

# 39 BROAD STREET

## EXTERIOR FACADE RENOVATION

### CHARLESTON, SC

### 29401

TMS #: 458-09-03-120

#### ARCHITECT

SEBASTIAN VON MARSHALL ARCHITECT, LLC  
43 BROAD STREET, SUITE 200  
CHARLESTON, SC 29401  
TEL: 843.790.4924

#### STRUCTURAL ENGINEER

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17 LOCKWOOD DRIVE, SUITE 500  
CHARLESTON, SC 29401  
TEL: 843.577.8850

#### CONTRACTOR

UPSOUTH, LLC  
81 COLUMBUS STREET, SUITE B  
CHARLESTON, SC 29403  
TEL.: 843.614.3317

#### CONTRACTOR

MAGEE RATCLIFF CONSTRUCTION, LLC  
PO BOX 30158  
CHARLESTON, SC 29417  
TEL.: 843.607.1873

#### PRESERVATION CONSULTANT

BVL HISTORIC PRESERVATION RESEARCH  
231 KING STREET, THIRD FLOOR  
CHARLESTON, SC 29401  
TEL: 843.212.6951



#### SHEET LIST

| DRAWING #: | DRAWING TITLE:                            | ISSUANCE:                     | ISSUE DATE:      |
|------------|-------------------------------------------|-------------------------------|------------------|
|            | ARCHITECTURAL DRAWINGS                    |                               |                  |
| A-000      | COVER SHEET                               | ISSUE FOR CONSTRUCTION        | 4.28.2026        |
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| AE-101     | FIRST FLOOR ELECTRICAL PLAN               | ISSUE FOR CONSTRUCTION        | 4.28.2026        |
|            | STRUCTURAL DRAWINGS                       |                               |                  |
| S001       | GENERAL NOTES                             | ISSUE FOR PERMIT              | 12.9.2025        |
| S002       | GENERAL NOTES                             | ISSUE FOR PERMIT              | 12.9.2025        |
| S003       | SPECIAL INSPECTIONS                       | ISSUE FOR PERMIT              | 12.9.2025        |
| S004       | SPECIAL INSPECTIONS                       | ISSUE FOR PERMIT              | 12.9.2025        |
| S005       | SPECIAL INSPECTIONS                       | ISSUE FOR PERMIT              | 12.9.2025        |
| S100       | BASEMENT PLAN                             | ISSUE FOR PERMIT              | 12.9.2025        |
| S101       | GROUND LEVEL PLAN                         | ISSUE FOR PERMIT              | 12.9.2025        |
| S201       | NORTH ELEVATION                           | ISSUE FOR PERMIT              | 12.9.2025        |
| S301       | SECTION 1 LOOKING EAST                    | ISSUE FOR PERMIT              | 12.9.2025        |
| S302       | SECTION 2 LOOKING EAST                    | ISSUE FOR PERMIT              | 12.9.2025        |
| S303       | SECTION 3 LOOKING EAST                    | ISSUE FOR PERMIT              | 12.9.2025        |
| S501       | STEEL ROD DETAILS                         | ISSUE FOR PERMIT              | 12.9.2025        |
| S502       | IRONWORK DETAIL                           | ISSUE FOR PERMIT              | 12.9.2025        |
| SH100      | SHORING PLANS                             | ISSUE FOR PERMIT              | 12.9.2025        |
| SH300      | SECTION LOOKING EAST - SHORING            | ISSUE FOR PERMIT              | 12.9.2025        |
| SH301      | SECTION LOOKING NORTH - SHORING           | ISSUE FOR PERMIT              | 12.9.2025        |

#### REGULATORY APPROVALS

BZA - N/A

BAR - GRANTED CONCEPTUAL APPROVAL WITH BOARD & STAFF CONDITIONS DURING SEPTEMBER 10, 2025 MEETING. FINAL REVIEW BY STAFF.

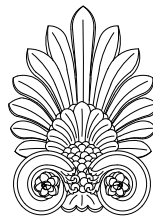
CITY PERMITTING - THE CITY OF CHARLESTON APPROVED THE DRAWING SET FOR PERMIT ON FEBRUARY 17, 2026.

#### STANDARD ABBREVIATIONS

|      |                      |      |                                            |       |                        |
|------|----------------------|------|--------------------------------------------|-------|------------------------|
| ADJ  | ADJUSTABLE           | GA   | GAUGE                                      | REQ'D | REQUIRED               |
| AFF  | ABOVE FINISHED FLOOR | GC   | GENERAL CONTRACTOR                         | RM    | ROOM                   |
|      |                      | GYP  | GYPSUM                                     | RO    | ROUGH OPENING          |
| BD   | BOARD                | HB   | HOSE BIB                                   | S     | SECTION                |
| BO   | BOTTOM OF            | HT   | HEIGHT                                     | SIM   | SIMILAR                |
| BR   | BEDROOM              | HVAC | HEATING, VENTILATING, AND AIR CONDITIONING | STL   | STEEL                  |
| BLDG | BUILDING             |      |                                            |       |                        |
| C    | CENTERLINE           | JT   | JOINT                                      | TBD   | TO BE DETERMINED       |
| CAB  | CABINET              |      |                                            | TEMP  | TEMPORARY              |
| CONC | CONCRETE             | LAM  | LAMINATE                                   | TH    | THICK                  |
| CL   | CLOSET               | LAV  | LAVATORY                                   | TO    | TOP OF                 |
| CLG  | CEILING              |      |                                            | TYP   | TYPICAL                |
| D    | DETAIL               | MECH | MECHANICAL                                 | UNO   | UNLESS NOTED OTHERWISE |
| DIA  | DIAMETER             | MAX  | MAXIMUM                                    |       |                        |
| DN   | DOWN                 | MIN  | MINIMUM                                    | VIF   | VERIFY IN FIELD        |
| DW   | DISHWASHER           | MO   | MASONRY OPENING                            | VTR   | VENT THROUGH ROOF      |
| DWG  | DRAWING              | MTD  | MOUNTED                                    |       |                        |
|      |                      | MTL  | METAL                                      |       |                        |
| E    | ELEVATION            |      |                                            | W/    | WITH                   |
| EL   | ELEVATION            | N    | NORTH                                      | WC    | WATER CLOSET           |
| ELEV | ELEVATOR             | N/A  | NOT APPLICABLE                             | WD    | WOOD                   |
| EQ   | EQUAL                | NIC  | NOT IN CONTRACT                            | W/D   | WASHER/ DRYER          |
| EXG  | EXISTING             | NO   | NUMBER                                     | W/OUT | WITHOUT                |
| EXT  | EXTERIOR             | NTS  | NOT TO SCALE                               |       |                        |
| FIN  | FINISH               | OC   | ON CENTER                                  |       |                        |
| FLR  | FLOOR                | OPP  | OPPOSITE                                   |       |                        |
| FS   | FULL SCALE           |      |                                            |       |                        |
| FB   | FIRE BOX             | P    | PLAN                                       |       |                        |
|      |                      | PLAS | PLASTER                                    |       |                        |
|      |                      | PTD  | PAINTED                                    |       |                        |

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ISSUE FOR CONSTRUCTION 4.28.2026

ISSUE FOR PERMIT 12.19.2025

ISSUE FOR CONCEPTUAL REVIEW BAR-L 8.25.2025

ISSUE FOR PRICING 2.25.2025

ISSUE: DATE:

Project:

39 Broad Street  
Charleston, SC  
29401

COVER SHEET

Scale:

NTS

Drawing No.

A-000

Date:

2.13.2025

Drawn By:

SvM, BH

Project No:

24003

GENERAL NOTES

- ALL DRAWINGS, NOTES, AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF THE ARCHITECT. ALL RIGHTS RESERVED. THESE DRAWINGS MAY NOT BE USED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.
- APPLICATION TO BE EXAMINED UNDER LOCAL BUILDING CODE.
- NO WORK SHALL COMMENCE UNTIL THE APPROPRIATE PERMITS HAVE BEEN ISSUED. PULLING PERMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WORK SHALL BE DONE IN CONFORMANCE WITH ALL GOVERNING FEDERAL, STATE AND LOCAL BUILDING CODES, INCLUDING LOCAL AMENDMENTS, BULLETINS, ETC.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT THE SITE PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS CAREFULLY AND SHALL AT ONCE REPORT ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, CONTRACT DOCUMENTS, ALL OTHER CONTRACT DOCUMENTS, FIELD CONDITIONS, AND THE INTENT OF THE WORK IN WRITING TO THE ARCHITECT.
- COORDINATE SCHEDULING AND PHASING OF ALL WORK TO BE PERFORMED WITH ARCHITECT. CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE FOR THE COMPLETION OF THE WORK. CONSTRUCTION WORK TO BE LIMITED TO REGULAR WORKING HOURS (8:00 AM TO 6:00 PM EXCLUDING WEEKENDS AND LEGAL HOLIDAYS. CONTRACTOR TO OBTAIN THE WRITTEN CONSENT OF ALL PARTIES AFFECTED BY HIS WORKING AT TIMES OTHER THAN REGULAR HOURS.
- CONTRACTOR SHALL COORDINATE AND VERIFY ALL STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING CONDITIONS REQUIRING ENGINEER OR CONSULTANTS APPROVAL WITH THE OWNER AND/ OR ARCHITECT.
- BEFORE WORK COMMENCES, CONTRACTOR SHALL OBTAIN AND PROVIDE ALL OF THE FOLLOWING:
  - WORK PERMIT
  - CERTIFICATE OF LIABILITY INSURANCE IN THE AMOUNT STIPULATED BY BUILDING OWNER OR ARCHITECT
- CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHENEVER ANY STRUCTURAL WORK IS INVOLVED.
- THE CONTRACTOR SHALL NOT DAMAGE OR ENDANGER ANY PORTION OF THE WORK OF THE OWNER OR THE OTHER CONTRACTORS.
- ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- PROVIDE A SITE SUPERINTENDENT'S OFFICE EQUIPPED WITH TELEPHONE AND INTERNET CONNECTIVITY AS REQUIRED. PROVIDE TEMPORARY BATHROOM FACILITY AND WASHROOM AT THE SITE. PROVIDE TEMPORARY LIGHTING AS REQUIRED FOR WORK AND FOR EGRESS. THE CONTRACTOR SHALL CARRY THE COST FOR TEMPORARY POWER AND TELEPHONE UTILITIES.
- PROVIDE SECURITY DOORS, SECURITY WINDOW COVERINGS, AND HARDWARE NECESSARY TO SECURE WORK SITE AT ALL TIMES. PROVIDE DOOR KEYS TO OWNER.
- MAINTAIN A CLEAN WORK SITE AT ALL TIMES. CART AWAY RUBBISH PROMPTLY. PROVIDE ALL NECESSARY TEMPORARY WORK, INCLUDING OVERHEAD PROTECTION, LIGHTING, HEATING, DIRECTIONAL SIGNS AND OTHER TEMPORARY SAFETY MEASURES AS PRUDENCE AND GOOD PRACTICE MAY DICTATE AND IN ACCORDANCE WITH PUBLIC LAW, TO OBTAIN AND MAINTAIN ALL SUCH INGRESS AND EGRESS REQUIREMENTS. ALL TEMPORARY WORK SHALL BE REMOVED WHEN NO LONGER REQUIRED AND THE AFFECTED PROPERTY RESTORED.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY HEATING EQUIPMENT TO MAINTAIN A MINIMUM OF 50 DEGREES F THROUGHOUT CONSTRUCTION TO PREVENT FIRE PROTECTION AND DOMESTIC WATER PIPING FROM FREEZING IF APPLICABLE. THE CONTRACTOR SHALL CARRY THE COST OF OPERATING AND MAINTAINING TEMPORARY HEATING AND ASSOCIATED COSTS INCLUDING FUEL AND ELECTRICAL POWER.
- ANY MISSING OR CONTRADICTIONARY DIMENSIONS SHOULD BE IMMEDIATELY BROUGHT TO THE ARCHITECT'S ATTENTION. THE CONTRACTOR SHALL NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS.

BUILDING DEPARTMENT

- ALL NEW WORK SHALL COMPLY WITH THE RULES AND REGULATIONS OF ALL APPLICABLE CODES

FIRE SAFETY

- ALL MATERIALS STORED AT THE CONSTRUCTION SITE ARE TO BE SECURED IN LOCKED AREAS. ACCESS TO SUCH AREAS TO BE CONTROLLED BY CONTRACTOR.
- ALL MATERIALS STORED ON THE CONSTRUCTION SITE SHALL BE STORED IN AN ORDERLY FASHION. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURERS CONTAINERS, STORED IN WELL VENTILATED AREAS, AWAY FROM HEAT OR FLAME SOURCES, AND AT TEMPERATURES PRESCRIBED BY MATERIAL MANUFACTURERS SPECIFICATIONS.
- MAINTAIN 24-HOUR OPERATION OF BUILDING SECURITY AND FIRE-MONITORING SYSTEMS DURING DEMOLITION AND CONSTRUCTION AS REQUESTED BY THE OWNER OR ARCHITECT.
- ALL ELECTRICAL POWER, EXCLUDING POWER REQUIRED FOR FIRE MONITORING AND SECURITY SYSTEM, IS TO BE SHUT OFF AFTER WORKING HOURS.
- CONTRACTOR TO INSURE THAT THERE IS NO LEAKAGE OF NATURAL GAS OR OF ANY FLAMMABLE GAS USED DURING DEMOLITION OR CONSTRUCTION.
- CONTRACTOR TO PROVIDE A MINIMUM OF TWO OR MORE OPERATING FIRE EXTINGUISHERS PER FLOOR AT ALL TIMES, UNLESS GREATER COVERAGE IS REQUIRED BY BUILDING OFFICIALS. PLACE ALL EXTINGUISHERS IN CLEARLY MARKED AND ACCESSIBLE LOCATIONS.
- CONTRACTOR TO MAINTAIN PATH OF EGRESS FROM THE BUILDING AT ALL TIMES THROUGHOUT DEMOLITION AND CONSTRUCTION. KEEP PATH OF EGRESS FREE OF OBSTRUCTIONS.
- CAP ALL UTILITIES NOT REQUIRED FOR TEMPORARY SERVICES.

