BOARD OF ARCHITECTURAL REVIEW - SMALL

January 13, 2022
4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bar
Protocol

To participate in the Virtual Board Meeting please refer to the following instructions:

**MEETING LINK:** [https://us02web.zoom.us/j/84739934864](https://us02web.zoom.us/j/84739934864)
To access via phone, dial 1 (312) 626-6799  Webinar ID# 847 3993 4864.

Information on each application, including documents submitted by the applicant, and results after the meeting, will be available online at [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar).

The meeting will be recorded and livestreamed to the City of Charleston BAR-S You Tube channel at [https://www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists](https://www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists). Information on the applications will be available at [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar) in advance of the meeting.

**Public Comment Instructions:**

Written comments are received by the Board in advance of the meeting and will be acknowledged into the record and summarized; if this is a concern, you are encouraged to sign up to speak at the meeting.

**Please submit written comments and sign up to speak via the Citizen Participation webpage [http://innovate.charleston-sc.gov/](http://innovate.charleston-sc.gov/).** Comments and registration must be received by 12:00 p.m., on the **DAY BEFORE THE MEETING**. If you need assistance please call 843-724-3765.
Protocol

Staff will control the PowerPoint presentation that includes everything submitted by the applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation.

Applicants, staff and Board members are required to give their name whenever speaking.

Video and microphone has been disabled for all attendees. Attendees (not Board members or staff) will only be given the capabilities to speak when they are called on during the public comment period.

Chat and the Q & A functions have been disabled for everyone.

Public Comment:
• The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.

• Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.

• Those members of the public that have registered will be called in order by project.

• Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.
Protocol

Board:

- Board members will be polled by the Chairperson for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nay, not in favor”. The Chair shall re-read the motion verbatim for accuracy.

- If a Board member needs to recuse, he or she will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.

- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

- Results and staff comments will be posted on the City website at www.charleston-sc.gov/bar.
- These proceedings are being recorded and broadcasted to the City of Charleston’s YouTube Channel.
Agenda Item #1

540 King Street
TMS # 460-08-04-062

Request mock-up panel review.

New Construction (Cannonborough/Elliottborough) Old and Historic District
Agenda Item #1

Applicant’s Presentation
Agenda Item #2

4 Lenox Street
TMS # 463-08-02-020

Request complete demolition of historic structure.

Not Surveyed (East Central) c. 1942 Historic Corridor District
Agenda Item #2

Applicant’s Presentation
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24. Varied materials in ceiling framing from recent repairs

25. Sanborn Map 1902-April 1944 vol.1
26. Sanborn Map 1902 Feb. 1951 vol.1
27. Sanborn Map 1902 Republished 1955 vol.1

28. Survey/ Plat dated November 3, 2021
29. Cooper River Bridge Project Sheet 6 showing site,
    Wilber Smith Assoc.

30. Plat March 15, 1922
September 30, 2020

Ms. Maria Wiley Austin

In re: 4 Lenox Street – Structural Engineer’s Report

Dear Ms. Austin,

On the morning of September 15, 2021, myself and Weaver Kirkpatrick of our office inspected the readily accessible areas of 4 Lenox Street.

The purpose of that inspection was to prepare this “Structural Engineer’s Report” for your use in applying for a demolition permit for the structure.

The structural failure of major portions of the building is the reason for requesting demolition.

4 Lenox is a wood frame, wood sided, two story, two apartment, house on brick piers. It was reported to us that it was built in 1942????

Based on our experience and interpretation of toilet tank data, our opinion is that the house may have been renovated around 1975.

The apartments have been vacant for many years. The electric meters have been removed.

Please note that the City of Charleston Fire Department has posted the building that it is not to be entered in the event of a fire.

Site

The site is immediately adjacent to properties owned by the South Carolina Highway Department and Interstate I-26.
Exterior

There is a concrete front porch built on a concrete block foundation. The roof of the porch is precariously supported by poorly connected 4x4s.

The lap siding at the left, West, side is different from the “German” siding on the other three sides. All of the siding is in poor condition.

It appears that many of the windows have been removed and are covered over.

Portions of the siding are open, exposing rotten and termite infested framing.

Roof

The roof is a fiberglass shingle roof in poor condition.

There is no chimney through the roof.

Interior

We did access the first and second floors.

Because of the condition of the floor systems, access to the interior requires caution.

The walls, floors, and ceilings have all moved due to the decay and damaged framing.

The house leans to the left.

Fireplaces, chimneys???

Crawlspace

The crawlspace is too shallow to access.

The area was viewed from the perimeter.

The (structural) sills are decayed and collapsed.

At the side with the lap siding, there is a reinforcement piece at the (left) ends of the joists.
We speculate that some condition required the opening of the left/West side wall with “repairs” to floor and wall framing.

Attic

Portions of the attic were viewed from the second floor.

Fire damage and poor “repairs” were observed.

Other

There apparently is no provision for HVAC.

Conclusions

The house is in a recognized Flood Hazard Zone.

The work required to make the property suitable for habitation would require elevating the house out of the flood plain; gutting the entire house to provide for replacement of major portions of the wall and floor framing; appropriate repairs to roof framing; replacement of the front porch.

Our estimate of the percentage of remaining fabric at the conclusion of the work is less than 5 percent.

Our opinion is the house is presently unstable and demolition is required.

Unless specifically mentioned in this report, this inspection does not include any evaluation for environmental concerns, indoor air quality, lead based paint or asbestos.

This inspection and report are done with the best of our experience and ability. However, we cannot be responsible for items that we may have overlooked, concealed conditions, or defects that may develop later.

We believe this report reflects the condition of the property at the time of the inspection, based on visual evidence.
The inspection and this report do not constitute a guarantee of any portion of the property and no warranty is implied.

Should you have any questions, please call.

Very truly yours,

Russell A. Rosen, P. E.

RAR/rar

C:\DOC\Lenox 4 Report
4 LENOX – SOUTH EXTERIOR WALL – STREET VIEW
4 LENOX – BUILDING NOTED UNSAFE FOR FIRST RESPONDERS
4 LENOX – BUILDING NOTED UNSAFE BY CHS FIRE MARSHALL
4 LENOX – FAILING FRONT PORCH STRUCTURE FACING WEST
4 LENOX – EAST EXTERIOR WALL WITH EXPOSED DECAYED WALL STUDS
4 LENOX – DECAY & BUCKLING FAILURE OF SILL BEAM ALONG EAST WALL
4 LENOX – DECAYED WALL STUDS IN EAST EXTERIOR WALL
4 LENOX – EXPOSED FAILING WALL STUD FRAMING AT NORTHEAST CORNER
4 LENOX – Failing roof support at front porch facing east
4 LENOX – WEST EXTERIOR WALL
4 LENOX – DECAYED TIMBER SILL BEAM AND FLOOR JOISTS ALONG WEST WALL
4 LENOX – ELEVATION AT SOUTHWEST CORNER
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4 LENOX – BOTTOM OF WALL STUDS EXPOSED AT SOUTHWEST CORNER
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4 LENOX – NORTH EXTERIOR WALL REVEALING VARIED DATED SHEATHING TYPES
4 LENOX – SIGNS OF DECAYED CEILING JOISTS AT 2ND FLOOR
4 LENOX – FALLEN DEBRIS FROM 2ND FLOOR CEILING & ROOF FRAMING
4 LENOX – PORTION OF CHARRED & DAMAGED ROOF FRAMING
4 LENOX – VARIED MATERIALS IN CEILING FRAMING FROM RECENT REPAIRS
ProQuest® Digital Sanborn Maps, 1867–1970
Charleston 1902; Republished 1955 vol. 1, Sheet 1

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I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

I CERTIFY THAT THE PROPERTY SHOWN HEREIN IS NOT IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND RUD FLOOD HAZARD BOUNDARY MAPS.

NOTES:

1. THE PROPERTY APPEARS IN FLOOD ZONE SHADED "X" ON FIRM COMMUNITY-PANEL NUMBER 4501909512K. MAP REVISED JANUARY 26, 2021.

2. THE BEARINGS SHOWN ARE MAGNETIC AND SUBJECT TO LOCAL ATTRACTION.

3. ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.

4. THIS SURVEY IS BASED ON THE REFERENCE SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.

LEGEND:

- 1" PINCHED TOP PIPE FOUND, OLD.
- 1" OPEN TOP PIPE FOUND, OLD.
- 5/8" REBAR SET, NEW

LENNOX STREET

PLAT
OF LOT 7 (0.03 ACRES) AND LOT 8 (0.03 ACRES), CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, PRESENTLY OWNED BY MARIA WILEY AUSTIN.

SCALE: 1" = 20'
DATE: NOVEMBER 3, 2021
REF: PLAT BK. "C", PG. 177
TMS: 463-08-02-020 (LOT 7)
TMS: 463-08-02-019 (LOT 8)

ALEXANDER C. PEABODY, PLS
PEABODY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
P.O. BOX 22646, CHARLESTON, SC 29413
OFFICE 843-723-5215 MOBILE 843-279-4847

CHARLESTON COUNTY
SOUTH CAROLINA
Agenda Item #3

48 & 50 Cooper Street
TMS # 459-06-01-015

Request complete demolition of historic structure.

Category 4 (East Side) c. 1880 Historic Materials Demolition Purview
Agenda Item #3

Applicant’s Presentation
Re: Structural Engineering Review – 48 & 50 Cooper Street – Charleston, SC

To Whom it May Concern:

On November 19th, 2021 I inspected the structures at 48 and 50 Cooper Street at the request of the Owner, Georgette Carr.

The inspection was a visual inspection of the exterior and interior (where accessible and safe) of the structures. Due to the fire damage there were some areas that were unable to be accessed.

In speaking with Ms. Carr while on site the properties have been owned by her family since the 1950s. She lived on the property beginning in 1997, with it being deeded to her in 2001. In 2009 the City of Charleston notified owner that she needed to demolish buildings due to damage from a fire that jumped from 46 Cooper Street that had damaged her home in 2002. She continued living in house and working to repair previous damage until the fire in 2018, whose damage can be currently seen. In addition to the multiple fires Ms. Carr stated that demolition of nearby Grace Memorial and Pearman Bridges caused some damaged to structure.

48 Cooper Street:

The structure at 48 Cooper Street seems to be unstable. The structure has “twisted” towards 50 Cooper with the front touching (or nearly) and the read almost 2’ apart. It seems as though this condition may have been for some time, but I have no reason to believe it was built that way. The fire that damaged both structures started with the stove on the first floor. The stairwell was damaged to the point of being unsafe for use. The beams and joists for second floor were fire damaged and noticeably undersized (4x4s at 2’ O.C.) with limited headroom. The beams and joists seen on roof framing also looked undersized, with load bearing ridge beam having no bearing on one side.

I believe the structure at 48 Cooper is structurally deficient and unable to be rehabilitated to current codes/standards. In addition to the twist each level and roof would have to be elevated to make room for proper sizing.

50 Cooper Street:

The fire from 48 Cooper Street looked to have jumped over on the second floor to 50 Cooper. Heavy char with cracking can be seen in almost all roof framing. The damage is
such that all would be recommended to be replaced, as it is not a localized damage. This is indicative of both a large and hot fire. In addition to the fire damage the roof framing looked inadequate to carry environmental and live loads to meet current code standards with no collar ties and strapping of any kind. The wall towards America street was not plumb/straight, but structural integrity was unable to be seen through visual inspection.

Due to the extensive fire damage in the roof and the originally undersized framing I believe this structure to be structurally deficient.

As always, please let me know if you have any questions or concerns.

Thank you,

[Signature]

Keane Steele, PE
President
November 15, 2021

Vacant - Residential Property
114 AMERICA ST
CHARLESTON, SC 29403

A fire safety inspection was conducted at this location on Nov 15, 2021. The items listed below were noted and need to be corrected in order to improve safety and assist you with code compliance. You are hereby notified to correct the noted violations immediately.

A reinspection will be conducted on Jan 15, 2022. Failure to correct the violations can result in criminal prosecution under the Code of the City of Charleston.

This report does not imply that the occupancy is safe from fire or that all code violations have been identified. Appeal of this order shall be submitted, in writing, within 30 days of this notice to the City of Charleston Fire Marshal at: 2 George St, Suite 3800, Charleston, SC 29401.

---

**Violations**

---

01 Additional comments or information

*Note* Photos of four sides.

---

02 Additional comments or information

*Note* Building g is not secure

---

03 Additional comments or information

*Note* Utilities secure. No utilities connected.
Additional comments or information
Note: Heavy fire load.

Additional comments or information
Note: Interior complete
Y open

Additional comments or information
Note: Building placarded.

Inspection Note: This inspection record was auto-generated by the system.
Inspection Type: Inspection: Unsafe Structure

Please visit our website for additional resources: www.charleston-sc.gov/FireMarshal

E045137 Stephen Baxter
Inspector

No Signature
Agenda Item #4

23 Ann Street
TMS # 460-16-02-010

Request preliminary approval for four murals on the west elevation of building.

Category 2 (Mazyck-Wraggborough) c. 1840 Old and Historic District
Agenda Item #4

Applicant’s Presentation
THESE DRAWINGS AND SPECIFICATIONS ARE THE INSTRUMENTS OF THE PROFESSIONAL SERVICES PROVIDED BY STUMPHOUSE, LLC. AS SUCH THESE DRAWINGS ARE NOT TO BE USED OR REPRODUCED, EITHER IN PART OR WHOLLY BY ANY PARTIES FOR ANY USE OTHER THAN THE PROJECT DESCRIBED HEREIN. ALL INFORMATION CONTAINED IN THESE DOCUMENTS, BOTH WRITTEN AND VISUAL, IS AND SHALL REMAIN THE PROPERTY OF STUMPHOUSE, LLC.
Agenda Item #5

61 Reid Street “HOUSE A”
TMS # 459-09-03-006

Request preliminary approval for new construction of a duplex at front of lot.

New Construction (East Side) Old City District
Agenda Item #5

Applicant’s Presentation
A. Lot information: TMS: 459-090-03-006
B. All dimensions to face of block or stud unless noted otherwise.
C. property zoned DR-2F (residential)
D. FLOOD ZONE "X"

SETBACKS & RESTRICTIONS

FRONT: 3' from property boundary
REAR: 3' from property boundary
NORTH/EAST: 3' from property boundary
SOUTH/WEST: 7' from property boundary
TOTAL: 10'

HEIGHT: 50' (3 stories)

Minimum Lot Area per Family in SF-Type Dwelling Unit:
- Multi-Family: 1,650 (26.4)

AREA CALCULATIONS (PROPOSED)

Max Lot Coverage of Buildings: (50%)
- LOT AREA: 5,009 SF
- HOUSE A: 1,284 SF
- HOUSE B: 806 SF
- TOTAL BLDG. FOOTPRINT: 2,090 SF
- TOTAL LOT COVERAGE: 2,090 / 5,009 = 41.7%

EAVES & GUTTER OVERHANGS PROPERTY LINE BY +/- 0.9'

---

### SITE PLAN - PROPOSED

**SCALE:** 1" = 10'-0"
TOPOGRAPHIC PLAT

OF A SURVEY OF OCCUPATION OF No. 61 REID STREET,
CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA,
PRESENTLY OWNED BY DHIMANT BALAR & MAHUL BALAR.

PEABODY & ASSOCIATES, INC.
ALEXANDER C. PEABODY, PLS

SCALE: 1"=10'
DATE: FEBRUARY 17, 2020
REF: PLAT BK. "AA", PG. 079
TMS: 459-09-03-404

1. PROPERTY APPEARS IN FLOOD ZONE "X"
2. PROPERTY APPEARS INcakes to:
3. THE BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY AND DOES NOT CONSTITUTE A TITLE SEARCH.
4. THIS SURVEY IS BASED ON THE REFERENCE SHOWN
5. ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY AND DOES NOT CONSTITUTE A TITLE SEARCH.
THIRD FLOOR PLAN - PROPOSED

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

Bedroom 3
302
13'-7" x 10'-8"

Bedroom 3
307
16'-0" x 10'-4"

Bathroom
305
9'-8" x 8'-1"

Bathroom
304
6'-8" x 15'-6"

Closet
306
6'-8" x 5'-0"

Closet
303
9'-0" x 5'-0"

Closet
301
2'-8" x 3'-0"
**INTERIOR FINISH TYPES**

**A110 WALL TYPES**

**WALL SYSTEM A**
- **INTERIOR WALL - NON RATED**
  - Exterior finish, see schedule.
  - polyisocyanurate insulation
  - vapor barrier
  - 1/2" plywood
  - Note: seal all floor & ceiling connections with acoustical sealant

**WALL SYSTEM C**
- **INTERIOR PARTITION WALL - NON RATED**
  - polyisocyanurate insulation
  - 3/4" veneered plywood
  - polyisocyanurate insulation
  - Note: seal all floor & ceiling connections with acoustical sealant

**WALL SYSTEM D**
- **INTERIOR PARTITION WALL - NON RATED**
  - polyisocyanurate insulation
  - 2x4 wood stud @ 16" o.c.
  - 4 3/4" STC=37
11.09.2020
61 REID Street

CONSTRUCTION DOCUMENTS

STATE OF SOUTH CAROLINA
REGISTERED ARCHITECT
KEVAN H. HOERTDOERFER
Charleston, SC
100260

A1
SCALE: 1/4" = 1'-0"
NORTH ELEVATION - PROPOSED

A2
SCALE: 1/4" = 1'-0"
WEST ELEVATION - PROPOSED

C1
SCALE: 1/4" = 1'-0"
NORTH ELEVATION - PROPOSED

C2
SCALE: 1/4" = 1'-0"
WEST ELEVATION - PROPOSED

BUILDING ELEVATIONS - PROPOSED

stucco base, typ.
painted crown, fascia, and frieze
wood column, painted
wood railing, painted
wood windows, painted
standing seam metal roof
wood lap siding, painted

PREVIOUS SUBMITTAL BUILDING HEIGHT
2'-0"
EXISTING WALL SECTION @ SIDE PORCH

A1

WALL SECTION @ SIDE PORCH

A5

NOTE: See plan sheets for elevation required within 7'-0" of property lines.

TYPICAL METAL ROOF SYSTEM

- 2" half round metal gutter
- Simpson H6 hurricane clip at each rafter double at corners, see structural for beam size and detail
- Painted wood railing
- Standing seam metal roof (2) layers of 15# felt
- 5/8" plywood exterior sheathing on rafters, see structural

EXISTING WALL SECTION @ SIDE PORCH SCALE: 3/4" = 1'-0"

- Painted wood trim
- Painted wood porch ceiling
- Painted p.t. solid wood column
- Painted, wood porch ceiling
- Simpson H6 hurricane clip at each rafter double at corners, see structural for beam size and detail
- Painted wood railing
- Painted trim, wood column, painted
- Painted, wood porch ceiling
- Standing seam metal roof (2) layers of 15# felt
- 5/8" plywood exterior sheathing on rafters, see structural

61 REID STREET
CHARLESTON, SOUTH CAROLINA

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ISSUE
SEALS
CHARLESTON, SOUTH CAROLINA
KHH/my 2001
CONSTRUCTION DOCUMENTS
11.09.2020
61 REID STREET
1-6
BLDG PERMIT 8/19/2021
STATE OF SOUTH CAROLINA
REGISTERED ARCHITECT
KEVAN H. HOERTDOERFER
Charleston, SC
610260
REGISTERED ARCHITECTS
KEVAN HOERTDOERFER
ARCHITECTS
Charleston, SC

NOTE: fire rated plywood exterior sheathing required within 5'-0" of property line
**Typical Building Section**

**Scale:** 3/4" = 1'-0"

### Typical Metal Roof System
- 8" CMU bond beam
- 8" x 16" CMU stem wall footing

### Typical Wood Stud Wall
- Simpson H5 hurricane clip at each rafter, double at corners, see structural
- 2x4 studs
- 1/2" gyp. board
- R-13 fiberglass bat insulation
- 1/2" plywood
- Vapor barrier
- Lap siding
- Reference IBC 2006 wall type: 15-1.15

### Typical Concrete Floor System
- Ground and polished concrete floor
- 5" concrete slab on grade, see structural
- Vapor barrier
- Compacted gravel mix base

---

### TYPICAL CONCRETE FLOOR SYSTEM
- 3" concrete slab on grade, used in basement and crawl space
- Compacted gravel mix base
- Vapor barrier
- 5" concrete slab on grade, see structural

---

### TYPICAL METAL ROOF SYSTEM
- 8" CMU bond beam
- 8" x 16" CMU stem wall footing

---

### TYPICAL WOOD STUD WALL
- Simpson MST 27 or equal, see structural
- Hurricane strap @ 4'-0" spacing, max.

---

### TYPICAL CONCRETE FLOOR SYSTEM
- 3" concrete slab on grade, used in basement and crawl space
- Compacted gravel mix base
- Vapor barrier
- 5" concrete slab on grade, see structural

---

### TYPICAL METAL ROOF SYSTEM
- 8" CMU bond beam
- 8" x 16" CMU stem wall footing

---

**Typical Metal Roof System**

**Scale:** 3/4" = 1'-0"

- 8" CMU bond beam
- 8" x 16" CMU stem wall footing

**Typical Wood Stud Wall**

- Simpson H5 hurricane clip at each rafter, double at corners, see structural
- 2x4 studs
- 1/2" gyp. board
- R-13 fiberglass bat insulation
- 1/2" plywood
- Vapor barrier
- Lap siding

**Typical Concrete Floor System**

- Ground and polished concrete floor
- 5" concrete slab on grade, see structural
- Vapor barrier
- Compacted gravel mix base
**Typical Roof System**

- Metal roof deck
- 1 1/4" metal edge strip, nailed
- Metal roof apron

**Typical Wood Stud Wall**

- 1x8 p.t. frieze board, painted
- 5 1/4" p.t. crown molding, painted
- 6" half round metal gutter
- Cont. metal edge strip, nailed
- Metal roof apron

**Proposed Eave Return Detail @ North Facade**

- Scale: 3" = 1'–0"
- 1x8 p.t. fascia, painted

**Eave Detail**

- Scale: 3" = 1'–0"
- 1x8 p.t. fascia, painted
- 5 1/4" p.t. crown molding, painted
- Min. 6" concealed metal flashing

**Rake Detail**

- Scale: 3" = 1'–0"

---

**Project Details**

- 61 Reid Street
- Charleston, South Carolina
- Kevan Hoertdoerfer Architects
- 2020 All Rights Reserved, Kevan Hoertdoerfer Architects
NOTES:
1. Balustrade railings are to be mortised into the columns. No exposed fasteners.

TYPICAL METAL ROOF SYSTEM

EAVE DETAIL @ PORCH

SCALE: 3" = 1'–0"

BALUSTER DETAIL @ FIRST FLOOR

SCALE: 3" = 1'–0"

NOTES:
1. Balustrade railings are to be mortised into the columns. No exposed fasteners.

TYPICAL METAL ROOF SYSTEM

EAVE DETAIL @ PORCH

SCALE: 3" = 1'–0"

BALUSTER DETAIL @ FIRST FLOOR

SCALE: 3" = 1'–0"

NOTES:
1. Balustrade railings are to be mortised into the columns. No exposed fasteners.
DOOR DETAILS

E2 EXTERIOR DOOR SILL

E3 DOOR JAMB

E5 DOOR HEAD

C2 EXT. DOOR ELEV

C3 NOT USED

C5 NOT USED

A1 NOT USED

A3 DOOR ELEVATIONS

A601 DOOR DETAILS
A. ALL HANGERS AND CONNECTORS SHALL BE HOT-DIPPED GALVANIZED.
B. ALL HANGERS AND CONNECTORS SHALL BE CORROSION RESISTANT. EXPOSED FASTENERS WHICH CAN BE REASONABLY ANTICIPATED SHALL BE CORROSION RESISTANT. EXPOSED FASTENERS WHICH ARE TO BE INCLUDED IN THE JOINT TREATMENT AS DIRECTED BY THE ARCHITECT.
C. PORCH DECKING: IPE OR APPROVED EQUAL.
D. SHEATHING, WALLS: APA-RATED PLYWOOD SHEATHING, 1/2".
E. INSULATION (ALL EXTERIOR WALLS): 2" R-15. LP FlameBlock as manufactured by LP - Building Products. Contact: 414 Union St., Nashville, TN 37219; Telephone: (800) 999-9105. Manufacturer: LP - Building Products. Contact: 414 Union St., Nashville, TN 37219; Telephone: (800) 999-9105.

8. DOORS AND WINDOWS
A. ALL EXISTING FLOORS: SOLID HARD WOOD TO BE CLEANED.
B. SUBFLOOR: (1) LAYER OF 3/4" T&G PLYWOOD, GLUED AND SCREWED TO FRAMING.
C. METAL FRAMING ANCHORS: "SIMPSON", SIZE AS INDICATED ON THE DRAWINGS. HOT-DIPPED GALVANIZED.
D. SHEATHING, WALLS: APA-RATED PLYWOOD SHEATHING, 1/2".
E. SHEATHING, ROOF: APA-RATED PLYWOOD SHEATHING, 1/2".
F. ROOFING: 1/2" PLYWOOD SHEATHING, 1/2".
G. SUBFLOOR: 1" PLYWOOD SHEATHING, 1/2".

4. MASONRY
A. WALLS: 8" CMU, POOLING, TOP 4" CMU.
B. PATIO BLOCKS: 16"x8"x8" CMU.
C. BASEMENT WALL: 16" CMU.
D. BASEMENT FLOOR: 16" CMU.

5. METALS
A. ALL WELDS AND WELDED CONNECTIONS SHALL BE HOT-DIPPED GALVANIZED.
B. ALL WELDS SHALL BE OF SUFFICIENT SIZE TO CONFORM TO THE DRAWINGS.
C. ALL WELDS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
D. ALL WELDS SHALL BE OF SUFFICIENT SIZE TO CONFORM TO THE DRAWINGS.
E. ALL WELDS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
F. ALL WELDS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
G. ALL WELDS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
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L. ALL WELDS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
M. ALL WELDS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

6. WOOD AND PLASTICS
A. FRAME: 2"x6" ALUMINUM STUDS.
B. FRAME: 2"x4" ALUMINUM STUDS.
C. FRAME: 2"x6" ALUMINUM STUDS.
D. FRAME: 2"x4" ALUMINUM STUDS.
E. FRAME: 2"x6" ALUMINUM STUDS.
F. FRAME: 2"x4" ALUMINUM STUDS.
G. FRAME: 2"x6" ALUMINUM STUDS.
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M. FRAME: 2"x6" ALUMINUM STUDS.
N. FRAME: 2"x4" ALUMINUM STUDS.
O. FRAME: 2"x6" ALUMINUM STUDS.
P. FRAME: 2"x4" ALUMINUM STUDS.
Q. FRAME: 2"x6" ALUMINUM STUDS.
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T. FRAME: 2"x4" ALUMINUM STUDS.
U. FRAME: 2"x6" ALUMINUM STUDS.
V. FRAME: 2"x4" ALUMINUM STUDS.
W. FRAME: 2"x6" ALUMINUM STUDS.
X. FRAME: 2"x4" ALUMINUM STUDS.
Y. FRAME: 2"x6" ALUMINUM STUDS.
Z. FRAME: 2"x4" ALUMINUM STUDS.

