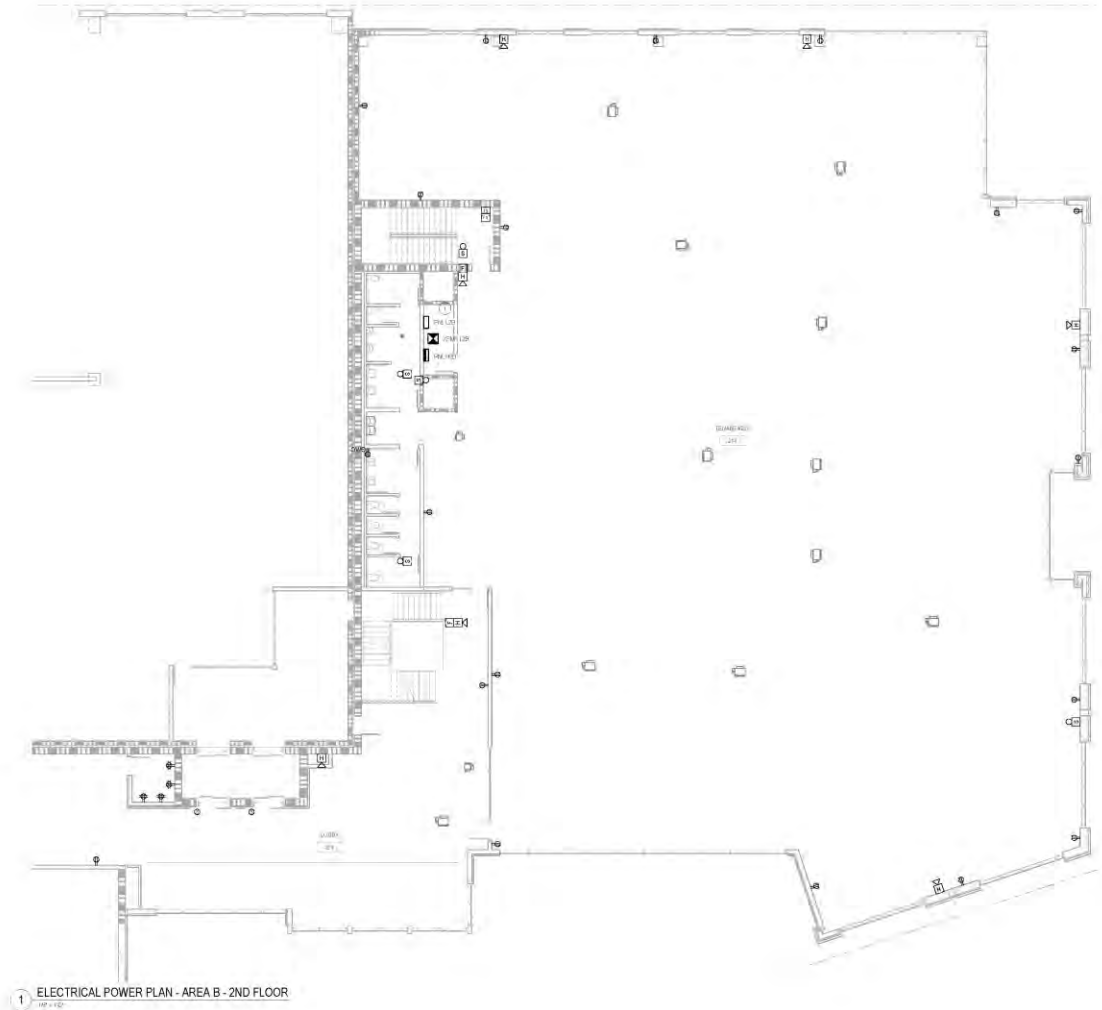
95% DESIGN DEVELOPMENT



Drawn by:	10/10
Check by:	11/11/2010
Issue to:	Permit
Issue to:	Construction
Project:	
No.	Revision
	Date

ELECTRICAL POWER PLAN - AREA B - 1ST FLOOR

E205



1 ELECTRICAL POWER PLAN - AREA B - 2ND FLOOR
10/1/10

GENERAL DRAWING NOTES

- 1. PROVIDE RECOMMENDATIONS FOR ELECTRICAL EQUIPMENT TO ALL NEW OFFICES IN STRAY OFFICE
- 2. PROVIDE SCHEDULE FOR ALL ELECTRICAL EQUIPMENT TO ALL NEW OFFICES IN STRAY OFFICE
- 3. PROVIDE SCHEDULE FOR ALL ELECTRICAL EQUIPMENT TO ALL NEW OFFICES IN STRAY OFFICE

DRAWING NOTES

- 1. PROVIDE SCHEDULE FOR ALL ELECTRICAL EQUIPMENT TO ALL NEW OFFICES IN STRAY OFFICE



100 Morrison St.
Chattanooga, TN 37402
ARCHITECTURE + INTERIOR DESIGN



HENSLEY & GOERLING
CONSULTING ENGINEERS, LLC
100 Morrison St.
Chattanooga, TN 37402



95% DESIGN DEVELOPMENT

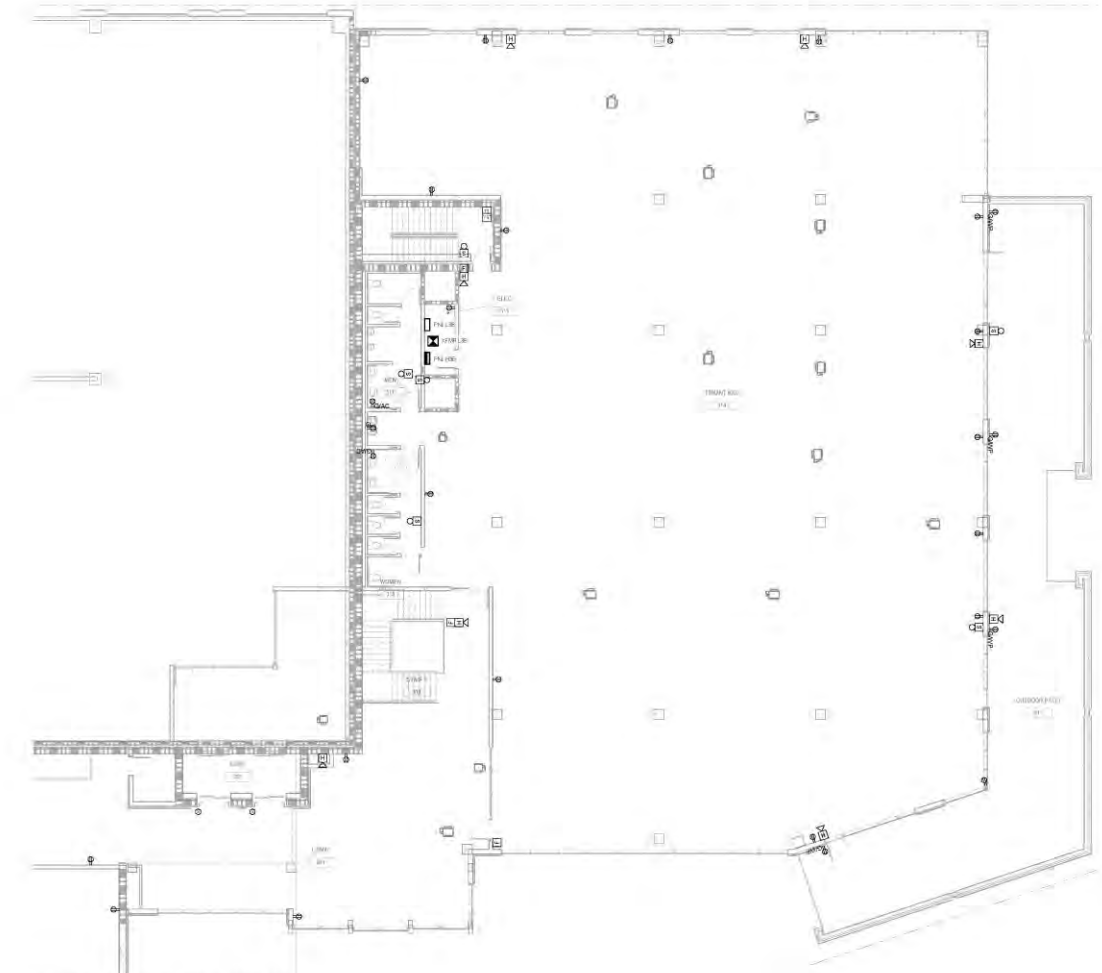


100 Morrison
Chattanooga, TN

Project Number	1000	
Issue to Permit	1/15/2010	
Issue to Permit	-	
Issue to Construction	-	
Project	-	
No.	Discipline	Date

ELECTRICAL POWER
PLAN - AREA B - 2ND
FLOOR

E206



1 ELECTRICAL POWER PLAN - AREA B - 3RD FLOOR
 10/1/07

GENERAL DRAWING NOTES

1. PROJECT TEAM RESPONSIBILITY SHALL BE AS SHOWN ON THIS SHEET.
2. PROVIDE ADVISORY ACTION TO ARCHITECT AND OWNER. COORDINATE WITH ALL OTHER TRADES AND SERVICES. PROVIDE WORK TO BE COMPLETED BY CONTRACTOR.



The McGraw-Hill Companies
 1221 Avenue of the Americas
 New York, NY 10020-1345

ARCHITECTURE RENOVATION GROUP, INC.



HENSLEY & GOERLING
 CONSULTING ENGINEERS, LLC



95% DESIGN DEVELOPMENT

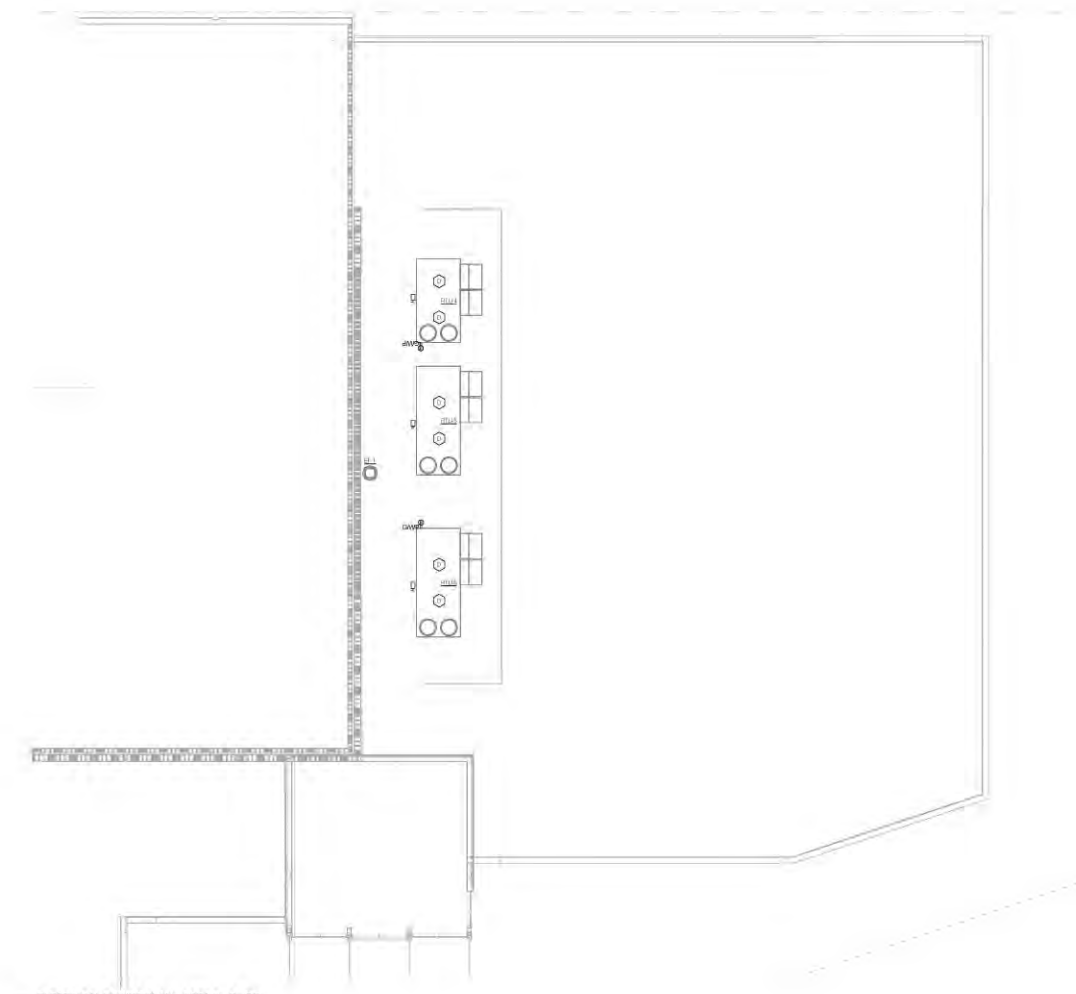


1080 Morrison
 100 Morrison Dr
 Charlotte, NC

Project Number	1080	
Issue to Permit	1/15/2008	
Issue to Permit	-	
Issue to Construction	-	
Project	-	
No.	Description	Date

ELECTRICAL POWER
 PLAN - AREA B - 3RD
 FLOOR

E207



1 ELECTRICAL POWER PLAN - AREA B - ROOF
10P-11P



The McGraw-Hill Companies
 1221 Avenue of the Americas
 New York, NY 10020
 ARCHITECTURE TRANSLATIONS/ROOF/FIT



HENSLEY & GOERLING
 CONSULTING ENGINEERS, LLC
 1000 North Main Street
 Suite 200
 Greenville, SC 29615
 Phone: 864.671.1111
 Fax: 864.671.1112
 www.hensleygoerling.com



95% DESIGN DEVELOPMENT

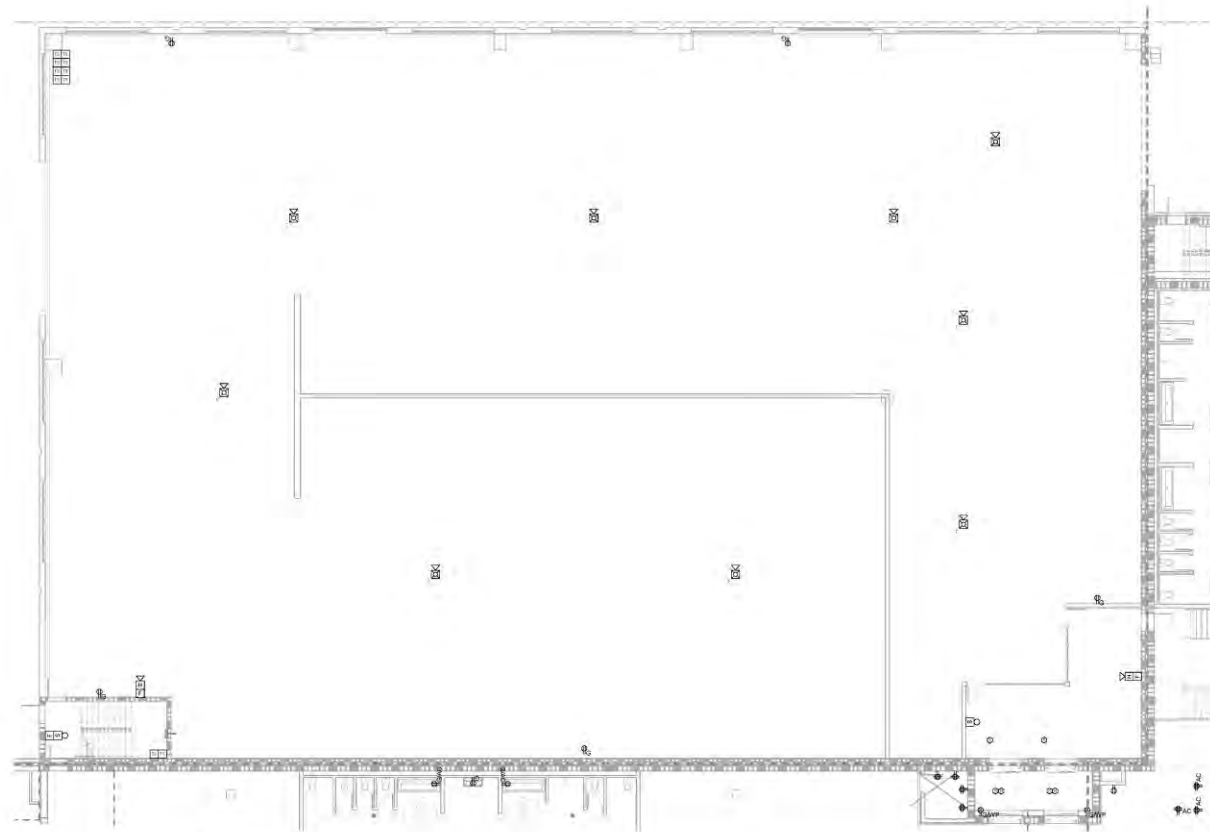


1080 Morrison
 100 Morrison Ct
 Greenville, SC

Drawn by:	10/20
Check by:	11/20
Issue by:	
Issue to:	
Project:	
No.	Discipline

ELECTRICAL POWER
 PLAN - AREA B - ROOF

E208



1 ELECTRICAL POWER PLAN - AREA C - 1ST LEVEL
10/1/19



The Miller Group
100 King Street, Suite 202
Cherokee, NC 28612
ARCHITECTURE | INTERIORS | HOUSING | FF&E



HENSLEY & GOERLING
CONSULTING ENGINEERS, LLC
1000 North Main Street, Suite 200
Cherokee, NC 28612
PH: 828.295.1100
www.hensleygoerling.com



95% DESIGN DEVELOPMENT

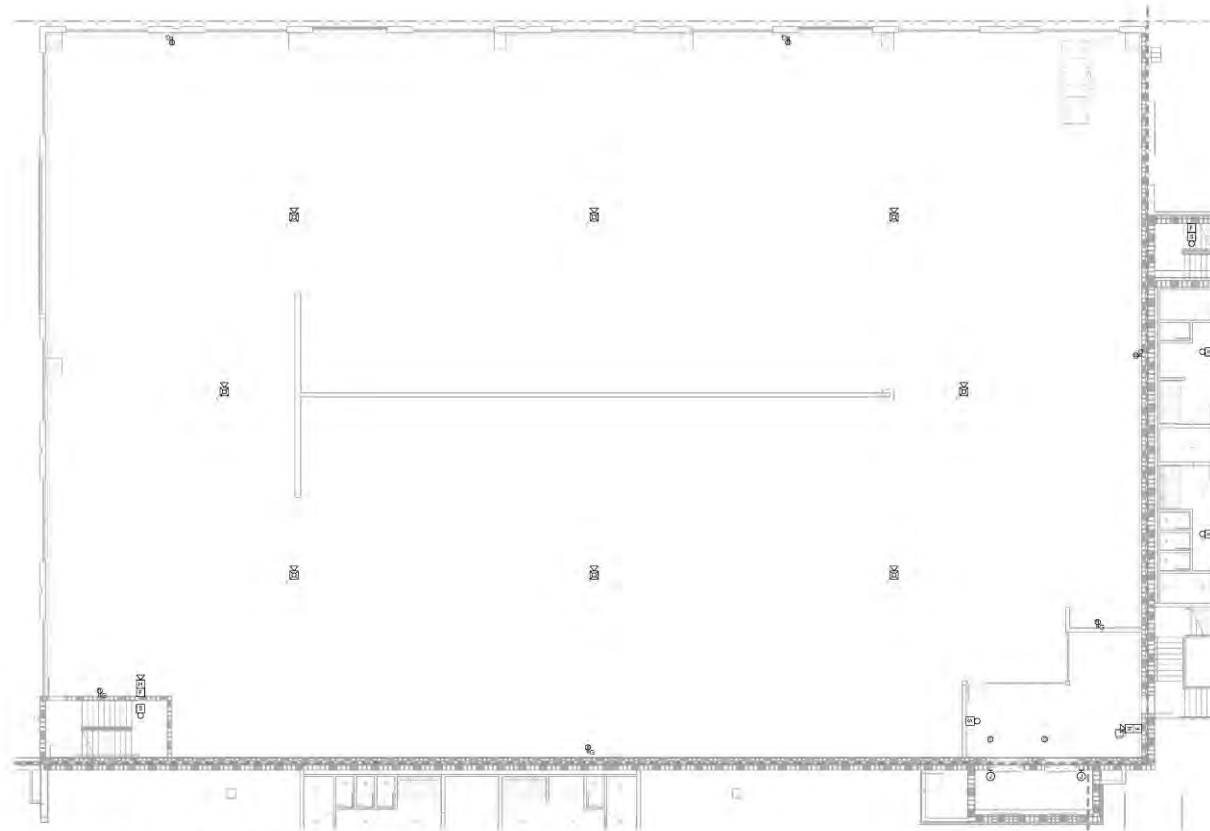


1080 Morrison
100 Main Street
Cherokee, NC

Project Number	1080	
Issued To Permit	11/15/2019	
Issued To Plans	-	
Issued To Construction	-	
Project	-	
No.	Discipline	Date

ELECTRICAL POWER
PLAN - AREA C - 1ST
LEVEL

E209



1 ELECTRICAL POWER PLAN - AREA C - 2ND LEVEL
DATE: 10/1/10



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 New York, NY 10020-1345
 ARCHITECTURE RENOVATION GROUP / IET



HENSLEY & GOERLING
 CONSULTING ENGINEERS, LLC
MEMBER OF THE HENSLEY & GOERLING GROUP



85% DESIGN DEVELOPMENT

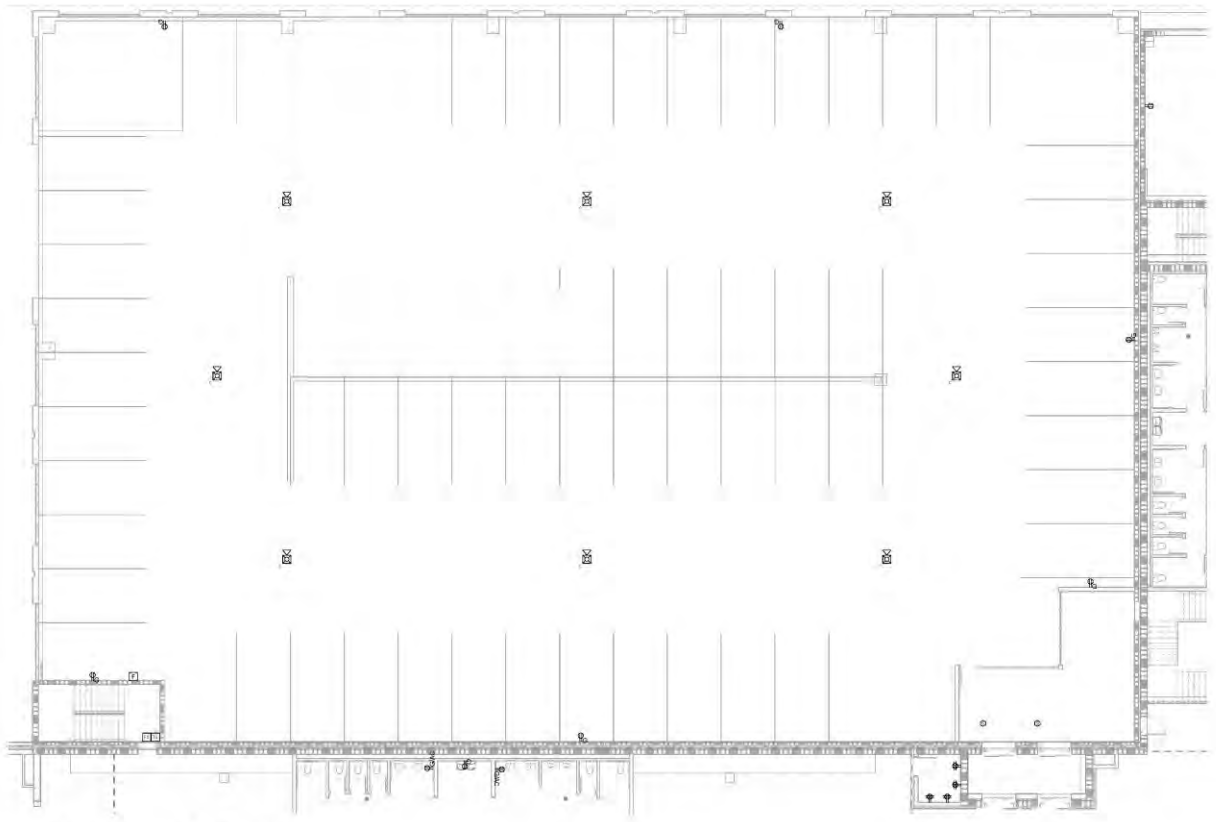


1080 Morrison
100 Morrison Ct
 Charleston, SC

Drawn by:	10/1/10
Checked by:	10/1/10
Designed by:	
Reviewed by:	
Project:	
No.	Discipline

ELECTRICAL POWER
 PLAN - AREA C - 2ND
 LEVEL

E210



1 ELECTRICAL POWER PLAN - AREA C - 3RD LEVEL
10-11-12



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www.hensleygoerling.com



95% DESIGN DEVELOPMENT



1000 Morrison
100 Morris Dr
Chattanooga, TN

Project Number	1000	
Issued to Permit	11-01-2012	
Issued to Construction	-	
Per 90%	-	
No.	Discussion	Date

ELECTRICAL POWER
PLAN - AREA C - 3RD
LEVEL

E211

Agenda Item 9:

1090 Morrison Drive (formerly 93 Brigade Street)

- - TMS # 461-09-03-060

Request final approval for new construction of mixed-use building.

(East Central) / Height District / Historic Corridor District

THE MORRIS

1090 Morrison Dr.
Charleston, SC 29403



The Middleton Group
1503 King Street, E., Suite 202
Charleston, SC 29403
ARCHITECTURE.THEMIDDLETONGROUP.NET

PERSPECTIVE



GENERAL PROJECT NOTES

- THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF ORDINANCES, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT.
- THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUB-CONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUB-CONTRACTOR FOR ANY PART OF THE WORK.
- SCOPS OF WORK. THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PROVIDING A COMPLETE, HABITABLE PROJECT, INCLUDING BUT NOT LIMITED TO SITE WORK, ARCHITECTURAL, ELECTRICAL, PLUMBING AND HVAC.
- BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK AND SHALL BE RESPONSIBLE FOR SAME.
- IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.
- THE ARCHITECT SHALL BE AVAILABLE TO VISIT THE SITE WHEN REQUESTED. IF A CONDITION EXISTS THAT REQUIRES OBSERVATION OR ACTION BY THE ARCHITECT OR STRUCTURAL ENGINEER, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL INSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES, TRADE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN. BEFORE COMMENCING WORK NOT SHOWN IN DOCUMENTS, BUT REQUIRED TO ACHIEVE FULL COMPLIANCE WITH CODES, CONTRACTOR SHALL NOTIFY ARCHITECT.
- THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
- OWNER SHALL PAY ALL TAXES, SECURE ALL PERMITS AND PAY ALL FEES INCURRED IN THE COMPLETION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO BUILDING PERMITS, WATER, ELECTRIC AND TELEPHONE SERVICE CONNECTION, CERTIFICATE OF OCCUPANCY, AND INSPECTIONS.
- INSURANCE - WORKMEN'S COMPENSATION, AS REQUIRED BY LAW, AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR.
- GUARANTEE - THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR HIS REPAIR. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN TEN (10) DAYS AFTER IT IS BROUGHT TO HIS ATTENTION.
- PROTECTION - THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIAL USED IN CONNECTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES.
- CLEANING UP - THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH AND AT THE COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE ALL RUBBISH, IMPLEMENTS, AND SUPPLIES MATERIALS AND LEAVE THE BUILDING CLEAN, WITH PAINTED AND WOOD SURFACES CLEAN, ALL FLOORS WAXED AND/OR POLISHED AS SPECIFIED, AND ALL SALES AND MESSIES CLEANED AND POLISHED.
- CONTRACTOR IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES AND OPERATIONS AND MAINTENANCE MANUALS.

VICINITY MAP



DRAWING LIST

*CIVIL SHEETS TO BE SUBMITTED AS PART OF 1090 MORRISON SET.

Sheet	Sheet Name	Rev.	Date	Current Revision Description
01 BAR				
0001	TITLE SHEET			
0002	PROJECT DESCRIPTION			
02 ARCHITECTURAL				
A001	LIFE SAFETY PLANS			
A100	OVERALL ARCHITECTURAL SITE PLAN			
A101	FIRST FLOOR PLAN			
A102	SECOND FLOOR PLAN			
A103	ROOF PLAN			
A104	PROJECTED CEILING PLANS			
A201	STREETSCAPE ELEVATIONS			
A202	STREETSCAPE ELEVATIONS			
A203	EXTERIOR ELEVATIONS			
A204	EXTERIOR ELEVATIONS			
A205	EXTERIOR ELEVATIONS			
A301	BUILDING SECTIONS			
A302	BUILDING SECTIONS			
A303	WALL SECTIONS			
A304	WALL SECTIONS			
A305	WALL AND ROOF TYPES			
A306	EXTERIOR DETAILS			
A307	ROOF DETAILS			
A308	SCHEMALS			
A401	CURTAINWALL ELEVATIONS			
A402	CURTAINWALL ELEVATIONS & DETAILS			
A501	RENDERING			
A502	RENDERING			
A503	RENDERING			
A504	RENDERING			
A505	RENDERING			
A506	RENDERING			
A507	RENDERING			
A508	RENDERING			
A509	RENDERING			
A510	RENDERING			
03 LANDSCAPE				
L100	SITE PLAN			
L200	LANDSCAPE PLAN			
L201	SITE LIGHTING PLAN			
L300	SCHEDULE & NOTES			
L301	PLANTING DETAILS			
L302	SITE DETAILS			
L303	RENDER			
04 MEP				
M100	FIRE PROTECTION LEGEND, ABBREVIATIONS, NOTES & SPECS			
M101	FIRE PROTECTION PLANS			
M200	PLUMBING LEGEND, ABBREVIATIONS, NOTES & SPECIFICATIONS			
M201	PLUMBING - SANITARY AND VENT PLAN			
M202	PLUMBING - DOMESTIC WATER AND GAS PLAN			
M301	PLUMBING DETAILS			
M302	PLUMBING SCHEDULES			
M400	MECHANICAL LEGEND, ABBREVIATIONS, NOTES & SPECIFICATIONS			
M401	MECHANICAL - HVAC PLANS			
M402	MECHANICAL - HVAC PLAN - ROOF			
M501	MECHANICAL DETAILS			
M502	MECHANICAL SCHEDULES			
M600	ELECTRICAL LEGEND, ABBREVIATIONS, NOTES & SPECIFICATIONS			
E101	ELECTRICAL LIGHTING PLAN			
E102	ELECTRICAL POWER PLAN			
E201	ELECTRICAL POWER PLAN - ROOF			
E301	ELECTRICAL DETAILS			
E401	ELECTRICAL SINGLE LINE DIAGRAM			
E402	ELECTRICAL SCHEDULES			

APPLICABLE CODES

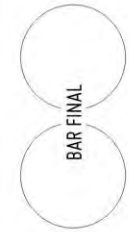
ACCESSIBILITY	ICC AND A117.1
BUILDING CODE	2015 INTERNATIONAL BUILDING CODE W/ SOUTH CAROLINA AMENDMENTS
ELECTRICAL CODE	2014 NATIONAL ELECTRICAL CODE
ENERGY CODE	2009 SOUTH CAROLINA ENERGY CODE
EXISTING BUILDING CODE	2015 INTERNATIONAL EXISTING BUILDING CODE W/ SOUTH CAROLINA AMENDMENTS
FIRE CODE	2015 INTERNATIONAL FIRE CODE W/ SOUTH CAROLINA AMENDMENTS
FUEL GAS CODE	2015 INTERNATIONAL FUEL GAS CODE W/ SOUTH CAROLINA AMENDMENTS
MECHANICAL CODE	2015 INTERNATIONAL MECHANICAL CODE W/ SOUTH CAROLINA AMENDMENTS
PLUMBING CODE	2015 INTERNATIONAL PLUMBING CODE W/ SOUTH CAROLINA AMENDMENTS

DEFERRED SUBMITTALS

- 1) PRE-ENGINEERED METAL SHOP DRAWINGS
- 2) FIRE PROTECTION SHOP DRAWINGS

PROJECT TEAM

ARCHITECT	OWNER	MEP ENGINEER	STRUCTURAL ENGINEER
THE MIDDLETON GROUP 1503 KING STREET SUITE 202 CHARLESTON, SC 29403 P 843-302-9532	COWAN NAVES VENTURES	HENSLY GOEBEL CONSULTING ENGINEERS P.O. BOX 2503 SUMMERVILLE, SC 29484 P 843-826-4448	FINE TONED STRUCTURES, LLC 191 FOX SQUIREL RUN SUMMERVILLE, SC 29483 P 843-376-4800
LANDSCAPE ARCHITECT REMARK STUDIO 430 NORTH HANOVER STREET CHARLESTON, SC 29403 P 843-452-7817	CIVIL ENGINEER CLINE ENGINEERING 1514 MATING FERRY RD. SUITE 209 MOUNT PLEASANT, SC 29464 P 843-991-7229		



CONSTRUCTION DOCUMENTS



The Morris
1090 Morrison Dr.
Charleston, SC

Project Number	18041
Issued for Review	11.04.2019
Issued for Permit	
Issued for Construction	
Revisions	
No.	Description Date

TITLE SHEET

B001

PROJECT INFORMATION

This proposal requests final approval for a new two story, 8,700 square foot core & shell mixed-use facility at 1090 Morrison Dr. (formerly 93 Brigade St.). The proposed design will have a restaurant on the 1st floor and office space on the 2nd floor. It will consist of one new building at the corner of Morrison Dr. and Brigade St. featuring a butterfly roof. The parking needs will be provided off-site by 1080 Morrison Dr. (formerly 1074 Morrison Dr.), as well as new street parking on Brigade St, permitting approval from the city.

The site concept is driven by the concurrent design of 1080 Morrison, which addresses issues with the topography, the AE-13 flood zone (for 1080 Morrison only), on-site parking requirements, as well as encouraging connectivity to the adjacent Half Mile North and Foundry Point developments, in which 1090 Morrison plays a central role. The two tandem designs allows for dedicated outdoor space to become a focal point at the northwest portion of the site, centered around an existing Live Oak tree, which is to be kept.

PREVIOUS SUBMITTALS

04/24/2019 – BAR Demolition Application for Existing Buildings – **APPROVED**

04/24/2019 – BAR Conceptual Application for New Construction – **APPROVED**

08/14/2019 – BAR Preliminary Application for New Construction – **APPROVED**

COMMUNITY SUPPORT

The current design proposal was shared with and has general support from the following: Councilman Mitchell and Gregorie, East Central neighborhood president Mrs. Jenkins, Rosemont neighborhood president Nancy Button, North Central neighborhood president Loquinta Bryant, Historic Charleston Foundation, Preservation Society of Charleston, Middle Street Partners, Martha Lou's, Grow Food, Raven Cliff, & 960 Morrison Dr.

PRELIMINARY APPROVAL STAFF COMMENTS RESPONSE

BUILDING:

1. This continues to be an elegant project. Materials and detailing have changed, eliminating the precast concrete and heavy timber construction at the exterior. These changes relate to this project better to the 1074 Morrison project making the overall development more unified and cohesive. The building massing has changed minimally (shorter), but some version of the hyphen should be re-introduced between the stair mass and the main part of the building.

Response: Hyphen has been reintroduced. See attached elevations for reference.

2. The restrooms have been shifted off the exterior wall allowing the windows to work better on the Brigade St. side as previously suggested by staff.

Response: Noted.

3. With the shift to exposed steel members on the exterior, the metal louvers now relate better.

Response: Noted.

4. The change to the fenestration is an improvement as it now reads more vertical and related to 1074 Morrison.

Response: Noted.

5. The color scheme was noted at Conceptual Review as too heavy and dark. Even with the use of a bright white brick, the metal panels, louvers, dark bronze curtain wall, and painted steel members tend to make the building still read as heavy and dark, although it may be more a function of the renderings, but will be evaluated at the mock-up. Staff agrees with PSC that the bench is not the best solution at the corner.

Response: Renderings were previously too dark. Rendering materials have been adjusted to more accurately depict actual material colors.

6. As with 1074 Morrison, the walls along the street should be brick to match the building in lieu of board-formed concrete, which is a foreign materials for a street wall in Charleston.

Response: All site retaining walls have been changed to a white brick veneer to match the building brick material.

7. Provide detailed information of flood panels (if required) and attachment system. The more inconspicuous button-covered receptors are preferred.

Response: Site is not in flood zone.

8. Identify the location of the gas meter if present. The electrical service entry and transformer will need to be handled so as to be less conspicuous.

Response: See attached MEP drawings. Transformer now located near parking garage.

9. The site is better handled with the elimination of the perimeter site wall, opening up the corner and making the entry point more welcoming.

Response: Noted.

10. The 10'-0" high screen wall around the adjacent property is too tall and visually oppressive. It should be reduced to 8'-0" high.

Response: Landscape Engineer has lowered height of fencing to 8'-0" high.

11. Steel fascia over concrete slab edges is a questionable detail that is unresolved. Ideally the curtain wall system would extend full height in front of the slab (typ.)

Response: TMG proposes curtain wall to stay as-is. A cover plate to be provided by the curtain wall manufacturer. Slab edge condition to be protected with a cover plate provided by the curtain wall manufacturer. See detail provided A503.

12. Submit signage package separately for staff review.

Response: Noted.

13. Submit detailed mock-up drawings including all critical conditions and materials, of which there are many on this project. Some details can only be evaluated at mock-up review.

Response: Noted.

14. Provide information on lighting (type, location, quantity, photo-metrics, etc.)

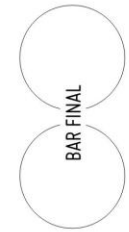
Response: See RCP, elevations, and attached cut sheets.

15. As noted on the previous projects, staff will be reviewing "Final Approval" submittals for compliance with the approved design, response to prior Board motions, and evaluation of materials. We will review construction details and detailed information at "Final Review by Staff", retaining the right to require adjustments to those details as necessary. Provide MEP drawings with the final drawings.

Response: Noted.



The Middleton Group
1503 King Street, East, Suite 202
Charleston, SC 29403
ARCHITECTURE.THEMIDDLETONGROUP.NET



CONSTRUCTION
DOCUMENTS



The Morris
1080 Morrison Dr.
Charleston, SC

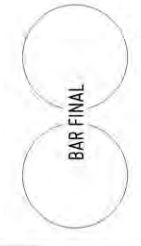
Project Number	18043	
Issued for Review	11.04.2019	
Issued for Permit		
Issued for Construction		
Revisions		
No.	Description	Date

PROJECT DESCRIPTION

B002



The Middle Group
1502 Kings Street, East, Suite 202
Chattanooga, TN 37403
ARCHITECTURE.THEDOLEGROUP.NET



CONSTRUCTION DOCUMENTS



The Morris
1009 Morris Dr.
Chattanooga, TN

Project Number	10041	
Issued for Review	11.04.2019	
Issued for Permit		
Issued for Construction		
Revisions		
No.	Description	Date

LIFE SAFETY PLANS

A001

11/12/2019 3:21:10 PM

GENERAL INFORMATION	
DESCRIPTION	NEW CORE & SHELL COMMERCIAL BUILDING WITH RESTAURANT ON THE FIRST FLOOR & OFFICE SPACE ON THE SECOND FLOOR.
ORGANIC CLASSIFICATION	MIX SEPARATED MIXED USE (A-2 ASSEMBLY / B - BUSINESS)
SPRINKLER SYSTEM	FULLY SPRINKLERED PER NFPA 13
BUILDING AREA	FIRST FLOOR: 2,800 SF SECOND FLOOR: 2,500 SF
NUMBER OF STORIES	2 STORIES
CONSTRUCTION TYPE	II-B
TRAINING ROOM	0
CALENDAR	0
FINISH	UP - SPPER PENNACOLA
FLOOR FINISH	3
PUBLIC ALARM	FIRE ALARM PER IBC - REFER TO ELECTRICAL SYSTEMS PLAN

OCCUPANT LOAD			
Name	Occupancy Type	Area	Area Per Occupant
1ST FL KITCHEN SHELL SPACE	RESTAURANT, COMMERCIAL	800 SF	100 SF
1ST FL LOBBY	—	80 SF	—
1ST FL RESTAURANT SHELL SPACE	ASSEMBLY, UNCONCENTRATED	2,165 SF	15 SF
1ST FL STAIR	—	222 SF	—
2ND FL OFFICE TENANT	BUSINESS	2,457 SF	100 SF
2ND FL ROOF DECK	—	827 SF	100 SF
2ND FL STAIR	—	222 SF	—
ROOF	—	348 SF	—

NOTE: 1ST FL RESTAURANT TO BE PART OF FUTURE TENANT UPFIT, AND IS NOT INCLUDED IN SHELL BUILDING PACKAGE.

FIRE RESISTANCE REQUIREMENTS		
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601:		
BUILDING ELEMENT	RATING REQUIRED	RATING PROVIDED
STRUCTURAL FRAME	0	0
IRRADIATION WALLS	0	0
EXTERIOR	0	0
INTERIOR	0	0
NONRADIATING WALLS	0	0
EXTERIOR	SEE TABLE 602	0
INTERIOR	0	0
FLOOR CONSTRUCTION	0	0
ROOF CONSTRUCTION	0	0

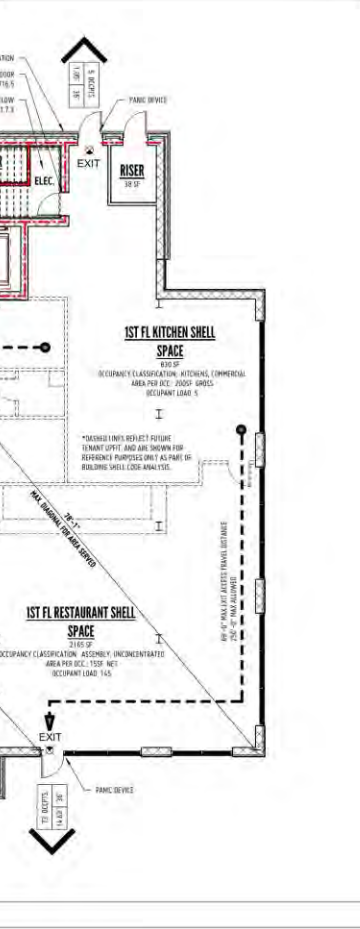
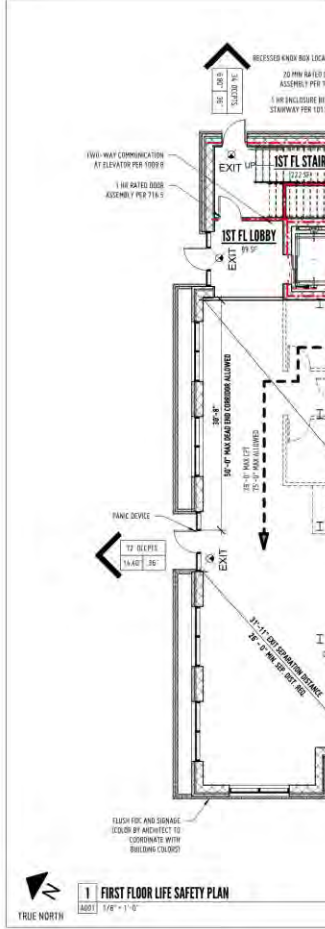
OTHER FIRE-RESISTANCE RATING REQUIREMENTS:

BUILDING ELEMENT	RATING REQUIRED	RATING PROVIDED
SHAFTS PER 713.4	1	1

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS & OPENINGS BASED ON FIRE SEPARATION DISTANCES PER TABLES 602, 705.6:

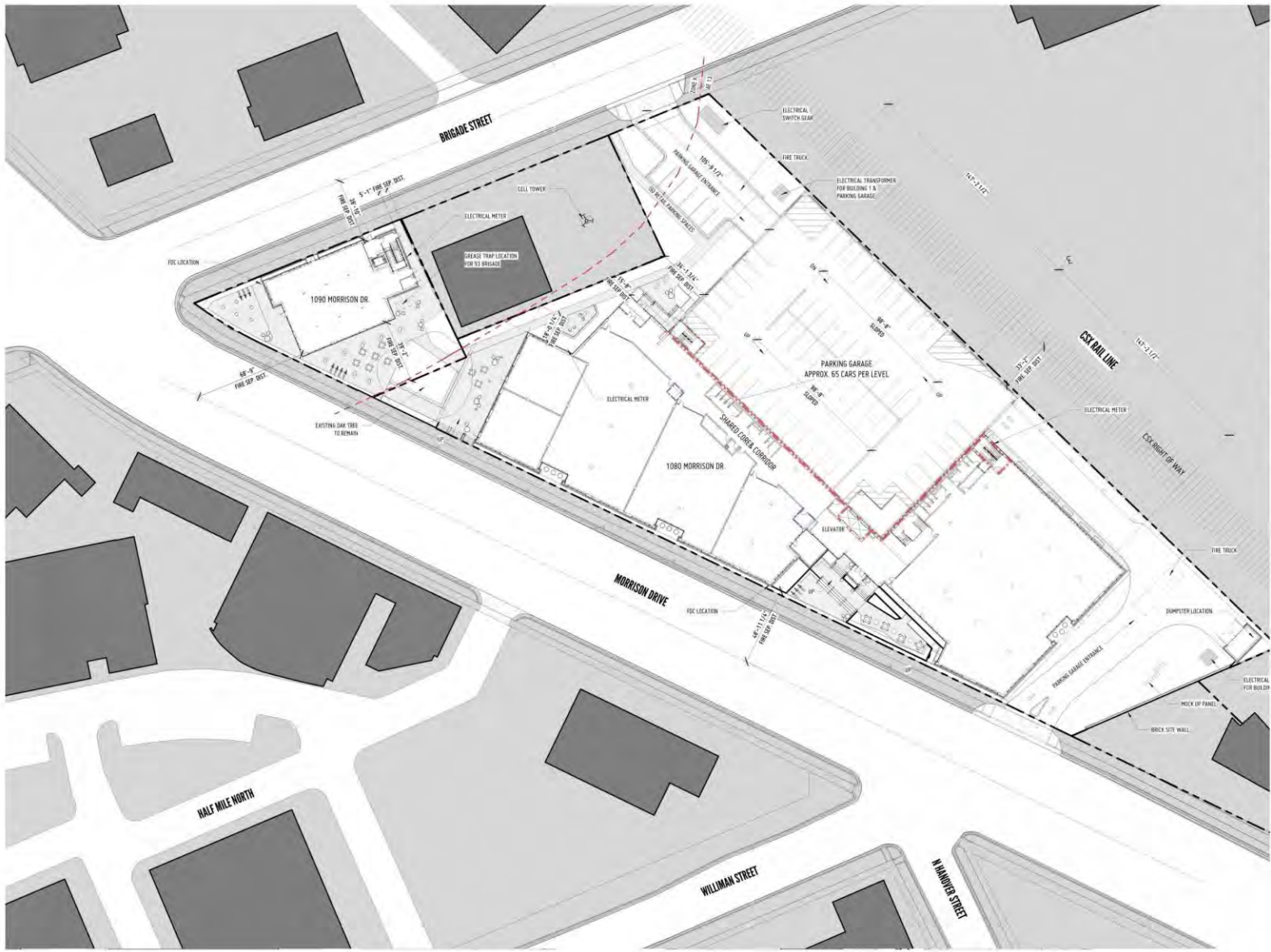
CLAS LIGHT WALL	CLAS MEDIUM WALL	CLAS HEAVY WALL	CLAS MEDIUM WALL	CLAS LIGHT WALL	CLAS LIGHT WALL	CLAS MEDIUM WALL
STAND-UP WALL	STAND-UP WALL	STAND-UP WALL	STAND-UP WALL	STAND-UP WALL	STAND-UP WALL	STAND-UP WALL
STRAK FACADE	STRAK FACADE	STRAK FACADE	STRAK FACADE	STRAK FACADE	STRAK FACADE	STRAK FACADE
1'-2" MIN	1'-2" MIN	1'-2" MIN	1'-2" MIN	1'-2" MIN	1'-2" MIN	1'-2" MIN
0	0	0	0	0	0	0
N/LIMIT	N/LIMIT	N/LIMIT	N/LIMIT	N/LIMIT	N/LIMIT	N/LIMIT
N/A	N/A	N/A	N/A	N/A	N/A	N/A

ACTUAL FIRE SEPARATION DISTANCE (SEE ARCH. SITE PLAN)
REQUIRED RATING FOR WALL
ALLOWABLE AREA OF UNPROTECTED OPENINGS PER 705.6:
ACTUAL AREA OF UNPROTECTED OPENINGS



EGRESS REQUIREMENTS	
NUMBER OF EXITS (SEE SECTION 1006, TABLE 1 & 2 (EXCEPTION #2))	REQUIRED: 1 PROVIDED: 308 PLAN
NUMBER OF ACCESSIBLE EXITS (SEE SECTION 1009.3)	REQUIRED: 1 ON 1ST FLOOR, 1 ON 2ND FLOOR PROVIDED: 02E PLAN
MAX GIFT ACCESS TRAVEL DISTANCE (SEE TABLE 1009.3)	MAX ALLOWED: 300'-0" BUSINESS, 200'-0" ASSEMBLY PROVIDED: 02E PLAN
MAX COMMON PATH OF TRAVEL (SEE TABLE 1009.3.2)	MAX ALLOWED: 100'-0" BUSINESS, 75'-0" ASSEMBLY PROVIDED: 02E PLAN
EXIT SEPARATION DISTANCE (SEE TABLE 1009.3.1)	REQUIRED: 1/2 OF MAX OVERALL DIAGONAL OF AREA SERVED PROVIDED: 02E PLAN
EGRESS WIDTH (SEE 1009.3.2)	REQUIRED: 0.2' PER OCCUPANT, 2' PER OCCUPANT STAIRWAYS PROVIDED: REFER TO PLAN
EGRESS WIDTH FOR STAIRWAYS (SEE 1009.3.1)	REQUIRED: 0.3' PER OCCUPANT PROVIDED: REFER TO PLAN
REQUIRED WIDTH FOR STAIRWAYS (SEE 1009.3)	REQUIRED: WIDTH DETERMINED BY 1009.3.3, 44" MIN PROVIDED: 02E PLAN
CLEAR WIDTH OF CORRIDORS (SEE 1009.3)	REQUIRED: 44" MIN PROVIDED: 02E PLAN
LEAD PANO CORRIDOR (SEE 1009.3)	MAX ALLOWED: 50'-0" WHERE MORE THAN ONE EXIT IS REQUIRED AND THE BUILDING IS SPRINKLERED PROVIDED: REFER TO PLAN





SITE INFORMATION

ADDRESS: 1080 MORRISON DR.
 TMS#: 461-09-03-060
 SITE AREA: 0.35 ACRES (13,369 SQ. FT.)
 ZONING: UP (UPPER PENINSULA)
 OVERLAYS: OLD CITY HEIGHT DISTRICTS 4-12
 AMUSEMENT & RECREATION
 HISTORIC CORRIDOR DISTRICT
 NORTH EASTSIDE
 SUBDIVISION:

THE UPPER PENINSULA, UP DISTRICT IS INTENDED TO ACCOMMODATE A MIXTURE OF DENSE RESIDENTIAL AND COMMERCIAL USES AND TALLER BUILDINGS IN THE UPPER PORTION OF THE PENINSULA THROUGH THE USE OF INCENTIVES DESIGNED TO PROMOTE ECOLOGY, MOBILITY, ENERGY EFFICIENCY, DIVERSE HOUSING AND PRIVATELY MAINTAINED OUTDOOR SPACES ACCESSIBLE TO THE PUBLIC.

