



City of Charleston

DESIGN REVIEW BOARD

July 20th, 2020

4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

www.charleston-sc.gov/drb

MEETING PROTOCOL

- Staff will control the Powerpoint presentation that includes everything submitted by the applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation.
- Applicants, staff and Board members are required to give their name whenever speaking.
- Video and microphone has been disabled for all attendees. Attendees (not Board members or staff) will only be given the capabilities to speak when they are called on during the public comment period.
- Chat and the Q & A functions have been disabled for everyone.
- Public Comment:
 - The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.
 - Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.
 - Those members of the public that have registered will be called in order by project.
 - Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.
 - Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.
- Board:
 - Board members should open the “Participants” panel so that each Board member can see the status of other Board members’ microphones and cameras.

MEETING PROTOCOL (continued)

- Board members will be polled by the chair for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nea, not in favor”. The Chairman shall re-read the motion verbatim and the Board member making the motion should correct the Chairman if he has not re-read the motion accurately.
- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.
- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.
- Staff will issue meeting results, including staff comments and Board Motion to the applicant following the meeting. Results will also be posted on the City website at www.charleston-sc.gov/drb .
- For additional information:
 - Contact DRB@charleston-sc.gov
 - Visit www.charleston-sc.gov/bar if you are experiencing technical difficulties during the meeting.
- These proceedings are being recorded.

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

MAYBANK HWY @ FENWICK ALLEE.

TMS # 346-00-00-076

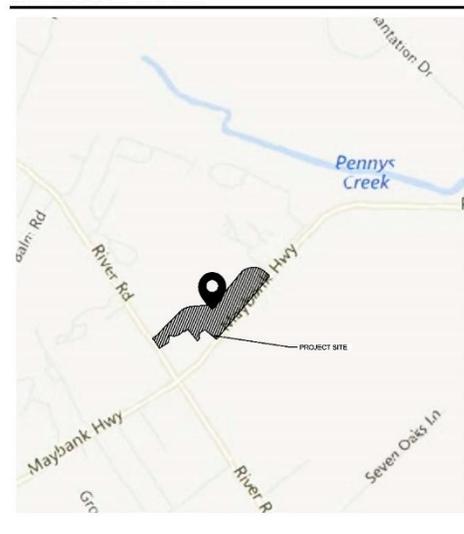
Request preliminary approval for the construction of a new residential development with nine, 3-story buildings and 240 units.

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

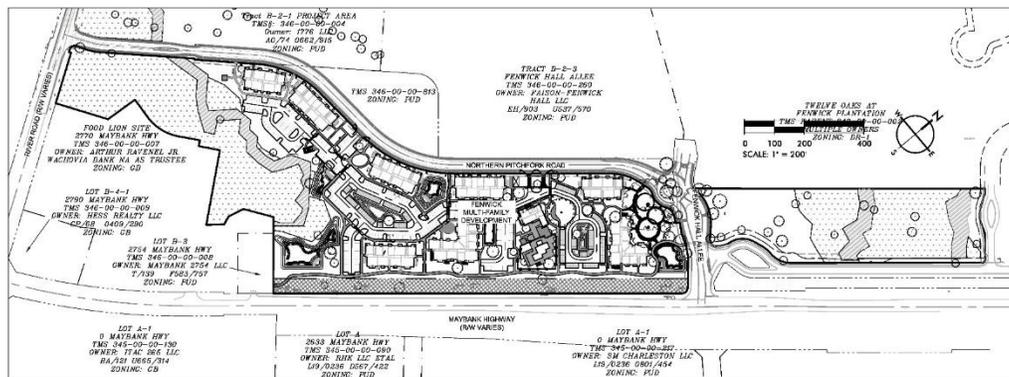
City Project ID# TRC-SP2019-000249

TMS# 346-00-00-076

SITE LOCATION MAP



SITE OVERVIEW



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-1.0	TITLE SHEET
C-1.1	DRAWING LEGEND
1 OF 1	RECORDED SUBDIVISION PLAT (SOUTHEASTERN SURVEYING)
1 THRU 4	ALTA SURVEY (SOUTHEASTERN SURVEYING)
1 THRU 7	EX. COND. SURVEY (SOUTHEASTERN 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 9	MASTER PLAN EXHIBIT
2 OF 9	PARK SPACE EXHIBIT
3 OF 9	OVERALL PLANT EXHIBIT
4 THRU 12	PERSPECTIVES
L-1.0	HARDSCAPE SHEET KEY
L-1.1	HARDSCAPE PLAN
L-1.2	HARDSCAPE PLAN
L-1.3	HARDSCAPE PLAN
L-1.4	HARDSCAPE PLAN
L-1.5	HARDSCAPE PLAN
L-1.6	HARDSCAPE PLAN
L-2.1	HARDSCAPE DETAILS
L-2.2	HARDSCAPE DETAILS
L-2.3	HARDSCAPE DETAILS (PREVIOUS)
L-2.3	HARDSCAPE DETAILS (CURRENT)
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
L-5.0	LIGHTING PLAN (PREVIOUS)
L-5.0	LIGHTING PLAN (CURRENT)
L-6.1	PHOTOMETRIC PLAN
L-6.2	PHOTOMETRIC PLAN (PREVIOUS)
L-6.2	PHOTOMETRIC PLAN (CURRENT)
1 OF 39	ARCHITECTURAL COVER SHEET
2 OF 39	ILLUSTRATIVE SITE PLAN
3 OF 39	PROJECT DATA
4-8 OF 39	UNIT PLANS
9-17 OF 39	BUILDING PLANS
18 OF 39	LEASING PLAN
19 OF 39	COLOR BOARD & DRYER VENT SPECIFICATIONS
20 OF 39	WINDOW SPECIFICATIONS
21-23 OF 39	BUILDING TYPE I ELEVATIONS
24-26 OF 39	BUILDING TYPE II ELEVATIONS
27-30 OF 39	BUILDING TYPE III ELEVATIONS
31-32 OF 39	BUILDING TYPE IV ELEVATIONS
33 OF 39	TRASH ENCLOSURE PLAN AND ELEVATION
34-36 OF 39	DESIGN PERSPECTIVES
27 OF 39	ENHANCED ENTRIES
38 OF 39	DESIGN PERSPECTIVES
39 OF 39	ENTRY PAVILION

