City of Charleston

BOARD OF ARCHITECTURAL REVIEW - LARGE

January 14, 2026

4:30 PM

DEPARTMENT OF PLANNING & PRESERVATION

www.charleston-sc.gov/bar

A. Minutes

Approval of Minutes from the December 10, 2025, Meeting

B. Applications - Agenda Item #1

635 King Street

BAR2025-002342 | TMS #460-08-02-007

Cannonborough/Elliottborough | Council District 4 | New Construction

Height Districts 3.5, 6, 7 | Old and Historic District, Old City District

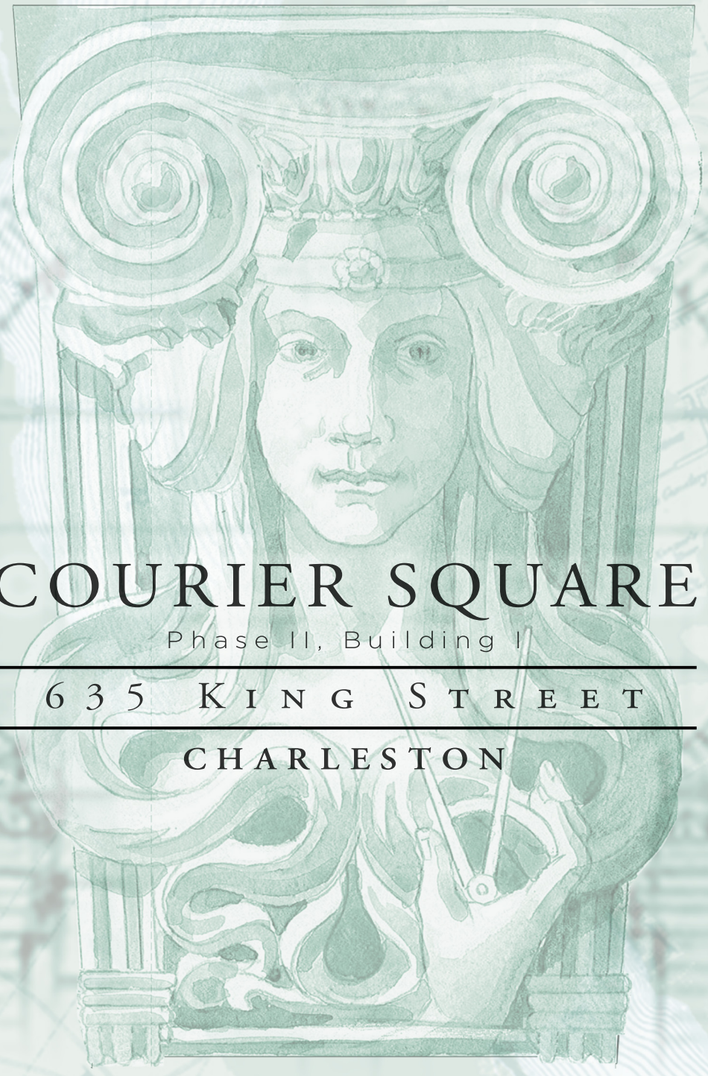
Requesting Approval of a mockup panel.

Agenda Item #1



Agenda Item #1

Applicant's Presentation



COURIER SQUARE

Phase II, Building I

635 King Street

CHARLESTON

BOARD OF ARCHITECTURAL REVIEW

Sample Panel Review

Sottile & Sottile

WINTER 2025

PREFACE

The design for 635 King Street, as a part of the Courier Square Phase II Master Plan, is built on a collaborative public Design Charrette held in April of 2022. The project received Conceptual Approval by the City of Charleston Board of Architectural Review the following June, and Preliminary Design Approval in Autumn of 2023. it recieved Final Design Review and Approval in June of 2024.

Since that time, the design and development team have continued collaborating energetically with the American College of Building Arts and other specialized craftsmen to coordinate on the implementation of the building's many unique details.

The architectural sample panel within this submittal aspires to a humanizing architecture that can enrich the quality of a living city, and create a call to action for craftsmanship and beauty in architecture.

CHARLESTON

WINTER 2025

Sottile & Sottile, *Civic Architecture*

Christian B. Sottile, FAIA
10 West Taylor Street
Savannah, Georgia, 31401
Office: 912.234.5510

TRC Review Dates:

3/9/2023
6/15/2023
8/17/2023

BAR-L Conceptual Review:

Submitted: 5/31/2022
Reviewed: 6/22/2022
Approved: 6/22/2022

BAR-L Preliminary Review:

Submitted: 10/16/2023
Reviewed: 10/25/2023
Approved: 10/25/2023

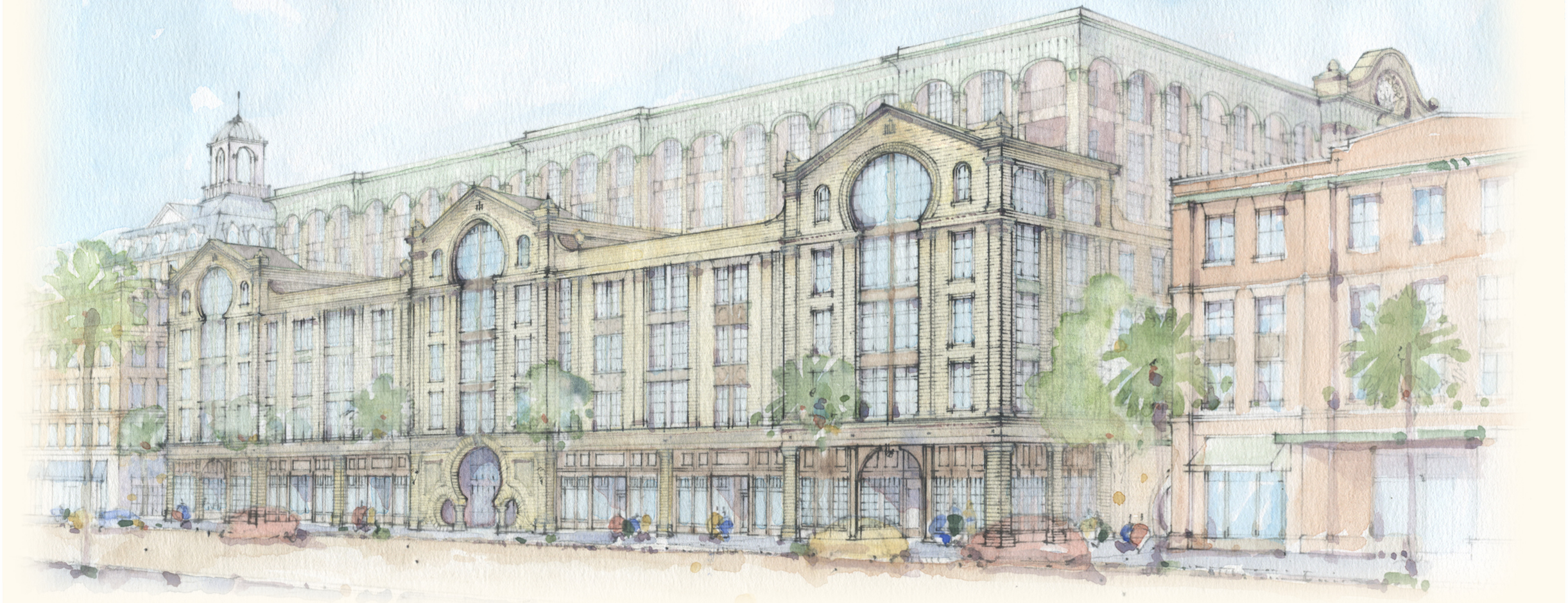
BAR-L Final Review:

Submitted: 6/3/2024
Reviewed: 6/12/2024
Approved: 6/12/2024

635 King Street
(Courier Square Phase 2, Building 1)

TMS # 460-08-02-010 to
013/110/112/113/117
BAR 2021-000636

The View along King Street illustrates the skyline activation at the fifth level with a series of expressive pavilions. the street features prominent entrances and a series of unique storefronts.



Final Design

Information contained herein is conceptual. Information has been compiled from various sources and does not claim complete accuracy nor guarantee zoning or other types of development approvals. It is intended to provide an overview and analysis of design conditions. **Sottile & Sottile, 2024**

635 KING STREET

Upper King Street | Courier Square Phase II, Building I

COURIER SQUARE
Phase II, Building I
635 KING STREET
CHARLESTON, SOUTH CAROLINA

The grand entrance along King Street welcomes residents and visitors.

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KING STREET ENTRANCE

Upper King Street | Courier Square Phase II, Building I

COURIER SQUARE
Phase II, Building I
635 KING STREET
CHARLESTON, SOUTH CAROLINA



Individual residential entrances provide a rhythm along Ackerman's Garden and are reached by private terraces. Handmade decorative iron work and unique gates contribute texture and ornament.

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ACKERMAN'S GARDEN

Upper King Street | Courier Square Phase II, Building I

COURIER SQUARE
Phase II, Building I
635 KING STREET
CHARLESTON, SOUTH CAROLINA

SPANDRELS

Manufacturer Specifications:
Built-up Spandrel
Farrow & Ball "Card Room Green"
F&B No. 79

Location:
- Horizontal Spandrels
- Vertical Panels

WINDOWS

Manufacturer Specifications:
Direct Set Windows
Farrow & Ball "Green Smoke"
F&B No. 47
Design Intent Color

Location:
- Windows Levels 2-5

STOREFRONT PANELS

Manufacturer Specifications:
Storefront Paneling
Farrow & Ball "London Clay"
F&B No. 244
Farrow & Ball "Mole's Breath"
F&B No. 276

Location:
- Upper Storefronts

LOWER BRICK

Manufacturer Specifications:
Belden Brick Company
Modular Lakeshore Blend

Mortar: Medium Buff

Location:
- Levels 1-5



UPPER BRICK

Manufacturer Specifications:
Belden Brick Company
Modular Lakeshore Blend

Mortar: Light Buff

Location:
- Levels 5-7

CAST DETAILS

Manufacturer Specifications:
Cast Details
"Wheat" *Coordinate with Stone*

Location:
- Pilaster Capital & Base
- Level 1 Cornice
- Level 5 Cornice

DECORATIVE INSERT

Manufacturer Specifications:
Natural Lime Stone
Alabama Limestone "Silver Shadow"

Location:
- Inserts Within Entablatures

STOREFRONTS

Manufacturer Specifications:
Painted
Farrow & Ball "Mahogany"
F&B No. 36

Location:
- Paneling
- Decorative Details

Note: *Color selections are included to convey design intent; final selections may vary based upon manufacturer and product specifications.*

King Street Pavilion

0 8 16

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MATERIALS & SPECIFICATIONS

Upper King Street | Courier Square Phase II, Building I

COURIER SQUARE
Phase II, Building I
635 KING STREET
CHARLESTON, SOUTH CAROLINA

SPANDRELS

Manufacturer Specifications:
Built-up Spandrels
Farrow & Ball "Card Room Green"
F&B No. 79

Location:
- Horizontal Spandrels
- Vertical Panels

WINDOWS

Manufacturer Specifications:
Direct Set Windows
Farrow & Ball "Green Smoke"
F&B No. 47
Design Intent Color

Location:
- Direct Set Windows

STOREFRONT PANELS

Manufacturer Specifications:
Storefront Paneling
Farrow & Ball "London Clay"
F&B No. 244
Farrow & Ball "Mole's Breath"
F&B No. 276

Location:
- Upper Storefronts

CUT STONE

Manufacturer Specifications:
Natural Stone
Alabama Stone "Silver Shadow"

Location:
- King Street Keystone
- Impost Blocks
- Inset Panels
- Columns



King Street Entrance

BRICK



Manufacturer Specifications:
Belden Brick Company
Modular Lakeshore Blend

Mortar: Medium Buff

Location:
- Levels 1-5

CAST DETAILS



Manufacturer Specifications:
Cast From Model
"Wheat"

Location:
- Pilaster Capitals & Bases
- Level 1 Cornice
- Central Pavilion Frieze

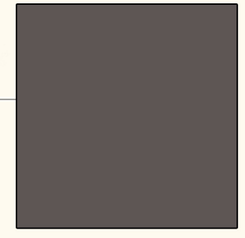
LANTERN



Manufacturer Specifications:
Lanterns Being Studied
in Coordination with
American College of Building Arts

Location:
- Corner Pilasters

STOREFRONTS



Manufacturer Specifications:
Painted
Farrow & Ball "Mahogany"
F&B No. 36

Location:
- Paneling
- Pilasters
- Windows/Doors

Note: *Color selections are included to convey design intent; final selections may vary based upon manufacturer and product specifications.*

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MATERIALS & SPECIFICATIONS

Upper King Street | Courier Square Phase II, Building I

COURIER SQUARE
Phase II, Building I
635 KING STREET
CHARLESTON, SOUTH CAROLINA

PARAPET

Manufacturer Specifications:
Composite
Farrow & Ball “London Clay”
F&B No. 244

Location:
- Upper Parapet

UPPER BRICK

Manufacturer Specifications:
Belden Brick Company
Modular Lakeshore Blend

Mortar: Light Buff

Location:
- Levels 5-7

RECESSED INFILL

Manufacturer Specifications:
Painted Composite Infill
Farrow & Ball “Mahogany”
F&B No. 36

Location:
- Upper Level Recessed Bays

LOWER BRICK

Manufacturer Specifications:
Belden Brick Company
Modular Lakeshore Blend

Mortar: Medium Buff

Location:
- Levels 1-5



CORNICE

Manufacturer Specifications:
Natural Copper

Location:
- Upper Cornice Cladding
- Decorative Details

RAILINGS

Manufacturer Specifications:
Painted Metal
Farrow & Ball “Railings”
F&B No. 31

Location:
- Balcony Railings

SPANDRELS

Manufacturer Specifications:
Built-up Spandrels
Farrow & Ball “London Clay”
F&B No. 244

Location:
- Upper Level Floor Plates

TRIM DETAILS

Manufacturer Specifications:
Painted
Farrow & Ball “Green Smoke”
F&B No. 47
Farrow & Ball “Card Room Green”
F&B No. 79

Location:
- Bay Balconies
- Roof Parapet

Upper Levels

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MATERIALS & SPECIFICATIONS

Upper King Street | Courier Square Phase II, Building I

COURIER SQUARE
Phase II, Building I
635 KING STREET
CHARLESTON, SOUTH CAROLINA

WINDOWS/DOORS

Manufacturer Specifications:
Direct Set Windows
Farrow & Ball "Green Smoke"
F&B No. 47
Design Intent Color

Location:
- Windows

RECESSED INFILL

Manufacturer Specifications:
Painted Composite Infill
Farrow & Ball "Mahogany"
F&B No. 36

Location:
- Upper Level Recessed Bays
- Doors

LOWER BRICK

Manufacturer Specifications:
Belden Brick Company
Modular Lakeshore Blend

Mortar: Medium Buff

Location:
- Levels 1-5

CUT STONE

Manufacturer Specifications:
Natural Stone
Alabama Stone "Silver Shadow"

Location:
- Engaged Columns



TRIM DETAILS

Manufacturer Specifications:
Painted
Farrow & Ball "Green Smoke"
F&B No. 47
Farrow & Ball "Card Room Green"
F&B No. 79

Location:
- Bay Balcony Trim & Panels
- Lower Cornice & Termination

BAY RETURNS

Manufacturer Specifications:
Natural Copper

Location:
- Bay Balcony Returns

ORNAMENTATION

Manufacturer Specifications:
Cast Detail
"Wheat" *Coordinate with Stone*

Location:
- Window Surrounds

RAILINGS

Manufacturer Specifications:
Metal
Farrow & Ball "Railings"
F&B No. 31

Location:
- Railings

Residential Entrances

Note: *Color selections are included to convey design intent; final selections may vary based upon manufacturer and product specifications.*

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MATERIALS & SPECIFICATIONS

Upper King Street | Courier Square Phase II, Building I

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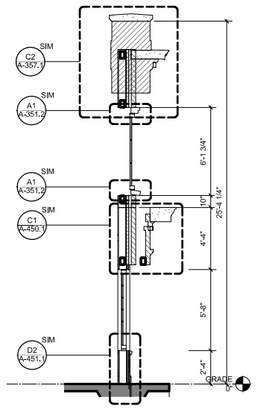
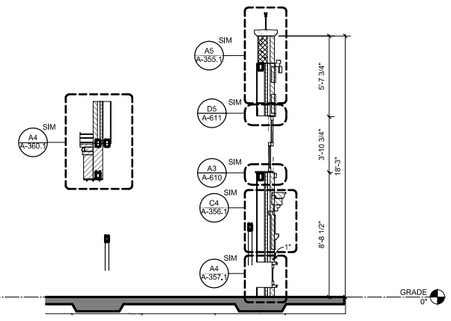
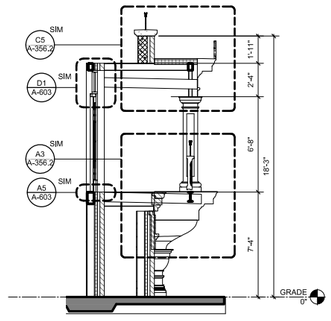
ELEVATION NOTES BY NUMBER	
NUMBER	NOTE
1	IMPACT-RATED ALUMINUM WINDOW (ES WINDOWS)
2	METAL RAILING
3	5/8" FLUSH JOINT FIBER CEMENT SHIPLAP SIDING; 9" EXPOSURE
4	COPPER METAL TRIM
5	FIBER CEMENT / POLYASH TRIM
6	CAST STONE
7	FIBER CEMENT DIVIDER
8	FIBER CEMENT PANEL
9	BRICK
10	MECHANICAL SCREENING (AROUND DOAS IF NEEDED)
11	GFRC
12	BUILT-UP FRP SPANDREL PANELS
13	COPPER METAL PANEL
14	PRESSED DECORATIVE METAL DETAILS
15	STANDING-SEAM METAL ROOF
16	WOOD PERGOLA
17	CARVED STONE
18	FRP
19	DECORATIVE WOOD DETAILING
20	MECHANICAL VENT
21	BRICK CORNICE/PARAPET
22	COPPER METAL SCUPPER AND DOWNSPOUT WITH COLLECTOR BOX
23	OVERFLOW SCUPPER



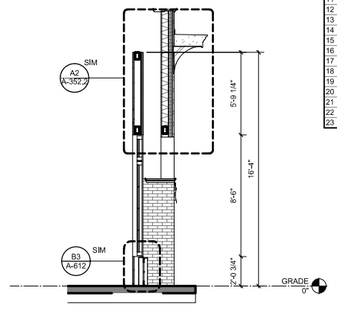
D1 WALL SECTION - MOCKUP 1
1/4" = 1'-0"



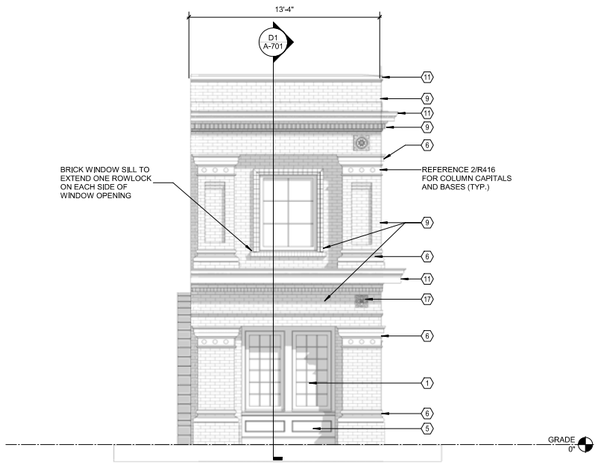
D2 WALL SECTION - MOCKUP 2
1/4" = 1'-0"



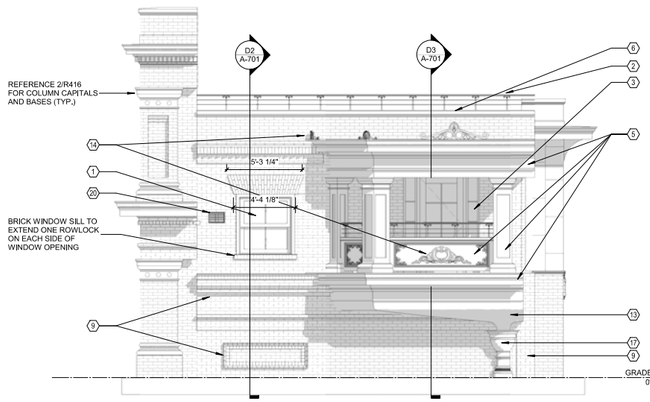
D3 WALL SECTION - MOCKUP 3
1/4" = 1'-0"



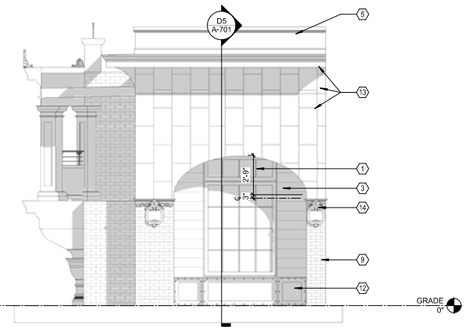
D5 WALL SECTION - MOCKUP 4
1/4" = 1'-0"



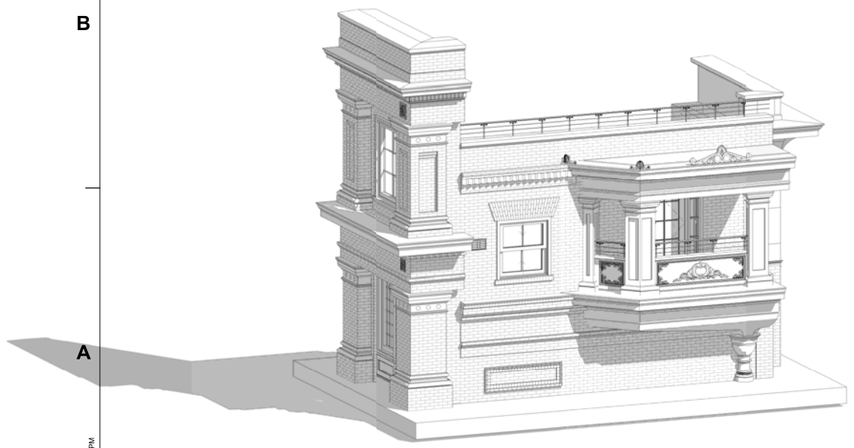
C1 ELEV - MOCKUP SIDE 1
1/4" = 1'-0"



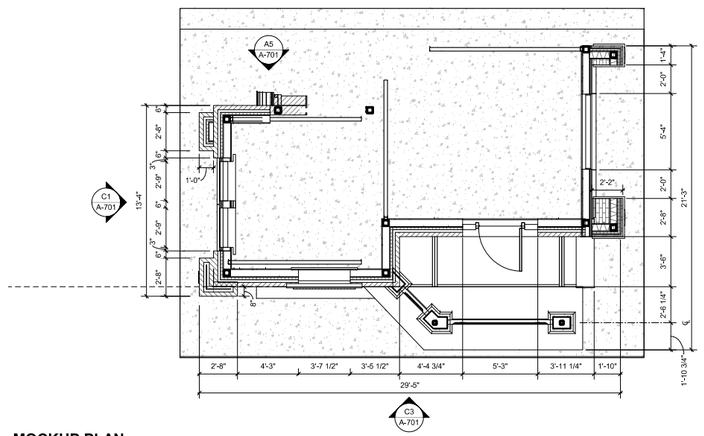
C3 ELEV - MOCKUP FRONT
1/4" = 1'-0"



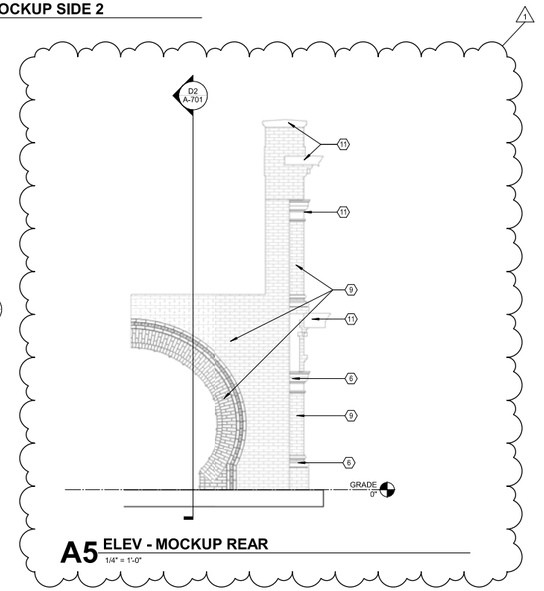
C5 ELEV - MOCKUP SIDE 2
1/4" = 1'-0"



A1 MOCKUP 3D



A3 MOCKUP PLAN
1/4" = 1'-0"



A5 ELEV - MOCKUP REAR
1/4" = 1'-0"

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COURIER SQUARE PHASE II - BLDG 01

635 King Street
Charleston, SC 29403

LS3P PROJECT: 1512-205670

Δ	DATE	DESCRIPTION
A	06/14/24	REV 01
1	12/18/24	ASI 01

SHEET NAME:
MOCK-UP PANEL

ORIG SUBMISSION: 12/06/24

SHEET:
A-701

IFC SET

GREYSTAR
Greystar

LS3P
205 1/2 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
TEL. 843.577.4444 FAX. 843.722.4789
WWW.LS3P.COM

12/18/2024 2:37:36 PM

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1 2 3 4 5 6

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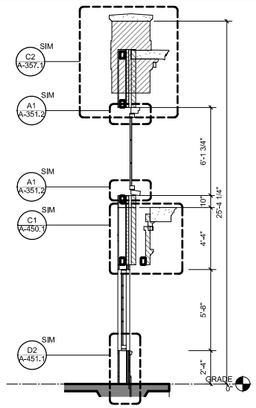
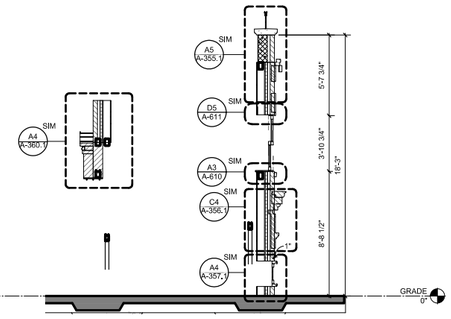
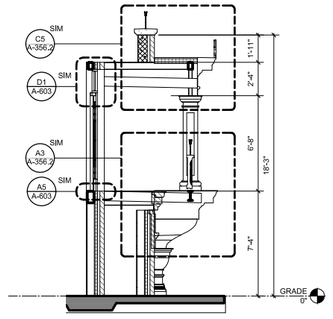
Conditions and intersections that do not appear on the actual building are highlighted below.



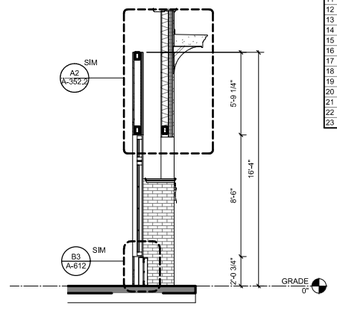
D1 WALL SECTION - MOCKUP 1
1/4" = 1'-0"



D2 WALL SECTION - MOCKUP 2
1/4" = 1'-0"



D3 WALL SECTION - MOCKUP 3
1/4" = 1'-0"



D5 WALL SECTION - MOCKUP 4
1/4" = 1'-0"

ELEVATION NOTES BY NUMBER	
NUMBER	NOTE
1	IMPACT-RATED ALUMINUM WINDOW (ES WINDOWS)
2	METAL RAILING
3	5/8" FLUSH JOINT FIBER CEMENT SHIPLAP SIDING; 9" EXPOSURE
4	COPPER METAL TRIM
5	FIBER CEMENT / POLYASH TRIM
6	CAST STONE
7	FIBER CEMENT DIVIDER
8	FIBER CEMENT PANEL
9	BRICK
10	MECHANICAL SCREENING (AROUND DOAS IF NEEDED)
11	GFRC
12	BUILT-UP FRP SPANDREL PANELS
13	COPPER METAL PANEL
14	PRESSED DECORATIVE METAL DETAILS
15	STANDING-SEAM METAL ROOF
16	WOOD PERGOLA
17	CARVED STONE
18	FRP
19	DECORATIVE WOOD DETAILING
20	MECHANICAL VENT
21	BRICK CORNICE/PARAPET
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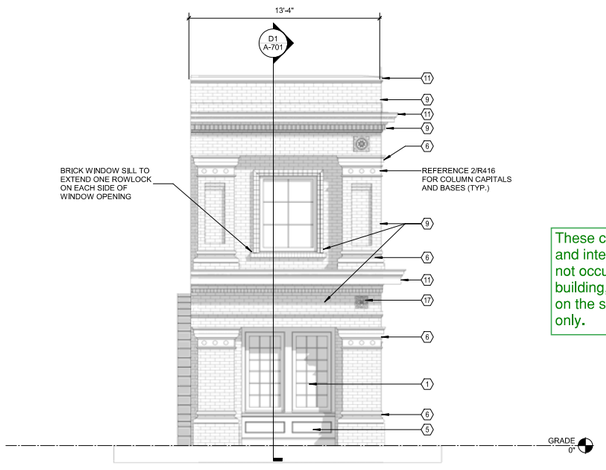
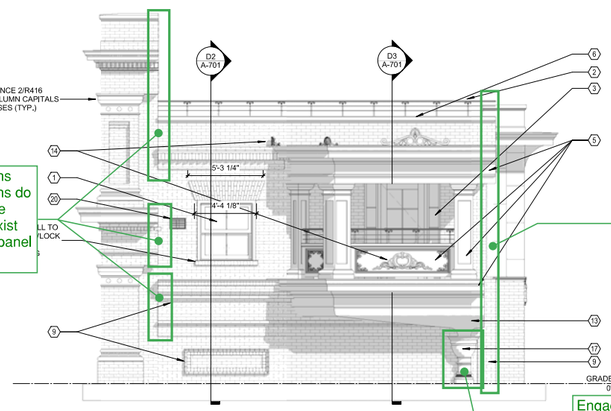
23	OVERFLOW SCUPPER

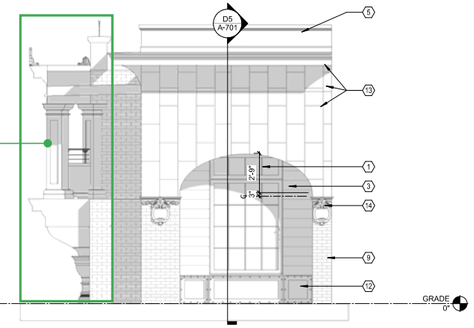


C1 ELEV - MOCKUP SIDE 1
1/4" = 1'-0"



These conditions and intersections do not occur on the building, and exist on the sample panel only.

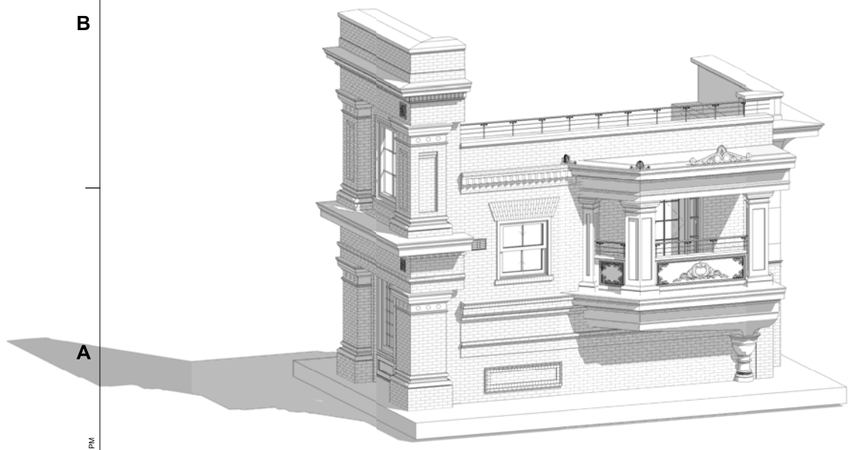
C3 ELEV - MOCKUP FRONT
1/4" = 1'-0"



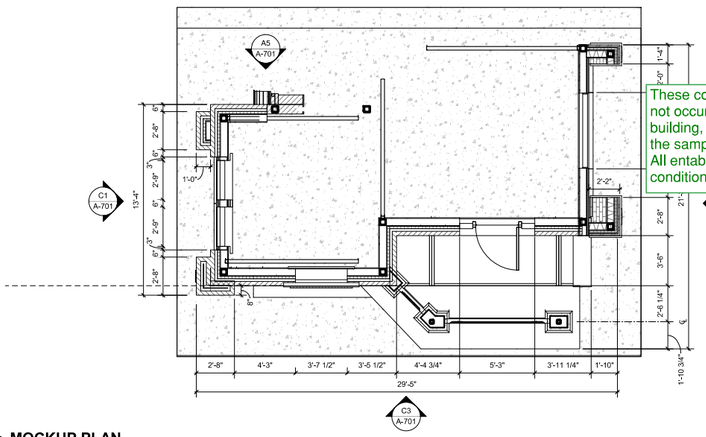
These conditions and intersections do not occur on the building, and exist on the sample panel only.

ELEV - MOCKUP SIDE 2
1/4" = 1'-0"

Engaged column below bay balcony was compressed in sample panel, and shaft was removed in order to fit capital and base. Shaft is placed along side for review.

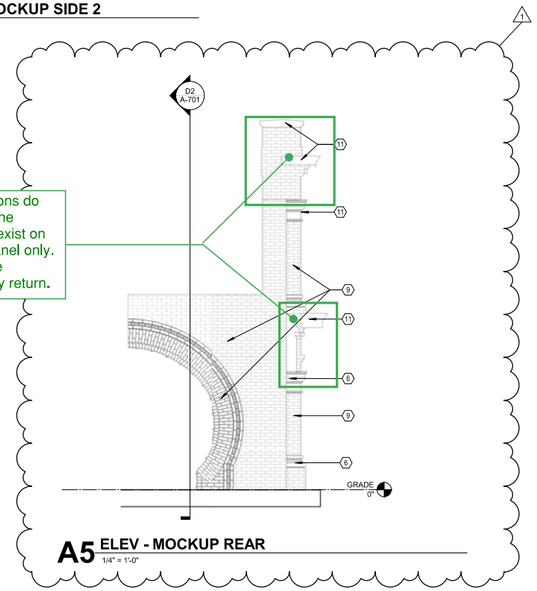


A1 MOCKUP 3D



A3 MOCKUP PLAN
1/4" = 1'-0"

These conditions do not occur on the building, and exist on the sample panel only. All entablature conditions fully return.



A5 ELEV - MOCKUP REAR
1/4" = 1'-0"

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GREYSTAR
Greystar

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COURIER SQUARE PHASE II - BLDG 01

635 King Street
Charleston, SC 29403

LS3P PROJECT: 1512-205670

Δ	DATE	DESCRIPTION
A	06/14/24	REV 01
1	12/18/24	ASI 01

SHEET NAME:
MOCK-UP PANEL

ORIG SUBMISSION: 12/06/24

SHEET:
A-701

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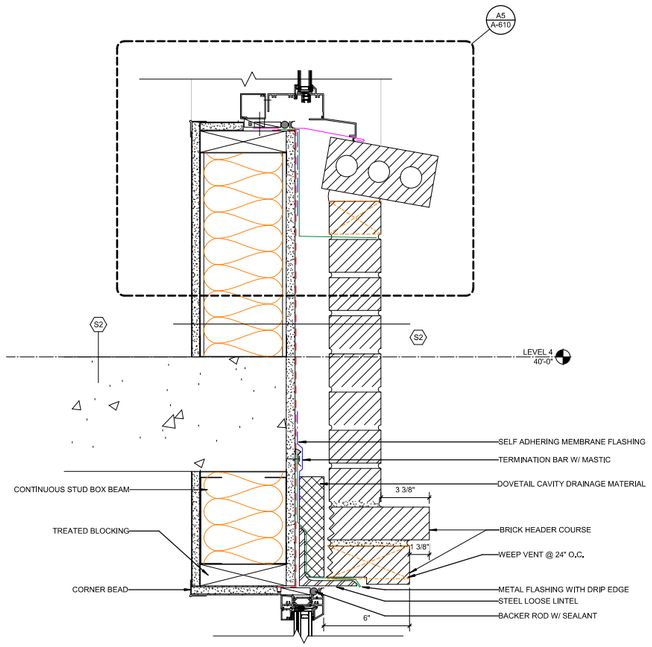

A1 MASONRY DETAIL - E8 - KING ST. PAV. PUNCHED WINDOW HEAD (RECT.) AND SILL
3" = 1'-0"

10/7/2024 11:48:56 AM

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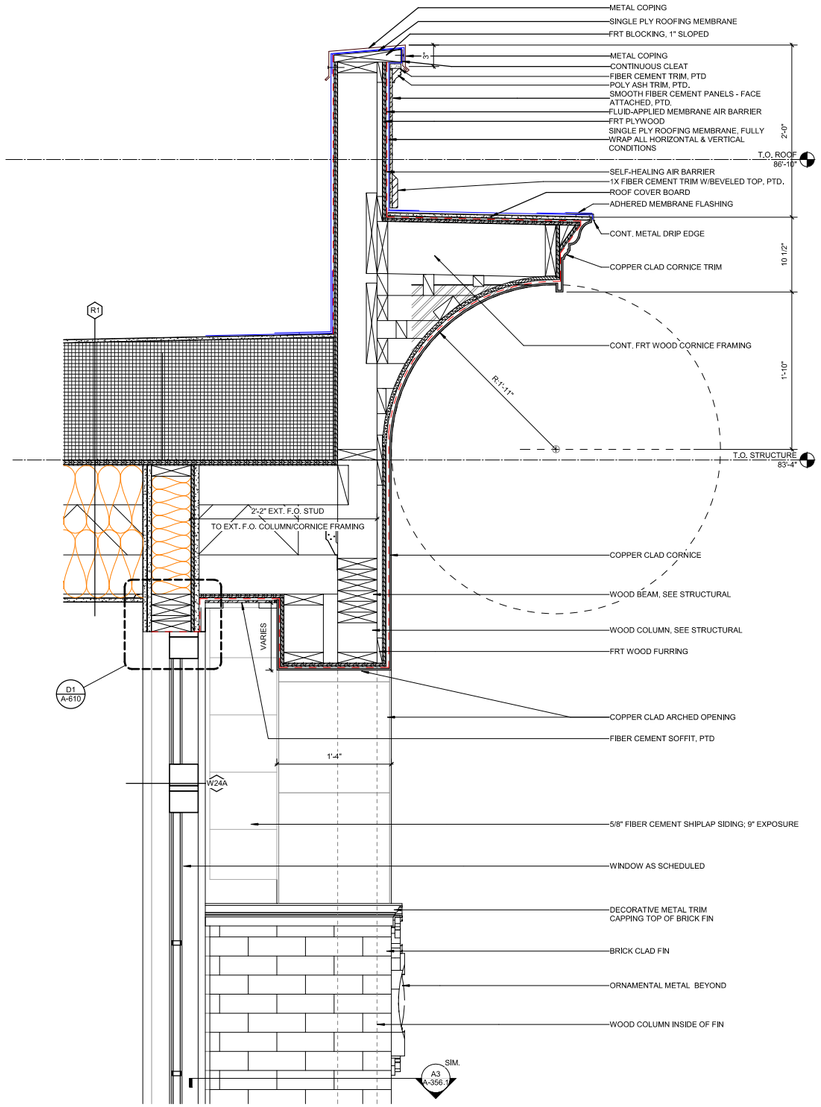
SHEET:
A-351.2

GMP DOCUMENTS



A2 DETAIL - UPPER CORNICE
1 1/2" = 1'-0"

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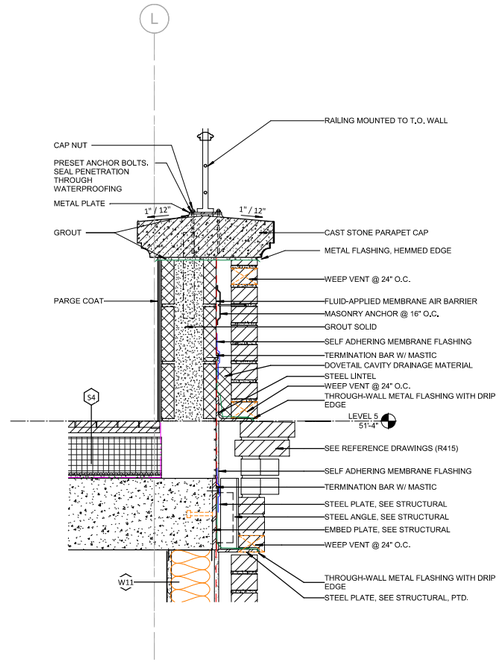

A5 MASONRY DETAIL - S2 - LEVEL 5 SOUTH PARAPET, TYP.
1 1/2" = 1'-0"

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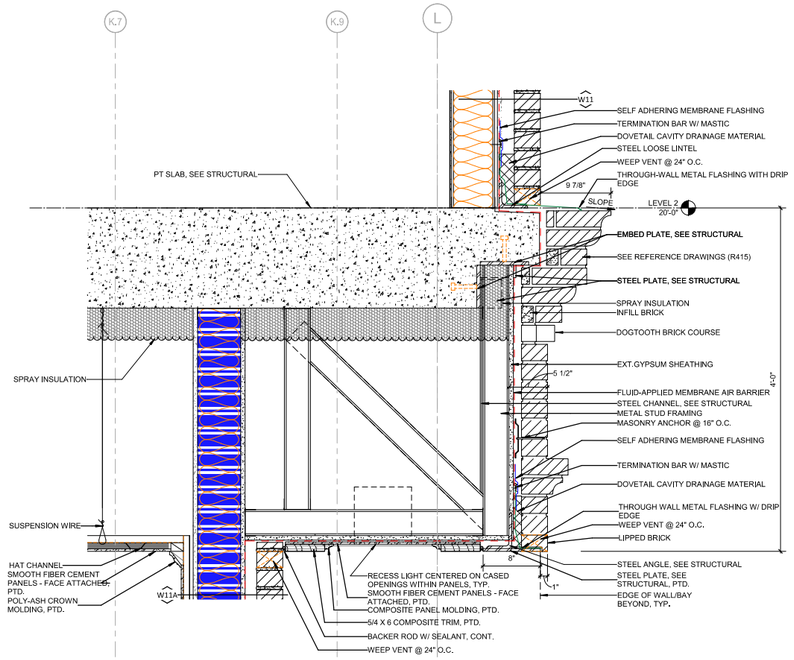

C4 MASONRY DETAIL - S6 - LEVEL 2 ENTABLATURE AT GROUND FLOOR RECESSES, TYP.
1 1/2" = 1'-0"

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A-356.1

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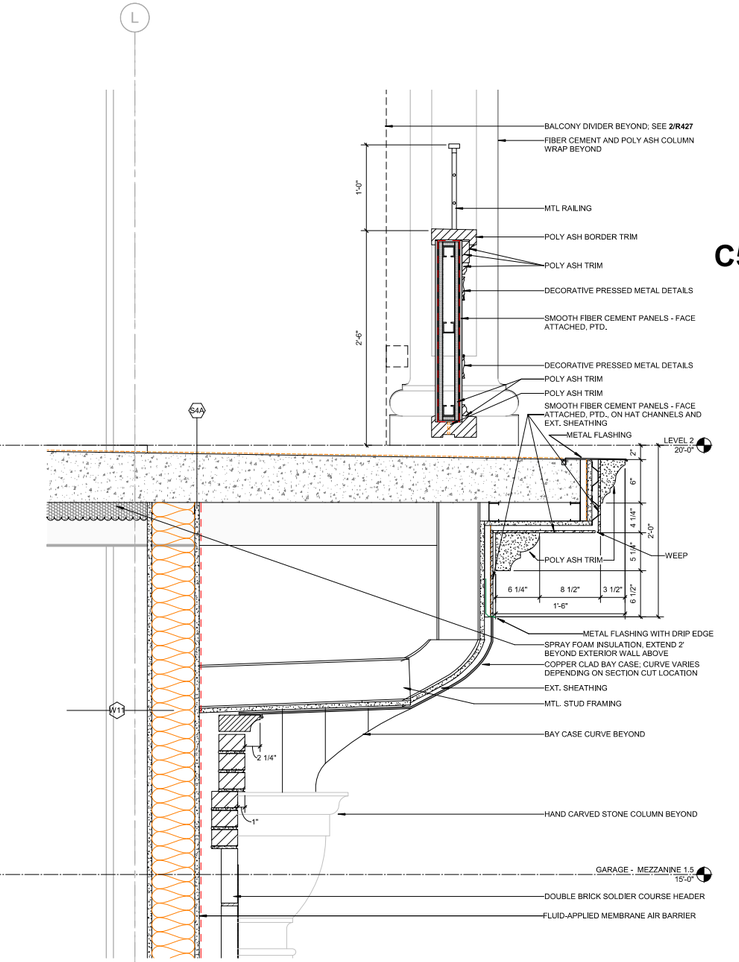
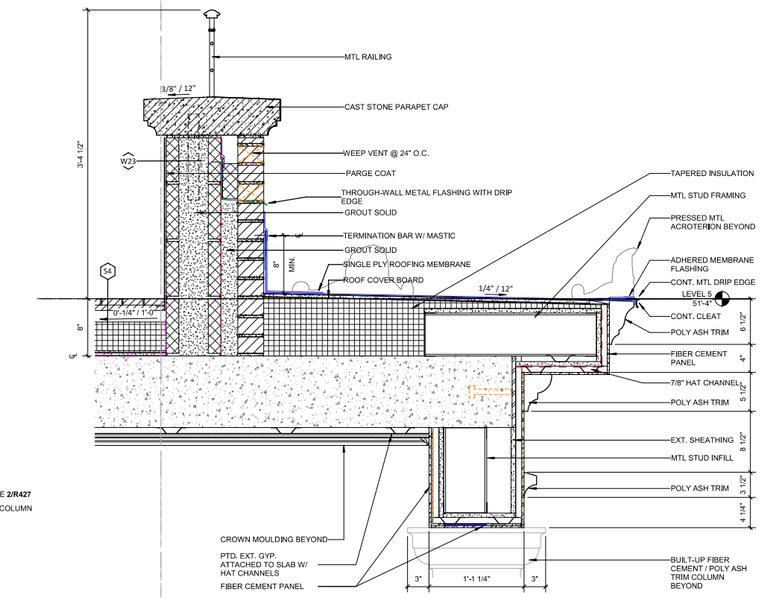


A3 TYPICAL BAY FASCIA @ LVL 2
1 1/2" = 1'-0"



C5 TYPICAL BAY ROOF AND PARAPET
1 1/2" = 1'-0"

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SHEET NAME:
DETAILS

ORIG SUBMISSION: 06/14/24

SHEET:
A-356.2

GMP DOCUMENTS

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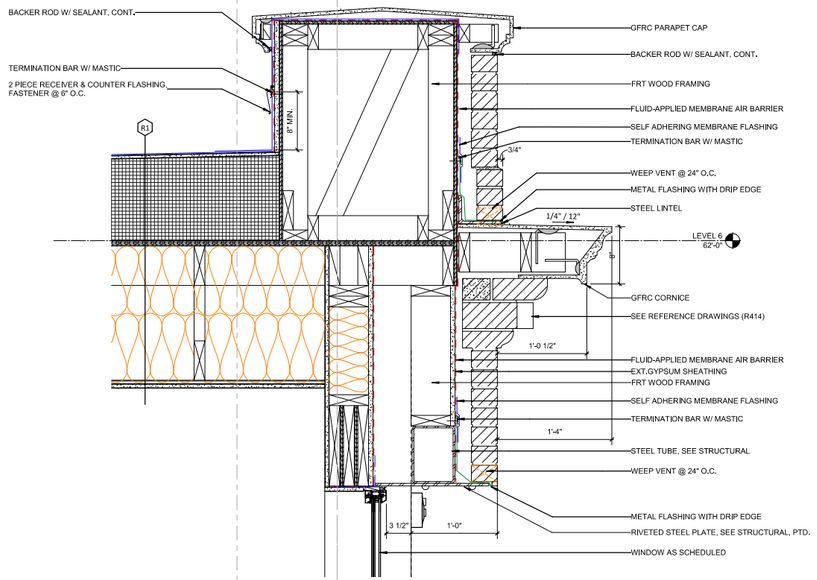
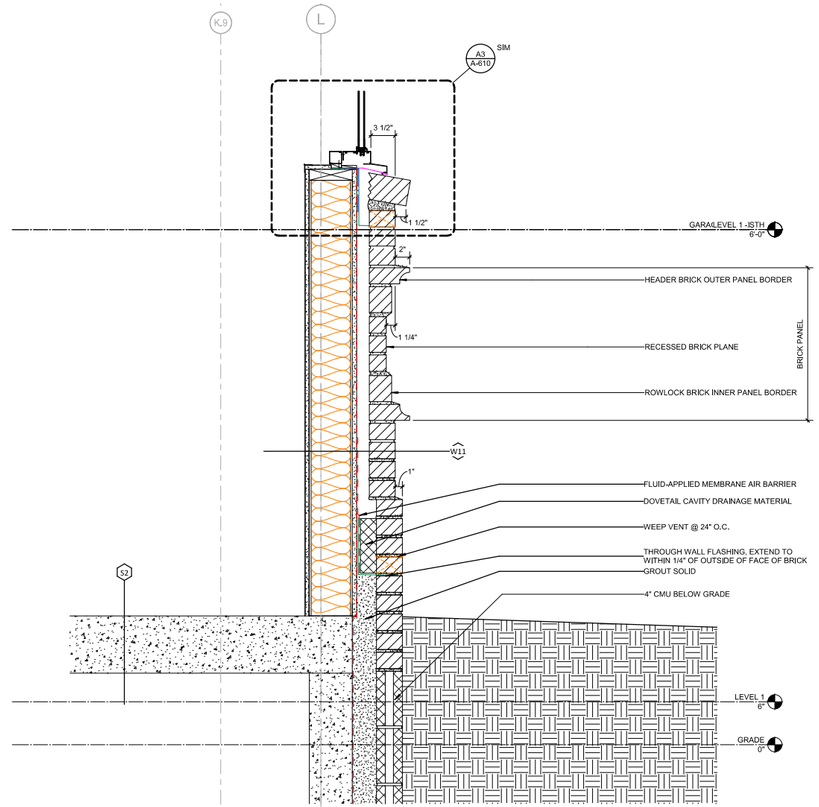


C2 SECTION DETAIL - SOUTH WEST CORNER
1 1/2" = 1'-0"



A4 MASONRY DETAIL -SW#- SOUTH WEST CORNER
1 1/2" = 1'-0"

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DETAILS

ORIG SUBMISSION: 06/14/24

SHEET:
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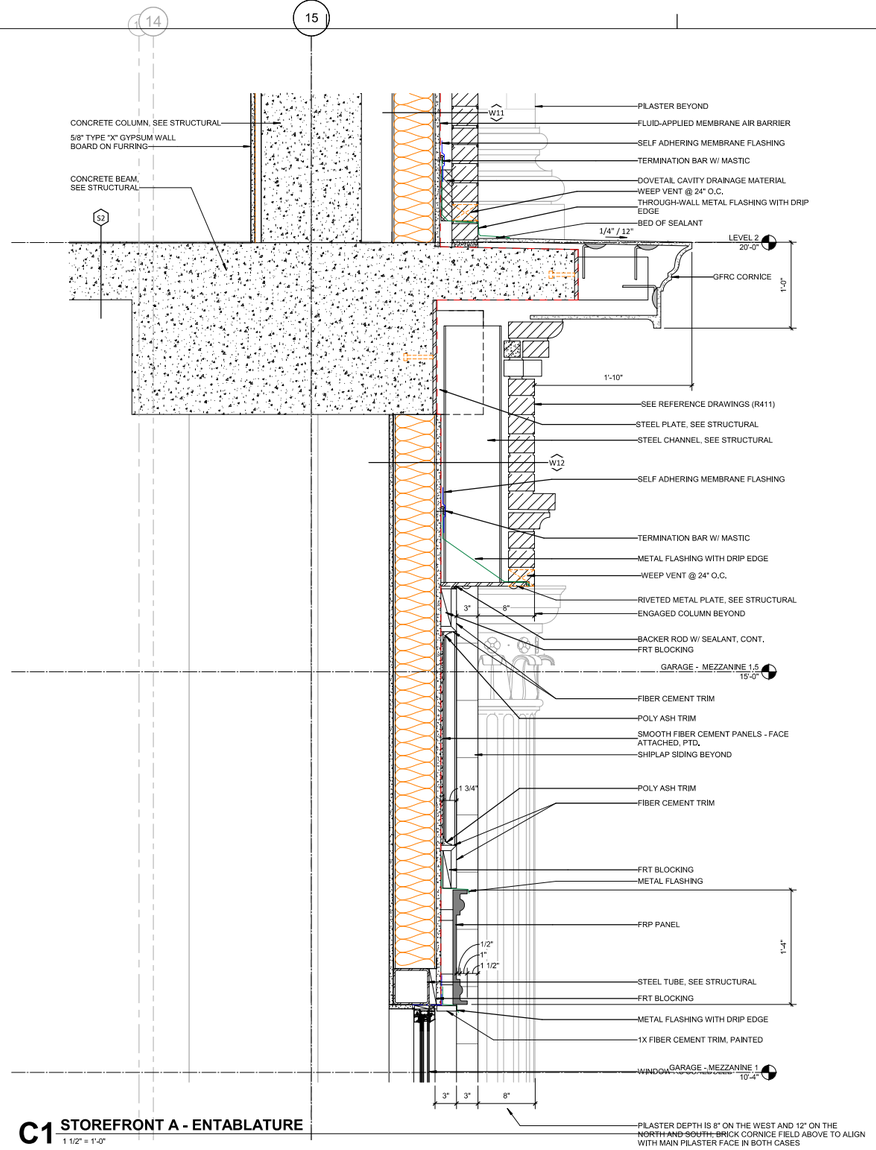
GMP DOCUMENTS



C1 **STOREFRONT A - ENTABLATURE**
1 1/2" = 1'-0"

E D C B A

1 2 3 4 5 6

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A-450.1
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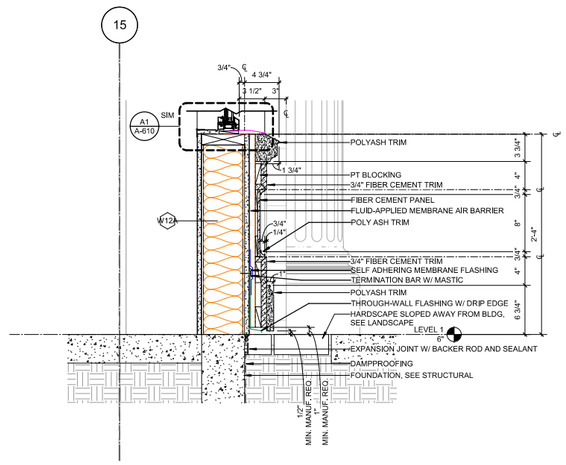

D2 **STOREFRONT BASE PANELS, TYP.**
1 1/2" = 1'-0"

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GMP DOCUMENTS

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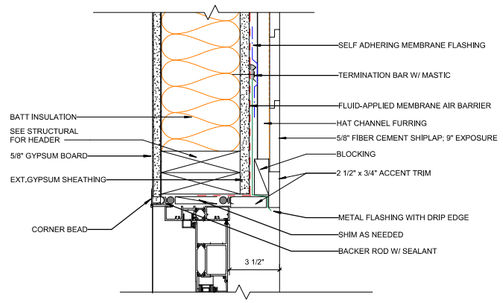
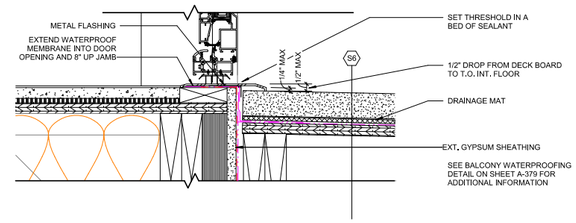


D1 DTL-FC-OPENING-DOOR HEAD
3" = 1'-0"



A5 DOOR THRESHOLD @ WD BALCONY
3" = 1'-0"

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SHEET NAME:
EXTERIOR DOOR DETAILS

ORIG SUBMISSION: 06/14/24

SHEET:
A-603

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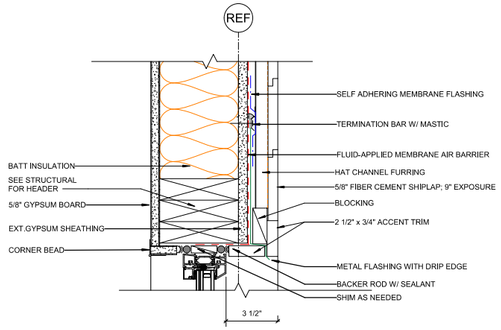
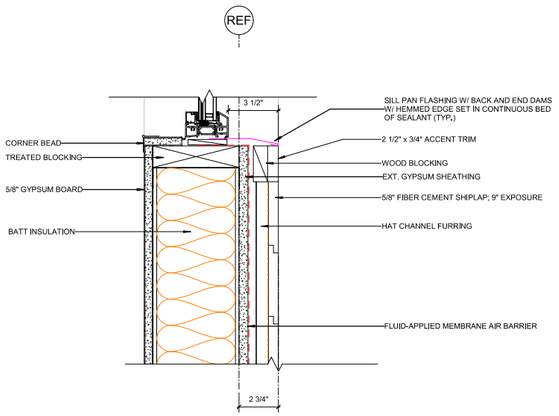
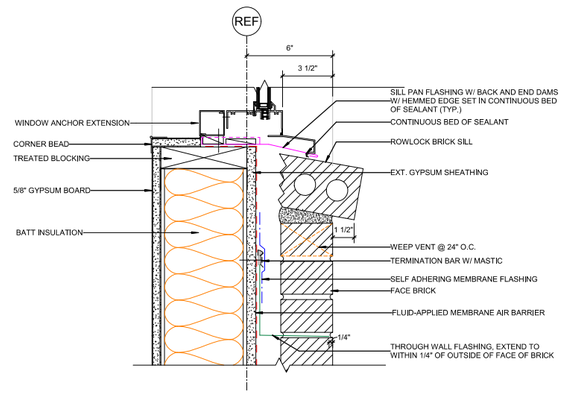


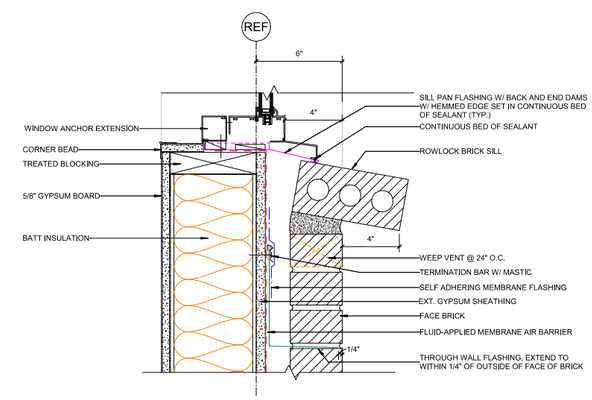
D1 DTL-FC OPENING-FIXED-WIN-HEAD-WST
3" = 1'-0"



A1 DTL-OPENING-FIXED-WIN-SILL-FC
3" = 1'-0"



A3 DTL-OPENING-FIXED-WIN-SILL-MST 1" ROWLOCK
3" = 1'-0"



A5 DTL-OPENING-FIXED-WIN-SILL-MST 4" ROWLOCK
3" = 1'-0"

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A-610

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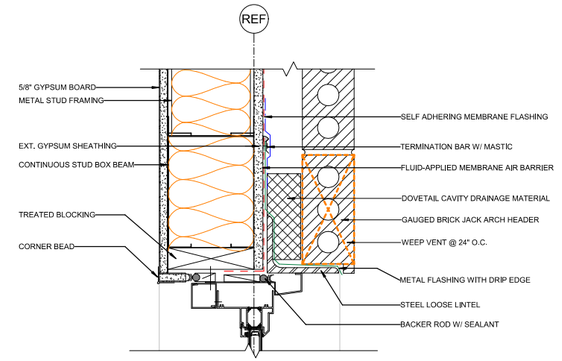

D5 DTL-OPENING-FIXED-WIN-HEAD-MST SOLDIER HEADER
3" = 1'-0"

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A-611
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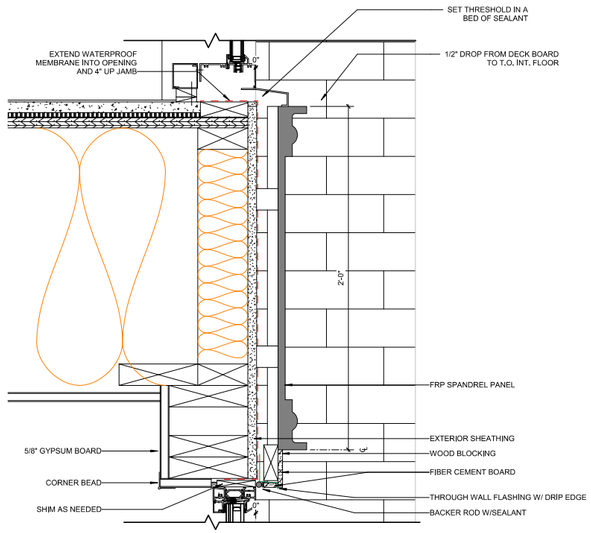

B3 DTL-OPENING WIN @ FRP SPANDREL

3" = 1'-0"

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ORIG SUBMISSION: 06/14/24

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A-612

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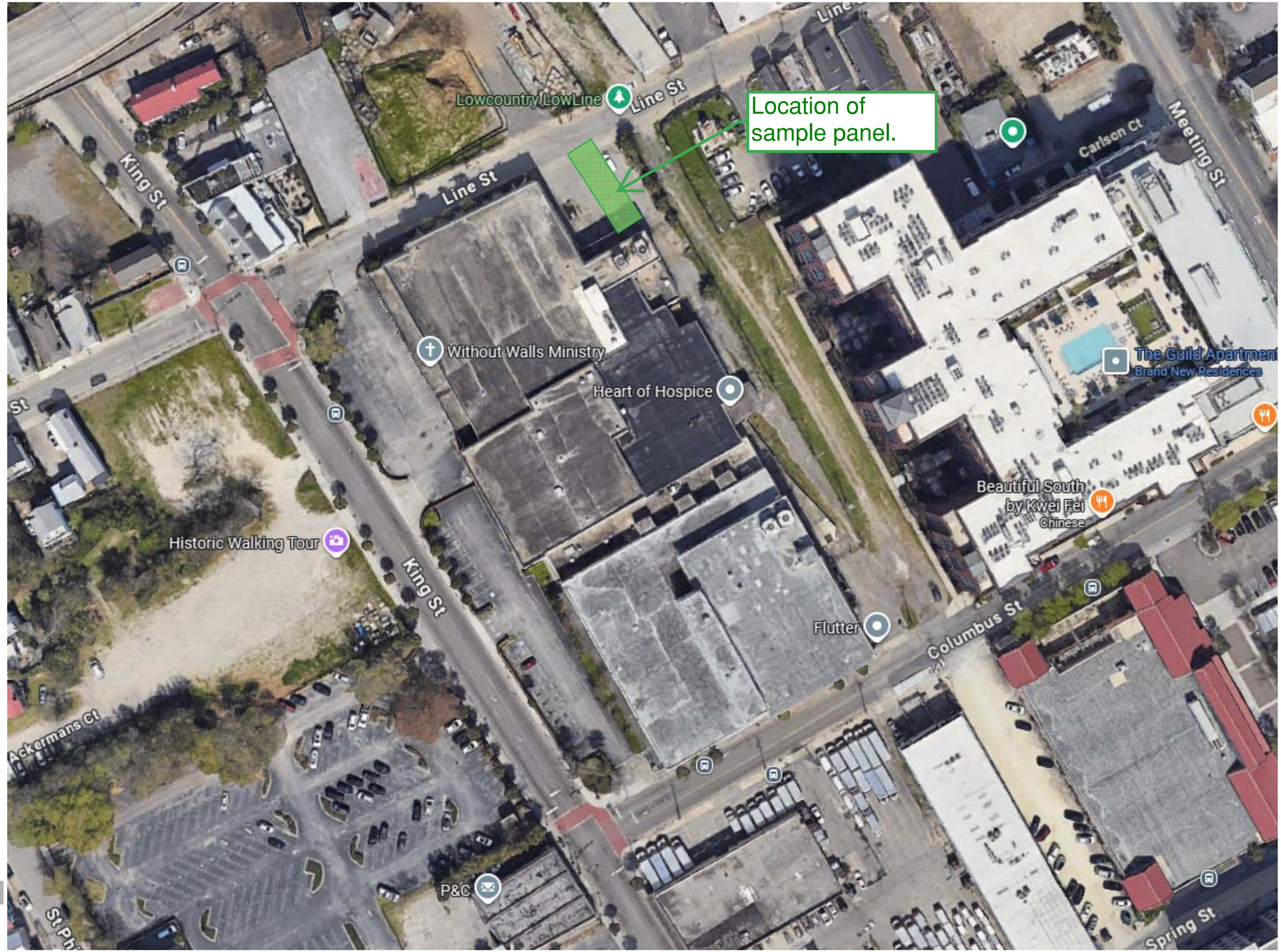

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A	06/14/24	REV 01
1	12/18/24	ASI 01

SHEET NAME:
MOCK-UP PANEL

ORIG SUBMISSION: 12/06/24

SHEET:
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THE ART OF BUILDING

Collaboration with the American College of the Building Arts

Refinement of Ornamental Program and
Creation of Architectural Details









Significant progress has been made through numerous meetings and detailed working sessions over the last year to develop strategies for collaboration with the American College of Building Arts.

Information contained herein is conceptual. Information has been compiled from various sources and does not claim complete accuracy nor guarantee zoning or other types of development approvals. It is intended to provide an overview and analysis of design conditions. **Sottile & Sottile, 2023**

DEVELOPMENT OF ARCHITECTURAL DETAILS

Upper King Street | Courier Square Phase II, Building I











Stone carvers at the American College of Building Arts have begun studies and samples of the decorative details.

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DEVELOPMENT OF ARCHITECTURAL DETAILS

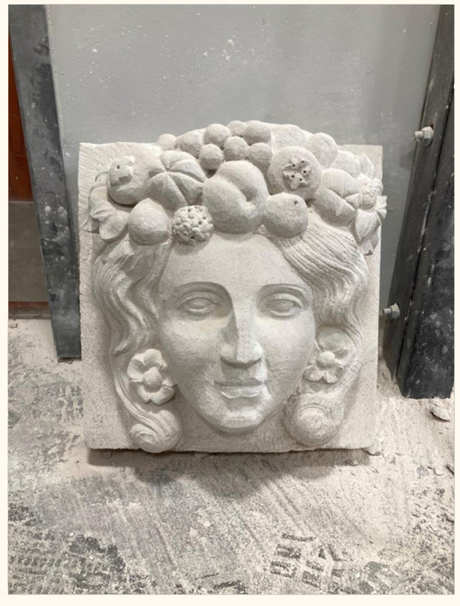
Upper King Street | Courier Square Phase II, Building I











Work-in-progress studies and material tests for hand carved decorative details.

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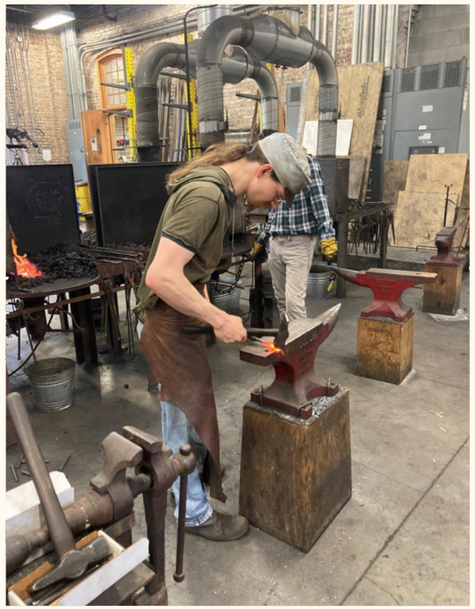
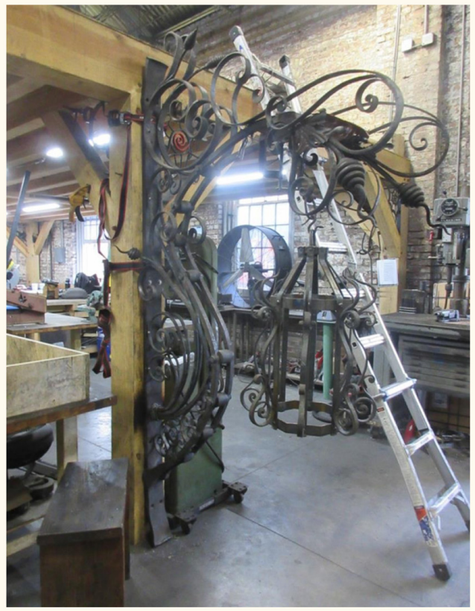
DEVELOPMENT OF ARCHITECTURAL DETAILS

Upper King Street | Courier Square Phase II, Building I







Iron smithing and metalworking presents the opportunity to create unique details throughout the project including gates and light fixtures.

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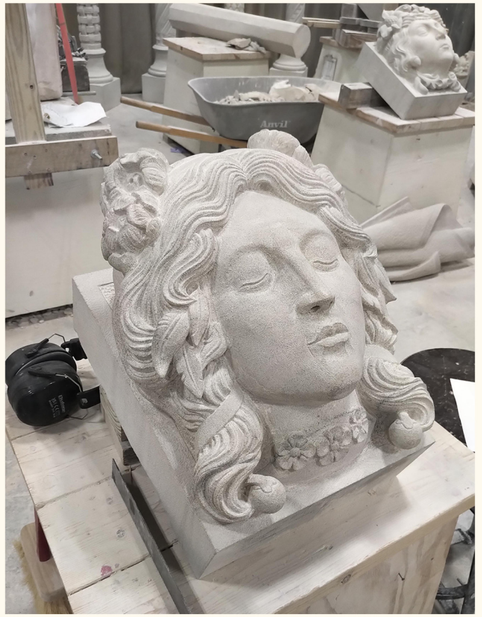









Stone carvers have brought the Seasons of Architecture to life in the American College of Building Arts studio.

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DEVELOPMENT OF ARCHITECTURAL DETAILS

Upper King Street | Courier Square Phase II, Building I







The main entrance keystone, representing Architecture, is emerging from a solid block of limestone.

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DEVELOPMENT OF ARCHITECTURAL DETAILS

Upper King Street | Courier Square Phase II, Building I



The studio at the American College of the Building Arts developing details for 635 King Street.

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DEVELOPMENT OF ARCHITECTURAL DETAILS

Upper King Street | Courier Square Phase II, Building I

COURIER SQUARE
Phase II, Building I
635 KING STREET
CHARLESTON, SOUTH CAROLINA



The studio at the American College of the Building Arts developing details for 635 King Street.

Information contained herein is conceptual. Information has been compiled from various sources and does not claim complete accuracy nor guarantee zoning or other types of development approvals. It is intended to provide an overview and analysis of design conditions. **Sottile & Sottile, 2025**

DEVELOPMENT OF ARCHITECTURAL DETAILS

Upper King Street | Courier Square Phase II, Building I

COURIER SQUARE
Phase II, Building I
635 KING STREET
CHARLESTON, SOUTH CAROLINA





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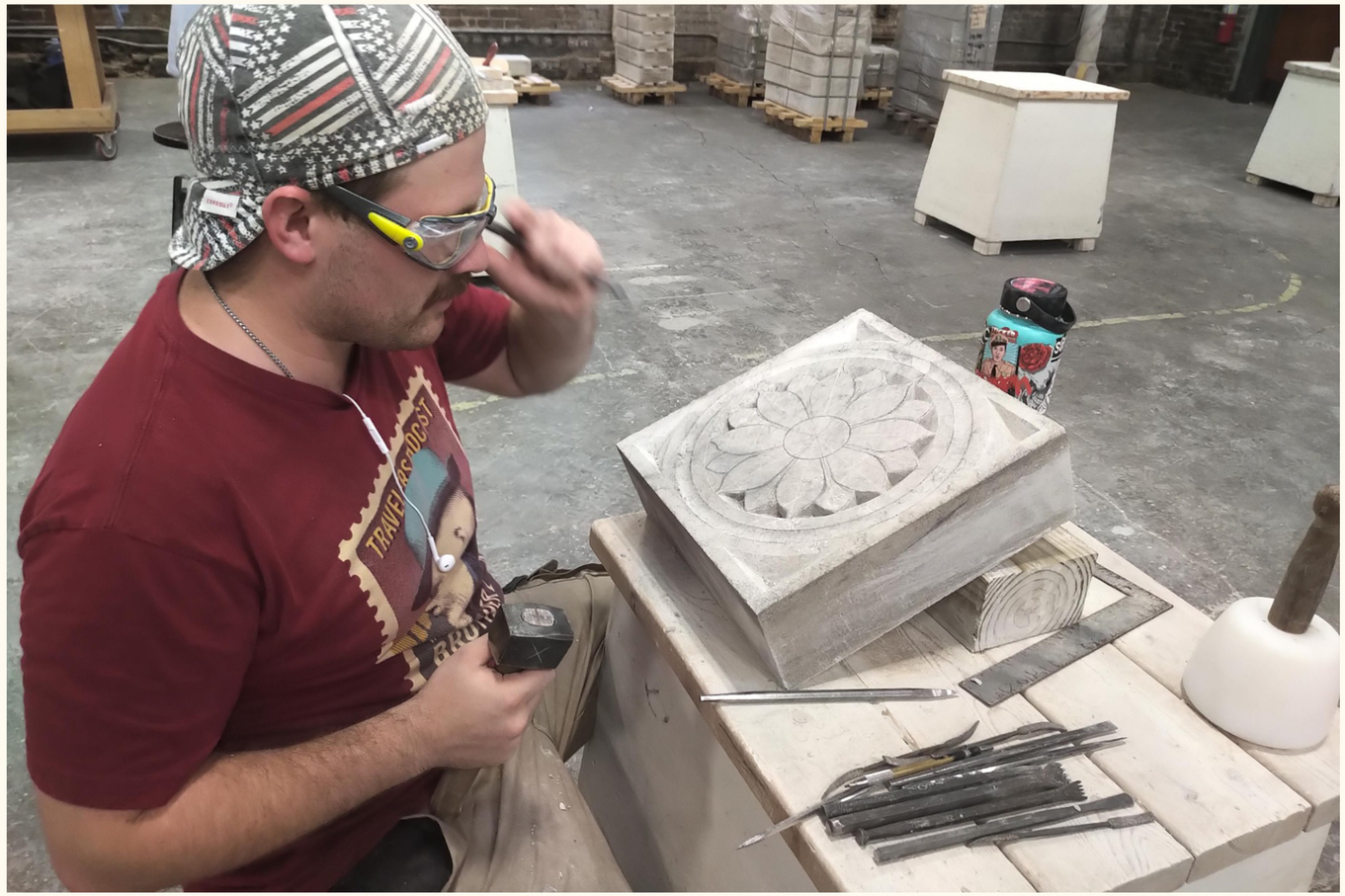



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Developing plaster originals for casting details at 635 King Street.

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COURIER SQUARE
Phase II, Building I
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CHARLESTON, SOUTH CAROLINA





Developing the Masonry Details for the Architectural Sample Panel for 635 King Street.

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DEVELOPMENT OF THE ARCHITECTURAL SAMPLE PANEL

Upper King Street | Courier Square Phase II, Building I

COURIER SQUARE
Phase II, Building I
635 KING STREET
CHARLESTON, SOUTH CAROLINA





Developing the Copper and Millowork Details for the Architectural Sample Panel for 635 King Street.

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DEVELOPMENT OF THE ARCHITECTURAL SAMPLE PANEL

Upper King Street | Courier Square Phase II, Building I

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Phase II, Building I
635 KING STREET
CHARLESTON, SOUTH CAROLINA

AFTERWORD

"In an organic environment, every place is unique,
and the different places also cooperate, with no parts left over,
to create a global whole - a whole which can be identified
by everyone who is part of it."

- Christopher Alexander
1936-2022



CHARLESTON

WINTER 2025

Agenda Item #2

989 Morrison Drive

BAR2025-002340 | TMS #459-01-01-001

East Central | Council District 4 | New Construction

Height District 4-12 | Historic Corridor District

Requesting Conceptual Approval of a new multi-family building.

Withdrawn by Staff

Agenda Item #3

474 Meeting Street

BAR2025-002335 | TMS #459-05-03-071

Eastside | Council District 4 | New Construction

Height District 4 | Old and Historic District, Old City District

Requesting Conceptual Approval for a mixed-use, affordable housing building.

Agenda Item #3



Agenda Item #3

Applicant's Presentation

474 MEETING STREET

CHARLESTON, SOUTH CAROLINA 29403

CONCEPTUAL BAR DRAWINGS

SUBMISSION DATE: DECEMBER 29, 2025
MEETING DATE: JANUARY 14, 2026

ARCHITECT

LS3P
Bryanna Dering-Weyrich
843.958.5417
bryannadering@ls3p.com

LANDSCAPE ARCHITECT

Seamon Whiteside
Jamie Russell
843.884.1667 ext. 332
jrussell@seamonwhiteside.com

PREVIOUS REVIEWS

TRC SKETCH PLAN WEDNESDAY:	03/26/2025
BZA-SD:	10/01/2025
BZA-Z:	11/04/2025
BAR FINAL DEMOLITION:	12/10/2025

ZONING COMPLIANCE

The proposed design is Zoning compliant and does not require any Variances or Special Exceptions. The project has had a Pre-TRC Review.

DRAWING SHEET INDEX

P.02 ETHOS
P.03 SITE AERIAL CONTEXT
P.04 SITE PLAN - CONTEXT
P.05 RENDERED LANDSCAPE PLAN
P.06 LANDSCAPE MATERIAL BOARD
P.07 DIAGRAM - CONTEXT
P.08 DIAGRAM - PROGRAM
P.09 DIAGRAM - CHAPEL
P.10 DIAGRAM - ALIGNMENT
P.11 DIAGRAM - BEACON
P.12 DIAGRAM - FENESTRATION
P.13 LOCAL PRECEDENTS
P.14 DETAIL PRECEDENTS
P.15 DETAIL PRECEDENTS
P.16 RENDERED PERSPECTIVE - MEETING STREET
P.17 RENDERED PERSPECTIVE - COLUMBUS STREET
P.18 RENDERED PERSPECTIVE - NASSAU STREET
P.19 STREETSCAPE ELEVATIONS
P.20 BUILDING ELEVATIONS

APPENDIX

P.22 EXISTING SITE CONDITIONS
P.23 EXISTING SITE CONDITIONS
P.24 CIVIL/LANDSCAPE SURVEY
P.25 PLANT SCHEDULE & NOTES
P.26 EXISTING CONDITIONS EXHIBIT
P.27 SITE PLAN
P.28 DEMOLITION PLAN
P.29 OVERALL LANDSCAPE PLAN
P.30 LANDSCAPE PLAN
P.31 LANDSCAPE PLAN
P.32 PLANS - LEVELS 1 AND 2
P.33 PLANS - LEVELS 3 AND 4
P.34 ROOF PLAN
P.35 BUILDING SECTIONS

END

THE MISSION OF THIS DESIGN IS TO PROVIDE A DIGNIFIED AND WELCOMING SPACE ANCHORED BY FAITH AND ATTAINABILITY.





474 MEETING STREET - STAR GOSPEL MISSION - DONEHUE HALL
CONCEPTUAL BAR SUBMISSION

LS3P SEAMONWHITESIDE

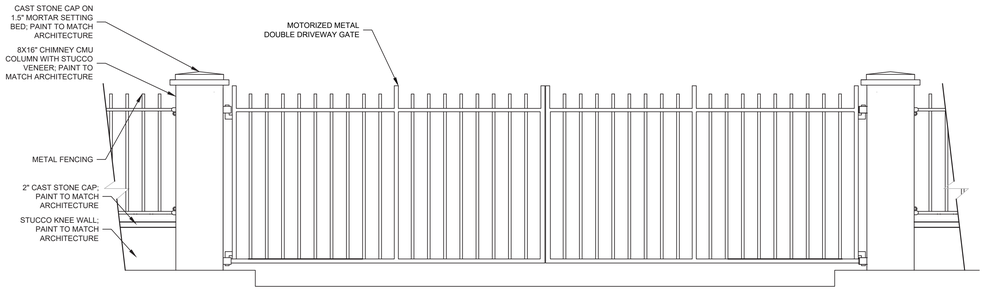
SITE PLAN - CONTEXT
JANUARY 14, 2026 **P.04**



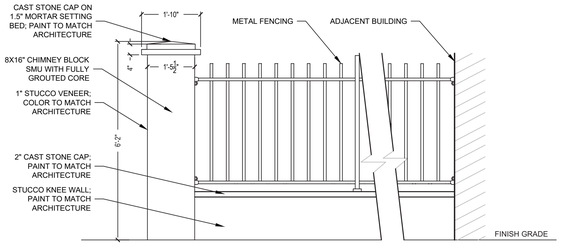
474 MEETING STREET - STAR GOSPEL MISSION - DONEHUE HALL
CONCEPTUAL BAR SUBMISSION

LS3P SEAMONWHITESIDE

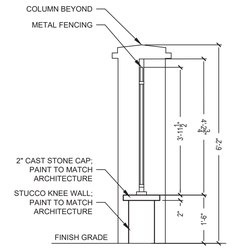
RENDERED LANDSCAPE PLAN
JANUARY 14, 2026 **P.05**



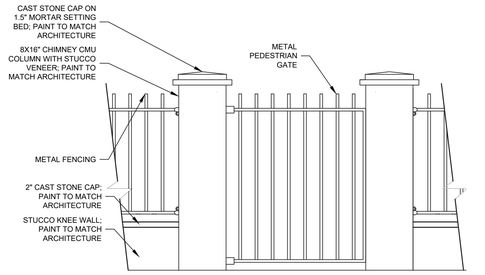
DRIVEWAY GATE ELEVATION



COLUMN /
WALL & METAL FENCE ELEVATION

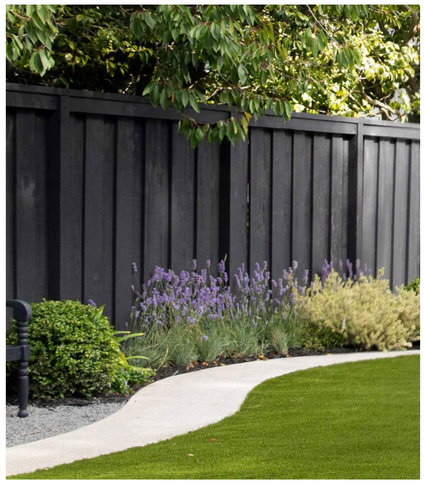


WALL / METAL FENCE SECTION



WALL / METAL GATE ELEVATION



















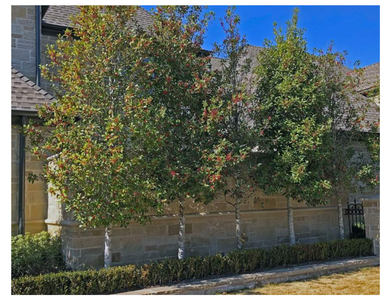


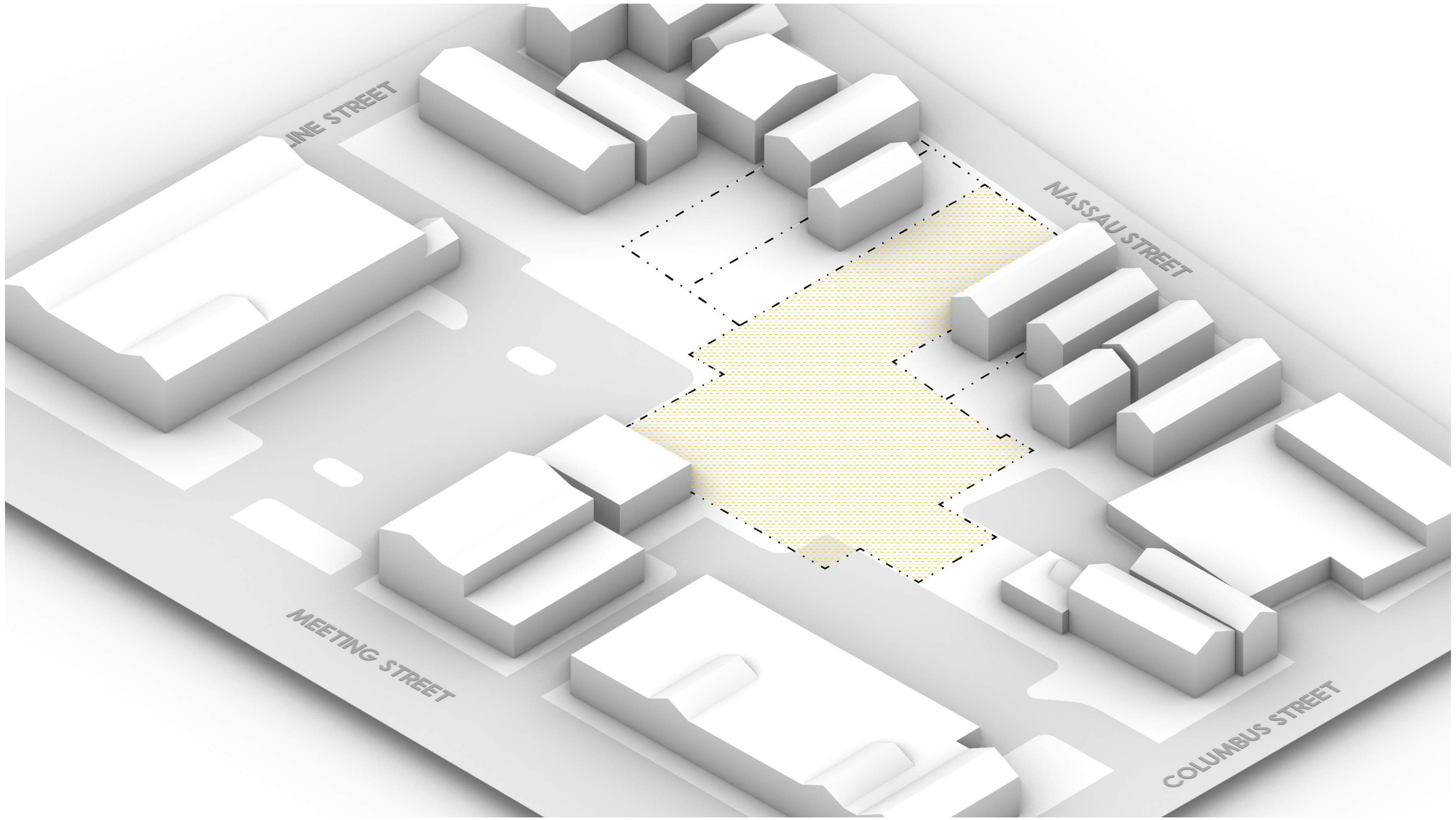






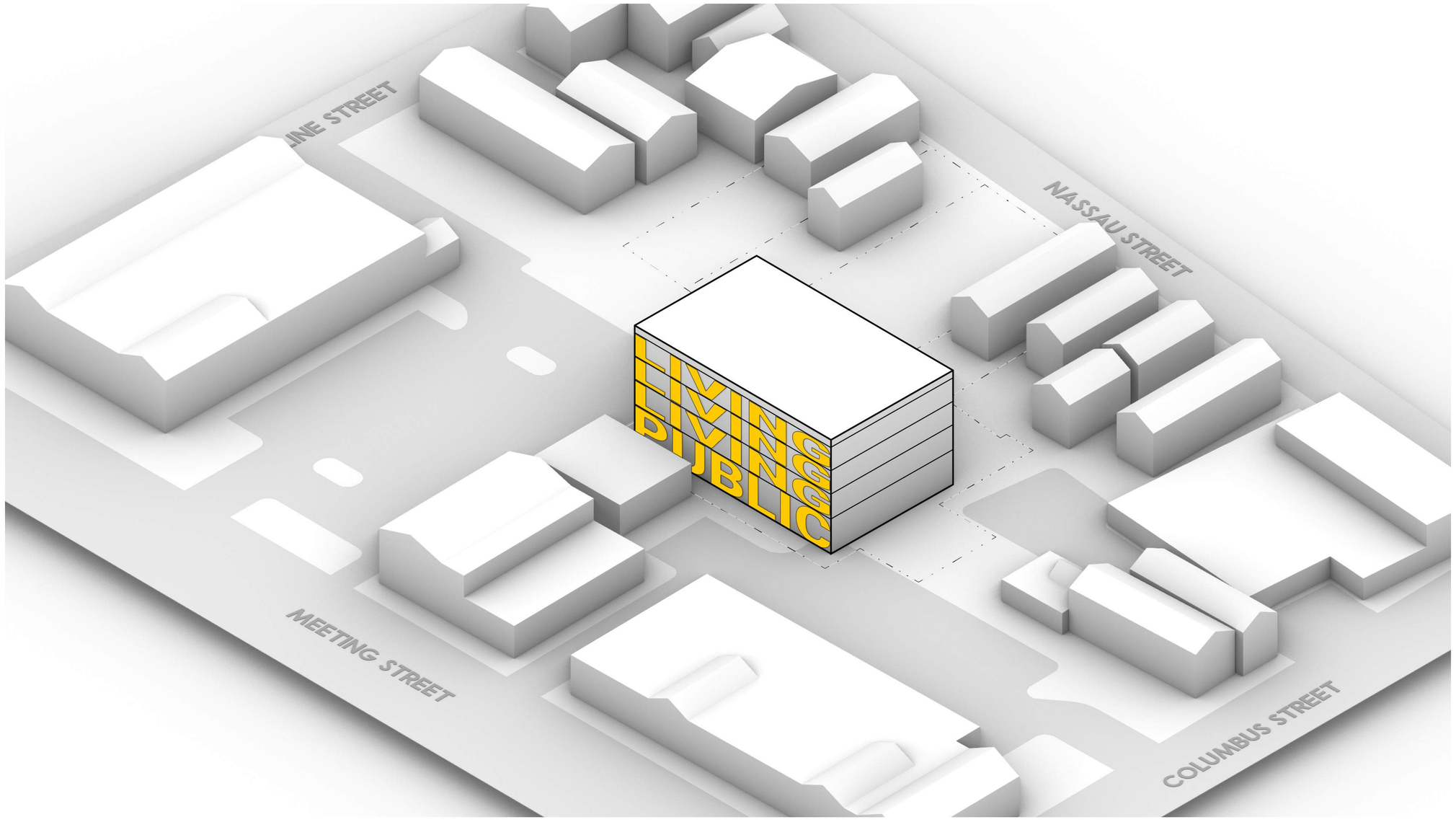






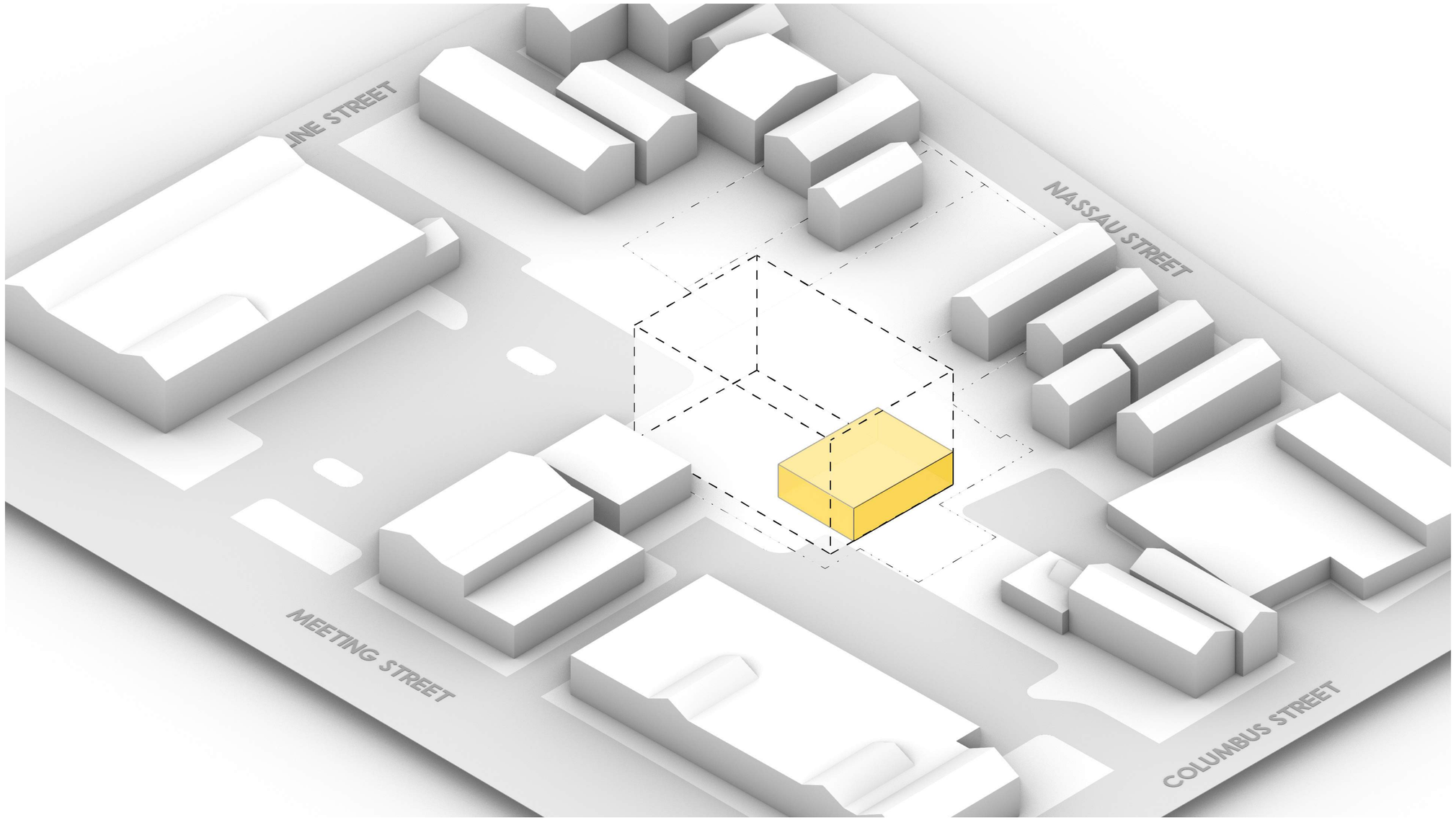
1. CONTEXT

The majority of the property is set back from the surrounding streets, buried between retail along Meeting Street and the Eastside residential neighborhood beyond



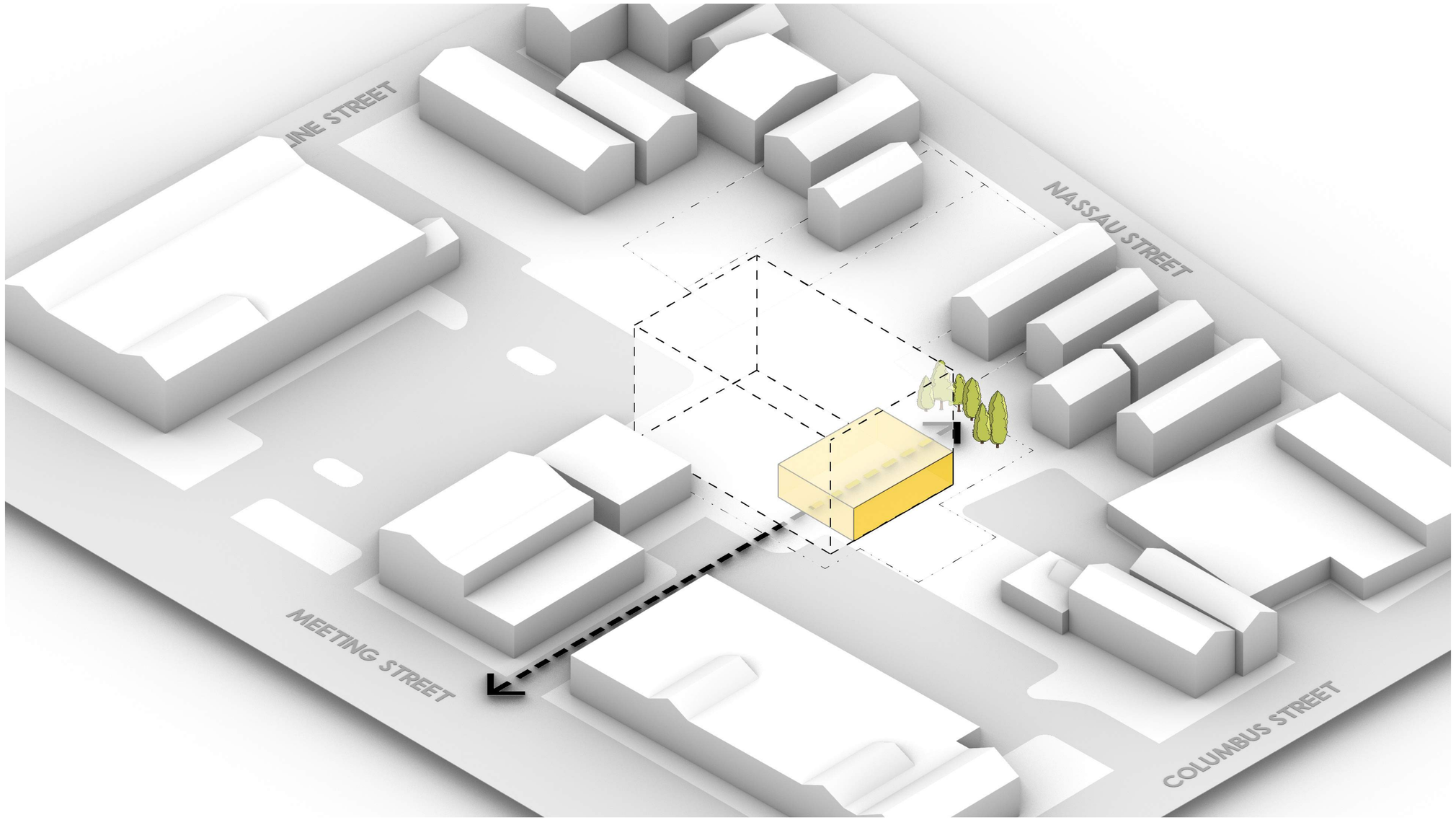
2. PROGRAM

The first floor of the building hosts numerous functions critical to the Mission's success, many of which are open to the rest of the campus as well as the local community. The second, third, and fourth floors house those looking to work their way out of homelessness



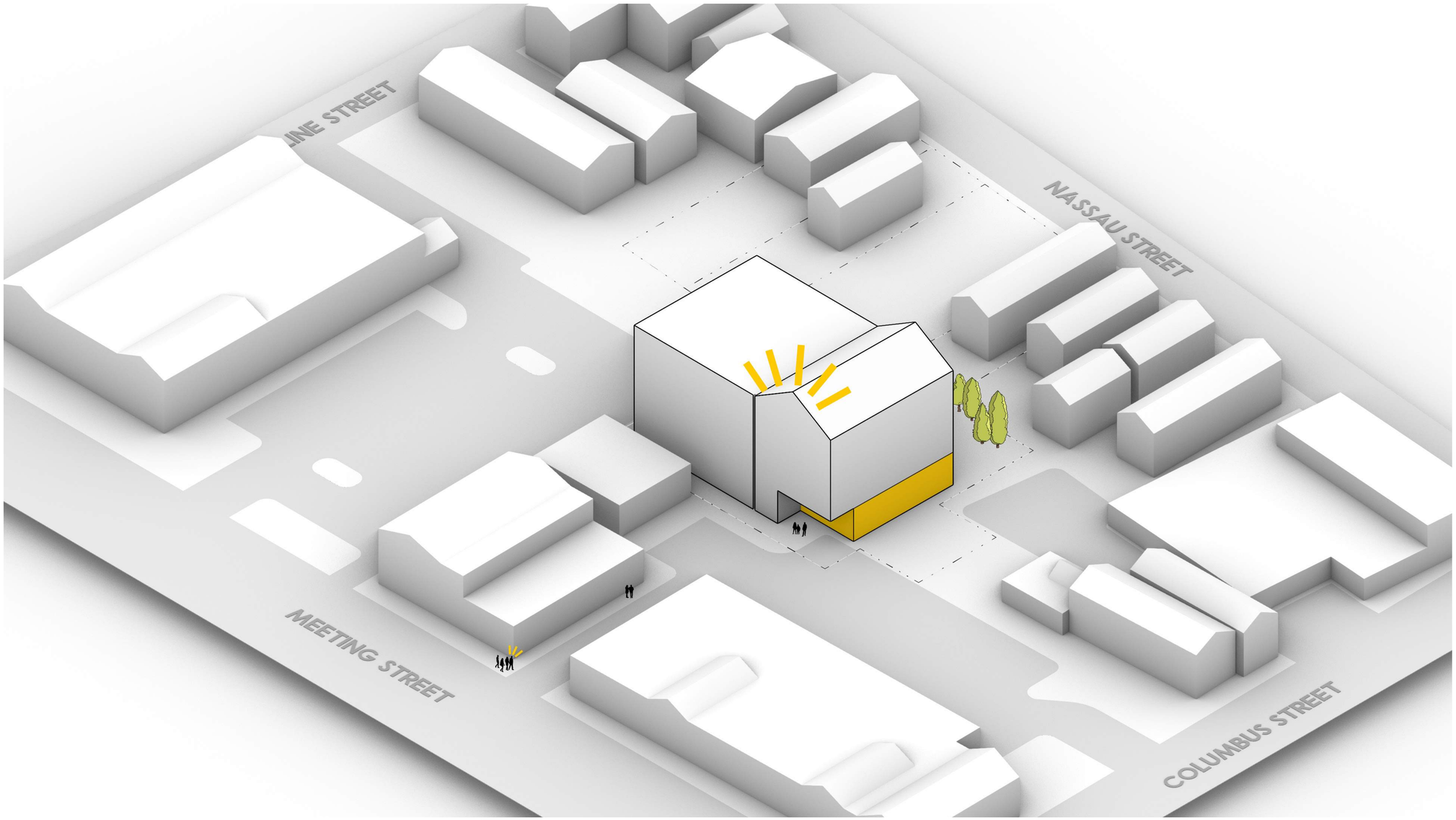
3. CHAPEL

Faith is the heart of Star Gospel Mission's organization, so the chapel program warmly expresses itself on the exterior of the building



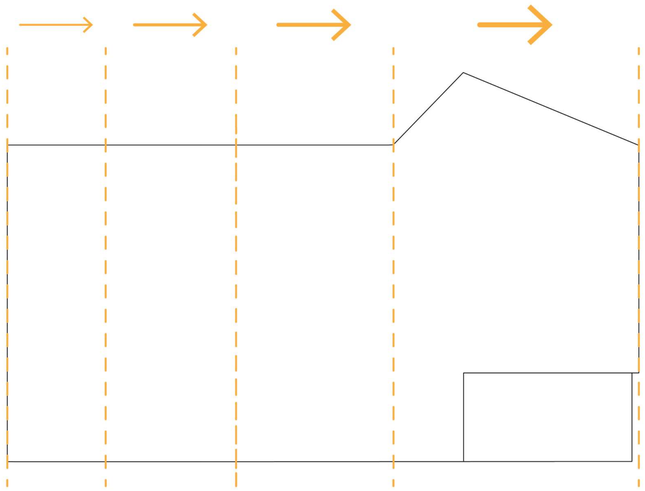
4. ALIGNMENT

The chapel's welcoming mass is aligned with the Meeting Street easement, centered with the building's front doors, and visually terminated with a small garden at the back of the property



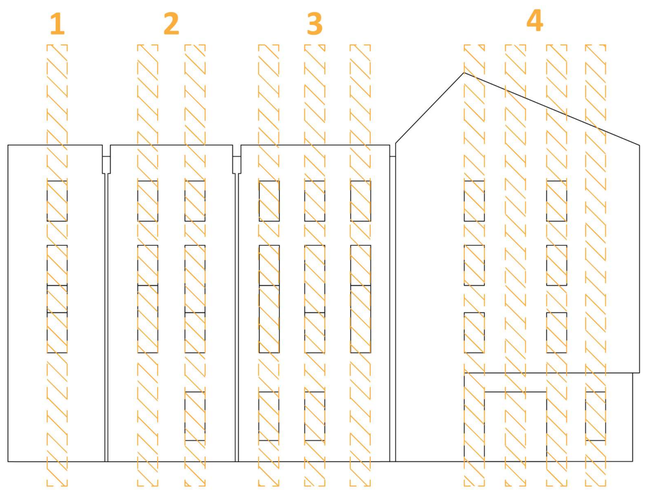
5. BEACON

The building's form above the chapel is elevated, creating a beacon for those along Meeting Street



1. MASS BREAKDOWN

The facade of the building is broken into four sections, three of which progressively increase in width as they reach the gabled chapel mass



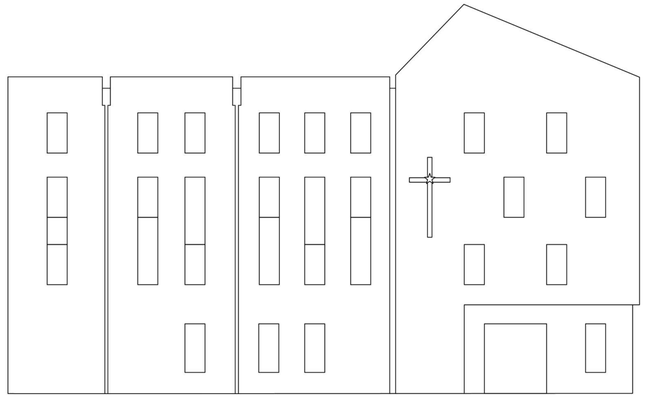
2. FENESTRATION RHYTHM

The four sections are separated into a consistent pattern of parts, but there is blank space left over at the gabled mass



3. CAUSE AND EFFECT

The adjacent windows must respond to the introduction of the cross, a strong symbol of the organization's faith. The openings at the third floor level of the chapel mass are offset, providing breathing room around the cross, minimizing the remaining blank space, and fulfilling the four parts of the gabled mass



4. RESULT

The final facade boasts a contemporary design that balances typical Charleston fenestration cadence with purposeful whimsy

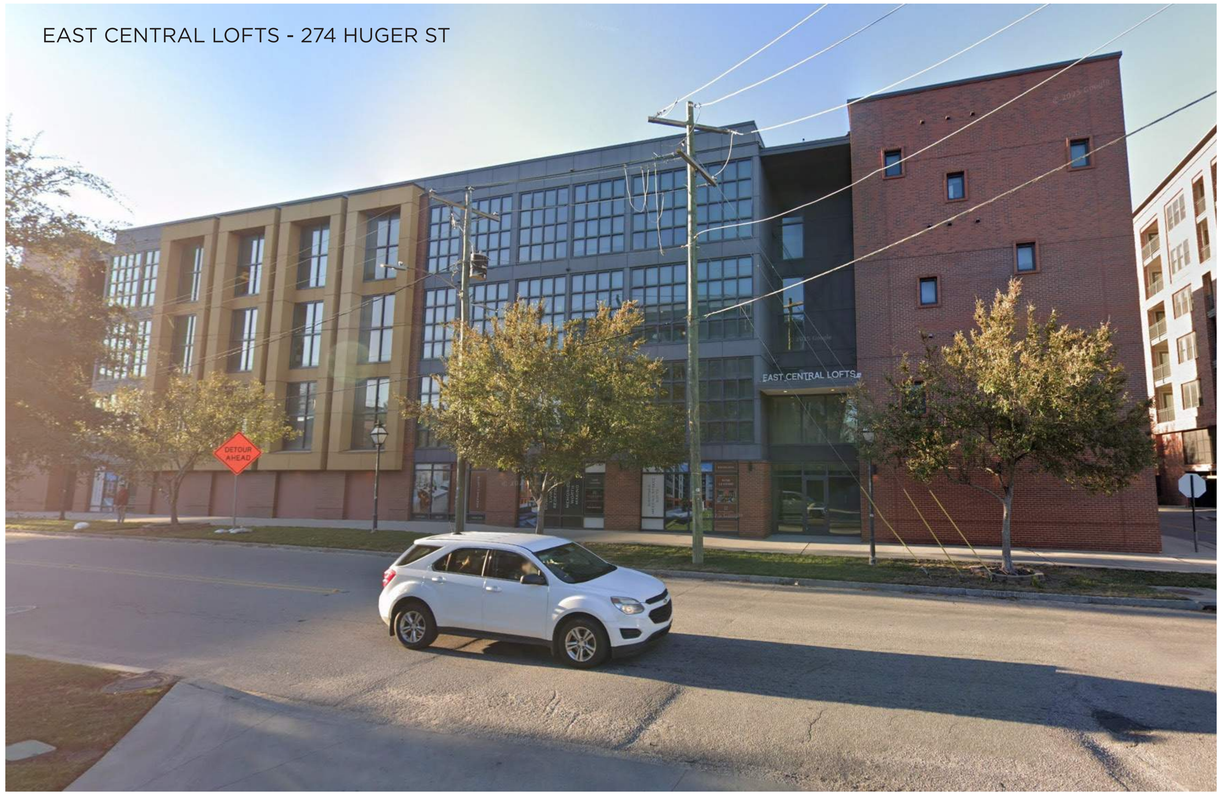
FIRST BAPTIST CHURCH - 61 CHURCH ST



CHARLESTON SINGLE - 51 LEGARE ST



EAST CENTRAL LOFTS - 274 HUGER ST

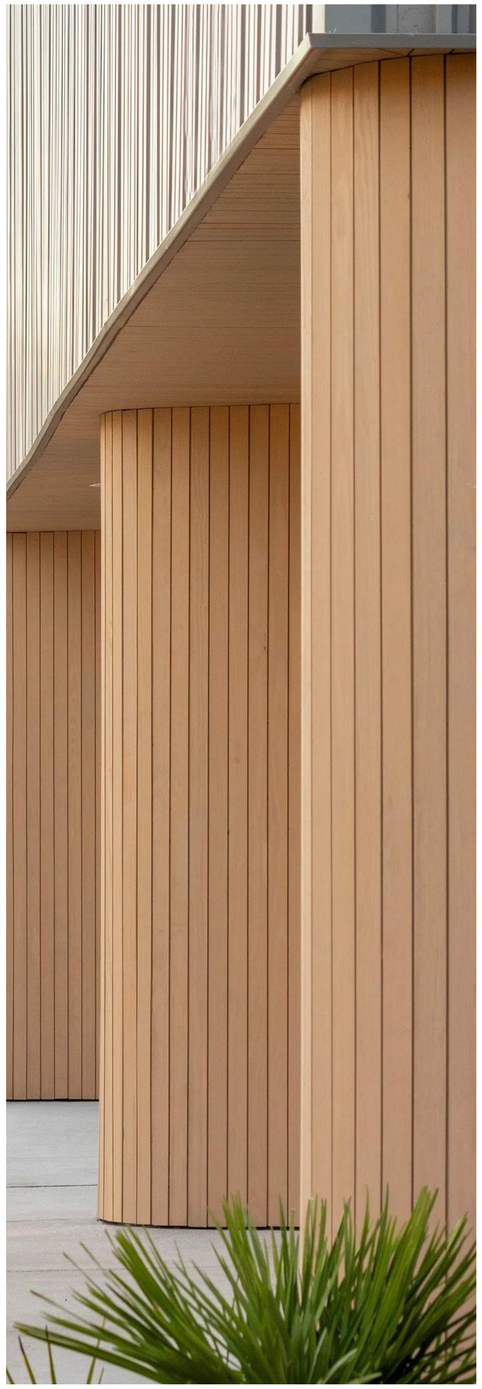


LEGAMI - 492 KING ST





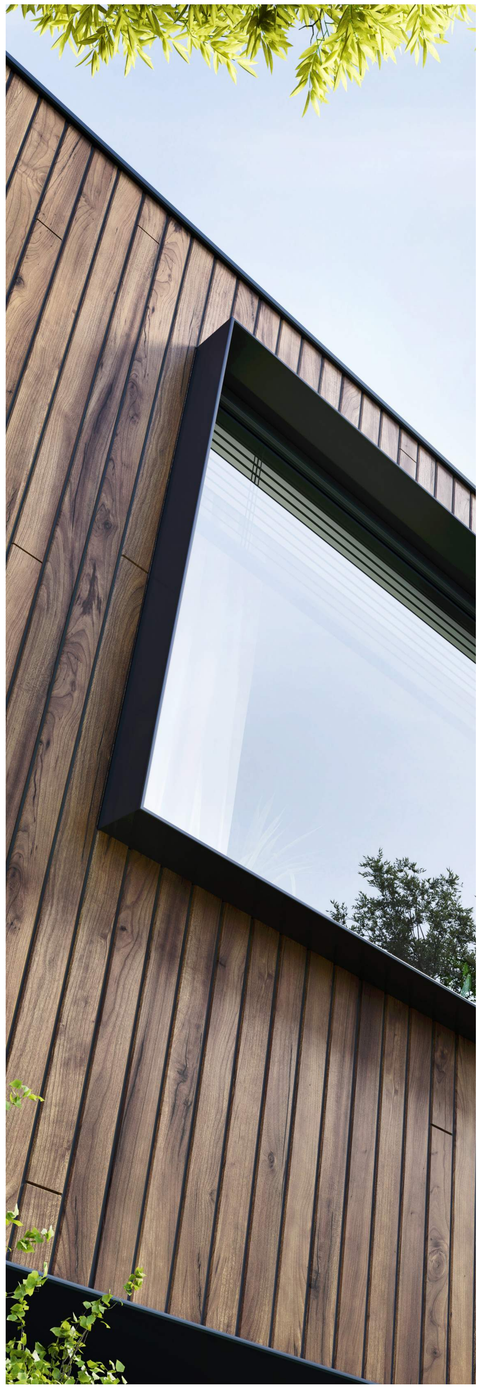
WINDOW FRAMES - COMPOSITE



CURVED VERTICAL SIDING



MITERED CORNER



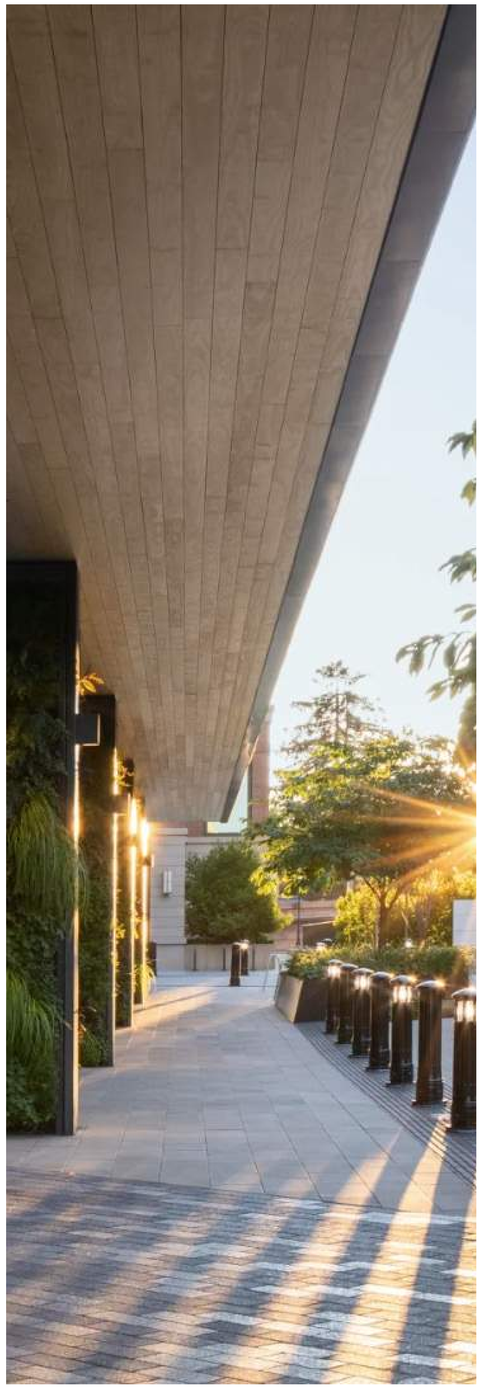
WINDOW FRAMES - METAL



EAVE DETAIL



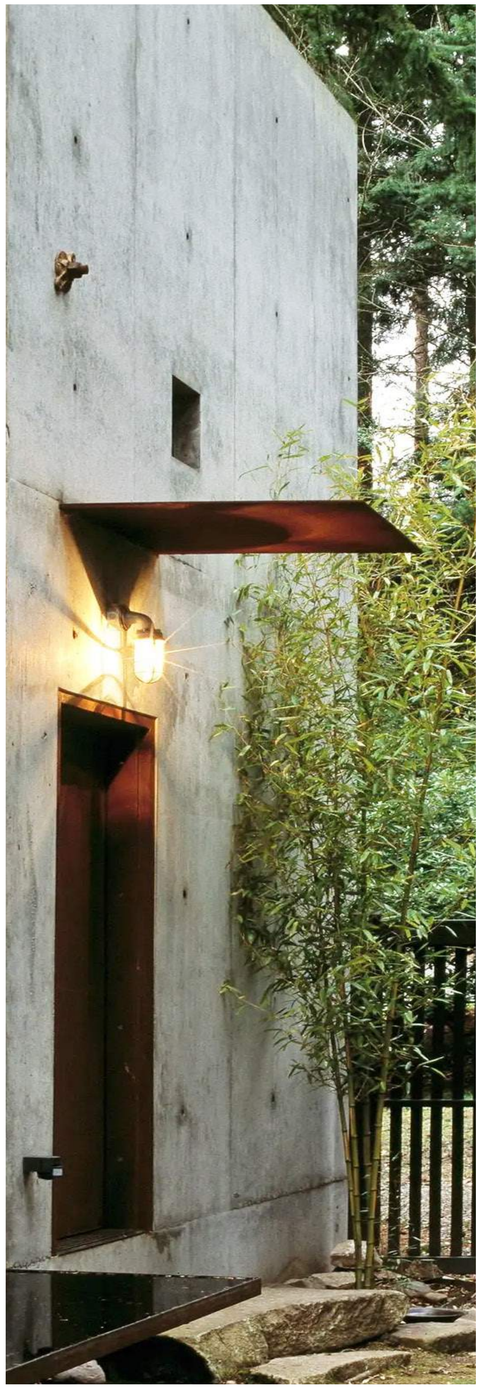
PEBBLE BASE



METAL-FRAMED SOFFIT



PARGE COAT WATERTABLE

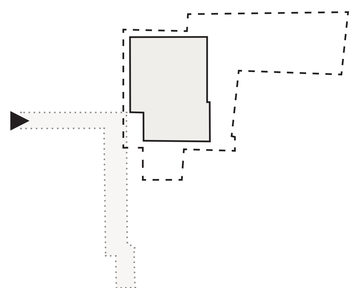


THIN METAL CANOPY



VERTICAL SIDING BASE TERMINATION



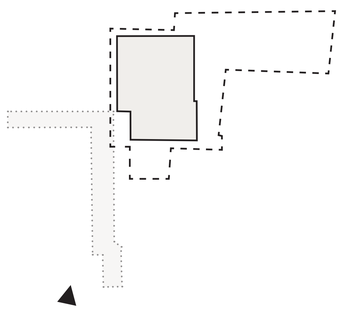


474 MEETING STREET - STAR GOSPEL MISSION - DONEHUE HALL
CONCEPTUAL BAR SUBMISSION

LS3P SEAMONWHITESIDE

RENDERED PERSPECTIVE - MEETING STREET
JANUARY 14, 2026 **P.16**



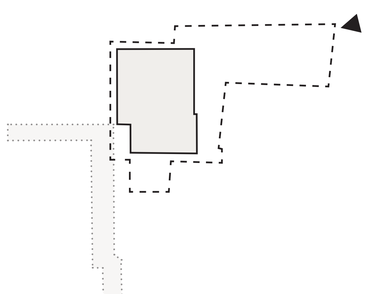


474 MEETING STREET - STAR GOSPEL MISSION - DONEHUE HALL
CONCEPTUAL BAR SUBMISSION

LS3P SEAMONWHITESIDE

RENDERED PERSPECTIVE - COLUMBUS STREET
JANUARY 14, 2026 **P.17**





474 MEETING STREET - STAR GOSPEL MISSION - DONEHUE HALL
CONCEPTUAL BAR SUBMISSION

LS3P SEAMONWHITESIDE

RENDERED PERSPECTIVE - NASSAU STREET
JANUARY 14, 2026 **P.18**



WEST NASSAU STREET PROFILE
SCALE 3/32" = 1'-0"



NORTH ELEVATION (LINE STREET)
SCALE 3/32" = 1'-0"



SOUTH ELEVATION (COLUMBUS STREET)
SCALE 3/32" = 1'-0"





WEST ELEVATION (MEETING STREET)
SCALE 3/32" = 1'-0"

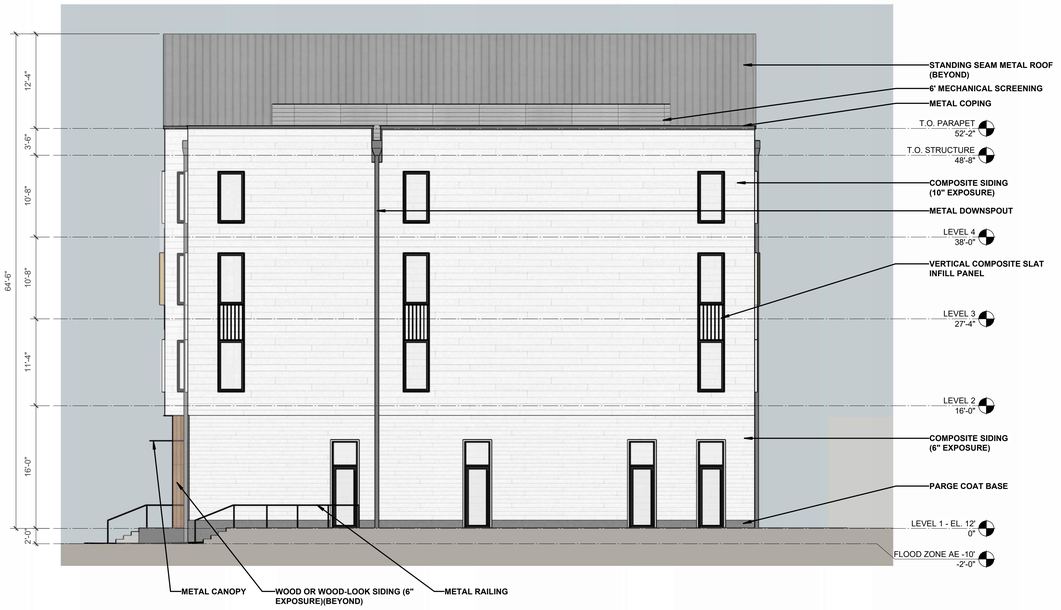


1 WEST ELEVATION OFF OF MEETING ST

1/8" = 1'-0"

8 6 4 2 0 8 16

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



2 NORTH ELEVATION OFF OF LINE ST

1/8" = 1'-0"

8 6 4 2 0 8 16

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



3 EAST ELEVATION OFF OF NASSAU ST

1/8" = 1'-0"

8 6 4 2 0 8 16

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



4 SOUTH ELEVATION OFF OF COLUMBUS ST

1/8" = 1'-0"

8 6 4 2 0 8 16

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

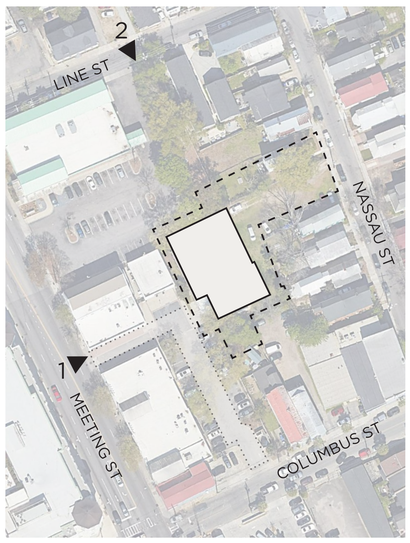
APPENDIX



1. MEETING STREET



2. LINE STREET

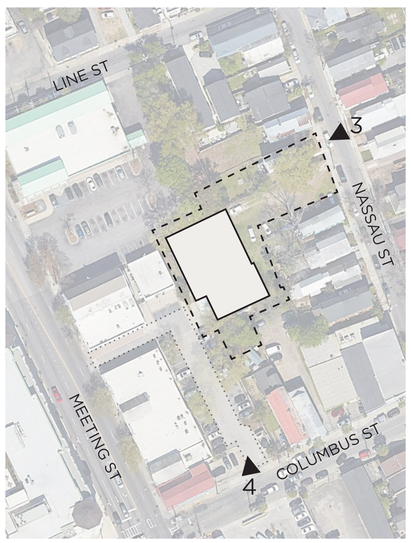




3. NASSAU STREET



4. COLUMBUS STREET





VICINITY MAP: NOT TO SCALE

NOTES:

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY COORDINATE (DMD) METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. BEARINGS ARE BASED ON SOUTH CAROLINA STATE PLANE NAD 83.
5. DISTANCES ARE GRID DISTANCES. ELEVATIONS ARE BASED ON NAVD 88.
6. NGS PID: AI2626 DESIGNATION: 8330C
7. PROPERTY IS LOCATED IN FLOOD ZONES X SHADED AND AE (EL. 10) AS SCALED FROM F.I.R.M. PANEL 45019C0512K. EFFECTIVE JANUARY 29, 2021.
8. PROPERTY FLOOD ZONES AND SETBACKS SHOULD BE APPROVED BY THE APPROPRIATE AUTHORITY BEFORE ANY DESIGN OR CONSTRUCTION.
9. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS THAT WERE NOT NOTED IN THE REFERENCED PLATS. THE UTILITIES SHOWN HEREON WERE BASED ON SURFACE LOCATIONS AND WERE NOT VERIFIED AS TO DEPTH, SIZE, OR MATERIAL. THIS SURVEY DOES NOT SHOW SUBTERRANEAN CONDITIONS.
10. THIS SURVEY DOES NOT DEPICT THE ABSENCE NOR PRESENCE OF WETLANDS.

REFERENCES:

PLAT BOOK	PAGE	DATE
AB	063	10/18/1972
DC	212	10/07/1999
EB	902	06/26/1997
EC	199	12/05/1997
EJ	584	03/09/2006
L18	0296	06/05/2018
DEED BOOK	PAGE	DATE
1164	728	02/22/2023
SCDOT DOCKET NO. 10.929, SHEET 12 OF 15, PLOTTED ON 11/19/1980.		

N
W E
S
0 10 20 40
SCALE: 1" = 20'

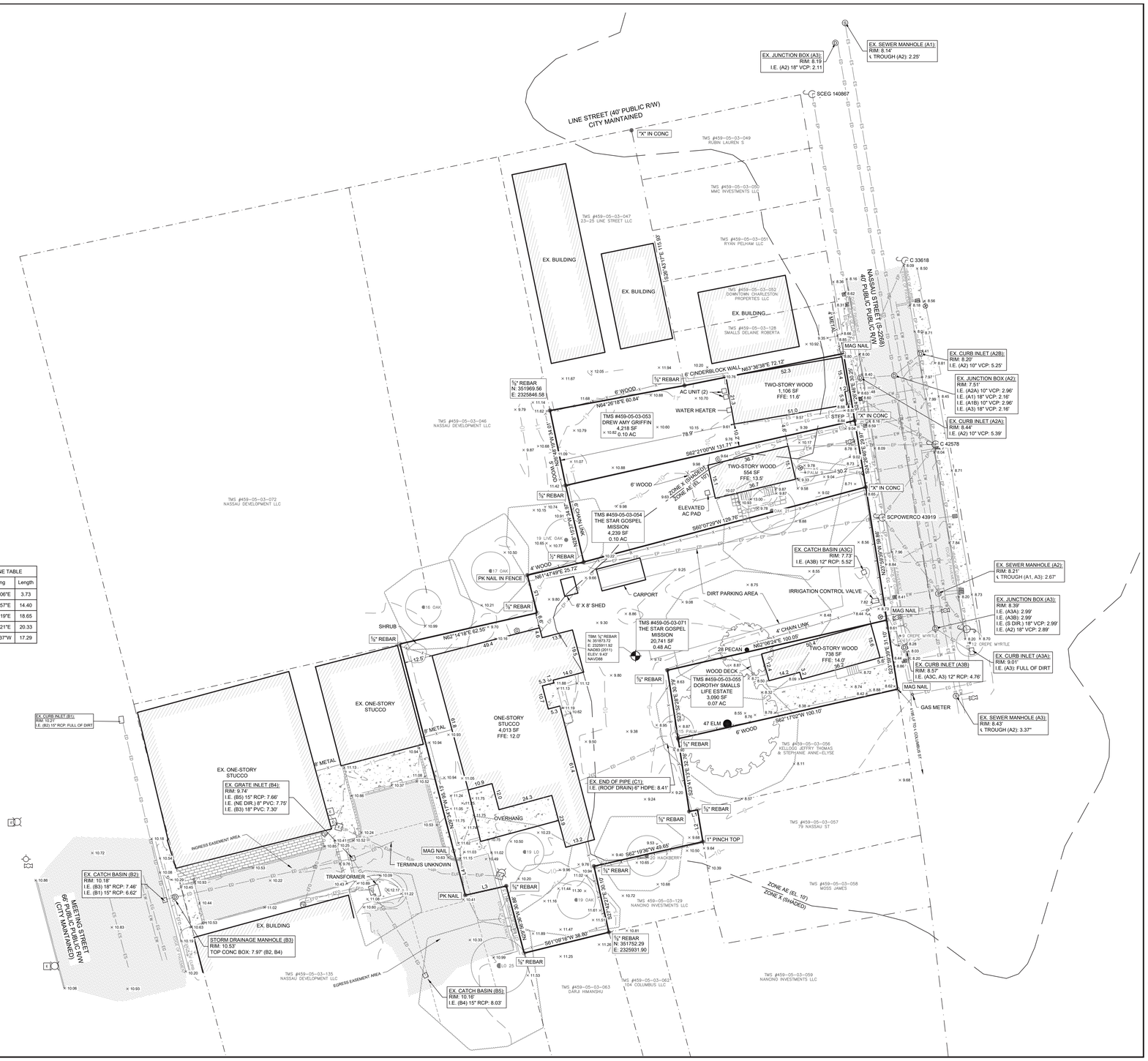
LEGEND

●	PROPERTY CORNER FOUND, AS DESCRIBED
○	PROPERTY CORNER SET, AS DESCRIBED
+	CALCULATED POINT, NO CORNER SET
	POWER POLE
	LIGHT POLE
	ELECTRIC BOX
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	SEWER MANHOLE
	SEWER CLEAN OUT
	GAS METER
	FIBER OPTIC METER
	TELEPHONE PEDESTAL
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	FLOOD LINE
	EXISTING ACCESS/EGRESS/INGRESS EASEMENT
X X X	FENCE LINE, AS DESCRIBED
EG EG	EXISTING UNDERGROUND GAS LINE
ES ES	EXISTING UNDERGROUND SEWER LINE
ED ED	EXISTING UNDERGROUND STORM DRAIN PIPE
EW EW	EXISTING UNDERGROUND WATER LINE
EUP EUP	EXISTING UNDERGROUND ELECTRIC LINE
OP OP	EXISTING OVERHEAD ELECTRIC LINE
	PAVEMENT HATCH
	CONCRETE HATCH
	BRICK HATCH
	EXISTING TREE DRIP LINE

I HEREBY STATE 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 LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

MICHAEL A. SCHMIEDER S.C.P.L.S. No. 41465

PARCEL LINE TABLE		
Line #	Bearing	Length
L1	N63°10'06"E	3.73
L2	S24°42'57"E	14.40
L3	N62°19'19"E	18.65
L4	S29°39'21"E	20.33
L5	N29°30'37"W	17.29



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SOUTH CAROLINA PROFESSIONAL ENGINEER SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No.41465 REGISTERED MICHAEL A. SCHMIEDER

A TREE AND TOPOGRAPHICAL SURVEY OF
STAR GOSPEL MISSION
TMS #459-05-03-054, 459-05-03-071, 459-05-03-055,459-05-03-053
OWNED BY STAR GOSPEL MISSION AND DOROTHY SMALLS LIFE ESTATE
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SW+ PROJECT:	11360
DATE:	03/25/2024
DRAWN BY:	BFW
CHECKED BY:	MAS
CC:	JB
SHEET:	1 OF 1

REVISION HISTORY

09/09/2025	BFW

C2.0

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GENERAL PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK SO THAT THERE IS A CLEAR UNDERSTANDING OF PROJECT REQUIREMENTS. FAILURE TO DO SO JEOPARDIZES FINAL ACCEPTANCE OF WORK.
2. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT LANDSCAPE CONTRACTOR'S EXPENSE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY POSSIBLE CONFLICTS BETWEEN PROPOSED IMPROVEMENTS AND UTILITIES, SIGNS, AND/OR OTHER STRUCTURES.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE LANDSCAPE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERCOLATE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLING PLANTS.
4. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, THE LANDSCAPE CONTRACTOR MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
6. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
7. ***PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT SCHEDULE ARE FOR REFERENCE ONLY AND THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS.*** DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
8. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ANSI Z-60.1). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. ***MINIMUMS FOR HEIGHT, SPREAD, OR CALIPER SHALL TAKE PRECEDENT OVER A SPECIFIED CONTAINER SIZE.***
9. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
10. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
11. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
12. REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
13. REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
14. DO NOT WRAP TREES.
15. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
16. TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
17. ALL PLANT BEDS TO BE MULCHED WITH 4" OF DOUBLE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
18. ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS, SEE SOIL NOTES.
19. ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED, SODDED AND/OR SEEDED SHALL BE REMOVED PRIOR TO PLANTING, SODDING, AND SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEEDED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION.
20. ALL DISTURBED AREAS NOT SPECIFICALLY CALLED OUT ON THIS PLAN SHALL BE SEEDED PER THE PROVIDED SEEDING SCHEDULE. ALL DISTURBED NATURAL AREAS SHALL BE MULCHED (SEE MULCH SPECIFICATIONS).
21. DRAINAGE TO BE PROVIDED FOR ALL ABOVE GROUND PLANTERS.
22. PLANTINGS SHALL BE PRUNED TO CONFORM WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
23. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
24. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
25. SHOULD THE LANDSCAPE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE LANDSCAPE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.

SOIL NOTES:

1. FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; SODIUM ABSORPTION RATIO; DELETERIOUS MATERIAL; BUFFER PH LEVELS; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL.
2. A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES.
3. LANDSCAPE CONTRACTOR SHALL SUBMIT TO LANDSCAPE ARCHITECT THE LAB RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED. INDICATE LAB RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. OR VOLUME PER CU. YD. FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND ORGANIC AND INORGANIC SOIL AMENDMENTS TO BE ADDED TO PRODUCE PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
4. ALL SOILS USED FOR PLANTING SHALL BE PREPARED AS NECESSARY USING ORGANIC AND INORGANIC SOIL AMENDMENTS AND FERTILIZERS IN THE QUANTITIES RECOMMENDED IN THE SOIL ANALYSIS REPORT TO PRODUCE SATISFACTORY PLANTING SOIL FOR HEALTHY, VIABLE PLANTS. PLANTING SOILS SHALL HAVE A PH LEVEL BETWEEN 6.0 AND 7.0.
5. IN ALL PLANTING AREAS, SPREAD PLANTING SOIL TO A DEPTH OF 8 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT.

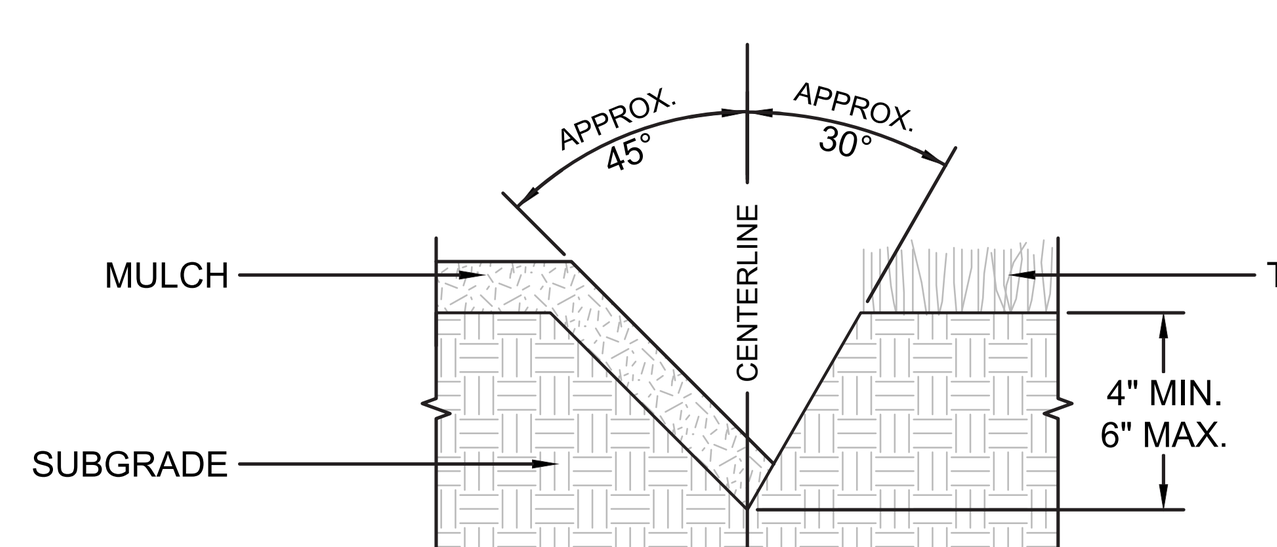
IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT AND OWNER FOR ACCEPTANCE. LANDSCAPE CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE.
2. LANDSCAPE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. LANDSCAPE CONTRACTOR SHALL PROVIDE ELECTRIC METER, BACKFLOW PREVENTER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE WATER METER REQUIREMENTS WITH CIVIL ENGINEER.
3. LANDSCAPE CONTRACTOR TO PROVIDE DRIP IRRIGATION TO ALL ABOVE GROUND PLANTERS. IRRIGATION LINE TO BE INSTALLED BENEATH ADJACENT HARDSCAPE AS NECESSARY.
4. IRRIGATION PIPING, SPRINKLERS, AND OTHER EQUIPMENT MAY BE SHOWN OUTSIDE OF LANDSCAPE AREAS ON DRAWING FOR GRAPHIC CLARITY. ALL VALVE BOXES AND EQUIPMENT VAULTS SHALL BE LOCATED IN MULCH BEDS.
5. NO IRRIGATION COMPONENTS, INCLUDING BUT NOT LIMITED TO, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, AND/OR RAIN SENSORS ARE ALLOWED TO BE INSTALLED WITHIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.

PLANT SCHEDULE NOTES:

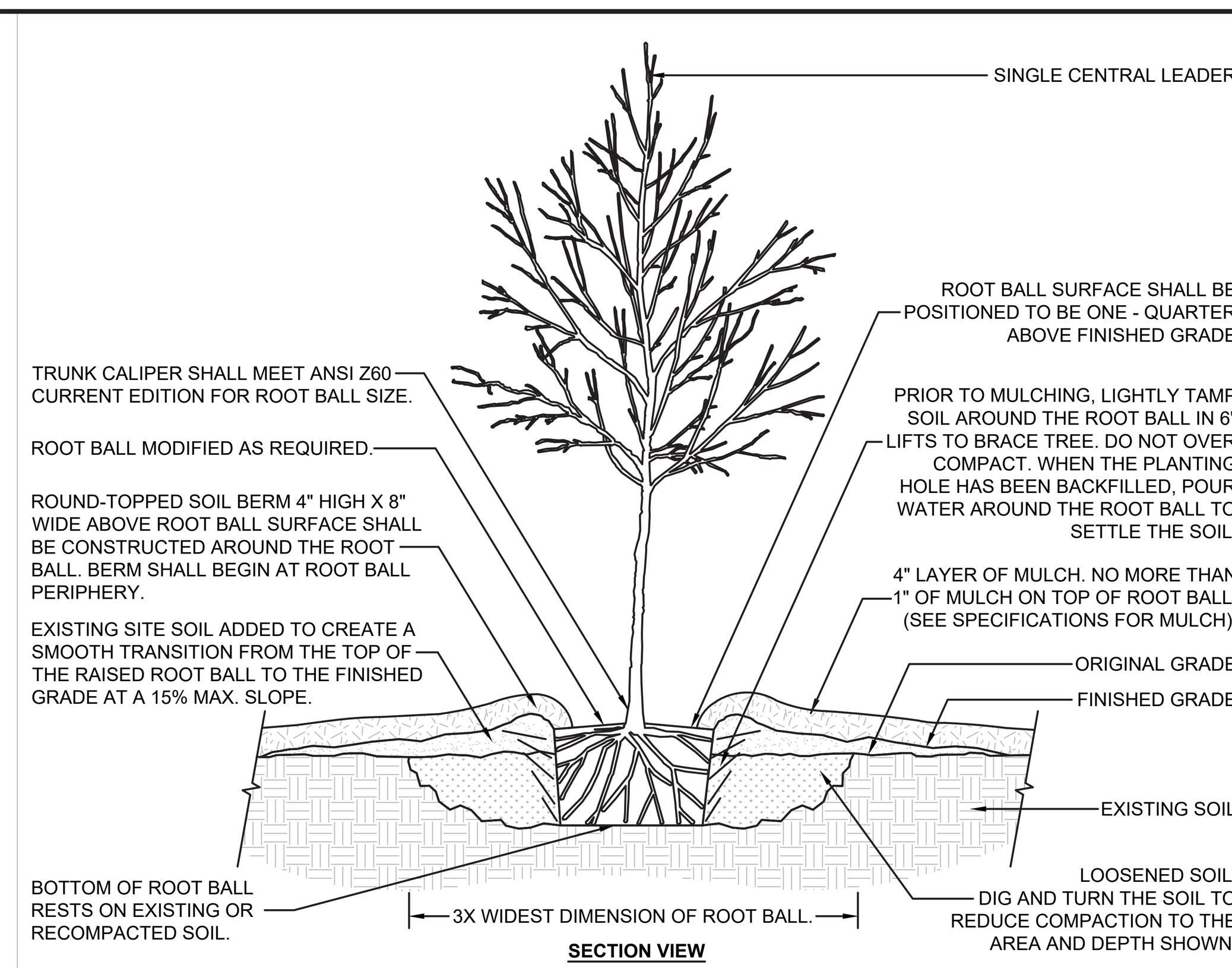
1. THE TECHNICAL SPECIFICATIONS ARE MADE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS AND ON THESE PLANS.
2. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THIS OFFICE OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.
3. THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THIS OFFICE.
4. SIZE OF PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK' FOR NUMBER ONE GRADE NURSERY STOCK AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND AMERICAN NATIONAL STANDARDS INSTITUTE.
5. THE QUANTITIES ON THE SCHEDULE ARE ONLY A GUIDE. ALL QUANTITIES SHALL BE VERIFIED BY THE LANDSCAPE CONTRACTOR ON THE PLANTING PLAN.

1 Landscape Notes
SCALE: NOT TO SCALE



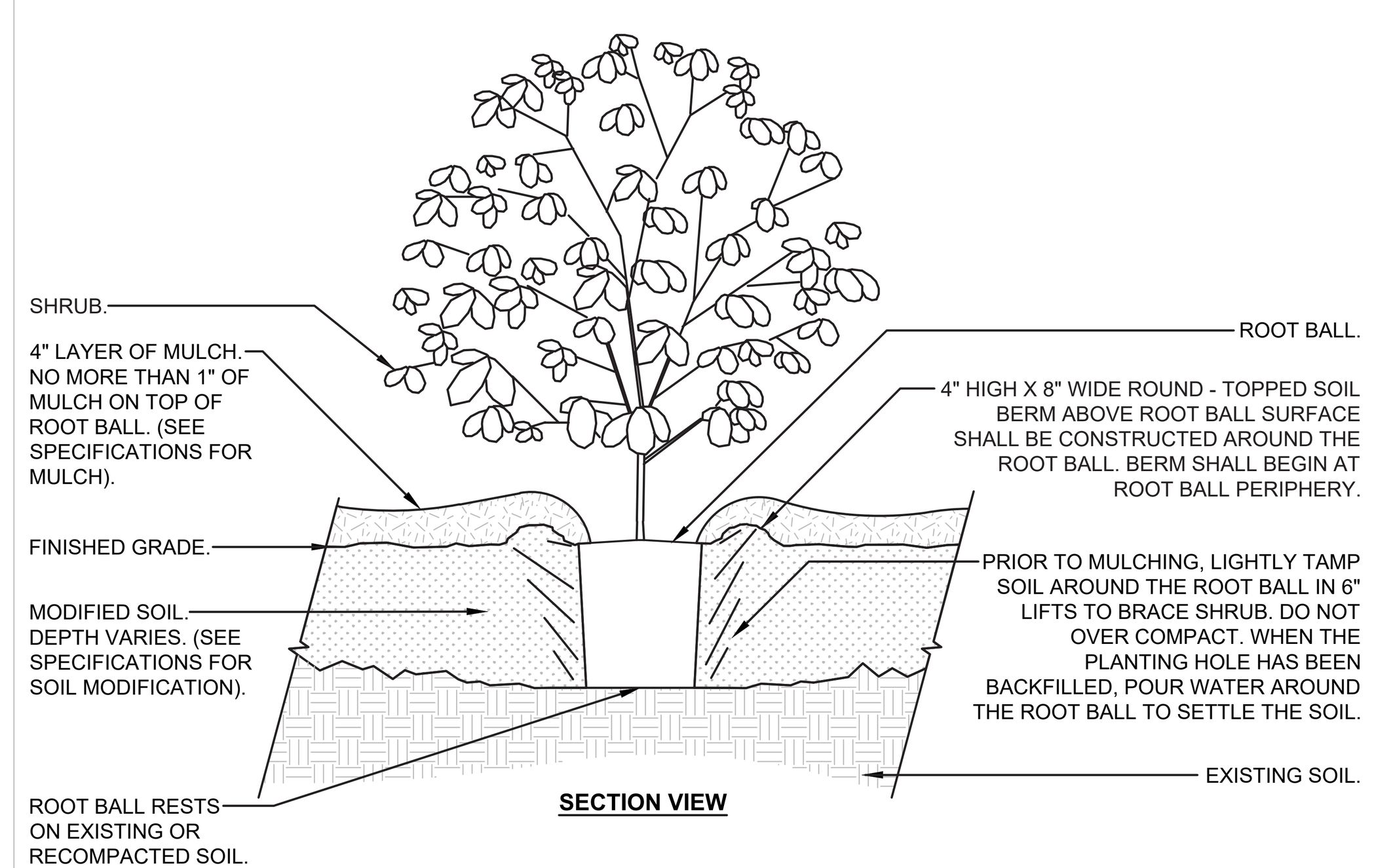
NOTES:
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
2. EXCAVATE TRENCH BY HAND WITH SPADE.
3. ADD EXCESS SOIL TO ADJACENT PLANT BED AFTER PULLING BACK EXISTING MULCH. RAKE SOIL AND SMOOTH BEFORE MULCHING.

2 Lawn Edge Detail
SCALE: NOT TO SCALE



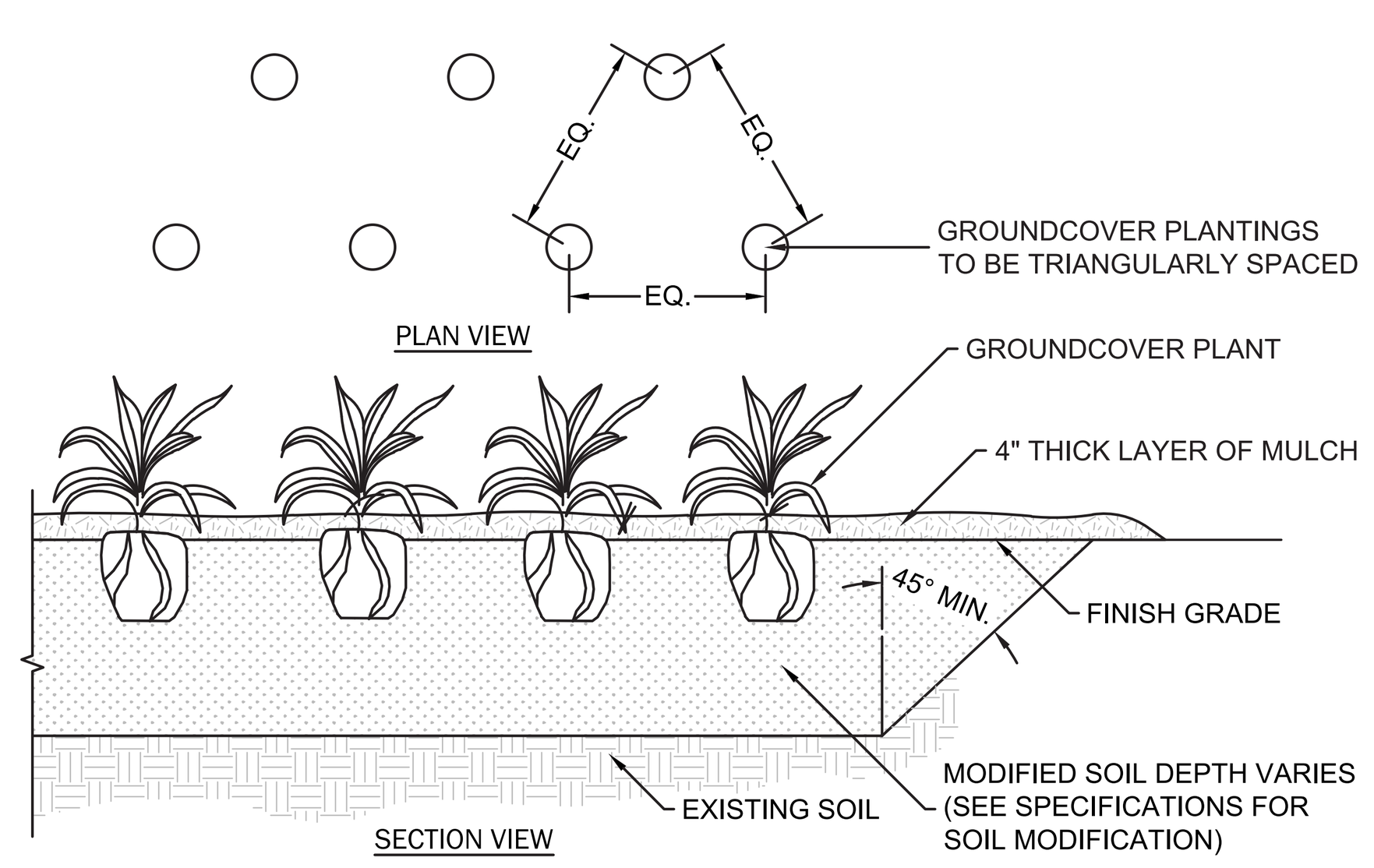
NOTES:
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

3 Tree In Poorly Drained Soil
SCALE: NOT TO SCALE



NOTES:
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

4 Shrub Planting - Modified Soil
SCALE: NOT TO SCALE



NOTES:
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
2. SEE PLANT SCHEDULE FOR PLANT SPECIES, SIZE, AND SPACING DIMENSION.
3. SMALL ROOTS (¼" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
4. THOROUGHLY TILL IN PLANTING SOIL MIXTURE AMENDMENTS TO DEPTH OF 8" IN ENTIRE GROUNDCOVER BED AREA. WORK SOIL TO LOOSE, UNIFORMLY FINE TEXTURE.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DRAINAGE FROM PLANTING HOLE/BEDS IF COMPACTED SOILS OR POORLY DRAINED SOIL IS ENCOUNTERED.
6. HAND-TAMP BACKFILL TO REMOVE VOIDS AND AIR POCKETS. WATER IMMEDIATELY AFTER PLANTING UNTIL NO MORE WATER IS ABSORBED.

5 Groundcover / Ornamental Grass Planting Detail
SCALE: NOT TO SCALE

2025-11-19 18:14

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
CANOPY TREES								
	QUHR	2	QUERCUS VIRGINIANA `HIGH RISE` / HIGH RISE LIVE OAK	3" CAL	14`-16`		AS SHOWN	FWF
PALM TREES								
	SABP	13	SABAL PALMETTO / CABBAGE PALMETTO	B & B	8`-10`		AS SHOWN	FULL BOOTED
UNDERSTORY TREES								
	ILAS	3	ILEX X ATTENUATA `SAVANNAH` / SAVANNAH HOLLY	1.5" CAL	6`-8`		AS SHOWN	FWF
	MAGL	6	MAGNOLIA GRANDIFLORA `LITTLE GEM` / DWARF SOUTHERN MAGNOLIA	2" CAL	8-10`		AS SHOWN	FTG
SHRUBS								
	AZAE	45	RHODODENDRON 'ENCORE' / ENCORE® AZALEA	3 GAL	18"-24"	18"-24"	AS SHOWN	FWF
	CJNP	22	CAMELLIA JAPONICA 'NUCCIO'S PEARL' / NUCCIO'S PEARL CAMELLIA	7 GAL	24"-36"		AS SHOWN	SP, FWF
	PITL	148	PITTOSPORUM TOBIRA 'CNI THREE' / MOJO® JAPANESE PITTOSPORUM	3 GAL	18"-24"	18"-24"	AS SHOWN	FWF
	PODM-4	10	PODOCARPUS MACROPHYLLUS `MAKI` / MAKI YEW PODOCARPUS	7 GAL	18"-24"	18"-24"	18" O.C.	FWF, SP, PRUNE TO 4' HEDGE
	PODM-6	115	PODOCARPUS MACROPHYLLUS `MAKI` / MAKI YEW PODOCARPUS	7 GAL	18"-24"	18"-24"	18" O.C.	FWF, SP, PRUNE TO 6' HEDGE
GROUND COVERS								
	AGAP	25	AGAPANTHUS PRAECOX ORIENTALIS 'PMN06' / QUEEN MUM™ AFRICAN LILY	1 GAL	4"-6"	N/A	N/A	FWF
	ASPE	25	ASPIDISTRA ELATIOR / CAST IRON PLANT	1 GAL	6"-8"	6"-8"	N/A	
	LMBB	534	LIRIOPE MUSCARI `BIG BLUE` / BIG BLUE LILYTURF	4" POT	8"-12"	8"-12"	24" O.C.	FWF
	TRAS	216	TRACHELOSPERMUM ASIATICUM / STAR JASMINE	4" POT	6"-10"	6"-10"	18" O.C.	FWF
SOD/SEED								
	SODT	4,207 SF	CYNODON DACTYLON `TIFTUF` / TIFTUF BERMUDA GRASS	SOD	N/A	N/A	N/A	

ABBREVIATIONS:
B&B = BALLED & BURLAPPED
BR = BARE ROOT MATERIAL
CAL = TRUNK CALIPER (MIN)
CON = CONTAINERIZED MATERIAL
CT = CLEAR TRUNK
ESP = ESPALIER
FTG = FULL TO GROUND
FWF = FULL WELL FORMED
GAL = GALLON CONTAINER
HC = HURRICANE CUT
MS = MULTI-STEMMED TRUNK
OC = ON-CENTER
RF = REFOLIATED
SP = SPECIMEN MATERIAL
TF = TREE FORM HABIT
TYP = TYPICAL

6 Plant Schedule
SCALE: NOT TO SCALE

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SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

State of South Carolina REGISTERED LANDSCAPE ARCHITECT No. 750 GARY GEORGE COLLINS 11/19/25

STAR GOSPEL MISSION
83, 85, 89, 89.5, 91, 91.5 NASSAU STREET & 474 MEETING STREET
CITY OF CHARLESTON, SOUTH CAROLINA
TMS#459-05-03-053, -054, -055, -071

SW+ PROJECT: 11360
DATE: 4/7/2025
DRAWN BY: JCR
CHECKED BY: WRM

REVISION HISTORY

A	3/17/25
B	8/6/25
C	8/29/25
D	09/22/2025
E	10/3/25
F	10/15/25

PLANT SCHEDULE & DETAILS & NOTES

L4.00

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 230 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306

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PLOTTED:11/19/2025 6:38 PM, BY Jamie Russell P:\ACAD-D-3\11360\CAD Files\Xref\11360 xLandscape.dwg



TREE LEGEND

- GRAND TREE (24"+) - RATED B
- GRAND TREE (24"+) - RATED D
- GRAND TREE (24"+) - RATED F
- PROTECTED TREE (8"+) - RATED B
- PROTECTED TREE (8"+) - RATED D
- PROTECTED TREE (8"+) - UNRATED

**Note:
1) SIZE OF TREE SYMBOL REPRESENT TREE PROTECTION ZONES OF 1-FOOT DIAMETER FOR EACH INCH DBH MEASUREMENT.
2)TREE ASSESSMENT WAS PERFORMED BY MEAD LAND SERVICES ON 5/15/2025.
3) SITE WALK WITH ERIC SCHULTZ WAS PERFORMED ON 7/25/2025.

Know what's Call before you dig.

0 5 10 20
SCALE: 1" = 10'

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SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 28241
4/18/25
WILLIAM R. DEAL

STAR GOSPEL MISSION

83, 85, 89, 89.5, 91, 91.5 NASSAU STREET & 474 MEETING STREET
CITY OF CHARLESTON, SOUTH CAROLINA
TMS#459-05-03-053, -054, -055, -071

SW+ PROJECT:	11360
DATE:	4/7/2025
DRAWN BY:	SWG
CHECKED BY:	AEMR

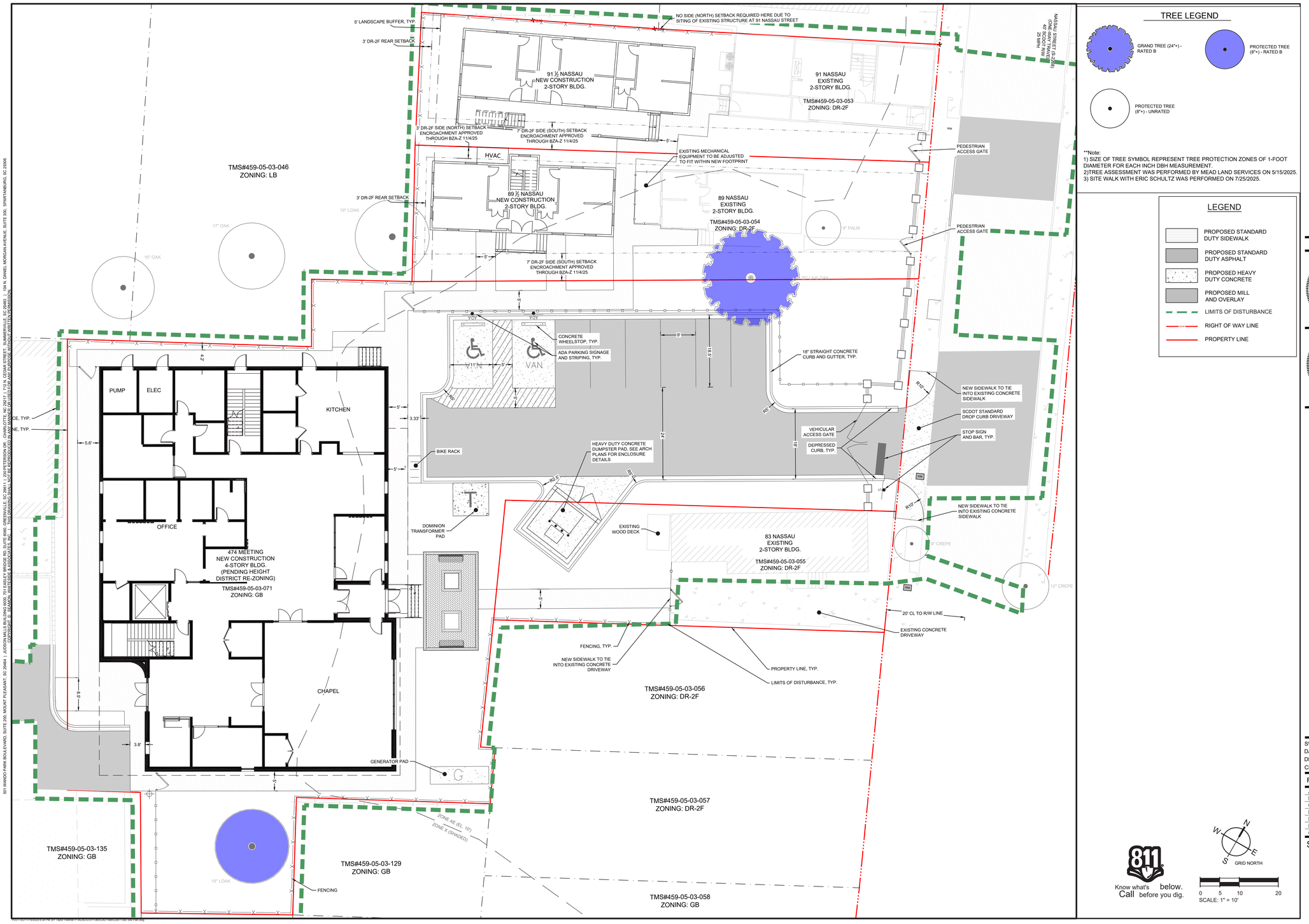
REVISION HISTORY

A	3/17/25
B	8/6/25
C	8/29/25
D	9/22/25
E	10/3/25
F	10/15/25
G	11/24/25

BAR-L
EXISTING
CONDITIONS
EXHIBIT

C2.1

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING XXXII, 191 DEAN E. MACK DR, SUITE 600, GREENVILLE, SC 29611 | 239 PETERSON DR., CHARLOTTE, NC 28217 | 1125 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 305, SPARTANBURG, SC 29306



TREE LEGEND

GRAND TREE (24"+) - RATED B

PROTECTED TREE (8"+) - RATED B

PROTECTED TREE (8"+) - UNRATED

**Note:
1) SIZE OF TREE SYMBOL REPRESENT TREE PROTECTION ZONES OF 1-FOOT DIAMETER FOR EACH INCH DBH MEASUREMENT.
2)TREE ASSESSMENT WAS PERFORMED BY MEAD LAND SERVICES ON 5/15/2025.
3) SITE WALK WITH ERIC SCHULTZ WAS PERFORMED ON 7/25/2025.

LEGEND

- PROPOSED STANDARD DUTY SIDEWALK
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED MILL AND OVERLAY
- LIMITS OF DISTURBANCE
- RIGHT OF WAY LINE
- PROPERTY LINE

Know what's Call before you dig.

GRID NORTH

0 5 10 20
SCALE: 1" = 10'

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GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
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SOUTH CAROLINA — REGISTERED LANDSCAPE ARCHITECT — WILLIAM R. O'NEIL — No. 28241 — 11/6/25

STAR GOSPEL MISSION

83, 89, 89.5, 91, 91.5 NASSAU STREET & 474 MEETING STREET
CITY OF CHARLESTON, SOUTH CAROLINA
TMS#459-05-03-053, -054, -055, -071

SW+ PROJECT:	11360
DATE:	4/7/2025
DRAWN BY:	SWG
CHECKED BY:	AEMR

REVISION HISTORY

A	3/17/25
B	8/6/25
C	8/29/25
D	9/22/25
E	10/3/25
F	10/15/25
G	11/24/25

SITE PLAN

C4.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JACKSON MILLS BUILDING 1000, 700 CAMDEN BRIDGE RD, SUITE 6000, GREENVILLE, SC 29601 | 200 PETERSON DR., CHARLOTTE, NC 28217 | 312 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 154 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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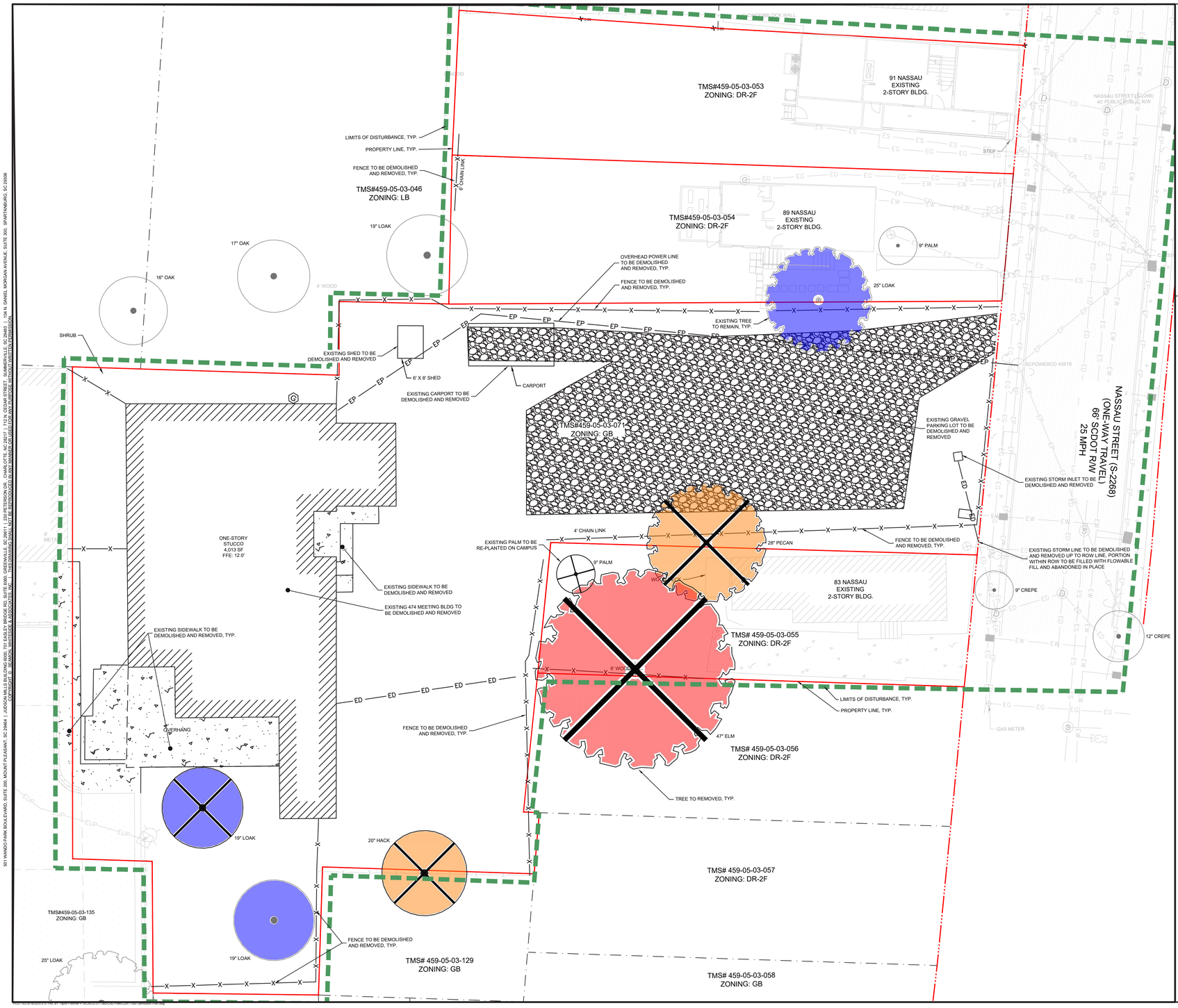

TREE LEGEND

- GRAND TREE (24"+) TO REMAIN - RATED B
- GRAND TREE (24"+) FOR REMOVAL - RATED D
- GRAND TREE (24"+) FOR REMOVAL - RATED F
- PROTECTED TREE TO REMAIN (8"+) - RATED B
- PROTECTED TREE (8"+) FOR REMOVAL - RATED D
- PROTECTED TREE (8"+) FOR REMOVAL - RATED B
- PROTECTED TREE (8"+) FOR REMOVAL - UNRATED
- PROTECTED TREE (8"+) TO REMAIN - UNRATED

**Note:
1) SIZE OF TREE SYMBOL REPRESENT TREE PROTECTION ZONES OF 1-FOOT DIAMETER FOR EACH INCH DBH MEASUREMENT.
2)TREE ASSESSMENT WAS PERFORMED BY MEAD LAND SERVICES ON 5/15/2025.
3) SITE WALK WITH ERIC SCHULTZ WAS PERFORMED ON 7/25/2025.