OLD CITY HEIGHT DISTRICTS 4-12: MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED FOUR STORIES. ADDITIONAL STORIES, UP TO A MAXIMUM OF 12 STORIES SHALL BE PERMITTED BASED ON MEETING SPECIFIC PERFORMANCE STANDARDS AS DEFINED IN SECTION 54-201.

BAR DEMOLITION FOR EXISTING BUILDINGS - APPROVED, 4/24/2018

FLOOD ZONE: ZONE X
 FEMA FLOOD MAP: 45019 (0512J)
 EXISTING GRADE: VARIES (13'-0" TO 11'-6" AMS)
 BASE GRADE LEVEL: 12'-6" AMS (0'-0")
 FINISH FLOOR LEVEL: 13'-0" AMS (0'-6")

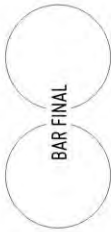
FOR PLAN PURPOSES, THE BASE GRADE (0'-0") IS SET AT 12'-6" AMS. FINISH OF FIRST FLOOR TO BE LOCATED AT 13'-0", OR 0'-6" ABOVE BASE GRADE. LOWEST PORTION OF SITE AT SIDEWALK NEAR 1074 MORRISON DR. IS 11'-6" AMS, OR -1'-0" BELOW BASE GRADE.

BUILDING FOOTPRINT: 4,350 GSF
 BUILDING AREA: 8,320 GSF
 STORIES: 2
 FLOOR TO FLOOR HEIGHT:
 FIRST TO SECOND: 16'-0"
 SECOND TO ROOF: 16'-0"

PARKING REQUIREMENTS
 REQUIRED: 37 (1 PER 1000SF FOR RESTAURANT, 1 PER 500 SF FOR OFFICE)
 PROVIDED: 0 ON SITE, APPROX. 325 (4 PER 1000 SF) AT 1074 MORRISON DR.
 *PENDING LEASE AGREEMENT BETWEEN TWO PROPERTIES.



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CONSTRUCTION DOCUMENTS

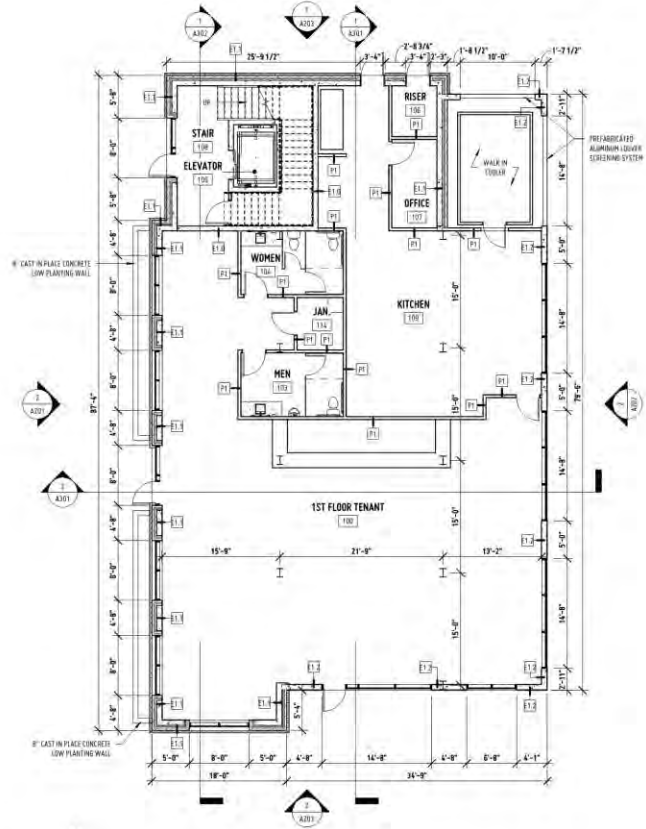


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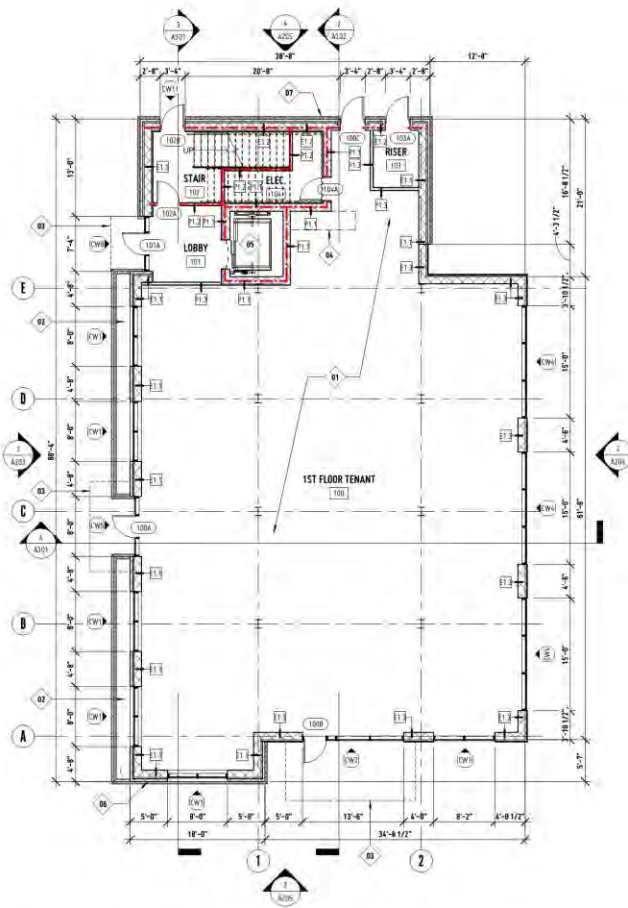
Project Number	10643
Issued for Review	11.04.2019
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Revisions	
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OVERALL ARCHITECTURAL SITE PLAN

A100



1 FIRST FLOOR PLAN - PREVIOUS PROPOSAL
 1/8" = 1'-0"
 TRUE NORTH



2 FIRST FLOOR PLAN - CURRENT PROPOSAL
 1/8" = 1'-0"
 TRUE NORTH

FLOOR PLAN GENERAL NOTES

1. ALL INTERIORS ON BUILDING, INCLUDING ELECTRICAL METERS, TO BE PAINTED TO MATCH THE SURROUNDING MATERIAL, COLOR, TYPICAL.
2. ALL EXTERIOR WOOD FRAMING WITHIN 4'-0" OF THE GROUND OR ANY W/D FRAMING THAT COMES IN CONTACT WITH MASONRY SHALL BE PRESERVE TREATED.
3. DOOR AND WINDOW OPENINGS SHOULD ALLOW FOR A MINIMUM OF 1" CLEARANCE BY THE JAMB TO ACCOMMODATE SELECTED INTERIOR TRIM, UNLESS OTHERWISE NOTED. AT LATCH SIDE OF DOOR, PROVIDE A MINIMUM OF 1/8" CLEAR SPACE ON FULL TOP OF DOOR AND 1/2" ON THE PUSH SIDE.
4. REFER TO BALANCED BLANCE FOR ADDITIONAL COMMENTS.
5. FIELD VERIFY ALL DIMENSIONS FOR CABINETRY AND BUILT-IN DESKTOP AND INSTALLATION.
6. COMPLY WITH ELEVATOR MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. USE 1/2" X 1/4" MATERIALS AT GROUND FLOOR LEVEL, BELOW FLOOR. PROVIDE CRYSTALLINE WATERPROOFING ON INTERIOR ELEVATOR PIT CONCRETE WALLS AND SLAB FROM FRESH FLOOR ELEVATION DOWN.
7. ALL OPENINGS ARE TO FACE OF FRAMING. FACE OF MASONRY CORNER OF OPENINGS TO FRAME WALLS, EDGE OF MASONRY FRAMING, EDGE OF SLAB, AND COLUMN LINES UNLESS NOTED OTHERWISE.
8. COLUMN LINES ARE SHOWN FOR REFERENCE ONLY, REFER TO STRUCTURAL DRAWINGS FOR COLUMN LOCATIONS.
9. UNLESS SPECIFICALLY NOTED OTHERWISE, THE SAME WALL TYPE NEXT TO A DOOR OR OPENING SHALL CONTINUE OVER THE DOOR OR OPENING.
10. PLAN LOCATION OF DOOR AND OPENING FRAMES RELATIVE TO THE PLANE OF THE WALL IS DIAGRAMMATIC. ONLY REFER TO REFERENCED JAMB AND HEAD CONDITIONS TO DETERMINE ACTUAL PLACEMENT OF DOOR AND FRAME WITHIN WALL.

FLOOR PLAN KEYNOTES

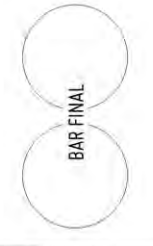
01. NO CONCRETE SLAB FOR EXTENT OF 1ST FLOOR TENANT SLAB. SLAB TO BE PROVIDED AS PART OF UNIT SCOPE.
02. BRICK PLANTER. SEE ELEVATIONS.
03. DASHED LINE INDICATES CANNOPY ABOVE.
04. SHAPED LINE INDICATES FLOOR OPENING ABOVE FOR PLUMB CHASE.
05. BACKS OF DECK FOR ELEVATOR. SCHEDULE 3000 TRACTION, 7000 LBS.
06. FEE SHAMER LOCATION.
07. BREXESKID KNOX BOX LOCATION.

EXTERIOR WALL TYPE SCHEDULE

Type Mark	Fire Rating	STC Rating	Description	Reference Detail
E1.1	N/A	N/A	12" CMU W/ BRICK OVER 1" AIR GAP, 2" RIGID INSULATION AND AIR AND WATER BARRIER. AT INTERIOR SIDE, PROVIDE 5/8" CORE STUDS @ 16" O.C. WHERE INDICATED BY FLOOR PLAN.	A501
E1.2	1 HR. LL BRICK	N/A	12" CMU W/ BRICK OVER 1" AIR GAP, 2" RIGID INSULATION AND AIR AND WATER BARRIER. AT INTERIOR SIDE, PROVIDE 5/8" GAN OVER 1 1/4" METAL STUDS @ 16" O.C. WHERE INDICATED BY FLOOR PLAN. REFER TO U. DETAIL FOR ADDITIONAL INFORMATION.	A501
E1.3	N/A	N/A	12" CMU W/ METAL WALL PANELS OVER AIR AND WATER BARRIER, PLYWOOD, AND 2" RIGID INSULATION. AT INTERIOR SIDE, PROVIDE 5/8" GAN OVER 1 1/4" METAL STUDS @ 16" O.C. WHERE INDICATED BY FLOOR PLAN.	A501



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CONSTRUCTION DOCUMENTS

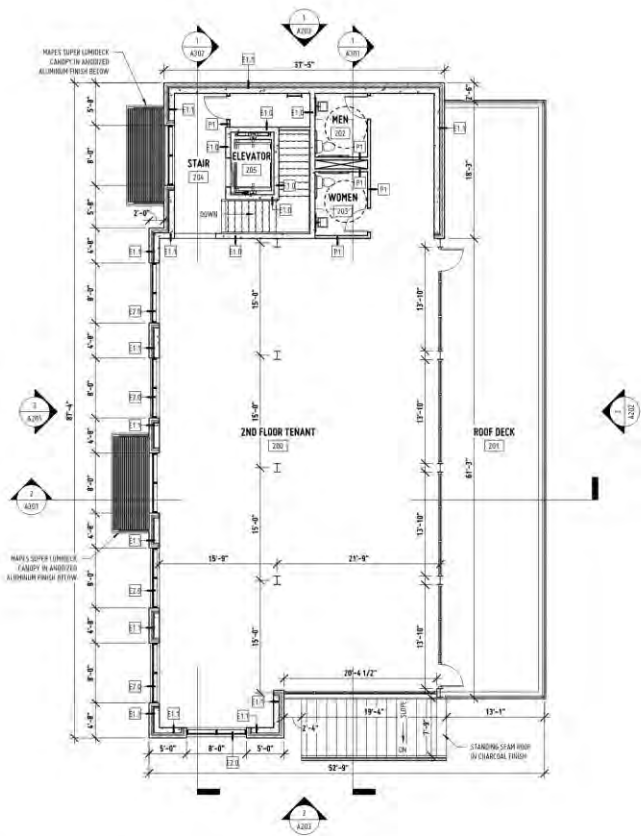


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Project Number	10041	
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Revisions		
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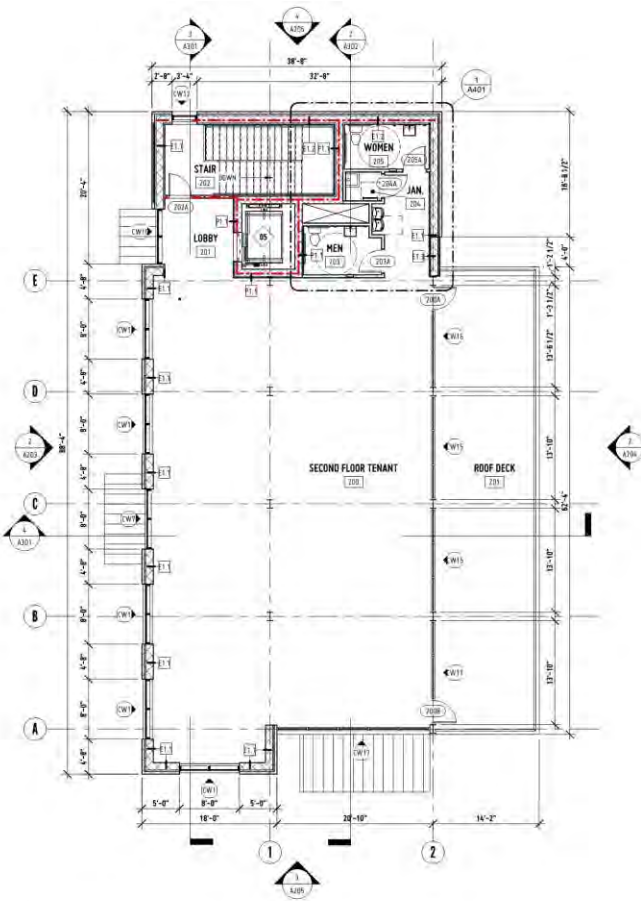
FIRST FLOOR PLAN

A101



1 SECOND FLOOR PLAN - PREVIOUS PROPOSAL
 A102 1/8" = 1'-0"

TRUE NORTH



2 SECOND FLOOR PLAN - CURRENT PROPOSAL
 A102 1/8" = 1'-0"

TRUE NORTH

FLOOR PLAN GENERAL NOTES

1. ALL UTILITIES ON WORKING, INCLUDING ELECTRICAL METERS, TO BE PAINTED 10 MILS/IN THE SURROUNDING MATERIAL COLOR, TYPICAL.
2. ALL EXTERIOR W/DO FRAMING WITHIN 1/4" OF THE GROUND OR ASK W/DO FRAMING THAT CONTACTS CONCRETE WITH MASONRY SHALL BE PRESURE TREATED.
3. DOOR AND WINDOW OPENINGS SHOULD ALLOW FOR A MINIMUM OF 1" CLEARANCE OF THE JAMB TO ACCOMMODATE SELECTED INSULATED TYP, UNLESS OTHERWISE NOTED. AT LATCH SIDE OF DOOR, PROVIDE A MINIMUM OF 1/8" CLEAR SPACE ON FULL SIDE OF DOOR AND 1/2" ON THE PUSH SIDE.
4. REFER TO RELATED PLANS FOR ADDITIONAL DIMENSIONS.
5. FIELD VERIFY ALL DIMENSIONS FOR CABINETS AND BUILT-IN DESIGN AND INSTALLATION.
6. CORNER WITH ELEVATION FINISH TO CORNER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. USE 1/4" MATERIALS AT GROUND LEVEL, BELOW FLOOR. PROVIDE CRYSTALLINE WATERPROOFING ON INTERIOR ELEVATOR PIT CONCRETE WALLS AND SLAB FROM FIRST FLOOR ELEVATION DOWN.
7. ALL OPENINGS ARE TO FACE OF FINISH, HEAD OF MASONRY CENTER OF OPENING IS FINISH WALL, EDGE IS MASONRY OPENING, EDGE OF SLAB AND COLUMN LINES UNLESS NOTED OTHERWISE.
8. DIMENSION LINES ARE SHOWN FOR REFERENCE ONLY, REFER TO STRUCTURAL DRAWINGS FOR COLUMN LOCATIONS.
9. UNLESS SPECIFICALLY NOTED OTHERWISE, THE SAME WALL TYPE NEXT TO A DOOR OR OPENING SHALL CONTINUE OVER THE DOOR OR OPENING.
10. PLAN LOCATION OF DOOR AND OPENING FRAMES RELATIVE TO THE PLANE OF THE WALL IS DIAGRAMMATIC. ONLY REFER TO REFERENCED JAMB AND HEAD CONDITION DETAILS TO DETERMINE ACTUAL PLACEMENT OF DOOR AND FRAME WITHIN WALL.

FLOOR PLAN KEYNOTES

01. NO CONCRETE SLAB FOR EXTENT OF 1ST FLOOR TENANT SUITE. SLAB TO BE PROVIDED AS PART OF UPRIT SCOPE.
02. BRICK PLANTER. SEE ELEVATIONS.
03. DASHED LINE INDICATES CANNOPY ABOVE.
04. DASHED LINE INDICATES FLOOR OPENING ABOVE FOR PLUMB CHASE.
05. BACKS OF DECKS FOR ELEVATOR. SCHEDULE 3000 FUNCTION, TYPICAL.
06. FIRE SQUARE LOCATION.
07. RECESSED KNOX BOX LOCATION.

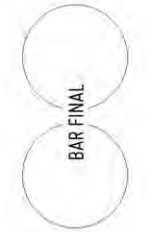
EXTERIOR WALL TYPE SCHEDULE

Type Mark	Fire Rating	STC Rating	Description	Reference Detail
E1.1	N/A	N/A	12" CMU W/ BRICK OVER 1" AIR GAP, 2" RIGID INSULATION AND AIR AND WATER BARRIER. AT INTERIOR SIDE, PROVIDE 5/8" CORRODED 1/2" METAL STUDS @ 16" O.C. WHERE INDICATED BY FLOOR PLAN.	A501
E1.2	1 HR. UL SPRINK	N/A	12" CMU W/ BRICK OVER 1" AIR GAP, 2" RIGID INSULATION AND AIR AND WATER BARRIER. AT INTERIOR SIDE, PROVIDE 5/8" UAW OVER 1/8" METAL STUDS @ 16" O.C. WHERE INDICATED BY FLOOR PLAN. REFER TO UJ DETAIL FOR ADDITIONAL INFORMATION.	A501
E1.3	N/A	N/A	12" CMU W/ METAL WALL PANELS OVER AIR AND WATER BARRIER, PL WOOD, AND 2" CGM RIGID INSULATION AT INTERIOR SIDE, PROVIDE 5/8" UAW OVER 1/8" METAL STUDS @ 16" O.C. WHERE INDICATED BY FLOOR PLAN.	A501



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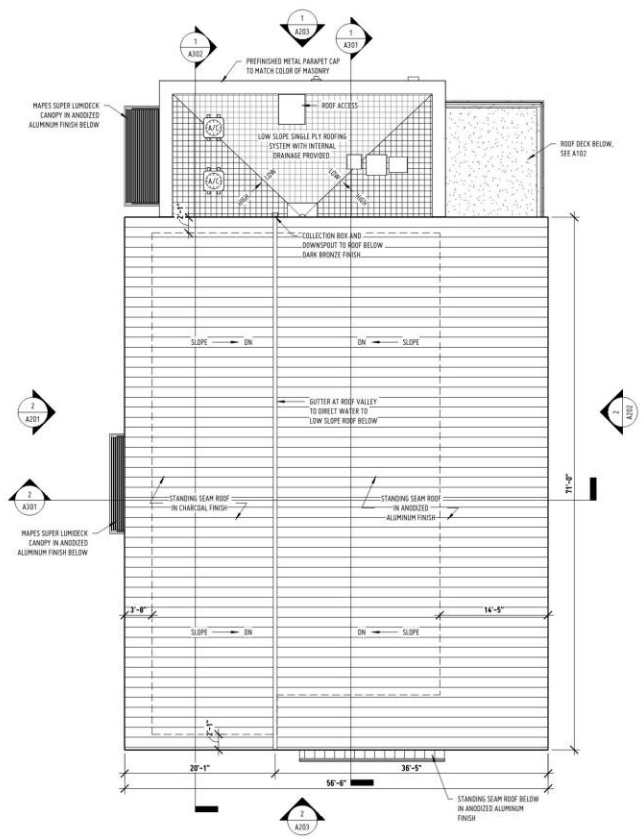
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 1000 Midway Dr.
 Channahon, IL

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Issued for Review:	11/04/2019	
Issued for Permit:		
Issued for Construction:		
Revised:		
No.	Description	Date

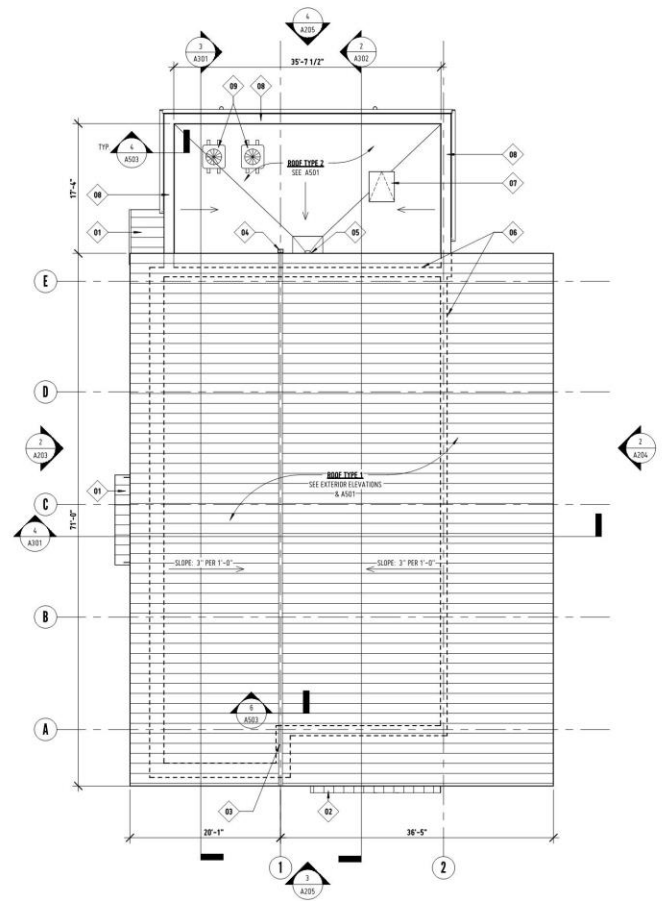
SECOND FLOOR PLAN

A102

11/10/2019 3:21:07 PM



1 ROOF PLAN - PREVIOUS PROPOSAL
A103 1/8" = 1'-0"
TRUE NORTH



2 ROOF PLAN - CURRENT PROPOSAL
A103 1/8" = 1'-0"
TRUE NORTH

ROOF PLAN GENERAL NOTES

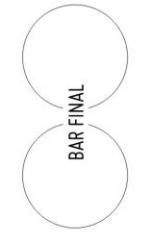
- GENERAL NOTE APPLICABLE TO ALL DRAWINGS - ITEMS AND CONDITIONS DETAILED, NOTED OR OTHERWISE INDICATED IN ONE OF THE SECTIONS OR DETAILS ARE APPLICABLE AND BINDING TO ALL OTHER SECTIONS AND DETAILS FOR IDENTICAL OR SIMILAR CONDITIONS.
- DETAILS INDICATED ARE TYPICAL FOR ALL SIMILAR ROOFING CONDITIONS UNLESS OTHERWISE INDICATED.
 - UNLESS OTHERWISE NOTED, MINIMUM ROOF SLOPE IS 1/4" PER FOOT. PROVIDE TAPERED INSULATION EVEN IF NOT SHOWN ON THE PLAN AS REQUIRED TO MAINTAIN MINIMUM REQUIRED SLOPE TO ROOF DRAINS AND ELIMINATE ANY AREAS OF POTENTIAL STANDING WATER. PROVIDE TAPERED INSULATION (MINIMUM 1/4" PER FOOT SLOPE) AT ALL CHECKS INDICATED TO DRAINS. COORDINATE HEIGHTS OF ALL FLASHINGS AND EXPANSION JOINT CAPS WITH TAPERED INSULATION TO MAINTAIN MINIMUM DIMENSIONS DETAILED.
 - ALL ROOF PENETRATIONS AND ACCESSORIES (DRAINS, VENTS, ETC.) ARE TO BE INSTALLED AND FLASHED IN COMPLIANCE WITH THE CURRENT EDITIONS OF R.C.A.C. ROOFING AND WATERPROOFING MANUAL AND S.M.A.C.A. (ARCHITECTURAL SHEET METAL MANUAL).
 - COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ITEMS (INCLUDING UNIT SIZES AND LOCATIONS) NOT SHOWN OR SCHEMATICALLY SHOWN ON ROOF PLANS.
 - CURBS FOR ROOF TOP MECHANICAL EQUIPMENT ARE PROVIDED BY THE MECHANICAL CONTRACTOR. REFER TO TYPICAL CURB FLASHING DETAIL FOR BACKING AND FLASHING REQUIREMENTS. PROVIDE ALL BLOCKING NECESSARY TO ACHIEVE LEVEL MECHANICAL CURBS AT ALL LOCATIONS. MAINTAIN MINIMUM 6" FROM TOP OF CURB TO ADJACENT ROOF. PROVIDE TAPERED CHECKS (MINIMUM 1/4" PER FOOT SLOPE) AROUND ALL MECHANICAL EQUIPMENT CURBS.
 - THE ROOF DRAIN AND MECHANICAL UNIT LOCATIONS SHOWN ON THE ROOF PLAN ARE APPROPRIATE. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS.
 - PRIOR TO FLASHING OVERLOW ROOF SCUPPERS AND ROOF DRAIN, ROOFING CONTRACTOR SHALL BE REQUIRED TO CONFORM MAXIMUM DRAIN PIPE HEIGHT OF 3" ABOVE ROOF W/ALC/GRADING WITH PLUMBING DRAWINGS.
 - START TAPERED INSULATION AT SUMP PLATE. INSULATION SHALL BE TAPERED DOWN FROM ALL (4) SIDES OF INDICATED SUMP. REFERENCE TYPICAL ROOF DRAIN DETAIL.
 - ROOFING CONTRACTOR SHALL BE REQUIRED TO PROVIDE RECEIVER FLASHING TO MASONRY CONTRACTOR FOR INSTALLATION. REFER TO SLOPER JOINTS IN STAINLESS STEEL FLASHING.
 - ALL ROOF TOP EQUIPMENT (EXCLUDING PREFINISHED ITEMS) SHALL BE FIELD PAINTED.
 - WHERE INDICATED, REFER TO PLUMBING DRAWINGS FOR RADON PIPE DETAIL. FLASHING SHALL BE IN ACCORDANCE WITH TYPICAL DETAILS.
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING FIBR WOOD BLOCKING AS REQUIRED TO ACCOMMODATE ALL PROFILES OF FINISHED ROOFING INCLUDING AT CHECKS AND TAPERED INSULATION AT WALLS, PARAPETS AND GRAVEL STOPS.

ROOF PLAN KEYNOTES

01	CANOPY, TYPE 1, BELOW. SEE ELEVATIONS & A505. PROVIDE RAIN DIVERTER AT DOOR.
02	CANOPY, TYPE 2, BELOW. SEE ELEVATIONS & A505. PROVIDE RAIN DIVERTER AT DOOR.
03	GUTTER AT ROOF VALLEY SLOPED TO ROOF BELOW. SEE A505.
04	COLLECTION BIN & DOWNSPOUT TO ROOF BELOW. CHROME/GRAY FINISH.
05	INTERNAL DOUBLE ROOF DRAIN WITH INTERNAL OVERFLOW.
06	DASHED LINE INDICATES LOCATION OF WALL BELOW. TYPICAL.
07	30" X 36" GALVANIZED INSULATED ROOF MATCH PER OSMA REQUIREMENTS.
08	PREFINISHED METAL PARAPET CAP. COLOR TO MATCH MP5-1.
09	CONDENSER LOCATION. SEE MECHANICAL.



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CONSTRUCTION DOCUMENTS



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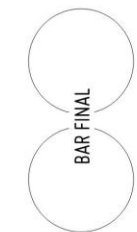
Project Number	18043
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ROOF PLAN

A103



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CONSTRUCTION DOCUMENTS



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REFLECTED CEILING PLANS

A104

11/11/2019 9:22:06 PM

REFLECTED CEILING PLAN GENERAL NOTES

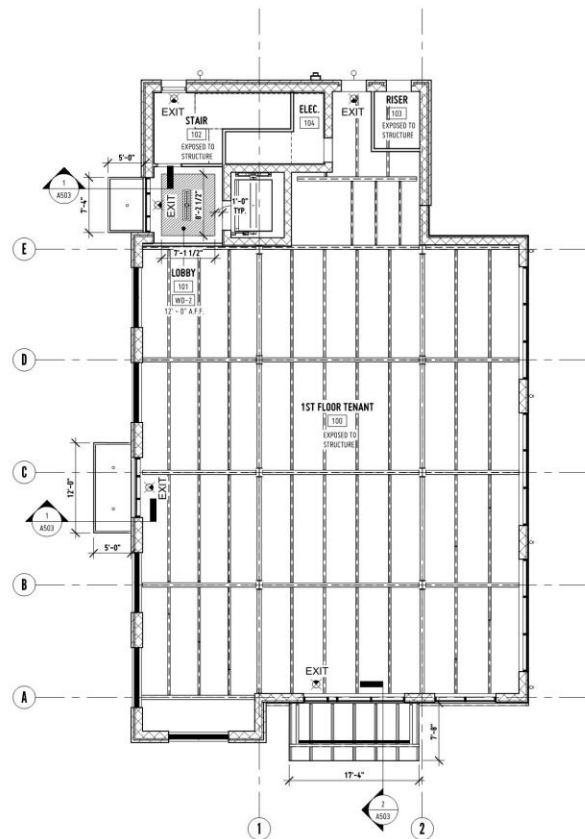
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS. IF CONFLICT EXISTS BETWEEN MECHANICAL / ELECTRICAL AND ARCHITECTURAL, REFER TO ARCHITECTURAL.
- SEE EXTERIOR ELEVATIONS A201 & A202 FOR MOUNTING HEIGHTS FOR EXTERIOR FIXTURES.

REFLECTED CEILING PLAN KEY NOTES

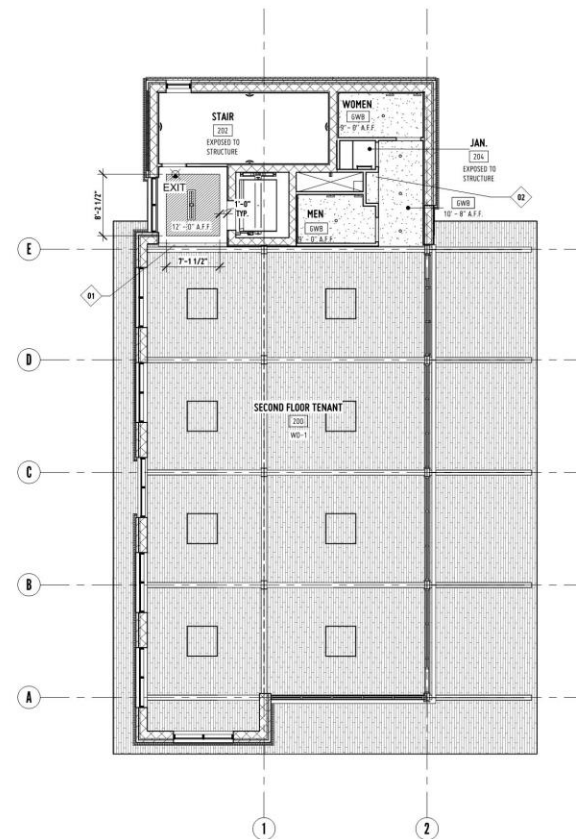
- SOFFIT AT 10'-8" A.F.F.
- SOFFIT AT 8'-0" A.F.F.

REFLECTED CEILING PLAN LEGEND

- 1/2" GYPSUM BOARD
- WD-1
SEE A201/A202 FOR DESCRIPTION
- WD-2
NATIONAL WOOD SOLUTIONS ACOUSTIC WOOD CLOUD CEILING SYSTEM
SUSPENDED FROM STRUCTURE ABOVE
- GYPSUM BOARD CEILING OR SOFFIT
(SEE PLAN FOR ADDTL. INFORMATION)
- DOWNLIGHT SEE ELEC.
- LED DOWNLIGHT SEE ELEC.
- EXTERIOR WALL SCONCE SEE ELEC.
- LOBBY PENDANT SEE ELEC.
- EXTERIOR WALL PACK SEE ELEC.
- LED STRIP SEE ELEC.
- WALL MOUNTED SCONCE FIXTURE SEE ELEC.
- WALL MOUNTED SCONCE FIXTURE SEE ELEC.
- LARGE PENDENT SEE ELEC.
- EXIT SIGN - SEE 6103 AND ELEC.



1 1ST FLOOR REFLECTED CEILING PLAN
A104 1/8" = 1'-0"



2 2ND FLOOR REFLECTED CEILING PLAN
A104 1/8" = 1'-0"



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1122 MORRISON DR. (PALMETTO HOSPITALITY) 1114 MORRISON DR. (CHARLESTON HOSPITALITY GROUP) BRIGADE STREET 93 BRIGADE ST. (TO BE SUBMITTED SEPARATELY) 1074 MORRISON DR. 1068 MORRISON DR. (MARTHA LEWIS) 1000 MORRISON DR. (UNDER CONSTRUCTION)

1 MORRISON DR. STREETScape_PREVIOUS PROPOSAL

8/23 1/2" = 1'-0"



1122 MORRISON DR. (PALMETTO HOSPITALITY) 1114 MORRISON DR. (CHARLESTON HOSPITALITY GROUP) BRIGADE STREET 1000 MORRISON DR. 1080 MORRISON DR. 1068 MORRISON DR. (MARTHA LEWIS) 1000 MORRISON DR. (UNDER CONSTRUCTION)

2 MORRISON DR. STREETScape_CURRENT PROPOSAL

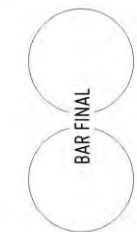
8/23 1/2" = 1'-0"



1048 MORRISON DR. (HAUTE DESIGN) 1003 MORRISON DR. (SPECTRUM PARK) 120 WILLIAM ST. (AIR-SEA SAFETY & SURVIVAL) 1071 MORRISON DR. 1061-B MORRISON DR. (EDMOND'S GAST EXCHANGE) 1061 MORRISON DR. (EDMOND'S GAST) 1005 MORRISON DR. (BUTCHER & BEE) BRIGADE STREET 1111 MORRISON DR. (WILBURN-KHALI CO.)

3 MORRISON DR. STREETScape_OPPOSITE SIDE

8/23 1/2" = 1'-0"



CONSTRUCTION DOCUMENTS



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STREETScape ELEVATIONS

A201



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1 BRIGADE ST. STREETSCAPE - PREVIOUS PROPOSAL

8.002 1/32" = 1'-0"



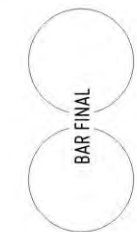
2 BRIGADE ST. STREETSCAPE - CURRENT PROPOSAL

8.002 1/32" = 1'-0"



3 BRIGADE ST. STREETSCAPE - OPPOSITE SIDE

8.002 1/32" = 1'-0"



CONSTRUCTION DOCUMENTS

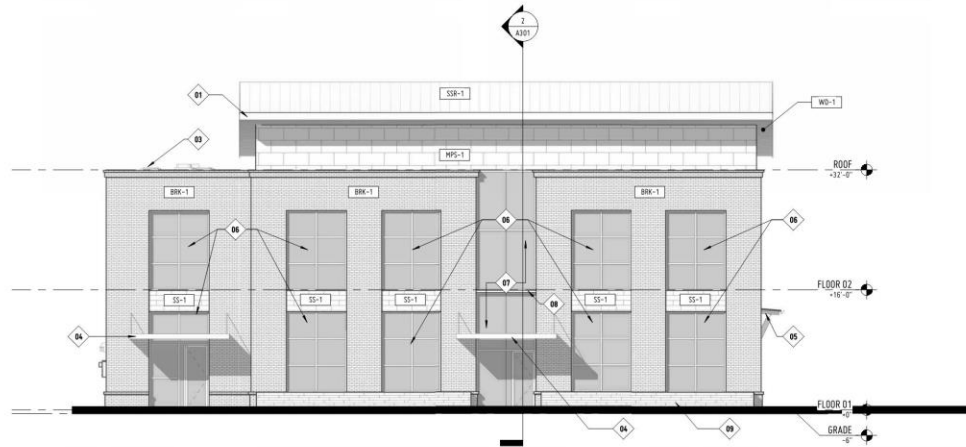


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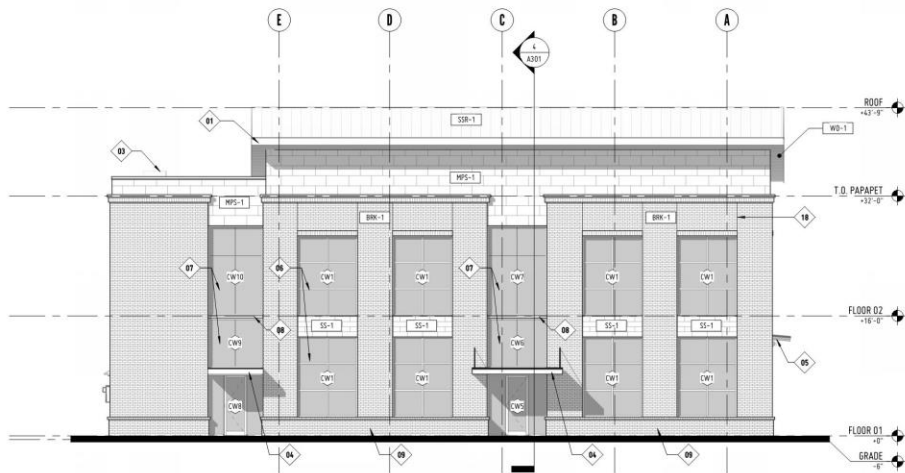
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STREETScape ELEVATIONS

A202



1 NORTH ELEVATION (BRIGADE ST. ELEVATION) - PREVIOUS PROPOSAL
A203 1/8" = 1'-0"



2 NORTH ELEVATION (BRIGADE ST. ELEVATION) - CURRENT PROPOSAL
A203 1/8" = 1'-0"

ELEVATION GENERAL NOTES

- ALL UTILITIES ON BUILDING, INCLUDING ELECTRICAL METERS, TO BE PAINTED TO MATCH THE SURROUNDING MATERIAL COLOR, TYPICAL.

ELEVATION KEYNOTES

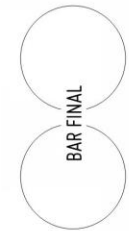
- ROOF EDGE PRE-FINISHED METAL FASCIA, COLOR TO MATCH ROOF COLOR.
- RECESSED WINDOW BOX LOCATION.
- CONDENSER LOCATION. SEE MECHANICAL.
- CANOPY TYPE 1. SEE A503. PROVIDE RECESSED DOWNLIGHT PER ELECTRICAL & A503.
- CANOPY TYPE 2. SEE A503. WIDE FLANGE STEEL STRUCTURE W/ ANODIC STANDING SEAM METAL ROOF PANELS. PROVIDE CONCEALED LED STRIP LIGHT PER ELECTRICAL & A503. PAINT IN FIELD TO MATCH CHARCOAL GREY COLOR.
- CURTAIN WALL SYSTEM. PROVIDED BY KAWNEER 1600 SYSTEM OR EQ. MULLION COLOR TO BE BLACK TYP. THROUGHOUT. SEE A502 & A503.
- FLOOR TO FLOOR CURTAIN WALL SYSTEM, KAWNEER 1600 SYSTEM OR EQ. HORIZONTAL MULLION COLOR TO BE BLACK TYP. THROUGHOUT. SEE A502 & A503.
- EXPOSED CONCRETE SLAB W/ FELD PAINTED STEEL FASCIA. ACCENT COLOR OF CHARCOAL PAINT COLOR.
- BRICK PLANTER.
- DECORATIVE LED WALL SCENE. SEE ELECTRICAL AND LEGEND THIS SHEET.
- PAINTED STEEL TUBE GUARD RAIL W/ STAINLESS STEEL CABLE RAILING. STEEL TO BE PAINTED CHARCOAL GREY. SEE A503.
- CHARCOAL GREY PRE-FINISHED ALUMINUM HORIZONTAL LIDDER SYSTEM, PROVIDED BY CEAS.
- FIELD-PAINTED STEEL WIDE FLANGE COLUMNS AND BEAMS. PAINT CHARCOAL GREY.
- FIELD-PAINTED STEEL WIDE FLANGE TAPERED BEAMS W/ WHITE-JOINTED CONNECTION W/ FLAT STEEL KNEE BRACING, PAINTED TO MATCH WIDE FLANGE BEAMS.
- LED WALL PACK. SEE ELECTRICAL AND LEGEND THIS SHEET.
- ELECTRICAL METERS.
- FLOOR TO BEAM CURTAIN WALL SYSTEM, KAWNEER 1600 SYSTEM OR EQ. MULLION COLOR TO BE BLACK TYP. THROUGHOUT. SEE A502 & A503.
- CONTROL JOINT LOCATION, TYPICAL. SEE DETAIL A503.
- FLASH FOC AND SHINGE COLOR BY ARCHITECT TO COORDINATE WITH BUILDING COLORS.
- ADDRESS LOCATION.

