

Staff Report and Comments

**The Johnston Building
212 South Tryon Street
Charlotte, NC 28202
Application for COA HLC461**

Exhibits presented to and considered by the Commission:

Project Description

1. Rooftop addition, minor facade alterations, and exterior canopy/sign for hotel conversion.

Exhibit A - Context Map

Exhibit B - Existing Conditions

Exhibit C - Elevations and Plans

Based upon the information presented in the application, staff offers the following suggested findings of fact:

The HLC has acknowledged the need to alter or add to a historic property to meet continuing or new uses while retaining the property's historic character.

1. The Johnston Building was developed as an office building. The new use will be a +/-245 room hotel.
2. The proposed project meets the applicable HLC Standards 1-7, and 9-10.

Staff recommends that the Commission approve the application as presented, or with conditions.

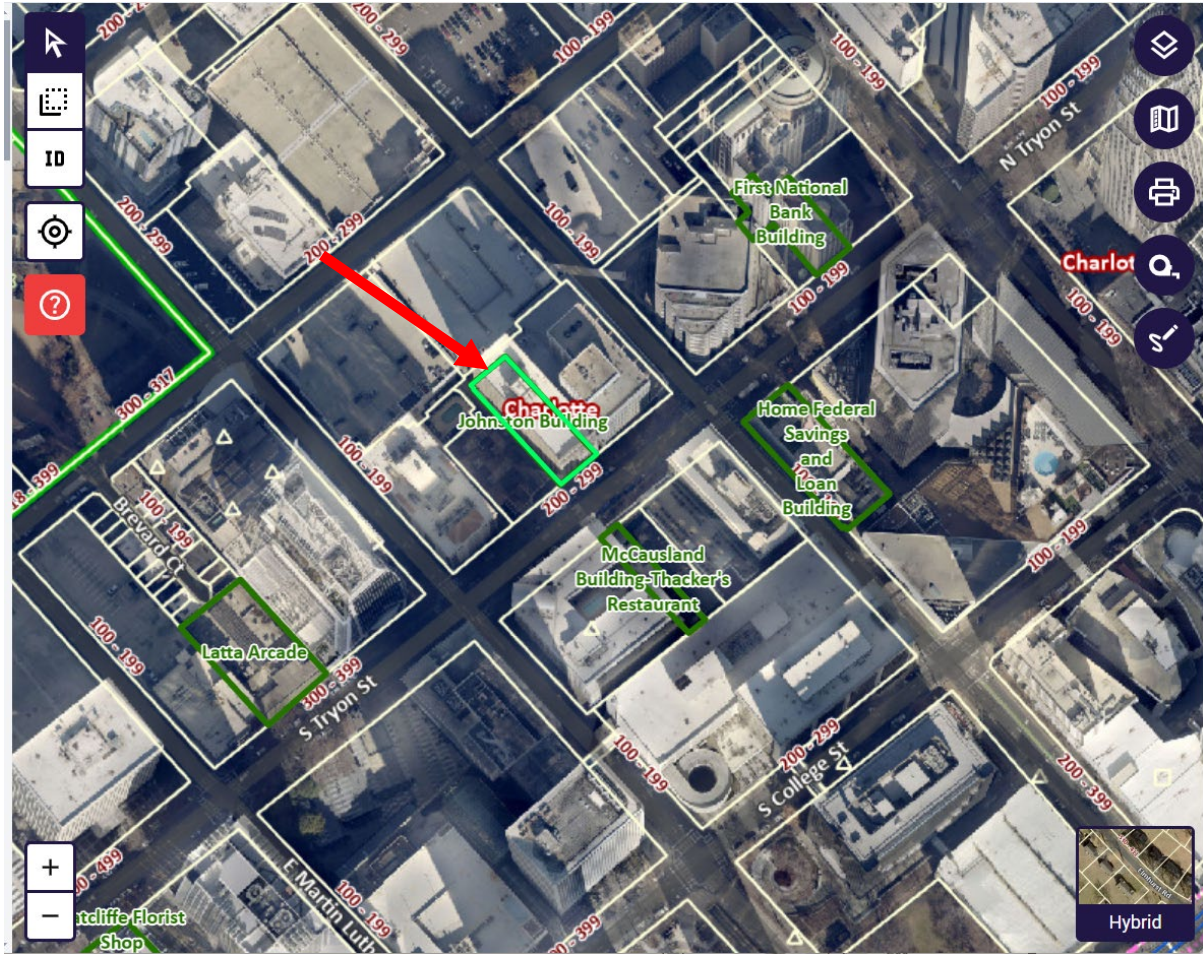
THE HLC STANDARDS

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. Alterations, new additions, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Exhibit A

Context Map



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Exhibit B
Existing Conditions

JOHNSTON BUILDING



This report was written on 27 May 1991.



STREET VIEW



STREET VIEW

JOHNSTON BUILDING

212 South Tryon Street, Charlotte NC 28202

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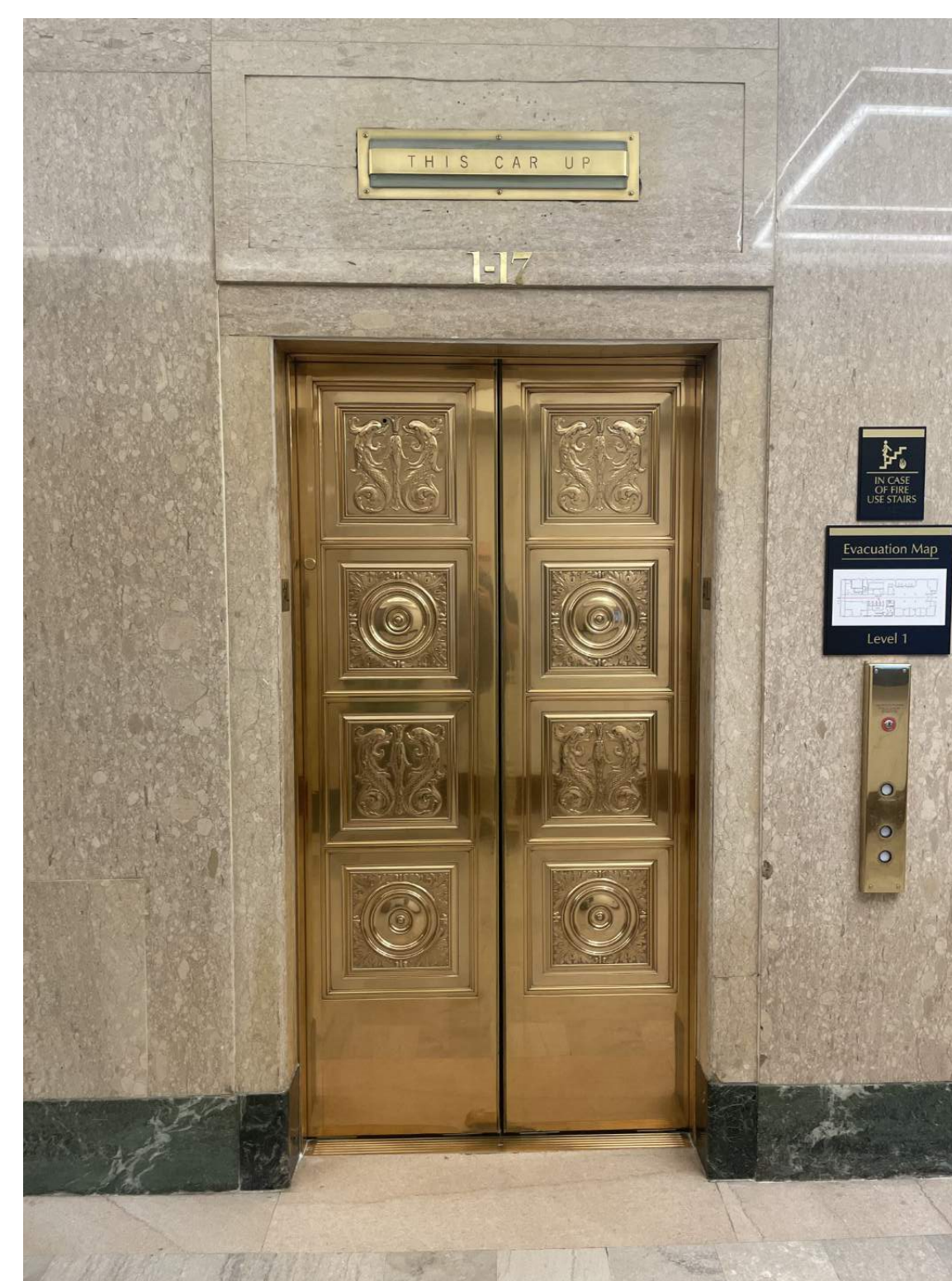
BUILDING EXTERIOR - MAIN ENTRY CORRIDOR, LOOKING NORTHWEST



BUILDING EXTERIOR - MAIN ENTRY VESTIBULE



BUILDING INTERIOR - MAIN ENTRY VESTIBULE



BUILDING INTERIOR - HISTORIC ELEVATOR DOORS, GROUND LEVEL



BUILDING EXTERIOR - SOUTH TRYON STREET, LOOKING NORTHWEST



BUILDING EXTERIOR - SOUTH TRYON STREET, LOOKING WEST

THE JOHNSTON BUILDING

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Date	Description
1 11.11.23	HISTORIC LANDMARKS COMMISSION SUBMISSION

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
THE BECKWORTH HOTEL

Project Number
12.0466.000

Description
EXISTING PHOTOS

Scale

G1.002

EXISTING CONDITIONS | INTERIORS



JOHNSTON BUILDING

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EXISTING CONDITIONS | ROOFTOP



JOHNSTON BUILDING

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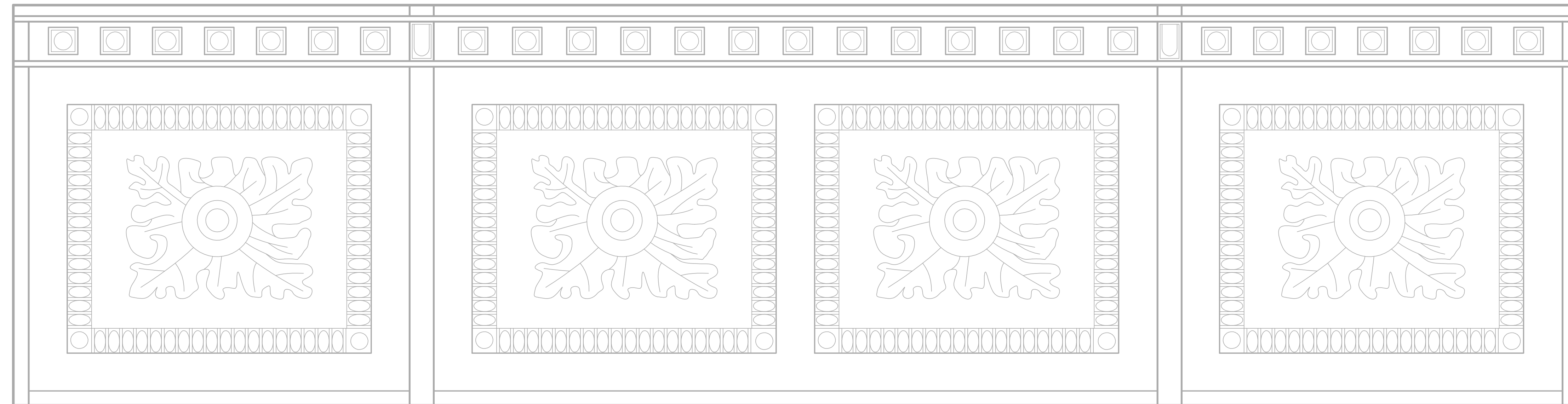
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Exhibit C - Elevations and Plans



THE JOHNSTON BUILDING

(The Beckworth Hotel)

HISTORIC LANDMARKS COMMISSION
SUBMISSION

11.11.24

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Project Name
THE BECKWORTH HOTEL
Project Number
12.0466.000
Description
COVER

G0.000

Existing Elevations

SHEET NOTES

KHP HOTEL

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GENERAL NOTES

Date	Description
10.31.24	FACADE REPAIRS

Seal / Signature

LEGEND

Project Name
THE BECKWORTH HOTEL

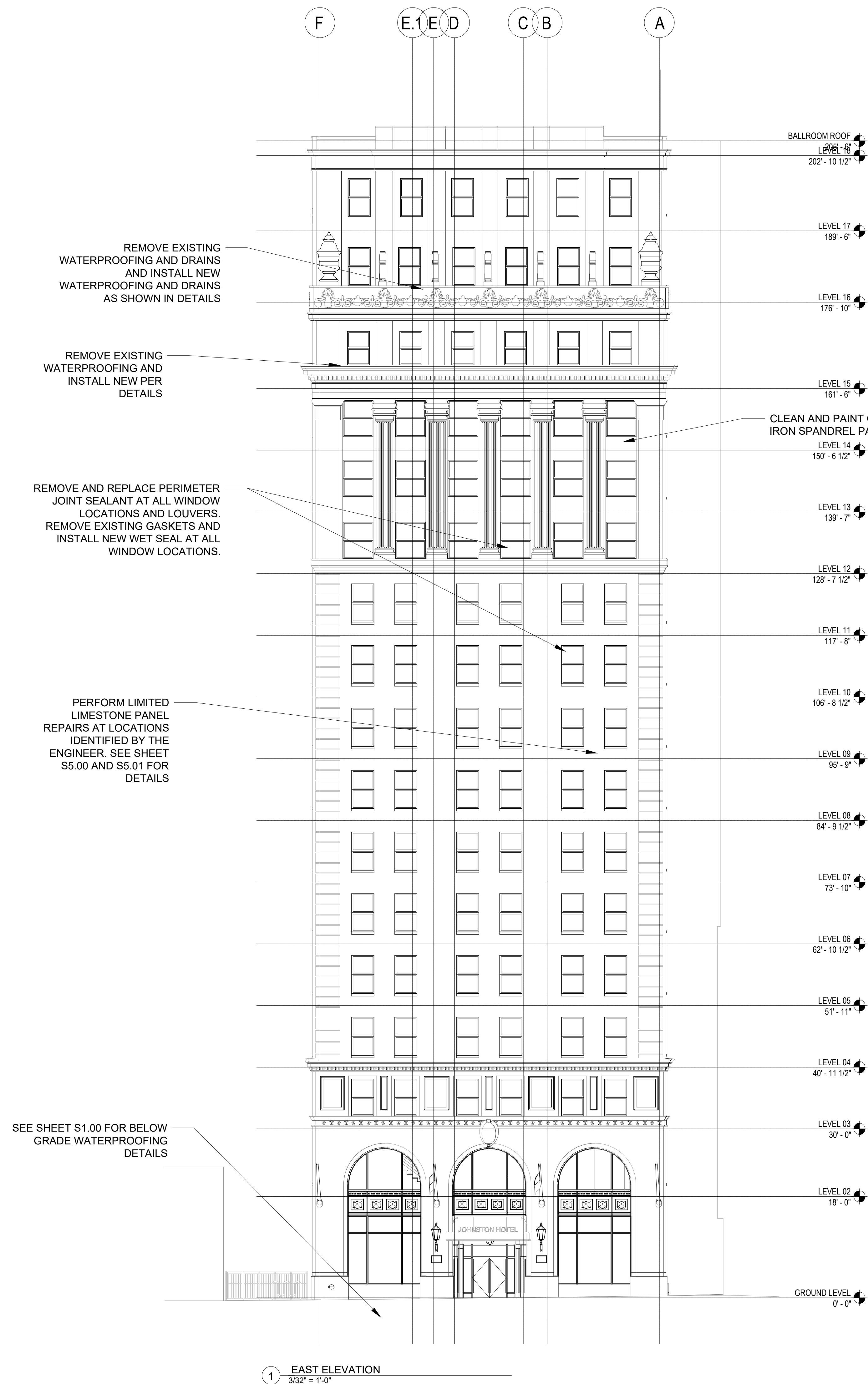
Project Number
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Description
EAST AND WEST ELEVATIONS

