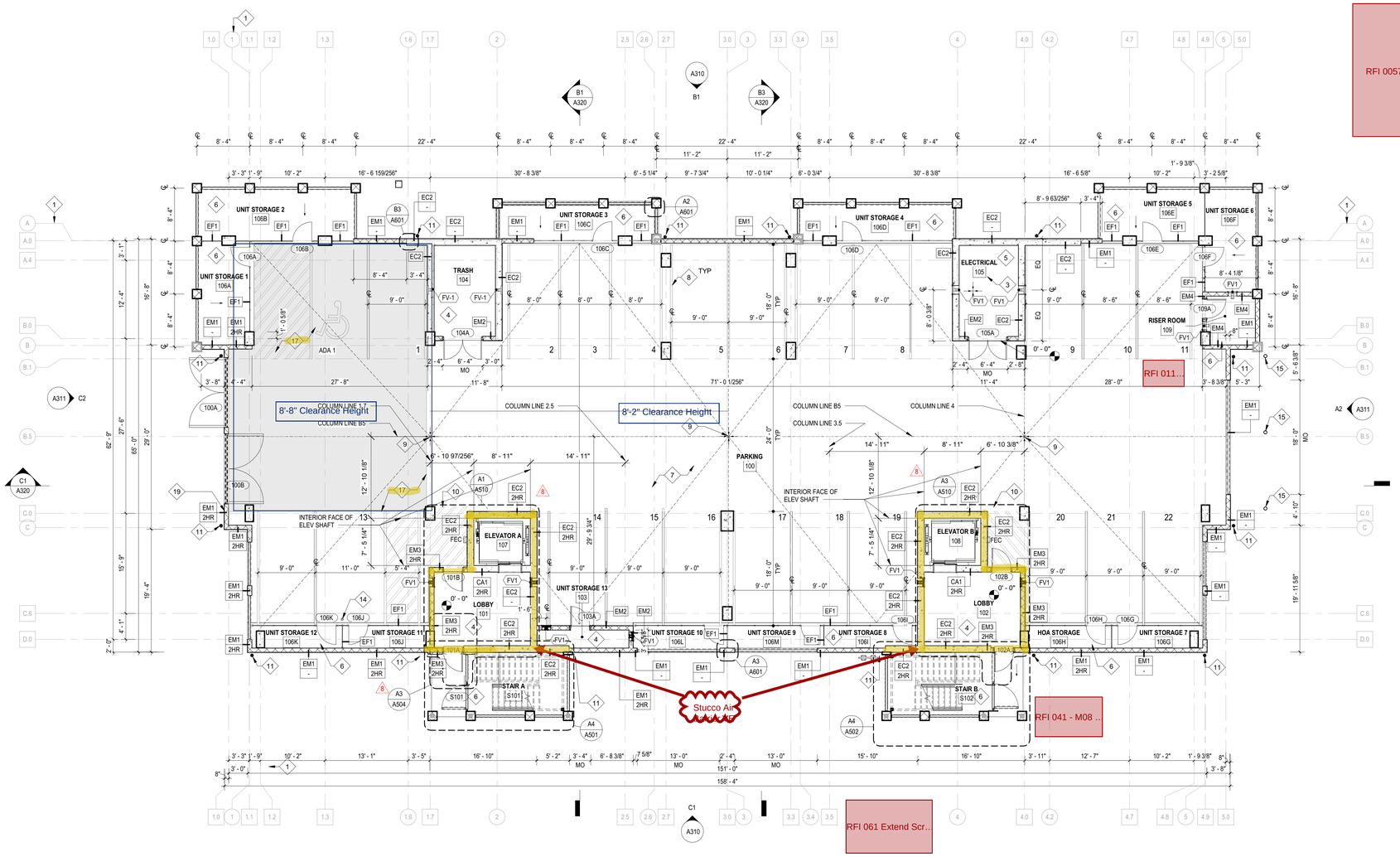


RFI 0057 M08 Lobby To Garage Door and Sidelight Change

PROJECT NORTH

LEVEL 1 FLOOR PLAN

A1 / A101 — 1/8" = 1'-0"

FLOOR PLAN LEGEND

- 0 — DENOTES CONCRETE COLUMN GRIDS ONLY AT FOUNDATION LEVEL
- 0 — DENOTES COLUMN GRIDS ABOVE PODIUM LEVEL (LEVEL 2)
- INDICATES DEPRESSED OR DROPPED SLAB FOR WET ROOM MUD BED, SEE STRUCTURAL

RFI 006 ...

