

Front elevation

Site overview

Charleston, South Carolina

Opening systems & product data

Specified systems

Application	System	Status
Ground-level openings	**ES-8000T** Storefront	**Basis of design**
Ground-level entrance doors	**ES-9000** Impact doors	Specified
Hotel terraces & sidelites	**ES-46T** Terrace doors	Specified
Hotel windows	**ES-P300** Fixed windows · proposal drawings, 9 Oct 2026	Specified
Main entrance doors	**Hope’s** Jamestown175 steel doors	Specified

> **Alternate: ES-7525 curtain wall.** Carried as separate alternate pricing at ground-level openings; ES-8000T is the basis of design.

Hope’s Jamestown175 hot-rolled steel doors are specified at the main front-elevation entrance.



ES-8000T storefront

Thermally broken aluminum · Large-missile-impact system · Insulating laminated glazing

Product rendering from supplied data sheet

Frame depth
5″

Design loads
+90 / −120 psf

Maximum panel
44¼″ × 144″ W × H

Aluminum alloy
6063-T6

Water test pressure
13.5 psf

Air test pressure
6.25 psf

Fabrication & appearance
Preassembled / preglazed · Screw covers · Applied ogee or flat muntins

Manufacturer values for the specified configuration. Air value is test pressure, not leakage rate.

ES-8000T manufacturer references · May 2026 Product data · 3 pages ↗ Storefront details · 3 pages ↗

Products & storefront details

Select an image to enlarge · Product names link to sources



ES-8000T ↗

Ground-level storefront

Basis of design



ES-9000 ↗

Ground-level impact doors

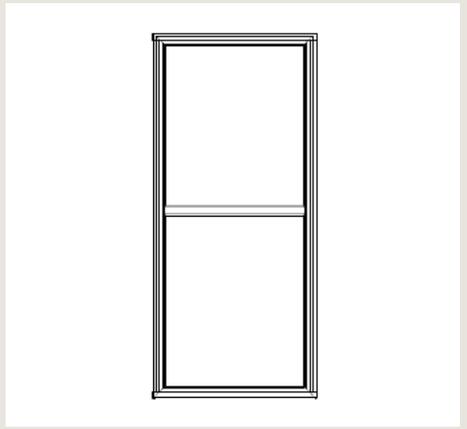
Specified



ES-46T ↗

Hotel terrace doors & sidelites

Specified



ES-P300 ↗

Hotel fixed windows

Specified

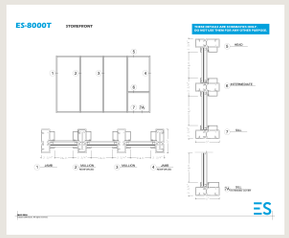


ES-7525 ↗

Curtain wall alternate

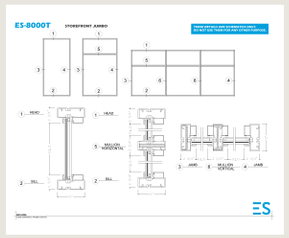
Alternate

ES Windows illustrations of the specified configurations. ES-8000T is the basis of design at ground level; ES-7525 is carried as alternate pricing.



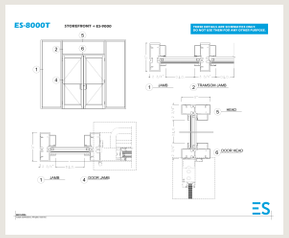
Standard storefront p. 1

Head, sill, jamb and mullion sections; reinforced members and extended sill cover.



Jumbo configurations p. 2

Jumbo storefront sections and reinforcement variations.



ES-8000T + ES-9000 p. 3

Double entrance doors with storefront sidelites and transom; head, jamb and sill interfaces.

Typical section dimensions
5″ depth · 2¾″ head / sill / jamb faces · 3¾″ intermediate / vertical mullion faces

Coordination
Manufacturer schematic sections for the specified systems. Opening sizes, glazing and anchorage follow the final elevations and opening schedule.

ES-8000T manufacturer references · May 2026 Product data · 3 pages ↗ Storefront details · 3 pages ↗

Entrance & terrace doors

Specified systems · technical summary



Ground-level entrance doors

ES-9000

Impact-rated swing doors with single, double, sidelite and transom configurations.

Frame / sightline	5″ depth · 1¾″ or 2½″ sightline
Design loads	Single: +120 / −120 psf · Double: +90 / −90 psf
Water test pressure	18 psf
Maximum size	Single 47″ W · Double 89″ W · 110½″ H
Glazing	9/16″ laminated or 1 1/16″ insulating laminated
Hardware / thresholds	Stainless hardware · High or ADA thresholds

Preassembled leaf, weatherstripping and welded corner reinforcement. Manufacturer values depend on configuration; thresholds and storefront interfaces are detailed on sheet 3.

Supplied ES-9000 data & details · 6 pages · June 2021 ↗

Product illustrations are indicative. Listed ratings are manufacturer test values for the cited configurations.



Hotel terrace doors & sidelites

ES-46T

Thermally broken, out-swing balcony door with small- and large-missile impact ratings.