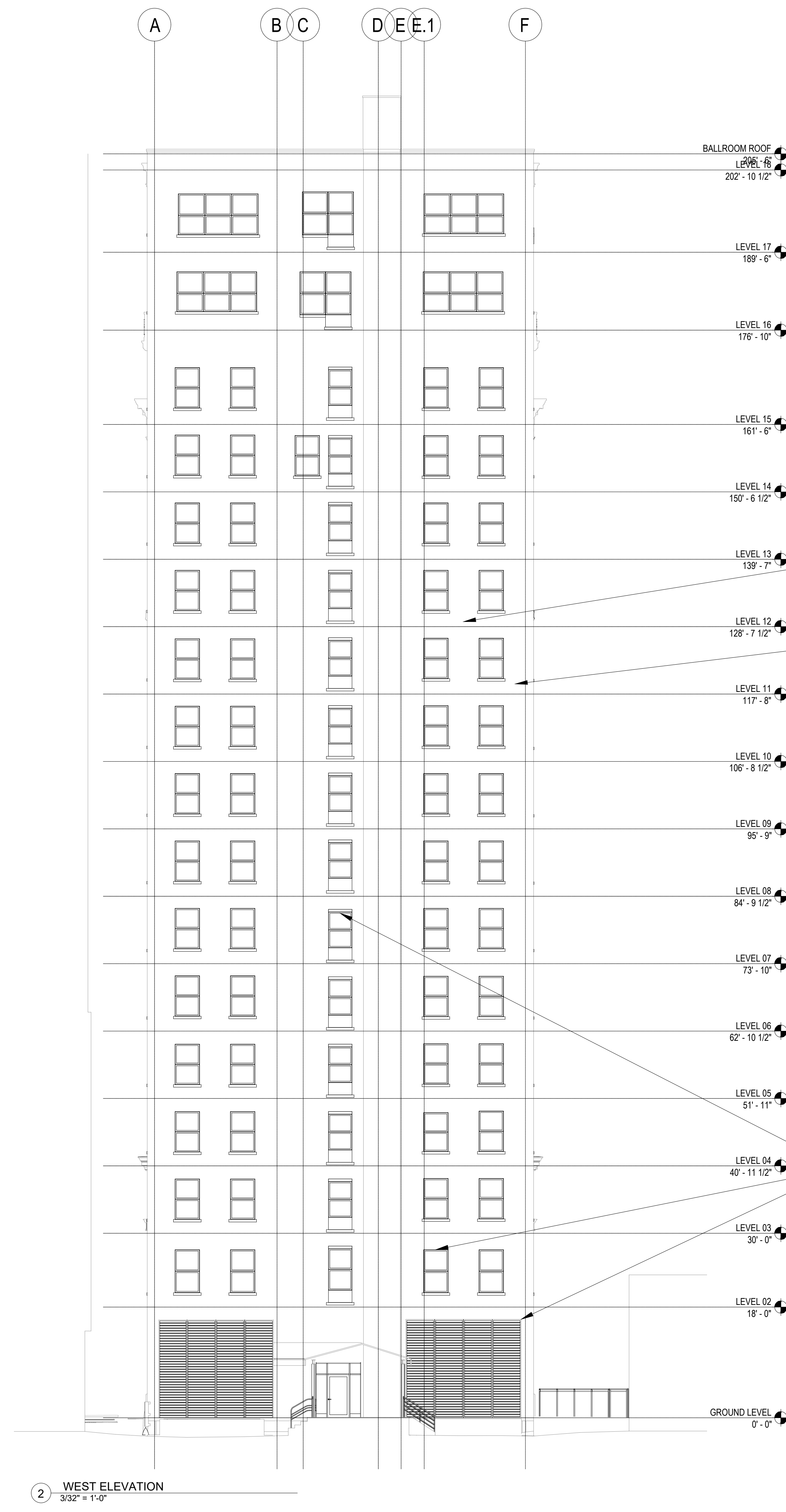
Scale
AS INDICATED

S2.00

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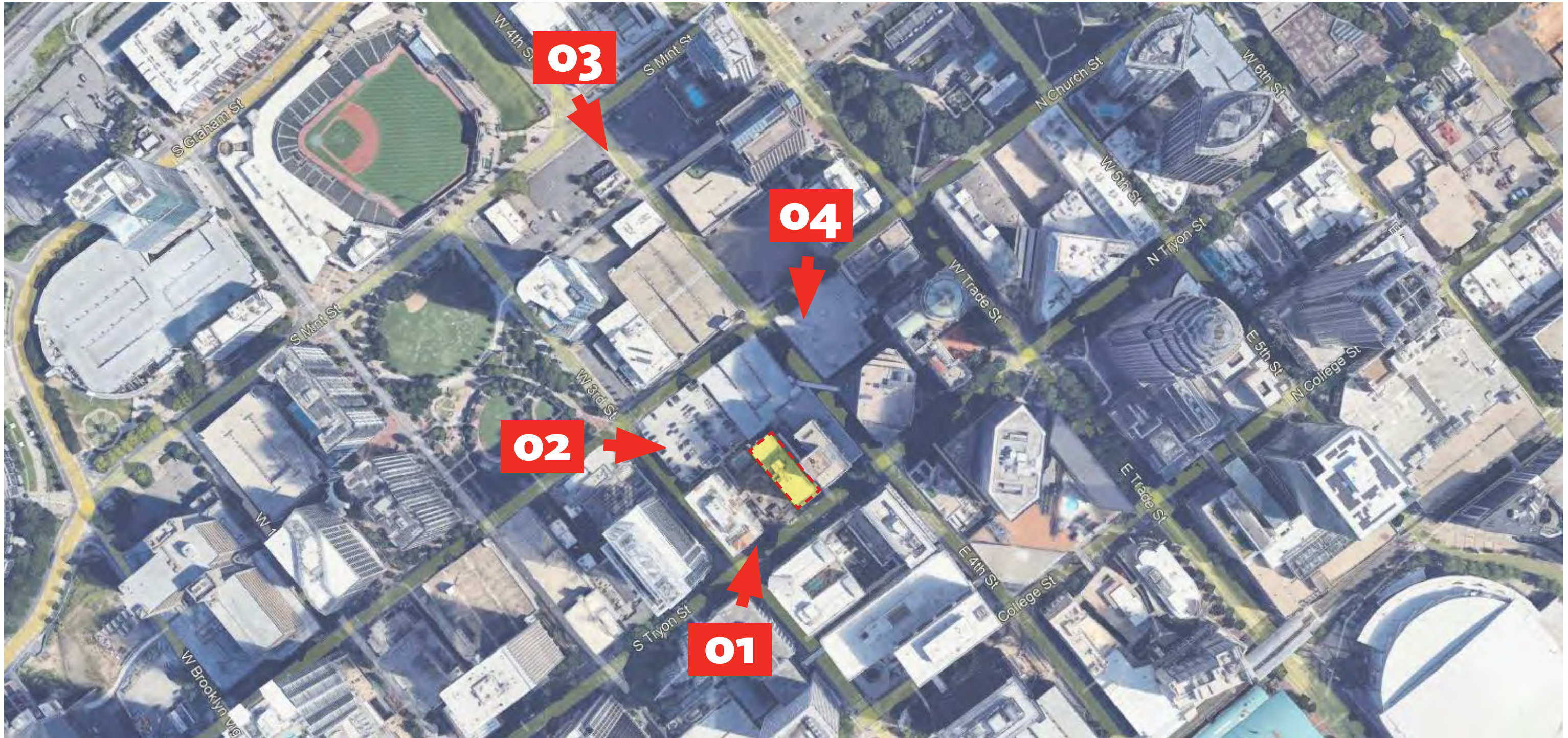


1 EAST ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"

STREET VIEWS | PROPOSED ROOFTOP AMENITY



JOHNSTON BUILDING

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FROM SOUTH TRYON STREET
(CORNER OF SOUTH TRYON STREET & EAST 3rd STREET)

JOHNSTON BUILDING

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FROM WEST 3rd STREET
(BETWEEN POPLAR STREET & SOUTH CHURCH STREET)

JOHNSTON BUILDING

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FROM SOUTH CHURCH STREET
(BETWEEN WEST 4th STREET & WEST TRADE STREET)

JOHNSTON BUILDING

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GENERAL NOTES

Date	Description
1 10.18.24	PT. 2 HISTORIC PRESERVATION CERTIFICATION APPLICATION
2 11.01.24	ISSUE FOR DESIGN DEVELOPMENT
3 11.11.23	HISTORIC LANDMARKS COMMISSION SUBMISSION

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

THE BECKWORTH HOTEL

Project Number

12.0466.000

Description

ARCHITECTURAL SITE PLAN

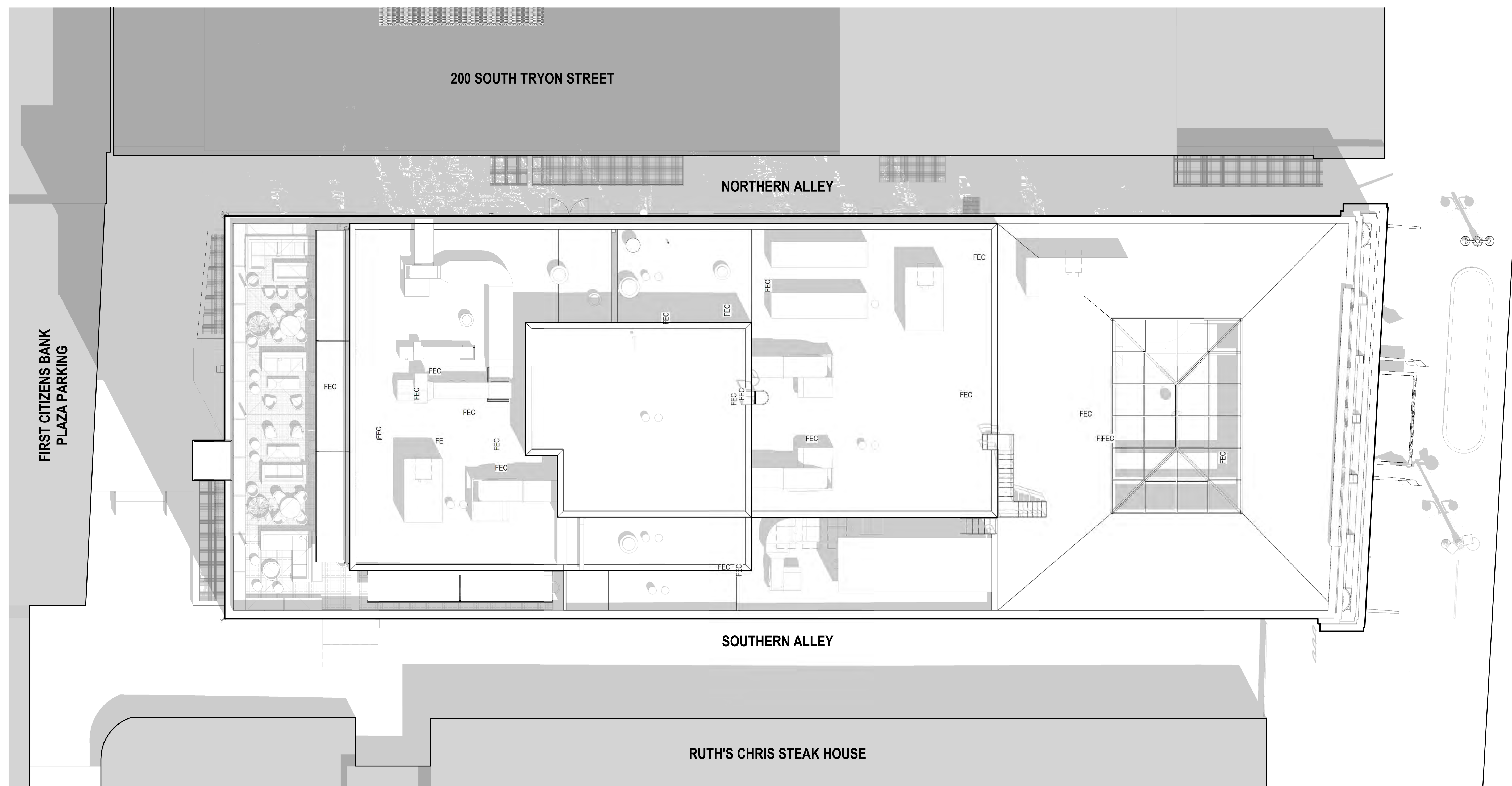
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1/8" = 1'-0"

Ref North

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Date	Description
1 08.02.24	SCHEMATIC DESIGN
2 10.18.24	PT. 2 HISTORIC PRESERVATION CERTIFICATION APPLICATION
3 11.01.24	ISSUE FOR DESIGN DEVELOPMENT
4 11.11.23	HISTORIC LANDMARKS COMMISSION SUBMISSION