Know what's **Call** before you dig. **811**

0 5 10 20
SCALE: 1" = 10'

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SOUTH CAROLINA — PROFESSIONAL ENGINEER — No. 28241 — 4/8/25 — WILLIAM R. O'NEAL

STAR GOSPEL MISSION

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CITY OF CHARLESTON, SOUTH CAROLINA
TMS#459-05-03-053, -054, -055, -071

SW+ PROJECT:	11360
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CHECKED BY:	AEMR

REVISION HISTORY

A	3/17/25
B	8/6/25
C	8/29/25
D	9/22/25
E	10/3/25
F	10/15/25
G	11/24/25

DEMOLITION PLAN

C3.0

50 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JORDAN MILS BIM (PAC 6009, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | JORDAN.PETERSON@PAC-6009.COM | 704.578.1
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SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

Board of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 750
9/9/25
GEORGE COLLINS
REGISTRY

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CITY OF CHARLESTON, SOUTH CAROLINA
TMS#459-05-03-053, -054, -055, -071

SW+ PROJECT:	11360
DATE:	4/7/2025
DRAWN BY:	JCR
CHECKED BY:	WRM

REVISION HISTORY

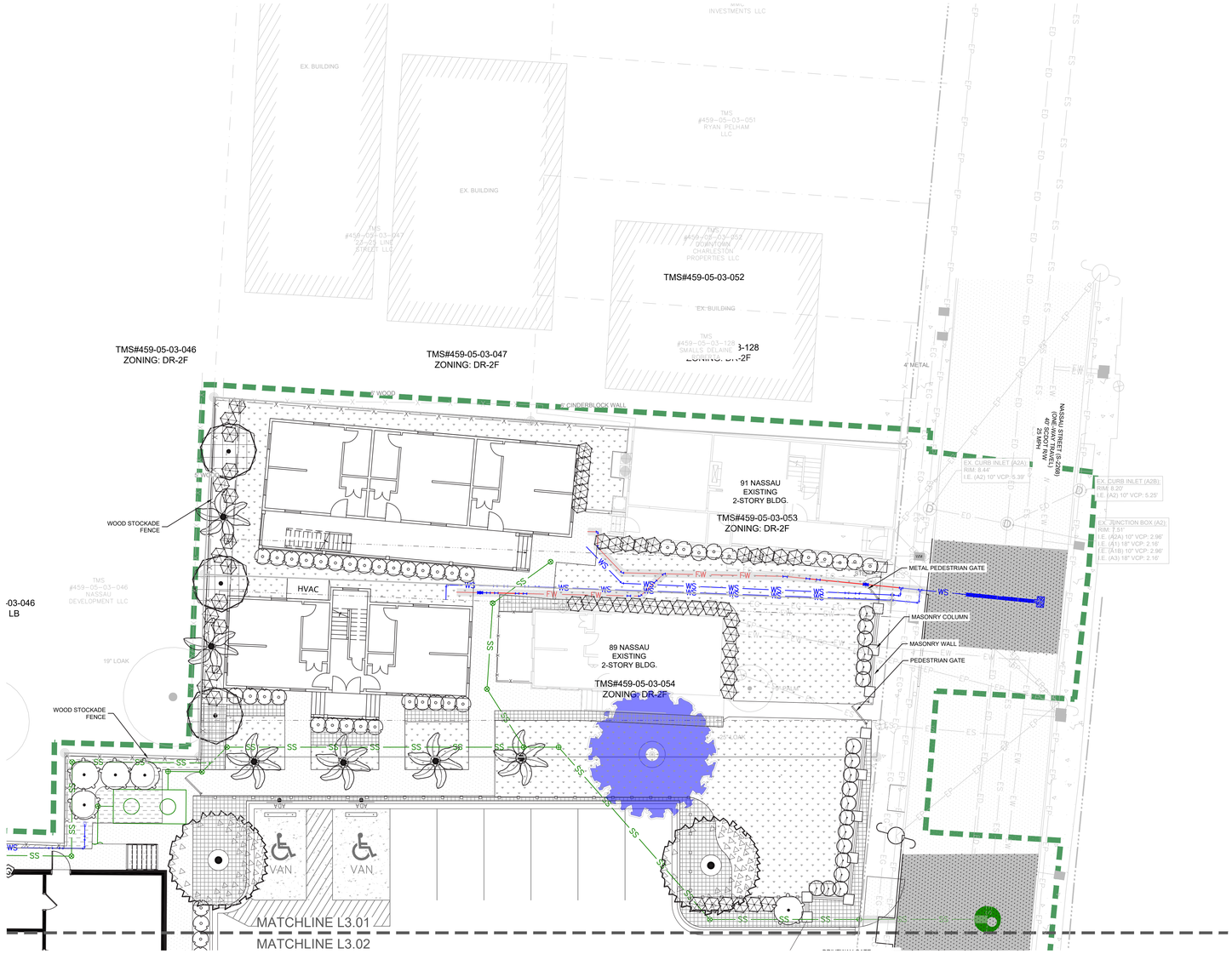
D. 09/22/2025

OVERALL LANDCAPE PLAN

L3.00

N
W
E
S
0 10 20 40
SCALE: 1" = 20'

811
Know what's Call before you dig.



PLANT SCHEDULE FOR SHEET L3.01

2025-11-19 18:13

PLANT SCHEDULE SHEET L3.01			
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
CANOPY TREES			
	QUHR	2	QUERCUS VIRGINIANA `HIGH RISE` / HIGH RISE LIVE OAK
PALM TREES			
	SABP	6	SABAL PALMETTO / CABBAGE PALMETTO
UNDERSTORY TREES			
	ILAS	3	ILEX X ATTENUATA `SAVANNAH` / SAVANNAH HOLLY
SHRUBS			
	AZAE	41	RHODODENDRON 'ENCORE' / ENCORE® AZALEA
	CJNP	5	CAMELLIA JAPONICA 'NUCCIO'S PEARL' / NUCCIO'S PEARL CAMELLIA
	PITL	57	PITTOSPORUM TOBIRA 'CNI THREE' / MOJO® JAPANESE PITTOSPORUM
	PODM-6	19	PODOCARPUS MACROPHYLLUS `MAKI` / MAKI YEW PODOCARPUS
GROUND COVERS			
	ASPE	25	ASPIDISTRA ELATIOR / CAST IRON PLANT
	LMBB	218	LIRIOPE MUSCARI `BIG BLUE` / BIG BLUE LILYTURF
	TRAS	83	TRACHELOSPERMUM ASIATICUM / STAR JASMINE
SOD/SEED			
	SODT	3,357 SF	CYNODON DACTYLON `TIFTUF` / TIFTUF BERMUDA GRASS

0 5 10 20
SCALE: 1" = 10'

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SUMMERVILLE, SC 843.972.0710
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Board of South Carolina — No. 750 — 9/9/25 — REGISTERED LANDSCAPE ARCHITECT — GEORGE COLLINS

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CITY OF CHARLESTON, SOUTH CAROLINA
TMS#459-05-03-053, -054, -055, -071

SW+ PROJECT:	11360
DATE:	4/7/2025
DRAWN BY:	JCR
CHECKED BY:	WRM

REVISION HISTORY

D. 09/22/2025

LANDCAPE PLAN

L3.01

501 WINDSOR PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JASON MILLS BUILDING 000, 721 EASLEY BRIDGE RD, SUITE 000, GREENVILLE, SC 29611 | 210 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306

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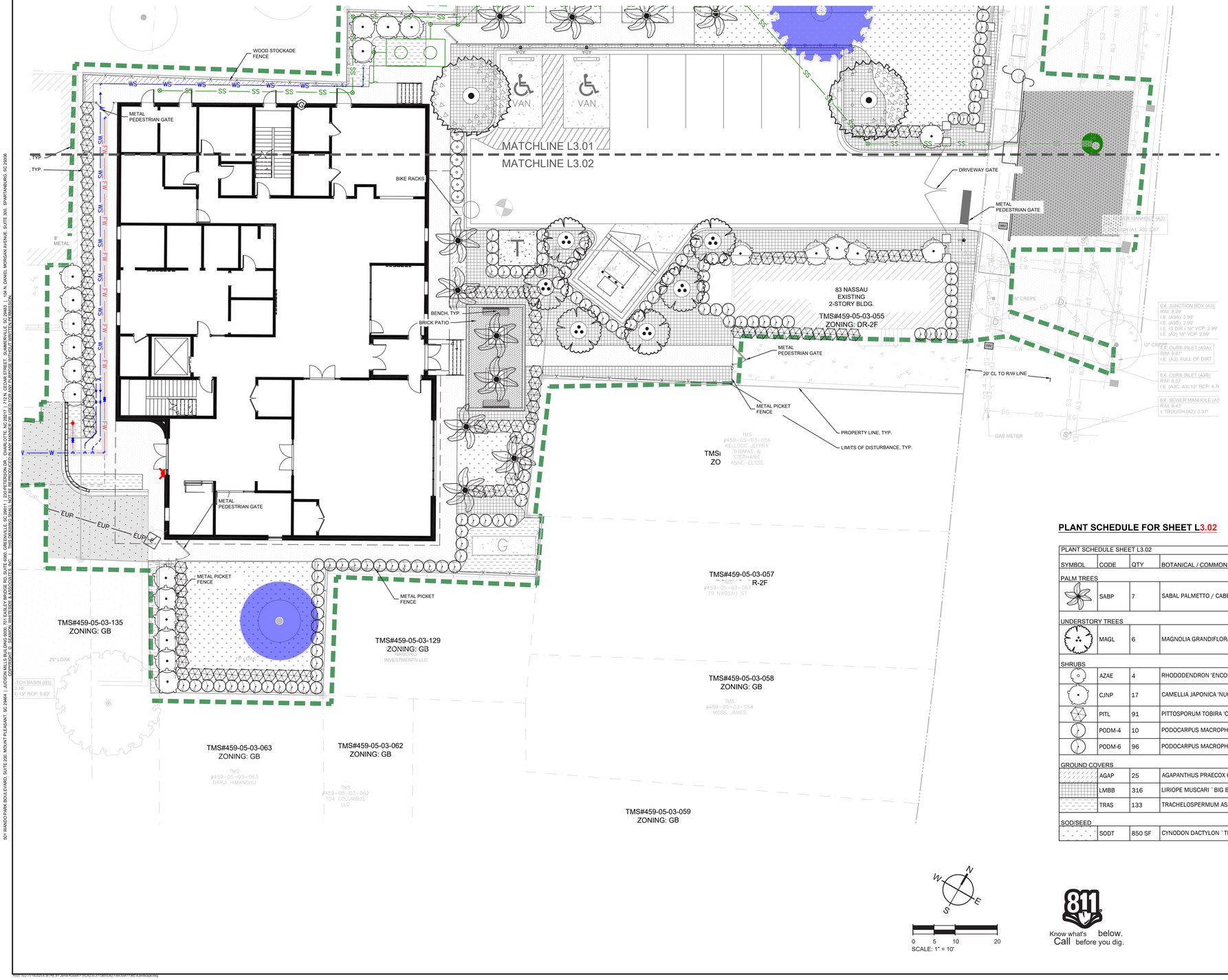
PLOT: TUE 11/18/2025 8:38 PM, BY: Jamie Russell P:\ACAD\11360\CAD Files\Xref\11360 xLandscape.dwg



PLANT SCHEDULE FOR SHEET L3.02

2025-11-19 18:13

PLANT SCHEDULE SHEET L3.02			
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
PALM TREES			
	SABP	7	SABAL PALMETTO / CABBAGE PALMETTO
UNDERSTORY TREES			
	MAGL	6	MAGNOLIA GRANDIFLORA `LITTLE GEM` / DWARF SOUTHERN MAGNOLIA
SHRUBS			
	AZAE	4	RHODODENDRON 'ENCORE' / ENCORE® AZALEA
	CJNP	17	CAMELLIA JAPONICA 'NUCCIO'S PEARL' / NUCCIO'S PEARL CAMELLIA
	PITL	91	PITTOSPORUM TOBIRA 'CNI THREE' / MOJO® JAPANESE PITTOSPORUM
	PODM-4	10	PODOCARPUS MACROPHYLLUS `MAKI` / MAKI YEW PODOCARPUS
	PODM-6	96	PODOCARPUS MACROPHYLLUS `MAKI` / MAKI YEW PODOCARPUS
GROUND COVERS			
	AGAP	25	AGAPANTHUS PRAECOX ORIENTALIS 'PMNO6' / QUEEN MUM™ AFRICAN LILY
	LMBB	316	LIRIOPE MUSCARI `BIG BLUE` / BIG BLUE LILYTURF
	TRAS	133	TRACHELOSPERMUM ASIATICUM / STAR JASMINE
SOD/SEED			
	SODT	850 SF	CYNODON DACTYLON `TIFTUF` / TIFTUF BERMUDA GRASS

0 5 10 20
SCALE: 1" = 10'

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Board of South Carolina — REGISTERED LANDSCAPE ARCHITECT — No. 750 — 9/9/25 — GEORGE COLLINS

STAR GOSPEL MISSION

83, 85, 89, 89.5, 91, 91.5 NASSAU STREET & 474 MEETING STREET
CITY OF CHARLESTON, SOUTH CAROLINA
TMS#459-05-03-053, -054, -055, -071

SW+ PROJECT: 11360
DATE: 4/7/2025
DRAWN BY: JCR
CHECKED BY: WRM

REVISION HISTORY

0. 09/22/2025

LANDCAPE PLAN

L3.02

501 WINDSOR PARK ROLE EVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 GALLIVANTS FERRY ROAD, SUITE 6000, GREENVILLE, SC 29611 | 1 250 PETERSON DR., CHARLOTTE, NC 28217 | 312 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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P:\21-150-11\100225 9:38 PM, BY Jamie Rickard P:\ACAD\21-511\800CAD Files\800-11\800 Landscape.dwg

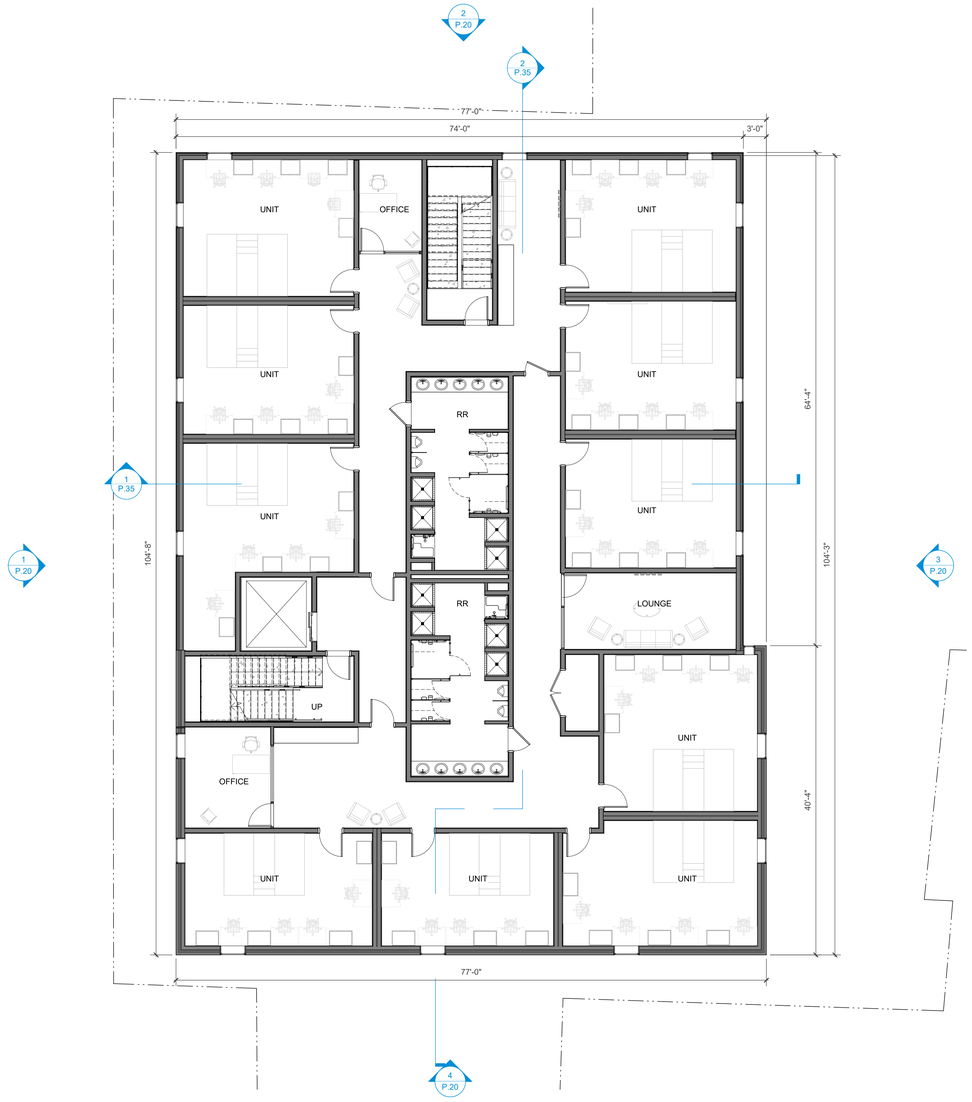


1 **LEVEL 1**

1/8" = 1'-0"

8 6 4 2 0 8 16

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

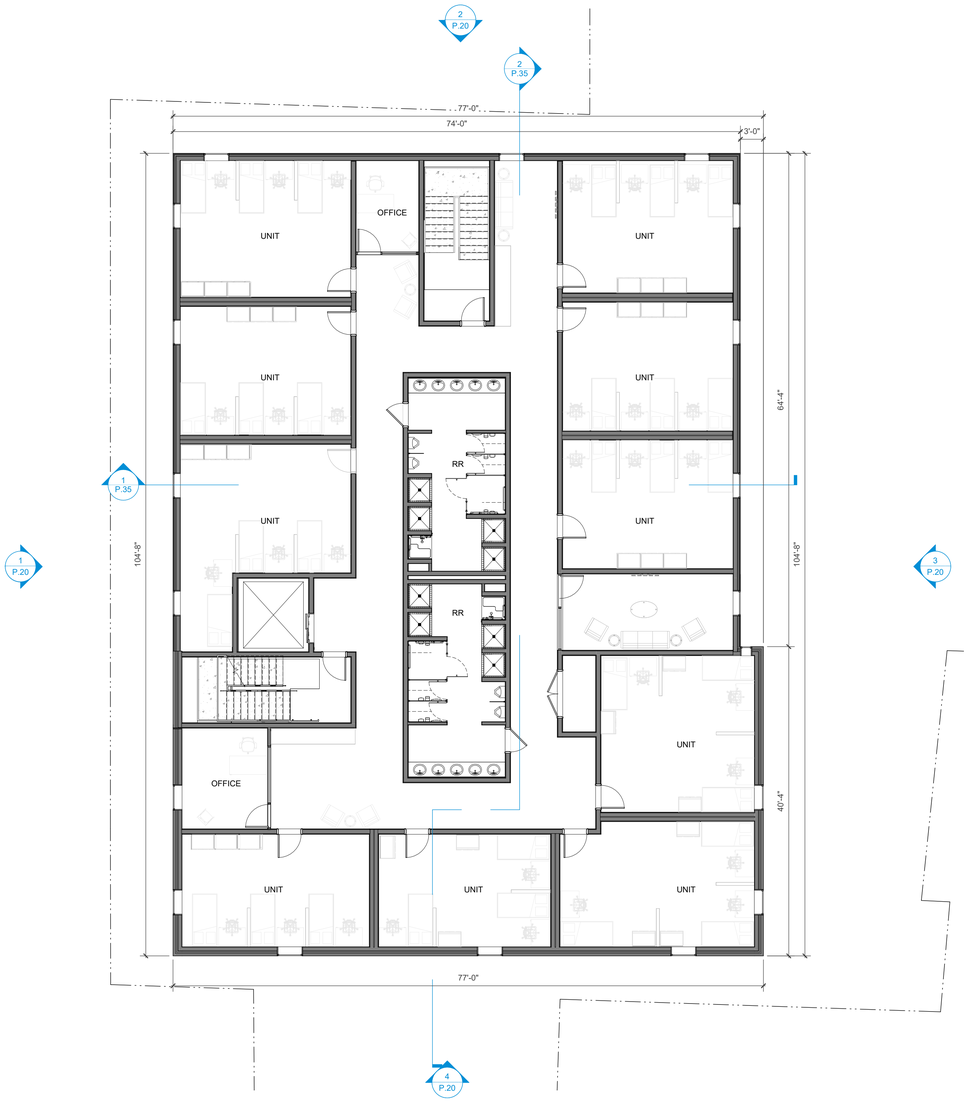


2 **LEVEL 2**

1/8" = 1'-0"

8 6 4 2 0 8 16

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



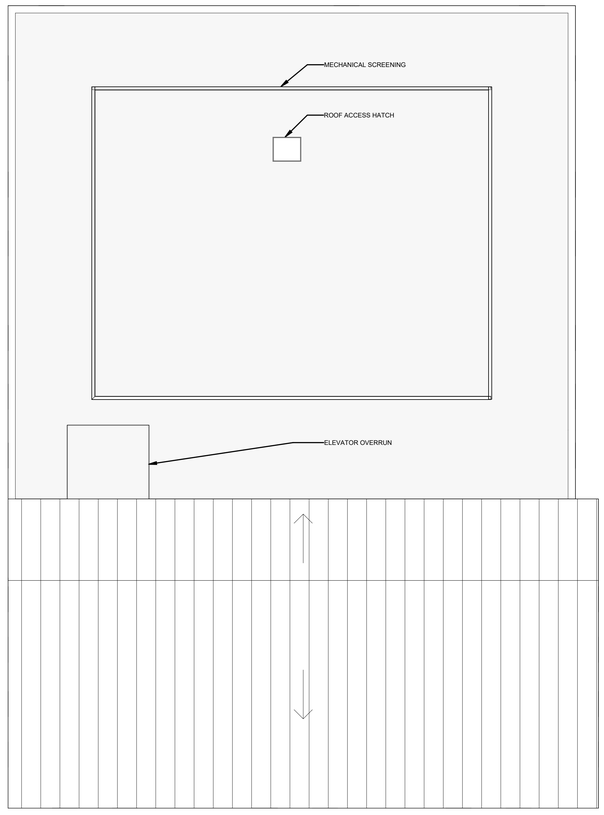
1 **LEVEL 3**
1/8" = 1'-0"

8 6 4 2 0 8 16
SCALE: 1/8"=1'-0"



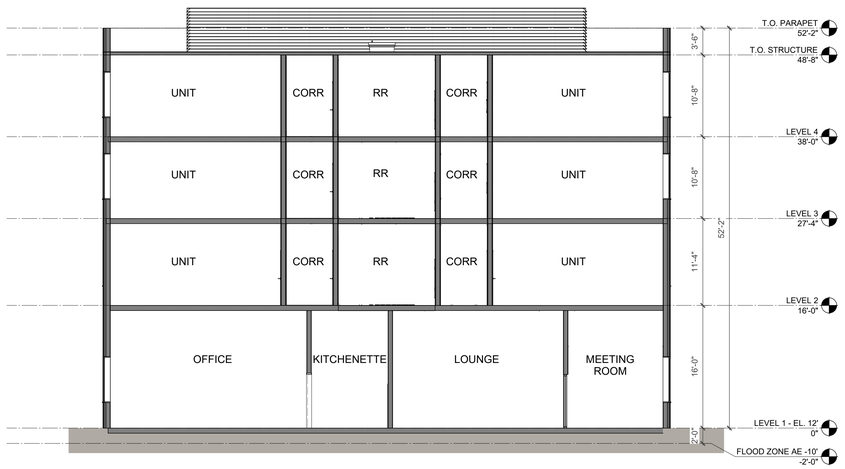
2 **LEVEL 4**
1/8" = 1'-0"

8 6 4 2 0 8 16
SCALE: 1/8"=1'-0"



1 **ROOF PLAN**
1/8" = 1'-0"

8 6 4 2 0 8 16
SCALE: 1/8"=1'-0"

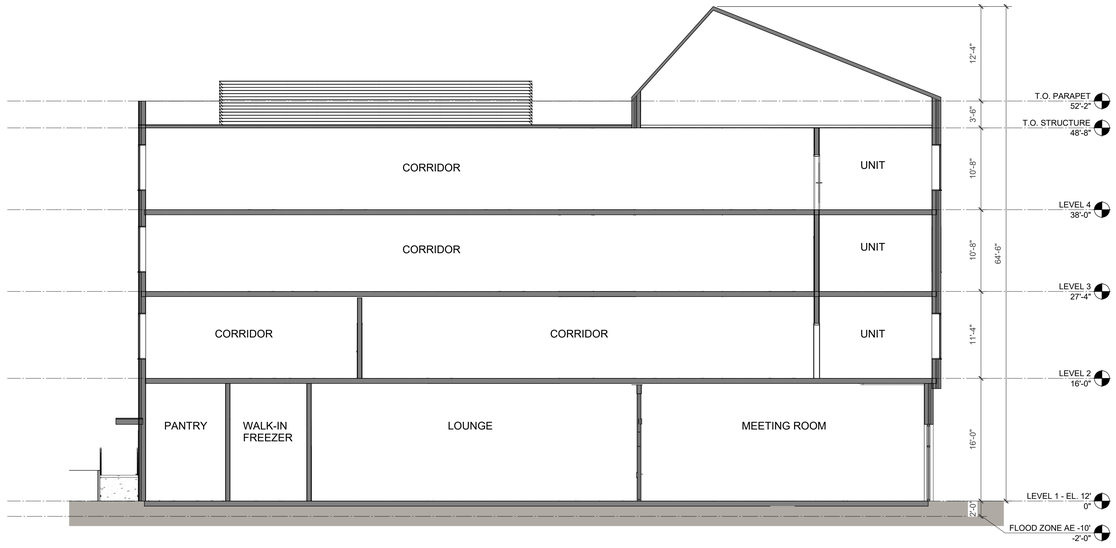


1 EAST-WEST BUILDING SECTION

1/8" = 1'-0"

8 6 4 2 0 8 16

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



2 NORTH-SOUTH BUILDING SECTION

1/8" = 1'-0"

8 6 4 2 0 8 16

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

END

Agenda Item #4

162 Ashley Avenue

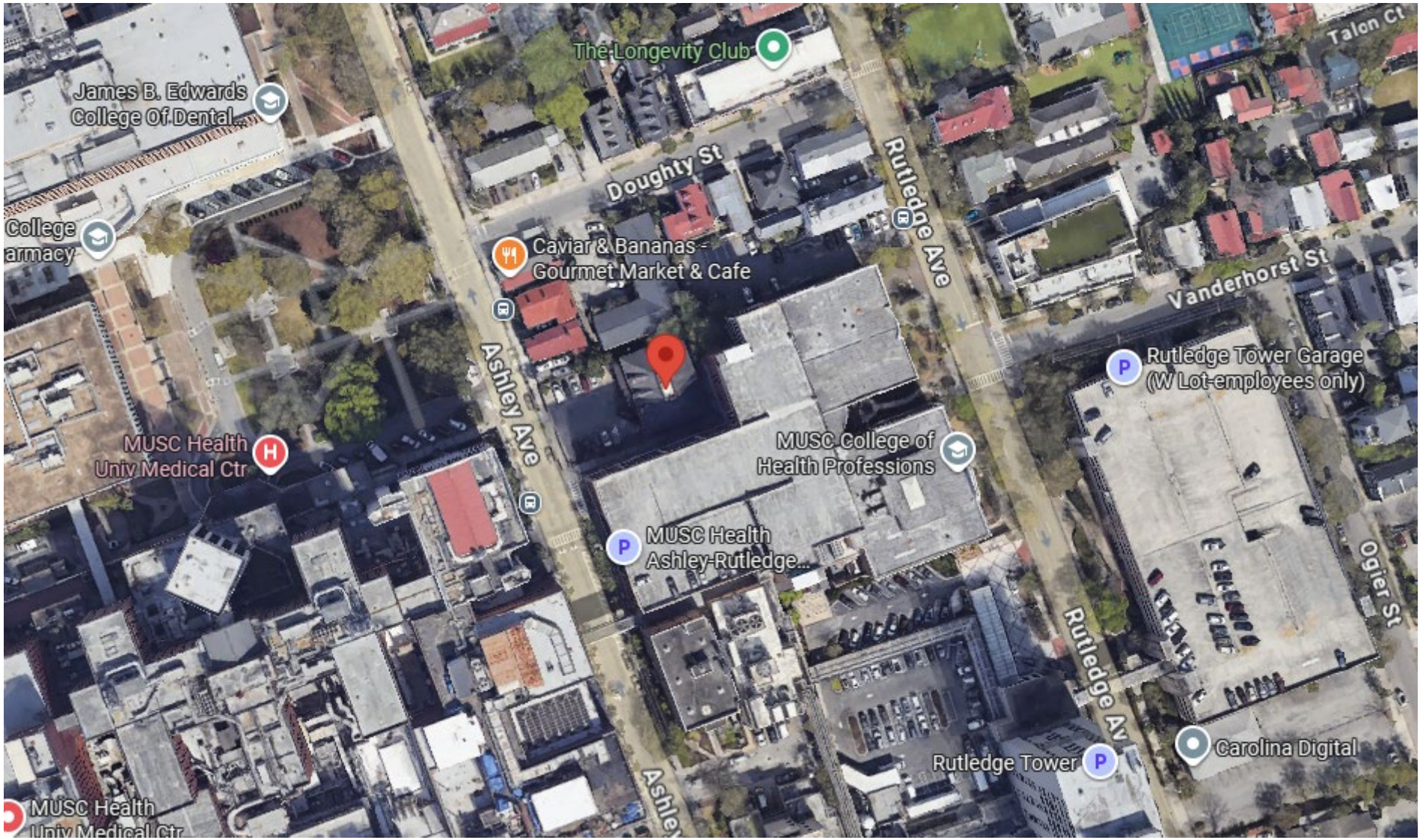
BAR2025-002334 | TMS# 460-15-04-061

Medical Complex | Council District 6 | New Construction

Height District 85/30 | Old City District

Requesting Preliminary Approval of an apartment building with ground-level retail.

Agenda Item #4



Agenda Item #4

Applicant's Presentation

162 ASHLEY AVE

CHARLESTON, SOUTH CAROLINA

PRELIMINARY BAR SUBMISSION

SUBMISSION DATE: DECEMBER 29, 2025
MEETING DATE: JANUARY 14, 2026

ARCHITECT

LS3P
Jeffrey Rengering
843.958.5413
jeffreyrengering@ls3p.com

LANDSCAPE ARCHITECT

Seamon Whiteside
Paul Peeples
ppeeples@seamonwhiteside.com

PREVIOUS REVIEWS

Sketch Plan Wednesday	11/20/2024
Conceptual BAR	02/12/2025
Conceptual BAR II	04/09/2025
TRC 1	04/24/2025
Conceptual BAR III	05/14/2025
TRC 2	10/16/2025

ZONING COMPLIANCE

The proposed design is Zoning compliant and does not require any Variances or Special Exceptions. The project has had a Sketch Plan Review on Wednesday, 11/20/2024.

DRAWING SHEET INDEX

P.02 *BAR COMMENTS*
P.03 *PERSPECTIVE COMPARISON: VIEW FROM MUSC HORSESHOE LAWN*
P.04 *PERSPECTIVE: VIEW FROM MUSC HORSESHOE LAWN*
P.05 *PERSPECTIVE COMPARISON: VIEW FROM MUSC HORSESHOE CORNER*
P.06 *PERSPECTIVE: VIEW FROM MUSC HORSESHOE CORNER*
P.07 *PERSPECTIVE COMPARISON: VIEW FROM ASHLEY AVENUE*
P.08 *PERSPECTIVE: VIEW FROM ASHLEY AVENUE*
P.09 *PERSPECTIVE COMPARISON: VIEW FROM EYE INSTITUTE*
P.10 *PERSPECTIVE: VIEW FROM EYE INSTITUTE*
P.11 *PERSPECTIVE COMPARISON: VIEW FROM DOUGHTY STREET*
P.12 *PERSPECTIVE: VIEW FROM DOUGHTY STREET*
P.13 *LANDSCAPE SITE PLAN*
P.14 *ELEVATION COMPARISON: NORTH/WEST*
P.15 *ELEVATION: NORTH/WEST*
P.16 *ELEVATION COMPARISON: SOUTH/EAST*
P.17 *ELEVATION: SOUTH/EAST*
P.18 *BUILDING SECTION COMPARISON*
P.19 *BUILDING SECTION COMPARISON*
P.20 *ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS*
P.21 *ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS*
P.22 *ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS*
P.23 *ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS*
P.24 *ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS*
P.25 *ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS*
P.26 *ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS*
P.27 *ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS*
P.28 *ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS*
P.29 *ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS*
P.30 *ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS*
P.31 *ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS*
P.32 *ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS*
P.33 *ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS*
P.34 *ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS*
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P.36 *PLAN COMPARISON: GROUND LEVEL*
P.37 *PLAN COMPARISON: GROUND LEVEL*
P.38 *PLAN COMPARISON: LEVEL 02*
P.39 *PLAN COMPARISON: UPPER LEVELS*
P.40 *PLAN COMPARISON: LEVEL 07*
P.41 *PLAN COMPARISON: ROOF*

APPENDIX

P.43 *EAST STREETSCAPE COMPARISON*
P.44 *WEST STREETSCAPE COMPARISON*
P.45 *SITE MAP*
P.46 *SITE PHOTOS*
P.47 *SITE SURVEY*

APPENDIX DRAWINGS - SEE SET

WHITE LION CAPITAL | LS3P

STAFF COMMENTS

1. Study an increase in the change in depth that occurs on the North elevation at material transitions.

2. Explore other higher-end and more contemporary materials as an alternative to fiber cement siding - such as nickel or channel gap - and provide samples at review.

BOARD COMMENTS

1. Explore a more volumetric shift at siding material and building component transitions as opposed to the current surface-level shifts.

2. Explore other, more context-sensitive materials as an alternative to fiber cement siding.



CONCEPTUAL BAR - APPROVED

COMMENTS

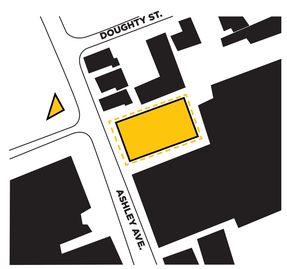
- **VOLUMETRIC SHIFT** - Explore a more volumetric shift at siding material and building component transitions as opposed to the current surface-level shifts.
- **MATERIAL** - Explore other, more context-sensitive materials as an alternative to fiber cement siding.



PRELIMINARY BAR - PROPOSED

RESPONSES

- **VOLUMETRIC SHIFT** - While we understand why additional depth may be desired, there are multiple factors that would make it prohibitive for this portion of the facade. As shown, the metal panel facade is offset 6” from the channel gap finish. Also, we have contrasted the lighter metal panel with the darker channel gap to accentuate this dimensional change.
- **MATERIAL** - The Charleston Green fiber cement board that was previously suggested has been substituted with painted 5/8” channel gap siding. This is a more contextually sensitive and recognizable material which will signify a transition between the different typologies, while maintaining the building’s modern design.







CONCEPTUAL BAR - APPROVED

COMMENTS

- **VOLUMETRIC SHIFT** - Explore a more volumetric shift at siding material and building component transitions as opposed to the current surface-level shifts.
- **MATERIAL** - Explore other, more context-sensitive materials as an alternative to fiber cement siding.



PRELIMINARY BAR - PROPOSED

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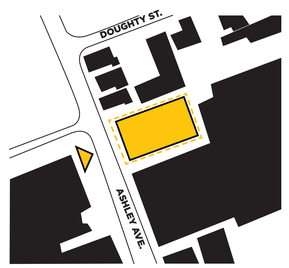



RESIDEN
RETAIL



CONCEPTUAL BAR - APPROVED

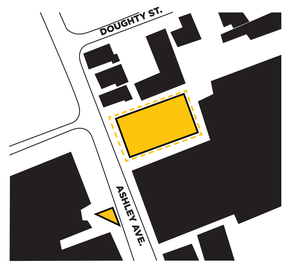
COMMENTS

- **MATERIAL** - Explore other, more context-sensitive materials as an alternative to fiber cement siding.



PRELIMINARY BAR - PROPOSED

- **MATERIAL** - The Charleston Green fiber cement board that was previously suggested has been substituted with painted 5/8" channel gap siding. This is a more contextually sensitive and recognizable material which will signify a transition between the different typologies, while maintaining the building's modern design.







CONCEPTUAL BAR - APPROVED

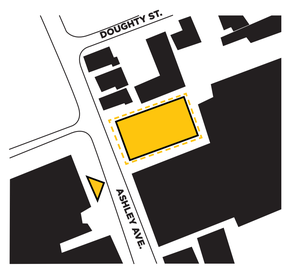
COMMENTS

- **MATERIAL** - Explore other, more context-sensitive materials as an alternative to fiber cement siding.



PRELIMINARY BAR - PROPOSED

- **MATERIAL** - The Charleston Green fiber cement board that was previously suggested has been substituted with painted 5/8" channel gap siding. This is a more contextually sensitive and recognizable material which will signify a transition between the different typologies, while maintaining the building's modern design.







CONCEPTUAL BAR - APPROVED

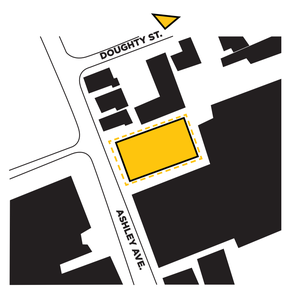
COMMENTS

- **VOLUMETRIC SHIFT** - Explore a more volumetric shift at siding material and building component transitions as opposed to the current surface-level shifts.
- **MATERIAL** - Explore other, more context-sensitive materials as an alternative to fiber cement siding.

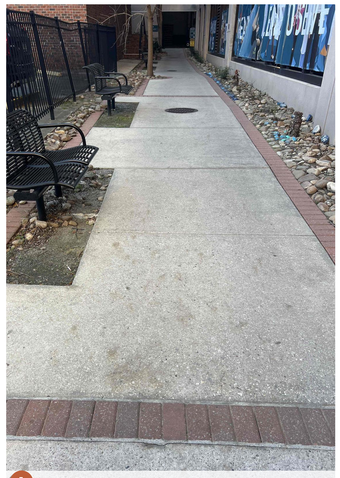


RELIMINARY BAR - PROPOSED

- **VOLUMETRIC SHIFT** - While we understand why additional depth may be desired, there are multiple factors that make it prohibitive for this portion of the facade. As shown, the metal panel facade is offset 6” from the channel gap finish. Also, we have contrasted the lighter metal panel with the darker channel gap to accentuate this dimensional change.
- **MATERIAL** - The Charleston Green fiber cement board that was previously suggested has been substituted with painted 5/8” channel gap siding. This is a more contextually sensitive and recognizable material which will signify a transition between the different typologies, while maintaining the building’s modern design.



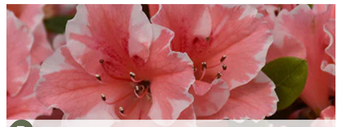




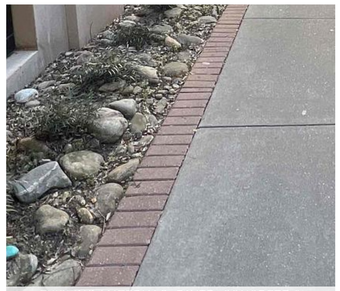
A EXISTING ALLEY



A SABAL PALMETTO



B ENCORE AZALEA



B EXISTING MATERIALS: PAVER, CONCRETE & RIVER ROCK



C PODOCARPUS



D FARFUGIUM



C GRANITE GRAVEL



E AUTUMN FERN



F CAST IRON PLANT



D TABBY FINISHED CONCRETE



G STAR JASMINE



0' 5' 10' 20'
SCALE: 1" = 10'

CONCEPTUAL BAR - APPROVED

PRELIMINARY BAR - PROPOSED



A1 NORTH ELEVATION
1/8" = 1'-0"



A2 WEST ELEVATION (ASHLEY AVE)
1/8" = 1'-0"



B1 NORTH ELEVATION
1/8" = 1'-0"



B4 WEST ELEVATION
1/8" = 1'-0"

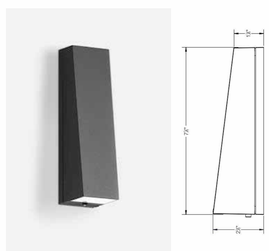


B1 NORTH ELEVATION
1/8" = 1'-0"



B4 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR LIGHTING



X1 - BEGA WALL LUMINAIRE 33 514
FINISH 4: BLACK

EXTERIOR MATERIAL LEGEND

	BASE MATERIAL	FINISH / COLOR	NOTES
DIVISION 5 - METALS			
HANDRAIL	STEEL BALASTERS / STAINLESS STEEL CABLE RAIL	PAINTED	
DIVISION 7 - THERMAL & MOISTURE PROTECTION			
W11	MASONRY BRICK	WHITE, STANDARD SIZE	RUNNING BOND
W11A	MASONRY BRICK		RUNNING BOND W/ REVEAL
W12	MASONRY BRICK		RUNNING BOND W/ REVEAL
W13	MASONRY BRICK		RUNNING BOND
W21	METAL PANEL		B.O.D. MORIN PULSE SERIES PANEL TYPE - P-3
W24/W24A	METAL PANEL		B.O.D. MORIN PULSE SERIES PANEL TYPE - P-1
W34/W34A	CHANNEL GAP SIDING	PAINTED SEE FINISH BOARD FOR COLOR	
SOFFIT PANEL	WOOD-LOOK METAL SIDING		B.O.D. LONGBOARD 6" V-GROOVE PLANK

	BASE MATERIAL	FINISH / COLOR	NOTES
DIVISION 8 - OPENINGS			
ALUM. STOREFRONT + DOOR	ALUMINUM	KYNAR PAINTED FINISH	
HOLLOW METAL DOORS	STEEL	PAINTED TO MATCH FIELD COLOR	
DIVISION 9 - FINISHES			
EXPOSED STRUCTURAL STEEL	STEEL	HIGH PERFORMANCE PAINT FINISH	WELDS GROUND SMOOTH & INDISTINGUISHABLE

ELEVATION SHEET NOTES

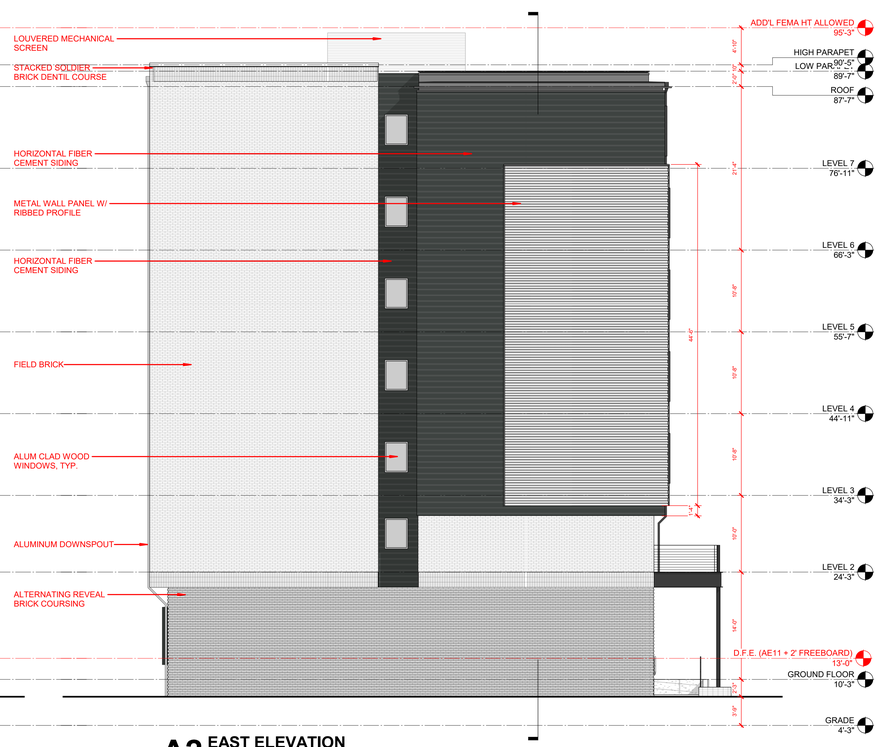
#	NOTE
1	SOLDIER COURSE, SEE SECTION DETAILS. MATCH W11 BRICK COLOR.
2	FIBER CEMENT PANEL, MATCH W34 COLOR
3	CONTROL JOINT UP TO B.O. BELT COURSE. ALIGN W/ ADJACENT OPENING OR SEE ELEV FOR LOCATING DIMENSION
4	CONTROL JOINT FROM B.O.BELT COURSE TO T.O. BRICK. ALIGN W/ ADJACENT OPENING OR SEE ELEV FOR LOCATING DIMENSION
5	CONTROL JOINT UP TO T.O. BRICK. ALIGN W/ ADJACENT OPENING OR SEE ELEV FOR LOCATING DIMENSION

CONCEPTUAL BAR - APPROVED

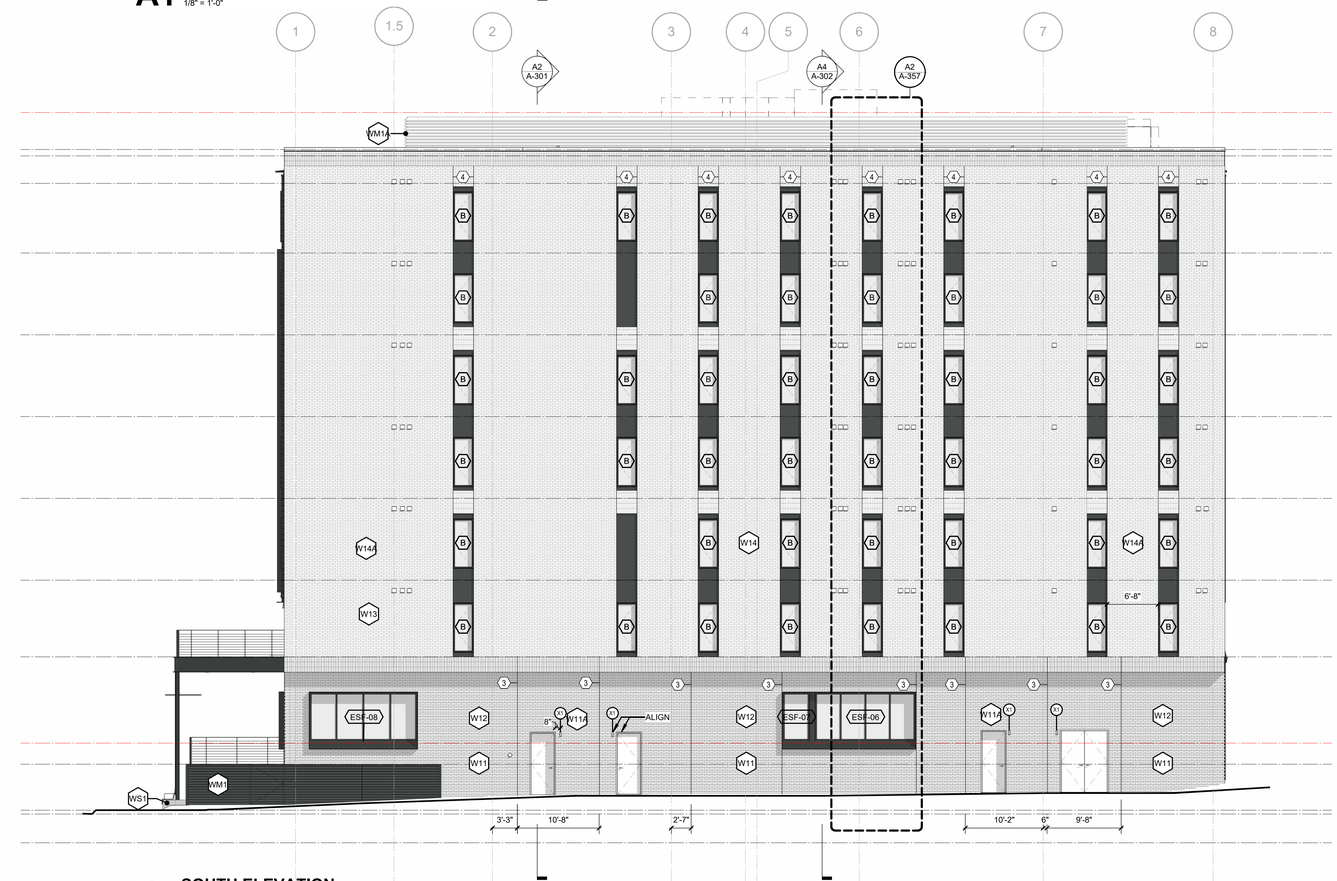
PRELIMINARY BAR - PROPOSED



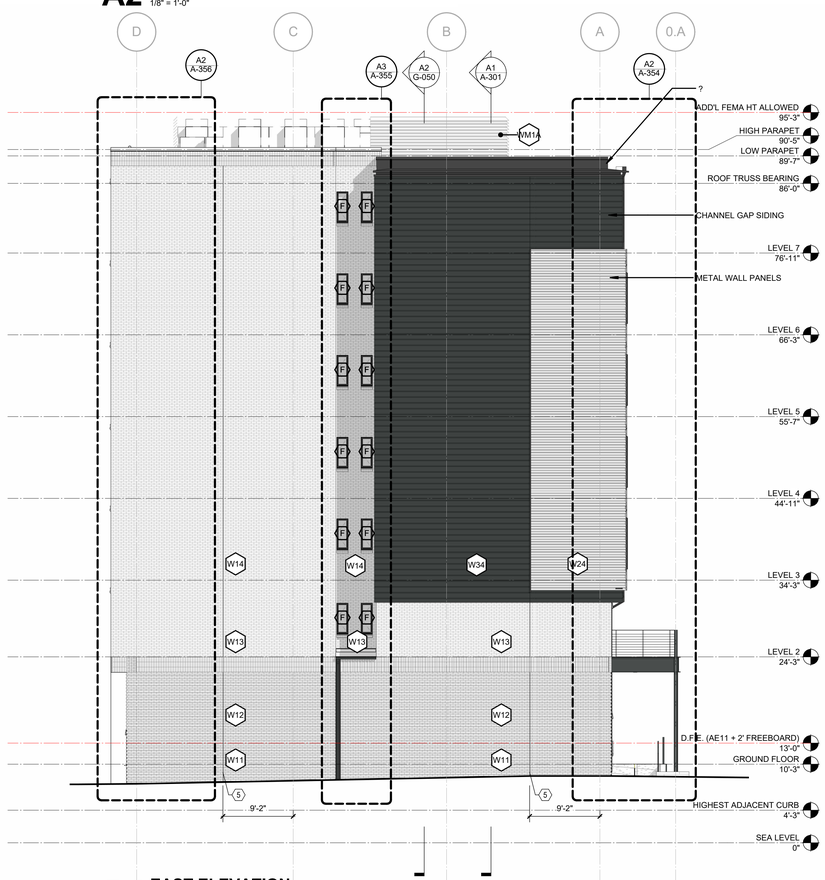
A1 SOUTH ELEVATION
1/8" = 1'-0"



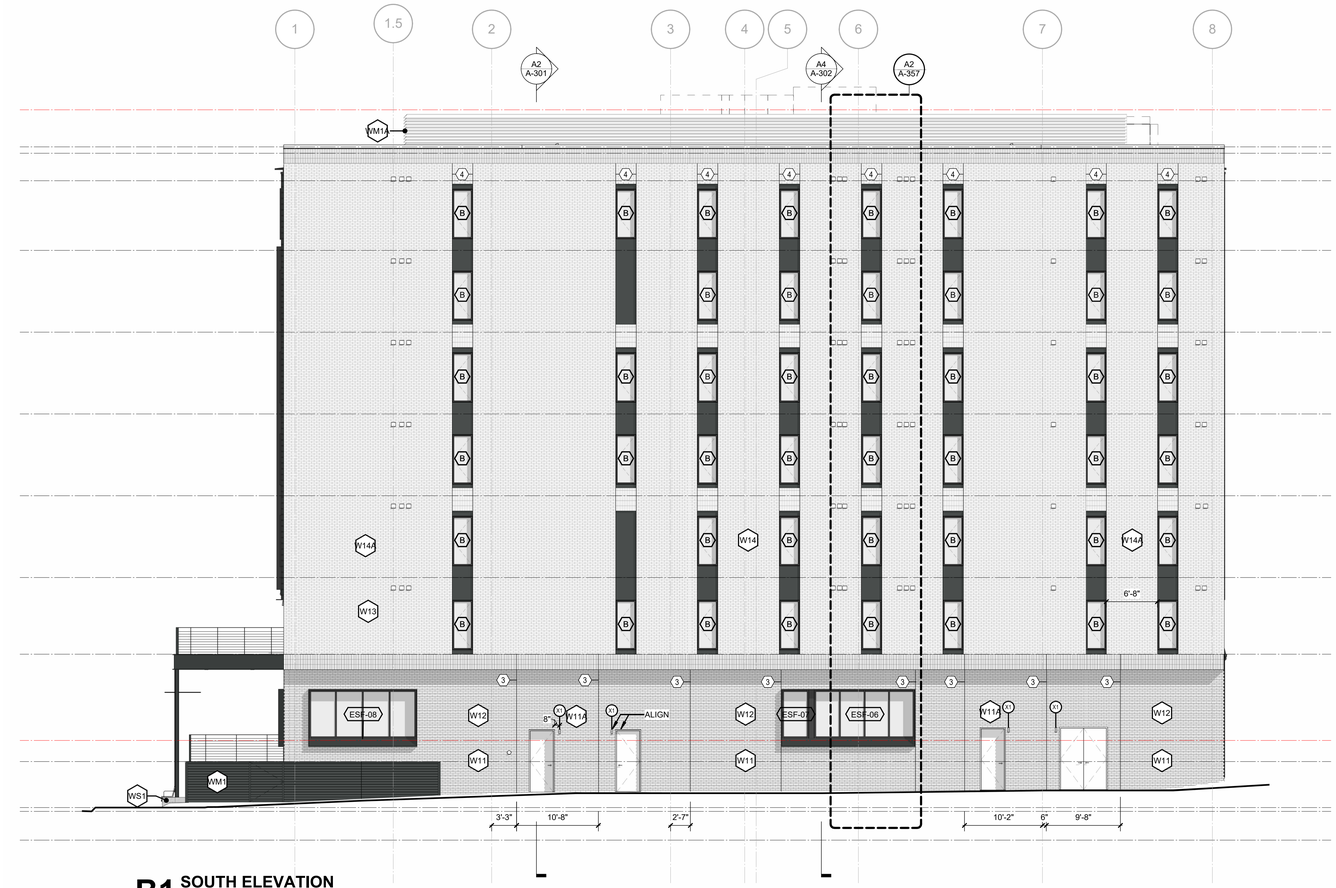
A2 EAST ELEVATION
1/8" = 1'-0"



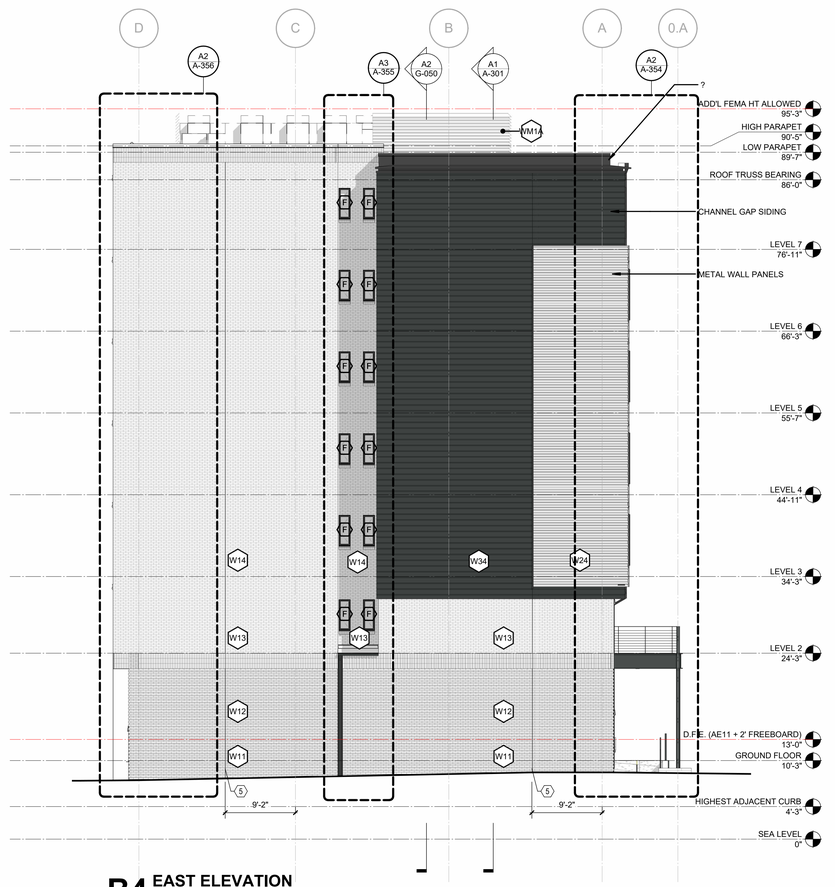
B1 SOUTH ELEVATION
1/8" = 1'-0"



B4 EAST ELEVATION
1/8" = 1'-0"

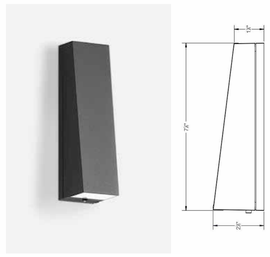


B1 SOUTH ELEVATION
1/8" = 1'-0"



B4 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND



	BASE MATERIAL	FINISH / COLOR	NOTES
DIVISION 5 - METALS			
HANDRAIL	STEEL BALASTERS / STAINLESS STEEL CABLE RAIL	PAINTED	
DIVISION 7 - THERMAL & MOISTURE PROTECTION			
W11	MASONRY BRICK	WHITE, STANDARD SIZE	RUNNING BOND
W11A	MASONRY BRICK		RUNNING BOND W/ REVEAL
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W21	METAL PANEL		B.O.D. MORIN PULSE SERIES PANEL TYPE - P-3
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ALUM. STOREFRONT + DOOR	ALUMINUM	KYNAR PAINTED FINISH	
HOLLOW METAL DOORS	STEEL	PAINTED TO MATCH FIELD COLOR	
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EXPOSED STRUCTURAL STEEL	STEEL	HIGH PERFORMANCE PAINT FINISH	WELDS GROUND SMOOTH & INDISTINGUISHABLE

ELEVATION SHEET NOTES

#	NOTE
1	SOLDIER COURSE. SEE SECTION DETAILS. MATCH W11 BRICK COLOR.
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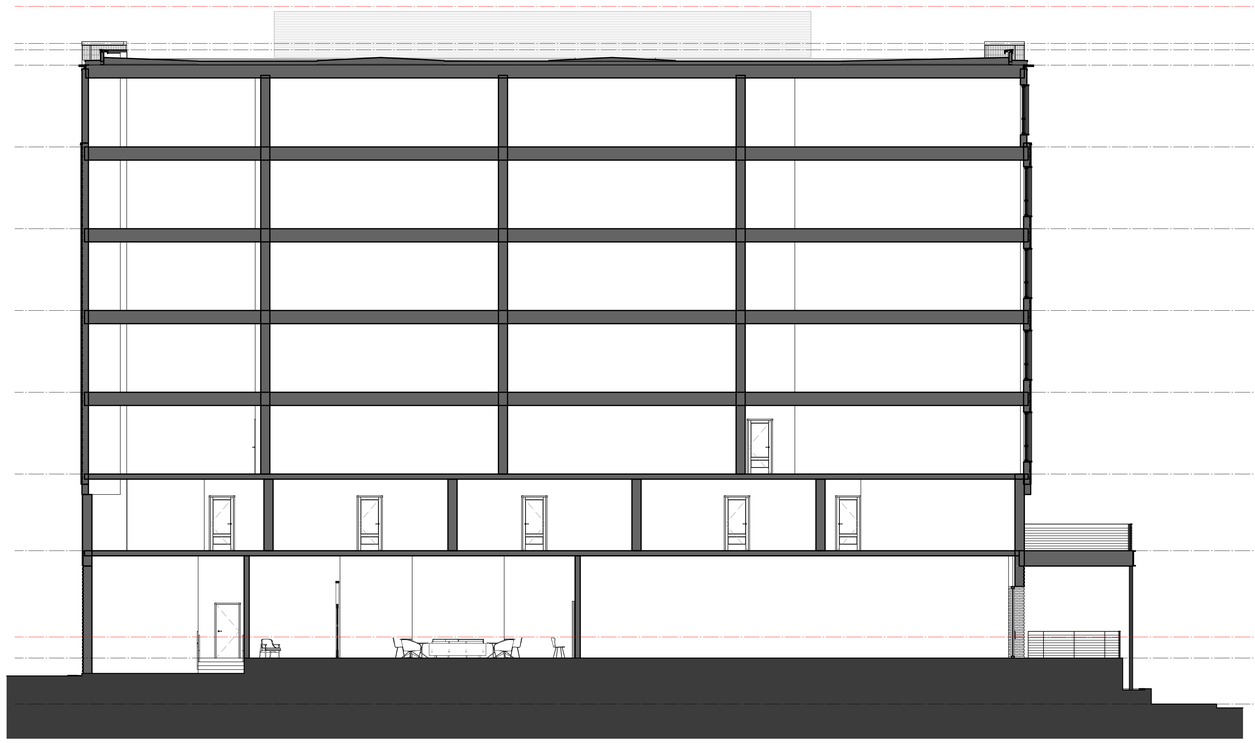
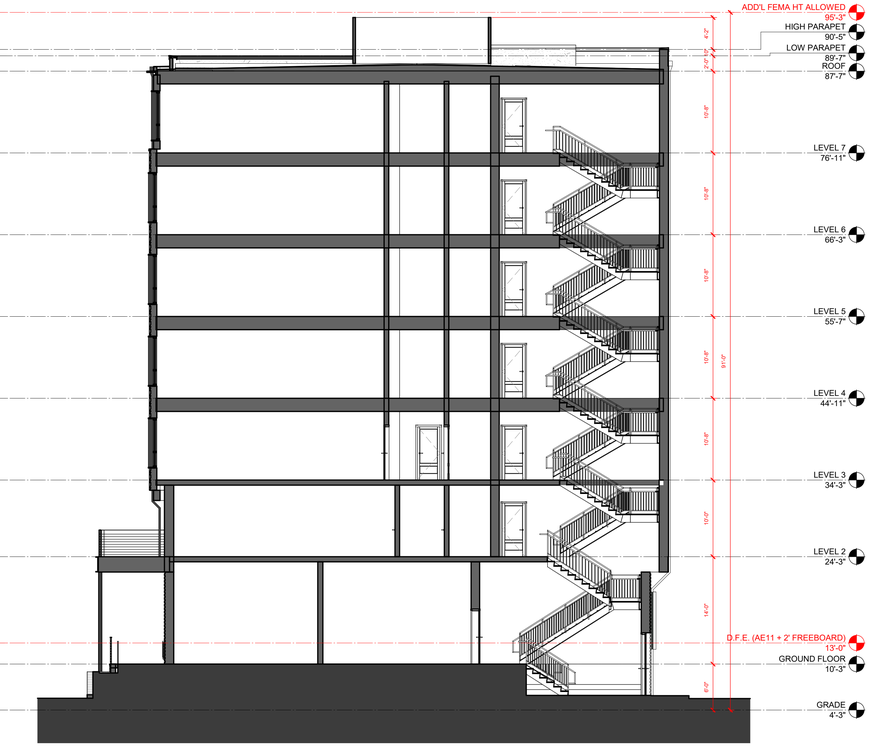
5	CONTROL JOINT UP TO T.O. BRICK. ALIGN W/ ADJACENT OPENING OR SEE ELEV FOR LOCATING DIMENSION

CONCEPTUAL BAR - APPROVED

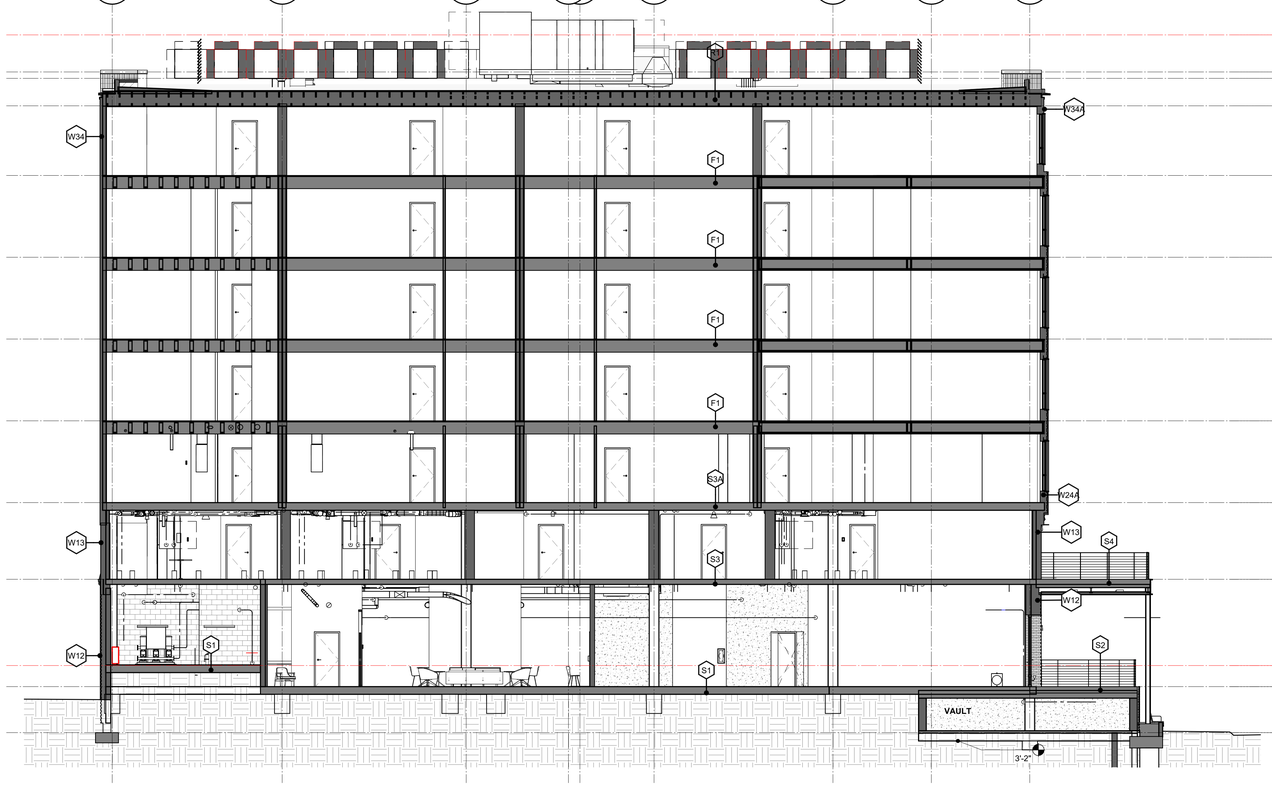


A1 BUILDING SECTION - EAST/WEST
1/8" = 1'-0"

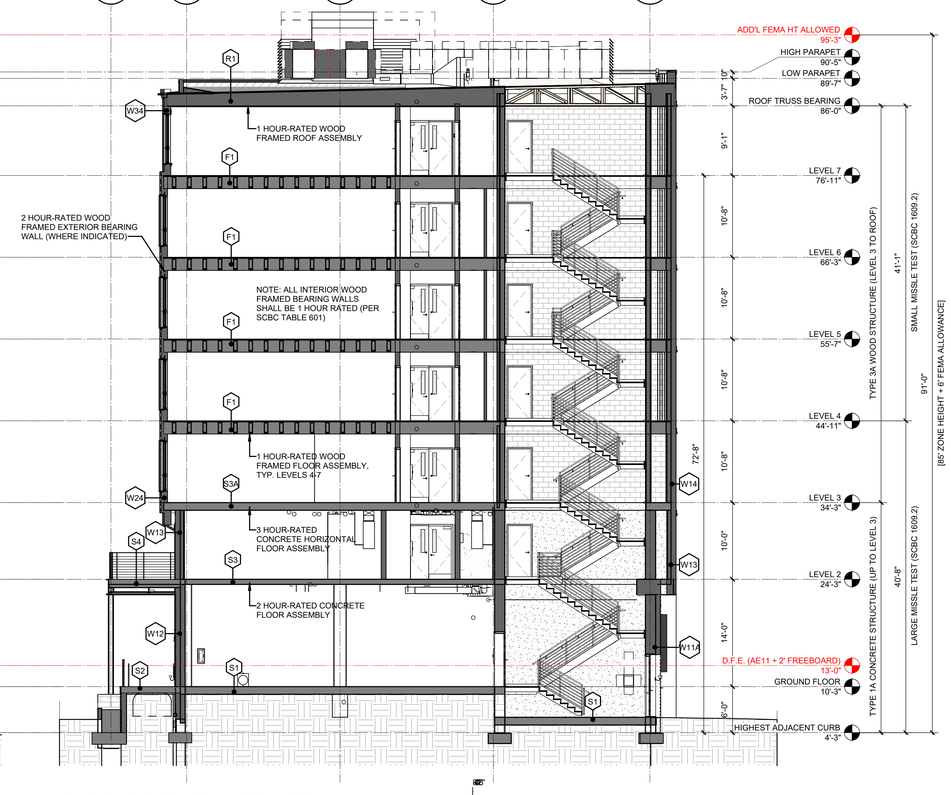


A2 BUILDING SECTION - NORTH/SOUTH
1/8" = 1'-0"

PRELIMINARY BAR - PROPOSED

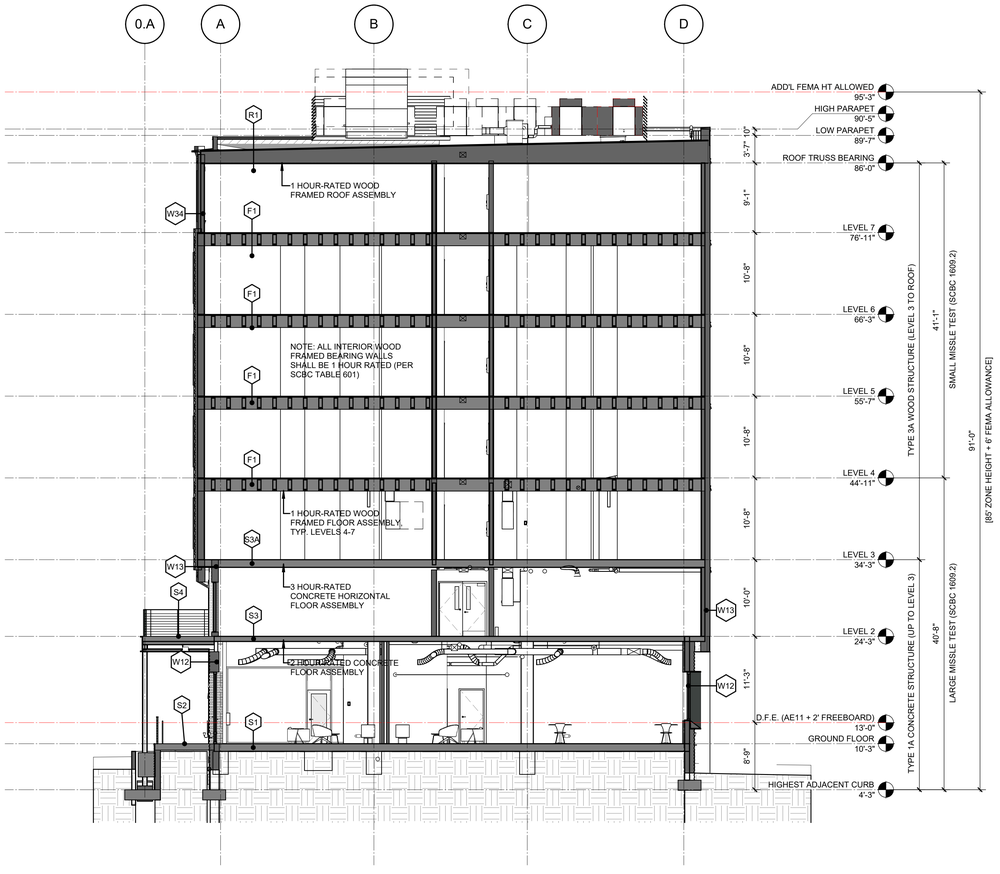


A1 BUILDING SECTION - EAST/WEST
1/8" = 1'-0"

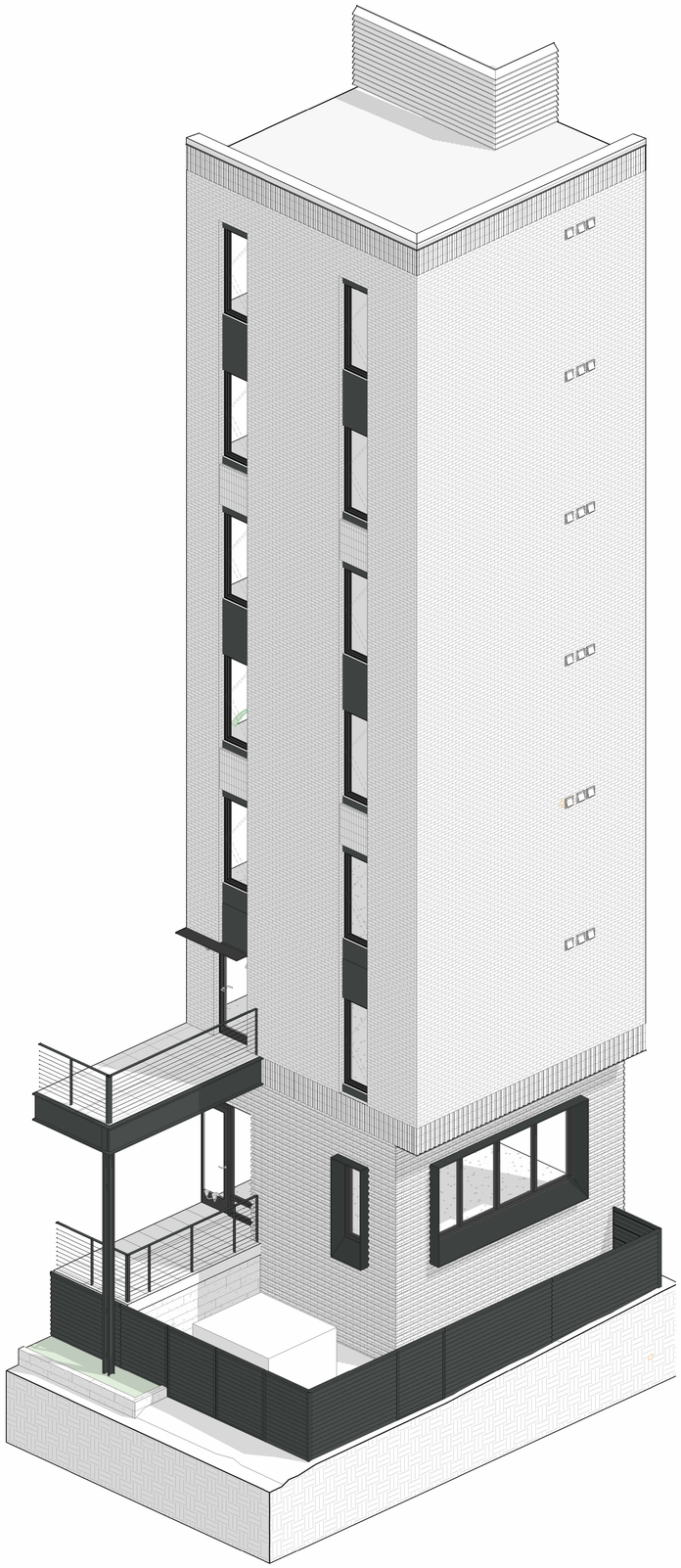


A2 BUILDING SECTION - NORTH/SOUTH
1/8" = 1'-0"

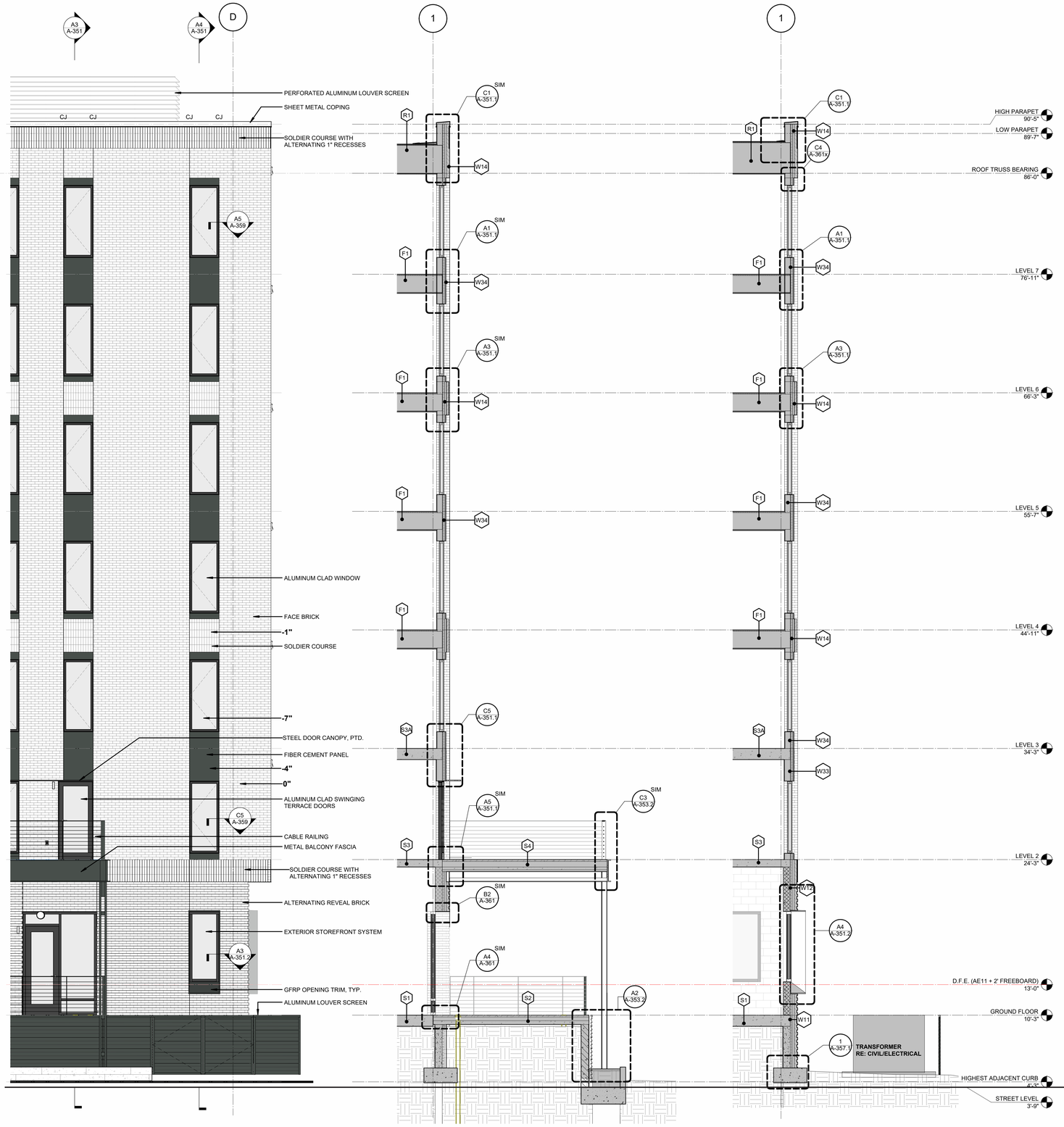
PRELIMINARY BAR - PROPOSED



A4 BUILDING SECTION - NORTH/SOUTH
1/8" = 1'-0"



A1 SECTION PERSPECTIVE - WEST



A2 ENLARGED ELEVATION - WEST
1/4" = 1'-0"

A3 WALL SECTION - WEST 01
1/4" = 1'-0"

A4 WALL SECTION - WEST 02
1/4" = 1'-0"

162 ASHLEY AVE

PRELIMINARY BAR SUBMISSION

WHITE LION CAPITAL | LS3P

ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS

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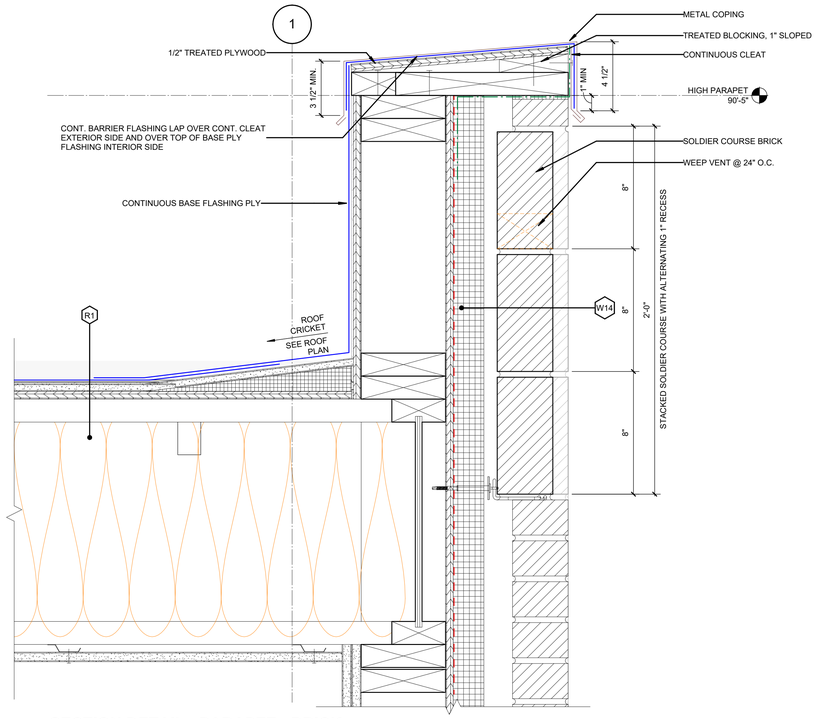
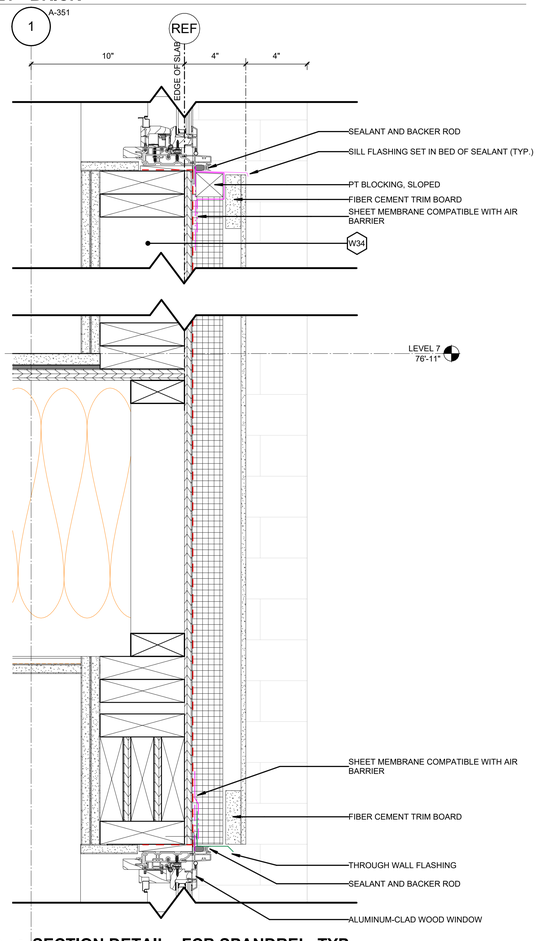
SHEET: A-351



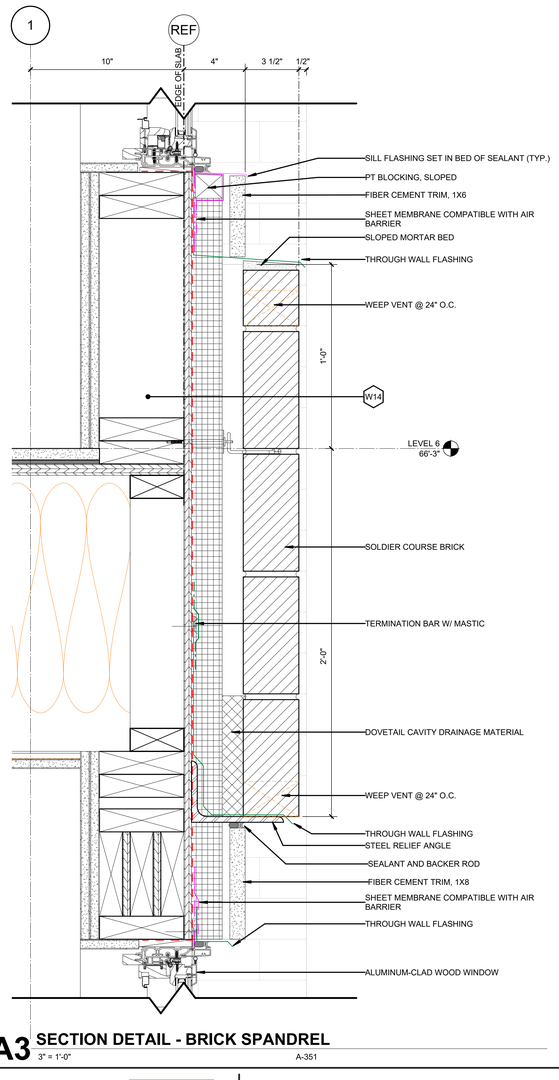
C1 SECTION DETAIL - PARAPET - BRICK

3" = 1'-0"



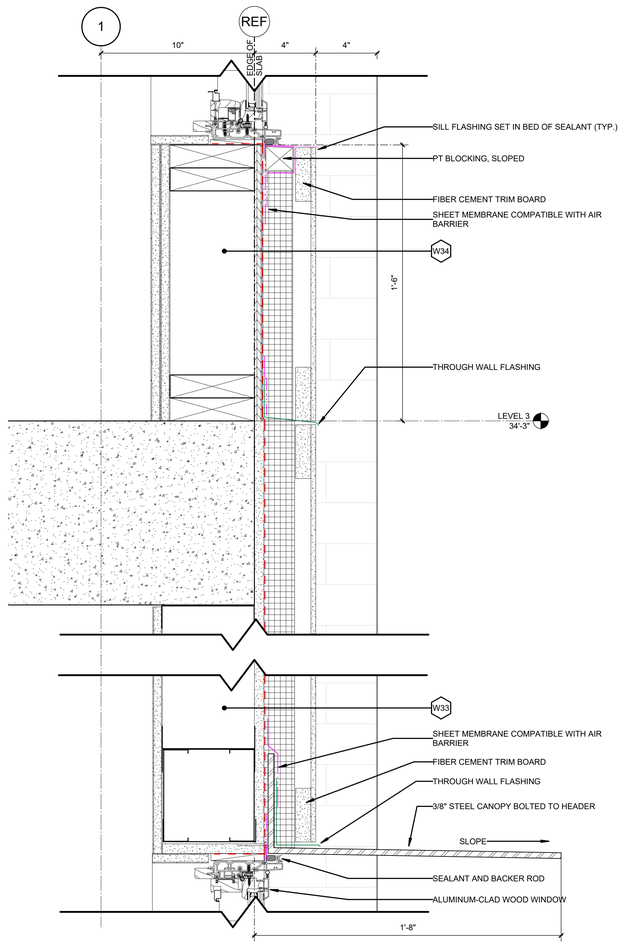
A1 SECTION DETAIL - FCB SPANDREL, TYP.

3" = 1'-0" A-351



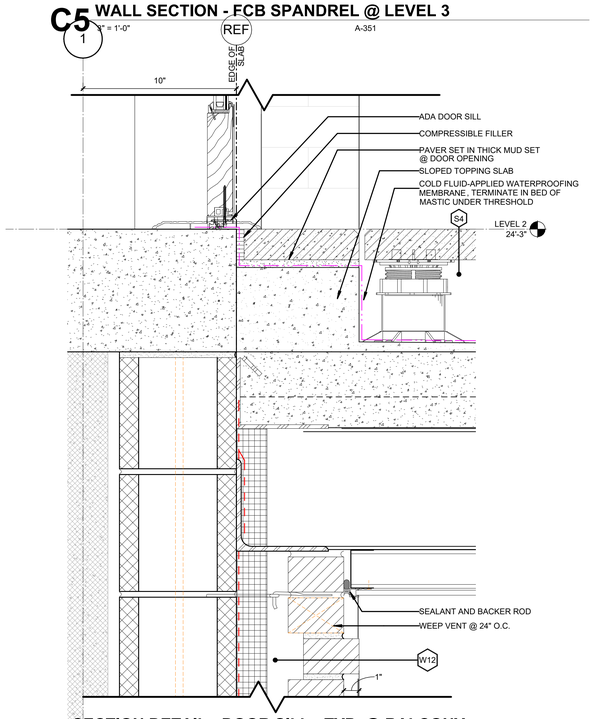
A3 SECTION DETAIL - BRICK SPANDREL

3" = 1'-0" A-351



C5 WALL SECTION - FCB SPANDREL @ LEVEL 3

3" = 1'-0" A-351



A5 SECTION DETAIL - DOOR SILL - TYP. @ BALCONY

3" = 1'-0"

162 ASHLEY AVE

PRELIMINARY BAR SUBMISSION

WHITE LION CAPITAL

LS3P

ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS

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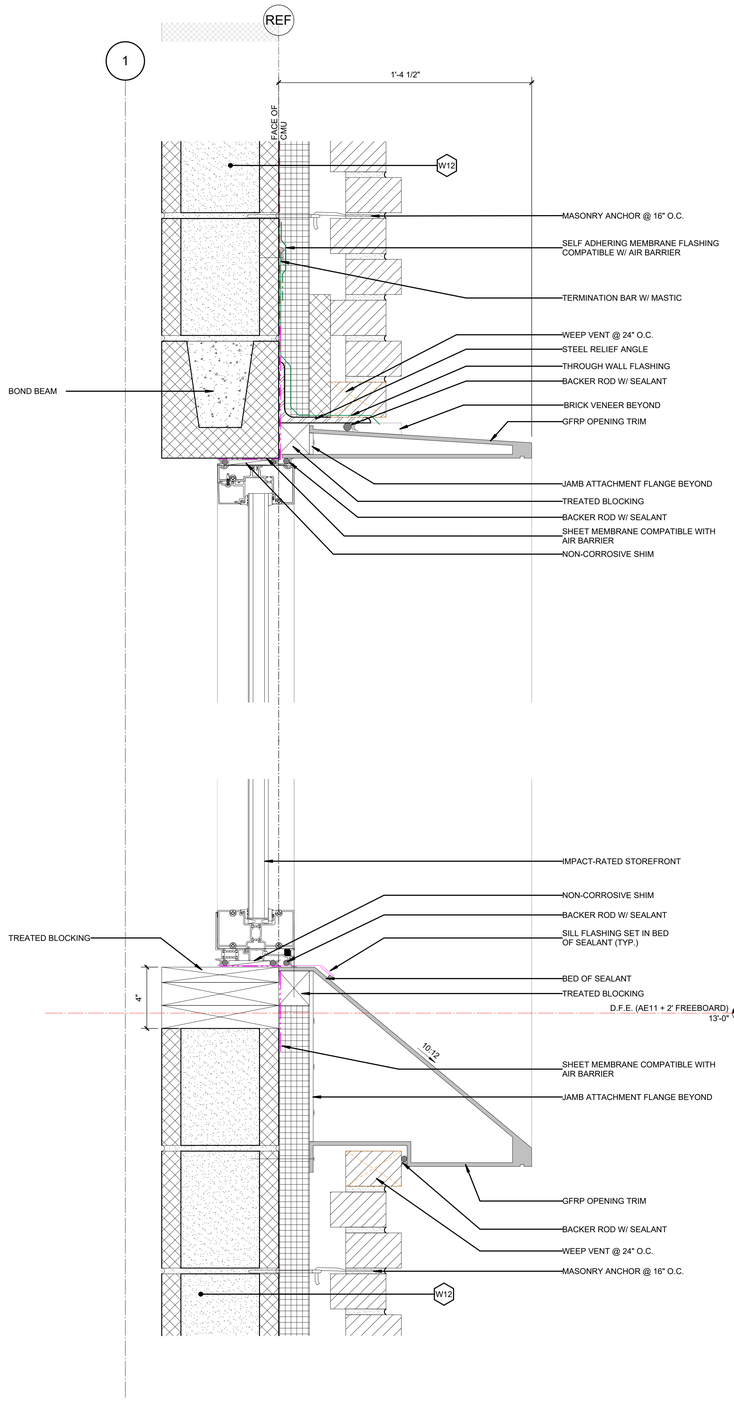
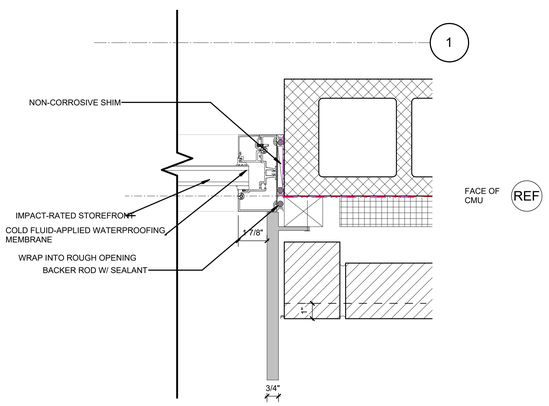
SHEET: **A-351.1**





A3 SECTION DETAIL - GFRP WINDOW JAMB SURROUND, TYP.
3" = 1'-0"

A4 SECTION DETAIL - GFRP WINDOW HEAD & SILL SURROUND, TYP.
3" = 1'-0"
A-351

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PRELIMINARY BAR SUBMISSION

WHITE LION CAPITAL | LS3P

ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS
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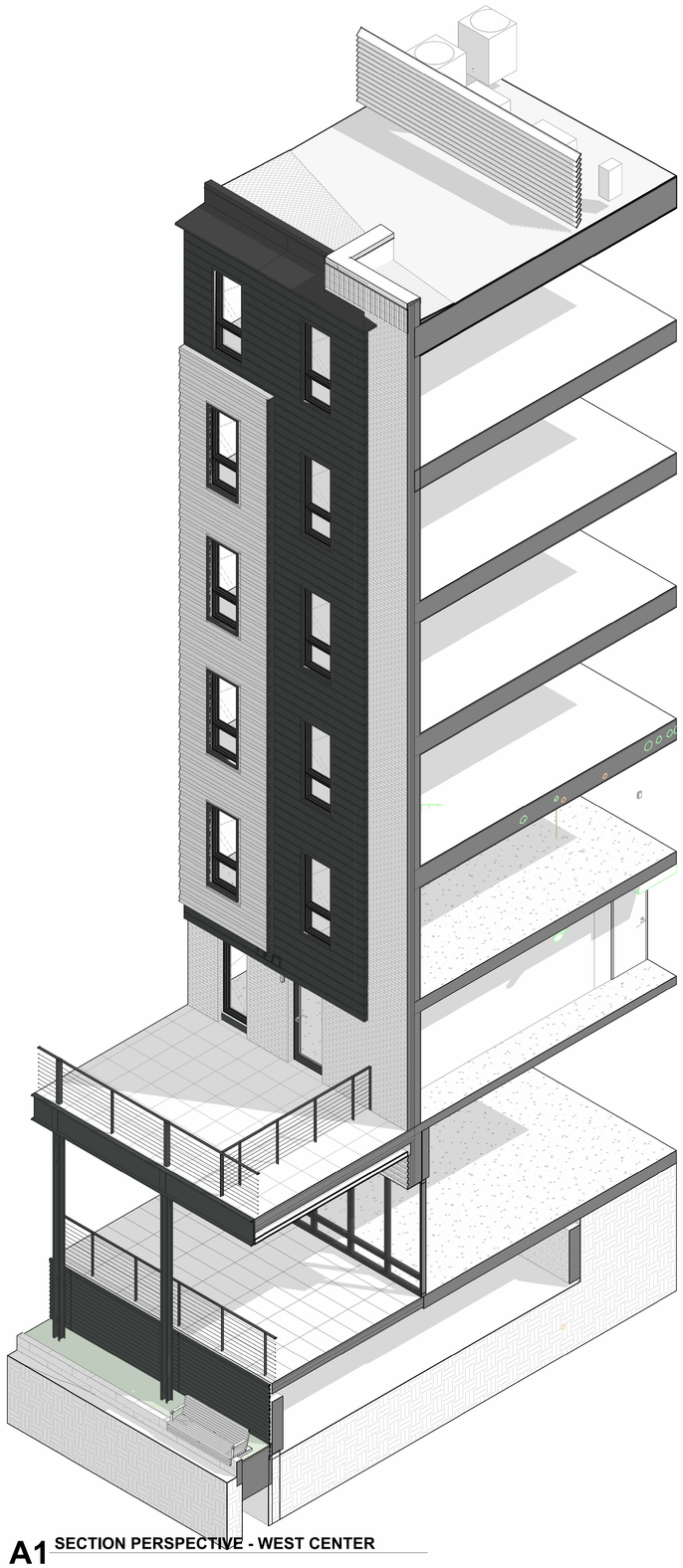
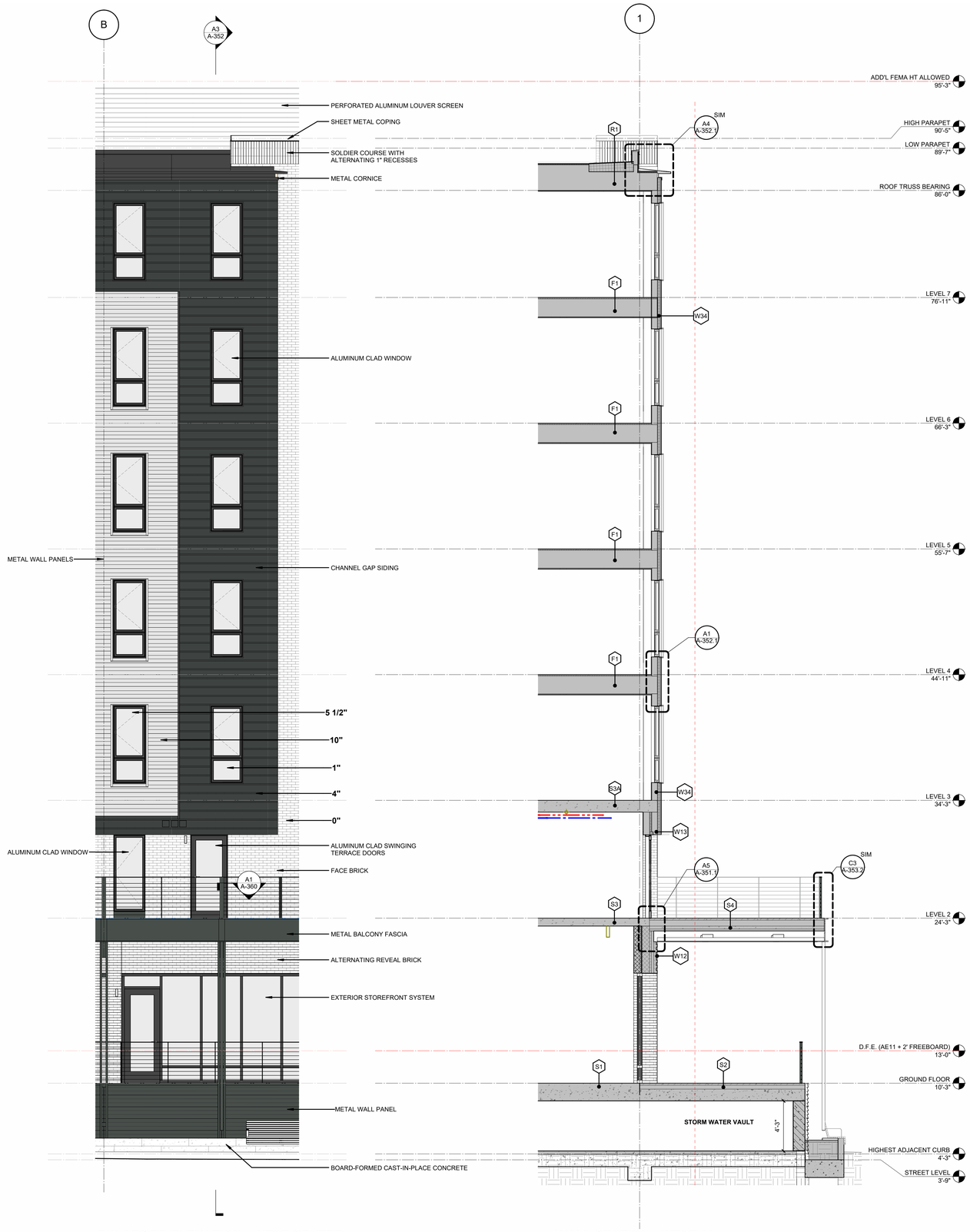
SHEET: **A-351.2**



A1 SECTION PERSPECTIVE - WEST CENTER



A2 ENLARGED ELEVATION - WEST CENTER
1/4" = 1'-0"

A3 WALL SECTION - WEST 03
1/4" = 1'-0"

162 ASHLEY AVE

PRELIMINARY BAR SUBMISSION

WHITE LION CAPITAL | LS3P

ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS

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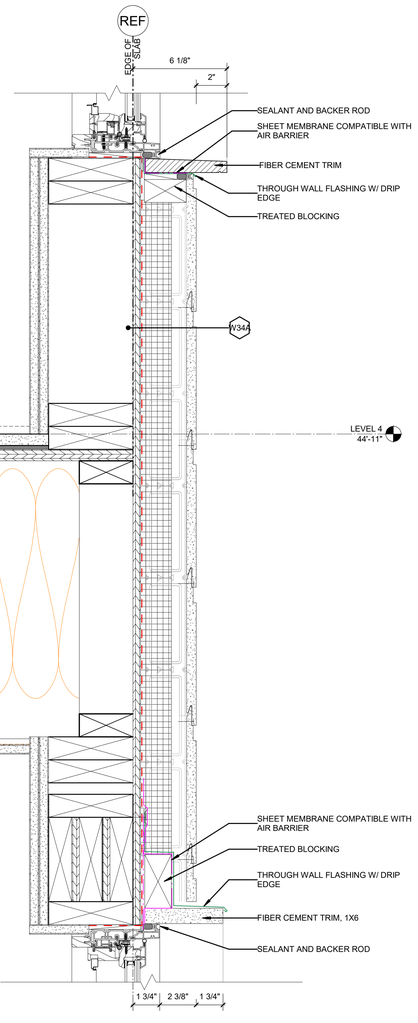
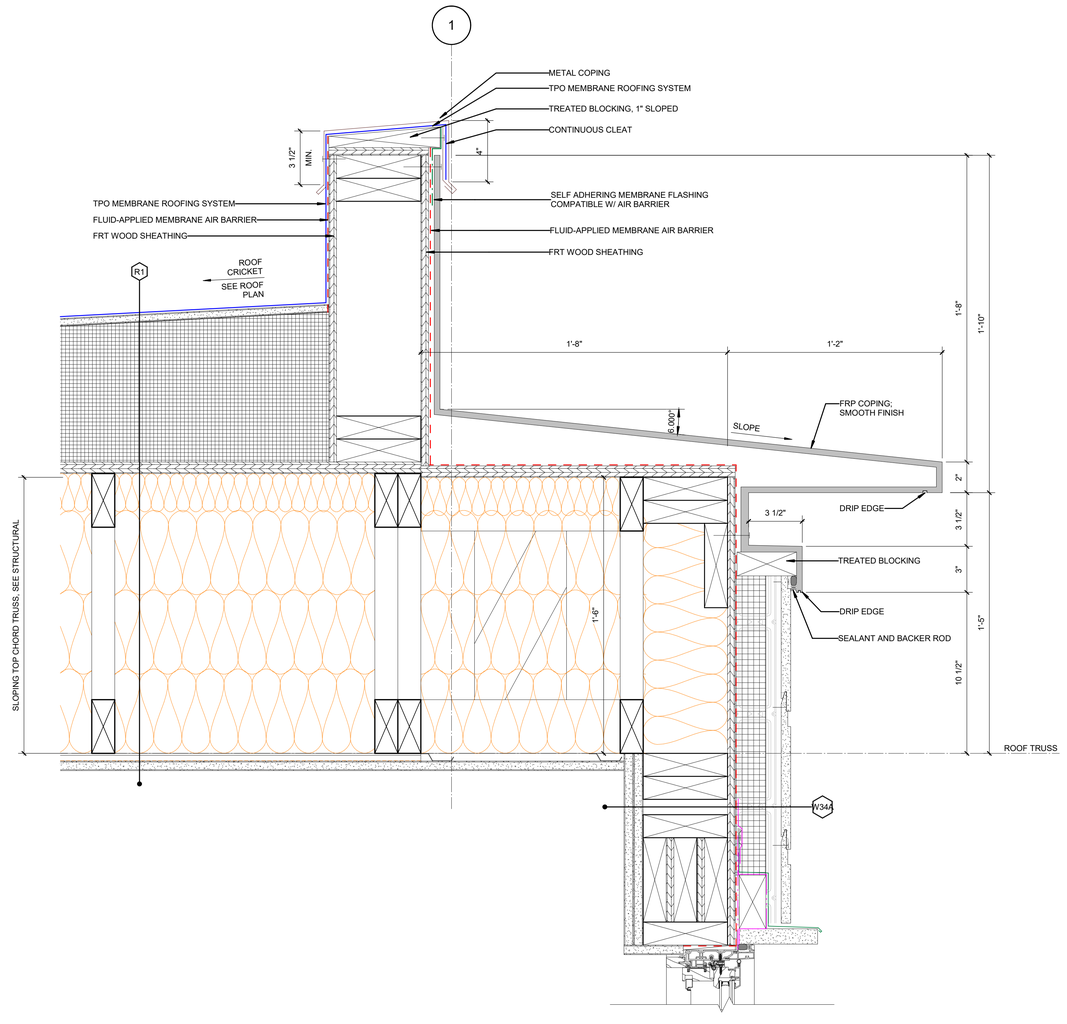
SHEET: **A-352**



A1 SECTION DETAIL - CHANNEL GAP SIDING INFILL, TYP.
3" = 1'-0" A-352



A4 SECTION DETAIL - PARAPET
3" = 1'-0" A-352

162 ASHLEY AVE
PRELIMINARY BAR SUBMISSION

WHITE LION CAPITAL

LS3P

ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS
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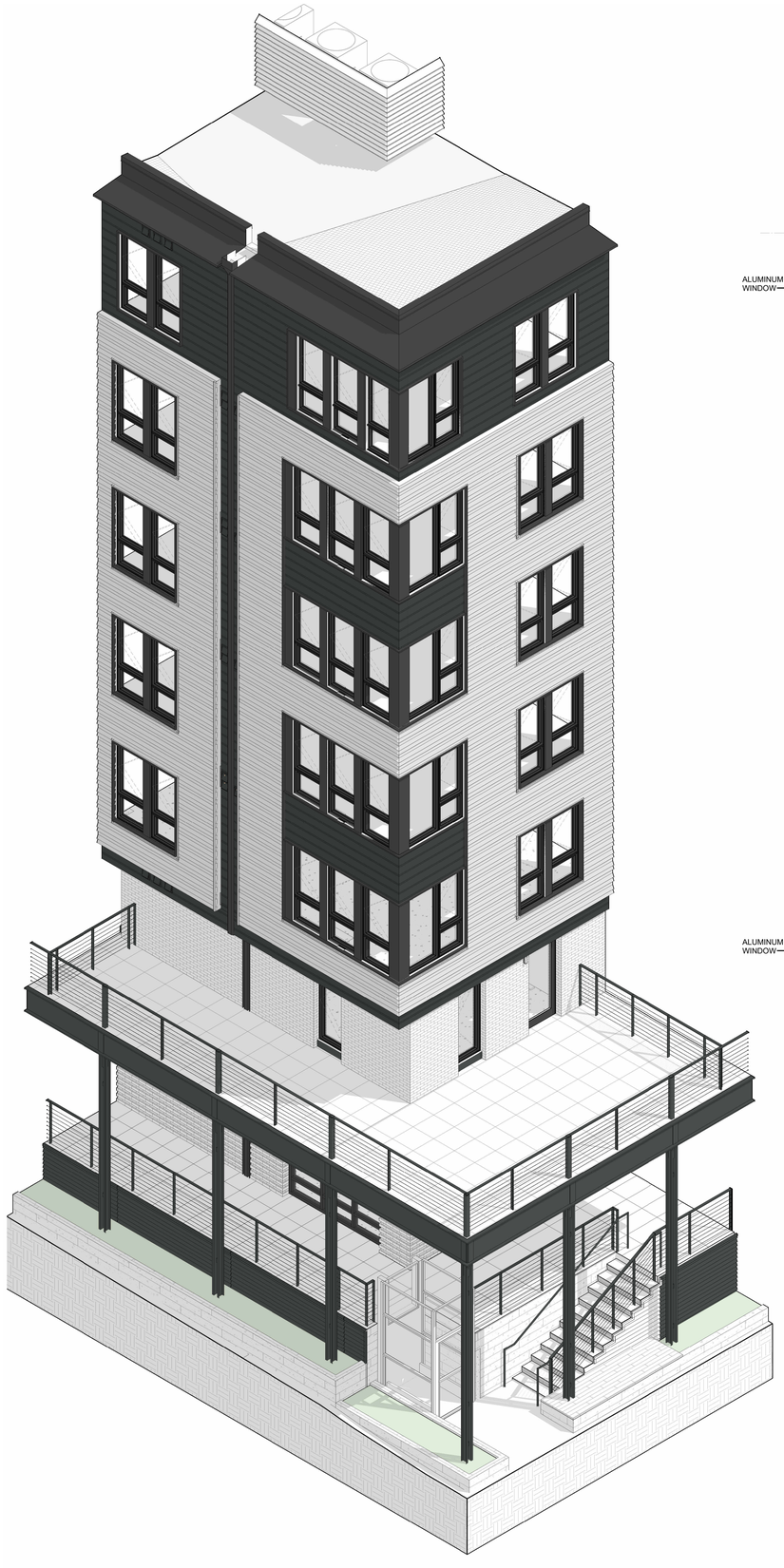
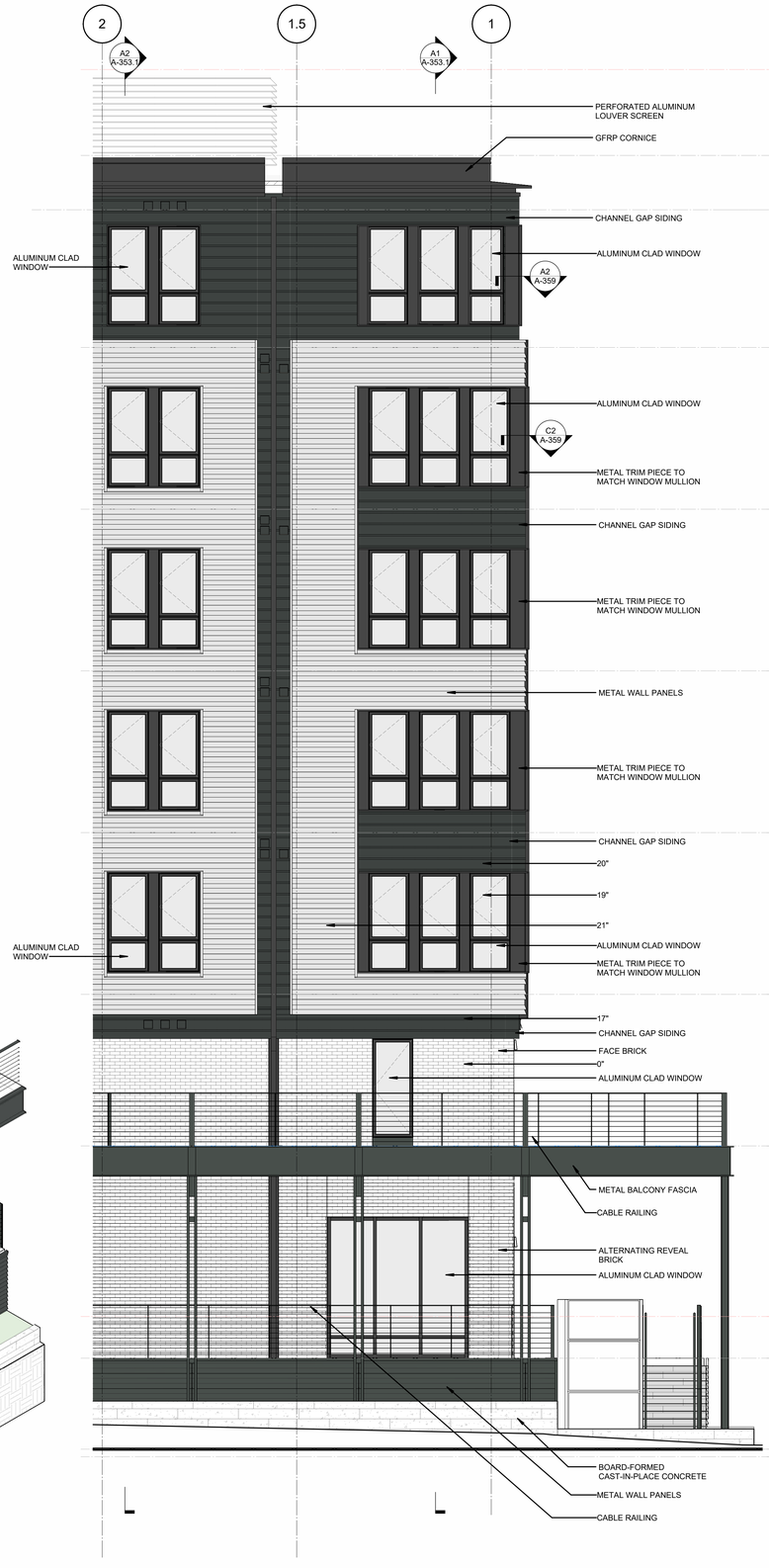
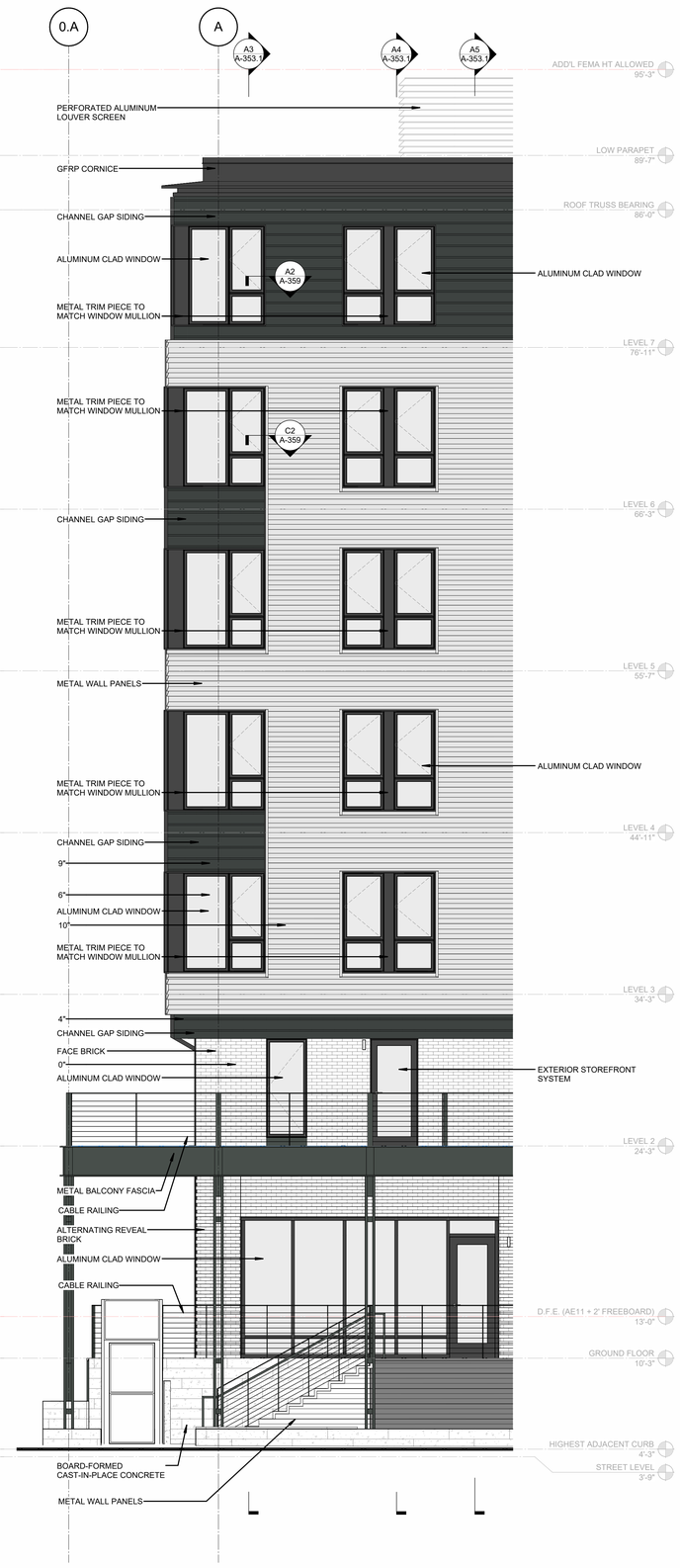
SHEET: **A-352.1**



A1 SECTION PERSPECTIVE - NW CORNER



A2 ENLARGED ELEVATION - NW CORNER
1/4" = 1'-0"



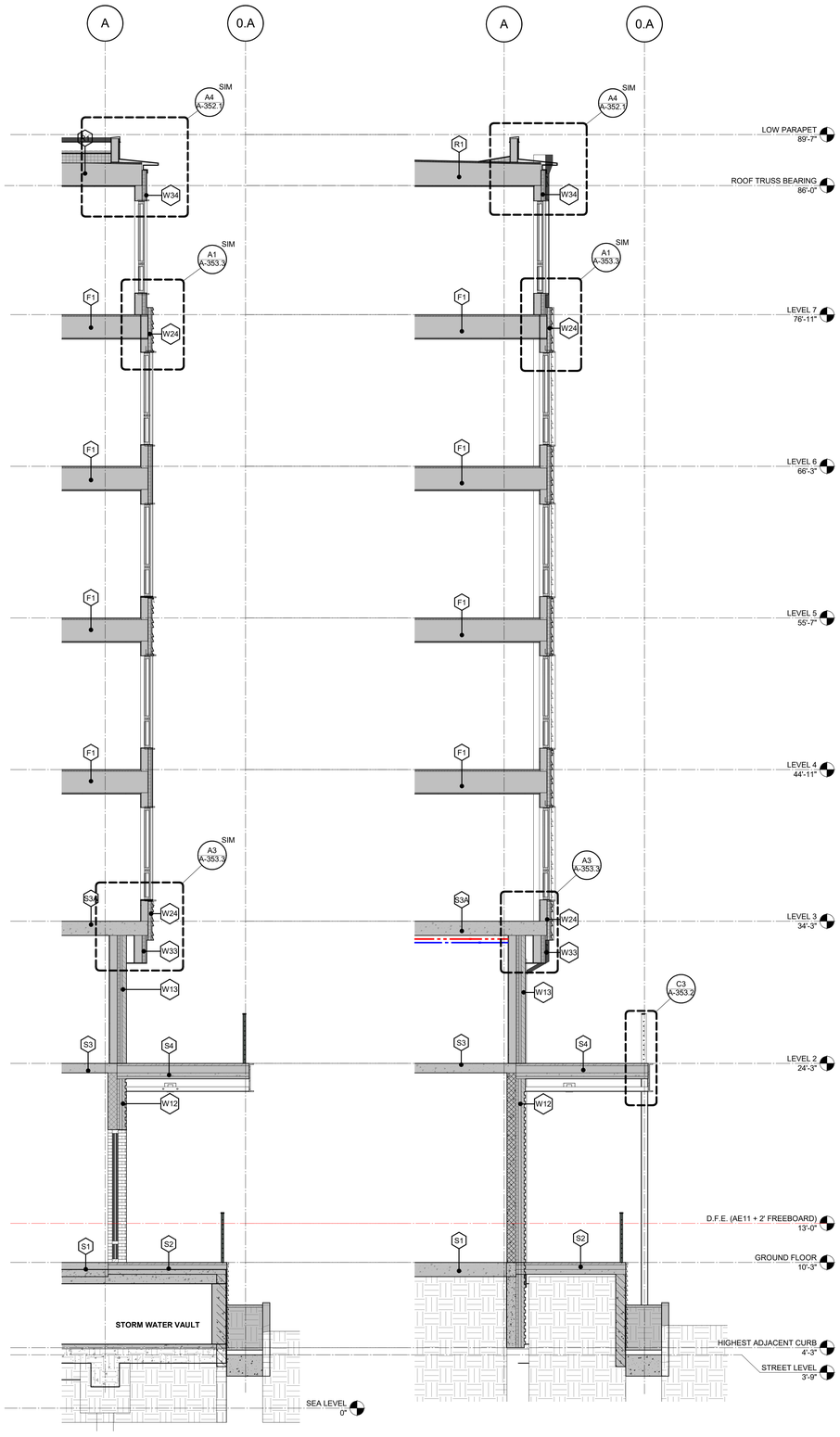
A3 ENLARGED ELEVATION - NW CORNER (ASHLEY AVE)
1/4" = 1'-0"

162 ASHLEY AVE
PRELIMINARY BAR SUBMISSION

WHITE LION CAPITAL | LS3P

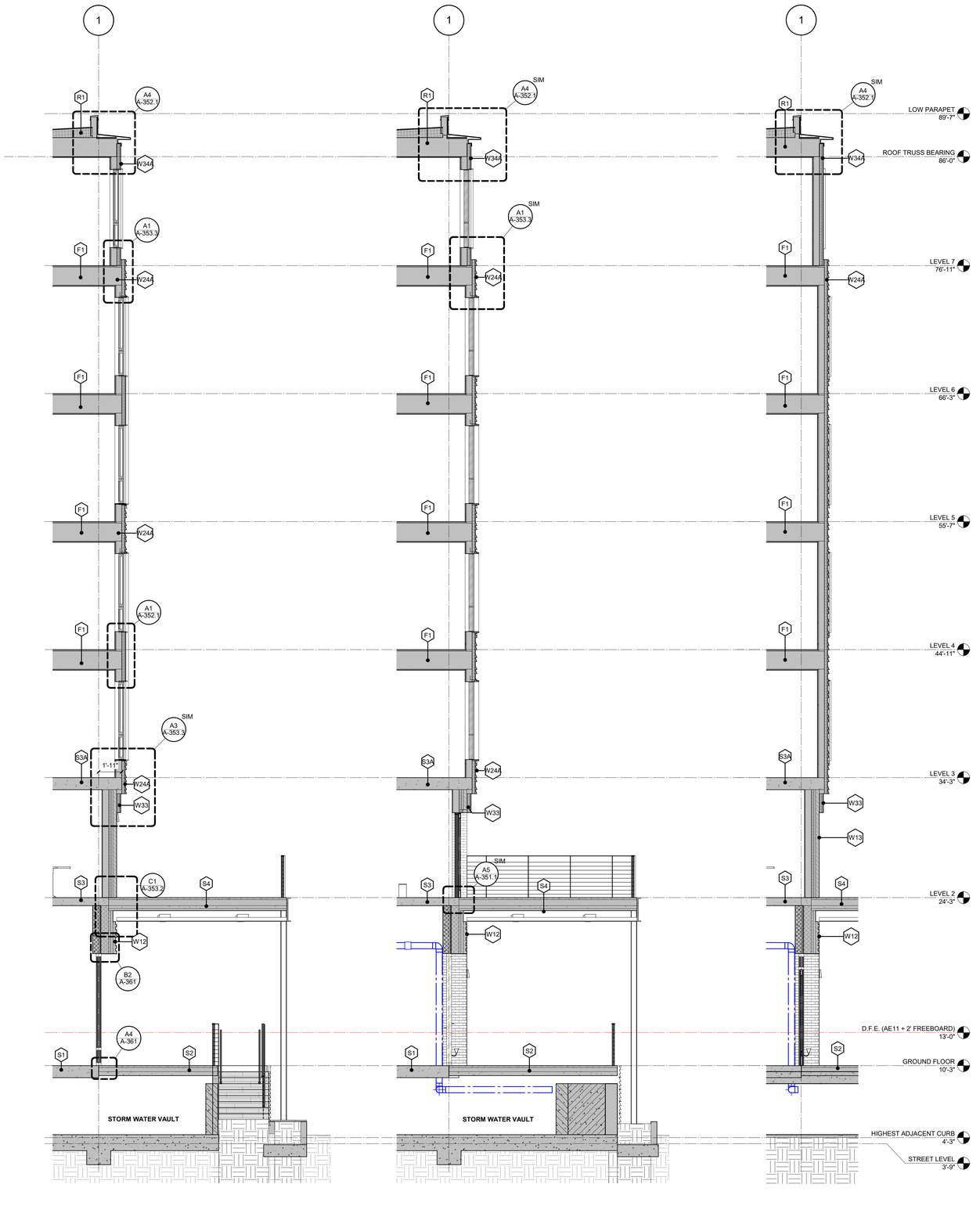
ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS
JANUARY 14, 2026 *P.25*

SHEET: **A-353**



A1 WALL SECTION - NORTH 01
1/4" = 1'-0"

A2 WALL SECTION - NORTH 02
1/4" = 1'-0"



A3 WALL SECTION - WEST 04
1/4" = 1'-0"

A4 WALL SECTION - WEST 05
1/4" = 1'-0"

A5 WALL SECTION - WEST 06
1/4" = 1'-0"

162 ASHLEY AVE

PRELIMINARY BAR SUBMISSION

WHITE LION CAPITAL | LS3P

ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS

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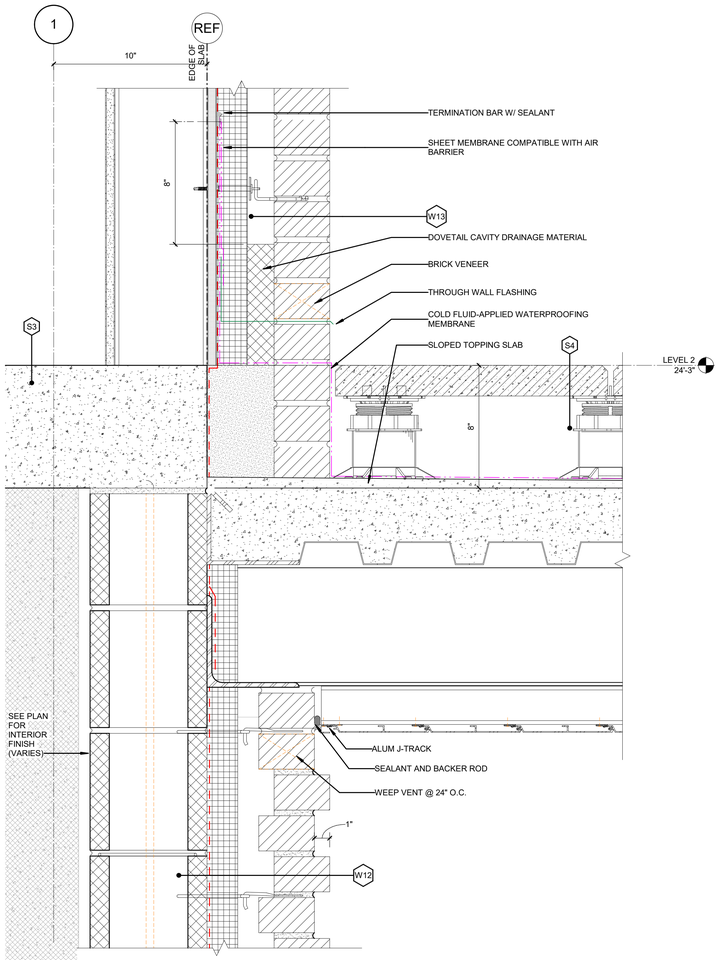
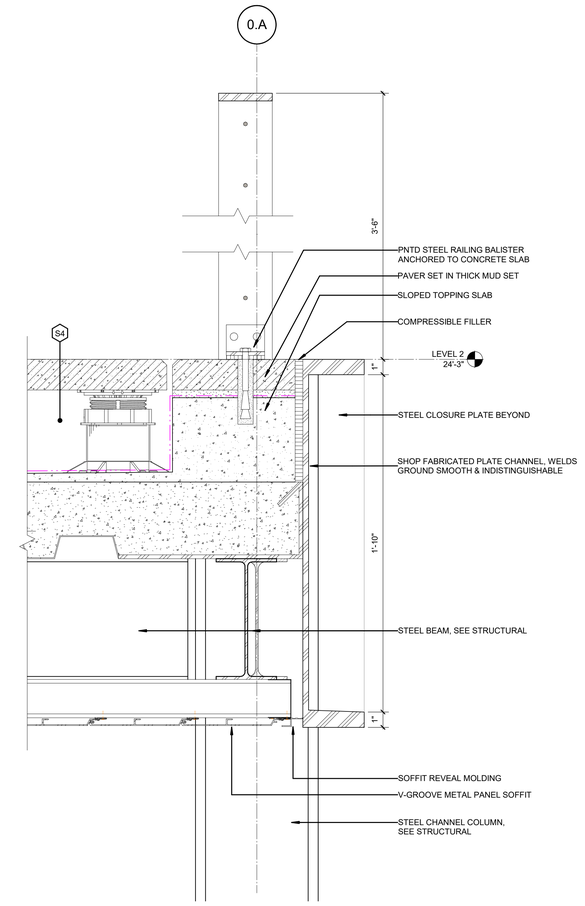
SHEET: **A-353.1**



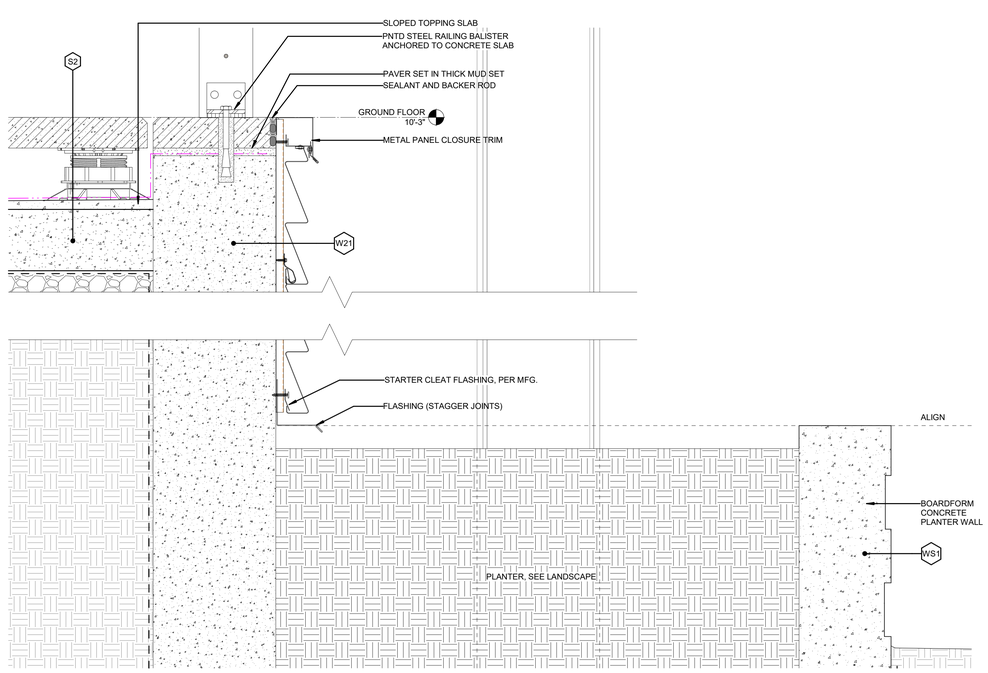
C1 SECTION DETAIL - BALCONY TO WALL

3" = 1'-0" A-353.1



C3 SECTION DETAIL - BALCONY RAILING

3" = 1'-0" A-351



A2 SECTION DETAIL - PORCH / PLANTER

3" = 1'-0" A-351

162 ASHLEY AVE

PRELIMINARY BAR SUBMISSION

WHITE LION CAPITAL | LS3P

ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS

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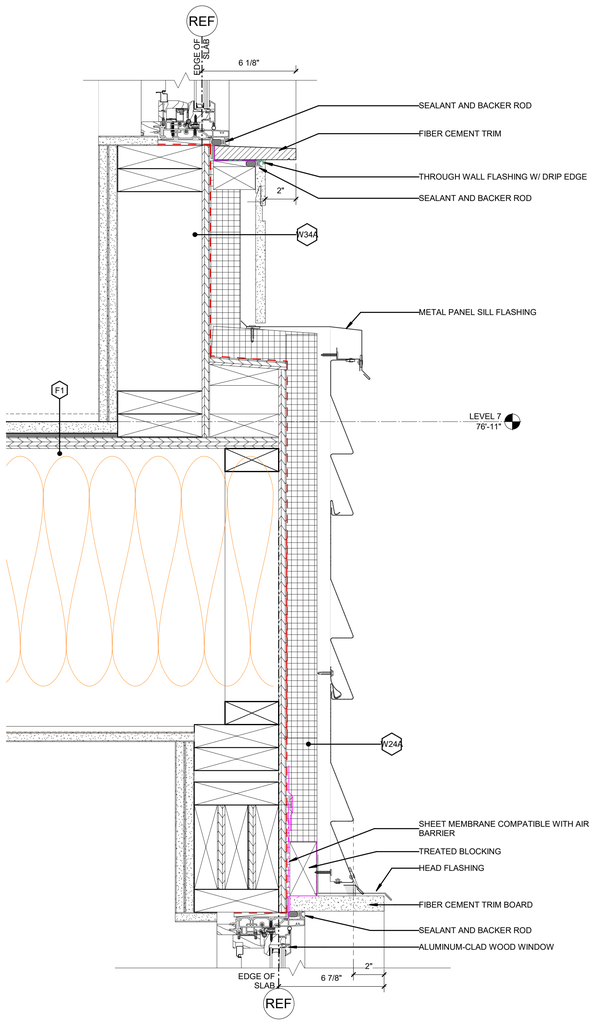
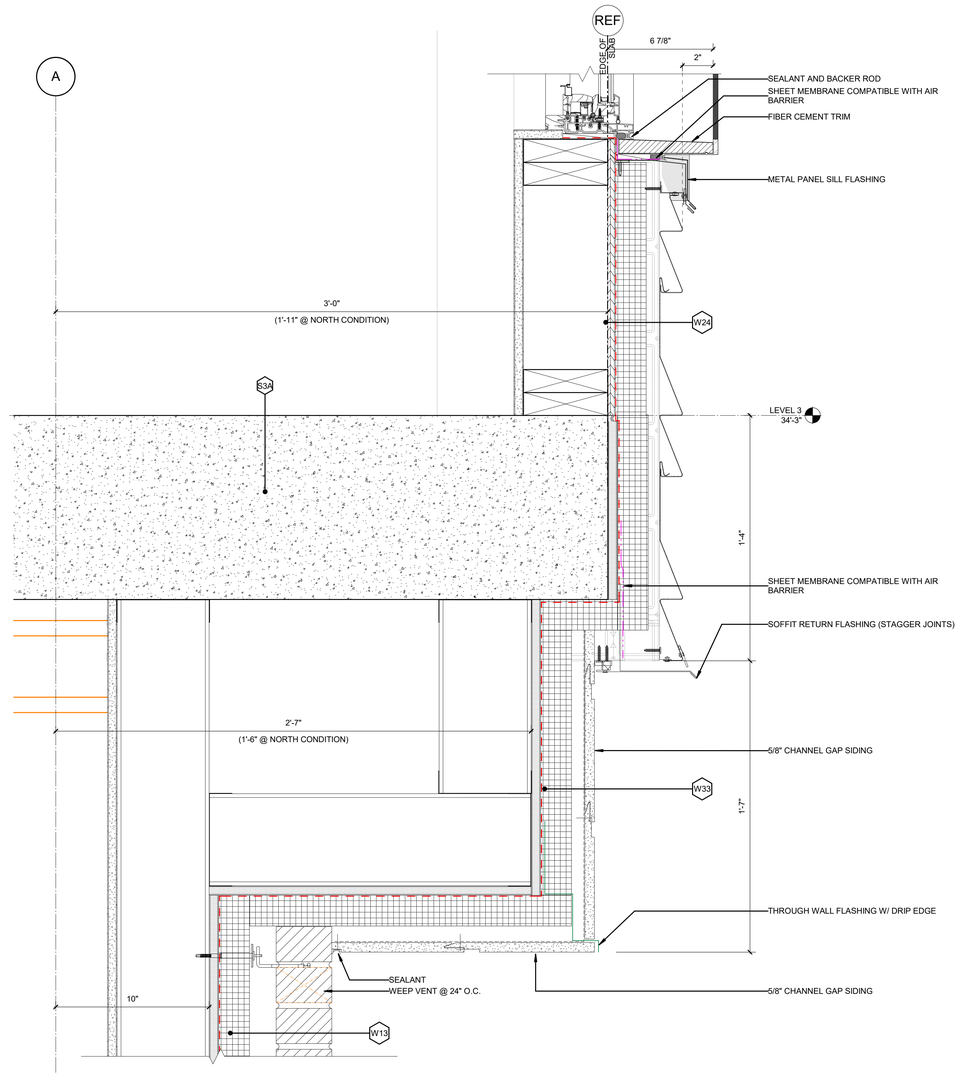
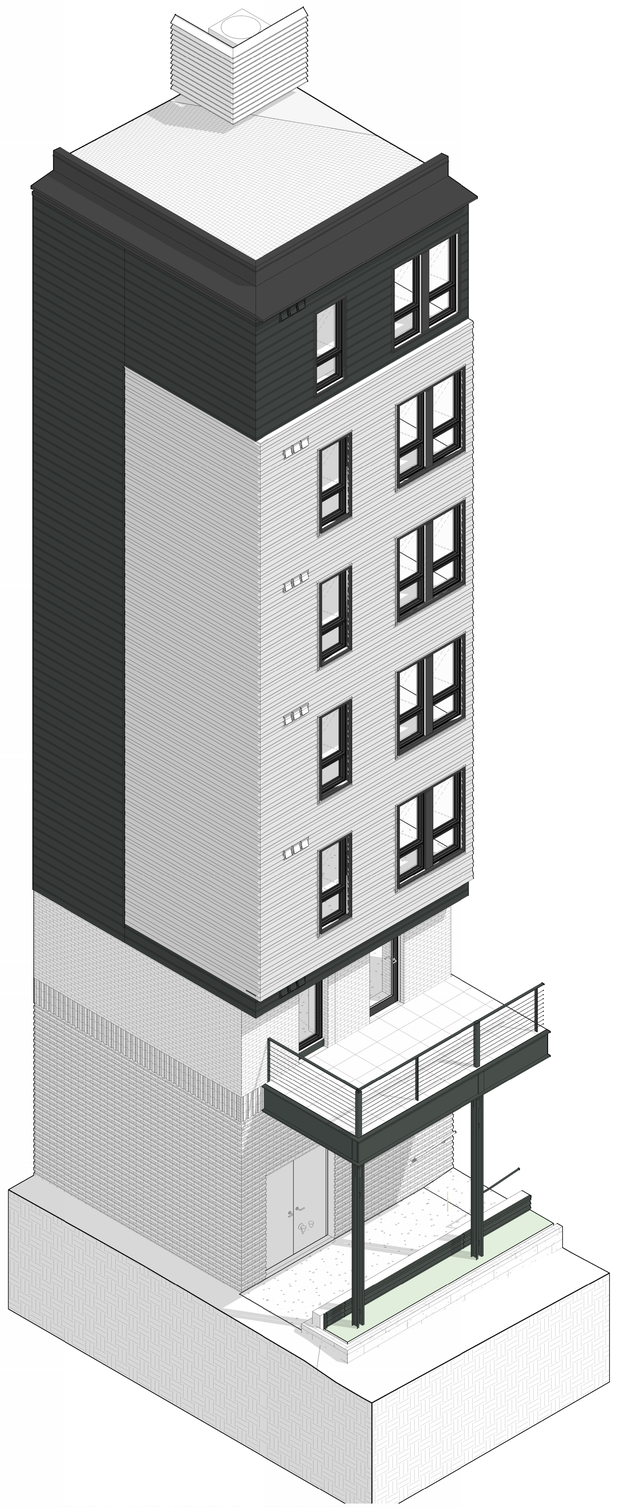
SHEET: **A-353.2**

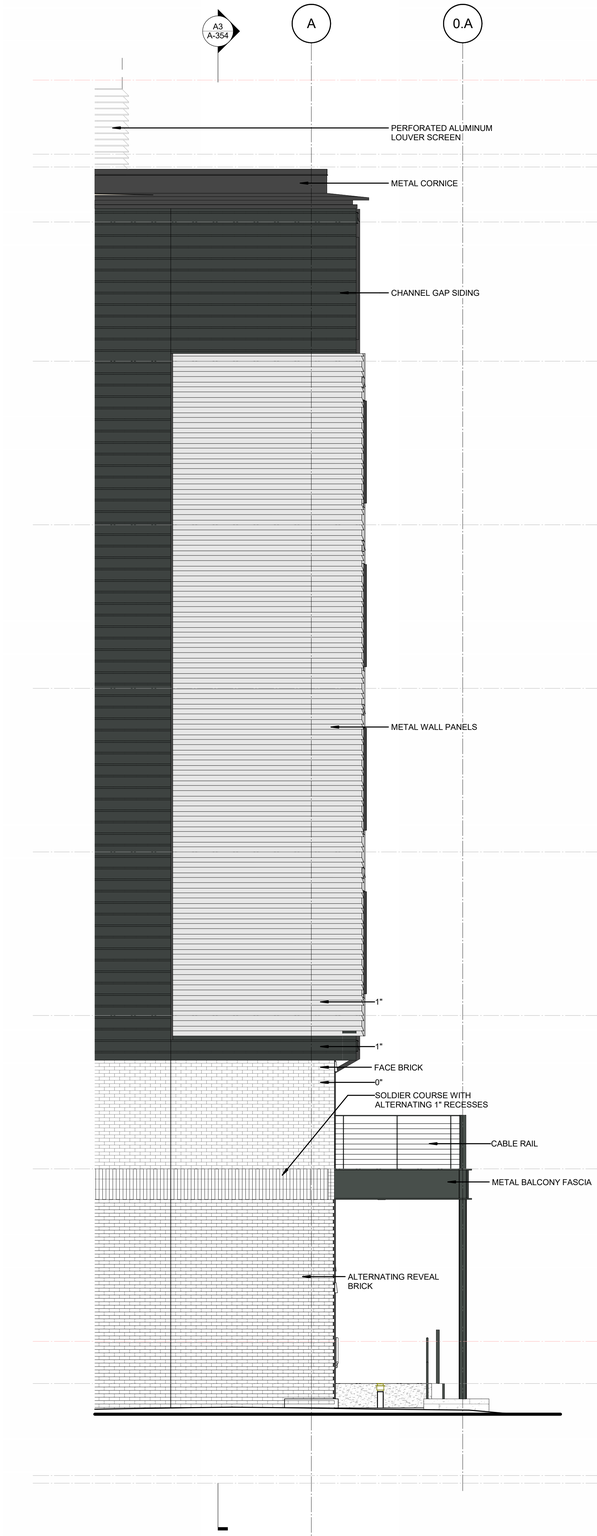

REF
EDGE OF SLAB
6 1/8"
SEALANT AND BACKER ROD
FIBER CEMENT TRIM
THROUGH WALL FLASHING W/ DRIP EDGE
SEALANT AND BACKER ROD
2"
W34
METAL PANEL SILL FLASHING
F1
LEVEL 7
76'-11"
W24
SHEET MEMBRANE COMPATIBLE WITH AIR BARRIER
TREATED BLOCKING
HEAD FLASHING
FIBER CEMENT TRIM BOARD
SEALANT AND BACKER ROD
ALUMINUM-CLAD WOOD WINDOW
F1
EDGE OF SLAB
6 7/8"
2"
REF


A
3'-0"
(1'-11" @ NORTH CONDITION)
S3A
2'-7"
(1'-6" @ NORTH CONDITION)
10"
W13
SEALANT
WEEP VENT @ 24" O.C.

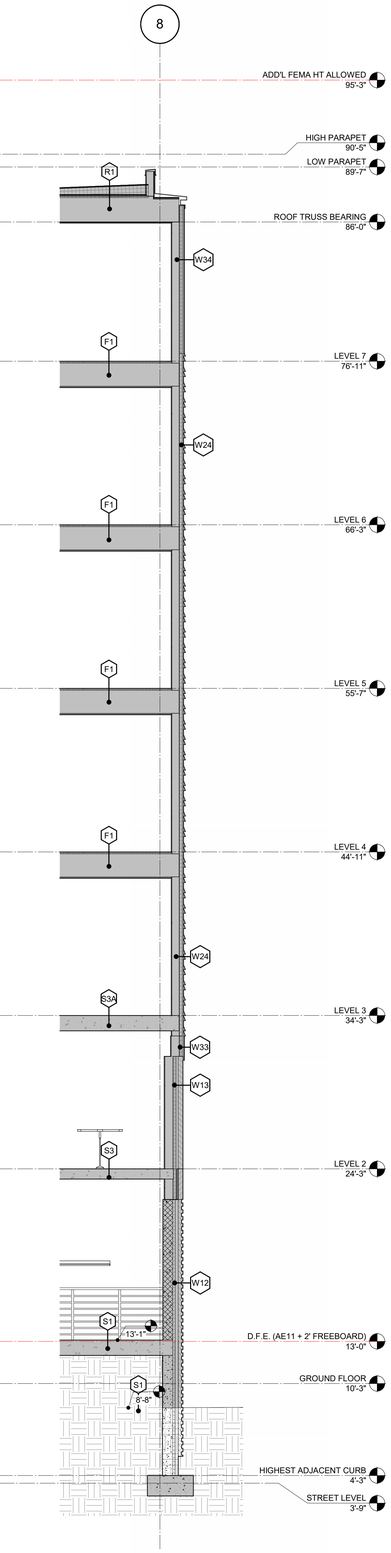
REF
EDGE OF SLAB
6 7/8"
2"
SEALANT AND BACKER ROD
SHEET MEMBRANE COMPATIBLE WITH AIR BARRIER
FIBER CEMENT TRIM
METAL PANEL SILL FLASHING
W24
LEVEL 3
34'-3"
1'-4"
SHEET MEMBRANE COMPATIBLE WITH AIR BARRIER
SOFFIT RETURN FLASHING (STAGGER JOINTS)
5/8" CHANNEL GAP SIDING
W33
1'-7"
THROUGH WALL FLASHING W/ DRIP EDGE
5/8" CHANNEL GAP SIDING



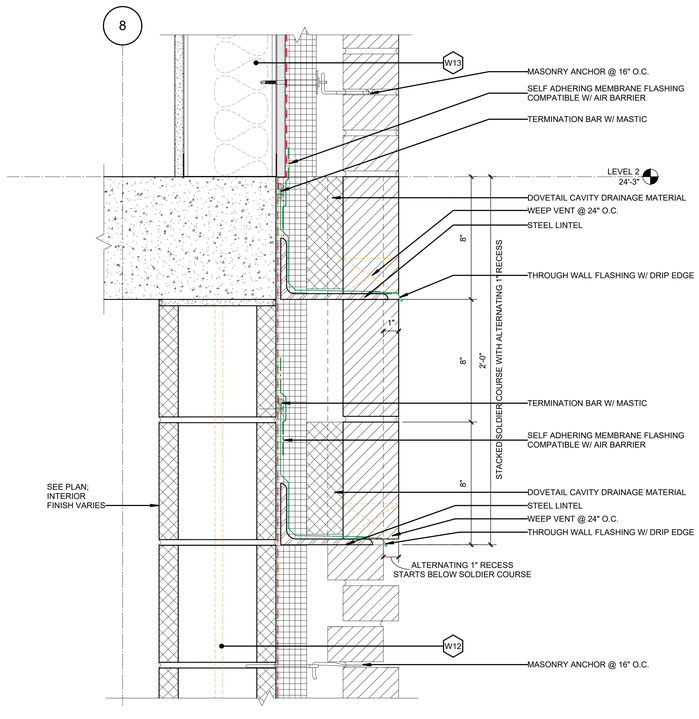
A1 SECTION PERSPECTIVE - NE CORNER



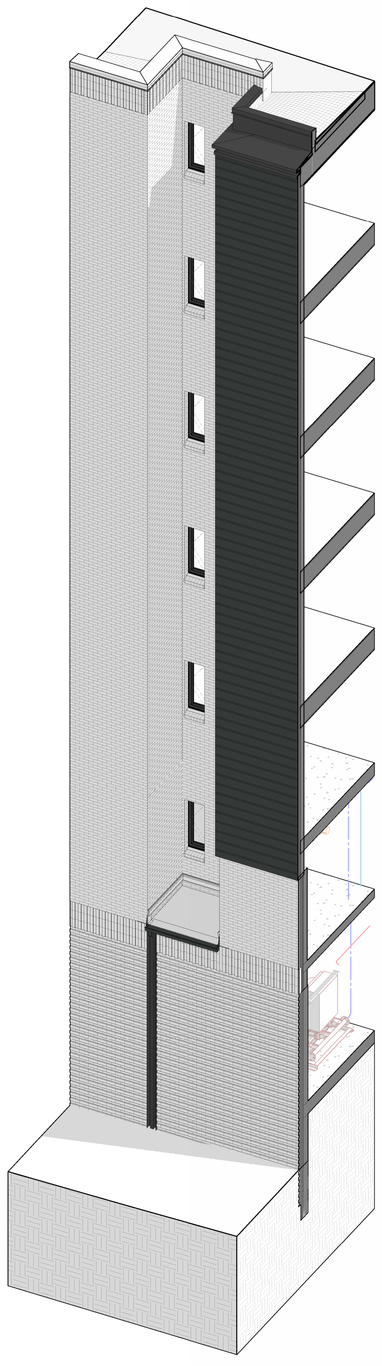
A2 ENLARGED ELEVATION - NE CORNER
1/4" = 1'-0"



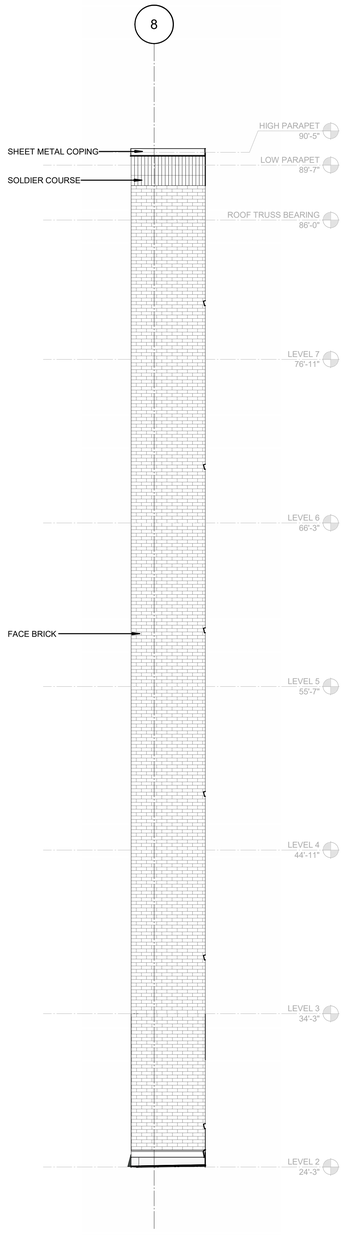
A3 WALL SECTION - EAST 01
1/4" = 1'-0"



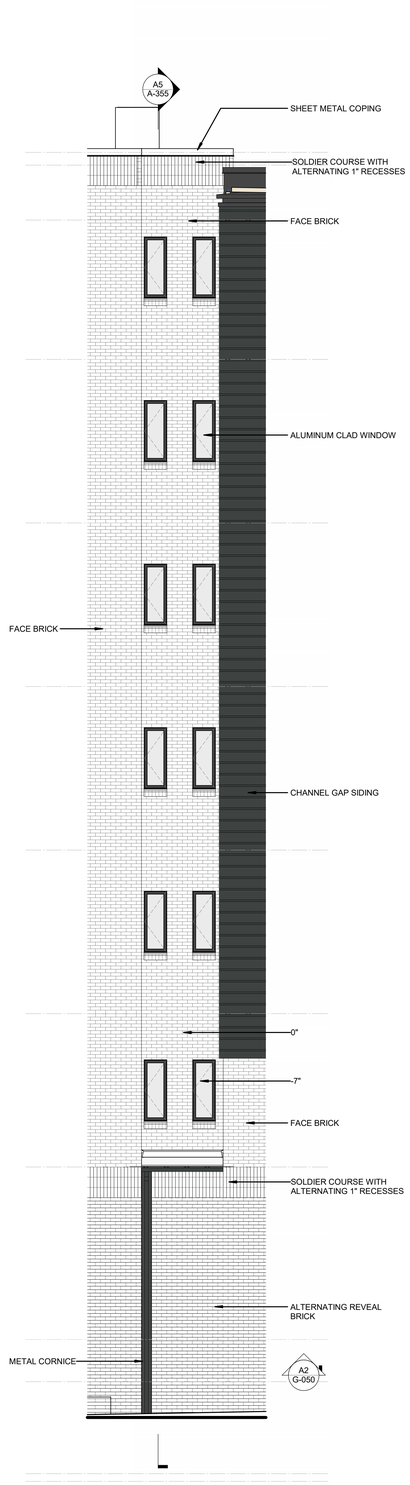
A1 **SECTION DETAIL - SOLDIER COURSE TO ALT. BRICK**
3" = 1'-0" A-356



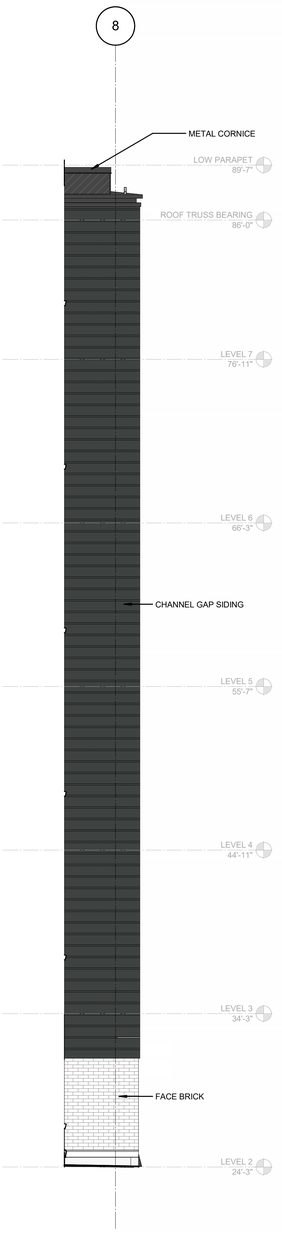
A1 SECTION PERSPECTIVE - EAST RECESS



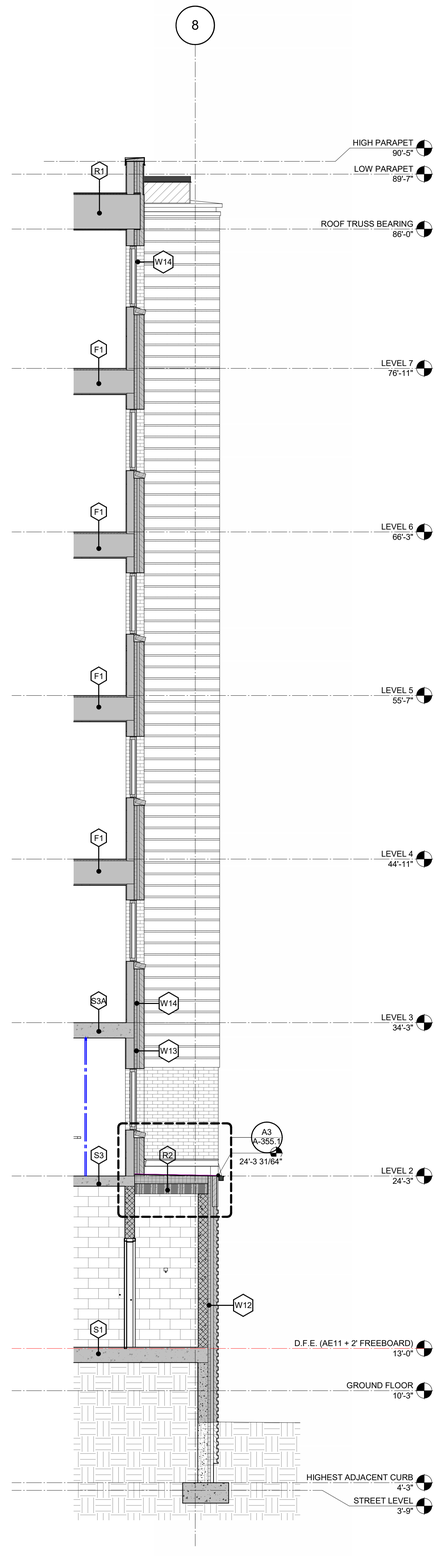
A2 ENLARGED ELEV. - EAST RECESS (SOUTH)
1/4" = 1'-0"



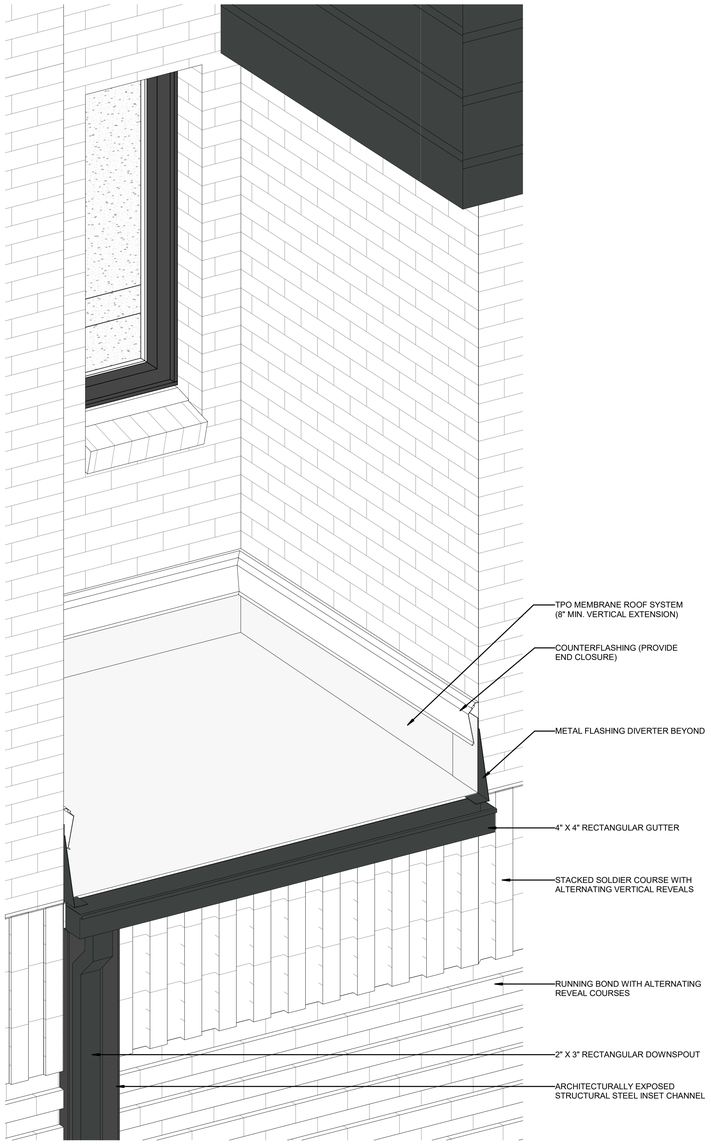
A3 ENLARGED ELEV. - EAST RECESS
1/4" = 1'-0"



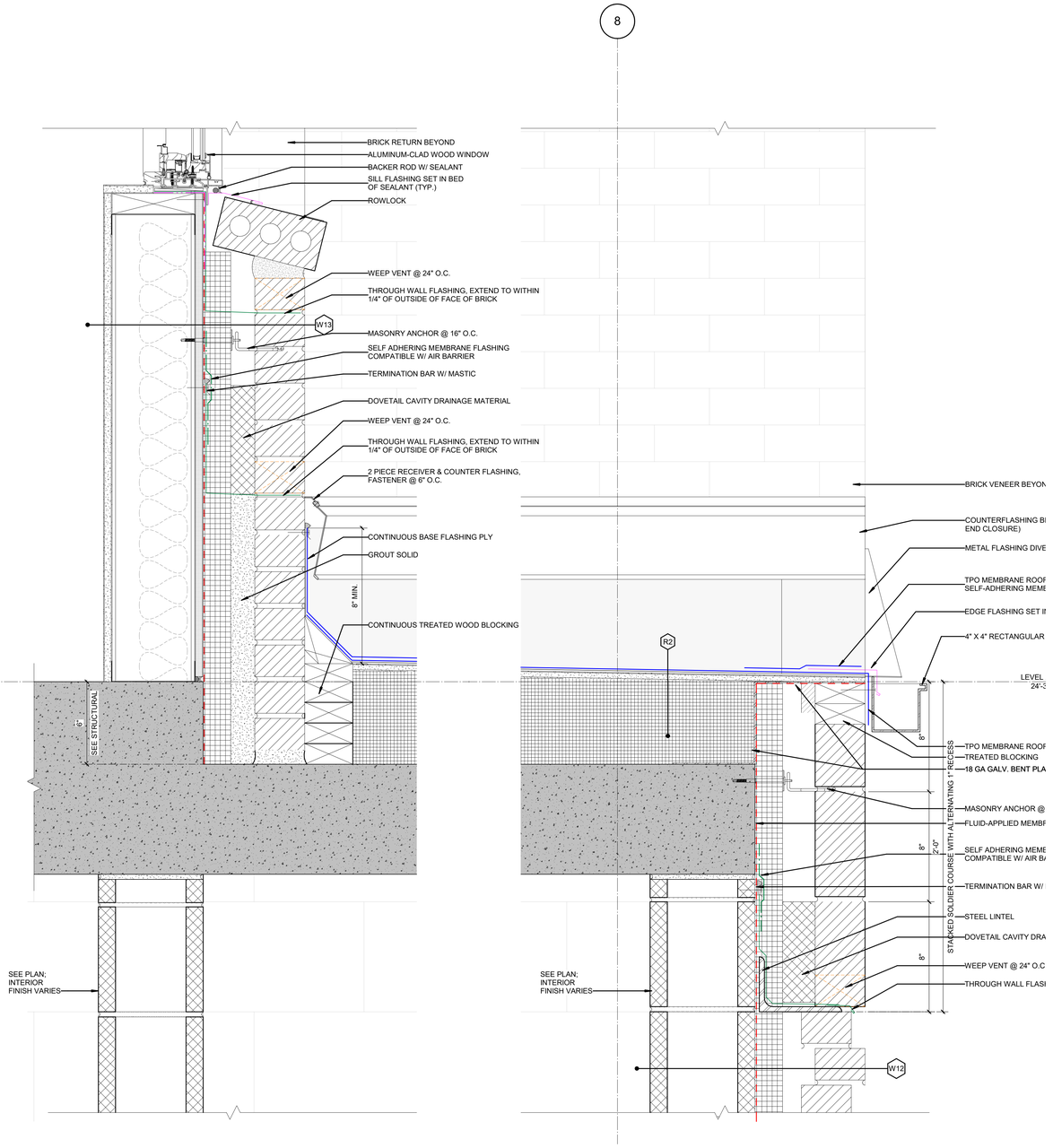
A4 ENLARGED ELEV. - EAST RECESS (NORTH)
1/4" = 1'-0"



A5 WALL SECTION - EAST 02
1/4" = 1'-0"



A1 AXON OVERALL- EAST INSET ROOF



A3 SECTION DETAIL - EAST INSET ROOF

3" = 1'-0"

162 ASHLEY AVE

PRELIMINARY BAR SUBMISSION

WHITE LION CAPITAL | LS3P

ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS

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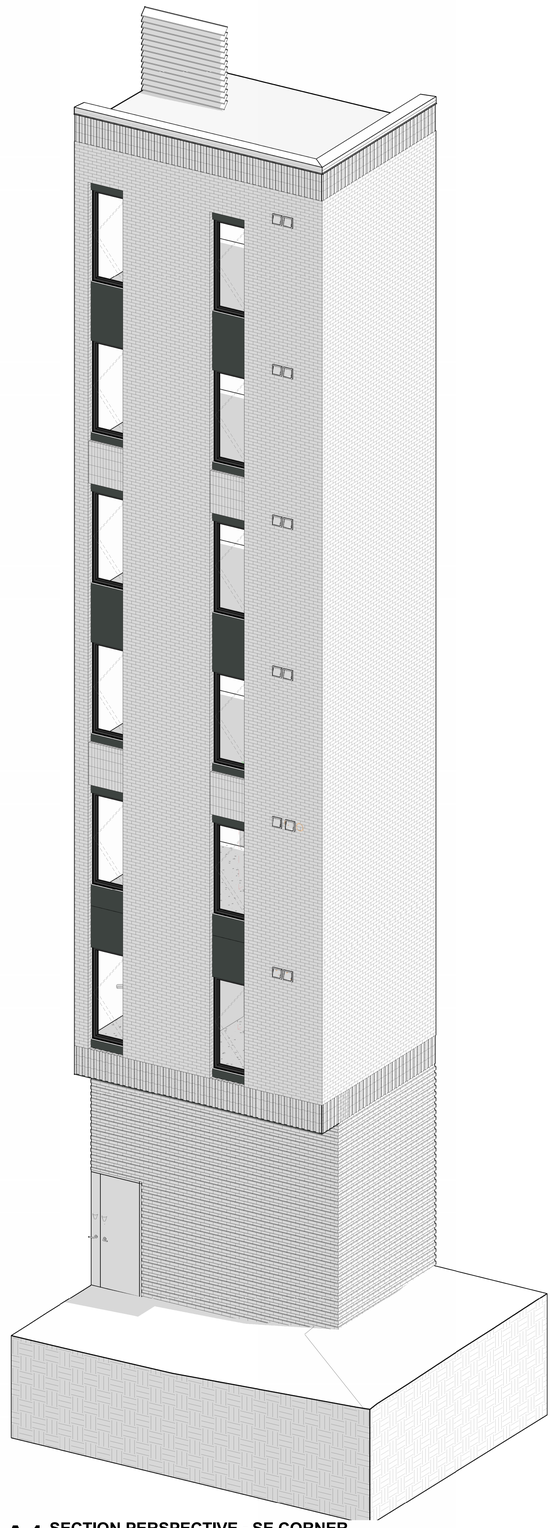
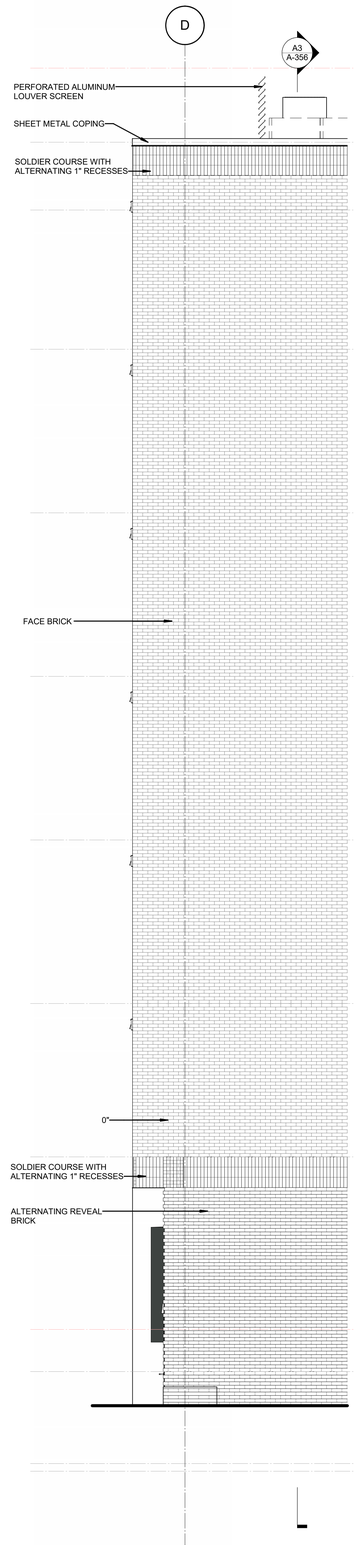
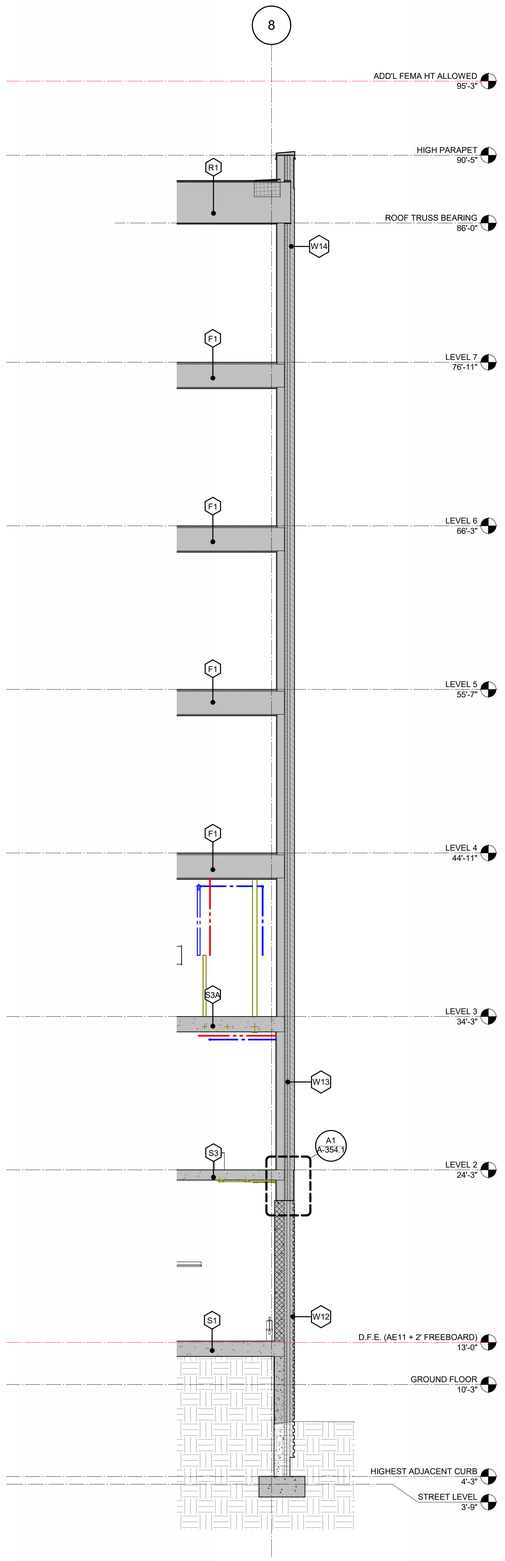
SHEET: **A-355.1**



A1 SECTION PERSPECTIVE - SE CORNER



A2 ENLARGED ELEVATION - SE CORNER
1/4" = 1'-0"



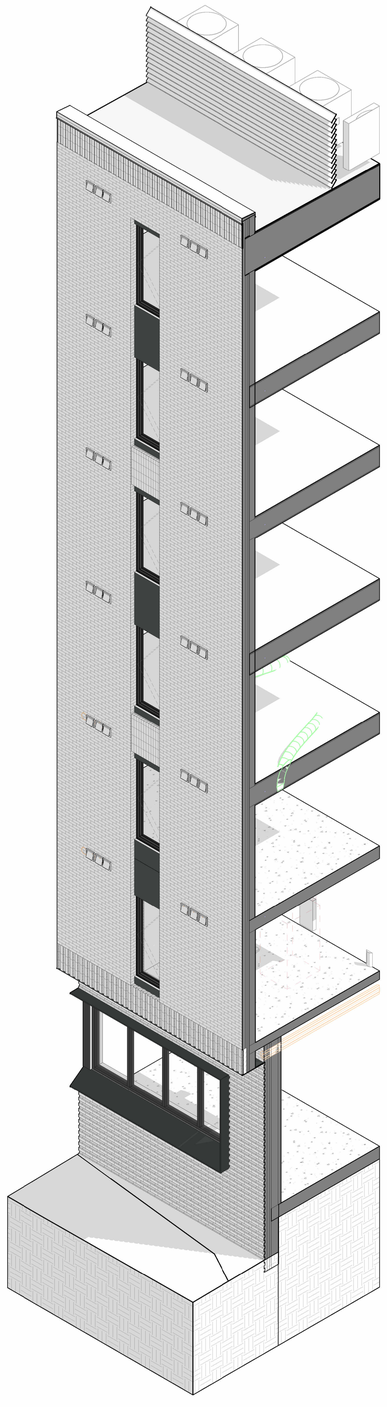
A3 WALL SECTION - EAST 03
1/4" = 1'-0"