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. WFMC DWELLING UNITS = 383 UNITS
MAX. DENSITY = 17.55 DU/PLAND ACRE
DENSITY PROVIDED = 16.8 DU/PLAND ACRE
LOT OCCUPANCY: 16.5%
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 MANHOLE 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 ON 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 (SDWSM) VARIANCES			
APPLICABLE SECTION	DESCRIPTION OF VARIANCE	SUBMITTAL DATE	APPROVAL DATE

PROJECT CONTACTS

DEVELOPER/OWNER:
BEACH FENWICK, LLC
211 KINGS ST., SUITE 300
CHARLESTON, SC 29404
CONTACT: ALAN MCMAHON
PHONE: 843-277-3028

ARCHITECT:
JHP ARCHITECTURE / URBAN DESIGN
8340 MEADOW ROAD, SUITE 150
DALLAS, TX 75231
CONTACT: KIRBY ZENGLER
PHONE: 214-363-5687

REVISION NOTES:

- PERMITTING
DATE: 6/10/2019
REASON: PRE-APP TRC SUBMITTAL
- PERMITTING
DATE: 7/8/2019
REASON: B2A-SD SUBMITTAL
- PERMITTING
DATE: 9/30/2019
REASON: B2A-SD 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: 3/4/2020
REASON: PRELIMINARY DRB SUBMITTAL
- PRICING / PERMITTING
DATE: 3/4/2020
REASON: DD PRICING SET, CWS 1ST SUBMITTAL
- PERMITTING
DATE: 3/27/2020
REASON: 1ST SJWC SUBMITTAL
- PERMITTING
DATE: 5/11/2020
REASON: SCODT SUBMITTAL
- PERMITTING
DATE: 6/9/2020
REASON: 1ST SJWC AND CWS RESUBMITTALS
- PERMITTING
DATE: 6/29/2020
REASON: 2ND TRC RESUBMITTAL
- PERMITTING
DATE: 8/29/2020
REASON: PRELIMINARY DRB RESUBMITTAL

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
CONTACT: PHILIP BRYAN
PHONE: 843-756-9330

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.

TOTAL BUILDING SF:	
BUILDING 1: +/- 28,655 SF 24 UNITS 1ST FLOOR: 9,519 SF 2ND FLOOR: 9,583 SF 3RD FLOOR: 9,553 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: +/- 28,655 SF 24 UNITS 1ST FLOOR: 9,519 SF 2ND FLOOR: 9,583 SF 3RD FLOOR: 9,553 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: 14,805 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: +/- 4,416 SF 1ST FLOOR: 4,416 SF
BUILDING 5: +/- 44,701 SF 36 UNITS 1ST FLOOR: 14,891 SF 2ND FLOOR: 14,905 SF 3RD FLOOR: 14,905 SF	



MOUNT PLEASANT, SC 29524
GREENVILLE, SC 29615
SUMMERVILLE, SC 29586
SPARTANBURG, SC 29176
CHARLOTTE, NC 28203



FENWICK MULTI-FAMILY
BEACH FENWICK, LLC
TRC-SP2019-000249
TMS# 346-00-00-076
JOHNS ISLAND, CITY OF CHARLESTON, SOUTH CAROLINA

SW-PROJECT: 8211
DATE: 02/20/20
DRAWN BY: MRC
CHECKED BY: RFP

REVISION HISTORY

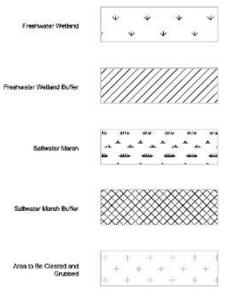
NO.	DATE	DESCRIPTION
1	8/10/19	8 34/20
2	7/8/19	9 3/27/20
3	6/30/19	10 8/1/20
4	10/23/19	11 6/9/20
5	11/20/19	12 6/29/20
6	1/27/20	13 6/29/20
7	3/4/20	