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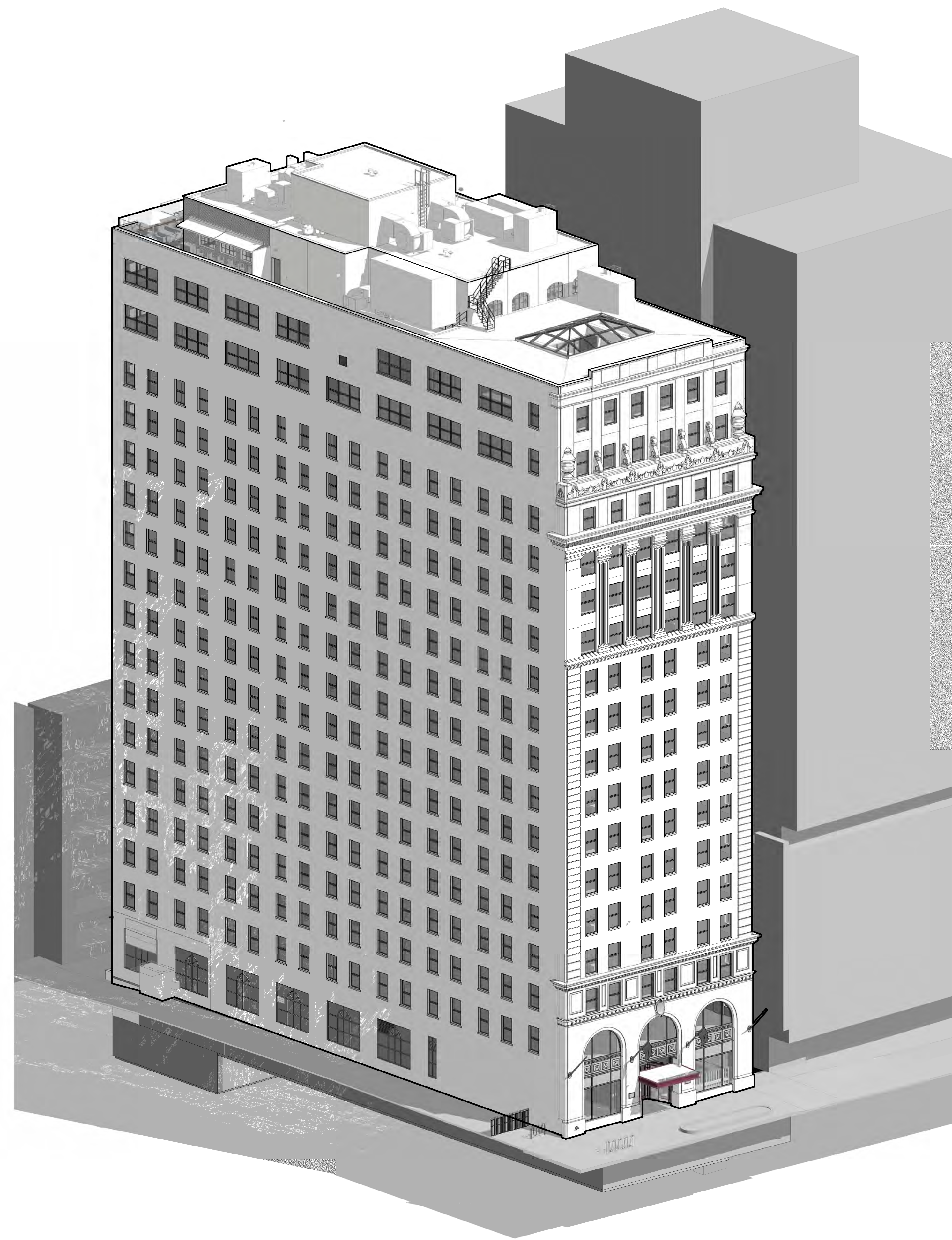
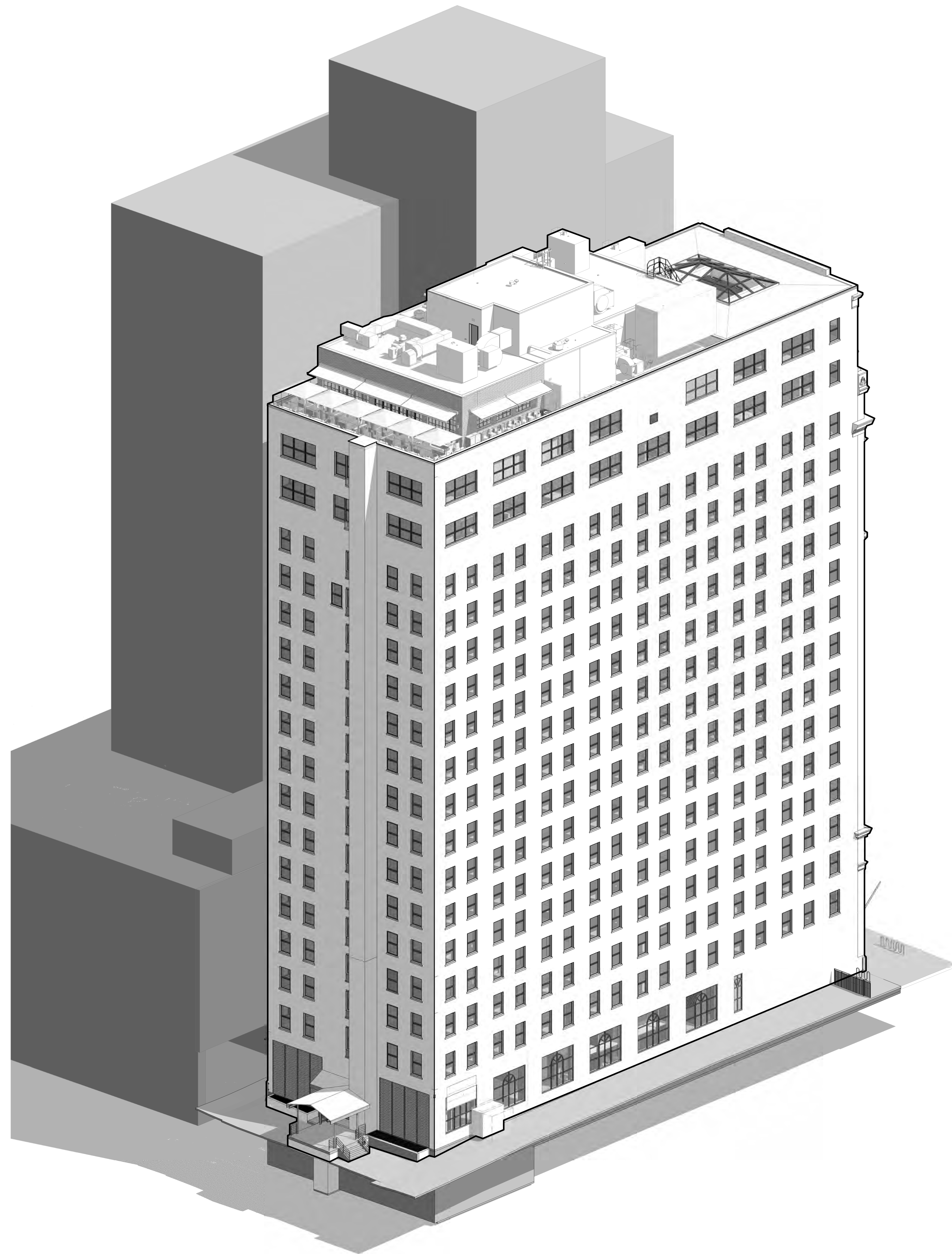
Description

BUILDING AXON VIEWS

Scale

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02 AXON VIEW - SOUTHWEST CORNER
SCALE:

01 AXON VIEW - SOUTHEAST CORNER
SCALE:

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Date	Description
1 11.11.23	HISTORIC LANDMARKS COMMISSION SUBMISSION

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Project Name
THE BECKWORTH HOTEL

Project Number
12.0466.000

Description
EXTERIOR PERSPECTIVE VIEWS, ROOFTOP

Scale

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PERSPECTIVE VIEW - ROOFTOP, VIEW 01



PERSPECTIVE VIEW - ROOFTOP, VIEW 02

SHEET NOTES

- 22 REMOVE EXISTING ROOFTOP MECHANICAL UNITS, SCREENING, AND ASSOCIATED STRUCTURAL ELEMENTS. REFER TO MEP AND STRUCTURAL DRAWINGS.
- 23 REMOVE EXISTING PENTHOUSE STRUCTURE AND STAIRS.
- 24 SELECTIVE DEMO AT EXISTING CHIMNEY STACK.
- 30 REMOVE EXISTING CURTAIN WALL ASSEMBLY AND DOOR. HISTORIC FRAME TO REMAIN.

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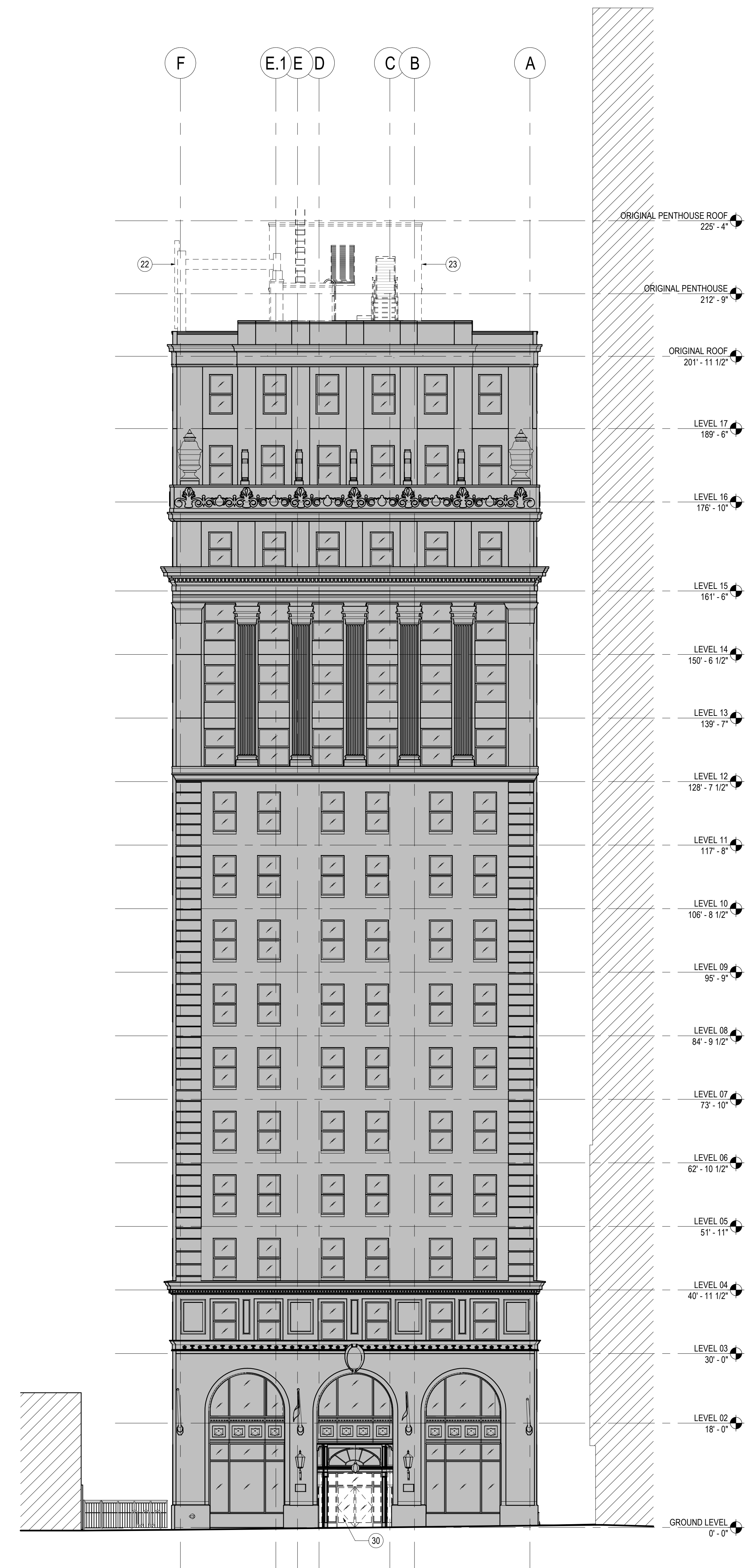
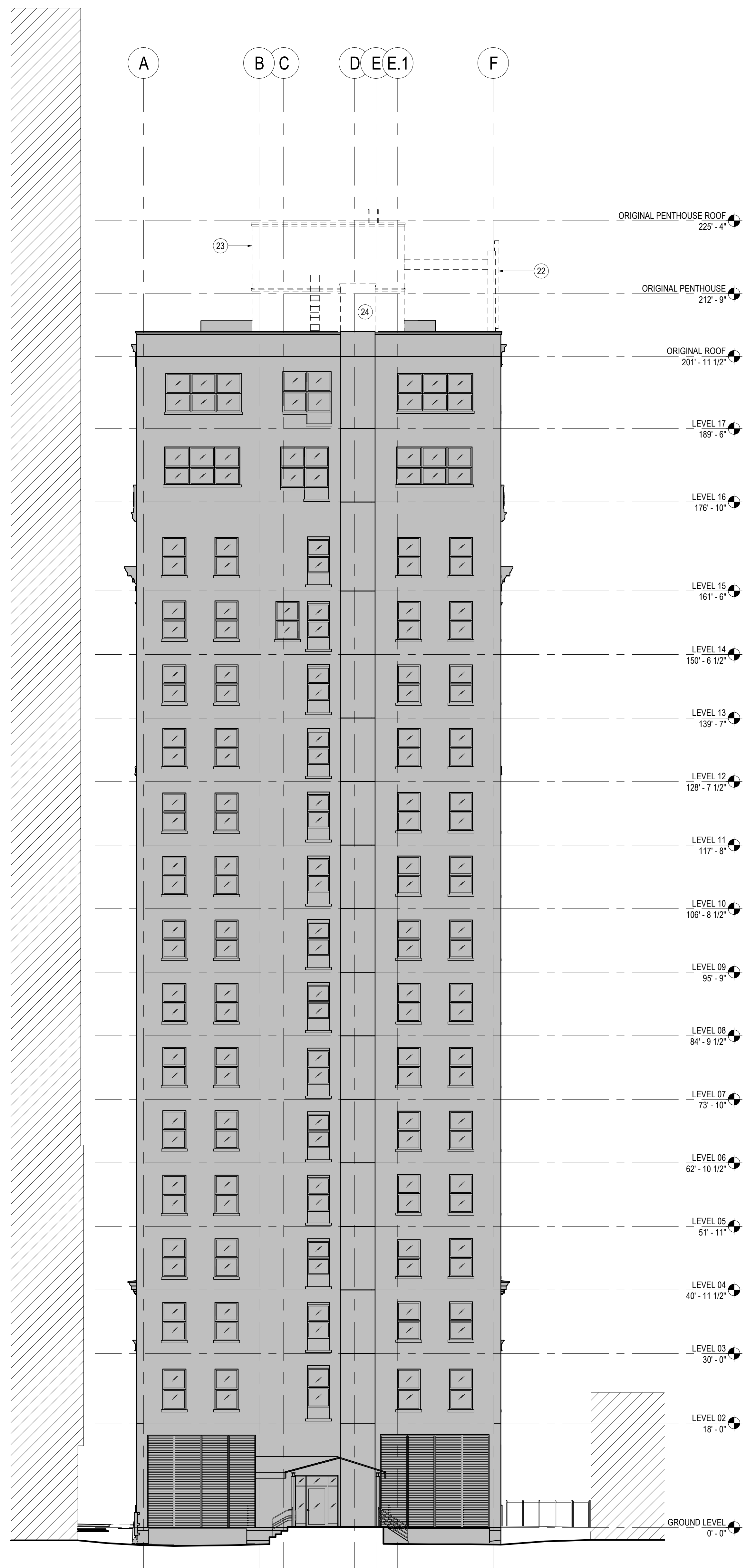
Project Name
THE BECKWORTH HOTEL

Project Number
12.0466.000

Description
DEMOLITION EXTERIOR ELEVATIONS - EAST & WEST

Scale
As indicated

D2.001



SHEET NOTES

- 22 REMOVE EXISTING ROOFTOP MECHANICAL UNITS, SCREENING, AND ASSOCIATED STRUCTURAL ELEMENTS. REFER TO MEP AND STRUCTURAL DRAWINGS.
- 23 REMOVE EXISTING PENTHOUSE STRUCTURE AND STAIRS.
- 24 SELECTIVE DEMO AT EXISTING CHIMNEY STACK. PARTIAL DEMOLITION OF EXISTING WALL AND WINDOW ASSEMBLY FOR NEW OPENING.
- 36 SELECTIVE DEMOLITION FOR NEW LOUVER. REFER TO MECHANICAL DRAWINGS.

