



City of Charleston

DESIGN REVIEW BOARD

March 16th, 2020

4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

www.charleston-sc.gov/drb

Agenda Item #1

DESIGN REVIEW BOARD SUBMITTAL REQUIREMENTS

Board to review and vote on the revised submittal requirements.



SUBMITTAL REQUIREMENTS FOR DESIGN REVIEW BOARD (DRB) PROJECTS

(NEW CONSTRUCTION, ALTERATIONS, AND RENOVATIONS)

CITY OF CHARLESTON
2 George Street, Third Floor

Charleston, South Carolina 29401

DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY
843-724-3781 Fax: 843-724-3772 www.charleston-sc.gov

GENERAL INFORMATION:

The purpose of the designated Design Review District is to establish a review process that will protect and improve the visual and aesthetic character and economic value of development within the primary commercial corridors in the City of Charleston (see list of streets on the City website). Most projects will require review by the Board, while smaller projects and simple renovations can be handled by staff. Projects located in Special District Industrial or Special District Job Centers will also be reviewed by staff. Appeals of staff decisions are made to the Board. The DRB Administrator will determine the applicable level of review based on the scope of work.

Board meetings are held at 4:30 p.m. (unless noted otherwise) on the first and third Mondays of each month at 2 George Street in the 1st floor meeting room. For deadlines dates, meeting schedules, application forms, or additional information, please visit <https://www.charleston-sc.gov/294/Design-Review-Board-DRB>

Prior to DRB review, it is the responsibility of the applicant to obtain Zoning approvals (Variances, Special Exceptions, Zoning staff approval), and Pre-App TRC review (if applicable) that are required for this project. Failure to do so will result in deferral from the DRB agenda. Provide a statement on the cover sheet indicating that you have met with Zoning staff and the project is Zoning compliant and does not require, or has obtained, any Variances or Special Exceptions. This statement should also indicate that you have had Pre-App TRC review (if applicable). Provide the name and contact information for the design architect, who will be the only point of contact for the City. Applicants are strongly encouraged to meet with the relevant neighborhood association and any adjacent property owners prior to making a DRB submittal.

ANY PART OF AN APPLICATION DOES NOT CONFORM TO THE SUBMITTAL REQUIREMENTS FOR THE RELEVANT PHASE, OR IS INCOMPLETE, WILL BE REJECTED AND REMOVED FROM THE AGENDA.

SUBMITTAL REQUIREMENTS:

All items described below are required. **Check each box for the relevant review phase, sign at the end of the form, and submit these checked and signed Submittal Requirements with the application.** Staff-level reviews are not subject to deadlines, but are reviewed in the order received, and will be rejected if incomplete.

STAFF REVIEW:

- 1 Completed application form (must accompany every submittal including revisions, materials, etc.).
- 1 Application fee (a fee is due each time a project is submitted for review).
- 1 Set of photographs as outlined below.
- 1 Half-size (18" x 24" max. sheet) and 1 full-size (36" x 48" max. sheet) set of drawings as outlined below.

BOARD REVIEW:

- 1 Completed application form for every submittal.
- 1 Application fee (a fee is due each time a project is submitted for review).
- 5 Sets of photographs as outlined below.
- 5 Half-size sets (18" x 24" max. sheet) of drawings as outlined below.

- 1 CD or jump drive containing the digital version of all submitted documents as outlined below.
- A physical model (if required) as outlined below.
- A materials board (if required) as outlined below.
- Must include a list of Staff and Board Comments from the previous meeting with responses explaining how previous comments have been addressed.

Digital version of submittal (Required for Board-level submittals only) - All submittal documents (plans, photographs, etc.) must be provided both digitally and in hard copy (and must be a duplicate of each other.) They should be saved as a PDF's on a CD or jump drive. Applicants wishing to give a prepared presentation at the meeting must include it on the same CD. Digital presentations will not be accepted via email, after the deadline, or during the meeting.

Photographs of existing site, context and structure - This includes, but is not limited to, buildings, signs, and site features. Photographs should be clear and legible, printed in color, four per 18" x 24" sheet maximum and bound into the drawing set, and include a description. Required at Conceptual and Preliminary Review phases only. Do not include at Final Review phase.

Physical model - Models are generally recommended for all multi-family residential new construction and commercial new construction, to be determined by the City Architect. **Models must be at a scale sufficient to clearly depict the design intent in height, scale, mass and 3D form. The extent of the model should show sufficient context to demonstrate contextual compatibility.** Required at Conceptual and Preliminary Review phases only. Models should be brought to the Board meeting and removed immediately after the project is heard.

Materials - All exterior materials, finishes, colors, fixtures, paving etc. should be mounted or represented on a board and keyed into elevations or renderings to cohesively convey the projects' materials palette. (Staff can provide examples if needed). In some cases, stand-alone samples (such as windows) may be required. **Boards and samples must be labeled with the applicant's name and the project address. Materials and material boards are required at Preliminary and Final Review phases only. Must be submitted by the submittal deadline.**

Drawings - Architectural drawings must include the items listed below and are broken down by phase of review, with each phase requiring an increasing level of detail. Drawing sets must include the items described under the phase for which you are submitting as well as the items described under all prior phases, unless noted otherwise. **AFTER THE INITIAL SUBMITTAL, ALL SUBSEQUENT SUBMITTALS MUST INCLUDE THE PREVIOUSLY-PROPOSED SITE PLAN, FLOOR PLANS, ELEVATIONS AND RENDERINGS SIDE-BY-SIDE ON THE SAME DRAWING WITH THE CURRENT PROPOSAL FOR COMPARISON. ALTERNATIVELY, THE PREVIOUSLY PROPOSED VERSION COULD APPEAR ON THE BACK SIDE OF THE PRIOR SHEET SO THAT WHEN THE DRAWING SET IS OPEN THE PREVIOUS AND PROPOSED VERSIONS WILL APPEAR NEXT TO EACH OTHER.**

Color Renderings - A minimum of two perspective image renderings is required. One rendering to include proposed construction and adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk abutting the property. A second rendering as it would be seen at eye level by a pedestrian on a sidewalk across the street from the property. Additional renderings/views are always helpful.

NOTE 1: THE MAXIMUM DRAWING SIZE FOR BOARD SUBMISSIONS IS 18" X 24". SCALE REQUIREMENTS ARE AS NOTED BELOW. EXCEPTIONS TO SCALE REQUIREMENTS, IF REQUIRED BY THE PROJECT SIZE, SHOULD BE REVIEWED WITH THE CITY ARCHITECT AND AGREED UPON PRIOR TO SUBMISSION. Orient site plan and floor plans the same. Provide a drawing index with page numbers and number all pages sequentially starting at one and continuing. Indicate the applicant name and contact information, official project street address and name on the cover sheet. Indicate the "Formerly Known" name/address if it has changed.

For project with multiple structures, submit the following:

- Overview of the development including background information, relationship of buildings and exterior spaces to one another, streetscapes, site plan, landscape (if desired but not required) and hardscape plans, comparison elevations and overall renderings. If this overview is denied or deferred by the Board, the application for individual subsequent buildings may be deferred at the discretion of the Board.
- A separate submittal package for each "building" conforming to the requirements outlined below.
- These requirements may be waived by staff for smaller projects with multiple buildings.

Conceptual Review: Review of the height, scale, mass and 3-dimensional form of a building, or an addition to an existing building, and the general architectural direction and quality of the project as it relates to its site, its neighborhood, and the City of Charleston. This phase defines the overall quality and architectural character of the project. A pre-design conference with the City Architect/Preservation Officer to review the design is required for DRB projects prior to application for Conceptual Review.

Generally, the Conceptual Review drawings should reflect 20% completion of the architect's "Design Development Phase" as defined by the AIA.

TITLE PAGE:

- Must include the design architects' name and contact information, project name, address and drawing index (page number on each sheet in the lower right corner. Number all pages sequentially starting at one and continuing).
- Must include dates of all previous reviews by TRC, Zoning (BZA or Staff) and BAR.
- Must include a statement regarding Zoning compliance as described above.

EXISTING AND PROPOSED ARCHITECTURAL SITE PLANS AND CONTEXT PLAN

(To Scale, min. 30" = 1'-0" after printing :

- Layout of all structures including doors and windows (with north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled).
- Layout of all existing (to remain), and all proposed paved or gravel areas, walls, gates, mechanical equipment, parking spaces, trees, trash enclosures, other significant site features etc. with materials clearly noted.
- Existing building(s) adjacent to the property on all sides.
- Any demolition or removal of existing site features, including trees and other landscape.
- The ground floor plan and how it relates to the site.
- Must include FEMA zone information.
- All traffic signs within the property lines must be a decorative wood or decorative metal post painted black or Charleston Green.

EXISTING AND PROPOSED LANDSCAPE PLAN

(To Scale, min. 30" = 1'-0" after printing :

- All items listed above as required for Architectural Site Plan.
- Layout of all existing and proposed landscape on the site. Show an expected plant pallet for the provided layout **OR** each plant labeled and provide a plant list. (by preliminary review, each plant must be labeled and a plant list provided.)
- Define wet vs. dry detention ponds, and provide pond edge native plantings.

EXISTING AND PROPOSED ARCHITECTURAL FLOOR PLANS

(To Scale, min. 1/16" = 1'-0" after printing :

- Provide a separate floor plan for each level. Include one plan for repetitive, identical floors.
- Must include north arrow and a graphic scale.
- Notes/labels should identify floor level, dimensions, room names, equipment, section cuts, etc.
- Differentiate new from existing with hatching or tone.
- Must include a roof plan.
- Arrangement of interior spaces with window and door locations and rooms labeled.
- On existing floor plans, note any removal of existing building elements.
- Where an addition to an existing building is proposed, provide existing plans noting any removal or alteration of existing building elements.

EXISTING AND PROPOSED ARCHITECTURAL BUILDING ELEVATIONS

(To Scale, min. 1/16" = 1'-0" after printing :

- Must include notations regarding all existing and proposed materials and dimensions.
- Must include all elevations regardless of visibility.
- Must include elevation labels according to compass orientation.
- Indicate existing grade/flood plain requirements where relevant.
- Where an addition to an existing building is proposed, provide existing plans and elevations noting any removal or alteration of existing building elements.
- For new construction or additions facing the street, provide a streetscape elevation (drawn to scale) of buildings adjacent to the site, and a streetscape elevation (drawn to scale) across the street from the site. The proposed new construction must be included in the streetscape elevation on both sides of the street. A photo montage will not be acceptable in lieu of a scaled drawing streetscape elevation.

COLOR RENDERING AND/OR THREE-DIMENSIONAL DRAWINGS:

A minimum of two renderings is required as follows:

- Proposed construction, including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk abutting the property.
- Proposed construction, including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk across the street from the property.

- A bird's eye view of the block bounded by 4 streets.
- Additional renderings/views are always helpful.

NOTE: Do not include "Possible Future Developments/Buildings" in the renderings as this is misleading.

PHOTOGRAPHS

- Photographs of existing site and structure (if any). Also include photographs of surroundings sufficient to explain context. This includes, but is not limited to, buildings, signs, and site features. Photographs should be clear and legible, printed in color, four per 18" x 24" sheet maximum and bound into the drawing set, and include a description.

Preliminary Review: Review of the development of the conceptual design and its relationship to its context in terms of the project's details, materials and finishes. This phase defines the level of quality of construction, and the relationship of the buildings' components to surrounding buildings and to one another.

Generally, the Preliminary Review drawings should reflect 40% completion of the architect's "Construction Documents Phase" as defined by the AIA.

TITLE PAGE:

- Must include applicant name and contact information, project name, address and drawing index (page number on each sheet in the lower right corner. Number all pages sequentially starting at one and continuing).
- Must include dates of all previous reviews by TRC, Zoning (BZA or Staff) and DRB.
- Must include a list of Staff and Board Comments from the previous meeting with responses explaining how previous comments have been addressed.

PREVIOUS AND CURRENT ARCHITECTURAL SITE PLANS, DETAILS AND CONTEXT PLAN

(To Scale, min. 30" = 1'-0" after printing :

- Layout of all structures (with north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled).
- Layout of all paved or gravel areas, walls, gates, mechanical equipment, parking spaces, trees, other significant site features etc. with materials clearly noted.
- Existing building(s) adjacent to the property on all sides.
- Any demolition or removal of existing site features.
- The ground floor plan and how it relates to the site.
- Must include FEMA zone information.
- Must include location and type of outdoor lighting fixtures.
- Notes indicating all meters, utilities, vents etc. on the building facades to be painted the same color as the building façade where located.

EXISTING AND PROPOSED LANDSCAPE PLAN

(To Scale, min. 30" = 1'-0" after printing :

- All items listed in Conceptual Review.
- Further developed landscape plan and plant list.
- Site lighting plan including cuts of all fixtures and a photometric plan.
- Screening of all at-grade mechanical equipment with screening and/or landscaping.

PREVIOUS AND CURRENT ARCHITECTURAL FLOOR PLANS

(To Scale, min. 1/16" = 1'-0" after printing :

- Provide a separate plan for each level. Include one plan for repetitive, identical floors.
- Must include north arrow and a graphic scale.
- Notes/labels should identify floor level, dimensions, room names, equipment, section cuts, etc.
- All section cut symbols must be complete, coordinated, and refer to the consecutive page number where sections and details are located.
- Differentiate new from existing with hatching or tone.
- Must include all floors.
- Must include a roof plan.
- Arrangement of interior spaces with window and door locations and rooms labeled.
- Locations of mechanical equipment (exterior), electrical meter location and electrical service access, water heaters, gas meters and regulators, vents, etc.
- Must include location and type of all outdoor lighting fixtures.
- On existing floor plans, note any removal of existing building elements; differentiate new from existing with hatching.
- Where an addition to an existing building is proposed, provide existing plans noting any removal or alteration of existing building elements.

PREVIOUS AND CURRENT ARCHITECTURAL BUILDING ELEVATIONS (ALL SIDES)

(To Scale min. 1/16" = 1'-0" after printing :

- Must include proposed materials (including walls, foundations, roofs, chimney flues, gutters and downspouts, porches, window/door types, etc.).
- Must include all elevations regardless of visibility.
- Must include elevation labels according to compass orientation.
- All section cut symbols must be complete, coordinated, and refer to the consecutive page number where sections and details are located.
- Must indicate existing grade and proposed grade, with finished floor elevations and building height, measured from the highest curb elevation adjacent to the site. Indicate flood plain requirements where relevant.
- Must include all penetrations through the exterior wall including mechanical vents and equipment.

- Must include location and type of outdoor lighting fixtures.
- Must include design and location of all signage that is integral to the building architecture.
- Where an addition to an existing building is proposed, elevations must clearly indicate any removal of building elements.

BUILDING SECTIONS

(To Scale, min. 1/16" = 1'-0" after printing :

- Building sections should be provided for each area where significant changes in the building's construction and/or volume occur. They must include critical vertical and horizontal dimensions.
- All section cut symbols must be complete, coordinated, and refer to the consecutive page number where sections and details are located.

WALL SECTIONS

(To Scale, min. 3/8" = 1'-0" after printing :

- Wall sections should depict the various construction systems and materials specific to the proposed area of the building (i.e., not simply a "typical" wall section). Wall section(s) should depict material relationships, and generally should depict the wall construction from the ground plane to the building's parapet or eave line at every change in wall conditions (including porches, balconies, canopies, recesses piazza screens, bays, door and window openings, etc.). Incorporate break lines as necessary to fit the page.
- All section cut symbols must be complete, coordinated, and refer to the consecutive page number where sections and details are located.

MATERIALS

- Material selections including samples, brochures, and/or photographs of all exterior materials, finishes, windows, and fixtures. Samples are primarily required for atypical materials (i.e., a synthetic cornice) and not for wood, stucco, etc. (unless otherwise specified by the City Architect).

DETAILS

- Details shall be 3/4" = 1'-0" min. after printing.**

PHOTOGRAPHS

- Photographs of existing site and structure (if any). Also include photographs of surroundings sufficient to explain context. This includes, but is not limited to, buildings, signs, and site features. One good quality image per 8-1/2 x 11 page. Printed photos should be mounted to 8-1/2 x 11 paper, not loose. All photos submitted shall be of sufficient size and quality to allow for review of existing conditions.

Final Review: Review of the completion of the preliminary design based on completed construction documents and material specifications, consistent with the level of quality of the previous phases.

Generally, the Final Review drawings should reflect 90% completion of the architect's "Construction Documents Phase" as defined by the AIA.

FINAL CONSTRUCTION DOCUMENTS:

(Everything required of Preliminary Phase, at the same scale requirements, expanded for 90% completion of Construction Documents. Check the boxes for Preliminary Review for Final Review Submittal Requirements):

- Sufficient for construction purposes, depicting all materials and methods of each type of construction affecting the exterior appearance of the structure, or as specifically requested by the Board of Architectural Review or staff. **Details shall be 3/4" = 1'-0" min. after printing.** All section cut symbols must be complete, coordinated, and refer to the consecutive page number where sections and details are located.
- Material selections including samples, brochures, and/or photographs of all exterior materials, finishes, windows, and fixtures. Samples are primarily required for atypical materials (i.e., a synthetic cornice) and not for wood, stucco, etc. (unless otherwise specified by the City Architect).
- The requirement for an on-site, full-scale mock-up panel for final confirmation of materials and for craftsmanship will be determined by the City Architect. See specific submittal requirements for mock-up panel drawings. Submit mock-up panel drawings with final phase review drawings. Bring the project renderings to the on-site mock-up review to illustrate the location of mock-up components

Final Review by Staff: Review of the completion of the Board-approved project based on completed "For-Permit" construction documents and material specifications, consistent with the level of quality and requirements of the previous phases.

The Final Review drawings should reflect 100% completion of the architect's "Construction Documents Phase and represent "For Permit" drawings

- Final "For-Permit" construction documents shall be sufficient for obtaining a Building Permit, depicting all materials and details for the project including all drawings of all consultants. **Details shall be 3/4" = 1'-0" min. after printing.**
- All section cut symbols must be complete, coordinated, and refer to the appropriate page number where sections and details are located.
- IMPORTANT:** Cloud all changes to Final Review by the Board documents comprehensively.

Agenda Item #2

2198 MILFORD ST. (MAGNOLIA PUD)

TMS # 466-00-00-018

Request approval for the revisions to the previously approved Design Principles for the Magnolia PUD

REVISIONS TO MAGNOLIA DESIGN PRINCIPLES

MAGNOLIA DESIGN PRINCIPLES

INDEX OF REVISIONS

PDF PAGE NUMBER	POWERPOINT PAGE/SLIDE NUMBER	REVISION
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ALL PAGES	ALL PAGES	Revised date
COVER	1	Revised date and name of design firm
3 - 2	13	3.1 - Street Frontages and Edges - Revised Map Rendering
4 - 9	26	4.2.6 - Retail /Commercial: One Story & Multi-Story Deleted sentence regarding eave height
4 - 10	27	4.2.7 - Entertainment Retail Deleted sentence regarding entertainment retail uses
4 - 13	30	4.3 - Massing and Composition 4.3.1 - Added 3.a. - Residential Buildings heading 4.3.1 - Added 3.b. - Commercial Buildings heading with description
4 - 15	32	4.3.3 - Massing Strategy for Mid-Rise Buildings (5-9 Stories) Revised all graphics
4 - 18	35	4.3.6 - Special Element Precedents Deleted - Material change at corner to provide emphasis and photo Added - Active rooftop amenity uses and photo
5 - 4	43	5.2.5 Planting on Individual Parcels - 6. Replaced commercial with primary
7 - 2	57	7.2 - Design Principles 7.2.2 Street Lighting - 1. Revised height restriction description



Charleston, South Carolina | 29 January 2016

Magnolia Design Principles

Prepared by urban design associates

In association with
Davis & Floyd, inc.
Bello Garris Architects



Charleston, South Carolina | XX January 2020

Magnolia Design Principles

Prepared by urban design associates

Updated by PERKINS EASTMAN ARCHITECTS

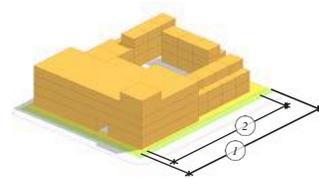
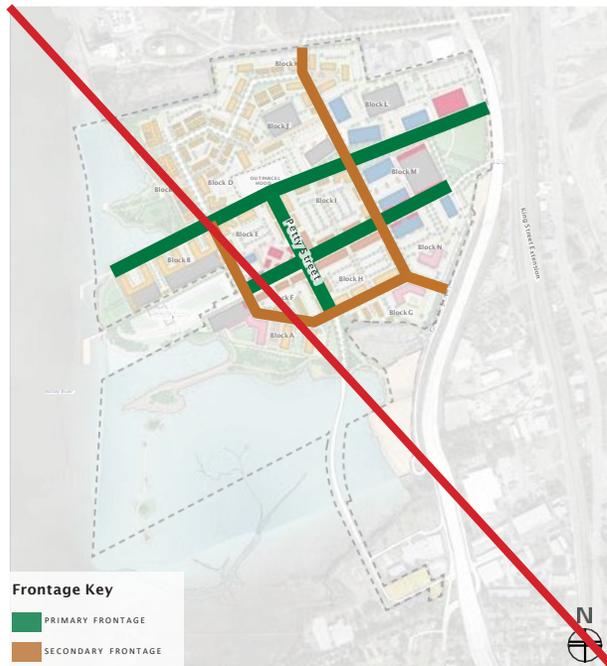
In association with
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3.1 Street Frontages and Edges

Magnolia is designed to accommodate a broad range of building types and uses oriented to create interesting and active street frontages throughout. Some streets will include buildings that have continuous facades occupying a distinct majority of the perimeter frontage zone, not including driveways and access easements. In general, those areas of the plan are concentrated west of Petty Street. Working frontages — buildings that occupy approximately half of a block frontage zone — are generally located east of Petty Street.

Buildings in the eastern sector of the plan will employ parks, plazas, and courtyards as well as street screen elements such as site walls, trellis structures, and “green” walls (site walls in combination with hedges and plant materials) up to 8 feet in height to create a sense of enclosure on primary street frontages. Frontages will be accomplished by building face or street screen elements.

Landscape elements may be used to provide separation between the public and private realms appropriate to the street character. Retail frontages may use planting beds, low seat walls, awnings, and street furniture to create a separation of more private uses like patio dining and exterior displays from the pedestrian thoroughfare without impeding the flow of sidewalk traffic. Residential frontages may use a tiered and layered landscape approach to providing residents with private spaces visually removed from the adjacent public right-of-way. Stepped terraces, hedges, and site walls may be used to provide enclosure and elevation above street level.



Frontage Key

1. Perimeter Frontage Zone
2. Facade within Frontage Zone

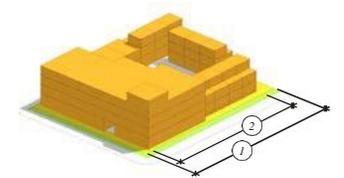
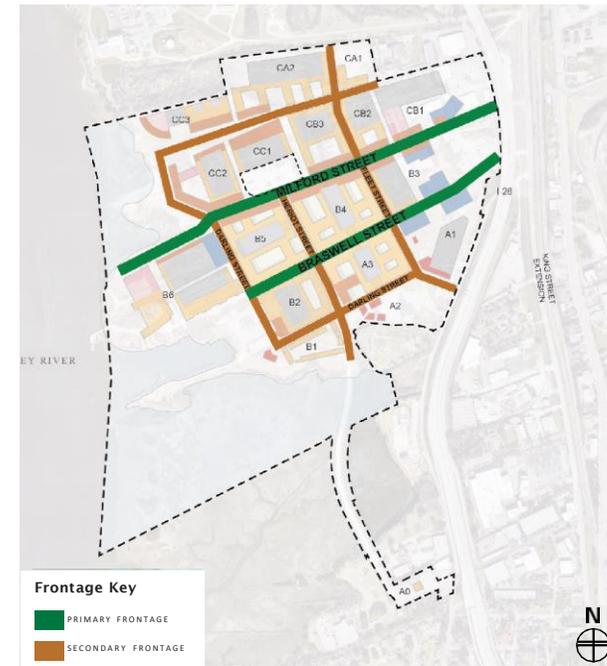


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Frontage Key

1. Perimeter Frontage Zone
2. Facade within Frontage Zone



4.2.6 Retail/Commercial: One-Story & Multi-Story

Infused with local architectural heritage, a vibrant industrial inspired design will create a contemporary look for Magnolia's commercial districts. Metal cladding and glazing will pull from Charleston's industrial heritage and create a regionally distinctive and active space. ~~These stand-alone commercial buildings will read as a minimum two-story mass with an eave height greater than 16 feet.~~ Expressive use of large gazed areas on the ground level in combination with either masonry, steel, or wood structures are encouraged as signature components of the principal building forms. These structures are intended to create both interior and exterior spaces that can function as connected outdoor dining terraces and garden rooms.

Buildings may utilize punched opening or skeletal window and storefront typologies. Building and individual shop entrances will front active public spaces such as plazas, greens, and streets.

The following images are representative of the intended design character for Retail/Commercial buildings at Magnolia.



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The following images are representative of the intended design character for Retail/Commercial buildings at Magnolia.

4.2.7 Entertainment Retail

Entertainment-based retailers provide animation and a regional draw to complement smaller, more locally-based retail operations. Typical larger floor plate building types support these uses. In Magnolia, these building types will create a continuum of the street frontage for mixed-use or retail precincts and may include a dedicated public space in association with the normal pedestrian frontage. ~~These uses will provide large areas of transparency at the ground level on principal streets.~~ Buildings must establish a vertical bay articulation on the primary facades while allowing for a signature entry or accent element that may create a landmark element and contrast with the overall bay expression along the street face.

The following images are representative of the intended design character for Entertainment Retail buildings at Magnolia.



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Entertainment-based retailers provide animation and a regional draw to complement smaller, more locally-based retail operations. Typical larger floor plate building types support these uses. In Magnolia, these building types will create a continuum of the street frontage for mixed-use or retail precincts and may include a dedicated public space in association with the normal pedestrian frontage. Buildings must establish a vertical bay articulation on the primary facades while allowing for a signature entry or accent element that may create a landmark element and contrast with the overall bay expression along the street face.

The following images are representative of the intended design character for Entertainment Retail buildings at Magnolia.



4.3 Massing and Composition

4.3.1 Kit of Parts: Massing, Composition, and Additive Components

1. Begin with simple building massing forms.
2. Application of additive elements may be used to create a wide variety of building configurations throughout the site using a broad palette of materials and components. Additive elements may be composed of materials or compositional arrangements that create a contrast to the basic building articulation — including special elements or landmark features that add vibrance to the streetscape.
3. Develop a compositional system based on vertical bays that are typically no wider than 24 feet. This creates a rhythm at street level that provides a human scale and serves to connect building patterns together to create a pleasant civic realm. Avoiding blank walls along principal streets is a key component of this strategy as well.
4. Window bays may either be punched openings as in many traditional masonry building types or a skeletal system of curtain walls.
5. Articulate the bays with window and door assemblies that follow the bay patterns.
6. The addition of rooftop components creates another point of accentuation and contrast. Rooftop terraces with active uses are encouraged in Magnolia for an active skyline.



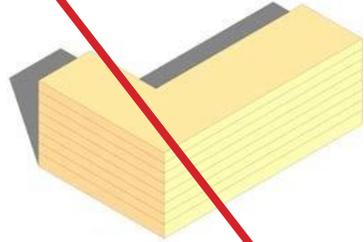
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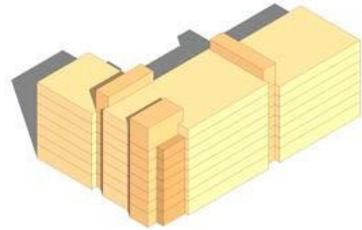
1. Begin with simple building massing forms.
2. Application of additive elements may be used to create a wide variety of building configurations throughout the site using a broad palette of materials and components. Additive elements may be composed of materials or compositional arrangements that create a contrast to the basic building articulation — including special elements or landmark features that add vibrance to the streetscape.
 - 3 a. **Residential Buildings:** Develop a compositional system based on vertical bays that are typically no wider than 24 feet. This creates a rhythm at street level that provides a human scale and serves to connect building patterns together to create a pleasant civic realm. Avoiding blank walls along principal streets is a key component of this strategy as well.
 - b. **Commercial Buildings:** Develop a system of 30' bays that provides a facade rhythm utilizing either a curtain wall or a window wall system. Articulate corners with building elements such as reveals and projections that define the ends of the block.
4. Window bays may either be punched openings as in many traditional masonry building types or a skeletal system of curtain walls.
5. Articulate the bays with window and door assemblies that follow the bay patterns.
6. The addition of rooftop components creates another point of accentuation and contrast. Rooftop terraces with active uses are encouraged in Magnolia for an active skyline.



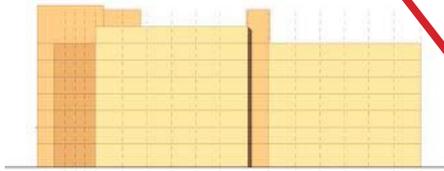
4.3.3 Massing Strategy for Mid-Rise Buildings (5–9 Stories)



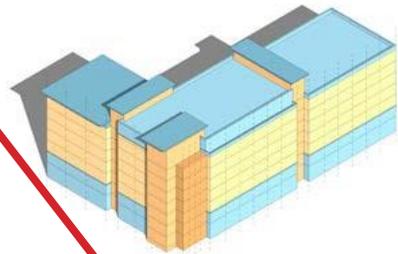
Step 1: Simple Building Massing



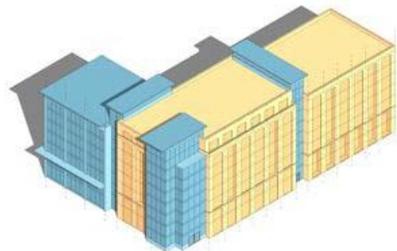
Step 2: Break Up the Mass



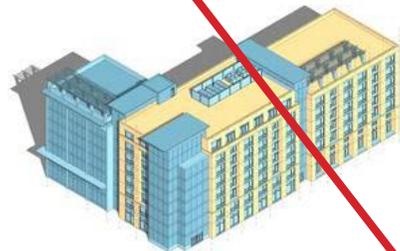
Step 3: Composition — Define the System of Bays



Step 4: Composition — Articulate the Base and Top

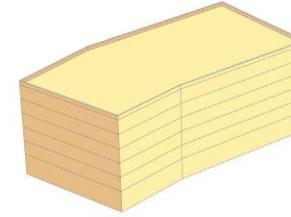


Step 4: Wall Systems — Punched Openings or Skeletal

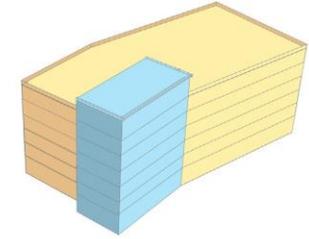


Step 5: Bay Articulation with Openings and Rooftop Components

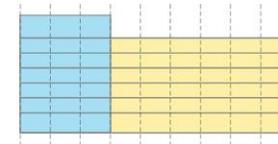
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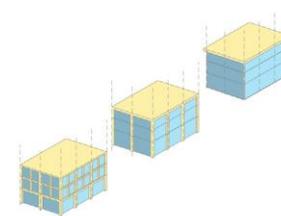
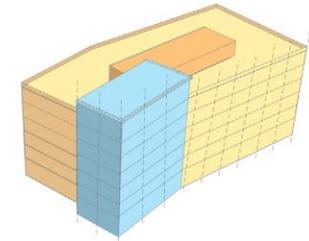
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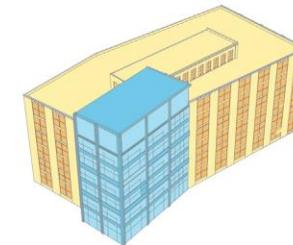
Step 2: Additive Elements



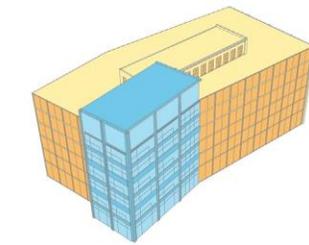
Step 3: Compositional Options - Defining the System of Bays - 30' maximum



Step 4: Wall Systems - Punched Openings, Skeletal, or Curtain Walls



Step 5: Bay Articulation with Openings



Step 6: Bay Articulation with Curtain Walls

4.3.6 Special Element Precedents



Window bays and roof terraces at upper levels indicate habitable spaces above the pedestrian realm



Material change at corner to provide emphasis



Corner glazing anchors the building at a key intersection



Curtain wall glazing at this add-on bay provides contrast to the masonry main body



Open air structures provide shade and staging areas for public space activity and performances

4.3.6 Special Element Precedents



Window bays and roof terraces at upper levels indicate habitable spaces above the pedestrian realm



Active rooftop amenity uses emphasis



Corner glazing anchors the building at a key intersection



Curtain wall glazing at this add-on bay provides contrast to the masonry main body



Open air structures provide shade and staging areas for public space activity and performances

5.2.5 Planting on Individual Parcels

1. Trees planted on individual parcels shall complement the street tree character and pattern near the individual parcel.
2. On individual properties, the size, number, and species of trees shall be in accordance with the information provided below.
3. Landscaping of individual properties shall be substantially complete prior to occupancy.
4. Quality of plant materials shall be in compliance with American National Landscape Association standards.
5. Minimum tree sizes for required planting are as follows:
 - a. Canopy Trees — 2½ inch caliper
 - b. Understory Trees — 8 feet to 10 feet high
6. On ~~commercial~~ frontages exceeding 60 feet, at least 50% of the trees shall exceed the minimum caliper of 2½ inches and be a minimum height of 12 to 14 feet at planting.

5.2.6 Hedges

1. Hedges may be utilized to create privacy along property lines and to enclose and screen parking areas where space constraints and urban conditions occur.
2. Evergreen species, when used as screening, shall be spaced to quickly achieve the desired hedge following initial planting.
3. Hedges should be planted and maintained facing principal street frontage with pedestrian entrances and as required for screening of service areas and equipment.

5.2.7 Shrubs, Groundcovers, and Landscape Beds

1. All disturbed areas should be re-vegetated with plant materials appropriate to the context, setting, and micro-climate, utilizing a combination of shrubs, groundcover, herbaceous species, and grasses.
2. Shrubs, groundcovers, and herbaceous species should be utilized in areas of deep shade where it is difficult to establish turf grasses.

5.2.8 Lawns

1. In commercial settings, public parks, streetscapes and civic areas, lawns can serve recreational purposes and as a planting strip in wide urban sidewalks where pedestrian activity is anticipated.
2. As an alternative to lawns, ornamental grasses and groundcovers are encouraged.
3. Native and ornamental grasses, if used, must be appropriate to context, remain neat in appearance in all seasons without severe pruning, and must be planted in accordance with industry standards for size and spacing to encourage rapid grow-in.

5.2.9 Appropriate Plant Materials

For guidance in selecting appropriate native and indigenous plant materials, refer to:

1. Charleston County Park and Recreation Commission Native Plant List for Coastal South Carolina
2. The City of Charleston Zoning Ordinance Appendix A: Recommended Tree and Shrub Species for Parking Lot Landscaping and Landscape Buffers
3. The City of Charleston Zoning Ordinance Appendix B: Recommended Native and Naturalized Tree, Shrub, and Grass Species for Landscape Buffers



Landscape bed



Native ornamental grasses



Native landscaping requires less maintenance and resources

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7.1 Overview

Site lighting is a key part of the articulation of the public realm. Lighting fixtures not only provide for the safety and accessibility of the outdoor spaces at night but also are a key aspect of the street furnishings that give scale and dimension to the streetscape. Fixtures should be selected for lighting capacity as well as for architectural detailing that will lend a sense of quality and articulation to the public realm.

7.2 Design Principles

7.2.1 General Requirements

1. Site lighting shall be pedestrian-scaled and architecturally compatible with lighting installed in adjoining areas.
2. Lighting shall be limited to the amount and intensity necessary for safety and to complement architectural character. Lighting that spills onto or interferes with the character of the surrounding neighborhoods is not permitted.
3. Lighting that is visible from adjacent properties or roads shall, to the extent feasible, be indirect or incorporate full shield cut-offs.
4. Site lighting fixtures shall be selected and designed with “Dark Sky” features to focus lighting downward into the zone of pedestrian activity without excessive illumination of the upper residential stories of buildings or of the night sky.
5. The use of energy efficient, long life LED, with light color rendered as a warm white (not cool white), is encouraged.
6. Fluorescent lighting is prohibited from use in exterior light fixtures or landscape lighting.
7. In residential areas, site lighting shall be achieved through the use of building mounted fixtures where appropriate, supplemented only as needed by the requisite amount of free standing fixtures to achieve the necessary levels of illumination.

7.2.2 Street Lighting

1. ~~Poles not to exceed 14 feet in height.~~
2. Lighting should be more focused on the pedestrian realm rather than vehicular lanes.

7.2.3 Building Lighting

1. The primary purpose of building lighting shall be to identify building entries. Lighting is not to be used for decorative purposes or to attract attention to a building.
2. Fully shielded spotlights or floodlights attached to building walls or roof eaves are permitted in the rear of the property only. They should be limited in number, and shall not be used to light the yard on a continuous basis during the evening or overnight hours.
3. Up-lighting of structures should be severely restricted, and may be approved at the sole discretion of the Magnolia Design Committee. It will generally be limited to architectural elements that have high civic or district visibility and importance, rather than to highlight individual buildings.

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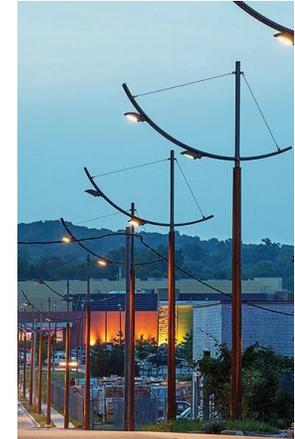
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1. **Poles not to exceed 14' height except along Milford Street extending to the water, whereby they shall not exceed 20'.**
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Street Lighting



Key Plan



Charleston, South Carolina | 29 January 2016

Magnolia Design Principles

Prepared by urban design associates

In association with
Davis & Floyd, inc.
Bello Garris Architects



Charleston, South Carolina | XX January 2020

Magnolia Design Principles

Prepared by urban design associates

Updated by PERKINS EASTMAN ARCHITECTS

In association with
Davis & Floyd, inc.
Bello Garris Architects

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1.1 Overview

The purpose of the Design Principles is to provide clarity and guidance related to the character and design of elements within the Public Realm of Magnolia. The Public Realm is defined as the parts of the development that will be seen and used by the public that includes a system of open spaces, streets, and the buildings that frame them. These design principles are intended to create a platform for producing high-quality urbanism and architecture for a mixed-use, pedestrian-oriented urban precinct that reflects the unique qualities of the site along the Ashley River and the inherited character of the region.

The Design Principles may be amended to address specific conditions such as new building types, uses, block patterns, environmental considerations, etc. that require additional consideration or specificity on certain design elements and conditions. With the exception of scrivener errors, amendments to the Design Principles must be approved by the developer and the Charleston Design Review Board (DRB).

1.2 Site History

Magnolia is an approximately 200-acre site along the Ashley River in the “Neck” of the peninsula. Just north of Historic Charleston, the Neck is the narrow strip of land between downtown Charleston and North Charleston that was once the industrial center of the city. Fertilizer and wood treatment industries thrived in the Neck until the 1970s when changes in both industries forced them to relocate outside the region. Heavy industrial uses gave way to lighter uses such as container storage and trucking facilities.

Today, a new type of economy is beginning to emerge. Charleston’s Upper Peninsula and Neck are becoming home to the region’s creative class of tech industries, designers, and entrepreneurs. Magnolia is strategically positioned to capitalize on this new type of economy and will lead the revitalization of the Neck.

The next generation of urbanism on this site is meant to be a contrast to the historic core of Charleston in the sense that it will grow from an industrial aesthetic to create a vibrant, urban district with loft housing and workplaces composed of small, entrepreneurial uses and larger commercial uses linked to the surrounding area.

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1.3 Design Principles

The City of Charleston has identified the Magnolia area as a primary redevelopment site that can accommodate a mix of uses designed to create great urban spaces, walkable neighborhoods, and a public waterfront that defines the experience.

Magnolia will be a gateway to Charleston that connects existing neighborhoods and businesses in the Upper Peninsula and is poised to become a catalyst for additional entrepreneurial growth in Charleston. Magnolia buildings will be designed in accordance with the universal and timeless design principles of proportion, scale, and rhythm. Though based on tradition, the design of Magnolia will be a forward-thinking evolution of what has come before, with an emphasis on materials and technologies encountered in our modern world and meeting the needs of contemporary life in this unique region.

Magnolia Design Principles:

- » Create an ever-present connection to the Ashley River and marshes
- » Establish a relationship between local heritage and contemporary needs
- » Shape a public waterfront
- » Orient views to the marsh and river
- » Create flexible blocks
- » Provide a complete pedestrian environment
- » Use landscape to create shade and ambiance for streets and public spaces
- » Design for environmental considerations
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Chapter 2. Design Vision And Objectives

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2.1 Overview

Magnolia is a redevelopment site that can accommodate a mix of uses within a walkable, pedestrian-oriented neighborhood. The design character and urban form of this new neighborhood are derived from the regional patterns of working settlements where industry, commerce, and residential uses were woven together in a distinctive urban setting. The architectural character will draw from the industrial and commercial building types found in the immediate vicinity of the Neck while also serving as a complement to the historic character of Charleston. With the site's adjacency to the Ashley River, enhancing public access to the riverfront and marsh area is a focal point of this plan. The character of streets, parks, and public open space will draw on local landscape patterns and palettes that reinforce the sense of regional plant species and materials.



Magnolia will be designed to:

- » Provide public access to the Ashley River waterfront
- » Create flexible development blocks
- » Encourage and foster sustainable design approach to infrastructure and building
- » Enhance pedestrian and bicycle connectivity
- » Enable the creation of a vibrant public realm
- » Accommodate a diverse range of uses

2.2 Open Space and Public Realm

The focal point of Magnolia's park system will be the waterfront. Passive, active, and more urban recreation areas will all be connected through a circulation network that can accommodate cyclists, pedestrian activity, and general recreation. Access to the waterfront park will be characterized by wide pedestrian greens or paths and open space between buildings.

Development within the blocks should reinforce the pattern of pedestrian walkways and trails along the streets and within the public parks to create a connected internal system where possible for increased access to the waterfront, major thoroughfares, and between adjacent neighborhoods.



2.3 Street Design

Some blocks in Magnolia may have interior connector streets, lanes, or green streets, which may be privately maintained and operated. Where required, right-of-ways and cartway dimensions will be designed to accommodate emergency vehicles and public service (i.e. garbage collection) vehicles.

Public streets may include a variety of cross-sections to create a diverse character for Magnolia neighborhoods. Design objectives include:

1. Primary streets shall accommodate cars, on-street parking, pedestrians, bikes, and transit routes.
2. Landscape character shall include an appropriate palette of plant materials in planting strips or designated planting wells within the rights-of-way.

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Image prepared by Urban Design Associates

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3. Streets shall be designed with underground utilities and thoughtful location of utility service equipment.
4. Pedestrian-friendly street design, or “complete streets,” should be encouraged through:
 - a. Buildings close to the street
 - b. Building and storefront entrances directly facing the street
 - c. Porches, verandahs, windows, and doors addressing the street
 - d. Tree-lined streets
 - e. On-street parking
 - f. Screened parking lots
 - g. Garages in rear lanes
 - h. Reduced curb-to-curb distances at intersections

2.4 Architectural Character

Charleston has a rich architectural legacy that combines inherited residential and town building patterns with that of a working waterfront. The architectural palette to be employed at Magnolia draws from both patterns and the unique qualities of building types, materials use, scale and proportion found throughout the city. The intention is to design and build modern buildings that reflect the distinctive attributes of the vernacular and utilitarian building types such as commercial shops and warehouses, small manufacturing and service buildings, as well as mixed-use buildings found in the working waterfronts within the region.

2.5 Landscape Character

The street landscaping and waterfront park design will establish a new context for this former industrial site. The urbanization of the site will pull from an equally diverse pattern of formalized landscape elements such as front gardens and terraces facing streets and parks as well as less formal settings for buildings that reflect the heritage of “working yards.” This mix of landscape types will be encouraged throughout the plan.



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2.4 Architectural Character

Charleston has a rich architectural legacy that combines inherited residential and town building patterns with that of a working waterfront. The architectural palette to be employed at Magnolia draws from both patterns and the unique qualities of building types, materials use, scale and proportion found throughout the city. The intention is to design and build modern buildings that reflect the distinctive attributes of the vernacular and utilitarian building types such as commercial shops and warehouses, small manufacturing and service buildings, as well as mixed-use buildings found in the working waterfronts within the region.

2.5 Landscape Character

The street landscaping and waterfront park design will establish a new context for this former industrial site. The urbanization of the site will pull from an equally diverse pattern of formalized landscape elements such as front gardens and terraces facing streets and parks as well as less formal settings for buildings that reflect the heritage of “working yards.” This mix of landscape types will be encouraged throughout the plan.



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Chapter 3. Site Development Principles

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Chapter 3. Site Development Principles

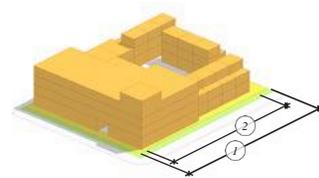
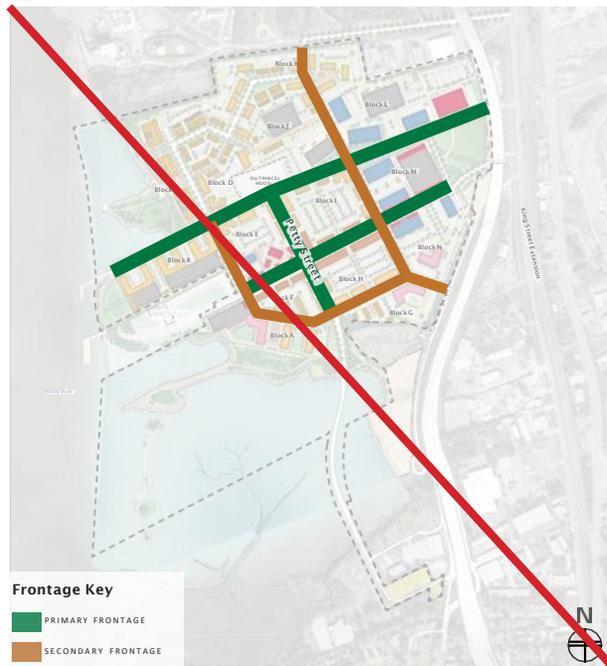
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3.1 Street Frontages and Edges

Magnolia is designed to accommodate a broad range of building types and uses oriented to create interesting and active street frontages throughout. Some streets will include buildings that have continuous facades occupying a distinct majority of the perimeter frontage zone, not including driveways and access easements. In general, those areas of the plan are concentrated west of Petty Street. Working frontages — buildings that occupy approximately half of a block frontage zone — are generally located east of Petty Street.

Buildings in the eastern sector of the plan will employ parks, plazas, and courtyards as well as street screen elements such as site walls, trellis structures, and “green” walls (site walls in combination with hedges and plant materials) up to 8 feet in height to create a sense of enclosure on primary street frontages. Frontages will be accomplished by building face or street screen elements.

Landscape elements may be used to provide separation between the public and private realms appropriate to the street character. Retail frontages may use planting beds, low seat walls, awnings, and street furniture to create a separation of more private uses like patio dining and exterior displays from the pedestrian thoroughfare without impeding the flow of sidewalk traffic. Residential frontages may use a tiered and layered landscape approach to providing residents with private spaces visually removed from the adjacent public right-of-way. Stepped terraces, hedges, and site walls may be used to provide enclosure and elevation above street level.



Frontage Key

1. Perimeter Frontage Zone
2. Facade within Frontage Zone

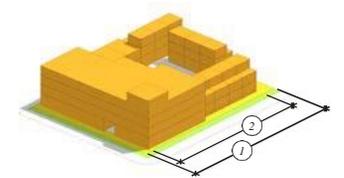
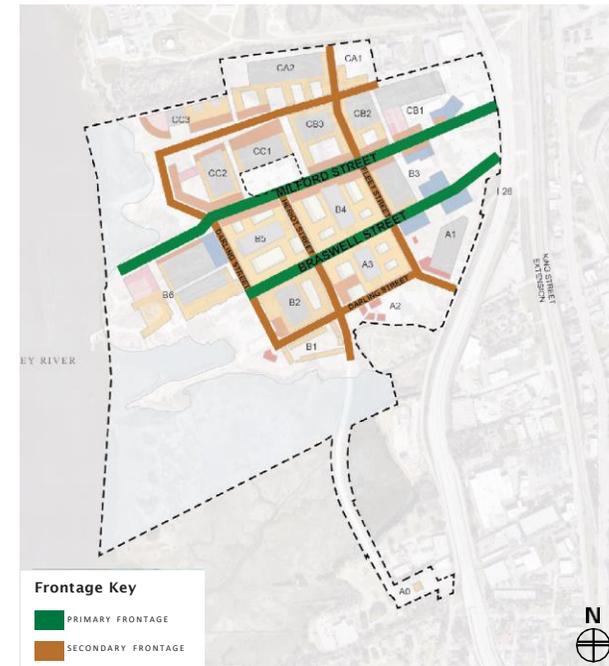


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Frontage Key

1. Perimeter Frontage Zone
2. Facade within Frontage Zone



3.2 Building Setbacks

Refer to section 4.1 of the Magnolia PUD for development standards including lot requirements, setbacks, and building height.

3.3 Allowable Street Right-of-Way Encroachments

Refer to section 4.1 of the Magnolia PUD for allowable right-of-way encroachment standards.

3.4 Building Height

Refer to section 4.1 of the Magnolia PUD and Figure 2 of the PUD Appendix for allowable building height and proposed height district standards.

The Magnolia building height districts encourage taller structures near the interstate and lower structures near the Ashley River. Building height must respect and respond to the specific context of a building's location as well as views to and from the building, specifically in relationship to Interstate 26 and the Ashley River.

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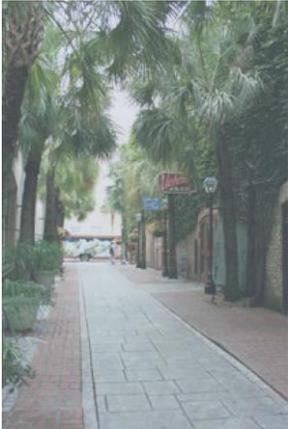
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3.5 Neighborhood Mews

Mews spaces are typically internal to the primary frameworks of public streets and blocks and complement this system with a flexible landscape amenity. These areas will be designed to provide a park or garden setting for building frontages in place of a vehicular street. Mews design shall:

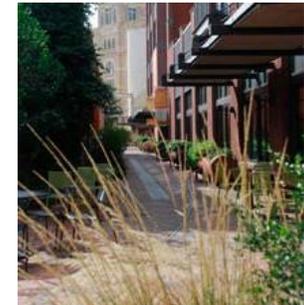
1. Incorporate pedestrian walkways
2. Be landscaped throughout with a layer of semi-private garden spaces separating residential entries from common areas to create comfortable relationships between public space and private space
3. Be a minimum width of 20 feet minimum from face to face of buildings
4. Be connected to streets and pedestrian networks
5. Provide limited vehicular access



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3.6 Parking Standard/Parking Area Design

1. Objectives

- Maximize parking efficiency.
- Minimize visibility of parked cars or parking structures where feasible
- Utilize tree canopy coverage and material choices to reduce heat island effect.
- Encourage uses that accommodate shared parking opportunities.
- Optimize safety and aesthetics through adequate lighting while maximizing energy efficiency through fixture selection and layout.

2. General Principles:

- Any parking, loading or services areas shall be located towards the rear or side portions of the lot and/or screened from adjacent streets with screen walls to minimize their visibility, where feasible. Refer to Section 3.8.
- Where an alley is present, access to parking and service areas should be accessed by the alley.
- Where an alley is not present, parking and service areas shall be accessed by way of a driveway.
- Curb cut widths and driveways accessing the street from parking areas shall be as narrow as possible to accommodate normal vehicular ingress and egress.
- Cross-access and inter-parcel access drives are encouraged between parcels sharing a common parcel line.
- Where feasible, larger parking areas shall be broken up into smaller “parking rooms” to minimize their visual impact.
- Curb cuts and entry driveways should be constructed as shared access points along common parcel lines where practical.
- Canopy trees should be used to provide shade cover for the parking areas.

3. Bicycle Parking

Adequate and safe facilities for bicycle parking shall be located at all trailheads, near bus stops, and on the premises of all new development. Bicycle parking shall be located in areas conveniently reached from the street, at or near main entrances to buildings in well-lit areas.

3.7 Driveways

1. Driveway design and spacing for business, office, or industrial uses will comply with the City of Charleston Zoning Ordinance Section 54-310 except as follows:

Street Speed Limit (MPH)	Maximum Width One-Way (Feet)	Maximum Width Two-Way (Feet)
20-35	15	30

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3.8 Service and Loading Areas

1. Intent

Servicing and loading in Magnolia are intended to integrate with the urban nature of the development. As an active, mixed-use place, the servicing and loading will necessarily come in a variety of forms based on the needs of tenants and operators. This section identifies the minimum parameters to be met across all forms of multi-family and non-residential development in Magnolia.

2. Location of Servicing

Loading zones and service locations are generally one of two types:

- a. On-Street Loading Zone: Loading Zones are located along curbs in marked locations and are for establishments with no or limited rear access.
- b. Interior Block Loading and Servicing: Servicing Locations and Loading Zones are accessed to the rear of buildings toward the center of the block.

3. Dimension of Loading Zone

Off-street loading space requirements for business, wholesale, and industrial uses shall conform to the City of Charleston Zoning Ordinance Section 54-321. However, small retail businesses may share an individual loading zone as determined by the Magnolia Design Committee.

4. Hours for On-Street Loading Zones may be established.

5. Screening of Loading and Service Areas

Loading docks, dumpsters, and other “back-of-house” elements shall be screened from direct view from streets. Refer to the Landscape Principles for appropriate screening devices to be used when these areas are not otherwise screened by a building.

3.9 Screen Walls

1. Intent

Screen Walls are intended to extend the sense of street frontage of buildings and active uses within a block so that the pedestrian experience is continuous and connected to a clear public space. Screen walls are also used to shield and secure service and mechanical equipment facilities from the public realm.

2. Screen walls shall be provided to screen parking areas from adjacent streets where feasible. Screen walls may be composed of masonry walls and/or metal fencing in possible combination with appropriate plantings to soften their visual impact.

3. Screen walls shall be a minimum of three feet six inches tall and maximum of 8 feet tall measured from the adjacent street or sidewalk surface.

4. Screen walls shall have openings no larger than necessary to allow pedestrian and vehicular access and to provide for clear site triangles per applicable municipal codes.

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4.1 Overview

Buildings in Magnolia will be part of a dedicated effort to establish a common vocabulary of architectural elements and design qualities that emphasize regional materials, building traditions and trades, and cultural influences. While the character of each building may be individual and specific, Magnolia Architectural Design Principles require a common approach to designing for human scale and supporting social and civic spaces. It is important that the character and scale of each building are designed principally to make memorable urban spaces and foster a sense of connectivity for all who live, work, and play there.

The genesis of architectural character for Magnolia begins with simple, vernacular buildings found throughout South Carolina and the Southeast region's urban landscapes that include: mercantile buildings with simple forms and large areas of finely-paned glass to flood work spaces with light; simple, well-proportioned homes lining streets to create neighborhoods; warehouses, stores, and small manufacturing buildings that are flexible and adaptable. These precedents establish a fabric for regional identity and offer new possibilities with emerging programs and building systems.

Air, water, light, and shade are primary elements that will influence the design of facades and components, orientation, and massing within Magnolia. This response to natural systems, views, and context combines with a mandate to create urban spaces that serve specific functions and qualities for the community. In keeping with the distinctive placemaking that will define Magnolia, off-the-shelf prototype building designs will not be permitted.

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4.2 Architectural Character by Building Type

4.2.1 Single-Family Attached Residential: Townhouses

Townhouse buildings are typically two to three-and-a-half stories with a massing expression of either a unified building or individualized units. Provide a simple main body mass with secondary massing elements that may contrast through color and/or material. Each unit should have a “gift to the street” in the form of a balcony, bay window, terrace, and/or porch. Consider alignment with adjacent units: similar facades are typically coplanar whereas alternative designs should be offset.

The following images are representative of the intended design character for Townhouses at Magnolia.

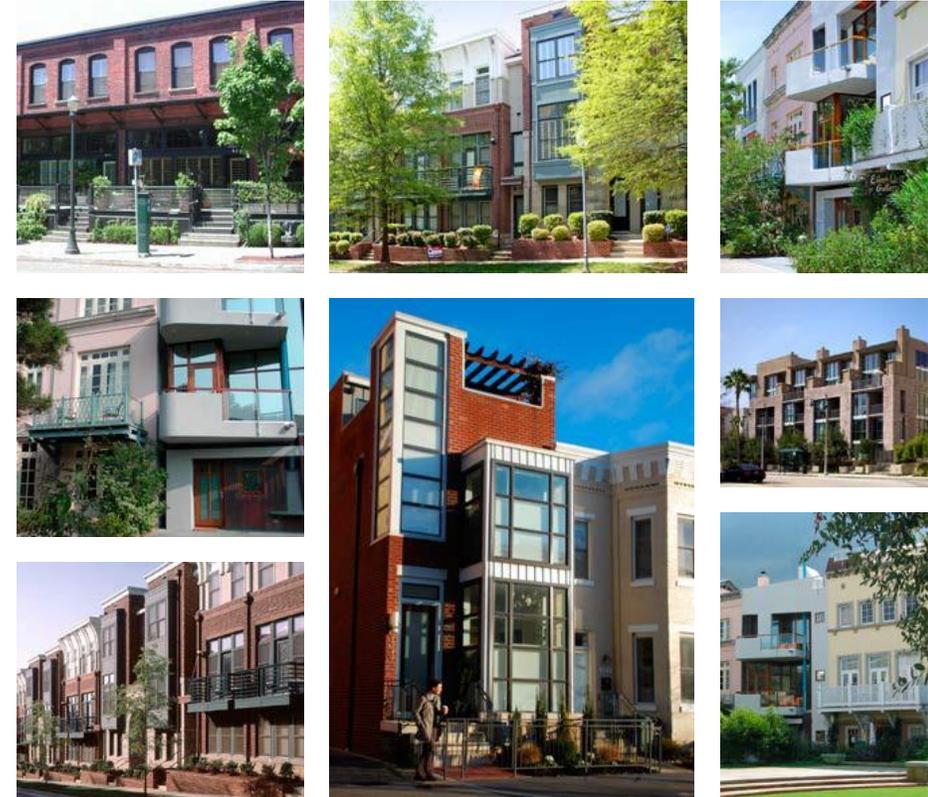


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4.2.2 Multi-Family Residential: Apartments/Lofts

The residential architecture will derive from Charleston’s architectural traditions but allow for and celebrate the site’s working history and post-industrial character. Multi-Family residential buildings should have simple basic massing with vertically articulated bays of window and door openings. The use of sun shading devices such as brise soleil, shutters, canopies, balconies, and deep overhangs is encouraged.

The principal entrance to the building shall be included within the primary or street-facing facade. Additional ancillary access may be located along side or rear elevations or accessed by an exterior stair from the ground floor.

The following images are representative of the intended design character for Apartment/Loft buildings at Magnolia.



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4.2.3 Mixed-Use

Mixed-use buildings will contribute to the creation of active urban streets and plazas within Magnolia. The design of mixed-use buildings in Magnolia should incorporate distinctive ground floor openings and bays that reflect individual storefronts or living units. Transparency for ground floor facades is an important part of the pedestrian experience. Ideally, ground floors will have glazing in at least half of the perimeter facade areas facing a primary street or plaza address.

Commercial uses on the ground floors of mixed-use buildings should create a diverse character for each designated business including such elements as material use, storefront or entrance design, signage, color, and facade setback and articulation.

Upper stories should exhibit simple building massing strategies with simple fenestration patterns that create distinct building patterns.

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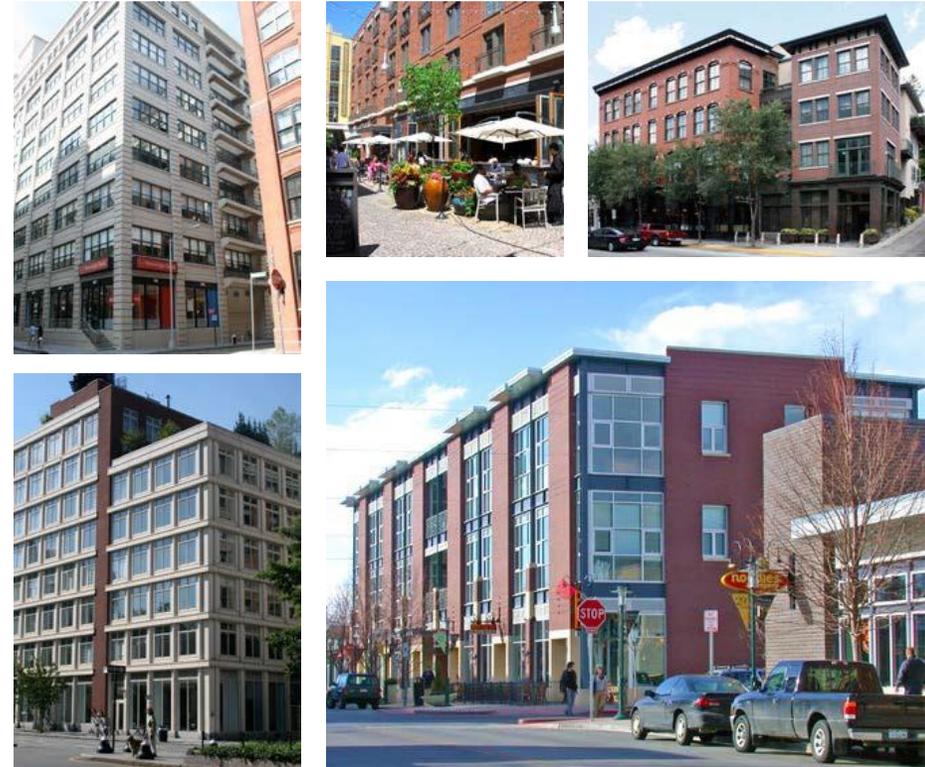
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The following images are representative of the intended design character for Mixed-Use buildings at Magnolia.



4.2.4 Office & Light Industrial

Office and Light Industrial buildings within Magnolia should be designed to reflect the simplicity and scale of former workplace building types found in the city's working waterfronts. These buildings are comprised of simple forms, often masonry, with large glazed openings that read as punched openings or vertically articulated bays. Principal facades facing public areas often have large glazed areas, typically providing transparency across at least half of the facade. Entrances and the exterior expression of vertical circulation components such as elevators and stairways are articulated on the facades. Common or specialized use spaces are expressed as distinct building forms at the ground floor that complement the primary massing. Terraces and roof gardens are often incorporated into the design. Sustainable design elements such as brise soleil components, deep roof or canopy elements, operable window, and air exchange devices, solar energy cells and panels are encouraged.

Principal entrances to the building shall face a street. Loading and service areas shall be screened with separate entrances from primary pedestrian entrances.

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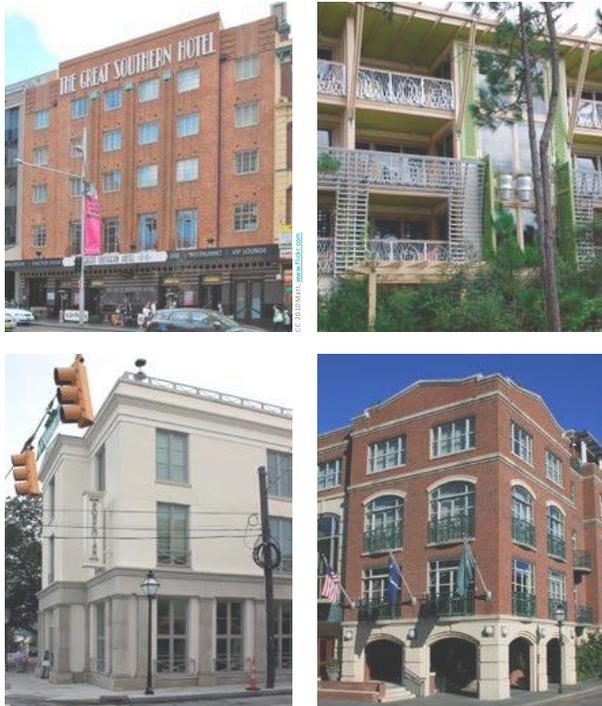


4.2.5 Hospitality

Hospitality buildings in Magnolia should follow the patterns for mixed-use buildings with distinctive ground floor articulation that has taller floor to ceiling heights and generous openings with a high degree of transparency along principal facades. Active, multiple public uses such as cafes and restaurants, shops, recreational facilities, and courtyards are all encouraged uses on the ground floors of hospitality buildings. Terraces for dining or outdoor activities and roof gardens are encouraged above street level.

Principal entrances to the building shall be incorporated in the front facade facing a street. Vehicular drop off should ideally occur as on-street visitor parking and valet service or from parking lot driveways with direct access to off-street parking. A porte-cochere may be used off-street entrances if minimized to encourage and allow pedestrian access. Entrances to portions of the building above the ground floor should be through a ground level lobby.

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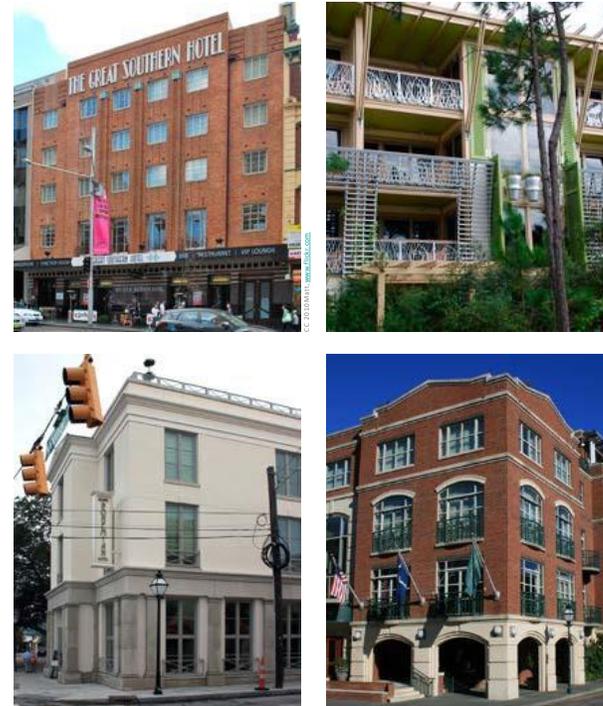


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The following images are representative of the intended design character for Hospitality buildings at Magnolia.



4.2.6 Retail/Commercial: One-Story & Multi-Story

Infused with local architectural heritage, a vibrant industrial inspired design will create a contemporary look for Magnolia's commercial districts. Metal cladding and glazing will pull from Charleston's industrial heritage and create a regionally distinctive and active space. ~~These stand-alone commercial buildings will read as a minimum two-story mass with an eave height greater than 16 feet.~~ Expressive use of large glazed areas on the ground level in combination with either masonry, steel, or wood structures are encouraged as signature components of the principal building forms. These structures are intended to create both interior and exterior spaces that can function as connected outdoor dining terraces and garden rooms.

Buildings may utilize punched opening or skeletal window and storefront typologies. Building and individual shop entrances will front active public spaces such as plazas, greens, and streets.

The following images are representative of the intended design character for Retail/Commercial buildings at Magnolia.



4.2.6 Retail/Commercial: One-Story & Multi-Story

Infused with local architectural heritage, a vibrant industrial inspired design will create a contemporary look for Magnolia's commercial districts. Metal cladding and glazing will pull from Charleston's industrial heritage and create a regionally distinctive and active space. Expressive use of large glazed areas on the ground level in combination with either masonry, steel, or wood structures are encouraged as signature components of the principal building forms. These structures are intended to create both interior and exterior spaces that can function as connected outdoor dining terraces and garden rooms.

Buildings may utilize punched opening or skeletal window and storefront typologies. Building and individual shop entrances will front active public spaces such as plazas, greens, and streets.

The following images are representative of the intended design character for Retail/Commercial buildings at Magnolia.



4.2.7 Entertainment Retail

Entertainment-based retailers provide animation and a regional draw to complement smaller, more locally-based retail operations. Typical larger floor plate building types support these uses. In Magnolia, these building types will create a continuum of the street frontage for mixed-use or retail precincts and may include a dedicated public space in association with the normal pedestrian frontage. ~~These uses will provide large areas of transparency at the ground level on principal streets.~~ Buildings must establish a vertical bay articulation on the primary facades while allowing for a signature entry or accent element that may create a landmark element and contrast with the overall bay expression along the street face.

The following images are representative of the intended design character for Entertainment Retail buildings at Magnolia.



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The following images are representative of the intended design character for Entertainment Retail buildings at Magnolia.



4.2.8 Parking Structures

Parking structures in Magnolia will be designed to create vertically articulated bays and openings in a composed facade design. Openings may either be large in keeping with a loft building composition or smaller punched openings that repeat in composed patterns across the facade. Transparency on each floor should be maximized as much as possible. Openings may be screened, glazed, or open to the outside. Green walls and landscape terraces are encouraged as well as sun shading devices, awnings, and articulated screening such as shutters or trellis structures.

Garages shall have active ground floor uses along primary frontages. A central lobby space for pedestrian access shall be provided off a principal street frontage. Garage entrances shall be located within the standard bay width of the building to allow for vehicular access while preserving safe pedestrian access and active street frontages. Sloped ramps or decks shall be screened from view along principal streets and Interstate 26. Ground floor uses adjacent to vehicular entrances on a primary street or plaza are encouraged. Ceiling mounted lighting shall be screened from direct view at street level. Roof deck lighting shall also be mounted as an integral building component versus pole mounted types.

The following images are representative of the intended design character for Parking Structures at Magnolia.



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The following images are representative of the intended design character for Parking Structures at Magnolia.



4.2.9 Specialty Buildings/Non-Habitable Structures

Ancillary structures are part of the Magnolia design intention. Portable or seasonal uses will be encouraged within the plan. Open air structures to provide shade or protection from the rain and wind will be encouraged as part of the environmental aesthetic. Non-habitable structures will also add character to the Magnolia skyline. Examples include a landmark water-tower feature, iconic roof-top signage, and building tower elements that anchor key intersections.

These structures will range in type and size. In general, the use of similar materials such as brick, metal panels and siding, structural steel or heavy timber, concrete, and glass will be common to all building types.

The following images are representative of the intended design character for Specialty Buildings/Non-Habitable Structures at Magnolia.



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4.3 Massing and Composition

4.3.1 Kit of Parts: Massing, Composition, and Additive Components

1. Begin with simple building massing forms.
2. Application of additive elements may be used to create a wide variety of building configurations throughout the site using a broad palette of materials and components. Additive elements may be composed of materials or compositional arrangements that create a contrast to the basic building articulation — including special elements or landmark features that add vibrance to the streetscape.
3. Develop a compositional system based on vertical bays that are typically no wider than 24 feet. This creates a rhythm at street level that provides a human scale and serves to connect building patterns together to create a pleasant civic realm. Avoiding blank walls along principal streets is a key component of this strategy as well.
4. Window bays may either be punched openings as in many traditional masonry building types or a skeletal system of curtain walls.
5. Articulate the bays with window and door assemblies that follow the bay patterns.
6. The addition of rooftop components creates another point of accentuation and contrast. Rooftop terraces with active uses are encouraged in Magnolia for an active skyline.