SAFETY

- WORK SHALL NOT INVOLVE INTERRUPTION OF GAS, HEAT, OR WATER SERVICES TO NEIGHBORING BUILDINGS.
- CONSTRUCTION OPERATIONS SHALL NOT BLOCK STAIRS, CORRIDORS OR OTHER MEANS OF EGRESS.
- CONTRACTOR TO MAINTAIN OPERATION OF STORM WATER, AND OTHER DRAINAGE SYSTEMS THROUGHOUT CONSTRUCTION. INSURE THAT CHANGES TO SITE AND INFRASTRUCTURE DO NOT REDIRECT WATER RUNOFF TO NEIGHBORING BUILDINGS AND PROPERTIES. PROVIDE TEMPORARY DRAINAGE SYSTEM AS REQUIRED.
- DISPOSE OF ALL HAZARDOUS MATERIAL AND LIQUIDS TO MEET LOCAL APPLICABLE CODES. REFER TO MANUFACTURERS RECOMMENDATIONS FOR HANDLING AND STORAGE OF SUCH MATERIALS.

SMOKE DETECTORS

- ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF LOCAL CODES.
- AT A MINIMUM, SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
  - IN EACH SLEEPING ROOM
  - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
  - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTNS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
- EACH SMOKE DETECTOR SHALL HAVE AN INTEGRAL TEST MEANS TO PERMIT THE OCCUPANT TO CHECK THAT IT IS OPERATIONAL. A CONTINUOUS POWER INDICATOR LIGHT IS RECOMMENDED.
- SMOKE DETECTORS SHALL BE LOCATED ON OR NEAR THE CEILING AND WITHIN FIFTEEN FEET OF ALL ROOMS USED FOR SLEEPING PURPOSES.
- IF CEILING MOUNTED, THE CLOSEST EDGE OF THE DETECTOR SHALL BE A MINIMUM OF FOUR INCHES FROM ANY WALL.
- IF WALL MOUNTED, THE CLOSEST EDGE OF THE DETECTOR SHALL BE A MINIMUM OF FOUR INCHES AND A MAXIMUM OF TWELVE INCHES FROM THE CEILING.

EXCAVATION

- BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES IN THE FIELD
- ANY EXISTING ADJACENT STRUCTURES SHALL BE ADEQUATELY SHORED, BRACED AND UNDERPINNED AS NECESSARY.

CARBON MONOXIDE DETECTORS

- ALL CARBON MONOXIDE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF LOCAL BUILDING AND FIRE CODES.
- AT A MINIMUM, CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
  - WITHIN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA
  - ON ANY STORY OF A DWELLING UNIT WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES OR ATTACHED GARAGES ARE LOCATED.
  - IF GREATER COVERAGE IS REQUIRED BY BUILDING AND SAFETY OFFICIALS, CONTRACTOR SHALL COMPLY WITH THOSE REQUIREMENTS AS WELL.
- WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
- ALL CARBON MONOXIDE DETECTING DEVICES REQUIRED TO BE PROVIDED AND INSTALLED PURSUANT TO NATIONAL, STATE AND LOCAL REQUIREMENTS AND SHALL BE OF A TYPE AUTHORIZED BY SAID REQUIREMENTS.
- THE CARBON MONOXIDE DETECTING DEVICE SHALL BE KEPT AND MAINTAINED IN GOOD REPAIR AND BE REPLACED IN CASE SUCH DEVICE IS STOLEN, REMOVED, MISSING, OR RENDERED INOPERABLE.
- IT SHALL BE UNLAWFUL FOR ANY PERSON TO TAMPER WITH OR RENDER INOPERABLE CARBON MONOXIDE DETECTING DEVICES, EXCEPT FOR REPLACING THE BATTERIES OR FOR OTHER MAINTENANCE PURPOSES.

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|                                   |            |
|-----------------------------------|------------|
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| ISSUE FOR PERMIT                  | 12.19.2025 |
| ISSUE FOR CONCEPTUAL REVIEW BAR-L | 8.25.2025  |
| ISSUE FOR PRICING                 | 2.25.2025  |
| ISSUE:                            | D-ATT-2    |

Project:

39 Broad Street  
Charleston, SC  
29401

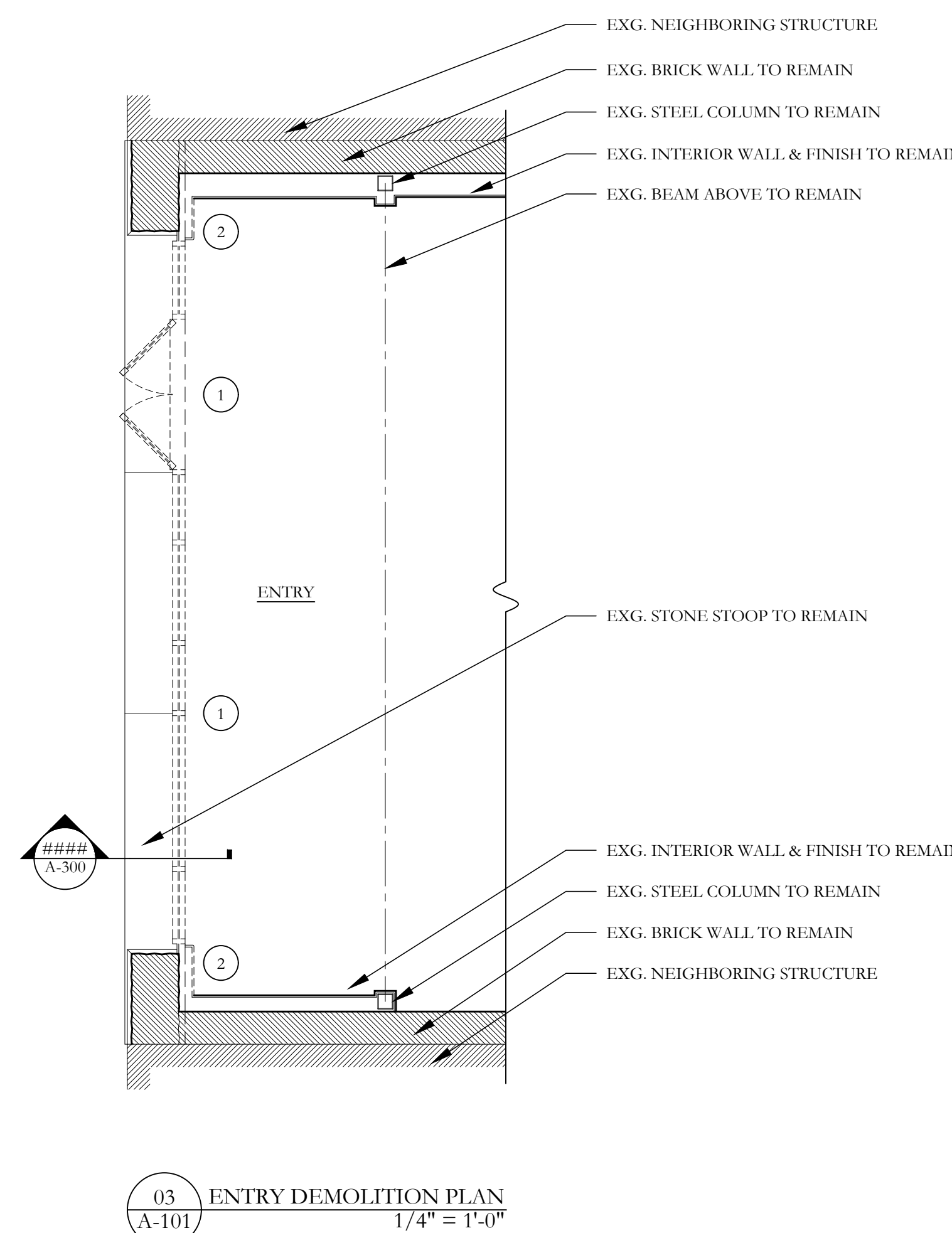
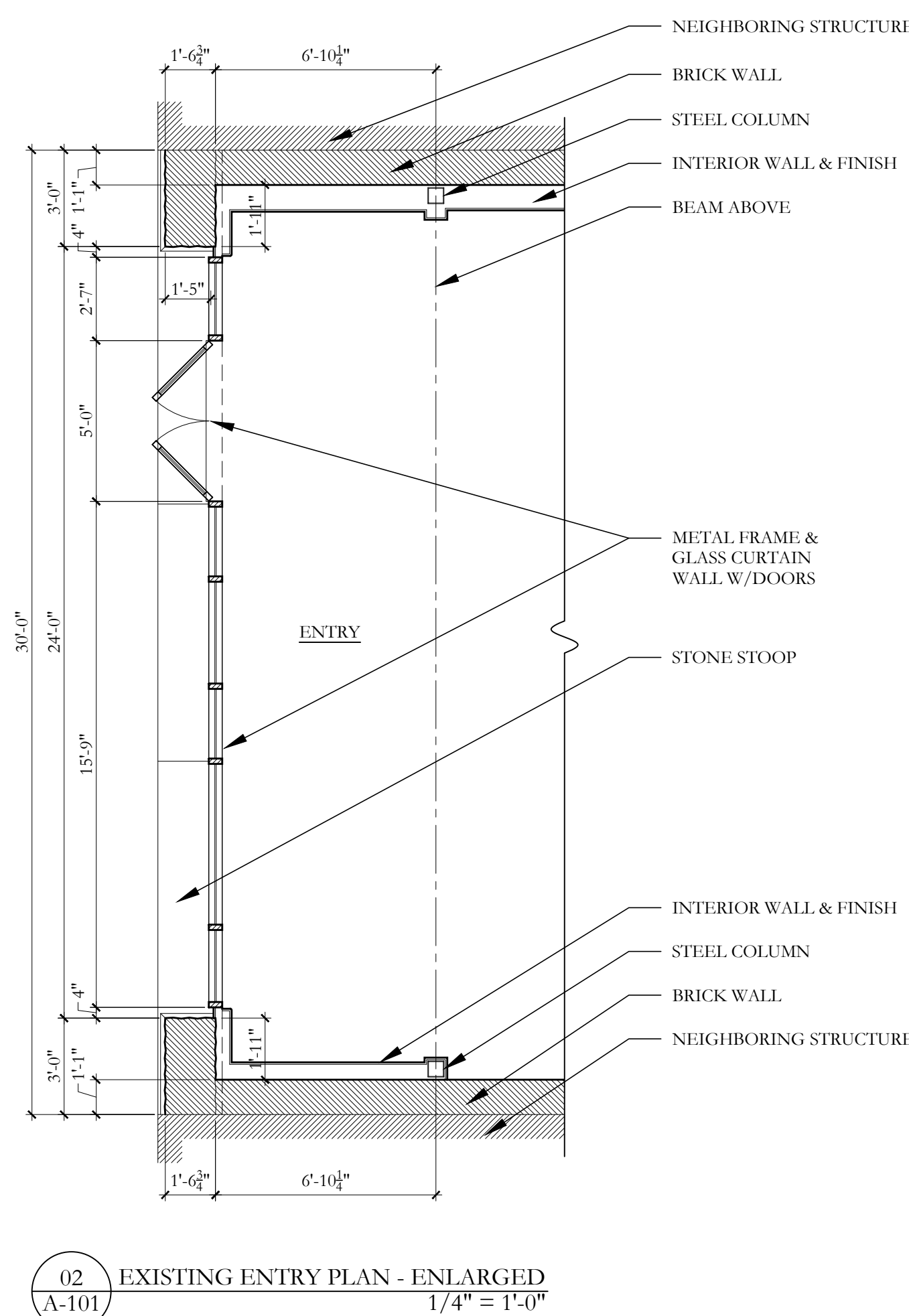
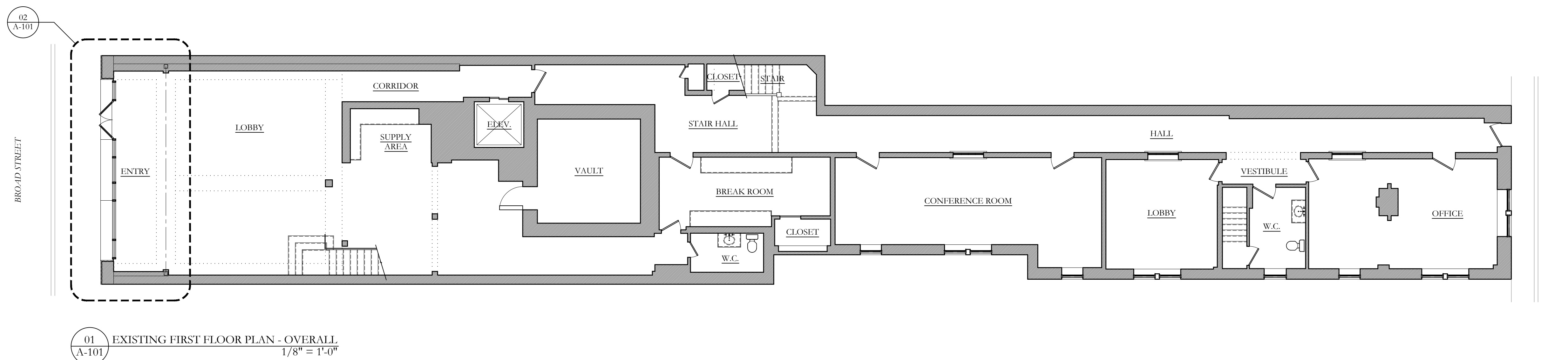
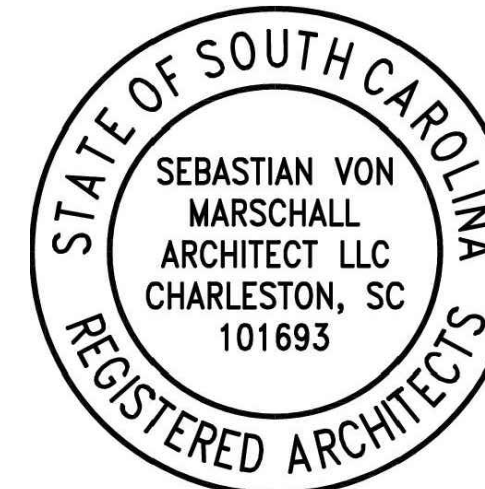
GENERAL NOTES

|                      |                          |
|----------------------|--------------------------|
| Scale:<br>NTS        | Drawing No.<br><br>A-001 |
| Date:<br>8.22.2025   |                          |
| Drawn By:<br>SvM, KW |                          |
| Project No:          |                          |
| 24003                |                          |



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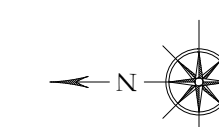


