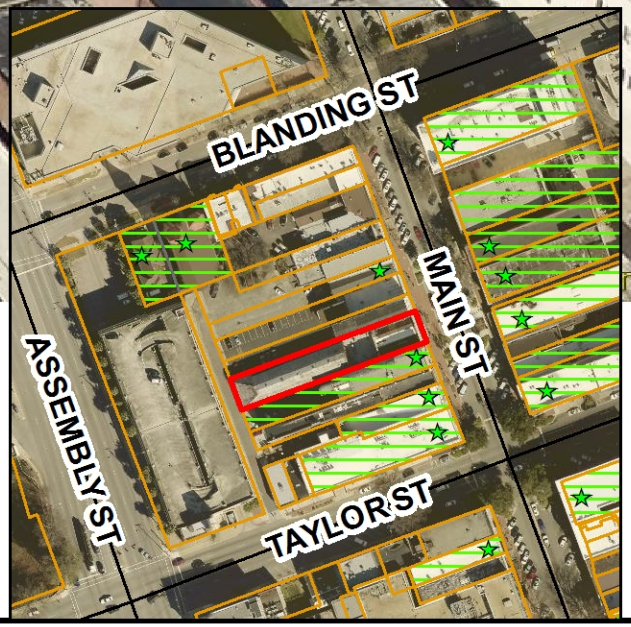


D/DRC Case

1621 Main Street

National Register District/City Center Design/Development District

TMS: 09014-10-12

DESIGN/DEVELOPMENT REVIEW COMMISSION

DESIGN REVIEW DISTRICT
CONSENT AGENDA

EVALUATION SHEET

Case # 3

ADDRESS: 1621 Main Street, Robinson Building (formerly the Army/Navy Store)

APPLICANT: Lambert Architecture and Construction Services, Scott Lambert, agent

TAX MAP REFERENCE: TMS# 09014-10-12

USE OF PROPERTY: Commercial/Residential

REVIEW DISTRICT: Columbia Commercial District (National Register District) City Center/Design Development District

NATURE OF REQUEST: Request for Certificate of Design Approval for exterior changes and for preliminary certification for the Bailey Bill

FINDINGS/COMMENTS:

The two story brick building located at 1621 Main Street was built in the 1860s as part of the reconstruction of Main Street after the Civil War. The building as it is seen today is the result of a number of alterations and additions to the property. The most significant changes to the building came in the early 1900s. As seen through Sanborn maps, the original building footprint was approximately one quarter of what it is today. In 1909 the footprint of the building was extended to include the back three quarters of the property with the addition of a moving picture theater and its kinetoscope projection room. This one story brick addition to the back of the property was the Grand Theater which operated from 1909 to 1914. The building underwent another significant change in 1910 with the renovation of its Main Street façade. A postcard from approximately 1914 gives a general idea of the building's façade at this time. Post-renovation, the building included a stepped parapet embossed with the owner's name, "Robinson", a prominent cornice, and five arched windows with decorative hoods along the second floor. While the exact design of the building at street level is unclear, four cast iron columns were recently uncovered along the storefront that were likely also part of the 1910 façade. Although there have been a number of alterations to the building in more recent years, the building's historic appearance is still easily discernible.

The applicant is proposing rehabilitation of the building to return it to its 1910 façade. The interior of the building will be renovated for use at the first floor as a restaurant and bowling alley and for apartment space on the second floor. This project will be completed in conjunction with the Marks Building (1625 Main Street) to its north. Although they are presented as part of the same project by the owners, they are reviewed individually here as they require separate motions. The rehabilitation of 1621 Main Street will include a number of changes to the façade of the building that will return it to a historic appearance.

This includes replacing the cornice and window hoods as well as reconfiguring the storefront to incorporate the historic cast iron columns. Other alterations include removing brick infill to restore historic window openings, replacing windows to match the historic design, and repointing and repairing brick. As this building is a contributing property within the National Register Columbia Commercial Historic District, it is eligible for consideration of the Bailey Bill. The owners are also pursuing tax credits so the applicant and the City staff are working closely with the State Historic Preservation Office on this project. Should any additional site requirements, signage, or similar work arise, it will be reviewed per the City Center Design guidelines.

PERTINENT SECTIONS FROM THE GUIDELINES:

Bailey Bill Sec. 17-698. - Eligible rehabilitation.

(a) Standards for rehabilitation work. To be eligible for the special tax assessment, historic rehabilitations must be appropriate for the historic building and the historic district in which it is located. This is achieved through adherence to the following standards:

(1) The historic character of a property shall be retained and preserved; the removal of historic materials or alterations of features and spaces that characterize each property shall be avoided.

Any remaining historic materials will be retained and preserved. Brick will be cleaned, repaired, and repointed where necessary. Repairs or replacement of the brick will match the original in color and texture and repointing will match the original in color, composition, and tooling. Brick infill will be removed to restore all historic window openings along the first floor and wooden windows to match the historic design will be put in place. If any historic windows remain at any location in the building, they should be retained and repaired. If the windows are determined by staff to be too deteriorated for repair, replacement wooden windows that match the original will be put in their place. All windows will use non-tinted glass to be reviewed by staff. The historic cast iron columns that were found along the storefront will be preserved and incorporated into the design of the building.

(2) Each property shall be recognized as a physical record of its time, place and use; changes that create a false sense of historical development shall not be undertaken.

No changes are proposed which would create a false sense of historical development.

(3) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The period of significance for 1621 Main Street includes the 1910 renovation of the façade and the addition of the movie theater to the back portion of the property. These alterations to the property have shaped the way the building looks and functions today. This rehabilitation will return the building to its historic appearance.

(4) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.

The building rehabilitation will include preserving any historic materials and features including the cast iron columns that were uncovered along the storefront.

(5) Deteriorated historic features shall be repaired rather than replaced; where the severity of deterioration requires replacement of a distinctive feature, the new should match the old in design, color, texture, and other visual qualities and, where possible, materials; replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Over the years several important features have been altered or removed from the building including the cornice, window trim, and decorative window hoods. To return the building to its historic façade these architectural elements will be replaced. These features will be fabricated to best replicate the historic features as substantiated by pictorial evidence. Reconstruction of the storefront will also be based on pictorial evidence as well as the physical evidence of the cast iron columns. Staff is working closely with the applicant and the SHPO office to determine the most appropriate design for the façade details and is happy to continue this work if the DDRC wishes to defer this to staff.

(6) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used; the surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The brick will be cleaned using the gentlest means possible using water and a mild detergent. Test patches will be used to ensure the cleaning process will not damage the brick.

Portions of the first floor contain a decorative tin ceiling. The applicant has proposed to retain the tin ceiling and to clean and repair it as needed. At this time the cleaning and repair processes for the tin has not been delineated. Once these methods have been determined they will be reviewed by staff to ensure it complies with this ordinance.

(7) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property; the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the historic property and its environment.

Exterior alterations will respect the historic characteristics of the building. The new design for the storefront will reflect its historic configuration in door locations, setback, and column placement. The design will utilize the historic cast iron columns as well as new wood panels and picture windows.

(8) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Not applicable.

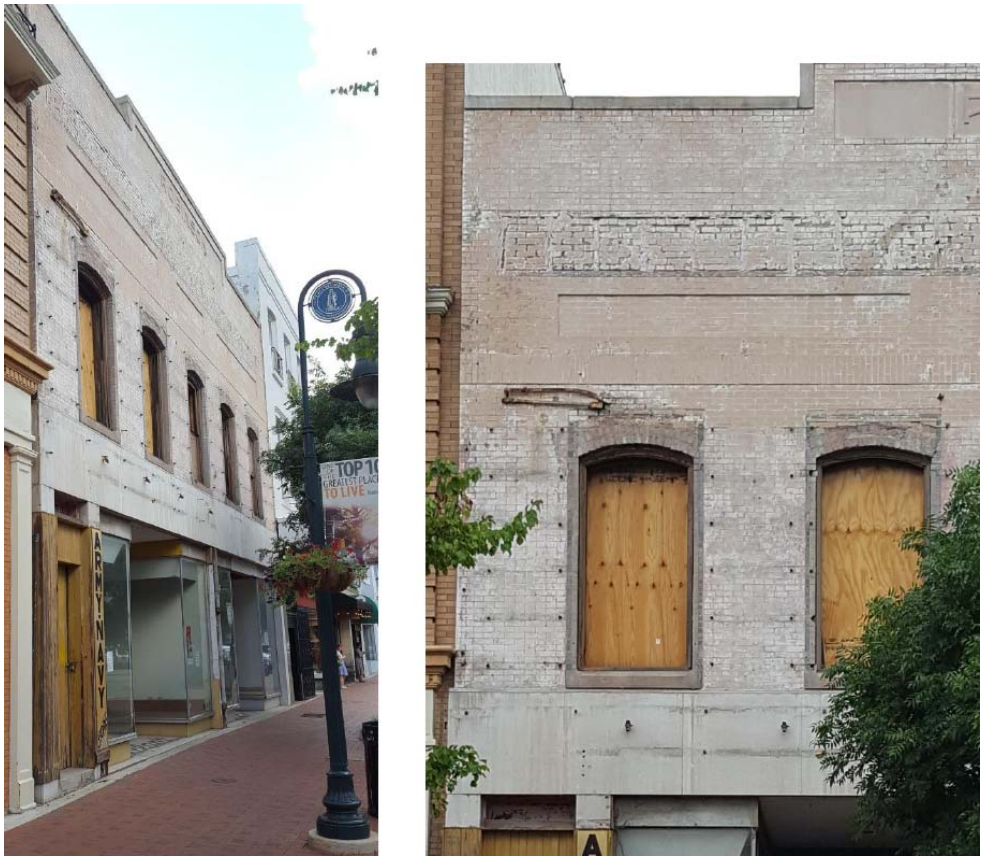
The above items are the parameters for review for projects that receive the Bailey Bill. All above criteria will be met in this project. If any future work is proposed beyond the scope of what is presented here then it will be reviewed.

STAFF RECOMMENDATIONS:

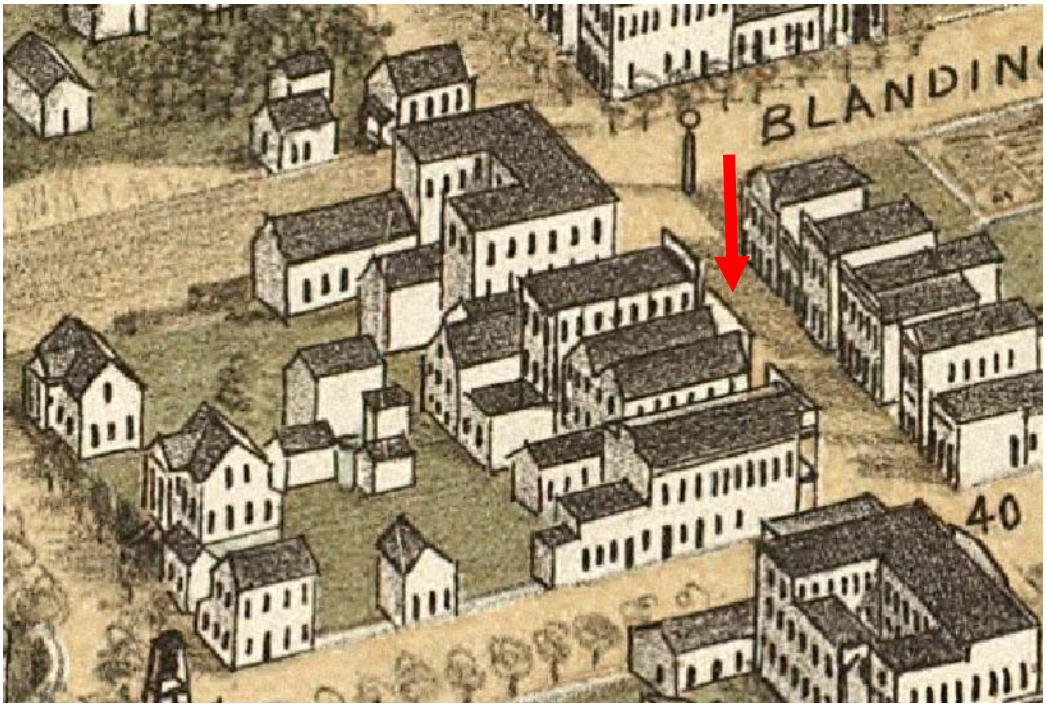
Staff recommends granting a Certificate of Design Approval and preliminary certification for the Bailey Bill for 1621 Main Street based on its conformance with Sec. 17-698(d) of the City Ordinance with the following conditions:

- Staff to work with applicant on the design of all façade details including but not limited to the window hoods and trim, the cornice design, and the storefront configuration;
- Cleaning and repairs to the brick, mortar, and tin ceiling to be reviewed by staff;
- The window materials and profiles to be reviewed by staff prior to purchase;
- The project shall meet or exceed the 20% investment threshold requirement for qualified rehabilitation expenses;
- All work shall meet the standards for work as outlined in Section 17-698;
- All details deferred to staff.

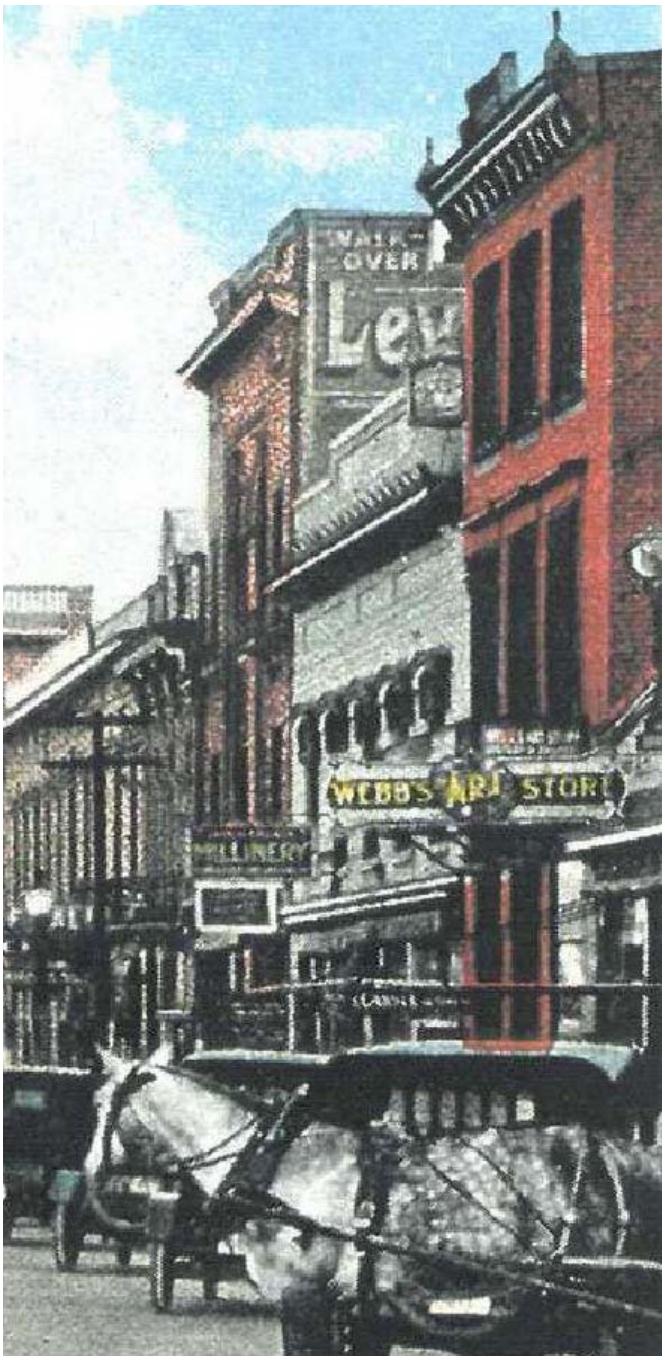
Robinson (left) and Marks buildings



Robinson Building façade (images provided by applicant)



1872 Birds Eye Map of Columbia, 1621 Main street indicated with arrow



1910s postcard showing Robinson Building after façade renovation

CITY OF COLUMBIA
PRESERVATION PLANNING OFFICE

REHABILITATED HISTORIC PROPERTY APPLICATION
PART A - PRELIMINARY REVIEW FORM

This application is used by the City to review rehabilitation work on historic properties, in accordance with South Carolina 1976 Code Section _____, and pertinent regulations. A separate application should be submitted for each historic building, unless they were functionally-related during the historic period, in which case they can be submitted as a historic complex. Applications must include attachments as listed below and the required review fee to be considered complete. Submit application to Preservation Planning Office, PO Box 147, 1136 Washington Street, Columbia, SC 29217. Phone: 803.545.3222; fax: 803.733.8647.