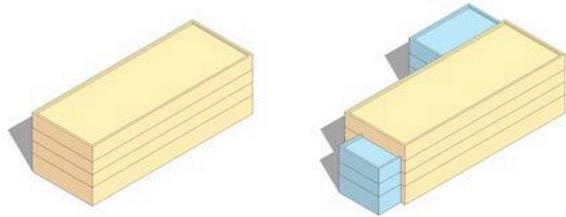
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 - 3 a. **Residential Buildings:** Develop a compositional system based on vertical bays that are typically no wider than 24 feet. This creates a rhythm at street level that provides a human scale and serves to connect building patterns together to create a pleasant civic realm. Avoiding blank walls along principal streets is a key component of this strategy as well.
 - b. **Commercial Buildings:** Develop a system of 30' bays that provides a facade rhythm utilizing either a curtain wall or a window wall system. Articulate corners with building elements such as reveals and projections that define the ends of the block.
4. Window bays may either be punched openings as in many traditional masonry building types or a skeletal system of curtain walls.
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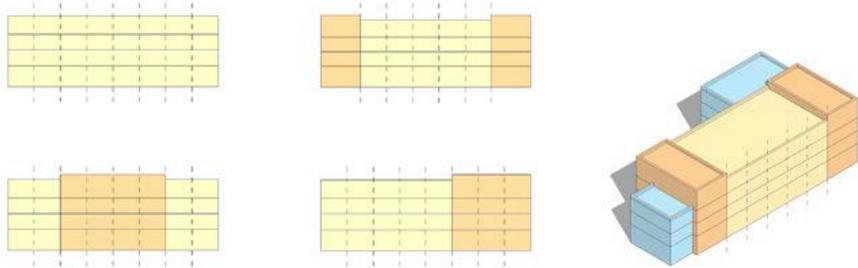


4.3.2 Massing Strategy for Low Rise Buildings (1–4 Stories)

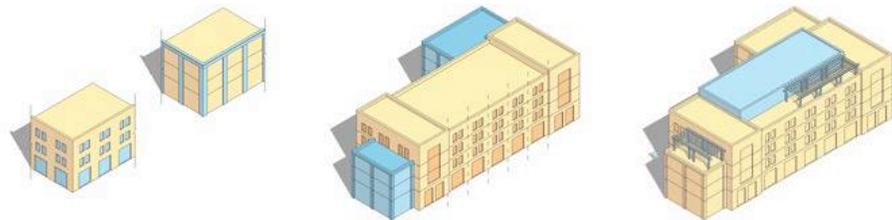


Step 1: Simple Building Massing

Step 2: Additive Elements



Step 3: Compositional Options — Defining the System of Bays

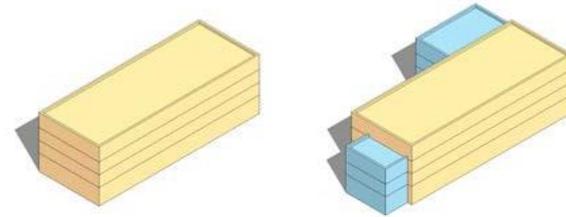


Step 4: Wall Systems — Punched Openings or Skeletal

Step 5: Bay Articulation with Openings

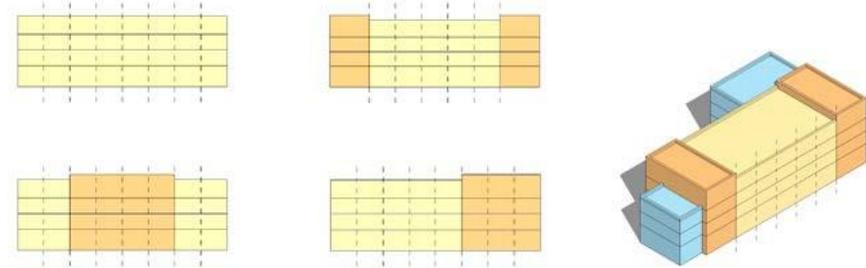
Step 6: Rooftop Components

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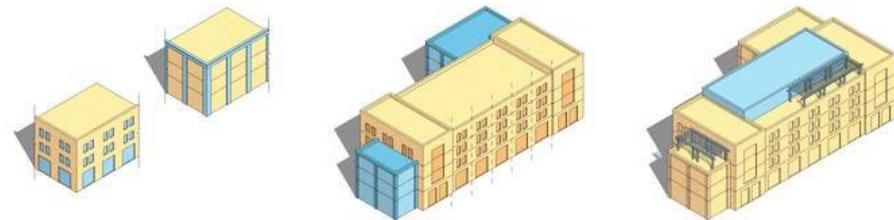


Step 1: Simple Building Massing

Step 2: Additive Elements



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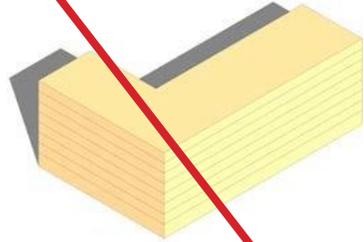


Step 4: Wall Systems — Punched Openings or Skeletal

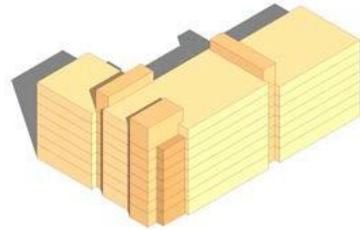
Step 5: Bay Articulation with Openings

Step 6: Rooftop Components

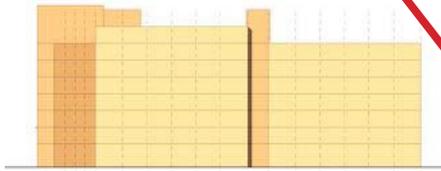
4.3.3 Massing Strategy for Mid-Rise Buildings (5–9 Stories)



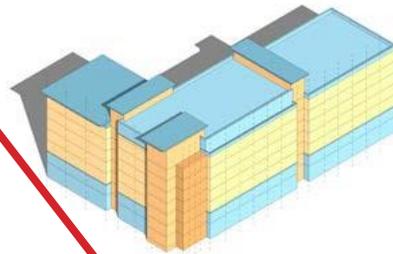
Step 1: Simple Building Massing



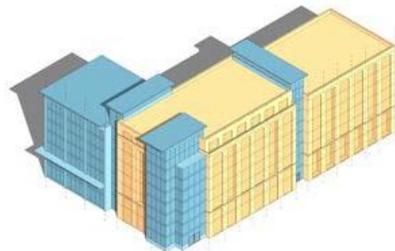
Step 2: Break Up the Mass



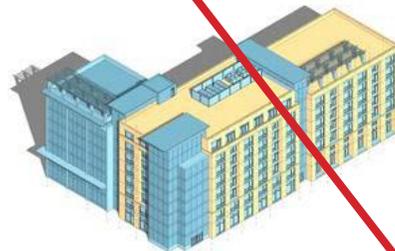
Step 3: Composition — Define the System of Bays



Step 4: Composition — Articulate the Base and Top

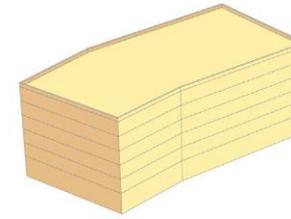


Step 4: Wall Systems — Punched Openings or Skeletal

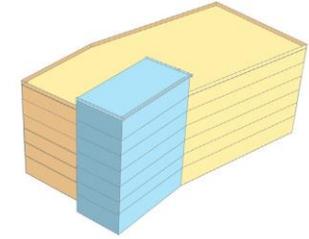


Step 5: Bay Articulation with Openings and Rooftop Components

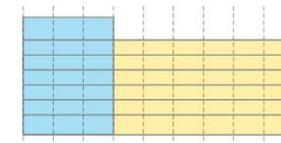
4.3.3 Massing Strategy for Mid-Rise Buildings (5–9 Stories)



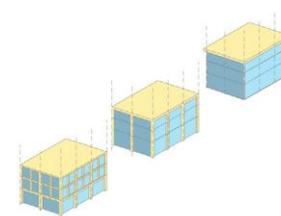
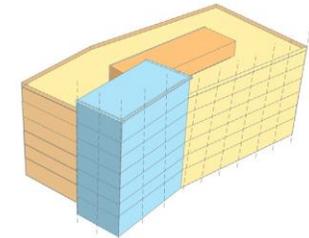
Step 1: Simple Building Massing



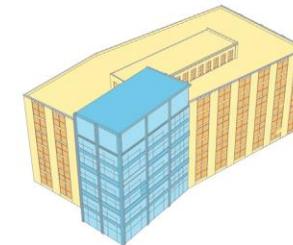
Step 2: Additive Elements



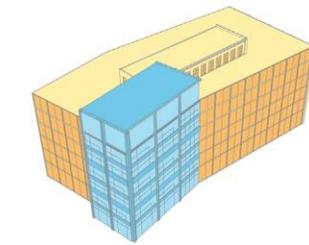
Step 3: Compositional Options - Defining the System of Bays - 30' maximum



Step 4: Wall Systems - Punched Openings, Skeletal, or Curtain Walls



Step 5: Bay Articulation with Openings



Step 6: Bay Articulation with Curtain Walls

4.3.4 Bay Articulation Precedents



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4.3.5 Examples of Bay Articulation



Punched opening window articulation

Larger glazed areas in a loft/industrial building facade composition

Balconies add depth and shadow to the facade and provide an important outdoor amenity

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Punched opening window articulation

Larger glazed areas in a loft/industrial building facade composition

Balconies add depth and shadow to the facade and provide an important outdoor amenity

4.3.6 Special Element Precedents



Window bays and roof terraces at upper levels indicate habitable spaces above the pedestrian realm



Material change at corner to provide emphasis



Corner glazing anchors the building at a key intersection



Curtain wall glazing at this add-on bay provides contrast to the masonry main body



Open air structures provide shade and staging areas for public space activity and performances

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Window bays and roof terraces at upper levels indicate habitable spaces above the pedestrian realm



Active rooftop amenity uses emphasis



Corner glazing anchors the building at a key intersection



Curtain wall glazing at this add-on bay provides contrast to the masonry main body



Open air structures provide shade and staging areas for public space activity and performances



Entry awning provides shade and covered seating area



Shading devices improve indoor environment and add architectural interest



Entry awning provides shade and covered seating area



Shading devices improve indoor environment and add architectural interest



Multi-floor window bays at depth and shadow to a facade



Loggias provide shade relief and enhance the pedestrian experience



Multi-floor window bays at depth and shadow to a facade



Loggias provide shade relief and enhance the pedestrian experience

4.4 Exterior Building Materials

The materials used should be of high quality and reflect an emphasis on regional materials and construction. While each building may have an individual, specific design, the intent is to ensure a consistent vocabulary of timeless materials throughout Magnolia.

1. Cladding and Trim

- Brick or painted brick, subject to approval by the Magnolia Design Committee /City Planning Staff (MDC/CPS)
- Three-coat cementitious stucco, smooth sand finish
- Cast stone
- Precast concrete/concrete
- Stone
- Glass fiber reinforced concrete panels
- Metal panels and metal cladding, subject to approval by MDC/CPS
- Painted or stained wood or cementitious (smooth finish) in clapboard, lap, board and batten, and trim to be used as a secondary or accent application. Cementitious siding subject to approval by the MDC/CPS.
- Exterior insulation and finishing systems (EIFS) not permitted
- Additional materials approved by the MDC/CPS

2. Roofing

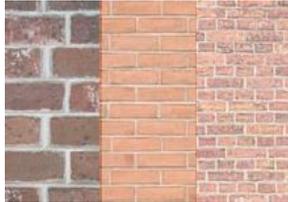
- Flat roofing systems
- Standing seam metal, corrugated or 5V crimp galvanized or galvalume metal
- Metal shingle or asphalt composition shingle (residential only)
- Slate or manufactured slate
- Additional materials approved by the MDC/CPS

3. Curtain Walls

- Aluminum framing system with:
 - Clear glazing
 - Spandrel glass
 - Metal panels

4. Windows

- Wood, metal-clad wood, or vinyl-clad wood frames (extruded vinyl frames not permitted)
- Metal window systems
- Coated steel window systems
- Clear glazing with "E" coating
- Spandrel glass
- Window muntins must project beyond the glazing surface.



Brick



Metal roofing



Curtain wall systems



Stucco and cut stone



Metal window systems

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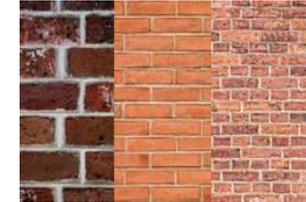
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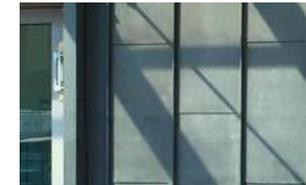


Metal window systems

5. Columns and Piers
 - a. Concrete
 - b. Precast
 - c. Glass fiber reinforced concrete
 - d. Metal
 - e. Brick
 - f. Wood
6. Balconies
 - a. Concrete with:
 - i. Metal railing
 - ii. Glass railing
 - iii. Wood railing
 - b. Steel with:
 - i. Metal railing
 - ii. Glass railing
 - iii. Wood railing
 - c. Wood with:
 - i. Metal railing
 - ii. Glass railing
 - iii. Wood railing
 - iv. Structure wrapped with sheet metal cladding
7. Soffits
 - a. Stucco
 - b. Metal
 - c. Fiber Cement
 - d. Concrete
8. Awnings
 - a. Canvas
 - b. Metal
 - c. Glass

*Wood/composite cladding**Metal balcony**Metal panel**Glass curtain wall**Concrete*

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Chapter 5. Landscape Architecture Design Principles

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5.1 Overview

The landscape design is based on an ethic of ‘preservation and integration’ in which the existing natural areas are preserved and celebrated to the greatest degree possible. The Ashley River Basin and its associated wetlands are focal points of Magnolia, and their conservation is intrinsic to the quality of the community. The built landscape is designed to integrate and extend the fabric of the natural systems through the community and celebrate the unique beauty to be found there.

Landscaping along Magnolia’s streetscapes will be crisp and urban, providing vibrancy and a clear separation between public and private spaces with a layering of site walls, plantings, and screening. Plazas and courtyards will encourage engagement with areas dedicated to recreation and respite. Secondary mews connections through the neighborhood should be lushly planted, providing a park or garden setting for building frontages.



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5.2 Planting Design Principles

5.2.1 Overview

The planting design shall employ a native and naturalized palette to perpetuate the sense of place. General objectives include:

1. Emphasizing and enhancing the non-vehicular transportation experience by creating shaded thoroughfares and paths.
2. Providing visual and sound buffering where required.
3. Using plantings to enhance architecture.
4. Reinforcing neighborhood way-finding systems.
5. Providing shade to reduce the heat island effect.
6. Selecting indigenous or naturalized plant species that reflect the ecology of the region, to minimize water use and maximize the health and vitality of landscape designs.

2. Tree Removal and Protection

Refer to Section 7 of the Magnolia PUD and Article 3, Part 6 of the City of Charleston Zoning Ordinance.

3. Landscape Buffers

Landscape buffers, where required, shall conform to Section 6 of the Magnolia PUD and the City of Charleston Zoning Ordinance Article 3, Part 8.

4. Landscape Frontages

1. Landscape frontages will vary from block to block in Magnolia. Landscape frontages may include courtyards, plazas, and perimeter street screens.
 - a. Retail frontages may use planting beds, low seat walls, awnings, transparent screens, and street furniture to create a separation of more private uses like patio dining and exterior displays from the pedestrian thoroughfare without impeding the flow of sidewalk traffic.
 - b. Residential frontages may use a tiered and layered landscape approach to providing residents with private spaces visually removed from the adjacent public right-of-way. Stepped terraces, hedges, and site walls will provide enclosure and elevation above street level.
 - c. Mews frontages are greenway thoroughfares that provide secondary connections throughout the framework.
2. Individual parcels within a typical block must provide a mix of hardscape and landscape treatments adjacent to the public rights-of-way or shared access such as a mews.
3. A majority of frontage areas between building face and rights-of-ways must be planted with species other than lawn.
4. Hardscape may be used as the primary landscape treatment for all uses with plants in containers or built-in landscape areas.



Use native species to perpetuate a sense of place



Use landscaping to create semi-private areas within the public realm



Respect the wetland ecology along the river

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 - a. Retail frontages may use planting beds, low seat walls, awnings, transparent screens, and street furniture to create a separation of more private uses like patio dining and exterior displays from the pedestrian thoroughfare without impeding the flow of sidewalk traffic.
 - b. Residential frontages may use a tiered and layered landscape approach to providing residents with private spaces visually removed from the adjacent public right-of-way. Stepped terraces, hedges, and site walls will provide enclosure and elevation above street level.
 - c. Mews frontages are greenway thoroughfares that provide secondary connections throughout the framework.
2. Individual parcels within a typical block must provide a mix of hardscape and landscape treatments adjacent to the public rights-of-way or shared access such as a mews.
3. A majority of frontage areas between building face and rights-of-ways must be planted with species other than lawn.
4. Hardscape may be used as the primary landscape treatment for all uses with plants in containers or built-in landscape areas.



Use native species to perpetuate a sense of place



Use landscaping to create semi-private areas within the public realm



Respect the wetland ecology along the river

5.2.5 Planting on Individual Parcels

1. Trees planted on individual parcels shall complement the street tree character and pattern near the individual parcel.
2. On individual properties, the size, number, and species of trees shall be in accordance with the information provided below.
3. Landscaping of individual properties shall be substantially complete prior to occupancy.
4. Quality of plant materials shall be in compliance with American National Landscape Association standards.
5. Minimum tree sizes for required planting are as follows:
 - a. Canopy Trees — 2½ inch caliper
 - b. Understory Trees — 8 feet to 10 feet high
6. On ~~commercial~~ frontages exceeding 60 feet, at least 50% of the trees shall exceed the minimum caliper of 2½ inches and be a minimum height of 12 to 14 feet at planting.



Landscape bed

5.2.6 Hedges

1. Hedges may be utilized to create privacy along property lines and to enclose and screen parking areas where space constraints and urban conditions occur.
2. Evergreen species, when used as screening, shall be spaced to quickly achieve the desired hedge following initial planting.
3. Hedges should be planted and maintained facing principal street frontage with pedestrian entrances and as required for screening of service areas and equipment.



Native ornamental grasses

5.2.7 Shrubs, Groundcovers, and Landscape Beds

1. All disturbed areas should be re-vegetated with plant materials appropriate to the context, setting, and micro-climate, utilizing a combination of shrubs, groundcover, herbaceous species, and grasses.
2. Shrubs, groundcovers, and herbaceous species should be utilized in areas of deep shade where it is difficult to establish turf grasses.

5.2.8 Lawns

1. In commercial settings, public parks, streetscapes and civic areas, lawns can serve recreational purposes and as a planting strip in wide urban sidewalks where pedestrian activity is anticipated.
2. As an alternative to lawns, ornamental grasses and groundcovers are encouraged.
3. Native and ornamental grasses, if used, must be appropriate to context, remain neat in appearance in all seasons without severe pruning, and must be planted in accordance with industry standards for size and spacing to encourage rapid grow-in.



Native landscaping requires less maintenance and resources

5.2.9 Appropriate Plant Materials

For guidance in selecting appropriate native and indigenous plant materials, refer to:

1. Charleston County Park and Recreation Commission Native Plant List for Coastal South Carolina
2. The City of Charleston Zoning Ordinance Appendix A: Recommended Tree and Shrub Species for Parking Lot Landscaping and Landscape Buffers
3. The City of Charleston Zoning Ordinance Appendix B: Recommended Native and Naturalized Tree, Shrub, and Grass Species for Landscape Buffers

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5. Minimum tree sizes for required planting are as follows:
 - a. Canopy Trees — 2½ inch caliper
 - b. Understory Trees — 8 feet to 10 feet high
6. On **primary** frontages exceeding 60 feet, at least 50% of the trees shall exceed the minimum caliper of 2½ inches and be a minimum height of 12 to 14 feet at planting.



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5.3 Hardscape

5.3.1 Paths, Walks, Courtyards, and Terraces

1. An appropriate mix of hardscape materials is encouraged. Hardscape elements such as paths, outdoor terraces and courtyards combined with plant materials, fencing, walls and architectural devices such as balconies, verandas, trellises and/or arcades to create a series of outdoor garden rooms are encouraged.
2. Impervious materials may be used in areas immediate to buildings. Moving away from the building, a gradual transition to pervious or “softer” pervious materials is encouraged.
3. Approved impervious paving solutions include the following:
 - a. Brick
 - b. Granite
 - c. Cobble stone
 - d. Tabby
 - e. Poured concrete
 - f. Concrete pavers
 - g. Asphalt
 - h. Additional materials approved by the Magnolia Design Committee /City Planning Staff (MDC/CPS)
4. Approved pervious paving solutions include the following:
 - a. Crushed rock/pea gravel
 - b. Plantation mix
 - c. Oyster shell
 - d. Compacted earth or sand (paths only)
 - e. Mulch
 - f. Pervious pavers
 - g. Pervious asphalt
 - h. Additional materials approved by the MDC/CPS



Poured concrete



Concrete pavers



Crushed rock gravel

5.3.2 Driveways

1. Driveways should blend into the landscape through careful siting, design, and use of architectural devices and plant materials.
2. Driveways shall be subordinate to the overall neighborhood landscape.
3. See Section III-F: Driveways of this document for further information.

5.3.3 Walls, Fences, and Gates

1. Walls, fences, shrub screens, and gates can be used to define the streetscape and outdoor spaces, as well as screen service areas and parking areas.
2. Designs are to draw from architectural details and materials in keeping with the community aesthetic and building design.
3. Appropriate masonry types for walls include the following:
 - a. Brick
 - b. Stucco on masonry
 - c. Tabby

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3. Appropriate masonry types for walls include the following:
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4. Appropriate fence and/or planting designs include the following:
 - a. Wire mesh with metal frame (powdercoat paint or Cor-ten steel)
 - b. "Living fences" (wire fencing, planted heavily with vines or other vegetation)
 - c. Pierced brick wall with shrub massing to shield parking
 - d. Wood pickets or slats
 - e. Informal shrub screens
 - f. Additional materials approved by the MDC/CPS
5. Appropriate gate designs and associated monuments include the following:
 - a. Brick and/or stucco/tabby monuments
 - b. Metal, metal mesh or hardwood gates
6. Fences and walls should be combined with an integrated shrub screen and/or vine planting.
7. Inappropriate fence, gate and wall types include, but are not limited to, the following:
 - a. Vinyl fencing
 - b. Chain link fencing
 - c. Unfinished concrete block
 - d. Solid board fence or solid gate designs, rough cut lumber fencing
 - e. Synthetic wood



Fence aesthetic is softened with vegetation



Wooden fence with planter boxes



Metal fence

5.4 Water Features

Open ponds or other ground source water features are not permitted due to environmental issues. Fountains are permitted if they are lined, sealed, and not exposed to groundwater.

5.5 Screening of Service Areas and Utilities

Service areas should be designed, located and/or screened so that they are not visible from off-site and do not create nuisance, noise, or odors to adjacent properties where feasible. Refer to Section 3.8 for further information on Screen Walls.

1. Service access shall be from the interior of the parcel wherever practicable, and not from adjacent streets.
2. Service areas shall be located within the development area of the parcel, and shall be enclosed with walls or fencing and screened with densely planted vegetation including shrubs and vines.
3. Spacing and size of shrubs shall be sufficient to screen all mechanical units within one year of planting installation. Plant shrubs tip to tip.
4. All trash and refuse collection areas shall be screened from streets and adjacent properties with a durable enclosure unless completely screened by intervening buildings or other structures.



Service and utility screening

4. Appropriate fence and/or planting designs include the following:
 - a. Wire mesh with metal frame (powdercoat paint or Cor-ten steel)
 - b. "Living fences" (wire fencing, planted heavily with vines or other vegetation)
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Service and utility screening

5.6 Parking Lot Landscaping

5.6.1 Objectives

1. Maximize tree canopy coverage to reduce heat island effect.
2. Provide the feeling of a smaller overall parking area through strategic planting.
3. Aesthetically integrate parking areas into the overall landscape.

5.6.2 Interior Landscaping Principles

Interior landscaping requirements for surface parking lots and other vehicular use areas shall conform to the City of Charleston Zoning Ordinance Section 54-343.1 with the exception that landscape islands will be required only as follows:

1. Each parking row shall terminate with landscape islands.
2. No more than twelve parking spaces shall be permitted in a continuous row without being interrupted by a landscape island.

5.6.3 Perimeter Landscaping Principles

Perimeter landscaping requirements for surface parking lots and other vehicular use areas shall conform to the City of Charleston Zoning Ordinance Section 54-343 with the following additional requirements:

1. No buffer is required at property lines within shared and/or interconnected parking lots.
2. Parking lots adjacent to natural open spaces and major parkways and collectors should include a landscaped buffer that is at least 10 feet wide. Trees should be located to allow for open vistas to buildings, graphics, and other key focal points.

5.7 Landscape Structures and Site Furnishings

Landscape structures and site furnishings include benches, trash and recycling receptacles, bollards, and bicycle racks. The design and placement of these elements contribute to the identity and character of Magnolia.

1. Benches and other forms of seating (i.e. seat walls, planters, and wide steps) should be located intermittently along the retail and mixed-use streets, and within plaza spaces and public open space. The use of individual moveable seating is encouraged.
2. Trash and recycling receptacles should be located at intersections along the primary street frontages, entrances to parks and plaza, outside major building entrances. The containers shall be wind and rain proof. The design shall facilitate access to the liner and have the option to be anchored to the ground.
3. Bollards may be used to prevent motorists from entering into a pedestrian-only zone on plazas or mews areas. They can be used to mark the interface between the public and the private realm. Removable bollards may be permitted where appropriate for emergency access. Bollards shall be designed in conjunction with other site furnishings to ensure consistency throughout Magnolia.

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Chapter 6. Signage Principles

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6.1 Overview

1. Design Philosophy

Signage in Magnolia will take on many different forms and voices based on the intended use. Civic or municipal gateway and wayfinding signs will mark streets, parks, and trails, and will help direct people to parking. Signs for individual buildings or users will provide opportunities to add character and variety to retail districts. Building signs may be suspended under awnings, projected from the building, applied to or painted on the building, or freestanding within the setback zone. Special public buildings may have signs that become sculptural elements. The materials and architectural details of the signs shall be consistent with the palette and design ethic of Magnolia.

2. Objectives

- There will be several co-existing sign voices within the community, with different volumes from subtle to vibrant, that provide variation and visual interest. Accordingly, civic signage will be relatively “quiet,” while commercial, hospitality and retail and entertainment signage may be more “lively.”
- All civic, residential, and commercial signage should complement the architecture, creating a lively atmosphere and visually enriching the fabric of the overall community.
- Signs should work with the other street amenities in establishing the character of the street on which they front while clearly identifying a business, encouraging window shopping, and enhancing the pedestrian experience. Avoid an overabundance of signage that creates visual clutter.
- A cohesive family of municipal or civic signs should provide a quiet street presence that unifies the community throughout, and becomes the constant backdrop to the widely varying commercial spectrum of signage.
- All signs shall be subject to the sole and discretionary aesthetic appropriateness review by the Magnolia Design Committee /City Planning Staff (MDC/ CPS) so that signs are consistent and in harmony with the Magnolia design vision. The MDC/CPS will use the graphics and language in these principles and other use and location appropriate precedents to make a determination of appropriateness on a case-by-case basis.

6.1.3 General Design Principles

1. Size and Placement

- The design, size, and location of each sign will be reviewed and approved in context with the design of the building to which it pertains and its specific use.
- Sign area shall be calculated in accordance with Section 54-403.b of the City of Charleston Zoning Ordinance.
- Signage may only be placed in the public right of way when allowed by the City of Charleston Zoning Ordinance, Article 4 with the following exceptions.
 - Signs mounted projecting from the facade may encroach into the right of way as permitted in Section 4.1 of the Magnolia PUD.
 - Sandwich board signs may be placed on any sidewalk so long as pedestrian clearances are maintained and access is not blocked.
 - Sandwich board signs placed in the right of way may not require an encroachment permit.
- No signage is permitted within the vision clearance triangle at street intersections.



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- e. Signs mounted on buildings, other than those that name the building, should be clearly visible from the street level.

2. Prohibited Signage

- a. Prohibited signage will conform to the requirements set forth in Article 4 of the City of Charleston Zoning Ordinance, Sections 54-404 and 54-414 with the following exceptions:
 - i. Directional signage will be permitted.
 - ii. Signs may extend above the roof line, roof peak, or parapet wall and may be illuminated, but will be reviewed on a case-by-case basis.
 - iii. Entertainment uses may be permitted to have a marquee with reader board or electric lettering and/or internal illumination, but will be reviewed on a case-by-case basis.
 - iv. Entertainment uses may be permitted the use of neon light fixtures, but will be reviewed on a case-by-case basis.
 - v. Professionally commissioned painted wall murals may be permitted, but will be reviewed on a case-by-case basis.
 - vi. Ground signs including monument, free standing, and tenant directories are discouraged. These signs are not permitted in areas of high pedestrian activity.
- b. Additional inappropriate fabrication methods and sign types include the following:
 - i. Singular cabinet construction light boxes with acrylic faces
 - ii. Exposed raceways
 - iii. Glossy acrylic sides and faces
 - iv. Internally illuminated fabric awnings
 - v. Vacuum formed plastic graphics
 - vi. Off-the-shelf plastic sandwich signs
 - vii. Tinted storefront windows
 - viii. Inflatable objects
 - ix. Sky strobe lighting

3. Sign Types

- a. Temporary Signage
 - i. Temporary signage shall conform to the City of Charleston Zoning Ordinance Section 54-411.
- b. Community Identification, Informational, and Directional Signage
 - i. Signage shall be sized to be appropriately scaled to its specific location and adjacent uses.
 - ii. Signs may vary in expression and have a unique character.
- c. Commercial Signage
 - i. Signage shall be appropriately scaled to a specific location and adjacent uses.
 - ii. Signs may vary in expression and have a unique character.
 - iii. Standard "off the shelf" franchise signs are discouraged. Franchise signage will be reviewed by the MDC/CPS for conformance with the character of the Magnolia community.



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4. Sign Material and Fabrication

- a. Appropriate signage materials for all signage other than ground signs include the following:
 - i. Metal finishes. Polished, brushed, patterned, and weathering metals with natural patinas
 - ii. Cast/stone concrete
 - iii. Glass tile/terra-cotta
 - iv. Wood: painted or natural hardwood (small hanging signs and sandwich boards only)
 - v. Metal: copper, bronze, brass, galvanized steel, raw steel, brushed aluminum
 - vi. Painted or engraved directly on façade surface or glazing
 - vii. Etched glass
 - viii. Acrylic with matte finish, combined with other materials
 - ix. Printed canvas (awnings)
 - x. Additional materials approved by the MDC/CPS
- b. Appropriate fabrication methods and signage types include the following:
 - i. Fabricated, crafted and assembled signs that combine several complementary materials
 - ii. The layering and use of materials in innovative ways
 - iii. The use of environmentally responsible materials
 - iv. Individual letter forms used as signage
 - v. Internally illuminated cabinet construction letters
 - vi. Additional fabrication methods approved by the MDC/CPS
- c. Ground monument signs are discouraged from use. However, when used, appropriate materials for these signs include the following:
 - i. Formed concrete: specialty finish (with integral color or stain)
 - ii. Brick
 - iii. Tabby
 - iv. Metal: bronze, brushed aluminum, stainless steel, galvanized steel, raw steel
 - v. Glass: etched, frosted, colored, luminous
 - vi. Green screen (metal mesh combined with vines or groundcover plantings)
 - vii. Additional materials approved by the MDC/CPS
- d. Inappropriate ground monument base materials include:
 - i. Concrete block (unfinished, textured/colored)
 - ii. Acrylic
 - iii. Fiberglass
 - iv. Wood
 - v. Faux Stone



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 - iv. Metal: bronze, brushed aluminum, stainless steel, galvanized steel, raw steel
 - v. Glass: etched, frosted, colored, luminous
 - vi. Green screen (metal mesh combined with vines or groundcover plantings)
 - vii. Additional materials approved by the MDC/CPS
- d. Inappropriate ground monument base materials include:
 - i. Concrete block (unfinished, textured/colored)
 - ii. Acrylic
 - iii. Fiberglass
 - iv. Wood
 - v. Faux Stone



6.1.4 Signage Standards by Sign Type

*Sign Types Key*

1. Feature Sign
2. Overhead Wall Sign
3. Rooftop Sign
4. Canopy Sign
5. Awning Sign
6. Right Angle Sign
7. Plaque/Wall Mount Sign
8. Door/Window Sign
9. Temporary/Moveable/Changeable Sign
10. Sandwich Board Sign
11. Banner Sign
12. Painted Wall Sign
13. Ground Sign: Monument, Freestanding, Tenant Directory

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NOTE: The design, size, and location of each sign will be reviewed and approved in context with the design of the building to which it pertains and its specific use.

1 Feature Signs		
Maximum Height Limit	20 feet	
Maximum Area for Sign	10% of facade area Not to exceed 100 sq. ft. per side	
Lighting	Internal or external*	
2 Overhead Wall Signs		
Maximum Height Limit	5 feet on buildings up to 3 stories 8 feet on buildings over 3 stories	
Maximum Area for Sign	80% width of facade Not to exceed 250 sq. ft. on buildings up to 3 stories. Not to exceed 350 sq. ft. on buildings over 3 stories.	
Lighting	Internal or external*	
3 Rooftop Signs		
Maximum Height Limit	5 feet on buildings up to 3 stories 8 feet on buildings over 3 stories	
Maximum Area for Sign	Not to exceed 250 sq. ft. on buildings up to 3 stories. Not to exceed 350 sq. ft. on buildings over 3 stories.	
Lighting	Internal or external*	
4 Canopy Signs		
Maximum Height Limit	5 feet	
Maximum Area for Sign	Maximum width: 10% larger than the width of the opening below	
Lighting	Internal or external*	
5 Awning Signs		
Maximum Height Limit	Valance height 12 inches maximum	
Maximum Area for Sign	1 per window Maximum width: width of opening below	
Lighting	Externally only*	

NOTE: The design, size, and location of each sign will be reviewed and approved in context with the design of the building to which it pertains and its specific use.

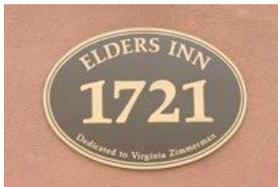
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6 Right Angle Signs

Maximum Height Limit	Varies
Maximum Area for Sign	18 sq. ft. excluding bracket
Lighting	Internal or external*

**7 Plaque/Wall Mount Signs**

Maximum Height Limit	2 feet
Maximum Area for Sign	4 sq. ft.
Lighting	Internal or external*

**8 Door/Window Signs**

Maximum Height Limit	Varies
Maximum Area for Sign	20% of door/window glazed area
Lighting	Internal only*

**9 Temporary/Moveable/Changeable Signs**

Maximum Height Limit	Varies
Maximum Area for Sign	Varies
Lighting	Externally only

**10 Sandwich Board Signs**

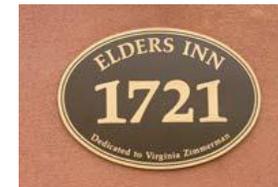
Maximum Height Limit	42 inches
Maximum Area for Sign	24 inches in width by 42 inches in height
Lighting	Not allowed

**6 Right Angle Signs**

Maximum Height Limit	Varies
Maximum Area for Sign	18 sq. ft. excluding bracket
Lighting	Internal or external*

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Maximum Height Limit	2 feet
Maximum Area for Sign	4 sq. ft.
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Maximum Area for Sign	20% of door/window glazed area
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Maximum Height Limit	Varies
Maximum Area for Sign	Varies
Lighting	Externally only

**10 Sandwich Board Signs**

Maximum Height Limit	42 inches
Maximum Area for Sign	24 inches in width by 42 inches in height
Lighting	Not allowed



11 Banner Signs

Maximum Height Limit	10 feet
Maximum Area for Sign	30 sq. ft., 4 feet maximum projection
Lighting	Not allowed



12 Painted Wall Signs

Maximum Height Limit	Varies
Maximum Area for Sign	Varies
Lighting	Externally only



13 Ground Sign: Monument, Freestanding, Tenant Directory

Maximum Height Limit	10 feet
Maximum Area for Sign	50 sq. ft. excluding plinth
Lighting	Internal or external* Directory signs shall be externally lit only



Notes: Use of ground signs is discouraged. Ground signs are not permitted in areas of high pedestrian traffic.

* Internally lit signage may only be considered with individually lit letters and should use LED technology. All internally lit signage may be approved on a case-by-case basis.

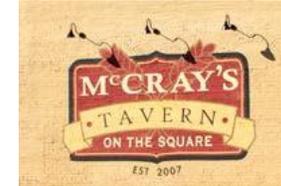
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Chapter 7. Lighting Design Principles

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7.1 Overview

Site lighting is a key part of the articulation of the public realm. Lighting fixtures not only provide for the safety and accessibility of the outdoor spaces at night but also are a key aspect of the street furnishings that give scale and dimension to the streetscape. Fixtures should be selected for lighting capacity as well as for architectural detailing that will lend a sense of quality and articulation to the public realm.

7.2 Design Principles

7.2.1 General Requirements

1. Site lighting shall be pedestrian-scaled and architecturally compatible with lighting installed in adjoining areas.
2. Lighting shall be limited to the amount and intensity necessary for safety and to complement architectural character. Lighting that spills onto or interferes with the character of the surrounding neighborhoods is not permitted.
3. Lighting that is visible from adjacent properties or roads shall, to the extent feasible, be indirect or incorporate full shield cut-offs.
4. Site lighting fixtures shall be selected and designed with “Dark Sky” features to focus lighting downward into the zone of pedestrian activity without excessive illumination of the upper residential stories of buildings or of the night sky.
5. The use of energy efficient, long life LED, with light color rendered as a warm white (not cool white), is encouraged.
6. Fluorescent lighting is prohibited from use in exterior light fixtures or landscape lighting.
7. In residential areas, site lighting shall be achieved through the use of building mounted fixtures where appropriate, supplemented only as needed by the requisite amount of free standing fixtures to achieve the necessary levels of illumination.

7.2.2 Street Lighting

1. ~~Poles not to exceed 14 feet in height.~~
2. Lighting should be more focused on the pedestrian realm rather than vehicular lanes.

7.2.3 Building Lighting

1. The primary purpose of building lighting shall be to identify building entries. Lighting is not to be used for decorative purposes or to attract attention to a building.
2. Fully shielded spotlights or floodlights attached to building walls or roof eaves are permitted in the rear of the property only. They should be limited in number, and shall not be used to light the yard on a continuous basis during the evening or overnight hours.
3. Up-lighting of structures should be severely restricted, and may be approved at the sole discretion of the Magnolia Design Committee. It will generally be limited to architectural elements that have high civic or district visibility and importance, rather than to highlight individual buildings.

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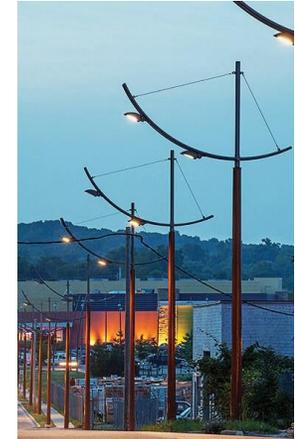
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Street Lighting



Key Plan

7.2.4 Parking and Garage Lighting

1. Parking Lots

- a. Fixture style shall be appropriate for the associated or surrounding architecture.
- b. Poles to be a maximum of 20 to 25 feet in height.

2. Parking Garages

- a. Fixtures at the rooftop level shall be wall mounted and below the top of the roof parapet. Pole mounted fixtures are not permissible at the rooftop level.
- b. Fixtures shall have a concealed light source, semi-opaque lens, or be shielded to reduce glare and prevent excessive light spillage.

7.2.5 Landscape Lighting

- 1. Service area lighting shall be designed to avoid spill-over onto adjacent areas.
- 2. Lighting of a driveway entrance is allowed, however lighting along the length of a driveway in a repetitive way ("runway lighting") is prohibited.
- 3. Gas or gel fuel garden torches, gas lanterns and fire planter elements may be utilized to complement outdoor settings and hospitality environments, subject to the governing regulations.
- 4. Small, external low-level landscape lights may be utilized, but should be concealed within the landscape, properly shielded and aimed to avoid glare.
- 5. A limited amount of landscape lighting, including down-lighting of trees, may be used to enhance the beauty of specimen trees.
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Chapter 8. Design Review Process

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8.1 Magnolia Design Committee

Design principles will be administered and enforced by the property owner's association in the form of an internal architectural review board, which shall be established prior to the first conveyance of property. The Magnolia Design Committee will be comprised of at least three design and/or development professionals with proven skills and established careers.

8.2 Review Process

Design review will be a multi-step process from conception, through schematic design, design development and construction documentation. This process will be a collaborative effort to ensure that the Magnolia design intent is successfully achieved throughout site.

Following the approval of the Magnolia Design Principles by the City of Charleston Design Review Board (DRB), the Design Principles will be used for evaluation of the individual projects by the Magnolia Design Committee and City staff. City staff shall have the right to approve projects that they deem consistent with the Design Principles approved by the DRB. In the event of a conflict or impasse during the design review by City staff, the property owner or design review applicant shall have the right to appeal the matter to the DRB for approval.

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**REVISED MAGNOLIA DESIGN PRINCIPLES-
FULL VERSION INCLUDING REVISIONS**



Charleston, South Carolina | XX January 2020

Magnolia Design Principles

Prepared by u r b a n d e s i g n a s s o c i a t e s

Updated by P E R K I N S E A S T M A N A R C H I T E C T S

In association with

D a v i s & F l o y d , i n c .

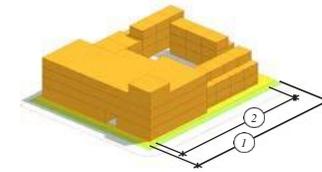
B e l l o G a r r i s A r c h i t e c t s

3.1 Street Frontages and Edges

Magnolia is designed to accommodate a broad range of building types and uses oriented to create interesting and active street frontages throughout. Some streets will include buildings that have continuous facades occupying a distinct majority of the perimeter frontage zone, not including driveways and access easements. In general, those areas of the plan are concentrated west of Petty Street. Working frontages — buildings that occupy approximately half of a block frontage zone — are generally located east of Petty Street.

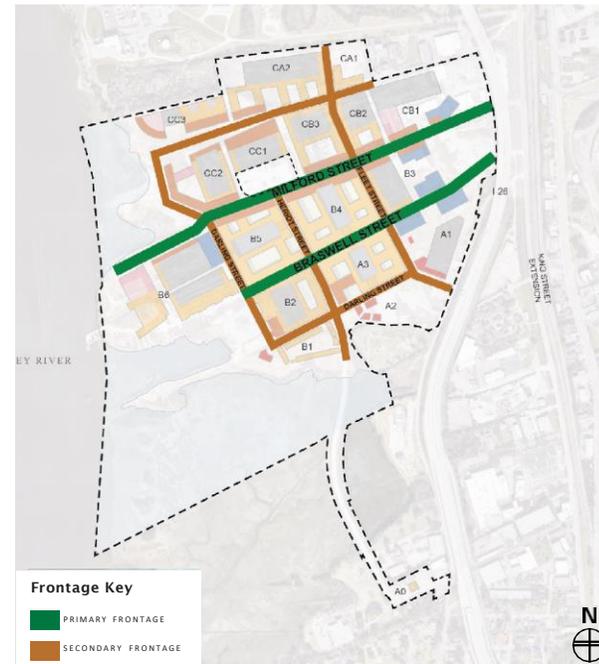
Buildings in the eastern sector of the plan will employ parks, plazas, and courtyards as well as street screen elements such as site walls, trellis structures, and “green” walls (site walls in combination with hedges and plant materials) up to 8 feet in height to create a sense of enclosure on primary street frontages. Frontages will be accomplished by building face or street screen elements.

Landscape elements may be used to provide separation between the public and private realms appropriate to the street character. Retail frontages may use planting beds, low seat walls, awnings, and street furniture to create a separation of more private uses like patio dining and exterior displays from the pedestrian thoroughfare without impeding the flow of sidewalk traffic. Residential frontages may use a tiered and layered landscape approach to providing residents with private spaces visually removed from the adjacent public right-of-way. Stepped terraces, hedges, and site walls may be used to provide enclosure and elevation above street level.



Frontage Key

1. Perimeter Frontage Zone
2. Facade within Frontage Zone



4.2.6 Retail/Commercial: One-Story & Multi-Story

Infused with local architectural heritage, a vibrant industrial inspired design will create a contemporary look for Magnolia's commercial districts. Metal cladding and glazing will pull from Charleston's industrial heritage and create a regionally distinctive and active space. Expressive use of large glazed areas on the ground level in combination with either masonry, steel, or wood structures are encouraged as signature components of the principal building forms. These structures are intended to create both interior and exterior spaces that can function as connected outdoor dining terraces and garden rooms.

Buildings may utilize punched opening or skeletal window and storefront typologies. Building and individual shop entrances will front active public spaces such as plazas, greens, and streets.

The following images are representative of the intended design character for Retail/Commercial buildings at Magnolia.



4.2.7 Entertainment Retail

Entertainment-based retailers provide animation and a regional draw to complement smaller, more locally-based retail operations. Typical larger floor plate building types support these uses. In Magnolia, these building types will create a continuum of the street frontage for mixed-use or retail precincts and may include a dedicated public space in association with the normal pedestrian frontage. Buildings must establish a vertical bay articulation on the primary facades while allowing for a signature entry or accent element that may create a landmark element and contrast with the overall bay expression along the street face.

The following images are representative of the intended design character for Entertainment Retail buildings at Magnolia.



3. Massing and Composition

1. Kit of Parts: Massing, Composition, and Additive Components

1. Begin with simple building massing forms.

2. Application of additive elements may be used to create a wide variety of building configurations throughout the site using a broad palette of materials and components. Additive elements may be composed of materials or compositional arrangements that create a contrast to the basic building articulation — including special elements or landmark features that add vibrance to the streetscape.

3 a. Residential Buildings: Develop a compositional system based on vertical bays that are typically no wider than 24 feet. This creates a rhythm at street level that provides a human scale and serves to connect building patterns together to create a pleasant civic realm. Avoiding blank walls along principal streets is a key component of this strategy as well.

b. Commercial Buildings: Develop a system of 30' bays that provides a facade rhythm utilizing either a curtain wall or a window wall system. Articulate corners with building elements such as reveals and projections that define the ends of the block.

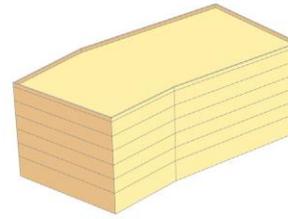
4. Window bays may either be punched openings as in many traditional masonry building types or a skeletal system of curtain walls.

5. Articulate the bays with window and door assemblies that follow the bay patterns.

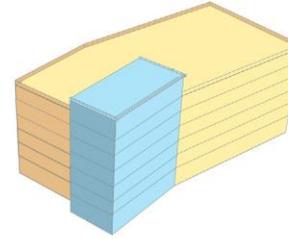
6. The addition of rooftop components creates another point of accentuation and contrast. Rooftop terraces with active uses are encouraged in Magnolia for an active skyline.



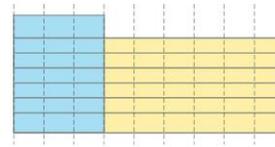
4.3.3 Massing Strategy for Mid-Rise Buildings (5–9 Stories)



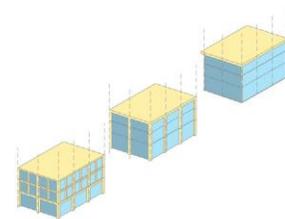
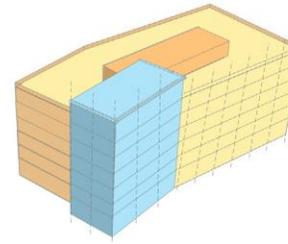
Step 1: Simple Building Massing



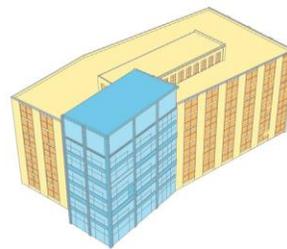
Step 2: Additive Elements



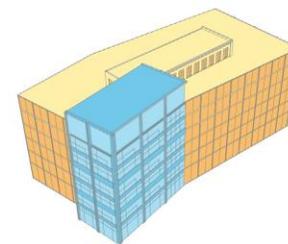
Step 3: Compositional Options - Defining the System of Bays - 30' maximum



Step 4: Wall Systems - Punched Openings, Skeletal, or Curtain Walls



Step 5: Bay Articulation with Openings



Step 6: Bay Articulation with Curtain Walls

4.3.6 Special Element Precedents



Window bays and roof terraces at upper levels indicate habitable spaces above the pedestrian realm



Active rooftop amenity uses emphasis



Corner glazing anchors the building at a key intersection



Curtain wall glazing at this add-on bay provides contrast to the masonry main body



Open air structures provide shade and staging areas for public space activity and performances

5.2.5 Planting on Individual Parcels

1. Trees planted on individual parcels shall complement the street tree character and pattern near the individual parcel.
2. On individual properties, the size, number, and species of trees shall be in accordance with the information provided below.
3. Landscaping of individual properties shall be substantially complete prior to occupancy.
4. Quality of plant materials shall be in compliance with American National Landscape Association standards.
5. Minimum tree sizes for required planting are as follows:
 - a. Canopy Trees — 2½ inch caliper
 - b. Understory Trees — 8 feet to 10 feet high
6. On primary frontages exceeding 60 feet, at least 50% of the trees shall exceed the minimum caliper of 2 1/2 inches and be a minimum height of 12 to 14 feet at planting.



Landscape bed

5.2.6 Hedges

1. Hedges may be utilized to create privacy along property lines and to enclose and screen parking areas where space constraints and urban conditions occur.
2. Evergreen species, when used as screening, shall be spaced to quickly achieve the desired hedge following initial planting.
3. Hedges should be planted and maintained facing principal street frontage with pedestrian entrances and as required for screening of service areas and equipment.



Native ornamental grasses

5.2.7 Shrubs, Groundcovers, and Landscape Beds

1. All disturbed areas should be re-vegetated with plant materials appropriate to the context, setting, and micro-climate, utilizing a combination of shrubs, groundcover, herbaceous species, and grasses.
2. Shrubs, groundcovers, and herbaceous species should be utilized in areas of deep shade where it is difficult to establish turf grasses.

5.2.8 Lawns

1. In commercial settings, public parks, streetscapes and civic areas, lawns can serve recreational purposes and as a planting strip in wide urban sidewalks where pedestrian activity is anticipated.
2. As an alternative to lawns, ornamental grasses and groundcovers are encouraged.
3. Native and ornamental grasses, if used, must be appropriate to context, remain neat in appearance in all seasons without severe pruning, and must be planted in accordance with industry standards for size and spacing to encourage rapid grow-in.



Native landscaping requires less maintenance and resources

5.2.9 Appropriate Plant Materials

For guidance in selecting appropriate native and indigenous plant materials, refer to:

1. Charleston County Park and Recreation Commission Native Plant List for Coastal South Carolina
2. The City of Charleston Zoning Ordinance Appendix A: Recommended Tree and Shrub Species for Parking Lot Landscaping and Landscape Buffers
3. The City of Charleston Zoning Ordinance Appendix B: Recommended Native and Naturalized Tree, Shrub, and Grass Species for Landscape Buffers

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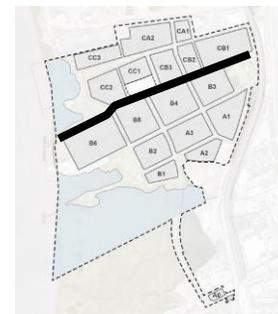
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Street Lighting



Key Plan



Charleston, South Carolina | XX January 2020

Magnolia Design Principles

Prepared by u r b a n d e s i g n a s s o c i a t e s

Updated by P E R K I N S E A S T M A N A R C H I T E C T S

In association with

D a v i s & F l o y d , i n c .

B e l l o G a r r i s A r c h i t e c t s

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Chapter 1. Preface

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1.1 Overview

The purpose of the Design Principles is to provide clarity and guidance related to the character and design of elements within the Public Realm of Magnolia. The Public Realm is defined as the parts of the development that will be seen and used by the public that includes a system of open spaces, streets, and the buildings that frame them. These design principles are intended to create a platform for producing high-quality urbanism and architecture for a mixed-use, pedestrian-oriented urban precinct that reflects the unique qualities of the site along the Ashley River and the inherited character of the region.

The Design Principles may be amended to address specific conditions such as new building types, uses, block patterns, environmental considerations, etc. that require additional consideration or specificity on certain design elements and conditions. With the exception of scrivener errors, amendments to the Design Principles must be approved by the developer and the Charleston Design Review Board (DRB).

1.2 Site History

Magnolia is an approximately 200-acre site along the Ashley River in the “Neck” of the peninsula. Just north of Historic Charleston, the Neck is the narrow strip of land between downtown Charleston and North Charleston that was once the industrial center of the city. Fertilizer and wood treatment industries thrived in the Neck until the 1970s when changes in both industries forced them to relocate outside the region. Heavy industrial uses gave way to lighter uses such as container storage and trucking facilities.

Today, a new type of economy is beginning to emerge. Charleston’s Upper Peninsula and Neck are becoming home to the region’s creative class of tech industries, designers, and entrepreneurs. Magnolia is strategically positioned to capitalize on this new type of economy and will lead the revitalization of the Neck.

The next generation of urbanism on this site is meant to be a contrast to the historic core of Charleston in the sense that it will grow from an industrial aesthetic to create a vibrant, urban district with loft housing and workplaces composed of small, entrepreneurial uses and larger commercial uses linked to the surrounding area.

1.3 Design Principles

The City of Charleston has identified the Magnolia area as a primary redevelopment site that can accommodate a mix of uses designed to create great urban spaces, walkable neighborhoods, and a public waterfront that defines the experience.

Magnolia will be a gateway to Charleston that connects existing neighborhoods and businesses in the Upper Peninsula and is poised to become a catalyst for additional entrepreneurial growth in Charleston. Magnolia buildings will be designed in accordance with the universal and timeless design principles of proportion, scale, and rhythm. Though based on tradition, the design of Magnolia will be a forward-thinking evolution of what has come before, with an emphasis on materials and technologies encountered in our modern world and meeting the needs of contemporary life in this unique region.

Magnolia Design Principles:

- » Create an ever-present connection to the Ashley River and marshes
- » Establish a relationship between local heritage and contemporary needs
- » Shape a public waterfront
- » Orient views to the marsh and river
- » Create flexible blocks
- » Provide a complete pedestrian environment
- » Use landscape to create shade and ambiance for streets and public spaces
- » Design for environmental considerations
- » Build on inherited urbanism



Chapter 2. Design Vision And Objectives

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2.1 Overview

Magnolia is a redevelopment site that can accommodate a mix of uses within a walkable, pedestrian-oriented neighborhood. The design character and urban form of this new neighborhood are derived from the regional patterns of working settlements where industry, commerce, and residential uses were woven together in a distinctive urban setting. The architectural character will draw from the industrial and commercial building types found in the immediate vicinity of the Neck while also serving as a complement to the historic character of Charleston. With the site's adjacency to the Ashley River, enhancing public access to the riverfront and marsh area is a focal point of this plan. The character of streets, parks, and public open space will draw on local landscape patterns and palettes that reinforce the sense of regional plant species and materials.



Image prepared by Urban Design Associates

Magnolia will be designed to:

- » Provide public access to the Ashley River waterfront
- » Create flexible development blocks
- » Encourage and foster sustainable design approach to infrastructure and building
- » Enhance pedestrian and bicycle connectivity
- » Enable the creation of a vibrant public realm
- » Accommodate a diverse range of uses

2. Open Space and Public Realm

The focal point of Magnolia's park system will be the waterfront. Passive, active, and more urban recreation areas will all be connected through a circulation network that can accommodate cyclists, pedestrian activity, and general recreation. Access to the waterfront park will be characterized by wide pedestrian greens or paths and open space between buildings.



Development within the blocks should reinforce the pattern of pedestrian walkways and trails along the streets and within the public parks to create a connected internal system where possible for increased access to the waterfront, major thoroughfares, and between adjacent neighborhoods.

3. Street Design

Some blocks in Magnolia may have interior connector streets, lanes, or green streets, which may be privately maintained and operated. Where required, right-of-ways and cartway dimensions will be designed to accommodate emergency vehicles and public service (i.e. garbage collection) vehicles.

Public streets may include a variety of cross-sections to create a diverse character for Magnolia neighborhoods. Design objectives include:

1. Primary streets shall accommodate cars, on-street parking, pedestrians, bikes, and transit routes.
2. Landscape character shall include an appropriate palette of plant materials in planting strips or designated planting wells within the rights-of-way.

3. Streets shall be designed with underground utilities and thoughtful location of utility service equipment.
4. Pedestrian-friendly street design, or “complete streets,” should be encouraged through:
 - a. Buildings close to the street
 - b. Building and storefront entrances directly facing the street
 - c. Porches, verandahs, windows, and doors addressing the street
 - d. Tree-lined streets
 - e. On-street parking
 - f. Screened parking lots
 - g. Garages in rear lanes
 - h. Reduced curb-to-curb distances at intersections

4. Architectural Character

Charleston has a rich architectural legacy that combines inherited residential and town building patterns with that of a working waterfront. The architectural palette to be employed at Magnolia draws from both patterns and the unique qualities of building types, materials use, scale and proportion found throughout the city. The intention is to design and build modern buildings that reflect the distinctive attributes of the vernacular and utilitarian building types such as commercial shops and warehouses, small manufacturing and service buildings, as well as mixed-use buildings found in the working waterfronts within the region.

5. Landscape Character

The street landscaping and waterfront park design will establish a new context for this former industrial site. The urbanization of the site will pull from an equally diverse pattern of formalized landscape elements such as front gardens and terraces facing streets and parks as well as less formal settings for buildings that reflect the heritage of “working yards.” This mix of landscape types will be encouraged throughout the plan.



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Chapter 3. Site Development Principles

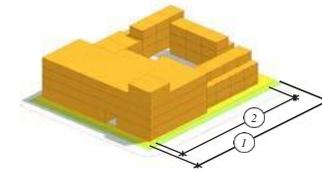
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3.1 Street Frontages and Edges

Magnolia is designed to accommodate a broad range of building types and uses oriented to create interesting and active street frontages throughout. Some streets will include buildings that have continuous facades occupying a distinct majority of the perimeter frontage zone, not including driveways and access easements. In general, those areas of the plan are concentrated west of Petty Street. Working frontages — buildings that occupy approximately half of a block frontage zone — are generally located east of Petty Street.

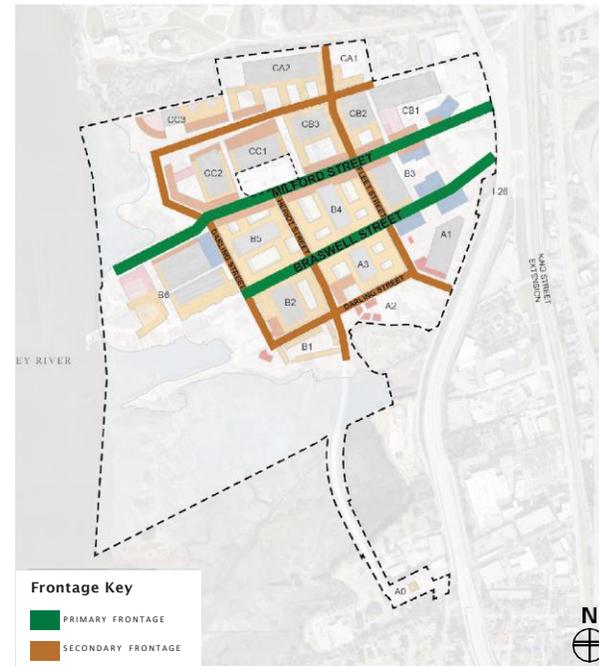
Buildings in the eastern sector of the plan will employ parks, plazas, and courtyards as well as street screen elements such as site walls, trellis structures, and “green” walls (site walls in combination with hedges and plant materials) up to 8 feet in height to create a sense of enclosure on primary street frontages. Frontages will be accomplished by building face or street screen elements.

Landscape elements may be used to provide separation between the public and private realms appropriate to the street character. Retail frontages may use planting beds, low seat walls, awnings, and street furniture to create a separation of more private uses like patio dining and exterior displays from the pedestrian thoroughfare without impeding the flow of sidewalk traffic. Residential frontages may use a tiered and layered landscape approach to providing residents with private spaces visually removed from the adjacent public right-of-way. Stepped terraces, hedges, and site walls may be used to provide enclosure and elevation above street level.



Frontage Key

1. Perimeter Frontage Zone
2. Facade within Frontage Zone



Frontage Key
█ PRIMARY FRONTAGE
█ SECONDARY FRONTAGE



2. Building Setbacks

Refer to section 4.1 of the Magnolia PUD for development standards including lot requirements, setbacks, and building height.

3. Allowable Street Right-of-Way Encroachments

Refer to section 4.1 of the Magnolia PUD for allowable right-of-way encroachment standards.

4. Building Height

Refer to section 4.1 of the Magnolia PUD and Figure 2 of the PUD Appendix for allowable building height and proposed height district standards.

The Magnolia building height districts encourage taller structures near the interstate and lower structures near the Ashley River. Building height must respect and respond to the specific context of a building's location as well as views to and from the building, specifically in relationship to Interstate 26 and the Ashley River.

3.5 Neighborhood Mews

Mews spaces are typically internal to the primary frameworks of public streets and blocks and complement this system with a flexible landscape amenity. These areas will be designed to provide a park or garden setting for building frontages in place of a vehicular street. Mews design shall:

1. Incorporate pedestrian walkways
2. Be landscaped throughout with a layer of semi-private garden spaces separating residential entries from common areas to create comfortable relationships between public space and private space
3. Be a minimum width of 20 feet minimum from face to face of buildings
4. Be connected to streets and pedestrian networks
5. Provide limited vehicular access



3.6 Parking Standard/Parking Area Design

1. Objectives
 - a. Maximize parking efficiency.
 - b. Minimize visibility of parked cars or parking structures where feasible
 - c. Utilize tree canopy coverage and material choices to reduce heat island effect.
 - d. Encourage uses that accommodate shared parking opportunities.
 - e. Optimize safety and aesthetics through adequate lighting while maximizing energy efficiency through fixture selection and layout.
2. General Principles:
 - a. Any parking, loading or services areas shall be located towards the rear or side portions of the lot and/or screened from adjacent streets with screen walls to minimize their visibility, where feasible. Refer to Section 3.8.
 - b. Where an alley is present, access to parking and service areas should be accessed by the alley.
 - c. Where an alley is not present, parking and service areas shall be accessed by way of a driveway.
 - d. Curb cut widths and driveways accessing the street from parking areas shall be as narrow as possible to accommodate normal vehicular ingress and egress.
 - e. Cross-access and inter-parcel access drives are encouraged between parcels sharing a common parcel line.
 - f. Where feasible, larger parking areas shall be broken up into smaller “parking rooms” to minimize their visual impact.
 - g. Curb cuts and entry driveways should be constructed as shared access points along common parcel lines where practical.
 - h. Canopy trees should be used to provide shade cover for the parking areas.
3. Bicycle Parking

Adequate and safe facilities for bicycle parking shall be located at all trailheads, near bus stops, and on the premises of all new development. Bicycle parking shall be located in areas conveniently reached from the street, at or near main entrances to buildings in well-lit areas.

3.7 Driveways

1. Driveway design and spacing for business, office, or industrial uses will comply with the City of Charleston Zoning Ordinance Section 54-310 except as follows:

Street Speed Limit (MPH)	Maximum Width One-Way (Feet)	Maximum Width Two-Way (Feet)
20-35	15	30

3.8 Service and Loading Areas

1. Intent

Servicing and loading in Magnolia are intended to integrate with the urban nature of the development. As an active, mixed-use place, the servicing and loading will necessarily come in a variety of forms based on the needs of tenants and operators. This section identifies the minimum parameters to be met across all forms of multi-family and non-residential development in Magnolia.

2. Location of Servicing

Loading zones and service locations are generally one of two types:

- a. On-Street Loading Zone: Loading Zones are located along curbs in marked locations and are for establishments with no or limited rear access.
- b. Interior Block Loading and Servicing: Servicing Locations and Loading Zones are accessed to the rear of buildings toward the center of the block.

3. Dimension of Loading Zone

Off-street loading space requirements for business, wholesale, and industrial uses shall conform to the City of Charleston Zoning Ordinance Section 54-321. However, small retail businesses may share an individual loading zone as determined by the Magnolia Design Committee.

4. Hours for On-Street Loading Zones may be established.

5. Screening of Loading and Service Areas

Loading docks, dumpsters, and other “back-of-house” elements shall be screened from direct view from streets. Refer to the Landscape Principles for appropriate screening devices to be used when these areas are not otherwise screened by a building.

3.9 Screen Walls

1. Intent

Screen Walls are intended to extend the sense of street frontage of buildings and active uses within a block so that the pedestrian experience is continuous and connected to a clear public space. Screen walls are also used to shield and secure service and mechanical equipment facilities from the public realm.

2. Screen walls shall be provided to screen parking areas from adjacent streets where feasible. Screen walls may be composed of masonry walls and/or metal fencing in possible combination with appropriate plantings to soften their visual impact.

3. Screen walls shall be a minimum of three feet six inches tall and maximum of 8 feet tall measured from the adjacent street or sidewalk surface.

4. Screen walls shall have openings no larger than necessary to allow pedestrian and vehicular access and to provide for clear site triangles per applicable municipal codes.



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4.1 Overview

Buildings in Magnolia will be part of a dedicated effort to establish a common vocabulary of architectural elements and design qualities that emphasize regional materials, building traditions and trades, and cultural influences. While the character of each building may be individual and specific, Magnolia Architectural Design Principles require a common approach to designing for human scale and supporting social and civic spaces. It is important that the character and scale of each building are designed principally to make memorable urban spaces and foster a sense of connectivity for all who live, work, and play there.

The genesis of architectural character for Magnolia begins with simple, vernacular buildings found throughout South Carolina and the Southeast region's urban landscapes that include: mercantile buildings with simple forms and large areas of finely-paned glass to flood work spaces with light; simple, well-proportioned homes lining streets to create neighborhoods; warehouses, stores, and small manufacturing buildings that are flexible and adaptable. These precedents establish a fabric for regional identity and offer new possibilities with emerging programs and building systems.

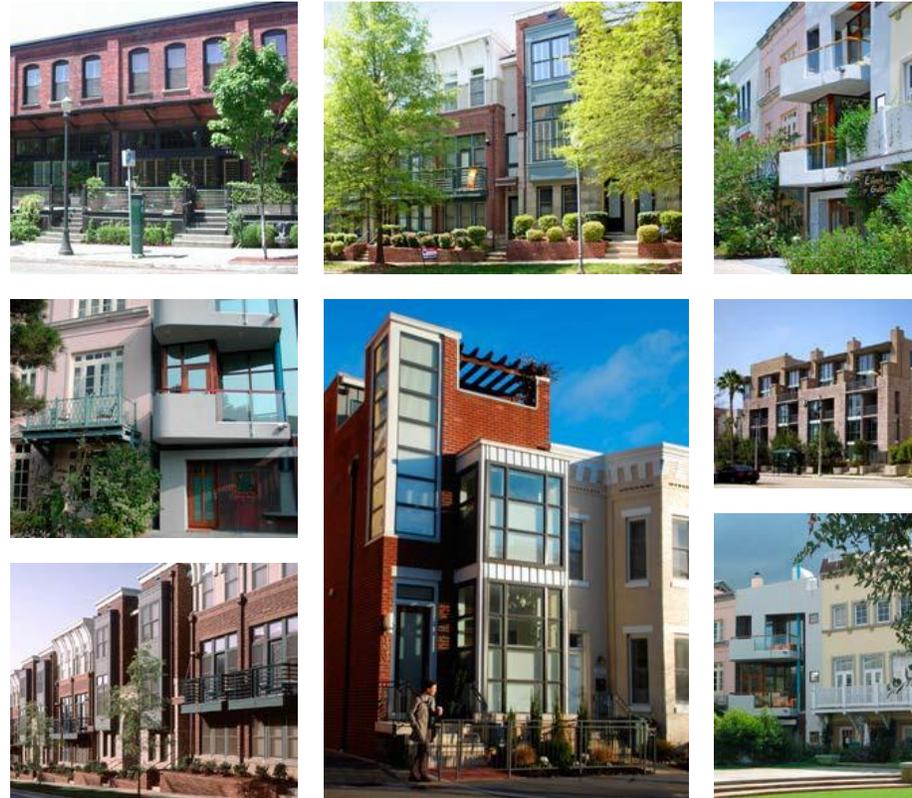
Air, water, light, and shade are primary elements that will influence the design of facades and components, orientation, and massing within Magnolia. This response to natural systems, views, and context combines with a mandate to create urban spaces that serve specific functions and qualities for the community. In keeping with the distinctive placemaking that will define Magnolia, off-the-shelf prototype building designs will not be permitted.

2. Architectural Character by Building Type

1. Single-Family Attached Residential: Townhouses

Townhouse buildings are typically two to three-and-a-half stories with a massing expression of either a unified building or individualized units. Provide a simple main body mass with secondary massing elements that may contrast through color and/or material. Each unit should have a “gift to the street” in the form of a balcony, bay window, terrace, and/or porch. Consider alignment with adjacent units: similar facades are typically coplanar whereas alternative designs should be offset.

The following images are representative of the intended design character for Townhouses at Magnolia.



4.2.2 Multi-Family Residential: Apartments/Lofts

The residential architecture will derive from Charleston's architectural traditions but allow for and celebrate the site's working history and post-industrial character. Multi-Family residential buildings should have simple basic massing with vertically articulated bays of window and door openings. The use of sun shading devices such as brise soleil, shutters, canopies, balconies, and deep overhangs is encouraged.

The principal entrance to the building shall be included within the primary or street-facing facade. Additional ancillary access may be located along side or rear elevations or accessed by an exterior stair from the ground floor.

The following images are representative of the intended design character for Apartment/Loft buildings at Magnolia.



4.2.3 Mixed-Use

Mixed-use buildings will contribute to the creation of active urban streets and plazas within Magnolia. The design of mixed-use buildings in Magnolia should incorporate distinctive ground floor openings and bays that reflect individual storefronts or living units. Transparency for ground floor facades is an important part of the pedestrian experience. Ideally, ground floors will have glazing in at least half of the perimeter facade areas facing a primary street or plaza address.

Commercial uses on the ground floors of mixed-use buildings should create a diverse character for each designated business including such elements as material use, storefront or entrance design, signage, color, and facade setback and articulation.

Upper stories should exhibit simple building massing strategies with simple fenestration patterns that create distinct building patterns.

The following images are representative of the intended design character for Mixed-Use buildings at Magnolia.



4.2.4 Office & Light Industrial

Office and Light Industrial buildings within Magnolia should be designed to reflect the simplicity and scale of former workplace building types found in the city's working waterfronts. These buildings are comprised of simple forms, often masonry, with large glazed openings that read as punched openings or vertically articulated bays. Principal facades facing public areas often have large glazed areas, typically providing transparency across at least half of the facade. Entrances and the exterior expression of vertical circulation components such as elevators and stairways are articulated on the facades. Common or specialized use spaces are expressed as distinct building forms at the ground floor that complement the primary massing. Terraces and roof gardens are often incorporated into the design. Sustainable design elements such as brise soleil components, deep roof or canopy elements, operable window, and air exchange devices, solar energy cells and panels are encouraged.

Principal entrances to the building shall face a street. Loading and service areas shall be screened with separate entrances from primary pedestrian entrances.

The following images are representative of the intended design character for Office and Light Industrial buildings at Magnolia.





4.2.5 Hospitality

Hospitality buildings in Magnolia should follow the patterns for mixed-use buildings with distinctive ground floor articulation that has taller floor to ceiling heights and generous openings with a high degree of transparency along principal facades. Active, multiple public uses such as cafes and restaurants, shops, recreational facilities, and courtyards are all encouraged uses on the ground floors of hospitality buildings. Terraces for dining or outdoor activities and roof gardens are encouraged above street level.

Principal entrances to the building shall be incorporated in the front facade facing a street. Vehicular drop off should ideally occur as on-street visitor parking and valet service or from parking lot driveways with direct access to off-street parking. A porte-cochere may be used off-street entrances if minimized to encourage and allow pedestrian access. Entrances to portions of the building above the ground floor should be through a ground level lobby.

The following images are representative of the intended design character for Hospitality buildings at Magnolia.



4.2.6 Retail/Commercial: One-Story & Multi-Story

Infused with local architectural heritage, a vibrant industrial inspired design will create a contemporary look for Magnolia's commercial districts. Metal cladding and glazing will pull from Charleston's industrial heritage and create a regionally distinctive and active space. Expressive use of large glazed areas on the ground level in combination with either masonry, steel, or wood structures are encouraged as signature components of the principal building forms. These structures are intended to create both interior and exterior spaces that can function as connected outdoor dining terraces and garden rooms.

Buildings may utilize punched opening or skeletal window and storefront typologies. Building and individual shop entrances will front active public spaces such as plazas, greens, and streets.

The following images are representative of the intended design character for Retail/Commercial buildings at Magnolia.



4.2.7 Entertainment Retail

Entertainment-based retailers provide animation and a regional draw to complement smaller, more locally-based retail operations. Typical larger floor plate building types support these uses. In Magnolia, these building types will create a continuum of the street frontage for mixed-use or retail precincts and may include a dedicated public space in association with the normal pedestrian frontage. Buildings must establish a vertical bay articulation on the primary facades while allowing for a signature entry or accent element that may create a landmark element and contrast with the overall bay expression along the street face.

The following images are representative of the intended design character for Entertainment Retail buildings at Magnolia.



4.2.8 Parking Structures

Parking structures in Magnolia will be designed to create vertically articulated bays and openings in a composed facade design. Openings may either be large in keeping with a loft building composition or smaller punched openings that repeat in composed patterns across the facade. Transparency on each floor should be maximized as much as possible. Openings may be screened, glazed, or open to the outside. Green walls and landscape terraces are encouraged as well as sun shading devices, awnings, and articulated screening such as shutters or trellis structures.

Garages shall have active ground floor uses along primary frontages. A central lobby space for pedestrian access shall be provided off a principal street frontage. Garage entrances shall be located within the standard bay width of the building to allow for vehicular access while preserving safe pedestrian access and active street frontages. Sloped ramps or decks shall be screened from view along principal streets and Interstate 26. Ground floor uses adjacent to vehicular entrances on a primary street or plaza are encouraged. Ceiling mounted lighting shall be screened from direct view at street level. Roof deck lighting shall also be mounted as an integral building component versus pole mounted types.

The following images are representative of the intended design character for Parking Structures at Magnolia.



4.2.9 Specialty Buildings/Non-Habitable Structures

Ancillary structures are part of the Magnolia design intention. Portable or seasonal uses will be encouraged within the plan. Open air structures to provide shade or protection from the rain and wind will be encouraged as part of the environmental aesthetic. Non-habitable structures will also add character to the Magnolia skyline. Examples include a landmark water-tower feature, iconic roof-top signage, and building tower elements that anchor key intersections.

These structures will range in type and size. In general, the use of similar materials such as brick, metal panels and siding, structural steel or heavy timber, concrete, and glass will be common to all building types.

The following images are representative of the intended design character for Specialty Buildings/Non-Habitable Structures at Magnolia.



3. Massing and Composition

1. Kit of Parts: Massing, Composition, and Additive Components

1. Begin with simple building massing forms.

2. Application of additive elements may be used to create a wide variety of building configurations throughout the site using a broad palette of materials and components. Additive elements may be composed of materials or compositional arrangements that create a contrast to the basic building articulation — including special elements or landmark features that add vibrance to the streetscape.

3 a. Residential Buildings: Develop a compositional system based on vertical bays that are typically no wider than 24 feet. This creates a rhythm at street level that provides a human scale and serves to connect building patterns together to create a pleasant civic realm. Avoiding blank walls along principal streets is a key component of this strategy as well.

b. Commercial Buildings: Develop a system of 30' bays that provides a facade rhythm utilizing either a curtain wall or a window wall system. Articulate corners with building elements such as reveals and projections that define the ends of the block.

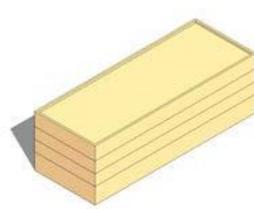
4. Window bays may either be punched openings as in many traditional masonry building types or a skeletal system of curtain walls.

