

# 241 EAST BAY STREET RENOVATIONS

241 East Bay Street  
Charleston, SC 29401

B.A.R. REVISIONS  
07.05.15

BELLO | GARRIS  
ARCHITECTS

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LOCATION MAP		EXISTING CONDITION PHOTO		MATERIALS LEGEND		SYMBOLS LEGEND		INDEX OF DRAWINGS	
				<div><div><div>CONCRETE (PLAN AND SECTION)</div><div>METAL STUD WALLS (SEE PARTITION TYPES)</div><div>BATT INSULATION</div><div>RIGID INSULATION</div><div>BRICK</div><div>CONCRETE MASONRY UNIT (PLANS)</div><div>STEEL</div><div>ALUMINUM</div></div><div><div>PRECAST CONCRETE/STONE</div><div>GYPSUM WALLBOARD (PLASTER PRECAST- ELEVATIONS)</div><div>PLYWOOD</div><div>MARBLE</div><div>GRAVEL</div><div>FINISHED WOOD</div><div>ROUGH WOOD BLOCKING</div></div></div>		<div><div><div>DOOR NUMBER</div><div>WINDOW TYPE</div><div>JANITOR</div><div>ROOM NAME AND NUMBER</div><div>REFLECTED, CLG. TAG (MATERIAL / HEIGHT)</div><div>INTERIOR ELEV. TAG</div><div>FACE OF STUD TO FACE OF STUD DIMENSION</div><div>FACE OF STUD TO FACE OF WALL / FINISH DIMENSION</div></div><div><div>COLUMN LINE</div><div>EXTERIOR ELEVATION TAG</div><div>SECTION CUT TAG</div><div>DATUM REFERENCE</div><div>DETAIL REFERENCE</div><div>PARTITION TYPE</div></div></div>		<div><div><div>ARCHITECTURAL</div><div>G000COVER SHEET, GENERAL NOTES, ABBREVIATIONS AND INDEX</div><div>G001CODE REVIEW AND DETAILS</div><div>G101SITE PLANS - DEMOLITION AND NEW WORK</div><div>G102ENLARGED SITE PLAN - NEW WORK</div><div>D101EXISTING FLOOR PLAN - DEMOLITION FIRST FLOOR</div><div>D102EXISTING FLOOR PLAN - DEMOLITION SECOND FLOOR</div><div>D103EXISTING FLOOR PLAN - DEMOLITION THIRD FLOOR</div><div>A101PROPOSED FLOOR PLAN - NEW WORK FIRST FLOOR</div><div>A102PROPOSED FLOOR PLAN - NEW WORK SECOND FLOOR</div><div>A103PROPOSED FLOOR PLAN - NEW WORK THIRD FLOOR</div><div>A111PROPOSED REFLECTED CEILING PLAN - NEW WORK FIRST FLOOR</div><div>A112PROPOSED REFLECTED CEILING PLAN - NEW WORK SECOND FLOOR</div><div>A113PROPOSED REFLECTED CEILING PLAN - NEW WORK THIRD FLOOR</div><div>A201BUILDING ELEVATIONS</div><div>A202BUILDING ELEVATIONS</div><div>A401SECTIONS AT DORMER - DEMOLITION AND NEW WORK</div><div>A402SECTIONS AND ENLARGED DETAILS AT NEW DORMER</div><div>A601ENLARGED DOOR AND WINDOW DETAILS AND DOOR SCHEDULE</div><div>STRUCTURAL</div><div>S1FLOOR PLAN - FIRST FLOOR</div><div>S2FLOOR PLAN - THIRD FLOOR FRAMING</div><div>S3ROOF PLAN - THIRD FLOOR ROOF FRAMING</div><div>S4SECTIONS</div><div>PLUMBING</div><div>P101WATER - FIRST FLOOR PLAN</div><div>P102WATER - SECOND FLOOR PLAN</div><div>P103WATER - THIRD FLOOR PLAN</div><div>P104DWV - FIRST FLOOR PLAN</div><div>P105DWV - SECOND FLOOR PLAN</div><div>P106DWV - THIRD FLOOR PLAN</div><div>MECHANICAL</div><div>MD101MECHANICAL DEMOLITION - FIRST FLOOR PLAN</div><div>MD102MECHANICAL DEMOLITION - SECOND FLOOR PLAN</div><div>MD103MECHANICAL DEMOLITION - THIRD FLOOR PLAN</div><div>M101MECHANICAL - FIRST FLOOR PLAN</div><div>M102MECHANICAL - SECOND FLOOR PLAN</div><div>M103MECHANICAL - THIRD FLOOR PLAN</div><div>M104MECHANICAL SCHEDULES AND DETAILS</div><div>ELECTRICAL</div><div>E001ELECTRICAL LEGEND, RISER, NOTES AND DETAILS</div><div>E101FIRST FLOOR ELECTRICAL EXISTING CONDITIONS AND DEMOLITION PLAN</div><div>E102SECOND FLOOR ELECTRICAL EXISTING CONDITIONS AND DEMOLITION PLAN</div><div>E103THIRD FLOOR ELECTRICAL EXISTING CONDITIONS AND DEMOLITION PLAN</div><div>E104FIRST FLOOR NEW CONDITIONS POWER PLAN</div><div>E105SECOND FLOOR NEW CONDITIONS POWER PLAN</div><div>E106THIRD FLOOR NEW CONDITIONS POWER PLAN</div><div>E107FIRST FLOOR NEW CONDITIONS LIGHTING PLAN</div><div>E108SECOND FLOOR NEW CONDITIONS LIGHTING PLAN</div><div>E109THIRD FLOOR NEW CONDITIONS LIGHTING PLAN</div></div></div>	
ABBREVIATIONS		PROJECT DESCRIPTION		GENERAL NOTES					
<div><div><div><div>A</div><div>ABV. ACC. FL. ACoust. A.D. ADJ. ADJUST. A.F.F. AGGR. ALT. ALUM. ANG. ANOD. APPROX. ARCH. AUTO. AVG.</div><div>ABOVE ACCESS FLOOR ACOUSTICAL AREA DRAIN ADJACENT ADJUSTABLE ABOVE FINISHED FLOOR AGGREGATE ALTERNATE ALUMINUM ANGLE ANODIZED APPROXIMATE ARCHITECTURAL AUTOMATIC AVERAGE</div></div><div><div>B</div><div>BD. B.G. BLBD. BLK. BLKHD. BLKG. BM. BOT./ BRK. BSMT. BTWN B.U.</div><div>BOARD BUMPER GUARD BLACKBOARD BLOCK BULKHEAD BLOCKING BEAM BOTTOM OF BRICK BASEMENT BETWEEN BUILT-UP</div></div><div><div>C</div><div>CAB. C.B. CEM. CER. C.F. C.G. C.H.</div><div>CABINET CATCH BASIN CEMENT CERAMIC CONTRACTOR FURNISHED CORNER GUARD CEILING HEIGHT CHANNEL CONTRACTOR INSTALLED CIRCLE CIVIL CJ. C.L. CLG. CLR. C.M.U. C.O. COMM. COL. CONC. CONN. CONT. CONST. CONTR. COORD. CPT. CSMT. CUL. CTR. CURT. C.W.</div><div>CABINET CATCH BASIN CEMENT CERAMIC CONTRACTOR FURNISHED CORNER GUARD CEILING HEIGHT CHANNEL CONTRACTOR INSTALLED CIRCLE CIVIL CJ. C.L. CLG. CLR. C.M.U. C.O. COMM. COL. CONC. CONN. CONT. CONST. CONTR. COORD. CPT. CSMT. CUL. CTR. CURT. C.W.</div></div><div><div>D</div><div>D. DBL. DEG. DET. D.F. DIA. DIAG. DIFF. DIM. ALUMINUM DISP. DISPO. DIV. DN. DR. DRAP. D.S. DWG. DWR.</div><div>DIAMETER DEPTH DOUBLE DEGREE DETAIL DRINKING FOUNTAIN DIAMETER DIAGONAL DIFFUSER DIMENSION DISPENSER DISPOSAL DIVIDER DOWN DR. DRAPERY DOWNSPOUT DRAWING DRAWER</div></div><div><div>E</div><div>E. E.A. E.F. E.F.S. EXP. JT. EL. ELEC. ELEV. EMERG. ENCL. E.P. EQ. EQUIP. EXIST. EXP. EXT. EXTRU.</div><div>EAST EACH EACH FACE EXTERIOR INSULATING FINISH SYSTEM EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE EPOXY PAINT EQUAL EQUIPMENT EXISTING EXPOSURE EXTERIOR EXTRUDED</div></div><div><div>F</div><div>F.A. FAB. F.BR. F.D. FON. F.F. FED. F.H.C. FINH. FIXT. FL.FLR. FLUMIN. F.N.D. F.N.V. F.O.C. F.O.F. F.O.S. F.R. FTG. FURR. FUT. F.V. FWC</div><div>FIRE ALARM FABRIC FACE BRICK FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FEDERAL FIRE HOSE CABINET FINISH FLOOR FLUORESCENT FLOOR FEMININE NAPKIN DISPOSAL FEMININE NAPKIN VENDOR F.O.C. FACE OF FINISH FACE OF STUD FIRE RETARDANT FOOT FOOTING FURRING FUTURE FIELD VERIFY FABRIC WALLCOVERING</div></div><div><div>G</div><div>GA. GALV. G.B. G.C. GEN. GL. GWB</div><div>GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GENERAL GLASS GYPSUM WALLBOARD</div></div></div><div><div>H</div><div>H. HANDI. H.B. H.C. HD. HDW. HDWD. H.M. HORIZ. H.P. HT. HVAC HOL.</div><div>HIGH HANDICAP HOSE BB HOLLOW CORE HEAD HARDWARE HARD WOOD HOLLOW METAL HORIZONTAL HIGH POINT HEIGHT HEAT VENTILATION &amp; AIR COND. HOLLOW</div></div><div><div>I</div><div>I.D. IN. INCAND. INSUL. INT.</div><div>INSIDE DIAMETER INCHES INCANDESCENT INSULATION INTERIOR</div></div><div><div>J</div><div>JAN. J.F. JT.</div><div>JANITOR JOINT FILLER JOINT</div></div><div><div>K</div><div>KIT.</div><div>KITCHEN</div></div><div><div>L</div><div>LAB. LAV. LVR. LH. LIB. LL.V. LN. LOW POINT LGT. LVR.</div><div>LABEL LAVATORY LONG LEFT HAND LIBRARY LONG LEG VERTICAL LINE LOW POINT LIGHTING LOUVER</div></div><div><div>M</div><div>MAS. MATL. MAX. M.C. MECH. MTL. MEZZ. MFR. MGR. M.H. MIR. MISC. MLDNG. MLWK. M.O. MRB. M.T. MTD. MULL.</div><div>MASONRY MATERIAL MAXIMUM MINERAL CORE MECHANICAL MEMBRANE METAL MEZZANINE MANUFACTURER MANAGER MANHOLE MINIMUM MIRROR MISCELLANEOUS MOLDING MILLWORK MASONRY OPENING MARBLE MARBLE THRESHOLD MOUNTED MULLION</div></div><div><div>N</div><div>N N/A N.L.C. NO. NOM. NRC NTS</div><div>NORTH NOT APPLICABLE NOT IN CONTRACT NUMBER NOMINAL NOISE REDUCTION COEFFICIENT NOT TO SCALE</div></div><div><div>O</div><div>O.C. O.D. O.D.D. O.F. O.H. O.I. OPNG. OPP.</div><div>ON CENTER OUTSIDE DIAMETER EMERGENCY OVERFLOW DRAIN OWNER FURNISHED OVERHEAD OWNER INSTALLED OPENING OPPOSITE</div></div><div><div>P</div><div>   PART. PL P.L. PLAS. PLYD./PLYWD. PNL. POL. PAIR. PREC. PREFAB. PROD. PROJ. PROP. PT. P.T. PTD. P.T.D. P.T.D./D. PVC PVRs</div><div>PARALLEL PARTITION PERPENDICULAR PLATE PLASTIC LAMINATE PLASTER PLYWOOD PANEL POLISHED PAIR PRECAST PREFABRICATED PRODUCTION PROJECT PROPERTY PAINT PRESSURE TREATED PAINTED PAPER TOWEL DISPENSER PAPER TOWEL DISPENSER AND DISPOSAL COMBINATION UNIT POLYVINYL CHLORIDE PAVERS</div></div><div><div>Q</div><div>Q.T. QTY.</div><div>QUARRY TILE QUANTITY</div></div><div><div>R</div><div>R. R.B. R.C.P. R.D. REF. REFRIG. REF. REFRIGERATOR REFRIGERATED REINFORCED REQUIRED REV. RH</div><div>RADIUS RUBBER BASE REFLECTED CEILING PLAN ROOF DRAIN REFER REFRIGERATOR REINFORCED REQUIRED REVISED RIGHT HAND ROOM</div></div><div><div>S</div><div>S SAB SAT S.C. SCHED. SD S.D.L. SECT. S.F. SHLV. SHT. SIM. S.L.V. SPEC. SPKLR. S.S. S.T.C. STD. STL. STN. STOR.-STG. STRUCT. SURF. MTD. SUSP. SYMM.</div><div>SOUTH SOUND ATTENUATION BLANKETS SUSPENDED ACOUSTICAL TILE SOLID CORE SCHEDULE SOAP DISPENSER SIMULATED DIVIDED LITE SECTION SQUARE FOOT/FEET SHELVING SHEET SIMILAR SHORT LEG VERTICAL SPECIFICATION SPRINKLER STAINLESS STEEL SOUND TRANSMISSION COEFF. STANDARD STEEL STAIN STORAGE STRUCTURAL SURFACE MOUNTED SUSPENDED SYMMETRICAL</div></div><div><div>T</div><div>T/ TEL. TEMP. GL. TH. THR. TOIL. T.P.D. T.V. TYP.</div><div>TOP OF TELEPHONE TEMPERED GLASS THICK THRESHOLD TOILET TOILET PAPER DISPENSER TELEVISION TYPICAL</div></div><div><div>U</div><div>U.C. U.L. UNFIN. U.N.O. UR.</div><div>UNDERCUT UNDERWRITERS LABORATORY UNFINISHED UNLESS NOTED OTHERWISE URINAL</div></div><div><div>V</div><div>VAR. V.B. V.C.T. VERT. V.I.F. V.N. VR VWC</div><div>VARIES VINYL BASE VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VINYL VINYL REDUCER STRIP VINYL WALL COVERING</div></div><div><div>W</div><div>W. WJ. W/O WC WD. WINDW. W.P. W.R.G.B. W.R. W.W.M.</div><div>WEST WIDE WITH WITHOUT WATER CLOSET WOOD WINDOW WATERPROOF WATER RESISTANT GYP. BD. WATER RESISTANT WOVEN WIRE MESH</div></div><div><div>Y</div><div>YD.</div><div>YARD</div></div></div> <tr><td colspan="2">1 / A101 1/4" = 1'-0"</td><td colspan="2">NEW WORK - PROPOSED FIRST FLOOR PLAN</td><td colspan="2"></td></tr>		1 / A101 1/4" = 1'-0"		NEW WORK - PROPOSED FIRST FLOOR PLAN					
1 / A101 1/4" = 1'-0"		NEW WORK - PROPOSED FIRST FLOOR PLAN							

## 241 EAST BAY STREET RENOVATIONS

241 East Bay Street  
Charleston, SC 29401

### Document Record

No.	Date	Description
1	04.01.15	B.A.R. SUBMITTAL
2	06.01.15	Permit Documents
3	07.05.15	B.A.R. Revision



COVER SHEET, GENERAL NOTES,  
ABBREVIATIONS AND INDEX

06.01.15

Date

NTS

Scale

JEG

Drawn

15-01

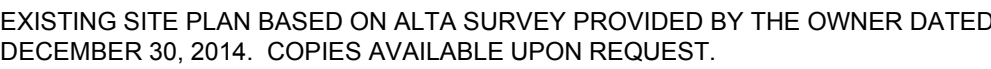
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G000

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3 / G101	<b>SECTION AT LANDING</b>
3/4" = 1'-0"	



## SITE PLAN - EXISTING



4 / G101	<b>SECTION AT LANDING STAIR</b>
3/4" = 1'-0"	

No.	Date	Description
1	06.01.15	Permit Documents
2	07.05.15	B.A.R. Revision



## SITE PLANS - DEMOLITION AND NEW WORK

06.01.15  
Date

VARIES  
Scale

JEG  
Drawn

15-01  
Job No.