#### GENERAL DEMOLITION NOTES:

- COORDINATE ALL DEMOLITION WITH A STRUCTURAL ENGINEER AS REQUIRED.
- PROVIDE TESTING AND ABATEMENT AS REQUIRED FOR SENSITIVE MATERIAL.
- PROTECT ALL INTERIOR FINISHES NOT TO BE DEMOLISHED, TYP.
- COORDINATE ALL FLOOR, WALL AND CEILING PENETRATIONS WITH ARCHITECT AND STRUCTURAL ENGINEER.
- PROVIDE TEMPORARY WEATHERPROOF PROTECTION AS REQUIRED FOR ANY BUILDING PENETRATIONS CAUSED BY DEMOLITION.
- REMOVE SELECT EXISTING ELECTRICAL WIRING, PLUMBING AND GAS LINES, MECHANICAL EQUIPMENT AND DUCTWORK, TYP. CAP SERVICES AS REQUIRED.
- REMOVE SELECT INTERIOR WALL, FLOOR AND CEILING FINISHES U.N.O. (SEE PLANS)

#### ENTRY DEMOLITION KEYNOTES:

- DEMOLISH METAL FRAME & GLASS CURTAIN WALL WITH DOORS.
- REMOVE SELECT INTERIOR WALL FINISHES BACK TO BRICK WALL & STEEL COLUMN.



|                                   |            |
|-----------------------------------|------------|
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| ISSUE:                            | D.A.T.T.   |

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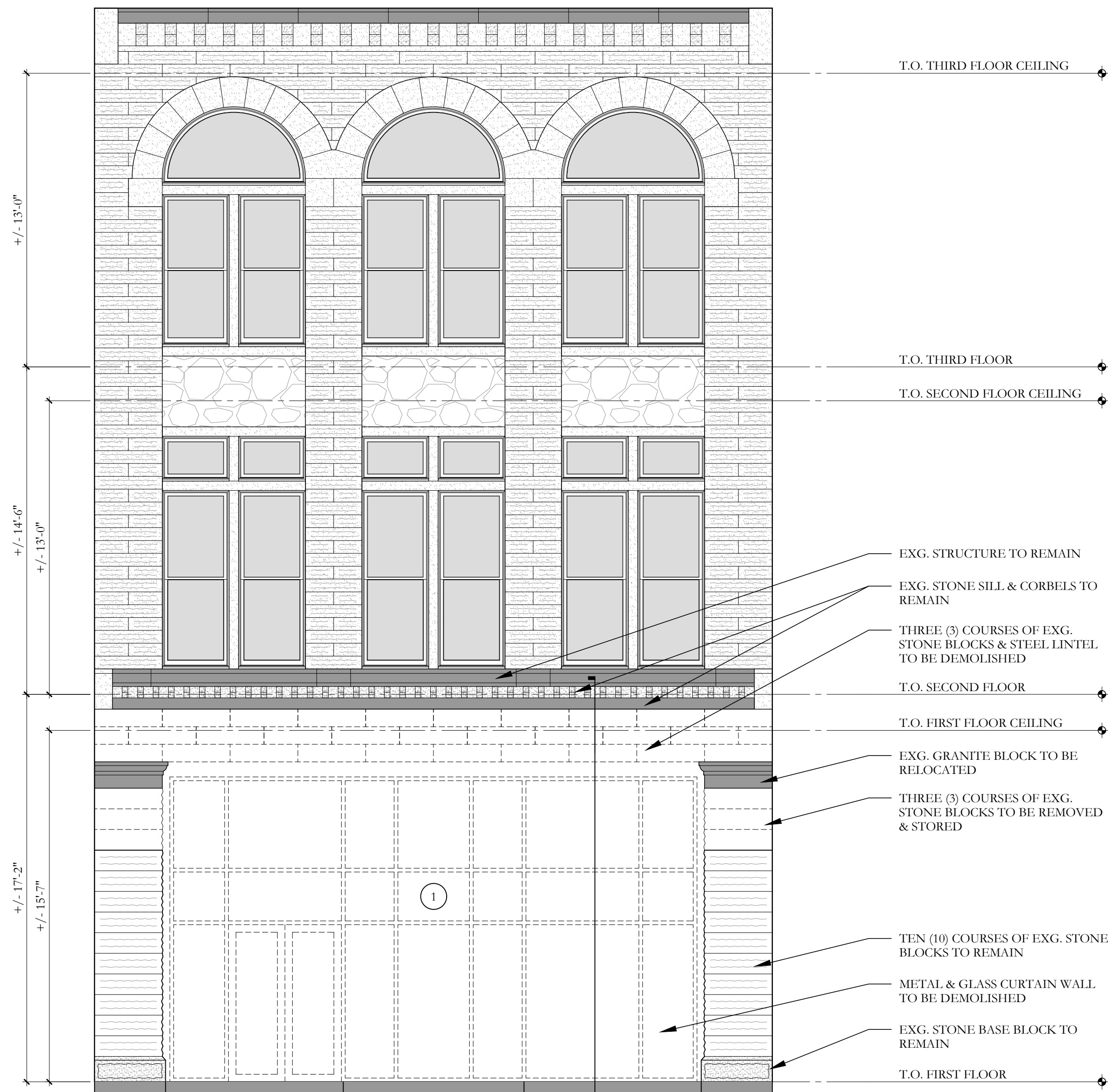
#### FIRST FLOOR EXISTING & DEMOLITION PLANS

|             |             |             |       |
|-------------|-------------|-------------|-------|
| Scale:      | VARIES      | Drawing No. | A-101 |
| Date:       | 8.22.2025   |             |       |
| Drawn By:   | SvM, BH, KW |             |       |
| Project No: | 24027       |             |       |





01  
A-200 PHOTOGRAPH OF FACADE 2025  
NTS

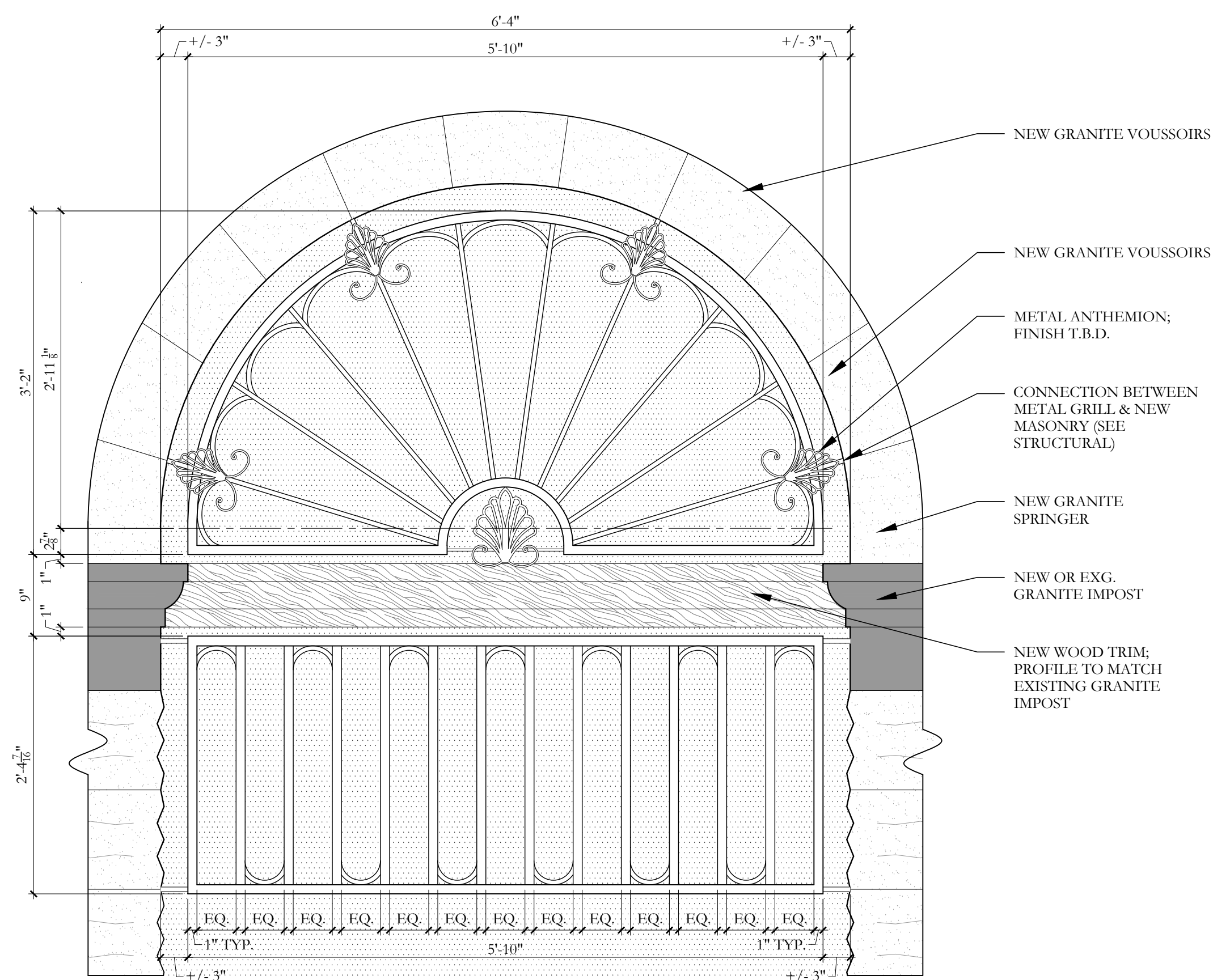


02  
A-200 FACADE ELEVATION - EXISTING & DEMOLITION  
1/4" = 1'-0"

ENTRY DEMOLITION KEYNOTES:  
1 DEMOLISH METAL FRAME & GLASS CURTAIN WALL WITH DOORS.



03  
A-200 FACADE ELEVATION - PROPOSED  
1/4" = 1'-0"



04  
A-200 METAL GRILL ELEVATION DETAILS  
1" = 1'-0"

NOTE:  
NEW WINDOWS & DOORS  
NOT SHOWN FOR CLARITY.



05  
A-200 PROPOSED FACADE ELEVATION - ENLARGED  
1/2" = 1'-0"

NOTE:  
METAL GRILLS NOT SHOWN IN  
THIS ELEVATION FOR CLARITY.



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ISSUE: DATE:

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39 Broad Street  
Charleston, SC  
29401

FACADE ELEVATIONS -  
DEMOLITION &  
PROPOSED OPTIONS

Scale:

1/4" = 1'-0"

Date:

1.30.2025

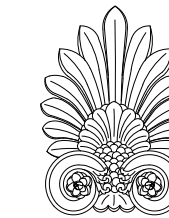
Drawn By:

SvM, BFI, KW

Project No:

A-200

24027



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|                                   |            |
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ENTRY SECTIONS -  
DEMOLITION &  
PROPOSED OPTION

Scale:

1/2" = 1'-0"

Date:

1.30.2025

Drawn By:

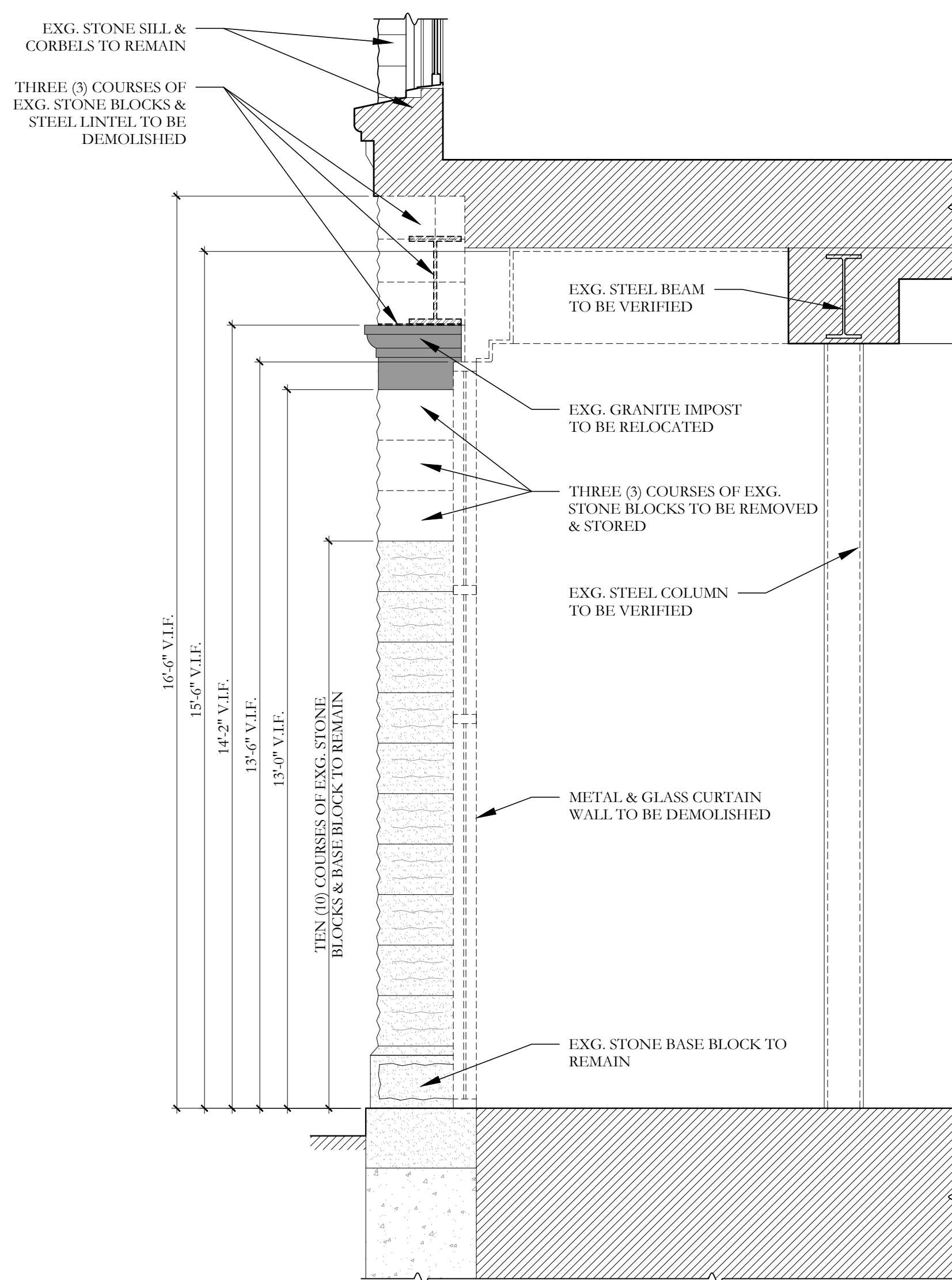
SvM, BH

Project No:

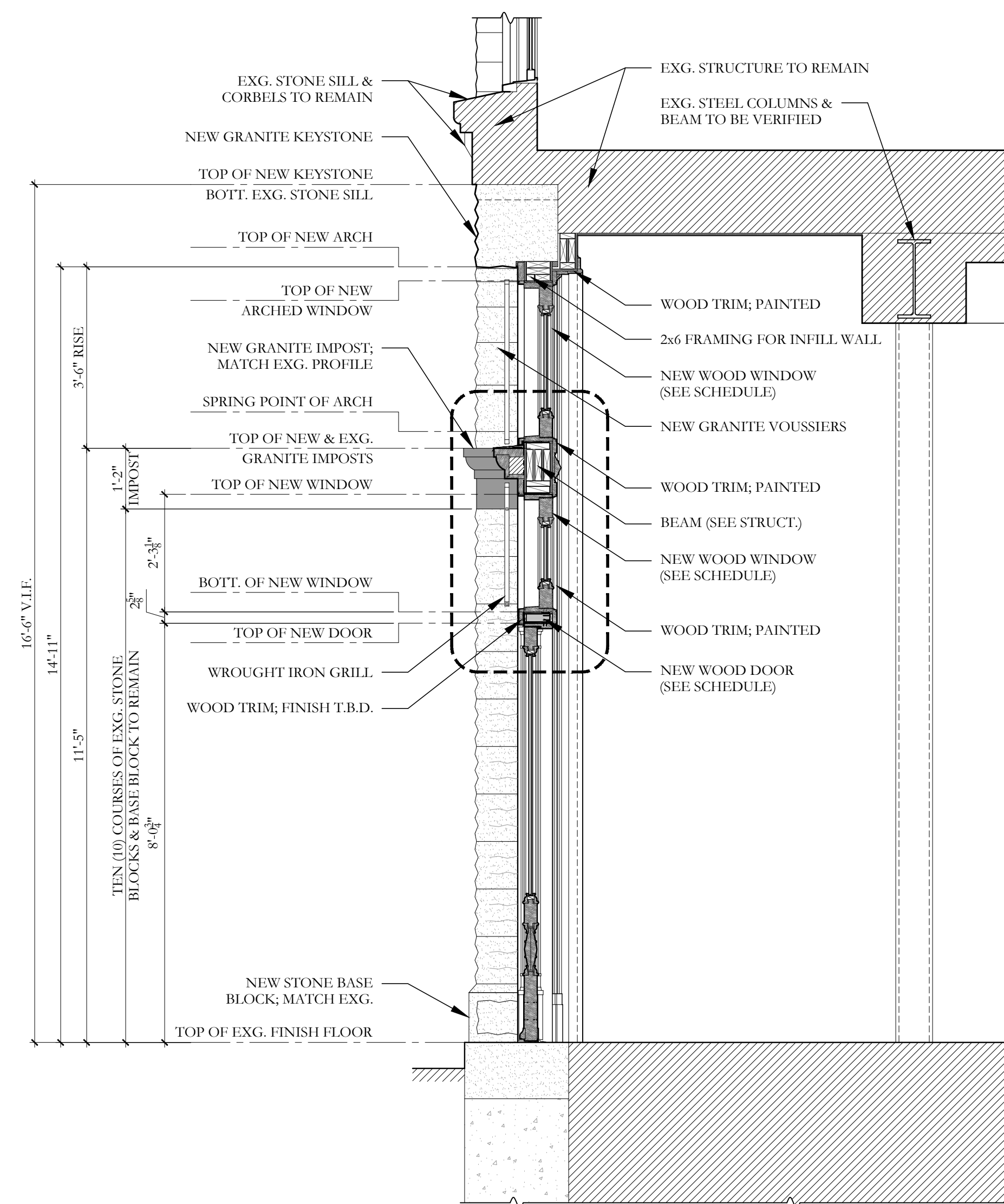
Drawing No.

A-300

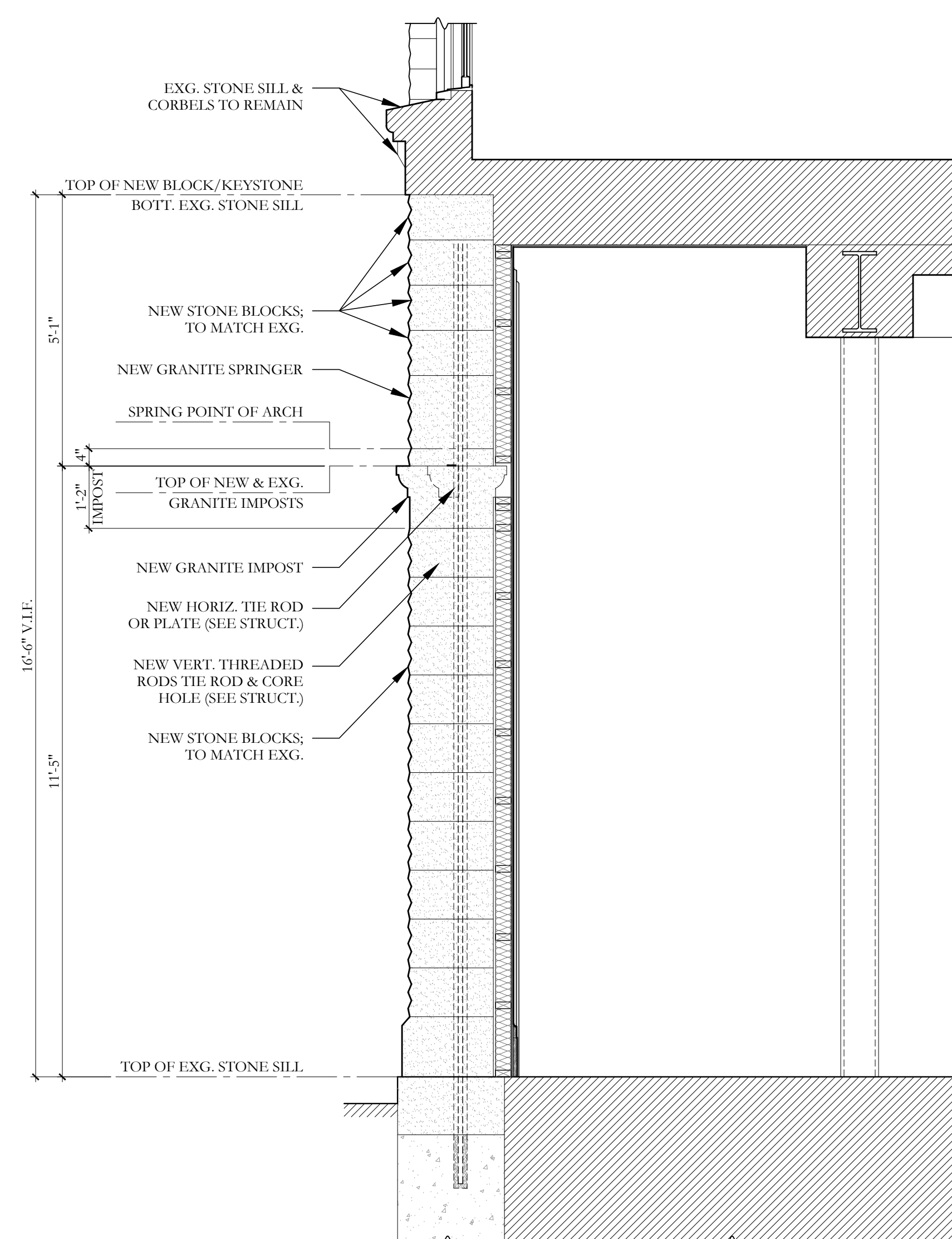
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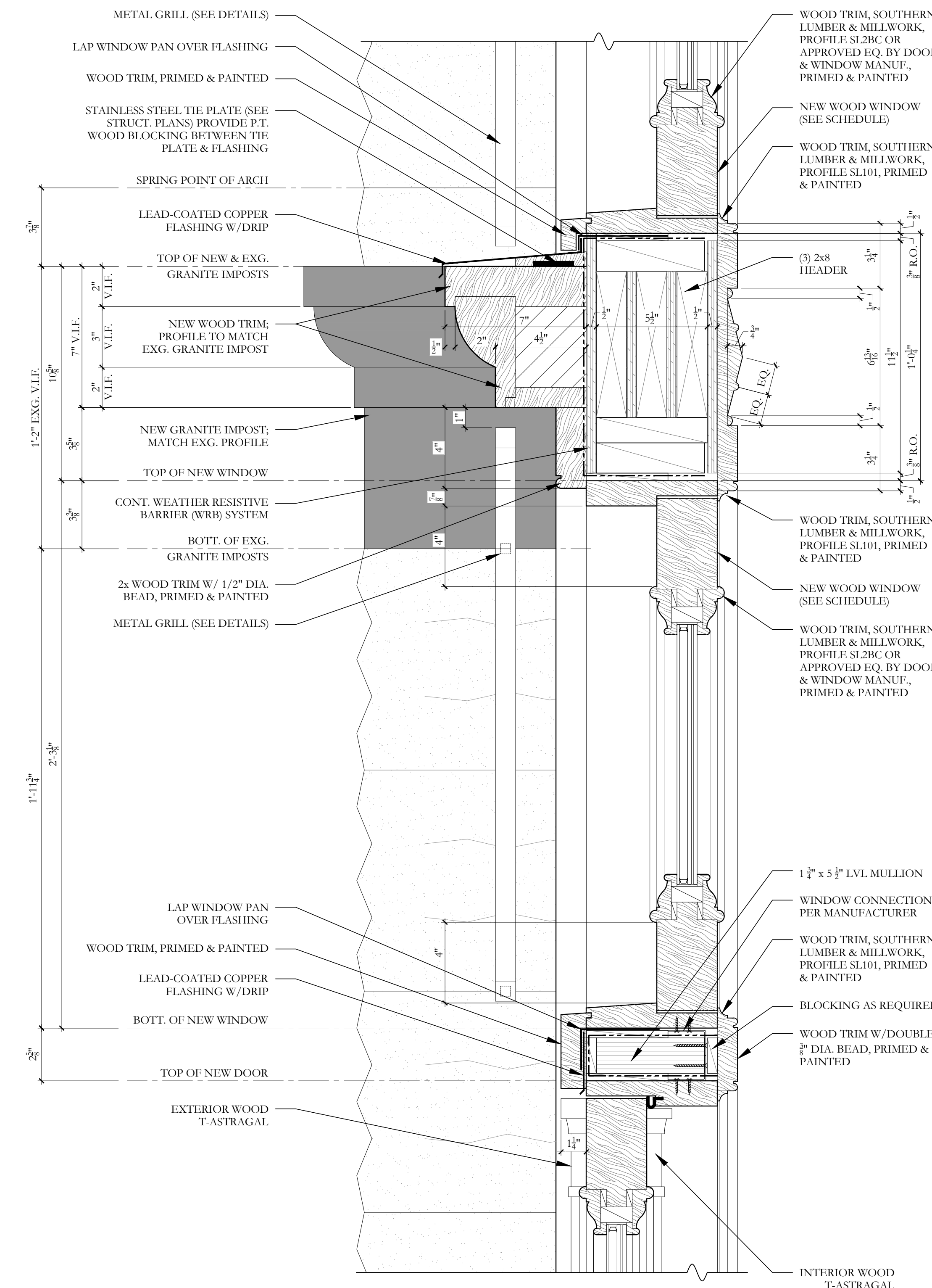
01 PARTIAL BUILDING SECTION EXISTING TO BE DEMOLISHED  
A-300 1/2" = 1'-0"



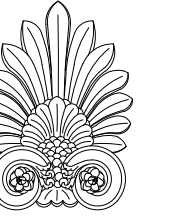
02 PARTIAL BUILDING SECTION THRU NEW ARCH WITH DOOR & WINDOWS  
A-300 1/2" = 1'-0"