5. Articulate the bays with window and door assemblies that follow the bay patterns.

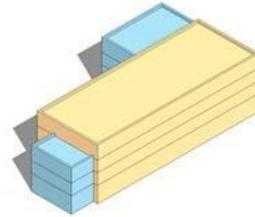
6. The addition of rooftop components creates another point of accentuation and contrast. Rooftop terraces with active uses are encouraged in Magnolia for an active skyline.



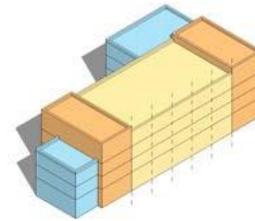
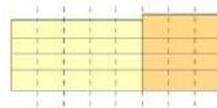
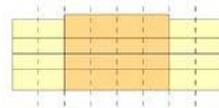
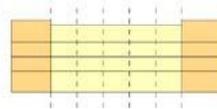
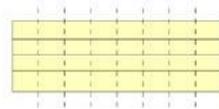
4.3.2 Massing Strategy for Low Rise Buildings (1–4 Stories)



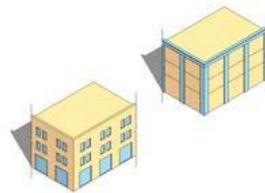
Step 1: Simple Building Massing



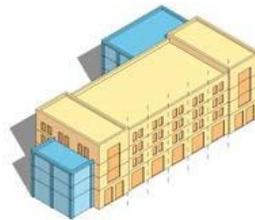
Step 2: Additive Elements



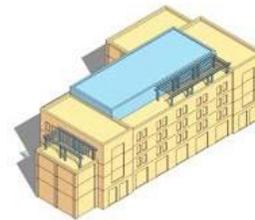
Step 3: Compositional Options — Defining the System of Bays



Step 4: Wall Systems — Punched Openings or Skeletal

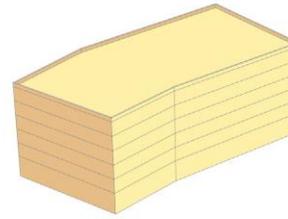


Step 5: Bay Articulation with Openings

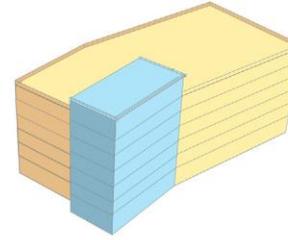


Step 6: Rooftop Components

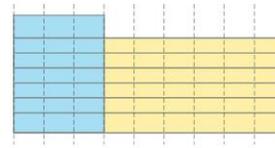
4.3.3 Massing Strategy for Mid-Rise Buildings (5–9 Stories)



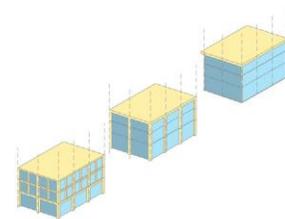
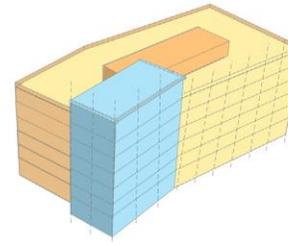
Step 1: Simple Building Massing



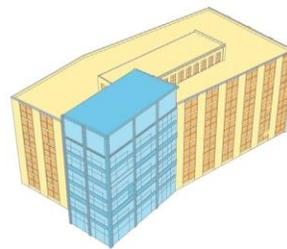
Step 2: Additive Elements



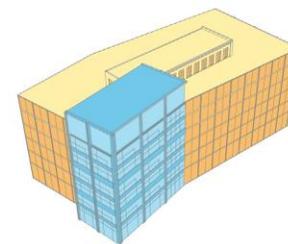
Step 3: Compositional Options - Defining the System of Bays - 30' maximum



Step 4: Wall Systems - Punched Openings, Skeletal, or Curtain Walls



Step 5: Bay Articulation with Openings



Step 6: Bay Articulation with Curtain Walls

4.3.4 Bay Articulation Precedents



4.3.5 Examples of Bay Articulation



Punched opening window articulation

Larger glazed areas in a lofi/industrial building facade composition

Balconies add depth and shadow to the facade and provide an important outdoor amenity

4.3.6 Special Element Precedents



Window bays and roof terraces at upper levels indicate habitable spaces above the pedestrian realm



Active rooftop amenity uses emphasis



Corner glazing anchors the building at a key intersection



Curtain wall glazing at this add-on bay provides contrast to the masonry main body



Open air structures provide shade and staging areas for public space activity and performances



Entry awning provides shade and covered seating area



Shading devices improve indoor environment and add architectural interest



Multi-floor window bays at depth and shadow to a facade



Loggias provide shade relief and enhance the pedestrian experience

4.4 Exterior Building Materials

The materials used should be of high quality and reflect an emphasis on regional materials and construction. While each building may have an individual, specific design, the intent is to ensure a consistent vocabulary of timeless materials throughout Magnolia.

1. Cladding and Trim

- a. Brick or painted brick, subject to approval by the Magnolia Design Committee /City Planning Staff (MDC/CPS)
- b. Three-coat cementitious stucco, smooth sand finish
- c. Cast stone
- d. Precast concrete/concrete
- e. Stone
- f. Glass fiber reinforced concrete panels
- g. Metal panels and metal cladding, subject to approval by MDC/CPS
- h. Painted or stained wood or cementitious (smooth finish) in clapboard, lap, board and batten, and trim to be used as a secondary or accent application. Cementitious siding subject to approval by the MDC/CPS.
- i. Exterior insulation and finishing systems (EIFS) not permitted
- j. Additional materials approved by the MDC/CPS

2. Roofing

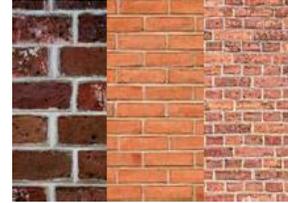
- a. Flat roofing systems
- b. Standing seam metal, corrugated or 5V crimp galvanized or galvalume metal
- c. Metal shingle or asphalt composition shingle (residential only)
- d. Slate or manufactured slate
- e. Additional materials approved by the MDC/CPS

3. Curtain Walls

- a. Aluminum framing system with:
 - i. Clear glazing
 - ii. Spandrel glass
 - iii. Metal panels

4. Windows

- a. Wood, metal-clad wood, or vinyl-clad wood frames (extruded vinyl frames not permitted)
- b. Metal window systems
- c. Coated steel window systems
- d. Clear glazing with "E" coating
- e. Spandrel glass
- f. Window muntins must project beyond the glazing surface.



Brick



Metal roofing



Curtain wall systems



Stucco and cut stone



Metal window systems

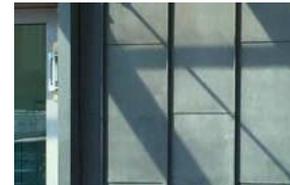
5. Columns and Piers
 - a. Concrete
 - b. Precast
 - c. Glass fiber reinforced concrete
 - d. Metal
 - e. Brick
 - f. Wood
6. Balconies
 - a. Concrete with:
 - i. Metal railing
 - ii. Glass railing
 - iii. Wood railing
 - b. Steel with:
 - i. Metal railing
 - ii. Glass railing
 - iii. Wood railing
 - c. Wood with:
 - i. Metal railing
 - ii. Glass railing
 - iii. Wood railing
 - iv. Structure wrapped with sheet metal cladding
7. Soffits
 - a. Stucco
 - b. Metal
 - c. Fiber Cement
 - d. Concrete
8. Awnings
 - a. Canvas
 - b. Metal
 - c. Glass



Wood/composite cladding



Metal balcony



Metal panel



Glass curtain wall



Concrete

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Chapter 5. Landscape Architecture Design Principles

- 1. Overview
- 2. Planting Design Principles
 - 5.2.1 Overview 5-3
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 - 5.2.3 Landscape Buffers 5-3
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5.1 Overview

The landscape design is based on an ethic of 'preservation and integration' in which the existing natural areas are preserved and celebrated to the greatest degree possible. The Ashley River Basin and its associated wetlands are focal points of Magnolia, and their conservation is intrinsic to the quality of the community. The built landscape is designed to integrate and extend the fabric of the natural systems through the community and celebrate the unique beauty to be found there.

Landscaping along Magnolia's streetscapes will be crisp and urban, providing vibrancy and a clear separation between public and private spaces with a layering of site walls, plantings, and screening. Plazas and courtyards will encourage engagement with areas dedicated to recreation and respite. Secondary mews connections through the neighborhood should be lushly planted, providing a park or garden setting for building frontages.



2. Planting Design Principles

1. Overview

The planting design shall employ a native and naturalized palette to perpetuate the sense of place. General objectives include:

1. Emphasizing and enhancing the non-vehicular transportation experience by creating shaded thoroughfares and paths.
2. Providing visual and sound buffering where required.
3. Using plantings to enhance architecture.
4. Reinforcing neighborhood way-finding systems.
5. Providing shade to reduce the heat island effect.
6. Selecting indigenous or naturalized plant species that reflect the ecology of the region, to minimize water use and maximize the health and vitality of landscape designs.

2. Tree Removal and Protection

Refer to Section 7 of the Magnolia PUD and Article 3, Part 6 of the City of Charleston Zoning Ordinance.

3. Landscape Buffers

Landscape buffers, where required, shall conform to Section 6 of the Magnolia PUD and the City of Charleston Zoning Ordinance Article 3, Part 8.

4. Landscape Frontages

1. Landscape frontages will vary from block to block in Magnolia. Landscape frontages may include courtyards, plazas, and perimeter street screens.
 - a. Retail frontages may use planting beds, low seat walls, awnings, transparent screens, and street furniture to create a separation of more private uses like patio dining and exterior displays from the pedestrian thoroughfare without impeding the flow of sidewalk traffic.
 - b. Residential frontages may use a tiered and layered landscape approach to providing residents with private spaces visually removed from the adjacent public right-of-way. Stepped terraces, hedges, and site walls will provide enclosure and elevation above street level.
 - c. Mews frontages are greenway thoroughfares that provide secondary connections throughout the framework.
2. Individual parcels within a typical block must provide a mix of hardscape and landscape treatments adjacent to the public rights-of-way or shared access such as a mews.
3. A majority of frontage areas between building face and rights-of-ways must be planted with species other than lawn.
4. Hardscape may be used as the primary landscape treatment for all uses with plants in containers or built-in landscape areas.



Use native species to perpetuate a sense of place



Use landscaping to create semi-private areas within the public realm



Respect the wetland ecology along the river

5.2.5 Planting on Individual Parcels

1. Trees planted on individual parcels shall complement the street tree character and pattern near the individual parcel.
2. On individual properties, the size, number, and species of trees shall be in accordance with the information provided below.
3. Landscaping of individual properties shall be substantially complete prior to occupancy.
4. Quality of plant materials shall be in compliance with American National Landscape Association standards.
5. Minimum tree sizes for required planting are as follows:
 - a. Canopy Trees — 2½ inch caliper
 - b. Understory Trees — 8 feet to 10 feet high
6. On primary frontages exceeding 60 feet, at least 50% of the trees shall exceed the minimum caliper of 2 1/2 inches and be a minimum height of 12 to 14 feet at planting.

5.2.6 Hedges

1. Hedges may be utilized to create privacy along property lines and to enclose and screen parking areas where space constraints and urban conditions occur.
2. Evergreen species, when used as screening, shall be spaced to quickly achieve the desired hedge following initial planting.
3. Hedges should be planted and maintained facing principal street frontage with pedestrian entrances and as required for screening of service areas and equipment.

5.2.7 Shrubs, Groundcovers, and Landscape Beds

1. All disturbed areas should be re-vegetated with plant materials appropriate to the context, setting, and micro-climate, utilizing a combination of shrubs, groundcover, herbaceous species, and grasses.
2. Shrubs, groundcovers, and herbaceous species should be utilized in areas of deep shade where it is difficult to establish turf grasses.

5.2.8 Lawns

1. In commercial settings, public parks, streetscapes and civic areas, lawns can serve recreational purposes and as a planting strip in wide urban sidewalks where pedestrian activity is anticipated.
2. As an alternative to lawns, ornamental grasses and groundcovers are encouraged.
3. Native and ornamental grasses, if used, must be appropriate to context, remain neat in appearance in all seasons without severe pruning, and must be planted in accordance with industry standards for size and spacing to encourage rapid grow-in.

5.2.9 Appropriate Plant Materials

For guidance in selecting appropriate native and indigenous plant materials, refer to:

1. Charleston County Park and Recreation Commission Native Plant List for Coastal South Carolina
2. The City of Charleston Zoning Ordinance Appendix A: Recommended Tree and Shrub Species for Parking Lot Landscaping and Landscape Buffers
3. The City of Charleston Zoning Ordinance Appendix B: Recommended Native and Naturalized Tree, Shrub, and Grass Species for Landscape Buffers



Landscape bed



Native ornamental grasses



Native landscaping requires less maintenance and resources

3. Hardscape

1. Paths, Walks, Courtyards, and Terraces

1. An appropriate mix of hardscape materials is encouraged. Hardscape elements such as paths, outdoor terraces and courtyards combined with plant materials, fencing, walls and architectural devices such as balconies, verandas, trellises and/or arcades to create a series of outdoor garden rooms are encouraged.

2. Impervious materials may be used in areas immediate to buildings. Moving away from the building, a gradual transition to pervious or "softer" pervious materials is encouraged.

3. Approved impervious paving solutions include the following:

- a. Brick
- b. Granite
- c. Cobble stone
- d. Tabby
- e. Poured concrete
- f. Concrete pavers
- g. Asphalt
- h. Additional materials approved by the Magnolia Design Committee /City Planning Staff (MDC/CPS)

4. Approved pervious paving solutions include the following:

- a. Crushed rock/pea gravel
- b. Plantation mix
- c. Oyster shell
- d. Compacted earth or sand (paths only)
- e. Mulch
- f. Pervious pavers
- g. Pervious asphalt
- h. Additional materials approved by the MDC/CPS

5.3.2 Driveways

1. Driveways should blend into the landscape through careful siting, design, and use of architectural devices and plant materials.

2. Driveways shall be subordinate to the overall neighborhood landscape.

3. See Section III-F: Driveways of this document for further information.

5.3.3 Walls, Fences, and Gates

1. Walls, fences, shrub screens, and gates can be used to define the streetscape and outdoor spaces, as well as screen service areas and parking areas.

2. Designs are to draw from architectural details and materials in keeping with the community aesthetic and building design.

3. Appropriate masonry types for walls include the following:

- a. Brick
- b. Stucco on masonry
- c. Tabby



Poured concrete



Concrete pavers



Crushed rock gravel

4. Appropriate fence and/or planting designs include the following:
 - a. Wire mesh with metal frame (powdercoat paint or Cor-ten steel)
 - b. "Living fences" (wire fencing, planted heavily with vines or other vegetation)
 - c. Pierced brick wall with shrub massing to shield parking
 - d. Wood pickets or slats
 - e. Informal shrub screens
 - f. Additional materials approved by the MDC/CPS
5. Appropriate gate designs and associated monuments include the following:
 - a. Brick and/or stucco/tabby monuments
 - b. Metal, metal mesh or hardwood gates
6. Fences and walls should be combined with an integrated shrub screen and/or vine planting.
7. Inappropriate fence, gate and wall types include, but are not limited to, the following:
 - a. Vinyl fencing
 - b. Chain link fencing
 - c. Unfinished concrete block
 - d. Solid board fence or solid gate designs, rough cut lumber fencing
 - e. Synthetic wood



Fence aesthetic is softened with vegetation



Wooden fence with planter boxes



Metal fence

5.4 Water Features

Open ponds or other ground source water features are not permitted due to environmental issues. Fountains are permitted if they are lined, sealed, and not exposed to groundwater.

5.5 Screening of Service Areas and Utilities

Service areas should be designed, located and/or screened so that they are not visible from off-site and do not create nuisance, noise, or odors to adjacent properties where feasible. Refer to Section 3.8 for further information on Screen Walls.

1. Service access shall be from the interior of the parcel wherever practicable, and not from adjacent streets.
2. Service areas shall be located within the development area of the parcel, and shall be enclosed with walls or fencing and screened with densely planted vegetation including shrubs and vines.
3. Spacing and size of shrubs shall be sufficient to screen all mechanical units within one year of planting installation. Plant shrubs tip to tip.
4. All trash and refuse collection areas shall be screened from streets and adjacent properties with a durable enclosure unless completely screened by intervening buildings or other structures.



Service and utility screening

6. Parking Lot Landscaping

1. Objectives

1. Maximize tree canopy coverage to reduce heat island effect.
2. Provide the feeling of a smaller overall parking area through strategic planting.
3. Aesthetically integrate parking areas into the overall landscape.

5.6.2 Interior Landscaping Principles

Interior landscaping requirements for surface parking lots and other vehicular use areas shall conform to the City of Charleston Zoning Ordinance Section 54-343.1 with the exception that landscape islands will be required only as follows:

1. Each parking row shall terminate with landscape islands.
2. No more than twelve parking spaces shall be permitted in a continuous row without being interrupted by a landscape island.

5.6.3 Perimeter Landscaping Principles

Perimeter landscaping requirements for surface parking lots and other vehicular use areas shall conform to the City of Charleston Zoning Ordinance Section 54-343 with the following additional requirements:

1. No buffer is required at property lines within shared and/or interconnected parking lots.
2. Parking lots adjacent to natural open spaces and major parkways and collectors should include a landscaped buffer that is at least 10 feet wide. Trees should be located to allow for open vistas to buildings, graphics, and other key focal points.

5.7 Landscape Structures and Site Furnishings

Landscape structures and site furnishings include benches, trash and recycling receptacles, bollards, and bicycle racks. The design and placement of these elements contribute to the identity and character of Magnolia.

1. Benches and other forms of seating (i.e. seat walls, planters, and wide steps) should be located intermittently along the retail and mixed-use streets, and within plaza spaces and public open space. The use of individual moveable seating is encouraged.
2. Trash and recycling receptacles should be located at intersections along the primary street frontages, entrances to parks and plaza, outside major building entrances. The containers shall be wind and rain proof. The design shall facilitate access to the liner and have the option to be anchored to the ground.
3. Bollards may be used to prevent motorists from entering into a pedestrian-only zone on plazas or mews areas. They can be used to mark the interface between the public and the private realm. Removable bollards may be permitted where appropriate for emergency access. Bollards shall be designed in conjunction with other site furnishings to ensure consistency throughout Magnolia.

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Chapter 6. Signage Principles

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1. Design Philosophy	6-2
2. Objectives	6-2
3. General Design Principles	6-2
4. Signage Standards by Sign Type	6-5

1. Overview

1. Design Philosophy

Signage in Magnolia will take on many different forms and voices based on the intended use. Civic or municipal gateway and wayfinding signs will mark streets, parks, and trails, and will help direct people to parking. Signs for individual buildings or users will provide opportunities to add character and variety to retail districts. Building signs may be suspended under awnings, projected from the building, applied to or painted on the building, or freestanding within the setback zone. Special public buildings may have signs that become sculptural elements. The materials and architectural details of the signs shall be consistent with the palette and design ethic of Magnolia.

2. Objectives

1. There will be several co-existing sign voices within the community, with different volumes from subtle to vibrant, that provide variation and visual interest. Accordingly, civic signage will be relatively “quiet,” while commercial, hospitality and retail and entertainment signage may be more “lively.”
2. All civic, residential, and commercial signage should complement the architecture, creating a lively atmosphere and visually enriching the fabric of the overall community.
3. Signs should work with the other street amenities in establishing the character of the street on which they front while clearly identifying a business, encouraging window shopping, and enhancing the pedestrian experience. Avoid an overabundance of signage that creates visual clutter.
4. A cohesive family of municipal or civic signs should provide a quiet street presence that unifies the community throughout, and becomes the constant backdrop to the widely varying commercial spectrum of signage.
5. All signs shall be subject to the sole and discretionary aesthetic appropriateness review by the Magnolia Design Committee /City Planning Staff (MDC/CPS) so that signs are consistent and in harmony with the Magnolia design vision. The MDC/CPS will use the graphics and language in these principles and other use and location appropriate precedents to make a determination of appropriateness on a case-by-case basis.

6.1.3 General Design Principles

1. Size and Placement

- a. The design, size, and location of each sign will be reviewed and approved in context with the design of the building to which it pertains and its specific use.
- b. Sign area shall be calculated in accordance with Section 54-403.b of the City of Charleston Zoning Ordinance.
- c. Signage may only be placed in the public right of way when allowed by the City of Charleston Zoning Ordinance, Article 4 with the following exceptions.
 - i. Signs mounted projecting from the facade may encroach into the right of way as permitted in Section 4.1 of the Magnolia PUD.
 - ii. Sandwich board signs may be placed on any sidewalk so long as pedestrian clearances are maintained and access is not blocked.
 - iii. Sandwich board signs placed in the right of way may not require an encroachment permit.
- d. No signage is permitted within the vision clearance triangle at street intersections.



- e. Signs mounted on buildings, other than those that name the building, should be clearly visible from the street level.
2. Prohibited Signage
- a. Prohibited signage will conform to the requirements set forth in Article 4 of the City of Charleston Zoning Ordinance, Sections 54-404 and 54-414 with the following exceptions:
 - i. Directional signage will be permitted.
 - ii. Signs may extend above the roof line, roof peak, or parapet wall and may be illuminated, but will be reviewed on a case-by-case basis.
 - iii. Entertainment uses may be permitted to have a marquee with reader board or electric lettering and/or internal illumination, but will be reviewed on a case-by-case basis.
 - iv. Entertainment uses may be permitted the use of neon light fixtures, but will be reviewed on a case-by-case basis.
 - v. Professionally commissioned painted wall murals may be permitted, but will be reviewed on a case-by-case basis.
 - vi. Ground signs including monument, free standing, and tenant directories are discouraged. These signs are not permitted in areas of high pedestrian activity.
 - b. Additional inappropriate fabrication methods and sign types include the following:
 - i. Singular cabinet construction light boxes with acrylic faces
 - ii. Exposed raceways
 - iii. Glossy acrylic sides and faces
 - iv. Internally illuminated fabric awnings
 - v. Vacuum formed plastic graphics
 - vi. Off-the-shelf plastic sandwich signs
 - vii. Tinted storefront windows
 - viii. Inflatable objects
 - ix. Sky strobe lighting
3. Sign Types
- a. Temporary Signage
 - i. Temporary signage shall conform to the City of Charleston Zoning Ordinance Section 54-411.
 - b. Community Identification, Informational, and Directional Signage
 - i. Signage shall be sized to be appropriately scaled to its specific location and adjacent uses.
 - ii. Signs may vary in expression and have a unique character.
 - c. Commercial Signage
 - i. Signage shall be appropriately scaled to a specific location and adjacent uses.
 - ii. Signs may vary in expression and have a unique character.
 - iii. Standard "off the shelf" franchise signs are discouraged. Franchise signage will be reviewed by the MDC/CPS for conformance with the character of the Magnolia community.



4. Sign Material and Fabrication

- a. Appropriate signage materials for all signage other than ground signs include the following:
 - i. Metal finishes. Polished, brushed, patterned, and weathering metals with natural patinas
 - ii. Cast/stone concrete
 - iii. Glass tile/terra-cotta
 - iv. Wood: painted or natural hardwood (small hanging signs and sandwich boards only)
 - v. Metal: copper, bronze, brass, galvanized steel, raw steel, brushed aluminum
 - vi. Painted or engraved directly on façade surface or glazing
 - vii. Etched glass
 - viii. Acrylic with matte finish, combined with other materials
 - ix. Printed canvas (awnings)
 - x. Additional materials approved by the MDC/CPS
- b. Appropriate fabrication methods and signage types include the following:
 - i. Fabricated, crafted and assembled signs that combine several complementary materials
 - ii. The layering and use of materials in innovative ways
 - iii. The use of environmentally responsible materials
 - iv. Individual letter forms used as signage
 - v. Internally illuminated cabinet construction letters
 - vi. Additional fabrication methods approved by the MDC/CPS
- c. Ground monument signs are discouraged from use. However, when used, appropriate materials for these signs include the following:
 - i. Formed concrete: specialty finish (with integral color or stain)
 - ii. Brick
 - iii. Tabby
 - iv. Metal: bronze, brushed aluminum, stainless steel, galvanized steel, raw steel
 - v. Glass: etched, frosted, colored, luminous
 - vi. Green screen (metal mesh combined with vines or groundcover plantings)
 - vii. Additional materials approved by the MDC/CPS
- d. Inappropriate ground monument base materials include:
 - i. Concrete block (unfinished, textured/colored)
 - ii. Acrylic
 - iii. Fiberglass
 - iv. Wood
 - v. Faux Stone



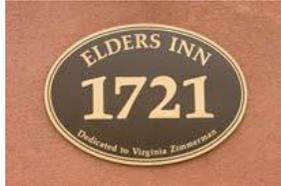
6.1.4 Signage Standards by Sign Type

*Sign Types Key*

1. Feature Sign
2. Overhead Wall Sign
3. Rooftop Sign
4. Canopy Sign
5. Awning Sign
6. Right Angle Sign
7. Plaque/Wall Mount Sign
8. Door/Window Sign
9. Temporary/Moveable/Changeable Sign
10. Sandwich Board Sign
11. Banner Sign
12. Painted Wall Sign
13. Ground Sign: Monument, Freestanding, Tenant Directory

NOTE: The design, size, and location of each sign will be reviewed and approved in context with the design of the building to which it pertains and its specific use.

1 Feature Signs		
Maximum Height Limit	20 feet	
Maximum Area for Sign	10% of facade area Not to exceed 100 sq. ft. per side	
Lighting	Internal or external*	
2 Overhead Wall Signs		
Maximum Height Limit	5 feet on buildings up to 3 stories 8 feet on buildings over 3 stories	
Maximum Area for Sign	80% width of facade Not to exceed 250 sq. ft. on buildings up to 3 stories. Not to exceed 350 sq. ft. on buildings over 3 stories.	
Lighting	Internal or external*	
3 Rooftop Signs		
Maximum Height Limit	5 feet on buildings up to 3 stories 8 feet on buildings over 3 stories	
Maximum Area for Sign	Not to exceed 250 sq. ft. on buildings up to 3 stories. Not to exceed 350 sq. ft. on buildings over 3 stories.	
Lighting	Internal or external*	
4 Canopy Signs		
Maximum Height Limit	5 feet	
Maximum Area for Sign	Maximum width: 10% larger than the width of the opening below	
Lighting	Internal or external*	
5 Awning Signs		
Maximum Height Limit	Valance height 12 inches maximum	
Maximum Area for Sign	1 per window Maximum width: width of opening below	
Lighting	Externally only*	

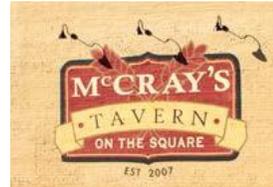
6 Right Angle Signs			
Maximum Height Limit	Varies		
Maximum Area for Sign	1		
Lighting	8		
	s		
	q		
7 Plaque/Wall Mount Signs			
Maximum Height Limit	2 feet ^e		
Maximum Area for Sign	4 sq. ft.		
Lighting	Internal or external*		
	l		
	u		
8 Door/Window Signs			
Maximum Height Limit	Varies ^d		
Maximum Area for Sign	20% of door/window glazed area		
Lighting	Internal only*		
	c		
	k		
9 Temporary/Moveable/Changeable Signs			
Maximum Height Limit	Varies		
Maximum Area for Sign	Varies		
Lighting	Externally only		
	n		
	a		
10 Sandwich Board Signs			
Maximum Height Limit	42 inches		
Maximum Area for Sign	24 inches in width by 42 inches in height		
Lighting	Not allowed		
	r		
	n		

11 Banner Signs

Maximum Height Limit	10 feet
Maximum Area for Sign	30 sq. ft., 4 feet maximum projection
Lighting	Not allowed

**12 Painted Wall Signs**

Maximum Height Limit	Varies
Maximum Area for Sign	Varies
Lighting	Externally only

**13 Ground Sign: Monument, Freestanding, Tenant Directory**

Maximum Height Limit	10 feet
Maximum Area for Sign	50 sq. ft. excluding plinth
Lighting	Internal or external* Directory signs shall be externally lit only

Notes
Use of ground signs is discouraged. Ground signs are not permitted in areas of high pedestrian traffic.



* Internally lit signage may only be considered with individually lit letters and should use LED technology. All internally lit signage may be approved on a case-by-case basis.



Chapter 7. Lighting Design Principles

1. Overview

2. Design Principles

1. General Requirements

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7.2.5 Landscape Lighting	7-3

1. Overview

Site lighting is a key part of the articulation of the public realm. Lighting fixtures not only provide for the safety and accessibility of the outdoor spaces at night but also are a key aspect of the street furnishings that give scale and dimension to the streetscape. Fixtures should be selected for lighting capacity as well as for architectural detailing that will lend a sense of quality and articulation to the public realm.

2. Design Principles

7.2.1 General Requirements

1. Site lighting shall be pedestrian-scaled and architecturally compatible with lighting installed in adjoining areas.
2. Lighting shall be limited to the amount and intensity necessary for safety and to complement architectural character. Lighting that spills onto or interferes with the character of the surrounding neighborhoods is not permitted.
3. Lighting that is visible from adjacent properties or roads shall, to the extent feasible, be indirect or incorporate full shield cut-offs.
4. Site lighting fixtures shall be selected and designed with “Dark Sky” features to focus lighting downward into the zone of pedestrian activity without excessive illumination of the upper residential stories of buildings or of the night sky.
5. The use of energy efficient, long life LED, with light color rendered as a warm white (not cool white), is encouraged.
6. Fluorescent lighting is prohibited from use in exterior light fixtures or landscape lighting.
7. In residential areas, site lighting shall be achieved through the use of building mounted fixtures where appropriate, supplemented only as needed by the requisite amount of free standing fixtures to achieve the necessary levels of illumination.

7.2.2 Street Lighting

1. Poles not to exceed 14' height except along Milford Street extending to the water, whereby they shall not exceed 20'.
2. Lighting should be more focused on the pedestrian realm rather than vehicular lanes.

7.2.3 Building Lighting

1. The primary purpose of building lighting shall be to identify building entries. Lighting is not to be used for decorative purposes or to attract attention to a building.
2. Fully shielded spotlights or floodlights attached to building walls or roof eaves are permitted in the rear of the property only. They should be limited in number, and shall not be used to light the yard on a continuous basis during the evening or overnight hours.
3. Up-lighting of structures should be severely restricted, and may be approved at the sole discretion of the Magnolia Design Committee. It will generally be limited to architectural elements that have high civic or district visibility and importance, rather than to highlight individual buildings.



Street Lighting



Key Plan

7.2.4 Parking and Garage Lighting

1. Parking Lots
 - a. Fixture style shall be appropriate for the associated or surrounding architecture.
 - b. Poles to be a maximum of 20 to 25 feet in height.
2. Parking Garages
 - a. Fixtures at the rooftop level shall be wall mounted and below the top of the roof parapet. Pole mounted fixtures are not permissible at the rooftop level.
 - b. Fixtures shall have a concealed light source, semi-opaque lens, or be shielded to reduce glare and prevent excessive light spillage.

7.2.5 Landscape Lighting

1. Service area lighting shall be designed to avoid spill-over onto adjacent areas.
2. Lighting of a driveway entrance is allowed, however lighting along the length of a driveway in a repetitive way ("runway lighting") is prohibited.
3. Gas or gel fuel garden torches, gas lanterns and fire planter elements may be utilized to complement outdoor settings and hospitality environments, subject to the governing regulations.
4. Small, external low-level landscape lights may be utilized, but should be concealed within the landscape, properly shielded and aimed to avoid glare.
5. A limited amount of landscape lighting, including down-lighting of trees, may be used to enhance the beauty of specimen trees.
6. Up-lighting of trees should be severely restricted, and may be approved at the sole discretion of the Magnolia Design Committee.



Chapter 8. Design Review Process

8.1 Magnolia Design Committee	8-2
8.2 Review Process	8-2

8.1 Magnolia Design Committee

Design principles will be administered and enforced by the property owner's association in the form of an internal architectural review board, which shall be established prior to the first conveyance of property. The Magnolia Design Committee will be comprised of at least three design and/or development professionals with proven skills and established careers.

8.2 Review Process

Design review will be a multi-step process from conception, through schematic design, design development and construction documentation. This process will be a collaborative effort to ensure that the Magnolia design intent is successfully achieved throughout site.

Following the approval of the Magnolia Design Principles by the City of Charleston Design Review Board (DRB), the Design Principles will be used for evaluation of the individual projects by the Magnolia Design Committee and City staff. City staff shall have the right to approve projects that they deem consistent with the Design Principles approved by the DRB. In the event of a conflict or impasse during the design review by City staff, the property owner or design review applicant shall have the right to appeal the matter to the DRB for approval.

Agenda Item #3

1975 BEES FERRY RD.
TMS # 356-00-00-034

Request approval for a completed mock-up panel for a
new Police Forensic Lab.







CPD Forensic Services Building – Sample Wall Review
1975 Bees Ferry Road



*Please note we are changing the brick colors based on our review of the panel. Proposed 2'x4' panels will be on site for board review.

Agenda Item #4

MAYBANK HWY. (@ FENWICK HALL ALLEE)

TMS # 346-00-00-076,796

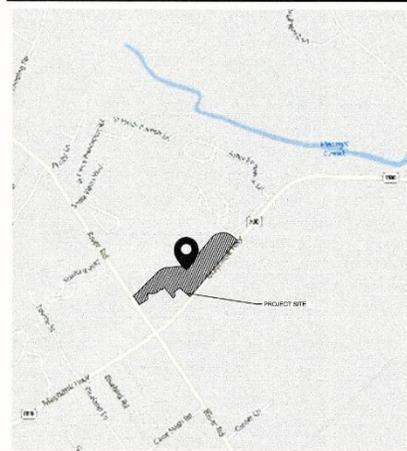
Request the preliminary approval for the construction of a new 3-story, multi-family development containing 9 buildings and 264 units.

PRELIMINARY DRB SUBMITTAL FOR: FENWICK MULTI-FAMILY CITY OF CHARLESTON, SOUTH CAROLINA

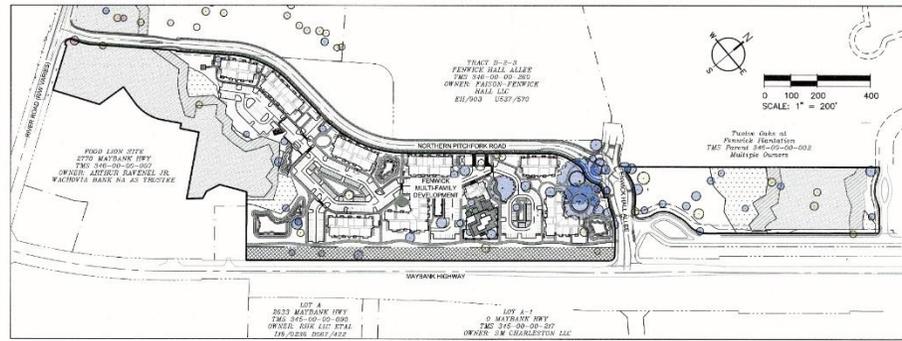
City Project ID# TRC-SP2019-000249

TMS# 346-00-00-076

SITE LOCATION MAP



SITE OVERVIEW



PROJECT DESCRIPTION

PROJECT DATA:
THIS PROJECT IS LOCATED ON ONE PARCEL TOTALING 19.40 ACRES TRACT ON MAYBANK HIGHWAY ON JOHNS ISLAND IN CHARLESTON, SC (TMS# 346-00-00-076). THE TRACT AS IT EXISTS IS CURRENTLY UNDEVELOPED AND WOODED.

THE PROPOSED DEVELOPMENT WILL INCLUDE 8 MULTIFAMILY APARTMENT BUILDINGS TOTALING 240 UNITS, CLUBHOUSE (LEASING OFFICE, AND ASSOCIATED PARKING AND SITE INFRASTRUCTURE.

THE SCOPE OF SITE WORK RELATED TO THIS PROJECT INVOLVES THE FOLLOWING:

- INSTALLATION OF STORM DRAINAGE INFRASTRUCTURE (UNDERGROUND DETENTION SYSTEM, CATCH BASINS, CURB INLETS, PIPING, ETC.)
- CONNECTION TO THE EXISTING WATER MAIN
- CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM

LOT OCCUPIED BY BUILDING: 12.2%

FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FLOOD ZONE X, SCALED FROM FEMA FLOOD MAP PANEL NO. 45019C06J

ZONING DISTRICT:
THE PARCEL TO BE DEVELOPED IS WITHIN THE VILLAGE AT FENWICK PLANNED UNIT DEVELOPMENT

ZONING REQUIREMENTS:
ZONING DISTRICT: PUD
HEIGHT LIMIT = 3 STORIES
MAX. VFMG DWELLING UNITS = 363 UNITS
MAX. DENSITY = 17.55 DU/ACRE
DENSITY PROVIDED = 16.8 DU/ACRE
LOT OCCUPANCY = 18.5%
TOTAL SITE ACREAGE: 19.40 ACRES
HIGHLAND: 14.30 ACRES
WETLAND AREA: 5.10 ACRES

SANITARY SEWER DISPOSAL:
SANITARY SEWER DISPOSAL SERVICE WILL BE PROVIDED BY CHARLESTON WATER SYSTEM VIA THE CONNECTION TO THE EXISTING SANITARY SEWER MAIN/ADJACENT TO THE PROJECT SITE.

PROPERTY INFORMATION:
TMS# 346-00-00-076
CURRENT OWNER: BEACH FENWICK, LLC

ADA NOTE:
ALL RIGHT-OF-WAYS WILL BE ADA COMPLIANT. WHILE UNDER CONSTRUCTION, ALL EXISTING RIGHT-OF-WAYS WILL REMAIN ADA COMPLIANT OR AN ALTERNATIVE ACCESSIBLE ROUTE WILL BE PROVIDED.

GENERAL NOTES

- ALL TOPOGRAPHIC INFORMATION, UTILITY LOCATIONS, AND ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY SOUTHEASTERN SURVEYING LLC., DATED 1/18/2018.
- ALL ELEVATIONS ARE BASED ON NGVD29 DATUM
- THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHIC WORK, EXISTING UTILITY LINE LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING WORK. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES IN THE DRAWINGS PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- THE CONTRACTOR SHALL MAINTAIN AND BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
- AN AUTOCAD BASE PLAN OF THIS DRAWINGS CAN BE PROVIDED TO THE CONTRACTOR UPON REQUEST. ENGINEER SHALL NOT BE RESPONSIBLE FOR ERRORS IN ELECTRONIC DATA.
- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO M.U.T.C.D. (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
- COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES FORM AND AS-BUILT DRAWINGS FOR STORMWATER MANAGEMENT FACILITIES MUST BE COMPLETED IN ACCORDANCE WITH CITY OF CHARLESTON SPECIFICATIONS BEFORE A CERTIFICATE OF OCCUPANCY AND NOTICE OF TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL BE APPROVED.
- A DYE TEST MUST BE PERFORMED BY A LICENSED PLUMBER FOR SANITARY SEWER CONNECTIONS TO VALIDATE THE CONNECTIONS ARE PROPERLY ROUTED INTO THE SANITARY SEWER SYSTEM AND NOT THE STORM SEWER SYSTEM. THIS MUST BE COMPLETED AND SUBMITTED TO THE CITY STORMWATER DIVISION BEFORE APPROVAL OF A CERTIFICATE OF OCCUPANCY WILL BE GIVEN

STORMWATER DESIGN STANDARDS MANUAL (SWSM) VARIANCES			
APPLICABLE SECTION	DESCRIPTION OF VARIANCE	SUBMITTAL DATE	APPROVAL DATE

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.

PROJECT CONTACTS

DEVELOPER/OWNER:
BEACH FENWICK, LLC
211 KING ST, SUITE 300
CHARLESTON, SC 29401
CONTACT: ALAN MOHAMMAD
PHONE: 843-277-3028

ARCHITECT:
JHP ARCHITECTURE / URBAN DESIGN
8340 MEADOW ROAD, SUITE 150
DALLAS, TX 75231
CONTACT: KIRBY ZENGLER
PHONE: 214-363-5887

CIVIL, ENGINEER & LANDSCAPE ARCHITECT:
SEAMON WHITESIDE & ASSOCIATES, LLC
501 WANDO PARK BLVD., SUITE 200
MOUNT PLEASANT, SC 29464
CONTACT: PATTERSON FARMER
PHONE: 843-884-1667

SURVEYOR:
SOUTHEASTERN SURVEYING, LLC
1035-B JENKINS RD
CHARLESTON, SC 29407
DALLAS, TX 75231
CONTACT: PHILIP BRYAN
PHONE: 843-795-9330

REVISION NOTES:

- PERMITTING
DATE: 6/10/2019
REASON: PRE-APP TRC SUBMITTAL
- PERMITTING
DATE: 7/8/2019
REASON: BZA-SB SUBMITTAL
- PERMITTING
DATE: 9/30/2019
REASON: BZA-SB RESUBMITTAL
- PERMITTING
DATE: 10/23/2019
REASON: CONCEPTUAL DRB SUBMITTAL
- PERMITTING
DATE: 11/20/2019
REASON: CONCEPTUAL DRB RESUBMITTAL
- PERMITTING
DATE: 1/27/2020
REASON: 1ST TRC SUBMITTAL
- PERMITTING
DATE: 3/14/2020
REASON: PRELIMINARY DRB SUBMITTAL



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-1.0	TITLE SHEET
C-1.1	DRAWING LEGEND
1 THRU 7	EXISTING CONDITIONS SURVEY (BMA SURVEYING)
C-2.0	OVERALL TREE REMOVAL AND DEMOLITION PLAN
C-2.1	TREE REMOVAL AND DEMOLITION PLAN I
C-2.2	TREE REMOVAL AND DEMOLITION PLAN II
C-2.3	GRAND TREE REMOVAL SUMMARY
C-4.1	SITE PLAN I
C-4.2	SITE PLAN II
L-0.1	CONTEXT PHOTOS
1 OF 8	MASTER PLAN EXHIBIT
2 OF 8	PARK SPACE EXHIBIT
3 OF 8	OVERALL PLANT EXHIBIT
4 THRU 9	PERSPECTIVES
L-1.0	HANDSCAPE SHEET KEY
L-1.1	HANDSCAPE PLAN
L-1.2	HANDSCAPE PLAN
L-1.3	HANDSCAPE PLAN
L-1.4	HANDSCAPE PLAN
L-1.5	HANDSCAPE PLAN
L-1.6	HANDSCAPE PLAN
L-2.1	HANDSCAPE DETAILS
L-2.2	HANDSCAPE DETAILS
L-2.3	HANDSCAPE DETAILS
L-3.0	LANDSCAPE SHEET KEY
L-3.1	LANDSCAPE PLAN
L-3.2	LANDSCAPE PLAN
L-3.3	LANDSCAPE PLAN
L-3.4	LANDSCAPE PLAN
L-3.5	LANDSCAPE PLAN
L-3.6	LANDSCAPE PLAN
L-3.7	LANDSCAPE PLAN
L-4.0	PLANT SCHEDULE DETAIL & NOTES
1 OF 31	ARCHITECTURAL COVER SHEET
2 OF 31	ILLUSTRATIVE SITE PLAN
3 OF 31	PROJECT DATA
4-8 OF 31	UNIT PLANS
5-17 OF 31	BUILDING PLANS
18 OF 31	LEASING PLAN
19-20 OF 31	BUILDING TYPE I ELEVATIONS
21-22 OF 31	BUILDING TYPE II ELEVATIONS
23-24 OF 31	BUILDING TYPE III ELEVATIONS
25 OF 31	BUILDING TYPE IV ELEVATIONS
26-28 OF 31	DESIGN PERSPECTIVES
29 OF 31	ENHANCED ENTRIES
30 OF 31	DESIGN PERSPECTIVES
30 OF 31	ENTRY PAVILLION

TOTAL BUILDING SF:

BUILDING 1: +/- 28,885 SF 24 UNITS 1ST FLOOR: 9,519 SF 2ND FLOOR: 9,583 SF 3RD FLOOR: 9,583 SF	BUILDING 6: +/- 40,244 SF 30 UNITS 1ST FLOOR: 13,248 SF 2ND FLOOR: 13,498 SF 3RD FLOOR: 13,498 SF
BUILDING 2: +/- 40,244 SF 30 UNITS 1ST FLOOR: 13,248 SF 2ND FLOOR: 13,498 SF 3RD FLOOR: 13,498 SF	BUILDING 7: +/- 28,885 SF 24 UNITS 1ST FLOOR: 9,519 SF 2ND FLOOR: 9,583 SF 3RD FLOOR: 9,583 SF
BUILDING 3: +/- 40,244 SF 30 UNITS 1ST FLOOR: 13,248 SF 2ND FLOOR: 13,498 SF 3RD FLOOR: 13,498 SF	BUILDING 8: +/- 44,701 SF 36 UNITS 1ST FLOOR: 14,891 SF 2ND FLOOR: 14,905 SF 3RD FLOOR: 14,905 SF
BUILDING 4: +/- 40,244 SF 30 UNITS 1ST FLOOR: 13,248 SF 2ND FLOOR: 13,498 SF 3RD FLOOR: 13,498 SF	CLUBHOUSE: +/- 4,415 SF 1ST FLOOR: 4,415 SF
BUILDING 5: +/- 40,244 SF 36 UNITS 1ST FLOOR: 14,891 SF 2ND FLOOR: 14,905 SF 3RD FLOOR: 14,905 SF	



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FENWICK MULTI-FAMILY
BEACH FENWICK, LLC
CITY OF CHARLESTON, SOUTH CAROLINA

SWI PROJECT: 0211
DATE: 3/20/20
DRAWN BY: MRC
CHECKED BY: RFF

REVISION HISTORY	
1	6/10/19
2	7/8/19
3	9/30/19
4	10/23/19
5	11/20/19
6	1/27/20
7	3/14/20

TITLESHEET

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DRAWING LEGEND

OBJECTS AND SYMBOLS	EXISTING	NEW	OBJECTS AND SYMBOLS	EXISTING	NEW
Adjoining Property Line	---	---	Beachmark		NA
Centerline	---	---	Basement		Ex. B.E. S.E.
Seawall	---	---	Basement Elevation		Ex. W.E. W.E.
Setback	---	---	Change Elevation		Ex. C.E. D.E.
Stationary Sewer (Gravity)	FS	FS	Concrete Utility Structure		Ex. C.U.S. C.U.S.
Stationary Sewer (Force Main)	FSM	FSM	Acoustic Easement		Ex. A.E. A.E.
Water Line	W	W	Ingress/Egress Easement		Ex. I.E. W.E.
Curb & Gutter (Straight)	---	---	Pond Maintenance Easement		Ex. P.M.E. P.M.E.
Curb & Gutter (Halt)	---	---	Water Surface Protection		Ex. W.S.P. U.S.K.
Storm Drain	SD	SD	Playful Children's Play		Ex. P.C.P. P.C.P.
Hand Drain	HD	HD	Half-Court Basketball		Ex. H.C.B. H.C.B.
Waterline Change	W	W	Tight Density Compacted Polyethylene Pipe		Ex. T.D.C.P. HDPE
Set Truck Standard	ST	ST	Flexible Joint Pipe		Ex. F.J.P. D.P.
SH/Trench Header	SH	SH	Compacted Metal Pipe		Ex. C.M.P. C.M.P.
Phase Line	---	---	Home Owner's Association		Ex. H.O.A. H.O.A.
Waterward Limit	---	---	Property Owners Association		Ex. P.O.A. P.O.A.
Neighborhood	---	---			
Overhead Electrical	EP	EP			
Underground Electrical	EU	EU			
Underground Telephone	ET	ET			
Underground Cable	EC	EC			
Underground Four Oaks	FO	FO			
Fence	---	---			
Driveway Contour	---	---			
Revision Cloud (Draftsman Resistor)	---	---			

OBJECTS AND SYMBOLS	EXISTING	NEW	ABBREVIATIONS	EXISTING	NEW
Storm Drainage Structure			Turf Reinforcement Mat (See Turf and Grasses Section)		NA
TYPE 1 Storm Drainage Structure			Soil Bedding		NA
TYPE 17 Storm Drainage Structure (RPE)			Surface Paving (See Surface Paving/Grading Section)		NA
TYPE 19 Storm Drainage Structure (RPE)			Temporary Bedding (See Storm Drainage Section)		NA
TYPE 18 Storm Drainage Structure			Permanent Bedding (See Turf and Grasses Section)		NA
Grate Basin			Soil Bedding (See Turf and Grasses Section)		NA
Storm Drainage Junction Structure			Soil Bedding (See Turf and Grasses Section)		NA
Storm Drainage Structure CIP			Soil Bedding (See Turf and Grasses Section)		NA
Telephone Box			Soil Bedding (See Turf and Grasses Section)		NA
Electric Box			Soil Bedding (See Turf and Grasses Section)		NA
Checkered Materials			Soil Bedding (See Turf and Grasses Section)		NA
Flagstone			Soil Bedding (See Turf and Grasses Section)		NA
Lighting			Soil Bedding (See Turf and Grasses Section)		NA
Fire Hydrant Assembly			Soil Bedding (See Turf and Grasses Section)		NA
Water Stop			Soil Bedding (See Turf and Grasses Section)		NA
Water Line Bends, Angle Valves			Soil Bedding (See Turf and Grasses Section)		NA
Water Line Valve			Soil Bedding (See Turf and Grasses Section)		NA
Water Line Reducer			Soil Bedding (See Turf and Grasses Section)		NA
Single Water Service (Refrigerator Only)			Soil Bedding (See Turf and Grasses Section)		NA
Double Water Service (Refrigerator Only)			Soil Bedding (See Turf and Grasses Section)		NA
Sign			Soil Bedding (See Turf and Grasses Section)		NA
ADA Accessible Parking Space			Soil Bedding (See Turf and Grasses Section)		NA
Spot Elevation			Soil Bedding (See Turf and Grasses Section)		NA
Waterward Arrow			Soil Bedding (See Turf and Grasses Section)		NA
Rebar CIP			Soil Bedding (See Turf and Grasses Section)		NA
Keynote			Soil Bedding (See Turf and Grasses Section)		NA
Parking Curve CIP			Soil Bedding (See Turf and Grasses Section)		NA
Lot #			Soil Bedding (See Turf and Grasses Section)		NA
Revision CIP			Soil Bedding (See Turf and Grasses Section)		NA

HATCH PATTERNS	EXISTING	NEW	SWPP PLAN LEGEND
Foundation Method			TH Turf Reinforcement Mat (See Turf and Grasses Section)
Turfwater Infiltration Buffer			S Bedding (See Turf and Grasses Section)
Subgrade Slope			SP Surface Paving (See Surface Paving/Grading Section)
Subgrade Slope Buffer			TS Temporary Bedding (See Storm Drainage Section)
Area to be Cleared and Graded			PS Permanent Bedding (See Turf and Grasses Section)

HATCH PATTERNS	EXISTING	NEW	SWPP PLAN LEGEND
Foundation Method			M Soiling (See Turf and Grasses Section)
Turfwater Infiltration Buffer			LE Typical Lot Erosion Control Plan (See Data)
Subgrade Slope			FG Fertilizer Grade Medium (See Turf and Grasses Section)
Subgrade Slope Buffer			CC Erosion Control Bucket (See Turf and Grasses Section)
Area to be Cleared and Graded			DC Dual Control



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FENWICK MULTIFAMILY
 BEACH FENWICK, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

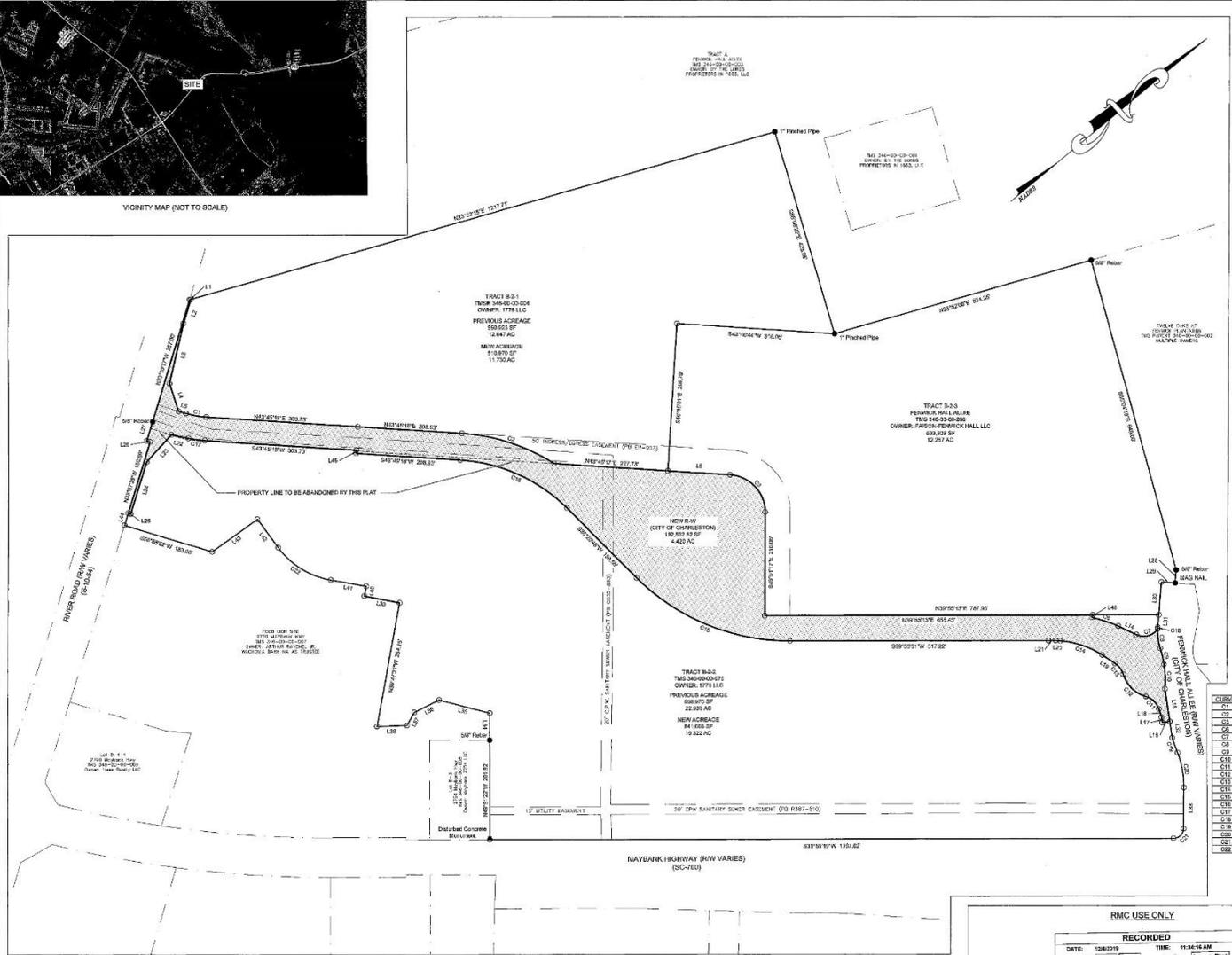
SWW PROJECT: 8011
 DATE: 3/4/20
 DRAWN BY: MRC
 CHECKED BY: NFP

REVISION HISTORY	
1	8/7/19
2	7/8/19
3	8/20/19
4	10/28/19
5	11/20/19
6	1/27/20
7	3/4/20

DRAWING
 LEGEND



VICINITY MAP (NOT TO SCALE)



NOTES

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA IS REFERENCED BY COORDINATE (SMD) 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 SHOULD NOT CONSTITUTE A TITLE SEARCH.
4. THIS PROPERTY MAY BE SUBJECT TO VARIOUS EASEMENTS THAT WERE NOT NOTED IN THE REFERENCED PLATS.
5. REFERENCED SURVEYS ARE: 781 SOUTH CAROLINA, 848 54TH PLANE (SMD 85); 851 54TH PLANE (SMD 85); 852 54TH PLANE (SMD 85); 853 54TH PLANE (SMD 85); 854 54TH PLANE (SMD 85); 855 54TH PLANE (SMD 85); 856 54TH PLANE (SMD 85); 857 54TH PLANE (SMD 85); 858 54TH PLANE (SMD 85); 859 54TH PLANE (SMD 85); 860 54TH PLANE (SMD 85); 861 54TH PLANE (SMD 85); 862 54TH PLANE (SMD 85); 863 54TH PLANE (SMD 85); 864 54TH PLANE (SMD 85); 865 54TH PLANE (SMD 85); 866 54TH PLANE (SMD 85); 867 54TH PLANE (SMD 85); 868 54TH PLANE (SMD 85); 869 54TH PLANE (SMD 85); 870 54TH PLANE (SMD 85); 871 54TH PLANE (SMD 85); 872 54TH PLANE (SMD 85); 873 54TH PLANE (SMD 85); 874 54TH PLANE (SMD 85); 875 54TH PLANE (SMD 85); 876 54TH PLANE (SMD 85); 877 54TH PLANE (SMD 85); 878 54TH PLANE (SMD 85); 879 54TH PLANE (SMD 85); 880 54TH PLANE (SMD 85); 881 54TH PLANE (SMD 85); 882 54TH PLANE (SMD 85); 883 54TH PLANE (SMD 85); 884 54TH PLANE (SMD 85); 885 54TH PLANE (SMD 85); 886 54TH PLANE (SMD 85); 887 54TH PLANE (SMD 85); 888 54TH PLANE (SMD 85); 889 54TH PLANE (SMD 85); 890 54TH PLANE (SMD 85); 891 54TH PLANE (SMD 85); 892 54TH PLANE (SMD 85); 893 54TH PLANE (SMD 85); 894 54TH PLANE (SMD 85); 895 54TH PLANE (SMD 85); 896 54TH PLANE (SMD 85); 897 54TH PLANE (SMD 85); 898 54TH PLANE (SMD 85); 899 54TH PLANE (SMD 85); 900 54TH PLANE (SMD 85); 901 54TH PLANE (SMD 85); 902 54TH PLANE (SMD 85); 903 54TH PLANE (SMD 85); 904 54TH PLANE (SMD 85); 905 54TH PLANE (SMD 85); 906 54TH PLANE (SMD 85); 907 54TH PLANE (SMD 85); 908 54TH PLANE (SMD 85); 909 54TH PLANE (SMD 85); 910 54TH PLANE (SMD 85); 911 54TH PLANE (SMD 85); 912 54TH PLANE (SMD 85); 913 54TH PLANE (SMD 85); 914 54TH PLANE (SMD 85); 915 54TH PLANE (SMD 85); 916 54TH PLANE (SMD 85); 917 54TH PLANE (SMD 85); 918 54TH PLANE (SMD 85); 919 54TH PLANE (SMD 85); 920 54TH PLANE (SMD 85); 921 54TH PLANE (SMD 85); 922 54TH PLANE (SMD 85); 923 54TH PLANE (SMD 85); 924 54TH PLANE (SMD 85); 925 54TH PLANE (SMD 85); 926 54TH PLANE (SMD 85); 927 54TH PLANE (SMD 85); 928 54TH PLANE (SMD 85); 929 54TH PLANE (SMD 85); 930 54TH PLANE (SMD 85); 931 54TH PLANE (SMD 85); 932 54TH PLANE (SMD 85); 933 54TH PLANE (SMD 85); 934 54TH PLANE (SMD 85); 935 54TH PLANE (SMD 85); 936 54TH PLANE (SMD 85); 937 54TH PLANE (SMD 85); 938 54TH PLANE (SMD 85); 939 54TH PLANE (SMD 85); 940 54TH PLANE (SMD 85); 941 54TH PLANE (SMD 85); 942 54TH PLANE (SMD 85); 943 54TH PLANE (SMD 85); 944 54TH PLANE (SMD 85); 945 54TH PLANE (SMD 85); 946 54TH PLANE (SMD 85); 947 54TH PLANE (SMD 85); 948 54TH PLANE (SMD 85); 949 54TH PLANE (SMD 85); 950 54TH PLANE (SMD 85); 951 54TH PLANE (SMD 85); 952 54TH PLANE (SMD 85); 953 54TH PLANE (SMD 85); 954 54TH PLANE (SMD 85); 955 54TH PLANE (SMD 85); 956 54TH PLANE (SMD 85); 957 54TH PLANE (SMD 85); 958 54TH PLANE (SMD 85); 959 54TH PLANE (SMD 85); 960 54TH PLANE (SMD 85); 961 54TH PLANE (SMD 85); 962 54TH PLANE (SMD 85); 963 54TH PLANE (SMD 85); 964 54TH PLANE (SMD 85); 965 54TH PLANE (SMD 85); 966 54TH PLANE (SMD 85); 967 54TH PLANE (SMD 85); 968 54TH PLANE (SMD 85); 969 54TH PLANE (SMD 85); 970 54TH PLANE (SMD 85); 971 54TH PLANE (SMD 85); 972 54TH PLANE (SMD 85); 973 54TH PLANE (SMD 85); 974 54TH PLANE (SMD 85); 975 54TH PLANE (SMD 85); 976 54TH PLANE (SMD 85); 977 54TH PLANE (SMD 85); 978 54TH PLANE (SMD 85); 979 54TH PLANE (SMD 85); 980 54TH PLANE (SMD 85); 981 54TH PLANE (SMD 85); 982 54TH PLANE (SMD 85); 983 54TH PLANE (SMD 85); 984 54TH PLANE (SMD 85); 985 54TH PLANE (SMD 85); 986 54TH PLANE (SMD 85); 987 54TH PLANE (SMD 85); 988 54TH PLANE (SMD 85); 989 54TH PLANE (SMD 85); 990 54TH PLANE (SMD 85); 991 54TH PLANE (SMD 85); 992 54TH PLANE (SMD 85); 993 54TH PLANE (SMD 85); 994 54TH PLANE (SMD 85); 995 54TH PLANE (SMD 85); 996 54TH PLANE (SMD 85); 997 54TH PLANE (SMD 85); 998 54TH PLANE (SMD 85); 999 54TH PLANE (SMD 85); 1000 54TH PLANE (SMD 85);
6. DISTANCES ARE GROUND DISTANCES.
7. PROPERTY IS LOCATED IN FLOOD ZONE X. AS OBTAINED FROM F.I.R.M. PLAT #84802600, 3848 AND 3851 EAST RIVERSIDE HIGHWAY RECORDED CONSTRUCTION AN APPROPRIATE OFFICIAL WITH THE CITY OF CHARLESTON SHOULD BE CONTACTED TO VERIFY.
8. PUBLIC WATER SYSTEM IS PROVIDED BY CHARLESTON WATER SYSTEM.
9. PUBLIC SEWER SERVICE IS PROVIDED BY CHARLESTON WATER SYSTEM.
10. EXISTING NATURAL DRAINAGE SHALL BE MAINTAINED OR REPLACED WHERE POSSIBLE.
11. THE PROPERTY IS ZONED PLANNED DEVELOPMENT (PUD) BY THE CITY OF CHARLESTON THE CITY'S MUNICIPAL CODE AS APPLICABLE. SHOULD BE CONSULTED FOR ALL REQUIREMENTS.

LINE	BEARING	DISTANCE
L1	S33°22'21"E	12.36
L2	S33°22'21"E	68.48
L3	S33°22'21"E	115.88
L4	S37°48'11"E	58.87
L5	N63°11'11"E	115.88
L6	N63°11'11"E	115.88
L7	N63°11'11"E	115.88
L8	N63°11'11"E	115.88
L9	N63°11'11"E	115.88
L10	N63°11'11"E	115.88
L11	N63°11'11"E	115.88
L12	N63°11'11"E	115.88
L13	N63°11'11"E	115.88
L14	N63°11'11"E	115.88
L15	N63°11'11"E	115.88
L16	N63°11'11"E	115.88
L17	N63°11'11"E	115.88
L18	N63°11'11"E	115.88
L19	N63°11'11"E	115.88
L20	N63°11'11"E	115.88
L21	N63°11'11"E	115.88
L22	N63°11'11"E	115.88
L23	N63°11'11"E	115.88
L24	N63°11'11"E	115.88
L25	N63°11'11"E	115.88
L26	N63°11'11"E	115.88
L27	N63°11'11"E	115.88
L28	N63°11'11"E	115.88
L29	N63°11'11"E	115.88
L30	N63°11'11"E	115.88
L31	N63°11'11"E	115.88
L32	N63°11'11"E	115.88
L33	N63°11'11"E	115.88
L34	N63°11'11"E	115.88
L35	N63°11'11"E	115.88
L36	N63°11'11"E	115.88
L37	N63°11'11"E	115.88
L38	N63°11'11"E	115.88
L39	N63°11'11"E	115.88
L40	N63°11'11"E	115.88
L41	N63°11'11"E	115.88
L42	N63°11'11"E	115.88
L43	N63°11'11"E	115.88
L44	N63°11'11"E	115.88
L45	N63°11'11"E	115.88
L46	N63°11'11"E	115.88
L47	N63°11'11"E	115.88
L48	N63°11'11"E	115.88
L49	N63°11'11"E	115.88
L50	N63°11'11"E	115.88

CURVE	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	DATA
C1	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C2	100.00	188.11	S89°19'01"E	188.11	29°19'42"
C3	100.00	113.24	N89°19'01"E	113.24	60°24'14"
C4	100.00	188.11	N89°19'01"E	188.11	67°16'22"
C5	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C6	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C7	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C8	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C9	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C10	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C11	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C12	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C13	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C14	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C15	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C16	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C17	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C18	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C19	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C20	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C21	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C22	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C23	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C24	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C25	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C26	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C27	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C28	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C29	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C30	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C31	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C32	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C33	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C34	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C35	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C36	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C37	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C38	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C39	100.00	41.89	S89°19'01"E	41.89	13°10'39"
C40	100.00	41.89	S89°19'01"E	41.89	13°10'39"

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEYED PERSON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'C' SURVEY AS SET FORTH IN THE SOUTH CAROLINA SURVEYING ACT.

Michael Miller
P.L.P. & BRYAN



- LEGEND
- CONCRETE MONUMENT FOUND
 - PROPERTY CORNER POINTS AS DESCRIBED
 - SURVEY POINT
 - BENCHMARK POINT, NO REBAR SET
 - NEW PROPERTY LINE
 - EXISTING PROPERTY LINE
 - ADJACENT PROPERTY LINE



REFERENCES

PLAT BOOK	PAGE
114	0515
84	923
84	817

RMIC USE ONLY

RECORDED

DATE: 12/03/2019 THIS: 11:34:16 AM
Book: P001 | L19 | 0615 DocType: Large Plat

Michael Miller, Registrar, Charleston County, SC

Record Fee: \$35.00
Transfer Fee: \$15.00
Tax Fee: \$5.00
Docket Fee: \$10.00
Location: MAYBANK HIGHWAY

PLANNING USE ONLY

ENGINEERING DIVISION
CITY OF CHARLESTON

DATE PLAT APPROVED: 12/4/19

APPROVED BY CITY ENGINEER: *Michael Miller*

APPROVED BY: *Michael Miller*
FOR CITY ENGINEER

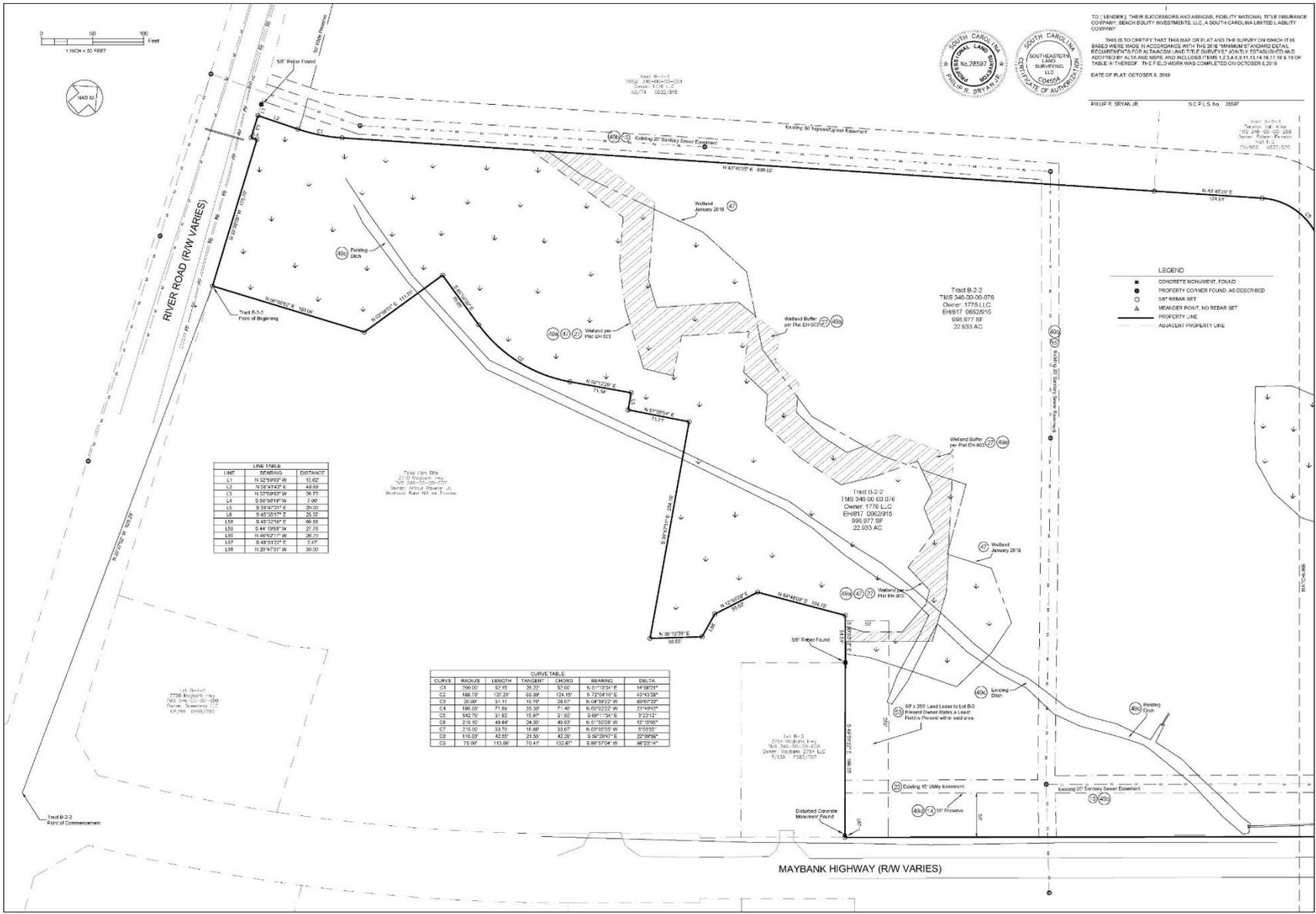
NO.	DATE	DESCRIPTION
1	12/03/2019	CONTRACT FOR SURVEY FOR R/W VARIES ROAD
2	12/03/2019	REVISION TO PLAT FOR R/W VARIES ROAD
3	12/03/2019	REVISION TO PLAT FOR R/W VARIES ROAD
4	12/03/2019	REVISION TO PLAT FOR R/W VARIES ROAD
5	12/03/2019	REVISION TO PLAT FOR R/W VARIES ROAD
6	12/03/2019	REVISION TO PLAT FOR R/W VARIES ROAD
7	12/03/2019	REVISION TO PLAT FOR R/W VARIES ROAD
8	12/03/2019	REVISION TO PLAT FOR R/W VARIES ROAD
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16	12/03/2019	REVISION TO PLAT FOR R/W VARIES ROAD
17	12/03/2019	REVISION TO PLAT FOR R/W VARIES ROAD
18	12/03/2019	REVISION TO PLAT FOR R/W VARIES ROAD
19	12/03/2019	REVISION TO PLAT FOR R/W VARIES ROAD
20	12/03/2019	REVISION TO PLAT FOR R/W VARIES ROAD

SOUTHEASTERN LAND SURVEYING LLC
1000-B BENNING ROAD
CHARLESTON, SC 29407
(843) 552-8800

A PLAT OF A PORTION OF TMS 4346-00-00-004 AND -076 OWNED BY 1776 LLC LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA FOR THE NORTHERN PITCHFORK ROAD

DATE: 12-22-2019

DRAWN:	MAS
CHECK:	FRB
CD:	MB
JOB:	17220
DWG:	17220SUB
SHEET:	1 OF 1

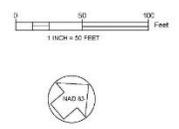


TO: (OWNER) THEIR EXECUTIVES AND ASSIGNS: FIDELITY NATIONAL TITLE & INSURANCE COMPANY, BEACH EQUITY INVESTMENTS, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND BPLN AND TITLE SURVEYS POSITELY ESTABLISHED AND ADAPTED BY ALTA AND BPLN, AND INCLUDES ITEMS 12, 13, 14, 15, 16, 17, 18 & 19 OF TABLE F THEREOF. THIS FIELD WORK WAS COMPLETED ON OCTOBER 8, 2019.