162 ASHLEY AVE
PRELIMINARY BAR SUBMISSION

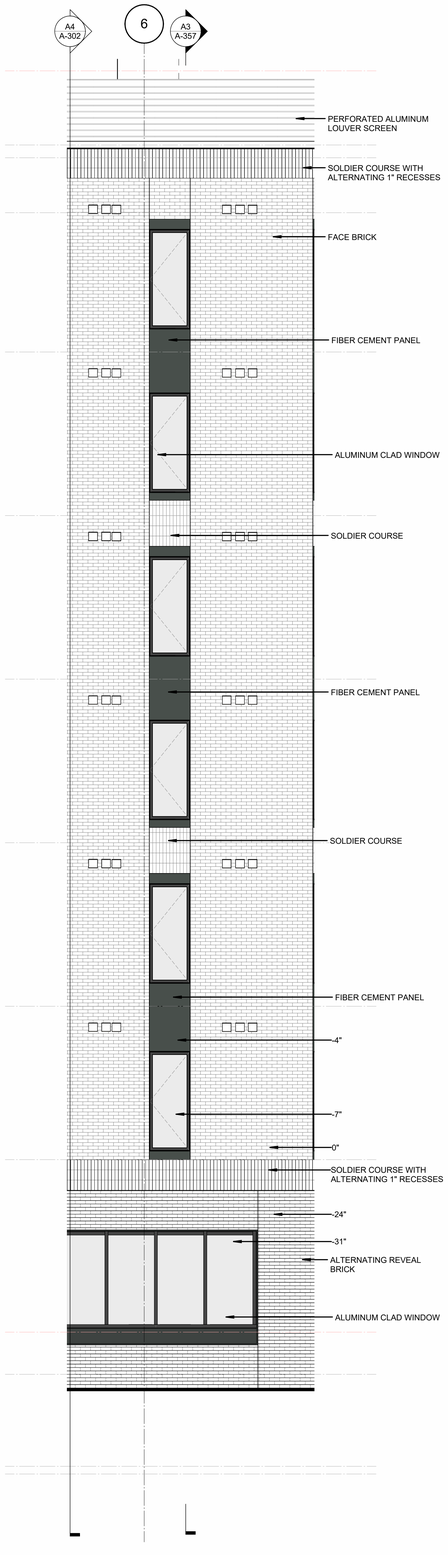
WHITE LION CAPITAL | LS3P

ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS
JANUARY 14, 2026 *P.33*

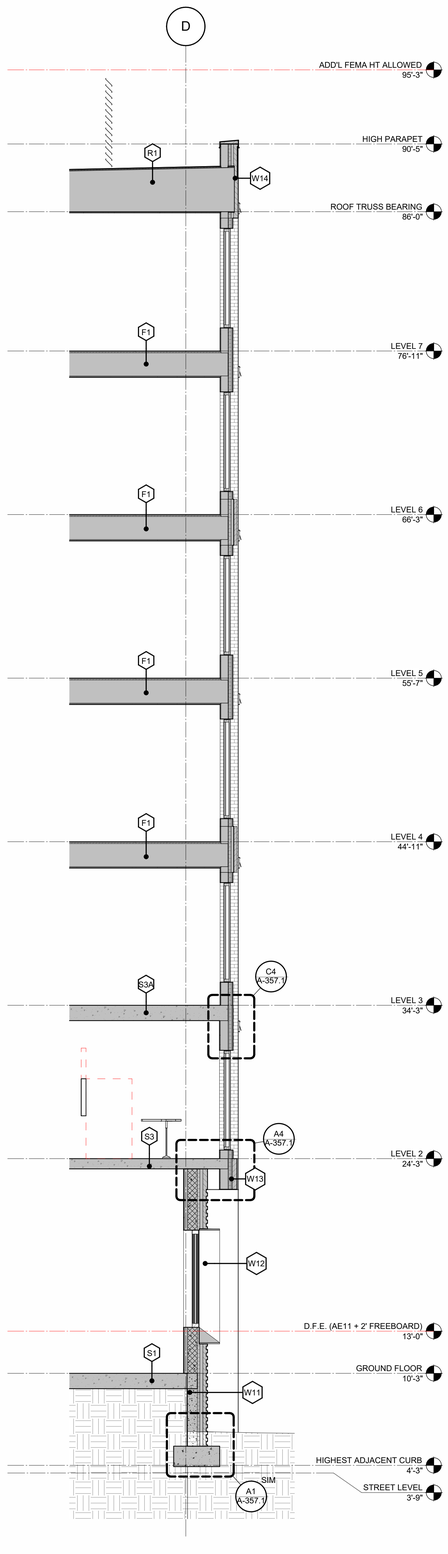
SHEET: **A-356**



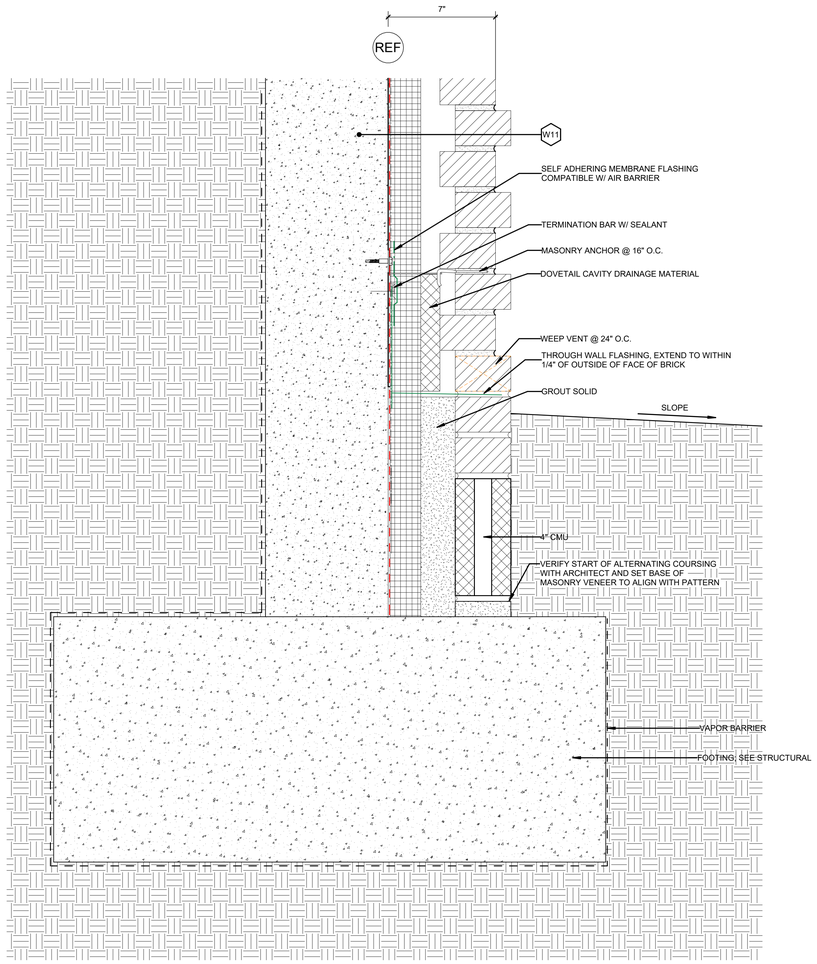
A1 SECTION PERSPECTIVE - SOUTH



A2 ENLARGED ELEVATION - SOUTH
1/4" = 1'-0"

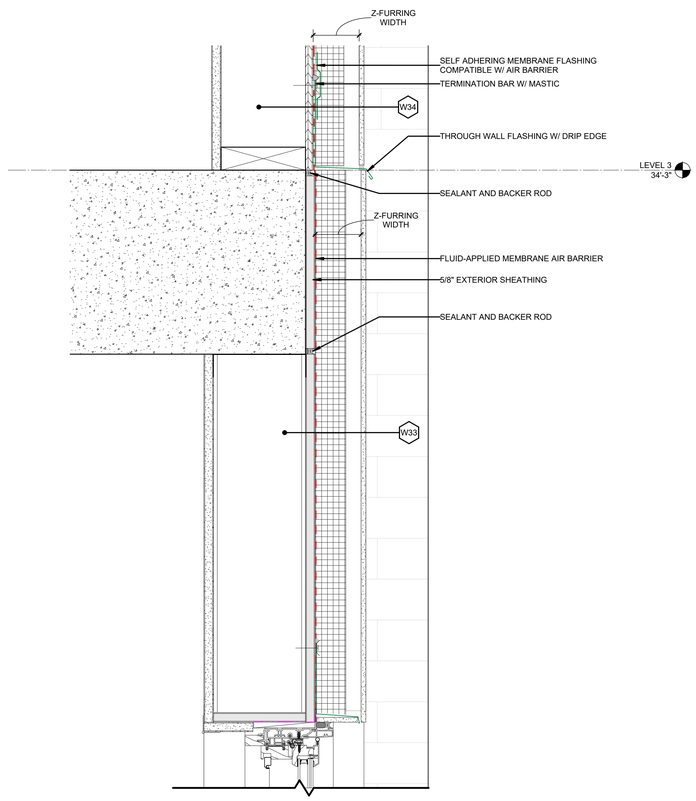


A3 WALL SECTION - SOUTH 01
1/4" = 1'-0"



A1 SECTION DETAIL - BRICK WALL BASE

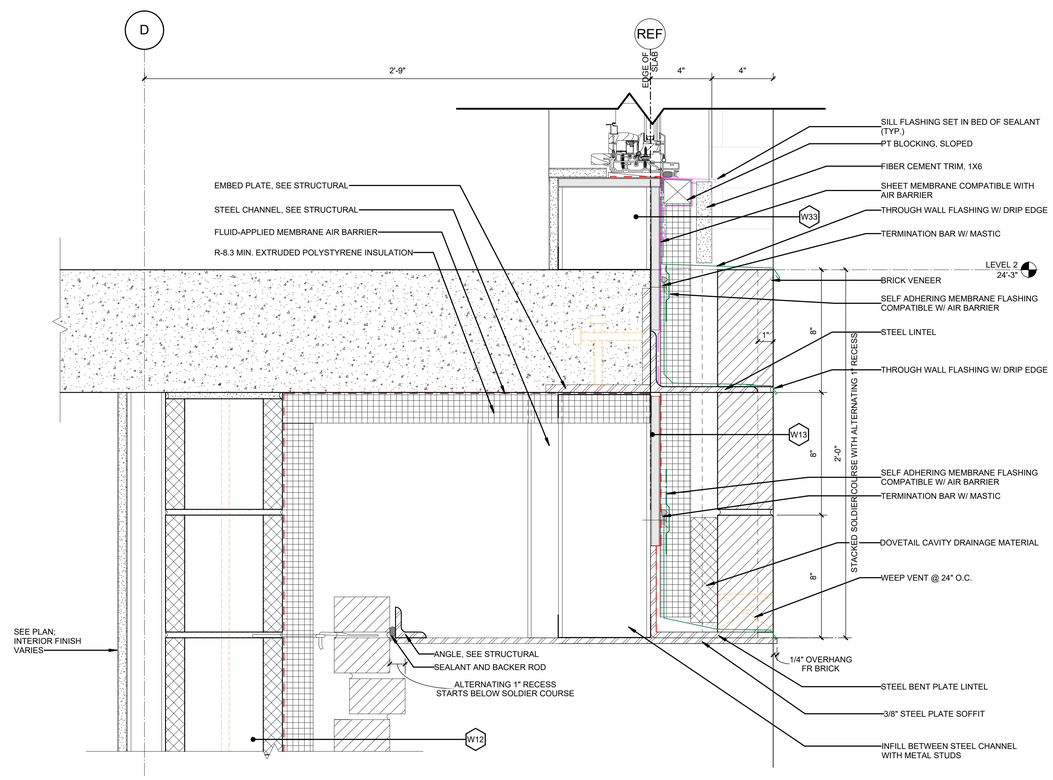
3" = 1'-0"



C4 SECTION DETAIL - LEVEL 2 & 3 FLOOR TRANSITION AT FIBER CEMENT PANEL

3" = 1'-0"

A-357



A4 SECTION DETAIL - SOLDIER COURSE TO ALT. BRICK AT SOFFIT

3" = 1'-0"

A-357

162 ASHLEY AVE

PRELIMINARY BAR SUBMISSION

WHITE LION CAPITAL | LS3P

ENLARGED ELEVATIONS, WALL SECTIONS, AND DETAILS

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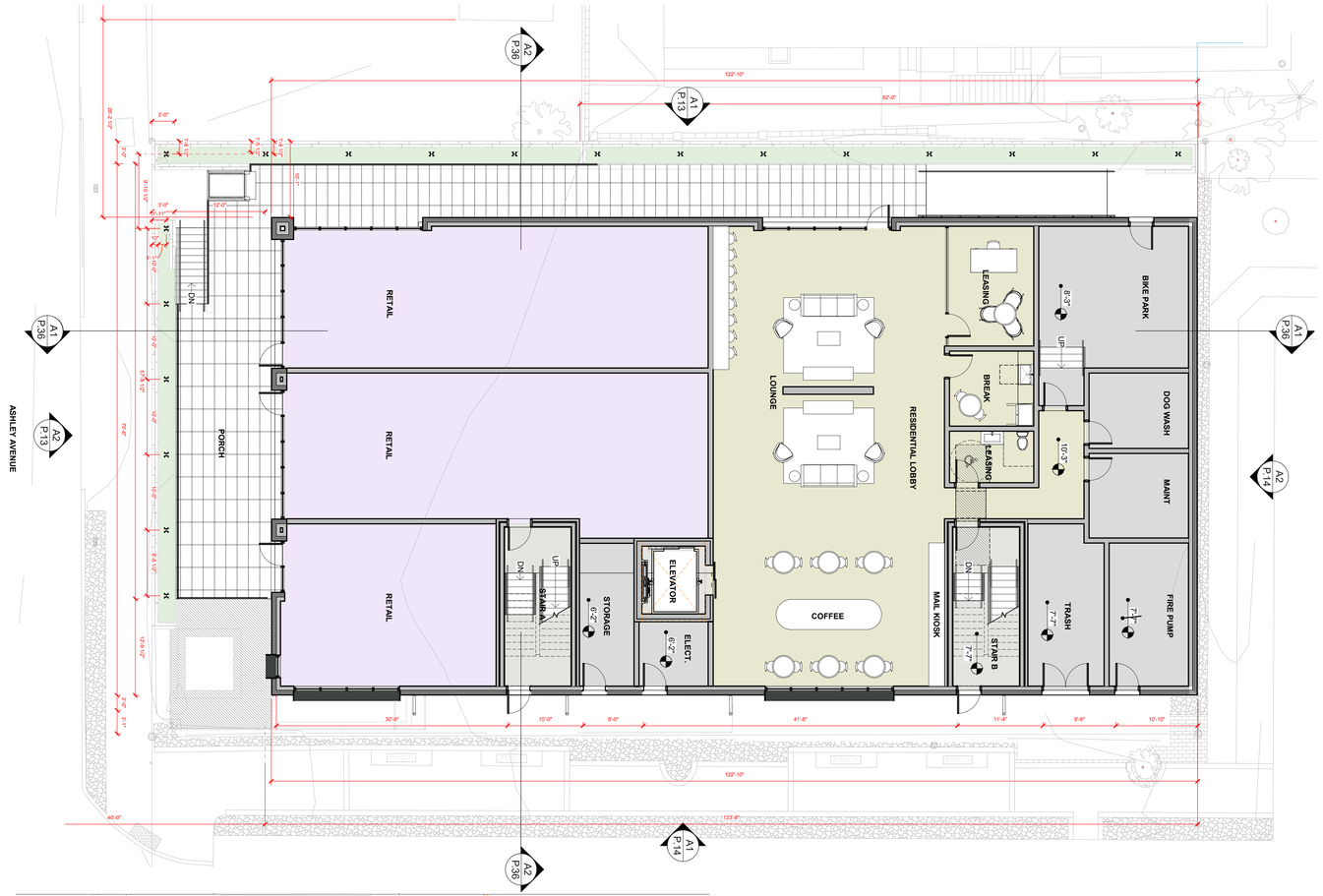
SHEET: **A-357.1**



A1 FLOOR PLAN- LEVEL 1
1/8" = 1'-0"

0 2' 4' 8' 16'

TRUE NORTH

PROJECT NORTH

CONCEPTUAL BAR - APPROVED

162 ASHLEY AVE
PRELIMINARY BAR SUBMISSION

WHITE LION CAPITAL | LS3P

PLAN COMPARISON: GROUND LEVEL
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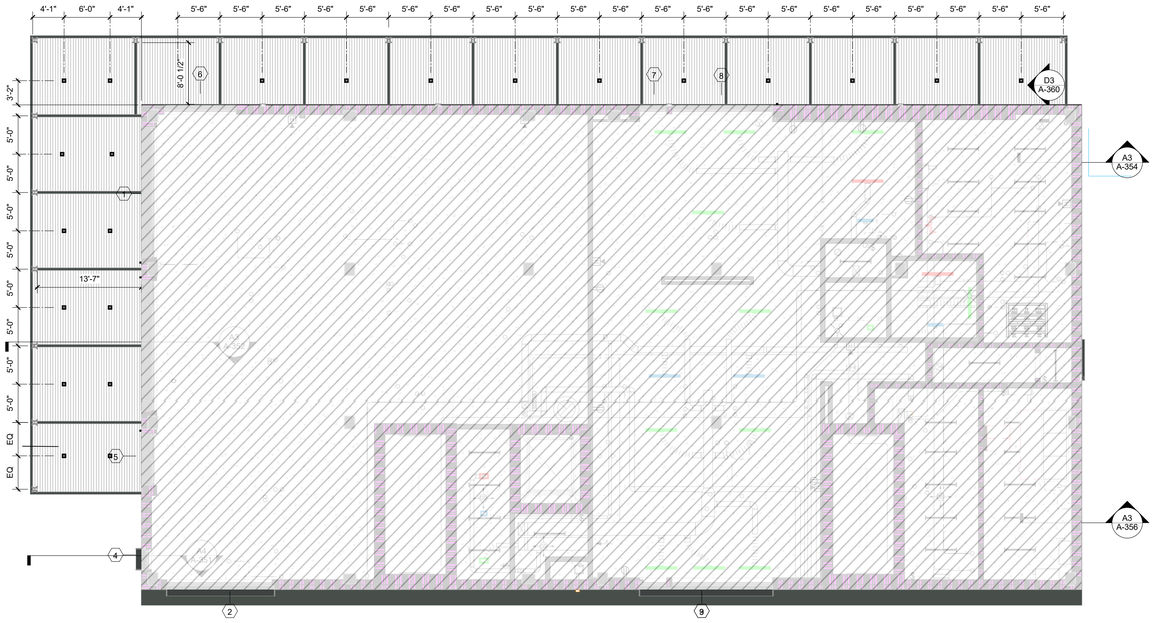
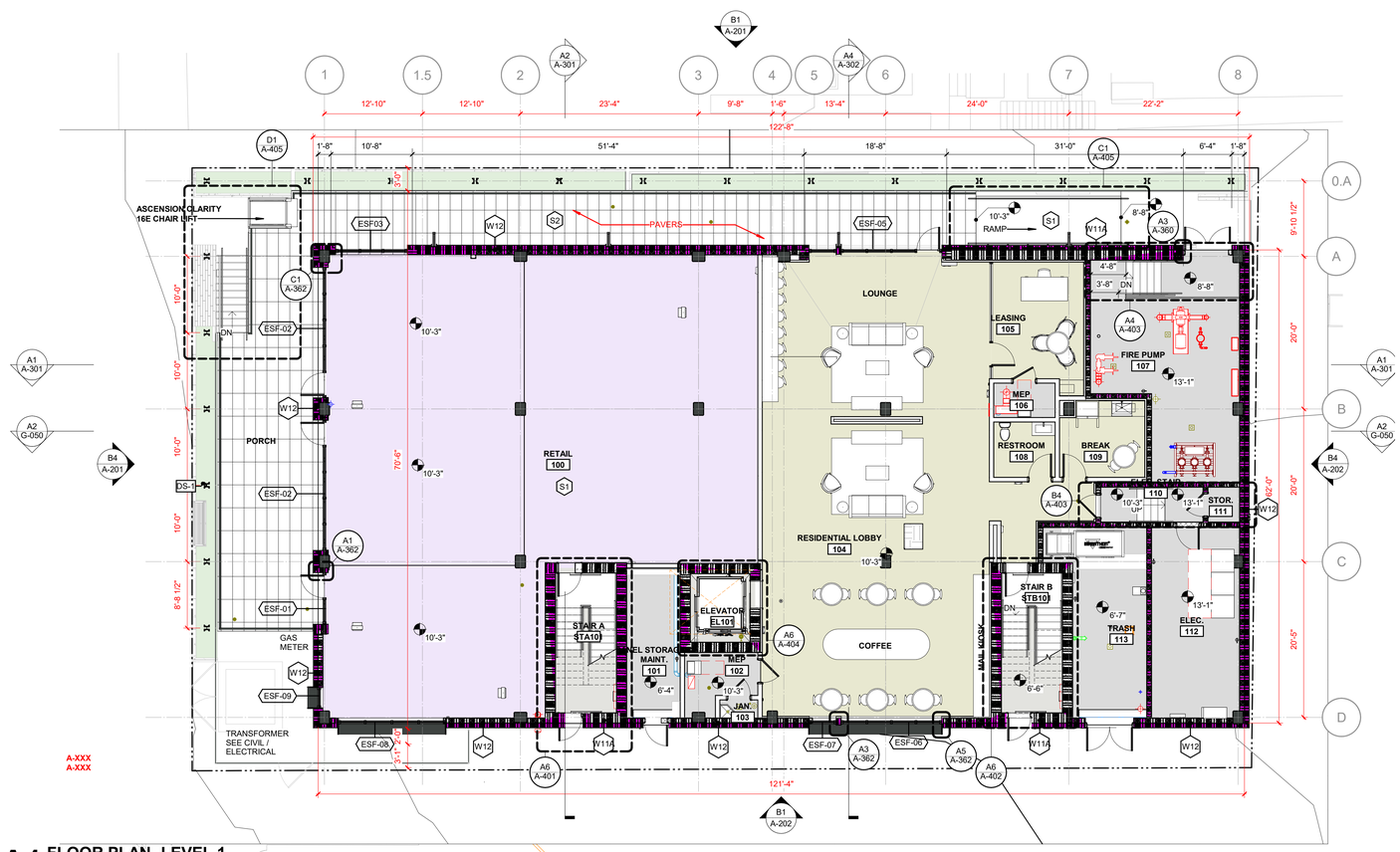


C1 RCP- LEVEL 1

1/8" = 1'-0"



A1 FLOOR PLAN- LEVEL 1

1/8" = 1'-0"

0 2' 4' 8' 16'

TRUE NORTH

PROJECT NORTH

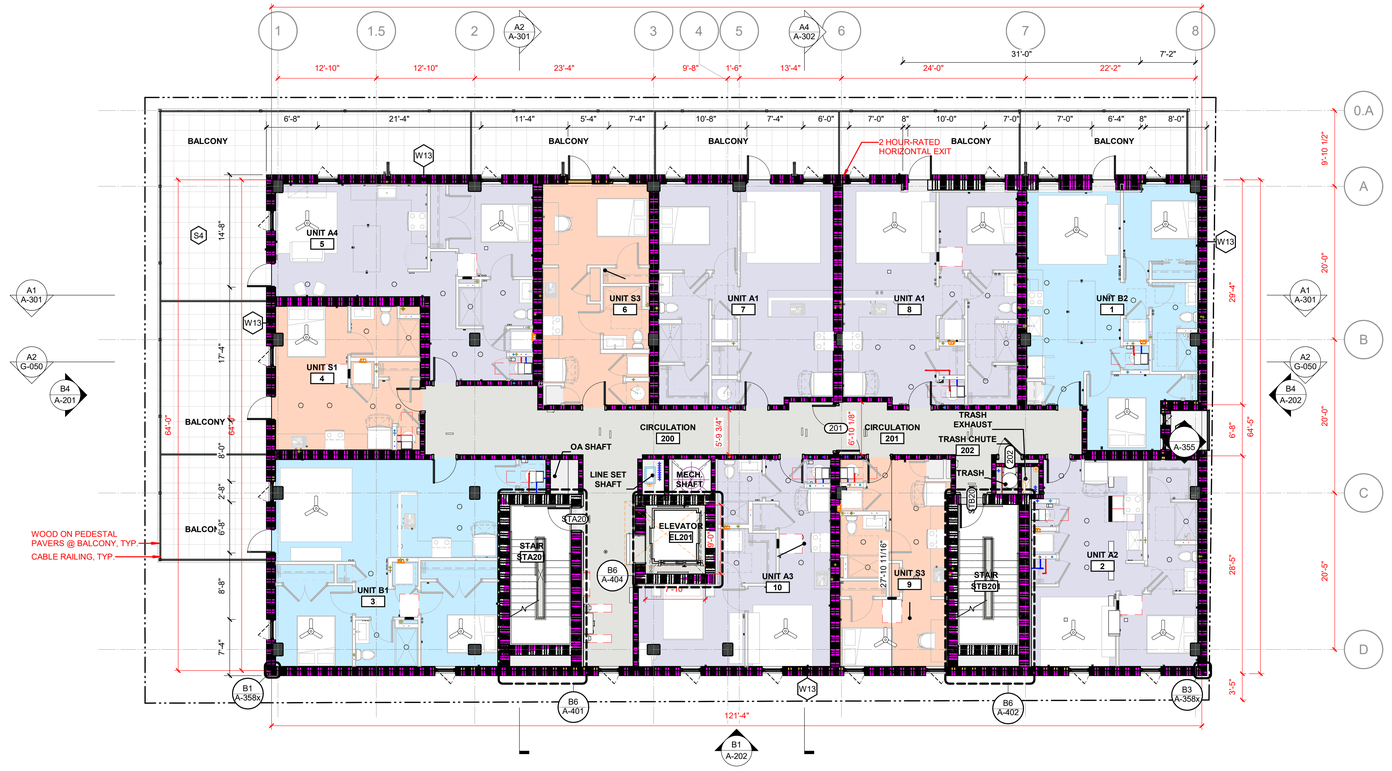
PRELIMINARY BAR - PROPOSED

CONCEPTUAL BAR - APPROVED



A1 FLOOR PLAN- LEVEL 2
1/8" = 1'-0"

PRELIMINARY BAR - PROPOSED



A1 FLOOR PLAN- LEVEL 2
1/8" = 1'-0"

0 2' 4' 8' 16'

TRUE NORTH PROJECT NORTH

PRELIMINARY BAR - PROPOSED

162 ASHLEY AVE
PRELIMINARY BAR SUBMISSION

WHITE LION CAPITAL | LS3P

PLAN COMPARISON: LEVEL 02
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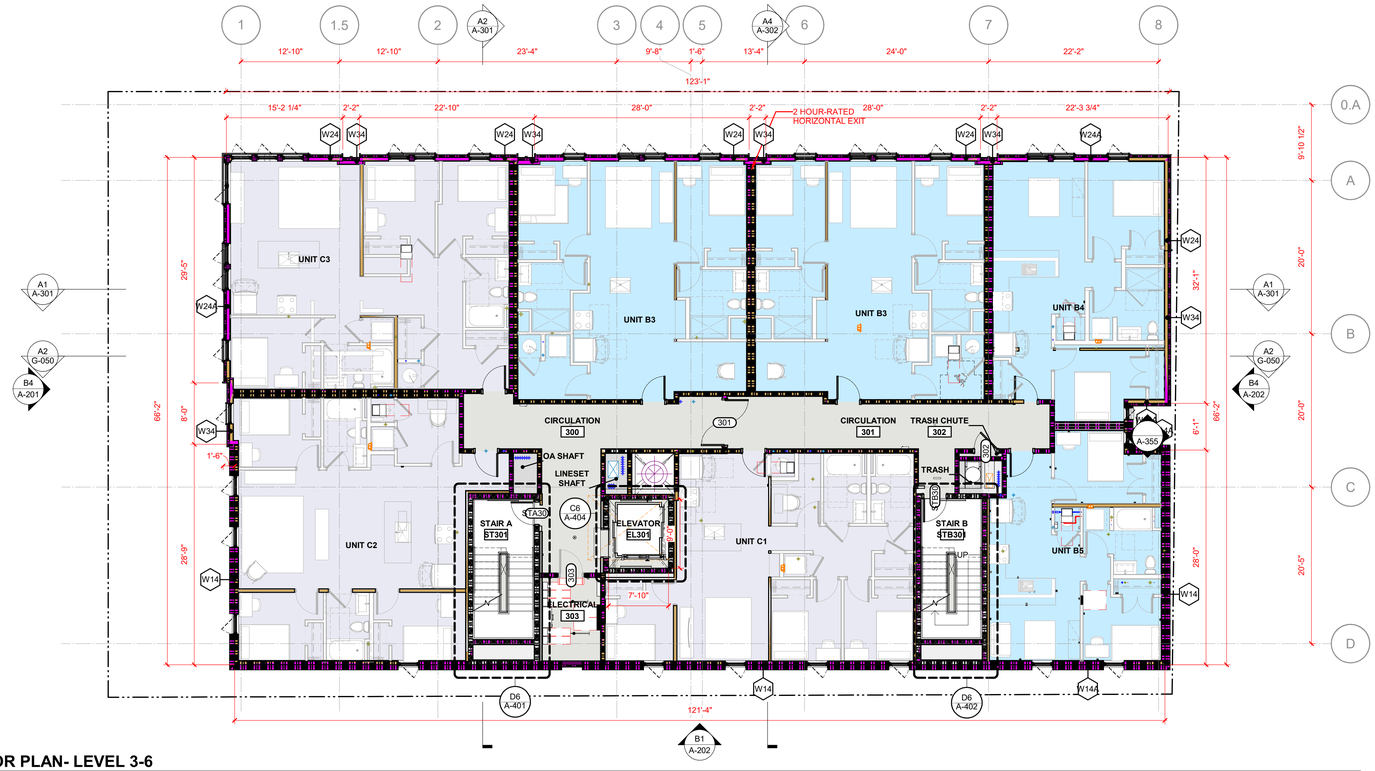
CONCEPTUAL BAR - APPROVED



A1 FLOOR PLAN- LEVEL 3-6
1/8" = 1'-0"

PRELIMINARY BAR - PROPOSED



A1 FLOOR PLAN- LEVEL 3-6
1/8" = 1'-0"

0 2' 4' 8' 16'

TRUE NORTH PROJECT NORTH

162 ASHLEY AVE
PRELIMINARY BAR SUBMISSION

WHITE LION CAPITAL | LS3P

PLAN COMPARISON: UPPER LEVELS
JANUARY 14, 2026 ***P.39***

PRELIMINARY BAR - PROPOSED



A1 FLOOR PLAN- LEVEL 7
1/8" = 1'-0"

0 2' 4' 8' 16'

TRUE NORTH

PROJECT NORTH

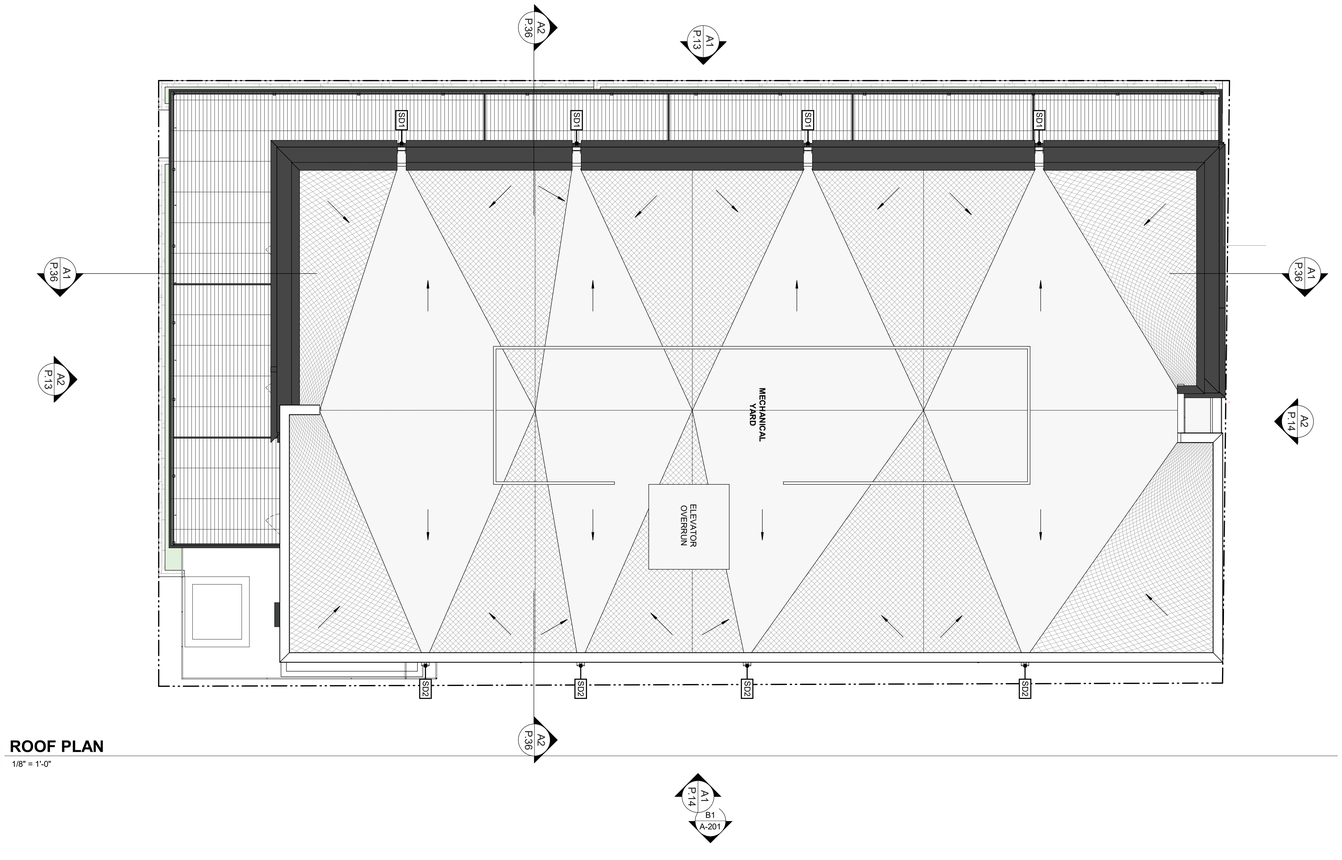
162 ASHLEY AVE
PRELIMINARY BAR SUBMISSION

WHITE LION CAPITAL

LS3P

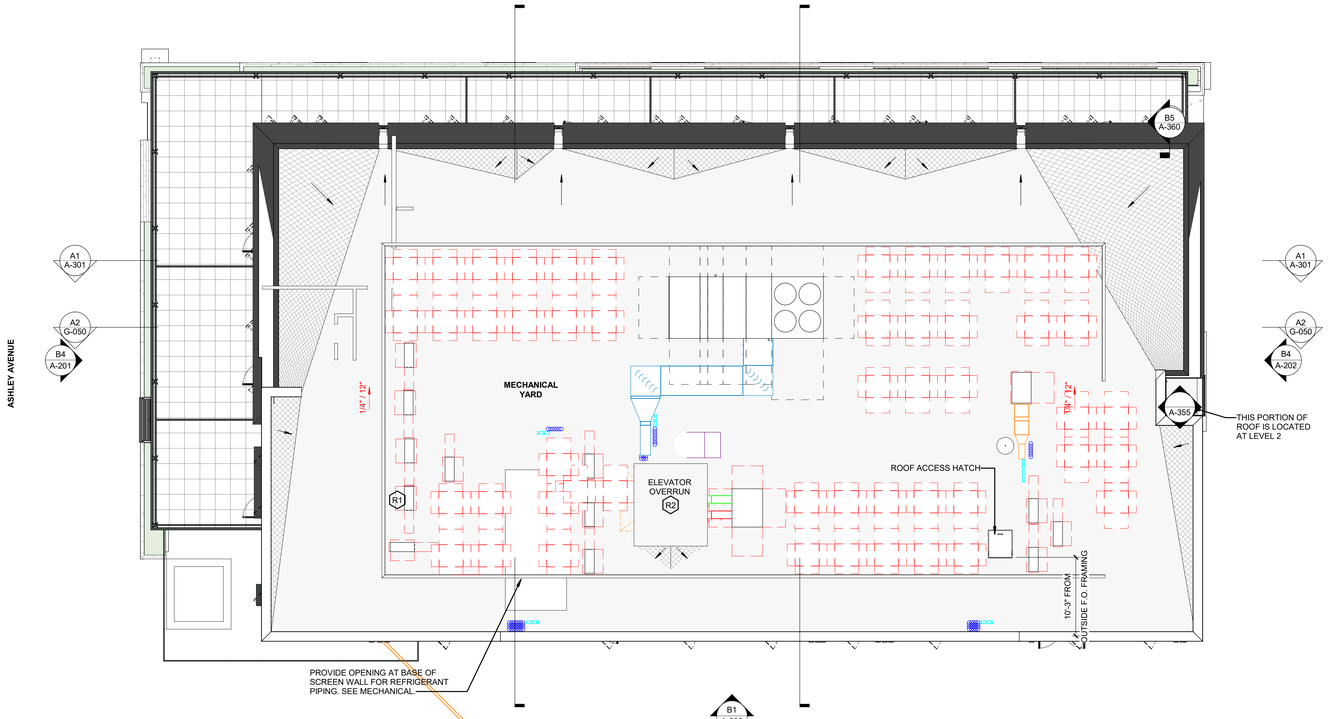
PLAN COMPARISON: LEVEL 07
JANUARY 14, 2026 ***P.40***

CONCEPTUAL BAR - APPROVED



A1 ROOF PLAN
1/8" = 1'-0"

PRELIMINARY BAR - PROPOSED



A1 ROOF PLAN
1/8" = 1'-0"

0 2' 4' 8' 16'

TRUE NORTH PROJECT NORTH

162 ASHLEY AVE
PRELIMINARY BAR SUBMISSION

WHITE LION CAPITAL | LS3P

PLAN COMPARISON: ROOF
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APPENDIX



CONCEPTUAL BAR - APPROVED



PRELIMINARY BAR - PROPOSED

10' 20' 50' 100'

162 ASHLEY AVE
PRELIMINARY BAR SUBMISSION

WHITE LION CAPITAL | LS3P

EAST STREETSCAPE COMPARISON
JANUARY 14, 2026



CONCEPTUAL BAR - APPROVED



PRELIMINARY BAR - PROPOSED

10' 20' 50' 100'

162 ASHLEY AVE
PRELIMINARY BAR SUBMISSION

WHITE LION CAPITAL | LS3P

WEST STREETSCAPE COMPARISON
JANUARY 14, 2026


DOUGHY STREET
ASHLEY AVENUE
RUTLEDGE AVENUE
VANDERHORST STREET
OGIER STREET
JONATHAN LUCAS STREET



A. VIEW LOOKING SOUTH DOWN ASHLEY AVE AT DOUGHTY STREET



B. VIEW LOOKING SOUTH ALONG ASHLEY AVENUE



C. NORTHWEST VIEW OF PROPERTY FROM ASHLEY AVE



D. SOUTHWEST VIEW OF PROPERTY FROM ASHLEY AVE





E. NORTHEAST & SOUTHEAST VIEW OF PROPERTY , BUILDING REAR



F. SOUTHWEST VIEW OF PROPERTY FROM ASHLEY AVE, ALONG WALKWAY



G. SOUTHEAST VIEW OF PROPERTY LOOKING UP ASHLEY AVE



H. LOOKING NORTH UP ASHLEY AVE



I. NORTHWEST VIEW OF PROPERTY FROM BUILDING REAR



VICINITY MAP (NTS)

REFERENCES:

1) PLAT BY GEORGE AZ JOHNSON, JR., INC., DATED JUNE 6, 1978. RECORDED IN PLAT BOOK AK PAGE 141, CHARLESTON COUNTY ROD.
2) PLAT BY CHARLES F. DAWLEY, JR., DATED APRIL 28, 1987. RECORDED IN PLAT BOOK BM PAGE 192, CHARLESTON COUNTY ROD.
3) PLAT BY STEPHENS ENGINEERING, INC., DATED SEPTEMBER 29, 1987. RECORDED IN PLAT BOOK BR PAGE 037, CHARLESTON COUNTY ROD.
4) PLAT BY FORSBERG ENGINEERING & SURVEYING, INC., DATED JULY 31, 2003. RECORDED IN PLAT BOOK EG PAGE 623, CHARLESTON COUNTY ROD.
5) PLAT BY W.L. GAILLARD, DATED JANUARY 4, 1984. RECORDED IN PLAT BOOK AZ PAGE 060, CHARLESTON COUNTY ROD.

NOTES:

1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4) DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
6) TMS NO. 460-15-04-061
7) THE PROPERTY IS ZONED MU-2/WH (MIXED USE 2, WORKFORCE HOUSING). THE PROPERTY IS ALSO LOCATED WITHIN THE OLD CITY HEIGHT DISTRICT (85/30), AMUSEMENT & RECREATION OVERLAY AND OLD CITY DISTRICT. THERE ARE NO REQUIRED SETBACKS FOR THIS ZONING.
8) ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM AND COORDINATES ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATES, NAD 83-2011.
9) CHARLESTON WATER SYSTEM PROVIDES WATER & SANITARY SEWER SERVICE.
10) THERE ARE NO FRESHWATER WETLANDS LOCATED ON THE PROPERTY.
11) THERE ARE NO APPLICABLE OCRM CRITICAL LINE BUFFERS OR SETBACKS ON THIS PROPERTY.
12) NO LAND OR OTHER AREA IS DEDICATED FOR PUBLIC USE BY THIS PLAT UNLESS A DEDICATION IS EXPRESSLY STATED HEREON.

FLOOD NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE AE (ELEV. 11) AS SHOWN FROM FEMA FLOOD MAPS, PANEL NO. 45019C0512K, REVISED 01/29/2021.

I, JOHNATHAN F. BURNS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND 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.

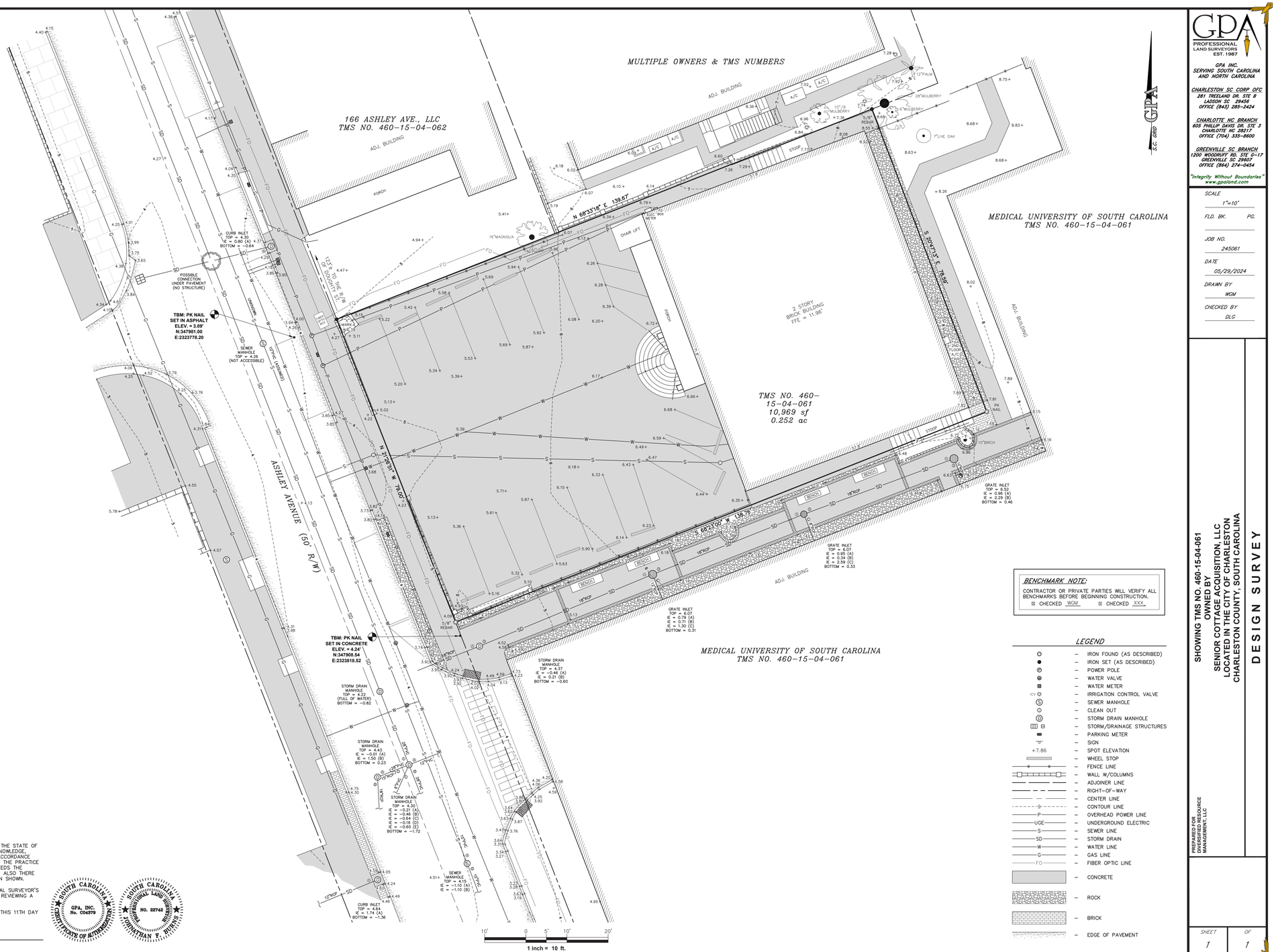
THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 11TH DAY OF JUNE, 2024.

JOHNATHAN F. BURNS, PLS-22742

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION GPA, INC. No. C04379

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. 22742 JOHNATHAN F. BURNS



BENCHMARK NOTE:

CONTRACTOR OR PRIVATE PARTIES WILL VERIFY ALL BENCHMARKS BEFORE BEGINNING CONSTRUCTION.
☒ CHECKED WGM ☒ CHECKED XXX

LEGEND

○	IRON FOUND (AS DESCRIBED)
●	IRON SET (AS DESCRIBED)
P	POWER POLE
WV	WATER VALVE
WM	WATER METER
ICV	IRRIGATION CONTROL VALVE
S	SEWER MANHOLE
CO	CLEAN OUT
D	STORM DRAIN MANHOLE
	STORM/DRAINAGE STRUCTURES
	PARKING METER
	SIGN
+7.86	SPOT ELEVATION
	WHEEL STOP
	FENCE LINE
	WALL W/COLUMNS
	ADJOINER LINE
	RIGHT-OF-WAY
	CENTER LINE
-9-	CONTOUR LINE
P	OVERHEAD POWER LINE
UGE	UNDERGROUND ELECTRIC
S	SEWER LINE
SD	STORM DRAIN
W	WATER LINE
G	GAS LINE
FO	FIBER OPTIC LINE
	CONCRETE
	ROCK
	BRICK
	EDGE OF PAVEMENT

GPA
PROFESSIONAL LAND SURVEYORS
EST. 1987

GPA INC.
SERVING SOUTH CAROLINA AND NORTH CAROLINA

CHARLESTON SC CORP OFC
281 TREELAND DR. STE B
LADSON SC 29456
OFFICE (843) 285-2424

CHARLOTTE NC BRANCH
605 PHILLIP DAVIS DR. STE 5
CHARLOTTE NC 28217
OFFICE (704) 335-8800

GREENVILLE SC BRANCH
1200 WOODRUFF RD. STE G-17
GREENVILLE SC 29607
OFFICE (864) 374-0454

"Integrity Without Boundaries"
www.gpaland.com

SCALE 1"=10'
FLD. BK. PG.
JOB NO. 245061
DATE 05/29/2024
DRAWN BY WGM
CHECKED BY DLG

SHOWING TMS NO. 460-15-04-061
OWNED BY
SENIOR COTTAGE ACQUISITION, LLC
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

PREPARED FOR
DIVERSIFIED RESOURCE MANAGEMENT, LLC

DESIGN SURVEY

SHEET 1 OF 1

APPENDIX DRAWINGS - SEE SET

162 Ashley Avenue

LS3P: 1512-250015
162 Ashley Avenue
Charleston, South Carolina 29425



WHITE LION CAPITAL

LS3P

ISSUED: 12/19/25 **CONSTRUCTION DOCUMENTS**

Civil
Seamon Whiteside

501 Wando Park Blvd #200
Mt Pleasant, SC 29464
(843) 884 1667
Daniel Ethredge
Dethredge@seamonwhiteside.com

Landscape
Seamon Whiteside

501 Wando Park Blvd #200
Mt. Pleasant, SC 29464
(843) 884-1667
Daniel Ethredge
Dethredge@seamonwhiteside.com

Structural
Britt, Peters & Associates

1100 Queensborough Blvd
Suite 202
Mount Plesant, SC 29464
(843) 284-0400
Brian Haygood
bhaygood@BrittPeters.com

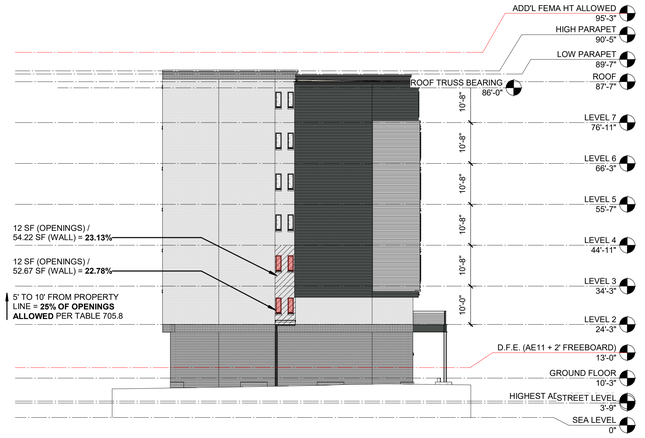
Architecture
LS3P Associates

205 1/2 King St
Charleston, SC 29401
(843) 577-4444
Jeremy Alford
jeremyalford@ls3p.com

MEP & FP
Jordan Skala Engineers

4501 Charlotte Park Dr
Suite 100
Charlotte, NC 28217
(704) 599-4377
Austin Schmitt (Mechanical)
aschmitt@jordanskala.com
Jonathan Erdmann (Electrical)
jerdmann@jordanskala.com
Jonathan Brown (Plumbing)
jmbrown@jordanskala.com

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG ON ALL SHEETS ORIGINAL PAGE SIZE



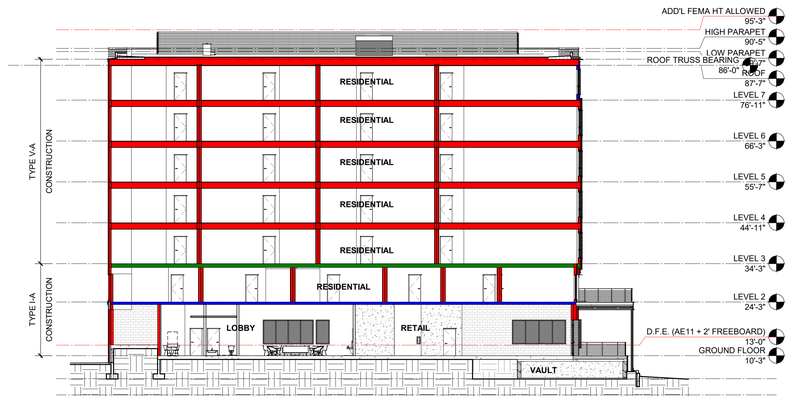
D4 OPENING PERCENTAGES-EAST ELEVATION

1/16" = 1'-0"



B4 OPENING PERCENTAGES-NORTH ELEVATION

1/16" = 1'-0"



A2 BUILDING SECTION - EAST/WEST CODE

1/16" = 1'-0"



A4 OPENING PERCENTAGES-SOUTH ELEVATION

1/16" = 1'-0"

WHITE LION CAPITAL

WHITE LION CAPITAL LLC

LS3P

205 1/2 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
TEL. 843.577.4444 FAX. 843.722.4789
WWW.LS3P.COM

NOT FOR CONSTRUCTION

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162 Ashley Avenue

162 Ashley Avenue
Charleston, South Carolina 29425

LS3P PROJECT: 1512-250015

Δ	DATE	DESCRIPTION

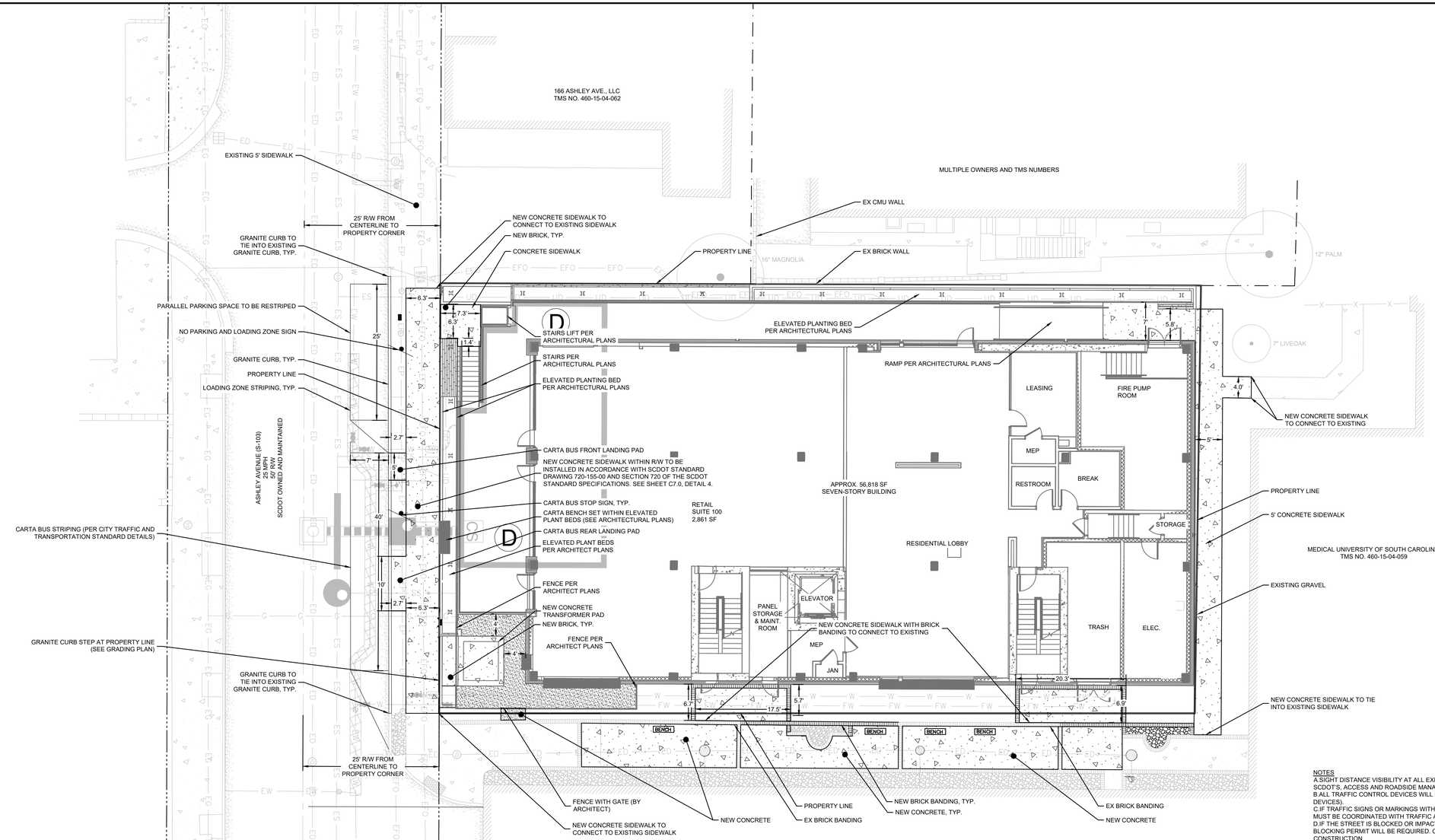
SHEET NAME:
BUILDING CODE ANALYSIS & OPENING PERCENTAGES

ORIG SUBMISSION: 12/19/25

SHEET:
G-050

CONSTRUCTION DOCUMENTS

12/19/2025 1:06:03 PM



PARKING CHART			
NON-RESIDENTIAL (GROUND FLOOR)			
NAME	SQUARE FOOTAGE (SQUARE FEET)	REQUIREMENT	REQUIRED PARKING
RETAIL (PENINSULA)	2570	N/A PER SEC. 54-299.3	0
TAKE OUT RESTAURANT	600	1 SPACE PER 75 USABLE PATRON AREA	8
*TENANTS FOR NON-RESIDENTIAL USE ON THE FIRST FLOOR ARE CURRENTLY UNDERMINED. PER SEC 54-299.3, THE FIRST 5000 SF OF NON-RESIDENTIAL USES, EXCLUDING RESTAURANTS, DO NOT REQUIRE PARKING. PARKING CALCULATIONS REFLECT THE POTENTIAL FOR 600 SF OF USABLE PATRON AREA ACROSS THE (3) TENANT SPACES.			
WORKFORCE HOUSING APARTMENT MIX (FLOOR 2)			
NAME	UNITS	REQUIREMENT	REQUIRED PARKING
1 BEDROOM	5	-	-
2 BEDROOM	2	-	-
STUDIO	3	-	-
TOTAL WORKFORCE HOUSING	10	1 PER 2 UNITS	5
STUDENT HOUSING MIX (FLOORS 3-7)			
NAME	UNITS	REQUIREMENT	REQUIRED PARKING
2 BED SUITE	10	1 PER UNIT IN MU-2	10
3 BED SUITE	15	1 PER UNIT IN MU-2	15
4 BED SUITE	5	1 PER UNIT IN MU-2	5
TOTAL PARKING REQUIRED: 43			

WORKFORCE HOUSING VS. MARKET RATE HOUSING CHART	
DESCRIPTION	NUMBER
WORKFORCE HOUSING	10
MARKET RATE HOUSING	30
TOTAL	40

PARKING NOTE:

PARKING IS TO BE PROVIDED OFFSITE AT 134 & 136 RUTLEDGE (TMS#'S 460-15-04-077 & 460-10-04-078) THROUGH PARKING AGREEMENTS.

ZONING SUMMARY:

1. ZONING OF THE PARCEL: MU-2/WH
2. HEIGHT DISTRICT: 85/30
3. TMS & ZONING OF ADJACENT PARCELS:
   MEDICAL UNIVERSITY OF SOUTH CAROLINA: TMS #: 460-15-04-059,LB
   166 ASHLEY AVE., LLC: TMS #: 460-15-04-062, LB
   MULTIPLE OWNERS AND TMS NUMBERS, DR-1

SITE PLAN NOTES:

1. CONTRACTOR TO ENSURE THAT ADA ACCESSIBLE ROUTE MEET THE ADA STANDARDS FOR ACCESSIBLE DESIGN (LATEST ADDITION) AND LOCAL ACCESSIBILITY REGULATIONS.
2. ALL ROADWAY AND DRIVEWAY DIMENSIONS ARE SHOWN TO FACE OF CURB WHERE APPLICABLE. WHERE CURB AND GUTTER IS NOT SHOWN, DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT.
3. PAVEMENT SECTION DESIGNS SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. CONCRETE JOINT LAYOUTS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL.
4. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.

NOTES

A.SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT'S, ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.
B.ALL TRAFFIC CONTROL DEVICES WILL BE TO MUTCD STANDARDS (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
C.IF TRAFFIC SIGNS OR MARKINGS WITHIN THE RIGHT-OF-WAY ARE IMPACTED, RELOCATION OF THESE ITEMS MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
D.IF THE STREET IS BLOCKED OR IMPACTED DURING CONSTRUCTION AT ANY TIME FOR ANY REASON A STREET BLOCKING PERMIT WILL BE REQUIRED. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
E.NO CONSTRUCTION PARKING OR STAGING WILL BE PERMITTED WITHIN THE RIGHT-OF-WAY WITHOUT PRIOR AUTHORIZATION BY TRAFFIC AND TRANSPORTATION.
F.LANE CLOSURES OF ANY TYPE OR DURATION WITHIN THE RIGHT-OF-WAY MUST BE APPROVED BY TRAFFIC AND TRANSPORTATION WELL IN ADVANCE OF THE OCCURRENCE. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
G.CONSTRUCTION AND DEMOLITION TRAFFIC MUST AVOID RESIDENTIAL STREETS AT ALL TIMES UNLESS THERE ARE NO ALTERNATIVE ROUTES. IF IMPACTS TO RESIDENTIAL STREETS ARE ANTICIPATED, THE CONTRACTOR SHOULD CONTACT TRAFFIC AND TRANSPORTATION PRIOR TO USING THE ROUTE.
H.REMOVAL OR CHANGES TO PARKING METERS AND/OR PARKING METERED SPACES OR OTHER ON-STREET PARKING/LOADING ZONES MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
I.IF METERED (OR NON-METERED) PARKING SPACES THAT ARE NOT APPROVED FOR REMOVAL ARE BLOCKED OR IMPACTED DURING DEMOLITION OR CONSTRUCTION AT ANY TIME FOR ANY REASON A METER BAG PERMIT (OR CONSTRUCTION PARKING PERMIT) WILL BE REQUIRED. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
J.IF TRAFFIC SIGNALS OR TRAFFIC SIGNAL EQUIPMENT IS IMPACTED IN ANY WAY, SHOW EXISTING AND PROPOSED CHANGES. CHANGES OR IMPACTS TO TRAFFIC SIGNAL ITEMS MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
K.IMPROVEMENTS TO THE RIGHT-OF-WAY PAVEMENT MARKINGS MAY BE REQUIRED. CROSSWALKS, CENTERLINES, PAVEMENT MARKING ARROWS, BIKE AND PEDESTRIAN MARKINGS, ETC. ADJACENT TO THE SITE MAY BE REQUIRED TO BE REPLACED IF DAMAGED DURING CONSTRUCTION.
L. ANY CURBS, SIDEWALKS, PAVEMENT, ETC. DAMAGED DURING CONSTRUCTION WILL BE REQUIRED TO BE REPAIRED/REPLACED

CERTIFICATE OF CONSTRUCTION COMPLETION (CCC) PROTOCOLS

1. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR COMPLETION FOR ANY PORTION OF A DEVELOPMENT, THE OWNER SHALL EXECUTE COVENANTS SATISFACTORY TO THE CDC THAT IDENTIFY THE REQUIRED WORKFORCE HOUSING UNITS AND WHICH RESTRICT SUCH UNITS TO OCCUPANCY, OR, IF APPLICABLE, OWNERSHIP, BY QUALIFIED HOUSEHOLDS FOR AT LEAST THIRTY (30) YEARS, AND SUBMIT A COPY OF THE RECORDED COVENANTS TO THE CDC. NOTWITHSTANDING THE FOREGOING, THE AFFORDABILITY PERIOD SHALL BE TEN (10) YEARS FOR FIRST GENERATION PROPERTIES AND TWENTY-FIVE (25) YEARS FOR SECOND GENERATION PROPERTIES.
2. FOR THE OWNER OCCUPIED WORKFORCE HOUSING UNITS, THE COVENANTS SHALL IDENTIFY THE INITIAL MAXIMUM ALLOWABLE SALES PRICE, AND PROVIDE THAT THE INITIAL MAXIMUM ALLOWABLE SALES PRICE MAY BE ADJUSTED ANNUALLY FOR INFLATION BASED ON THE INCREASE IN THE AREA MEDIAN INCOME (AMI) OR CONSUMER PRICE INDEX, WHICHEVER IS GREATER. EACH OWNER OF SUCH UNITS, PRIOR TO INITIAL OCCUPANCY, SHALL BE REQUIRED TO SUBMIT TO THE CDC A VERIFIED INCOME REPORT OF HOUSEHOLD INCOME OF ALL MEMBERS OF THE HOUSEHOLD. THE COVENANTS SHALL REQUIRE NOTICE TO THE CDC OF ANY TRANSFER OF THE OWNER OCCUPIED WORKFORCE HOUSING UNITS AND VERIFICATION THAT THE PURCHASER IS A QUALIFIED HOUSEHOLD. OWNER OCCUPIED WORKFORCE HOUSING UNITS SHALL BE SUBJECT TO RESALE RESTRICTIONS FOR NO FEWER THAN THIRTY (30) YEARS FROM DATE OF INITIAL SALE OF THE PROPERTY. NOTWITHSTANDING THE FOREGOING, THE AFFORDABILITY PERIOD SHALL BE TEN (10) YEARS FOR FIRST GENERATION PROPERTIES AND TWENTY-FIVE (25) YEARS FOR SECOND GENERATION PROPERTIES. SUCH RESTRICTIONS WILL BE RECORDED AS DEED RESTRICTIONS AGAINST THE SUBJECT PROPERTY.
3. AS FOR RENTAL WORKFORCE HOUSING UNITS, THE COVENANTS SHALL REQUIRE THE OWNER TO PROVIDE PROOF TO THE CDC, AT INCEPTION OF EVERY TENANCY, AND ON AN ANNUAL BASIS THEREAFTER, THAT NO MORE THAN AFFORDABLE RENT IS BEING CHARGED FOR THE UNIT(S), AND VERIFIED INCOME REPORTS OF HOUSEHOLD INCOME OF ALL OCCUPANTS OF RENTAL WORKFORCE HOUSING UNITS. RENTAL WORKFORCE HOUSING UNITS SHALL BE SUBJECT TO THESE RESTRICTIONS FOR NO FEWER THAN THIRTY (30) YEARS FROM THE INITIAL OCCUPANCY AS WORKFORCE HOUSING. NOTWITHSTANDING THE FOREGOING, THE AFFORDABILITY PERIOD SHALL BE TEN (10) YEARS FOR FIRST GENERATION PROPERTIES AND TWENTY-FIVE (25) YEARS FOR SECOND GENERATION PROPERTIES.
4. THE COVENANTS FOR RENTAL WORKFORCE HOUSING UNITS SHALL PROVIDE: IF A WORKFORCE HOUSING UNIT IS CONVERTED FROM RENTAL OCCUPIED TO OWNER OCCUPIED OCCUPANCY DURING THE TERM OF THE RENTAL WORKFORCE HOUSING COVENANTS, THE UNIT SHALL BE SUBJECT TO THE OWNER OCCUPIED WORKFORCE HOUSING UNIT REQUIREMENTS AS SET OUT IN SECTION 54-299.H.(2), AS AMENDED, (TO INCLUDE AN INITIAL MAXIMUM SALES PRICE) FOR A TERM OF MONTHS EQUAL TO THE NUMBER RESULTING WHEN SUBTRACTING FROM 312 MONTHS (OR 300 MONTHS FOR SECOND GENERATION PROPERTIES) THE NUMBER OF MONTHS THE UNIT HAS BEEN SUBJECT TO RENTAL WORKFORCE HOUSING COVENANTS. CONVERSION OF A WORKFORCE HOUSING UNIT FROM OWNER OCCUPIED TO A RENTAL WORKFORCE HOUSING UNIT SHALL NOT BE PERMITTED. COVENANTS SHALL REQUIRE WRITTEN NOTICE TO THE CITY PRIOR TO ANY CONVERSION TAKING PLACE.
5. THE COVENANTS SHALL ACCORD THE CITY OF CHARLESTON, OR ITS ASSIGNEE, RIGHTS TO ENFORCEMENT BY ANY LEGAL AND/OR EQUITABLE MEANS, INCLUDING THE REVOCATION OF A CERTIFICATE OF OCCUPANCY OR COMPLETION, AND IN ALL EVENTS BE SUBJECT TO APPROVAL BY THE CITY'S CORPORATION COUNSEL.

SEAMONWHITESIDE
MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
RALEIGH, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 39841
12/17/25
PAUL W. PEEPLES, II

162 ASHLEY AVENUE

PERMIT DRAWINGS
TMS# 460-15-04-061
CITY PROJECT ID# TRC-SP2025-000829
CHARLESTON COUNTY, SC

SW+ PROJECT:	12088
DATE:	3/31/25
DRAWN BY:	GMB
CHECKED BY:	DDE

REVISION HISTORY

A.	11/20/24	H.	12/19/25
B.	3/19/25		
C.	3/31/25		
D.	7/15/25		
E.	9/22/25		
F.	11/25/25		
G.	12/12/25		

SITE PLAN

SCALE: 1" = 10'

C4.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | AUDUBON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 200 PETERSON DR., CHARLOTTE, NC 28217 | 312 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 500, SPARTANBURG, SC 29306
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PLOTTED:12/17/2025 10:55 AM, BY Grant Billingham P:\ACAD\24\12088\CAD Files\DWG\12088 Site Plan.dwg

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 200 PETERSON DR., CHARLOTTE, NC 28217 | 312 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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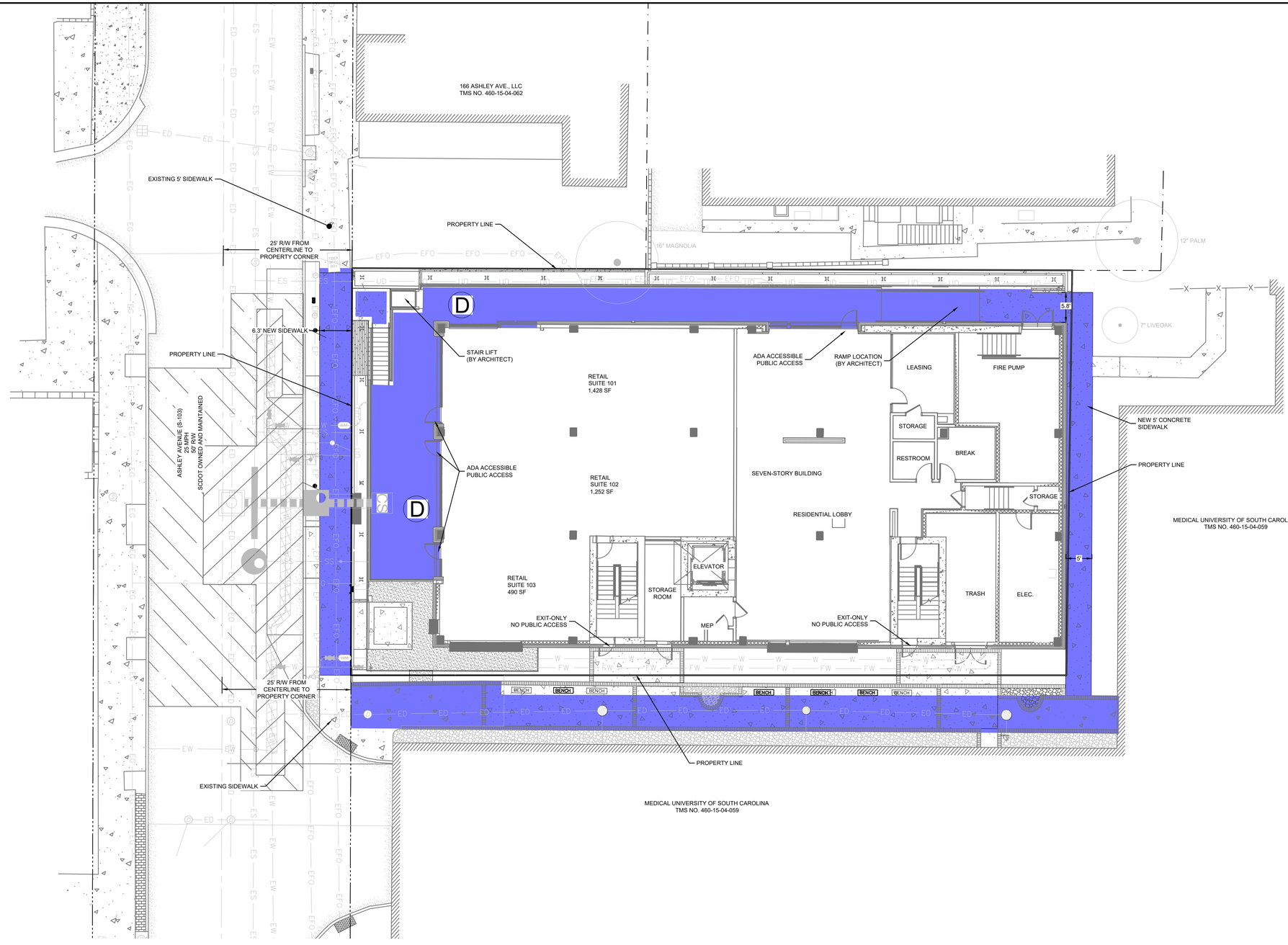

NOTES:
1. ADA ROUTE PROVIDED FOR ALL NEW CONSTRUCTION
2. ALL AMENITIES MUST BE ADA ACCESSIBLE

LEGEND

ADA ROUTE

Know what's **Call** below. before you dig.

0 5 10 20
SCALE: 1" = 10'

SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
RALEIGH, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 39841
12/17/25
PAUL W. PEEPLES, III

162 ASHLEY AVENUE
PERMIT DRAWINGS
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CHARLESTON COUNTY, SC

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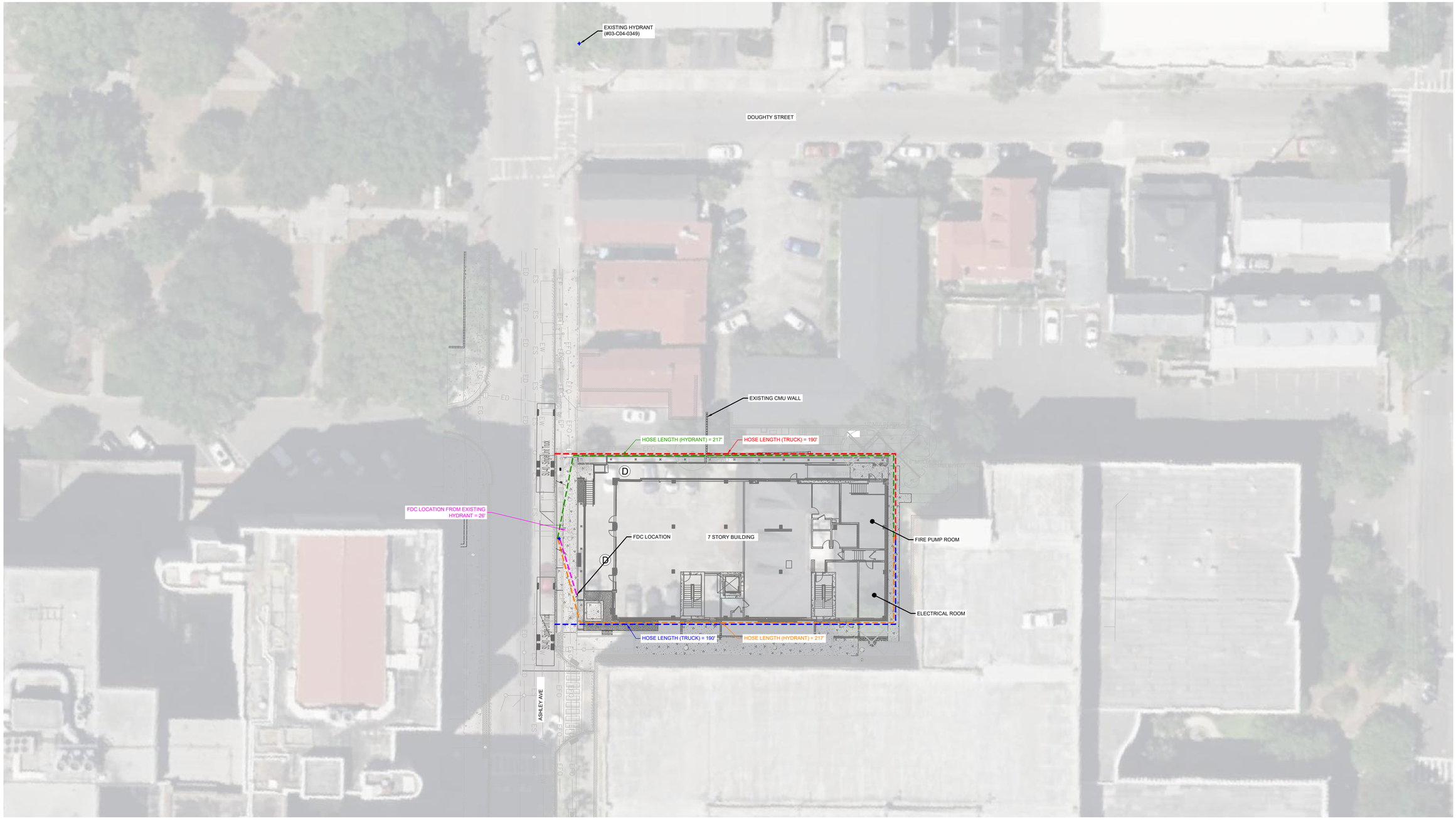
D.	7/15/25		
E.	9/22/25		
F.	11/25/25		
G.	12/12/25		

ACCESSIBLE ROUTE PLAN

C4.1



ADDRESSING NOTE:
STREET ADDRESS SHALL BE POSTED IN NOT LESS THAN 4-INCH LETTERS/NUMBERS (RECOMMEND 6 INCH) IN A MANNER THAT IS PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY AS REQUIRED BY SCFC SECTION 505.1. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. INDIVIDUAL SUITES OR SUBDIVISION WITHIN THE BUILDING SHALL INCLUDE THE SUITE DESIGNATION IN A 4-INCH MINIMUM LETTER/NUMBER. STREET MARQUEES SHALL INCLUDE THE SITE ADDRESS.

FIRE FLOW CALCULATIONS

FLOW TEST:
RECEIVED ON 1/30/2025

TEST HYDRANT STATIC: 45 PSI
TEST HYDRANT RESIDUAL: 42 PSI

HYDRANT FLOW: 1644 GPM

AVAILABLE FIRE FLOW AT 20 PSI: 5,166 GPM
REQUIRED FIRE FLOW (DHEC METHOD: 1,000 GPM

FIRE FLOW AREA: 56,818 SF TOTAL

FLOORS 1 & 2 (TYPE 1A): 15,846 SF
FLOORS 3 - 7 (TYPE 3A): 40,970 SF

GROSS BUILDING AREA

LEVEL	AREA
GROUND FLOOR	7,790 SF
LEVEL 2	8,056 SF
LEVEL 3	8,194 SF
LEVEL 4	8,194 SF
LEVEL 5	8,194 SF
LEVEL 6	8,194 SF
LEVEL 7	8,194 SF
TOTAL GROSS BUILDING AREA	56,818 SF

0 10 20 40
SCALE: 1" = 20'

N W E S

SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
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WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 99801 12/17/25 PAUL W. PEEPLES

162 ASHLEY AVENUE
PERMIT DRAWINGS
TMS# 460-15-04-061
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CHARLESTON COUNTY, SC

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F. 11/25/25	
G. 12/12/25	

FIRE PROTECTION PLAN

C4.2

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 230 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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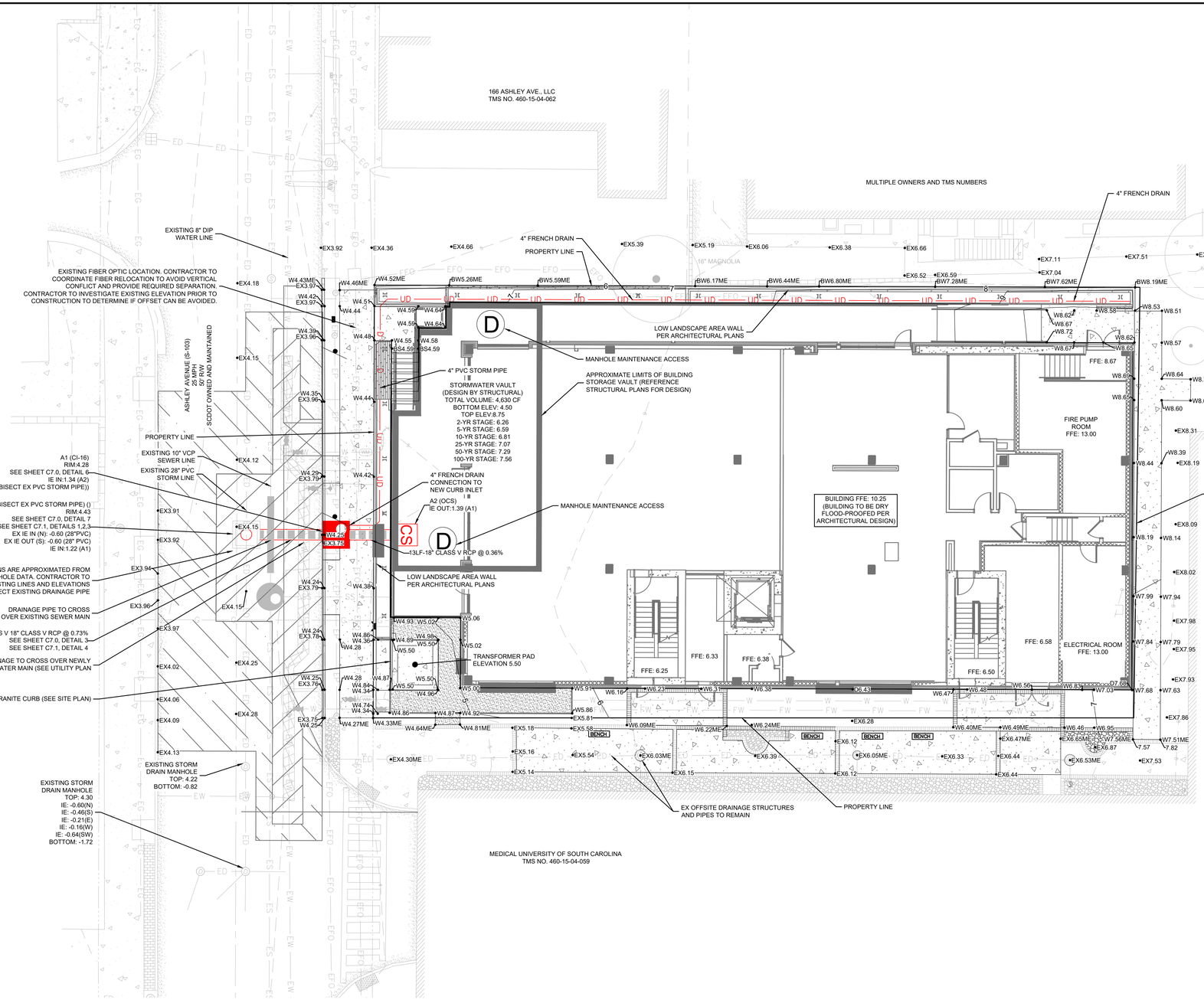

SPOT ELEV KEY (FINISHED GRADING)

A - ASPHALT SURFACE OF FINISHED ASPHALT ROADWAY OR WALKING PATH
BC - BOTTOM OF CURB ELEVATION
BR - BOTTOM OF RAMP ELEVATION
BS - BOTTOM OF STAIRS ELEVATION
BW - FINISHED GRADE ELEVATION AT BOTTOM OF WALL
BW/TW - FINISHED GRADE ELEVATION AT START/END OF WALL
C - CONCRETE PAVING ELEVATION
D - (DIRT) FINISHED GROUND ELEVATION
F - (FLOW) ELEVATION AT WHICH SURFACE WATER FLOWS INTO DRAINAGE STRUCTURE
- SURFACE OF ASPHALT ADJACENT TO THROAT OR GRATE AT CURB INLET
- SURFACE OF ACCESS COVER FOR JUNCTION OR ISOLATION BOX
- SURFACE OF GRATE AT OUTSIDE EDGE FOR CATCH BASIN, GUTTER INLET, OR GRATED POND STRUCTURE
FFE - FINISHED FLOOR ELEVATION
G - (GUTTER) SURFACE OF FINISHED GUTTER AT LOWEST POINT (ALONG WATER FLOW PATH)
HP - HIGH POINT
LP - LOW POINT
ME - (MATCH EXISTING) FOLLOWING ELEVATION NUMBER (INDICATES TO MATCH ELEVATION OF EXISTING SURFACE AT POINT OF CONNECTION)
PAD - FINISHED PAD ELEVATION
TC - TOP OF CURB ELEVATION
TR - TOP OF RAMP ELEVATION
TS - TOP OF STAIRS ELEVATION
TW - FINISHED GRADE ELEVATION AT TOP OF WALL
W - (WALK) SURFACE OF FINISHED CONCRETE OR INTERLOCKING PAVER SIDEWALK, PATIO, PLAZA, OR SLAB

EXAMPLE: A12.56ME MEANS THAT THE SURFACE OF NEW ASPHALT IS TO BE AT ELEVATION 12.56 WHICH SHOULD MATCH THE ELEVATION OF THE EXISTING ASPHALT SURFACE AT THE JOINT

STANDARD GRADING PLAN NOTES:

1. FOR PROJECT SURVEY INFORMATION INCLUDING VERTICAL DATUM AND BENCHMARK LOCATIONS, SEE "PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS" ON SHEET C1.0.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
3. REFER TO ROADWAY PLAN & PROFILE SHEETS, DRAINAGE PLAN SHEETS, AND ROADWAY & DRAINAGE DETAIL SHEETS FOR ADDITIONAL DRAINAGE AND GRADING INFORMATION AND REQUIREMENTS.
4. REFER TO THE "SPOT ELEVATION KEY" FOR INFORMATION ON SPOT ELEVATIONS.
5. COORDINATE WITH THE OWNER AND THE PROJECT GEOTECHNICAL CONSULTANT FOR LOT FILL COMPACTION AND TESTING REQUIREMENTS.
6. CONTRACTOR TO SELF-VERIFY THAT SITE GRADES, PONDS, POND DIKES, DRAINAGE PIPES, AND DRAINAGE STRUCTURES ARE CONSTRUCTED PER THE PLANS PRIOR TO REQUESTING FINAL AS-BUILT SURVEY FROM SURVEYOR.

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DRAINAGE NOTES:

1. CITY PIPE INSPECTOR TO WITNESS PIPE CONNECTIONS TO THE NEW STRUCTURE PRIOR TO BACKFILL
2. WWC MUST BE ON SITE WHEN THE NEW 18-INCH RCP STORM PIPE IS INSTALLED WITHIN THE RIGHT-OF-WAY.

N
W E
S
0 5 10 20
SCALE: 1" = 10'

SEAMONWHITESIDE
MOUNT PLEASANT, SC 843.884.1667
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SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER Paul W. Peeples No. 39841 12/12/25 PAUL W. PEEPLES, PE

162 ASHLEY AVENUE
PERMIT DRAWINGS
TMS# 460-15-04-061
CITY PROJECT ID# TRC-SP2025-000829
CHARLESTON COUNTY, SC

SW+ PROJECT:	12088
DATE:	3/31/25
DRAWN BY:	GMB
CHECKED BY:	DDE

REVISION HISTORY

A.	11/20/24	H.	12/19/25
B.	3/19/25		
C.	3/31/25		
D.	7/15/25		
E.	9/22/25		
F.	11/25/25		
G.	12/12/25		

GRADING & DRAINAGE PLAN

C5.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 200 PETERSON DR., CHARLOTTE, NC 28217 | 312 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 100 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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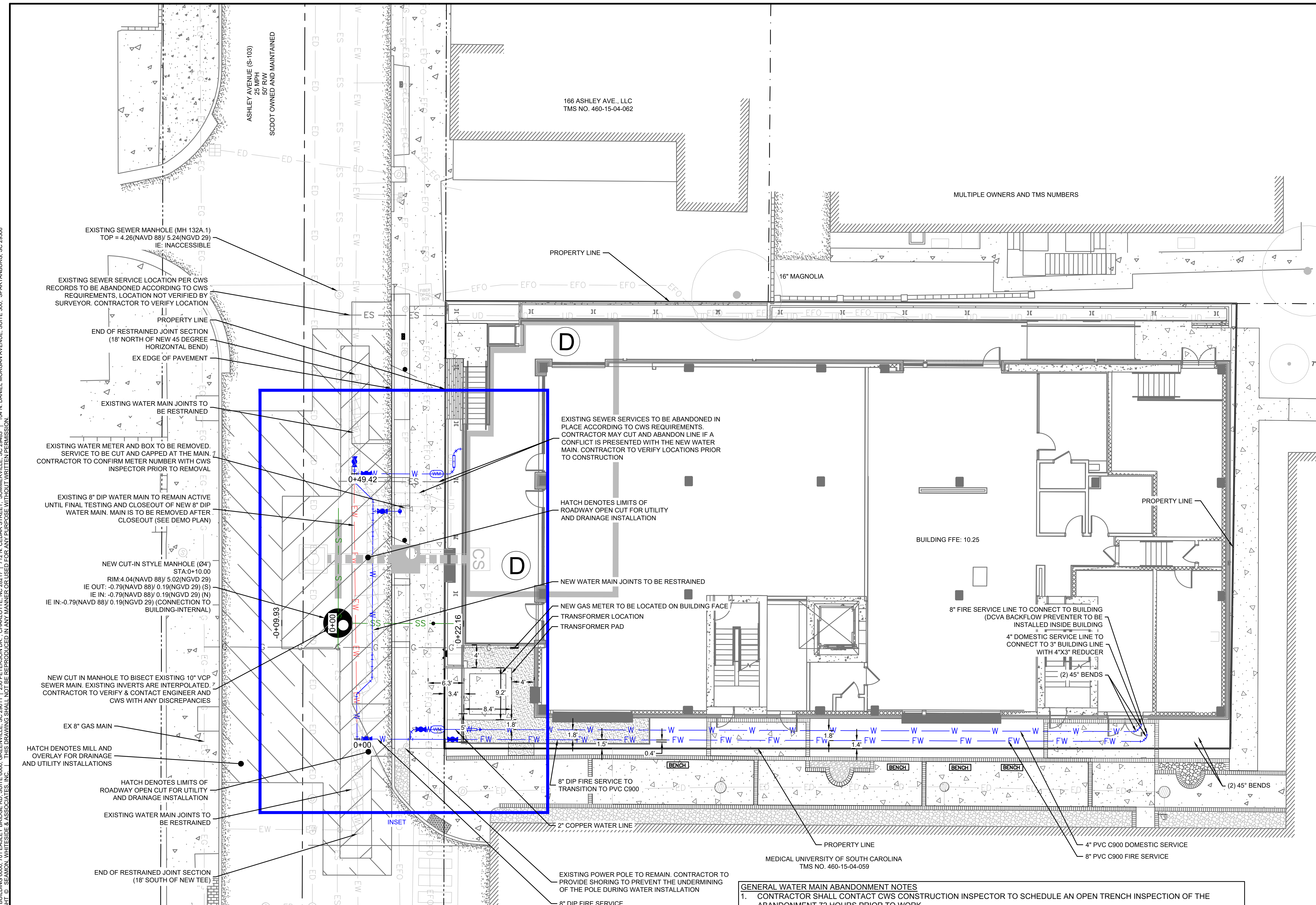
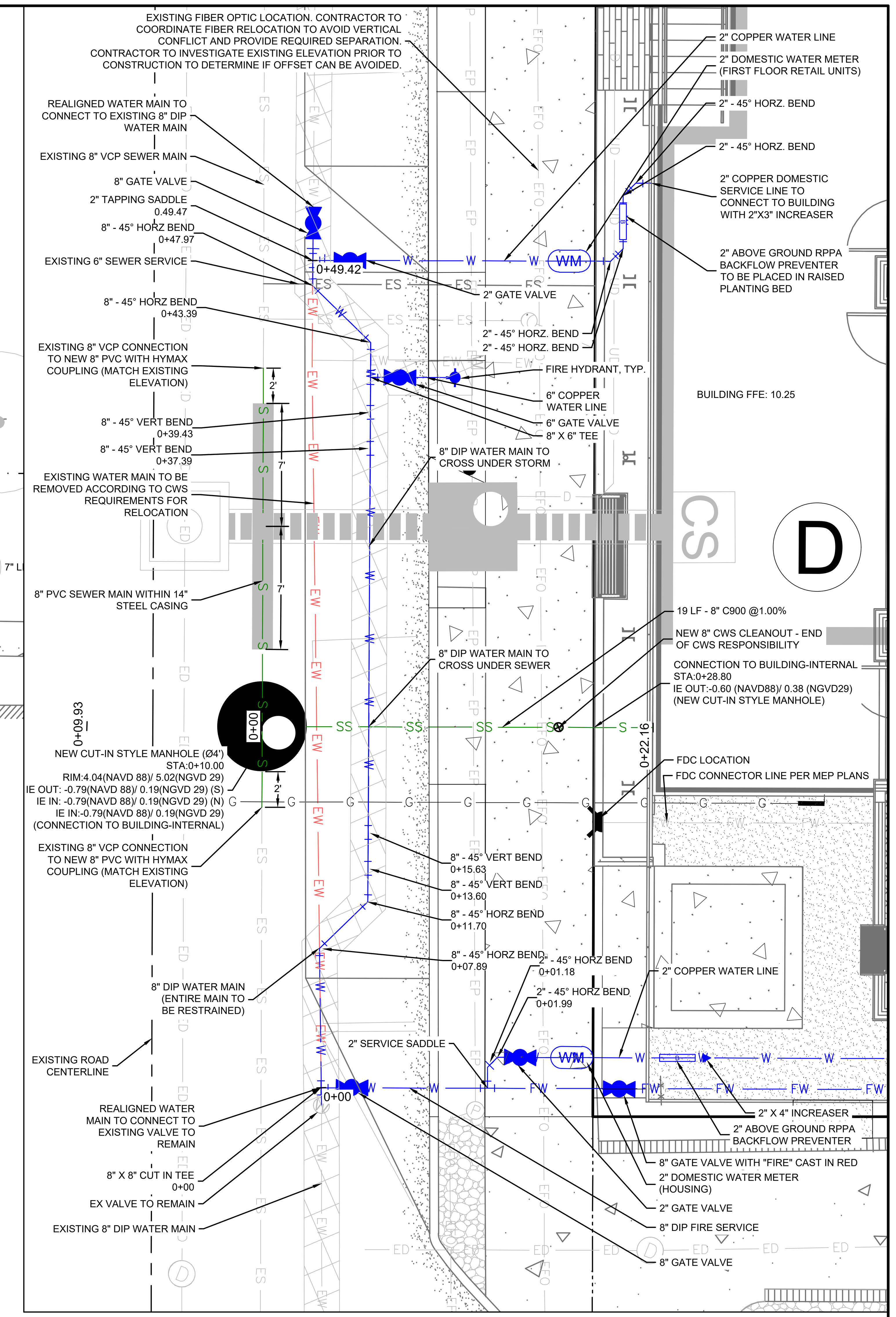
PLOTTED 12/11/2025 10:56 AM, BY Grant Brittingham P:\ACAD-Dr-R\12088\CAD Files\ACDATA\12088 Grading & Drainage Plan.dwg





INSET (SCALE: 1" = 5')

GENERAL WATER MAIN ABANDONMENT NOTES

1. CONTRACTOR SHALL CONTACT CWS CONSTRUCTION INSPECTOR TO SCHEDULE AN OPEN TRENCH INSPECTION OF THE ABANDONMENT 72 HOURS PRIOR TO WORK.
2. CWS INSPECTOR SHALL VERIFY ABANDONMENT OF THE WATER MAIN(S)
3. TO ABANDON WATER MAIN(S):
   - 3.1. SHUT VALVE
   - 3.2. REMOVE VALVE BOX
   - 3.3. REMOVE PIPE FROM VALVE
   - 3.4. CAP ALL OPEN ENDS OF ABANDONED WATER MAIN. SHOW AND LABEL LOCATIONS OF ALL CAPS.

SUBGRADE EXPLORATION NOTE

THE ENGINEER CONFIRMS THAT A PHYSICAL SUB-GRADE EXPLORATION HAS NOT BEEN COMPLETED TO FIELD VERIFY AND CONFIRM THE PRESENCE AND HORIZONTAL/VERTICAL LOCATIONS OF THE SUB-GRADE CONFLICTS SHOWN ON THE PLANS. UNDER THIS CIRCUMSTANCE, THE INSTALLING CONTRACTOR IS ADVISED THAT:

a) IF, UPON EXCAVATION, SUB-SURFACE CONDITIONS (OR THOSE ABOVE GRADE) ARE REVEALED TO BE DIFFERENT FROM THOSE SHOWN ON THE PROFILE, INCLUDING BUT NOT LIMITED TO - ADDITIONAL OR MISSING SUB-GRADE UTILITIES, INCORRECT SIZES OR INVERTS/TOP OF PIPES/STRUCTURES OF SUB-GRADE UTILITIES - THE CONTRACTOR MUST CEASE WORK TO INSTALL ANY NEW SEWER INFRASTRUCTURE IMMEDIATELY AND PROMPTLY ALERT THE ENGINEER OF RECORD.
b) THE ENGINEER OF RECORD (OR REPRESENTATIVE) MUST VISIT THE SITE TO FIELD VERIFY ACTUAL EXISTING CONDITIONS AND SUBMIT TO CWS A PDF COPY OF A REVISED PROFILE FOR REVIEW AND APPROVAL THAT IS BASED UPON THE ACTUAL DISCOVERED SUB-GRADE CONDITIONS.
c) A PERIOD OF UP TO 4 WEEKS WILL BE REQUIRED FOR CWS TO REVIEW AND APPROVE THE REVISED PROFILE, OR OTHERWISE ISSUE COMMENTS FOR REQUIRED REVISIONS.
d) NO FURTHER WORK WILL PROGRESS ON INSTALLATION OF THE IMPACTED SEWER INFRASTRUCTURE UNTIL CWS HAS ISSUED A WRITTEN APPROVAL OF THE ENGINEER'S SUBMITTED REVISED PROFILE.
e) ANY INSTALLATION COMPLETED THAT DOES NOT COMPLY WITH THE CWS STAMPED APPROVED COPY OF THE ENGINEER'S PLAN FOR PROPOSED NEW SEWER INFRASTRUCTURE, OR WRITTEN APPROVAL FOR ANY SUBSEQUENT REVISED PLAN, IS SUBJECT TO REJECTION BY CWS.

NOTE:

CWS INSPECTOR SHALL BE NOTIFIED 72-HOURS PRIOR TO INSTALLATION OF TAPPING SLEEVE FOR AN OPEN TRENCH INSPECTION. INSTALLATION SHALL BE IN THE PRESENCE OF CWS INSPECTOR.

RECORD DRAWING NOTE:

1. APPROVED CWS CONTRACTOR TO PROVIDE TO THE ENGINEER COMPLETE AS-BUILT DRAWINGS OF NEW SEWER INSTALLED WITHIN THE RIGHT OF WAY OR CWS UTILITY EASEMENT. INCLUDE ALL CROSSING UTILITIES (IDENTIFYING APPARENT FUNCTION, SIZE/GEOMETRY, AND MATERIAL OF CROSSING UTILITY) WITH ALL NEW INSTALLED SEWER SURVEYED BY A PLS WITH INVERTS AND RIM ELEVATIONS AND HORIZONTAL COORDINATES.
2. ENGINEER OF RECORD TO PROVIDE CERTIFIED RECORD DRAWINGS TO CWS, COMPLETE WITH HORIZONTAL/VERTICAL LOCATION OF ALL NEW AND EXISTING UTILITIES IDENTIFIED WITHIN THE OPEN TRENCH. SURVEYED INFORMATION MUST BE PROVIDED AND CERTIFIED BY A PLS.
3. CWS WILL NOT ISSUE A RELEASE TO THE PERMITTING AUTHORITY UNTIL RECEIPT AND APPROVAL OF CERTIFIED RECORD DRAWINGS.

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CWS SEWER NOTES

1. CWS DETAIL #73 SHALL GOVERN IN THE EVENT OF A CONFLICT WITH ANY OF THE ABOVE SEWER NOTES.
2. PRIOR TO CONNECTION TO (OR ABANDONMENT) OF EACH EXISTING CWS SEWER SERVICE LATERAL/CLEANOUT, CONTACT CWS AT WWPM@CHARLESTONCPW.COM FOR AN OPEN TRENCH INSPECTION. ALLOW UP TO 72 HOURS FOR SCHEDULING.

GENERAL WATER & SEWER PLAN NOTES

1. FOR PROJECT SURVEY INFORMATION INCLUDING VERTICAL DATUM AND BENCHMARK LOCATIONS, SEE "PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS" ON SHEET C1.0.
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CONTRACTOR UTILITY COORDINATION NOTE

1. CONTRACTOR TO COORDINATE FINAL FIBER, CCTV, AND POWER CONNECTION LOCATIONS WITH AT&T, COMCAST, & DOMINION.

CWS WATER NOTES

1. VALVES ARE NOT TO BE LOCATED WITHIN CURB AND GUTTER.
2. FIRE HYDRANTS, VALVES, WATER SERVICES, AND OTHER SYMBOLS MAY NOT BE TO SCALE FOR CLARITY PURPOSES. REFER TO WATER DETAIL SHEETS AND COORDINATE WITH ENGINEER AND/OR WATER PROVIDER FOR ADDITIONAL INFORMATION AND REQUIREMENTS REGARDING FIRE HYDRANT LOCATIONS AND WATER FITTING SEPARATION DISTANCES.
3. REFER TO WATER DETAIL SHEETS FOR SPECIFIC INFORMATION REGARDING EXACT PLACEMENT REQUIRED FOR WATER SERVICES, INCLUDING RELATIONSHIP TO PROPERTY LINES, EASEMENTS, AND SIDEWALKS.
4. REFER TO THE WATER AUTHORITY'S STANDARD NOTES, DETAILS, AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND PROCEDURES.
5. REFER TO WATER DETAIL SHEETS AND PROFILE SHEETS (IF APPLICABLE) FOR DETAILS AND ANY ADDITIONAL WATER SYSTEM INFORMATION.
6. DOMESTIC WATER SHALL TERMINATE 5' OUTSIDE OF BUILDING LIMITS. PLUMBER RESPONSIBLE FOR MAKING CONNECTION AND INSTALLING LINE INTO BUILDING. PLEASE REFER TO PLUMBING PLANS FOR CONTINUATION.
7. WATER SERVICES SHALL BE BURIED A MINIMUM OF 3 FT BELOW FINISHED GRADE.
8. DOMESTIC BACKFLOW PREVENTERS WILL BE LOCATED OUTSIDE THE BUILDING.
9. CWS MINIMUM STANDARDS AND STANDARD DETAILS TAKE PRECEDENCE OVER ALL NOTES.
10. CHARLESTON WATER SYSTEM REQUIRES ALL DOMESTIC BACKFLOW ASSEMBLIES TO BE IN COMPLIANCE WITH THE AMENDMENT OF THE SAFE DRINKING WATER ACT SECTION 1417. THE REDUCTION OF LEAD IN DRINKING WATER ACT REQUIRES ALL PLUMBING PRODUCTS TO HAVE </= 0.25% LEAD CONTENT. THE EFFECTIVE DATE OF THE AMENDMENT WAS JANUARY 4, 2014.
11. CHARLESTON WATER SYSTEM REQUIRES ALL VALVES ON FIRE SERVICE BACKFLOW PREVENTERS TO BE OS&Y GATE OR BUTTERFLY VALVES. FIRE SPRINKLER SYSTEMS USING WATER ONLY (NO ANTI-FREEZE, GLYCOL, FOAMITE, ETC) REQUIRE AN APPROVED DCVA. ****IF ANY SUBSTANCES ARE ADDED TO THE FIRE SUPPRESSION SYSTEM, THE RP IS REQUIRED. CWS NEITHER RECOGNIZES NOR APPROVES THE USE OF ANY DETECTOR-TYPE DCDA'S OR RPDA'S WITHIN THEIR DISTRIBUTION SYSTEM.
12. CHARLESTON WATER SYSTEM RQUIRES EITHER A PVB OR RP ON ALL IRRIGATION SYSTEMS. RP'S ARE GENERALLY REQUIRED ON COMMERCIAL APPLICATIONS UNLESS OTHERWISE APPROVED BY CWS CROSS-CONNECTION CONTROL MANAGER OR COMPLIANCE INSPECTOR. DCVA'S ARE NOT ALLOWED ON IRRIGATION APPLICATIONS.
13. CWS RESERVES THE RIGHT TO DETERMINE THE ACTUAL OR POTENTIAL DEGREE OF HAZARD AND WHICH TYPE OF BACKFLOW PROTECTION IS REQUIRED TO BE INSTALLED AND MAINTAINED. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND TO THE INSTALLATION REQUIREMENTS DEFINED AND ILLUSTRATED IN CWS'S CROSS-CONNECTION CONTROL PROGRAM MANUAL. ALL BACKFLOW PREVENTION ASSEMBLIES INSTALLED ON CWS'S DISTRIBUTION SYSTEM SHALL BE APPROVED BY THE USC-FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH. IN MOST CASES, THE DOMESTIC BACKFLOW PREVENTION ASSEMBLY CAN OFTEN BE INSTALLED INSIDE THE BUSINESS IN A MECHANICAL ROOM. WE ENCOURAGE A FORM OF FREEZE-PROTECTION FOR ANY BACKFLOW PREVENTION ASSEMBLY INSTALLED IN AN AREA SUBJECTED TO THE ELEMENTS.
14. ALL WORK IN THE RIGHT-OF-WAY TO BE COMPLETED BY A CWS APPROVED CONTRACTOR FROM THE CWS LARGE CONTRACTOR'S LIST.

SCALE: 1" = 10'

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SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 39861 PAUL W. PEEPLES III 12/17/25

162 ASHLEY AVENUE

PERMIT DRAWINGS
TMS# 460-15-04-061
CITY PROJECT ID# TRC-SP2025-000829
CHARLESTON COUNTY, SC

SW+ PROJECT:	12088
DATE:	3/31/25
DRAWN BY:	GMB
CHECKED BY:	DDE

REVISION HISTORY

A. 11/20/24	H. 12/19/25
B. 3/19/25	
C. 3/31/25	
D. 7/15/25	
E. 9/22/25	
F. 11/25/25	
G. 12/12/25	

WATER & SEWER PLAN

C6.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 230 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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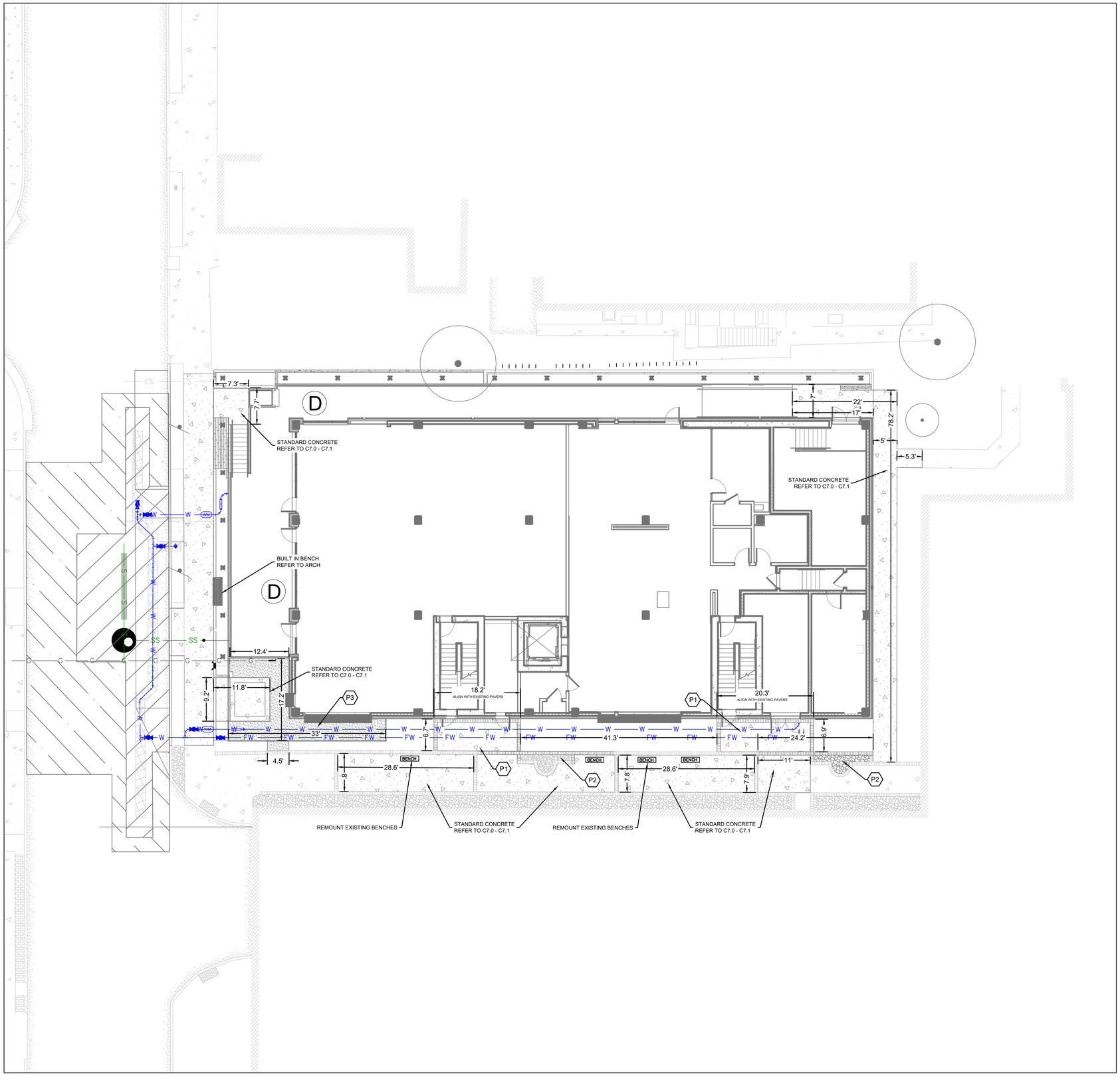


GENERAL NOTES:

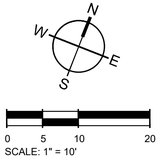
1. SEE SWPPP PLANS [SHEETS C3.1 - C3.3] FOR SILT FENCE LOCATIONS, TREE PROTECTION ZONES AND BARRICADES, AND ADDITIONAL NOTES AND DETAILS.
2. FOR TREE REMOVALS, PLEASE REFER TO SHEETS C3.0
3. FOR REQUIRED TREE MITIGATION AND DEVELOPMENT INCHES PER THE CITY OF CHARLESTON ZONING ORDINANCE, PLEASE REFER TO SHEET L3.0 FOR PLANT SCHEDULE QUANTITY AND SIZES.
4. THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLAN SCHEDULE, SHEET L4.0.
5. SEE SITE PLAN C4.0 FOR SITE LABELS, INFORMATION AND DETAILS.
6. SEE HARDSCAPE SHEETS L1.0 & L2.0 FOR HARDSCAPE LABELS AND DETAILS.
7. CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD.
   CONTACT: 843-884-1667

EXISTING UTILITIES WARNING:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

PAVING (P)

KEY:	ITEM:	SYMBOL	DETAIL(S):
P1	CONCRETE WALK W/ PAVER BORDER		L2.0
P2	RIVER ROCK MULCH		L2.0
P3	DECOMPOSED GRANITE		L2.0



0 5 10 20
SCALE: 1" = 10'

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SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 750
GARY GEORGE COLLINS
12/17/25

162 ASHLEY AVENUE

PERMIT DRAWINGS
TMS# 460-15-04-061
CITY PROJECT ID# TRC-SP2025-000829
CHARLESTON COUNTY, SC

SW+ PROJECT:	12088
DATE:	3/31/25
DRAWN BY:	DLS
CHECKED BY:	WRM

REVISION HISTORY

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B. 3/19/25	
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D. 7/15/25	
E. 9/22/25	
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G. 12/12/25	

HARDSCAPE PLAN

L1.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 200 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 100 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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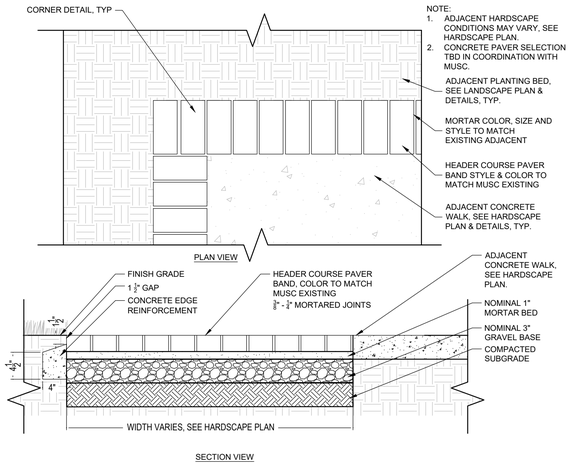
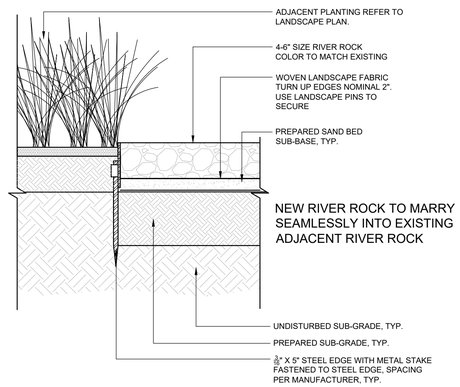


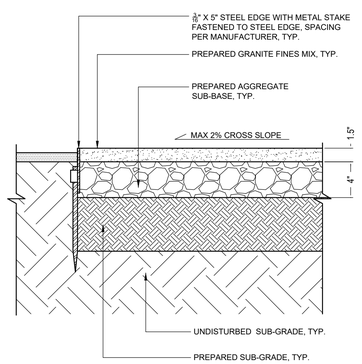
P1 CONCRETE WALK W/ PAVER BORDER

SCALE: 1"=1-0'



P2 RIVER ROCK MULCH

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



P3 DECOMPOSED GRANITE PAD

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

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WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

State of South Carolina REGISTERED LANDSCAPE ARCHITECT No. 750 12/17/25 GARY GEORGE COLLINS

162 ASHLEY AVENUE

PERMIT DRAWINGS
TMS# 460-15-04-061
CITY PROJECT ID# TRC-SP2025-000829
CHARLESTON COUNTY, SC

SW+ PROJECT:	12088
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DRAWN BY:	DLS
CHECKED BY:	WRM

REVISION HISTORY

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HARDSCAPE DETAILS

L2.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 230 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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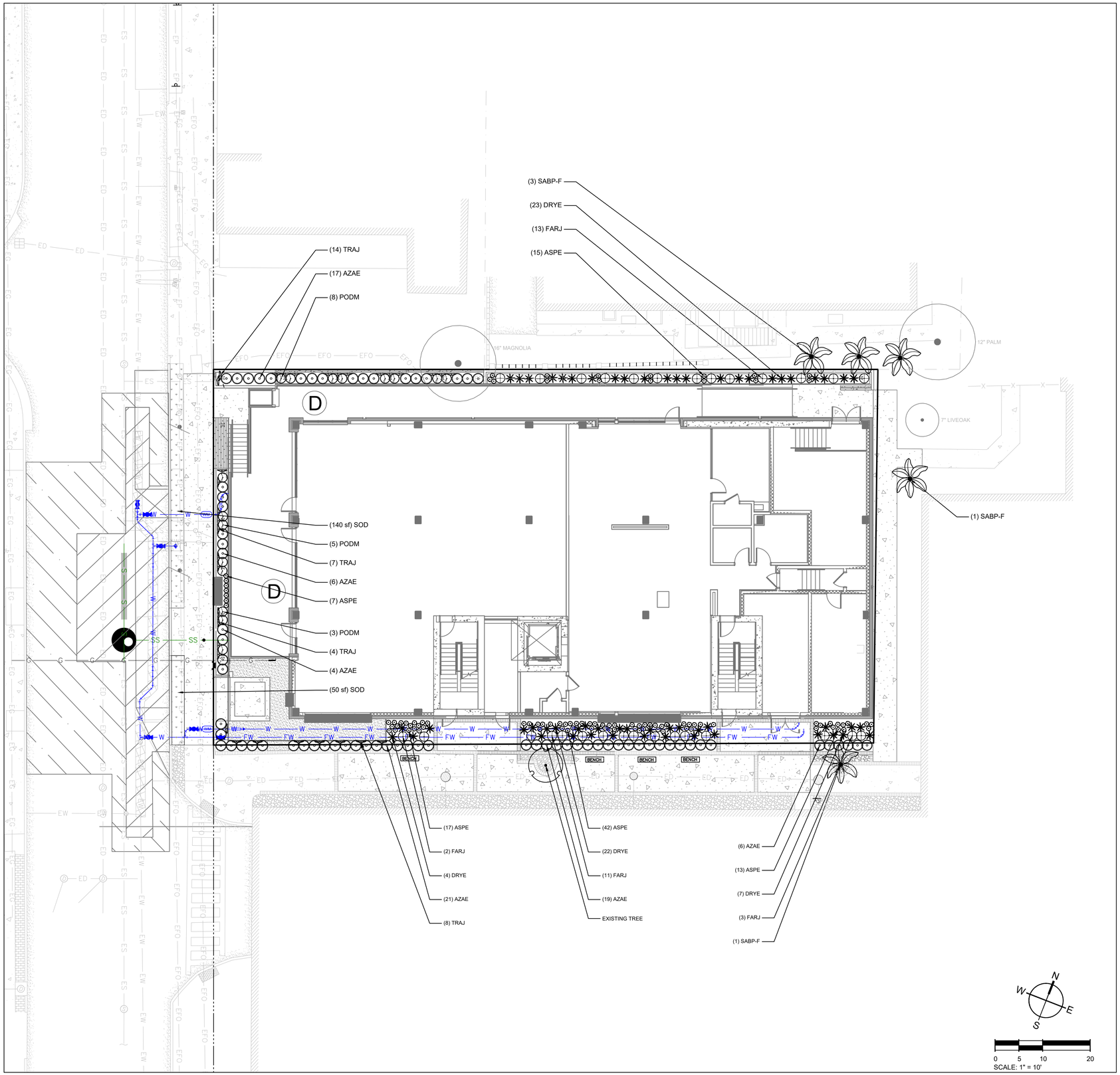

GENERAL NOTES:

1. SEE SWPPP PLANS [SHEETS C3.1 - C3.3] FOR SILT FENCE LOCATIONS, TREE PROTECTION ZONES AND BARRICADES, AND ADDITIONAL NOTES AND DETAILS.
2. FOR TREE REMOVALS, PLEASE REFER TO SHEETS C3.0.
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   CONTACT: 843-884-1667

PLANT SCHEDULE FOR SHEET

PLANT SCHEDULE			
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
MITIGATION TREES			
	SABP-F	5	SABAL PALMETTO / CABBAGE PALMETTO
SHRUBS			
	ASPE	94	ASPIDISTRA ELATIOR / CAST IRON PLANT
	AZAE	73	AZALEA ENCORE `AUTUMN SUNSET` TM / ENCORE AZALEA
	DRYE	56	DRYOPTERIS ERYTHROSORA `BRILLIANCE` / BRILLIANCE AUTUMN FERN
	FARJ	29	FARFUGIUM JAPONICUM `GIGANTEUM` / GIANT LEOPARD PLANT
	PODM	16	PODOCARPUS MACROPHYLLUS / SOUTHERN YEW
VINE/ESPALIER			
	TRAJ	33	TRACHELOSPERMUM JASMINOIDES `CONFEDERATE` / CONFEDERATE JASMINE
SOD/SEED			
	SOD	190 SF	CYNODON DACTYLON `TIFTUF` / TIFTUF BERMUDA GRASS

TREE REMOVAL & MITIGATION CHART

SPECIES	CALIBER	MITIGATION	REMOVAL CONDITION
SABAL PALMETTO	12	(3) NEW PALMS	BF
LIGUSTRUM	10		BF
MULBERRY	28		BF
	10		BF
CHINESE ELM	10	(2) NEW PALMS	ROW

ROW - PROPOSED STREET RIGHT-OF-WAY BF - PROPOSED BUILDING FOOTPRINT OR DRIVEWAY

Know what's **below.**
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SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 750
GARY GEORGE COLLINS
12/17/25

162 ASHLEY AVENUE

PERMIT DRAWINGS
TMS# 460-15-04-061
CITY PROJECT ID# TRC-SP2025-000829
CHARLESTON COUNTY, SC

SW+ PROJECT:	12088
DATE:	3/31/25
DRAWN BY:	DLS
CHECKED BY:	WRM

REVISION HISTORY

A. 11/20/24	H. 12/19/25
B. 3/19/25	
C. 3/31/25	
D. 7/15/25	
E. 9/22/25	
F. 11/25/25	
G. 12/12/25	

LANDSCAPE PLAN

L3.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 200 PETERSON DR., CHARLOTTE, NC 28217 | 312 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 100 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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GENERAL PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK SO THAT THERE IS A CLEAR UNDERSTANDING OF PROJECT REQUIREMENTS. FAILURE TO DO SO JEOPARDIZES FINAL ACCEPTANCE OF WORK.
2. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT LANDSCAPE CONTRACTOR'S EXPENSE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY POSSIBLE CONFLICTS BETWEEN PROPOSED IMPROVEMENTS AND UTILITIES, SIGNS, AND/OR OTHER STRUCTURES.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE LANDSCAPE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERCOLATE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLING PLANTS.
4. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, THE LANDSCAPE CONTRACTOR MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
6. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
7. ***PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT SCHEDULE ARE FOR REFERENCE ONLY AND THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS.*** DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
8. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ANSI Z-60.1). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. ***MINIMUMS FOR HEIGHT, SPREAD, OR CALIPER SHALL TAKE PRECEDENT OVER A SPECIFIED CONTAINER SIZE.***
9. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
10. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
11. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
12. REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
13. REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
14. DO NOT WRAP TREES.
15. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
16. TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
17. ALL PLANT BEDS TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
18. ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS, SEE SOIL NOTES.
19. ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED, SODDED AND/OR SEEDED SHALL BE REMOVED PRIOR TO PLANTING, SODDING, AND SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEEDED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION.
20. ALL DISTURBED AREAS NOT SPECIFICALLY CALLED OUT ON THIS PLAN SHALL BE SEEDED PER THE PROVIDED SEEDING SCHEDULE. ALL DISTURBED NATURAL AREAS SHALL BE MULCHED (SEE MULCH SPECIFICATIONS).
21. DRAINAGE TO BE PROVIDED FOR ALL ABOVE GROUND PLANTERS.
22. PLANTINGS SHALL BE PRUNED TO CONFORM WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
23. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
24. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
25. SHOULD THE LANDSCAPE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE LANDSCAPE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.

SOIL NOTES:

1. FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; SODIUM ABSORPTION RATIO; DELETERIOUS MATERIAL; BUFFER PH LEVELS; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL.
2. A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES.
3. LANDSCAPE CONTRACTOR SHALL SUBMIT TO LANDSCAPE ARCHITECT THE LAB RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED. INDICATE LAB RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. OR VOLUME PER CU. YD. FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND ORGANIC AND INORGANIC SOIL AMENDMENTS TO BE ADDED TO PRODUCE PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
4. ALL SOILS USED FOR PLANTING SHALL BE PREPARED AS NECESSARY USING ORGANIC AND INORGANIC SOIL AMENDMENTS AND FERTILIZERS IN THE QUANTITIES RECOMMENDED IN THE SOIL ANALYSIS REPORT TO PRODUCE SATISFACTORY PLANTING SOIL FOR HEALTHY, VIABLE PLANTS. PLANTING SOILS SHALL HAVE A PH LEVEL BETWEEN 6.0 AND 7.0.
5. IN ALL PLANTING AREAS, SPREAD PLANTING SOIL TO A DEPTH OF 8 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT.

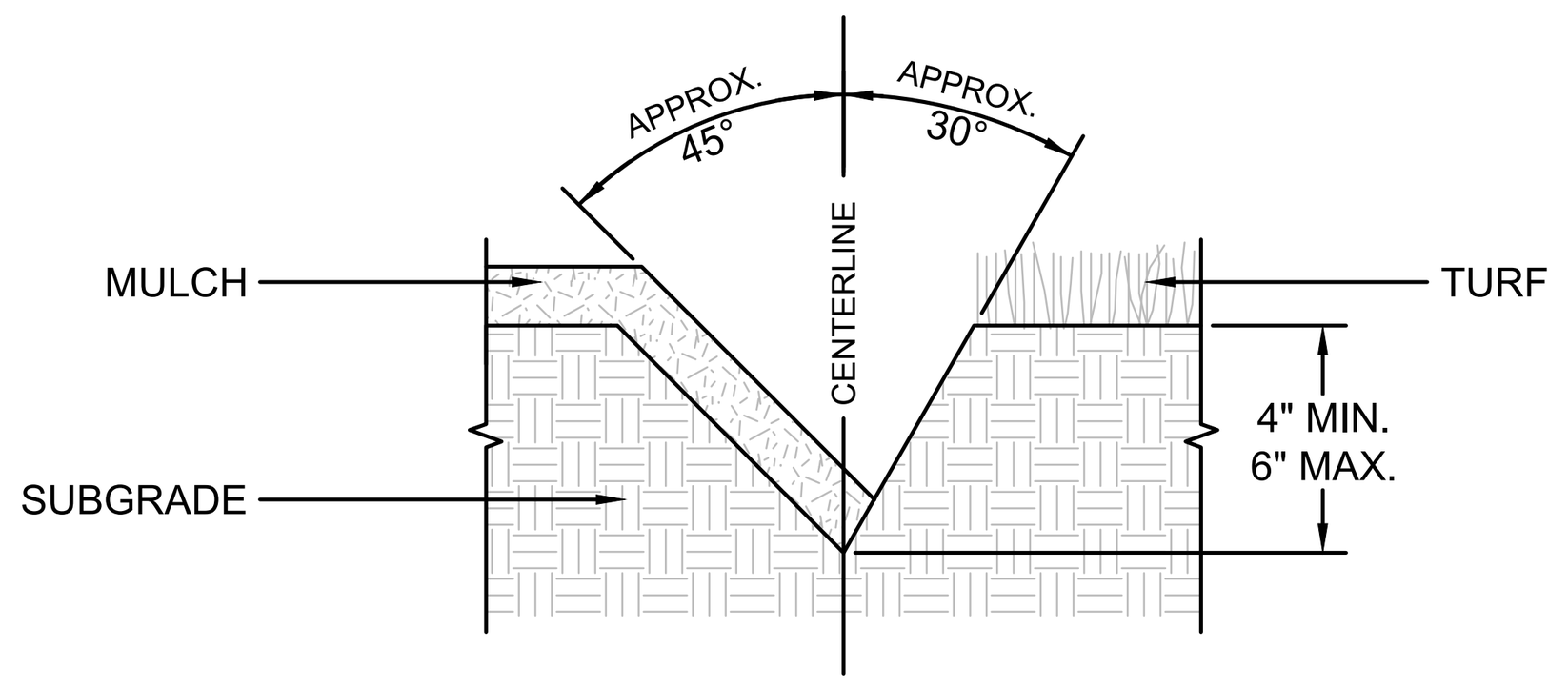
IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT AND OWNER FOR ACCEPTANCE. LANDSCAPE CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE.
2. LANDSCAPE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. LANDSCAPE CONTRACTOR SHALL PROVIDE ELECTRIC METER, BACKFLOW PREVENTER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE WATER METER REQUIREMENTS WITH CIVIL ENGINEER.
3. LANDSCAPE CONTRACTOR TO PROVIDE DRIP IRRIGATION TO ALL ABOVE GROUND PLANTERS. IRRIGATION LINE TO BE INSTALLED BENEATH ADJACENT HARDSCAPE AS NECESSARY.
4. IRRIGATION PIPING, SPRINKLERS, AND OTHER EQUIPMENT MAY BE SHOWN OUTSIDE OF LANDSCAPE AREAS ON DRAWING FOR GRAPHIC CLARITY. ALL VALVE BOXES AND EQUIPMENT VAULTS SHALL BE LOCATED IN MULCH BEDS.
5. NO IRRIGATION COMPONENTS, INCLUDING BUT NOT LIMITED TO, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, AND/OR RAIN SENSORS ARE ALLOWED TO BE INSTALLED WITHIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.

PLANT SCHEDULE NOTES:

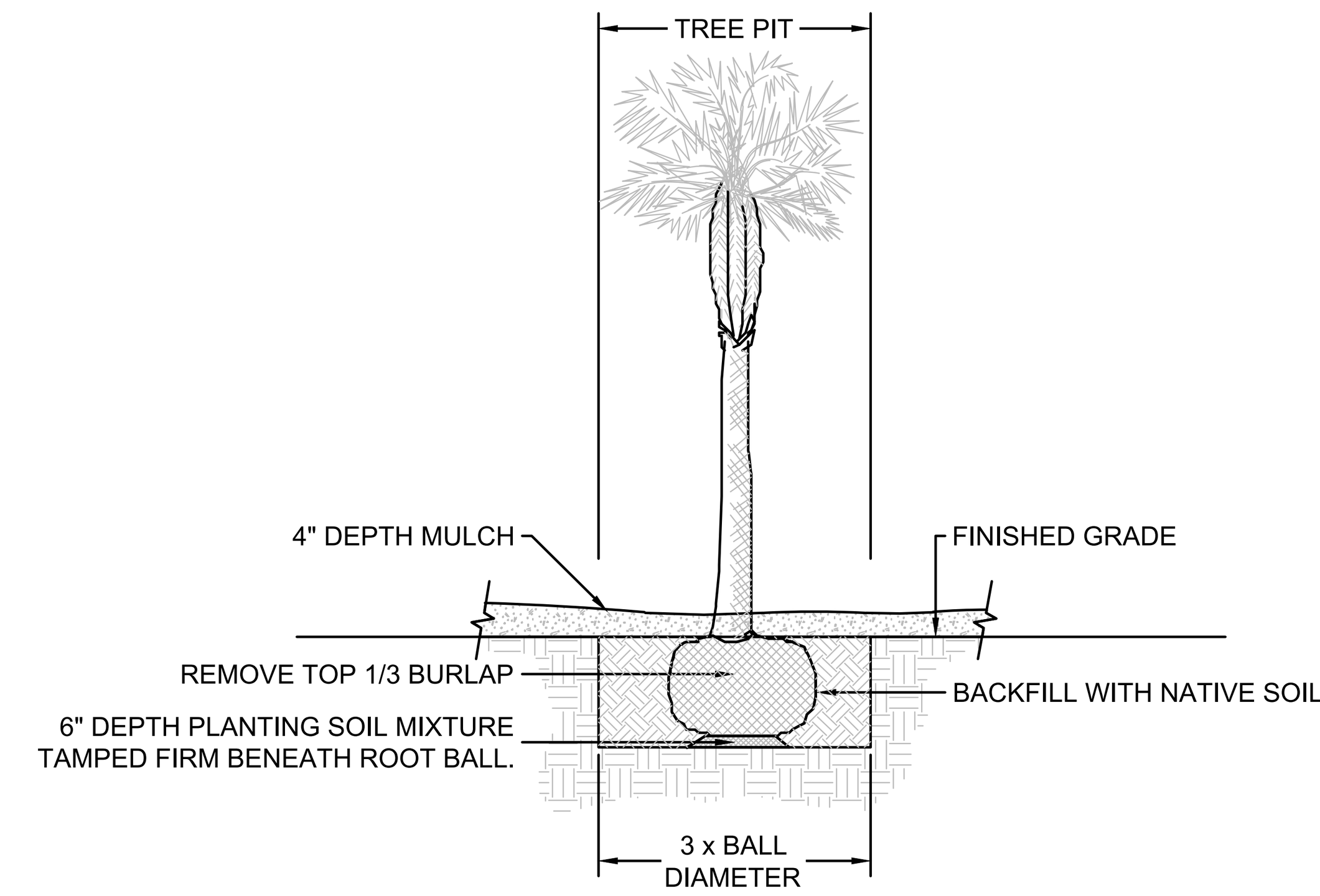
1. THE TECHNICAL SPECIFICATIONS ARE MADE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS AND ON THESE PLANS.
2. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THIS OFFICE OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.
3. THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THIS OFFICE.
4. SIZE OF PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK' FOR NUMBER ONE GRADE NURSERY STOCK AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND AMERICAN NATIONAL STANDARDS INSTITUTE.
5. THE QUANTITIES ON THE SCHEDULE ARE ONLY A GUIDE. ALL QUANTITIES SHALL BE VERIFIED BY THE LANDSCAPE CONTRACTOR ON THE PLANTING PLAN.

1 Landscape Notes
SCALE: NOT TO SCALE



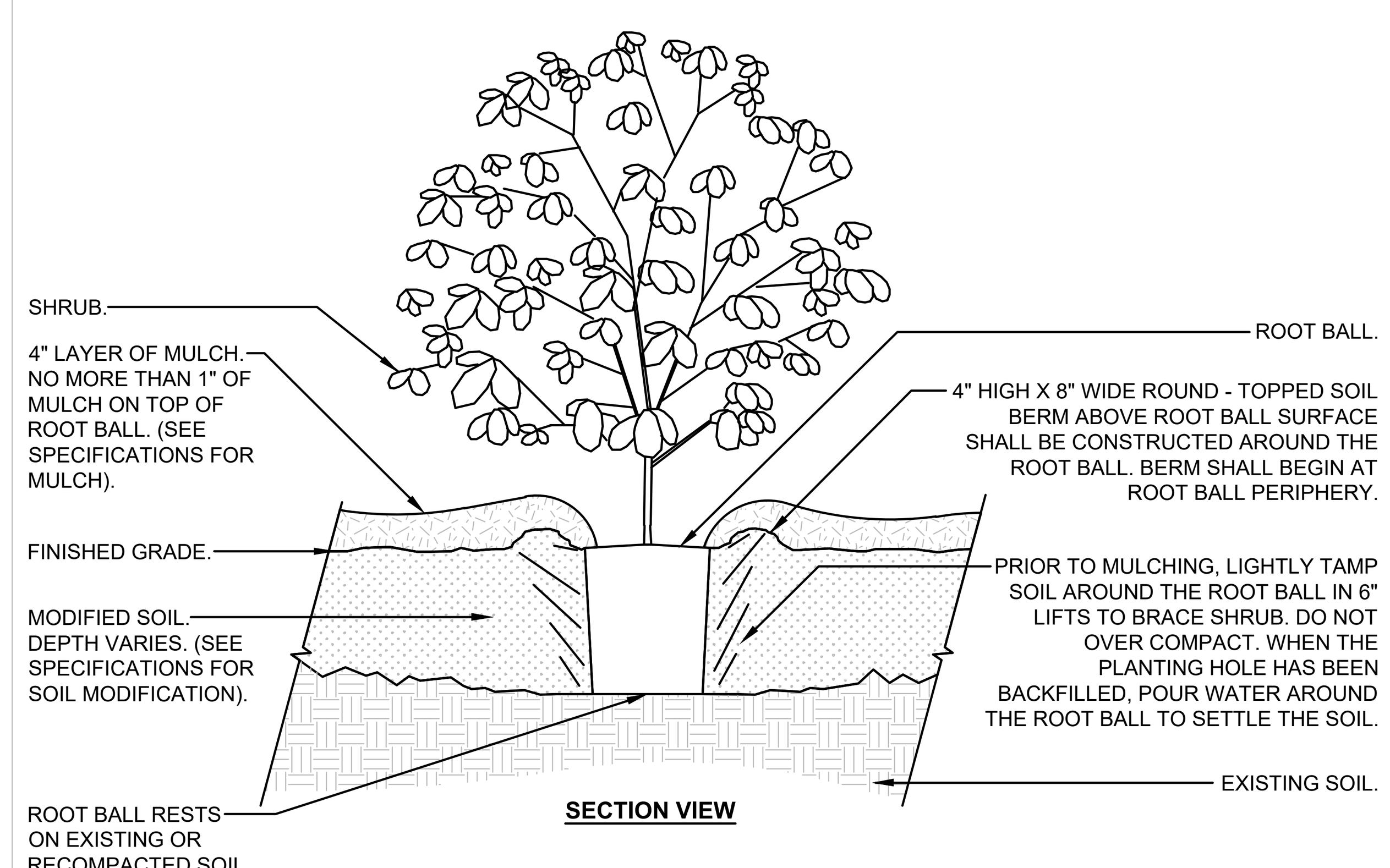
NOTES:
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
2. EXCAVATE TRENCH BY HAND WITH SPADE.
3. ADD EXCESS SOIL TO ADJACENT PLANT BED AFTER PULLING BACK EXISTING MULCH. RAKE SOIL AND SMOOTH BEFORE MULCHING.

2 Lawn Edge Detail
SCALE: NOT TO SCALE



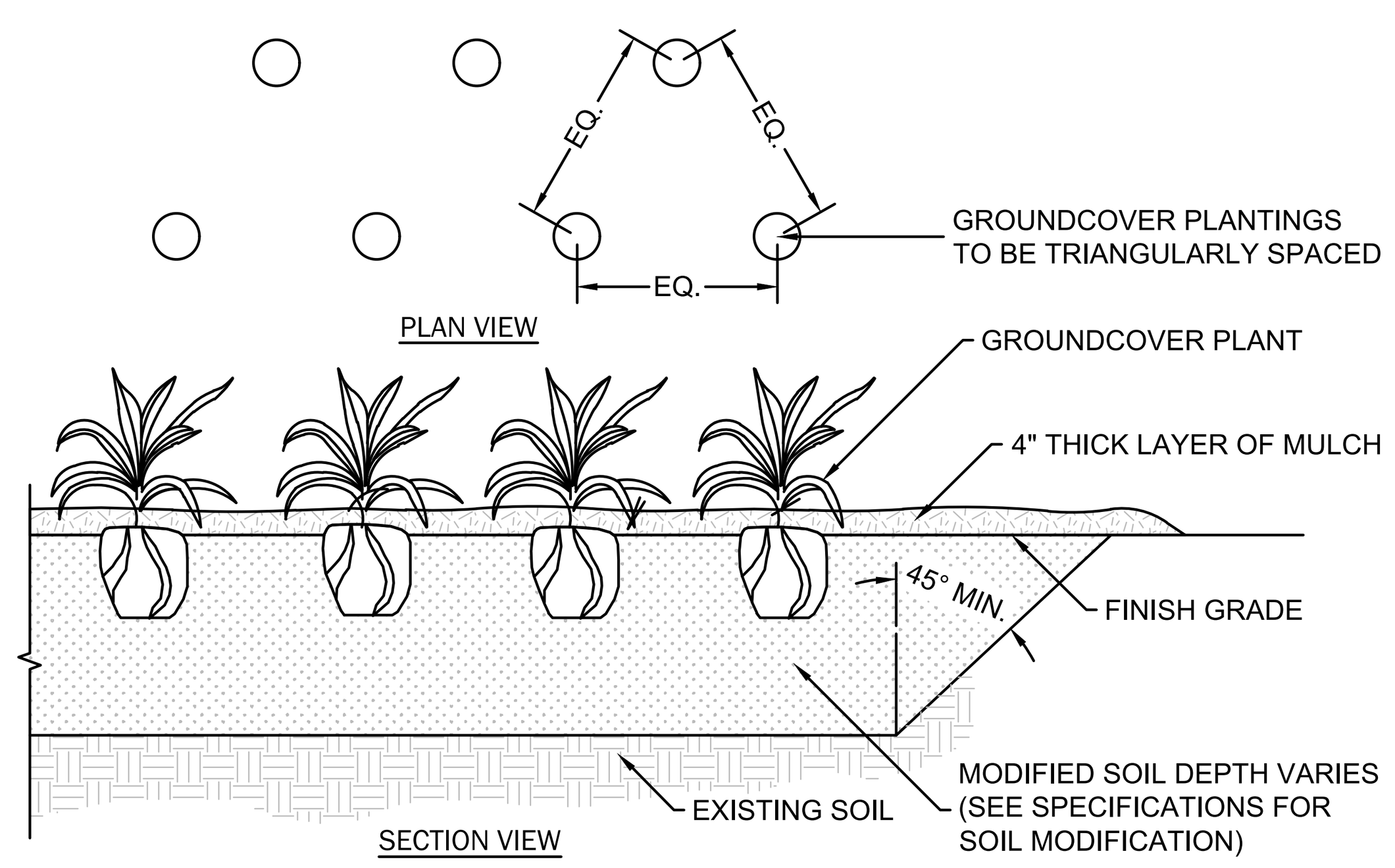
NOTES:
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL
2. PALM SHOULD BE PLANTED AT SAME DEPTH AS IT WAS HARVESTED.
3. SCARIFY SIDES AND BOTTOM OF PIT.
4. BACKFILL TREE PIT WITH NATIVE SOIL IN 8" LAYERS, HAND TAMPED, TO REMOVE VOIDS.
5. WHEN 2/3 BACKFILLED, FILL WITH WATER.
6. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.
7. MAKE SURE THERE IS NO STANDING WATER IN BOTTOM OF HOLE.
8. MULCH RING FOR PALMS IN LAWN MINIMUM 4' DIAMETER.

3 Palm Tree Planting Detail
SCALE: NOT TO SCALE



NOTES:
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

4 Shrub Planting - Modified Soil
SCALE: NOT TO SCALE



NOTES:
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
2. SEE PLANT SCHEDULE FOR PLANT SPECIES, SIZE, AND SPACING DIMENSION.
3. SMALL ROOTS (¼" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
4. THOROUGHLY TILL IN PLANTING SOIL MIXTURE AMENDMENTS TO DEPTH OF 8" IN ENTIRE GROUNDCOVER BED AREA. WORK SOIL TO LOOSE, UNIFORMLY FINE TEXTURE.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DRAINAGE FROM PLANTING HOLE/BEDS IF COMPACTED SOILS OR POORLY DRAINED SOIL IS ENCOUNTERED.
6. HAND-TAMP BACKFILL TO REMOVE VOIDS AND AIR POCKETS. WATER IMMEDIATELY AFTER PLANTING UNTIL NO MORE WATER IS ABSORBED.

5 Groundcover / Ornamental Grass Planting Detail
SCALE: NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
MITIGATION TREES							
	SABP-F	5	SABAL PALMETTO / CABBAGE PALMETTO	B & B	12`-14`	AS SHOWN	FULL BOOTED, FWF, RF
SHRUBS							
	ASPE	94	ASPIDISTRA ELATIOR / CAST IRON PLANT	1 GAL	12"-18"	AS SHOWN	
	AZAE	73	AZALEA ENCORE `AUTUMN SUNSET` TM / ENCORE AZALEA	3 GAL	18"-24"	AS SHOWN	FWF, SP
	DRYE	56	DRYOPTERIS ERYTHROSORA `BRILLIANCE` / BRILLIANCE AUTUMN FERN	3 GAL	18"-24"	AS SHOWN	FWF, SP
	FARJ	29	FARFUGIUM JAPONICUM `GIGANTEUM` / GIANT LEOPARD PLANT	3 GAL	12"-18"	AS SHOWN	
	PODM	16	PODOCARPUS MACROPHYLLUS / SOUTHERN YEW	3 GAL	18"-24"	AS SHOWN	FWF, SP
VINE/ESPALIER							
	TRAJ	33	TRACHELOSPERMUM JASMINOIDES `CONFEDERATE` / CONFEDERATE JASMINE	4" POT	6"-10"	AS SHOWN	FWF, SP
SOD/SEED							
	SOD	190 SF	CYNODON DACTYLON `TIFTUF` / TIFTUF BERMUDA GRASS	SOD	N/A	N/A	SP

ABBREVIATIONS:
B&B = BALLED & BURLAPPED
BR = BARE ROOT MATERIAL
CAL = TRUNK CALIPER (MIN)
CON = CONTAINERIZED MATERIAL
CT = CLEAR TRUNK
ESP = ESPALIER
FTG = FULL TO GROUND
FWF = FULL WELL FORMED
GAL = GALLON CONTAINER
HC = HURRICANE CUT
MS = MULTI-STEMMED TRUNK
OC = ON-CENTER
RF = REFOLIATED
SP = SPECIMEN MATERIAL
TF = TREE FORM HABIT
TYP = TYPICAL

6 Plant Schedule
SCALE: NOT TO SCALE

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State of South Carolina REGISTERED LANDSCAPE ARCHITECT
GARY GEORGE COLLINS
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162 ASHLEY AVENUE
PERMIT DRAWINGS
TMS# 460-15-04-061
CITY PROJECT ID# TRC-SP2025-000829
CHARLESTON COUNTY, SC

SW+ PROJECT:	12088
DATE:	3/31/25
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CHECKED BY:	WRM

REVISION HISTORY

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G. 12/12/25	

PLANT SCHEDULE, DETAILS & NOTES

L4.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 230 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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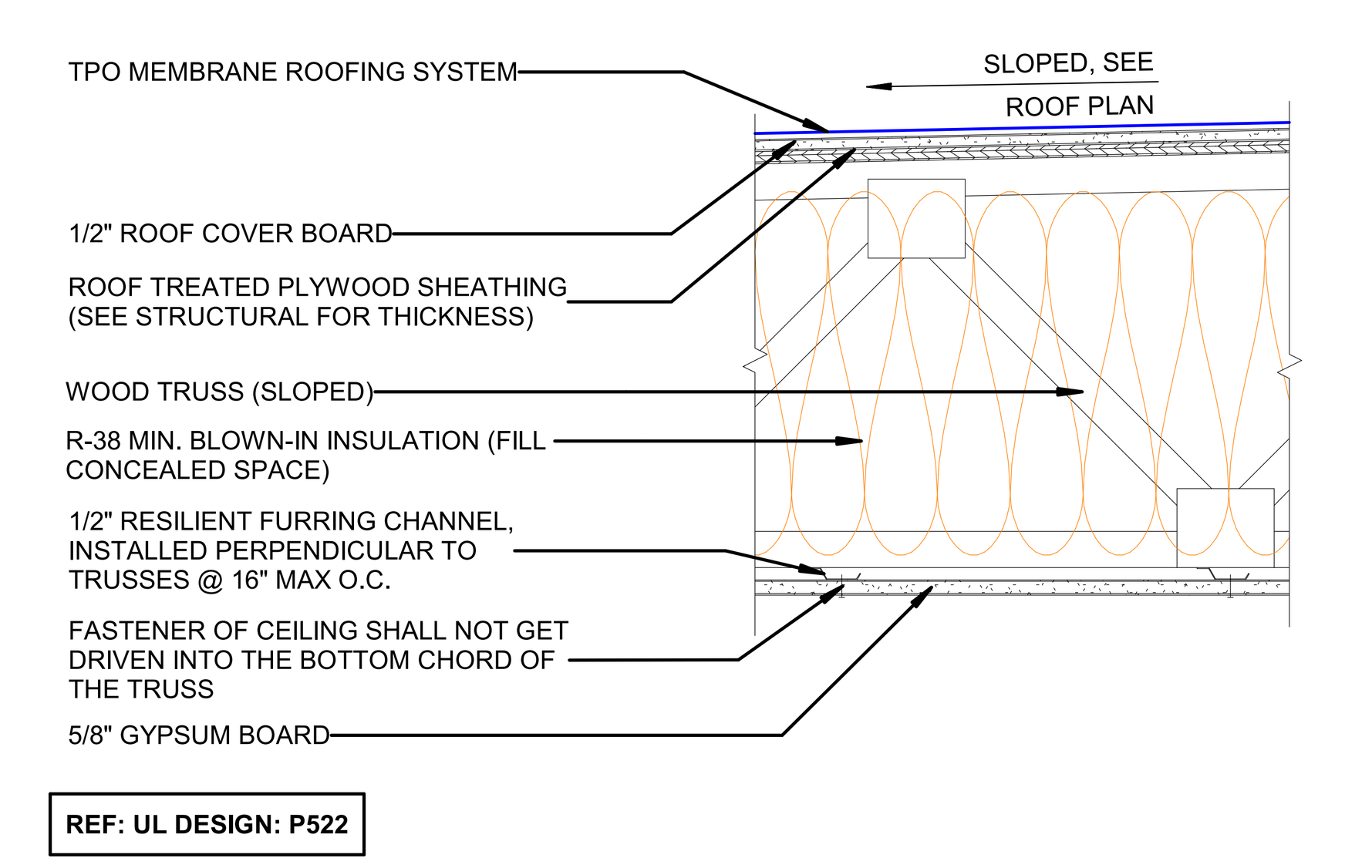
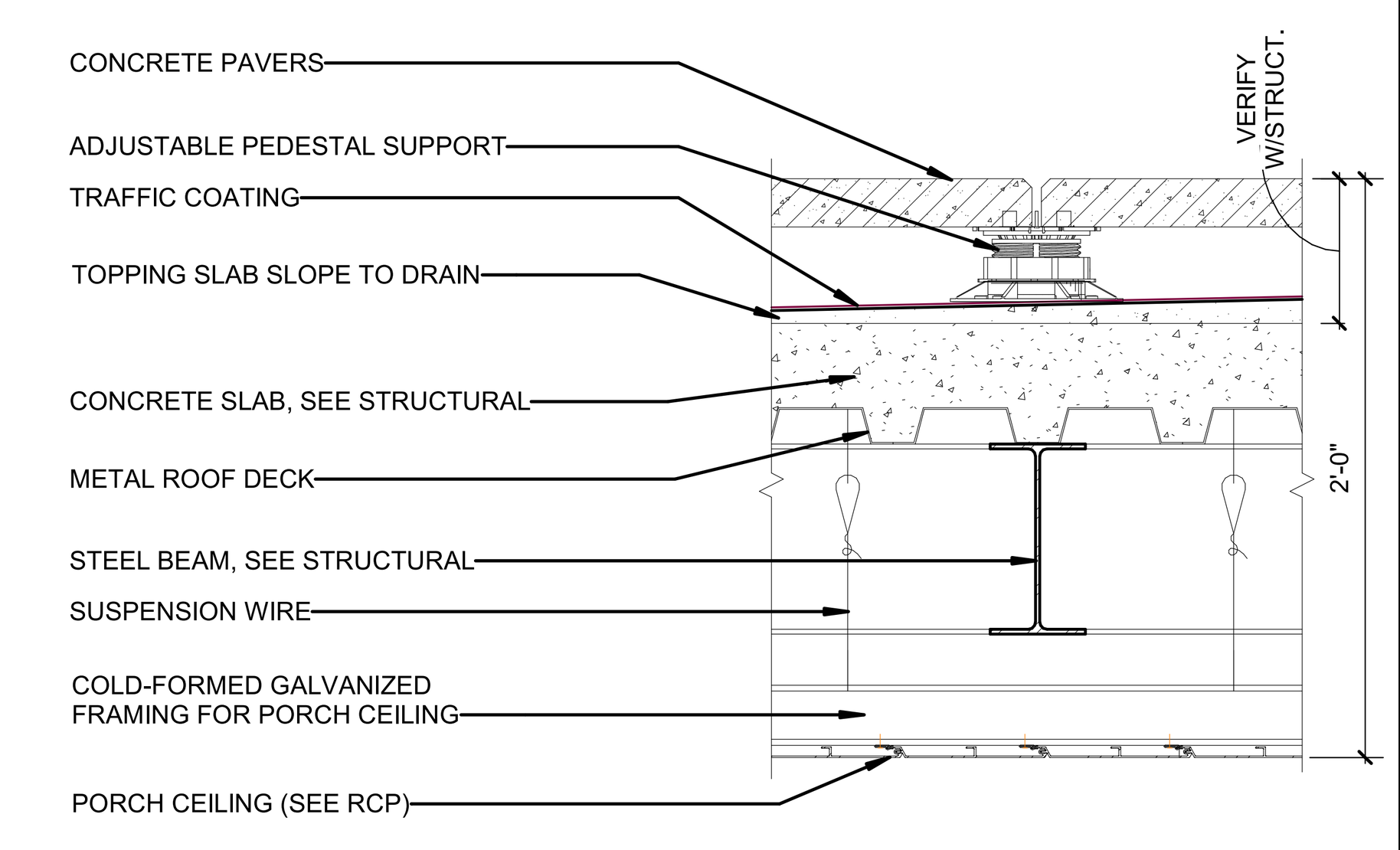
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEETS ORIGINAL PAGE SIZE

R1 - SINGLE PLY TPO / WOOD TRUSS (1 HOUR)



REF: UL DESIGN: P522

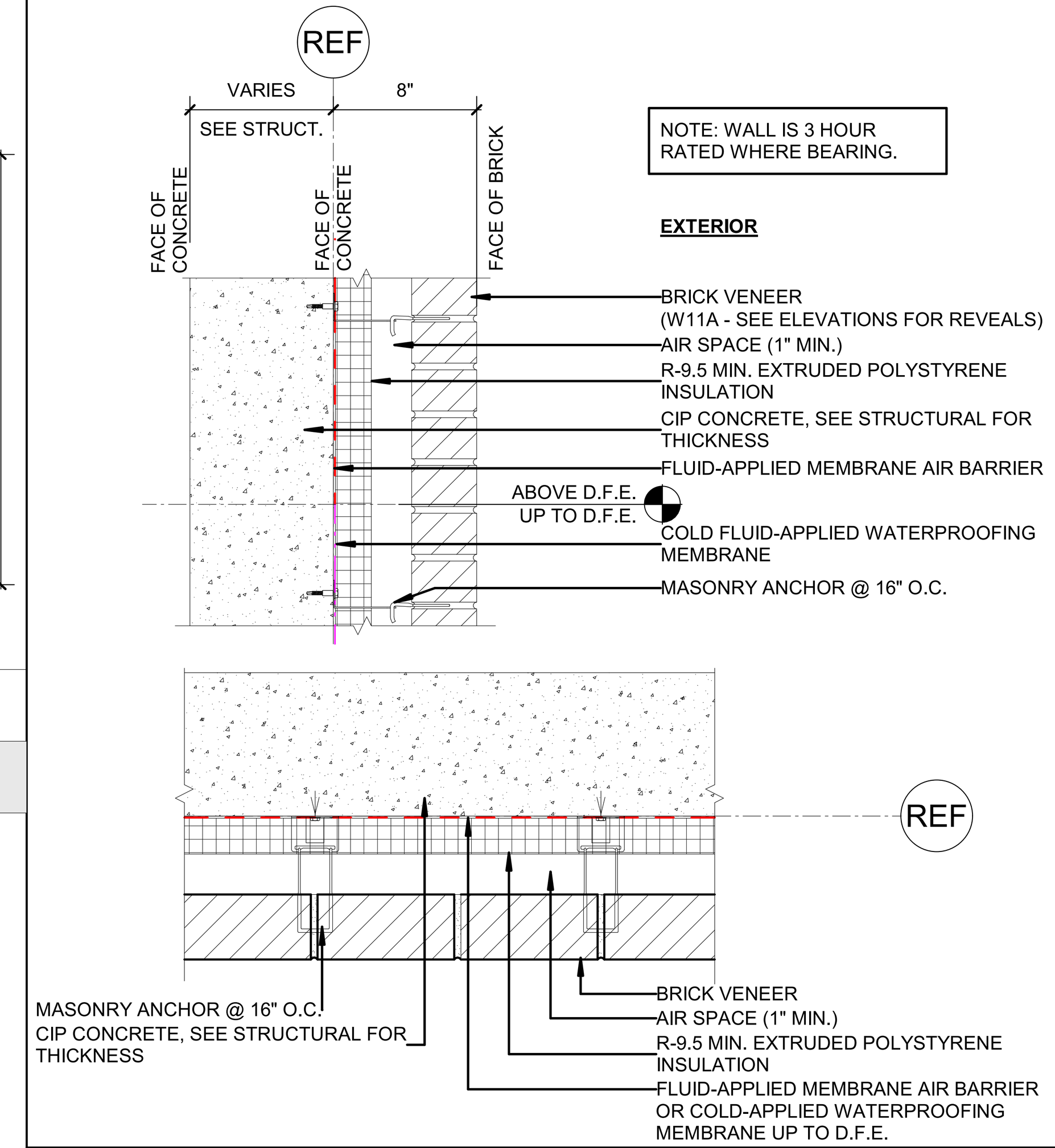
S4 - CONCRETE PEDESTAL PAVERS OVER CONCRETE



FIRE RATING & REFERENCE			SOUND RATING & REFERENCE		EFFECTIVE R-VALUE	

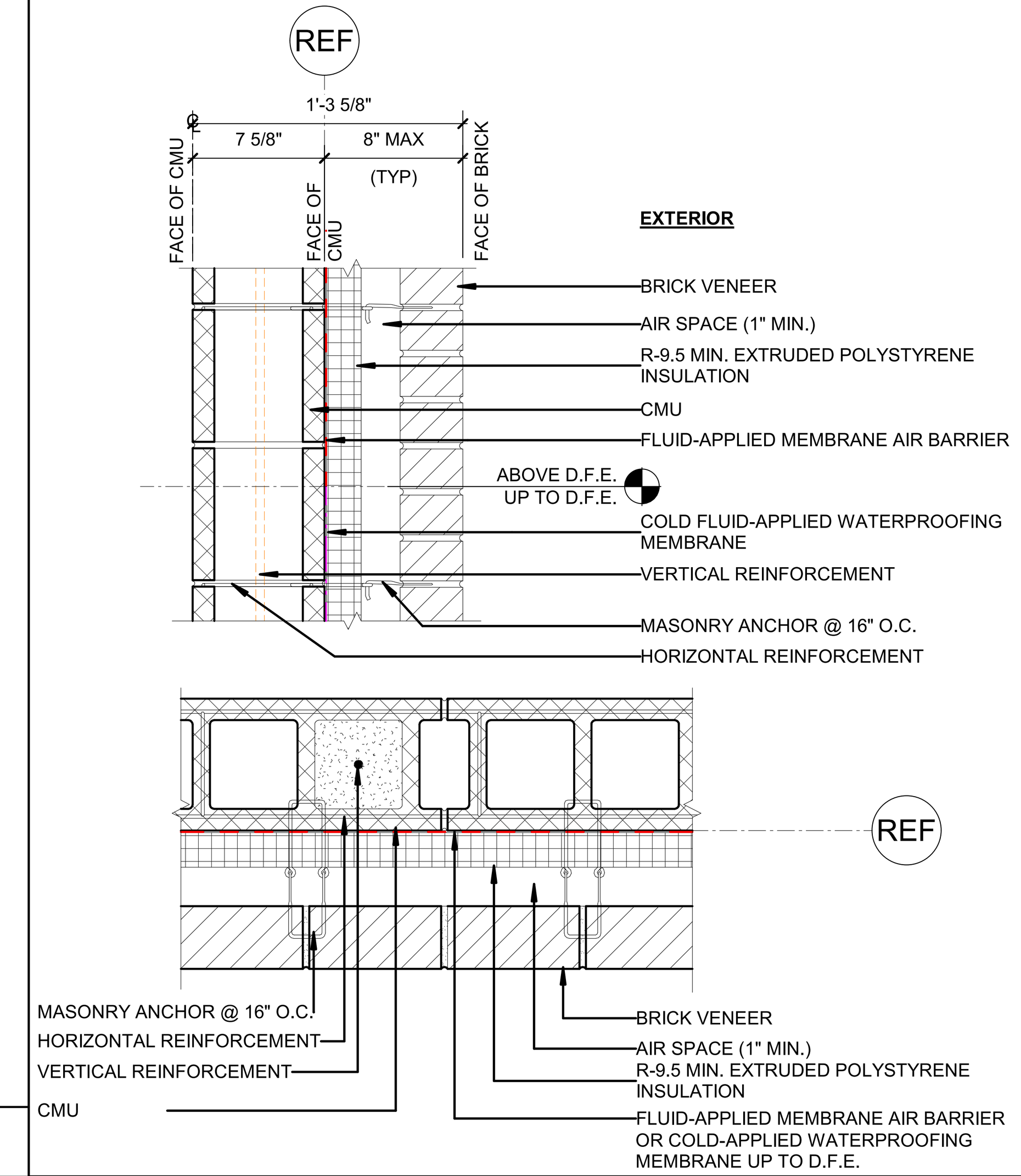
W11 - BRICK VENEER / XPS CI / CONC. BACK UP WALL

W11A - SAME AS W11 W/ALTERNATING BRICK REVEALS



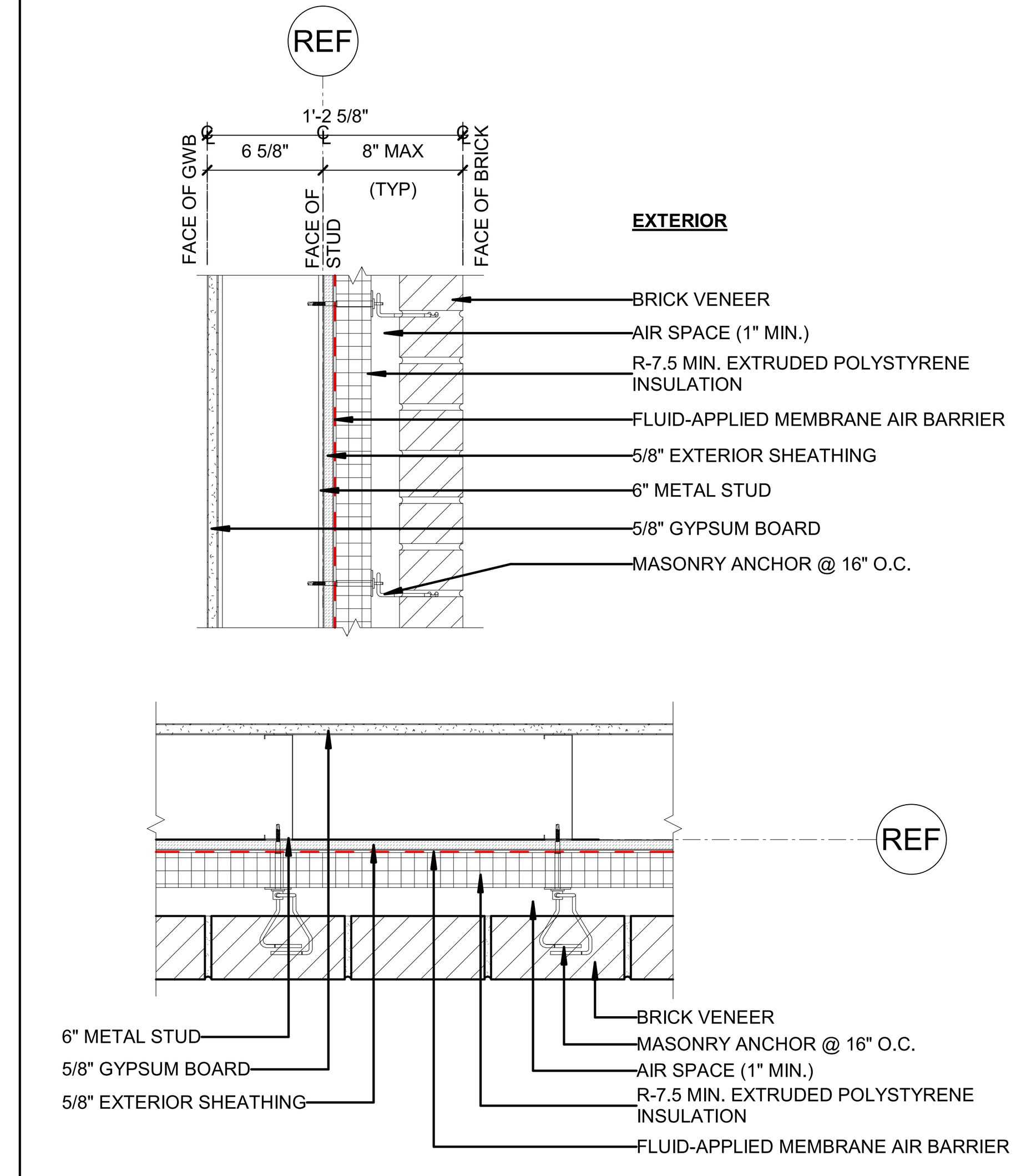
FIRE RATING & REFERENCE	NON COMBUSTIBLE 1 & 3 HOUR	MUST COMPLY WITH NFPA 285	SOUND RATING & REFERENCE		EFFECTIVE R-VALUE	

W12 - BRICK VENEER / XPS CI / CMU BACK UP WALL



FIRE RATING & REFERENCE	NON COMBUSTIBLE 1 HOUR	MUST COMPLY WITH NFPA 285	SOUND RATING & REFERENCE	STC 53 TMS 0302-12	EFFECTIVE R-VALUE	

W13 - BRICK VENEER / XPS CI / METAL STUD

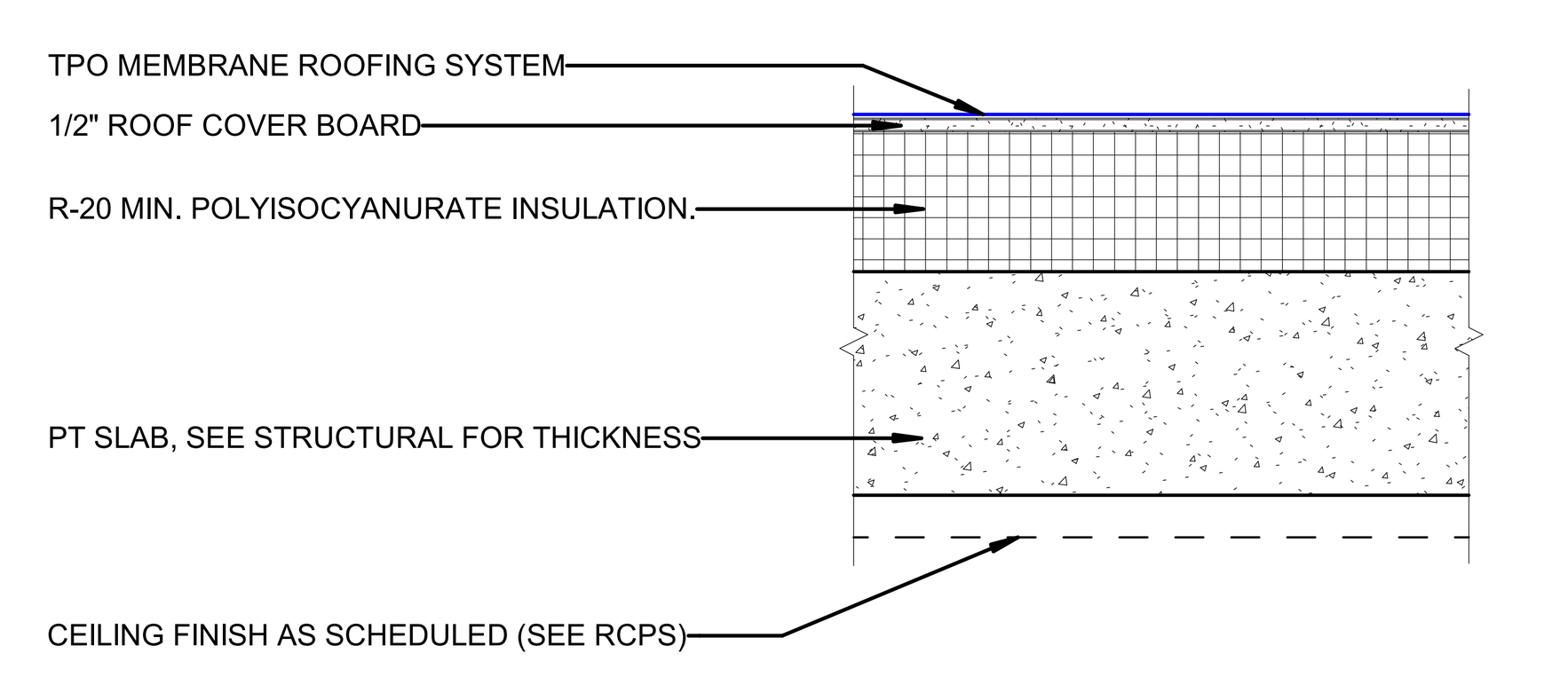


FIRE RATING & REFERENCE	1 HOUR UL U404	MUST COMPLY WITH NFPA 285	SOUND RATING & REFERENCE		EFFECTIVE R-VALUE	

R2 - SINGLE PLY TPO / CONCRETE (1.5 HOUR)

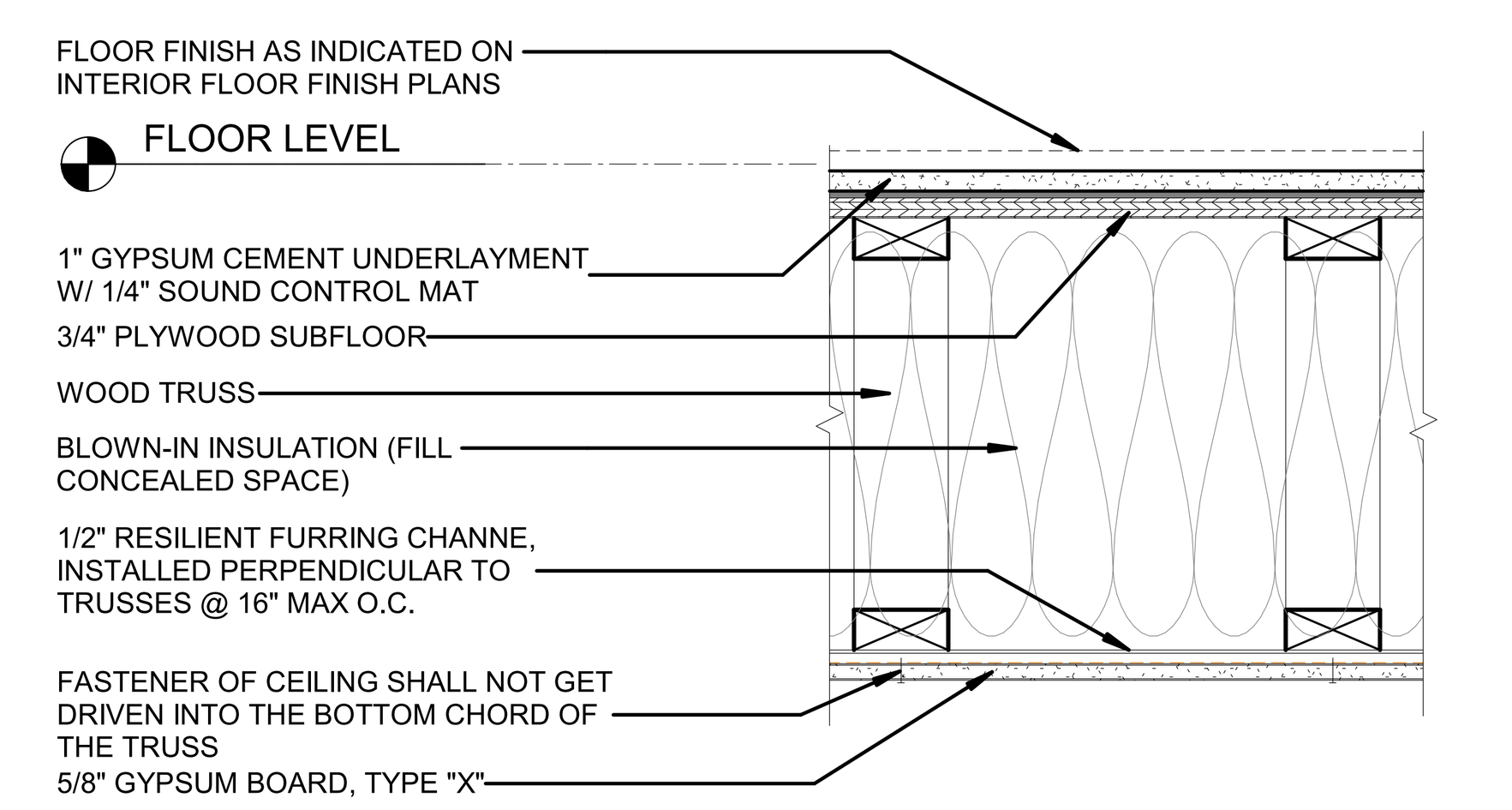
R2A - SINGLE PLY TPO / CONCRETE (2 HOUR)

NOTES:
1. HOUR RATING PER CONCRETE THICKNESS ON SCBC TABLE 721.1(3)
2. 1.5 HOUR RATING AT LEVEL 2 EAST INSET ROOF (PER SCBC TABLE 601)



FIRE RATING & REFERENCE			SOUND RATING & REFERENCE		EFFECTIVE R-VALUE	R-30.2

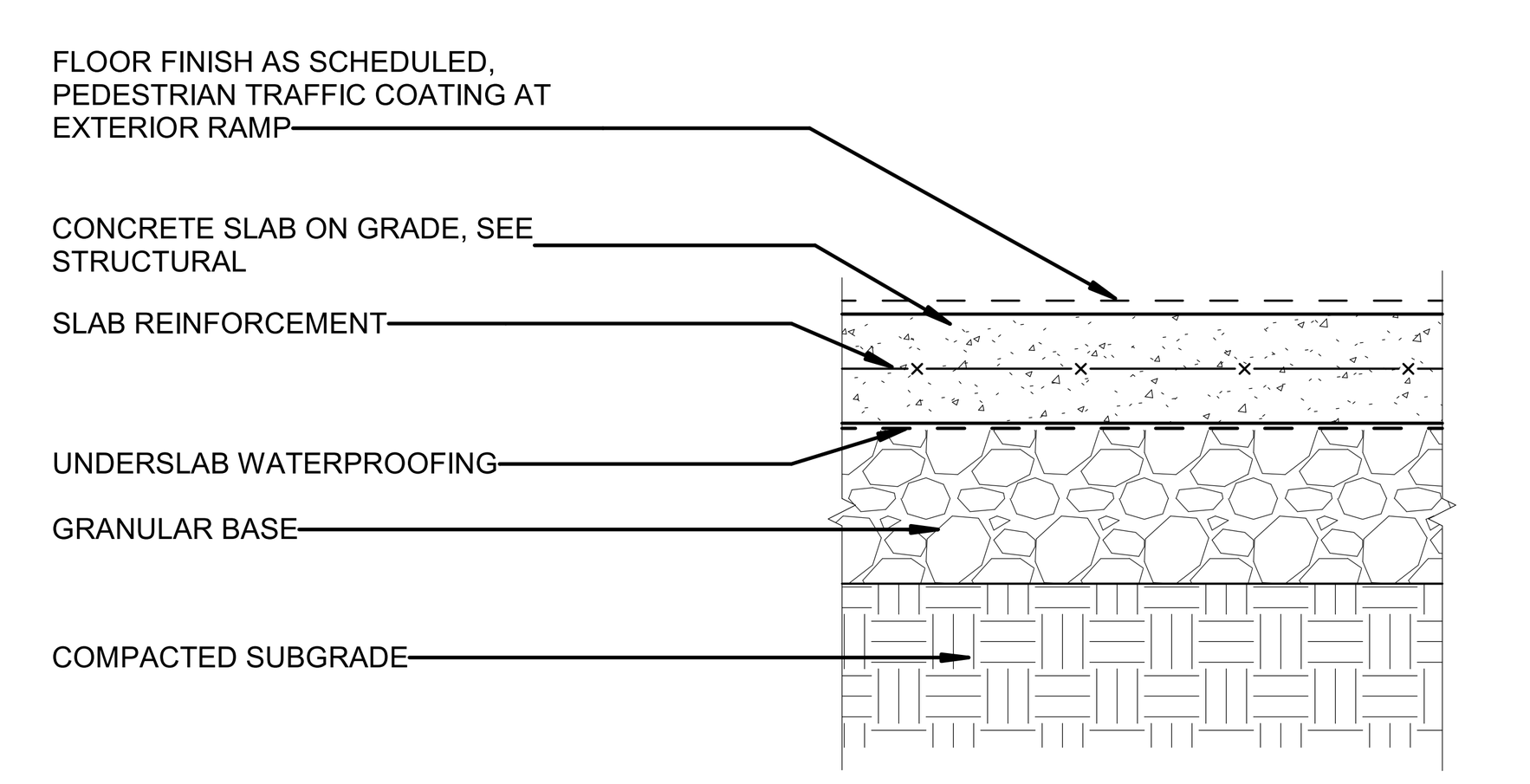
F1 - GYP. CEMENT DECK / WOOD TRUSS (1 HOUR)