TITLESHEET

DRAWING LEGEND

OBJECTS AND SYMBOLS	EXISTING	NEW	OBJECTS AND SYMBOLS	EXISTING	NEW	ABBREVIATIONS	EXISTING	NEW	SWPP PLAN LEGEND	
Adjoining Property Line	---	N/A	Asymptote		N/A	Storm Basement	Ex. S.B.	S.B.	Surf Reinforcement Mat (See Turf and Grasses Schedule)	
Centerline	---	(Same as Existing)	Barley Sewer Manhole		N/A	Storm Basement	Ex. S.B.	S.B.	Soiling (See Turf and Grasses Specs)	
Comment	---	(Same as Existing)	Barley Sewer Manhole E.D.#		N/A	Drainage Basement	Ex. D.B.	D.B.	Surface Roughening (Surface Roughening Preparing See Detail)	
Setback	---	(Same as Existing)	Sanitary Sewer Cleanout		N/A	General Utility Basement	Ex. G.U.B.	G.U.B.	Temporary Seeding (See Schedule in FC Notes)	
Sanitary Sewer (Gravity)	ES	S	Double Sanitary Sewer Service (Rectangular Open)		N/A	Access Basement	Ex. A.B.	A.B.	Permanent Seeding (See Turf and Grasses Schedule)	
Sanitary Sewer (Force Main)	EFM	FM	Single Sanitary Sewer Service (Rectangular Open)		N/A	Ingress/Egress Basement	Ex. I.E.B.	I.E.B.	Mulching (See Turf and Grasses Schedule)	
Water Line	EW	W	TYPE 1 Storm Drainage Structure		N/A	Pool Maintenance Basement	Ex. P.M.E.	P.M.E.	Typical Lot Erosion Control Plan (See Detail)	
Curb & Outer (Straight)	---	---	TYPE 15 Storm Drainage Structure		N/A	Water Surface Elevation	Ex. W.S.E.	W.S.E.	Decorative Growth Medium (See Turf and Grasses Schedule)	
Curb & Outer (Ramp)	---	---	TYPE 17 Storm Drainage Structure (Right)		N/A	Polyethylene Chloride Pipe	Ex. PVC	PVC	Emulsion Control Barrier (See Turf and Grasses Schedule)	
Storm Drain	ED	ED	TYPE 18 Storm Drainage Structure (Left)		N/A	Reinforced Concrete Pipe	Ex. RCP	RCP	Dust Control	
Roof Drain	ERD	RD	TYPE 18 Storm Drainage Structure		N/A	High Density Compacted Polyethylene Pipe	Ex. HDPE	HDPE	Bonded Fiber Matrix (See Turf and Grasses Schedule)	
Subsurface Drainage	EUD	UD	TYPE 18 Storm Drainage Structure		N/A	Ductile Iron Pipe	Ex. DIP	DIP	Concrete Washout Basin (See Detail)	
St. Pavers, Standard	ESP	SP	Catch Basin		N/A	Corrugated Metal Pipe	Ex. CMP	CMP	Block & Stone Inlet Protection (See Detail)	
St. Pavers, Reinforced	ERSP	RSP	Isolation Box		N/A	Home Owner's Association	Ex. HOA	HOA	Temp. Sediment Control Filter (See Detail)	
Phone Line	N/A	---	Storm Drainage Junction Structure		N/A	Property Owners Association	Ex. POA	POA	Temp. Rock Drain Channel (See Detail)	
Watered Limit	N/A	---	Yard Inlet		N/A				Turf Reinforcement Mat Outlet Protection (See Detail and Turf and Grasses Schedule)	
Flood Zone	ZONE "X" ZONE "AE"	N/A	Storm Drainage Structure E.D.#		N/A				Fiber Fabric Inlet Protection (See Detail)	
Conduit	EC	C	Telephone Box		N/A				Temp. Curb Inlet Weep Filter (See Detail)	
Natural Gas	EG	C	Telephone Manhole		N/A				Curb Inlet Sediment Filter (See Detail)	
Overhead Electrical	EP	P	Electrical Box		N/A				Both Curb Inlet Filters (See Above)	
Underground Electrical	EUP	UP	Fire Alarm Manhole		N/A				Conveyance Entrance	
Underground Telephone	ET	T	Power Pole		N/A					
Underground Cable	ETV	TV	Light Pole		N/A					
Underground Fiber Optic	EFO	FO	Fire Hydrant Assembly		N/A					
Fence	X	C	Water Meter		N/A					
Elevation Contour	---	---	Water Line Bends, Angle Valves		N/A					
Revision Cloud (Bottoms Revision)	N/A		Water Line Valve		N/A					
			Water Line Reducer		N/A					
			Single Water Service (Rectangular Open)		N/A					
			Double Water Service (Rectangular Open)		N/A					
			Sign		N/A					
			ADA Accessible Parking Space		N/A					
			Spot Elevation		N/A					
			Undersized Area		N/A					
			Driv. ID.#		N/A					
			Keynote		N/A					
			Parking Clean ID.#		N/A					
			Lot #		N/A					
			Revision ID.#		N/A					

HATCH PATTERNS



MOUNT PLEASANT, SC
913.284.1957
GREENVILLE, SC
864.296.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.296.0534
CHARLOTTE, NC
980.312.5460
WWW.SEAMONWHITESIDE.COM

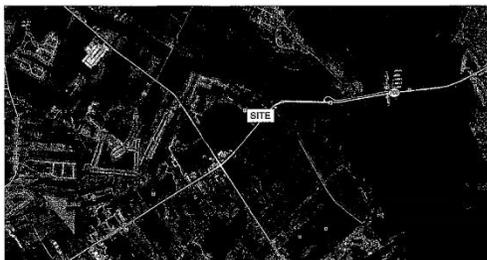


FENWICK MULTI-FAMILY
BEACH FENWICK, LLC
TRC-SP2019-000249
TRSF: 346-00-00-076
JOHNS ISLAND, CITY OF CHARLESTON, SOUTH CAROLINA