03 PARTIAL BUILDING SECTION THRU NEW STONE PIER  
A-300 1/2" = 1'-0"



04 ENLARGED SECTION THRU WINDOWS AT BEAM  
A-300 3" = 1'-0"

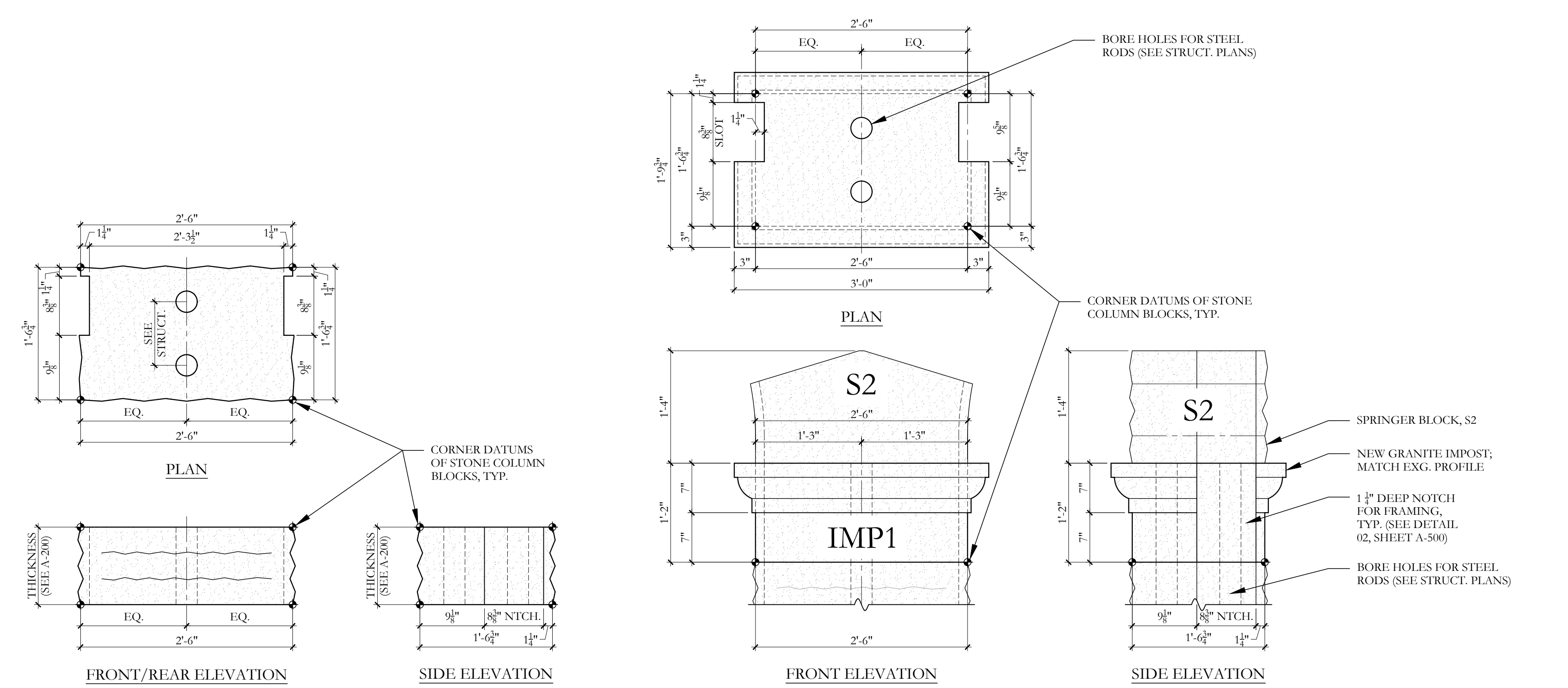
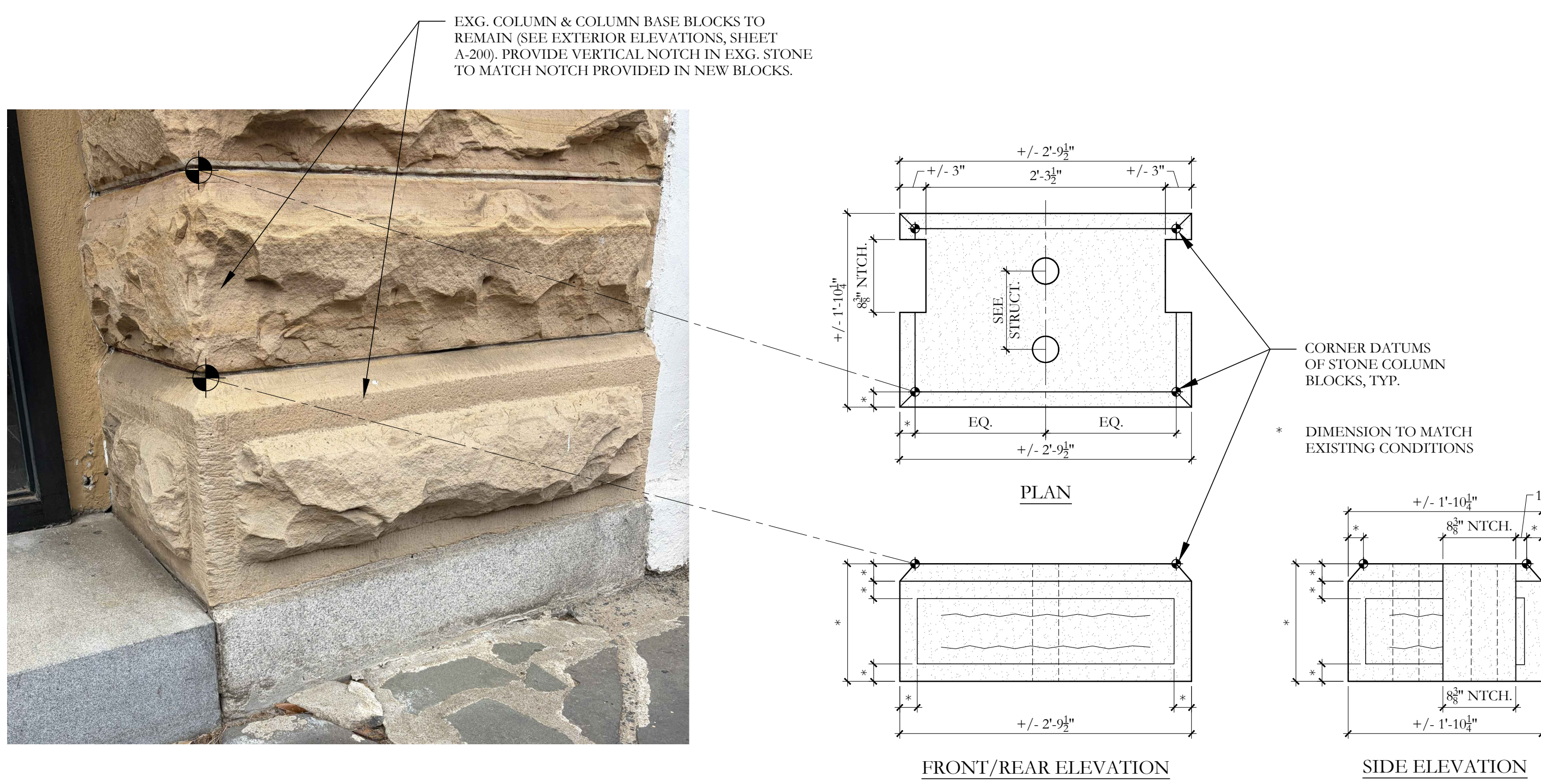
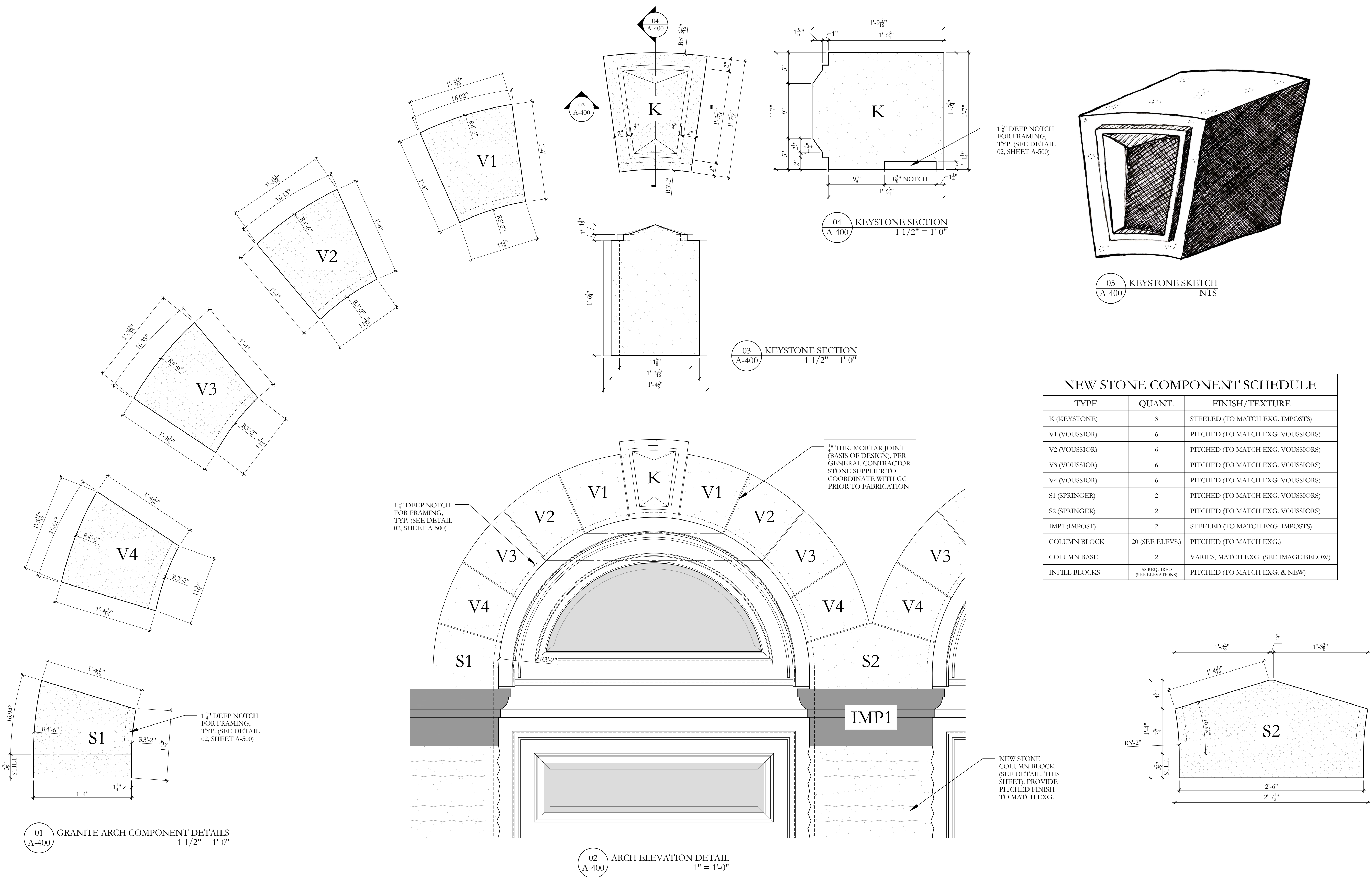


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| NEW STONE COMPONENT SCHEDULE |                                 |                                      |
|------------------------------|---------------------------------|--------------------------------------|
| TYPE                         | QUANT.                          | FINISH/TEXTURE                       |
| K (KEYSTONE)                 | 3                               | STEEL'D (TO MATCH EXG. IMPOSTS)      |
| V1 (VOUSSIOR)                | 6                               | PITCH'D (TO MATCH EXG. VOUSSIORS)    |
| V2 (VOUSSIOR)                | 6                               | PITCH'D (TO MATCH EXG. VOUSSIORS)    |
| V3 (VOUSSIOR)                | 6                               | PITCH'D (TO MATCH EXG. VOUSSIORS)    |
| V4 (VOUSSIOR)                | 6                               | PITCH'D (TO MATCH EXG. VOUSSIORS)    |
| S1 (SPRINGER)                | 2                               | PITCH'D (TO MATCH EXG. VOUSSIORS)    |
| S2 (SPRINGER)                | 2                               | PITCH'D (TO MATCH EXG. VOUSSIORS)    |
| IMP1 (IMPOST)                | 2                               | STEEL'D (TO MATCH EXG. IMPOSTS)      |
| COLUMN BLOCK                 | 20 (SEE ELEV'S.)                | PITCH'D (TO MATCH EXG.)              |
| COLUMN BASE                  | 2                               | VARIES, MATCH EXG. (SEE IMAGE BELOW) |
| INFL. BLOCKS                 | AS REQUIRED<br>(SEE ELEVATIONS) | PITCH'D (TO MATCH EXG. & NEW)        |

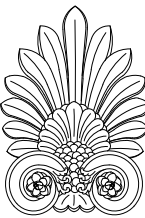


|                                   |              |
|-----------------------------------|--------------|
| ISSUE FOR CONSTRUCTION            | 4.28.2026    |
| ISSUE FOR PERMIT                  | 12.19.2025   |
| ISSUE FOR CONCEPTUAL REVIEW BAR-L | 8.25.2025    |
| ISSUE FOR PRICING                 | 2.25.2025    |
| <i>ISSUE:</i>                     | <i>DATE:</i> |

39 Broad Street  
Charleston, SC  
29401

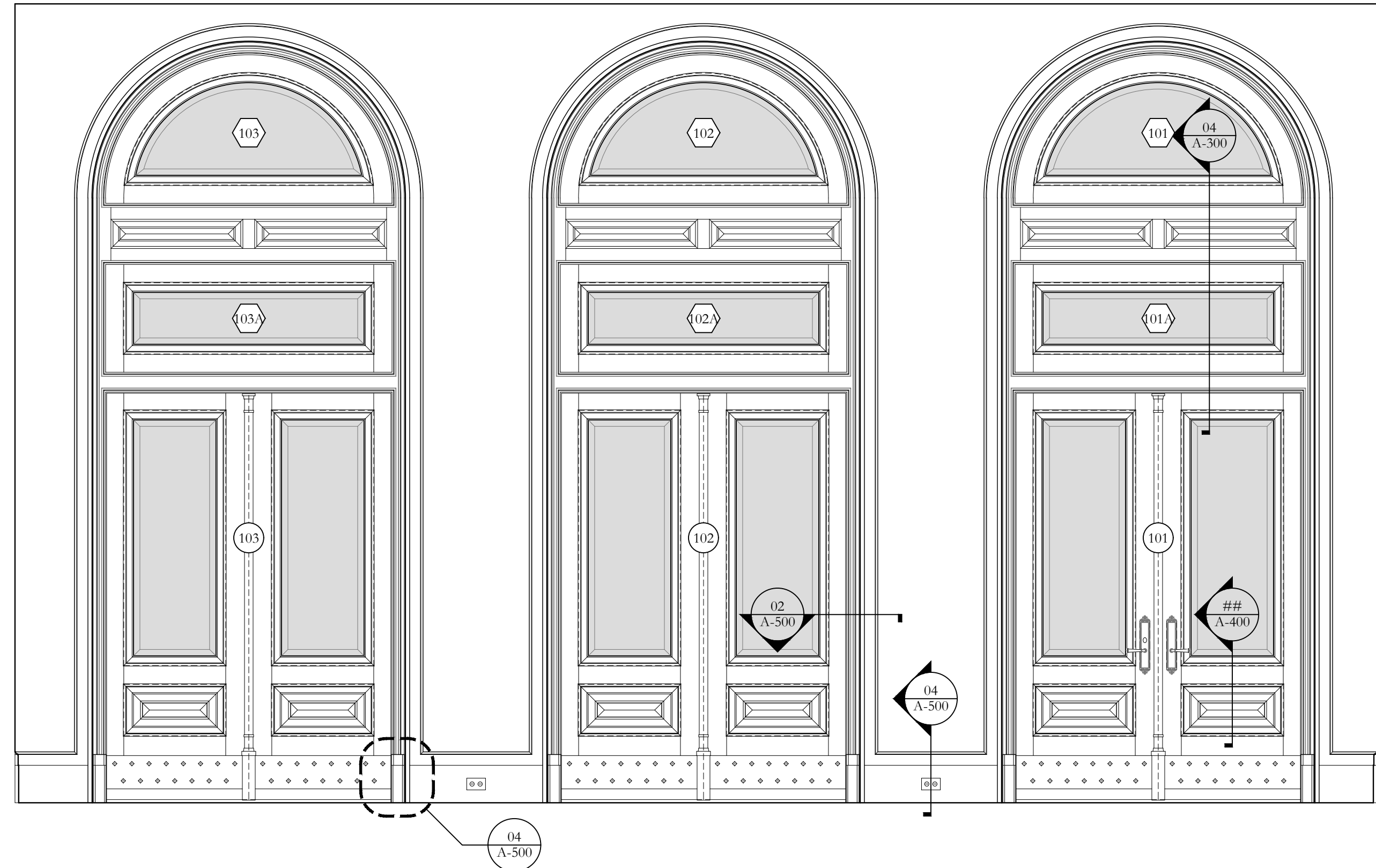
## EXTERIOR DETAILS

|                          |                                                                                 |
|--------------------------|---------------------------------------------------------------------------------|
| Scale:<br>3" = 1'-0"     | <div style="text-align: center; font-size: 2em; font-weight: bold;">A-400</div> |
| Date:<br>12.18.2025      |                                                                                 |
| Drawn By:<br>SvM, BH, KW |                                                                                 |
| Project No:<br>24003     |                                                                                 |