REF: UL DESIGN: L521

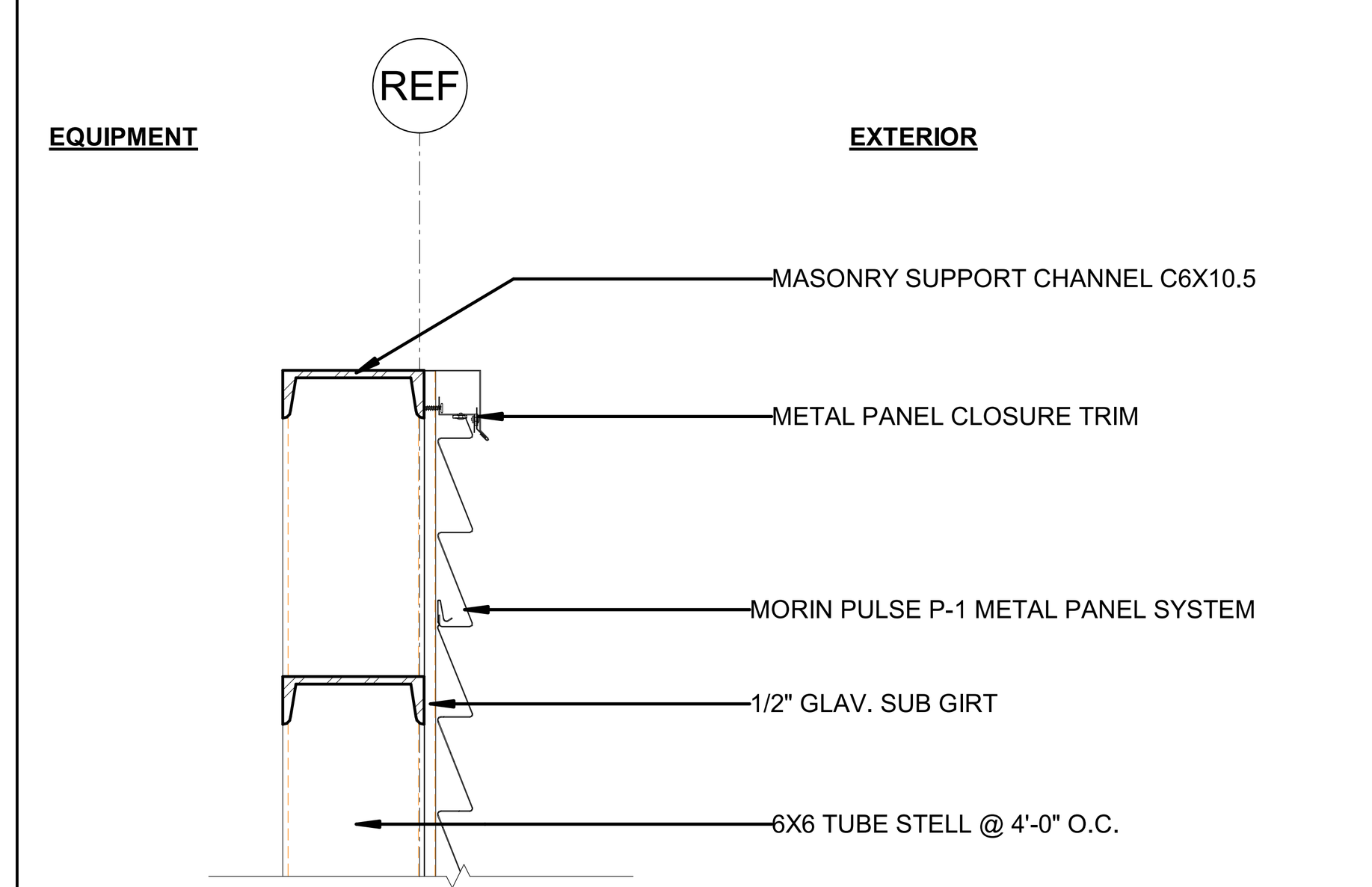
IIC 50 & STC 50 PER SCBC SECTION 1206

S1 - CONCRETE SLAB ON GRADE



WM1 - METAL PANEL MECH SCREEN

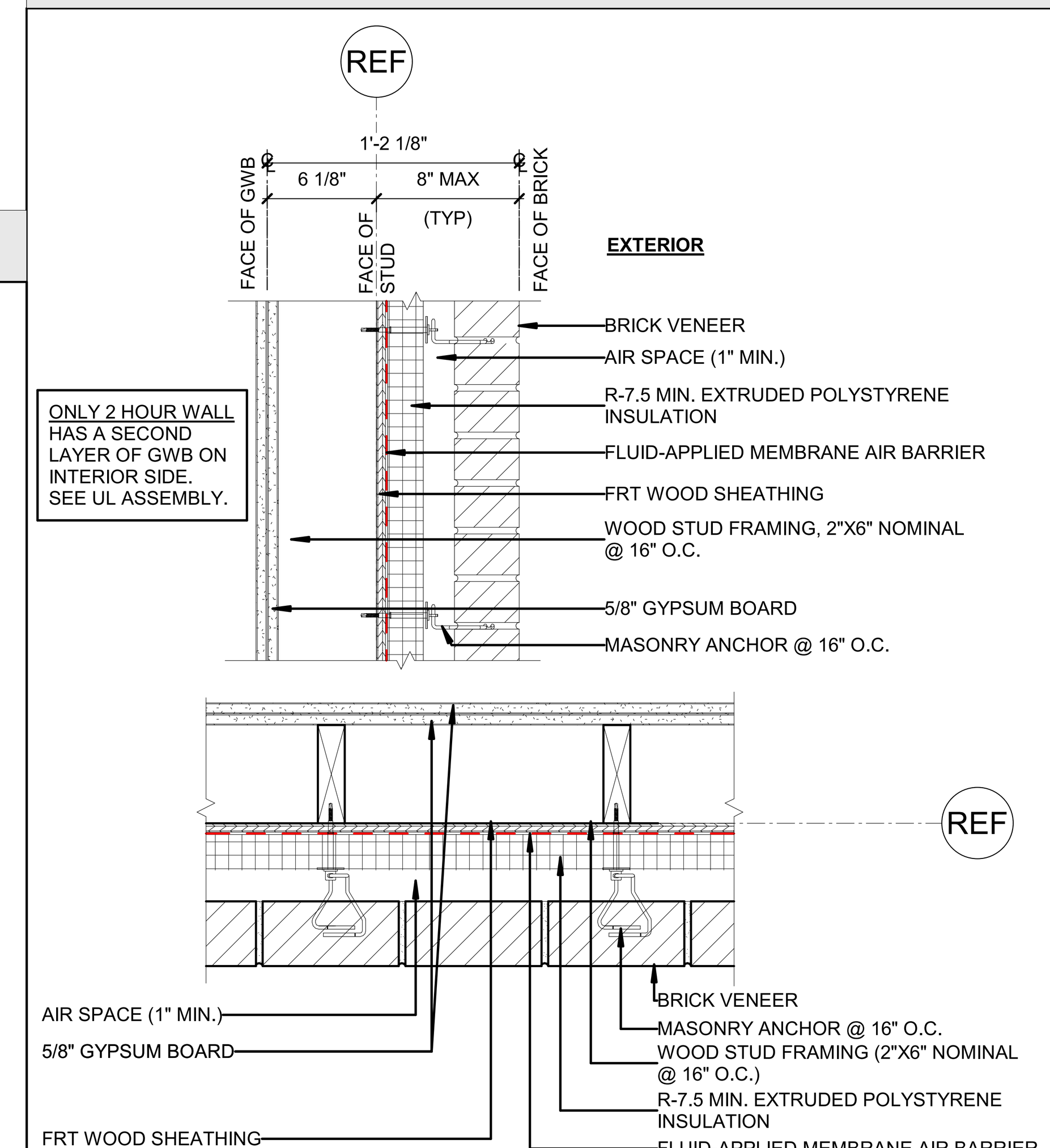
WM1A - PERFORATED METAL PANEL MECH SCREEN



FIRE RATING & REFERENCE			SOUND RATING & REFERENCE		EFFECTIVE R-VALUE	

W14 - BRICK VENEER / XPS CI / WOOD STUD (1 HOUR)

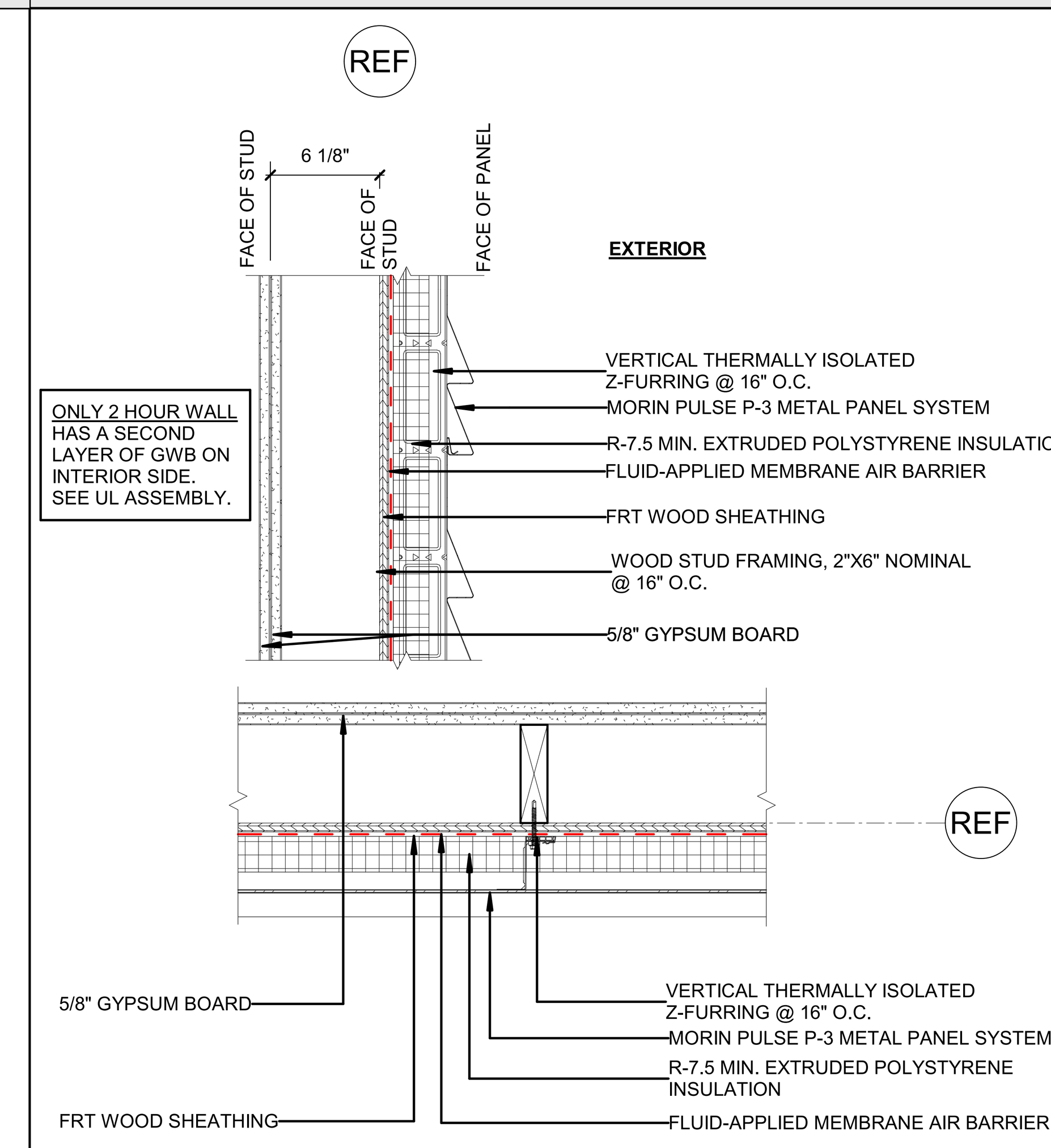
W14A - BRICK VENEER / XPS CI / WOOD STUD (2 HOUR)



FIRE RATING & REFERENCE	1 HOUR UL U356 2 HOUR UL W408 / V314	MUST COMPLY WITH NFPA 285	SOUND RATING & REFERENCE		EFFECTIVE R-VALUE	

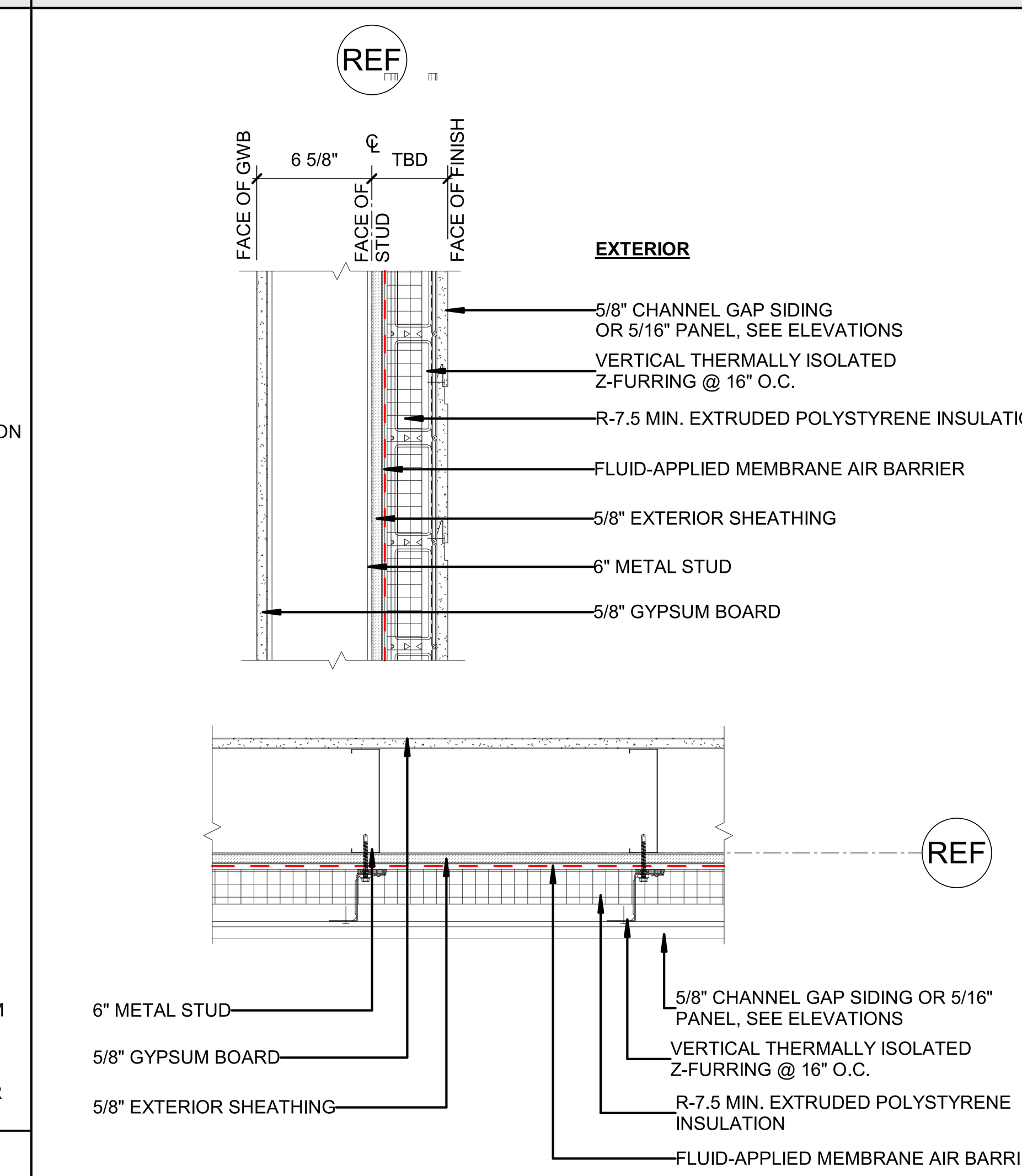
W24 - METAL PANEL / XPS CI / WOOD STUD (1 HOUR)

W24A - METAL PANEL / XPS CI / WOOD STUD (2 HOUR)



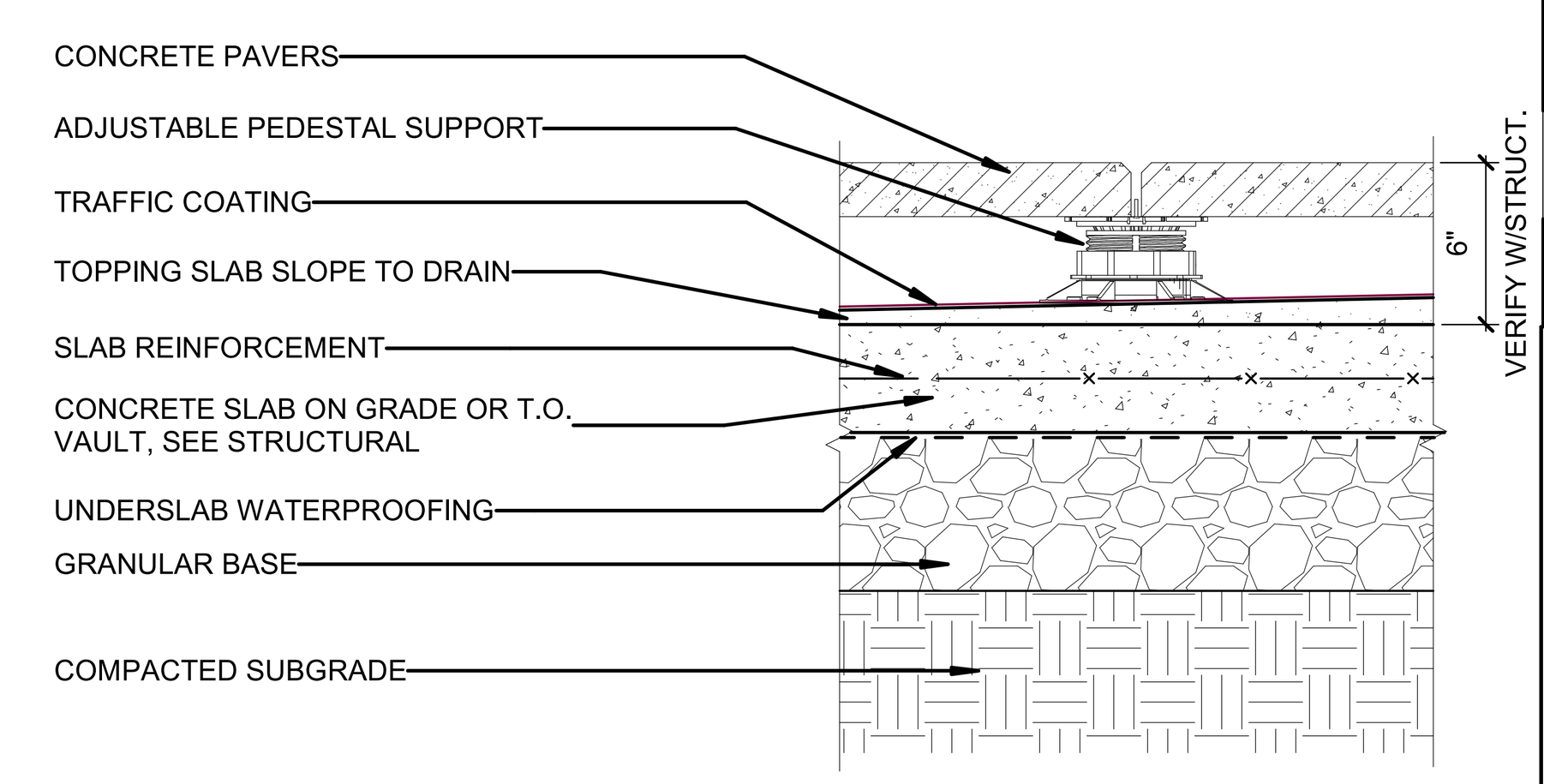
FIRE RATING & REFERENCE	1 HOUR UL U356 2 HOUR UL W408 / V314	MUST COMPLY WITH NFPA 285	SOUND RATING & REFERENCE		EFFECTIVE R-VALUE	

W33 - SIDING / XPS CI / METAL STUD



FIRE RATING & REFERENCE	1 HOUR UL U404	MUST COMPLY WITH NFPA 285	SOUND RATING & REFERENCE		EFFECTIVE R-VALUE	

S2 - CONCRETE PEDESTAL PAVERS OVER CONCRETE

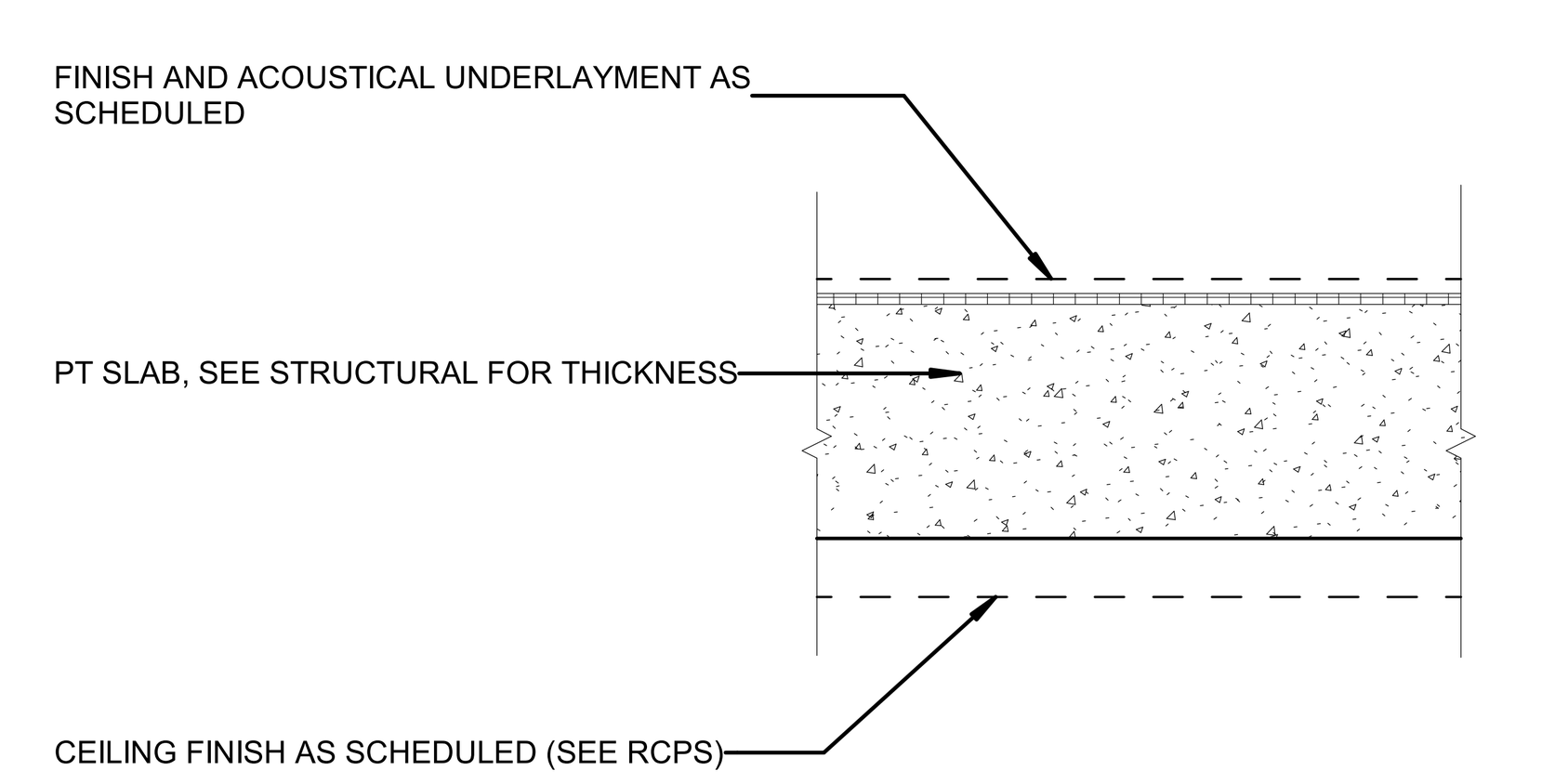


FIRE RATING & REFERENCE			SOUND RATING & REFERENCE		EFFECTIVE R-VALUE	

S3 - PT CONCRETE SLAB (2 HOUR)

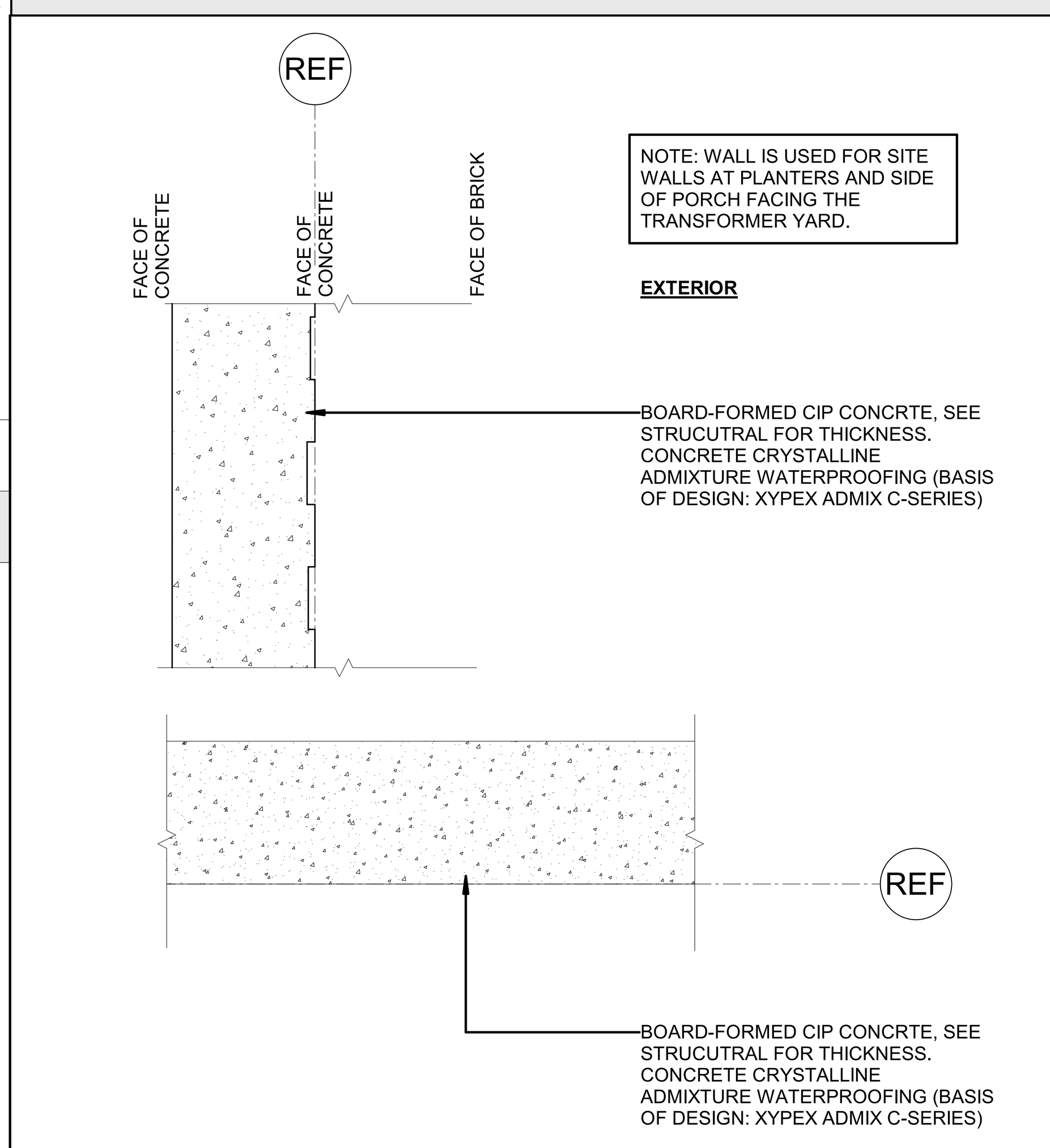
S3A - PT CONCRETE SLAB LEVEL 3 (3 HOUR)

NOTES:
1. HOUR RATING PER CONCRETE THICKNESS ON SCBC TABLE 721.1(3)
2. 3 HOUR AT LEVEL 3 AS HORIZONTAL ASSEMBLY SEPARATION (PER SCBC 510.2)



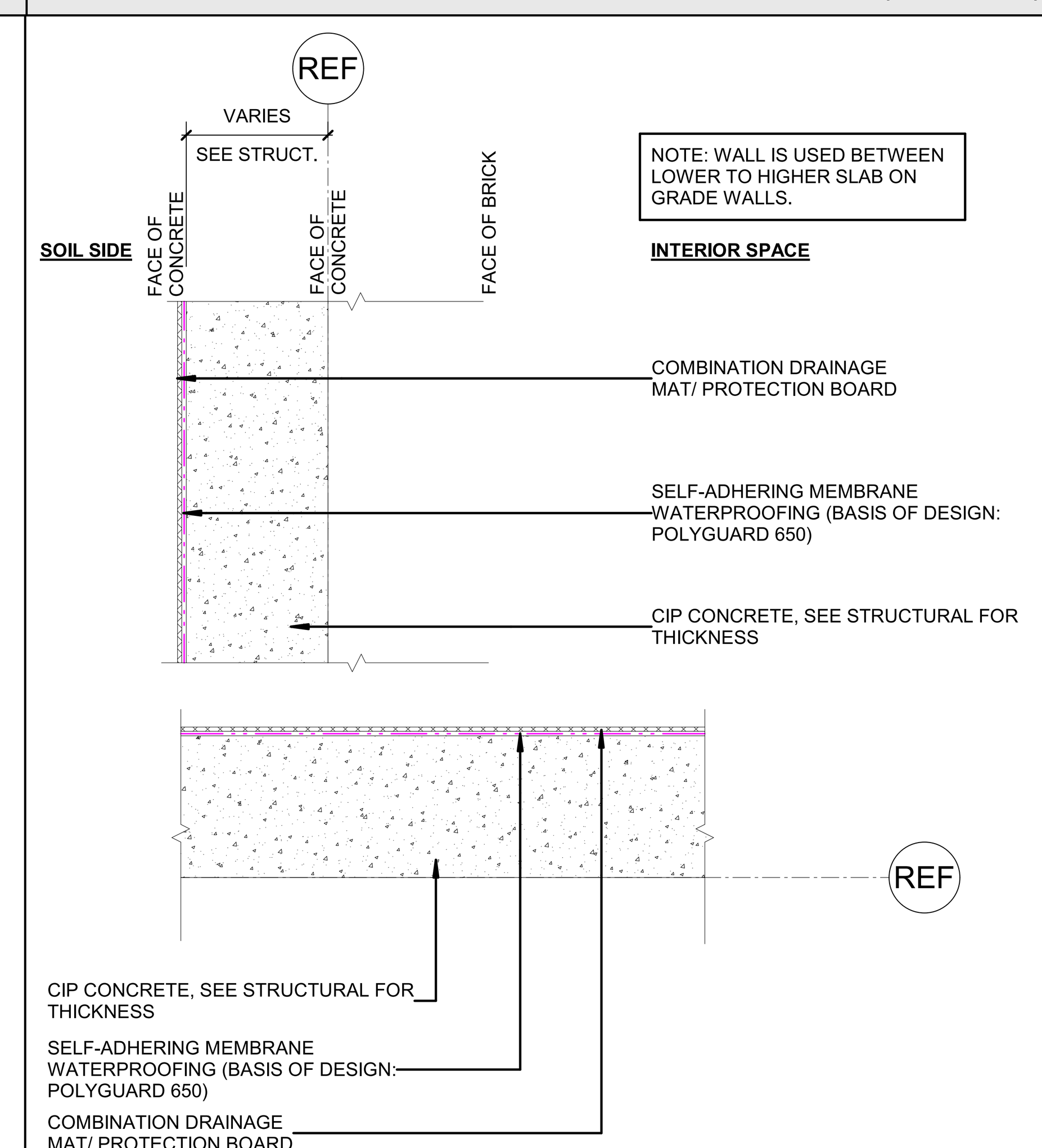
IIC 50 & STC 50 PER SCBC SECTION 1206 / REF TESTS: 18-0-0607.1 (FSTC) & 18-0-0607.3 (FIIC)

WS1 - CIP CONCRETE WALL - BOARD-FORMED



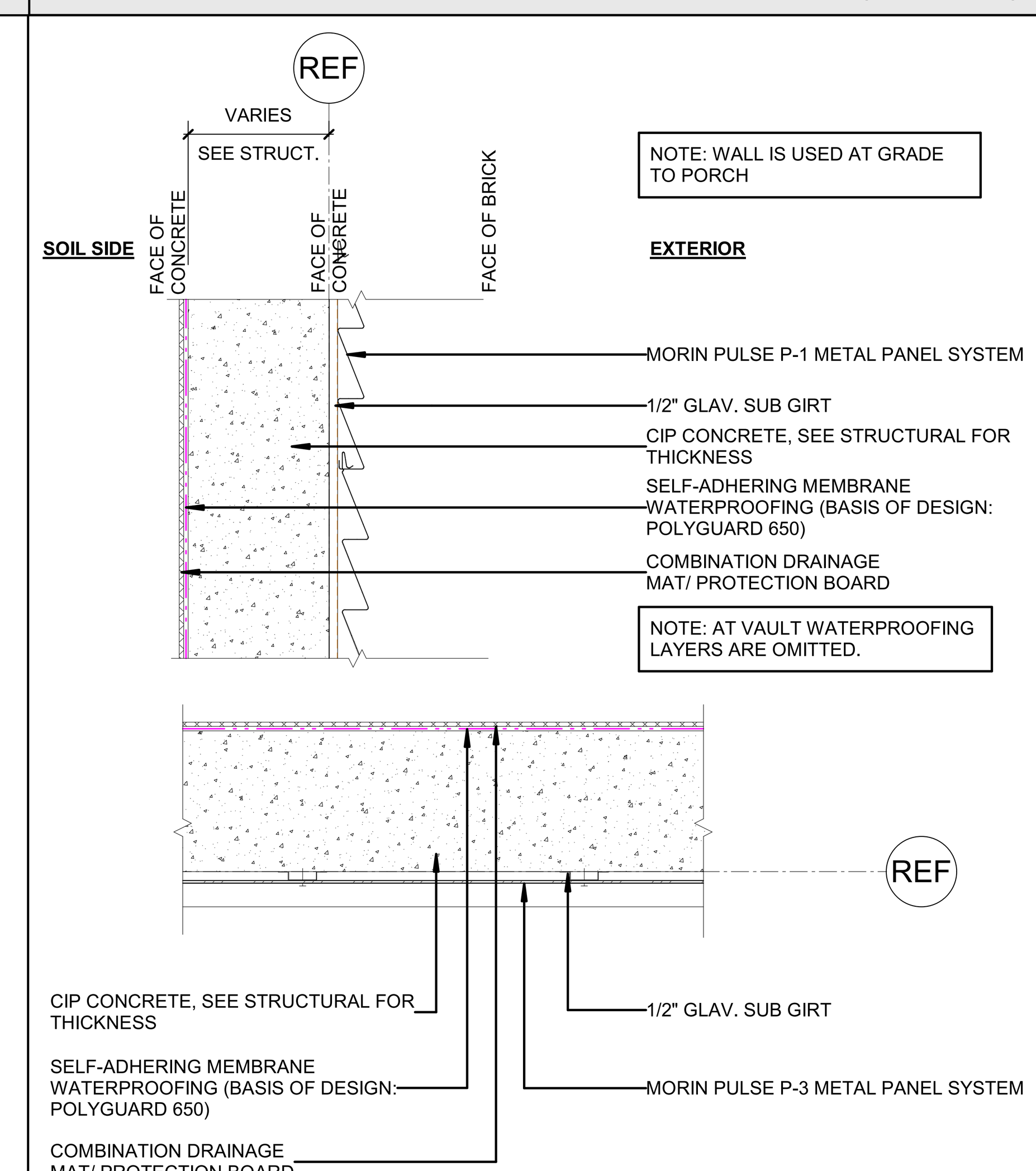
FIRE RATING & REFERENCE	NON COMBUSTIBLE	MUST COMPLY WITH NFPA 285	SOUND RATING & REFERENCE		EFFECTIVE R-VALUE	

W01 - CIP CONCRETE WALL



FIRE RATING & REFERENCE	NON COMBUSTIBLE	MUST COMPLY WITH NFPA 285	SOUND RATING & REFERENCE		EFFECTIVE R-VALUE	

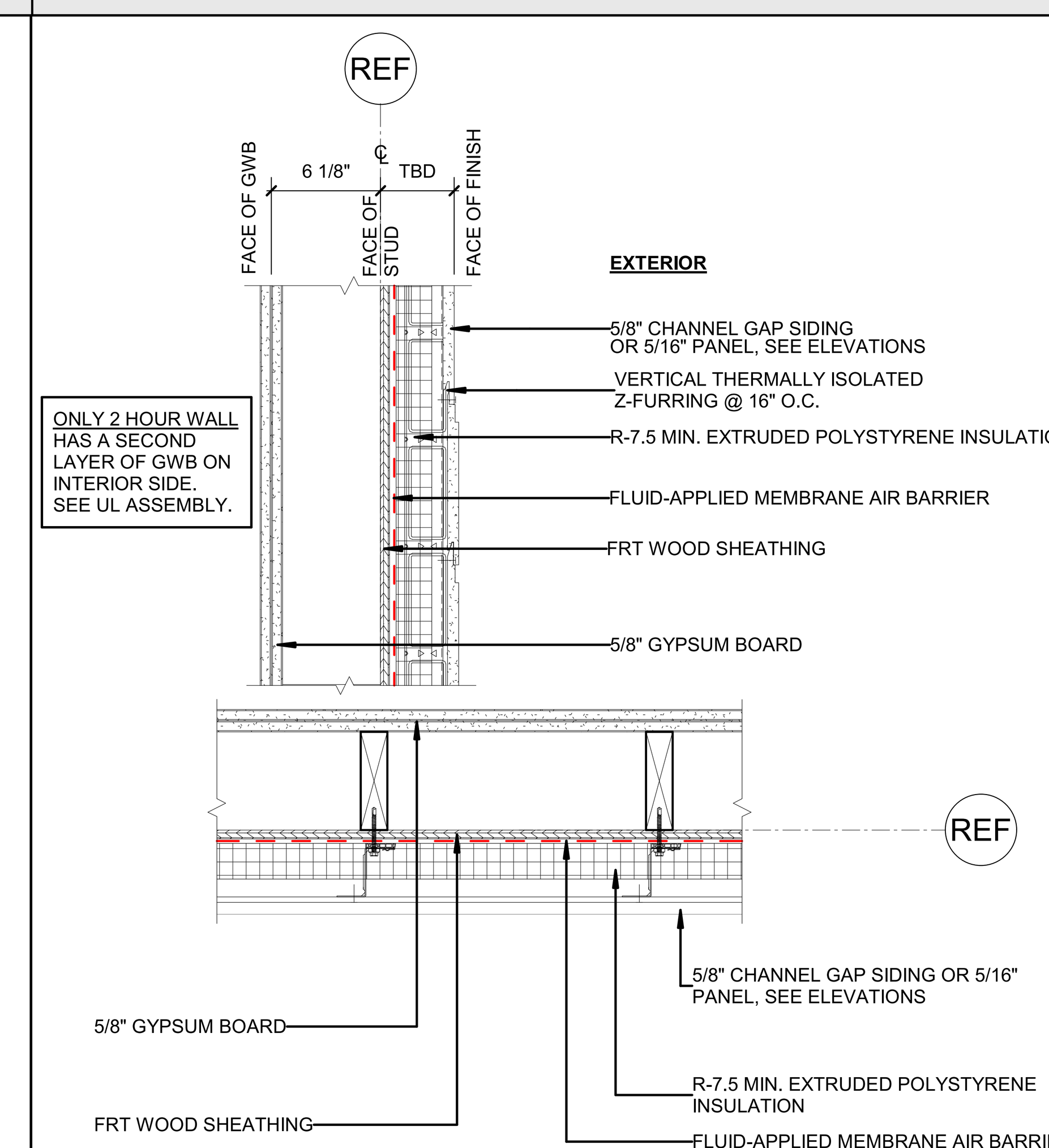
W21 - METAL PANEL / CONC. BACK UP WALL



FIRE RATING & REFERENCE	NON COMBUSTIBLE 1 & 3 HOUR	MUST COMPLY WITH NFPA 285	SOUND RATING & REFERENCE		EFFECTIVE R-VALUE	

W34 - SIDING / XPS CI / WOOD STUD (1 HOUR)

W34A - PANEL / XPS CI / WOOD STUD (2 HOUR)



FIRE RATING & REFERENCE	1 HOUR UL U356 2 HOUR UL W408 / V314	MUST COMPLY WITH NFPA 285	SOUND RATING & REFERENCE		EFFECTIVE R-VALUE	

E D C B A

1 2 3 4 5 6

12/19/2025 3:23:18 PM

WHITE LION CAPITAL

WHITE LION CAPITAL LLC

LS3P
205 1/2 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
TEL. 843.577.4444 FAX. 843.722.4789
WWW.LS3P.COM

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162 Ashley Avenue

162 Ashley Avenue
Charleston, South Carolina 29425

LS3P PROJECT: 1512-250015

Δ	DATE	DESCRIPTION

SHEET NAME:
CONSTRUCTION SUBSYSTEMS

ORIG SUBMISSION: 12/19/25

SHEET: **A-001**

CONSTRUCTION DOCUMENTS

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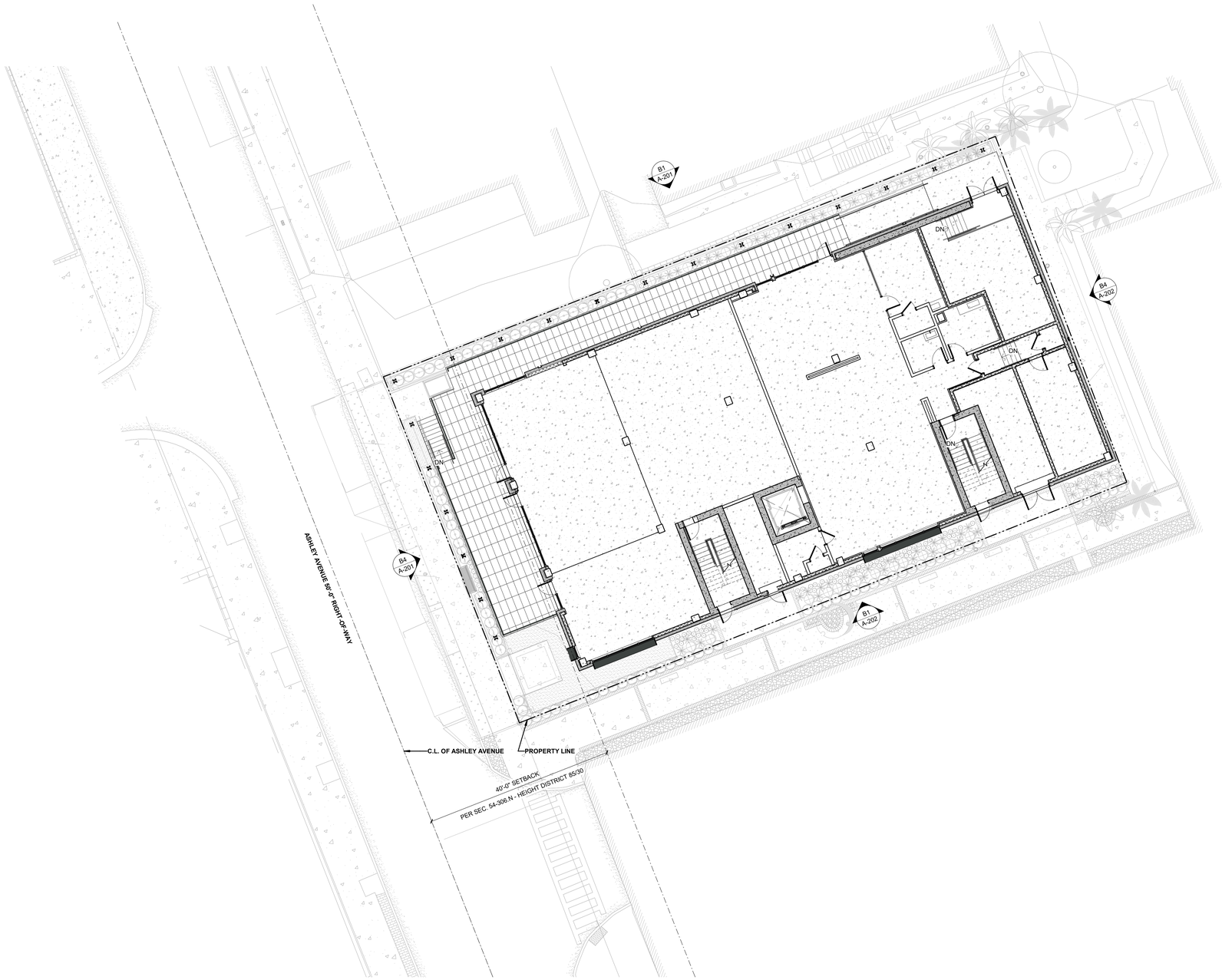
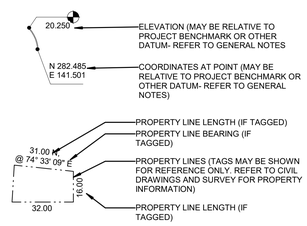


# N	SITE PLAN NOTES BY NUMBER
NUMBER	NOTE

SITE PLAN LEGEND

BUILDING ELEMENTS



TRUE NORTH

WHITE LION CAPITAL

WHITE LION CAPITAL LLC

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162 Ashley Avenue

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Charleston, South Carolina 29425

LS3P PROJECT: 1512-250015

Δ	DATE	DESCRIPTION

SHEET NAME:
OVERALL SITE PLAN

ORIG SUBMISSION: 12/19/25

SHEET:
A-050

CONSTRUCTION DOCUMENTS

A1 ARCHITECTURAL SITE BUILDING PLAN- LEVEL 1

1" = 10'-0"

12/19/2025 3:24:19 PM

E D C B A

1 2 3 4 5 6

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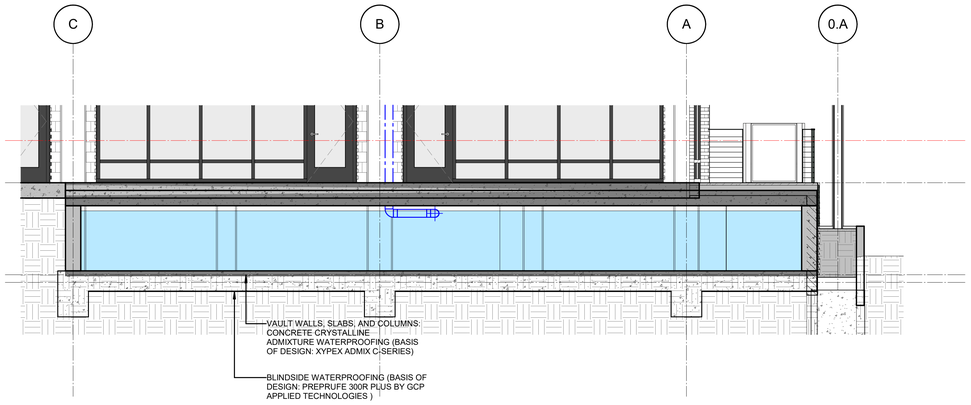
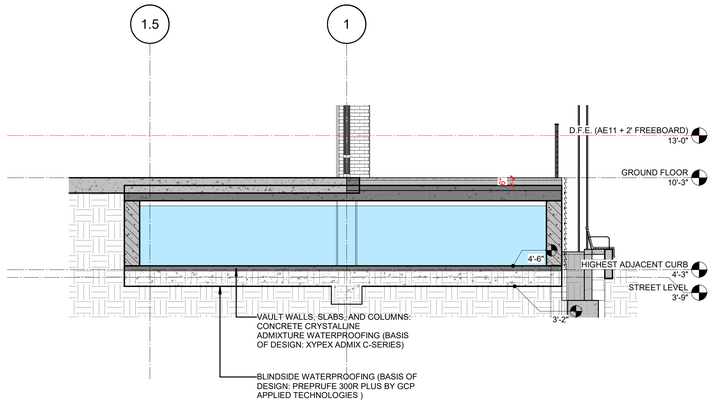
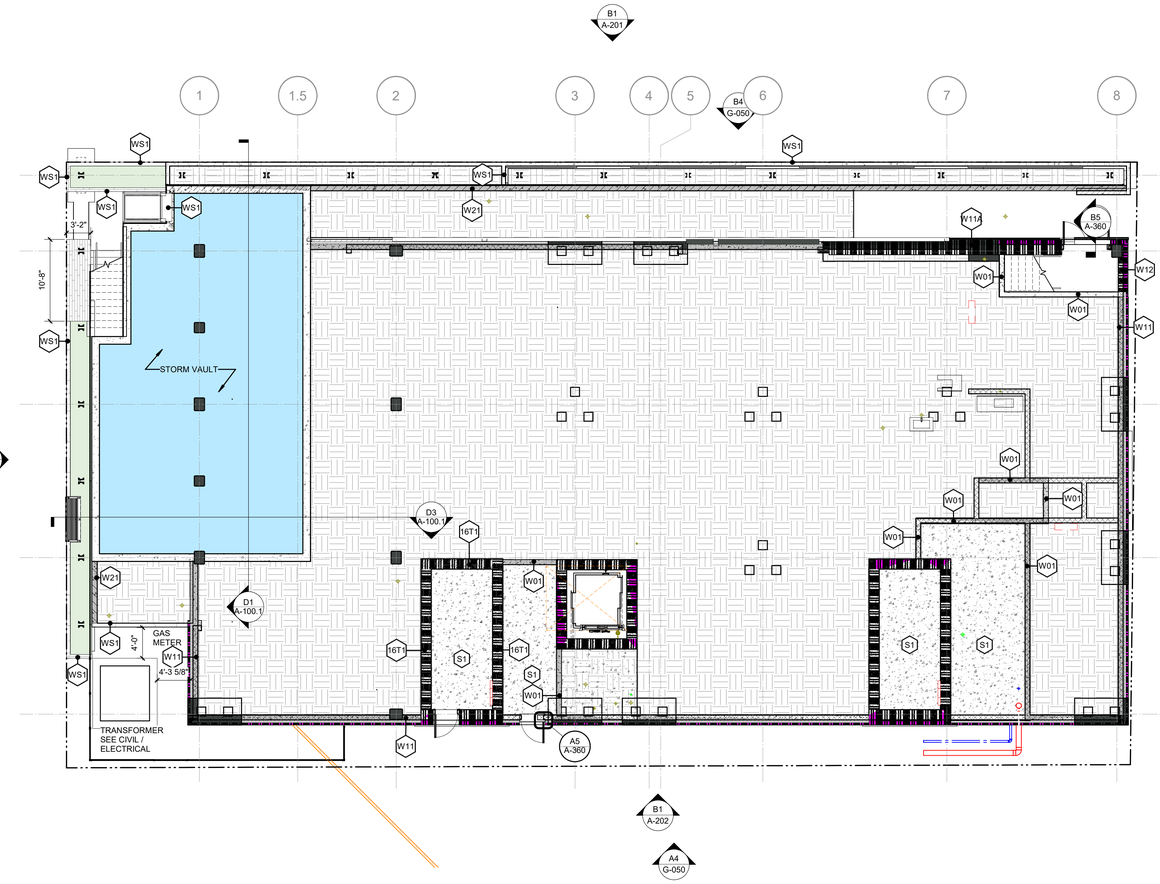


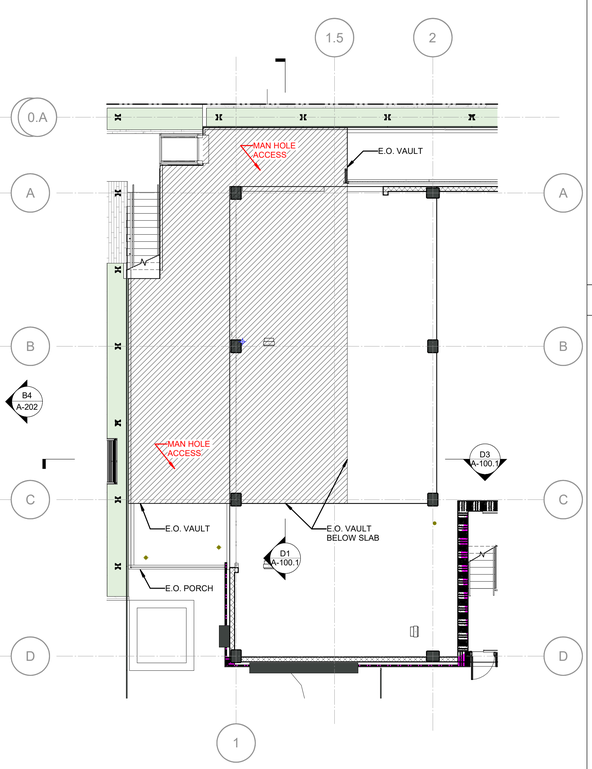
D1 N/S VAULT SECTION
1/4" = 1'-0"



D3 E/W VAULT SECTION
1/4" = 1'-0"



A1 FLOOR PLAN- GRADE
1/8" = 1'-0"



A4 FLOOR PLAN- T.O. VAULT
1/8" = 1'-0"

TRUE NORTH PROJECT NORTH

# NUMBER	FLOOR PLAN NOTES BY NUMBER NOTE

FLOOR PLAN SHEET NOTES

A. EXTERIOR DIMENSIONS AT MASONRY VENEER ARE COURSING, NOT ACTUAL AND ARE TO FACE OF MASONRY.
B. EXTERIOR DIMENSIONS AT STUCCO VENEER ARE TO FACE OF METAL STUD.
C. EXTERIOR DIMENSIONS AT PRECAST ARE TO FACE OF PRECAST
D. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD, FACE OF MASONRY AND CENTERLINES OF COLUMNS, UNO.
E. LOCATE DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL.
F. RATED WALLS/PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE. ALL PENETRATIONS AND TERMINAL JOINTS ARE TO BE INSTALLED AS SHOWN IN APPLICABLE UL JOINT OR PENETRATION DETAIL.
G. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGH. MAINTAIN PARTITION FIRE RATING BEHIND RECESSED FIRE EXTINGUISHER CABINETS.
H. RATED WALLS INTERSECTING EXTERIOR WALLS SHALL EXTEND TO THE INSIDE FACE OF EXTERIOR SHEATHING.
I. INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM, AND RELATED CONSTRUCTION.
J. SEE LIFE SAFETY PLANS FOR LOCATIONS OF FIRE RATED AND SMOKE WALLS
K. SEE SHEET A-XXX FOR CONSTRUCTION SUBSYSTEMS (OR PARTITION SCHEDULE)
L. SEE SHEET A-XXX FOR INTERIOR ELEVATIONS, ACCESSORY DESCRIPTIONS & MOUNTING HEIGHTS.
M. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS.
N. SEE BUILDING ELEVATION DRAWINGS FOR LOCATION OF EXTERIOR MASONRY CONTROL JOINTS.
O. FIELD VERIFY LOCATION OF INTERIOR WALL & CEILING CONTROL JOINTS REQUIRED IN THE SPECIFICATION WITH ARCHITECT PRIOR TO INSTALLATION.
P. WALLS, INCLUDING GYP. BD. AT PERIMETER OF ROOMS/SPACES WITHOUT CEILINGS, i.e. EXPOSED STRUCTURE, SHALL EXTEND TO STRUCTURE ABOVE.

PARTITION GRAPHICS

GRAPHIC SAMPLE: 1 HOUR RATED CMU FIRE/SMOKE BARRIER:



- SEE FILL PATTERN LEGEND FOR FIRE-RESISTANCE RATING
- SEE COLOR LEGEND FOR HEIGHT CONDITION AND FIRE/SMOKE PROTECTION TYPE
- SEE PARTITION TAG AND SCHEDULE FOR COMPLETE PARTITION INFORMATION

FILL PATTERN LEGEND

- 30 MIN-RATED PARTITION
- 1 HOUR-RATED PARTITION
- 2 HOUR-RATED PARTITION
- 3 HOUR-RATED PARTITION
- 4 HOUR-RATED PARTITION

COLOR LEGEND

- NON-RATED PARTITION TO 6" ABOVE CEILING, U.N.O.
- NON-RATED PARTITION TO DECK
- NON-RATED **SMOKE PARTITION** TO DECK
- RATED **SMOKE BARRIER** TO DECK
- RATED **FIRE PARTITION** TO DECK
- RATED **FIRE/SMOKE BARRIER** TO DECK
- RATED **FIRE BARRIER** TO DECK
- RATED **FIRE WALL** TO DECK

WHITE LION CAPITAL

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162 Ashley Avenue

162 Ashley Avenue
Charleston, South Carolina 29425

LS3P PROJECT: 1512-250015

Δ	DATE	DESCRIPTION

SHEET NAME:
FLOOR PLAN- GRADE / STORM VAULT

ORIG SUBMISSION: 12/19/25

SHEET:
A-100.1

CONSTRUCTION DOCUMENTS

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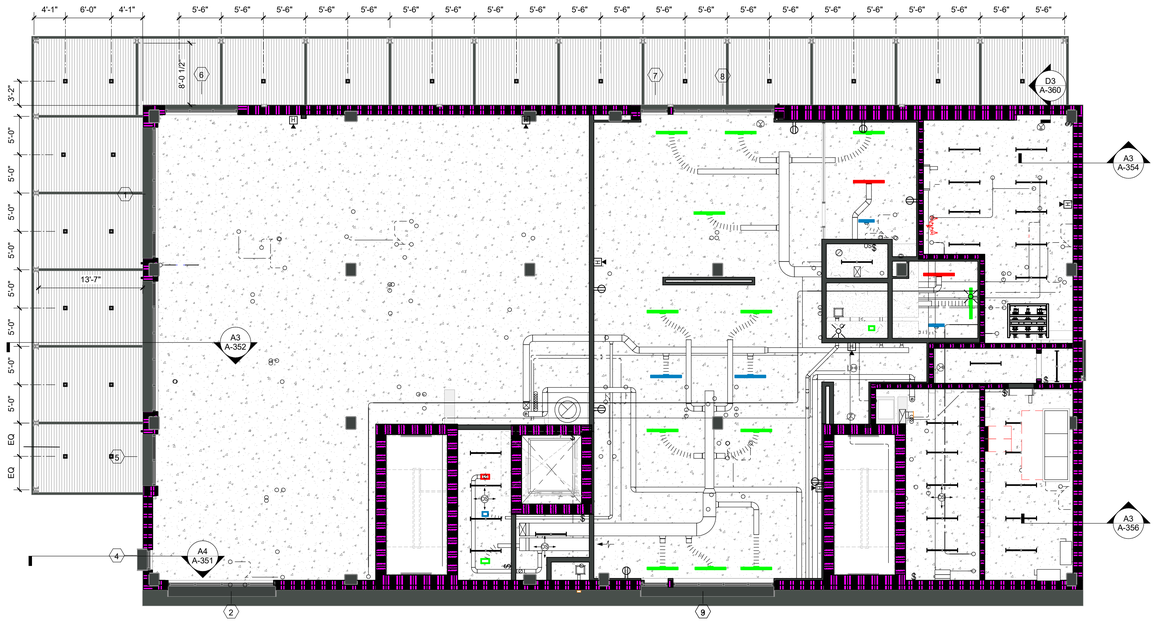
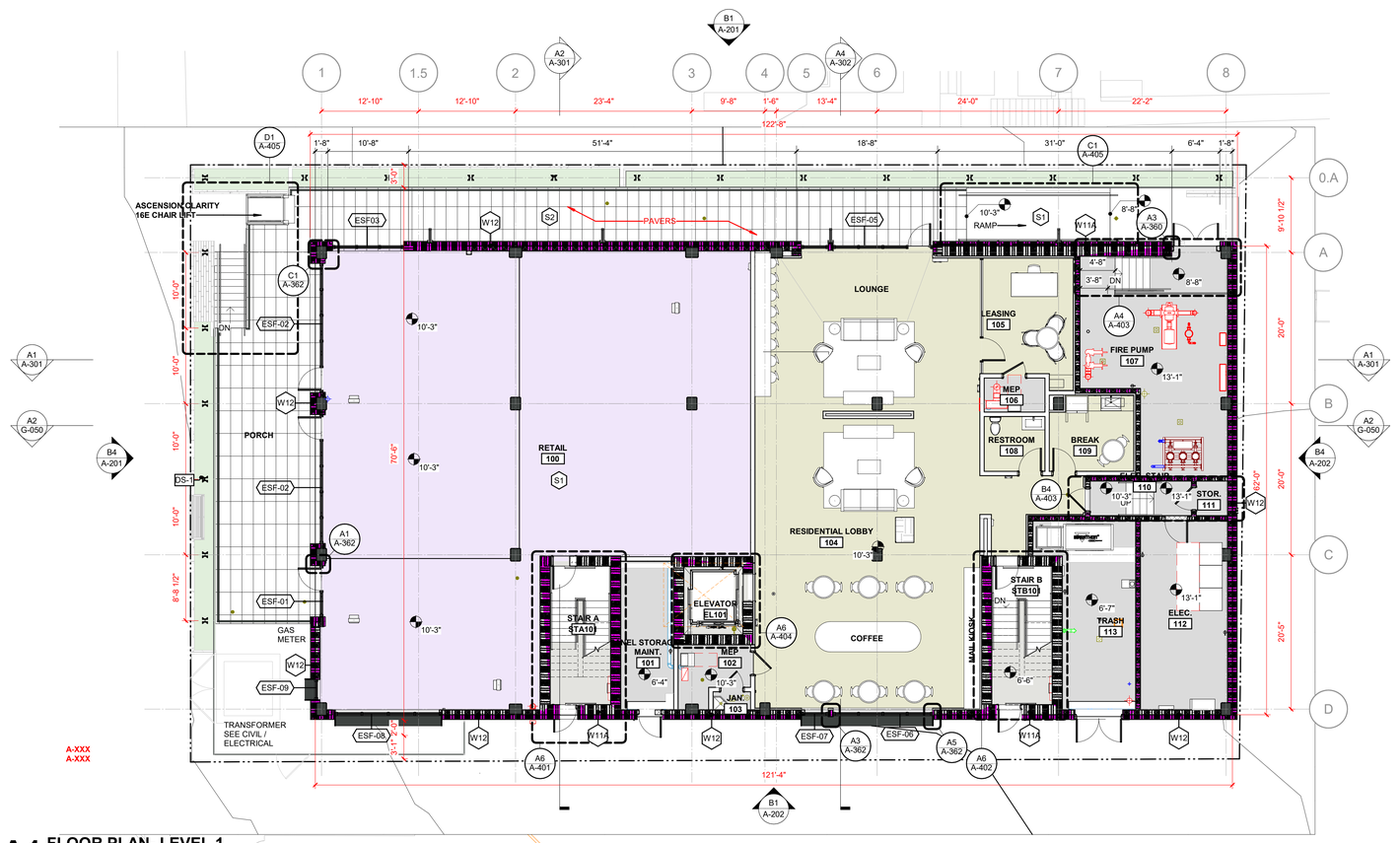


C1 RCP- LEVEL 1

1/8" = 1'-0"



A1 FLOOR PLAN- LEVEL 1

1/8" = 1'-0"

TRUE NORTH

PROJECT NORTH

#	RCP NOTES BY NUMBER
NUMBER	NOTE
#	FLOOR PLAN NOTES BY NUMBER
NUMBER	NOTE

REFLECTED CEILING PLAN SHEET NOTES

A. PROVIDE SEISMIC RESTRAINT OF SUSPENDED CEILING SYSTEMS IN SITE CLASSIFICATIONS C, D, E & F.
B. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD, FACE OF MASONRY AND CENTERLINES OF COLUMNS, UNO.
C. CEILING GRIDS/TILES TO BE CENTERED IN ALL ROOMS UNLESS NOTED OTHERWISE. PARTIAL TILES AT ROOM PERIMETERS SHALL NOT BE LESS THAN 6" IN EITHER DIMENSION. OVERSIZED TILES SHALL BE INSTALLED WHERE TILES UNDER 6" OCCUR.
D. ALL CEILINGS TO BE 9'-0" AFF, UNO. CEILING HEIGHTS SHOWN ON THE REFLECTED CEILING PLANS ARE NON-TYPICAL AND SPECIFIC TO THE AREA INDICATED. REFER TO INTERIOR ELEVATIONS FOR THE HEIGHTS OF SOFFITS ABOVE CASEWORK.
E. SEE ELECTRICAL, FIRE ALARM AND FIRE PROTECTION DRAWINGS FOR SPECIAL SYSTEMS, SMOKE DETECTORS, LIGHTING AND WALL MOUNTED FIXTURES NOT SHOWN ON THIS SHEET. COORDINATE LOCATIONS OF ALL FIXTURES NOT INDICATED WITH LAYOUT INDICATED ON THIS SHEET.
F. LIGHT FIXTURES AND MECHANICAL DIFFUSERS ARE SHOWN FOR POSITIONING IN FINISH CEILING SYSTEM. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES. MECHANICAL DIFFUSERS, WALL MOUNTED FIXTURES AND INSTALLATION OF FIXTURES IN SPACES WITHOUT CEILINGS. (LIGHTING AND HVAC DIFFUSERS ARE SHOWN FOR COORDINATION ONLY - SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION).
G. CENTER LIGHTS, DIFFUSERS, EXIT SIGNS, SMOKE DETECTORS, SPRINKLER HEADS, SPEAKERS, FIRE ALARM HORNS/STROBES & MISC DEVICES IN CEILING TILES WHERE THEY ARE LOCATED. ALIGN SIMILAR ITEMS ALONG A COMMON AXIS.
H. LOCATE MECHANICAL GRILLES AND DIFFUSERS SHOWN IN CORNERS OR NEAR WALL TO 12" OFF WALLS, UNO.
I. PROVIDE AND INSTALL CEILING ACCESS PANEL IN GYPSUM BOARD CEILINGS AT DEVICES REQUIRING ACCESS INCLUDING BUT NOT LIMITED TO BALANCING DAMPERS, SMOKE DETECTORS, VAV CONTROLS, PLUMBING VALVES, ELECTRICAL JUNCTION BOXES, ETC. MINIMIZE ACCESS DOORS WHERE POSSIBLE.
J. HEIGHT OF GYPSUM BOARD SOFFITS SHALL BE "1" BELOW HEIGHT OF ADJACENT CEILING(TYP) UNLESS NOTED OTHERWISE.
K. TOUCH-UP PAINT EXPOSED EDGES OF CUT ACOUSTICAL CEILING TILE TO MATCH SURFACE(TYP).
L. INDIVIDUAL TRADE COMPONENTS, INCLUDING BUT NOT LIMITED TO LIGHT FIXTURE WHIPS, FLEXIBLE FIRE PROTECTION PIPING, LOW VOLTAGE WIRING, ETC. SHALL NOT BE SUPPORTED BY ACOUSTICAL CEILING SYSTEM.

FLOOR PLAN SHEET NOTES

A. EXTERIOR DIMENSIONS AT MASONRY VENEER ARE COURSING, NOT ACTUAL AND ARE TO FACE OF MASONRY.
B. EXTERIOR DIMENSIONS AT STUCCO VENEER ARE TO FACE OF METAL STUD.
C. EXTERIOR DIMENSIONS AT PRECAST ARE TO FACE OF PRECAST
D. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD, FACE OF MASONRY AND CENTERLINES OF COLUMNS, UNO.
E. LOCATE DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL.
F. RATED WALLS/PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE. ALL PENETRATIONS AND TERMINAL JOINTS ARE TO BE INSTALLED AS SHOWN IN APPLICABLE UL JOINT OR PENETRATION DETAIL.
G. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGH. MAINTAIN PARTITION FIRE RATING BEHIND RECESSED FIRE EXTINGUISHER CABINETS.
H. RATED WALLS INTERSECTING EXTERIOR WALLS SHALL EXTEND TO THE INSIDE FACE OF EXTERIOR SHEATHING.
I. INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM, AND RELATED CONSTRUCTION.
J. SEE LIFE SAFETY PLANS FOR LOCATIONS OF FIRE RATED AND SMOKE WALLS
K. SEE SHEET A-XXX FOR CONSTRUCTION SUBSYSTEMS (OR PARTITION SCHEDULE)
L. SEE SHEET A-XXX FOR INTERIOR ELEVATIONS, ACCESSORY DESCRIPTIONS & MOUNTING HEIGHTS.
M. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS.
N. SEE BUILDING ELEVATION DRAWINGS FOR LOCATION OF EXTERIOR MASONRY CONTROL JOINTS.
O. FIELD VERIFY LOCATION OF INTERIOR WALL & CEILING CONTROL JOINTS REQUIRED IN THE SPECIFICATION WITH ARCHITECT PRIOR TO INSTALLATION.
P. WALLS, INCLUDING GYP. BD. AT PERIMETER OF ROOMS/SPACES WITHOUT CEILINGS, i.e. EXPOSED STRUCTURE, SHALL EXTEND TO STRUCTURE ABOVE.

PARTITION GRAPHICS

GRAPHIC SAMPLE: 1 HOUR RATED CMU FIRE/SMOKE BARRIER:



- SEE FILL PATTERN LEGEND FOR FIRE-RESISTANCE RATING
- SEE COLOR LEGEND FOR HEIGHT CONDITION AND FIRE/SMOKE PROTECTION TYPE
- SEE PARTITION TAG AND SCHEDULE FOR COMPLETE PARTITION INFORMATION

FILL PATTERN LEGEND

- 30 MIN-RATED PARTITION
- 1 HOUR-RATED PARTITION
- 2 HOUR-RATED PARTITION
- 3 HOUR-RATED PARTITION
- 4 HOUR-RATED PARTITION

COLOR LEGEND

- NON-RATED PARTITION TO 6" ABOVE CEILING, U.N.O.
- NON-RATED PARTITION TO DECK
- NON-RATED **SMOKE PARTITION** TO DECK
- RATED **SMOKE BARRIER** TO DECK
- RATED **FIRE PARTITION** TO DECK
- RATED **FIRE/SMOKE BARRIER** TO DECK
- RATED **FIRE BARRIER** TO DECK
- RATED **FIRE WALL** TO DECK

WHITE LION CAPITAL

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162 Ashley Avenue

162 Ashley Avenue
Charleston, South Carolina 29425

LS3P PROJECT: 1512-250015

Δ	DATE	DESCRIPTION

SHEET NAME:
FLOOR PLAN- LEVEL 1

ORIG SUBMISSION: 12/19/25

SHEET:
A-101

CONSTRUCTION DOCUMENTS

12/19/2025 3:26:28 PM

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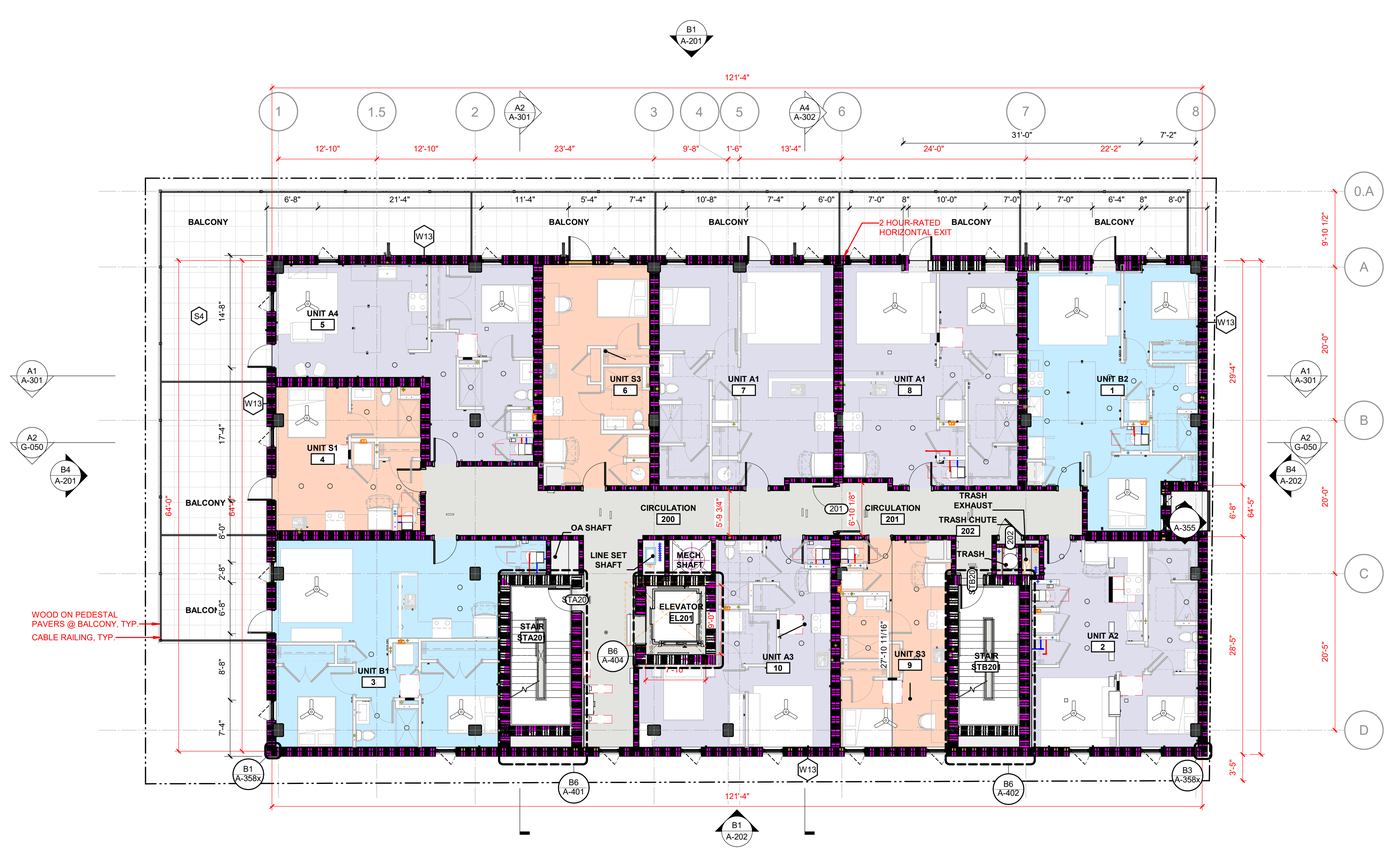
C1 RCP- LEVEL 2

1/8" = 1'-0"



A1 FLOOR PLAN- LEVEL 2

1/8" = 1'-0"

TRUE NORTH PROJECT NORTH

#	RCP NOTES BY NUMBER
NUMBER	NOTE
#	FLOOR PLAN NOTES BY NUMBER
NUMBER	NOTE

REFLECTED CEILING PLAN SHEET NOTES

A. PROVIDE SEISMIC RESTRAINT OF SUSPENDED CEILING SYSTEMS IN SITE CLASSIFICATIONS C, D, E & F.
B. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD, FACE OF MASONRY AND CENTERLINES OF COLUMNS, UNO.
C. CEILING GRIDS/TILES TO BE CENTERED IN ALL ROOMS UNLESS NOTED OTHERWISE. PARTIAL TILES AT ROOM PERIMETERS SHALL NOT BE LESS THAN 6" IN EITHER DIMENSION. OVERSIZED TILES SHALL BE INSTALLED WHERE TILES UNDER 6" OCCUR.
D. ALL CEILINGS TO BE 9'-0" AFF, UNO. CEILING HEIGHTS SHOWN ON THE REFLECTED CEILING PLANS ARE NON-TYPICAL AND SPECIFIC TO THE AREA INDICATED. REFER TO INTERIOR ELEVATIONS FOR THE HEIGHTS OF SOFFITS ABOVE CASEWORK.
E. SEE ELECTRICAL, FIRE ALARM AND FIRE PROTECTION DRAWINGS FOR SPECIAL SYSTEMS, SMOKE DETECTORS, LIGHTING AND WALL MOUNTED FIXTURES NOT SHOWN ON THIS SHEET. COORDINATE LOCATIONS OF ALL FIXTURES NOT INDICATED WITH LAYOUT INDICATED ON THIS SHEET.
F. LIGHT FIXTURES AND MECHANICAL DIFFUSERS ARE SHOWN FOR POSITIONING IN FINISH CEILING SYSTEM. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES. MECHANICAL DIFFUSERS, WALL MOUNTED FIXTURES AND INSTALLATION OF FIXTURES IN SPACES WITHOUT CEILINGS. (LIGHTING AND HVAC DIFFUSERS ARE SHOWN FOR COORDINATION ONLY - SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION).
G. CENTER LIGHTS, DIFFUSERS, EXIT SIGNS, SMOKE DETECTORS, SPRINKLER HEADS, SPEAKERS, FIRE ALARM HORNS/STROBES & MISC DEVICES IN CEILING TILES WHERE THEY ARE LOCATED. ALIGN SIMILAR ITEMS ALONG A COMMON AXIS.
H. LOCATE MECHANICAL GRILLES AND DIFFUSERS SHOWN IN CORNERS OR NEAR WALL TO 12" OFF WALLS, UNO.
I. PROVIDE AND INSTALL CEILING ACCESS PANEL IN GYPSUM BOARD CEILINGS AT DEVICES REQUIRING ACCESS INCLUDING BUT NOT LIMITED TO BALANCING DAMPERS, SMOKE DETECTORS, VAV CONTROLS, PLUMBING VALVES, ELECTRICAL JUNCTION BOXES, ETC. MINIMIZE ACCESS DOORS WHERE POSSIBLE.
J. HEIGHT OF GYPSUM BOARD SOFFITS SHALL BE "1" BELOW HEIGHT OF ADJACENT CEILING(TYP) UNLESS NOTED OTHERWISE.
K. TOUCH-UP PAINT EXPOSED EDGES OF CUT ACOUSTICAL CEILING TILE TO MATCH SURFACE(TYP).
L. INDIVIDUAL TRADE COMPONENTS, INCLUDING BUT NOT LIMITED TO LIGHT FIXTURE WHIPS, FLEXIBLE FIRE PROTECTION PIPING, LOW VOLTAGE WIRING, ETC. SHALL NOT BE SUPPORTED BY ACOUSTICAL CEILING SYSTEM.

FLOOR PLAN SHEET NOTES

A. EXTERIOR DIMENSIONS AT MASONRY VENEER ARE COURSING, NOT ACTUAL AND ARE TO FACE OF MASONRY.
B. EXTERIOR DIMENSIONS AT STUCCO VENEER ARE TO FACE OF METAL STUD.
C. EXTERIOR DIMENSIONS AT PRECAST ARE TO FACE OF PRECAST
D. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD, FACE OF MASONRY AND CENTERLINES OF COLUMNS, UNO.
E. LOCATE DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL.
F. RATED WALLS/PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE. ALL PENETRATIONS AND TERMINAL JOINTS ARE TO BE INSTALLED AS SHOWN IN APPLICABLE UL JOINT OR PENETRATION DETAIL.
G. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGH. MAINTAIN PARTITION FIRE RATING BEHIND RECESSED FIRE EXTINGUISHER CABINETS.
H. RATED WALLS INTERSECTING EXTERIOR WALLS SHALL EXTEND TO THE INSIDE FACE OF EXTERIOR SHEATHING.
I. INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM, AND RELATED CONSTRUCTION.
J. SEE LIFE SAFETY PLANS FOR LOCATIONS OF FIRE RATED AND SMOKE WALLS
K. SEE SHEET A-XXX FOR CONSTRUCTION SUBSYSTEMS (OR PARTITION SCHEDULE)
L. SEE SHEET A-XXX FOR INTERIOR ELEVATIONS, ACCESSORY DESCRIPTIONS & MOUNTING HEIGHTS.
M. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS.
N. SEE BUILDING ELEVATION DRAWINGS FOR LOCATION OF EXTERIOR MASONRY CONTROL JOINTS.
O. FIELD VERIFY LOCATION OF INTERIOR WALL & CEILING CONTROL JOINTS REQUIRED IN THE SPECIFICATION WITH ARCHITECT PRIOR TO INSTALLATION.
P. WALLS, INCLUDING GYP. BD. AT PERIMETER OF ROOMS/SPACES WITHOUT CEILINGS, i.e. EXPOSED STRUCTURE, SHALL EXTEND TO STRUCTURE ABOVE.

PARTITION GRAPHICS

GRAPHIC SAMPLE: 1 HOUR RATED CMU FIRE/SMOKE BARRIER:



- SEE FILL PATTERN LEGEND FOR FIRE-RESISTANCE RATING.
- SEE COLOR LEGEND FOR HEIGHT CONDITION AND FIRE/SMOKE PROTECTION TYPE
- SEE PARTITION TAG AND SCHEDULE FOR COMPLETE PARTITION INFORMATION

FILL PATTERN LEGEND

- 30 MIN-RATED PARTITION
- 1 HOUR-RATED PARTITION
- 2 HOUR-RATED PARTITION
- 3 HOUR-RATED PARTITION
- 4 HOUR-RATED PARTITION

COLOR LEGEND

- NON-RATED PARTITION TO 6" ABOVE CEILING, U.N.O.
- NON-RATED PARTITION TO DECK
- NON-RATED **SMOKE PARTITION** TO DECK
- RATED **SMOKE BARRIER** TO DECK
- RATED **FIRE PARTITION** TO DECK
- RATED **FIRE/SMOKE BARRIER** TO DECK
- RATED **FIRE BARRIER** TO DECK
- RATED **FIRE WALL** TO DECK

WHITE LION CAPITAL

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162 Ashley Avenue

162 Ashley Avenue
Charleston, South Carolina 29425

LS3P PROJECT: 1512-250015

Δ	DATE	DESCRIPTION

SHEET NAME:
FLOOR PLAN- LEVEL 2

ORIG SUBMISSION: 12/19/25

SHEET: A-102

CONSTRUCTION DOCUMENTS

12/19/2025 3:26:43 PM

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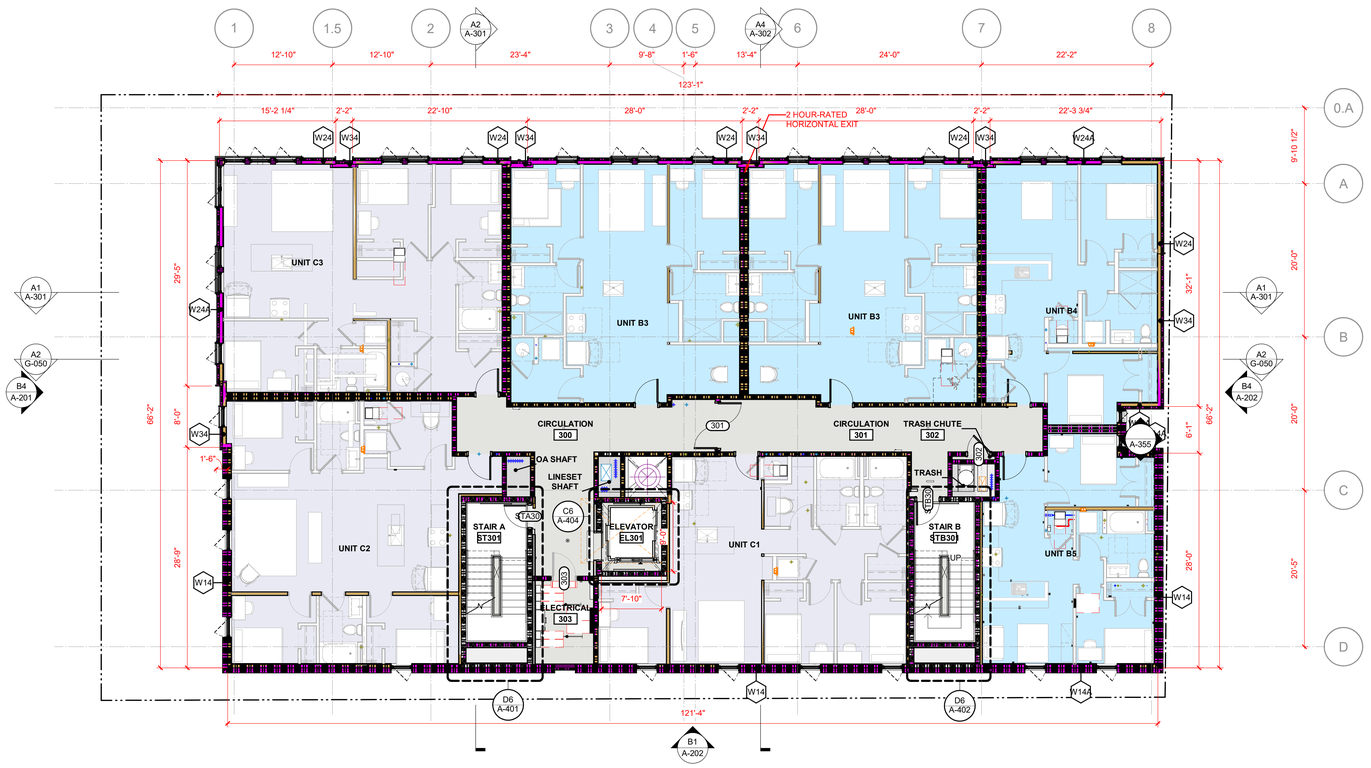
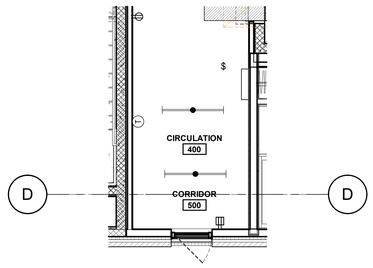
C1 RCP- LEVEL 3
1/8" = 1'-0"







A5 ENL PLAN - LEVEL 4 & 5 NO ELECTRICAL ROOM
1/4" = 1'-0"

A1 FLOOR PLAN- LEVEL 3-6
1/8" = 1'-0"

TRUE NORTH
PROJECT NORTH

#	RCP NOTES BY NUMBER
NUMBER	NOTE
#	FLOOR PLAN NOTES BY NUMBER
NUMBER	NOTE

REFLECTED CEILING PLAN SHEET NOTES

A. PROVIDE SEISMIC RESTRAINT OF SUSPENDED CEILING SYSTEMS IN SITE CLASSIFICATIONS C, D, E & F.
B. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD, FACE OF MASONRY AND CENTERLINES OF COLUMNS, UNO.
C. CEILING GRIDS/TILES TO BE CENTERED IN ALL ROOMS UNLESS NOTED OTHERWISE. PARTIAL TILES AT ROOM PERIMETERS SHALL NOT BE LESS THAN 6" IN EITHER DIMENSION. OVERSIZED TILES SHALL BE INSTALLED WHERE TILES UNDER 6" OCCUR.
D. ALL CEILINGS TO BE 9'-0" AFF, UNO. CEILING HEIGHTS SHOWN ON THE REFLECTED CEILING PLANS ARE NON-TYPICAL AND SPECIFIC TO THE AREA INDICATED. REFER TO INTERIOR ELEVATIONS FOR THE HEIGHTS OF SOFFITS ABOVE CASEWORK.
E. SEE ELECTRICAL, FIRE ALARM AND FIRE PROTECTION DRAWINGS FOR SPECIAL SYSTEMS, SMOKE DETECTORS, LIGHTING AND WALL MOUNTED FIXTURES NOT SHOWN ON THIS SHEET. COORDINATE LOCATIONS OF ALL FIXTURES NOT INDICATED WITH LAYOUT INDICATED ON THIS SHEET.
F. LIGHT FIXTURES AND MECHANICAL DIFFUSERS ARE SHOWN FOR POSITIONING IN FINISH CEILING SYSTEM. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES. MECHANICAL DIFFUSERS, WALL MOUNTED FIXTURES AND INSTALLATION OF FIXTURES IN SPACES WITHOUT CEILINGS. (LIGHTING AND HVAC DIFFUSERS ARE SHOWN FOR COORDINATION ONLY - SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION).
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PARTITION GRAPHICS

GRAPHIC SAMPLE: 1 HOUR RATED CMU FIRE/SMOKE BARRIER:

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Charleston, South Carolina 29425

LS3P PROJECT: 1512-250015

Δ	DATE	DESCRIPTION

SHEET NAME:
FLOOR PLAN- LEVEL 3-6

ORIG SUBMISSION: 12/19/25

SHEET:
A-103

CONSTRUCTION DOCUMENTS

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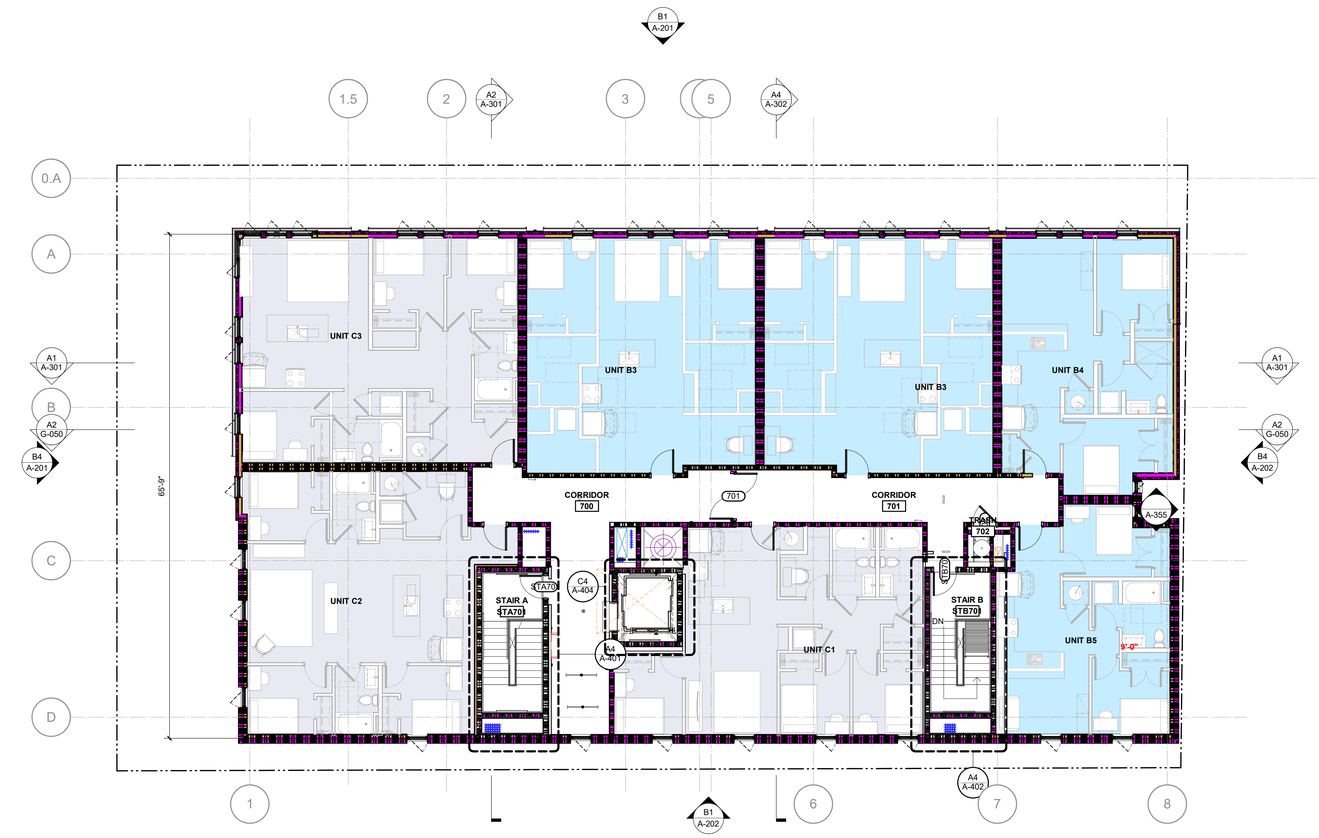

12/19/2025 3:28:01 PM

A1 FLOOR PLAN- LEVEL 7

1/8" = 1'-0"

#	RCP NOTES BY NUMBER
NUMBER	NOTE
#	FLOOR PLAN NOTES BY NUMBER
NUMBER	NOTE

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PARTITION GRAPHICS

GRAPHIC SAMPLE: 1 HOUR RATED CMU FIRE/SMOKE BARRIER:



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- RATED **FIRE/SMOKE BARRIER** TO DECK
- RATED **FIRE BARRIER** TO DECK
- RATED **FIRE WALL** TO DECK

TRUE NORTH PROJECT NORTH

WHITE LION CAPITAL

WHITE LION CAPITAL LLC

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162 Ashley Avenue

162 Ashley Avenue
Charleston, South Carolina 29425

LS3P PROJECT: 1512-250015

Δ	DATE	DESCRIPTION

SHEET NAME:
FLOOR PLAN- LEVEL 7

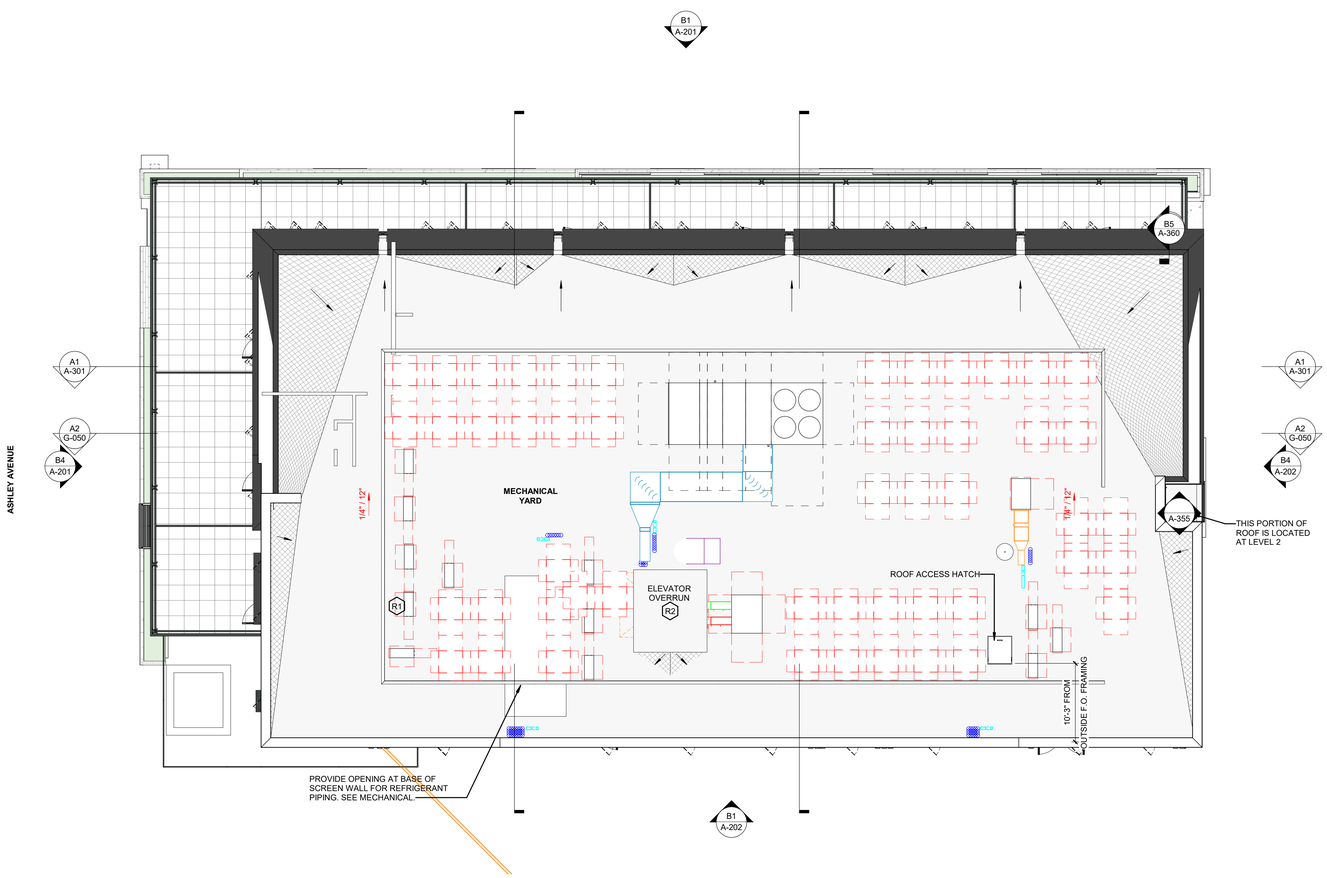
ORIG SUBMISSION: 12/19/25

SHEET:
A-104

CONSTRUCTION DOCUMENTS

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG ON ARCH E SHEETS ORIGINAL PAGE SIZE

#	ROOF PLAN NOTES BY NUMBER
NUMBER	NOTE



A1 ROOF PLAN
1/8" = 1'-0"

TRUE NORTH PROJECT NORTH

ROOF PLAN SHEET NOTES

A. SEE G-001 FOR SHEET-SPECIFIC GRAPHICS & SYMBOLS.
B. LOCATIONS AND SIZES OF MECHANICAL EQUIPMENT ARE APPROXIMATE. COORDINATE WITH STRUCTURAL, MECHANICAL PLAN AND EQUIPMENT SHOP DRAWINGS.
C. SEE PLUMBING DRAWINGS FOR VENTS THROUGH ROOF LOCATIONS.
D. SEE STRUCTURAL DRAWINGS FOR DESIGN LOAD REQUIREMENTS
E. ALL LOW SLOPED ROOFS TO BE MINIMUM 1/4" PER FOOT. ALL ROOF DRAINS TO BE INSTALLED IN 3'-0" X 3'-0" SUMP TYPICAL UNO.
F. PROVIDE CRICKETS AT ALL CURBS AND EQUIPMENT RAILS SET PERPENDICULAR TO ROOF SLOPE WHICH ARE GREATER THAN 24" WIDE.
G. SLOPE ALL COPINGS BACK TO ROOF UNO.
H. WOOD BLOCKING SHOWN IN ROOF DETAILING SHALL BE PRESERVATIVE TREATED. USE FASTENERS COMPATIBLE WITH PRESERVATIVE TREATED WOOD.
I. EXTEND ALL PENETRATIONS, CURBS, AND COMPONENTS A MINIMUM OF 8" ABOVE THE ROOF SURFACE. PROVIDE 12" CLEAR DISTANCE BETWEEN PENETRATIONS AND TO ANY VERTICAL SURFACE.
J. IF NOT DETAILED, APPLY MOST STRINGENT CONDITION OF NRCA AND SMACNA (CURRENT EDITIONS) STANDARDS FOR ROOF DETAIL CONDITIONS.
K. PROVIDE AND INSTALL A CONTROL JOINT IN ROOF ASSEMBLY AT ALL LOCATIONS WHERE METAL ROOF DECK CHANGES DIRECTION.

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LS3P PROJECT: 1512-250015

Δ	DATE	DESCRIPTION

SHEET NAME:
ROOF PLAN

ORIG SUBMISSION: 12/19/25

SHEET:
A-151

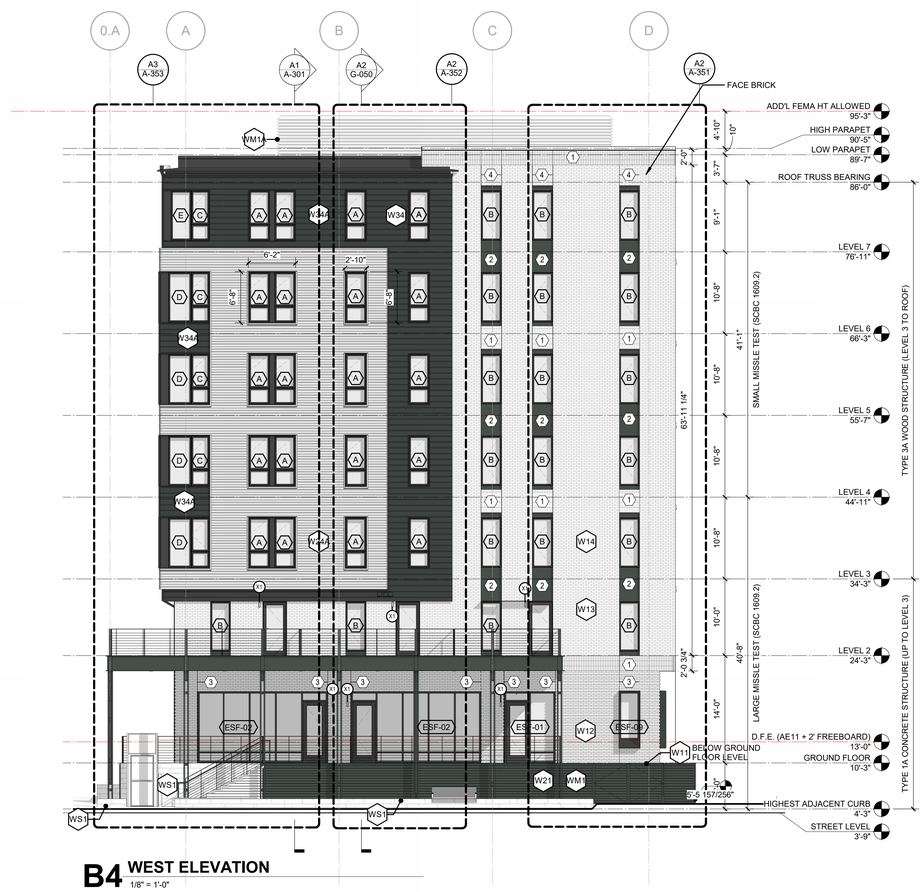
CONSTRUCTION DOCUMENTS

12/19/2025 3:27:28 PM



B1 NORTH ELEVATION

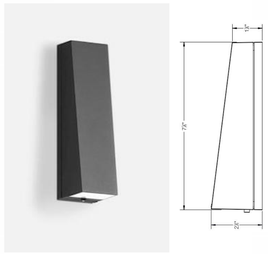
1/8" = 1'-0"



B4 WEST ELEVATION

1/8" = 1'-0"

EXTERIOR LIGHTING



X1 - BEGA WALL LUMINAIRE 33 514

FINISH 4: BLACK

EXTERIOR MATERIAL LEGEND

	BASE MATERIAL	FINISH / COLOR	NOTES
DIVISION 5 - METALS			
HANDRAIL	STEEL BALASTERS / STAINLESS STEEL CABLE RAIL	PAINTED	
DIVISION 7 - THERMAL & MOISTURE PROTECTION			
W11	MASONRY BRICK	WHITE, STANDARD SIZE	RUNNING BOND
W11A	MASONRY BRICK		RUNNING BOND W/ REVEAL
W12	MASONRY BRICK		RUNNING BOND W/ REVEAL
W13	MASONRY BRICK		RUNNING BOND
W21	METAL PANEL		B.O.D. MORIN PULSE SERIES PANEL TYPE - P-3
W24/W24A	METAL PANEL		B.O.D. MORIN PULSE SERIES PANEL TYPE - P-1
W34/W34A	CHANNEL GAP SIDING	PAINTED SEE FINISH BOARD FOR COLOR	
SOFFIT PANEL	WOOD-LOOK METAL SIDING		B.O.D. LONGBOARD 6" V-GROOVE PLANK

	BASE MATERIAL	FINISH / COLOR	NOTES
DIVISION 8 - OPENINGS			
ALUM. STOREFRONT + DOOR	ALUMINUM	KYNAR PAINTED FINISH	
HOLLOW METAL DOORS	STEEL	PAINTED TO MATCH FIELD COLOR	
DIVISION 9 - FINISHES			
EXPOSED STRUCTURAL STEEL	STEEL	HIGH PERFORMANCE PAINT FINISH	WELDS GROUND SMOOTH & INDISTINGUISHABLE

ELEVATION SHEET NOTES

#	NOTE
1	SOLDIER COURSE, SEE SECTION DETAILS. MATCH W11 BRICK COLOR.
2	FIBER CEMENT PANEL, MATCH W34 COLOR
3	CONTROL JOINT UP TO B.O. BELT COURSE. ALIGN W/ ADJACENT OPENING OR SEE ELEV FOR LOCATING DIMENSION
4	CONTROL JOINT FROM B.O.BELT COURSE TO T.O. BRICK. ALIGN W/ ADJACENT OPENING OR SEE ELEV FOR LOCATING DIMENSION
5	CONTROL JOINT UP TO T.O. BRICK. ALIGN W/ ADJACENT OPENING OR SEE ELEV FOR LOCATING DIMENSION

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162 Ashley Avenue

162 Ashley Avenue
Charleston, South Carolina 29425

LS3P PROJECT: 1512-250015

Δ	DATE	DESCRIPTION

SHEET NAME:
BUILDING ELEVATIONS

ORIG SUBMISSION: 12/19/25

SHEET:
A-201

CONSTRUCTION DOCUMENTS

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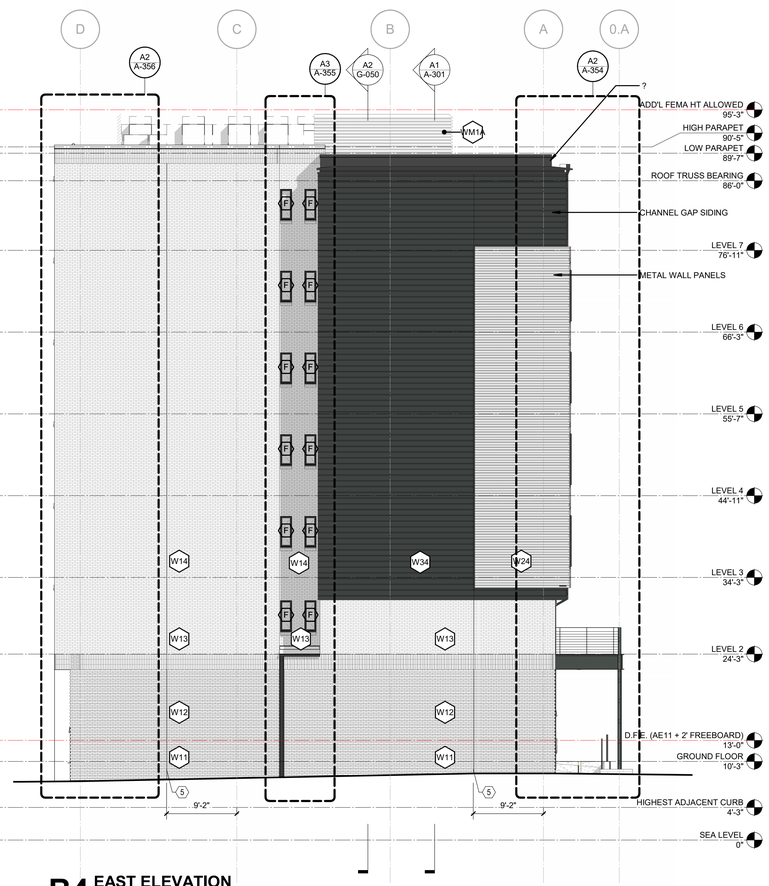
B1 SOUTH ELEVATION

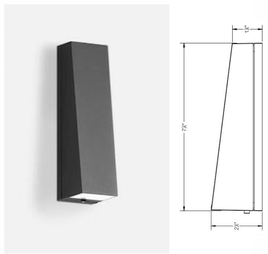
1/8" = 1'-0"



B4 EAST ELEVATION

1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND



X1 - BEGA WALL LUMINAIRE 33 514

FINISH 4: BLACK

	BASE MATERIAL	FINISH / COLOR	NOTES
DIVISION 5 - METALS			
HANDRAIL	STEEL BALASTERS / STAINLESS STEEL CABLE RAIL	PAINTED	
DIVISION 7 - THERMAL & MOISTURE PROTECTION			
W11	MASONRY BRICK	WHITE, STANDARD SIZE	RUNNING BOND
W11A	MASONRY BRICK		RUNNING BOND W/ REVEAL
W12	MASONRY BRICK		RUNNING BOND W/ REVEAL
W13	MASONRY BRICK		RUNNING BOND
W21	METAL PANEL		B.O.D. MORIN PULSE SERIES PANEL TYPE - P-3
W24/W24A	METAL PANEL		B.O.D. MORIN PULSE SERIES PANEL TYPE - P-1
W34/W34A	CHANNEL GAP SIDING	PAINTED SEE FINISH BOARD FOR COLOR	
SOFFIT PANEL	WOOD-LOOK METAL SIDING		B.O.D. LONGBOARD 6" V-GROOVE PLANK

	BASE MATERIAL	FINISH / COLOR	NOTES
DIVISION 8 - OPENINGS			
ALUM. STOREFRONT + DOOR	ALUMINUM	KYNAR PAINTED FINISH	
HOLLOW METAL DOORS	STEEL	PAINTED TO MATCH FIELD COLOR	
DIVISION 9 - FINISHES			
EXPOSED STRUCTURAL STEEL	STEEL	HIGH PERFORMANCE PAINT FINISH	WELDS GROUND SMOOTH & INDISTINGUISHABLE

ELEVATION SHEET NOTES

#	NOTE
1	SOLDIER COURSE. SEE SECTION DETAILS. MATCH W11 BRICK COLOR.
2	FIBER CEMENT PANEL. MATCH W34 COLOR
3	CONTROL JOINT UP TO B.O. BELT COURSE. ALIGN W/ ADJACENT OPENING OR SEE ELEV FOR LOCATING DIMENSION
4	CONTROL JOINT FROM B.O.BELT COURSE TO T.O. BRICK. ALIGN W/ ADJACENT OPENING OR SEE ELEV FOR LOCATING DIMENSION
5	CONTROL JOINT UP TO T.O. BRICK. ALIGN W/ ADJACENT OPENING OR SEE ELEV FOR LOCATING DIMENSION

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SHEET NAME:
BUILDING ELEVATIONS

ORIG SUBMISSION: 12/19/25

SHEET: A-202

CONSTRUCTION DOCUMENTS

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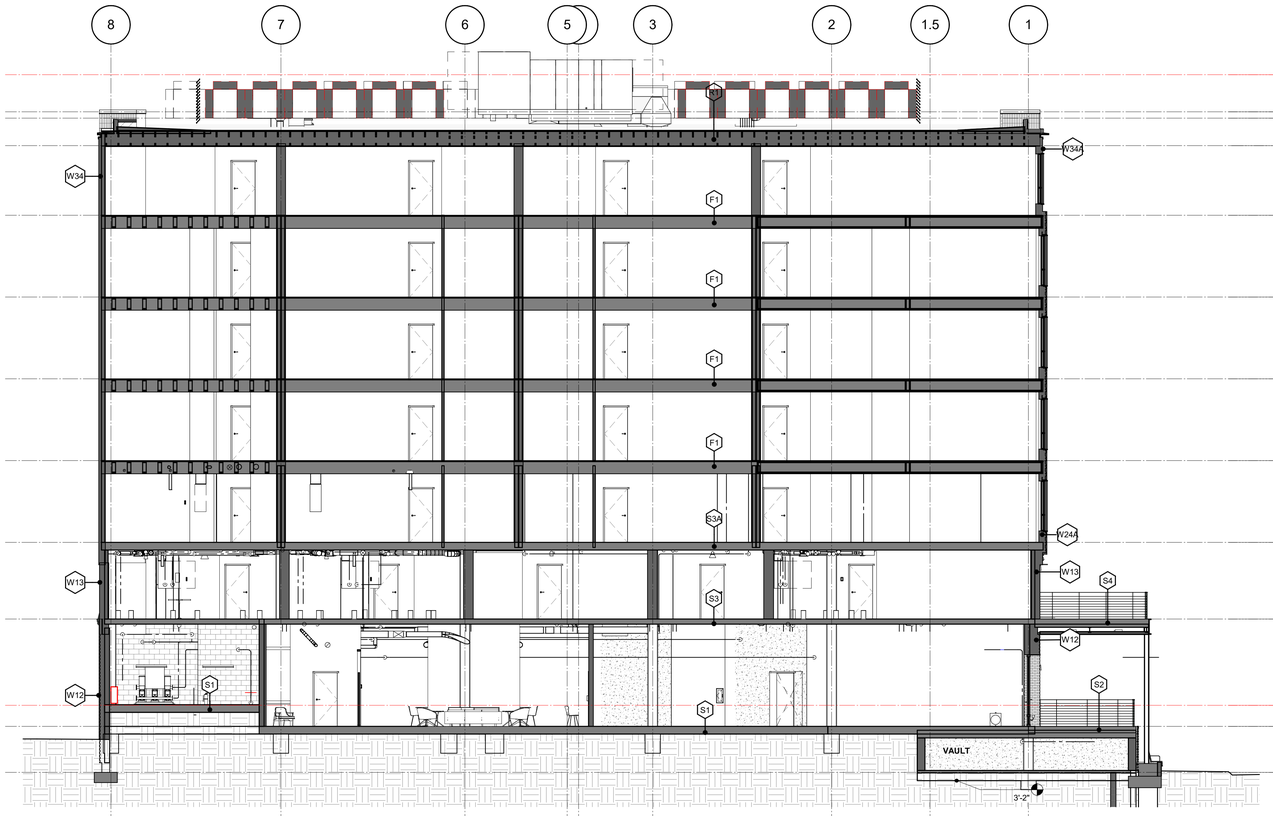
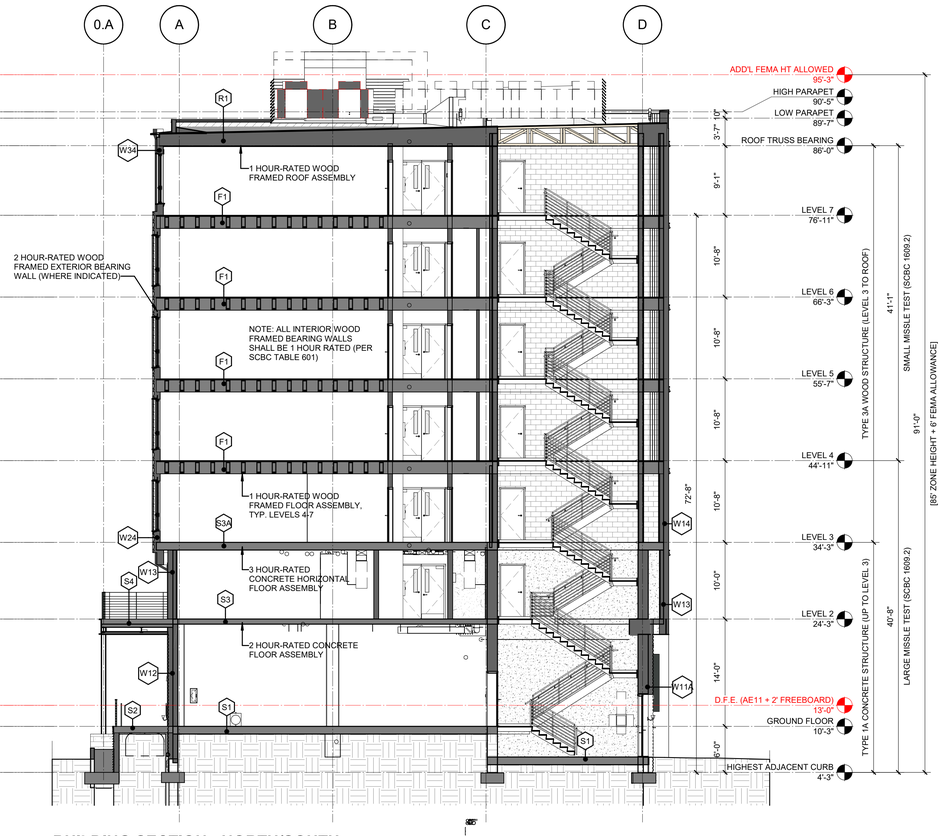


A1 BUILDING SECTION - EAST/WEST
1/8" = 1'-0"



A2 BUILDING SECTION - NORTH/SOUTH
1/8" = 1'-0"

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1 2 3 4 5 6

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LS3P PROJECT: 1512-250015

Δ	DATE	DESCRIPTION

SHEET NAME:
BUILDING SECTIONS

ORIG SUBMISSION: 12/19/25

SHEET:
A-301

CONSTRUCTION DOCUMENTS

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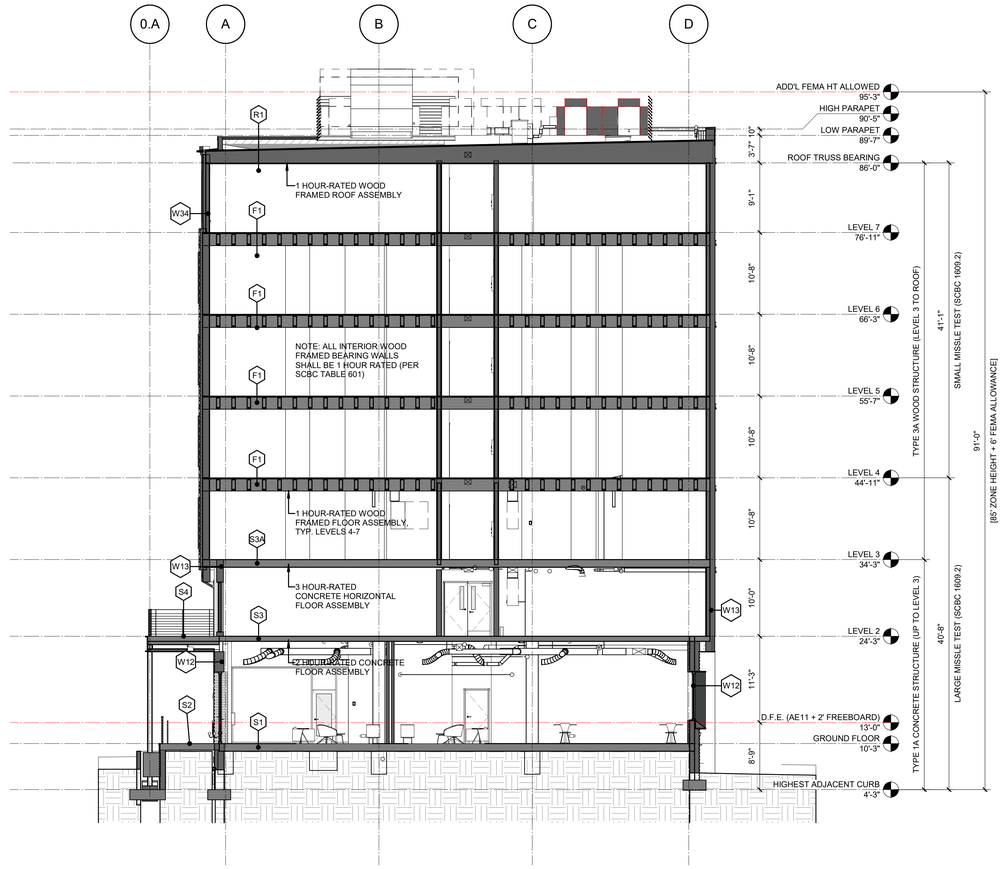

A4 BUILDING SECTION - NORTH/SOUTH
1/8" = 1'-0"

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Δ	DATE	DESCRIPTION

SHEET NAME:
BUILDING SECTIONS

ORIG SUBMISSION: 12/19/25

SHEET:
A-302

CONSTRUCTION DOCUMENTS

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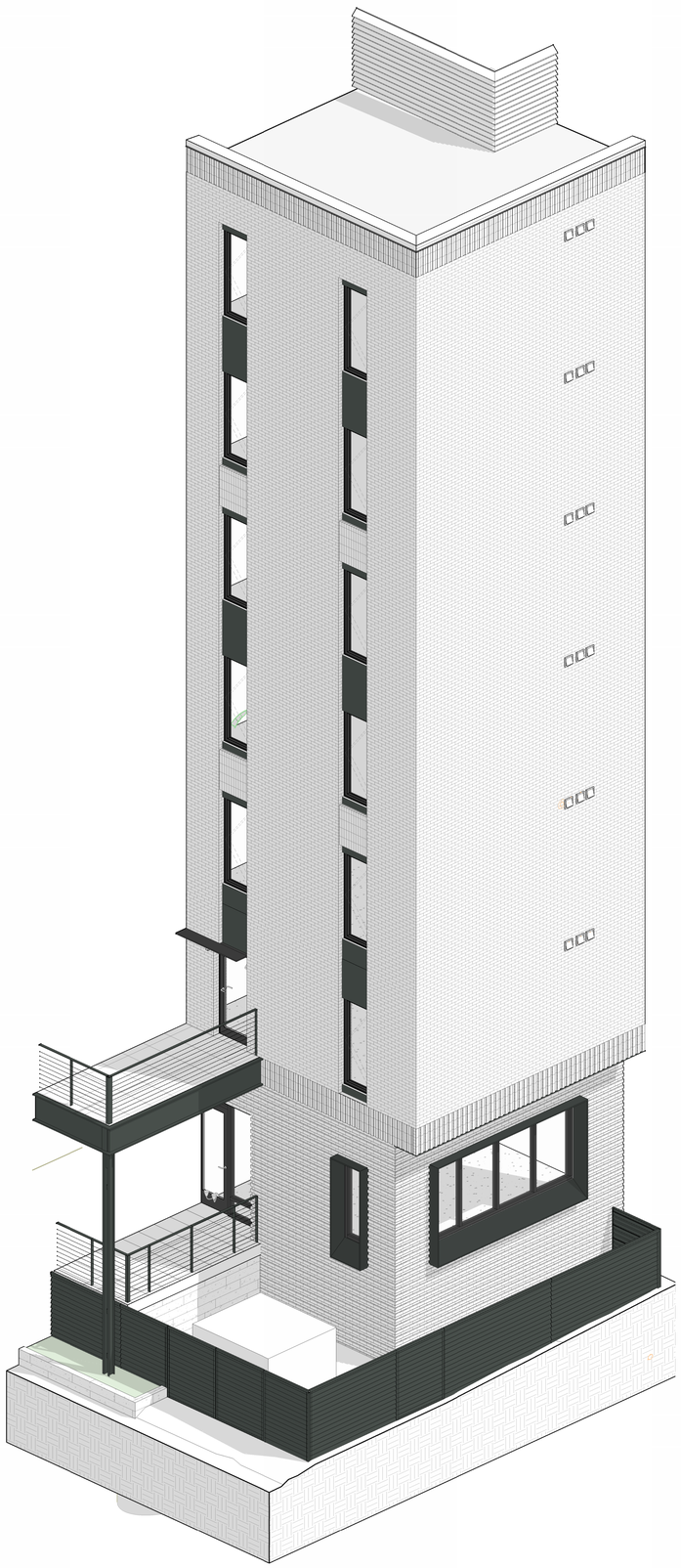
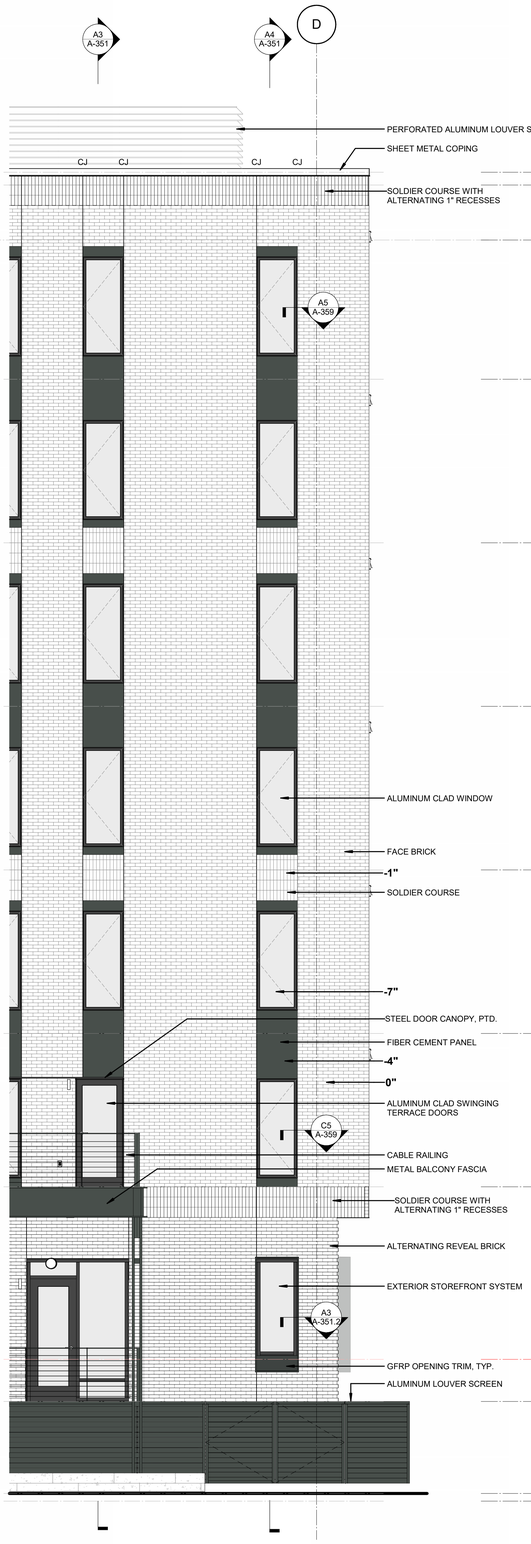
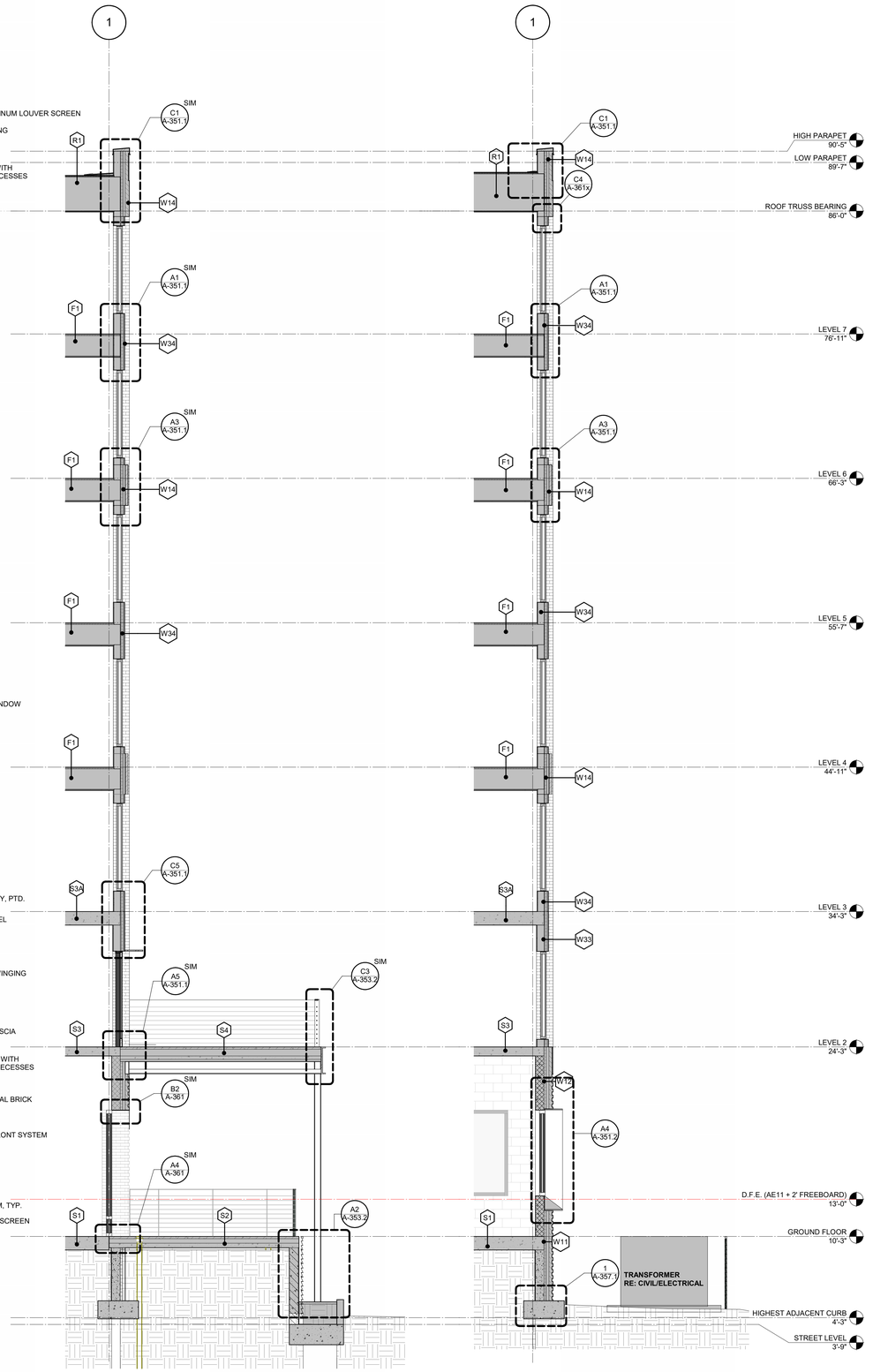


A1 SECTION PERSPECTIVE - WEST



A2 ENLARGED ELEVATION - WEST
1/4" = 1'-0"



A3 WALL SECTION - WEST 01
1/4" = 1'-0"

A4 WALL SECTION - WEST 02
1/4" = 1'-0"

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Δ	DATE	DESCRIPTION

SHEET NAME:
WALL SECTIONS - WEST

ORIG SUBMISSION: 12/19/25

SHEET:
A-351

CONSTRUCTION DOCUMENTS

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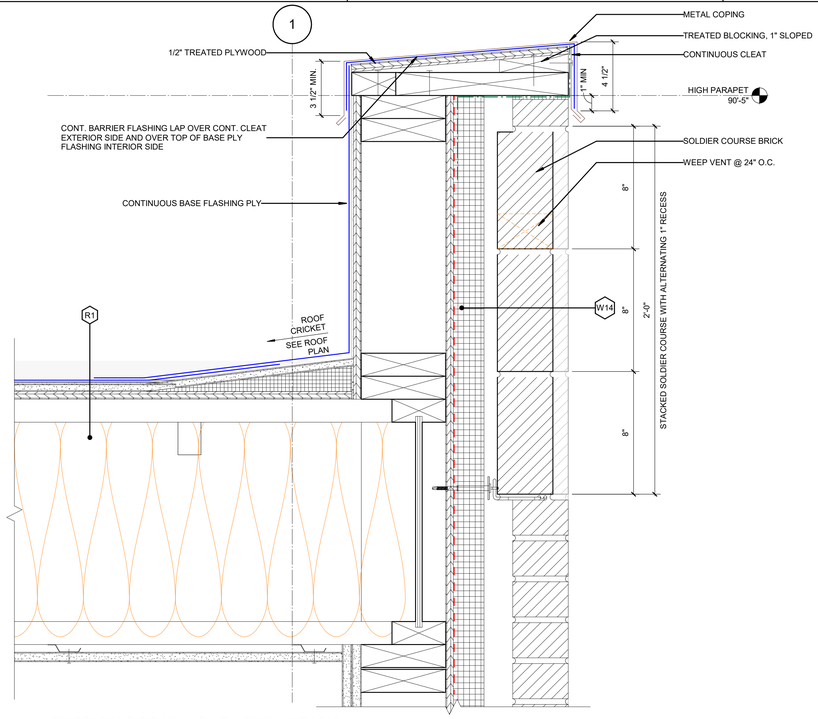
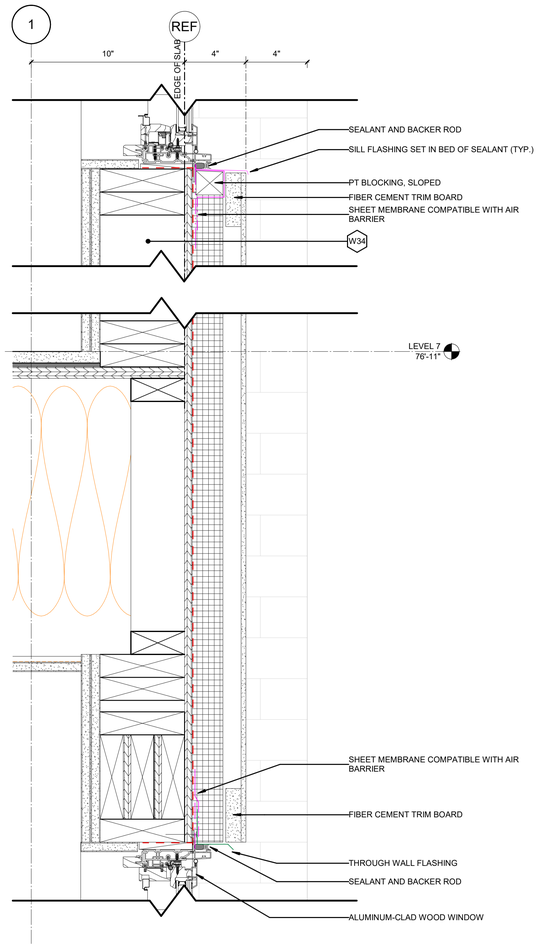
E D C B A

1 2 3 4 5 6



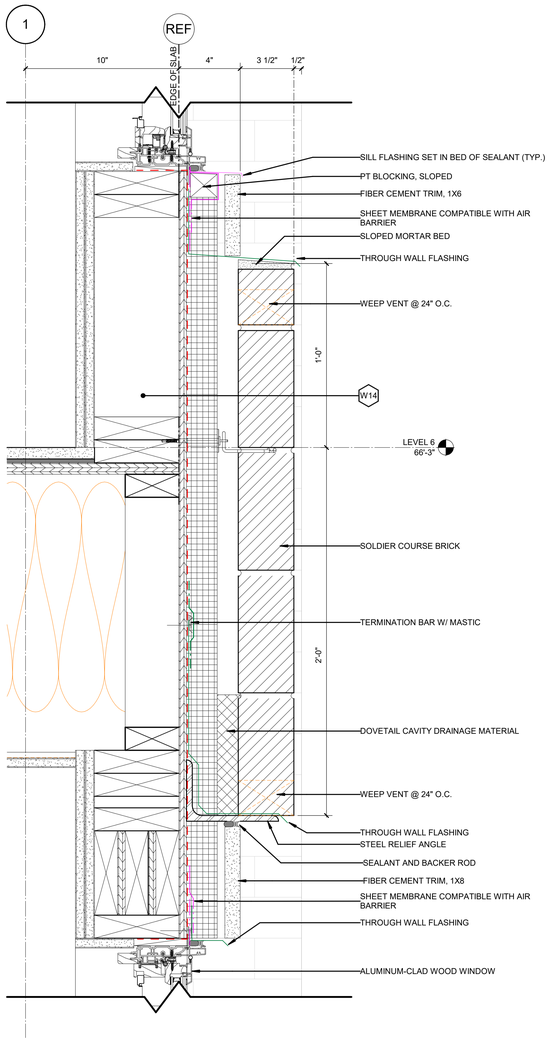
C1 SECTION DETAIL - PARAPET - BRICK

3" = 1'-0" A-351



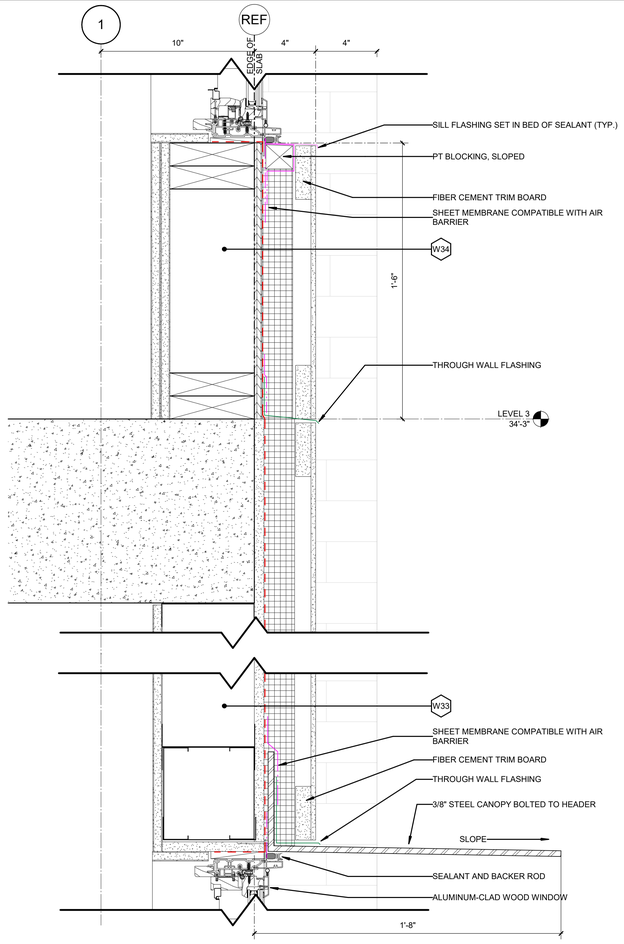
A1 SECTION DETAIL - FCB SPANDREL, TYP.

3" = 1'-0" A-351



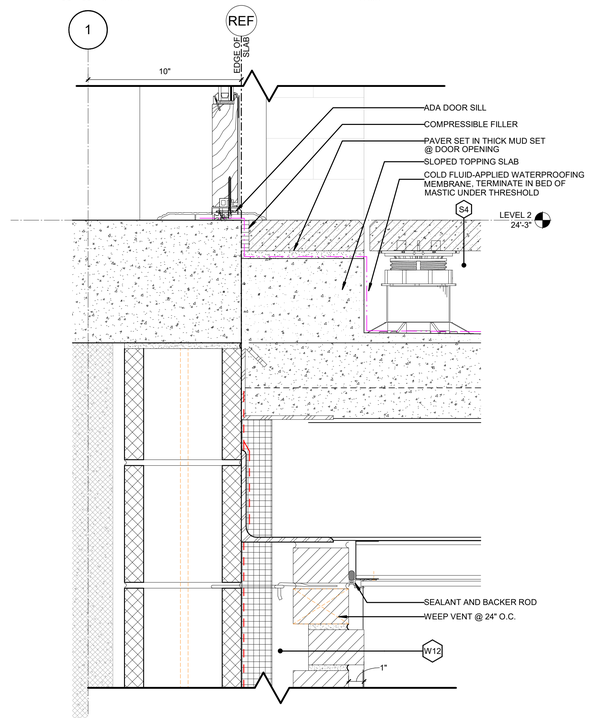
A3 SECTION DETAIL - BRICK SPANDREL

3" = 1'-0" A-351



C5 WALL SECTION - FCB SPANDREL @ LEVEL 3

3" = 1'-0" A-351



A5 SECTION DETAIL - DOOR SILL - TYP. @ BALCONY

3" = 1'-0"

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A-351.1

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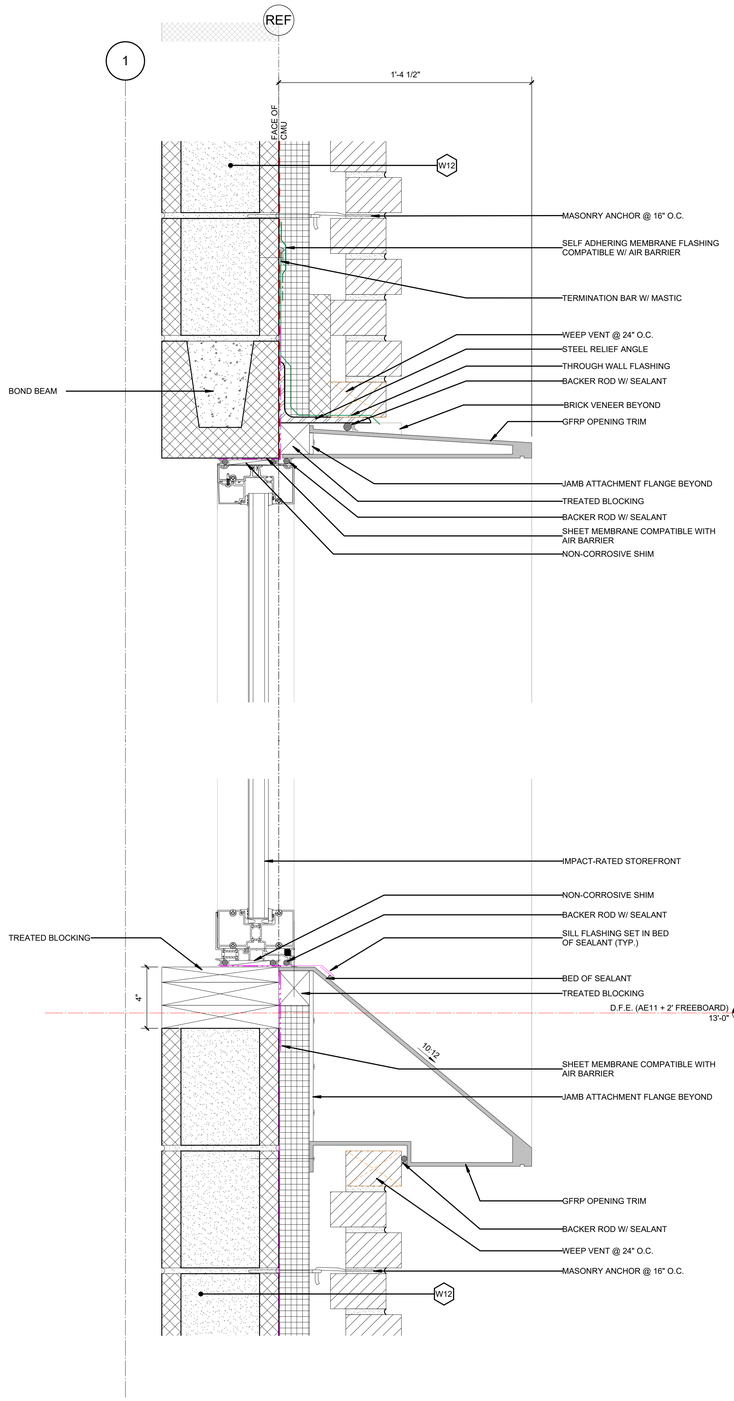

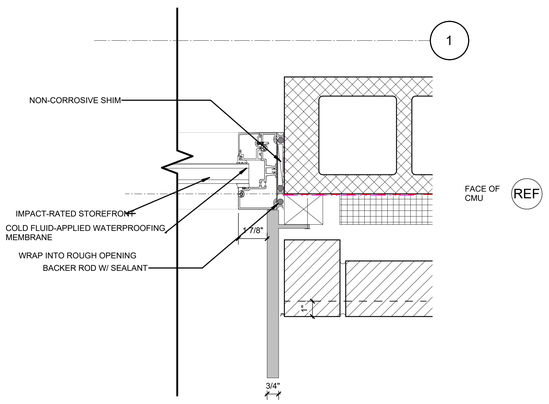

A3 SECTION DETAIL - GFRP WINDOW JAMB SURROUND, TYP.
3" = 1'-0"

A4 SECTION DETAIL - GFRP WINDOW HEAD & SILL SURROUND, TYP.
3" = 1'-0"
A-351

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CONSTRUCTION DOCUMENTS

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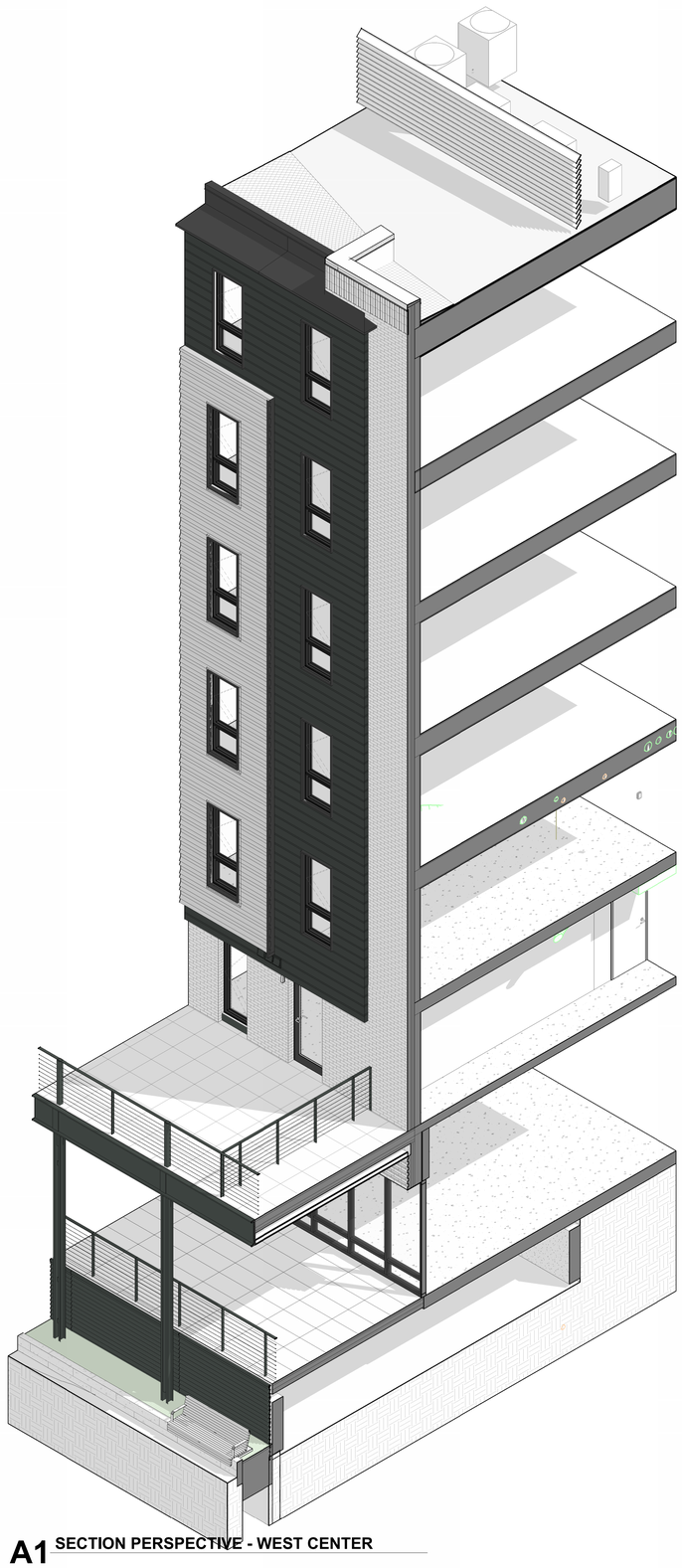
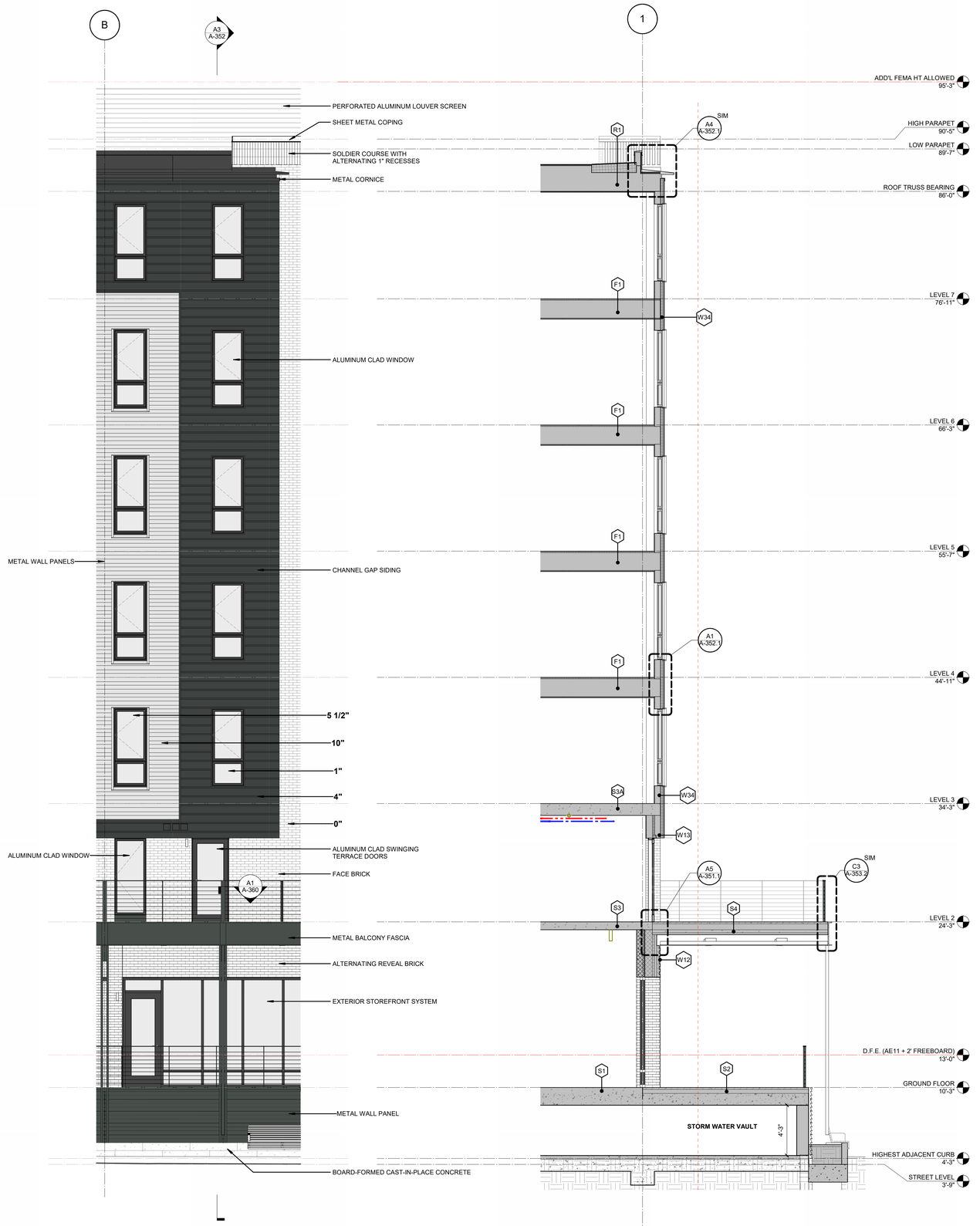


A1 SECTION PERSPECTIVE - WEST CENTER



A2 ENLARGED ELEVATION - WEST CENTER
1/4" = 1'-0"

A3 WALL SECTION - WEST 03
1/4" = 1'-0"

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WALL SECTIONS - WEST

ORIG SUBMISSION: 12/19/25

SHEET:
A-352

CONSTRUCTION DOCUMENTS

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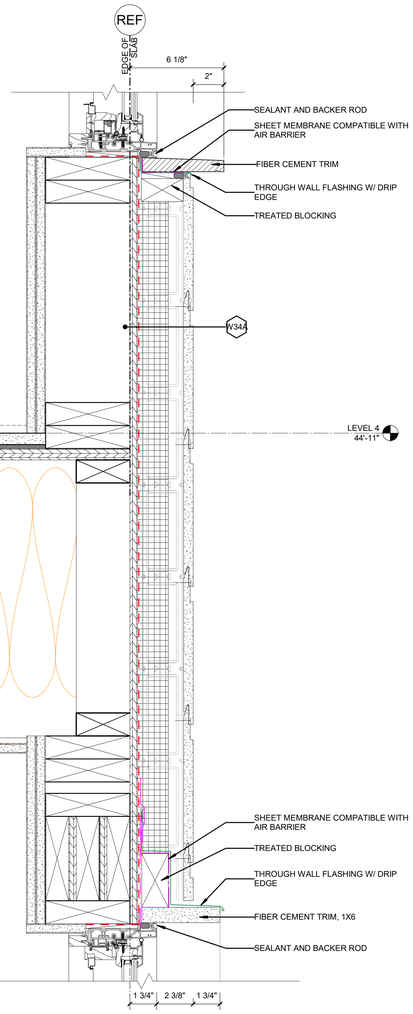
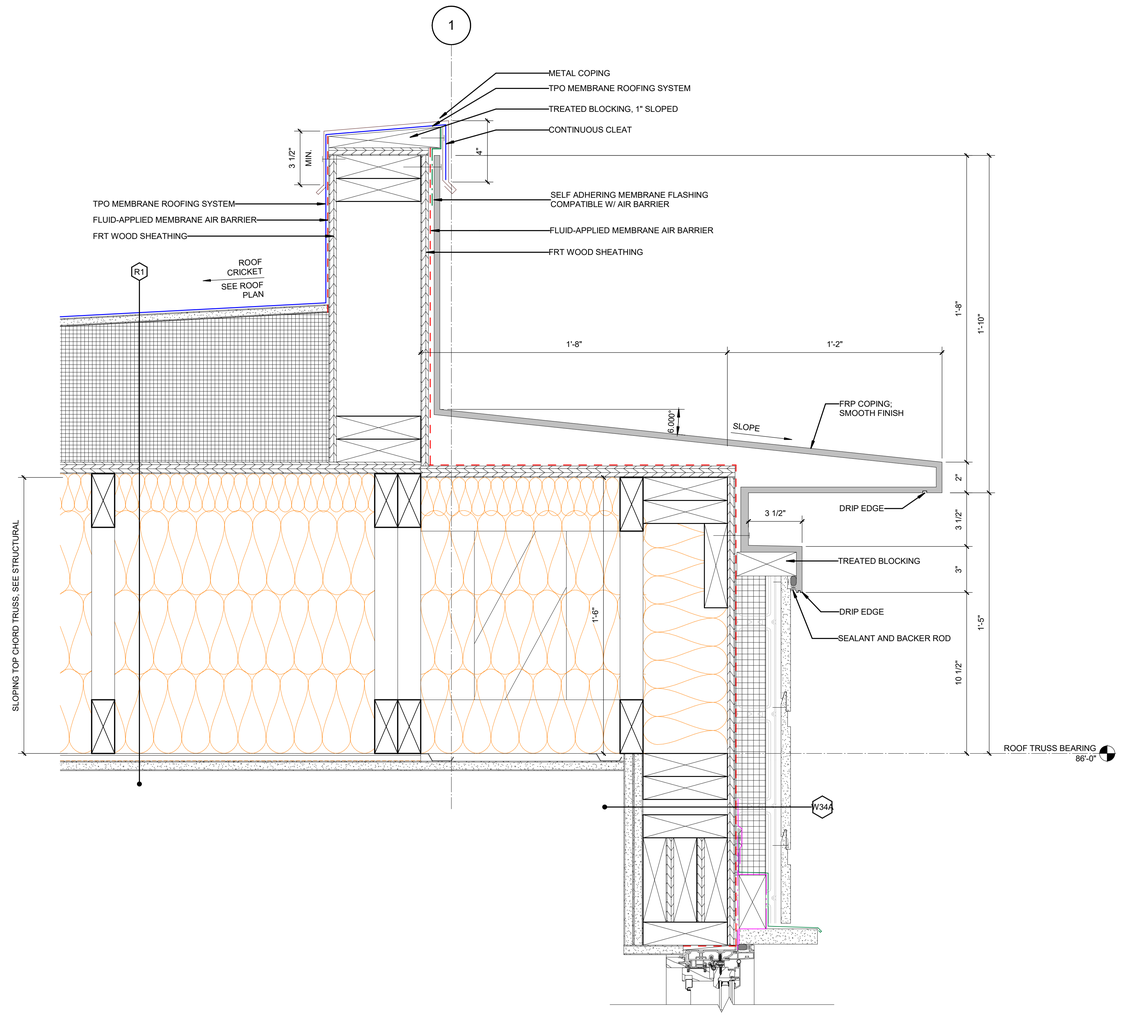


A1 SECTION DETAIL - CHANNEL GAP SIDING INFILL, TYP.
3" = 1'-0" A-352



A4 SECTION DETAIL - PARAPET
3" = 1'-0" A-352

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A-352.1

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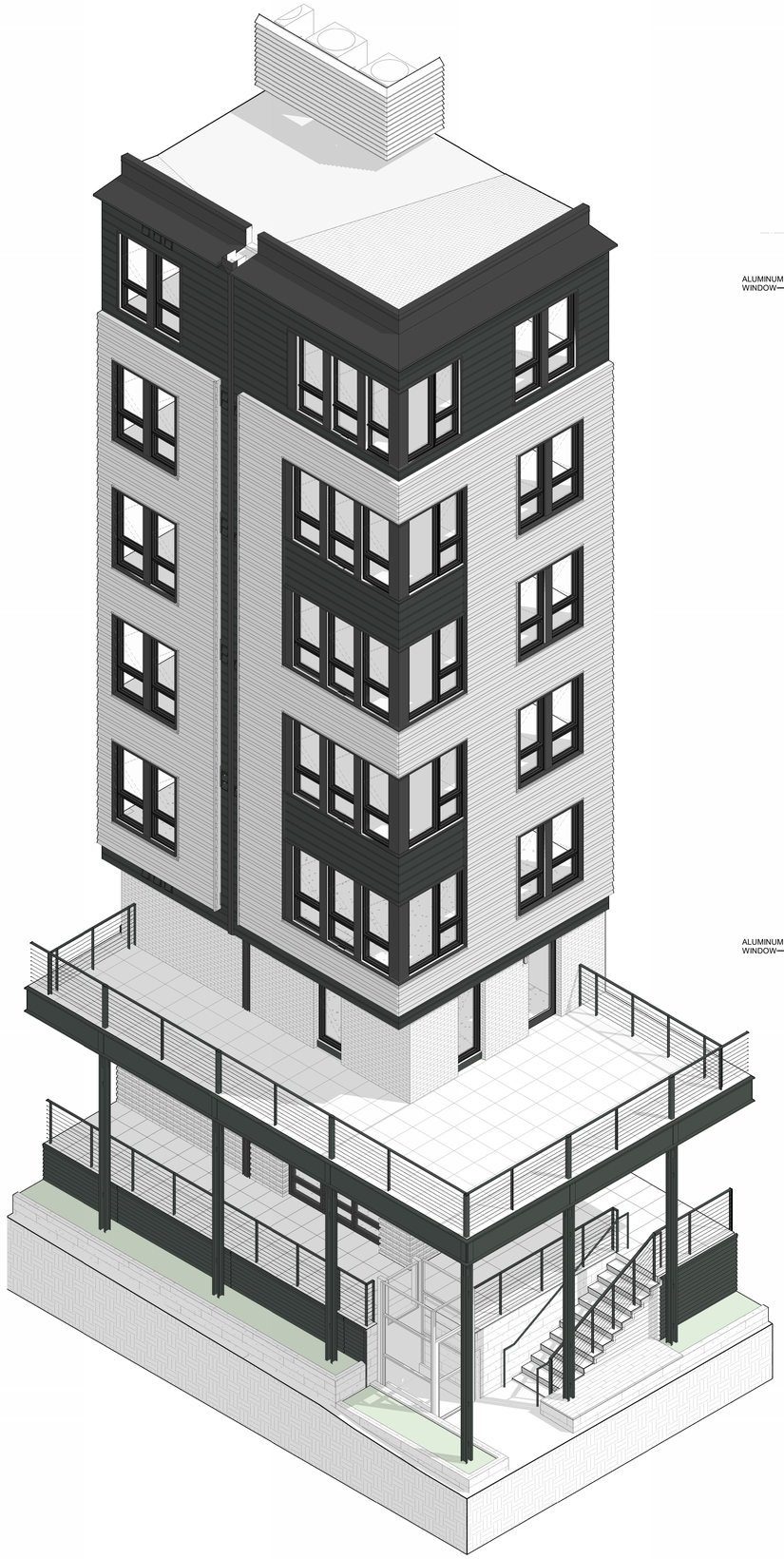



A1 SECTION PERSPECTIVE - NW CORNER

A2 ENLARGED ELEVATION - NW CORNER
1/4" = 1'-0"

A3 ENLARGED ELEVATION - NW CORNER (ASHLEY AVE)
1/4" = 1'-0"

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Δ	DATE	DESCRIPTION

SHEET NAME:
WALL SECTIONS - WEST/NORTH

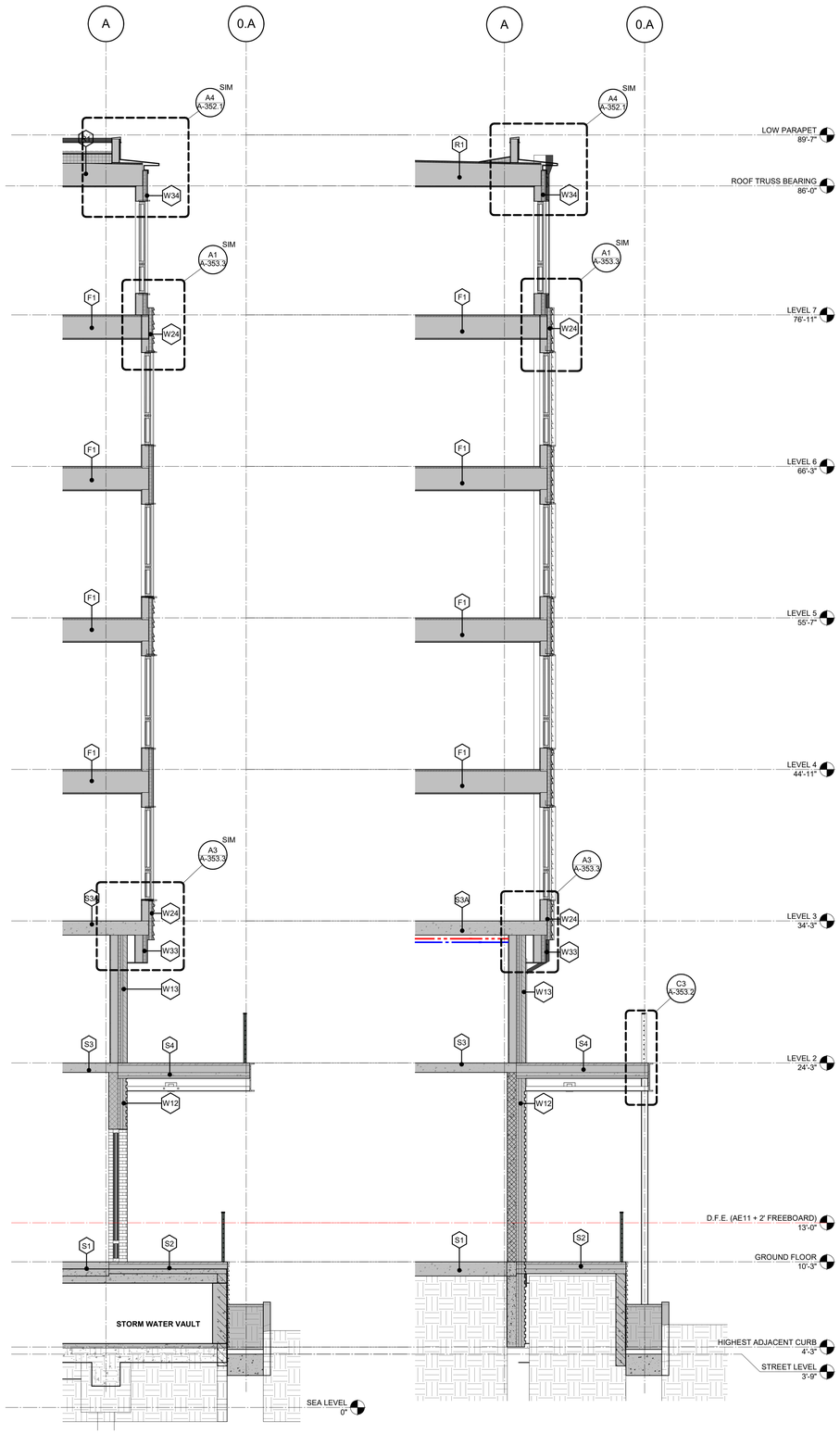
ORIG SUBMISSION: 12/19/25

SHEET: A-353

CONSTRUCTION DOCUMENTS

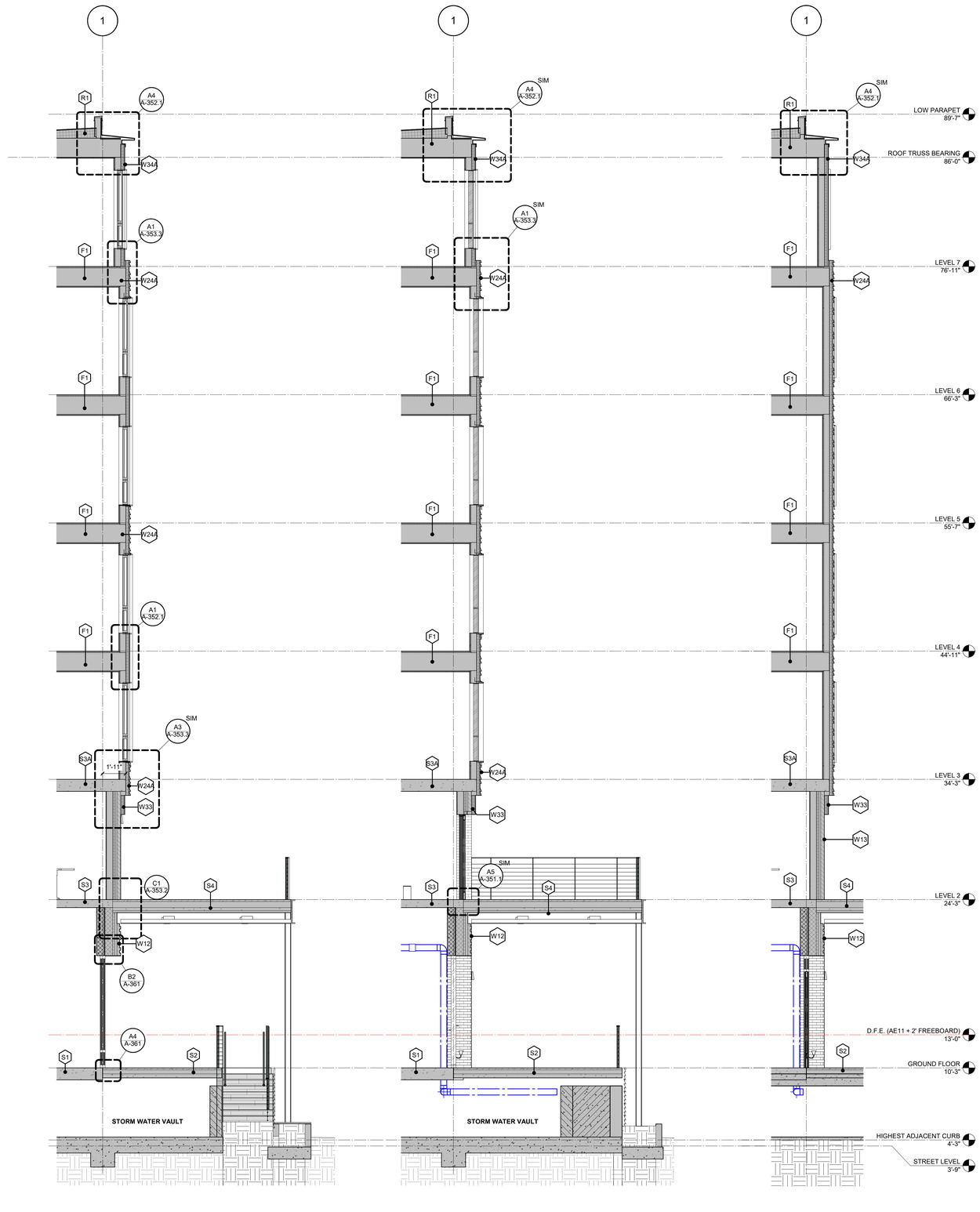
NORTH WALL SECTIONS

WEST WALL SECTIONS



A1 WALL SECTION - NORTH 01
1/4" = 1'-0"

A2 WALL SECTION - NORTH 02
1/4" = 1'-0"



A3 WALL SECTION - WEST 04
1/4" = 1'-0"

A4 WALL SECTION - WEST 05
1/4" = 1'-0"

A5 WALL SECTION - WEST 06
1/4" = 1'-0"

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SHEET NAME:
WALL SECTIONS - WEST/NORTH

ORIG SUBMISSION: 12/19/25

SHEET:
A-353.1

CONSTRUCTION DOCUMENTS

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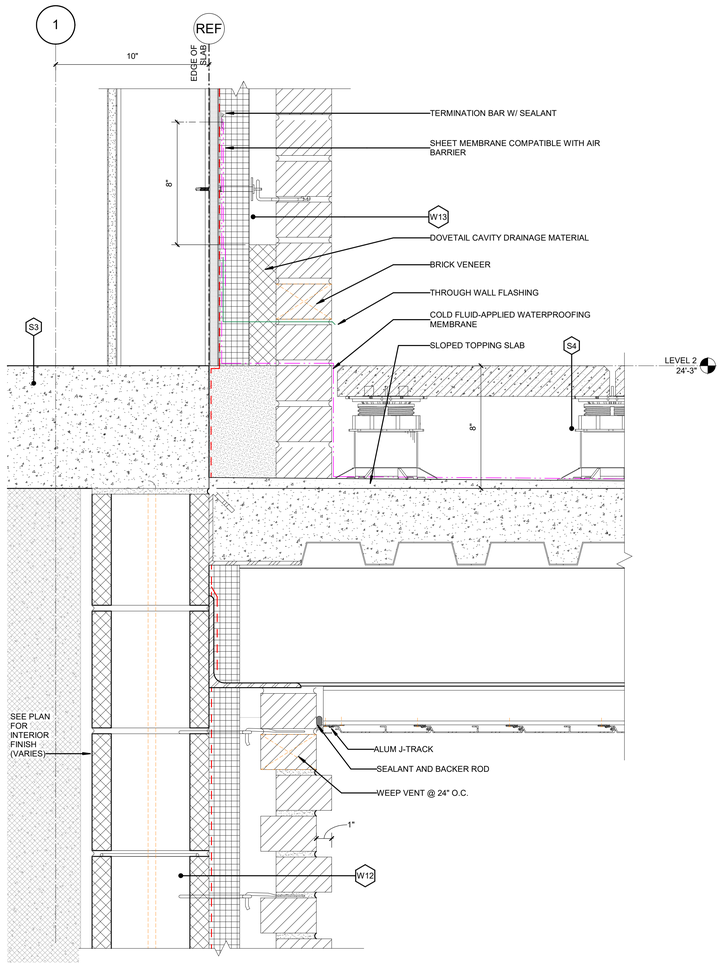
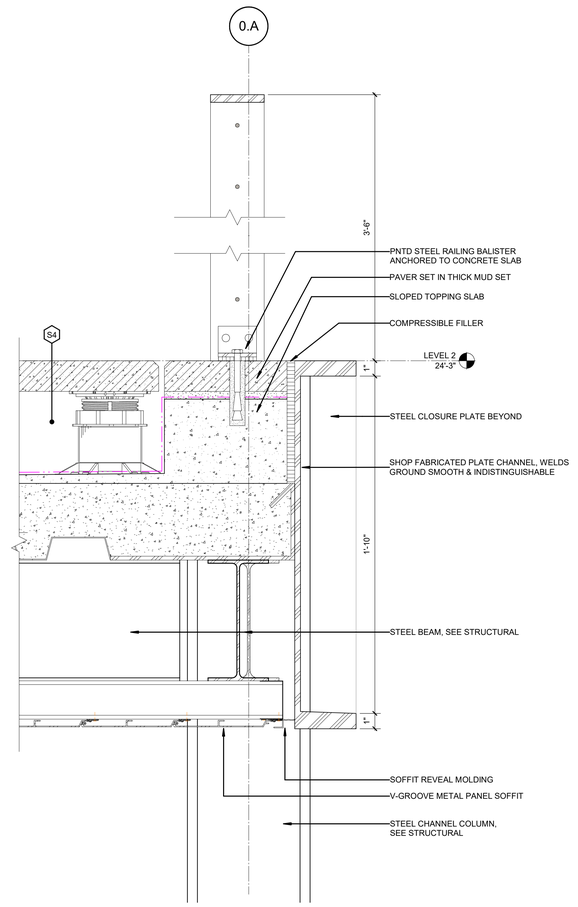