THE JOHNSTON BUILDING

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3 11.11.23	HISTORIC LANDMARKS COMMISSION SUBMISSION

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
THE BECKWORTH HOTEL

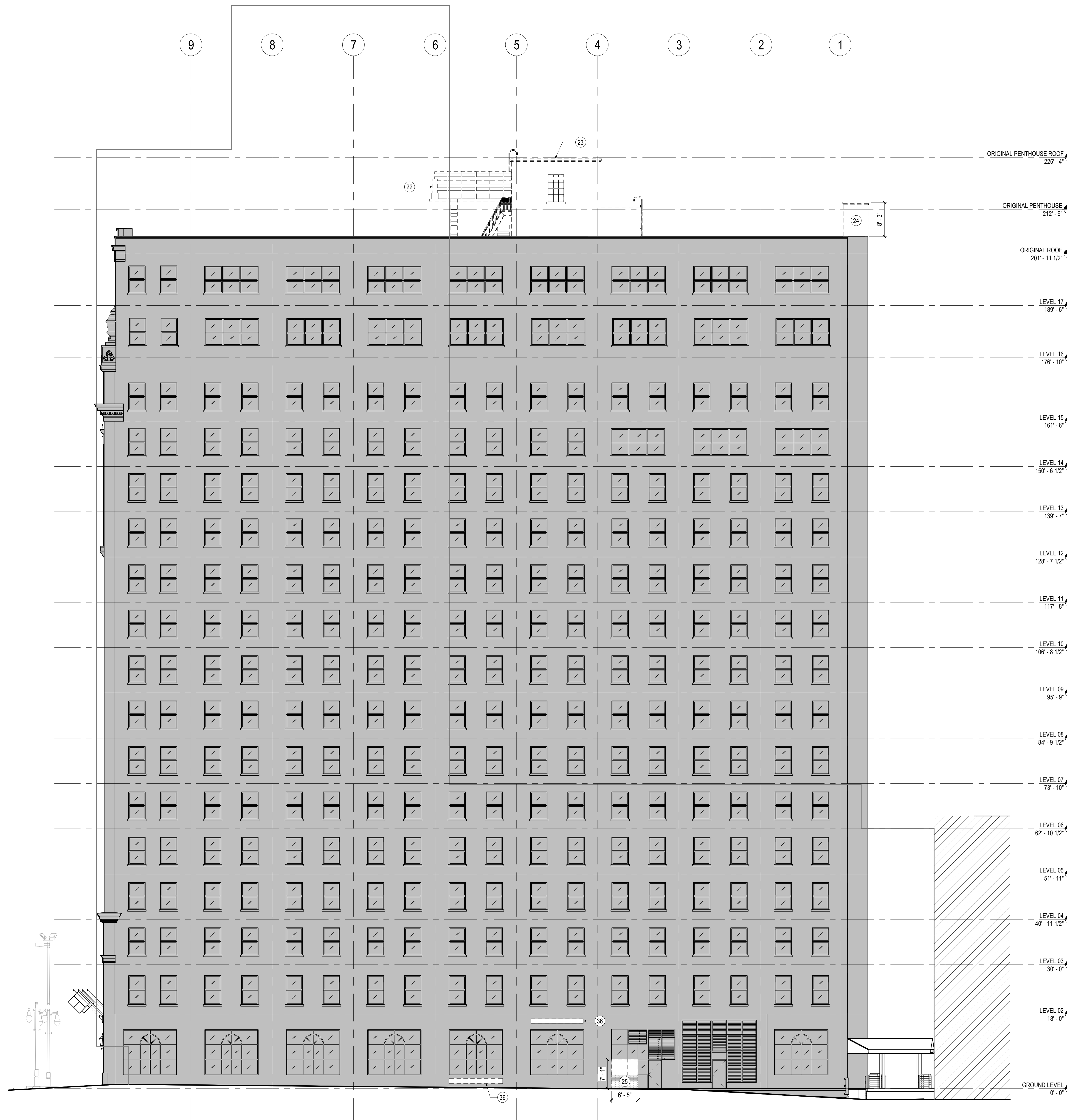
Project Number
12.0466.000

Description
DEMOLITION EXTERIOR ELEVATION - NORTH

Scale
As indicated

D2.002

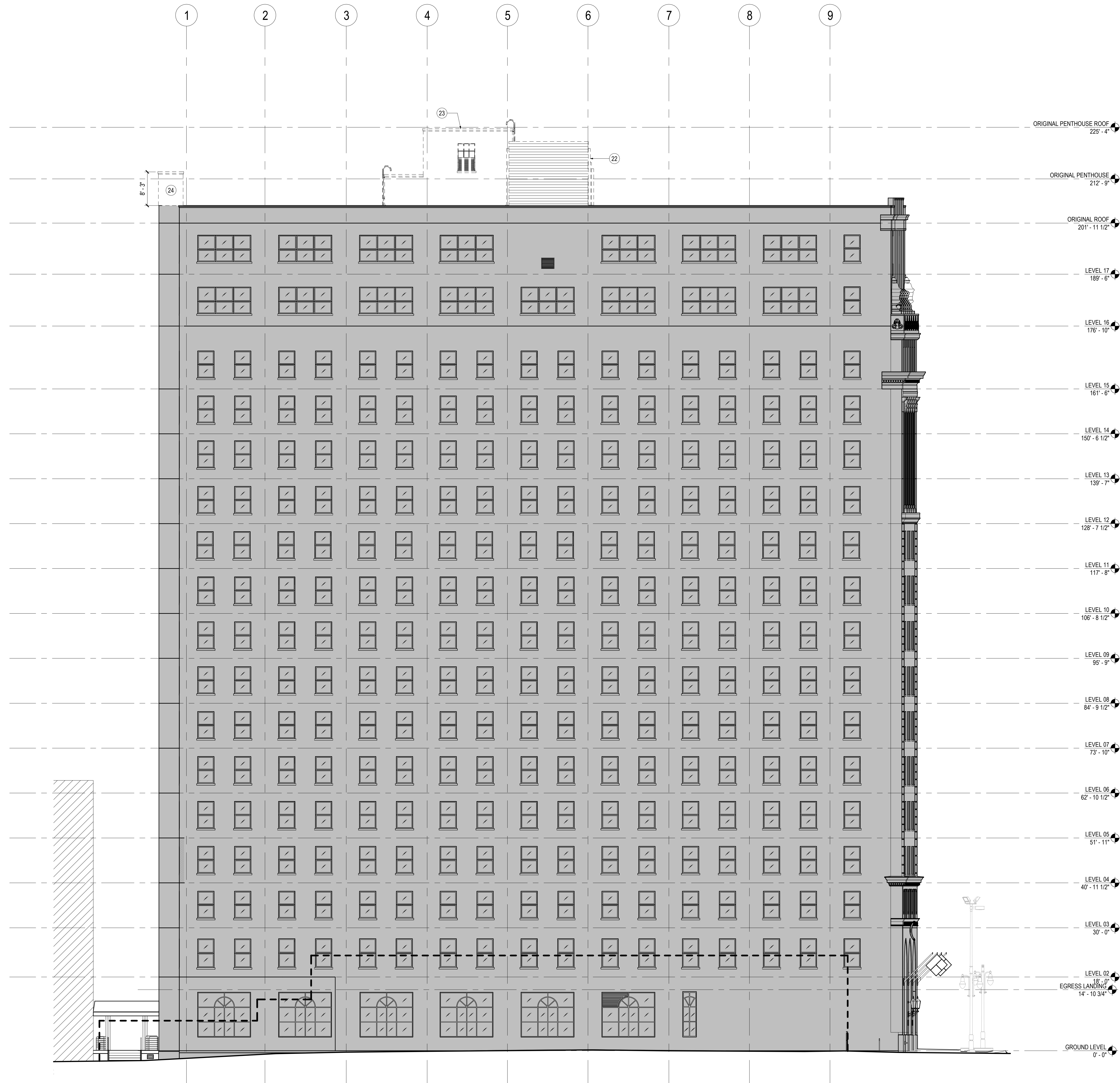
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LEGEND

- ADJACENT BUILDING, NOT IN SCOPE
- EXISTING FACADE TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- LINE OF ADJACENT BUILDING

11/20/2024 2:44:20 PM Autodesk Docs\1012.0466.000 - Johnson Building\Architecture - 12.0466.000 - Johnson Building_V2A.rvt



SHEET NOTES

- 22 REMOVE EXISTING ROOFTOP MECHANICAL UNITS, SCREENING, AND ASSOCIATED STRUCTURAL ELEMENTS. REFER TO MEP AND STRUCTURAL DRAWINGS.
- 23 REMOVE EXISTING PENTHOUSE STRUCTURE AND STAIRS.
- 24 SELECTIVE DEMO AT EXISTING CHIMNEY STACK.

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Tel 510.236.2800

VERTICAL TRANSPORTATION:
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GENERAL NOTES

Date	Description
1 10.18.24	PT. 2 HISTORIC PRESERVATION CERTIFICATION APPLICATION
2 11.01.24	ISSUE FOR DESIGN DEVELOPMENT
3 11.11.23	HISTORIC LANDMARKS COMMISSION SUBMISSION

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
THE BECKWORTH HOTEL

Project Number
12.0466.000

Description
DEMOLITION EXTERIOR ELEVATION - SOUTH

Scale
As indicated

D2.003

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01 DEMOLITION EXTERIOR ELEVATION - SOUTH

SCALE: 3/32" = 1'-0"

SHEET NOTES

THE JOHNSTON BUILDING

212 South Tryon Street
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SPACE LEGEND

FOOD & BEVERAGE	STANDARD KING
WELLNESS	DOUBLE QUEEN
MEETING SPACE	JUNIOR SUITE
PUBLIC RESTROOM	1 BEDROOM SUITE
TENANT SPACE	PRESIDENTIAL SUITE
BACK OF HOUSE	NOT IN CONTRACT

GENERAL NOTES

- A. ALL DIMENSIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD" ALLOW FOR THICKNESS OF FINISHES.
- B. COORDINATE AND PROVIDE F.R. WOOD BLOCKING OR HEAVY GAUGE SHEET METAL WITHIN PARTITIONS FOR ALL MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS. COORDINATE WITH I.D. DRAWINGS.
- C. UNDERCUT OF DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED.
- D. ALL INTERIOR GLAZING TO BE SAFETY GLAZING IN ACCORDANCE WITH APPLICABLE CODES.
- E. MARK THE LOCATION OF ALL PARTITIONS ON THE SLAB FOR REVIEW BY THE ARCHITECT PRIOR TO INSTALLATION. REVIEW SHALL BE FOR DESIGN INTENT. CONTRACTOR TO VERIFY ALL CONDITIONS IN ORDER TO ENSURE PROPER FIT.
- F. ALL PARTITIONS SHALL BE PERPENDICULAR OR PARALLEL TO BUILDING CORE WALLS, UNLESS OTHERWISE NOTED.
- G. HINGE FACE OF ALL DOOR OPENINGS SHALL BE LOCATED 4" FROM ADJACENT PERPENDICULAR WALL AT GUESTROOM ENTRY DOORS, AND 6" FROM PERPENDICULAR WALL AT ALL OTHER LOCATIONS. UNLESS OTHERWISE NOTED.
- H. REPAIR AND/OR RESTORE ALL EXISTING FIREPROOFING DAMAGE DUE TO DEMOLITION AND NEW WORK. FIREPROOFING SHALL BE AS REQUIRED TO MAINTAIN EXISTING FIRE PROTECTION RATING.
- I. PATCH AND REPAIR ALL EXISTING WALLS, COLUMNS AND SURFACES SCHEDULED TO REMAIN, AS REQUIRED. LEAVE THEM SMOOTH AND EVEN TO RECEIVE NEW SCHEDULED FINISHES. REFER TO I.D. DRAWINGS FOR ADDITIONAL INFORMATION.
- J. PROVIDE 5/8" MOISTURE RESISTANT GYPSUM BOARD AT BATHROOM WALLS AND CEILINGS.
- K. PROVIDE CEMENT BOARD AT SHOWER WALLS.
- L. ENTIRE FLOOR AREA TO BE REVIEWED FOR FLOOR LEVELNESS. LEVEL FLOORS, AS REQUIRED, WITH CEMENT BASED SELF-LEVELING UNDERLAYMENT.