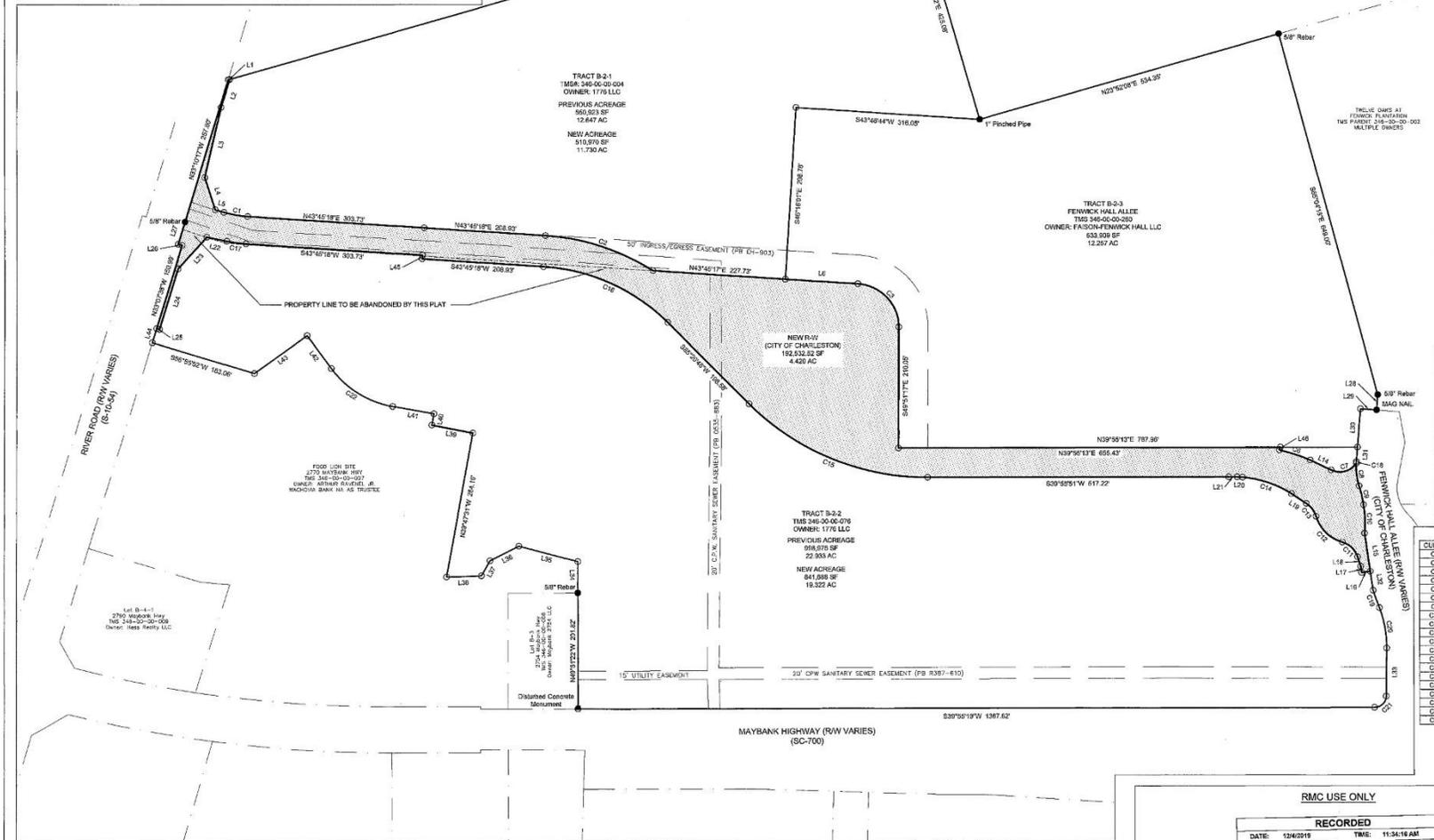
SWP+ PROJECT: 8211
DATE: 8/29/20
DRAWN BY: MRC
CHECKED BY: RFP

REVISION HISTORY	
1	8/10/19 8 342/20
2	7/8/19 9 3/27/20
3	10/29/19 10 8/11/20
4	10/22/19 11 8/9/20
5	11/23/19 12 8/28/20
6	1/27/20 13 8/28/20
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 DETERMINED BY COORDINATE (GMD) METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. THIS PROPERTY MAY BE SUBJECT TO VARIOUS EASEMENTS THAT WERE NOT NOTED IN THE REFERENCED PLATS.
5. BEARINGS ARE BASED ON SOUTH CAROLINA STATE PLANE (NAD 83).
6. DISTANCES ARE GROUND DISTANCES.
7. PROPERTY IS LOCATED IN FLOOD ZONE X, AS SCALED FROM F.I.R.M. PANEL #01092000, 049J AND 049J, LAST REVISED 11/17/10. BEFORE 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 SYSTEM IS PROVIDED BY CHARLESTON WATER SYSTEM.
10. EXISTING NATURAL DRAINAGE SHALL BE MAINTAINED OR REPLACED WHERE POSSIBLE.
11. THE PROPERTY IS ZONED PLANNED DEVELOPMENT (PD) BY THE CITY OF CHARLESTON. THE CITY'S MUNICIPAL CODE, AS AMENDED, SHOULD BE CONSULTED FOR ALL REQUIREMENTS.

LINE	BEARING	DISTANCE
L1	N23°53'16"E	2.38
L2	S22°52'22"E	66.49
L3	S26°21'41"E	125.25
L4	S87°48'58"E	56.63
L5	N58°51'31"E	15.38
L6	N43°49'25"E	124.51
L14	N68°57'31"E	39.94
L15	S58°29'25"E	66.74
L16	S21°18'28"W	14.91
L17	N39°42'34"W	13.65
L18	N07°56'03"W	17.07
L18	S73°31'28"W	33.71
L20	S43°44'29"W	6.14
L21	S39°55'51"W	14.47
L22	S32°02'42"W	34.67
L23	S07°44'02"E	74.24
L24	S33°08'23"E	110.07
L25	S58°51'27"E	5.07
L26	S58°56'19"W	7.07
L27	S32°39'03"E	46.38
L28	S46°03'17"E	29.72
L29	S44°19'55"W	27.76
L30	S45°32'17"E	66.89
L31	S45°39'17"E	29.37
L32	S58°27'20"E	33.42
L33	S49°17'01"E	83.44
L34	N50°09'12"W	54.64
L35	S34°48'59"W	124.79
L36	E2°28'29"W	85.82
L37	S20°41'31"E	30.02
L38	S39°12'29"W	60.02
L39	S41°08'44"W	71.71
L40	N39°47'31"W	20.07
L41	S29°12'29"W	71.84
L42	N89°04'09"W	70.89
L43	S29°56'51"W	111.70
L44	N29°11'09"W	29.77
L45	N48°14'42"W	8.87
L46	S34°27'10"E	5.09

