

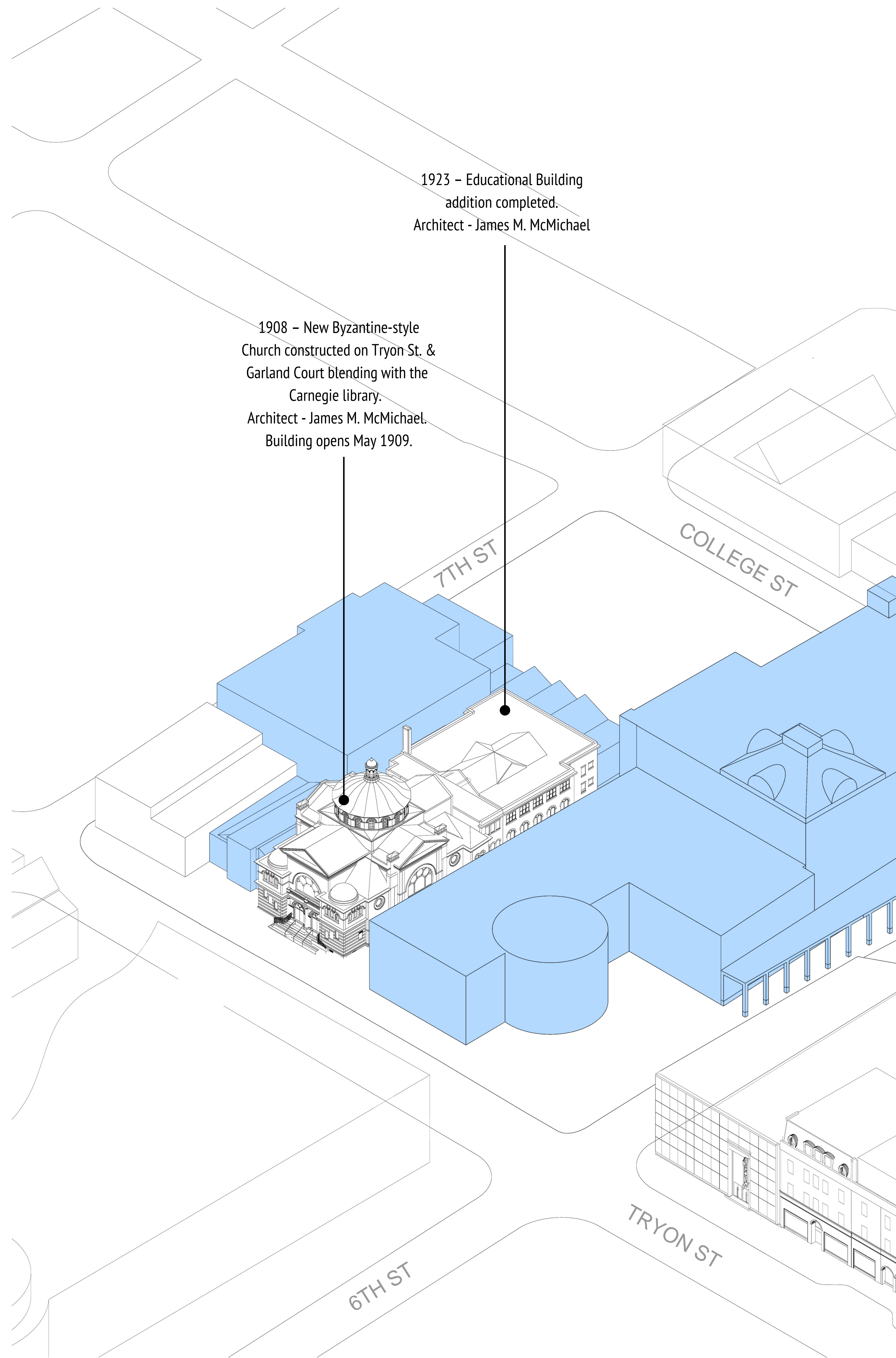


REDEVELOPMENT of SPIRIT SQUARE
and CONNECTION to NEW MAIN LIBRARY

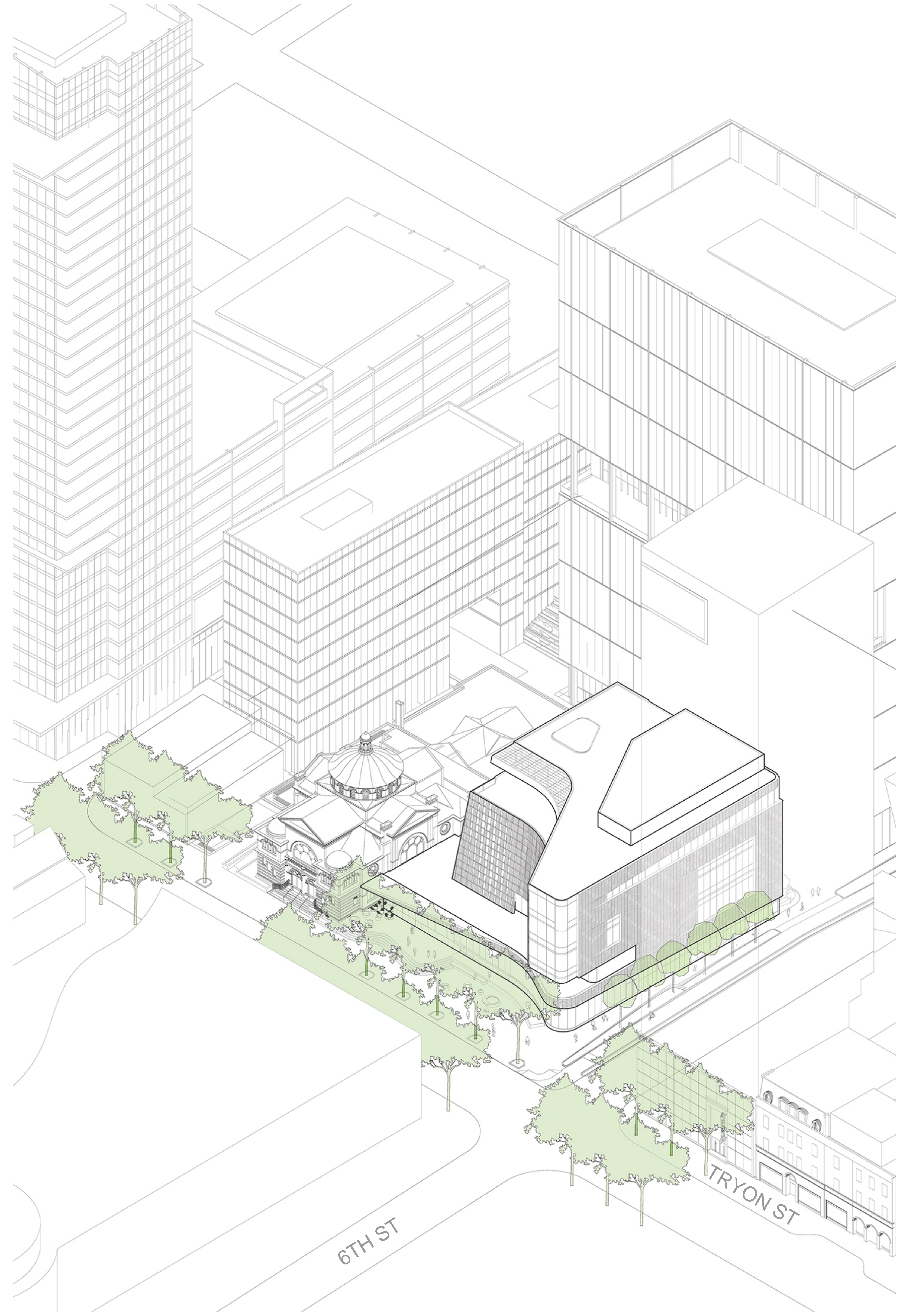
HISTORIC LANDMARKS COMMISSION

July 11, 2022

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EXISTING MAIN LIBRARY + EXISTING SPIRIT SQUARE



NEW MAIN LIBRARY + EXISTING THEATERS

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LEGEND

1. Top of existing ramp has a slope exceeding 1:12 (max. allowed for ADA); therefore, McGlohon's entrance is non-accessible

2. Entrance from North Tryon Street is not ADA accessible. Ramp exceeds allowable 1:12 slope.

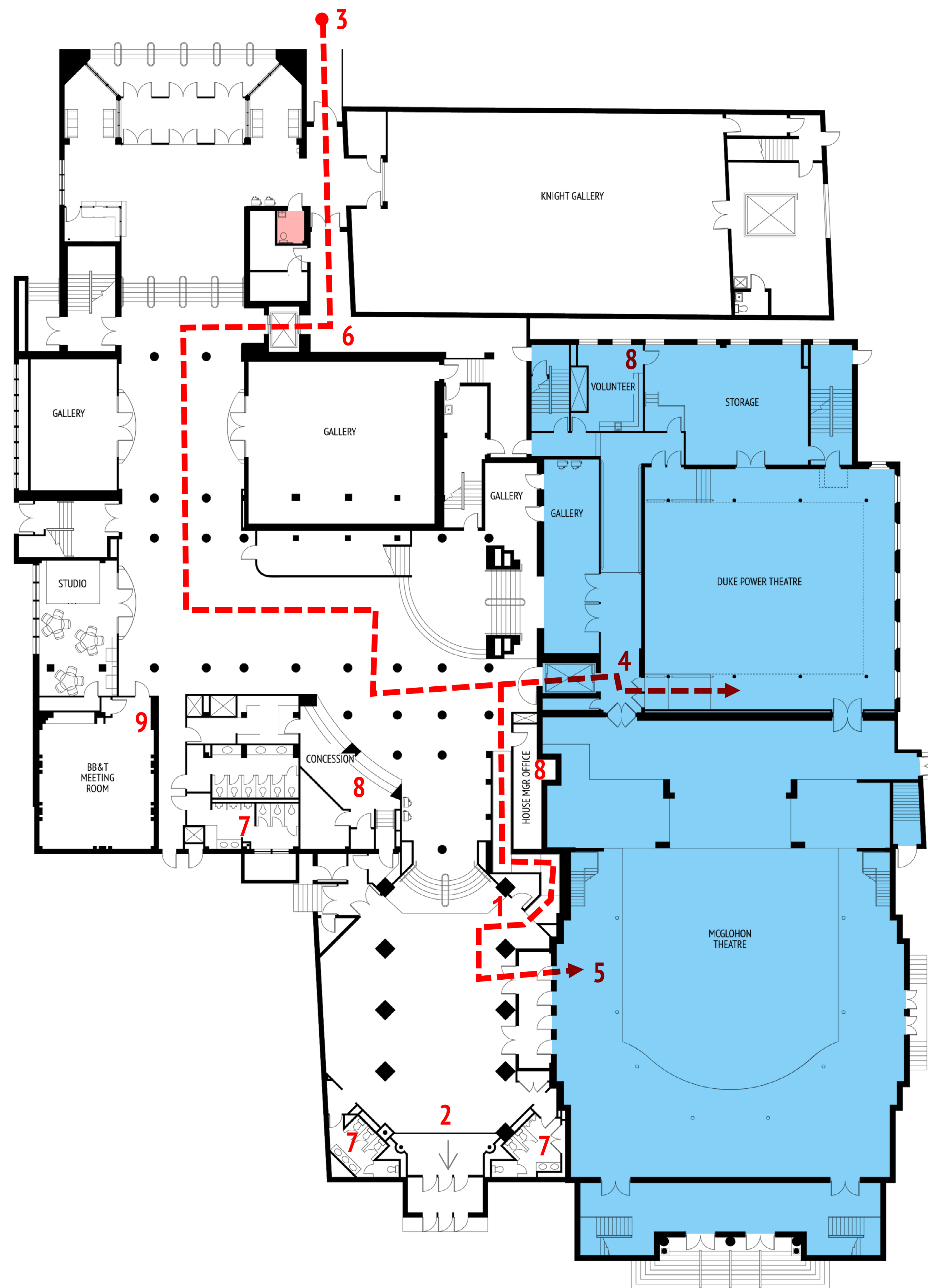
3. Entrance from College Street is technically not ADA accessible due to lack of pull clearance on door; however, an automatic push button is provided. The ADA entrance is off to the side and not ideal in terms of an equal entrance to the main entrance.

4. Accessible entrance to Duke Energy Theater is through service elevator.
5. McGlohon Theater accessible seats occur at one level only and are not vertically dispersed. Due to its historic status, careful considerations must be made to determine if accessible seats can be located elsewhere without destroying the historic characteristics of the 1908 building.

6. There are no ADA accessible exits present in the building with exception from the Knight Gallery. All other spaces require exiting through elevators which does not comply with building code.

7. Existing restrooms do not meet ADA accessibility requirements.
8. Some staff areas, such as the volunteer area for ushers and concessions are not ADA accessible due to level changes or lack of push/pull clearances and turnaround space.

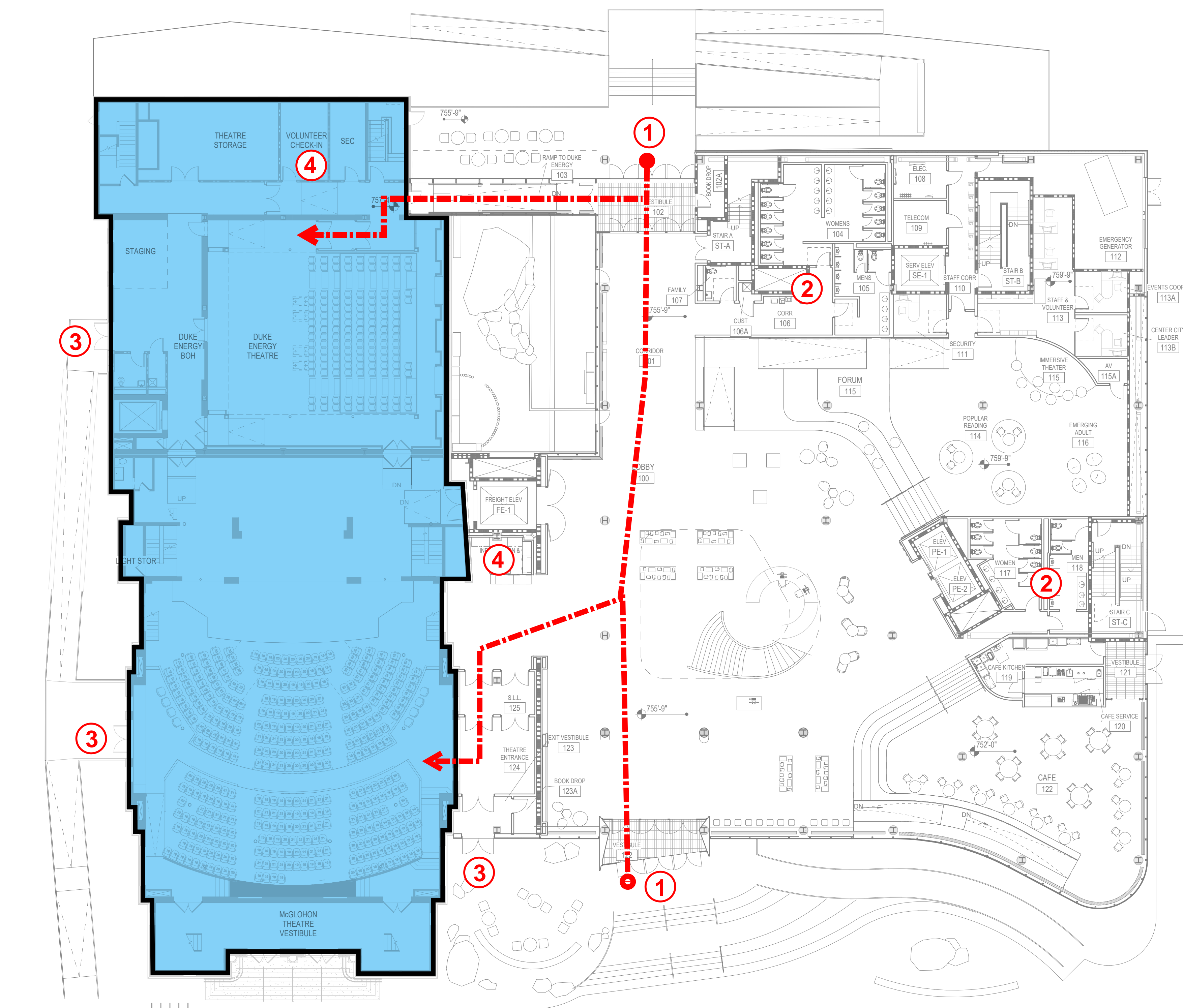
9. Some event spaces are not ADA accessible due to inadequate push/pull clearances to entrance doors.