FLOOR PLAN KEYNOTES

1. GRID ABOVE SHOWN FOR COORDINATION.
2. SUMP PUMP PIT, SEE PLUMBING. COORDINATE SIZE WITH PUMP REQUIREMENTS. PROVIDE WITH GALVANIZED STEEL GRATE COVER. SLOPE SLAB TO PIT 1/4" PER FOOT.
3. FLOOR DRAIN, SEE PLUMBING. SLOPE SLAB 1/4" PER FLOOR TO DRAIN.
4. SLAB ON GRADE TYPE SOG-1, SEE A013.
5. SLAB ON GRADE TYPE SOG-2, SEE A013.
6. SLAB ON GRADE TYPE SOG-3, SEE A013.
7. ASPHALT PAVING, SEE CIVIL. SLOPE TO DRAIN 2%. PROVIDE MAX 2% CROSS SLOPE AT ACCESSIBLE PARKING STALLS AND PATHS. PROTECT ALL WALLS DURING PAVING INSTALLATION. - SEE A4/A013 SLAB ON GRADE TYPE SOG4.
8. PARKING STALL STRIPING, SEE CIVIL.
9. AREA DRAIN, SEE PLUMBING.
10. WALK WAY/AISLE STRIPING, SEE CIVIL.
11. 4" DIAMETER, 22 GA. GALVANIZED STEEL ROUND DOWNSPOUT WITH 3 COAT FLUOROPOLYMER FINISH, ROUTE TO STORMWATER.
12. 8" HALF ROUND, 22 GA. GALVANIZED STEEL GUTTER WITH 3-COAT FLUOROPOLYMER FINISH.
13. ROOF TYPE RF-2, SEE A021. SLOPE 2"/12"
14. ACCESSIBLE PARKING SPACE SIGN. SEE CIVIL.
15. 6" DIAMETER PAINTED STEEL AND CONCRETE BOLLARD.
16. ELEVATOR CONTROL EQUIPMENT TO BE LOCATED ON THIRD FLOOR IN DOOR JAMB.
17. MINIMUM CLEAR HEIGHT OF 8' - 2" TO BE MAINTAINED IN THIS AREA FOR REQUIRED ADA MINIMUM VAN HEIGHT.
18. SWINGING LOUVER SCREEN DOOR.
19. LOCATION OF BUILDING ADDRESS NUMBERS.

FLOOR PLAN NOTES

1. ALL DIMENSIONS GIVEN TO FACE OF CONCRETE, MASONRY, STUD, OR COLUMN GRID UNLESS OTHERWISE NOTED.
2. ALL LEVEL MARKS REFERENCE TOP OF SLAB UNLESS OTHERWISE NOTED.
3. IN PARKING GARAGE PAINT CMU AND CONCRETE WITH 1 COAT BLOCK FILLER AND 2 FINISH COATS.

FLOOD PLAN NOTES

FLOOD ZONE: AE (10) & AE (11) (NAVD88)
FEMA FIRM MAP: 45015C PANEL 0760E, DATED 12/07/18
BASE FLOOD ELEVATION: 10.98' (NGVD29)
DESIGN FLOOD ELEVATION:12.98' (NGVD29)

1. PRIOR TO CONSTRUCTION, AN APPROPRIATE BUILDING OFFICIAL WITH THE CITY OF CHARLESTON SHALL VERIFY FLOOD ZONE.
2. BASE FLOOD ELEVATIONS ON FEMA FIRM MAPS ARE BASED ON NGVD29 DATUM.
3. ELEVATIONS ON THESE DOCUMENTS ARE BASED ON NGVD29 DATUM.
4. DATUM CONVERSION: NAVD88 + .98' = NGVD29