1. PROPERTY INFORMATION

Historic Name of Property (if known) 1621 Main Street - Robinson Building
Address 1619 - 1621 Main Street
City Columbia, South Carolina (ZIP) 29201
Use: ____Owner-occupied, or X Income-producing
Estimated project start date 10/16 Estimated project completion date 10/17
Estimated project costs $ 1,819,200.00
Fair market value of building $ 550,000.00
Has an application for federal Investment Tax Credits been filed for this property? ____Yes X No

2. HISTORIC DESIGNATION

The property must have been designated "historic" by the local government allowing this incentive.
Significance:
Construction Date: 1910 Describe major alterations or additions (give dates): Storefront entry, windows with large picture windows for the facade.

This building is a:
____City Landmark Building X Contributing structure in local historic district ____Contributing structure in National Register District outside of City ____National Register structure
Give BRIEF overview of the history of the building:
Two Story building was constructed by 1872 and remodeled to an appearance closely resembling its current facade in 1933. It features two modified recessed storefronts and wooden paneling above, added since the elate 1970s. The rear addition was constructed in 1909 as a vaudeville theater, but remodeling in 1910 as a theater.

3. ATTACHMENTS

The following information is needed to process your application. Please send complete information with the initial submission:
____ An original signed and completed application;
____ A Cashier's Check for $150, made out to the City of Columbia for single family residences or duplexes; $300 for all other properties;
____ Location map showing where the building is located;
____ Photographs clearly showing not only the areas to be rehabilitated, but also overall views of the building;
____ Sketched or architectural floor plans of pre-rehabilitation conditions; and
____ Sketched or architectural floor plans of the proposed work.

4. OWNER INFORMATION

Name G. Scott Middleton Signature
Address 1624 Main Street, Columbia, SC 29201 Date 8-9-16
Daytime Telephone 803-730-9495

PRESERVATION PLANNING OFFICE USE ONLY

____ The work as described in this application and attachments appears to meet the Standards for Rehabilitation and would receive final approval if completed as described.
____ The work as described in this application and attachments would meet the Standards for Rehabilitation if the Special Conditions on the attached sheet are met.
____ The work as described in this application and attachments does not appear to meet the Standards for Rehabilitation and is not approved for this property. The attached sheet describes the specific problems with the proposed work.

Authorized Signature Date
____ See attached sheets

CITY OF COLUMBIA
PRESERVATION PLANNING OFFICE

REHABILITATED HISTORIC PROPERTY APPLICATION
PART A - CONTINUED

5. DESCRIPTION OF PROPOSED WORK

Use the spaces below to describe the proposed work. Architectural features would include items such as: roof; exterior brick or siding; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for the federal Investment Tax Credits, you may use a copy of the description of the proposed work from the federal form for this section, but your submittal must still include the information in sections 1 through 4.

Architectural feature: Site Approximate date of feature: 1850's-1970's Describe feature and its condition The 2 story 1619 - 1621 Main Street building is located on the 1600 block between Taylor and Blanding Streets in downtown Columbia, South Carolina. The building's facade faces Main Street, the North elevation is a shared wall with 1625 Mark's building on Main Street. The South elevation is semi attached to 1613 Main Street Building. Photograph No. 1 Drawing No. C1.1	Describe work and impact on feature The building itself occupies much of the footprint of the property. The majority of site work will be on the adjacent property belonging to the Marks building. A new entrance will be added on the North side of the rear portion of Robinson leading to a patio with landscaping on the Marks property. Hardscaping will include pavers and a 6'-0" high wall surrounding the patio for privacy and security. Several parking spaces are to remain and a dumper location will be added at the rear of the East side of the building.
Architectural feature: Brick Approximate date of feature: 1850's-1910 Describe feature and its condition The exterior elevations of Robinson are all brick Masonry with a plaster accent on the main facade inscribed with the name "Robinson". Photograph No. 3-10 Drawing No. A4.1-4.4	Describe work and impact on feature All exterior brick masonry walls are to be cleaned and re-pointed as required with methods approved by the Secretary of the Interiors standards of Rehabilitation. If areas need to be removed, efforts will be taken to match existing brick with salvaged or new brick. Cleaning test patches must be approved by architect and City of Columbia before complete cleaning begins. Brick in filled windows to be removed and replaced with new windows to match what was there previously.
Architectural feature: Windows/ Storefront Approximate date of feature: 1909-1910, 1952 Describe feature and its condition Existing windows on the second floor are covered by wood with a deeply recessed storefront for store display area. Windows on the first floor have been in-filled with Brick. Photograph No. 3, 10, 15-16, 28, 32, 33, 34, 35 Drawing No. A4.1-4.4, 7.2	Describe work and impact on feature The wood portion covering has been removed to show 5 second story windows as noted in historical studies. These windows will receive decorative trim above the header based on historic photos. Research shows the storefront had two doors; one located under the second window and one under the fifth window. Historically, the storefront was not recessed back as far as the present configuration so the entry will be brought closer to the street. Selective demolition on the facade has uncovered four cast iron columns with a large cast iron beam supporting the masonry wall above. New windows will be inserted to match the existing first floor windows from historic documentation.
Architectural feature: Windows/ Storefront Cont. Approximate date of feature: Describe feature and its condition Photograph No. 3, 10, 15-16, 28 Drawing No. A4.1-4.4, 7.2	Describe work and impact on feature Window openings on the first floor with brick in fill will be carefully reopened and new wood windows will be inserted to match the existing windows from historic documentation.

CITY OF COLUMBIA
PRESERVATION PLANNING OFFICE

REHABILITATED HISTORIC PROPERTY APPLICATION
PART A - CONTINUED

5. DESCRIPTION OF PROPOSED WORK (Continued):
(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

Architectural feature Interior Doors Approximate date of feature Unknown Describe feature and its condition Several interior wood doors remain Photograph No. 17-18 Drawing No. A1.1, A7.1	Describe work and impact on feature Existing interior doors that are within the period of significance will be refurbished and repaired as necessary. New wood doors and hardware will be added as necessary and designed to match the existing
Architectural feature Roof Approximate date of feature 1872, 1910, 1950-70's Describe feature and its condition The existing roof is divided into 3 sections. The first roof is a standing seam metal panel over wood deck in "M" configuration over the second floor apartments. The middle portion is a TPO flat roof with mechanical equipment and some steel beams that presumably used to hold a water tank. The rear section is the largest portion. This is a standing seam zinc panel with soldered joints over a wood deck in a gambrel shape. Photograph No. 1, 7-13 Drawing No. A1.4	Describe work and impact on feature A new roof will be furred out above the existing roof in the front and rear portions. This will consist of metal stud furring strips with a new standing seam metal panel spanning between them to math the existing roof as closely as possible. New insulation will placed in the spaces between. The flat roof portion will be replaced with a new TPO roof and reinforced to accommodate new mechanical equipment. A rooftop patio pedestal system will be installed in the remaining area for use by the second floor apartments.
Architectural feature 1910-70's Approximate date of feature Describe feature and its condition The front portion of the first floor contains a decorative tin ceiling. The ceilings in the rear portions are currently exposed wood trusses with wood roof deck above. Much of the second floor ceiling has been removed over the years. The portion that remains is wood tongue and groove bead board. Photograph No. 20-22, 26-27, 29-31 Drawing No. A2.1	Describe work and impact on feature The tin ceiling will remain and be cleaned and restored as needed. The existing wood trusses in the rear portion will remain exposed with the existing wood roof deck above. The ceilings in the second floor will be replaced with a gypsum ceiling at the same level as the existing.
Architectural feature Columns and beams Approximate date of feature 1950-70's Describe feature and its condition There are currently several steel I beams and wide flange columns dividing the center of the front portion of the building. Large, heavy timber trusses support the roof and rest on masonry pilasters in the rear. Photograph No. 26 Drawing No. A1.1	Describe work and impact on feature All steel columns and beams will remain and will be wrapped with gypsum board to meet fire protection ratings. The existing trusses and pilasters will all remain as is and be exposed to the interior of the building.

**Fair market value means the appraised value as certified to the DDRC by a real estate appraiser licensed by the State of South Carolina, the sales price as delineated in a bona fide contract of sale within six months of the time it is submitted, or the most recent appraised value published by the Richland County Tax Assessor.*

CITY OF COLUMBIA
PRESERVATION PLANNING OFFICE

REHABILITATED HISTORIC PROPERTY APPLICATION
PART A - CONTINUED

5. DESCRIPTION OF PROPOSED WORK (Continued):
(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

Architectural feature Vertical Circulation Approximate date of feature 1910-70's Describe feature and its condition There are existing wood stairs that lead from the Main Street entrance to the second floor. Photograph No. 23-25 Drawing No. A1.1, A1.2	Describe work and impact on feature The existing wood stairs are in good condition and will be repaired as necessary to bring them up to code.
Architectural feature Floors Approximate date of feature 1910-70's Describe feature and its condition The interior floors on the first floor level are currently wood with vinyl tile in some areas. Much of the floor has rotted out or been damaged by years of water infiltration over the years. The second floor contains original wood floors in relatively good condition. Photograph No. 19, 22, 26 Drawing No. A1.1, A1.2, A1.3	Describe work and impact on feature The first floor is heavily damaged and will be removed and replaced with a concrete poured slab. The wood floors on the second floor will be repaired and replaced as needed.
Architectural feature Floor Plan and Interior Approximate date of feature 1910-70's Describe feature and its condition The first level is divided into 2 spaces by a wood stud wall down the middle (east/west direction), ending where gambrel roof begins at the rear of the building. The rear portion is an open floor plan with a stair at the far end leading toward a small basement. The second floor has several wood stud partitions dividng the space into several rooms with a central hallway leading east to west. Photograph No. 22, 26 Drawing No. A1.1, A1.2, A1.3	Describe work and impact on feature The front of the first level will be opened up to contain seating for a new restaurant. The kitchen will be located in the right side portion of the building with a bar in the left portion. The basement will be partially filled in and a bowling alley will be installed in the rear portion of the building.
Architectural feature Interior finishes Approximate date of feature 1910-70's Describe feature and its condition Currently, most of the interior finishes are exposed brick and plaster. Some gypsum is present on more modern interior walls. Photograph No. 19, 24, 26-28 Drawing No.	Describe work and impact on feature All exposed brick is to remain. Any new walls will have painted gypsum finish.

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CITY OF COLUMBIA
PRESERVATION PLANNING OFFICE

REHABILITATED HISTORIC PROPERTY APPLICATION
PART A - CONTINUED

5. DESCRIPTION OF PROPOSED WORK (Continued):
(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

Architectural feature Mechanical Systems Approximate date of feature_____ Describe feature and its condition The existing mechanical systems and associated duct work has no historical value. Photograph No. 11, 13, 28-29 Drawing No._____	Describe work and impact on feature All existing mechanical systems and associated duct work will be removed. New Mechanical units will be located on the flat roof portion and will not be visible from the side walk.
Architectural feature_____ Approximate date of feature_____ Describe feature and its condition Photograph No._____ Drawing No._____	Describe work and impact on feature
Architectural feature_____ Approximate date of feature_____ Describe feature and its condition Photograph No._____ Drawing No._____	Describe work and impact on feature
Architectural feature_____ Approximate date of feature_____ Describe feature and its condition Photograph No._____ Drawing No._____	Describe work and impact on feature

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CITY OF COLUMBIA
PRESERVATION PLANNING OFFICE

REHABILITATED HISTORIC PROPERTY APPLICATION
PART A - AMENDMENT FORM

Use this form to propose changes in project work. Submit the completed and signed form to Preservation Planning Office, PO Box 147,1136 Washington Street, Columbia, SC 29217. Phone: 803.545.3222; fax: 803.733.8647.