DATE OF PLAT: OCTOBER 8, 2019

PHILIP R. BRYAN, JR. S.C. P.L.S. No. 26587



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 20°59'00" W	13.07
L2	N 58°43'42" E	43.59
L3	N 10°58'00" W	26.70
L4	S 59°50'18" W	7.09
L5	S 59°47'18" E	30.00
L6	S 45°55'11" E	25.32
L7	S 45°37'40" E	66.50
L8	S 44°39'00" W	27.70
L9	N 48°02'17" W	26.70
L10	S 48°51'02" E	3.87
L11	N 20°47'31" W	30.50

CURVE TABLE

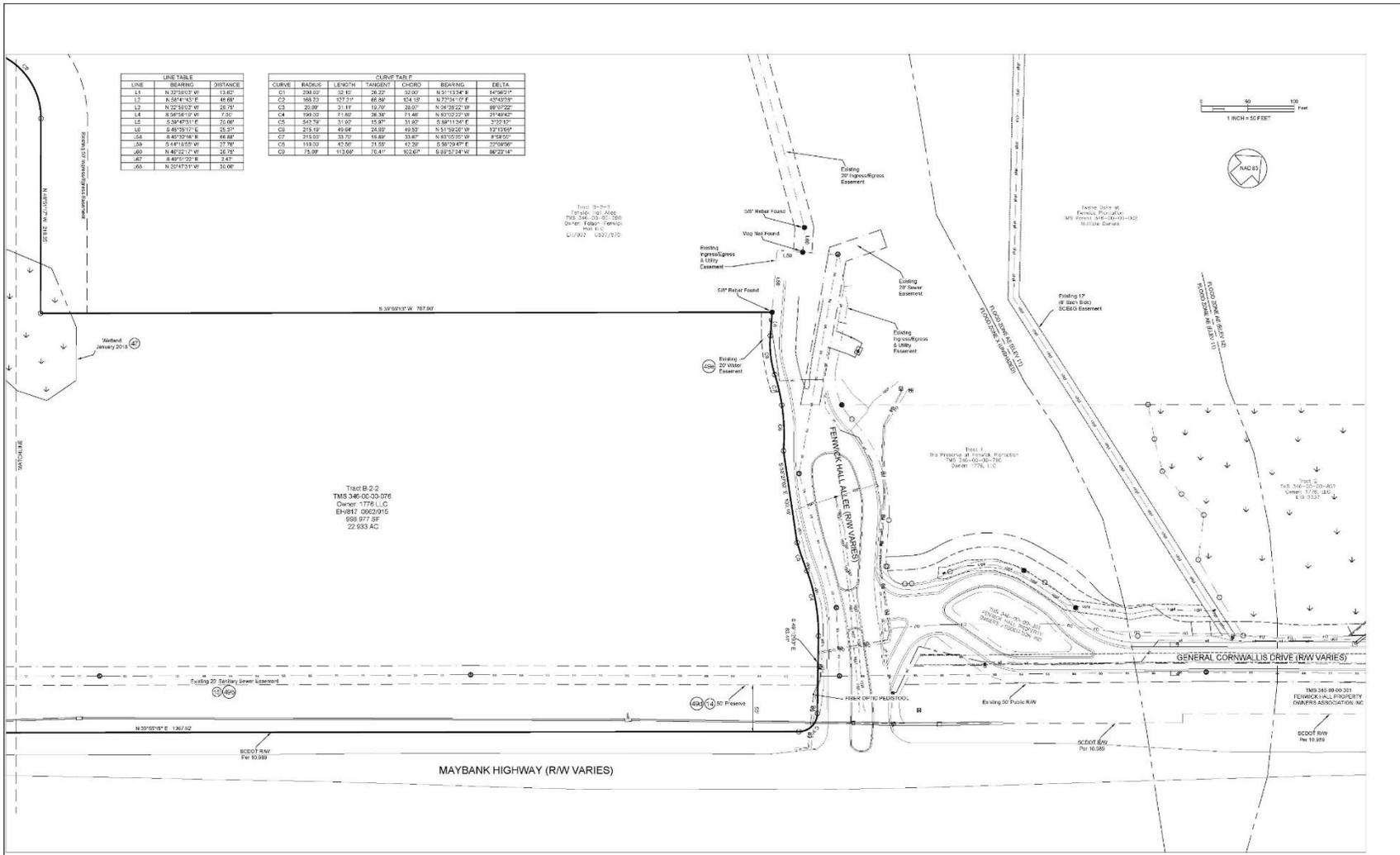
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	ANG. TA.
C1	700.00	53.15	26.32	53.00	N 61°23'31" E	14°40'11"
C2	146.32	121.21	66.89	121.19	N 72°04'10" E	37°42'28"
C3	20.00	31.11	15.55	31.07	N 64°30'22" W	25°27'22"
C4	188.00	71.88	35.59	71.46	N 67°02'22" W	21°07'42"
C5	345.00	91.82	45.90	91.52	S 68°18'18" E	21°07'10"
C6	175.00	49.84	24.50	49.67	N 67°02'22" W	19°39'00"
C7	210.00	33.70	16.85	33.67	N 69°03'55" W	25°55'58"
C8	110.00	43.07	21.53	42.92	S 66°29'41" E	22°39'50"
C9	70.00	113.66	70.41	113.67	S 88°57'04" W	88°22'14"

NO.	DATE	REVISION
1	11/19/2019	REVISION: BPLN COMMENTS
2	12/10/2019	REVISION: BPLN COMMENTS
3	12/12/2019	REVISION: BPLN COMMENTS

S L SOUTHEASTERN LAND SURVEYING LLC
 1035 S. JENNINGS ROAD
 CHARLESTON, SC 29407
 (843) 795-8500

AN ALTANSAPS LAND TITLE SURVEY OF
TRACT B-2-2
FENWICK PLANTATION
 OWNED BY 1776, LLC
 LOCATED IN THE CITY OF CHARLESTON
 CHARLESTON COUNTY, SOUTH CAROLINA

DATE:	08 OCTOBER 2019
DRAWN:	MAS
CHECK:	PHB
DATE:	17/20
DWG:	17220 ALTA
SHEET:	2 OF 4



LINE	BEARING	DISTANCE
L1	S 25°55'07" W	13.82'
L2	N 52°41'43" E	48.86'
L3	S 25°55'07" W	25.70'
L4	S 54°58'12" W	7.30'
L5	S 30°47'31" E	10.00'
L6	S 49°35'17" E	25.37'
L7	S 48°37'48" E	48.86'
L8	S 14°18'05" W	17.78'
L9	N 48°52'17" W	28.70'
L10	S 48°52'17" E	28.70'
L11	N 20°47'51" W	30.00'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	208.00'	19.14'	38.27'	32.60'	N 51°13'34" E	147°06'14"
C2	568.73'	117.27'	86.89'	114.19'	N 77°34'12" E	42°43'37"
C3	29.39'	3.18'	19.09'	20.62'	N 28°29'02" W	89°32'02"
C4	590.33'	11.80'	38.38'	11.40'	N 83°10'22" W	21°48'42"
C5	545.79'	11.93'	15.87'	11.62'	S 88°11'34" E	111°12'12"
C6	213.19'	49.64'	24.92'	49.52'	N 51°32'48" W	137°13'59"
C7	213.19'	15.70'	13.88'	13.88'	N 81°03'01" W	81°03'01"
C8	113.00'	47.50'	14.50'	47.50'	S 80°33'41" E	22°08'50"
C9	75.09'	113.00'	70.41'	122.61'	S 82°37'34" W	86°22'14"

Tract B-2-2
TMS 346-00-00-076
Owner: 1776, LLC
EPR17 0602019
659,877 SF
22,693 AC

- LEGEND**
- CONCRETE MONUMENT FOUND
 - PROPERTY CORNER FOUND, AS DESCRIBED
 - 54" REBAR SET
 - ▲ MEANDER POINT, NO REDAR SET
 - PROPERTY LINE
 - - - ADJACENT PROPERTY LINE



TO: [OWNER] THEIR SUCCESSORS AND ASSIGNS FIDELITY NATIONAL TITLE INSURANCE COMPANY, BEACH EIGHT FIVE EIGHTS, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 STANDARDS AND PRACTICES RECOMMENDED FOR ALL LANDS AND UTILITIES SURVEYS, ESTABLISHED AND ADOPTED BY ALTA AND ASMS, AND INCLUDES ITEMS 1.2, 2.1, 8.1, 13.1, 14, 15, 17, 18 & 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 8, 2019.

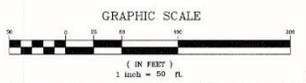
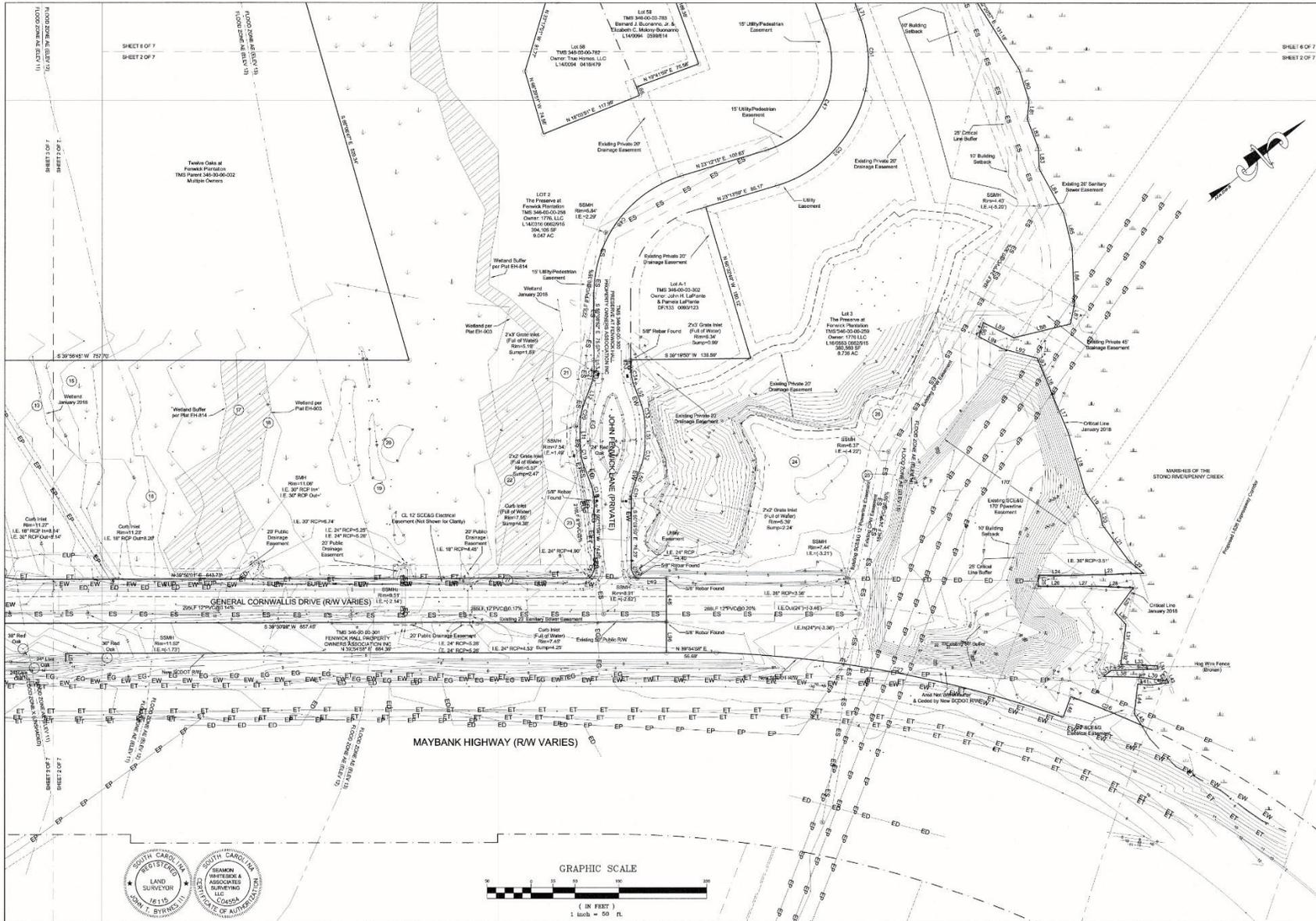
PHILIP R. BRYAN, JR. S.C.P.L.S. No. 25597

NO.	DATE	REVISION
1	11/19/2019	REVISION: FINAL, LLC COMMENTS
2	12/08/2019	REVISION: FINAL, LLC COMMENTS
3	12/12/2019	REVISION: FINAL, LLC COMMENTS

S L
SOUTHEASTERN
LAND SURVEYING LLC
1255-B BENNING ROAD
CHARLESTON, SC 29407
(843) 955-8500

AN ALTAPANS LAND TITLE SURVEY OF
TRACT B-2-2
FENWICK PLANTATION
OWNED BY 1776, LLC
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

DATE:	08 OCTOBER 2019
DRAWN:	MAS
CHECK:	PHB
DATE:	11/20
DWG:	17220 ALTA
SHEET:	3 OF 4

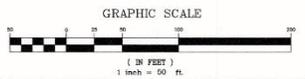
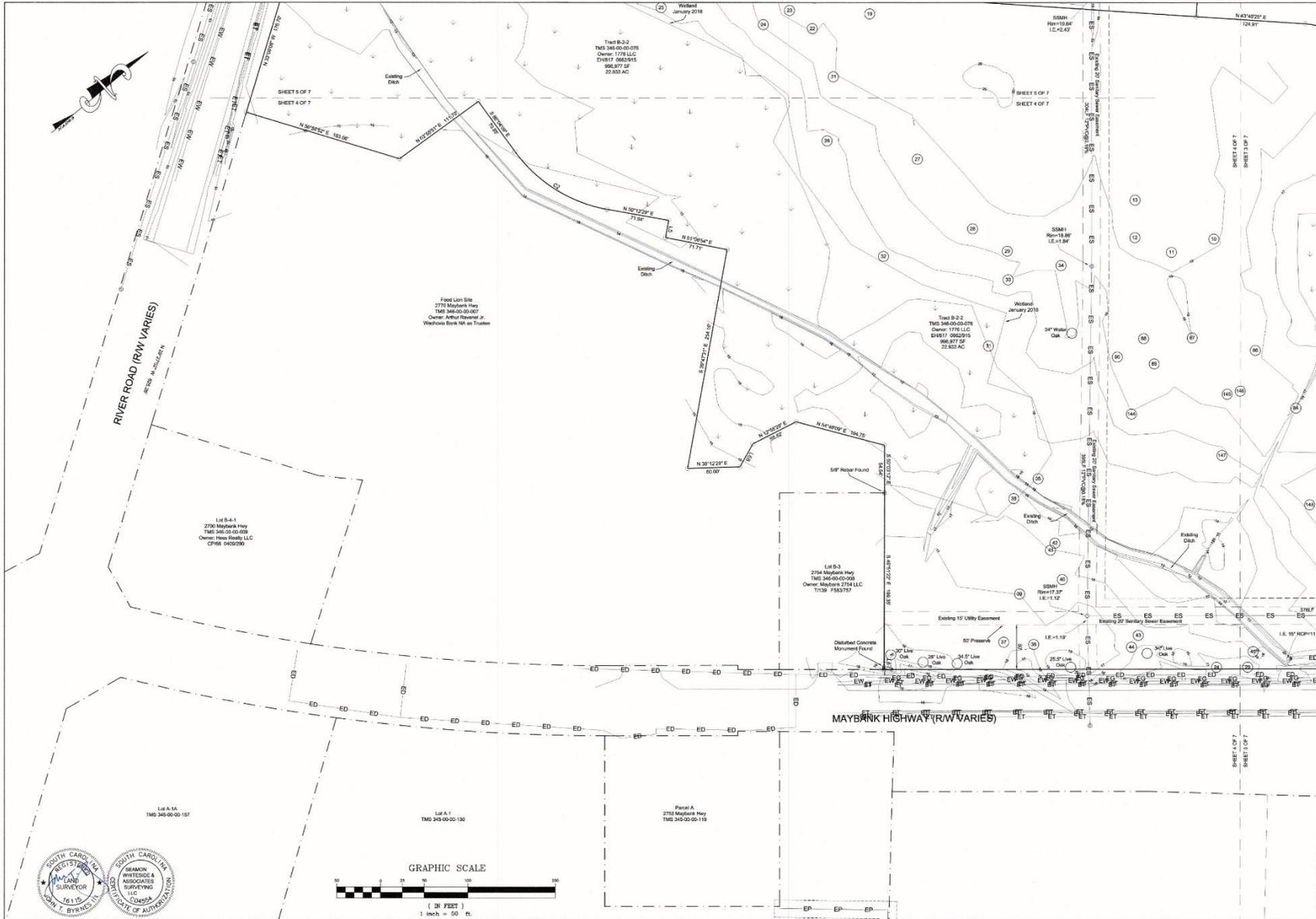


NO.	DATE	DESCRIPTION	BY

1035-B Jenkins Road
Charleston, SC 29407
(843) 795-9330

A TREE & TOPOGRAPHIC SURVEY OF A PORTION OF
TRACT B-2-1, TRACT B-2-2, LOT 2 AND LOT 3
THE PRESERVE AT FENWICK PLANTATION
OWNED BY 1776, LLC
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

DATE:	18 JAN 2018
DRAWN:	FRB
CHECKED:	JTB
CC:	JB
JOB:	17220
DWG:	17220 Fenwick IT
SHEET:	2 OF 7



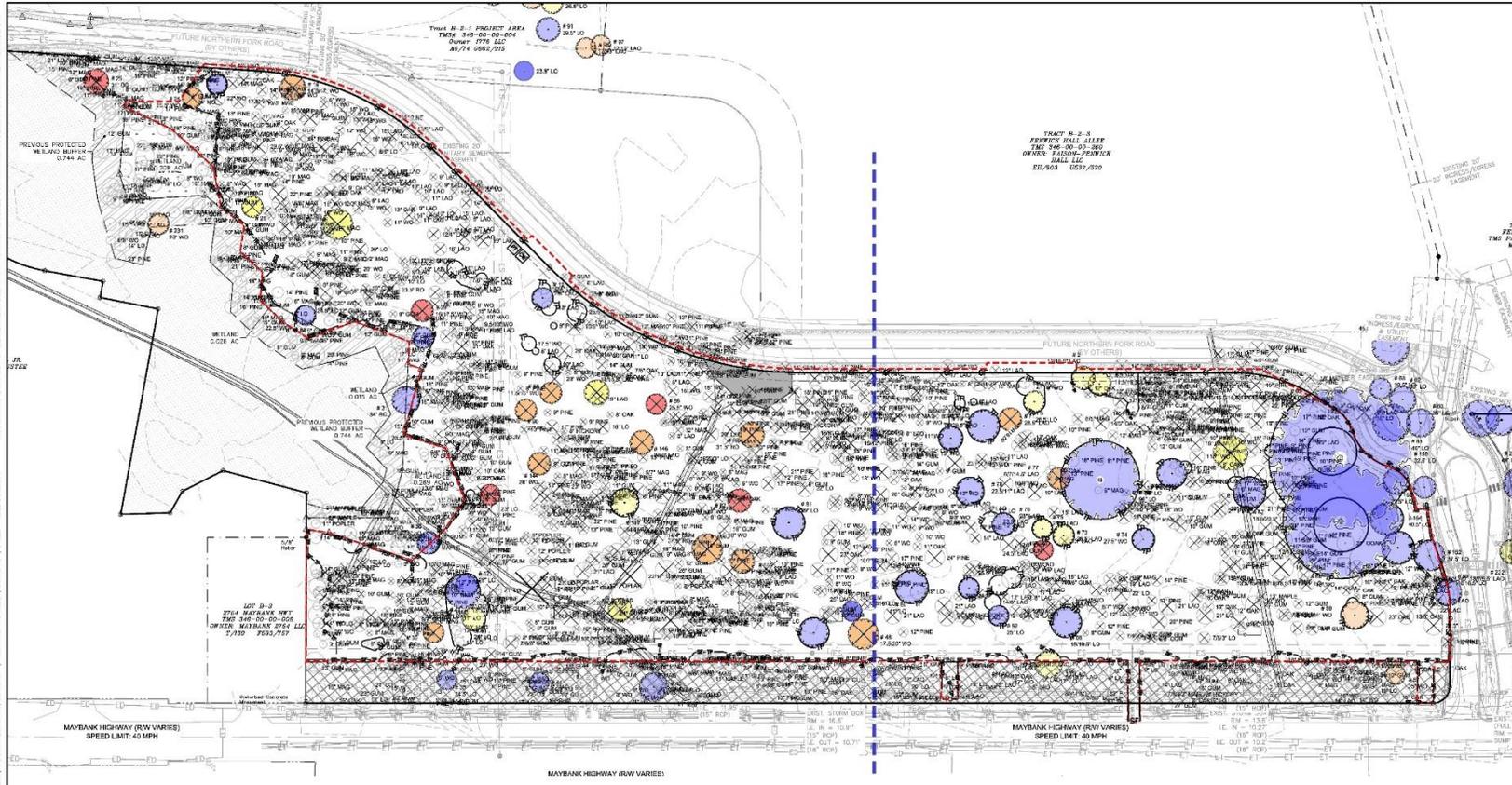
NO.	DATE	DESCRIPTION	BY

1035-B Jenkins Road
Charleston, SC 29407
(843) 795-9330

A TREE & TOPOGRAPHIC SURVEY OF A PORTION OF
TRACT B-2-1, TRACT B-2-2, LOT 2 AND LOT 3
THE PRESERVE AT FENWICK PLANTATION
OWNED BY 1776, LLC
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

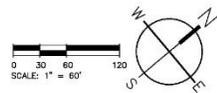
DATE:	18 JAN 2018
DRAWN:	PRB
CHECK:	JTB
CC:	JB
JOB:	17220
DWG:	17220 Fenwick TT
SHEET:	4 OF 7

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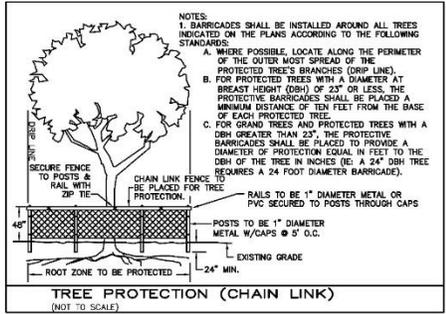


TREE LEGEND

- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 1
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 2
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 3
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 4
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 5
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 6
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 7
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 8
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 9
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 10
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 11
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 12
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 13
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 14
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 15
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 16
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 17
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 18
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 19
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 20
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 21
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 22
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 23
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 24
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 25
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 26
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 27
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 28
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 29
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 30
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 31
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 32
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 33
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 34
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 35
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 36
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- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 38
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 39
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 40
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 41
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 42
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 43
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 44
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 45
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 46
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 47
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 48
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 49
- SIGNIFICANT TREE (# 0-20) TO REMAIN-RATED 50



EXISTING UTILITY NOTE:
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PROTECTED TREES			
CITY REQUIREMENT	ACRES	TOTAL PROTECTED TREES REQUIRED	TOTAL EXISTING PROTECTED TREES
10 PROTECTED TREES/AC	19.4	191	800
SIGNIFICANT TREE SUMMARY			
	# OF TREES	TOTAL INCHES	
REMOVED	1067	14460	
REMAINING	561	7860	



MOUNT PLEASANT, SC 853.854.1957
 GREENVILLE, SC 864.208.9334
 SUMMERVILLE, SC 843.923.0710
 SPARTANBURG, SC 864.299.0834
 CHARLOTTE, NC 980.312.5450
 WWW.SEASONWHITESIDE.COM



FENWICK MULTI-FAMILY
 BEACH FENWICK, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

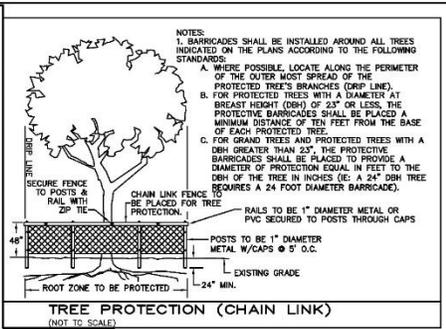
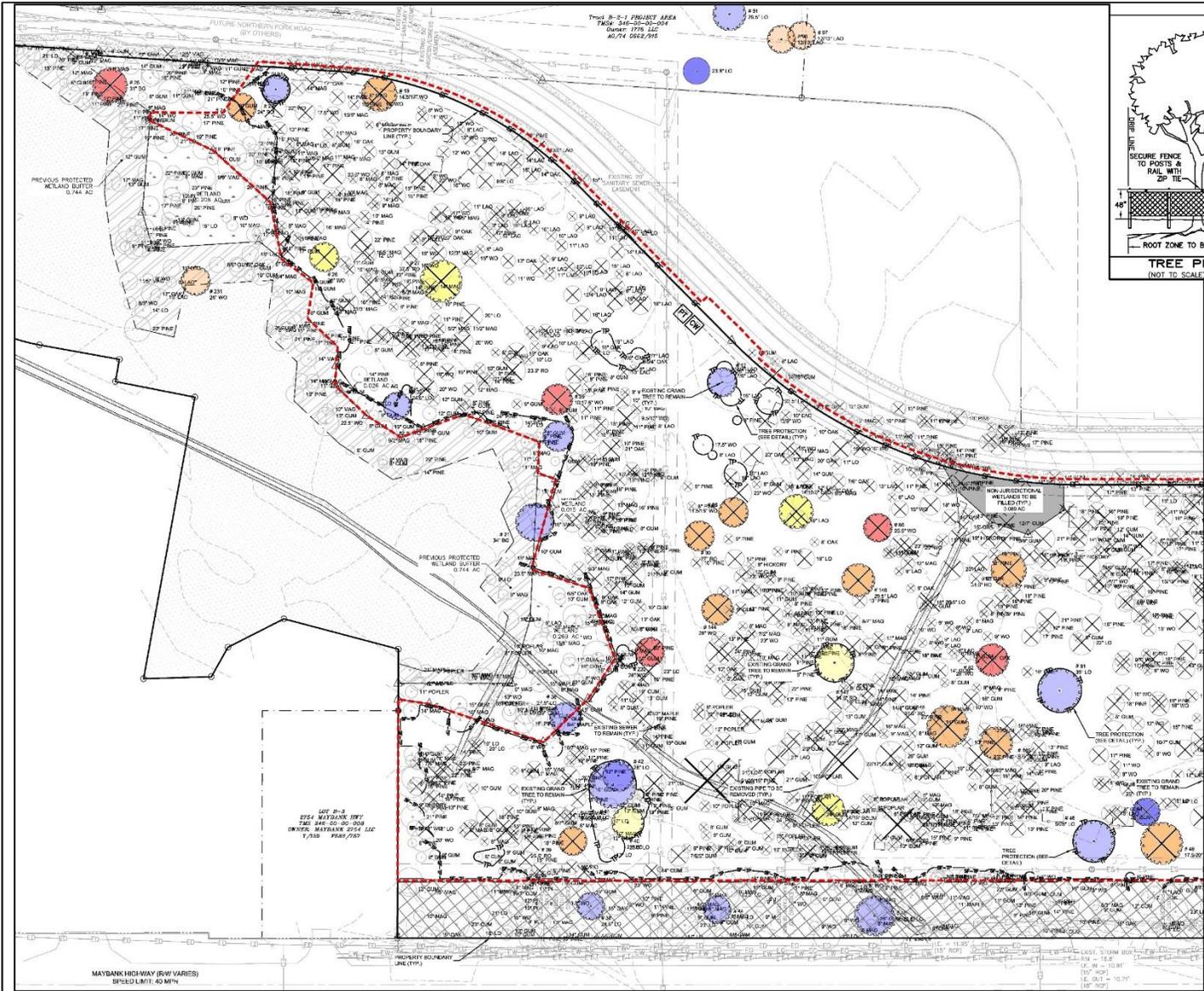
SNW PROJECT: 8011
 DATE: 9/20/20
 DRAWN BY: MRC
 CHECKED BY: MRF

REVISION HISTORY

1	8/7/2019	
2	7/28/19	
3	8/29/19	
4	10/28/19	
5	11/20/19	
6	1/22/20	
7	3/26/20	

OVERALL TREE REMOVAL AND DEMOLITION PLAN

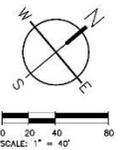
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TREE LEGEND

Red circle with 'X'	SIGNIFICANT TREE (14-23") TO REMAIN/RATED F	Red circle with 'X'	GRAND TREE (24"-70") REMAIN/RATED F
Orange circle with 'X'	SIGNIFICANT TREE (14-23") TO REMAIN/RATED D	Orange circle with 'X'	GRAND TREE (24"-70") REMAIN/RATED D
Yellow circle with 'X'	SIGNIFICANT TREE (14-23") TO REMAIN/RATED C	Yellow circle with 'X'	GRAND TREE (24"-70") REMAIN/RATED C
Blue circle with 'X'	SIGNIFICANT TREE (14-23") TO REMAIN/RATED B	Blue circle with 'X'	GRAND TREE (24"-70") REMAIN/RATED B
Green circle with 'X'	SIGNIFICANT TREE (14-23") TO REMAIN/RATED A	Green circle with 'X'	GRAND TREE (24"-70") TO REMAIN/RATED A
Red circle with 'X' and diagonal line	SIGNIFICANT TREE (14-23") TO BE REMOVED/RATED 3	Red circle with 'X' and diagonal line	GRAND TREE (24"-70") TO BE REMOVED/RATED 3
Orange circle with 'X' and diagonal line	SIGNIFICANT TREE (14-23") TO BE REMOVED/RATED C	Orange circle with 'X' and diagonal line	GRAND TREE (24"-70") TO BE REMOVED/RATED C
Yellow circle with 'X' and diagonal line	SIGNIFICANT TREE (14-23") TO BE REMOVED/RATED B	Yellow circle with 'X' and diagonal line	GRAND TREE (24"-70") TO BE REMOVED/RATED B
Blue circle with 'X' and diagonal line	SIGNIFICANT TREE (14-23") TO BE REMOVED/RATED S	Blue circle with 'X' and diagonal line	GRAND TREE (24"-70") TO BE REMOVED/RATED S
Green circle with 'X' and diagonal line	SIGNIFICANT TREE (14-23") TO BE REMOVED/RATED A	Green circle with 'X' and diagonal line	GRAND TREE (24"-70") TO BE REMOVED/RATED A
White circle with 'X'	SIGNIFICANT TREE (14-23") TO REMAIN/RATED OR ADJACENT PHASE	White circle with 'X'	GRAND TREE (14-23") REMAIN/RATED OR ADJACENT PHASE

NOTE: SIZE OF TREE IN "MMOL" REPRESENTS TREE PROTECTION ZONES OF 1:000' QUANTUM FOR EACH INCH DBH MEASUREMENT.



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SEAMON WHITESIDE

MOUNT PLEASANT, SC 29564-1957
GREENVILLE, SC 29601-5634
SUMMERVILLE, SC 29582-9710
SPARTANBURG, SC 29583-0834
CHARLOTTE, NC 28202-5459
WWW.SWGROUPINC.COM

THE BEACH COMPANY
EST. 1945

SEAMON WHITESIDE & ASSOCIATES, INC.
NO. 000475
STATE OF SOUTH CAROLINA

SOUTH CAROLINA PROFESSIONAL ENGINEER
NO. 34839
EXPIRES 12/31/2024
STATE OF SOUTH CAROLINA

FENWICK MULTI-FAMILY

BEACH FENWICK, LLC
CITY OF CHARLESTON, SOUTH CAROLINA

SIN-PROJECT: 8011
DATE: 3/20/20
DRAWN BY: MRC
CHECKED BY: MFP

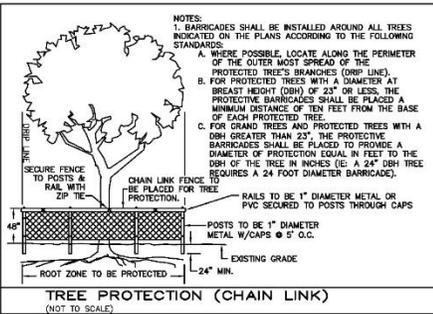
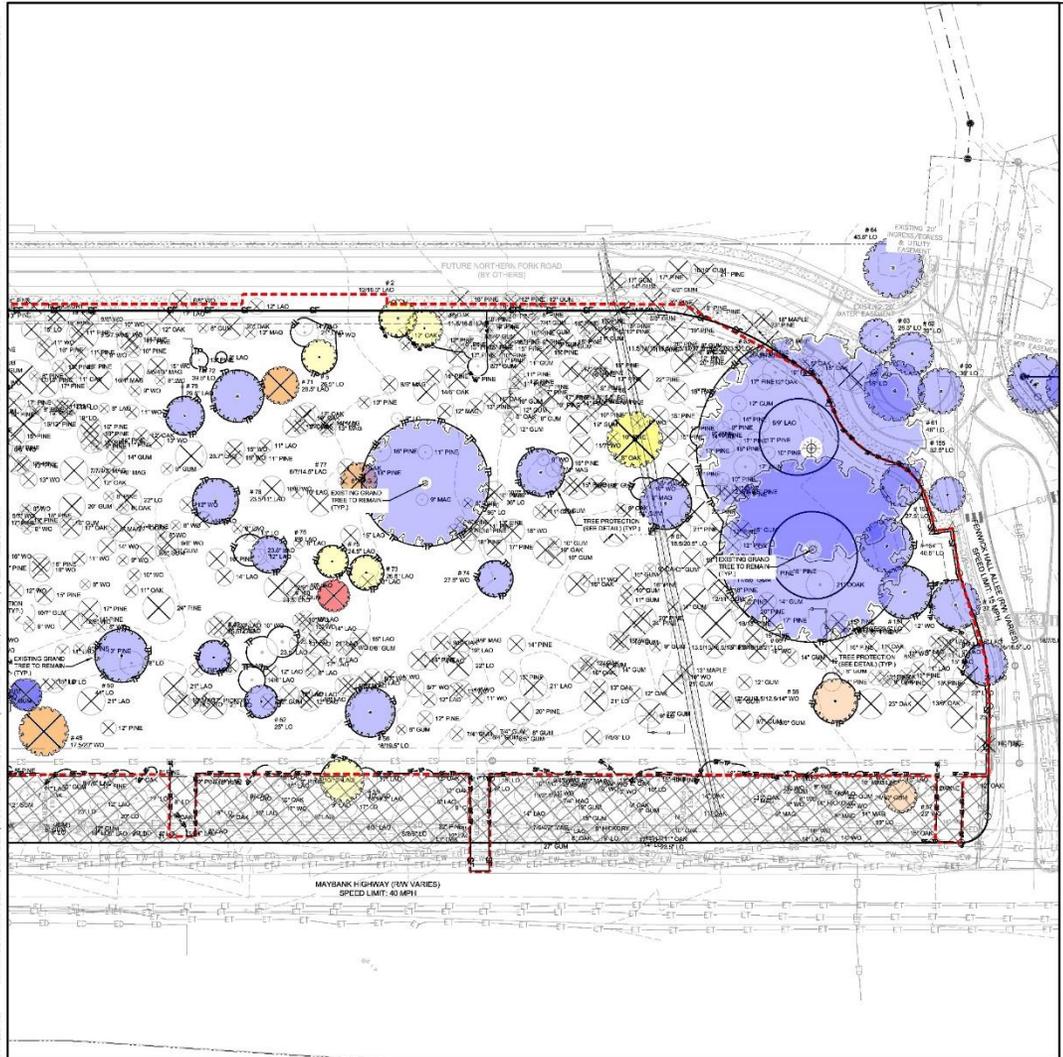
REVISION HISTORY

1	8/7/19	
2	2/8/19	
3	8/30/19	
4	10/28/19	
5	11/20/19	
6	1/22/20	
7	2/26/20	

TREE REMOVAL AND DEMOLITION PLAN I

C-2.1

80 WARD HAME SCHMIDT, SUITE 200, MOUNT PLEASANT, SC 29564, P. 803.981.1957
 80 WARD HAME SCHMIDT, SUITE 101, GREENVILLE, SC 29601
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TREE LEGEND

● (Red)	SIGNIFICANT TREE (18\"/>
● (Orange)	SIGNIFICANT TREE (18\"/>
● (Yellow)	SIGNIFICANT TREE (18\"/>
● (Blue)	SIGNIFICANT TREE (18\"/>
● (Green)	SIGNIFICANT TREE (18\"/>
● (Red with X)	SIGNIFICANT TREE (18\"/>
● (Orange with X)	SIGNIFICANT TREE (18\"/>
● (Yellow with X)	SIGNIFICANT TREE (18\"/>
● (Blue with X)	SIGNIFICANT TREE (18\"/>
● (Green with X)	SIGNIFICANT TREE (18\"/>
● (Red with circle)	SIGNIFICANT TREE (18\"/>
● (Orange with circle)	SIGNIFICANT TREE (18\"/>
● (Yellow with circle)	SIGNIFICANT TREE (18\"/>
● (Blue with circle)	SIGNIFICANT TREE (18\"/>
● (Green with circle)	SIGNIFICANT TREE (18\"/>
● (Red with circle and X)	SIGNIFICANT TREE (18\"/>
● (Orange with circle and X)	SIGNIFICANT TREE (18\"/>
● (Yellow with circle and X)	SIGNIFICANT TREE (18\"/>
● (Blue with circle and X)	SIGNIFICANT TREE (18\"/>
● (Green with circle and X)	SIGNIFICANT TREE (18\"/>
● (Red with circle and dot)	SIGNIFICANT TREE (18\"/>
● (Orange with circle and dot)	SIGNIFICANT TREE (18\"/>
● (Yellow with circle and dot)	SIGNIFICANT TREE (18\"/>
● (Blue with circle and dot)	SIGNIFICANT TREE (18\"/>
● (Green with circle and dot)	SIGNIFICANT TREE (18\"/>
● (Red with circle and dot and X)	SIGNIFICANT TREE (18\"/>
● (Orange with circle and dot and X)	SIGNIFICANT TREE (18\"/>
● (Yellow with circle and dot and X)	SIGNIFICANT TREE (18\"/>
● (Blue with circle and dot and X)	SIGNIFICANT TREE (18\"/>
● (Green with circle and dot and X)	SIGNIFICANT TREE (18\"/>

NOTE: SIZE OF TREE SYMBOL REPRESENTS TREE PROTECTION ZONE OF 1 FOOT DIAMETER FOR EACH INCH DBH MEASUREMENT.

EXISTING UTILITY NOTE:

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SW SEAMON WHITESIDE

MOUNT PLEASANT, SC 29564
 GREENVILLE, SC 29601
 SUMMERVILLE, SC 29586
 SPARTANBURG, SC 29584
 CHARLOTTE, NC 28209



FENWICK MULTI-FAMILY
 BEACH FENWICK, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

SNW-PROJECT: 8011
 DATE: 3/20/20
 DRAWN BY: MRC
 CHECKED BY: MRF

REVISION HISTORY

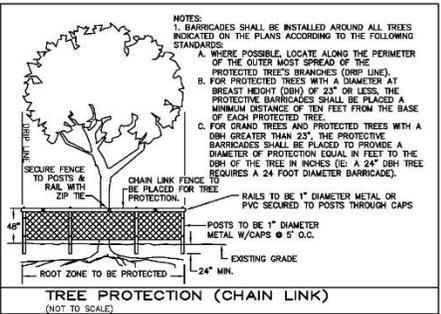
1	8/7/19	
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3	8/30/19	
4	10/28/19	
5	11/20/19	
6	1/27/20	
7	3/25/20	

TREE REMOVAL AND DEMOLITION PLAN II

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Fenwick Multi-Family Grand Tree Assessment					
Tree No.	DBH	Species	Grade	Comments	RZA
2	12/16.5	Jawoll Oak	C	V-Shape Crotch, poor form	Encirclement
3	11.5/16.5	Jawoll Oak	C	V-Shape Crotch, leaning	Encirclement
4	26	Jawoll Oak	C	Suppressed	Encirclement
12	20	Jawoll Oak	B	Leaning	Encirclement
13	17.5/17	Red Oak	B	Hollow	Special Exception
21	24	Black Gum	B	Storm Damage	Special Exception
24	35.5	Black Gum	F	Broken Top, hollow	Var. use
25	26	Black Gum	F	Broken Top, hollow	Special Exception
27	37.5	Red Oak	C	V-Shape Crotch, hollow	Var. use
28	10/27.5	Water Oak	F	Hollow	Special Exception
30	27	Live Oak	B		Encirclement
31	34	Black Gum	B		Encirclement
32	26.5	Live Oak	B		
38	27.5	Live Oak	B		
39	26.5	Live Oak	B		
39	25.5	Red Oak	D	Storm Damage, hollow	Var. use
40	28.5	Live Oak	C	Storm Damage, leaning	Encirclement
41	12.5/22.5	Live Oak	B		Encirclement
42	28	Live Oak	B		Encirclement
44	26.5	Live Oak	B	Leaning	
45	12/24.5	Live Oak	B	Leaning	
47	25	Live Oak	B		Encirclement
47	23	Jawoll Oak	B		Var. use
48	11.5/19	Water Oak	D	Hollow	Special Exception
49	28.5	Jawoll Oak	B		Encirclement
50	41	Live Oak	B		Encirclement
52	25	Live Oak	B		
53	14/24.5	Jawoll Oak	C	V-Shape Crotch, poor form	Encirclement
56	18/20.5	Live Oak	B	V-Shape Crotch	
57	23	Water Oak	D	Broken Top, hollow	Special Exception
58	7.5/12/21	Water Oak	D	Stump sprouts, leaning	Encirclement
59	16/26.5	Live Oak	B	V-Shape Crotch	Encirclement
60	11.5/14/15/16.5/17/17.5/19.5/21/23	Live Oak	B	Cluster	Encirclement
61	13.5/19/20.5/20/26/26.5/29/30/21	Live Oak	B	Cluster	Encirclement
62	14.5/23.5	Live Oak	B	Stump sprouts	Encirclement
64	12.5/14.5/15.5	Black Gum	C	Stump sprouts	Var. use
68	36	Live Oak	B		Encirclement
70	36	Live Oak	B		Encirclement
71	28.5	Jawoll Oak	D	Hollow	Var. use
72	37.5	Live Oak	B		Encirclement
73	35.5	Jawoll Oak	C	Peer Form	Encirclement
74	32.5	Water Oak	B		Encirclement
76	28	Jawoll Oak	B		Encirclement
77	6/27/4.5	Jawoll Oak	D	Hollow, possible separate	Var. use
78	32.5/31.5	Jawoll Oak	B		Encirclement
79	22.5	Jawoll Oak	B		Encirclement
81	39	Live Oak	F		Encirclement
82	25	Jawoll Oak	F	Broken Top	Special Exception
83	31.5	Red Oak	D	Hollow, lean	Var. use
85	Water Oak	F	Broken Top, hollow	Special Exception	
86	14/26.5	Jawoll Oak	C	Peer Form, possible separate	Var. use
88	11.5/16	Water Oak	D	Broken Top, hollow	Special Exception
90	27	Red Oak	D	Hollow	Var. use
94	26	Water Oak	D	Hollow	Special Exception
146	35.5	Jawoll Oak	D	Decay, leaning	Var. use
147	34.5	Red Oak	C	Peer Form	Encirclement
148	37.5	Red Oak	D	Hollow, leaning	Var. use
149	6.5/9/11	Water Oak	F	Stump sprouts	Special Exception
150	24.5	Jawoll Oak	F	Dead	Var. use
151	30.5/23.5	Live Oak	B		
152	22.5	Live Oak	B		
155	32.5	Live Oak	B		
201	45.5	Live Oak	B		
202	38	Live Oak	B		
203	40	Live Oak	B		
205	27	Jawoll Oak	B		
206	27	Jawoll Oak	B		Encirclement
208	35.5	Jawoll Oak	B		
210	32	Jawoll Oak	B		Encirclement
212	25.5	Jawoll Oak	C	V-Shape Crotch	Encirclement
213	10.5/14/15	Jawoll Oak	C	Stump sprouts	Encirclement
214	29	Jawoll Oak	B		Encirclement
216	10/16	Black Gum	B	Possible Separate	Encirclement
228	14.5	Black Gum	C		Var. use
229	48	Live Oak	C		
231	26	Water Oak	D	Hollow	Special Exception
232	17/21.5	Jawoll Oak	C	Peer Form	

100% Seaman Associates, Fenwick
 75% Seaman Associates, Fenwick
 75% Seaman Associates, Fenwick



TREE LEGEND

● SIGNIFICANT TREE (10'-23') TO REMAIN-RATED F	● GRAND TREE (24") TO REMAIN-RATED F
● SIGNIFICANT TREE (10'-23') TO REMAIN-RATED D	● GRAND TREE (24") TO REMAIN-RATED D
● SIGNIFICANT TREE (10'-23') TO REMAIN-RATED C	● GRAND TREE (24") TO REMAIN-RATED C
● SIGNIFICANT TREE (10'-23') TO REMAIN-RATED B	● GRAND TREE (24") TO REMAIN-RATED B
● SIGNIFICANT TREE (10'-23') TO REMAIN-RATED A	● GRAND TREE (24") TO REMAIN-RATED A
● SIGNIFICANT TREE (10'-23') TO BE REMOVED-RATED F	● GRAND TREE (24") TO BE REMOVED-RATED F
● SIGNIFICANT TREE (10'-23') TO BE REMOVED-RATED D	● GRAND TREE (24") TO BE REMOVED-RATED D
● SIGNIFICANT TREE (10'-23') TO BE REMOVED-RATED C	● GRAND TREE (24") TO BE REMOVED-RATED C
● SIGNIFICANT TREE (10'-23') TO BE REMOVED-RATED B	● GRAND TREE (24") TO BE REMOVED-RATED B
● SIGNIFICANT TREE (10'-23') TO BE REMOVED-RATED A	● GRAND TREE (24") TO BE REMOVED-RATED A
● SIGNIFICANT TREE (10'-23') TO REMAIN-UNRATED FOR ADJACENT PHASE	● GRAND TREE (10'-23') TO REMAIN-UNRATED FOR ADJACENT PHASE

NOTE: SIZE OF TREE SYMBOL REPRESENTS TREE PROTECTION ZONES OF 1 FOOT DIAMETER FOR EACH INCH DBH MEASUREMENT.

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MOUNT PLEASANT, SC 853.854.1957
 GREENVILLE, SC 863.923.0710
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FENWICK MULTI-FAMILY
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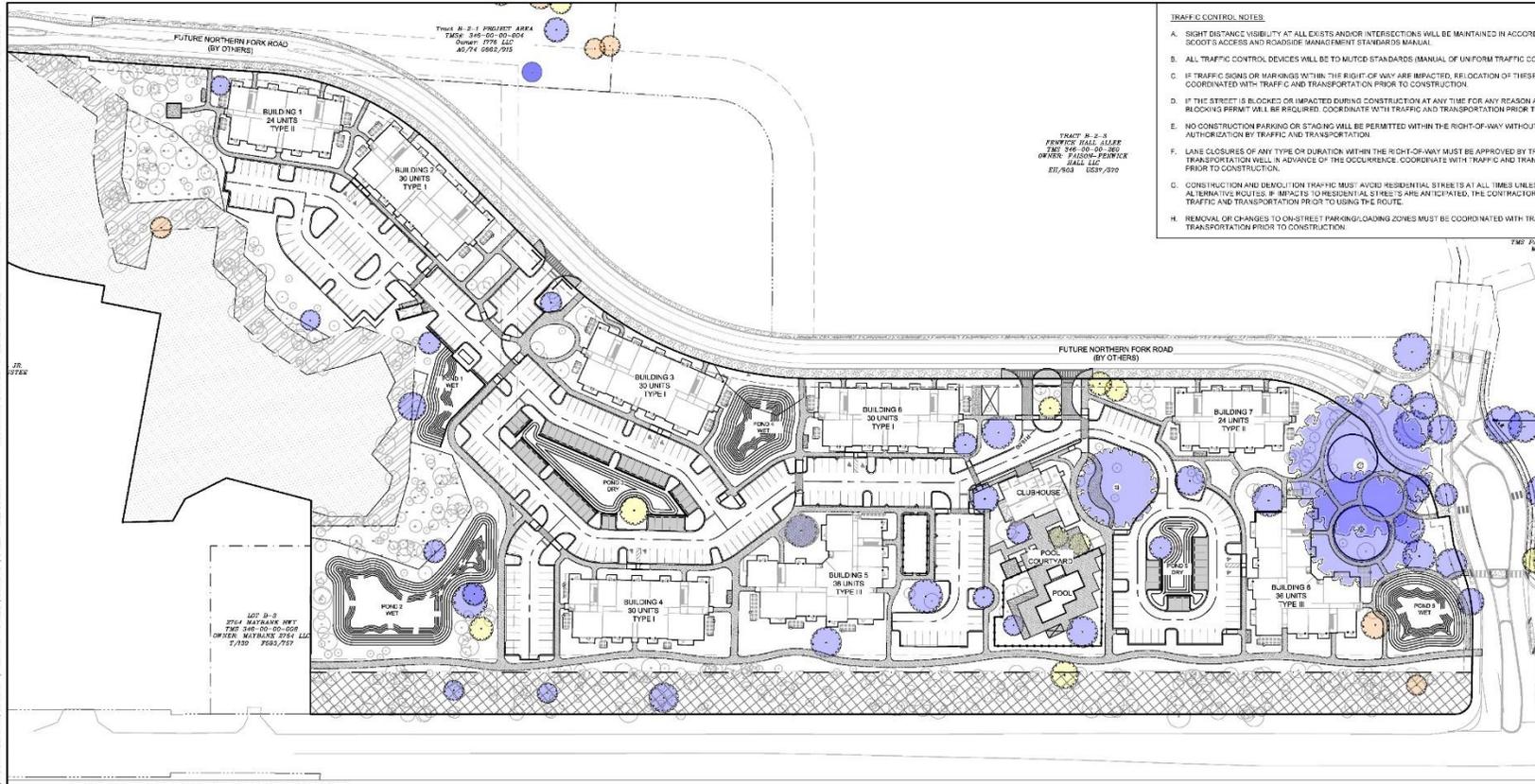
SWN-PROJECT: 8011
 DATE: 3/20/20
 DRAWN BY: MFC
 CHECKED BY: MFP

REVISION HISTORY

1	8/7/19	
2	2/6/19	
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4	10/28/19	
5	11/20/19	
6	1/22/20	
7	2/26/20	

GRAND TREE REMOVAL SUMMARY

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- TRAFFIC CONTROL NOTES**
- SHORT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCODTS ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.
 - ALL TRAFFIC CONTROL DEVICES WILL BE TO MUTCD STANDARDS (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
 - 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.
 - IF THE STREET IS BLOCKED OR IMPACTED DURING CONSTRUCTION AT ANY TIME FOR ANY REASON A STREET CLOSING PERMIT WILL BE REQUIRED. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
 - NO CONSTRUCTION PARKING OR STAGING WILL BE PERMITTED WITHIN THE RIGHT-OF-WAY WITHOUT PRIOR AUTHORIZATION BY TRAFFIC AND TRANSPORTATION.
 - 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.
 - 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 CALL TRAFFIC AND TRANSPORTATION PRIOR TO USING THE ROUTE.
 - REMOVAL OR CHANGES TO ON-STREET PARKING/LOADING ZONES MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.

- CITY OF CHARLESTON TRAFFIC AND STREET NAME SIGN STANDARDS & NOTES**
- ALL REGULATORY WARNING AND GUIDE SIGNS SHALL BE FABRICATED WITH ASTM INTERNATIONAL (FORMERLY AMERICAN SOCIETY FOR TESTING AND MATERIALS) TYPE II (HIGH INTENSITY) OR GREATER RETRO-REFLECTIVE SHEETING UNLESS APPROVED BY THE DEPARTMENT OF TRAFFIC AND TRANSPORTATION. PARKING SIGNS AND NON-TRAFFIC RELATED SIGNS MAY BE FABRICATED FROM ASTM TYPE I (ENGINEER GRADE) OR GREATER MATERIAL. ALL SIGNS ARE TO CONFORM TO THE LATEST REVISION OF THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD).
 - ALL STREET NAME SIGNS SHALL BE FABRICATED USING EXTRUDED ALUMINUM BLADES 9" IN HEIGHT. THE MINIMUM LENGTH IS 24" WITH 45° AS THE MAXIMUM. THE ACTUAL LENGTH OF THE BLADE WILL BE DICTATED BY THE NUMBER OF LETTERS IN THE NAME.
 - THE STREET NAME COLOR SCHEME SHALL BE A BACKGROUND OF BRIGHT GREEN WITH WHITE ASTM TYPE II LETTERING.
 - THE STREET NAME LETTER FONT (OR TYPE) SHALL BE 180-WAY GOTHIC "C".
 - ALL STREET NAMES ARE TO CONSIST OF 6" UPPER-CASE LETTERS WITH 4.5" LOWER-CASE LETTERS. THE STREET DESIGNATIONS, E.G., ST., RD., DR., CIR., PKWY., AVE., BLVD. ARE TO BE 50% SUPERSCRIPT.
 - THE STREET NAME INCLUDING THE DESIGNATION SHALL BE CENTERED VERTICALLY AND HORIZONTALLY ON THE BLADE.
 - THE SPACING FROM THE BLADE EDGE TO THE BEGINNING AND END OF THE STREET NAME INCLUDING THE SUPERSCRIPT DESIGNATION SHALL BE A MINIMUM OF 2".
 - STREET NAME SIGNS SHALL BE MOUNTED AT LEAST 6" FROM THE PAVEMENT EDGE TO THE BOTTOM OF THE SIGN. ALL OTHER SIGNS SHALL BE MOUNTED AT LEAST 7" FROM THE PAVEMENT EDGE TO THE BOTTOM OF THE SIGN, UNLESS A SUPPLEMENTARY OR SECONDARY SIGN IS MOUNTED BELOW.
 - IF A SUPPLEMENTARY OR SECONDARY SIGN IS PERMITTED TO BE MOUNTED ON THE SAME ASSEMBLY AS ANOTHER SIGN, THE MAJOR, MOST IMPORTANT, SIGN SHALL BE INSTALLED ABOVE THE SUPPLEMENTARY OR SECONDARY SIGN. THE MINIMUM HEIGHT FROM THE PAVEMENT EDGE TO THE BOTTOM OF THE SUPPLEMENTARY OR SECONDARY SIGN SHALL BE 6".
 - THE MINIMUM LATERAL OFFSET FOR INSTALLED SIGNS SHALL BE 2' FROM THE PAVEMENT EDGE (OR THE FACE OF CURB) TO THE NEAREST SIGN EDGE. A MINIMUM OFFSET OF 1' FROM THE FACE OF THE CURB MAY BE USED IN AREAS WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING POLES ARE CLOSE TO THE CURB.
 - ALL TRAFFIC SIGN POSTS SHOULD BE SECURELY INSTALLED AT LEAST 2" IN THE GROUND. TRAFFIC SIGN POSTS SHOULD BE GREEN 3" (BSF) STEEL, U-L CHANNEL POSTS AND 12" IN LENGTH EXCEPT FOR STREET NAME SIGN POSTS.
 - ALL STREET NAME POSTS SHALL BE ROUND, ALUMINUM OR STEEL, 2 3/8" OD, AND AT LEAST 10' IN LENGTH.
 - ALL OTHER SIGNS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST REVISION OF THE 2009 MUTCD AND/OR APPROVED BY THE DEPARTMENT OF TRAFFIC AND TRANSPORTATION.
 - SHORT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCODTS ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.
 - THERE SHALL BE NO ON-STREET PARKING ALLOWED ON ALLEYS.
 - ALL PAVEMENT MARKINGS (INCLUDING PARKING) SHALL BE THERMOPLASTIC.
 - ALL ROADS DESIGNED FOR 25 MPH.

MATERIAL LEGEND

	WETLAND AREA
	PREVIOUSLY PROTECTED WETLAND BUFFER
	PREVIOUSLY PROTECTED WETLAND
	CONCRETE SIDEWALK
	BRICK PAVERS
	PLANTATION MIX PATH
	PREVIOUS CONCRETE
	FORESBURY BUFFER
	PIT/FORE ROAD SIDEWALK

TOTAL BUILDING SF:

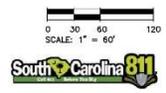
BUILDING 1: +/- 27,809 SF 24 UNITS 1ST FLOOR: 9,519 SF 2ND FLOOR: 9,145 SF 3RD FLOOR: 9,145 SF	BUILDING 2: +/- 35,986 SF 30 UNITS 1ST FLOOR: 12,294 SF 2ND FLOOR: 11,846 SF 3RD FLOOR: 11,846 SF	BUILDING 3: +/- 35,986 SF 30 UNITS 1ST FLOOR: 12,294 SF 2ND FLOOR: 11,846 SF 3RD FLOOR: 11,846 SF	BUILDING 4: +/- 35,986 SF 30 UNITS 1ST FLOOR: 12,294 SF 2ND FLOOR: 11,846 SF 3RD FLOOR: 11,846 SF	BUILDING 5: +/- 44,248 SF 36 UNITS 1ST FLOOR: 15,026 SF 2ND FLOOR: 14,611 SF 3RD FLOOR: 14,611 SF	BUILDING 6: +/- 35,986 SF 30 UNITS 1ST FLOOR: 12,294 SF 2ND FLOOR: 9,145 SF 3RD FLOOR: 9,145 SF	BUILDING 7: +/- 27,809 SF 24 UNITS 1ST FLOOR: 9,519 SF 2ND FLOOR: 9,145 SF 3RD FLOOR: 9,145 SF	BUILDING 8: +/- 44,248 SF 36 UNITS 1ST FLOOR: 15,026 SF 2ND FLOOR: 14,611 SF 3RD FLOOR: 14,611 SF	CLUBHOUSE: +/- 4,475 SF
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PARKING DATA:

TOTAL REQUIRED PARKING (1.5 SPACES / UNIT) x 240 UNITS =	360 SPACES
TOTAL PROVIDED PARKING +	360 SPACES
348 STANDARD PARKING SPACES	
10 VAN ACCESSIBLE ADA PARKING SPACES	
PROVIDED PARKING RATIO =	1.50 SP/UNIT

ZONING DISTRICT
 THE PARCEL TO BE DEVELOPED IS WITHIN THE VILLAGE AT FENWICK PLANNED UNIT DEVELOPMENT

ZONING REQUIREMENTS
 ZONING DISTRICT: PUD
 HEIGHT LIMIT = 3 STORIES
 TOTAL SITE ACREAGE: 19.40 ACRES
 HIGHLAND: 14.30 ACRES (16.8 UNITS/ACRE)
 WETLAND AREA: 5.10 ACRES



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.



MOUNT PLEASANT, SC
 613.854.1957
 GREENVILLE, SC
 SUMMERVILLE, SC
 SPARTANBURG, SC
 CHARLOTTE, NC



FENWICK MULTI-FAMILY
 BEACH FENWICK, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

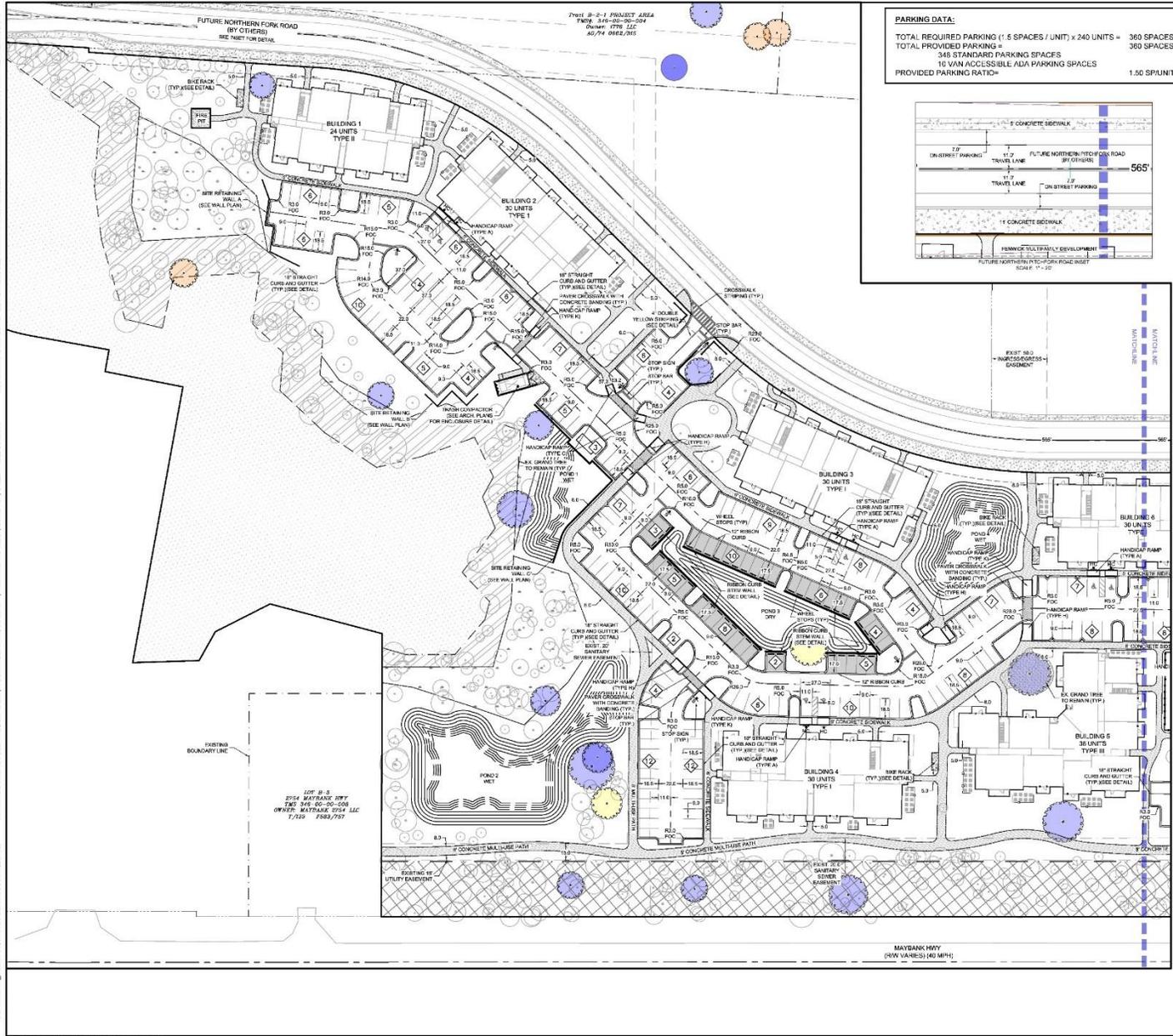
P/N: PROJECT: 8011
 DATE: 3/20/20
 DRAWN BY: MRC
 CHECKED BY: MRF

REVISION HISTORY

1	8/7/2019	
2	7/8/19	
3	8/29/19	
4	10/28/19	
5	11/20/19	
6	12/2/20	
7	2/26/20	

OVERALL SITE PLAN

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TOTAL BUILDING SF:

BUILDING 1: +/- 27,809 SF 24 UNITS 1ST FLOOR: 9,519 SF 2ND FLOOR: 9,145 SF 3RD FLOOR: 9,145 SF	BUILDING 2: +/- 35,996 SF 30 UNITS 1ST FLOOR: 12,294 SF 2ND FLOOR: 11,846 SF 3RD FLOOR: 11,846 SF	BUILDING 3: +/- 35,996 SF 30 UNITS 1ST FLOOR: 12,294 SF 2ND FLOOR: 11,846 SF 3RD FLOOR: 11,846 SF	BUILDING 4: +/- 35,996 SF 30 UNITS 1ST FLOOR: 12,294 SF 2ND FLOOR: 11,846 SF 3RD FLOOR: 11,846 SF	BUILDING 5: +/- 44,248 SF 36 UNITS 1ST FLOOR: 15,026 SF 2ND FLOOR: 14,611 SF 3RD FLOOR: 14,611 SF	BUILDING 6: +/- 35,585 SF 30 UNITS 1ST FLOOR: 12,294 SF 2ND FLOOR: 11,846 SF 3RD FLOOR: 11,445 SF	BUILDING 7: +/- 27,809 SF 24 UNITS 1ST FLOOR: 9,519 SF 2ND FLOOR: 9,145 SF 3RD FLOOR: 9,145 SF	BUILDING 8: +/- 44,248 SF 36 UNITS 1ST FLOOR: 15,026 SF 2ND FLOOR: 14,611 SF 3RD FLOOR: 14,611 SF	CLUBHOUSE: +/- 4,475 SF
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MOUNT PLEASANT, SC
 803.881.1111
 GREENVILLE, SC
 864.208.9334
 SUMMERVILLE, SC
 843.923.0710
 SPARTANBURG, SC
 864.299.0834
 CHARLOTTE, NC
 980.312.5450
 WWW.SWAWHITESIDE.COM

THE BEACH COMPANY
 EST. 1945

FENWICK MULTI-FAMILY
 BEACH FENWICK, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

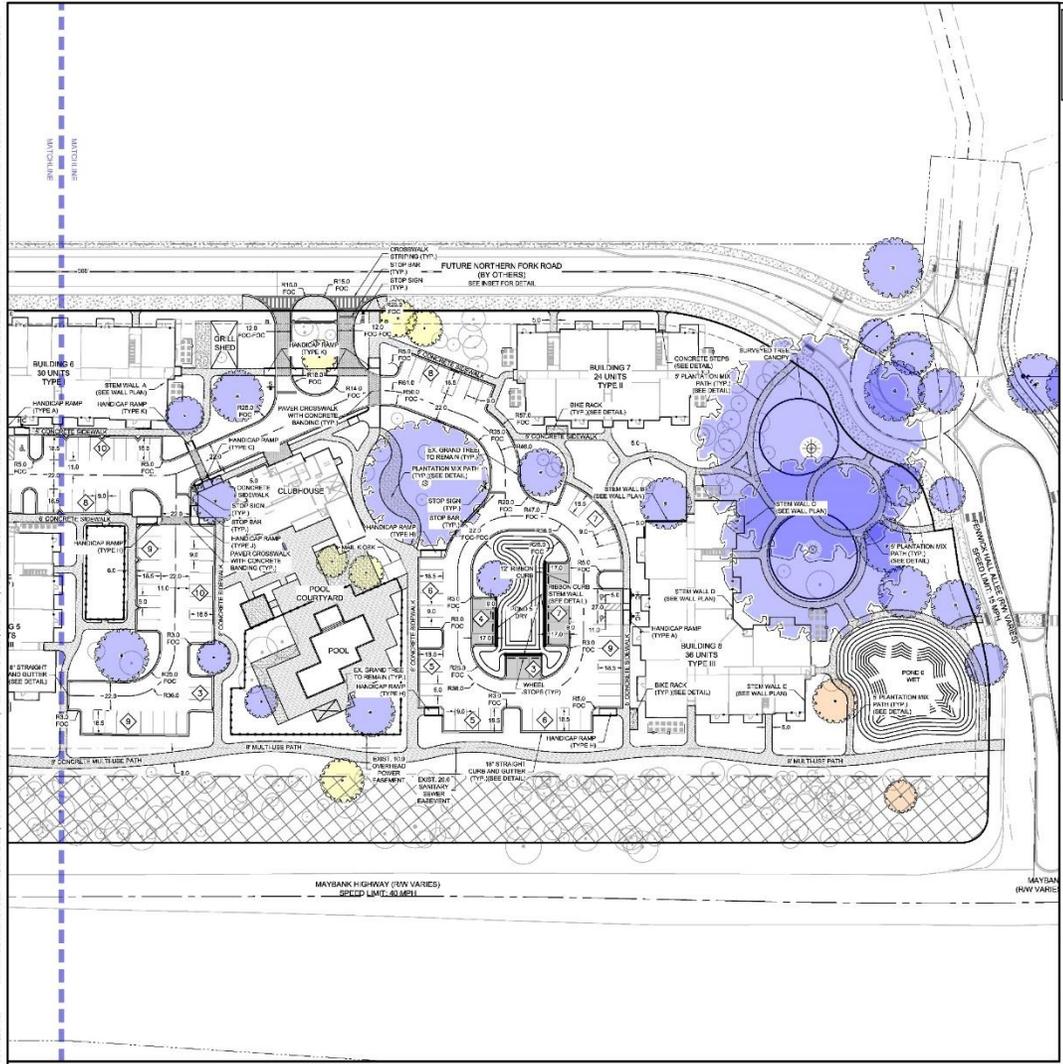
SWN-PROJECT: 8011
 DATE: 3/20/20
 DRAWN BY: MRC
 CHECKED BY: MFP

REVISION HISTORY

1	8/7/19	
2	7/8/19	
3	8/30/19	
4	10/29/19	
5	11/20/19	
6	12/2/20	
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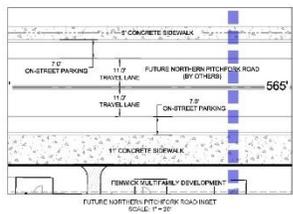
SITE PLAN I

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PARKING DATA:

TOTAL REQUIRED PARKING (1.5 SPACES / UNIT) x 240 UNITS = 360 SPACES
 TOTAL PROVIDED PARKING = 345 STANDARD PARKING SPACES
 10 VAN ACCESSIBLE ADA PARKING SPACES
 PROVIDED PARKING RATIO = 1.50 SP/UNIT

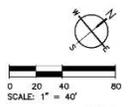


TOTAL BUILDING SF:

Building	Units	1st Floor SF	2nd Floor SF	3rd Floor SF
BUILDING 1	30	9,519	9,145	9,145
BUILDING 2	30	12,294	11,846	11,846
BUILDING 3	30	12,294	11,846	11,846
BUILDING 4	30	12,294	11,846	11,846
BUILDING 5	36	15,026	14,611	14,611
BUILDING 6	30	9,519	9,145	9,145
BUILDING 7	24	9,519	9,145	9,145
BUILDING 8	36	15,026	14,611	14,611
CLUBHOUSE	-	4,475	-	-

MATERIAL LEGEND:

[Blue Hatched]	WETLAND AREA
[Diagonal Line]	PREVIOUSLY PROTECTED WETLAND BUFFER
[Grey]	PREVIOUSLY PROTECTED WETLAND
[Solid Grey]	CONCRETE SIDEWALK
[Brick Pattern]	BRICK PAVERS
[Light Grey]	PLANTATION MIX PATH
[Diagonal Line]	PERVIOUS CONCRETE
[Cross-hatch]	PROPERTY BUFFER
[Dotted]	FITCHFORK ROAD SIDEWALK



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.