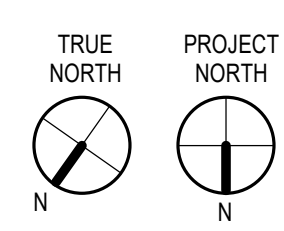
THEATER ENTRY & SUPPORT SPACES - TODAY

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- ① ACCESSIBLE ENTRANCE & PATH TO THEATERS
- ② ACCESSIBLE RESTROOMS & WATER COOLERS
- ③ ACCESSIBLE EXIT
- ④ ACCESSIBLE STAFF / VOLUNTEER / PERFORMER SPACES



THEATER ENTRY & SUPPORT SPACES - PROPOSED



CHARLOTTE MECKLENBURG

LIBRARY

NEW MAIN LIBRARY &
SPIRIT SQUARE

318 NORTH TRYON STREET
CHARLOTTE, NC 28202

DESIGNER

Snøhetta

80 PINE STREET,
NEW YORK, NY 10005

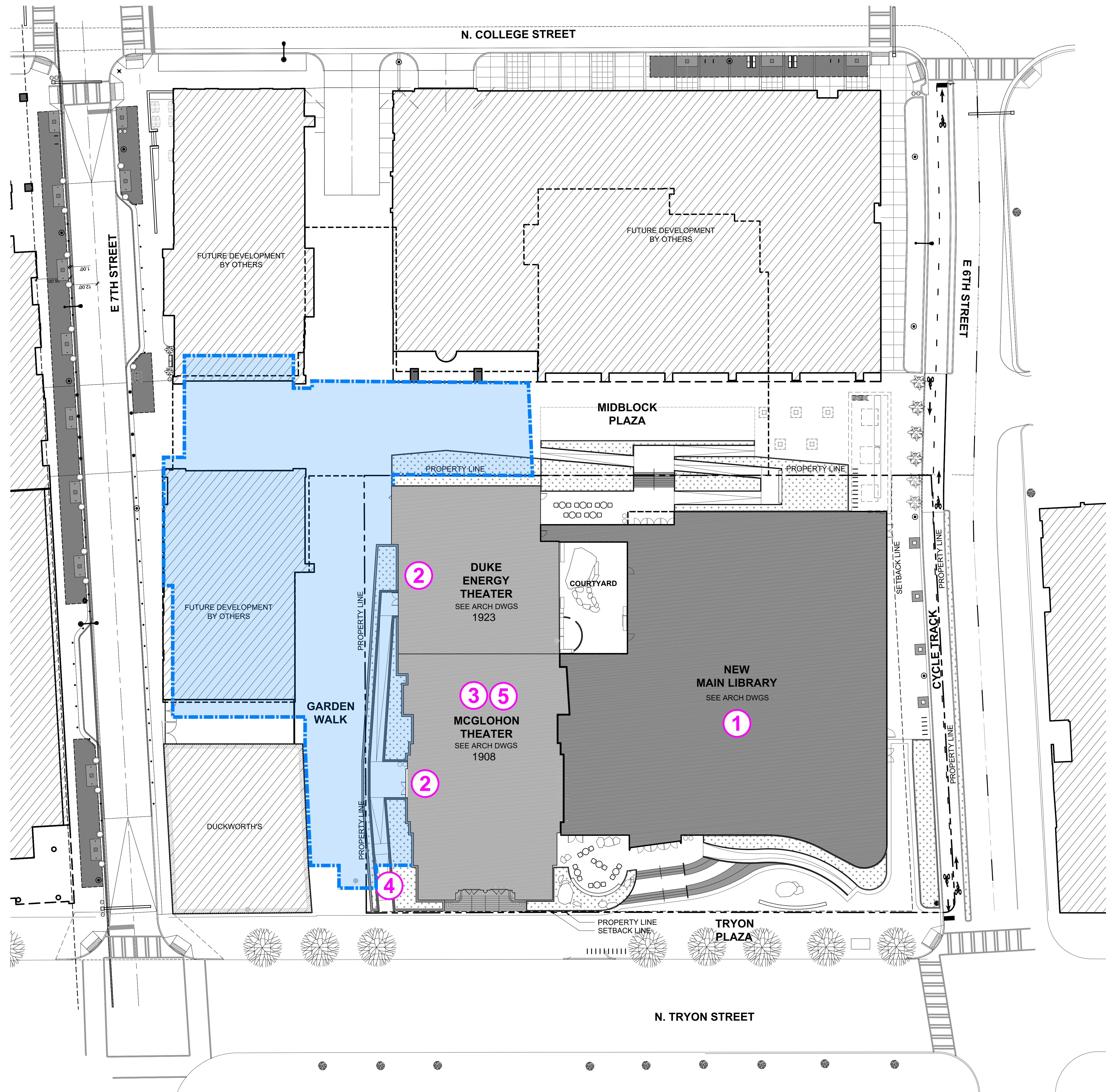
CLARK NEXSEN

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CHARLOTTE, NORTH CAROLINA 28204
704-377-8800

SHEET

SPIRIT SQUARE: THEATER
ENTRY & SUPPORT SPACES

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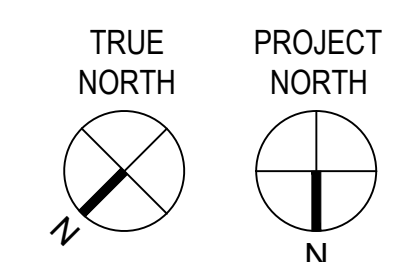


**PRIMARY GOALS FOR THE
RENOVATION OF SPIRIT SQUARE:**

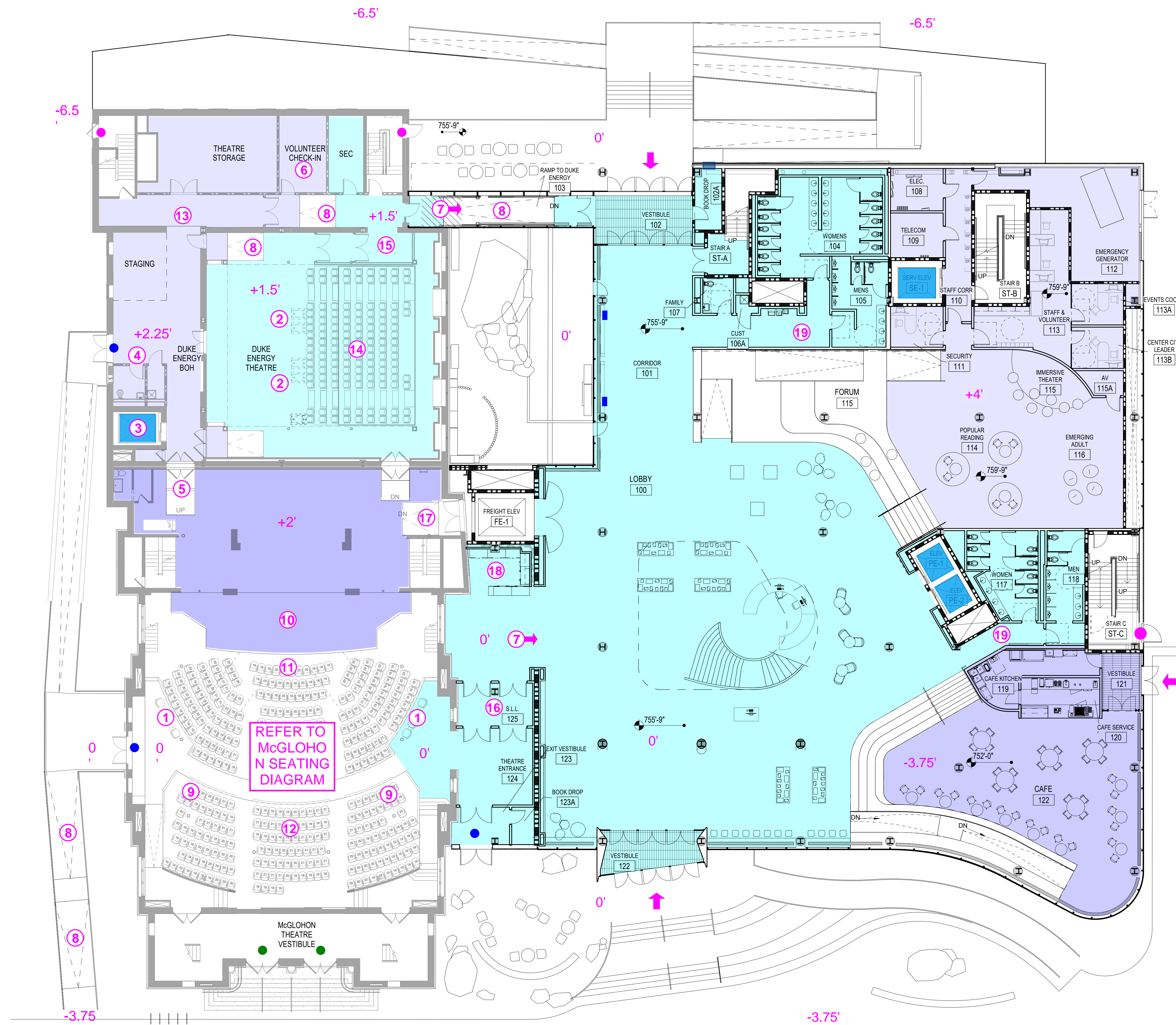
- ① CONNECT TO NEW MAIN LIBRARY FOR SUPPORT SPACES
- ② REPAIR / RESTORE DAMAGED FACADE AFTER DEMOLITION
- ③ REPAIR INTERIOR / EXTERIOR ITEMS IN DISREPAIR
- ④ PROVIDE EXIT TO GRADE
- ⑤ MODERNIZE MEP EQUIP & STRUCT REPAIRS AS NEEDED
- ⑥ PROVIDE ACCESSIBILITY WHEN POSSIBLE

SECONDARY GOALS:

- REPLACE 40 YR+ SEATING IN THEATERS
- REPLACE THRUST STAGE TO INDUSTRY STANDARDS
- REPAIR / UPDATE LIGHTING AND RIGGING AS NEEDED FOR THEATERS
- REPLACE FINISHES



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LEVEL 1 - LOBBY, CAFE, & POPULAR READING

ACCESSIBILITY IMPROVEMENTS:

- ACCESSIBLE ENTRANCES TO THEATERS
- ACCESSIBLE EXITS FROM THEATERS
- UPGRADE ELEVATOR CAB / CONTROLS
- ACCESSIBLE PERFORMER DRESSING ROOMS AND BATHROOM FACILITIES
- ACCESSIBLE STAFF SPACES
- REPLACE KNOBS WITH LEVERS
- NEW SIGNAGE W/ BRAILLE
- NEW ACCESSIBLE RESTROOMS ON MULTIPLE LEVELS
- NEW ACCESSIBLE WATER FOUNTAINS

LEGEND:

- EXISTING Mc GLOHON ACCESSIBLE SEATS
- DUKE ENERGY ACCESSIBLE SEATS 5 SEATS (176 TOTAL SEATS)
- ELEVATOR CAB / CONTROLS UPDATED TO COMPLY WITH ADA
- NEW ACCESSIBLE RESTROOM
- NEW RAMP TO STAGE
- NEW ACCESSIBLE VOLUNTEER / STAFF SPACE
- CONNECTION TO NEW MAIN FOR ACCESSIBLE RESTROOMS, WATER FOUNTAINS, ETC.
- RAMPS TO TRANSITION BETWEEN LEVEL CHANGES
- INCORPORATE ADDITIONAL ADA SEATING WHERE POSSIBLE
- REPLACE STAGE THRUST
- REPLACE FLOOR STRUCTURE WHERE 1978 STAIRS ARE REMOVED
- PLASTER REPAIRS THROUGHOUT SPACE
- REMOVAL OF ELEVATED FLOORS ADDED IN 1989
- ROTATE DUKE ENERGY THEATER SEATING & ADD NEW CONTROL BOOTH AT BALCONY
- NEW MAIN ENTRY INTO DUKE ENERGY THEATER
- NEW MAIN ENTRY INTO Mc GLOHON THEATER
- RECONFIGURED Mc G TH LOADING
- TICKETING AND INFORMATION
- LIBRARY & THEATER PATRON RESTROOMS

- MAIN ENTRANCE
- EXIT ONLY - STAIR EXITS TO GRADE
- EXIT ONLY - HISTORIC ENTRY / EXIT
- EXIT ONLY - NEW ACCESSIBLE EXIT

CHARLOTTE MECKLENBURG

LIBRARY

NEW MAIN LIBRARY & SPIRIT SQUARE

318 NORTH TRYON STREET
CHARLOTTE, NC 28202



DESIGNER

Snøhetta

80 PINE STREET,
NEW YORK, NY 10005

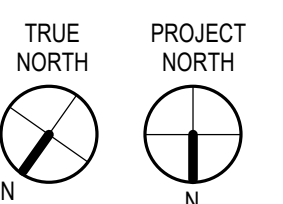


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CHARLOTTE, NORTH CAROLINA 28204
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SHEET

NEW MAIN LIBRARY:
LEVEL 1 - FLOOR PLAN



CN 7343

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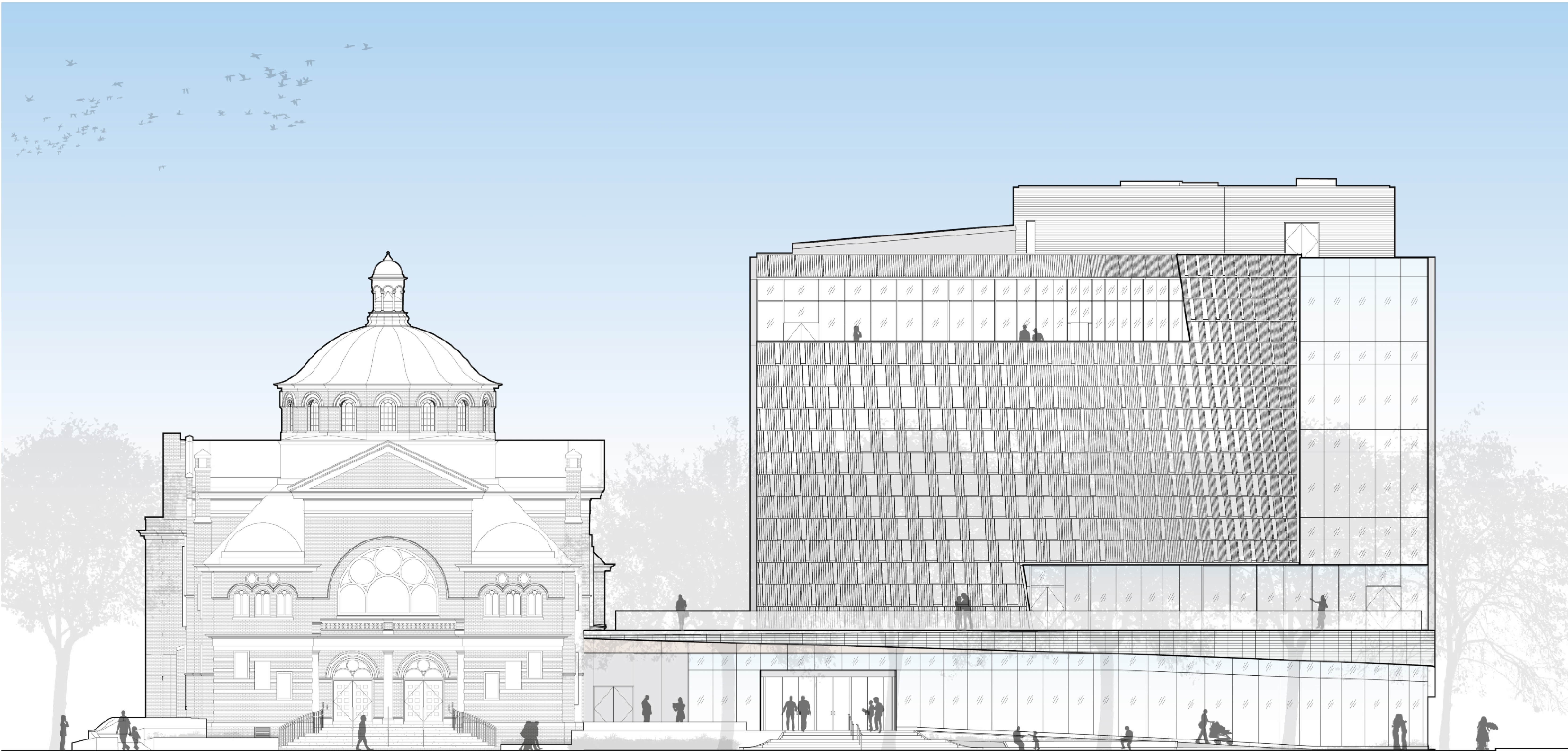
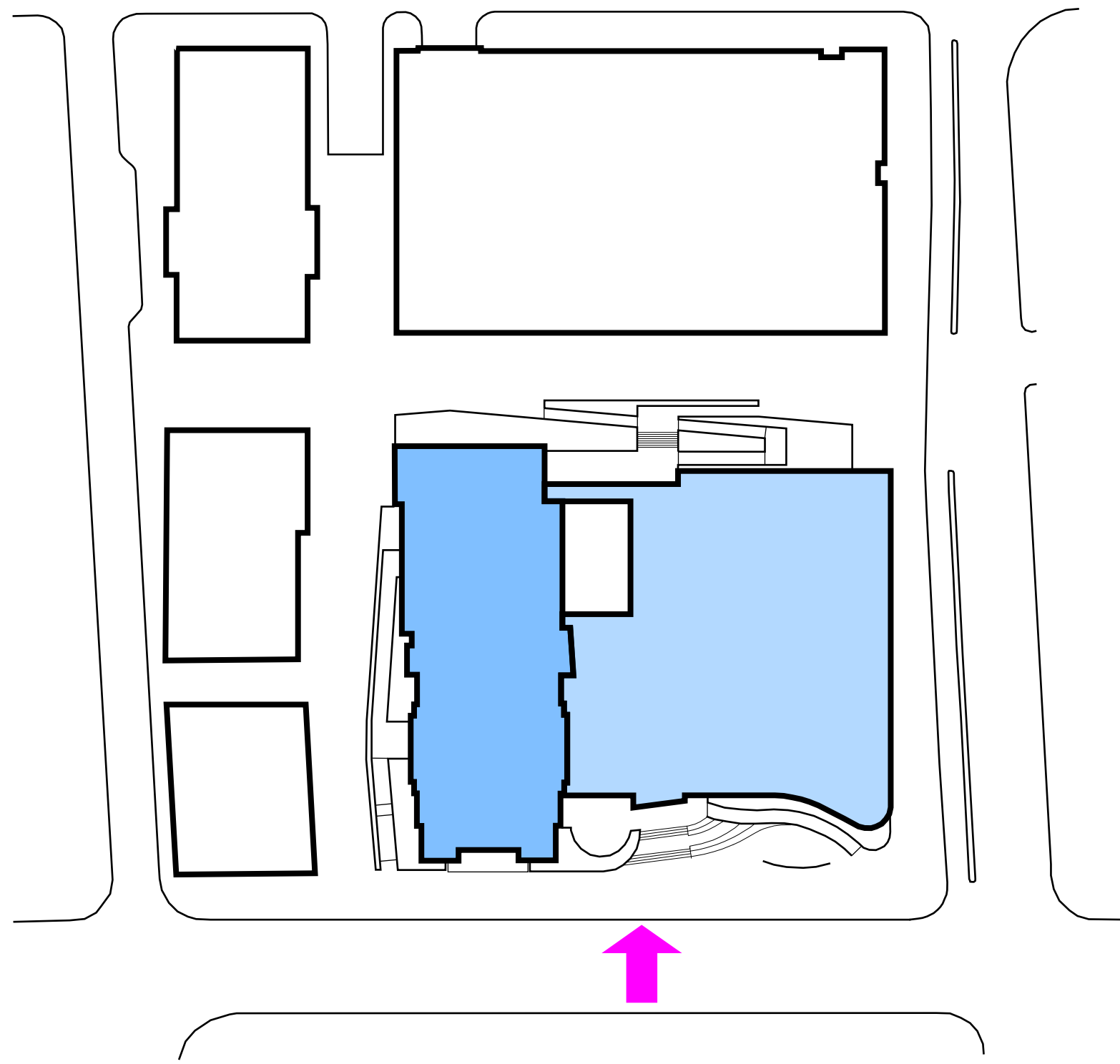
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BUILDING ELEVATION