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LEGEND

EXIST. CONSTRUCTION TO REMAIN	MILLWORK
NEW PARTITION	MILLWORK ABOVE
1 HR. RATED PARTITION	WALL TYPE REFERENCE
2 HR. RATED PARTITION	DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
3 HR. RATED PARTITION	STRUCTURAL FLOOR INFILL PER STRUCTURAL DRAWINGS
MILLWORK ABOVE	HISTORIC FLOOR TO REMAIN
WALL TYPE REFERENCE	AREA NOT IN CONTRACT
DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)	SEE AX.XXA MATCHLINE & REFERENCE SHEET
STRUCTURAL FLOOR INFILL PER STRUCTURAL DRAWINGS	COMMUNICATIONS ACCESSIBLE ROOM
HISTORIC FLOOR TO REMAIN	MOBILITY ACCESSIBLE ROOM
AREA NOT IN CONTRACT	
SEE AX.XXA MATCHLINE & REFERENCE SHEET	
SEE AX.XXB	
COMMUNICATIONS ACCESSIBLE ROOM	
MOBILITY ACCESSIBLE ROOM	

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
THE BECKWORTH HOTEL

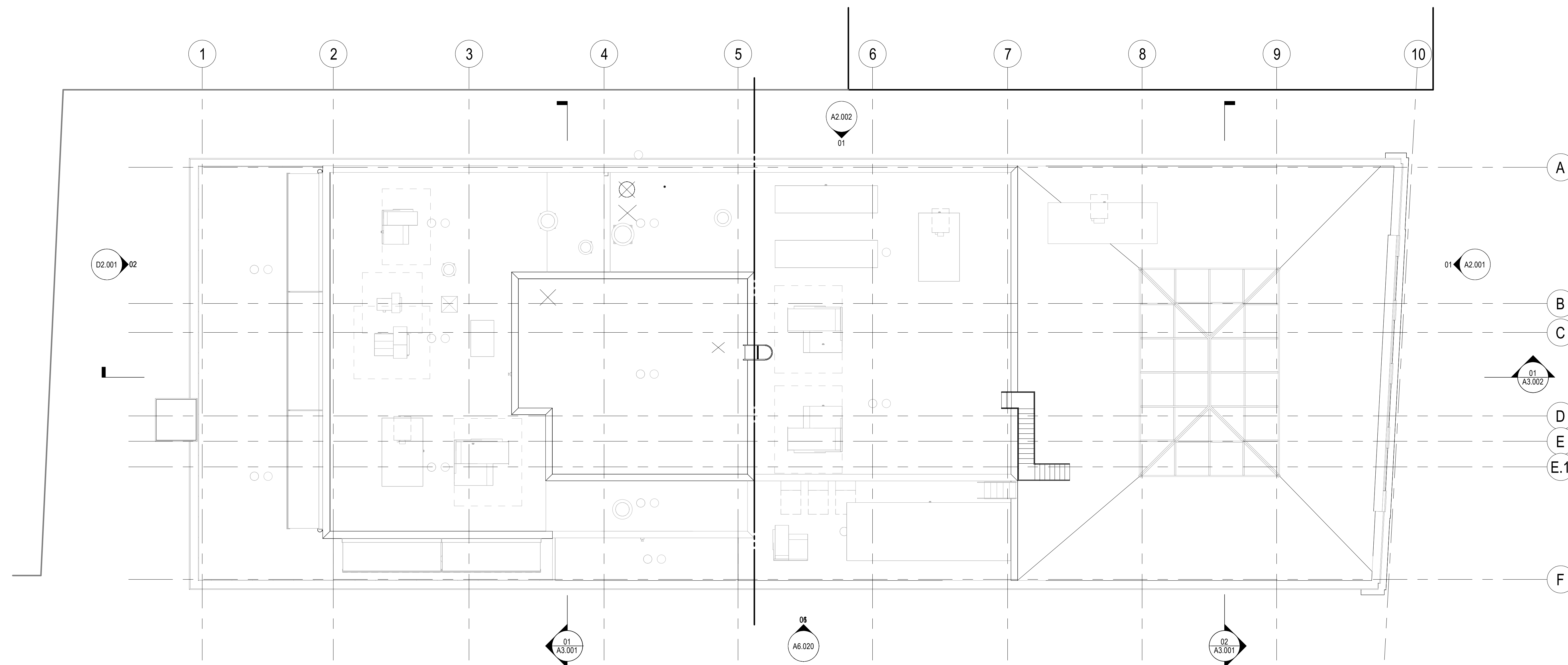
Project Number
12.0466.000

Description
CONSTRUCTION PLANS - PENTHOUSE ROOF

Scale
1/8" = 1'-0"

A1.120

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01 CONSTRUCTION PLAN - PENTHOUSE ROOF

SCALE: 1/8" = 1'-0"

SHEET NOTES

THE JOHNSTON BUILDING

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Seal / Signature

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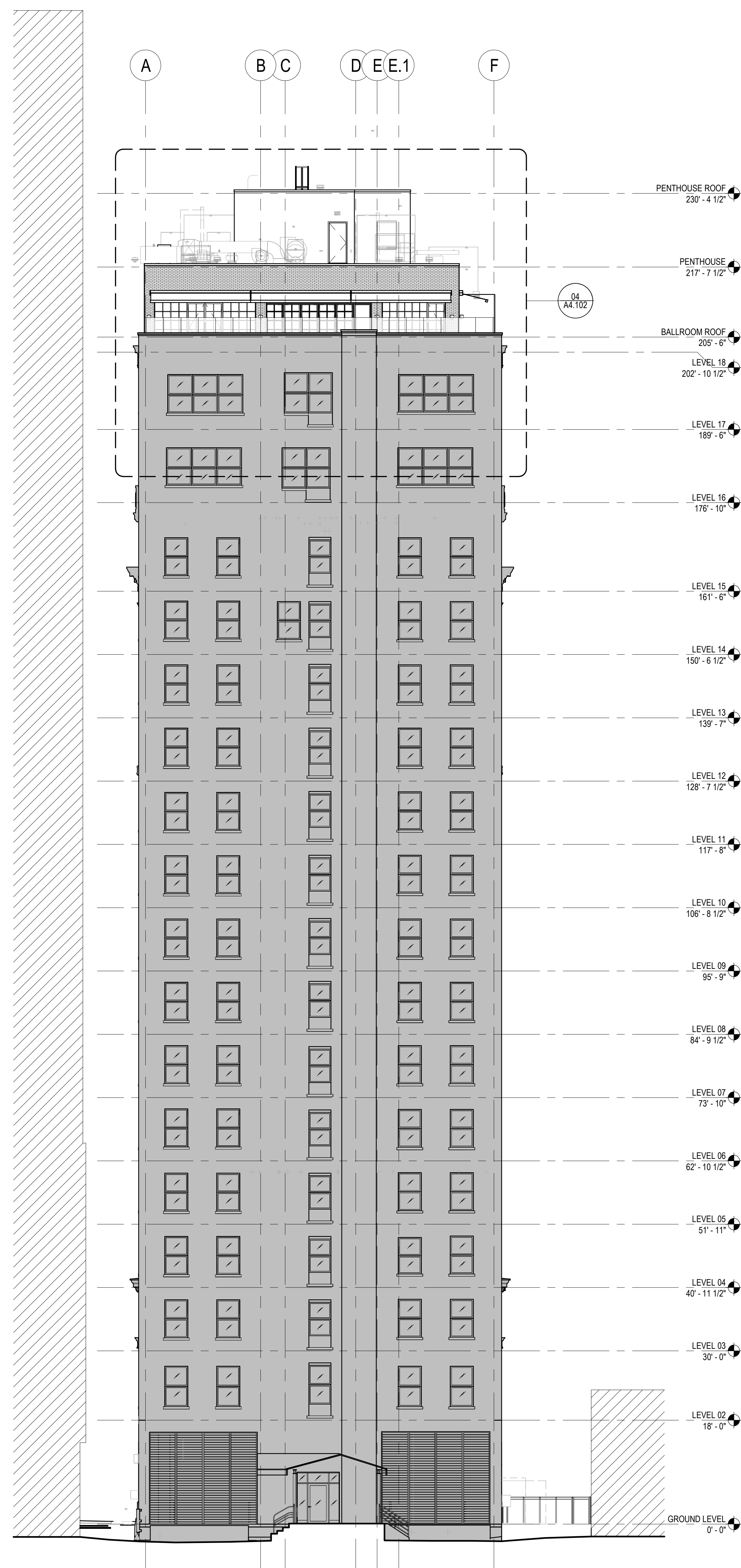
Project Number
12.0466.000

Description
EXTERIOR ELEVATIONS - EAST & WEST

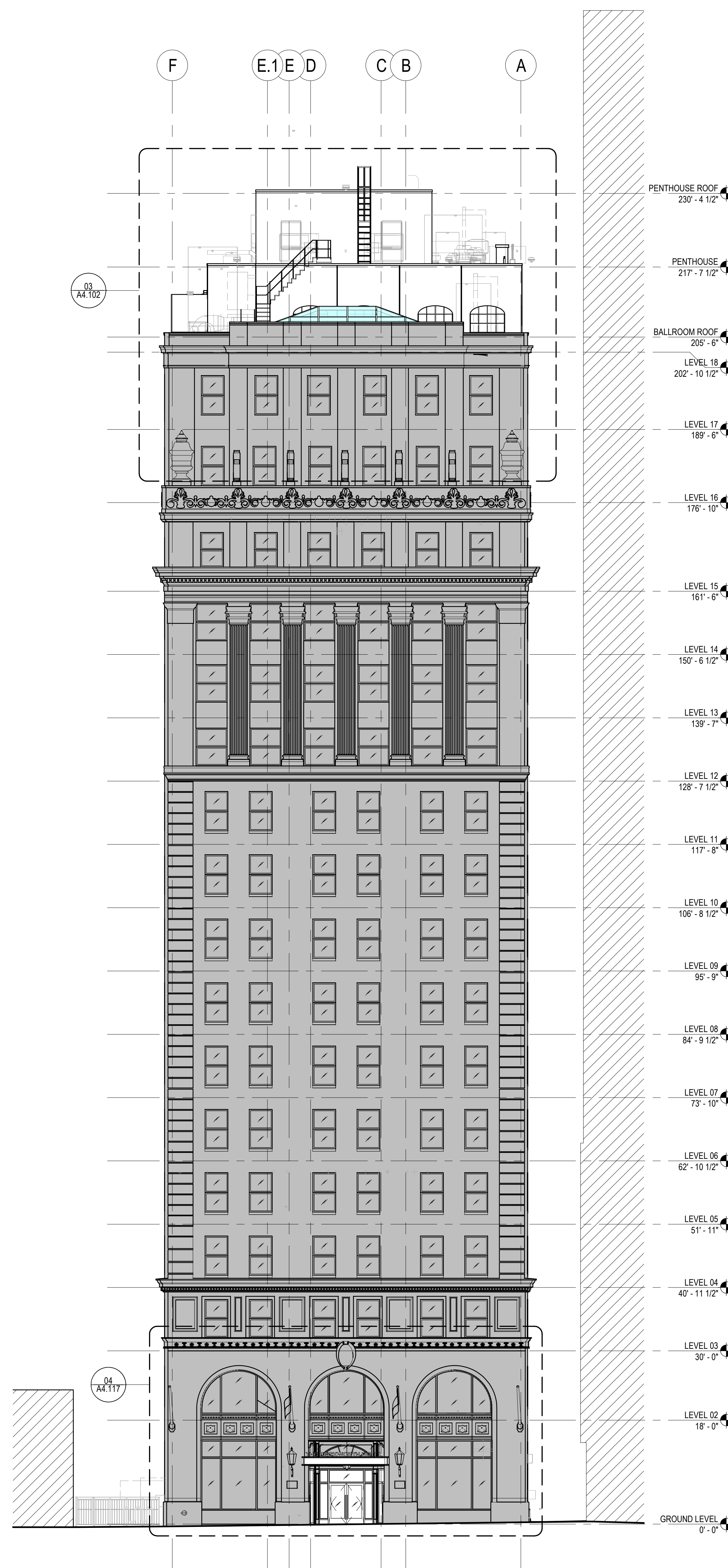
Scale
As indicated

A2.001

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02 EXTERIOR ELEVATION - WEST
SCALE: 3/32" = 1'-0"



01 EXTERIOR ELEVATION - EAST
SCALE: 3/32" = 1'-0"

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Seal / Signature

NOT FOR CONSTRUCTION

Project Name
THE BECKWORTH HOTEL

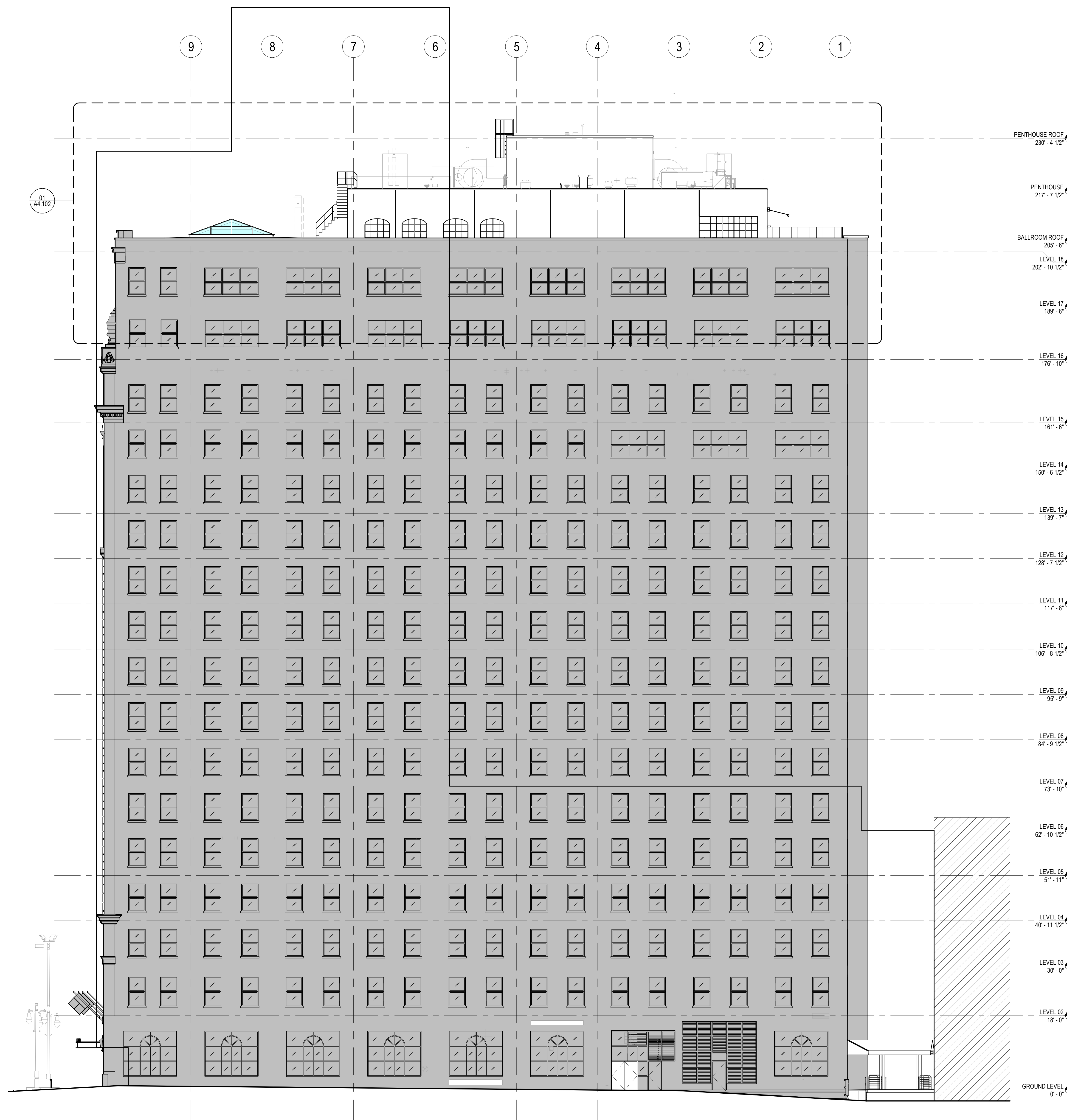
Project Number
12.0466.000

Description
EXTERIOR ELEVATION - NORTH

Scale
As indicated

A2.002

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LEGEND

- ADJACENT BUILDING, NOT IN SCOPE
- EXISTING FACADE TO REMAIN
- LINE OF ADJACENT BUILDING (HIDDEN)
- WINDOW TYPES (REFER TO WINDOW TYPES SHEET)
- WALL TYPE X (REFER TO WINDOW AND ROOF TYPES SHEET)