MATERIAL LEGEND

Type	Mark	Description	Material Manufacturer	Material Model	Color
EXTERIOR	BRK-1	MODULAR BRICK	BELDEN BRICK COMPANY	-	ALASKA WHITE WELDON A
EXTERIOR	CONC-1	CAST-IN-PLACE CONCRETE	N/A	N/A	GREY
EXTERIOR	CONC-2	PRE-CAST CONCRETE	N/A	N/A	WHITE
EXTERIOR	MPS-1	METAL PANEL SHINGLE	ATAS INTERNATIONAL, INC.	VERSA-LOK	CHARCOAL GREY
EXTERIOR	SS-1	SLATE SHINGLE	CUPAGROUP	CUPACTAD	BLACK
EXTERIOR	SSB-1	STANDING SEAM METAL ROOFING	ATAS		CHARCOAL GREY
EXTERIOR	WS-1	SEE A201/A202 FOR DESCRIPTION	N/A	N/A	N/A



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CONSTRUCTION DOCUMENTS

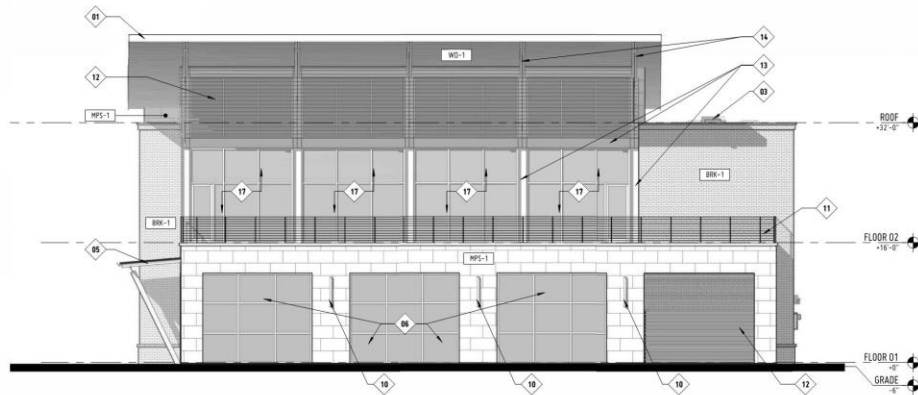


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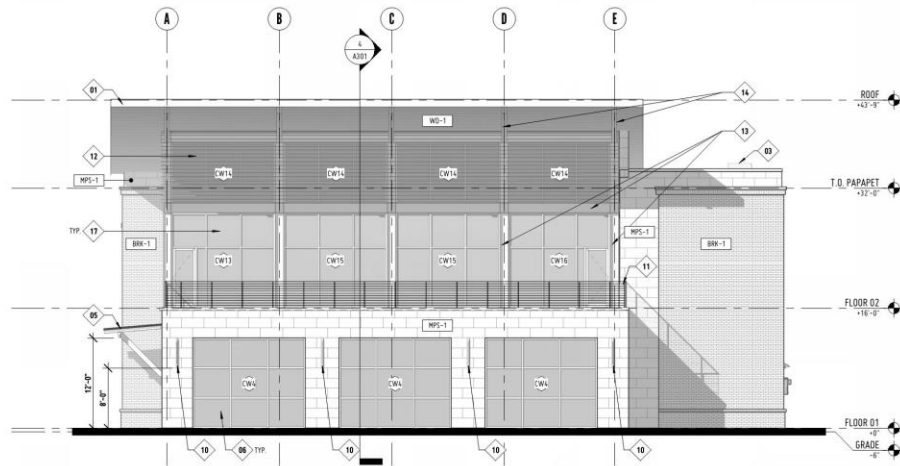
Project Number	18043
Issued for Review	11.04.2019
Issued for Permit	
Issued for Construction	
Revisions	
No.	Description Date

EXTERIOR ELEVATIONS

A203



1 SOUTH ELEVATION (COURTYARD ELEVATION) - PREVIOUS PROPOSAL
A204 1/8" = 1'-0"



2 SOUTH ELEVATION (COURTYARD ELEVATION) - CURRENT PROPOSAL
A204 1/8" = 1'-0"

ELEVATION GENERAL NOTES

- ALL UTILITIES ON BUILDING, INCLUDING ELECTRICAL METERS, TO BE PAINTED TO MATCH THE SURROUNDING MATERIAL COLOR, TYPICAL.

ELEVATION KEYNOTES

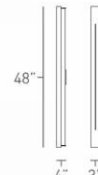
- ROOF EDGE PRE-FINISHED METAL FASCIA, COLOR TO MATCH ROOF COLOR.
- RECESSED WINDOW LOCATION.
- CONDENSER LOCATION. SEE MECHANICAL.
- CANOPY TYPE 1. SEE A503. PROVIDE RECESSED DOWNGRAIT PER ELECTRICAL & A503.
- CANOPY TYPE 2. SEE A503. WIDE FLANGE STEEL STRUCTURE W/ ANODIC STANDING SEAM METAL ROOF PANELS. PROVIDE CONCEALED LED STRIP LIGHT PER ELECTRICAL & A503. PAINT IN FIELD TO MATCH CHARCOAL GREY COLOR.
- CURTAIN WALL SYSTEM. PROVIDED BY KAWNEER 1600 SYSTEM OR EQ. MULLION COLOR TO BE BLACK. TYP. THROUGHOUT. SEE A502 & A503.
- FLOOR TO FLOOR CURTAIN WALL SYSTEM, KAWNEER 1600 SYSTEM OR EQ. HORIZONTAL MULLION COLOR TO BE BLACK TYP. THROUGHOUT. SEE A502 & A503.
- EXPOSED CONCRETE SLAB W/ FELD PAINTED STEEL FASCIA. ACCENT COLOR OF CHARCOAL PAINT COLOR.
- BRICK PLANTER.
- DECORATIVE LED WALL SCIENCE. SEE ELECTRICAL AND LEGEND THIS SHEET.
- PAINTED STEEL TUBE GUARD RAIL W/ STAINLESS STEEL CABLE RAILING. STEEL TO BE PAINTED CHARCOAL GREY. SEE A503.
- CHARCOAL GREY PRE-FINISHED ALUMINUM HORIZONTAL LIDDER SYSTEM, PROVIDED BY CEAS.
- FIELD-PAINTED STEEL WIDE FLANGE COLUMNS AND BEAMS. PAINT CHARCOAL GREY.
- FIELD-PAINTED STEEL WIDE FLANGE TAPERED BEAMS W/ WHITE-JOINTED CONNECTION W/ FLAT STEEL WEE BRACING, PAINTED TO MATCH WIDE FLANGE BEAMS.
- LED WALL PACK. SEE ELECTRICAL AND LEGEND THIS SHEET.
- ELECTRICAL METERS.
- FLOOR TO BEAM CURTAIN WALL SYSTEM, KAWNEER 1600 SYSTEM OR EQ. MULLION COLOR TO BE BLACK TYP. THROUGHOUT. SEE A502 & A503.
- CONTROL JOINT LOCATION, TYPICAL. SEE DETAIL A503.
- FLOOR FOC AND SIGNAGE COLOR BY ARCHITECT TO COORDINATE WITH BUILDING COLORS.
- ADDRESS LOCATION.

MATERIAL LEGEND

Type	Mark	Description	Material Manufacturer	Material Model	Color
EXTERIOR	BRK-1	MODULAR BRICK	BELDEN BRICK COMPANY	-	ALASKA WHITE MELON A
EXTERIOR	CONC-1	CAST-IN-PLACE CONCRETE	N/A	N/A	GREY
EXTERIOR	CONC-2	PRE-CAST CONCRETE	N/A	N/A	WHITE
EXTERIOR	MPS-1	METAL PANEL SHINGLE	ATAS INTERNATIONAL, INC.	VERSA-LOK	CHARCOAL GREY
EXTERIOR	SS-1	SLATE SHINGLES	CUPAGROUP	CUPACTAD	BLACK
EXTERIOR	ISBR-1	STANDING SEAM METAL ROOFING	ATAS		CHARCOAL GREY
EXTERIOR	WS-1	SEE A201/A202 FOR DESCRIPTION	N/A	N/A	N/A

LIGHT FIXTURE LEGEND

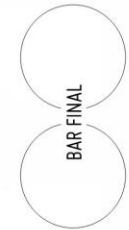
DECORATIVE LED WALL SCIENCE
ARMET BY OCL
FINISH: BLACK



FIXTURE WEIGHT 7 LBS



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CONSTRUCTION DOCUMENTS

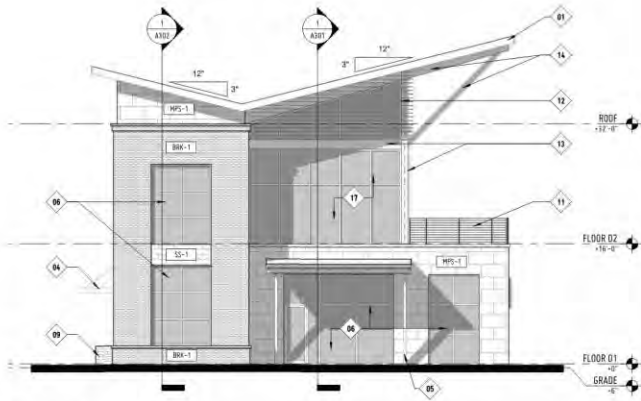


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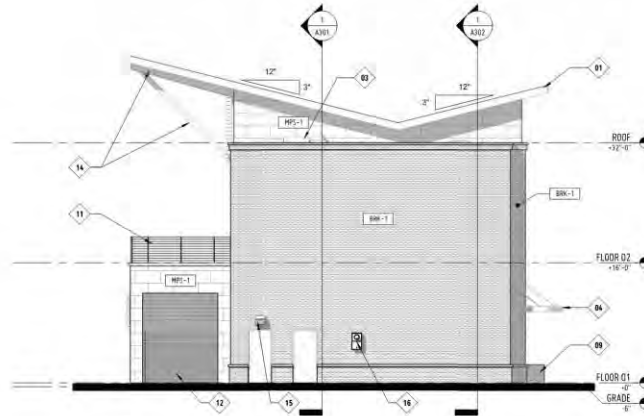
Project Number	18043
Issued for Review	11.04.2019
Issued for Permit	
Issued for Construction	
Revisions	
No.	Description Date

EXTERIOR ELEVATIONS

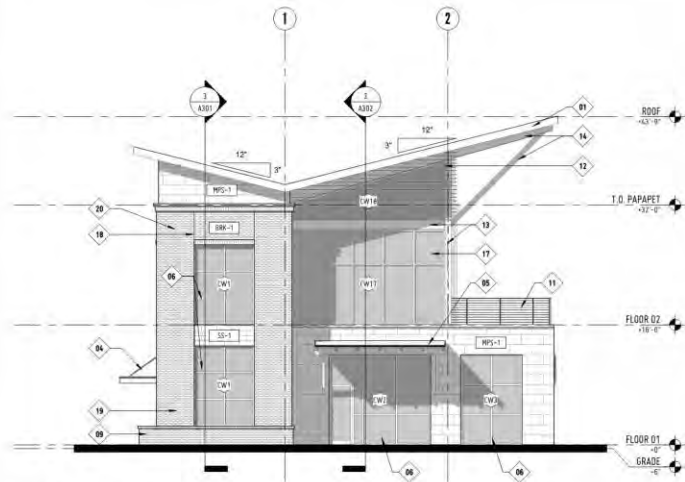
A204



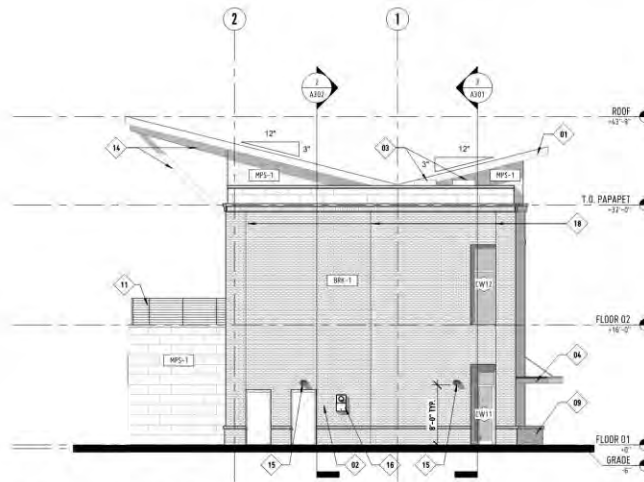
1 WEST ELEVATION (MORRISON DR.) - PREVIOUS PROPOSAL
A205 1/8" = 1'-0"



2 EAST ELEVATION - PREVIOUS PROPOSAL
A205 1/8" = 1'-0"



3 WEST ELEVATION (MORRISON DR.) - CURRENT PROPOSAL
A205 1/8" = 1'-0"



4 EAST ELEVATION - CURRENT PROPOSAL
A205 1/8" = 1'-0"

ELEVATION GENERAL NOTES

- 1 ALL UTILITIES ON BUILDING, INCLUDING ELECTRICAL METERS, TO BE PAINTED TO MATCH THE SURROUNDING MATERIAL COLOR, TYPICAL.

ELEVATION KEYNOTES

- 01 ROOF EDGE PRE-FINISHED METAL FASCIA, COLOR TO MATCH ROOF COLOR
- 02 RECESSED WINDOW BRICK LOCATION
- 03 CONDENSER LOCATION, SEE MECHANICAL
- 04 RAMPY TYPE 1, SEE A301. PROVIDE RECESSED DOWNSPOT PER ELECTRICAL & A303
- 05 RAMPY TYPE 2, SEE A301. WIDE FLANGE STEEL STRUCTURE W/ ANCHOR STANDING SEAM METAL ROOF PANELS. PROVIDE CONCEALED LED STRIP LIGHT PER ELECTRICAL & A303. PAINT W/ FIELD TO MATCH CHARCOAL GREY COLOR
- 06 CURTAIN WALL SYSTEM PROVIDED BY KAWNEER 1600 SYSTEM OR EQ. MULLION COLOR TO BE BLACK, TYP THROUGHOUT. SEE A302 & A303
- 07 FLOOR TO FLOOR CURTAIN WALL SYSTEM, KAWNEER 1600 SYSTEM OR EQ. HORIZONTAL MULLION COLOR TO BE BLACK TYP. THROUGHOUT. SEE A302 & A303
- 08 EXPOSED CONCRETE SLAB W/ FIELD PAINTED STEEL FASCIA. ACCENT COLOR OF CHARCOAL PAINT COLOR
- 09 BRICK PLANTER
- 10 DECORATIVE LED WALL SCENE. SEE ELECTRICAL AND LEGEND THIS SHEET
- 11 PAINTED STEEL TUBE GUARD RAIL W/ STAINLESS STEEL CABLE RAILING. STEEL TO BE PAINTED CHARCOAL GREY. SEE A303
- 12 CHARCOAL GREY PRE-FINISHED ALUMINUM HORIZONTAL LIDDER SYSTEM, PROVIDED BY CEAS
- 13 FIELD-PAINTED STEEL WIDE FLANGE COLUMNS AND BEAMS. PAINT CHARCOAL GREY
- 14 FIELD-PAINTED STEEL WIDE FLANGE SPACED BEAMS W/ WHITE JOINTER CONNECTION W/ FLAT STEEL KNEE BRACING, PAINTED TO MATCH WIDE FLANGE BEAMS
- 15 LED WALL PACK. SEE ELECTRICAL AND LEGEND THIS SHEET
- 16 ELECTRICAL METERS
- 17 FLOOR TO BEAM CURTAIN WALL SYSTEM, KAWNEER 1600 SYSTEM OR EQ. MULLION COLOR TO BE BLACK, TYP THROUGHOUT. SEE A302 & A303
- 18 WINDOW GRANT LOCATION, TYPICAL. SEE DETAIL A303
- 19 FLOOR FIN. AND SIGNAGE COLOR BY ARCHITECT TO COORDINATE WITH BUILDING COLORS
- 20 ADDRESS LOCATION

MATERIAL LEGEND

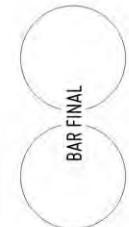
Type	Mark	Description	Material Manufacturer	Material Model	Color
EXTERIOR	BRK-1	MIDDLEBURY BRICK	BELDEN BRICK COMPANY	ALASKA WHITE	WELDON A
EXTERIOR	CONC-1	LAST-IN-PLACE CONCRETE	N/A	N/A	GREY
EXTERIOR	CONC-2	PRE-CAST CONCRETE	N/A	N/A	WHITE
EXTERIOR	MPS-1	METAL PANEL SHINGLE	AFAC INTERNATIONAL, INC.	VERDE-LON	CHARCOAL GREY
EXTERIOR	SS-1	SLATE SHINGLES	CUPAGROUP	CUPACTAL	BLACK
EXTERIOR	WS-1	STANDING SEAM METAL ROOFING	AFAC	N/A	CHARCOAL GREY
EXTERIOR	WS-1	SH-401 / A302 FOR DESCRIPTION	N/A	N/A	N/A

LIGHT FIXTURE LEGEND

LED WALL PACK
JUGGERNAUT BY DECO LIGHTING
FINISH: WHITE



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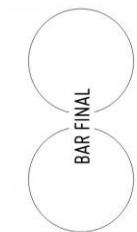
Project Number	18043
Issued for Review	11.04.2018
Issued for Permit	
Issued for Construction	
Revision	
No.	Description Date

EXTERIOR ELEVATIONS

A205



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CONSTRUCTION DOCUMENTS



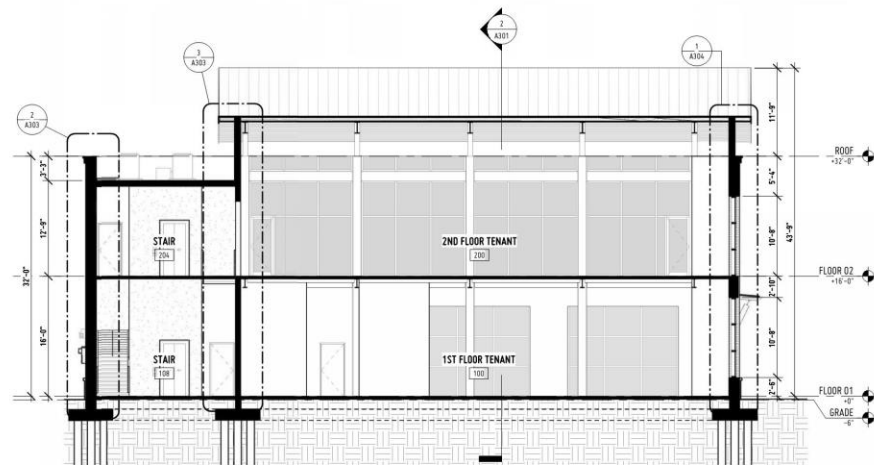
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Charleston, SC

Project Number	18043	
Issued for Review	11.04.2019	
Issued for Permit		
Issued for Construction		
Revisions		
No.	Description	Date

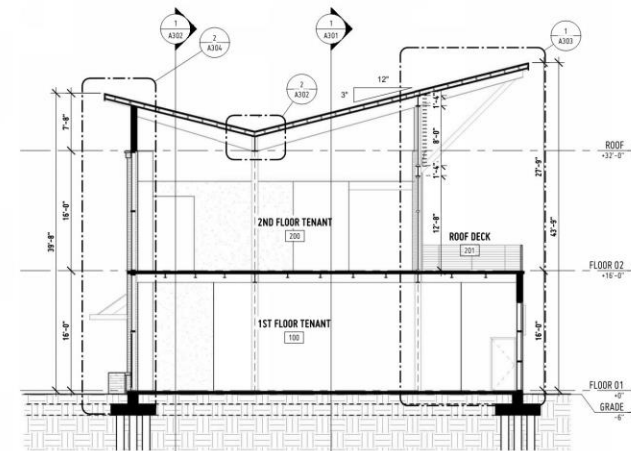
BUILDING SECTIONS

A301

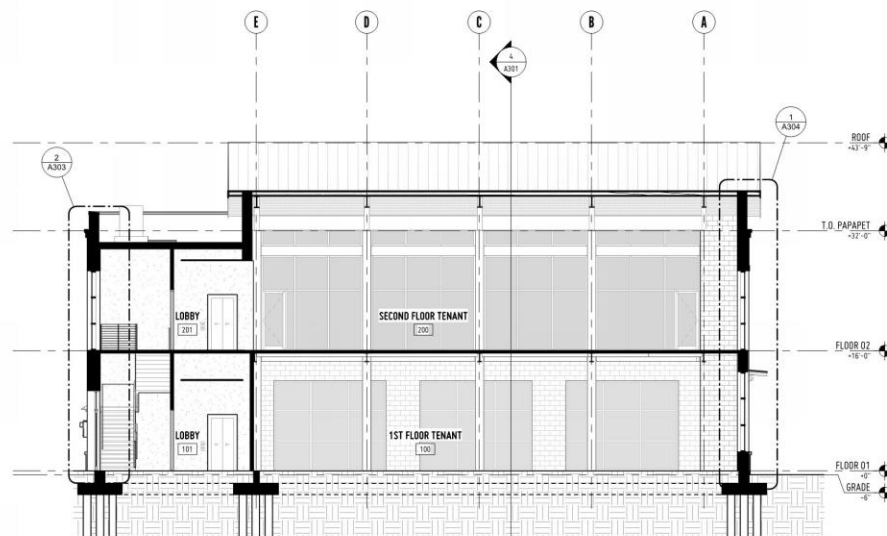
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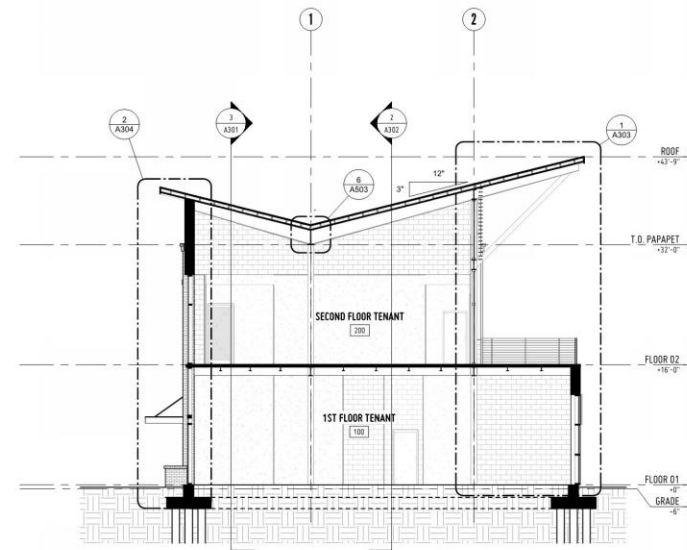
1 LONGITUDINAL SECTION - PREVIOUS PROPOSAL
A301 1/8" = 1'-0"



2 TRANSVERSE SECTION - PREVIOUS PROPOSAL
A302 1/8" = 1'-0"



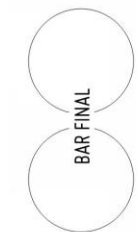
3 LONGITUDINAL SECTION - CURRENT PROPOSAL
A301 1/8" = 1'-0"



4 TRANSVERSE SECTION - CURRENT PROPOSAL
A302 1/8" = 1'-0"



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CONSTRUCTION
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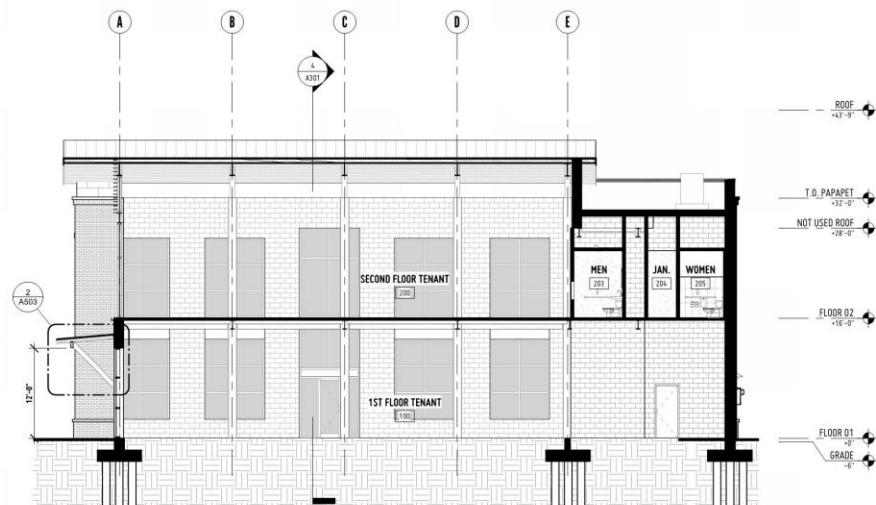
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Issued for Construction	
Revisions	
No.	Description Date

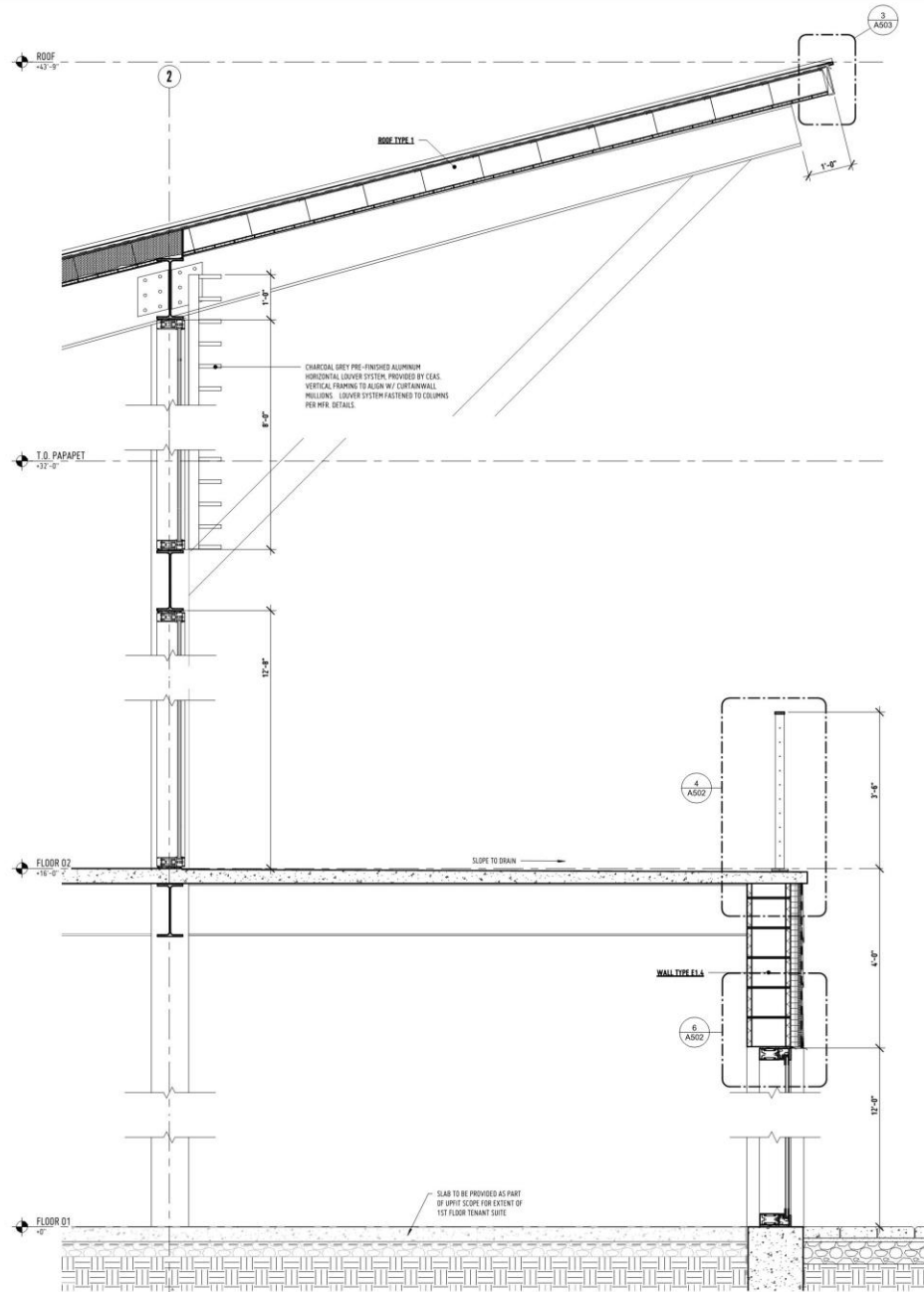
BUILDING SECTIONS

A302

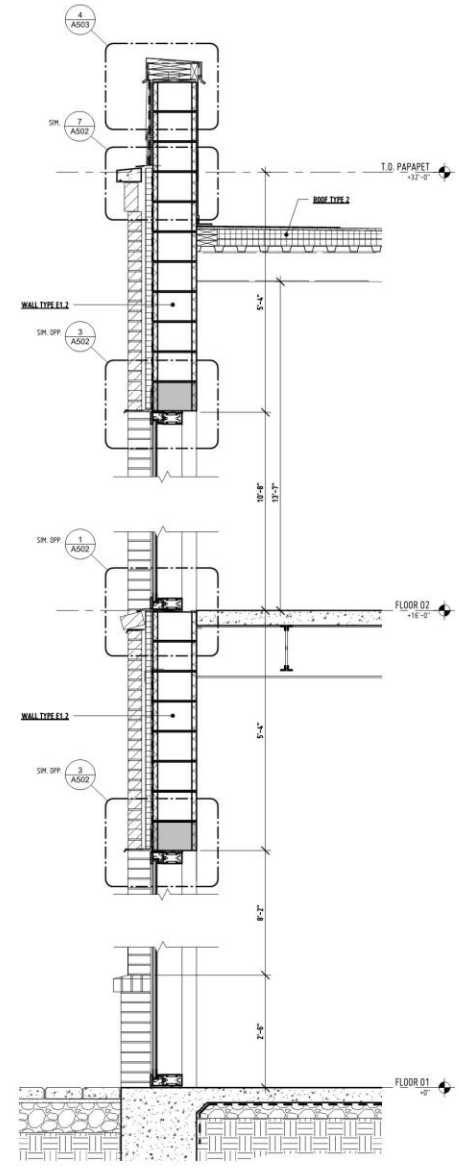
11/11/2019 3:22:49 PM



2 LONGITUDINAL SECTION - CURRENT PROPOSAL
 AREA: 1/8" = 1'-0"



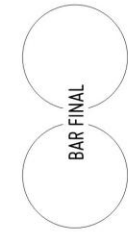
1 WALL SECTION @ SOUTH FACING ROOF DECK
A303 3/4" = 1'-0"



2 WALL SECTION @ NORTH WALL
A303 3/4" = 1'-0"



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CONSTRUCTION
DOCUMENTS



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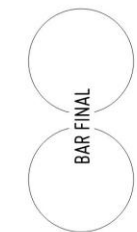
Project Number	18043	
Issued for Review	11.04.2019	
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Issued for Construction		
Revisions		
No.	Description	Date

WALL SECTIONS

A303



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CONSTRUCTION DOCUMENTS



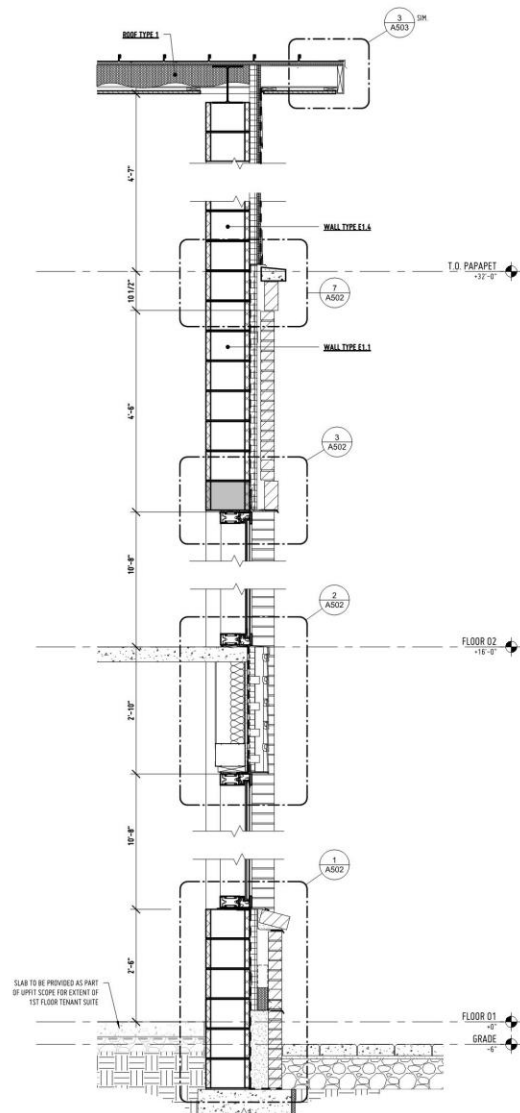
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Revisions		
No.	Description	Date

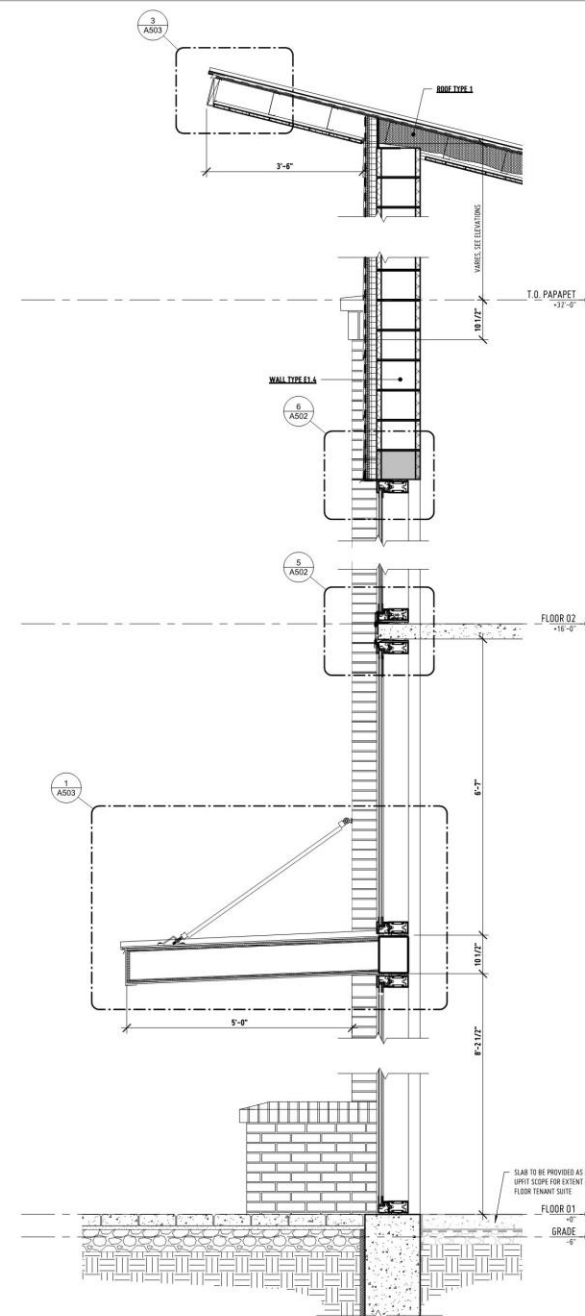
WALL SECTIONS

A304

11/11/2019 9:22:52 PM



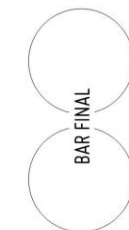
1 WALL SECTION @ WEST WALL GLAZING
A304 3/4" = 1'-0"



2 WALL SECTION @ BRIGADE STREET ENTRY
A304 3/4" = 1'-0"



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CONSTRUCTION DOCUMENTS



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Project Number	18043	
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Revisions		
No.	Description	Date

WALL AND ROOF TYPES

A501

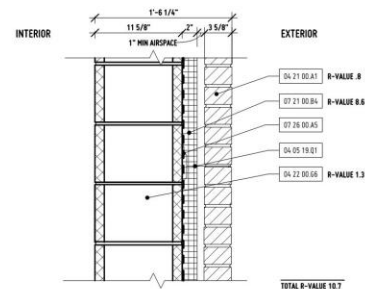
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KEYNOTE SCHEDULE

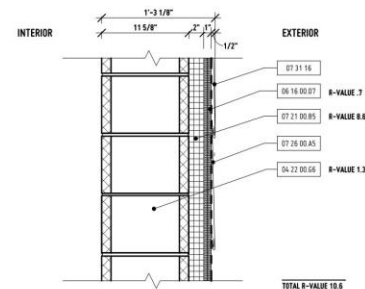
Key Value	Keynote Text
04 05 19 01	MASONRY VENEER ANCHORS - 16" O.C. VERT & 32" O.C. HORIZ. REFER TO STRUCTURAL
04 21 00 A1	MODULAR BRICK - RUNNING BOND - 3/8" CONCAVE JOINT
04 22 00 06	12" X 8" X 16" SCORED LPM
05 12 00	STRUCTURAL STEEL FRAMING, SEE STRUCTURAL
05 30 00	METAL BECKING, SEE STRUCTURAL
05 41 00 A8	6" COLD-FORMED METAL STUDS, SEE STRUCTURAL
06 16 00 07	(2) 1/2" EXTERIOR GRADE FIBER PLYWOOD (W/ 2" COLD-FORMED Z-CHANNELS
06 16 00 01 2	3/4" EXTERIOR GRADE FIBER PLYWOOD
06 20 13 A1	1/4" IPE BECKING, FINANT SPACED, MOUNTED TO UNDERSIDE OF EXT FIBER TRUSS FLOORING, EXPOSED SCREWS W/ FINISH WASHERS
07 21 00 B6	2" POLYISOCYANURATE RIGID INSULATION
07 21 00 B5	2" SEMI-RIGID MINERAL WOOL BOARD INSULATION
07 21 00 E1	FRAMED-IN PLACE INSULATION + R-38 MIN.
07 26 00 A2	ICE AND WATER SHIELD OR 20M BUILDING FELT (CONTRACTOR OPTIONAL) OVER ENTIRETY OF PLYWOOD
07 26 00 A5	FLUID-APPLIED MEMBRANE AIR-BARRIER
07 31 16	16" X 26" METAL SINGLE GONGS AND CLIP SYSTEM
07 41 13 A1	STANDING-SEAM METAL ROOF PANEL SYSTEM
07 54 00 A1	TPD ROOFING MEMBRANE ADHERED FLASHING
07 54 00 B1	6" POLYISOCYANURATE BOARD INSULATION - (2) 2" BOARDS WITH OFFSET JOINTS
07 54 00 B2	1/2" COVER BOARD
07 95 13 E1	BACKER RIDG W/ SEALANT, 1/4" JOINT MIN.

EXTERIOR WALL TYPE SCHEDULE

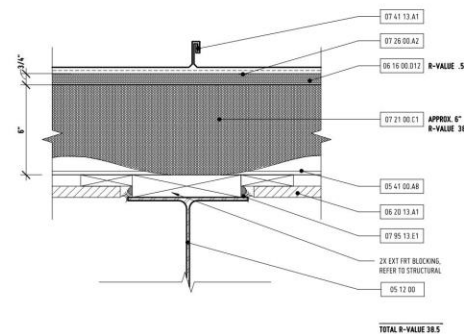
Type Mark	Fire Rating	STC Rating	Description	Reference Detail
E1.1	N/A	N/A	12" CMU W/ BRICK OVER 1" AIR GAP, 2" RIGID INSULATION, AND AIR AND WATER BARRIER. AT INTERIOR SIDE, PROVIDE 5/8" GWB OVER 1 5/8" METAL STUDS @ 16" O.C. WHERE INDICATED BY FLOOR PLAN. REFER TO UL DETAIL FOR ADDITIONAL INFORMATION.	A501
E1.2	1 HR. UL UPRWG	N/A	12" CMU W/ BRICK OVER 1" AIR GAP, 2" RIGID INSULATION, AND AIR AND WATER BARRIER. AT INTERIOR SIDE, PROVIDE 5/8" GWB OVER 1 5/8" METAL STUDS @ 16" O.C. WHERE INDICATED BY FLOOR PLAN. REFER TO UL DETAIL FOR ADDITIONAL INFORMATION.	A501
E1.3	N/A	N/A	12" CMU W/ METAL WALL PANELS OVER AIR AND WATER BARRIER, PLYWOOD, AND 2" SEMI-RIGID INSULATION. AT INTERIOR SIDE, PROVIDE 5/8" GWB OVER 1 5/8" METAL STUDS @ 16" O.C. WHERE INDICATED BY FLOOR PLAN.	A501



*FOR WALL TYPE E1.2, PROVIDE 1 HR FIRE BARRIER PER UL WE80. REFER TO UL DETAIL FOR ADDITIONAL INFORMATION.