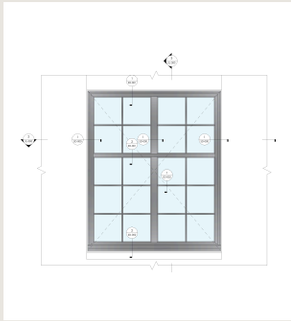
Frame depth	4½″
Tested design loads	+100 / −120 psf
Water test pressure	15 psf
Thresholds	2¼″ standard · ½″ ADA option
Thermal performance*	U-value 0.44 · SHGC 0.21
Hardware / configuration	Multipoint locking · Sidelites and transoms available

*Published for clear insulating laminated SB 70 glazing. Values and limits vary by configuration.

ES Windows official product data ↗

Hotel windows & specialty openings

Specified systems · technical summary



Hotel windows · fixed configuration · Mark 3

ES-P300

Fully thermally broken system. Fixed windows are the project configuration; the product family also includes awning and casement units.

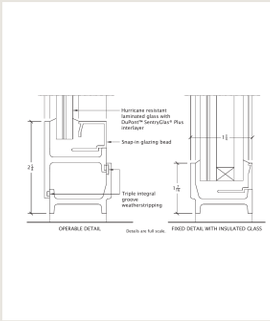
Design loads	+80 / −90 psf
Maximum tested panel	57″ W × 96″ H
Impact	Small- and large-missile options
Thermal values*	U-value 0.38–0.40 · SHGC 0.126–0.275
Installation	Interior trim or receptor options
Glazing	Insulated / insulated-laminated; match the tested assembly

*Manufacturer simulations vary with glass option. Shown: the project’s Mark 3 window from the ES proposal drawings, glazed with GL-1 insulating laminated glass.

Supplied ES-P300 data & details · 6 pages · February 2022 ↗

ES-P300 proposal drawings · 7 sheets · 9 Oct 2026 →

Full manufacturer details remain available through the source links.



Main entrance doors · front elevation

Hope’s Jamestown175

Custom hot-rolled steel windows and swing-out doors with narrow profiles and fusion-welded corners.

Window pressure rating	Up to +80 / −80 psf
Glazing capacity	Laminated / insulating glass up to 1 7/32″
Window configurations	Fixed, side-hung-out casement and project-out
Door configurations	Single / double swing-out
Seals / hardware	Triple weatherstripping · Brass or bronze hardware
Finish	Hope’s Power of 5 finishing system

April 2015 reference literature. The ±80 psf value is the published window rating and is not a blanket door rating.

Supplied Jamestown175 data & details · 14 pages ↗

ES-P300 proposal drawings

ES Windows · 9 October 2026 · 7 sheets

ES Windows drew the hotel windows as a fixed ES-P300 system. The set is built around one typical opening, **Mark 3**: a pair of fixed units with a historic exterior profile, divided-lite muntins and GL-1 insulating laminated glass.

SYSTEM

ES-P300 fixed

Thermally broken, historic-profile exterior

TYPICAL OPENING

Mark 3

6′-0″ × 7′-1″ rough opening, two units

GLASS

GL-1

1 3/16″ insulating laminated, SB70 low-e

SEALANTS

Black

SSG 4600 structural · SCS2350 weather

DIVIDED LITES

4 × 5

¾″ muntins inside and out, spacer bar between

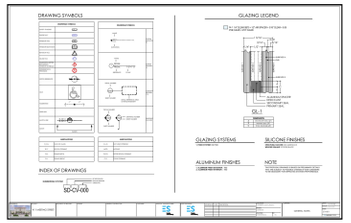
CUSTOM PROFILES

4

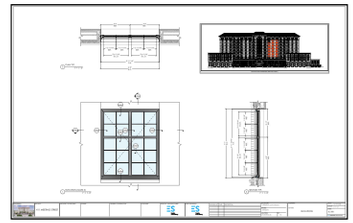
New dies: historic cap, subsill, trim, vertical muntin



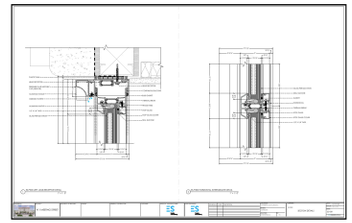
CV-000
Cover sheet
Project rendering and title block



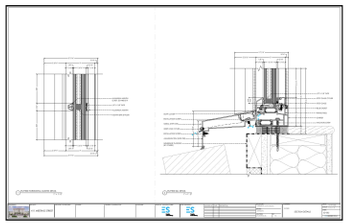
CV-001
General notes
Symbols, abbreviations, GL-1 glazing legend, sealants



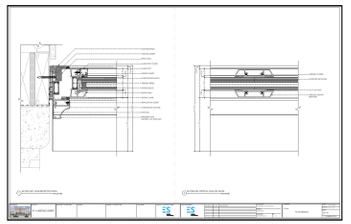
EL-300
Elevations
Mark 3 elevation, typical plan and section, tower location