Name of Property (as submitted on Part A form):

Robinson Building

Address 1619-1621 Main St

City Columbia, South Carolina (ZIP) 29201

Describe changes in the project work:

OWNER INFORMATION

Name G. Scott Middleton
Address 1624 Main St, Columbia, SC 29201

Signature
Date 8/9/16
Daytime Telephone 803-730-9495

PRESERVATION PLANNING OFFICE USE ONLY

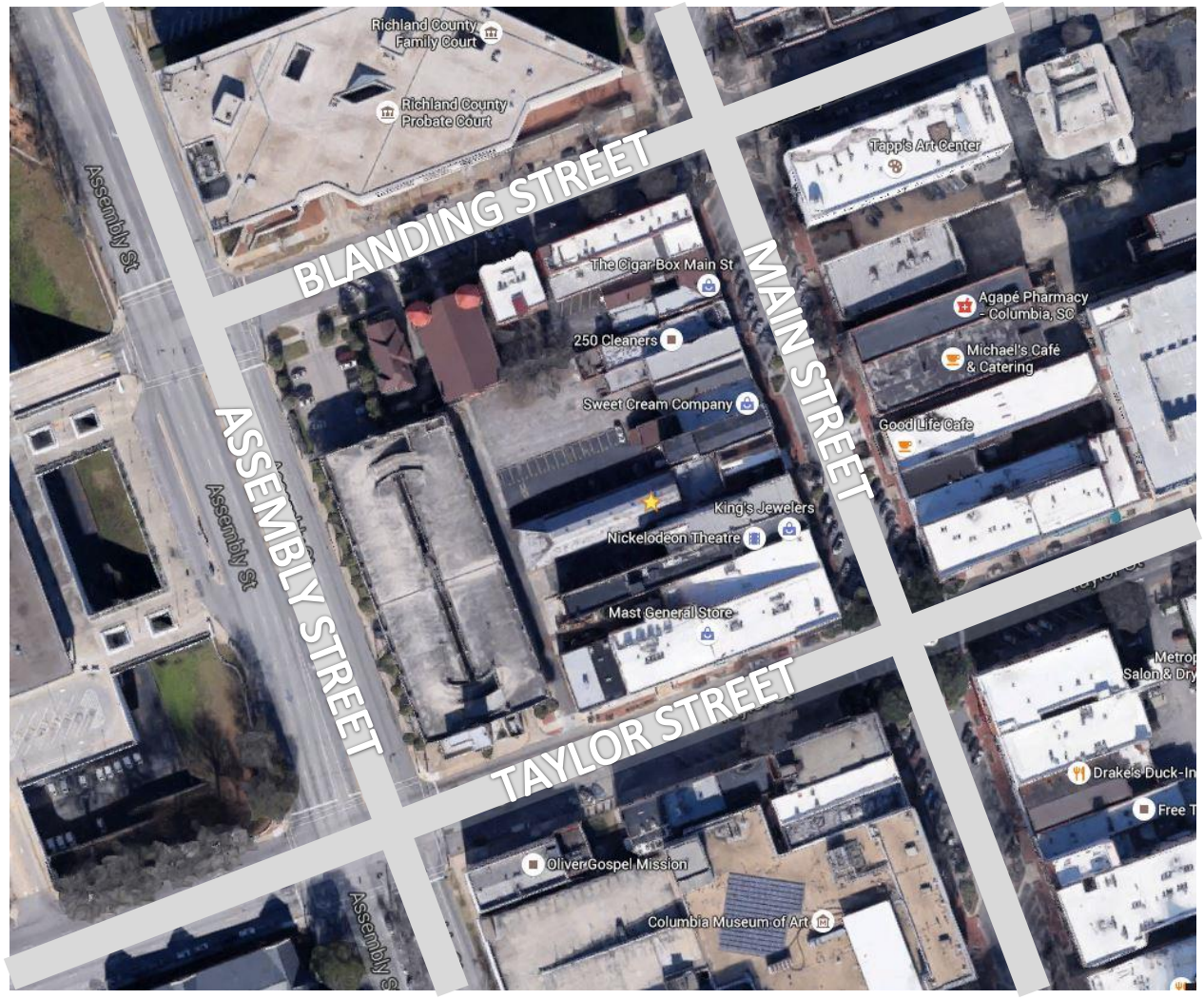
____ The work as described in this amendment appears to meet the Standards for Rehabilitation and would receive final approval if completed as described.

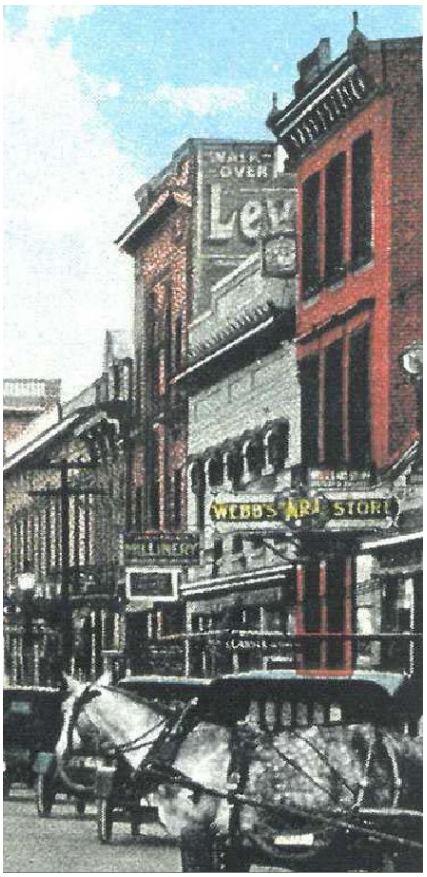
____ The work as described in this amendment would meet the Standards for Rehabilitation if the Special Conditions on the attached sheet are met.

____ This work as described in this amendment does not appear to meet the Standards for Rehabilitation and is not approved for this property. The attached sheet describes the specific problems with the proposed work.

Secretary to the Design/Development Review Commission Authorized Signature Date

____ See attached sheets


Richland County Family Court
Richland County Probate Court
BLANDING STREET
Assembly St
Tapp's Art Center
The Cigar Box Main St
MAIN STREET
Agapé Pharmacy - Columbia, SC
250 Cleaners
Michael's Café & Catering
Sweet Cream Company
Good Life Cafe
ASSEMBLY STREET
Assembly St
King's Jewelers
Nickelodeon Theatre
Mast General Store
TAYLOR STREET
Drake's Duck-In
Oliver Gospel Mission
Columbia Museum of Art


WEBB'S ART STORE

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ARMY NAVY STORE
1621 ARMY NAVY STORE 1621
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GYROS
BURGERS
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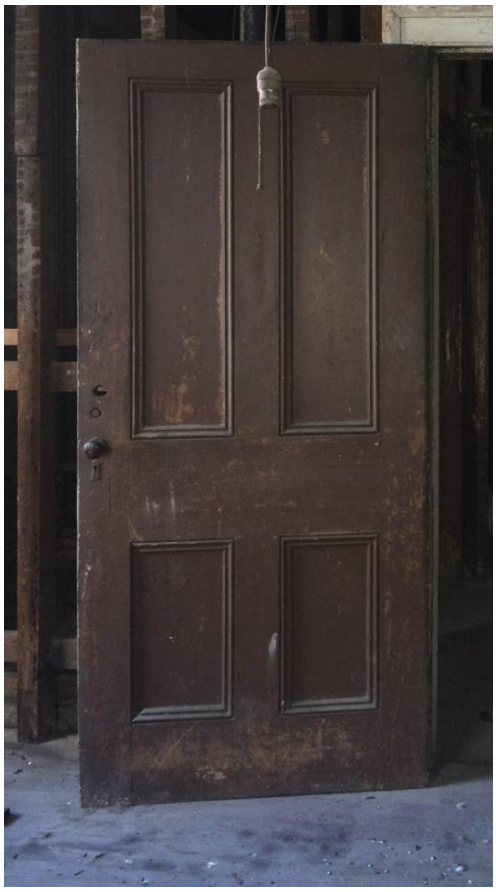

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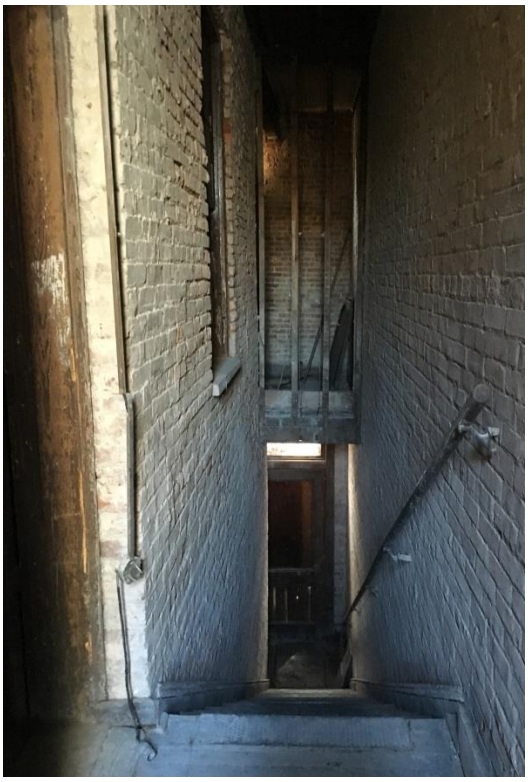

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The Palmetto Utility Protection Service, Inc.
1919 Devil's Square Blvd, Suite 329 Columbia, South Carolina 29210 (803) 576-1117

South Carolina 811 — Call 811 Before you Dig

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA

CALL 811

CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.

DEMOLITION NOTES

1) THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS TO BE DEMOLISHED AND REMOVED FROM THE SITE. THE VERIFICATION PROCESS SHALL INCLUDE VISITING AND WALKING THE SITE. ALL ITEMS REQUIRING DEMOLITION/ REMOVAL, WHETHER SHOWN ON THIS PLAN OR NOT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2) PRIOR TO COMMENCEMENT OF TREE REMOVAL THE CONTRACTOR SHALL WALK THE SITE WITH THE OWNER AND/OR OWNER'S REPRESENTATIVE TO IDENTIFY TREES AND/OR VEGETATION TO REMAIN. PROTECTION OF IDENTIFIED TREES AND/OR VEGETATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3) THERE SHALL BE NO BURNING ON SITE.
4) EXISTING IMPROVEMENTS SO NOTED, ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF ACCORDING TO APPLICABLE REGULATIONS.
5) THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL AND/OR RELOCATION OF ALL UTILITIES (ABOVE AND BELOW GROUND LEVEL) AS NECESSARY TO ACCOMMODATE THE IMPROVEMENTS SHOWN ON THESE PLANS AND AS REQUIRED TO FACILITATE CONSTRUCTION.
6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SERVICES WHICH ARE INDICATED TO BE EXTENDED OR OTHERWISE REUSED.
7) ALL EXISTING CONCRETE AND/OR ASPHALT PAVEMENT THAT IS INDICATED ON THESE PLANS TO BE REMOVED FROM THE PROJECT SITE SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR ACCORDING TO APPLICABLE CODES.
8) THE CONTRACTOR SHALL CONSULT THE OWNER REGARDING SALVAGE. ANY ITEMS NOT RETAINED BY THE OWNER SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DEMOLISH AND/OR LEGALLY DISPOSE OF.
9) EROSION AND SEDIMENT CONTROL DEVICES MUST BE IN PLACE PRIOR TO DEMOLITION.
10) IF ANY HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE AGENCIES FOR PROPER REMOVAL AND DISPOSAL.
11) DEMOLITION SHALL MEET ALL APPLICABLE STATE, LOCAL, AND FEDERAL REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPLICABLE DEMO AND DISPOSAL PERMITS.
12) CONTRACTOR SHALL GRADE DEMOLISHED AREAS TO DRAIN (PIPES, PARKING, ETC.)

GENERAL NOTES

1. TOPOGRAPHIC SURVEY WAS COMPLETED BY CHAO AND ASSOCIATES, INC ON MAY 10, 2016 NO BOUNDARY OR TOPOGRAPHIC SURVEY WAS PERFORMED BY R.B. TODD CONSULTING ENGINEERS.

2. OWNER: G.SCOTT MIDDLETON
GSM PROPERTIES, LLC
1624 MAIN STREET
COLUMBIA, SC 29201
SMIDDLETON@LTCHS.COM
PHONE NUMBER: 803-730-9495
TMS: R09014-10-12, R09014-10-11
ZONING: C-5
DEVELOPMENT ADDRESS: 1621-1625 MAIN STREET COLUMBIA, SC 29201
TOTAL ACREAGE: 0.41 ACRES
DISTURBED AREA: ?.? ACRES

3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 45079C0092H, DATED FEBRUARY 20, 2002, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS.

5. THE CONTRACTOR SHALL NOTIFY PUPS AT 1-888-721-7877 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION TO HAVE ALL UNDERGROUND UTILITIES LOCATED.

KEY NOTES

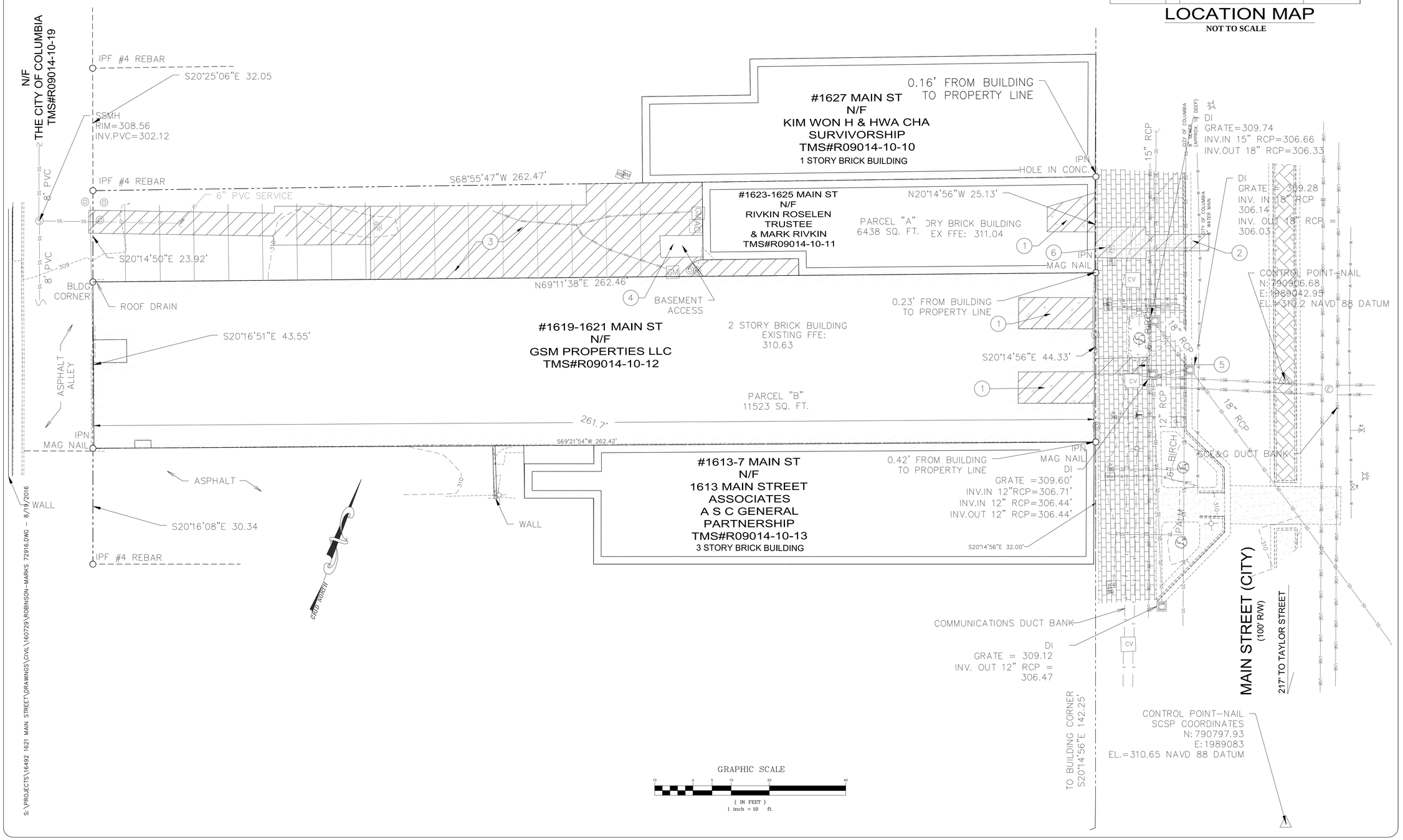
1. REMOVE EXISTING CONCRETE COMPLETE
2. REMOVE EXISTING SIDEWALK CONCRETE/PAVERS/CURB AS REQUIRED FOR WATER AND SEWER SERVICE CONNECTIONS
3. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT
4. SEE ARCH FOR BASEMENT STAIR REMOVAL
5. REMOVE EXISTINT SIDEWALK CONCRETE/PAVERS AS REQUIRED FOR NEW ROOF DRAIN CONNECTION
6. COORDINATE REMOVAL OF EXISTING WATER METER AND SERVICE WITH CITY OF COLUMBIA

LEGEND

DEMOLITION	EXISTING	DESCRIPTION
N/A		BENCHMARK/CONTROL POINT
N/A		PROPERTY LINE/RIGHT OF WAY
N/A		BUILDING
N/A		LIGHT POLE
N/A		TREE
		BITUMINOUS SURFACE
		CONCRETE SURFACE
N/A	309	CONTOUR
N/A	× (309.50)	SPOT ELEVATION
N/A	x	CHAIN LINK FENCE
N/A		WATER VALVE
N/A		WATER METER
N/A	UGE	UNDERGROUND ELECTRIC LINE w/LIGHT POLE
N/A	SS	SANITARY SEWER LINE w/MANHOLE
N/A		SANITARY SEWER CLEANOUT
N/A	SD	STORM DRAIN LINE w/STRUCTURE
1	N/A	KEY NOTE REFERENCE

LOCATION MAP

NOT TO SCALE



GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

S:\PROJECTS\16492 1621 MAIN STREET\DRAWINGS\CIVIL\160729\ROBINSON-MARKS 72916.DWG - 8/19/2016

A

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1621 MAIN ST.