CHARLOTTE MECKLENBURG

LIBRARY

NEW MAIN LIBRARY & SPIRIT SQUARE

318 NORTH TRYON STREET
CHARLOTTE, NC 28202



DESIGNER

Snøhetta 

80 PINE STREET,
NEW YORK, NY 10005

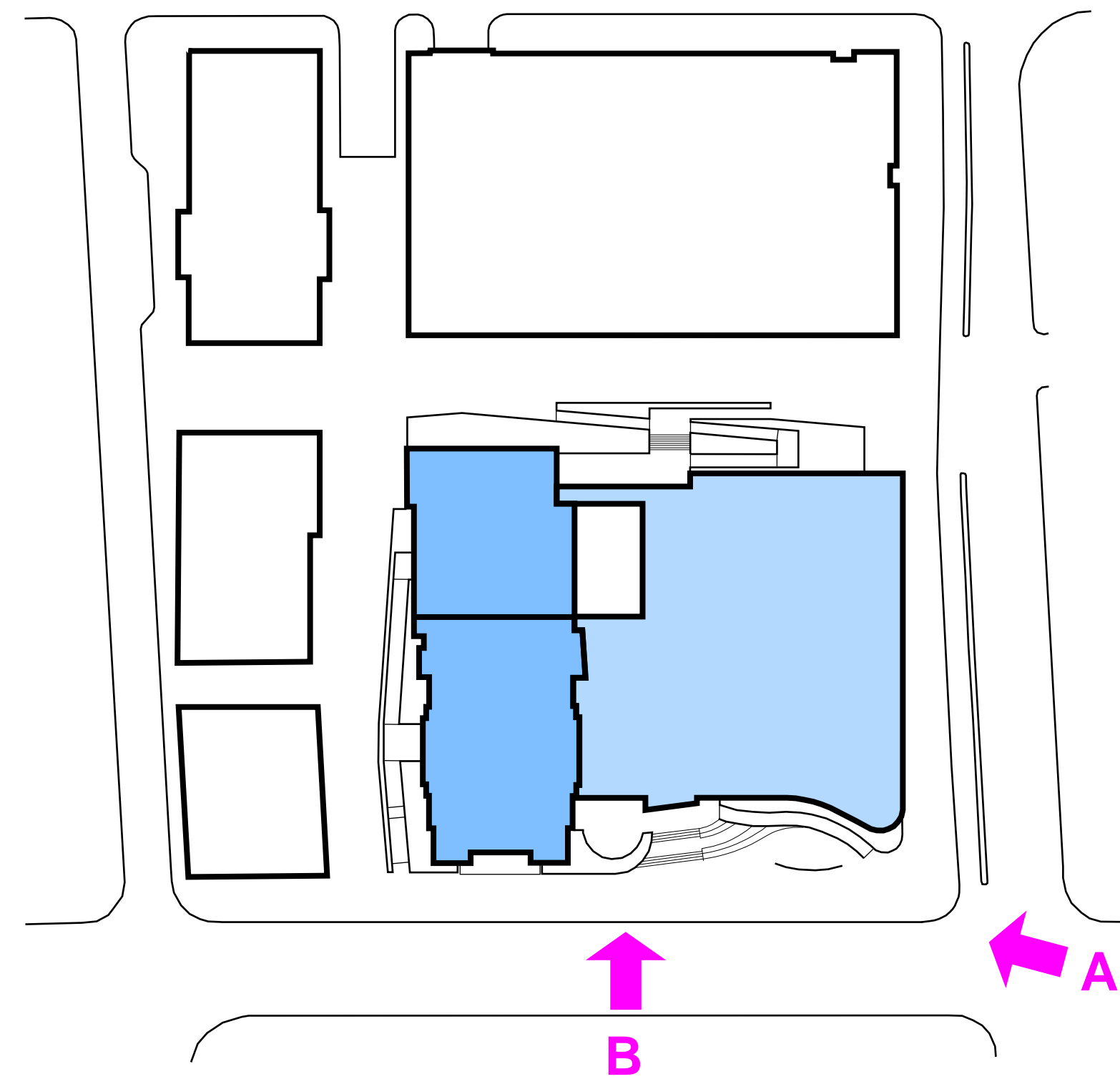
CLARK Nexsen 

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SHEET

**NEW MAIN LIBRARY:
TRYON STREET
ELEVATION**

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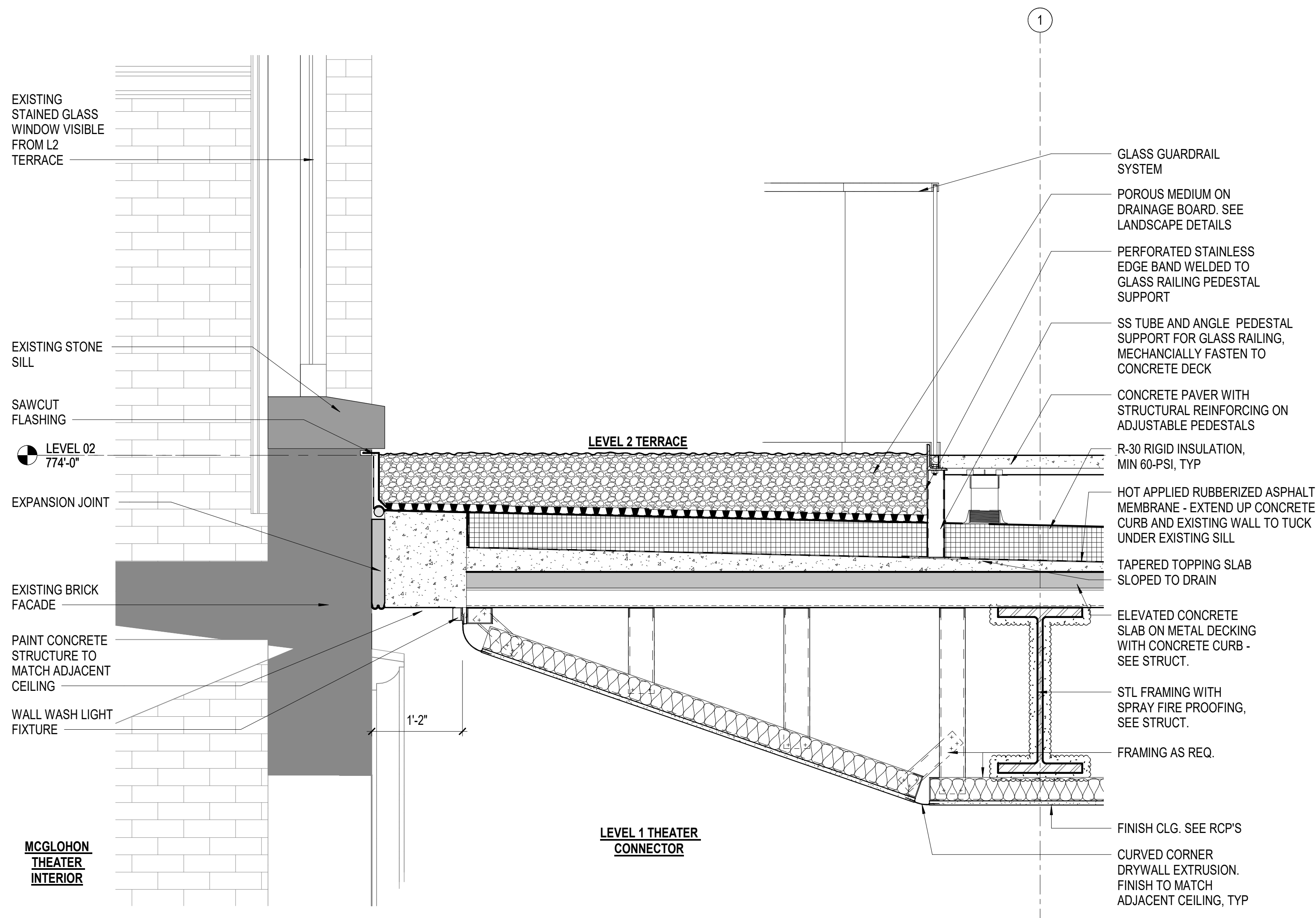


A - VIEW FROM 6TH STREET

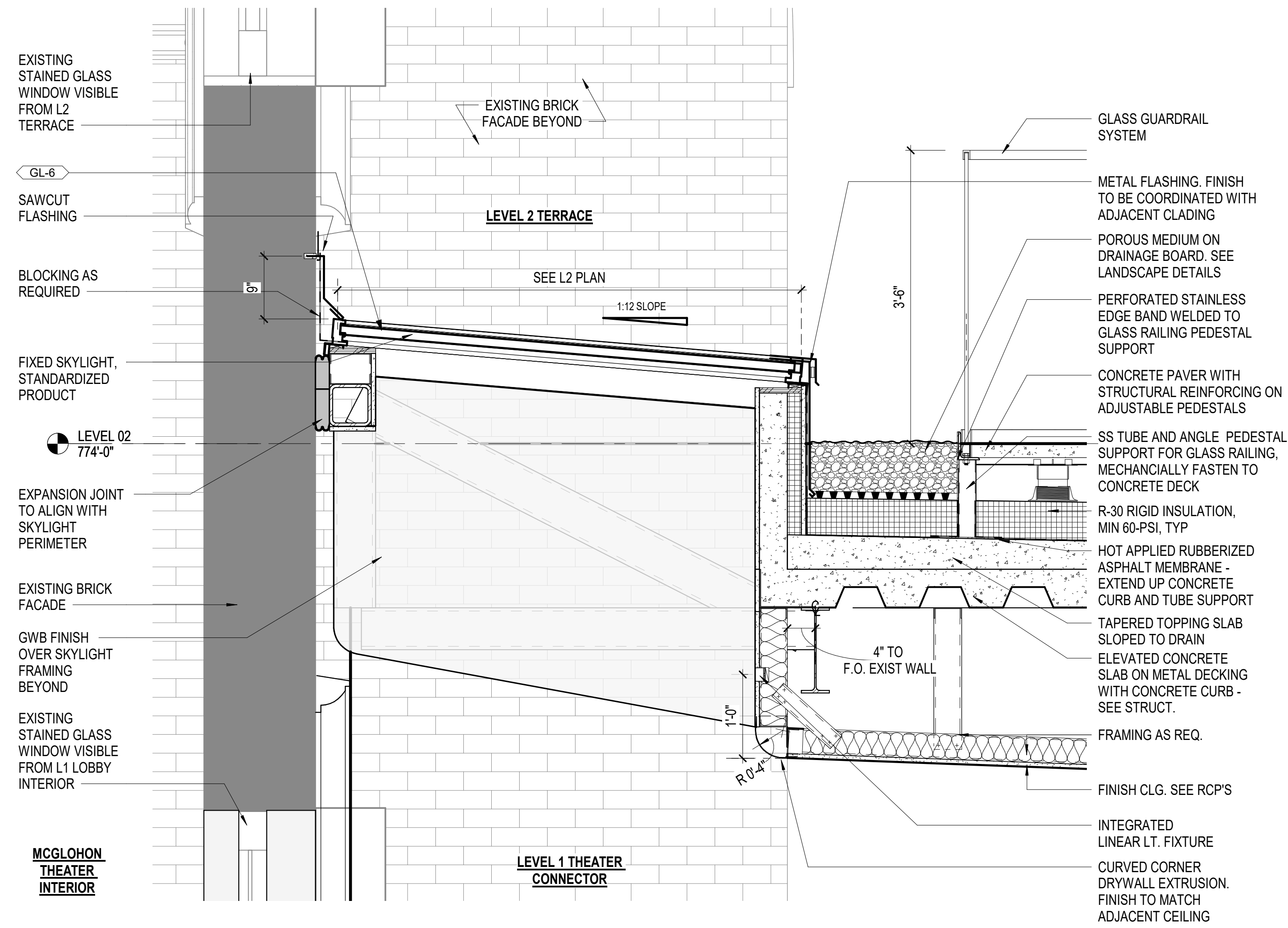


B - VIEW FROM DISCOVERY PLACE

CONNECTING TO NEW MAIN LIBRARY



A - SECTION THRU McG ENTRY



B - SECTION THRU NEW SKYLIGHT



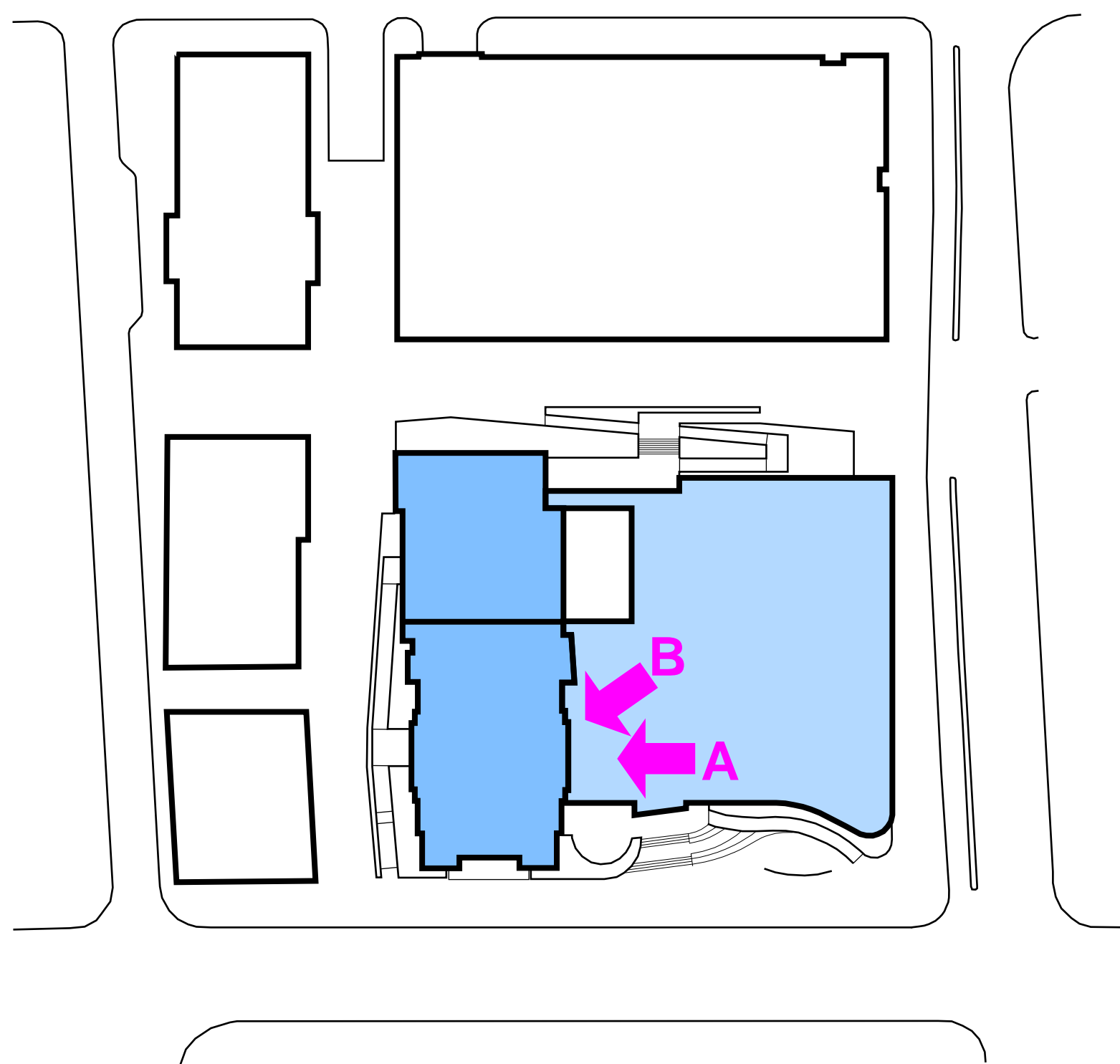
NEW MAIN LIBRARY SIDE - DUKE ENERGY ELEVATION
1/8" = 1'-0"



A - VIEW OF MCGLOHON THEATER ENTRY FROM LOBBY



B - VIEW OF MCGLOHON THEATER ENTRY FROM LOBBY



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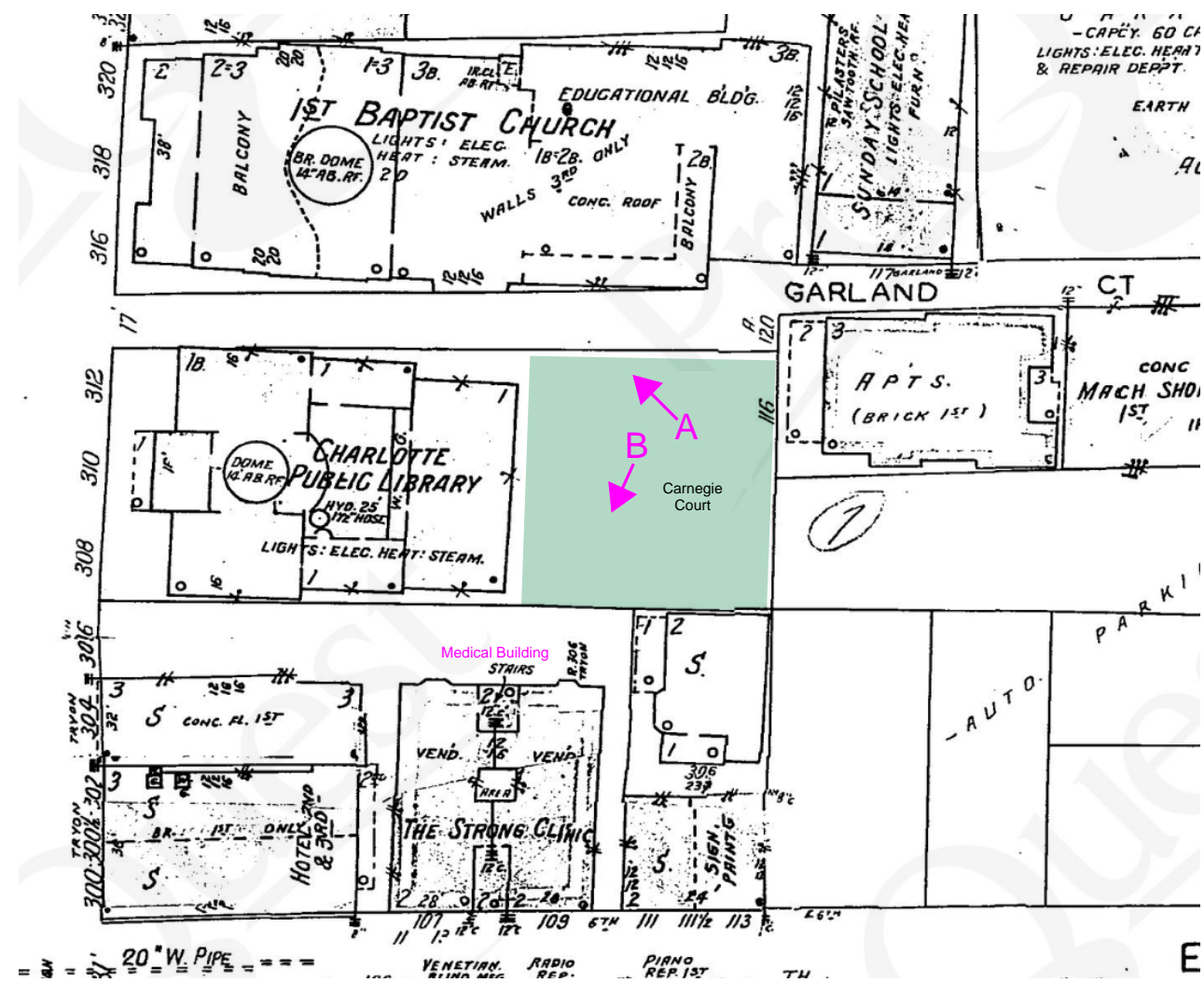
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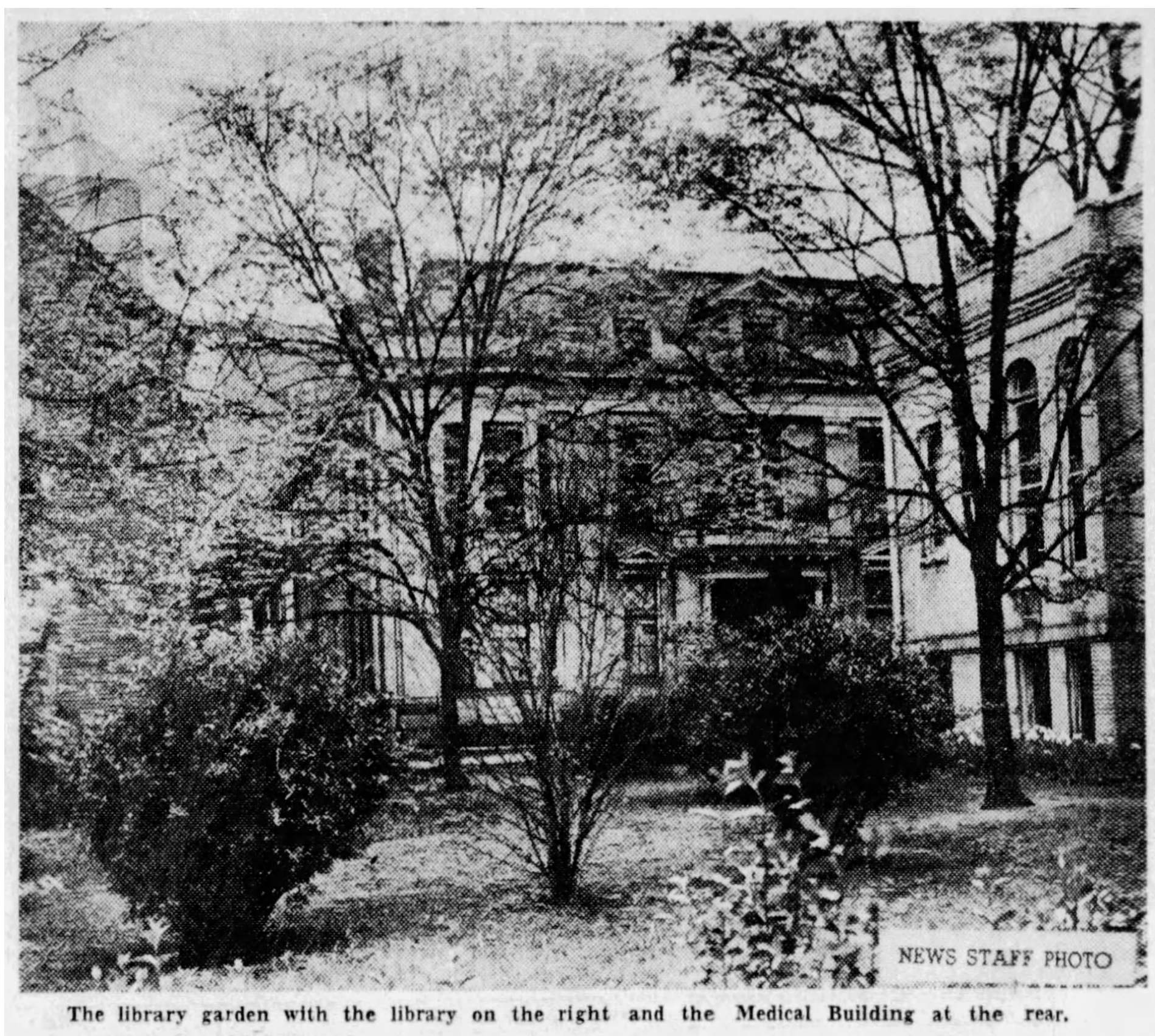
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View of 1923 addition as seen from courtyard behind Carnegie Library in 1937.