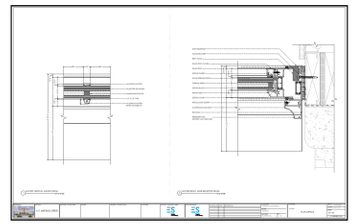
SD-001
Section details
Head receptor, horizontal intermediate



SD-002
Section details
Horizontal muntin, sill



SD-101
Plan details
Left jamb receptor, kiss vertical mullion



SD-102
Plan details
Vertical muntin, right jamb receptor

FULL SET

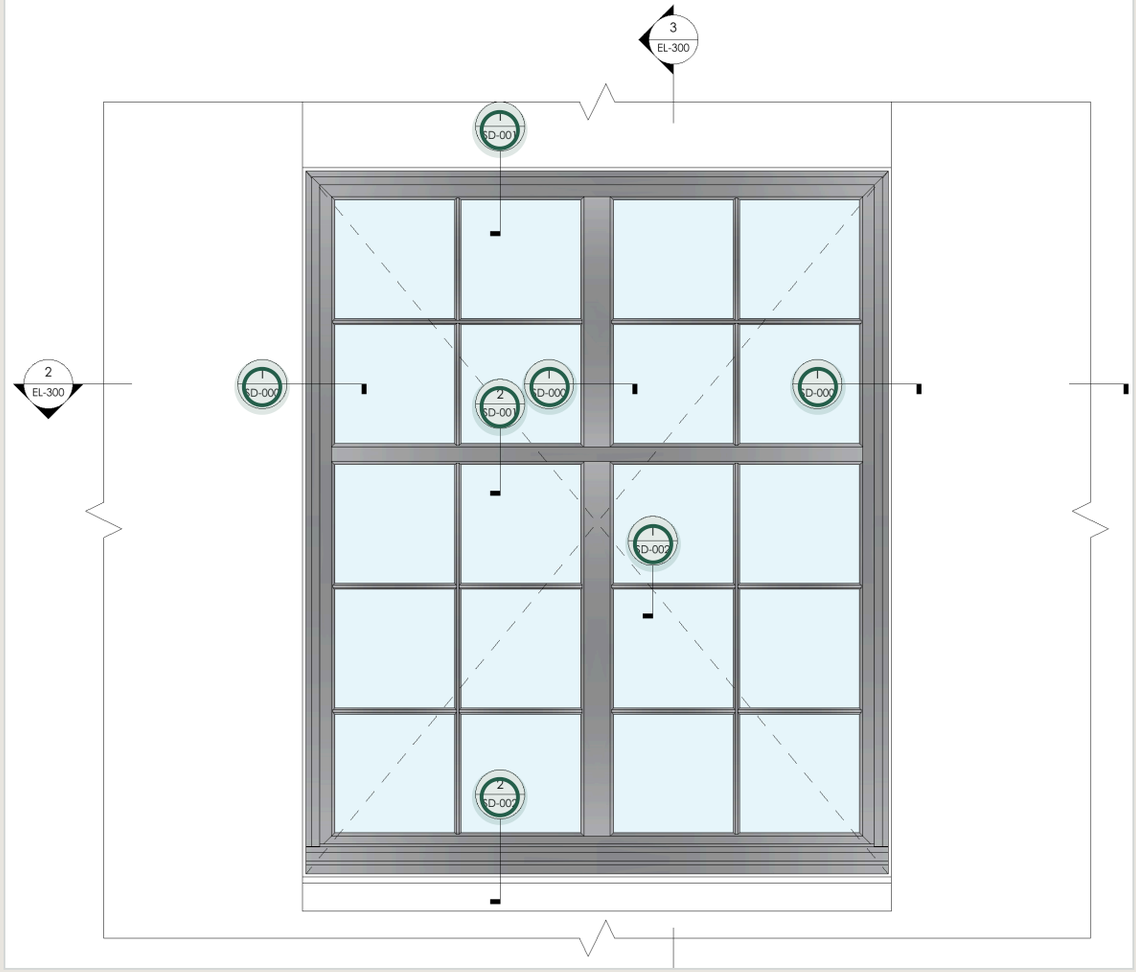
PDF · 7 sheets ↗

ES Windows · drawn by CW Drawings, ES · 9 October 2026

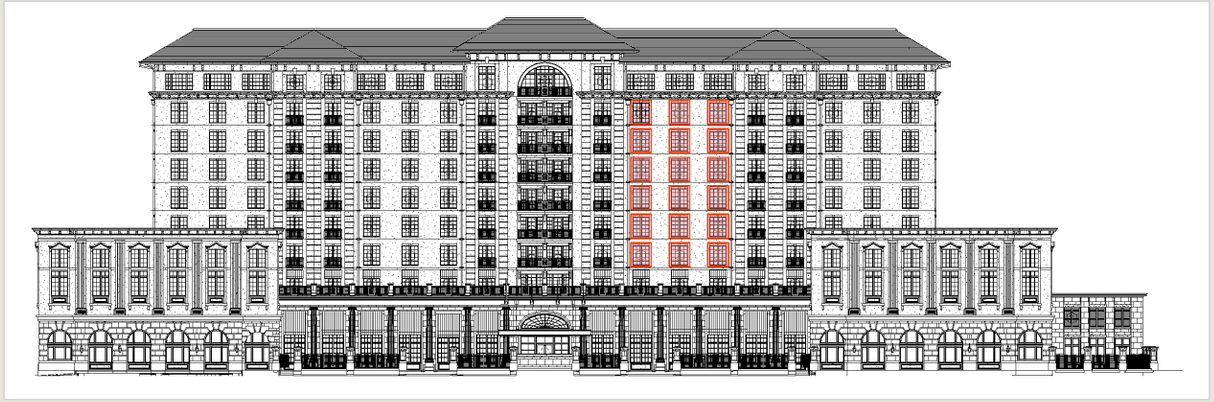
Full drawing set · 7 sheets ↗

Typical hotel window · Mark 3

EL-300 · ES-P300 fixed · select a detail bubble



EL-300 / 1 · Elevation, Mark 3 · sheet ↗



Mark 3 openings, highlighted on the Meeting Street elevation of the hotel tower

Rough opening
6′-0″ W × 7′-1″ H

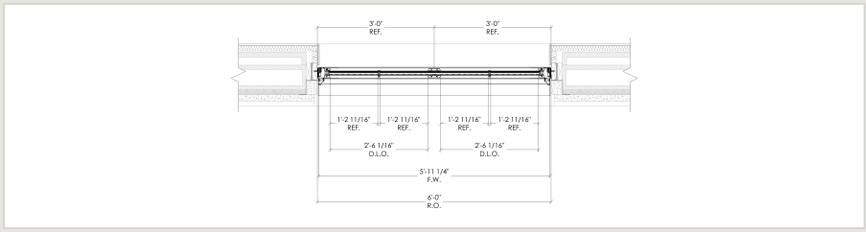
Frame
5′-11¼″ W × 6′-11 13/16″ H