G101   
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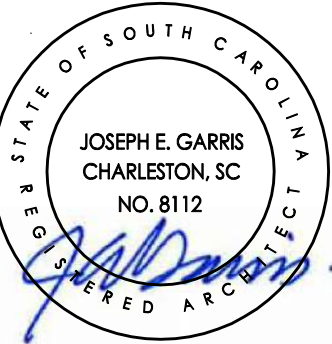


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ENLARGED SITE PLAN -  
NEW WORK

06.01.15  
Date

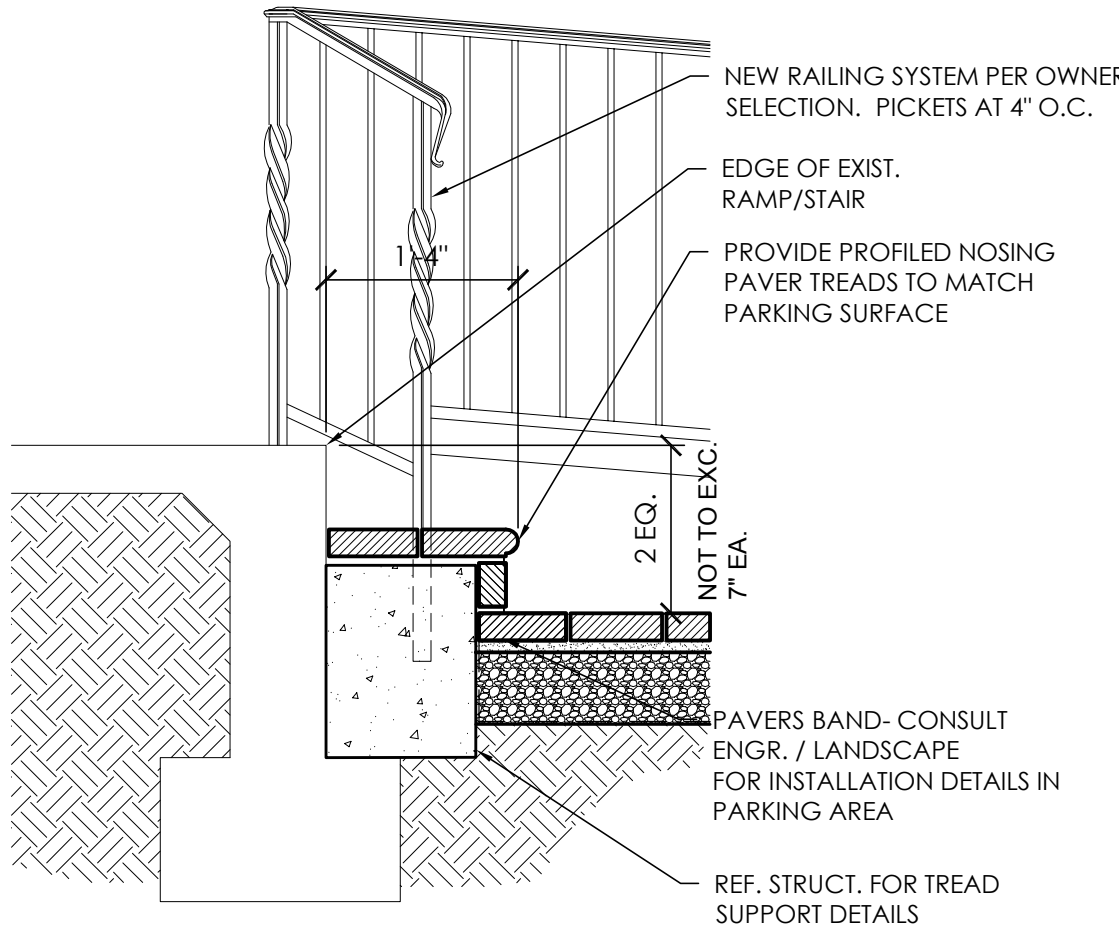
1/4" = 1'-0"  
Scale

JEG  
Drawn

15-01  
Job No.

G102 2  
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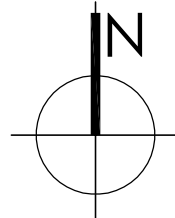
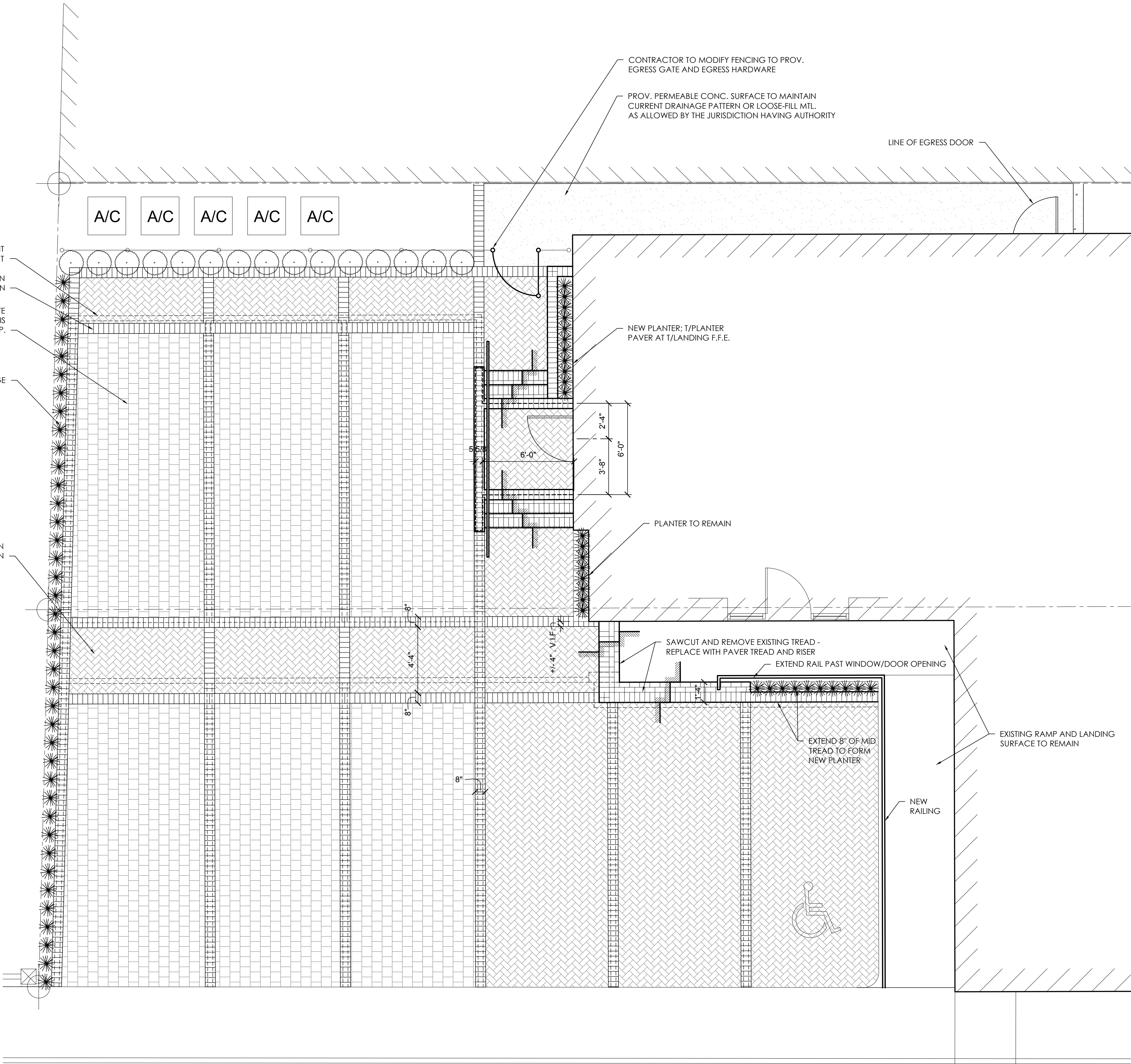
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SECTION AT LANDING STAIR

- PROPOSED SITE PLAN SHOWN IS FOR A "RESURFACING" EFFORT TO AN EXISTING LOT SURFACE AT 241 EAST BAY STREET.
- CURRENTLY THERE ARE 9 PARKING SPACES PROVIDED AND PER THIS PLAN 9 ARE TO BE MAINTAINED.
- IT IS RECOMMENDED THAT THE GENERAL CONTRACTOR SURVEY THE EXISTING LOT AREA AND COORDINATE THAT AS PROPOSED WITH THE EXISTING CONDITIONS.
- MATERIAL BASIS OF DESIGN INCLUDES A COMBINATION OF OLD CAROLINA BRICK PAVING AND BELGIAN BLOCK GRANITE PAVERS.
- SITE CONTRACTOR TO ENSURE ALL EXISTING SLOPES AND DRAINAGE PATTERNS ARE MAINTAINED DURING AND AFTER CONSTRUCTION.
- SITE CONTRACTOR TO CONSULT A CIVIL ENGINEER FOR PARKING DETAILS THAT MIGHT BE NECESSARY TO ENSURE LONGEVITY OF PROPOSED MATERIALS AND ALSO TO COORDINATE AND SPECIFY ADEQUATE SUB-BASE MATERIAL AND COMPACTION REQUIREMENTS TO ACCOMMODATE VEHICULAR TRAFFIC.

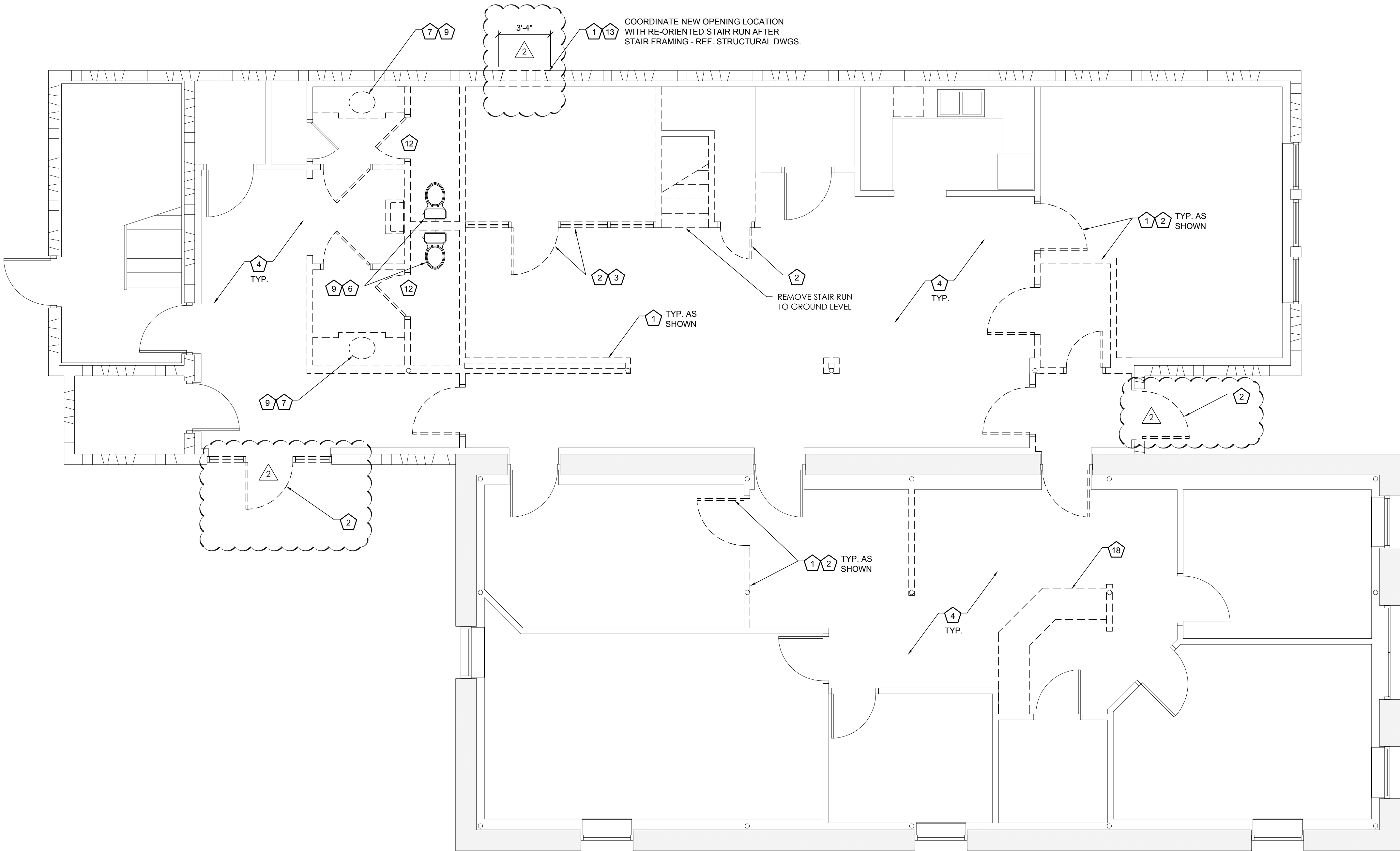
GENERAL NOTES



ENLARGED SITE PLAN - NEW WORK

GENERAL NOTES





LEGEND

DEMOLITION AREA

EXISTING TO REMAIN

DEMO KEY NOTE

2 / D101  
NTS

DEMOLITION LEGEND

1. THESE DRAWINGS MIGHT, IN PART, NOT REFLECT THE EXACT FIELD CONDITIONS OF THE WORK DESCRIBED. CONTRACTOR SHOULD FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

2. DEMOLISH AREAS AS REQUIRED TO ACCOMPLISH NEW WORK AS INDICATED IN THESE DOCUMENTS. ALL REQUIRED DEMOLITION ACTIVITY SHALL BE INCLUDED IN THE BASE BID PACKAGE AS SUBMITTED BY THE CONTRACTOR.