A



The Charlotte News (Charlotte, North Carolina) 26 Jan 1937, p. 10 (bottom)

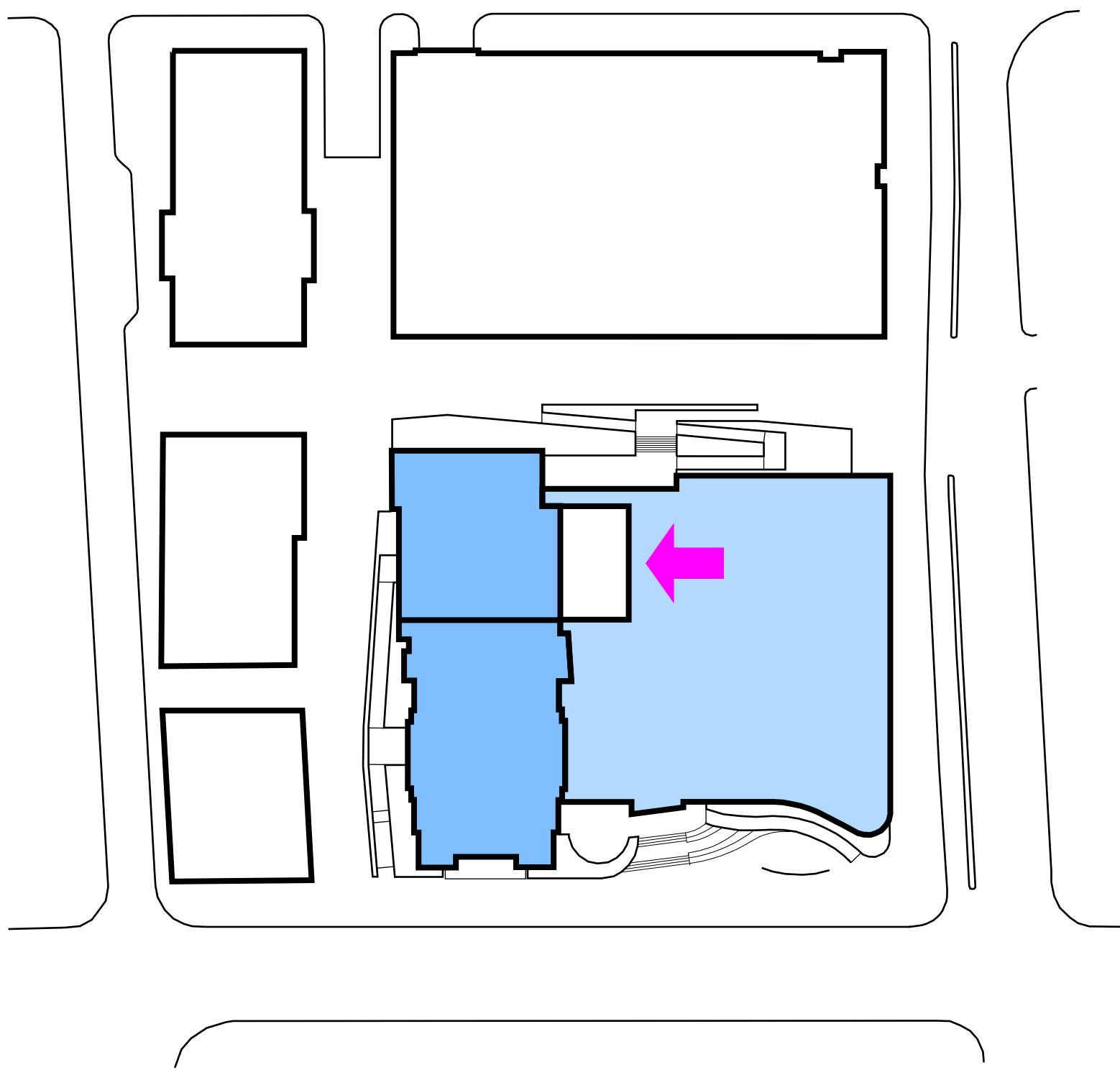
for a new basement and rebuild in a short time.

Garden Fete on Carnegie Court.

The Musical Association organized several nights ago is planning to give a garden fete Thursday night, June 30th, on Carnegie Court.

The Carnegie porch will be used as stages, and surprise entertainments will be given on each. The court will be brilliantly lighted with Japanese lanterns and will be converted into a fairyland scene. Mrs. Glascock and the other ladies interested in organizing the association will provide an elaborate and interesting program. They meet to-morrow to arrange the details.

B



VIEW INTO COURTYARD FROM LOBBY

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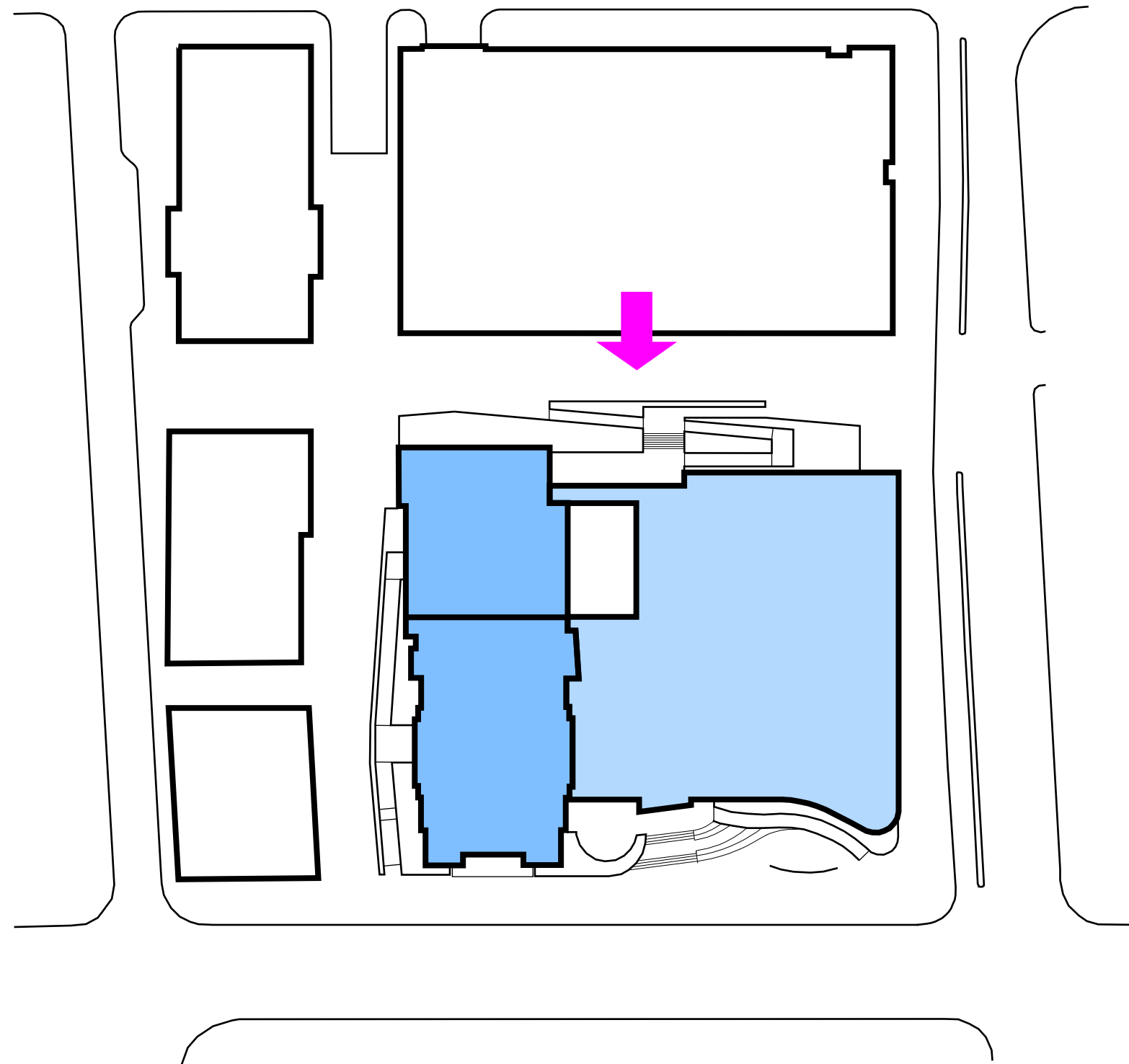
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VIEW FROM PLAZA ENTRANCE