RESIDENT PARKING CALCULATION

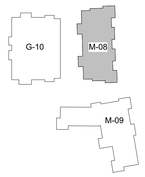
TOTAL DWELLING UNITS: 12
TYPE A UNITS : 0
ACCESSIBLE SPACES REQUIRED: 2% = 1
TOTAL REQUIRED: 1
TOTAL PROVIDED: 1

NOTE:
1. ALL PROVIDED PARKING IS RESIDENT ONLY.
2. PROVIDE MINIMUM 96" CLEAR HEIGHT THROUGHOUT GARAGE.

PARKING COUNT

Count	Type
3	8' x 18' - 90 deg
2	8.5' x 18' - 90 deg
16	9' x 18' - 90 deg
1	11' x 18' - 90 deg
1	ADA 9' x 18' - 90 deg
23	

KEYPLAN



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mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

STATE OF SOUTH CAROLINA — REGISTERED ARCHITECTS — MCMILLAN PAZDAN SMITH LLC, Charleston, SC, 100573

STATE OF SOUTH CAROLINA — REGISTERED ARCHITECT — NATHAN J. SCHUTTE, Charleston, SC, 21028, 7428

PARCEL R PHASE 2 DEVELOPMENT COMPANY, LLC

THE WATER FRONT PHASE II

BUILDING M-08

601 WATERMAN STREET, DANIEL ISLAND, SC

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
0	10/22/2021	ISSUED FOR PERMIT	MPS
6	06/21/2022	ISSUE FOR CONSTRUCTION	MPS
8	08/31/2022	ELEVATOR SHAFT ADJUSTMENTS	MPS

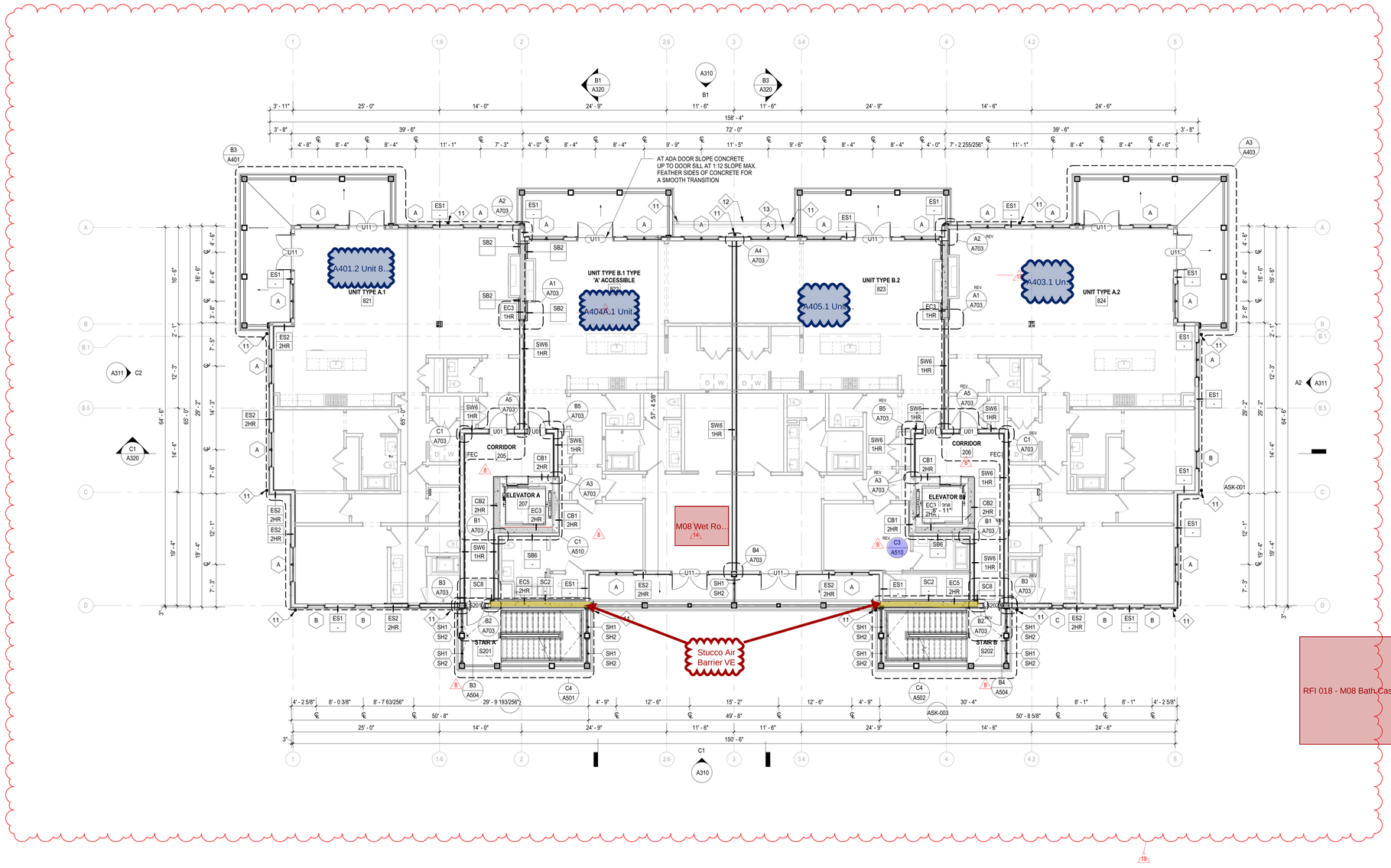
UPDATED CITY PERMIT SUBMITTAL 05/24/2023