3. REMOVE DEBRIS AND MATERIAL GENERATED BY DEMOLITION ACTIVITIES DAILY AND DISPOSE OF IN A MANNER AS DICTATED BY THE LOCAL JURISDICTION.

4. THE DEMOLITION PLAN IS TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS. DO NOT REMOVE ANY ITEMS WITHOUT VERIFYING THE NEED FOR REMOVAL OR WITHOUT COORDINATING WITH ALL GENERAL TRADES AS TO HOW THE REMOVED ITEM(S) RELATE TO THE OVERALL PROJECT.

5. THE CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE PUBLIC AND/OR WORKMEN ON THE SITE TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT, OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES AND REGULATIONS PERTAINING TO SAFETY AND THE PREVENTION OF ACCIDENTS.

6. THE CONTRACTOR MUST MAINTAIN ADEQUATE SUPPORT, INSULATION, WATERPROOFING, EMERGENCY LIGHTING, SECURITY, ALARMS, ETC. FOR ALL OF DEMOLITION DURATION.

7. REPAIR/REPLACE ALL EXISTING FINISHES THAT ARE NOT INDICATED AS PART OF THE DEMOLITION THAT MIGHT HAVE BEEN AFFECTED TO A LEVEL OF QUALITY AND FINISH THAT MATCH ADJACENT SURFACES.

8. WHERE WALLS ARE SHOWN TO BE REMOVED, THEY ARE TO BE REMOVED IN THEIR ENTIRETY UNLESS NOTED OTHERWISE. ANY PIPING OR ELECTRICAL IS TO BE REDIRECTED OR TERMINATED AS APPLICABLE.

9. REMOVE DOORS, WINDOWS, PLUMBING FIXTURES, LIGHTS, VANITIES, SHELVEING, ETC. IN A MANNER THAT DOES NOT RENDER THEM UNUSABLE IN OTHER LOCATIONS. REFER TO PLANS FOR RELOCATION AND RE-USE OF EXISTING ITEMS.

10. PATCH/REPAIR AND PREP ALL WALLS, FLOORS AND CEILINGS FOR NEW FINISHES AFTER REMOVAL OF ANY ITEM DURING DEMOLITION.

11. CONTRACTOR TO REMOVE ALL DOOR HARDWARE ON ALL LEVELS AND PROVIDE NEW HARDWARE SETS PER OWNER SELECTION. G.C. TO PROVIDE ALLOWANCE IN BID AND SELECTIONS FOR OWNER APPROVAL.

12. CONTRACTOR TO REMOVE ANY AND ALL UNUSED ELEMENTS IN THE BUILDING DURING CONSTRUCTION THAT INCLUDE BUT ARE NOT LIMITED TO: UNUSED DATA CABLING AND BOXES, ABANDONED WIRING, J-BOXES AND OUTLETS, DUCTWORK, VENTS, STACKS, PIPING, DRAIN LINES, ETC. ALL DEBRIS ALSO FOUND IN WALLS, CEILINGS AND OTHER AREAS SHOULD ALSO BE REMOVED FROM THE PROJECT.

3 / D101  
NTS

DEMOLITION GENERAL NOTES

KEYNOTES

1

EXISTING WALL TO BE REMOVED.

2

EXISTING DOOR AND FRAME TO BE REMOVED.

3

EXISTING WINDOW AND FRAME TO BE REMOVED.

4

EXISTING FLOOR SURFACE TO BE REMOVED AND PREPARED FOR NEW SURFACE.

5

EXISTING BASE AND CROWN TO BE REMOVED.

6

EXISTING PLUMBING FIXTURES TO BE REMOVED AND LINES CAPPED AS NECESSARY.

7

REMOVE EXISTING VANITY.

8

REMOVE EXISTING SHOWER AND ENCLOSURE WALLS. TERMINATE PLUMBING AS NECESSARY.

9

REMOVE EXISTING TOILET ROOM ACCESSORIES.

10

REMOVE EXISTING GARAGE/O.H.C.D. AND TRACK SYSTEM.

11

REMOVE EXISTING SHELVEING, CLOSET RODS AND ACCESSORIES.

12

SAWCUT AND REMOVE EXISTING CONCRETE SLAB FOR NEW WORK.

13

DEMO EXISTING STUCCO AS NECESSARY FOR NEW WORK.

14

REMOVE EXISTING GATE AND HARDWARE.

15

REMOVE EXISTING STAIR, LANDINGS AND RAILINGS.

16

REMOVE EXISTING ROOF ELEMENT

17

REMOVE PORTION OF EXISTING ROOF.

18

REMOVE EXISTING COUNTER SURFACE.

19

REMOVE EXISTING COUNTER, BASE/WALL CABINETS.

1

NOT USED.

20

NOT USED.

21

NOT USED.

4 / D101  
NTS

DEMOLITION KEYNOTES

1. DEMOLISH EXISTING BASE AND CHAIR RAILING AND REPLACE BASE WITH 1x6 FLAT TRIM TO MATCH EXISTING IN THE ENTRY LOBBY AS NECESSARY.

2. ALL NEW TRIM AND CASINGS ARE TO BE INSTALLED IN LOCATIONS AS NECESSARY TO MATCH FLAT STOCK TRIM THAT SURROUNDS LOBBY STAIR DOOR TRIM.

3. REMOVE ALL LAY-IN CEILING GRID AND TILE ON THE GROUND LEVEL. PATCH, REPAIR AND PREP EXISTING GWS CEILING ON GROUND LEVEL FOR NEW PAINT. REF. MECHANICAL AND ELECTRICAL DRAWINGS FOR DUCT AND LIGHTING CONFIGURATIONS.

4. IN ADDITION TO THOSE DOORS SCHEDULED TO BE REMOVED PER THIS PLAN, REMOVE OTHER DOORS ON THE FIRST FLOOR THAT ARE NOT SOLID WOOD RAISED PANEL DOORS AND REPLACE TO MATCH EXISTING RAISED PANEL DOORS.

5. EVALUATE ALL WINDOW CASING AND TRIM ELEMENTS IN THE HISTORIC BUILDING AND REPLACE/REPAIR AS NECESSARY.

6. GC TO REMOVE ALL DECORATIVE LIGHTING ON ALL FLOORS AND STORE FOR POTENTIAL RE-USE AS DIRECTED BY THE OWNER.

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EXISTING FLOOR PLAN -  
DEMOLITION  
FIRST FLOOR

06.01.15  
Date

1/4" = 1'-0"  
Scale

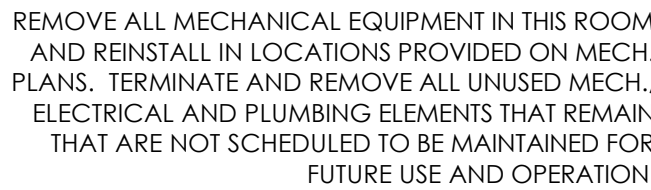
JEG  
Drawn

15-01  
Job No.

D101

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4. THE DEMOLITION PLAN IS TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS. DO NOT REMOVE ANY ITEMS WITHOUT VERIFYING THE NEED FOR REMOVAL OR WITHOUT COORDINATING WITH ALL GENERAL TRADES AS TO HOW THE REMOVED ITEM(S) RELATE TO THE OVERALL PROJECT.
5. THE CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE PUBLIC AND/OR WORKMEN ON THE SITE TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT, OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES AND REGULATIONS IN EFFECT AT THE TIME OF THE PROJECT TO PREVENT ACCIDENTS.
6. THE CONTRACTOR MUST MAINTAIN ADEQUATE SUPPORT, INSULATION, WATERPROOFING, EMERGENCY LIGHTING, SECURITY, ALARMS, ETC. FOR ALL OF DEMOLITION DURATION.
7. REPAIR/REPLACE ALL EXISTING FINISHES THAT ARE NOT INDICATED AS PART OF THE DEMOLITION THAT MIGHT HAVE BEEN AFFECTED TO A LEVEL OF FINISH QUALITY THAT MATCHES ADJACENT SURFACES.
8. REMOVAL OF ANY ITEMS TO BE REMOVED, THEY ARE TO BE REMOVED IN THEIR ENTIRETY UNLESS NOTED OTHERWISE, ANY PIPING OR ELECTRICAL IS TO BE REDIRECTED OR TERMINATED AS APPLICABLE.
9. REMOVE DOORS, WINDOWS, PLUMBING FIXTURES, LIGHTS, VANITIES, SHELVING, ETC. IN A MANNER THAT DOES NOT RENDER THEM UNUSABLE IN OTHER LOCATIONS. REFER TO PLANS FOR RELOCATION AND REMOVAL OF EXISTING ITEM.
10. PATCH/REPAIR AND PREP ALL WALLS, FLOORS AND CEILINGS FOR NEW FINISHES AFTER REMOVAL OF ANY ITEM DURING DEMOLITION.
11. CONTRACTOR TO REMOVE ALL DOOR HARDWARE ON ALL LEVELS AND PROVIDE NEW HARDWARE SETS PER WINNER SELECTION. G.C. TO PROVIDE ALLOWANCE IN BID AND SELECTIONS FOR OWNER APPROVAL.
12. CONTRACTOR TO REMOVE ALL AND ALL UNUSED ELEMENTS IN THE BUILDING DURING CONSTRUCTION THAT INCLUDES BUT ARE NOT LIMITED TO: UNUSED DATA CABLING AND BOXES, ABANDONED WIRING, JUNCTION BOXES, AIR WORK, VENTS, A/C'S, PIPING, DRAIN LINES, ETC. ALL DEBRIS ALSO FOUND IN WALLS, CEILINGS AND OTHER AREAS SHOULD ALSO BE REMOVED FROM THE PROJECT.

4/ D103	<b>DEMOLITION KEYNOTES</b>
NTS	

1. GC TO REMOVE ALL CEILING MATERIAL, FLOOR BASE AND DRYWALL FINISH FROM ALL WALLS AND CEILINGS EVEN IF THE WALL / CEILING ASSEMBLY IS NOT SCHEDULED TO BE REMOVED PER THE PLANS ABOVE. GC TO PREP ALL SURFACES AND REPAIR EXISTING FRAMEWORK FOR APPLICATION OF NEW MATERIALS.
2. GC TO EVALUATE ALL WINDOWS ON THE UPPER FLOOR AND REPLACE AS NECESSARY OR REPAIR TO A "LIKE NEW" CONDITION. ALL WINDOWS ON THE UPPER FLOOR SHOULD BE REWORKED TO RENDER THEM OPERABLE UPON COMPLETION OF THE PROJECT.
3. GC TO PROVIDE INFILL FRAMING AND FLOOR SUBSTRATE AT THE FLOOR OPENING AFTER THE REMOVAL OF THE SPIRAL STAIR.
4. IN ADDITION TO THOSE DOORS SCHEDULED TO BE REMOVED PER THIS PLAN, REMOVE OTHER DOORS ON THE THIRD FLOOR THAT ARE NOT SOLID WOOD FLUSH PANEL DOORS AND REPLACE PER THE SCHEDULE ON SUBSEQUENT SHEET.
5. EVALUATE ALL WINDOW CASING AND TRIM ELEMENTS IN THE HISTORIC BUILDING AND REPLACE/REPAIR AS NECESSARY.
6. GC TO REMOVE ALL DECORATIVE LIGHTING ON ALL FLOORS AND STORE FOR POTENTIAL RE-USE AS DIRECTED BY THE OWNER.
7. NEW WOOD FLOORING TO BE INSTALLED SHALL BE AS THAT SELECTED BY OWNER. PREP ALL FLOORS TO RECEIVE NEW MATERIAL SELECTED.
8. GC TO PROVIDE TEMPORARY WATERPROOFING / PROTECTION OF UPPER LEVEL AFTER ROOFING HAS BEEN REMOVED PRIOR TO NEW CONSTRUCTION.