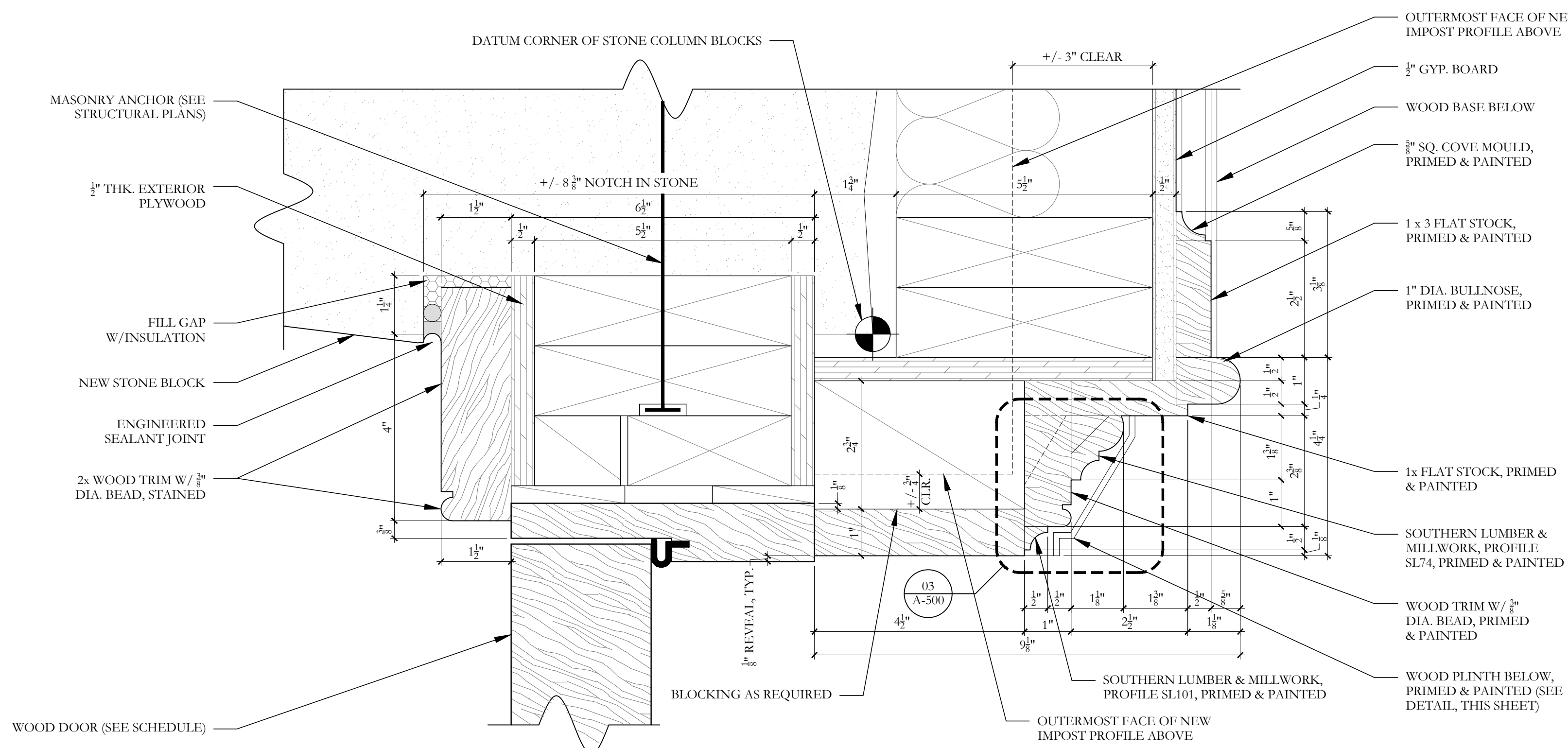


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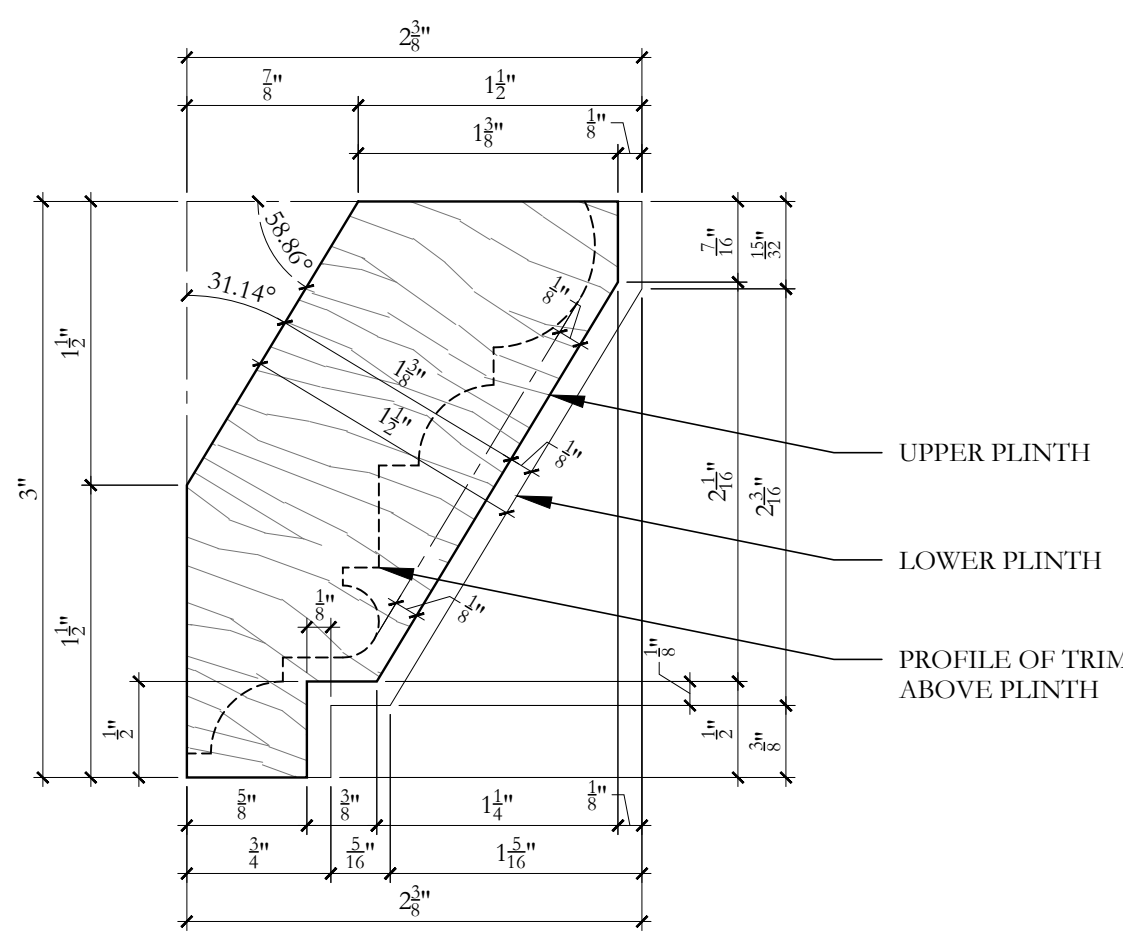
Sebastian@SvMArchitect.com