PRINCIPAL IN CHARGE: NJS
PROJECT ARCHITECT: KCS
DRAWN BY: SCH

SHEET TITLE:
LEVEL 1 FLOOR PLAN

SHEET NO. A101

PROJ. NO. 016368.02



RFI 018 - M08 Bath Casework Clarification

RFI 059 Storage Space in 821 & 831

PROJECT NORTH

A1 / A102 LEVEL 2 FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN LEGEND

- 0 — DENOTES CONCRETE COLUMN GRIDS ONLY AT FOUNDATION LEVEL
- 0 — DENOTES COLUMN GRIDS ABOVE PODIUM LEVEL (LEVEL 2)
- INDICATES DEPRESSED OR DROPPED SLAB FOR WET ROOM MUD BED, SEE STRUCTURAL

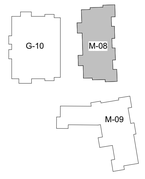
FLOOR PLAN KEYNOTES

1. GRID ABOVE SHOWN FOR COORDINATION.
2. SUMP PUMP PIT, SEE PLUMBING. COORDINATE SIZE WITH PUMP REQUIREMENTS. PROVIDE WITH GALVANIZED STEEL GRATE COVER. SLOPE SLAB TO PIT 1/4" PER FOOT.
3. FLOOR DRAIN, SEE PLUMBING. SLOPE SLAB 1/4" PER FLOOR TO DRAIN.
4. SLAB ON GRADE TYPE SOG-1, SEE A013.
5. SLAB ON GRADE TYPE SOG-2, SEE A013.
6. SLAB ON GRADE TYPE SOG-3, SEE A013.
7. ASPHALT PAVING, SEE CIVIL. SLOPE TO DRAIN 2%. PROVIDE MAX 2% CROSS SLOPE AT ACCESSIBLE PARKING STALLS AND PATHS. PROTECT ALL WALLS DURING PAVING INSTALLATION. - SEE A4/A013 SLAB ON GRADE TYPE SOG4.
8. PARKING STALL STRIPING, SEE CIVIL.
9. AREA DRAIN, SEE PLUMBING.
10. WALK WAY/AISLE STRIPING, SEE CIVIL.
11. 4" DIAMETER, 22 GA. GALVANIZED STEEL ROUND DOWNSPOUT WITH 3 COAT FLUOROPOLYMER FINISH, ROUTE TO STORMWATER.
12. 5" HALF ROUND, 22 GA. GALVANIZED STEEL GUTTER WITH 3-COAT FLUOROPOLYMER FINISH.
13. ROOF TYPE RF-2, SEE A021. SLOPE 2"/12"
14. ACCESSIBLE PARKING SPACE SIGN, SEE CIVIL.
15. 6" DIAMETER PAINTED STEEL AND CONCRETE BOLLARD.
16. ELEVATOR CONTROL EQUIPMENT TO BE LOCATED ON THIRD FLOOR IN DOOR JAMB.
17. MINIMUM CLEAR HEIGHT OF 8' - 2" TO BE MAINTAINED IN THIS AREA FOR REQUIRED ADA MINIMUM VAN HEIGHT.
18. SWINGING LOUVER SCREEN DOOR.
19. LOCATION OF BUILDING ADDRESS NUMBERS.