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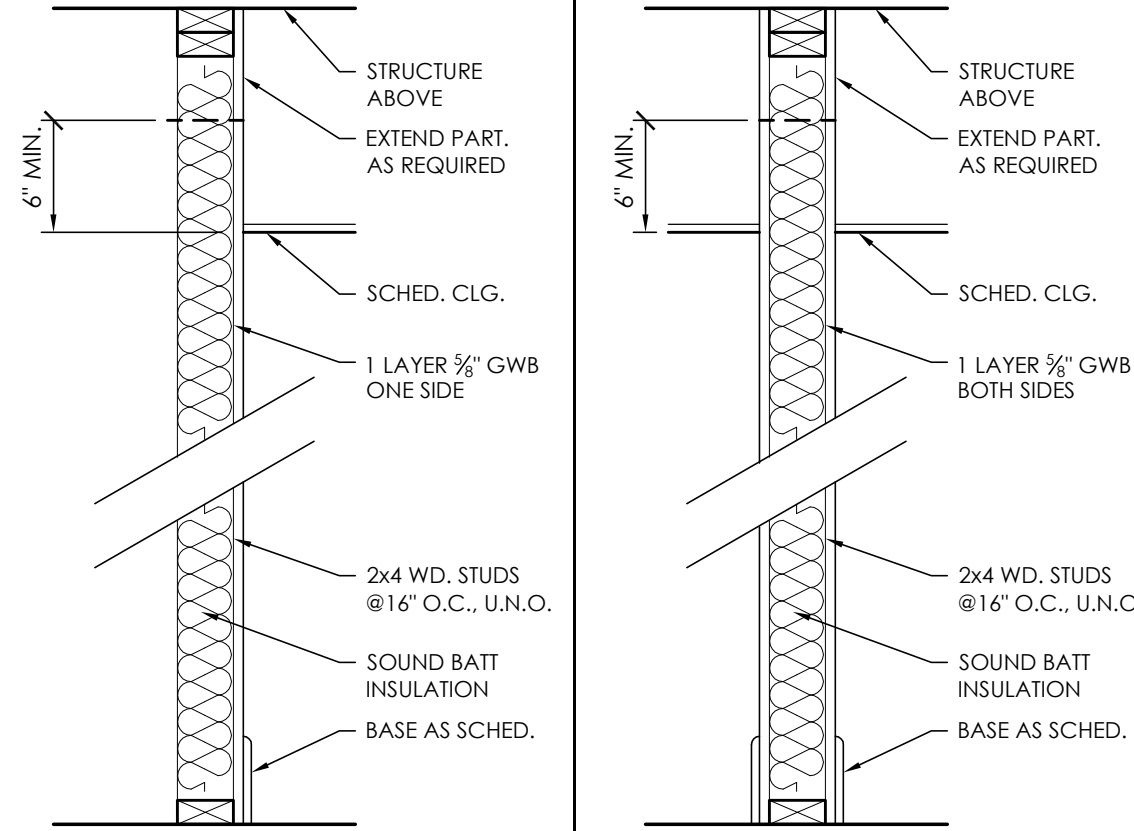
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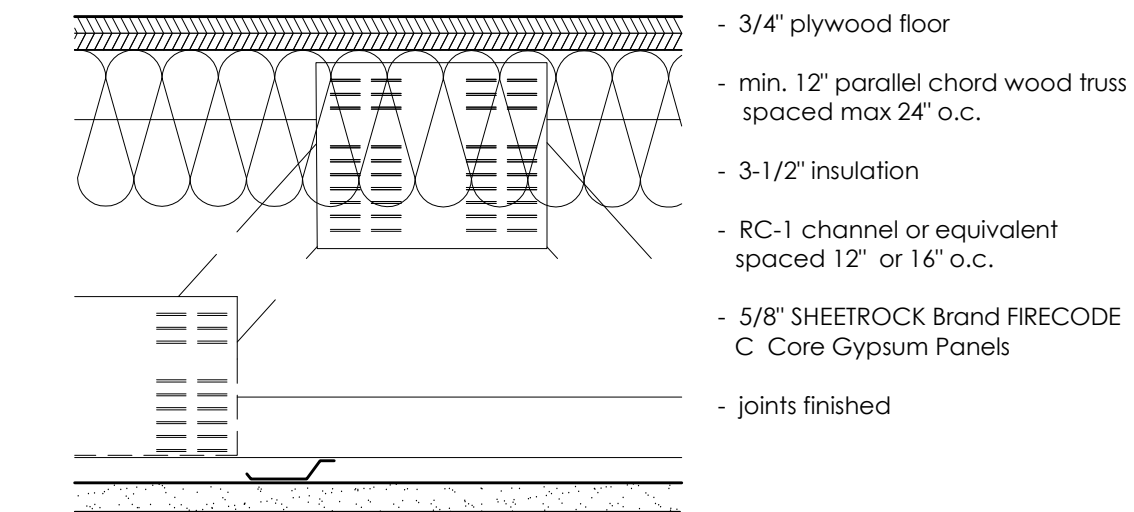
NOTE: ALL WALLS REQUIRING RATINGS SHALL BE FINISHED WITH TYPE "X" GWB THICKNESS AS SPECIFIED FOR PARTITION TYPE. REFERENCE DETAILS FOR TERMINATIONS AND PRIORITIES.

4300: EXTEND PARTITION TO UNDERSIDE OF STRUCTURE ABOVE	6300: 6301	4302: EXTEND PARTITION TO UNDERSIDE OF STRUCTURE ABOVE	6302: 6303
4301: HALF PARTITION ABOVE FINISH CEILING MIN. 6" REF. DTLS. AS NEC. U.N.O.		4303: HALF PARTITION ABOVE FINISH CEILING MIN. 6" REF. DTLS. AS NEC. U.N.O.	UL L314

- FOR ALL PARTITIONS LISTED AS RATED ON THESE DOCUMENTS, TYPE "X" GWB SHALL BE USED AND SHALL BE FIRE CAULKED AT THE BASE AND HEAD TIGHT TO THE STRUCTURE. TYP. ALL PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE PROTECTED WITH CODE COMPLIANT AND UL LISTED PRODUCTS TO MAINTAIN RATING OF PENETRATED ASSEMBLY.
- FOR ALL AREAS IN "WET ROOMS", THE USE OF MOISTURE RESISTANT GWB SHALL BE REQUIRED AS A SUBSTITUTE FOR NORMAL GWB. WHERE A "WET WALL" IS CONSIDERED A PART OF A RATED ASSEMBLY, MOISTURE RESISTANT GWB / CMT. BACKER BOARD SHALL BE APPLIED OVER AND IN ADDITION TO THE BASE TYPE "X" LAYER.
- FOR ALL ROOMS / WALLS REQUIRING TILE FINISHES, CEMENT BACKER BOARD SHALL BE USED IN THE SAME THICKNESS AS THE ABUTTING GWB FINISH SURFACE.
- FOR ALL WALLS REQUIRING RATING THAT HAVE EXISTING GWB FINISH, GENERAL CONTRACTOR MAY APPLY ADDITIONAL LAYER(S) AS NECESSARY TO THE EXISTING WALL SURFACE OR REMOVE EXISTING GWB AND INSTALL NEW TYPE "X" GWB. TYPICAL FOR ALL RATED CONDITIONS.
- NEW WALLS NOT REQUIRING RATING (4303) WITH EXISTING GWB CEILING ABOVE (FIRST LEVEL) SHALL BE TERMINATED AT THE GWB CEILING PLANE. CONTRACTOR TO MODIFY EXISTING CEILING TO INSTALL NECESSARY BLOCKING AND BRIDGING FOR SECURE ATTACHMENT OF WOOD TOP PLATE. PATCH AREA DAMAGED TO MATCH ADJACENT AND IMPROVED CEILING FINISH.
- ALL WALLS ON ALL FLOORS SHALL RECEIVE NEW LATEX PAINT. WALLS TO BE PAINTED 2 COATS, MIN. WITH EGGSHELL FINISH. BASE AND OTHER TRIM SHALL RECEIVE TWO COATS, MIN. SEMI-GLOSS.

1 HR RATED ASSEMBLY

#### GENERAL PARTITION NOTES

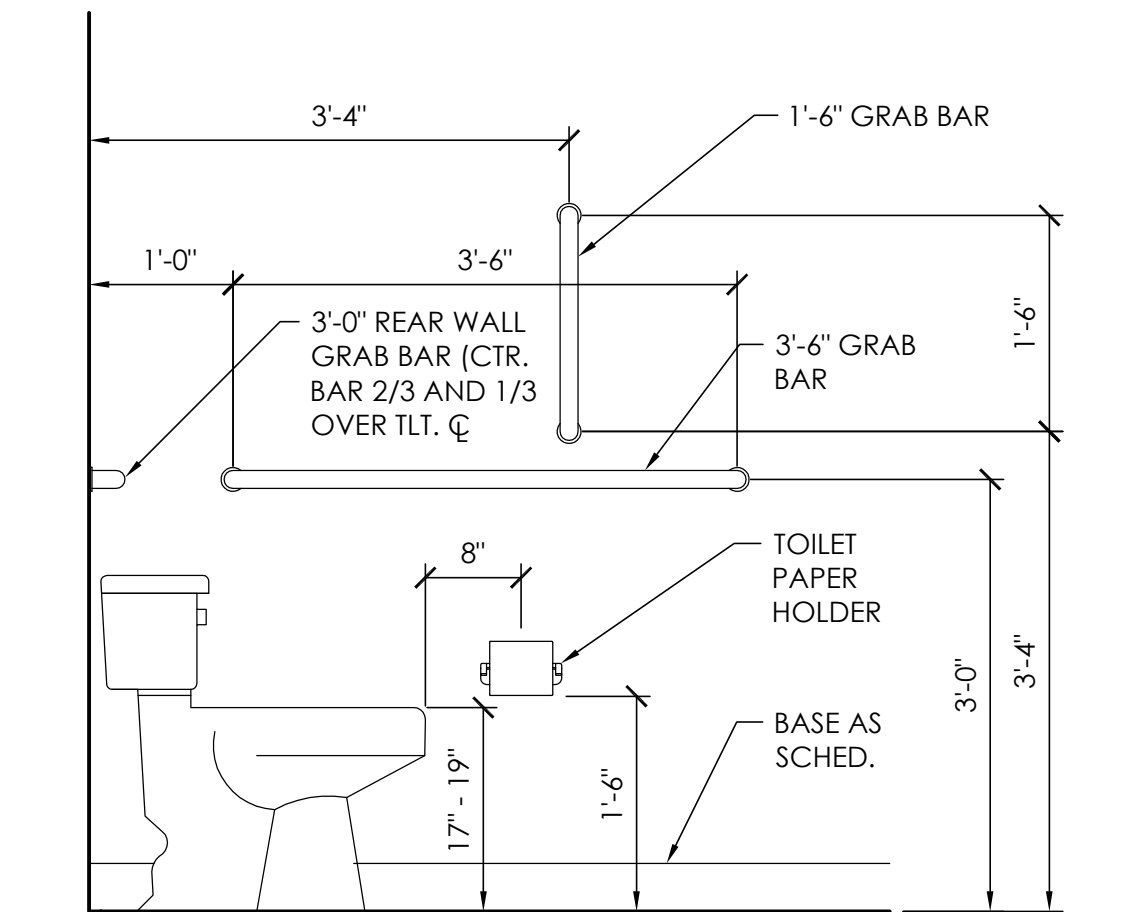


NO HORIZONTAL ASSEMBLY SEPARATIONS ARE REQUIRED DUE TO ENTIRE BUILDING BEING CLASSIFIED AS GROUP B OCCUPANCY. HOWEVER STRUCTURE SUPPORTING SHAFT CONSTRUCTION SHALL BE PROTECTED PER THE VERTICAL SHAFT REQUIREMENT OF 1 HOUR. PROTECTION AS IDENTIFIED ABOVE TO BE DETERMINED ONCE BUILDING INTERIOR HAS BEEN DEMOLISHED AND THE EXISTING STRUCTURE - SHAFT RELATIONSHIP CAN BE DETERMINED. REFERENCE PLANS ILLUSTRATING LIMITS TO BE PROTECTED ABOVE. IN THE EVENT PROTECTION IS NECESSARY, CONTRACTOR TO PROTECT TO A LIMIT NOT LESS THAN 2'-0" EITHER SIDE OF SHAFT CONSTRUCTION.



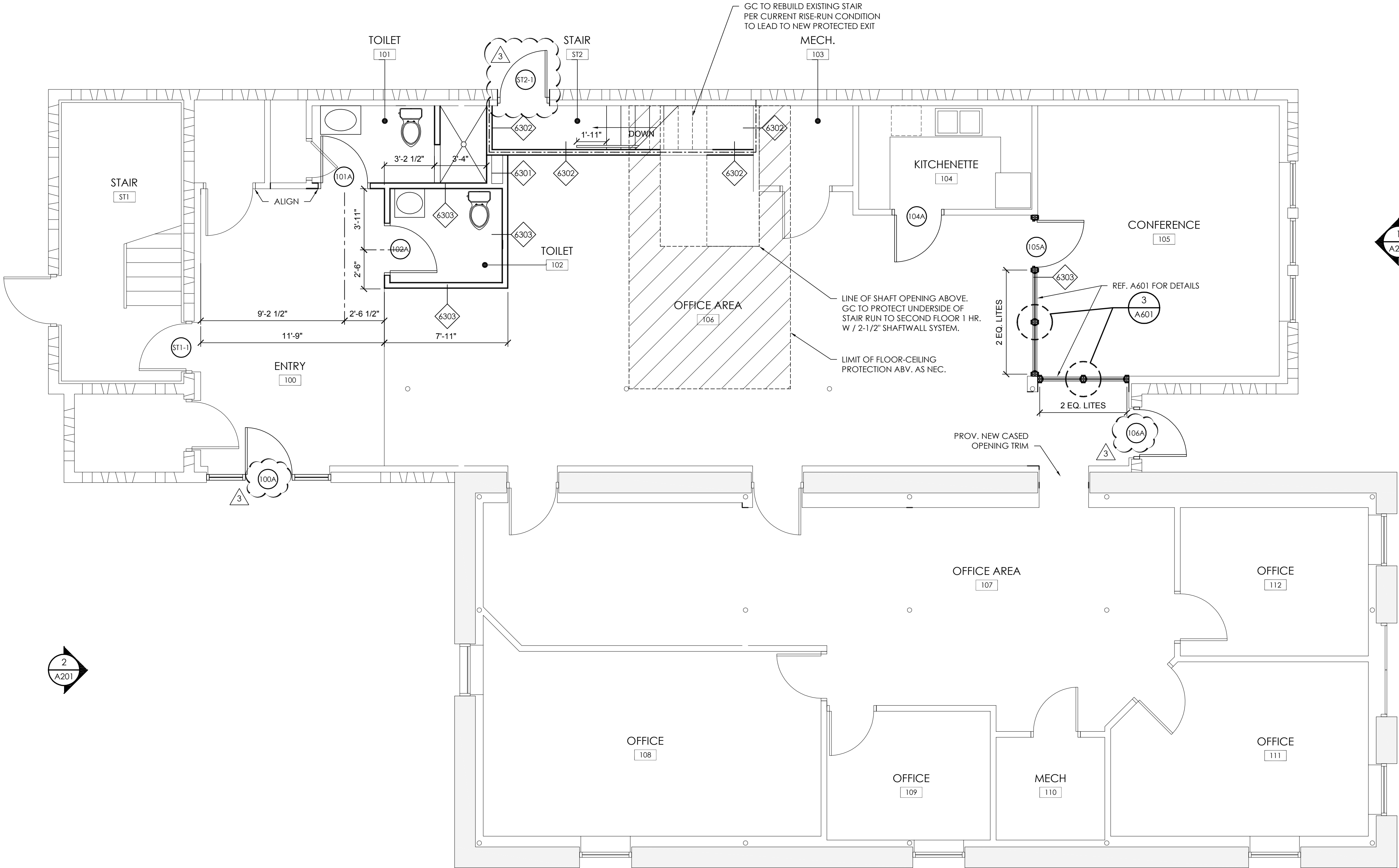
#### 1 HOUR FLOOR CEILING ASSEMBLY

UL Design No. L521



#### ADA TOILET DIAGRAM

1" = 1'-0"



ALL EXISTING WINDOWS IN THE HISTORIC BUILDING ARE NOT HISTORIC AND SHOULD BE REPLACED WITH DOUBLE HUNG WOOD TRUE DIVIDED LITE, SINGLE PANE WINDOWS TO MATCH EXISTING AS INDICATED IN EXISTING PHOTOS.

EXISTING WINDOWS IN ADDITION TO REMAIN. CONTRACTOR TO MAKE REPAIRS IN KIND AS NECESSARY.

REF. ELEVATION SHEETS A201 AND A202.