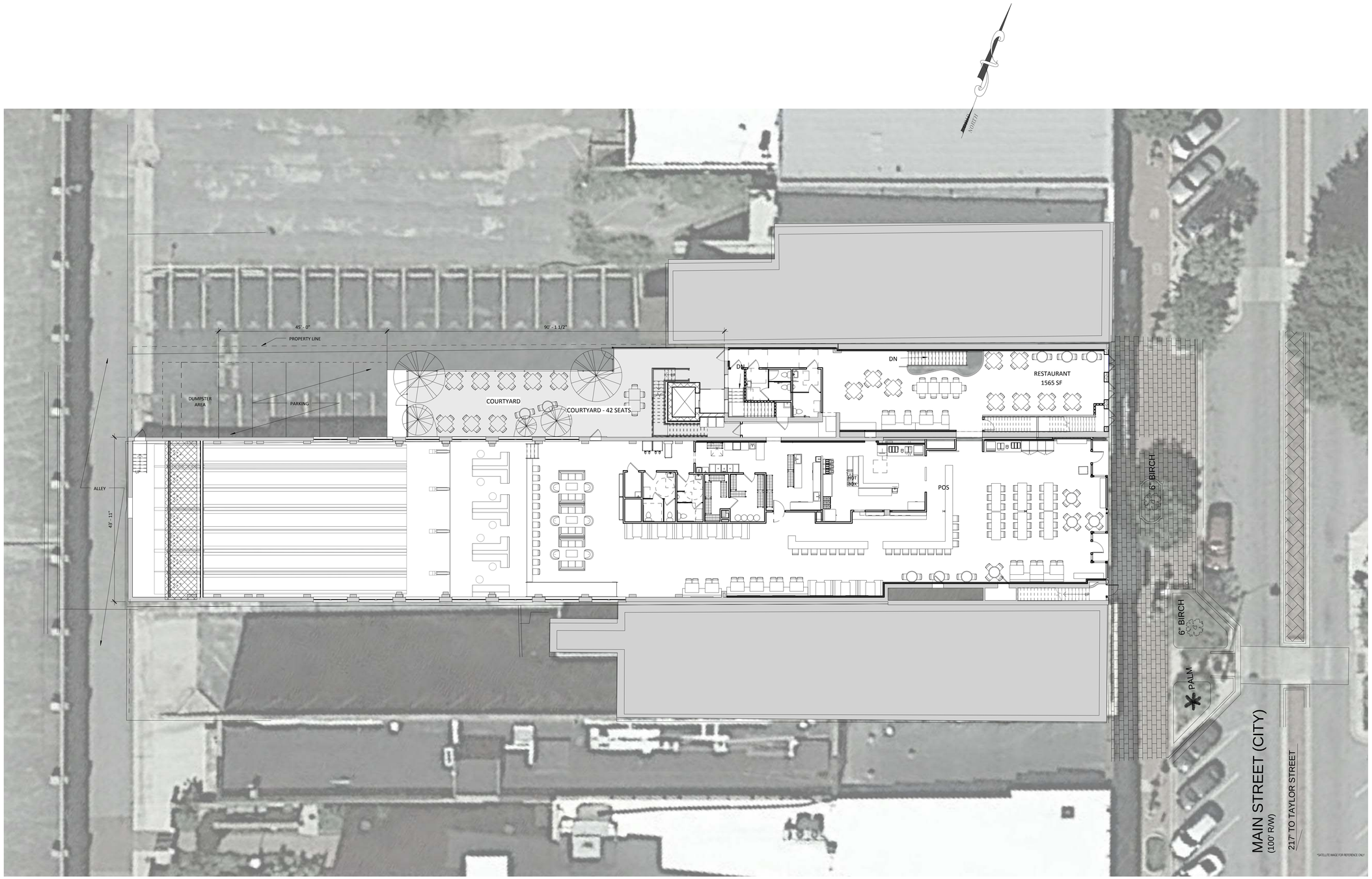
ROBINSON AND MARK'S BUILDING
COLUMBIA, SC

REV #	REV DATE

EXISTING CONDITIONS AND SITE DEMOLITION PLAN

PROJ. NO.: 16-492
DRAWN BY: TLC
DATE: 01.14.2016

C1.1



1 CONCEPTUAL SITE PLAN
SCALE: 3/32" = 1'-0"

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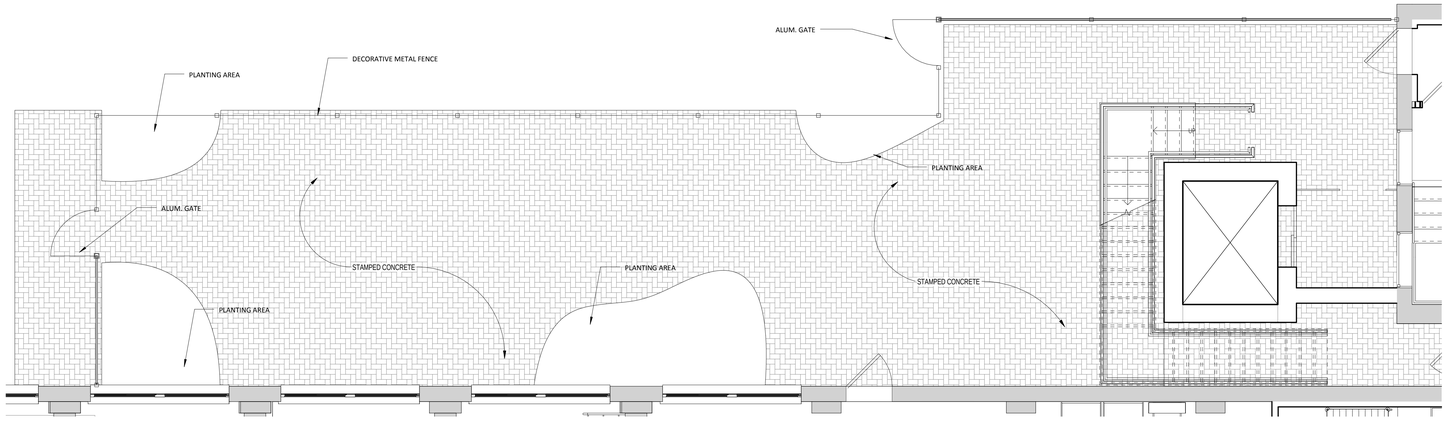
1619-1625 MAIN STREET
COLUMBIA, SC

REV #	REV DATE

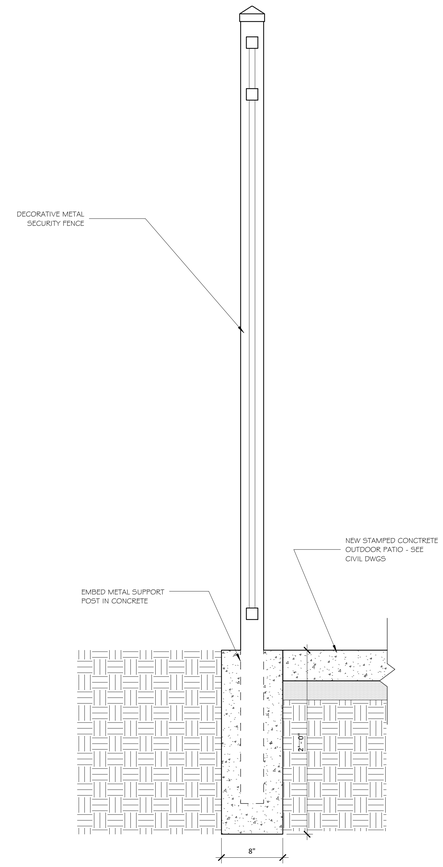
ARCHITECTURAL SITE PLAN

PROJ. NO. : R251.15
DRAWN BY: Author
DATE: 10.04.2016

A0.1



1 ENLARGED PATIO PLAN
SCALE: 1/4" = 1'-0"



2 SECTION THROUGH COURTYARD FENCE
SCALE: 1 1/2" = 1'-0"

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1619-1625 MAIN STREET
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REV #	REV DATE

SITE DETAILS

PROJ. NO. : R251.15
DRAWN BY: Author
DATE: 10.04.2016

A0.2

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GENERAL NOTES

1. SEE G0.0 FOR MINIMUM REQUIRED ADA MANEUVERING CLEARANCES. VERIFY EXACT FEB LOCATIONS WITH ARCHITECT.

2. SEE G0.0 FOR REQUIRED UL ASSEMBLIES OF ALL BUILDING SYSTEMS. ALL PENETRATIONS THROUGH RATED WALL AND FLOOR ASSEMBLIES MUST COMPLY WITH UL DESIGN FOR PENETRATIONS.

3. DIMENSIONS INDICATED ON THESE DRAWINGS ARE TO FACE OF WALL, FACE OF EXTERIOR VENEER, FACE OF STUD WALL, OR CENTERLINE OF COLUMN UNLESS OTHERWISE INDICATED. COORDINATE ALL DIMENSIONS WITH STRUCTURAL DIMENSION PLANS, ENLARGED PLANS, SECTION AND DETAIL DRAWINGS, AND STRUCTURAL DRAWINGS AND VERIFY EXACT LOCATIONS. COORDINATE ALL FLOOR SLAB PENETRATIONS WITH SYSTEM DRAWINGS (S'S, M'S, P'S, FP'S, AND E'S) AND ACTUAL PRODUCT TO BE INSTALLED AND VERIFY LOCATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.

4. INTERIOR METAL STUD OPENINGS TO RECEIVE STOREFRONT, DOORS, GRILLS, LOUVERS, OR OTHER ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURE OF SYSTEM. ANY CONFLICTS WITH INDICATED DIMENSIONS OR LOCATIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.

5. SEE FINISH SCHEDULES AND PLANS FOR FLOOR PATTERNS AND FLOOR FINISH REFERENCES.

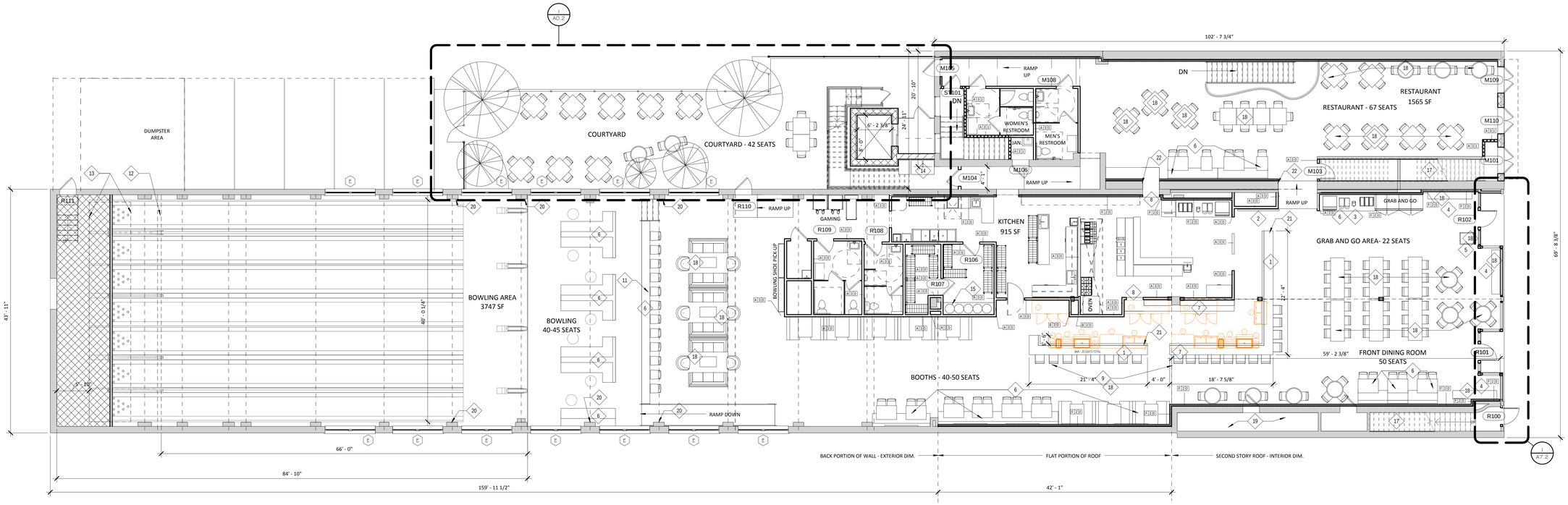
6. SEE ROOF PLAN FOR ROOF AND PARAPET DETAIL REFERENCES, GENERAL ROOF NOTES AND ROOF LEGEND.