FLOOR PLAN NOTES

1. ALL DIMENSIONS GIVEN TO FACE OF CONCRETE, MASONRY, STUD, OR COLUMN GRID UNLESS OTHERWISE NOTED.
2. ALL LEVEL MARKS REFERENCE TOP OF SLAB UNLESS OTHERWISE NOTED.
3. IN PARKING GARAGE PAINT CMU AND CONCRETE WITH 1 COAT BLOCK FILLER AND 2 FINISH COATS.

KEYPLAN



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PLOTTED: 9:26 AM BY: BRIAN WISNIEWSKI, Thu, Waterway - Thu, Water, Excel Fixes, LMK, 10.17.17

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

STATE OF SOUTH CAROLINA — MCMILLAN PAZDAN SMITH LLC, Charleston, SC 100573 — REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA — NATHAN J. SCHUTTE, Charleston, SC 22000 7428 — REGISTERED ARCHITECT

PARCEL R PHASE 2 DEVELOPMENT COMPANY, LLC

THE WATER FRONT PHASE II

BUILDING M-08

601 WATERMAN STREET, DANIEL ISLAND, SC

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
0	10/22/2021	ISSUED FOR PERMIT	MPS
8	08/31/2022	ELEVATOR SHAFT ADJUSTMENTS	MPS
14	05/24/2023	UPDATED CITY PERMIT SET	MPS
17	07/06/2023	ACOUSTIC DETAILS UPDATE	
19	09/26/2023	EXTERIOR WALL TAG CORRECTION	MPS