11/20/2024 2:46:34 PM Autodesk Docs://12.0466.000 - Johnston Building/Architecture - 12.0466.000 - Johnston Building_V2A.rvt

01 EXTERIOR ELEVATION - NORTH

SCALE: 3/32" = 1'-0"

SHEET NOTES

THE JOHNSTON BUILDING

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Seal / Signature

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Project Name

THE BECKWORTH HOTEL

Project Number

12.0466.000

Description

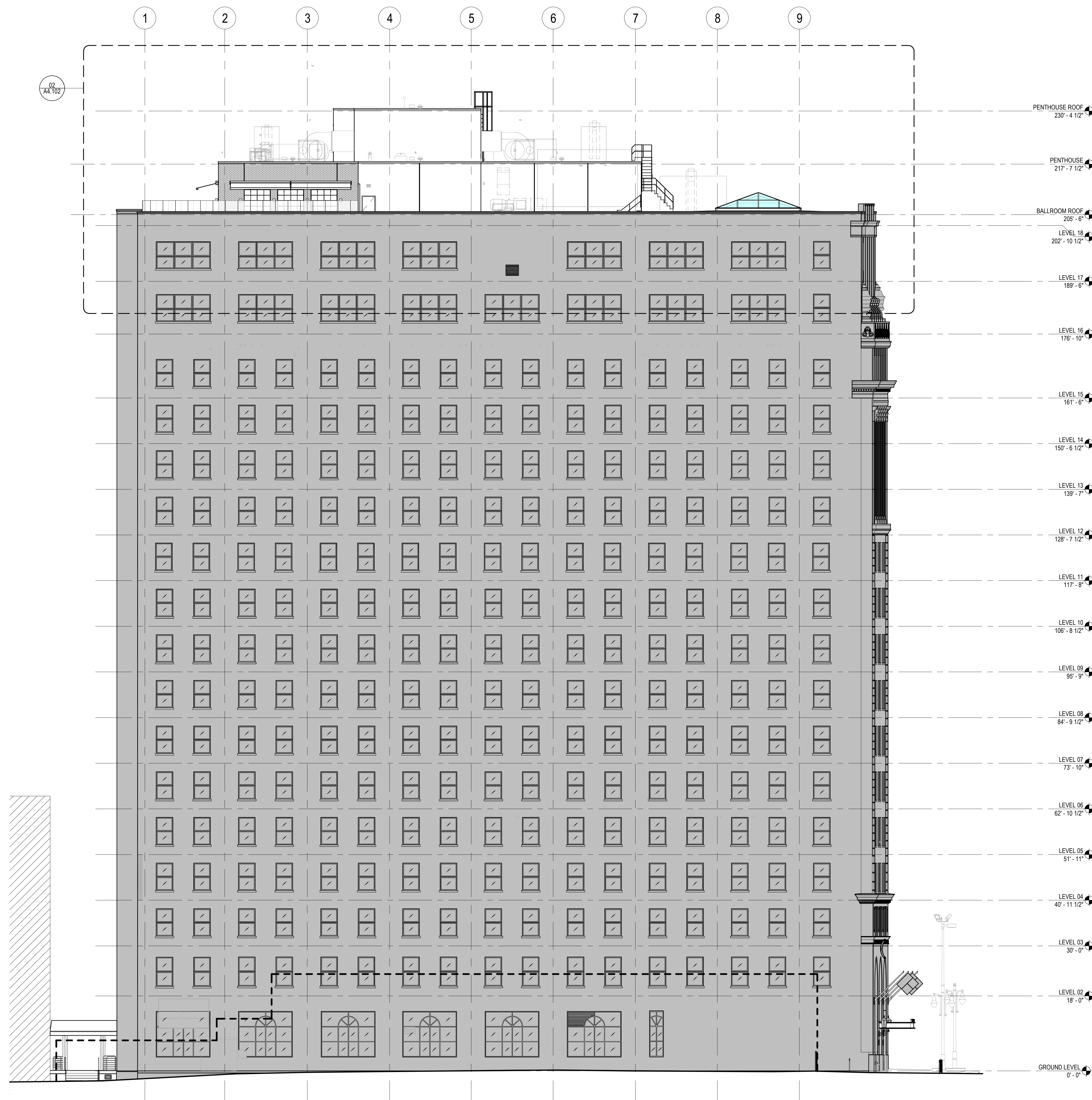
EXTERIOR ELEVATION - SOUTH

Scale

As indicated

A2.003

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LEGEND

- ADJACENT BUILDING, NOT IN SCOPE
- EXISTING FACADE TO REMAIN
- LINE OF ADJACENT BUILDING (HIDDEN)
- WINDOW TYPES (REFER TO WINDOW TYPES SHEET)
- WALL/ROOF TYPES (REFER TO WINDOW AND ROOF TYPES SHEET)

11/02/2024 2:46:44 PM Autodesk Docs\1012.0466.000 - Johnston Building\Architecture - 12.0466.000 - Johnston Building_V2.rvt

01 EXTERIOR ELEVATION - SOUTH

SCALE: 3/32" = 1'-0"

SHEET NOTES

- 27 NEW STAINLESS STEEL CONTROL JOINT REVEAL.
- 28 NEW LAMINATED GLASS GUARDRAIL.
- 29 NEW MOTORIZED RETRACTABLE AWNING.
- 30 NEW FIXED AWNING.

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Seal / Signature

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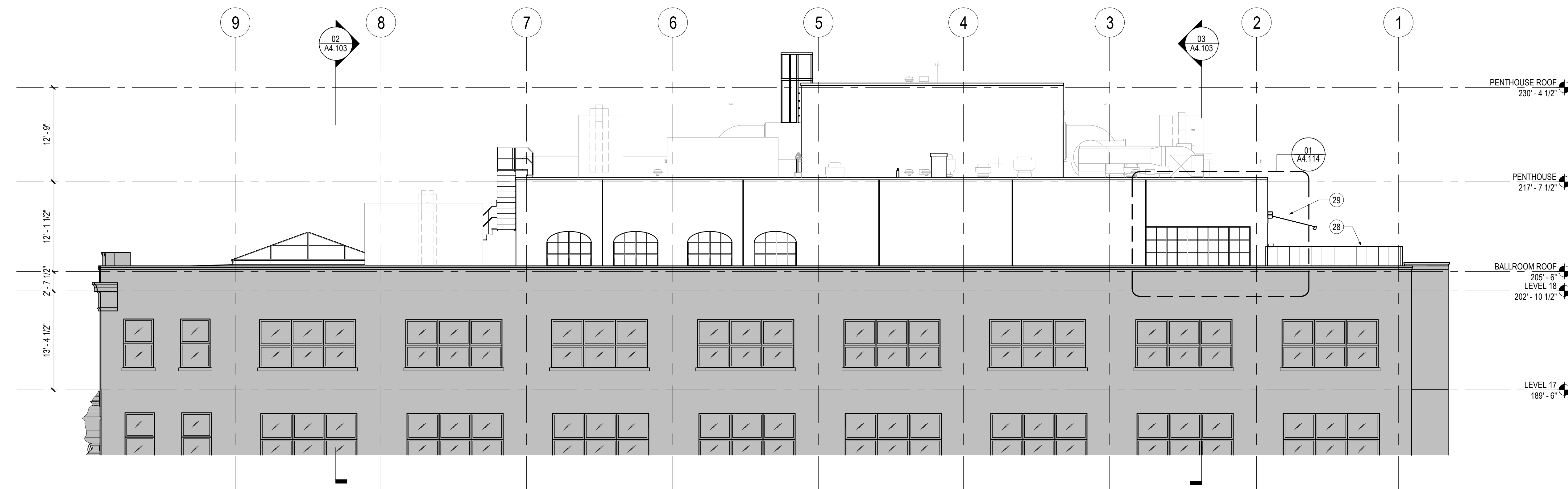
Project Name
THE BECKWORTH HOTEL

Project Number
12.0466.000

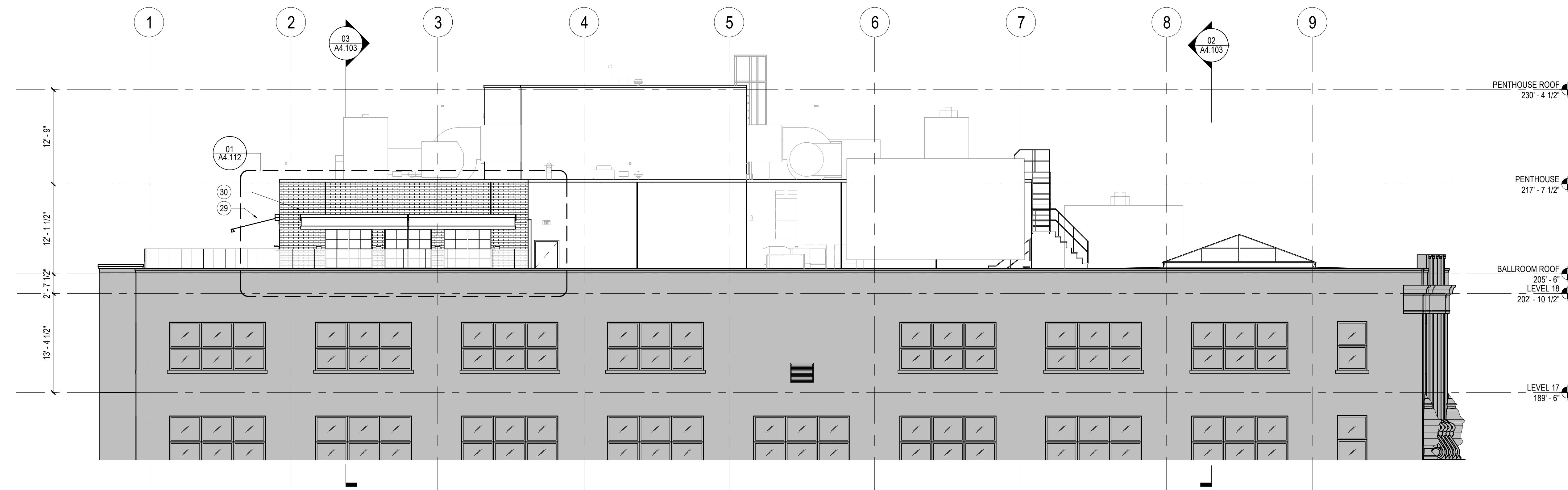
Description
ENLARGED EXTERIOR ELEVATIONS - ROOFTOP

Scale
1/8" = 1'-0"

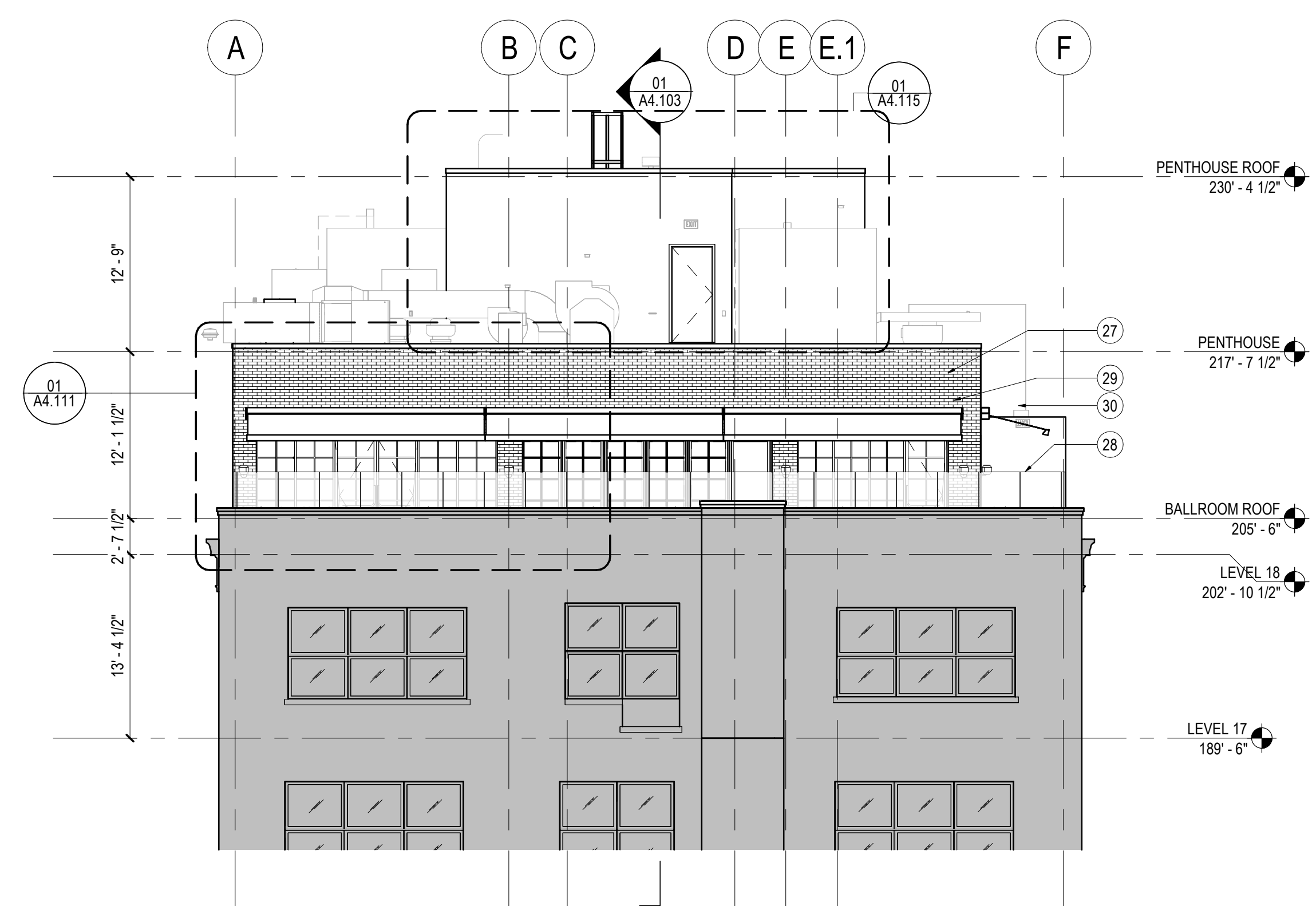
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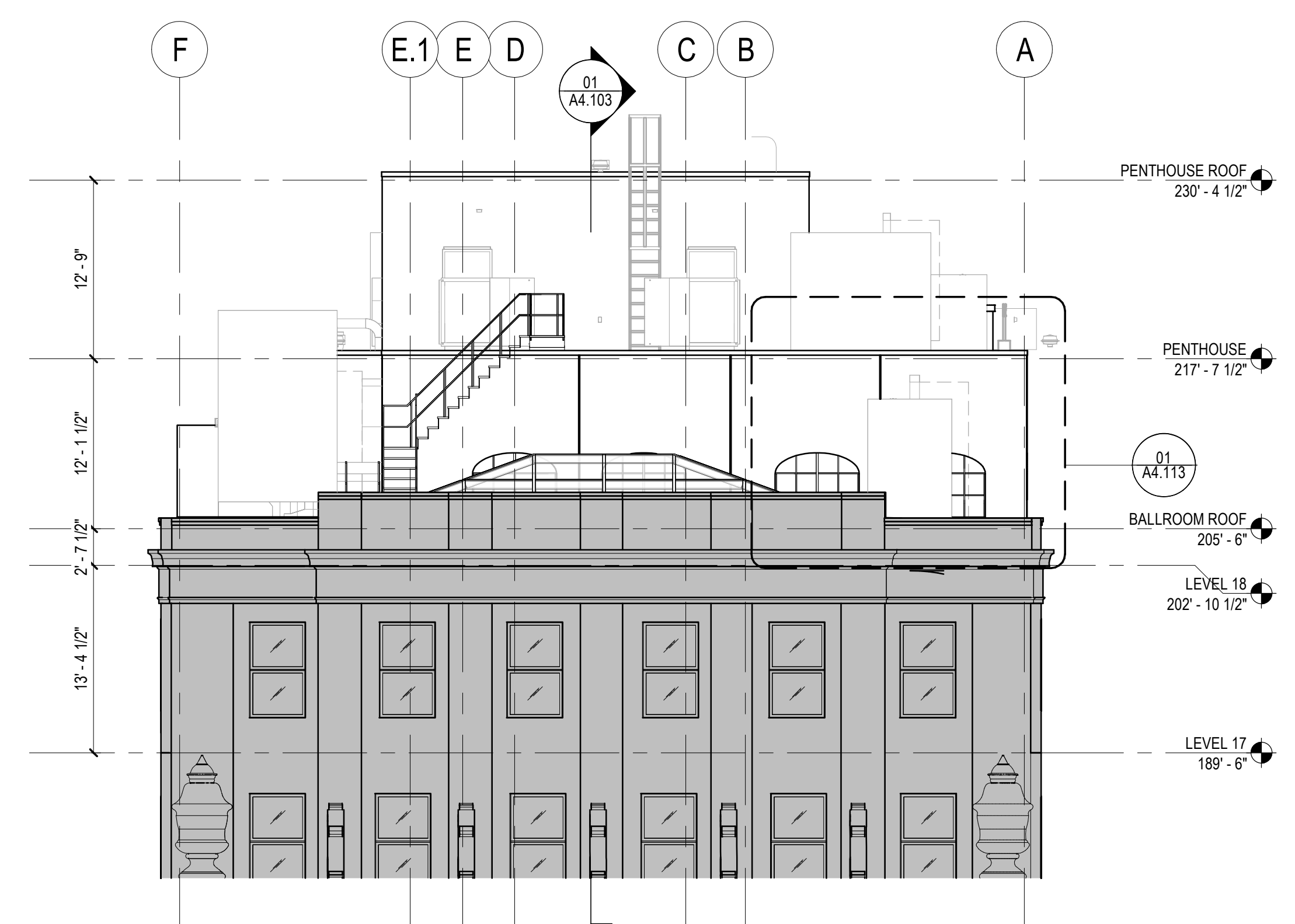
01 ENLARGED EXTERIOR ELEVATION - ROOFTOP, NORTH
SCALE: 1/8" = 1'-0"