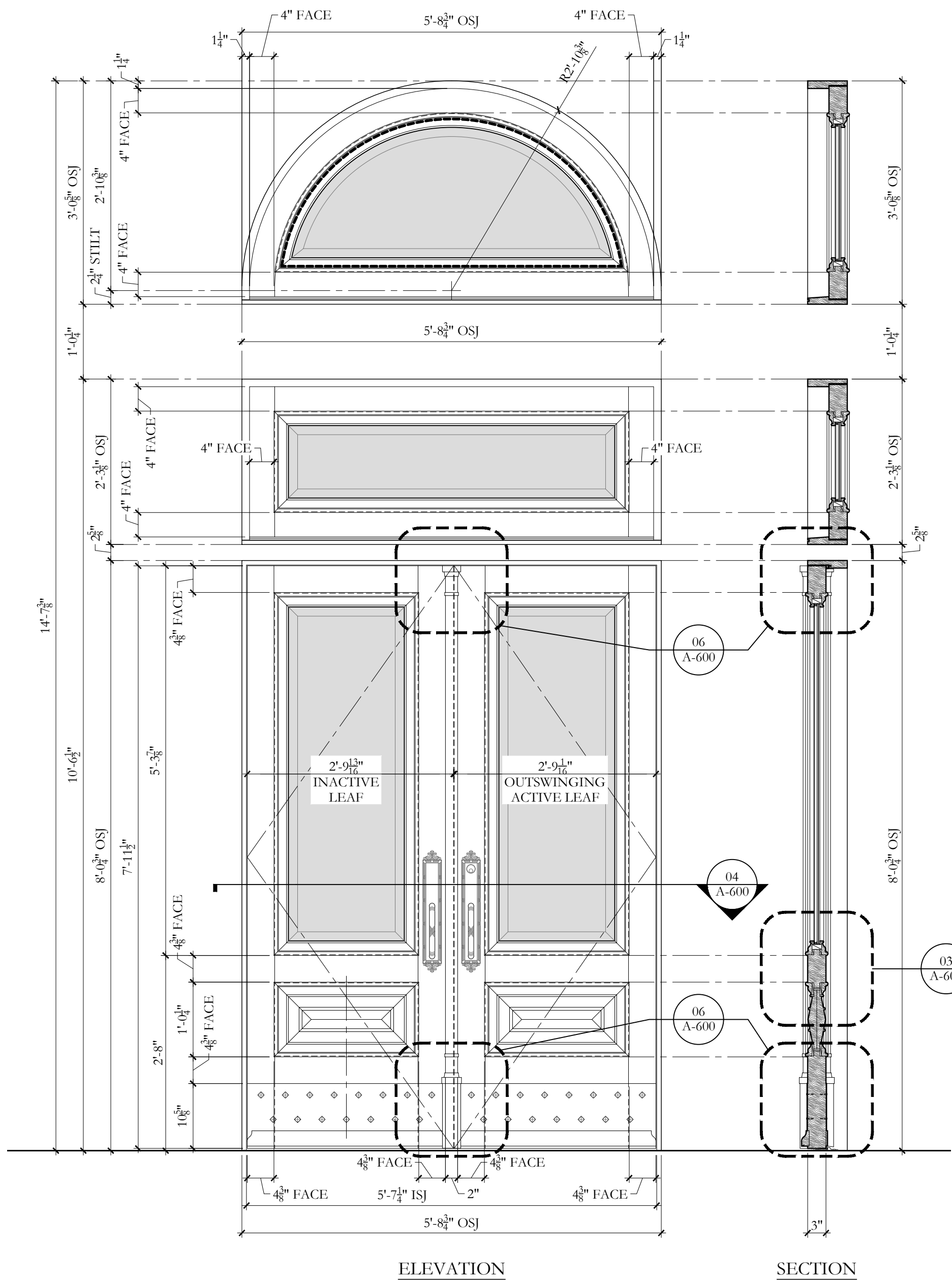


01 INTERIOR ELEVATION - FOYER  
1/2" = 1'-0"

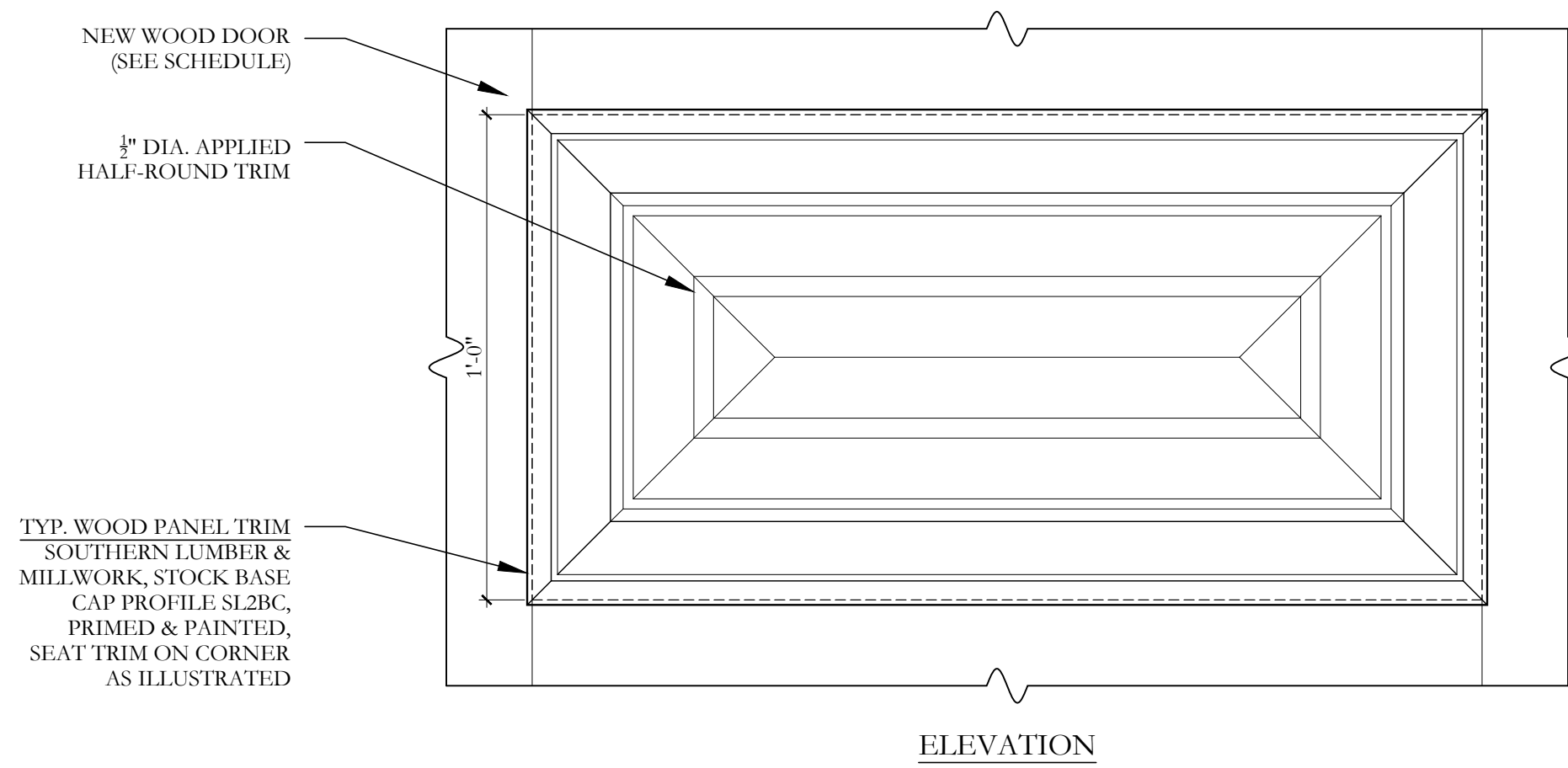


02 PLAN SECTION THRU JAMB - ENLARGED  
6" = 1'-0"

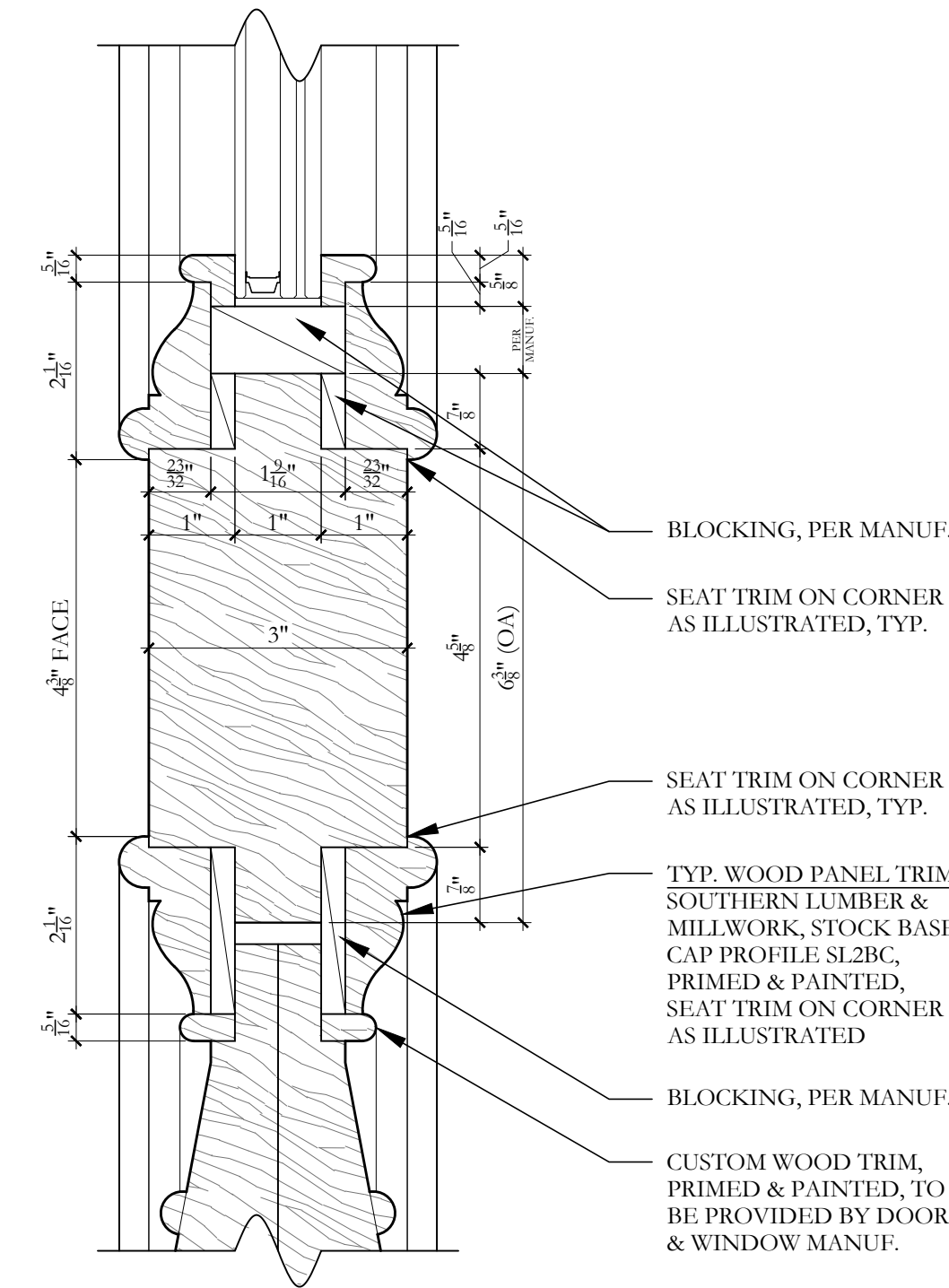




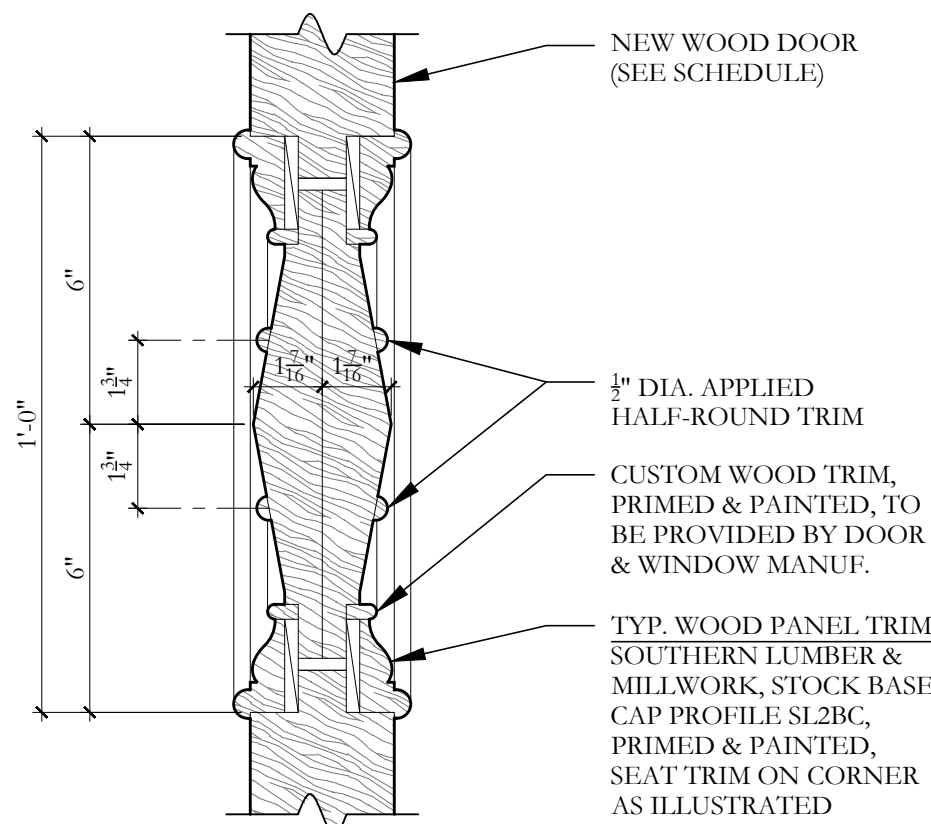
01 TYPICAL DOOR & WINDOW GROUP  
3/4" = 1'-0"



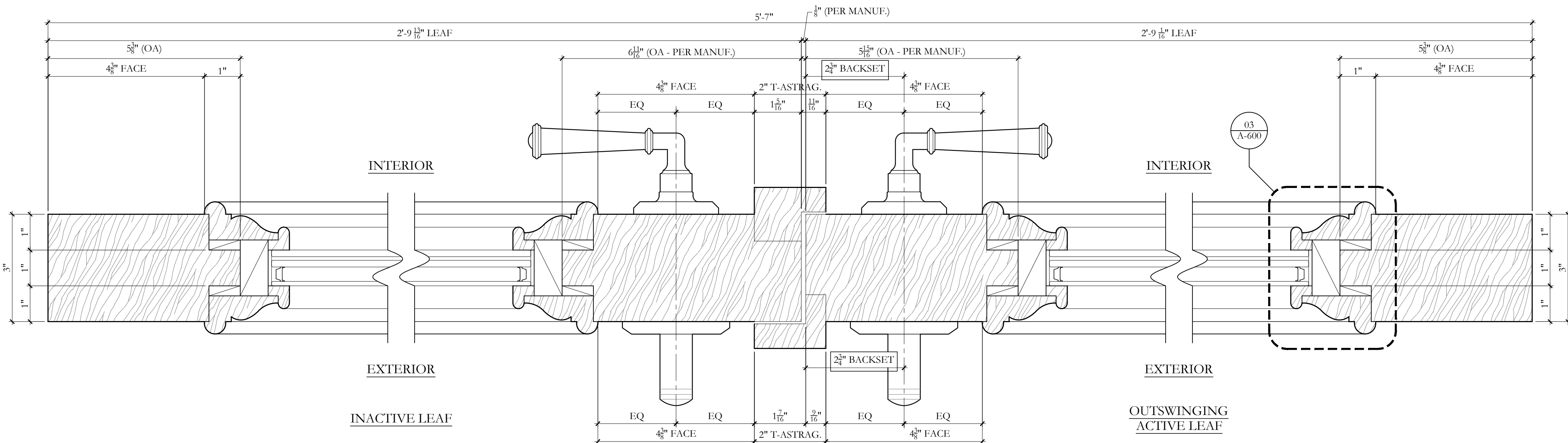
02 TYP. DOOR & WINDOW GROUP  
3/4" = 1'-0"



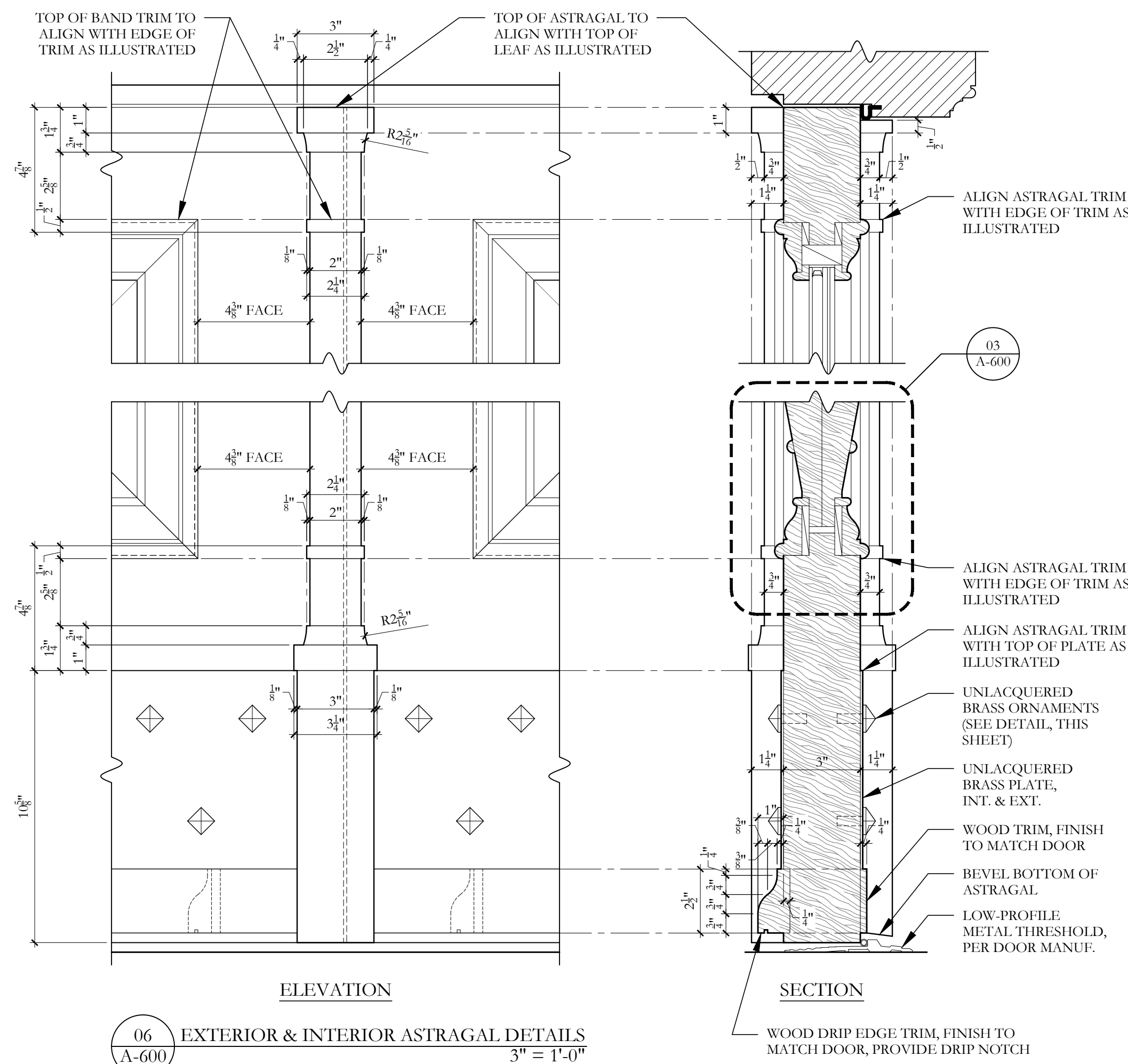
03 SECTION THRU MID RAIL  
6" = 1'-0"



04 DOOR HARDWARE & T-ASTRAGAL AT LEAF JUNCTURE  
6" = 1'-0"



05 EXTERIOR & INTERIOR DOOR PANEL DETAIL  
3" = 1'-0"



06 EXTERIOR & INTERIOR ASTRAGAL DETAILS  
3" = 1'-0"

| 39 Broad Street |          |      |           |        |              |                |          |         |           |           | Issued:       | Issuance Date |
|-----------------|----------|------|-----------|--------|--------------|----------------|----------|---------|-----------|-----------|---------------|---------------|
| Charleston, SC  |          |      |           |        |              |                |          |         |           |           | Issuance Date | Issuance Date |
| 29401           |          |      |           |        |              |                |          |         |           |           | Issuance Date | Issuance Date |
| WINDOW SCHEDULE |          |      |           |        |              |                |          |         |           |           |               |               |
| Notes:          |          |      |           |        |              |                |          |         |           |           |               |               |
| Window          | Room/No. | Type | Operation | Screen | Shade Pocket | Tempered Glass | Hardware | Set No. | Width     | Height    | Exterior      | Interior      |
| Number          | Room/No. | Type | Operation | Screen | Shade Pocket | Tempered Glass | Hardware | Set No. | Width     | Height    | Exterior      | Interior      |
| FIRST FLOOR     |          |      |           |        |              |                |          |         |           |           |               |               |
| 101             | Entry    | A    | Fixed     | No     | —            | Yes            | —        | —       | 2' 8 3/4" | 2' 0 5/8" | T.B.D.        | T.B.D.        |
| 101A            | Entry    | B    | Fixed     | No     | —            | Yes            | —        | —       | 2' 8 3/4" | 2' 3 1/8" | T.B.D.        | T.B.D.        |
| 102             | Entry    | A    | Fixed     | No     | —            | Yes            | —        | —       | 2' 8 3/4" | 2' 0 5/8" | T.B.D.        | T.B.D.        |
| 102A            | Entry    | B    | Fixed     | No     | —            | Yes            | —        | —       | 2' 8 3/4" | 2' 3 1/8" | T.B.D.        | T.B.D.        |
| 103             | Entry    | A    | Fixed     | No     | —            | Yes            | —        | —       | 2' 8 3/4" | 2' 0 5/8" | T.B.D.        | T.B.D.        |
| 103A            | Entry    | B    | Fixed     | No     | —            | Yes            | —        | —       | 2' 8 3/4" | 2' 3 1/8" | T.B.D.        | T.B.D.        |