Configuration
Two fixed units, kiss mullion

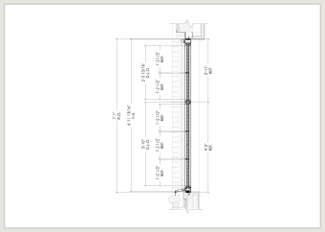
Lite width
2′-6 1/16″ D.L.O. each

Lite heights
Upper 2′-5 13/16″ · lower 3′-10″ D.L.O.

Divided lites
4 wide × 5 high, ¾″ muntins



EL-300 / 2 · Plan, typical

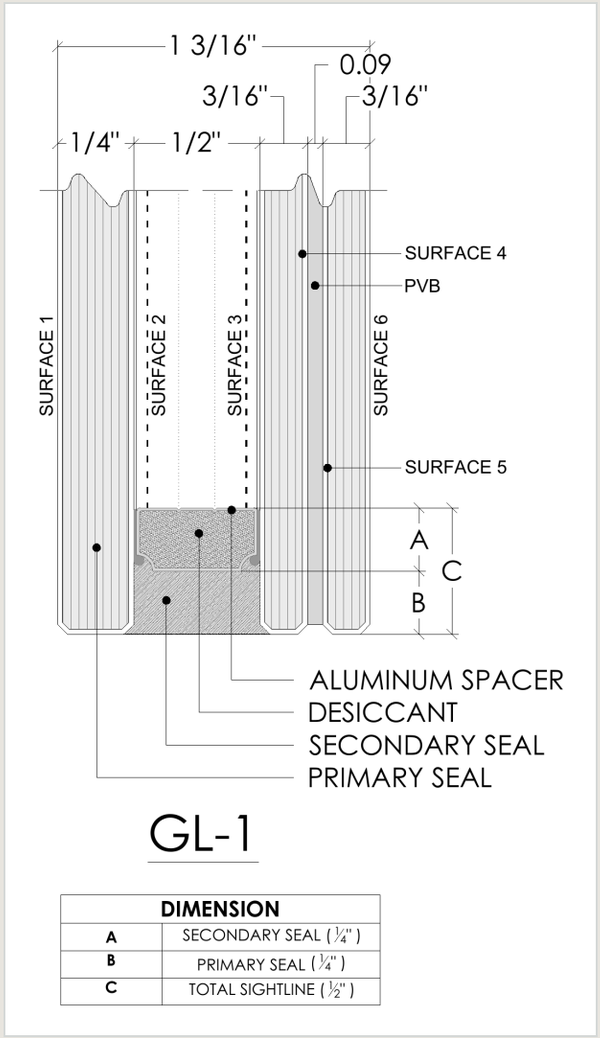


EL-300 / 3 · Section

1 / SD-001 Head
1 / SD-000 Jamb / kiss mullion ×3
2 / SD-001 Horizontal intermediate
1 / SD-002 Horizontal muntin
2 / SD-002 Sill

Glazing GL-1 & materials

CV-001 · general notes



CV-001 · Glazing legend, GL-1

GL-1 · outside to inside



☐	**1/4″ clear**	SB70 low-e, outboard lite
☐	**1/2″ air space**	Aluminum spacer, desiccant, primary and secondary seal
☐	**3/16″ clear**	Laminated inboard lite
■	**0.090″ PVB**	Clear interlayer
☐	**3/16″ clear**	Laminated inboard lite