CURVE	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	DELTA
C1	181.00	41.47	N00°18'28"E	41.51	13°09'10"
C2	384.02	196.11	N08°22'12"E	192.89	29°19'42"
C3	75.02	113.58	N08°52'08"E	123.69	88°23'14"
C4	313.07	65.57	N08°57'28"E	65.62	10°10'20"
C7	34.02	49.67	N24°58'15"E	44.00	81°38'09"
C8	110.02	39.67	S47°12'29"E	38.42	20°39'31"
C9	215.02	33.70	S63°02'58"E	33.67	0°58'59"
C10	215.10	49.66	S01°02'28"E	46.62	12°13'26"
C11	39.02	37.02	S84°12'8"W	36.44	85°42'36"
C12	67.02	66.67	S84°12'29"W	65.82	56°59'36"
C13	41.02	28.49	S89°52'14"W	27.87	38°42'22"
C14	180.02	66.41	S58°53'14"W	66.69	27°32'27"
C15	430.02	340.04	S60°58'15"W	331.89	46°24'58"
C16	330.02	238.50	S60°58'15"W	224.33	45°12'52"
C17	228.50	33.06	S47°54'02"W	33.04	8°11'27"
C18	190.02	2.89	S48°16'31"E	2.88	1°31'58"
C19	542.70	31.92	S88°11'34"E	31.82	3°22'12"
C20	190.02	71.89	S80°22'27"E	71.46	21°40'42"
C21	26.00	31.11	S44°38'27"E	30.67	86°07'20"
C22	168.70	127.81	S72°34'19"W	124.12	42°43'48"

NO.	DATE	DESCRIPTION
1	1/24/2018	CORRECTED R/W WITH CITY ENGINEER
2	3/5/2019	REMOVED R/W FROM THE PLAT 00-00-000
3	3/5/2019	UPDATED TITLE BLOCK
4	11/04/2019	CITY OF CHARLESTON COMMENTS



A PLAT OF A PORTION OF
TMS #346-00-00-004, AND -076
 OWNED BY 1776, LLC
 LOCATED IN THE CITY OF CHARLESTON,
 CHARLESTON COUNTY, SOUTH CAROLINA,
 FOR THE NORTHERN PITCHFORK ROAD

DATE:	01-22-2019
DRAWN:	MAS
CHECK:	PRB
CC:	JB
JOB:	17220
DWG:	17220SUB
SHEET:	1 OF 1

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN.

Philip R. Bryan
 PHILIP R. BRYAN, S.L.S. No. 28567

LEGEND

- CONCRETE MONUMENT, FOUND
- PROPERTY CORNER FOUND, AS DESCRIBED
- 5/8" REBAR SET
- MEANDER POINT, NO REBAR SET
- NEW PROPERTY LINE
- EXISTING PROPERTY LINE
- - - ADJACENT PROPERTY LINE

REFERENCES

PLAT BOOK	PAGE
L14	0316
SH	903
SH	817

1 INCH = 100 FEET

RMC USE ONLY

RECORDED

DATE: 12/04/2019 TIME: 11:34:16 AM
 Book: Page **L13 0615** DocType **Large Plat**
 Michael Miller, Register, Charleston County, SC

Record Fee: \$51.00
 Perpage: \$0.20
 TOTAL: \$51.40
 Drawn: [Signature]
 Clerk: [Signature]

City of Charleston
 ATTENTION: DANA
 Location: MAYBANK HIGHWAY

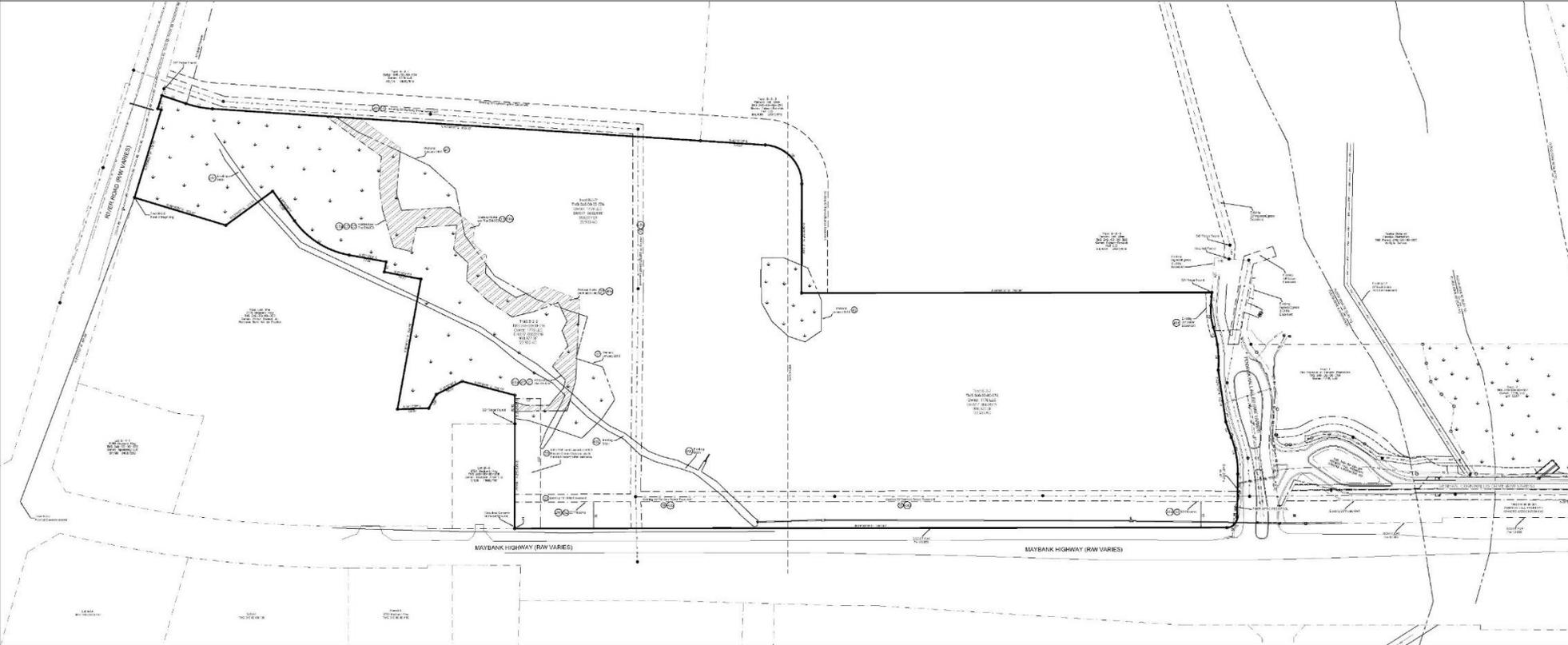
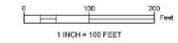
PLANNING USE ONLY