NON RATED - MTL STUDS

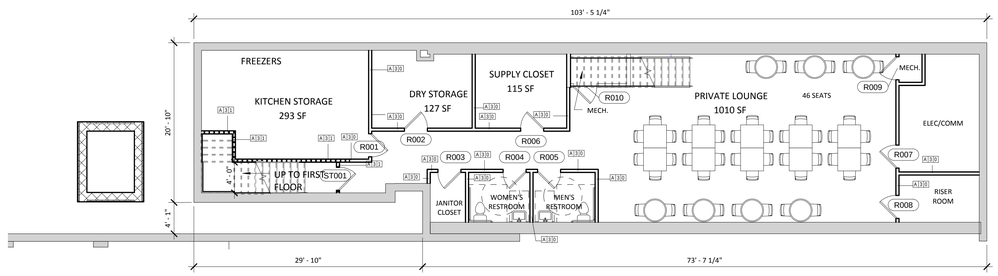
1 HOUR - MTL STUDS

KEYNOTE - FLOOR PLAN

Plan Note ID	NOTE DESCRIPTION
1	POS
2	SLIDING DOOR
3	DRINK STATION
4	WAITING BENCH
5	HOSTESS STAND
6	BUILT-IN SEATING (TYP)
7	CONCRETE COUNTERTOPS
8	SELL WINDOW
9	BOLTED DOWN BARSTOOLS (TYP)
10	BOWLING CHECK-IN
11	BALL STORAGE WITH DRINK RAIL
12	"CURTAIN WALL" (ABOVE)
13	PINSETTERS
14	TRASH CANS
15	KEGS
16	WINDOW TYPE "A" DEMOLISHED TO A NEW EXTERIOR DOOR TO ALLOW ACCESS APARTMENT FROM BACK OF BUILDING
17	EXISTING STAIRS TO REMAIN. STAIRS TO BE REFINISHED TO BE BROUGHT UP TO CODE. NEW CODE REQUIRED HANDRAILS TO BE ADDED AS NEEDED.
18	MOVABLE FURNITURE PROVIDED BY OWNER
19	ADD WEED BARRIER MAT AND SPREAD WITH GRAVEL GROUND COVER.
20	REINFORCED PILASTER. SEE STR. DWGS.
21	CONTRACTOR TO CHALK OUT PRIOR TO CONSTRUCTION
22	FIELD VERIFY WALL DEPTHS PRIOR FABRICATING LINTELS FOR NEW OPENINGS



1 / A1.1 M/R - FIRST FLOOR PLAN
1/8" = 1'-0"



2 BASEMENT MARKS BLDG
SCALE 1/8" = 1'-0"

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1619-1625 MAIN STREET
COLUMBIA, SC

REV #	REV DATE

FIRST FLOOR PLAN

PROJ. NO. : R251.15
DRAWN BY: Author
DATE: 10.04.2016

A1.1

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GENERAL NOTES

1. SEE G0.0 FOR MINIMUM REQUIRED ADA MANEUVERING CLEARANCES. VERIFY EXACT FEB LOCATIONS WITH ARCHITECT.

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5. SEE FINISH SCHEDULES AND PLANS FOR FLOOR PATTERNS AND FLOOR FINISH REFERENCES.

6. SEE ROOF PLAN FOR ROOF AND PARAPET DETAIL REFERENCES, GENERAL ROOF NOTES AND ROOF LEGEND.

1 MARK'S AND ROBINSON SECOND FLOOR
SCALE: 1/4" = 1'-0"

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SECOND FLOOR PLAN

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DATE: 10.04.2016

A1.2

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GENERAL NOTES

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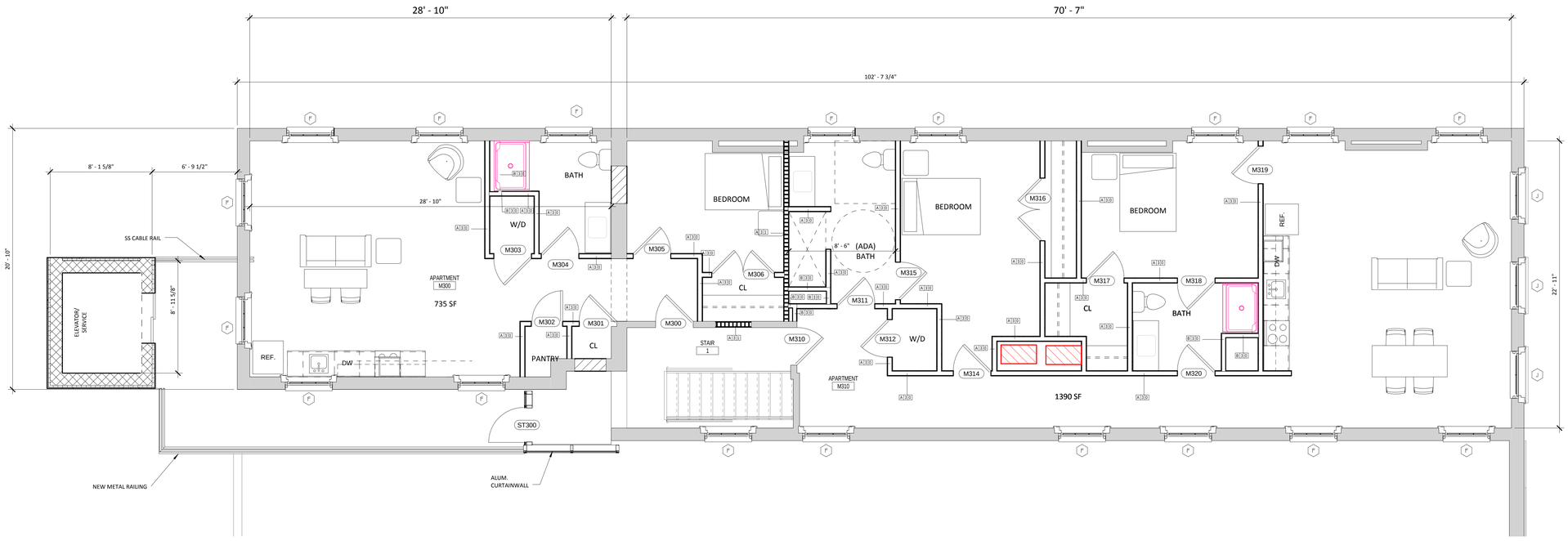
6. SEE ROOF PLAN FOR ROOF AND PARAPET DETAIL REFERENCES, GENERAL ROOF NOTES AND ROOF LEGEND.



1 MARKS THIRD FLOOR
SCALE: 1/4" = 1'-0"

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THIRD FLOOR PLAN

PROJ. NO. : R251.15
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DATE: 10.04.2016

A1.3

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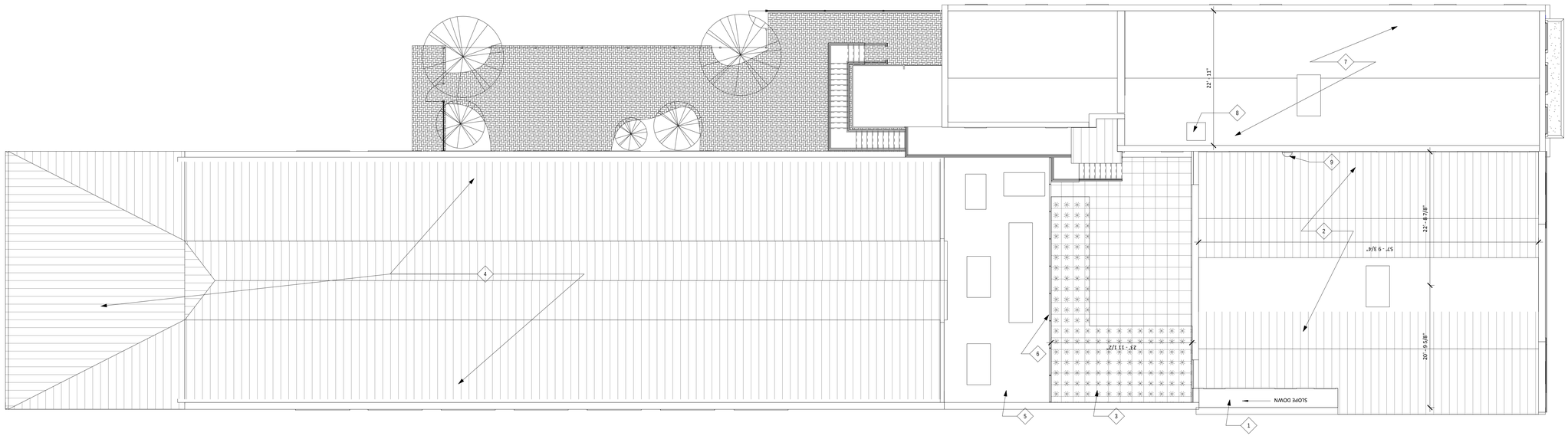
ROOF PLAN KEY NOTE LEGEND	
Plan Note ID	NOTE DESCRIPTION
1	NEW TPO ROOF ASSEMBLY OVER EXISTING OPENING BETWEEN BUILDINGS.
2	NEW TPO ROOF ON TOP OF R-30 RIGID INSULATION OVER EXISTING STRUCTURE.
3	NEW ROOF TOP PEDESTAL PATIO WITH SYNTHETIC GRASS SYSTEM OVER PMA MEMBRANE ROOF.
4	NEW STANDING SEAM METAL PANEL ROOF OVER R-30 INSULATION ON METAL STUD FURRING SYSTEM. EXISTING ROOF TO REMAIN BELOW.
5	NEW PMA MEMBRANE ROOF MECHANICAL AREA
6	NEW VEGETATED MECHANICAL SCREEN WALL
7	EXISTING ROOF TO REMAIN. ROOF TO BE SPRAY FOAM INSULATED FROM BELOW.
8	EXISTING ROOF HATCH
9	NEW LADDER ACCESS TO ROBINSON ROOFTOP



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

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ROOF PLAN

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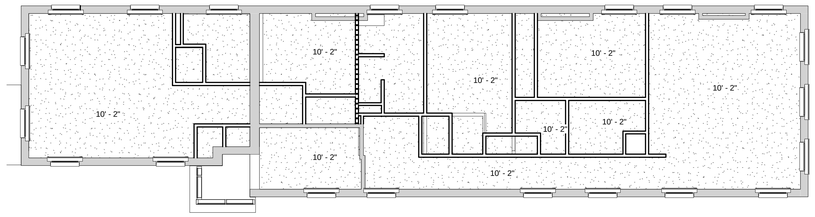
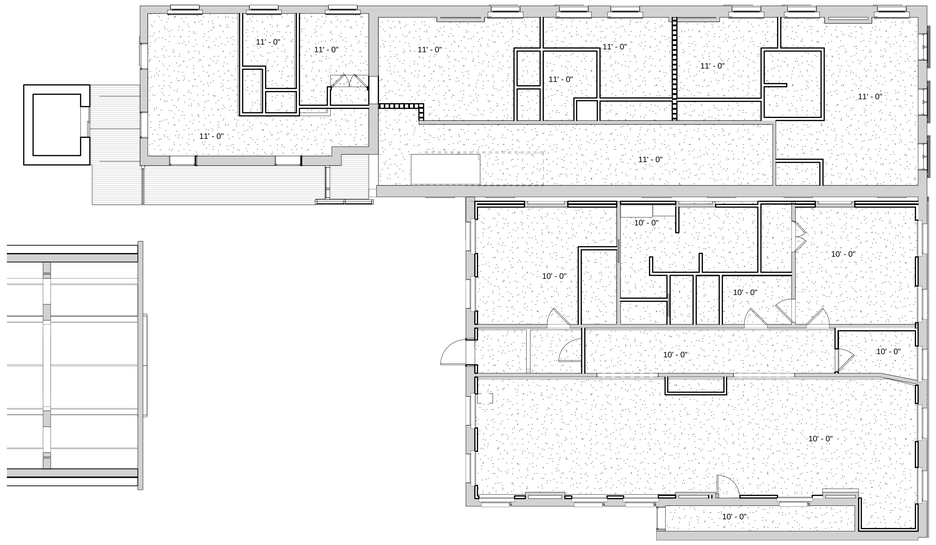
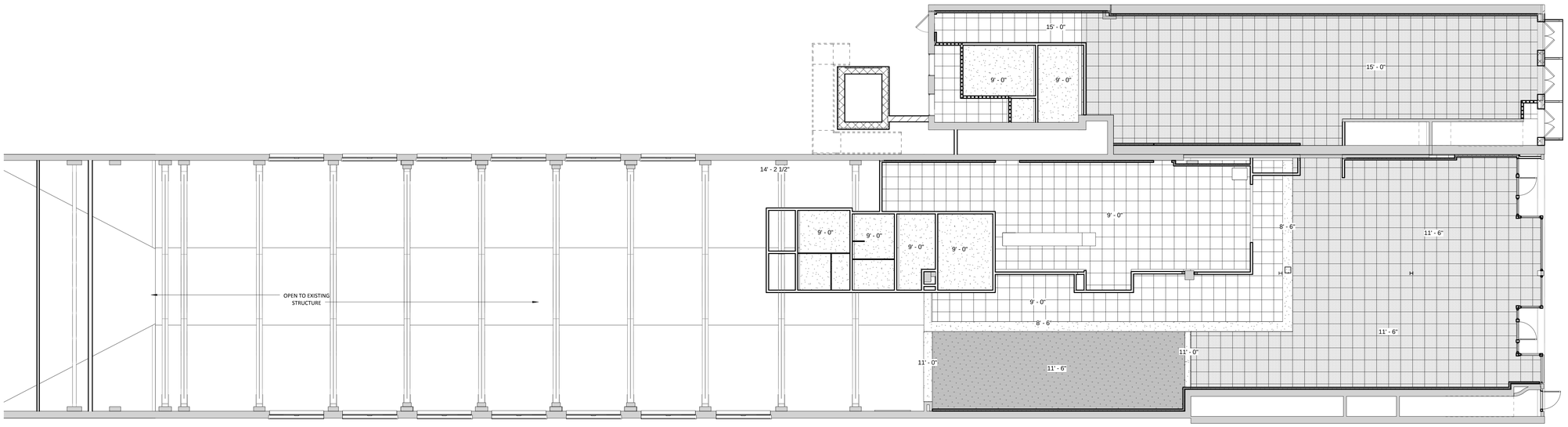


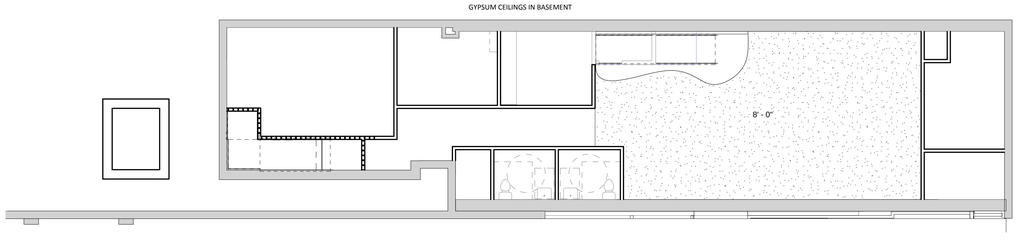
3 MARKS THIRD FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