MOUNT PLEASANT, SC
 GREENVILLE, SC
 SUMMERVILLE, SC
 SPARTANBURG, SC
 CHARLOTTE, NC



FENWICK MULTI-FAMILY
 BEACH FENWICK, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

SWN-PROJECT: 8011
 DATE: 3/20/20
 DRAWN BY: MRC
 CHECKED BY: MRF

REVISION HISTORY

1	8/7/19	
2	7/8/19	
3	8/30/19	
4	10/29/19	
5	11/20/19	
6	12/2/20	
7	3/25/20	

SITE PLAN II

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2 ADJACENT BANK



3 ADJACENT DENTIST / SHOPPING



4 ENTRANCE TO FENWICK HALL ALLEE



6 12 OAKS APARTMENTS



7 MAYBANK HWY.



8 FENWICK HALL ALLEE



MOUNT PLEASANT, SC 843.884.1887
 GREENVILLE, SC 864.268.9534
 SUMMERVILLE, SC 843.872.3749
 SPARTANBURG, SC 864.268.9534
 CHARLOTTE, NC 980.312.5450
 www.seamonwhiteside.com



FENWICK MULTI-FAMILY
 THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

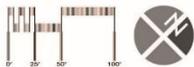
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 DATE: 3/30/20
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY	
1	8/7/19
2	7/8/19
3	8/20/19
4	10/29/19
5	11/20/19
6	12/22/20

CONTEXT PHOTOS



LEGEND			
1	50' NATURAL BUFFER	7	TREE SAVE PARK
2	SMALL PARK STRUCTURE	8	PRESERVED WETLAND
3	TRAIL/GREENWAY	9	VEGETATED DETENTION BASIN
4	MAYBANK HWY R.O.W.	10	WET POND
5	FENWICK HALL ALLEE TREE LANE	11	LARGE PARK STRUCTURE
6	12 OAKS APARTMENTS	12	FUTURE DEVELOPMENT



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

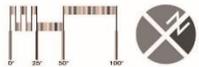


FENWICK MASTER PLAN EXHIBIT

BEACH COMPANY
JOHNS ISLAND, SC
MARCH 4, 2020



LEGEND	
	DETENTION BASIN
	7' PRIMARY PATH/TRAIL SPUR
	5' SECONDARY PATH
	1 NATURAL PARK
	2 SHADED SEATING
	3 POOL AREA
	4 PICNIC AREA
	5 DOG PARK
	6 COURTYARD
	7 WILDLIFE OBSERVATION STRUCTURE
	8 LAWN + SEATING
	9 LAWN + SEATING
	10 FIRE PIT AREA
	11 TRAIL/GREENWAY



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



FENWICK PARK SPACE EXHIBIT

BEACH COMPANY
JOHNS ISLAND, SC
MARCH 4, 2020



SABAL PALMETTO



SOUTHERN MAGNOLIA



NUTTALL OAK



BALD CYPRESS



LIVE OAK



LONGLEAF PINE



YAUPON/DWARF YAUPON HOLLY



CAROLINA CHERRY LAUREL



EASTERN REDBUD



FRINGE TREE



WAX MYRTLE/DWARF WAX MYRTLE



BEAUTY BERRY



FLORIDA ANISE



OAKLEAF HYDRANGEA



FLORIDA FLAME AZALEA



WALTER'S VIBURNUM



SWEETGRASS



WHITE CLOUD MUHLY



SANDCORD GRASS



SALT CORDGRASS



RUSH



DWARF FAKAHATCHEE GRASS



BREEZEGRASS



GOLDENROD



STOKE'S ASTER



IRIS



DAYLILY



CONEFLOWER



CHRISTMAS FERN
(TO BE USED IN LIMITED QUANTITIES)

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



FENWICK OVERALL PLANT EXHIBIT

BEACH COMPANY

JOHN'S ISLAND, SC

MARCH 4, 2020



BIRD'S EYE FROM MAYBANK HIGHWAY

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



FENWICK PERSPECTIVES

BEACH COMPANY
JOHNS ISLAND, SC
MARCH 4, 2020



VIEW OF MAIN ENTRANCE

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



FENWICK PERSPECTIVES

BEACH COMPANY
JOHNS ISLAND, SC
MARCH 4, 2020



VIEW OF SECONDARY ENTRANCE

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



FENWICK PERSPECTIVES

BEACH COMPANY
JOHNS ISLAND, SC
MARCH 4, 2020



VIEW OF POND OVERLOOK

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



FENWICK PERSPECTIVES

BEACH COMPANY
JOHNS ISLAND, SC
MARCH 4, 2020



VIEW OF STREETScape

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



FENWICK PERSPECTIVES

BEACH COMPANY
JOHNS ISLAND, SC
MARCH 4, 2020



VIEW OF STREETScape

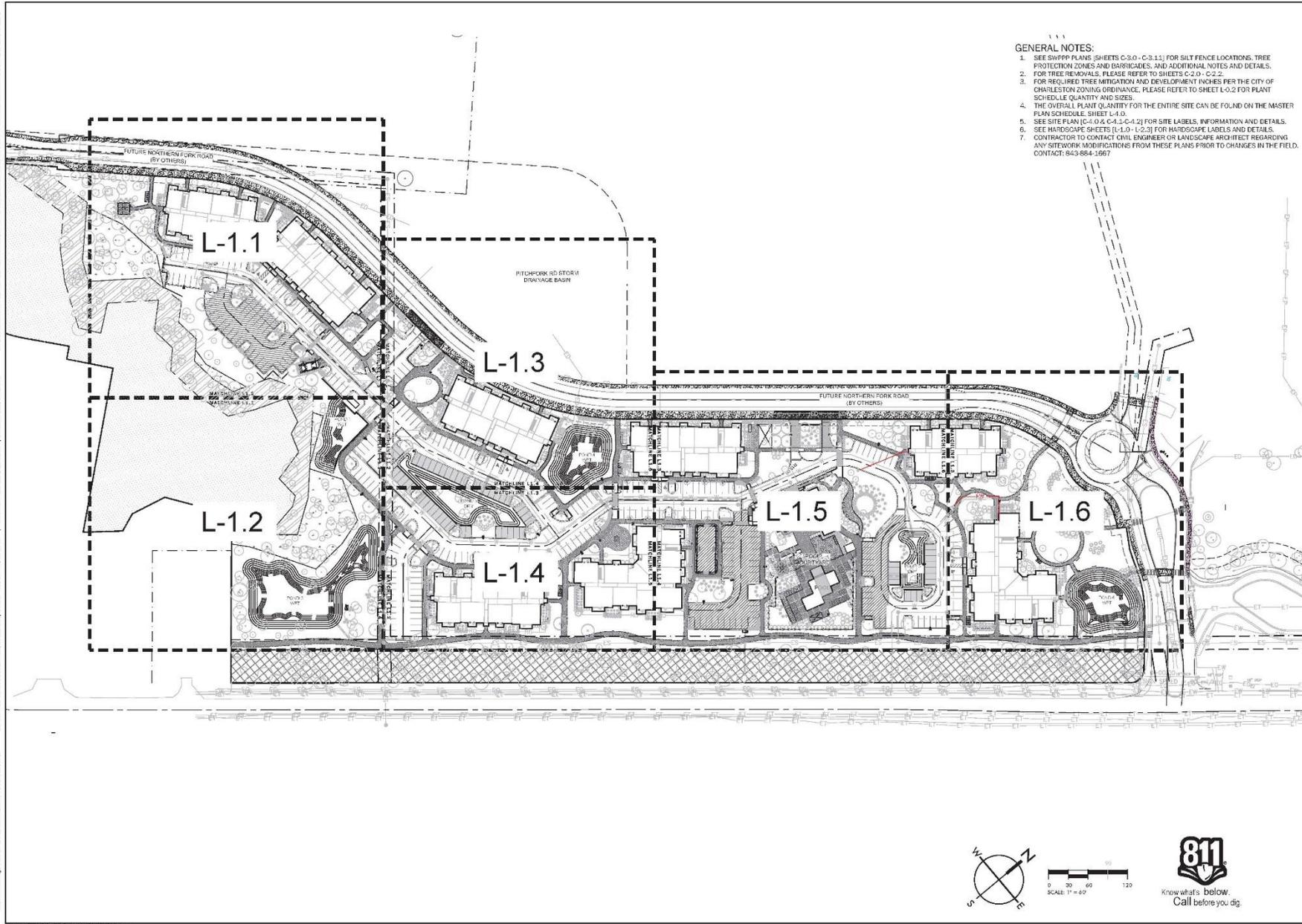
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FENWICK PERSPECTIVES

BEACH COMPANY
JOHNS ISLAND, SC
MARCH 4, 2020

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- GENERAL NOTES:**
1. SEE SWPPP PLANS (SHEETS C-3.0 - C-3.11) FOR SILT FENCE LOCATIONS, TREE PROTECTION ZONES AND BARRICADES, AND ADDITIONAL NOTES AND DETAILS.
 2. FOR TREE REMOVALS, PLEASE REFER TO SHEETS C-2.0 - C-2.2.
 3. FOR REQUIRED TREE MITIGATION AND DEVELOPMENT INCHES PER THE CITY OF CHARLESTON ZONING ORDINANCE, PLEASE REFER TO SHEET L-0.2 FOR PLANT SCHEDULE QUANTITY AND SIZES.
 4. THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLAN SCHEDULE, SHEET L-4.0.
 5. SEE SITE PLAN (C-4.0 & C-4.1-C-4.2) FOR SITE LABELS, INFORMATION AND DETAILS.
 6. SEE HARDSCAPE SHEETS (L-1.0 - L-2.3) 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: 843-884-1067

SW
 SEAMON
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 ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS

MOUNT PLEASANT, SC 29524
 GREENVILLE, SC 29601
 SUMMERVILLE, SC 29585
 SPARTANBURG, SC 29583
 CHARLOTTE, NC 28202
 www.seamonwhite.com



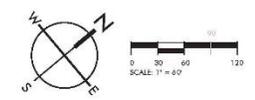
FENWICK MULTI-FAMILY
 THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

SWP-PROJECT: 8211
 DATE: 3/20/20
 DRAWN BY: CMP
 CHECKED BY: DRG

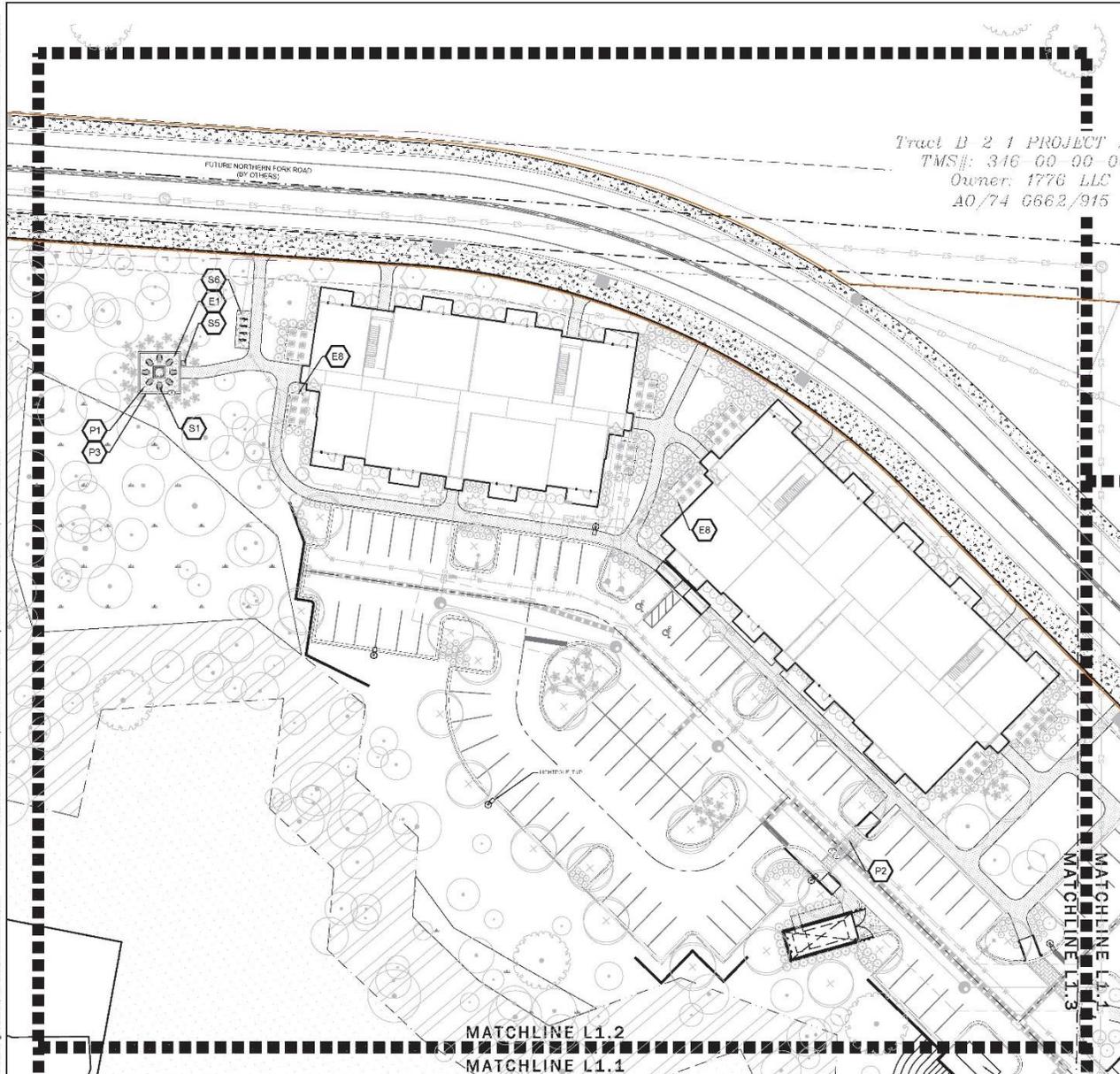
REVISION HISTORY

1	8/10/19	
2	7/8/20	
3	8/20/19	
4	10/29/19	
5	11/29/19	
6	12/2/20	

HARDSCAPE SHEET KEY



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Tract B 2 1 PROJECT A
 TMS#: 316 00 00 00
 Owner: 1776 LLC
 A0/74 6662/915

GENERAL NOTES:

- SEE SWPPP PLANS (SHEETS O-3.0 - O-3.11) FOR SILT FENCE LOCATIONS, TREE PROTECTION ZONES AND BARRICADES, AND ADDITIONAL NOTES AND DETAILS.
- FOR TREE REMOVALS, PLEASE REFER TO SHEETS C-2.0 - C-2.2.
- FOR REQUIRED TREE MITIGATION AND DEVELOPMENT INCHES PER THE CITY OF CHARLESTON ZONING ORDINANCE, PLEASE REFER TO SHEET L-0.2 FOR PLANT SCHEDULE QUANTITY AND SIZES.
- THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLAN SCHEDULE, SHEET L-4.0.
- SEE SITE PLAN (S-4.0 & S-4.1 & S-4.2) FOR SITE LABELS, INFORMATION AND DETAILS.
- SEE HARDSCAPE SHEETS (L-1.0 - L-2.3) FOR HARDSCAPE LABELS AND DETAILS.
- CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 843-884-1967

HARDSCAPE SCHEDULE

PAVING (P)

KEY:	ITEM:	DETAILS:
P1	PLANTATION MIX PATH	1 - L-2.1
P2	VEHICULAR PAVERS	2.3 - L-2.1
P3	PEDESTRIAN PAVERS	2.3 - L-2.1
P4	POOL COPING	5 - L-2.1
P5	TABBY CONCRETE	6 - L-2.1
P6	PLANTATION MIX PATH	7 - L-2.1
P7	PERVIOUS PAVERS	8 - L-2.1
P8	DETECTABLE WARNING PAVES	9 - L-2.1

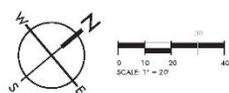
SITE FURNISHINGS (S)

KEY:	ITEM:	DETAILS:
S1	AD BENCH/BACK CHAIR	1 - L-2.2
S2	COMPARITY TABLE	2 - L-2.2
S3	BISTRO TABLE	3 - L-2.2
S4	BISTRO CHAIR	4 - L-2.2
S5	TRASH CAN	5 - L-2.2
S6	BIKE RACK	6 - L-2.2
S7	BENCH	7 - L-2.2
S8	CIRCULAR BENCH	8 - L-2.2
S9	SIDE TABLE	9 - L-2.2

SITE ELEMENTS (E)

KEY:	ITEM:	DETAILS:
E1	FIRE PIT	1 - L-2.3
E2	POOL FENCE & GATE	2 - L-2.3
E3	DOG PARK FENCE & GATE	3 - L-2.3
E4	MOUND/LAWN	SEE GRADING PLAN
E5	GRILL AT POOL	4 - L-2.3
E6	GRILL AT ENTRY	5 - L-2.3
E7	TRANSFORMER SCREEN	
E8	HVAC SCREEN	7 - L-2.3
E9	DOG PARK ENTRY TRELIS	8 - L-2.3
E10	SWING ARBOR	9 - L-2.3
E11	MARI ENTRY FRAME SIGN FEATURE	
E12	SECONDARY ENTRANCE SIGN FEATURE	

KEY:	ITEM:	DETAILS:
1	GOLD COAST	2 - L-2.1
2	BATTERY GRAY	2 - L-2.1



MOUNT PLEASANT, SC 29464-1967
 GREENVILLE, SC 29601-9504
 SUMMERVILLE, SC 29587-2070
 SPARTANBURG, SC 29583-9524
 CHARLOTTE, NC 28203-5450
 www.seasonwhiteside.com



FENWICK MULTI-FAMILY
 THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

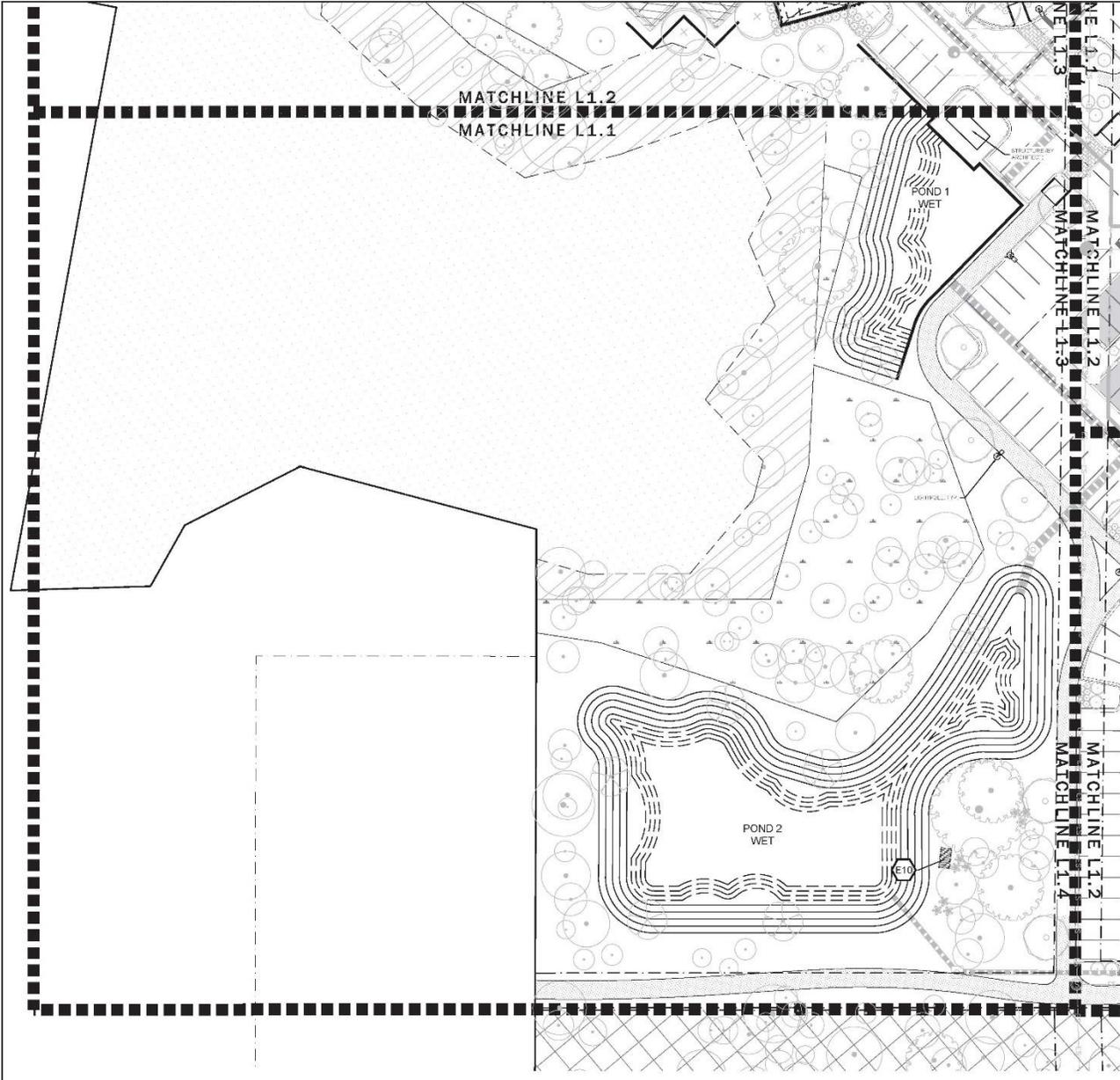
811 PROJECT: 8211
 DATE: 3/20/23
 DRAWN BY: CMP
 CHECKED BY: DRG

REVISION HISTORY

NO.	DATE	DESCRIPTION
1	8/7/19	
2	7/8/19	
3	8/20/19	
4	10/23/19	
5	11/29/19	
6	1/27/20	

HARDSCAPE PLAN

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 - CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 843-684-1667

HARDSCAPE SCHEDULE

PAVING (P)

KEY:	ITEM:	DETAILS:
P1	PLANTATION MIX PATIO	1 - L-2.1
P2	VEHICULAR PAVERS	2.3 - L-2.1
P3	PEDESTRIAN PAVERS	2.3 - L-2.1
P4	POOL CORNER	5 - L-2.1
P5	TABBY CONCRETE	8 - L-2.1
P6	PLANTATION MIX PATH	7 - L-2.1
P7	PERVIOUS PAVERS	8 - L-2.1
P8	DETECTABLE WALKING PAVERS	9 - L-2.1

SITE FURNISHINGS (S)

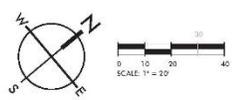
KEY:	ITEM:	DETAILS:
S1	ADIRONDACK CHAIR	1 - L-2.2
S2	COMMUNITY TABLE	2 - L-2.2
S3	BISTRO TABLE	3 - L-2.2
S4	BISTRO CHAIR	4 - L-2.2
S5	TRASH CAN	5 - L-2.2
S6	BKS RACK	6 - L-2.2
S7	BENCH	7 - L-2.2
S8	CIRCULAR BENCH	8 - L-2.2
S9	SIDE TABLE	9 - L-2.2

SITE ELEMENTS (E)

KEY:	ITEM:	DETAILS:
E1	FIRE PIT	1 - L-2.3
E2	POOL FENCE & GATE	2 - L-2.3
E3	DOG PARK FENCE & GATE	3 - L-2.3
E4	MOUNDING LAWN	SEE GRADING PLAN
E5	GRILL AT POOL	4 - L-2.3
E6	GRILL AT ENTRANCE	5 - L-2.3
E7	TRANSFORMER SCREEN	
E8	HVAC SCREEN	7 - L-2.3
E9	DOG PARK ENTRY TRELLIS	8 - L-2.3
E10	SWING ARBOR	9 - L-2.3
E11	MAIN ENTRANCE SIGN FEATURE	
E12	SECONDARY ENTRANCE SIGN FEATURE	

SEE

KEY:	ITEM:	DETAILS:
1	DOG COURT	2 - L-2.3
2	BATTERY CABIN	2 - L-2.3



MOUNT PLEASANT, SC 29564-1667
 GREENVILLE, SC 29601-1654
 SUMMERVILLE, SC 29572-0716
 SPARTANBURG, SC 29428-8858
 CHARLOTTE, NC 28212-5450
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FENWICK MULTI-FAMILY
 THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

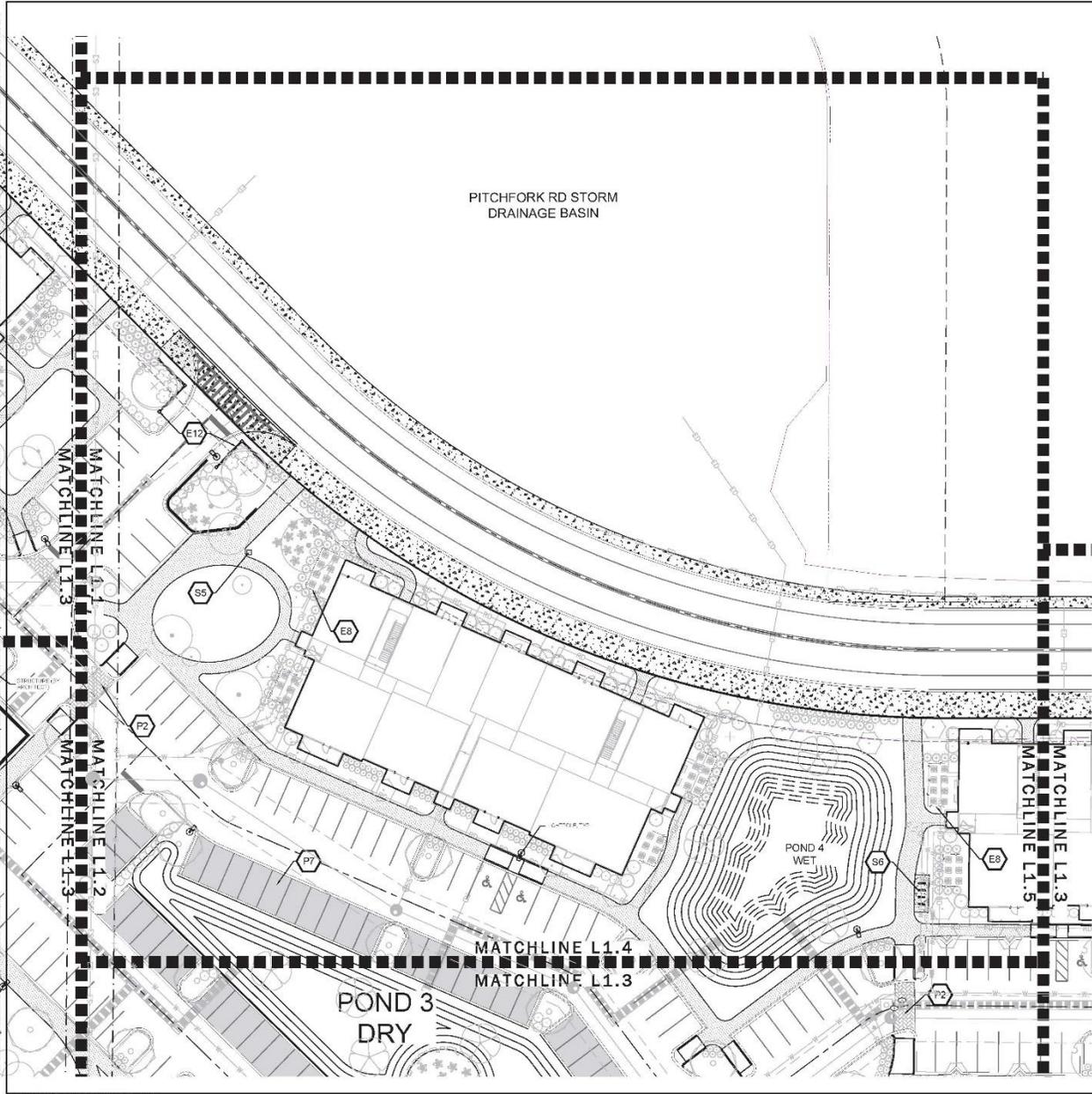
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 DATE: 3/20/20
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NO.	DATE	DESCRIPTION
1	8/7/19	
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5	11/20/19	
6	1/22/20	

HARDSCAPE PLAN

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 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

HARDSCAPE SCHEDULE

PAVING (P)

KEY:	ITEM:	DETAILS:
P1	PLANTATION MIX PATIO	1-1-2.1
P2	IRREGULAR PAVERS	2.3-1-2.1
P3	PEDESTRIAN PAVERS	2.3-1-2.1
P4	POOL COPING	3-1-2.1
P5	TASBY CONCRETE	3-1-2.1
P6	PLANTATION MIX PATH	7-1-2.1
P7	POROUS PAVERS	8-1-2.1
P8	DETECTABLE WARNING PAVERS	9-1-2.1

SITE FURNISHINGS (S)

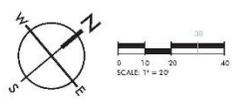
KEY:	ITEM:	DETAILS:
S1	ADKNOCKA CHAIR	1-1-2.2
S2	COMMUNITY TABLE	2-1-2.2
S3	BISTRO TABLE	3-1-2.2
S4	BISTRO CHAIR	4-1-2.2
S5	TRASH CAN	5-1-2.2
S6	BKS RACK	6-1-2.2
S7	BENCH	7-1-2.2
S8	CIRCULAR BENCH	8-1-2.2
S9	SIDE TABLE	9-1-2.2

SITE ELEMENTS (E)

KEY:	ITEM:	DETAILS:
E1	FIRE PIT	1-1-2.3
E2	POOL FENCE & GATE	2-1-2.3
E3	DOG PARK FENCE & GATE	3-1-2.3
E4	ROUNDLED LAWN	SEE GENERAL PLAN
E5	GRILL AT POOL	4-1-2.3
E6	GRILL AT ENTRANCE	5-1-2.3
E7	TRANSFORMER SCREEN	
E8	HVAC SCREEN	7-1-2.3
E9	DOG PARK ENTRY TRELLO	8-1-2.3
E10	SWING ARBOR	9-1-2.3
E11	MAIN ENTRANCE SIGN FEATURE	
E12	SECONDARY ENTRANCE SIGN FEATURE	

ME: TYP. S. DATA

1	COLOR COAT	2-1-2.1
2	MATTERY GRAY	2-1-2.1



MOUNT PLEASANT, SC
 843.884.1667
 GREENVILLE, SC
 864.266.9534
 SUMMERVILLE, SC
 843.922.8710
 SPARTANBURG, SC
 804.298.9531
 CHARLOTTE, NC
 980.312.5460
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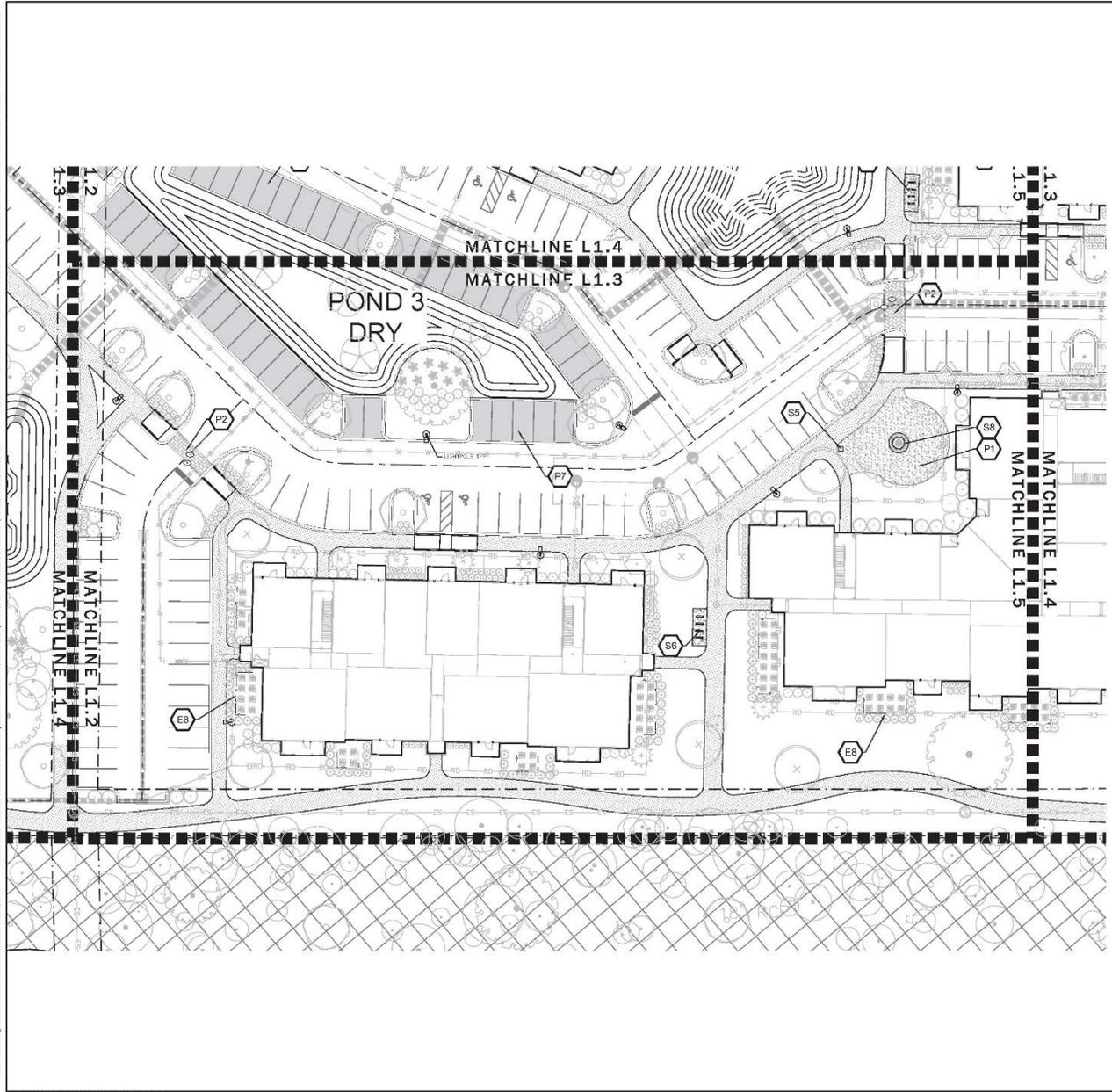
FENWICK MULTI-FAMILY
 THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

REVISION HISTORY

NO.	DATE	DESCRIPTION
1	8/10/18	
2	7/26/19	
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4	10/23/19	
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6	12/22/20	

HARDSCAPE PLAN

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HARDSCAPE SCHEDULE

PAVING (P)

KEY:	ITEM:	DETAILS:
P1	PLANTATION MIX PATIO	1-1-2.1
P2	IRREGULAR PAVERS	2.3-1-2.1
P3	PEDESTRIAN PAVERS	2.3-1-2.1
P4	POOL CORNER	3-1-2.1
P5	TASBY CONCRETE	3-1-2.1
P6	PLANTATION MIX PATH	7-1-2.1
P7	PERVIOUS PAVERS	3-1-2.1
P8	DETECTABLE WARNING PAVERS	3-1-2.1

SITE FURNISHINGS (S)

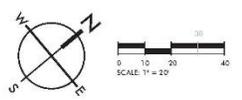
KEY:	ITEM:	DETAILS:
S1	ADKNOCKA CHAIR	1-1-2.2
S2	COMMUNITY TABLE	2-1-2.2
S3	BISTRO TABLE	3-1-2.2
S4	BISTRO CHAIR	4-1-2.2
S5	TRASH CAN	5-1-2.2
S6	BKS RACK	6-1-2.2
S7	BENCH	7-1-2.2
S8	CIRCULAR BENCH	8-1-2.2
S9	SIDE TABLE	9-1-2.2

SITE ELEMENTS (E)

KEY:	ITEM:	DETAILS:
E1	FIRE RT	1-1-2.3
E2	POOL FENCE & GATE	2-1-2.3
E3	DOG PARK FENCE & GATE	3-1-2.3
E4	BOUNDARY LAWN	SEE GENERAL PLAN
E5	GRILL AT POOL	4-1-2.3
E6	GRILL AT ENTRANCE	5-1-2.3
E7	TRANSFORMER SCREEN	
E8	HVAC SCREEN	7-1-2.3
E9	DOG PARK ENTRY TRELLED	3-1-2.3
E10	SWING AMBOR	3-1-2.3
E11	MAIN ENTRANCE SIGN FEATURE	
E12	SECONDARY ENTRANCE SIGN FEATURE	

ME: TYPED DATA

1	COLOR COAT	2-1-2.1
2	MATTERY GRAY	2-1-2.1



MOUNT PLEASANT, SC
 843.884.1667
 GREENVILLE, SC
 864.293.9534
 SUMMERVILLE, SC
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 SPARTANBURG, SC
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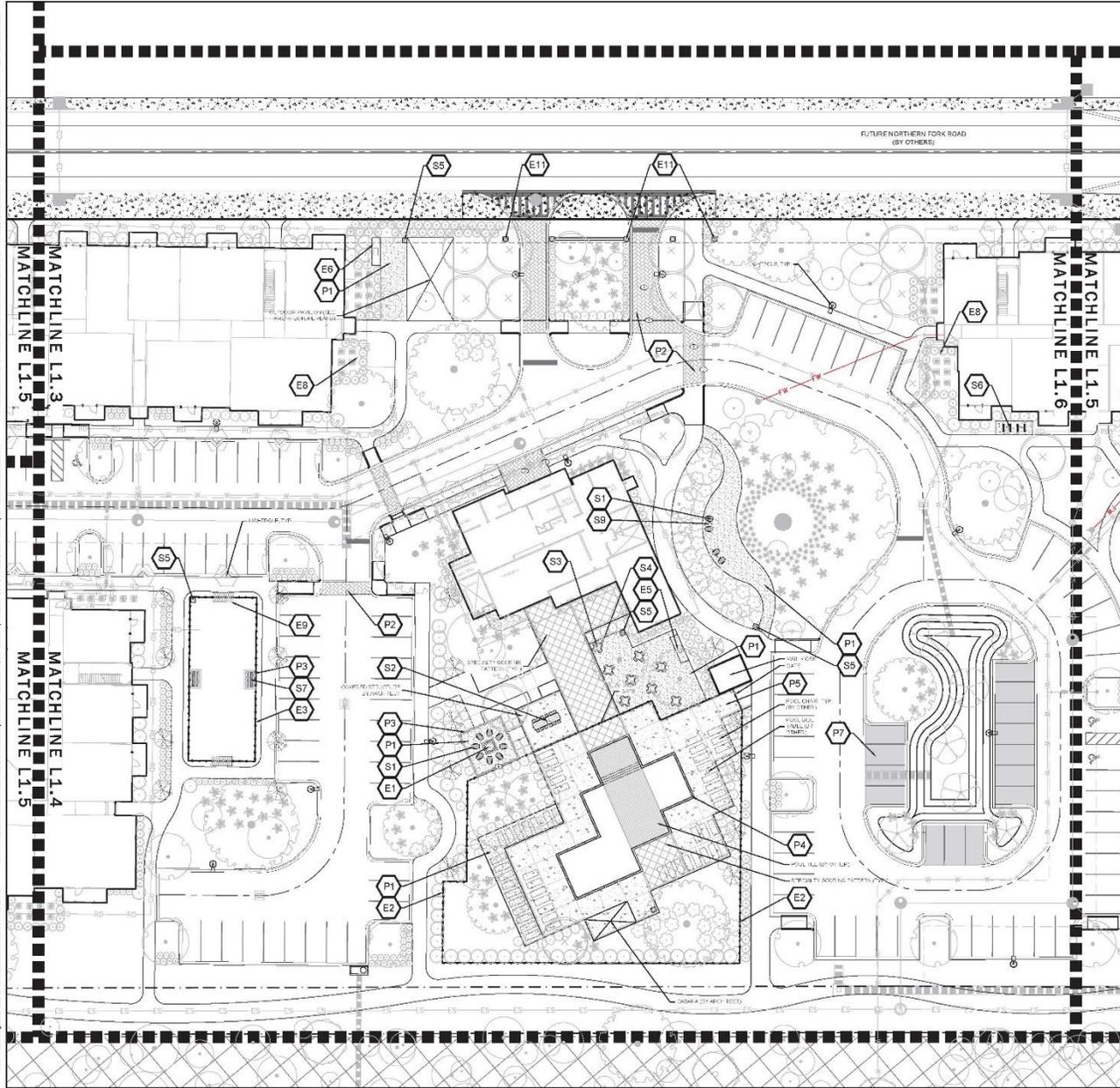
FENWICK MULTI-FAMILY
 THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

REVISION HISTORY

NO.	DATE	BY	DESCRIPTION
1	8/10/18		
2	7/26/19		
3	8/20/19		
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6	1/22/20		

HARDSCAPE PLAN

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HARDSCAPE SCHEDULE

PAVING (P)

KEY:	ITEM:	DETAILS:
P1	PLANTATION DRN PATIO	1 - L-2.1
P2	VEHICULAR PAVERS	2.3 - L-2.1
P3	PEDESTRIAN PAVERS	2.3 - L-2.1
P4	POOL CORNER	5 - L-2.1
P5	TABBY CONCRETE	8 - L-2.1
P6	PLANTATION MIX PATH	7 - L-2.1
P7	PERVIOUS PAVERS	8 - L-2.1
P8	DETECTABLE WALKING PAVERS	9 - L-2.1

SITE FURNISHINGS (S)

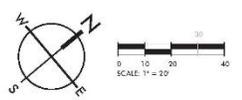
KEY:	ITEM:	DETAILS:
S1	ADIRONDACK CHAIR	1 - L-2.2
S2	COMUNITY TABLE	2 - L-2.2
S3	BISTRO TABLE	3 - L-2.2
S4	BISTRO CHAIR	4 - L-2.2
S5	TRASH CAN	5 - L-2.2
S6	BIKE RACK	6 - L-2.2
S7	BENCH	7 - L-2.2
S8	CIRCULAR BENCH	8 - L-2.2
S9	SIDE TABLE	9 - L-2.2

SITE ELEMENTS (E)

KEY:	ITEM:	DETAILS:
E1	FIRE PIT	1 - L-2.3
E2	POOL FENCE & GATE	2 - L-2.3
E3	DOG PARK FENCE & GATE	3 - L-2.3
E4	MOUNDLED LAWN	SEE GRADING PLAN
E5	GRILL AT POOL	4 - L-2.3
E6	GRILL AT ENTRANCE	5 - L-2.3
E7	TRANSFER SCREEN	
E8	HVAC SCREEN	7 - L-2.3
E9	DOG PARK ENTRY TRELLIS	8 - L-2.3
E10	SWING ARBOR	9 - L-2.3
E11	MAIN ENTRANCE SIGN FEATURE	
E12	SECONDARY ENTRANCE SIGN FEATURE	

KEY:

KEY:	ITEM:	DETAILS:
1	DOG COAT	2 - L-2.3
2	BATTERY CHAN	2 - L-2.3



MOUNT PLEASANT, SC 29544-1667
 GREENVILLE, SC 29601-1664
 SUMMERVILLE, SC 29582-0710
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 THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

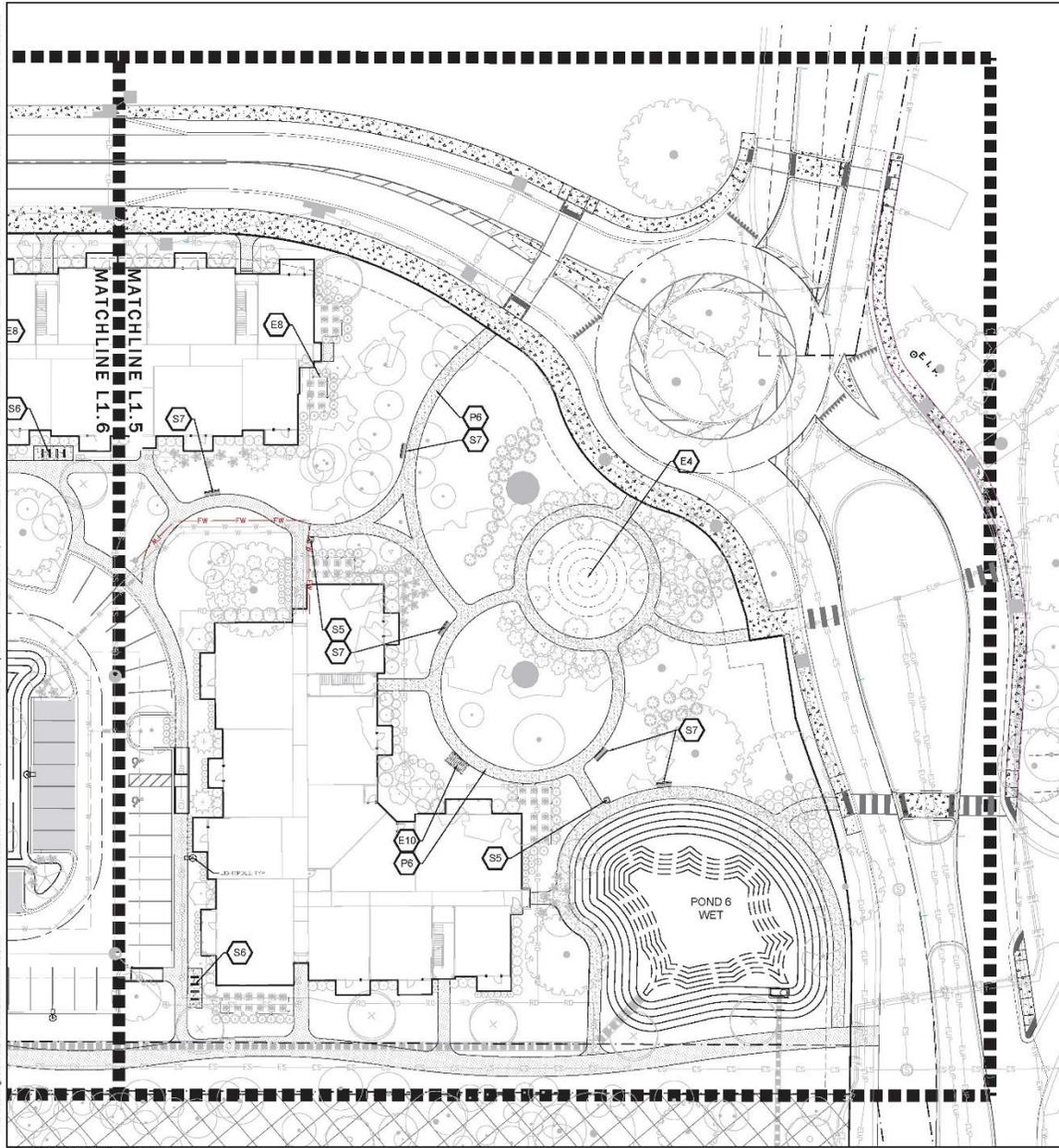
SWW PROJECT: 8211
 DATE: 03/20/20
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY

NO.	DATE	DESCRIPTION
1	8/7/2018	
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HARDSCAPE PLAN

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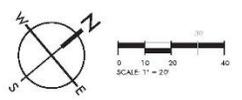
HARDSCAPE SCHEDULE

PAVING (P)		
KEY:	ITEM:	DETAILS:
E1	PLANTATION MIX PAVED	1 - L-2.1
P2	VEHICULAR PAVERS	2.3 - L-2.1
P3	PEDESTRIAN PAVERS	2.3 - L-2.1
P4	POOL COPING	5 - L-2.1
P5	TABBY CONCRETE	6 - L-2.1
P6	PLANTATION MIX PATH	7 - L-2.1
P7	PERVIOUS PAVERS	8 - L-2.1
P8	DETECTABLE WARNING PAVES	9 - L-2.1

SITE FURNISHINGS (S)		
KEY:	ITEM:	DETAILS:
S1	AD BENCH/BACK CHAIR	1 - L-2.2
S2	COMFORTABLE TABLE	2 - L-2.2
S3	BISTRO TABLE	3 - L-2.2
S4	BISTRO CHAIR	4 - L-2.2
S5	TASK CHAIR	5 - L-2.2
S6	BIKE RACK	6 - L-2.2
S7	BENCH	7 - L-2.2
S8	CIRCULAR BENCH	8 - L-2.2
S9	SIDE TABLE	9 - L-2.2

SITE ELEMENTS (E)		
KEY:	ITEM:	DETAILS:
E1	FIRE PIT	1 - L-2.3
E2	POOL FENCE & GATE	2 - L-2.3
E3	DOG PARK FENCE & GATE	3 - L-2.3
E4	MOUND/EDEN LAWN	SEE DRIVING PLAN
E5	GRILL AT POOL	4 - L-2.3
E6	GRILL AT ENTRY/FENCE	5 - L-2.3
E7	TRANSFORMER SCREEN	
E8	HVAC SCREEN	7 - L-2.3
E9	DOG PARK ENTRY TRELLIS	8 - L-2.3
E10	SWING ARBOR	9 - L-2.3
E11	MARI BENCH/FENCE SIGN FEATURE	
E12	SECONDARY ENTRANCE SIGN FEATURE	

FINISH	
(Symbol)	GOLD COAST 2 - L-2.1
(Symbol)	BATTERY GRAY 2 - L-2.1



MOUNT PLEASANT, SC 29454-1967
 GREENVILLE, SC 29604-9504
 SUMMERVILLE, SC 29485-2070
 SPARTANBURG, SC 29426-9524
 CHARLOTTE, NC 28212-5450
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FENWICK MULTI-FAMILY
 THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

SWP PROJECT: 8211
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HARDSCAPE PLAN

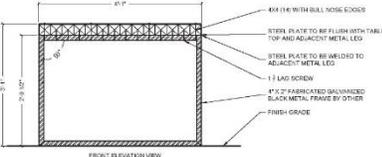
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MANUFACTURER	LOLL FURNISHINGS
PRODUCT	ADIRONDACK CHAIR (SLAT)
WEBSITE	http://www.loll.com/looll-furniture/adirondack-chair-fab
MATERIAL	HIGH-DENSITY POLYETHYLENE (HDPE) CHAIR FAB
COLOR	CHARCOAL GREY
MOUNTING	XXX
QUANTITY	XXX

1 ADIRONDACK CHAIR (P1)

NOTES:
 1. ALL LUMBER TO BE PRESSURE TREATED PRIME GRADE
 2. ALL FASTENERS TO BE GALVANIZED
 3. QUANTIFY BENCH AND FLOOR ALL BENCHMARKS
 4. BLACK POWDER COATING FINISH FOR ALL FABRICATED METAL
 5. METAL LEGS ARE TO BE FABRICATED BY OTHER CONTRACTOR TO BE RESPONSIBLE FOR ASSEMBLY OF TABLE



FRONT ELEVATION VIEW

NOTE: THIS DETAIL IS CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATION.

2 COMMUNITY TABLE AT POOL (P2)



MANUFACTURER	ANNOVA SITE FURNISHINGS
PRODUCT	10 SQUARE FT. THERMOPLASTIC BISTRO TABLE
WEBSITE	http://www.annovafurniture.com/products/bistro-table-10sqft
MATERIAL	THERMOPLASTIC WHITE ASH AND POWDER COATED STEEL
COLOR	TEXTURED POWDER
MOUNTING	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
QUANTITY	XXX

3 BISTRO TABLE (P3)



MANUFACTURER	ANNOVA SITE FURNISHINGS
PRODUCT	TULSA THERMOPLASTIC CHAIR
WEBSITE	http://www.annovafurniture.com/products/tulsa-thermo-plastic-chair
MATERIAL	THERMOPLASTIC WHITE ASH AND POWDER COATED STEEL
COLOR	TEXTURED POWDER
MOUNTING	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
QUANTITY	XXX

4 BISTRO CHAIR (P4)



MANUFACTURER	ANNOVA SITE FURNISHINGS
PRODUCT	MADISON 35 GAL. THERMOPLASTIC TRASH RECYCLE BIN
WEBSITE	http://www.annovafurniture.com/products/madison-35-gal-thermo-plastic-trash-recycle-bin
MATERIAL	THERMOPLASTIC WHITE ASH AND POWDER COATED STEEL
COLOR	TEXTURED POWDER
MOUNTING	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
REMARKS	OPEN HOOD TOP
QUANTITY	XXX

5 TRASH CAN (P5)



MANUFACTURER	ANNOVA SITE FURNISHINGS
PRODUCT	CIRCLE CHAINLESS STEEL BIKE RACK
WEBSITE	http://www.annovafurniture.com/products/circle-chainless-steel-bike-rack
MATERIAL	STAINLESS STEEL
FINISH	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
QUANTITY	XXX

6 BIKE RACK (P6)



MANUFACTURER	ANNOVA SITE FURNISHINGS
PRODUCT	WANDON 6 THERMOPLASTIC CONTOUR BENCH
WEBSITE	http://www.annovafurniture.com/products/wandon-6-thermo-plastic-contour-bench
MATERIAL	THERMOPLASTIC WHITE ASH AND POWDER COATED STEEL
COLOR	TEXTURED POWDER
MOUNTING	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
QUANTITY	XXX

7 BENCH (P7)



MANUFACTURER	ANNOVA SITE FURNISHINGS
PRODUCT	CORNER CURVED BENCH BACKREST - 48" ROUND BENCH
WEBSITE	http://www.annovafurniture.com/products/corner-curved-bench-backrest-48-round-bench
MATERIAL	THERMOPLASTIC WOOD GRAIN
MOUNTING	CIRCLE WITH LEG MOUNTING OPTION PER MANUFACTURER'S SPECIFICATIONS
REMARKS	SLAT DIRECTION: FRONT TO BACK BENCH 90°
QUANTITY	6

8 CIRCULAR BENCH (P8)



MANUFACTURER	MAGNOLIA SITE FURNISHINGS
PRODUCT	BATTERY LOUNGE TABLE
WEBSITE	http://www.magnoliafurniture.com/products/battery-lounge-table
MATERIAL	STAINLESS STEEL
COLOR	GUNMETAL LEGS, THROUGHOUT TABLE TOP
FINISH	POWDERCOAT METAL
MOUNTING	MOVABLE
QUANTITY	XXX

9 SIDE TABLE (P9)

10 INTENTIONALLY BLANK (P1)

11 INTENTIONALLY BLANK (P1)

12 INTENTIONALLY BLANK (P1)



MOUNT PLEASANT, SC 29566 863.864.1981
 GREENVILLE, SC 252.266.1111
 854.268.0534
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 252.932.5710
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FENWICK MULTI-FAMILY
 THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

SW-PROJECT: 8/11
 DATE: 3/30/2020
 DRAWN BY: CMP
 CHECKED BY: DRB

REVISION HISTORY	
1	8/7/19
2	2/2/20
3	8/26/19
4	10/29/19
5	11/20/19
6	12/22/19

HARDSCAPE DETAILS

L-2.2

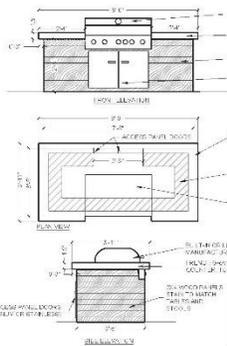
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PRODUCT: 30 GALLON CAROLINA KETTLE
DISTRIBUTOR: CAROLINA KETTLES
QUANTITY: 1
DIMENSIONS: 39" DIA.
WEBSITE: <https://carolinakettles.com/tidcoos/kettles.htm>
NOTE: MEXICAN BEACH PEBBLES TO BE INSTALLED AT BASE OF FIRE PIT

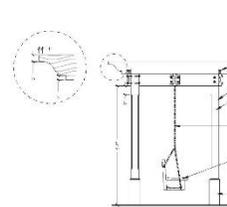
1 FIRE PIT

SCALE: 1/4" = 1'-0" (E1)



5 GRILL AT ENTRANCE

SCALE: 1/4" = 1'-0" (E5)



NOTE: THIS DETAIL IS CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATION.
1. ALL WOOD SHALL BE TYPICAL HARDWOOD SPECIES.
2. ALL WOOD SHALL BE TYPICAL HARDWOOD SPECIES.
3. ALL WOOD SHALL BE TYPICAL HARDWOOD SPECIES.
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8. ALL WOOD SHALL BE TYPICAL HARDWOOD SPECIES.
9. ALL WOOD SHALL BE TYPICAL HARDWOOD SPECIES.
10. ALL WOOD SHALL BE TYPICAL HARDWOOD SPECIES.

9 SWING ARBOR

SCALE: 1/4" = 1'-0" (E10)

2 POOL FENCE AND GATE

SCALE: 1/4" = 1'-0" (E2)

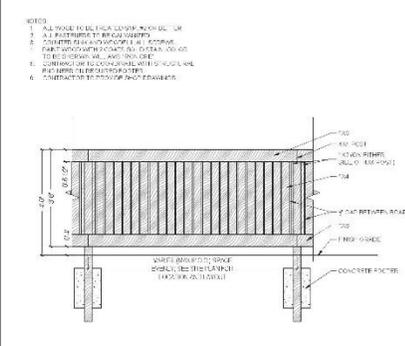


6 INTENTIONALLY BLANK

SCALE: 1/4" = 1'-0" (E6)

3 DOG PARK FENCE AND GATE

SCALE: 1/4" = 1'-0" (E3)

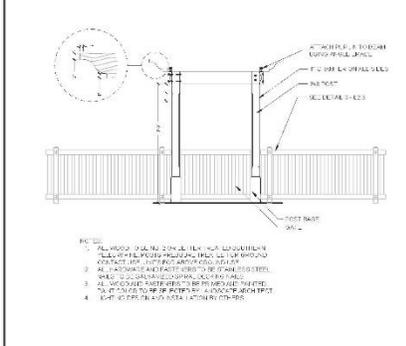


7 HVAC SCREEN

SCALE: 1/4" = 1'-0" (E8)

4 GRILL AT POOL

SCALE: 1/4" = 1'-0" (E4)



8 DOG PARK ENTRY TRELIS

SCALE: 1/4" = 1'-0" (E8)



10 FRONT ENTRY SIGN

SCALE: 1/4" = 1'-0" (E11)

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THE BEACH COMPANY
EST. 1945

FENWICK MULTI-FAMILY
THE BEACH COMPANY
CITY OF CHARLESTON, SOUTH CAROLINA

SWW PROJECT: 8211
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CHECKED BY: DRG

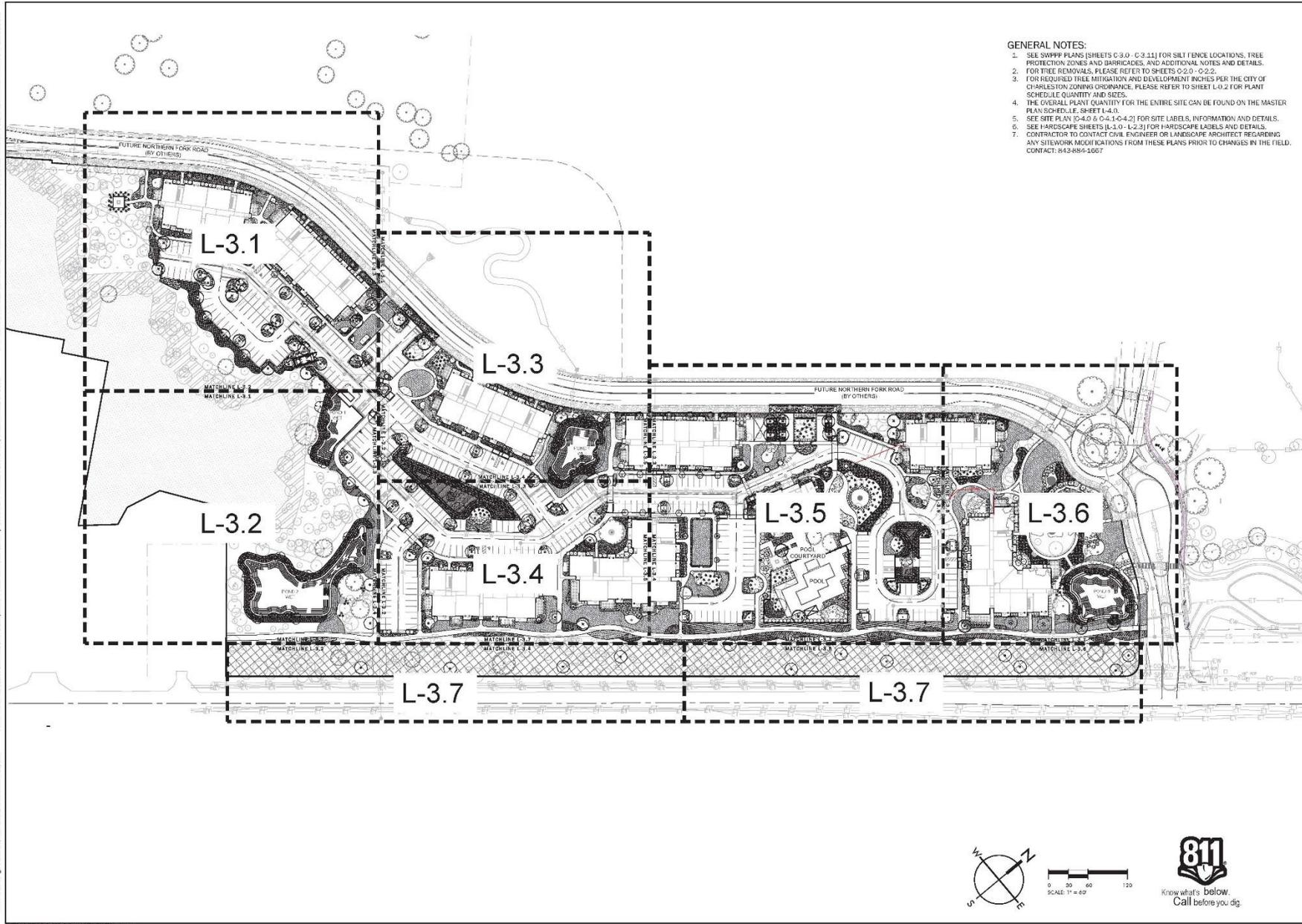
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6	3/20/20	ISSUED FOR PERMIT

HARDSCAPE DETAILS

L-2.3

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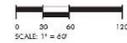
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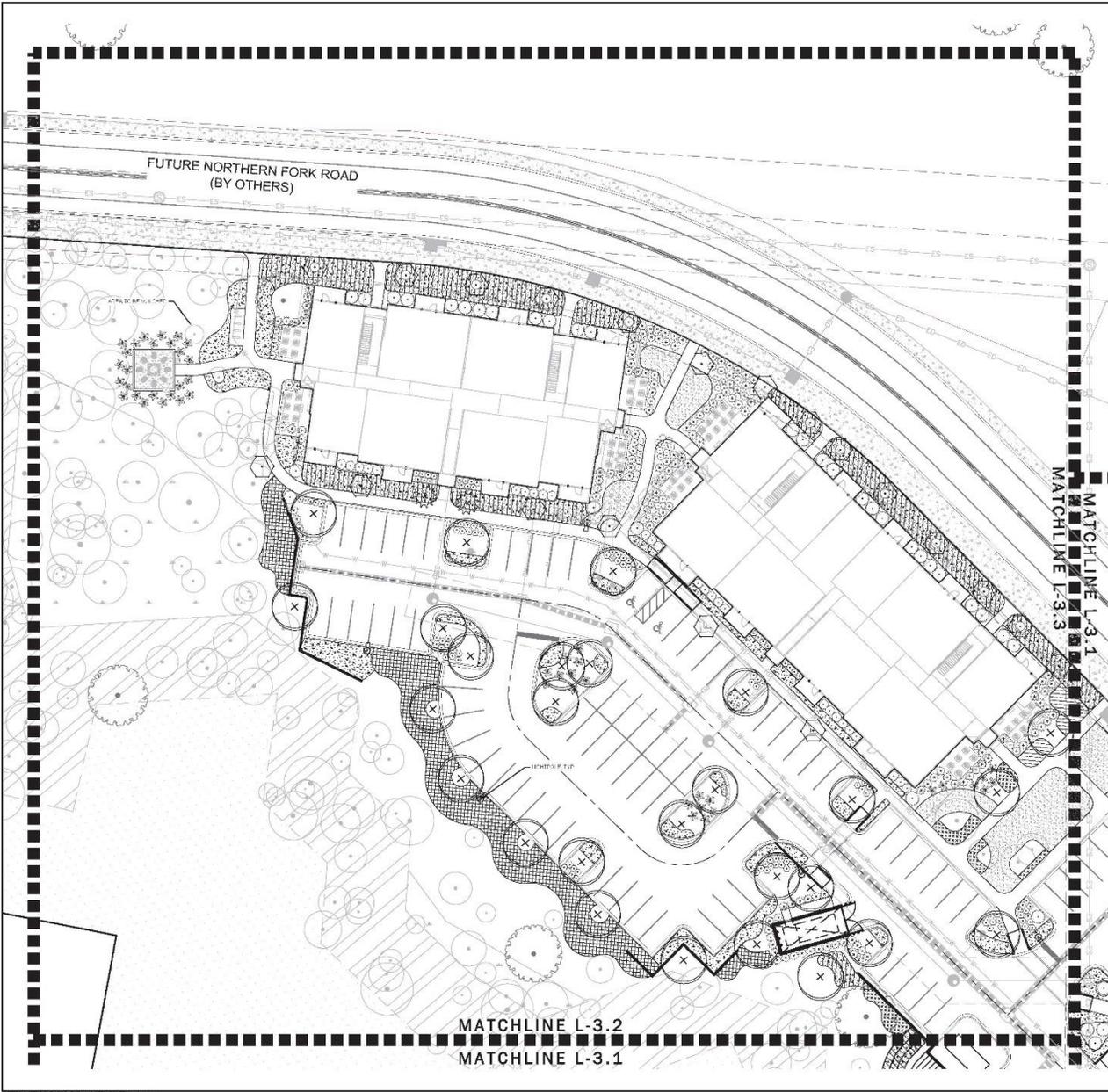
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20	03/20/23	DRG	ISSUED FOR PERMIT

LANDSCAPE SHEET KEY



 SCALE: 1" = 40'

 Know what's below.
 Call before you dig.

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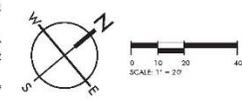


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PLANT SCHEDULE FOR SHEET L-3.1

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	OLEV	27	Quercus virginiana / Southern Live Oak	2.0' CAL
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CARC	20	Dalea virginiana / American Hopblossom	1.5' GAL
	ILEX	2	Ilex coccinea / Striped Holly	1.5' GAL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	HYDR	27	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 GAL
	ILVN	120	Ilex verticillata 'Savie' / Devil Yewon	3 GAL
	ILVO	354	Ilex vomitoria / Yaupon Holly	7 GAL
	MYRT	27	Myrica pubera / Dwarf Southern Vase Myrtle	3 GAL
	VIBR	33	Viburnum obovatum / Wicker's Viburnum	7 GAL
OVALS/PALMS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	SABM	48	Sabal minor / Dwarf Palmetto	3 GAL
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	GRS	178	Eragrostis scopulina / Purple Lane Grass	1 GAL
	LCGL	70	Lamella longiloba 'Green' TM / Green Mill Rush	1 GAL
	MULH	982	Muhlenbergia frutes / Muntz	1 GAL
	SNAP	34	Spartina patens / Salt Meadow Clart Grass	1 GAL
	WEIA	266	Wetlandia dichroa var. / Dwarf Fichtelmecher Grass	1 GAL
SOIL AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	SO2L	2,100 sf	Eriochloa ciliaris / Carolina Grass	500



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 THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

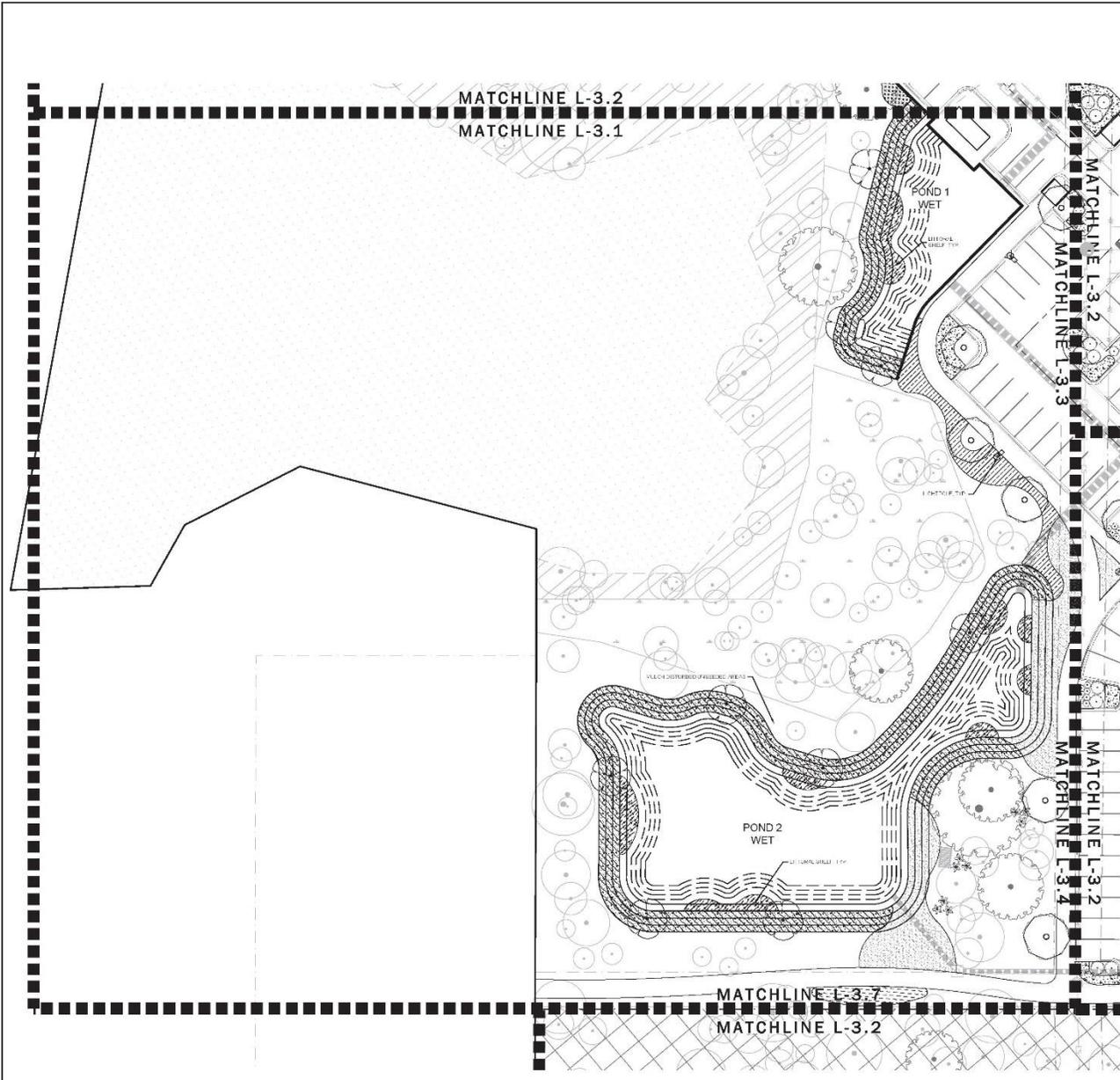
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 DATE: 03/20/23
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LANDSCAPE PLAN

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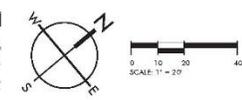


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PLANT SCHEDULE FOR SHEET L-3.2

IRIS ID	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
QURJ	4	4	Quercus macrocarpa / Nuttall Oak	2.5" CAL
TAXD	9	9	Taxodium distichum / Slender Cypress	2.5" CAL
CYDUS PALMS	COLR	01Y	COYONOCAL / COMMON NAME	SIZE
	SABM	3	Sabal minor / Dwarf Palmetto	3 GAL
SHRUBS AREAS	COLR	01Y	COYONOCAL / COMMON NAME	SIZE
STUS	94	94	Stipa sp. / Purple Love Grass	1 GAL
LEP	280	280	Lonicera reflexa / Curly Warty / Carolina Bush	1 GAL
MUH	517	517	Muhlenbergia filipes / Muhly	1 GAL
SPAR	29	29	Sparganium angustifolium / Broadleaf Sparganium	1 GAL
SPAR	173	173	Sparganium angustifolium / Broadleaf Sparganium	1 GAL
WET/SHED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
WET/SHED	WET	2,800 sf	Wetland/Bar sphagnum / Sawyered Green	500



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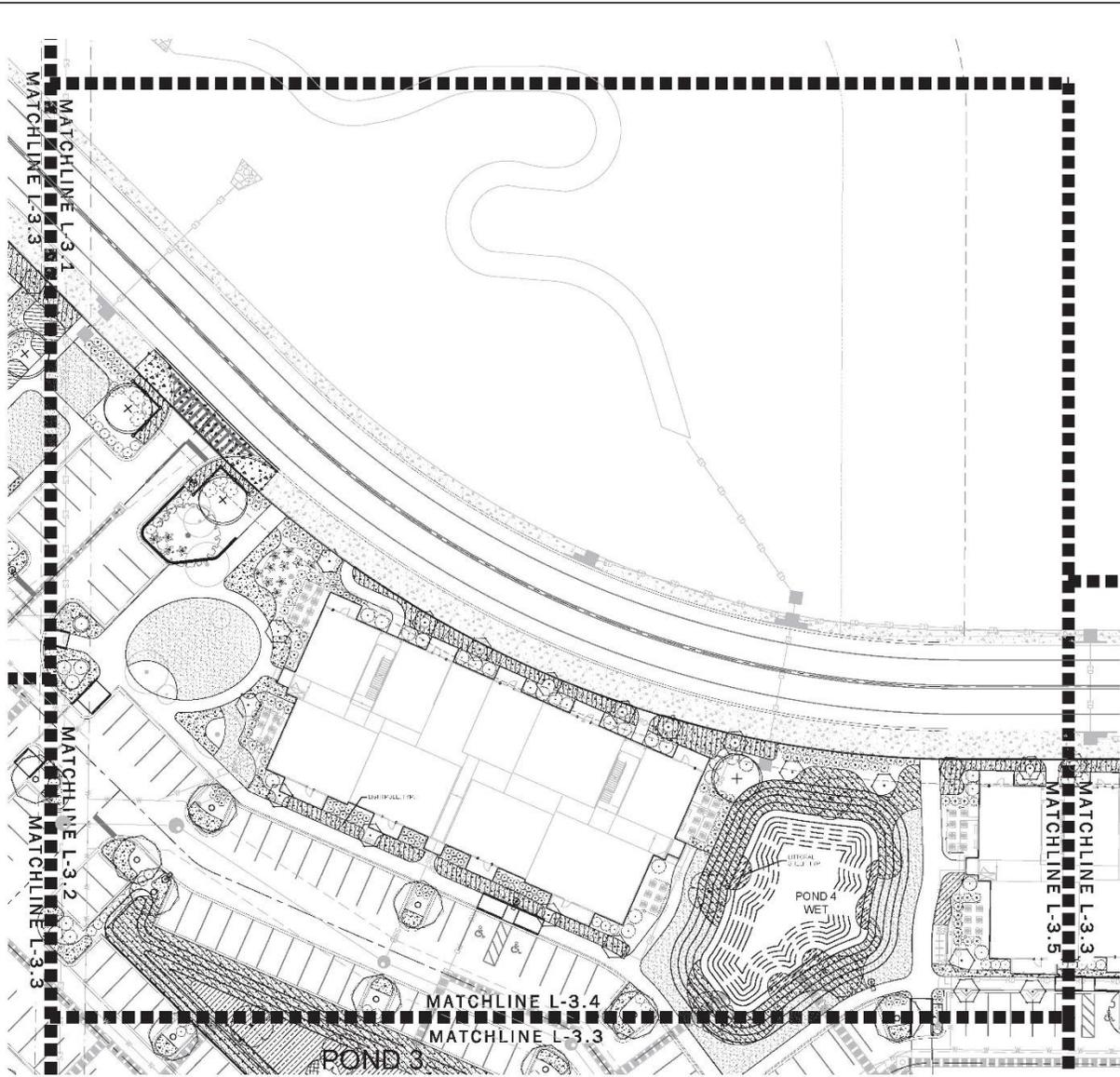
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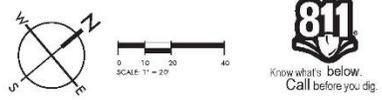


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PLANT SCHEDULE FOR SHEET L-3.3

IRRES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	QREV	8	Quercus virginiana / Southern Live Oak	2.5' GAL
	QUNU	8	Quercus nuttallii / Nuttall Oak	2.5' GAL
	AXD	4	Aspidium distichum / Spider Cypress	2.5' GAL
UNDERSTORY TREES				
	DAUC	20	Dirca virginiana / American Hopbush	1.0' GAL
SHRUBS				
	CALL	6	Calluna procurrens / American Broomberry	9 GAL
	HYDP	8	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	9 GAL
	ILVN	10	Illex verticillata 'Vance' / Dwarf Yaupon	9 GAL
	ILVD	108	Illex verticillata / Yaupon Holly	7 GAL
	MYTP	30	Myrica palustris / Dwarf Southern Wax Myrtle	9 GAL
	VIOL	51	Viburnum obtusum / White's Viburnum	7 GAL
CYCADS/PALMS				
	SAGM	14	Sabal minor / Dwarf Palmetto	9 GAL
SHRUB AREAS				
	ERAS	501	Eriodictyon spicatum / Purple Love Grass	1 GAL
	IRB	80	Juniperus ellisii 'Curly Warty' / Corkscrew Juniper	1 GAL
	MURP	610	Muhlenbergia filipes / Murbly	1 GAL
	SIMP	24	Sporobolus patens / Short Meadow Loud Grass	1 GAL
SOIL/BELD				
	SOBT	4,500 sq	Eriochloa cymatodes / Cowpea clover	SOIL



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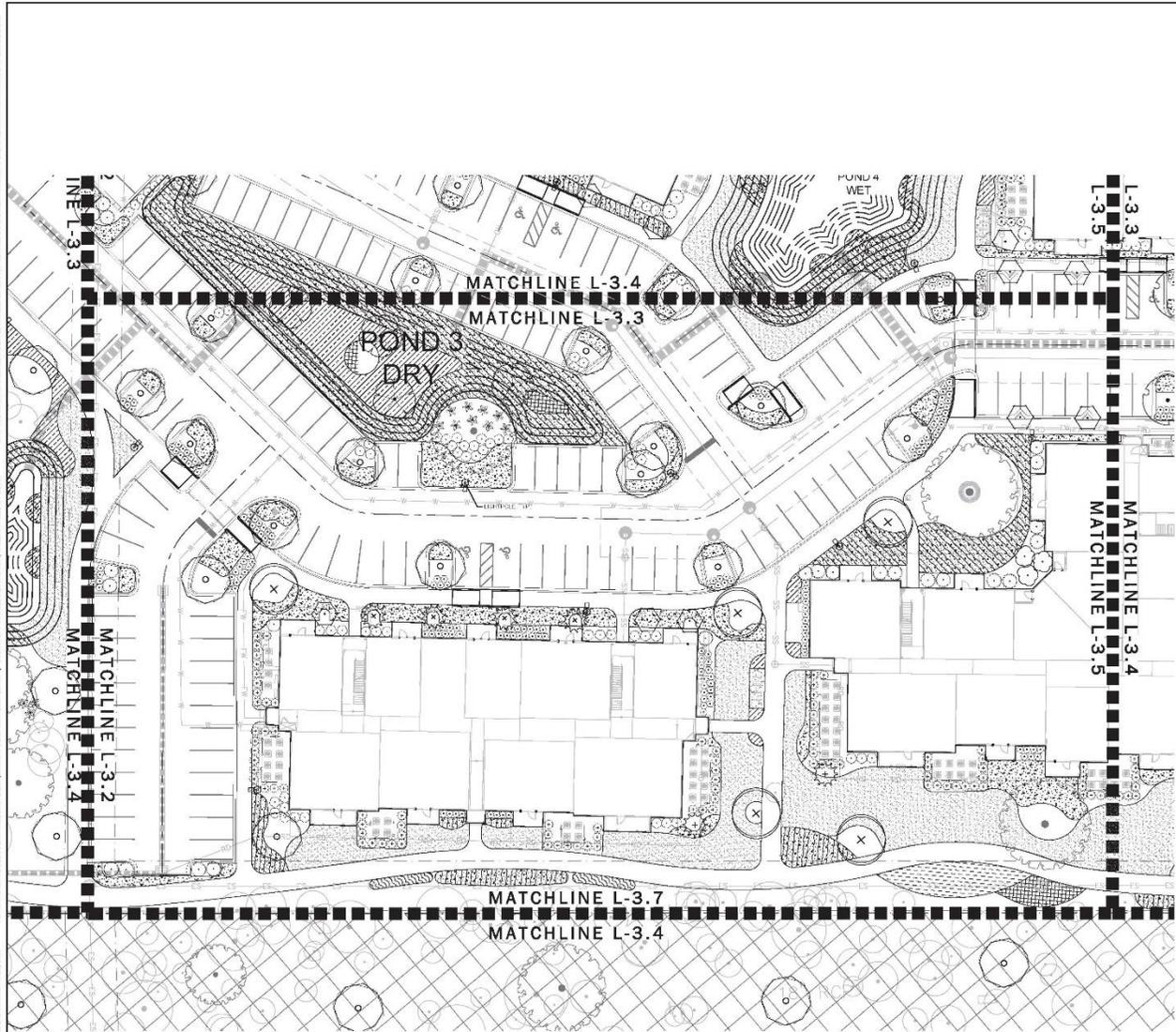
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REVISION HISTORY

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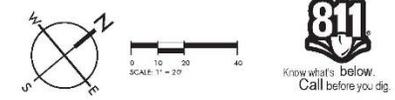


GENERAL NOTES:

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6. SEE HARDSCAPE SHEETS (H-1.0 - L-2.3) FOR HARDSCAPE LABELS AND DETAILS.
7. CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY STEAKING MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 843-884-1667.