7. THERMAL AND MOISTURE PROTECTION
A. MECHANICAL AIR CONDITIONING SYSTEM TO BE SIZED BY LICENSED MECHANICAL ENGINEER.
B. ALL EXISTING FLOORS: SOLID HARD WOOD TO BE CLEANED.
C. SUBFLOOR: (1) LAYER OF 3/4" T&G PLYWOOD, GLUED AND SCREWED TO FRAMING.
D. SHEATHING, WALLS: APA-RATED PLYWOOD SHEATHING, 1/2".
E. SHEATHING, ROOF: APA-RATED PLYWOOD SHEATHING, 1/2".
F. ROOFING: 1/2" PLYWOOD SHEATHING, 1/2".
G. SUBFLOOR: 1" PLYWOOD SHEATHING, 1/2".
H. SHEATHING, WALLS: APA-RATED PLYWOOD SHEATHING, 1/2".
I. SHEATHING, ROOF: APA-RATED PLYWOOD SHEATHING, 1/2".
J. ROOFING: 1/2" PLYWOOD SHEATHING, 1/2".
K. SUBFLOOR: 1/2" PLYWOOD SHEATHING, 1/2".
L. SHEATHING, WALLS: APA-RATED PLYWOOD SHEATHING, 1/2".
M. SHEATHING, ROOF: APA-RATED PLYWOOD SHEATHING, 1/2".
N. ROOFING: 1/2" PLYWOOD SHEATHING, 1/2".
O. SUBFLOOR: 1/4" PLYWOOD SHEATHING, 1/2".
P. SHEATHING, WALLS: APA-RATED PLYWOOD SHEATHING, 1/2".
Q. SHEATHING, ROOF: APA-RATED PLYWOOD SHEATHING, 1/2".
R. ROOFING: 1/2" PLYWOOD SHEATHING, 1/2".
S. SUBFLOOR: 1/2" PLYWOOD SHEATHING, 1/2".
T. SHEATHING, WALLS: APA-RATED PLYWOOD SHEATHING, 1/2".
U. SHEATHING, ROOF: APA-RATED PLYWOOD SHEATHING, 1/2".
V. ROOFING: 1/2" PLYWOOD SHEATHING, 1/2".
W. SUBFLOOR: 1/2" PLYWOOD SHEATHING, 1/2".
X. SHEATHING, WALLS: APA-RATED PLYWOOD SHEATHING, 1/2".
Y. SHEATHING, ROOF: APA-RATED PLYWOOD SHEATHING, 1/2".
Z. ROOFING: 1/2" PLYWOOD SHEATHING, 1/2".

10. SPECIALTIES
A. APPLIANCES: ALL APPLIANCES SHOULD BE NEW WITH FULL WARRANTY. KITCHEN APPLIANCES TO BE NEW.
B. MACHINERY: MACHINERY TO BE NEW.
C. ELECTRICAL: ELECTRICAL TO BE NEW.
D. WATER: WATER TO BE NEW.
E. PLUMBING: PLUMBING TO BE NEW.
F. MECHANICAL: MECHANICAL TO BE NEW.
G. FURNITURE: FURNITURE TO BE NEW.
H. APPLIANCES: ALL APPLIANCES SHOULD BE NEW WITH FULL WARRANTY.
I. APPLIANCES: ALL APPLIANCES SHOULD BE NEW WITH FULL WARRANTY.
J. APPLIANCES: ALL APPLIANCES SHOULD BE NEW WITH FULL WARRANTY.
K. APPLIANCES: ALL APPLIANCES SHOULD BE NEW WITH FULL WARRANTY.
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Y. APPLIANCES: ALL APPLIANCES SHOULD BE NEW WITH FULL WARRANTY.
Z. APPLIANCES: ALL APPLIANCES SHOULD BE NEW WITH FULL WARRANTY.
1. LOCATION AND SITING OF STRUCTURE PER ARCHITECTURAL/CIVIL PLANS. IF THERE IS ANY UNRESOLVED ISSUE, CONSULT WITH THE ENGINEER/CONTRACTOR TO DETERMINE THE APPROPRIATE LOCATION.

2. SITE AND ELEVATION SURVEYS TO BE PERFORMED BY THE GROUNDWORK CONTRACTOR TO DETERMINE THE LOCATION AND ELEVATION OF THE STRUCTURE.

3. ALL FOUNDATION CONCRETE MUST BE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AND THE FABRICATED FORMS FOR EASY REMOVAL WITHOUT HAMMERING OR PRYING AGAINST CONCRETE SURFACES.

4. REVIEW THE SITE GEO-TECHNICAL REPORT PLUS ADDENDUMS BY COASTAL ENGINEERING AND TESTING REPORT #19-02-163 DATED JUNE 5, 2020. PER GEO-TECHNICAL EOR, SURCHARGING / PRELOADING NOT REQUIRED FOR THIS PROJECT.

5. CONCRETE MASONRY WALLS SHALL BE PROVIDED IN CONFORMITY WITH THE REQUIREMENTS OF THE CODE AND IN ACCORDANCE WITH THE SPECIFICATIONS PREPARED BY THE ARCHITECT / ENGINEER.

6. ALL REINFORCING STEEL MUST BE GRADE 60 DEFORMED BARS COMPLYING WITH ASTM A615. ALL WIRES SHALL BE A MINIMUM OF 9 GAUGE. REINFORCEMENT SHALL BE LAPPED NOT LESS THAN 6 INCHES.

7. ALL FOUNDATION CONCRETE PLACEMENT AND FINISHING OF FOUNDATION STEEL SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI MANUAL FOR STRENGTHENING OF STRUCTURES IN GRADE 60.

8. ALL REINFORCING STEEL WITHIN LOCATIONS AND ELEVATIONS, LEANING, HOLES, ETC., SHALL BE MAINTAINED PER THE DRAWINGS. NO VERTICAL AND/or HORIZONTAL RELAXATION OF WELDED WIRE FABRIC SHALL OCCUR.

9. ALL FOUNDATION CONCRETE SHALL COMPLY WITH ASTM A153, CLASS B-2. ALL WIRES SHALL BE DIPPED GALVANIZED WITH A MINIMUM COATING OF 1.8 OZ PER SQ FT OF STEEL MEETING THE REQUIREMENTS OF THE CODE AND IN ACCORDANCE WITH THE SPECIFICATIONS PREPARED BY THE ARCHITECT / ENGINEER.

10. ALL FOUNDATION CONCRETE SHALl BE SUPPLIED TO CONFORM TO ASTM C905 TYP. LIGHT WEIGHT; LIGHTWEIGHT CONCRETE SHALl BE USED WHERE THE WEIGHT OF THE CONCRETE BLOCS IS LESS THAN 1500 LBS/CF.

11. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. CONCRETE SHALL CONTINUE TO CURE 72 HOURS IMMEDIATELY AFTER PLACEMENT, UNLESS NOTED OTHERWISE.

12. CONCRETE TO BE SPADED IN A CONTINUOUS OPERATION UNTIL THE PLACING OF CONCRETE IS COMPLETE. THE PLACEMENT OF CONCRETE IS THE RESPONSIBILITY OF THE CONTRACTOR.

13. CEMENTITIOUS MATERIAL, SAND AND AGGREGATES CEMENTITIOUS AND OTHER PACKAGED MATERIALS SHALL BE STORED IN A DRY, SECURE, COVERED AND WATERTIGHT AREA PRIOR TO THEIR USE. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN COVERING MATERIALS FOR ALL CONCRETE MATERIALS.

14. THE DIMENSIONS, LOCATIONS, AND ELEVATIONS OF ANY EXISTING STRUCTURES WHICH RELATE TO THE DESIGNATION OF CONCRETE SHALL BE MAINTAINED PROVIDED THE SEPARATION IS AT LEAST 6 INCHES.

15. REINFORCING STEEL BARS AND RODS SHALL CONFORM TO ASTM A615, GRADE 60. ALL WIRES SHALL BE A MINIMUM OF 9 GAUGE. REINFORCEMENT SHALL BE LAPPED NOT LESS THAN 6 INCHES.

16. CONCRETE SHALL BE SUPPLIED TO CONFORM TO ASTM C905 TYP. LIGHT WEIGHT; LIGHTWEIGHT CONCRETE SHALL BE USED WHERE THE WEIGHT OF THE CONCRETE BLOCS IS LESS THAN 1500 LBS/CF. CONCRETE SHALL CONTINUE TO CURE 72 HOURS IMMEDIATELY AFTER PLACEMENT, UNLESS NOTED OTHERWISE.

17. CONCRETE SHALL CONTAIN SIX PERCENT, PLUS OR MINUS ONE, (6%+1) ENTRAINED AIR VOLUME AS REQUIRED BY THE CODE. CONCRETE SHALL CONTAIN SIX PERCENT, PLUS OR MINUS ONE, (6%+1) ENTRAINED AIR VOLUME AS REQUIRED BY THE CODE. CONCRETE SHALL CONTAIN SIX PERCENT, PLUS OR MINUS ONE, (6%+1) ENTRAINED AIR VOLUME AS REQUIRED BY THE CODE.

18. FOR ALL CONCRETE, THE PROPORTIONS OF CEMENT, AGGREGATE, AND WATER TO ATTAIN THE REQUIRED CONCRETE SLUMP AT POINT OF PLACEMENT MUST BE DETERMINED PER A370 AND A360. CONCRETE MIXES MUST BE PREPARED AND MIXED TO REQUIRE THE USE OF CONCRETE PLACEMENT AND FINISHING EQUIPMENT OR TO PROVIDE THE REQUIRED FLOW OF THE CONCRETE, AND WORKED BY HAND AND VIBRATED TO ASSURE CLOSE CONTACT WITH ALL SURFACES OF THE CONCRETE. CONCRETE TO BE SPADED IN A CONTINUOUS OPERATION UNTIL THE PLACING OF CONCRETE IS COMPLETE. THE PLACEMENT OF CONCRETE IS THE RESPONSIBILITY OF THE CONTRACTOR.

19. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. CONCRETE SHALL CONTINUE TO CURE 72 HOURS IMMEDIATELY AFTER PLACEMENT, UNLESS NOTED OTHERWISE. CONCRETE TO BE SPADED IN A CONTINUOUS OPERATION UNTIL THE PLACING OF CONCRETE IS COMPLETE. THE PLACEMENT OF CONCRETE IS THE RESPONSIBILITY OF THE CONTRACTOR.

20. GROUT SHALL BE USED FOR CONCRETE IMPLEMENTATION OF ROOF ASSEMBLY TO ATTAIN THE REQUIRED FLOW OF THE CONCRETE, AND WORKED BY HAND AND VIBRATED TO ASSURE CLOSE CONTACT WITH ALL SURFACES OF THE CONCRETE. CONCRETE TO BE SPADED IN A CONTINUOUS OPERATION UNTIL THE PLACING OF CONCRETE IS COMPLETE. THE PLACEMENT OF CONCRETE IS THE RESPONSIBILITY OF THE CONTRACTOR.

21. GROUT SPACE DIMENSIONS AND FOUR POINTS

GROUT SPACE DIMENSIONS

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FOUR POINTS

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22. ALL REINFORCING STEEL MUST BE GRADE 60 DEFORMED BARS COMPLYING WITH ASTM A615. ALL WIRES SHALL BE A MINIMUM OF 9 GAUGE. REINFORCEMENT SHALL BE LAPPED NOT LESS THAN 6 INCHES.

23. ALL FOUNDATION CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. CONCRETE SHALL CONTINUE TO CURE 72 HOURS IMMEDIATELY AFTER PLACEMENT, UNLESS NOTED OTHERWISE. CONCRETE TO BE SPADED IN A CONTINUOUS OPERATION UNTIL THE PLACING OF CONCRETE IS COMPLETE. THE PLACEMENT OF CONCRETE IS THE RESPONSIBILITY OF THE CONTRACTOR.

24. FOR ALL CONCRETE, THE PROPORTIONS OF CEMENT, AGGREGATE, AND WATER TO ATTAIN THE REQUIRED CONCRETE SLUMP AT POINT OF PLACEMENT MUST BE DETERMINED PER A370 AND A360. CONCRETE MIXES MUST BE PREPARED AND MIXED TO REQUIRE THE USE OF CONCRETE PLACEMENT AND FINISHING EQUIPMENT OR TO PROVIDE THE REQUIRED FLOW OF THE CONCRETE, AND WORKED BY HAND AND VIBRATED TO ASSURE CLOSE CONTACT WITH ALL SURFACES OF THE CONCRETE. CONCRETE TO BE SPADED IN A CONTINUOUS OPERATION UNTIL THE PLACING OF CONCRETE IS COMPLETE. THE PLACEMENT OF CONCRETE IS THE RESPONSIBILITY OF THE CONTRACTOR.

25. REINFORCING STEEL BARS AND RODS SHALL CONFORM TO ASTM A615, GRADE 60. ALL WIRES SHALL BE A MINIMUM OF 9 GAUGE. REINFORCEMENT SHALL BE LAPPED NOT LESS THAN 6 INCHES.

26. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. CONCRETE SHALL CONTINUE TO CURE 72 HOURS IMMEDIATELY AFTER PLACEMENT, UNLESS NOTED OTHERWISE. CONCRETE TO BE SPADED IN A CONTINUOUS OPERATION UNTIL THE PLACING OF CONCRETE IS COMPLETE. THE PLACEMENT OF CONCRETE IS THE RESPONSIBILITY OF THE CONTRACTOR.

27. GROUT SPACE DIMENSIONS AND FOUR POINTS

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FOUR POINTS

- GROUT SPACE DIMENSIONS
- GROUT SPACE DIMENSIONS
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- GROUT SPACE DIMENSIONS

28. ALL REINFORCING STEEL MUST BE GRADE 60 DEFORMED BARS COMPLYING WITH ASTM A615. ALL WIRES SHALL BE A MINIMUM OF 9 GAUGE. REINFORCEMENT SHALL BE LAPPED NOT LESS THAN 6 INCHES.

29. ALL FOUNDATION CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. CONCRETE SHALL CONTINUE TO CURE 72 HOURS IMMEDIATELY AFTER PLACEMENT, UNLESS NOTED OTHERWISE. CONCRETE TO BE SPADED IN A CONTINUOUS OPERATION UNTIL THE PLACING OF CONCRETE IS COMPLETE. THE PLACEMENT OF CONCRETE IS THE RESPONSIBILITY OF THE CONTRACTOR.

30. GROUT SHALL BE USED FOR CONCRETE IMPLEMENTATION OF ROOF ASSEMBLY TO ATTAIN THE REQUIRED FLOW OF THE CONCRETE, AND WORKED BY HAND AND VIBRATED TO ASSURE CLOSE CONTACT WITH ALL SURFACES OF THE CONCRETE. CONCRETE TO BE SPADED IN A CONTINUOUS OPERATION UNTIL THE PLACING OF CONCRETE IS COMPLETE. THE PLACEMENT OF CONCRETE IS THE RESPONSIBILITY OF THE CONTRACTOR.

31. ALL REINFORCING STEEL MUST BE GRADE 60 DEFORMED BARS COMPLYING WITH ASTM A615. ALL WIRES SHALL BE A MINIMUM OF 9 GAUGE. REINFORCEMENT SHALL BE LAPPED NOT LESS THAN 6 INCHES.
FOUNDATION PLAN

1. STRUCTURAL FILL / SLAB SUPPORT FILL PLACEMENT:
   - Structural fill required beneath raised slabs shall be placed in 6" (max.) lifts that are compacted to 95% proctor.
   - Compaction of every other lift shall meet 95% proctor requirements and be documented in the records retained for this project. Spot checks for compaction testing shall be as recommended by the geo-technical engineer retained for the project.

2. COMPACTION OF EVERY OTHER LAYER (LIFT) SHALL MEET 95% PROCTOR REQUIREMENTS AND BE DOCUMENTED IN THE RECORDS RETAINED FOR THIS PROJECT. SPOT CHECKS FOR COMPACTION TESTING SHALL BE AS RECOMMENDED BY THE GEO-TECHNICAL ENGINEER RETAINED FOR THE PROJECT.

3. PLACEMENT, COMPACTION, AND TESTING OF ALL REQUIRED FILL SHALL BE MONITORED BY SITE GEO-TECHNICAL FOR PERSONAL AND RECORDS OF PLACEMENT AND COMPACTION QUALITY ASSURANCE. ALL REQUIRED FILL SHALL BE DOCUMENTED IN THE RECORDS RETAINED FOR THIS PROJECT.

4. STRUCTURAL FILL SHALL BE CLEANED AND FREE OF ALL ORGANIC MATERIALS AND PLACED UPON UNDISTURBED SOILS THAT ARE COMPACTED TO 95% PROCTOR FOR DEPTH OF NO LESS THAN 12 INCHES.

5. FILL SHALL NOT BE GREATER THAN 30 INCHES ABOVE UNDISTURBED SOILS FOR THIS PROJECT.

6. FILL WITHIN THE CONCRETE MASONRY UNIT RETAINING WALLS OF THE PROJECT SHALL NOT BE GREATER THAN 12 INCHES ABOVE UNDISTURBED SOILS.

7. WATER SHALL NOT BE ALLOWED TO POND OR COLLECT WITHIN THE FILL AREA PRIOR TO OR DURING PLACEMENT OF ANY VAPOR BARRIER COMPONENTS OR REINFORCING BARS. NO ADJUSTMENT TO THE FILL IS ALLOWED WITH EITHER THE VAPOR BARRIER OR THE REINFORCING BARS IN PLACE.

8. REQUIRED FILL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF THESE DRAWINGS PRIOR TO PLACEMENT OF ANY VAPOR BARRIER COMPONENTS OR REINFORCING BARS. NO ADJUSTMENT TO THE FILL IS ALLOWED WITH EITHER THE VAPOR BARRIER OR THE REINFORCING BARS IN PLACE.

9. ANY DISPLACEMENT OR CRACKING OF MASONRY RETAINING WALLS SHALL BE CAUSE TO STOP ALL ORIENTMENTS UNTIL EVALUATION BY THE ENGINEER OF RECORD.

FOUNDATION NOTES:

1. SITE SHALL BE PREPARED IN ACCORDANCE WITH SITE GEO-TECHNICAL REPORT, CONTRACT DRAWINGS PRIOR TO PLACEMENT OF ANY VAPOR BARRIER COMPONENTS OR REINFORCING BARS.

2. SOIL BEARING CAPACITY - 2,000 PSF. CONTRACTOR TO VERIFY BY COMPACTION TESTING.

3. BOTTOM OF ALL NEW FOOTINGS SHALL BE AT -24" OF FINAL GRADE MINIMUM.

4. ENGINEER OF RECORD:

CASKIE ENGINEERING, LLC.

PHONE 843-814-5598

E-MAIL: steve@caskieengineering.com

WEBSITE: www.caskieengineering.com

5. FILL SHALL NOT BE GREATER THAN 30 INCHES ABOVE UNDISTURBED SOILS FOR THIS PROJECT.

6. FILL WITHIN THE CONCRETE MASONRY UNIT RETAINING WALLS OF THE PROJECT SHALL NOT BE GREATER THAN 12 INCHES ABOVE UNDISTURBED SOILS.

7. WATER SHALL NOT BE ALLOWED TO POND OR COLLECT WITHIN THE FILL AREA PRIOR TO OR DURING PLACEMENT OF ANY VAPOR BARRIER COMPONENTS OR REINFORCING BARS. NO ADJUSTMENT TO THE FILL IS ALLOWED WITH EITHER THE VAPOR BARRIER OR THE REINFORCING BARS IN PLACE.

8. REQUIRED FILL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF THESE DRAWINGS PRIOR TO PLACEMENT OF ANY VAPOR BARRIER COMPONENTS OR REINFORCING BARS. NO ADJUSTMENT TO THE FILL IS ALLOWED WITH EITHER THE VAPOR BARRIER OR THE REINFORCING BARS IN PLACE.

9. ANY DISPLACEMENT OR CRACKING OF MASONRY RETAINING WALLS SHALL BE CAUSE TO STOP ALL ORIENTMENTS UNTIL EVALUATION BY THE ENGINEER OF RECORD.
1. UNLESS OTHERWISE NOTED: ALL STRUCTURAL MEMBERS TO BE #2 SYP.
2. TYPICAL FOR ALL POINT LOADS, ADD SOLID BLOCKING BETWEEN FLOOR DECKING.
3. ADD DOUBLE JOISTS UNDER ALL PARALLEL WALLS. SOLID FULL-DEPTH BLOCKING REQUIRED UNDER ALL PERPENDICULAR PARTITIONS ABOVE TYPICAL.
4. FLOOR SYSTEM TO BE DESIGNED FOR L/480 T.L. DEFLECTION @ TYP. AREAS & @ L/600 FOR TILED AREAS.
5. ALL HEADERS TO HAVE (2) JACK STUDS AND (1) KING STUD UNO.

SECOND FLOOR FRAMING PLAN

SECOND FLOOR LEGEND

- H2: Designation
- H4: Designation
- FJ: 16" OWT FLOOR JOISTS @ 16" O.C.
- INSTALLED AS PER APPROVED SHOP DRAWINGS.
- SFB: Beam Schedule
- COL: Column Schedule
- PJ: 2x8 PT, SYP #2 PORCH JOISTS @ 16" O.C.
- LDG: 2x8 SYP #2 LANDING JOISTS @ 16" O.C.
- BW: INTERIOR BEARING WALL

HEADER SCHEDULE

- H1: 2 1/2" x 9 1/4" LVL
- H2: 2x6, SYP #2
- H3: (2) 2x8, SYP #2
- H4: (2) 1 3/4" x 18" LVL
- H5: (2) 2x10, SYP #2

NOTES:
1. ALL WOOD HEADERS FOR OPENINGS OVER 3' SHALL HAVE (2) JACK STUDS AND (1) KING STUD UNO. FOR OPENINGS 3' AND UNDER, 1 JACK STUD AND 1 KING STUD UNO.
2. ALL HEADERS DROPPED UNO.

COLUMN SCHEDULE

- COL1: 2x4 SYP #2
- COL2: 2x4 SYP #2
- COL3: 8"x8" PT, PRIME HOLLOW COLUMN (RATED CAPACITY = 10,000 lb)
- COL4: 1 3/4" x 18" LVL

SECOND FLOOR BEAM SCHEDULE

- SFB1: (3) 2 x 10 PT, SYP #2
- SFB2:
- SFB3:
- SFB4:
- SFB5:
- SFB6:
- SFB7:
- SFB8:
- SFB9:
- SFB10:

NOTE:
- ALL BEAMS UNDER COLUMNS AND BEAMS AT OPENINGS ARE TO BE CONSIDERED BEAMS AND TO BE DESIGNED ACCORDINGLY.
- ALL BEAMS ARE TO BEanchored AT EACH END.
1. UNLESS OTHERWISE NOTED: ALL STRUCTURAL MEMBER TO BE SYP #2

2. TYPICAL FOR ALL POINT LOADS, ADD SOLID BLOCKING BETWEEN FLOOR DECKING.

3. ADD DOUBLE JOISTS UNDER ALL PARALLEL WALLS. SOLID FULL-DEPTH BLOCKING REQUIRED UNDER ALL PERPENDICULAR PARTITIONS ABOVE TYPICAL.

4. FLOOR SYSTEM TO BE DESIGNED FOR L/480 T.L DEFLECTION @ TYP. AREAS & @ L/600 FOR TILED AREAS.

5. ALL HEADERS TO HAVE (2) JACK STUDS AND (1) KING STUD EACH SIDE U.N.O.

THIRD FLOOR LEGEND

DESIGNATION DESCRIPTION

COL1
(3) 2 x 4 SYP #2

COL2
(4) 2 x 4 SYP #2

COL3
8"x8" PT, PRIME HOLLOW COLUMN (RATED CAPACITY = 10,000 lb)

HEADER SCHEDULE

DESIGNATION DESCRIPTION
H1
(2) 2x10, SYP #2

H2
(2) 2x8, SYP #2

H3
(2) 1 3/4 x 9 1/4" LVL

NOTES:

1. ALL WOOD HEADERS FOR OPENINGS OVER 3' SHALL HAVE (2) JACK STUDS AND (1) KING STUD U.N.O. FOR OPENINGS 3' AND UNDER, 1 JACK STUD AND 1 KING STUD U.N.O.

2. ALL HEADERS DROPPED U.N.O.

THIRD FLOOR BEAM SCHEDULE

DESIGNATION DESCRIPTION
TFB1
(2) 1 3/4 x 14" LVL

TFB2
(2) 1 3/4 x 14" LVL

TFB3
(2) 1 3/4 x 14" LVL

TFB4
(2) 1 3/4 x 14" LVL

TFB5
(2) 1 3/4 x 14" LVL

TFB6
(2) 1 3/4 x 14" LVL

TFB7
(3) 1 3/4 x 14" LVL

TFB8
(2) 1 3/4 x 14" LVL

CEILING BEAM SCHEDULE

DESIGNATION DESCRIPTION
CB1
(2) 2x10, SYP #2

CB2
(2) 2x10, SYP #2

CB3
(2) 2x10, SYP #2

HEADER SCHEDULE

DESIGNATION DESCRIPTION
H1
2x8 SYP #2 CEILING JOISTS @ 16" O.C.

FJ
12" OWT FLOOR JOISTS @ 16" O.C. BOTTOM FLUSH AT SHOWER. INSTALLED AS PER APPROVED SHOP DRAWINGS.

NOTE:

ALL STRIP MEMBERS ARE DROP IN OVER 32" HIGH TO RECEIVE CEILING TILES. 8'5" MAX. FOR OPENINGS 3' OR SMALLER 1 JACK STUD AND 1 KING STUD U.N.O.

COLUMN SCHEDULE

DESIGNATION DESCRIPTION
COL1
2x8 x 8" PT, SCREW COLUMNS (RATED CAPACITY = 10,000 lb)

COL2
2x8 x 8" PT, SCREW COLUMNS (RATED CAPACITY = 10,000 lb)

COL3
2x8 x 8" PT, SCREW COLUMNS (RATED CAPACITY = 10,000 lb)
1. UNLESS OTHERWISE NOTED: ALL STRUCTURAL MEMBER TO BE SYP#2.

### Structural Framing Notes

#### Third Floor Ceiling Plan

**Scale:** N.T.S.

**Third Floor Ceiling Legend**

<table>
<thead>
<tr>
<th>Designation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CJ</td>
<td>2x6</td>
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**Column Schedule**

<table>
<thead>
<tr>
<th>Designation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>COL1</td>
<td>3 (2) 2x4 SYP #2</td>
</tr>
<tr>
<td>COL2</td>
<td>4 (2) 2x4 SYP #2</td>
</tr>
<tr>
<td>COL3</td>
<td>8&quot;x8&quot; PT, PRIME HOLLOW COLUMN (RATED CAPACITY = 10,000 lb)</td>
</tr>
</tbody>
</table>

**Header Schedule**

<table>
<thead>
<tr>
<th>Designation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>H1</td>
<td>(2) 2x10, SYP #2</td>
</tr>
<tr>
<td>H2</td>
<td>(2) 2x8, SYP #2</td>
</tr>
<tr>
<td>H3</td>
<td>H3</td>
</tr>
<tr>
<td>H4</td>
<td>(2) 1 3/4 x 9 1/4&quot; LVL</td>
</tr>
</tbody>
</table>

**Ceiling Beam Schedule**

<table>
<thead>
<tr>
<th>Designation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CB1</td>
<td>(2) H1</td>
</tr>
<tr>
<td>CB2</td>
<td>(2) H1</td>
</tr>
<tr>
<td>CB3</td>
<td>(2) H1</td>
</tr>
</tbody>
</table>

**Rafter Tie Down Schedule**

<table>
<thead>
<tr>
<th>Location</th>
<th>Type</th>
<th>Number of Rafter</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPICAL RAFTER</td>
<td>TYPICAL HIP RAFTER</td>
<td>TYPICAL VALLEY RAFTER</td>
</tr>
<tr>
<td>TYPICAL RB</td>
<td>TYPICAL PB</td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**

1. ALL WOOD HEADERS FOR OPENINGS OVER 3' SHALL HAVE (2) JACK STUDS AND (1) KING STUD UNO. FOR OPENINGS 3' AND UNDER, 1 JACK STUD AND 1 KING STUD UNO.

2. ALL HEADERS DROPPED UNO.

(2) 2x6 SYP #2 CEILING JOISTS @ 16" O.C.
(2) 2x8 SYP #2 ROOF RAFTERS, 16" O.C.
ROOF FRAMING NOTES
1. UNLESS OTHERWISE NOTED: ALL STRUCTURAL MEMBERS TO BE SPF #2 OR SYP #2
2. ALL OPENINGS IN ROOF FOR MECHANICAL TO BE COORDINATED WITH ARCHITECT.
3. PROVIDE 2x6 COLLAR TIES AT EACH RAFTER SET PER COLLAR TIE DETAIL, STD-120.
4. SEE ARCHITECTURAL PLANS FOR ALL SIZE DIMENSIONS AND ROOF SLOPES.
5. ALL HAND-FRAMED ROOFING/CEILING SHALL BE CONNECTED WITH SIMPSON-TYPE CONNECTORS OR APPROVED EQUAL - NO 2X2 LEDGERS ARE ALLOWED WITHOUT SPECIFIC APPROVAL.