1 3/16″ insulating laminated unit, as drawn

EDGE SEAL

A	Secondary seal	¼″
B	Primary seal	¼″
C	Total sightline	½″

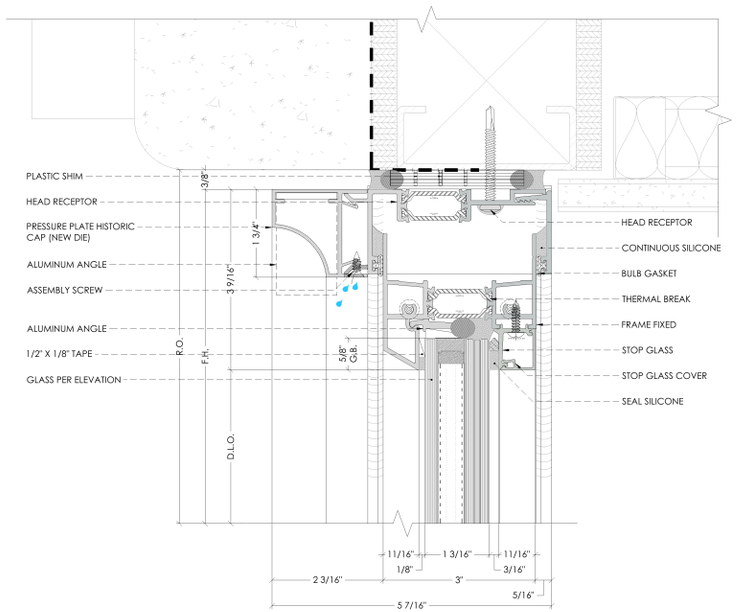
System, sealants & finishes

Glazing system	ES-P300 fixed
Structural silicone	SSG 4600 black
Weather sealant	SCS2350 black
Thermal break	Ensinger 2631, 32 mm
Fasteners	#8 × 5/8″ pan head

Thermal break and fastener from the detail linework (SD sheets).

Head, intermediate & sill

SD-001 · SD-002 · section details

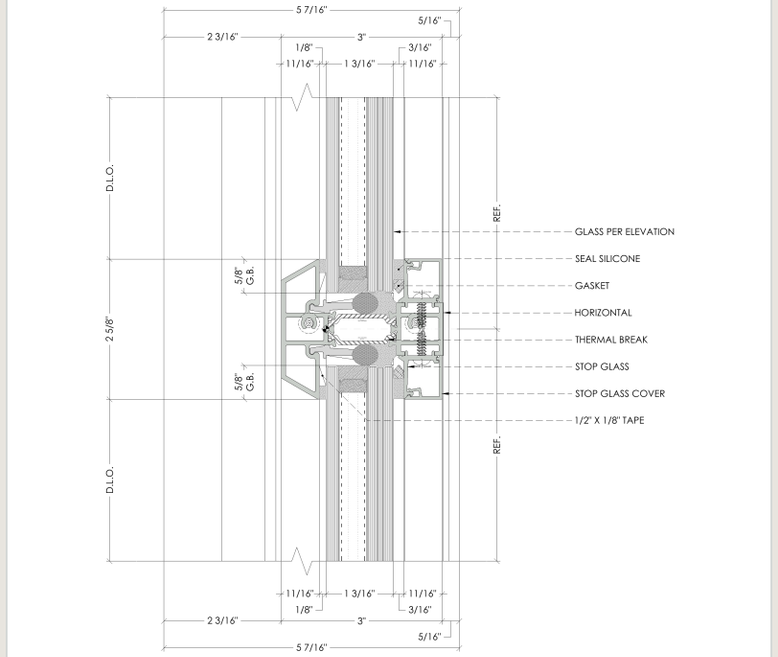


SD-001 / 1

Head

- Head receptor with a 3/8″ plastic shim to the opening
- Pressure plate historic cap (new die) on aluminum angles outside
- Thermal break, bulb gasket and continuous silicone

Frame **3″** · Overall **5 7/16″** · Glass bite **5/8″** · Head shim **3/8″**

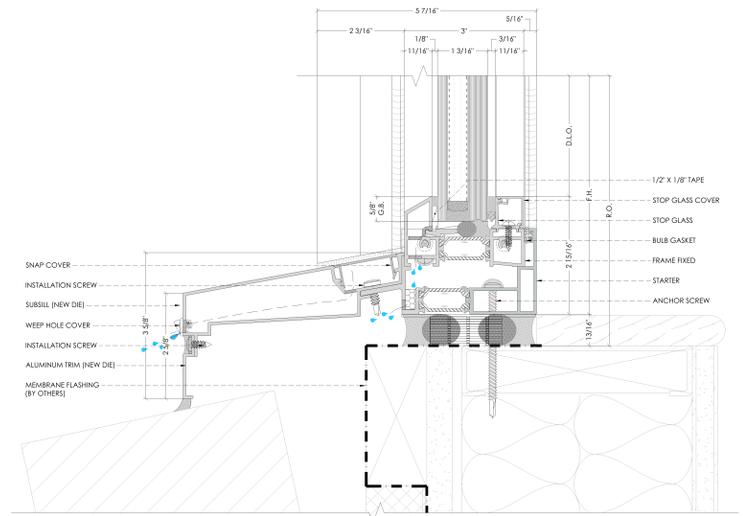


SD-001 / 2

Horizontal intermediate

- Divides the upper and lower lites
- Gasket and seal silicone outside, stop glass and cover inside
- Thermal break through the horizontal