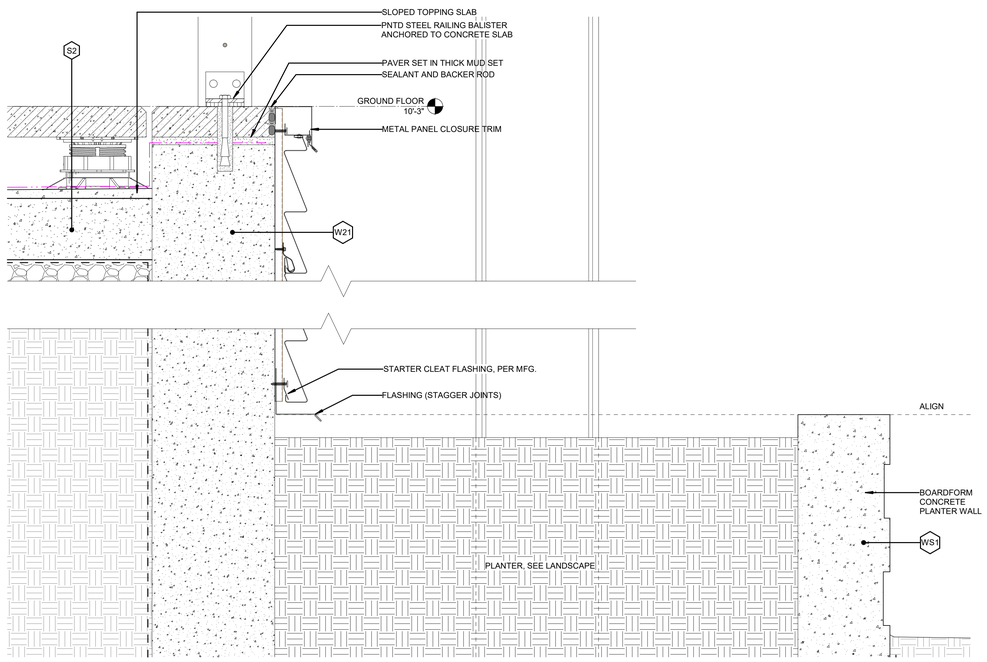
C1 SECTION DETAIL - BALCONY TO WALL

3" = 1'-0" A-353.1



C2 SECTION DETAIL - BALCONY RAILING

3" = 1'-0" A-351



A2 SECTION DETAIL - PORCH / PLANTER

3" = 1'-0" A-351

C3 SECTION DETAIL - BALCONY RAILING

3" = 1'-0" A-351

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SHEET NAME:
EXTERIOR DETAILS

ORIG SUBMISSION: 12/19/25

SHEET:
A-353.2

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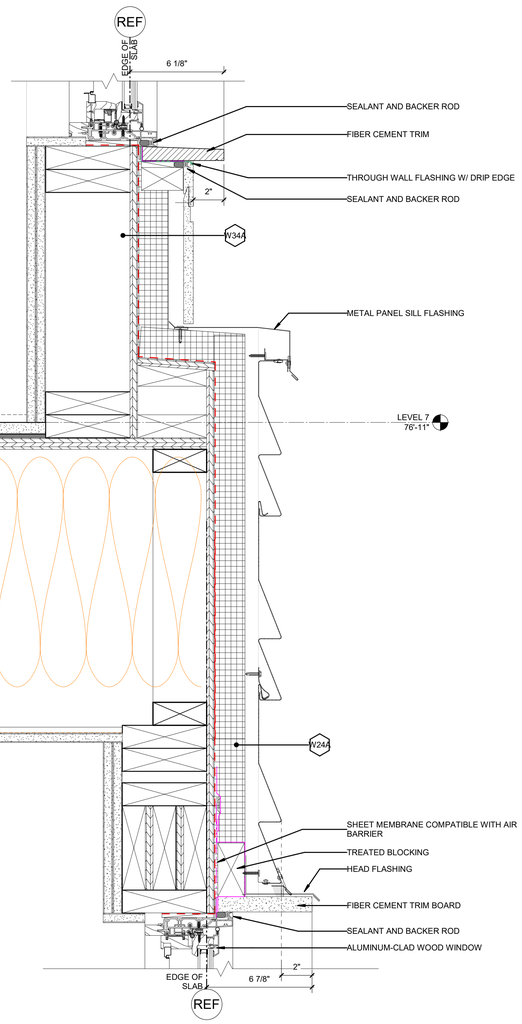
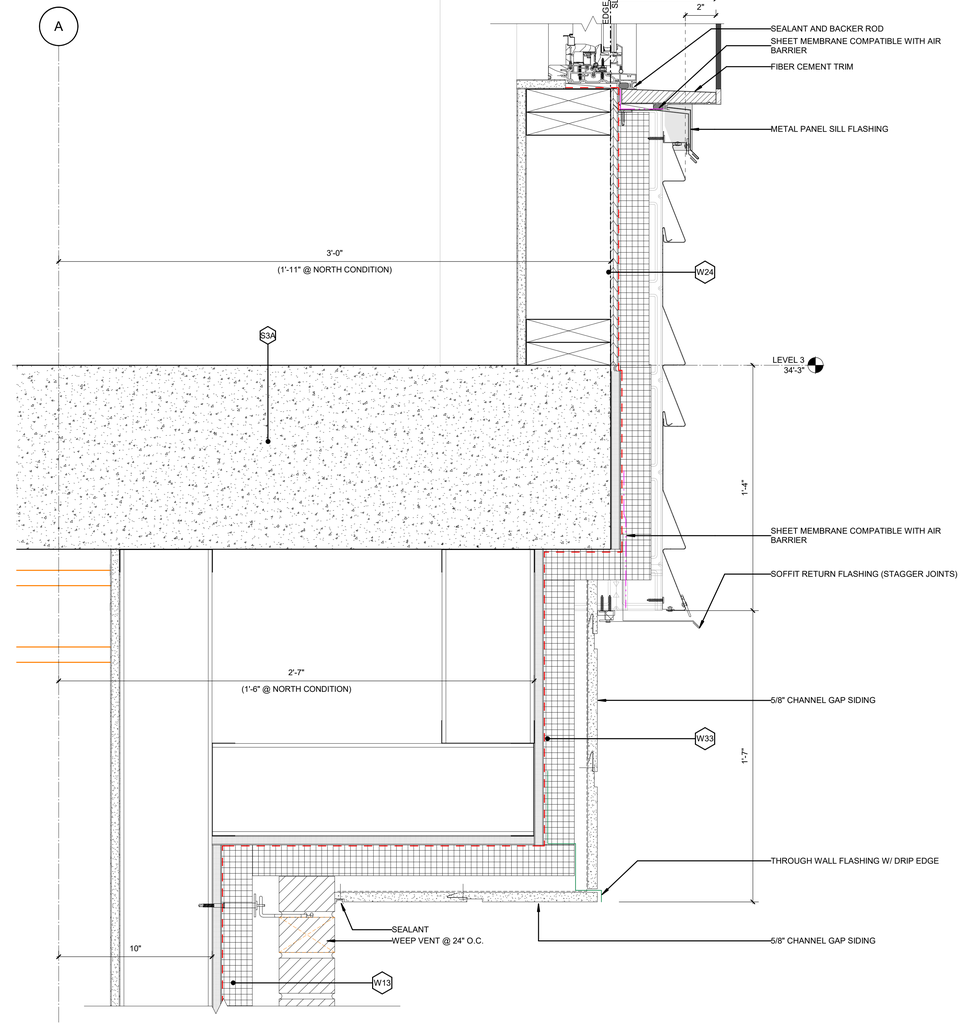


A1 SECTION DETAIL - SIDING TO METAL PANEL
3" = 1'-0" A-353.1



A3 SECTION DETAIL - METAL SCREEN TO BRICK AT SOFFIT
3" = 1'-0" A-353.1

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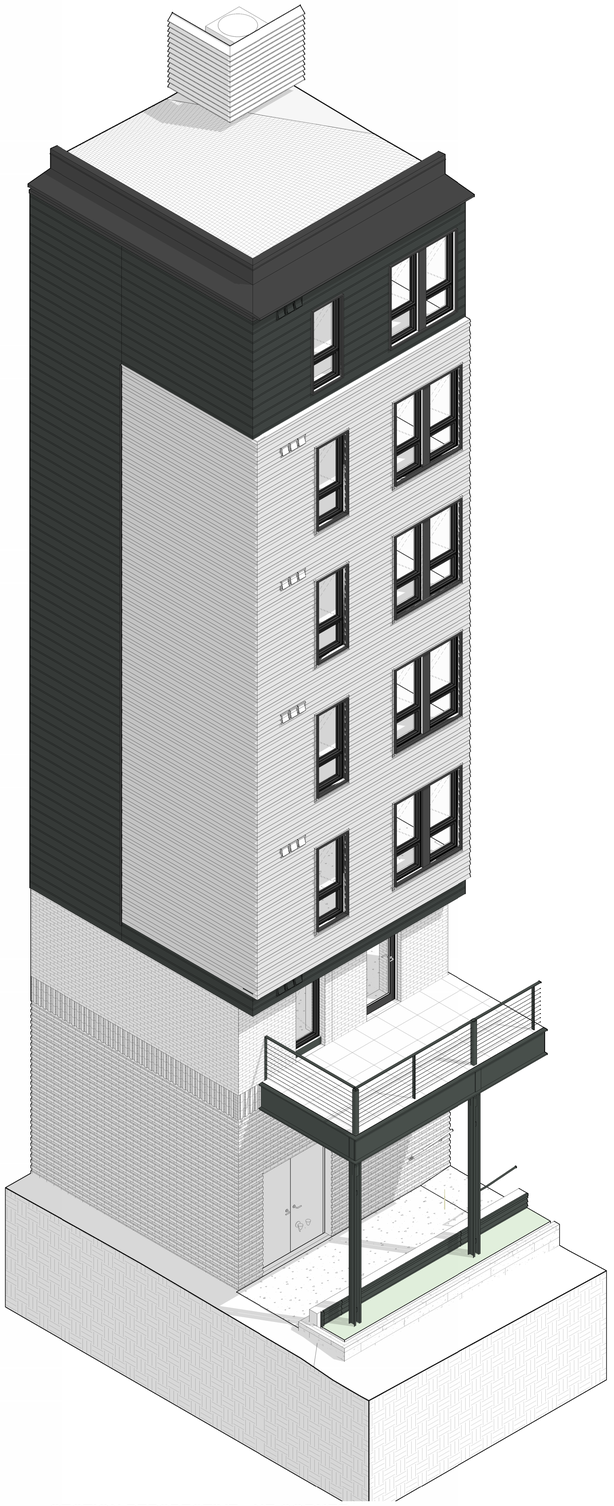
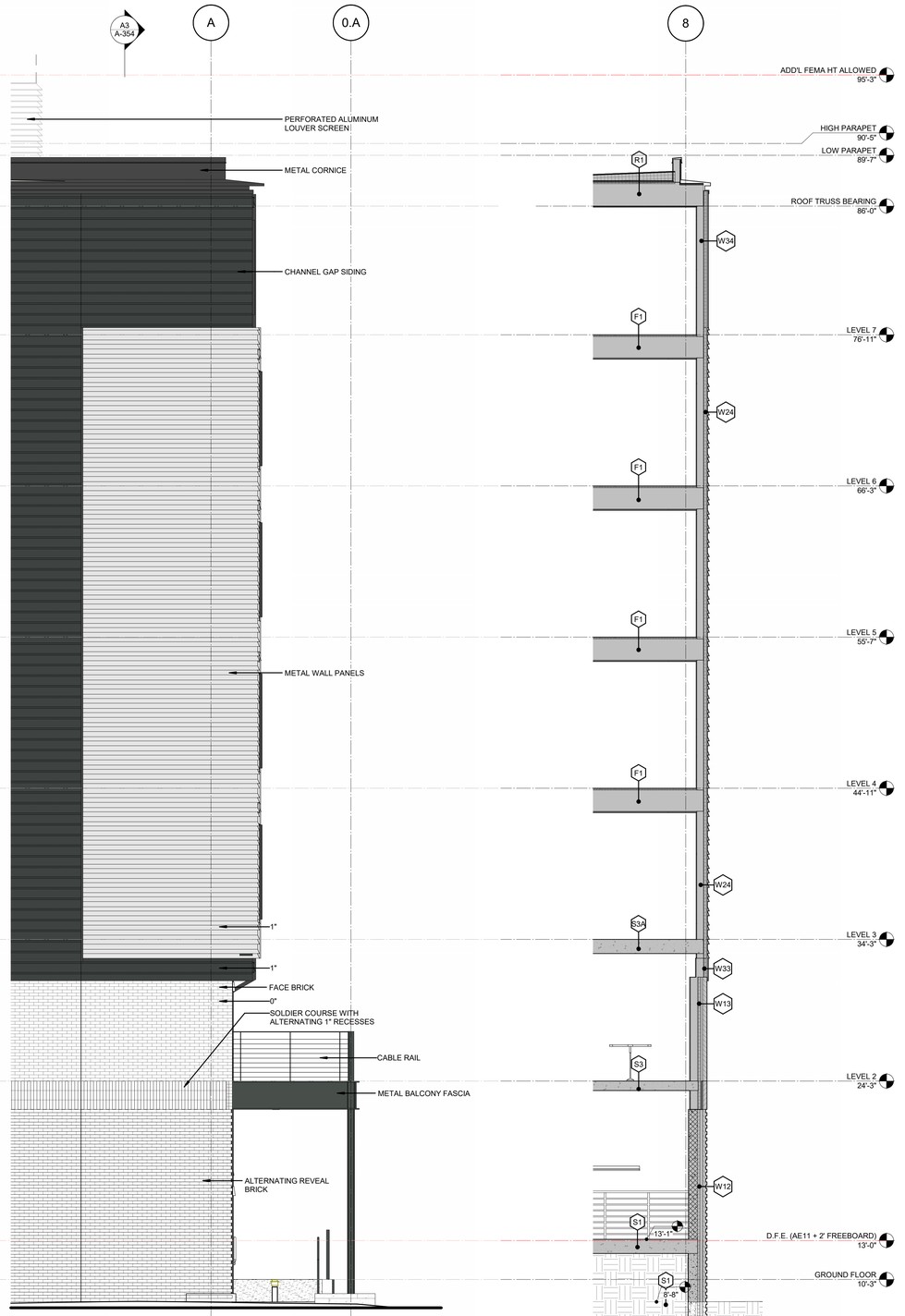


A1 SECTION PERSPECTIVE - NE CORNER



A2 ENLARGED ELEVATION - NE CORNER
1/4" = 1'-0"

A3 WALL SECTION - EAST 01
1/4" = 1'-0"

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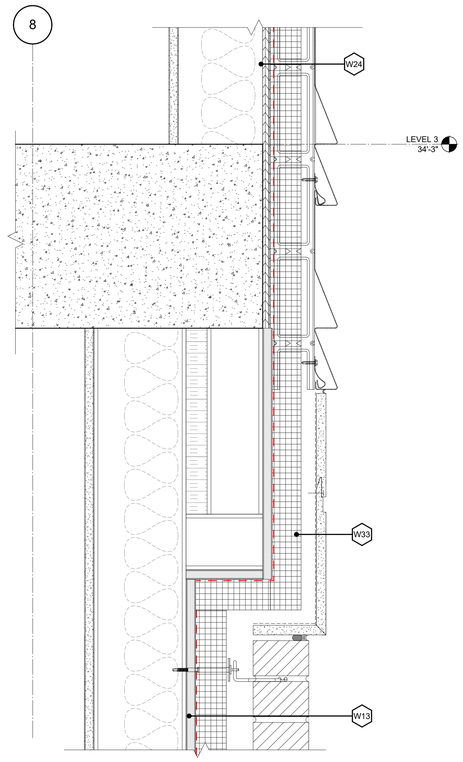
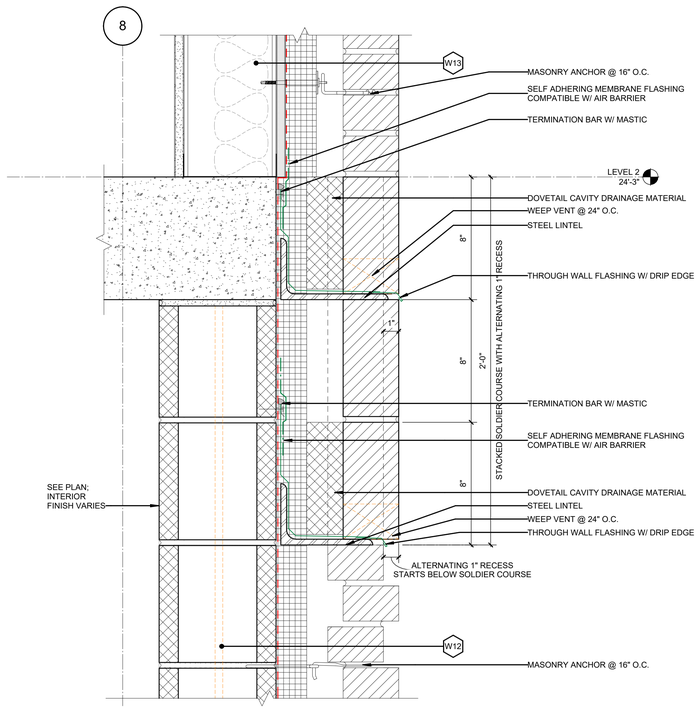


C1 SECTION DETAIL - EAST WALL MATERIAL TRANSITION
3" = 1'-0" A-354



A1 SECTION DETAIL - SOLDIER COURSE TO ALT. BRICK
3" = 1'-0" A-356

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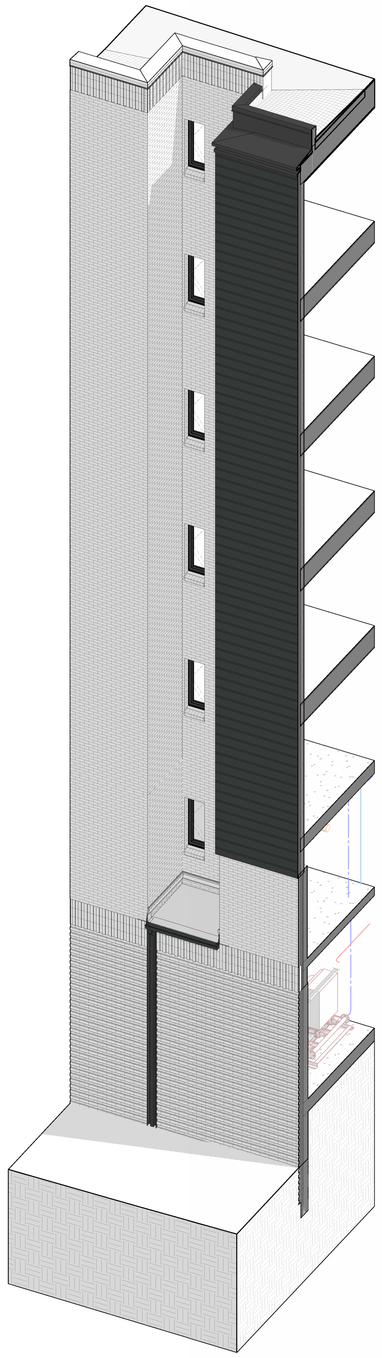

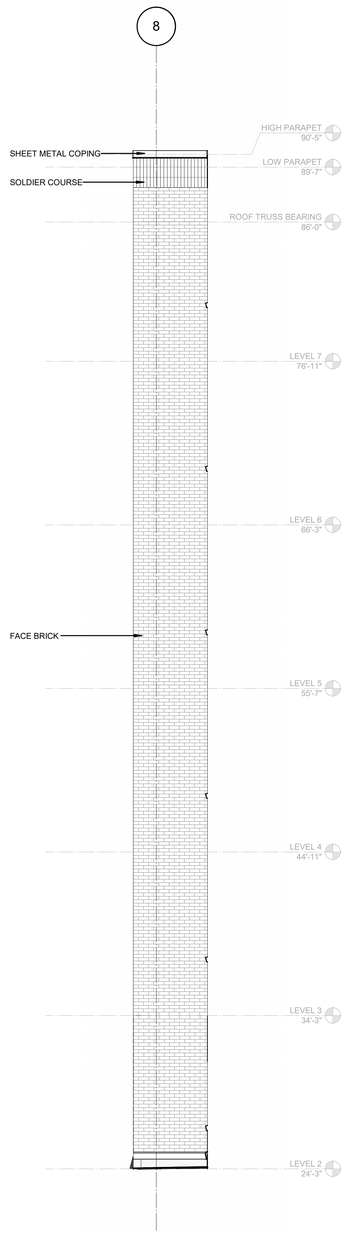

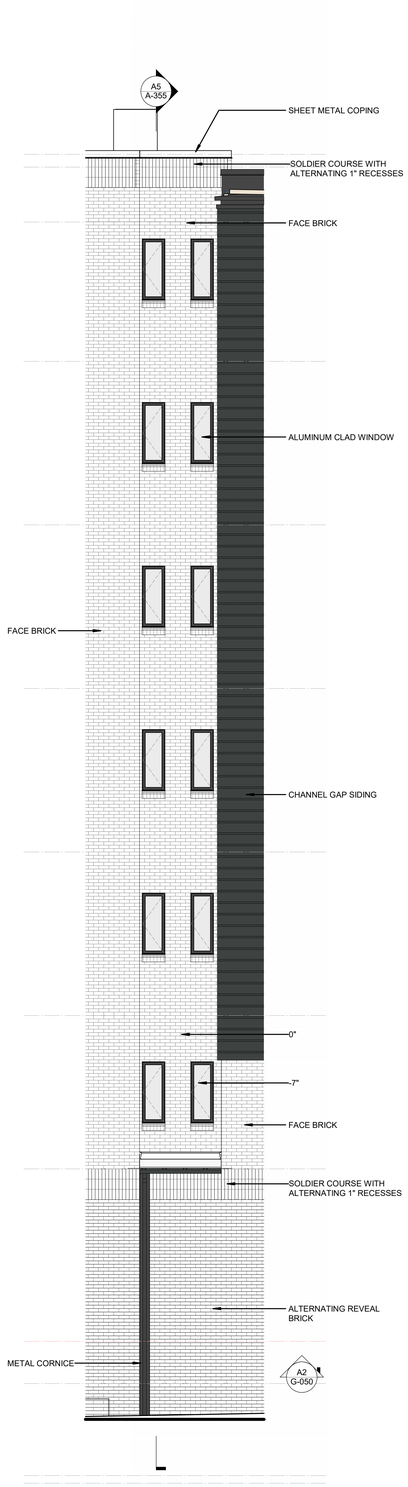

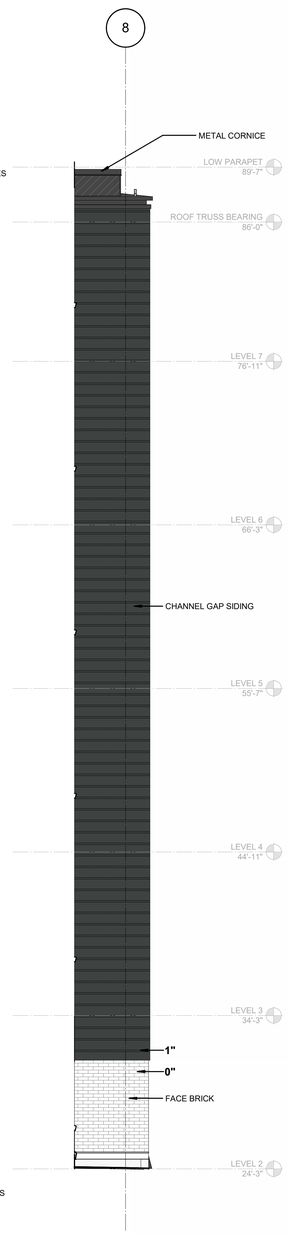

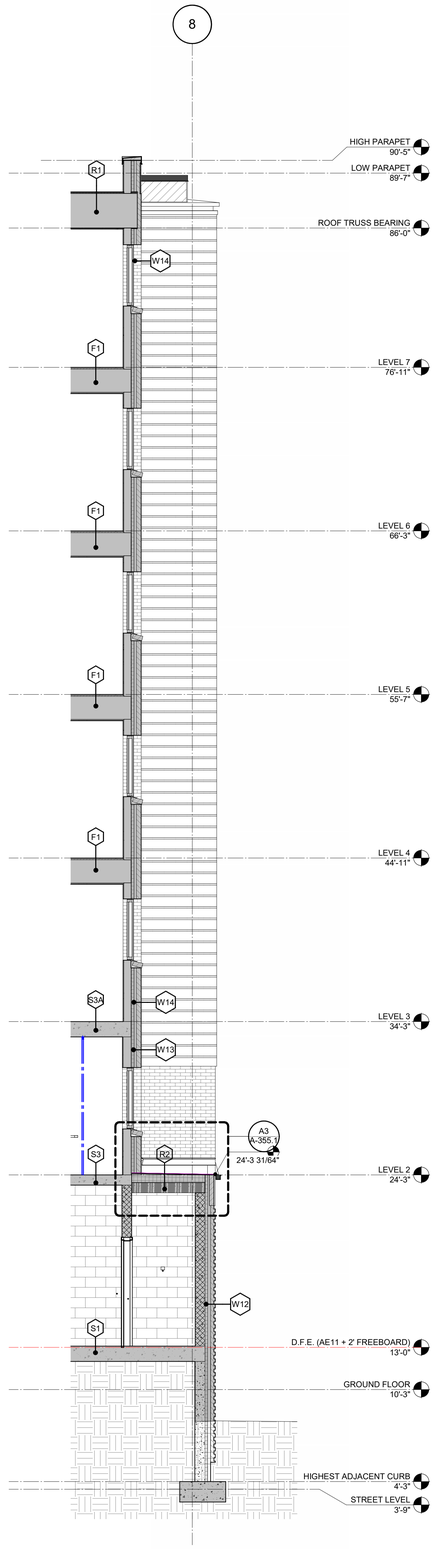

A1 SECTION PERSPECTIVE - EAST RECESS

A2 ENLARGED ELEV. - EAST RECESS (SOUTH)
1/4" = 1'-0"

A3 ENLARGED ELEV. - EAST RECESS
1/4" = 1'-0"

A4 ENLARGED ELEV. - EAST RECESS (NORTH)
1/4" = 1'-0"

A5 WALL SECTION - EAST 02
1/4" = 1'-0"

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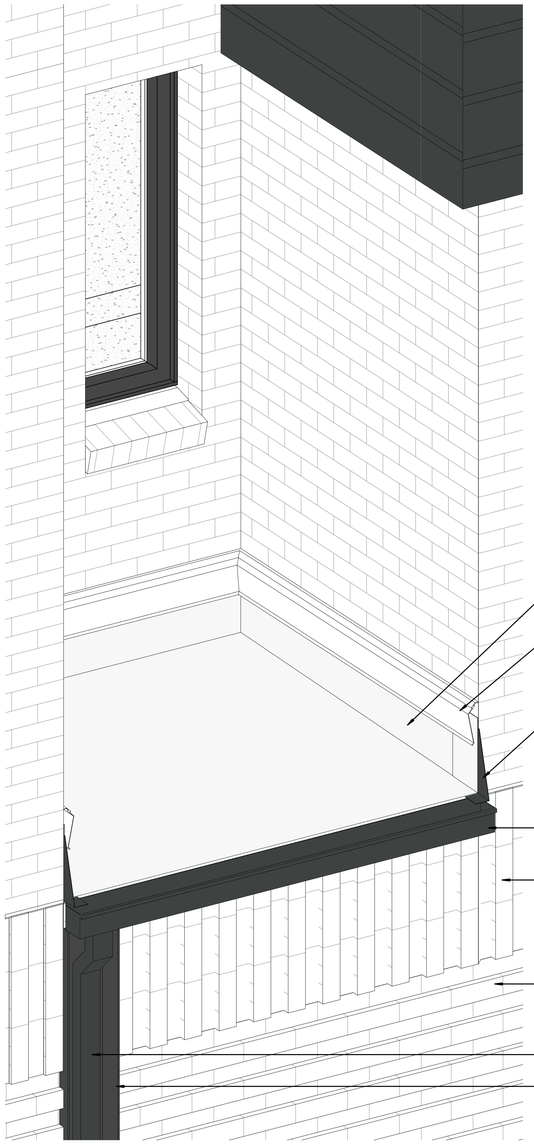
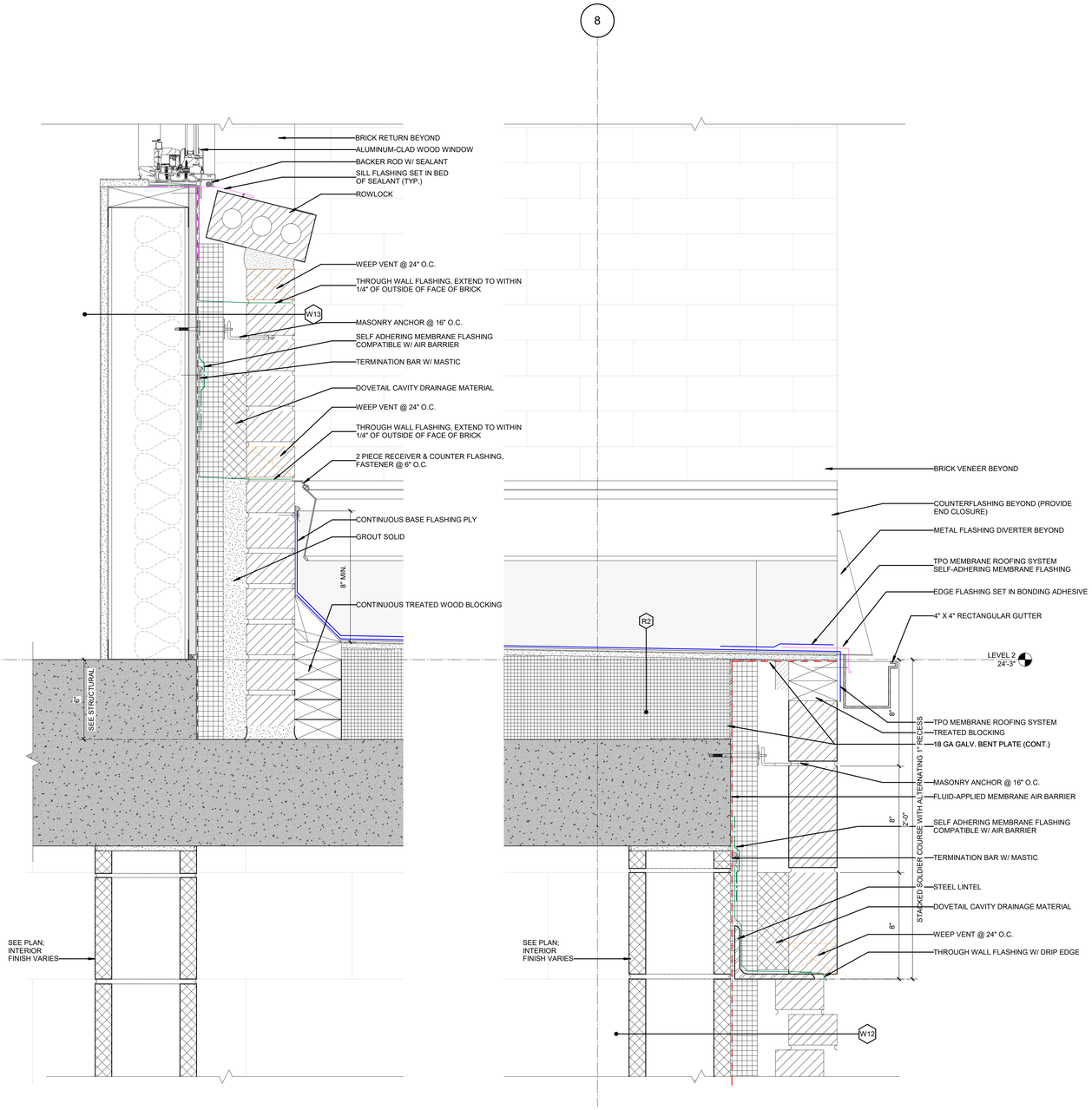


A1 AXON OVERALL- EAST INSET ROOF



A3 SECTION DETAIL - EAST INSET ROOF
3" = 1'-0"

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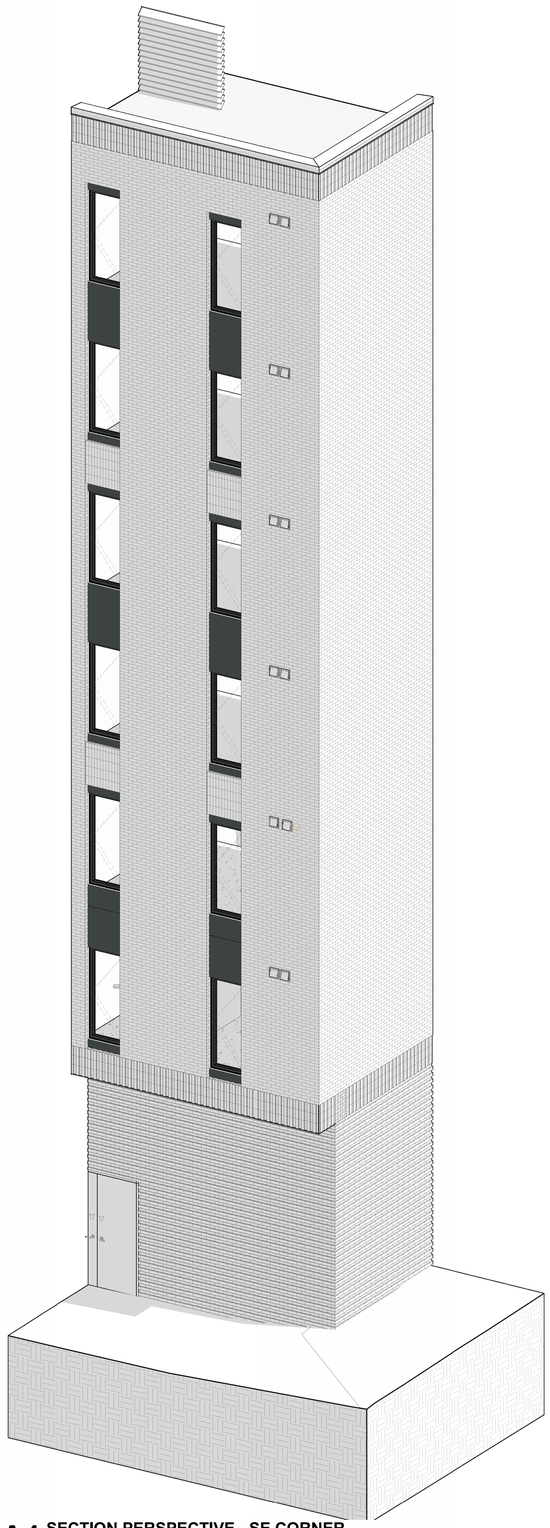
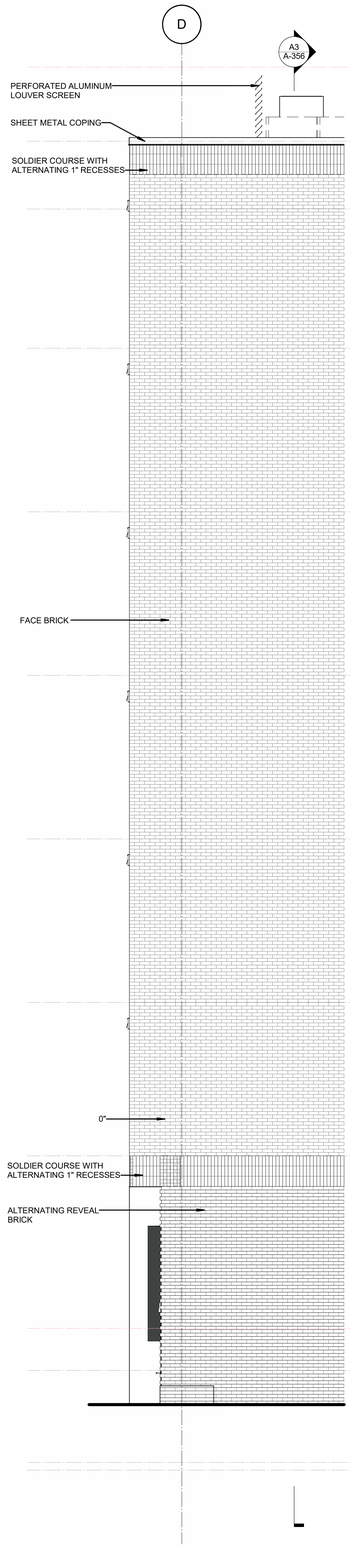
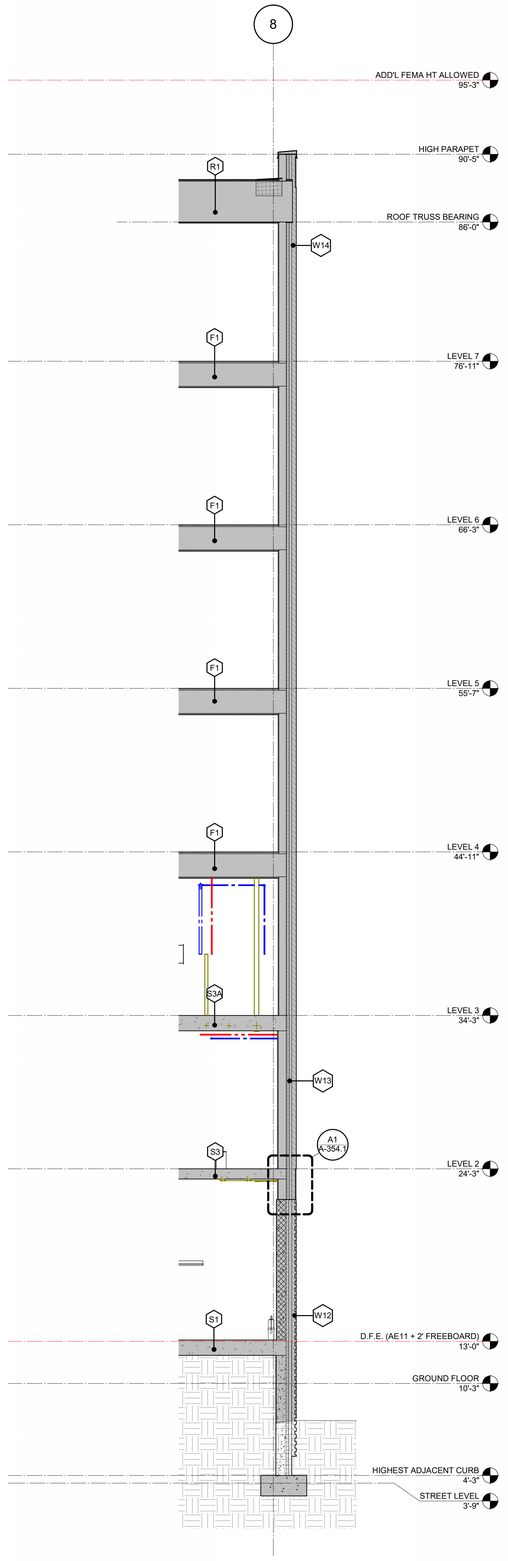


A1 SECTION PERSPECTIVE - SE CORNER



A2 ENLARGED ELEVATION - SE CORNER
1/4" = 1'-0"



A3 WALL SECTION - EAST 03
1/4" = 1'-0"

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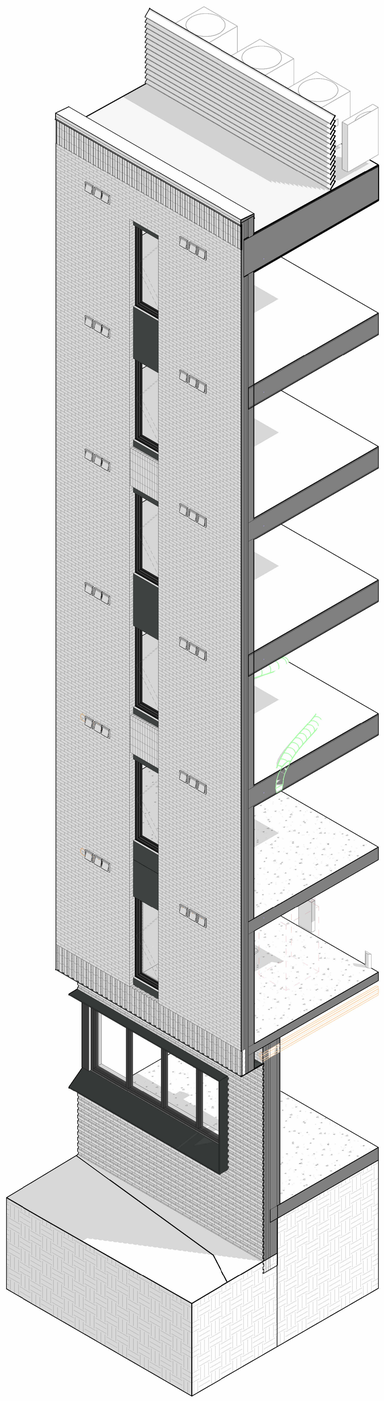
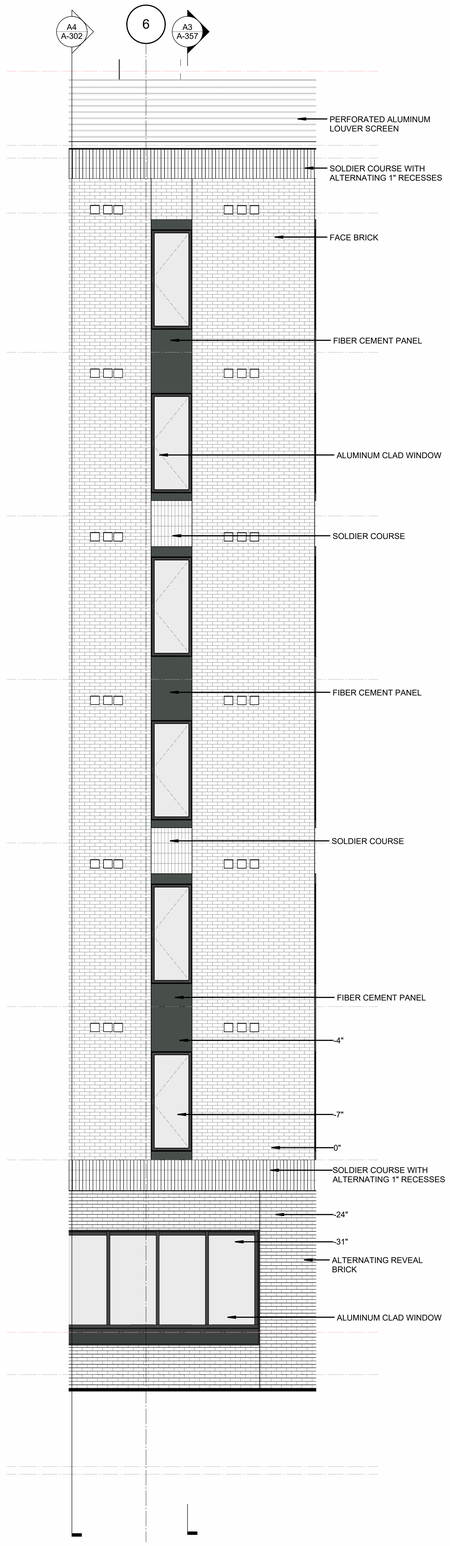
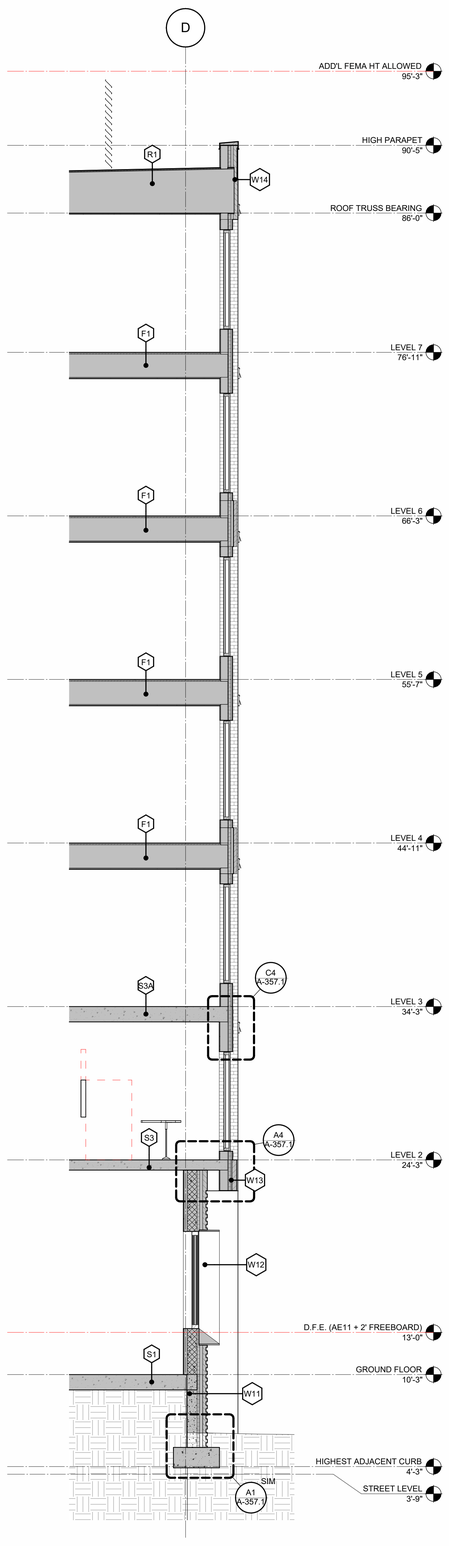


A1 SECTION PERSPECTIVE - SOUTH



A2 ENLARGED ELEVATION - SOUTH

1/4" = 1'-0"



A3 WALL SECTION - SOUTH 01

1/4" = 1'-0"

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WALL SECTION - SOUTH

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1 2 3 4 5 6

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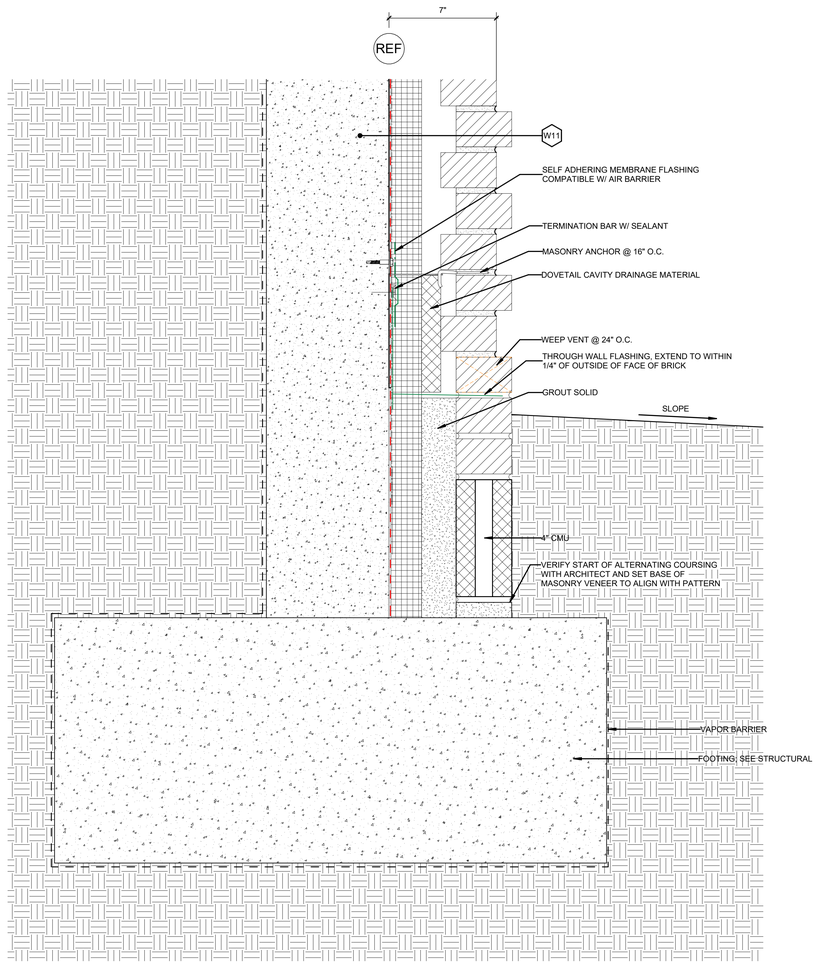
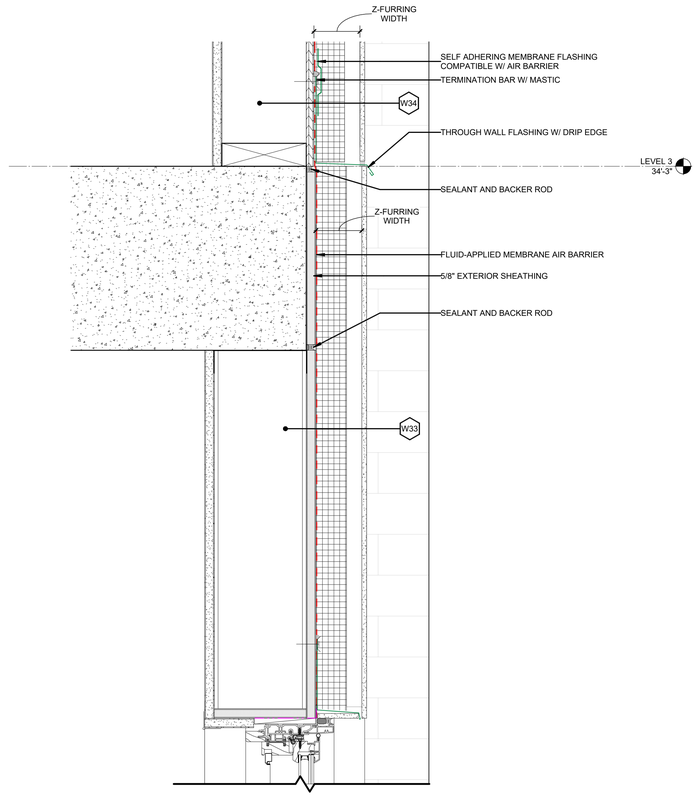


A1 SECTION DETAIL - BRICK WALL BASE

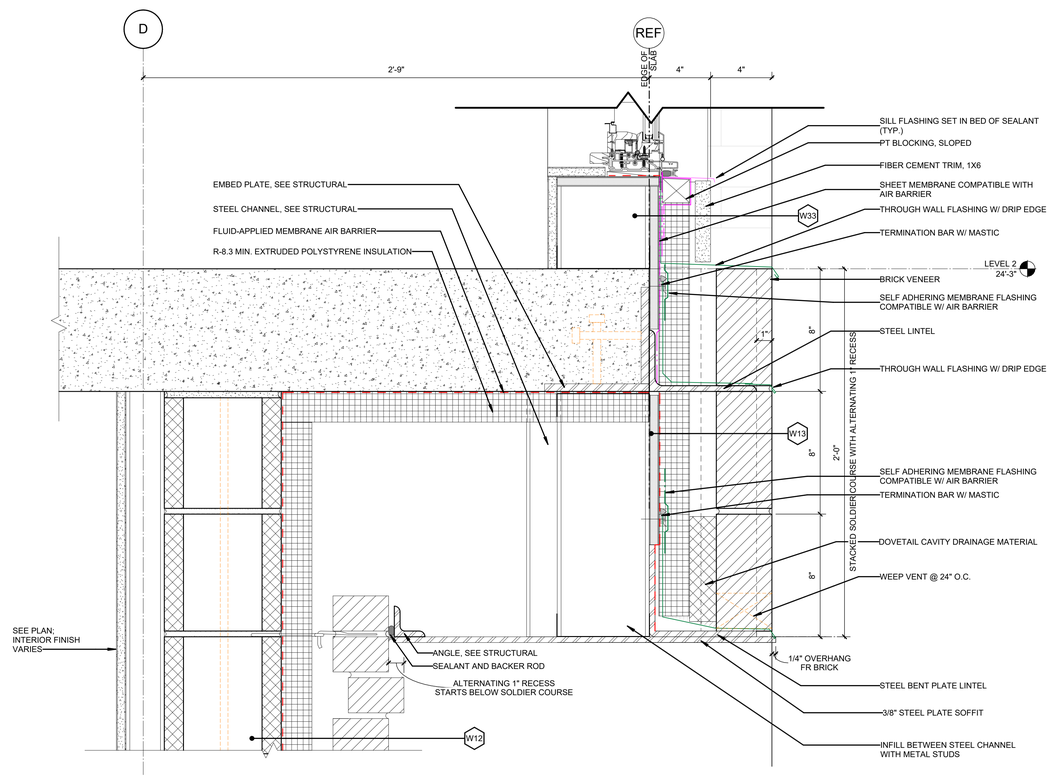
3" = 1'-0"



C4 SECTION DETAIL - LEVEL 2 & 3 FLOOR TRANSITION AT FIBER CEMENT PANEL

3" = 1'-0"

A-357



A4 SECTION DETAIL - SOLDIER COURSE TO ALT. BRICK AT SOFFIT

3" = 1'-0"

A-357

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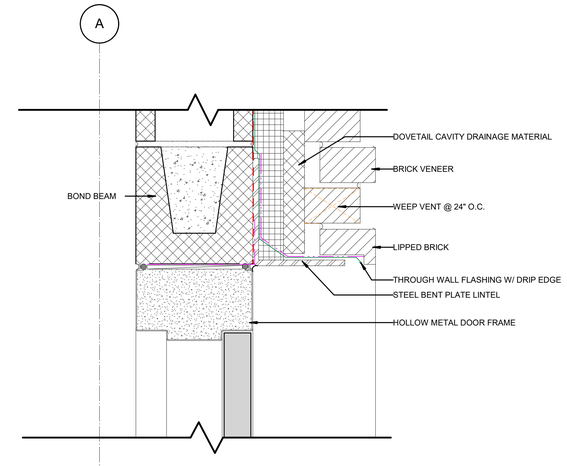
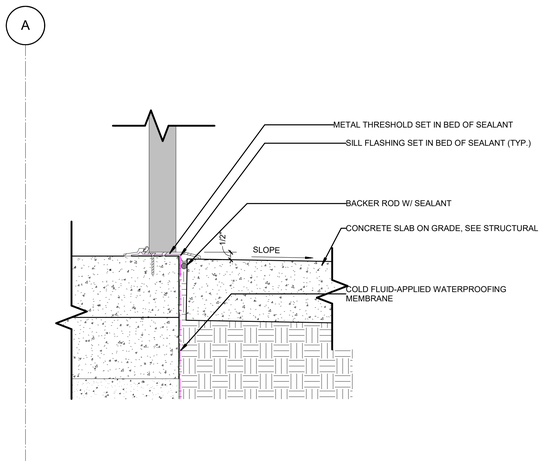
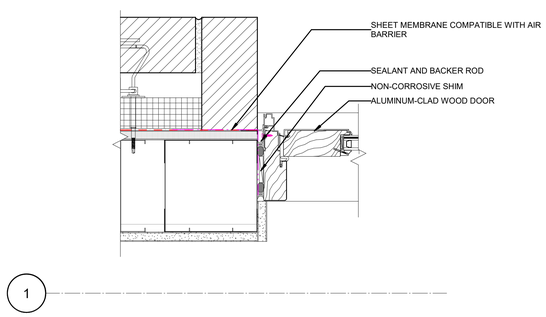


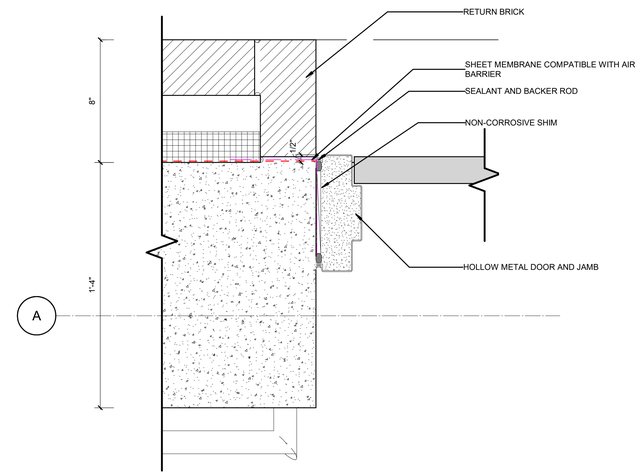
D3 SECTION DETAIL - HM DOOR HEAD @ ALT BRICK
3" = 1'-0"



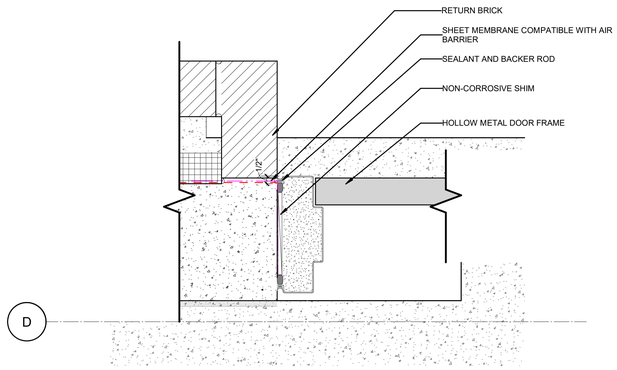
B5 SECTION DETAIL - HM DOOR SILL @ ALT BRICK
3" = 1'-0"



A1 SECTION DETAIL - DOOR JAMB - TYP. @ BALCONY
3" = 1'-0"



A3 SECTION DETAIL - HOLLOW METAL JAMB @ SHEAR WALL
3" = 1'-0"



A5 SECTION DETAIL - HOLLOW METAL JAMB TYP.
3" = 1'-0"

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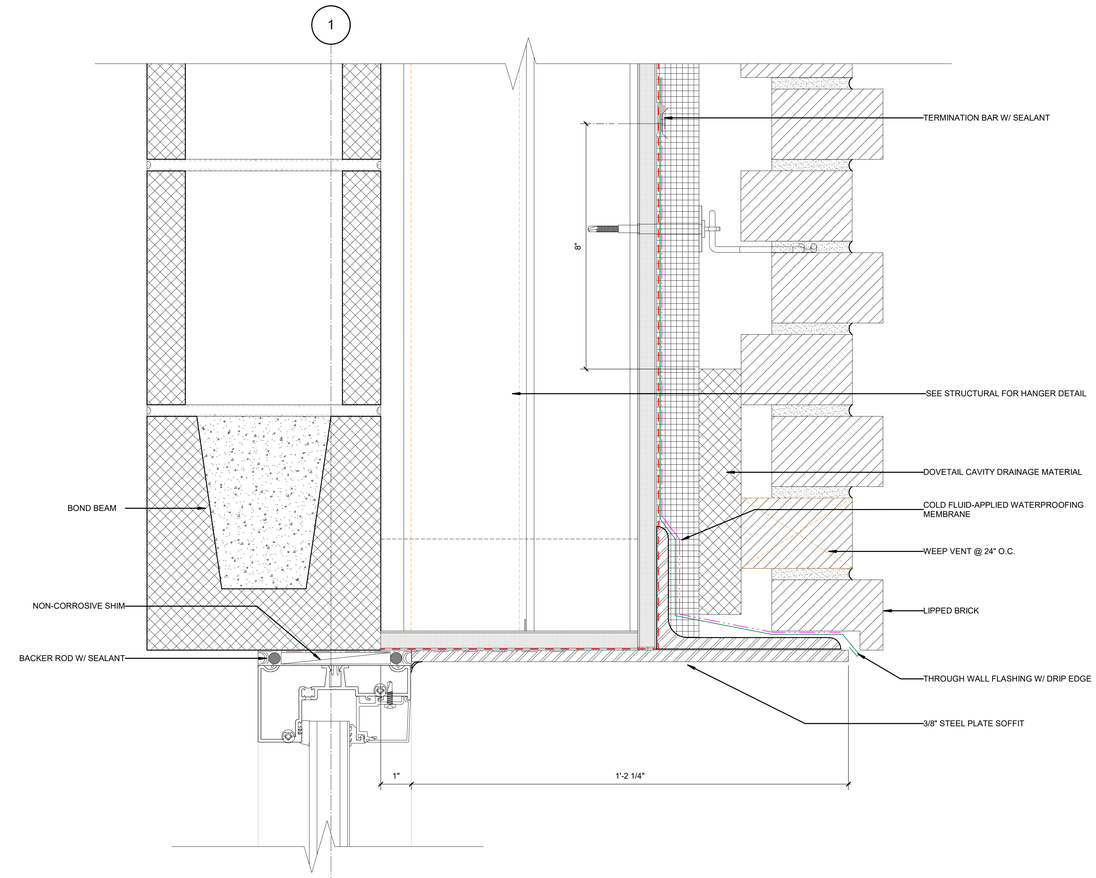
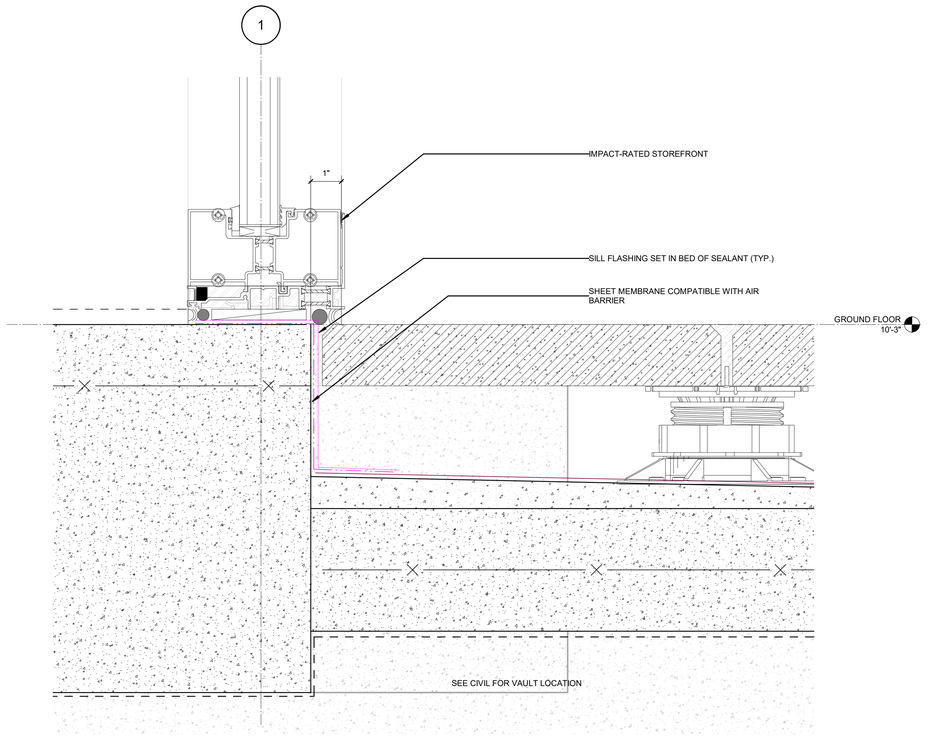


B2 SECTION DETAIL - STOREFRONT HEAD TYP.
6" = 1'-0"



A4 SECTION DETAIL - STOREFRONT SILL TYP.
6" = 1'-0"

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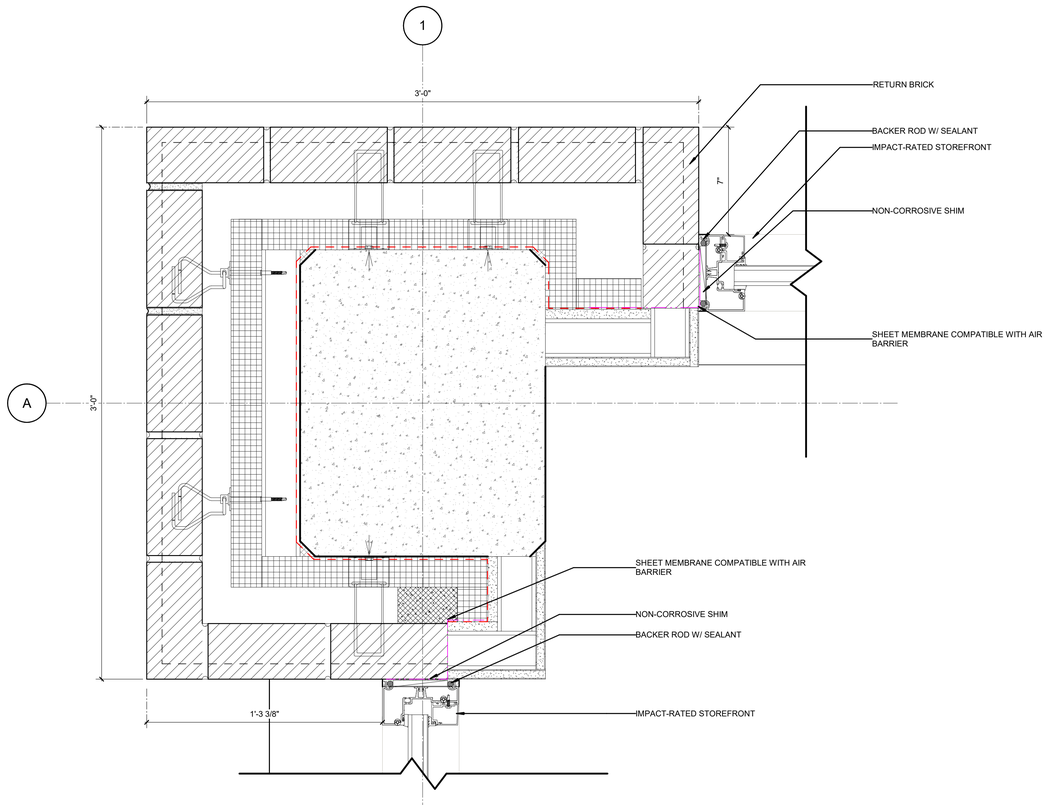
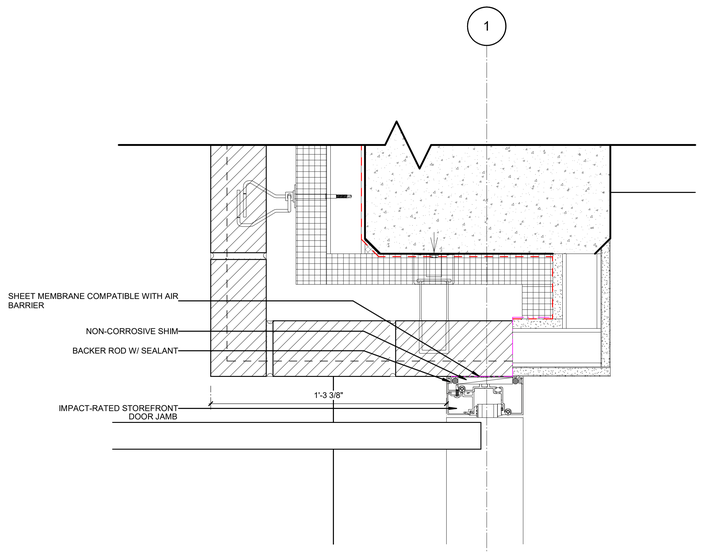


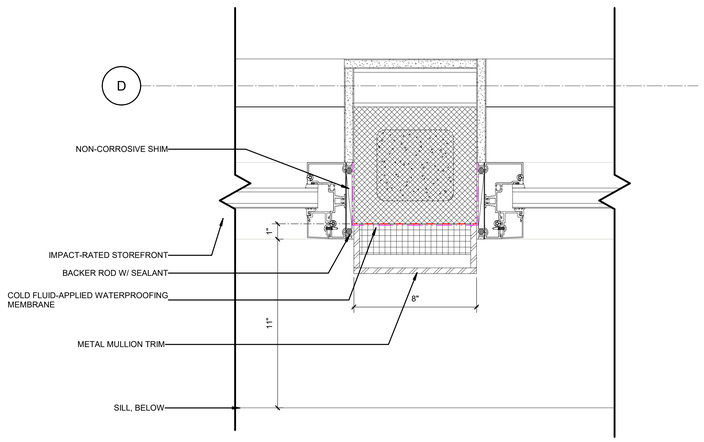
C1 PLAN DETAIL - STOREFRONT JAMBS AT NW CORNER

3" = 1'-0"



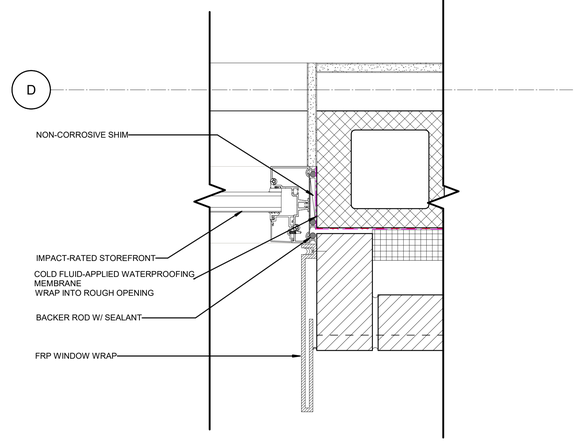
A1 PLAN DETAIL - STOREFRONT DOOR JAMB AT WEST

3" = 1'-0"



A3 DETAIL-STOREFRONT JAMB AT SOUTH LOBBY INFILL

3" = 1'-0"



A5 DETAIL-STOREFRONT JAMB AT FRP FRAME, TYP.

3" = 1'-0"

WHITE LION CAPITAL

WHITE LION CAPITAL LLC

LS3P

205 1/2 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
TEL. 843.577.4444 FAX. 843.722.4789
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162 Ashley Avenue

162 Ashley Avenue
Charleston, South Carolina 29425

LS3P PROJECT: 1512-250015

Δ	DATE	DESCRIPTION

SHEET NAME:
STOREFRONT DETAILS

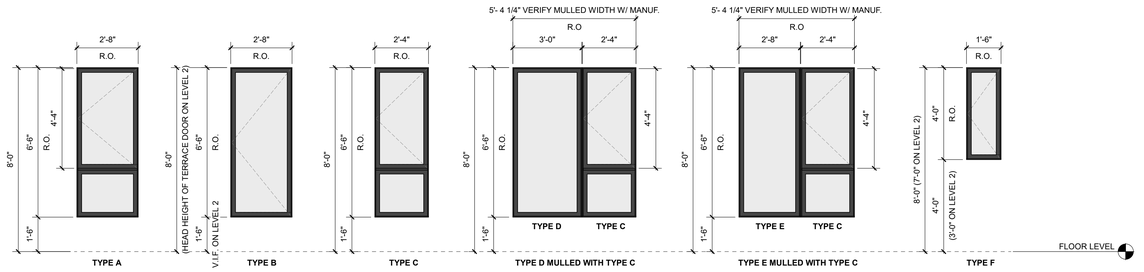
ORIG SUBMISSION: 12/19/25

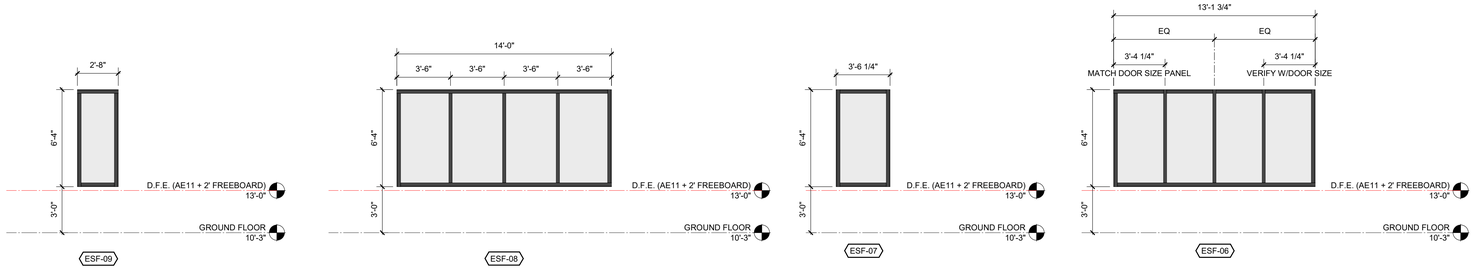
SHEET: A-362

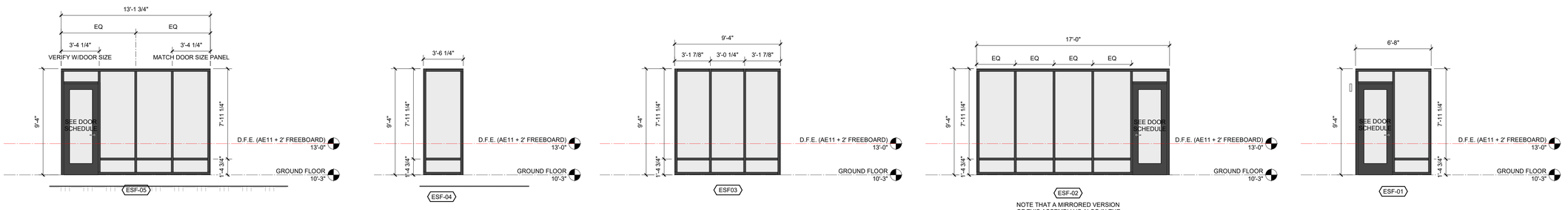
CONSTRUCTION DOCUMENTS

12/19/2025 3:30:29 PM

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG ON ARCH E SHEETS ORIGINAL PAGE SIZE







NOTE THAT A MIRRORED VERSION OF THIS ASSEMBLY IS ALSO IN THE PROJECT. SEE: A-201

WHITE LION CAPITAL

WHITE LION CAPITAL LLC

LS3P

205 1/2 KING STREET
CHARLESTON, SOUTH CAROLINA 29401
TEL. 843.577.4444 FAX. 843.722.4789
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162 Ashley Avenue

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Charleston, South Carolina 29425

LS3P PROJECT: 1512-250015

Δ	DATE	DESCRIPTION

SHEET NAME:
WINDOW & STOREFRONT SCHEDULES

ORIG SUBMISSION: 12/19/25

SHEET:
A-610

CONSTRUCTION DOCUMENTS

12/19/2025 3:33:49 PM

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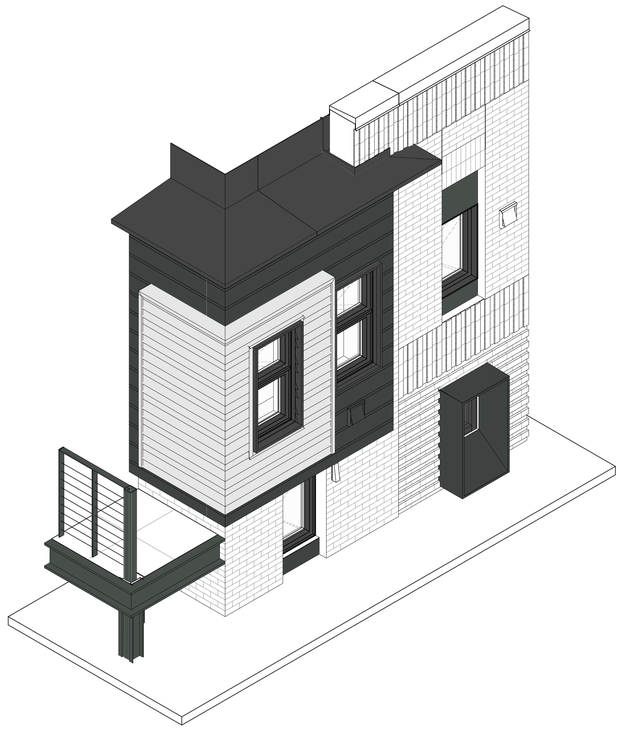
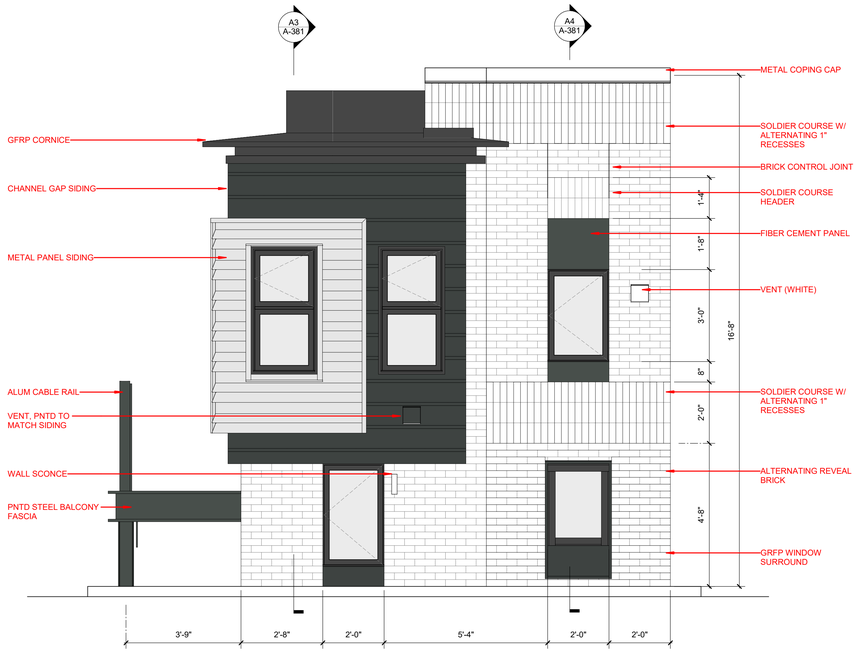
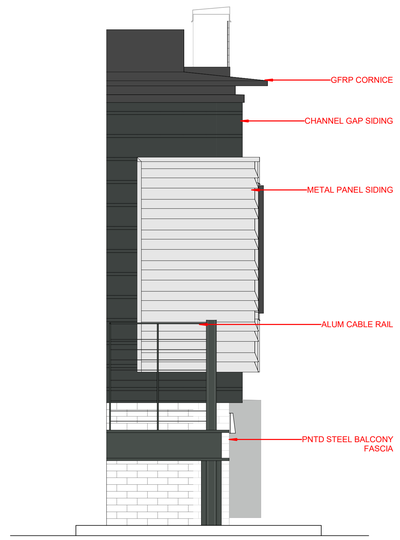


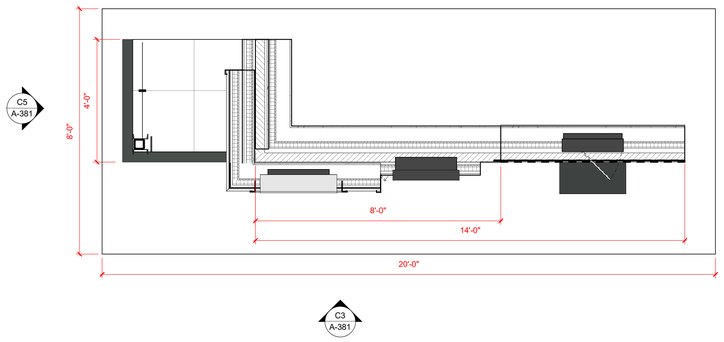
C1 AXON - MOCK UP PANEL



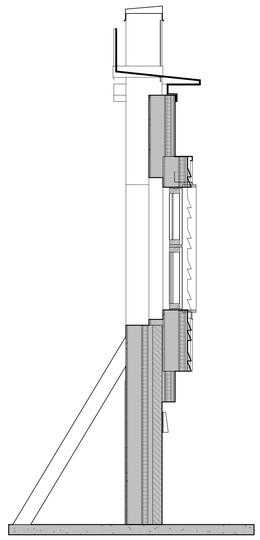
C3 ELEVATION - MOCK UP PANEL
1/2" = 1'-0"



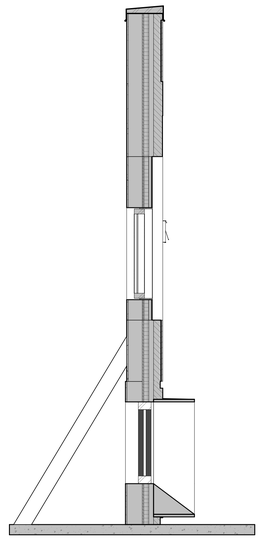
C5 ELEVATION - MOCK UP SIDE
1/2" = 1'-0"



A1 FLOOR PLAN- LEVEL 1
1/2" = 1'-0"



A3 WALL SECTION - MOCK UP PANEL 01
1/2" = 1'-0"



A4 WALL SECTION - MOCK UP PANEL 02
1/2" = 1'-0"

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CHARLESTON, SOUTH CAROLINA 29401
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LS3P PROJECT: 1512-250015

Δ	DATE	DESCRIPTION

SHEET NAME:
MOCK UP PANEL

ORIG SUBMISSION: 12/19/25

SHEET:
A-381

CONSTRUCTION DOCUMENTS

12/19/2025 4:06:45 PM

END

Agenda Item #5

31 George Street / 84 Society Street

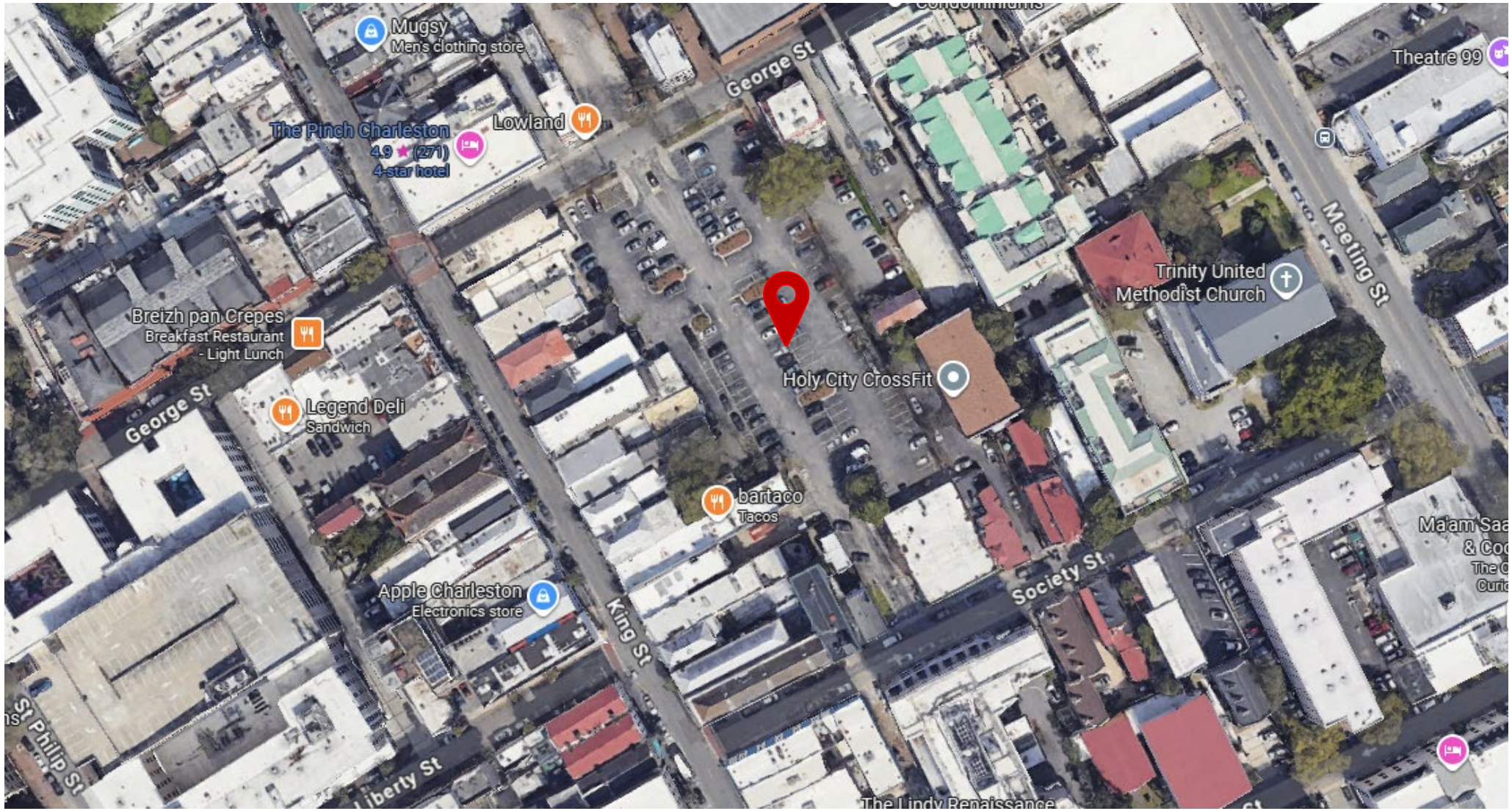
BAR2025-002339 | #TMS #457-04-04-112/008/007/017/113/025

Downtown | Council District 8 | New Construction

Height District 6 | Old and Historic District

Requesting Final Approval for the construction of two new buildings.

Agenda Item #5



Agenda Item #5

Applicant's Presentation

BOARD OF ARCHITECTURAL REVIEW - LARGE
FINAL SUBMITTAL

BAR-L - CONCEPTUAL MEETING:	03/09/2022 : DENIED
BAR-L - CONCEPTUAL MEETING:	08/25/2022 : DEFERRED
BAR-L - CONCEPTUAL MEETING:	09/28/2022 : APPROVED
BZA-Z - SPECIAL EXCEPTION MEETING:	02/21/2023 : APPROVED
BAR-L - PRELIMINARY MEETING:	08/09/2023 : DEFERRED
TRC PRE-APP - AGENCY SUBMITTAL:	08/14/2023
BAR-L - PRELIMINARY MEETING:	11/08/2023 : DEFERRED
CWS - SUBMITTAL:	11/17/2023
BAR-L - PRELIMINARY MEETING:	12/13/2023 : APPROVED
TRC - ROUND 1: SUBMITTAL:	02/12/2024
BZA-SD - TREE REMOVALS:	03/04/2024
TRC - ROUND 2 SUBMITTAL:	06/03/2024
TRC - ROUND 3 SUBMITTAL:	12/09/2024
TRC - ROUND 4, SCDOT, CWS SUBMITTAL:	04/21/2025
TRC - ROUND 5 SUBMITTAL:	11/24/2025
BAR-L - FINAL MEETING:	01/14/2026 : CURRENT SUBMITTAL

SITE DATA

TMS: 457-04-04-025; 457-04-04-113

HEIGHT DISTRICT: 6 STORIES

ZONING: MU-2 / WH

SITE AREA: 0.468 ACRES

FEMA FLOOD ZONE: X

PROPOSED

MIXED USE: RESTAURANT; RETAIL; APARTMENTS

115 APARTMENTS UNITS;

2,110 SQ.FT RESTAURANT & (2) 1,575 SQ.FT RETAIL

136 PARKING SPACES REQUIRED
- MULTIPLE DWELLINGS: 115 SPACES
- EATING & DRINKING: 21 SPACES
- RETAIL: 0 SPACES (BELOW 5,000SF)

PRELIMINARY BAR-L MEETING - APPROVED (12/13/2023)

Building A:

STAFF CONDITIONS 12/13/2023: No comments on Building A.

BOARD DISCUSSION 12/13/2023:

1. Confirm with Applicant that the 3D material is for profile display only; no 3D printed materials are proposed for use on the building.

RESPONSE: Those are for representation only.



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A-A05 SITE IMAGES - EXISTING

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A-A28 ENLARGED PLAN DETAILS
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A-A34 DETAILS - EAST FACADE
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A-A38 DETAILS - WEST FACADE
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A-A40 MOCKUP 02



bittoni architects

gda

GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

CONTEXT PLAN

12/29/2025

A-A02



1 ARCHITECTURAL SITE PLAN - PREVIOUS (PRELIMINARY)
SCALE: 1/16" = 1'-0"

PROJECT NORTH
MAGNETIC NORTH
0' 4' 8' 16' 32'
1/16" = 1'-0"

bittoni architects
gda

GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

ARCHITECTURAL SITE PLAN - PREVIOUS
(APPROVED PRELIMINARY BAR-L- 12/13/2023)
12/29/2025

A-A03



1 ARCHITECTURAL SITE PLAN - PROPOSED (FINAL)
SCALE: 1/16" = 1'-0"

PROJECT NORTH

MAGNETIC NORTH

0' 4' 8' 16' 32'
1/16" = 1'-0"

bittoni architects

gda

GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

ARCHITECTURAL SITE PLAN - PROPOSED
12/29/2025

A-A04



VIEW OF NEIGHBORING BARKSDALE HOUSE INN ON GEORGE ST



SOUTHEAST VIEW OF SITE FROM GEORGE ST



SOUTH EAST VIEW OF KING ST



NORTHWEST VIEW FACING GEORGE ST FROM THE SITE

bittoni architects gda

GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

SITE IMAGES - EXISTING

12/29/2025

A-A05

LANDSCAPE CONSTRUCTION SCHEDULE GEORGE STREET 1ST FLOOR *QUANTITIES ARE FOR BIDDING PURPOSES ONLY CONTRACTOR TO VERIFY

SYMBOL	CALLOUT	ITEM	QUANTITY	MANUFACTURER	FINISH	COMMENTS	DETAIL
		PLANTING AREA					SEE L500,L510
		VARIOUS POTS		VARIES			
		SEMI CIRCLE POT	8				
	ST	NEW STREET TREE	6				SEE L500,L510
	NT	NEW SITE TREES	16				SEE L500,L510
	ET	EXISTING TREE TO REMAIN	3				**SEE TREE PROTECTION DETAIL 1/L600**
	TW1	NEW TREE WELL HISTORIC	3			PROVIDE 2" THICK SHEETS OF FAOMULAR 15O EXTRUDED POLYSTYRENE. EXTENDS 10FT FROM CENTER OF TREE WELL ON ALL SIDES. SEE DETAIL	SEE DETAIL 5/L230 SEE DETAIL 1/L200
PD	PD	PLANTER DRAIN				MIN. 4" D FLEXIBLE PERFORATED PIPE WRAPPED IN PERMEABLE GEOTEXTILE CONNECTED TO STORMWATER PIPES DRAIN LOCATIONS ARE DIAGRAMATIC AND SHOULD NOT INTERFERE WITH TREE ROOT BALLS.	SEE CIVIL
	SL	STREET LAMP				PER CITY OF CHARLESTON STANDARDS	
	P2.1	COBBLE PAVING				SAND SET PAVERS	SEE DETAIL4/L200
	P4	PEDESTRIAN - BROOM FINISHED CONCRETE QTY DOES NOT INCLUDE TRANSFORMER PLATFORMS					SEE DETAIL 11/L200
	P5.1	HYDRAPLANK PERMEABLE PAVER. $4\frac{1}{3}$" X 13" X 110MM THICK		LOW COUNTRY PAVER	TUMBLED FINISH COLOR: STORMCLOUD TO BE CONFIRMED	USE AS PERMEABLE PAVER	SEE DETAILS 7,8,9/L200
	P5.2					USE AS NON PERMEABLE PAVER. SET ON TOPPING SLAB WITH NON PERMEABLE GROUT	SEE DETAIL 7/L200
	P7	GRANITE BORDER PAVERS					8/L200
	P8.1	ASPHALT PAVING					PER CIVIL
	P8.2	ASPHALT PAVING				MILL EXSITING ASPHALTAND COVER WITH NEW ASPHALT PAVING	PER CIVIL
	W5	72" H TUBE STEEL FENCING					SEE DETAIL 4/L230
	W6	GEORGE STREET LOW PLANTER WALL UP TO 12" HIGH +/-		MATCH GEORGE STREET BUILDING BRICK		BRICK TOP AND SIDES	SEE DETAIL10/L200
	CS	CARRIAGE STAMP	2			CITY OF CHARLESTON STANDARD DETAIL	SEE DETAIL 2/L230

SHEET INDEX

L100 LANDSCAPE CONSTRUCTION SCHEDULE AND NOTES
L110 LANDSCAPE CONSTRUCTION PLAN 1ST FLR
L111 LANDSCAPE DIMENSION PLAN 1ST FLR
L120 LANDSCAPE CONSTRUCTION PLAN 2ND FLR
L121 LANDSCAPE DIMENSION PLAN 2ND FLR
L170 LANDSCAPE DIMENSION PLAN ROOF
L200 LANDSCAPE CONSTRUCTION DETAILS
L230 LANDSCAPE CONSTRUCTION DETAILS
L240 LANDSCAPE CONSTRUCTION DETAILS
L241 LANDSCAPE CONSTRUCTION DETAILS
L242 LANDSCAPE CONSTRUCTION DETAILS
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L510 PLANTING PLAN 1ST FLR
L520 PLANTING PLAN 2ND FLR
L570 PLANTING PLAN ROOF
L710 LANDSCAPE LIGHTING PLAN 1ST FLOOR

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Goff D'Antonio Associates

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34 Radcliffe Street
Charleston, SC 29403

843.377.2163
www.goffdantonio.com

31 GEORGE ST

30-33 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

REV.	DESCRIPTION	DATE

75% CONSTRUCTION DOCUMENTS

ENVIRONMENTALDESIGNSTUDIO
201 WESTMORELAND AVE SUITE 126,
LOS ANGELES, CA 90004
www.JDSstudioLA.com

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1661
CRAIG R. BIESECKER

SHEET TITLE
LANDSCAPE CONSTRUCTION SCHEDULE & NOTES

DRAWN BY: | PROJ. COOR.:

PROJECT NUMBER:

ISSUE DATE: DECEMBER 18, 2025

DRAWING NO.

L100

P2.1 COBBLESTONE PAVING
P8.1 NEW ASPHALT PAVING
P8.2 NEW ASPHALT MILL AND OVERLAY EXISTING ASPHALT
DRIVEABLE CURB PER CIVIL
ET PROTECTED GRAND TREE
P8.2 NEW ASPHALT MILL AND OVERLAY EXISTING ASPHALT
DRIVEABLE CURB PER CIVIL
P7 GRANITE PAVERS
TRANSFORMER FENCE BY DOMINION ELECTRIC
W5 72" H TUBE STEEL FENCING
P5.1 PERMEABLE PAVING
SEE SOCIETY ST. BLDG L110
PROPERTY LINE
CS CARRIAGE STAMP
P4 BRUSHED FNISHED CONCRETE
SL STREET LAMP, TYP.
TW1 TREE WELL, TYP.
ST STREET TREE, TYP.
P7 GRANITE PAVERS
P2.1 COBBLESTONE PAVING
POINT OF CONNECTION FOR LANDSCAPE MAINLINE, LANDSCAPE WATER METER, BACKFLOW PREVENTER, MASTER VALVE, FLOW SENSOR AND BOOSTER PUMP FOR GEORGE STREET BUILDING. SEE IRRIGATION PLANS
P4 BRUSHED FNISHED CONCRETE, TYP.
GEORGE STREET
RETAIL
(3,408 SF)
TREE WELL FOAMULAR EXTENT, TYP.
TW1
ST
SEMI-CIRCLE POTS, TYP.
LINE OF UNDERGROUND PARKING GARAGE WALL
POTS, TYP.
LOBBY
SL
TREE WELL FOAMULAR EXTENTS
RESTAURANT
(2,052 SF)
ST
TW1
P7 GRANITE PAVERS
PLANTER DRAIN, TYP.
P4 BRUSHED FNISHED CONCRETE
P4 BRUSHED FNISHED CONCRETE, TYP.
P7 GRANITE PAVERS
TRASH ROOM
P8.2 NEW ASPHALT MILL AND OVERLAY EXISTING ASPHALT
P5.1 PERMEABLE PAVING
ET EXISTING TREE TO REMAIN
ADA TRUNCATED DOMES
ET EXISTING TREE TO REMAIN
CS CARRIAGE STAMP
LOADING ZONE
"X" MARK
W6 NEW BRICK PLANTER WALL
PLANTING AREA, TYP.
P8.1 NEW ASPHALT PAVING
EXISTING CONCRETE TO BE REPLACED IN KIND
PROPERTY LINE
PROPERTY LINE
FIRE PUMP & WATER BFP ROOM BUILDING A
ENTRANCE ONLY
STOP HERE EXIT ONLY
END OF FIRE LANE
FIRE LANE
VALET ONLY
TRANSFORMER
TRANSFORMER
BLOCK WALL
2 STORY BRICK BUILDING (REAR)
STACKER
PUZZLE
DOOR FFE = 14.8'
DOOR FFE = 16.5'
DOOR FFE = 14.9'
DOOR FFE = 14.8'
DOOR FFE = 14.6'
PK NAIL
HANDICAP
0 8 16 24 32 feet
1/8" = 1'-0"
N

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REV.	DESCRIPTION	DATE

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No. 1661
CRAIG R. BILLECKER

SHEET TITLE
LANDSCAPE CONSTRUCTION PLAN 1ST FLR

DRAWN BY:
PROJ. COOR.:
PROJECT NUMBER:
ISSUE DATE: DECEMBER 18, 2025
DRAWING NO.
L110

SEE SOCIETY ST. BLDG L110

WALL

BLOCK WALL

5/8" REBAR

TRANSFORMER

TRANSFORMER

FIRE PUMP & WATER BFP ROOM BUILDING A

ENTRANCE ONLY

AT&T BOX

GEORGE STREET

RETAIL
(3,408 SF)

LOBBY

RESTAURANT
(2,052 SF)

STACKER

PUZZLE

VALET ONLY

TRASH ROOM

EXIT ONLY

STOP HERE

LOADING ZONE

"X" MARK

PK NAIL

TRANSFORMER

DOOR
FFE = 14.6'

DOOR

DOOR
FFE = 14.9'

DOOR
FFE = 14.8'

2 STORY
BRICK BUILDING
(REAR)

PROPERTY LINE

DOOR
FFE = 14.8'

DOOR
FFE = 16.5'

DOOR
FFE = 15.1'

0 8 16 24 32 feet

1/8" = 1'-0"

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No. 1661
CRAIG R. BIESECKER

SHEET TITLE

LANDSCAPE DIMESION PLAN 1ST FLR

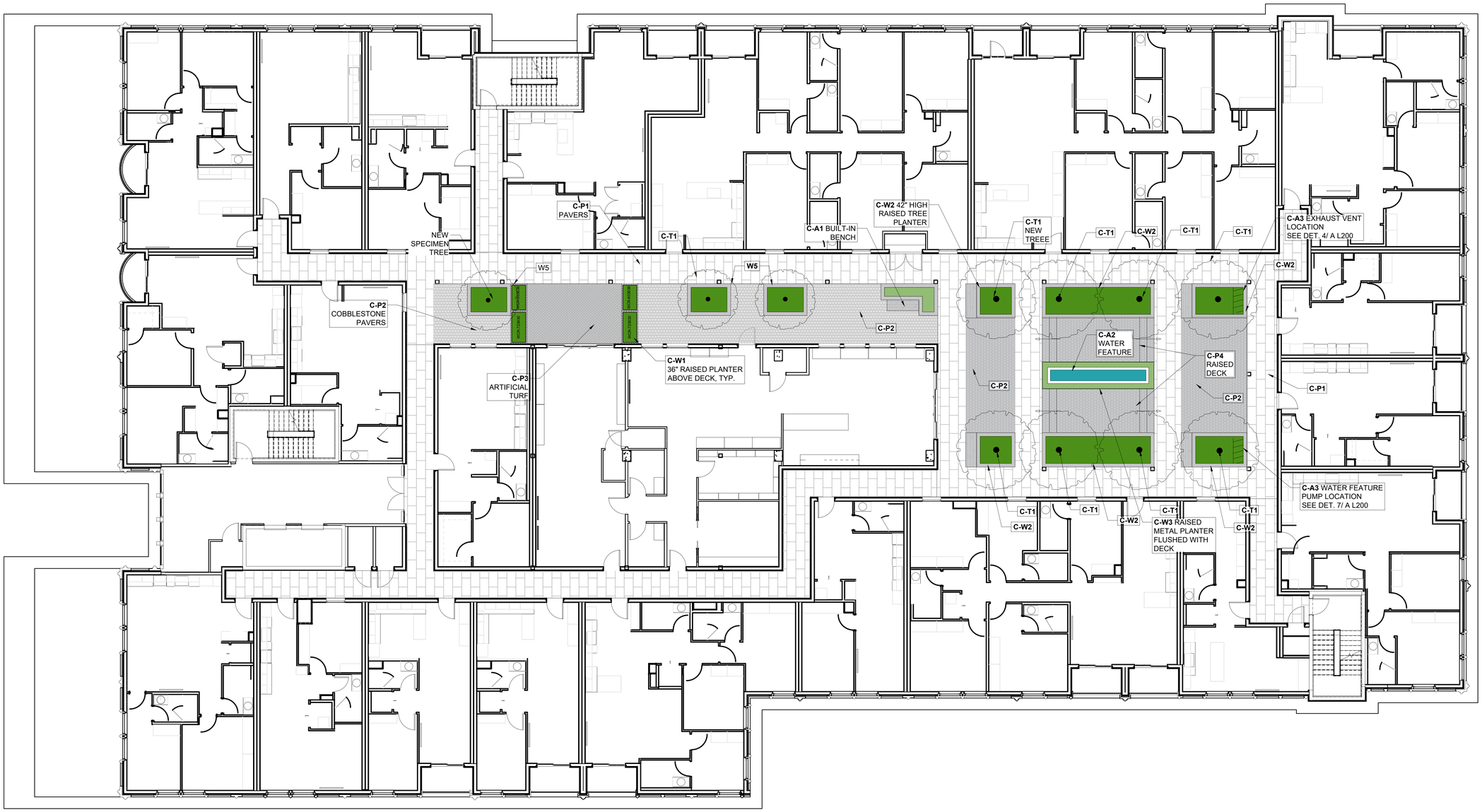
DRAWN BY:	PROJ. COOR.:

PROJECT NUMBER:

ISSUE DATE: DECEMBER 18, 2025

DRAWING NO.

L111



LANDSCAPE CONSTRUCTION SCHEDULE 2ND FLOOR COURTYARD

SYMBOL	CALLOUT	ITEM	MANUFACTURER	FINISH	COMMENTS	DETAIL
	PA	PLANTING AREA				SEE L500-L570
	C-T1	NEW TREE				
	C-P1	2ND FLOOR PAVERS				SEE DET. 1/L240
	C-P2	2ND FLOOR COBBLESTONE				
	C-P3	ARTIFICIAL TURF			OUTDOOR GYM RATED	
	C-P4	RAISED DECK, COBBLE FINISH				SEE DET. 2/L240
	C-W1	WCR723630 PLANTER 72"LONGX30"DEEPX36" HIGH	TOURNESOL	TBD		
	C-W2	42" RAISED TREE PLANTER		STUCCO FINISH		SEE DET. 1/L241
	C-W3	18" RAISED METAL PLANTER			FLUSHED WITH RAISED DECK	SEE DET.4/L241
	C-A1	BUILT IN BENCH				SEE DET. 3/L242
	C-A2	WATER FEATURE				SEE DET. 2/L240
	C-A3	MODIFIED PLANTER WITH VENT SPACE				

0 8 16 24 32 feet

1/8" = 1'-0"

N

gda

Goff D'Antonio Associates

Architecture
Interiors
Planning

34 Radcliffe Street
Charleston, SC 29403

843.577.2163
www.goffdantonio.com

31 GEORGE ST

30-33 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

REV.	DESCRIPTION	DATE

75% CONSTRUCTION DOCUMENTS

ENVIRONMENTALDESIGNSTUDIO
201 WESTMORELAND AVE SUITE 126,
LOS ANGELES, CA 90004
www.350studioLA.com

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1661
CRAIG R. BIESECKER

SHEET TITLE

LANDSCAPE CONSTRUCTION 2ND FLOOR

DRAWN BY: | PROJ. COOR.:

PROJECT NUMBER:

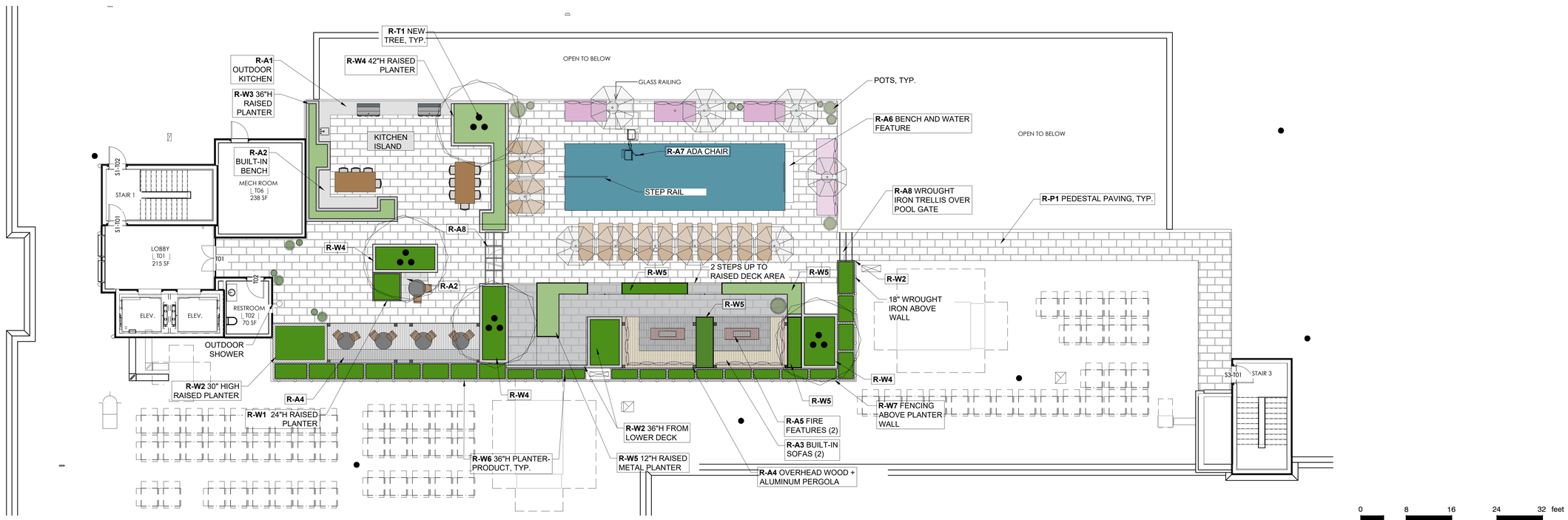
ISSUE DATE: DECEMBER 18, 2025

DRAWING NO.

L120

LANDSCAPE CONSTRUCTION SCHEDULE ROOF

SYMBOL	CALLOUT	ITEM	MANUFACTURER	FINISH	COMMENTS	DETAIL
	PA	PLANTING AREA				SEE L500-L570
	R-T1	NEW TREE				
	R-P1	ROOF PAVER				SEE DETAIL 3/L241
	R-W1	24" RAISED PLANTER				SEE DETAIL 2/L241
	R-W2	30" RAISED PLANTER				SEE DETAIL 2/L241
	R-W3	36" RAISED PLANTER				SEE DETAIL 2/L241
	R-W4	42" RAISED PLANTER		STUCCO FINISH		SEE DETAIL 2/L241
	R-W5	12" RAISED METAL PLANTER ABOVE F.S.				SEE DETAIL 4/L241
	R-W6	36" RAISED PLANTERS- PRODUCT				
	R-W7	FENCING 36" ABOVE PLANTER WALL SOUTH. WROUGHT IRON OR TUBE STEEL				
	R-A1	BUILT-IN BBQ WOOD FRAMED. DEKTON COUNTER TOP. SINK. FAUCET, AND BBQ	ELKAY	STAINLESS STEEL SINGLE BOWL SINK.	'DAYTON' ADA DROP IN STAINLESS STEEL SINGLE BOWL SINK. D11516	
			BBQ GUYS	FAUCET AND SINK	SIGNATURE SERIES SINGLE HANDLE PULL-DOWN GOOSENECK HOT/COLD FAUCET. BRUSHED NICKEL. BBQ-N88421N1BN	
			BULL OUTLAW	BUILT-IN NATURAL GAS GRILL	30" 4 BURNER BUILT-IN NATURAL GAS GRILL 26039	
			LYNX	ADA ACCESIBLE	ADA ACCESSILBE HANDLE KIT	
	R-A2	BUILT IN BENCH				SEE DETAIL 3/L242
	R-A3	BUILT IN SEATING				SEE DETAIL 7/L241
	R-A4	PERGOLA STRUCTURE	THE LUXURY PERGOLA			SEE DETAIL 6/L241
	R-A5	FIRE FEATURE				
	R-A6	BUILT-IN BENCH/WATER SPILLWAY FOR POOL				SEE DETAIL 1/L242
	R-A7	ADA POOL ENTRY CHAIR				
	R-A8	WROUGHT IRON TRELLIS				SEE DETAIL 4/L242
		FURNITURE BY OWNER				
		POTS OF VARIOUS SIZES				



0 8 16 24 32 feet

1/8" = 1'-0"

N

gda

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REV.	DESCRIPTION	DATE

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STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1661
CRAIG R. BIELECKER

SHEET TITLE

LANDSCAPE CONSTRUCTION PLAN ROOF

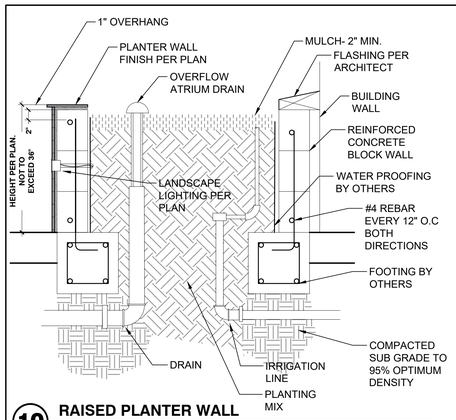
DRAWN BY:	PROJ. COOR.:

PROJECT NUMBER:

ISSUE DATE: DECEMBER 18, 2025

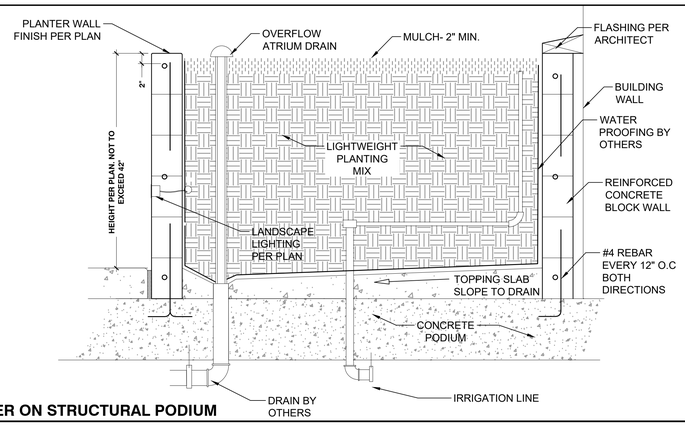
DRAWING NO.

L170



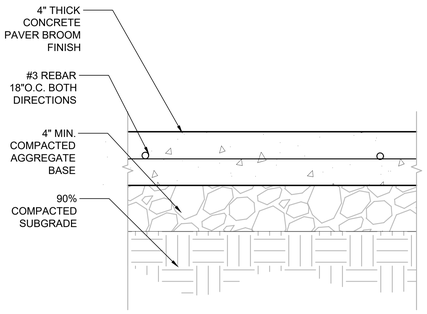
10 RAISED PLANTER WALL

1" = 1'-0" E-CH1-30



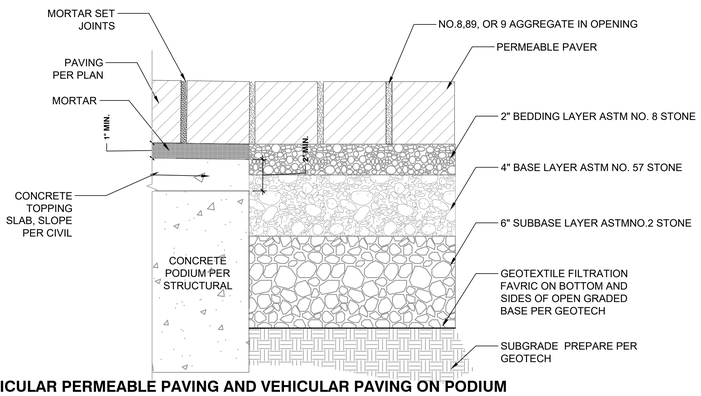
6 RAISED PLANTER ON STRUCTURAL PODIUM

1" = 1'-0" E-CH1-29



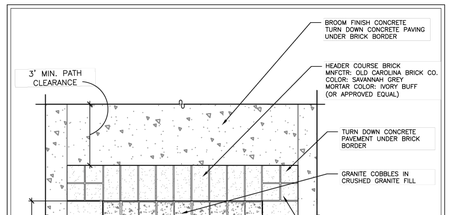
11 P.I.P. PEDESTRIAN CONCRETE

3" = 1'-0" E-CH1-25



7 VEHICULAR PERMEABLE PAVING AND VEHICULAR PAVING ON PODIUM

3" = 1'-0" E-CH1-28



NOTES
1. LOCATIONS AND SIZES OF TREE WELLS SHALL BE DETERMINED BY THE CITY OF CHARLESTON DEPARTMENT OF PARKS. SIZES AND LOCATIONS ARE DEPENDENT UPON SPECIES OF TREE, THE INTRUSION OF OVERHEAD WIRES, THE LOCATION OF UTILITIES, THE WIDTH OF SIDEWALK, THE LAYOUT OF ADJACENT ARCHITECTURAL ELEMENTS, SIGHT LINES, AND A VARIETY OF OTHER FACTORS.
2. BRICK SHALL BE OLD CAROLINA BRICK, BRICK COLOR SHALL BE SAVANNAH GRAY.
3. MORTAR COLOR SHALL BE IVORY BUFF
4. CONTRACTOR TO REMOVE, AT BACK OF CURB, CONCRETE GRANITE FOOTING AT NEW TREE WELL LOCATIONS.
5. COBBLESTONES SHALL BE 4"X4"X4" TUMBLED SMOOTH GRANITE, BUTTED EDGE TO EDGE ON 1" BED OF GRANITE SCREENINGS, TOPPED WITH ADDITIONAL GRANITE SCREENINGS TO FILL VOIDS AND COMPACTED.

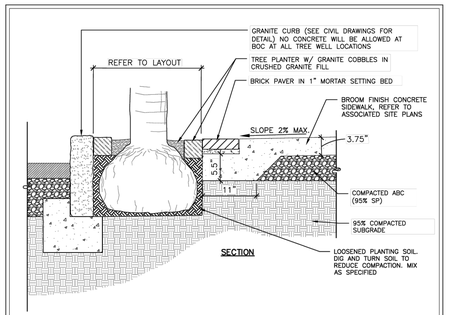
URBAN COBBLESTONE TREE WELL DETAIL

NO.	REVISED	BY

City of Charleston Department of Parks, 823 Meeting Street, Charleston, SC 29403

APPROVED DIRECTOR DATE:

DRAWN BY: RHP CHECKED : FCD DETAIL NO.: 1 PAGE No.: 1 OF 1



NOTES
1. 36" MINIMUM PAVED SIDEWALK AREA WILL BE REQUIRED AT ALL TREE WELLS.
2. CONTRACTOR TO COORDINATE PROPOSED TREE LOCATIONS W/ INSTALLATION OF CURBING SO NO JOINT INTERSECTS WITH TREE WELL.
3. TREE WELL SHALL RECEIVE PREMIUM SHREDDED BROWN PINE MULCH AT A DEPTH OF 3" MIN.
4. CROSS SLOPES SHALL NOT EXCEED 2% SLOPE ON ALL SIDEWALKS WITHIN R.O.W.
5. FULLY REMOVE ALL TREATED OR PLASTIC—COATED BURLAP, STRAPPING, WIRE OR NYLON TWINE FROM ROOT BALL AND CANOPY. FOLDING OF WIRE BASKET UNDER SOIL WILL NOT BE ACCEPTED.
6. SOAK PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.
7. INSTALL TOP OF PLANT BALL 1" BELOW FINISH GRADE.
8. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.
9. NO BACKFILL ALLOWED ON TOP OF ROOT BALL.
10. STAKING IS NOT REQUIRED FOR PALMS BUT ENCOURAGED.
11. CONTRACTOR SHALL REMOVE ALL STAKES, GUYING ETC. AT END OF WARRANTY PERIOD.
12. SEE SPECIFICATIONS FOR OTHER REQUIREMENTS.
13. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
14. RE-SEED UNMULCHED, DISTURBED AREAS.
15. MULCH LAYER SHALL BE MAINTAINED DURING ENTIRE WARRANTY PERIOD AND REPLACED UPON NOTIFICATION BY THE DEPARTMENT OF PARKS.

URBAN PALM TREE WELL DETAIL

NO.	REVISED	BY

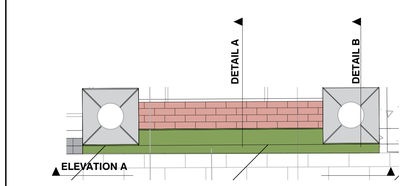
City of Charleston Department of Parks, 823 Meeting Street, Charleston, SC 29403

APPROVED DIRECTOR DATE:

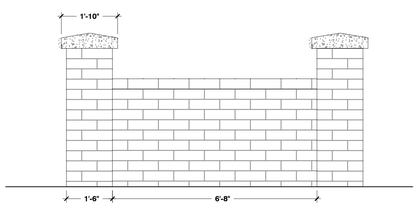
DRAWN BY: RHP CHECKED : FCD DETAIL NO.: 1 PAGE No.: 1 OF 1

1 URBAN COBBLESTONE + URBAN PALM TREE WELL- CITY OF CHARLESTON

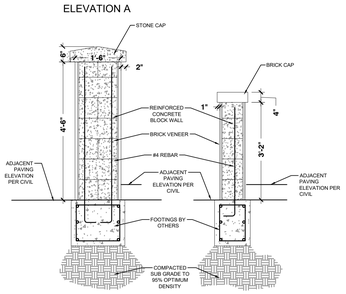
NTS E-CH1-01



PLAN VIEW



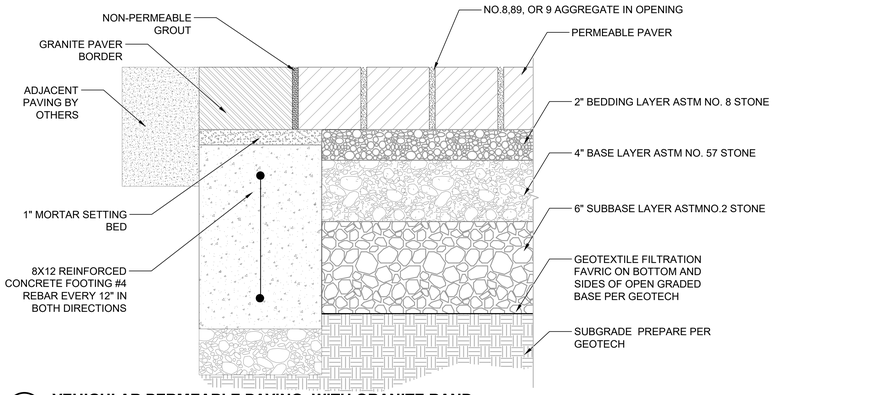
ELEVATION A



DETAIL A DETAIL B

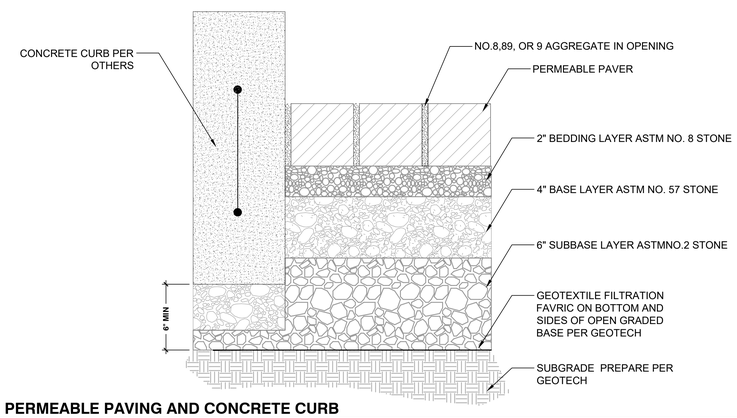
12 VALET ZONE WALL

1/2" = 1'-0" E-CH1-31



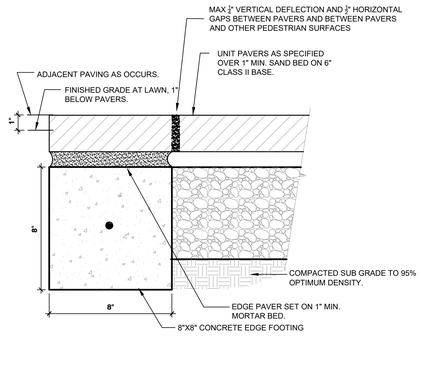
8 VEHICULAR PERMEABLE PAVING WITH GRANITE BAND

3" = 1'-0" E-CH1-26



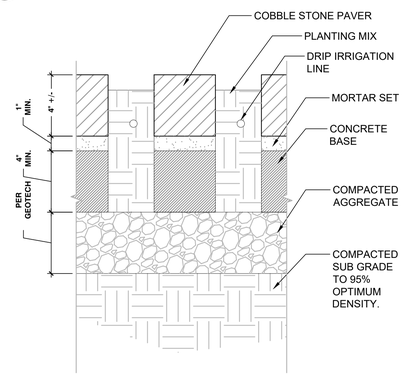
9 PERMEABLE PAVING AND CONCRETE CURB

3" = 1'-0" E-CH1-27



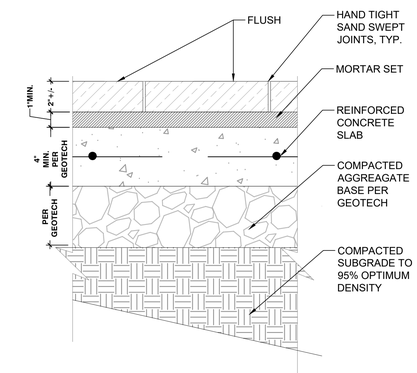
4 SAND SET PEDESTRIAN PAVERS & EDGE CONDITION

3" = 1'-0" E-CH1-02



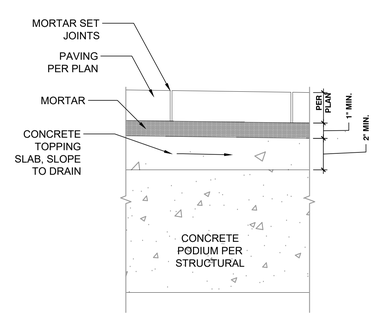
5 COBBLE STONE IN LANDSCAPE

3" = 1'-0" E-CH1-24



2 PEDESTRIAN PAVING ON CONCRETE SLAB

3" = 1'-0" E-CH1-22



3 PEDESTRIAN PAVING ON PODIUM

3" = 1'-0" E-CH1-23

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Architecture
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Planning

34 Radcliffe Street
Charleston, SC 29403

843.577.2163
www.goffdantonio.com

31 GEORGE ST

30-33 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

REV.	DESCRIPTION	DATE

75% CONSTRUCTION DOCUMENTS

ENVIRONMENTALDESIGNSTUDIO
201 WESTMORELAND A-VE SUITE 126,
LOS ANGELES, CA 90004
www.EDSstudioLA.com

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1661 CRAIG R. BIESECKER

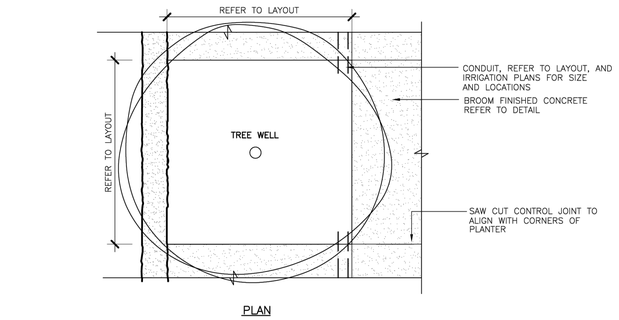
SHEET TITLE
LANDSCAPE CONSTRUCTION DETAILS

DRAWN BY: PROJ. COOR.:

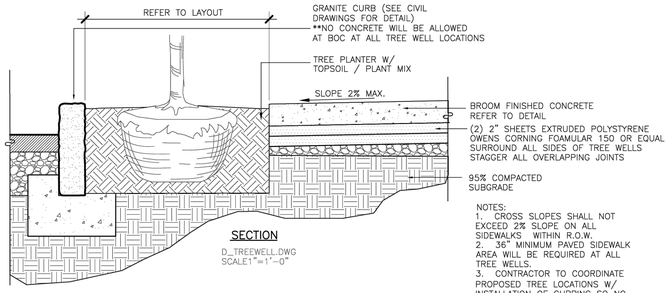
PROJECT NUMBER:

ISSUE DATE: DECEMBER 18, 2025

DRAWING NO.
L200



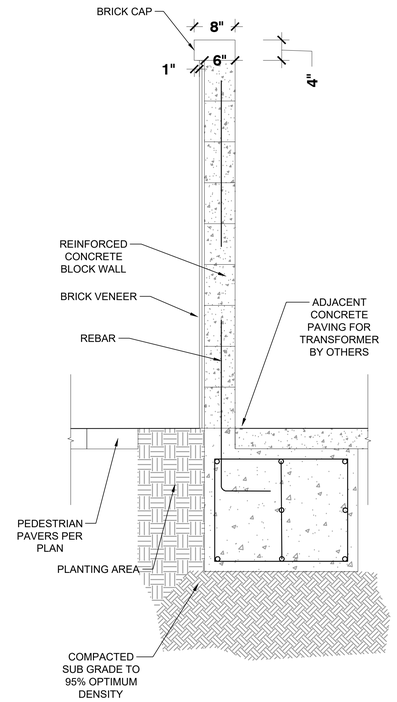
PLAN



SECTION

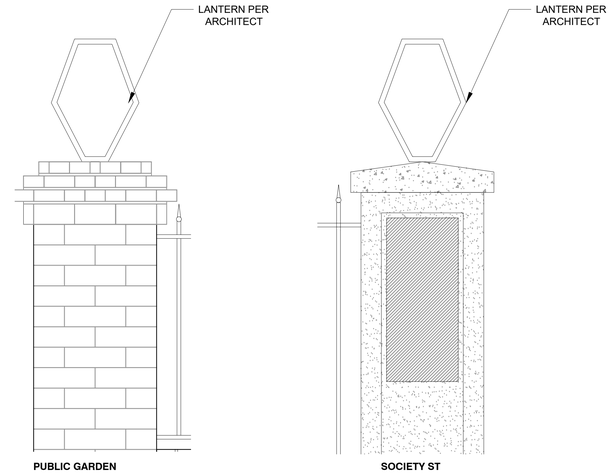
D_TREEWELL.DWG
SCALE1"=1'-0"

NOTES:
1. CROSS SLOPES SHALL NOT EXCEED 2% SLOPE ON ALL SIDEWALKS WITHIN R.O.W.
2. 36" MINIMUM PAVED SIDEWALK AREA WILL BE REQUIRED AT ALL TREE WELLS.
3. CONTRACTOR TO COORDINATE PROPOSED TREE LOCATIONS W/ INSTALLATION OF CURBING SO NO JOINT INTERSECTS WITH TREE WELL.



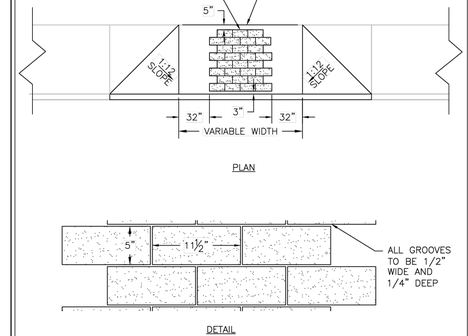
3 TRANSFORMER WALL

SCALE: 1"=1'-0"



1 LANTERN ON COLUMNS

SCALE: 3/4" = 1'



PLAN

DETAIL

NOTE: ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION WHERE APPLICABLE.

HORSETRACK DRIVEWAY

NO.	REVISED	BY

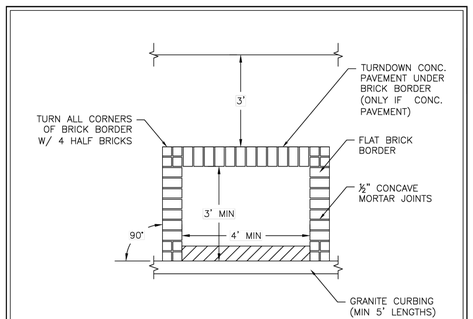
City of Charleston
Department of Public Service
Engineering Division
2 George Street, Charleston, SC 29401-3506

APPROVED
DIRECTOR/CITY ENGINEER
DATE:

DRAWN BY: BH
CHECKED : EC
DETAIL NO.: 720.20
PAGE No.: 1 OF 1

2 CITY OF CHARLESTON CARRIAGE STAMP

SCALE: NA



NOTE:
1. LOCATIONS AND SIZES OF TREE WELLS SHALL BE DETERMINED BY THE CITY PARKS DEPARTMENT. SIZES AND LOCATIONS ARE DEPENDENT UPON THE SPECIES OF TREE, THE INTRUSION OF OVERHEAD WIRES, THE LOCATION OF UTILITIES, THE WIDTH OF THE SIDEWALKS, THE LAYOUT OF ADJACENT ARCHITECTURAL ELEMENTS, SIGHT LINES, AND A VARIETY OF OTHER FACTORS.
2. BRICK SHALL BE OLD CAROLINA BRICK IN COLOR SAVANNAH GRAY.
3. MORTAR COLOR SHALL BE IVORY BLUFF.
4. CONTRACTOR TO REMOVE, AT BACK OF CURB, CONCRETE GRANITE FOOTING AT NEW TREE WELL LOCATIONS.

NOTE: ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION WHERE APPLICABLE.

HISTORIC DISTRICT TREE WELL

NO.	REVISED	BY

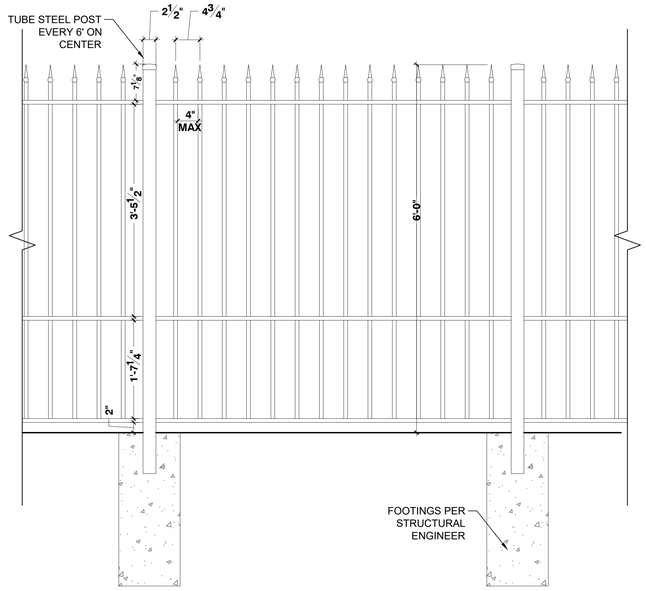
City of Charleston
Department of Public Service
Engineering Division
2 George Street, Charleston, SC 29401-3506

APPROVED
DIRECTOR/CITY ENGINEER
DATE:

DRAWN BY: BH
CHECKED : EC
DETAIL NO.: 718.5
PAGE No.: 1 OF 1

5 HISTORIC TREE WELL DETAIL- CITY OF CHARLESTON

SCALE: 1"=1'-0"



NOTE:
CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

4 PROPERTY LINE FENCE

SCALE: 1"= 1'-0"

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REV.	DESCRIPTION	DATE

75% CONSTRUCTION DOCUMENTS

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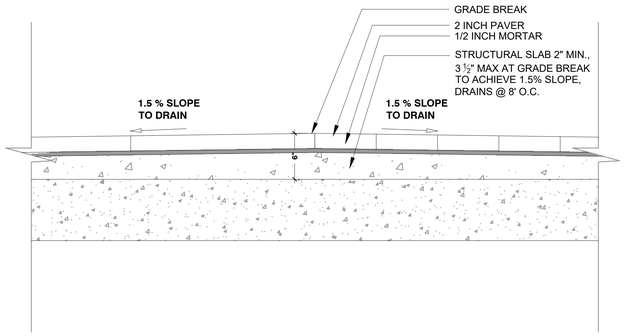
LOS ANGELES, CA 90004
www.EDSstudioLA.com

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1661
CRAIG R. BIESECKER

SHEET TITLE
LANDSCAPE CONSTRUCTION DETAILS

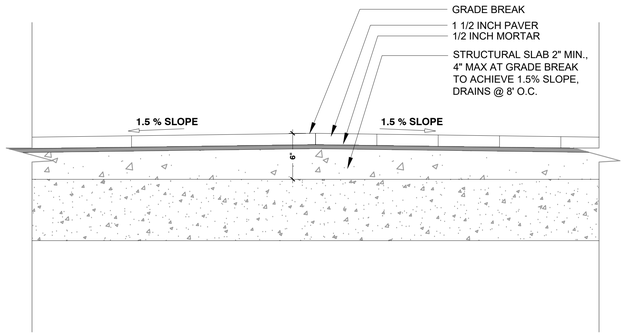
DRAWN BY:
PROJ. COOR.:
PROJECT NUMBER:
ISSUE DATE: DECEMBER 18, 2025
DRAWING NO.

L230



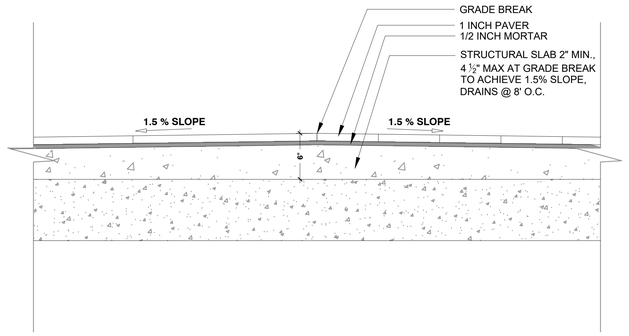
2" PAVER ON CONCRETE SLAB

SCALE: 1 1/2" = 1'



1 1/2" PAVER ON CONCRETE SLAB

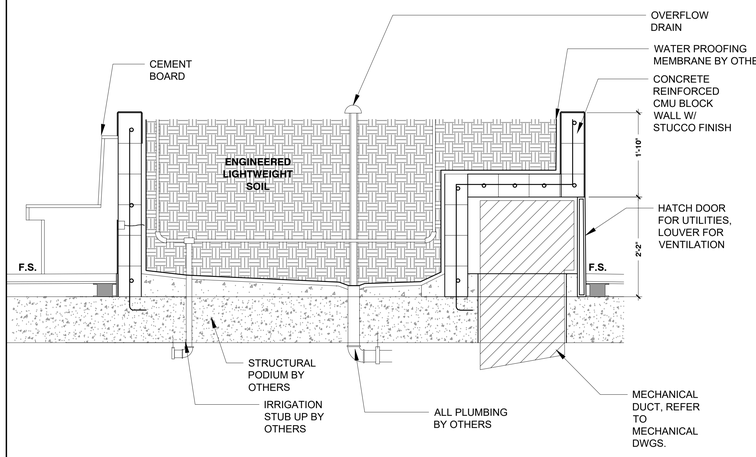
SCALE: 1 1/2" = 1'



1" PAVER ON CONCRETE SLAB

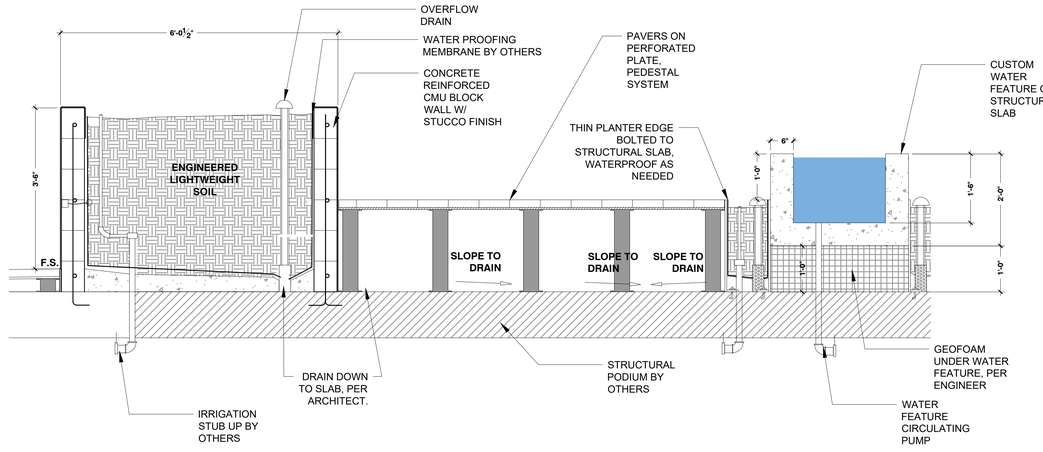
SCALE: 1 1/2" = 1'

1



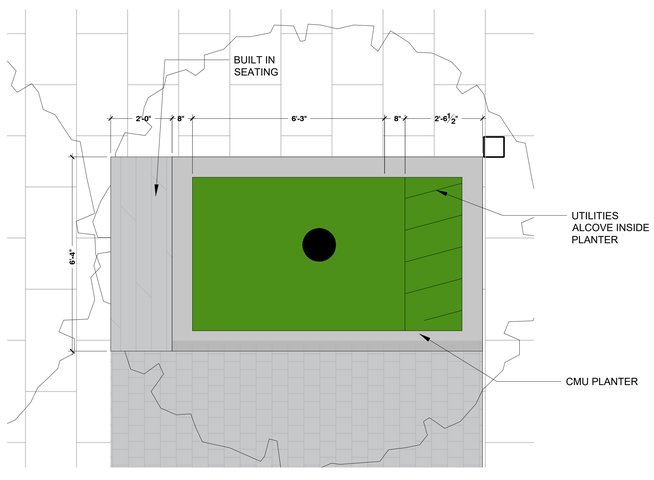
2ND FLOOR PLANTER WITH HATCH DOOR FOR UTILITIES- SECTION

SCALE: 3/4" = 1'



2ND FLOOR COURTYARD RAISED DECK - PEDESTAL SYSTEM

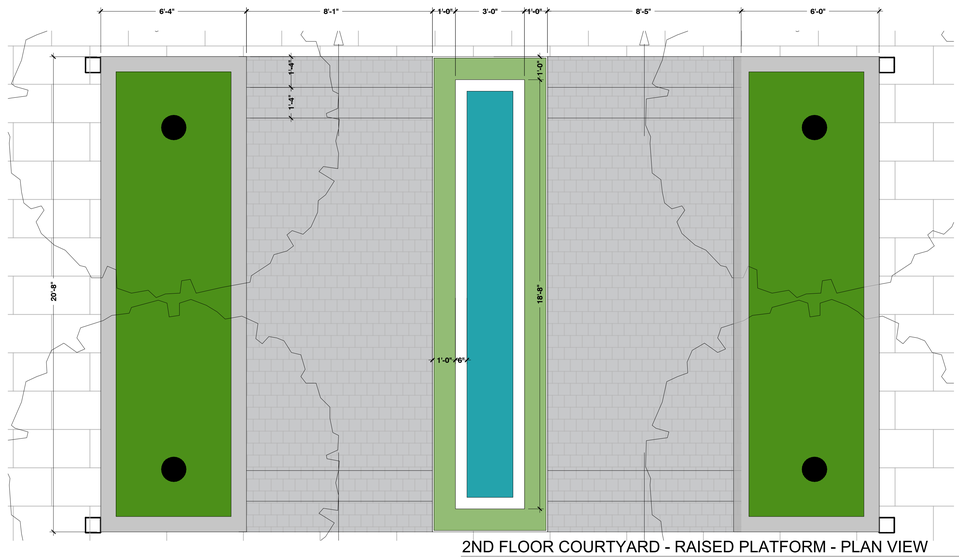
SCALE: 3/4" = 1'



2ND FLOOR PLANTER WITH HATCH DOOR FOR UTILITIES- PLAN VIEW

SCALE: 1/2" = 1'

3



2ND FLOOR COURTYARD - RAISED PLATFORM - PLAN VIEW

SCALE: 3/4" = 1'

2

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REV.	DESCRIPTION	DATE

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REGISTERED LANDSCAPE ARCHITECT
No. 1661
CRAIG R. BIESECKER

SHEET TITLE

LANDSCAPE
CONSTRUCTION
DETAILS

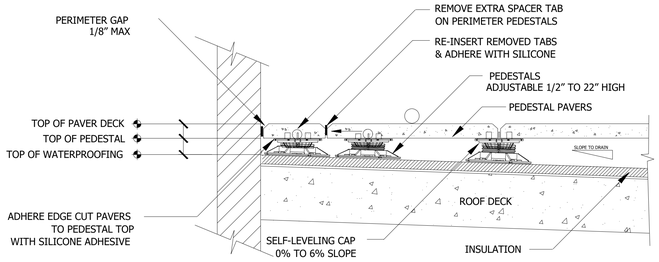
DRAWN BY: | PROJ. COOR.:

PROJECT NUMBER:

ISSUE DATE: DECEMBER 18, 2025

DRAWING NO.

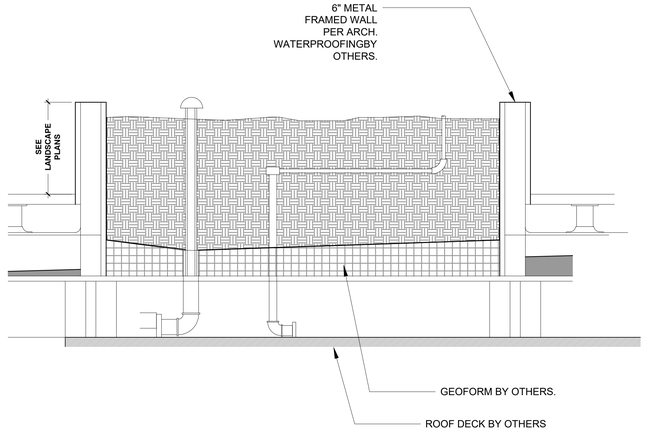
L240



GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
1. INSTALLATION MUST BE COMPLETED IN ACCORDANCE WITH PAVERS PRODUCT SPECIFICATIONS.
2. DRAWING NOT TO SCALE.
3. USE OF BUFFER PADS IS MANDATORY.
4. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT

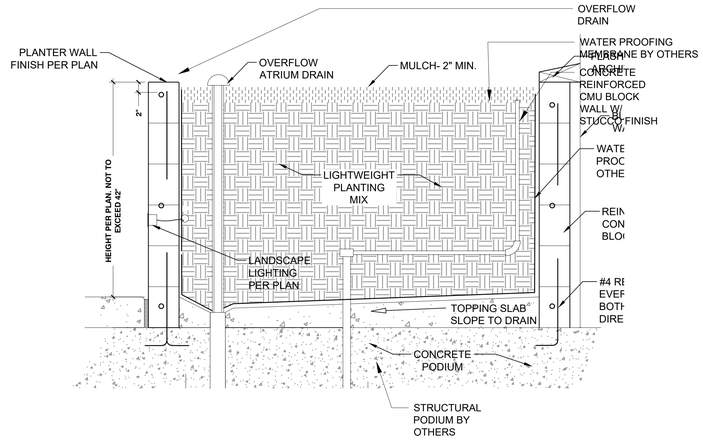
PEDESTAL SYSTEM
SCALE: NTS

3



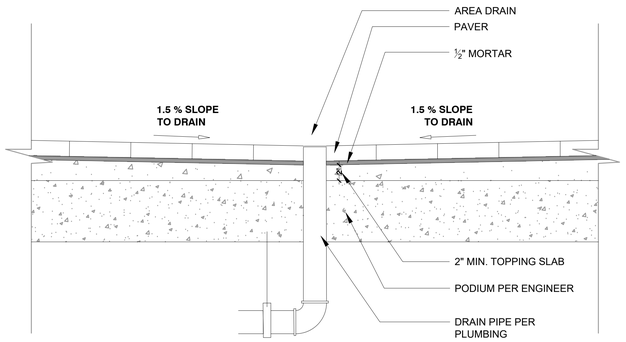
ROOF DECK PLANTER ON TOPPING SLAB
SCALE: 1 1/2" = 1'

2



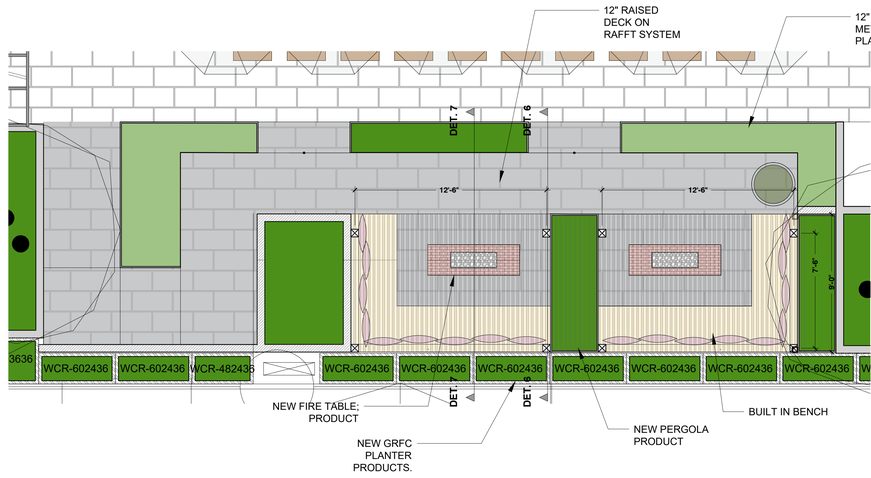
CMU PLANTER
SCALE: 1 1/2" = 1'

1



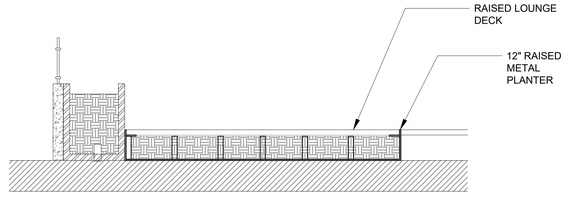
2" PAVERS ON TOPPING SLAB
SCALE: 3/4" = 1'

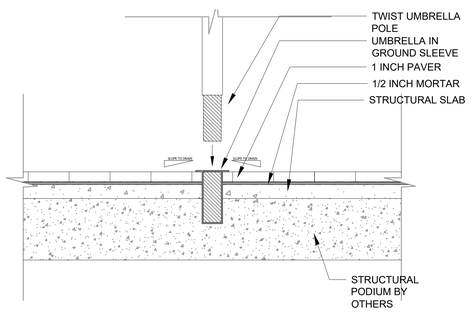
5



ROOF FLOOR COURTYARD RAISED DECK - RAFFT SYSTEM
SCALE: 3/4" = 1'

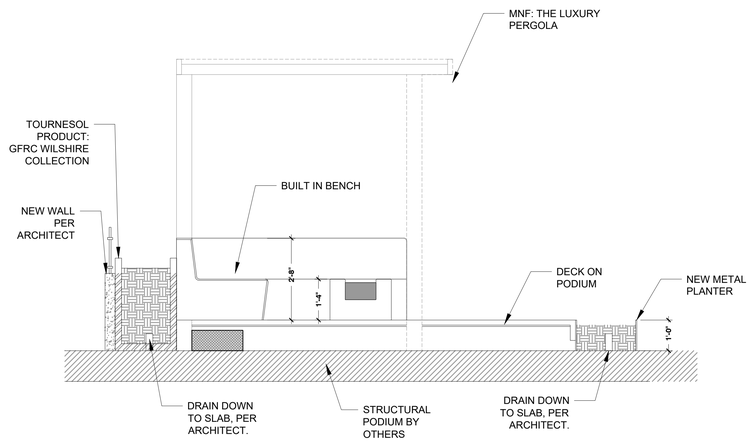
4





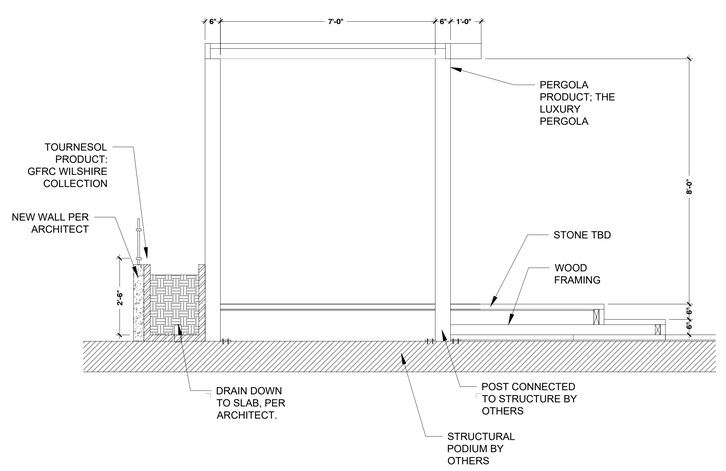
UMBRELLA SLEEVE
SCALE: 3/4" = 1'

8



ROOF RAISED LOUNGE DECK
SCALE: 3/4" = 1'

7



PERGOLA STRUCTURE - MNF: THE LUXURY PERGOLA
SCALE: 3/4" = 1'

6

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No. 1661
CRAIG R. BIESECKER

SHEET TITLE
LANDSCAPE
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DETAILS

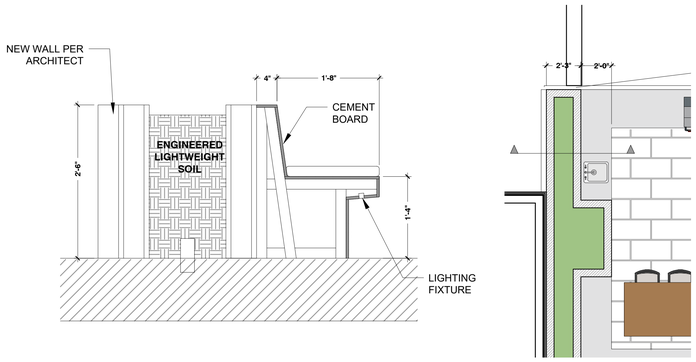
DRAWN BY:	PROJ. COOR.:

PROJECT NUMBER:

ISSUE DATE: DECEMBER 18, 2025

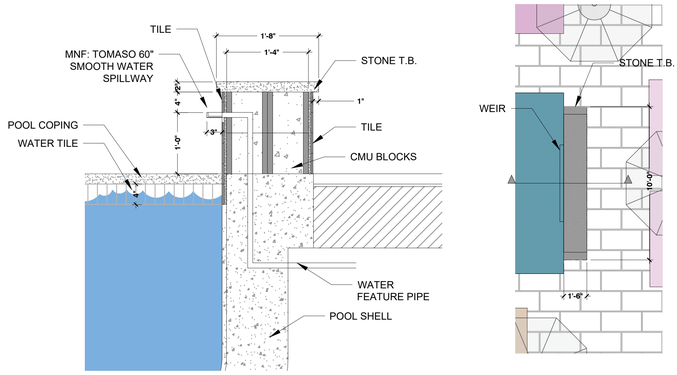
DRAWING NO.

L241



BUILT IN BENCH
SCALE: NTS

3

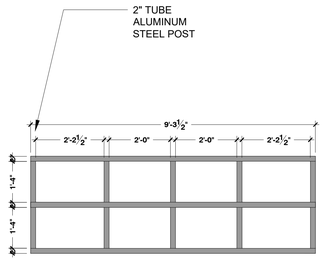


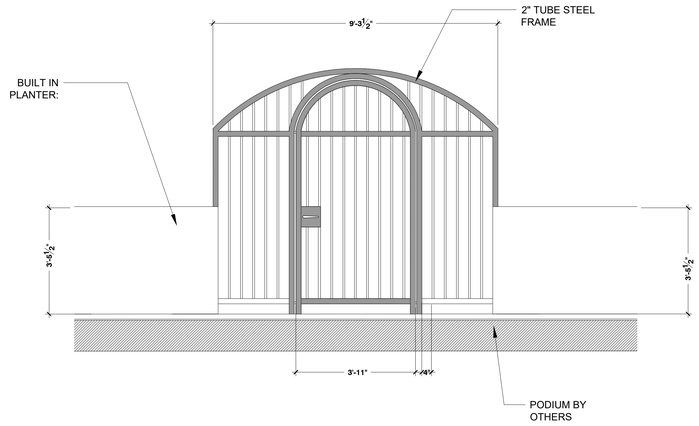
WEIR WALL / SEAT BENCH
SCALE: 1" = 1"

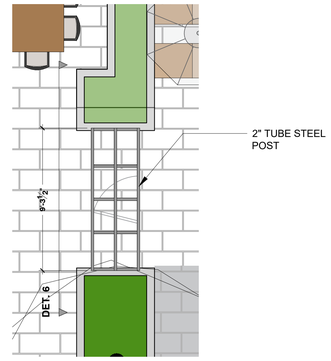
2

NOT USED
SCALE: 1/2" = 1"

1







NOT USED
SCALE: 3/4" = 1'

5

ROOF FLOOR COURTYARD RAISED DECK - RAFFT SYSTEM
SCALE: 3/4" = 1'

4

NOT USED
SCALE: 1" = 1'

8

NOT USED
SCALE: 1" = 1'

7

NOT USED
SCALE: 1" = 1'

6

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No. 1661
CRAIG R. BIESECKER

SHEET TITLE
LANDSCAPE CONSTRUCTION DETAILS

DRAWN BY:
PROJ. COOR.:
PROJECT NUMBER:
ISSUE DATE: DECEMBER 18, 2025
DRAWING NO.

L242

PLANT SCHEDULE GEORGE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
SHRUBS					
	24	Ilex glabra 'Compacta' BALL TOPIARY Compact Inkberry	15 gal.	30" o.c.	
	25	Ilex glabra 'Shamrock' Shamrock Inkberry Holly	15 gal.	24" o.c.	
	33	Ilex glabra SMNIGAB17 GEMBOX INKBERRY HOLLY	5 gal.	18" o.c.	
	6	Ilex x 'RutHol 1' Emerald Colonnade® Holly	15 gal.	36" o.c.	
	10	Mahonia x 'Soft Caress' Soft Caress Mahonia	5 gal.	24" o.c.	
	45	Plectranthus coleoides 'Variegata' Variegated Swedish Ivy	4"	6" o.c.	
GROUND COVERS					
	157	Carex pensylvanica Pennsylvania Sedge	1 gal.	18" o.c.	
	105	Dryopteris erythrosora Autumn Fern	1 gal.	20" o.c.	
	953	Ophiopogon japonicus 'Nanus' Dwarf Mondo Grass	4"	6" o.c.	

GEORGE- STREET TREES

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	3	Lagerstroemia indica 'Alba' Standard form White Crape Myrtle	2.5" Cal.	minimum branch clearance height of 6'

ALL REQUIRED STREET TREE PLANTING LOCATIONS SHALL BE FLAGGED IN THE FILED FOR REVIEW BY DEPT. OF PARKS STAFF AND APPROVED PRIOR TO INSTALL. TREES INSTALLED WITHOUT LOCATION APPROVAL ARE SUBJECT TO RELOCATOIN AT CONTRACTOR/DEVELOPER EXPENSE AND MAY DELAY RELEASE OF BONDING INSTRUMENTS. PLEASE CONTACT 843.724.7322 TO SCHEDULE A STREET TREE FIELD STAKING REVIEW.

DEPARMTNE OF PARK CONTACT INFORMATION

RODNEY H. PORTER (PRIMARY)
SR. LANDSCAPE ARCHITECT
CITY OF CHARLESTON - DEPARTMENT OF PARKS
823 MEETING STREET
CHARLESTON, SC 29403
PORTERR@CHARLESTON-SC.GOV
843.724.7322

F. CLARK DECIANTIS (SECONDARY)
DEPUTY DIRECTOR
CITY OF CHARLESTON - DEPARTMENT OF PARKS
823 MEETING STREET
CHARLESTON, SC 29403
DECIANTISF@CHARLESTON-SC.GOV
843.724.7148

SEE TRC PACKAGE FOR FULL 1ST FLOOR LANDSCAPE DETAILS

CITY OF CHARLESTON STREET TREE MANUAL NOTES

1. CONTRACTOR SHALL WARRANTY STREET TREES FOR THE FOLLOWING TIME PERIODS
   TREES 2"-3.5" CALIPER REQUIRE A 1 YEAR WARRANTY
   TREES 4"-6" CALIPER REQUIRE A 2 YEAR WARRANTY
   TREES 6" PLUS CALIPER REQUIRE A 3 YEAR WARRANTY
   PAMETTOS REQUIRE A 2 YEAR WARRANTY
2. CITY OF CHARLESTON RECOMMENDED WATERING SCHEDULE
   LESS THAN 2" CALIPER
   2-3 GALLONS PER INCH OF CALIPER EVERY DAY FOR 1-2 WEEKS
   2-3 GALLONS PER INCH OF CALIPER EVERY OTHER DAY FOR 1-2 MONTHS
   2-3 GALLONS PER INCH OF CALIPER WEEKLY FOR TWO MONTHS
   ADDITIONAL WATERING AS NEEDED THROUGHOUT THE FIRST YEAR

   2"-4" CALIPER
   2-3 GALLONS PER INCH OF CALIPER EVERY DAY FOR 1 MONTH
   2-3 GALLONS PER INCH OF CALIPER EVERY OTHER DAY FOR 2-3 MONTHS
   2-3 GALLONS PER INCH OF CALIPER WEEKLY FOR TWO MONTHS
   ADDITIONAL WATERING AS NEEDED THROUGHOUT THE FIRST YEAR

   4" + CALIPER
   2-3 GALLONS PER INCH OF CALIPER EVERY DAY FOR 6 WEEKS
   2-3 GALLONS PER INCH OF CALIPER EVERY OTHER DAY FOR 5 MONTHS
   2-3 GALLONS PER INCH OF CALIPER WEEKLY UNTIL ESTABLISHED
   ADDITIONAL WATERING AS NEEDED THROUGHOUT THE FIRST YEAR

   PALMETTOS
   WATERING IS BASED ON THE AVERAGE DAILY TEMPERATURES AND SOIL TYPE AT THE LOCATION. WATER TREES BY FLOODING SAUCER AND ALLOWING WATER TO PERK IN AND THEN FLOOD AGAIN, OR PUT A HOSE ON SLOW DRIP AND SATURATE SOIL COMPLETELY.

   TEMPERATURE
   0-55 DEGREES = NO WATERING NEEDED
   55-70 DEGREES = WATER ONE TIME PER WEEK
   70-85 DEGREES = WATER TWO TIMES PER WEEK
   85 DEGREES OR MORE = FOUR TIMES PER WEEK
3. ALL TREES PLANTED IN THE RIGHT-OF-WAY SHALL MEET **ANLA** NURSERY STOCK STANDARDS, AND SPECIES SELECTION MUST BE APPROVED BY THE DPEARTMENT OF PARKS. THE CITY OF CHARLESTON DEPARTMENT OF PARKS RESERVES THE RIGHT TO REJECT ANY STREET TREE DEEMED TO BE UNACCEPTABLE.
4. TREES PLANTED IN THE RIGHT-OF-WAY MUST BE CONTAINER GROWN OR FROM AN APPROVED B&B SOURCE. (CONTACT THE CITY ARBORIST AT 843-724-7416 FOR APPROVAL.)
5. ALL REQUIRED STREET TREE PLANTING LOCATIONS SHALL BE FLAGGED IN THE FIELD FOR REVIEW BY DEPARTMENT OF PARKS STAFF AND APPROVED PRIOR TO INSTALL. TREES INSTALLED WITHOUT LOCATION APPROVAL ARE SUBJECT TO RELOCATION AT CONTRACTOR/DEVELOPER EXPENSE AND MAY DELAY RELEASE OF BONDING INSTRUMENTS.
6. TO PROVIDE ROOT AND CANOPY DEVELOPMENT TO SUPPORT HEALTHY, VIGOROUS GROWTH WITH NATURAL RESISTANCE AGAINST DISEASE AND/OR PEST INFESTATION. TREES WITH BROKEN OR INAPPROPRIATELY PRUNED TOPS, INJURED TRUNKS, OR BRANCH DAMAGE THAT CANNOT BE CORRECTED BY MINOR PRUNING ARE NOT SUITABLE AS STREET TREES.
7. SOIL AMENDMENTS SUCH AS COMPOST OR OTHER SOIL CONDITIONERS ARE TYPICALLY INCLUDED AS A STANDARD FOR CONSTRUCTION PROJECTS THAT CONSTRUCT NEW PLANTING STRIPS. SOIL AMENDMENT IS NOT REQUIRED NOR RECOMMENDED FOR STREET TREE INSTALLATIONS IN EXISTING PLANTING STRIPS WITH WELL-DEVELOPED SOIL AND APPROPRIATE SITE AND SOIL PROPERTIES FOR DRAINAGE. SOIL AMENDMENTS IN THE BACKFILL DO NOT REDUCE THE WATERING REQUIREMENTS.
8. STANDARD TREE PLANTING PITS SHOULD BE EXCAVATED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL WITH DIAMETER OF PLANTING HOLE A MINIMUM OF 24 INCHES GREATER THAN THE ROOT BALL DIAMETER. EXCAVATED NATIVE SOIL SHOULD BE PLACED AS BACKFILL FREE OF DEBRIS, WEEDS, SOD AND ROCKS LARGER THAN1 INCH.
9. TREES SHOULD BE HANDLED TO ENSURE PROTECTION AND FULL SUPPORT UNDER THE ROOT BALL, PLACED WITH THE ROOT CROWN TWO INCHES ABOVE ADJACENT CURB AND SIDEWALK SURFACES, AND ORIENTED TO ALIGN STRUCTURAL BRANCHES FOR OPTIMUM COMPATIBILITY WITH BUILDINGS AND ADJACENT STREET/SIDEWALK CLEARANCES. IT IS IMPERATIVE THAT TWINE, BURLAP AND WIRE BASKETS BE REMOVED TO EXPOSE THE TOP 2/3 OF THE ROOT BALL. FULL REMOVAL OF TWINE, BURLAP AND WIRE BASKETS IS PREFERRED. LACK OF THIS REMOVAL/TREATMENT WILL RESULT IN AUTOMATIC REPLACEMENT OF TREE BY DEVELOPER OR CONTRACTOR
10. ALL OTHER CONTAINERS, GROW BAGS AND MATERIALS USED IN THE COMMERCIAL PRODUCTION OF NURSERY STOCK MUST BE REMOVED ENTIRELY FROM THE ROOT BALL. ROOTS SHOULD BE PRUNED, LOOSENED AND/OR STRAIGHTENED TO ENSURE PROPER GROWTH AND ESTABLISHMENT.
11. 2"-3" PREMIUM DYED BROWN SHREDDED PINE BARK MULCH (CITY OF CHARLESTON PARKS DEPARTMENT STANDARD) SHOULD BE PLACED ON TOP OF ROOT BALL. MULCH SHALL NOT COVER THE ROOT FLARE AND KEEP 6" AWAY FROM THE BASE OF ANY/ALL TREE TRUNKS. THE FINAL PRODUCT SHOULD BE A UNIFORM COVERAGE AND THICKNESS. ANY MULCH "VOLCANOES" OR EXCESSIVELY PLACED MULCH WILL NOT BE ACCEPTED. THE MINIMUM DIAMETER OF ANY MULCH RING SHALL BE 4' IF POSSIBLE. NOTE: PROPER INSTALLATION AND ONGOING MANAGEMENT OF MULCH TOP DRESSING IS NECESSARY TO RETAIN SOIL MOISTURE AND PROTECT TREES FROM DAMAGE BY LAWN MAINTENANCE EQUIPMENT.
12. CORRECTLY PLANTED TREES DO NOT REQUIRE STAKING. IF STAKING IS DEEMED TO BE NECESSARY, THE STAKING SHALL ONLY REMAIN FOR ONE YEAR FOLLOWING INSTALLATION. ALL STAKES MUST BE REMOVED BY THE DEVELOPER AFTER ONE YEAR. SEE PLANTING DETAIL SHEETS FOR STAKING DETAILS.
13. UPON APPROVAL OF PLANTED TREES DEVELOPER/CONTRACTOR SHALL MAINTAIN THE TREES AND ENTER INTO A BOND AGREEMENT WITH THE CITY OF CHARLESTON.

0 8 16 24 32 feet
1/8" = 1'-0"

N

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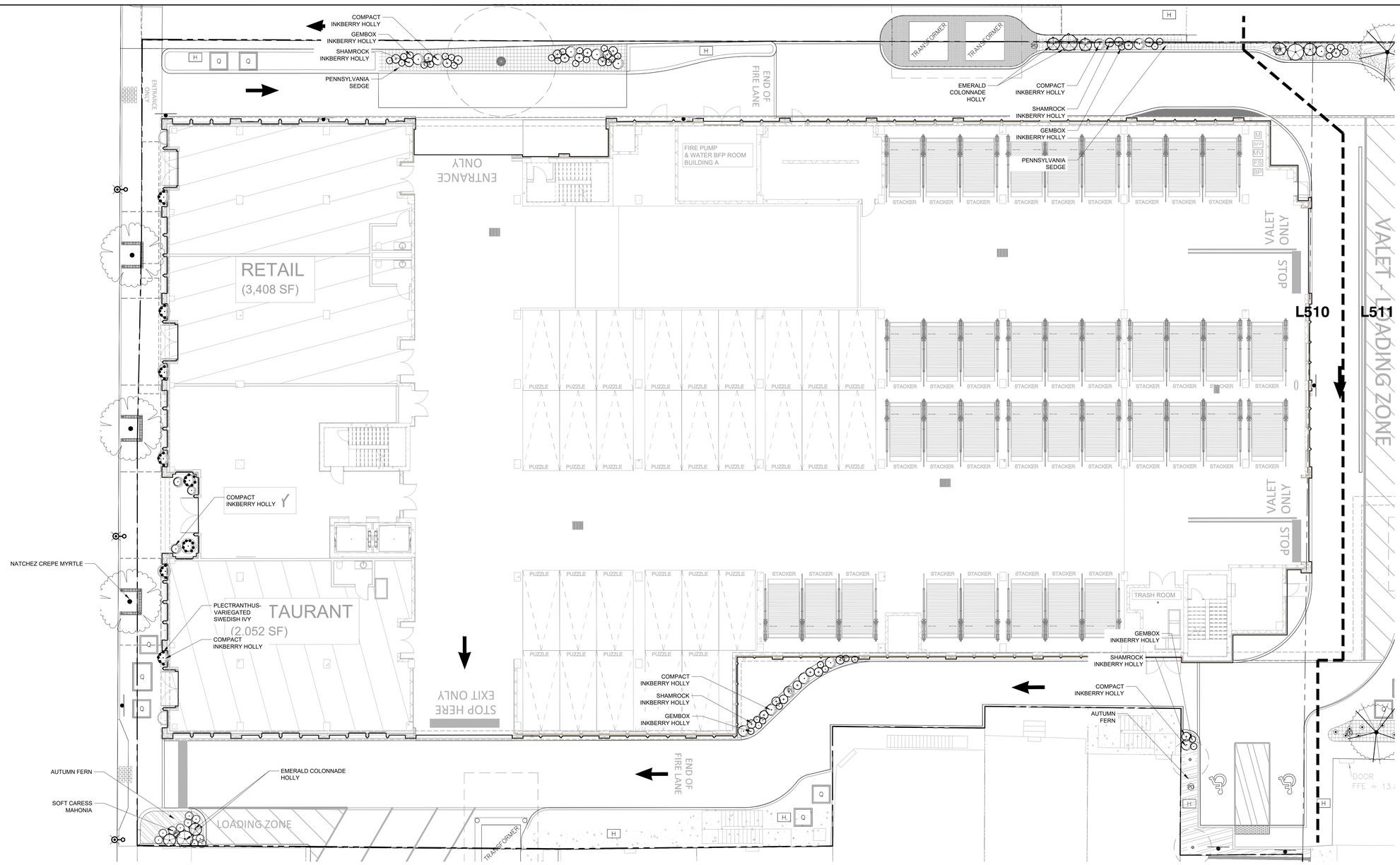
No. 1661
CRAIG R. BIESECKER

SHEET TITLE
PLANTING SCHEDULE 1ST FLR AND NOTES

DRAWN BY:
PROJ. COOR.:
PROJECT NUMBER:
ISSUE DATE: DECEMBER 18, 2025
DRAWING NO.
L500



PLANT SCHEDULE GEORGE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
SHRUBS					
	24	Ilex glabra 'Compacta' BALL TOPIARY Compact Inkberry	15 gal.	30" o.c.	
	25	Ilex glabra 'Shamrock' Shamrock Inkberry Holly	15 gal.	24" o.c.	
	33	Ilex glabra SMNIGAB17 GEMBOX INKBERRY HOLLY	5 gal.	18" o.c.	
	6	Ilex x 'RutHol 1' Emerald Colonnade® Holly	15 gal.	36" o.c.	
	10	Mahonia x 'Soft Caress' Soft Caress Mahonia	5 gal.	24" o.c.	
	45	Plectranthus coleoides 'Variegata' Variegated Swedish Ivy	4"	6" o.c.	
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	157	Carex pensylvanica Pennsylvania Sedge	1 gal.	18" o.c.	
	105	Dryopteris erythrosora Autumn Fern	1 gal.	20" o.c.	
	953	Ophiopogon japonicus 'Nanus' Dwarf Mondo Grass	4"	6" o.c.	