02 ENLARGED EXTERIOR ELEVATION - ROOFTOP, SOUTH
SCALE: 1/8" = 1'-0"



04 ENLARGED EXTERIOR ELEVATION - ROOFTOP, WEST
SCALE: 1/8" = 1'-0"



03 ENLARGED EXTERIOR ELEVATION - ROOFTOP, EAST
SCALE: 1/8" = 1'-0"

LEGEND

- ADJACENT BUILDING, NOT IN SCOPE
- EXISTING FACADE TO REMAIN
- LINE OF ADJACENT BUILDING (HIDDEN)
- WINDOW TYPES (REFER TO WINDOW TYPES SHEET)
- WALL/ROOF TYPES (REFER TO WINDOW AND ROOF TYPES SHEET)



PERSPECTIVE VIEW - ENTRY CANOPY, VIEW 01



PERSPECTIVE VIEW - ENTRY CANOPY, VIEW 02

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Date	Description
1 11.11.23	HISTORIC LANDMARKS COMMISSION SUBMISSION

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
THE BECKWORTH HOTEL

Project Number
12.0466.000

Description
EXTERIOR PERSPECTIVE VIEWS, ENTRY CANOPY

Scale

G1.011

SHEET NOTES

- 01 ILLUMINATED LETTER SIGN BY OTHERS.
- 02 RELAMP EXISTING HISTORIC LIGHT FIXTURE.
- 03 NEW METAL CANOPY.
- 04 NEW STOREFRONT INSTALLED WITHIN HISTORIC OPENING.
- 05 LINE OF NEW METAL CANOPY ABOVE.
- 06 NEW FLUSH MOUNTED HEAT LAMP.
- 07 NEW ROOF DRAIN.

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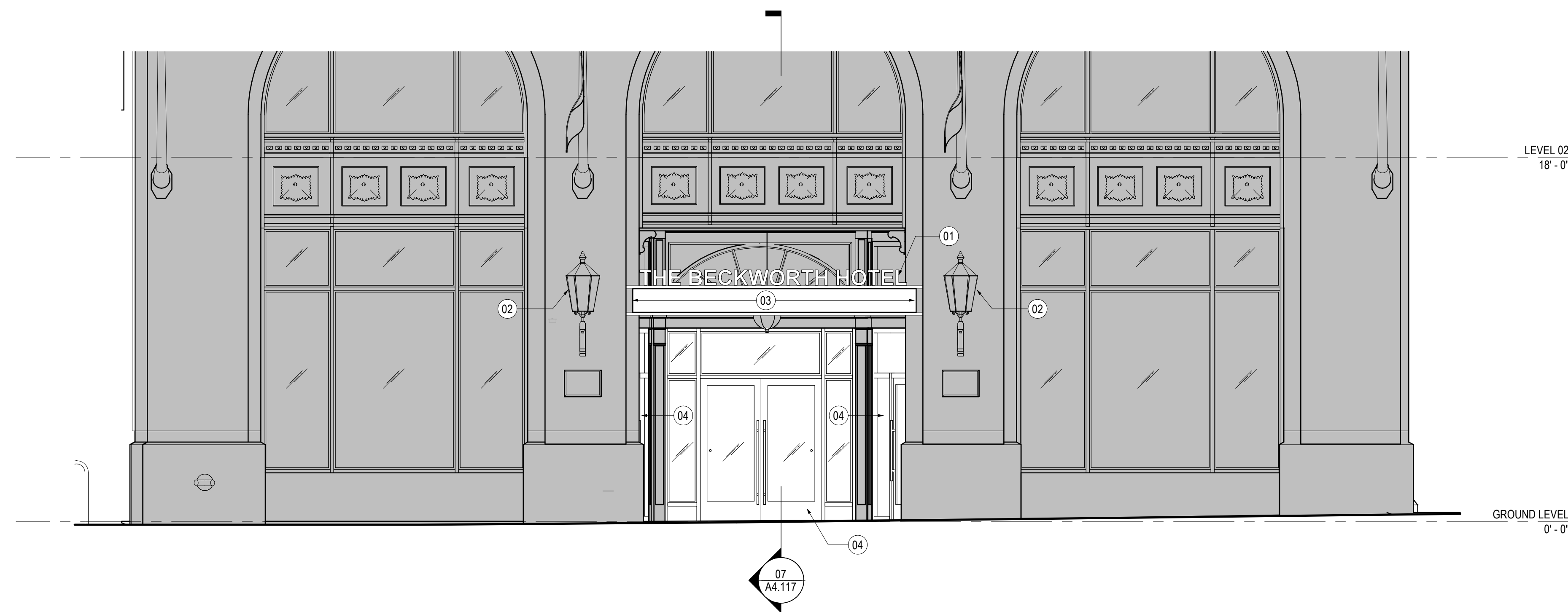
Project Number
12.0466.000