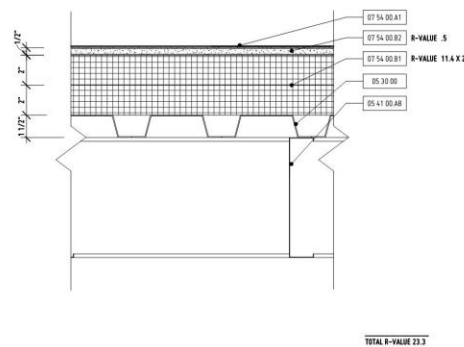


EXTERIOR WALL TYPES E1.1 & E1.2

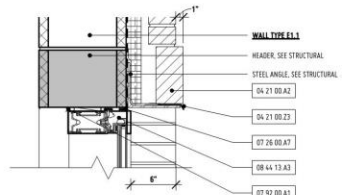


ROOF TYPE 1

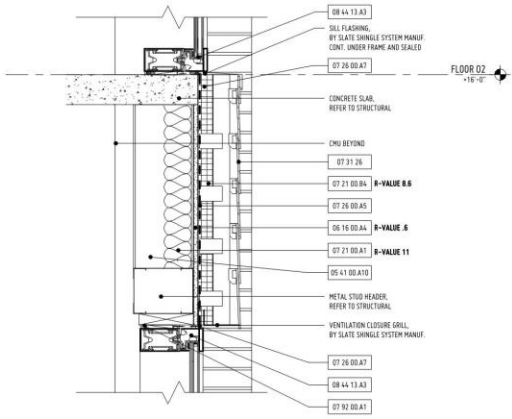
EXTERIOR WALL TYPE E1.3



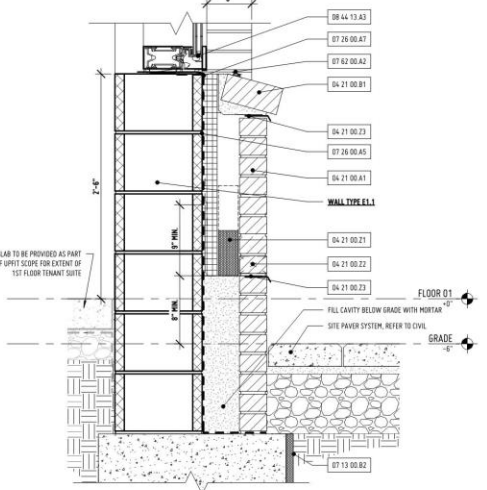
ROOF TYPE 2



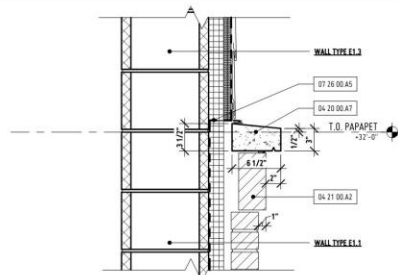
3 SECTION DETAIL - STOREFRONT HEAD @ WALL TYPE E1.1
 A502 1 1/2" x 1'-0"



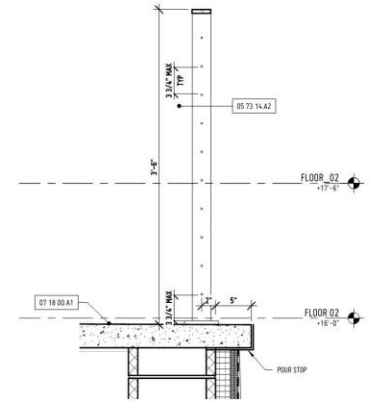
2 SECTION DETAIL - TYP. CW HEAD/SILL @ SLATE SIDING
 A502 1 1/2" x 1'-0"



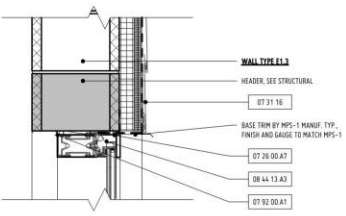
1 SECTION DETAIL - TYP. CW SILL @ WALL TYPE E1.1
 A502 1 1/2" x 1'-0"



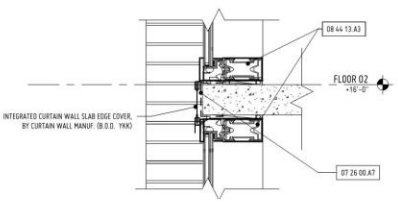
7 SECTION DETAIL - CORNICE DETAIL
 A502 1 1/2" x 1'-0"



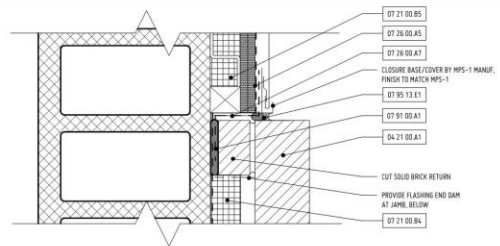
4 SECTION DETAIL - GUARDRAIL
 A502 1 1/2" x 1'-0"



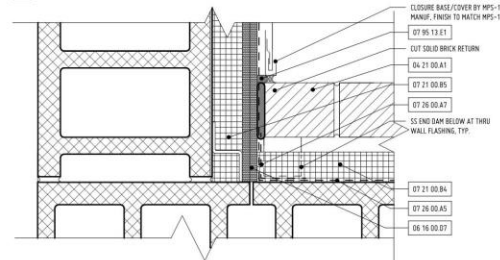
6 SECTION DETAIL - TYP. CW HEAD @ WALL TYPE E1.3
 A502 1 1/2" x 1'-0"



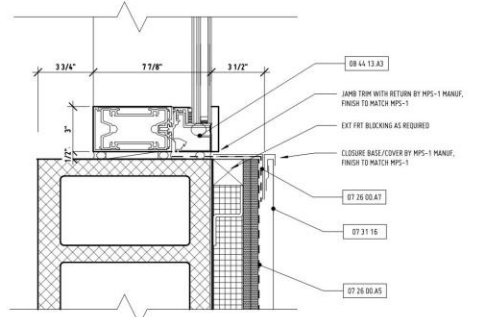
5 SECTION DETAIL - CW AT SLAB EDGE
 A502 1 1/2" x 1'-0"



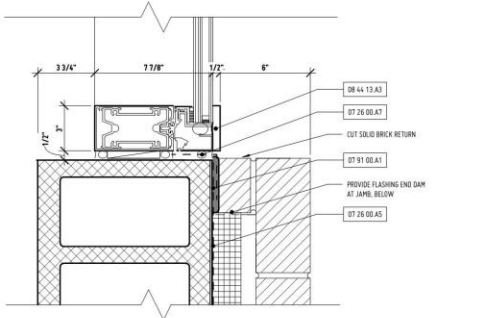
12 PLAN DETAIL - TYP. JOINT BETWEEN WALL TYPES E1.1 & E1.3
 A502 3'-1'-0"



11 PLAN DETAIL - TYP. INSIDE CORNER BETWEEN WALL TYPES E1.1 & E1.3
 A502 3'-1'-0"



9 PLAN DETAIL - CW JAMB AT WALL TYPE E1.3
 A502 3'-1'-0"

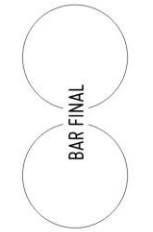


8 PLAN DETAIL - CW JAMB AT WALL TYPE E1.1
 A502 3'-1'-0"

Key Value	Keynote Text
06 20 00.01	CAST STONE CAP W CAST DRIP EDGE ONE SIDE
04 21 00.01	MODULAR BRICK - RUNNING BOND - 3/8" CONCAVE JOINT
04 21 00.02	MODULAR BRICK - SOLID COURSE - 3/8" CONCAVE JOINT
04 21 00.01	STANDARD SOLID BOND BRICK WITH 3/8" JOINT
04 21 00.21	CAVITY MORTAR CONTROL PANELS - SIZED TO THICKNESS OF CAVITY
04 21 00.22	CAVITY VENTS - CELLULAR INSECT-RESISTANT
04 21 00.21	THRU-WALL FLEXIBLE FLASHING SET IN MULTIPLE W/ STAINLESS STEEL DRIP PLATE
05 41 00.010	8" COIL-FORMED METAL STUD, SEE STRUCTURAL
05 73 14.02	CABLE RAILING SYSTEM- PAINTED GALVANIZED STEEL FRAME WITH STAINLESS STEEL CABLES
06 16 00.04	5/8" EXTERIOR EPS/UM BOARD WALL SHEATHING
06 16 00.07	1/2" EXTERIOR GRADE FIBER WOOD 2" COIL-FORMED 2" CHANNELS
07 13 00.02	NONWOVEN-GEOTEXTILE-FACED MD60 SHEET DRAINAGE PANEL SYSTEM
07 18 00.01	FLUID APPLIED EXTERIOR URETHANE PEDESTRIAN TRAFFIC COATING SYSTEM
07 21 00.01	3-1/2" UNFACED MINERAL FIBER BATT INSULATION - R-11
07 21 00.04	2" POLYETHYLENE RIGID INSULATION
07 21 00.05	2" SPW-RIGID MINERAL WOOL BOARD INSULATION
07 26 00.05	FLUID-APPLIED MEMBRANE AIR-BARRIER
07 26 00.07	400 BARBER TRANSITION MEMBRANE, W/ MIN. 3" AND SEAL
07 31 16	16" X 30" METAL SHINGLE SIDING AND CLIP SYSTEM
07 31 26	8" X 16" SLATE SHINGLE SIDING ON RAINSCREEN RAIL SYSTEM, RUNNING BOND
07 62 00.02	PRE-FINISHED SILL FLASHING (MATCH CW / SFS) SLOPE FOR POSITIVE DRAINAGE, CONT. UNDER FRAME AND SEALED
07 92 00.01	JOINT SEALANT - 3/8"
07 95 13.01	BACKER ROD W/ SEALANT, 1/2" JOINT W/IL
08 44 13.03	3" X 8" SFS CASSETTE IMPACT RATED CURTAIN WALL SYSTEM WITH 1/2" SMP CAP, REFER TO A503 FOR DETAILS



10 PLAN DETAIL - TYP. MASONRY CONTROL JOINT
 A502 1 1/2" x 1'-0"



CONSTRUCTION DOCUMENTS

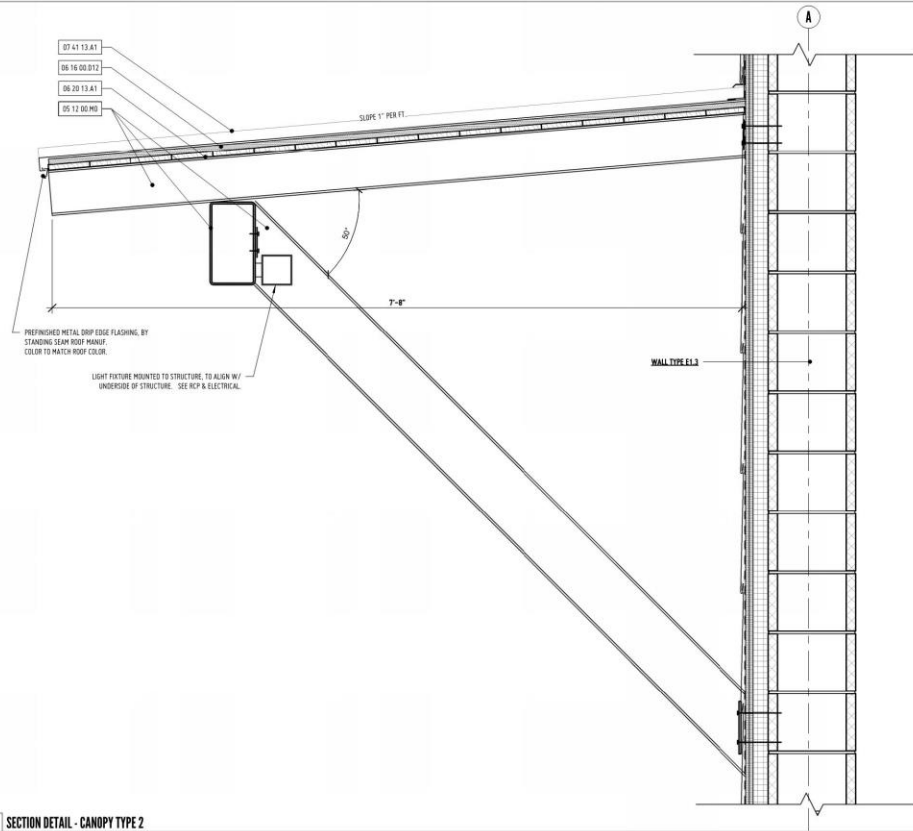


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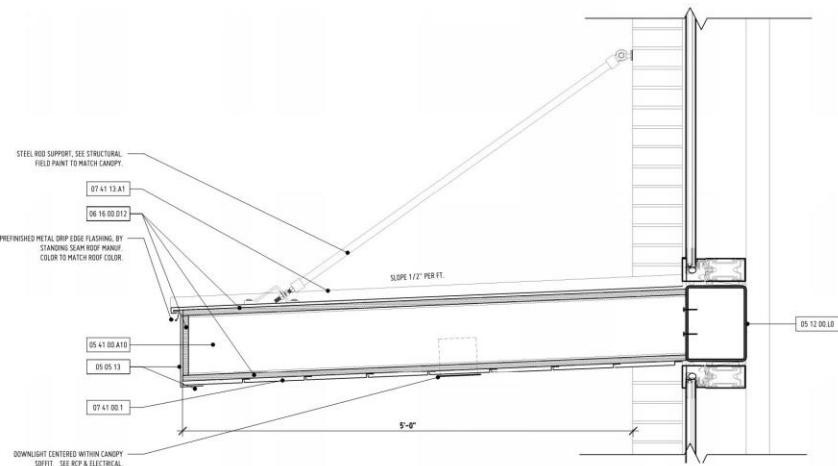
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EXTERIOR DETAILS

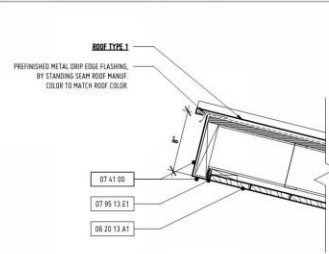
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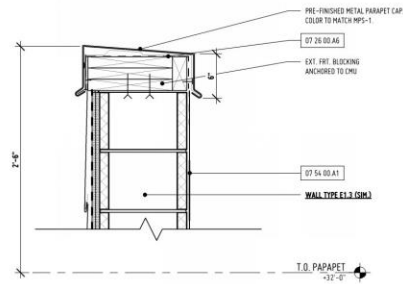
2 SECTION DETAIL - CANOPY TYPE 2
A503 1 1/2" x 1'-0"



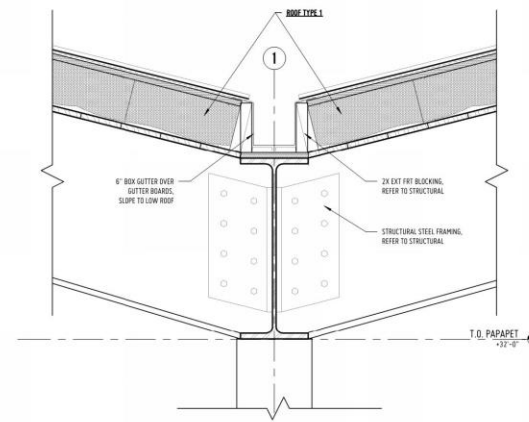
1 SECTION DETAIL - CANOPY TYPE 1
A503 1 1/2" x 1'-0"



3 SECTION DETAIL - TYP. EDGE OF ROOF TYPE 1
A503 1 1/2" x 1'-0"



4 SECTION DETAIL - PARAPET
A503 1 1/2" x 1'-0"

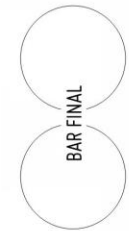


6 DETAIL @ BUTTERFLY ROOF VALLEY
A503 1 1/2" x 1'-0"

Key Value	Keynote Text
05 05 13	BRAKE METAL WRAP W/ CONCEALED FASTENERS, MATCH STOREFRONT FINISH
05 12 00.L0	PAINTED GALVANIZED STRUCTURAL STEEL TUBE, REFER TO STRUCTURAL
05 12 00.M0	STRUCTURAL STEEL FRAMING, REFER TO STRUCTURAL
05 41 00.A10	8" COLD-FORMED METAL TUBO, SEE STRUCTURAL
06 16 00.D12	3/4" EXTERIOR GRADE FRT. PLYWOOD
06 20 13.A1	1X6 PINE DECKING, PENNY SPACER, MOUNTED TO UNDERSIDE OF EXT. FRT. 1X FIRRING, EXPOSED
07 26 00.A6	SCREWS W/ FISH WARDERS
07 26 00.A6	SELF-ADHERING MEMBRANE AIR BARRIER WRAPPING OVER EXT. FRT. PLYWOOD/BLOCKING
07 41 00	ALUMINUM FASCIA, MATCH ROOF COLOR
07 41 00.1	METAL GUTTY PANELS WITH CONCEALED FASTENERS, MATCH STOREFRONT FINISH
07 41 13.A1	STANDING SEAM METAL ROOF PANEL SYSTEM
07 54 00.A1	TPO ROOFING MEMBRANE ADHERED FLASHING
07 95 13.E1	BACKER ROD W/ SEALANT, 1/4" JOINT MIN.



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ROOF DETAILS

A503

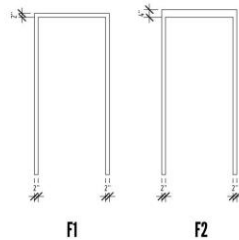
ROOM FINISH SCHEDULE

DOOR SCHEDULE

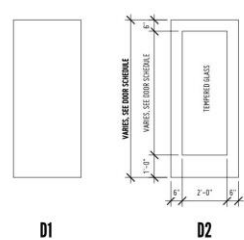
Door Number	Door Type	Door				Frame			Hardware Set	Glass Type	DOOR ASSEMBLY FIRE RATING	Comments
		Width	Height	Door material	Door Finish	Frame Type	Frame Material	Frame Finish				
100A	D2	3'-0"	8'-0"	ALUM	DARK BRONZE ANODIZED	CW	ALUM	DARK BRONZE ANODIZED	2			
100B	D2	3'-0"	8'-0"	ALUM	DARK BRONZE ANODIZED	CW	ALUM	DARK BRONZE ANODIZED	2			
100C	D1	3'-0"	7'-0"	HM	PT	F2	HM	PT	3			
101A	D2	3'-0"	8'-0"	ALUM	DARK BRONZE ANODIZED	CW	ALUM	DARK BRONZE ANODIZED	1			
102A	D2	3'-0"	8'-0"	SCWD	STAIN	SF	ALUM	DARK BRONZE ANODIZED	6	1 HR		
102B	D2	3'-0"	8'-0"	ALUM	DARK BRONZE ANODIZED	CW	ALUM	DARK BRONZE ANODIZED	1		ACCESS CONTROL BY OWNER'S SECURITY CONTRACTOR. CONTRACTOR TO COORDINATE & PROVIDE POWER.	
103A	D1	3'-0"	7'-0"	HM	PT	F2	HM	PT	4			
104A	D1	3'-0"	7'-0"	HM	PT	F2	HM	PT	5	20 MIN		
200A	D2	3'-0"	8'-0"	ALUM	DARK BRONZE ANODIZED	CW	ALUM	DARK BRONZE ANODIZED	1			
200B	D2	3'-0"	8'-0"	ALUM	DARK BRONZE ANODIZED	CW	ALUM	DARK BRONZE ANODIZED	1			
202A	D2	3'-0"	8'-0"	ALUM	DARK BRONZE ANODIZED	SF	ALUM	DARK BRONZE ANODIZED	6	1 HR		
203A	D1	3'-0"	7'-0"	SCWD	STAIN	F1	HM	PT	7			
204A	D1	3'-0"	7'-0"	SCWD	STAIN	F1	HM	PT	5			
205A	D1	3'-0"	7'-0"	SCWD	STAIN	F1	HM	PT	7			

MATERIAL FINISH SCHEDULE

DOOR FRAME LEGEND



DOOR TYPE LEGEND



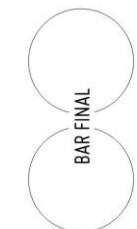
DOOR HARDWARE SCHEDULE

Set No.	Hardware Type	Lockset	Exit Device	Hinges	Closer	Frame Blencer	Kickplate	ADA Threshold	Weatherstripping	Hardware Comments
1	STOREFRONT ENTRY, TYPE 1	KEYED LOCKSET, PUSH/PULL	•	•	•	•	•	•	•	ALL DOOR HARDWARE BY CW/ST MFR.
2	STOREFRONT ENTRY, TYPE 2	KEYED LOCKSET, PULL HANDLE	•	•	•	•	•	•	•	ALL DOOR HARDWARE BY CW/ST MFR.
3	EXIT	KEYED LOCKSET	•	•	•	•	•	•	•	
4	EXTERIOR UTILITY	KEYED LOCKSET	•	•	•	•	•	•	•	
5	INTERIOR UTILITY	STOREROOM LOCKSET	•	•	•	•	•	•	•	PROVIDE KICK PLATE AT PUSH SIDE OF 104A.
6	INTERIOR STAIR	PASSAGE LOCKSET	•	•	•	•	•	•	•	
7	RESTROOM	PASSAGE LOCKSET & READABILITY W/ IN-USE INDICATOR	•	•	•	•	•	•	•	

NOTE: MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. (CFC 100R 1.0.4)



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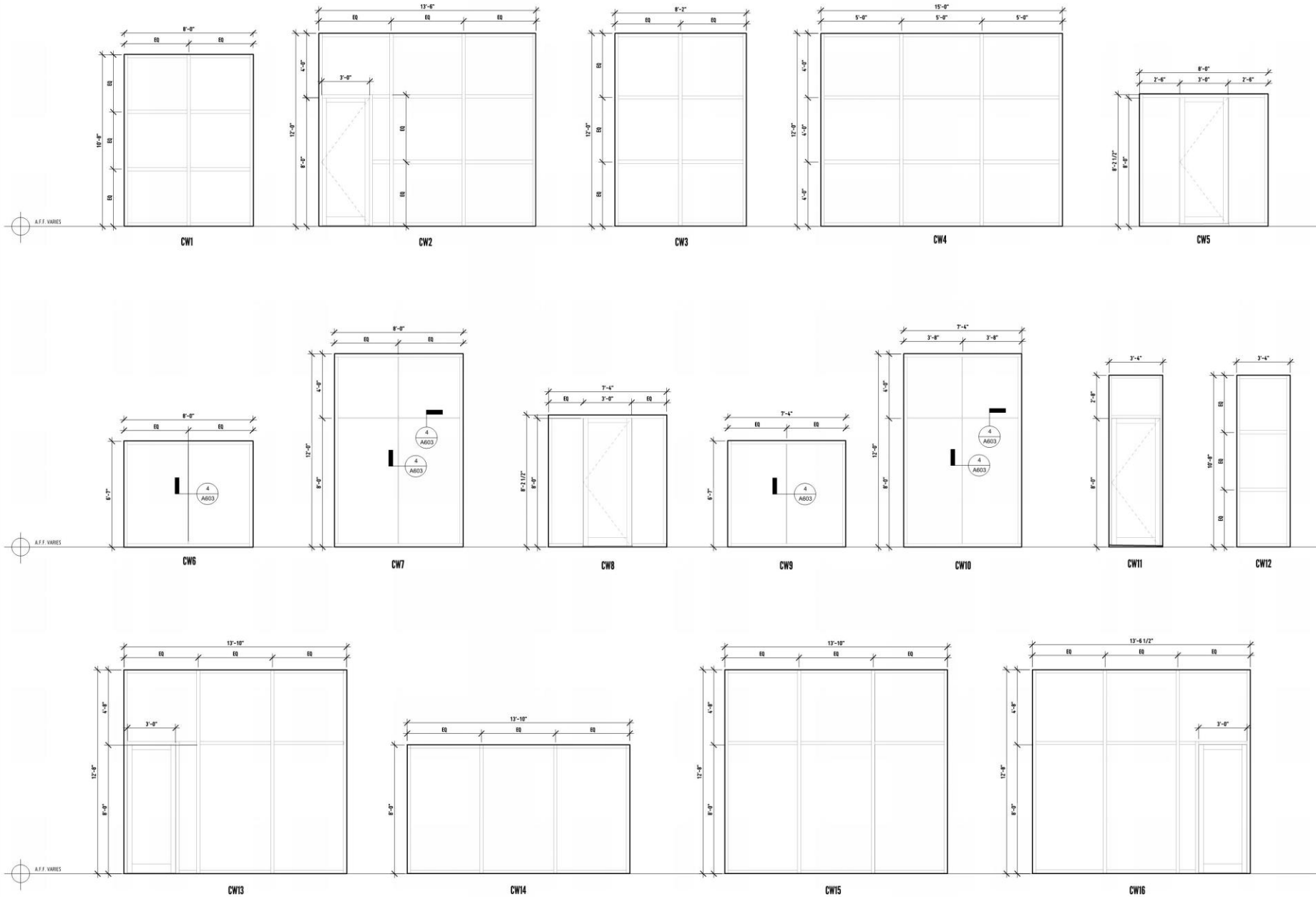
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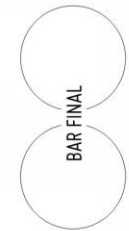
SCHEDULES

A601

CURTAINWALL ELEVATIONS



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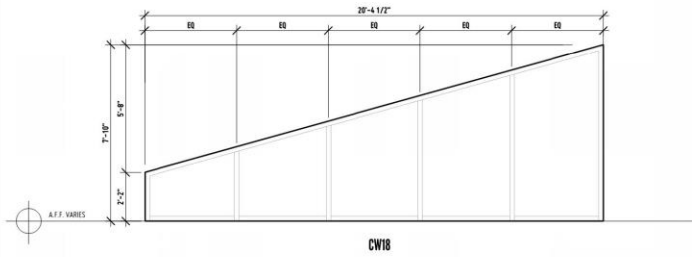
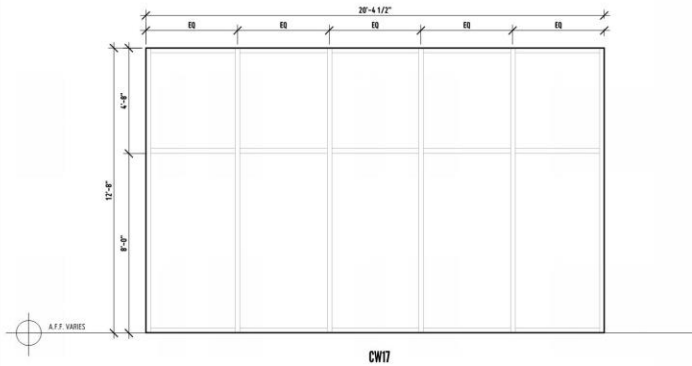
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CURTAINWALL ELEVATIONS

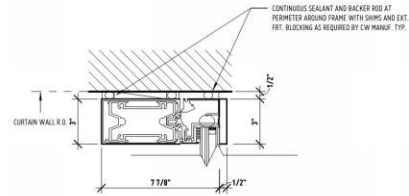
A602

CURTAINWALL ELEVATIONS (CONTINUED)



CURTAINWALL GENERAL NOTES & DETAILS

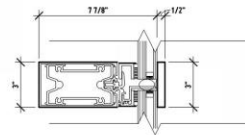
- **BASES OF DESIGN - VIK THK 300 SSG CASSETTE CURTAIN WALL SYSTEM (IMPACT RATED)**
- 1. COLOR TO BE BLACK.
- 2. 3" X 7 7/8" THERMALLY BROKEN PROFILES
- 3. PROVIDE 3/4" X 1/2" BACK CAPS (SNAP CAPS) REFER TO DRAWINGS FOR LOCATIONS
- 4. GLAZING TO BE FRONT SET, DOUBLE FRAME, INSULATED, CLEAR, LOW-E GLASS. (800- SOLARBAN 60)
- 5. CONDITIONED HARDWARE AT EXTERIOR CW JOISTS WITH OWNER'S SECURITY CONTRACTOR.
- 6. SAFETY GLASS CODE REQUIRED FOR ALL GLAZING WITH AN EXPOSED AREA GREATER THAN 55'. BOTTOM EDGE WITHIN 18" OF FLOOR, TOP EDGES GREATER THAN 36" ABOVE THE FLOOR AND WITHIN 36" OF WALKING SURFACE PER SEC. 2406.4.3.
- CONTRACTOR TO FIELD VERIFY FIELD CONDITIONS AND ROUGH OPENING DIMENSIONS PRIOR TO CURTAINWALL FABRICATION. NOTIFY ARCHITECT IMMEDIATELY OF ALL DISCREPANCIES AND/OR CONFLICTS.



3" x 8" IMPACT RATED CASSETTE CW TYP. HEAD/JAMB (3" SNAP CAP),

1 TYPICAL CONDITION

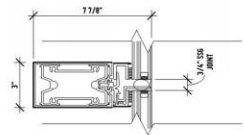
ADD 3" - 1'-0"



3" x 8" IMPACT RATED CASSETTE CW TYP. INTERMEDIATE MULLION (3" SNAP CAP), TYPICAL CONDITION

2 TYPICAL CONDITION

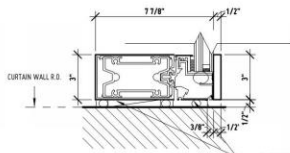
ADD 3" - 1'-0"



*SEE CW ELEVATIONS FOR LOCATIONS

4 3" x 8" IMPACT RATED CASSETTE CW TYP. INTERMEDIATE MULLION (SSG)

ADD 3" - 1'-0"



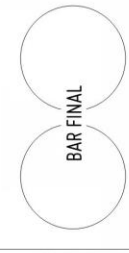
3" x 8" IMPACT RATED CASSETTE CW TYP. SILL (3" SNAP CAP), TYPICAL

3 CONDITION

ADD 3" - 1'-0"



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CURTAINWALL
ELEVATIONS & DETAILS

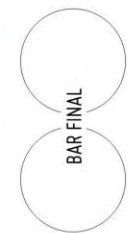
A603



INTERSECTION LOOKING DOWN MORRISON DR. - PREVIOUS PROPOSAL



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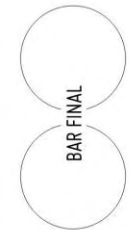
A701



INTERSECTION LOOKING DOWN MORRISON DR. - CURRENT PROPOSAL



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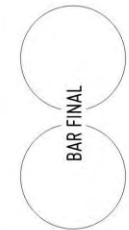
A702



INTERSECTION LOOKING DOWN BRIGADE ST. - PREVIOUS PROPOSAL



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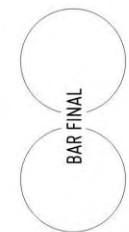
A703



INTERSECTION LOOKING DOWN BRIGADE ST. - CURRENT PROPOSAL



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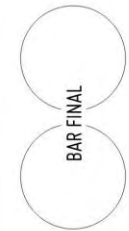
A704



PERSPECTIVE LOOKING WEST AT CORNER COURTYARD - PREVIOUS PROPOSAL



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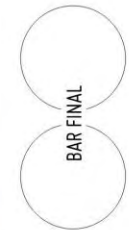
A705



PERSPECTIVE LOOKING WEST AT CORNER COURTYARD - CURRENT PROPOSAL



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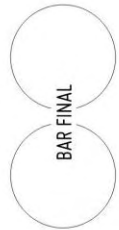
A706



PERSPECTIVE FROM BRIGADE ST LOOKING TOWARDS 93 BRIGADE - PREVIOUS PROPOSAL



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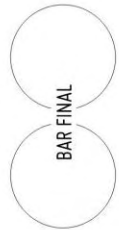
A707



PERSPECTIVE FROM BRIGADE ST LOOKING TOWARDS 93 BRIGADE - CURRENT PROPOSAL



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RENDERING

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PERSPECTIVE LOOKING TOWARDS 93 BRIGADE FROM CENTRAL COURTYARD - PREVIOUS PROPOSAL



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No.	Description Date

RENDERING

A709



PERSPECTIVE LOOKING TOWARDS 93 BRIGADE FROM CENTRAL COURTYARD - PREVIOUS PROPOSAL



The Middleton Group
1503 King Street, E., Suite 202
Charleston, SC 29403
ARCHITECTURE.THEMIDDLETONGROUP.NET



CONSTRUCTION DOCUMENTS



The Morris
1000 Morrison Dr.
Charleston, SC

Project Number	18043
Issued for Review	11.04.2019
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Revisions	
No.	Description Date

RENDERING

A710

LANDSCAPE

- LEGEND
- A. DUMPSTER LOCATION
 - B. PERMEABLE PAVERS
 - C. COURTYARD / MAIN ACCESS TO OFFICE BUILDING
 - D. COURTYARD / MAIN ACCESS TO RETAIL
 - E. COURTYARD/ MAIN ACCESS TO BUILDING #2
 - F. RAMP
 - G. STREET TREES
 - H. INFILTRATION AREAS
 - I. RAIN GARDEN IN R.O.W.
 - J. EXISTING TREE



INFILTRATION AREA IN R.O.W



URBAN MEADOWS



POLLINATOR / BEE LAWN
IN R.O.W



SCREEN FENCE



BENCHES



PAVING TRANSITION



SITE FURNITURE



PLANTERS



PLAZA WITH FLEXIBLE SEATING

SITE FURNISHINGS /



OVERALL SITE PLAN

1080-1090 Morrison Drive

November, 2019 | Charleston, South Carolina



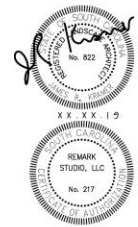
The Middleton Group
 1523 King Street East, Suite 202
 Charleston, SC 29405
 ARCHITECTURE.THEMIDDLETONGROUP.NET

1090 Morrison Dr

Charleston, South Carolina

LOCATION
 1090 Morrison Dr.
 July 31, 2019

SCHEDULE OF DRAWINGS	
SHEET NO.	DESCRIPTION
L100	SITE PLAN
L200	LANDSCAPE PLAN
L201	SITE LIGHTING PLAN
L202	SCHEDULE & NOTES
L203	PLANTING DETAILS
L300	SITE DETAILS



CONSTRUCTION DOCUMENTS



The Morris
 1090 Morrison Dr.
 Charleston, SC

Project Number: 18043
 Issued for Review: 11.01.2019
 Issued for Permit: _____
 Issued for Construction: _____
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 No. Description Date

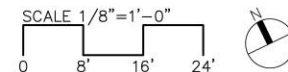
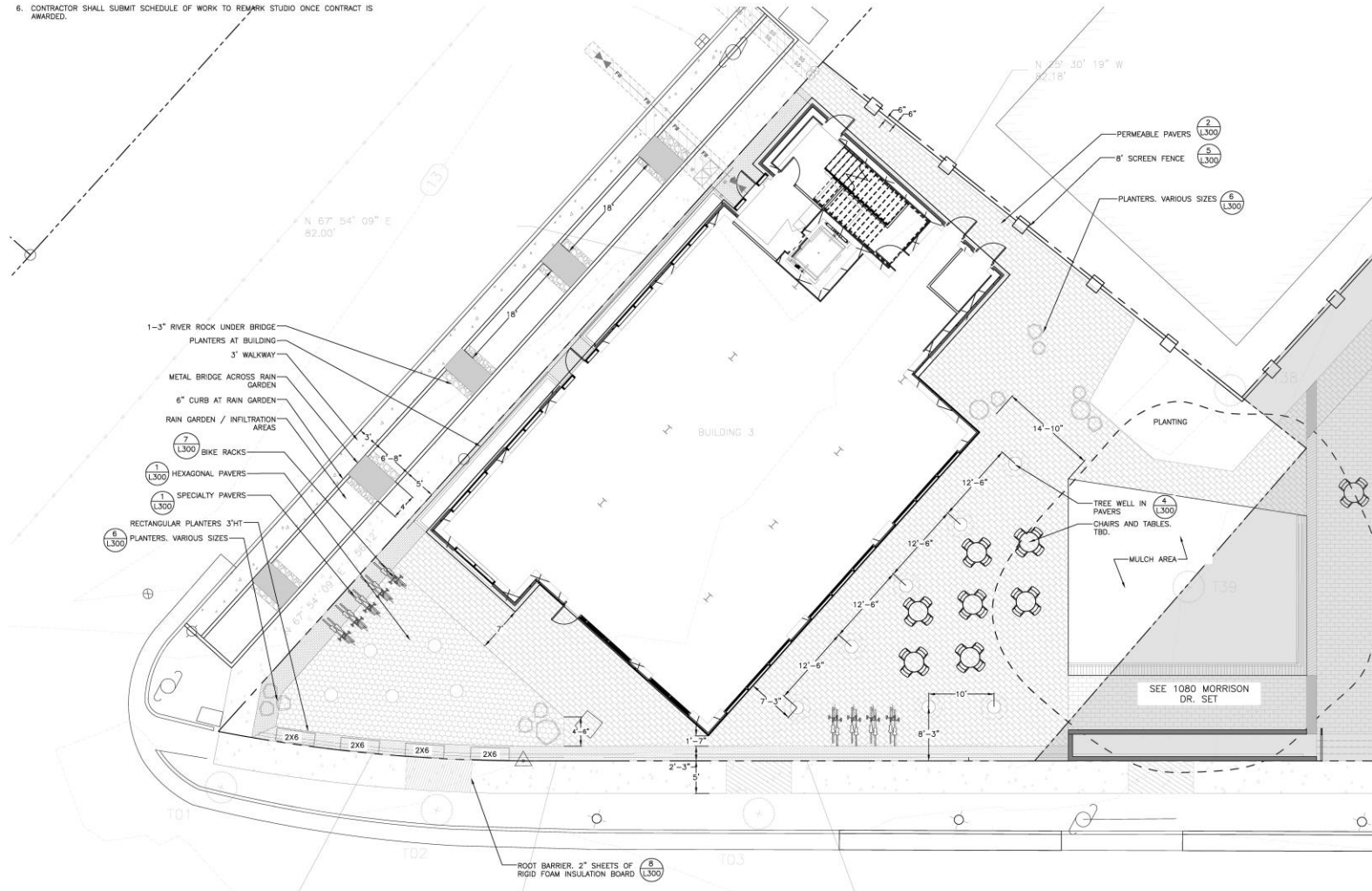
COVER SHEET

GENERAL NOTES:

1. BASE INFORMATION PROVIDED BY A SURVEY OBTAINED FROM ARCHITECT, AND A SITE VISIT PERFORMED BY REMARK STUDIO, LLC. REMARK STUDIO, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE 811 TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO MAKE THESE CONTACTS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS WHERE ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, BOTH KNOWN AND UNKNOWN. CONTRACTOR SHALL OBSERVE SAFETY PRACTICES WHILE WORKING NEAR VEHICULAR TRAFFIC.
4. THE CONTRACTOR SHALL VERIFY PLANS IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE WORK.
6. CONTRACTOR SHALL SUBMIT SCHEDULE OF WORK TO REMARK STUDIO ONCE CONTRACT IS AWARDED.



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CONSTRUCTION DOCUMENTS



The Morris
1080 Morrison Dr.
Charleston, SC

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SITE PLAN

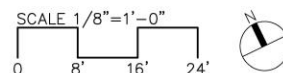
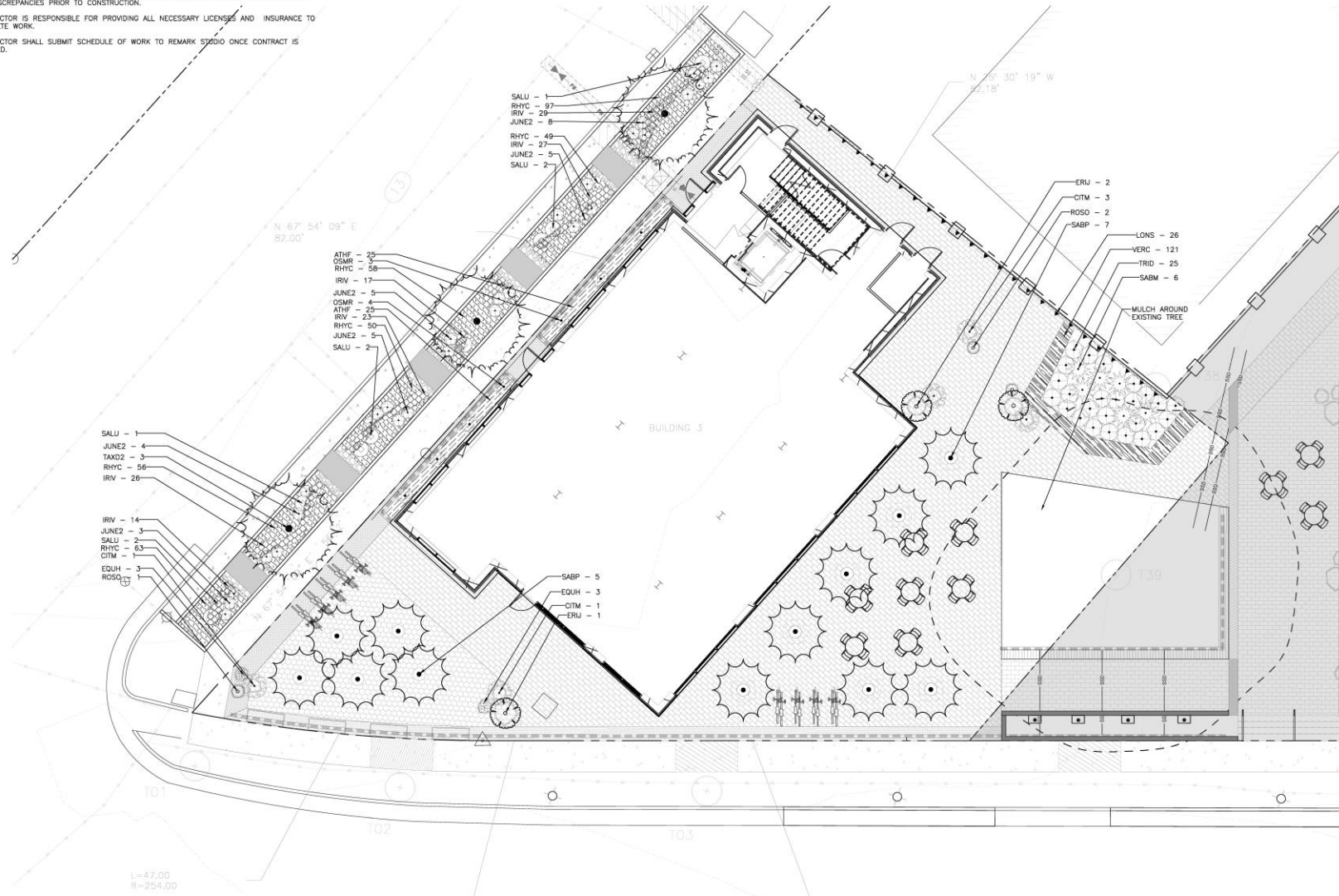
L100

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Charleston, SC 29405
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CONSTRUCTION DOCUMENTS



The Morris
1000 Memorial Dr
Charleston, SC

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No.	Description	Date

LANDSCAPE PLAN

L200

GENERAL NOTES:

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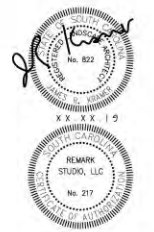
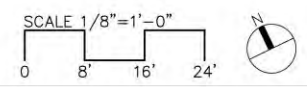
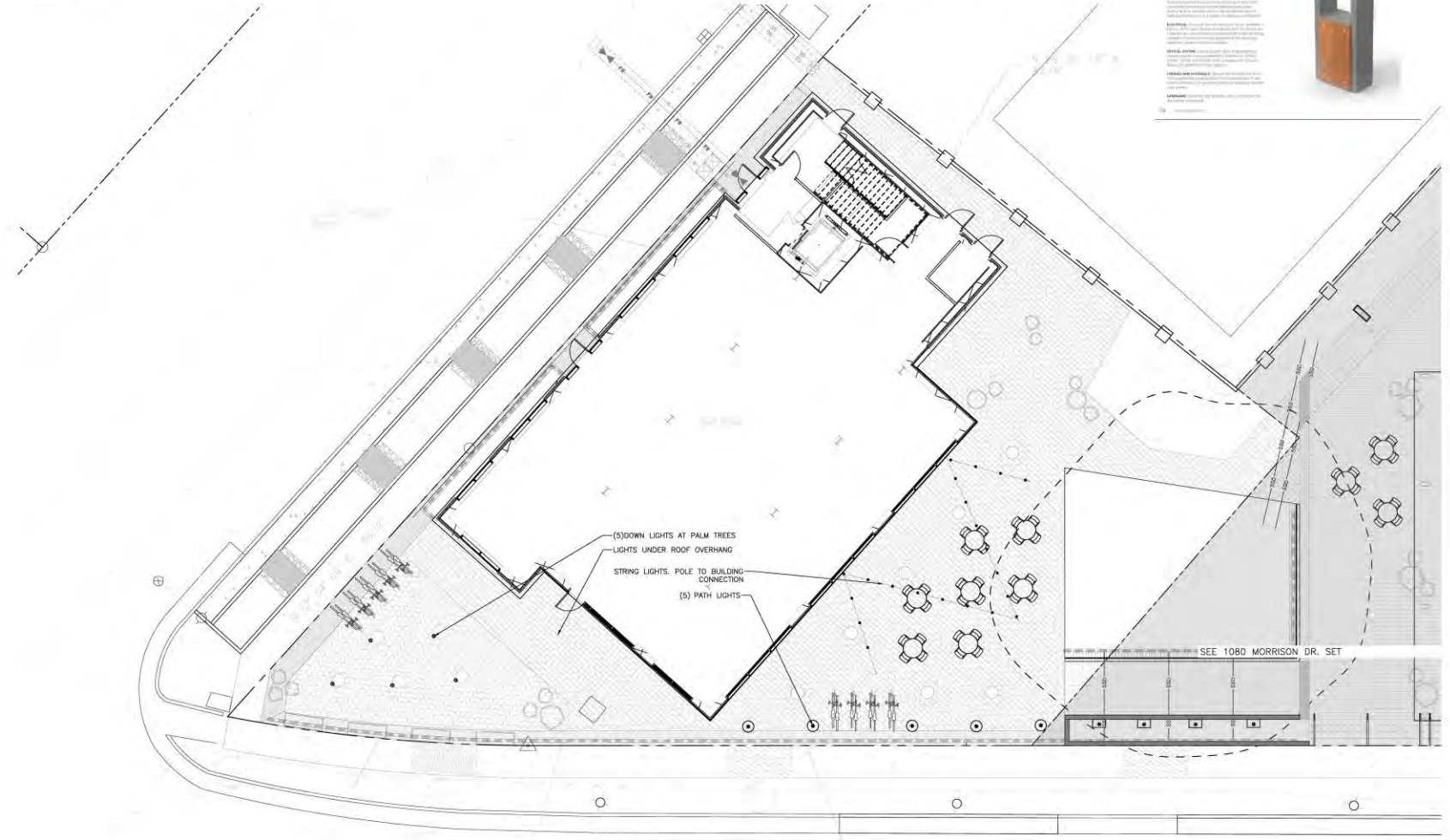
Duo Bollard Item 3 2016 18x18x18 1/2" Dia. 18" H

PATH LIGHTS BY STRUCTURA

STRUCTURA LIGHTING

STRUCTURA LIGHTING is a leading manufacturer of modern, energy-efficient outdoor lighting solutions. Our products are designed to enhance the aesthetic appeal of any outdoor space while providing functional illumination. We offer a wide range of lighting fixtures, including bollards, path lights, and wall sconces, all available in a variety of finishes and materials.

For more information, please visit our website at www.structuralighting.com.



CONSTRUCTION DOCUMENTS



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Chattanooga, SC

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LIGHTING PLAN

L 201

GENERAL NOTES:

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STAKING AND LAYOUT NOTES:

1. TREE PLANTINGS AND BED LINES SHALL BE STAKED BY THE CONTRACTOR FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO PLANTING LOCATIONS AS NEEDED.
2. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. USE DIMENSIONAL DATA GIVEN. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL LAYOUT AND ADJUST FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.




GENERAL REMOVAL & CLEARING NOTES:

1. THE CONTRACTOR IS REQUIRED TO MEET ALL APPLICABLE FEDERAL, OSHA, STATE & LOCAL REGS CONCERNING PROJECT SAFETY AND ASSUMES FULL RESPONSIBILITY FOR SAFETY ON THE PROJECT.
2. CONTRACTOR TO VERIFY THAT ALL UTILITIES HAVE BEEN DISCONNECTED PRIOR TO ANY DEMOLITION
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPING, DRYWELLS, ETC PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTION WITH THE APPLICABLE UTILITY COMPANIES PRIOR TO DEMOLITION ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
4. EXCAVATION SHALL BE PROPERLY BACK FILLED WITH CLEAN SUITABLE MATERIAL COMPACTED TO 95% PROCTOR. BACK FILL MATERIAL SHALL BE PLACED WITH MAXIMUM 24" LOOSE LIFTS (CONTRACTOR TO VERIFY SOIL REPORT RECOMMENDATION). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION TESTING AND SHALL SUBMIT SUCH REPORTS AND VERIFICATION.
5. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION CONCERNING CURRENT AND PROPOSED IMPROVEMENTS, ETC.
6. UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS, ETC. SHALL BE PROPERLY REMOVED & DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES & LAWS.
7. CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO ANY STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF FOUNDATIONS/ WALLS/ AND PAVEMENT TO REMAIN, AND PROVIDE A SAFE WORK AREA.
8. G.C. SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING ALL CLEARING ACTIVITIES.
9. CONTRACTOR TO VERIFY EXISTING CONDITIONS AS SHOWN. IF EXISTING CONDITIONS DIFFER, CONTRACTOR MUST NOTIFY THE ARCHITECT IMMEDIATELY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS & APPROVALS HAVE BEEN OBTAINED PRIOR TO STARTING GRADING OPERATIONS.
11. CLEARING AND GRADING ACTIVITIES IS BASED UPON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF ITS PREPARATION. EXIST. ITEMS NOT IDENTIFIED ON THIS PLAN AND NOT ASSOCIATED WITH THE PROPOSED DEVELOPMENT DEPICTED ON THE SUBSEQUENT DRAWINGS ARE TO BE REMOVED AFTER DUE NOTICE OF THEIR PRESENCE TO THE ARCHITECT OF RECORD.