GEORGE- STREET TREES

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	3	Lagerstroemia indica 'Alba' Standard form White Crape Myrtle	2.5" Cal.	minimum branch clearance height of 6'

0 10 20 30 40 feet

1"= 10'-0"

N

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No. 1661
CRAIG R. BIESECKER

SHEET TITLE
PLANTING PLAN
1ST FLOOR

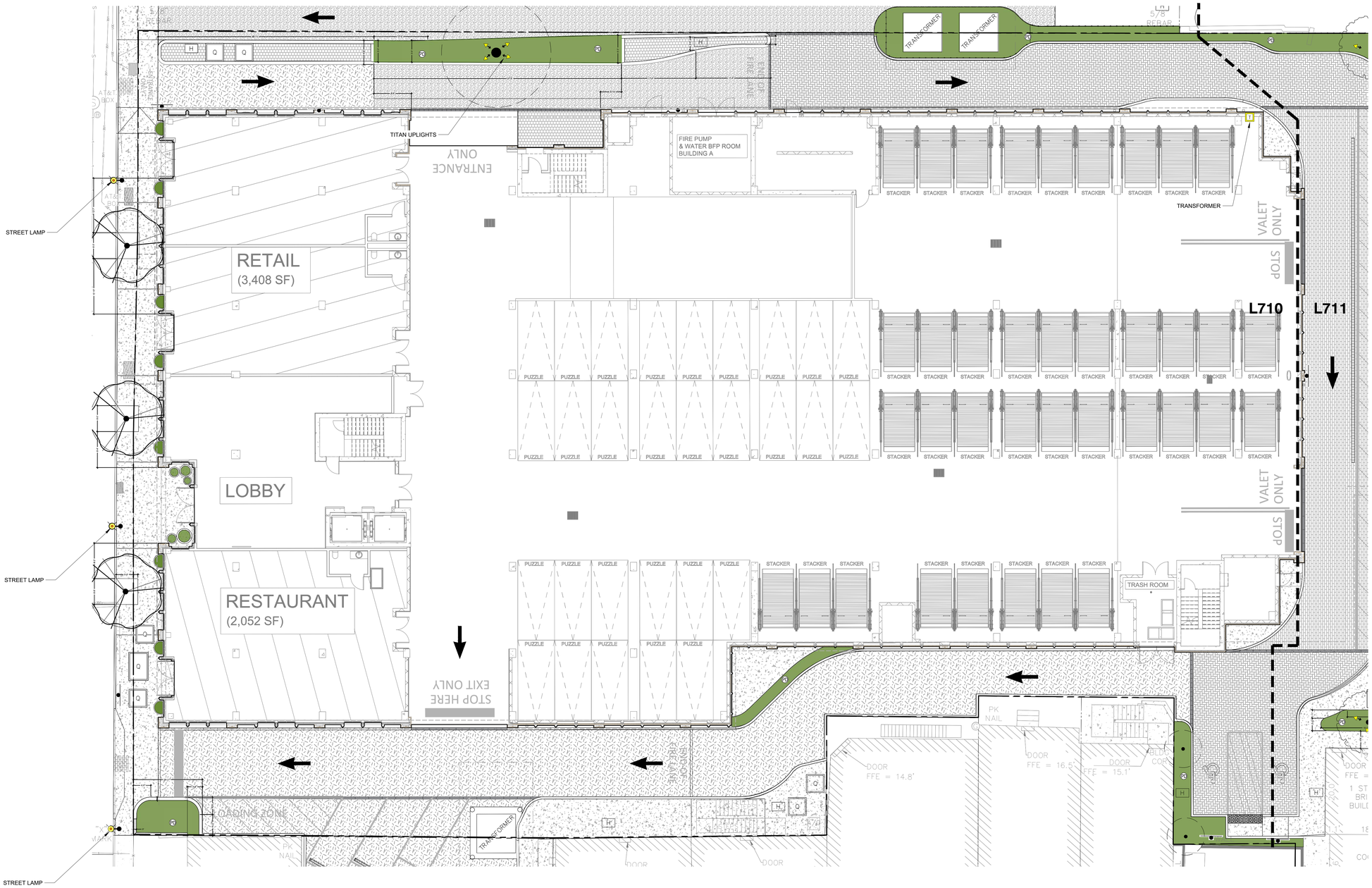
DRAWN BY: | PROJ. COOR.:

PROJECT NUMBER:

ISSUE DATE: DECEMBER 18, 2025

DRAWING NO.

L510



LIGHTING SCHEDULE GEORGE LIGHTING

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
T	600 WATT TRANSFORMER IN STAINLESS STEEL LOCKING CASE	1	
◁→	SPJ LIGHTING TITAN UPLIGHT CAST BRASS, MATTE BRONZE (MBR), 1/2IN. NPT LAMP: FB-6W-TA16, 6W / 6VA, 2700K	4	
•☼	STREET LAMP DOMINION ELECTRIC COMPANY TO SUPPLY FIXTURES AT DESIGNATED LOCATIONS	3	

NOTE * SEE L100 FOR STREET LIGHTING NOTES

0 10 20 30 40 feet

1" = 10'-0"

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No. 1661
CRAIG R. BIESECKER

SHEET TITLE
LIGHTING SCHEDULE & PLAN GEORGE STREET

DRAWN BY: | PROJ. COOR.:

PROJECT NUMBER:

ISSUE DATE: DECEMBER 18, 2025

DRAWING NO.

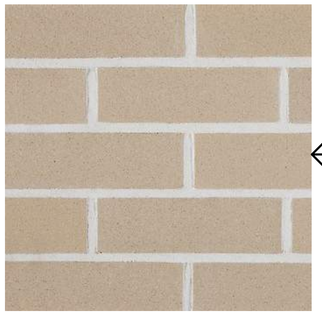
L710



STO POWERWALL STUCCO
GRAY



METAL PANEL
ALPOLIC - SLATE BLACK



BRICK
BELDEN- LIGHT GRAY



METAL PANEL
ALPOLIC - JBR BRONZE

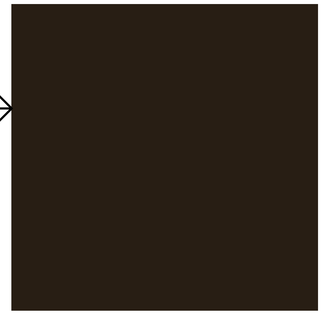


NORTHEAST VIEW ALONG GEORGE ST.



WINDOW
CHESTNUT BRONZE

STO POWERWALL STUCCO
IRISH CREAM



STOREFRONT
KAWNEER - CLASSIC BRONZE



CAST STONE
READING ROCK - CREME BUFF



CAST STONE
READING ROCK - CHARLOTTE TAN



VENTS
XVENT BOX



LOUVRE
AMETCO SHADOW 80

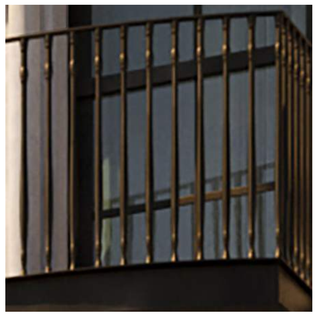
LOUVRE
AMETCO - LIGHT IVORY



LIGHT
TROY - PARK SLOPE



WINDOW
JELD-WEN - CUSTOM EPIC



ALUMINUM RAILING
FINISH TO MATCH WINDOW

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GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

MATERIALS
12/29/2025

A-A06



NORTHWEST VIEW ALONG GEORGE ST. - PREVIOUS/ PROPOSED (FINAL)



GARAGE ENTRY AS SEEN FROM GEORGE ST . - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)



GARAGE ENTRY AS SEEN FROM GEORGE ST . - PROPOSED (FINAL)



1 NORTH ELEVATION - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - PROPOSED (FINAL)
SCALE: 1/8" = 1'-0"

1	VERTICAL CHASE FOR DRAIN LINES & REFRIGERANT LINES
A	METAL STEPPED PARAPET CAP
B	STO POWERWALL STEPPED CORNICE
C	ARCHED FACADE
D	ALUM CLAD WINDOWS
E	CAST STONE STEPPED CORNICE
F	CAST STONE FRIEZE
G	CAST STONE WINDOW HEAD, JAMB AND SILL
H	CAST STONE VERTICAL ENGAGED PILASTER
I	METAL JUILETTE BALCONY
J	BRICK FACADE
K	METAL BALCONY RAILING
L	CAST STONE STEPPED CORNICE
M	CAST STONE VERTICAL MULLIONS
N	CAST STONE VERTICAL ENGAGED PILASTER
O	CAST STONE BASE
P	STO POWERWALL PANEL
Q	METAL PANEL
R	CAST STONE VERTICAL & HORIZONTAL MULLION
S	STO POWERWALL VERTICAL MULLION & ENGAGED PILASTER
T	ALUM CURTAIN WINDOW SYSTEM
U	STO POWERWALL ON CMU
V	METAL EXHAUST VENTS
W	METAL CANOPY
X	CAST STONE PANEL
Y	STO POWERWALL AT BALCONY INSET
Z	GARAGE METAL LOUVER SCREEN PANELS

0' 2' 4' 8' 16'
1/8" = 1'-0"



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GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

NORTH ELEVATION - PREVIOUS & PROPOSED

12/29/2025

A-A09



1	VERTICAL CHASE FOR DRAIN LINES & REFRIGERANT LINES
A	METAL STEPPED PARAPET CAP
B	STO POWERWALL STEPPED CORNICE
C	ARCHED FACADE
D	ALUM CLAD WINDOWS
E	CAST STONE STEPPED CORNICE
F	CAST STONE FRIEZE
G	CAST STONE WINDOW HEAD, JAMB AND SILL
H	CAST STONE VERTICAL ENGAGED PILASTER
I	METAL JUILETTE BALCONY
J	BRICK FACADE
K	METAL BALCONY RAILING
L	CAST STONE STEPPED CORNICE
M	CAST STONE VERTICAL MULLIONS
N	CAST STONE VERTICAL ENGAGED PILASTER
O	CAST STONE BASE
P	STO POWERWALL PANEL
Q	METAL PANEL
R	CAST STONE VERTICAL & HORIZONTAL MULLION
S	STO POWERWALL VERTICAL MULLION & ENGAGED PILASTER
T	ALUM CURTAIN WINDOW SYSTEM
U	STO POWERWALL ON CMU
V	METAL EXHAUST VENTS
W	METAL CANOPY
X	CAST STONE PANEL
Y	STO POWERWALL AT BALCONY INSET
Z	GARAGE METAL LOUVER SCREEN PANELS

1 EAST ELEVATION - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - PROPOSED (FINAL)
SCALE: 1/8" = 1'-0"

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GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

EAST ELEVATION - PREVIOUS & PROPOSED

12/29/2025

A-A10



1 SOUTH ELEVATION - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - PROPOSED (FINAL)
SCALE: 1/8" = 1'-0"

1	VERTICAL CHASE FOR DRAIN LINES & REFRIGERANT LINES
A	METAL STEPPED PARAPET CAP
B	STO POWERWALL STEPPED CORNICE
C	ARCHED FACADE
D	ALUM CLAD WINDOWS
E	CAST STONE STEPPED CORNICE
F	CAST STONE FRIEZE
G	CAST STONE WINDOW HEAD, JAMB AND SILL
H	CAST STONE VERTICAL ENGAGED PILASTER
I	METAL JUILETTE BALCONY
J	BRICK FACADE
K	METAL BALCONY RAILING
L	CAST STONE STEPPED CORNICE
M	CAST STONE VERTICAL MULLIONS
N	CAST STONE VERTICAL ENGAGED PILASTER
O	CAST STONE BASE
P	STO POWERWALL PANEL
Q	METAL PANEL
R	CAST STONE VERTICAL & HORIZONTAL MULLION
S	STO POWERWALL VERTICAL MULLION & ENGAGED PILASTER
T	ALUM CURTAIN WINDOW SYSTEM
U	STO POWERWALL ON CMU
V	METAL EXHAUST VENTS
W	METAL CANOPY
X	CAST STONE PANEL
Y	STO POWERWALL AT BALCONY INSET
Z	GARAGE METAL LOUVER SCREEN PANELS

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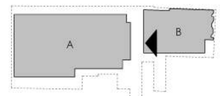
GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

0' 2' 4' 8' 16'
1/8" = 1'-0"



SOUTH ELEVATION - PREVIOUS & PROPOSED
12/29/2025

A-A11



1	VERTICAL CHASE FOR DRAIN LINES & REFRIGERANT LINES
A	METAL STEPPED PARAPET CAP
B	STO POWERWALL STEPPED CORNICE
C	ARCHED FACADE
D	ALUM CLAD WINDOWS
E	CAST STONE STEPPED CORNICE
F	CAST STONE FRIEZE
G	CAST STONE WINDOW HEAD, JAMB AND SILL
H	CAST STONE VERTICAL ENGAGED PILASTER
I	METAL JUILETTE BALCONY
J	BRICK FACADE
K	METAL BALCONY RAILING
L	CAST STONE STEPPED CORNICE
M	CAST STONE VERTICAL MULLIONS
N	CAST STONE VERTICAL ENGAGED PILASTER
O	CAST STONE BASE
P	STO POWERWALL PANEL
Q	METAL PANEL
R	CAST STONE VERTICAL & HORIZONTAL MULLION
S	STO POWERWALL VERTICAL MULLION & ENGAGED PILASTER
T	ALUM CURTAIN WINDOW SYSTEM
U	STO POWERWALL ON CMU
V	METAL EXHAUST VENTS
W	METAL CANOPY
X	CAST STONE PANEL
Y	STO POWERWALL AT BALCONY INSET
Z	GARAGE METAL LOUVER SCREEN PANELS

2 WEST ELEVATION - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION - PROPOSED (FINAL)
SCALE: 1/8" = 1'-0"

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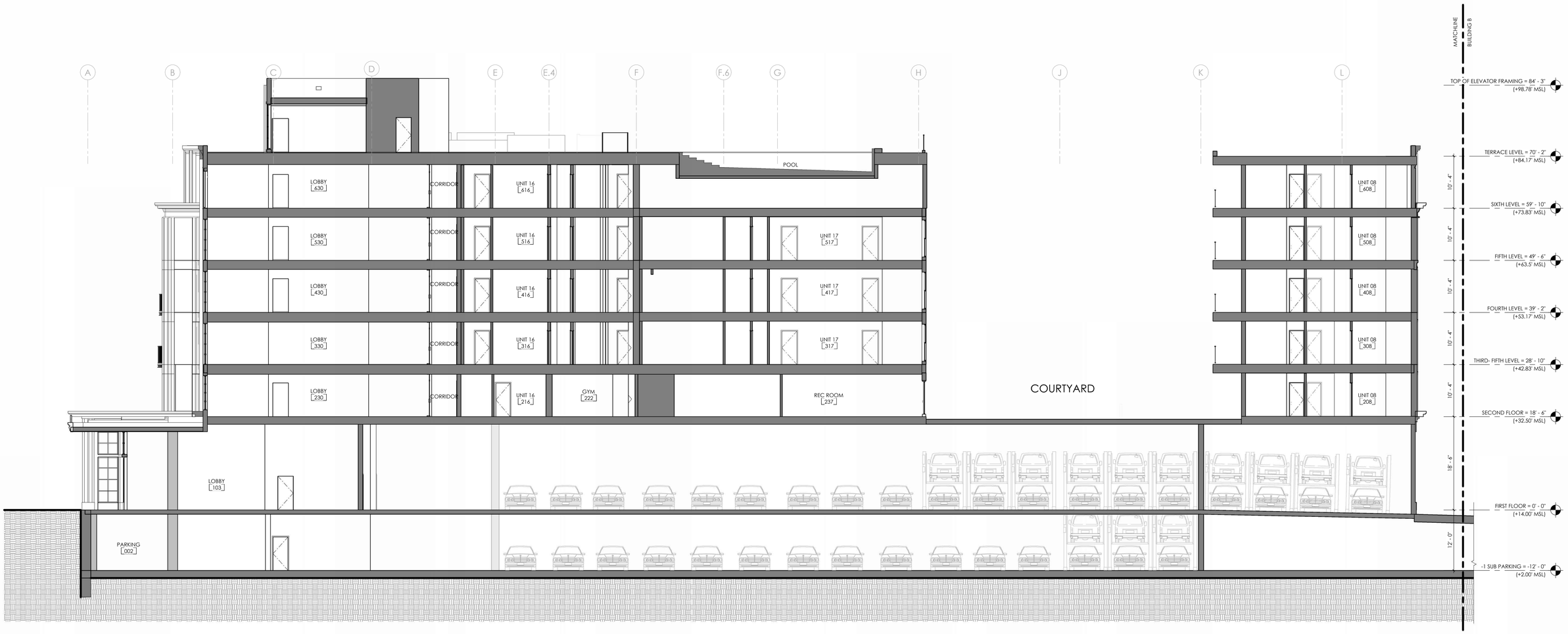
GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

WEST ELEVATION - PREVIOUS & PROPOSED

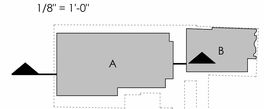
12/29/2025

A-A12



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

0' 2' 4' 8' 16'
1/8" = 1'-0"



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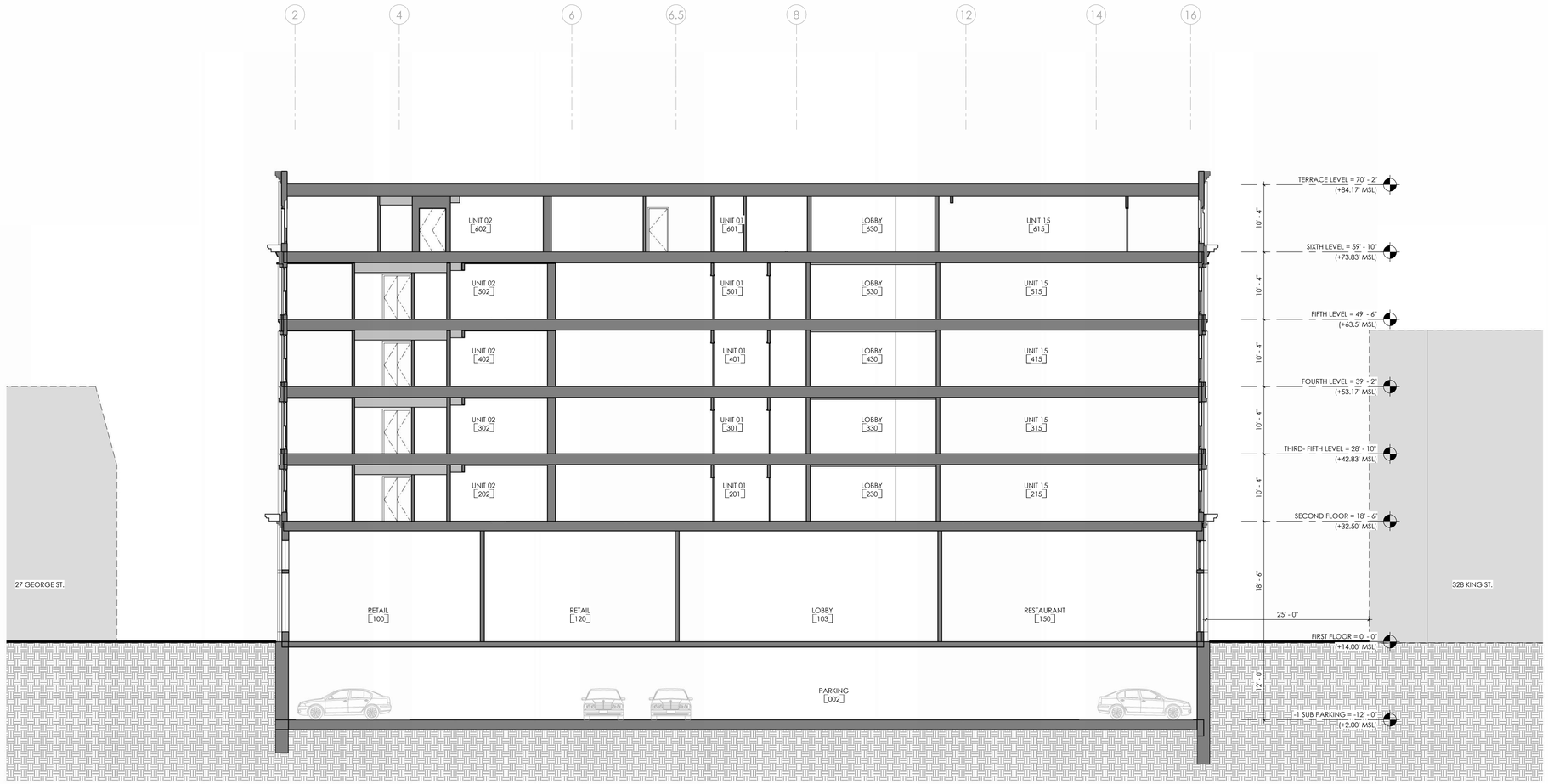
GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

BUILDING SECTION

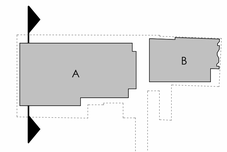
12/29/2025

A-A13



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

0' 2' 4' 8' 16'
1/8" = 1'-0"



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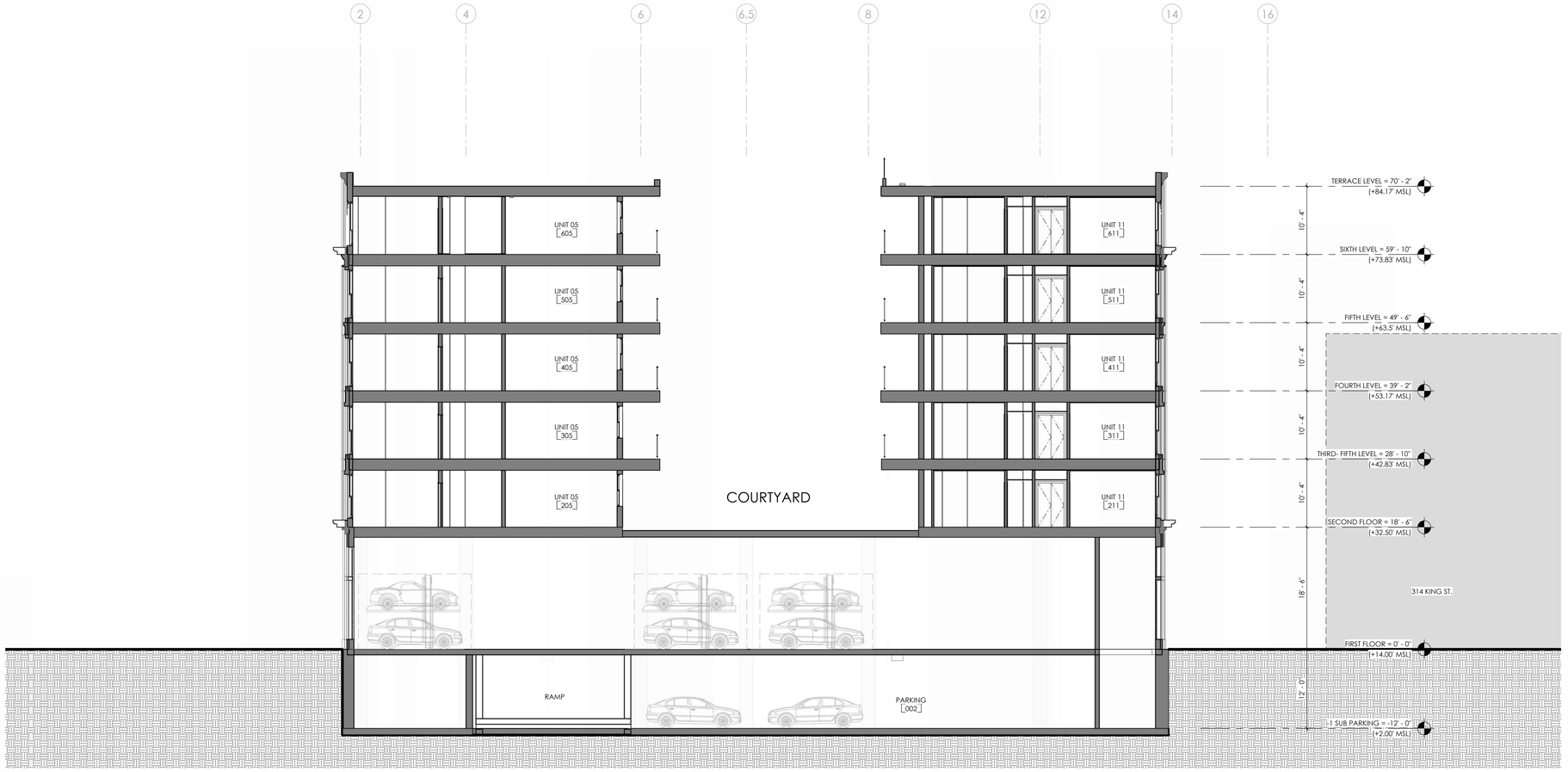
GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

BUILDING SECTION

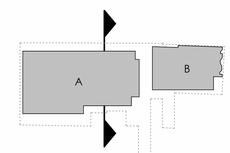
12/29/2025

A-A14



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

0' 2' 4' 8' 16'
1/8" = 1'-0"



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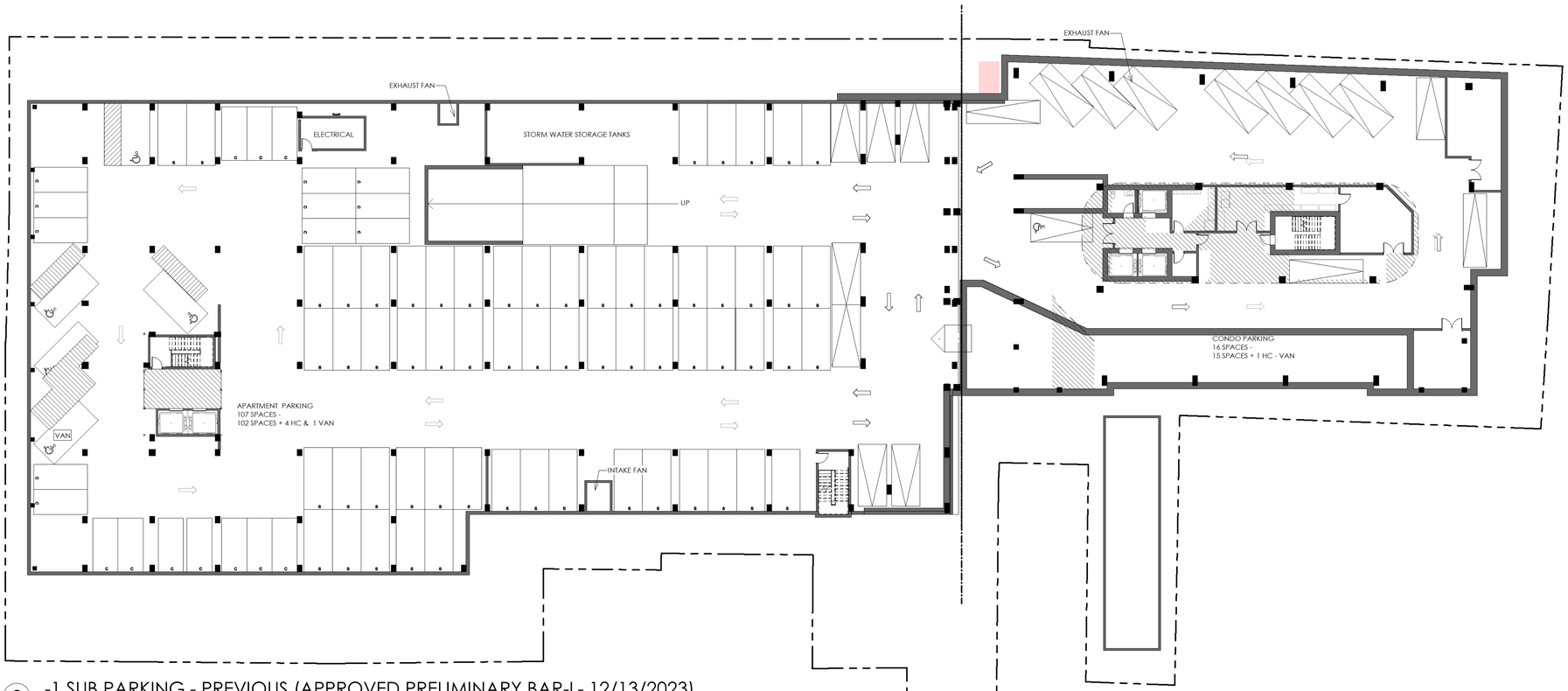
GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

BUILDING SECTION

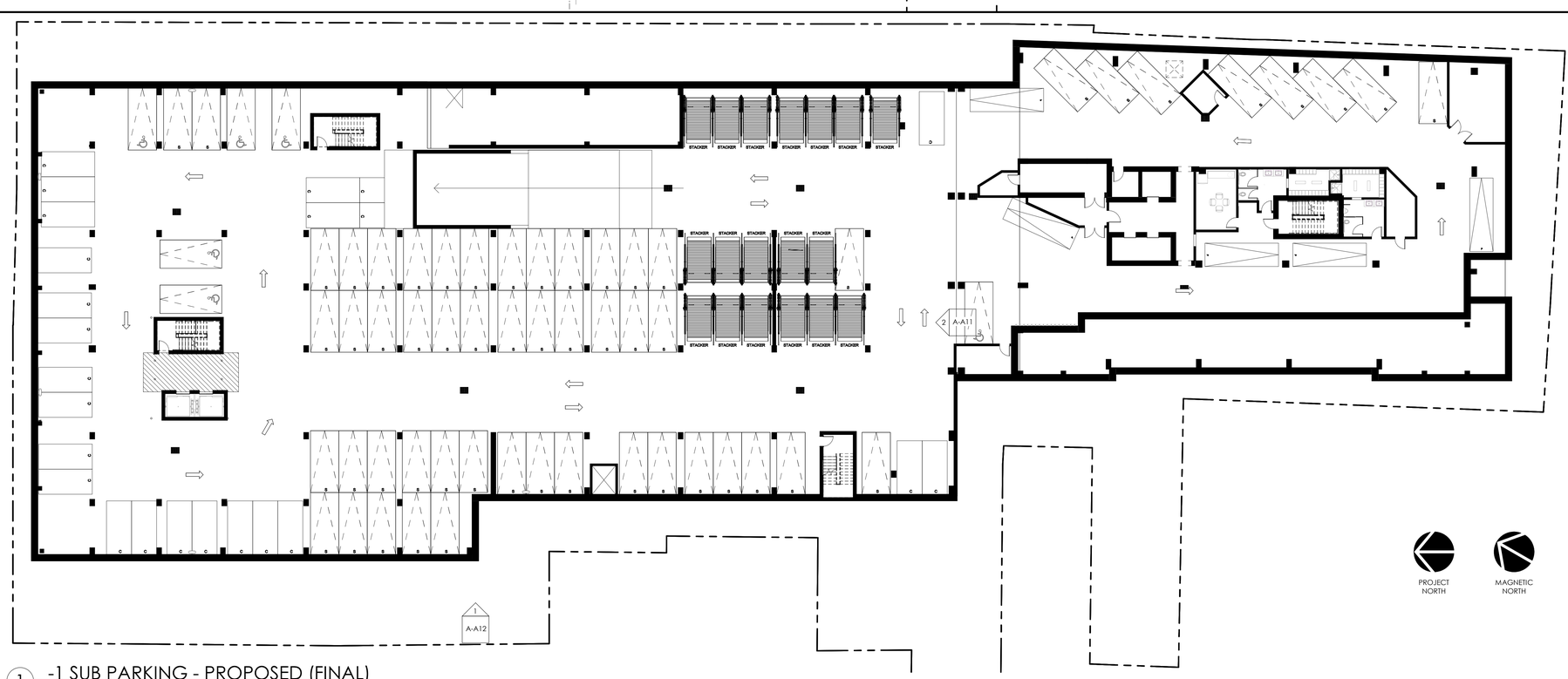
12/29/2025

A-A15



PARKING SCHEDULE	
TYPE	COUNT
-1 SUB PARKING	
ADA	5
Compact	21
Standard	61
-1 SUB PARKING: 87	
FIRST FLOOR	
326 King St.	3
ADA - Outside	1
Compact - Outside	1
Standard	130
FIRST FLOOR: 135	
Grand total: 222	

2 -1 SUB PARKING - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/16" = 1'-0"



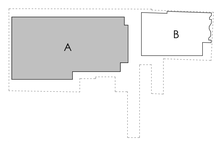
PARKING SCHEDULE	
TYPE	COUNT
-1 SUB PARKING	
ADA	6
Compact	24
Parallel	5
Stacker	18
Standard	56
-1 SUB PARKING: 109	
FIRST FLOOR	
326 King St.	3
ADA - Outside	2
Puzzle	29
Stacker	37
FIRST FLOOR: 71	
Grand total: 180	

1 -1 SUB PARKING - PROPOSED (FINAL)
SCALE: 1/16" = 1'-0"

PROJECT NORTH

MAGNETIC NORTH

0' 4' 8' 16' 32'
1/16" = 1'-0"



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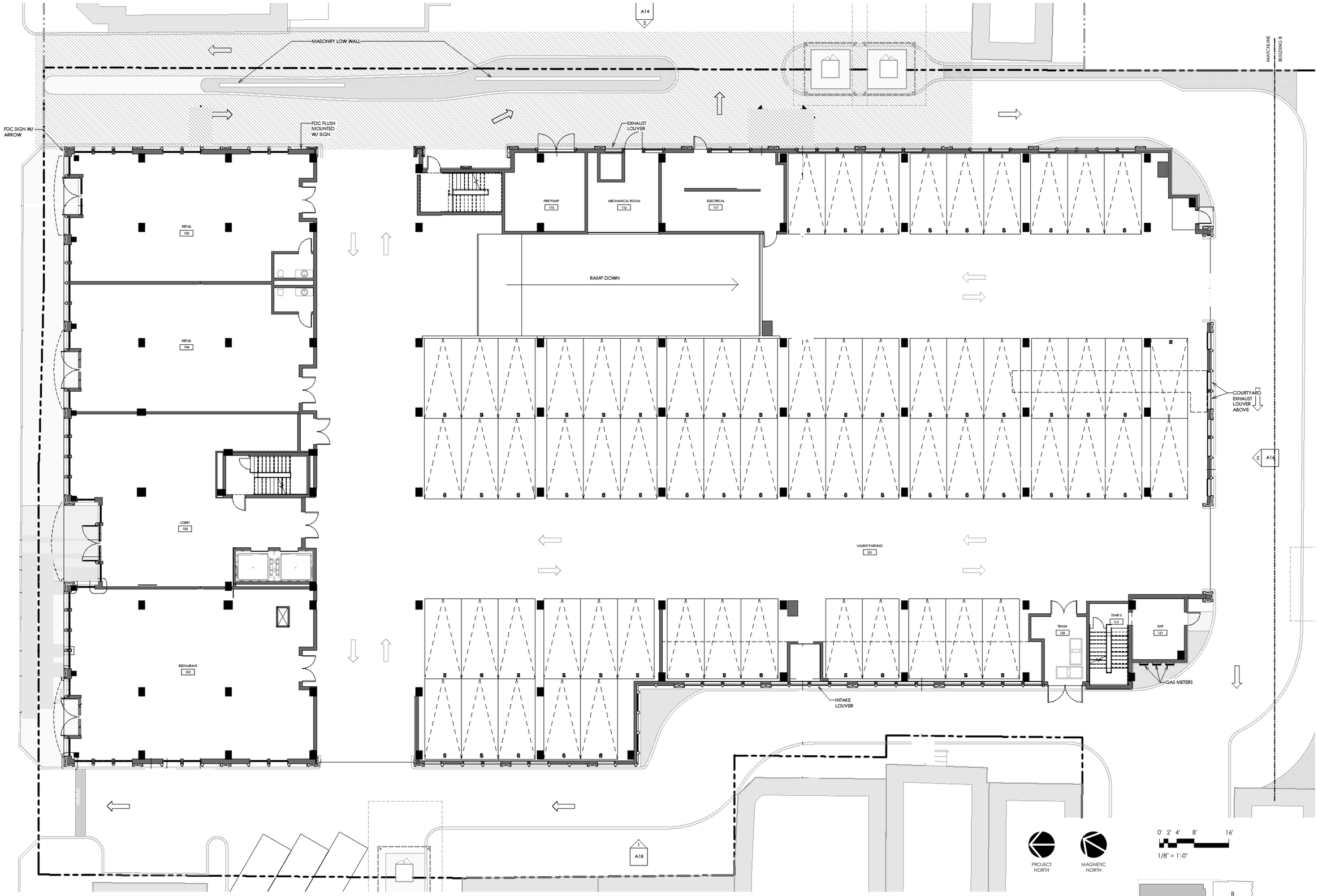
GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

PARKING LEVEL- FLOOR PLAN - PREVIOUS & PROPOSED

12/29/2025

A-A16



1 1ST LEVEL - FLOOR PLAN - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/8" = 1'-0"

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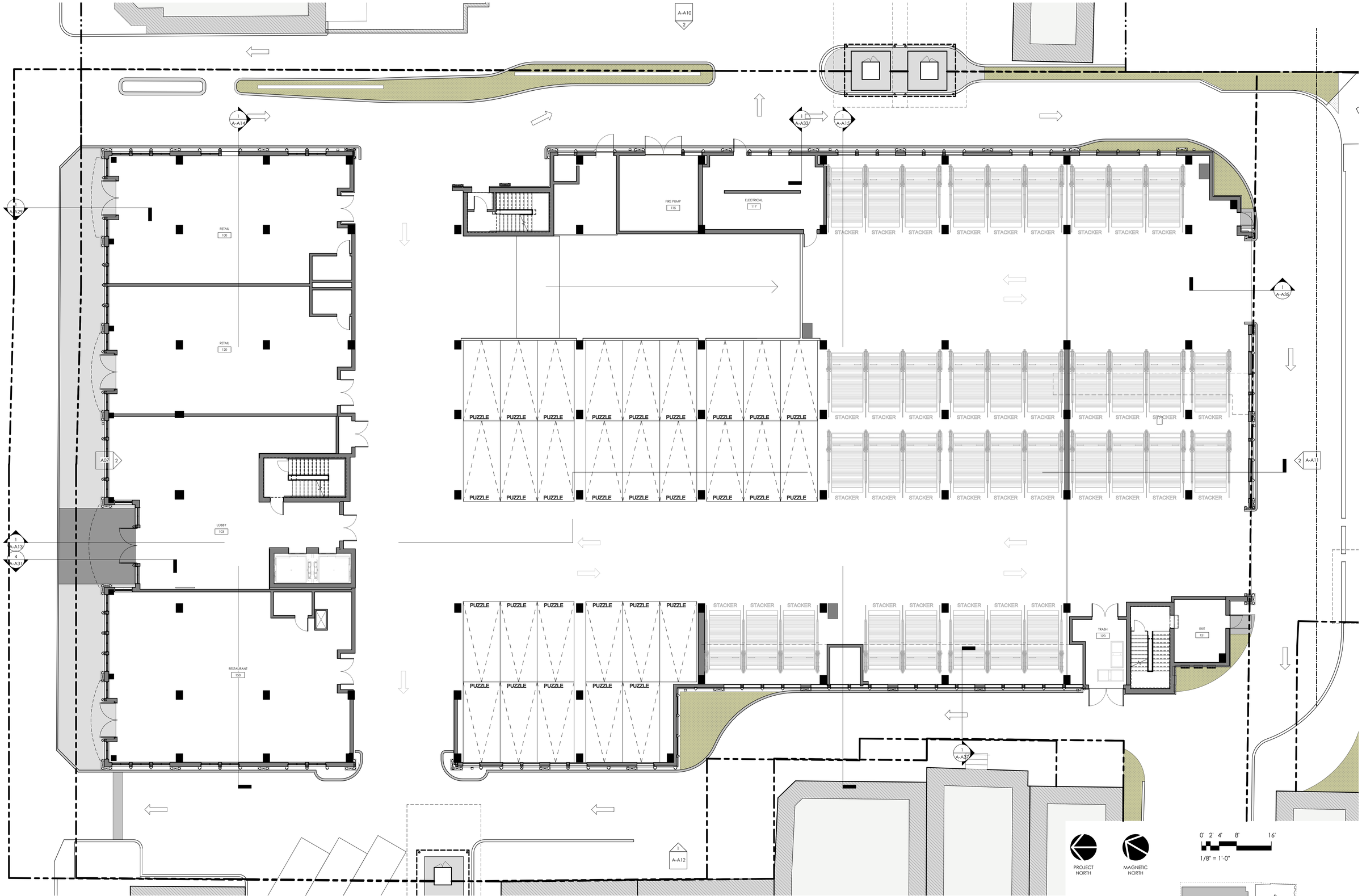
GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

1ST LEVEL - FLOOR PLAN - PREVIOUS
(APPROVED PRELIMINARY BAR-L- 12/13/2023)
12/29/2025

A-A17



1 1ST LEVEL - FLOOR PLAN - PROPOSED (FINAL)
SCALE: 1/8" = 1'-0"

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GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
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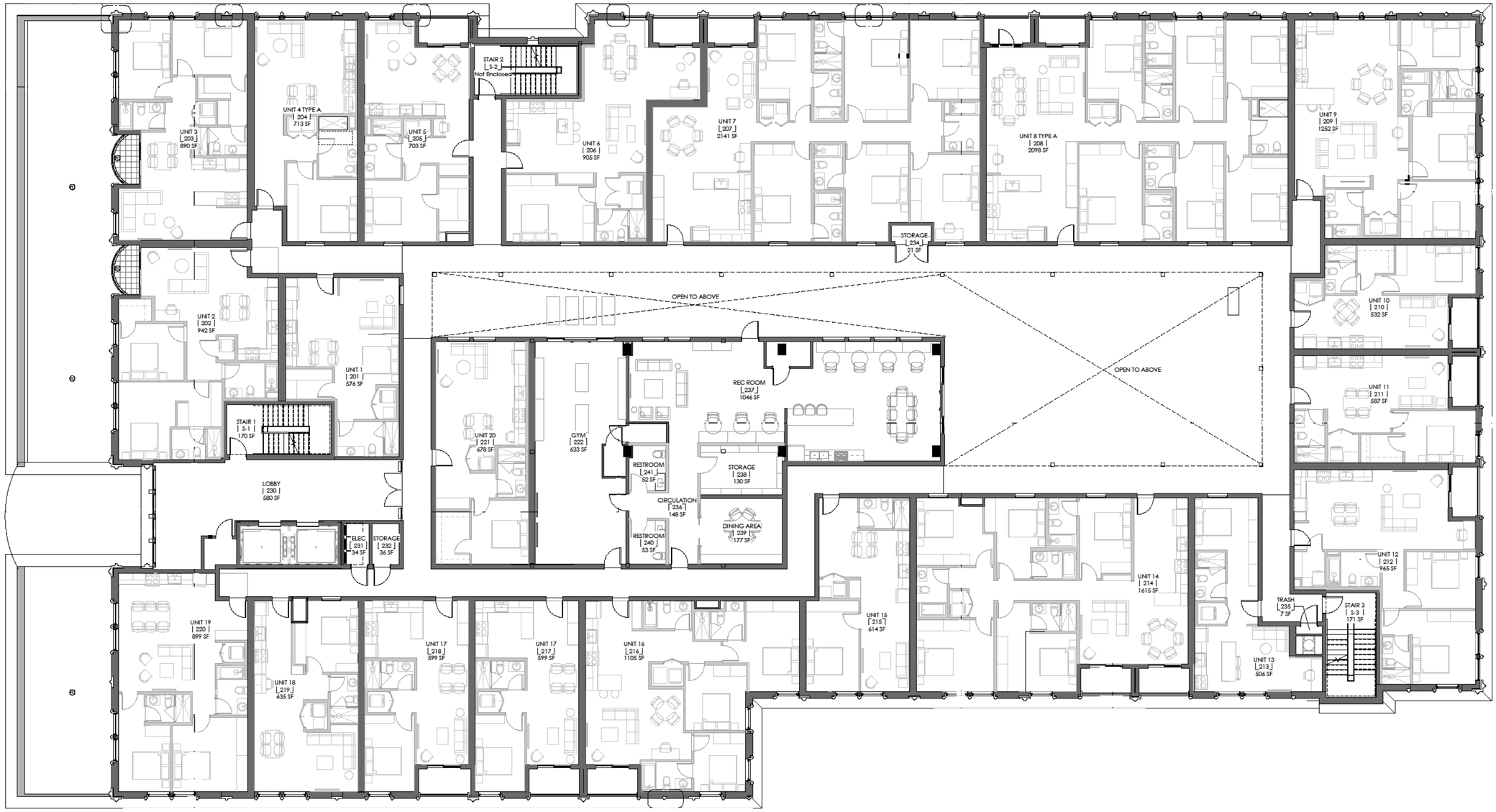
1ST LEVEL - FLOOR PLAN - PROPOSED

12/29/2025

A-A18

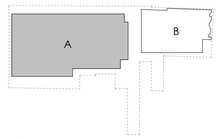


1 2ND LEVEL- FLOOR PLAN - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/8" = 1'-0"

PROJECT NORTH

MAGNETIC NORTH

0' 2' 4' 8' 16'
1/8" = 1'-0"



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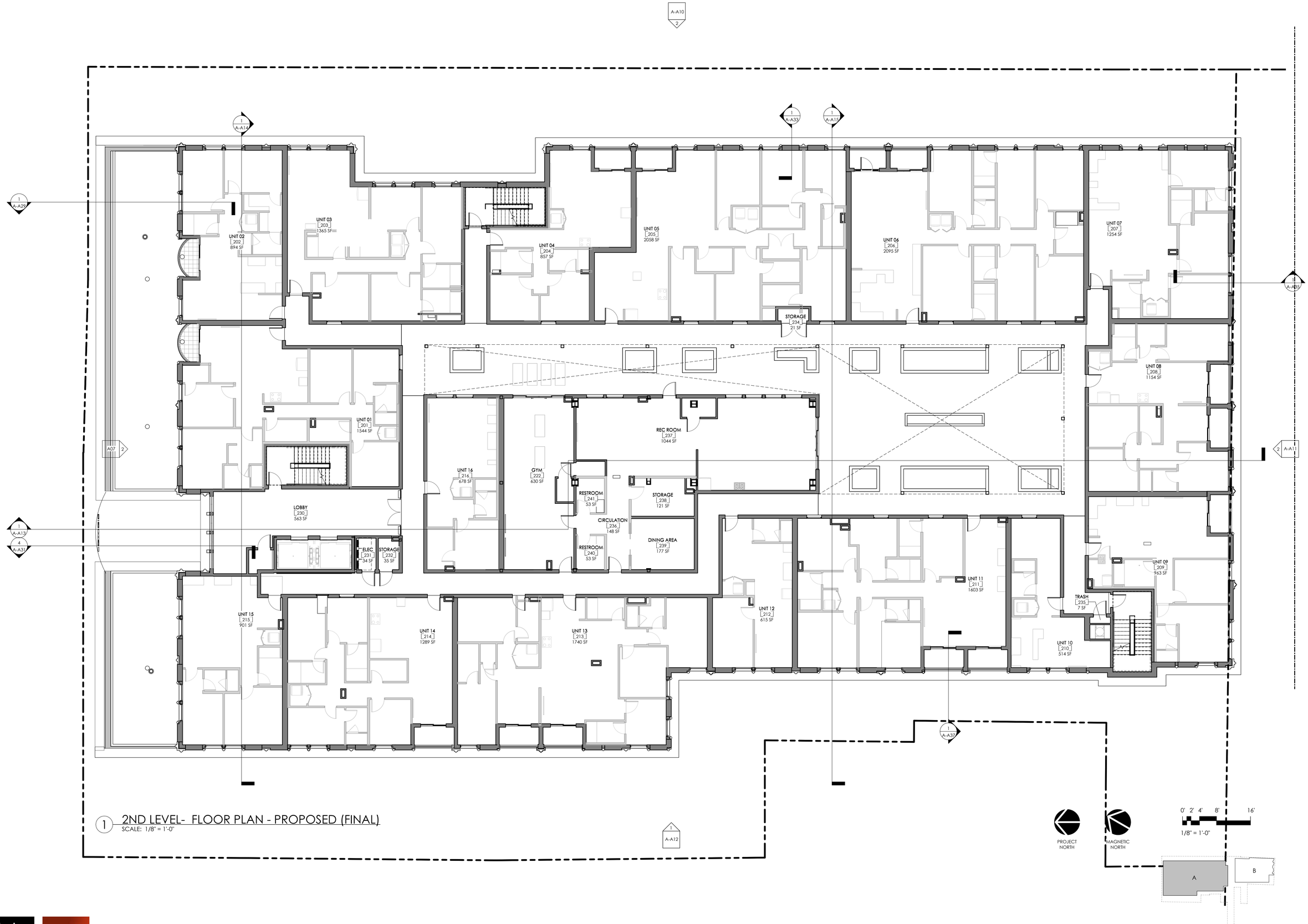
GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

2ND LEVEL- FLOOR PLAN - PREVIOUS
(APPROVED PRELIMINARY BAR-L- 12/13/2023)
12/29/2025

A-A19



1 2ND LEVEL- FLOOR PLAN - PROPOSED (FINAL)
SCALE: 1/8" = 1'-0"

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GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
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2ND LEVEL- FLOOR PLAN - PROPOSED

12/29/2025

A-A20

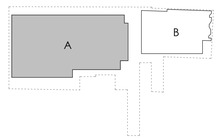


1 3RD-5TH LEVEL- FLOOR PLAN - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/8" = 1'-0"

PROJECT NORTH

MAGNETIC NORTH

0' 2' 4' 8' 16'
1/8" = 1'-0"



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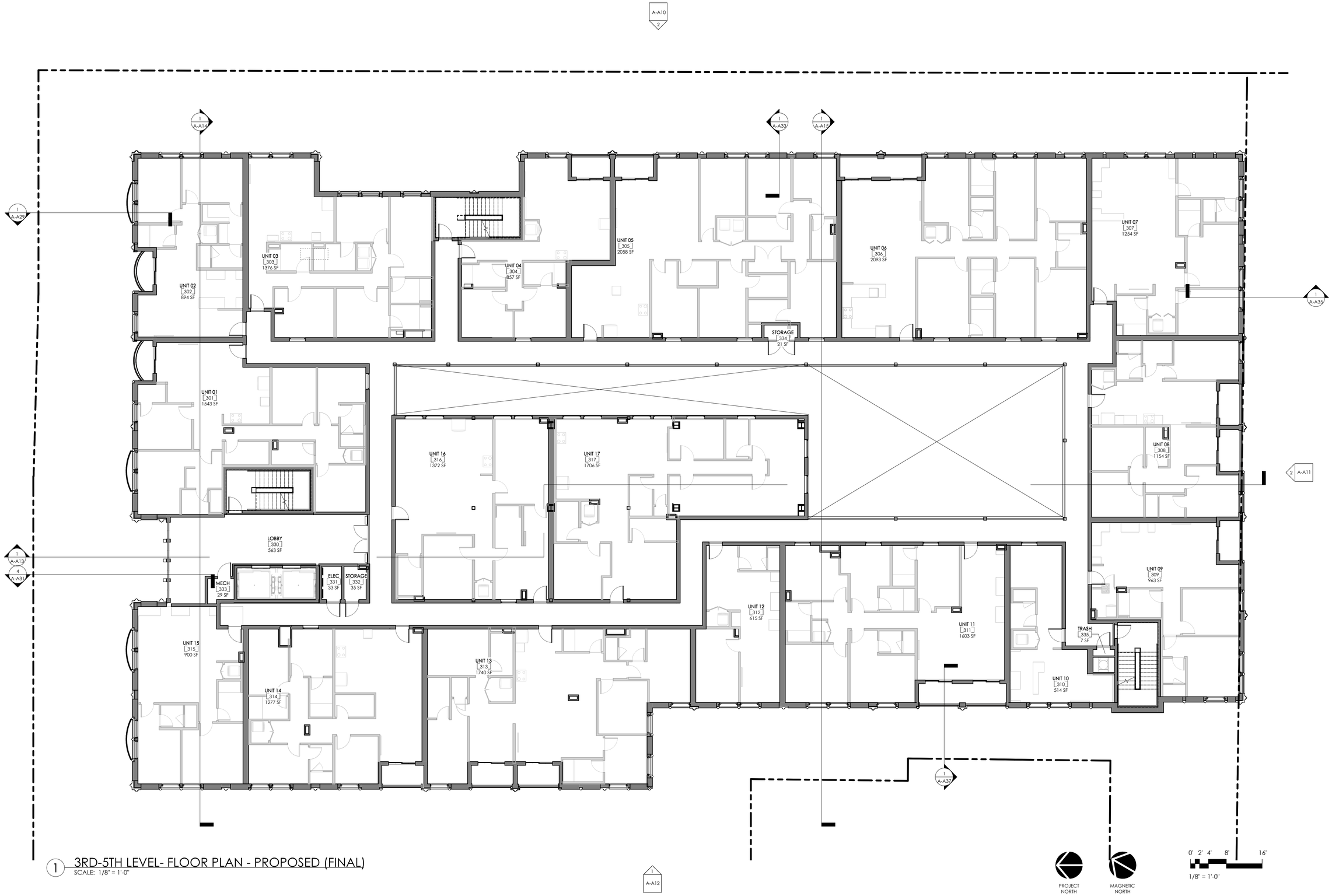
GEORGE & SOCIETY - BUILDING A

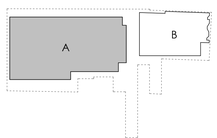
31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

3RD-5TH LEVEL- FLOOR PLAN - PREVIOUS
(APPROVED PRELIMINARY BAR-L- 12/13/2023)
12/29/2025

A-A21



1 3RD-5TH LEVEL- FLOOR PLAN - PROPOSED (FINAL)
SCALE: 1/8" = 1'-0"



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GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

3RD-5TH LEVEL- FLOOR PLAN - PROPOSED

12/29/2025

A-A22

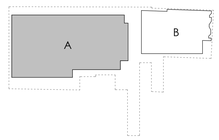


1 6TH LEVEL - FLOOR PLAN - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/8" = 1'-0"

PROJECT NORTH

MAGNETIC NORTH

0' 2' 4' 8' 16'
1/8" = 1'-0"



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GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
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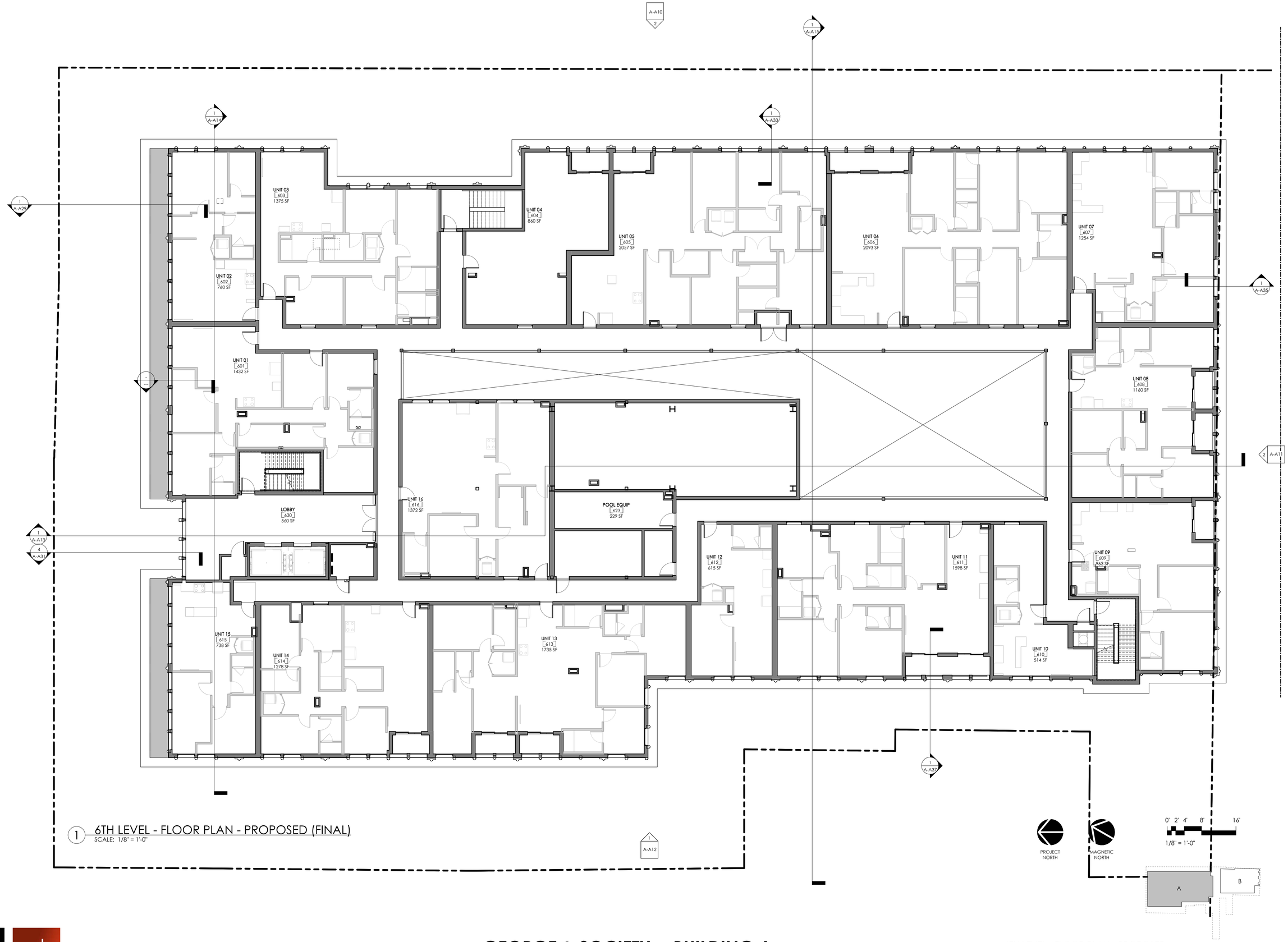
6TH LEVEL - FLOOR PLAN - PREVIOUS
(APPROVED PRELIMINARY BAR-L- 12/13/2023)
12/29/2025

A-A23



1 6TH LEVEL - FLOOR PLAN - PROPOSED (FINAL)
SCALE: 1/8" = 1'-0"

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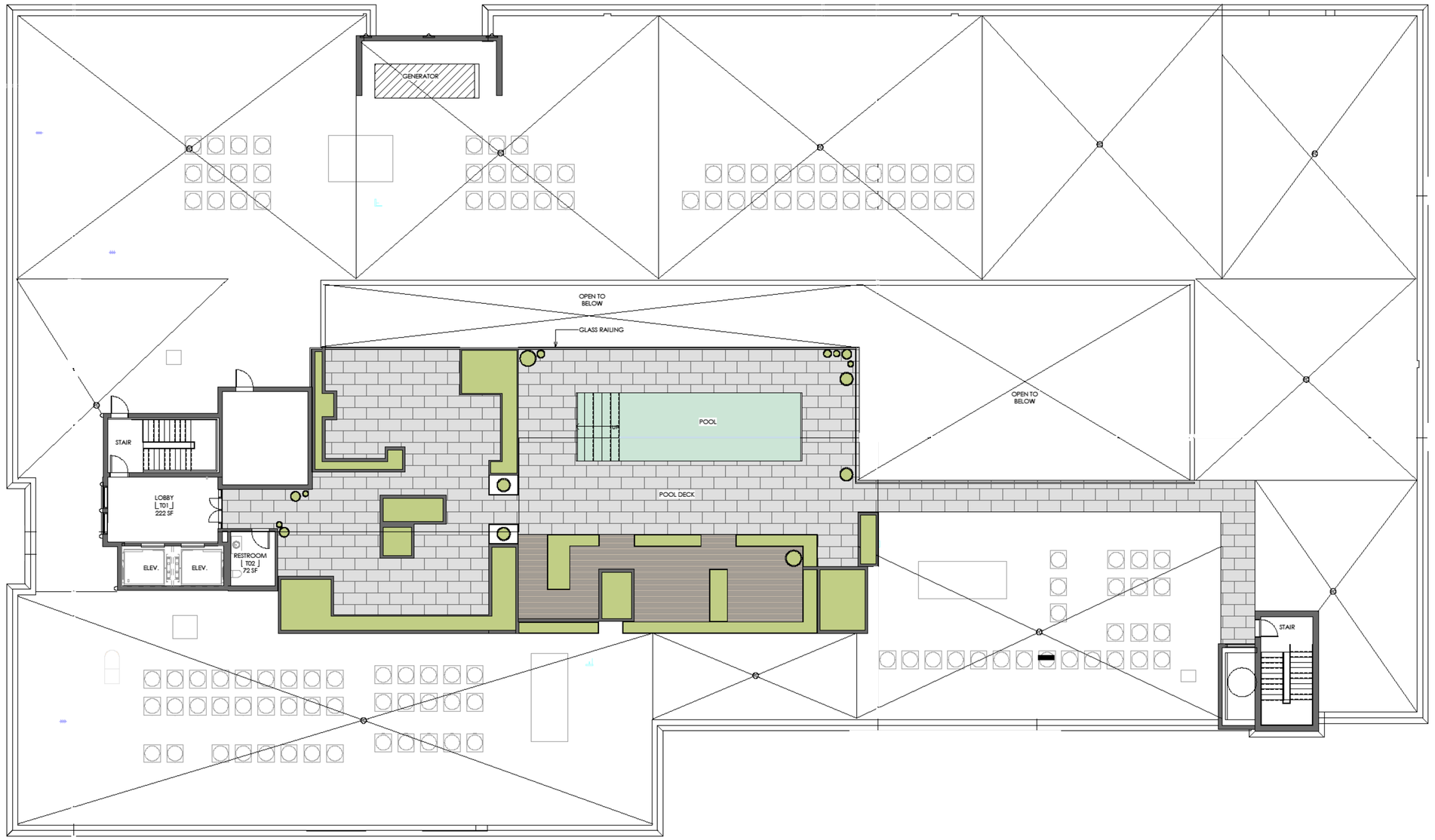
GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

6TH LEVEL - FLOOR PLAN - PROPOSED

12/29/2025

A-A24

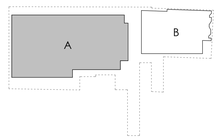


1 TERRACE LEVEL - FLOOR PLAN - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/8" = 1'-0"

PROJECT NORTH

MAGNETIC NORTH

0' 2' 4' 8' 16'
1/8" = 1'-0"



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GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
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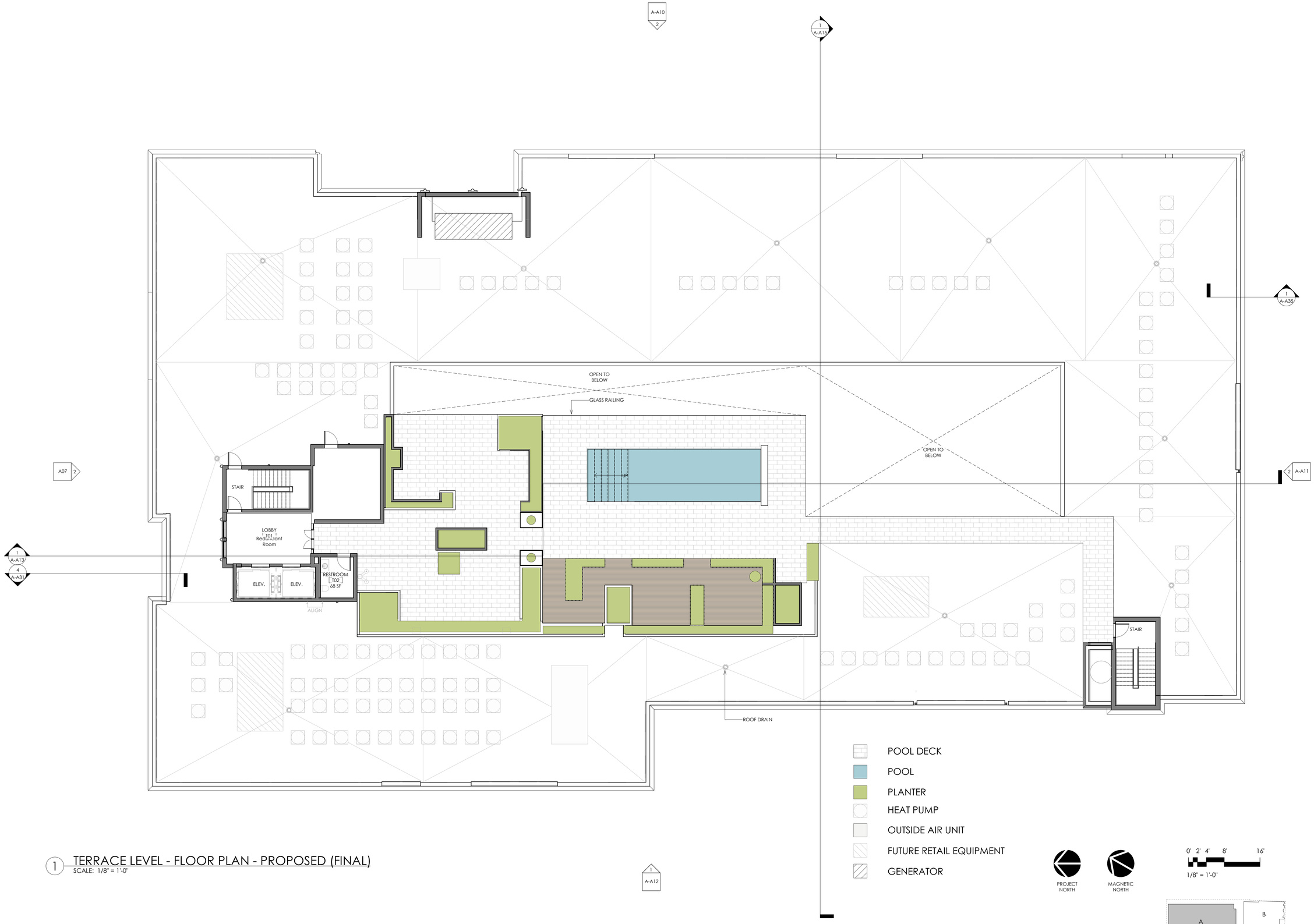
TERRACE LEVEL - FLOOR PLAN - PREVIOUS
(APPROVED PRELIMINARY BAR-L- 12/13/2023)
12/29/2025

A-A25



1 TERRACE LEVEL - FLOOR PLAN - PROPOSED (FINAL)
SCALE: 1/8" = 1'-0"

1
A-A12

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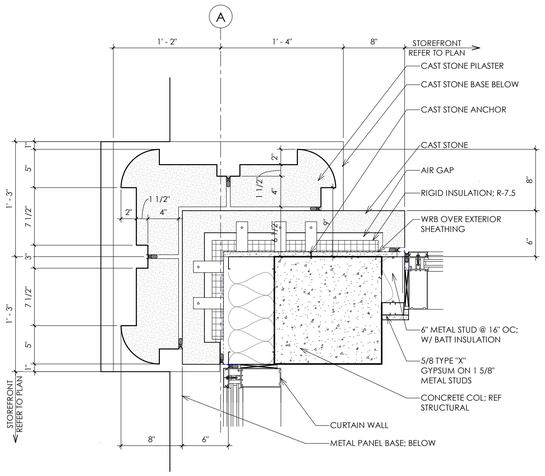
GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

TERRACE LEVEL - FLOOR PLAN - PROPOSED

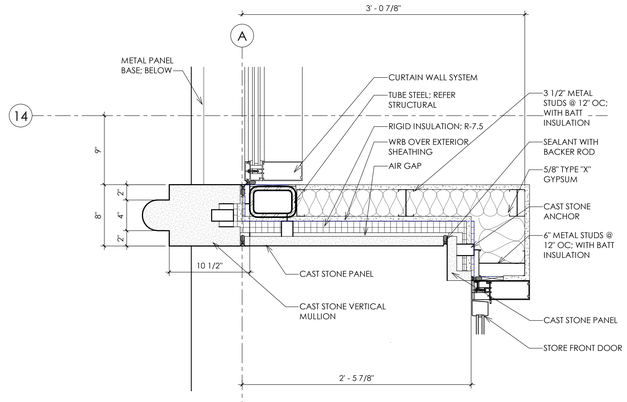
12/29/2025

A-A26



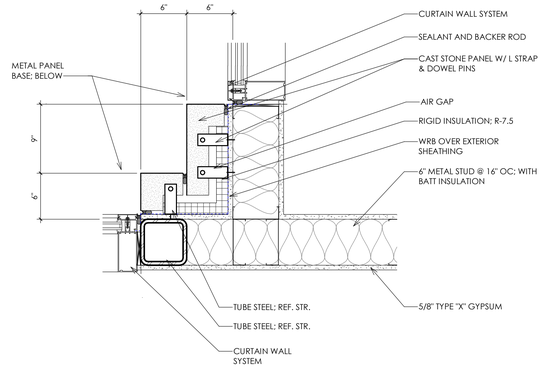
1 PLAN DETAIL- CAST STONE CORNER DETAIL @ ENTRY

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



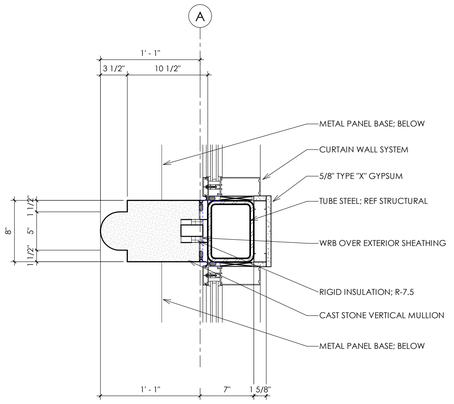
4 PLAN DETAIL- SECONDARY RECESSED DOOR

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



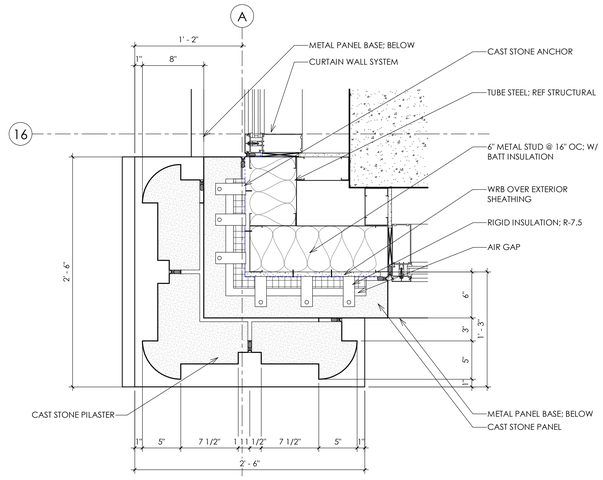
6 PLAN DETAIL- LOBBY ENTRY

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



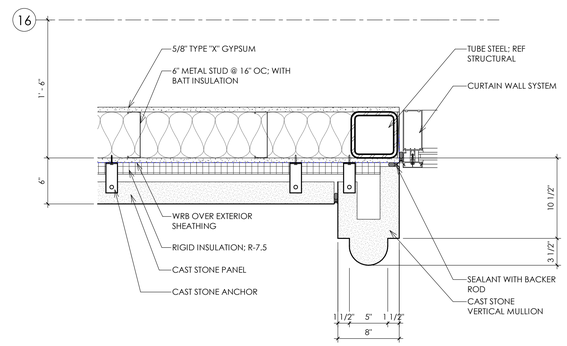
2 PLAN DETAIL- CAST STONE MULLION @ STOREFRONT

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



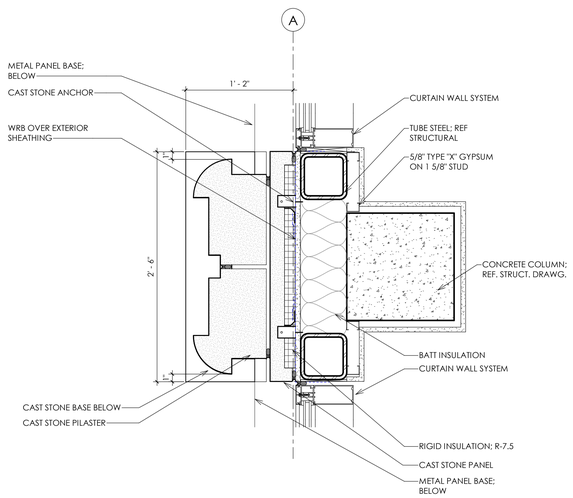
5 PLAN DETAIL- CAST STONE CORNER DETAIL

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



7 PLAN DETAIL- STOREFRONT AND WALL TRANSITION

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



3 PLAN DETAIL- PILASTER AT STOREFRONT

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

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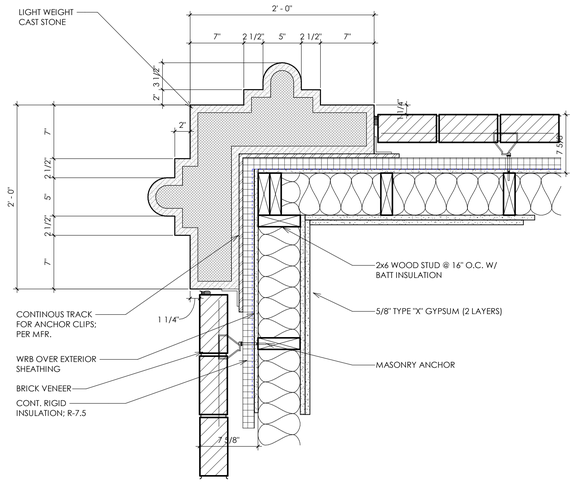
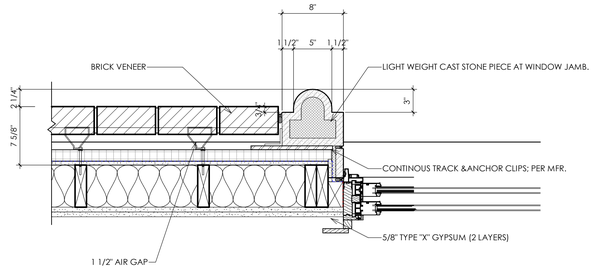
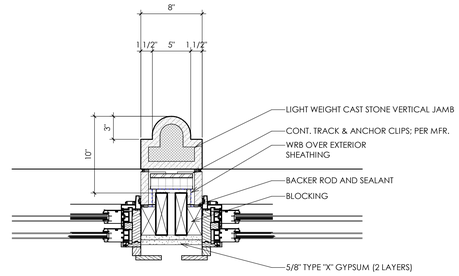


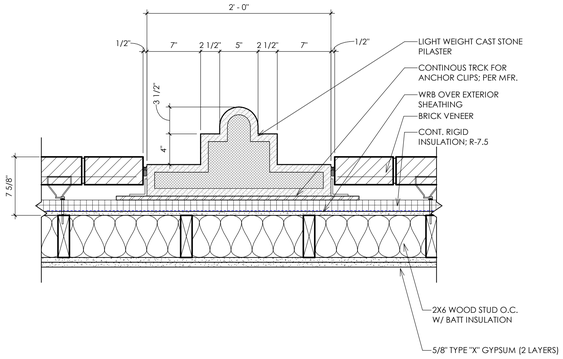
1 CORNER DETAIL_ 2ND - 5TH FLOOR
SCALE: 1 1/2" = 1'-0"



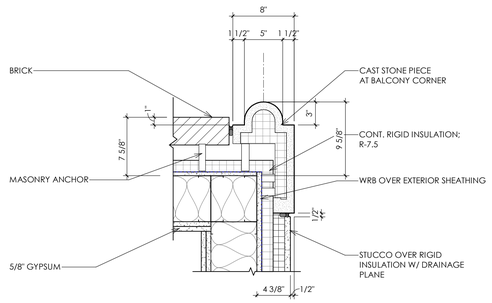
4 VERTICAL ELEMENTS - LIGHT WEIGHT CAST STONE @ WINDOW JAMB
SCALE: 1 1/2" = 1'-0"



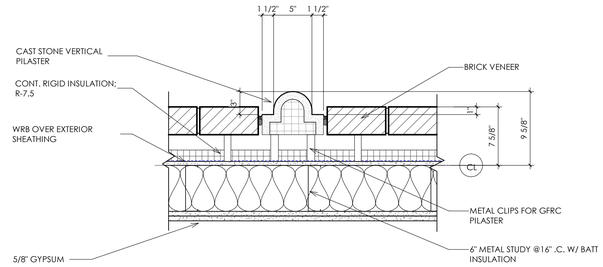
7 CENTER VERTICAL ELEMENT - LIGHT WEIGHT CAST STONE
SCALE: 1 1/2" = 1'-0"



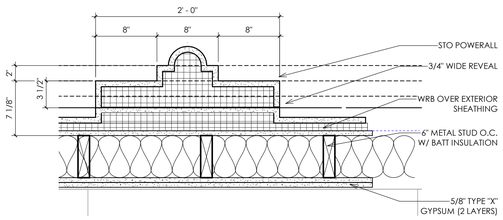
2 WALL PILASTERS 2ND - 5TH FLOOR
SCALE: 1 1/2" = 1'-0"



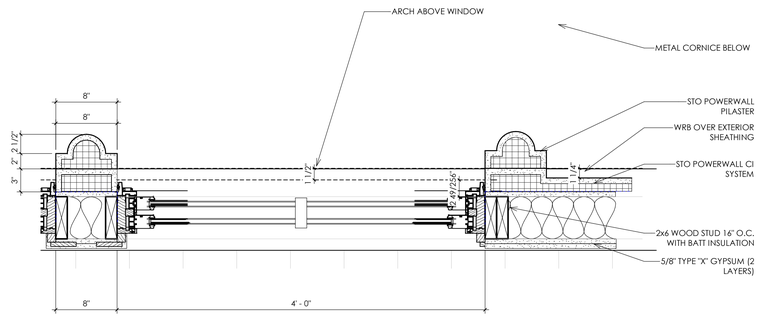
5 PLAN DETAIL- BALCONY CORNER
SCALE: 1 1/2" = 1'-0"



8 PLAN DETAIL - 2ND-5TH FLOOR
SCALE: 1 1/2" = 1'-0"



3 WALL PILASTER SIXTH FLOOR
SCALE: 1 1/2" = 1'-0"



6 WINDOW JAMB DETAIL- SIXTH FLOOR PLAN
SCALE: 1 1/2" = 1'-0"

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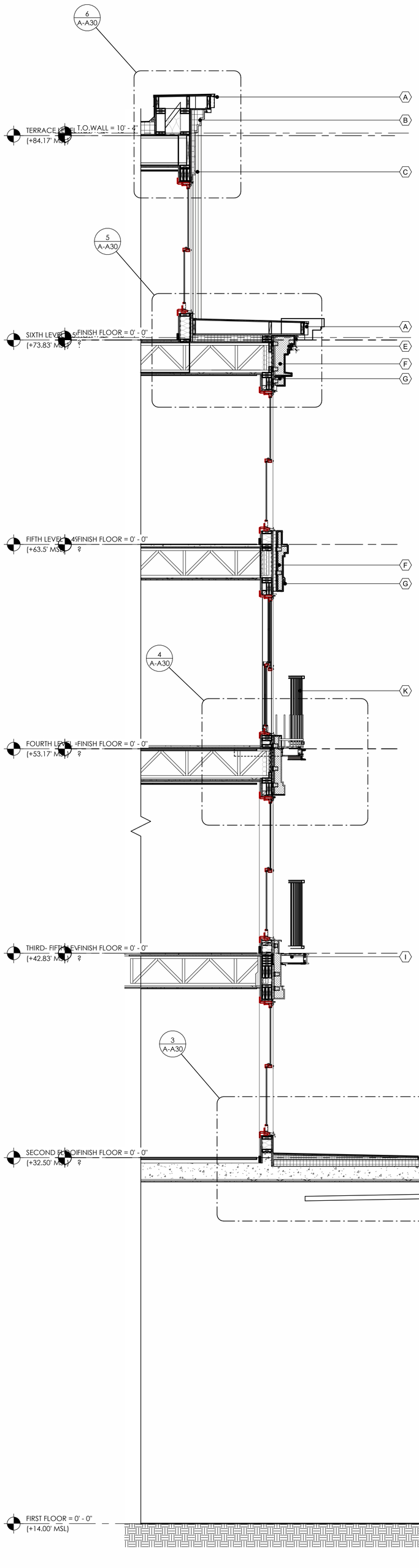
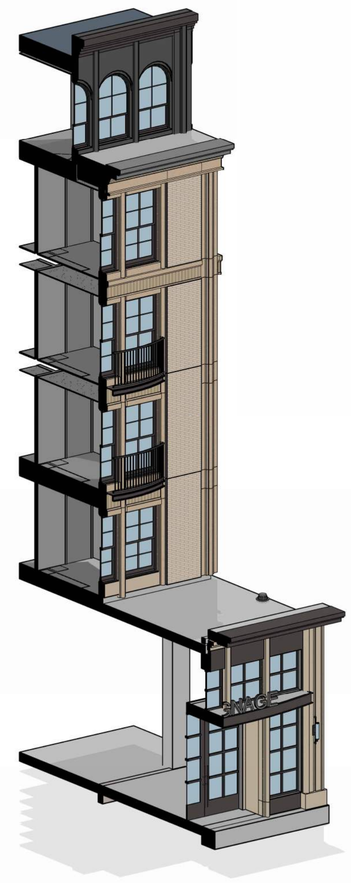


1 WALL SECTION @ NORTH FACADE BALCONIES
SCALE: 3/8" = 1'-0"

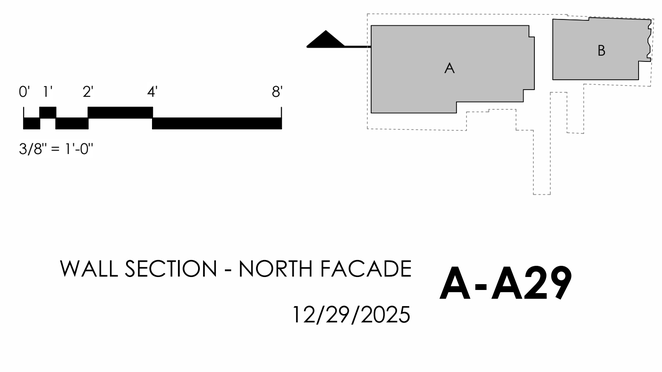


2 PARTIAL NORTH ELEVATION
SCALE: 3/8" = 1'-0"



3 3D VIEW @ NORTH 1 KEY
SCALE:

I	VERTICAL CHASE FOR DRAIN LINES & REFRIGERANT LINES
A	METAL STEPPED PARAPET CAP
B	STO POWERWALL STEPPED CORNICE
C	ARCHED FACADE
D	ALUM CLAD WINDOWS
E	CAST STONE STEPPED CORNICE
F	CAST STONE FRIEZE
G	CAST STONE WINDOW HEAD, JAMB AND SILL
H	CAST STONE VERTICAL ENGAGED PILASTER
I	METAL JUILETTE BALCONY
J	BRICK FACADE
K	METAL BALCONY RAILING
L	CAST STONE STEPPED CORNICE
M	CAST STONE VERTICAL MULLIONS
N	CAST STONE VERTICAL ENGAGED PILASTER
O	CAST STONE BASE
P	STO POWERWALL PANEL
Q	METAL PANEL
R	CAST STONE VERTICAL & HORIZONTAL MULLION
S	STO POWERWALL VERTICAL MULLION & ENGAGED PILASTER
T	ALUM CURTAIN WINDOW SYSTEM
U	STO POWERWALL ON CMU
V	METAL EXHAUST VENTS
W	METAL CANOPY
X	CAST STONE PANEL
Y	STO POWERWALL AT BALCONY INSET
Z	GARAGE METAL LOUVER SCREEN PANELS



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WALL SECTION - NORTH FACADE **A-A29**

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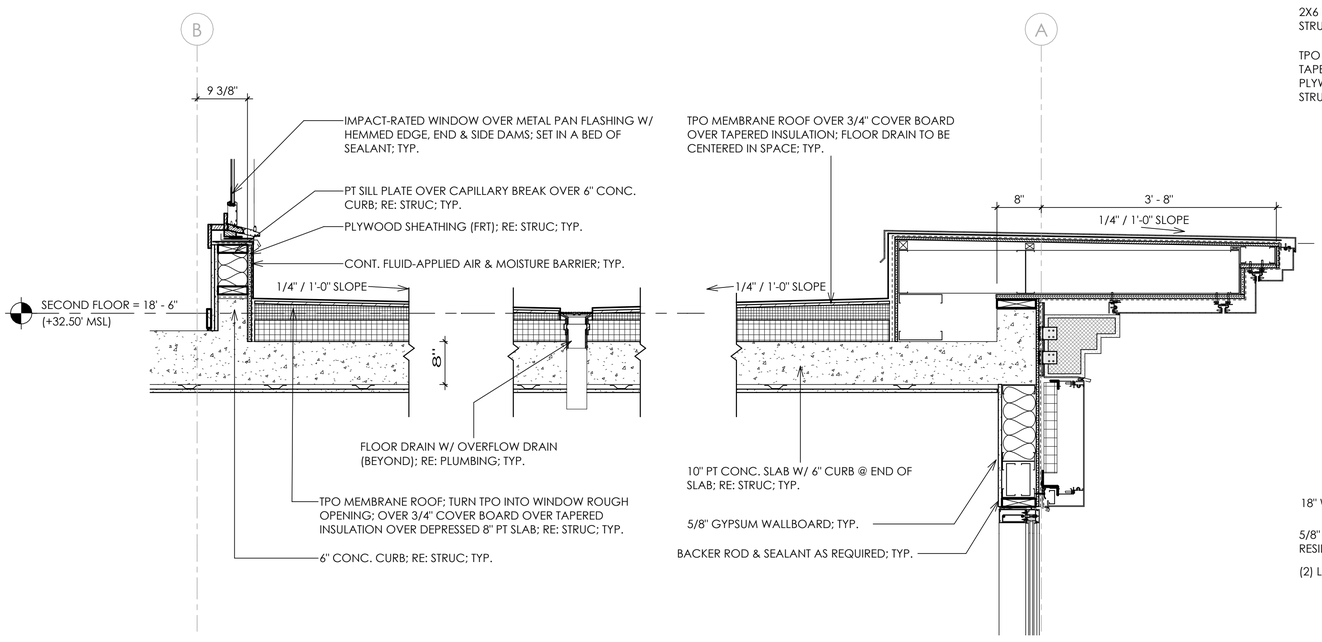
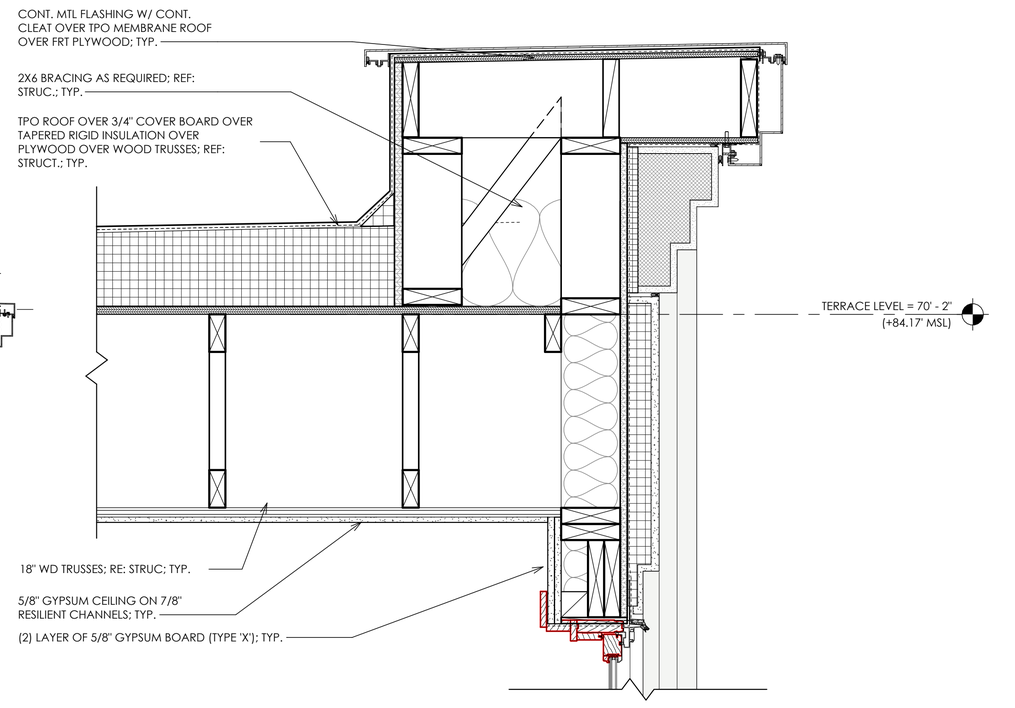


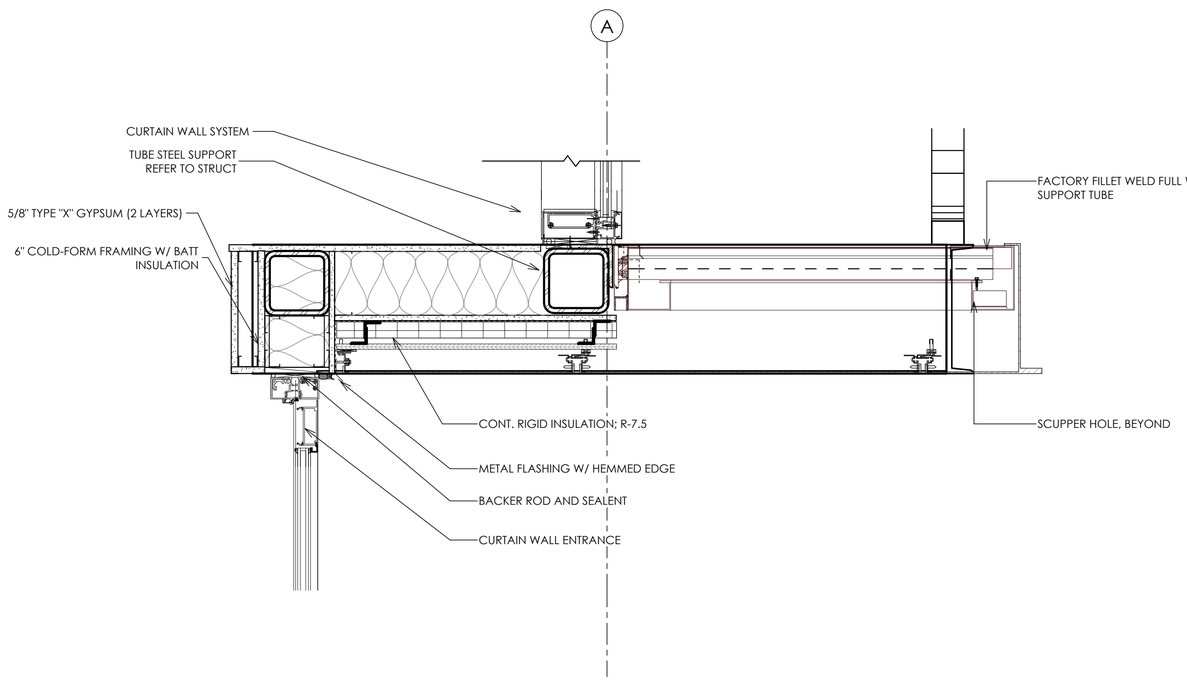
3 DETAIL - @1ST FLOOR ROOF ALONG COLUMN LINE A

SCALE: 3/4" = 1'-0"



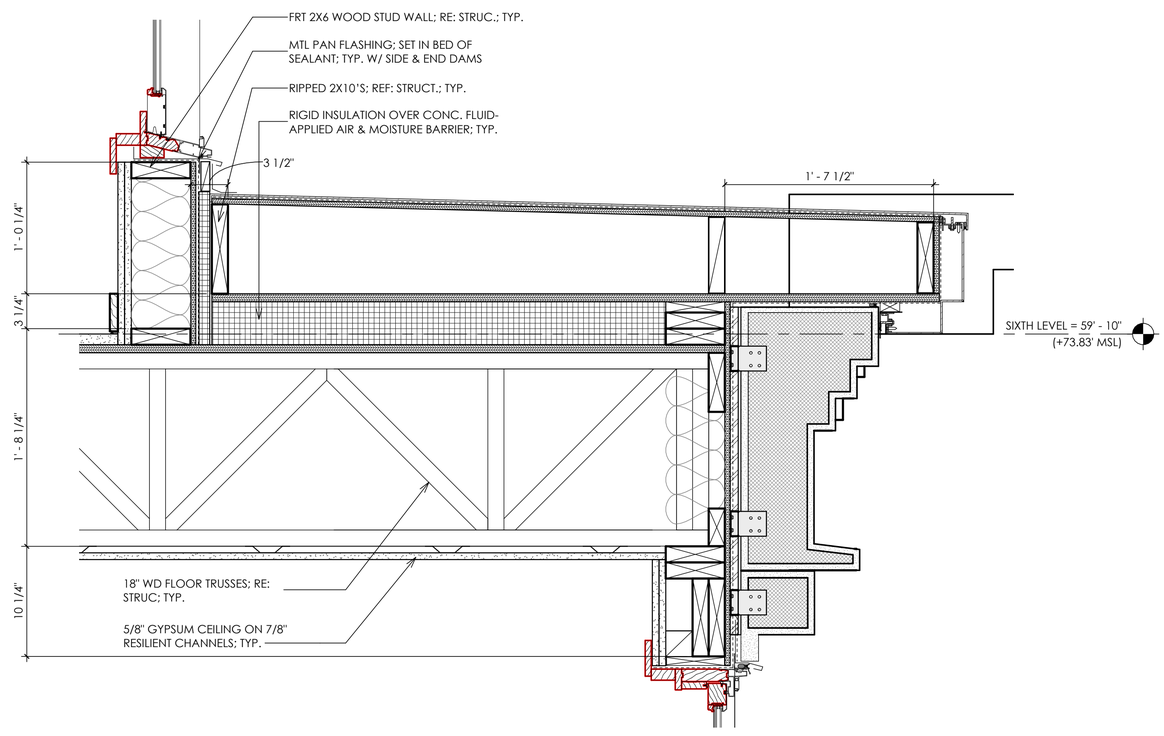
6 DETAIL - @ 7TH FLOOR ROOF PARAPET

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



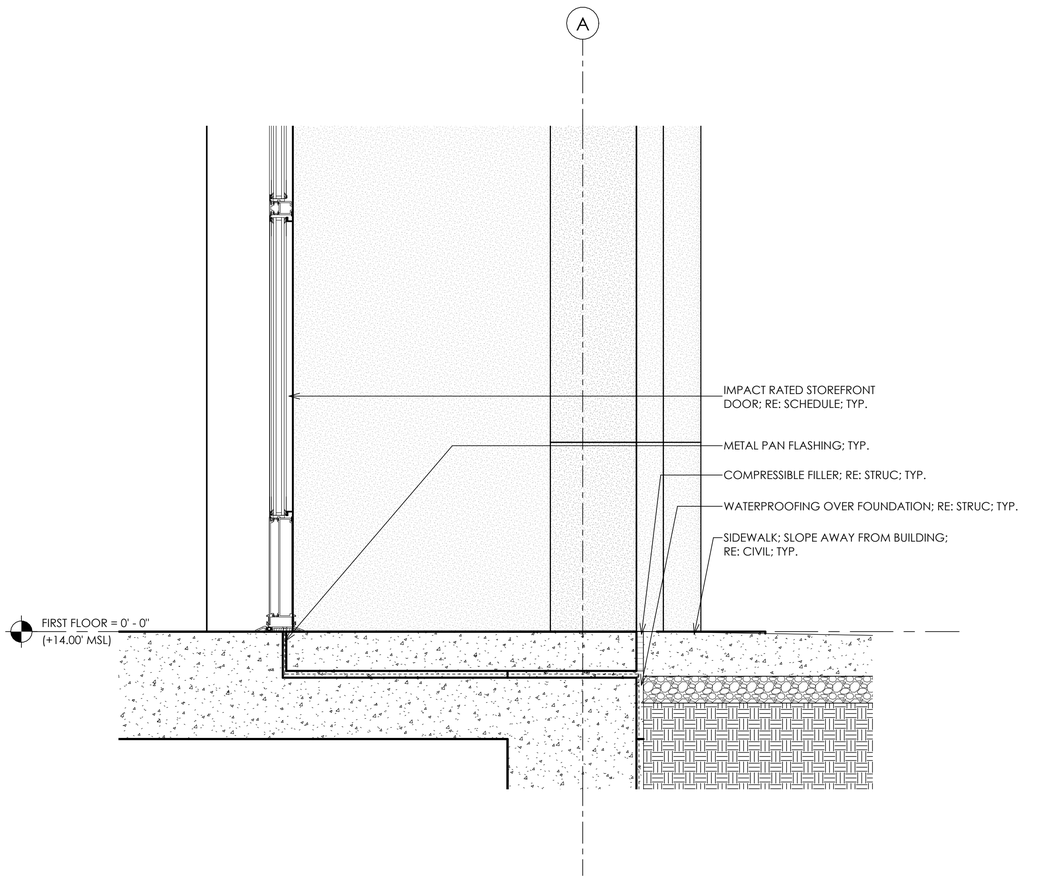
2 DETAIL @ 1ST FLOOR CANOPY

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



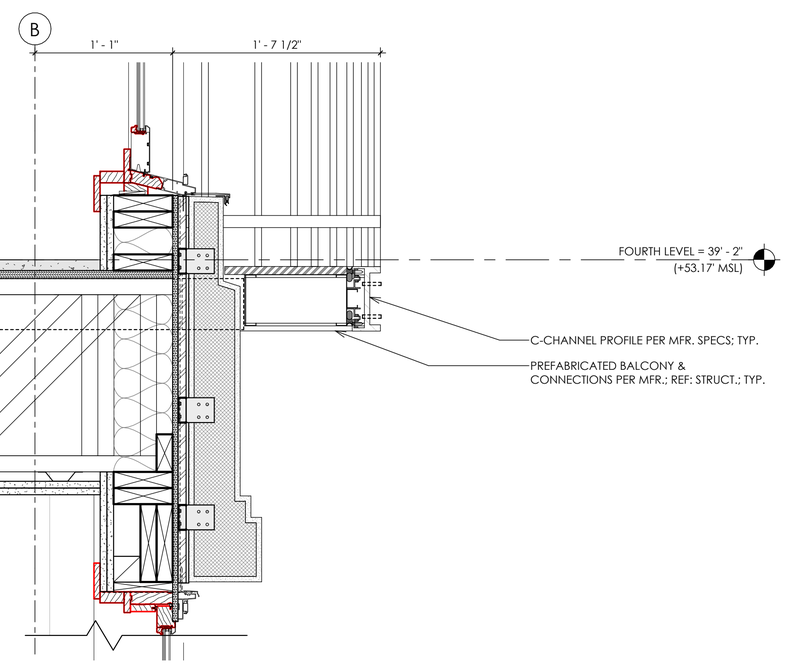
5 DETAIL - @6TH FLOOR METAL CORNICE

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



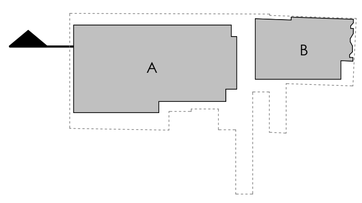
1 DETAIL @ 1ST FLOOR ENTRY (GOOD)

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



4 DETAIL - @3RD & 4TH FLOOR METAL JULIETTE BALCONY

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



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DETAILS - NORTH FACADE

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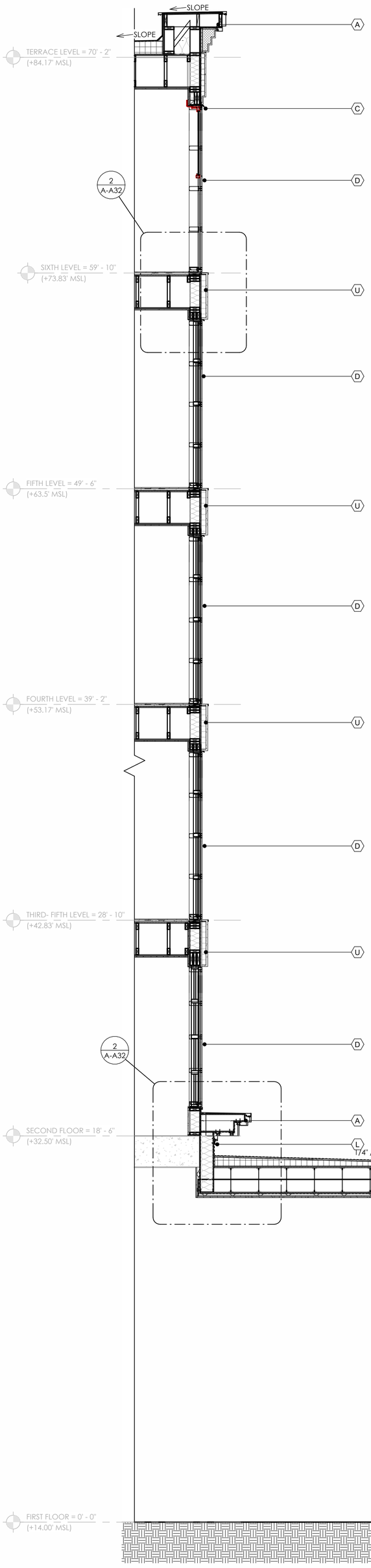
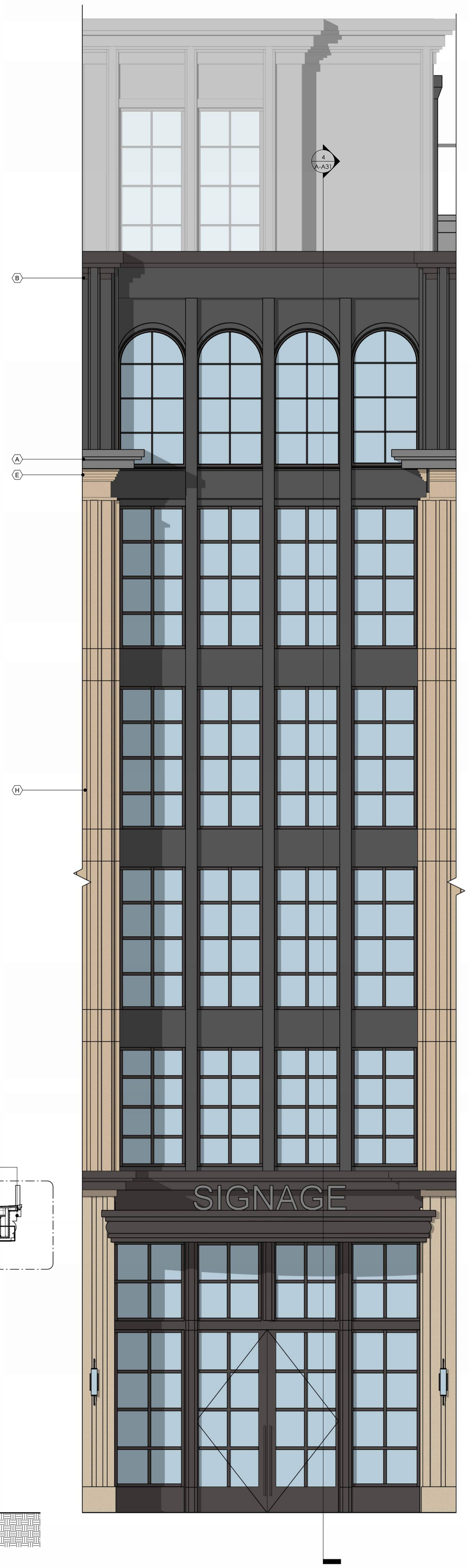


4 WALL SECTION @ NORTH FACADE @ ENTRY
SCALE: 3/8" = 1'-0"

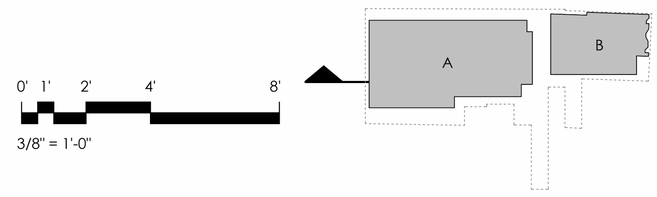


2 PARTIAL NORTH ELEVATION
SCALE: 3/8" = 1'-0"



3 3D VIEW @ NORTH 2 KEY
SCALE:

1	VERTICAL CHASE FOR DRAIN LINES & REFRIGERANT LINES
A	METAL STEPPED PARAPET CAP
B	STO POWERWALL STEPPED CORNICE
C	ARCHED FACADE
D	ALUM CLAD WINDOWS
E	CAST STONE STEPPED CORNICE
F	CAST STONE FRIEZE
G	CAST STONE WINDOW HEAD, JAMB AND SILL
H	CAST STONE VERTICAL ENGAGED PILASTER
I	METAL JUILETTE BALCONY
J	BRICK FACADE
K	METAL BALCONY RAILING
L	CAST STONE STEPPED CORNICE
M	CAST STONE VERTICAL MULLIONS
N	CAST STONE VERTICAL ENGAGED PILASTER
O	CAST STONE BASE
P	STO POWERWALL PANEL
Q	METAL PANEL
R	CAST STONE VERTICAL & HORIZONTAL MULLION
S	STO POWERWALL VERTICAL MULLION & ENGAGED PILASTER
T	ALUM CURTAIN WINDOW SYSTEM
U	STO POWERWALL ON CMU
V	METAL EXHAUST VENTS
W	METAL CANOPY
X	CAST STONE PANEL
Y	STO POWERWALL AT BALCONY INSET
Z	GARAGE METAL LOUVER SCREEN PANELS



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GEORGE & SOCIETY - BUILDING A

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WALL SECTION - NORTH FACADE ENTRY

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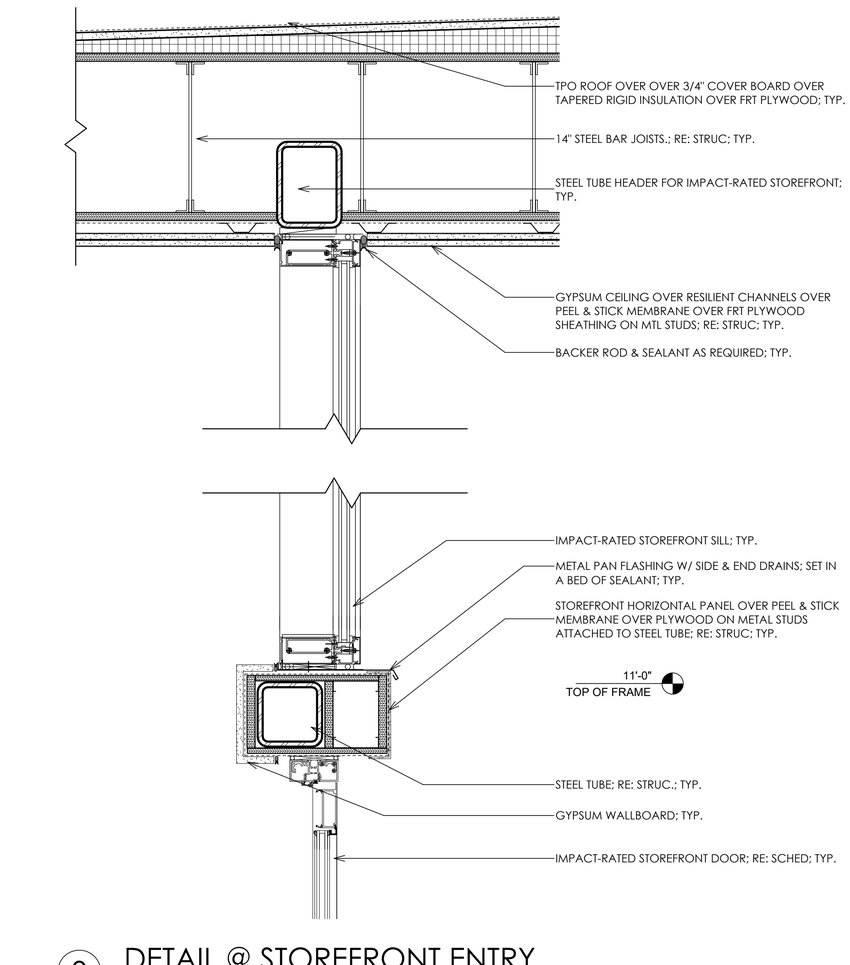
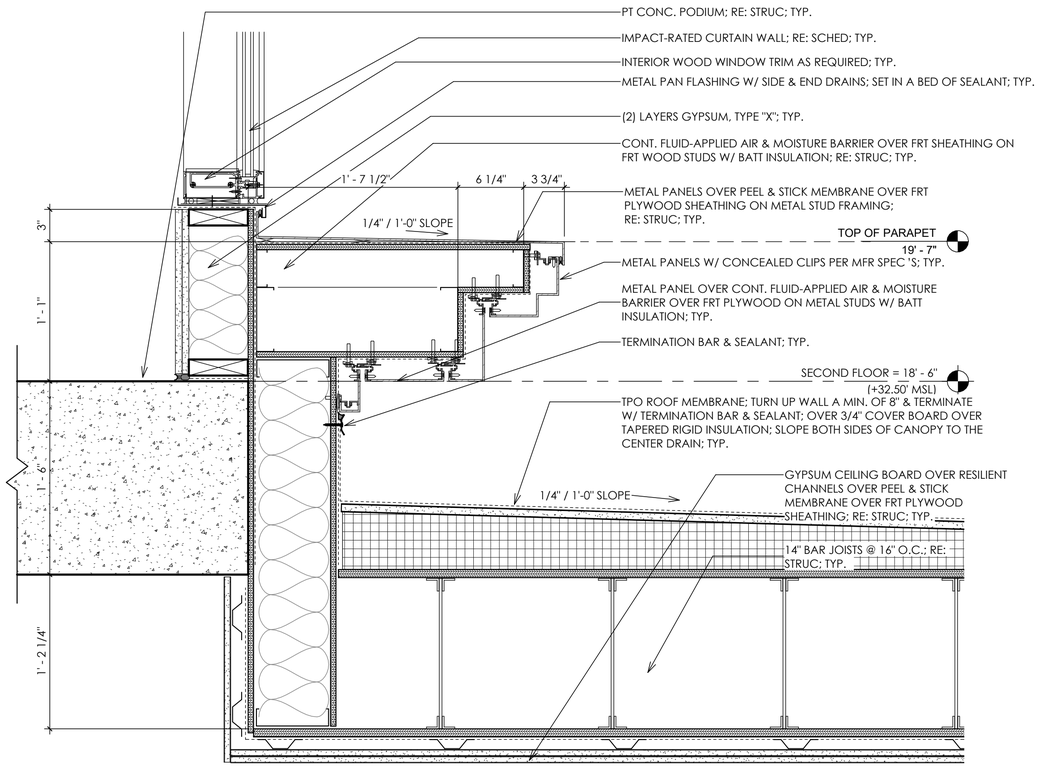


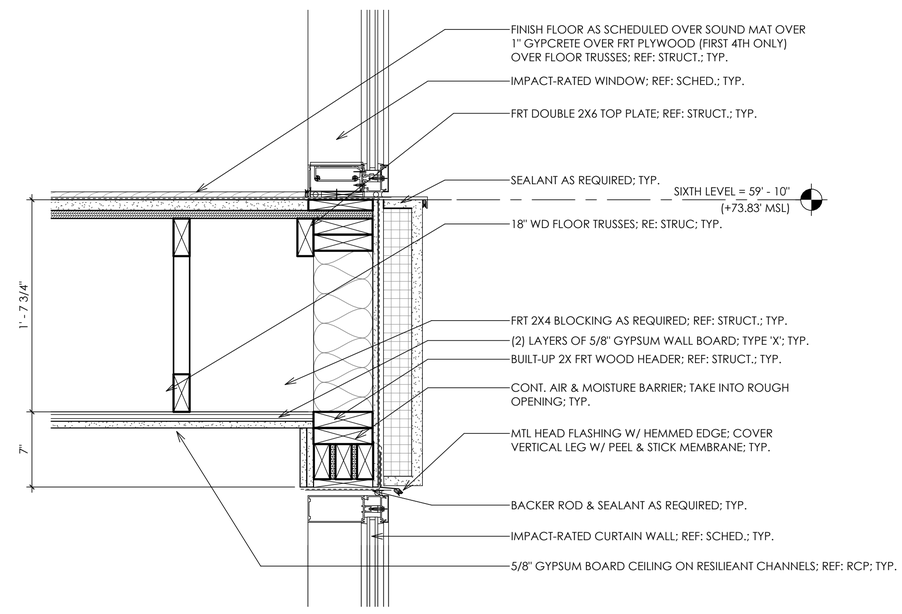
3 DETAIL @ STOREFRONT ENTRY

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



2 DETAIL @ 2ND LEVEL SILL ABOVE ENTRY

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

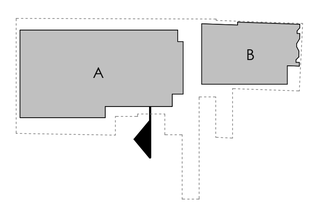


1 DETAIL @ 6TH LEVEL BAND

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

4 DETAIL @ FIRST LEVEL CORNICE BAND AT ENTRY CANOPY

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



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DETAILS - NORTH FACADE ENTRY

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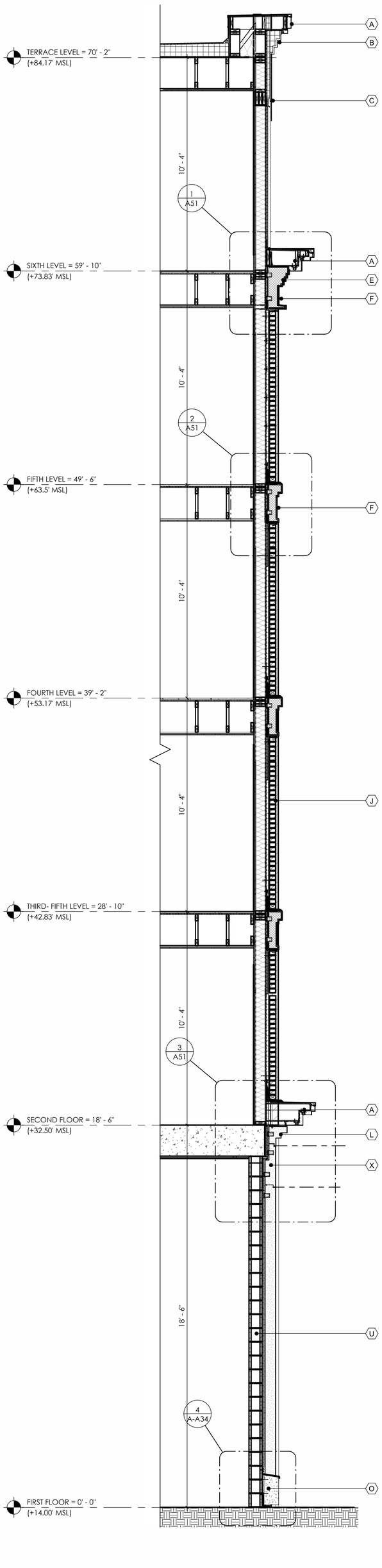
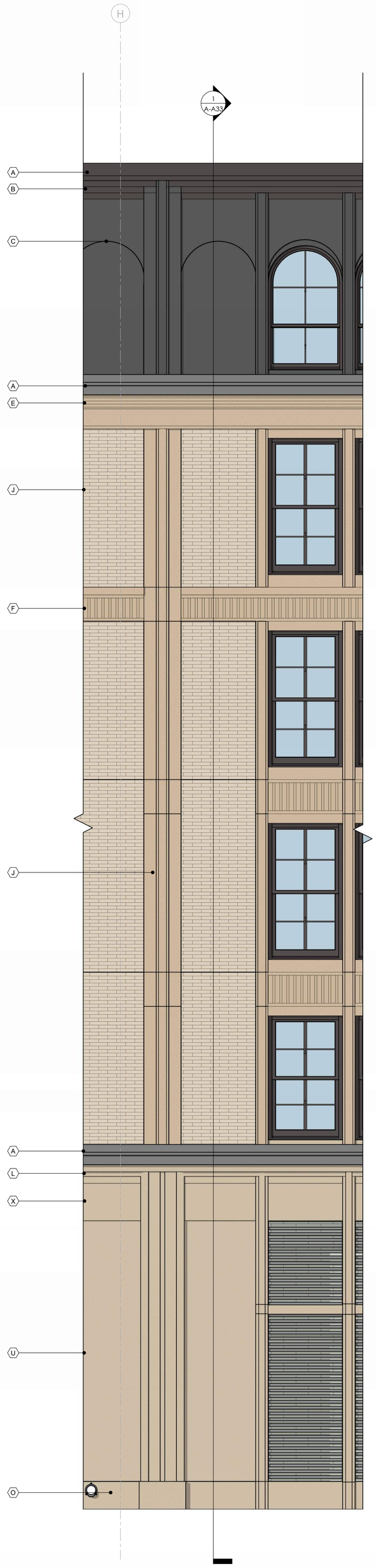
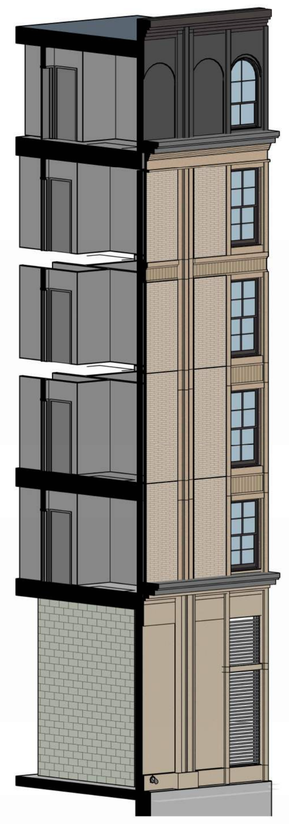


1 WALL SECTION @ EAST FACADE
SCALE: 3/8" = 1'-0"



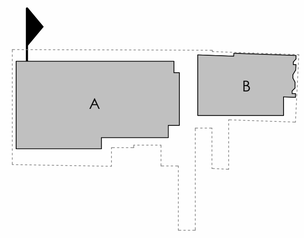
2 PARTIAL EAST ELEVATION_
SCALE: 3/8" = 1'-0"



3 3D VIEW @ EAST KEY
SCALE:

1 VERTICAL CHASE FOR DRAIN LINES & REFRIGERANT LINES
A METAL STEPPED PARAPET CAP
B STO POWERWALL STEPPED CORNICE
C ARCHED FACADE
D ALUM CLAD WINDOWS
E CAST STONE STEPPED CORNICE
F CAST STONE FRIEZE
G CAST STONE WINDOW HEAD, JAMB AND SILL
H CAST STONE VERTICAL ENGAGED PILASTER
I METAL JUILETTE BALCONY
J BRICK FACADE
K METAL BALCONY RAILING
L CAST STONE STEPPED CORNICE
M CAST STONE VERTICAL MULLIONS
N CAST STONE VERTICAL ENGAGED PILASTER
O CAST STONE BASE
P STO POWERWALL PANEL
Q METAL PANEL
R CAST STONE VERTICAL & HORIZONTAL MULLION
S STO POWERWALL VERTICAL MULLION & ENGAGED PILASTER
T ALUM CURTAIN WINDOW SYSTEM
U STO POWERWALL ON CMU
V METAL EXHAUST VENTS
W METAL CANOPY
X CAST STONE PANEL
Y STO POWERWALL AT BALCONY INSET
Z GARAGE METAL LOUVER SCREEN PANELS

0' 1' 2' 4' 8'
3/8" = 1'-0"



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GEORGE & SOCIETY - BUILDING A

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WALL SECTION - EAST FACADE **A-A33**

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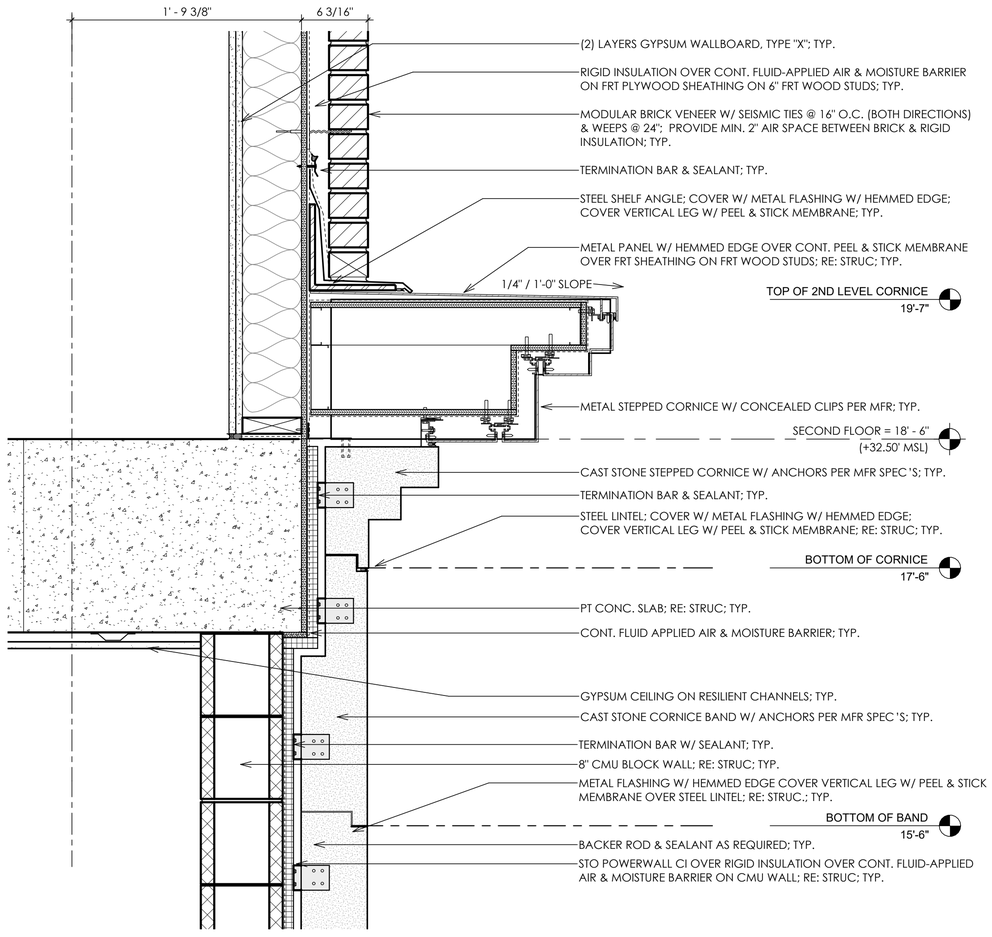
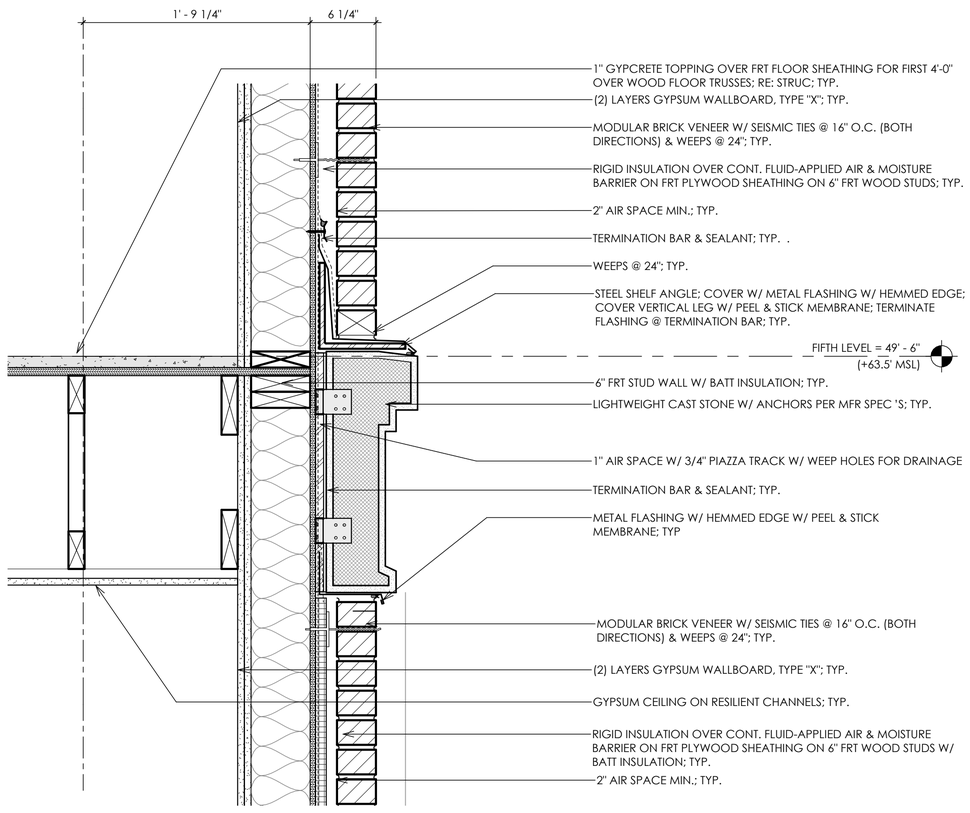


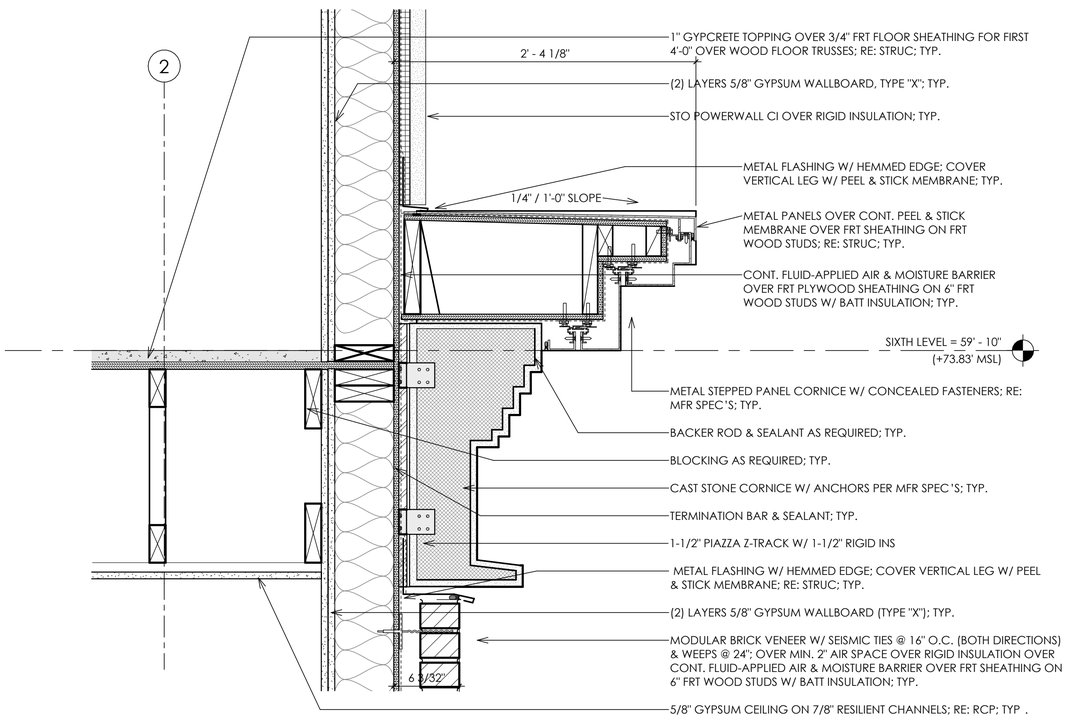
3 DETAIL @ 2ND LEVEL - CAST STONE CORNICE BAND

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



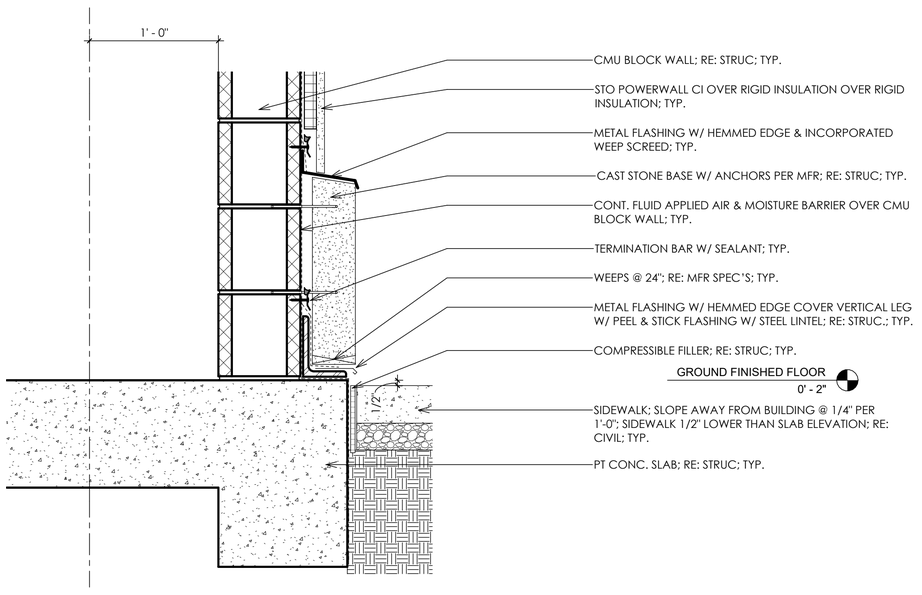
2 DETAIL @ 5TH LEVEL BAND- TYP

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



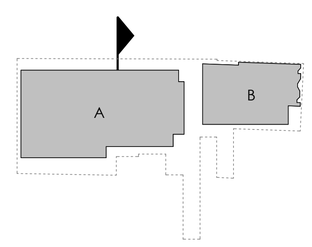
1 DETAIL @ 6TH LEVEL - BAND TYP

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



4 DETAIL @ 1ST LEVEL - CAST STONE BASE

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



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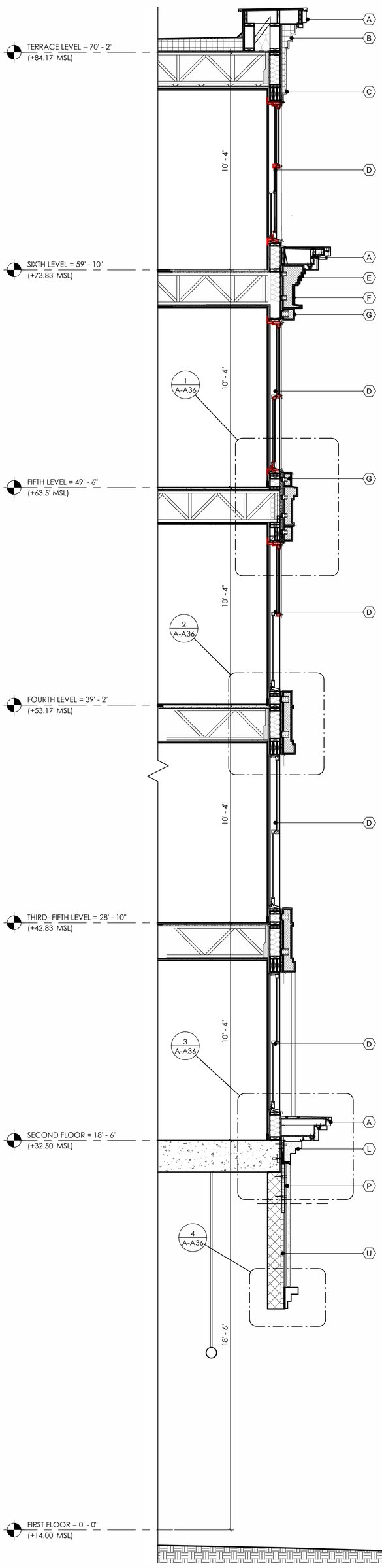
GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

DETAILS - EAST FACADE

12/29/2025

A-A34



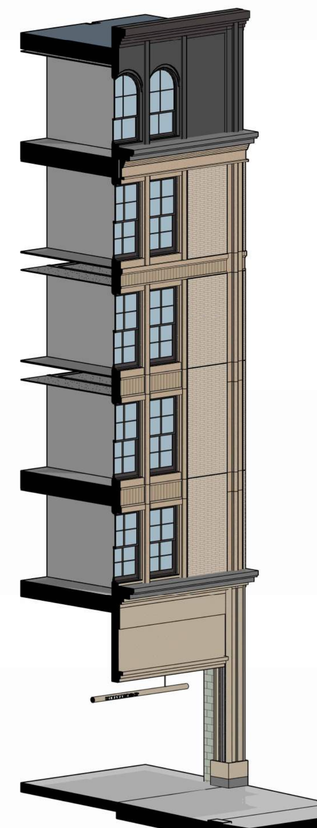
1 WALL SECTION @ SOUTH FACADE WINDOWS

SCALE: 3/8" = 1'-0"



2 PARTIAL SOUTH ELEVATIONs

SCALE: 3/8" = 1'-0"



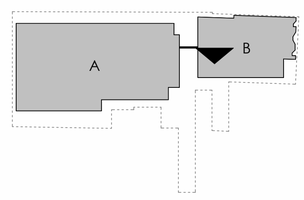
3 3D VIEW @ SOUTH KEY

SCALE:

1	VERTICAL CHASE FOR DRAIN LINES & REFRIGERANT LINES
A	METAL STEPPED PARAPET CAP
B	STO POWERWALL STEPPED CORNICE
C	ARCHED FACADE
D	ALUM CLAD WINDOWS
E	CAST STONE STEPPED CORNICE
F	CAST STONE FRIEZE
G	CAST STONE WINDOW HEAD, JAMB AND SILL
H	CAST STONE VERTICAL ENGAGED PILASTER
I	METAL JUILETTE BALCONY
J	BRICK FACADE
K	METAL BALCONY RAILING
L	CAST STONE STEPPED CORNICE
M	CAST STONE VERTICAL MULLIONS
N	CAST STONE VERTICAL ENGAGED PILASTER
O	CAST STONE BASE
P	STO POWERWALL PANEL
Q	METAL PANEL
R	CAST STONE VERTICAL & HORIZONTAL MULLION
S	STO POWERWALL VERTICAL MULLION & ENGAGED PILASTER
T	ALUM CURTAIN WINDOW SYSTEM
U	STO POWERWALL ON CMU
V	METAL EXHAUST VENTS
W	METAL CANOPY
X	CAST STONE PANEL
Y	STO POWERWALL AT BALCONY INSET
Z	GARAGE METAL LOUVER SCREEN PANELS

0' 1' 2' 4' 8'

3/8" = 1'-0"



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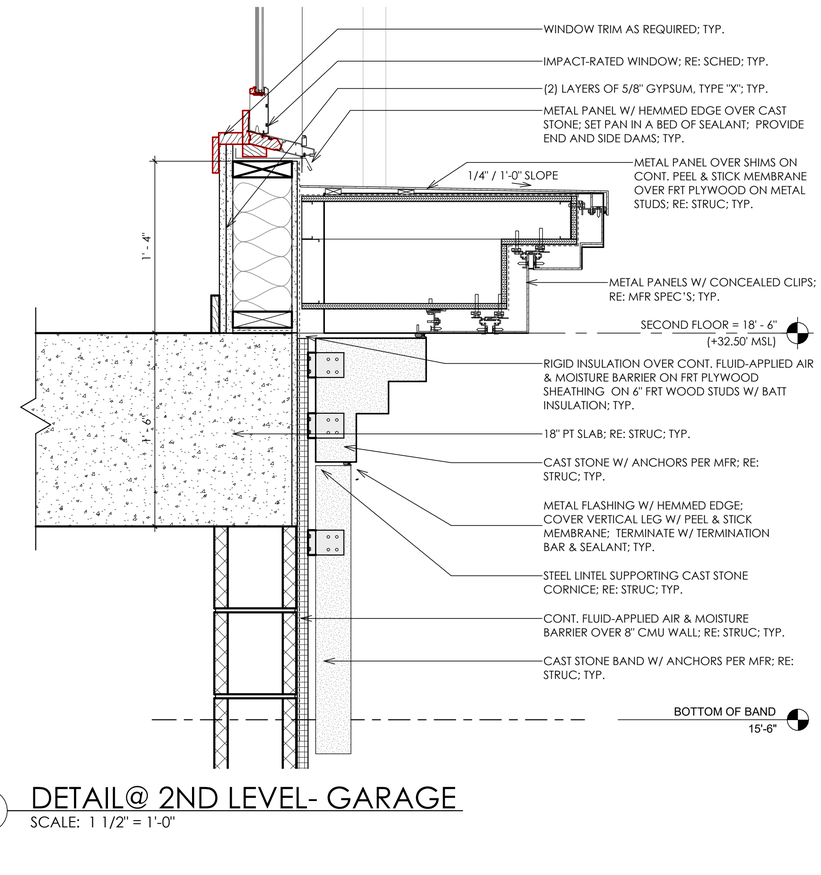
GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

WALL SECTION - SOUTH FACADE

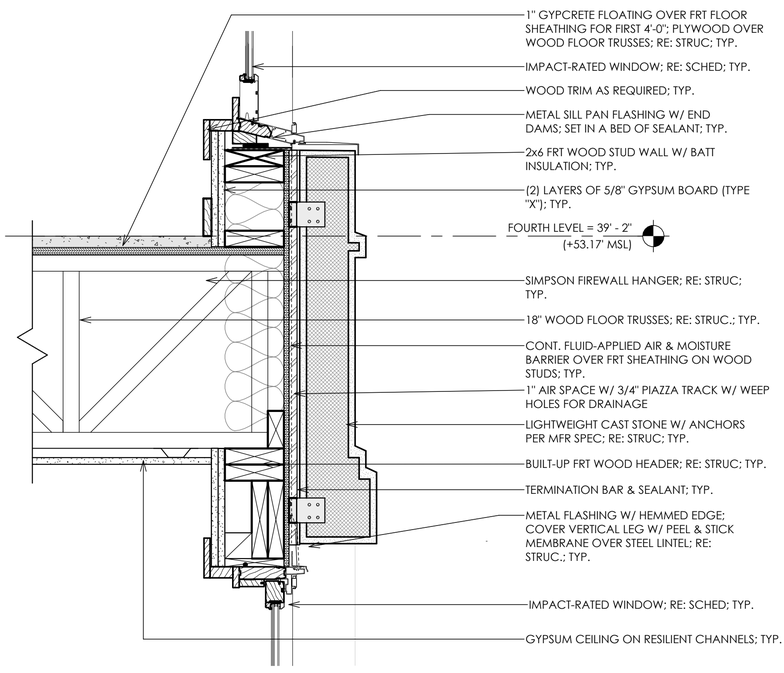
12/29/2025

A-A35



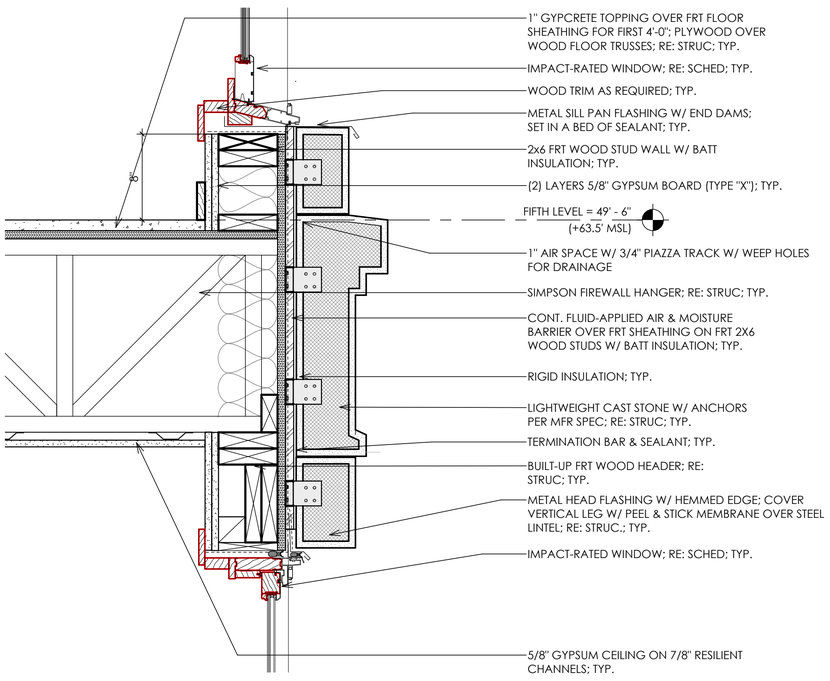
3 DETAIL@ 2ND LEVEL- GARAGE

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



2 DETAIL @ 3RD & 4TH LEVEL

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

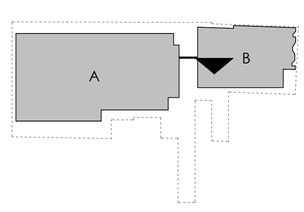


1 DETAIL @ 5TH LEVEL BAND

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

4 DETAIL@ CAST STONE BAND - GARAGE ENTRY

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



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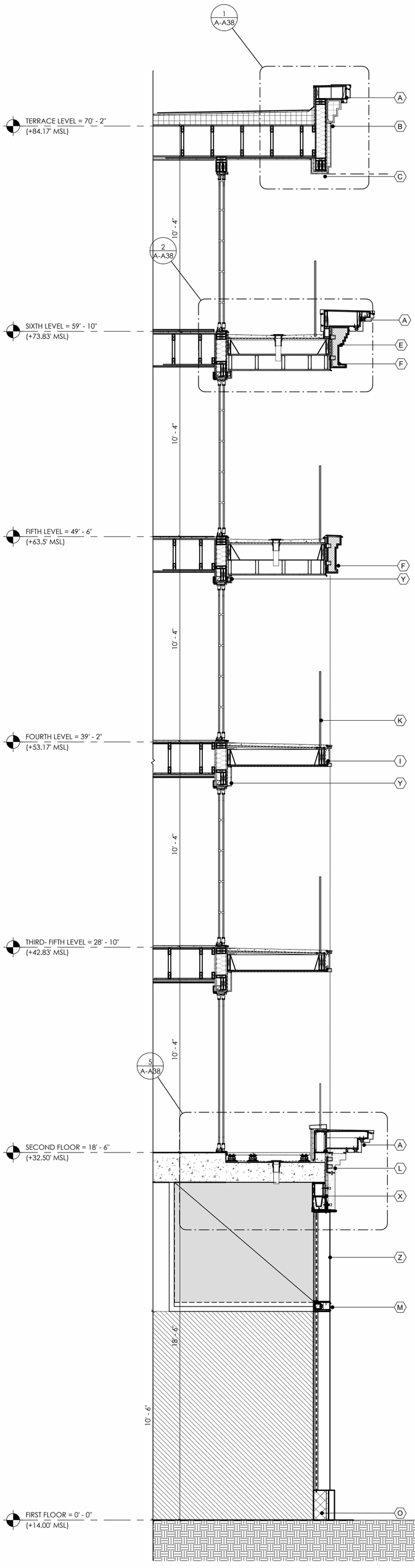
GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

DETAILS - SOUTH FACADE

12/29/2025

A-A36



1 WALL SECTION @ WEST FACADE BALCONIES
SCALE: 3/8" = 1'-0"



2 PARTIAL WEST ELEVATION
SCALE: 3/8" = 1'-0"



3 3D VIEW @ WEST KEY
SCALE:

1	VERTICAL CHASE FOR DRAIN LINES & REFRIGERANT LINES
A	METAL STEPPED PARAPET CAP
B	STO POWERWALL STEPPED CORNICE
C	ARCHED FACADE
D	ALUM CLAD WINDOWS
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V	METAL EXHAUST VENTS
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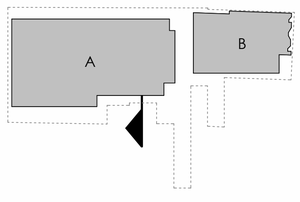
X	CAST STONE PANEL
Y	STO POWERWALL AT BALCONY INSET
Z	GARAGE METAL LOUVER SCREEN PANELS

0' 1' 2' 4' 8'
3/8" = 1'-0"



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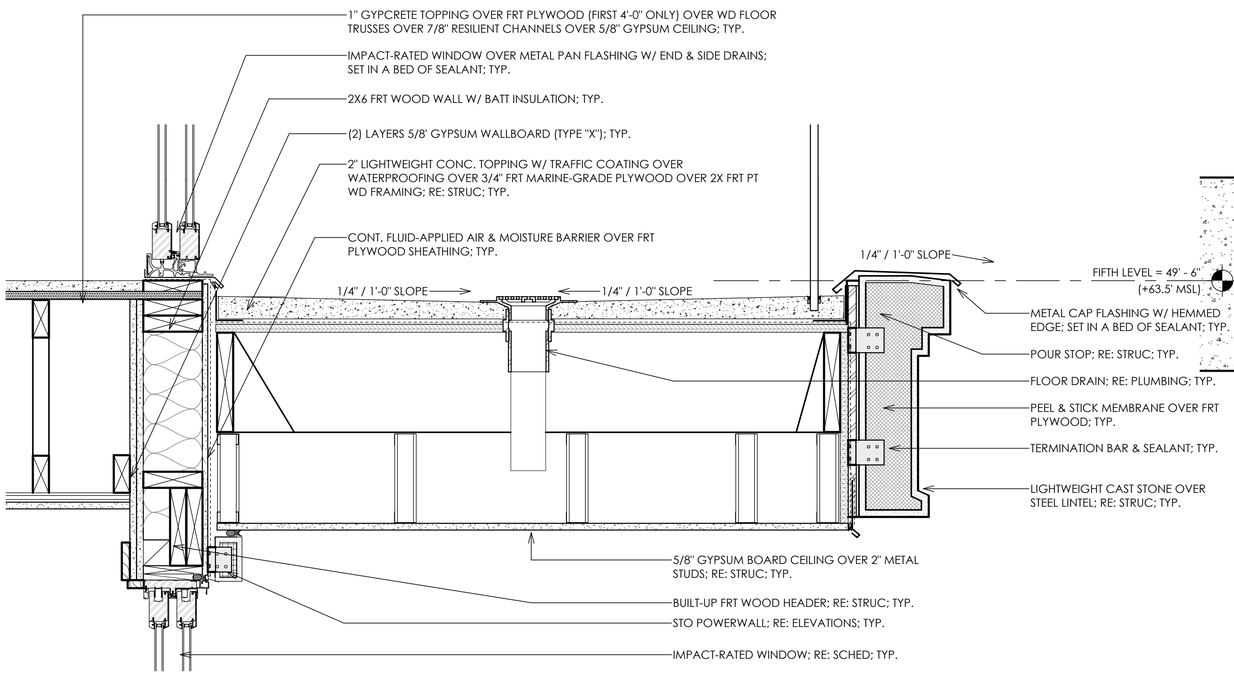
GEORGE & SOCIETY - BUILDING A

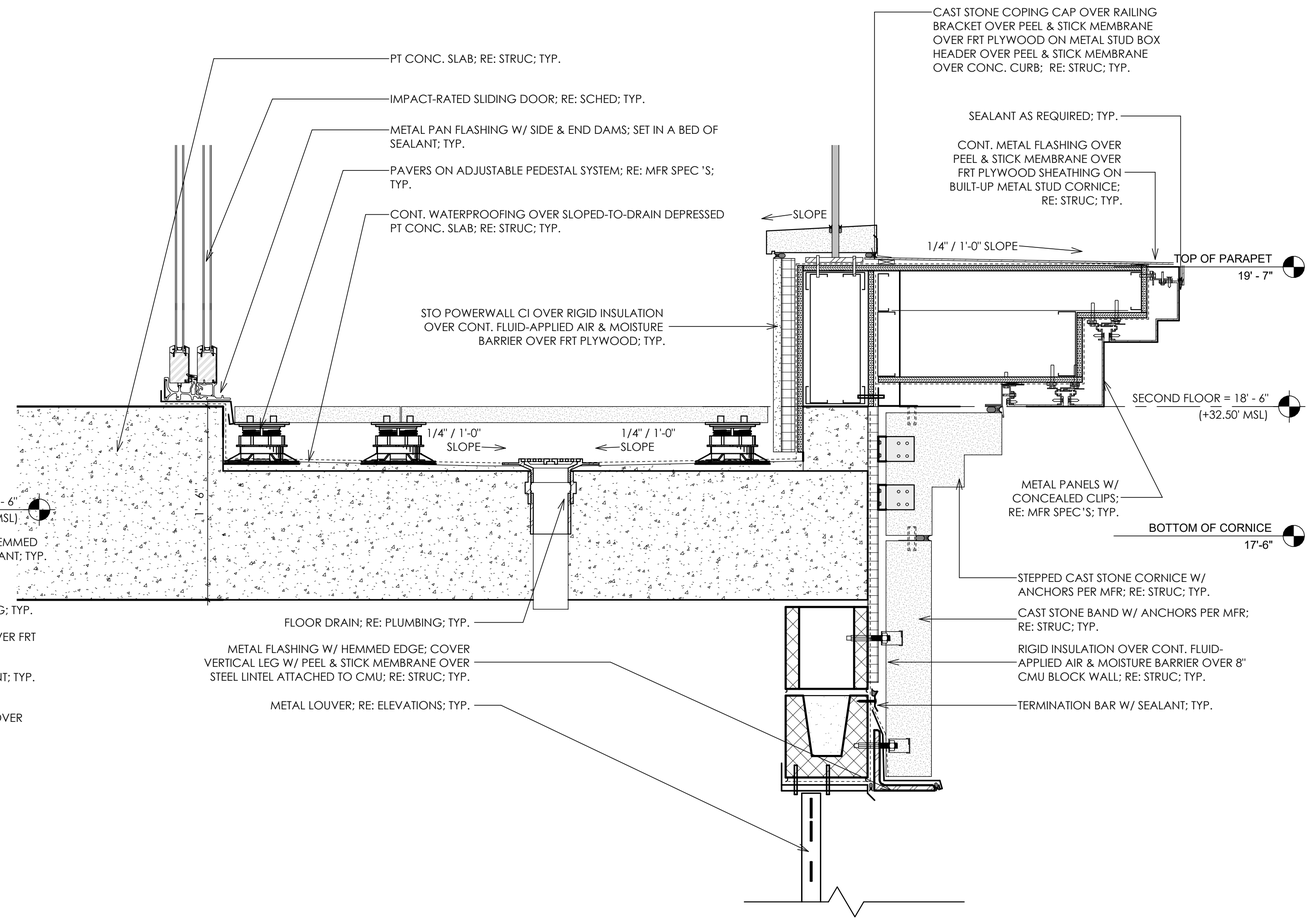
31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

WALL SECTION - WEST FACADE **A-A37**

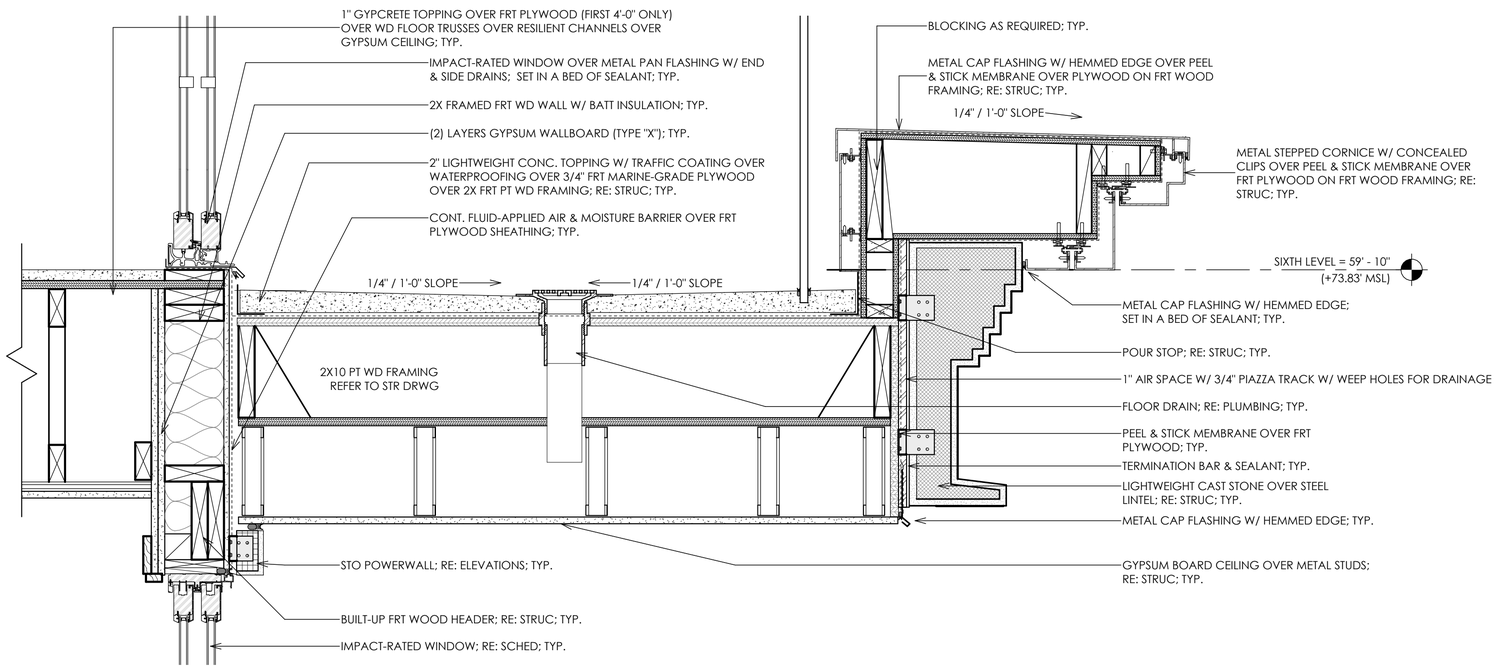
12/29/2025



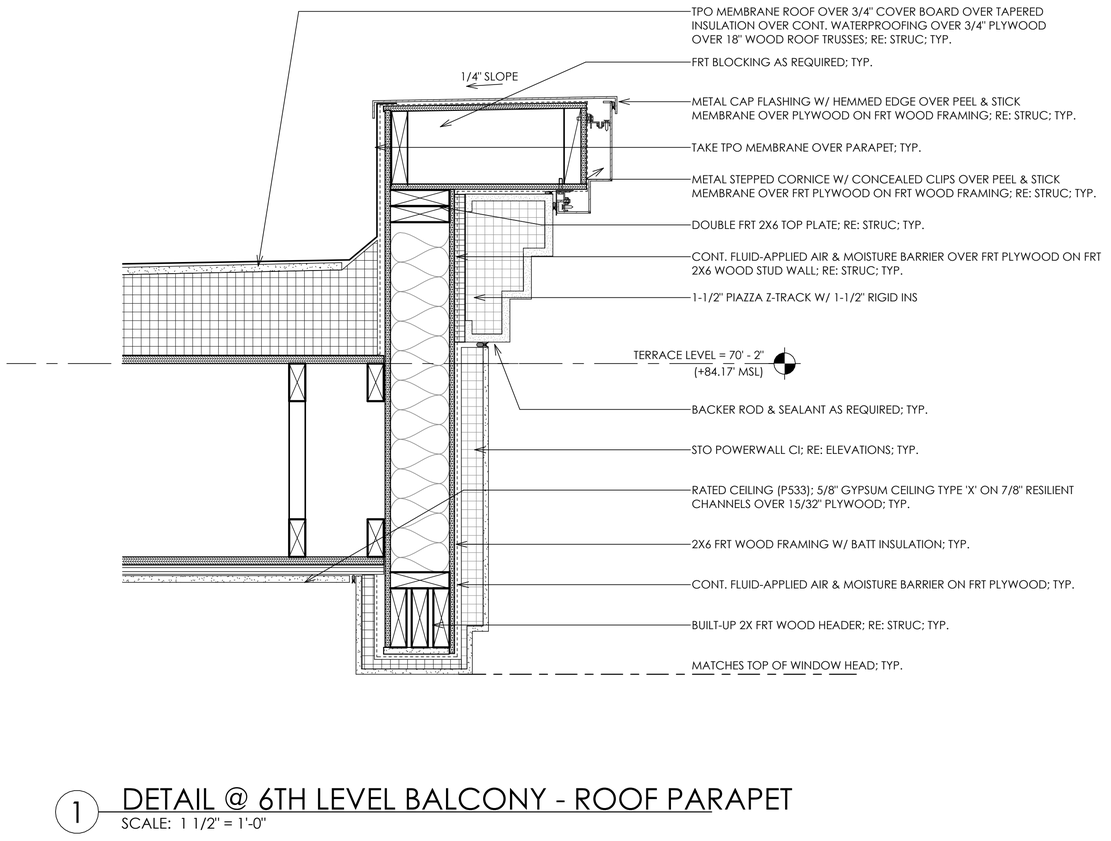
3 DETAIL @ 5TH LEVEL- RECESSED BALCONY
SCALE: 1 1/2" = 1'-0"



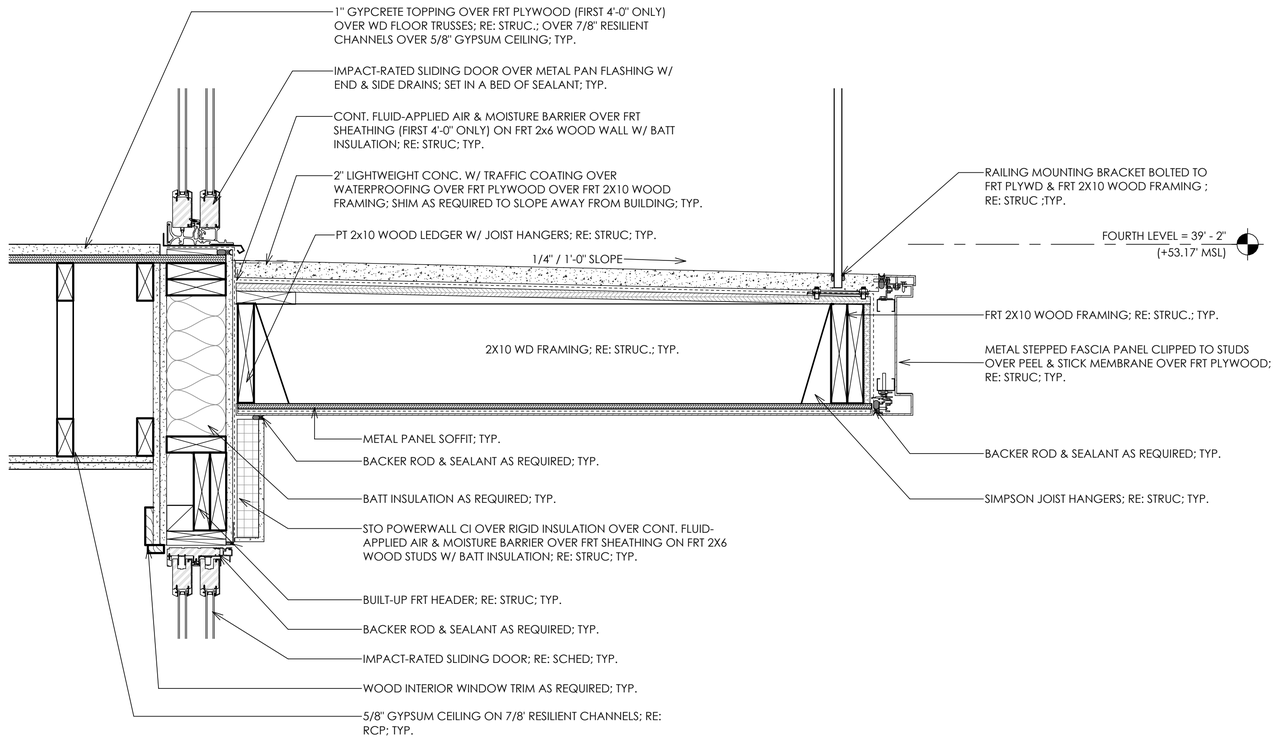
5 DETAIL @ 2ND LEVEL W/ CORNICE BAND - BALCONY
SCALE: 1 1/2" = 1'-0"



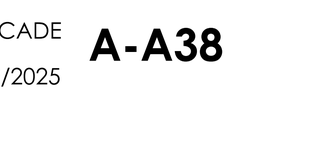
2 DETAIL @ 6TH LEVEL - RECESSED BALCONY
SCALE: 1 1/2" = 1'-0"



1 DETAIL @ 6TH LEVEL BALCONY - ROOF PARAPET
SCALE: 1 1/2" = 1'-0"



4 DETAIL @ 3RD & 4TH LEVEL - RECESSED BALCONY
SCALE: 1 1/2" = 1'-0"



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GEORGE & SOCIETY - BUILDING A

31 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

DETAILS - WEST FACADE

12/29/2025

A-A38

BOARD OF ARCHITECTURAL REVIEW - LARGE
FINAL SUBMITTAL

BAR-L - CONCEPTUAL MEETING:	03/09/2022 : DENIED
BAR-L - CONCEPTUAL MEETING:	08/25/2022 : DEFERRED
BAR-L - CONCEPTUAL MEETING:	09/28/2022 : APPROVED
BZA-Z - SPECIAL EXCEPTION MEETING:	02/21/2023 : APPROVED
BAR-L - PRELIMINARY MEETING:	08/09/2023 : DEFERRED
TRC PRE-APP - AGENCY SUBMITTAL:	08/14/2023
BAR-L - PRELIMINARY MEETING:	11/08/2023 : DEFERRED
CWS - SUBMITTAL:	11/17/2023
BAR-L - PRELIMINARY MEETING:	12/13/2023 : APPROVED
TRC - ROUND 1: SUBMITTAL:	02/12/2024
BZA-SD - TREE REMOVALS:	03/04/2024
TRC - ROUND 2 SUBMITTAL:	06/03/2024
TRC - ROUND 3 SUBMITTAL:	12/09/2024
TRC - ROUND 4, SCDOT, CWS SUBMITTAL:	04/21/2025
TRC - ROUND 5 SUBMITTAL:	11/24/2025
BAR-L - FINAL MEETING:	01/14/2026 : CURRENT SUBMITTAL

SITE DATA

TMS: 457-04-04-025 & 457-04-04-113

HEIGHT DISTRICT: 6 STORIES*

ZONING: MU-2 / WH

SITE AREA: 0.468 ACRES

FEMA FLOOD ZONE: X

PROPOSED

MIXED USE: RESTAURANT; HOTEL; CONDOS

50 HOTEL UNITS; 16 CONDO UNITS

4,990 SQ. FT. OF FIRST FLOOR RESTAURANT SPACE

100 PARKING SPACES REQUIRED
- ACCOMMODATIONS: 34 SPACES
- MULTIPLE DWELLINGS: 16 SPACES
- EATING & DRINKING: 50 SPACES

*REQUEST FOR (1) ADDITIONAL SEVENTH FLOOR GRANTED THROUGH ARCHITECTURAL MERIT AT BAR CONCEPTUAL MEETING ON 9/28/2022



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B-A24	ROOF LEVEL - FLOOR PLAN - PROPOSED
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B-A38	SECTION DETAILS @ EAST
B-A39	MOCKUP 01
B-A40	MOCKUP 02

PRELIMINARY BAR-L MEETING - APPROVED (12/13/2023)

Building B:

STAFF CONDITIONS 12/13/2023:

1. Society is a narrow and quiet street, and street tress are desired. However, please confirm their locations through zoning as they appear to encroach 10' sidewalk minimum, but the sidewalk depth is determined by the location of the existing building.

RESPONSE: THIS HAS BEEN ADDRESSED ON THE TRC PROCESS, COMMENT #7 ON JANUARY 16TH, 2025.

BOARD DISCUSSION 12/13/2023: No comments on Building B.

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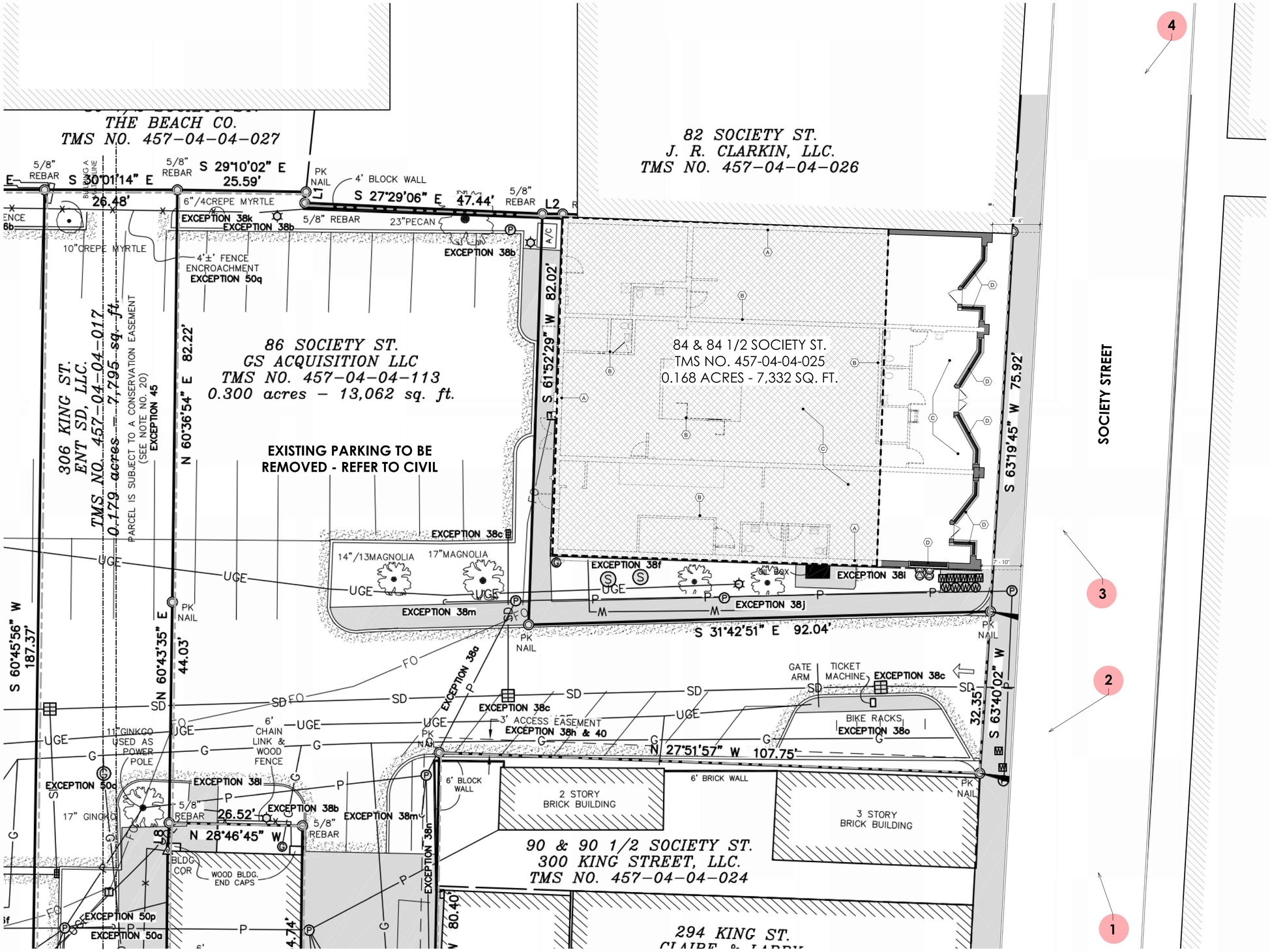
GEORGE & SOCIETY - BUILDING B

84 SOCIETY ST
CHARLESTON, SOUTH CAROLINA 29401

COVER

12/29/2025

B-A01



1 FIRST FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"

DEMOLITION NOTES	
A	DEMOLISH EXTERIOR WALLS AFTER THE TRANSITION TO RED BRICK; MAINTAIN EXTERIOR WALLS THAT CONTAIN THE HISTORIC YELLOW BRICK
B	DEMOLISH ALL INTERIOR WALLS
C	DEMOLISH ENTIRE ROOF STRUCTURE
D	REMOVE EXISTING STOREFRONT AND GLAZING TO BE REPLACE BY NEW ONES. MATCH EXISTING DIMENSIONS.

EXISTING BUILDING AREA TO BE DEMOLISHED

SURROUNDING BUILDINGS

1 EXISTING PHOTOS ON SHEET B-A03

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GEORGE & SOCIETY - BUILDING B

84 SOCIETY ST
CHARLESTON, SOUTH CAROLINA 29401

EXISTING BUILDING - DEMOLITION

12/29/2025

B-A02



E VIEW OF SOCIETY ST. FROM KING ST.



NE VIEW OF EXISTING BUILDING ALONG SOCIETY ST.



N VIEW OF EXISTING PARKING LOT ENTRANCE FROM SOCIETY ST.



NW VIEW OF EXISTING BUILDING ALONG SOCIETY ST.

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GEORGE & SOCIETY - BUILDING B

84 SOCIETY ST
CHARLESTON, SOUTH CAROLINA 29401

EXISTING SITE IMAGES

12/29/2025

B-A03

LANDSCAPE CONSTRUCTION SCHEDULE SOCIETY STREET 1ST FLOOR *QUANTITIES ARE FOR BIDDING PURPOSES ONLY CONTRACTOR TO VERIFY

SYMBOL	CALLOUT	ITEM	QUANTITY	MANUFACTURER	FINISH	COMMENTS	DETAIL
		PLANTING AREA					SEE L500,L510
		VARIOUS POTS		VARIES			
	ST	NEW STREET TREE	6				SEE L500,L510
	NT	NEW SITE TREES	16				SEE L500,L510
	ET	EXISTING TREE TO REMAIN	3				**SEE TREE PROTECTION DETAIL 1/L600**
	TW2	NEW TREE WELL PALM TREE	3			PROVIDE 2" THICK SHEETS OF FAOMULAR 15O EXTRUDED POLYSTYRENE. EXTENDS 10FT FROM CENTER OF TREE WELL ON ALL SIDES. SEE DETAIL	SEE DETAIL 5/L230 SEE DETAIL 1/L200
PD	PD	PLANTER DRAIN				MIN. 4" D FLEXIBLE PERFORATED PIPE WRAPPED IN PERMEABLE GEOTEXTILE CONNECTED TO STORMWATER PIPES DRAIN LOCATIONS ARE DIAGRAMATIC AND SHOULD NOT INTERFERE WITH TREE ROOT BALLS.	SEE CIVIL
	SL	STREET LAMP				PER CITY OF CHARLESTON STANDARDS	
	P1	FULL COLOR BLUESTON PAVERS SET IN RANDOM ASHLAR PATTERN				MORTAR SET ON CONCRETE BASE & MORTAR SET ON TOPPING SLAB OVER PODIUM	SEE DETAIL 2,3/L200
	P2.1	COBBLE PAVING				SAND SET PAVERS	SEE DETAIL4/L200
	P2.2	COBBLE PAVING WITH PLANTING				MORTAR SET ON CONCRETE	SEE DETAIL 5/L200
	P3	PLANTATION MIX		SHALL CONSIST OF AN EVEN 50/50 BLEND OF #789 CRUSHED STONE AND GRANITE SCREENINGS, LAID 4" THICK ON A COMPACTED SUBGRADE AT 95% COMPACTION. THERE IS NO COLOR ADDITIVE. SAMPLE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION			
	P4	PEDESTRIAN - BROOM FINISHED CONCRETE QTY DOES NOT INCLUDE TRANSFORMER PLATFORMS					SEE DETAIL 11/L200
	P5.1	HYDRAPLANK PERMEABLE PAVER. $4\frac{1}{8}$" X 13" X 110MM THICK		LOW COUNTRY PAVER	TUMBLED FINISH COLOR: STORMCLOUD TO BE CONFIRMED	USE AS PERMEABLE PAVER	SEE DETAILS 7,8,9/L200
	P5.2					USE AS NON PERMEABLE PAVER. SET ON TOPPING SLAB WITH NON PERMEABLE GROUT	SEE DETAIL 7/L200
	P6	P.I.P. CONCRETE PAVERS			TOP CAST 125		SEE DETAIL 11/L200
	P7	GRANITE BORDER PAVERS					8/L200
	P8.1	ASPHALT PAVING					PER CIVIL
	P8.2	ASPHALT PAVING				MILL EXSITING ASPHALTAND COVER WITH NEW ASPHALT PAVING	PER CIVIL
	P9	CUSTOM MANHOLE COVER		IRON AGE DESIGNS			
	W1	18"H RAISED PLANTER ON PODIUM	1		STUCCO FINISHED WALLS WITH STONE CAP		SEE DETAIL 6/L200
	W2	SOCIETY STREET ENTRANCE WALL, COLUMNS, AND RAISED PLANTER			STUCCO FINISHED WALLS WITH CAST STONE CAP.	WROUGHT IRON FENCING TO HAVE SHOP DRAWINGS APPROVED BY OWNER AND LANDSCAPE ARCHTIECT	SEE DETAILS 1/L210, 1/L230
	W3	GARDEN ENTRANCE WALLS AND WROUGHT IRON FENCING		TAYLOR CLAY PRODUCTS	BRICK WALLS AND COLUMNS WITH BRICK CAP BRICK COLOR : EXECUTIVE GRAY	WROUGHT IRON FENCING TO HAVE SHOP DRAWINGS APPROVED BY OWNER AND LANDSCAPE ARCHTIECT	SEE DETAIL 2/L210, 1/L230
	W4	VALET ZONE WALL	2	TAYLOR CLAY PRODUCTS	EXECUTIVE GRAY		SEE DETAIL 12/L200
	W5	72" H TUBE STEEL FENCING					SEE DETAIL 4/L230
	W6	GEORGE STREET LOW PLANTER WALL UP TO 12" HIGH +/-		MATCH GEORGE STREET BUILDING BRICK		BRICK TOP AND SIDES	SEE DETAIL10/L200
	W7	72" H BLOCK WALL BRICK VENEER FINSH		TAYLOR CLAY PRODUCTS	BRICK COLOR: EXECUTIVE GRAY.		SEE DETAIL3/L230
	G1	WROUGHT IRON GARDEN GATE				PROVIDE SHOP DRAWINGS TO BE APPROVED BY LANDSCAPE ARCHITECT	SEE DETAIL 2/L210
	A1	36" DIAMETER LIMESTONE FOUNTAIN WITH BUBBLER	1				
	A2	GARDEN FOUNTAIN WALL AND BASIN	1				SEE DETAIL 3/L220
	A3	WROUGHT IRON VINE ARCHES IN PEDESTRIAN ALLEY WITH HANGING LATERN	5			WIDTHS VARY. PROVIDE SHOP DRAWINGS TO BE APPROVED BY LANDSCAPE ARCHITECT	SEE DETAIL 1/L220
	A4	WROUGHT IRON GARDEN ARCHES WITH HANGING LATERN	3			PROVIDE SHOP DRAWINGS TO BE APPROVED BY LANDSCAPE ARCHITECT	SEE DETAIL 2/L220
	A5	MOVEABLE BENCH	3				
	A6	BUILT-IN BENCH	6				
	FP	FOUNTAIN PUMP	2				
		LINEAR DRAIN					PER CIVIL

SHEET INDEX

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L111 LANDSCAPE DIMENSION PLAN 1ST FLR
L170 LANDSCAPE CONSTRUCTION PLAN ROOF
L200 LANDSCAPE CONSTRUCTION DETAILS
L210 LANDSCAPE CONSTRUCTION DETAILS
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L710 LANDSCAPE LIGHTING PLAN 1ST FLOOR

gda

Goff D'Antonio Associates

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34 Radcliffe Street
Charleston, SC 29403

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84 SOCIETY ST

84-88 SOCIETY ST
CHARLESTON, SOUTH CAROLINA 29401

REV.	DESCRIPTION	DATE

75% CONSTRUCTION DOCUMENTATION

ENVIRONMENTALDESIGNSTUDIO
301 WESTMORELAND AVE SUITE 126,
LOS ANGELES, CA 90004
www.JDSstudioLA.com

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1661
CRAIG R. BIELECKI

SHEET TITLE
LANDSCAPE CONSTRUCTION SCHEDULE & NOTES

DRAWN BY: | PROJ. COOR.:

PROJECT NUMBER:

ISSUE DATE: MARCH 29, 2024

DRAWING NO.