CHARLOTTE-MECKLENBURG

LIBRARY

NEW MAIN LIBRARY &
SPIRIT SQUARE

318 NORTH TRYON STREET
CHARLOTTE, NC 28202



DESIGNER

Snøhetta

80 PINE STREET,
NEW YORK, NY 10005



CLARK NEXSEN

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SHEET

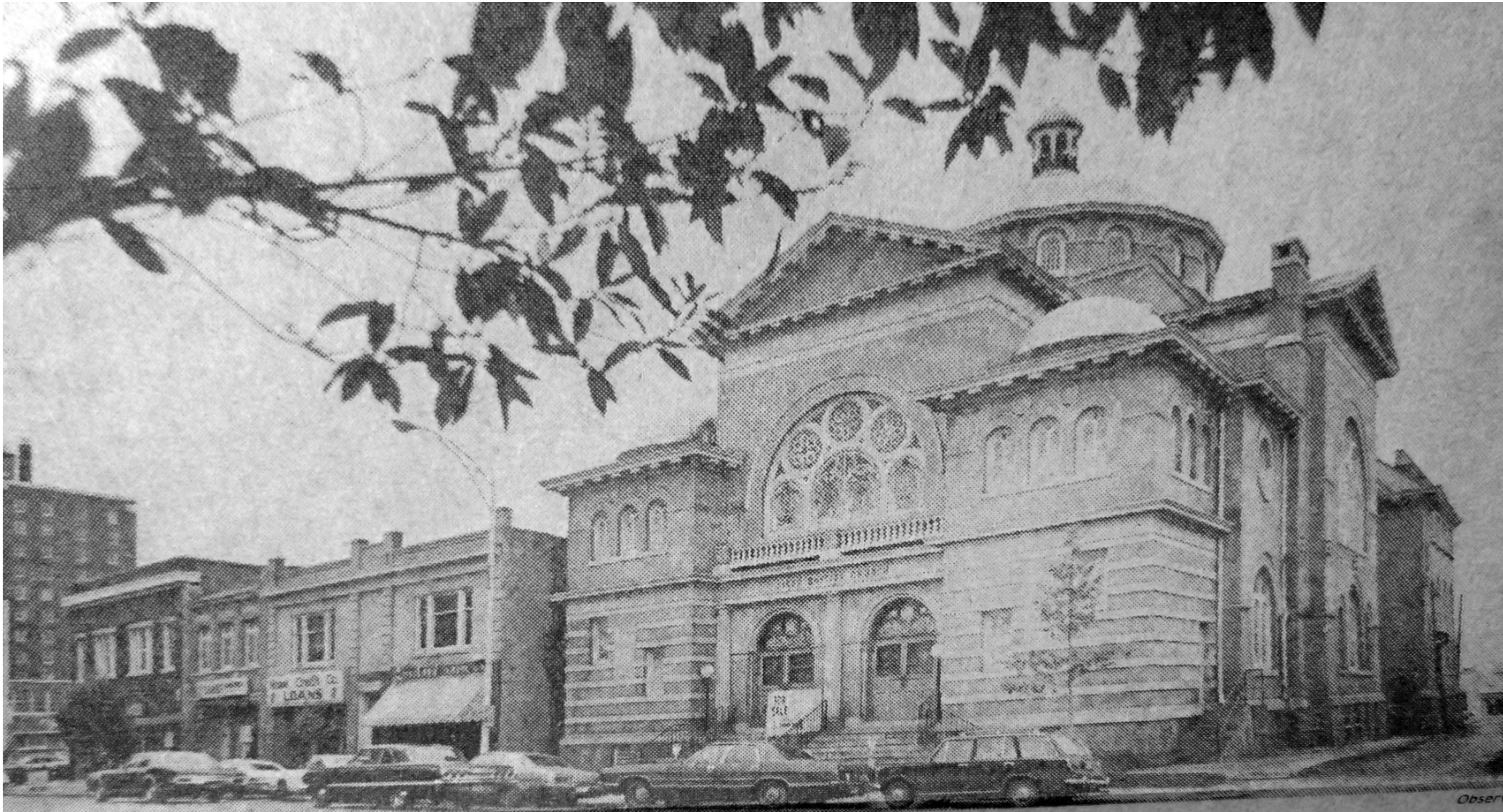
PLAZA ENTRANCE

CN 7343

REVEALING A FACADE



FIRST BAPTIST CHURCH W/ RESIDENTIAL HOUSE NEXT DOOR



FIRST BAPTIST CHURCH W/ RETAIL BUILDING TIGHT TO THE BUILDING

DESIGNER

Snøhetta

80 PINE STREET,
NEW YORK, NY 10005

CLARK Nexsen

1111 METROPOLITAN AVENUE, SUITE 333
CHARLOTTE, NORTH CAROLINA 28204
704-377-8800

SHEET

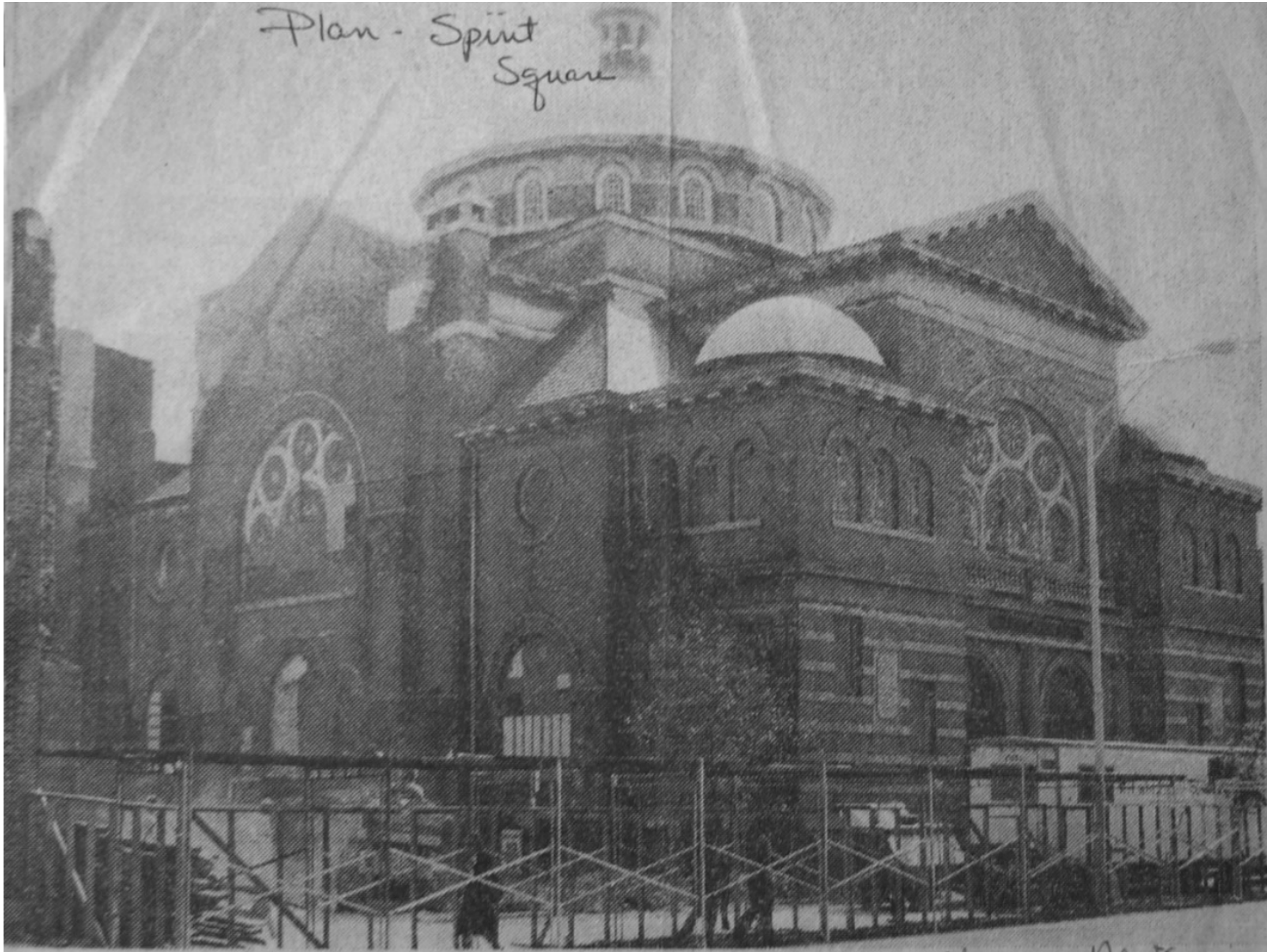
REVEALING A FACADE



ALLEY BEHIND RETAIL BUILDING - GLIMPSE OF CHURCH



1970'S - RETAIL BUILDING TIGHT AGAINST THE BUILDING FOR ~60 YEARS



1979 - RIGHT BEFORE CONSTRUCTION OF SPIRIT SQUARE ENTRY



1980'S - SPIRIT SQUARE ENTRY

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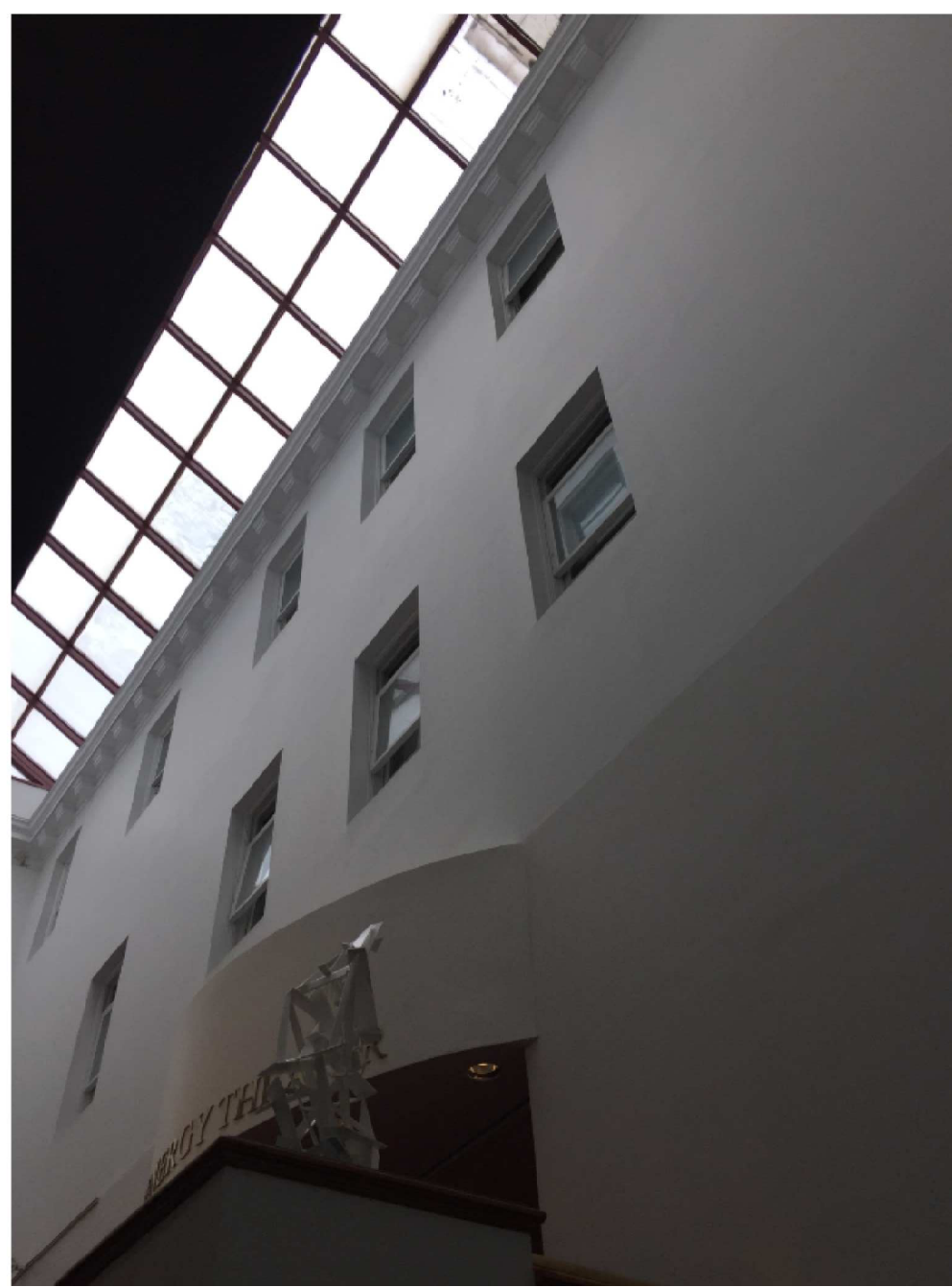


PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4

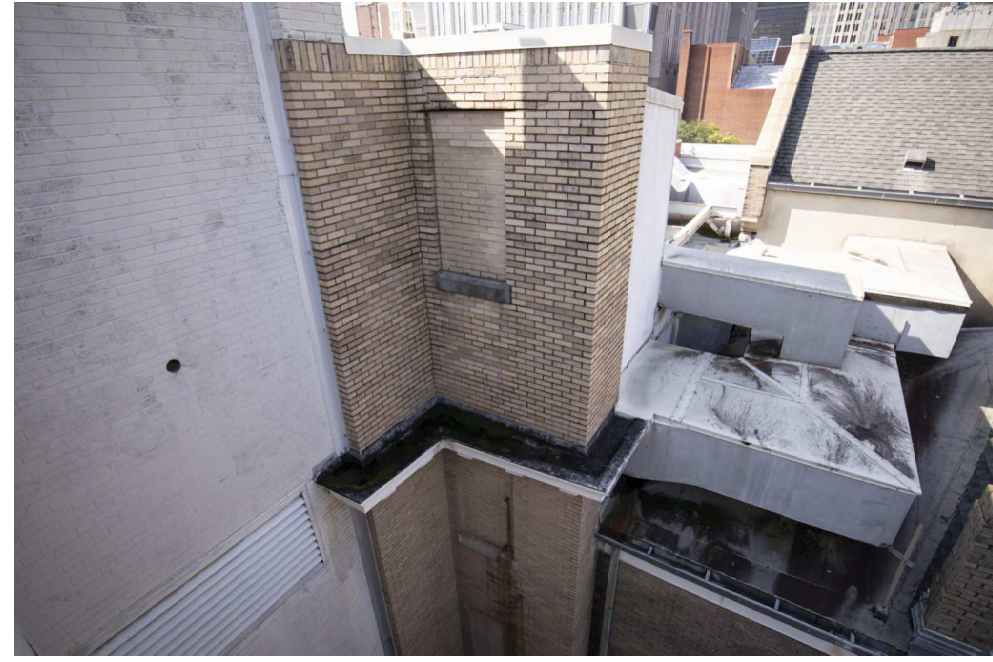


PHOTO #5



PHOTO #6

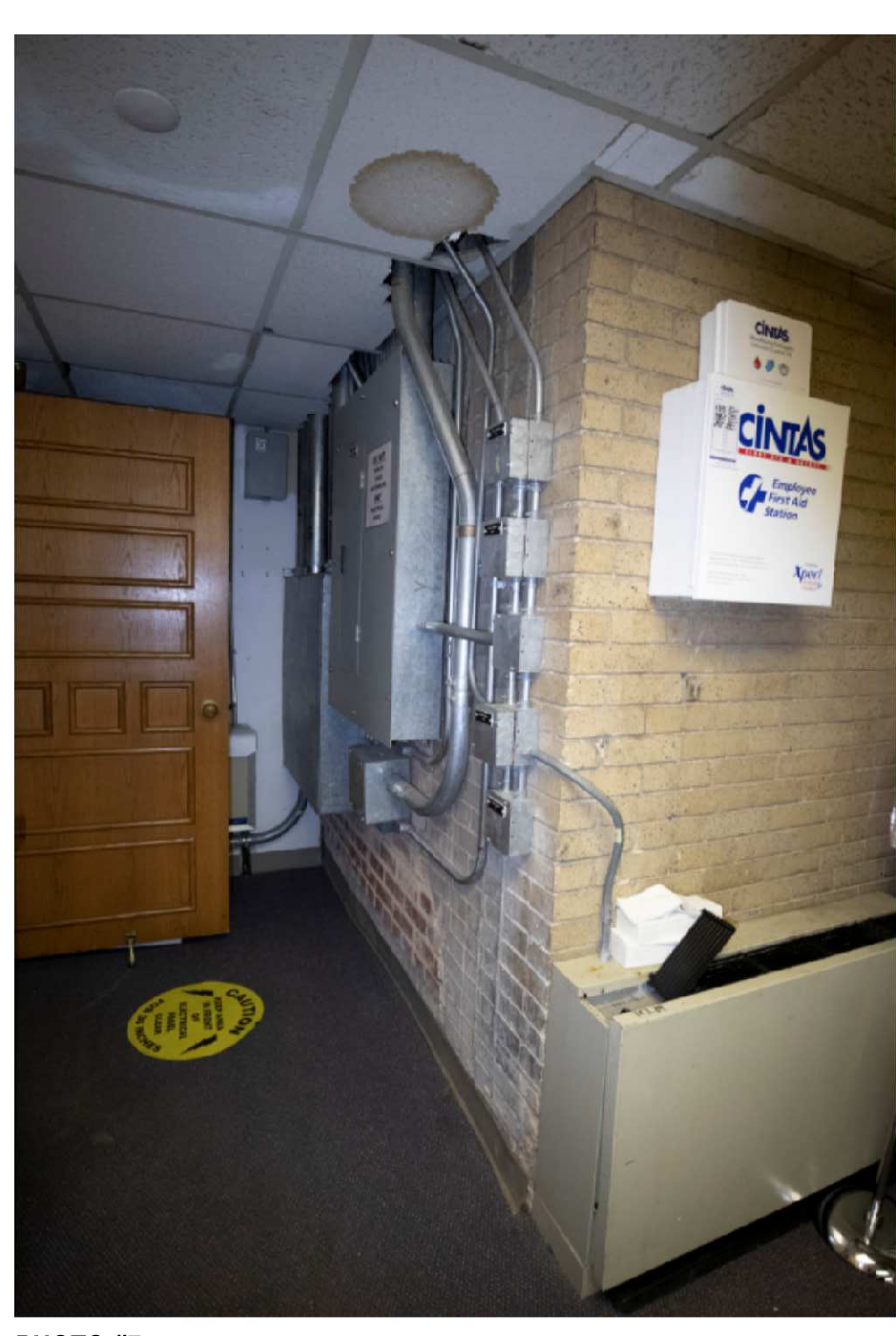


PHOTO #7

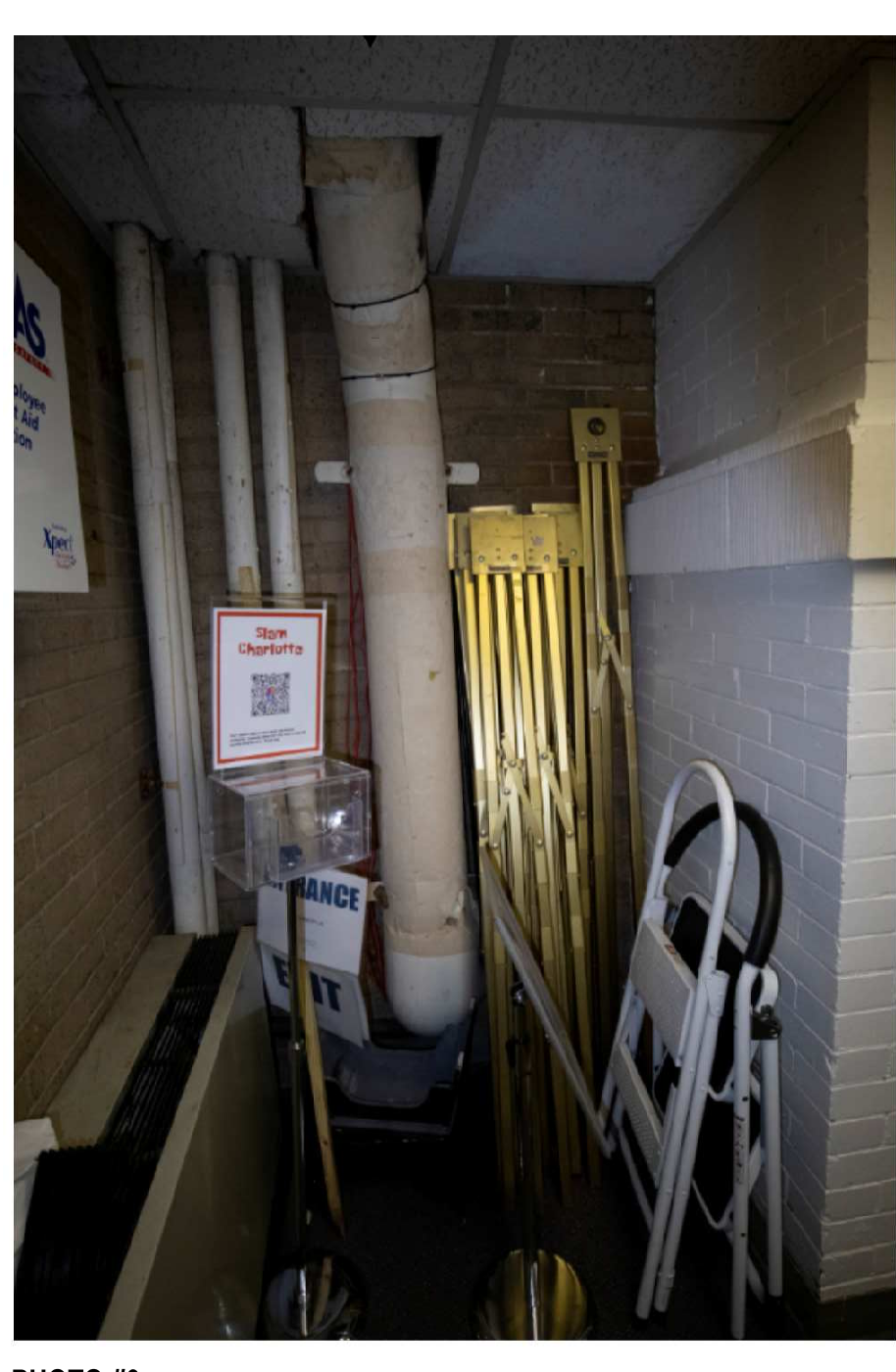


PHOTO #9



PHOTO #10



PHOTO #8

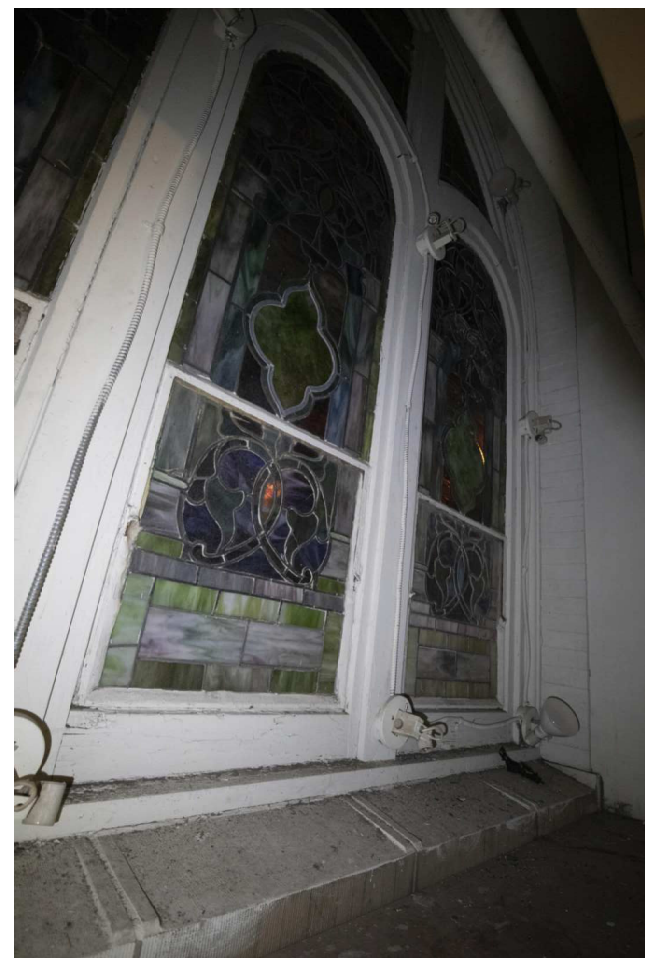
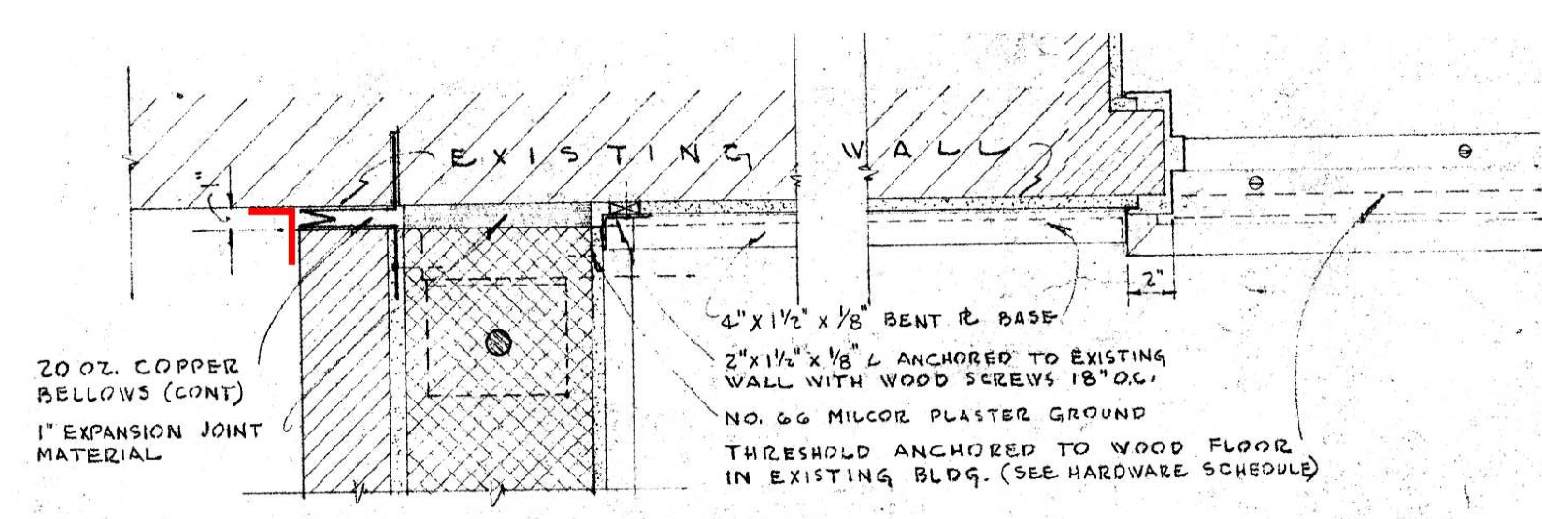