ROOF LEGEND

DESIGNATION | DESCRIPTION
-------------|-------------
R1           | (2) 1 3/4" x 9 1/4" LVL
R2           | (2) 2" x 10 SYP #2
R3           | (1) 2" x 12 SYP #2

ROOF BEAM SCHEDULE

<table>
<thead>
<tr>
<th>DESIGNATION</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>RB1</td>
<td>(2) 2&quot; x 10 SYP #2</td>
</tr>
<tr>
<td>RB2</td>
<td>(1) 2&quot; x 10 SYP #2</td>
</tr>
<tr>
<td>RB3</td>
<td>(3) 2&quot; x 8 SYP #2</td>
</tr>
<tr>
<td>RB4</td>
<td>(1) 2&quot; x 8 SYP #2</td>
</tr>
<tr>
<td>V1</td>
<td>(2) 2&quot; x 8 SYP #2</td>
</tr>
<tr>
<td>V2</td>
<td>(1) 2&quot; x 8 SYP #2</td>
</tr>
<tr>
<td>V3</td>
<td>(2) 2&quot; x 8 SYP #2</td>
</tr>
</tbody>
</table>

RAFTERTIE DOWN SCHEDULE

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>TYPICAL RAFTER TIE DOWN</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>COL2 DOWN (OUTER OF WALL)</td>
</tr>
<tr>
<td></td>
<td>RB1 DOWN (OUTER OF WALL)</td>
</tr>
<tr>
<td></td>
<td>RB2 DOWN (OUTER OF WALL)</td>
</tr>
</tbody>
</table>

ROOF RAFTER SCHEDULE

<table>
<thead>
<tr>
<th>DESIGNATION</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>2x8 SYP #2 ROOF RAFTERS, 16&quot; O.C.</td>
</tr>
<tr>
<td>R2</td>
<td>2x4, UNO</td>
</tr>
<tr>
<td>R3</td>
<td>2x6 COLLAR TIES AT EVERY RAFTER PAIR, SEE DETAIL, SHEET S12.0</td>
</tr>
</tbody>
</table>

ROOF FRAMING PLAN
FIRST FLOOR SHEARWALL PLAN

2x4 STUD WALL, STUDS @ 16" O.C. WITH 1/2" THK APA RATED, EXP I PLYWOOD SHEATHING. USE 8d RING SHANK NAILS @ 3" O.C. AT PERIMETER & ALL EDGES & 6" O.C. IN FIELD. ALL SHEATHING EDGES TO BE FULLY BLOCKED.

NOTE:
BASED ON 147 mph ULTIMATE, 3 SECOND GUST, RISK CAT II, EXP CAT C PER ASCE 7-16.

ATTACH HOLLOW COLUMNS TO SLAB PER DETAILS, SHEET S14.0

SHEATH BOTH SIDES OF WALL. (THIS WALL ONLY)

CASKIE ENGINEERING, LLC.
P.O. BOX 22022 - CHARLESTON, SC 29413
PHONE 843-814-5598
website: www.caskieengineering.com
e-mail: steve@caskieengineering.com
SECOND FLOOR SHEARWALL PLAN

SCALE: N.T.S.

SHEARWALL AND HOLD-DOWN LEGEND

2x4 STUD WALL, STUDS @ 16" O.C. WITH 1/2" THK APA RATED, EXP I PLYWOOD SHEATHING. USE 8d RING SHANK NAILS @ 3" O.C. AT PERIMETER & ALL EDGES & 6" O.C. IN FIELD. ALL SHEATHING EDGES TO BE FULLY BLOCKED.

(2) SIMPSON CS-16 STRAPS INSTALLED ON MINIMUM (2) SYP #2 STUDS 18" ABOVE / BELOW FLOOR PER SIMPSON GUIDELINES. (SEE DETAIL SHEET S10.0)

NOTE:
BASED ON 147 mph ULTIMATE, 3 SECOND GUST, RISK CAT II, EXP CAT C PER ASCE 7-16.

SHEATH BOTH SIDES OF WALL. (THIS WALL ONLY)

RATED WALL, SEE ARCH'T PLAN

CASKIE ENGINEERING, LLC.
P.O. BOX 22022 - CHARLESTON, SC 29413
PHONE 843-814-5598

Engineer of Record:
CASKIE ENGINEERING, LLC
www.caskieengineering.com

61 REID STREET "A"
CHARLESTON, SC
2x4 STUD WALL, STUDS @ 16" O.C. WITH 1/2" THK APA RATED, EXP I PLYWOOD SHEATHING. USE 8d RING SHANK NAILS @ 3" O.C. AT PERIMETER & ALL EDGES & 6" O.C. IN FIELD. ALL SHEATHING EDGES TO BE FULLY BLOCKED.

NOTE: BASED ON 147 mph ULTIMATE, 3 SECOND GUST, RISK CAT II, EXP CAT C PER ASCE 7-16. (2) SIMPSON CS-16 STRAPS INSTALLED ON MINIMUM (2) SYP #2 STUDS 18" ABOVE / BELOW FLOOR PER SIMPSON GUIDELINES TO FLOOR BELOW. (SEE DETAIL SHEET S10.0)
TYP. FOOTING INTERSECTION

TYP. CORNER FOOTING

SCALE: N.T.S.

CONTROL JOINT DETAIL

TYPICAL WALL SECTION

NOTE:
ALL CELLS PLACED.

(2) #5 CORNER BARS TOP & BOTTOM HOOKED.

(2) #5 CORNER BARS TOP & BOTTOM HOOKED.

(2) #5 CORNER BARS TOP & BOTTOM HOOKED.

(2) #5 CORNER BARS TOP & BOTTOM HOOKED.

1/8" WIDE X 1 1/2" DEEP SAW CUT
FILL SAW CUT WITH NON-SHRINK GROUT

1 1/2" DEEP
1/8" WIDE

1/2" THK PLYWOOD, SEE DETAIL, SHEET S14.0

5/8" ROOF SHEATHING, 3/8" FINISH (O.C.), SEE FOUNDATION PLAN

6" CONCRETE SLAB ON GRADE, SEE FOUNDATION PLAN

7/30/20

R.G.H.

NEW HOUSE CONSTRUCTION "A"

7/30/20

CASKIE ENGINEERING, LLC.

PHONE 843-814-5598
P.O. BOX 22022 - CHARLESTON, SC. 29413

ENGINEER OF RECORD:
CASKIE ENGINEERING, LLC.

website: www.caskieengineering.com
e-mail: steve@caskieengineering.com

TYPICAL CMU FOUNDATION CORNER

TYPICAL WALL SECTION
**TYPICAL INTERIOR BEARING WALL**

- 2x BASE PLATE FASTENED W/ (2) ROWS OF 16d NAILS AT 12" O.C. SEE CONNECTION DETAILS - TYPICAL
- PROVIDE SOLID BLOCK UNDER BEARING WALLS TYP
- SIMPSON CS16, 12" MIN. END LENGTHS TOP AND BOTTOM, (11) 8d FASTENERS EACH END, 32" O.C. (TYP. BETWEEN FLOORS).

**2x SYP WOOD STUDS**

- SPACED @ 16" O.C. MAX.
- 2x BLOCK AT 48" O.C. VERT - TYPICAL
- DBL 2x TOP PLATES CONT TYPICAL PROVIDE SIMPSON "SP(4 OR 6) 'U' STRAP AT EVERY OTHER STUD

**APPROVED TRUSS ANCHOR AT EACH RAFTER TYPICAL**

- SEE FRAMING PLANS

**WOOD JOISTS**

- HEADER SEE FRAMING PLAN
- FASTEN BTM. PLATE TO GT TOP CHORD W/ (2) ROWS OF 16d NAILS @ 12" O/C SIMPSON LSTA18 EACH SIDE AT EACH JACK & KING STUDS.
- (1) SIMPSON LSTA 18 AT EACH JACK STUD FASTENED W/ (14) 10d NAILS EACH STRAP
- DOUBLE 2x TOP PLATE
- NOTCH GREATER THAN 1/3 WIDTH OF PLATE
- MIN TO GA 1/2" ONLY THE PLATE IN MIN
- (2) SIMPSON STRAP AT EACH SIDE OF OPENING ON ANY FLOOR.

**HEADER SHEATHING OVERLAPS BAND BEAM AND SILL PLATE AS APPLICABLE IN FLOOR FRAMING AND IS NAILED PER SHEARWALL DETAIL AND NAIL SPACING.**

**WALL SHEATHING OVERLAPS BAND BEAM AND SILL PLATE AS APPLICABLE IN FLOOR FRAMING AND IS NAILED PER SHEARWALL DETAIL AND NAIL SPACING.**

**WALL BRACING @ ALL OPENINGS WITHIN 27" OF ALL CORNERS**

- WALL BRACING @ ALL OPENINGS GREATER THAN 27" FROM CORNERS

- TYPICAL HOLD-DOWNS OVER OPENING DETAIL

---

**DRAWING TITLE:** NEW HOUSE CONSTRUCTION "A" 

**LOCATION:** 61 REID STREET "A" CHARLESTON, SC 

**ENGINEER OF RECORD:** CASKIE ENGINEERING, LLC. 

**DATE:** 7/30/20 

**P.O. BOX 22022 - CHARLESTON, SC. 29413**

**PHONE 843-814-5598**

**website: www.caskieengineering.com**

**SHEET NO.** S11.0
2) AN 8'-0" WIDE 5/8"Ø THICK PLYWOOD DIAPHRAGM NAILED TO THE TRUSS BOTTOM CHORD

1) THIS DETAIL IS NOT NEEDED WITH HIP ROOFS.

NOTES:

- 2x6 STUDS
- VAULTED GABLE END (TRUSS/RAFTER/JOIST (BALLOON FRAME BELOW GABLE AND CONT. STUDS - FLOOR TO PLATE)
- STRAP MAY BE PLACED ABOVE BLOCKING.
- 1-1/4" TYPE S OR W #6 OR EQUIVALENT.
- MAY BE USED)
-猴) 8d NAILS AT EACH RAFTER
- (ALIGN ABOVE WITH BELOW STUDS).
- SEE PLAN
- MINIMUM 12" O.C. FOR THE FIRST (4) FRAME SPACES FROM THE END
- 6d COOLER NAILS OR SIMPSON FASTENER EXTERIOR FACE (SHEATHING OR EQUIVALENT.
- 1/2" GYPSUM BOARD CEILINGorris.RAFTER TRUSS/JOIST FROM END. NAIL TOP PLATES & 4TH CEILING JOIST/TRUSS FROM END.  NAIL SILL PLATE & SHEATHING JOINT.
- MAINTAIN 2'-0" DISTANCE BETWEEN CENTER OF TOP PLATE & PLATE TRANSITION.
- 6" O.C. FOR THE FIRST (4) FRAME SPACES FROM THE END
- PLATE & SHEATHING JOINT.
- 5/8" MIN OSB OR PLYWOOD DOUBLE TOP PLATE
- INVERTED SIMPSON CS18 - WRAP AROUND STRUCTURAL COLUMNS OR CONTACT ENGINEER FOR GUIDANCE.
- FULL-ENGAGEMENT OF THE CONNECTOR
- USE BLOCKING AS REQUIRED FOR TRANSITION FOR CEILING ATTACHMENT.
- SIMPSON CS18 ON EACH RAFTER PAIR.
- (2) SIMPSON MTS20 FROM RIDGE TO (3) 2X6 RAFTER CLIPS OR SIMPSON LSTA18 (BOTH SIDES) FOR EACH RAFTER - TYP
- INSTALL COLLAR TIE AT UPPER 2 OF RAFTERS & 1 TOP TO RAFTERS (2) NO TALES
- APPROVED RAFTER CLIP AT EACH RAFTER - TOP
- TAPE ON PLATE & ATTACH TO TOP PLATES WITH TAPE OR TYPICAL GABLE WALL DETAIL
- (6) 10d (TYP)
- INSTALL COLLAR TIE AS REQUIRED FOR FULL ENGAGEMENT OF THE CONNECTOR OR CONTACT ENGINEER FOR GUIDANCE.
- 6" O.C. FOR THE FIRST (4) FRAME SPACES FROM THE END
- STRAP MAY BE PLACED ABOVE BLOCKING.
- DOUBLE TOP PLATE
- 1/2" GYPSUM BOARD CEILINGoris.RAFTER TRUSS/JOIST FROM END. NAIL TOP PLATES & 4TH CEILING JOIST/TRUSS FROM END.  NAIL SILL PLATE & SHEATHING JOINT.
- MAINTAIN 2'-0" DISTANCE BETWEEN CENTER OF TOP PLATE & PLATE TRANSITION.
- 6" O.C. FOR THE FIRST (4) FRAME SPACES FROM THE END
- PLATE & SHEATHING JOINT.
- 5/8" MIN OSB OR PLYWOOD DOUBLE TOP PLATE
- INVERTED SIMPSON CS18 - WRAP AROUND STRUCTURAL COLUMNS OR CONTACT ENGINEER FOR GUIDANCE.
- FULL-ENGAGEMENT OF THE CONNECTOR
- USE BLOCKING AS REQUIRED FOR TRANSITION FOR CEILING ATTACHMENT.
- SIMPSON CS18 ON EACH RAFTER PAIR.
- (2) SIMPSON MTS20 FROM RIDGE TO (3) 2X6 RAFTER CLIPS OR SIMPSON LSTA18 (BOTH SIDES) FOR EACH RAFTER - TYP
- INSTALL COLLAR TIE AT UPPER 2 OF RAFTERS & 1 TOP TO RAFTERS (2) NO TALES
- APPROVED RAFTER CLIP AT EACH RAFTER - TOP
- TAPE ON PLATE & ATTACH TO TOP PLATES WITH TAPE OR TYPICAL GABLE WALL DETAIL
- (6) 10d (TYP)
- INSTALL COLLAR TIE AS REQUIRED FOR FULL ENGAGEMENT OF THE CONNECTOR OR CONTACT ENGINEER FOR GUIDANCE.
Hollow column (round or box per elevation).

CS 16 STRAP
WRAP CMST OVER TOP OF HEADER

(2) 5/8"Ø THROUGH BOLTS
3" Minimum edge distance
INTO PT. 4x4x18" POST
FASTEN CS16 STRAP INTO 4x4 AS PER MFG SPECIFICATIONS

HOLLOW COLUMN DETAILS

OPTION #1 - ALL THREADED ANCHOR
OPTION #2 - @ 4X4X18" BASE POST
HT5B ANCHOR W CS16 STRAP

SIMILAR IF ELEVATED WITH WOOD CONNECTION AT BOTTOM

HOLLOW COLUMN DETAILS
Agenda Item #6

32 Ann Street
TMS # 460-12-02-106

Request new lighted sign to replace existing.

Category 2 (Wraggborough) c.1848 Old and Historic District
Agenda Item #6

Applicant’s Presentation
Music Farm Signage
View along Ann Street
Music Farm
Existing Signage
Music Farm
Proposed New Sign
Size to match existing
Address @ 4” per fire dept req’ments
TE NEW DAY AND TIME FOR BI-WEEKLY MEETINGS

Date: 30 November 2021
Time: 9.00 am

Weather: Sunny
Temp. Range: ±70° F

Schedule: Approximately on schedule; awaiting building permit

Present at Site: Jake Olesak, Mike McSween (Huss Construction); Lee Christensen (Frank Productions); Jerry Ulmer, Jun Gervacio (Live Oak Consulting); Whitney Powers (Studio A)

Work in Progress: demolition

Observation/General Notes:

This Field Report reflects the site conditions and discussions as observed by the Architect. Should the Contractor, Owner or others find inconsistencies or errors in this report, please direct your comments to Studio A for correction within 3 business days.

1. Due to the size of the proposed chiller (54 tons rather than the specified 60 tons), the location of the HVAC equipment enclosure may remain in the area where the current enclosure exists. It will be enlarged to accommodate the service requirements of the system. An in-person review of the proposal by Kim Hlavin, BAR administrator, is scheduled for December 3. The new configuration was discussed.

2. BAR comments to address include attachment to the existing building such as at the new enclosure and gate. The gate is now hung from the adjacent fixed panel and secures with a padlock at cane bolt (or similar). Shop drawings should be provided.

3. The existing loading dock is to receive new decking and a stair in lieu of the ramp.

4. A free standing ventilated brick fence wall will be provided in the kitchen vicinity. This has been considered to reduce the area around the transformer for maintenance purposes (along with a 6' metal picket fence) and to screen the recycling bins.

5. The length of this wall should be finalized once there is information on the grease trap requirements per Jerry Ulmer. See Items to Verify.

6. A single bike rack loop is indicated to allow for access for the recycling adjacent to the parking.

7. Piping from the chiller can be routed below the loading dock and into the backstage area. See note #11.

8. In the demolition of the stair adjacent to the men's restroom a 4"Ø pipe was exposed that appears to be some type of drain. A cleanout is to be installed level with the floor.

9. To avoid slab cutting for the new mop sink location, Jake suggested that the mop sink be installed and the plumbing service line run over the slab and under the stairs in closer proximity to the waste line exit from the building. That would limit the concrete cutting for the tie-in. Jerry indicated this was not a problem.

10. Jake indicated that when investigating the condition of the existing plumbing they discovered that the waste line left the building at the door opening adjacent to the women's restroom. There was also a breach in the waste line that would require repair.

11. The sound booth configuration was discussed. The tech staff will stand or sit on high stools so the height of the platform can be reduced to 12" per consultation with tech staff. An
Music Farm
Proposed New Sign
Night view
Agenda Item #7

162 Queen Street
TMS #457-08-03-024

Request new garden shed and expansion/renovation of rear addition.

Category 2 (Harleston Village) c.1852 Old and Historic District
Agenda Item #7

Applicant’s Presentation
NEW SHED AND RENOVATION/EXPANSION OF REAR ADDN @
162 QUEEN STREET
CHARLESTON, SOUTH CAROLINA

TITLE + DRAWING SCHEDULE
A-001  TITLE + DRAWING SCHEDULE
A-002  EXISTING CONDITIONS PHOTOS
A-003  CONTEXT PHOTOS
A-004  SITE HISTORY + SANBORN MAPS
A-005  EXISTING + PROPOSED SITE PLAN
A-101  EXISTING + PROPOSED 1ST FLOOR PLANS
A-102  EXISTING + PROPOSED 2ND FLOOR PLANS
A-201  EXISTING + PROPOSED ELEVATIONS
A-202  EXISTING + PROPOSED ELEVATIONS
A-203  EXISTING + PROPOSED ELEVATIONS
A-204  PROPOSED SHED PLAN + ELEVATIONS
A-205  3D VIEWS

SCOPE OF WORK:
- RENOVATION OF EXISTING KITCHEN, MASTER BATHROOM AND CLOSET + ADDNC.
- ELECTRICAL + PLUMBING UPDATES
- NEW MILLWORK AS INDICATED
- REPLACEMENT OF TWO EXTERIOR DOORS
- VERTICAL EXTENSION OF REAR ADDITION TO INCLUDE NEW STAIR TO SECOND FLOOR OF KITCHEN HOUSE AND NEW GUEST BATHROOM
- CONSTRUCTION OF NEW GARDEN SHED

DRAWING SCHEDULE:
A-001  TITLE + DRAWING SCHEDULE
A-002  EXISTING CONDITIONS PHOTOS
A-003  CONTEXT PHOTOS
A-004  SITE HISTORY + SANBORN MAPS
A-005  EXISTING + PROPOSED SITE PLAN
A-101  EXISTING + PROPOSED 1ST FLOOR PLANS
A-102  EXISTING + PROPOSED 2ND FLOOR PLANS
A-201  EXISTING + PROPOSED ELEVATIONS
A-202  EXISTING + PROPOSED ELEVATIONS
A-203  EXISTING + PROPOSED ELEVATIONS
A-204  PROPOSED SHED PLAN + ELEVATIONS
A-205  3D VIEWS
EXISTING NON-HISTORIC SHED TO BE REMOVED; NEW ADDITION TO SLIGHTLY EXPAND EXISTING FOOTPRINT TO THE WEST + VERTICALLY

NEIGHBORING STRUCTURES TO THE NORTH

VIEW OF EAST ELEVATION FROM NEIGHBORING PROPERTY
IMMEDIATE CONTEXT TO WEST + NORTH

ADJACENT CONDITIONS TO PROPOSED SHED LOCATION @ NORTHWEST CORNER OF PROPERTY

PROPERTIES TO THE NORTH

PROPERTY TO THE EAST

NEIGHBOR'S SHED ADJACENT TO PROPOSED ADDITION

POTENTIAL VIEW (ABSENT VEGETATION) FROM FRANKLIN ST.
162 Queen Street (The Fox-Magee House) was constructed c. 1852 as a 2½-story masonry single house with wrap-around piazzas and an attached kitchen house. While much about the home has been preserved, the piazzas were removed sometime between 1955 and 1972 and replaced with an iron balcony and brick steps. Additionally, the 1888 Sanborn Map depicts a 1-story masonry extension to the rear of the kitchen house (also found at 160 Queen) that was later removed. A masonry wall (possibly a remnant of the earlier extension or constructed of salvaged brick) exists as a shared wall between a non-historic wood garden shed at 162 and a masonry shed at 160 Queen.

The proposed plans call for demolishing the existing wood garden shed and constructing a new two-story wood-frame addition to the rear of the kitchen house, incorporating the existing masonry wall. Plans also depict a new detached garden shed to be located at the north-west corner of the property, similar to a former outbuilding present from at least 1944-1955.
EXISTING EAST ELEVATION
1/4" = 1'-0" (1/8" HALF-SIZED)

EXISTING

PROPOSED EAST ELEVATION
1/4" = 1'-0" (1/8" HALF-SIZED)

NEW MINI-SPLIT CONDENSER TO SERVE ADDITION

162 QUEEN STREET
CHARLESTON SC 29401

E.S.L./J.F.M.
20 DEC, 2021

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GARDEN SHED
PLANS + ELEVATIONS

PROPOSED SHED PLAN + ELEVATIONS
3/4" = 1'-0" (3/8" IF HALF-SIZED)

1'-4" x 2'-6" FIXED 4-LITE WINDOW
W/ LOUVERED SHUTTER TO MATCH DOORS

SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

STANDING SEAM METAL ROOF
LOUVERED WOOD DOORS
SINGLE MASONRY STEP
FLOOD VENT

BORAL NICKEL-GAP SIDING TO MATCH NEW ADDITION
LOUVERED WOOD DOORS
4-0/7-0 LOUVERED DOORS
1'-4" x 2'-6" FIXED 4-LITE WINDOW

12'-0"
12'-9"
Agenda Item #8

9 George Street
TMS # 458-01-03-004

Request conceptual review of alteration to rear 2000s addition to historic house.

Category 3 (Ansonborough) c. 1813 Old and Historic District
Agenda Item #8

Applicant’s Presentation
*VERIFY ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES
*VERIFY ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES

SOUTH WEST ELEVATION

VIEW FROM GEORGE ST.
*VERIFY ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES
PROPOSED SITE PLAN
SCALE: 1" = 1'-0"

*VERIFY ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES
WALLS TO BE DEMOLISHED

GUEST BEDROOM

MASTER BEDROOM

NOT IN SCOPE

ELEVATOR

ROOF TO BE REMOVED

8' - 10"

10' - 11 1/2"

LAUNDRY

GUEST BEDROOM

5'

3' POCKET CLOSET

METAL ROOF BELOW TO MATCH EXISTING

MASTER BEDROOM

NOT IN SCOPE

3' - 6"

CLOSET

SHELVING

stacked W/D

10' - 0"

7' - 6"

4' - 11"

2' - 0"

SHEET # DATE PROJECT #

12/20/2021 A112

SECOND FLOOR PLAN EXISTING

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

SECOND FLOOR PLAN PROPOSED

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

1

2

*VERIFY ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES
EXISTING PORCH ROOF TO BE REMOVED

METAL ROOF TO MATCH EXISTING

METAL ROOF TO MATCH EXISTING

*VERIFY ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES

1 ROOF PLAN EXISTING

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

3 ROOF PLAN PROPOSED

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

- New metal roof to match existing
- New windows to match existing
- Historic 1813 structure; no exterior modifications

WEST ELEVATION PROPOSED

- New deeper screened porch
- New metal roof to match existing
- COLUMNS TO MATCH EXISTING

*Verify all dimensions in field before construction and notify architect of any discrepancies*
VIEW FROM GEORGE STREET

*VERIFY ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES

9 GEORGE ST
CHARLESTON, SC

12/20/2021
A3D-1
Agenda Item #9

371 King Street
TMS # 457-04-02-026

Request approval of repairs to terra cotta façade including the approval of replacement tile.

Category 4  (none)  c. 1918  Old and Historic District
Agenda Item #9

Applicant’s Presentation
MEMORANDUM | January 3, 2022

Garden Theatre - 371 King Street
BAR - Small Projects Submittal

WJE PROJECT NO. 2020.1526

TO
City of Charleston
Department of Planning, Preservation, and Sustainability

FROM
Brett Laureys

At the request of Garden Theatre, LLC, Wiss, Janney, Elstner Associates, Inc. (WJE) is submitting the following information to the Board of Architectural Review (BAR) for the repairs to the exterior terra cotta facade at the historic Garden Theatre located at 371 King Street. The application and submittal requirement documents are attached. We are also providing the following summary:

General Information

The scope of work for the façade repairs at the Garden Theatre generally includes maintenance repairs (repointing, cleaning, etc.) to the existing terra cotta cladding and replacement of isolated damaged terra cotta units in-kind. Due to the severe corrosion and deterioration at the parapet level, the entire brick and terra cotta parapet will be rebuilt. Many of the terra cotta units in the parapet are beyond repair and the terra cotta units will also be replaced in-kind. Boston Valley Terra Cotta is under contract and will be fabricating all the new terra cotta units. Color samples are being provided at the site for BAR-S review.

It is our understanding that this is an existing building that is being repaired in place and a zoning review is not required.

Submittal - Board Review

Digital Version of Submittal

Per the BAR website, all of the documents below are included in an electronic submittal.

Historic Structure Background Information

The Garden Theater was completed in 1918 and designed by architects C. K. Howell and David B. Hyer. The building is located at 371 King Street in Charleston, South Carolina and was designed in the Beaux Arts Neoclassical style. The exterior of the building is clad in white-colored glazed terra cotta units. The building features a projecting terra cotta cornice above the 2nd floor level. The original wood windows remain while the first floor storefront has been modified/replaced during past renovations.

The theatre ran successfully until the 1970s, when it closed. In 1977, the theatre was restored and it reopened. Further restoration was performed in the 1980s and 1990s and in 2005 the theatre was adaptively reused into the retail space for Urban Outfitters.

In 2017, WJE was hired to perform an assessment of the Garden Theatre facade after one of the terra cotta brackets had fallen from the upper cornice. WJE performed an assessment and developed the attached facade assessment report dated October 27, 2017, see attached. This report recommended immediate stabilization repairs and provided recommendations for restoration of the facade.
Photographs of the Existing Site

Attached is an 18x24 sheet with four photographs illustrating the current conditions at the building. The photos included are an overall view of the terra cotta facade with netting, detail photograph of upper cornice with missing terra cotta brackets and severe steel corrosion, detail of terra cotta distress at entrance column, and terra cotta distress at the north storefront opening. Other photographs are included in the attached WJE Assessment Report dated October 27, 2017.

Materials

Boston Valley Terra Cotta has developed a terra cotta glaze to match the existing on the building. They have provided three 12x12 samples for BAR-s review. It is our understanding that the samples are to be reviewed on site prior to the BAR-s review meeting. United Restoration will provide the samples at the site.

*Please note that the new material will replicate the original color; however, it cannot replicate the aging of the existing glaze. For example, the existing units have significant crazing (minor cracking within glaze only), which is very common for this vintage of terra cotta and the new glaze will not have this crazing. The new units will be visible in the overall appearance and we have tried to account for this in determining the replacement units. Overall, the goal was to keep as much historic material as possible.

Drawings

Attached to the submittal are the updated permit drawings prepared by WJE and dated December 17, 2021. We are also including electronic files of the terra cotta replacement shop drawings prepared by Boston Valley Terra Cotta. There are 96 drawings that include setting drawings and detailed fabrication unit drawings.
SUBMITTAL REQUIREMENTS FOR
BAR-SMALL PROJECTS
(NEW CONSTRUCTION, ALTERATIONS, AND RENOVATIONS)

CITY OF CHARLESTON
DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY
2 George Street, Third Floor        Charleston, South Carolina 29401        843-724-3781        Fax: 843-724-3772        www.charleston-sc.gov

GENERAL INFORMATION:
The Board of Architectural Review (BAR) reviews all exterior work visible from any public right-of-way or elevated roadway, including new construction, alterations and renovations, within the City’s Historic Districts. Most projects will require review by the Board, while others can be handled by staff. The City Architect/Preservation Officer will determine the applicable level of review based on the scope of work.