2 ROBINSON BTM OF LINTEL
SCALE: 1/8" = 1'-0"



1 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



4 MARK'S BASEMENT
SCALE: 1/8" = 1'-0"

LEGEND

- 2x2 SUSPENDED LAY-IN ACOUSTICAL TILE AND GRID
- EXPOSED TO STRUCTURE ABOVE
- 2x2 TIN CEILING TO MATCH EXISTING
- GYPSUM BOARD CEILING
- WOOD CEILING
- RECESSED CAN LIGHT FIXTURE
- EXIT SIGN
- 2x4 RECESSED FLUORESCENT LIGHT FIXTURE
- 1x4 SURFACE MOUNTED LIGHT FIXTURE
- MECHANICAL GRILLES

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REV #	REV DATE

REFLECTED CEILING PLAN

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DRAWN BY: Author
DATE: 10.04.2016

A2.1

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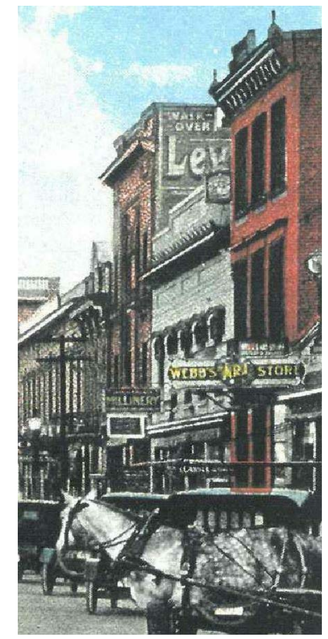
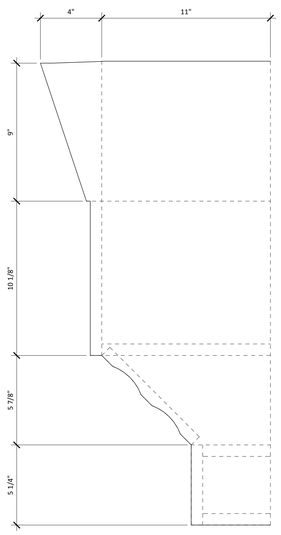
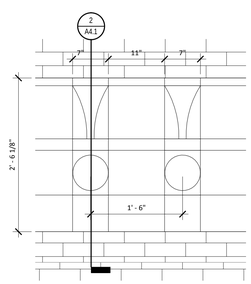
1 PROPOSED FRONT ELEVATION-SCHEMATIC
SCALE: 1/4" = 1'-0"

KEYNOTE - ELEVATION	
Plan Note ID	NOTE DESCRIPTION
1	RESTORE HISTORIC STUCCO FINISH TO MARKS FACADE
2	EXISTING STONE PARAPET CAP
3	EXISTING BRICK INLAYS
4	HISTORICALLY REPLICATED WOOD CURVED WINDOW TRIM
5	NEW HISTORICALLY REPLICATED CORNICE MOULDING
6	NEW RETRACTABLE AWNING
7	NEW WOOD STOREFRONT SYSTEM
8	NEW LARGE PICTURE WINDOWS
9	EXISTING BRICK
10	EXISTING CAST STONE
11	EXISTING STUCCO INLAYS
12	EXISTING PARAPET
13	NEW HISTORIC WOOD WINDOW TRIM AND WINDOWS
14	EXTEND EXISTING WINDOW TRIM DOWN TO PORCH ELEVATION AS SHOWN IN IMAGE TO THE RIGHT
15	EXISTING STUCCO TO BE RESTORED
16	NEW BALCONY/RAILING REPLICATION WITH WOOD AND STEEL
17	NEW STEEL SUPPORT
18	NEW MASONARY AND STUCCO COLUMNS
19	NEW HISTORIC DOUBLE DOORS
20	NEW STUCCO ON NEW ELEVATOR TOWER
21	NEW DECORATIVE METAL FENCE - SEE A0.2
22	NEW METAL ROOF FURRED ONTO EXISTING ROOF AND STRUCTURE
23	STANDING SEAM METAL ROOF
24	NEW METAL RAILING
25	STEEL BRACKETS
26	NEW ELEVATOR AND BREEZEWAY ROOF
27	ALUM. CURTAINWALL
28	NEW ENTRY GATE
29	NEW LADDER ACCESS TO ROBINSON ROOF
30	NEW METAL STAIR TO SECOND LEVEL
31	NEW DECORATIVE METAL MECHANICAL SCREEN WALL AT ROOF TOP PATIO

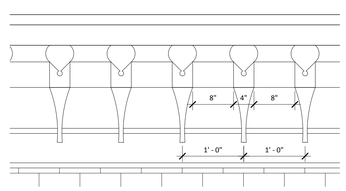




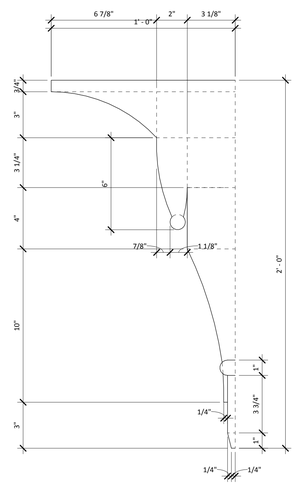
2 ROBINSON CORNICE 1
SCALE: 3" = 1'-0"



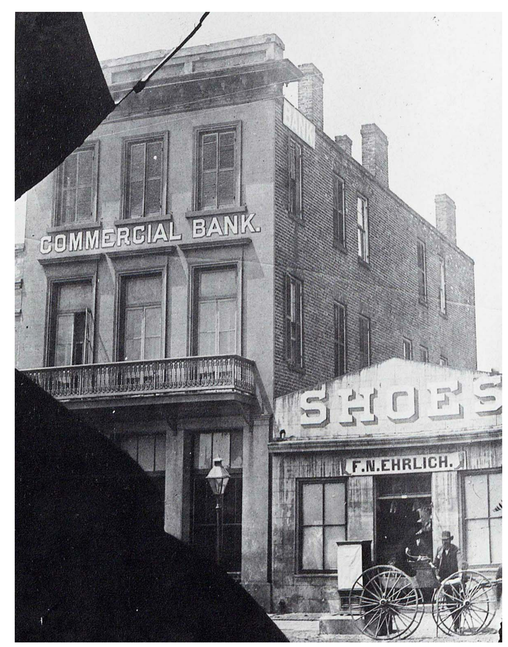
3 ROBINSON CORNICE 1 ELEVATION
SCALE: 1" = 1'-0"



4 MARK'S CORNICE ELEVATION
SCALE: 1" = 1'-0"



5 MARK'S CORNICE
SCALE: 3" = 1'-0"



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1619-1625 MAIN STREET
COLUMBIA, SC

REV #	REV DATE

EXTERIOR ELEVATION & DETAILS

PROJ. NO. : R251.15
DRAWN BY: Author
DATE: 10.04.2016

A4.1

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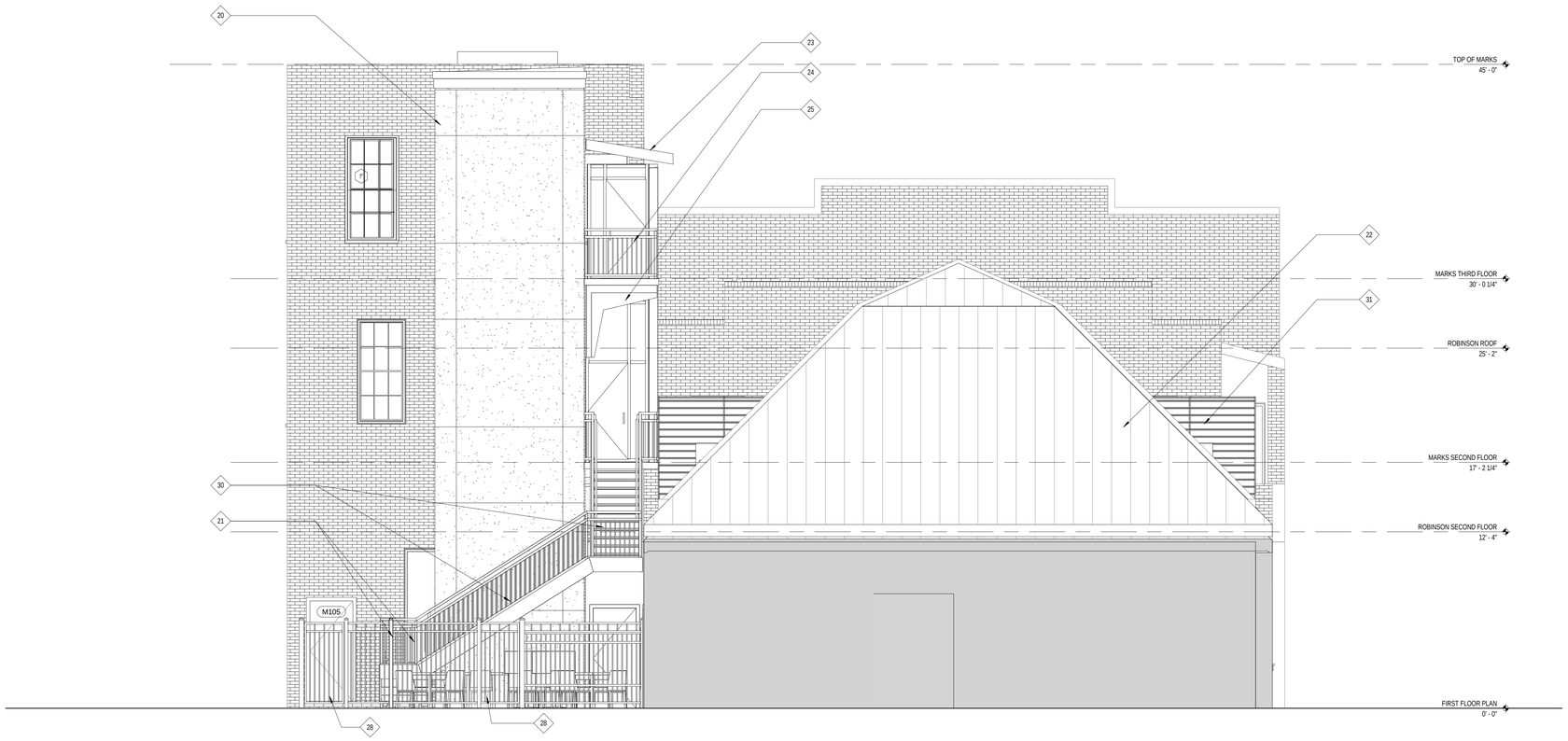
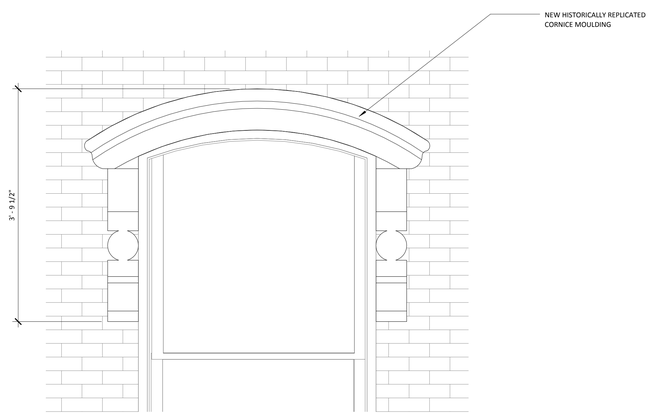
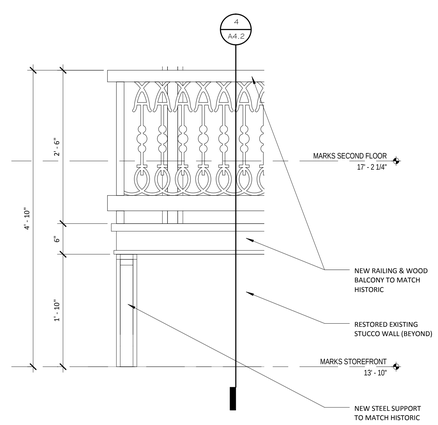


1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

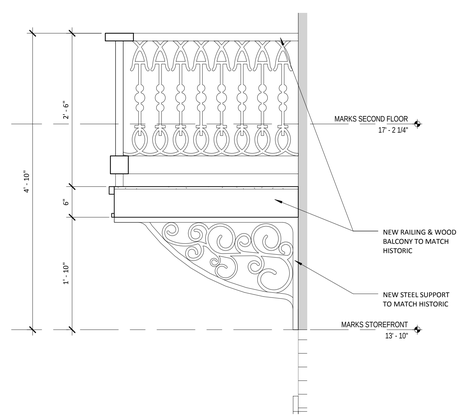
KEYNOTE - ELEVATION	
Plan Note ID	NOTE DESCRIPTION
1	RESTORE HISTORIC STUCCO FINISH TO MARKS FACADE
2	EXISTING STONE PARAPET CAP
3	EXISTING BRICK INLAYS
4	HISTORICALLY REPLICATED WOOD CURVED WINDOW TRIM
5	NEW HISTORICALLY REPLICATED CORNICE MOULDING
6	NEW RETRACTABLE AWNING
7	NEW WOOD STOREFRONT SYSTEM
8	NEW LARGE PICTURE WINDOWS
9	EXISTING BRICK
10	EXISTING CAST STONE
11	EXISTING STUCCO INLAYS
12	EXISTING PARAPET
13	NEW HISTORIC WOOD WINDOW TRIM AND WINDOWS
14	EXTEND EXISTING WINDOW TRIM DOWN TO PORCH ELEVATION AS SHOWN IN IMAGE TO THE RIGHT
15	EXISTING STUCCO TO BE RESTORED
16	NEW BALCONY/RAILING REPLICATION WITH WOOD AND STEEL
17	NEW STEEL SUPPORT
18	NEW MASONARY AND STUCCO COLUMNS
19	NEW HISTORIC DOUBLE DOORS
20	NEW STUCCO ON NEW ELEVATOR TOWER
21	NEW DECORATIVE METAL FENCE - SEE A0.2
22	NEW METAL ROOF FURRED ONTO EXISTING ROOF AND STRUCTURE
23	STANDING SEAM METAL ROOF
24	NEW METAL RAILING
25	STEEL BRACKETS
26	NEW ELEVATOR AND BREEZEWAY ROOF
27	ALUM. CURTAINWALL
28	NEW ENTRY GATE
29	NEW LADDER ACCESS TO ROBINSON ROOF
30	NEW METAL STAIR TO SECOND LEVEL
31	NEW DECORATIVE METAL MECHANICAL SCREEN WALL AT ROOF TOP PATIO



2 ROBINSON ENLARGED WINDOW TRIM
SCALE: 1" = 1'-0"



3 MARK'S ENLARGED BALCONY DETAIL
SCALE: 1" = 1'-0"



4 SECTION THROUGH MARKS BALCONY/HANDRAIL
SCALE: 1" = 1'-0"

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1619-1625 MAIN STREET
COLUMBIA, SC