#### NEW WORK - PROPOSED FIRST FLOOR PLAN

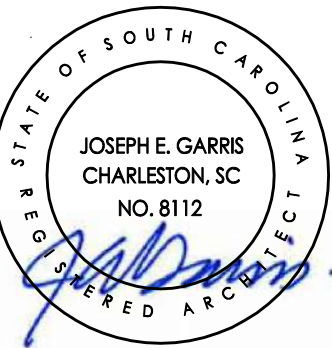
1" = 1'-0"

#### 241 EAST BAY STREET RENOVATIONS

241 East Bay Street  
Charleston, SC 29401

#### Document Record

No.	Date	Description
1	04.01.15	B.A.R. SUBMITTAL
2	06.01.15	Permit Documents
3	07.05.15	B.A.R. Revision



#### PROPOSED FLOOR PLAN - NEW WORK FIRST FLOOR

06.01.15  
Date

VARIES  
Scale

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Drawn

15-01  
Job No.

A101

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1. INSTALL NEW DOOR AND FRAME AT EDGE OF JAMB OF EXISTING DEMOISHED DOOR IN THIS WALL.
2. PROVIDE 1/2" CMT. BACKER BOARD AND "RED-GUARD" WATERPROOFING IN SHOWER ROOM 209.  
REF. DETAIL BELOW FOR SEPARATION WALL BETWEEN SHOWER AND TOILET AREA.  
PROVIDE 4" CURB AT SHOWER ENTRY WITH WATERPROOFING AND TILE AS SELECTED. ALL WALLS INTERIOR TO THE SHOWER SHALL BE TILED.  
SHOWER DOOR SHALL BE FRAMELESS TYPE WITH STANDARD HARDWARE PER OWNER SELECTION.  
PROVIDE PRE-SLOPE SETTING BED IN SHOWER TO PROVIDE POSITIVE DRAINAGE TO DRAIN. MIN. 1/4" PER FOOT.
3. COORDINATE FINAL CHIMNEY DETAILS DURING CONSTRUCTION WITH RESPECT TO OWNER DETAIL AND FINISH REQUIREMENTS.
4. FOR ALL WALLS REQUIRING RATING THAT HAVE EXISTING GWB FINISH, GENERAL CONTRACTOR MAY APPLY ADDITIONAL LAYER(S) AS NECESSARY TO THE EXISTING WALL SURFACE OR REMOVE EXISTING GWB AND INSTALL NEW TYPE "X" GWB.
5. NEW WALLS NOT REQUIRING RATING (6303) WITH EXISTING GWB CEILING ABOVE (FIRST LEVEL) SHALL BE TERMINATED AT THE GWB CEILING PLANE. CONTRACTOR TO MODIFY EXISTING CEILING TO INSTALL NECESSARY BLOCKING AND BRIDGING FOR SECURE ATTACHMENT OF WOOD TOP PLATE. PATCH AREA DAMAGED TO MATCH ADJACENT AND IMPROVED CEILING FINISH.
6. ALL FLOOR BASE TO MATCH EXISTING WHERE REPAIRS OR EXTENSIONS ARE NECESSARY.

- 2111.9.2** Hearth extension thickness. The minimum thickness of hearth extensions shall be 2 inches (51 mm).  
Exception: When the bottom of the firebox opening is raised at least 8 inches (203 mm) above the top of the hearth extension, a hearth extension of not less than 3/8-inch-thick (9.5 mm) brick, concrete, stone, tile or other approved noncombustible material is permitted.
- 2111.10** Hearth extension dimensions. Hearth extensions shall extend at least 16 inches (406 mm) in front of, and at least 8 inches (203 mm) beyond, each side of the fireplace opening. Where the fireplace opening is 6 square feet (0.557 m<sup>2</sup>) or larger, the hearth extension shall extend at least 20 inches (508 mm) in front of, and at least 12 inches (305 mm) beyond, each side of the fireplace opening.

2 / A102  
NTS

## GENERAL NOTES

- TILE PER OWNER SELECTION
- WATERPROOFING
- CEMENT BACKER BOARD
- 12 GA. STRUCTURAL MTL.  
STUDS @ 12" O.C.
- 5/8" MOISTURE RESISTANT  
GYPSUM WALL BOARD
- PROVIDE IN-WALL TREATED  
WOOD BLOCKING AS NEC.  
FOR ACCESSORIES PER  
OWNER SELECTION

3 / A201  
1 1/2" = 1'-0"

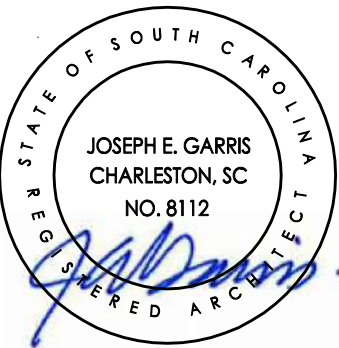
## SHOWER WALL DETAIL

### 241 EAST BAY STREET RENOVATIONS

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### PROPOSED FLOOR PLAN - NEW WORK SECOND FLOOR

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1/4" = 1'-0"  
Scale

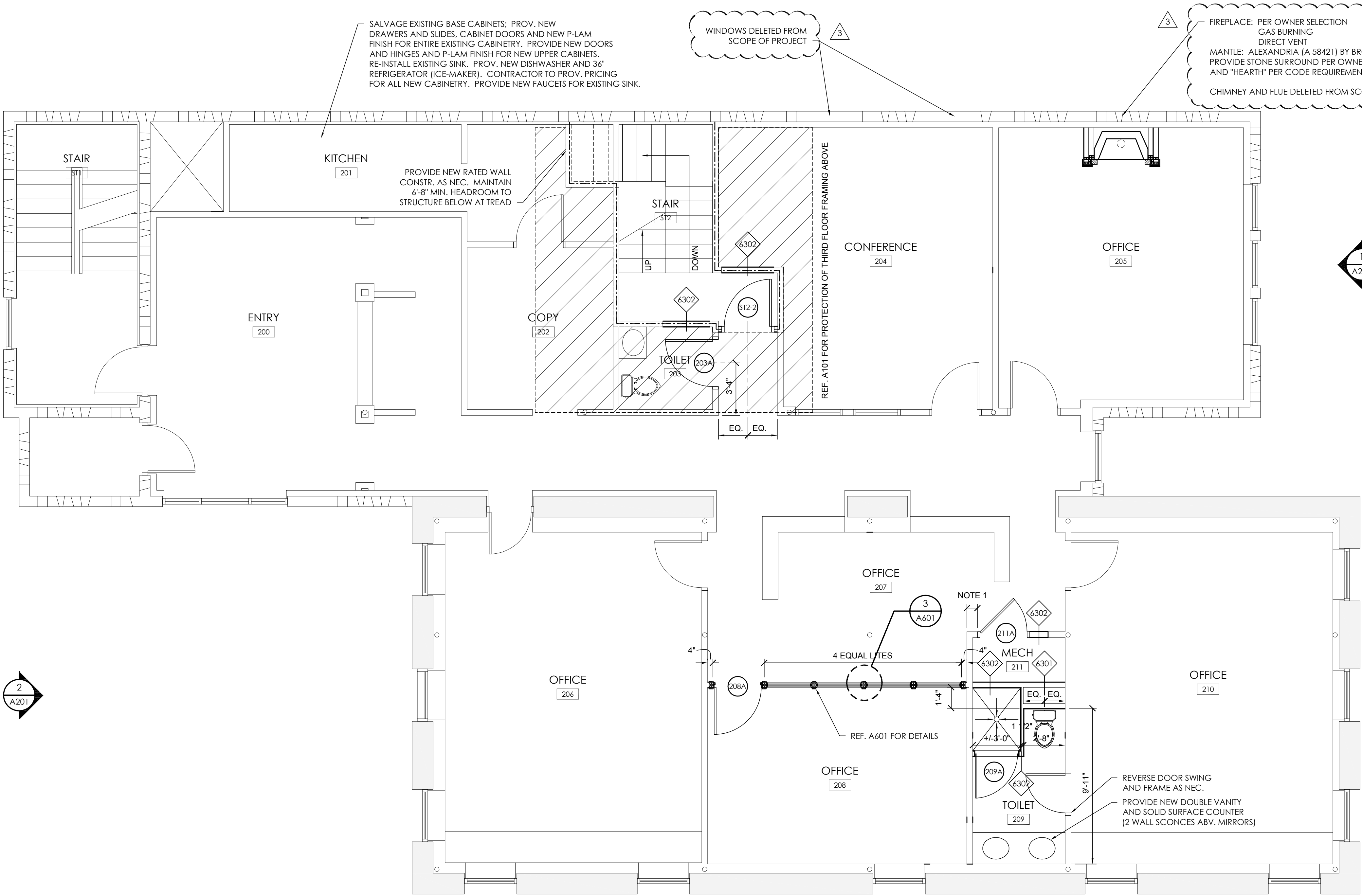
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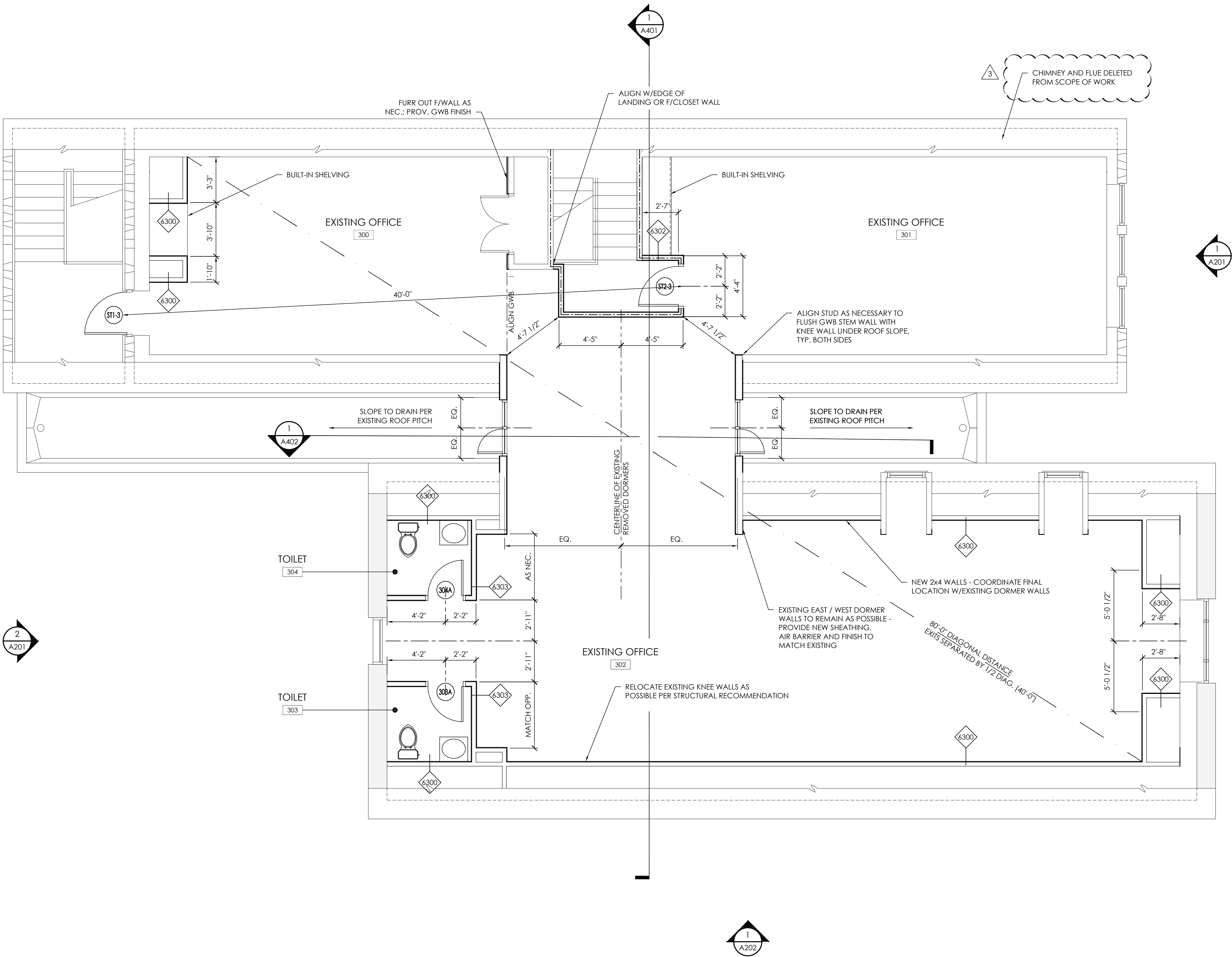


ALL EXISTING WINDOWS IN THE HISTORIC BUILDING ARE NOT HISTORIC AND SHOULD BE REPLACED WITH DOUBLE HUNG WOOD TRUE DIVIDED LITE, SINGLE PANE WINDOWS TO MATCH EXISTING AS INDICATED IN EXISTING PHOTOS THIS SHEET.

EXISTING WINDOWS IN ADDITION TO REMAIN. CONTRACTOR TO MAKE REPAIRS IN KIND AS NECESSARY.

REF. ELEVATION SHEETS A201 AND A202.





1. EXIT SEPARATION IS 1/2 OF OVERALL DIAGONAL OF SPACE SERVED. REF. PLAN FOR DIMENSION.
2. CONTRACTOR TO PROVIDE PAINT AND SIMPLE 1x6 BASEBOARD THIS FLOOR.
3. STRIP EXISTING WINDOW ON EAST BAY STREET SIDE IN NEW ADDITION AREA AND REPAIR ALL ROT AND DETERIORATED CONDITIONS. CAULK AND REPAINT.
4. REMOVE ALL DUCTWORK, ELECTRICAL, ETC. THAT IS ABANDONED IN VOID AREAS UNDER ROOF AFTER RECONSTRUCTION.
5. PROVIDE FULL CAVITY OPEN CELL SPRAY FOAM INSULATION IN ROOF RAFTERS, TYP. TO UPPER FLOOR. REF. MECHANICAL FOR MINIMUM R-VALUE REQUIREMENTS.
6. PROVIDE SINGLE PEDESTAL SINK OR 30" VANITY IN NEW BATHROOMS PER OWNER REQUIREMENTS.
7. PROVIDE CARPET IN OFFICE AREA PER OWNER SELECTION AND CERAMIC TILE FLOORING IN TOILETS.

2 / A103  
NTS

### GENERAL NOTES

## BELLO | GARRIS ARCHITECTS

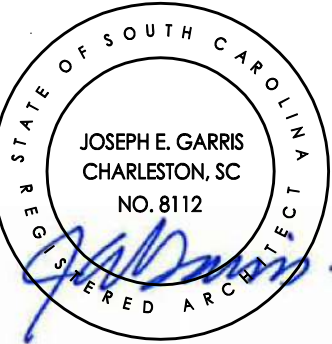
76-b spring street, charleston, sc 29403  
eric@bellogarris.com 843.327.0000  
bellogarris.com

### 241 EAST BAY STREET RENOVATIONS

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### PROPOSED FLOOR PLAN - NEW WORK THIRD FLOOR

06.01.15  
Date

1/4" = 1'-0"  
Scale

JEG  
Drawn

15-01  
Job No.