UPDATED CITY PERMIT SUBMITTAL 06/14/2023

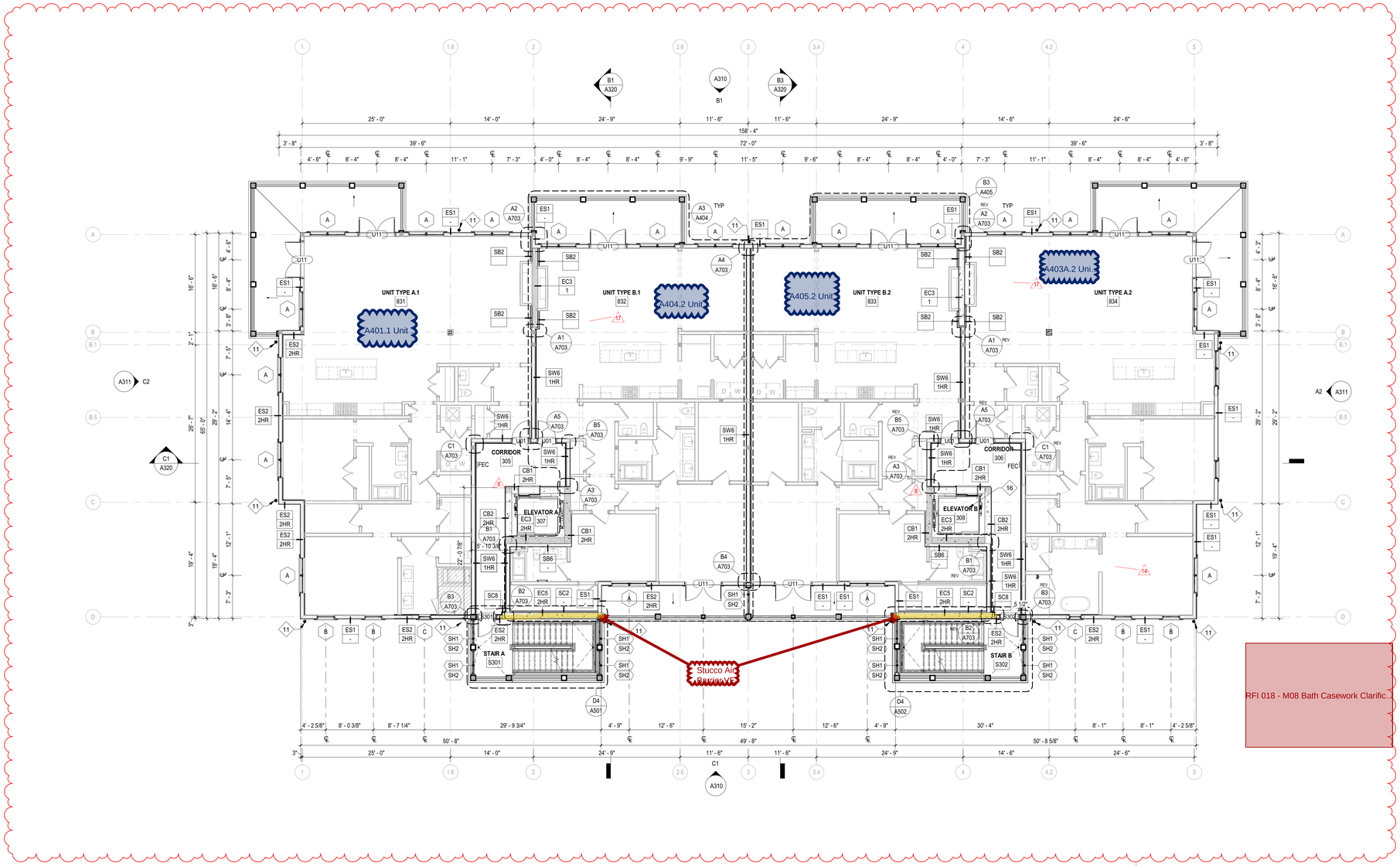
PRINCIPAL IN CHARGE: NJS
PROJECT ARCHITECT: KCS
DRAWN BY: SCH

SHEET TITLE:

LEVEL 2 FLOOR PLAN

SHEET NO. A102

PROJ. NO. 016368.02



RFI 018 - M08 Bath Casework Clarific...

RFI 059 Storage Space in 821 & 831

PROJECT NORTH

A1 / A103 LEVEL 3 FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN LEGEND

- 0 — DENOTES CONCRETE COLUMN GRIDS ONLY AT FOUNDATION LEVEL
- 0 — DENOTES COLUMN GRIDS ABOVE PODIUM LEVEL (LEVEL 2)
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FLOOR PLAN KEYNOTES

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4. SLAB ON GRADE TYPE SOG-1, SEE A013.
5. SLAB ON GRADE TYPE SOG-2, SEE A013.
6. SLAB ON GRADE TYPE SOG-3, SEE A013.
7. ASPHALT PAVING, SEE CIVIL. SLOPE TO DRAIN 2%. PROVIDE MAX.2% CROSS SLOPE AT ACCESSIBLE PARKING STALLS AND PATHS. PROTECT ALL WALLS DURING PAVING INSTALLATION. - SEE A4/A013 SLAB ON GRADE TYPE SOG4.
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10. WALK WAY/AISLE STRIPING, SEE CIVIL.
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13. ROOF TYPE RF-2, SEE A021. SLOPE 2"/12"
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18. SWINGING LOUVER SCREEN DOOR.
19. LOCATION OF BUILDING ADDRESS NUMBERS.