REV #	REV DATE

EXTERIOR ELEVATIONS & FACADE DETAILS

PROJ. NO. : R251.15
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KEYNOTE - ELEVATION	
Plan Note ID	NOTE DESCRIPTION
1	RESTORE HISTORIC STUCCO FINISH TO MARKS FACADE
2	EXISTING STONE PARAPET CAP
3	EXISTING BRICK INLAYS
4	HISTORICALLY REPLICATED WOOD CURVED WINDOW TRIM
5	NEW HISTORICALLY REPLICATED CORNICE MOULDING
6	NEW RETRACTABLE AWNING
7	NEW WOOD STOREFRONT SYSTEM
8	NEW LARGE PICTURE WINDOWS
9	EXISTING BRICK
10	EXISTING CAST STONE
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12	EXISTING PARAPET
13	NEW HISTORIC WOOD WINDOW TRIM AND WINDOWS
14	EXTEND EXISTING WINDOW TRIM DOWN TO PORCH ELEVATION AS SHOWN IN IMAGE TO THE RIGHT
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21	NEW DECORATIVE METAL FENCE - SEE A0.2
22	NEW METAL ROOF FURRED ONTO EXISTING ROOF AND STRUCTURE
23	STANDING SEAM METAL ROOF
24	NEW METAL RAILING
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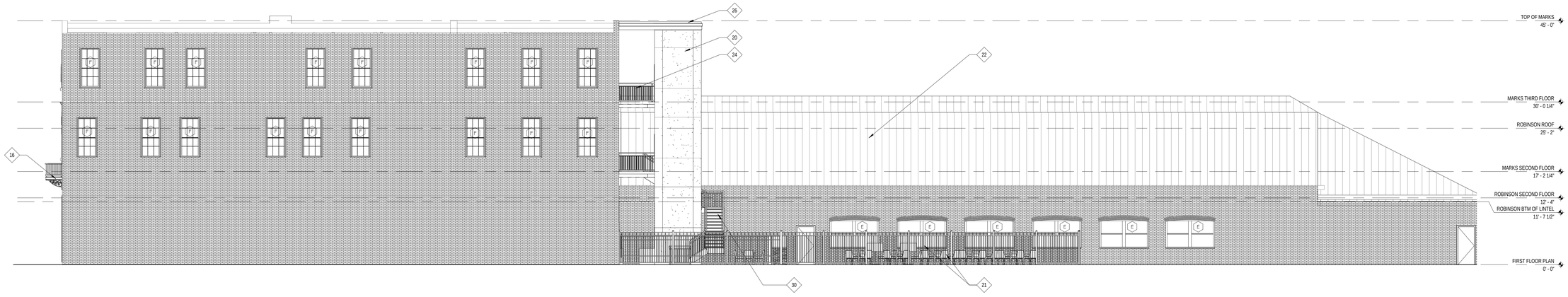
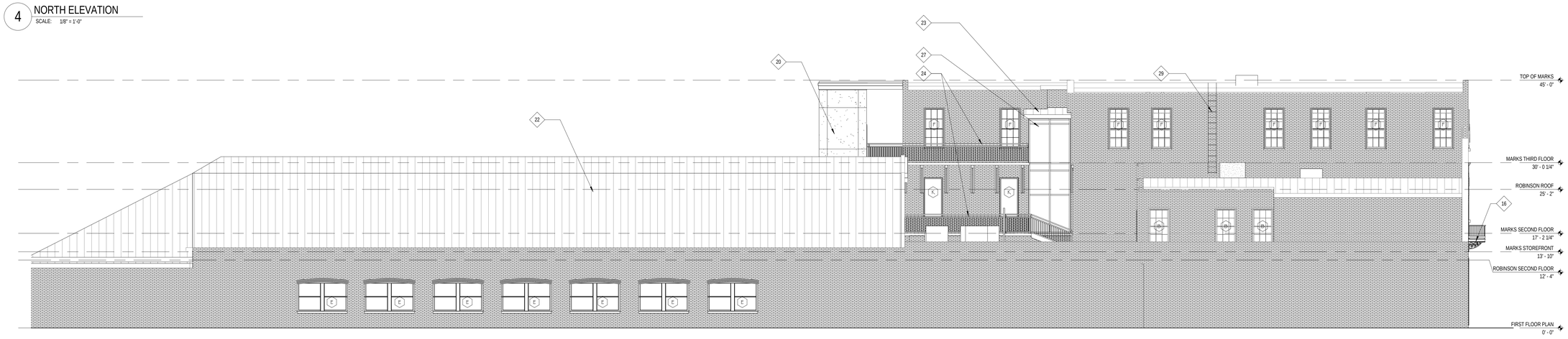
29	NEW LADDER ACCESS TO ROBINSON ROOF
30	NEW METAL STAIR TO SECOND LEVEL
31	NEW DECORATIVE METAL MECHANICAL SCREEN WALL AT ROOF TOP PATIO



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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1619-1625 MAIN STREET
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REV #	REV DATE

EXTERIOR ELEVATIONS

PROJ. NO.: R251.15
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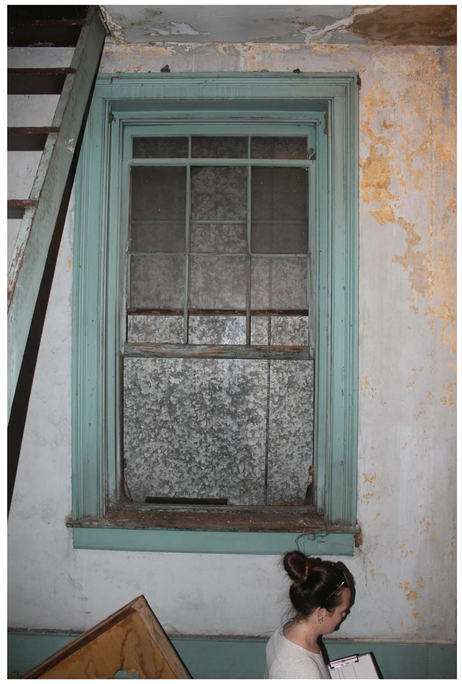

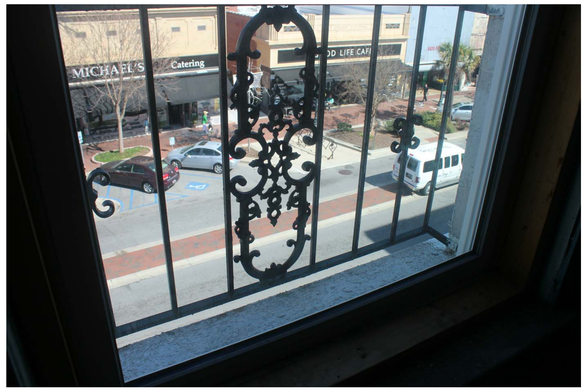

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DOOR SCHEDULE											
	DOOR				FRAME		DETAILS				
NO.	WIDTH	HEIGHT	THICKNESS	DOOR TYPE	TYPE	MAT'L	HEAD	JAMB	SILL	FIRE RATING	COMMENTS
758	3' - 0"	7' - 0"	0' - 2"								
759	3' - 0"	7' - 0"	0' - 2"								
764	4' - 0"	6' - 8"	0' - 2"								
765	4' - 0"	6' - 8"	0' - 2"								
766	4' - 0"	6' - 8"	0' - 2"								
776	3' - 0"	7' - 0"	0' - 1"								
782	0' - 0"	0' - 0"									
783	3' - 3"	7' - 2"	0' - 2"								
827	3' - 0"	7' - 0"									
828	0' - 0"	0' - 0"									
830	3' - 0"	6' - 8"	0' - 2"								
831	2' - 10"	6' - 8"	0' - 1 1/2"								
835	3' - 0"	7' - 0"	0' - 2"								
839	3' - 0"	7' - 0"	0' - 2"								
841	3' - 0"	7' - 0"	0' - 2"								
842	2' - 8"	7' - 0"	0' - 2"								
844	0' - 0"	0' - 0"									
M101	4' - 9"	12' - 0"	0' - 2"								
M102	3' - 0"	7' - 0"	0' - 2"								
M103	2' - 10"	7' - 0"	0' - 2"								
M104	3' - 0"	7' - 0"	0' - 2"								
M105	3' - 0"	7' - 0"	0' - 2"								
M106	3' - 0"	7' - 0"	0' - 2"								
M108	3' - 0"	7' - 0"	0' - 2"								
M109	4' - 9"	12' - 0"	0' - 2"								
M110	4' - 9"	12' - 0"	0' - 2"								
M200	3' - 0"	7' - 0"	0' - 2"								
M201	3' - 0"	7' - 0"	0' - 2"								
M202	5' - 0"	7' - 0"	0' - 2"								
M203	3' - 0"	7' - 0"	0' - 2"								
M204	3' - 0"	7' - 0"	0' - 2"								
M205	4' - 9"	12' - 0"	0' - 2"								
M210	3' - 0"	7' - 0"	0' - 2"								
M211	3' - 0"	7' - 0"	0' - 2"								
M212	3' - 0"	7' - 0"	0' - 2"								
M213	3' - 0"	7' - 0"	0' - 2"								
M214	3' - 0"	7' - 0"	0' - 2"								
M215	5' - 0"	7' - 0"	0' - 2"								
M220	3' - 0"	7' - 0"	0' - 2"								
M221	3' - 0"	7' - 0"	0' - 2"								
M222	3' - 0"	7' - 0"	0' - 2"								
M223	3' - 0"	7' - 0"	0' - 2"								
M224	5' - 0"	7' - 0"	0' - 2"								
M300	3' - 0"	7' - 0"	0' - 2"								
M301	3' - 0"	7' - 0"	0' - 2"								
M302	2' - 6"	6' - 8"	0' - 2"								
M303	3' - 0"	7' - 0"	0' - 2"								
M304	3' - 0"	7' - 0"	0' - 2"								
M305	3' - 0"	7' - 0"	0' - 2"								
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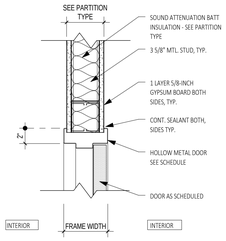
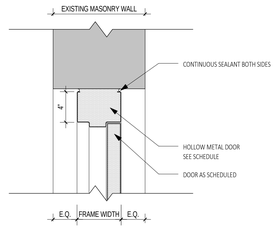
M319	3' - 0"	7' - 0"	0' - 2"								
M320	3' - 0"	7' - 0"	0' - 2"								
R001	3' - 0"	7' - 0"	0' - 2"								
R002	3' - 0"	7' - 0"	0' - 2"								
R003	3' - 0"	7' - 0"	0' - 2"								
R004	3' - 0"	7' - 0"	0' - 2"								
R005	3' - 0"	7' - 0"	0' - 2"								
R006	3' - 0"	7' - 0"	0' - 2"								
R007	3' - 0"	7' - 0"	0' - 2"								
R008	3' - 0"	7' - 0"	0' - 2"								
R009	3' - 0"	7' - 0"	0' - 2"								
R010	3' - 0"	7' - 0"	0' - 2"								
R100	3' - 0"	8' - 0"	0' - 2"								
R101	3' - 0"	8' - 0"	0' - 2"								
R102	3' - 0"	8' - 0"	0' - 2"								
R103	3' - 0"	8' - 0"	0' - 2"								
R104	3' - 0"	8' - 0"	0' - 2"								
R105	3' - 0"	8' - 0"	0' - 2"								
R106	3' - 0"	7' - 0"	0' - 2"								
R107	3' - 0"	7' - 0"	0' - 2"								
R108	3' - 0"	7' - 0"	0' - 2"								
R109	3' - 0"	7' - 0"	0' - 2"								
R110	3' - 0"	7' - 0"	0' - 2"								
R111	3' - 0"	7' - 0"	0' - 2"								
R112	3' - 0"	8' - 0"	0' - 2"								
R114	7' - 0"	7' - 6"	0' - 1 3/4"							NR	
R116	7' - 0"	7' - 6"	0' - 1 3/4"							NR	
R200	3' - 3"	7' - 2"	0' - 2"								
R201	3' - 0"	7' - 0"	0' - 2"								
R202	3' - 0"	6' - 8"	0' - 1 1/2"								
R204	3' - 0"	7' - 0"	0' - 2"								
R205	4' - 0"	7' - 0"	0' - 2"								
R206	3' - 0"	7' - 0"	0' - 2"								
R207	3' - 0"	7' - 0"	0' - 2"								
R208	3' - 0"	7' - 0"	0' - 2"								
R209	3' - 0"	6' - 8"	0' - 2"								
ST001	3' - 0"	7' - 0"	0' - 2"								
ST101	3' - 0"	7' - 0"	0' - 2"								
ST200	2' - 9 1/4"	6' - 8 3/4"									
ST300	2' - 9 1/2"	6' - 8 3/4"									



H1 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



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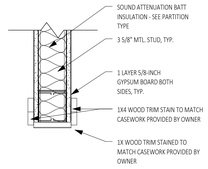
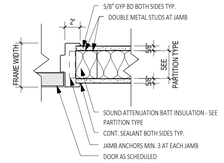
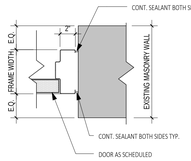
SCALE: 1 1/2" = 1'-0"



H3 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



J1 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



J2 JAMB DETAIL
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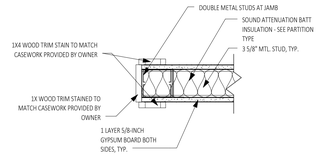
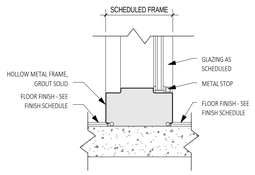
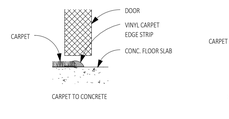
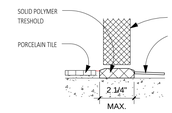


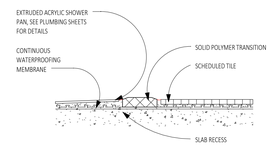
J3 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



S1 SILL DETAIL
SCALE: 1 1/2" = 1'-0"







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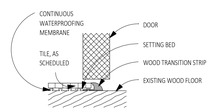
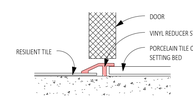
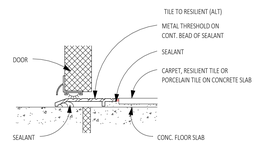