Board meetings are held at 4:30 p.m. (unless noted otherwise) on the second and fourth Thursdays of each month at 2 George Street in the 1st floor meeting room. For deadlines dates, meeting schedules, application forms, or additional information, please visit https://www.charleston-sc.gov/293/Board-of-Architectural-Review-BAR

Prior to BAR review, it is the responsibility of the applicant to obtain Zoning approvals (Variances, Special Exceptions, Zoning staff approval), and Pre-App TRC review (if applicable) that are required for this project. Failure to do so will result in deferral from the BAR agenda. Provide a statement on the cover sheet indicating that you have met with Zoning staff and the project is Zoning compliant and does not require, or has obtained, any Variances or Special Exceptions. This statement should also indicate that you have had Pre-App TRC review (if applicable). Applicants are strongly encouraged to meet with the relevant neighborhood association and any adjacent property owners prior to making a BAR submittal.

IMPORTANT: IF YOU ARE APPLYING FOR ADDITIONAL HEIGHT BASED ON ARCHITECTURAL MERIT AND CONTEXTUAL COMPATIBILITY, YOU MUST PROVIDE A DETAILED STATEMENT EXPLAINING WHY YOU BELIEVE THE PROJECT WARRANTS THE ADDITIONAL HEIGHT.

ANY PART OF AN APPLICATION DOES NOT CONFORM TO THE SUBMITTAL REQUIREMENTS FOR THE RELEVANT PHASE, OR IS INCOMPLETE, WILL BE REJECTED AND REMOVED FROM THE AGENDA.

SUBMITTAL REQUIREMENTS:
All items described below are required. Check each box for the relevant review phase, sign at the end of the form, and submit these checked and signed Submittal Requirements with the application. Staff-level reviews are not subject to deadlines, but are reviewed in the order received, and will be deferred if incomplete.

STAFF REVIEW
☐ 1 Completed application form (must accompany every submittal including revisions, materials, etc.).
☐ 1 Application fee (a fee is due each time a project is submitted for review).
☐ 1 Set of photographs as outlined below.
☐ 1 Half-size (18” x 24” max. sheet) and 1 full-size (36” x 48” max. sheet) set of drawings as outlined below.

BOARD REVIEW
☑ 1 Completed application form for every submittal.
☐ 1 Application fee (a fee is due each time a project is submitted for review).
☑ 5 Sets of photographs as outlined below. Electronic submittal per website
☑ 5 Half-size sets (18” x 24” max. sheet) of drawings as outlined below. Electronic submittal per website
1. CD or jump drive containing the digital version of all submitted documents as outlined below.
2. A physical model (if required) as outlined below.
3. A materials board (if required) as outlined below. Terra cotta glaze samples to be reviewed at site per staff discussion.
4. Must include a list of Staff and Board Comments from the previous meeting with responses explaining how previous comments have been addressed. No previous meetings.

Digital version of submittal - All submittal documents (plans, photographs, etc.) must be provided both digitally and in hard copy (and must be a duplicate of each other.) They should be saved as a PDF's on a CD or jump drive. Applicants wishing to give a prepared presentation at the meeting must include it on the same CD. Digital presentations will not be accepted via email, after the deadline, or during the meeting. Required for Board-level submittals only.

Historic Structure Background Information – Submit documentation including Sanborn Maps, historic photographs, historic archival or physical evidence, and a narrative describing important background on the structure to be restored, renovated, receive an addition, or otherwise affected by the proposal.

Photographs of existing site, context and structure - This includes, but is not limited to, buildings, signs, and site features. Photographs should be clear and legible, printed in color, four per 18" x 24" sheet maximum and bound into the drawing set, and include a description. Required at Conceptual and Preliminary Review phases only. Do not include at Final Review phase.

Physical model – Optional. If provided, models must be at a scale sufficient to clearly depict the design intent in height, scale, mass and 3D form. The extent of the model should show sufficient context to demonstrate contextual compatibility. If provided, bring at Conceptual and Preliminary Review phases only. Models should be brought to the Board meeting and removed immediately after the project is heard.

Materials - Stand-alone samples of exterior finishes, colors and fixtures are acceptable, although mounted on a materials sample board and labeled, is preferred. (Staff can provide examples if needed). Boards and samples must be labeled with the applicant’s name and the project address. Materials and material boards are required at Preliminary and Final Review phases only. Must be submitted by the submittal deadline.

Drawings – Architectural drawings must include the items listed below and are broken down by phase of review, with each phase requiring an increasing level of detail. Drawing sets must include the items described under the phase for which you are submitting as well as the items described under all prior phases. AFTER THE INITIAL SUBMITTAL, ALL SUBSEQUENT SUBMITTALS MUST INCLUDE THE PREVIOUSLY-PROPOSED SITE PLAN, FLOOR PLANS, ELEVATIONS AND RENDERINGS SIDE-BY-SIDE ON THE SAME DRAWING WITH THE CURRENT PROPOSAL, FOR COMPARISON.

NOTE 1: THE MAXIMUM DRAWING SIZE FOR BOARD SUBMISSIONS IS 18" X 24". SCALE REQUIREMENTS ARE AS NOTED BELOW. Orient site plan and floor plans the same. Provide a drawing index with page numbers and number all pages sequentially starting at one and continuing. Indicate the applicant name and contact information, official project street address and name on the cover sheet. Indicate the “Formerly Known” name/address if it has changed.

For project with multiple structures, submit the following:

- Overview of the development including background information, relationship of buildings and exterior spaces to one another, streetscapes, site plan, landscape (if desired but not required) and hardscape...
plans, comparison elevations and overall renderings. If this overview is denied or deferred by the Board, the application for individual subsequent buildings may be deferred at the discretion of the Board.

- A separate submittal package for each “building” conforming to the requirements outlined below.
- These requirements may be waived by staff for smaller projects with multiple buildings.

**Conceptual Review:** Review of the height, scale, mass and 3-dimensional form of a building, or an addition to an existing building, and the general architectural direction and quality of the project as it relates to its site, its neighborhood, and the City of Charleston. This phase defines the overall quality and architectural character of the project. Consult with the BAR-S Administrator regarding a pre-design conference prior to application for Conceptual Review.

Generally, the Conceptual Review drawings should reflect 20% completion of the architect’s “Design Development Phase” as defined by the AIA.

**TITLE PAGE:**

- Must include applicant name and contact information, project name, address and drawing index (number on each sheet in the lower right corner. Number all pages sequentially starting at one and continuing).
- Must include dates of all previous reviews by TRC, Zoning (BZA or Staff) and BAR.
- Must include a statement regarding Zoning compliance as described above.

**HISTORIC STRUCTURE BACKGROUND:**

- Provide historic structure background information as noted above.

**DIAGRAMS:**

- Provide a diagram (if applicable) illustrating any half-story to show compliance with the Height Ordinance.

**EXISTING AND PROPOSED ARCHITECTURAL SITE PLANS AND CONTEXT PLAN**

To Scale, min. 1/16” = 1’-0” after printing:

- Layout of all structures (with north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled).
- Layout of all paved or gravel areas, walls, gates, mechanical equipment, parking spaces, trees, other significant site features etc. with materials clearly noted.
- Existing building(s) adjacent to the property on all sides.
- Any demolition or removal of existing site features.
- The ground floor plan and how it relates to the site.
- Must include FEMA zone information.
EXISTING AND PROPOSED ARCHITECTURAL FLOOR PLANS
To Scale, min. 1/8" = 1'-0" after printing:

☐ Provide a separate plan for each level.
☐ Must include north arrow and a graphic scale.
☐ Notes/labels should identify floor level, dimensions, room names, equipment, section cuts, etc.
☐ Differentiate new from existing with hatching or tone.
☐ Must include a roof plan.
☐ Arrangement of interior spaces with window and door locations and rooms labeled.
☐ On existing floor plans, note any removal of existing building elements; differentiate new from existing with hatching or tone.
☐ Where an addition to an existing building is proposed, provide existing plans noting any removal or alteration of existing building elements.

EXISTING AND PROPOSED ARCHITECTURAL BUILDING ELEVATIONS
To Scale, min. 1/8" = 1'-0" after printing:

☐ Must include notations regarding all existing and proposed materials and dimensions.
☐ Must include all elevations regardless of visibility.
☐ Must include elevation labels according to compass orientation.
☐ Indicate existing grade/flood plain requirements where relevant.
☐ Where an addition to an existing building is proposed, provide existing plans and elevations noting any removal or alteration of existing building elements.
☐ For new construction or additions facing the street, provide a streetscape elevation (drawn to scale) of buildings adjacent to the site, and a streetscape elevation (drawn to scale) across the street from the site. The proposed new construction must be included in the streetscape elevation on both sides of the street. A photo montage will not be acceptable in lieu of a scaled drawing streetscape elevation.

COLOR RENDERING AND/OR THREE-DIMENSIONAL DRAWINGS (Optional for residential, required for commercial new construction):

If required, a minimum of two renderings shall be provided as follows:

☐ Proposed construction, including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk abutting the property.
☐ Proposed construction, including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk across the street from the property.
☐ Additional renderings/views are always helpful.

NOTE: Do not include “Possible Future Developments/Buildings” in the renderings as this is misleading.
PHOTOGRAPHS

Photographs of existing site and structure (if any). Also include photographs of surroundings sufficient to explain context. This includes, but is not limited to, buildings, signs, and site features. Photographs should be clear and legible, printed in color, four per 18” x 24” sheet maximum and bound into the drawing set, and include a description.

PRELIMINARY REVIEW: Review of the development of the conceptual design and its relationship to its context in terms of the project’s details, materials and finishes. This phase defines the level of quality of construction, and the relationship of the buildings’ components to surrounding buildings and to one another.

Generally, the Preliminary Review drawings should reflect 40% completion of the architect’s “Construction Documents Phase” as defined by the AIA.

TITLE PAGE:

- Must include project name, address and drawing index (number on each sheet in the lower right corner. Number all pages sequentially starting at one and continuing).
- Must include dates of all previous reviews by TRC, Zoning (BZA or Staff) and BAR.
- Must include a list of Staff and Board Comments from the previous meeting with responses explaining how previous comments have been addressed.

PREVIOUS AND CURRENT ARCHITECTURAL SITE PLANS, DETAILS AND CONTEXT PLAN

To Scale, min. 1/16” = 1’-0” after printing:

- Layout of all structures (with north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled).
- Layout of all paved or gravel areas, walls, gates, mechanical equipment, parking spaces, trees, other significant site features etc. with materials clearly noted.
- Existing building(s) adjacent to the property on all sides.
- Any demolition or removal of existing site features.
- The ground floor plan and how it relates to the site.
- Must include FEMA zone information.
- Must include location and type of outdoor lighting fixtures.

PREVIOUS AND CURRENT ARCHITECTURAL FLOOR PLANS

To Scale, min. 1/8” = 1’-0” after printing:

- Provide a separate plan for each level.
- Must include north arrow and a graphic scale.
Notes/labels should identify floor level, dimensions, room names, equipment, section cuts, etc.

All section cut symbols must be complete, coordinated, and refer to the consecutive page number where sections and details are located.

Differentiate new from existing with hatching or tone.

Must include a roof plan.

Arrangement of interior spaces with window and door locations and rooms labeled.

Locations of mechanical equipment (exterior), electrical meter location and electrical service access, water heaters, gas meters and regulators, vents, etc.

Must include location and type of all outdoor lighting fixtures.

On existing floor plans, note any removal of existing building elements; differentiate new from existing with hatching.

Where an addition to an existing building is proposed, provide existing plans noting any removal or alteration of existing building elements.

PREVIOUS AND CURRENT ARCHITECTURAL BUILDING ELEVATIONS (ALL SIDES)

To Scale, min. 1/8” = 1’-0” after printing:

Must include proposed materials (including walls, foundations, roofs, chimney flues, gutters and downspouts, porches, window/door types, etc.).

Must include all elevations regardless of visibility.

Must include elevation labels according to compass orientation.

All section cut symbols must be complete, coordinated, and refer to the consecutive page number where sections and details are located.

Must indicate existing grade and proposed grade, with finished floor elevations and building height, measured from the highest curb elevation adjacent to the site. Indicate flood plain requirements where relevant.

Must include all penetrations through the exterior wall including mechanical vents and equipment.

Must include location and type of outdoor lighting fixtures.

Must include design and location of all signage that is integral to the building architecture.

Where an addition to an existing building is proposed, elevations must clearly indicate any removal of building elements.

For new construction or additions facing the street, provide a streetscape elevation (drawn to scale) of buildings adjacent to the site, and a streetscape elevation (drawn to scale) across the street from the site. The proposed new construction must be included in the streetscape elevation on both sides of the street for comparison. A photo montage will not be acceptable in lieu of a scaled drawing streetscape elevation.

BUILDING SECTIONS

To Scale, min. 1/8” = 1’-0” after printing:

Building sections should be provided for each area where significant changes in the building’s construction and/or volume occur. (e.g., one section may be through two-story porches and another through a gabled end facade). They must include critical vertical and horizontal dimensions.
All section cut symbols must be complete, coordinated, and refer to the consecutive page number where sections and details are located.

WALL SECTIONS
To Scale, min. 3/8” = 1'-0” after printing:

Wall sections should depict the various construction systems and materials specific to the proposed area of the building (i.e., not simply a “typical” wall section). Wall section(s) should depict material relationships, and generally should depict the wall construction from the ground plane to the building’s parapet or eave line at every change in wall conditions (including porches, balconies, canopies, recesses, piazza screens, bays, door and window openings, etc.). Incorporate break lines as necessary to fit the page.

All section cut symbols must be complete, coordinated, and refer to the consecutive page number where sections and details are located.

MATERIALS

Material selections including samples, brochures, and/or photographs of all exterior materials, finishes, windows, and fixtures. Samples are primarily required for atypical materials (i.e., a synthetic cornice) and not for wood, stucco, etc. (unless otherwise specified by the BAR-S Administrator).

DETAILS

Details shall be 3/4” = 1'-0” min. after printing.

PHOTOGRAPHS

 Photographs of existing site and structure (if any). Also include photographs of surroundings sufficient to explain context. This includes, but is not limited to, buildings, signs, and site features. Photographs should be clear and legible, printed in color, four per 18” x 24” sheet maximum and bound into the drawing set, and include a description.

Final Review: Review of the completion of the preliminary design based on completed construction documents and material specifications, consistent with the level of quality of the previous phases.

Generally, the Final Review drawings should reflect 90% completion of the architect’s “Construction Documents Phase” as defined by the AIA.
**FINAL CONSTRUCTION DOCUMENTS:**

(Everything required of Preliminary Phase, at the same scale requirements, expanded for 90% completion of Construction Documents. Check the boxes for Preliminary Review for Final Review Submittal Requirements):

- **N/A** Must include a list of Staff and Board Comments from the previous meeting with responses explaining how previous comments have been addressed.

- Sufficient for construction purposes, depicting all materials and methods of each type of construction affecting the exterior appearance of the structure, or as specifically requested by the Board of Architectural Review or staff. Details shall be 3/4" = 1'-0" min. after printing. All section cut symbols must be complete, coordinated, and refer to the consecutive page number where sections and details are located.

- Material selections including samples, brochures, and/or photographs of all exterior materials, finishes, windows, and fixtures. Samples are primarily required for atypical materials (i.e., a synthetic cornice) and not for wood, stucco, etc. (unless otherwise specified by the City Architect/Preservation Officer).

- The requirement for an on-site, full-scale mock-up panel will be determined on a project specific basis by the City Architect/Preservation Officer for commercial new construction, for final confirmation of materials and craftsmanship. See separate specific submittal requirements for mock-up panel drawings. Submit mock-up panel drawings with final phase review drawings.

- The requirement for an on-site, full-scale mock-up panel for final confirmation of materials and for craftsmanship will be determined by the City Architect. See specific submittal requirements for mock-up panel drawings. Submit mock-up panel drawings with final phase review drawings. Bring the project renderings to the on-site mock-up review to illustrate the location of mock-up components.

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**Final Review by Staff:** Review of the completion of the Board-approved project based on completed “For-Permit” construction documents and material specifications, consistent with the level of quality and requirements of the previous phases.

The Final Review drawings should reflect 100% completion of the architect’s Construction Documents Phase and represent “For Permit” drawings.

- Final “For-Permit” construction documents shall be sufficient for obtaining a Building Permit, depicting all materials and details for the project including all drawings of all consultants. Details shall be 3/4" = 1'-0" min. after printing.

- All section cut symbols must be complete, coordinated, and refer to the appropriate page number where sections and details are located.

- **IMPORTANT:** Cloud all changes to Final Review documents comprehensively.

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Printed Name: Brett Laureys
Signed Name: [Signature]
Date: 12/17/2021
Property Address: 371 King Street, Charleston, SC 29401

Review request: □ Conceptual □ Preliminary □ Final
For: □ New Construction □ Alterations/Additions □ Repairs or Repoint with no changes □ Color Change □ Demolition □ Appeal Decision of Urban Design Staff

Meeting date requested: January 13, 2022

TMS No.: 457-04-02-026

Property Owner: Garden Theatre, LLC
Applicant: Wiss, Janney, Elstner, Associates, Inc.

Applicant’s mailing address: 330 Pfingsten Road
City: Northbrook
State: IL
Zip: 60062

Applicant’s e-mail address: blaireys@wje.com
Applicant’s relationship: □ Owner □ Design Professional □ Contractor □ Real Estate Agent/Broker □ Other

Daytime phone: 843.722.4450
Daytime phone: 847.272.7400

Project Valuation: $1,136,450

Description or Scope of Work: In general, the work includes maintenance and repairs (repointing, cleaning, and repair of damaged units in place) to the terra cotta facade. In addition, the work includes complete rebuilding of the terra cotta water table and parapet wall. Wherever possible, the existing terra cotta units will be salvaged and reused. Severely damaged units will be replaced with in-kind new terra cotta units.

Submittal Requirements: Found here www.charleston-sc.gov/BAR. This document must supplement all Board level packages with appropriate boxes checked and signed.

INCOMPLETE APPLICATIONS OR UNPAID INVOICES WILL NOT BE INCLUDED ON A BOARD AGENDA.

I hereby acknowledge by my signature below that this application and submittal is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Board of Architectural Review of the City of Charleston on the date specified.

Applicant’s signature: [Signature]
Date: 12/17/2021
Print name legibly: Brett Laireys

For Office Use Only Below this Point

☐ The Board of Architectural Review has reviewed this request. Its findings are as follows:
☐ The Urban Design and Preservation Staff has reviewed this request. Its findings are as follows:

☐ Approval ☐ Denial ☐ Deferral ☐ Approval with the following conditions:

[Conditions]

☐ Final Approval is granted upon fulfillment of the above-specified conditions and is referred to the Preservation Staff for further action.

☐ Chairman’s or ☐ Staff’s Signature:
Date:

Arch. Rating: [Arch. Rating]
Const. Date: [Const. Date]
Old and Historic Dist. ☐ Old City Dist. ☐ Landmark Dist. ☐ North of Line St.

Date received: [Date received]
Fee amount: [Fee amount]
Permit/Plan Number: [Permit/Plan Number]
Staff person: [Staff person]

1. An appeal of a Board decision stays all further action on applications.
2. This approval does not constitute approval by other City boards or departments. Prior to construction, all plans and specifications must be reviewed and approved by the Building Inspections Division and a building permit must be obtained and posted on the property.
3. This approval expires two years from approval date.
Historic Structure Background Information
headline for a story in the March 23, 1892, edition of the News and Courier, the Richardsonian Romanesque building rises two stories with a facade of Philadelphia pressed brick and terra cotta detailing terminating in a tile roof with a central pediment sheltering a plaque marked 1891.

The front arched portico was supported by cast-iron pillars set on bases of Winnsboro (S.C.) granite. The newspaper account enthusiastically described the floor of the vestibule as being formed by “the largest single block of granite ever brought to Charleston.” Popenheim’s business had been housed since 1883 in a smaller store at 345 King Street, a more simply detailed building in the Romanesque style. Since losing its storefront in the mid-twentieth century and with the painting of its masonry, the relationship to the later structure has been obscured. The building at 363 King was rehabilitated with additions in 1982.

370 KING STREET,
FELLOWSHIP SOCIETY

*Constructed early-nineteenth century; renovated circa 1880–1900*

This stuccoed, three-bay building with pressed-metal window heads and cornice houses one of Charleston’s historically significant eighteenth-century organizations. The Fellowship Society has been headquartered here since the early-twentieth century. The Society was founded in 1762 by a group of “mechanics,” or craftsmen, who were active in the promotion of American liberties in the period before the Revolution. The Society remains in existence. Its original stated purpose was to assist widows and orphans of former members.

371 KING STREET,
GARDEN THEATER

*Constructed 1917–18; restored 1980s, 1990

C. K. Howell and David B. Heyer, architects

This vaudeville theater, more than four years in construction, marked an architectural high point for the city with its use of Beaux Arts Neoclassical style. Albert Sottile’s building also became a popular venue for photo plays, as movies were called, and vitaphone talking pictures. A central pavilion and arch is flanked by Corinthian pilasters and decorated with classical allegory figures representing music; end bays provide spaces for small shops. Those visiting the theater passed beneath the coffered barrel vault into a vestibule decorated as a garden with trellis, flower baskets, and caged singing canaries. The lobby retains its Neoclassical plaques and other decoration. The present theater was extensively rehabilitated in the early-1980s to provide a venue for community performances and Spoleto concerts.

375 KING STREET,
MARThA GIVEN BUILDING

*Constructed circa 1868*

A two-story stuccoed brick building was built on this site just after 1868 to provide income for a widow of a Charleston shoe dealer. It retains later pressed-metal detailing in its pedimented window surrounds and bracketed cornice.

379–381 KING STREET,
ENSTON BUILDINGS

*Constructed circa 1860s, 1870s; altered 1940s; rehabilitated 1980s*

William Enston, the furniture magnate whose principal store remains at 187–191 King Street, apparently replaced an eighteenth-century building in the late 1850s with the present structure at 381 King Street completed in the Italianate style. Enston’s estate retained the building for the use of his widow after his death. Hannah Enston also built the two-story structure to the south in the 1870s. These became part of the legacy used to build the Enston Home at 900 King Street. Passing through numerous remodelings, 381
October 27, 2017

Mr. Chris Price
President
PrimeSouth Group LLC
416 King Street, #201
Charleston, South Carolina 29403

Re: Garden Theater - Terra Cotta Facade Assessment
    WJE No. 2017.5399

Dear Mr. Price:

Per your request, Wiss, Janney, Elstner Associates, Inc. (WJE) performed a visual assessment of the terra cotta cladding at the historic Garden Theater in Charleston, South Carolina on September 18th and 19th, 2017. Our assessment was based on our proposal, dated August 31, 2017; however, we understand that you have requested to modify the deliverable to include a limited summary of our observations and a preliminary written scope of work. We also understand that you would like WJE to work with a contractor and provide practical suggestions for temporary stabilization techniques (i.e. netting) that can be implemented so that the scaffolding in front of the building can be removed. WJE has had conversations with Leading Edge with regard to the netting design and it is our understanding that they are proceeding with the design.

Background

The Garden Theater was completed in 1918 and designed by architects C. K. Howell and David B. Hyer. The building is located at 371 King Street in Charleston, South Carolina and was designed in the Beaux Arts Neoclassical style. The building was converted into an Urban Outfitters retail store in 2005.

The exterior of the building is clad in white-colored glazed terra cotta units. The building features a projecting terra cotta cornice above the 2nd floor level. Currently, there is a pipe scaffolding system covering the main building facade to provide protection to the sidewalk below. This scaffolding was erected two years ago after one of the terra cotta brackets, located below the 2nd floor terra cotta cornice, fell to the sidewalk.

After the terra cotta bracket fell from the building, we understand that Bennett Preservation Engineering PC (BPE) performed an assessment of the facade and also assisted with development of a schematic repair design, dated August 31, 2015. WJE briefly met with Craig Bennett of BPE on site during our assessment to discuss their findings. BPE provided copies of the schematic design documents to WJE for review.

Observations/Discussion

During our two day site visit, Mr. Brett Laureys and Ms. Ariel Kousgaard of WJE performed a visual assessment of the terra cotta cladding on the main (east) building facade from the existing pipe scaffolding.
It should be noted that the scaffolding system only included a platform/walking surface at the upper cornice level and at the storefront window head level. Access was limited between these two walking platforms. During our assessment, WJE used a rubber-tipped hammer to sound accessible portions of the terra cotta facade and removed small areas of mortar and waterproofing in order to determine the as-built conditions. Our survey did not include creation of destructive openings, nor did it include a review of the existing windows or ornamental plaster. In addition to the terra cotta cladding, WJE reviewed a portion of the interior brick masonry backup wall construction from the interior scaffolding system at the southeast corner of the building. The following is a summary of our observations.

**Parapet**

The parapet extends above the upper cornice and consists of three courses of terra cotta and a terra cotta coping cap, see Figure 1. The wall assembly includes an exterior wythe of terra cotta cladding (4 to 6 in. thick) and an 8 in. thick brick masonry backup wall. The roofing extends up the full height (approx. 3 ft.) of the roof side of the parapet wall and terminates, surface mounted, just below the coping, see Figure 2. It appears that the roofing was recently repaired and in general appears to be in good condition.

The terra cotta cladding at the parapet was sounded with a rubber tipped hammer and reviewed close-up along the full length. The parapet assembly was found to be in good condition without any signs of significant out of plane movement. The mortar joints were found to be weathered and some minor surface glaze spalling was observed throughout the parapet, see Figure 1. Some isolated cracked terra cotta units (7 in total) were identified over the length of the parapet wall, see Figure 3. The observed cracking appeared to be due to corrosion of post-installed embedded steel anchors. Plant growth was observed within the cracks, which is an indication that maintenance and/or repairs have not been performed on the building facade for some time.

The mortar joints between the terra cotta coping units were found to be severely weathered with openings in some joints, see Figures 4 and 5. Surface glaze spalling was also observed on the skyward facing surface of the coping units and in some locations, organic growth was present at the glaze spall area, see Figure 6. No structural damage to the terra cotta units was noted at these locations and the units can likely be salvaged. Terra cotta urns are present atop the parapet copings, see Figure 7. These urns do not appear to be original to the building and were filled with water. There does not appear to be a drain within the urns. The urns are anchored into the parapet wall below with a large vertical steel rod with nut and washer and the urns exhibited no visible damage.

**Upper Cornice**

The upper cornice assembly is composed of two courses of terra cotta that are supported by cantilevered steel outriggers located directly above the terra cotta brackets in the lower course of terra cotta, see Figure 8. The upper course of terra cotta projects approximately 26 inches out from the parapet wall face above and is supported at each end by cantilevered steel double angles that are embedded in the brick masonry backup wall assembly. These water table units originally included an internal gutter system that has since been covered with a cementitious waterproofing material over insulation, see Figure 9. The lower course of the cornice includes alternating terra cotta brackets and recessed infill panels, see Figure 10, which expose coffers in bottom of the upper course with terra cotta rosettes.

The existing double angle steel supports for the cornice are located at the joints between the upper projecting terra cotta water table units and are aligned with the terra cotta brackets in the lower course. These steel
angles were found to be severely corroded, resulting insignificant vertical displacement (over 1 1/2 inches) of the upper course and distress to the terra cotta units below, see Figures 11 and 12. In addition, the projecting terra cotta brackets were supported by a cantilevered steel rod that was also found to be severely corroded, see Figure 13 and 14. Nearly all of the existing terra cotta brackets were found to be cracked and several of the brackets had been previously removed prior to our site visit, see Figure 15.

A small opening was created in the cementitious waterproofing on top of the upper cornice, see Figure 16. Within this opening, the insulation was found to be wet and the terra cotta unit was nearly saturated. It appears that the coating system is absorptive, which in turn allow water to penetrate into the masonry assembly below. The cyclic wetting and drying of the assembly creates an environment that is highly prone to corrosion, and is likely contributing to the accelerated corrosion and deterioration of the underlying steel supports and subsequent damage to the terra cotta units in this area.

During our assessment, WJE observed the condition of the masonry backup and wood roof framing on the interior of the building. The brick masonry was found to be in good condition on the interior with some efflorescence and minor evidence of past water infiltration, as well as localized brick distress at embedded steel anchors, see Figure 17. The cantilevered steel supports (double angles and steel rod) were found to be exposed on the interior of the wall and exhibited surface corrosion, see Figure 18. In one location, a hole was observed between the interior and exterior of the building at the double angle support. WJE generally noted that the wood framing and support beams for the roof structure matched the information provided from the BPE schematic design documents. Evidence of past water infiltration and wood damage was noted along the south wall of the building, see Figure 19. During our site visit, this wood was found to be dry, using a moisture probe and no significant deterioration of the wood was observed.