FLOOR PLAN NOTES

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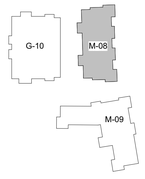
KEYPLAN



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CONSULTANT LOGO

SEALS

STATE OF SOUTH CAROLINA — REGISTERED ARCHITECTS — MCMILLAN PAZDAN SMITH LLC Charleston, SC 100573

STATE OF SOUTH CAROLINA — REGISTERED ARCHITECT — NATHAN J. SCHUTTE Charleston, SC 22000 7428

PARCEL R PHASE 2 DEVELOPMENT COMPANY, LLC

THE WATER FRONT PHASE II

BUILDING M-08

601 WATERMAN STREET, DANIEL ISLAND, SC

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
0	10/22/2021	ISSUED FOR PERMIT	MPS
8	08/31/2022	ELEVATOR SHAFT ADJUSTMENTS	MPS
14	05/24/2023	UPDATED CITY PERMIT SET	MPS
17	07/06/2023	ACOUSTIC DETAILS UPDATE	
19	09/26/2023	EXTERIOR WALL TAG CORRECTION	MPS

UPDATED CITY PERMIT SUBMITTAL 05/14/2023

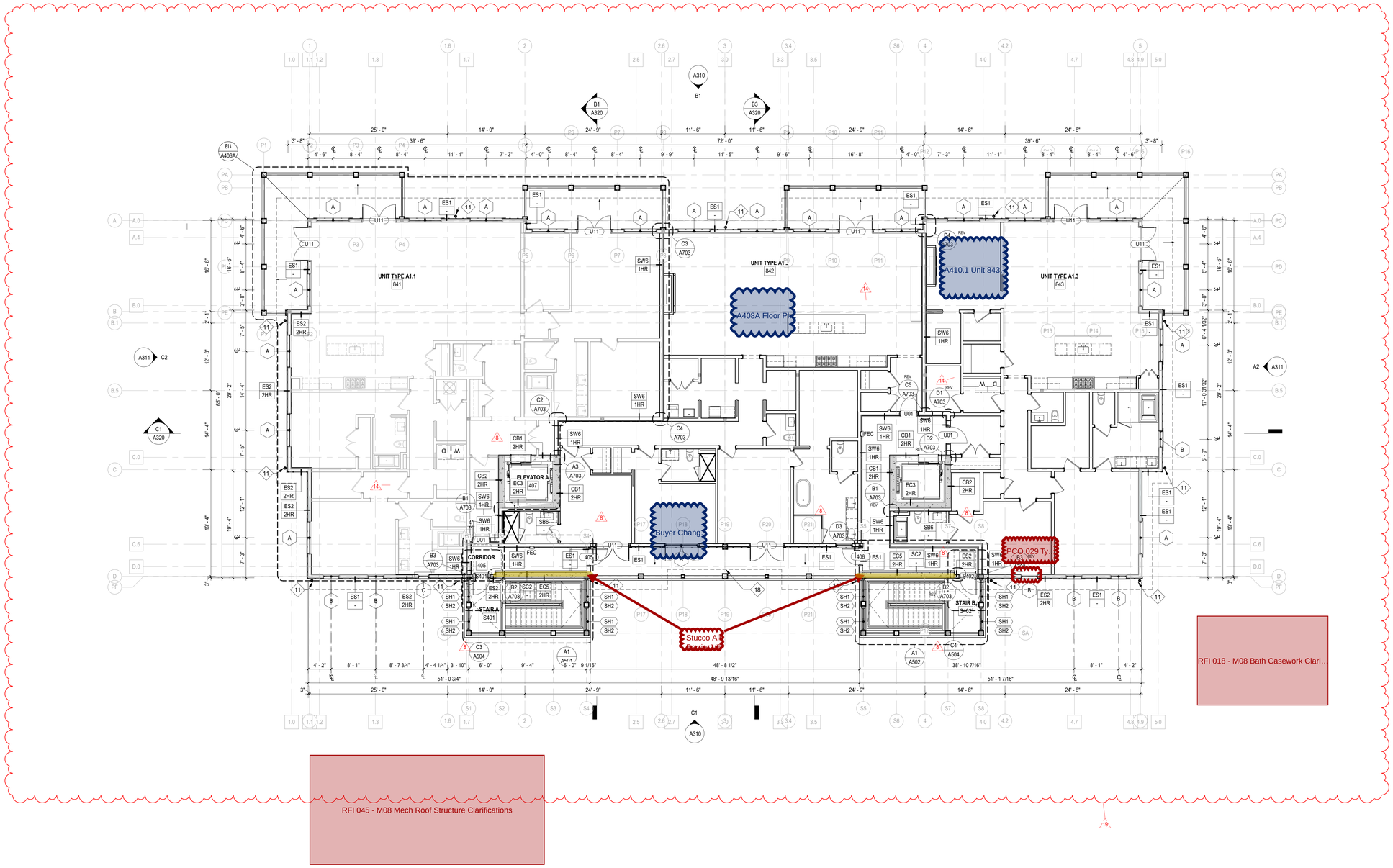
PRINCIPAL IN CHARGE: NJS
PROJECT ARCHITECT: KCS
DRAWN BY: SCH