PHOTO #11

- L3-D-TOP OF PARAPET
794'-7 1/2"
- R.D-TOP OF ROOF
792'-11 1/2"
- L3-D-LEVEL 3
781'-7 1/2"
- L2-D-LEVEL 2
770'-6 1/2"
- L1-D-LOBBY
758'-0 1/2"
- L1-D-STAGE
757'-4"
- L1-LIBRARY LOBBY
755'-9"
- STAIR LANDING
755'-0"
- KNIGHT LVL 1
749'-4 1/2"
- L0-D-BASEMENT
741'-11"
- KNIGHT LVL 0
739'-4 1/2"

1 NE ELEVATION - DEMOLITION AT HISTORIC FACADES

1/8" = 1'-0"

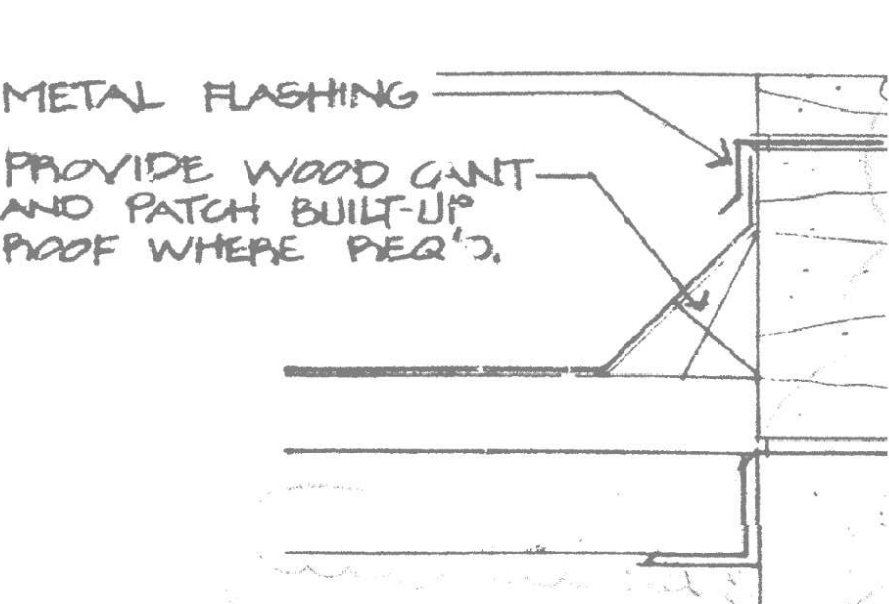


NOTE: COPPER BELLOWS (WATER STOP) TO BE CONTINUOUS FROM FOOTINGS TO COPINGS WHERE EXTERIOR WALLS OF NEW BLDG JOIN EXISTING BLDG.

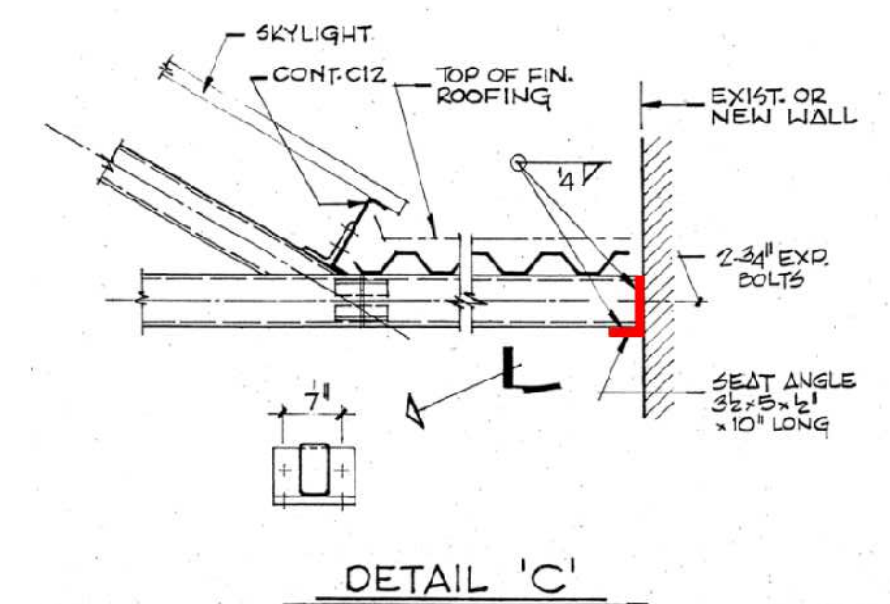
SECTION "AA" (section "BB" similar)

-EXPANSION JOINT DETAILS-

Scale 1/8" = 1'-0"



DETAIL #2



DETAIL #3

GENERAL NOTE: DRAWINGS ARE REPRODUCTIONS OF ORIGINAL 1923, 1952, 1980, 1989, ETC. CONSTRUCTION DOCUMENTS AND MAY NOT REFLECT ACCURATE FIELD CONDITIONS. CONTRACTOR MUST FIELD VERIFY ALL CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK

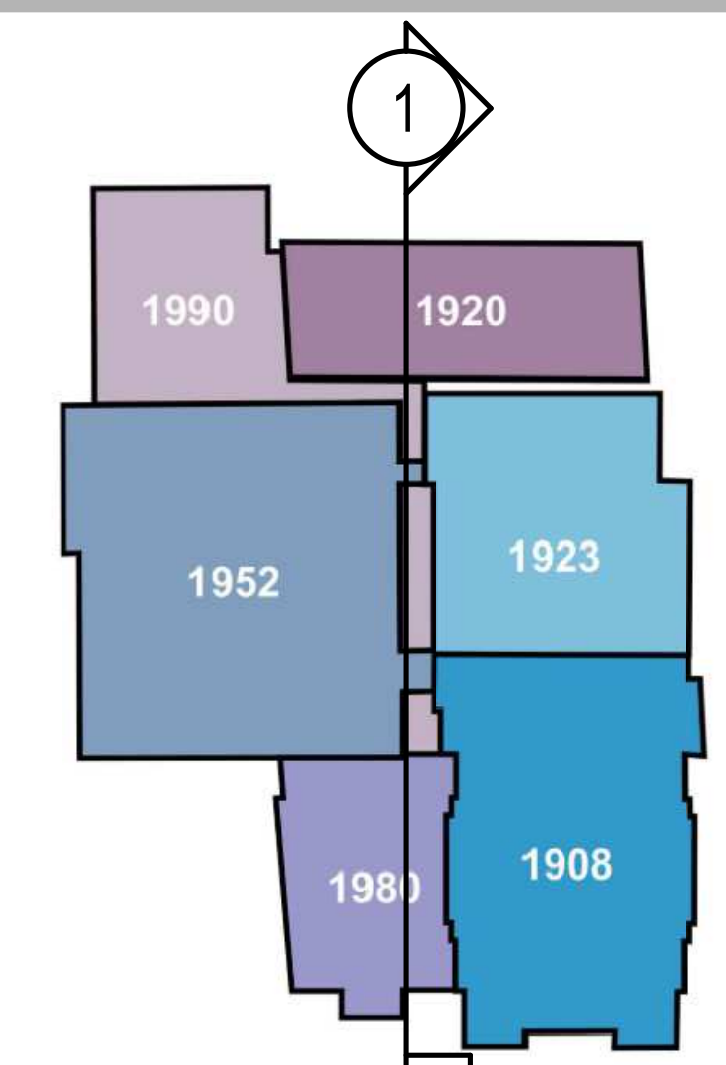
GENERAL NOTES

SEE SHEET B-A001 FOR GENERAL NOTES

MASONRY PATCHING: USE SALVAGE / NEW CUT BRICK AND MORTAR TO INFILL ANY HOLES/OPENINGS AS THEY EXIST FOR WEATHER TIGHTNESS. ANY REWORK OF EXISTING BRICK OTHER THAN SEALING FOR WEATHER TIGHTNESS IS PART OF FUTURE RENOVATION SCOPE.

KEY NOTES

- STEEL BEAM W/ FIREPROOFING AND FIRE SHUTTER; PROVIDE PLYWOOD PROTECTION PER DETAIL 6/C-AE500
- SEAL AROUND EXISTING HATCH TO MAKE A WATERTIGHT SEAL
- EXISTING METAL CORNICE TO REMAIN
- REMOVE DOOR, FRAME, CMU ABOVE FRAME, AND SLAB; INFILL OPENING PER DETAIL 4/C-AE500
- EXPOSED PORTION OF CONCRETE FOUNDATION WALL
- WOOD WINDOW TO REMAIN
- CAREFULLY REMOVE STEEL BEAM; IF REMOVING BEAM WILL DAMAGE EXISTING BRICK WALL, NOTIFY ARCHITECT IMMEDIATELY TO DETERMINE IF CUTTING BEAM FLUSH WITH BRICK SHOULD OCCUR; FINAL CONDITION SHALL BE A WATER TIGHT CONDITION
- REMOVE ACCESS PANELS, PLYWOOD BOX-OUT, LIGHTS, FLEX CONDUIT, ETC. CREATING LIGHT BOX AROUND WINDOW. REFER TO PHOTO #11. WORK IS IN CONJUNCTION WITH GYPSUM WALLBOARD REMOVAL. SEE NOTE 13
- ELEVATOR DOORS, HOLLOW METAL DOOR FRAME, AND HM SWING DOORS TO REMAIN. SECURE DOORS TO PREVENT ENTRY INTO BUILDING. VERIFY DOORS ARE SEALED FOR A WEATHER TIGHT CONDITION
- PHOTO #1 SHOWS EXISTING ATRIUM CONDITION, SEE NOTE 13 FOR DEMOLITION INSTRUCTIONS
- PAINTED BRICK AND STONE BANDING TO REMAIN
- REMOVE ROOF LEADER; PATCH HOLE WITH MASONRY AND MORTAR TO MAKE A WEATHER TIGHT CONDITION; CONTRACTOR SHALL NOT DAMAGE ADJACENT BRICK TO REMAIN. SEE PHOTO #7
- REMOVE PLASTER W/ LATH OR GWB W/ METAL STUD HAT CHANNEL FURRING OUT BRICK WALL; METAL STUDS ATTACHED TO BRICK WALL SHALL BE REMOVED USING HAND TOOLS TO AVOID DAMAGING THE BRICK.
- CAREFULLY CUT FLASHING AT A FEW INCHES FROM MASONRY WALL AND KEEP EMBEDDED FLASHING IN WALL; REFER TO DETAIL #2
- CAREFULLY REMOVE SEAT ANGLE ATTACHED TO MASONRY AND PATCH EXPANSION BOLT HOLES, SEE DETAIL #3
- EXISTING METAL ENCLOSURE OVER WINDOWS TO REMAIN
- CHIMNEY WALL TO REMAIN
- EXPOSED DUCTWORK SUPPORTED BY MCGLOHON ROOF TO REMAIN; REFER TO PHOTO #5
- CAREFULLY REMOVE WALLS, ROOFS/CEILING ASSEMBLIES, FLOOR ASSEMBLIES, STRUCTURE, AND EXPANSION JOINT ASSEMBLIES THAT INTERSECT BUILDING TO REMAIN. REFER TO DETAIL #1; REMOVE MEMBERS FASTENED/SECURED TO BRICK WALL WITH HAND TOOLS; PATCH HOLES WITH MASONRY AND MORTAR
- CAREFULLY REMOVE EXISTING CONDUIT, PANELS, RECEPTACLES, ELECTRIC HEATER, WALL BASE, PIPING, METAL STRAPS, ETC. ON THIS WALL. PATCH HOLES WITH MASONRY AND MORTAR; CONTRACTOR SHALL NOT DAMAGE ADJACENT EXISTING BRICK TO REMAIN; REFER TO PHOTOS #7 AND #9
- BASED ON EXISTING DRAWINGS, IT APPEARS THAT THERE IS NO CORNICE AT THIS LOCATION
- INFILL HOLES WITH MASONRY AND MORTAR TO MAKE A WATER TIGHT CONDITION
- CAREFULLY REMOVE ELEVATED FLOOR/STAIR ASSEMBLY; USE HAND TOOLS FOR SUPPORTING MEMBERS DIRECTLY ATTACHED TO BRICK WALL; SEE PHOTO #3
- STAINED GLASS WINDOWS TO REMAIN; PROTECT PER DETAILS ON C-AE500
- ROOF TO REMAIN; REFER TO PHOTO #4
- REMOVE WOOD DOOR, INFILL TEMPORARILY PER DETAIL ON B-AE500
- EXISTING GRADE
- OPENING WAS INFILLED WITH BRICK/CMU IN A PREVIOUS RENOVATION; EXISTING CONDITION TO REMAIN
- CAREFULLY REMOVE SKYLIGHT SYSTEM IN ITS ENTIRETY; AFTER REMOVAL OF SKYLIGHT ASSEMBLY, INSTALL TEMPORARY METAL COPING CAP ON MASONRY PARAPET; SEE SMACNA FIG. 3-1, DETAIL 2/B-AE103
- REMOVE 1980 LOBBY COLUMN FOOTINGS IN FOREGROUND DOWN TO 4'-0" BELOW FLOOR SLAB; FOOTINGS BELOW 4'-0" CAN REMAIN IN PLACE
- DOOR AND FRAME TO REMAIN, SECURE AND INSTALL WEATHER STRIPPING
- CAREFULLY REMOVE ROOF/CEILING SYSTEM IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO: ROOF ASSEMBLY, INSULATION, METAL DECKING, ACOUSTICAL CEILING GRID, AND SUPPORTING STRUCTURE. CAREFULLY REMOVE WITH HAND TOOLS SUPPORTING ANGLES THAT SUPPORT METAL DECKING/CEILING/STRUCTURAL MEMBERS
- CAREFULLY REMOVE WITH HAND TOOLS INTERSECTING CONCRETE / MASONRY WALL (SINGLE-WYTHE OR MULTI-WYTHE) WITHOUT DAMAGING EXISTING BRICK WALL TO REMAIN.
- CAREFULLY REMOVE INTERSECTING SKYLIGHT / ROOF ASSEMBLY AGAINST BUILDING.
- CAREFULLY REMOVE CONCRETE FLOOR SLAB ASSEMBLY, SUPPORTING FOUNDATION WALLS, FOOTINGS, ETC. WITHOUT DAMAGING EXISTING BRICK WALL TO REMAIN.
- CAREFULLY REMOVE INTERSECTING STUD / GYPSUM ASSEMBLY WITHOUT DAMAGING EXISTING BRICK WALL TO REMAIN.
- CAREFULLY REMOVE EMBEDDED CONCRETE LANDING. IF REMOVAL WILL DAMAGE EXTERIOR WALL, CUT LANDING FLUSH WITH THE FACE OF BRICK. REFER TO PHOTO #10.
- FILL HOLES IN BRICK TO MAKE A WEATHERTIGHT CONDITION. REFER TO PHOTO #6
- REFER TO PHOTO #8
- PREP AND PAINT EXISTING RUSTING STEEL LINTEL TO REMAIN; SEAL ALL JOINTS TO MAKE A WATER-TIGHT CONDITION



LEGEND

- EXISTING ASSEMBLY TO BE REMOVED IN ITS ENTIRETY
- EXISTING HISTORIC BRICK WALL TO REMAIN
- CMU
- DENOTES EXISTING GYPSUM WALLBOARD AND METAL STUD FURRING TO BE REMOVED

1/8" = 1'-0" 0 5' 10' 15' 30'

CHARLOTTE MECKLENBURG
LIBRARY

MAIN LIBRARY & SPIRIT SQUARE
318 NORTH TRYON STREET
CHARLOTTE, NC 28202

HISTORIC LANDMARK -
FIRST BAPTIST CHURCH

EARLY DEMOLITION PACKAGES

DESIGNER

CLARK NEXSEN
1111 METROPOLITAN AVENUE, SUITE 333
CHARLOTTE, NORTH CAROLINA 28204
704-377-8800

LandDesign
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202

Quality Consulting Engineers, PLLC
6277-600 CAROLINA COMMONS DR, #350
INDIAN LAND, SC 29707

CORPORATE SEAL

CLARK NEXSEN LICENSE NUMBER: C-1028
PROFESSIONAL SEAL

2021.10.25 10:53:04-0400'

SUBMITTAL
OCTOBER 22, 2021

CONSTRUCTION SET

REVISIONS

KEY PLAN

SHEET
PACKAGE B - SELECTIVE DEMOLITION ELEVATION

B-AD201

CN 7343

EXTERIOR IMPROVEMENTS:

(TYPICAL FOR ALL SIDES OF THE BUILDING)

- ROOF MEMBRANES REPLACED W/ EXCEPTION TO COPPER DOMES
- GUTTERS AND DOWNSPOUTS REPLACED
- REPAIR WINDOWS (REPLACE ONLY IF BEYOND REPAIR)
- REPAIR, PREP, PRIME, AND PAINT METAL CORNICE (REPLACE ONLY IF BEYOND REPAIR)
- BRICK / STONE BANDING INFILL AND PATCH OPENINGS AND HOLES LEFT IN FACADE ONCE BUILDINGS ARE REMOVED
- ADD NEW WINDOWS WHERE DOORS WERE PREVIOUSLY
- ADD MECHANICAL LOUVERS AT EXISTING OPENINGS
- NEW ENTRY / EXIT OPENINGS



Figure 21: Severe window deterioration at clerestory.



Figure 22: Severe window deterioration at clerestory.

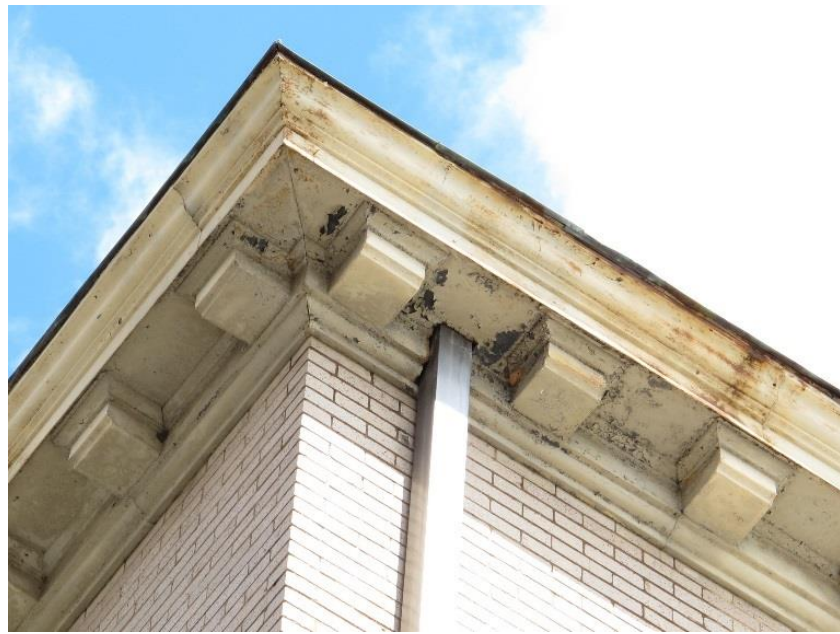


Figure 26: Leak evidence at leader.