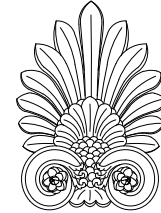
| 39 Broad Street        |          |      |           |        |              |              |         |           |           |              | Issued:       | Issuance Date |
|------------------------|----------|------|-----------|--------|--------------|--------------|---------|-----------|-----------|--------------|---------------|---------------|
| Charleston, SC         |          |      |           |        |              |              |         |           |           |              | Issuance Date | Issuance Date |
| 29401                  |          |      |           |        |              |              |         |           |           |              | Issuance Date | Issuance Date |
| EXTERIOR DOOR SCHEDULE |          |      |           |        |              |              |         |           |           |              |               |               |
| Notes:                 |          |      |           |        |              |              |         |           |           |              |               |               |
| Door                   | Room/No. | Type | Operation | Screen | Shade Pocket | Hardware     | Set No. | Width     | Height    | LD Jamb Size | Leaf          | Notes         |
| Number                 | Room/No. | Type | Operation | Screen | Shade Pocket | Hardware     | Set No. | Width     | Height    | LD Jamb Size | Leaf          | Notes         |
| FIRST FLOOR            |          |      |           |        |              |              |         |           |           |              |               |               |
| 101                    | Entry    | A    | DBL Swing | —      | —            | Sec Schedule | —       | 2' 8 3/4" | 8' 0 3/4" | 2' 7 1/4"    | 8' 0"         | Stained       |
| 102                    | Entry    | A    | Fixed     | —      | —            | Sec Schedule | —       | 2' 8 3/4" | 8' 0 3/4" | 2' 7 1/4"    | 8' 0"         | Stained       |
| 103                    | Entry    | A    | Fixed     | —      | —            | Sec Schedule | —       | 2' 8 3/4" | 8' 0 3/4" | 2' 7 1/4"    | 8' 0"         | Stained       |

| 39 Broad Street Façade                |                        |                   |                         |                                                        |                      | Issued: | Initial Selection:             |
|---------------------------------------|------------------------|-------------------|-------------------------|--------------------------------------------------------|----------------------|---------|--------------------------------|
| Charleston, SC 29401                  |                        |                   |                         |                                                        |                      |         | Hardware Manuf.: Classic Brass |
| 24003                                 |                        |                   |                         |                                                        |                      |         | Issuance Date:                 |
|                                       |                        |                   |                         |                                                        |                      |         |                                |
| DOOR HARDWARE SCHEDULE                |                        |                   |                         |                                                        |                      |         |                                |
| Notes:                                |                        |                   |                         |                                                        |                      |         |                                |
|                                       |                        |                   |                         |                                                        |                      |         |                                |
| Item                                  | Description            | Finish            | Quantity Per Door/ Pair | Manufacturer/Model                                     | Notes                |         |                                |
| <b>DOOR 101 - Hardware - Exterior</b> |                        |                   |                         |                                                        |                      |         |                                |
| <b>Two Doors Total</b>                |                        |                   |                         |                                                        |                      |         |                                |
| Escutcheon                            | 3" W. x 2 1/2" L.      | Unlacquered Brass | 2                       | Classic Brass - St. Georges 8000 - Exterior Escutcheon | Two-knob French Door |         |                                |
| Pull                                  | 8" L.                  | Unlacquered Brass | 2                       | Classic Brass - St. Georges 8000 - Exterior Pull       |                      |         |                                |
| Deadbolt Cylinder & Keyhole           |                        | Unlacquered Brass | 1                       | Classic Brass - St. Georges 8000                       |                      |         |                                |
| <b>DOOR 101 - Hardware - Interior</b> |                        |                   |                         |                                                        |                      |         |                                |
| <b>Two Doors Total</b>                |                        |                   |                         |                                                        |                      |         |                                |
| Escutcheon                            | 2 1/2" W. x 1 1/2" L.  | Unlacquered Brass | 2                       | Classic Brass - St. Georges 8000 - Interior Escutcheon |                      |         |                                |
| Lever                                 | One operable/One Dummy | Unlacquered Brass | 2                       | Classic Brass - Hunter 7800 - Interior Lever           |                      |         |                                |
| Deadbolt Thumb-Turn                   |                        | Unlacquered Brass | 1                       | Classic Brass - Hunter 7800 - Interior Thumbpiece      |                      |         |                                |

NOTE:  
1. ALL GLASS IN NEW DOORS & WINDOWS TO BE IMPACT RATED.  
2. CLEAR OPENING OF NEW DOOR 101 IS APPROX. 12% LARGER THAN EXG. METAL DOORS.  
3. EXTERIOR & INTERIOR FINISHES OF DOORS & WINDOWS TO BE COORDINATED WITH OWNER & ARCHITECT PRIOR TO APPLICATION. BUILDER TO SUBMIT SAMPLES TO OWNER & ARCHITECT FOR REVIEW & APPROVAL.  
4. BUILDER TO COORDINATE DOOR HARDWARE SELECTIONS, FINISHES & REQUIREMENTS WITH SUPPLIER & ARCHITECT PRIOR TO ORDERING.

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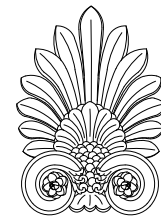
ISSUE FOR CONSTRUCTION 4.28.2026  
ISSUE FOR PERMIT 12.19.2025  
ISSUE FOR CONCEPTUAL REVIEW BAR-L 8.25.2025  
ISSUE FOR PRICING 2.25.2025  
ISSUE: D-ATE

39 Broad Street  
Charleston, SC  
29401

DOOR AND WINDOW  
SCHEDULES

Scale: VARIES  
Date: 12.18.2025  
Drawn By: SvM, BH, KW  
Project No: 24003

A-600



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#### LIGHTING

|  |                                       |
|--|---------------------------------------|
|  | CEILING SURFACE MOUNTED LIGHT         |
|  | CEILING SURFACE MOUNTED PENDANT LIGHT |
|  | RECESSED LIGHT                        |
|  | DIRECTIONAL RECESSED LIGHT            |
|  | ART LIGHTING                          |
|  | FLORESCENT LIGHT                      |
|  | EMERGENCY EGRESS SIGNAGE              |
|  | WALL MOUNTED LIGHT                    |
|  | WALL MOUNTED BOOKCASE LIGHT           |
|  | STEP/FLOOR LIGHT                      |
|  | UNDERCABINET LIGHT                    |
|  | SWITCH                                |
|  | 3-WAY SWITCH                          |
|  | DIMMER SWITCH                         |

#### POWER

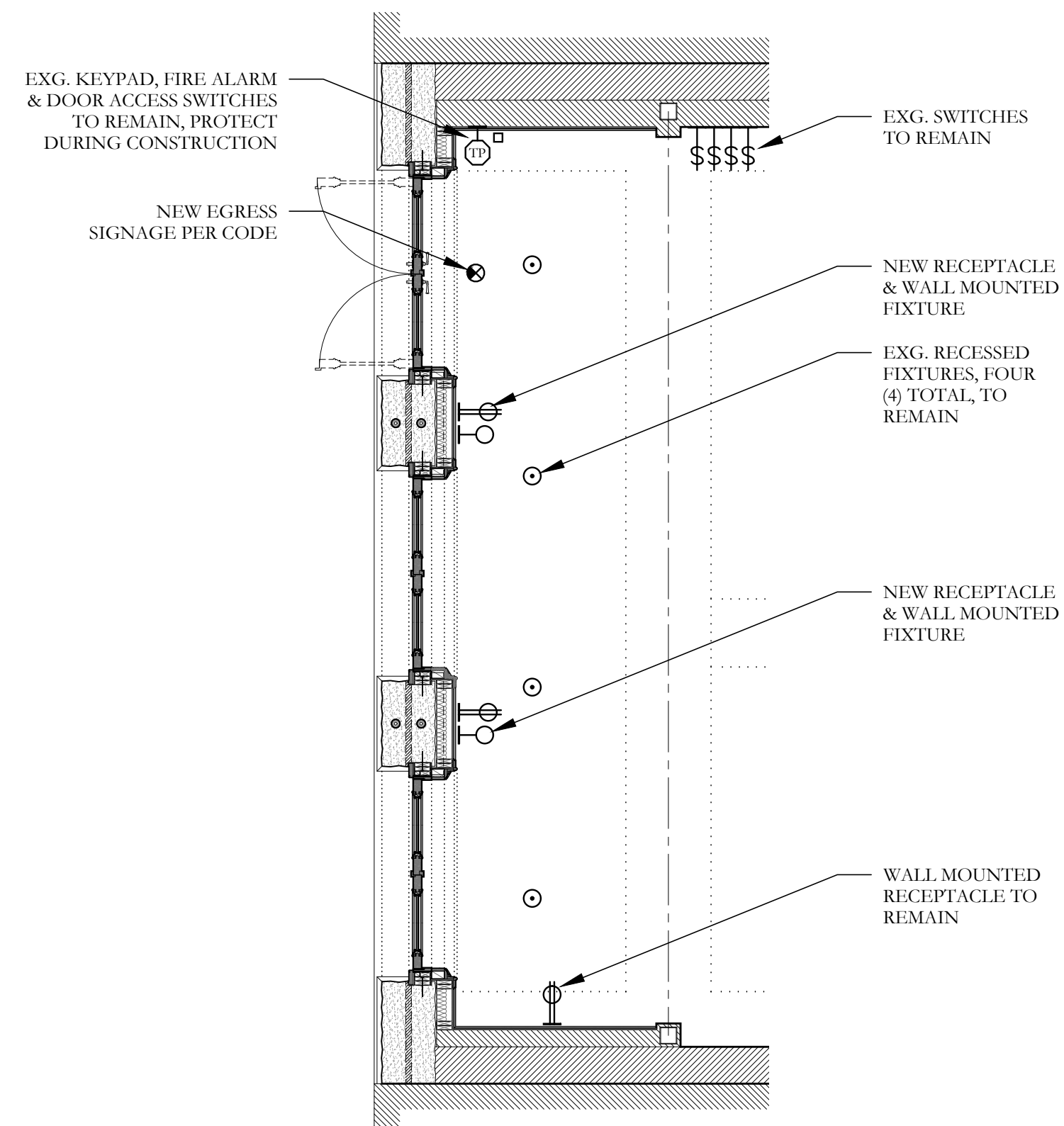
|  |                                           |
|--|-------------------------------------------|
|  | SIMPLEX RECEPTACLE                        |
|  | DUPLEX RECEPTACLE                         |
|  | DUPLEX RECEPTACLE - SPLIT WIRE            |
|  | SIMPLEX SPECIAL PURPOSE RECEPTACLE        |
|  | DUPLEX SPECIAL PURPOSE RECEPTACLE         |
|  | GROUND FAULT INTERRUPTER RECEPTACLE       |
|  | WEATHER-PROOF OUTLET                      |
|  | QUAD RECEPTACLE                           |
|  | CLOCK RECEPTACLE                          |
|  | FLOOR DUPLEX RECEPTACLE                   |
|  | FLOOR DUPLEX RECEPTACLE - SPLIT WIRE      |
|  | FLOOR QUAD RECEPTACLE                     |
|  | UNDERCABINET POWER STRIP                  |
|  | LEAVE WIRE, DO NOT INSTALL SWITCH (J-BOX) |

#### A/V. SECURITY & CONTROLS

|  |                                   |
|--|-----------------------------------|
|  | SMOKE DETECTOR                    |
|  | CARBON MONOXIDE DETECTOR          |
|  | LOW TEMPERATURE DETECTOR          |
|  | HEAT RISE DETECTOR                |
|  | NATURAL GAS DETECTOR              |
|  | THERMOSTAT                        |
|  | TEMPERATURE SENSOR                |
|  | KEYPAD                            |
|  | TOUCH PANEL                       |
|  | DOORBELL                          |
|  | DOORBELL CHIME                    |
|  | WALL MOUNTED SPEAKER BY DECORATOR |
|  | FREESTANDING SPEAKER              |
|  | CEILING SPEAKER - ROUND           |
|  | CEILING SPEAKER - RECTANGULAR     |
|  | CEILING SPEAKER - HIDDEN          |
|  | I-POD DOCK                        |
|  | EXHAUST FAN                       |
|  | ELECTRICAL FOR MOTORIZED SHADE    |
|  | GLASS BREAK DETECTOR              |
|  | MOTION DETECTOR                   |
|  | MAGNETIC CONTACT                  |
|  | SECURITY CAMERA                   |

#### TELECOM

|  |                               |
|--|-------------------------------|
|  | TELEPHONE RECEPTACLE          |
|  | DATA/USB RECEPTACLE           |
|  | TWO CAT-V, 2 COAX RECEPTACLES |
|  | TELEPHONE/DATA RECEPTACLE     |
|  | TEL/DATA/CO-AX RECEPTACLE     |
|  | FLOOR COAXIAL RECEPTACLE      |
|  | FLOOR TELEPHONE RECEPTACLE    |
|  | FLOOR DATA RECEPTACLE         |
|  | CORDLESS PHONE TRANSCEIVER    |
|  | WIRELESS ACCESS POINT         |



01  
AE-101  
EXISTING & PROPOSED ELECTRICAL PLAN  
1/4" = 1'-0"

#### NOTE:

1. ALL EXG. LIGHTING & ELECTRICAL COMPONENTS TO REMAIN UNCHANGED.
2. NEW DOOR 101 TO PROVIDE APPROX. 12% GREATER EGRESS THAN EXG. DOOR. NO OTHER CHANGES TO EXG. BUILDING EGRESS LOCATIONS OR ROUTES ARE PROPOSED.

ISSUE FOR CONSTRUCTION

4.28.2026

ISSUE FOR PERMIT

12.19.2025

ISSUE:

DATE:

Project:

39 Broad Street  
Charleston, SC  
29401

FIRST FLOOR  
ELECTRICAL PLAN

Scale:

1/4" = 1'-0"

Drawing No.

Date:

12.18.2025

Drawn By:

SvM, BH

Project No:

24003

AE-101