**Arched Entrance**

A large terra cotta arch spans over the main entrance to the building that includes a keystone unit with an ornamental scroll. The keystone and one unit to the north were found to be severely cracked and displaced, see Figures 20 and 21. The remainder of the arch was found to be in fair condition with numerous open mortar joints and some surface glaze spalling and crazing observed, see Figure 22. With the exception of the keystone and one unit to the north of the keystone, the terra cotta arch units were found to be structurally intact.

**Hung Window Head and Soffit Units**

At the 2nd floor level (north and south end bays), there are hung terra cotta units located above the wood windows, see Figure 23. These terra cotta units were sounded with a rubber tipped hammer and no visible distress was noted. Some minor outward displacement was noted at the north window head, but no distress was observed.

Hung terra cotta soffit units are located at the first floor level above the recessed storefront windows. These terra cotta units exhibited large spalls at the outer and bottom portion of the units above the north storefront opening, exposing the underlying steel hanger supports, see Figure 24. The exposed hanger supports were found to be severely corroded. No distress was noted at the terra cotta soffit units above the south storefront opening. Loose terra cotta fragments were removed during the assessment.
**Field of Wall Units**

The typical terra cotta units in the field of the wall (i.e. spandrels, window sills, etc.) were found to be in good condition, considering the age of the building. Isolated locations of terra cotta glaze spalling and crazing were observed, however this is typical for a terra cotta building of this vintage. Isolated cracked terra cotta units were noted below the 2nd floor windows, see Figure 25. These cracks were concentrated at abandoned steel signage anchors that remained embedded in the wall. Some isolated cracking and damage was noted at the 2nd floor window sill units as well.

**Column Units**

The columns on each side of the main entry at the 2nd floor level are composed of a combination of flat and fluted terra cotta units with a Corinthian style terra cotta column capital. The column capitals were found to be in good condition; however, many of the flat and fluted units exhibited glaze spalling, crazing, and vertical cracking, see Figure 26. Cementitious mortar patches are present around each of the historic lamp posts attached to the middle of the columns and vertical cracking was observed in the existing terra cotta units adjacent to the patches see Figure 27.

At the ground level, significant cracking and displacement was observed in the terra cotta units surrounding the inset display boxes, see Figure 28. There was also a significant amount of damage to the terra cotta units near the base of the columns, specifically adjacent to the main entry, see Figure 29.

The original terra cotta cladding at the southernmost building column has been replaced with a painted concrete material, see Figures 30 and 31. Several of the terra cotta units adjacent to this replacement column have also been painted to match the concrete column, which is not an appropriate color match for the adjacent original terra cotta glaze.

**Mortar Joints**

The remaining original mortar joints between the terra cotta units are approximately 3/8 inch wide, a light grey in color, and have a projecting beaded profile, see Figure 32. In several locations along the main arch and at projecting ledges (i.e. window sills, column bases, water tables, etc.), the mortar joints were found to be deeply eroded with voids in some joints, see Figure 33. In the field of the wall, the mortar joints were found to be in fair to poor condition. Above the main arch, the mortar joints between the ornate terra cotta frieze units are “butter” joints, which are less than 1/8 in. wide, see Figure 34. Special care must be taken when repointing these thin joints.

**Terra Cotta Glaze and Soiling**

Throughout the main (east) facade, much of the original terra cotta cladding exhibited minor cracking of the glaze surface (i.e. crazing), spalling of the glaze which exposes the underlying clay body, and staining on the surface of the glazed terra cotta units, see Figure 35. The crazing and glaze spalling is typical for a building of this vintage. This distress to the surface of the glazed terra cotta units is typically an aesthetic issue and the units are structurally sound and the exposed clay body is sufficiently resistant to moisture penetration.

Throughout the building, the surface of the terra cotta has moderate atmospheric soiling with isolated locations of ferrous staining, see Figures 35, 36, and 37. This is common for a building of this vintage and it appears that the building may have been cleaned in the past. Most of this staining appears to be embedded
into the crazing in the glaze surface, while some of the staining appears biologic which can be removed with some mild chemical detergents. On each of the projecting window sills and ledges, bird deterrent systems have been installed in the past, see Figure 38. It appears that these devices are no longer serviceable.

**Miscellaneous Repair Items**

During our visual review of the terra cotta cladding, we noted other items that should be considered during any future restoration of the exterior facade. These items include restoration of the plaster and cast iron in the arched main entry (Figure 39), the 2nd floor wood windows (Figure 40), and the ground level storefront windows. We did note that one of the glass lites on the 2nd floor wood window, south end, was cracked.

**Conclusions**

Overall, the terra cotta facade of the Garden Theatre was found to be in fair condition with portions of the facade that are in poor condition and require immediate attention. The terra cotta facade is at a critical stage and an overall restoration is necessary in order to prevent more significant repair and/or restoration costs. The following conclusions are being provided for the distress observed.

**Parapet**

The overall parapet assembly above the upper cornice is in good condition, but is in need of maintenance repairs. This includes repointing the mortar joints, isolated terra cotta repair/replacement, and sealing of upward facing joints. However, due to the condition of the upper terra cotta cornice assembly and its position directly below the parapet, the parapet wall assembly will likely require complete rebuilding to access the structural elements of the cornice (see description below). When the parapet is completely dismantled and rebuilt, additional terra cotta replacement units should be expected.

**Upper Cornice**

The upper cornice assembly is in very poor condition and requires immediate attention. Due to the previously exposed drainage gutter within the upper water table course, and the subsequent failure of the retrofit waterproofing system applied over the water table surface, large amounts of moisture have entered the underlying masonry wall assembly. This excess of moisture has caused severe corrosion of the underlying cantilevered steel structural elements that support the terra cotta units. Specifically, the corrosion at the steel double angle outriggers has exerted upward and downward expansive stresses on the terra cotta water table units and bracket units, resulting in significant vertical displacement and distress. In addition, the steel support rods that supported the terra cotta bracket units are severely corroded. Similarly, the stress imparted on the terra cotta from the inside of the bracket units due to the corrosion has led to cracking and fracture of the terra cotta. Some of the corroded steel rods exhibit significant section loss, causing them to no longer provide the vertical support for the terra cotta that once was in place. Overall, both courses of the upper cornice will require removal and replacement. Many of the terra cotta water table units are intact and can be salvaged and reset, but all of the bracket units will require replacement with new terra cotta. Due to the poor condition of the steel supports, new stainless steel cantilevered supports should be provided with the cornice rebuild. As previously stated, in order to access and replace the steel supports, the parapet will need to be dismantled and rebuilt.
**Arched Entrance**

The large terra cotta arch above the main entrance has two severely cracked units, which includes the keystone and adjacent unit to the north. It is unclear as to what is causing these cracks, but it could be corrosion of embedded steel supports and/or anchors or movement of the terra cotta cladding over time. These two cracked units require immediate attention and as part of a long term restoration plan, require removal and replacement. Further investigation should be performed during the removal of these units in to determine the cause of the distress and better understand the structural system that supports these units. Shoring of the masonry arch may be required to perform the replacement of these units. The remainder of the terra cotta units along the arch require maintenance repairs, such as repointing the mortar joints and sealing the upward facing joints.

**Hung Window Head and Soffit Units**

The majority of the hung terra cotta units at the 2nd floor window head and the first floor soffits are in good condition and no distress was observed. At the soffit on the north end of the 1st floor level, the terra cotta units are severely spalled due to corrosion of the underlying steel hanger supports. This hung assembly requires immediate attention and will require complete rebuilding and replacement of the damaged terra cotta units as part of a long term restoration plan. The corrosion of these embedded steel elements appears to have been accelerated by the open mortar joints in the terra cotta ledge above this area. Due to the condition of the facade, it is likely that some level of corrosion exists at the other hung terra cotta units. These are not exhibiting damage at this time; however, if the facade is not repaired in the near future, then damage to these areas should be expected. Due to the as-built construction of the façade, future monitoring for damage due to corrosion is recommended, even after a restoration program is implemented.

**Field of Wall Units**

The typical terra cotta units in the field of the wall (i.e. spandrels, window sills, etc.) were found to be typically in good condition. As is usual for a building of this vintage, isolated repairs are necessary to address minor cracking and damage due to embedded steel sign anchors and supports. The damage in these areas should be considered minor. As part of a long term restoration plan, repairs at these areas will be required.

**Column Units**

The upper portions of the terra cotta clad columns on each side of the main entry are in good condition; however, significant distress (i.e. cracking, displacement, etc.) was noted adjacent to the lamp anchors and at the base of the building. The terra cotta cracking and displacement was typically to the result of corrosion of embedded steel supports, thermal and moisture movements, and impact damage at the ground level. At the southernmost column at the ground level, the original terra cotta has been replaced with painted concrete. Overall, the terra cotta on the lower portions of the columns are in poor condition and numerous terra cotta units require replacement.

**Mortar Joints**

The condition of the mortar joints between the terra cotta units throughout the main facade varies from fair to poor. Several joints were noted as severely weathered, and in some cases the mortar was completely missing from the joint. This is most concerning at the upward facing joints, which appear to be allowing
significant amounts of water to penetrate the wall system and cause accelerated deterioration of embedded steel anchors and supports.

**Terra Cotta Glaze and Soiling**

The majority of the terra cotta throughout the main facade exhibits crazing (micro-cracking within the glaze) and isolated glaze spalling, which results in exposure of the underlying clay body. These issues are aesthetic concerns and are common for a building of this vintage. The surface of the terra cotta exhibits atmospheric soiling with isolated ferrous staining from attached metal components (i.e. hangers, exposed rods, etc.). Some of the soiling appears to be biologic and can be removed. Some of the staining/soiling on the facade is embedded into the terra cotta glaze and may be difficult to remove. Prior to any cleaning, all of the existing surface-mounted bird deterrent systems should be removed from all the terra cotta ledges.

**Miscellaneous Repair Items**

Though not specifically reviewed in detail, the existing window and storefront systems are in need of restoration and maintenance repairs. In addition, the cast iron and plaster ceiling/spandrel components are also in poor condition and in need of restoration. One cracked glass lite at the south end of the 2nd floor requires replacement.

**Recommendations**

Based on the findings from our visual assessment, WJE has developed the following recommendations for immediate temporary stabilization and repair, as well as for long-term restoration and repair of the terra cotta facade. Based on our discussion with PrimeSouth Group and the estimated duration of acquiring new terra cotta units based on past experience (9+ months), we understand that there is a desire to implement a temporary stabilization and repair measure (netting) in order to allow for temporarily removal of the protective scaffolding until replacement materials are available and construction can begin. This was taken into account when developing the following repair recommendations.

**Temporary Stabilization**

If PrimeSouth Group wishes to remove the overhead protection (scaffolding) over the sidewalk, we recommend the following temporary stabilization techniques. All locations to receive temporary netting are shown in Appendix A and all work below should be completed prior to removal of the existing overhead protection (scaffolding).

1. Remove all loose material at the upper cornice and parapet level and install a safety netting (with debris liner) over the full width of the facade at the upper cornice. This netting must be capable of capturing any of the terra cotta brackets and loose debris below the water table course. Our main concern is the failure of the terra cotta brackets and units in contact with the cantilevered steel supports. With all debris netting, no anchors should be installed through the face of the historic terra cotta units.
2. At the keystone, install a safety netting over the two severely cracked terra cotta arch units. With all debris netting, no anchors should be installed through the face of the historic terra cotta units.
3. At the northern terra cotta soffit at the storefront level, install a safety netting over the entire section of hung terra cotta soffit. This netting must cover the interior and exterior faces of the hung soffit units.
4. Remove any loose terra cotta glaze, spalls, or mortar from the face of the wall and ledges. Several of the terra cotta ledges have debris on them that should be removed to avoid fragments or debris from falling to the sidewalk.
5. Remove and replace the cracked glass lite in the 2nd floor wood window, south end.

**Long-Term Restoration**

Due to the existing condition of the terra cotta facade, we recommend that the following long-term repairs be implemented within one year. Continued deterioration of the terra cotta cladding and underlying wall assembly should be anticipated until repairs have been completed. The quantity of replacement terra cotta units may increase over time due to continued facade deterioration. WJE has illustrated the general repair scope on an elevation drawing that is included in Appendix B. Since Boston Valley Terra Cotta (BVTC) has performed their initial survey, WJE has attempted to identify replacement terra cotta units using the BVTC unit identifications.

1. Rebuild the terra cotta parapet wall and upper cornice assembly (6 courses of terra cotta in total). This includes rebuilding of the brick masonry backup wall assembly. This rebuild is to include installation of new stainless steel cantilevered supports for the terra cotta cornice and brackets, rebuilding of new brick masonry backup, salvaging and resetting of the majority of the existing terra cotta units if in good condition, replacement of damaged terra cotta units, which includes replacement of all terra cotta brackets. The existing roof membrane will need to be removed and a new termination detail for the roofing up the back of the parapet wall will need to be developed. In addition, we recommend installing a new sheet metal cap over the existing terra cotta water table units and a through-wall flashing under the parapet coping units. Based on our review of the existing structure, it does not appear that supplemental interior shoring will be required to perform this repair. Further structural review may be necessary.
2. Remove and replace the damaged keystone and adjacent terra cotta arch unit to the north at the arch above the main entrance. This repair may require temporary shoring of the arch and also may require further investigation of the underlying structure of the arch. In addition, all mortar joints along the arch are to be repointed and all upward facing joints are to receive backer rod and sealant after the joints are repointed.
3. At the north hung terra cotta soffit at the storefront level, rebuild the entire assembly and replace all damaged units with new stainless steel support elements and anchorage. The existing terra cotta units above the hung supports are to be removed and reset in order to perform the repair. Removal of the terra cotta units on the interior of the soffit will also be required to hang the new replacement terra cotta units.
4. Remove and replace all severely cracked or damaged terra cotta units in the field of the wall. The replacement units are shown in Appendix B. Most of these units are damaged due to embedded steel signage anchors.
5. Remove and replace all damaged terra cotta column units at the main entry columns. Severely damaged units have been identified in Appendix B. Some cleaning and painting of underlying and exposed steel elements will be required as part of this work.
6. Remove the existing painted concrete cladding on the south storefront column and install new terra cotta cladding with new stainless steel anchorage. This includes the terra cotta on all three sides of the column.
7. Grind and repoint 100 percent of the mortar joints between the terra cotta units throughout the entire facade. All joints should be removed to a depth of two times their width or 3/4 inch minimum
and repointed with a Portland Cement Lime and Sand (Type O) mortar. Masonry cements should not be used. The original beaded profile joint should be matched. Please note that there are locations of very thin mortar joints between ornamental terra cotta units that will require hand tool removal of the mortar. See Appendix B for location.

8. Grind existing mortar and install backer rod and sealant at all upward facing mortar joints on all terra cotta ledges, sills, and copings.

9. Consideration should be given for restoration cleaning of the entire facade during the repair work. This will likely include a two-part chemical cleaning system. Mockups and special review should be performed to ensure that the cleaning process does not damage the surface of the existing glazed terra cotta units. Please note that if restoration cleaning is not performed, the new terra cotta units will be clearly visible.

With any restoration of this type, we recommend developing a more detailed restoration scope of work, development of sections and repair details (i.e. parapet and upper cornice structural supports), development of repair material specifications, and a complete set of restoration documents. WJE would be happy to provide a proposal for these services and continue our work on this historic project.

If you have any comments or questions, please contact our office.

Sincerely,

WISS, JANNEY, ELSTNER ASSOCIATES, INC.

Brett E. Laureys
Principal

Attachments: Figures 1 through 40
Appendix A - Temporary Stabilization
Appendix B - Preliminary Scope of Work
Figure 1. The parapet assembly consisting of three courses of terra cotta and a terra cotta coping cap.

Figure 2. The roofing extends up to the full height of the back of the parapet wall and terminates just below the coping.
Figure 3. Isolated cracked terra cotta units with plant growth in cracks and joints.

Figure 4. Example of deteriorated mortar joints in terra cotta coping caps.
Figure 5. Example of open mortar joint in terra cotta coping caps.

Figure 6. Organic growth and surface glaze spalling on terra cotta coping cap.
Figure 7. Terra cotta urns filled with water.

Figure 8. The upper cornice assembly, which includes two courses of terra cotta that are supported by cantilevered steel outriggers.
Figure 9. Cementitious waterproofing material covering the original internal gutter system.

Figure 10. The lower course of the cornice consisting of terra cotta brackets and recessed infill panels.
Figure 11. The steel angles are severely corroded and has caused significant vertical displacement.

Figure 12. Severely corroded steel support angles.
Figure 13. Severe corrosion of embedded steel support rod and failure of terra cotta bracket.

Figure 14. Severe corrosion of steel rod and subsequent cracking to terra cotta bracket.
Figure 15. The terra cotta brackets were found cracked and several of the brackets have been removed prior to WJE’s site visit.

Figure 16. A small opening was created in the cementitious waterproofing on top of the upper cornice.
Figure 17. Interior brick masonry with efflorescence, indicating past water movement through the wall assembly.

Figure 18. Surface corrosion on exposed cantilevered steel supports.
Figure 19. Water staining at southeast corner of building.

Figure 20. Crack in keystone and arched terra cotta unit to the north.
Figure 21. Cracked terra cotta keystone.

Figure 22. Open mortar joints and some surface glaze spalling on arch units.
Figure 23. Hung terra cotta units above 2nd floor window. No distress noted.

Figure 24. Spalled hung terra cotta units at the north storefront soffit. Note corrosion of underlying steel supports.
Figure 25. Isolated cracked terra cotta units noted below the 2nd floor windows.

Figure 26. Surface deterioration of main entry column units.
Figure 27. Cracking and distress to fluted terra cotta column units.

Figure 28. Significant cracking and displacement of terra cotta at base of entry columns.
Figure 29. Cracking on return at main entry columns.

Figure 30. The cladding on the southernmost building column has been replaced with a painted concrete material in lieu of terra cotta.
Figure 31. The cladding on the southernmost building column has been replaced with a painted concrete material in lieu of terra cotta.

Figure 32. Typical beaded (projecting) mortar joint between terra cotta units.
Figure 33. The mortar joints were deeply eroded and some joints are open.

Figure 34. The mortar joints between the ornate terra cotta frieze units above the main arch. They are less than 1/8 inch wide.
Figure 35. Spalling and staining on the surfaces of the glazed terra cotta at column returns.

Figure 36. Moderate atmospheric soiling on terra cotta ledge.
Figure 37. Moderate atmospheric soiling with ferrous staining at column base/ledge.

Figure 38. Bird deterrent systems on each of the projecting window sills and ledges.
Figure 39. Existing plaster and cast iron soffit/spandrel.

Figure 40. Existing 2nd floor wood windows.
Appendix A - Temporary Stabilization (page 1 of 2)

WJE Notes:
1. This is a temporary safety measure for the severely distressed upper cornice at the Garden Theatre. If this netting is properly designed and anchored, the scaffolding can be removed.
2. WJE has not designed the anchors or netting system for this project.
3. Due to the severely distressed conditions at the upper cornice and amount of water infiltration, steel corrosion will continue to crack and deteriorate the adjacent terra cotta units. Future terra cotta distress at this upper cornice will continue until permanent repairs are implemented. We recommend that repairs be performed within one year of time to limit costly damage to additional terra cotta units. The intent is to reuse a large number of the terra cotta service units.
4. In addition to the cornice, the first floor window head and terra cotta keystone also require netting if the scaffolding is to be removed prior to permanent repairs. See above.
5. All loose debris should be removed from the facade and all ledges prior to removal of scaffolding.
6. The cracked window must also be replaced prior to removal of the scaffolding.

SCHEMATIC DESIGN. NOT FOR CONSTRUCTION, FOR PRICING ONLY.
WJE Notes:
1. This is a temporary safety measure for the severely distressed upper cornice at the Garden Theatre. If this netting is properly designed and anchored, the scaffolding can be removed.
2. WJE has not designed the anchors or netting system for this project.
3. Due to the severely distressed conditions at the upper cornice and amount of water infiltration, steel corrosion will continue to crack and deteriorate the adjacent terra cotta units. Future terra cotta distress at this upper cornice will continue until permanent repairs are implemented. We recommend that repairs be performed within one year of time to limit costly damage to additional terra cotta units. The intent is to reuse a large number of the terra cotta cornice units.
4. In addition to the cornice, the first floor window head and terra cotta keystone also require netting if the scaffolding is to be removed prior to permanent repairs. See above.
5. All loose debris should be removed from the facade and all ledges prior to removal of scaffolding.
6. The cracked window must also be replaced prior to removal of the scaffolding.
Photographs of the Existing Site
Garden Theatre - 371 King Street
Existing Photographs of the Site
Construction Drawings
GARDEN THEATER
FACADE REPAIRS

for:  PrimeSouth Group, LLC
416 King Street
Charleston, South Carolina

by:  WJE

INDEX OF DRAWINGS

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GENERAL NOTES

1. Do not scale drawings.
2. The Contractor is to provide access to Architect/Engineer for examination of existing conditions and work in progress throughout the duration of the project.
3. PrimeSouth Group, LLC will provide electricity. The Contractor will provide a weatherproof, grounded power distribution system sufficient to accommodate construction operations requiring power, use of power tools, and overhead protection. Contractor will be responsible for any damages caused by incorrect electrical usage.
4. Water connection to building’s existing system with equipment supplied by the Contractor will be permitted.
5. Contractor is to provide portable bathroom facilities for the workers in an area approved by the management.
6. The Contractor shall verify all existing conditions at the jobsite prior to starting the work, and shall notify the Architect/Engineer of any discrepancies, omissions, or other conditions that may affect the scope of work prior to beginning repairs affected by the noted conditions.
7. Dimensions are provided for informational purposes only. Contractor to verify all dimensions in field.
8. The Contractor shall pay for and secure all necessary permits prior to starting the work.
9. The Contractor must submit a work sequencing plan for approval by A&E and Owner.
10. Construction and construction related activities shall be coordinated with the building management and shall not block existing means of egress. Work shall be planned so that safe access to and egress from the building is maintained at all times. The store will remain open throughout work.
11. The Contractor is responsible for adequately securing all work at the end of each work day.
12. Construction shall be in accordance with all applicable codes and local zoning ordinances per the city of Charleston, South Carolina.
13. Contractor shall supply the Owner with Material Safety Data Sheets (MSDS) for each chemical that will be used on the jobsite and shall comply with the requirements of the OSHA Hazard communication standard.
14. Contractor is solely responsible for all jobsite safety during the repair work. Contractor shall know and follow all precautions and safety procedures as normally used in the industry and those procedures as instructed by the material manufacturer and all local, state, and federal regulations, safety standards, and codes. When a conflict exists, comply with the stricter requirement. The applicable requirements of the U.S. Department of Occupational Safety and Health Administration (OSHA) construction industry standards (29 CFR 1926/1936, current edition), Washington, D.C., shall be used as a standard guideline.
15. Unanticipated conditions encountered during the course of the work that require additional repair shall be brought to the attention of the Architect/Engineer. No additional repair work shall be performed unless approved in advance by the Architect/Engineer and Owner.
16. Contractor to furnish all labor, materials, and equipment as required to complete the work.
17. Contractor is solely responsible for any damage to the building or adjacent site caused by the repair work. Any such damage shall be reported to the owner prior to repairing the damage.
18. Contractor shall provide all shoring, bracing, and sheeting required for safety and proper execution of the work.
19. Contractor shall provide protective barriers, fences, walkway enclosures, etc., to ensure the safety of pedestrians, building occupants, vehicular traffic, site features, etc., in accordance with the requirements of local authorities and as approved by the Owner. All existing building egress shall remain unobstructed throughout project.
20. The Contractor shall not unnecessarily encumber site with materials or equipment. Materials, equipment, and storage shall be confined to the areas indicated by the Owner. Do not load structure with weight that will endanger structure. Contractor shall assume full responsibility for the protection and safekeeping of products stored on premises.
21. The Contractor shall be responsible for all fire prevention and protection at the jobsite during the work.
22. Cleanup and debris removal shall be undertaken daily and shall be satisfactory to the Owner.
23. The Owner and Architect/Engineer shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions; and safety programs in connection with the project.
24. These drawings and specifications apply to exterior repairs at the Garden Theater at 416 King Street, Charleston, SC only and shall not be used for any other purpose without the express written consent of the Wiss, Janney, Elstner Associates, Inc.

SITE LOCATION

Scale: None

Northbrook, Illinois 60062
330 Pfingsten Road
Wiss, Janney, Elstner Associates, Inc.
Northbrook, Illinois 60062
330 Pfingsten Road
PrimeSouth Group, LLC
416 King Street
Charleston, SC

Project
Garden Theater
FACADE REPAIRS

PrimeSouth Group, LLC
416 King Street
Charleston, SC

Sheet Title
Title Sheet

Sheet No.
A-0.0
Scope of Work:

A. Terra Cotta Repointing: Grind all of the existing mortar joints to a depth of 3/4 in. and repoint all terra cotta joints throughout the building facade. The typical mortar joints vary from 1/4 in. to 1/2 in. wide. For the typical mortar joints, mechanical techniques (i.e. grinders) may be used after approval of mockup to ensure mechanics are capable of mechanical removal without damage to the historic terra cotta. At locations designed in the drawings, the mortar joints are 1/8 in. wide and mortar removal is to be performed with hand tools (i.e. 5 in 1 scrapers, etc.) only. Hammer and chisels are discouraged unless mockups are performed to demonstrate no damage to the existing terra cotta. Contractor is to provide a mockup area for mortar removal and color match of pointing mortar. Mortar color is to match the existing mortar after restoration cleaning is performed.

B. Sealant Repair: Remove the existing mortar to a depth of 1 in. at all upward facing joints between the terra cotta parapet coping units, water table units, and window sill units throughout the building and install backer rod and sealant. In addition, remove and replace sealant at all window perimeters and at any penetrations through the exterior cladding.

C. Isolated Terra Cotta Resetting and Repair: Remove and reset existing isolated terra cotta units throughout the building facade, as shown in the Drawings. Resetting typically coincides with rebuilding and replacement of adjacent terra cotta. During resetting, some units may be found with internal damage. Contractor is to provide an allowance of 10 terra cotta reset units that are to be repaired with adhesive/epoxy and stainless steel washers per Details 4 and 5/A-3.4.

D. Isolated Terra Cotta Replacement: Remove and replace isolated damaged terra cotta units throughout the building facade, as shown in the Drawings. This includes terra cotta window headers, sill units, column/pier units, arched keystone units, etc. At the southeast corner, original terra cotta was replaced with precast concrete. These precast concrete units will be replaced with new terra cotta.

E. Terra Cotta Glaze Spall Repairs: At significant glaze failures, remove distressed glaze, prepare the surface of the terra cotta bisque, and apply a multi-coat breathable masonry coating that matches the appearance of the existing terra cotta. Contractor to provide an allowance of 20 locations (assume 1/2 to 1 sq. ft. per location). Contractor to provide mockup of glaze repair for approval.

F. Terra Cotta Parapet and Watertable Rebuilding: Dismantle and rebuild the six courses of terra cotta at the top of the building on the east facade per Details 2 and 4-A.3.0. Remove and replace damaged terra cotta units as shown in the Drawings. This work generally includes installation of a new reinforced CMU backup wall, new galvanized steel support structure, replacement of terra cotta units, resetting of existing terra cotta units, reinstalation of ornamental planters, and repair of the roof flashings. In addition to the rebuilding, new sheet metal flashing at base of parapet, above water table units is to be installed.

G. Brick Rebuilding: Remove and replace isolated areas of deteriorated brick masonry backup as required. A/E to designate locations in the field. Contractor is to include an allowance of 30 sq. ft. of brick backup replacement.

H. Facade Cleaning: Clean the entire terra cotta building facade using the specified two-part cleaning system. Contractor is to provide a mockup of the two part cleaning systems for review by Owner and A/E. Protect windows and other adjacent facade elements during the cleaning. In addition, perform isolated paint removal from terra cotta, as shown in the Drawings.

I. Bird Deterrent System Removal: Remove and dispose of the existing bird deterrent system (abandoned electric and sheet metal) from the upper water table, ledges, and window sills throughout the building. This includes abandoned electrical cables and screw anchors into the original terra cotta. All small holes in the terra cotta are to be filled with sealant.