Description
COMPOSITE PLANS - FACADE AREA 07, ENTRY CANOPY

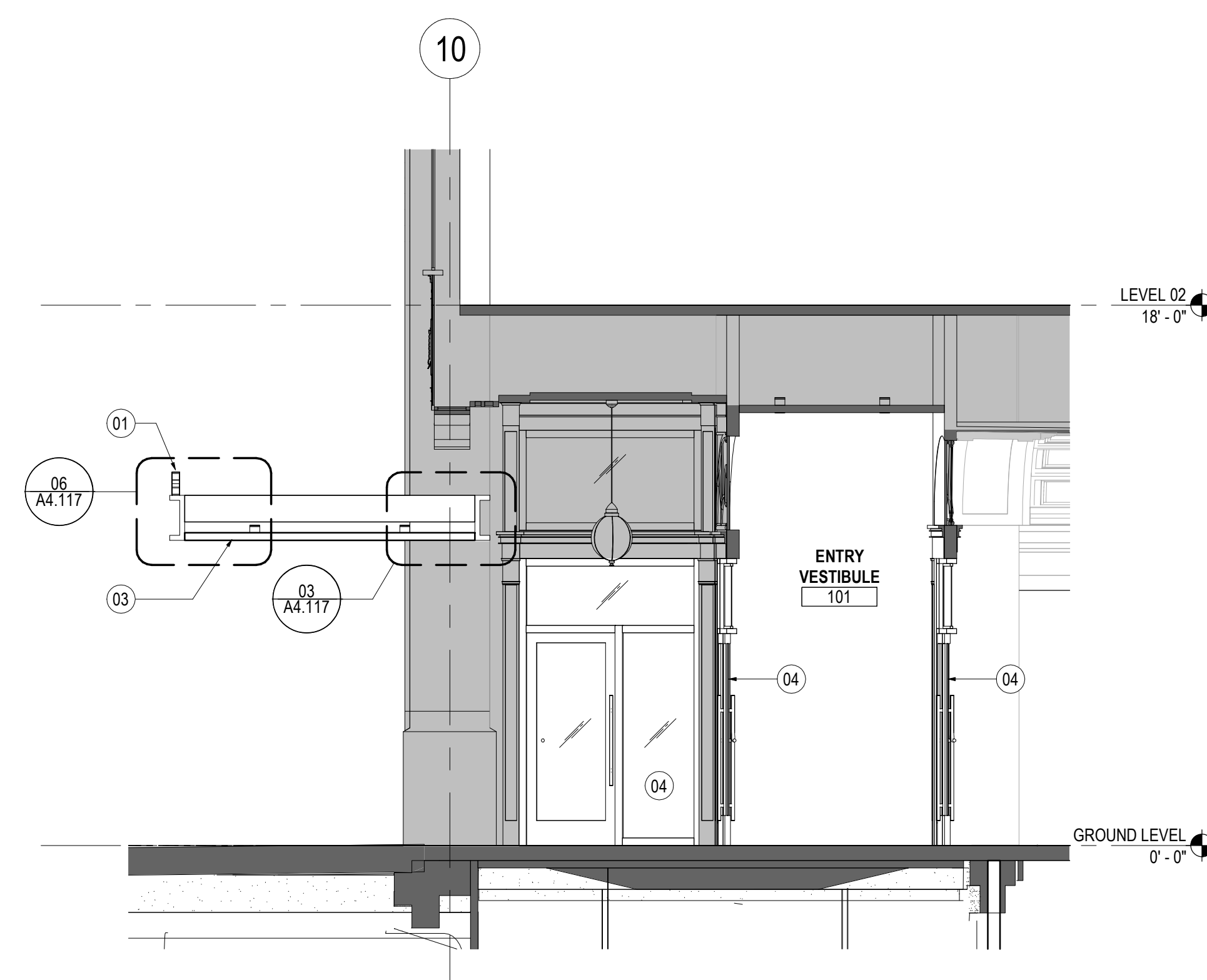
Scale
As indicated

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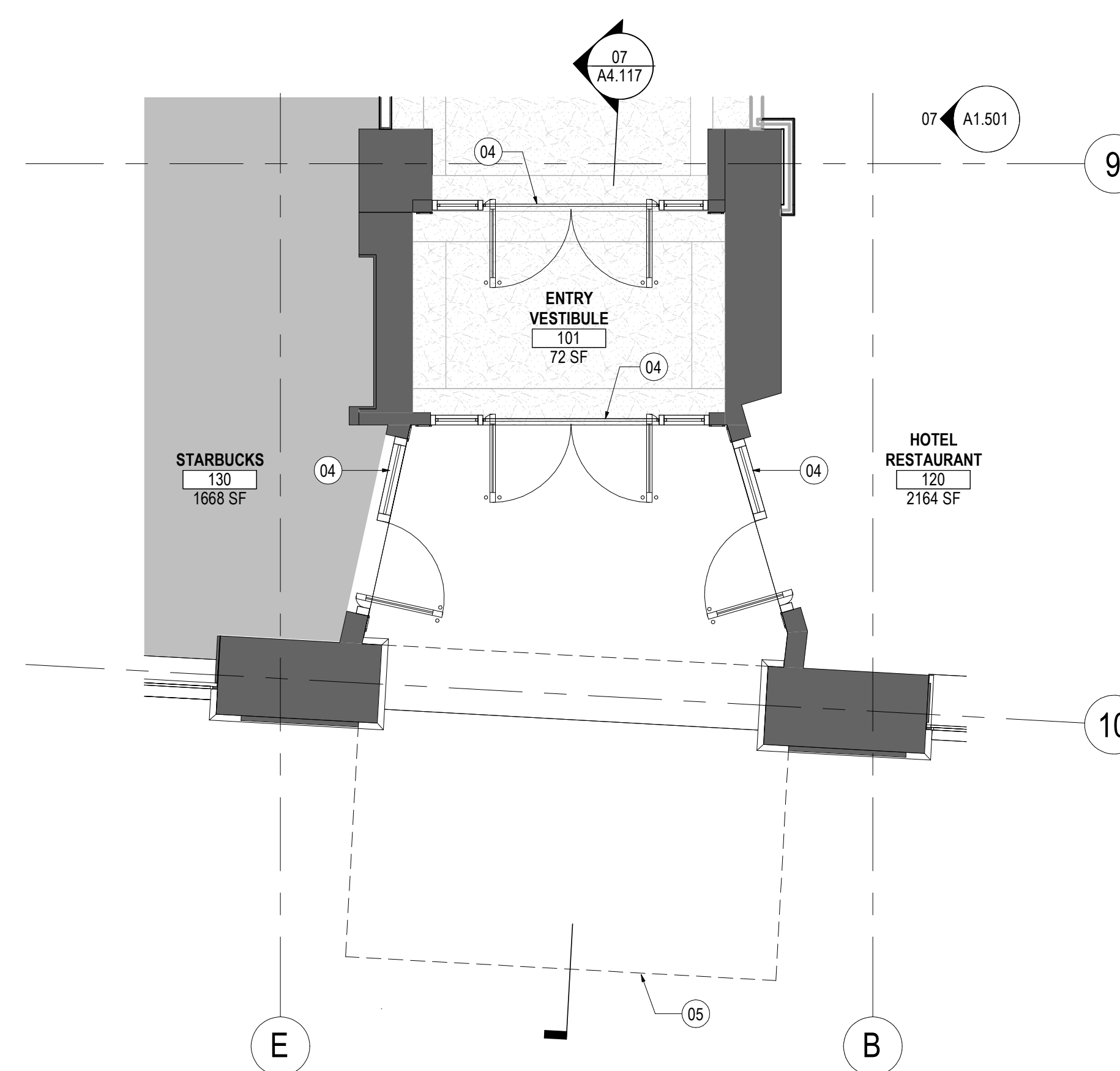
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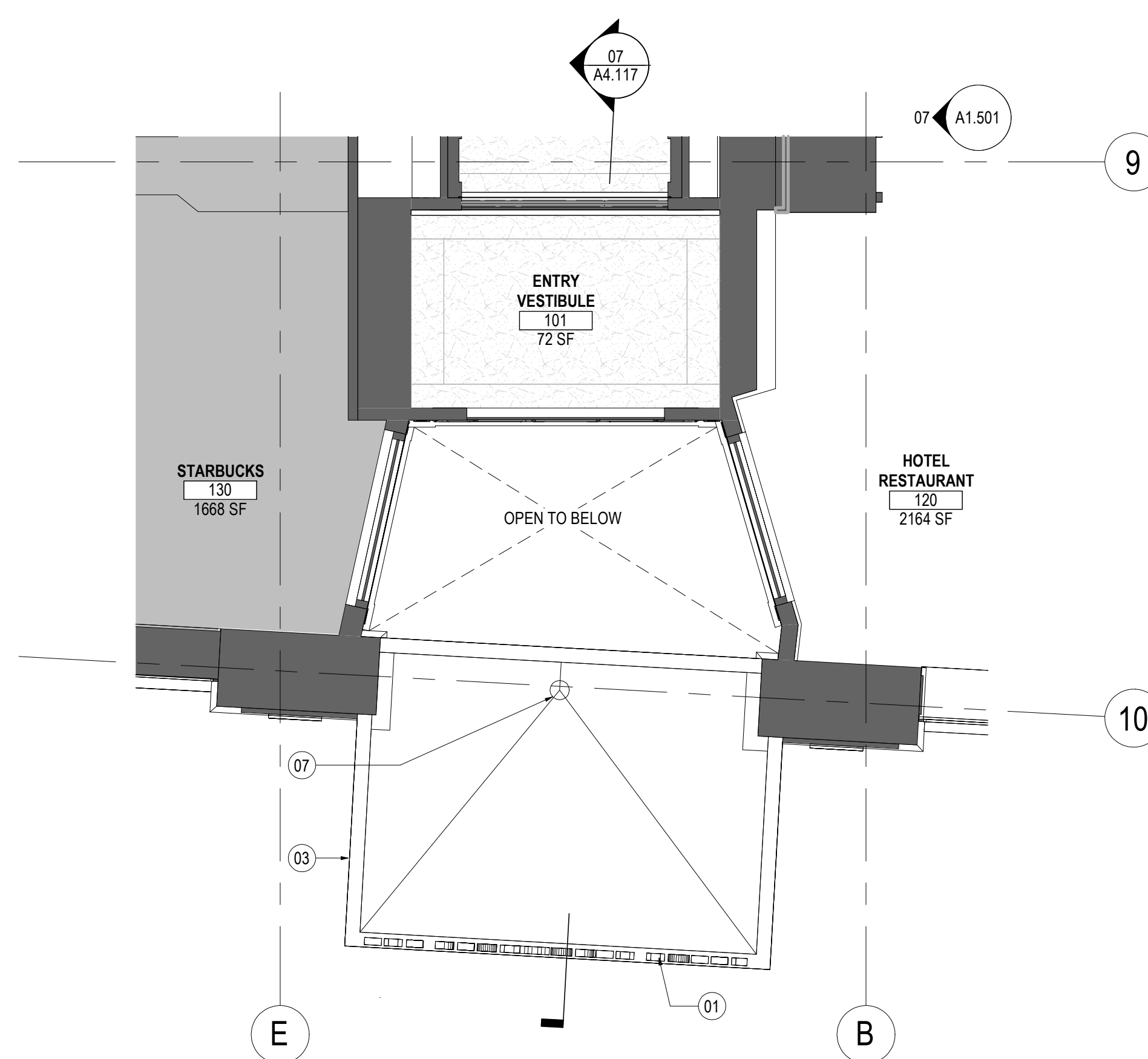
04 ENLARGED ELEVATION - ENTRY CANOPY
SCALE: 1/4" = 1'-0"



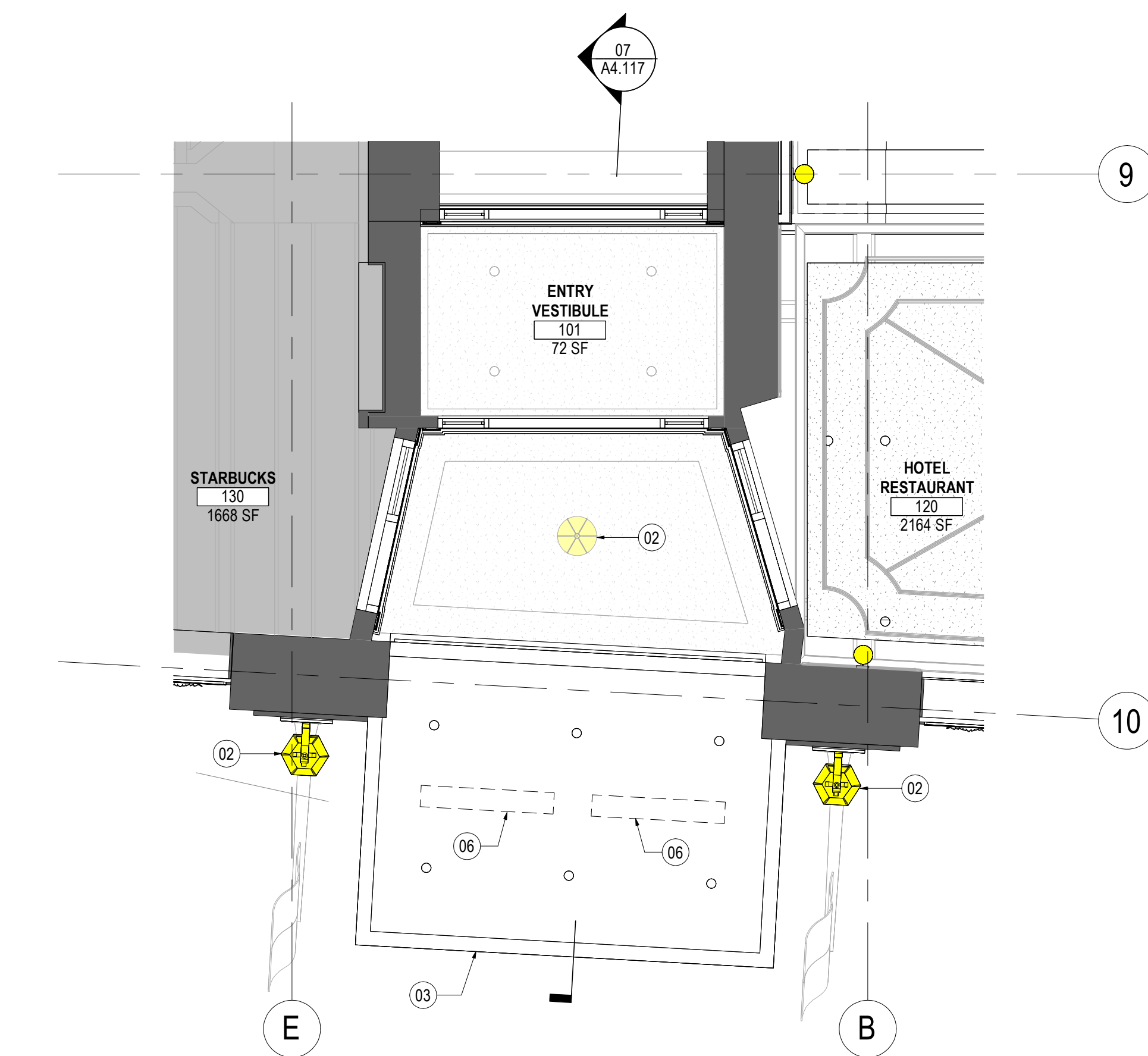
07 SECTION - ENTRY CANOPY
SCALE: 1/4" = 1'-0"



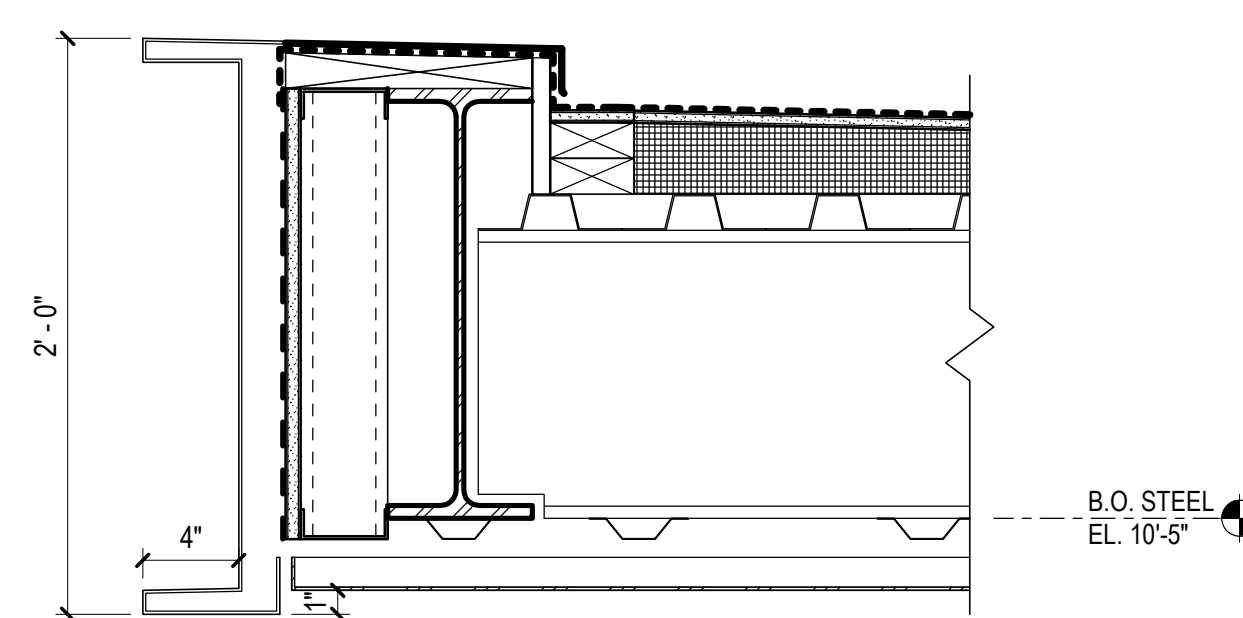
02 ENLARGED PLAN - ENTRY CANOPY, GROUND LEVEL
SCALE: 1/4" = 1'-0"



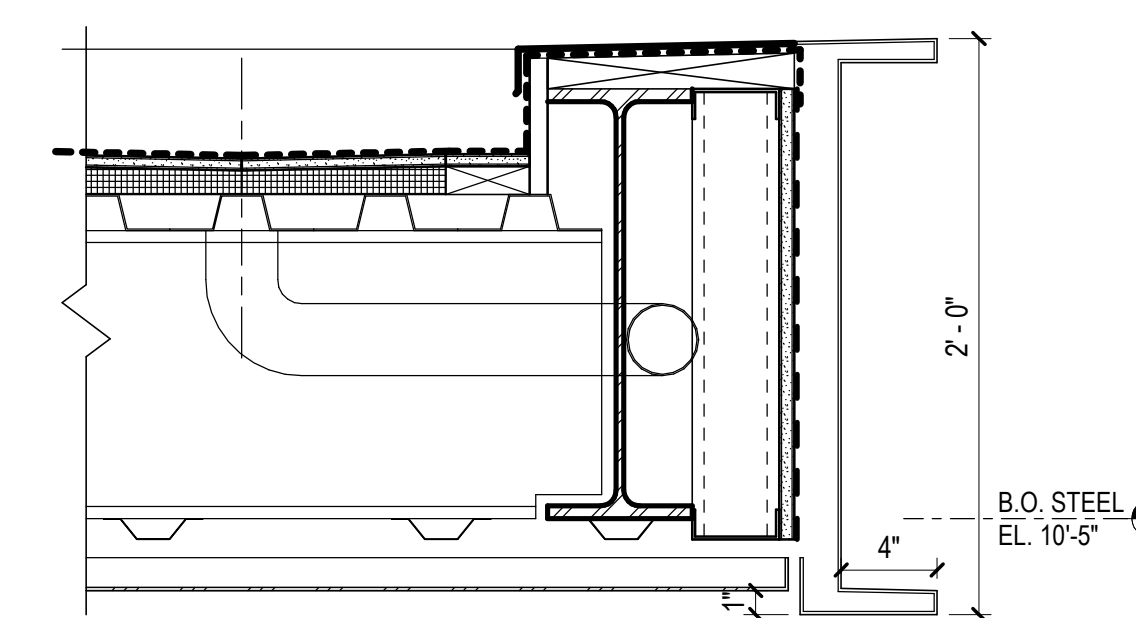
05 ENLARGED PLAN - ENTRY CANOPY ROOF
SCALE: 1/4" = 1'-0"



08 REFLECTED CEILING PLAN - ENTRY CANOPY ROOF
SCALE: 1/4" = 1'-0"



06 FRONT CANOPY SECTION
SCALE: 1/12" = 1'-0"



03 REAR CANOPY SECTION
SCALE: 1/12" = 1'-0"

LEGEND

- ADJACENT BUILDING, NOT IN SCOPE
- EXISTING FACADE TO REMAIN
- LINE OF ADJACENT BUILDING (HIDDEN)
- WINDOW TYPES (REFER TO WINDOW TYPES SHEET)
- WALL/ROOF TYPES (REFER TO WINDOW AND ROOF TYPES SHEET)