# A103

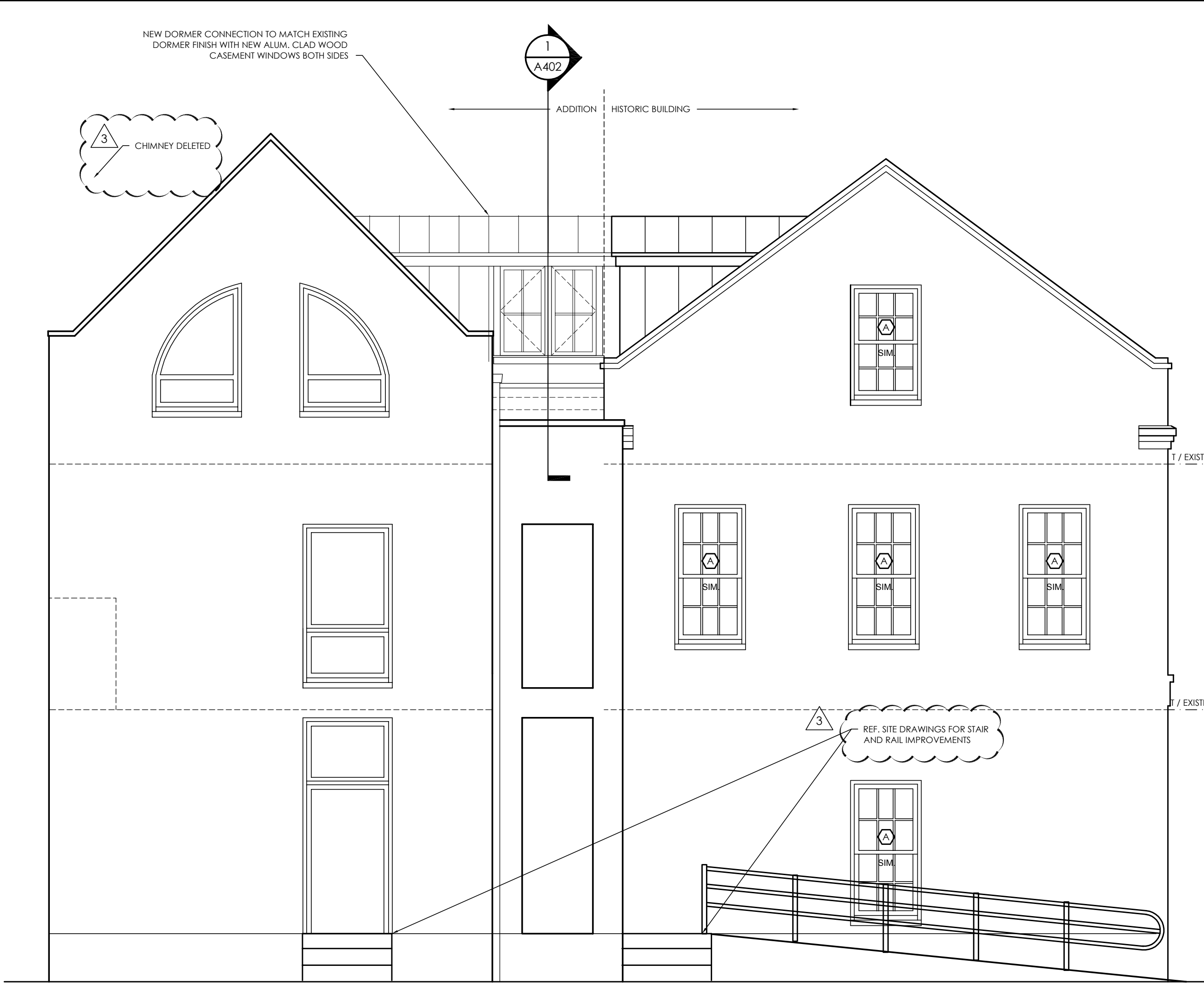
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1 / A201  
3/8" = 1'-0" ELEVATION - EAST



2 / A201  
3/8" = 1'-0" ELEVATION - WEST



1 HR EXTERIOR WALL REQUIRED PER TABLE 602 [FIRE SEPARATION DISTANCE (X<5)]  
15% PROTECTED OPENINGS ALLOWED PER TABLE 705.8  
PER TABLE 716.6 FIRE WINDOW ASSEMBLY FIRE PROTECTION RATINGS:  
1 HR EXTERIOR WALL REQUIRES 45 MIN. FIRE WINDOW ASSEMBLY RATING WITH  
FIRE RATED GLAZING MARKED OH-45 OR W-60

3 / A201  
NTS EXISTING ELEVATION - EAST BAY STREET



4 / A201  
NTS EXISTING WINDOW TYPE A



ALL EXISTING WINDOWS IN THE HISTORIC BUILDING ARE NOT HISTORIC AND SHOULD BE REPLACED WITH DOUBLE HUNG WOOD TRUE DIVIDED LITE, SINGLE PANE WINDOWS TO MATCH EXISTING AS INDICATED IN EXISTING PHOTOS THIS SHEET.  
EXISTING WINDOWS IN ADDITION TO REMAIN. CONTRACTOR TO MAKE REPAIRS IN KIND AS NECESSARY.

5 / A201  
NTS EXISTING WINDOW TYPE B

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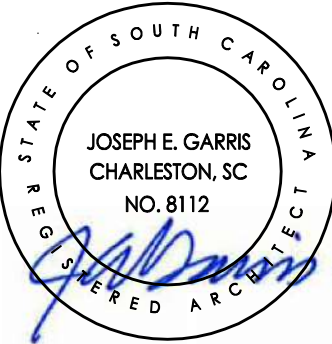
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BUILDING ELEVATIONS

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3/8"=1'-0"  
Scale

JEG  
Drawn

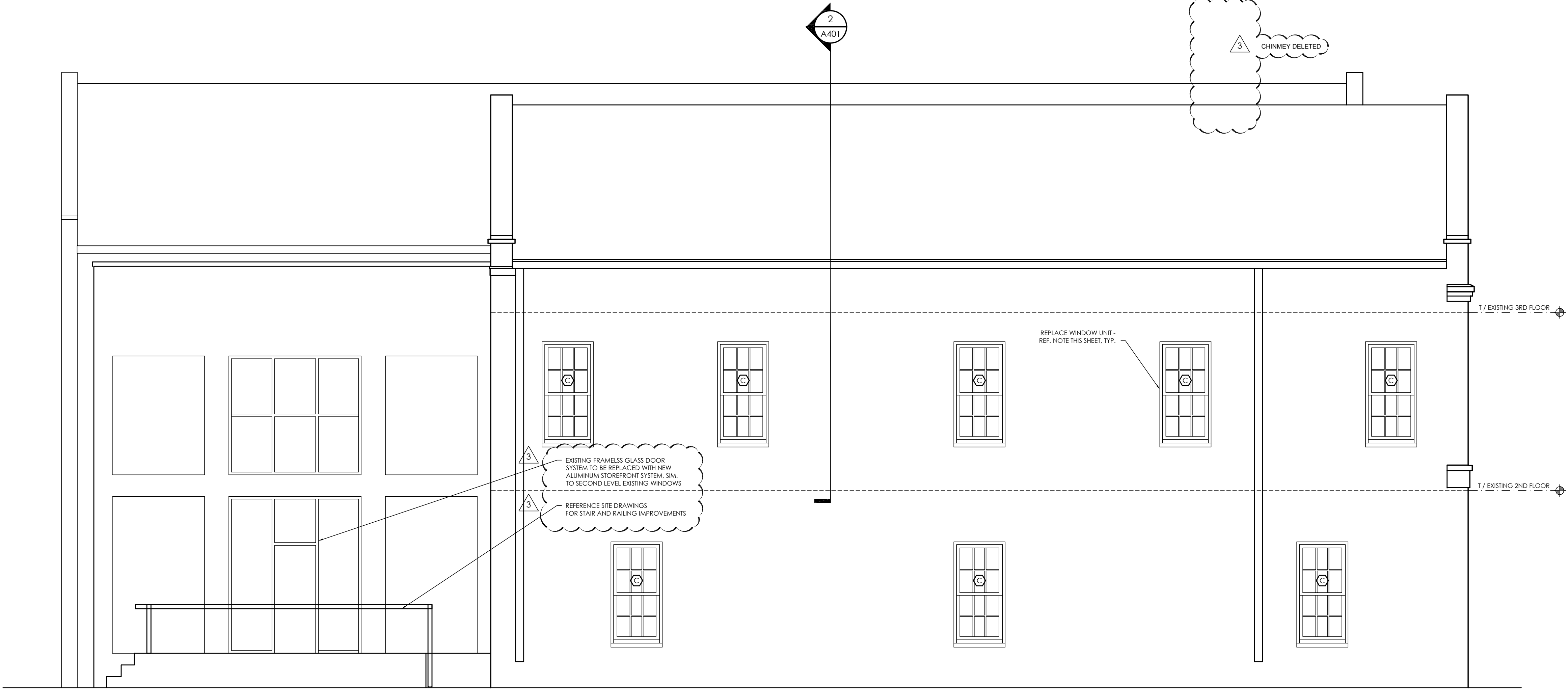
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241 EAST BAY STREET RENOVATIONS

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1 / A202  
3/8" = 1'-0" ELEVATION - SOUTH

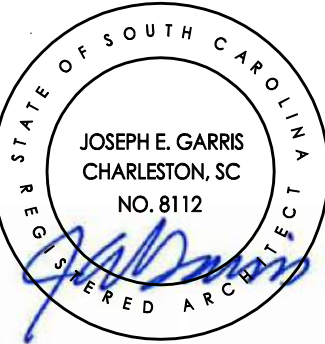
2 / A202  
NTS EXISTING WINDOW TYPE C

ALL EXISTING WINDOWS IN THE HISTORIC BUILDING ARE NOT HISTORIC AND SHOULD BE REPLACED WITH DOUBLE HUNG WOOD TRUE DIVIDED LITE, SINGLE PANE WINDOWS TO MATCH EXISTING AS INDICATED IN EXISTING PHOTOS THIS SHEET.

EXISTING WINDOWS IN ADDITION TO REMAIN. CONTRACTOR TO MAKE REPAIRS IN KIND AS NECESSARY.

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BUILDING ELEVATIONS

06.01.15  
Date

3/8"=1'-0"  
Scale

JEG  
Drawn

15-01  
Job No.

A202

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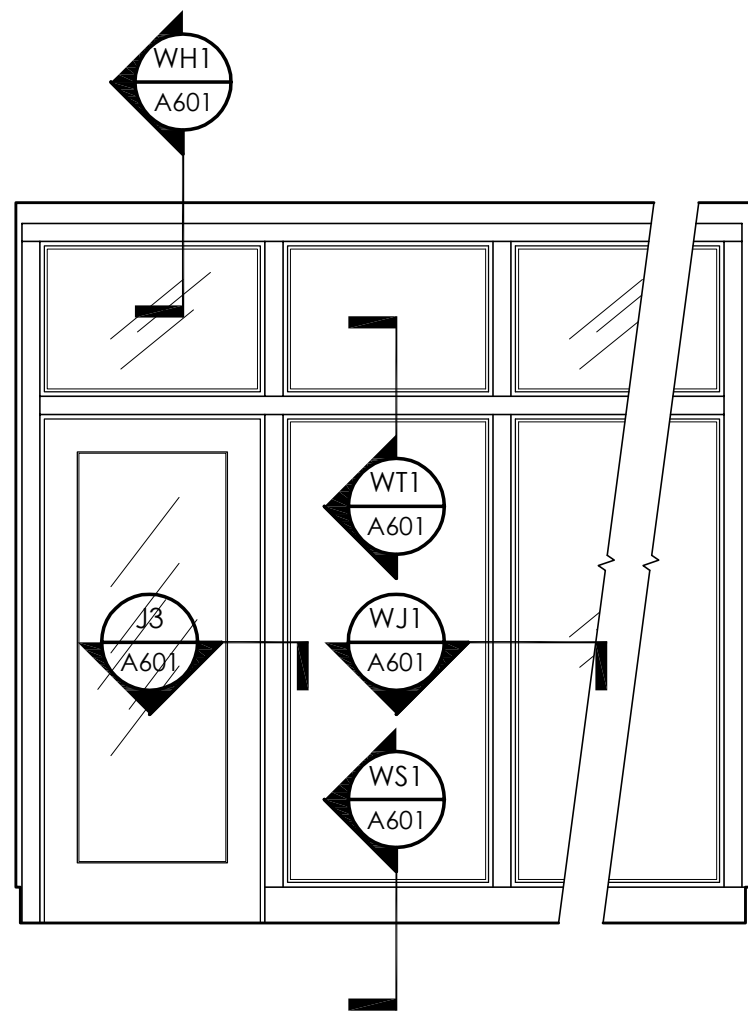
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[illegible]