PLANT SCHEDULE FOR SHEET L-3.4

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	Q001	0	Quercus virginiana / Southern Live Oak	2.5' CAL
	Q001L	30	Quercus rubra / Nuttall Oak	2.5' CAL
	T001	4	Taxodium distichum / Bald Cypress	2.5' CAL
	L001L (Red)	011	LOTUS (Red)	3 GAL
	C001	3	Carya alba / American Hophornbeam	1.5' CAL
	L001	6	Liriodendron tulipifera / Yellow Poplar	1.5' CAL
	M001	3	Magnolia virginiana / Sweet Bay	1.0' CAL
	S001	100	Saxifraga oppositifolia / Moss	3 GAL
	L001	90	Liriodendron tulipifera / Yellow Poplar	7 GAL
	M001	50	Magnolia grandiflora / Southern Magnolia	3 GAL
	V001	21	Viburnum acerifolium / Viburnum	7 GAL
	C001	0	Carya alba / American Hophornbeam	3 GAL
	S001	100	Saxifraga oppositifolia / Moss	1 GAL
	M001	100	Muhlenbergia capillaris / White Muhly Grass	1 GAL
	S001	100	Saxifraga oppositifolia / Moss	1 GAL
	T001	40	Taxodium distichum / Bald Cypress	1 GAL
	S001	100	Saxifraga oppositifolia / Moss	1 GAL
	S001	100	Saxifraga oppositifolia / Moss	1 GAL
	S001	100	Saxifraga oppositifolia / Moss	1 GAL
	S001	100	Saxifraga oppositifolia / Moss	1 GAL
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	S001	100	Saxifraga oppositifolia / Moss	1 GAL
	S001	100	Saxifraga oppositifolia / Moss	1 GAL
	S001	100	Saxifraga oppositifolia / Moss	1 GAL



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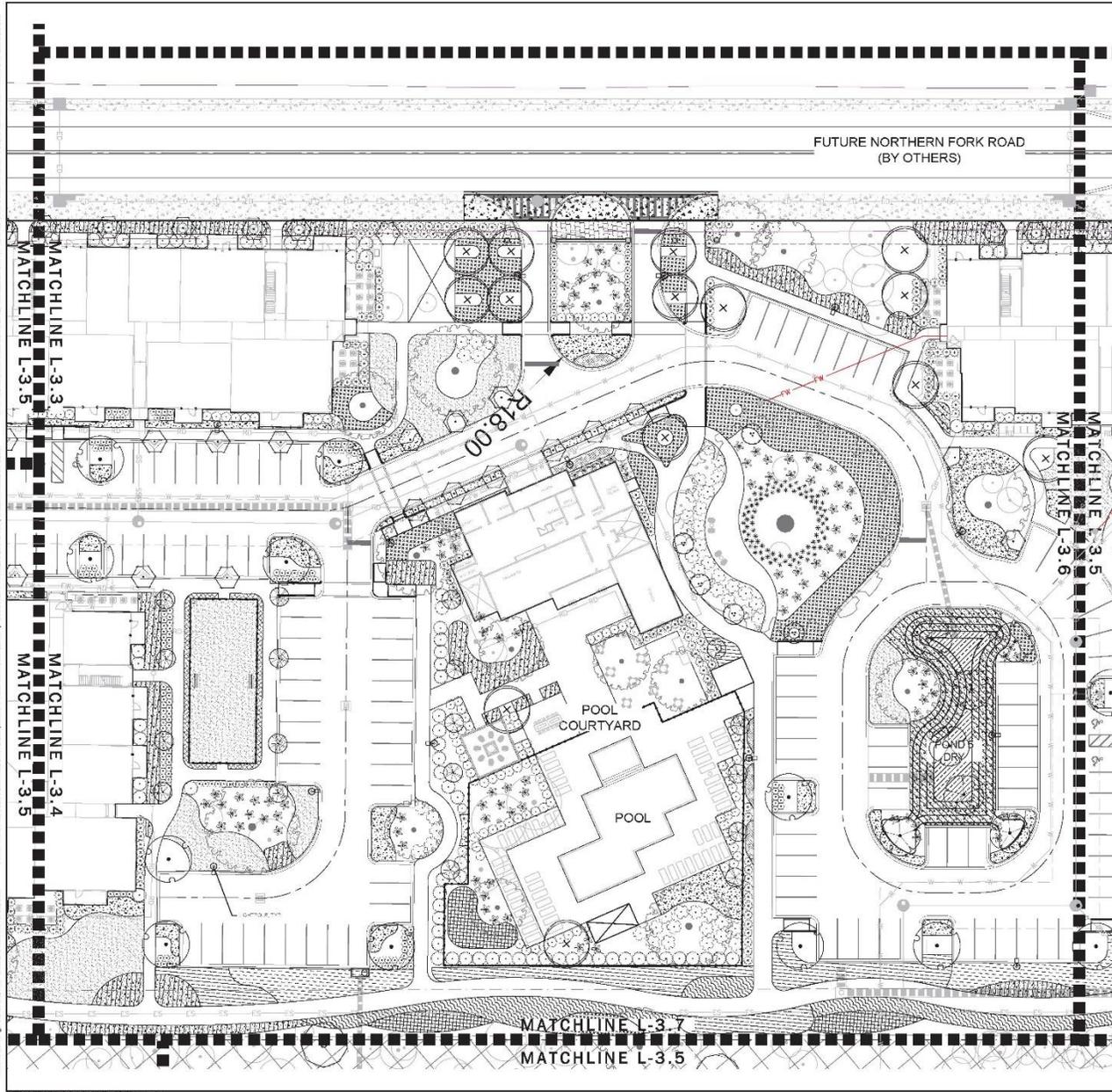
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PLANT SCHEDULE FOR SHEET L-3.5

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	Q11	11	Quercus virginiana / Southern Live Oak	2.5" CAL
	Q18H	10	Quercus shumardii / Shumard Red Oak	2.5" CAL
	TAXD	7	Taxodium distichum / Bald Cypress	2.5" CAL
LANDSCAPE TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACEB	8	Acer buergerianum / Trident Maple	1.5" CAL
	GABO	22	Claytonia virginiana / American Hophornbeam	1.5" CAL
	COIF	5	Cornus florida / Eastern Dogwood	1.5" CAL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CALL	30	Calluna ssp. var. / American Baysweeper	3 GAL
	CHFR	90	Cytisium fabatum / Holly Fern	1 GAL
	ELV1	195	Elaeagnus angustifolia / Desert Olive	3 GAL
	ELV2	105	Elaeagnus angustifolia / Desert Olive	7 GAL
	MYPP	115	Myrica pauciflora / Dwarf Southern Wax Myrtle	3 GAL
	VISS	48	Viburnum obtusum / Viburnum	7 GAL
DRY-AREA PALMS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	SABM	112	Sabal minor / Dwarf Palmetto	3 GAL
GRASS AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ENR5	1,010	Eragrostis spectabilis / Purple Love Grass	1 GAL
	LGLD	814	Lomandra longifolia - Bunker TM / Seaside Mli Rush	1 GAL
	MJRH	824	Muhlenbergia frutescens / Mury	1 GAL
	MJRN	154	Muhlenbergia caerulea - White Cloud / White Mury Grass	1 GAL
	SPAK	41	Sporobolus airoides / Seaside Carigrass	1 GAL
	SPAP	611	Sporobolus airoides / Seaside Carigrass	1 GAL
	HLRA	102	Hypochaeris glabra var. / Dwarf Fritillaria-like Grass	1 GAL
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	AV15	355 sq ft	Arundo donax / Common Reed	4" POT
	STOL	359 sq ft	Stachys palustris / Stakes' Aster	1 GAL
	TRAJ	4 sq ft	Trichostema palmeri - Confederate / Confederate Jasmine	1 GAL
SOIL/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	SOD1	6,021 sq ft	Eriochloa spinescens / Centipede Grass	SOD



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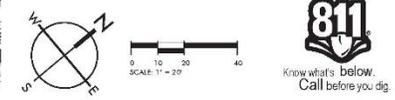
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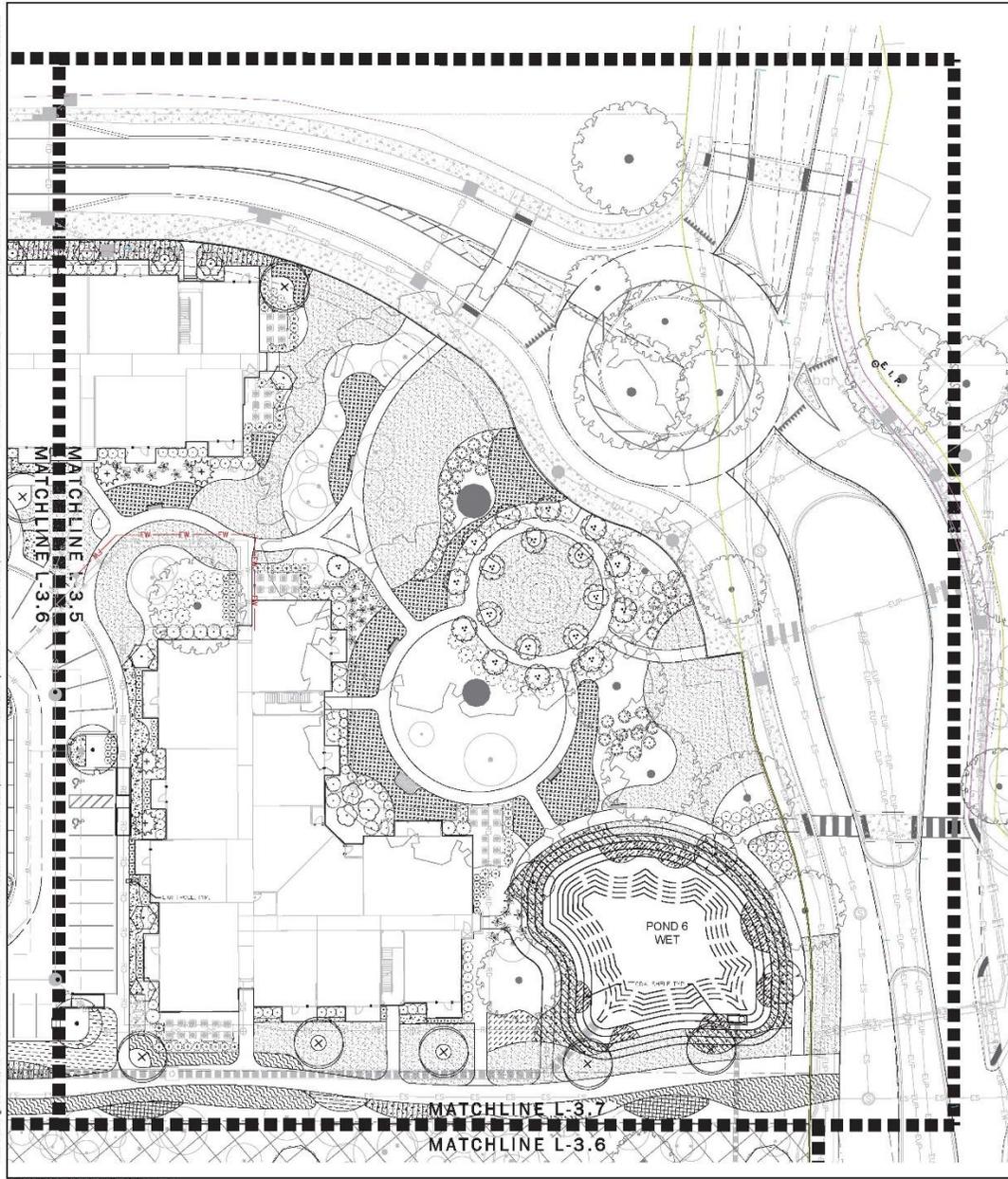
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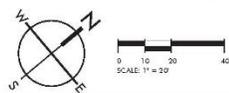


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PLANT SCHEDULE FOR SHEET L-3.6

PLANT SCHEDULE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE		
TREES	QUEV	6	Quercus shumardii / Southern Live Oak	2.0' CAL		
	QUS4	2	Quercus shumardii / Shumard Red Oak	2.0' CAL		
	TAKD	3	Taxodium distichum / Bald Cypress	2.0' CAL		
	UNDERSTORY TREES	CARC	7	Carya religiosa / American Hophornbeam	1.0' CAL	
		CL39	1	Cornus florida / Leather Dogwood	1.0' CAL	
		COBK	18	Cornus kousa / Kousa Dogwood	1.0' CAL	
ILEK	4	Ilex coccinea / Cinnamon Holly	1.0' CAL			
MAOV	3	Magnolia virginiana / Sweet Bay	1.0' CAL			
SHRUBS	CALA	44	Calliopsis coccinea / American Broomrape	3 GAL		
	HYDP	3	Hydrangea quercifolia 'Pae Wisp' / Iron Wee Oakleaf Hydrangea	3 GAL		
	HYDQ	58	Hydrangea quercifolia / Oakleaf Hydrangea	7 GAL		
	ILPS	50	Ilex verticillata 'Nana' / Dwarf Frappet	3 GAL		
	ILV3	58	Ilex verticillata / Yucca Holly	7 GAL		
	MYSP	71	Myrica puberula / Dwarf Southern Wax Myrtle	3 GAL		
	RHOA	14	Rhododendron austrinum / Florida Flame Azalea	3 GAL		
	VIDL	30	Viburnum acerifolium / Winter Viburnum	7 GAL		
	CYCADS/PALMS	SABM	23	Sabal minor / Dwarf Palmetto	3 GAL	
		SHRUBS/WEEDS	LRNS	1/2	Lespedeza bicolor / Purple Love Grass	1 GAL
			ILPE	162	Ilex pedunculata / Cuckoo Bush	1 GAL
	ILTD		664	Lonicera longifolia 'Brevor' TM / Broom Maid Bush	1 GAL	
MULF	517	Muhlenbergia frutescens / Fluffy	1 GAL			
MULW	319	Muhlenbergia capillaris 'White Cloud' / White Mule Grass	1 GAL			
SPAK	133	Sporobolus airoides / Bird Dog Grass	1 GAL			
SPAP	47	Sporobolus airoides / Salt Meadow Cord Grass	1 GAL			
TRDA	55	Tripsacum dactyloides / Dwarf Falsedaisy Grass	1 GAL			
SOIL/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE		
	SOD1	13,187 sf	Lernaeolus obtusoides / Centipede Grass	SOD		



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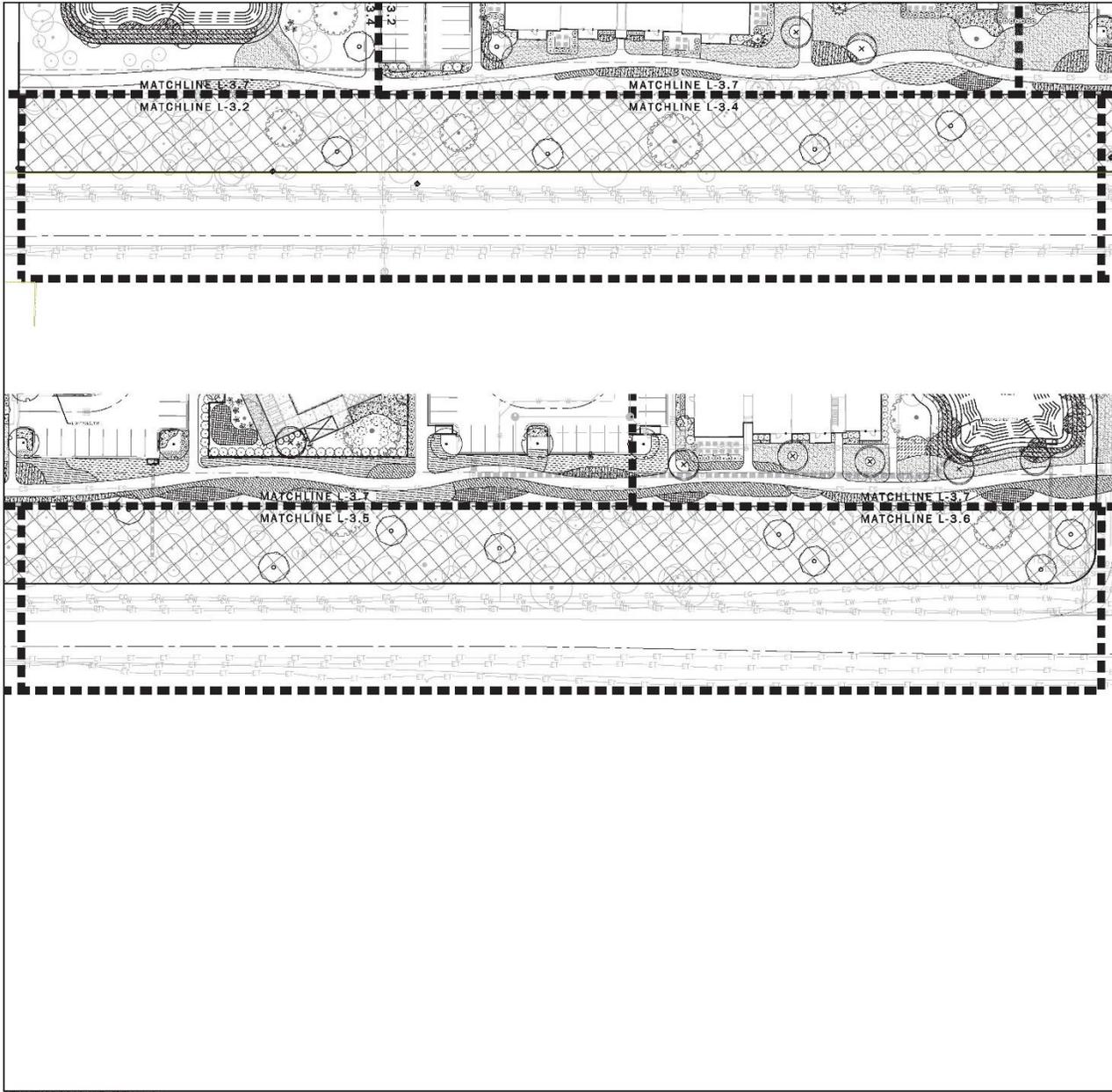
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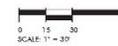


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PLANT SCHEDULE FOR SHEET L-3.7

TREES	COLR	QTY	SP/AN/SCALE / COMMON NAME	SIZE
○	OLN1	12	QUERCUS LAURIN7 / NUT HEB OAK	2.5" CAL



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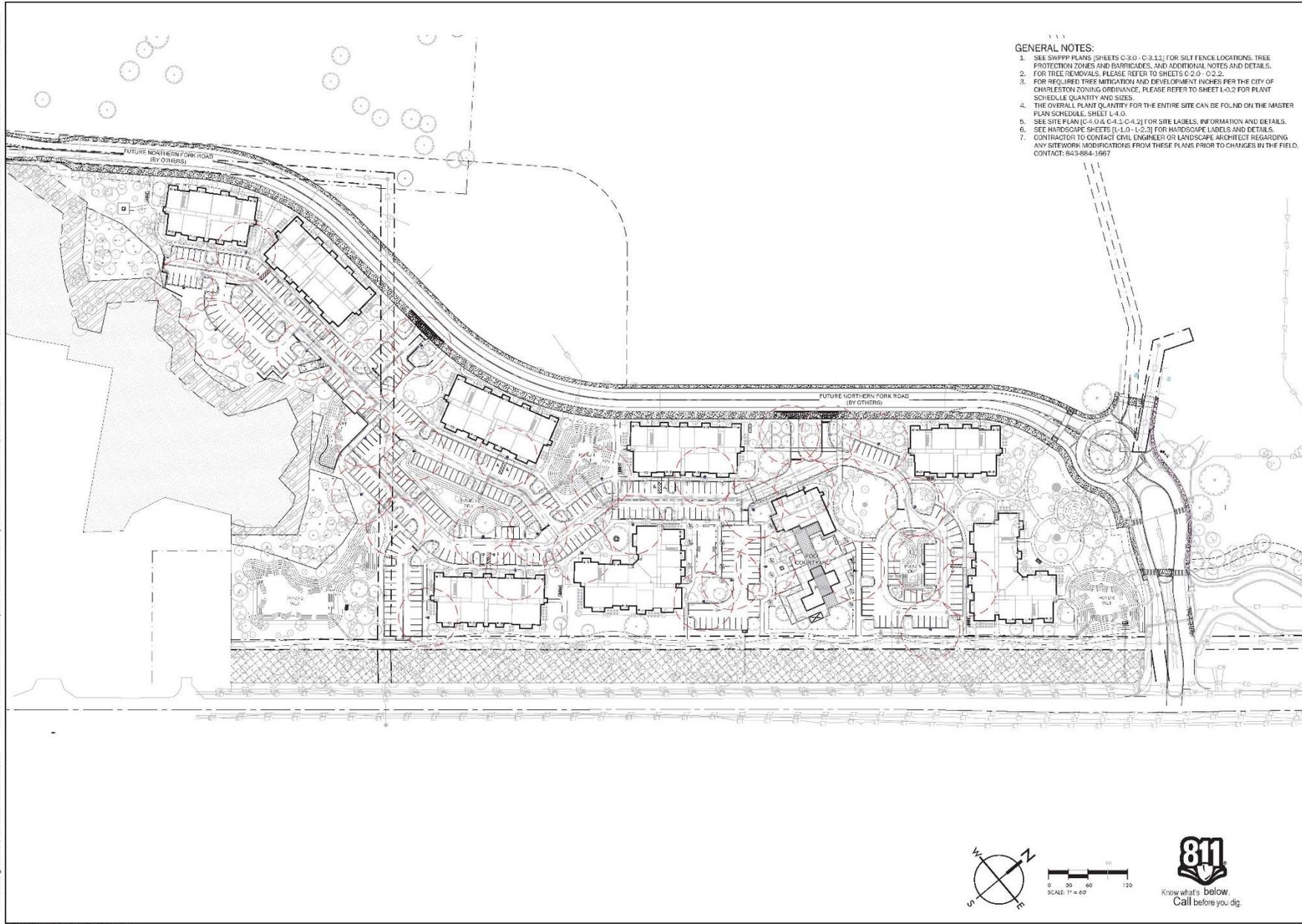
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6	12/2/20	

LANDSCAPE PLAN

01 WANDO PARK BOULEVARD, SUITE 200 MOUNT PLEASANT, SC 29544 | 984 RYBETT STREET, SUITE 301 GREENVILLE, SC 29601
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- GENERAL NOTES:**
1. SEE SWPPP PLANS (SHEETS C-3.0 - C-3.11) FOR SILT FENCE LOCATIONS, TREE PROTECTION ZONES AND BARRICADES, AND ADDITIONAL NOTES AND DETAILS.
 2. FOR TREE REMOVALS, PLEASE REFER TO SHEETS C-2.0 - C-2.2.
 3. FOR REQUIRED TREE MITIGATION AND DEVELOPMENT INCHES PER THE CITY OF CHARLESTON ZONING ORDINANCE, PLEASE REFER TO SHEET L-0.2 FOR PLANT SCHEDULE, QUANTITY AND SIZES.
 4. THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLAN SCHEDULE, SHEET L-4.0.
 5. SEE SITE PLAN (C-4.0 & C-4.1-C-4.2) FOR SITE LABELS, INFORMATION AND DETAILS.
 6. SEE HARDSCAPE SHEETS (L-1.0 - L-2.3) 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: 843-884-1887

SEAMON WHITESIDE
 MOUNT PLEASANT, SC 29524
 GREENVILLE, SC 29601
 SUMMERVILLE, SC 29585
 SPARTANBURG, SC 29583
 CHARLOTTE, NC 28202
 www.seamonwhite.com

THE BEACH COMPANY
 EST. 1945

SEAN WHITESIDE
 No. 000478
 STATE OF SOUTH CAROLINA

DAVID R. SMITH
 No. 117484
 STATE OF SOUTH CAROLINA

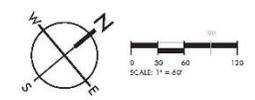
FENWICK MULTI-FAMILY
 THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

SW PROJECT: 8211
 DATE: 3/20/20
 DRAWN BY: CMP
 CHECKED BY: DRG

REVISION HISTORY

1	8/7/19	
2	7/8/19	
3	8/20/19	
4	10/23/19	
5	11/20/19	
6	12/2/20	

LIGHTING PLAN



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Post-Top CL41T4A / CL41T4B / CL41T4C

Ordering Template

MODEL	LENS	DIST.	WATT	CCT	VOLT	REDUCER	OPTIONS	COLOR	TEXTURE	OP.FIN.
CL41T4A	LAF	2	20W	3K	120	NONE	NONE	BLK	TS	MG
CL41T4B	LAF	3	40W	4K	120	R30	PT1*	MA	SM	
CL41T4C	LAF	3M	60W	5K	277	R30	PT1*	MA	SM	
		5	100W	5K	277	R30	PT1*	MA	SM	
		2HS			480		PT2*	BG		
		3HS					PT3*	GM		
		3MHS					PT4*	WH		
		4HS					PT5*	WH		

*ONLY ONE OF THESE OPTIONS CAN BE CHOSEN
 ONLY AVAILABLE WITH CL41T4B
 *OPTION NOT AVAILABLE WITH 480V

ORDERING CODE

CL41T4B	LAF	M5	100	4K	120	NONE	NONE	BLK	SM	MG
---------	-----	----	-----	----	-----	------	------	-----	----	----

References

LENS

LAF LENS ACRYLIC FROST
 LAF* LENS ACRYLIC OPTIC LENS
 *NOT AVAILABLE WITH 480V OR 277V

DISTRIBUTION

HI INTERNAL HOUSE SHIELD
 HI* INTERIOR HOUSE SHIELD

CCT

3K 3000K
 4K 4000K

WATT

HI REDUCER AVAILABLE FOR LUMINAIRE ONLY

REDUCER

NONE 1/2" x 4" x 3" LONG TENSION
 R30 REDUCER 4" O.D. TO 3" I.D. x 3" LONG TENSION
 R30 REDUCER 4" O.D. TO 2" I.D. x 3" LONG TENSION

OPTIONS

NONE NONE
 PT BOTTOM TYPE PHOTOCELL
 PT PHOTOCELL W/2-PIN RECEPTACLE (ANSI C-36.41)
 PFL LONG LIFE PHOTOCELL W/2-PIN RECEPTACLE (ANSI C-36.41)
 PFLP 7-PIN RECEPTACLE (ANSI C-36.41)
 PG SHORTING CAP W/2-PIN RECEPTACLE (ANSI C-36.41)
 PG* PROGRAMMABLE DRIVER
 SD FIELD ADJUSTABLE DIMMING/STEP-DIMMING SWITCH
 *SD SWITCH TYPICAL FOR THE FOLLOWING DIMMING AND DIMMING SWITCHES

COLOR

BK BLACK PAINTED
 BR DARK BRONZE PAINTED
 MA MARINE BLUE PAINTED
 SP METALLIC SILVER PAINTED (SMOOTH ONLY)
 DBR DARK BRONZE PAINTED
 BLK POLYURETHANE PAINTED
 GM POLYURETHANE PAINTED
 PG PALE GREY PAINTED
 WH WHITE PAINTED

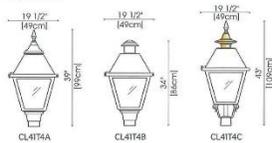
TEXTURE

TS TEXTURED
 SM SMOOTH

OP.FIN. (OPTIONAL FINISH)

MG MARINE GRADE PINE FINISH

Luminaire



Photometry CL41T4 / CL41P1

SOURCE: LED 41000K @ 120V, 20°C ambient
 WATERPROOF HOUSING, PINE OPTICAL SYSTEM

LED node definition:
 3 = 3000 - 4K
 Color Temperature
 LED Wattage
 Optical Distribution



Lens Acrylic Frost (LAF)

LED CODE	LUMEN OUTPUT	EFFICIENCY (LM/W)	WATTAGE LED	WATTAGE SYSTEM	LED CURRENT (mA)	800 FOOT CANDLE	800 EQUVALENCY
3-1000-40	105	82	30	38	300	10-10-32	2000
3-1000-40	315	73	40	45	300	10-10-32	7000
3-1000-40	525	76	60	67	300	10-10-32	10000
3-1000-40	735	79	80	88	300	10-10-32	13000
3-1000-40	895	71	100	110	300	10-10-32	16000

Type 2

LED CODE	LUMEN OUTPUT	EFFICIENCY (LM/W)	WATTAGE LED	WATTAGE SYSTEM	LED CURRENT (mA)	800 FOOT CANDLE	800 EQUVALENCY
3-1000-40	105	82	30	38	300	10-10-32	2000
3-1000-40	315	80	40	45	300	10-10-32	7000
3-1000-40	525	82	60	67	300	10-10-32	10000
3-1000-40	735	82	80	88	300	10-10-32	13000
3-1000-40	895	80	100	110	300	10-10-32	16000

Type 3

LED CODE	LUMEN OUTPUT	EFFICIENCY (LM/W)	WATTAGE LED	WATTAGE SYSTEM	LED CURRENT (mA)	800 FOOT CANDLE	800 EQUVALENCY
3-1000-40	105	82	30	38	300	10-10-32	2000
3-1000-40	315	80	40	45	300	10-10-32	7000
3-1000-40	525	82	60	67	300	10-10-32	10000
3-1000-40	735	82	80	88	300	10-10-32	13000
3-1000-40	895	80	100	110	300	10-10-32	16000

Type 3M

LED CODE	LUMEN OUTPUT	EFFICIENCY (LM/W)	WATTAGE LED	WATTAGE SYSTEM	LED CURRENT (mA)	800 FOOT CANDLE	800 EQUVALENCY
3-1000-40	105	82	30	38	300	10-10-32	2000
3-1000-40	315	80	40	45	300	10-10-32	7000
3-1000-40	525	82	60	67	300	10-10-32	10000
3-1000-40	735	82	80	88	300	10-10-32	13000
3-1000-40	895	80	100	110	300	10-10-32	16000

*SEE THE PHOTOMETRIC REPORT FOR THE FOLLOWING DIMMING AND DIMMING SWITCHES

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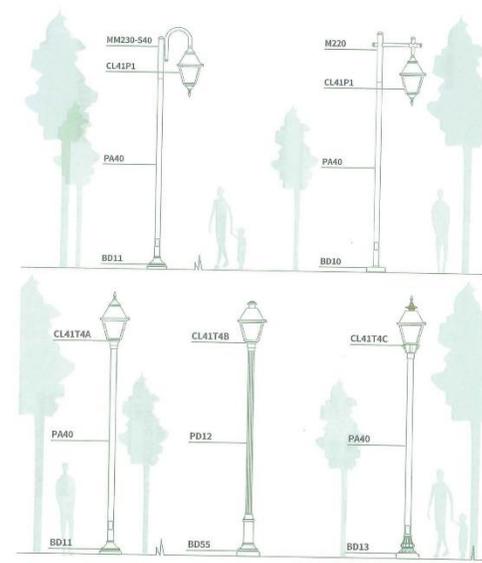
*SEE THE PHOTOMETRIC REPORT FOR THE FOLLOWING DIMMING AND DIMMING SWITCHES

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*SEE THE PHOTOMETRIC REPORT FOR THE FOLLOWING DIMMING AND DIMMING SWITCHES

Luminaire SCALE GUIDE



GENERAL NOTES:

- SEE SIFTY PLANS (SHEETS C-3.0 - C-3.1.1) FOR SILT FENCE LOCATIONS, TREE PROTECTION ZONES AND BARRICADES, AND ADDITIONAL NOTES AND DETAILS.
- FOR TREE REMOVALS, PLEASE REFER TO SHEETS C-2.0 - C-2.2.
- FOR REQUIRED TREE MITIGATION AND DEVELOPMENT INCHES PER THE CITY OF CHARLESTON ZONING ORDINANCE, PLEASE REFER TO SHEET L-0.2 FOR PLANT SCHEDULE QUANTITY AND SIZES.
- THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLAN SCHEDULE, SHEET L-4.0.
- SEE SITE PLAN [C-4.0 & C-4.1-C-4.2] FOR SITE LABELS, INFORMATION AND DETAILS.
- SEE HARDSCAPE SHEETS (L-1.0 - L-2.3) FOR HARDSCAPE LABELS AND DETAILS.
- CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 843-864-1067



MOUNT PLEASANT, SC 29464
 GREENVILLE, SC 29601
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 CHARLOTTE, NC 28203
 803.312.5450
 www.seasonwhiteside.com



FENWICK MULTI-FAMILY

THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

SW PROJECT: 8211
 DATE: 3/20/20
 DRAWN BY: CMP
 CHECKED BY: DRG

REVISION HISTORY

NO.	DATE	DESCRIPTION
1	8/7/19	
2	7/8/19	
3	8/20/19	
4	10/23/19	
5	11/20/19	
6	1/27/20	

LIGHTING CUT SHEETS

JHP

Architecture/Urban Design



DRB SUBMITTAL

2016027.00

03.04.2020

VILLAGE AT FENWICK
CHARLESTON, SOUTH CAROLINA

THE BEACH COMPANY
Building Traditions Since 1945



Village at Fenwick
Charleston, South Carolina

THE BEACH COMPANY
Building Traditions Since 1945

Illustrative Site Plan
Scale N.T.S.

03.04.2020	2016027.00 w
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PROJECT TABULATION

Site Acreage: 19.6 Gross Acres
 Project Density: 12.24 Units Per Acre

Village at Fenwick
 Charleston, South Carolina

JHP Architecture/Urban Design
 Project Number 2016027.00

CD
 03.03.2019

UNIT DATA:

Unit	E1	A1	A1-HC	A1b	A2	A3	A4	B1	B1-HC	B2	B2b	C1	C1-HC	Unit	Net S.F.	Gross S.F.
Description	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	2B/2B	2B/2B	2B/2B	2B/2B	3B/2B	3B/2B	Totals/Avg.	When applied to the Unit Data, the net square footage includes all enclosed conditioned dwelling unit space, the enclosed conditioned floor area of the dwelling units, amenity areas, corridors and building service areas. Measurements are taken to the exterior face of stud of the enclosing wall.	When applied to the Unit Data, the gross square footage includes all enclosed conditioned and unconditioned dwelling unit space. When applied to the Building Data the gross square footage includes the enclosed conditioned and unconditioned floor area of the amenity areas, corridors and building service areas. Measurements are taken to the exterior face of stud of the enclosing wall.
Total Number	12	28	2	24	12	42	0	14	4	60	12	26	4	240		
Net Square Footage	553	659	659	709	770	763	730	1,029	1,029	1,134	1,200	1,378	1,378	946		
Gross Square Footage	553	743	743	781	811	847	802	1,101	1,101	1,206	1,272	1,492	1,492	1,022		
Percent of Total	5.0%	11.7%	0.8%	10.0%	5.0%	17.5%	0.0%	5.8%	1.7%	25.0%	5.0%	10.8%	1.7%	100.0%		
Percentage of Mix	5.0%			45.0%					37.5%			12.5%		100.0%		
Desired Mix	5.0%			45.0%					42.0%			8.0%		100.0%		
Unit Net Totals	6,636	18,452	1,318	17,016	9,240	32,046	0	14,406	4,116	68,040	14,400	35,828	5,512	227,010		
Unit Gross Totals	6,636	20,804	1,496	18,744	9,732	35,574	0	15,414	4,404	72,360	15,264	38,792	5,968	245,178		

BUILDING DATA:

Bldg. Type	# of Bldgs	E1	A1	A1-HC	A1b	A2	A3	A4	B1	B1-HC	B2	B2b	C1	C1-HC	Total Units	Leasing/ Amenity SF
I	4	3	0	0	6	0	6	0	0	1	9	2	2	1	120	4,475 SF
II	2	0	11	1	0	0	0	0	1	0	9	2	0	0	48	
III	2	0	3	0	0	6	9	0	6	0	3	0	9	0	72	
TOTAL		12	28	2	24	12	42	0	14	4	60	12	26	4	240	

*Project Efficiency is calculation: [total unit net SF+ leasable storage+ leasing and amenities] / total residential gross SF
 **Unit areas and Retail areas do include elevational conditions such as projections. Areas to be adjusted as project develops thru Design Development and Construction Documents
 *** Leasable Storage S.F. is assumed, some areas may be allocated back to Building Gross for Mechanical, Telephone and Cable Rooms as these services are determined.



Village at Fenwick
 Charleston, South Carolina

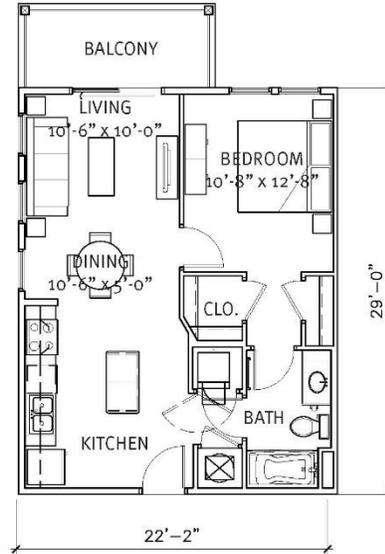
THE BEACH COMPANY
 Building Traditions Since 1945

Project Data

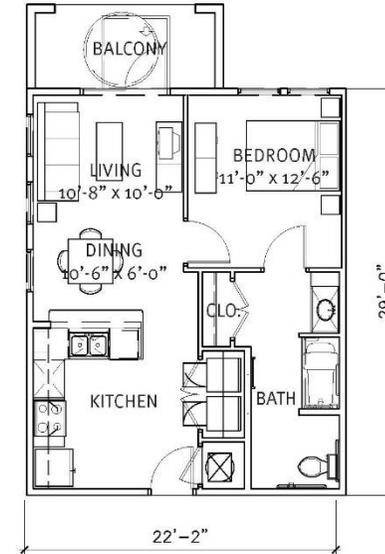
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01 **Unit E1** 553 Net S.F.
12/240 units 553 Gross S.F.



02 **Unit A1** 659 Net S.F.
28/240 units 743 Gross S.F.



03 **Unit A1-HC** 659 Net S.F.
2/240 units 743 Gross S.F.



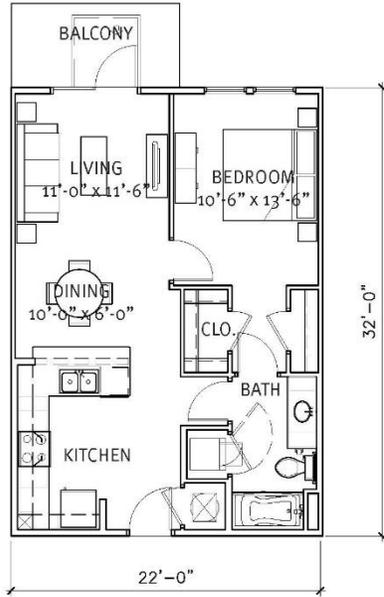
Village at Fenwick
Charleston, South Carolina

THE BEACH COMPANY

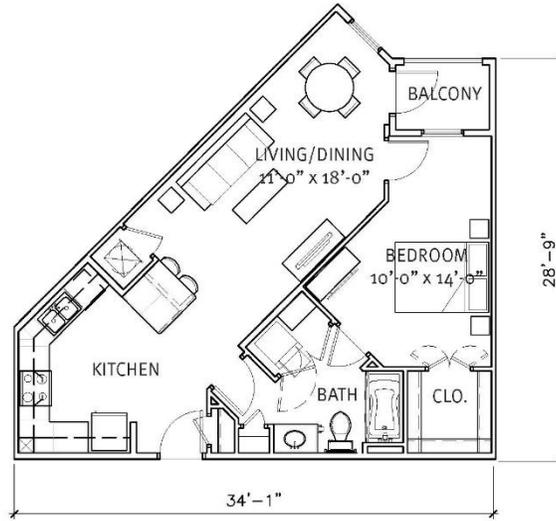
Building Traditions Since 1945

Unit Plan
Scale 1/8" = 1'-0"

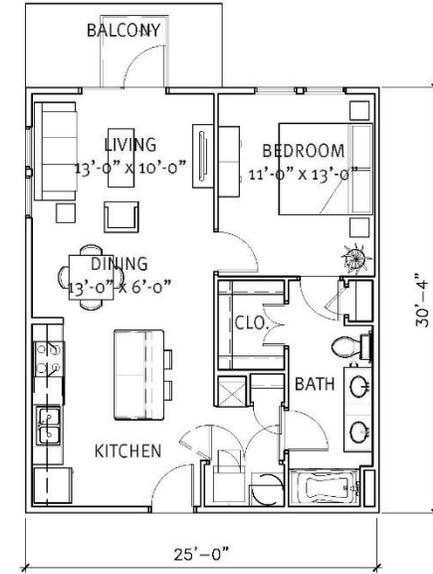
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03 Unit A1b 709 Net S.F.
24/240 units 781 Gross S.F.



02 Unit A2 770 Net S.F.
12/240 units 811 Gross S.F.



03 Unit A3 763 Net S.F.
42/240 units 847 Gross S.F.

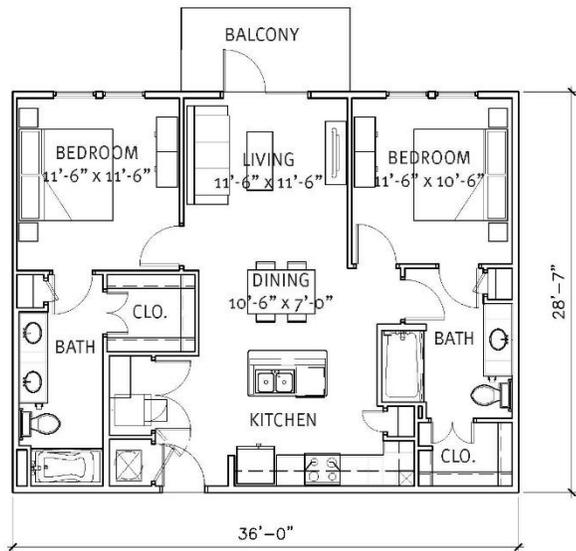


Village at Fenwick
Charleston, South Carolina

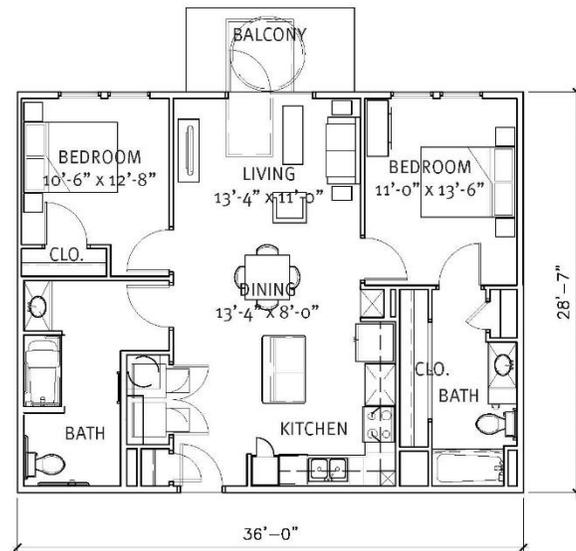
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Unit Plan
Scale 1/8" = 1'-0"

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01 Unit B1 1,029 Net S.F.
14/240 units 1,101 Gross S.F.



02 Unit B1-HC 1,029 Net S.F.
4/240 units 1,101 Gross S.F.

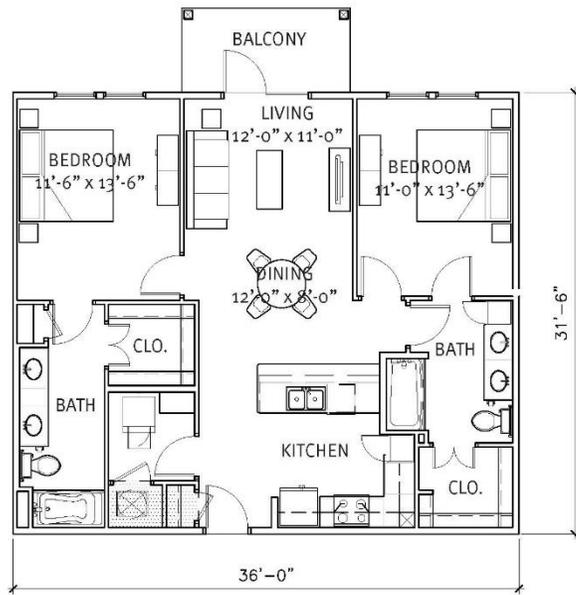


Village at Fenwick
Charleston, South Carolina

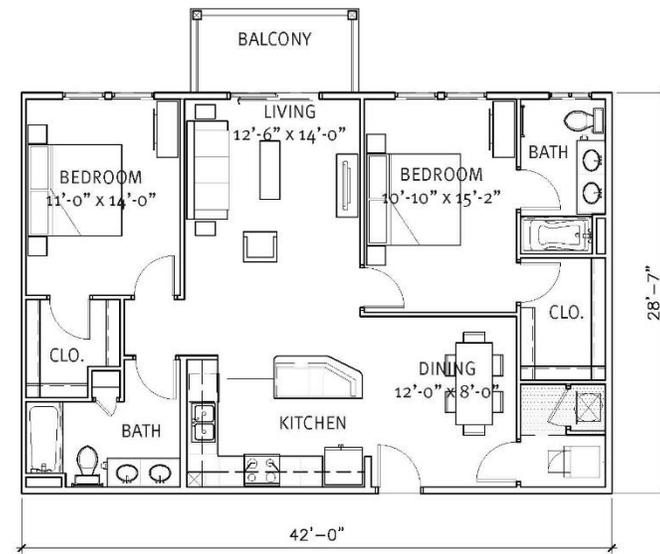
THE BEACH COMPANY
Building Traditions Since 1945

Unit Plan
Scale 1/8" = 1'-0"

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01 Unit B2 1,134 Net S.F.
60/240 units 1,206 Gross S.F.



02 Unit B2b 1,200 Net S.F.
12/240 units 1,272 Gross S.F.

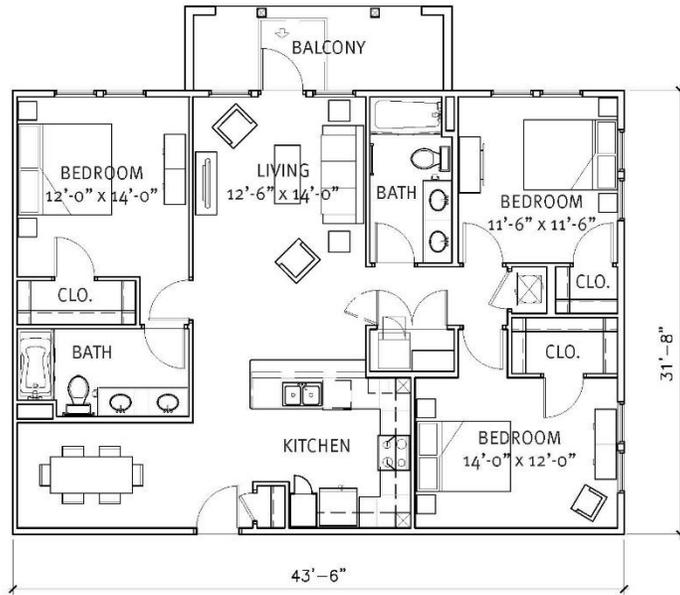


Village at Fenwick
Charleston, South Carolina

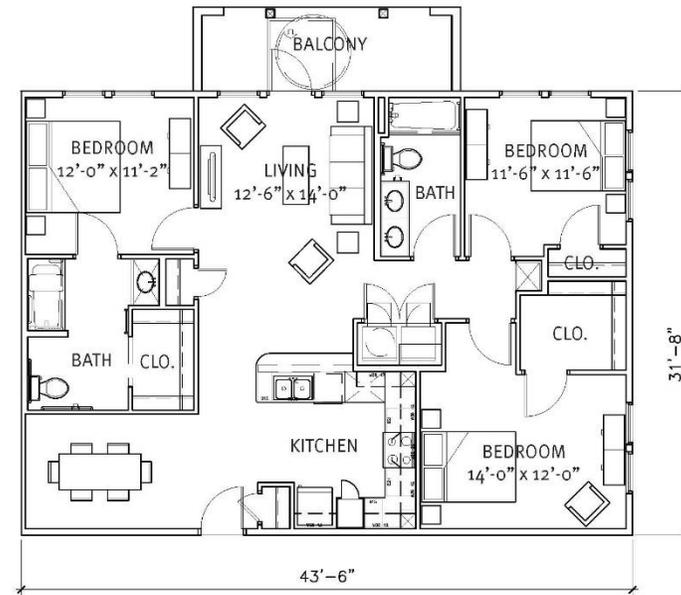
THE BEACH COMPANY
Building Traditions Since 1945

Unit Plan
Scale 1/8" = 1'-0"

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01 Unit C1 1,378 Net S.F.
26/240 units 1,492 Gross S.F.



02 Unit C1-HC 1,378 Net S.F.
4/240 units 1,492 Gross S.F.



Village at Fenwick
Charleston, South Carolina

THE BEACH COMPANY
Building Traditions Since 1945

Unit Plan
Scale 1/8" = 1'-0"

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01 Building Type I - Level 1 - Building #'s 2,3,4,6
Scale: 1/16" = 1'-0"

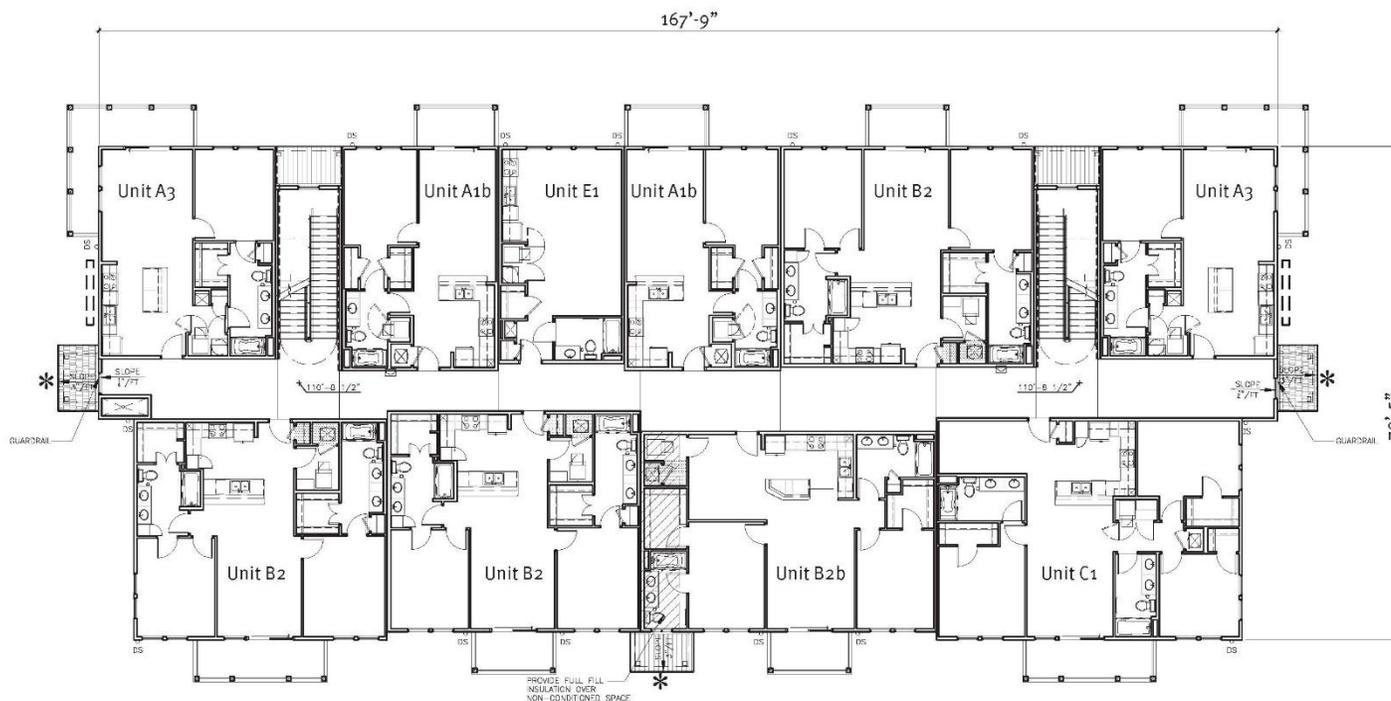


Village at Fenwick
Charleston, South Carolina

THE BEACH COMPANY
Building Traditions Since 1945

Building Plan
Scale 1/16" = 1'-0"

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01

Building Type I - Level 2 - Building #'s 2,3,4,6

Scale: 1/16" = 1'-0"



Village at Fenwick
Charleston, South Carolina

THE BEACH COMPANY
Building Traditions Since 1945

Building Plan
Scale 1/16" = 1'-0"

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01 Building Type I - Level 3 - Building #'s 2,3,4,6
 Scale: 1/16" = 1'-0"

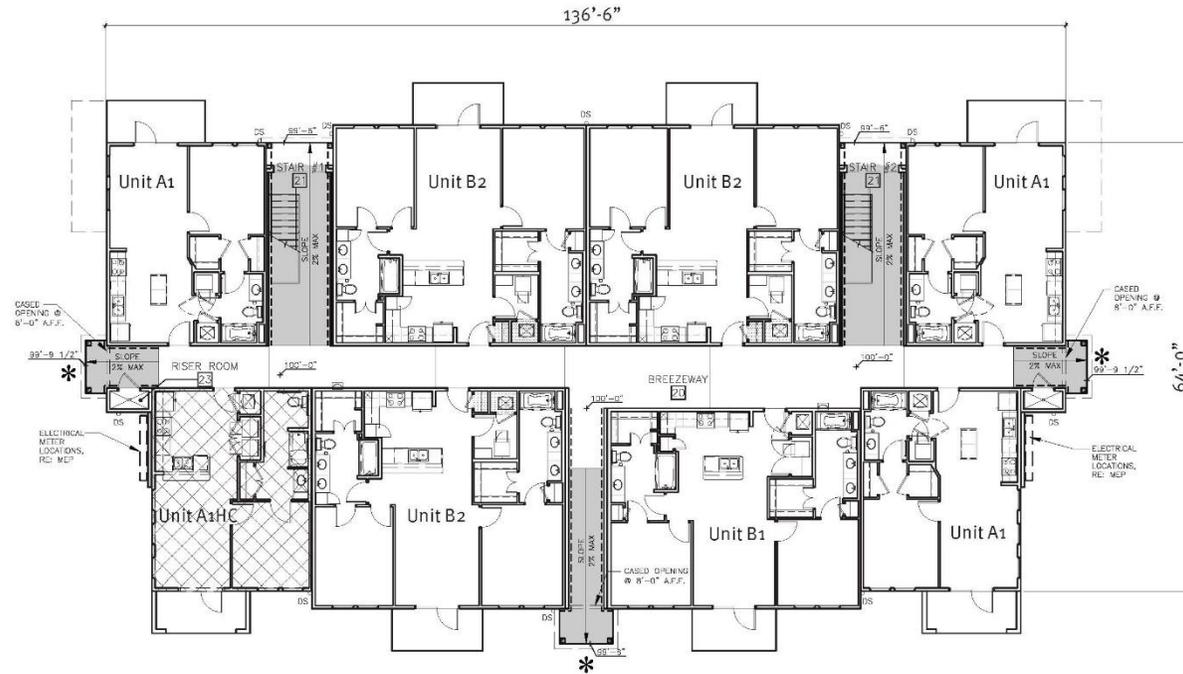


Village at Fenwick
 Charleston, South Carolina

THE BEACH COMPANY
Building Traditions Since 1945

Building Plan
 Scale 1/16" = 1'-0"

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01 Building Type II - Level 1 - Building #'s 1,7
Scale: 1/16" = 1'-0"

* LOCATION OF ENHANCED BUILDING ENTRIES

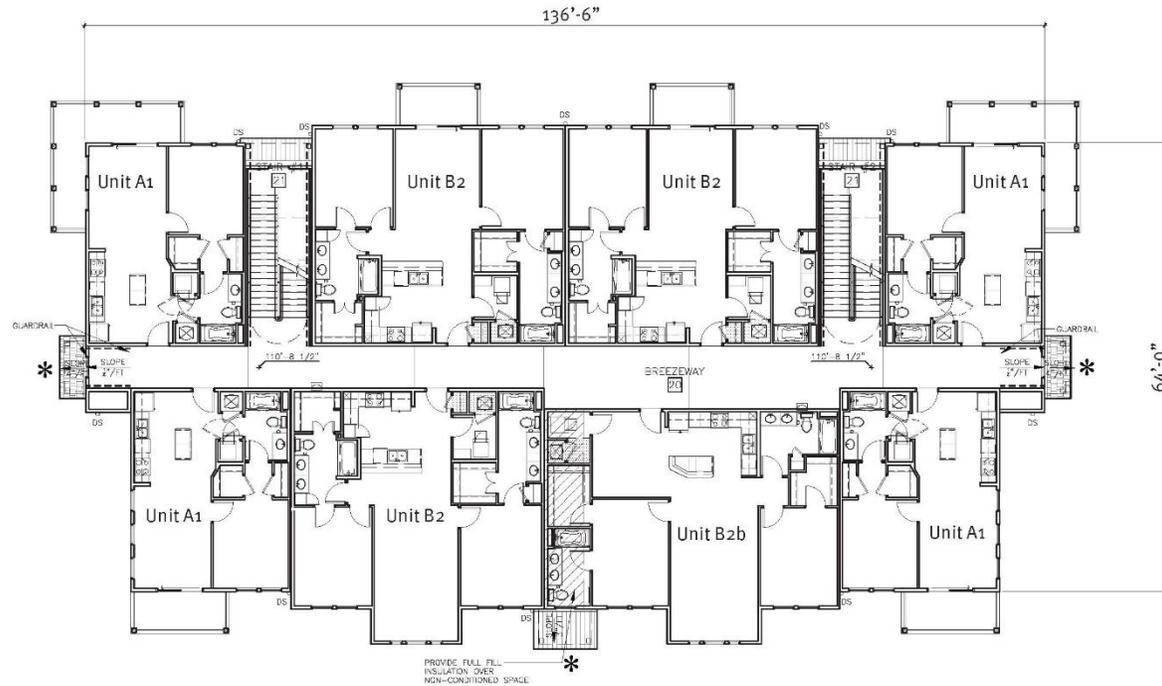


Village at Fenwick
Charleston, South Carolina

THE BEACH COMPANY
Building Traditions Since 1945

Building Plan
Scale 1/16" = 1'-0"

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01 Building Type II - Level 2 - Building #'s 1,7
 Scale: 1/16" = 1'-0"

* LOCATION OF ENHANCED BUILDING ENTRIES

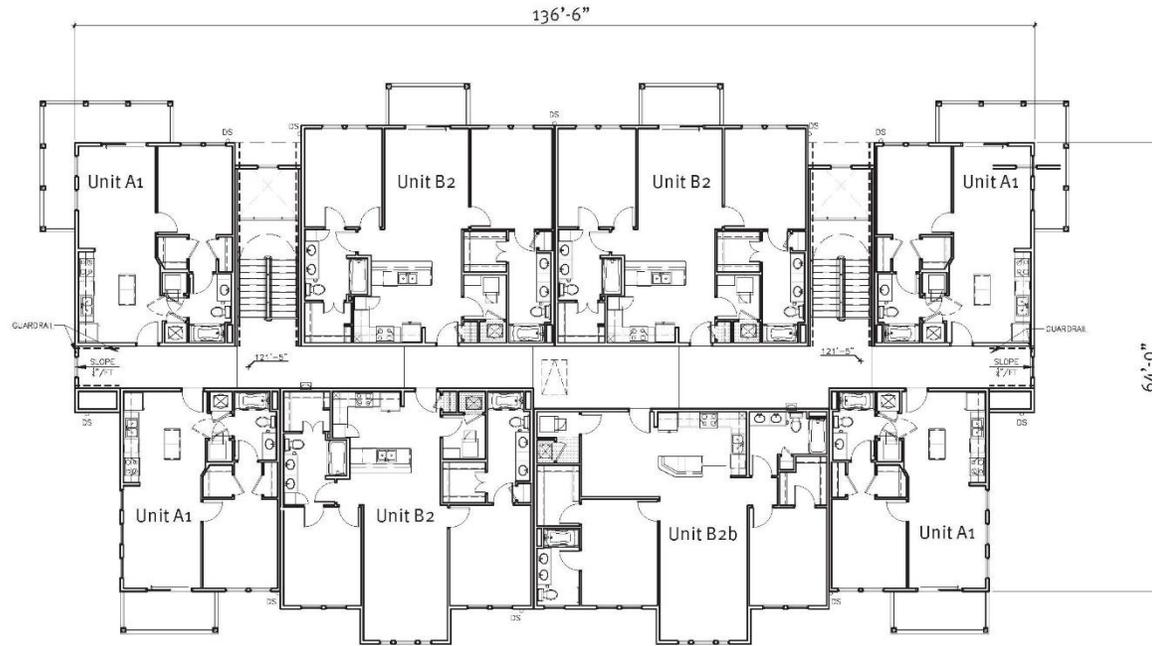


Village at Fenwick
 Charleston, South Carolina

THE BEACH COMPANY
Building Traditions Since 1945

Building Plan
 Scale 1/16" = 1'-0"

03.04.2020	2016027.00 w
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01 Building Type II - Level 3 - Building #'s 1,7
 Scale: 1/16" = 1'-0"

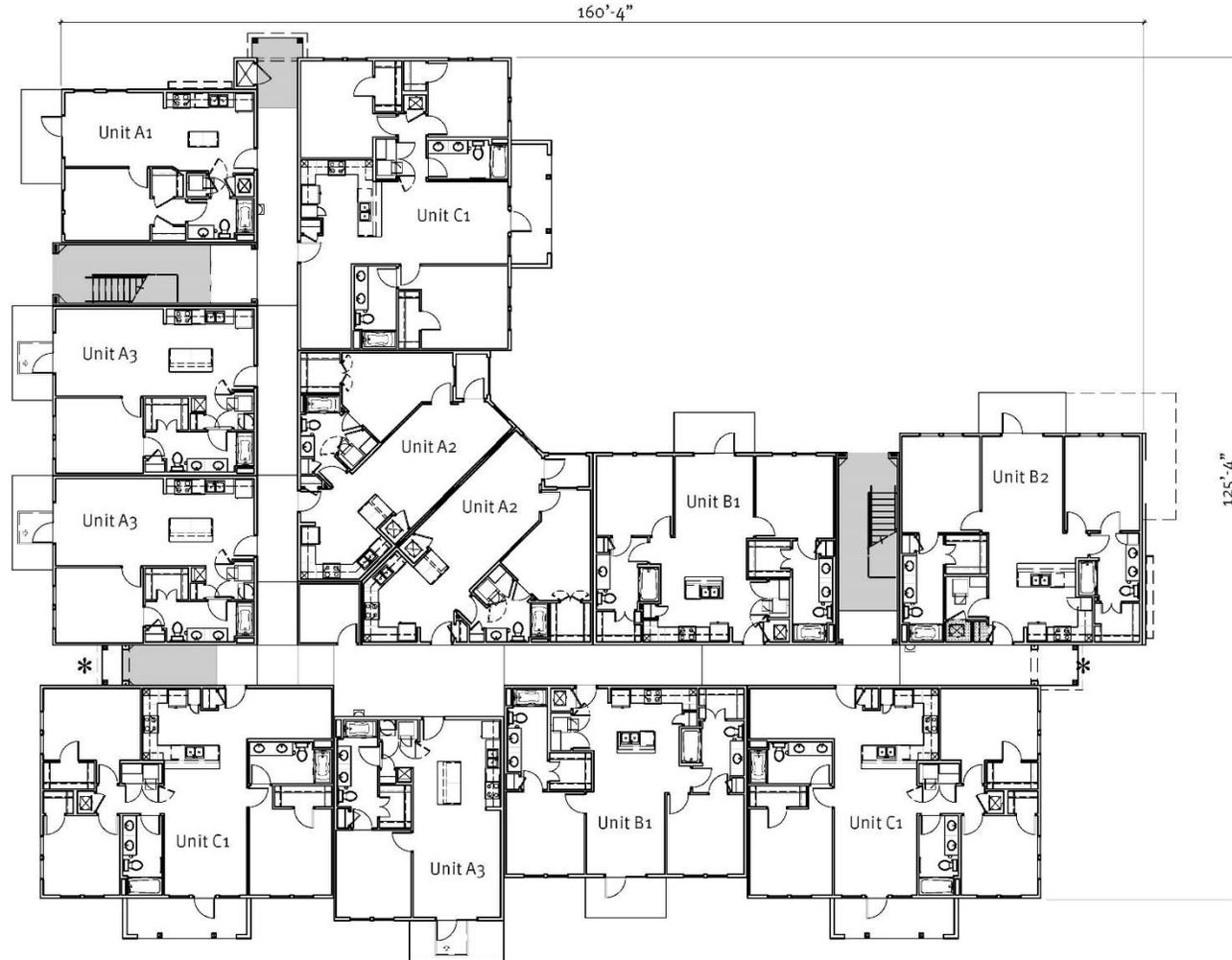


Village at Fenwick
 Charleston, South Carolina

THE BEACH COMPANY
Building Traditions Since 1945

Building Plan
 Scale 1/16" = 1'-0"

03.04.2020	2016027.00 w
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01 Building Type III - Level 1 - Building #'s 5 & 8
 Scale: 1/16" = 1'-0"

* LOCATION OF ENHANCED BUILDING ENTRIES

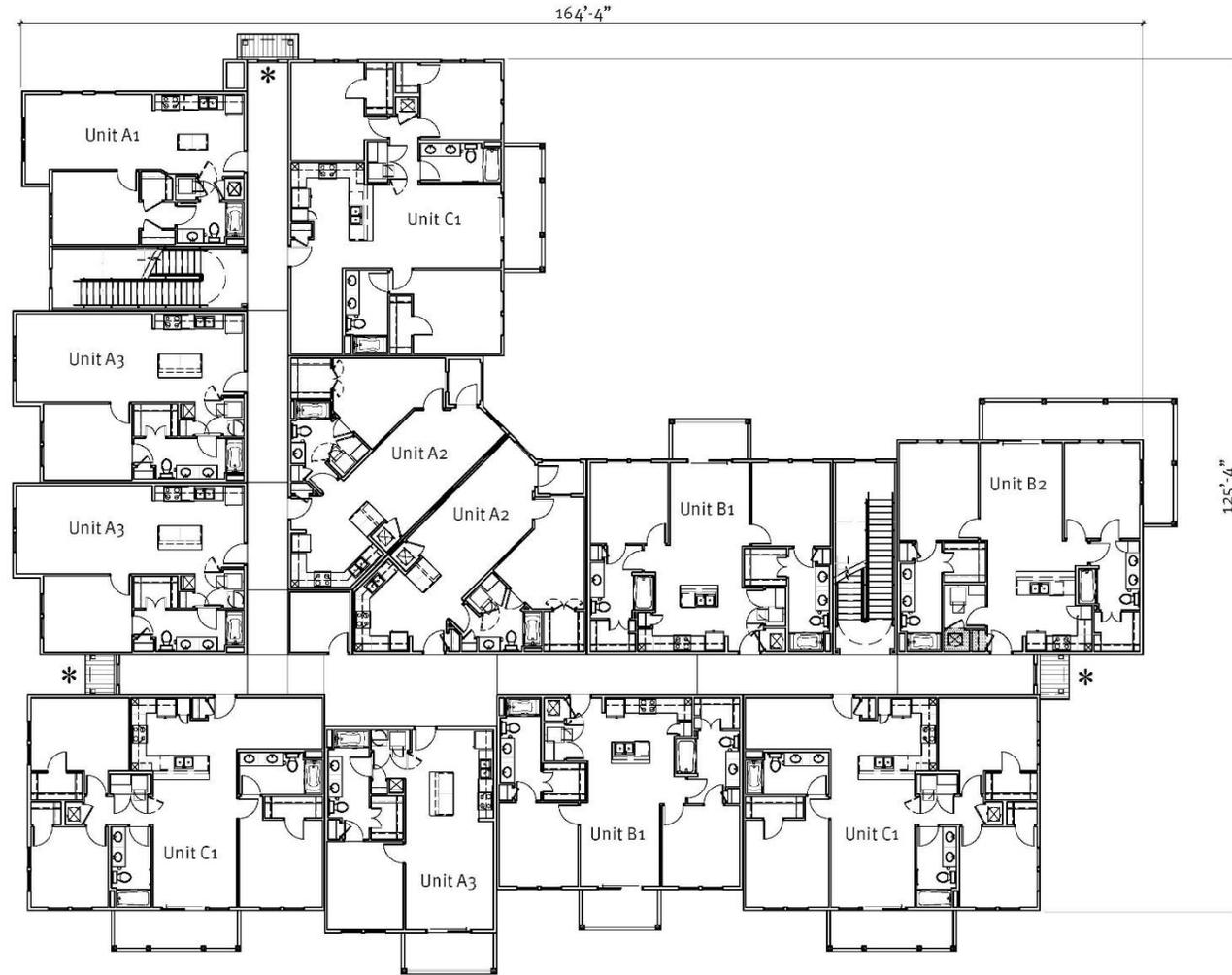


Village at Fenwick
 Charleston, South Carolina

THE BEACH COMPANY
Building Traditions Since 1945

Building Plan
 Scale 1/16" = 1'-0"

03.04.2020	2016027.00 w
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01 Building Type III - Level 2 - Building #'s 5 & 8
 Scale: 1/16" = 1'-0"

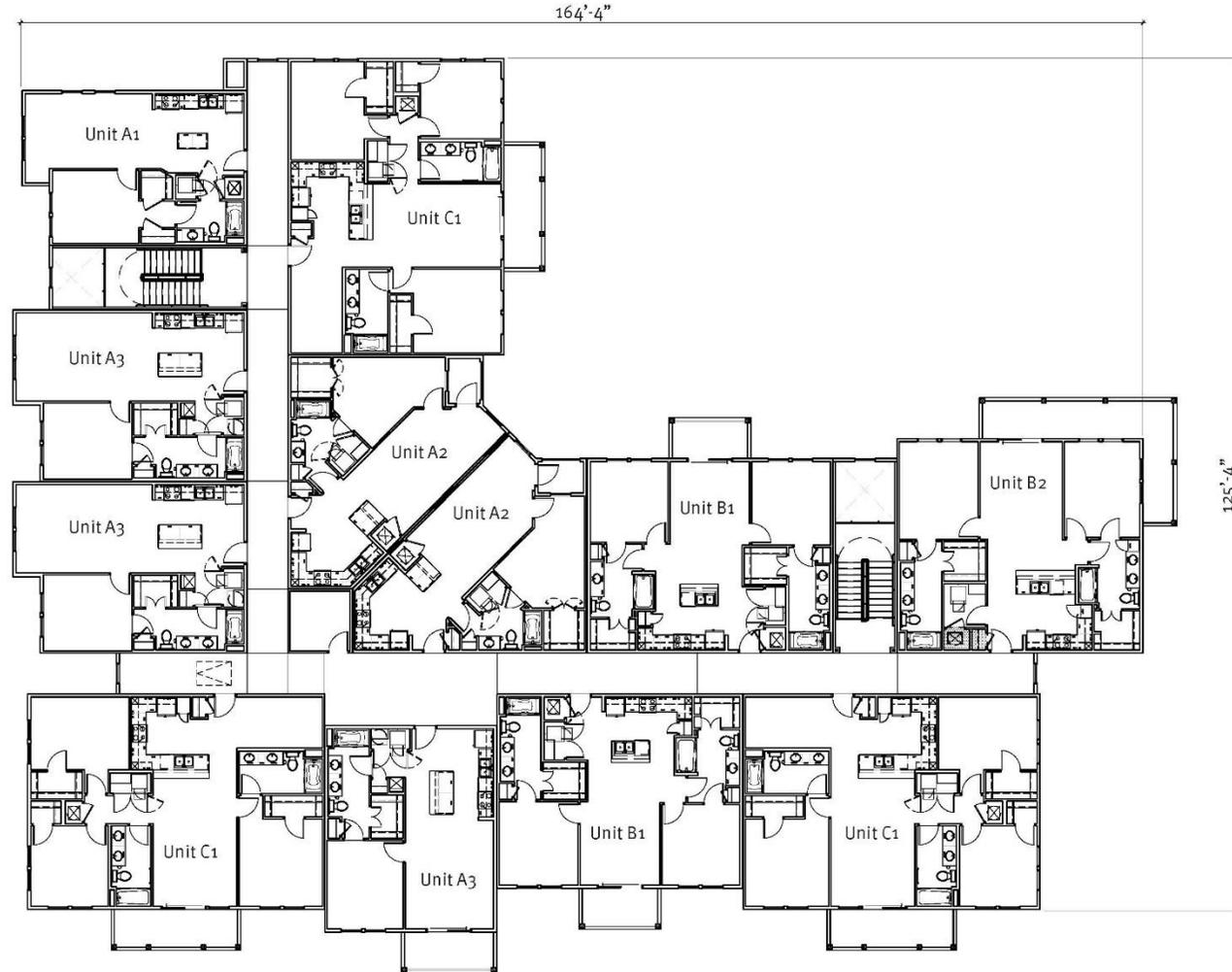
Village at Fenwick
 Charleston, South Carolina

THE BEACH COMPANY
Building Traditions Since 1945

Building Plan
 Scale 1/16" = 1'-0"

03.04.2020	2016027.00 w
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01 Building Type III - Level 3 - Building #'s 5 & 8
 Scale: 1/16" = 1'-0"

* LOCATION OF ENHANCED BUILDING ENTRIES

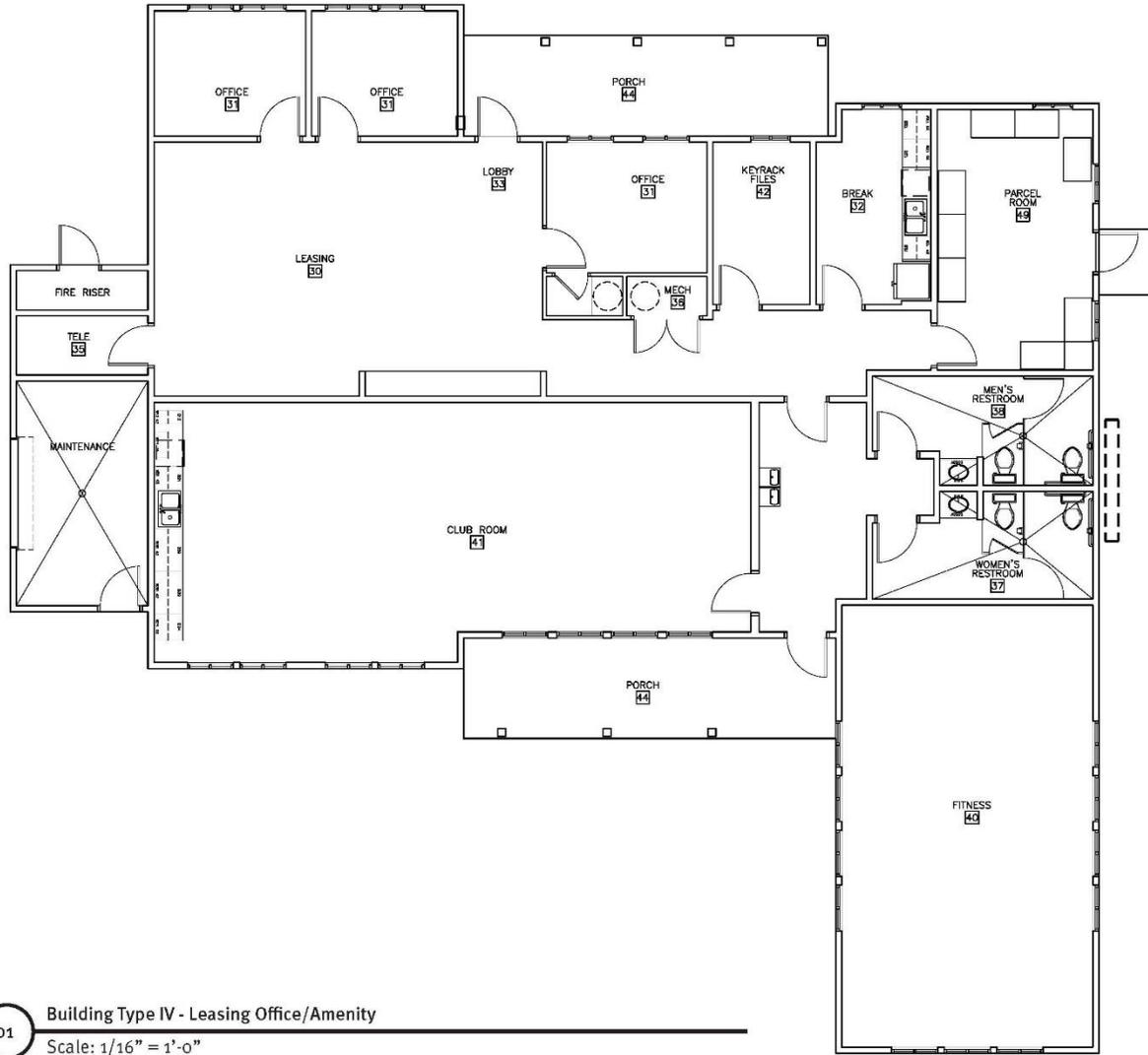


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Building Plan
 Scale 1/16" = 1'-0"

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01 Building Type IV - Leasing Office/Amenity
 Scale: 1/16" = 1'-0"



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Leasing Plan
 Scale 1/16" = 1'-0"

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07 ELEVATION, BLDG TYPE I, BLDG # 2,3,4,6
Scale: 1/16" = 1'-0"



19 ELEVATION, BLDG TYPE I, BLDG # 2,3,4,6
Scale: 1/16" = 1'-0"

* ALL ELECTRICAL METERS AND GROUND MOUNTED HVAC CONDENSERS TO BE SCREENED BY FENCING AND/OR LANDSCAPING.