J. Shoring and Temporary Protection: During the rebuilding of the parapet, provide shoring of the existing wood roof framing as necessary to perform the work. Provide shoring at north and south exterior walls per Detail 2/A-3.3. In addition, provide necessary weather protection and interior finishes/retail protection throughout the work. The existing retail store is to remain operational during construction.

K. Clean and Paint Exposed Steel: At any exposed steel uncovered during the work, power tool clean and paint the exposed surfaces with the specified paint system. If significant section loss is found in any steel or cast iron elements after cleaning, contact A/E for further evaluation. In addition, clean and paint exposed metal railings and ornamentation above the main entry.

L. Protection: During the cleaning and restoration work, protect all of the existing glaze repair, ornamental metalwork, historic lamps, and wood windows/storefronts. Inspect all metal anchorages and attachments during adjacent terra cotta removal and notify A/E if significant section loss is present on metal attachments/supports. Clean and paint all exposed steel during the terra cotta rebuilding, see Item L. In addition, Contractor is to provide necessary interior protection throughout the work to allow for continuous operation of the retail store during business hours. Mobilization and demobilization is to be performed during off-hours and coordinated with the tenant.

M. Facade Access: Provide 100 percent close-up access to the entire east facade and return walls at the roof level in order to perform repairs and allow A/E access to visually evaluate the condition of the facade and identify final repairs. Due to the anticipated duration for terra cotta color match and fabrication, Contractor is to perform terra cotta sample removal (for color samples and as necessary for shop drawing development) from a lift or temporary scaffolding prior to fully scaffolding the building for the construction activities. Ownership would like to limit the amount of time the full scaffolding is in place for the construction activities. Provide necessary overhead protection and access to the retail store and pedestrians at sidewalk level. Contractor is to obtain all necessary permits for the sidewalk protection and the work.
1. New use brick units to match color, texture, and size as close as possible. Units are to conform to ASTM C 216. Grade 59, Type A & B and are to meet the following requirements: Color to be selected by Architect/Engineer.

2. Mortar shall be Type R. Mortar is to match the color of the existing mortar. Tuckpointing mortar shall be prehydrated in accordance with BIA, Prehydrated tuckpoint mortar for 1 hour prior to use. Tuckpoint mortar shall be placed into joints tightly in three equal widths (2½”, 2½”, 3½”), each layer should become “Rumpfhard” prior to applying next layer. The final layer of mortar shall be finished by the finisher using a “Rumpfhard” trowel. No admixtures shall be used other than mortar pigments. All mortar shall be discarded 2-1/2 hours after initial mixing. Mortar testing equipment is used; only full bags of mortar are to be used; use of partial bags are not acceptable.

3. Wood Framing

a. All new wood framing is to be Southern Yellow Pine No. 2 or better.

b. Joist hangers are to be LUS26 by Simpson Strongtie or approved equal.

c. Fasteners (wood to terra cotta) are to be Type 300 Series (or 18/8) stainless steel.

4. Masonry

a. New sheet metal flashing is to be 16 oz. lead coated copper (ASTM B101).

b. Finish Coat (where steel will be exposed to UV light): Endurashield Series 73 semi-gloss exterior paint system by Wiss, Janney, Elstner Associates, Inc.

c. Thermal Insulation

1. New terra cotta is to be provided by Boston Valley Terra Cotta.

2. Terra cotta shelf is to be located in the parapet wall. Select shelf materials by owner.

3. Tuckpointing Bar Nail-Ins: A 1-1/4" long expansion anchor with a zinc plated, removable, steel pin used for tuckpointing. The depth of the required anchor is to be fine.

4. All new sheet metal flashing is to be 16 oz. lead coated copper (ASTM B101).

5. High temperature membrane flashing is to be 30 mil. Grace Ultra, butyl based self-adhering membrane. Non-combustible materials are to be used. No admixtures shall be used.

6. Structural Steel

a. Two part chemical cleaning system for cleaning of terra cotta:

   1. Prewash: Prosoco SureKlean 766 Limestone and Masonry Prewash, an alkaline cleaning gel with a pH of 14 at "thumbprint hard". No admixtures shall be used. Cleaning gel is to be used for all cleaning of terra cotta. Thoroughly clean surfaces with Prosoco Limestone Afterwash. Follow manufacturer's installation instructions.

   2. Finish Coat (where steel will be exposed to UV light): Endurashield Series 73 semi-gloss exterior paint system by Wiss, Janney, Elstner Associates, Inc.

b. Fasteners, screws and washers are to be selected by owner.

7. Sheet Metal Flashing

a. Structural steel materials that are exposed during brick removal are to be protected with the following tarnish-preventive paint system as follows:

   1. Primer and Intermediate Coat (2 coats total): Series 135 Chembuild, 4.0 to 6.0 mils DFT

   2. Finish Coat (steel where steel will be exposed to UV light): Endurashield Series 73 semi-gloss exterior paint system by Wiss, Janney, Elstner Associates, Inc.

8. Masonry

a. New terra cotta is to be provided by Boston Valley Terra Cotta.

b. Tuckpointing Bar Nail-Ins: A 1-1/4" long expansion anchor with a zinc plated, removable, steel pin used for tuckpointing. The depth of the required anchor is to be fine.

9. Mortar shall be Type R. Mortar is to match the color of the existing mortar. Tuckpointing mortar shall be prehydrated in accordance with BIA, Prehydrated tuckpoint mortar for 1 hour prior to use. Tuckpoint mortar shall be placed into joints tightly in three equal widths (2½”, 2½”, 3½”), each layer should become “Rumpfhard” prior to applying next layer. The final layer of mortar shall be finished by the finisher using a “Rumpfhard” trowel. No admixtures shall be used other than mortar pigments. All mortar shall be discarded 2-1/2 hours after initial mixing. Mortar testing equipment is used; only full bags of mortar are to be used; use of partial bags are not acceptable.

10. Water Cutoff Mastic: Manufacturer's standard butyl mastic sealant.
EXISTING 2x12 AT 12" O.C.
REMOVE AND REPLACE FRAMING AND WOOD DECK AS REQUIRED

REMOVE AND REBUILD PARAPET WALL (SHADED). SEE SHEET A-3.0.
EXISTING TIMBER BEAMS. NOTIFY PER OF ANY UNSOUND SUPPORT CONDITIONS.

PROVIDE SHORING PER DETAIL 4/A-3.2 PRIOR TO PARAPET DEMOLITION, TYP. AT NORTH AND SOUTH WALLS.

REMOVE EXISTING STEEL TO REMAIN. INTEGRATE INTO NEW PARAPET CLEAN AND PAINT STEEL.

EXISTING HVAC TO REMAIN. INTEGRATE INTO NEW PARAPET CLEAN AND PAINT STEEL.

REMOVE AND REPLACE ROOFING AS NECESSARY (DETAIL 3/A-3.1) TO REBUILD PARAPET WALL.
UNSAFE MATERIAL IS PRESENT. NOTIFY A/E OF ANY UNSOUND MASONRY. UNLESS OTHERWISE NOTED ON ELEVATION, SALVAGE TERRA COTTA.

EXISTING PARAPET

DEMO TERRA COTTA AND BRICK.

EXISTING TIMBER GIRDERS<br>TO REMAIN, TYP.

NEW 8" REINFORCED CMU BACKUP GROUT SOLID TOP COURSE OF CMU.

NEW ROOF FLASHING, TIE INTO EXISTING ROOF ASSEMBLY.

NEW 3/4" S.S. THREADED ROD AT 24" O.C.

HORIZONTAL JOINT REINFORCING AT 16" O.C., VERTICALLY.

NEW CONT. 2x12 LEDGER AND 1/2" Ø THREADED ROD ADHESIVE AND SCREEN TUBE. PROVIDE THREADED COUPLER SPLICES AS REQUIRED. NOTIFY A/E OF ANY UNSOUND MASONRY.

NEW BRICK, PROVIDE TEMPORARY WATERPROOFING.

PEEL BACK EXISTING ROOF AS NEEDED TO REBUILD PARAPET. PROTECT AND SAVAGE.

EXISTING INSULATION AS NEEDED TO REBUILD PARAPET. TIMBER PLANKING, PROTECT IN PLACE, TYP.

EXISTING TERRA COTTA, 2X6 AT 16" O.C., MIN. 4" EMBED.

EXISTING BRICK MASONRY BEARING WALL TO REMAIN, NOTIFY A/E IF UNSOUND MATERIAL IS PRESENT.

EXISTING TIMBER JOIST TO REMAIN, TYP.

EXISTING TIMBER GIRDERS TO REMAIN, TYP.

EXISTING BRICK MASONRY BEARING WALL TO REMAIN, NOTIFY A/E IF UNSOUND MATERIAL IS PRESENT.

EXISTING TERRA COTTA TO REMAIN, TYP.

EXISTING TERRA COTTA TO REMAIN, TYP.

EXISTING TERRA COTTA TO REMAIN, TYP.

EXISTING TERRA COTTA TO REMAIN, TYP.

EXISTING TERRA COTTA TO REMAIN, TYP.

EXISTING TERRA COTTA TO REMAIN, TYP.

EXISTING TERRA COTTA TO REMAIN, TYP.
Typical Field of Wall Terra Cotta Unit Replacement

Roof Termination at Parapet Wall Base and Watertable Flashing and Construction

New 1½" x 1½" THICK S.S. PLATE
New 2½" x 2½" STEEL DOUBLE ANGLE WITH FULL HEIGHT 3½" STEEL PLATE SHADE VELCRO AT 3½" POINTS ALONG LENGTH. GALVANIZED ASSEMBLY AFTER FABRICATION.

New ½" x ½" THICK S.S. PLATE
New 3½" x 3½" THICK S.S. PLATE, ROTATE ¼" OR ¼" DURING INSTALL.
New Terra Cotta Bracket Units
Fabricate New Units with Slot for Rectangular S.S. Plate.

Steel Plate Slab

New Brick

Epoxy Roof Flashing (60 mil.)

Fasterner Plate with Tapping Screw, Max 12" O.C.

Mini 1½" Space Tape

Epoxy Roof Membrane (Existing)

Install Rigid Insulation or Metal Lath, Mesh, or Wire Screen in Bed Joint Below to Prevent Filling of Ungrooved Cells.

Installation Bar Set in Water Cut-Off Mastic. Attach with Masonry Anchors at 12" O.C.

Lead-Coated Copper Sheet Metal Flashing. Solder All Units and Provider Expansion Joints at Offset Corners. Seal Flashing Penetrations with Sealant.

Self-Adhering Membrane Flashing Below Sheet Metal Flashing. Lap Over Fastener and Weather Barrier.

Termination Bar Set in Water Cut-Off Mastic. Attach with Masonry Anchors at 12" O.C.

Lead-Coated Copper Sheet Metal Counterflashing. Pop-Inset in Receiver at 8" O.C.

Epoxy Roof Flashing Membrane

GROUT BOND BEAM LOWER 3" COURSES WITH (2) #4 CONTINUOUS HORIZONTAL REINFORCING. 12" MIN. SPlice.

Filling of Ungrooved Cells. Install Rigid Insulation or Metal Lath, Mesh, or Wire Screen in Bed Joint Below to Prevent Filling of Ungrooved Cells.

Install Sealant and Backer Rod at Head Joints.

Self-Adhering Membrane

Cell Vents in Every Head Joint

16½" Lead-Coated Copper Flashing with Drip Edge. Solder Seams and Set in Sealing.

Remove and Replace Terra Cotta Water Table

New S.S. Lateral Tie Per BA-3-4

Self-Adhering Membrane Flashing

New S.S. Plate with Tapping Screw, Max 12" O.C.

Mini 1½" Space Tape

Epoxy Roof Membrane (Existing)

Replace Insulation as Needed. Match Existing.

GROUT BOND BEAM (LOWER 3" COURSES WITH (2) #4 CONTINUOUS HORIZONTAL REINFORCING. 12" MIN. SPlice.

INSTALL SEALANT AND BACKER ROD AT HEAD JOINTS.

VAPOR PERMEABLE WEATHER BARRIER

NEW S.S. LATERAL TIE PER BA-3-4

SEAL FLASHING PENETRATIONS.

INSTALL SLIDE PIN IN ALL ASENT UNITS.

VARIOUS ANCHOR LOCATIONS SHOWN. PROVIDE MINIMUM ANCHOR PER UNIT.

INSTALL DROP PINS AT TERRA COTTA WEB AS OR PREVENT DROP PIN FROM GOING THROUGH SHELL FACE.

NEW OR EXISTING TERRA COTTA.

VAPOR PERMEABLE WEATHER BARRIER. EXTENDING TO TOP SURFACE OF CMU.

REPLACE INSULATION AS NEEDED. MATCH EXISTING.

NEW TERRA COTTA BRACKET UNITS.

FABRICATE NEW UNITS WITH SLOT FOR RECTANGULAR S.S. PLATE.

STEEL PLATE SLAB

NEW BRICK.
NEW S.S. STRAP ANCHORS, LENGTH TO BE DETERMINED IN FIELD. SEE DETAILS BA-3.4.

NOTE: NOTIFY A/E OF ANY UNSOUND MASONRY.

TERRA COTTA TO REMAIN. TEMPORARILY SHORE.

NOTE: PRIOR TO DEMOLITION, CONTRACTOR TO PROVIDE AS-BUILT DETAILED DRAWING TO A/E WITH LOCATIONS OF STEEL OUTRIGGER SUPPORTS. DIMENSIONS WILL BE USED TO LOCATE NEW GALV. STEEL SUPPORTS.

NEW 1 1/2" Ø S.S. "J" BOLT w/ NUT AND WASHER (MIN. 2 PER UNIT)

EXISTING WINDOW TO REMAIN TEMPORARILY SHORE DURING CONSTRUCTION.

NEW 2" Ø S.S. ROD AT HUNG WINDOW HEAD UNITS

KEystone Replacement

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

NEW VERTICAL EJ

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

TERRA COTTA TO REMAIN TEMPORARILY SHORE

NEW S.S. STRAP ANCHORS, LENGTH TO BE DETERMINED IN FIELD. MIN. 4 STRAPS. SEE DETAIL BA-3.4.
EXISTING BRICK WALL TO REMAIN.
EXISTING STEEL TO REMAIN.
INTEGRATE INTO NEW PARAPET.
CLEAN AND PAINT STEEL, TYP.

NEW 8" REINFORCED CMU. Ø S.S. THREADED RODS.
SPACE 16" O.C. AT CORNER

TERRA COTTA UNITS.
REPLACE DESIGNATED UNITS ON 1/A-1.0.
TOOTH IN EXTERIOR BRICK WYTHE AS REQUIRED.

TERRA COTTA WATER TABLE

EXISTING 2X12 JOISTS
NEW (1) 4X4X3' HEADER
NEW (4) 2X4 STUD
8" MIN.

3'-0" MIN.

NOTE: REMOVE ALL SHORING AFTER COMPLETION OF PARAPET CONSTRUCTION.

PARAPET TO BE DEMOLISHED AND REBUILT AFTER SHORING HAS BEEN INSTALLED.
EXISTING 2X12 JOISTS
NEW (2) 6X60 HEADER
NEW (4) 2" STUD
TERRA-COTTA AND MASONRY BACKUP TO REMAIN.
MASONRY TO REMAIN.

3'-0" AT CORNERS
2'-0" O.C. TYP.
4" STEEL ANGLE, ANCHORED WITH (3) 1-2" Ø S.S. THREADED ROD WITH ADHESIVE AND SCREEN TUBE. ANCHOR INTO SOUND MASONRY MIN 6" EMBED. NOTIFY A/E OF UNSOUND MASONRY.

3'-0" MIN.
40% Owner Review Set 02/21/18
Issued for Bid 05/18/18
Issued for Permit 12/17/21

Plan Section at Building Corner
Temporary Shoring Elevation

Repair Details
**Sealant Butt Joint Detail**

1. Use hand tools to remove all mortar within pointing area. Terra cotta surfaces must be totally free of mortar or other residue before pointing.
2. Apply prehydrated pointing mortar in 1/4" deep layers after previous layer has been tooled. Tool mortar when it is "thumbprint" hard.
3. Saturate joints and allow joints to surface dry before applying mortar.
4. Apply new sealant and clean prime surfaces as specified.

---

**Grinding and Repointing Detail**

1. Use hand tools to remove all mortar within pointing area. Terra cotta surfaces must be totally free of mortar or other residue before pointing.
2. Apply prehydrated pointing mortar in 1/4" deep layers after previous layer has been tooled. Tool mortar when it is "thumbprint" hard.
3. Saturate joints and allow joints to surface dry before applying mortar. Apply prehydrated pointing mortar into joint until fully packed.
4. Epoxy applied to all fracture surfaces. 2" O.D. 1/4" thick S/S washer.

---

**Section - Terra Cotta Biscuit Repair**

1. Fill existing crack in Terra cotta.
2. Apply epoxy to fill kerf and existing crack.
3. Cut edge of kerf with 4" grinder.

---

**Horizontal Strap Anchor (Bed Joints)**

1. 3/8" Ø S.S. threaded rod
2. 1/8" x 1" S.S. strap anchor
3. Weld rod to strap.

---

**Sealant Fillet Joint Detail**

1. New sealant, clean and prime surfaces as specified.
2. New sealant, clean and prime surfaces as specified.

---

**Butter Joint Grinding and Repointing Detail**

1. Half-slots created by grinder and unacceptable, and must be removed to achieve a uniform 3/4" depth.
2. Remove excess mortar at top and bottom of head joint left by manual chipping or other means.

---

**Elevation - Terra Cotta Biscuit Repair**

1. Epoxy applied to all fracture surfaces. 2" O.D. 1/4" thick S/S washer.
2. Apply epoxy to fill kerf and existing crack.
3. Cut edge of kerf with 4" grinder.

---

**Vertical Strap Anchor (Head Joints)**

1. 1/8" Ø S.S. strap anchor
2. 1/8" x 1" S.S. strap anchor
3. Weld rod to strap.
4. (w/ S/S weld material) OR INSTALL NUTS.
Terra Cotta Shop Drawings - BVTC
NOTE:
- REFER TO LABELED DRAWINGS FOR FURTHER DESIGN DETAILS AND DIMENSIONS ON STEEL CUTOUTS.
- REFERENCE WJE DRAWINGS, DRAWING DETAILS 3|A3.1 AND 3|A3.2 FOR STEEL AND ANCHORING DETAILS.
- STONES IN ORANGE ARE FIELD ADJUSTMENT STONES (FAS) AND REQUIRE TRIMMING BY THE CONTRACTOR AT TIME OF INSTALL TO ASSURE PROPER FIT.
- REFER TO LABELED DRAWINGS FOR FURTHER DESIGN DETAILS AND DIMENSIONS ON STEEL CUTOUTS.
HP A1.1
WWW.BOSTONVALLEY.COM
TRADITIONAL TERRA COTTA
6860 SOUTH ABBOTT ROAD
ORCHARD PARK, NY 14127
PHONE: 716.649.7490
FAX: 716.649.7688

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

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NOTE:
TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.

LEFT

TOP

ISOMETRIC

REAR

FRONT

GLAZE ENTIRE FACE

RIGHT

GLAZE ENTIRE FACE

NOTE:
1" Ø THRU HOLE (TYP.)

19 5/16"

2" x 1/2" ANCHOR SLOT (TYP.)

HATCH:

TREAT FOR MORTAR

17" 1 1/2"

2 1/2" x 1/2" ANCHOR SLOT (TYP.)

3 3/4"

EQ. EQ.

TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

LEFT

TOP

ISOMETRIC

REAR

FRONT

GLAZE ENTIRE FACE

NOTE:
1" Ø THRU HOLE (TYP.)

17" 1 1/2"

2" x 1/2" ANCHOR SLOT (TYP.)

3 3/4"

EQ. EQ.

TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.

NOTE:
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- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7
(CEMENT)

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<tbody>
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</table>

2" x 1/2" ANCHOR SLOT (TYP.)

GLAZE ENTIRE FACE

1" Ø THRU HOLE (TYP.)

HATCH:

1 1/2"
4 1 1/6" 9 1/6" 4 5/8" 11 11/16" 4 5/8" 11 11/16"

LEFT
FRONT
RIGHT
REAR

16 5/16"
13 3/16" 1 1/2" EQ.
3 3/4" 1/8" 1 7/8" 4 5/8" 11 11/16" 2" x 1/2" ANCHOR SLOT (TYP.)

EQ.

4 1/16" 1 1/2" EQ.

NOTE:

TOP
ISOMETRIC

1/2" DEEP WITH 1-1/4" MORTAR LEG.

TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.

TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0.21.0054-7
(CREAM)
HATCH:

TREAT FOR MORTAR

NOTE:

- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:

1-A-KH-0-21.0054-7 (CREAM)

1 3/4"
8 1/2"
15 1/8"
2" x 1/2" ANCHOR SLOT (TYP.)

NOTE:

- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE:

ENTIRE FACE

1" Ø THRU HOLE (TYP.)

1" Ø VENT HOLE (TYP.)

10 3/4"
### HATCH:
- TREAT FOR MORTAR

### NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

---

### GLAZE KEY:
- 1-A-KH-0-21.0054-7 (CREAM)

---

**Garden Theatre**

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**DESCRIPTION**

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**DATE DRAWN:**
- 7/30/2021

**APPROVED AS NOTED**
- 1

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**SIGNATURE**

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---

**NOTE:**

- 1 3/4"

---

**HATCH:**

- EQ.

---

**PROFILE DRAWN BY PROJECT NUMBER REV**

- 14 5/8"

---

**RIGHT**

- 4 1/4"

---

**TOP**

- 8 1/2"

---

**ISOMETRIC**

- 13/4"

---

**LEFT**

- 4 1/4"

---

**FRONT**

- 2" x 1/2" ANCHOR SLOT (TYP.)

---

**BOTTOM**

- ENTIRE FACE

---

**REAR**

- 1" Ø VENT HOLE (TYP.)

---

**NOTE:**

- 1 3/4"

---

**RIGHT**

- 4 1/4"

---

**BOTTOM**

- 2" x 1/2" ANCHOR SLOT (TYP.)

---

**REAR**

- 1" Ø THRU HOLE (TYP.)
NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

- 3" x 1 1/4" HANDHOLD (TYP.)
- GLAZELINE
- GLAZE
- 2" x 1/2" ANCHOR SLOT (TYP.)
- 3/8" Ø WEEP HOLES HIDE IN DETAIL
- FINISHED EDGE
- ENTIRE FACE
- GLAZELINE
- GLAZE

HATCH:
TREAT FOR MORTAR

DATE DRAWN
7/20/2021

PROFILE
N/A

DRAWN BY
ASB

CHECKED BY
AS1

SAMPLE
AS1

PROJECT NUMBER
P17-1211

STYLE
AS1

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NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

1" Ø ANCHOR HOLE (TYP.)

2" x 1/2" ANCHOR SLOT (TYP.)

3/8" Ø WEEP HOLES CENTERED IN CELL HIDE IN DETAIL

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

SEE NOTE

PROJECT NUMBER
P17-1211

REVISE AND RESUBMIT
HATCH: TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

RIGHT
1" Ø VENT HOLE (TYP.)
12 13/16" 3 11/16"
1" Ø VENT HOLE (TYP.)
2"
5 1/8"
SHELF

BOTTOM
16 1/2" 8 1/2"
14" 12 1/2"
4"
4 3/8"
8 1/2"

LEFT
GLAZE ENTIRE FACE
GLAZE ENTIRE FACE
10 5/16" 3 11/16"
6"
3 3/8"
2 9/16"

FRONT
GLAZE ENTIRE FACE
GLAZE ENTIRE FACE
-7/18" 3 36/36"
16 1/2"

TOP
3 34/34"
1 1/2" Ø ANCHOR HOLE (TYP.)
1"
16 1/2"

ISOMETRIC
FINISHED EDGE
HATCH:
TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)
PERFORATION AREA TO BE REMOVED BEFORE SHIPPING

TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

---

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

---

1 2" x 1/2" ANCHOR SLOT (TYP.)
2 5 5/8"
3 4 5/8"
4 9 7/8"
5 8 5/8"
6 12 3/4"
7 9"
8 9 7/8"
9 12 3/4"
10 9/16"
11 5 5/8"
12 6"
13 4 5/8"
14 6"
15 9"
16 4 5/8"
17 9"
18 1" Ø VENT HOLE (TYP.)
19 7/8"
HATCH:

- PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
- TREAT FOR MORTAR

NOTE:

- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

DATE DRAWN
7/30/2021

REV
GLAZE
SEE KEY
WEIGHT (lbs)
59

PROFILE
B12
DRAWN BY
TJH
CHECKED BY
N/A
SAMPLE
N/A
PROJECT NUMBER
P17-1211

STYLE
B12R

Garden Theatre

PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
TREAT FOR MORTAR

NOTE:

- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)
TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

**GLAZE KEY:**
1-A-KH-0-21.0054-7 (CREAM)

- FINISHED EDGE
- LEFT
- FRONT
- TOP
- RIGHT
- REAR
- BOTTOM

**HATCH:**

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<th>Garden Theatre</th>
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**PROFILE**
B12

**DRAWN BY**
TJH

**CHECKED BY**
N/A

**SAMPLE**

**PROJECT NUMBER**
P17-1211

**REV**
A

**STYLE**
B16

**WEIGHT (lbs)**
69

**BLOCK DESCRIPTION**
Base

**DATE DRAWN**
7/30/2021

**REV DESCRIPTION**
A

**DATE**
11/22/21

**SIGNATURE**

**DATE**

**APPROVED**

**APPROVED AS NOTED**

**REVISE AND RESUBMIT**

---

**NOTE:**
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
*HATCH:* TREAT FOR MORTAR

*NOTE:*  
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.  
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.  
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.  
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

1 1/2" x 3" ANCHOR SLOT

---

**GLAZE KEY:**
1-A-KH-0-21.0054-7 (CREAM)

---

3/8" Ø WEEP HOLES CENTERED IN CELL HIDE IN DETAIL

---

1" Ø ANCHOR HOLE (TYP.)

---

1 1/4"

---

TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.

---

GLAZE ENTIRE FACE

---

LEFT

---

RIGHT

---

REAR

---

FRONT

---

BOTTOM

---

NOTE:

- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
### Garden Theatre

- **Style:** BK2L
- **Profile:** N/A
- **Drawn by:** ASB
- **Checked by:** BK2R
- **Sample:** P17-1211
- **Project Number:**

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### Block Description

**Bracket**

- **Interpretation:**
  - If field trimming is required, contractor to cut piece to suit at no charge to BVTC.
  - Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
  - Typical terracotta wall thickness 1-1/4" unless otherwise noted.
  - Typical mortar thickness 1-1/4" unless otherwise noted.

**Note:**

- Refer to historical sample for further design details.

**Hatch:**

- Treat for mortar

**Top Diagram:**

- 1" Ø anchor hole (TYP.)
- 1 1/2" x 3" anchor slot
- GLAZELINE

**Isometric Diagram:**

- 12 3/4" GLAZELINE
- 5 1/4" GLAZELINE

**Front Diagram:**

- 16 3/4" GLAZELINE
- 12 3/4" GLAZELINE

**Left Diagram:**

- 5 3/4" + 2 1/2"
- 1" Ø anchor hole (TYP.)

**Right Diagram:**

- 1" Ø anchor hole (TYP.)
- GLAZELINE
- ENTIRE FACE
- 3/8" Ø weep holes

**Bottom Diagram:**

- 6 1/4" GLAZELINE
- 2 3/8" GLAZELINE

---

**Glaze Key:**

- 1-A-KH-0-21.0054-7
- (CREAM)
GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

1 1/2" x 3" ANCHOR SLOT

1" Ø ANCHOR HOLE (TYP.)

GLAZE

GLAZELINE

12 3/4"

FINISHED EDGE

GLAZE ENTIRE FACE

LEFT

GLAZE

GLAZELINE

2 1/2"

2 1/2"

2 3/8"

27 3/8"

3/8" Ø WEEP HOLES
HIDE IN DETAIL

FRONT

RIGHT

REAR

3/8" Ø WEEP HOLES
HIDE IN DETAIL

16 3/4"

6 1/4"

8 5/8"

1 1/2" x 3" ANCHOR SLOT

GLAZE

GLAZELINE

8 5/8"

3 1/2"

2 5/8"

2 5/8"

GLAZELINE

ENTIRE FACE

HIDE IN DETAIL
HATCH:

TREAT FOR MORTAR

NOTE:

- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:

1-A-KH-0-21.0054-7 (CREAM)

NOTE:

- 3/8" WEEP HOLES HIDE IN DETAIL

DATE DRAWN: 7/26/2021

REVISION: 31

Garden Theatre

BLOCK DESCRIPTION

Bracket

REVIEWER

PROOFREADER

SIGNATURE DATE
HATCH:
- TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

1-1/4" UNLESS OTHERWISE NOTED.