Sightline **2 5/8″** · Glass bite **5/8″** · Glass **1 3/16″**



SD-002 / 2

Sill

- Subsill (new die) with snap cover on a starter, anchored through
- Weep path to the exterior through the weep-hole cover
- Aluminum trim (new die); membrane flashing by others

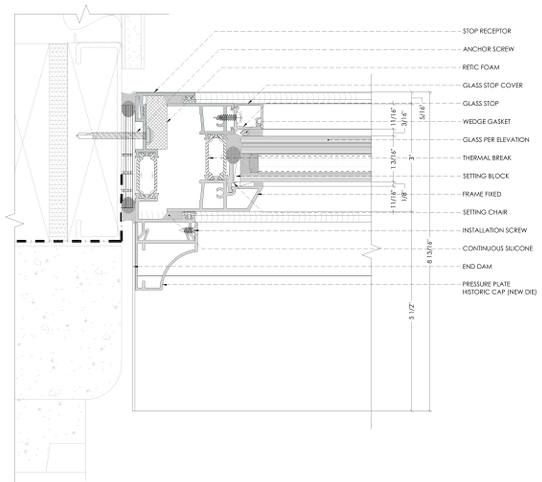
Sill shim **13/16″** · Glass bite **5/8″** · Overall **5 7/16″**

Select a drawing to enlarge it. Four new dies: historic cap, subsill, aluminum trim, vertical muntin.

Full drawing set · 7 sheets ↗

Jambs, kiss mullion & muntins

SD-101 · SD-102 · SD-002 · plan details

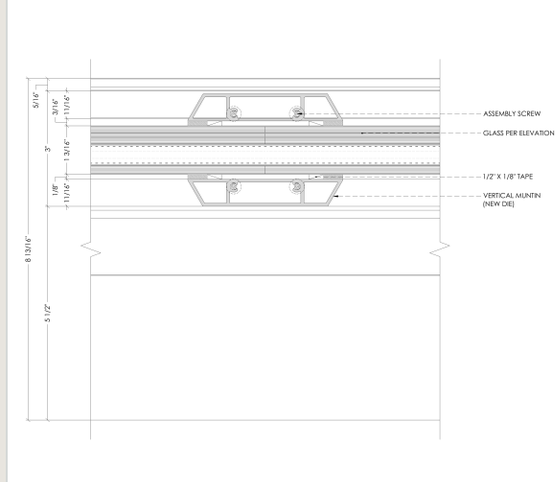


SD-101 / 1

Jamb receptor

- Stop receptor anchored to the opening; retic foam and continuous silicone at the perimeter
- End dam and pressure plate historic cap (new die) outside
- Right jamb, SD-102 / 2, is the mirror image

Frame **3″** Glass **1 3/16″**

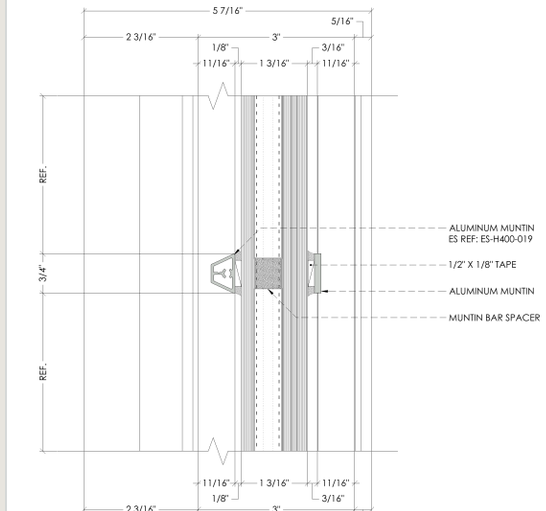


SD-101 / 2

Kiss vertical mullion

- The two fixed units meet at a kiss mullion, held with assembly screws
- Vertical muntin (new die) covers the joint inside and out

Frame **3″ each unit**

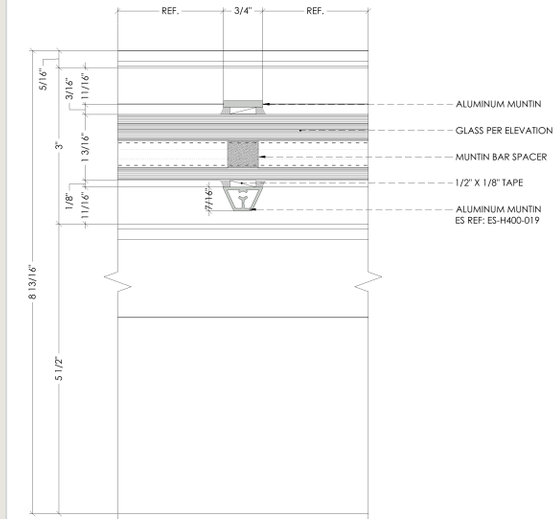


SD-002 / 1

Horizontal muntin

- ¾″ aluminum muntins on both faces, ES-H400-019
- Muntin bar spacer inside the unit lines up with them