**DOOR SCHEDULE**

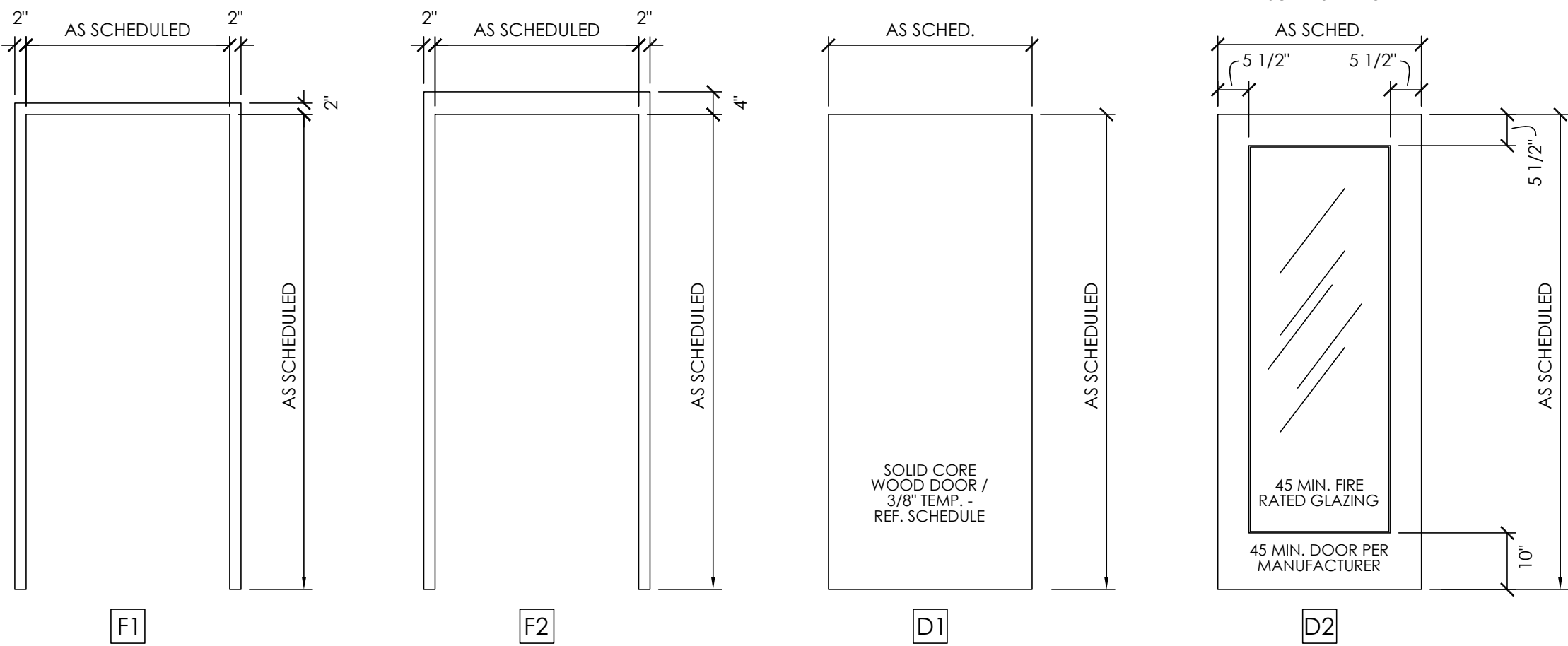
1. ALL DOORS AS SPECIFIED ABOVE SHALL MATCH THE PREDOMINANT STYLE OF DOOR AS FOUND ON EXISTING LEVELS. CONSULT WITH ARCHITECT AND OWNER PRIOR TO ORDERING.
2. ALL NEW DOORS SHALL EITHER BE SOLID CORE WOOD DOORS OR HOLLOW METAL DOORS IN RATED CONDITIONS.
3. ALL DOORS SHALL BE PROVIDED WITH HARDWARE AS SELECTED BY THE OWNER. CONTRACTOR TO PROVIDE AND ALLOWANCE FOR OPENING FOR REPLACEMENT OF ALL HARDWARE IN THE BUILDING.
4. CONSULT WITH THE OWNER PRIOR TO ORDERING TO DETERMINE THE FINAL DOOR FINISH: PT. OR STAIN
5. ALL DOOR HEIGHTS, FOR NEW DOORS, SHALL MATCH THE HEIGHT OF DOORS ON EXISTING LEVELS UNLESS NOTED ABOVE.
6. FIRE RATED DOORS SHALL HAVE OVERHEAD CLOSERS PROVIDED.
7. ALL EXISTING DOORS TO REMAIN SHALL BE STRIPPED, SANDED SMOOTH AND RESTAINED OR SANDED SMOOTH AND REPAINTED.
8. CONTRACTOR TO SUBMIT ALUMINUM STOREFRONT ASSEMBLIES FOR APPROVAL FOR DOORS 100A AND 106A THAT FIT THE EXISTING OPENINGS. COORDINATE LAYOUT, SIDELITES AND TRANSOM ELEMENTS WITH ARCHITECT PRIOR TO ORDERING. BASIS OF DESIGN: YKK YHS 50 TO IMPACT RATED ASSEMBLY WITH 1" INSULATED IMPACT GLAZING. INSTALLATION DETAIL SIMILAR TO H1 / J1 ON SHEET A601.
9. THRESHOLDS BETWEEN DISSIMILAR FLOOR FINISHES SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. WHERE FLOOR FINISHES ABOUT ONE ANOTHER AT DOOR LOCATIONS, THE MATERIAL CHANGE SHALL OCCUR UNDER THE DOOR IN THE CLOSED POSITION.
10. FOR DOOR S11.3, PROVIDE A FLAT 45 MIN. DOOR AND FRAME ASSEMBLY (TGP FIREFRAME), "VISION GLAZING TO BE Fireglaze®20, Pilkington Pyrostop® or, the Fireflex®.
11. PROVIDE WINDOW UNITS FROM TOP FIREFRAME FOR EXTERIOR 40 MIN. RATED WINDOWS IN NORTH WALL. INFORMATION IN NOTE 10 ABOVE.
12. INSTALL TRANSOM ELEMENTS ABOVE NEW INTERIOR WINDOWS AS POSSIBLE PER S / A601. CONSULT WITH ARCHITECT REGARDING FINAL CEILING HEIGHTS PRIOR TO FRAMING.



## GENERAL NOTES

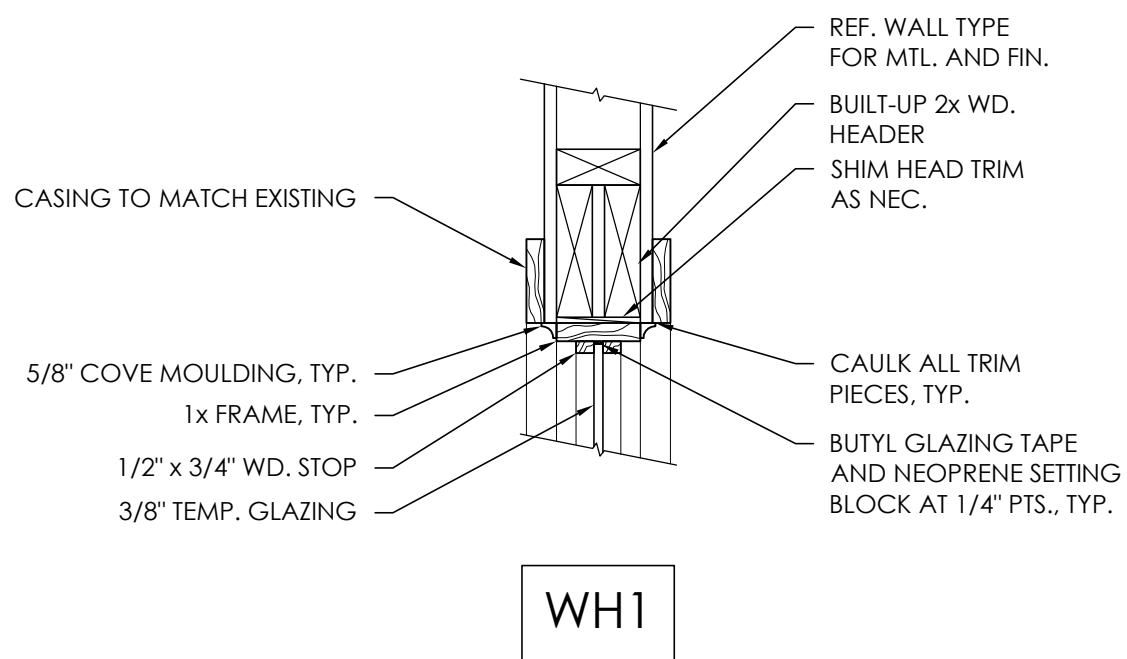
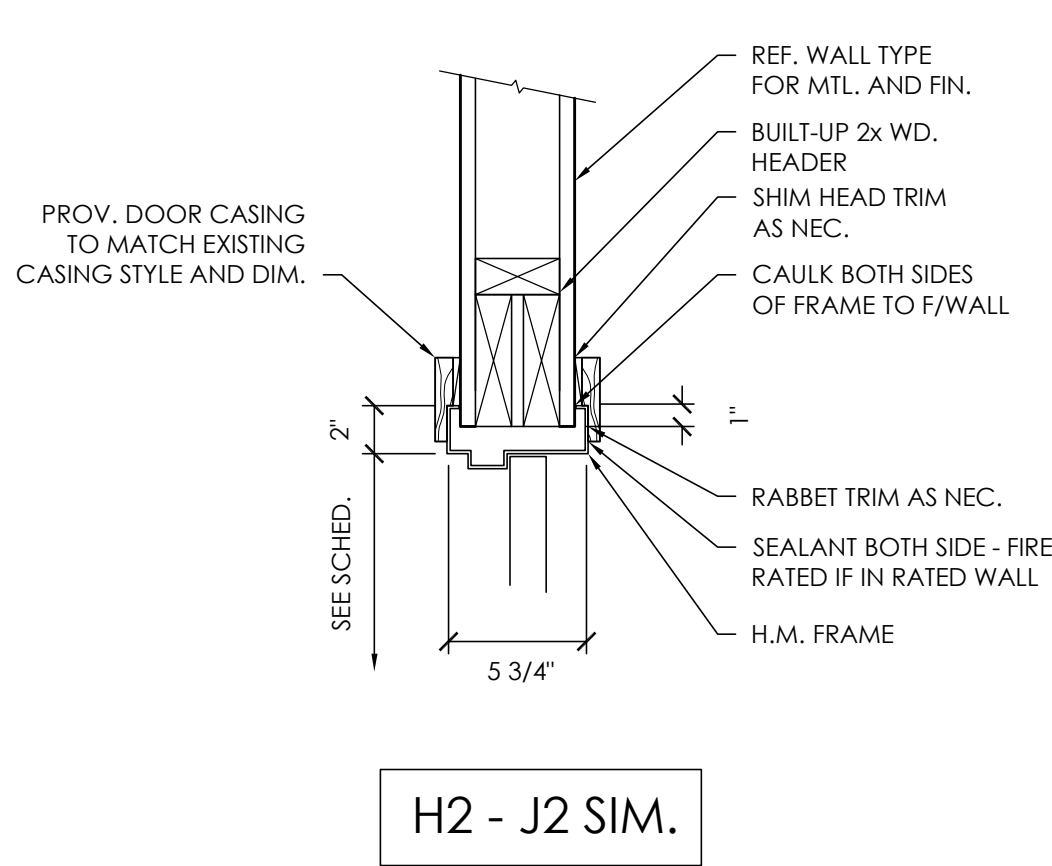
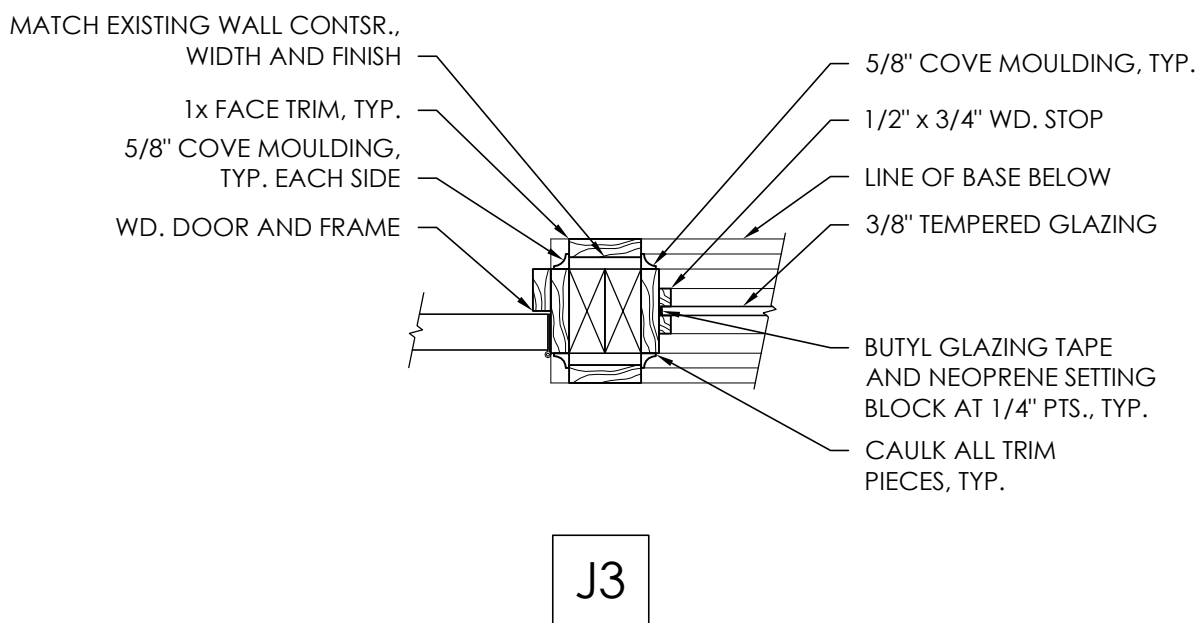
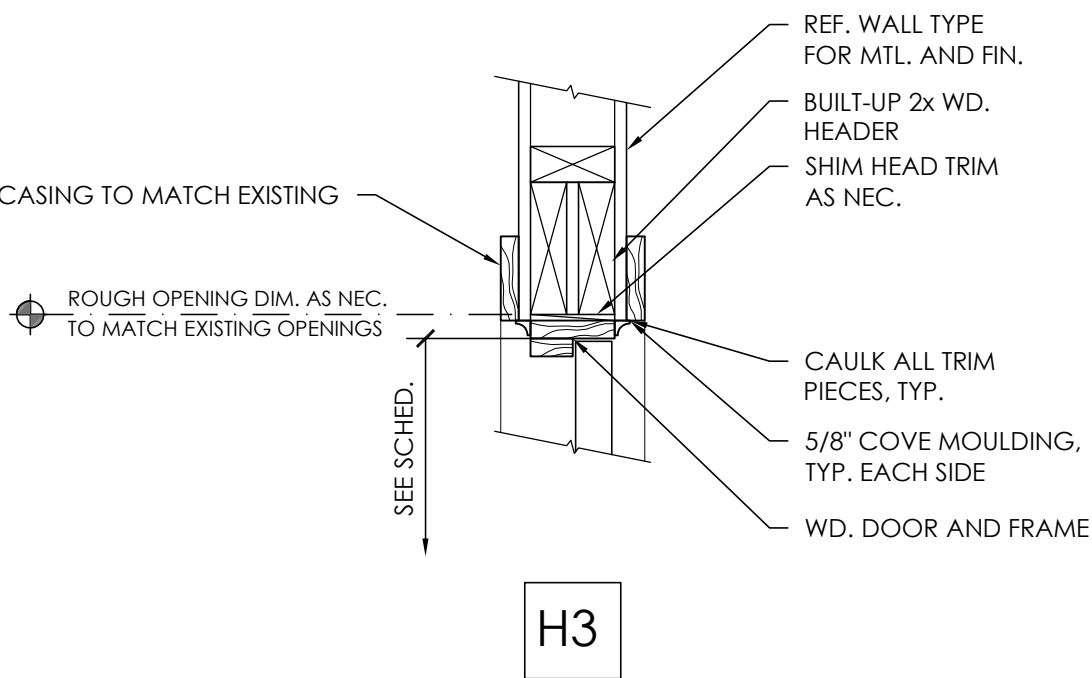
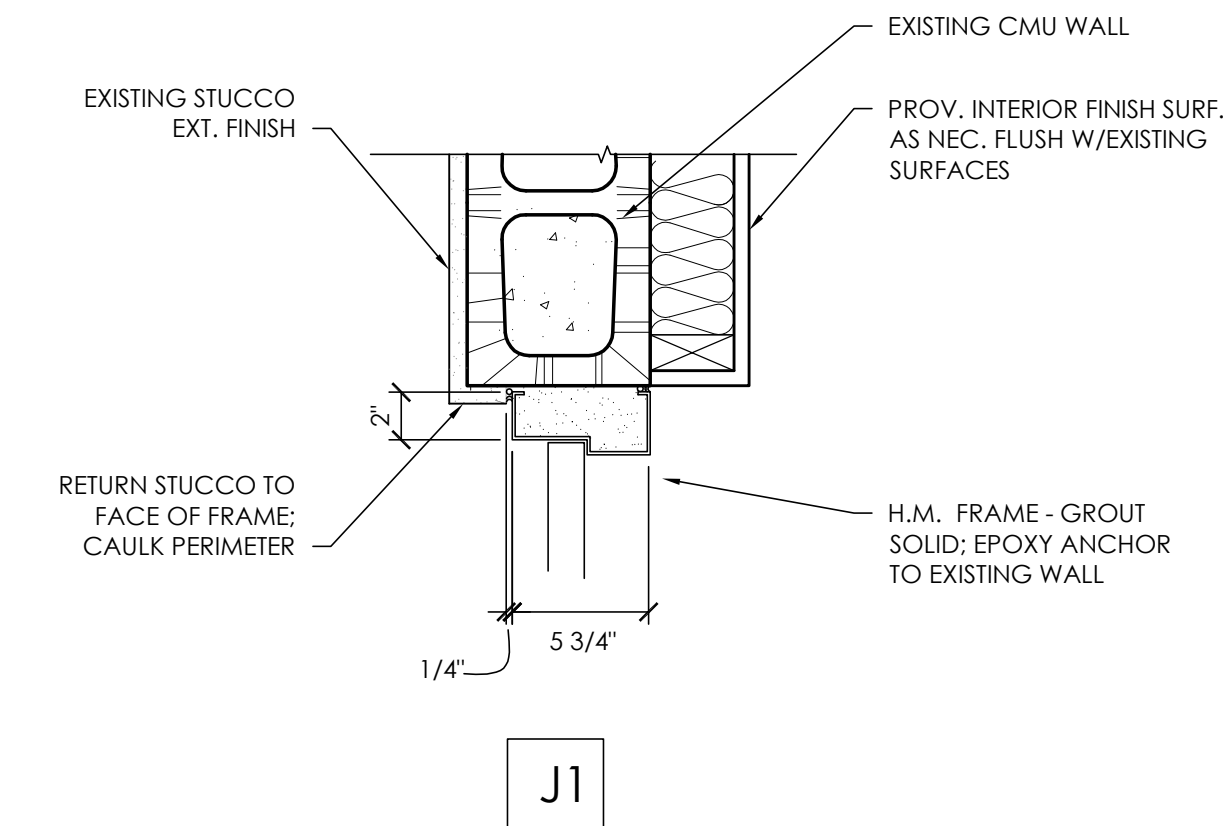
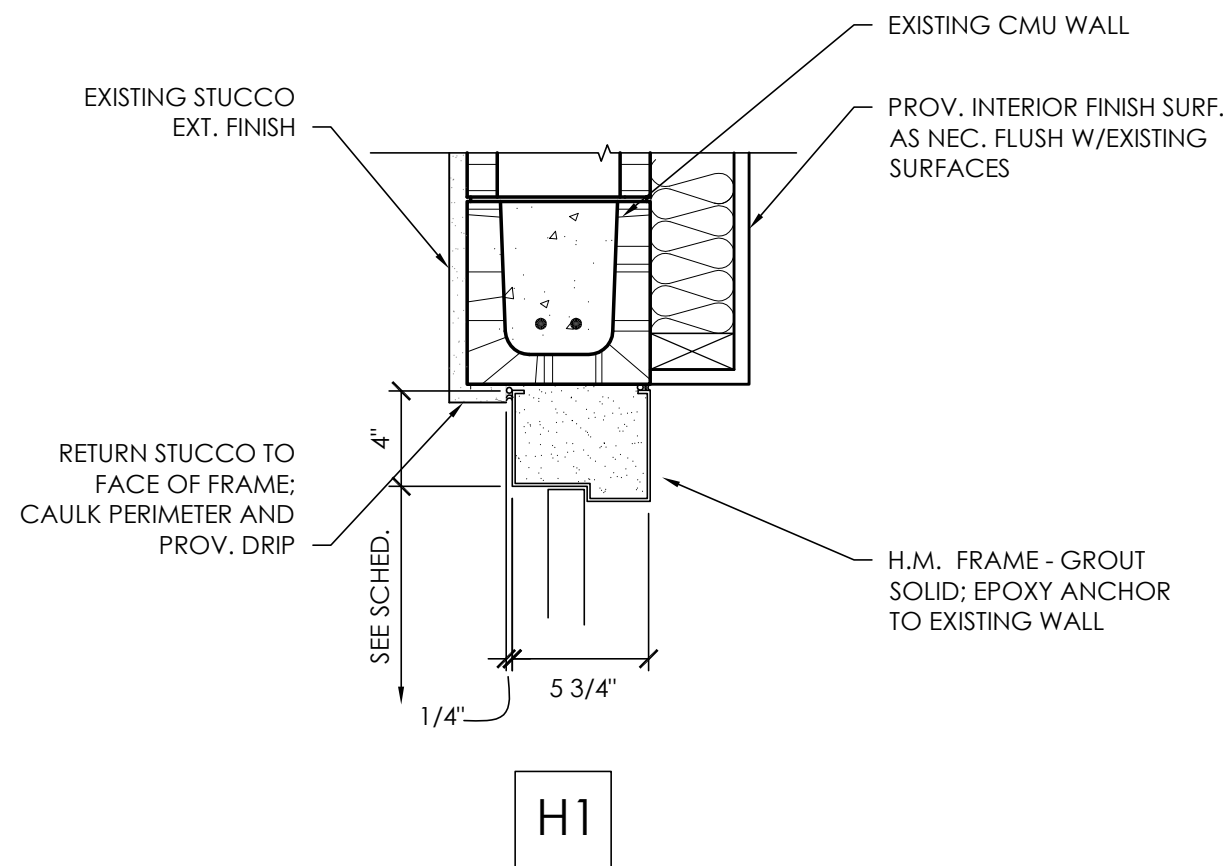
5 / A601	<b>INTERIOR WINDOW ELEVATION</b>
1/2" = 1'-0"	