DATE DRAWN
7/28/2021

SERIES
Garden Theatre

THICKNESS
1-1/4"

PROFILE
N/A

DATE
1

WEIGHT (lbs)
31

DRAWN BY
ASB

CHECKED BY
N/A

SAMPLE
BK3R

PROJECT NUMBER
P17-1211

REV
1

DESCRIPTION
GLAZE

DESCRIPTION
SEE KEY

TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.

HATCH:

- TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

1-1/4" UNLESS OTHERWISE NOTED.

DATE DRAWN
7/28/2021

SERIES
Garden Theatre

THICKNESS
1-1/4"

PROFILE
N/A

DATE
1

WEIGHT (lbs)
31

DRAWN BY
ASB

CHECKED BY
N/A

SAMPLE
BK3R

PROJECT NUMBER
P17-1211

REV
1

DESCRIPTION
GLAZE

DESCRIPTION
SEE KEY

TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.

HATCH:

- TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

HATCH:
TREAT FOR MORTAR

NOTE:
- 3/8" Ø WEEP HOLES CENTERED IN CELL HIDE IN DETAIL
- 2 1/2" x 3" ANCHOR SLOT
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
GLAZE KEY:
1-A-KH-0-21.0054-7
(CREAM)

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

HATCH:
TREAT FOR MORTAR

- APPROVED
- APPROVED AS NOTED
- REVISE AND RESUBMIT
NOTE:
- Refer to historical sample for further design details.
- If field trimming is required, contractor to cut piece to suit at no charge to BVTC.
- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)
- Refer to historical sample for further design details.
- If field trimming is required, contractor to cut piece to suit at no charge to BVTC.
- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

1" Ø vent hole (typ.)

GLAZE

GLAZELINE

1 1/4"

8"

2 3/8", TYP.

15/16", TYP.

1" Ø vent hole (typ.)

GLAZE

GLAZELINE

2" x 1/2" anchor slot (typ.)

R1 3/16"

EQ.

EQ.

DATE DRAWN
7/21/2021

REV

DESCRIPTION

DATE

OWN

Garden Theatre

CS21-R

PROFILE

CS21

DRAWN BY

TJH

CHECKED BY

CS21

SAMPLE

P17-1211

STYLE

CS21

WEIGHT (lbs)
60

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**Column Segment**

**Garden Theatre**

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### DIMENSIONS

- **Height:** 13" (top and bottom)
- **Width:** 3 3/4" (left and right)
- **Depth:** 1 1/4" (front and back)

**TREAT FOR MORTAR**
- Typical Mortar Indent 1/2" deep with 1-1/4" Mortar Leg.
- Typical Terracotta Wall Thickness 1-1/4" unless otherwise noted.

**NOTE:** Refer to historical sample for further design details.

**GLAZE**
- Entire Face
- 1-1/2" Anchor Slot (typ.)
- TYPICAL MORTAR INDENT 1/2"
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4"
- DEEP WITH 1-1/4" MORTAR LEG

**ISOMETRIC**

- FRONT
  - 1 1/4" VENT HOLE (TYP.)
  - 2 x 1/2" ANCHOR SLOT (TYP.)
- TOP
  - 1 15/16" R1 3/16" G
- RIGHT
  - 1 1/4" GLAZE
  - 6 3/16" R1 3/16"
- BOTTOM
  - 11 1/2" 3 1/2" 3 5/16" 9 1/2" 9 1/2"
  - 2 1/2" 6 1/2" 9 1/2" 11 1/2" 2 1/2"

**GLAZE KEY:**
- CREAM
- CREMENTINE

**HATCH:**
- 2 x 1/2" ANCHOR SLOT (TYP.)
HATCH:
TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVT.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0.21.0054-7 (CREAM)

NOTE:
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
**Perforation Area to Be Removed Before Shipping**

**Treat for Mortar**

**NOTE:**
- Refer to historical sample for further design details.
- If field trimming is required, contractor to cut piece to suit at no charge to BVTC.
- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

---

**Isometric**

**Column Segment**

**Garden Theatre**

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<th>Quantity</th>
<th>Garden Theatre</th>
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**Profile:**

1. **CS99**

**Drawn By:** TJH

**Checked By:** CS9R

**Sample:**

**Project Number:** P17-1211

**Rev:**

---

**Glaze Key:**

1-A-KH-0-21.0054-7

(cream)

---

**Hatch:**

- Perforation area to be removed before shipping
- Treat for mortar

---

**Note:**

- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

---

**Typical Mortar Indent 1/2" Deep with 1-1/4" Mortar Leg.**

---

**Typical Terracotta Wall Thickness 1-1/4"**

---

**References:**

- Historical Sample for Further Design Details
- Field Trimmed at No Charge to BVTC

---

**Dimensions:**

- **Top:** 22 9/16"
- **Bottom:** 7"
- **Left:** 8 5/8"
- **Right:** 12 13/16"
- **Front:** 16 7/8"
- **Rear:** 18 1/2"
GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

TREAT FOR MORTAR

- PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
- HANDHOLD (TYP.)
- 3" x 1 1/4"

DETAIL BROKEN ON SAMPLE. ADD TYP. LEAF DETAIL ON EGG CORNER.

SAMPLE MISSING ACORN, SCULPT TYP TO REPLICATE.

TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.

TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
TREAT FOR MORTAR

- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)
GLAZE KEY:
1-A-KH-0-21.0054-7
(CREAM)
HATCH:
TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)
HATCH:
- PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
- TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)
HATCH:
PAPER AREA TO BE REMOVED BEFORE SHIPPING
TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
TREAT FOR MORTAR

Frame

Garden Theatre

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PROFILE DRAWN BY SAMPLE PROJECT NUMBER REV
CHECKED BY SAMPLE PROJECT NUMBER REV
REVISED AND RESUBMITTED TO SAMPLE PROJECT NUMBER REV

APPROVED
APPROVED AS NOTED
REVIEW AND RESUBMIT

DATE DRAWN
7/21/2021

WEIGHT (lbs)
129

PROFILE
F8

DRAWN BY
TJH

CHECKED BY
F8R

SAMPLE
F8R

PROJECT NUMBER
P17-1211

NOTE:
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE ENTIRE FACE

GLAZE

1" Ø VENT HOLE (TYP.)

LEFT
2 7/16" 5 3/4"
9 3/16" 10 7/8"
3/4"
7 11/16"
R1"
8 3/16"

FRONT
2" x 1/2" ANCHOR SLOT (TYP.)

11"
7 1/2"
2"
18"
11/16"

RIGHT
2" x 1/2" ANCHOR SLOT (TYP.)

12 1/2"
7 7/8"
3/4"
10 7/8"

BOTTOM
2" x 1/2" ANCHOR SLOT (TYP.)

13"
3 5/8"
4 7/8"
12 1/2"

TOP
GLAZE

ISOMETRIC

8 3/16"
- Refer to historical sample for further design details.
- If field trimming is required, contractor to cut piece to suit at no charge to BVTC.
- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

Garden Theatre

Date Drawn: 7/21/2021

Glaze

Glaze Description

Quanity: 4

Weight (lbs): 33

Profile: F9

Drawn by: TJH

Checked by: F9-1

Project Number: P17-1211

Rev: F9.1

Block Description: Frame

Hatch: Treat for mortar

Note:

- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

Glaze Key:

1-A-KH-0.21.0054-7 (Cream)

2" x 1/2" anchor slot (Typ.)
HATCH:
TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0.21.0054-7 (CREAM)

2" x 1/2" ANCHOR SLOT (TYP.)

1" Ø VENT HOLE (TYP.)
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0.21.0054-7
(CREAM)

NOTE:
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- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

NOTE:
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- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.

HATCH:
TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

---

GLAZELINE

- 3/8" Ø WEEP HOLE (TYP.)
- 1" Ø THRU HOLE (TYP.)

GLAZE

- ENTIRE FACE 1 3/4"
- 1" Ø THRU HOLE (TYP.)

HATCH:
1/16"
GLAZE KEY:
1-A-KH-0-21.0054-7
(CREAM)
TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
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- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

APPROVED
APPROVED AS NOTED
REVISE AND RESUBMIT
GLAZE KEY:

1-A-KH-0-21.0054-7 (CREAM)

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

HATCH:

PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
TREAT FOR MORTAR

TYPICAL MORTAR INDENT 1/2"
DEEP WITH 1-1/4" MORTAR LEG.
TYPICAL TERRACOTTA WALL THICKNESS
1-1/4" UNLESS OTHERWISE NOTED.
CONTRACTOR TO VERIFY PERFORATION AREA

TRADITIONAL TERRA COTTA
WWW.BOSTONVALLEY.COM
6860 SOUTH ABBOTT ROAD
ORCHARD PARK, NY 14127
PHONE: 716.649.7490
FAX: 716.649.7688

SEE KEY
7/30/2021
Q3.2

GLAZE KEY:
1-A-KH-0-21.0054-7
(CREAM)

TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR HOLE 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE ENTIRE FACE

FINISHED EDGE

HATCH:

DATE DRAWN
7/30/2021

REVISIONS:

APPROVED
APPROVED AS NOTED
REVISE AND RESUBMIT

SIGNATURE

DATE

BOTUM
CONTRACTOR TO VERIFY PERFORATION AREA

Q6 1 HP Q6
TRADITIONAL TERRA COTTA
6860 SOUTH ABBOTT ROAD
ORCHARD PARK, NY 14127
PHONE: 716.649.7490
FAX: 716.649.7688
WWW.BOSTONVALLEY.COM

SEE KEY
1-Garden Theatre
Quoin
82

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

HATCH: TREAT FOR MORTAR

GLAZE KEY:
1-A-KH-0.21.0054-7 (CREAM)

NOTE:
- 2" x 1/2" ANCHOR SLOT (TYP.)
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

TOP
ISOMETRIC
REAR

12"
10"

13 5/16"
5 3/16"
3"

LEFT
FRONT
RIGHT
BOTTOM

GLAZE ENTIRE FACE
FINISHED EDGE
GLAZE ENTIRE FACE
GLAZE ENTIRE FACE

1" Ø VENT HOLE (TYP.)

18 1/2"

2" x 1/2" ANCHOR SLOT (TYP.)

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PERFORATION AREA TO BE REMOVED BEFORE SHIPPING

TREAT FOR MORTAR

NOTE:

- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.

- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.

- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:

1-A-KH-0-21.0054-7 (CREAM)

HATCH:

FINISHED EDGE

GLAZE ENTIRE FACE

TOP

1" Ø VENT HOLE (TYP.)

ISOMETRIC

1" Ø VENT HOLE (TYP.)

LEFT

10 3/4"

GLAZE ENTIRE FACE

FRONT

15 1/8"

RIGHT

2" x 1/2" ANCHOR SLOT (TYP.)

REAR

SHLF

4"

EQ.

1/2"

EQ.

1/2"

4"

EQ.

4"

EQ.

4"

EQ.

4"

EQ.

1/2"

EQ.

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EQ.

4"
**GLAZE KEY:**

1-A-KH-0-21.0054-7  
(CREAM)

- TREAT FOR MORTAR

**NOTE:**
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

**QUANTITY**

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**PROFILE**

| Weight (lbs) | 36 |

**DATE DRAWN**

7/29/2021

**REVIEV**

A

**DATE**

1/22/21

**CHECKED**

N/A

**P17-1211**

**DATE DWN**

7/29/2021

**DATE DRAWN**

7/29/2021

**SIGNATURE**

T.J.H.

**BOTTOM**

- 2" x 1/2" ANCHOR SLOT (TYP.)
- 3 5/16"

**TOP**

- 4"

**ISOMETRIC**

- 15 1/8"

**LEFT**

- 7"

**FRONT**

- 6 5/8"

**RIGHT**

- 2 1/2"

**REAR**

- 5/8"

**HATCH:**
NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
HATCH:

- PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
- TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
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- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
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- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)
HATCH: TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2” DEEP WITH 1-1/4” MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4” UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0.21.0054-7 (CREAM)

---

DATE DRAWN: 7/29/2021

REVISE AND RESUBMIT

APPROVED AS NOTED

SIGNATURE DATE

PROFILE: Q12

DRAWN BY: T.JH

CHECKED BY: N/A

SAMPLE: N/A

PROJECT NUMBER: P17-1211

REVISION: A

GLAZE

SEE KEY

Q14.1

QUANTITY

5

Garden Theatre

TOTAL WEIGHT (lbs): 48

DESCRIPTION: Quoin

STYLE:

CERTIFICATE OF COMPLIANCE

REV: A

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### Glaze Key:

1-A-KH-0.21.0054-7  
(creams)

### Notes:
- **Perforation Area** to be removed before shipping.
- **Treat for Mortar**.
- If field trimming is required, contractor to cut piece to suit at no charge to BVTC.
- Typical Mortar Indent 1/2" deep with 1-1/4" Mortar Leg.
- Typical Terracotta Wall Thickness 1-1/4" unless otherwise noted.

### Dimensions:

#### Top View:
- 4" height
- 17" length
- 15 1/8" width

#### Isometric View:
- 4" height
- 6 3/8" length
- 2" x 1/2" Anchor Slot (typ.)

#### Right Rear View:
- 1" Ø Vent Hole (typ.)

#### Left View:
- 1" Ø Vent Hole (typ.)

#### Front View:
- 2" x 1/2" Anchor Slot (typ.)

#### Rear View:
- 1" Ø Vent Hole (typ.)

#### Shelf:
- 15 1/8" width

### Glaze:
- Entire Face
- Finished Edge

### Signature:

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<th>Date Drawn</th>
<th>Description</th>
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**Block Description:** Quoin

**Profile:** Q12

**Drawn By:** T.J.H.

**Checked By:** N/A

**Sample:** P17-1211

**Project Number:** Q14.2

**Weight:** 66 lbs

**Revision:** A

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CONTRACTOR TO VERIFY PERFORATION AREA

Q14.2 Q14.3 HP Make Insert
WWW.BOSTONVALLEY.COM
TRADITIONAL TERRA COTTA
6860 SOUTH ABBOTT ROAD
ORCHARD PARK, NY 14127
PHONE: 716.649.7490
FAX: 716.649.7688

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0.21.0054-7 (CREAM)

1" Ø VENT HOLE (TYP.)
2" x 1/2" ANCHOR SLOT (TYP.)
4 3/8"
4"
17"
HATCH:
PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
TREAT FOR MORTAR

NOTE:
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

TOP
FINISHED EDGE
ISOMETRIC
BOTTOM
RIGHT
REAR

PROJECT NUMBER
P17-1211

STYLE
Q14.3

GARDEN THEATRE

QUANTITY
1

SIGNATURE

DATE

REVISE AND RESUBMIT
APPROVED
APPROVED AS NOTED

DATE DRAWN
7/30/2021

PROFILE
Q12.3

DRAWN BY
T.JH

CHECKED BY
N/A

APPROVED

GLAZE
SEE KEY

WEIGHT (lbs)
64

SAMPLE
N/A
PERFORATION AREA TO BE REMOVED BEFORE SHIPPING

TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0.21.0054-7 (CREAM)
HATCH:
- TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

FINISHED EDGE

GLAZE ENTRIE FACE

GLAZE ENTRIE FACE

1" Ø VENT HOLE (TYP.)

2" x 1/2" ANCHOR SLOT (TYP.)

2" x 1/2" ANCHOR SLOT (TYP.)

1" Ø VENT HOLE (TYP.)

1" Ø VENT HOLE (TYP.)

FINISHED EDGE

GLAZE ENTRIE FACE

GLAZE ENTRIE FACE

1" Ø VENT HOLE (TYP.)

2" x 1/2" ANCHOR SLOT (TYP.)

2" x 1/2" ANCHOR SLOT (TYP.)
NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2” DEEP WITH 1-1/4” MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4” UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

HATCH:
TREAT FOR MORTAR

- APPROVED
- APPROVED AS NOTED
- REVISE AND RESUBMIT

SIGNATURE
DATE

BOTTOM

QUANTITY
WEIGHT (lbs)
ENTIRE FACE
ENTIRE FACE
5 3/8" 6" 2" x 1/2" ANCHOR SLOT (TYP.)
1" Ø VENT HOLE (TYP.)

FINISHED EDGE

TYPICAL MORTAR INDENT 1/2” DEEP WITH 1-1/4” MORTAR LEG.

1" Ø VENT HOLE (TYP.)
- TYPICAL TERRA COTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRA COTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
GLAZE KEY:

1-A-KH-0-21.0054-7
(CREAM)

NOTE:

- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

TREAT FOR MORTAR

HATCH:

1. 1" Ø ANCHOR HOLE (TYP.)
2. 2" x 1/2" ANCHOR SLOT (TYP.)
3. EQ.
   - 7 7/8"
   - 18 3/8"
   - 12"

NOTE:

- TYPICAL MORTAR THICKNESS
  - 1-1/4" UNLESS OTHERWISE NOTED.
- TYPICAL MORTAR INDENT 1/2"
  - DEEP WITH 1-1/4" MORTAR LEG.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.

- TREAT FOR MORTAR

HATCH:
PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-021.0054-7 (CREAM)

1" Ø VENT HOLE (TYP.)
2 9/16"
2 1/2"
8 3/8"
10 7/8"
15 1/4"
5 7/8"
HATCH:
- TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0.21.0054-7 (CREAM)

- 2" x 1/2" ANCHOR SLOT (TYP.)
- 1" Ø VENT HOLE (TYP.)
### GLAZE KEY:

1-A-KH-0.21.0054-7 (CREAM)

<table>
<thead>
<tr>
<th>LEFT</th>
<th>FRONT</th>
<th>ISOMETRIC</th>
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<tbody>
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<td><img src="image-front.png" alt="Diagram" /></td>
<td><img src="image-isometric.png" alt="Diagram" /></td>
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- **HATCH:** TREAT FOR MORTAR

**NOTE:**

- If field trimming is required, contractor to cut piece to suit at no charge to BVTC.
- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

**TYPICAL TERRACOTTA WALL THICKNESS**

- 1-1/4" UNLESS OTHERWISE NOTED.

- **TYPICAL MORTAR INDENT** 1/2" DEEP WITH 1-1/4" MORTAR LEG.

**DATE DRAWN:** 7/30/2021

**PROFILE:** Q18.3

**DRAWN BY:** T.J.H.

**CHECKED BY:** N/A

**SAMPLE:** P17-1211

### BLOCK DESCRIPTION

**STYLE:** Q26

**Garden Theatre**
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

**GLAZE KEY:**

1-A-KH-0-21.0054-7 (CREAM)

**NOTE:**

- PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
- TREAT FOR MORTAR

**CONTRACTOR TO VERIFY PERFORATION AREA**

**DATE DRAWN:** 7/30/2021

**GLAZE SEE KEY**

**WEIGHT (lbs):** 60

**STYLE:** Q27

**PROFILE:** Q12

**DRAWN BY:** TJH

**CHECKED BY:** N/A

**SAMPLE:** P17-1211

**PROJECT NUMBER**
HATCH:
- PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
- TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0.21.0054-7 (CREAM)

- \( 2\frac{1}{2}'' \)
- \( 2\frac{11}{16}'' \)
- \( 10\frac{7}{8}'' \)
- \( 8\frac{3}{8}'' \)
- \( 8\frac{3}{8}'' \)
- \( 5\frac{7}{8}'' \)
- \( 14\frac{3}{4}'' \)

GLAZE ENTIRE FACE

1" Ø VENT HOLE (TYP.)

2" x 1/2" ANCHOR SLOT (TYP.)

1" Ø VENT HOLE (TYP.)

TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.

- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7
(CREAM)
**Garden Theatre Waterfall**

**Style:** W1.2

**Date Drawn:** 7/27/2021

**Description:**

- **Quantity:** 14
- **Weight (lbs):** 144

**Block Description:**

<table>
<thead>
<tr>
<th>Block Description</th>
<th>Garden Theatre</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Profile</strong></td>
<td>W1</td>
</tr>
<tr>
<td><strong>Profile</strong></td>
<td>ASB</td>
</tr>
<tr>
<td><strong>Checked By</strong></td>
<td>W1-2</td>
</tr>
</tbody>
</table>

**Notes:**

- Refer to historical sample for further design details.
- If field trimming is required, contractor to cut piece to suit at no charge to BVTC.
- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

**Glaze Key:**

1-A-KH-0-21.0054-7 (Cream)

**Hatch:**

Treat for mortar

---

**Diagram Details:**

- **Top:**
  - Slope
  - Glaze

- **Isometric:**
  - Fillet 3/8" Ø (Typ.)

- **Detail A:**
  - 3" x 1 1/4" Handhold (Typ.)
  - 1" Ø Anchor Hole (Typ.)

- **Left:**
  - Glazeline
  - 17 1/4" x 5 1/4"

- **Front:**
  - Glaze Entire Face
  - 1" Ø Anchor Hole (Typ.)
  - 3/8" Ø Weep Holes centered in cell hide in detail (Typ.)

- **Right:**
  - Glazeline

- **Bottom:**
  - 3 7/8" Fillet 3/8" Ø (Typ.)
  - 7 1/4"

---

**Glaze Line:**

- **3 1/16"**
- **3/8" Ø Weep Holes centered in cell hide in detail (Typ.)**

---

**Interior Vent Hole (Typ.):**

- **EQ EQ**
HATCH:
- PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
- TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

LEFT

GLAZE KEY:
1-A-KH-O-21.0054-7 (CREAM)

FRONT

GLAZE NOT REQUIRED IN OUTRIGER CHANNEL

GLAZELINE

SLOPE

INTERIOR VENT HOLE (TYP.)

RIGHT

GLAZELINE

GLAZE ENTIRE FACE

1" Ø ANCHOR HOLE (TYP.)

1" Ø VENT HOLE (TYP.)

3/8" Ø WEEP HOLES HIDE IN DETAIL (TYP.)

REAR

HATCH:

GLAZELINE

GLAZE

WINDOW FOR CUT OUT

GLAZE

GLAZELINE

GLAZE NOT REQUIRED IN OUTRIGER CHANNEL

BOTTOM

1 HP W2L

Remove Window for Cut Out

Use Mold Form

Oversize Rear 1"
HATCH:
- PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
- TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

GLAZELINE
10 3/4"
23 13/16"
37"
11"
11 1/2"
4 3/4"
17"
5 1/4"
15 1/4"

GLAZE
- 1" Ø ANCHOR HOLE (TYP.)
- 3/8" Ø WEEP HOLES
- HIDE IN DETAIL (TYP.)
- REMOVE 3/4" FROM WEB
- IN OUTRIGGER CHANNELS

WINDOW FOR CUT OUT
3/8" Ø ANCHOR HOLE (TYP.)

GLAZELINE
3 1/2" 3 1/2"
1 1/2"
6 5/16"
28 5/16"
7 1/2"
6 1/2"

GLAZE
- 1" Ø HANDHOLD (TYP.)
- 3" x 1 1/4"
- 4 1/4"

LEFT

FRONT

RIGHT

REAR

GLAZE NOT REQUIRED IN OUTRIGGER CHANNELS

3/8" Ø WEEP HOLES

HIDE IN DETAIL (TYP.)

WINDOW FOR CUT OUT

1 9/16"

GLAZELINE

BOTTOM

1 1/4"

10 1/4"

1 9/16"

1" Ø HANDHOLD (TYP.)

NOTE:
- HATCH:
- PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
- TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

GLAZELINE
10 3/4"
23 13/16"
37"
11"
11 1/2"
4 3/4"
17"
5 1/4"
15 1/4"

GLAZE
- 1" Ø ANCHOR HOLE (TYP.)
- 3/8" Ø WEEP HOLES
- HIDE IN DETAIL (TYP.)
- REMOVE 3/4" FROM WEB
- IN OUTRIGGER CHANNELS

WINDOW FOR CUT OUT
3/8" Ø ANCHOR HOLE (TYP.)

GLAZELINE
3 1/2" 3 1/2"
1 1/2"
6 5/16"
28 5/16"
7 1/2"
6 1/2"

GLAZE
- 1" Ø HANDHOLD (TYP.)
- 3" x 1 1/4"
- 4 1/4"

LEFT

FRONT

RIGHT

REAR

GLAZE NOT REQUIRED IN OUTRIGGER CHANNELS

3/8" Ø WEEP HOLES

HIDE IN DETAIL (TYP.)

WINDOW FOR CUT OUT

1 9/16"

GLAZELINE

BOTTOM

1 1/4"

10 1/4"

1 9/16"

1" Ø HANDHOLD (TYP.)

NOTE:
- HATCH:
- PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
- TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
NOTE:
- Refer to historical sample for further design details.
- If field trimming is required, contractor to cut piece to suit at no charge to BVTC.
- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

HATCH:
Perforation area to be removed before shipping.

TREAT FOR MORTAR

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

NO GLAZE REQUIRED IN OUTRIGER CHANNELS

REVIEW AND RESUBMIT

APPROVED

APPROVED AS NOTED

Signature Date

Block Description

Garden Theatre

Profile W1

Glaze CW

Check by W2R (B)

Sample Project Number P17-1211

Quantity 1

Weight (lbs) 503

Style W3R

Date drawn 7/28/2021

Block Description

Waterfall

Date

Signature

DWN

Bottom

GLAZELINE

REMOV3/4" FROM WEB

NO GLAZE REQUIRED IN OUTRIGER CHANNELS

GLAZELINE

WINDOW FOR CUT OUT

GLAZE

1 1/2" 10 1/4"

HATCH:

3/8" ø WEEP HOLES HIDE IN DETAIL (TYP.)

GLAZE

1" Ø ANCHOR HOLE (TYP.)

GLAZE

1" Ø ANCHOR HOLE (TYP.)

GLAZE

1" Ø ANCHOR HOLE (TYP.)

GLAZELINE

3/8" ø WEEP HOLES HIDE IN DETAIL (TYP.)

WINDOW FOR CUT OUT

GLAZE

1 1/2" 10 1/4"

HATCH:

3/8" ø WEEP HOLES HIDE IN DETAIL (TYP.)

WINDOW FOR CUT OUT

GLAZE

1 1/2" 10 1/4"

HATCH:
NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7
(CREAM)

WINDOW FOR CUT OUT

GLAZELINE

HATCH:
PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE ENTIRE FACE
FINISHED EDGE

LEFT

TOP
GLAZE
SLOPE
GLAZELINE

ISOMETRIC

DETAI A

DETAIL A

INTERIOR VENT HOLE (TYP.)

TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.

TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE ENTIRE FACE
GLAZELINE

REAR

RIGHT

GLAZELINE

GLAZE

GLAZELINE

GLAZE ENTIRE FACE

BOTTOM

GLAZELINE

4 7/16"
2"
9 7/16"
HATCH:
- PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
- TREAT FOR MORTAR

NOTE:
- DESIGN DIFFERS FROM SAMPLE.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

NOTE:
- WINDOW FOR CUT OUT
- FILL 3/8" Ø (TYP.)
- GLAZELINE
- GLAZE
- 5 1/4"
- FILLET 3/8" Ø (TYP.)
- HIDE IN DETAIL
- GLAZELINE
- 3/8" Ø ANCHOR HOLE (TYP.)
- 16 1/2"
- 5 1/4"

DATE DRAWN
7/29/2021

STYLE
W4R

Garden Theatre

PROFILE
W1

WEIGHT (lbs)
212

REV
DESCRIPTION
DATE
SIGN

PROJ
NUMBER
P17-1211

REV
DESCRIPTION
DATE
RESEN

REVCHECKED BY SAMPLE
STYLE
BLOCK DESCRIPTION
Wateretable
NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-021.0054-7 (CREAM)

DATE DRAWN
7/21/2021

REV DESCRIPTION
A CORR QUANTITIES 1/21/21 EQ.

GLAZE
SEE KEY

WEIGHT (lbs)
39

PROFILE
Q1

DRAWN BY
TJH

CHECKED BY
N/A

SAMPLE
N/A

PROJECT NUMBER
P17-1211

STYLE
A2.1

NOTE:
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

HATCH: TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.

- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
HATCH:

**TREAT FOR MORTAR**

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVT.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
- FIELD ADJUSTMENT STONE (FAS) QTY OF (4), CONTRACTOR TO CUT STONE IN FIELD TO FIT WITH OVERALL ASSEMBLY OF UNITS.