PLANTING NOTES:

1. CONTRACTOR TO PERFORM PERCOLATION TEST IN ALL PLANTING AREAS. IF WATER DOES NOT PERCOLATE PROPERLY, BED SHALL BE MANUALLY DEEP-AERATED.
2. IN TREE AND SHRUB PLANTING AREAS: ADD AGED DOUBLE CUT HARDWOOD MULCH AS SPECIFIED 2" DEPTH (NO PINEBARK MULCH, NO DYED MULCHES, NO CEDAR MULCHES, NO PINESTRAW). IN PERENNIAL AND ORNAMENTAL GRASS PLANTING AREAS: ADD SOIL CONDITIONER AT 1" DEPTH.
3. SEE DETAILS, INDICATING PLANTING METHODS ON SHEET L202.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL INSTALLED PLANTS AND LAWN AREAS UNTIL ISSUANCE OF WRITTEN CERTIFICATE OF FINAL COMPLETION.
5. LANDSCAPE CONTRACTOR IS TO WARRANTY PLANT MATERIAL FOR (1) ONE YEAR WHICH BEGINS AT ISSUANCE OF WRITTEN CERTIFICATE OF FINAL COMPLETION.
6. PLANT MATERIAL LIST IS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTORS SHALL MAKE THEIR OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO THEIR SATISFACTION, REPORTING ANY DISCREPANCIES WHICH MAY AFFECT BIDDING TO LANDSCAPE ARCHITECT.
7. ALL EXISTING TREES TO BE SAVED WILL HAVE TREE BARRICADES INSTALLED AROUND THEM PRIOR TO BEGINNING OF DEMOLITION. ALL WORK IN THOSE AREAS IS TO BE DONE BY HAND. FENCES SHALL BE MAINTAINED AND KEPT IN PLACE AT ALL TIMES.
8. PROVIDE EROSION CONTROL WHERE SLOPES ARE GREATER THAN 3:1 AND WHERE EROSION KEEPS RE-OCCURRING.
9. ALL TREE, SHRUB, AND GROUND COVER MATERIALS SHALL BE PLANTED WITHIN 24 HOURS AFTER DELIVERY.
10. APPLY WEED GERMINATION INHIBITOR ("PREEM" OR EQUAL) TO PLANT BED AREAS BUT NOT IN RAIN GARDEN PLANTING AREAS DUE TO WATER QUALITY ISSUES.
11. ANY PLANTS LOCATED IN DIRECT SUN SHALL BE NURSERY SUN GROWN.
12. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE WORK.
13. THERE SHALL BE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT.
14. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS.
15. ALL PLANTINGS IN EASEMENTS ARE SUBJECT TO APPROVAL BY EASEMENT OWNER AND ARE THE SOLE RESPONSIBILITY OF THE OWNER.
16. THE OWNER HAS THE RIGHT TO REJECT ANY AND ALL BIDS.
17. PERENNIALS TO BE PLANTED AT LEAST 12" FROM PATHS, WALKS, AND CURBS.
18. ORNAMENTAL GRASSES TO BE PLANTED AT LEAST 18" FROM PATHS, WALKS, AND CURBS.
19. PLANTING LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.
20. 100% OF INSTALLED PLANT MATERIAL IS TO BE COVERED BY HIGH EFFICIENT IRRIGATION SYSTEM PER PREVIOUSLY APPROVED SPECIFICATIONS.
21. LARGE QUANTITIES OF GROUND COVER AND ORNAMENTAL GRASSES MAY NEED TO BE CONTRACT GROWN. LANDSCAPE CONTRACTOR MUST HAVE WRITTEN VERIFICATION OF ALL PLANT MATERIAL 45 DAYS PRIOR TO INSTALL.
22. ALL SOIL AMENDMENTS SHALL BE FROM RELIABLE SOURCES AND FREE OF WEEDS, TRASH, & POLLUTANTS.

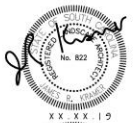
PLANT SCHEDULE ALL PLANTS TO BE FULL AND VIGOROUS**

	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
PALM TREES					
	SABP	SABAL PALMETTO	CABBAGE PALMETTO	10'-12" HT.	12
SMALL TREES					
	ERUJ	ERIOBOTRYA JAPONICA	LOQUAT	5' HT.	3
STREET TREES					
	TAXD2	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	BALD CYPRESS	3" CAL	3
SHRUBS					
	CITM	CITRUS X MEYERI	MEYER LEMON	5' HT.	5
	EQUH	EQUISETUM HYEMALE	HORSETAIL REED GRASS	3 GAL.	6
	SABM	SABAL MINDR	DWARF PALMETTO	7 GAL.	6
	TRD	TRIPACUM DACTYLOIDES NANA	DWARF FAKAHATCHEE GRASS	3 GAL.	25
ANNUALS/PERENNIALS					
	JUNE2	JUNCUS EFFUSUS	SOFT RUSH	1 GAL.	30
	OSMR	OSMUNDA REGALIS	ROYAL FERN	1 GAL.	7
	ROSO	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	3 GAL.	3
	SALU	SALVIA LIGINOSA	BOG SAGE	3 GAL.	9
VINES/PALIER					
	LONS	LONICERA SEMPERVIRENS	CORAL HONEYBUCKLE	1 GAL.	26
SHRUB AREAS					
	ATHF	ATHYRIUM FILIX-FEMINA	SOUTHERN LADY FERN	1 GAL.	18' o.c. 50
	IRV	IRIS VERSICOLOR	BLUE FLAG	1 GAL.	12' o.c. 136
GROUND COVERS					
	RHYC	RHYNCHOSPORA COLORATA	WHITE-TOPPED SEDGE	4"	12' o.c. 373
	VERC	VERBENA CANADENSIS 'HOMESTEAD PURPLE'	HOMESTEAD PURPLE VERBENA	5' LANDSCAPE PLUG	12' o.c. 121

	QTY	DESCRIPTION
		SITE
		SOIL TEST PRIOR TO ANY AMENDMENTS BEING ADDED: RESULTS AND RECOMMENDATIONS SHALL BE AVAILABLE PRIOR TO PLANTING.
		SOIL AMENDMENTS (AS NEEDED FROM SOIL TEST)
		• TOP SOIL
		• MUSHROOM COMPOST
		• FINE SOIL CONDITIONER
		FINAL GRADE AND CLEAN-UP
		DRIP IRRIGATION
		4" CONDUIT FOR IRRIGATION & ELECTRICAL
		MULCH: 80% AGED DOUBLE-CUT HARDWOOD & 20% MUSHROOM COMPOST, MIXED OFFSITE, 2" DEPTH ON LANDSCAPE
		SOIL CONDITIONER: TO BE SPREAD AT 1" DEPTH IN PERENNIAL AND ORNAMENTAL GRASS PLANTING AREAS
		LED LANDSCAPE LIGHTING BY CAROLINA ARCHITECTURE LIGHTING DESIGN
		HARDSCAPE
3,288 S.F.		PEDESTRIAN PERMEABLE PAVERS, INDUSTRIA LINE BY TECO BLOC. 6"x18" & 4"x18", 2 PIECE RUNNING BOND PATTERN. 80% SMOOTH FINISH GREYED NICKEL COLOR & 40% POLISHED SHALE GRAY COLOR REFER TO DETAIL 1 ON SHEET L300.
255 S.F.		SPECIALTY PAVER EDGE, INDUSTRIA LINE BY TECO BLOC 4"x12" RUNNING BOND PATTERN. SMOOTH FINISH COLOR GREYED NICKEL REFER TO DETAIL 1 ON SHEET L300.
673 S.F.		HEXAGONAL PAVERS COLOR SHALE GRAY BY TECO BLOC SIZE 9"x15". REFER TO DETAIL 2 ON SHEET L300.
77 L.F.		8" DECORATIVE FENCE AROUND CELL TOWER PROPERTY. REFER TO DETAIL 5 ON SHEET L300.
5 QTY		RAIN GARDEN BRIDGE, 4'X 6'X 2" PERFORATED METAL, 1/16" ROUND ON 3/32" STAGGERED CENTERS WITH SOLID MARGINS ON ALL SIDES. BY MONICHOOLS. SEE REFERENCE IMAGE 3 ON SHEET L300.
64 SF.		1-3" MEXICAN PEBBLE RIVER ROCK, GRAY, UNDER BRIDGES AT RAIN GARDEN / INFILTRATION AREA. EXTEND 1' ON EACH SIDE.
		SITE FURNISHINGS.
		MOVABLE CHAIRS AND TABLES - TBD.
9 QTY		FDP BIKE RACKS BY LANDSCAPE FORMS REFER TO IMAGE 7 ON SHEET L300.
11 QTY		PLANTERS VARIOUS SIZES. QUARTZ AND DUNE SERIES. COLORS TBD. BY KORENGAY PLANTERS REFER TO IMAGE 6 ON SHEET L300.
4 QTY		8X2X3"HT PLANTERS BY GREEN THEORY. CONTACT: KEVIN CURREY 704-213-3887



The Middle Group
1553 King Street Ext. Suite 202
Charleston, SC 29405
ARCHITECTURE.THEMIDDLEGROUP.NET



CONSTRUCTION DOCUMENTS

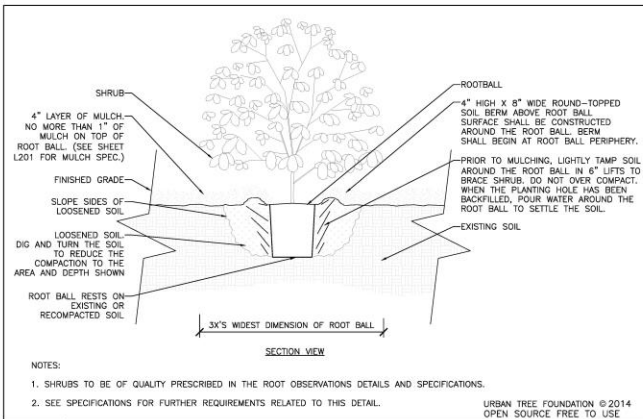


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Charleston, SC

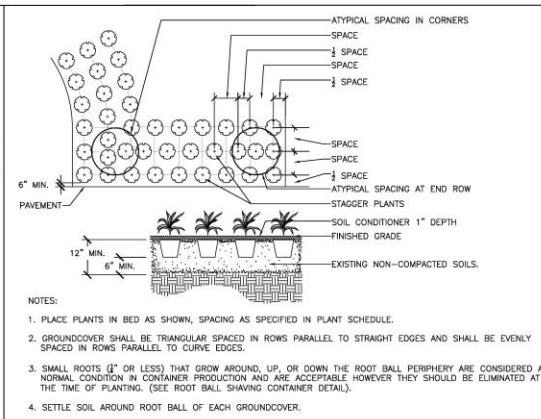
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SCHEDULE & NOTES

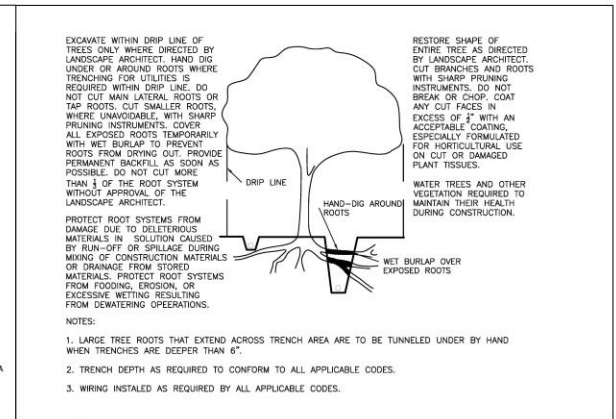
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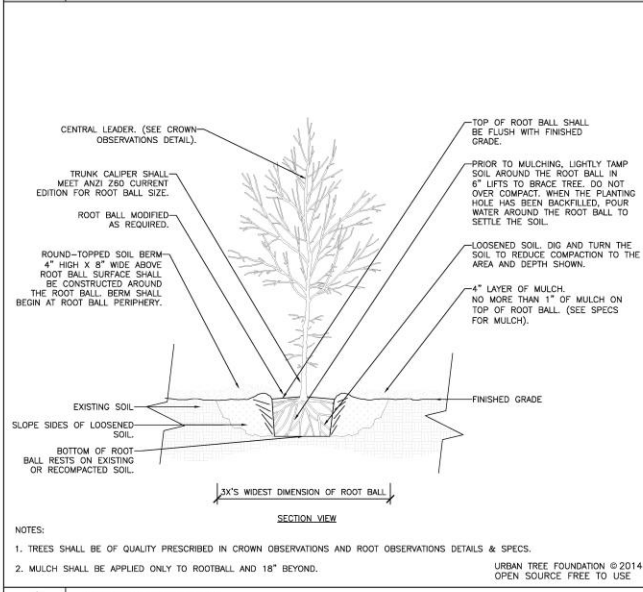
1 SHRUB PLANTING DETAIL
N.T.S.



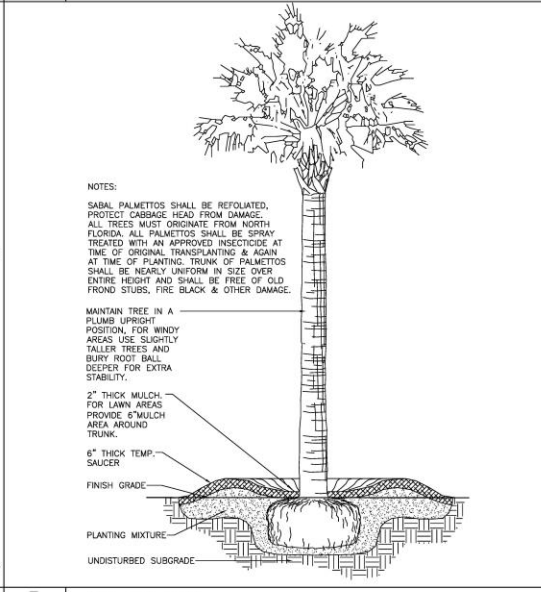
2 GROUNDCOVER PLANTING DETAIL
N.T.S.



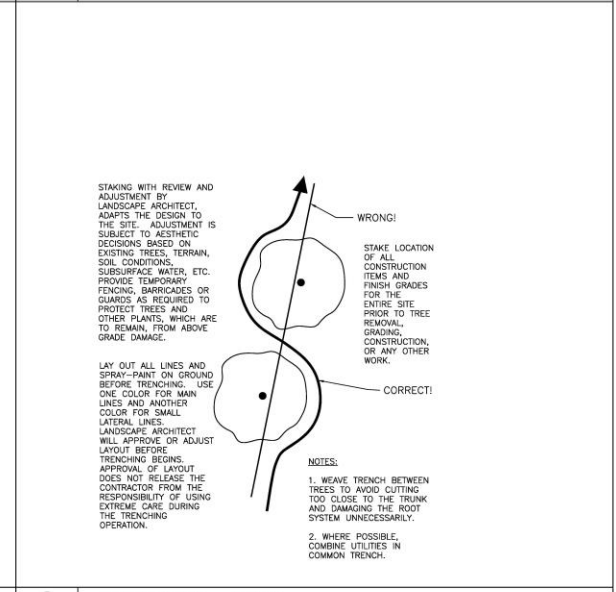
3 TRENCHING DETAIL - SECTION
N.T.S.



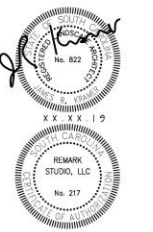
4 TREE PLANTING DETAIL
N.T.S.



5 PALM TREE DETAIL
N.T.S.



6 TRENCHING DETAIL - SECTION
N.T.S.



CONSTRUCTION DOCUMENTS

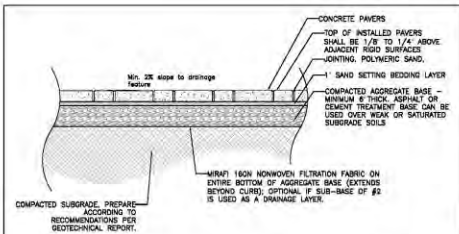


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PLANTING DETAILS

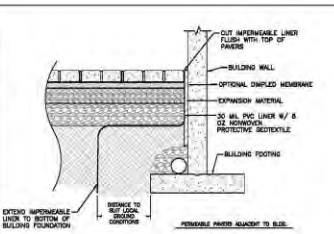
L203



DESIGN NOTES:

- CROSS SECTION AS SHOWN IS SUITABLE FOR PEDESTRIAN AND VEHICULAR APPLICATIONS. PAVEMENT DIMENSIONS SUBJECT TO ASPRIT AND PLAN RATIO REQUIREMENTS.
- DRAIN PIPES MAY BE REQUIRED WITHIN THE AGGREGATE BASE DEPENDING ON THE PERMEABILITY OF THE SUBGRADE SOILS. VERIFY DRAINAGE NEEDS WITH THE GEOTECHNICAL ENGINEER. DOUBLE DRAIN PIPES ARE ABLE TO DRAIN VIA GRAVITY FLOW TO SURFACE, OR CONNECT TO CATCH BASIN.
- ENSURE THE GEOTEXTILE ABOVE THE DRAIN HOLE HAS GOOD DRAINAGE CHARACTERISTICS AND IS NOT PRONE TO CLOSING.
- TECHNICAL, IF NEEDED, JOINTING SAND CONFORMING TO ASTM C144 MAY BE USED IN PEDESTRIAN AND LIGHT VEHICULAR APPLICATIONS. PLEASE CONTACT BELGARD COMMERCIAL FOR DESIGN ASSISTANCE.

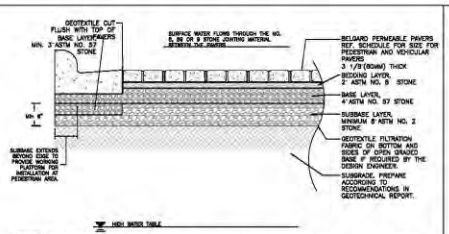
1 PAVER DETAIL
3/4"=1'-0"



DESIGN NOTES:

- PERMEABLE PAVERS SUBJECT TO SITE SPECIFIC HYDRAULIC AND STRUCTURAL REQUIREMENTS. CONTACT BELGARD COMMERCIAL FOR DESIGN ASSISTANCE.
- PAVEMENT DIMENSIONS SUBJECT TO ASPRIT AND PLAN RATIO REQUIREMENTS BASED ON TRAFFIC LOADING.
- GEOTECHNICAL ENGINEER NEEDS TO BALANCE STRUCTURAL STABILITY AND SOIL INFILTRATION WHEN RECOMMENDING SUBGRADE CONDITIONS.
- WHERE THE CLOSING AND WEEDS REQUIREMENTS OF ASPRIT IS IN-28, SUBJECT TO CLOSING AND WEEDS REQUIREMENTS OF ASPRIT IS IN-28.
- ASTM NO. 3 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.
- DIRECTLY PEDESTRIAN APPLICATIONS MAY SUBSTITUTE BASE/SUBBASE LAYERS WITH ONE (1) BASE LAYER OF ASTM NO. 57 STONE.
- CONSULT WITH STRUCTURAL ENGINEER TO VERIFY BUILDING WALL CAN HANDLE ADDITIONAL HYDROSTATIC PRESSURE THAT COULD BE CREATED BY THE P2CP SYSTEM DURING SEVERE RAINFALL EVENTS.
- DRIPED MEMBRANE ALLOWS FOUNDATION WALL TO BREATHE. RECOMMENDED FOR BUILDINGS WHERE LIVING AREAS ARE BELOW GRADE.

2 PERMEABLE PAVER DETAIL
3/4"=1'-0"



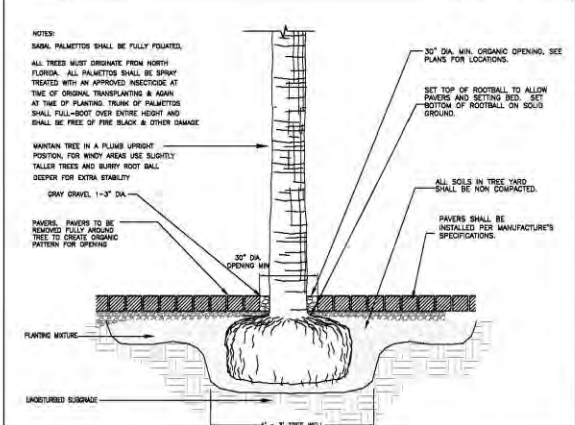
DESIGN NOTES:

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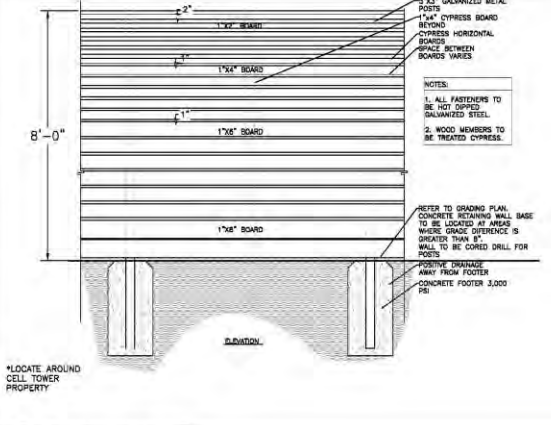
3 RAIN GARDEN BRIDGES, REFERENCE IMAGE
N/S



MONICOLS PERFORATED METAL, 1/16" ROUND ON 3/32" STAGGERED CENTERS WITH SOLID MARGINS ON ALL SIDES FOR BRIDGES AT RAIN GARDEN/ INFILTRATION AREAS AT R.O.W.
IMAGE FOR REFERENCE ONLY. FINAL MATERIAL COLOR TO MATCH BUILDING ELEMENTS AND NOT CORTEN STEEL.



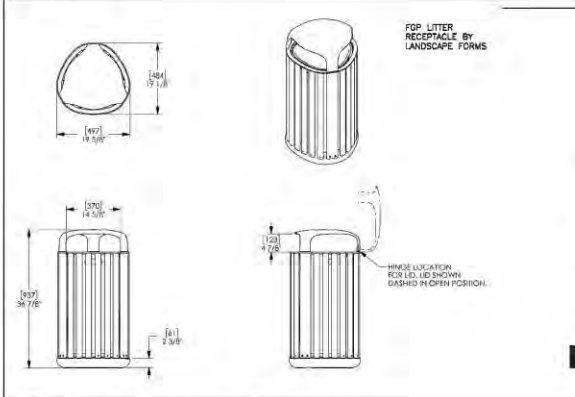
4 PALM IN PAVERS DETAIL
3/4"=1'-0"



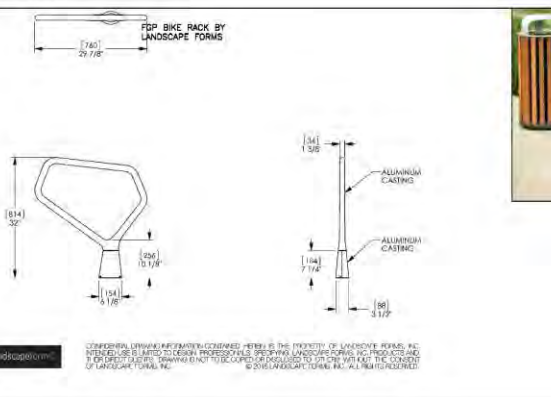
5 10\"/>



6 PALM IN PAVERS DETAIL
N.T.S.



7 LITTER RECEPTACLE AND BIKE RACK
N.T.S.


















7 LITTER RECEPTACLE AND BIKE RACK
N.T.S.



7 LITTER RECEPTACLE AND BIKE RACK
N.T.S.

FIRE PROTECTION LEGEND

	PIPE DROP
	PIPE RISE
	PIPE CAP
	BRANCH TAKE OFF
	PIPE DROP TEE
	PIPE RISE TEE
	CHECK VALVE
	UNION
	PIPE FLANGE
	CONCENTRIC REDUCER
	FLOW ARROW
	SHUTOFF VALVE/GATE VALVE
	FIRE PROTECTION PIPING (FPI)
	FIRE DEPARTMENT CONNECTION
	ZONE VALVE WITH TAMPER SWITCH

FIRE PROTECTION GENERAL DRAWING NOTES AND SPECIFICATIONS

- A. THE SPRINKLER CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL AND STRUCTURAL DRAWINGS, INCLUDING ALL REFLECTED CEILING PLANS PRIOR TO PREPARING THE BID. ATTENTION SHALL BE PAID TO STAIRWAYS, ELEVATOR HOIST SHAFT AREAS, WITH FLOATING CEILINGS, LARGE EXPOSED DUCTWORK AND VERTICAL SLAB OPENINGS.
- E. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT NECESSARILY SHOW ALL ELBOWS, OFFSETS, UNIONS, VALVES AND FITTINGS REQUIRED TO COMPLETE THE INSTALLATION OF THE WORK. THE SUBMISSION OF A PROPOSAL SHALL BE CONSIDERED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE PLANS AND BUILDING SITE. CLAIMS MADE SUBSEQUENT TO THE PROPOSAL FOR MATERIALS AND LABOR BECAUSE OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED, IF THEY COULD HAVE BEEN FORESEEN AND PROPER EXAMINATION BEEN MADE.
- C. ALL LOW POINTS OF THE SPRINKLER SYSTEM SHALL BE PROVIDED WITH DRAINAGES (NIPAS) CURRENTLY ADOPTED PRACTICE. LOW POINT DRAINS SHALL BE CLEARLY MARKED AND PIPED TO THE EXTERIOR OF THE BUILDING. A VALVE DRAWING SHALL BE PROVIDED IN MECHANICAL ROOM SHOWING THE LOCATIONS OF ALL LOW POINT DRAINS.
- D. ALL SPRINKLER HEAD TEMPERATURE RATINGS SHALL BE ORDINARY (165°F) UNLESS OTHERWISE INDICATED. ALL SPRINKLERS INSTALLED IN GYPSUM PLASTER AND WOOD CEILING SHALL BE CONCEALED TYPE. ALL SPRINKLERS IN ACoustICAL CEILING TILE SHALL BE SEMI RECESSED TYPE AND CENTERED.
- E. COORDINATE UNDERGROUND PIPING INVERT ELEVATIONS WITH STRUCTURAL FOOTING ELEVATIONS AND CIVIL INVERT CONNECTIONS PRIOR TO ANY UNDERGROUND PIPING INSTALLATION.
- F. VALVES AND FITTINGS SHALL BE THE SAME SIZE AS THE PIPING WHERE THEY ARE LOCATED UNLESS NOTED OTHERWISE.
- G. ALL PIPING ABOVE GRADE SHALL BE PROPERLY SUPPORTED BY THE BUILDING STRUCTURE.
- H. PERFORMANCE GRADING, CUTTING, FITTING, REPAIRING AND FINISHING OF THE WORK NECESSARY FOR THE INSTALLATION OF THE EQUIPMENT ON THIS PROJECT - HOWEVER AND CUTTING OF THE WORK OF OTHER TRADES OR OF ANY STRUCTURAL MEMBER SHALL BE DONE WITHOUT THE CONSENT OF THE ARCHITECT AND PROPERTY MANAGER. PROPERLY FALL, SEAL, FIREPROOF AND WATERPROOF ALL OPENINGS, SLEEVES AND HOLES IN SLABS. FINISH AND INSTALL ALL REQUIRED SLEEVES AND INSERTS.
- I. ALL FLOOR PENETRATIONS THROUGH CONCRETE SLABS MUST BE CORE-BORED OR SAWCUT, SLEEVED, SEALED, FIRESTOPPED AND WATER-PROOFED. ALL PIPING SLEEVES SHALL EXTEND A MINIMUM OF 4" ABOVE FINISHED FLOOR.
- J. ALL MATERIAL SHALL BE OF APPROVED QUALITY AND THE WORK SHALL BE DONE IN A THOROUGH AND WORKMANLIKE MANNER. THE WORK, MATERIALS AND TEST SHALL BE IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE NFPA 13, LATEST EDITION.
- K. FIRE CALL AND SLEEVES ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES, UNLESS OTHERWISE NOTED OR REQUIRED PER THE LOCAL A.G.I. REFER TO LIFE SAFETY PLANS FOR RATED ASSEMBLY LOCATIONS.
- L. INSTALLATION OF INCOMING FIRE SERVICE SHALL BE IN ACCORDANCE WITH APPLICABLE WATER SYSTEM JURISDICTION REQUIREMENTS AND NFPA 24.
- M. ALL FIRE PROTECTION WORK SHALL MEET THE MOST CURRENT INTERNATIONAL BUILDING CODE, INTERNATIONAL FIRE CODE, NFPA 13 AND NFPA 24.
- N. FIRE PROTECTION CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL FIRE PROTECTION EQUIPMENT WITH ELECTRICAL CONTRACTOR BEFORE BIDDING OR WORK BEGINS.
- O. FIRE PROTECTION CONTRACTOR SHALL ENSURE THAT ELECTRICAL INTERFACE DEVICES NECESSARY IN THE ELECTRICAL COMPONENTS ARE COORDINATED WITH THE ELECTRICAL CONTRACTOR (I.E. TRANSFORMERS, FLOW AND TAMPER SWITCHES, PANELS, ETC.).
- P. ACTUAL FIRE ZONING, ROUTING AND LOCATION SHALL BE BY THE FIRE SPRINKLER CONTRACTOR. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND HYDRAULIC CALCULATIONS TO THE ENGINEER, ARCHITECT AND FIRE MARSHAL FOR REVIEW.
- Q. PROVIDE PLASTIC INSULATED, SERIES RESISTANCE HEATING CABLES (HEAT TRACE) FOR ALL PIPING ROUTED THROUGH UNCONDITIONED AND OUTDOOR EXPOSED LOCATIONS. COMPLY WITH IEEE 518.1 AND ALL APPLICABLE CODES AND STANDARDS. COORDINATE ELECTRICAL CONNECTIONS AND REQUIREMENTS WITH ELECTRICAL DRAWINGS.
- R. PIPING SHALL BE STANDARD WRIGHT BLACK STEEL PIPE SCHEDULE 30 OR SCHEDULE 10 ACCORDING TO NFPA 13.
- S. FITTINGS SHALL BE FLANGED CLASS 150 OR GROOVED JOINT COUPLINGS WITH EPDM RUBBER GASKETS AND NUTS/BOLTS.
- T. ALL FIRE PROTECTION WORK MATERIALS AND LABOR SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.



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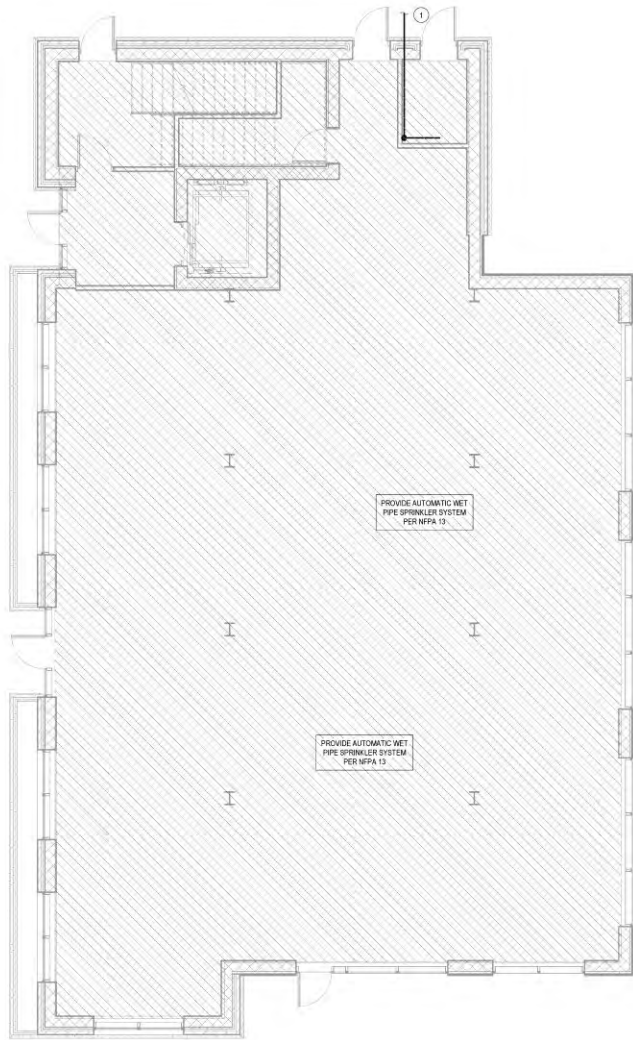


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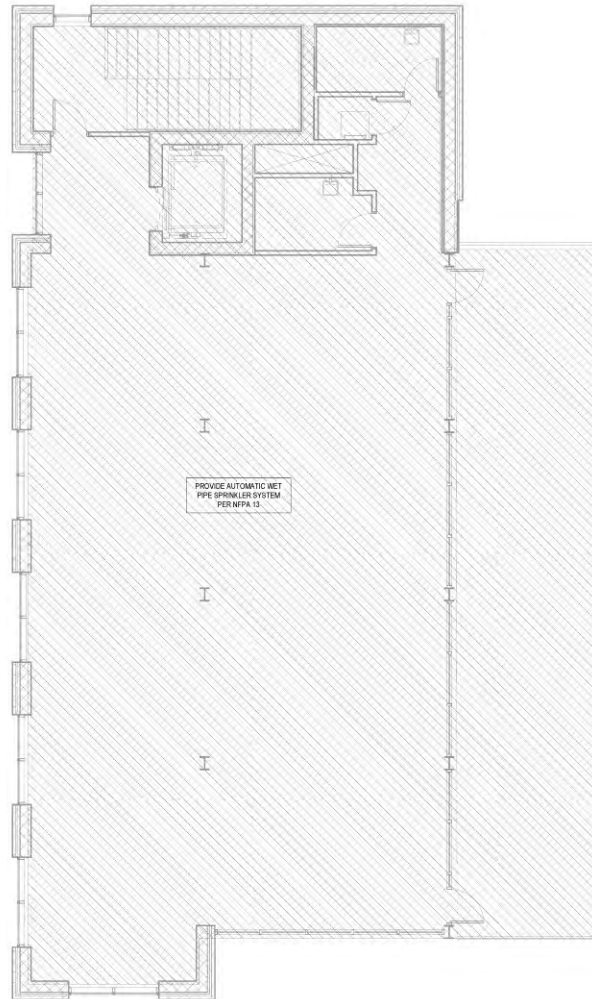
Project Number	1904
Issued for Review	11/01/2019
Issued for Permit	-
Issued for Construction	-
Revisions	
Yes	Description Date

FIRE PROTECTION
LEGEND,
ABBREVIATIONS, NOTES
& SPECS

FP000



1 FIRE PROTECTION PLAN - 1ST FLOOR
3/16" = 1'-0"



2 FIRE PROTECTION PLAN - 2ND FLOOR
3/16" = 1'-0"

GENERAL DRAWING NOTES

A. ALL PIPE ROUTING IS GIVEN TO DEPICT GENERAL INTENT ONLY. FINAL LOCATION OF SPRINKLER PIPING AND HEADS SHALL BE BY THE SPRINKLER CONTRACTOR.

DRAWING NOTES

1. 4" INCOMING FIRE PROTECTION SERVICE PIPING. COORDINATE CONTINUATION WITH CIVIL SITE PLAN.



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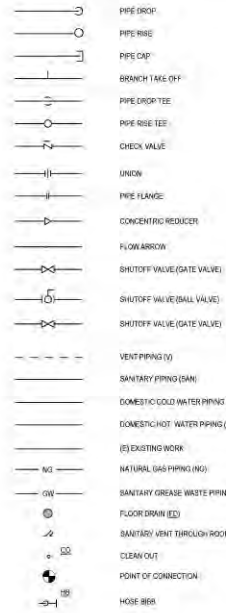
1000 MORRISON
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Charleston, SC

Project Number	18043	
Issued for Review	11/01/2019	
Issued for Permit	-	
Issued for Construction	-	
Revisions		
No.	Description	Date

FIRE PROTECTION
PLANS

FP101

PLUMBING LEGEND



PLUMBING ABBREVIATIONS

EWLS	ELECTRIC TANK TYPE WATER HEATER DESIGNATION
FX	PLUMBING FIXTURE DESIGNATION
AHJ	AUTHORITY HAVING JURISDICTION
AFB	ABOVE FINISHED FLOOR
CO	CLEAN OUT
DN	DOWN
EX	EXISTING
FD	FLOOR DRAIN DESIGNATION
GC	GENERAL CONTRACTOR
HW ELEV	INVERT ELEVATION
TYP	TYPICAL

PLUMBING GENERAL NOTES AND SPECIFICATIONS

- A. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH 2015 INTERNATIONAL PLUMBING CODE (IPC) CURRENTLY ADOPTED BY THE AUTHORITY HAVING JURISDICTION.
- B. PLUMBING VENT PIPING SHOWN IS ONLY FOR DIAGRAMMATIC PURPOSES. COORDINATE VENT THROUGH ROOF LOCATION WITH HVAC AIR INTAKES. MAINTAIN 10 FT CLEARANCE TO BUILDING INTAKES.
- C. PROVIDE CLEANOUTS AT THE BASE OF EACH SANITARY WASTE STACK IF TWO OR MORE LEVELS, IN ACCORDANCE WITH INTERNATIONAL PLUMBING CODE (IPC) CURRENTLY ADOPTED BY THE AUTHORITY HAVING JURISDICTION. CLEANOUTS SHALL BE SIZED TO MATCH THE PIPING BEING SERVED. FLOOR CLEANOUTS SHALL BE SPACED AT 75' OR MAX. ALSO PROVIDE CLEANOUTS IN HORIZONTAL CHANGE OF DIRECTION: 45°.
- D. THE MANUFACTURERS OF ALL EQUIPMENT SHOWN ARE THE BASIS OF DESIGN. CONTRACTOR SHALL PROVIDE EQUIPMENT OF EQUAL SPECIFICATIONS AND PERFORMANCE.
- E. COORDINATE UNDERGROUND PIPING INVERT ELEVATIONS WITH STRUCTURAL FOOTING ELEVATIONS AND CIVIL WASTE CONNECTIONS PRIOR TO ANY UNDERGROUND PIPING INSTALLATIONS. FITTINGS ARE IN CONTACT AND WHERE A PIPING ROLL DOWN IS NOT POSSIBLE, COORDINATE WITH GENERAL CONTRACTOR OR DRIPS IN FOOTINGS AS REQUIRED.
- F. VALVES AND FITTINGS SHALL BE THE SAME SIZE AS THE PIPING WHERE THEY ARE LOCATED UNLESS NOTED OTHERWISE.
- G. THE CONTRACTOR SHALL PROVIDE ALL WASTE AND WATER SUPPLIES FOR FIXTURES AND PERFORMANCE CONNECTIONS AS INDICATED ON THE PLUMBING FIXTURE SCHEDULE.
- H. ALL FLOOR DRAINS SHALL BE PROVIDED WITH TRAP PRIMER CONNECTIONS UNLESS NOTED OTHERWISE.
- I. THIS FACILITY SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- J. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND ELEVATIONS OF ALL PLUMBING FIXTURES.
- K. HOT, COLD & RECIRCULATING WATER PIPING 1" AND SMALLER SHALL BE PERIPYING ACCORDING TO ASTM F78 WITH ASTM F180 METAL RESET AND COPPER CRAMP RINGS FITTINGS. WITH APPROPRIATE FITTINGS AND CONNECTIONS, NO "SHARP 90°" FITTINGS WILL BE ALLOWED.
- L. INSTALL HANGERS FOR PEX TUBING EVERY 32".
- M. HOT, COLD & RECIRCULATING WATER PIPING 1 1/4" AND LARGER SHALL BE HARD COPPER TUBE, TYPE L WATER TUBE, DRAIN TEMPER WITH BRIGHT COPPER, SOLDER JOINT FITTINGS (ASTM B1622).
- N. DOMESTIC WATER SERVICE PIPING BELOW GRADE 2" AND LARGER SHALL BE VARD DRAWN TYPE L COPPER PIPING WITH BRIGHT COPPER FITTINGS. DOMESTIC WATER BRANCH PIPING BELOW GRADE THROUGH CONCRETE SHALL BE PROTECTED WITH SCHEDULED SLEEVES WATER TIGHT.
- O. ALL SANITARY, WASTE AND VENT PIPING BEARING SHALL BE SCHEDULE 40 PVC DWV PIPE AND FITTINGS WITH SOLVENT CEMENT JOINTS PER ASTM D 1785 AND D 2685. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE UNITED STATES AND COMPLY TO NSF-61. PVC PIPING SHALL NOT BE LOCATED IN RETURN AIR PLenums SPACES. CELLULAR FOAM PVC SHALL BE PERMITTED UPON OWNER/ENGINEER APPROVAL.
- P. ALL HOT, COLD & RECIRCULATING WATER COPPER PIPING ABOVE GRADE 1/2" AND LARGER SHALL BE INSULATED WITH 1" NOMINAL THICKNESS FIBERGLASS PIPE INSULATION WITH VAPOR BARRIER JACKET, OMENS-CORNING ASSEMBLY OR EQUAL, AND CAPED JOINTS USING MATERIAL OF SAME MANUFACTURER. THE 1/2" INSULATION ON PIPING 2" AND LARGER, APPROVED ALTERNATE INSULATION MATERIAL, WILL BE CONSIDERED. PROVIDE INSULATION TO FROM WATER HEATER ONLY.
- Q. ALL PIPING ABOVE GRADE SHALL BE PROPERLY SUPPORTED BY THE BUILDING STRUCTURE AND SHALL NOT REST ON CEILING TILES OR CEILING STRUCTURE. WATER PIPING SHALL BE HUNG USING COPPER COPPER HANGERS WITH INSULATION AND PIPE SADDLES OVER COPPER PIPING. SANITARY AND VENT PIPING SHALL BE HUNG USING GALVANIZED LOOP HANGERS FOR CAST IRON OR PVC PIPING.
- R. WATER PIPING ISOLATED IN EXTERIOR WALLS SHALL BE ROUTED ON THE HEATED SIDE (INSIDE) OF WALL INSULATION.
- S. SANITARY AND DRAINAGE PIPING 2" AND SMALLER SHALL BE SLOPED AT 1/8" PER FOOT MINIMUM. PIPING 2" AND LARGER SHALL BE SLOPED AT 1/8" PER FOOT MINIMUM UNLESS SHOWN OTHERWISE ON THE PLANS.
- T. TOPS OF ALL FLOOR DRAINS AND CLEAN OUTS SHALL BE BET FLUSH WITH FINISHED FLOOR.
- U. LOCATE ALL SECTIONAL OR MAIN CONTROL VALVES WITHIN 1'-0" FROM ACCESS PANELS, CEILING TILES, OR OTHER POINT OF ACCESS.
- V. ALL COLD WATER, HOT WATER AND DRAIN PIPING AT HANDICAPPED FIXTURES SHALL BE INSULATED WITH HAND-LAY GUARD MODELS 102 AND 108 INSULATION KITS.
- W. ALL EXPOSED PIPING PENETRATING CEILING AND WALLS SHALL BE INSTALLED WITH CHROME PLATED BRUSHED BRASS AT THE PENETRATION. ALL PIPING PENETRATING EXTERIOR WALLS AND ROOFS SHALL BE FLASHED IN AN APPROVED MANNER AND SHALL BE PROTECTED AS REQUIRED BY LOCAL CODE AUTHORITY.
- X. PROVIDE WATER HAMMER ARRESTORS ON ALL QUICK CLOSING VALVES. SIZE PER PER SPECIFICATIONS.
- Y. SHOP DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ARCHITECT PRIOR TO ORDERING, PURCHASING, OR FABRICATING ANY EQUIPMENT OR SYSTEMS. SHOP DRAWINGS SHALL INCLUDE ALL EQUIPMENT SCHEDULED ON THE DRAWINGS, PLUMBING FIXTURES AND TRIM, WATER HEATERS AND ACCESSORIES.
- Z. CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL PLUMBING EQUIPMENT WITH THE ELECTRICAL DRAWINGS, AND SHALL FURNISH EQUIPMENT WIRING FOR THE POTENTIALS SHOWN THEREIN.
- AA. ALL PIPE PENETRATIONS OF FIRE AND/OR SMOKE RATED ASSEMBLIES SHALL BE FIRE STOPPED AS REQUIRED TO RESTORE ASSEMBLY TO ORIGINAL INTENSITY. FIRE STOPPING PRODUCTS SHALL BE AS MANUFACTURED BY 3M COMPANY. CPIC CALX, DSI HIG COMP-SITE PANEL, FS16 WRAPSTRIP, OR PFR 1000 SERIES SYSTEMS AS RECOMMENDED BY MANUFACTURER FOR PARTICULAR APPLICATION, OR EQUIVALENT SYSTEM AS APPROVED BY LOCAL CODE OFFICIALS.
- AB. PERFORM CORING, CUTTING, FITTING REPAIRING AND FINISHING OF THE WORK NECESSARY FOR THE INSTALLATION OF THE EQUIPMENT ON THIS PROJECT. HOWEVER, NO CUTTING OF THE WORK OF OTHER TRADES OR OF ANY STRUCTURAL MEMBER SHALL BE DONE WITHOUT THE CONSENT OF THE ARCHITECT AND PROPERTY MANAGER. PROPERLY FILL, SEAL, FIREPROOF AND WATERPROOF ALL OPENINGS, SLEEVES AND HOLES IN SLABS, FURNISH AND INSTALL ALL REQUIRED SLEEVES AND INSERTS.
- AC. ALL FLOOR PENETRATIONS THROUGH CONCRETE SLABS MUST BE CORE-BORED OR BANGOUT, SLEEVED, SEALED, FIRESTOPPED AND WATERPROOFED. ALL PIPING SLEEVES SHALL EXTEND A MINIMUM OF 4" ABOVE FINISHED FLOOR.
- AD. TESTING OF ALL WATER PIPING AND DRAINAGE PIPING SHALL FOLLOW 2015 INTERNATIONAL PLUMBING CODE AND ALL STATE AMENDMENTS.
- AE. PROTECTION OF THE WATER SUPPLY SYSTEM FOR THIS FACILITY SHALL MEET THE BACKFLOW PREVENTION DEVICE REQUIREMENTS OF THE 2015 IPC SECTION 618.
- AF. THE SANITARY AND WASTE INVERT ELEVATIONS PROVIDED ARE FOR REFERENCE ONLY. EXISTING PLANS DO NOT INDICATE PIPE INVERT ELEVATIONS FOR EXISTING SANITARY PIPING SYSTEM. THE CONTRACTOR SHALL COORDINATE ALL PIPING LOCATIONS AND PENETRATIONS THROUGH THE EXISTING STRUCTURAL FLOOR WITH THE STRUCTURAL ENGINEER AND PROVIDE A SHOP DRAWING INDICATING SITE CONDITIONS PRIOR TO CONSTRUCTION.
- AG. ALL MATERIALS LOCATED WITHIN THE CEILING RETURN AIR PLenum SHALL BE NONCOMBUSTIBLE AND SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
- AH. ALL PLUMBING EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
- AI. THE CONTRACTOR SHALL NOTIFY THE SITE PRIOR TO ANY BID SUBMISSION TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN ROUTING AND LOCATION AND, IF NECESSARY, IN SIZE, IN ORDER TO ACHIEVE THE SPECIFIED PERFORMANCE WITHOUT INCURRING ADDITIONS TO THE CONTRACT. WHERE EXISTING CONDITIONS DIFFER SIGNIFICANTLY FROM THOSE ANTICIPATED IN THE CONTRACT, THE CONTRACTOR SHALL NOTIFY THE BUILDING OWNER/MANAGER PRIOR TO BID SUBMISSION FOR A RESOLUTION. NO ALLOWANCE WILL BE MADE FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS.