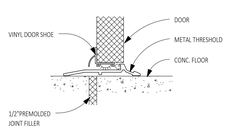
TILE TO EXISTING WOOD



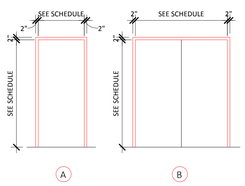
RESILIENT TO TILE

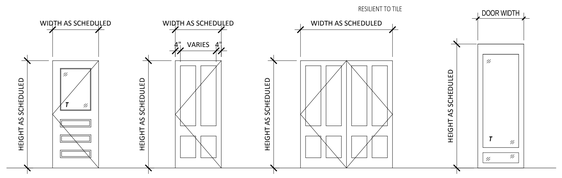


EXTERIOR SILL AT F.F



EXTERIOR SILL AT CONCRETE FLOOR





* ALL GLAZING TO BE TEMPERED

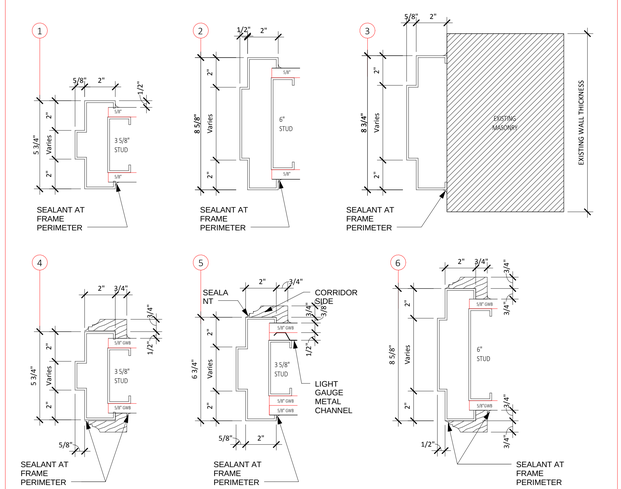
DOOR NOTES

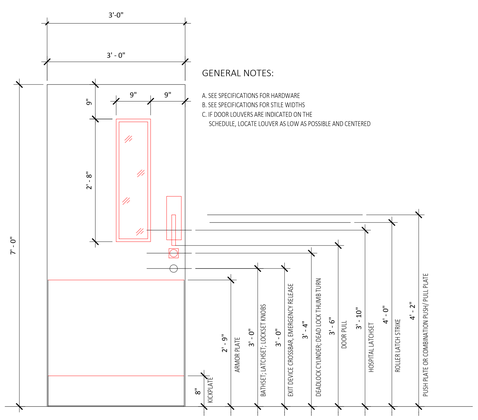
1. ALL FRAMES SHALL BE HOLLOW METAL WITH A 2" FACE DIMENSION, EXCEPT AS NOTED.
2. REFER TO WALL SECTIONS AND EXTERIOR ELEVATIONS FOR NON-TYPICAL HEAD, JAMB AND SILL INFORMATION.
3. EDGE OF DOORS SHALL HAVE A MINIMUM CLEARANCE OF 18"/ 12" CLEAR BETWEEN THE DOOR STRIKE AND SIDE WALL PER ADA/ ANSI REQUIREMENTS.
4. FIELD VERIFY ALL ADJACENT WALL THICKNESSES.
5. FIELD VERIFY ALL FRAME OPENING WIDTHS AND HEIGHTS.
6. HEADS OF HOLLOW METAL FRAMES LOCATED IN MASONRY WALLS SHALL BE 4" TALL.
7. VERIFY KEYING AND MASTER KEYING OF ALL DOORS WITH OWNER.
8. CONTINUOUS HINGES ARE TO BE USED ON ALL EXTERIOR DOORS.
9. ALL GLASS ON DOOR AND DOOR SIDELITES AND TOPLITES SHALL BE 1/4" THICK CLEAR TEMPERED GLASS U.N.O.
10. COORDINATE SILL DETAILS WITH FLOORING LISTED ON FINISH SCHEDULE.
11. FIRE RATED DOORS AND GLAZING SHALL BE PROPERLY LABELED PER IBC 716.3.

ABBREVIATIONS

ALUM	ALUMINUM
EXIST	EXISTING
EXT STF	EXTERIOR STOREFRONT
FF	FACTORY FINISH
HGT	HEIGHT
HM	HOLLOW METAL
IN	INCH
INT STF	INTERIOR STOREFRONT
MAX	MAXIMUM
MIN	MINIMUM
THK	THICK/THICKNESS
PNT	PAINT
PR	PAIR
PTD	PAINTED
REV	REVISION
R.O.	ROUGH OPENING
SCW	SOLID CORE WOOD
SIM	SIMILAR
STN	STAINED
WD	WOOD

DOOR FRAME TYPES:





GENERAL NOTES:

A. SEE SPECIFICATIONS FOR HARDWARE
B. SEE SPECIFICATIONS FOR STILE WIDTHS
C. IF DOOR LOUVERS ARE INDICATED ON THE SCHEDULE, LOCATE LOUVER AS LOW AS POSSIBLE AND CENTERED

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REV #	REV DATE

DOOR SCHEDULE & DETAILS

PROJ. NO. : R251.15
DRAWN BY: Author
DATE: 10.04.2016

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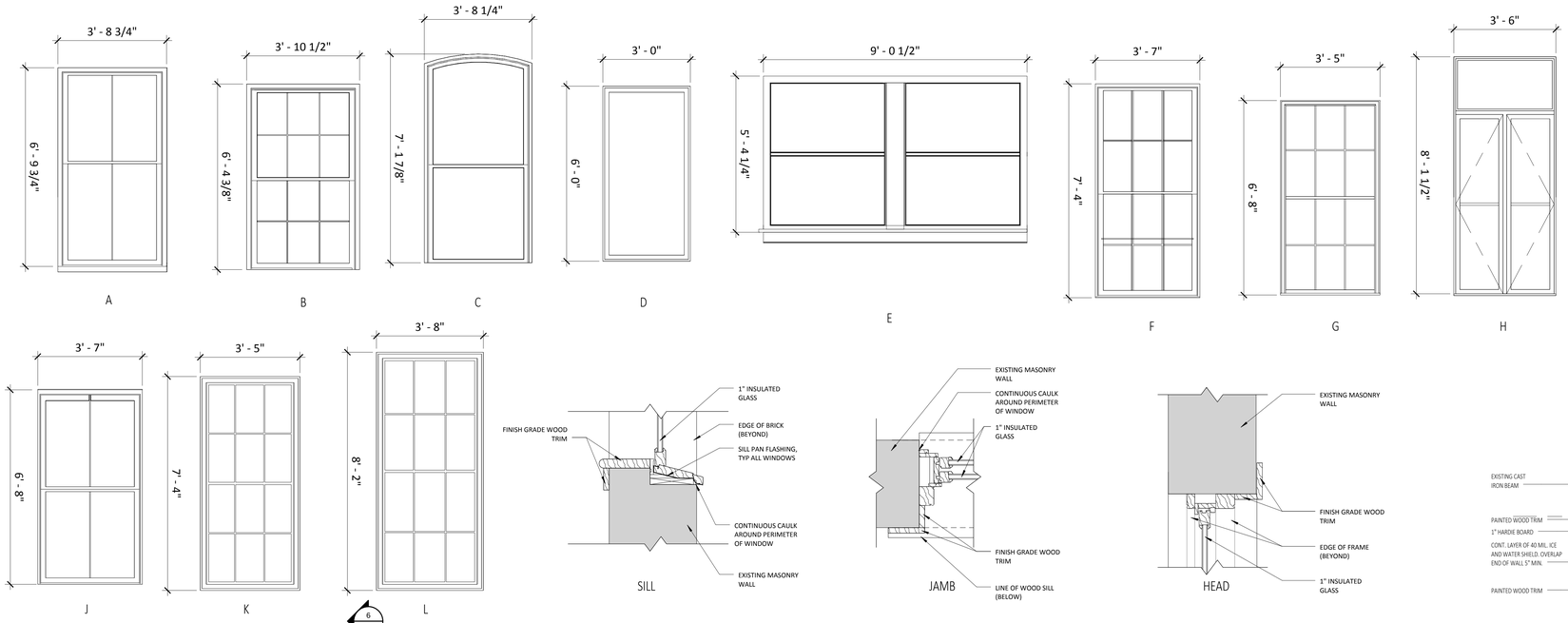
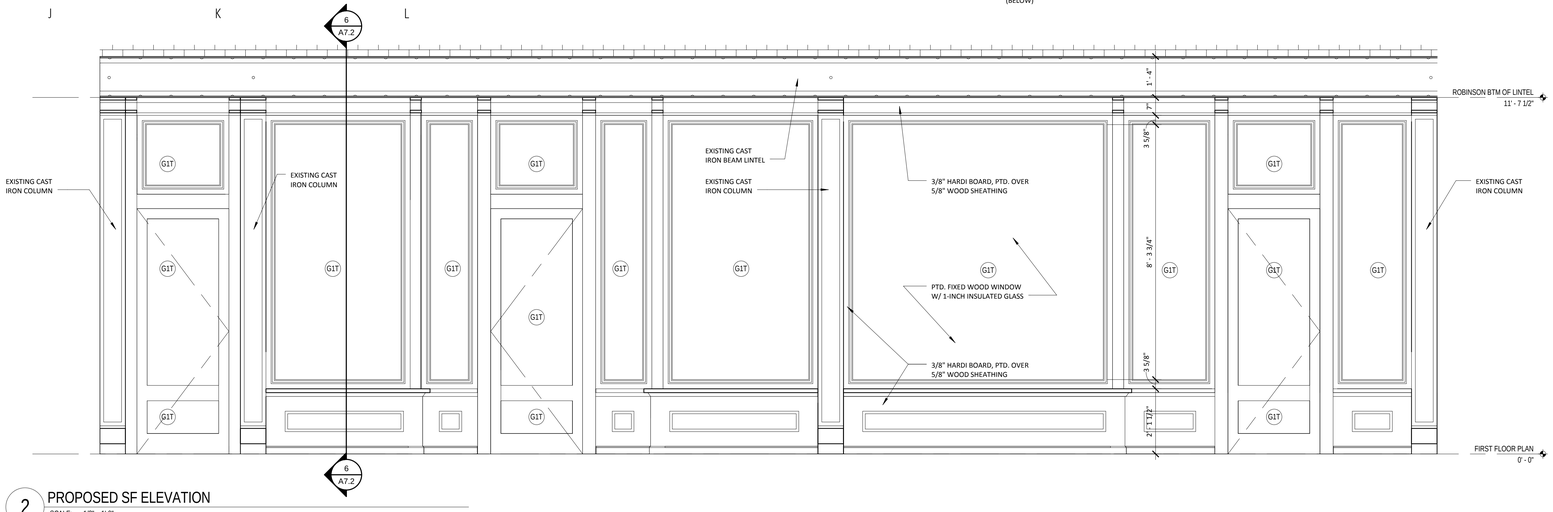
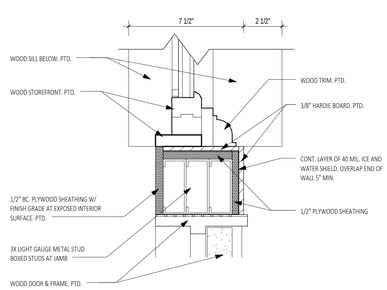
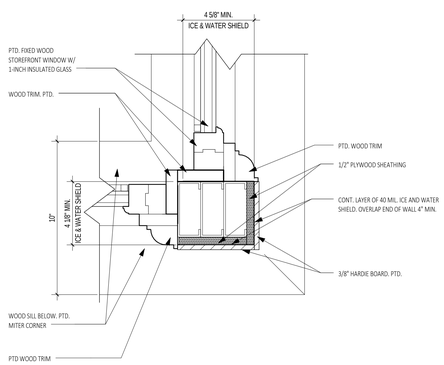




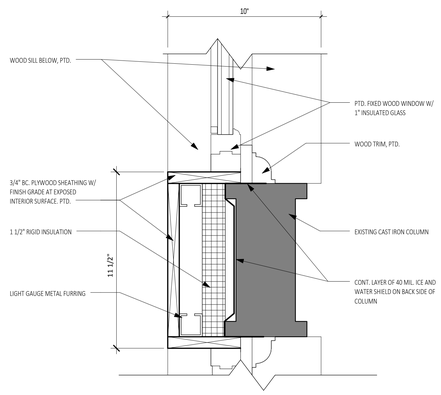
2 PROPOSED SF ELEVATION
SCALE: 1/2" = 1'-0"



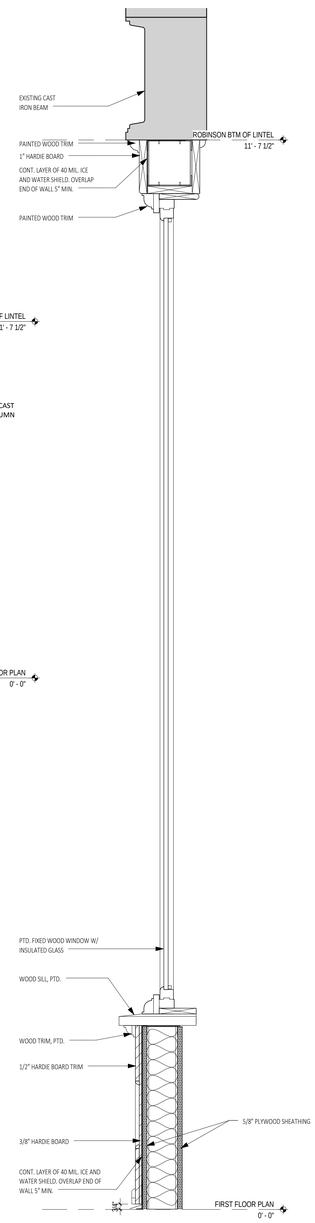
3 JAMB DETAIL AT DOOR
SCALE: 3" = 1'-0"



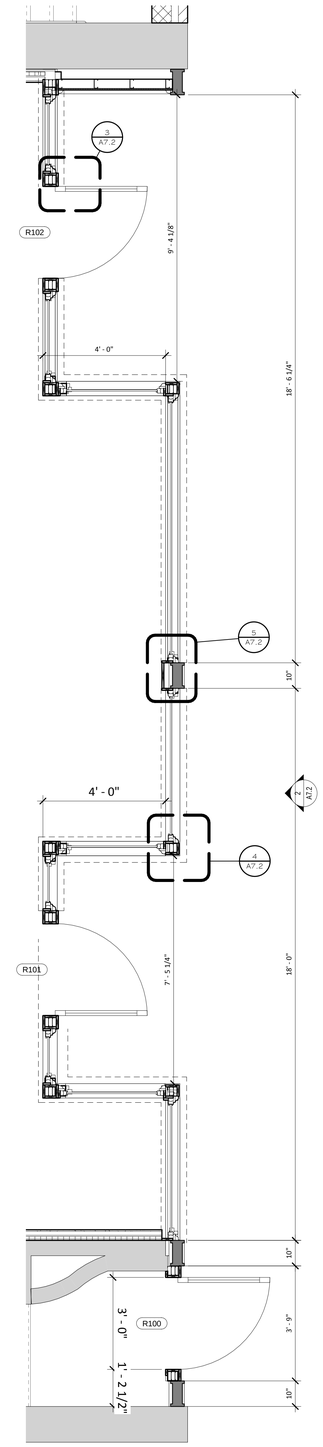
4 JAMB DETAIL AT CORNER
SCALE: 3" = 1'-0"



5 JAMB DETAIL AT WALL
SCALE: 3" = 1'-0"



6 SECTION THROUGH SF
SCALE: 1 1/2" = 1'-0"



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

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STOREFRONT / WINDOW ELEVATIONS AND DETAILS

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