Figure 27: Severely corroded flashing components.



Figure 17: Balustrade over original First Baptist church entrance in need of repair / replacement.



Figure 23: Severe window deterioration at clerestory.



Figure 25: Severe window deterioration at clerestory.



Figure 28: Severely corroded flashing components.



Figure 29: Active gutter leak at northeast soffit.



Figure 20: Corroded standing seam roof edge.



NEW GARDEN WALK - ELEVATION

1/8" = 1'-0"

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RENDERING OF RENOVATED GARDEN WALK ELEVATION - VIEW FROM TRYON STREET

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RENDERING OF RENOVATED GARDEN WALK ELEVATION - VIEW FROM THE PLAZA

STAINED GLASS WINDOWS



CHARLOTTE MECKLENBURG

LIBRARY

**NEW MAIN LIBRARY &
SPIRIT SQUARE**

318 NORTH TRYON STREET
CHARLOTTE, NC 28202



DESIGNER

Snøhetta 

80 PINE STREET,
NEW YORK, NY 10005



CLARK NEXSEN

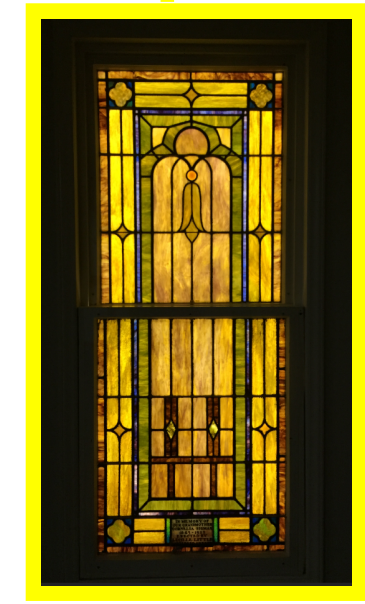
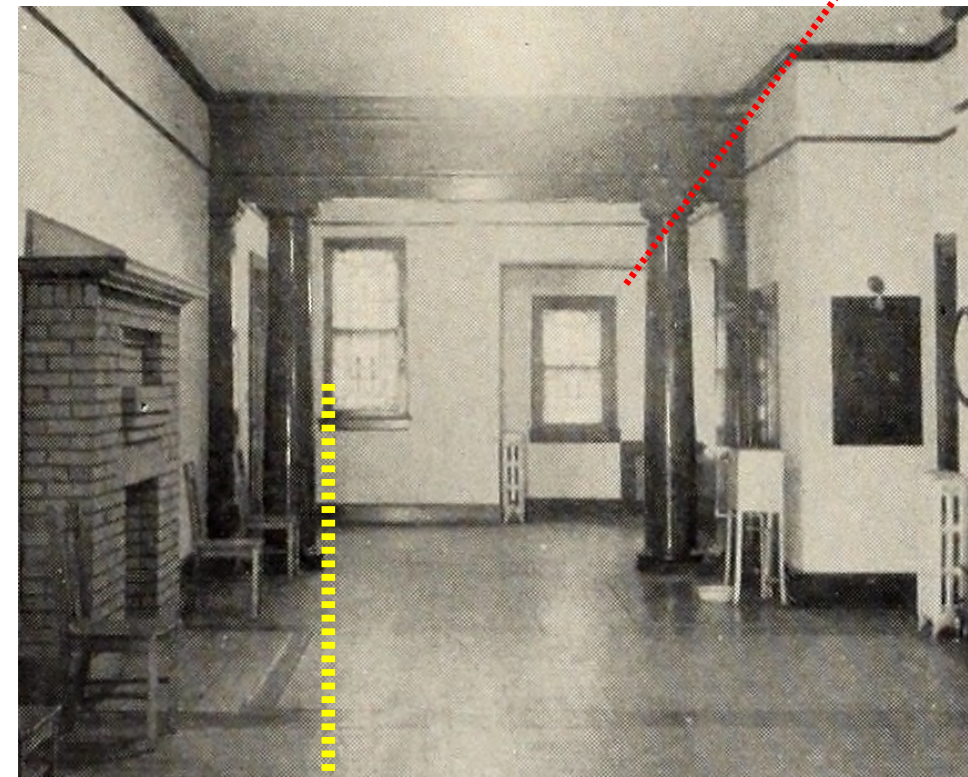
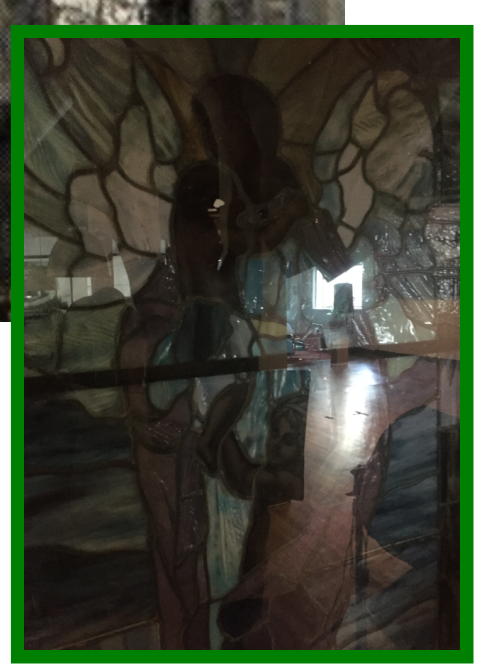
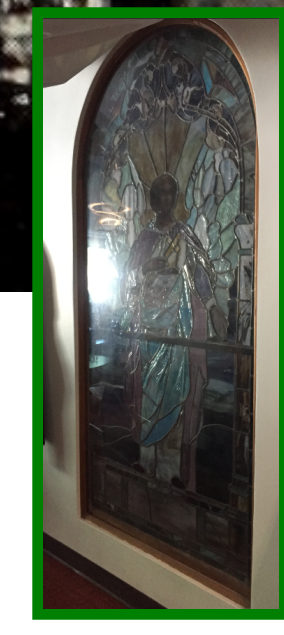
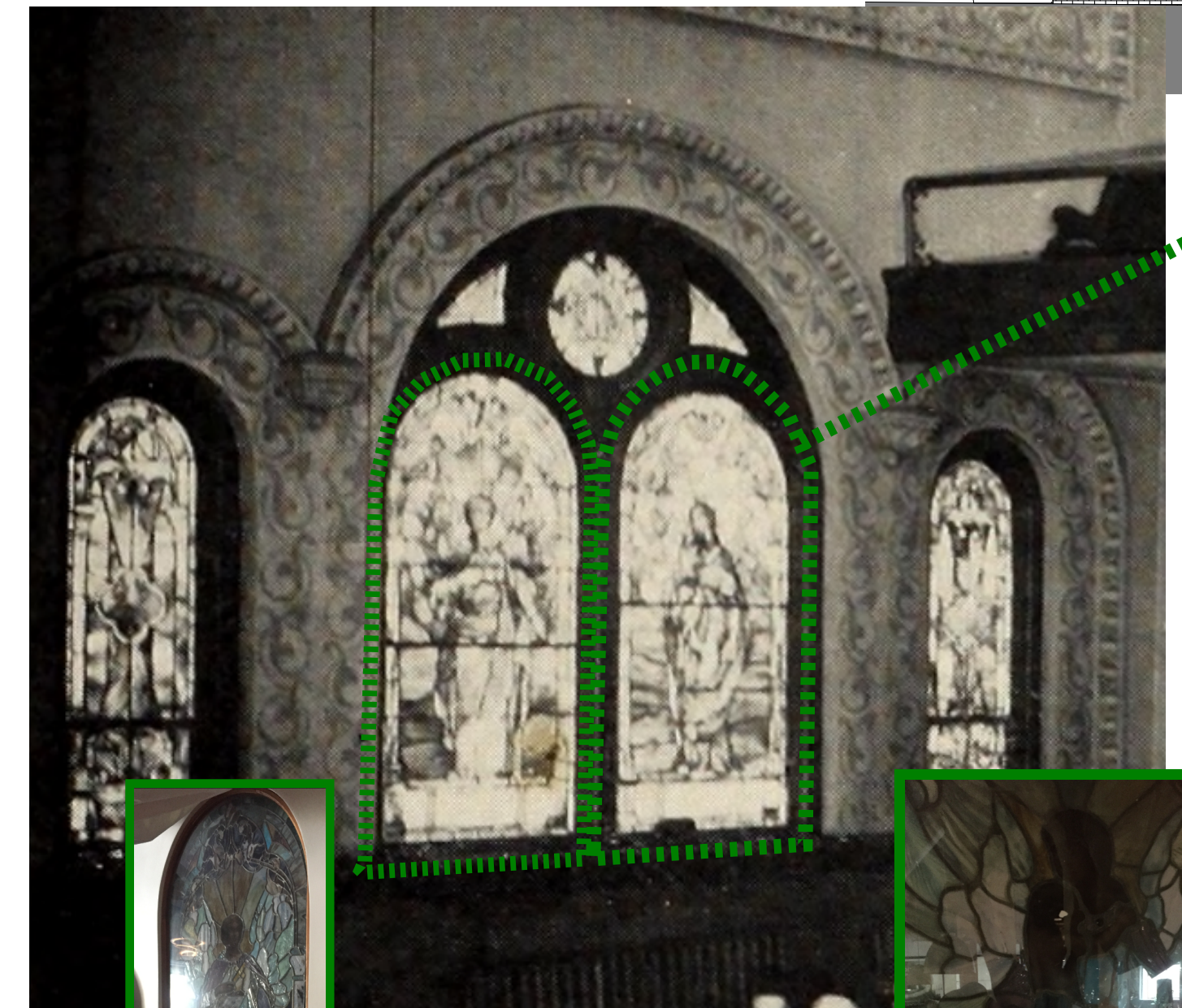
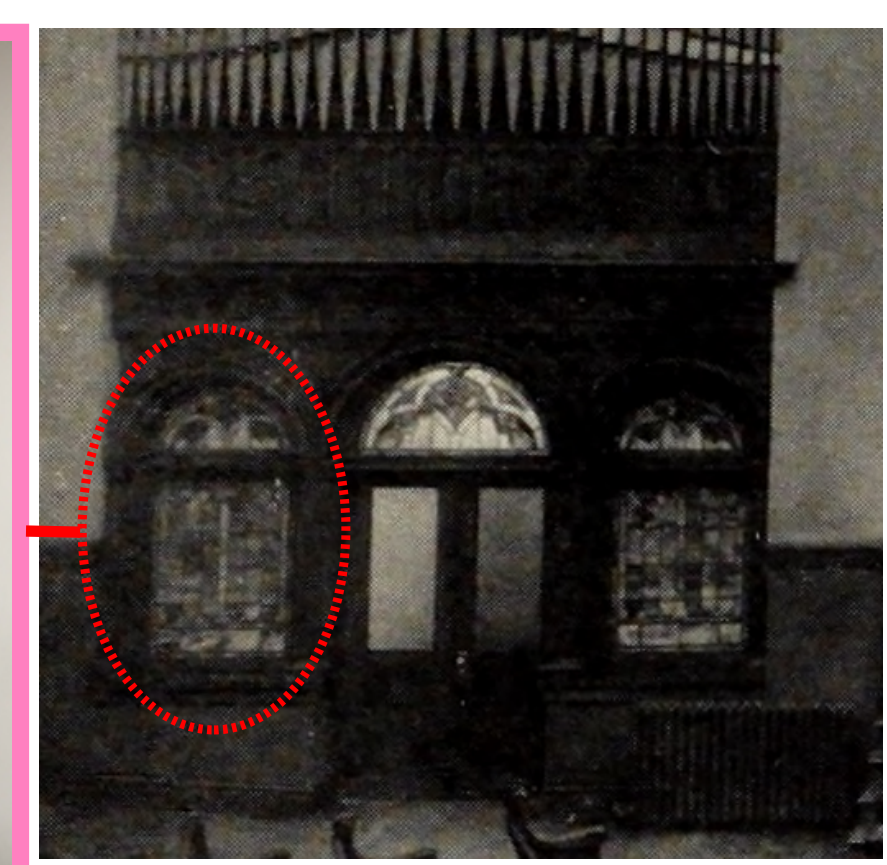
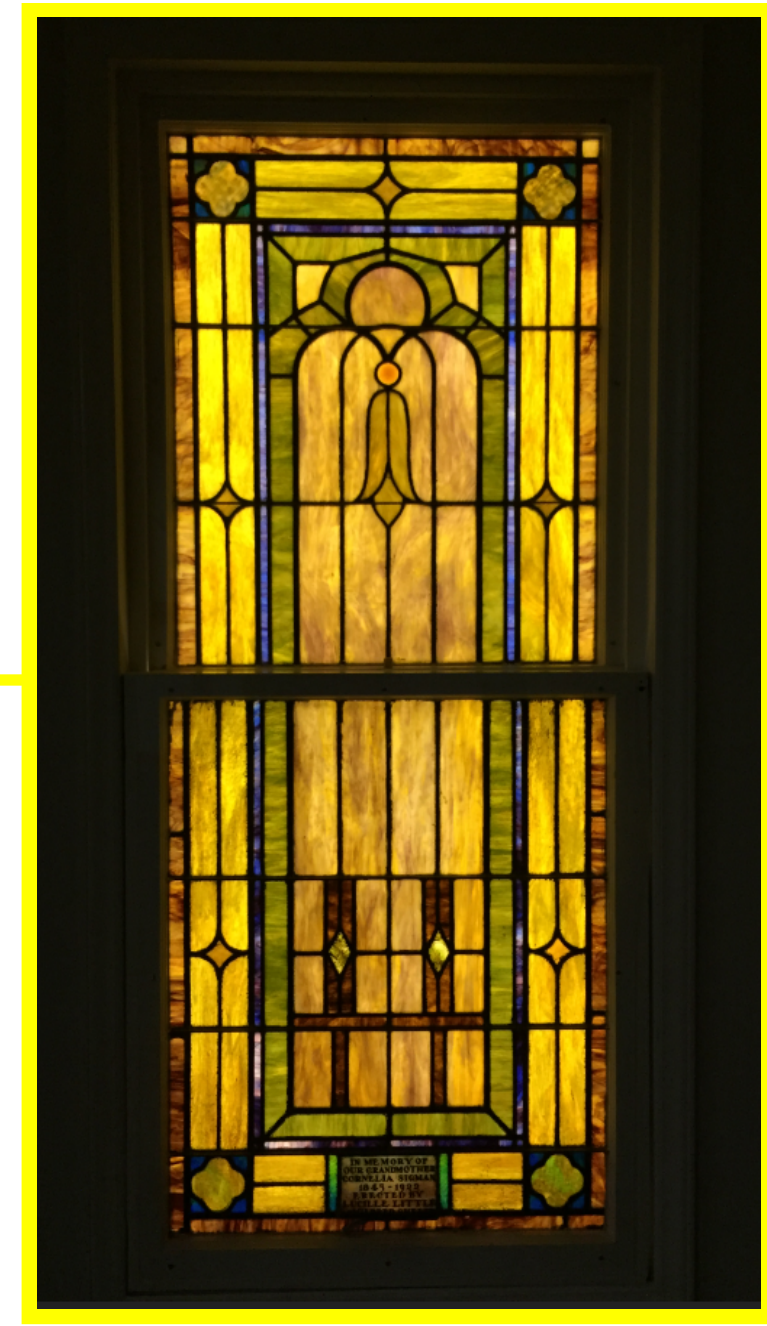
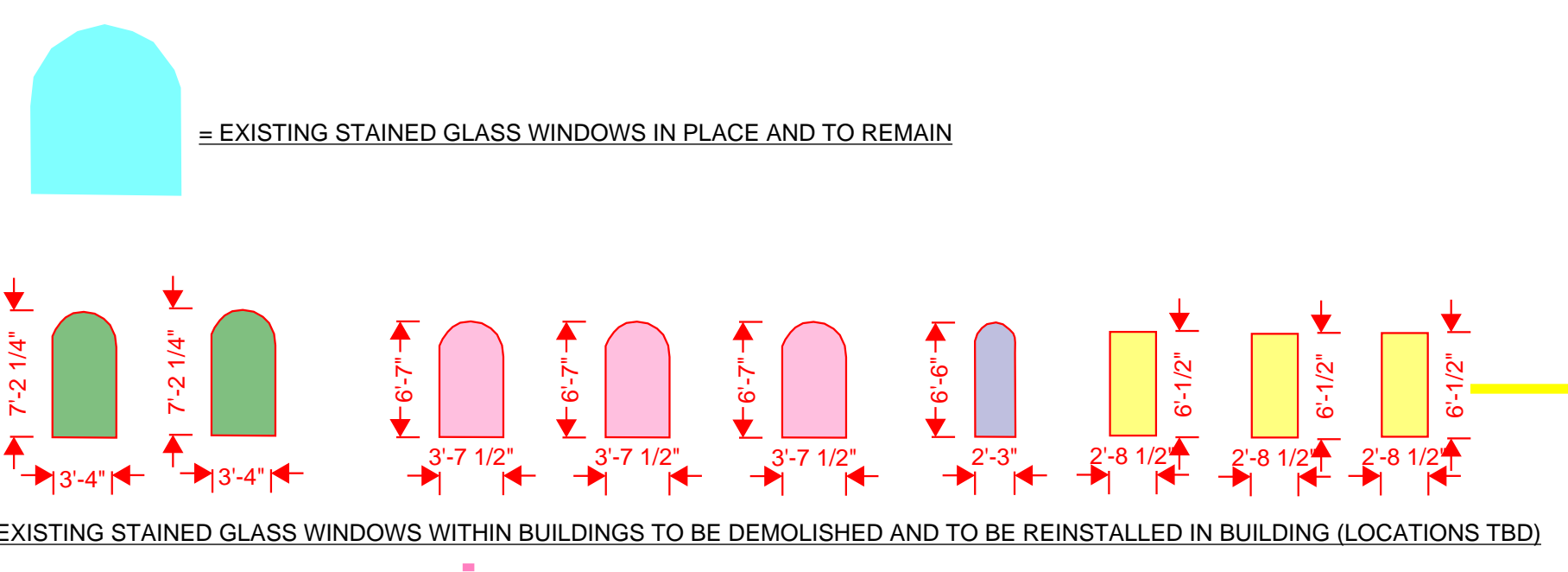
1111 METROPOLITAN AVENUE, SUITE 333
CHARLOTTE, NORTH CAROLINA 28204
704-377-8800

SHEET

IDENTIFYING STAINED GLASS WINDOW LOCATIONS

EXISTING STAINED GLASS WINDOW STUDY

10.05.21



OPENING REMOVED IN PREVIOUS RENOVATION (APPEARS THAT BOTH HAD STAINED GLASS)

WINDOW MATCHES THE THREE FROM BB&T CONF ROOM

IT DOES NOT APPEAR THAT L0 WINDOWS HAD STAINED GLASS



ALTERNATE B-0-1
CAREFULLY REMOVE AND RELOCATE EX. PAROLE BAPTISTRY
BAPTISTRY
CAREFULLY REMOVE AND STORE ENTIRETY AS DIRECTED BY OWNER