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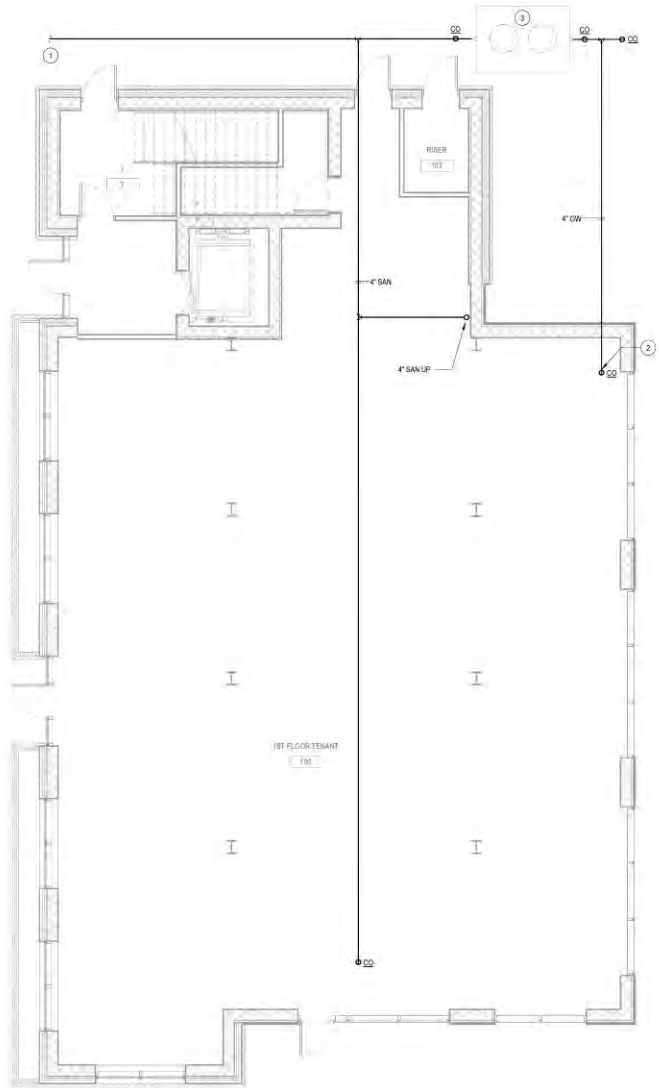


1000 MORRISON
1902 Morrison Dr.
Columbia, SC

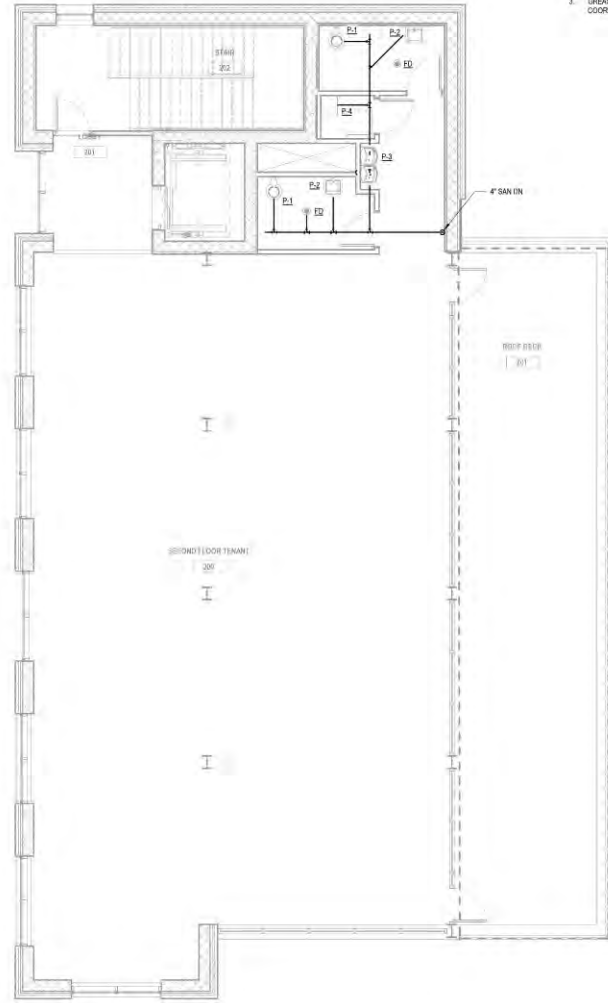
Project Number:	1004
Issued for Review:	11/17/2019
Issued for Permit:	-
Issued for Construction:	-
Revisions:	-
Yes	Description Date

PLUMBING LEGEND,
ABBREVIATIONS, NOTES
& SPECIFICATIONS

P000



1 SANITARY AND VENT PIPING PLAN - 1ST FLOOR
3/16" = 1'-0"



2 SANITARY AND VENT PIPING PLAN - 2ND FLOOR
3/16" = 1'-0"

GENERAL DRAWING NOTES

- A. ANY PIPE INVERT ELEVATIONS PROVIDED ON THE PLANS ARE FOR REFERENCE ONLY.
- B. REFER TO PLUMBING FIXTURE SCHEDULE FOR FIXTURE DOMESTIC WATER, SANITARY AND VENT PIPING CONNECTION SIZES.

DRAWING NOTES

- 1. 4" SANITARY INV. ELEV. -3'-0" COORDINATE WITH CIVIL SITE PLANS.
- 2. 4" GREASE WASTE STUBUP FOR FUTURE CONNECTION INV. ELEV. -2'-0".
- 3. GREASE TRAP SIZES AND APPROVED BY CHARLESTON WATER SYSTEMS COORDINATED EXACT LOCATION WITH CIVIL SITE PLANS.



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95% DESIGN DEVELOPMENT

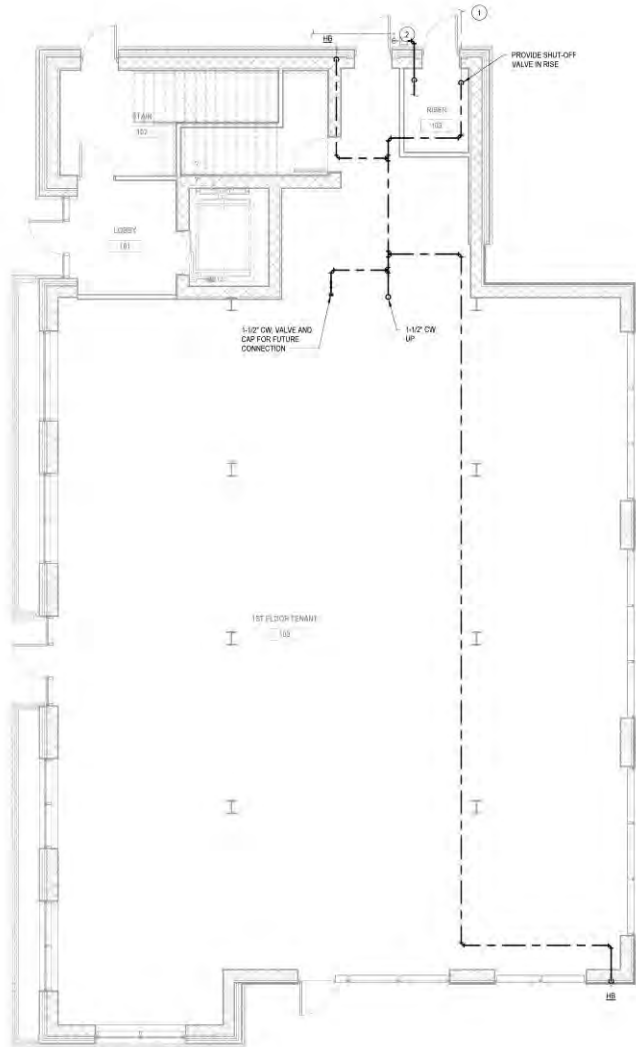


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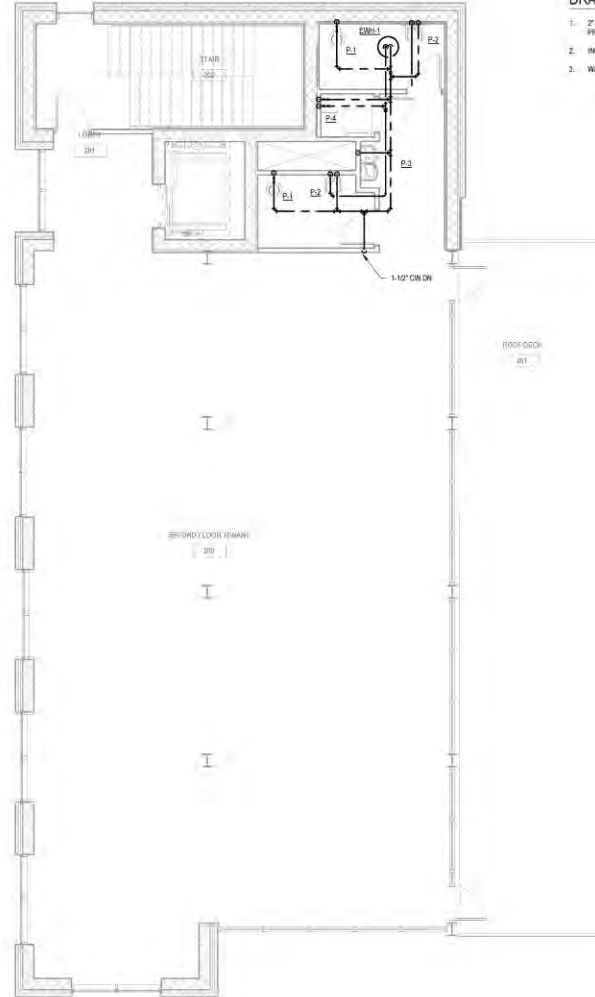
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Revisions		
No.	Description	Date

PLUMBING - SANITARY
AND VENT PLAN

P101



1 DOMESTIC WATER AND GAS PIPING PLAN - 1ST FLOOR
3/16" = 1'-0"



2 DOMESTIC WATER AND GAS PIPING PLAN - 2ND FLOOR
3/16" = 1'-0"

GENERAL DRAWING NOTES

- A. ANY PIPE INVERT ELEVATIONS PROVIDED ON THE PLANS ARE FOR REFERENCE ONLY.
- B. REFER TO PLUMBING FIXTURE SCHEDULE FOR FIXTURE DOMESTIC WATER, SANITARY AND VENT PIPING CONNECTION SIZES.
- C. PROVIDE WATER HAMMER ARRESTOR AT ALL FIXTURE CW CONNECTIONS. REFER TO PLUMBING SCHEDULE FOR SIZES.

DRAWING NOTES

- 1. 2" INCOMING DOMESTIC WATER SERVICE FROM METER AND BACKFLOW PREVENTER. COORDINATE WITH CIVIL SITE PLAN.
- 2. INCOMING NATURAL GAS SERVICE AND METER BY LOCAL UTILITY.
- 3. WATER HEATER LOCATED ABOVE CEILING.



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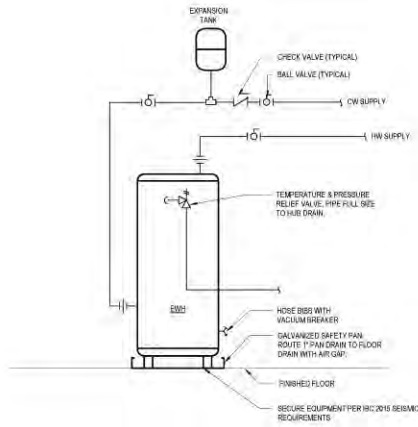


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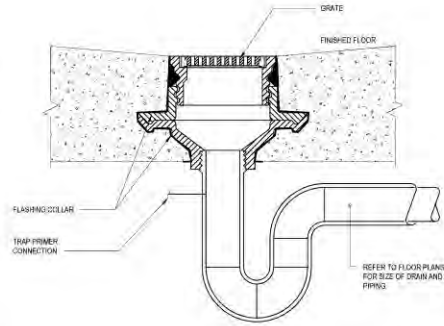
Project Number	19041
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Revisions	
Yes	Description Date

PLUMBING - DOMESTIC
WATER AND GAS PLAN

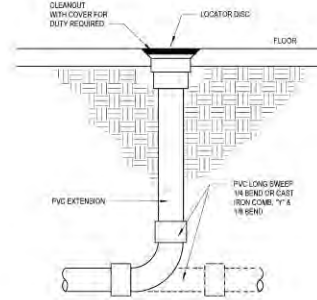
P201



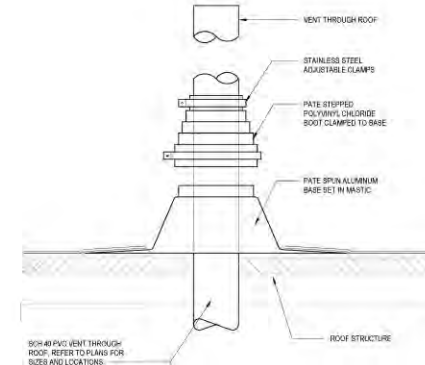
1 DETAIL - TYPICAL ELECTRIC TANK TYPE WATER HEATER
NTS



2 DETAIL - TYPICAL FLOOR DRAIN
NTS



3 DETAIL - TYPICAL FLOOR CLEANOUT
NTS



4 DETAIL - TYPICAL VENT THROUGH ROOF
NTS



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PLUMBING DETAILS

P501

PLUMBING FIXTURE SCHEDULE						
MARK	DESCRIPTION	CONNECTION SIZES				BASIS OF DESIGN
		OW	IFW	SAW	VENT	
P-1	WATER CLOSET (ADA)	1"	-	3"	3"	TOTO FLOOR MOUNTED ADA, 1.6 GPF WATER CLOSET MODEL CT030LN, TOTO MANUAL FLUSH VALVE MODEL TFMN120CP
P-2	LAVATORY (ADA)	1/2"	1/2"	1.1/4"	1.1/4"	TOTO WALL MOUNT LAVATORY INTERIUS CHINA, #1 CONTAINER MODEL 4L307 & TOTO BRUSH FACET MODEL TUBR0212
P-3	BE-LEVEL WATER COOLER	1/2"	-	1/4"	1/4"	DELTA BE-LEVEL ADA PUSH BAR WATER COOLER MODEL L2216
P-4	MOP SINK	3/4"	3/4"	2"	2"	FIAT MOP SERVICE SINK, MOULDED STONE, STAINLESS STEEL STRAINER, FIAT SERVICE FAUCET MODEL FIKO-AA WITH MOP BRACKET AND HOSE RACK

NOTES:

1. PROVIDE ANGLE EXOT VALVES, SUPPLY TUBING, P-TRAPS, ECOLOUTION PLATES, CARRIERS, ETC. FOR COMPLETE INSTALLATION PER ADA GUIDELINES.
2. ALL SUPPLY AND WASTE LINES SHALL BE CONCEALED IN ADJACENT WALL, FLOOR, AND/OR IN-GI, UNLESS NOTED OTHERWISE.

OTHER DRAINAGE AND DOMESTIC WATER SPECIALTIES

PROVIDE INDICATED OR EQUAL PRODUCTS: WATTS, ZURN, JOBAN AND WADE.

HB - EXTERIOR

JAY R. SMITH MODEL 5500GT ENCASED NON-FREEZE WALL HYDRANT WITH STAINLESS STEEL FACE

HB - INTERIOR

JAY R. SMITH MODEL 3000GT EXPOSED WALL FAUCET WITH 3/4" MALLE PIPE THREAD FITTING

FD0 - CONCRETE FLOORS

JAY R. SMITH FIG. 4296 C-1 CLEANOUT WITH GASKET SEAL, THREADED PLUG FOR EASY REMOVAL, ADJUSTABLE ROUND CAST IRON TOP WITH SECURING SCREW, SPEED-SET OUTLET CONNECTION.

FD0 - F.L.B. FLOORS

JAY R. SMITH FIG. 4151 C-1 CLEANOUT WITH GASKET SEAL, THREADED PLUG FOR EASY REMOVAL, ADJUSTABLE ROUND NICKEL BRONZE TOP RECESSED 1/8" TILE WITH SECURING SCREW, SPEED-SET OUTLET CONNECTION.

FD0 - CARPETED FLOORS

JAY R. SMITH FIG. 4013 Y-C-1 CLEANOUT WITH GASKET SEAL, THREADED PLUG, ADJUSTABLE ROUND NICKEL BRONZE TOP COMPLETE WITH STAINLESS STEEL CARPET MARKER WITH SECURING SCREW, SPEED-SET OUTLET CONNECTION.

FD - FLOOR DRAIN - GENERAL RESTROOMS

JAY R. SMITH FIG. 2005-400-34 C-1 FLOOR DRAIN WITH 1" DIAMETER NICKEL BRONZE STRAINER, SPEED-SET CONNECTION AND FIBER PRIMER CONNECTION.

WCO - WALL CLEANOUT - FINISHED AREAS

JAY R. SMITH FIG. 4431 C-1 FEEDER FOR 1/2" R/DH SERVICE WEIGHT PIPE, NICKEL BRONZE ROUND FRAME AND COVER WITH SECURING SCREW.

WHV - WATER HAMMER ARRESTORS

JAY R. SMITH 5000 SERIES ALL STAINLESS STEEL "HYDROSTOPS". INSTALL IN AN UPRIGHT POSITION AT ALL FLUSH VALVES, AND OTHER QUICK CLOSING VALVES. LOCATE AND SIZE AS INDICATED ON DRAWINGS OR IN ACCORDANCE WITH FDI STANDARD W412H1.

ELECTRIC WATER HEATER SCHEDULE							
MARK	STORAGE CAP (GAL)	RECOVER (MIN)	ELECTRICAL (VPH/Hz)	ELEMENTS		BASIS OF DESIGN	NOTES
				NO. OF KW	OPERATION		
EW4-1	30	23	208/1/60	2 @ 4500	NON-SIMULTANEOUS	STATE PCE 91.02.0A	SEE REF. 02

NOTES:

1. PROVIDE 2.0 GALLON EXPANSION TANK, MODEL AMTROL 5T-3, OR APPROVED EQUAL.
2. PROVIDE FULL-PORT BALL VALVES ON HOT AND COLD PIPING TO WATER HEATER.
3. PROVIDE SEISMIC RATED EQUIPMENT SUPPORTS.
4. PROVIDE WITH FACTORY CONTROLS OR EQUAL.
5. MANUFACTURER AND MODEL NUMBER ARE BASIS OF DESIGN ONLY. ACCEPTABLE ALTERNATES BY JAY R. SMITH OR LOCKHART.



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PLUMBING SCHEDULES

P601

MECHANICAL LEGEND

- EXHAUST FAN UNIT
- AIR HANDING UNIT
- ☒ SUPPLY AIR OFFSEER
- ☒ EXHAUST REGISTER
- ☒ RETURN REGISTER
- DUCT (INSIDE DIMENSIONS)
- CONDENSATE PIPING
- MINIMUM FLEXIBLE DUCTWORK (BY MINIMUM)
- MANUAL BALANCING DAMPER
- MOTOR OPERATED DAMPER
- THERMOSTAT
- AIR DEVICE TAG
- MECHANICAL FLOW ARROW

MECHANICAL ABBREVIATIONS

- AHAX AIR HANDLING UNIT DESIGNATION
- EF-X EXHAUST FAN UNIT DESIGNATION
- HP-X HEAT PUMP UNIT DESIGNATION
- AHJ AUTHORITY HAVING JURISDICTION
- AD ACCESS DOOR
- AP ACCESS PANEL
- AP AIR PRESSURE DROP
- AFV ABOVE FINISHED FLOOR
- BDG BAGGAGE CART DAMPER
- BDG BOTTOM OF DUCT
- CD CONDENSATE PIPING
- DG DOOR GRILLE
- DB DRY BAR
- DN DOWN
- EA EXHAUST AIR
- EX EXISTING
- EAT ENTERING AIR TEMPERATURE
- EWV ENTERING WATER TEMPERATURE
- FD FIRE DAMPER
- FSD FIRE SMOKE DAMPER
- FC FLEXIBLE CONNECTION
- GC GENERAL CONTRACTOR
- LAT LEAVING AIR TEMPERATURE
- LWT LEAVING WATER TEMPERATURE
- OA OUTSIDE AIR
- RA RETURN AIR
- RG RETURN GRILLE
- RLS REFRIGERANT LIQUID AND SUCTION PIPING
- SA SUPPLY AIR
- TD TOP OF DUCT
- WPD WATER PRESSURE DROP

MECHANICAL GENERAL NOTES AND SPECIFICATIONS

- A. COMPLY WITH ALL APPLICABLE INTERNATIONAL BUILDING CODES IN THIS JURISDICTION FOR ALL WORK UNDER THIS CONTRACT, OR THE MOST RECENT ADOPTED CODES BY THE AHJ.
 - a. INCLUDING INTERNATIONAL BUILDING CODE WITH AMENDMENTS
 - b. INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
 - c. NATIONAL FIRE PROTECTION AGENCY (NFPA)
 - d. AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE)
- B. FABRICATE ALL DUCTWORK IN ACCORDANCE WITH SMACNA STANDARDS. ALL DUCTWORK SHALL BE A MINIMUM OF 28 GAUGE.
- C. PROVIDE ACCESS DOORS IN INACCESSIBLE CEILINGS TO ACCESS MEP DEVICES ABOVE CEILINGS NOT OTHERWISE ACCESSIBLE.
- D. INSTALL FLEXIBLE DUCTS IN ACCORDANCE WITH SMACNA STANDARDS AND PROJECT SPECIFICATIONS.
- E. MINIMUM ALLOWED FLEXIBLE DUCT LENGTH SHALL NOT EXCEED 96 IN FEET.
- F. PROVIDE MANUAL VOLUME DAMPERS AT EACH DUCT BRANCH LEADING TO AN OUTLET/INLET DEVICE. INSTALL DAMPERS AT MAIN DUCT CONNECTIONS. BALANCE, LOCK, AND TAG HANDLE WITH GRANGE OR BROWN OR SOME SORT OF VISIBLE TAGGING TYPE.
- G. DUCT PRESSURE CLASSIFICATION SHALL BE AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. IF NOT INDICATED, IT SHALL BE AS FOLLOWS:
 - a. RETURN DUCTS 2" NEGATIVE
 - b. EXHAUST DUCTS 2" NEGATIVE
 - c. SUPPLY DUCTS 2" POSITIVE
- H. ALL DUCTWORK JOINTS AND SEAMS SHALL BE SEALED WITH GRAY WATER BASED DUCT SEALANT.
- I. REFER TO AIR DEVICE SCHEDULE FOR INLET DUCT SIZES UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- J. VERIFY REFLECTED CEILING PLANS IN THE FIELD FOR EXACT LAYOUT LOCATION OF ALL CEILING GRILLES & DIFFUSERS. COORDINATE WITH ALL OTHER TRADES FOR THEIR LAYOUTS.
- K. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DETAILS OF EXTERIOR WALL FIXTURES AND ROOF PENETRATION COURSE.
- L. COORDINATE FINAL EQUIPMENT LOCATION WITH THE GENERAL CONTRACTOR. THE LOCATION AS INDICATED ON THE DRAWING APPROXIMATE. INSTALL ALL MECHANICAL EQUIPMENT SUCH THAT MANUFACTURERS MAINTENANCE AREA IS CLEAR, AND EASILY ACCESSIBLE.
- M. COORDINATE ALL ROOF PENETRATION SIZES AND LOCATIONS WITH APPROVED EQUIPMENT SHOP DRAWINGS. ROOF REPAIR/FLASHING BY OTHERS.
- N. ALL ROOFTOP EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 10' 0" FROM THE INSIDE OF PARAPET WALL IN ACCORDANCE WITH THE APPLICABLE MECHANICAL CODE.
- O. COORDINATE ALL MECHANICAL, PLUMBING AND ELECTRICAL WORK WITH STRUCTURAL MEMBERS, ELECTRICAL WORK, FIXTURES AND ALL OTHER TRADES.
- P. RUN ALL PIPING CONCEALED ABOVE CEILING EXCEPT WHERE INDICATED.
- Q. PROVIDE INSULATED TRAPPED CONDENSATION DRAIN PIPING WITH AIR GATE FROM COIL AND COIL DRAIN PANS TO NEAREST FLOOR DRAIN, STORM DRAIN OR TO OUTSIDE AS INSTRUCTED BY THE ENGINEER, AND/OR SHOWN ON PLANS.
- R. PROVIDE FLEXIBLE MINIMUM DUCT CONNECTION BETWEEN EACH DUCT AND FAN/EQUIPMENT CONNECTION.
- S. PROVIDE ALL CONCEALED SUPPLY AND RETURN DUCTWORK WITH 2" FOLDED FIBERGLASS WRAP INSULATION, 3" WIDE FSK TAPE ALL SEAMS AND SEAL WITH APPROVED MASTIC SEALANT.
- T. PROTECT ALL OPENINGS IN DUCTWORK DURING CONSTRUCTION.
- U. REFER TO ELECTRICAL DRAWINGS FOR ALL ELECTRICAL REQUIREMENTS FOR EQUIPMENT.
- V. THE MECHANICAL CONTRACTOR IS TO COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER TRADES REQUIRED OPENINGS IN WALLS, FOUNDATIONS, FLOORS, AND ROOFS.
- W. OUTSIDE AIR INLETS TO BE LOCATED A MINIMUM OF 10 FT FROM ANY EXHAUST AIR OUTLET OR PLUMBING VENT STACK. COORDINATE WITH THE PLUMBING AND THE GENERAL CONTRACTORS IN THE FIELD. OUTSIDE AIR INTAKES FOR BUILDING VENTILATION WILL BE LOCATED A MINIMUM OF 10 FT ABOVE GROUND.
- X. THE MECHANICAL CONTRACTOR TO VERIFY MECHANICAL EQUIPMENT LOCATION AND BE RESPONSIBLE FOR ALL RELATED CLEARANCES IN THE FIELD. PROVIDE ADEQUATE MAINTENANCE CLEARANCE AROUND EACH PIECE OF EQUIPMENT PER THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE CLEARANCE IN FRONT OF ELECTRICAL PANELS AND OTHER ELECTRICAL EQUIPMENT PER THE NATIONAL ELECTRICAL CODE REQUIREMENTS. COORDINATE WITH THE ELECTRICAL AND GENERAL CONTRACTORS IN THE FIELD.
- Y. PROVIDE WATER PROOF SEALING OF PIPE AND DUCT PENETRATIONS OF EXTERIOR WALLS, FLOORS, AND/OR ROOF.
- Z. VERIFY COLLAR SIZES ON ALL EQUIPMENT INLETS AND OUTLETS. TRANSITION DUCTWORK AS NECESSARY. EXTERNALLY INSULATE ALL TRANSITIONS AT EQUIPMENT CONNECTIONS.
- AA. PROVIDE FLEXIBLE DUCT, PIPE CONNECTIONS, AND VIBRATION ISOLATORS FOR INTERNALLY ISOLATED UNITS.
- AB. DO NOT MOUNT DISCONNECT SWITCHES ON HVAC EQUIPMENT EXCEPT AS RECOMMENDED BY MANUFACTURER.
- AC. AVOID ROUTING DUCTWORK OVER LIGHTS WHEREVER POSSIBLE. MAINTAIN MINIMUM 6" CLEARANCE BETWEEN DUCT INSULATION TO TOP OF LIGHTS.
- AD. KEEP MECHANICAL SYSTEMS TIGHT TO STRUCTURE AT ALL TIMES, MAINTAINING ACCESSIBILITY.
- AE. ALL 90 AND 45 DEGREE ELBOWS SHALL HAVE TURNING VANES; DO NOT INCLUDE AT RADIIUS TURNS OFF THE DISCHARGE OF AIR HANDLING UNITS.
- AF. PRIOR TO STARTUP OF AIR HANDLING SYSTEMS, INSTALL AND MAINTAIN TEMPORARY FILTERS OVER ALL RETURN, EXHAUST AND RELIEF GRILLES AND ORIFICES. FRESH AIR INTAKES SHALL HAVE A HATING OF MESH 8 OR BETTER.
- AG. INSTALL ELECTRICAL UNIONS AT CONNECTIONS OF DISSIMILAR METALS.
- AH. ALL MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
- AI. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO ANY BID SUBMISSION TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN ROUTING AND LOCATION AND, IF NECESSARY, IN SIZE, IN ORDER TO ACHIEVE THE INTENDED PERFORMANCE WITHOUT INCURRING ADDITIONS TO THE CONTRACT. WHERE EXISTING CONDITIONS OFFER SIGNIFICANT VARIATIONS TO AFFECT PROSING, THE CONTRACTOR SHALL NOTIFY THE BUILDING COMMISSIONER PRIOR TO BID SUBMISSION FOR A RESOLUTION. NO ALLOWANCE WILL BE MADE FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS.
- AJ. PROVIDE FIRE-RATED BLANKET TYPE, HIGH TEMPERATURE, FLEXIBLE, BLANKET INSULATION WITH FSK JACKET THAT IS TESTED AND CERTIFIED TO PROVIDE A 2-HOUR FIRE RATING IN AN EASILY ACCESSIBLE TO THE AHJ, SECURE SYSTEM TO DUCTS AND HANGERS AND SUPPORTS TO MAINTAIN A CONTINUOUS FIRE RATING.
- AK. LISTED KITCHEN GREASE EXHAUST DUCTS MAY BE USED IF APPROVED BY THE OWNER AND COMPLY WITH THE FOLLOWING FACTORY FABRICATED, LISTED AND LABELED, DOUBLE WALL TESTED IN ACCORDING TO UL 181B AND RATED FOR 500 DEGS CONTINUOUSLY, OR FOR USES FOR 30 MINUTES, WITH POSITIVE AND NEGATIVE DUCT PRESSURE AND COMPLY WITH NFPA 211. PROVIDE STAINLESS INNER AND OUTER SHELL, SEPARATED BY MINIMUM 1" ANNULAR SPACE FILLED WITH HIGH-TEMPERATURE CERAMIC FIBER INSULATION. PROVIDE LISTED AND RATED GRILLETS AND FLANGES AT 1600 DEG MINIMUM. ALL DUCTS, FITTINGS, CLEANOUTS, ADAPTERS AND TRANSITIONS SHALL COMPLY TO NFPA 211. ALL SUPPORT DUCTS TO CARRY AND SUPPORT SEISMIC LOADS PER THE IBC 2015. ENSURE BOLTS, NUTS, FASTENERS DO NOT PENETRATE THE DUCT WALLS. PERFORM A LEAKAGE TEST WITH THE OWNER/GENERAL CONTRACTOR PRESENT BEFORE COMPLETING DUCTWORK.
- AL. HVAC PIPING
 - A. ALL REFRIGERANT PIPING SHALL BE COPPER TUBE, TYPE ACR ASTM B88 WITH WROUGHT COPPER FITTINGS (ASME B8.18.22). ALL PIPING SHALL BE RATED FOR 30 PSI DESIGN PRESSURE.
 - B. SOLDER FILLER METALS SHALL BE ASTM B22 56.5 TIN ANTIMONY OR ALLOY 95/5 SOLDER TO JOIN COPPER FITTINGS. BRASSING FILLER METALS SHALL BE AWG AS B36.19M.
 - C. PROVIDE 1" ELASTOMERIC INSULATION ON SUCTION PIPING AND FITTINGS. ARM-FLEX OR EQUAL. SEAL WITH APPROPRIATE PRODUCT SEALANT FOR ALL SEAMS AND JOINTS. INSULATION SHALL BE PROVIDED ON LIQUID LINE PIPING WHEN USING VARIABLE REFRIGERANT FLOW SYSTEMS. PER MANUFACTURERS WRITTEN GUIDELINES.
- AM. TESTING AND BALANCING (TAB)
 - A. PROVIDE TESTING AND BALANCING ON EACH SYSTEM IN ACCORDANCE WITH ASBC, ASHRAE 111, NIBSE AND SMACNA'S HVAC SYSTEMS - TESTING, ADJUSTING, AND BALANCING.
 - B. CONTRACTOR SHALL EXAMINE ALL CONTRACT DOCUMENTS AND BECOME FAMILIAR WITH PROJECT CONDITIONS, REQUIREMENTS AND ANY OTHER RELATED EXISTING CONDITIONS, EXAMINE EQUIPMENT AND MATERIALS, SUBMITTALS, DESIGN DATA AND PERFORMANCE CRITERIA.
 - C. CONTRACTOR SHALL REPORT DEFICIENCIES DISCOVERED BEFORE AND DURING PERFORMANCE. TAB PROCEDURES.
 - D. CONTRACTOR SHALL PREPARE A TAB PLAN INCLUDING EQUIPMENT AND SYSTEMS TO BE TESTED, STRATEGIES, INSTRUMENTS AND SAMPLES.
 - E. IF INITIAL TAB PROCEDURES WERE NOT PERFORMED DURING PEAK SUMMER AND WINTER CONDITIONS, PERFORM ADDITIONAL TAB DURING NEAR PEAK SUMMER AND WINTER CONDITIONS.
- AN. CONDENSATE PIPING
 - A. ALL PIPING SHALL BE SCHEDULE 40 PCD-DW PIPE AND FITTINGS WITH SOLVENT CEMENT JOINTS, PER ASTM D-1789 AND D-2386. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE USA TO COMPLY TO NSF-61.
 - B. PROVIDE 1" ELASTOMERIC INSULATION, ARM-FLEX OR EQUAL. SEAL WITH APPROPRIATE PRODUCT SEALANT FOR ALL SEAMS AND JOINTS.



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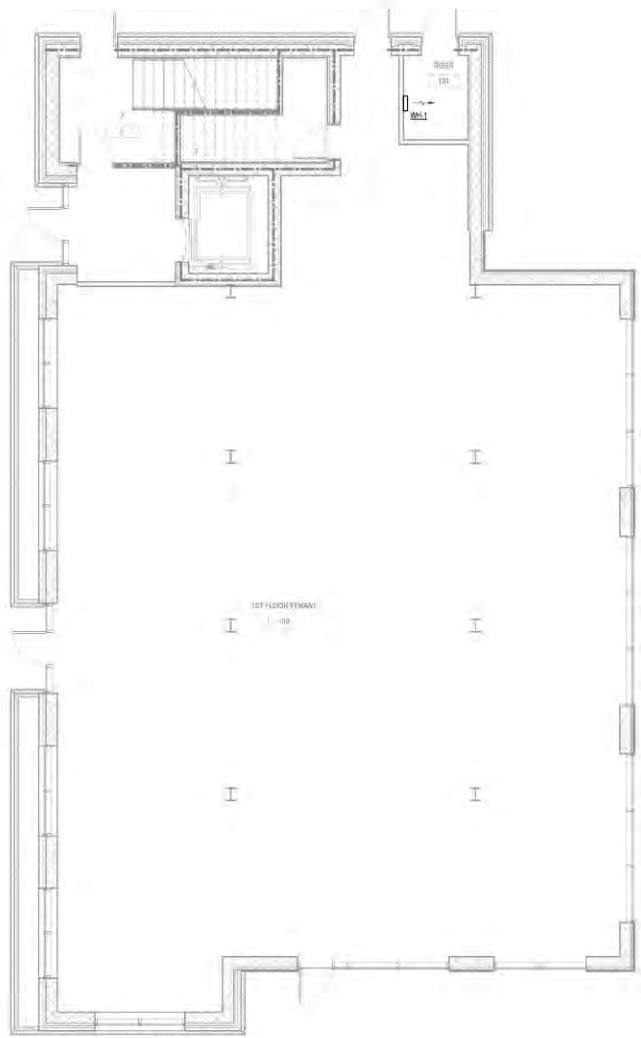


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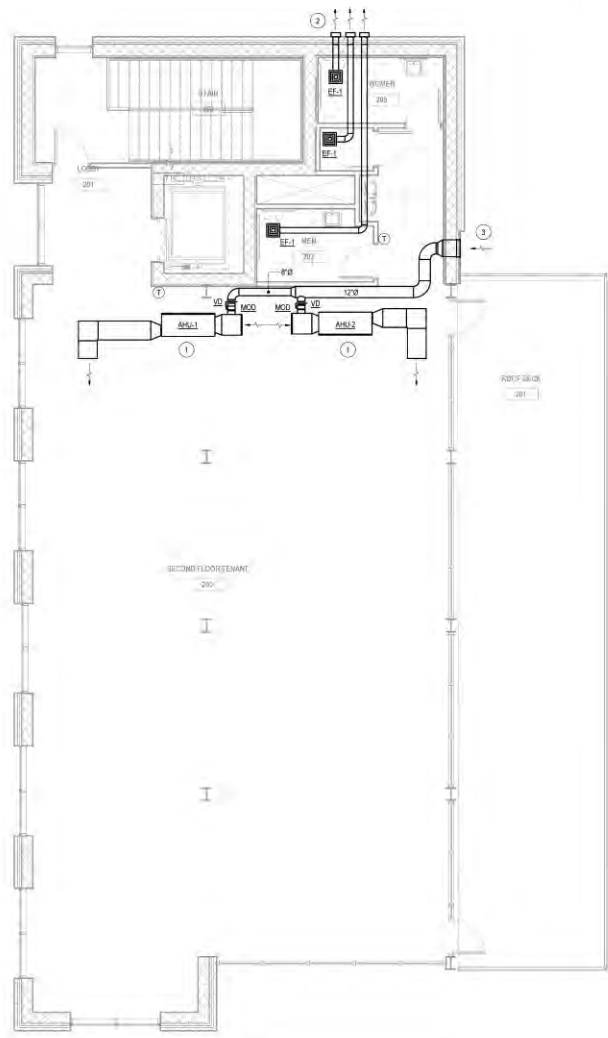
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Issue for Construction	-	
Revisions	-	
Yes	Description	Date

MECHANICAL LEGEND,
ABBREVIATIONS, NOTES
& SPECIFICATIONS

M000



1 HVAC PLAN - 1ST FLOOR
3/8" = 1'-0"



2 HVAC PLAN - 2ND FLOOR
3/8" = 1'-0"

GENERAL DRAWING NOTES

- A CONTRACTOR SHALL COORDINATE DUCTWORK ROUTING WITH LIGHTING AND STRUCTURAL PLANS. FIELD ADJUST ROUTING AS REQUIRED TO AVOID CONFLICTS.
- B ROUTE ALL 3/4" CONDENSATE INSULATED DRAIN PIPING DOWN IN WALL TO GRADE. DISCHARGE OVER SPLASH BLOCK.

DRAWING NOTES

- 1 OPEN ENDED SUPPLY AND RETURN AIR DUCT WITH BIRD SCREEN, TYPICAL.
- 2 EXHAUST WALL CAP WITH WEATHER HOOD AND INTEGRAL BACKDRAFT DAMPER. COORDINATE COLOR WITH ARCHITECT, TYPICAL.
- 3 18"X18" OUTDOOR AIR INTAKE LOUVER.



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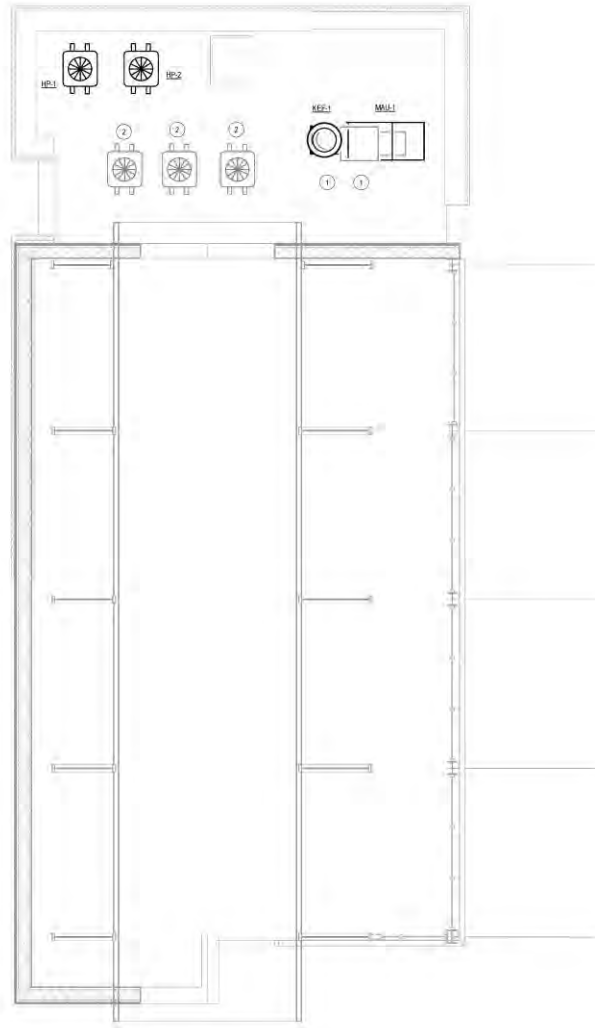


1090 MORRISON
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Charleston, SC

Project Number	19043
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Revisions	
Yes	Description Date

MECHANICAL - HVAC
PLAN

M101



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

GENERAL DRAWING NOTES

- A. CONTRACTOR SHALL COORDINATE ELECTRICAL ROUTING WITH LIGHTING AND STRUCTURAL PLANS. FIELD ADJUST ROUTING AS REQUIRED TO AVOID CONFLICTS.
- B. ROUTE ALL 3/4" CONDENSATE INSULATED DRAIN PIPING DOWN IN WALL TO GRADE. DISCHARGE OVER SPLASH BLOCK.

DRAWING NOTES

- 1. KITCHEN EXHAUST FAN AND MAKE UP AIR UNIT SHOWN FOR FUTURE TENANT UPFIT. TYP.
- 2. FUTURE HEAT PUMP SERVING FIRST FLOOR TENANT SPACE. SHOWN FOR REFERENCE ONLY. TYPICAL OF 3.



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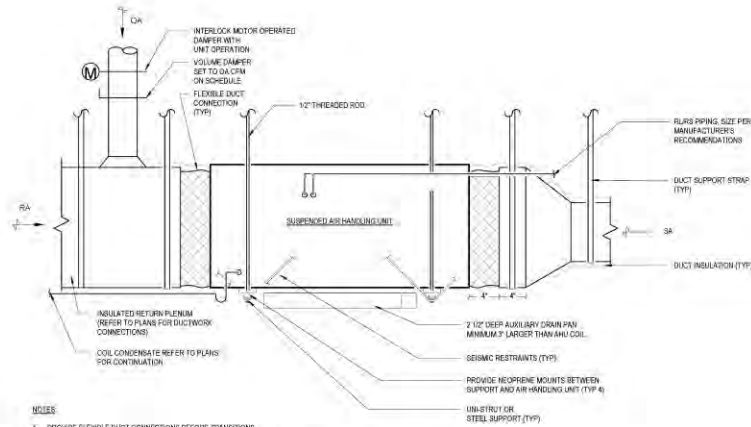


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MECHANICAL - HVAC
PLAN - ROOF

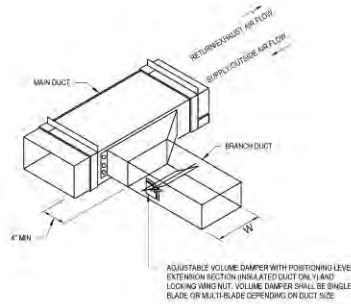
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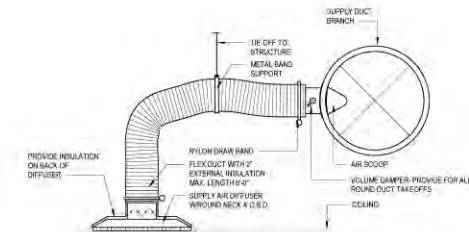
NOTES

1. PROVIDE FLEXIBLE DUCT CONNECTIONS BEFORE TRANSITIONS.
2. PROVIDE SEISMIC BRACING FOR ALL FAN COIL UNITS, DUCTWORK AND HANGERS PER THE 2018 INTERNATIONAL BUILDING CODE AND 2018 INTERNATIONAL MECHANICAL CODE.
3. CONTRACTOR SHALL VERIFY MAXIMUM LOADING ON AIR HANDLING UNIT AND DUCTWORK SUPPORT ASSEMBLIES.

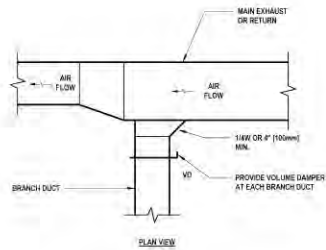
1 DETAIL - TYPICAL AIR HANDLING UNIT CEILING SUSPENDED
NTS



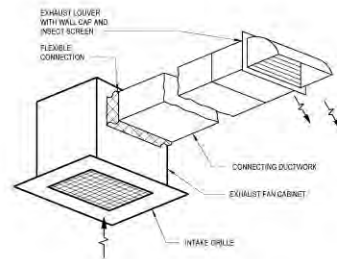
2 DETAIL - TYPICAL RECTANGULAR SUPPLY DUCTWORK TAKE OFF
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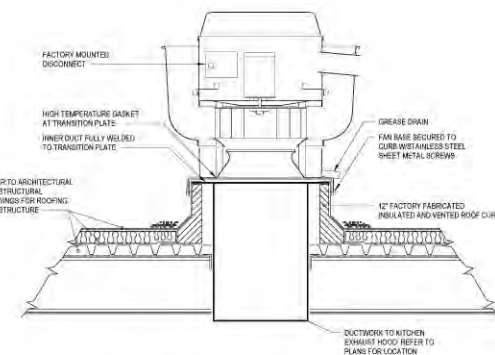
3 DETAIL - TYPICAL ROUND SUPPLY DUCTWORK TAKE OFFS
NTS



4 DETAIL - EXHAUST OR RETURN BRANCH DUCTWORK
NTS



5 DETAIL - TYPICAL CEILING EXHAUST FAN
NTS



6 DETAIL - TYPICAL UPBLAST KITCHEN EXHAUST FAN
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1000 MORRISON
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MECHANICAL DETAILS

M501

AIR HANDLING UNIT SCHEDULE																		
MARK	SUPPLY FAN DATA				COOLING COIL DATA				HEATING COIL DATA		ELECTRICAL DATA				BASIS OF DESIGN	NOTES		
	CFM	CA (CFM)	ESP (IN WC)	RHP	TOTAL (MMH)	SENS (MMH)	EAT (MMH)	LAT (MMH)	TOTAL (MMH)	LAT (MMH)	AUX HEAT (W/WBTQ)	VPHHZ	MCA (IN)	MCCP (A)				
AHU-1	1500	150	0.5	1/2	36.7	34.2	29.8	64.0	57.0	58.0	43.2	05.0	6.0	208-230/160	44.7	50	CARRIER FVCR036S	SEE BELOW
AHU-2	1500	150	0.5	1/2	36.7	34.2	29.8	64.0	57.0	58.0	43.2	05.0	6.0	208-230/160	44.7	50	CARRIER FVCR036S	SEE BELOW

NOTES:

1. PROVIDE SERVICE SHUT-OFF VALVES, HIGH AND LOW PRESSURE REFRIGERANT LINE CONNECTION TO ALL SERVICE TO ANY INDOOR UNIT WITHOUT FIELD INTERRUPTION TO OVERALL SYSTEM OPERATION.
2. FAN SPEED SHALL BE SET TO REQUIRED SPEED TO MEET SCHEDULED SENSIBLE COOLING CAPACITY.
3. PROVIDE SINGLE POINT POWER CONNECTION.
4. EXTERNAL STATIC PRESSURE IS FOR DUCTWORK SYSTEM ONLY.
5. PROVIDE WITH CONDENSATE DRAIN TRAP.
6. PROVIDE UNIT WITH FLEXIBLE DUCTWORK CONNECTIONS.
7. MODEL IS LISTED AS BASIS OF DESIGN. PROVIDE COMPARABLE PRODUCTS BY MAKE, CARRIER OR EQUAL.