ENGINEERING DIVISION
 CITY OF CHARLESTON

DATE PLAT APPROVED: 12.4.19

APPROVED BY CITY ENGINEER
[Signature]
 FOR CITY ENGINEER

- LEGEND
- CONCRETE MONUMENT FOUND
 - PROPERTY CORNER FOUND, AS DESCRIBED
 - 5/8" REBAR SET
 - ▲ MEANDER POINT, NO REBAR SET
 - PROPERTY LINE
 - - - ADJACENT PROPERTY LINE



OVERALL VIEW: 1 INCH = 100 FEET



TO: [LENDER] THEIR SUCCESSORS 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 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/CSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPSA, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 11, 12, 14, 15, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 8, 2019.

DATE OF PLAT: OCTOBER 8, 2019

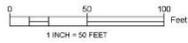
PHILIP R. BRYAN, JR. S.C. P.L.S. No. 28597

NO.	DATE	DESCRIPTION	BY
1	11-15-2019	NEEDSON PLOT, LLC COMMENTS	MAS
2	12-06-2019	NEEDSON PLOT, LLC COMMENTS	MAS
3	12-12-2019	NEEDSON PLOT, LLC COMMENTS	MAS

**SOUTHEASTERN
LAND SURVEYING LLC**
1035-B JENKINS ROAD
CHARLESTON SC 29407
(843)965-8830

AN ALTA/NPS 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:	FRB
CC:	SB
JOB:	17220
DWG:	17220 ALTA
SHEET:	1 OF 4



Tract B-2-1
TMS 345-00-00-074
Owner: 1776 LLC
AD/74 1857/915



TO (LENDER) THEIR SUCCESSORS 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 PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 3, 4, 5, 8, 11, 13, 14, 16, 17, 18 & 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 8, 2019.
 DATE OF PLAT: OCTOBER 8, 2019

PHILIP R. BRYAN, JR. S.C.P.L.S. No. 38587

Tract B-2-2
TMS 345-00-00-076
Owner: 1776 LLC
EH817 0862015
506,977 SF
22.933 AC

RIVER ROAD (RW VARIES)

MAYBANK HIGHWAY (RW VARIES)

LINE	BEARING	DISTANCE
L1	N 37° 59' 03" W	13.62'
L2	N 68° 41' 40" E	48.69'
L3	N 37° 59' 03" W	28.72'
L4	S 69° 59' 18" W	7.00'
L5	S 39° 42' 31" E	20.00'
L6	S 45° 35' 17" E	23.37'
L5B	S 42° 32' 08" E	68.80'
L5C	S 44° 19' 50" W	27.78'
L8D	N 48° 02' 17" W	28.75'
L8T	S 42° 01' 22" E	2.41'
L8A	N 22° 47' 31" W	50.00'

Field Iron Site
2770 Maybank Hwy
1976 S46-00-00-077
Owner: Arthur J. Dargatzis Jr.
Wachovia Bank N/A as Trustee

CURVE	RAIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	330.00'	52.12'	28.22'	52.90'	N 61° 13' 56" E	14° 59' 21"
C2	188.70'	127.21'	88.80'	124.10'	N 72° 04' 10" E	45° 43' 21"
C3	50.00'	31.11'	39.70'	28.07'	N 04° 36' 22" W	89° 17' 22"
C4	160.00'	21.58'	36.38'	21.48'	N 80° 52' 22" W	21° 42' 42"
C5	442.70'	31.92'	15.97'	31.80'	S 69° 11' 54" E	3° 27' 21"
C6	216.10'	49.84'	24.92'	49.53'	N 51° 55' 28" W	63° 11' 02"
C7	216.00'	33.70'	18.80'	33.87'	N 83° 03' 55" W	1° 05' 55"
C8	110.00'	42.55'	21.55'	42.29'	S 68° 29' 47" E	22° 09' 54"
C9	75.00'	113.00'	70.41'	102.87'	S 66° 07' 04" W	68° 32' 44"

Lot B-2-1
3750 Maybank Hwy
TMS 345-00-00-086
Owner: Spencey LLC
CR/58 2428/282

Lot B-2-3
2704 Maybank Hwy
TMS 345-00-00-058
Owner: Vaughan 2705 LLC
1/138 1843/257