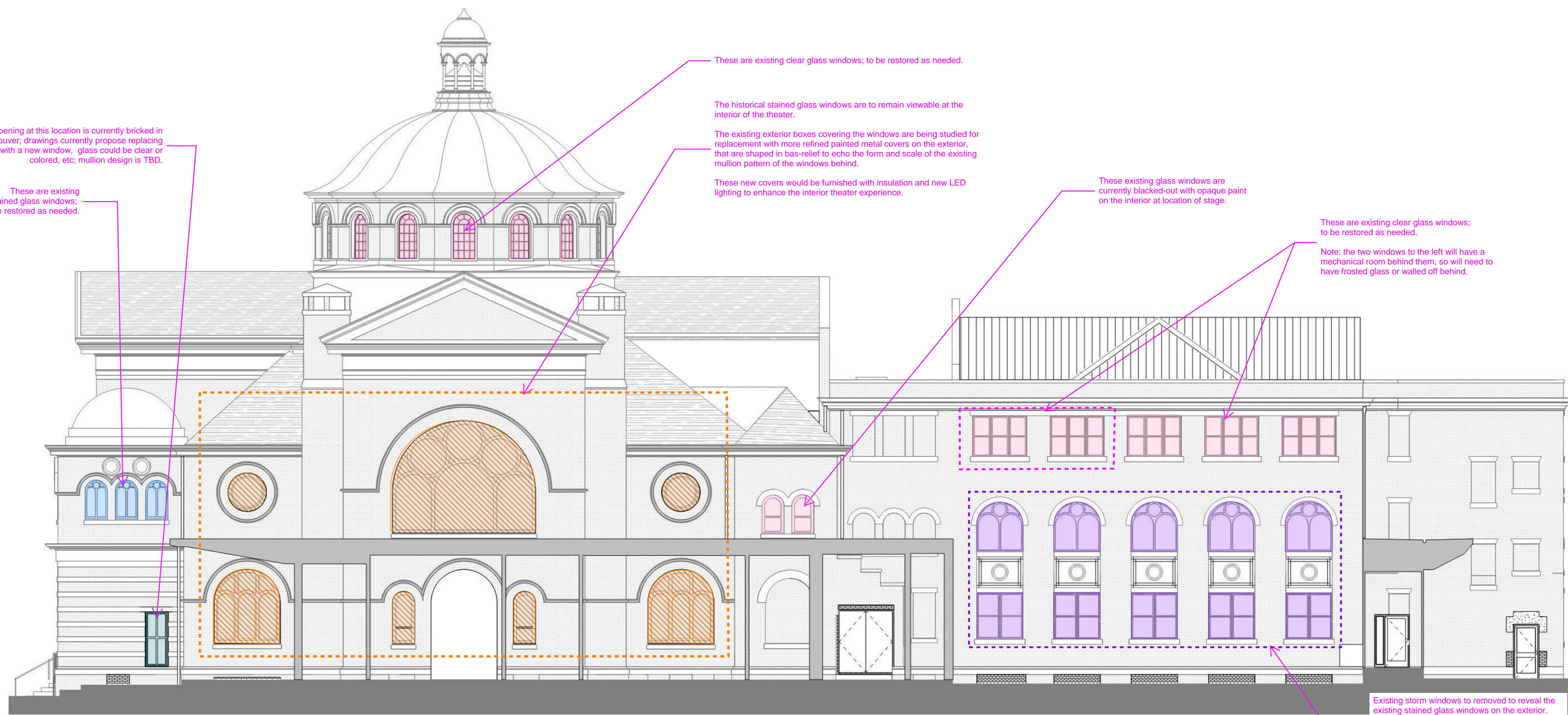


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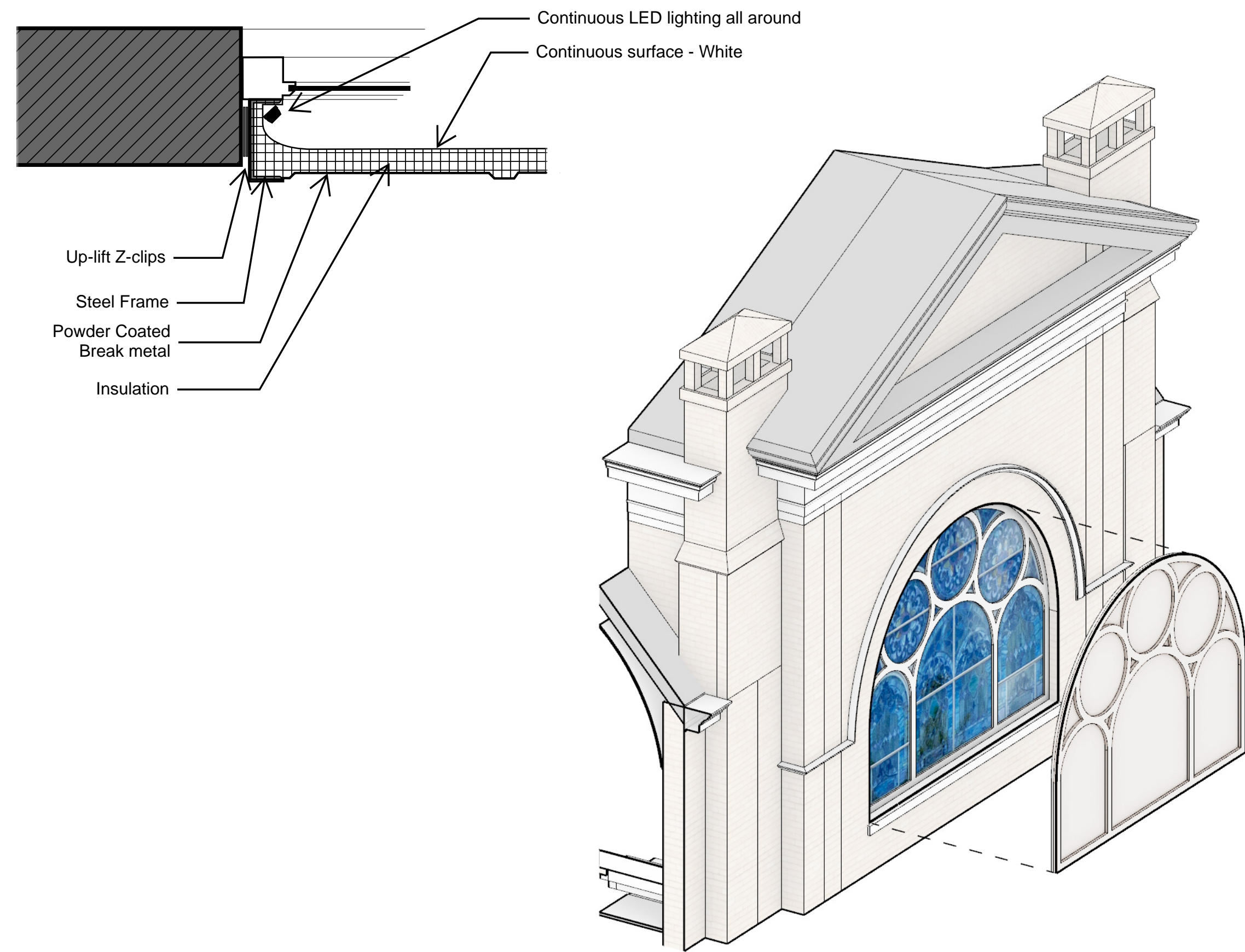
NEW GARDEN WALK - ELEVATION (McGLOHON)

1/8" = 1'-0"

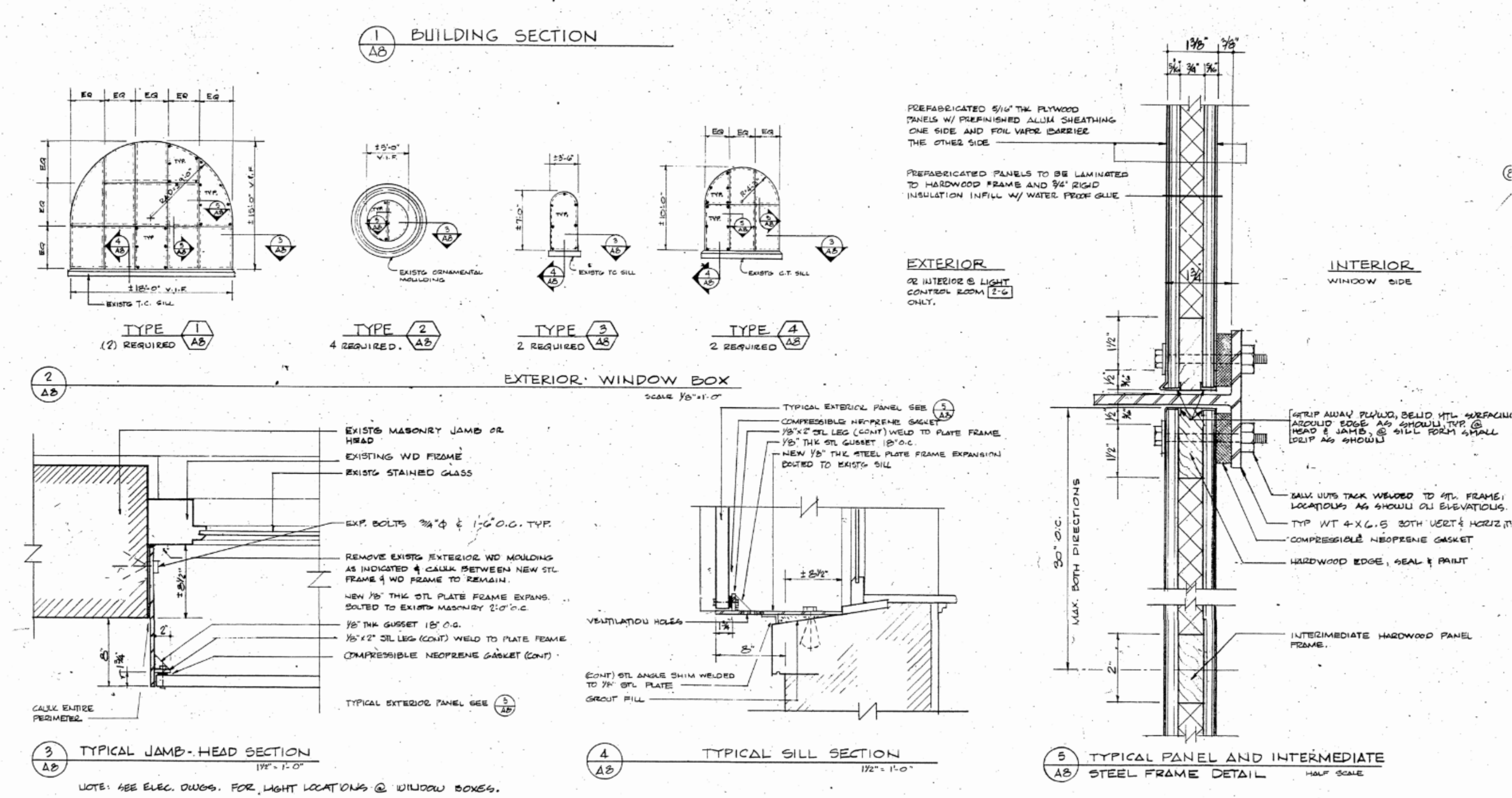


NEW MAIN LIBRARY SIDE - DUKE ENERGY ELEVATION

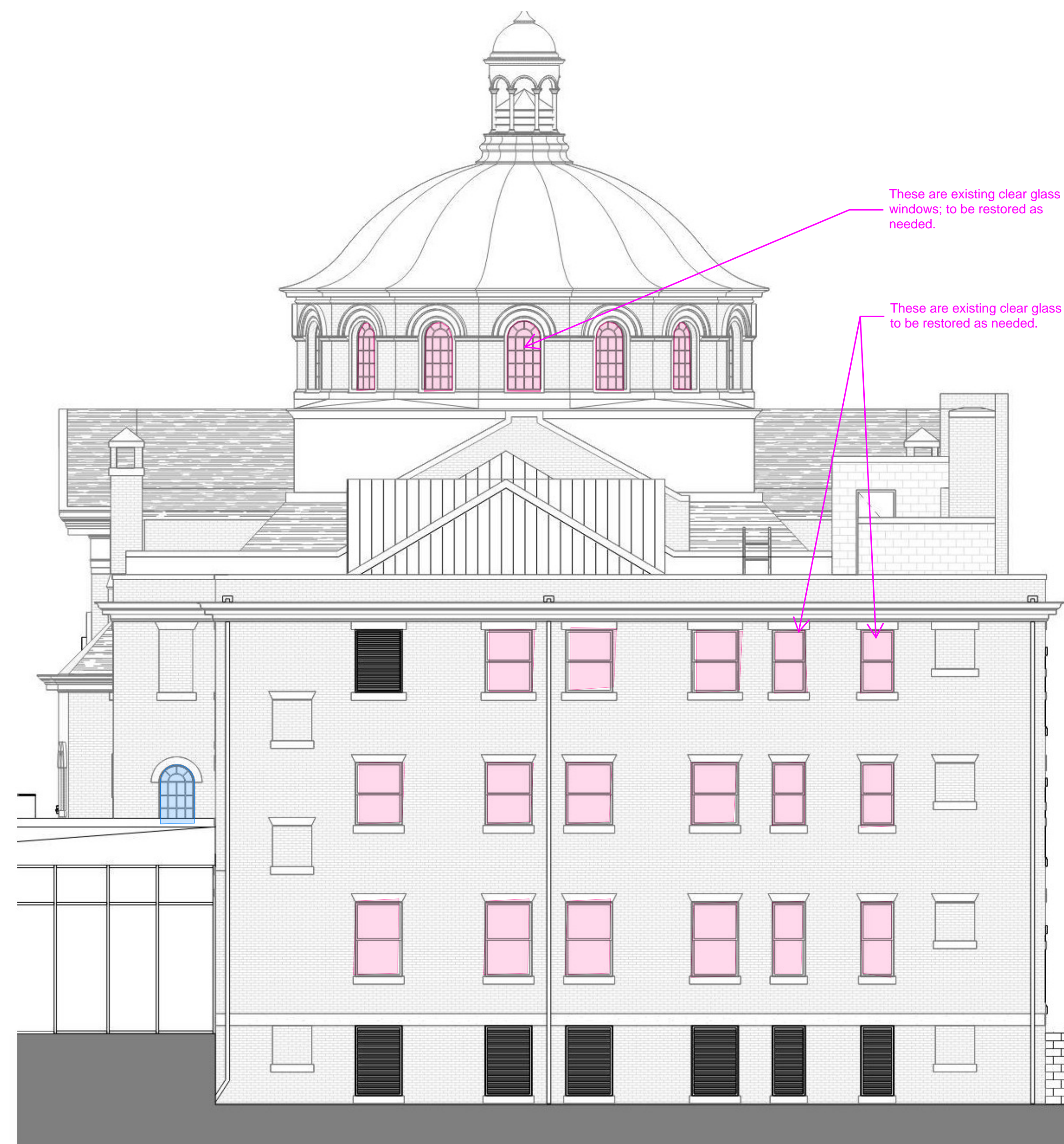
1/8" = 1'-0"



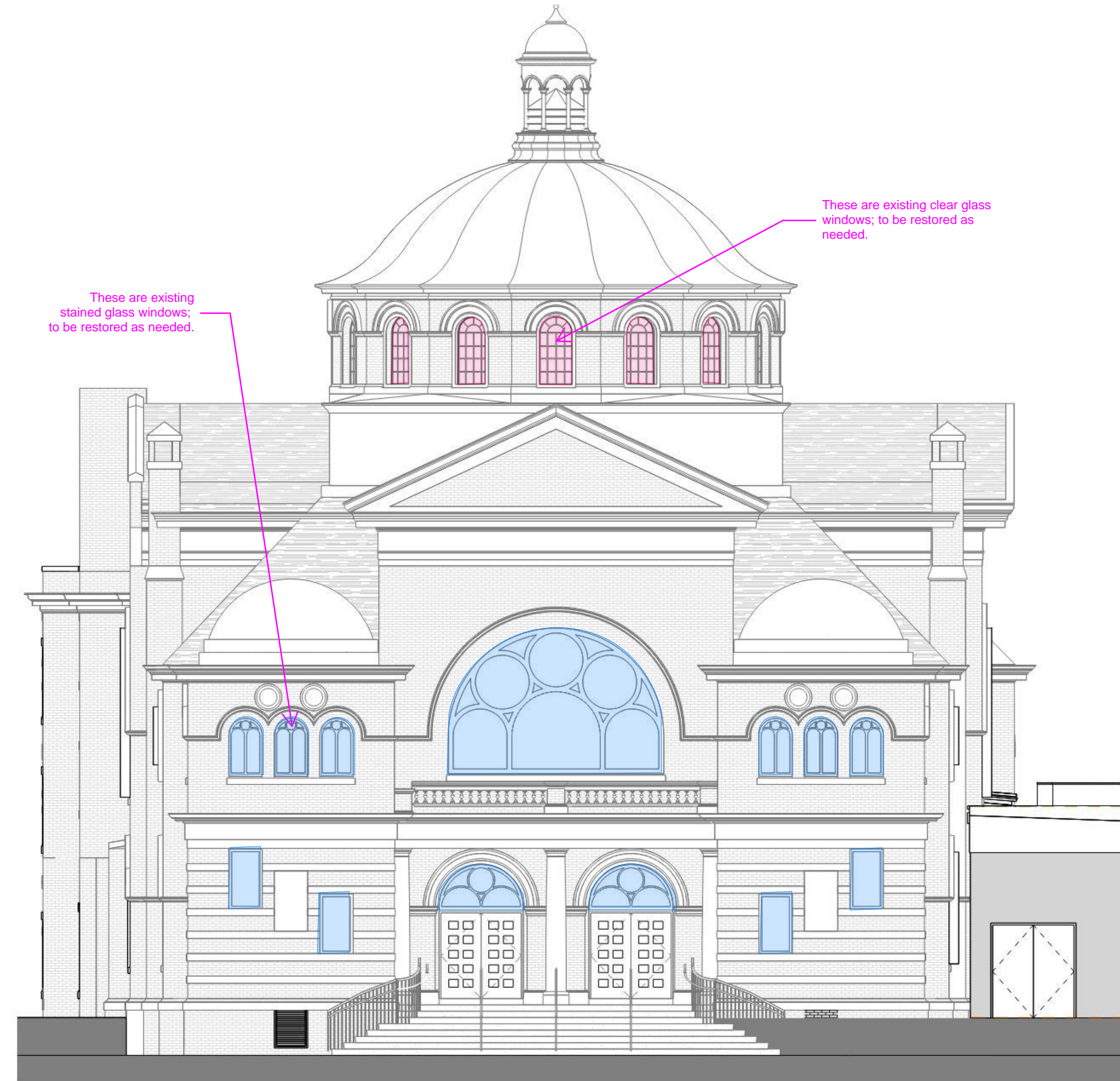
RE-IMAGINING THE ENCASED STAINED GLASS WINDOWS



EXISTING STAINED GLASS WINDOWS WITH METAL ENLCOSURES



COLLEGE STREET - ELEVATION (DUKE ENERGY)
1/8" = 1'-0"



TRYON STREET - ELEVATION (McGLOHON)
1/8" = 1'-0"