Muntin **¾″** Tape **1/2″ × 1/8″**



SD-102 / 1

Vertical muntin

- Same ¾″ profile and spacer bar as the horizontal muntin
- Gives the 4 × 5 divided-lite appearance

Muntin **¾″** Tape **1/2″ × 1/8″**

Plan details from SD-101 and SD-102; the horizontal muntin is SD-002 / 1. Select a drawing to enlarge it.

Full drawing set · 7 sheets ↗

Drawing check

1CG review of the 9 October 2026 set · everything coordinates

Checked against the drawings

Width
Rough opening 6′-0″ less frame 5′-11¼″ leaves ¾″: 3/8″ at each jamb.

Height
Rough opening 7′-1″ less frame 6′-11 13/16″ leaves 1 3/16″: the 3/8″ head shim (SD-001) plus the 13/16″ sill (SD-002).

Module
Plan 3′-0″ + 3′-0″ = 6′-0″ and section 2′-11″ + 4′-2″ = 7′-1″, both equal to the rough opening.

Unit size
Each unit is about 35⅝″ × 83 13/16″ (half the frame width; derived), inside the ES-P300 57″ × 96″ maximum tested panel.

Glass
GL-1 is drawn at 1 3/16″, the glass dimension in the head, intermediate, sill and jamb details, with a 5/8″ bite throughout.

Muntins
One ¾″ profile, ES-H400-019, horizontal and vertical, on both faces with a spacer bar in the unit: the 4 × 5 pattern of the elevation.

Detail callouts
Head, intermediate, muntin and sill bubbles on EL-300 resolve to SD-001 and SD-002; jamb and kiss mullion to SD-000.

Profiles
Historic cap, subsill, aluminum trim and vertical muntin are drawn as new dies, so the exterior follows the historic profile.

1CG check of the ES Windows ES-P300 proposal drawings, 9 October 2026. Full drawing set · 7 sheets ↗

Cost context for bid discussion

1CG planning view · September 2026

BID SUPPORT / U.S. COMMERCIAL CONSTRUCTION

Construction Cost Escalation

January 2024 to anticipated January 2027

+14.2% Estimated cumulative increase

Planning illustration; includes projected 2026 escalation

CUMULATIVE COST INCREASE



*Illustrative milestones using annual escalation factors; not monthly index readings.

ANNUAL FACTORS USED

2024	3.9%	2025	4.1%	2026	5.6%
Reported annual average		Reported annual average		Projected full-year factor	

Budget illustration: An unchanged $1,000,000 scope at the starting baseline equates to approximately $1,142,000 at the projected endpoint.

Methodology and limits. Compounded calculation: (1.039 x 1.041 x 1.056) - 1 = 14.22%. The 2024 and 2025 factors are Turner annual-average changes, used here as approximate calendar-year escalation factors. The 2026 factor is an independent projection, rounded from $(1{,}552 / 1{,}510)^2 - 1 = 5.64\%$, assuming the first-half 2026 pace continues. This is not a Turner forecast or an exact January-to-January measurement. Actual bid escalation varies by location, trade, procurement timing and scope; this national benchmark is not a project-specific or glazing-specific cost calculation.

Source: Turner Building Cost Index, Q2 2026 (click to view)

Includes labor rates, productivity, material prices and competitive market conditions.

Prepared September 18, 2026 | Planning estimate for bid discussion

411 MEETING STREET · 1CG TAKEAWAY

+7%

Reported change in our square-foot price

The project-specific square-foot price has moved up approximately 7%.

NATIONAL PLANNING BENCHMARK

+14.2%

Cumulative construction-cost increase from January 2024 through January 2027. This is context for planning, not the project's quoted price.

Source graphic: Turner Building Cost Index, Q2 2026.

Front elevation

Specified opening systems · locations



1 **ES-P300**
Hotel fixed windows · Mark 3 drawings

2 **ES-8000T**
Ground-level storefront

3 **Hope’s Jamestown175**
Ground-level entrance doors

System locations shown on the architectural studies; opening assignments follow the final elevations and opening schedule.

ES-46T terrace doors and sidelites occur at the hotel terrace levels; the studies shown here mark the ground-level and window systems. **ES-7525** is carried as ground-level alternate pricing; ES-8000T is the basis of design.

Street perspective

Specified opening systems · locations



1 **ES-8000T**
Ground-level glazed openings

2 **ES-9000**
Ground-level entrance doors

System locations shown on the architectural studies; opening assignments follow the final elevations and opening schedule.

ES-46T terrace doors and sidelites occur at the hotel terrace levels; the studies shown here mark the ground-level and window systems. **ES-7525** is carried as ground-level alternate pricing; ES-8000T is the basis of design.