### INTERIOR WINDOW ELEVATION

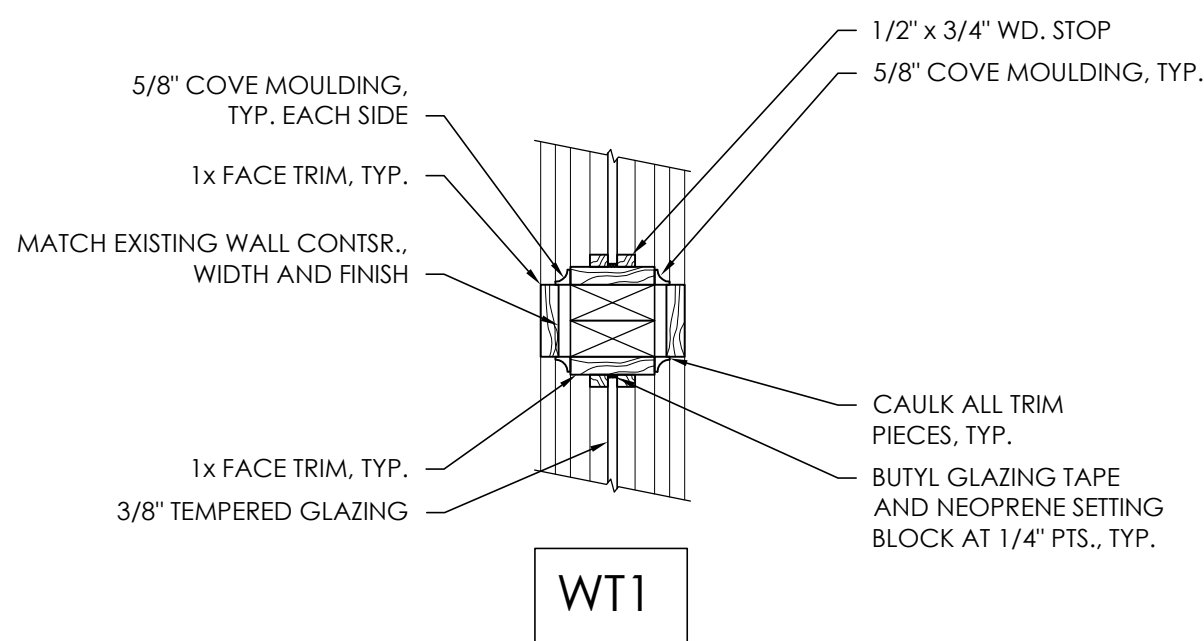


## DOOR AND FRAME ELEVATIONS

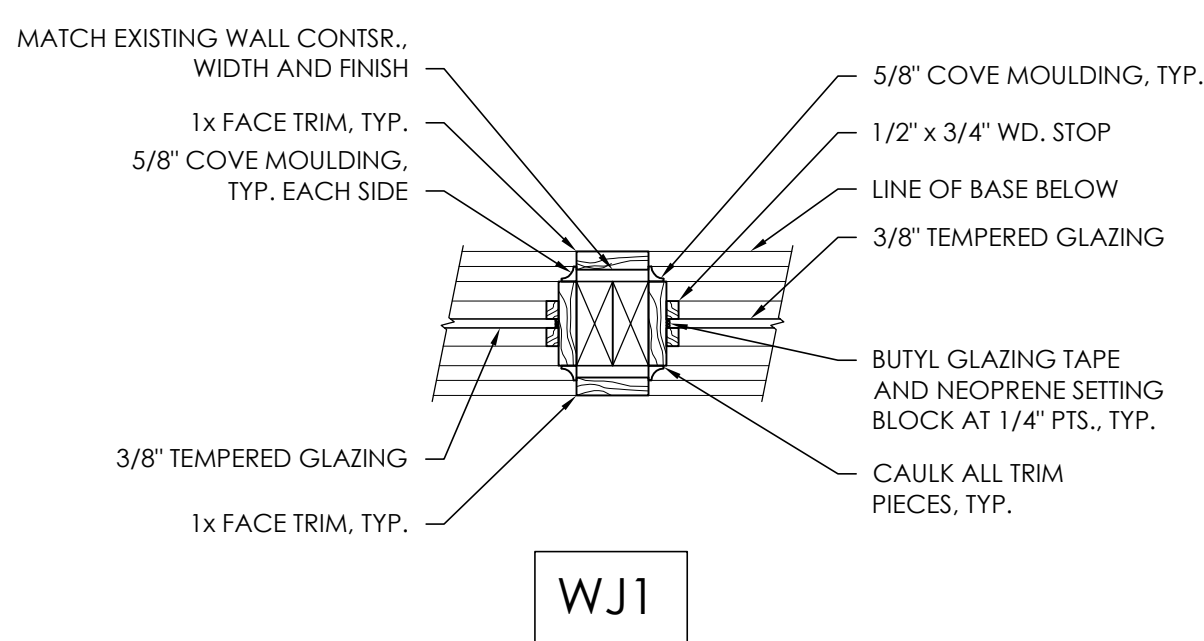
4 / A601  
1/2" = 1'-0"



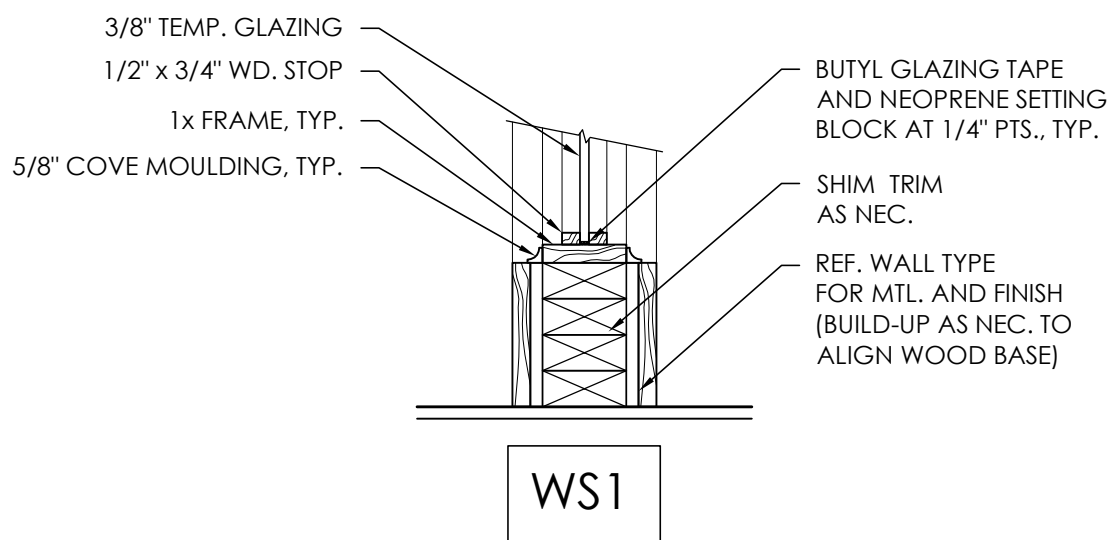
## INTERIOR WINDOW HEAD DETAIL



## INTERIOR WINDOW TRANSOM DETAIL



## INTERIOR WINDOW JAMB DETAIL



## INTERIOR WINDOW SILL DETAIL

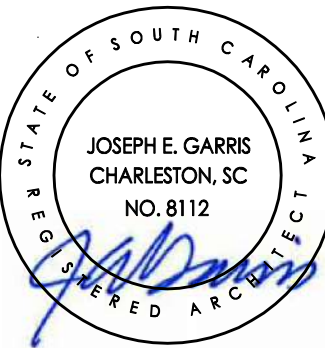
76-b spring street, charleston, sc 29403  
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bellogarris.com

## 241 EAST BAY STREET RENOVATIONS

241 East Bay Street  
Charleston, SC 29401

## Document Record

No.	Date	Description
1	06.01.15	Permit Documents
2	07.05.15	B.A.R. Revision



## ENLARGED DOOR AND WINDOW DETAILS AND DOOR SCHEDULE

06.01.15  
Date

VARIES  
Scale

JEG  
Drawn

15-01  
Job No.

A601   
RELEASED FOR CONSTRUCTION

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