HEAT PUMP UNIT SCHEDULE																
MARK	LOCATION	REFRIGERANT TYPE	COOLING COIL			HEATING		AMBIENT AIR		NO. OF ZONES	ELECTRICAL DATA			WEIGHT (LBS)	BASIS OF DESIGN	NOTES
			TOTAL (MMH)	SENS (MMH)	EAT (MMH)	LAT (MMH)	TEMP (F)	SEER/SEPT	VPHHZ		MCA	MCCP				
HP-1	ROOF	R410A	48.0	45.0	40.0	55.0	55.0	1	18.0	1.0	208-230/160	26.8	50	300	CARRIER ZHC036S	SEE BELOW
HP-2	ROOF	R410A	48.0	45.0	40.0	55.0	55.0	1	18.0	1.0	208-230/160	26.8	50	300	CARRIER ZHC036S	SEE BELOW

NOTES:

1. PROVIDE UNIT WITH FACTORY PROVIDED HOLDING CHARGE. SIZE REFRIGERANT PIPING PER MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE UNIT CAPABLE OF LOW AMBIENT OPERATION.
3. PROVIDE UNIT WITH 4" CONCRETE EQUIPMENT PAD.
4. EQUIPMENT MANUFACTURER AND MODEL NO. LISTED AS BASIS OF DESIGN ONLY.

EXHAUST FAN SCHEDULE												
MARK	QTY	TYPE	FAN DATA		MOTOR DATA		ELECTRICAL DATA			WEIGHT (LBS)	BASIS OF DESIGN	NOTES
			CFM	IN (WC)	DRIVE	RPM	VPHHZ	WATTS	AMPS			
EF-1	3	CEILING CABINET	70	0.125	DIRECT	870	120/160	16.9	3.14	20	GREENBROOK SF-400	SEE BELOW

NOTES:

1. EXHAUST FAN SHALL BE INTEGRATED WITH ROOM WALLLIGHT SWITCH, COORDINATE WITH ELECTRICAL CONTRACTOR.
2. PROVIDE WITH BACK DRAFT DAMPER.
3. EQUIPMENT LISTED AS BASIS OF DESIGN ONLY. PROVIDE INDICATED OR EQUAL BY AMERICAN COOLAIR OR COOK.

AIR DEVICE SCHEDULE									
MARK	SERVICE	TYPE	CFM (MIN)	CFM (MAX)	SIZE (IN)	NECK SIZE (IN)	PATTERN	BASIS OF DESIGN	

NOTES:

1. ALL STANDARD DIFFUSERS, REGISTERS AND GRILLES SHALL BE CONSTRUCTED OF ALUMINUM WITH 1/8" EXTRUDED ALUMINUM FRAME. FINISH COLOR BY ARCHITECT (STEEL ALLOWED WITH CONSENT OF OWNER).
2. ALL GRILLERS SHALL BE SUITABLE FOR CEILING TYPE. COORDINATE CEILING TYPE WITH ARCHITECTURAL PLANS.
3. ALL DIFFUSERS SHALL BE FURNISHED WITH EXTERNAL FOIL BACK INSULATION.
4. PROVIDE ALL DUCT TRANSITIONS, ADAPTORS AND CONNECTORS TO CONNECT DUCTWORK TO DIFFUSERS, REGISTERS AND GRILLES (AS REQUIRED).
5. PROVIDE SURFACE MOUNT FRAME AND ACCESSORIES.
6. EQUIPMENT LISTED AS BASIS OF DESIGN ONLY. PROVIDE INDICATED OR EQUAL BY MAJOR AND KRUEGER.

ELECTRIC WALL HEATER SCHEDULE					
MARK	WATTS	BTUH	ELECTRICAL (VPHHZ)	BASIS OF DESIGN	NOTES
WH-1	1,800	6,142	120/160	MARLEY AW85100T	SEE BELOW

NOTES:

1. PROVIDE CONCEALED TAMPER PROOF THERMOSTAT



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85% DESIGN DEVELOPMENT



1090 MORRISON
1902 Morrison Dr.
Charleston, SC

Project Number:	1904
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















MECHANICAL
SCHEDULES

M601

FIRE ALARM NOTES & SPECIFICATIONS

1. MOUNT AUDIOVISUAL DEVICES AT 80' A.F.F. (OR 9' BELOW CEILING, WHICHEVER COMES TO THE BOTTOM OF LINE) ON MFR. 24x4x3.2.
2. PROVIDE ANNUNCIATORS TO BE SECURED AND COMPLIANT AUDIOVISUAL DEVICES UNLESS OTHERWISE NOTED.
3. COORDINATE THAT ALL SMOKE DETECTORS TO BE MINIMUM 6" FROM HVAC GRILLES PRIOR TO ROUGH-IN (DRAWINGS SHOW GENERAL LOCATION ONLY).
4. MOUNT FIRE ALARM FULL STATION SIGNALING DEVICES AT MAXIMUM 40' A.F.F.
5. COORDINATE WITH OWNER PROVIDED DOOR ACCESS CONTROL SYSTEM TO ACTIVATE SYSTEM IN A FAIL-SAFE MANNER IN CASE OF FIRE ALARM.
6. ALTHOUGH DEVICES ARE LAID OUT TO MEET MFR'S, EACH VENDOR'S EQUIPMENT IS UNIQUE AND MAY REQUIRE ADDITIONAL SPEAKERS AND STRICES TO FULLY COMPLY WITH CODES. FAILURE TO ALLOW FOR THIS AT BID TIME WILL BE DEEMED AS A FAILURE BY THE CONTRACTOR TO MEET THE SPIRIT OR INTENT OF THE CODES, PLANS OR SPECIFICATIONS. NO ADDITIONAL COMPENSATION WILL BE PAID TO COMPLETE PROJECT.
7. FIRE ALARMPANS ARE CONCEPTUAL AND ARE INTENDED TO GIVE THE CONTRACTOR A GENERAL SCOPE OF THE FIRE ALARM SYSTEM. FIRE ALARM CONTRACTOR SHALL SUBMIT ENGINEERED FIRE ALARM SYSTEM SHOP DRAWINGS FOR REVIEW.
8. FIRE ALARM SHALL BE INTERFACED WITH ELEVATOR CONTROLLER. ELEVATOR SHALL BE RECALLED TO THE FIRST FLOOR IN CASE OF ALARM.
9. PROVIDE SIGNAL LEVEL SURGE SUPPRESSION ON LINES EXITING BUILDING SUCH AS BACKFLOW PREVENTER FLOW AND TAMPER SWITCHES TO HVAC DEVICES.
10. IF FIRE ALARM SYSTEM IS EXISTING, THE FIRE ALARM SYSTEM SHALL BE DESCRIBED IN THE CONTRACT DOCUMENTS.
11. IF WORKING SHOP DRAWINGS AND OUT SHEETS ARE NOT SUBMITTED WITH THE PLANS, THEY WILL NEED TO BE LISTED WITH SUBMITTAL DOCUMENTS AS "DEFERRED" AND SHALL FOLLOW THE PROCEDURE IN IBC SECTION 907.3.4.1. SMOKE AND FIRE ALARMPANS THAT MEET THIS SECTION MUST BE REVIEWED AND APPROVED BY THE FIRE DESIGN PROFESSIONAL BEFORE SUBMITTAL TO THE FIRE MARSHAL OFFICE FOR PLAN REVIEW AND PERMITTING.

ELECTRICAL LEGEND

	2x4 FIXTURE
	2x2 FIXTURE
	1x4 FIXTURE
	WALL MTD FIXTURE
	CEILING MTD EXIT SIGN W ARROWS AS INDICATED (87 AFF TO BOTTOM)
	WALL MTD EXIT SIGN W ARROWS AS INDICATED (97 AFF)
	WALL MTD EXIT SIGN W ARROWS PACK COMBO AS INDICATED AS INDICATED (87 AFF)
	BATTERY PACK W NO. OF HEADS AS SHOWN
	SINGLE POLE DOUBLE POLE 5-WAY AND 4-WAY SWITCHES (48' AFF)
	WALL MOUNTED OCCUPANCY SENSOR
	CEILING MOUNTED OCCUPANCY SENSOR
	SINGLE POLE DIGITAL TIMER SWITCH
	DIGITAL LOW VOLTAGE RELAY SWITCH (BLUE BOX CONTROL)
	NEW TELECOMMUNICATIONS OUTLET, PROVIDE 3/4" CONDUIT TO ACCESSIBLE CEILING WITH PULLSTRING
	DISCONNECT SWITCH - NON FUSED
	JUNCTION BOX OR PULL BOX
	WALL MOUNTED JUNCTION BOX OR PULL BOX
	DUPLEX RECEPTACLE "10" INDICATES GROUND FAULT RECEPTACLE "WP" INDICATES WEATHERPROOF RECEPTACLE "AC" INDICATES MOUNTED ABOVE COUNTER "U" INDICATES USB TYPE RECEPTACLE
	DOUBLE DUPLEX (QUAD) RECEPTACLE "10" INDICATES GROUND FAULT RECEPTACLE "WP" INDICATES WEATHERPROOF RECEPTACLE
	DUPLEX RECEPTACLE MOUNTED 4-IN-1 "10" INDICATES GROUND FAULT RECEPTACLE "WP" INDICATES WEATHERPROOF RECEPTACLE
	M12, 14 DS, 1/2" CD TYPICAL WIRE AND CONDUIT CALLOUT IS GROUND
	100 AMP, 240V, 3P, 4W, 1P, 1P, 1P TYPICAL DISCONNECT CALLOUT

FIRE ALARM LEGEND

	MANUAL PULL STATION/FIRE ALARM BOX
	SMOKE DETECTOR DEVICE (PHOTOELECTRIC, CEILING MOUNTED)
	HEAT DETECTOR DEVICE
	HORN/STROBE APPLIANCE (WALL MOUNTED)
	HORN/STROBE APPLIANCE (CEILING MOUNTED)
	STROBE ONLY APPLIANCE (WALL MOUNTED)
	FIRE ALARM ANNUNCIATOR UNIT (PANEL)
	FIRE ALARM CONTROL PANEL
	TAMPER SWITCH
	FLOW SWITCH

ELECTRICAL ABBREVIATIONS

1PH	SINGLE PHASE
3PH	THREE PHASE
A	AMP
AT	AMP TRIP
AF	AMP FRAME
APC	ABOVE FINISHED CEILING
APF	ABOVE FINISHED FLOOR
AUJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLER UNIT
BFC	BELOW FINISHED CEILING
BFL	BELOW FINISHED FLOOR
CATV	COMMUNITY ANTENNA TELEVISION
CLG	CEILING MOUNTED
CND	CONDUIT
EOB	ENCLOSED CIRCUIT BREAKER
EX	EXISTING
EF	EXHAUST FAN
FACP	FIRE ALARM CONTROL PANEL
GC	GENERAL CONTRACTOR
G	GROUND FAULT CIRCUIT INTERRUPTER
HP	HEAT PUMP
JBOX	JUNCTION BOX
MCB	MINI CIRCUIT BREAKER
MD	MINI LUGS ONLY
MTD	MOUNTED
NEMA	NATIONAL ELECTRICAL MANUFACTURER ASSOCIATION
NFDS	NON-FUSIBLE DISCONNECT SWITCH
NTS	NOT TO SCALE
P	POLE
PH	PHASE
PNL	PANEL
PWR	POWER
RTU	ROOF TOP UNIT
SCCR	SHORT CIRCUIT CURRENT RATING
SU	SMOKE DETECTOR
UNO	UNLESS NOTED OTHERWISE
UH	UNIT HEATER
VF	VARIABLE FREQUENCY DRIVE
WH	WATER HEATER
XTMR	TRANSFORMER

ELECTRICAL GENERAL NOTES & SPECIFICATIONS

1. ALL RECEPTACLE OUTLETS SHALL BE 20 AMP, COMMERCIAL GRADE, 125 VAC, 2-POLES, 3- WIRE, DUPLEX, NON-FUSIBLE TYPE, COLOR SELECTED BY ARCHITECT/OWNER.
2. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED SHUTDOWNS ON EXISTING UTILITIES WITH UTILITY COMPANY.
3. ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE 2017 NEC, NFPA, IBC, AND ANY APPLICABLE LOCAL ORDINANCE.
4. ALL WIRING SHALL BE IN CONDUIT OR IN CABLE. MINIMUM CONDUIT SIZE SHALL BE 1/2" MINIMUM CONDUIT SIZE SHALL BE 1/2" AND ALL CIRCUITS SHALL BE PROVIDED WITH AN INDIVIDUAL NEUTRAL AND GROUNDING CONDUCTOR WITH THE PHASE CONDUCTOR.
5. THE ELECTRICAL DRAWINGS AND SCHEMATIC IN NATURE BEFORE STARTING THE WORK THE CONTRACTOR SHALL REVIEW ALL OTHER DISCIPLINE DRAWINGS AND VERIFY FIELD CONDITIONS AND SHALL MAKE ANY REQUIRED WORK ADJUSTMENTS. ANY MAJOR DISCREPANCIES FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR.
6. ALL CONDUITS USED FOR POWER AND TELECOMMUNICATION SYSTEMS SHALL BE EMT WITH CORROSION TYPE FITTINGS AND RIDGES. SUPPORT ALL CONDUIT WITH ZINC-COATED COAT STRIPS AND 1/2" MIN. UNITS OR CHANNELS.
7. ALL CONDUCTORS #10 AND SMALLER SHALL BE SOLID COPPER AND CONDUCTORS #11 AND LARGER SHALL BE STRANDED COPPER. UNLESS NOTED OTHERWISE, CONDUCTORS INSULATION SHALL BE QUAL-RATED AT 75°C/194°F.
8. ALL DEVICES, EQUIPMENT MATERIAL AND LABOR SHALL BE PROVIDED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
9. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE MOUNTED AS PER EQUIPMENT AND DEVICE MANUFACTURER RECOMMENDATIONS.
10. CONTRACTOR SHALL PROVIDE SUBMITTALS TO ARCHITECT FOR REVIEW AND APPROVAL OF ALL ELECTRICAL EQUIPMENT AND DEVICES DESCRIBED IN THE DRAWINGS. SUBMITTALS SHALL INCLUDE OUTLET SHEETS, DIMENSIONS, WORK LABELS, ACCESSORIES, OPERATION MANUALS, AND ALL NECESSARY INFORMATION FOR REVIEWER TO MAKE A SOUND EVALUATION.
11. PROVIDE STARTUP OF ALL ELECTRICAL SYSTEMS AND COORDINATE WITH CONTRACTOR STRUCTURE WITH SITES.
12. PROVIDED LAMINATED PLASTIC NAMEPLATES FOR EACH EQUIPMENT ENCLOSURE. EACH NAMEPLATE SHALL IDENTIFY EQUIPMENT FUNCTION, PANELBOARD CONNECTED AND CIRCUIT NUMBER. NAMEPLATE SHALL BE MELANINE PLASTIC (1/16" THICK) WITH WHITE LETTERS ON BLACK BACKGROUND. MINIMUM SIZE OF LETTERS SHALL BE 1/8" INCHES. IF PANELBOARDS ARE RATED AT 100% THIS SHOULD BE INCLUDED ON THE LABEL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE SET OF RECORD DRAWINGS TO THE OWNER AT THE END OF THE CONSTRUCTION.
14. ALL MATERIALS AND EQUIPMENT TO BE INSTALLED SHALL BE NEW AND FREE OF DEFECTS. ALL ELECTRICAL EQUIPMENT SHALL COMPLY WITH NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) STANDARDS AND SHALL BE LABELLED BY ALL ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN A WORKMANLIKE MANNER.
15. ALL CONNECTORS AND SPLICES FOR CABLE SIZE #10 AWG AND SMALLER SHALL BE INSULATED, PRESSURE-TYPE, FOR LARGER SIZE CONDUCTORS USE BOLTED CLAMPS WITH INSULATING TAPE.
16. CONTRACTOR SHALL PROVIDE ALL NECESSARY ELECTRICAL EQUIPMENT BRACING TO COMPLY WITH THE CURRENT SEISMIC.
17. COORDINATE ALL REQUIRED FINAL CONNECTIONS TO MECHANICAL HVAC APPLIANCES AND EQUIPMENT WITH VENDOR SHOP DRAWINGS.
18. ALL TELECOMMUNICATIONS OUTLETS SHALL HAVE 3/4" CONDUIT STUBBED UP TO ACCESSIBLE CEILING WITH PULLSTRING.
19. COORDINATE COLOR AND FINISHES WITH OWNER/CONTRACTOR/ARCHITECT.
20. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHT FIXTURES.
21. COORDINATE FINAL EQUIPMENT FIXTURE LOCATIONS WITH THE GENERAL CONTRACTOR THE LOCATION AS INDICATED ON THE DRAWING IS APPROXIMATE.
22. COORDINATE ALL MECHANICAL, PLUMBING AND ELECTRICAL WORK A EQUIPMENT WITH STRUCTURAL MEMBERS, ELECTRICAL WORK, FIXTURES AND ALL OTHER TRACES.
23. THIS FACILITY SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
24. ALL EQUIPMENT, DEVICES AND FIXTURES SPECIFIED ARE PERFORMANCE BASED. EQUALS ARE ALLOWED AS LONG AS THEY MEET THE PERFORMANCE REQUIREMENTS OF THE SPECIFIED EQUIPMENT, DEVICES AND FIXTURES.
25. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN LOCATING LOCATION AND SIZE IN ORDER TO ACHIEVE THE SPECIFIED PERFORMANCE WITHOUT INCREASING ADDITIONS TO THE CONTRACT. WHERE THE EXISTING CONDITIONS DIFFER SIGNIFICANTLY ENOUGH TO AFFECT PRICING, THE CONTRACTOR SHALL NOTIFY THE BUILDING OWNER/ARCHITECT PRIOR TO BID SUBMISSION FOR A RESOLUTION AND ALLOWANCE WILL BE MADE FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS.
26. EMERGENCY EGRESS LIGHTING SHOWN IS SCHEMATIC IN NATURE. CONTRACTOR SHALL PROVIDE ADDITIONAL EMERGENCY LIGHTS AT NO COST TO THE OWNER IF THE AIA DEMANDS IT NECESSARY.
27. ALL ELECTRICAL EQUIPMENT SHALL BE FULLY RATED, SERIES RATING IS PROHIBITED.
28. AVAILABLE AIC RATING SHALL BE LABELED ON SERVICE ENTRANCE EQUIPMENT.
29. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWING SHOWING COVERAGE OF LIGHTING CONTROL OCCUPANCY SENSOR BASED ON VENDOR THAT WILL BE SUPPLYING THE EQUIPMENT.
30. COORDINATE LOCATION OF EXIT AND EMERGENCY LIGHTING WITH ARCHITECTURAL LIFE SAFETY PLAN PRIOR TO INSTALLATION.
31. RIGID CONDUIT SHALL BE USED FOR EXPOSED CONDUIT THAT IS SUBJECT TO PHYSICAL DAMAGE.
32. ANY ROUTING OF CONDUCTORS OVER 75' IN LENGTHS, CONTRACTOR IS RESPONSIBLE FOR PERFORMING VOLTAGE DROP CALCULATIONS.
33. CONTRACTOR SHALL LABEL ALL PANELBOARDS THAT ARE 100% RATED ON IDENTIFY, NAME PLATE.
34. ALL DEVICE COVER PLATES SHALL HAVE PANEL NAME AND CIRCUIT NUMBER LABELED ON BACK FACE OF COVER PLATE.
35. PER INTERNATIONAL BUILDING CODE (IBC), ELECTRICAL EQUIPMENT AND COMPONENTS, INCLUDING SUPPORTS AND ATTACHMENTS, SHALL BE PROVIDED FOR SEISMIC FORCES. IN ACCORDANCE WITH CHAPTER 13 OF ASCE 7-16, WHERE DESIGN FOR SEISMIC AND WIND LOADS IS REQUIRED, THE MORE DEMANDING FORCE MUST BE USED. FOR ALL COMPONENTS REQUIRING SEISMIC RESTRAINT, THE COMPONENT SUPPORTS AND ATTACHMENTS SHALL BE DESIGNED BY A REGISTERED DESIGN PROFESSIONAL, OR BE ACCOMPANIED BY THE APPROPRIATE ENGINEER EVALUATION REPORT. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT SUCH DESIGN AND INSTALLATION ARE IN ACCORDANCE WITH THE SEISMIC REQUIREMENTS.
36. ALL ELECTRICAL EQUIPMENT SYSTEMS AND WORKMANSHIP SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.



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95% DESIGN DEVELOPMENT

95% DESIGN DEVELOPMENT

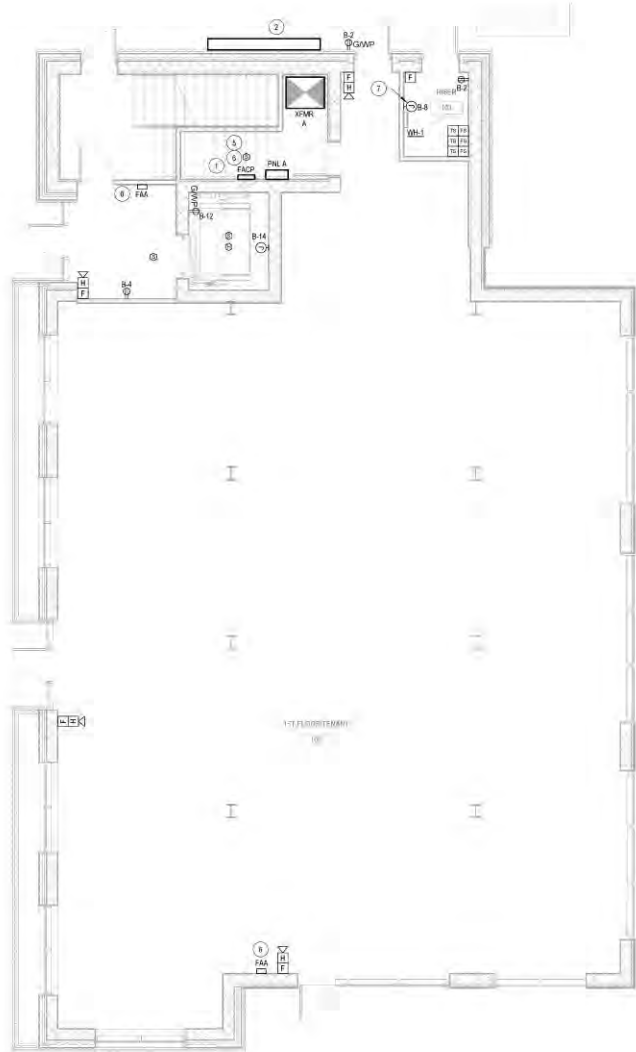


1000 MORRISON
1000 Morrison Dr
Chapel Hill, NC

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ELECTRICAL LEGEND,
ABBREVIATIONS, NOTES
& SPECIFICATIONS

E000



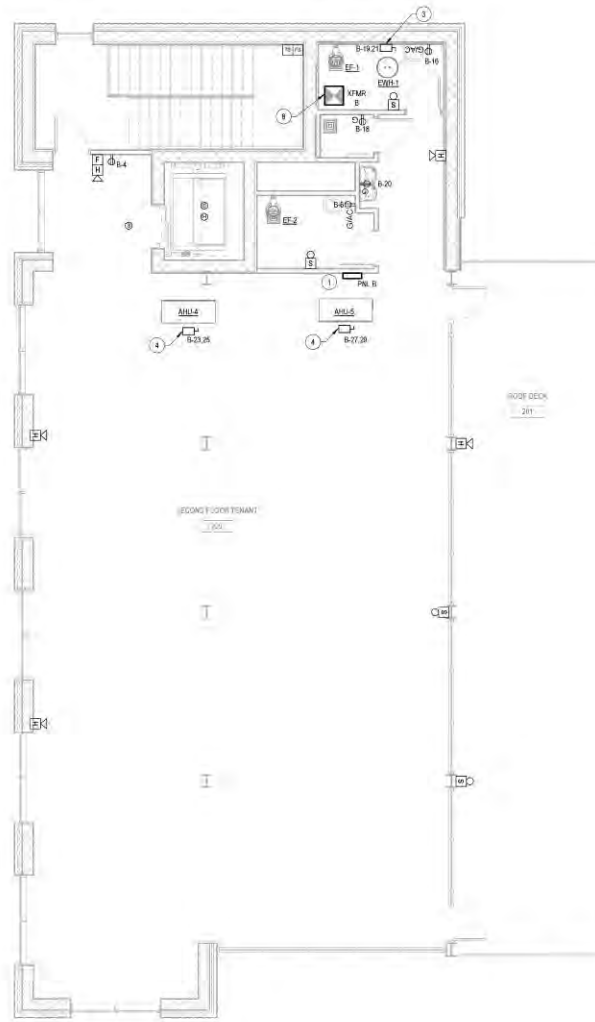
1 ELECTRICAL POWER PLAN - 1ST FLOOR
3/4" = 1'-0"

GENERAL NOTES

- A. PROVIDE TELECOMMUNICATIONS ROUGH-IN OUTLET ADJACENT TO ALL RECEPTACLES IN TENANT SPACES.
- B. PROVIDE VENT CONNECTION TO LAVATORIES AND WATER CLOSETS SENSORS. COORDINATE FINAL LOCATIONS AND EXACT REQUIREMENTS WITH PLUMBING CONTRACTOR PRIOR TO INSTALLATION.
- C. ALL EXHAUST FANS TO BE CONNECT TO SWITCHED LIGHTING CIRCUIT SERVICING THE AREA. COORDINATE EXACT REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
- D. COORDINATE NUMBER, FINAL LOCATIONS AND EXACT REQUIREMENTS OF TAMPER AND FLOW SWITCHES WITH SPRINKLER AND FIRE ALARM CONTRACTOR PRIOR TO INSTALLATION.

DRAWING NOTES

- 1. PROVIDE 1 - #4 EMPTY CONDUIT WITH FULL STRING FROM NEXT TO PANEL LOCATION TO TELECOMMUNICATIONS SERVICE POINT. COORDINATE FINAL LOCATION AND EXACT REQUIREMENTS WITH TELECOMMUNICATIONS PROVIDER AND ARCHITECT/OWNER PRIOR TO INSTALLATION.
- 2. PROPOSED LOCATION OF ELECTRICAL SERVICE. SEE SHEET E001 FOR MORE DETAILS. COORDINATE FINAL LOCATION AND EXACT REQUIREMENTS WITH UTILITY COMPANY, ARCHITECT/OWNER AND AHJ PRIOR TO INSTALLATION.
- 3. PROVIDE 2#12, 1#10G, 3/4" CND AND 30A, 2P, 250V, AEMA 1 DISCONNECT SWITCH WITH CONNECTION TO 2#1#1. COORDINATE EXACT REQUIREMENTS WITH PLUMBING CONTRACTOR PRIOR TO INSTALLATION.
- 4. PROVIDE 2#8, 1#10G, 3/4" CND AND 80A, 2P, 250V, AEMA 1 DISCONNECT SWITCH WITH CONNECTION TO 2#2#1 & 2#2#2. COORDINATE EXACT REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
- 5. PROVIDE 2#12, 1#10G, 3/4" CND WITH CONNECTION TO FACP. CONNECT TO CIRCUIT B-10. COORDINATE EXACT REQUIREMENTS WITH FIRE ALARM CONTRACTOR PRIOR TO INSTALLATION.
- 6. PROPOSED LOCATION OF FACP AND FAA. COORDINATE FINAL LOCATION AND EXACT REQUIREMENTS WITH FIRE ALARM CONTRACTOR, ARCHITECT/OWNER AND AHJ PRIOR TO INSTALLATION.
- 7. PROVIDE 2#12, 1#10G, 3/4" CND WITH CONNECTION TO WH-1. COORDINATE EXACT REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
- 8. TRANSFORMER TO BE MOUNTED ABOVE RESTROOM CEILING.



2 ELECTRICAL POWER PLAN - 2ND FLOOR
3/4" = 1'-0"



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95% DESIGN DEVELOPMENT

95% DESIGN DEVELOPMENT

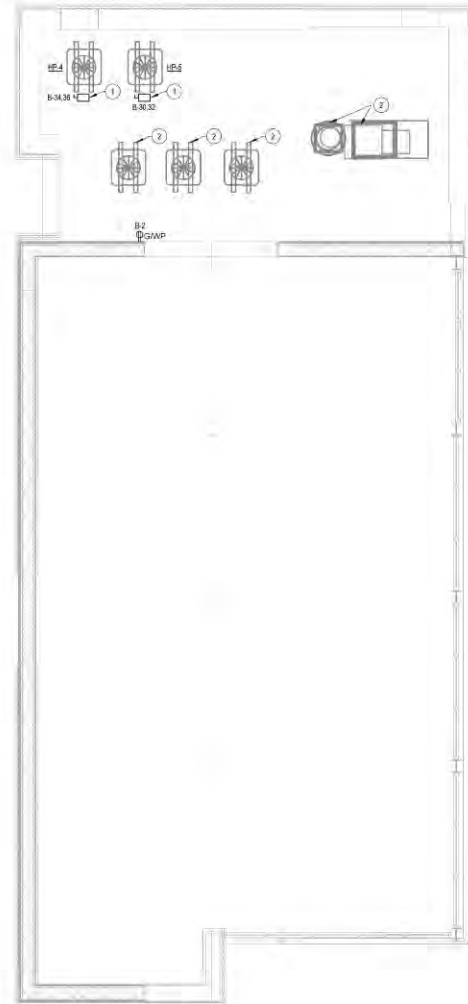


1000 MORRISON
1000 Morrison Dr.
Charleston, SC

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ELECTRICAL POWER
PLAN

E201



GENERAL NOTES

A. COORDINATE FINAL LOCATIONS OF ELECTRICAL EQUIPMENT AND WIRING DEVICES WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.

DRAWING NOTES (1)

1. PROVIDE 2x8 1400.34P CND AND 2x4.3P 2504 NEMA 3R DISCONNECT SWITCH WITH CONNECTION TO E24 & E25. COORDINATE EXACT REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
2. PROPOSED LOCATIONS OF FUTURE HPS, MAJ AND KEF. TO BE INSTALLED DURING THE 1ST FLOOR TENANT UPFIT.



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95% DESIGN DEVELOPMENT



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ELECTRICAL POWER
PLAN - ROOF

E202



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95% DESIGN DEVELOPMENT

95% DESIGN DEVELOPMENT

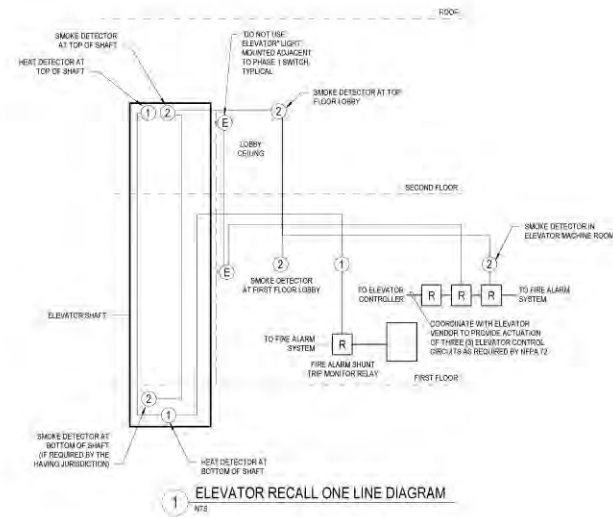


1090 MORRISON
1902 Morrison Dr.
Charleston, SC

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ELECTRICAL DETAILS

E501

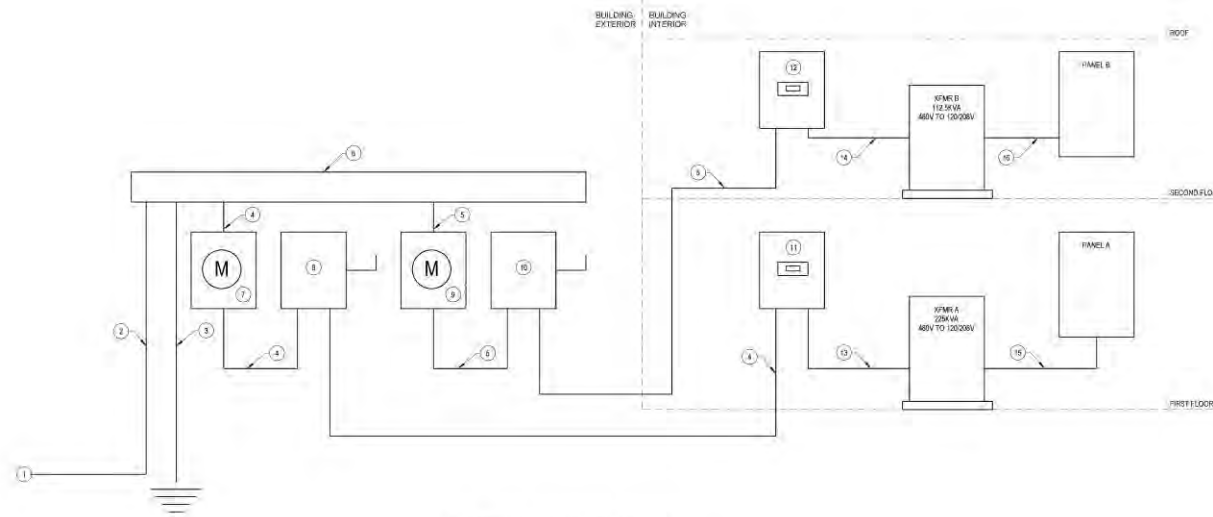


GENERAL DRAWING NOTES

A. SINGLE LINE DIAGRAM IS SHOWN FOR GENERAL INTENT. CONTRACTOR SHALL COORDINATE EXACT REQUIREMENTS WITH UTILITY PRIOR TO INSTALLATION.

DRAWING NOTES

1. TO UTILITY
2. PROVIDE 2 SETS 485686CM 4" CND
3. PROVIDE 400V TO 240V 10 COPPER GLAD GROUND ROD IN DELTA CONFIGURATION FOR SERVICE GROUND.
4. PROVIDE 485686CM 1430.0' CND
5. PROVIDE 4820 1430(1) 5' CND
6. PROVIDE LOCKABLE NEMA 3P WIREWAY SIZED PER NEC 248
7. PROVIDE 400A 277/480V 3PH 3W CT METER BASE APPROVED BY UTILITY COMPANY.
8. PROVIDE 400A 3P 480V NEMA 3R SERVICE ENTRANCED DISCONNECT SWITCH WITH NEUTRAL AND GROUND BARS
9. PROVIDE 200A 277/480V 3PH 3W METER BASE APPROVED BY UTILITY COMPANY.
10. PROVIDE 200A 3P 480V NEMA 3R SERVICE ENTRANCED DISCONNECT SWITCH WITH NEUTRAL AND GROUND BARS
11. PROVIDE 200A 3P 480V NEMA 1 ENCLOSED CIRCUIT BREAKER SERVICE ENTRANCED RATED WITH NEUTRAL AND GROUND BARS.
12. PROVIDE 175A 3P 480V NEMA 1 ENCLOSED CIRCUIT BREAKER SERVICE ENTRANCED RATED WITH NEUTRAL AND GROUND BARS.
13. PROVIDE 485686CM 184.4' CND
14. PROVIDE 4820 184.2' CND
15. PROVIDE 2 SETS OF 485686CM 1430.0' CND
16. PROVIDE 485686CM 185.4' CND.



1 ELECTRICAL SINGLE LINE DIAGRAM
NTP



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ARCHITECTURE.THEMODEMGROUP.NET



HENSLEY & GOERLING
CONSULTING ENGINEERS, LLC
1100 Morris Dr.
Charleston, SC 29405
803.733.1100



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1090 MORRISON
1090 Morrison Dr.
Charleston, SC

Project Number	1904	
Issued for Review	11/11/2019	
Issued for Permit	-	
Issued for Construction	-	
Revisions	-	
Yes	Description	Date

ELECTRICAL SINGLE LINE
DIAGRAM

E601

Branch Panel: A										
LOCATION: ELEVATOR YES SUPPLY FROM: UTILITY VIA XFMR A MOUNTING: SURFACE ENCLOSURE: NEMA 1					VOLTS: 120/208 VPh PHASES: 3 WIRING: 1			A.I.C. RATING: SEE NOTES MAINS TYPE: MAIN BREAKER MAINS RATING: 800 A MCS RATING: 800A/1P		
NOTES: CONTRACTOR SHALL COORDINATE AIC RATING WITH UTILITY COMPANY AND PROVIDE NEXT HIGHER STANDARD AIC RATING.										
CKT	CIRCUIT DESCRIPTION	TRIP	POLES	A	B	C	POLES	TRIP	CIRCUIT DESCRIPTION	CKT
1	LIGHTING - 1ST FLOOR	20A	1	800 VA	0 VA		1	20A	SPARE	2
3	SPARE	20A	1		0 VA	0 VA	1	20A	SPARE	4
5	SPARE	20A	1			0 VA	1	20A	SPARE	6
7	SPARE	20A	1	0 VA	0 VA		1	20A	SPARE	8
9	SPARE	20A	1		0 VA	0 VA	1	20A	SPARE	10
11	SPARE	20A	1		0 VA	0 VA	1	20A	SPARE	12
13	SPARE	20A	1	0 VA	0 VA		1	20A	SPARE	14
15	SPARE	20A	1		0 VA	0 VA	1	20A	SPARE	16
17	SPARE	20A	1		0 VA	0 VA	1	20A	SPARE	18
19	SPARE	20A	1	0 VA	0 VA		1	20A	SPARE	20
21	SPARE	20A	1		0 VA	0 VA	1	20A	SPARE	22
23	SPARE	20A	1		0 VA	0 VA	1	20A	SPARE	24
25	SPARE	20A	1	0 VA	0 VA		1	20A	SPARE	26
27	SPARE	20A	1		0 VA	0 VA	1	20A	SPARE	28
29	SPARE	20A	1		0 VA	0 VA	1	20A	SPARE	30
31	SPARE	20A	1	0 VA	0 VA		1	20A	SPARE	32
33	SPARE	20A	1		0 VA	0 VA	1	20A	SPARE	34
35	SPARE	20A	1		0 VA	0 VA	1	20A	SPARE	36
37	SPARE	200A	3	0 VA	0 VA				DO NOT USE	38
39					0 VA	0 VA			DO NOT USE	40
41					0 VA	0 VA			DO NOT USE	42

Branch Panel: B										
LOCATION: 2ND FLOOR TENANT 20 SUPPLY FROM: UTILITY VIA XFMR B MOUNTING: SURFACE ENCLOSURE: NEMA 1					VOLTS: 120/208 VPh PHASES: 3 WIRING: 1			A.I.C. RATING: SEE NOTES MAINS TYPE: MAIN BREAKER MAINS RATING: 400 A MCS RATING: 400A/1P		
NOTES: CONTRACTOR SHALL COORDINATE AIC RATING WITH UTILITY COMPANY AND PROVIDE NEXT HIGHER STANDARD AIC RATING.										
CKT	CIRCUIT DESCRIPTION	TRIP	POLES	A	B	C	POLES	TRIP	CIRCUIT DESCRIPTION	CKT
1	LIGHTING - 2ND FLOOR	20A	1	180 VA	2250 VA		1	20A	RECEPTACLES - RISER ROOM & EXTERIOR	2
3	LIGHTING - 2ND FLOOR	20A	1	704 VA	406 VA		1	20A	RECEPTACLES - LOBBIES	4
5	LIGHTING - LOBBY & STAIRS	20A	1			405 VA	1	20A	RECEPTACLE - RESTROOM	6
7	LIGHTING - EXTERIOR	20A	1	222 VA	1600 VA		1	20A	WH-1 - RISER ROOM	8
9	LIGHTING - ELEVATOR PIT	20A	1		62 VA	1000 VA	1	20A	FACP	10
11	SPARE	20A	1			0 VA	1	20A	RECEPTACLE - ELEVATOR PIT	12
13	SPARE	20A	1	0 VA	1000 VA		1	20A	SUMP PUMP	14
15	SPARE	20A	1		0 VA	1000 VA	1	20A	RECEPTACLE - RESTROOM	16
17	SPARE	20A	1			0 VA	1	20A	RECEPTACLE - JANITOR CLOSET	18
19	SPARE	20A	2	2250 VA	1200 VA		1	20A	WATER COOLER	20
21					2200 VA	0 VA	1	20A	SPARE	22
23	AP4-4	50A	2			4950 VA	0 VA	1	20A	SPARE
25				4500 VA	0 VA				SPARE	26
27	AP4-5	50A	2		4550 VA	0 VA	1	20A	SPARE	28
29						4650 VA	3100 VA	2	50A	HPS
31	ELEVATOR	100A	3	0 VA	3100 VA				SPARE	32
33					0 VA	3300 VA			SPARE	34
35						0 VA	3300 VA		SPARE	36
37	SPARE	200A	3	0 VA	0 VA				DO NOT USE	38
39					0 VA	0 VA			DO NOT USE	40
41					0 VA	0 VA			DO NOT USE	42

LIGHTING FIXTURE SCHEDULE									
MARK	LAMP TYPE	MOUNTING	WATTAGE	VOLTAGE	BASIS OF DESIGN	FIXTURE NOTES	FIXTURE TYPE		
AE	LED	PENDANT	9A	UNV	KUZZO MP358-8-AC-109-800K	CONNECT THROUGH A WIRETRIP	PENDANT DECORATIVE FIXTURE		
B	LED	RECESSED	6	UNV	PRESCOUTE LTR-180-R-SL06-DM-LTR-180-T-LS-40K-S-MD-SS		4 RECESSED CAN		
BE	LED	RECESSED	9	UNV	PRESCOUTE LTR-180-R-SL06-DM-LTR-180-T-LS-40K-S-MD-SS	PROVIDE WITH EMERGENCY DRIVER	4 RECESSED CAN EMERGENCY		
DE	LED	SURFACE	52	120	BIRCHWOOD LIGHTING VWH-LE400-SL-04K-DR120K-GM-5700DMT-FW-1200-EM	PROVIDE WITH EMERGENCY DRIVER	17 SURFACE MOUNT FIXTURE		
E	LED	WALL	7	UNV	DUAL-LITE 52-V	CONNECT TO UNWITCHED LIGHTING CIRCUIT SERVING THE AREA	TWO HEAD EMERGENCY		
FE	LED	SURFACE	58	UNV	LITECONTROL SL-W-D-04-DM-01-40K-DR120K-GM-5700DMT-FW-1200-EM	PROVIDE WITH EMERGENCY DRIVER	STARWELL LIGHT		
J	LED	WALL	24	120	KUZZO MP342M-120-8K		RISER ROOM WALL SCIENCE		
H	LED	BUREAU CHAIR HUNG	83	UNV	COLUMBIA 758-8-800		8 STRIP FIXTURE		
J	LED	SURFACE	41	UNV	COLUMBIA WS4-40L-E2-1-PRND		4 STRIP FIXTURE		
JE	LED	SURFACE	41	UNV	COLUMBIA WS4-40L-E2-1-PRND-14L	PROVIDE WITH EMERGENCY DRIVER	4 STRIP FIXTURE		
KE	LED	WALL	26	UNV	OCL CT-308-14-MMP-LED-40K-UNV-DM	CONNECT THROUGH A WIRETRIP	INTERIOR WALL SCIENCE		
M	1-T5 FLUORESCENT	WALL	26	120	OCL AT-1-018A-48-018-EMF-1U28-100		EXTERIOR WALL SCIENCE		
N	LED	WALL	42	UNV	DECO LIGHTING D4641-42-40-U2		SMALL PRICK		
NE	LED	WALL	42	UNV	DECO LIGHTING D4641-42-40-U2-E	PROVIDE WITH EMERGENCY DRIVER	SMALL PRICK		
O	LED	SURFACE	41	UNV	COLUMBIA WS4-40L-E2-1-PRND		4 ELEVATOR LIGHT		
P	LED	PENDANT	86	UNV	PRUDENTIAL LIGHTING 20-44-LED-AM-046-TM-SC-UNV-CR-1M-1-3-DM-1	PROVIDE WITH EMERGENCY DRIVER	LARGE PENDANT FIXTURE		
PE	LED	PENDANT	86	UNV	PRUDENTIAL LIGHTING 20-44-LED-AM-046-TM-SC-UNV-CR-1M-1-3-DM-1-EM-1	PROVIDE WITH EMERGENCY DRIVER	LARGE PENDANT FIXTURE		
RE	LED	RECESSED	9	UNV	PRESCOUTE LTR-180-R-SL06-DM-LTR-180-T-LS-30K-S-MD-SS	PROVIDE WITH EMERGENCY DRIVER	4 RECESSED CAN EMERGENCY		
X	LED	CEILING OR WALL	3	UNV	LIGHTALARM SIMPLICITY SERIES - 50ENRM	CONNECT TO UNWITCHED LIGHTING CIRCUIT SERVING THE AREA	EXIT LIGHT		



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95% DESIGN DEVELOPMENT



1090 MORRISON
1982 Morrison Dr.
Charleston, SC

Project Number:	1904
Issued for Review:	11/01/2019
Issued for Permit:	
Issued for Construction:	
Revising:	
Yes	Date

ELECTRICAL SCHEDULES

E602

Agenda Item 10:

143 Calhoun Street - - TMS #457-04-02-060

Request conceptual approval for removal of front stairs to create new accessible front entrance, reopening existing window openings, and new rear/side service/fire exit.