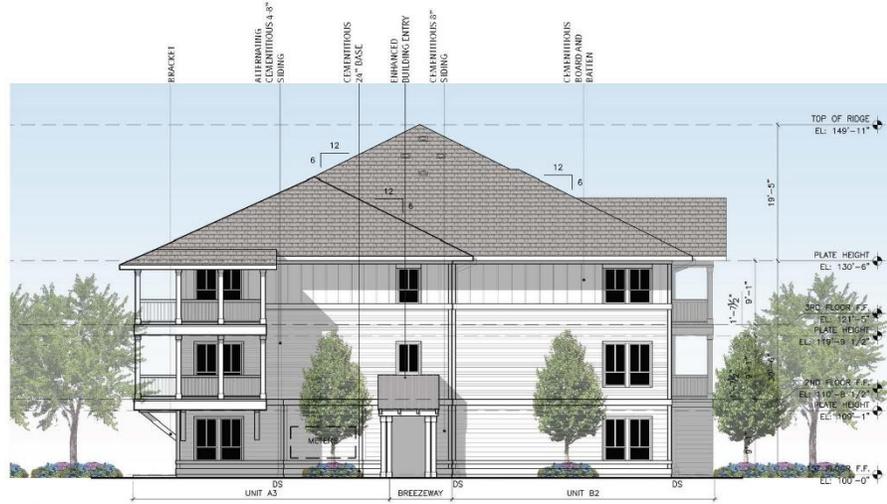


Village at Fenwick
Charleston, South Carolina

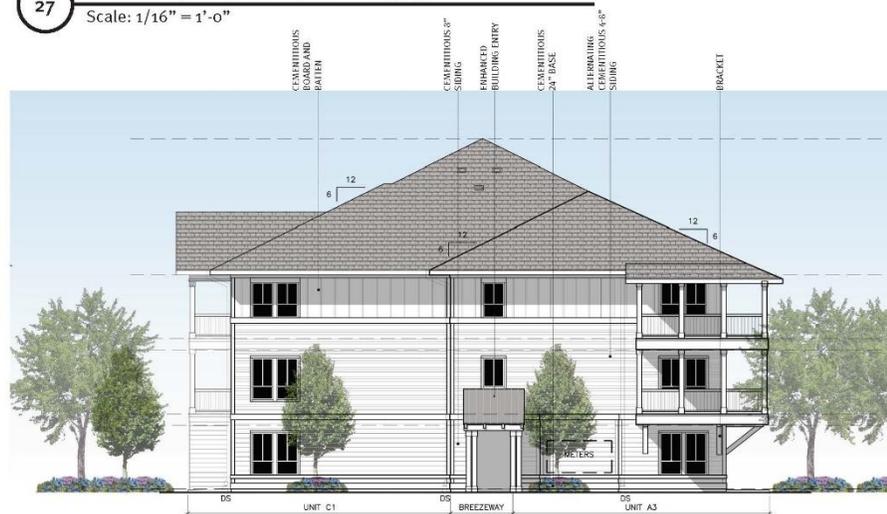
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Building Type I
Elevations

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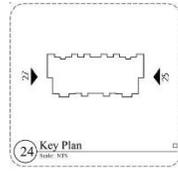


27 ELEVATION, BLDG TYPE I, BLDG # 2,3,4,6
Scale: 1/16" = 1'-0"



25 ELEVATION, BLDG TYPE I, BLDG # 2,3,4,6
Scale: 1/16" = 1'-0"

* ALL ELECTRICAL METERS AND GROUND MOUNTED HVAC CONDENSERS TO BE SCREENED BY FENCING AND/OR LANDSCAPING.



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Charleston, South Carolina

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Building Type I
Elevations

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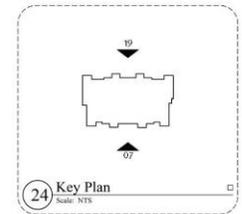


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Scale: 1/16" = 1'-0"



19 ELEVATION, BLDG TYPE II, BLDG # 1,7
Scale: 1/16" = 1'-0"

* ALL ELECTRICAL METERS AND GROUND MOUNTED HVAC CONDENSERS TO BE SCREENED BY FENCING AND/OR LANDSCAPING.

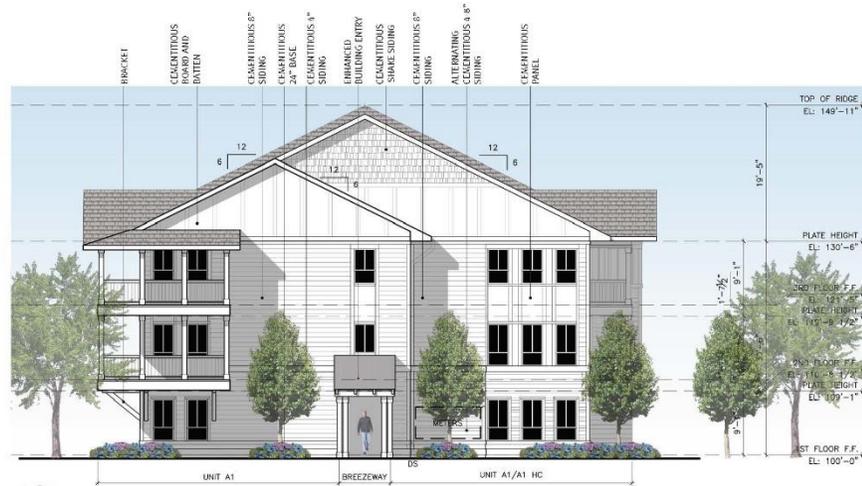


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Building Type II
Elevations

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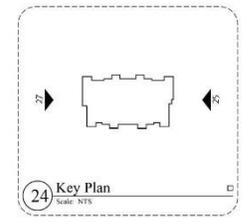


27 ELEVATION, BLDG TYPE II, BLDG # 1,7
Scale: 1/16" = 1'-0"



25 ELEVATION, BLDG TYPE II, BLDG # 1,7
Scale: 1/16" = 1'-0"

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Elevations

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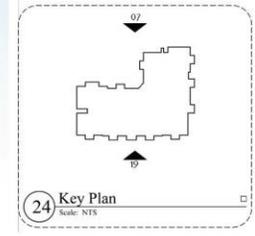


07 ELEVATION, BLDG TYPE III, BLDG # 5,8
Scale: 1/16" = 1'-0"



19 ELEVATION, BLDG TYPE III, BLDG # 5,8
Scale: 1/16" = 1'-0"

* ALL ELECTRICAL METERS AND GROUND MOUNTED HVAC CONDENSERS TO BE SCREENED BY FENCING AND/OR LANDSCAPING.



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Building Type III
Elevations

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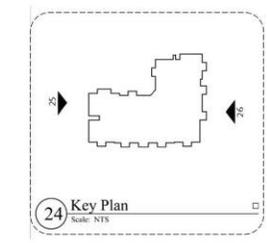


25 ELEVATION, BLDG TYPE III, BLDG # 5,8
 Scale: 1/16" = 1'-0"

* ALL ELECTRICAL METERS AND GROUND MOUNTED HVAC CONDENSERS TO BE SCREENED BY FENCING AND/OR LANDSCAPING.



26 ELEVATION, BLDG TYPE III, BLDG # 5,8
 Scale: 1/16" = 1'-0"



Village at Fenwick
 Charleston, South Carolina

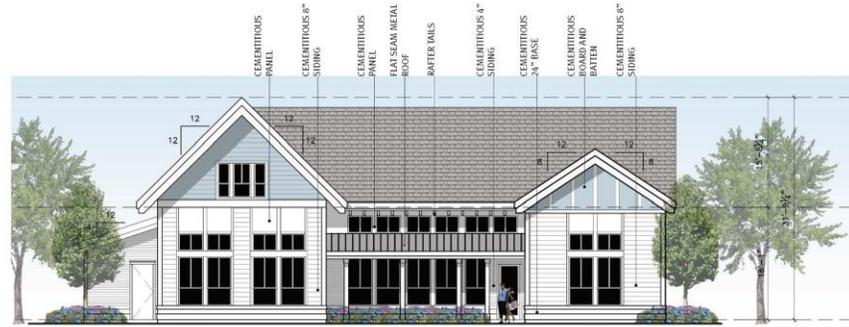
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Building Type III
 Elevations

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04 ELEVATION, BLDG TYPE IV, LEASING OFFICE
Scale: 1/16" = 1'-0"



02 ELEVATION, BLDG TYPE IV, LEASING OFFICE
Scale: 1/16" = 1'-0"

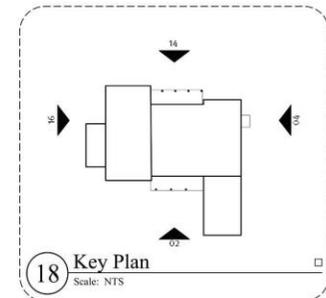


16 ELEVATION, BLDG TYPE IV, LEASING OFFICE
Scale: 1/16" = 1'-0"



14 ELEVATION, BLDG TYPE IV, LEASING OFFICE
Scale: 1/16" = 1'-0"

* ALL ELECTRICAL METERS AND GROUND MOUNTED HVAC CONDENSERS TO BE SCREENED BY FENCING AND/OR LANDSCAPING.



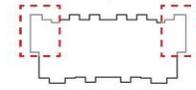


ELEVATION

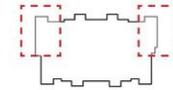
- Wood Columns / Trim
- Cementitious Alternating 4 - 8" Siding
- Cementitious Board and Batten
- Flat Seam Metal Roof
- Architectural Brackets
- Enhanced Entry
- Cementitious 24" Base



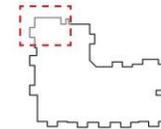
PERSPECTIVE VIEW



BLDG TYPE I, BLDG # 2,3,4,6



BLDG TYPE II, BLDG # 1,7,9



BLDG TYPE III, BLDG # 5,8



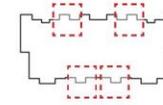


ELEVATION

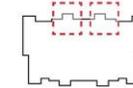
- Exposed Rafter Tails
- Vinyl Windows
- Cementitious Board and Batten
- Wood Columns / Trim
- Cementitious Alternating 4 - 8" Siding
- Architectural Brackets
- Enhanced Entry
- Cementitious 24" Base



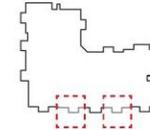
PERSPECTIVE VIEW



BLDG TYPE I, BLDG # 2,3,4,6



BLDG TYPE II, BLDG # 1,7,9



BLDG TYPE III, BLDG # 5,8



Village at Fenwick
Charleston, South Carolina

THE BEACH COMPANY

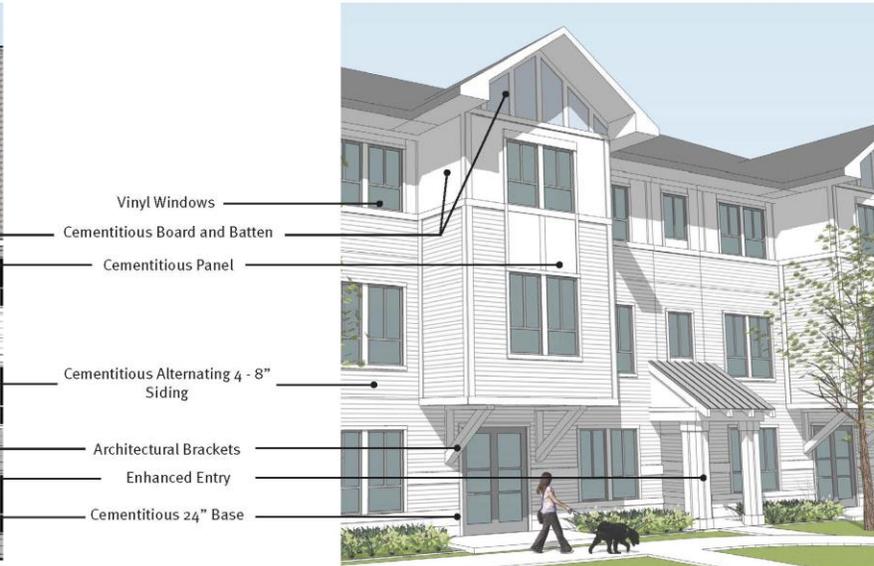
Building Traditions Since 1945

Design Perspectives

03.04.2020	2016027.00 w
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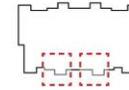


ELEVATION

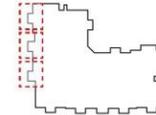


PERSPECTIVE VIEW

- Vinyl Windows
- Cementitious Board and Batten
- Cementitious Panel
- Cementitious Alternating 4 - 8" Siding
- Architectural Brackets
- Enhanced Entry
- Cementitious 24" Base



BLDG TYPE II, BLDG # 1,7,9



BLDG TYPE III, BLDG # 5,8



Johns Island



Village at Fenwick
Charleston, South Carolina

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Design Perspectives

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JHP

Village at Fenwick
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Enhanced Entries

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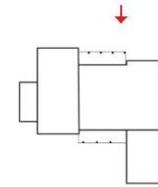


ELEVATION

- Cementitious 4" Siding
- Exposed Rafter Tails
- Cementitious Panel
- Flat Seam Metal Roof
- Cementitious Alternating 4 - 8" Siding
- Cementitious 24" Base



PERSPECTIVE VIEW



BLDG TYPE IV,
BLDG # LEASING OFFICE





ENTRY PAVILION ELEVATION - NTS



ENTRY PAVILION ELEVATION - NTS



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Charleston, South Carolina

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Entry Pavilion

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Agenda Item #5

14 CROSS CREEK DR.
TMS # 424-00-00-013

Request conceptual approval for the construction of a 4 new buildings for ages 55+ with 111-units total.

CONCEPTUAL DRB SUBMITTAL

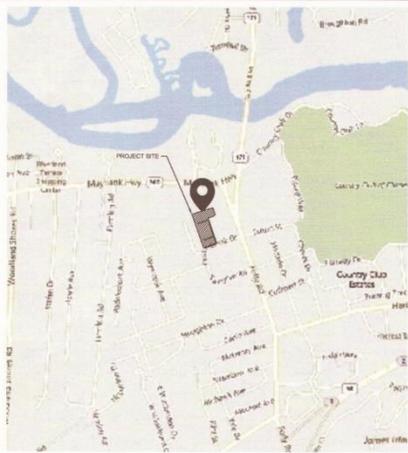
14 CROSSCREEK DRIVE

CITY OF CHARLESTON, SOUTH CAROLINA

City Project ID# TRC-SP2019-000215

TMS# 424-00-00-040

SITE LOCATION MAP



PROJECT DESCRIPTION

PROJECT DATA:
THIS PROJECT IS LOCATED ON A 4.48 ACRE TRACT AT 325 FOLLY ROAD ON JAMES ISLAND IN CHARLESTON, SC (TMS# 424-00-00-040). THE TRACT AS IT EXISTS IS DEVELOPED AS THE CROSS CREEK SHOPPING CENTER.

THE PROPOSED REDEVELOPMENT WILL INCLUDE 4 AGE-RESTRICTED CONDOMINIUM BUILDINGS TOTALING 111 TOTAL UNITS, 5 DETACHED GARAGE STRUCTURES, AND ASSOCIATED PARKING AND SITE INFRASTRUCTURE.

THE SCOPE OF SITE WORK RELATED TO THIS PROJECT INVOLVES THE FOLLOWING:

-INSTALLATION OF STORM DRAINAGE INFRASTRUCTURE (UNDERGROUND DETENTION SYSTEM, CATCH BASINS, CURB INLETS, PIPING, ETC.)

-CONNECTION TO THE EXISTING WATER MAIN

-CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM

LOT OCCUPIED BY BUILDING: 38.0%

LAND USES ACREAGE CHART:
TOTAL SITE ACREAGE: 4.48 ACRES
HIGHLAND: 4.48 ACRES
CRITICAL AREA: 0.00 ACRES

FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FLOOD ZONE X AND AE (EL. 12) SCALED FROM FEMA FLOOD MAP PANEL NO. 45019C0513J, REVISED NOVEMBER

17, 2004.
ZONING DISTRICT: GENERAL BUSINESS
THE PARCEL TO BE DEVELOPED IS ZONED GENERAL BUSINESS (GB) PER THE CITY OF CHARLESTON ZONING ORDINANCE.

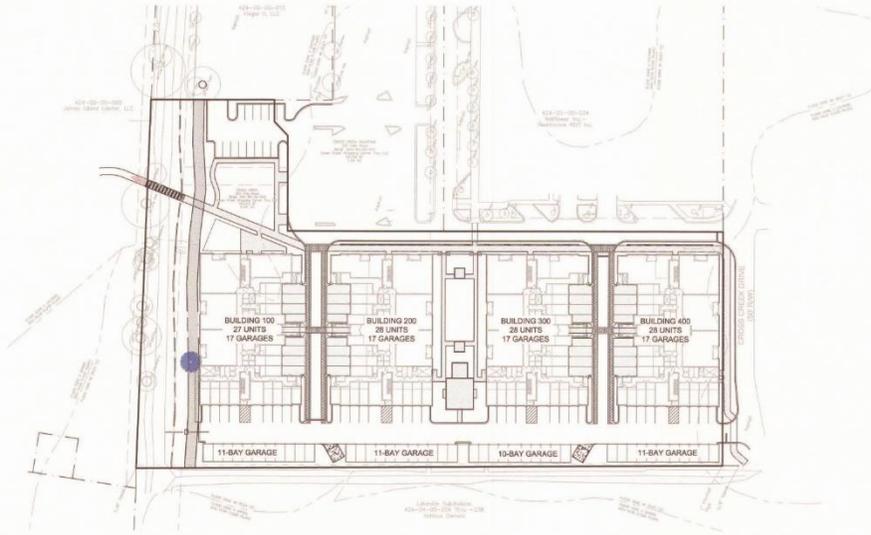
ZONING REQUIREMENTS
ZONING DISTRICT: GENERAL BUSINESS (GB)
HEIGHT LIMIT = 4 STORIES
TOTAL AREA OF THE SITE: 4.48 ACRES

SANITARY SEWER DISPOSAL:
SANITARY SEWER DISPOSAL SERVICE WILL BE PROVIDED BY CHARLESTON WATER SYSTEM VIA THE CONNECTION TO THE EXISTING SANITARY SEWER MANHOLE ADJACENT TO THE PROJECT SITE.

PROPERTY INFORMATION:
TMS# 424-00-00-040
CURRENT OWNER: CROSS CREEK SHOPPING CENTER TWO, LLC

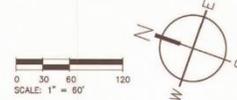
ADA NOTE:
ALL RIGHT-OF-WAYS WILL BE ADA COMPLIANT. WHILE UNDER CONSTRUCTION, ALL EXISTING RIGHT-OF-WAYS WILL REMAIN ADA COMPLIANT OR AN ALTERNATIVE ACCESSIBLE ROUTE WILL BE PROVIDED.

SITE OVERVIEW



Sheet Number	Sheet Title
C-1.0	TITLE SHEET
C-1.1	DRAWING LEGEND
C-1.2	COMMENT RESPONSES
1 OF 1	EXISTING CONDITIONS (SEAMON WHITESIDE SURVEYING)
1 OF 1	SUBDIVISION PLAT (SEAMON WHITESIDE SURVEYING)
C-2.0	SITE PLAN
L-0.1	CONTEXT AND MASSING
L-0.2	HISTORIC AND CURRENT OVERLAY
L-0.3	CONNECTIONS
L-0.4	ILLUSTRATIVE SITE PLAN
L-0.5	BRIDGE COURT EXHIBIT AND ENLARGEMENTS
L-0.6	CENTRAL COURT EXHIBIT
L-0.7	GREEN SPACE EXHIBIT
L-0.8	DRAINAGE EXHIBIT
L-0.9	IMPROVEMENT IMAGERY
L-0.10	STREETSCAPE ELEVATION
L-0.11	PLANT ZONE EXHIBIT
L-0.12	PLANT PALETTE
L-0.13	CONCEPTUAL PLANTING PLAN
L-0.14 - L-0.21	PERSPECTIVES
A0	CHECK LISTS
A1	FLOOR PLAN - LEVEL 1
A2	FLOOR PLAN - LEVEL 2
A3	FLOOR PLAN - LEVEL 3
A4	FLOOR PLAN - LEVEL 4
A5	ROOF PLAN & SECTION
A6	BLDG 100 - BLDG ELEVATIONS
A7	BLDG 200 - BLDG ELEVATIONS
A8	BLDG 300 - BLDG ELEVATIONS
A9	BLDG 400 - BLDG ELEVATIONS
A10	BLDG 100 - BLDG ELEVATIONS
A11	BLDG 200 - BLDG ELEVATIONS
A12	BLDG 300 - BLDG ELEVATIONS
A13	BLDG 400 - BLDG ELEVATIONS
A14	11-BAY GARAGE - FLOOR PLAN AND ELEVATIONS

TOTAL BUILDING SF:	
BUILDING 1: +/- 65,958 SF 27 UNITS 1ST FLOOR: 17,079 SF 2ND FLOOR: 16,293 SF 3RD FLOOR: 16,293 SF 4TH FLOOR: 16,293 SF	BUILDING 3: +/- 65,958 SF 28 UNITS 1ST FLOOR: 17,079 SF 2ND FLOOR: 16,293 SF 3RD FLOOR: 16,293 SF 4TH FLOOR: 16,293 SF
BUILDING 2: +/- 65,958 SF 28 UNITS 1ST FLOOR: 17,079 SF 2ND FLOOR: 16,293 SF 3RD FLOOR: 16,293 SF 4TH FLOOR: 16,293 SF	BUILDING 4: +/- 65,958 SF 28 UNITS 1ST FLOOR: 17,079 SF 2ND FLOOR: 16,293 SF 3RD FLOOR: 16,293 SF 4TH FLOOR: 16,293 SF



PROJECT CONTACTS

DEVELOPER:
BEAZER HOMES, LLC
4401 BELLE OAKS DRIVE, SUITE 120
NORTH CHARLESTON, SC 29405
CONTACT: GORDON GEEB
PHONE: 706-202-4327

OWNER:
CROSS CREEK SHOPPING CENTER TWO, LLC
1620 LINVILLE POINTE
MORGANTON, NC 28655

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEAMON WHITESIDE & ASSOCIATES, LLC
501 WANDOW PARK BLVD., SUITE 200
MOUNT PLEASANT, SC 29464
CONTACT: PATTERSON FARMER
PHONE: 843-884-1667

SURVEYOR:
SEAMON WHITESIDE & ASSOCIATES SURVEYING, LLC
1035-B JENKINS ROAD
CHARLESTON, SC 29407
CONTACT: PHILIP BRYAN, PLS
PHONE: (843) 795-9330



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



14 CROSSCREEK DRIVE
BEAZER HOMES
CHARLESTON, SOUTH CAROLINA

REVISION HISTORY	
1	2/28/19
2	3/4/19
3	4/23/19
4	6/25/19
5	8/5/19
6	1/22/20
7	3/4/20

TITLE SHEET

Gatherings at Crosscreek
Concept Review Submittal to DRB dated 01/22/20
"RESPONSES"

DRB Staff Comments from 01/22/20 Submittal:

1. There is excessive programming for this site and parking in excess of what Zoning requires and this combination results in a very tight site and minimal landscaping.
Not applicable.
2. That in general, the massing of this project needs to be reduced, the architecture simplified, more landscape and less paving.
We have complied by reducing the paving in the parking areas between the buildings that allowed the central courtyard to grow to 80' wide. This paving reduction resulted in a 4.4-acre increase of open space for the site.
3. There are too many features that look applied to the building, and heavy trim.
We have complied by eliminating any feature not integral to the structure or enclosure of the building such as roof dormers, false windows, and other ornament or decoration. We have also complied by reducing the width and height of trim on all facades.
4. The brick would look better if it were all one level at the 1st floor and not going up and down on the facade.
We have complied by limiting brick to the first floor on all buildings.
5. The "fronts" of the building, that face inward, we feel the height of the horizontal trim between the 1st and 2nd floors, should be greatly reduced in height. And the vertical trim at the ends, reduced in width. And the vertical triple trim at the center gable, eliminated.
We have complied by reducing the width and height of trim on all facades.
6. The triple windows would look better as two pairs of windows, and without the heavy vertical trim between the windows.
We have complied by changing triple window configuration to single and double window configuration on all facades.
7. Eliminate the shed roof overhang at the middle gable of the "front" of the building.
We have complied by eliminating the shed roof overhang at the front of the building.

8. The color scheme needs work. It seems a bit drab.
We have complied by modifying the material and color palette scheme to be more modern, lively, and less "brown", as well as better coordinated the buildings both individually and collectively.
9. The ground floor portions of the buildings that project out further than the body of the building feel awkward. If these portions were to step back significantly, then the corner of the body of the building could come all the way to the ground, including the trim.
We have complied by stepping back the east and west corners of the one-story portions of the buildings 1'-4" to allow the four-story building to read as one form from top to bottom.
10. The Doric columns are out of place and should be eliminated.
We have complied by changing the Doric columns to square columns with chamfered corners.
11. The cementitious siding types could be simplified down to one type, and we prefer the vertical board and batten.
We have complied by making off-siding vertical board & batten with reverse vertical board & batten siding to reinforce massing at certain areas on all facades.
12. The white horizontal trim at the floor level of the balconies might look better as a darker color matching the balcony walls to almost disappear.
We have complied by changing the color of the trim to a darker color so that the patios read as one vertical element on all facades.
13. Like the brick wall and archway as a focal point when approaching the buildings from Folly Road and which leads into the common space.
Not applicable.
14. The solution to hide the trash enclosures works nicely, but we feel it could do without the overhead trellis.
We have complied by eliminating the trellis over the trash enclosures.
15. We like the idea of trees provided in between the buildings, but we are concerned that over time, they will be hit by cars, damaged and need replacing. We recommend planting the trees in openings large enough for reinforced tree grates as well as metal tree guards. These won't stop a car completely but will help protect the trees and at least be a deterrent from cars hitting them.

We have complied. Trees have been removed from between parking spaces. Palm trees and foundation plantings have been added throughout the drive, in planting areas adjacent to the building and in islands to soften the space.

16. Re: the palm trees shown on the east side of the buildings in the triangular planters at the street parking. These work well between 90-degree parking spaces when cars are pulling straight in, but I question how they will fare when you have people parallel parking and backing towards the trees.
We have complied. Triangular cut outs, palm trees, and parallel parking spaces have been removed to provide a wider planted verge and wider walk, as per Board discussion.
17. I wonder if the Booco ball will get used enough to justify taking up the very limited amount of green space that this project provides. It might be more enjoyed as a garden and providing more designed flower gardens and seating areas. Possibly a fountain.
We have complied. The Booco ball has been removed. The central courtyard has been completely redesigned to have a combination of garden rooms, seat rooms, grill areas, paths, and a small lawn.
18. Please organize the elevations to read east and west, etc. and not right and left, even if it requires that you must provide more elevations.
We have complied by reorganizing the elevations and their designations to reflect north, south, east, or west direction.

DRB Board Comments from 02/03/20 Presentation:

1. MOTION: Deferral with staff comments #2 thru #18.
We have complied.
2. Improve the engagement of the building and the site to the streetscape.
We have complied. A wider planted verge and wider walk has been provided, as well as landscape structures that engage the street. Seat room with benches that address the street have been provided along the public park. Benches have been strategically placed at key locations along the streetscape.
3. Study the site alignments and terminations throughout the site.
We have complied. Custom landscape structures have been provided at terminal vistas of the primary pedestrian and vehicular routes.
4. Restudy the architecture of the garages.
We have complied by making facades similar to the one-story portion of the main buildings with shingle siding over brick wainscot.

5. Start, or continue a dialogue with the neighbors/neighborhood associations.
We have complied by scheduling a neighborhood meeting with interested neighbors the week of March 3rd to review current drawings.



MOUNT PLEASANT, SC
 863.894.1667
 GREENVILLE, SC
 864.998.0634
 SUMMERVILLE, SC
 843.894.1667
 WWW.SEAMONWHITESIDE.COM

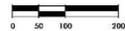
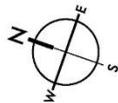


14 CROSSCREEK DRIVE
BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SWN PROJECT: 7048
 DATE: 12/1/20
 DRAWN BY: MRC
 CHECKED BY: RPF

REVISION HISTORY	
1	2/26/19
2	3/4/19
3	4/22/19
4	8/25/19
5	8/5/19
6	1/22/20
7	3/4/20

COMMENT RESPONSES



MOUNT PLEASANT, SC
 843.384.1907
 GREENVILLE, SC
 864.298.0034
 SUMMERVILLE, SC
 843.384.1907
 WWW.SEASONWHITESIDE.COM



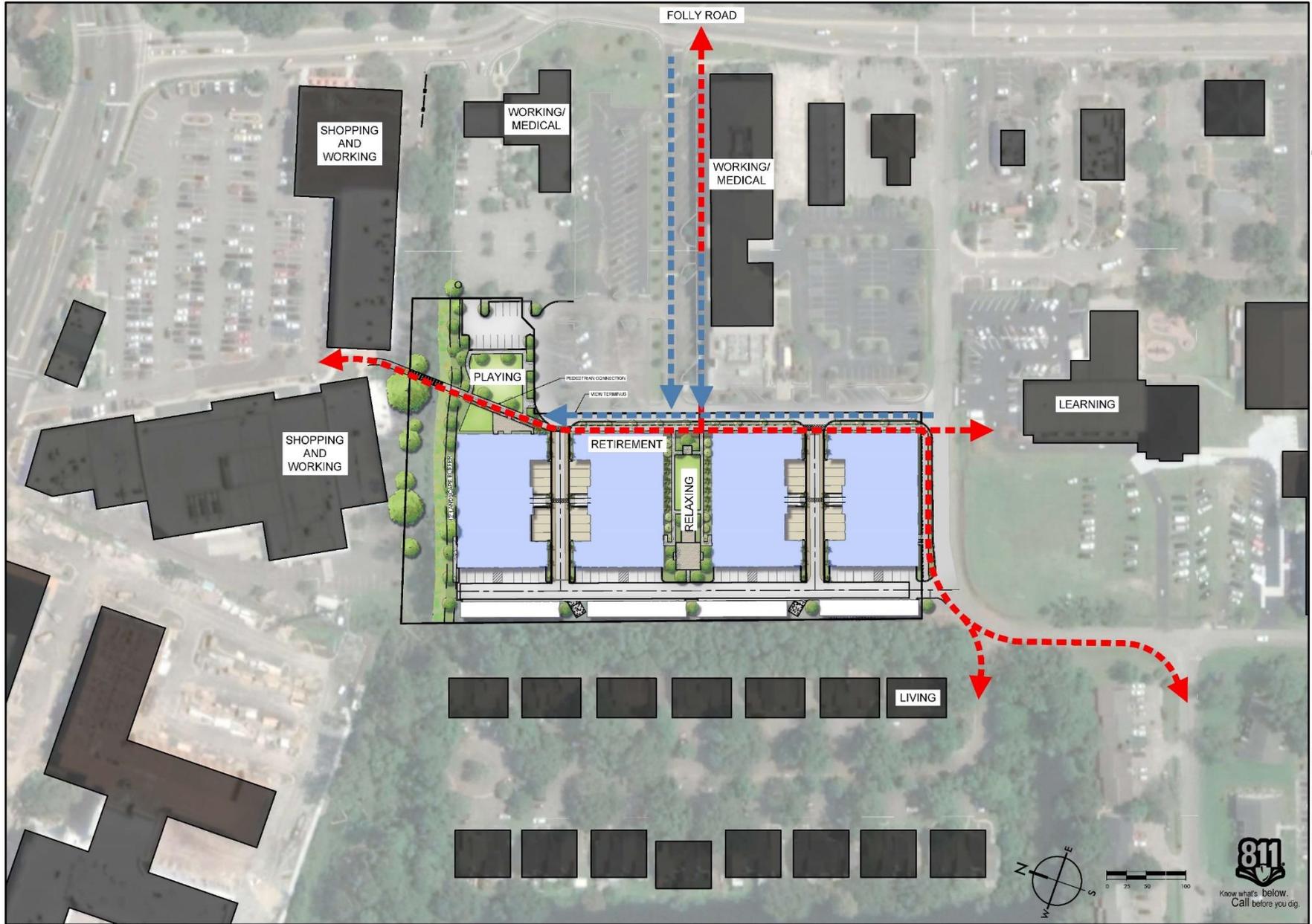
3/2/18

14 CROSSCREEK DRIVE
 BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SW+ PROJECT: 1948
 DATE: 2/22/18
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY	
A	2/28/19
B	3/14/19
C	4/22/19
D	8/25/19
E	8/25/19

CONTEXT AND MASSING



SW
SEAMON WHITESIDE

MOUNT PLEASANT, SC 29524
GREENVILLE, SC 29615
SUMMERVILLE, SC 29585



3/2/19

14 CROSSCREEK DRIVE
BEAZER HOMES
CHARLESTON, SOUTH CAROLINA

SW- PROJECT: 1948
DATE: 2/22/19
DRAWN BY: CMP
CHECKED BY: DRS

REVISION HISTORY

A	2/22/19	
B	3/14/19	
C	4/22/19	
D	5/29/19	
E	8/5/19	

CONNECTIONS





ENHANCED SWALE
PEDESTRIAN BRIDGE (BY OTHERS)

BENCH
PROPERTY LINE
PUBLIC ACTIVITY LAWN
PRIVATE LAVIN
BENCH

ARBOR STRUCTURE

STREETSCAPE

PAVER CROSSWALK

PAVER PATIO

PAVER TANDEM SPACES

ARBOR GATEWAY STRUCTURE

SEAT ROOM

ACTIVITY LAWN

SEAT ROOM

LARGE SEAT ROOM

DRILL AREA

BENCH

PARKING COURT

PAVER CROSSWALK

PAVER TANDEM PARKING

CUSTOM DUMPSTER ENCLOSURE

ONE STORY GARAGE



MOUNT PLEASANT, SC 843.884.1017
GREENVILLE, SC 863.884.1017
SUMMERVILLE, SC 843.884.1017
WWW.SWSEASONWHITESIDE.COM



3/2/10

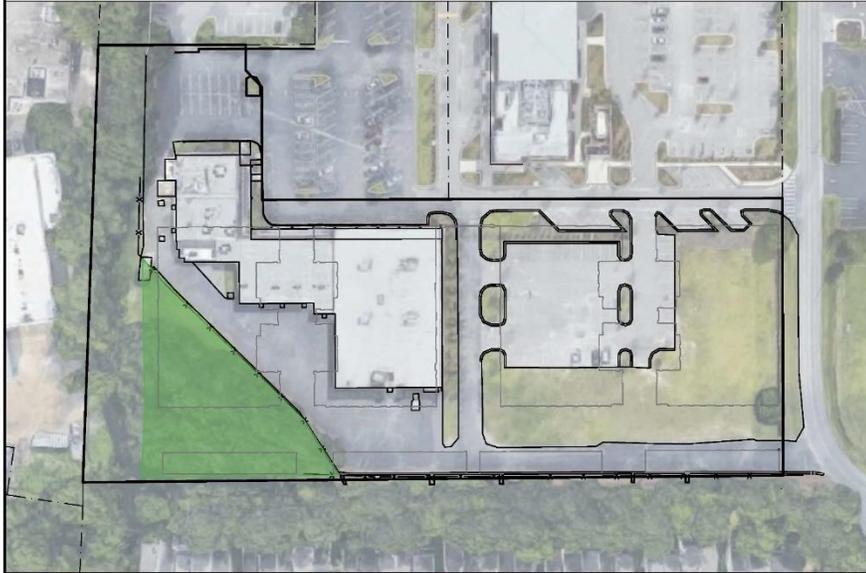
14 CROSSCREEK DRIVE
BEAZER HOMES
CHARLESTON, SOUTH CAROLINA

SW- PROJECT: 1946
DATE: 2/26/10
DRAWN BY: CMP
CHECKED BY: DRS

REVISION HISTORY	
A	3/26/10
B	3/26/10
C	4/22/10
D	8/25/10
E	8/25/10

ILLUSTRATIVE SITE PLAN

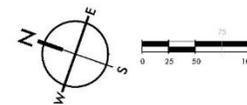
L-0.4



EXISTING GREEN SPACE ACREAGE: .46 AC



PROPOSED GREEN SPACE ACREAGE: .82 AC



MOUNT PLEAGANT, SC 29524
 GREENVILLE, SC 29615
 SUMMERVILLE, SC 29586
 www.seamonwhiteside.com



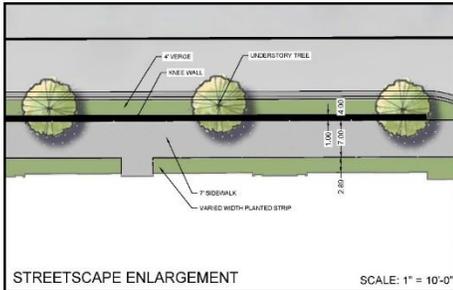
3/2/19

14 CROSSCREEK DRIVE
BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

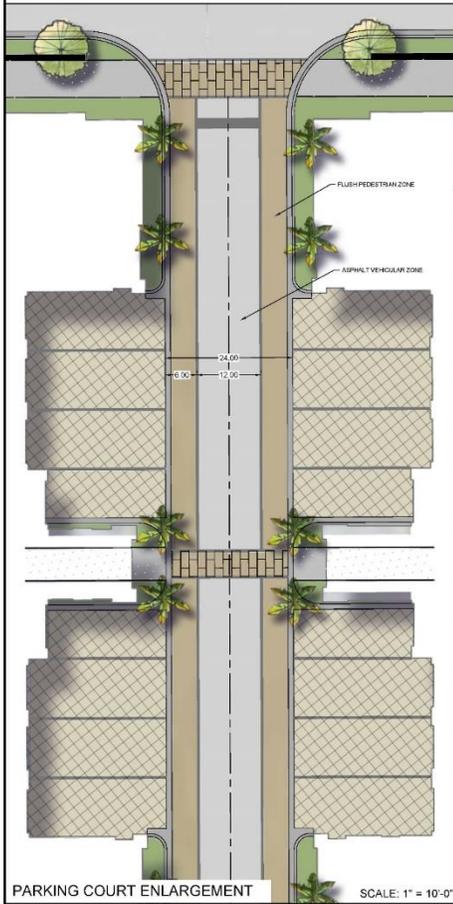
SWH PROJECT: 1949
 DATE: 2/22/19
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY	
A	2/26/19
B	3/4/19
C	4/22/19
D	8/29/19
E	9/5/19

GREEN SPACE EXHIBIT



STREETSCAPE ENLARGEMENT SCALE: 1" = 10'-0"



PARKING COURT ENLARGEMENT SCALE: 1" = 10'-0"



- 1 CROSSWALK
- 2 TRELLIS STRUCTURE W PARK BENCHES
- 3 GRILL / FIRE PIT / COMMUNITY TABLE
- 4 LAWN WITH DINING TABLE ISLANDS
- 5 BRIDGE TO SHOPPING (BY OTHERS)
- 6 PUBLIC LAWN WITH DOG FACILITIES
- 7 STREETSIDE BENCH ROOMS
- 8 POLLINATOR / NATIVE EDGE PLANTINGS



MOUNT PLEASANT, SC 29524
GREENVILLE, SC 29615
SUMMERVILLE, SC 29586
www.seamonwhiteside.com



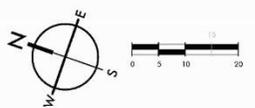
3/2/18

14 CROSSCREEK DRIVE
BEAZER HOMES
CHARLESTON, SOUTH CAROLINA

SW- PROJECT: 1946
DATE: 2/28/18
DRAWN BY: CMP
CHECKED BY: DRS

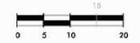
REVISION HISTORY	
A	3/28/19
B	3/28/19
C	4/22/19
D	8/25/19
E	8/25/19

BRIDGE COURT EXHIBIT AND ENLARGEMENTS





- 1 KNEE WALL / 7' WALK / ARBOR GATEWAYS
- 2 ADIRONDACK GRAVEL SEAT ROOM
- 3 ACTIVITY LAWN
- 4 BENCHES THROUGHOUT
- 5 PLUSH OUTDOOR FURNITURE ROOM
- 6 DINING SHELTER FLANKED WITH GRILLS
- 7 CROSSWALK TO EXISTING WALK



MOUNT PLEASANT, SC 843.384.1667
 GREENVILLE, SC 864.258.0534
 SUMMERVILLE, SC 843.384.1667
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3/2/10

14 CROSSCREEK DRIVE
 BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SW+ PROJECT: 7348
 DATE: 2/25/10
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY	
A	2/26/10
B	3/11/10
C	4/22/10
D	8/23/10
E	8/25/10

CENTRAL COURT EXHIBIT

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VIEW OF CENTRAL COURTYARD - PEDESTRIAN ACCESS



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GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.854.1657
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2/7/19

14 CROSSCREEK DRIVE
BEAZER HOMES
CHARLESTON, SOUTH CAROLINA

SWH PROJECT: 7848
DATE: 2/25/19
DRAWN BY: CWP
CHECKED BY: DRS

REVISION HISTORY	
A	2/25/19
B	3/6/19
C	4/23/19
D	8/25/19
E	8/25/19

PERSPECTIVE
1

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VIEW OF CENTRAL COURTYARD - VEHICULAR ACCESS



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GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.854.1657
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2/7/20

14 CROSSCREEK DRIVE
BEAZER HOMES
CHARLESTON, SOUTH CAROLINA

BWA PROJECT: 7949
DATE: 2/25/19
DRAWN BY: CWP
CHECKED BY: DRS

REVISION HISTORY	
A	2/25/19
B	3/6/19
C	4/23/19
D	8/25/19
E	8/25/19

PERSPECTIVE
2

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INTERIOR VIEW OF CENTRAL COURTYARD



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 GREENVILLE, SC
 864.298.0334
 SUMMERVILLE, SC
 843.854.1657
 www.seamonwhiteside.com



2/2/19

14 CROSSCREEK DRIVE
BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

BWA PROJECT: 7849
 DATE: 02/25/19
 DRAWN BY: CWP
 CHECKED BY: DRS

REVISION HISTORY

A	2/25/19	
B	3/6/19	
C	4/23/19	
D	8/25/19	
E	8/25/19	

PERSPECTIVE
3

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VIEW OF PARKING COURT



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GREENVILLE, SC
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SUMMERVILLE, SC
843.854.1657
WWW.SEAMONWHITESIDE.COM



2/2/19

14 CROSSCREEK DRIVE
BEAZER HOMES
CHARLESTON, SOUTH CAROLINA

BW+ PROJECT: 7949
DATE: 2/25/19
DRAWN BY: CWP
CHECKED BY: DRS

REVISION HISTORY	
A	2/25/19
B	3/6/19
C	4/23/19
D	8/25/19
E	8/25/19

PERSPECTIVE
4

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VIEW OF PEDESTRIAN STREETScape

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 GREENVILLE, SC 29601-2034
 SUMMERVILLE, SC 29584-1657
 www.seamonwhiteside.com



1/2" = 1' @ 0

14 CROSSCREEK DRIVE
 BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SWH PROJECT: 7849
 DATE: 02/25/19
 DRAWN BY: CWP
 CHECKED BY: DRB

REVISION HISTORY	
A	2/25/19
B	3/6/19
C	4/23/19
D	8/25/19
E	8/25/19

PERSPECTIVE
 5

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VIEW OF PARK STRUCTURE TERMINUS



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1/2" = 1'-0"

14 CROSSCREEK DRIVE
BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SWH PROJECT: 7949
 DATE: 02/25/19
 DRAWN BY: CWP
 CHECKED BY: DRS

REVISION HISTORY	
A	2/25/19
B	3/6/19
C	4/23/19
D	8/25/19
E	8/25/19

PERSPECTIVE
6

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VIEW OF PUBLIC PARK



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 SUMMERVILLE, SC
 843.854.1657
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3/7/19

14 CROSSCREEK DRIVE
 BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SWH PROJECT: 7849
 DATE: 02/25/19
 DRAWN BY: CWP
 CHECKED BY: DRS

REVISION HISTORY

A	2/25/19	
B	3/6/19	
C	4/23/19	
D	8/25/19	
E	8/25/19	

PERSPECTIVE
7

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OVERVIEW OF PUBLIC PARK



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3/7/19

14 CROSSCREEK DRIVE
BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SWH PROJECT: 7849
 DATE: 02/25/19
 DRAWN BY: CWP
 CHECKED BY: DRS

REVISION HISTORY	
A	2/25/19
B	3/6/19
C	4/23/19
D	8/25/19
E	8/25/19

PERSPECTIVE
8



CROSS CREEK DRIVE

STREETSCAPE ELEVATION - NORTH/SOUTH

CONNECTION TO SHOPPING CENTER



STREETSCAPE ELEVATION - DETAIL AT CENTRAL PARK FEATURE



SEAMON WHITESIDE
 MOUNT PLEASANT, SC 29524
 GREENVILLE, SC 29615
 SUMMERVILLE, SC 29586
 843.884.1007
 WWW.SWSEAMONWHITESIDE.COM



3/2/18

14 CROSSCREEK DRIVE
 BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SW- PROJECT: 1945
 DATE: 2/28/18
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY	
A	3/28/19
B	3/28/19
C	4/22/19
D	8/25/19
E	8/25/19

STREETSCAPE ELEVATION

2 1/8" = 1'-0" BLDG 100 - WEST ELEVATION



**MATERIALS / COLOR PALETTE
BUILDING 100 & 400**

CEMENTITIOUS BOARD & BATTEN WITH TRIM (SW 6200)

CEMENTITIOUS BOARD & BATTEN WITH TRIM (SW 7104)

CEMENTITIOUS SHIPLAP SIDING (SW 7104)

VINYL DOORS & WINDOWS (WHITE)

ALUMINUM GARAGE DOORS

CHEROKEE BRICK - MOSSTOWN

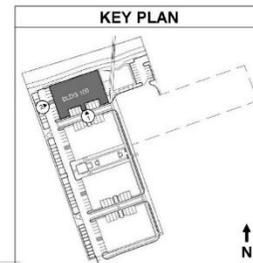
SHINGLES - TAMKO O.E. PEWTER

METAL ROOF - BERRIDGE GALVALUME

GATHERINGS AT CROSSCREEK
14 CROSSCREEK DRIVE
CHARLESTON, SC 29412



1 1/8" = 1'-0" BLDG 100 - SOUTH ELEVATION



ARCHITECTS
1000 W. 10TH STREET, SUITE 100
CHARLESTON, SC 29401
803.799.1111

PROJECT NO. 19-168

DATE: 03/04/2020

PROJECT NO.
BLDG 100 - BLDG
ELEVATIONS

DATE: 03/04/2020
CONCEPT DESIGN
MARCH 4 2020

PROJECT NO.
19-168

DATE: 03/04/2020
A6

2 | 1/8" = 1'-0" | BLDG 100 - EAST ELEVATION



RAILING 1

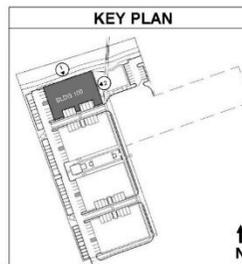


RAILING 2

GATHERINGS AT CROSSCREEK
14 CROSSCREEK DRIVE
CHARLESTON, SC 29412



1 | 1/8" = 1'-0" | BLDG 100 - NORTH ELEVATION



KEY PLAN
BLDG 100 - BLDG ELEVATIONS
CONCEPT DESIGN
March 4, 2020
19-168
A7



2 1/8" = 1'-0" BLDG 200 - WEST ELEVATION



1 1/8" = 1'-0" BLDG 200 - NORTH ELEVATION

**MATERIALS / COLOR PALETTE
BUILDING 200 & 300**

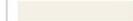
CEMENTITIOUS BOARD & BATTEN WITH TRIM (SW 6236)



CEMENTITIOUS BOARD & BATTEN WITH TRIM (SW 7104)



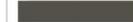
CEMENTITIOUS SHIPLAP SIDING (SW 7104)



VINYL DOORS & WINDOWS (WHITE)



ALUMINUM GARAGE DOORS



CHEROKEE BRICK - ANSLEY PARK



SHINGLES - TAMKO O.E. PEWTER



METAL ROOF - BERRIDGE GALVALUME



GATHERINGS AT CROSSCREEK
14 CROSSCREEK DRIVE
CHARLESTON, SC 29412

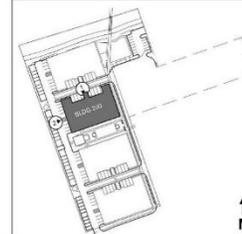


ARCHITECTS
1415 GUYTON STREET, SUITE 100
CHARLESTON, SC 29405
803.799.1111
WWW.STUDIOARCHITECTS.COM

DATE: 03/04/2020

BY: J. W. JOHNSON

KEY PLAN



PROJECT NO:
BLDG 200 - BLDG ELEVATIONS

DATE: 03/04/2020
CONCEPT DESIGN
March 4, 2020

PROJECT NO:
19-168

DATE: 03/04/2020



RAILING 1

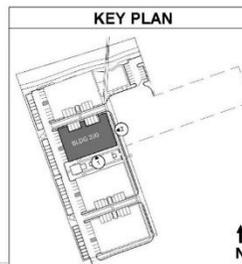


RAILING 2

GATHERINGS AT CROSSCREEK
14 CROSSCREEK DRIVE
CHARLESTON, SC 29412



2 1/8" = 1'-0" BLDG 200 - EAST ELEVATION



STUDIO ARCHITECTS
ARCHITECTS
1000 W. 10TH STREET, SUITE 100
CHARLESTON, SC 29401
803.733.1111
WWW.STUDIOARCHITECTS.COM

PROJECT NO.
BLDG 200 - BLDG
ELEVATIONS

DATE
CONCEPT DESIGN
MARCH 4, 2020

PROJECT NO.
19-168

DRAWING NO.
A9

1 1/8" = 1'-0" BLDG 200 - SOUTH ELEVATION



2 1/8" = 1'-0" BLDG 300 - WEST ELEVATION



1 1/8" = 1'-0" BLDG 300 - SOUTH ELEVATION

**MATERIALS / COLOR PALETTE
BUILDING 200 & 300**

CEMENTITIOUS BOARD & BATTEN WITH TRIM (SW 6236)

CEMENTITIOUS BOARD & BATTEN WITH TRIM (SW 7104)

CEMENTITIOUS SHIPLAP SIDING (SW 7104)

VINYL DOORS & WINDOWS (WHITE)

ALUMINUM GARAGE DOORS

CHEROKEE BRICK - ANSLEY PARK

SHINGLES - TAMKO O.E. PEWTER

METAL ROOF - BERRIDGE GALVALUME

GATHERINGS AT CROSSCREEK
14 CROSSCREEK DRIVE
CHARLESTON, SC 29412



ARCHITECTS
1000 W. 10TH STREET, SUITE 100
CHARLESTON, SC 29401
803.799.1111

PROJECT NO. 19-168

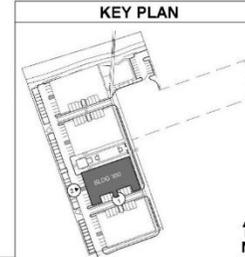
DATE: 03/04/2020

PROJECT NO.
BLDG 300 - BLDG
ELEVATIONS

DATE: 03/04/2020
CONCEPT DESIGN
MARCH 4, 2020

PROJECT NO.
19-168

PROJECT NO.
A10



2 1/8" = 1'-0" BLDG 300- EAST ELEVATION



RAILING 1

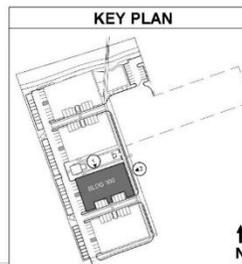


RAILING 2

GATHERINGS AT CROSSCREEK
14 CROSSCREEK DRIVE
CHARLESTON, SC 29412



1 1/8" = 1'-0" BLDG 300- NORTH ELEVATION



STUDIO ARCHITECTS
4010 W. 10TH AVE. SUITE 100
CHARLESTON, SC 29405
803.792.1000

PROJECT NO. 19-168
DATE: 03/15/2020



2 | 1/8" = 1'-0" BLDG 400- WEST ELEVATION



1 | 1/8" = 1'-0" BLDG 400- NORTH ELEVATION

**MATERIALS / COLOR PALETTE
BUILDING 100 & 400**

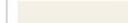
CEMENTITIOUS BOARD & BATTEN WITH TRIM (SW 6200)



CEMENTITIOUS BOARD & BATTEN WITH TRIM (SW 7104)



CEMENTITIOUS SHIPLAP SIDING (SW 7104)



VINYL DOORS & WINDOWS (WHITE)



ALUMINUM GARAGE DOORS



CHEROKEE BRICK - MOSSTOWN



SHINGLES - TAMKO O.E. PEWTER



METAL ROOF - BERRIDGE GALVALUME



GATHERINGS AT CROSSCREEK
14 CROSSCREEK DRIVE
CHARLESTON, SC 29412

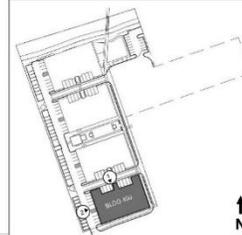


ARCHITECTS
1000 W. CHURCH ST. SUITE 200
CHARLESTON, SC 29401
803.799.1111

DATE: 03/19/2020

BY: J. J. JENSEN

KEY PLAN

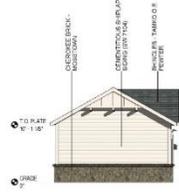


PROJECT: BLDG 400- BLDG ELEVATIONS

DATE: 03/19/2020
CONCEPT DESIGN
MARCH 2020

NO: 19-168

A12



4 1/8" = 1'-0" 11-BAY GARAGE - SOUTH ELEVATION



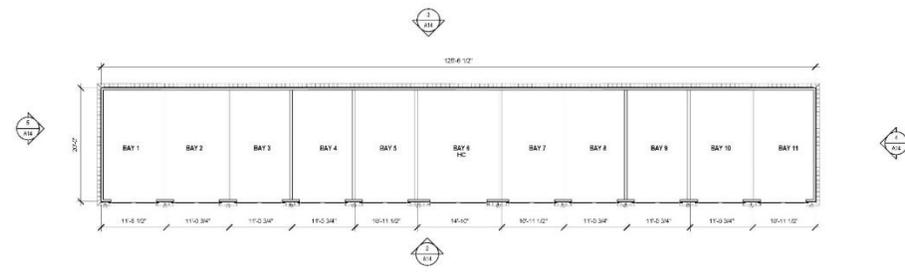
4 1/8" = 1'-0" 11-BAY GARAGE - NORTH ELEVATION



3 1/8" = 1'-0" 11-BAY GARAGE - WEST ELEVATION



2 1/8" = 1'-0" 11-BAY GARAGE - EAST ELEVATION



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

**MATERIALS / COLOR PALETTE
11-BAY GARAGE**

CEMENTITIOUS SHIPLAP SIDING (SW 7104)

ALUMINUM GARAGE DOORS

CHEROKEE BRICK - MOSSTOWN

SHINGLES - TAMKO O.E. PEWTER

GATHERINGS AT CROSSCREEK
14 CROSSCREEK DRIVE
CHARLESTON, SC 29412

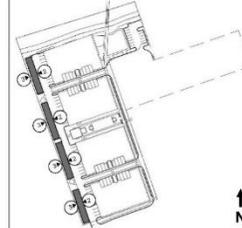


ARCHITECTS
1000 W. 10TH STREET, SUITE 100
CHARLESTON, SC 29401
803.799.1111
WWW.STUDIOARCHITECTS.COM

DATE: 03/04/2020

BY: J. J. JENSEN

KEY PLAN



11 BAY GARAGE - FLOOR PLAN AND ELEVATIONS

CONCEPT DESIGN
March 4, 2020

19-168

A14

FULL SUBMITTAL

CONCEPTUAL DRB SUBMITTAL

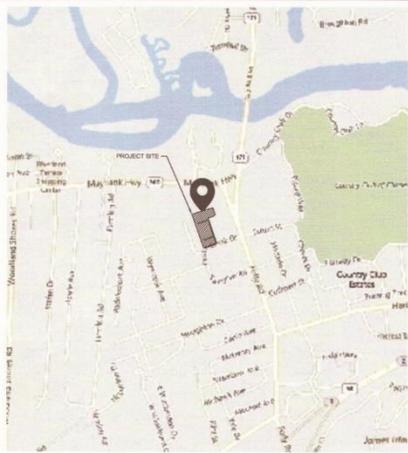
14 CROSSCREEK DRIVE

CITY OF CHARLESTON, SOUTH CAROLINA

City Project ID# TRC-SP2019-000215

TMS# 424-00-00-040

SITE LOCATION MAP



PROJECT DESCRIPTION

PROJECT DATA:
THIS PROJECT IS LOCATED ON A 4.48 ACRE TRACT AT 1325 FOLLY ROAD ON JAMES ISLAND IN CHARLESTON, SC (TMS# 424-00-00-040). THE TRACT AS IT EXISTS IS DEVELOPED AS THE CROSS CREEK SHOPPING CENTER.

THE PROPOSED REDEVELOPMENT WILL INCLUDE 4 AGE-RESTRICTED CONDOMINIUM BUILDINGS TOTALING 111 TOTAL UNITS, 5 DETACHED GARAGE STRUCTURES, AND ASSOCIATED PARKING AND SITE INFRASTRUCTURE.

THE SCOPE OF SITE WORK RELATED TO THIS PROJECT INVOLVES THE FOLLOWING:

-INSTALLATION OF STORM DRAINAGE INFRASTRUCTURE (UNDERGROUND DETENTION SYSTEM, CATCH BASINS, CURB INLETS, PIPING, ETC.)

-CONNECTION TO THE EXISTING WATER MAIN

-CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM

LOT OCCUPIED BY BUILDING: 38.0%

LAND USES ACREAGE CHART:
TOTAL SITE ACREAGE: 4.48 ACRES
HIGHLAND: 4.48 ACRES
CRITICAL AREA: 0.00 ACRES

FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FLOOD ZONE X AND AE (EL. 12) SCALED FROM FEMA FLOOD MAP PANEL NO. 45019C0513J, REVISED NOVEMBER

17, 2004.
ZONING DISTRICT: GENERAL BUSINESS (GB)
THE PARCEL TO BE DEVELOPED IS ZONED GENERAL BUSINESS (GB) PER THE CITY OF CHARLESTON ZONING ORDINANCE.

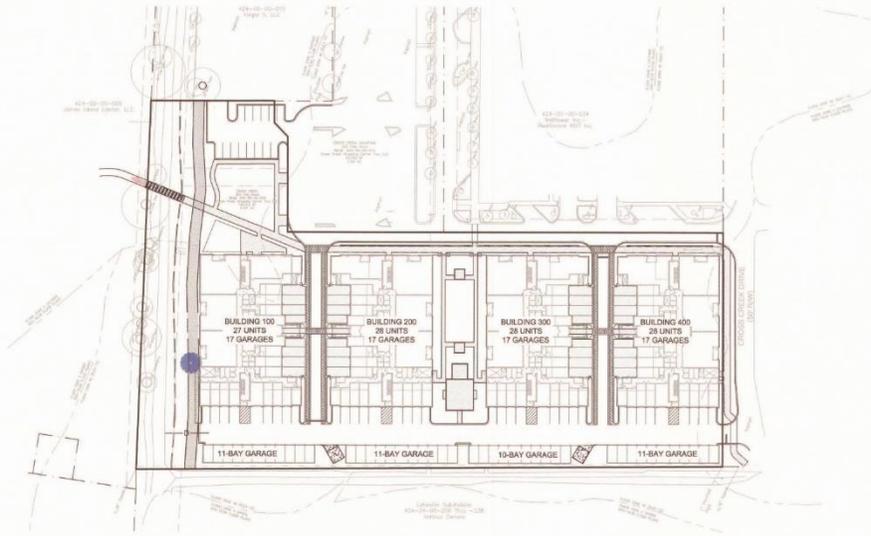
ZONING REQUIREMENTS
ZONING DISTRICT: GENERAL BUSINESS (GB)
HEIGHT LIMIT = 4 STORIES
TOTAL AREA OF THE SITE: 4.48 ACRES

SANITARY SEWER DISPOSAL:
SANITARY SEWER DISPOSAL SERVICE WILL BE PROVIDED BY CHARLESTON WATER SYSTEM VIA THE CONNECTION TO THE EXISTING SANITARY SEWER MANHOLE ADJACENT TO THE PROJECT SITE.

PROPERTY INFORMATION:
TMS# 424-00-00-040
CURRENT OWNER: CROSS CREEK SHOPPING CENTER TWO, LLC

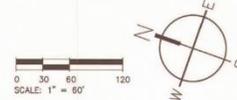
ADA NOTE:
ALL RIGHT-OF-WAYS WILL BE ADA COMPLIANT. WHILE UNDER CONSTRUCTION, ALL EXISTING RIGHT-OF-WAYS WILL REMAIN ADA COMPLIANT OR AN ALTERNATIVE ACCESSIBLE ROUTE WILL BE PROVIDED.

SITE OVERVIEW



Sheet Number	Sheet Title
C-1.0	TITLE SHEET
C-1.1	DRAWING LEGEND
C-1.2	COMMENT RESPONSES
1 OF 1	EXISTING CONDITIONS (SEAMON WHITESIDE SURVEYING)
1 OF 1	SUBDIVISION PLAT (SEAMON WHITESIDE SURVEYING)
C-2.0	SITE PLAN
L-0.1	CONTEXT AND MASSING
L-0.2	HISTORIC AND CURRENT OVERLAY
L-0.3	CONNECTIONS
L-0.4	ILLUSTRATIVE SITE PLAN
L-0.5	BRIDGE COURT EXHIBIT AND ENLARGEMENTS
L-0.6	CENTRAL COURT EXHIBIT
L-0.7	GREEN SPACE EXHIBIT
L-0.8	DRAINAGE EXHIBIT
L-0.9	IMPROVEMENT IMAGERY
L-0.10	STREETSCAPE ELEVATION
L-0.11	PLANT ZONE EXHIBIT
L-0.12	PLANT PALETTE
L-0.13	CONCEPTUAL PLANTING PLAN
L-0.14 - L-0.21	PERSPECTIVES
A0	CHECK LISTS
A1	FLOOR PLAN - LEVEL 1
A2	FLOOR PLAN - LEVEL 2
A3	FLOOR PLAN - LEVEL 3
A4	FLOOR PLAN - LEVEL 4
A5	ROOF PLAN & SECTION
A6	BLDG 100 - BLDG ELEVATIONS
A7	BLDG 200 - BLDG ELEVATIONS
A8	BLDG 300 - BLDG ELEVATIONS
A9	BLDG 400 - BLDG ELEVATIONS
A10	BLDG 100 - BLDG ELEVATIONS
A11	BLDG 200 - BLDG ELEVATIONS
A12	BLDG 300 - BLDG ELEVATIONS
A13	BLDG 400 - BLDG ELEVATIONS
A14	11-BAY GARAGE - FLOOR PLAN AND ELEVATIONS

TOTAL BUILDING SF:	
BUILDING 1 +/- 65,958 SF 27 UNITS 1ST FLOOR: 17,079 SF 2ND FLOOR: 16,293 SF 3RD FLOOR: 16,293 SF 4TH FLOOR: 16,293 SF	BUILDING 3 +/- 65,958 SF 28 UNITS 1ST FLOOR: 17,079 SF 2ND FLOOR: 16,293 SF 3RD FLOOR: 16,293 SF 4TH FLOOR: 16,293 SF
BUILDING 2 +/- 65,958 SF 28 UNITS 1ST FLOOR: 17,079 SF 2ND FLOOR: 16,293 SF 3RD FLOOR: 16,293 SF 4TH FLOOR: 16,293 SF	BUILDING 4 +/- 65,958 SF 28 UNITS 1ST FLOOR: 17,079 SF 2ND FLOOR: 16,293 SF 3RD FLOOR: 16,293 SF 4TH FLOOR: 16,293 SF



PROJECT CONTACTS

DEVELOPER:
BEAZER HOMES, LLC
4401 BELLE OAKS DRIVE, SUITE 120
NORTH CHARLESTON, SC 29405
CONTACT: GORDON GEEB
PHONE: 706-202-4327

OWNER:
CROSS CREEK SHOPPING CENTER TWO, LLC
1620 LINVILLE POINTE
MORGANTON, NC 28655

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEAMON WHITESIDE & ASSOCIATES, LLC
501 WANDO PARK BLVD., SUITE 200
MOUNT PLEASANT, SC 29464
CONTACT: PATTERSON FARMER
PHONE: 843-884-1667

SURVEYOR:
SEAMON WHITESIDE & ASSOCIATES SURVEYING, LLC
1035-B JENKINS ROAD
CHARLESTON, SC 29407
CONTACT: PHILIP BRYAN, PLS
PHONE: (843) 795-9330



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



14 CROSSCREEK DRIVE
BEAZER HOMES
CHARLESTON, SOUTH CAROLINA

REVISION HISTORY	
1	2/28/19
2	3/4/19
3	4/23/19
4	6/25/19
5	8/5/19
6	1/22/20
7	3/4/20

TITLE SHEET

COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29564 | 208 NETT STREET, SUITE 101 | GREENVILLE, SC 29601 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

DRAWING LEGEND

OBJECTS AND SYMBOLS	EXISTING	NEW	OBJECTS AND SYMBOLS	EXISTING	NEW	ABBREVIATIONS	EXISTING	NEW	SWPP PLAN LEGEND
Adjoining Property Line	---	---	Submittal	NA	NA	Soil Easement	Ex. S.E.	S.E.	TR
Centerline	---	---	Sanitary Sewer Manhole	NA	NA	Storm Easement	Ex. S.E.	S.E.	TR
Easement	---	---	Sanitary Sewer Manhole D.F.	NA	NA	Drainage Easement	Ex. S.E.	S.E.	TR
Setback	---	---	Sanitary Sewer Cleanout	NA	NA	General Utility Easement	Ex. G.U.E.	G.U.E.	TR
Sanitary Sewer (Gravity)	---	---	Double Sanitary Sewer Service (Residential Only)	NA	NA	Access Easement	Ex. A.A.E.	A.A.E.	TR
Sanitary Sewer (Force Main)	---	---	Single Sanitary Sewer Service (Residential Only)	NA	NA	Ingress/Egress Easement	Ex. I.E.C.	I.E.C.	TR
Water Line	---	---	TYPE 1 Storm Drainage Structure	NA	NA	Pond Maintenance Easement	Ex. P.M.E.	P.M.E.	TR
Curb & Gutter (Sloping)	---	---	TYPE 18 Storm Drainage Structure	NA	NA	Water Surface Elevation	Ex. W.S.E.	W.S.E.	TR
Curb & Gutter (Flat)	---	---	TYPE 17 Storm Drainage Structure (Right)	NA	NA	Playway/Children's Play	Ex. P.C.P.	P.C.P.	TR
Storm Drain	---	---	TYPE 17 Storm Drainage Structure (Left)	NA	NA	Reinforced Concrete Floor	Ex. R.C.F.	R.C.F.	TR
Road Drain	---	---	TYPE 18 Storm Drainage Structure	NA	NA	High Density Compacted Tripartite Floor	Ex. H.C.F.	H.C.F.	TR
Subsurface Drainage	---	---	Curb Taper	NA	NA	Ductile Iron Pipe	Ex. D.I.P.	D.I.P.	TR
SI Fences, Standard	---	---	Isolation Box	NA	NA	Compacted Gravel Pipe	Ex. C.G.P.	C.G.P.	TR
SI Fences, Red-Brick	---	---	Storm Drainage Junction Structure	NA	NA	Home Owner's Association	Ex. H.O.A.	H.O.A.	TR
Phase Line	---	---	Manhole	NA	NA	Property Owners Association	Ex. P.O.A.	P.O.A.	TR
Waterfront Line	---	---	Storm Drainage Structure D.F.	NA	NA				
Flood Zone	---	---	Telephone Box	NA	NA				
Canal	---	---	Telephone Manhole	NA	NA				
Underground Electrical	---	---	Electric Box	NA	NA				
Underground Telephone	---	---	Electric Manhole	NA	NA				
Underground Cable	---	---	Fire Hydrant	NA	NA				
Underground Fiber Optic	---	---	Light Pole	NA	NA				
Fence	---	---	Fire Hydrant Assembly	NA	NA				
Elevation Contour	---	---	Water Line Bends, Angle Y-joint	NA	NA				
Reaction Cloud (Shrinkage Rankin)	---	---	Water Line Tees	NA	NA				
			Water Line Reducer	NA	NA				
			Single Water Service (Residential Only)	NA	NA				
			Double Water Service (Residential Only)	NA	NA				
			Sign	NA	NA				
			ADA Accessible Parking Space	NA	NA				
			Best Easement	NA	NA				
			Waterfront Area	NA	NA				
			Drain D.F.	NA	NA				
			Manhole	NA	NA				
			Parity Cause D.F.	NA	NA				
			Lot F	NA	NA				
			Neutron D.F.	NA	NA				

HATCH PATTERNS	
Firewater Retardant	
Firewater Retardant Buffer	
Schedule Mason	
Subsolar Manhole Buffer	
Area to be Covered and Graded	

SWPP PLAN LEGEND	
Turf Reinforcement Mat (See Turf and Grasses Section)	
Soil Easement	
Storm Easement	
Drainage Easement	
General Utility Easement	
Access Easement	
Ingress/Egress Easement	
Pond Maintenance Easement	
Water Surface Elevation	
Playway/Children's Play	
Reinforced Concrete Floor	
High Density Compacted Tripartite Floor	
Ductile Iron Pipe	
Compacted Gravel Pipe	
Home Owner's Association	
Property Owners Association	
Surface Hauling (See Hauling/Shipping/Storage Section)	
Temporary Sealing (See Structures Section)	
Permanence Sealing (See Turf and Grasses Section)	
Mulching (See Turf and Grasses Section)	
Typical Lot Breakout Control Plan (See Decals)	
Perforated Growth Medium (See Turf and Grasses Section)	
Erosion Control Blanket (See Turf and Grasses Section)	
Dual Control	
Sealed Filter Matrix (See Turf and Grasses Section)	
Concrete Washout Basin (See Decals)	
Block & Stone - Inlet Protection (See Decals)	
Temp. Sediment Control Trap (See Decals)	
Temp. Rock Chip Catcher (See Decals)	
Turf Reinforcement Mat/Grass Control Protection (See Decals and Turf and Grasses Section)	
Hair Fabric/Inlet Protection (See Decals)	
Temp. Curb Inlet Wrap (Trap) (See Decals)	
Curb Inlet Sediment Trap (See Decals)	
Soil Curb Inlet Filters (See Above)	
Controlled/Retained	

1. PERMITTING
DATE - 2/25/2019
REASON: PRE-APP TRC SUBMITTAL
2. PERMITTING
DATE - 3/4/2019
REASON: SZA-SD SUBMITTAL
3. PERMITTING
DATE - 4/22/19
REASON: SZA-SD RESUBMITTAL
4. PERMITTING
DATE - 6/23/19
REASON: SZA-SD RESUBMITTAL
5. PERMITTING
DATE - 8/5/19
REASON: SZA-SD RESUBMITTAL
6. PERMITTING
DATE - 1/22/2020
REASON: CONCEPTUAL DRG SUBMITTAL
7. PERMITTING
DATE - 3/4/2020
REASON: CONCEPTUAL DRG RESUBMITTAL



MOUNT PLEASANT, SC
 863.894.1667
 GREENVILLE, SC
 864.998.9534
 SUMMERVILLE, SC
 863.894.1667
 WWW.SEAMONWHITE.COM



14 CROSSCREEK DRIVE
BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SWH PROJECT: 7040
 DATE: 12/1/20
 DRAWN BY: MRC
 CHECKED BY: RPF

REVISION HISTORY	
1	2/26/19
2	3/4/19
3	4/22/19
4	6/23/19
5	8/5/19
6	1/22/20
7	3/4/20

LEGEND & REVISION NOTES

Gatherings at Crosscreek
Concept Review Submittal to DRB dated 01/22/20
"RESPONSES"

DRB Staff Comments from 01/22/20 Submittal:

1. There is excessive programming for this site and parking in excess of what Zoning requires and this combination results in a very tight site and minimal landscaping.
Not applicable.
2. That in general, the massing of this project needs to be reduced, the architecture simplified, more landscape and less paving.
We have complied by reducing the paving in the parking areas between the buildings that allowed the central courtyard to grow to 80' wide. This paving reduction resulted in a 4.4-acre increase of open space for the site.
3. There are too many features that look applied to the building, and heavy trim.
We have complied by eliminating any feature not integral to the structure or enclosure of the building such as roof dormers, false windows, and other ornament or decoration. We have also complied by reducing the width and height of trim on all facades.
4. The brick would look better if it were all one level at the 1st floor and not going up and down on the facade.
We have complied by limiting brick to the first floor on all buildings.
5. The "fronts" of the building, that face inward, we feel the height of the horizontal trim between the 1st and 2nd floors, should be greatly reduced in height. And the vertical trim at the ends, reduced in width. And the vertical triple trim at the center gable, eliminated.
We have complied by reducing the width and height of trim on all facades.
6. The triple windows would look better as two pairs of windows, and without the heavy vertical trim between the windows.
We have complied by changing triple window configuration to single and double window configuration on all facades.
7. Eliminate the shed roof overhang at the middle gable of the "front" of the building.
We have complied by eliminating the shed roof overhang at the front of the building.