B-L100

SEE GEORGE ST.
BLDG L110

W5 72" H TUBE STEEL FENCING

P4 BRUSHED FNISHED CONCRETE

P7 GRANITE PAVERS

P1 BLUE STONE PAVERS

POTS, TYP.

A5 MOVEABLE BENCH, TYP.

P5.1 PERMEABLE PAVING

P5.2 PAVING ON PODIUM

W4 VALET ZONE GARDEN WALL

LINEAR DRAIN PER CIVIL

TRENCH DRAIN PER CIVIL

VALET LOADING ZONE

VALET ONLY

STOP

STACKER

TRASH ROOM

UMP & WATER BFP ROOM BUILDING B

4' BLOCK WALL LH

5/8" REBAR

TRANSFORMER

TRANSFORMER GATE BY DOMINION ELECTRIC

ADA TRUNCATED DOMES

CURB PER CIVIL

EX TREE

PROPERTY LINE

A/C

COOLER

1 STORY BRICK BUILDING

DOOR

FFE = 15.1'

FFE = 13.8'

18.9'

13.1'

W7 72" H BRICK VENEER WALL

W3 GARDEN ENTRANCE WALL AND FENCING

A3 VINE ARCH

P3 PLANTATION MIX

NT, TYP.

A6 BUILT-IN BENCH, TYP.

NEIGHBORING BUILDING EGRESS

FP

FOUNTAIN EQUIPMENT

A2 FOUNTAIN

P6 CONCRETE PAVERS

ELEC. METERS

6' WOOD FENCE

G1 GARDEN GATE

P2.1 COBBLESTONE PAVING

A4 GARDEN ARCH, TYP

2 STORY BRICK BUILDING

6' BLOCK WALL

6' BRICK WALL

PLANTING AREA, TYP.

4 STORY BRICK BUILDING

P2.2 COBBLESTONE IN LANDSCAPE

P7 GRANITE PAVERS

TREE WELL FOAMULAR EXTENT

FFE = 13.2'

FFE = 13.3'

W1 RAISED PLANTER ON PODIUM

PLANTER DRAIN, TYP.

MOVABLE FURNITURE PER OWNER

TW2 PALM TREE WELL, TYP.

ST STREET TREE, TYP.

TW 2

ST

EX. FIREHYDRANT

SL, STREET LAMP, TYP.

P9 MANHOLE COVER

A1 FOUNTAIN

A1 FOUNTAIN PUMP

W2 SOCIETY STREET ENTRANCE WALL AND COLUMNS

SOCIETY STREET

0 8 16 24 32 feet

1/8" = 1'-0"

N

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CRAIG R. BIESECKER

SHEET TITLE

LANDSCAPE CONSTRUCTION PLAN 1ST FLR

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PROJECT NUMBER:

ISSUE DATE: MARCH 29, 2024

DRAWING NO.

B- L110

SEE GEORGE ST.
BLDG L110

5/8" REBAR

4' BLOCK WALL LH

FIRE PUMP & WATER BFP ROOM BUILDING B

TRASH ROOM

STACKER

VALET ONLY

STOP

VALET / LOADING ZONE

DOOR FFE = 13.2'

DOOR FFE = 13.3'

SOCIETY STREET

TRANSFORMER

6' BLOCK WALL

2 STORY BRICK BUILDING

6' BRICK WALL

3 STORY BRICK BUILDING

4 STORY BRICK BUILDING

1 STORY BRICK BUILDING

DOOR FFE = 15.1'

DOOR FFE = 13.8'

18.9'

13.1'

COOLER

A/C

FP

ELEC. METERS

6' WOOD FENCE

0 8 16 24 32 feet

1/8" = 1'-0"

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SHEET TITLE

LANDSCAPE DIMENSION PLAN 1ST FLR

DRAWN BY: | PROJ. COOR.:

PROJECT NUMBER:

ISSUE DATE: MARCH 29, 2024

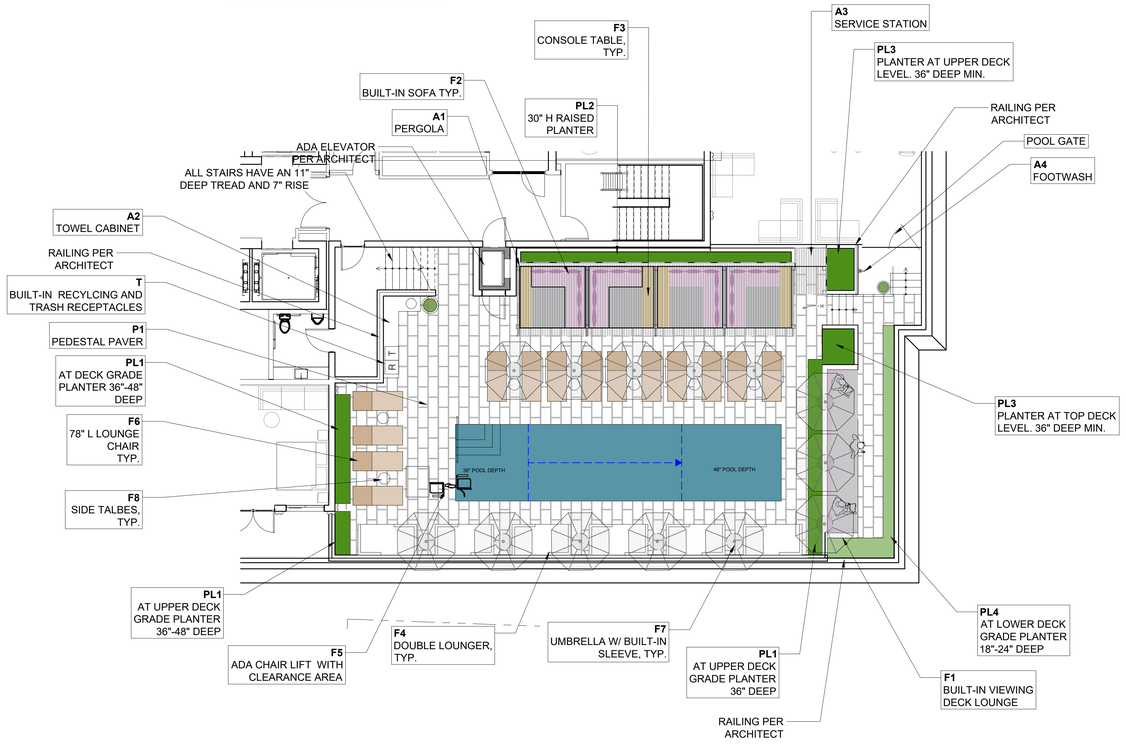
DRAWING NO.

B-L111

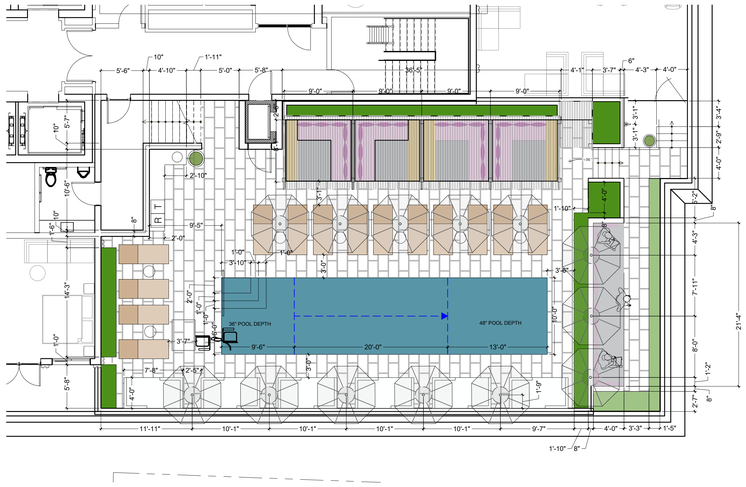
LANDSCAPE CONSTRUCTION SCHEDULE ROOF

SYMBOL	CALLOUT	ITEM	MANUFACTURER	FINISH	COMMENTS	DETAIL
	PA	PLANTING AREA				SEE L500-L570
	P1	PEDESTAL PAVERS				
	PL 1	AT POOL DECK GRADE PLANTER 36" DEEP MIN.				
	PL2	RAISED PLANTER 30" ABOVE DECK				
	PL3	AT POOL DECK GRADE PLANTER 36" DEEP MIN.				
	PL4	AT DECK GRADE PLANTER 18" -24" DEEP MIN.				
	F1	BUILT-IN VIEWING DECK LOUNGE				
	F2	BUILT-IN SOFA				
	F3	CONSOLE TABLE				
	F4	DOUBLE LOVE SEAT				
	F5	ADA POOL ENTRY CHAIR				
	F6	78" LONG POOL LOUNGERS				
	F7	UMBRELLA				
	F8	SIDE TABLE				
	A1	PERGOLA				
	A2	TOWEL CABINENT				
	A3	SERVICE STATION				
	A4	FOOTWASH FSFS-200-CHV	OUTDOOR SHOWER COMPANY, LLC			
	T	TRASH				

LANDSCAPE CONSTRUCTION PLAN



LANDSCAPE DIMENSION PLAN



0 8 16 24 32 feet

1/8" = 1'-0"

N

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REGISTERED LANDSCAPE ARCHITECT
No. 1661
CRAIG R. BIESECKER

SHEET TITLE
LANDSCAPE CONSTRUCTION PLAN HOTEL ROOF

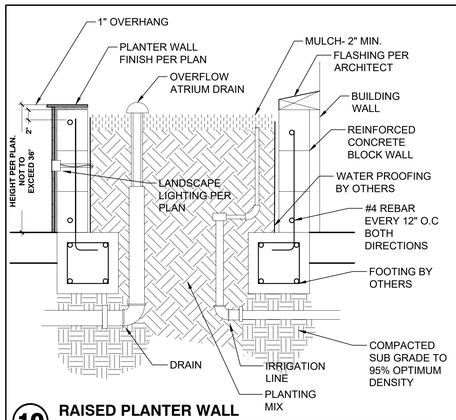
DRAWN BY: | PROJ. COOR.:

PROJECT NUMBER:

ISSUE DATE: MARCH 29, 2024

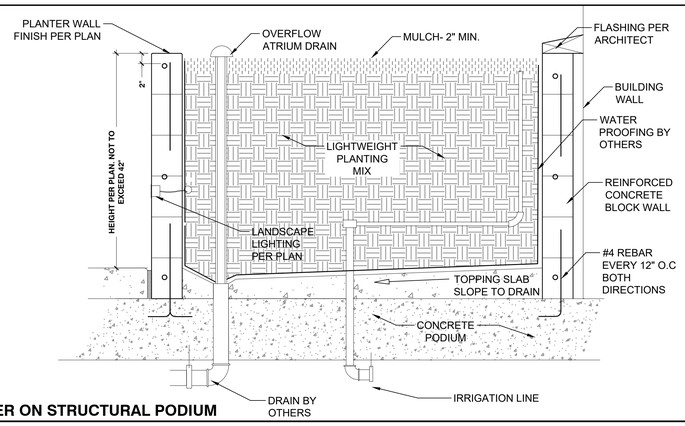
DRAWING NO.

B-L170



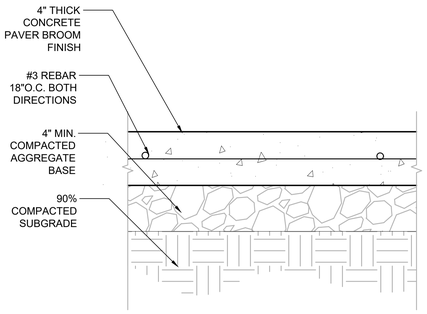
10 RAISED PLANTER WALL

1" = 1'-0" E-CH1-30



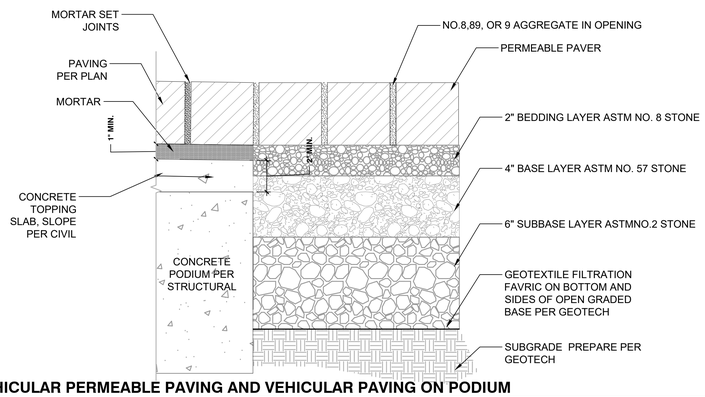
6 RAISED PLANTER ON STRUCTURAL PODIUM

1" = 1'-0" E-CH1-29



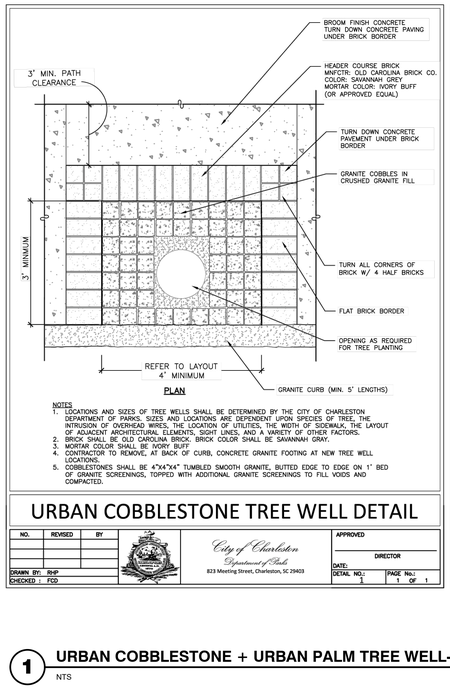
11 P.I.P. PEDESTRIAN CONCRETE

3" = 1'-0" E-CH1-25



7 VEHICULAR PERMEABLE PAVING AND VEHICULAR PAVING ON PODIUM

3" = 1'-0" E-CH1-28



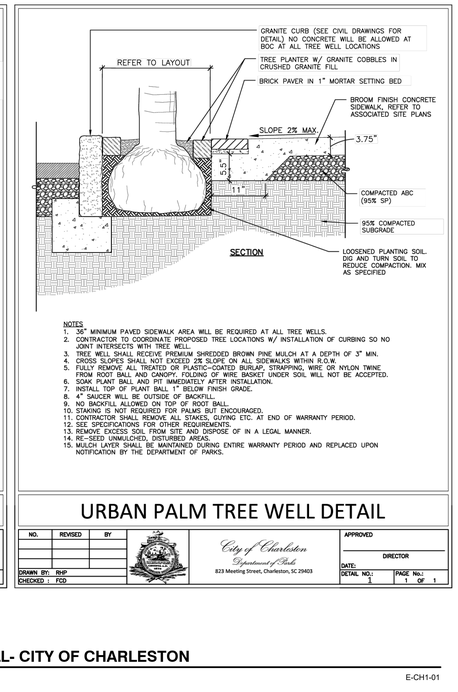
NOTES
1. LOCATIONS AND SIZES OF TREE WELLS SHALL BE DETERMINED BY THE CITY OF CHARLESTON DEPARTMENT OF PARKS. SIZES AND LOCATIONS ARE DEPENDENT UPON SPECIES OF TREE, THE INTRUSION OF OVERHEAD WIRES, THE LOCATION OF UTILITIES, THE WIDTH OF SIDEWALK, THE LAYOUT OF ADJACENT ARCHITECTURAL ELEMENTS, SIGHT LINES, AND A VARIETY OF OTHER FACTORS.
2. BRICK SHALL BE OLD CAROLINA BRICK, BRICK COLOR SHALL BE SAVANNAH GRAY.
3. MORTAR COLOR SHALL BE IVORY BUFF
4. CONTRACTOR TO REMOVE, AT BACK OF CURB, CONCRETE GRANITE FOOTING AT NEW TREE WELL LOCATIONS.
5. COBBLESTONES SHALL BE 4"X4"X4" TUMBLED SMOOTH GRANITE, BUTTED EDGE TO EDGE ON 1" BED OF GRANITE SCREENINGS, TOPPED WITH ADDITIONAL GRANITE SCREENINGS TO FILL VOIDS AND COMPACTED.

URBAN COBBLESTONE TREE WELL DETAIL

NO.	REVISED	BY

City of Charleston Department of Parks
823 Meeting Street, Charleston, SC 29403

APPROVED
DIRECTOR
DATE:
DRAWN BY: RHP
CHECKED : FCD
DETAIL NO.: 1
PAGE No.: 1 OF 1



NOTES
1. 36" MINIMUM PAVED SIDEWALK AREA WILL BE REQUIRED AT ALL TREE WELLS.
2. CONTRACTOR TO COORDINATE PROPOSED TREE LOCATIONS W/ INSTALLATION OF CURBING SO NO JOINT INTERSECTS WITH TREE WELL.
3. TREE WELL SHALL RECEIVE PREMIUM SHREDDED BROWN PINE MULCH AT A DEPTH OF 3" MIN.
4. CROSS SLOPES SHALL NOT EXCEED 2% SLOPE ON ALL SIDEWALKS WITHIN R.O.W.
5. FULLY REMOVE ALL TREATED OR PLASTIC—COATED BURLAP, STRAPPING, WIRE OR NYLON TWINE FROM ROOT BALL AND CANOPY. FOLDING OF WIRE BASKET UNDER SOIL WILL NOT BE ACCEPTED.
6. SOAK PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.
7. INSTALL TOP OF PLANT BALL 1" BELOW FINISH GRADE.
8. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.
9. NO BACKFILL ALLOWED ON TOP OF ROOT BALL.
10. STAKING IS NOT REQUIRED FOR PALMS BUT ENCOURAGED.
11. CONTRACTOR SHALL REMOVE ALL STAKES, GUYING ETC. AT END OF WARRANTY PERIOD.
12. SEE SPECIFICATIONS FOR OTHER REQUIREMENTS.
13. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
14. RE-SEED UNMULCHED, DISTURBED AREAS.
15. MULCH LAYER SHALL BE MAINTAINED DURING ENTIRE WARRANTY PERIOD AND REPLACED UPON NOTIFICATION BY THE DEPARTMENT OF PARKS.

URBAN PALM TREE WELL DETAIL

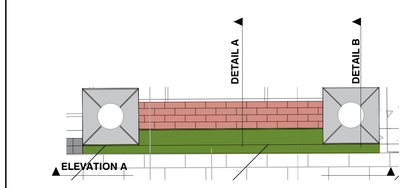
NO.	REVISED	BY

City of Charleston Department of Parks
823 Meeting Street, Charleston, SC 29403

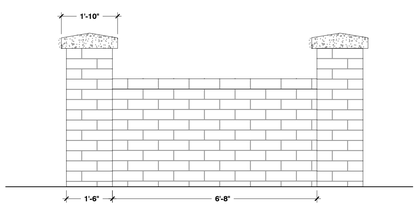
APPROVED
DIRECTOR
DATE:
DRAWN BY: RHP
CHECKED : FCD
DETAIL NO.: 1
PAGE No.: 1 OF 1

1 URBAN COBBLESTONE + URBAN PALM TREE WELL- CITY OF CHARLESTON

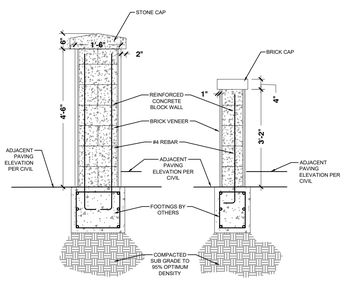
NTS E-CH1-01



PLAN VIEW



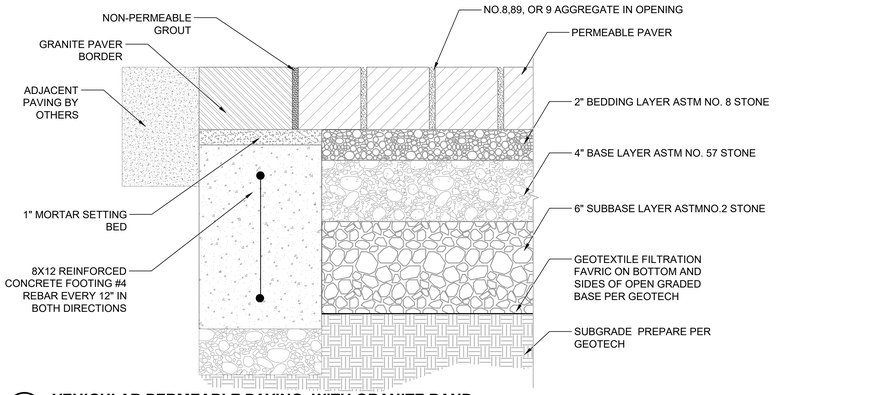
ELEVATION A



DETAIL A DETAIL B

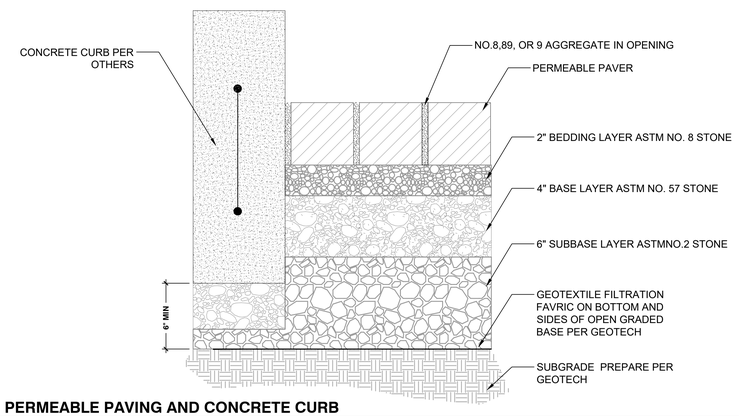
12 VALET ZONE WALL

1/2" = 1'-0" E-CH1-31



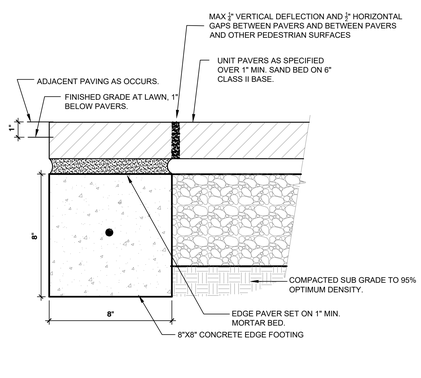
8 VEHICULAR PERMEABLE PAVING WITH GRANITE BAND

3" = 1'-0" E-CH1-26



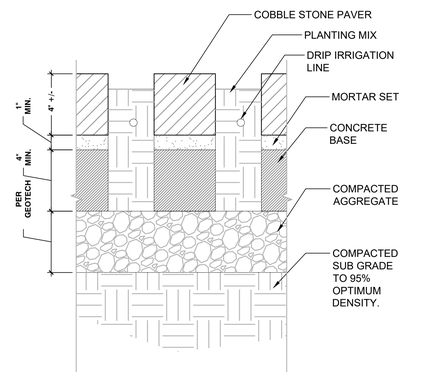
9 PERMEABLE PAVING AND CONCRETE CURB

3" = 1'-0" E-CH1-27



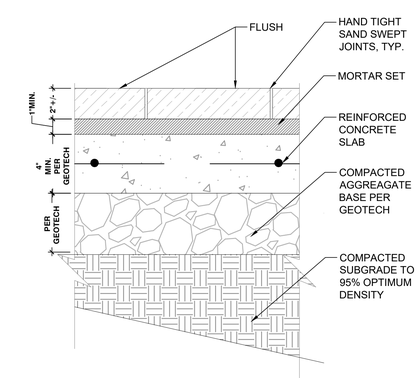
4 SAND SET PEDESTRIAN PAVERS & EDGE CONDITION

3" = 1'-0" E-CH1-02



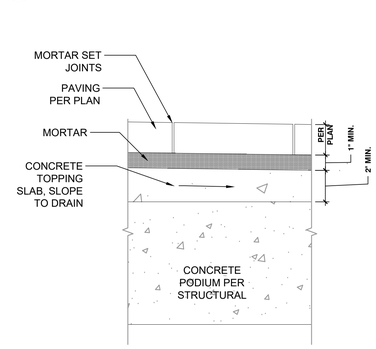
5 COBBLE STONE IN LANDSCAPE

3" = 1'-0" E-CH1-24



2 PEDESTRIAN PAVING ON CONCRETE SLAB

3" = 1'-0" E-CH1-22



3 PEDESTRIAN PAVING ON PODIUM

3" = 1'-0" E-CH1-23

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STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1661 CRAIG R. BIESECKER

SHEET TITLE
LANDSCAPE CONSTRUCTION DETAILS

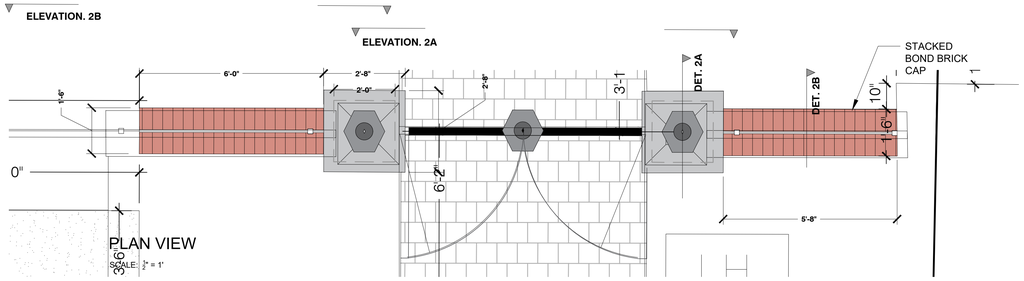
DRAWN BY: | PROJ. COOR.:

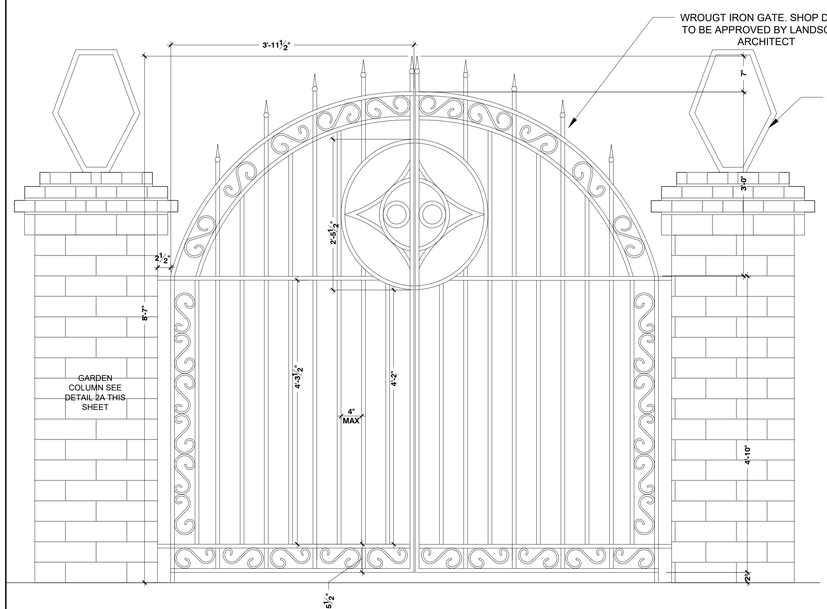
PROJECT NUMBER:

ISSUE DATE: DECEMBER 18, 2025

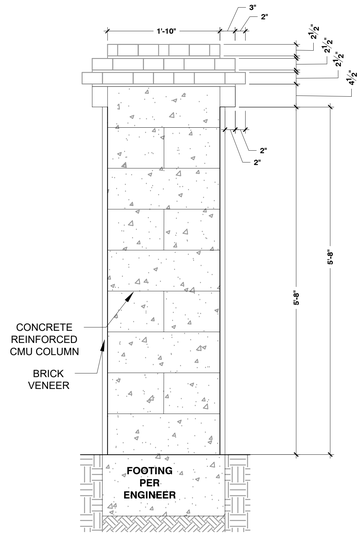
DRAWING NO.

B-L200

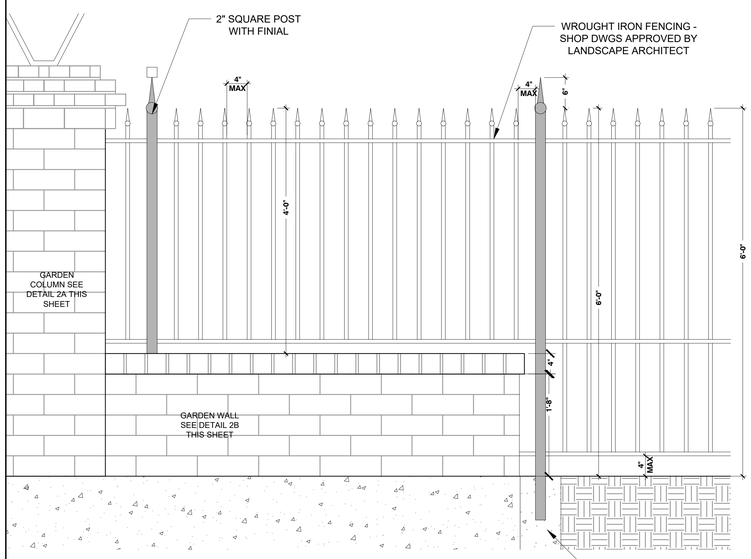




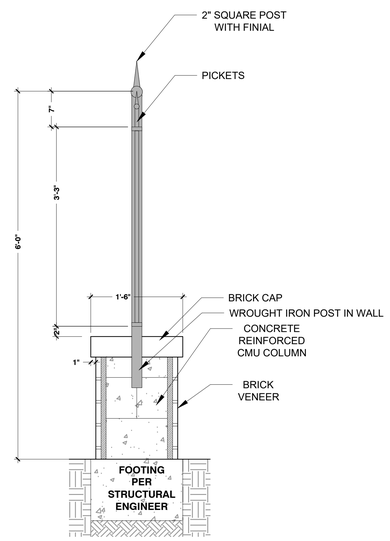
ELEVATION 2A GARDEN GATE DETAILS
SCALE: 1" = 1'



DETAIL 2A GARDEN COLUMN
SCALE: 1" = 1'

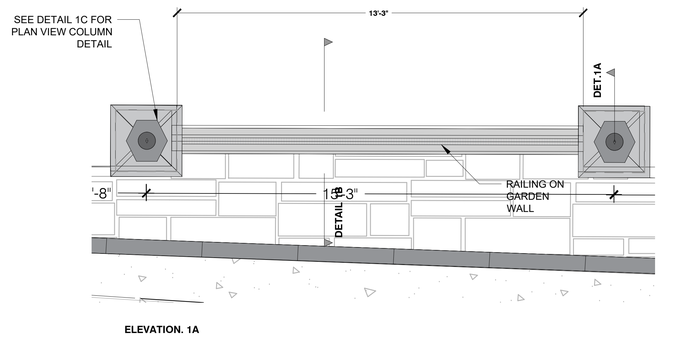


ELEVATION 2B GARDEN WALL AND FENCING
SCALE: 1" = 1'

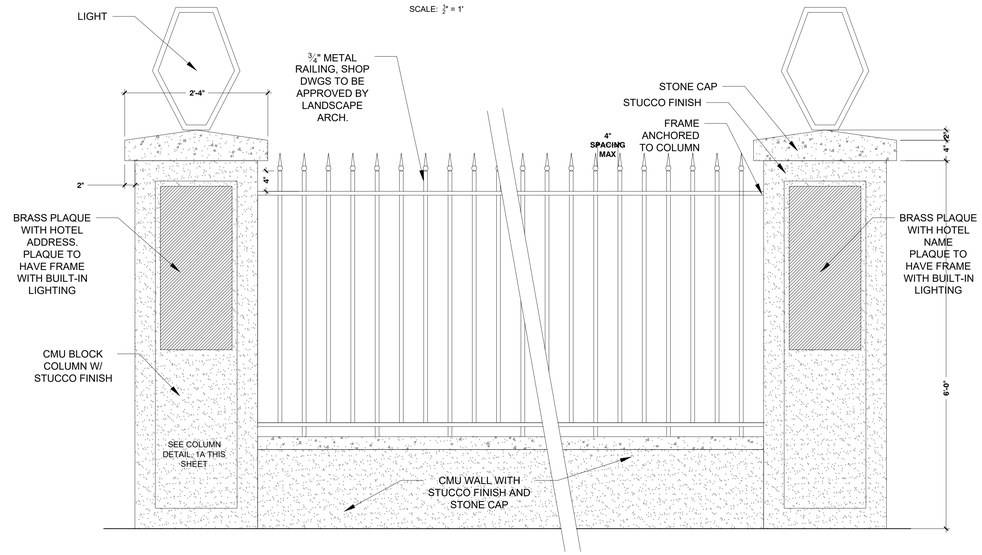


DETAIL 2B GARDEN WALL
SCALE: 1" = 1'

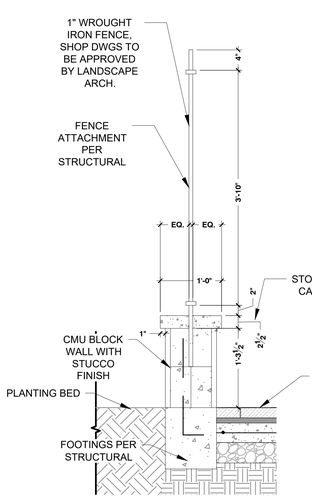
2 GARDEN ENTRANCE
SCALE: AS NOTED



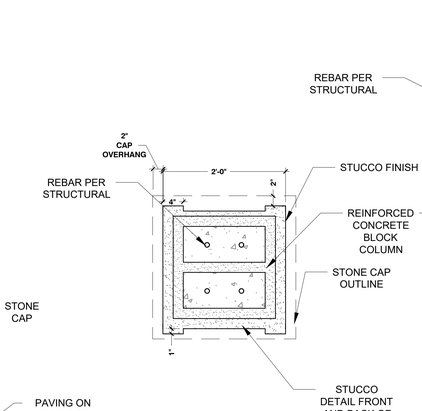
PLAN VIEW
SCALE: 1/2" = 1'



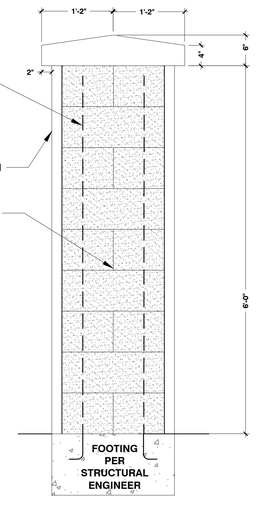
ELEVATION 1A
SCALE: 1" = 1'



DETAIL 1B LOW WALL
SCALE: 1" = 1'-0"



DETAIL 1C COLUMN STUCCO DETAIL
SCALE: 1" = 1'



DETAIL 1A SOCIETY ST. COLUMN
SCALE: 1" = 1'

1 SOCIETY ST. ENTRANCE COLUMNS AND WALL
SCALE: AS NOTED

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STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1661 CRAIG R. BIESECKER

SHEET TITLE
LANDSCAPE CONSTRUCTION DETAILS

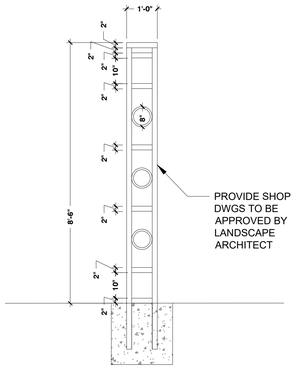
DRAWN BY: | PROJ. COOR.:

PROJECT NUMBER:

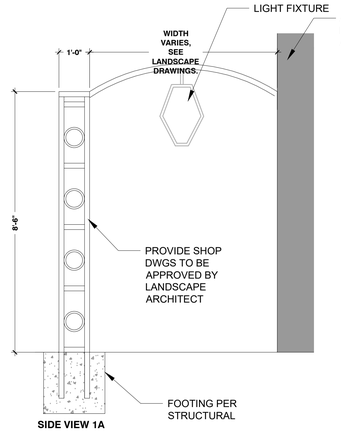
ISSUE DATE: DECEMBER 18, 2025

DRAWING NO.

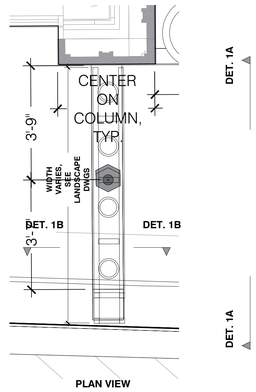
B-L210



SIDE VIEW 1B



SIDE VIEW 1A

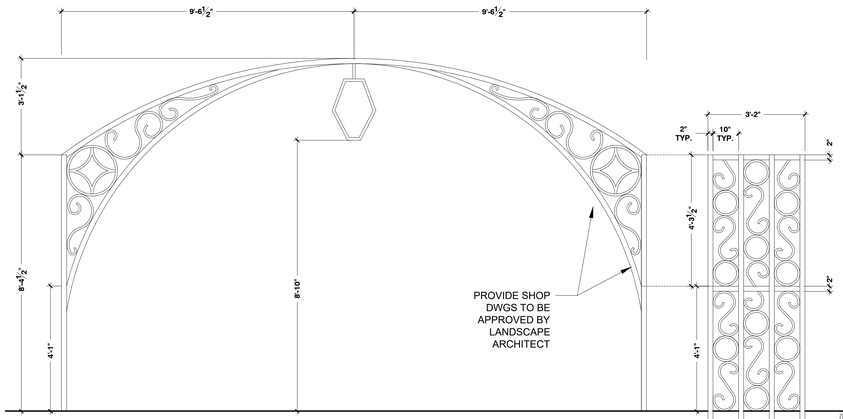


PLAN VIEW

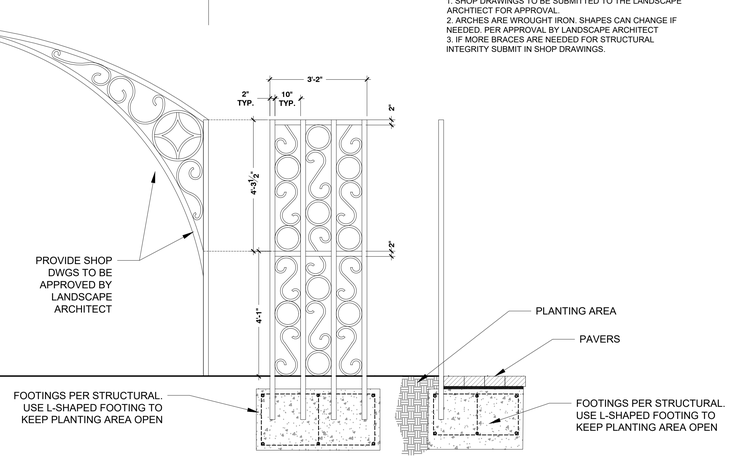
1 ALLEY ARCHES

SCALE: ½" = 1'

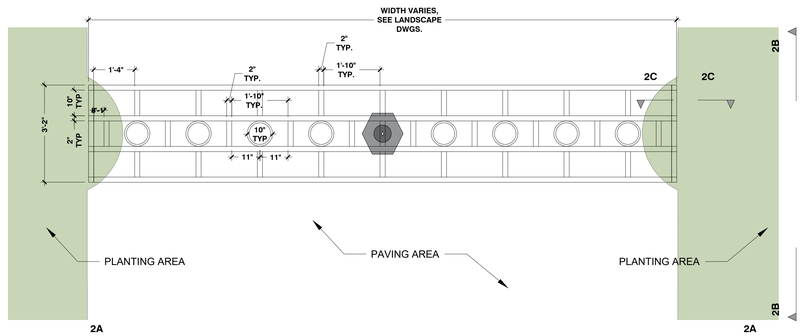
NOTES
1. SHOP DRAWINGS TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
2. ARCHES ARE WROUGHT IRON. SHAPES CAN CHANGE IF NEEDED. PER APPROVAL BY LANDSCAPE ARCHITECT
3. IF MORE BRACES ARE NEEDED FOR STRUCTURAL INTEGRITY SUBMIT IN SHOP DRAWINGS.



FRONT ELEVATION 2C



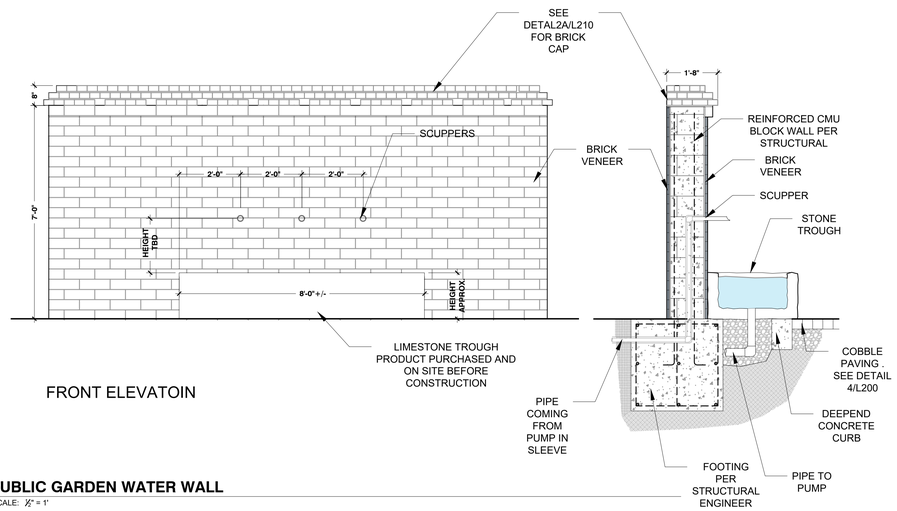
POST ELEVATION 2B POST SECTION 2C



PLAN VIEW

2 GARDEN ARCHES

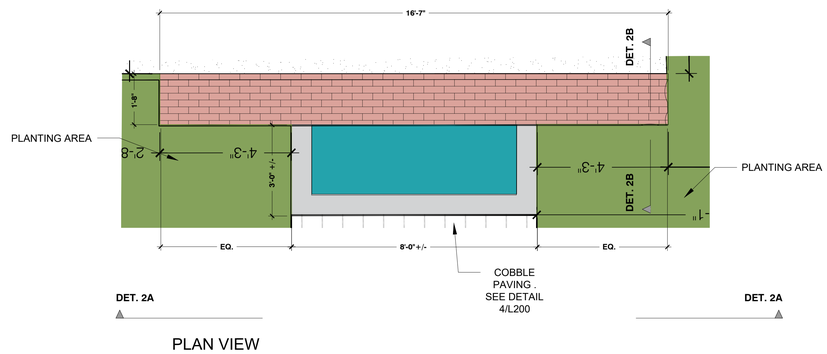
SCALE: ½" = 1'



FRONT ELEVATOIN

3 PUBLIC GARDEN WATER WALL

SCALE: ½" = 1'



PLAN VIEW

gda

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Charleston, SC 29403

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84 SOCIETY ST

84-88 SOCIETY ST
CHARLESTON, SOUTH CAROLINA 29401

REV.	DESCRIPTION	DATE

75% CONSTRUCTION DOCUMENTATION

ENVIRONMENTALDESIGNSTUDIO
201 WESTMORELAND AVE SUITE 126,
LOS ANGELES, CA 90004
www.EDSstudioLA.com

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1661
CRAIG R. BIESECKER

SHEET TITLE
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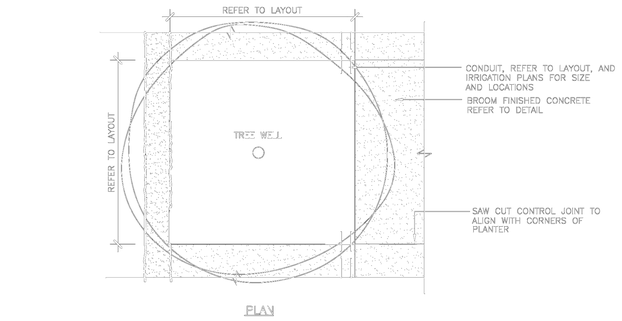
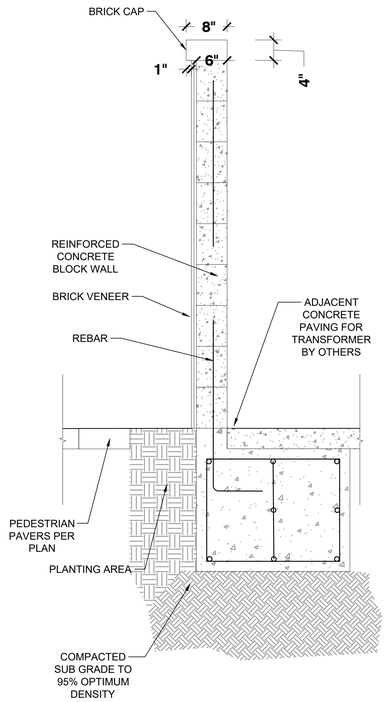
DRAWN BY:
PROJ. COOR.:
PROJECT NUMBER:
ISSUE DATE: DECEMBER 18, 2025
DRAWING NO.

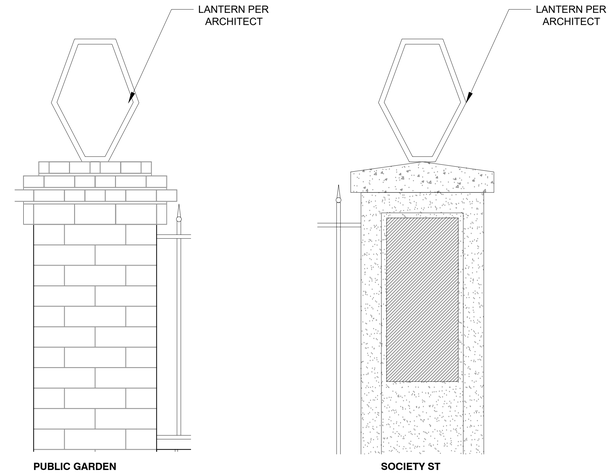
B-L220



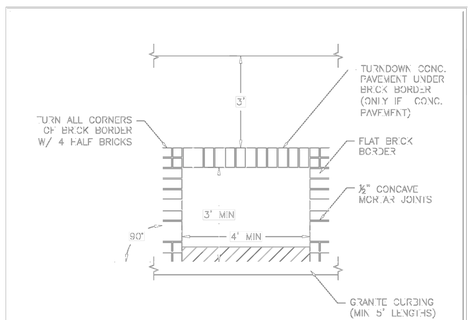
NOTES:
1. CROSS SLOPES SHALL NOT EXCEED 2% SLOPE ON ALL SIDEWALKS WITHIN R.O.W.
2. 36" MINIMUM PAVED SIDEWALK AREA WILL BE REQUIRED AT ALL TREE WELLS.
3. CONTRACTOR TO COORDINATE PROPOSED TREE LOCATIONS W/ INSTALLATION OF CURBING SO NO JOINT INTERSECTS WITH TREE WELL.



3 TRANSFORMER WALL
SCALE: 1"=1'-0"



1 LANTERN ON COLUMNS
SCALE: 3/4" = 1'



NOTE:
1. LOCATIONS AND SIZES OF TREE WELLS SHALL BE DETERMINED BY THE CITY PARKS DEPARTMENT. SIZES AND LOCATIONS ARE DEPENDENT UPON THE SPECIES OF TREE, THE INTRUSION OF OVERHEAD WIRES, THE LOCATION OF UTILITIES, THE WIDTH OF THE SIDEWALKS, THE LAYOUT OF ADJACENT ARCHITECTURAL ELEMENTS, SIGHT LINES, AND A VARIETY OF OTHER FACTORS.
2. BRICK SHALL BE OLD CAROLINA BRICK IN COLOR SAVANNAH GRAY.
3. MORTAR COLOR SHALL BE IVORY BLUFF.
4. CONTRACTOR TO REMOVE A HACK OF CURB, CONCRETE, GRANITE, ETC. DURING A NEW TREE WELL LOCATIONS.

NOTE: ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION WHERE APPLICABLE.

HISTORIC DISTRICT TREE WELL

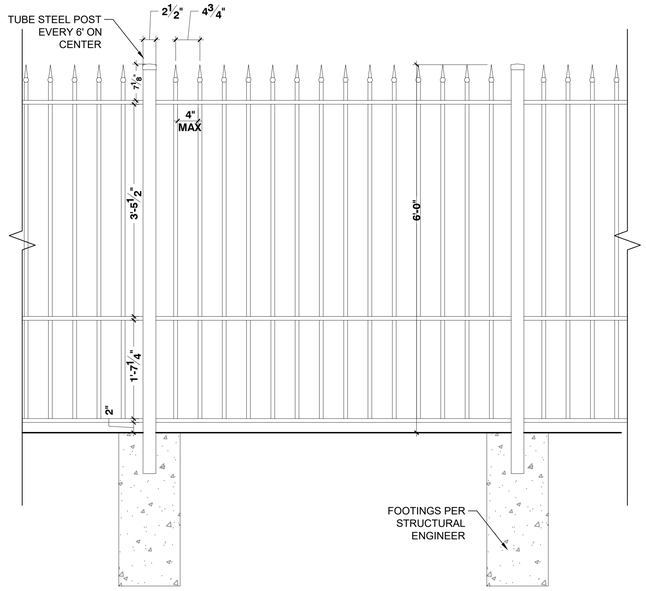
NO.	REVISED	BY

DRAWN BY: LSH
CHECKED : EC

City of Charleston
Department of Public Service
Engineering Division
2 George Street, Charleston, SC 29401-3506

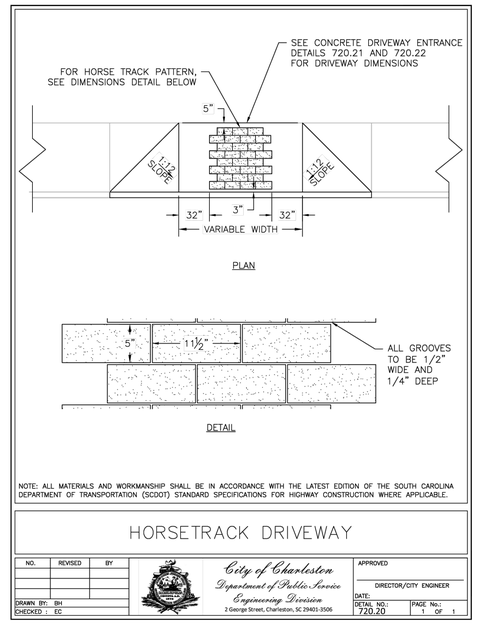
APPROVED
DIRECTOR/CITY ENGINEER
DATE:
DETAIL NO.: 718.5
PAGE No.: 1 OF 1

5 HISTORIC TREE WELL DETAIL- CITY OF CHARLESTON
SCALE: 1"=1'-0"



NOTE:
CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

4 PROPERTY LINE FENCE
SCALE: 1"= 1'-0"



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HORSETRACK DRIVEWAY

NO.	REVISED	BY

DRAWN BY: BH
CHECKED : EC

City of Charleston
Department of Public Service
Engineering Division
2 George Street, Charleston, SC 29401-3506

APPROVED
DIRECTOR/CITY ENGINEER
DATE:
DETAIL NO.: 720.20
PAGE No.: 1 OF 1

2 CITY OF CHARLESTON CARRIAGE STAMP
SCALE: NA

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PROJECT NUMBER:
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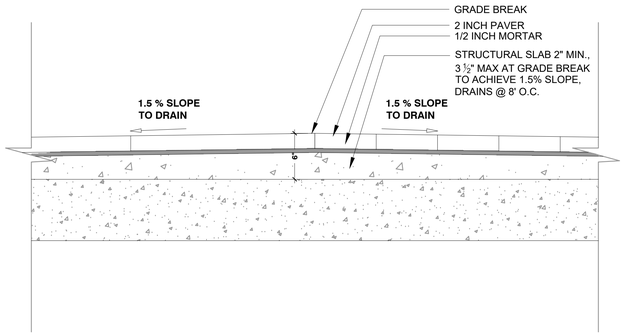
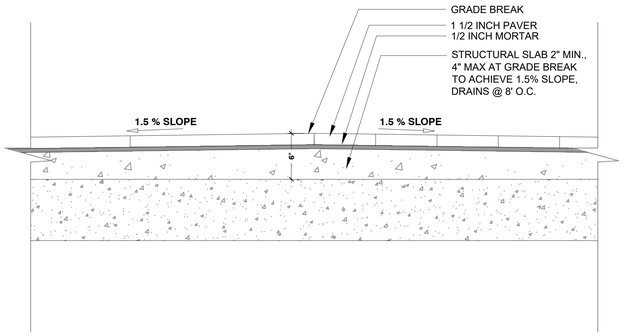
B-L230



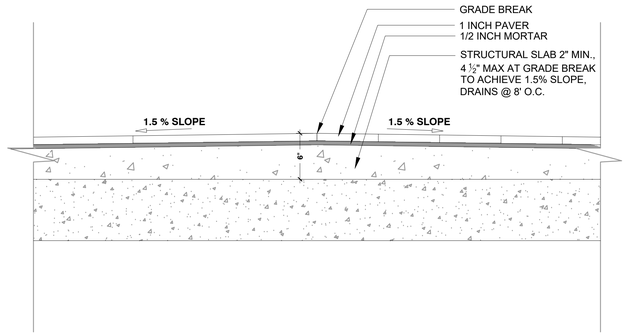
2" PAVER ON CONCRETE SLAB

SCALE: 1 1/2" = 1'



1 1/2" PAVER ON CONCRETE SLAB

SCALE: 1 1/2" = 1'

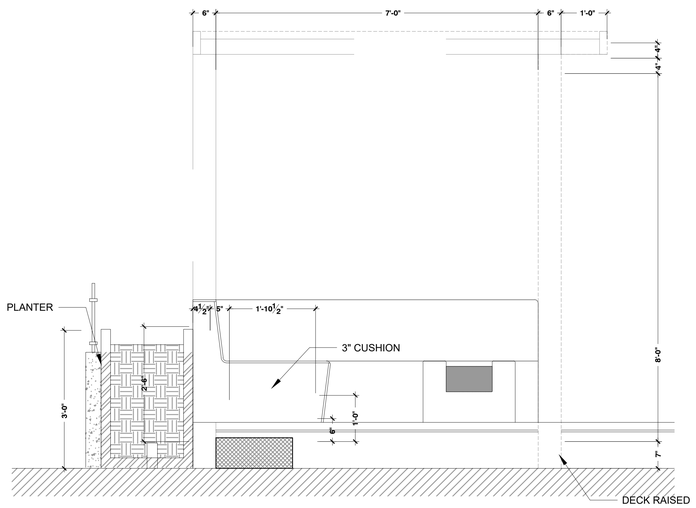


1" PAVER ON CONCRETE SLAB

SCALE: 1 1/2" = 1'

DETAIL A
SCALE 3" = 1'-0"

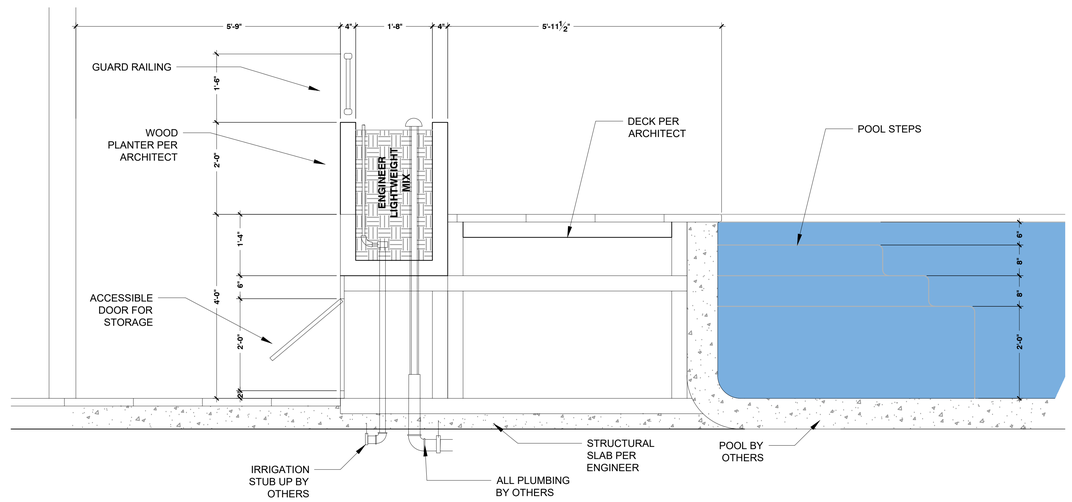
1



CABANA BUILT IN IN RAISED DECK

SCALE: ¾" = 1'-0"

4



HOTEL POOL DECK SYSTEM

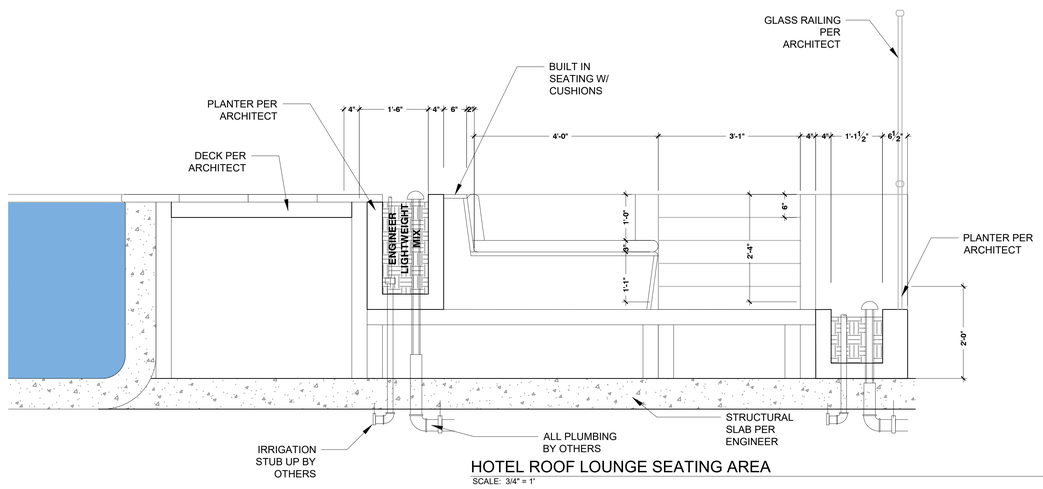
SCALE: 3/4" = 1'

2

NOT USED

SCALE: ¾" = 1'-0"

5



HOTEL ROOF LOUNGE SEATING AREA

SCALE: 3/4" = 1'

3

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PROJECT NUMBER:

ISSUE DATE: DECEMBER 18, 2025

DRAWING NO.

B-L250

PLANT SCHEDULE SOCIETY

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE		REMARKS
TREES					
	2	Ilex x attenuata 'Savannah' Savannah Holly	4" Cal.		
	4	Magnolia virginiana 'Northern Belle' Multi-Trunk Northern Belle Sweetbay Magnolia	60" BOX		
	1	Quercus virginiana Southern Live Oak	3" Cal.		
	6	Sabal palmetto Cabbage Palmetto	36" BOX		12' min brown trunk
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
SHRUBS					
	8	Acacia cognata 'ACCOG01' Cousin Itt Little River Wattle	5 gal.	18" o.c.	
	32	Acanthus mollis Bear's Breech	5 gal.	30" o.c.	
	20	Asparagus setaceus Asparagus Fern	8"	10" o.c.	
	12	Camellia japonica Camellia	24" Box	48" o.c.	
	56	Farfugium japonicum giganteum Giant Leopard Plant	5 gal.	30" o.c.	
	7	Fatsia polycarpa 'Green Fingers' Green Fingers Fatsia	15 gal.	36" o.c.	
	8	Helleborus orientalis Lenten Rose	1 gal.	12" o.c.	
	6	Ilex glabra 'Compacta' BALL TOPIARY Compact Inkberry	15 gal.	30" o.c.	
	25	Ilex glabra 'Shamrock' Shamrock Inkberry Holly	15 gal.	24" o.c.	
	42	Ilex glabra SMNIGAB17 GEMBOX INKBERRY HOLLY	5 gal.	18" o.c.	
	14	Ilex x 'RutHol 1' Emerald Colonnade® Holly	15 gal.	36" o.c.	
	20	Illicium floridanum Florida Anise	15 gal.	36" o.c.	
	95	Mahonia x 'Soft Caress' Soft Caress Mahonia	5 gal.	24" o.c.	
	7	Pittosporum tobira 'Dwarf Variegata' Dwarf Variegated Pittosporum	15 gal.	24" o.c.	
GROUND COVERS					
	34	Carex pensylvanica Pennsylvania Sedge	1 gal.	18" o.c.	
	99	Dryopteris erythrosora Autumn Fern	1 gal.	20" o.c.	
	720	Ophiopogon japonicus Mondo Grass	4"	6" o.c.	
	42	Ophiopogon japonicus 'Nanus' Dwarf Mondo Grass	4"	6" o.c.	

SOCIETY- STREET TREES

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	3	Sabal palmetto Cabbage Palmetto	36" BOX	12' min brown trunk

ALL REQUIRED STREET TREE PLANTING LOCATIONS SHALL BE FLAGGED IN THE FILED FOR REVIEW BY DEPT. OF PARKS STAFF AND APPROVED PRIOR TO INSTALL. TREES INSTALLED WITHOUT LOCATION APPROVAL ARE SUBJECT TO RELOCATOIN AT CONTRACTOR/DEVELOPER EXPENSE AND MAY DELAY RELEASE OF BONDING INSTRUMENTS. PLEASE CONTACT 843.724.7322 TO SCHEDULE A STREET TREE FIELD STAKING REVIEW.

DEPARMTNE OF PARK CONTACT INFORMATION

RODNEY H. PORTER (PRIMARY)
SR. LANDSCAPE ARCHITECT
CITY OF CHARLESTON - DEPARTMENT OF PARKS
823 MEETING STREET
CHARLESTON, SC 29403
PORTERR@CHARLESTON-SC.GOV
843.724.7322

F. CLARK DECIANTIS (SECONDARY)
DEPUTY DIRECTOR
CITY OF CHARLESTON - DEPARTMENT OF PARKS
823 MEETING STREET
CHARLESTON, SC 29403
DECIANTISF@CHARLESTON-SC.GOV
843.724.7148

SEE TRC PACKAGE FOR FULL 1ST FLOOR LANDSCAPE DETAILS

CITY OF CHARLESTON STREET TREE MANUAL NOTES

1. CONTRACTOR SHALL WARRANTY STREET TREES FOR THE FOLLOWING TIME PERIODS
   TREES 2"-3.5" CALIPER REQUIRE A 1 YEAR WARRANTY
   TREES 4"-6" CALIPER REQUIRE A 2 YEAR WARRANTY
   TREES 6" PLUS CALIPER REQUIRE A 3 YEAR WARRANTY
   PAMETTOS REQUIRE A 2 YEAR WARRANTY
2. CITY OF CHARLESTON RECOMMENDED WATERING SCHEDULE
   LESS THAN 2" CALIPER
   2-3 GALLONS PER INCH OF CALIPER EVERY DAY FOR 1-2 WEEKS
   2-3 GALLONS PER INCH OF CALIPER EVERY OTHER DAY FOR 1-2 MONTHS
   2-3 GALLONS PER INCH OF CALIPER WEEKLY FOR TWO MONTHS
   ADDITIONAL WATERING AS NEEDED THROUGHOUT THE FIRST YEAR

   2"-4" CALIPER
   2-3 GALLONS PER INCH OF CALIPER EVERY DAY FOR 1 MONTH
   2-3 GALLONS PER INCH OF CALIPER EVERY OTHER DAY FOR 2-3 MONTHS
   2-3 GALLONS PER INCH OF CALIPER WEEKLY FOR TWO MONTHS
   ADDITIONAL WATERING AS NEEDED THROUGHOUT THE FIRST YEAR

   4" + CALIPER
   2-3 GALLONS PER INCH OF CALIPER EVERY DAY FOR 6 WEEKS
   2-3 GALLONS PER INCH OF CALIPER EVERY OTHER DAY FOR 5 MONTHS
   2-3 GALLONS PER INCH OF CALIPER WEEKLY UNTIL ESTABLISHED
   ADDITIONAL WATERING AS NEEDED THROUGHOUT THE FIRST YEAR

   PALMETTOS
   WATERING IS BASED ON THE AVERAGE DAILY TEMPERATURES AND SOIL TYPE AT THE LOCATION. WATER TREES BY FLOODING SAUCER AND ALLOWING WATER TO PERK IN AND THEN FLOOD AGAIN, OR PUT A HOSE ON SLOW DRIP AND SATURATE SOIL COMPLETELY.

   TEMPERATURE
   0-55 DEGREES = NO WATERING NEEDED
   55-70 DEGREES = WATER ONE TIME PER WEEK
   70-85 DEGREES = WATER TWO TIMES PER WEEK
   85 DEGREES OR MORE = FOUR TIMES PER WEEK

3. ALL TREES PLANTED IN THE RIGHT-OF-WAY SHALL MEET **ANLA** NURSERY STOCK STANDARDS, AND SPECIES SELECTION MUST BE APPROVED BY THE DPEARTMENT OF PARKS. THE CITY OF CHARLESTON DEPARTMENT OF PARKS RESERVES THE RIGHT TO REJECT ANY STREET TREE DEEMED TO BE UNACCEPTABLE.
4. TREES PLANTED IN THE RIGHT-OF-WAY MUST BE CONTAINER GROWN OR FROM AN APPROVED B&B SOURCE. (CONTACT THE CITY ARBORIST AT 843-724-7416 FOR APPROVAL.)
5. ALL REQUIRED STREET TREE PLANTING LOCATIONS SHALL BE FLAGGED IN THE FIELD FOR REVIEW BY DEPARTMENT OF PARKS STAFF AND APPROVED PRIOR TO INSTALL. TREES INSTALLED WITHOUT LOCATION APPROVAL ARE SUBJECT TO RELOCATION AT CONTRACTOR/DEVELOPER EXPENSE AND MAY DELAY RELEASE OF BONDING INSTRUMENTS.
6. TO PROVIDE ROOT AND CANOPY DEVELOPMENT TO SUPPORT HEALTHY, VIGOROUS GROWTH WITH NATURAL RESISTANCE AGAINST DISEASE AND/OR PEST INFESTATION. TREES WITH BROKEN OR INAPPROPRIATELY PRUNED TOPS, INJURED TRUNKS, OR BRANCH DAMAGE THAT CANNOT BE CORRECTED BY MINOR PRUNING ARE NOT SUITABLE AS STREET TREES.
7. SOIL AMENDMENTS SUCH AS COMPOST OR OTHER SOIL CONDITIONERS ARE TYPICALLY INCLUDED AS A STANDARD FOR CONSTRUCTION PROJECTS THAT CONSTRUCT NEW PLANTING STRIPS. SOIL AMENDMENT IS NOT REQUIRED NOR RECOMMENDED FOR STREET TREE INSTALLATIONS IN EXISTING PLANTING STRIPS WITH WELL-DEVELOPED SOIL AND APPROPRIATE SITE AND SOIL PROPERTIES FOR DRAINAGE. SOIL AMENDMENTS IN THE BACKFILL DO NOT REDUCE THE WATERING REQUIREMENTS.
8. STANDARD TREE PLANTING PITS SHOULD BE EXCAVATED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL WITH DIAMETER OF PLANTING HOLE A MINIMUM OF 24 INCHES GREATER THAN THE ROOT BALL DIAMETER. EXCAVATED NATIVE SOIL SHOULD BE PLACED AS BACKFILL FREE OF DEBRIS, WEEDS, SOD AND ROCKS LARGER THAN1 INCH.
9. TREES SHOULD BE HANDLED TO ENSURE PROTECTION AND FULL SUPPORT UNDER THE ROOT BALL, PLACED WITH THE ROOT CROWN TWO INCHES ABOVE ADJACENT CURB AND SIDEWALK SURFACES, AND ORIENTED TO ALIGN STRUCTURAL BRANCHES FOR OPTIMUM COMPATIBILITY WITH BUILDINGS AND ADJACENT STREET/SIDEWALK CLEARANCES. IT IS IMPERATIVE THAT TWINE, BURLAP AND WIRE BASKETS BE REMOVED TO EXPOSE THE TOP 2/3 OF THE ROOT BALL. FULL REMOVAL OF TWINE, BURLAP AND WIRE BASKETS IS PREFERRED. LACK OF THIS REMOVAL/TREATMENT WILL RESULT IN AUTOMATIC REPLACEMENT OF TREE BY DEVELOPER OR CONTRACTOR
10. ALL OTHER CONTAINERS, GROW BAGS AND MATERIALS USED IN THE COMMERCIAL PRODUCTION OF NURSERY STOCK MUST BE REMOVED ENTIRELY FROM THE ROOT BALL. ROOTS SHOULD BE PRUNED, LOOSENED AND/OR STRAIGHTENED TO ENSURE PROPER GROWTH AND ESTABLISHMENT.
11. 2"-3" PREMIUM DYED BROWN SHREDDED PINE BARK MULCH (CITY OF CHARLESTON PARKS DEPARTMENT STANDARD) SHOULD BE PLACED ON TOP OF ROOT BALL. MULCH SHALL NOT COVER THE ROOT FLARE AND KEEP 6" AWAY FROM THE BASE OF ANY/ALL TREE TRUNKS. THE FINAL PRODUCT SHOULD BE A UNIFORM COVERAGE AND THICKNESS. ANY MULCH "VOLCANOES" OR EXCESSIVELY PLACED MULCH WILL NOT BE ACCEPTED. THE MINIMUM DIAMETER OF ANY MULCH RING SHALL BE 4' IF POSSIBLE. NOTE: PROPER INSTALLATION AND ONGOING MANAGEMENT OF MULCH TOP DRESSING IS NECESSARY TO RETAIN SOIL MOISTURE AND PROTECT TREES FROM DAMAGE BY LAWN MAINTENANCE EQUIPMENT.
12. CORRECTLY PLANTED TREES DO NOT REQUIRE STAKING. IF STAKING IS DEEMED TO BE NECESSARY, THE STAKING SHALL ONLY REMAIN FOR ONE YEAR FOLLOWING INSTALLATION. ALL STAKES MUST BE REMOVED BY THE DEVELOPER AFTER ONE YEAR. SEE PLANTING DETAIL SHEETS FOR STAKING DETAILS.
13. UPON APPROVAL OF PLANTED TREES DEVELOPER/CONTRACTOR SHALL MAINTAIN THE TREES AND ENTER INTO A BOND AGREEMENT WITH THE CITY OF CHARLESTON.

0 8 16 24 32 feet
1/8" = 1'-0"

N

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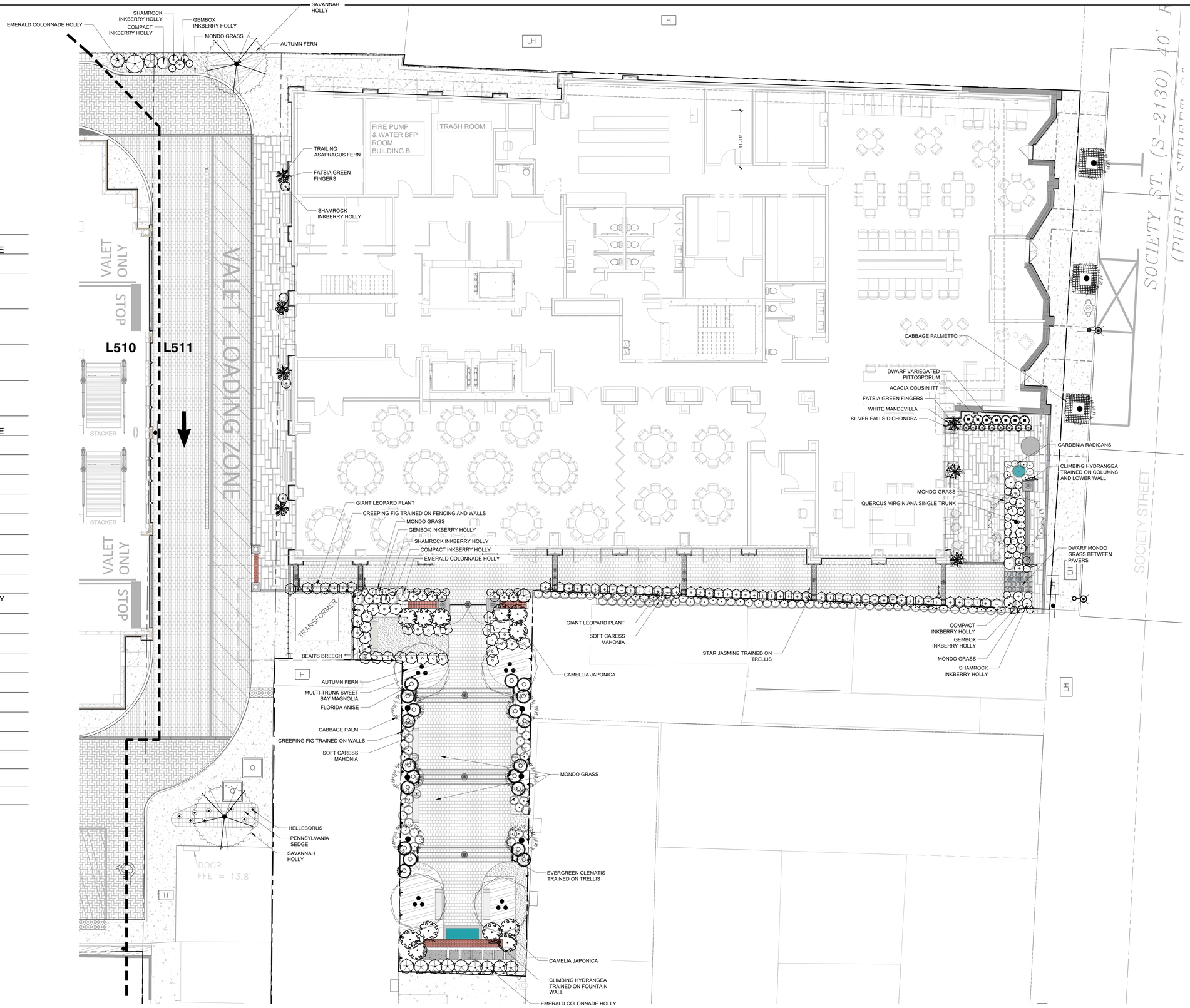
CRAIG R. BIESECKER

SHEET TITLE
PLANTING SCHEDULE 1ST FLR AND NOTES

DRAWN BY: | PROJ. COOR.:
PROJECT NUMBER:
ISSUE DATE: MARCH 29, 2024
DRAWING NO.
B-L500

PLANT SCHEDULE SOCIETY

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	2	Ilex x attenuata 'Savannah' Savannah Holly
	4	Magnolia virginiana 'Northern Belle' Multi-Trunk Northern Belle Sweetbay Magnolia
	1	Quercus virginiana Southern Live Oak
	6	Sabal palmetto Cabbage Palmetto
SYMBOL	**QTY**	**BOTANICAL / COMMON NAME**
SHRUBS		
	8	Acacia cognata 'ACCOG01' Cousin Itt Little River Wattle
	32	Acanthus mollis Bear's Breech
	20	Asparagus setaceus Asparagus Fern
	12	Camellia japonica Camellia
	56	Farfugium japonicum giganteum Giant Leopard Plant
	7	Fatsia polycarpa 'Green Fingers' Green Fingers Fatsia
	8	Helleborus orientalis Lenten Rose
	6	Ilex glabra 'Compacta' BALL TOPIARY Compact Inkberry
	25	Ilex glabra 'Shamrock' Shamrock Inkberry Holly
	42	Ilex glabra SMNIGAB17 GEMBOX INKBERRY HOLLY
	14	Ilex x 'RutHol 1' Emerald Colonnade® Holly
	20	Illicium floridanum Florida Anise
	95	Mahonia x 'Soft Caress' Soft Caress Mahonia
	7	Pittosporum tobira 'Dwarf Variegata' Dwarf Variegated Pittosporum
GROUND COVERS		
	34	Carex pensylvanica Pennsylvania Sedge
	99	Dryopteris erythrosora Autumn Fern
	720	Ophiopogon japonicus Mondo Grass
	42	Ophiopogon japonicus 'Nanus' Dwarf Mondo Grass



gda

Goff D'Antonio Associates

Architecture
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34 Radcliffe Street
Charleston, SC 29403

843.377.2163
www.goffdantonio.com

84 SOCIETY ST

84-88 SOCIETY ST
CHARLESTON, SOUTH CAROLINA 29401

REV.	DESCRIPTION	DATE

75% CONSTRUCTION DOCUMENTATION

ENVIRONMENTALDESIGNSTUDIO
201 WESTMORELAND AVE SUITE 126,
LOS ANGELES, CA 90004
www.EDSTudioLA.com

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1661
CRAIG R. BIESECKER

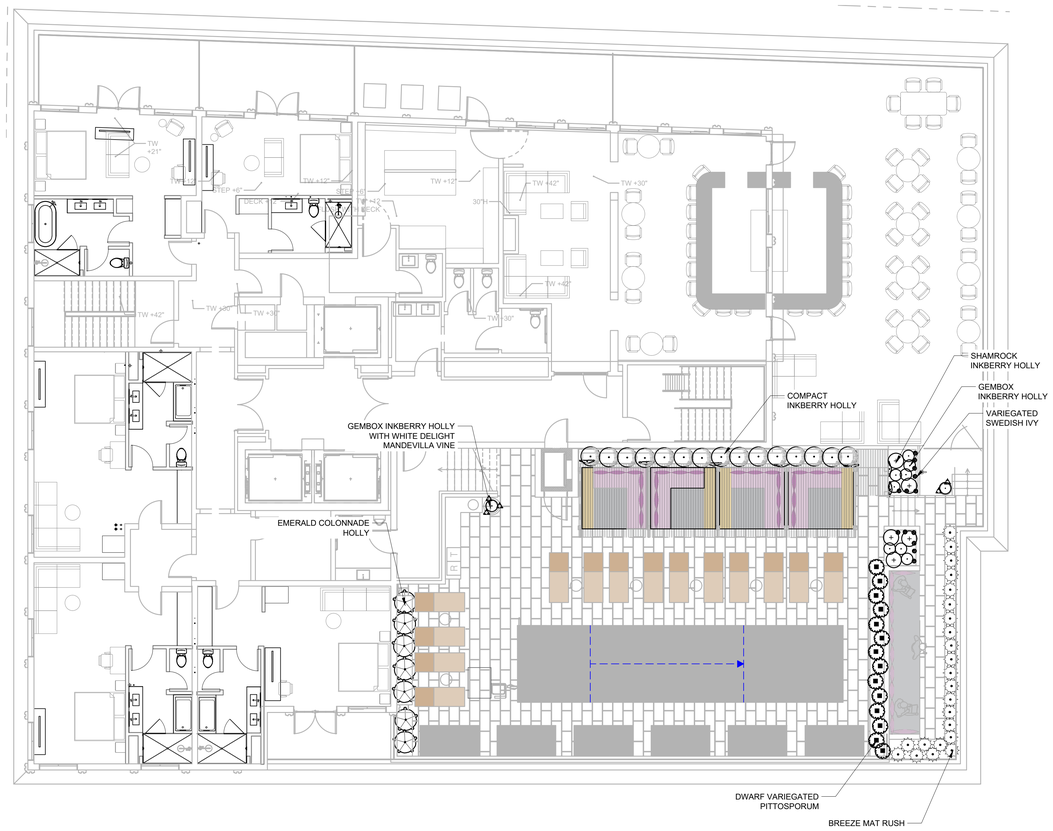
SHEET TITLE
PLANTING PLAN
1ST FLOOR

DRAWN BY:	PROJ. COOR.:

PROJECT NUMBER:

ISSUE DATE: MARCH 29, 2024

DRAWING NO.
B-L510



PLANT SCHEDULE GEORGE ROOF

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS				
	Ilex glabra 'Compacta' BALL TOPIARY / Compact Inkberry	15 gal.	15	
	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	15 gal.	5	
	Ilex glabra SMNIGAB17 / GEMBOX INKBERRY HOLLY	5 gal.	10	
	Ilex x 'RutHol 1' / Emerald Colonnade® Holly	15 gal.	7	
	Pittosporum tobira 'Dwarf Variegata' / Dwarf Variegated Pittosporum	15 gal.	14	
	Plectranthus coleoides 'Variegata' / Variegated Swedish Ivy	4"	13	
GRASSES				
	Lomandra longifolia 'Breeze' / Breeze™ Mat Rush	5 gal.	23	
VINE				
	Bignonia capreolata 'Tangerine Beauty' / Tangerine Beauty Cross Vine	15 gal.	7	
	Mandevilla x 'White Delight' / White Delight Mandevilla	1 gal.	5	

0 8 16 24 32 feet

1/8" = 1'-0"

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REV.	DESCRIPTION	DATE

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REGISTERED LANDSCAPE ARCHITECT
No. 1661
CRAIG R. BIESECKER

SHEET TITLE

PLANTING PLAN
ROOF

DRAWN BY: | PROJ. COOR.:

PROJECT NUMBER:

ISSUE DATE: DECEMBER 18, 2025

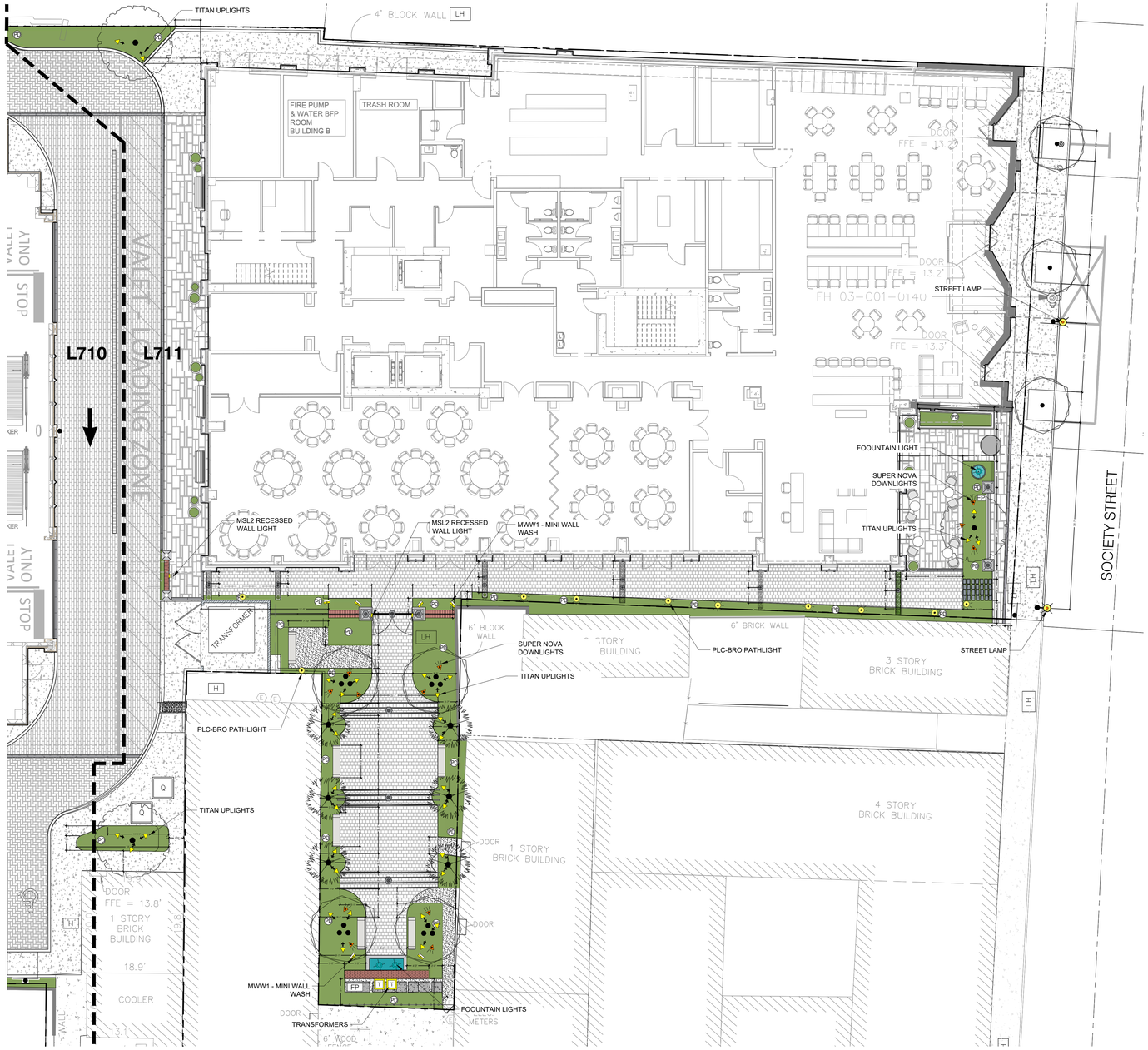
DRAWING NO.

L570

LIGHTING SCHEDULE SOCIETY LIGTHING

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
T	600 WATT TRANSFORMER IN STAINLESS STEEL LOCKING CASE	2	
	SPJ LIGHTING TITAN UPLIGHT CAST BRASS, MATTE BRONZE (MBR), 1/2IN. NPT LAMP: FB-6W-TA16, 6W / 6VA, 2700K	32	
	SPJ LIGHTING SUPER NOVA MBR DOWN LIGHT COPPER, MATTE BRONZE (MBR), 1/2IN. NPT SPIKE (INCL) LAMP: FB-3W-CYL-TA16, 3W / 3VA, 2700K	12	
	SPJ LIGHTING SPJ-MSL2 RECESSED WALL LIGHT SOLID BRASS, MATTE BRONZE /	3	
	SPJ LIGHTING SPJ-MWW1 MINI WALL WASH CAST BRASS, MATTE BRONZE (MBR), 1/2IN. NPT /	6	
	FOUNTAIN LIGHT	3	
	SPJ LIGHITNG SPJ-PCL-BRO PRECAST PATHLIGHT 2W -125 LUMENS OR 6W 300 LUMENS SET IN 8" DEEP BY 6" DIAMETER FOOTING 2700K	10	
	STREET LAMP DOMINION ELECTRIC COMPANY TO SUPPLY FIXTURES AT DESIGNATED LOCATIONS	2	

NOTE * SEE L100 FOR STREET LIGHTING NOTES



0 10 20 30 40 feet

1"= 10'-0"

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Interiors
Planning

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31 GEORGE ST

30-33 GEORGE ST
CHARLESTON, SOUTH CAROLINA 29401

REV.	DESCRIPTION	DATE

75% CONSTRUCTION DOCUMENTS

ENVIRONMENTAL**DESIGN**STUDIO

201 WESTMORELAND AVE SUITE 13A,
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www.JDStudioLA.com

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REGISTERED LANDSCAPE ARCHITECT
No. 1661
CRAIG R. BIESECKER

SHEET TITLE
LIGHTING SCHEDULE & PLAN SOCIETY STREET

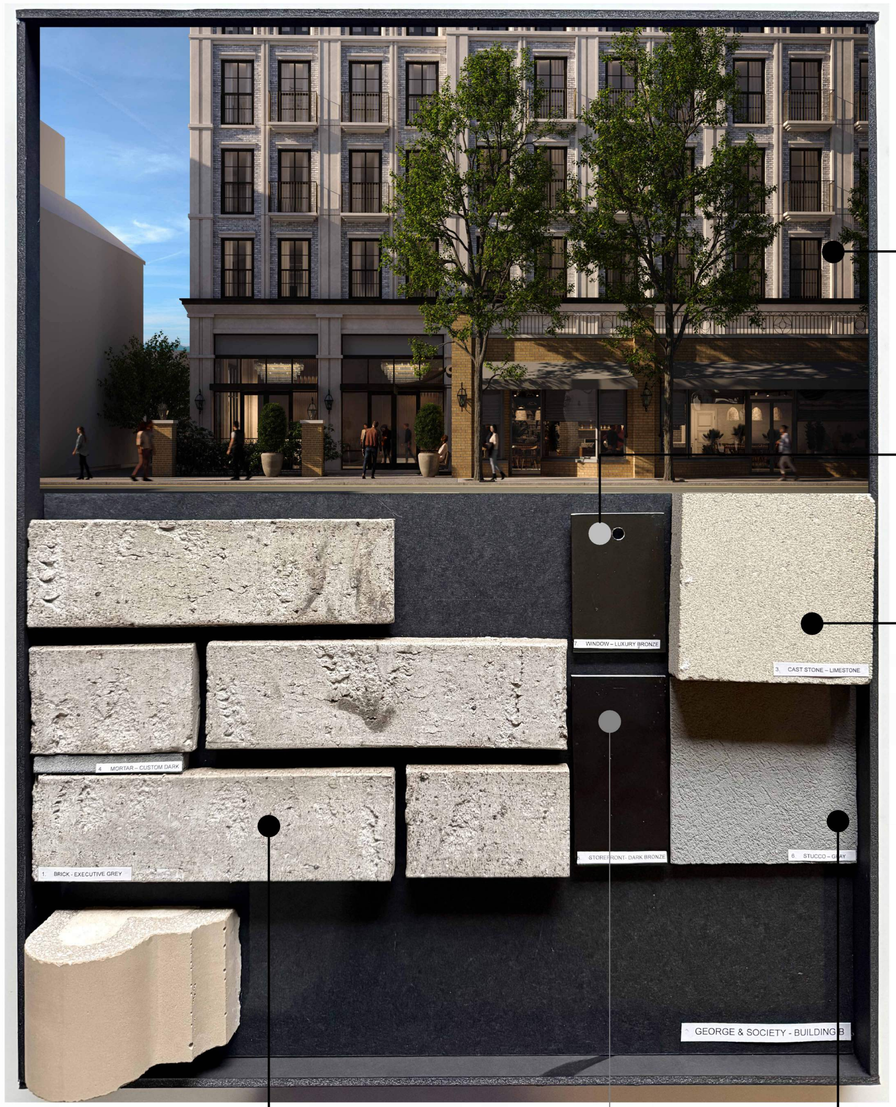
DRAWN BY:	PROJ. COOR.:

PROJECT NUMBER:

ISSUE DATE: DECEMBER 18, 2025

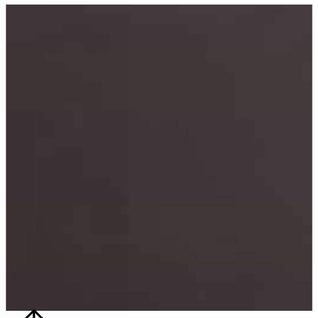
DRAWING NO.

L710

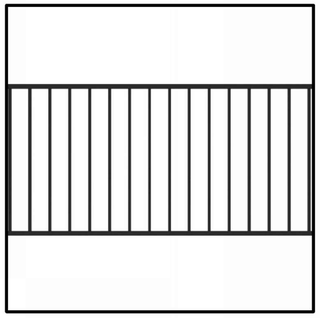




LIGHT WEIGHT CAST STONE
READING ROCK - LIMESTONE



WINDOW
LUXURY BRONZE



METAL RAILING
FINISH TO MATCH WINDOW



EXISTING RAILING
TO BE RESTORED



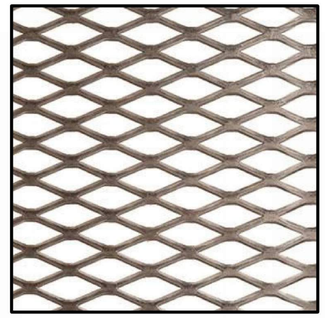
LIGHT FIXTURE
HINKLEY BROMLEY LARGE



EXISTING BRICK
TO REMAIN IN PLACE



WINDOW
JELD-WEN - CUSTOM EPIC



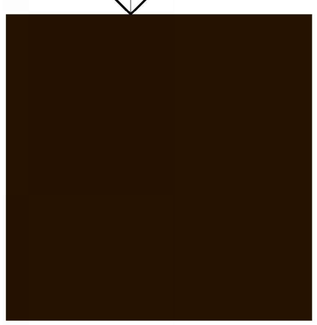
TRANSOM GRILLE
DARK BRONZE



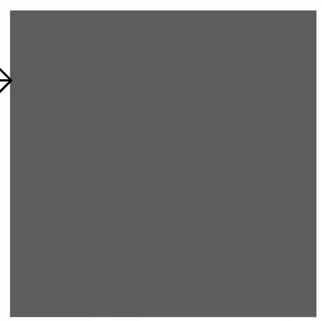
CAST STONE
READING ROCK - LIMESTONE



BRICK
TAYLOR - EXECUTIVE GRAY



STOREFRONT
KAWNEER - DARK BRONZE



STUCCO
(STO POWERWALL CI): GRAY



VENTS
XVENT BOX

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84 SOCIETY ST
CHARLESTON, SOUTH CAROLINA 29401

MATERIALS
12/29/2025

B-A04



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SOUTH RENDERING -(NO CHANGE)

12/29/2025

B-A05



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SE RENDERING -(NO CHANGE)

12/29/2025

B-A06



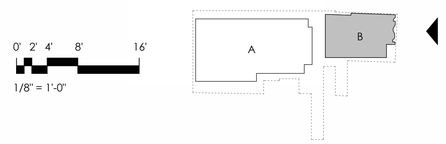
2 SOUTH ELEVATION - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION - PROPOSED (FINAL)
SCALE: 1/8" = 1'-0"

ELEVATION NOTES

A	STUCCO CORNICE W/ METAL COPING
B	STUCCO (STO POWERWALL CI)
C	STUCCO BUILT UP PILASTER
D	ALUM. CLAD WINDOW & DOOR
E	CAST STONE CORNICE
F	CAST STONE WINDOW HEAD, JAMB, & SILL
G	CAST STONE HORIZONTAL BANDING
H	CAST STONE PILASTER
I	BRICK FACADE
J	METAL RAILING/GUARDRAIL
K	CUSTOM CAST STONE STEPPED CORNICE
M	STONE BASE PANEL
N	ALUM CANOPY
O	CAST STONE PANEL
P	IMPACT RATED STOREFRONT
Q	IMPACT RATED STOREFRONT/DOORS MATCHING EXISTING DIMENSIONS
R	CUSTOM METAL COPING
S	CAST STONE KEYSTONE
T	NEW CANVAS AWNING
V	BRICK PIERS TO MATCH EXISTING BRICK BUILDING
W	FDC CONNECTION
X	MECHANICAL LOUVER/VENT
Y	HM DOOR; FRAME AND DOOR PAINTED TO MATCH CAST STONE
Z	PERFORATED METAL PANEL



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84 SOCIETY ST
CHARLESTON, SOUTH CAROLINA 29401

SOUTH ELEVATION - PREVIOUS & PROPOSED

12/29/2025

B-A07



2 WEST ELEVATION - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - PROPOSED (FINAL)
SCALE: 1/8" = 1'-0"

ELEVATION NOTES

A	STUCCO CORNICE W/ METAL COPING
B	STUCCO (STO POWERWALL CI)
C	STUCCO BUILT UP PILASTER
D	ALUM. CLAD WINDOW & DOOR
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F	CAST STONE WINDOW HEAD, JAMB, & SILL
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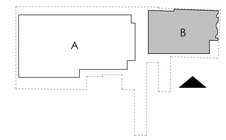
V	BRICK PIERS TO MATCH EXISTING BRICK BUILDING
W	FDC CONNECTION
X	MECHANICAL LOUVER/VENT
Y	HM DOOR; FRAME AND DOOR PAINTED TO MATCH CAST STONE
Z	PERFORATED METAL PANEL

0' 2' 4' 8' 16'
1/8" = 1'-0"



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GEORGE & SOCIETY - BUILDING B

84 SOCIETY ST
CHARLESTON, SOUTH CAROLINA 29401

WEST ELEVATION - PREVIOUS & PROPOSED

12/29/2025

B-A08



2 NORTH ELEVATION - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - PROPOSED (FINAL)
SCALE: 1/8" = 1'-0"

ELEVATION NOTES

A	STUCCO CORNICE W/ METAL COPING
B	STUCCO (STO POWERWALL CI)
C	STUCCO BUILT UP PILASTER
D	ALUM. CLAD WINDOW & DOOR
E	CAST STONE CORNICE
F	CAST STONE WINDOW HEAD, JAMB, & SILL
G	CAST STONE HORIZONTAL BANDING
H	CAST STONE PILASTER
I	BRICK FACADE
J	METAL RAILING/GUARDRAIL
K	CUSTOM CAST STONE STEPPED CORNICE
M	STONE BASE PANEL
N	ALUM CANOPY
O	CAST STONE PANEL
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Q	IMPACT RATED STOREFRONT/DOORS MATCHING EXISTING DIMENSIONS
R	CUSTOM METAL COPING
S	CAST STONE KEYSTONE
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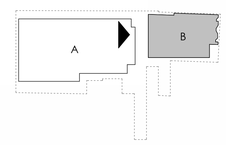
V	BRICK PIERS TO MATCH EXISTING BRICK BUILDING
W	FDC CONNECTION
X	MECHANICAL LOUVER/VENT
Y	HM DOOR; FRAME AND DOOR PAINTED TO MATCH CAST STONE
Z	PERFORATED METAL PANEL





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GEORGE & SOCIETY - BUILDING B

84 SOCIETY ST
CHARLESTON, SOUTH CAROLINA 29401

NORTH ELEVATION - PREVIOUS & PROPOSED

12/29/2025

B-A09



2 EAST ELEVATION - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION - PROPOSED (FINAL)
SCALE: 1/8" = 1'-0"

ELEVATION NOTES

A	STUCCO CORNICE W/ METAL COPING
B	STUCCO (STO POWERWALL CI)
C	STUCCO BUILT UP PILASTER
D	ALUM. CLAD WINDOW & DOOR
E	CAST STONE CORNICE
F	CAST STONE WINDOW HEAD, JAMB, & SILL
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I	BRICK FACADE
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N	ALUM CANOPY
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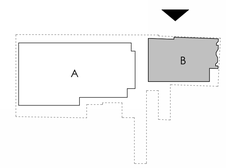
T	NEW CANVAS AWNING
V	BRICK PIERS TO MATCH EXISTING BRICK BUILDING
W	FDC CONNECTION
X	MECHANICAL LOUVER/VENT
Y	HM DOOR; FRAME AND DOOR PAINTED TO MATCH CAST STONE
Z	PERFORATED METAL PANEL

0' 2' 4' 8' 16'
1/8" = 1'-0"



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GEORGE & SOCIETY - BUILDING B

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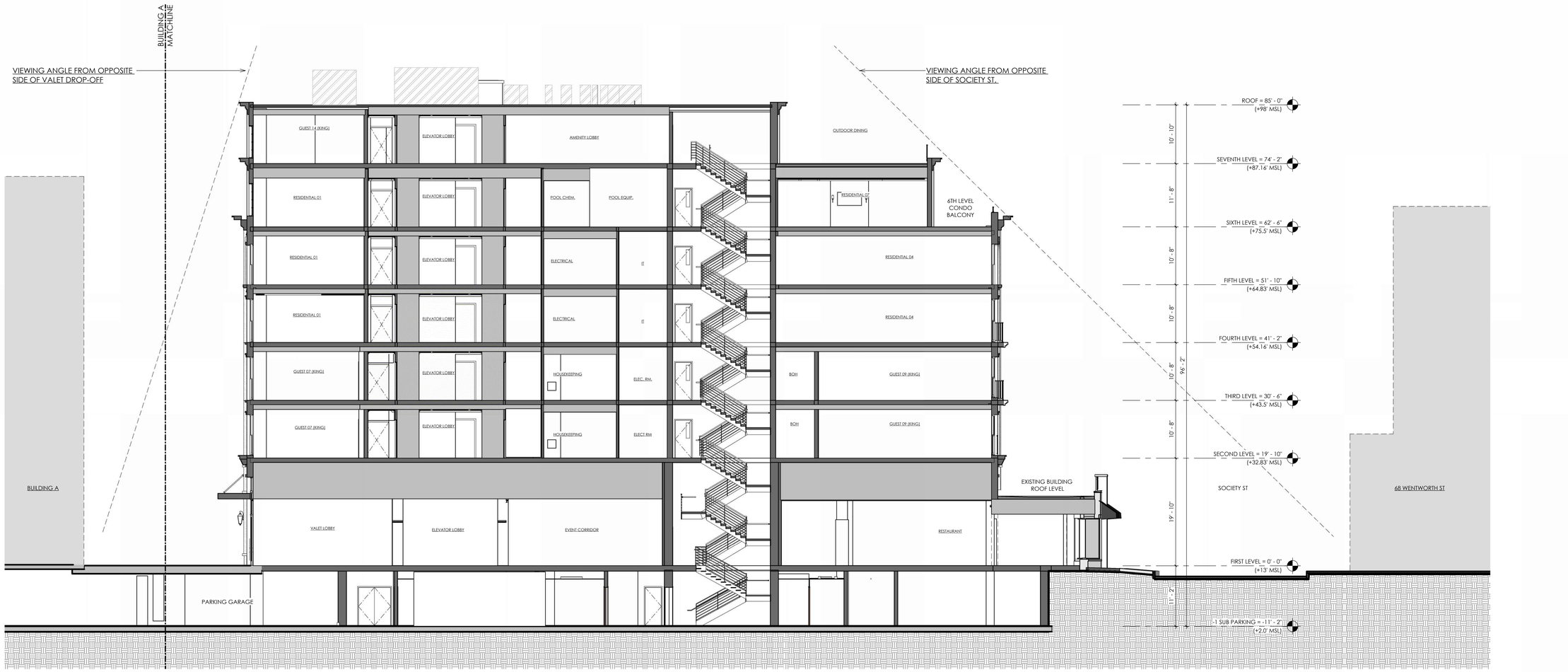
CHARLESTON, SOUTH CAROLINA 29401

EAST ELEVATION - PREVIOUS & PROPOSED

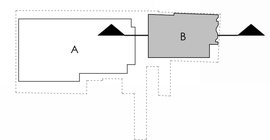
12/29/2025

B-A10



1 N/S BUILDING SECTION
SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 16'
1/8" = 1'-0"



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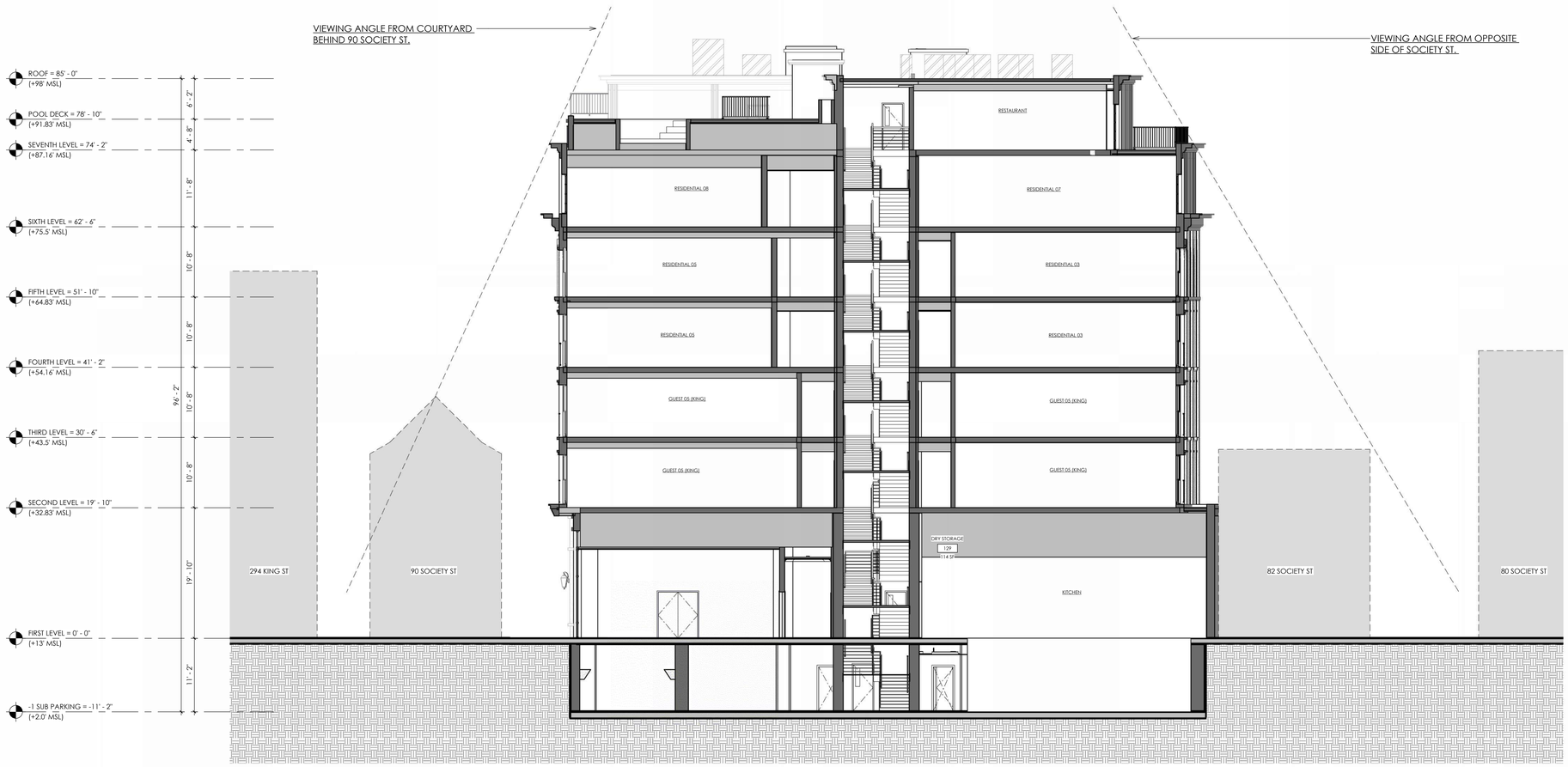
GEORGE & SOCIETY - BUILDING B

84 SOCIETY ST
CHARLESTON, SOUTH CAROLINA 29401

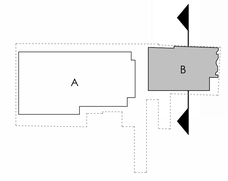
N/S BUILDING SECTION
12/29/2025

B-A11



1 E/W BUILDING SECTION
SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 16'
1/8" = 1'-0"



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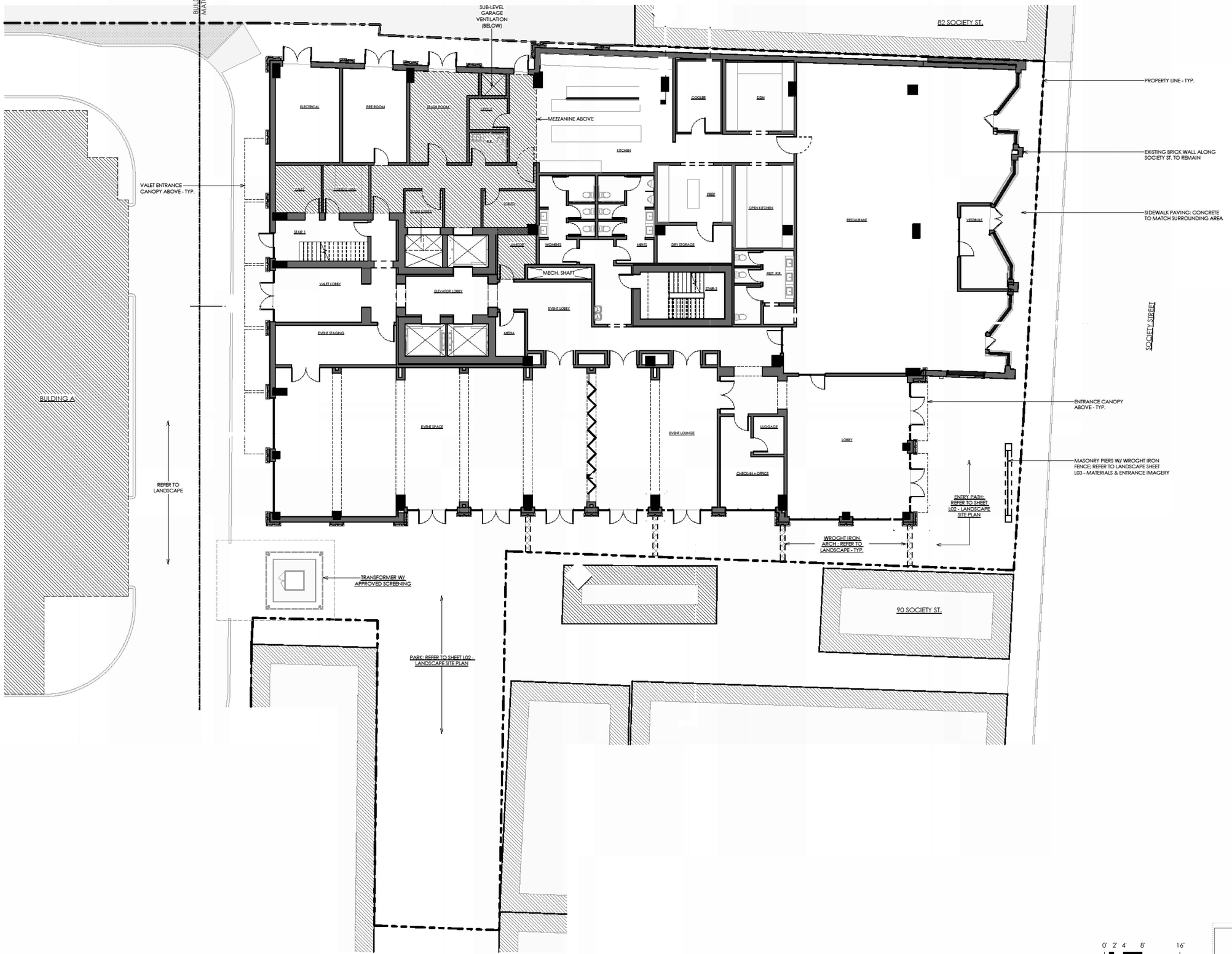
GEORGE & SOCIETY - BUILDING B

84 SOCIETY ST
CHARLESTON, SOUTH CAROLINA 29401

E/W BUILDING SECTION
12/29/2025

B-A12

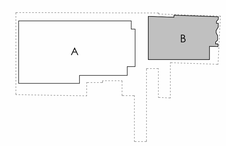


1 1ST LEVEL - FLOOR PLAN - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/8" = 1'-0"

PROJECT NORTH

MAGNETIC NORTH

0' 2' 4' 8' 16'
1/8" = 1'-0"



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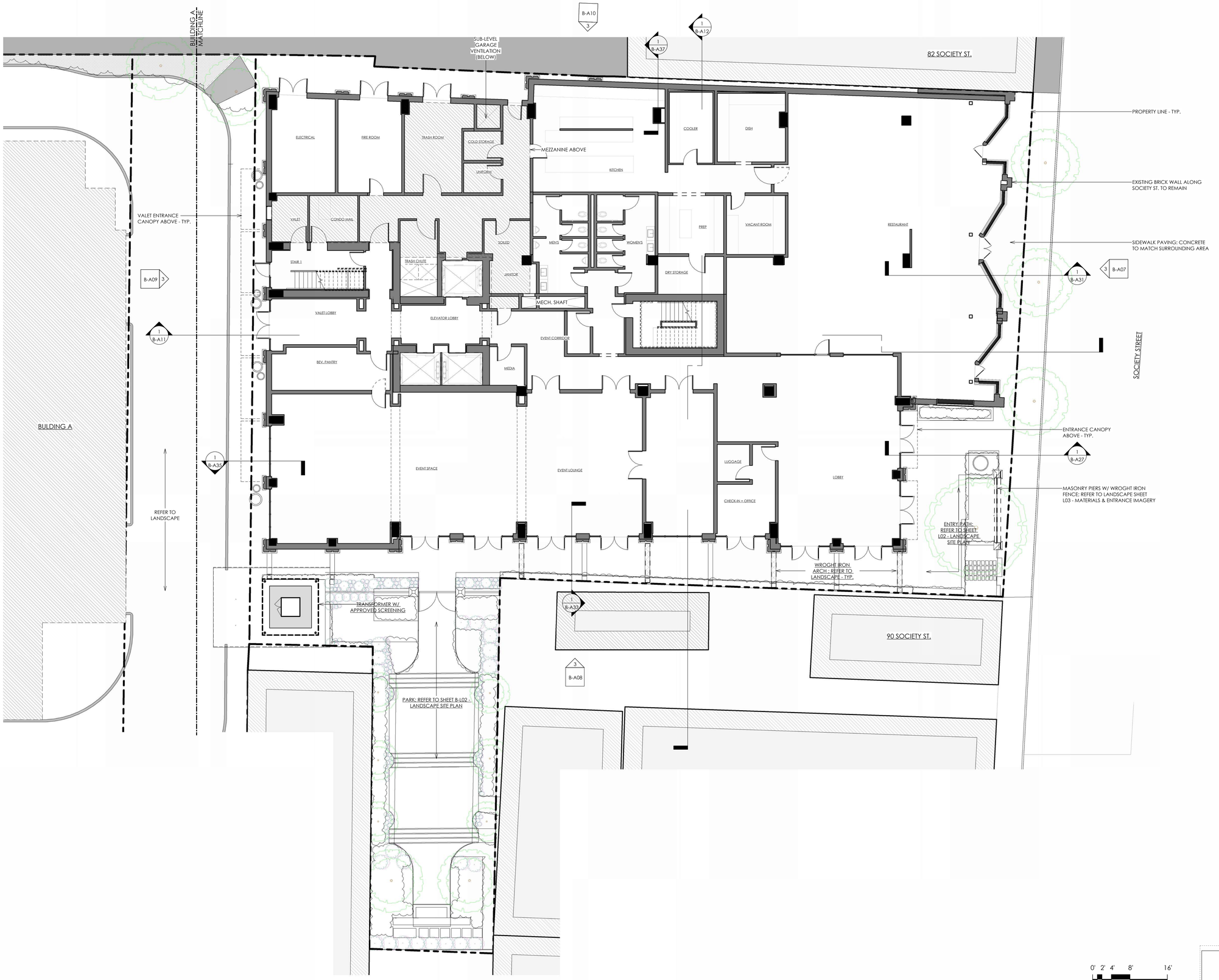
GEORGE & SOCIETY - BUILDING B

84 SOCIETY ST
CHARLESTON, SOUTH CAROLINA 29401

1ST LEVEL - FLOOR PLAN - PREVIOUS
(APPROVED PRELIMINARY BAR-L- 12/13/2023)
12/29/2025

B-A13

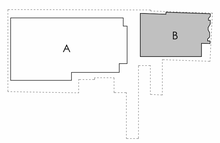


PROJECT NORTH

MAGNETIC NORTH

0' 2' 4' 8' 16'

1/8" = 1'-0"



1 1ST LEVEL - FLOOR PLAN - PROPOSED (FINAL)
SCALE: 1/8" = 1'-0"

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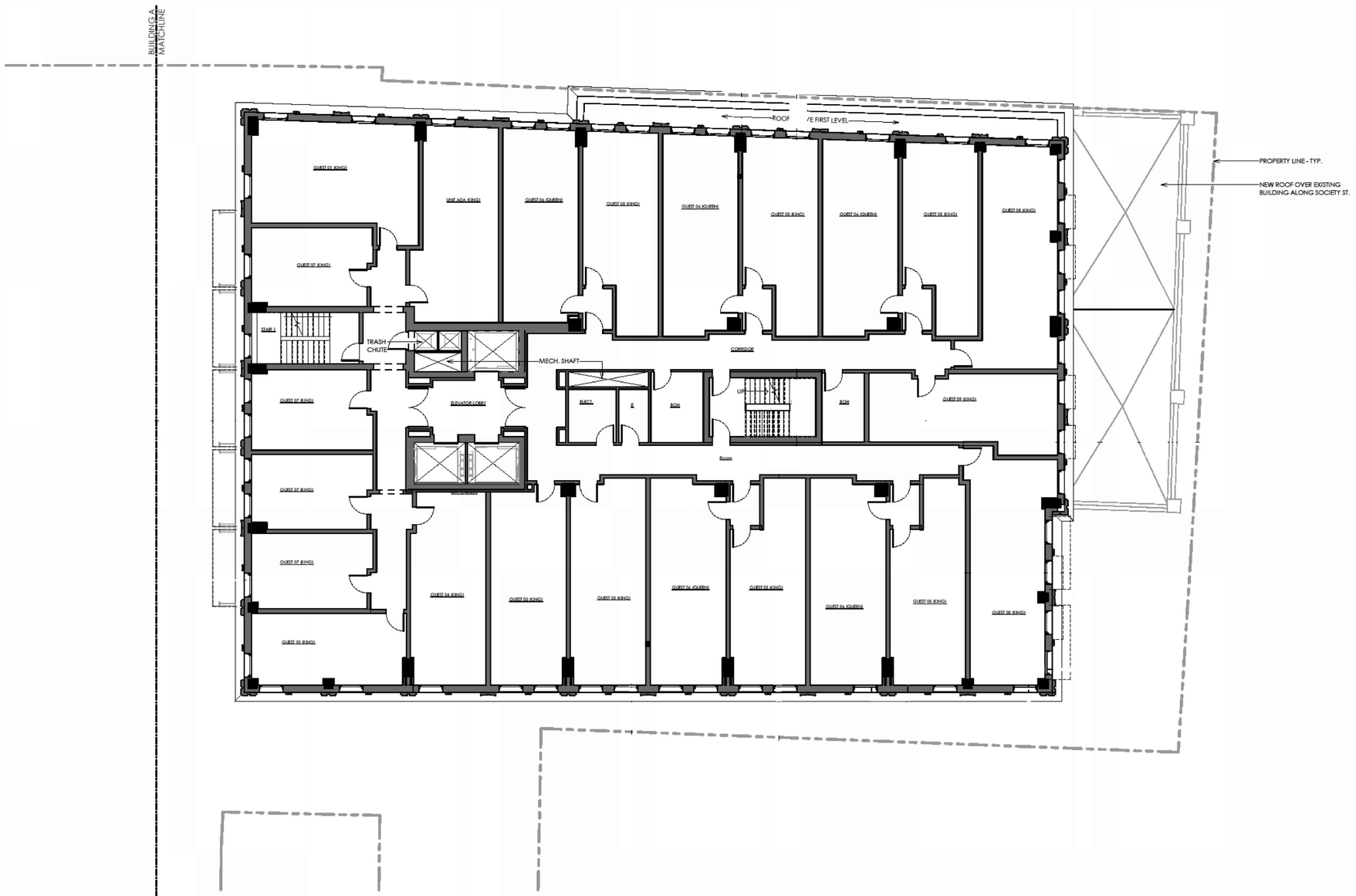
1ST LEVEL - FLOOR PLAN - PROPOSED

12/29/2025

B-A14

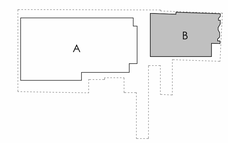


2 2ND/3RD LEVEL - FLOOR PLAN - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/8" = 1'-0"

PROJECT NORTH

MAGNETIC NORTH

0' 2' 4' 8' 16'
1/8" = 1'-0"



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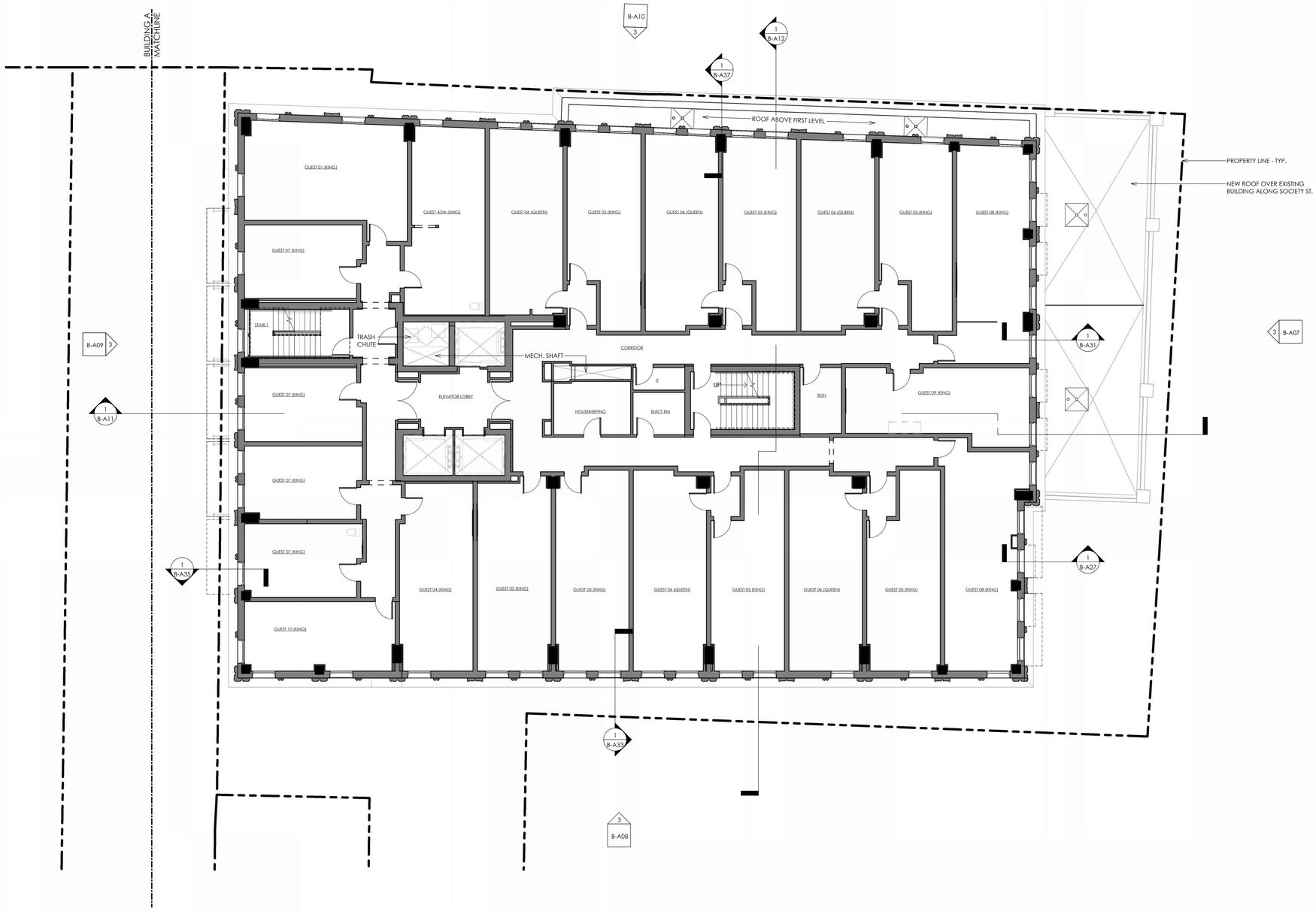
2ND/3RD LEVEL - FLOOR PLAN - PREVIOUS
(APPROVED PRELIMINARY BAR-L- 12/13/2023)
12/29/2025

B-A15

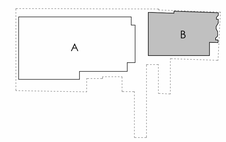


3 2ND/3RD LEVEL - FLOOR PLAN - PROPOSED (FINAL)
SCALE: 1/8" = 1'-0"

PROJECT NORTH

MAGNETIC NORTH

0' 2' 4' 8' 16'
1/8" = 1'-0"



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2ND/3RD LEVEL - FLOOR PLAN - PROPOSED

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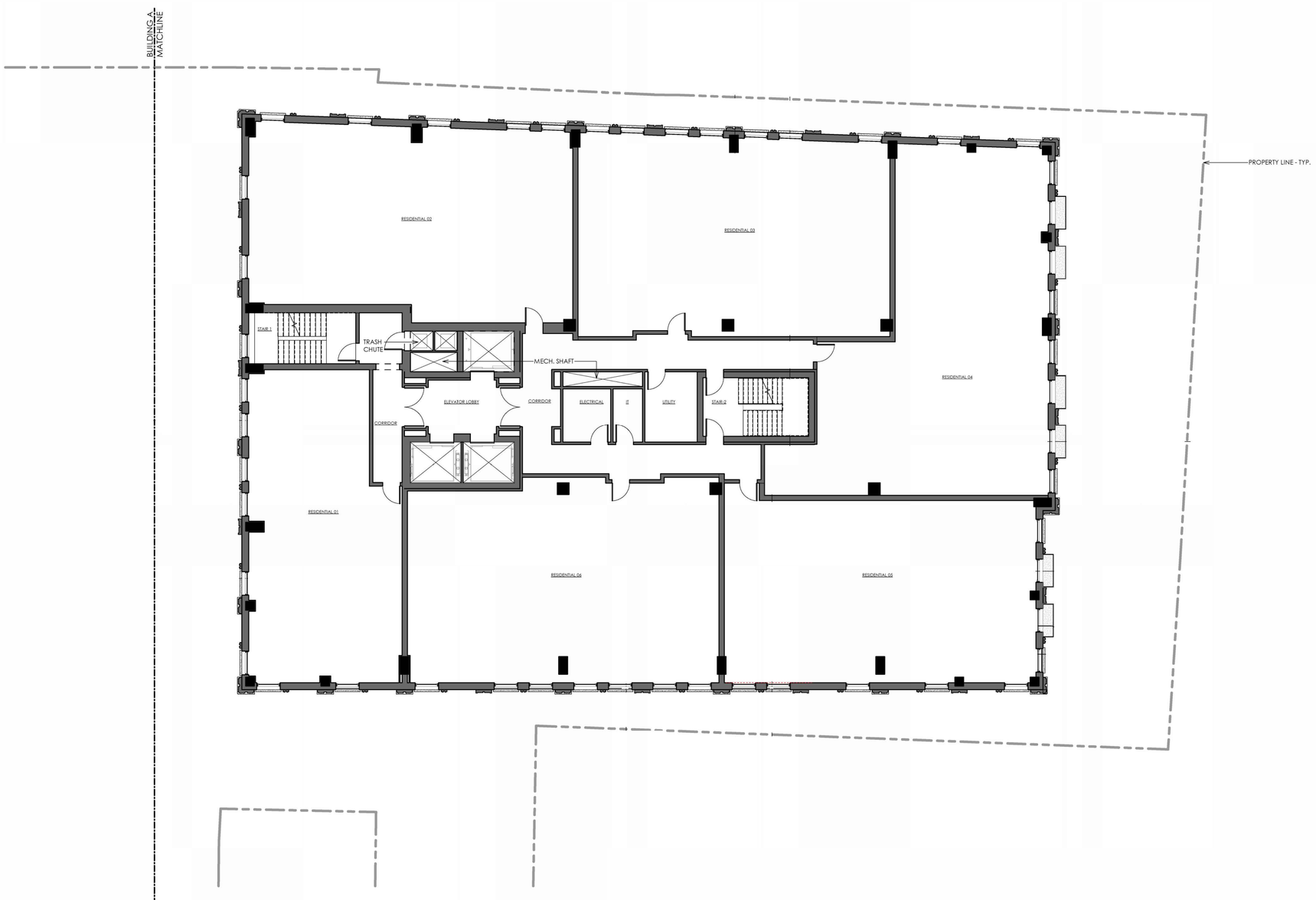
B-A16

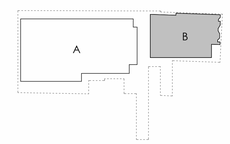


2 4TH/5TH LEVEL - FLOOR PLAN - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/8" = 1'-0"

PROJECT NORTH

MAGNETIC NORTH

0' 2' 4' 8' 16'
1/8" = 1'-0"



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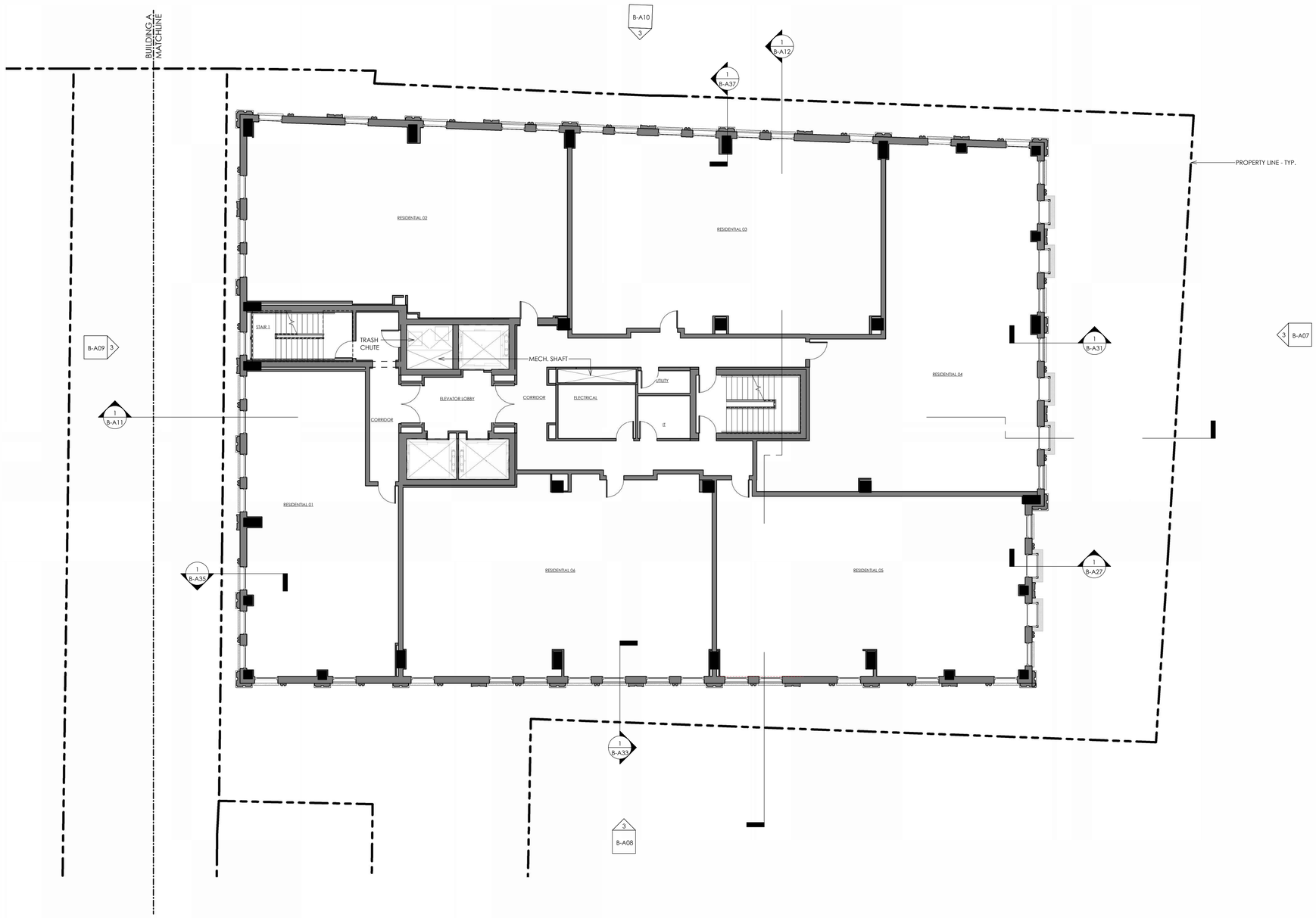
4TH/5TH LEVEL - FLOOR PLAN - PREVIOUS
(APPROVED PRELIMINARY BAR-L- 12/13/2023)
12/29/2025

B-A17

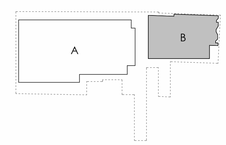


3 4TH/5TH LEVEL - FLOOR PLAN - PROPOSED (FINAL)
SCALE: 1/8" = 1'-0"

PROJECT NORTH

MAGNETIC NORTH

0' 2' 4' 8' 16'
1/8" = 1'-0"



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4TH/5TH LEVEL - FLOOR PLAN - PROPOSED

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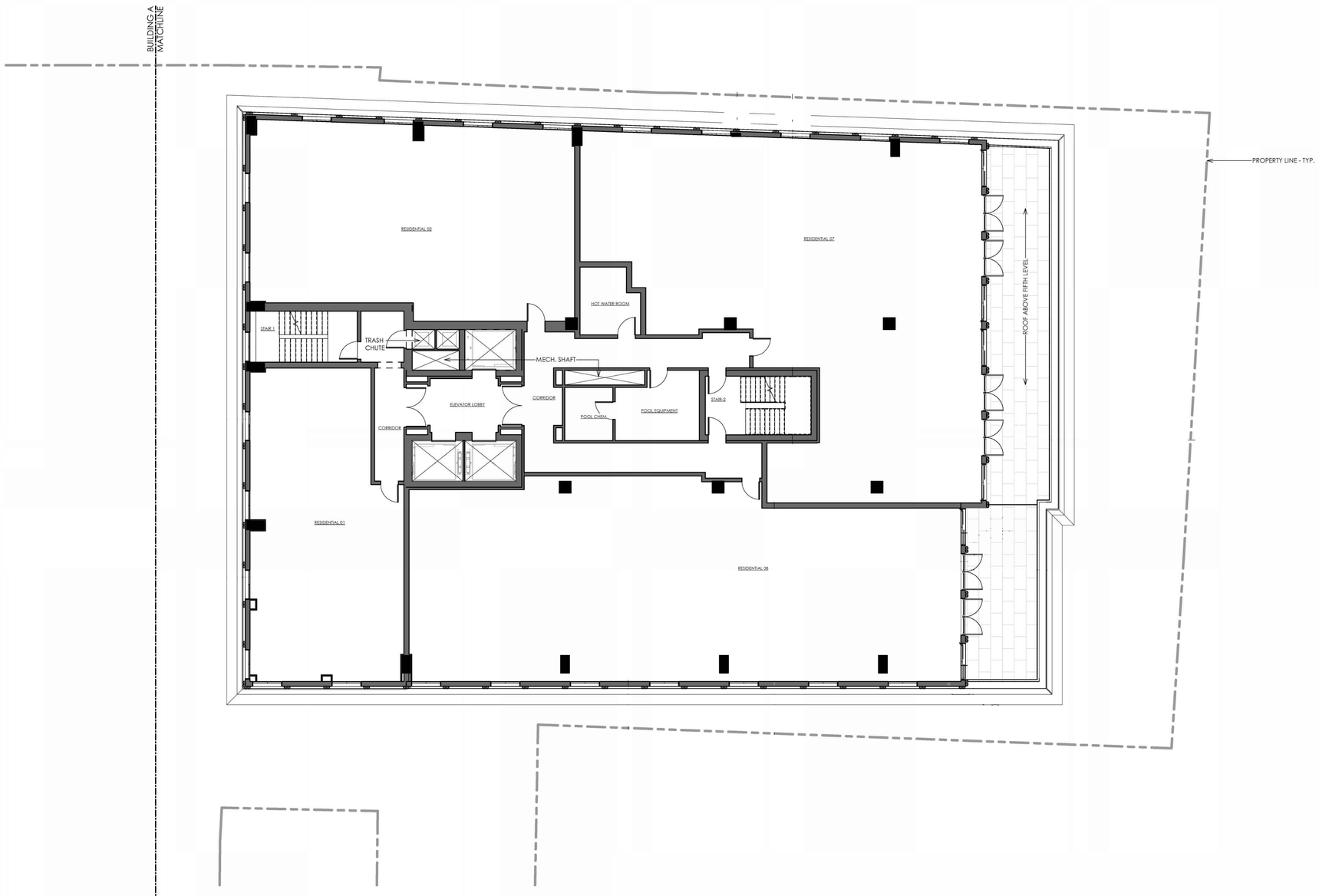
B-A18

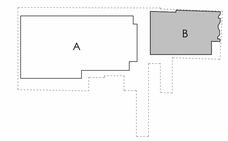


2 6TH LEVEL - FLOOR PLAN - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/8" = 1'-0"

PROJECT NORTH

MAGNETIC NORTH

0' 2' 4' 8' 16'
1/8" = 1'-0"



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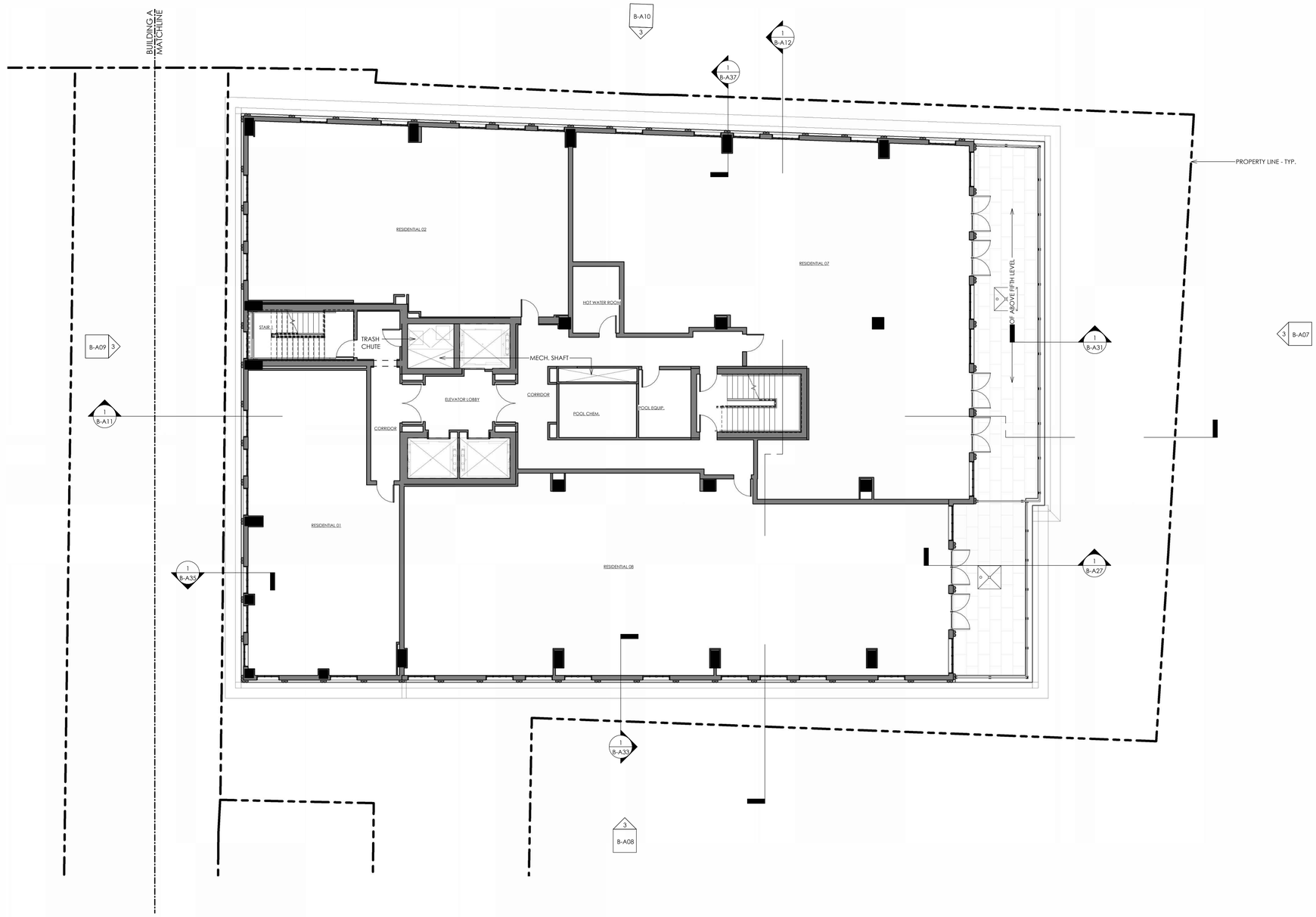
6TH LEVEL - FLOOR PLAN - PREVIOUS
(APPROVED PRELIMINARY BAR-L- 12/13/2023)
12/29/2025

B-A19

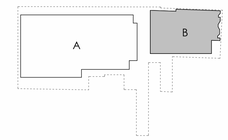


3 6TH LEVEL - FLOOR PLAN - PROPOSED (FINAL)
SCALE: 1/8" = 1'-0"

PROJECT NORTH

MAGNETIC NORTH

0' 2' 4' 8' 16'
1/8" = 1'-0"



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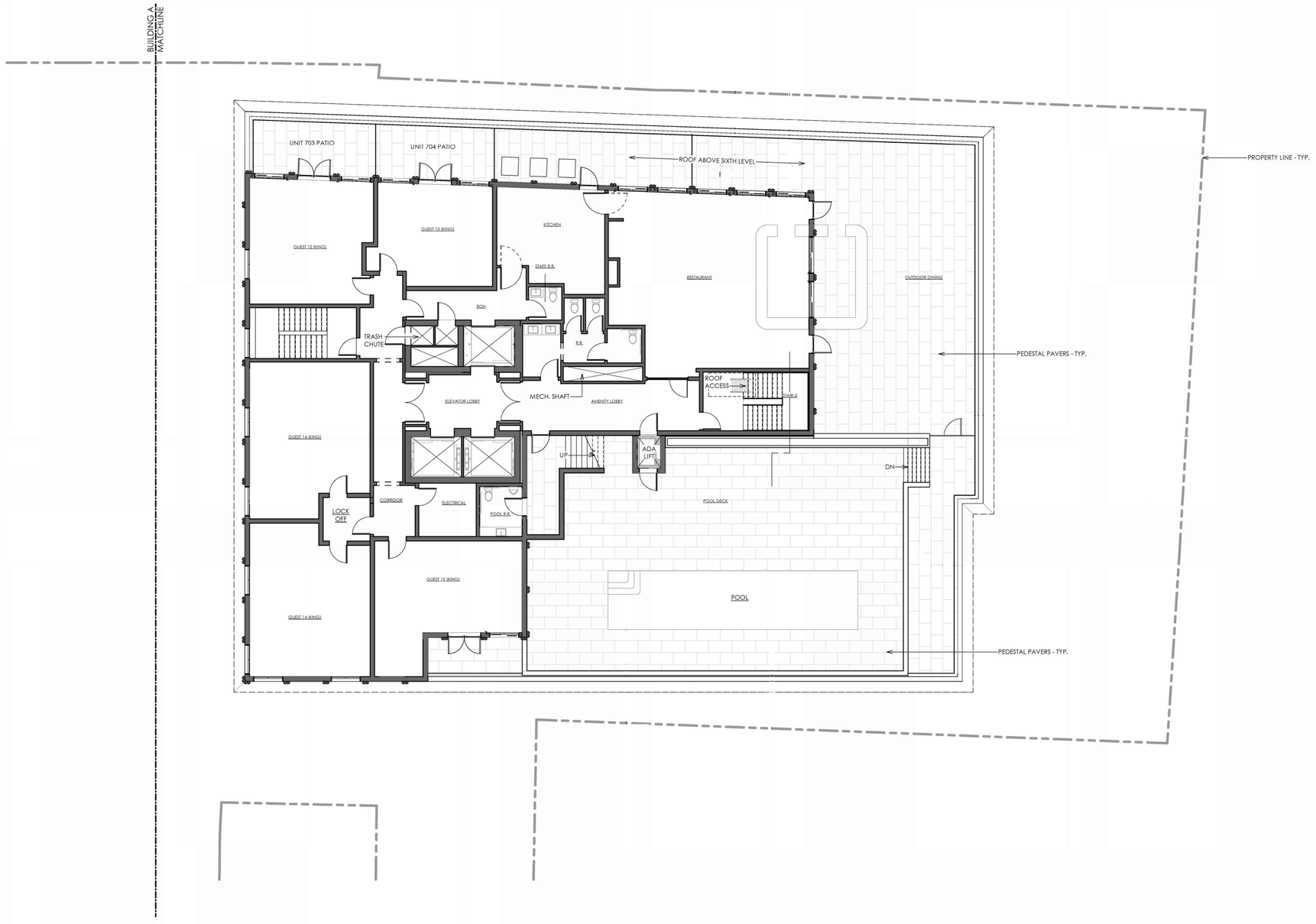
6TH LEVEL - FLOOR PLAN - PROPOSED

12/29/2025

B-A20

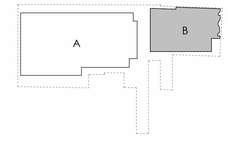


2 7TH LEVEL - FLOOR PLAN - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/8" = 1'-0"

PROJECT NORTH

MAGNETIC NORTH

0' 2' 4' 8' 16'
1/8" = 1'-0"



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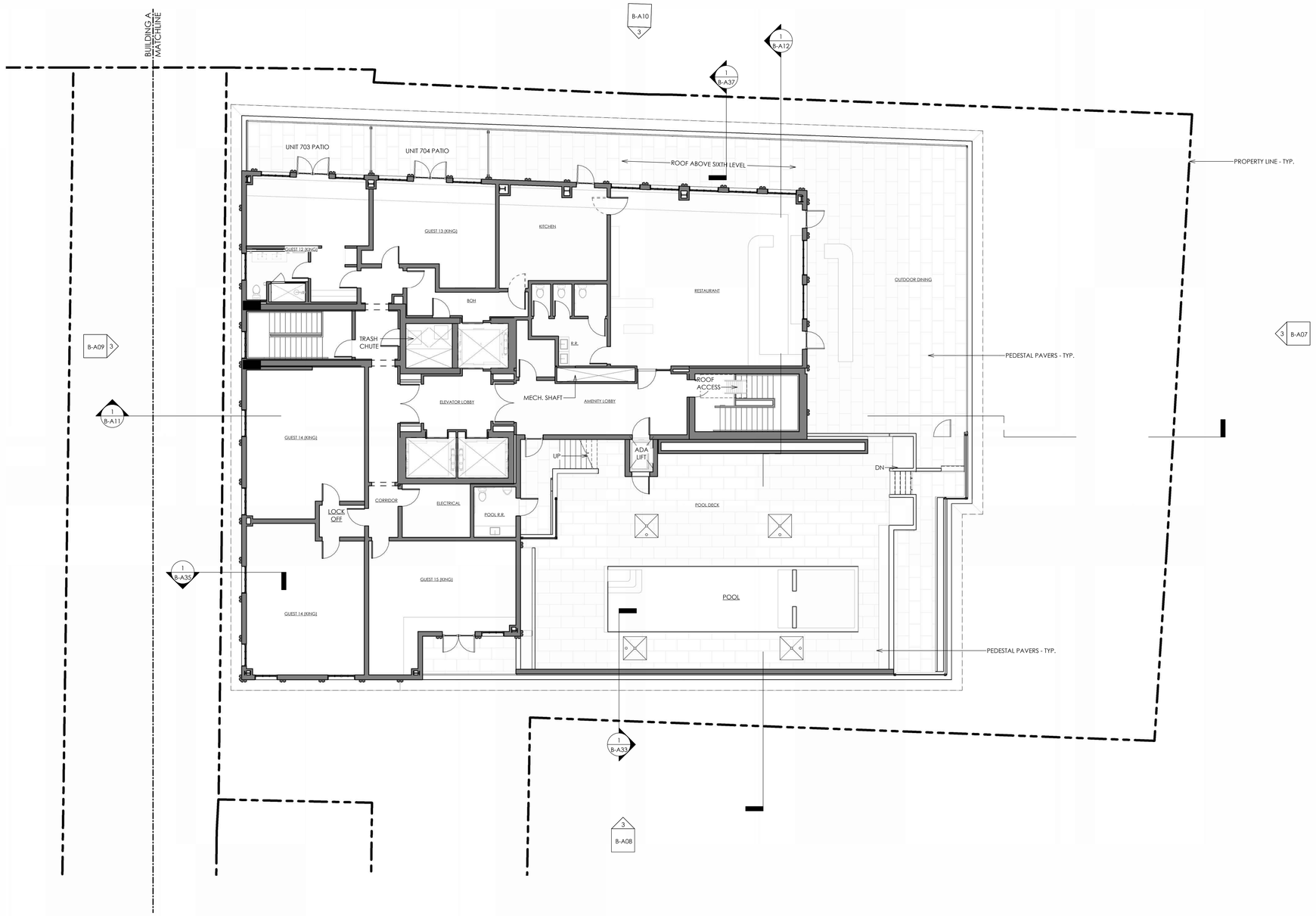
7TH LEVEL - FLOOR PLAN - PREVIOUS
(APPROVED PRELIMINARY BAR-L- 12/13/2023)
12/29/2025

B-A21

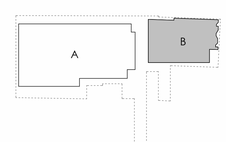


3 7TH LEVEL - FLOOR PLAN - PROPOSED (FINAL)
SCALE: 1/8" = 1'-0"

PROJECT NORTH

MAGNETIC NORTH

0' 2' 4' 8' 16'
1/8" = 1'-0"



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7TH LEVEL - FLOOR PLAN - PROPOSED

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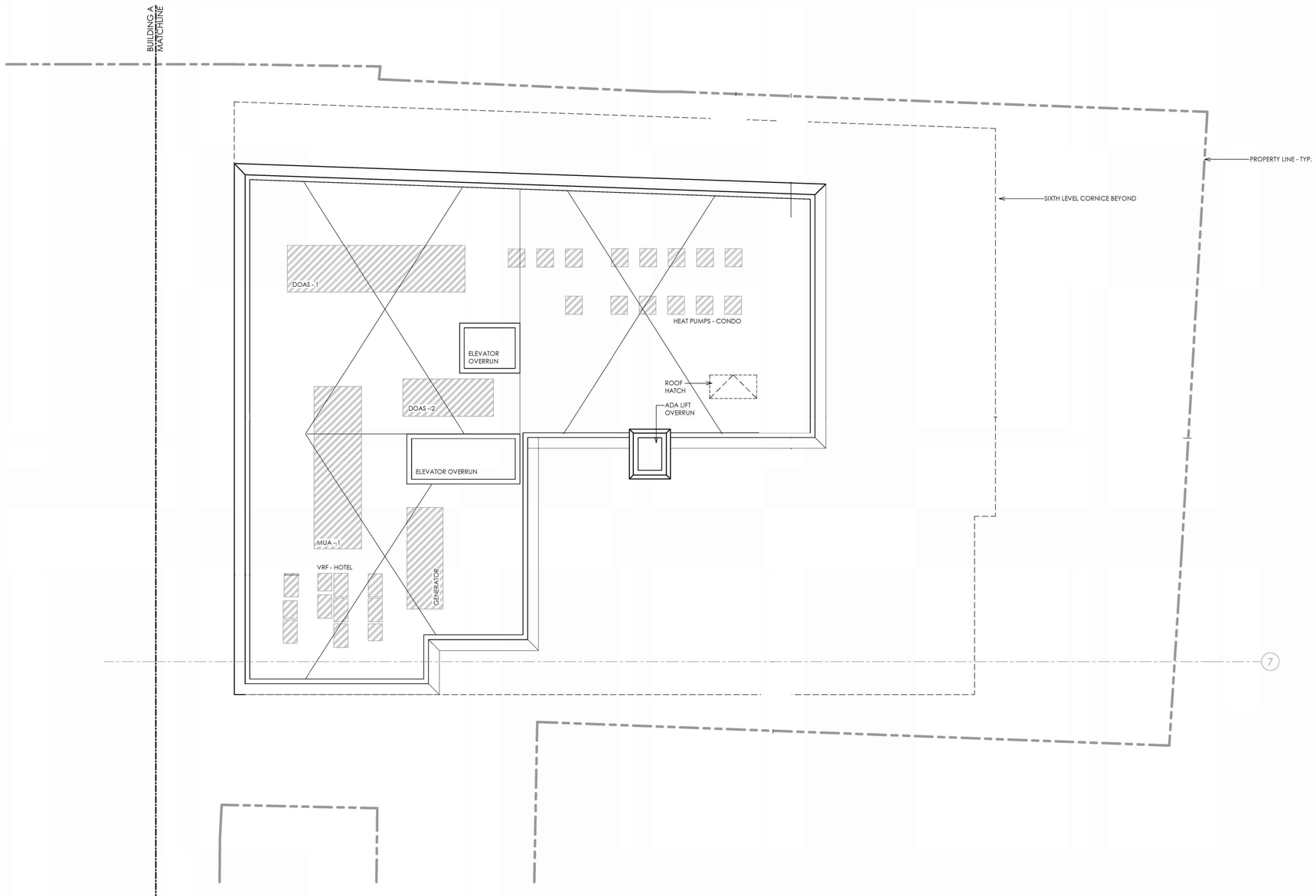
B-A22

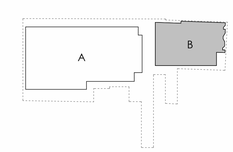


2 ROOF PLAN - PREVIOUS (APPROVED PRELIMINARY BAR-L- 12/13/2023)
SCALE: 1/8" = 1'-0"

PROJECT NORTH

MAGNETIC NORTH

0' 2' 4' 8' 16'
1/8" = 1'-0"



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ROOF LEVEL - FLOOR PLAN - PREVIOUS
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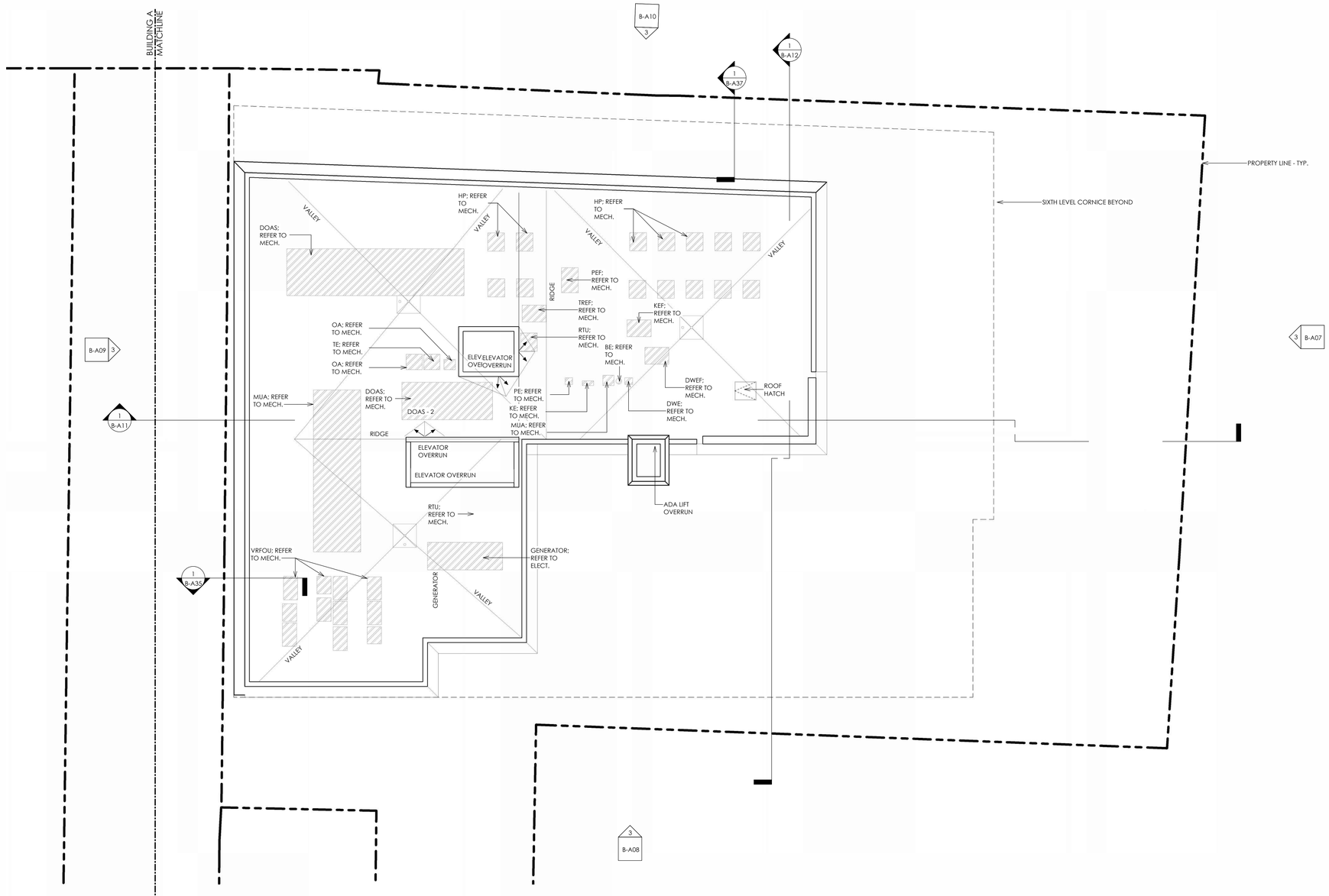
B-A23

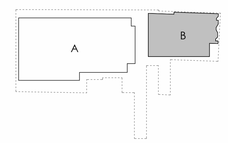


3 ROOF LEVEL - FLOOR PLAN - PROPOSED (FINAL)
SCALE: 1/8" = 1'-0"

PROJECT NORTH

MAGNETIC NORTH

0' 2' 4' 8' 16'
1/8" = 1'-0"



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ROOF LEVEL - FLOOR PLAN - PROPOSED
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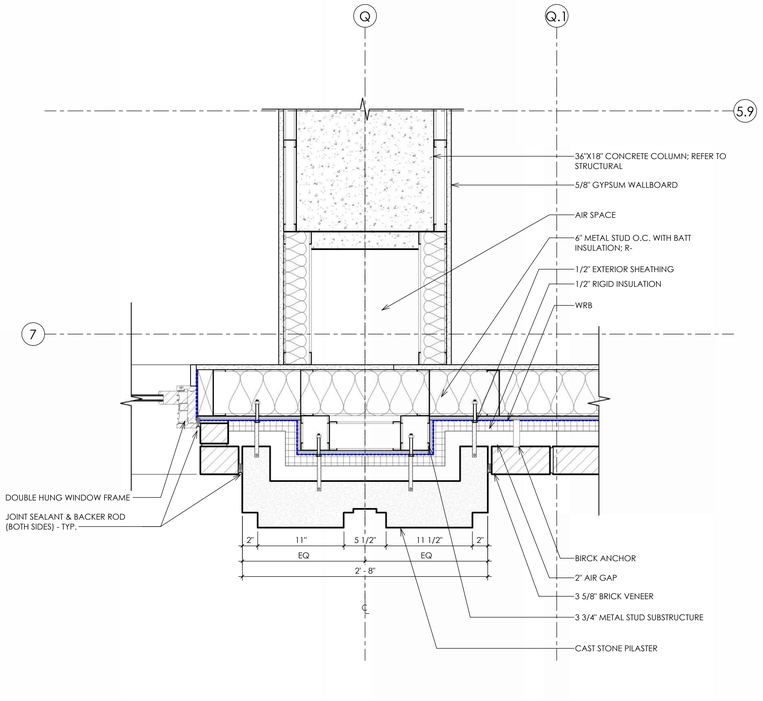
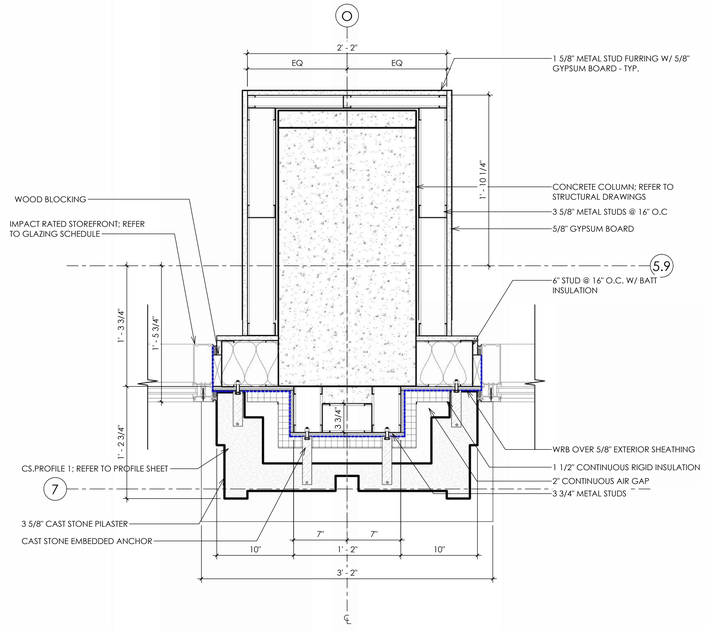
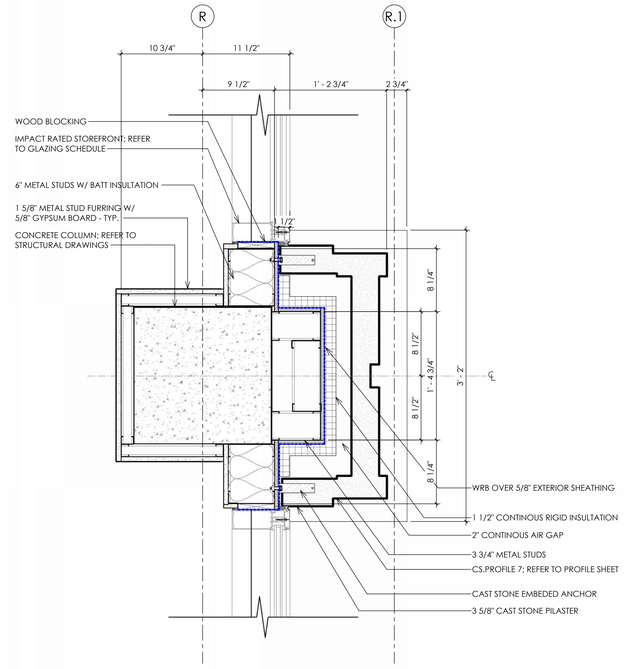
B-A24



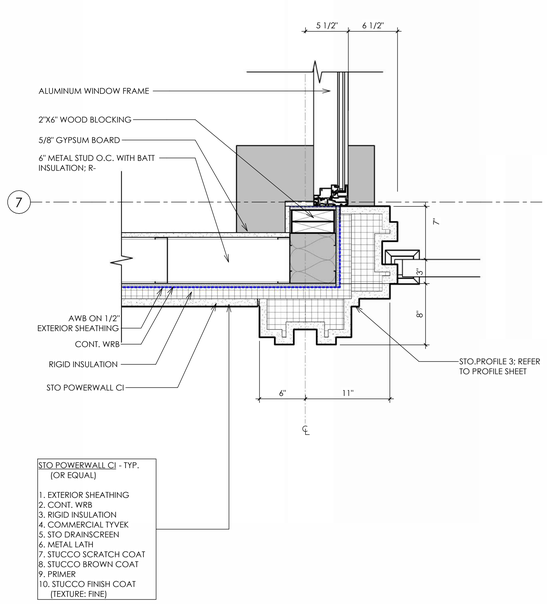
1 PLAN DETAIL @ SECOND TO FIFTH LEVEL PILASTER
SCALE: 1 1/2" = 1'-0"



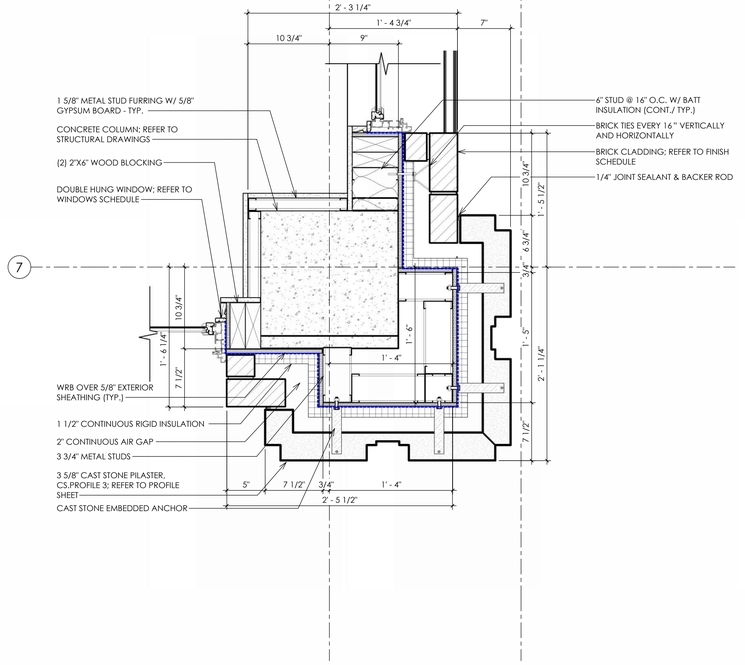
2 PLAN DETAIL @ FIRST LEVEL PILASTER / 18"X36" COLUMN
SCALE: 1 1/2" = 1'-0"



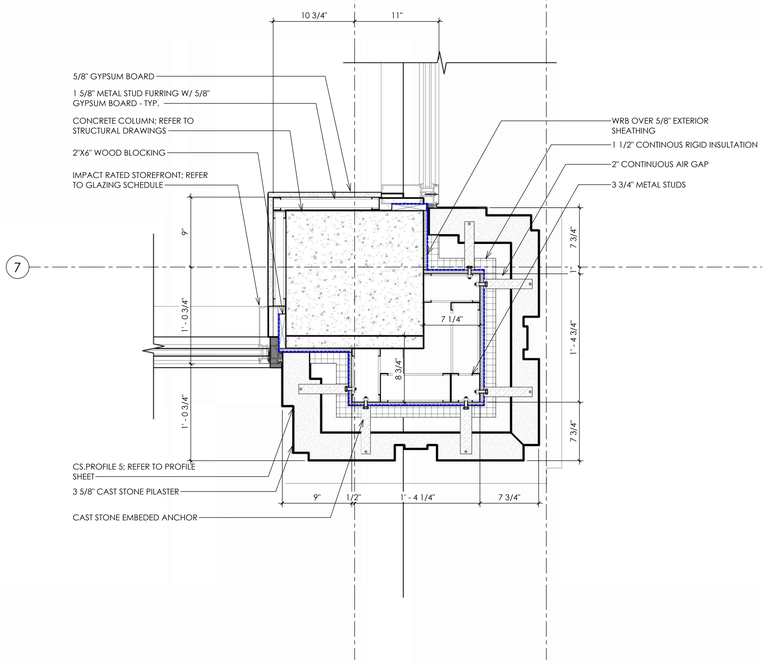
3 PLAN DETAIL @ FIRST LEVEL PILASTER
SCALE: 1 1/2" = 1'-0"



4 PLAN DETAIL @ SIXTH LEVEL CORNER PILASTERS
SCALE: 1 1/2" = 1'-0"



5 PLAN DETAIL @ SECOND TO FIFTH LEVEL CORNER PILASTER
SCALE: 1 1/2" = 1'-0"



6 PLAN DETAIL @ FIRST LEVEL PILASTER CORNER
SCALE: 1 1/2" = 1'-0"

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ENLARGED PLAN DETAILS

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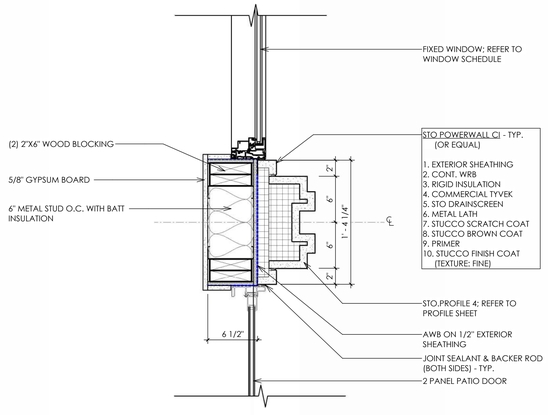
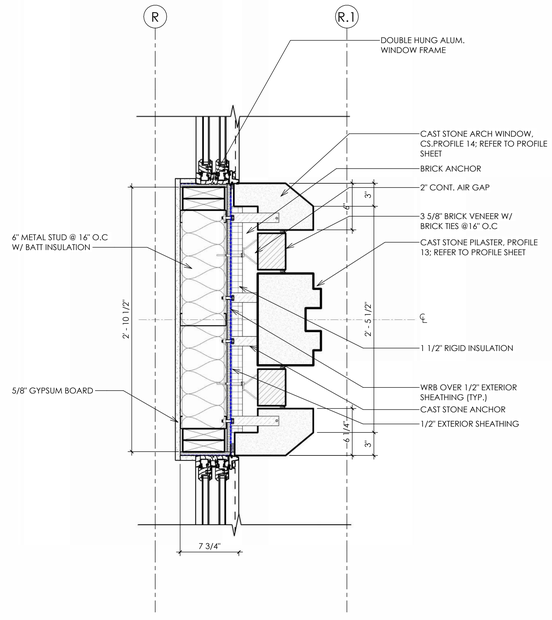
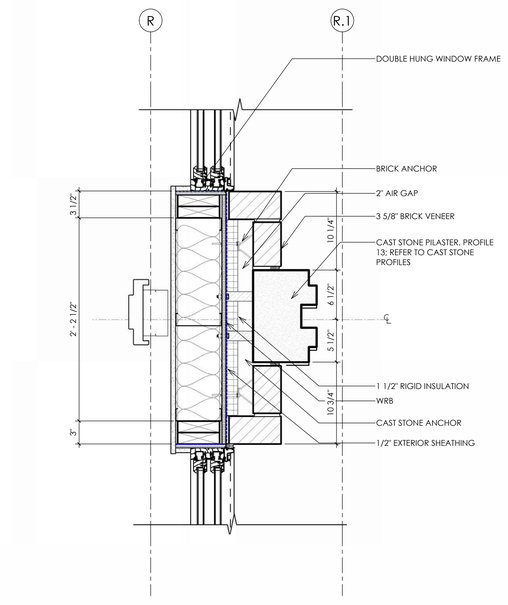