Category 3 / (none) / c. 1907 / Height District

Old and Historic District

KNIGHTS OF COLUMBUS BUILDING: RENOVATION

KNIGHTS OF COLUMBUS: MISSION IN CHARLESTON

- *National Christian men's organization with strong Irish roots. Founded in 1882, focused on charity, community services, and fraternity*
- *Established in Charleston in 1904, acquired the property in 1905, maintained ownership for the past 114 years*

CHARITY: TURKEY DAY RUN & GOBBLE WOBBLE 5K

CHARITABLE WORKS

BRADLEY BLAKE FOUNDATION
COATS FOR KIDS
COLUMBUS HOPE FOUNDATION
DIRECT ASSISTANCE - PERSONS IN NEED
EAST COOPER MEALS ON WHEELS
FIELDS TO FAMILIES
HABITAT FOR HUMANITY
HIS WAY MINISTRY
HOMEWORKS
LIZA'S LIFELINE
LOGAN RUTLEDGE FOUNDATION
LUCIS VIA CHARITIES
MAGDALENE HOUSE
ONE 80 PLACE
OUR LADY OF MERCY NEIGHBORHOOD HOUSE
ST. VINCENT DE PAUL
TOYS FOR TOTS
VETERANS DINNER
WATER MISSIONS
WITHOUT WALLS MINISTRY

COMMUNITY

ACADEMIC SCHOLARSHIPS
AOH
APOSTLESHIP OF THE SEA
CHARLESTON ST PATRICK PARADE
PET HELPERS

EDUCATION

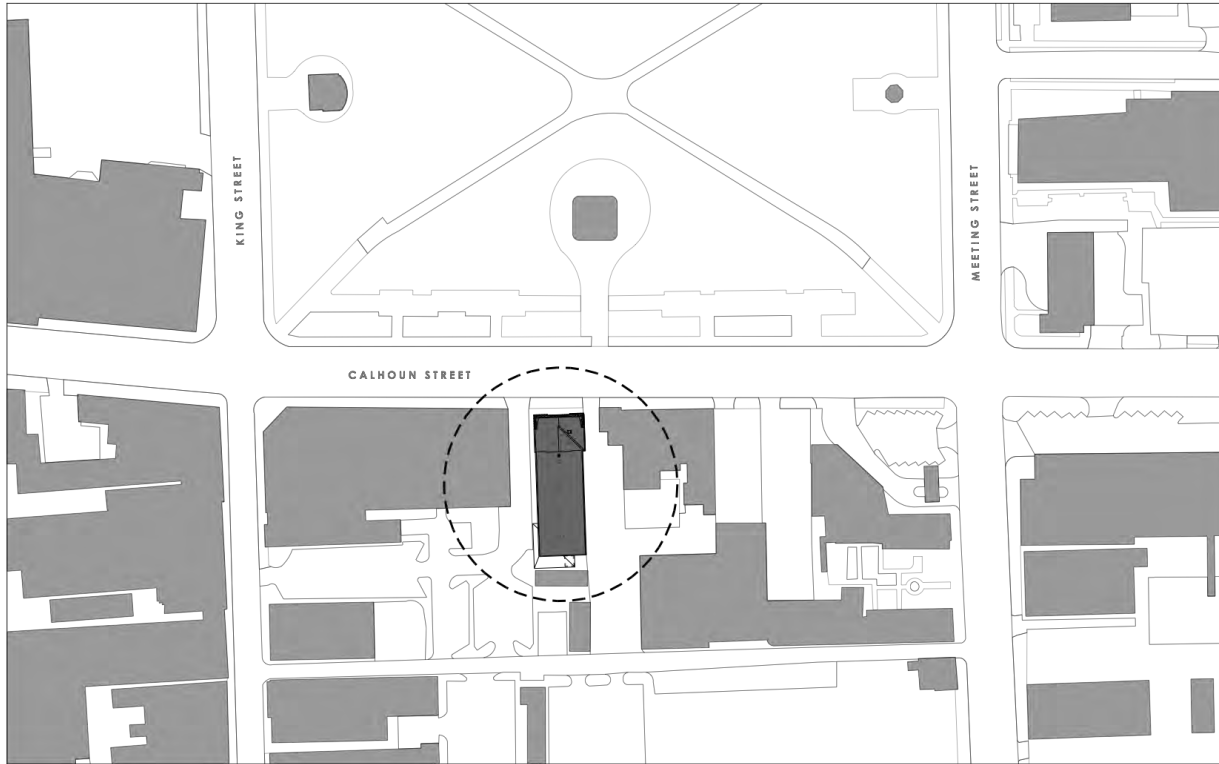
BISHOP ENGLAND HIGH SCHOOL
BLESSSED SACRAMENT SCHOOL
CHARLESTON CATHOLIC SCHOOL
DIVINE REDEEMER
NATIVITY CATHOLIC SCHOOL
ST. JOHN'S CATHOLIC SCHOOL
SCHOOL OF ARTS
TRIPLE B CLUB
WINGS FOR KIDS
BOY SCOUTS TROOP 46
BOY SCOUTS TROOP 79
BOY SCOUTS TROOP 669
BOY SCOUTS TROOP 1907

HEALTH

ALZHEIMER'S ASSOCIATION
AMERICAN CANCER SOCIETY
MUSC CHILDREN'S HOSPITAL
RESPIRE CARE OF CHARLESTON

SPIRITUAL

CATHOLIC RADIO
CHARLESTON DEACONATE
CORPUS CHRISTI
DAUGHTERS OF ST PAUL
DIOCESE OF CHARLESTON
HOLY NAME SOCIETY



context plan: NTS

LOCATION MAP



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NO FOR CONSTRUCTION

STATE OF SOUTH CAROLINA
 APRIL 6
 JENNIFER
 CHARLESTON
 0530
 REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
 AJ ARCHITECTS, LLC
 CHARLESTON
 89707
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 29403

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 843-577-8060 fax

RENOVATION/ADDITION
**KNIGHTS
 OF
 COLUMBUS**
 143 CALHOUN STREET
 CHARLESTON, SC 29401
 CONCEPTUAL BAR

DESIGNED
 ajk
 DRAWN
 ajk
 CHECKED
 ajk

DATE
 11-04-2019
 REVISIONS

SHEET
A1.1
 CONTEXT / SITEPLAN



north east corner from calhoun street



front elevation from calhoun street



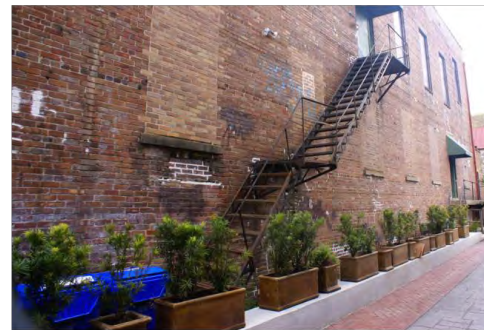
north west corner from calhoun street



south east elevation - adjacent property driveway/parking



west elevation - adjacent property dumpster enclosure



west elevation - modified metal fire escape

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RENOVATION/ADDITION
KNIGHTS OF COLUMBUS
143 CALHOUN STREET
CHARLESTON, SC 29401
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OKJ

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11-04-2019
REVISIONS

SHEET
A1.2
CONTEXT / PHOTOS



front steps from north east



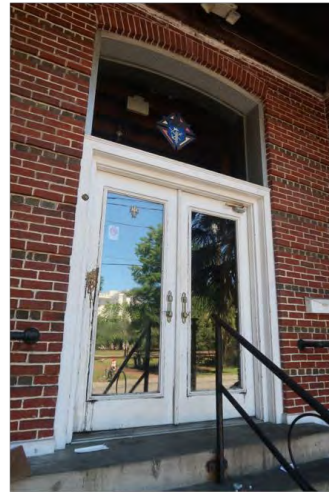
front steps from calhoun street



front steps from north west



front steps from landing looking down to sidewalk



modified front door and narrow landing



front steps from landing looking down to sidewalk

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RENOVATION/ADDITION
KNIGHTS OF COLUMBUS
143 CALHOUN STREET
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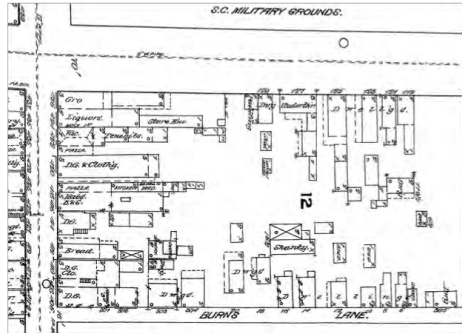
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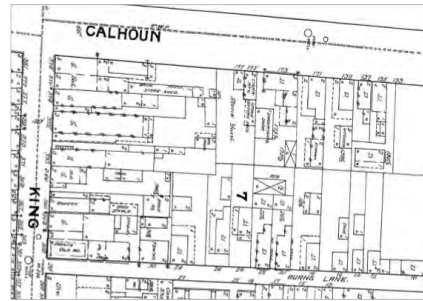
SHEET

A1.3

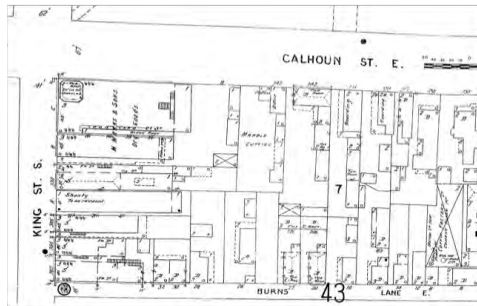
CONTEXT / PHOTOS



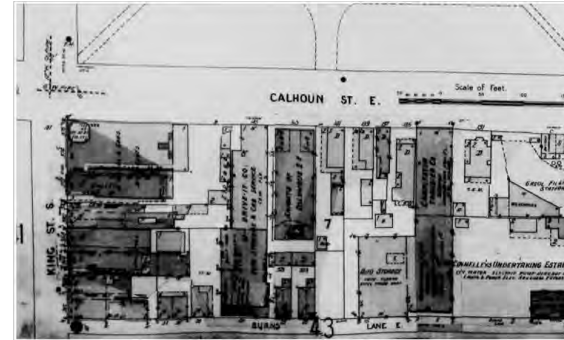
1884 - undertaker house



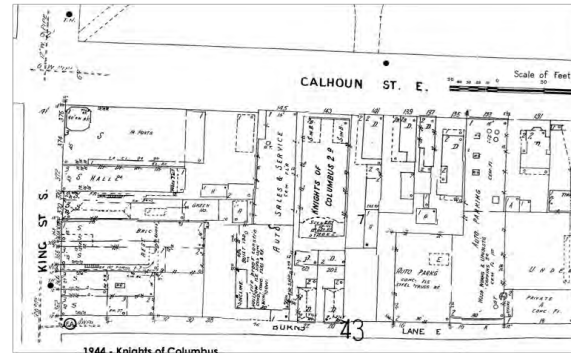
1888 - undertaker house



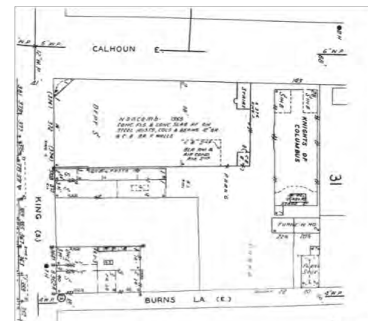
1888 - undertaker house



1929 - Knights of Columbus



1944 - Knights of Columbus



1944 - Knights of Columbus

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RENOVATION/ADDITION
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143 CALHOUN STREET
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DATE
11-04-2019

REVISIONS

SHEET

A2.1

HISTORY - SANBORN MAPS



6678. Drill of the Charleston Cadets, Charleston, S. C. U. S. A.

pre 1907 - undertaker house



post 1907 - KofC building committee



post 1907 - pre fire, original roof and fly loft above stage



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RENOVATION/ADDITION
KNIGHTS OF COLUMBUS
143 CALHOUN STREET
CHARLESTON, SC 29401
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ajk
CHECKED
ajk

DATE
11-04-2019
REVISIONS

SHEET
A2.2
HISTORY / PHOTOS

● main path of entry
● accessible path of entry

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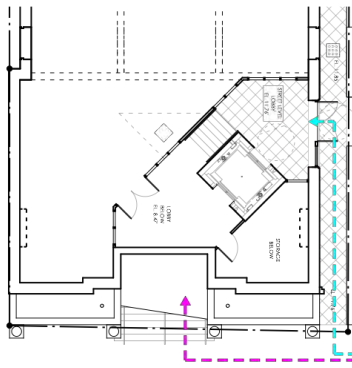
option A - side entry: nts



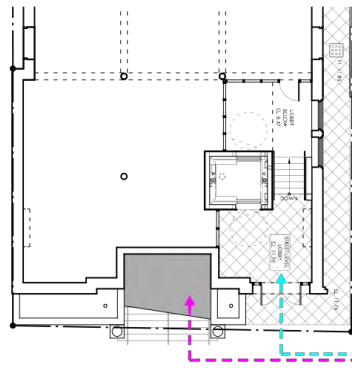
option B - front side entry: nts



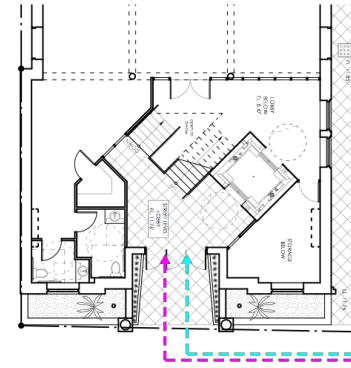
option C - front center entry: nts



option A - side entry street level lobby plan: nts



option B - front side entry street level lobby plan: nts



option C - front center entry street level lobby plan: nts

gq architects

NO FOR CONSTRUCTION

STATE OF SOUTH CAROLINA
ARIEL K. LUTZ
JENNIFER CHRISTOPHERSON
0530
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
A.J. ARCHITECTS, LLC
CHRISTOPHERSON
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SHEET
A3
CONCEPTUAL STUDIES

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1 existing south Calhoun streetscape elevation: 1/16" = 1'-0"



2 proposed south Calhoun streetscape elevation: 1/16" = 1'-0"

aj architects

NO CONSTRUCTION

STATE OF SOUTH CAROLINA
AJ ARCHITECTS, LLC
Professional Seal
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REGISTERED ARCHITECT

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Professional Seal
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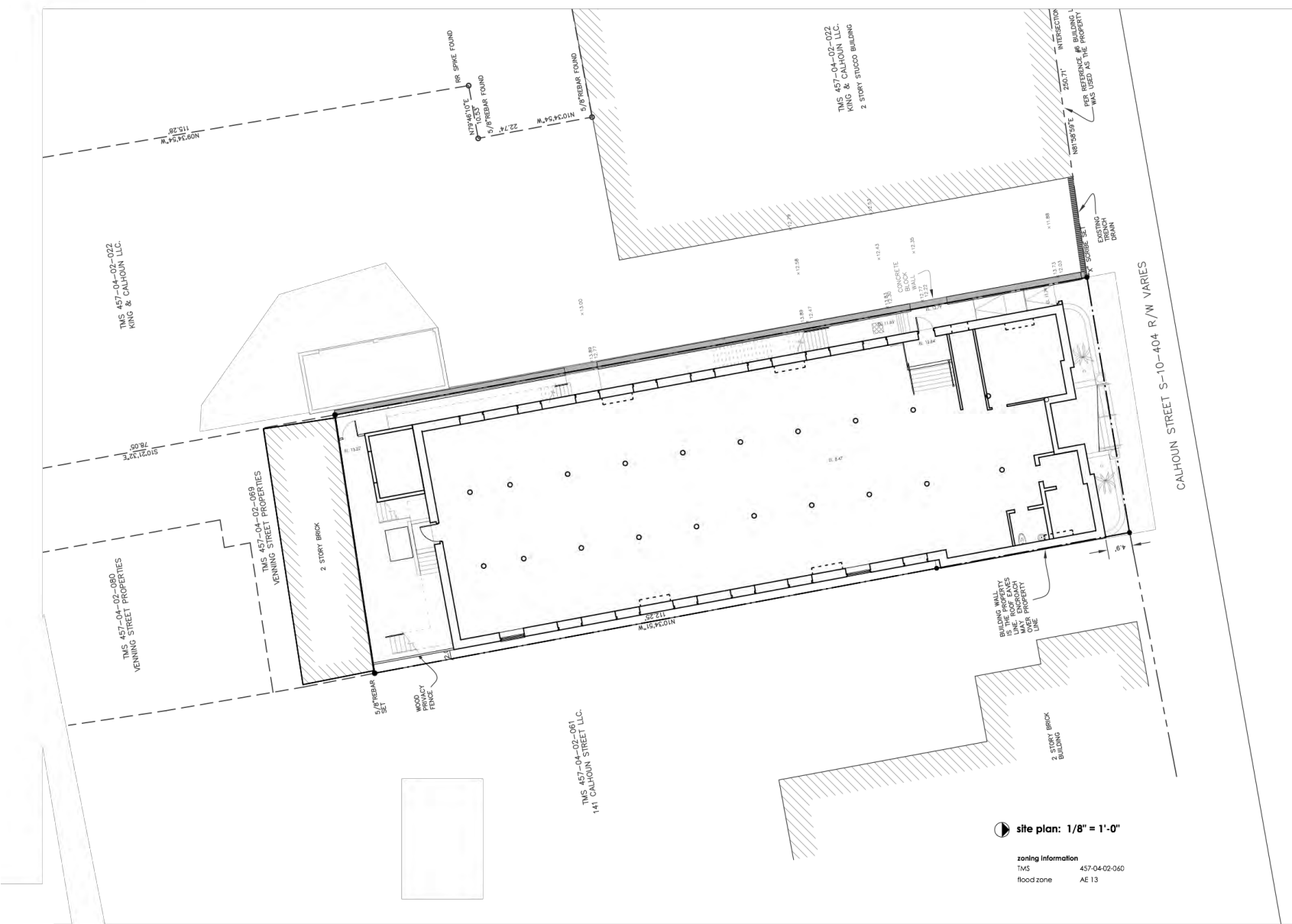
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RENOVATION/ADDITION
**KNIGHTS
OF
COLUMBUS**
143 CALHOUN STREET
CHARLESTON, SC 29401
CONCEPTUAL BAR

DESIGNED
okj
DRAWN
okj
CHECKED
okj

DATE
11-04-2019
REVISIONS

SHEET
A4
STREETSCAPE



site plan: 1/8" = 1'-0"

zoning information
 TMS 457-04-02-060
 flood zone AE 13

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 inc. a kensaw

g architects

NO PIPES IN CONSTRUCTION

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 0535
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STATE OF SOUTH CAROLINA
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RENOVATION/ADDITION
**KNIGHTS
 OF
 COLUMBUS**
 143 CALHOUN STREET
 CHARLESTON, SC 29401
 CONCEPTUAL BAR

DESIGNED
 ckj

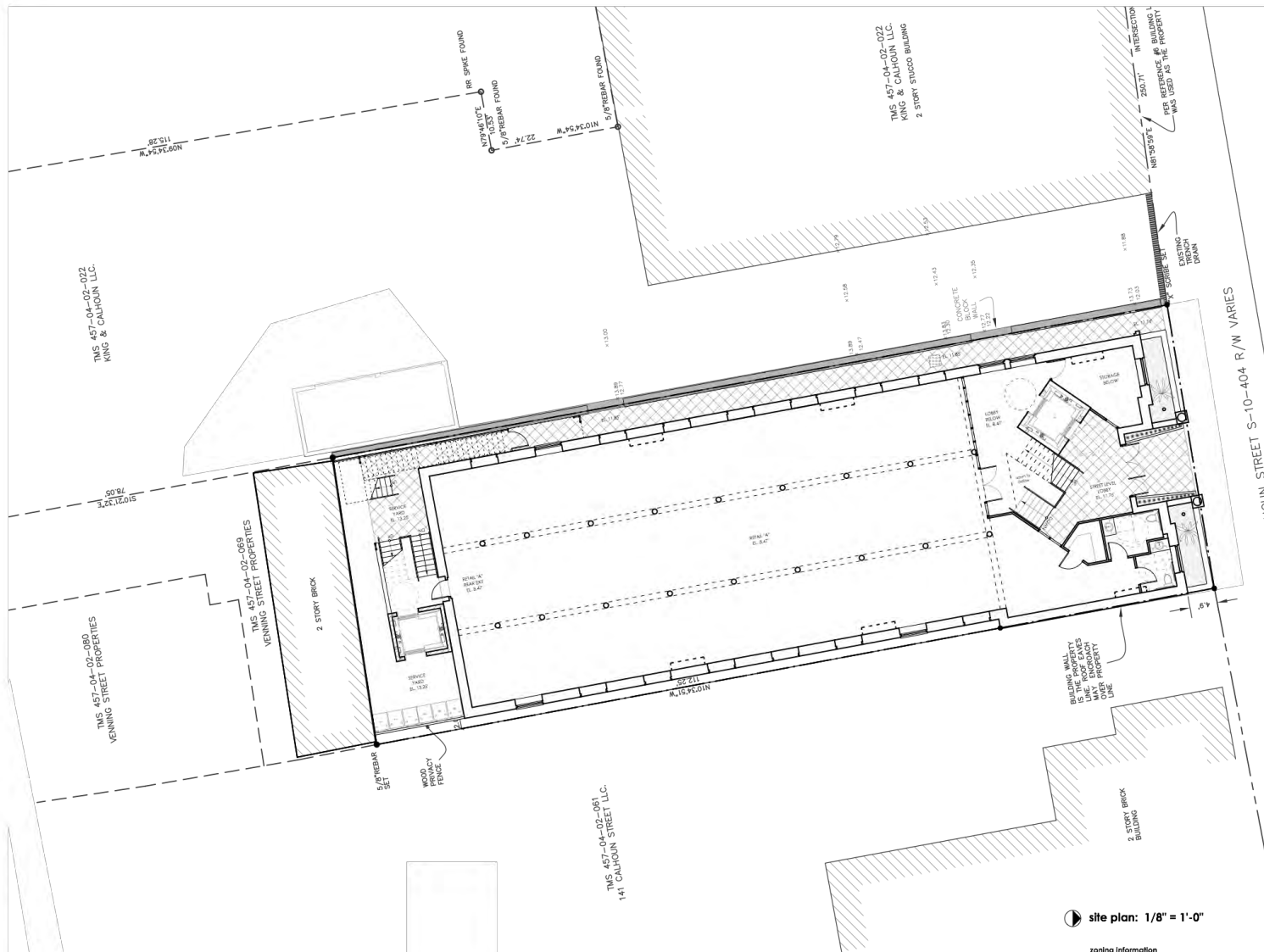
DRAWN
 ckj

CHECKED
 ckj

DATE
 11+04+2019

REVISIONS

SHEET
A5.1
 EXISTING SITEPLAN



TMS 457-04-02-022
KING & CALHOUN LLC.

TMS 457-04-02-060
VENNING STREET PROPERTIES

TMS 457-04-02-069
VENNING STREET PROPERTIES

TMS 457-04-02-061
141 CALHOUN STREET LLC.

TMS 457-04-02-022
KING & CALHOUN LLC.
2 STORY STUCCO BUILDING

site plan: 1/8" = 1'-0"

zoning information
TMS 457-04-02-060
flood zone AE 13

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g. architects

NO DISRUPTION CONSTRUCTION

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REGISTERED ARCHITECT
89727

STATE OF SOUTH CAROLINA
AJ ARCHITECTS, LLC
REGISTERED ARCHITECT
89727

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CHARLESTON, S.C.
29403

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843-577-8060 fax

RENOVATION/ADDITION
KNIGHTS OF COLUMBUS
143 CALHOUN STREET
CHARLESTON, SC 29401
CONCEPTUAL BAR

DESIGNED
okj

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okj

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okj

DATE
11+04+2019

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SHEET
A5.2
PROPOSED SITE PLAN

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JENNIFER CHRISTENSEN
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STATE OF SOUTH CAROLINA
AJ ARCHITECTS, LLC
087001
REGISTERED ARCHITECT

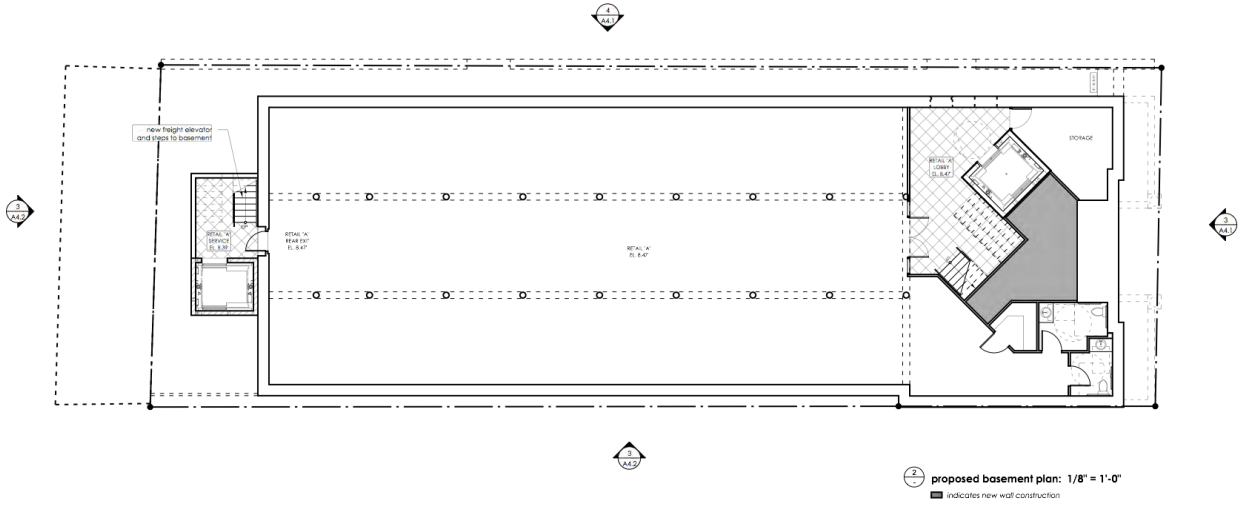
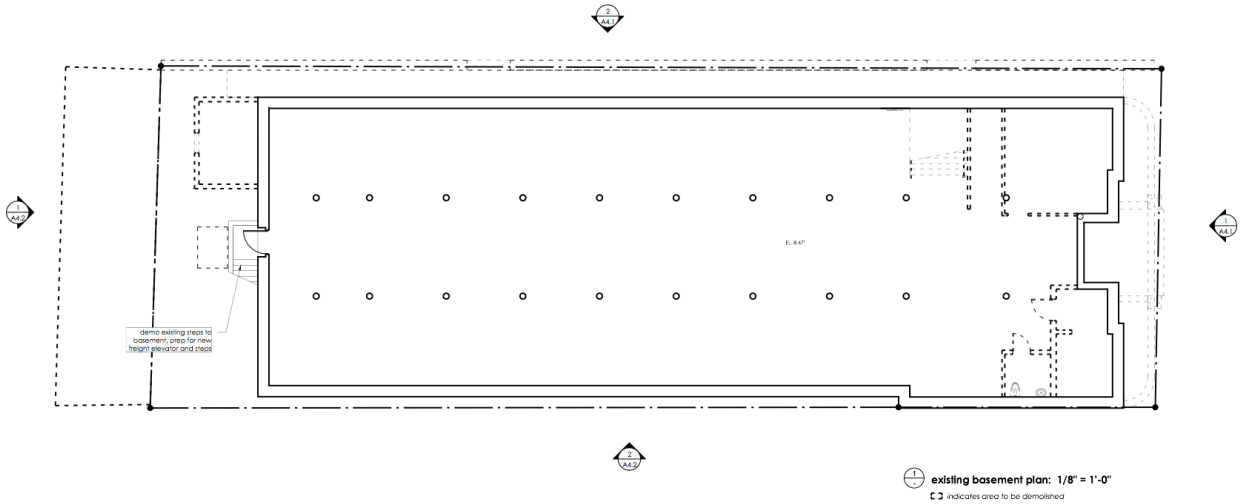
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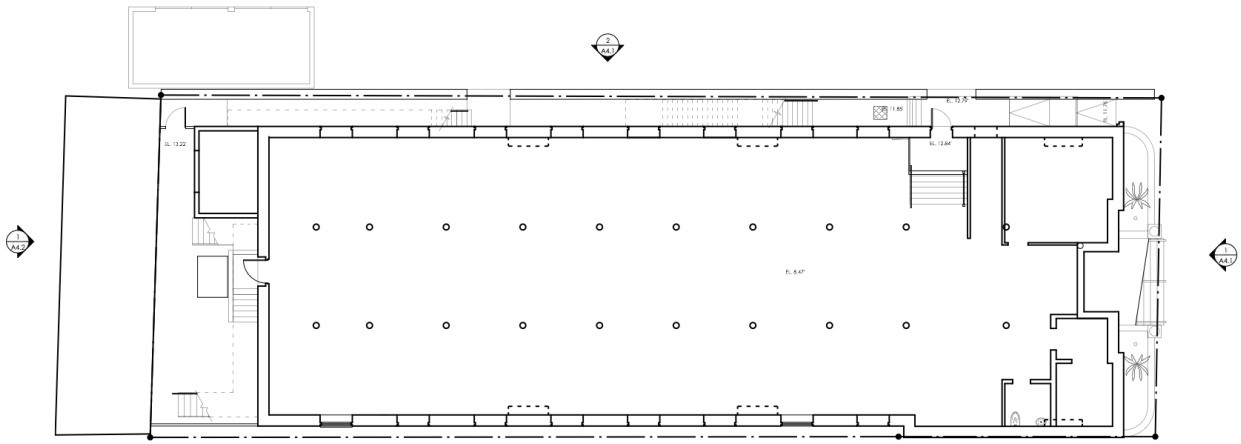
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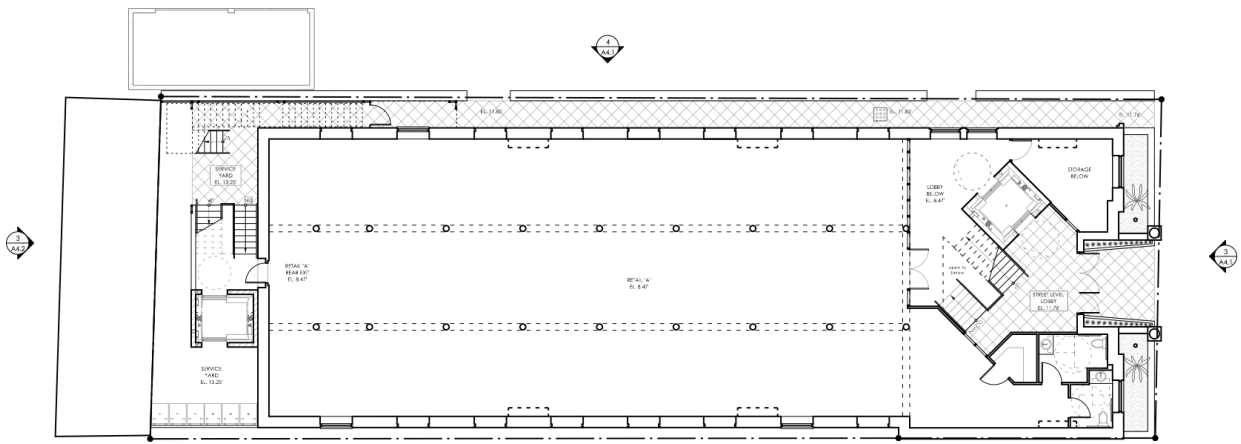
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A6.1
FLOOR PLANS



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1 existing lobby (street level) plan: 1/8" = 1'-0"
 indicates area to be demolished



2 proposed lobby (street level) plan: 1/8" = 1'-0"
 indicates new wall construction

g architects

NO NEW CONSTRUCTION

STATE OF SOUTH CAROLINA
 ASHLEY JENNIFER CHRISTENSEN
 0530
 REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
 ALI ARCHITECTS LLC
 08700
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A6.2
 FLOOR PLANS

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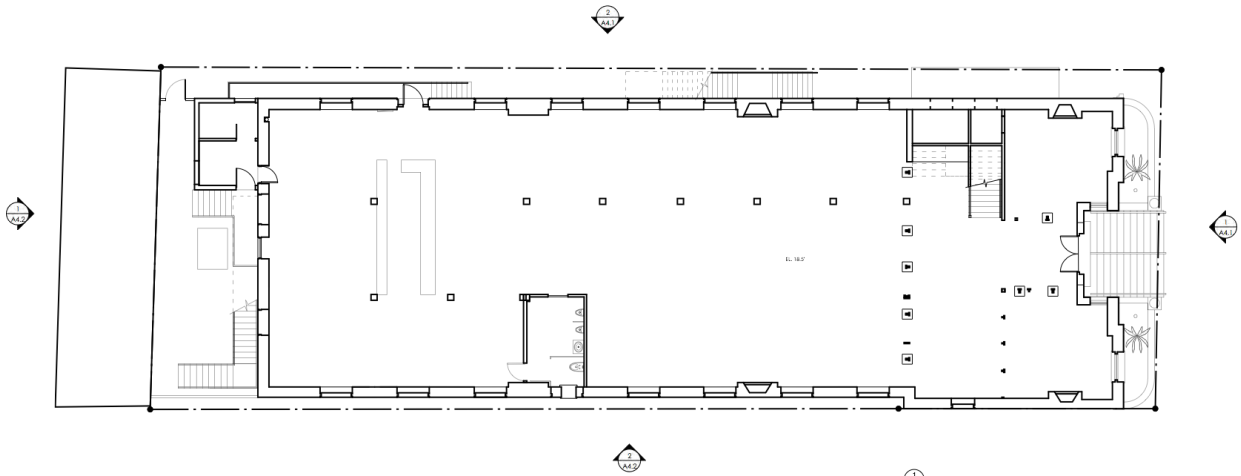
NO CONSTRUCTION

STATE OF SOUTH CAROLINA
ARIEL K. LITTON
JENNIFER CHRISTENSEN
0530
REGISTERED ARCHITECT

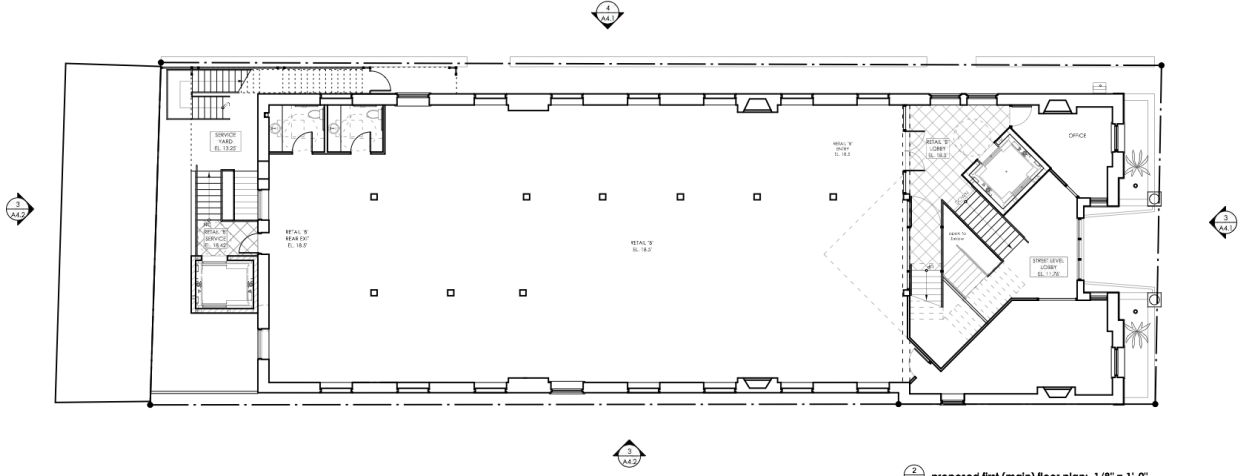
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CHRISTOPHER J. ARCHITECT
8970
REGISTERED ARCHITECT

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CHARLESTON, S.C.
29403

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1 existing first (main) floor plan: 1/8" = 1'-0"
--- indicates area to be demolished



2 proposed first (main) floor plan: 1/8" = 1'-0"
— indicates new wall construction

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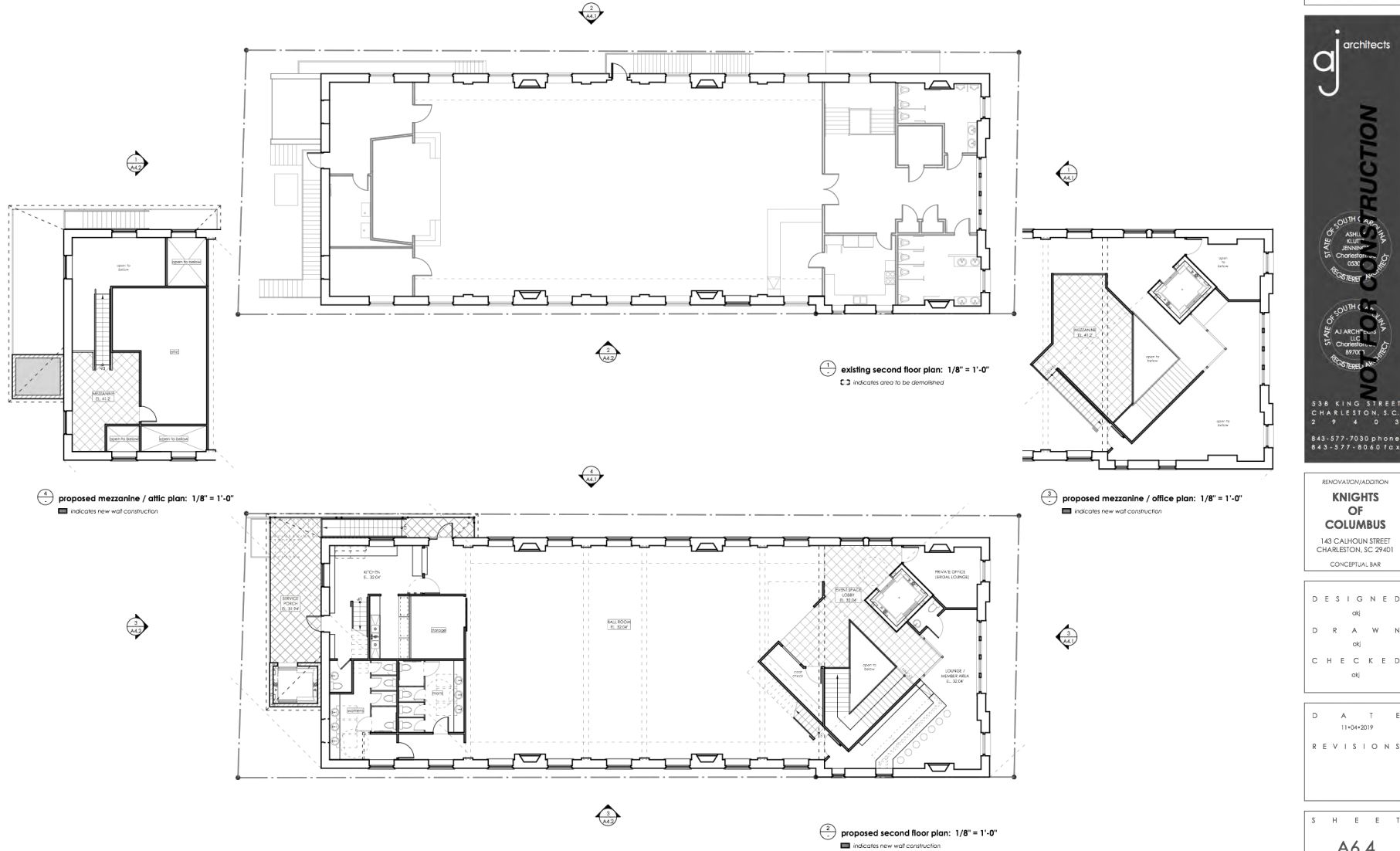
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SHEET
A6.3
FLOOR PLANS



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c.j. architects

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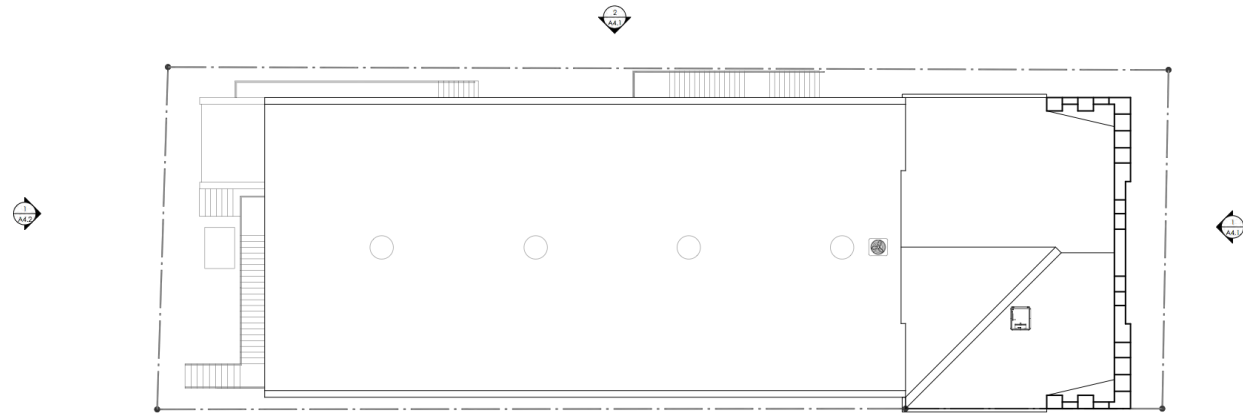
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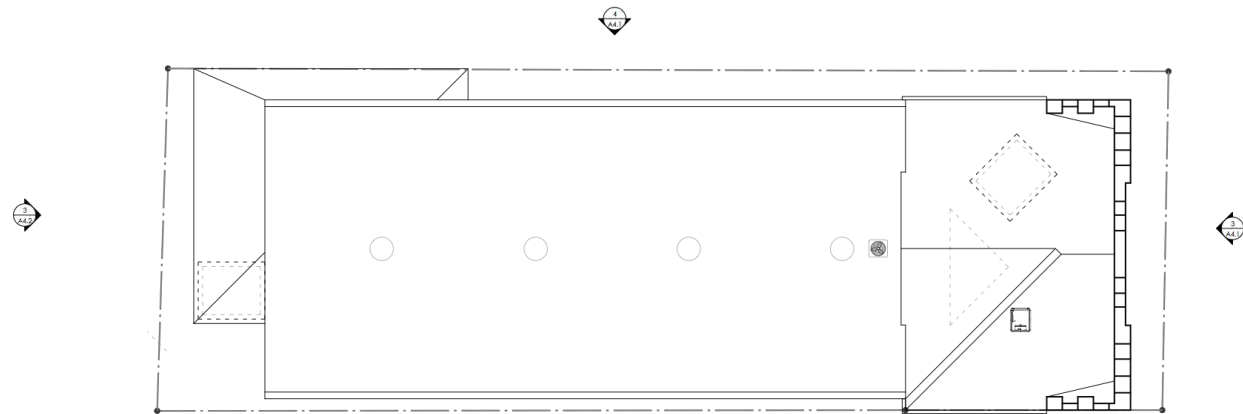
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A6.4
 FLOOR PLANS

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1 existing roof plan: 1/8" = 1'-0"
□ indicates area to be demolished



2 proposed roof / terrace plan: 1/8" = 1'-0"
■ indicates new wall construction

g architects

NO CONSTRUCTION

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JENNIFER CHRISTENSEN
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REGISTERED ARCHITECT

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A6.5
FLOOR PLANS

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AS1 existing west elevation: 1/8" = 1'-0"



AS1 existing north elevation: 1/8" = 1'-0"



AS2 proposed west elevation: 1/8" = 1'-0"



AS2 proposed north elevation: 1/8" = 1'-0"

aj architects

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REGISTERED ARCHITECT

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AJ ARCHITECTS, LLC
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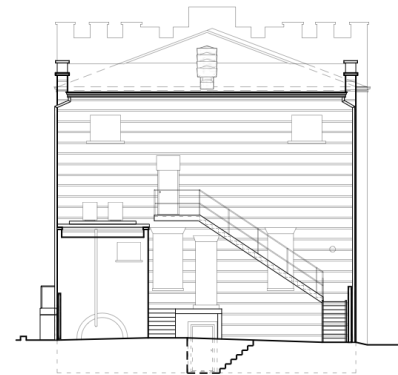
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A7.1
ELEVATIONS



2 existing east elevation: 1/8" = 1'-0"



3 existing south elevation: 1/8" = 1'-0"



4 proposed east elevation: 1/8" = 1'-0"



5 proposed south elevation: 1/8" = 1'-0"

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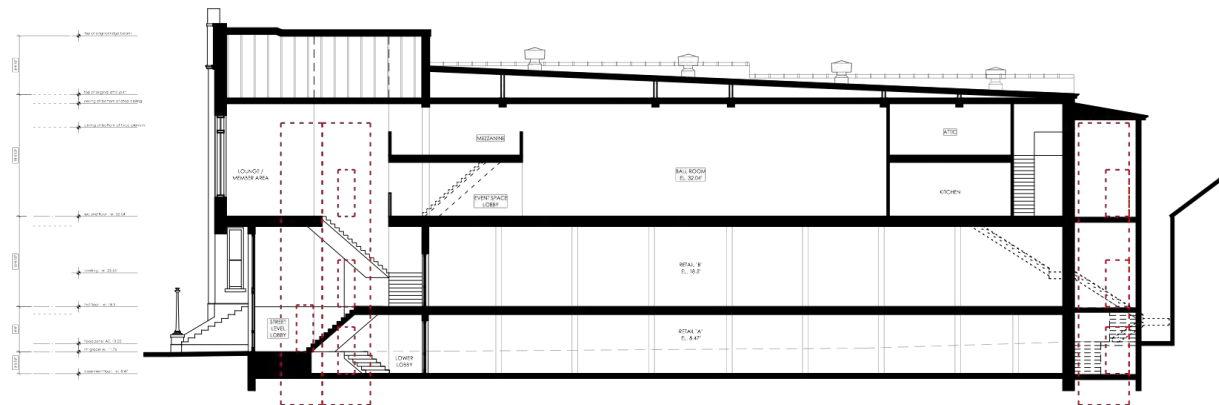
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A7.2
ELEVATIONS

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⊕ proposed west elevation: 1/8" = 1'-0"



⊕ building section: 1/8" = 1'-0"

gq architects

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SHEET
A7.3
BUILDING SECTIONS



model perspective from Calhoun Street: not to scale

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MOD.1
PERSPECTIVE



model perspective from Calhoun Street: not to scale

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MOD.2
 PERSPECTIVE

Agenda Item 11:

133 Calhoun Street - - TMS # 457-04-02-075

Request conceptual approval for new storefront, steps, accessible ramp, and canopy and new metal egress stair.

Not Rated / (none) / c. 1918 / Old and Historic District

Withdrawn for Staff Review.