8. The color scheme needs work. It seems a bit drab.
We have complied by modifying the material and color palette scheme to be more modern, lively, and less "brown", as well as better coordinated the buildings both individually and collectively.
9. The ground floor portions of the buildings that project out further than the body of the building feel awkward. If these portions were to step back significantly, then the corner of the body of the building could come all the way to the ground, including the trim.
We have complied by stepping back the east and west corners of the one-story portions of the buildings 1'-4" to allow the four-story building to read as one form from top to bottom.
10. The Doric columns are out of place and should be eliminated.
We have complied by changing the Doric columns to square columns with chamfered corners.
11. The cementitious siding types could be simplified down to one type, and we prefer the vertical board and batten.
We have complied by making off-siding vertical board & batten with reverse vertical board & batten siding to reinforce massing at certain areas on all facades.
12. The white horizontal trim at the floor level of the balconies might look better as a darker color matching the balcony walls to almost disappear.
We have complied by changing the color of the trim to a darker color so that the patios read as one vertical element on all facades.
13. Like the brick wall and archway as a focal point when approaching the buildings from Folly Road and which leads into the common space.
Not applicable.
14. The solution to hide the trash enclosures works nicely, but we feel it could do without the overhead trellis.
We have complied by eliminating the trellis over the trash enclosures.
15. We like the idea of trees provided in between the buildings, but we are concerned that over time, they will be hit by cars, damaged and need replacing. We recommend planting the trees in openings large enough for reinforced tree grates as well as metal tree guards. These won't stop a car completely but will help protect the trees and at least be a deterrent from cars hitting them.

We have complied. Trees have been removed from between parking spaces. Palm trees and foundation plantings have been added throughout the drive, in planting areas adjacent to the building and in islands to soften the space.

16. Re: the palm trees shown on the east side of the buildings in the triangular planters at the street parking. These work well between 90-degree parking spaces when cars are pulling straight in, but I question how they will fare when you have people parallel parking and backing towards the trees.
We have complied. Triangular cut outs, palm trees, and parallel parking spaces have been removed to provide a wider planted verge and wider walk, as per Board discussion.
17. I wonder if the Bocce ball will get used enough to justify taking up the very limited amount of green space that this project provides. It might be more enjoyed as a garden and providing more designed flower gardens and seating areas. Possibly a fountain.
We have complied. The Bocce court has been removed. The central courtyard has been completely redesigned to have a combination of garden rooms, seat rooms, grill areas, paths, and a small lawn.
18. Please organize the elevations to read east and west, etc. and not right and left, even if it requires that you must provide more elevations.
We have complied by reorganizing the elevations and their designations to reflect north, south, east, or west direction.

DRB Board Comments from 02/03/20 Presentation:

1. MOTION: Deferral with staff comments #2 thru #18.
We have complied.
2. Improve the engagement of the building and the site to the streetscape.
We have complied. A wider planted verge and wider walk has been provided, as well as landscape structures that engage the street. Seat room with benches that address the street have been provided along the public park. Benches have been strategically placed at key locations along the streetscape.
3. Study the site alignments and terminations throughout the site.
We have complied. Custom landscape structures have been provided at terminal vistas of the primary pedestrian and vehicular routes.
4. Restudy the architecture of the garages.
We have complied by making facades similar to the one-story portion of the main buildings with shingle siding over brick wainscot.

5. Start, or continue a dialogue with the neighbors/neighborhood associations.
We have complied by scheduling a neighborhood meeting with interested neighbors the week of March 3rd to review current drawings.



14 CROSSCREEK DRIVE
BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SWA PROJECT: 7048
 DATE: 12/1/20
 DRAWN BY: MRC
 CHECKED BY: RPF

REVISION HISTORY	
1	2/26/19
2	3/4/19
3	4/22/19
4	8/25/19
5	8/5/19
6	1/22/20
7	3/4/20

COMMENT RESPONSES

REFERENCES:

PLAT BOOK	PAGE	RECORDED DATE
LF	0167	04-08-2018
AF	083	12-31-1975
AX	118	05-08-1983
AG	078	07-14-1976
AD	075	07-14-1976
EA	016	04-08-1975
DK	024	04-11-2007

SCOOT DOCUMENT NO. 10.00000A
 SITE# 424-00-00-013

THIS #424-00-00-013

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 72°43'14" W	20.86'
L2	S 19°42'09" E	18.30'
L3	S 40°54'44" W	41.70'
L4	S 70°38'22" W	24.21'
L5	S 72°31'20" W	20.07'

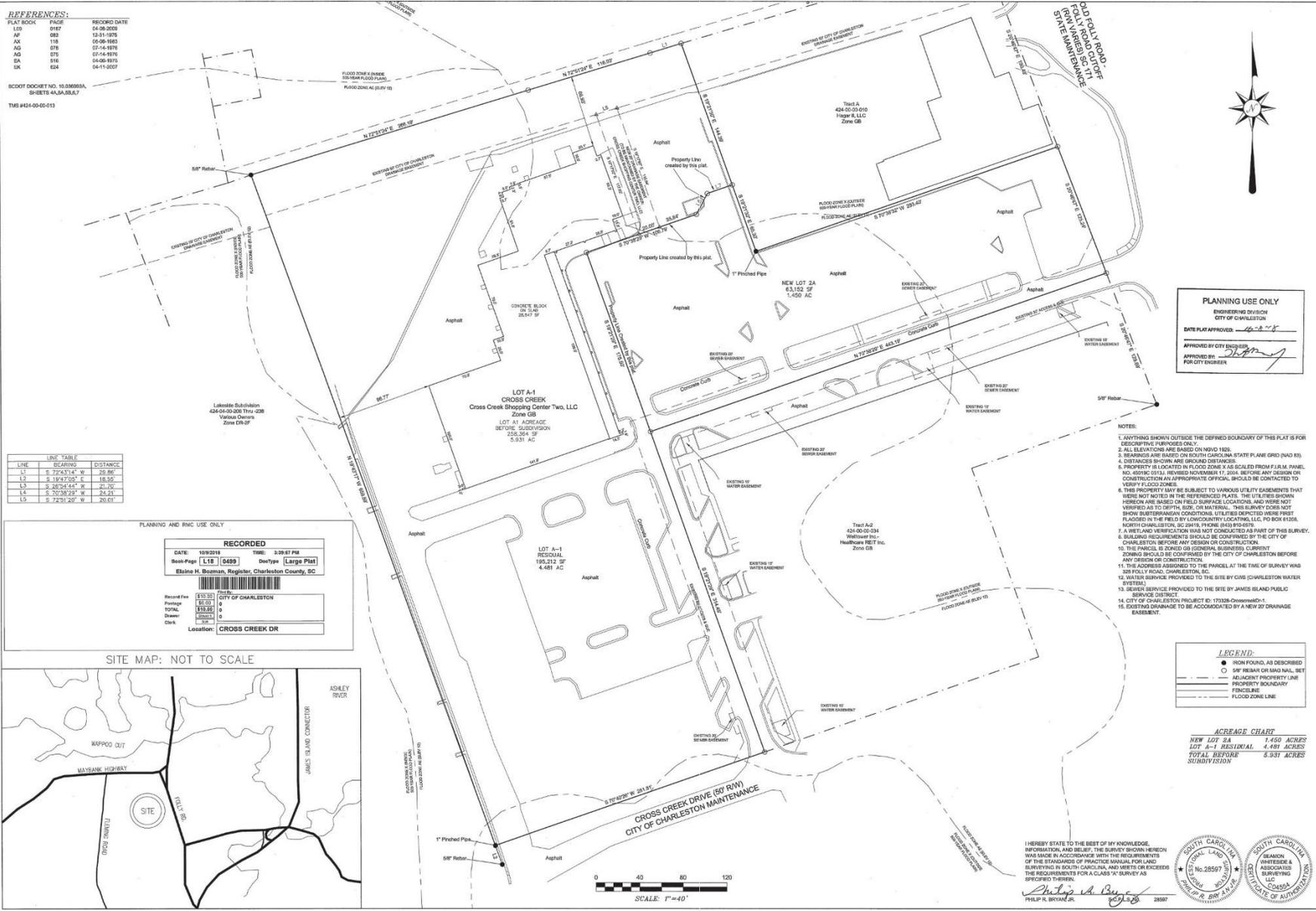
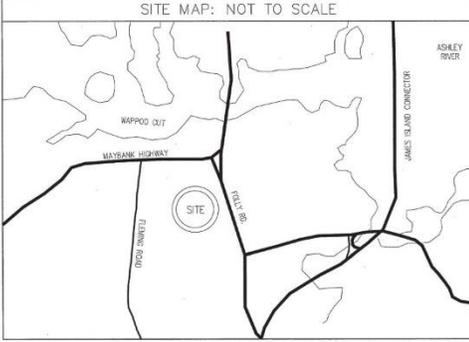
PLANNING AND RMC USE ONLY

RECORDED

DATE: 10/30/21 TIME: 3:39:47 PM
 Book Page: [118] [2483] DocType: [Large Plat]
 Elaine H. Bosman, Register, Charleston County, SC

Record Fee: \$10.00
 Partage: \$0.00
 TOTAL: \$10.00
 Drawer: \$0.00
 Clerk: \$0.00

City: CITY OF CHARLESTON
 Location: CROSS CREEK DR



PLANNING USE ONLY

ENGINEERING DIVISION
 CITY OF CHARLESTON

DATE PLAT APPROVED: 10-28-21

APPROVED BY CITY ENGINEER: [Signature]

APPROVED BY: [Signature]
 FOR CITY ENGINEER

- NOTES:**
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 2. ALL ELEVATIONS ARE BASED ON NAVD 1983.
 3. BEARINGS ARE BASED ON SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 4. DISTANCES SHOWN ARE GROUND DISTANCES.
 5. PROPERTY IS LOCATED IN FLOOD ZONE 4-1E AS SHOWN FROM F.E.M. PANEL NO. 4092C DATED NOVEMBER 17, 2004. BEFORE ANY DESIGN OR CONSTRUCTION IN AN APPROPRIATE OFFICE, SHOULD BE CONTACTED TO VERIFY FLOOD ZONES.
 6. THIS PROPERTY MAY BE SUBJECT TO UTILITY UTILITY EASEMENTS THAT WERE NOT NOTED IN THE REFERENCED PLATS. THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURVEY LOCATIONS, AND WERE NOT VERIFIED AS TO DEPTH, SIZE, OR MATERIAL. THIS SURVEY DOES NOT SHOW BURIED/UNDERGROUND UTILITIES SPECIFIED HERE FIRST FLOODED IN THE FIELD BY LOWCOUNTRY LOCATING, LLC, PO BOX 61308, NORTH CHARLESTON, SC 29416. PHONE: (803) 930-4010.
 7. A WET/AND VERIFICATION WAS NOT CONDUCTED AS PART OF THIS SURVEY.
 8. BUILDING REQUIREMENTS SHOULD BE CONFIRMED BY THE CITY OF CHARLESTON BEFORE ANY DESIGN OR CONSTRUCTION.
 9. THE PARCEL IS ZONED OS (OFFICIAL BUSINESS CURRENT ZONING) SHOULD BE CONFIRMED BY THE CITY OF CHARLESTON BEFORE ANY DESIGN OR CONSTRUCTION.
 10. WATER SERVICE PROVIDED TO THE SITE BY CWB (CHARLESTON WATER SYSTEM).
 11. SEWER SERVICE PROVIDED TO THE SITE BY JAMES ISLAND PUBLIC SERVICE DISTRICT.
 12. CITY OF CHARLESTON PROJECT ID: 173328-Downtown-17
 13. DISTRICT DRAINAGE TO BE ACCOMMODATED BY A NEW DRAINAGE EASEMENT.

LEGEND:

- IRON FOUND, AS DESCRIBED
- SMP FOUND ON 1/400 INFL. SET
- ADJACENT PROPERTY LINE
- - - PROPERTY BOUNDARY
- - - FENCE LINE
- - - FLOOD ZONE LINE

ACREAGE CHART

NEW LOT 2A	1.450 ACRES
LOT A-1 RESIDUAL	4.481 ACRES
TOTAL BEFORE SUBDIVISION	5.931 ACRES

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTES OF PRACTICE APPLICABLE FOR LAND SURVEYING IN SOUTH CAROLINA, AND WERE OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

Philip R. Bryan, Jr.
 PHILIP R. BRYAN, JR.
 28897

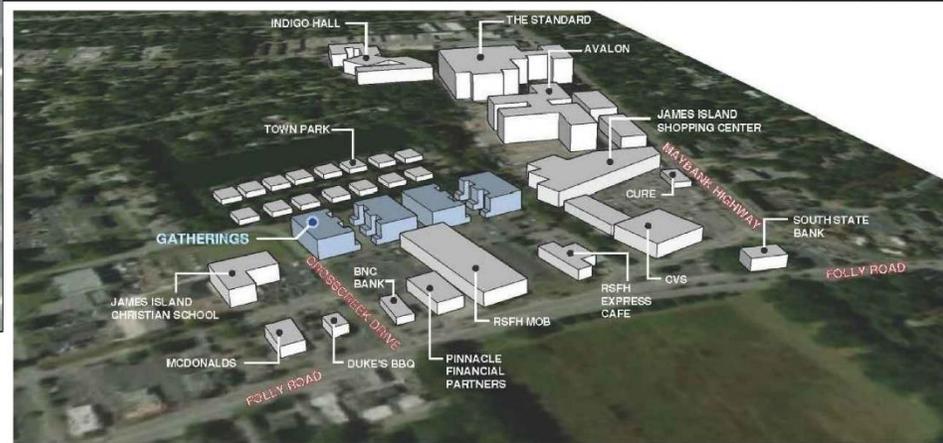
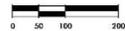
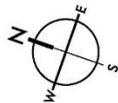
DATE	BY	DESCRIPTION

1035-B Jenkins Road
 Charleston, SC 29407
 (843) 795-9330

SWA **surveying LLC**

**A SUBDIVISION PLAT OF TRACT 2
 CROSS CREEK SHOPPING CENTER**
 TMS#: 424-00-00-013
 OWNED BY CROSS CREEK SHOPPING CENTER TWO, LLC
 LOCATED IN THE CITY OF CHARLESTON,
 CHARLESTON COUNTY, SOUTH CAROLINA

DATE: 03-07-2017
 DRAWN: PWB
 CHECK: JTB
 CC: JEP
 JOB: 17004
 DWG: 17004_subd.dwg
 SHEET: 1 OF 1



MOUNT PLEASANT, SC
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 GREENVILLE, SC
 864.298.0034
 SUMMERVILLE, SC
 843.384.1907
 WWW.SEASONWHITESIDE.COM



3/2/18

14 CROSSCREEK DRIVE
 BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

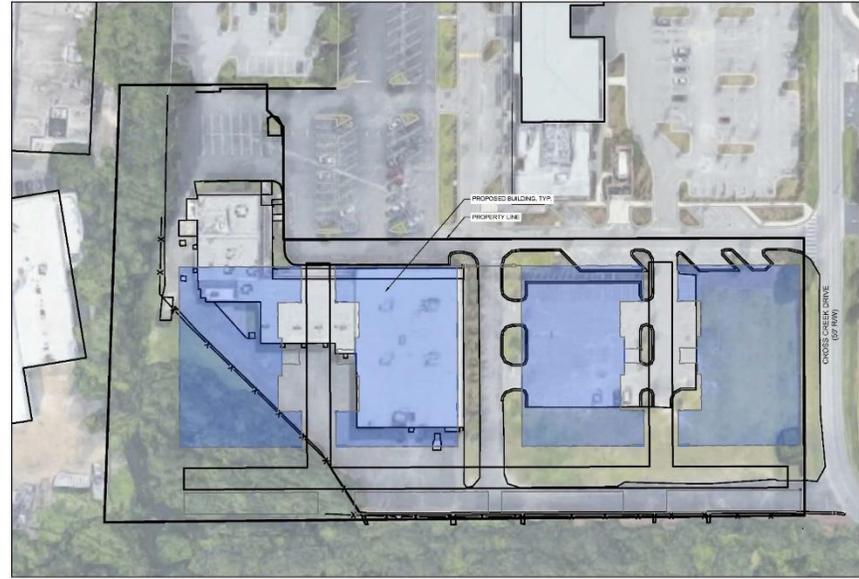
SW+ PROJECT: 1948
 DATE: 2/22/18
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY	
A	2/28/19
B	3/14/19
C	4/22/19
D	8/25/19
E	8/25/19

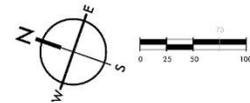
CONTEXT AND MASSING



2007 OVERLAY



CURRENT OVERLAY



MOUNT PLEASANT, SC 29524
 GREENVILLE, SC 29615
 SUMMERVILLE, SC 29586
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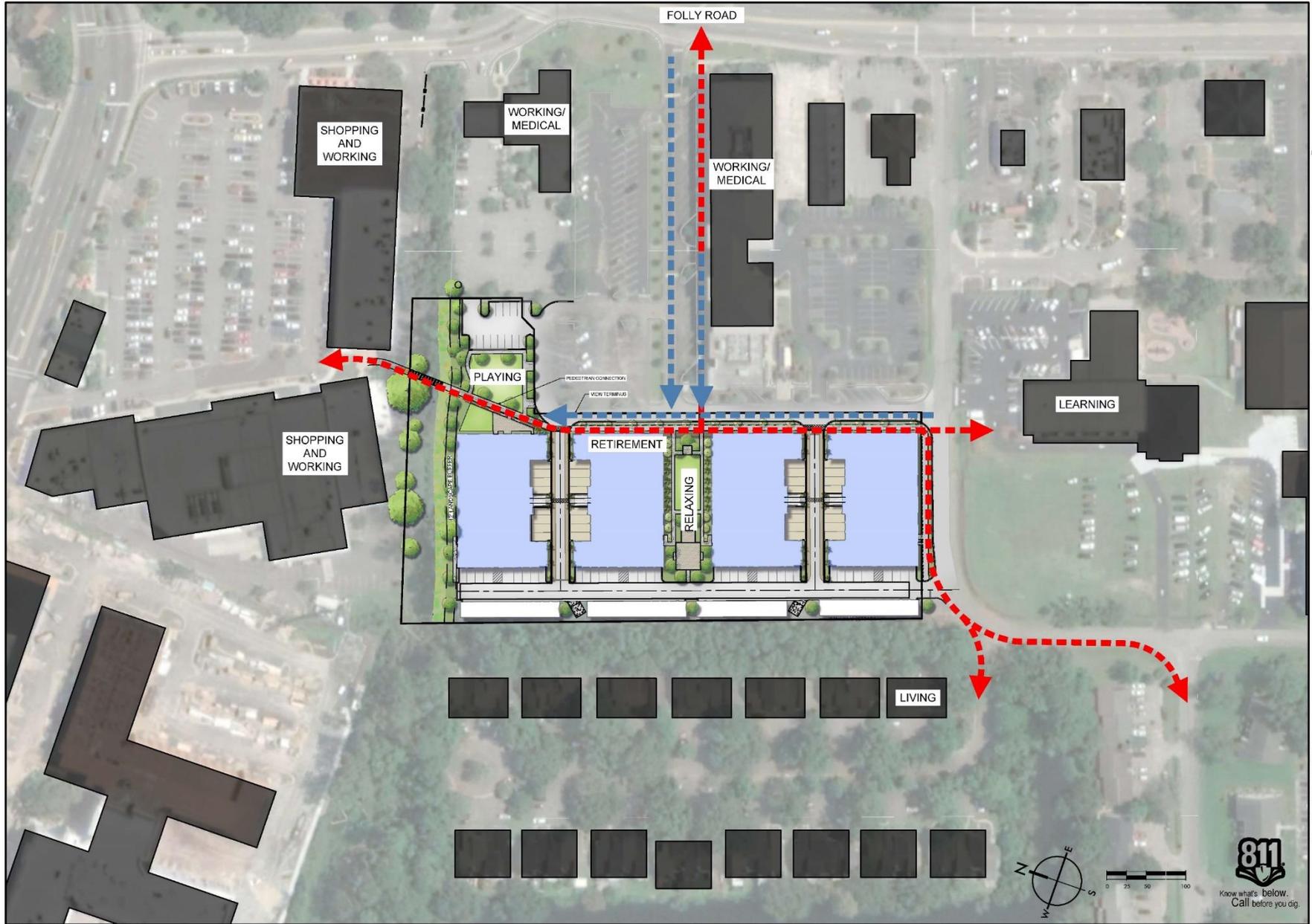
3/2/18

14 CROSSCREEK DRIVE
BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SW- PROJECT: 1946
 DATE: 2/28/18
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY	
A	2/28/18
B	3/14/18
C	4/2/18
D	8/23/18
E	8/23/18

HISTORIC AND CURRENT OVERLAY



SW
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SUMMERVILLE, SC
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14 CROSSCREEK DRIVE
BEAZER HOMES
CHARLESTON, SOUTH CAROLINA

SW- PROJECT: 1948
DATE: 2/22/19
DRAWN BY: CMP
CHECKED BY: DRS

REVISION HISTORY

A	2/22/19	
B	3/14/19	
C	4/22/19	
D	5/29/19	
E	8/5/19	

CONNECTIONS





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 864.268.0534
 SUMMERVILLE, SC
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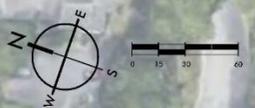
3/2/18

14 CROSSCREEK DRIVE
BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

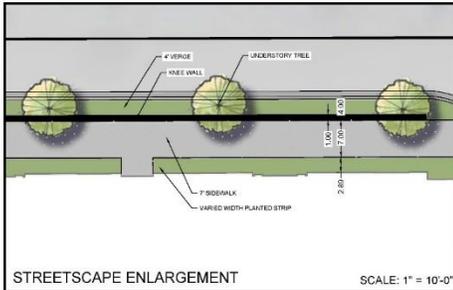
SW- PROJECT: 1946
 DATE: 2/28/18
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY	
A	3/28/18
B	3/28/18
C	4/2/18
D	8/2/18
E	8/2/18

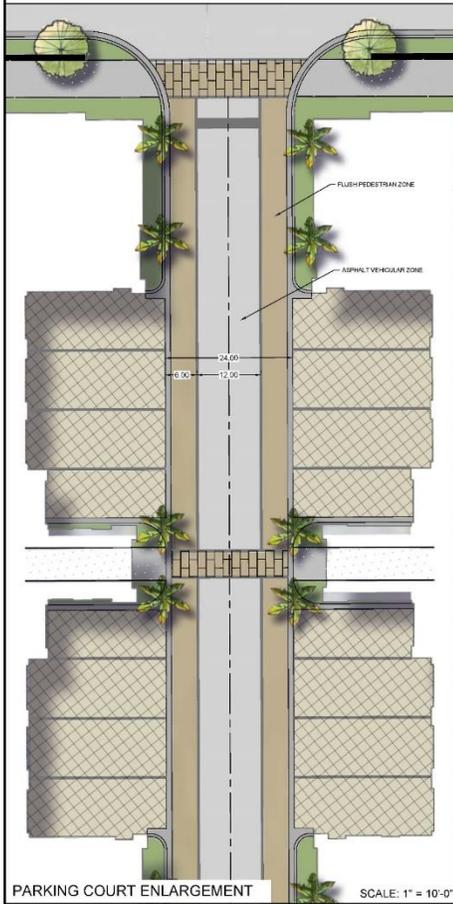
ILLUSTRATIVE
 SITE PLAN



L-0.4



STREETSCAPE ENLARGEMENT SCALE: 1" = 10'-0"



PARKING COURT ENLARGEMENT SCALE: 1" = 10'-0"



- 1 CROSSWALK
- 2 TRELLIS STRUCTURE W PARK BENCHES
- 3 GRILL / FIRE PIT / COMMUNITY TABLE
- 4 LAWN WITH DINING TABLE ISLANDS
- 5 BRIDGE TO SHOPPING (BY OTHERS)
- 6 PUBLIC LAWN WITH DOG FACILITIES
- 7 STREETSIDE BENCH ROOMS
- 8 POLLINATOR / NATIVE EDGE PLANTINGS



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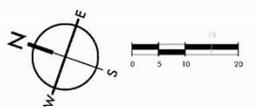
3/2/18

14 CROSSCREEK DRIVE
BEAZER HOMES
CHARLESTON, SOUTH CAROLINA

SW- PROJECT: 1946
DATE: 2/28/18
DRAWN BY: CMP
CHECKED BY: DRS

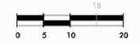
REVISION HISTORY	
A	3/28/19
B	3/28/19
C	4/22/19
D	8/25/19
E	8/25/19

BRIDGE COURT EXHIBIT AND ENLARGEMENTS





- 1 KNEE WALL / 7' WALK / ARBOR GATEWAYS
- 2 ADIRONDACK GRAVEL SEAT ROOM
- 3 ACTIVITY LAWN
- 4 BENCHES THROUGHOUT
- 5 PLUSH OUTDOOR FURNITURE ROOM
- 6 DINING SHELTER FLANKED WITH GRILLS
- 7 CROSSWALK TO EXISTING WALK



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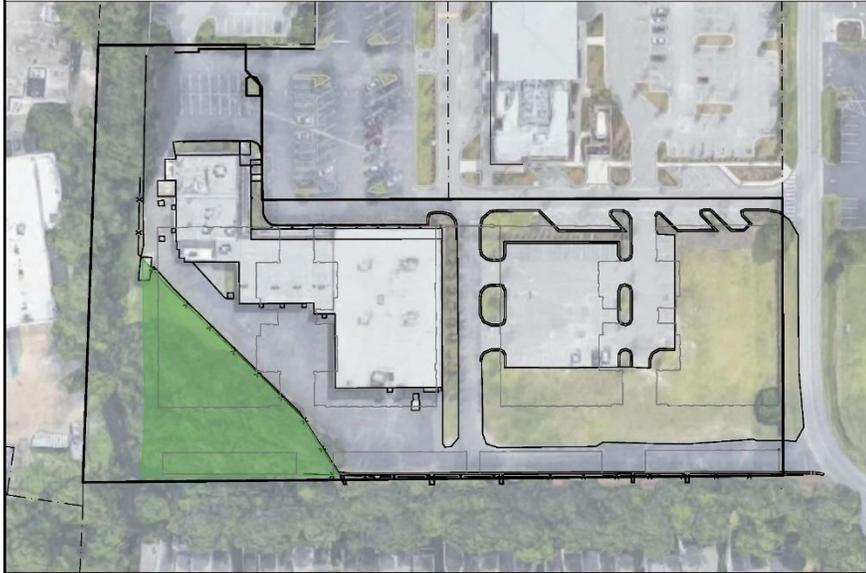
3/2/10

14 CROSSCREEK DRIVE
 BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SW+ PROJECT: 7348
 DATE: 2/25/10
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY	
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B	3/1/10
C	4/22/10
D	8/23/10
E	8/25/10

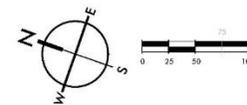
CENTRAL COURT EXHIBIT



EXISTING GREEN SPACE ACREAGE: .46 AC



PROPOSED GREEN SPACE ACREAGE: .82 AC



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3/2/19

14 CROSSCREEK DRIVE
 BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SWH PROJECT: 1949
 DATE: 2/22/19
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY	
A	2/28/19
B	3/4/19
C	4/22/19
D	8/29/19
E	9/5/19

GREEN SPACE EXHIBIT



- PEROUS PAVING
- UNDERGROUND DETENTION
- RESTORED SWALE
- SURFACE DRAINAGE
- OUTFALL

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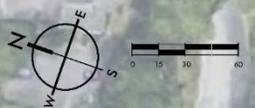
14 CROSSCREEK DRIVE
BEAZER HOMES
CHARLESTON, SOUTH CAROLINA

SW- PROJECT: 1948
DATE: 2/22/19
DRAWN BY: CMP
CHECKED BY: DRS

REVISION HISTORY

NO.	DATE	DESCRIPTION
A	2/22/19	
B	3/14/19	
C	4/22/19	
D	5/29/19	
E	6/11/19	

DRAINAGE EXHIBIT



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PEDESTRIAN BRIDGE



TREE-LINED GREEN SPACE



FOUR STORY BUILDING WITH COURTYARD



STREET WITH PALM TREES AND PARALLEL PARKING



REPEATED CHARLESTON SINGLE HOUSES



VEGETATED SWALE



PERVIOUS PARKING



PAVER CROSSWALK



PAVER BANDING



MOUNT PLEASANT, SC 843.864.1887
GREENVILLE, SC 864.288.0634
SUMMERVILLE, SC 843.864.1887
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2/2/20

14 CROSSCREEK DRIVE
BEAZER HOMES
CHARLESTON, SOUTH CAROLINA

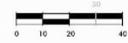
SW+ PROJECT:	7548
DATE:	2/25/19
DRAWN BY:	CMP
CHECKED BY:	DRS
REVISION HISTORY	
A	2/25/19
B	3/6/19
C	4/22/19
D	8/25/19
E	8/2/19

IMPROVEMENT
IMAGERY



CROSS CREEK DRIVE

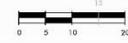
STREETSCAPE ELEVATION - NORTH/SOUTH



CONNECTION TO SHOPPING CENTER



STREETSCAPE ELEVATION - DETAIL AT CENTRAL PARK FEATURE



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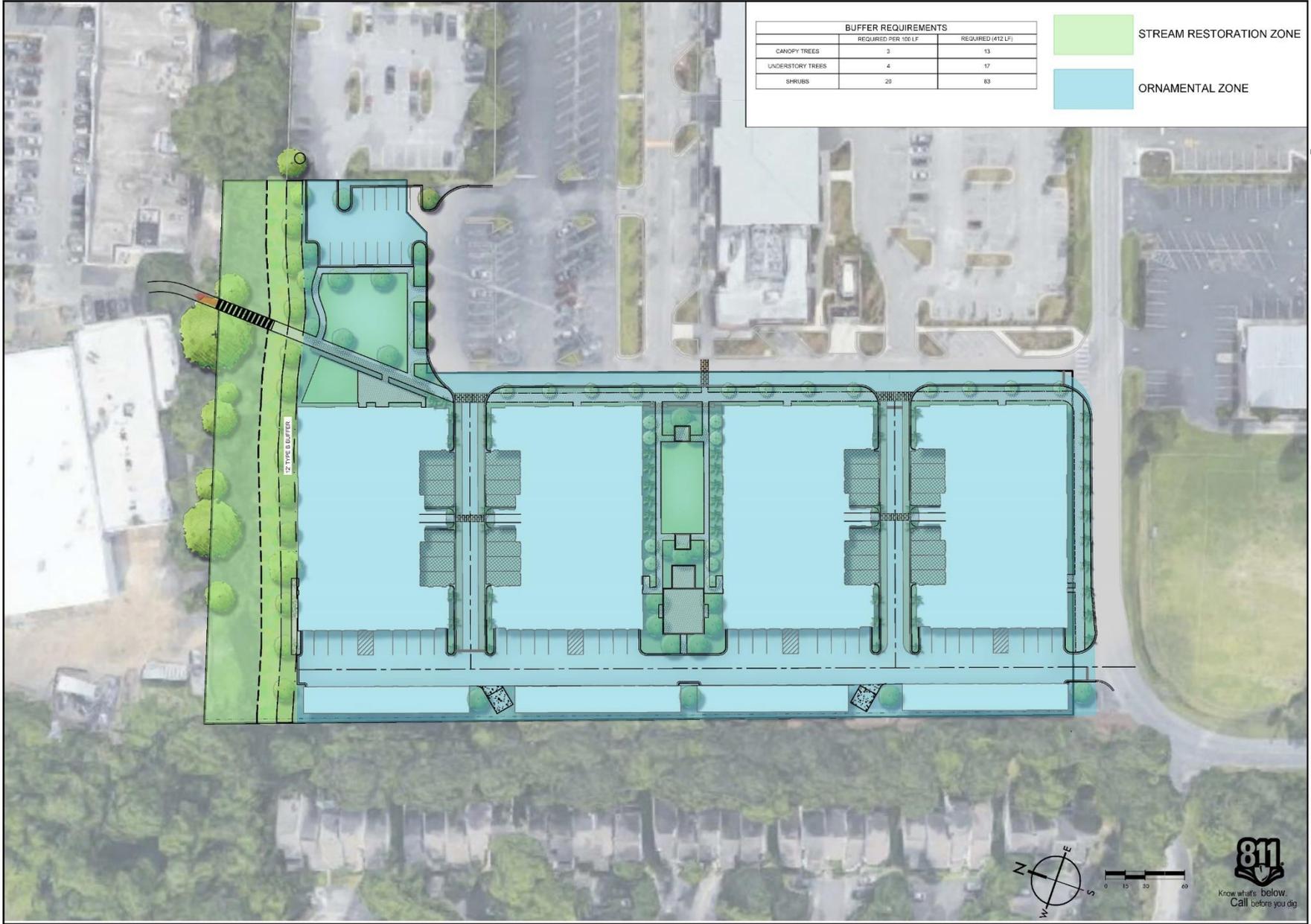
3/2/18

14 CROSSCREEK DRIVE
 BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SW- PROJECT: 1945
 DATE: 2/28/18
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY	
A	3/28/19
B	3/28/19
C	4/22/19
D	8/25/19
E	8/25/19

STREETSCAPE ELEVATION



BUFFER REQUIREMENTS		
	REQUIRED PER 100 LF	REQUIRED (412 LF)
CANOPY TREES	3	13
UNDERSTORY TREES	4	17
SHRUBS	20	83

STREAM RESTORATION ZONE
 ORNAMENTAL ZONE



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3/2/18

14 CROSSCREEK DRIVE
BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SW- PROJECT: 1946
 DATE: 2/28/18
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY	
A	3/28/18
B	3/28/18
C	4/2/18
D	8/2/18
E	8/2/18

PLANT ZONE EXHIBIT



Know what's below. Call before you dig.

L-0.11

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ORNAMENTAL ZONE

TREES



IRONWOOD



SABAL PALMETTO



NUTTALL OAK



LIVE OAK



VITEX



EASTERN REDBUD



CRAPE MYRTLE

STREAM RESTORATION ZONE

TREES



BALD CYPRESS

SHRUBS AND GRASSES


DWARF YALPON


AZALEA


VIBURNUM


LOROPETALUM


PODOCARPUS


DWARF HYDRANGEA


CAMELLIA


DWARF PODOCARPUS


SWEETGRASS


BREEZEGRASS


HYDRANGEA

SHRUBS AND GRASSES


FAKAHATCHEE GRASS


SWEETGRASS


SALTMEADOW CORDGRASS


RUSH

GROUNDCOVER


FLAX LILY


LIRIOPE


ASIAN JASMINE


AGAPANTHUS


CONFEDERATE JASMINE

GROUNDCOVER


BLACK EYED SUSAN


SWAMP SUNFLOWER



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 GREENVILLE, SC
 864.268.0534
 SUMMERVILLE, SC
 843.856.1697
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2/3 | 20

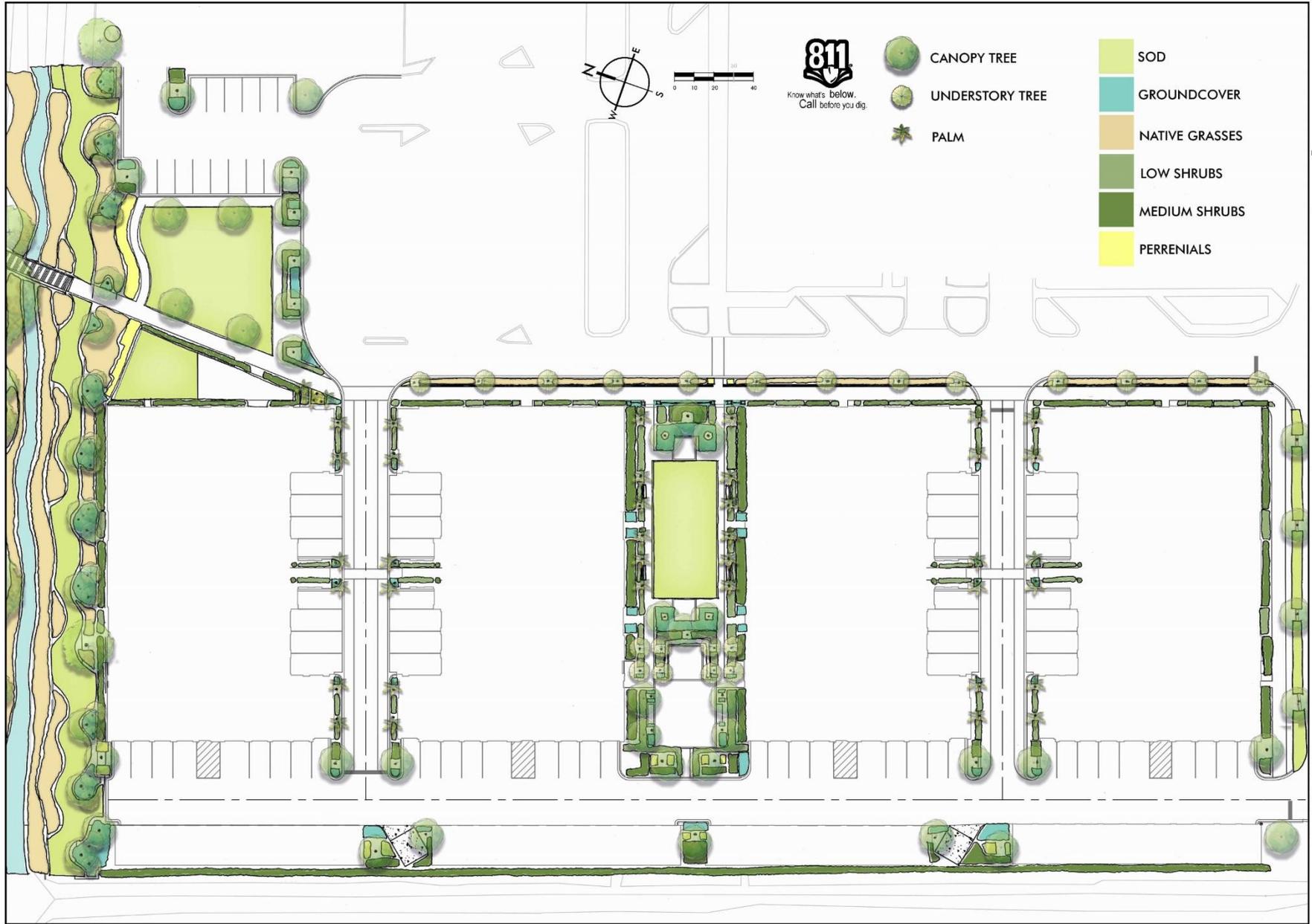
14 CROSSCREEK DRIVE
 BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SWA PROJECT: 7340
 DATE: 2/25/19
 DRAWN BY: CUP
 CHECKED BY: DFB

REVISION HISTORY

NO.	DATE	DESCRIPTION
A	2/26/19	
B	3/4/19	
C	4/22/19	
D	5/29/19	
E	8/6/19	

PLANT PALETTE



-  CANOPY TREE
-  UNDERSTORY TREE
-  PALM

-  SOD
-  GROUNDCOVER
-  NATIVE GRASSES
-  LOW SHRUBS
-  MEDIUM SHRUBS
-  PERRENIALS



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3/2/18

14 CROSSCREEK DRIVE
 BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SW- PROJECT: 1946
 DATE: 2/28/18
 DRAWN BY: CMP
 CHECKED BY: DRB

REVISION HISTORY	
A	3/28/18
B	3/28/18
C	4/2/18
D	8/25/18
E	8/25/18

CONCEPTUAL PLANTING PLAN

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2/7/19

14 CROSSCREEK DRIVE
BEAZER HOMES
CHARLESTON, SOUTH CAROLINA

SWH PROJECT: 7848
DATE: 2/25/19
DRAWN BY: CWP
CHECKED BY: DRS

REVISION HISTORY	
A	2/25/19
B	3/6/19
C	4/23/19
D	8/25/19
E	8/25/19

PERSPECTIVE
1

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14 CROSSCREEK DRIVE
BEAZER HOMES
CHARLESTON, SOUTH CAROLINA

BWA PROJECT: 7949
DATE: 2/25/19
DRAWN BY: CWP
CHECKED BY: DRS

REVISION HISTORY	
A	2/25/19
B	3/6/19
C	4/23/19
D	8/25/19
E	8/25/19

PERSPECTIVE
2

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INTERIOR VIEW OF CENTRAL COURTYARD



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2/2/19

14 CROSSCREEK DRIVE
BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SWH PROJECT: 7849
 DATE: 02/25/19
 DRAWN BY: CWP
 CHECKED BY: DRS

REVISION HISTORY

A	2/25/19	
B	3/6/19	
C	4/23/19	
D	8/25/19	
E	8/25/19	

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14 CROSSCREEK DRIVE
BEAZER HOMES
CHARLESTON, SOUTH CAROLINA

BW+ PROJECT: 7949
DATE: 2/25/19
DRAWN BY: CWP
CHECKED BY: DRS

REVISION HISTORY	
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B	3/6/19
C	4/23/19
D	8/25/19
E	8/25/19

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VIEW OF PEDESTRIAN STREETScape

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1/2" = 1' @ 0

14 CROSSCREEK DRIVE
BEAZER HOMES
CHARLESTON, SOUTH CAROLINA

SWA PROJECT: 7849
 DATE: 02/25/19
 DRAWN BY: CWP
 CHECKED BY: DRB

REVISION HISTORY

A	2/25/19	
B	3/6/19	
C	4/23/19	
D	8/25/19	
E	8/25/19	

PERSPECTIVE
5

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VIEW OF PARK STRUCTURE TERMINUS



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BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SWH PROJECT: 7949
 DATE: 2/25/19
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REVISION HISTORY	
A	2/25/19
B	3/6/19
C	3/22/19
D	8/25/19
E	8/25/19

PERSPECTIVE
6

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14 CROSSCREEK DRIVE
BEAZER HOMES
CHARLESTON, SOUTH CAROLINA

SWH PROJECT: 7849
DATE: 02/25/19
DRAWN BY: CWP
CHECKED BY: DRS

REVISION HISTORY

A	2/25/19	
B	3/6/19	
C	4/23/19	
D	8/25/19	
E	8/25/19	

PERSPECTIVE
7

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OVERVIEW OF PUBLIC PARK



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BEAZER HOMES
 CHARLESTON, SOUTH CAROLINA

SWH PROJECT: 7849
 DATE: 02/25/19
 DRAWN BY: CWP
 CHECKED BY: DRS

REVISION HISTORY	
A	2/25/19
B	3/6/19
C	4/23/19
D	8/25/19
E	8/25/19

PERSPECTIVE
8



REDUCE massing and **SIMPLIFY** architecture
MATCH balcony wall and trim color
MORE landscaping and **LESS** paving
 remove overhead **TRELLIS** from trash enclosures
 too many **APPLIED FEATURES**
PROTECT TREES adjacent to parking in-between buildings at front
 use **BRICK** at first level only
REDUCE TRIM height and width
CONSIDER changing bocce ball to passive flower garden with seating
 study palm tree locations along **PEDESTRIAN WALKWAY** at east side
 reorganize **ELEVATIONS** to read east, west, north, & south
 change triple **WINDOWS** to single and pair of windows
ELIMINATE shed roof overhang at front
IMPROVE ENGAGEMENT of building and site to streetscape
 rework **COLOR SCHEME**
 improve building and site **ALIGNMENTS**
 change Doric **COLUMNS** to square columns
STUDY architecture of garages
 simplify siding types to **VERTICAL BOARD & BATTEN** only
 continue **DIALOGUE** with neighbors
STEP BACK one-story portions of building to allow four-story building to **READ AS WHOLE**



GATHERINGS AT CROSSCREEK
 14 CROSSCREEK DRIVE
 CHARLESTON, SC 29412



19-168

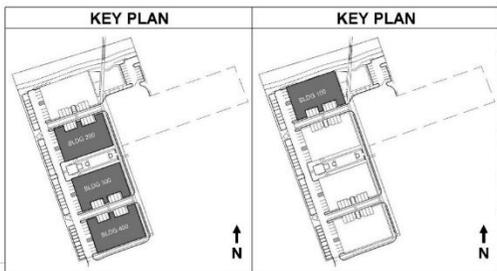
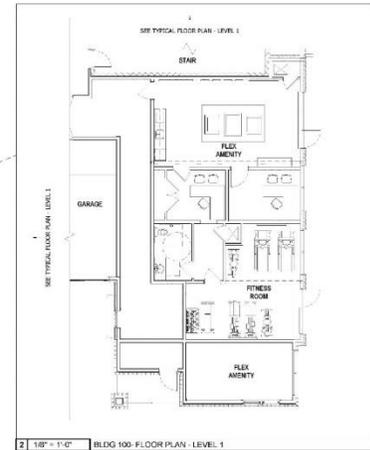
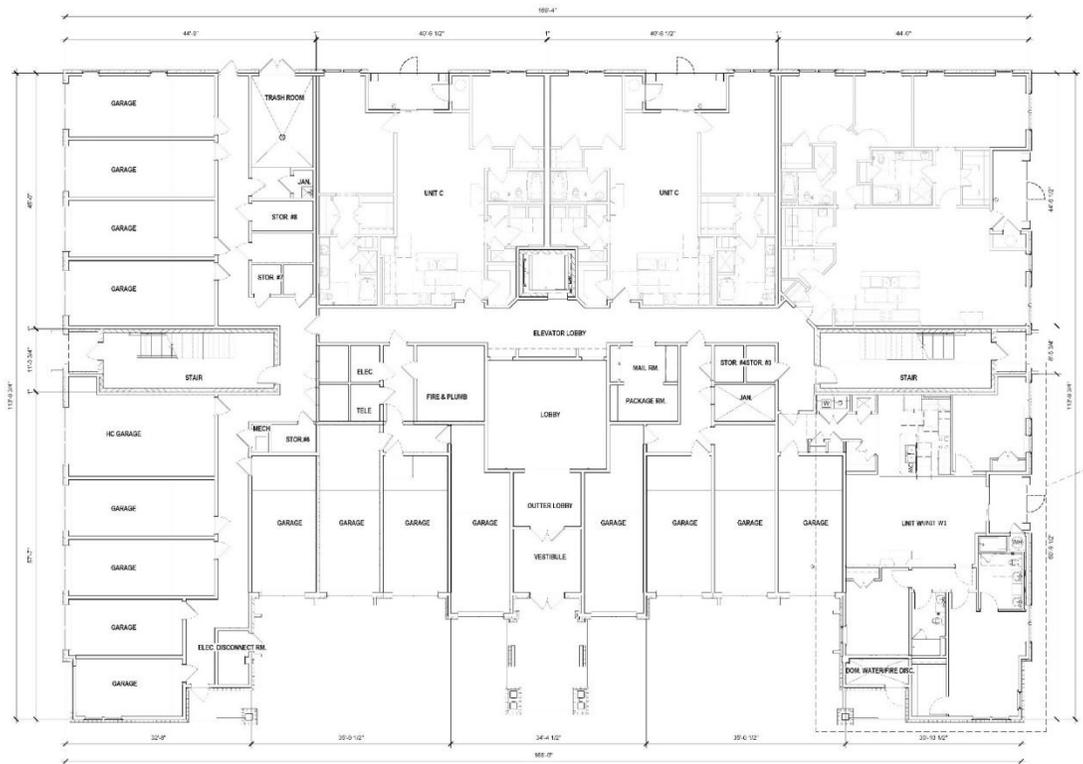
COMMENTS - CHECKLIST

ALL COMMENTS MUST BE REVISITED PRIOR TO THE NEXT MEETING. COMMENTS SHOULD BE MADE IN WRITING AND SUBMITTED TO THE ARCHITECT PRIOR TO THE MEETING. COMMENTS MADE AT THE MEETING WILL BE SUBJECT TO THE ARCHITECT'S DISCRETION. COMMENTS MADE AT THE MEETING WILL BE SUBJECT TO THE ARCHITECT'S DISCRETION. COMMENTS MADE AT THE MEETING WILL BE SUBJECT TO THE ARCHITECT'S DISCRETION.

CONCEPT DESIGN
 March 4, 2020

19-168

A0



1 | 1/8" = 1'-0" | TYPICAL FLOOR PLAN - LEVEL 1

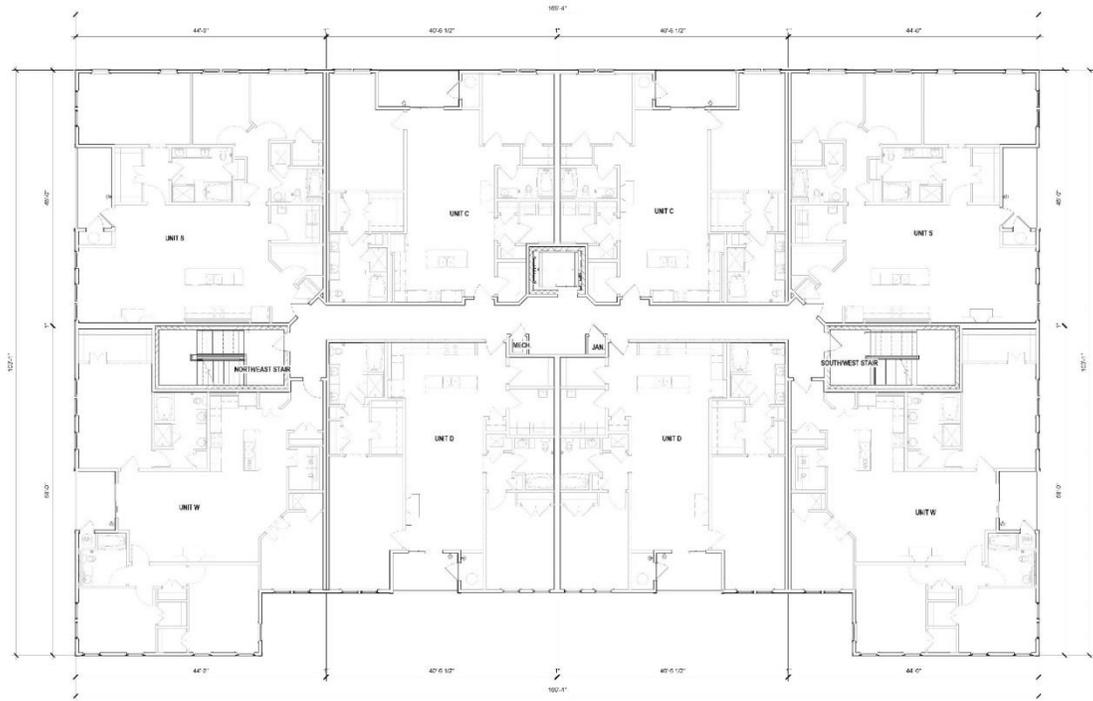
2 | 1/8" = 1'-0" | BLDG 100 - FLOOR PLAN - LEVEL 1

GATHERINGS AT CROSSCREEK
14 CROSSCREEK DRIVE
CHARLESTON, SC 29412



19-168

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CONCEPT DESIGN
March 4, 2020
A1

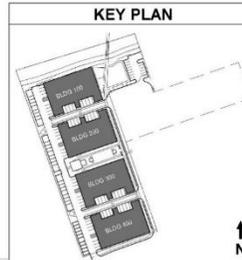


1 | 1/8" = 1'-0" | TYPICAL FLOOR PLAN - LEVEL 3

GATHERINGS AT CROSSCREEK
 14 CROSSCREEK DRIVE
 CHARLESTON, SC 29412



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 803.799.1111
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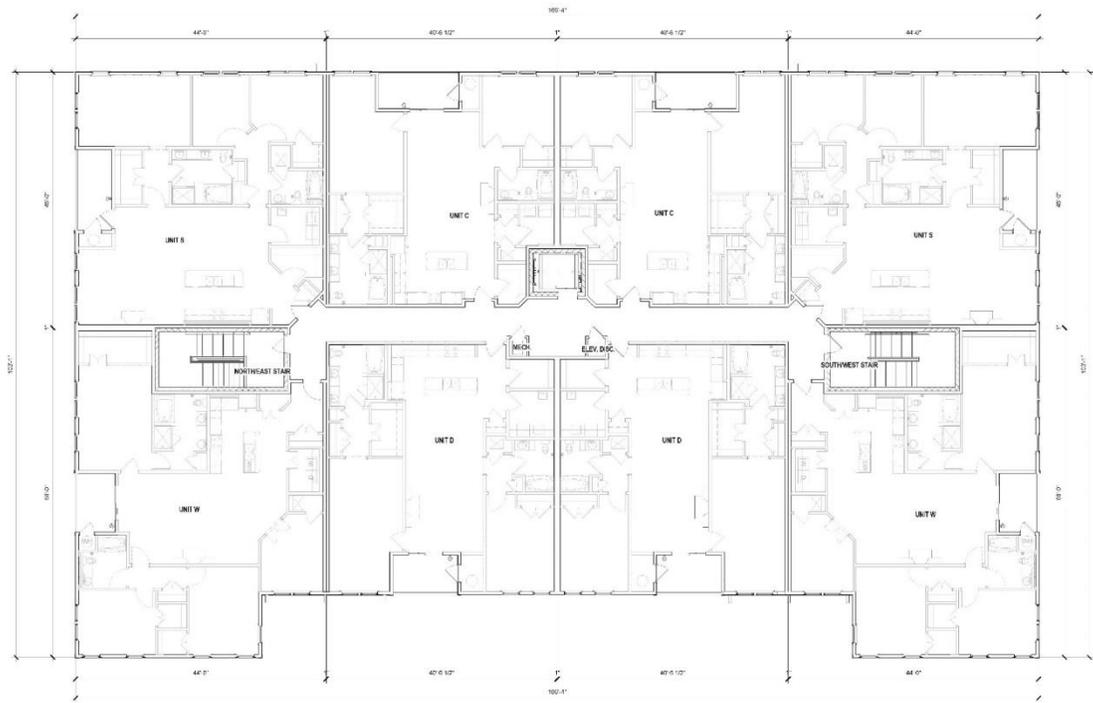
KEY PLAN

PROJECT NO.
 FLOOR PLAN - LEVEL 3

DATE
 CONCEPT DESIGN
 March 4, 2020

PROJECT NO.
 19-168

DRAWING NO.
A3

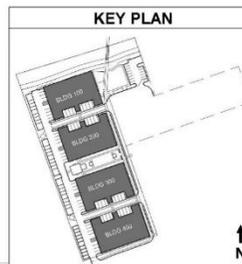


1 | 1/8" = 1'-0" | TYPICAL FLOOR PLAN - LEVEL 4

GATHERINGS AT CROSSCREEK
 14 CROSSCREEK DRIVE
 CHARLESTON, SC 29412



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 CHARLESTON, SC 29403
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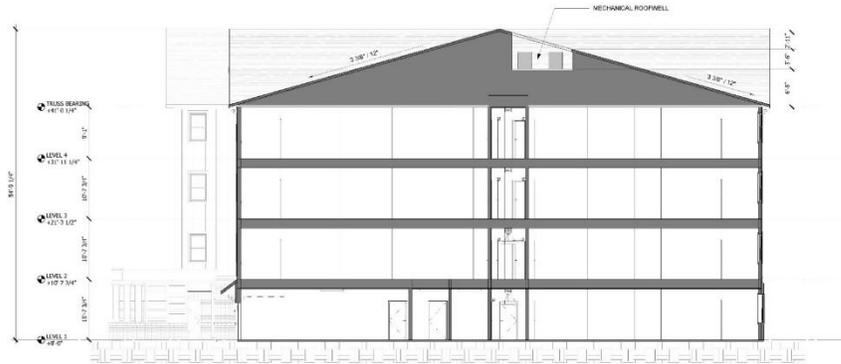
KEY PLAN

PROJECT NO.
 FLOOR PLAN - LEVEL 4

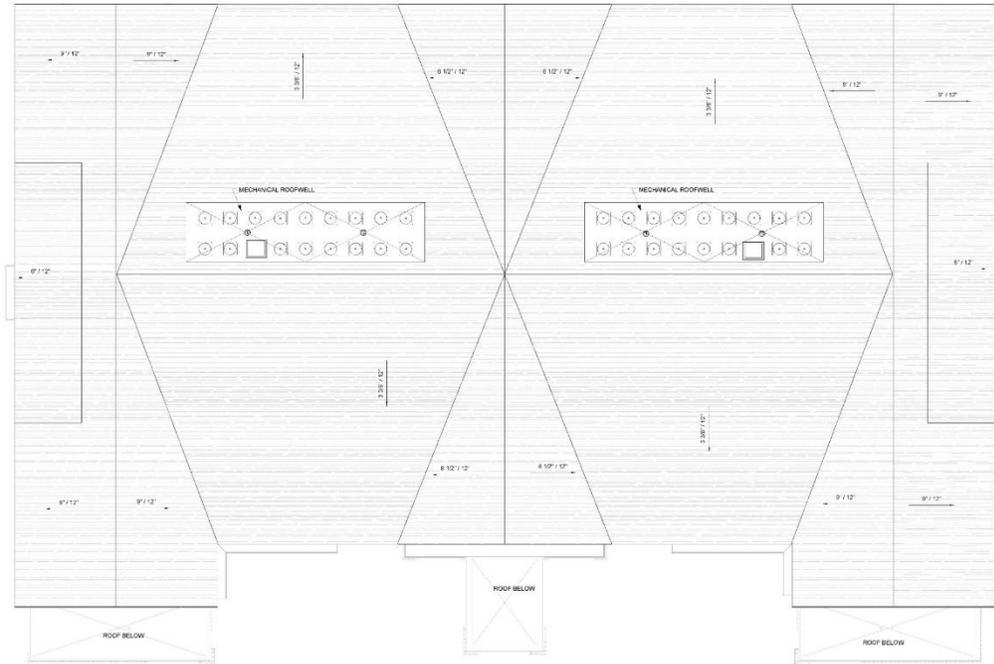
DATE
 CONCEPT DESIGN
 March 4, 2020

PROJECT NO.
 19-168

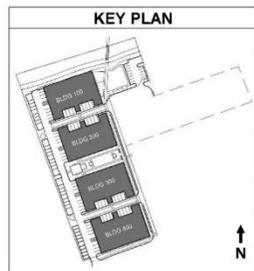
DRAWING NO.
 A4



2 | 1/8" = 1'-0" ROOFTOP SECTION



1 | 1/8" = 1'-0" ROOF PLAN - TYPICAL



GATHERINGS AT CROSSCREEK
 14 CROSSCREEK DRIVE
 CHARLESTON, SC 29412



CONTRACT NO.

DATE

PROJECT NO.
 ROOF PLAN & SECTION

DATE
 CONCEPT DESIGN
 March 4, 2020

PROJECT NO.
 19-168

DATE
 19-168

PROJECT NO.
 A5

2 1/8" = 1'-0" BLDG 100 - WEST ELEVATION



**MATERIALS / COLOR PALETTE
BUILDING 100 & 400**

CEMENTITIOUS BOARD & BATTEN WITH TRIM (SW 6200)

CEMENTITIOUS BOARD & BATTEN WITH TRIM (SW 7104)

CEMENTITIOUS SHIPLAP SIDING (SW 7104)

VINYL DOORS & WINDOWS (WHITE)

ALUMINUM GARAGE DOORS

CHEROKEE BRICK - MOSSTOWN

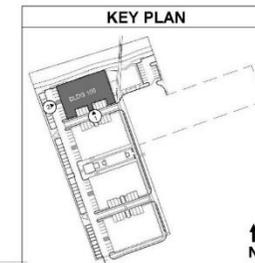
SHINGLES - TAMKO O.E. PEWTER

METAL ROOF - BERRIDGE GALVALUME

GATHERINGS AT CROSSCREEK
14 CROSSCREEK DRIVE
CHARLESTON, SC 29412



1 1/8" = 1'-0" BLDG 100 - SOUTH ELEVATION



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PROJECT NO. 19-168

DATE: 03/04/2020

SCALE: AS SHOWN

PROJECT NO. 19-168

2 | 1/8" = 1'-0" | BLDG 100- EAST ELEVATION



RAILING 1



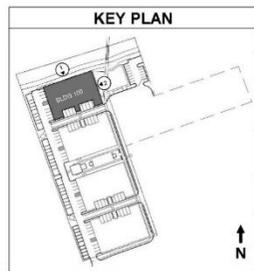
RAILING 2

GATHERINGS AT CROSSCREEK
14 CROSSCREEK DRIVE
CHARLESTON, SC 29412



107 - 20 - 10000000

1 | 1/8" = 1'-0" | BLDG 100- NORTH ELEVATION



KEY PLAN
BLDG 100 - BLDG ELEVATIONS
CONCEPT DESIGN
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2 1/8" = 1'-0" BLDG 200 - WEST ELEVATION



1 1/8" = 1'-0" BLDG 200 - NORTH ELEVATION

**MATERIALS / COLOR PALETTE
BUILDING 200 & 300**

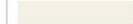
CEMENTITIOUS BOARD & BATTEN WITH TRIM (SW 6236)



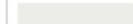
CEMENTITIOUS BOARD & BATTEN WITH TRIM (SW 7104)



CEMENTITIOUS SHIPLAP SIDING (SW 7104)



VINYL DOORS & WINDOWS (WHITE)



ALUMINUM GARAGE DOORS



CHEROKEE BRICK - ANSLEY PARK



SHINGLES - TAMKO O.E. PEWTER



METAL ROOF - BERRIDGE GALVALUME



GATHERINGS AT CROSSCREEK
14 CROSSCREEK DRIVE
CHARLESTON, SC 29412

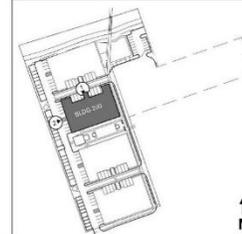


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DATE: 03/04/2020

BY: J. J. JENSEN

KEY PLAN



PROJECT NO:
BLDG 200 - BLDG ELEVATIONS

DATE: 03/04/2020
CONCEPT DESIGN
March 4, 2020

NO: 19-168

DESIGNED BY: A8



RAILING 1

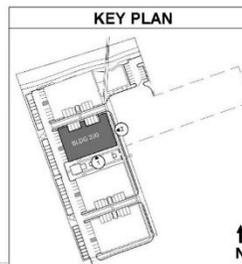


RAILING 2

GATHERINGS AT CROSSCREEK
14 CROSSCREEK DRIVE
CHARLESTON, SC 29412



2 1/8" = 1'-0" BLDG 200 - EAST ELEVATION



KEY PLAN



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PROJECT: GATHERINGS AT CROSSCREEK
DRAWING: 19-168

BLDG 200 - BLDG ELEVATIONS

CONCEPT DESIGN
MARCH 4, 2020

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A9

1 1/8" = 1'-0" BLDG 200 - SOUTH ELEVATION



2 1/8" = 1'-0" BLDG 300 - WEST ELEVATION



1 1/8" = 1'-0" BLDG 300 - SOUTH ELEVATION

**MATERIALS / COLOR PALETTE
BUILDING 200 & 300**

CEMENTITIOUS BOARD & BATTEN WITH TRIM (SW 6236)

CEMENTITIOUS BOARD & BATTEN WITH TRIM (SW 7104)

CEMENTITIOUS SHIPLAP SIDING (SW 7104)

VINYL DOORS & WINDOWS (WHITE)

ALUMINUM GARAGE DOORS

CHEROKEE BRICK - ANSLEY PARK

SHINGLES - TAMKO O.E. PEWTER

METAL ROOF - BERRIDGE GALVALUME

GATHERINGS AT CROSSCREEK
14 CROSSCREEK DRIVE
CHARLESTON, SC 29412



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PROJECT NO. 19-168

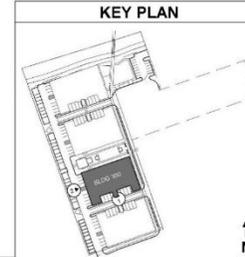
DATE: 03/04/2020

PROJECT NO.
BLDG 300 - BLDG
ELEVATIONS

DATE: 03/04/2020
CONCEPT DESIGN
MARCH 4, 2020

PROJECT NO.
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PROJECT NO.
A10



2 1/8" = 1'-0" BLDG 300- EAST ELEVATION



RAILING 1

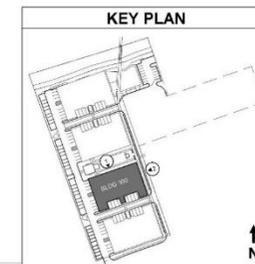


RAILING 2

GATHERINGS AT CROSSCREEK
14 CROSSCREEK DRIVE
CHARLESTON, SC 29412



1 1/8" = 1'-0" BLDG 300- NORTH ELEVATION



KEY PLAN



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DATE: 03/19/2020

BLDG 300 - BLDG ELEVATIONS

CONCEPT DESIGN
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A11



2 1/8" = 1'-0" BLDG 400- WEST ELEVATION



1 1/8" = 1'-0" BLDG 400- NORTH ELEVATION

**MATERIALS / COLOR PALETTE
BUILDING 100 & 400**

CEMENTITIOUS BOARD & BATTEN WITH TRIM (SW 6200)



CEMENTITIOUS BOARD & BATTEN WITH TRIM (SW 7104)



CEMENTITIOUS SHIPLAP SIDING (SW 7104)



VINYL DOORS & WINDOWS (WHITE)



ALUMINUM GARAGE DOORS



CHEROKEE BRICK - MOSSTOWN



SHINGLES - TAMKO O.E. PEWTER



METAL ROOF - BERRIDGE GALVALUME



GATHERINGS AT CROSSCREEK
14 CROSSCREEK DRIVE
CHARLESTON, SC 29412



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1000 W. 10TH STREET, SUITE 100
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803.799.1111
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DATE: 03/11/2020

BY: J. J. JENSEN

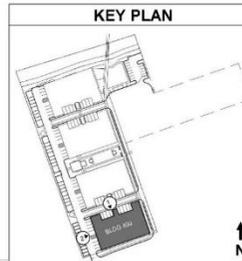
PROJECT NO:
BLDG 400- BLDG
ELEVATIONS

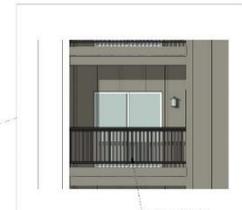
DATE: 03/11/2020
CONCEPT DESIGN
MARCH 2020

NO. 19-168

PROJECT NO.

A12





RAILING 1



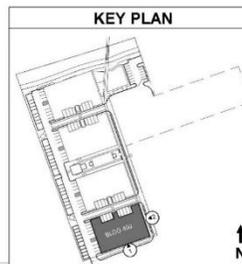
RAILING 2

GATHERINGS AT CROSSCREEK
14 CROSSCREEK DRIVE
CHARLESTON, SC 29412



107 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200

2 | 1/8" = 1'-0" | BLDG 400 - EAST ELEVATION



KEY PLAN
BLDG 400 - BLDG ELEVATIONS
CONCEPT DESIGN
March 4, 2020
19-168
A13

1 | 1/8" = 1'-0" | BLDG 400 - SOUTH ELEVATION



4 1/8" = 1'-0" 11-BAY GARAGE - SOUTH ELEVATION



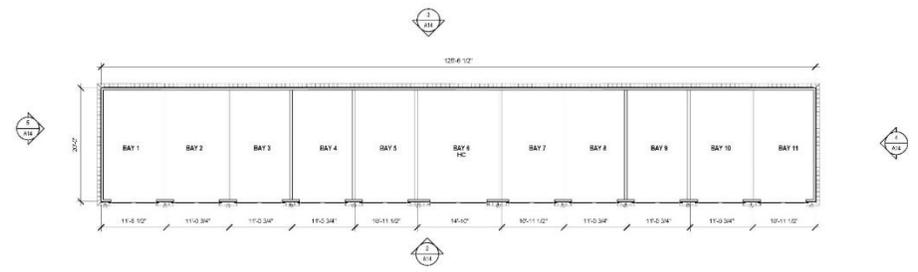
4 1/8" = 1'-0" 11-BAY GARAGE - NORTH ELEVATION



3 1/8" = 1'-0" 11-BAY GARAGE - WEST ELEVATION



2 1/8" = 1'-0" 11-BAY GARAGE - EAST ELEVATION



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

**MATERIALS / COLOR PALETTE
11-BAY GARAGE**

CEMENTITIOUS SHIPLAP SIDING (SW 7104)

ALUMINUM GARAGE DOORS

CHEROKEE BRICK - MOSSTOWN

SHINGLES - TAMKO O.E. PEWTER

GATHERINGS AT CROSSCREEK
14 CROSSCREEK DRIVE
CHARLESTON, SC 29412

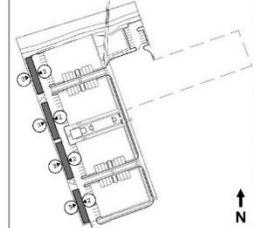


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WWW.STUDIOARCHITECTS.COM

DATE: 03/04/2020

BY: J. J. JENSEN

KEY PLAN



11 BAY GARAGE - FLOOR PLAN AND ELEVATIONS

CONCEPT DESIGN
March 4, 2020

19-168

A14

Agenda Item #6

APPROVAL OF MINUTES FROM THE 2/18/20 DRB MEETING