SHEET TITLE:

LEVEL 3 FLOOR PLAN

SHEET NO. A103

PROJ. NO. 016368.02



PROJECT NORTH

LEVEL 4 FLOOR PLAN

A1 / A104 — 1/8" = 1'-0"

FLOOR PLAN LEGEND

- 0 — DENOTES CONCRETE COLUMN GRIDS ONLY AT FOUNDATION LEVEL
- 0 — DENOTES COLUMN GRIDS ABOVE PODIUM LEVEL (LEVEL 2)
- INDICATES DEPRESSED OR DROPPED SLAB FOR WET ROOM MUD BED, SEE STRUCTURAL

FLOOR PLAN KEYNOTES

1. GRID ABOVE SHOWN FOR COORDINATION.
2. SUMP PUMP PIT, SEE PLUMBING. COORDINATE SIZE WITH PUMP REQUIREMENTS. PROVIDE WITH GALVANIZED STEEL GRATE COVER. SLOPE SLAB TO PIT 1/4" PER FOOT.
3. FLOOR DRAIN, SEE PLUMBING. SLOPE SLAB 1/4" PER FLOOR TO DRAIN.
4. SLAB ON GRADE TYPE SOG-1, SEE A013.
5. SLAB ON GRADE TYPE SOG-2, SEE A013.
6. SLAB ON GRADE TYPE SOG-3, SEE A013.
7. ASPHALT PAVING, SEE CIVIL. SLOPE TO DRAIN 2%. PROVIDE MAX.2% CROSS SLOPE AT ACCESSIBLE PARKING STALLS AND PATHS. PROTECT ALL WALLS DURING PAVING INSTALLATION. - SEE A4/A013 SLAB ON GRADE TYPE SOG4.
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19. LOCATION OF BUILDING ADDRESS NUMBERS.

FLOOR PLAN NOTES

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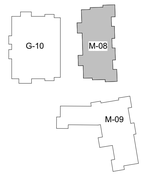
2. ALL LEVEL MARKS REFERENCE TOP OF SLAB UNLESS OTHERWISE NOTED.
3. IN PARKING GARAGE PAINT CMU AND CONCRETE WITH 1 COAT BLOCK FILLER AND 2 FINISH COATS.

KEYPLAN



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mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

STATE OF SOUTH CAROLINA — MCMILLAN PAZDAN SMITH LLC, Charleston, SC 100573 — REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA — NATHAN J. SCHUTTE, Charleston, SC 32505, 7428 — REGISTERED ARCHITECT

PARCEL R PHASE 2 DEVELOPMENT COMPANY, LLC

THE WATER FRONT PHASE II

BUILDING M-08

601 WATERMAN STREET, DANIEL ISLAND, SC

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
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14	05/24/2023	UPDATED CITY PERMIT SET	MPS
19	09/26/2023	EXTERIOR WALL TAG CORRECTION	MPS

UPDATED CITY PERMIT SUBMITTAL 06/14/2023

PRINCIPAL IN CHARGE: NJS
PROJECT ARCHITECT: KCS
DRAWN BY: SCH

SHEET TITLE:

LEVEL 4 FLOOR PLAN

SHEET NO. A104

PROJ. NO. 016368.02