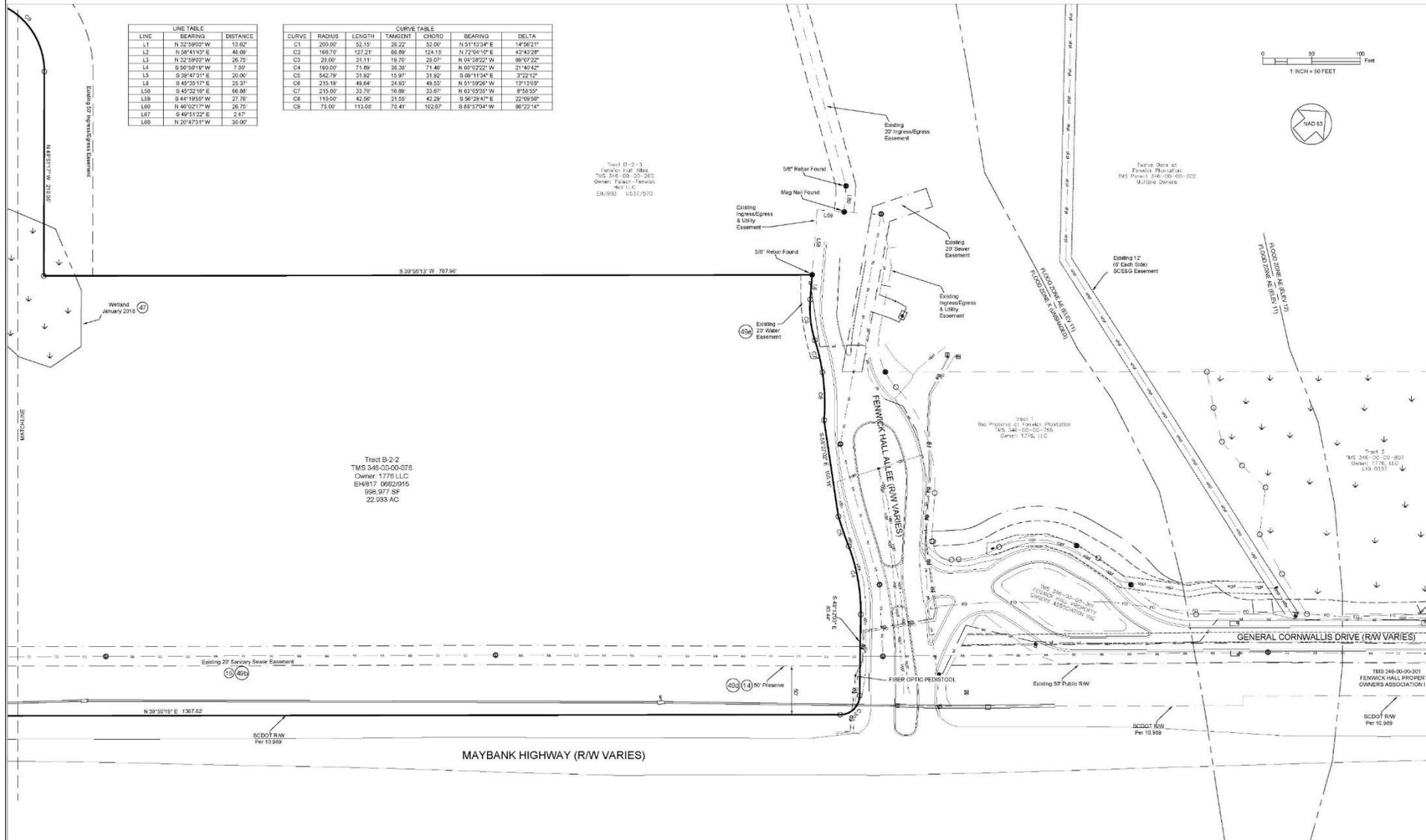
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- CONCRETE MONUMENT, FOUND
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 - MEASUR POINT, NO REBAR SET
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 - - - ADJACENT PROPERTY LINE

SOUTHEASTERN
LAND SURVEYING LLC
1035-B JENKINS ROAD
CHARLESTON SC 29407
(843)796-8530

AN ALTA/NSPS 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:	FRB
CC:	SB
JOB:	17220
DWG:	17220 ALTA
SHEET:	2 OF 4

NO.	DATE	DESCRIPTION
1	11-15-2019	NEEDSON PLOT, LLC COMMENTS
2	12-06-2019	NEEDSON PLOT, LLC COMMENTS
3	12-12-2019	NEEDSON PLOT, LLC COMMENTS



LINE	BEARING	DISTANCE
L1	N 2° 59'02" W	15.92'
L2	N 56° 41'43" E	46.66'
L3	N 22° 59'02" W	26.75'
L4	S 50° 59'19" W	7.30'
L5	S 39° 47'31" E	20.00'
L6	S 45° 20'17" E	25.37'
L8	S 45° 20'40" E	66.88'
L8.9	S 44° 19'55" W	27.76'
L6.0	N 48° 52'17" W	26.75'
L4.7	S 48° 51'22" E	2.47'
L6.8	N 20° 47'31" W	30.00'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	200.00'	53.15'	29.22'	53.00'	N 51° 12'24" E	145° 50'21"
C2	168.70'	127.21'	66.89'	124.15'	N 72° 04'10" E	45° 43'28"
C3	20.00'	31.11'	19.79'	20.00'	N 04° 29'22" W	89° 01'22"
C4	100.00'	71.66'	36.38'	71.66'	N 60° 52'22" W	21° 40'44"
C5	342.79'	31.52'	15.97'	31.52'	S 89° 11'34" E	3° 22'12"
C6	210.79'	49.64'	24.82'	49.63'	N 51° 39'26" W	13° 13'55"
C7	215.00'	32.70'	16.86'	33.67'	N 63° 30'35" W	8° 59'55"
C8	110.00'	42.56'	21.55'	42.29'	S 56° 28'47" E	22° 09'56"
C9	73.00'	113.02'	70.41'	102.67'	S 88° 37'04" W	86° 23'14"

1"=100' D-2-2
 Fenwick Hall Alley
 TMS 346-00-00-076
 Owner: Fenwick Hall LLC
 EA/6/02 LS/37/07D

Tract B-2-2
 TMS 346-00-00-076
 Owner: 1776 LLC
 EA/9/17 06/02/016
 998.977 SF
 22.933 AC

- LEGEND**
- CONCRETE MONUMENT FOUND
 - PROPERTY CORNER FOUND, AS DESCRIBED
 - 5/8" REBAR SET
 - △ MEANDER POINT, NO REBAR SET
 - PROPERTY LINE
 - - - ADJACENT PROPERTY LINE