1 PLAN DETAIL @ SIXTH LEVEL PILASTERS
SCALE: 1 1/2" = 1'-0"



2 PLAN DETAIL @ FIFTH LEVEL LEVEL ARCHED WINDOWS
SCALE: 1 1/2" = 1'-0"



3 PLAN DETAIL @ SECOND TO FOURTH LEVEL SMALL PILASTER
SCALE: 1 1/2" = 1'-0"

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ENLARGED PLAN DETAILS
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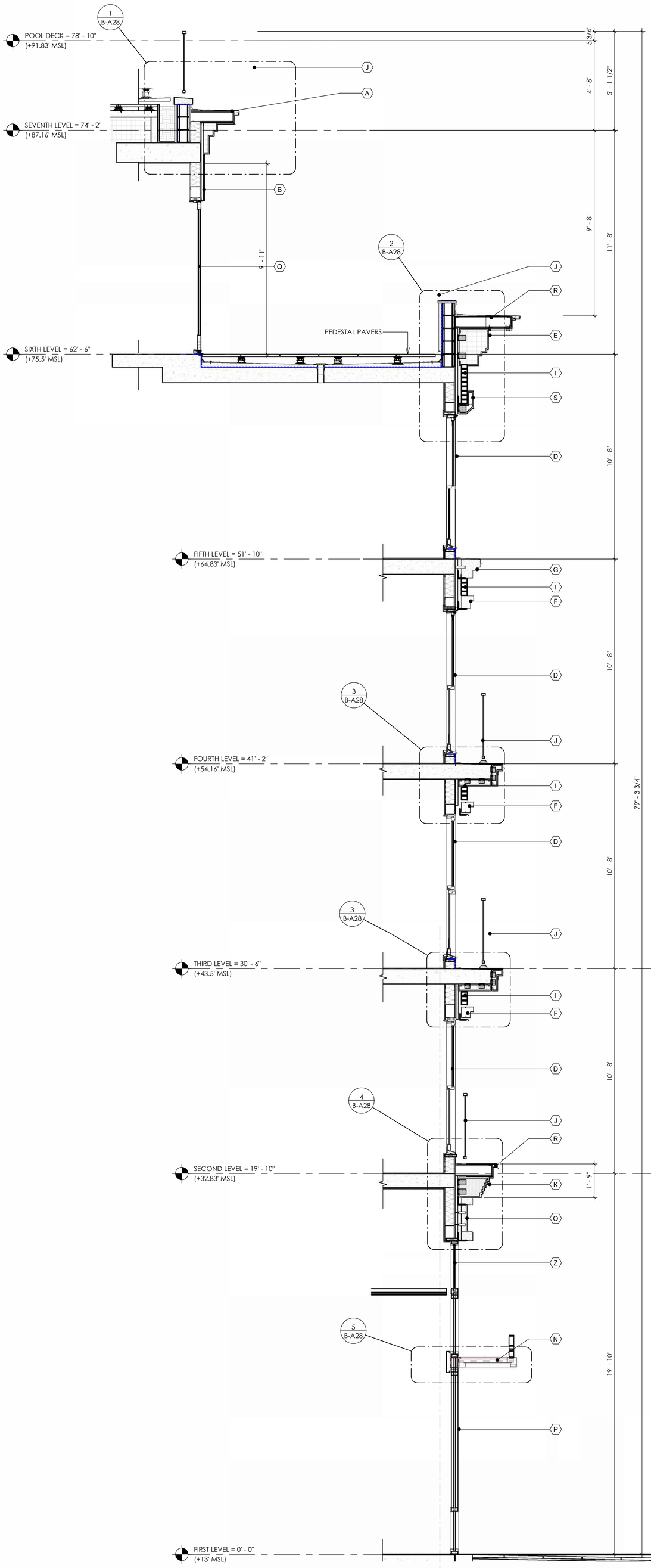
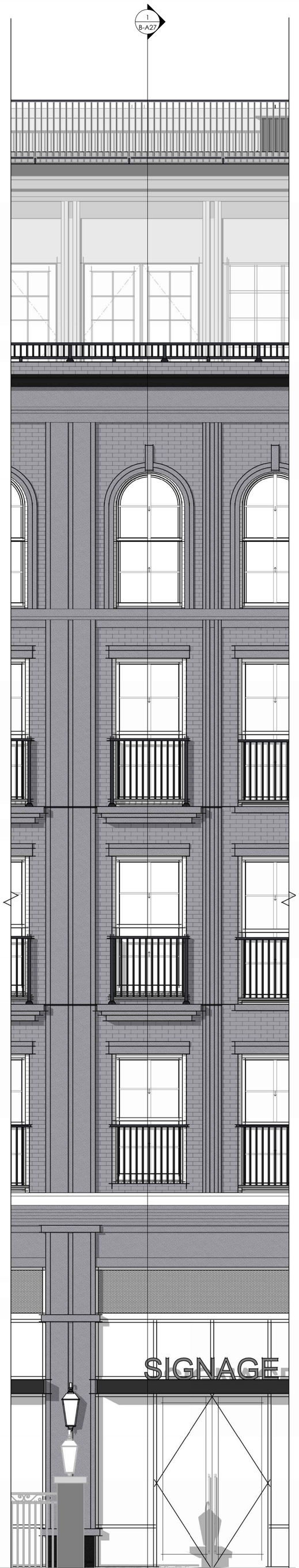
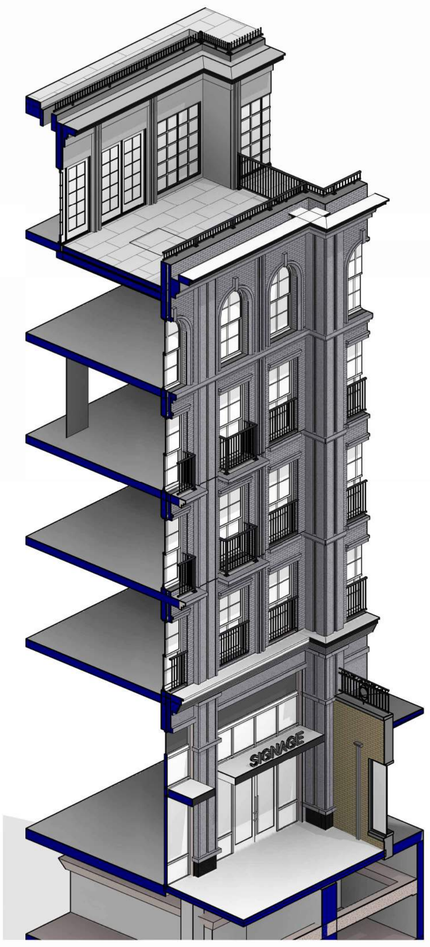
B-A26



1 WALL SECTION @SOUTH FACADE GLAZING
SCALE: 3/8" = 1'-0"



2 PARTIAL SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

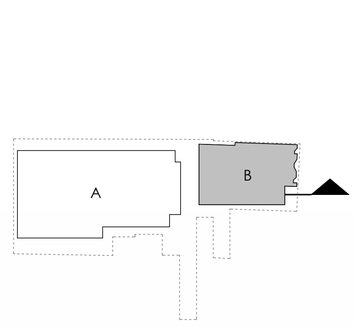


3 3D VIEW @ SOUTH 1 KEY
SCALE:

ELEVATION NOTES

- A STUCCO CORNICE W/ METAL COPING
- B STUCCO (STO POWERWALL CI)
- C STUCCO BUILT UP PILASTER
- D ALUM. CLAD WINDOW & DOOR
- E CAST STONE CORNICE
- F CAST STONE WINDOW HEAD, JAMB, & SILL
- G CAST STONE HORIZONTAL BANDING
- H CAST STONE PILASTER
- I BRICK FACADE
- J METAL RAILING/GUARDRAIL
- K CUSTOM CAST STONE STEPPED CORNICE
- M STONE BASE PANEL
- N ALUM CANOPY
- O CAST STONE PANEL
- P IMPACT RATED STOREFRONT
- Q IMPACT RATED STOREFRONT/DOORS MATCHING EXISTING DIMENSIONS
- R CUSTOM METAL COPING
- S CAST STONE KEYSTONE
- T NEW CANVAS AWNING
- V BRICK PIERS TO MATCH EXISTING BRICK BUILDING
- W FDC CONNECTION
- X MECHANICAL LOUVER/VENT
- Y HM DOOR; FRAME AND DOOR PAINTED TO MATCH CAST STONE
- Z PERFORATED METAL PANEL

0' 1' 2' 4' 8'
3/8" = 1'-0"



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WALL SECTION @ SOUTH - FACADE GLAZING
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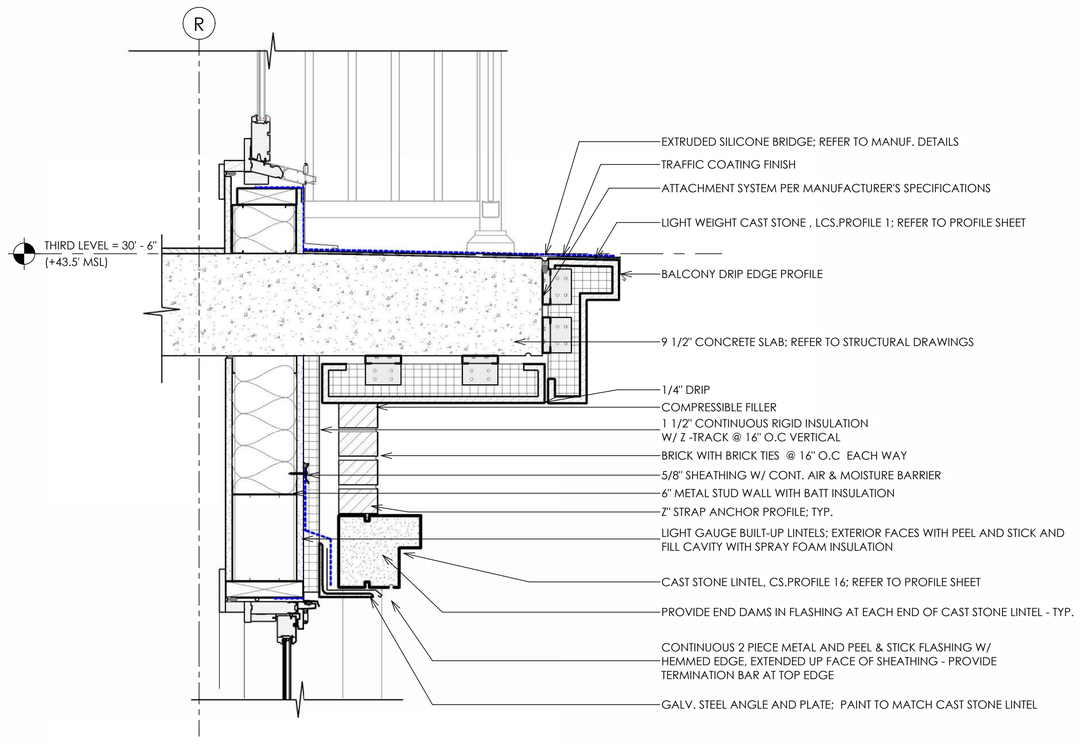
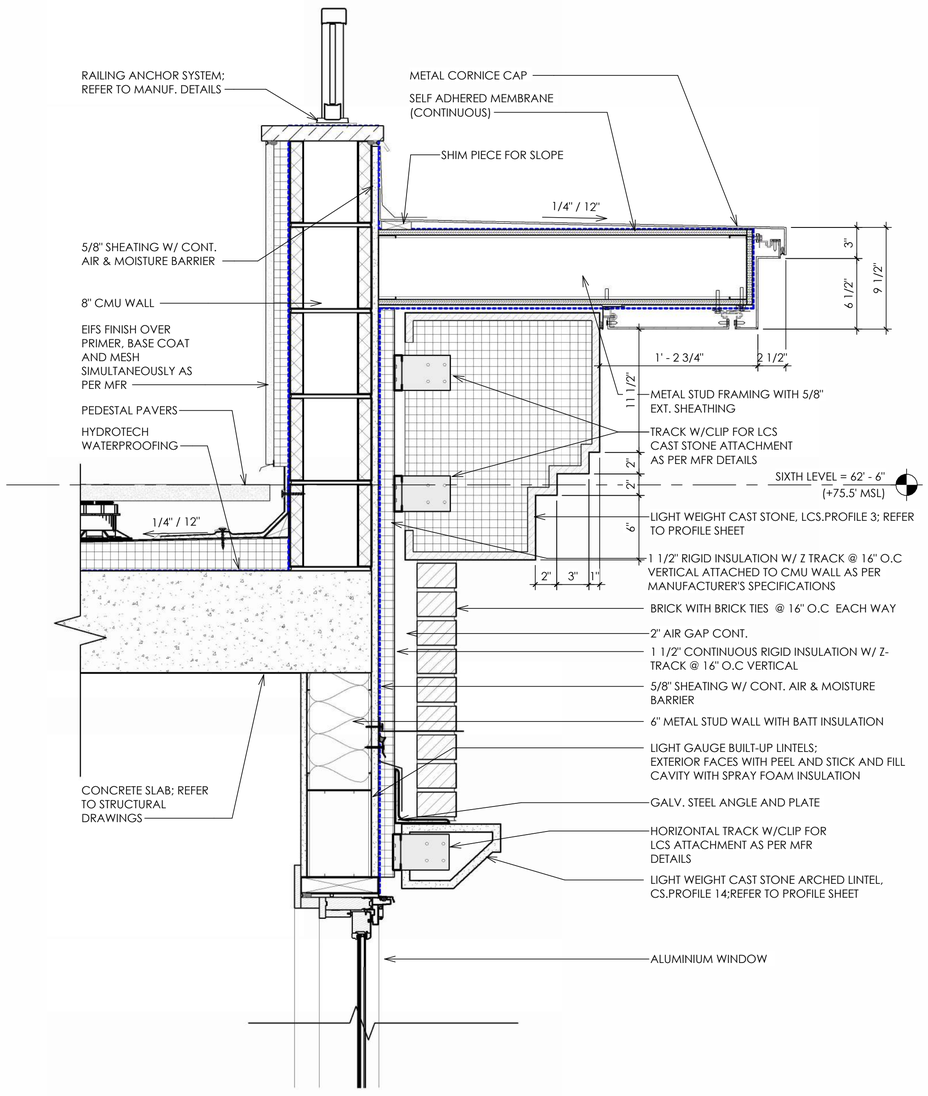
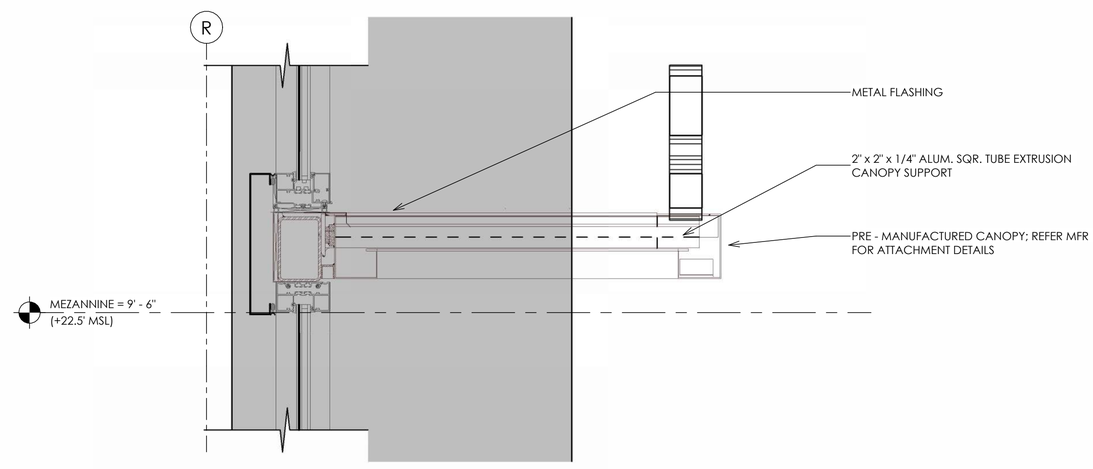
B-A27



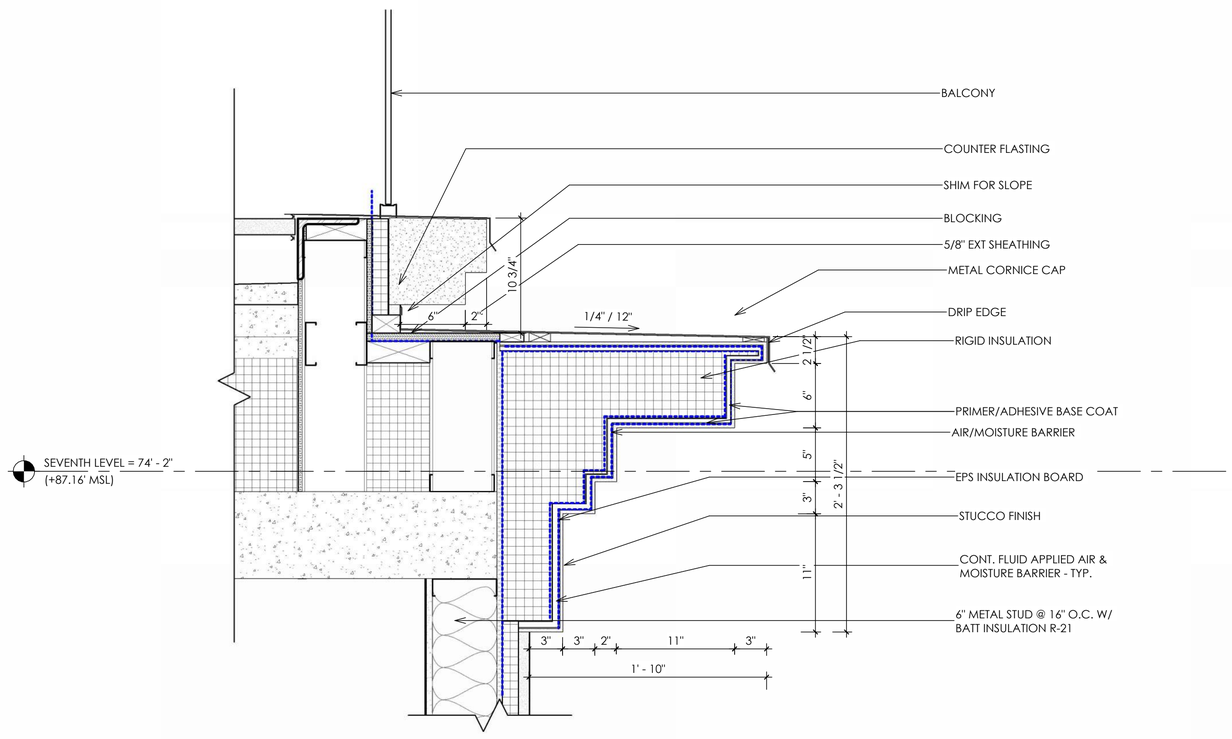
3 DETAIL@THIRD AND FOURTH FLOOR
SCALE: 1 1/2" = 1'-0"



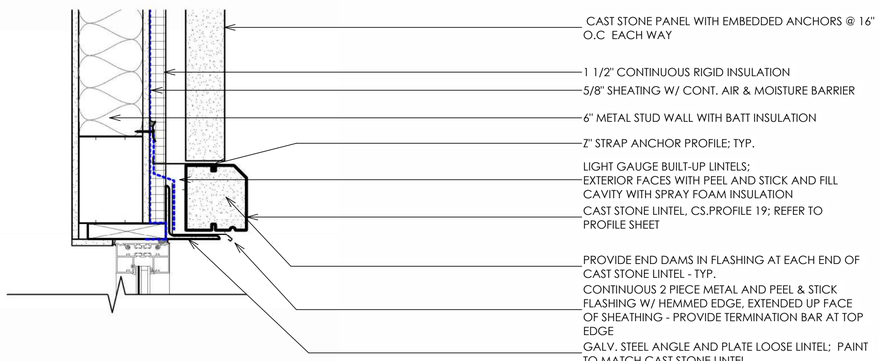
2 DETAIL @ SIXTH LEVEL CORNICE AND BALCONY
SCALE: 1 1/2" = 1'-0"



5 DETAIL @ FIRST FLOOR CANOPY
SCALE: 1 1/2" = 1'-0"

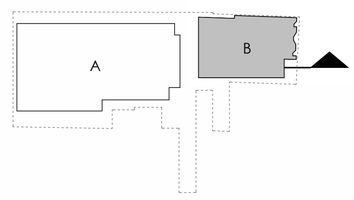


1 DETAIL@ SEVENTH FLOOR CORNICE AND BALCONY
SCALE: 1 1/2" = 1'-0"



4 DETAIL @ FIRST FLOOR CORNICE AND CURTAIN WALL
SCALE: 1 1/2" = 1'-0"

0' 1' 2' 4' 8'
3/8" = 1'-0"



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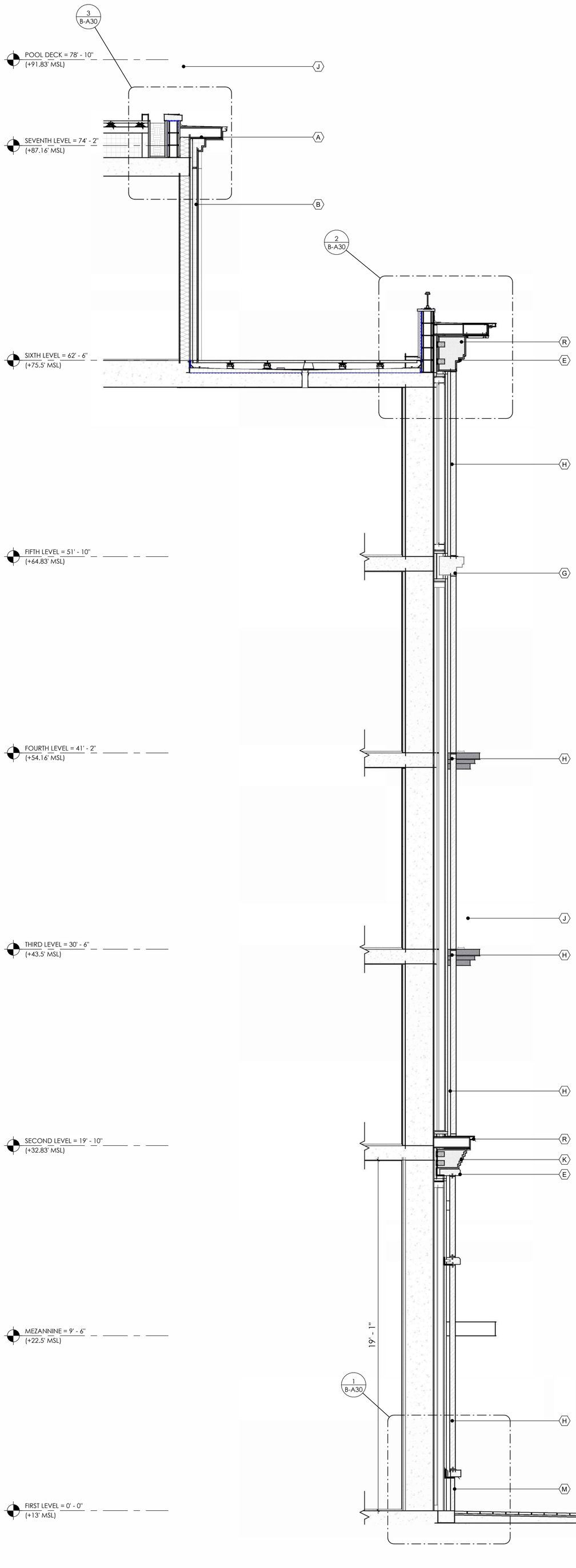
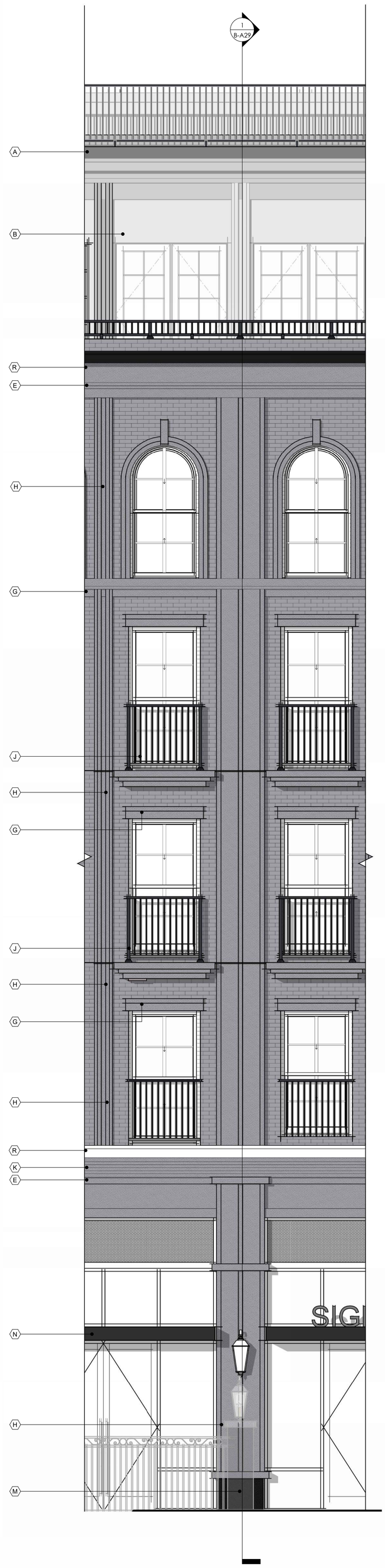
SECTION DETAILS @ SOUTH - FACADE GLAZING

12/29/2025

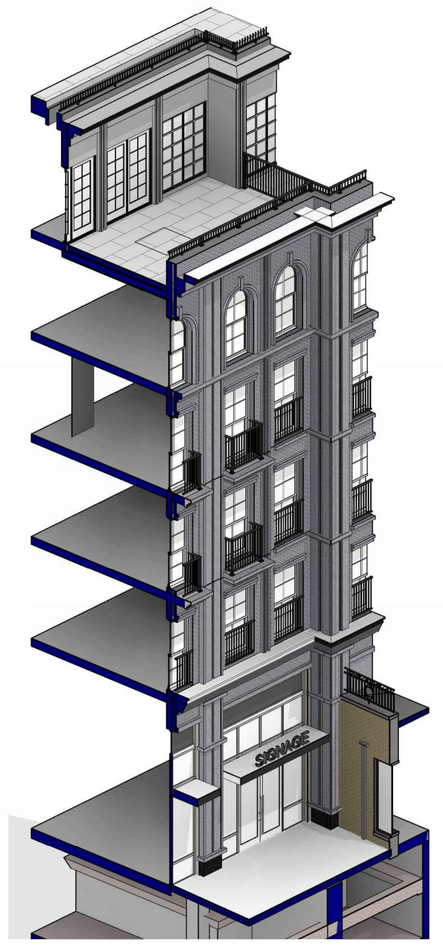
B-A28



1 WALL SECTION @ SOUTH FACADE PILASTERS
SCALE: 3/8" = 1'-0"



2 PARTIAL SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

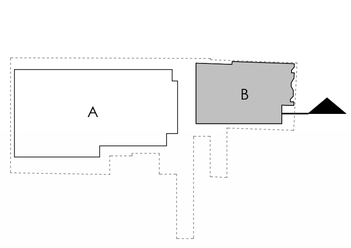


3' 3D VIEW @ SOUTH THRU PILESTER
SCALE:

ELEVATION NOTES

- A STUCCO CORNICE W/ METAL COPING
- B STUCCO (STO POWERWALL CI)
- C STUCCO BUILT UP PILASTER
- D ALUM. CLAD WINDOW & DOOR
- E CAST STONE CORNICE
- F CAST STONE WINDOW HEAD, JAMB, & SILL
- G CAST STONE HORIZONTAL BANDING
- H CAST STONE PILASTER
- I BRICK FACADE
- J METAL RAILING/GUARDRAIL
- K CUSTOM CAST STONE STEPPED CORNICE
- M STONE BASE PANEL
- N ALUM CANOPY
- O CAST STONE PANEL
- P IMPACT RATED STOREFRONT
- Q IMPACT RATED STOREFRONT/DOORS MATCHING EXISTING DIMENSIONS
- R CUSTOM METAL COPING
- S CAST STONE KEYSTONE
- T NEW CANVAS AWNING
- V BRICK PIERS TO MATCH EXISTING BRICK BUILDING
- W FDC CONNECTION
- X MECHANICAL LOUVER/VENT
- Y HM DOOR; FRAME AND DOOR PAINTED TO MATCH CAST STONE
- Z PERFORATED METAL PANEL

0' 1' 2' 4' 8'
3/8" = 1'-0"



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WALL SECTION @ SOUTH - THRU PILASTER

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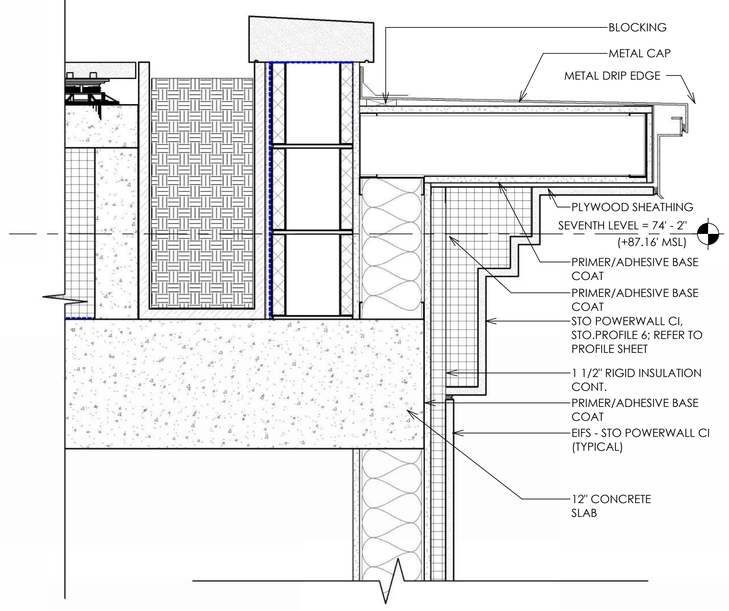
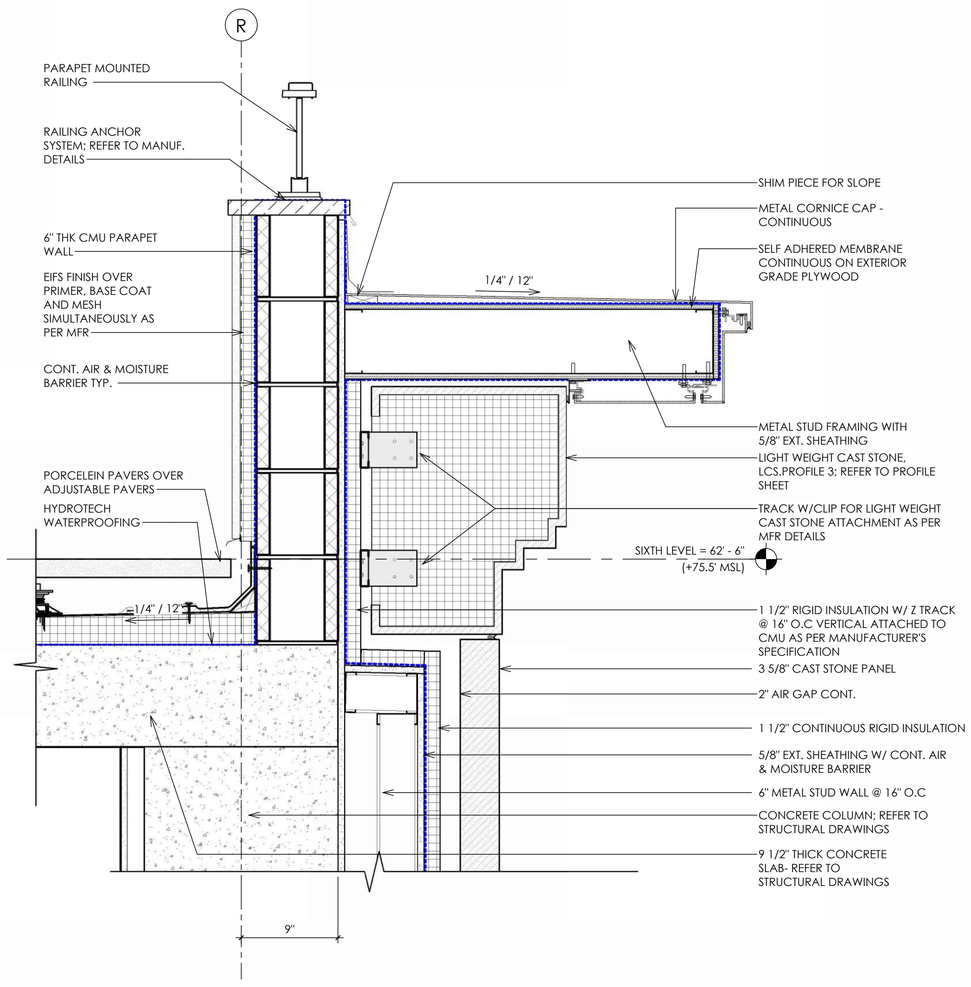


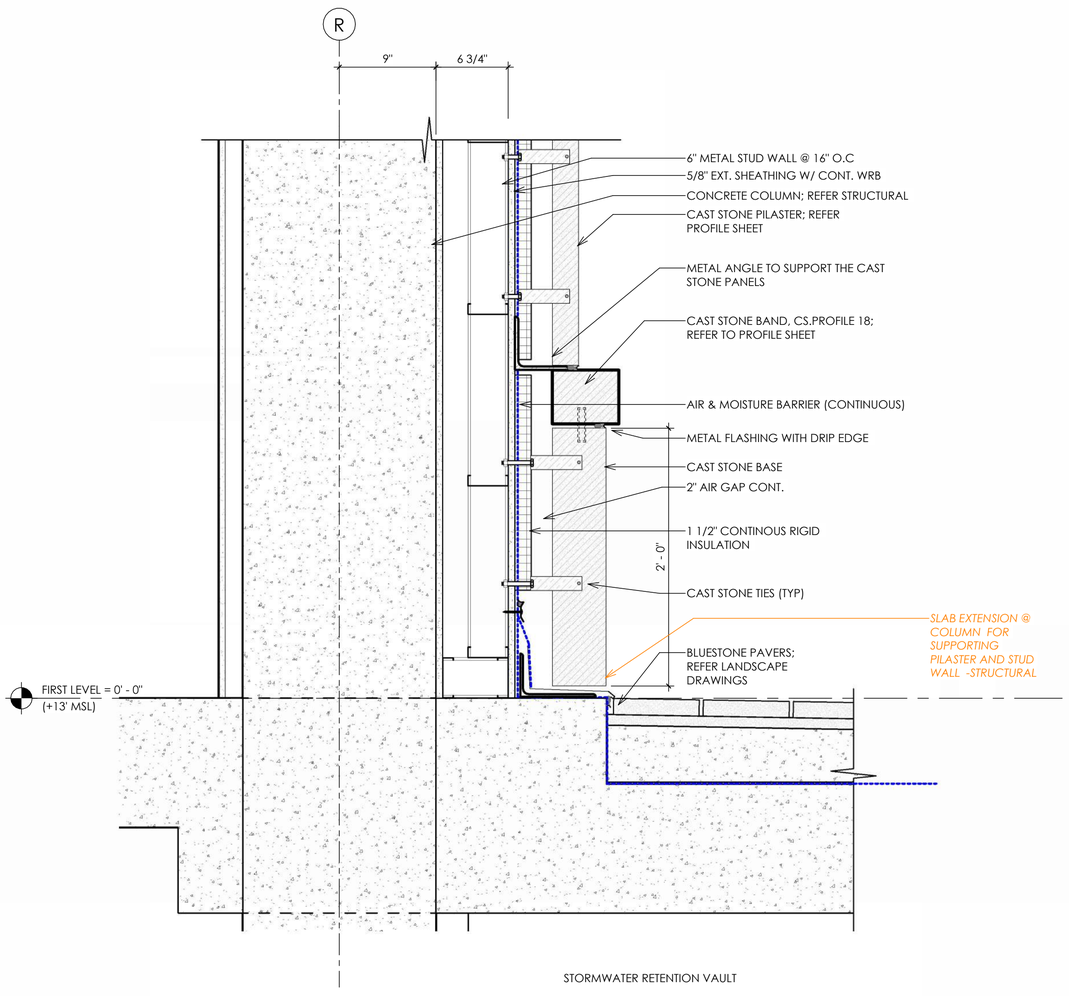
3 DETAIL@ SEVENTH LEVEL PARAPET

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



2 DETAIL @ SIXTH LEVEL CORNICE

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

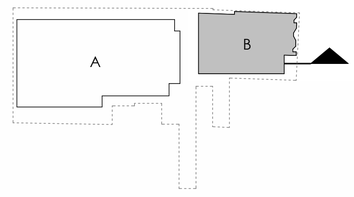


1 DETAIL@ FIRST LEVEL PILASTER

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

0' 1' 2' 4' 8'

3/8" = 1'-0"



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SECTION DETAILS @ SOUTH - TRHU PILASTER

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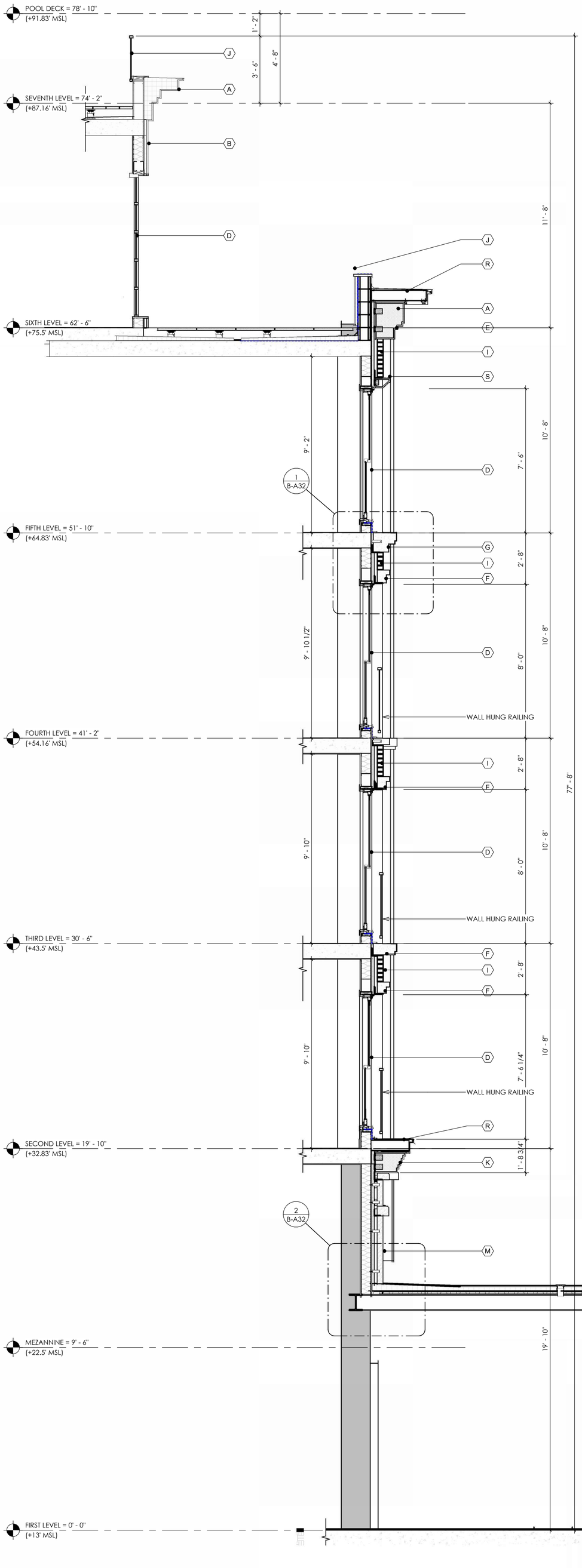
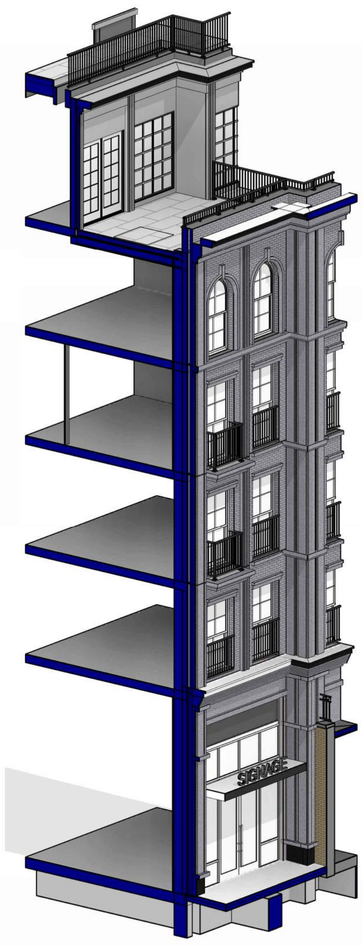






3 3D VIEW @ SOUTH 2 KEY
SCALE:

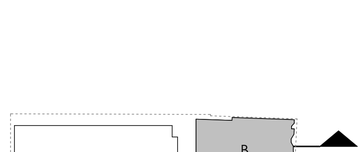
ELEVATION NOTES

- A STUCCO CORNICE W/ METAL COPING
- B STUCCO (STO POWERWALL CI)
- C STUCCO BUILT UP PILASTER
- D ALUM. CLAD WINDOW & DOOR
- E CAST STONE CORNICE
- F CAST STONE WINDOW HEAD, JAMB, & SILL
- G CAST STONE HORIZONTAL BANDING
- H CAST STONE PILASTER
- I BRICK FACADE
- J METAL RAILING/GUARDRAIL
- K CUSTOM CAST STONE STEPPED CORNICE
- M STONE BASE PANEL
- N ALUM CANOPY
- O CAST STONE PANEL
- P IMPACT RATED STOREFRONT
- Q IMPACT RATED STOREFRONT/DOORS MATCHING EXISTING DIMENSIONS
- R CUSTOM METAL COPING
- S CAST STONE KEYSTONE
- T NEW CANVAS AWNING
- V BRICK PIERS TO MATCH EXISTING BRICK BUILDING
- W FDC CONNECTION
- X MECHANICAL LOUVER/VENT
- Y HM DOOR; FRAME AND DOOR PAINTED TO MATCH CAST STONE
- Z PERFORATED METAL PANEL

1 WALL SECTION @ SOUTH EXISTING BUILDING
SCALE: 3/8" = 1'-0"

2 PARTIAL SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

0' 1' 2' 4' 8'
3/8" = 1'-0"



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WALL SECTION @ SOUTH - EXISTING BLDG

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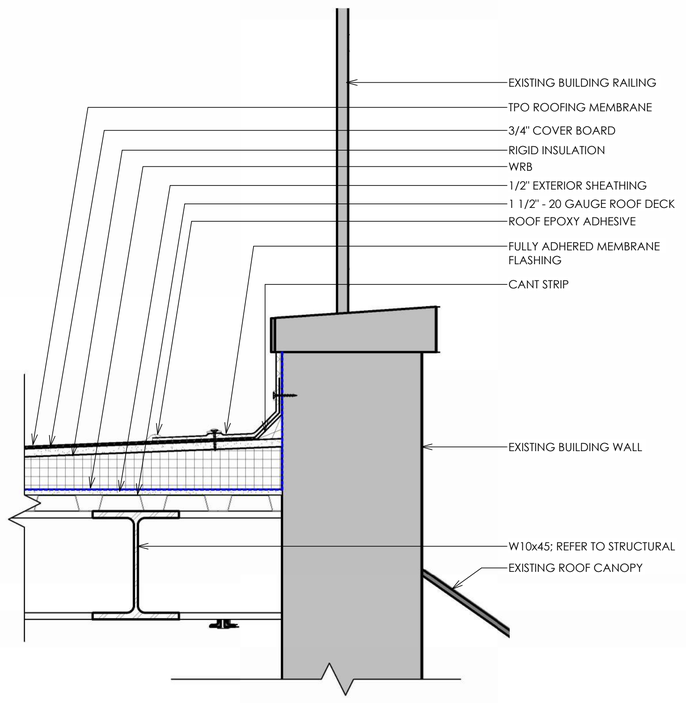
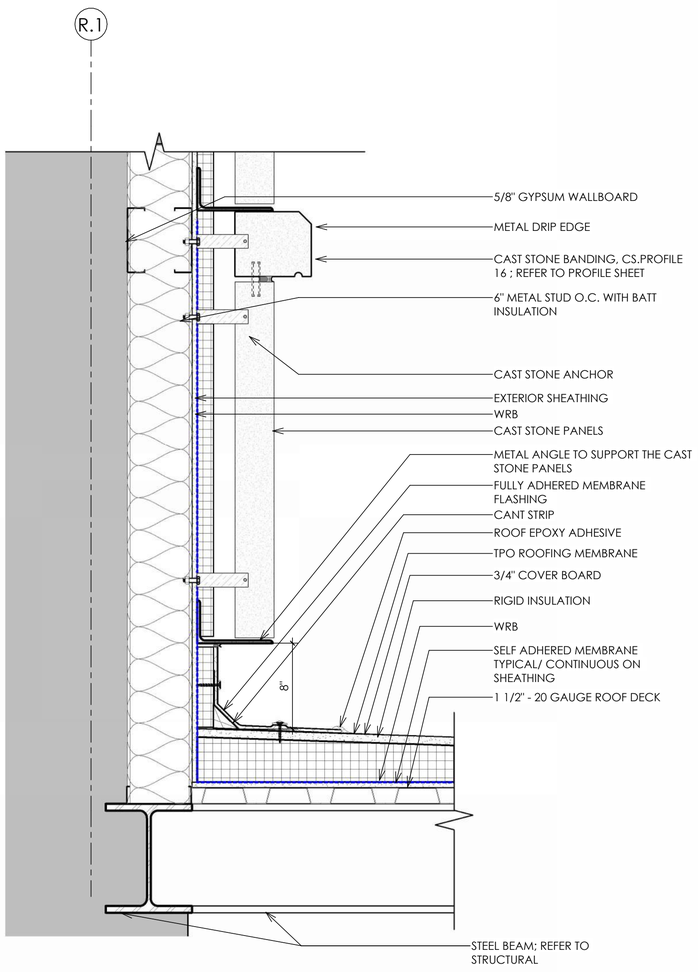


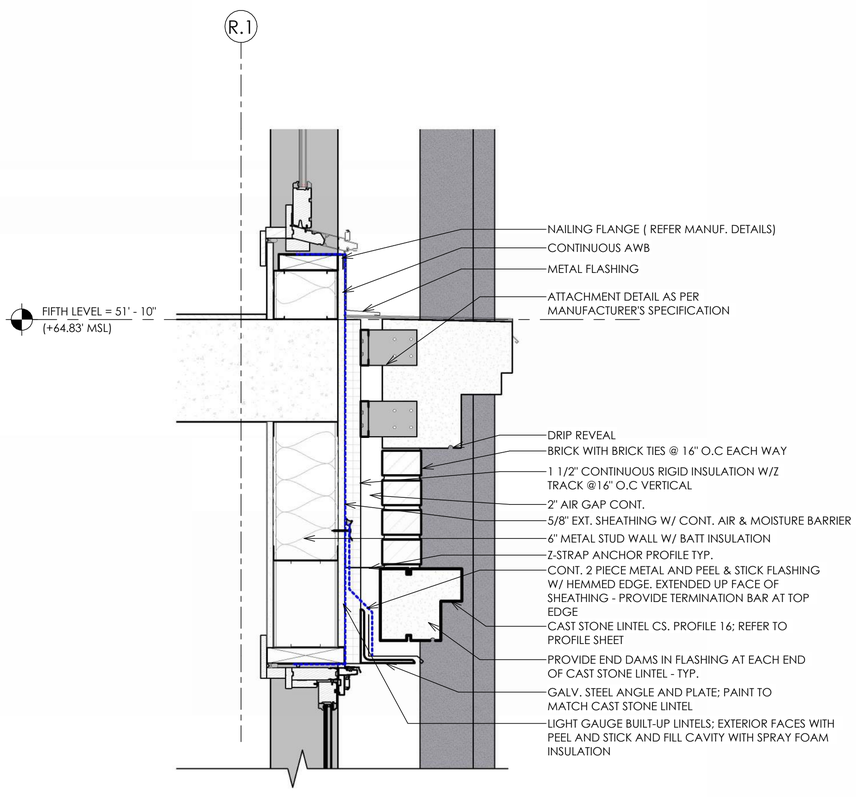
3 DETAIL @ EXISTING BUILDING PARAPET

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



2 DETAIL @ EXISTING BUILDING ROOF TRANSITION

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

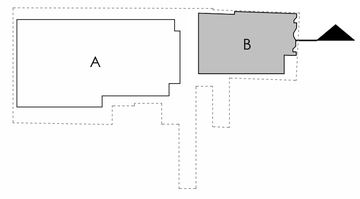


1 DETAIL @ FIFTH FLOOR

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

0' 1' 2' 4' 8'

3/8" = 1'-0"



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SECTION DETAILS @ SOUTH - EXISTING BLDG

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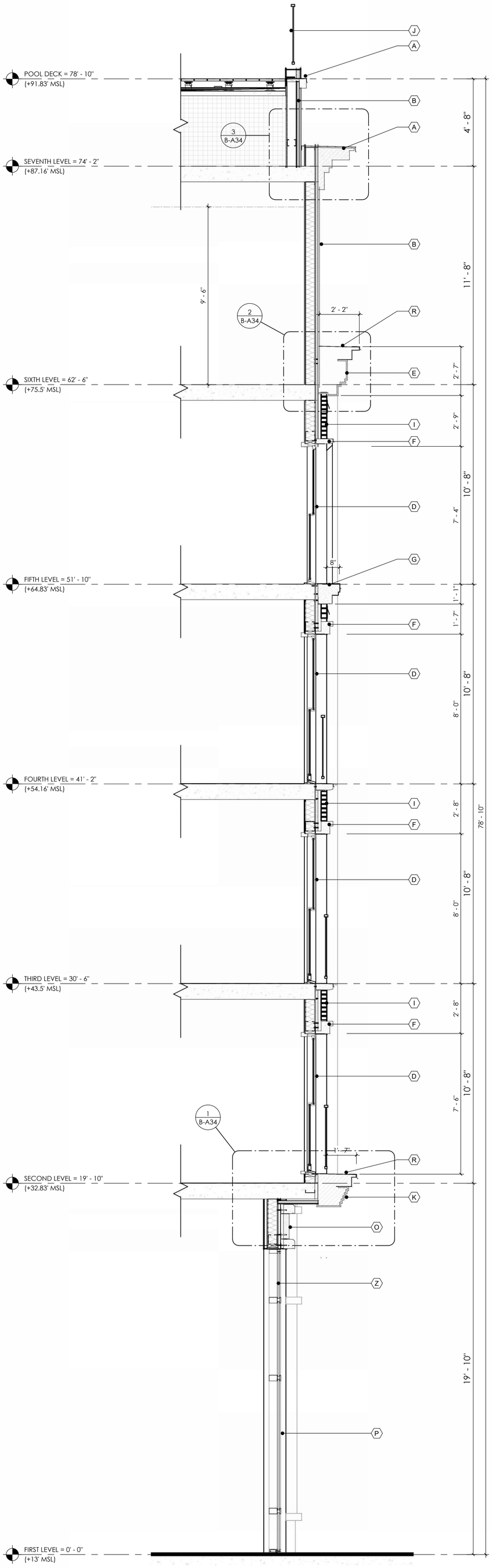
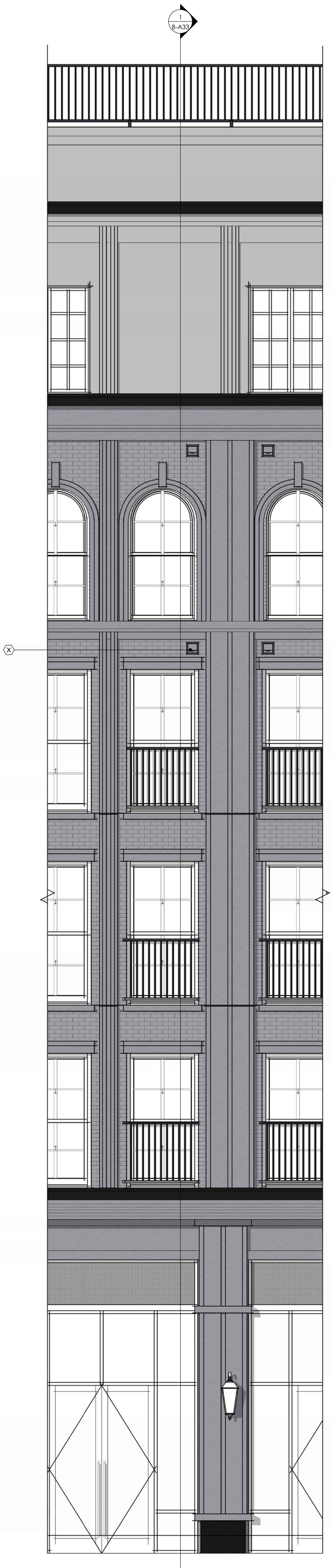
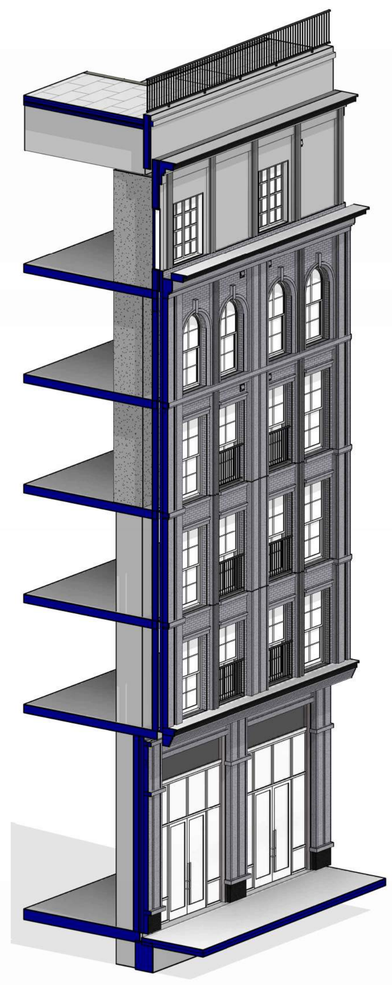


1 WALL SECTION @ WEST FACADE
SCALE: 3/8" = 1'-0"

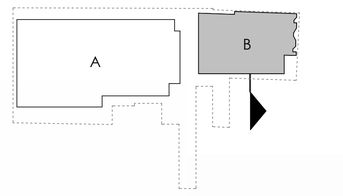


2 PARTIAL WEST ELEVATION
SCALE: 3/8" = 1'-0"

0' 1' 2' 4' 8'
3/8" = 1'-0"



3 3D VIEW @ WEST KEY
SCALE:



ELEVATION NOTES

- A STUCCO CORNICE W/ METAL COPING
- B STUCCO (STO POWERWALL CI)
- C STUCCO BUILT UP PILASTER
- D ALUM. CLAD WINDOW & DOOR
- E CAST STONE CORNICE
- F CAST STONE WINDOW HEAD, JAMB, & SILL
- G CAST STONE HORIZONTAL BANDING
- H CAST STONE PILASTER
- I BRICK FACADE
- J METAL RAILING/GUARDRAIL
- K CUSTOM CAST STONE STEPPED CORNICE
- M STONE BASE PANEL
- N ALUM CANOPY
- O CAST STONE PANEL
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- Q IMPACT RATED STOREFRONT/DOORS MATCHING EXISTING DIMENSIONS
- R CUSTOM METAL COPING
- S CAST STONE KEYSTONE
- T NEW CANVAS AWNING
- V BRICK PIERS TO MATCH EXISTING BRICK BUILDING
- W FDC CONNECTION
- X MECHANICAL LOUVER/VENT
- Y HM DOOR; FRAME AND DOOR PAINTED TO MATCH CAST STONE
- Z PERFORATED METAL PANEL

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WALL SECTION @ WEST

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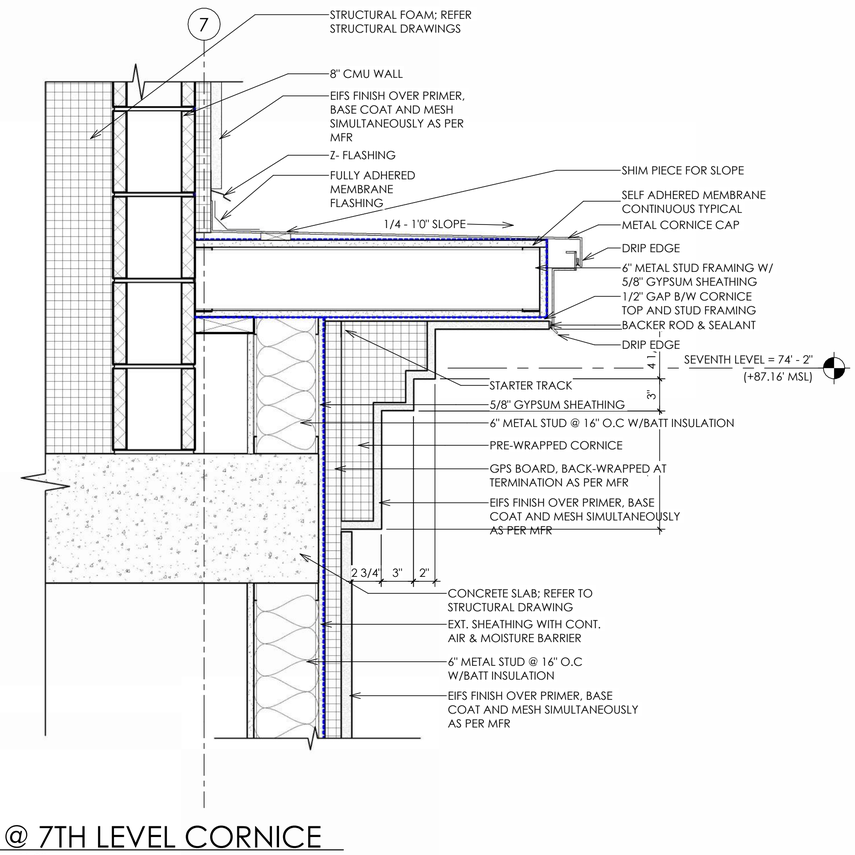
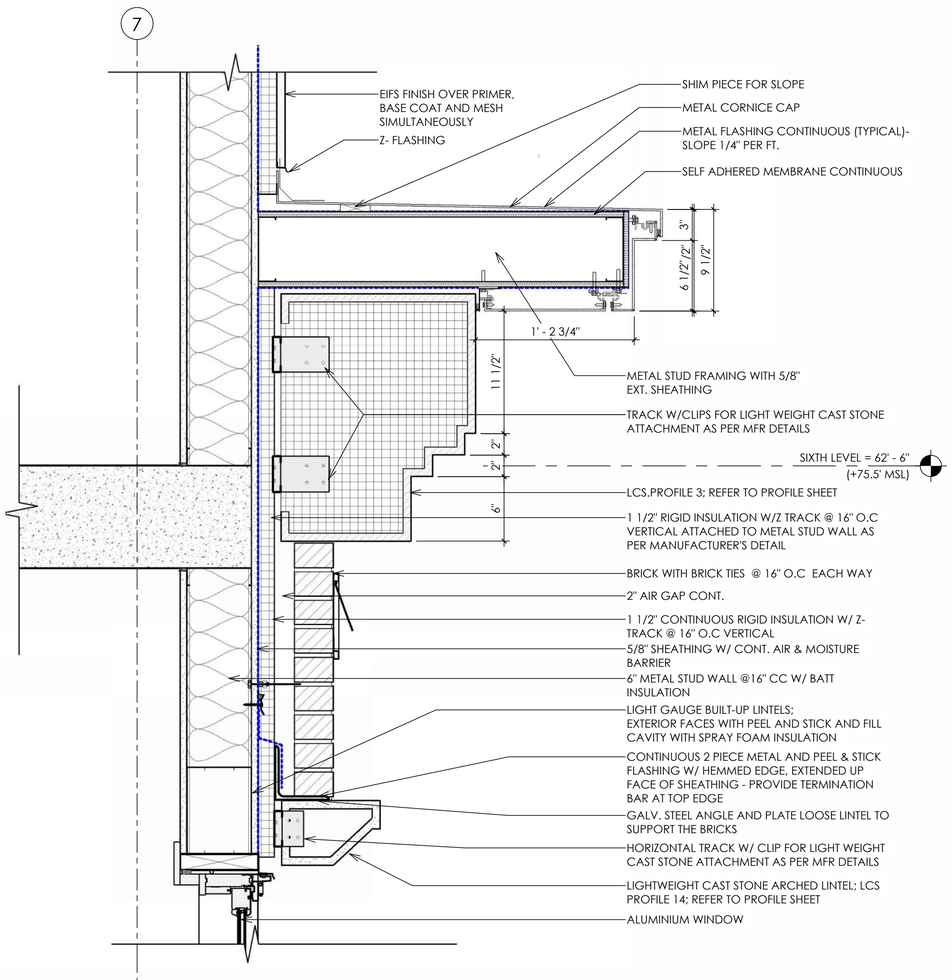
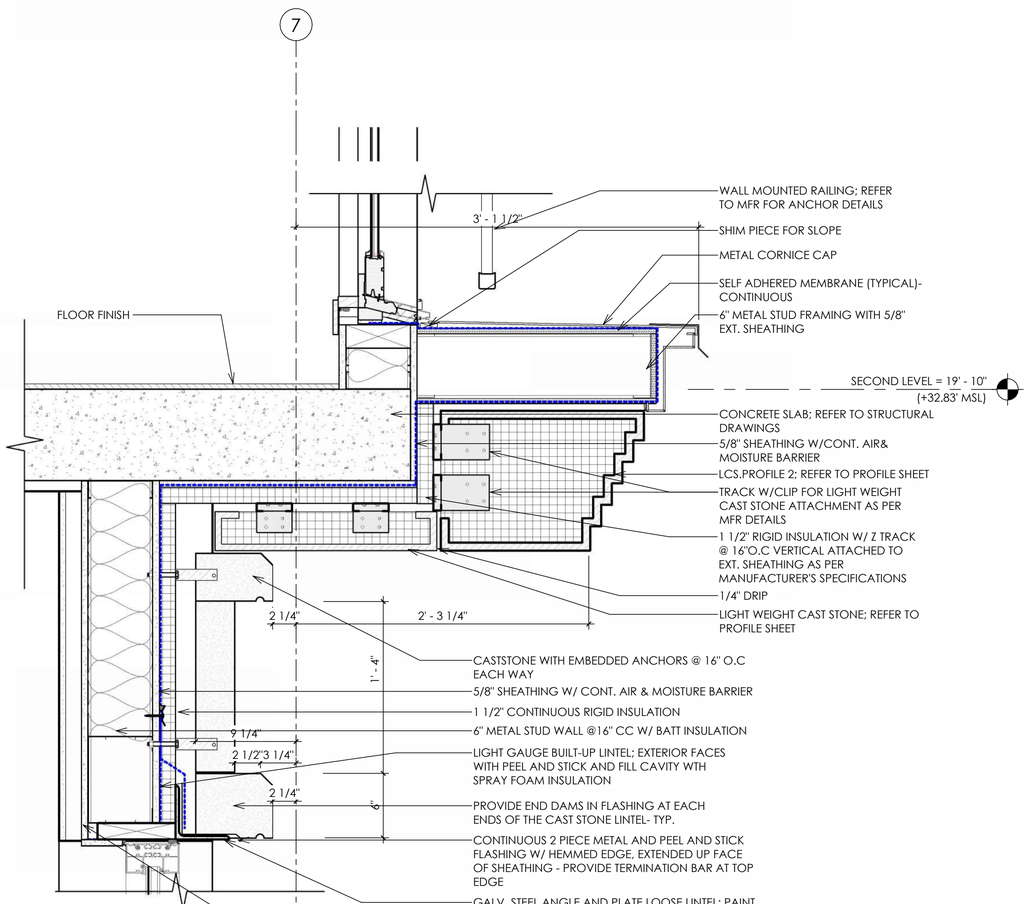


3 DETAIL @ 7TH LEVEL CORNICE
SCALE: 1 1/2" = 1'-0"

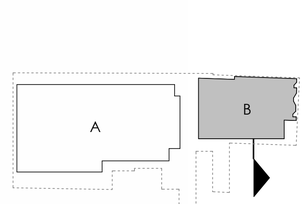


2 DETAIL @ 6TH LEVEL CORNICE
SCALE: 1 1/2" = 1'-0"



1 DETAIL @ 2ND LEVEL CORNICE
SCALE: 1 1/2" = 1'-0"

0' 1' 2' 4' 8'
3/8" = 1'-0"



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SECTION DETAILS @ WEST

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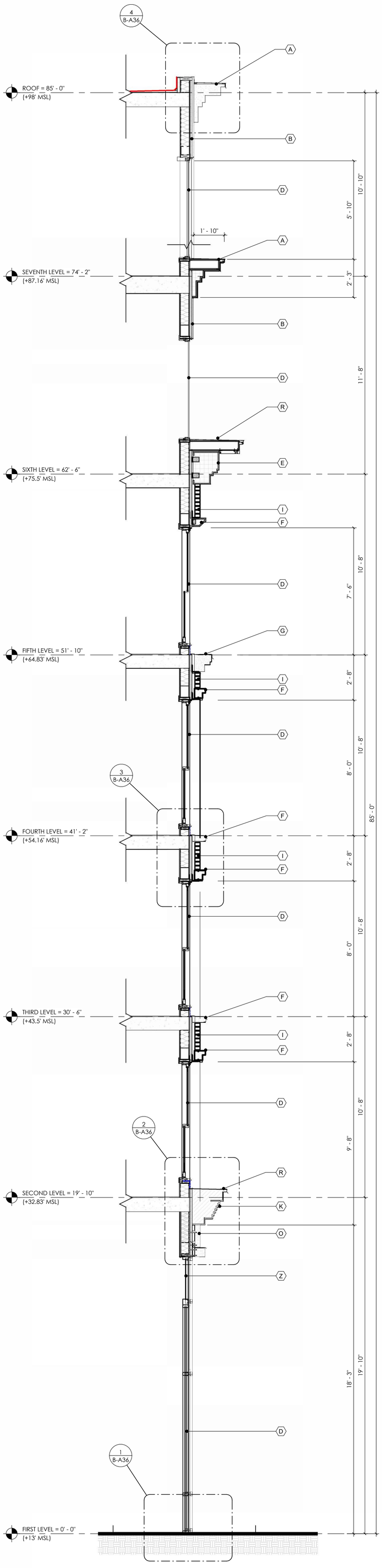
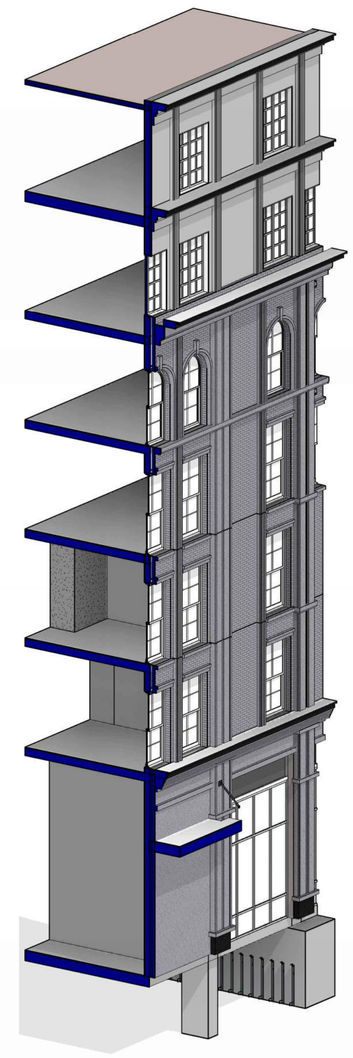


1 WALL SECTION @ NORTH FACADE
SCALE: 3/8" = 1'-0"



2 PARTIAL NORTH ELEVATION
SCALE: 3/8" = 1'-0"

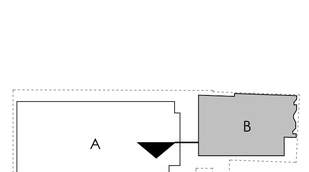
0' 1' 2' 4' 8'
3/8" = 1'-0"



3 3D-VIEW @ NORTH KEY
SCALE:

ELEVATION NOTES

- A STUCCO CORNICE W/ METAL COPING
- B STUCCO (STO POWERWALL CI)
- C STUCCO BUILT UP PILASTER
- D ALUM. CLAD WINDOW & DOOR
- E CAST STONE CORNICE
- F CAST STONE WINDOW HEAD, JAMB, & SILL
- G CAST STONE HORIZONTAL BANDING
- H CAST STONE PILASTER
- I BRICK FACADE
- J METAL RAILING/GUARDRAIL
- K CUSTOM CAST STONE STEPPED CORNICE
- M STONE BASE PANEL
- N ALUM CANOPY
- O CAST STONE PANEL
- P IMPACT RATED STOREFRONT
- Q IMPACT RATED STOREFRONT/DOORS MATCHING EXISTING DIMENSIONS
- R CUSTOM METAL COPING
- S CAST STONE KEYSTONE
- T NEW CANVAS AWNING
- V BRICK PIERS TO MATCH EXISTING BRICK BUILDING
- W FDC CONNECTION
- X MECHANICAL LOUVER/VENT
- Y HM DOOR; FRAME AND DOOR PAINTED TO MATCH CAST STONE
- Z PERFORATED METAL PANEL



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WALL SECTION @ NORTH
12/29/2025

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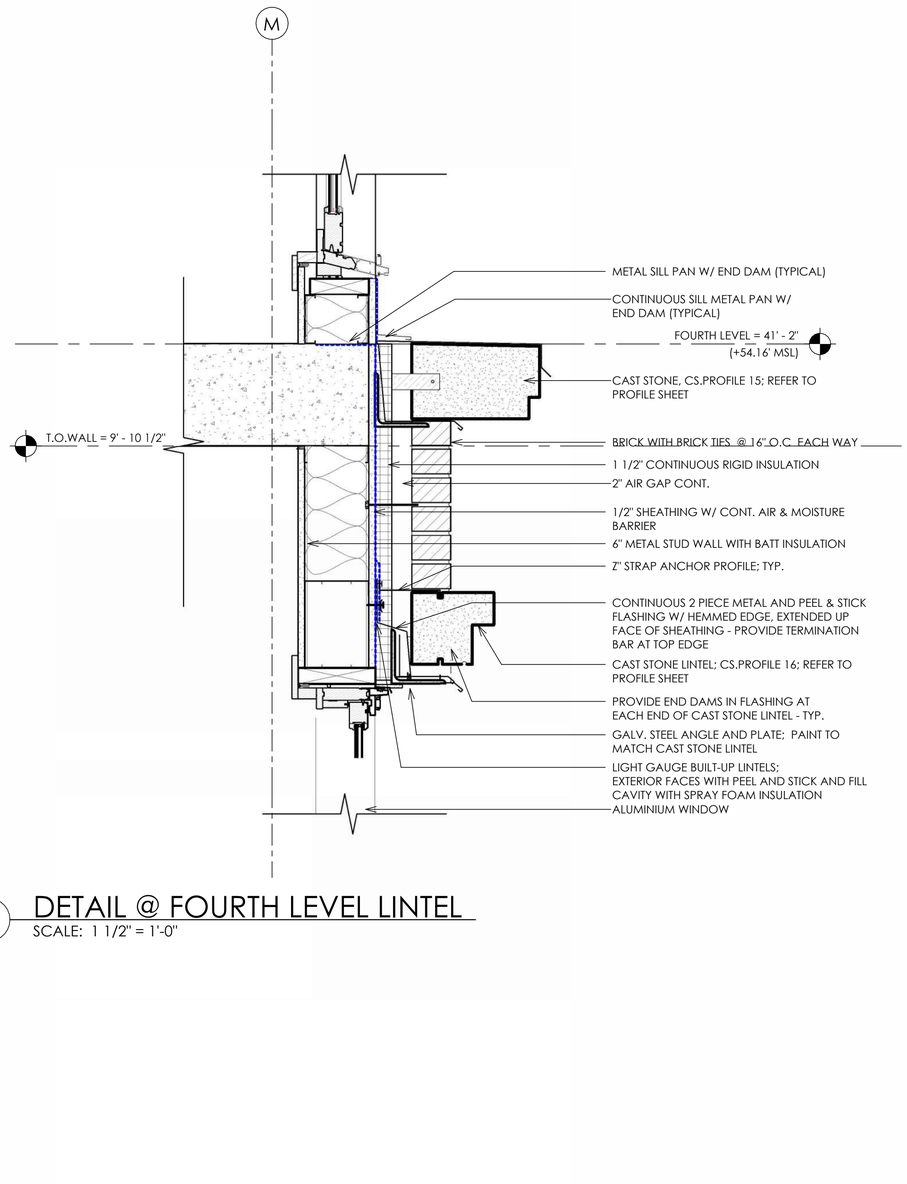
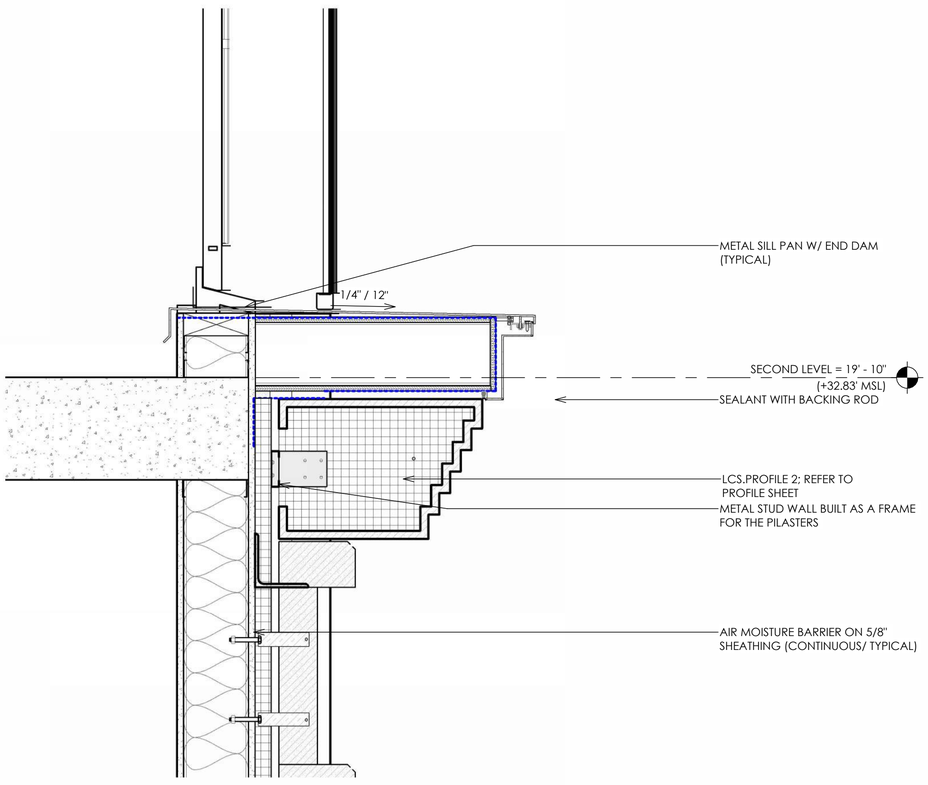


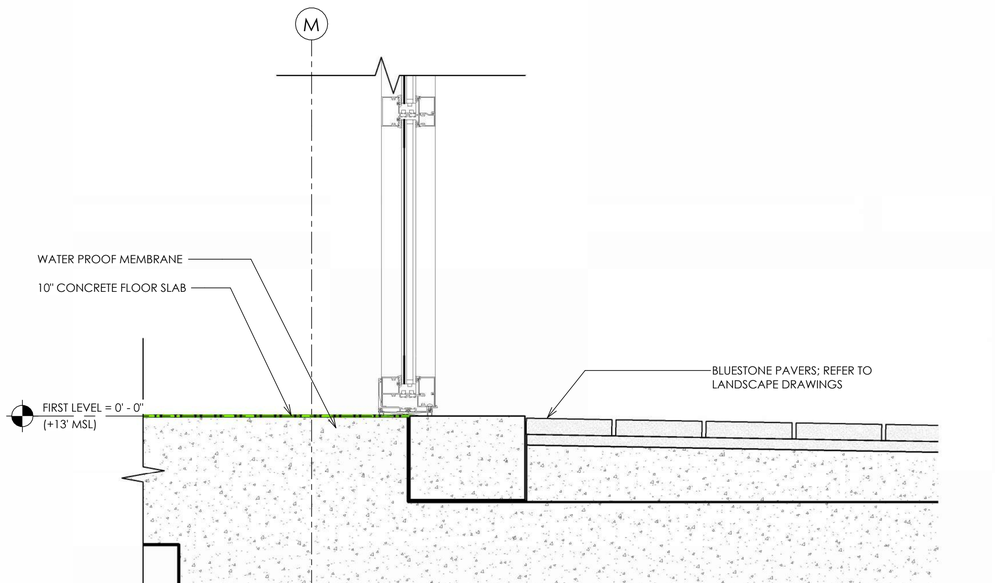
3 DETAIL @ FOURTH LEVEL LINTEL

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



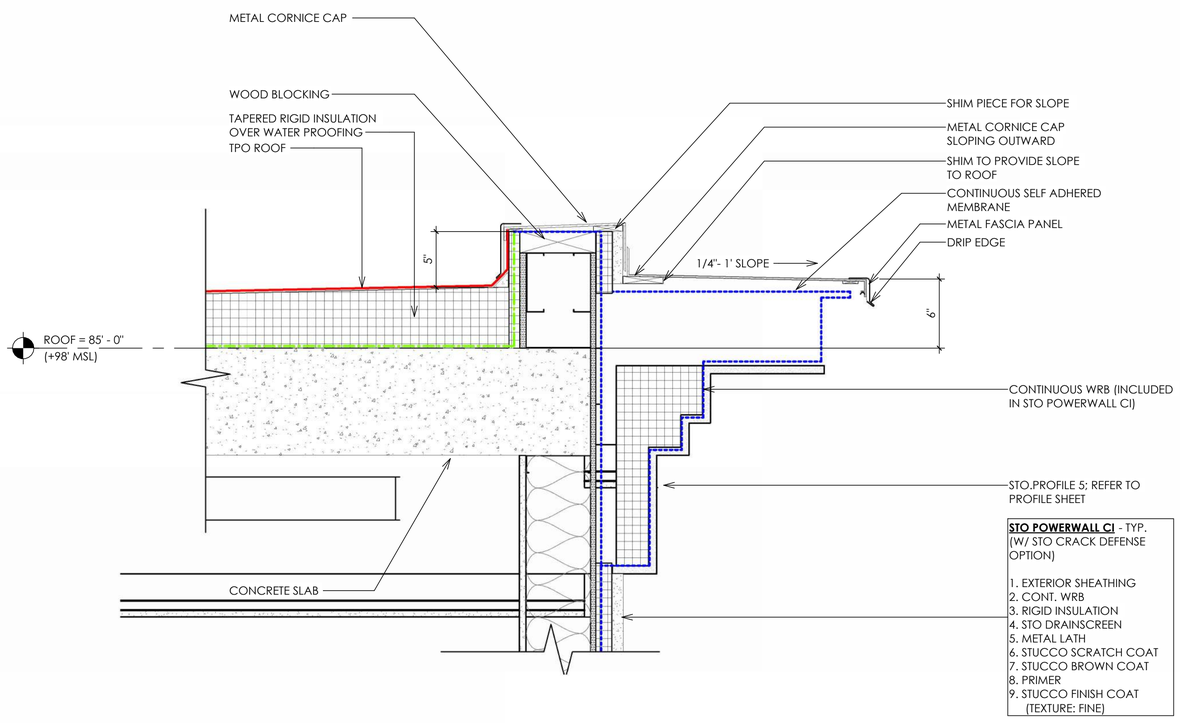
2 DETAIL @ SECOND LEVEL CORNICE

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



1 DETAIL @ FIRST LEVEL

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

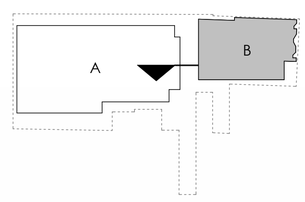


4 DETAIL @ ROOF LEVEL CORNICE

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

0' 1' 2' 4' 8'

3/8" = 1'-0"



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GEORGE & SOCIETY - BUILDING B

84 SOCIETY ST
CHARLESTON, SOUTH CAROLINA 29401

SECTION DETAILS @ NORTH

12/29/2025

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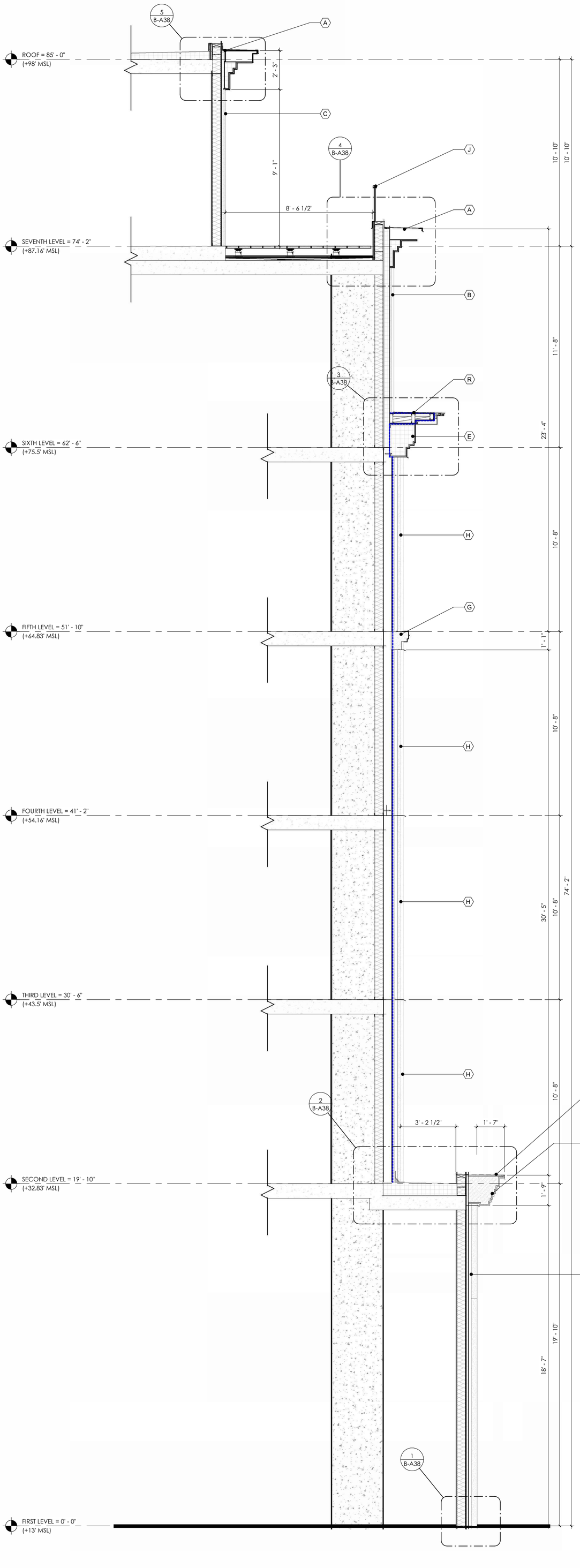
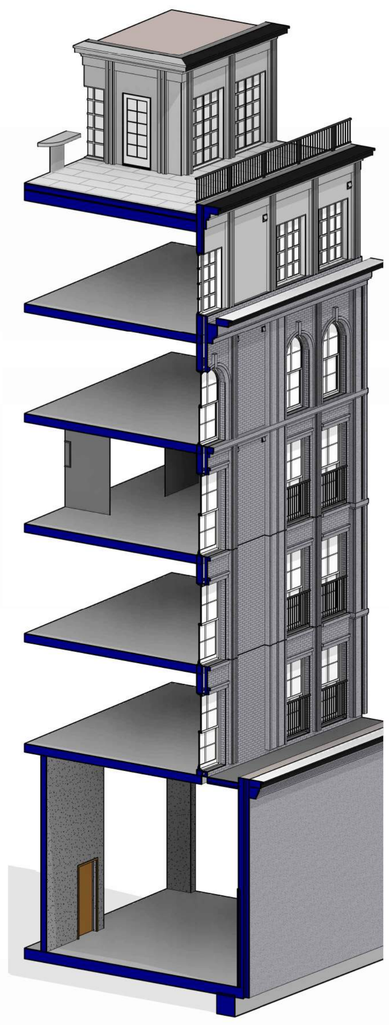


1 WALL SECTION @ EAST RESTAURANT THRU PILASTER
SCALE: 3/8" = 1'-0"



2 PARTIAL EAST ELEVATION
SCALE: 3/8" = 1'-0"



3 3D VIEW @ EAST KEY
SCALE:

ELEVATION NOTES

- A STUCCO CORNICE W/ METAL COPING
- B STUCCO (STO POWERWALL CI)
- C STUCCO BUILT UP PILASTER
- D ALUM. CLAD WINDOW & DOOR
- E CAST STONE CORNICE
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- K CUSTOM CAST STONE STEPPED CORNICE
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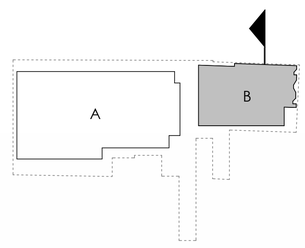
- P IMPACT RATED STOREFRONT
- Q IMPACT RATED STOREFRONT/DOORS MATCHING EXISTING DIMENSIONS
- R CUSTOM METAL COPING
- S CAST STONE KEYSTONE
- T NEW CANVAS AWNING
- V BRICK PIERS TO MATCH EXISTING BRICK BUILDING
- W FDC CONNECTION
- X MECHANICAL LOUVER/VENT
- Y HM DOOR; FRAME AND DOOR PAINTED TO MATCH CAST STONE
- Z PERFORATED METAL PANEL

0' 1' 2' 4' 8'
3/8" = 1'-0"



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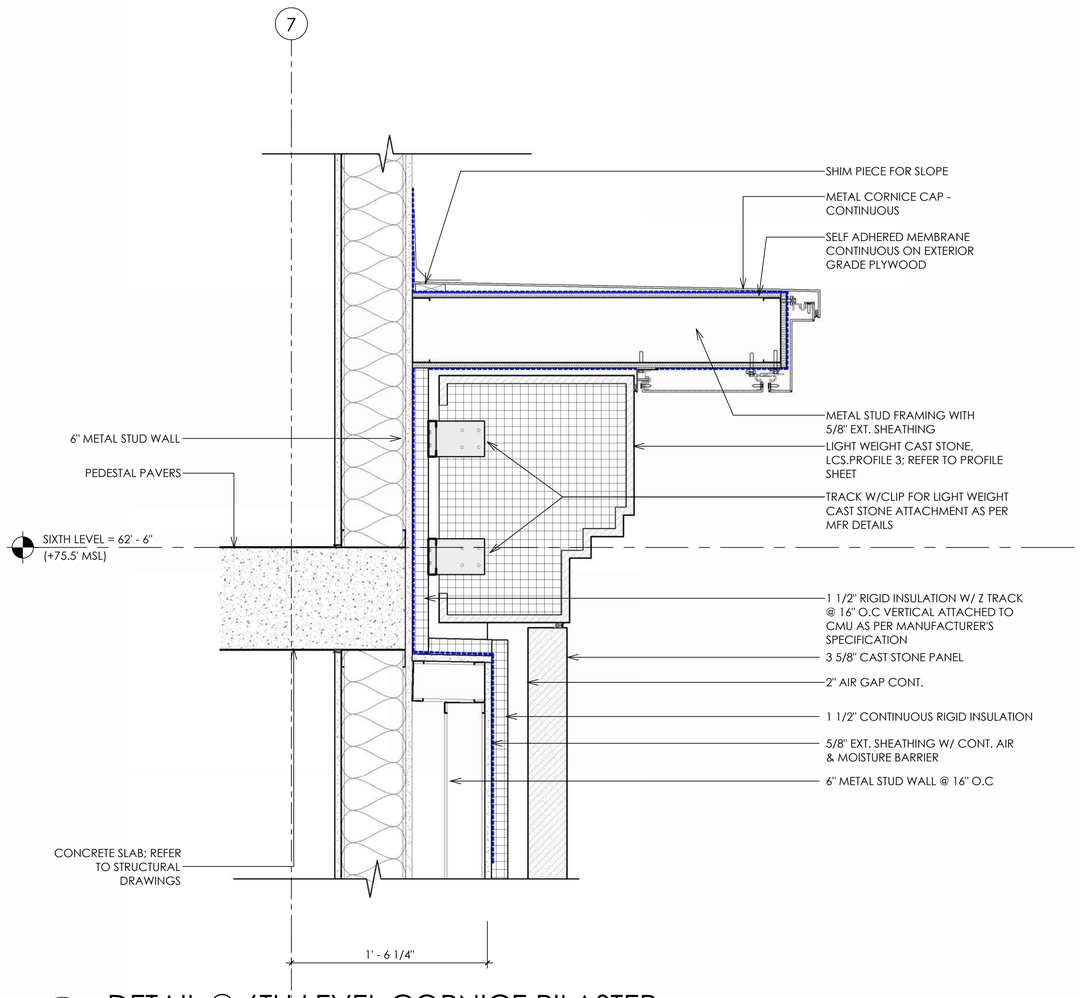
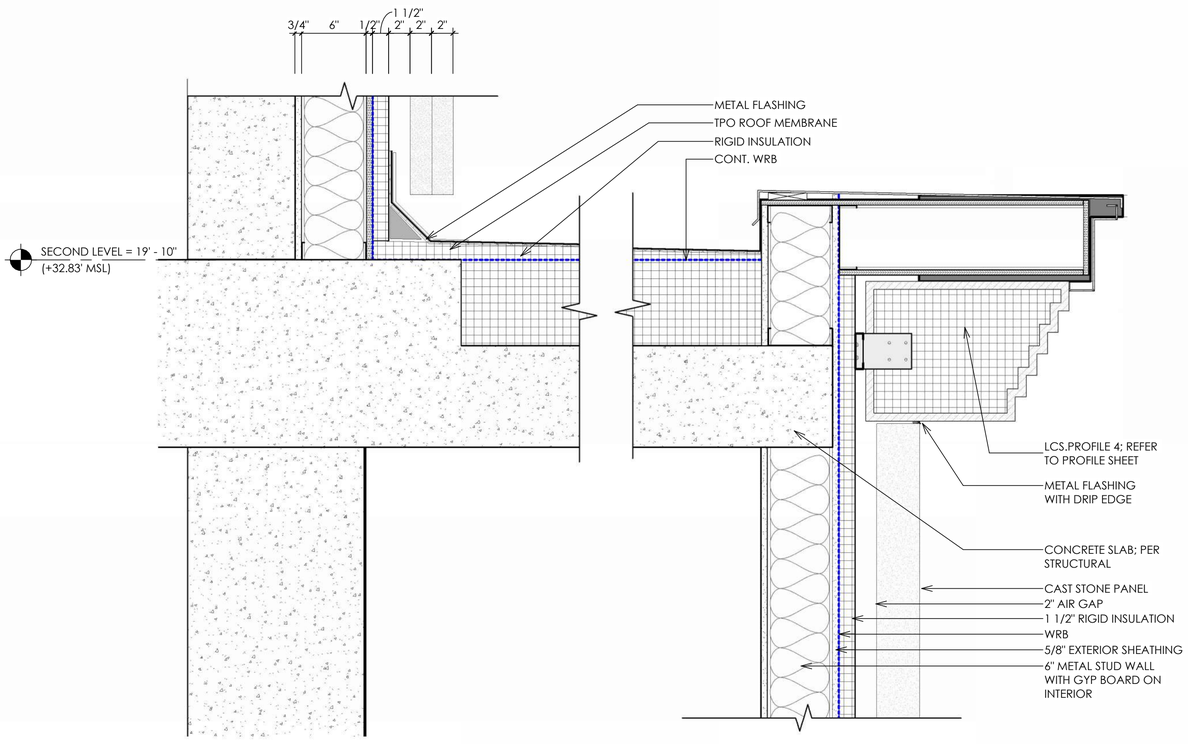
WALL SECTION @ EAST
12/29/2025

B-A37



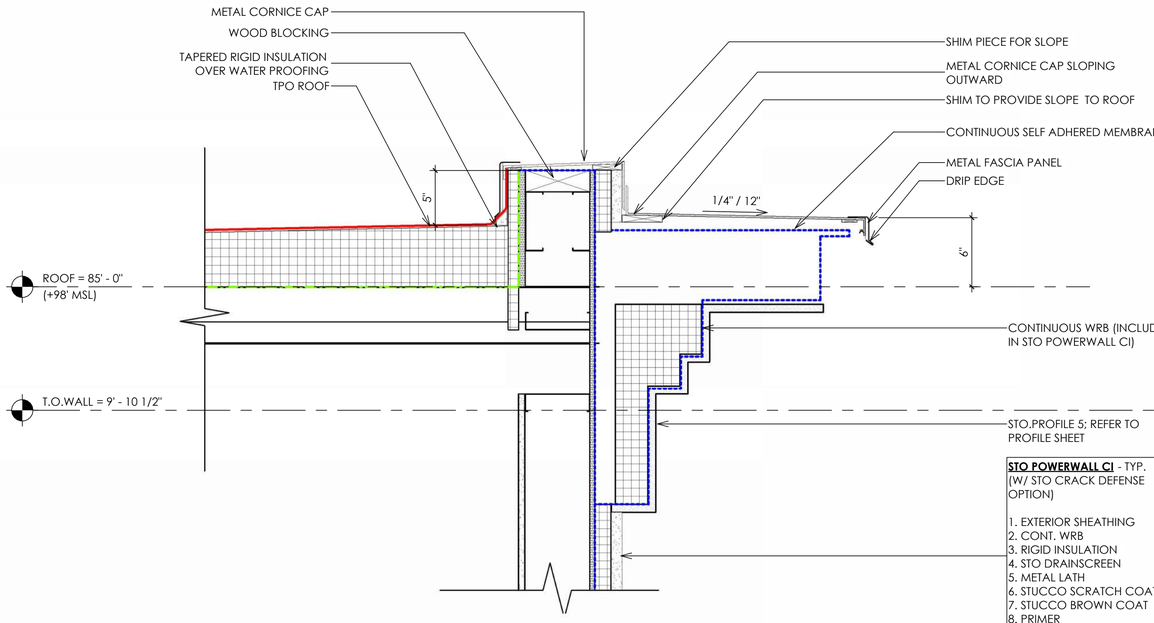
3 DETAIL @ 6TH LEVEL CORNICE PILASTER

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



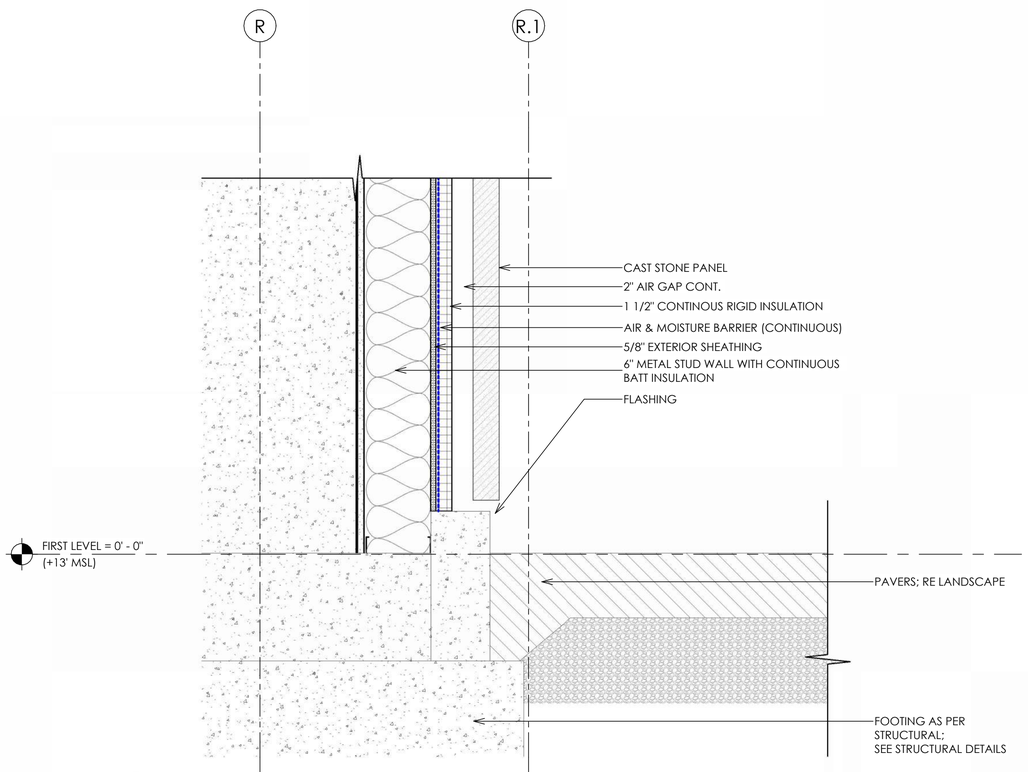
2 DETAIL @ SECOND FLOOR OVER KITCHEN

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



5 DETAIL @ ROOF LEVEL - CORNICE

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



1 DETAIL@ WALL TO GROUND

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

4 DETAIL @ SEVENTH FLOOR BALCONY

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

0' 1' 2' 4' 8'

3/8" = 1'-0"

bittoni architects

gda

GEORGE & SOCIETY - BUILDING B

84 SOCIETY ST
CHARLESTON, SOUTH CAROLINA 29401

SECTION DETAILS @ EAST

12/29/2025

B-A38

Agenda Item #6

126 Coming Street

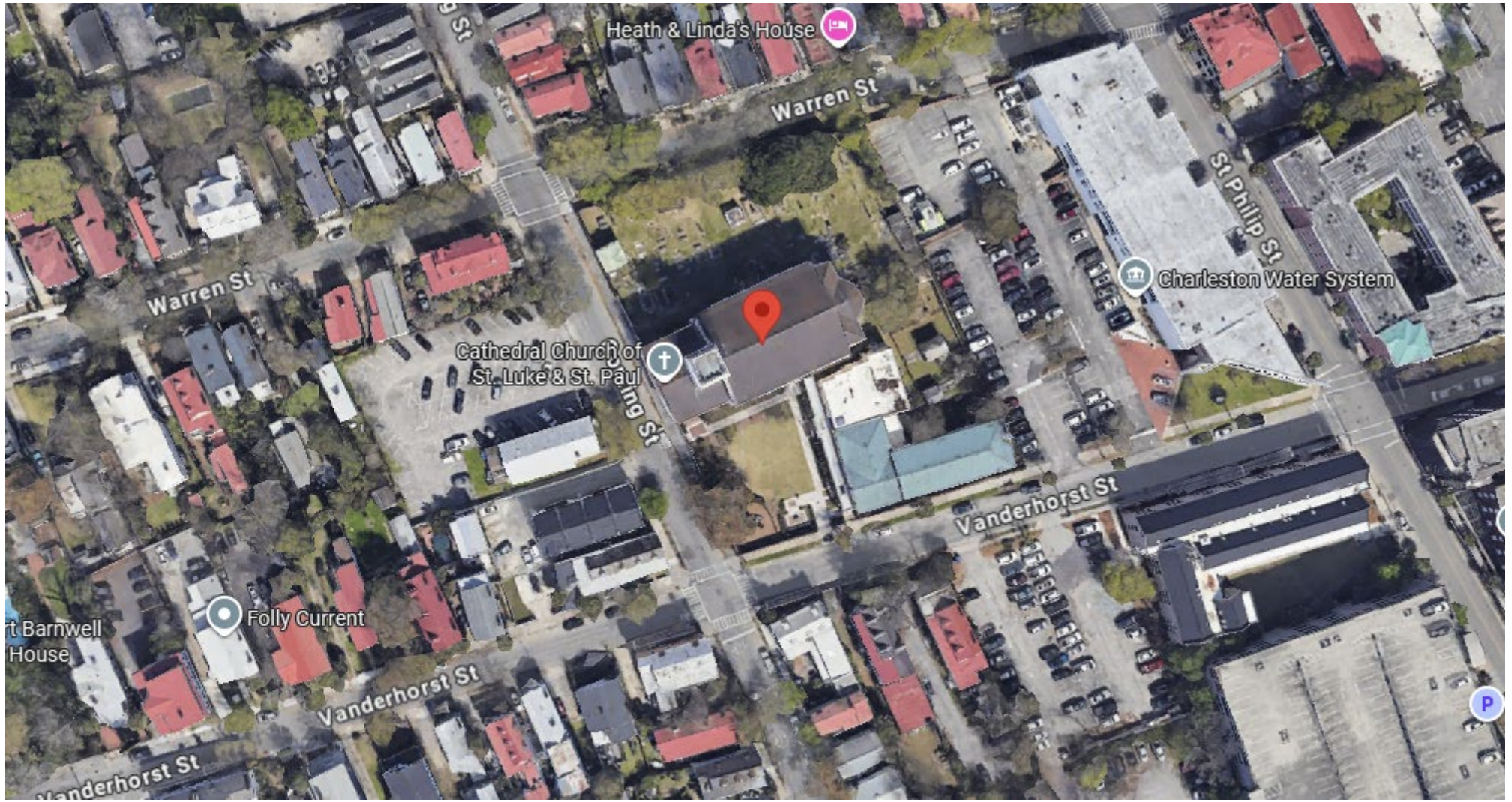
BAR2025-002337 | TMS #460-16-01-078

Radcliffeborough | Council District 4 | Category 1 | c. 1816

Height District 2.5-3 | Old and Historic District

Requesting Final Approval of exterior color changes and stucco on a Category 1 building.

Agenda Item #6



Agenda Item #6

Applicant's Presentation

Board of Architectural Review (BAR) Color Change Form

CITY OF CHARLESTON
Department of Planning, Preservation, & Sustainability
2 George Street, Charleston, SC 29401 | 843-724-3765 | www.charleston-sc.gov/bar

Applicant: Meadors, Inc.	
Subject Property: 126 Coming Street, Charleston SC 29403	
Email: betty@meadorsinc.com	**Phone #:** 843-532-7291

MAIN BODY OF BUILDING *
Color: Natural Stucco Finish
Manufacturer: Edison Coatings- Natural Cement
Code #: custom color match
ROOF
Color: N/A, Roof is slate.
Manufacturer:
Code #:
FOUNDATION *
Color: Natural Stucco Finish
Manufacturer: Edison Coatings- Natural Cement
Code #: custom color match
TRIM
Color: Shamrock (wood jambs)
Manufacturer: Sherwin Williams
Code #: SW6454
WINDOW SASH
Color: Shamrock
Manufacturer: Sherwin Williams
Code #: SW6454
SHUTTERS
Color: N/A
Manufacturer:
Code #:

EXTERIOR DOOR(S)
Color: Shamrock
Manufacturer: Sherwin Willaims
Code #: SW6454
PIAZZA / PORCH: **COLUMNS & BALUSTRADE**
Color: Natural Stucco Finish
Manufacturer: Edison Coatings- Natural Cement
Code #: custom color match
PIAZZA / PORCH: **DECK**
Color: N/A, stone
Manufacturer:
Code #:
PIAZZA / PORCH: **CEILING**
Color: Bracken Biscuit CW-120
Manufacturer: Benjamin Moore (Williamsburg)
Code #:
WALLS / FENCES (WROUGHT IRON) *
Color: Shamrock
Manufacturer: Sherwin Williams
Code #: SW6454
***OTHER*:**
Color: N/A
Manufacturer:
Code #:

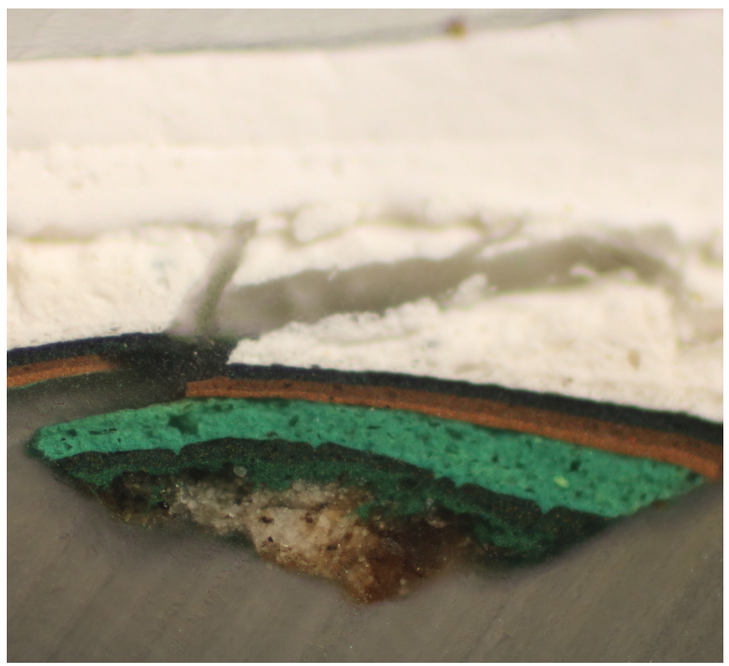
- Along with a Color Change Form, a completed Board of Architectural Review (BAR) application is required. However, if the proposed color matches the existing color, only the BAR application is necessary.
- Any anticipated repairs or replacements to architectural elements intended to be painted/stained must be clearly stated in the scope of work section on the BAR application. Photographs of these elements may also be required.
- For custom colors, color swatches must be provided as part of the submission.
- The painting of unpainted masonry (brick, stone, stucco, etc.) requires Board-level approval.*

Applicant's Signature: Betty Prime **Date:** 12/23/2025

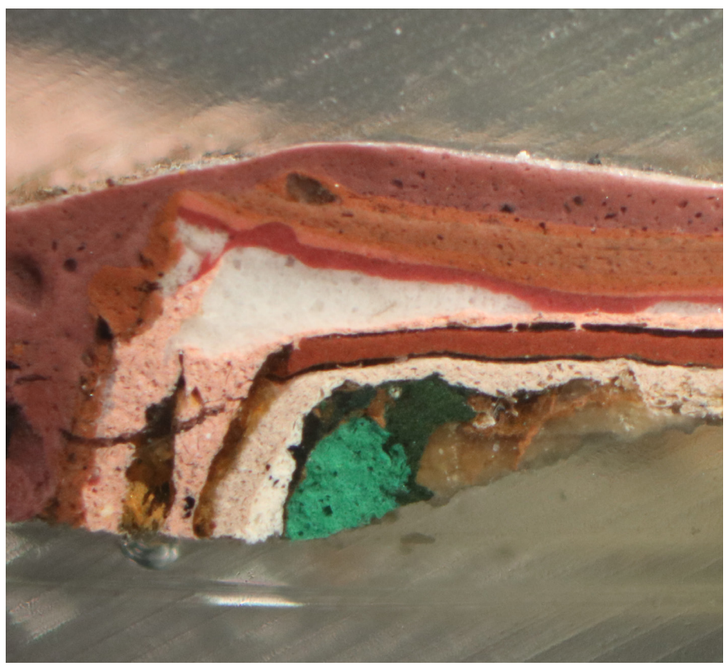
OFFICE USE	date reviewed:	staff:	fee:	permit #:



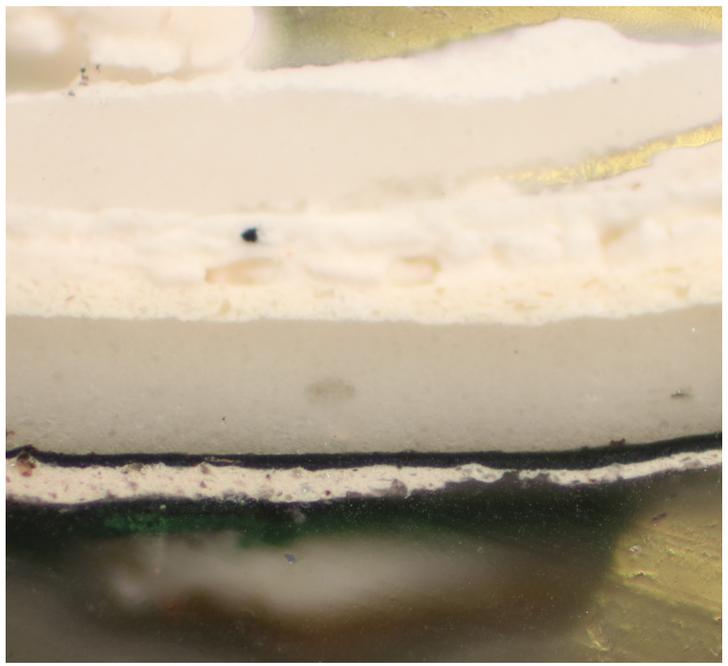
Cathedral Church of St. Luke and St. Paul
Photomicrographs of Paint Samples



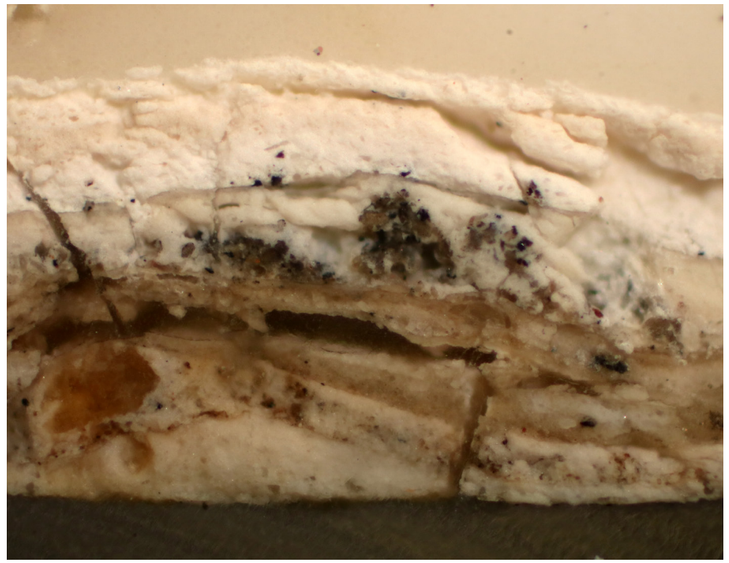
Door Jamb Sample



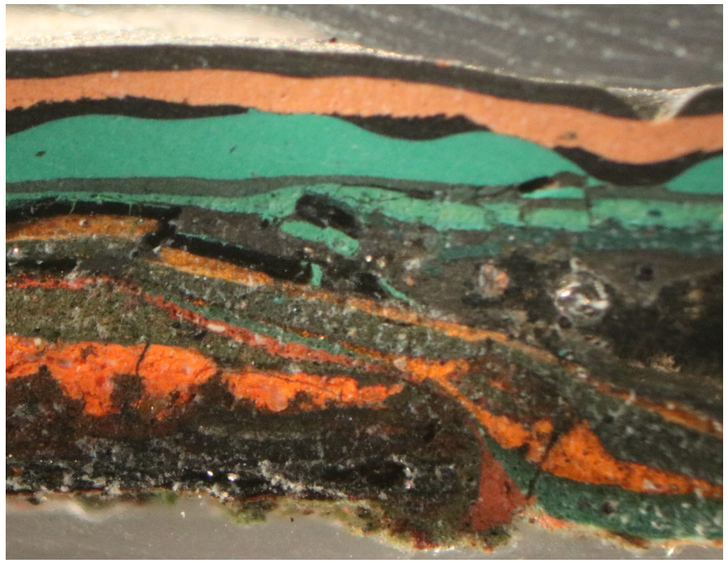
Door- Panel Mould (extracted from crevice)



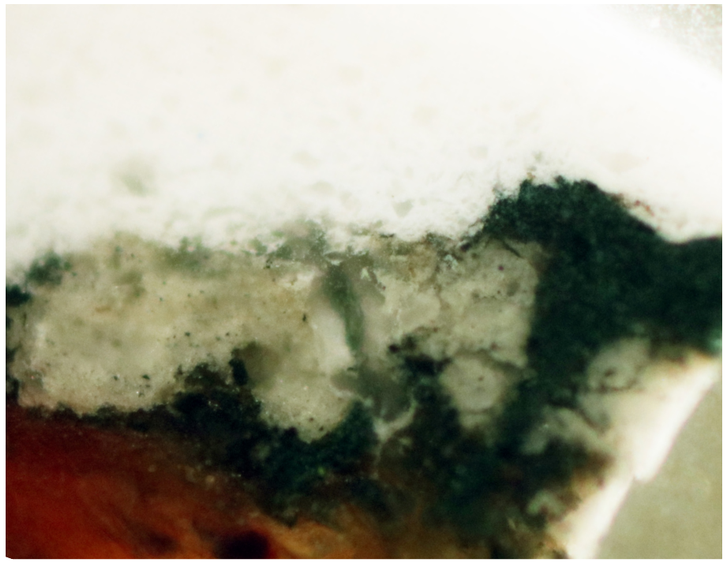
Window- Sash Sample



Ceiling- Wood Panel

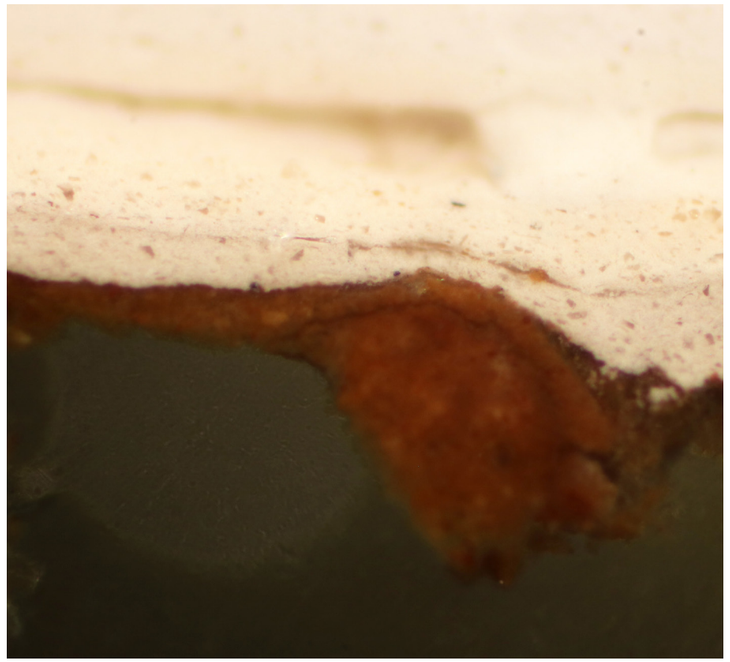


Fence- Wrought Iron Fence at Masonry Wall (curve of scroll)



Window- Sash Sample 2

Cathedral Church of St. Luke and St. Paul
Photomicrographs of Paint Samples



Entry Wall- Natural Cement Stucco adjacent to entry



Parapet Wall- Natural Cement Stucco



Entry Wall- Portland Stucco Patch

Agenda Item #7

134 Saint Philip Street

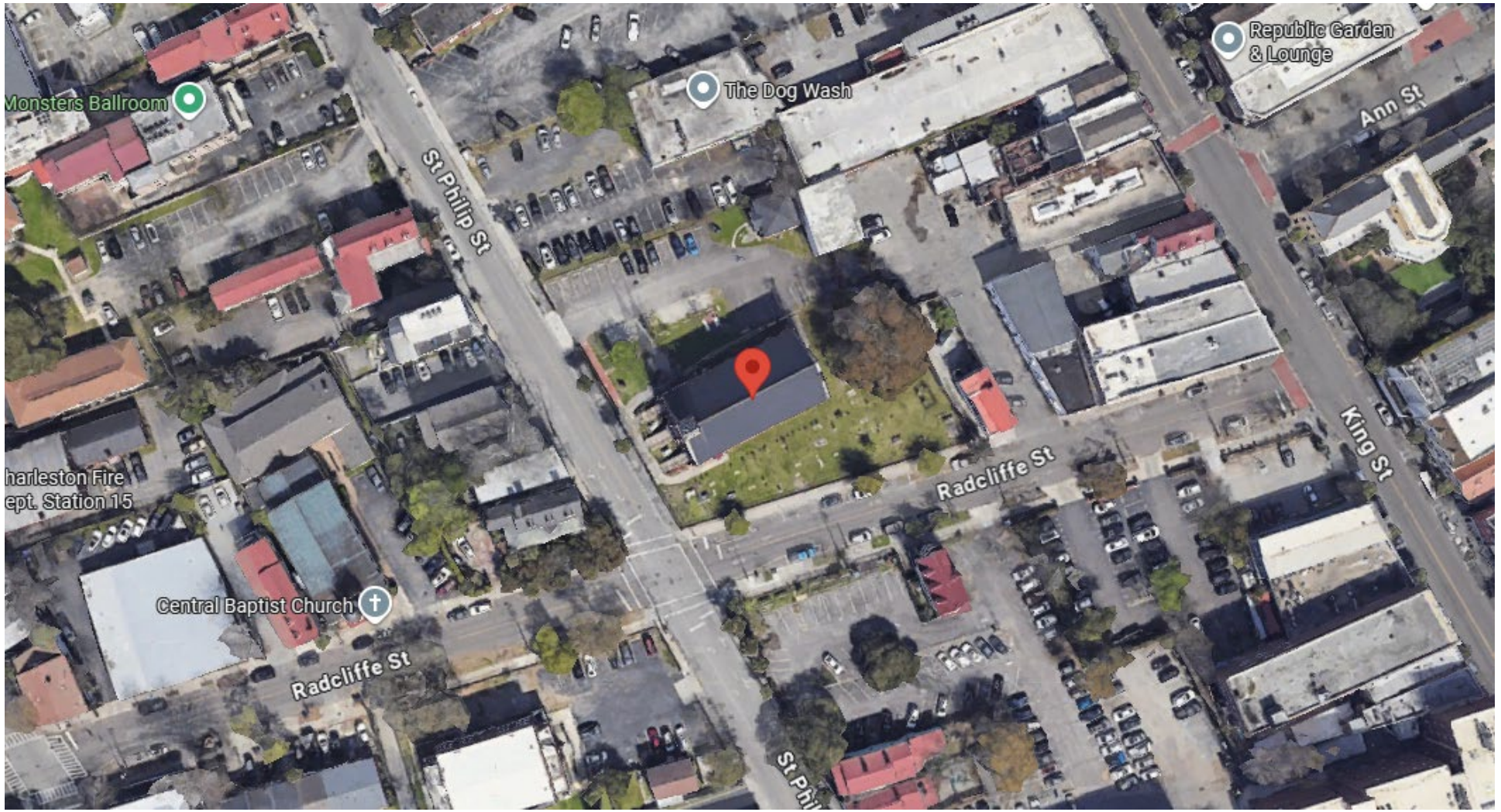
BAR2025-002328 | TMS #460-12-02-038

Radcliffeborough | Council District 4 | Category 3 | c. 1887

Height Districts 2.5-3, 4 | Old City District

Requesting an appeal of Staff's decision to deny a roofing material change from slate to copper.

Agenda Item #7



Agenda Item #7

Applicant's Presentation

ST. PATRICK ROMAN CATHOLIC CHURCH

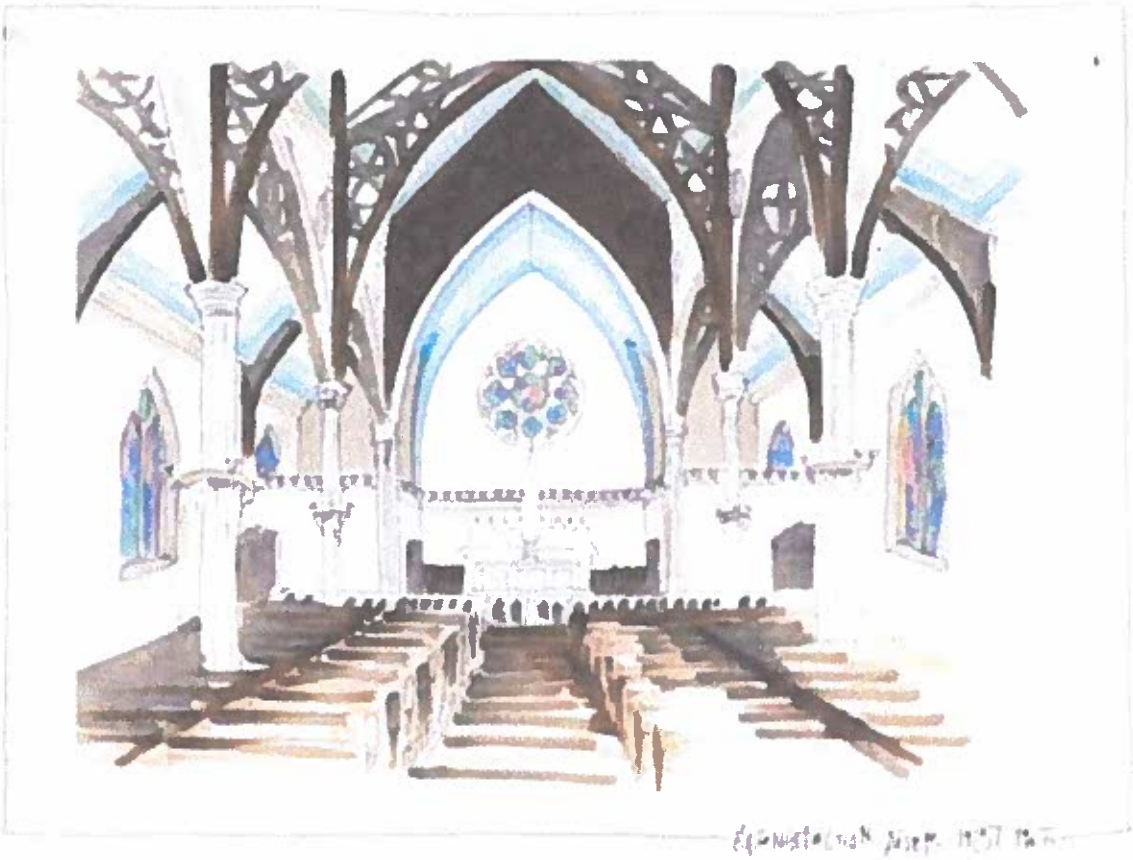
134 St. PHILLIPS STREET

CHARLESTON, SOUTH CAROLINIA

CONCEPTUAL REVIEW

PROJECT NAME

SLATE STEEPLE TO A COPPER STEEPLE



St. Patrick Contact for the Steeple Project
Chris Berwick
Berwickcl@gmail.com
502-609-2524

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3. Brad Thomas direction page 3
4. Conceptual Review page 4-5
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6. Proposed Copper Steeple page 17
7. Existing Slate Steeple page 18
7. Rear elevation looking southwest page 19
8. Rear elevation looking northwest page 20
9. DLV Construction Quote page 21-23
10. DLV License page 24
11. CQS Scaffolding Quote page 25
12. BAR Application page 26

Gmail Christopher Berwick <berwickcl@gmail.com>

St. Patrick Church Steeple BAR Permit

2 messages

Christopher Berwick <berwickcl@gmail.com> Thu, Dec 11, 2025 at 11:00 AM
To: thomasb@charleston-sc.gov

Hello Brad,
We talked the other day about the St. Patrick Steeple Project. I am trying to fill out the paperwork for the St. Patrick Steeple permit. Do I fill out the Preliminary Review, Conceptual Review or Final Review. Most of that in the form does not apply to what we are doring to the Steeple. Please advise.

Chris Berwick
St. Patrick Building Committee
Berwickcl@gmail.com
502-609-2524

Thomas, Brad <THOMASB@charleston-sc.gov> Thu, Dec 11, 2025 at 12:27 PM
To: Christopher Berwick <berwickcl@gmail.com>

Mr. Berwick,

Since it is your first time applying, you would apply for Conceptual Review. Aside from diagrams, site & context plans, floor plans, drawings, and elevations, we would require everything else in the submittal requirements. For photos, I would provide both photos from the street and photos showing damage to the steeple.

Thank you,

BRAD THOMAS
Staff Architectural Planner
2 George Street, Charleston, SC 29401
843-579-7508 | www.charleston-sc.gov
CITY OF CHARLESTONSC

All Board-level submittals are only accepted through the Customer Self-Service (CSS) Portal.
Documents sent via email will be considered as previews only and will not be reviewed for any formal approvals or as a submittal for a permit, staff review, or Board review.

- **CSS Account Registration** *(click here)*: can take up to three business days to finalize
- **Board Submittals** *(click here)*: → Apply → Plans → Board of Architectural Review
- **Final Review by Staff / Standard Permit** *(click here)*: → Apply → Permits, *or* visit the Permit Center at 2 George Street, M-F 9:00 am-5:00 pm (excluding holidays)
- **Permit Revision Application** *(click here)*: → send to permits@charleston-sc.gov with revised documents

From: Christopher Berwick <berwickcl@gmail.com>
Sent: Thursday, December 11, 2025 11:00 AM

Introduction

During the Spring semester of 2023, Prof. Christina R. Butler's sophomore students at the American College of the Building Arts conducted extensive research and condition assessments for their Researching and Documenting Historic Properties course, as part of their preservation coursework. This report contains their research into the history of St. Patrick's Catholic Church and its alterations; their measured drawings and condition assessments; and repair suggestions/preservation plan for the St. Patrick's Church. The report contains a general history of Radcliffeborough where the church is located, followed by a general chronology of the church and its construction, and history of the church's use. The report is then broken into sub-sections for specific sections of the building (facades, interiors) compiled by student groups. Each of these sections contains condition assessments, material history, and preservation suggestions for their individual target areas of the building.

St. Patrick's Church was constructed in 1887 in the Radcliffeborough neighborhood of Charleston, and its congregation has reflected demographic changes in the area and the city over time. The church was designed by Patrick Charles Keely, who is often considered to be America's greatest nineteenth century Catholic architect. The Gothic Revival style building has several defining design elements such as pointed arches, flying buttresses and stained-glass windows. The church measures 56 feet wide by 105 feet in length and the bell tower soars to a height of 120 feet. St. Patrick's is a load bearing brick masonry building featuring granite sills and architectural accents on the buttresses, a wooden floor and roof framing system, wrought iron fencing, and plaster and wooden molding throughout the interior. The sanctuary boasts a white marble altar piece and leaded stained-glass windows. The church has weathered storms and time for nearly 140 years.

The goal of this report, which was undertaken for the congregation of St. Patrick's Church and the Catholic Diocese of Charleston, is to allow an understanding of the church building's history and community significance to guide future use and interpretation, and to provide the congregation with a comprehensive condition assessment and remediation suggestions to guide the building's' long term use and maintenance. The historical documentation and significance statements can also be utilized by the congregation as part of grant writing applications such as Sacred Spaces grants, which typically require historic and condition documentation as part of a congregations' submission packet. Please note that this report is not a legally binding inspection, and students could not safely access the rafter system, top platform of the bell tower, or the slate roof. However, they have made recommendations based on ground level assessment and case studies for buildings of similar age and assembly.

Setting and History of St. Patrick's Catholic Church

St. Patrick's Church is located at 134 St. Philip Street, at the northeast corner of St. Philip and Radcliffe Streets, Charleston, SC. The .956 acre site includes the church building, cemetery (south and east of the church), a surfaced parking lot, and rectory (to the north).



A Charleston County GIS view of the St. Patrick's Church parcel.



Charleston County plat book L11, pg. 198, surveyed in 2011.

Location: Radcliffeborough

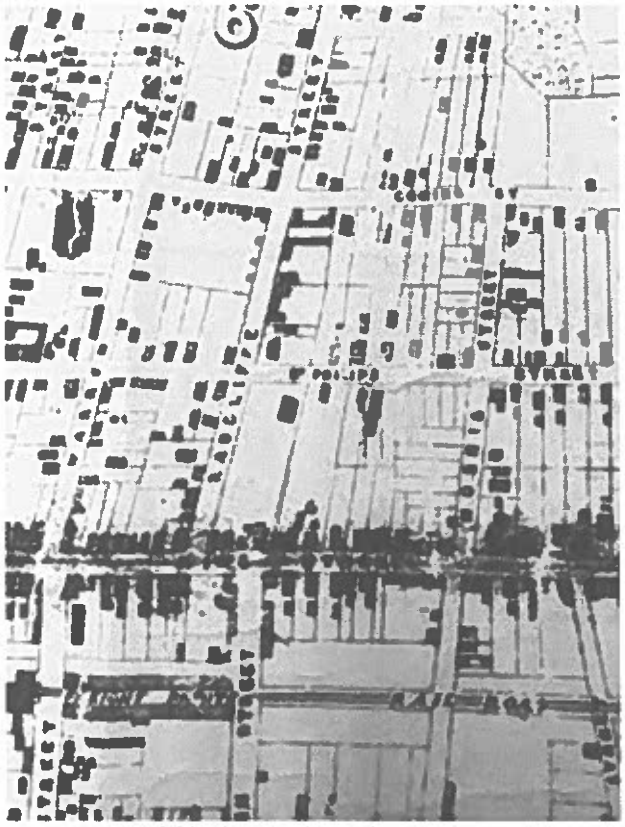
Historically this northern section of town was just outside of town limits, partially filled with marshes and tidal creeks (unbuildable land). This rural area was occupied at the time of church erection mainly by the working-class population, such as Irish and German immigrants, as well as people of color.



Halsey Map of Charleston, 1949

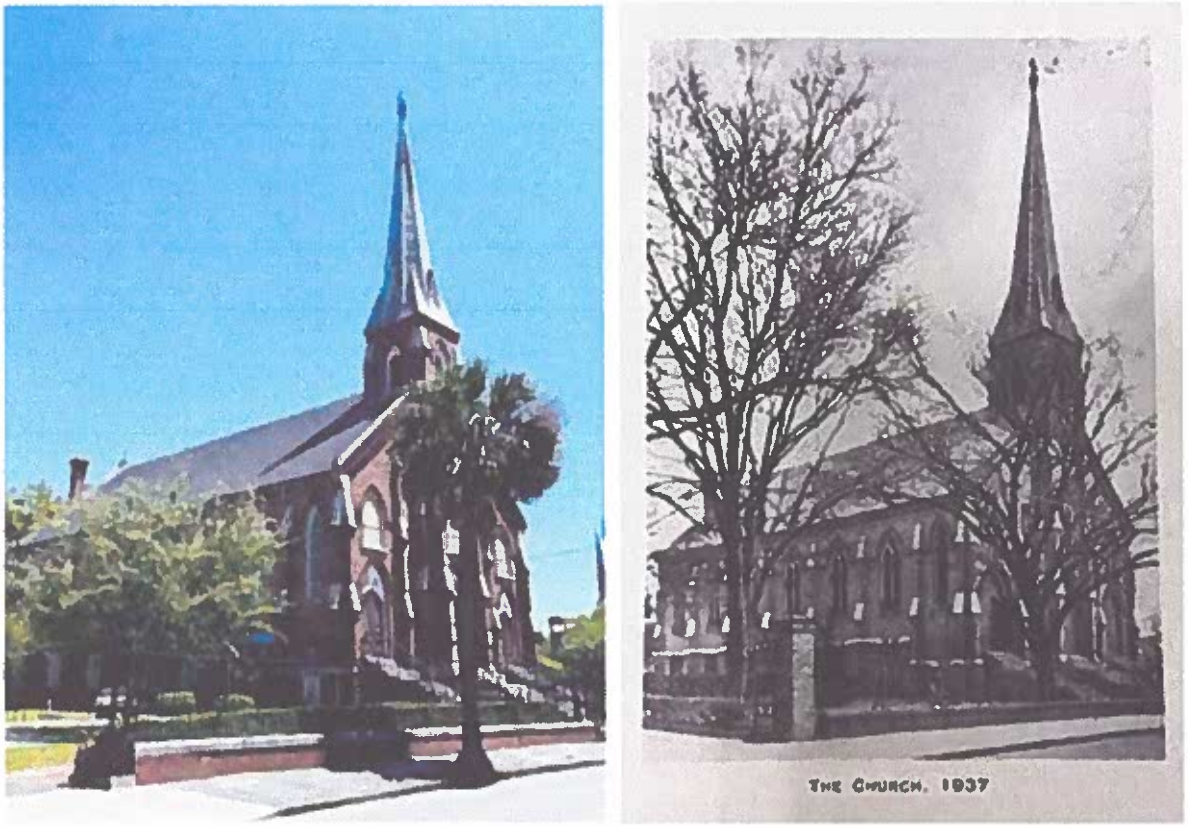
In the early nineteenth century, St. Mary's Church on Hasell Street was the only Catholic parish in South Carolina. That meant that residents may have had to travel up to five miles to reach the church. St. Patrick's cut this distance in half and established a community in the northern section of town.

As stated previously, St. Patricks is located at 134 St. Philip Street. This is approaching an area on the peninsula nicknamed "the Neck". Historically, this was wet, marshy land that was used for rice farming. During this time, livable areas of the Neck were home to the growing Irish and German immigrant population, as well as the black community.



The *Bridges and Allen Map* from 1852 shows the suburban character and limited density on the Neck. The previous St. Patrick's Church building's footprint is visible on the lot at the corner of Radcliffe and St. Philip Street.

Today, this area has become gentrified, but when St. Patrick's was constructed, this part of Charleston was more of a working-class neighborhood. Many of the homes are single family houses. St. Patrick's is certainly a distinct building in the area, with its bell tower being one of the taller structures around, but the church maintains a modest complexion.



View of the church and property as it stands today and in 1937.

The property for the church was first purchased by Bishop John England in 1828; England was the first bishop of the nascent Diocese of Charleston (which encompasses the entire state of South Carolina) founded in 1820. Bishop England hoped to establish a new parish on the site to serve Catholics on the Charleston Neck, or the unincorporated area above Calhoun Street that was home to Irish and German immigrants and native Charlestonians residing in Radcliffeborough, the East Side, and Cannonborough-Elliottborough. A committee was formed, and Catholics of the Neck were pleased by this decision, as it made for a convenient commute. Rev. Patrick O'Neil was placed in charge of the new parish.

Bishop John England:

A significant figure in the history of Saint Patrick's Church in Charleston, South Carolina. He was the first bishop of the Roman Catholic Diocese of Charleston, which was established in 1820. England played a major role in the construction of Saint Patrick's Church, which was built in 1839 under his leadership. He was involved in every aspect of the construction, from fundraising to the selection of the architect.

Bishop England was known for his efforts to promote Catholicism in the southern United States, and he was a champion of religious freedom. He played a key role in the establishment of the Catholic Church in the region and worked to build bridges between Catholics and non-Catholics.

Saint Patrick's Church was an important part of Bishop England's vision for the growth of Catholicism in the South. He saw the church as a symbol of the Catholic faith and a testament to the strength and resilience of the Catholic community in Charleston. Today, Saint Patrick's Church stands as a testament to Bishop England's vision and his enduring legacy in the history of the Catholic Church in the United States.

St. Patrick's History

In 1828 Bishop John England purchased three lots measuring 50 feet along the street and 211 feet deep, from John M. Ogier for $2,800 with the intention of building a church on the property. In the meantime, the property would serve as the graveyard for the community.[1] In 1835 a meeting was held by the Catholic community about the creation of a new parish to service the neck of the peninsula. Around 50 families, both white and black, showed up to participate and ultimately agreed to the creation of the new parish. Reverend John Fielding was appointed as the first Pastor and held the first service for the new parish community on January 29th in 1837.[2]

On St. Patrick's Day 1838, ten years after Bishop John England purchased the property, construction began on the church, a small humble building that would eventually give way to a greater church. This initial church was ready for service by December of that year. While this church served the community its goal was primarily to raise money to replace the building with a more substantial church. he original was a wooden structure, 50 feet long, 36 feet wide, and 24 feet high. The first mass was offered on Christmas day, 1838. It was well attended, and attendance continued to grow. Construction began on the property and the first church structure was finished and blessed by Bishop England on December 29th, 1838.

As time went on and the congregation grew in the late nineteenth century, and it became clear that the earlier church was not sufficient. In 1884 Father Daniel J. Quigley was appointed to the church and immediately saw the need for a new church to be built. Before construction began Quigley purchased a lot across the street and moved the old church house to the new lot.[3] The plans for the new church were consecrated and Patrick Charles Keely was chosen to be the architect and Henry L. Cade was chosen to be the builder. Funding was scarce in Charleston following the American Civil War, but Rev. Quigley sought out fundraising on a national scale, and fortunately the funds were raised. Construction began on March 17, 1886. Shortly after, the city was struck by the Earthquake of August 1886. The quake was estimated to be a 7.5 on the Richter scale, and damaged the church's progress and delayed construction. [4] The first mass was offered on December 12, 1886, and on May 15, 1887 the building was entirely completed and consecrated. [5] The *News and Courier* reported that, "the people of St. Patrick's may congratulate themselves upon having one of the handsomest and most imposing houses of worship in this city of beautiful churches" [6].

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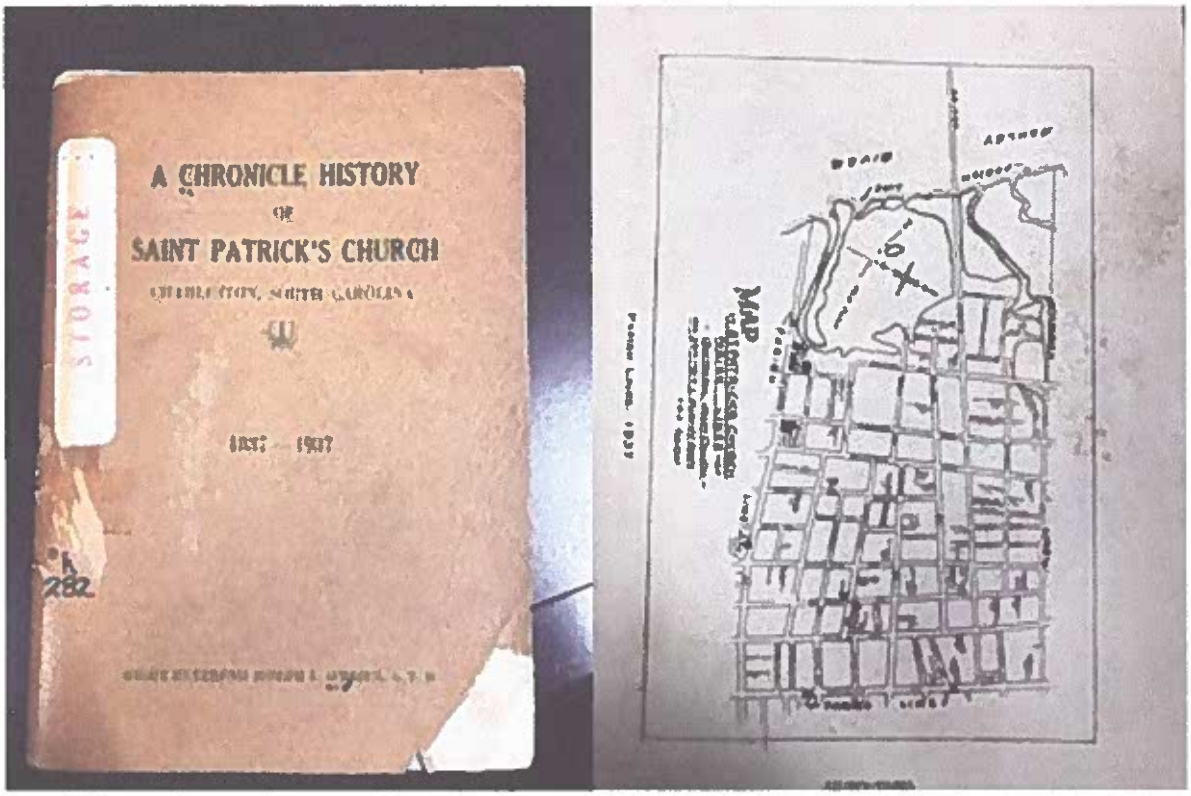
[1] (Stockton 1981)
[2] (Mack and Kelly 1997)
[3] (Stockton 1981)
[4] (Legerton 2000, 73)
[5] (Mack and Kelly 1997)
[6] (Legerton 2000, 73)

The lineage of the early pastors at St. Patrick's Church is as follows:

- Patrick O'Neill, 1838-1865- Rector of original building
- Dr. John Moore, 1865-1877
- Harry Pinckney Northrop, 1877-1881
- John Patrick Tuigg, 1881-1884
- Daniel J. Quigley, 1884-1903- Rector of new building
- William Wright, 1903-1911
- John S. Kelly, 1911-1919
- John T. McElroy, 1919-1929
- Joseph L. O'Brien, 1929- 1952- Rector of Bishop England High School



Map and cover from *A Chronicle History of Saint Patrick's Church,* published in 1937.

After Rev. Quigley's death and following WWII, the congregation was shrinking as parishioners moved to the burgeoning new suburbs West of the Ashley, East of the Cooper River, and in North Charleston. This was also the era of Jim Crow segregation, and while some congregations were racially and ethnically diverse, there were separate majority Black Catholic churches like St. Peter's Church in the late nineteenth and early twentieth century. By the 1960s, the demographics of Radcliffeborough and Neck shifted as more African Americans moved into the area, away from Ansonborough where St. Peter's Church was located. To reflect the changes, in 1967, Immaculate Conception Church and St. Peter's Church closed and merged with St. Patricks. This brought a much-needed resurgence to St. Patricks that has been sustained to this day.

Reflecting Parish Changes: Reverend Egbart Figaro

"In 1978, the Reverend Egbert Figaro became the first black priest to serve in the Charleston area. He was assigned to St. Patrick and had the skills to carry out the findings of the structural survey. Much of the work was done by parishioners that allowed for more accomplishments with lesser funds. The Lower Church was re-designed. Chairs replaced the pews and the floors were carpeted. Added to the space were a pastor's study, church office, and a small kitchen. A Year of Jubilee was also celebrated to observe the 100th and 150th Anniversaries of the church. In March of 1986, a re-enactment of the laying of the cornerstone was held. A time capsule was buried with a monumental stone to mark the burial site. The Jubilee celebration ended with the dedication of a new organ on April 10, 1988. In 1995, Father Phillip Howard became the last Holy Ghost Father to serve at St. Patrick before the religious order withdrew from South Carolina. Father Richard Harris then became the first Diocesan priest to serve at St. Patrick in 1995. Under his tenure, St. Patrick celebrated its 160th Anniversary."[7]

Patrick Keely and the Gothic Revival Style of St. Patrick's Church

Patrick Keely (1816-1896) was an Irish American architect who is known for designing many prominent Roman Catholic churches in the United States during the mid-19th century. He was born in Thurles, County Tipperary, Ireland, and immigrated to the United States in 1842.



"A remark once made to the writer that Keely was a pupil of Pugin led to the research and preparation of this record of the life and work of the architect who in his own right did so much for The Church during his lifetime."[8]

Keely established himself as a skilled architect and builder, and soon became a prominent figure in the world of Catholic church architecture. He designed over 600 churches and institutional

[7] https://www.stpatrickcharleston.org/parish-life/about. Accessed 31 March 2023.
[8] Kervick. *Patrick Charleston Keely, Architect: A Record of His Life and Work,* preface.

buildings across the United States, including many in major cities such as New York, Boston, and Philadelphia. His designs were characterized by their ornate Gothic Revival style, with intricate stonework, pointed arches, and steeply-pitched roofs. Some of Keely's most notable works include St. Patrick's Cathedral in New York City, the Cathedral of the Holy Cross in Boston, and the Cathedral Basilica of Saints Peter and Paul in Philadelphia. He also designed many smaller churches and chapels throughout the United States, particularly in areas with large Catholic populations.

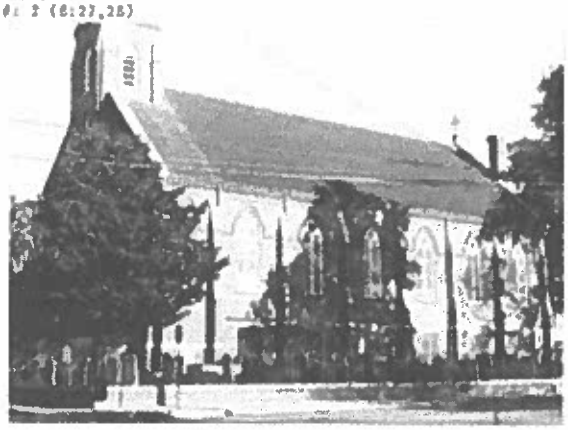
Keely was known for his close collaboration with the Catholic Church hierarchy, particularly with bishops and archbishops, who often commissioned him to design new churches and other buildings. He was also known for his ability to work within tight budgets, and his willingness to use less expensive materials such as wood and brick in order to keep costs down. Patrick Keely died in Brooklyn, New York in 1896, leaving behind a legacy of beautifully designed churches and other buildings that remain beloved by many Catholics and architectural enthusiasts to this day.

St. Patrick's Church was built in the Gothic Revival style. The exterior of the church is described as being constructed of pressed brick and granite trim. It has pointed gothic windows, buttresses, and an eight-sided spire tower with a slate roof. The interior decorations are curled pine, oak, ash, and walnut. There are ten clustered columns with carved trusses covered in stucco tracery. The altar was of Italian white marble with shrines to either side. The building, lit by 20 cathedral glass windows and a 12 foot rose window. The interior was contracted out to Estel Construction, which specialized in church interiors. The church is capable of seating 700 to 800 people.[9]

A 1985 State Department of Archives and History architectural survey described the building as "a large brick church of a rectangular base plan with gable end facade with central tower and spire functioning as central of three facade entrances; 3 by 7 bays with ceremonial spaces on principal floor set above a full raised basement floor of simpler detail and small scale. The windows on principal story have Gothic arched heads with corresponding brick corbelled arches connected by spring courses interrupted only by the buttresses. The Gothic windows have wo tall sections with trefoil heads, with a quatrefoil section above. . . corbelled brick cornice repairs Gothic motif, rakes at facade . . . lower level fenestration [window and door openings] in same rhythm as principal story but of a simpler, rectilinear design, rose window at east elevation."

[9] (Stockton 1981)

SITE NAME: 136 St. Philip Street / St. Patrick's Ch. LOCATION: City of Charleston
SITE NUMBER: c-460-12-2:38 COUNTY: Charleston
RECORDED BY: Geier Brown Renfrow Architects, Washington, D.C.
DATE: 1/30/85
VIEW: (27)-W/S; (28)-W
NEG. FILE #: 2 (8:27,28)



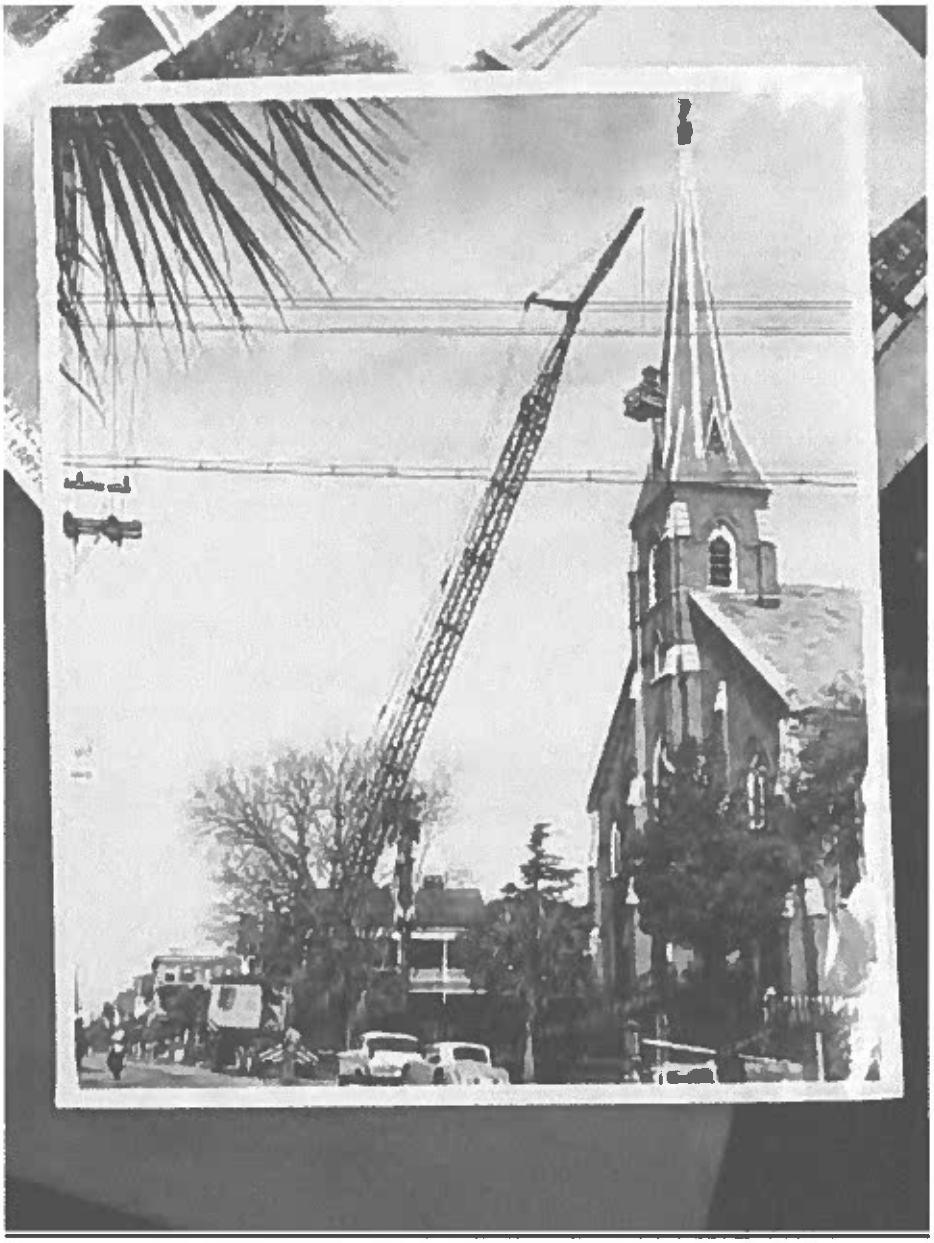
8:27

S.C. DEPARTMENT OF ARCHIVES AND HISTORY

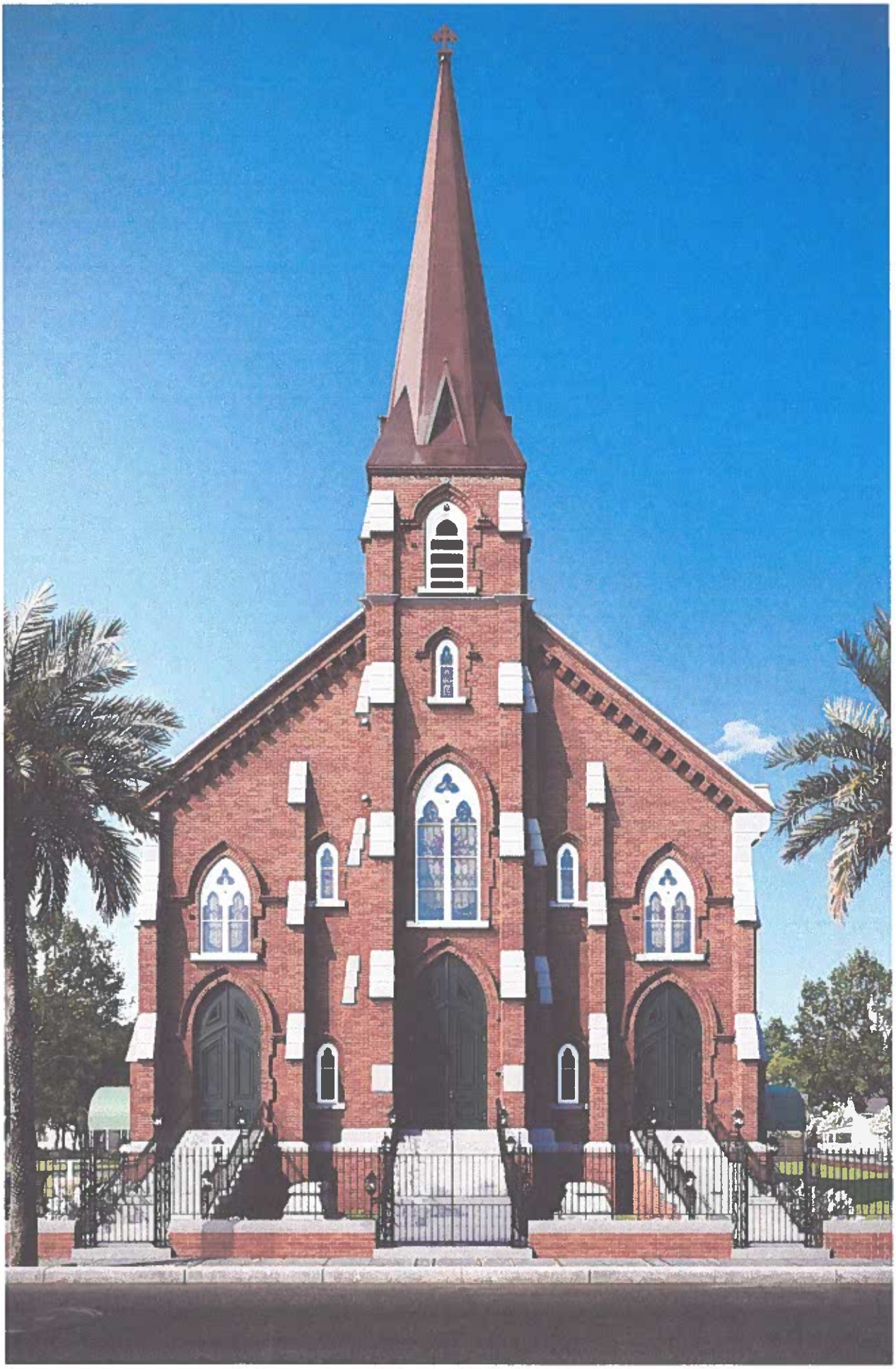
SITE No.: c-460-12-2:38 COUNTY: Charleston
HISTORIC NAME: St. Patrick's Catholic Ch. REGION: R C-D
COMMON NAME: " " CITY: Charleston
ADDRESS: 136 St. Philip Street DATE OF CONSTRUCTION: 1887 (date stone)
ACREAGE/LOT SIZE: 204' x 215'
CLASSIFICATION: Building STYLE: Gothic Revival (ecclesiastical)
TYPE: church THEME(S): architecture
ARCHITECT/CONTRACTOR: *** PUBLIC ACCESS: restricted/~~private~~

DESCRIPTION: large brick church of rectangular base plan w/ gable end facade w/ central tower & spire functioning as central of 3 facade entrances; 5x7 bays w/ ceremonial spaces on principal floor set above a fully raised basement floor of simpler detail & smaller scale; buttresses & angle buttresses have light colored stone weatherings; foundation*
OUTBUILDINGS: small residence (see 138-Rear St. Philip Street; same site #); **
RELATIONSHIP TO SURROUNDINGS: Urban; largely residential
HISTORICAL SIGNIFICANCE: a St.Patrick's Ch. appears on same site on W. Kreman's 1844 Map of city and in 1852 Bridgens & Allen Map & 1872 Drie's Bird's Eye View; ****
POTENTIAL: NHL NR ~~MRHD~~ MARK LISTED: NHL NR MRHD MARK S.C. MARKER PROGRAM
OWNER/ADDRESS: St. Patrick's Church PREVIOUS OWNERS:
as above ORIGINAL SITE/MOVED (DATE:)
PRESENT USE: church ORIGINAL USE: church
CONDITION: good ALTERED/~~DISALTERED~~:
CONSTRUCTION: brick ROOF: gable; slate shingle
FOUNDATION: stone capped watertable 6', 9'

BIBLIOGRAPHIC & RELATED DATA: Stockton et al. Info. for Guides of Hist. Chas., 306-307
INFORMANT/ADDRESS:
RECORDED BY: Geier Brown Renfrow Architects, Wash. D.C. DATE: 1/30/85 INITIALED: BW
EVALUATION: 3 PHOTO. DATA: 2 (8: 27,28)



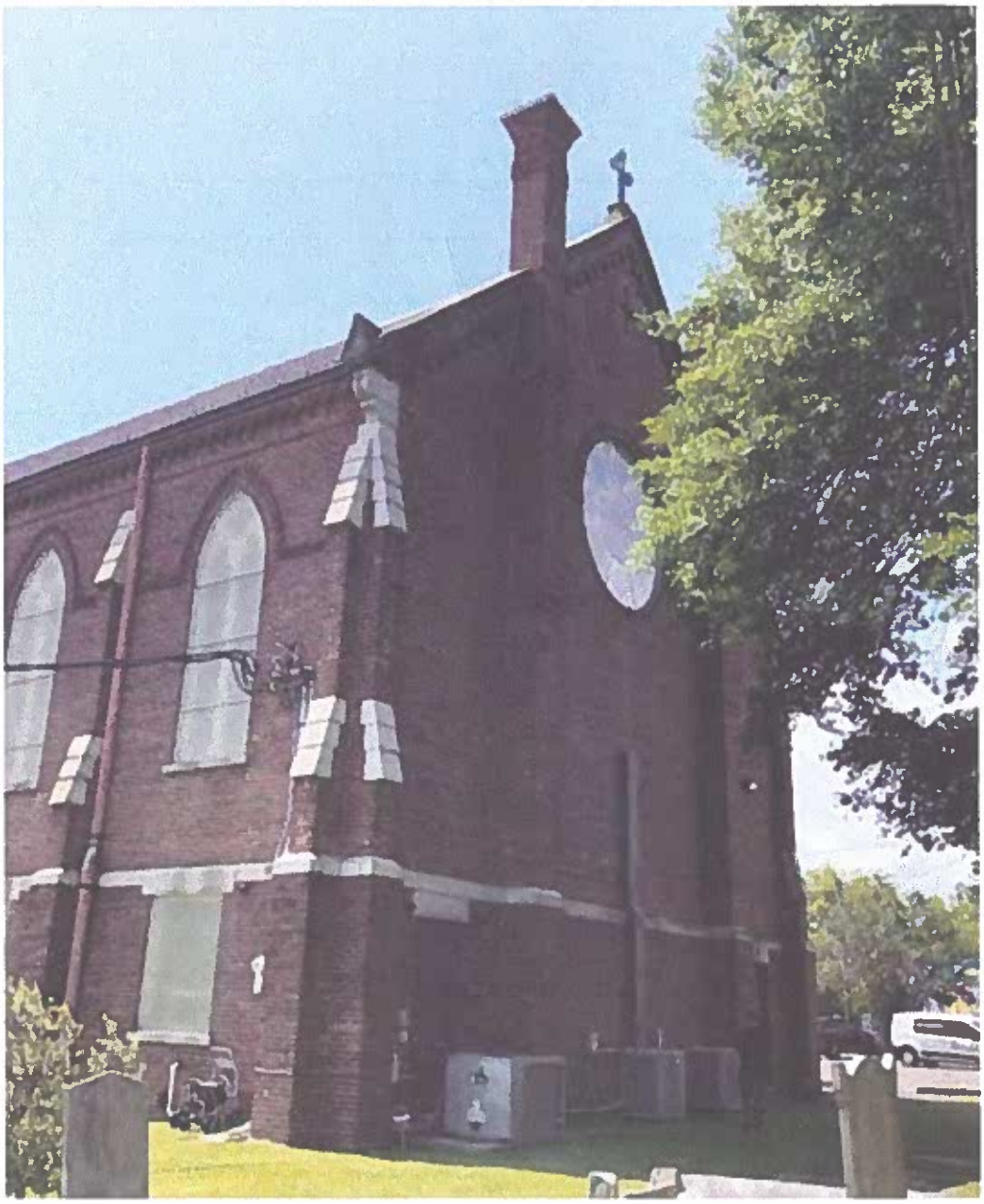
Circa 1950s photo from the Diocese of Charleston Archives, showing repair work to the bell tower. The dragline appears to be hoisting material and repair men to the steeple area. This photo might date after hurricane Gracie in 1959, which did damage across the Lowcountry.







Rear elevation, looking southwest.



The rear elevation, facing northwest.

WE DO ROOFING.
WE DO IT WELL.

490 Jessen Lane,
Charleston, SC 29492
843-724-3477 - Office
www.dlvroofing.com

PROPOSAL

Date: December 8, 2025

Project: St. Patrick's Steeple

Scope of Work:

Steeple Roof:

1. Mobilize jobsite and set up job specific safety equipment as required. Stage material for roof replacement. All scaffolding required for reroof to be in place prior mobilization.

2. Remove existing roofing, triangular dormer pieces, roof hip materials and Cross at top of steeple. Store Cross and any other ornamental pieces for reinstallation. Existing materials to be disposed of properly off-site.

3. Thoroughly inspect the wood deck for deterioration. Remove and replace any deteriorated sections as required. See Unit Pricing for deck replacement.

4. Furnish and install ice and water shield at eaves, valley, hips and over entire steeple roof surfaces.

5. Fabricate and install copper eave drip at perimeter base of steeple.

6. Fabricate and install copper valleys at existing valley locations.

7. Furnish and install copper roofing system over roof surface of steeple.

8. Fabricate and install copper hips at existing hip locations.

9. Fabricate and install copper flashings at triangular dormers.

10. Reinstall the existing cross at top of steeple and ornamental metals at triangular dormer locations. * See clarification No. 2.

11. Demobilize site and remove all debris resulting from scope of work.

12. Includes DLV Roofing two (2) year warranty on all workmanship.

PRICE: $ 215,000.00 *Taxes Excluded*

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Charleston, SC 29492
843-724-3477 - Office
www.dlvroofing.com

Add/Option Price

1.Remove and replace any deteriorated standard plywood roof decking in-kind,,,

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Charleston, SC 29492
843-724-3477 - Office
www.dlvroofing.com

Due to current economic conditions price is valid for thirty (30) calendar days. ***Schedule of Values:***

- ***Invoice #1:*** *50% - Deposit for material (s) purchasing and scaffolding mobilization*
- ***Invoice #2:*** *50% Final payment due following competition of work.*

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. Acceptance of this proposal constitutes acceptance of the terms and conditions set forth in Attachment A which shall be considered an integral part of the agreement. Payment will be made as outlined above. Any amounts not paid when due shall be subject to accrual of interest at the rate of 2% per month until paid. Failure of payment by Client shall excuse further performance by Contractor until all delinquencies are paid in full. Client shall be responsible for all costs including attorney's fees incurred by Contractor in the collection of any monies owed hereunder.	
Date:	
Signature:	
Print Name:	
Title:	

*** It is at the discretion of this licensee to designate any employee of their company to pull permits and conduct business in their behalf. ***

***** THIS LICENSE EXPIRES ON 10/31/2026 *****

VERIFY the **QUALIFYING PARTY** ("Qualifier") name(s) on this license is accurate. If a Qualifier ceases to serve this license, you must notify the board in writing (mail or email) within **15 business days** for your license to remain **Active**. Failure to notify the board of a qualifier loss will result in immediate **license cancellation** and disciplinary action.

BOTH PARTS OF THIS POCKETCARD MUST BE PRESENTED TO CONDUCT BUSINESS AT ALL TIMES. DO NOT TEAR CARD IN HALF.

35
DLV ROOFING AND EXTERIORS
490 JESSEN LANE
CHARLESTON SC 29492-7906

LICENSE#: CLG.118371
South Carolina Department of Labor, Licensing and Regulation
Contractor's Licensing Board
GENERAL CONTRACTOR
DLV ROOFING AND EXTERIORS
490 JESSEN LANE
CHARLESTON SC 29492-7906
licensed to practice in the 2-letter Classification(s) and Group# listed below:
Building-BD4
INITIAL ISSUE DATE: 12/18/2013
LICENSE EXPIRATION DATE: 10/31/2026
(If above license has "Limited Building-LB", work is limited to 3 stories in height)

GENERAL CONTRACTOR
LICENSE#: CLG.118371
EXPIRATION DATE: 10/31/2026
DLV ROOFING AND EXTERIORS
Qualifier(s): PETE R DELAVEGA JR
Licensee's Group# Limitation Per Job/Project (i.e., BD2 = Group 2):
Group #1 - $100,000 Group #2 - $400,000 Group #3 - $1,000,000
Group #4 - $3,000,000 Group #5 - $Unlimited
Board Executive

WARNING - THIS DOCUMENT CONTAINS SECURITY FEATURES LISTED ON REVERSE SIDE

SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING AND REGULATION

CONTRACTOR'S LICENSING BOARD

LICENSE#: CLG.118371

DLV ROOFING AND EXTERIORS

490 JESSEN LANE
CHARLESTON SC 29492-7906

Has been qualified by the laws of the State of South Carolina and is duly entitled to practice as a:

GENERAL CONTRACTOR

for each Classification and Group Limitation listed below:
(If this license has a "Limited Building-LB" classification, work is limited to 3 stories in height)

Building-BD4

LICENSE NUMBER: CLG.118371
Initial License Date: 12/18/2013
EXPIRATION DATE: 10/31/2026
Qualifying Party(s): PETE R DELAVEGA JR

Group Limitation Per Job (i.e. BD2 = Group 2):
Group #1 - $100,000 Group #4 - $3,000,000
Group #2 - $400,000 Group #5 - $Unlimited
Group #3 - $1,000,000
Board Executive

***** It is at the discretion of this licensee to designate any employee of their company to pull permits and conduct business on their behalf. *****

Street Address:
146 Brown Town Rd.
Harleyville, SC 29488
Phone: 843-302-8500

CUSTOM QUALITY SCAFFOLDING, INC.
CQS
AN AFFILIATE OF MACALJON

Mailing Address:
P.O. Box 7149
Savannah, GA 31418
Fax: 912-525-2029

November 7, 2025
DLV Roofing
Charleston, SC
Quote: 37836JB
RE: St Patrick's Catholic Church

-This job is quoted based on straight time (Mon-Thurs 7am-5pm)
-Any delays or other variations of this original scope will result in change orders based off the CQS T&M rate sheet.
-This quote includes consumables, and standard equipment
-CQS will need a lay down area on site to accommodate required scaffold materials
-This price is for scaffold legs on roof without shoring.

Exterior Scaffolding
Provide supervision, labor and equipment to erect and dismantle scaffolding around the front of building and the steeple of St. Patrick's Church. We have included one stair tower to access to the slate of the steeple, and ladders for the remainder of steeple. CQS to provide Material hoist.

Labor:	**$119,415.00**
Material/ 28 Day Material :	**$8,500.00** ~~22~~ 17,000
Engineering :	**$20,250.00**
Total	156,665

Please call with any questions.
Thank you,
Justin Beltz
843-324-0764

Agenda Item #8

Update to BAR Policies

BOARD OF ARCHITECTURAL REVIEW

POLICY STATEMENT FOR ALTERNATIVE ENERGY

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

****This policy statement is not exhaustive, does not constitute an automatic approval, and final determination rests with preservation staff on a case-by-case basis. ****

By motion of the Board of Architectural Review – Small at the _____ meeting and the Board of Architectural Review – Large at the _____ meeting, the following criteria and guidelines were adopted to provide direction and encourage the use of solar panels, solar film or photovoltaic cells (collectively, "Solar Collectors") and electric vehicle chargers in the Old and Historic District, Old City District, Landmark Overlay Zone, and Historic Corridor District (collectively, the "Districts").

The appropriate Board of Architectural Review (BAR) must consider the visual impact of all required components of Solar Collectors in relation to the historic, architectural, and aesthetic features of the property and the placement location. Therefore, the following criteria and guidelines for the installation of the Solar Collectors should be followed:

Solar Collectors and Electric Vehicle (EV) chargers proposed to be installed on properties rated **Category 1 or 2 on the Architectural Inventory**[1] shall not be visible from the public right-of-way, unless appropriately concealed.

Solar Collectors and EV chargers proposed to be installed on **Category 3 or 4 or non-rated historic properties within the Districts** may be allowed some visibility from the public right-of-way, while not detracting from the historic character of the property, as determined by the BAR.

Solar Collectors and EV chargers proposed to be installed on **new construction** shall be permitted, but the BAR shall have purview over the placement and size of such Solar Collectors and EV chargers for potential negative impact to the character of the neighborhood.

General Guidelines for Solar Collectors:

1. Solar Collectors and EV chargers on historic properties should be located on rear roof slopes, behind architectural features or parapets, or other locations not visible (following the criteria for visibility listed above). Solar Collectors and EV chargers on Accessory Buildings shall be encouraged.

2. Significant, character-defining features, including, but not limited to, roof slopes, dormers, chimneys, windows, shutters, roof ridges, eaves, and other architectural features, shall not be removed, damaged, altered or obstructed to accommodate Solar Collectors and EV chargers.

3. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* shall be consulted when evaluating the installation of Solar Collectors and EV chargers on historic properties.

4. The load, wind load, and uplift capacity of any roof structure proposed to accommodate Solar Collectors and EV chargers shall be confirmed by a qualified structural engineer as necessary.

5. Installation generally should not penetrate historic materials due to the fragile nature of these materials. Custom details are required that are specific to each structure and application method. All alternative means should be explored before penetrating historic materials, including positioning panels on auxiliary structures, free-standing installations, and locating panels on secondary roof forms, all with restricted visibility from the public right of way.

6. The Solar Collectors should be low-profile or no more than 8" above the roof surface, and at a pitch consistent with the existing roof.

7. EV chargers should be low-profile and minimized from the public right-of-way.

8. The color of conduit and all attachment mechanisms for Solar Collectors and EV chargers shall be painted to be compatible with the existing material, including roof, siding, etc.

9. The Solar Collectors and EV chargers shall be installed in a manner that is reversible.

The Board of Architectural Review resolves to review applications for Solar Collectors, and will consider those applications on a case-by-case basis.
APPROVED BY RESOLUTION:

[1] In the Historic Architectural Resource Survey of the Upper Peninsula, Brockington and Associates, 2004.

BOARD OF ARCHITECTURAL REVIEW

Policy Statement for Opt-In Review

CITY OF CHARLESTON DEPARTMENT OF PLANNING & PRESERVATION,
2 George Street, Third Floor Charleston, South Carolina 29401 843-724-3765 www.charleston-sc.gov/bar

The City of Charleston approved the following ordinance amendment October 28, 2025
"Sec. 54-240. Board of Architectural Review; powers and duties.
The Board of Architectural Review shall have the power to delay for a period of 180 days or deny outright the demolition, partial demolition or removal of a structure over 50 years old in the area referred to as "the Historic Materials Demolition District," such area being bounded to the north by Mount Pleasant Street or the extensions thereof into the waters of the Ashley and Cooper Rivers, to the east by the waters of the Cooper River to the south by the Old City District and to the west by the waters of the Ashley River. Applicants may submit plans for proposed construction to be considered by the Board of Architectural Review as part of the demolition request in the Historic Materials Demolition District only, with such plans meeting the Board of Architectural Review conceptual approval submittal requirements. If the Board of Architectural Review grants conceptual approval of the proposed plans submitted as part of the demolition request, the Board of Architectural Review retains jurisdiction to review, modify, and enforce said plans pursuant to section 54- 240(c)-(e) herein. No certificate of occupancy shall be issued until completion of such plans has been certified by the City building inspector."

Within the Historic Materials Demolition District, homeowners have been traditionally been restricted due to the limitations of large scale changes the Board is likely to approve. Residents in the Historic Materials Demolition District may now choose to opt-in to full review by the Board of Architectural Review (BAR). This will allow homeowners to more fully communicate their intentions to the Board, creating an easier process for applicants. Sec. 54-240.c. *"Board of Architectural Review shall consider, among other things, the general design, the character and appropriateness of design, the height, scale and mass of the structure, the arrangement, texture, materials and color of the structure in question, and the relation of such aspects, features and elements to similar aspects, features and elements of appropriate structures in the immediate surroundings"*

Projects in this district will be reviewed based on the context of their neighborhood, not on the peninsula as a whole. When reviewing this area the following will be taken into consideration:

Area Character Appraisals (ACA):
- Wagener Terrace
- East Central

National Register nominations:
- Hampton Park Terrace

City of Charleston Architecture Inventory for Upper Peninsula (2004)
BAR Policy Statement for Historic Materials Demolition Purview

Features to note (as seen in ACAs):
- Streetscapes and Street Patterns
- Setbacks and Lot Sizes
- Footprints
- Architectural Types
- Typical Height

Character defining features **as they appear in the context of the neighborhood**:
- Roofs
- Porches
- Columns
- Balustrades
- Chimneys
- Siding
- Windows
- Doors
- Shutters
- Site walls
- Fences
- Other unique architectural features

This policy statement was approved by resolution by the Board of Architectural Review-Large on _____ and by the Board of Architectural Review-Small on _____.