GLAZE KEY:

1-A-KH-0-21.0054-7 (CREAM)

TREAT FOR MORTAR

ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE REPRODUCED OR COPied IN ANY FOTM OR BY ANY MEANS-GRAphic, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, TAPING OR INFORMATION AND RETRIEVAL SYSTEMS WITHOUT WRITTEN PERMISSION OF BOSTON VALLEY TERRA COTTA.
TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0.21.0054-7 (CREAM)
NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2” DEEP WITH 1-1/4” MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4” UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0.21.0054-7
(CREAM)

HATCH:
TREAT FOR MORTAR

TOP
18 1/2"
13 3/16"

ISOMETRIC
3 3/4"
1" Ø THRU HOLE (TYP.)

FRONT
GLAZE ENTIRE FACE

RIGHT
1 1/2"
4 1/16"

REAR

BOTTOM

2" x 1/2" ANCHOR SLOT (TYP.)

1 7/8"
13 5/16"
5 3/16"
17/8"

DATE DRAWN
12/1/2021

SIGNATURE DATE

APPROVED
APPROVED AS NOTED
REVISE AND RESUBMIT

1 1/2"
9 1/8"
3 3/4"
9 1/8"

HATCH:
TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2” DEEP WITH 1-1/4” MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4” UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0.21.0054-7
(CREAM)

HATCH:
TREAT FOR MORTAR

TOP
18 1/2"
13 3/16"

ISOMETRIC
3 3/4"
1" Ø THRU HOLE (TYP.)

FRONT
GLAZE ENTIRE FACE

RIGHT
1 1/2"
4 1/16"

REAR

BOTTOM

2" x 1/2" ANCHOR SLOT (TYP.)

1 7/8"
13 5/16"
5 3/16"
17/8"

DATE DRAWN
12/1/2021

SIGNATURE DATE

APPROVED
APPROVED AS NOTED
REVISE AND RESUBMIT

1 1/2"
9 1/8"
3 3/4"
9 1/8"

HATCH:
TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2” DEEP WITH 1-1/4” MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4” UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0.21.0054-7
(CREAM)

HATCH:
TREAT FOR MORTAR

TOP
18 1/2"
13 3/16"

ISOMETRIC
3 3/4"
1" Ø THRU HOLE (TYP.)

FRONT
GLAZE ENTIRE FACE

RIGHT
1 1/2"
4 1/16"

REAR

BOTTOM

2" x 1/2" ANCHOR SLOT (TYP.)

1 7/8"
13 5/16"
5 3/16"
17/8"

DATE DRAWN
12/1/2021

SIGNATURE DATE

APPROVED
APPROVED AS NOTED
REVISE AND RESUBMIT

1 1/2"
9 1/8"
3 3/4"
9 1/8"

HATCH:
TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2” DEEP WITH 1-1/4” MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4” UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0.21.0054-7
(CREAM)

HATCH:
TREAT FOR MORTAR

TOP
18 1/2"
13 3/16"

ISOMETRIC
3 3/4"
1" Ø THRU HOLE (TYP.)

FRONT
GLAZE ENTIRE FACE

RIGHT
1 1/2"
4 1/16"

REAR

BOTTOM

2" x 1/2" ANCHOR SLOT (TYP.)

1 7/8"
13 5/16"
5 3/16"
17/8"

DATE DRAWN
12/1/2021

SIGNATURE DATE

APPROVED
APPROVED AS NOTED
REVISE AND RESUBMIT

1 1/2"
9 1/8"
3 3/4"
9 1/8"

HATCH:
TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
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- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4” UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0.21.0054-7
(CREAM)

HATCH:
TREAT FOR MORTAR

TOP
18 1/2"
13 3/16"

ISOMETRIC
3 3/4"
1" Ø THRU HOLE (TYP.)

FRONT
GLAZE ENTIRE FACE

RIGHT
1 1/2"
4 1/16"

REAR

BOTTOM

2" x 1/2" ANCHOR SLOT (TYP.)

1 7/8"
13 5/16"
5 3/16"
17/8"

DATE DRAWN
12/1/2021

SIGNATURE DATE

APPROVED
APPROVED AS NOTED
REVISE AND RESUBMIT

1 1/2"
9 1/8"
3 3/4"
9 1/8"

HATCH:
TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2” DEEP WITH 1-1/4” MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4” UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0.21.0054-7
(CREAM)

HATCH:
TREAT FOR MORTAR

TOP
18 1/2"
13 3/16"

ISOMETRIC
3 3/4"
1" Ø THRU HOLE (TYP.)

FRONT
GLAZE ENTIRE FACE

RIGHT
1 1/2"
4 1/16"

REAR

BOTTOM

2" x 1/2" ANCHOR SLOT (TYP.)

1 7/8"
13 5/16"
5 3/16"
17/8"

DATE DRAWN
12/1/2021

SIGNATURE DATE

APPROVED
APPROVED AS NOTED
REVISE AND RESUBMIT

1 1/2"
9 1/8"
3 3/4"
9 1/8"

HATCH:
TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2” DEEP WITH 1-1/4” MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4” UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0.21.0054-7
(CREAM)

HATCH:
TREAT FOR MORTAR

TOP
18 1/2"
13 3/16"

ISOMETRIC
3 3/4"
1" Ø THRU HOLE (TYP.)

FRONT
GLAZE ENTIRE FACE

RIGHT
1 1/2"
4 1/16"

REAR

BOTTOM

2" x 1/2" ANCHOR SLOT (TYP.)

1 7/8"
13 5/16"
5 3/16"
17/8"

DATE DRAWN
12/1/2021

SIGNATURE DATE

APPROVED
APPROVED AS NOTED
REVISE AND RESUBMIT

1 1/2"
9 1/8"
3 3/4"
9 1/8"
NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR IDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

1 1/2" ANCHOR SLOT (TYP.)

GLAZELINE

GLAZE ENTIRE FACE

TREAT FOR MORTAR

HATCH:

NOTE:

- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR IDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)
### HATCH:
- Treat for mortar

### NOTE:
- Refer to historical sample for further design details.
- If field trimming is required, contractor to cut piece to suit at no charge to BVTC.
- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

### GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

### Dimensions:
- **Top**: 10 1/2" x 10 1/4" x 8 1/16" x 12"
- **Front**: 10 1/4" x 4 1/16" x 5 3/8" x 2 1/8"
- **Bottom**: 10 1/2" x 2 3/8" x 5 1/8" x 2 1/8"
- **Right**: 10 1/4" x 8 1/16" x 2 7/16" x 7 13/16" x 2 7/16" x 12"
- **Left**: 10 1/2" x 4 1/16" x 5 3/8" x 2 1/8" x 12"
- **Rear**: 10 1/4" x 8 1/16" x 2 7/16" x 7 13/16" x 2 7/16" x 12"

### GLAZELINE:
- Entire face
- Edge

### Anchor Slots:
- 2" x 1/2" Anchor Slot (Typ.)
- 1 3/4" Ø Anchor Hole (Typ.)
- 1" Ø Anchor Hole (Typ.)
- 1" Ø VENT Hole (Typ.)

### Additional Notes:
- If field trimming is required, contractor to cut piece to suit at no charge to BVTC.
- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

### Approval Status:
- Approved

### Sample Details:
- Garden Theatre
- Block Description: Column Segment
- Style: CB1L
- Project Number: P17-1211
- Date: 7/21/2021
- Unspecified quantities and details for Garden Theatre Block Description Column Segment Style CB1L Project Number P17-1211 Date 7/21/2021
NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

TREAT FOR MORTAR

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

APPROVED AS NOTED
REVIEW AND RESUBMIT

GLAZELINE
GLAZE

1 3/4" Ø ANCHOR HOLE (TYP.)
1" Ø ANCHOR HOLE (TYP.)

2 1/2" ANCHOR SLOT (TYP.)

2" x 1/2"

2 7/16" 10 1/4"
4 1/16"

GLAZED ENTIRE FACE

ISOMETRIC

TOP

LEFT

RIGHT

REAR

FINISHED EDGE

FRONT

BOTTOM

NOTE:

1" Ø VENT HOLE (TYP.)

12" 2 1/8" 5 1/8" 5 7/8" 3 3/8" 2 1/8" 10 1/2" 12"

2 7/16" 7 13/16"

2 1/2" 2 7/16"

12" 2 1/8" 5 1/8" 5 7/8" 3 3/8" 2 1/8" 10 1/2" 12"
NOTE:
- Refer to historical sample for further design details.
- If field trimming is required, contractor to cut piece to suit at no charge to BVTC.
- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

TREAT FOR MORTAR

- 2" x 1/2" anchor slot (typ.)
- 1" Ø thru hole (typ.)
- 1" Ø vent hole (typ.)
- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.
NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)
NOTE:
- Refer to historical sample for further design details.
- If field trimming is required, contractor to cut piece to suit at no charge to BVTC.
- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

GLAZE KEY:
1-A-KH-021.0054-7
(cream)

HATCH:
TREAT FOR MORTAR

- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

GLAZELINE

GLAZE

GLAZE ENTIRE FACE

R1 3/16"

2" x 1/2" anchor slot (typ.)

1 1/4"

8"

15/16", typ.

2 3/8", typ.

1"

12"

15 1/4"

1 9/16"

TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

- Refer to historical sample for further design details.
- If field trimming is required, contractor to cut piece to suit at no charge to BVTC.

NOTE:

- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

GLAZE KEY:
1-A-KH-021.0054-7
(cream)

HATCH:
TREAT FOR MORTAR

- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

GLAZELINE

GLAZE

GLAZE ENTIRE FACE

R1 3/16"

2" x 1/2" anchor slot (typ.)

1 1/4"

8"

15/16", typ.

2 3/8", typ.

1"

12"

15 1/4"

1 9/16"

TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

- Refer to historical sample for further design details.
- If field trimming is required, contractor to cut piece to suit at no charge to BVTC.

NOTE:

- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

GLAZE KEY:
1-A-KH-021.0054-7
(cream)

HATCH:
TREAT FOR MORTAR

- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

GLAZELINE

GLAZE

GLAZE ENTIRE FACE

R1 3/16"

2" x 1/2" anchor slot (typ.)

1 1/4"

8"

15/16", typ.

2 3/8", typ.

1"

12"

15 1/4"

1 9/16"

TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

- Refer to historical sample for further design details.
- If field trimming is required, contractor to cut piece to suit at no charge to BVTC.

NOTE:

- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

GLAZE KEY:
1-A-KH-021.0054-7
(cream)

HATCH:
TREAT FOR MORTAR

- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

GLAZELINE

GLAZE

GLAZE ENTIRE FACE

R1 3/16"

2" x 1/2" anchor slot (typ.)

1 1/4"

8"

15/16", typ.

2 3/8", typ.

1"

12"

15 1/4"

1 9/16"

TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

- Refer to historical sample for further design details.
- If field trimming is required, contractor to cut piece to suit at no charge to BVTC.
NOTE:

- Refer to historical sample for further design details.
- If field trimming is required, contractor to cut piece to suit at no charge to BVTC.
- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

GLAZE KEY:

1-A-KH-0.21.0054-7
(CREAM)

HATCH:

TREAT FOR MORTAR

NOTE:
TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

DATE DRAWN
7/21/2021

GLAZE
SEE KEY

WEIGHT (lbs)
45

PROFILE
C8

DRAWN BY
TJH

CHECKED BY
CS6R

SAMPLE
CS6R

PROJECT NUMBER
P17-1211

REV
1

DESCRIPTION
Garden Theatre

Block Description
Column Segment

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GLAZE KEY:
1-A-KH-0-21.0054-7
(CREAM)

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
GLAZE KEY:
1-A-KH-0-21.0054-7
(CREAM)

HATCH:
PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
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- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0.21.0054-7 (CREAM)

HATCH:
TREAT FOR MORTAR

CONTRACTOR TO VERIFY IF CUTOUT IS NEEDED IN FIELD. ADJACENT UNITS APPEAR TO HAVE PERFORATION FOR STEEL.
TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2” DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

HATCH:
PERFORATION AREA TO BE REMOVED BEFORE SHIPPING

TOP

ISOMETRIC

FINISHED EDGE

GLAZE ENTIRE FACE

GLAZE ENTIRE FACE

2" x 1/2" ANCHOR SLOT (TYP.)

1" Ø VENT HOLE (TYP.)

BOTTOM

LEFT

FRONT

RIGHT

REAR

NOTE:
- TYPICAL MORTAR INDENT 1/2” DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

11"

13 3/16"

8 1/2"

5 3/4"

8 1/2"

6 5/8"

3 1/2"
PERFORATION AREA TO BE REMOVED BEFORE SHIPPING

TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

NOTE:
4 1/16"
2" x 1/2" ANCHOR SLOT (TYP.)
3 1/2"
CONTRACTOR TO VERIFY IF CUTOUT IS NEEDED IN FIELD. SIMILAR UNITS APPEAR TO HAVE PERFORATION FOR STEEL.

HATCH:

TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

Top

3" x 1 1/4" HANDHOLD (TYP.)

Isometric

RIGHT

1" Ø VENT HOLE (TYP.)

REAR

1" Ø VENT HOLE (TYP.)

2" x 1/2" ANCHOR SLOT (TYP.)

Front

GLAZE ENTIRE FACE

FINISHED EDGE

LEFT

GLAZE ENTIRE FACE

11 3/8"

8 7/8"

9 1/2"

9 1/2"

13 3/16"

12"

8 7/8"

Garden Theatre

Quoin

QUANTITY
1

PROFILE
Q1

DATE DRAWN
7/29/2021

TREATMENT

SEE NOTE

GLAZE KEY:
1-A-KH-0.21.0054-7 (CREAM)

APPROVED AS NOTED

REVISE AND RESUBMIT

SIGNATURE
DWN

DATE

N/A

Sample

CHECKED BY
TJH

WEIGHT (lbs)
74

PROJECT NUMBER
P17-1211

REV

7

STYLE
Q2.1L

 blockade description

GLAZE

SEE KEY

EQ.
CONTRACTOR TO VERIFY IF CUTOUT IS NEEDED IN FIELD. SIMILAR UNITS APPEAR TO HAVE PERFORATION FOR STEEL.

- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

3" x 1 1/4" HANDHOLD (TYP.)

1" Ø VENT HOLE (TYP.)

11 5/8"
11 3/4"

13 3/16"

GLAZE ENTIRE FACE

HATCH: TREAT FOR MORTAR

NOTE:

- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

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- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

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- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

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- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

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- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

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- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

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- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

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- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
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NOTE:

- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

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- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
CONTRACTOR TO VERIFY IF CUTOUT IS NEEDED IN FIELD. SIMILAR UNITS APPEAR TO HAVE PERFORATION FOR STEEL.

- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0-21.0054-7
(CREAM)
GLAZE KEY:
1-A-KH-02.0054-7
(Cream)

HATCH:

TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

CONTRACTOR TO VERIFY IF CUTOUT IS NEEDED IN FIELD. SIMILAR UNITS APPEAR TO HAVE PERFORATION FOR STEEL.

QUANTITY 1

Garden Theatre

DATE DRAWN 7/29/2021

SEE KEY

PROFILE Q1

DRAWN BY T.JH

CHECKED BY N/A

SAMPLE N/A

PROJECT NUMBER P17-1211

REV Description Date

RIGHT WEIGHT (lbs) 42

RIGHT BLOCK DESCRIPTION Quoin

RIGHT STYLE Right

NOTE:
2" x 1/2" ANCHOR SLOT (TYP.)

LEGEND:
2 1/2" HOLE (TYP.)

10 1/16" 11 5/8" 5 7/8"

NOTE:
1" Ø VENT HOLE (TYP.)

LEFT

1 3/8"

RIGHT

1 3/8"

REAR

2 1/4"

ISOMETRIC

FINISHED EDGE

1" Ø VENT HOLE (TYP.)

FRONT

GLAZE ENTIRE FACE

BOTTOM

GLAZE ENTIRE FACE

TOP

GLAZE ENTIRE FACE

Équi.

1 3/8"

1 3/8"

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CONTRACTOR TO VERIFY PERFORATION AREA

TRADITIONAL TERRA COTTA
WWW.BOSTONVALLEY.COM
6860 SOUTH ABBOTT ROAD
ORCHARD PARK, NY 14127
PHONE: 716.649.7490
FAX: 716.649.7688

SEE KEY

1-A-KH-0-21.0054-7 (CREAM)

GLAZE KEY:

- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

HATCH:

TREAT FOR MORTAR

NOTE:

- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

TOP

FRONT

RIGHT

FINISHED EDGE

GLAZE ENTIRE FACE

HATCH:

TREAT FOR MORTAR

NOTE:

- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

BOTTOM

REAR

GLAZE ENTIRE FACE

1" Ø VENT HOLE (TYP.)

2" x 1/2" ANCHOR SLOT (TYP.)

1 7/8"

1 7/8"

4 1/2"

3 3/4"

9"

9 3/16"

13 3/16"

DATE

SIGNATURE

ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS-GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, TAPING OR INFORMATION RETRIEVAL SYSTEMS WITHOUT WRITTEN PERMISSION OF BOSTON VALLEY TERRA COTTA.
TREAT FOR MORTAR

NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

HATCH:

GLAZE KEY:
1-A-KH-0.21.0054-7 (CREAM)

APPROVALS:
APPROVED
APPROVED AS NOTED
REVISE AND RESUBMIT
NOTE:
- REFER TO HISTORICAL SAMPLE FOR FURTHER DESIGN DETAILS.
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INSET 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

GLAZE KEY:
1-A-KH-0.21.0054-7 (CREAM)

HATCH:
TREAT FOR MORTAR

GLAZE:
ENTIRE FACE

FINISHED EDGE

APPROVED:
APPROVED AS NOTED
REVISE AND RESUBMIT
HATCH:
- PERFORATION AREA TO BE REMOVED BEFORE SHIPPING
- TREAT FOR MORTAR

NOTE:
- IF FIELD TRIMMING IS REQUIRED, CONTRACTOR TO CUT PIECE TO SUIT AT NO CHARGE TO BVTC.
- TYPICAL MORTAR INDENT 1/2" DEEP WITH 1-1/4" MORTAR LEG.
- TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.

TOP
- 1" Ø VENT HOLE (TYP.)
- 2 9/16"
- 2 1/2"

ISOMETRIC
- 8 3/8"
- 15 1/4"
- 10 7/8"

FINISHED EDGE

GLAZE ENTIRE FACE

LEFT
- 1" Ø VENT HOLE (TYP.)

FRONT
- GLAZE ENTIRE FACE

RIGHT
- GLAZE ENTIRE FACE

REAR
- 1" Ø VENT HOLE (TYP.)

GLAZE KEY:
1-A-KH-0-21.0054-7 (CREAM)

NOTE:
- HATCH:

SEE NOTE

SIGNATURE DATE

Garden Theatre

QUANTITY
1

WEIGHT (lbs)
61

PROFILE Q18.2

DRAWN BY ASB

CHECKED BY N.A

SAMPLE N.A

PROJECT NUMBER P17-1211

REV A

BLOCK DESCRIPTION Quoin

11/24/21 CO#2 QUANTITIES A TJH
HATCH:

- Treat for mortar

NOTE:

- If field trimming is required, contractor to cut piece to suit at no charge to BVTC.
- Typical mortar indent 1/2" deep with 1-1/4" mortar leg.
- Typical terracotta wall thickness 1-1/4" unless otherwise noted.

GLAZE KEY:

1-A-KH-0-21.0054-7 (CREAM)

- 2" x 1/2" anchor slot (TYP.)
- 1" Ø vent hole (TYP.)

FINISHED EDGE

TYPICAL TERRACOTTA WALL THICKNESS 1-1/4" UNLESS OTHERWISE NOTED.
After the fact request for alterations to historic house.

Category 4 (Cannonborough / Elliottborough) c. 1895-1905 Old City District
Agenda Item #10

Applicant’s Presentation
4 Percy BAR-S Submittal Package

**Table of Contents**

- Index ........................................ PAGE 1
- Project Narrative .......................... PAGE 2
- Photos of Existing Conditions Prior to Starting Work W/ Notes .......................... PAGE 3-7
- BAR Staff Approved Plans AUGUST .......... PAGE 8-13
- BAR Staff Approved Color Schedule AUGUST .... PAGE 14-15
- Proposed Final Plans w/ Changes from BAR Approved Plans Noted .......... PAGE 16-19
- Current Conditions /After-the-Fact Photos .......... PAGE 20-26
Narrative

4 Percy street is a two story wood framed 2 family residence built around 1895 and approximately 2100 sf. It was damaged by fire at adjacent property (6 Percy) and was generally in a considerably dilapidated state. Our goal from the very start was to simply restore this home to its original beauty. We submitted plans to the city and BAR for approval to gut the space and make exterior repairs / replace in kind as needed.

In June we received BAR Staff approval to demolish the existing exterior stair access and gut the interior.

In August we received BAR Staff approval for plans that are included herein. The staff approved scope included installing new windows at the existing openings damaged by fire. We received approval to install new siding where damaged. It hindsight it appears the consent was only given to repair where damaged by fire, but we proceeded to replace siding in kind with the same materials (exterior rated pine siding) where rotten or destroyed by termites and where required to make necessary structural repairs, as well as windows that were irreparable or altogether missing. We received approval to enclose the small section of piazza still open for the exterior stair access per plans included herein. We received approval to remove the security bars from the windows and doors.

After receiving BAR Staff approval of the changes mentioned above, we made fenestration changes that had not been approved that are detailed in the as-built documents included herein. We replaced the roof that was deemed irreparable by our roofer with hand crimped standing seam under the pretense that it was approved by Staff. In hindsight that appears to have been a misunderstanding of Staff communications on our part. We also enclosed an opening in the rear of the first floor piazza that was not per the submitted plan, but not visible from the ROW.

In this submittal we are seeking after the fact approval of the work completed to date as documented herein. We have only used BAR approved materials to date and have taken extensive measures to ensure the historical context has not been compromised. Materials used to date:

1. Victorbilt Historic Windows (standard sizes) - putty glazed, wood, single pane
2. Wood siding to match existing reveal
3. Hand crimped standing seam roof to match existing color
4. Field cut soffit moldings to match existing
5. Custom cut sills to preserve the original window aesthetic

We are also seeking final approval of the proposed site plan included herein. We would like to screen the backyard from the adjacent multifamily property with a fence and built out the site as detailed.

We would also like approval to replace all the remaining original windows that are still intact, but deteriorated with matching historical window specification as those newly installed.

We would like approval to screen open areas of the crawlspace with wood louver detailed herein.

We are seeking after the fact approval to relocate the electrical service to the side of the house from the entry and the addition of an entry sconce.
FRONT ELEVATION AND LEFT SIDE
FIRE DAMAGE

EXISTING METAL WINDOW BARS TO BE REMOVED

EXISTING DETERIORATED METAL STAIRS TO BE REMOVED

REAR ELEVATION
windows missing sashes, and/or frames

siding missing

siding severely damaged by termites and rot

porch and floor structural framing termite and rot damaged, siding removed and replaced in kind to make repairs

typical rot/termite damage replaced in kind

WEST AND SOUTH ELEVATION
miscellaneous porch damage, baluster preserved. Porch was being temporarily supported due to significant structure damage

significant damage to pizazza structure, framing repaired and siding replaced in kind as needed

typical siding damage, replaced in kind

windows irreparable
typical window damage fire elevation, windows replaced in kind with standard size - puddy glazed wood windows - VICTOR BILT PALMETTO SERIES

soffit moldings replaced in kind as needed due to fire damage, job cut to match existing

fire damaged elevation, all windows missing or compromised, replaced with victorbilt -

North Elevation
windows missing sashes, and/or frames

significant damage to structure, siding removed and replaced as needed to make repairs
BAR APPROVED PLANS 6-16-21

1. Front Elevation and Left Side
   Fire Damage

2. Front Elevation

3. Existing Metal Window Bars
   To Be Removed

4. Existing Deteriorated Metal
   Stairs To Be Removed

5. Rear Elevation
COLOR SCHEDULE

Applicant: Cedar Point Holdings LLC
Daytime Phone: 704-626-0158
Date: 7/29/21

Mailing Address: 671 Cedar Point Dr, Charleston, SC 29412

Main Body of the Building:
Color: Wickham Gray
Number: HC 171
Manufacturer: Ben Moore

Trim:
Color: Simply White
Number: HC 171
Manufacturer: Ben Moore

Window Sash:
Color: Cottage Red
Number: HC 184
Manufacturer: Ben Moore

Exterior Doors:
Color: Cottage Red
Number: HC 184
Manufacturer: Ben Moore

Foundation:
Color: NO Change
Number: 
Manufacturer: 

Roof:
Color: Colonial Red
Number: 
Manufacturer: Sentri Clad

Piazza or Porch:
Columns and Balustrade:
Color: Simply white
Number: OC117
Manufacturer: Ben Moore

Deck:
Color: 
Number: 
Manufacturer: 

Ceiling:
Color: Yarmouth Blue
Number: HC 150
Manufacturer: Ben Moore

Shutters:
Color: 
Number: 
Manufacturer: 

Other (if any):
Color: 
Number: 
Manufacturer: 

BOARD OF ARCHITECTURAL REVIEW
APPLICATION #: SF2021-13160
REQUEST:

☑ APPROVED ☐ AS SUBMITTED ☐ NEW CONSTRUCTION
☐ DENIED ☐ WITH CONDITIONS ☐ ALTERATION
☐ DEFERRED ☐ DEMOLITION

NOTES:

08/19/2021

DATE

PRESERVATION OFFICER (OR DESIGNEE)

THIS APPROVAL EXPIRES IN TWO YEARS. IT DOES NOT CONSTITUTE APPROVAL BY OTHER CITY BOARDS OR DEPARTMENTS.
### Core Colors

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<th>SR</th>
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<td>SandstoneΔ</td>
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<td>PVDF - 70% polyvinylidene flouride resin paint system</td>
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### Mica Colors

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<td>Hartford Green*</td>
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<td>Bright Silver S66</td>
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<td>Charcoal</td>
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<td>Bright Copper S25</td>
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**Featured as a pearlescent mica finish; subject to premium pricing. Colors shown are as close to actual colors as allowed by the printing process. Actual metal samples are available. Colors may appear different when viewed at different angles and under different lighting conditions. Due to product improvements, changes and other factors, we reserve the right to change or delete information herein without prior notice.**

### 26 Gauge Low Gloss

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**Acrylic Coated Galvalume also available (not pictured)**

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**STANDARD STOCKED ARCHITECTURAL COLOR PALETTE**

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**SR = Solar Reflectivity**  **IE = Initial Emissivity**  **SRI = Solar Reflective Index**

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877-495-7663  www.sentrigard.com
- Replace deteriorated siding in kind typical
- Remove gutter and downspouts for repair work
- Remove exterior mounted plumbing vents
- Raise sill elevation to accommodate interior kitchen counters
- Relocated electrical service
- Proposed outdoor cylinder

Replace existing deteriorated window to match new windows at fire damaged replaced windows - standard sizes used and proposed

Remove existing electrical service and relocate to north elevation

Shake detail to remain original
CRAWLSPACE LOUVER

FENCE

AS BUILT CONDITION

CUSTOM CUT SILL PROJECTION TO MATCH HISTORIC CONDITION

WINDOW TYPICAL

1x4 CAP

5/4 FENCE BOARD

PAINT FENCE TO MATCH HOUSE

1x4 CAP

1x2 CAP

5/4 FENCE BOARD

PAINT FENCE TO MATCH HOUSE

6-0'

CUSTOM CUT SILL PROJECTION TO MATCH HISTORIC CONDITION

WINDOW TYPICAL

1x4

6-0'

CUSTOM CUT SILL PROJECTION TO MATCH HISTORIC CONDITION

WINDOW TYPICAL

1x4
Photos of Current Conditions - Detail East Elevation
REQUEST APPROVAL TO REPLACE REMAINING DAMAGED WINDOWS WITH TYPICAL DETAIL
NEW SIDING INSTALLED TO MATCH EXPOSURE AND ALIGN TYP

JOB CUT SOFFIT MOLDINGS TO MATCH
Photos of Current Conditions - Detail

NEW STANDING SEAM ROOF
HAND CRIMPED
Photos of Current Conditions -
Detail Front, South Elevation

SIDING
PRESERVED
WHERE
FEASIBLE
TYP

SIDING
REMOVED TO
FLASH IN
NEW ROOF