Terrace & hotel

Specified opening systems · locations



1 **ES-P300**
Hotel fixed windows · Mark 3 drawings

2 **ES-8000T**
Ground-level glazed openings

System locations shown on the architectural studies; opening assignments follow the final elevations and opening schedule.

ES-46T terrace doors and sidelites occur at the hotel terrace levels; the studies shown here mark the ground-level and window systems. **ES-7525** is carried as ground-level alternate pricing; ES-8000T is the basis of design.

From ES to Charleston

Watch the film online ↗

Delivery timeline

01
ES manufacturing
Fabrication, glazing, quality checks & export packing

02
Ocean freight
Container shipment to the U.S. receiving port

03
Charleston delivery
Customs release & coordinated truck delivery

04
411 Meeting Street
Sequenced unloading, staging & installation

Charleston, South Carolina



Courtyard overview



Corner & promenade



Arched pavilion

CONCEPT / NOT TO SCALE



Courtyard entrance

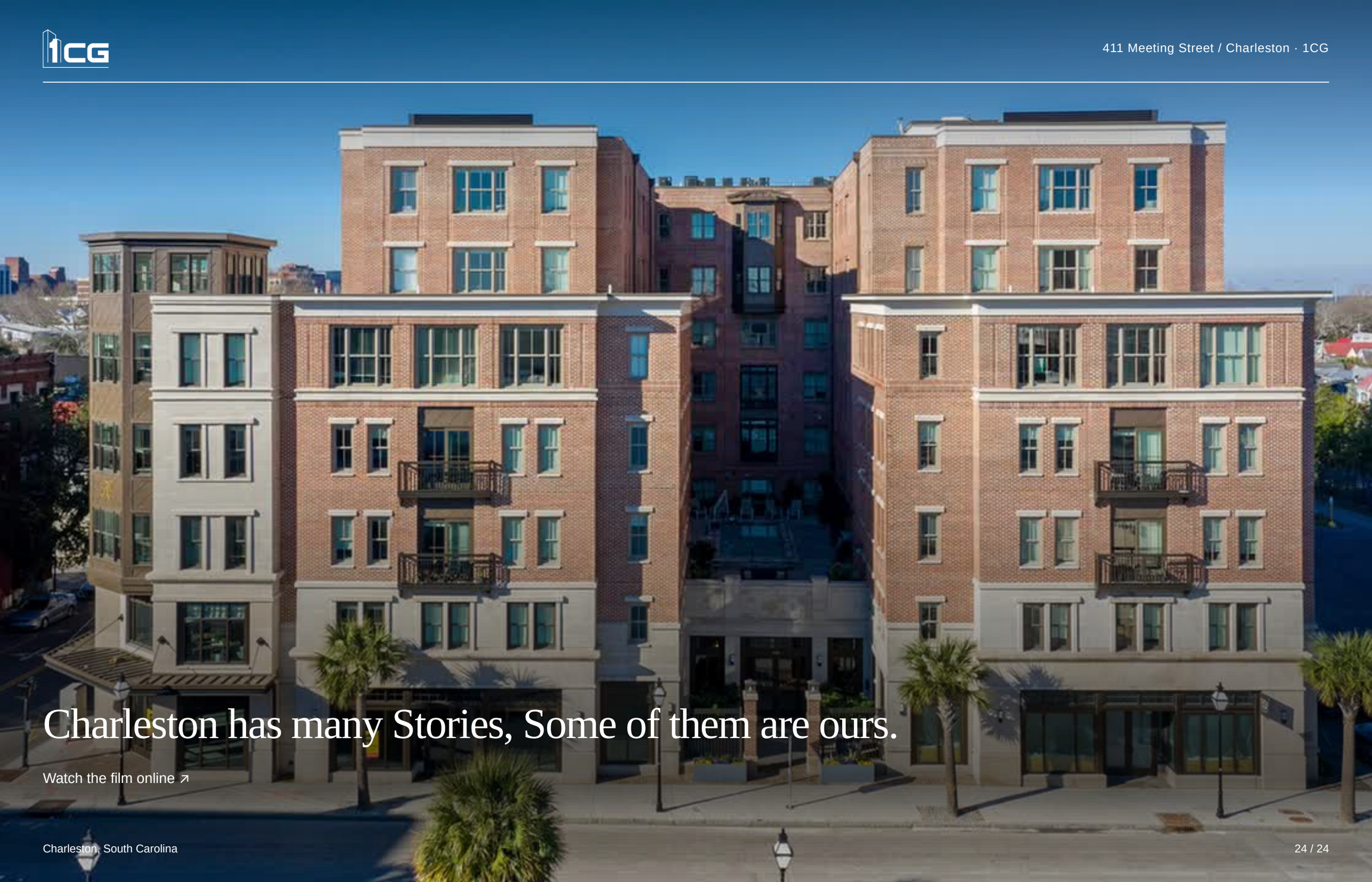


Pool courtyard

CONCEPT / NOT TO SCALE



Site overview



Charleston has many Stories, Some of them are ours.

Watch the film online ↗