SOUTHEASTERN LAND SURVEYING LLC
 1035-B JENNIS ROAD
 CHARLESTON SC 29407
 (843)795-8530

AN ALTA/NSP'S 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:	FRB
CC:	SB
JOB:	17220
DWG:	17220 ALTA
SHEET:	3 OF 4

NO.	DATE	DESCRIPTION
1	11-15-2018	NEEDSON PLOT, LLC COMMENTS
2	12-06-2019	NEEDSON PLOT, LLC COMMENTS
3	12-12-2019	NEEDSON PLOT, LLC COMMENTS

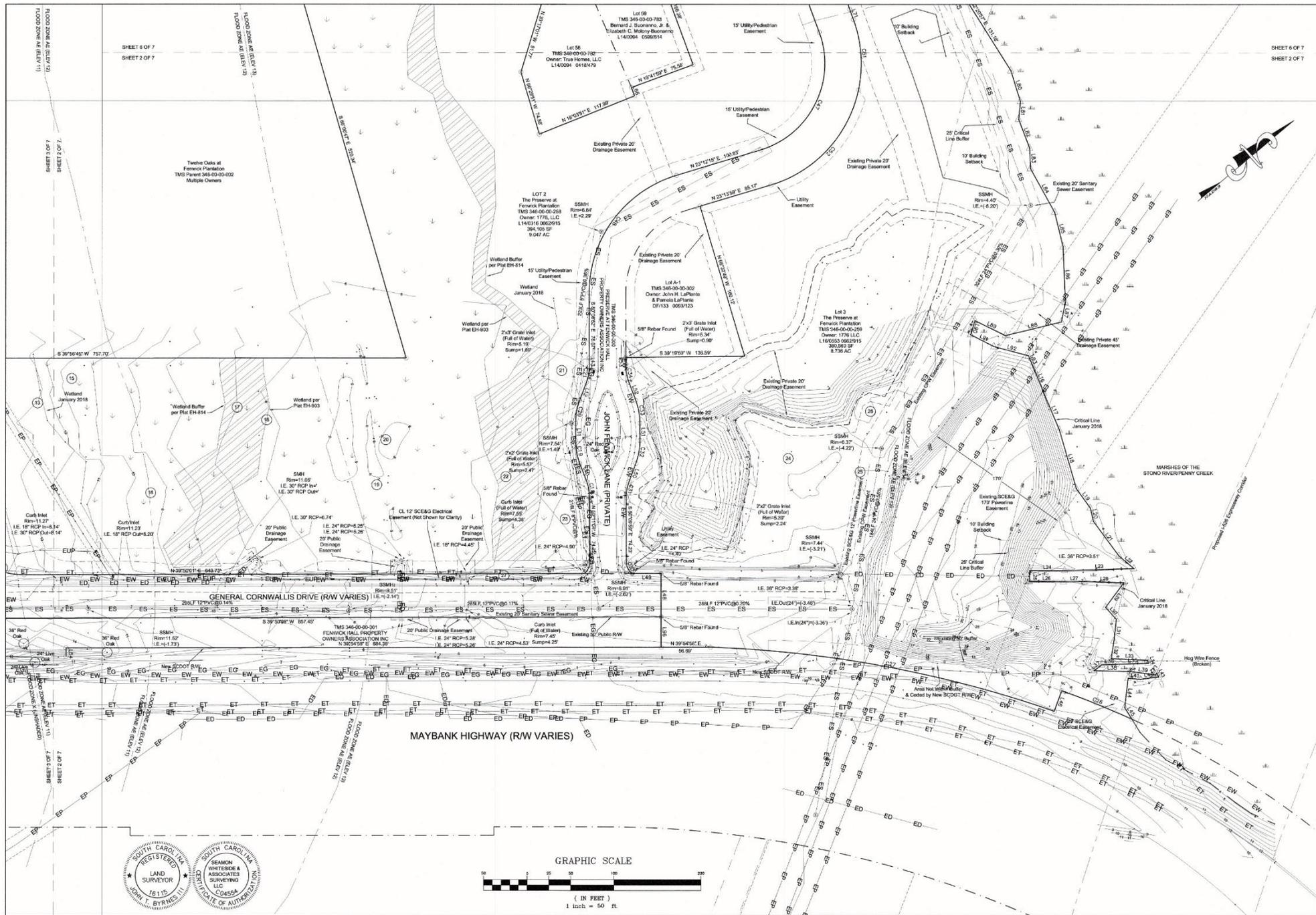


TO: LENDER | THEIR SUCCESSORS AND ASSIGNS: FIDELITY NATIONAL TITLE INSURANCE COMPANY; BEACH EQUITY INVESTMENTS, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 11, 12, 14, 16, 17, 18, & 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 8, 2019.

DATE OF PLAT: OCTOBER 8, 2019

PHILIP R. BRYAN, JR. S.C. P.L.S. No. 28597



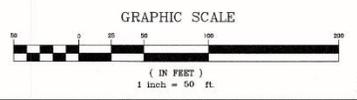
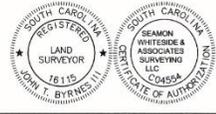
1035-B Jenkins Road
Charleston, SC 29407
(843) 795-9330



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 TFB, LLC
CHARLESTON COUNTY, SOUTH CAROLINA

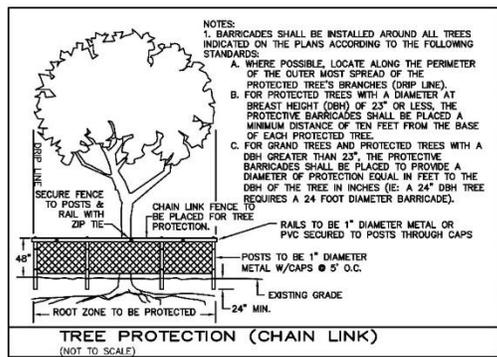
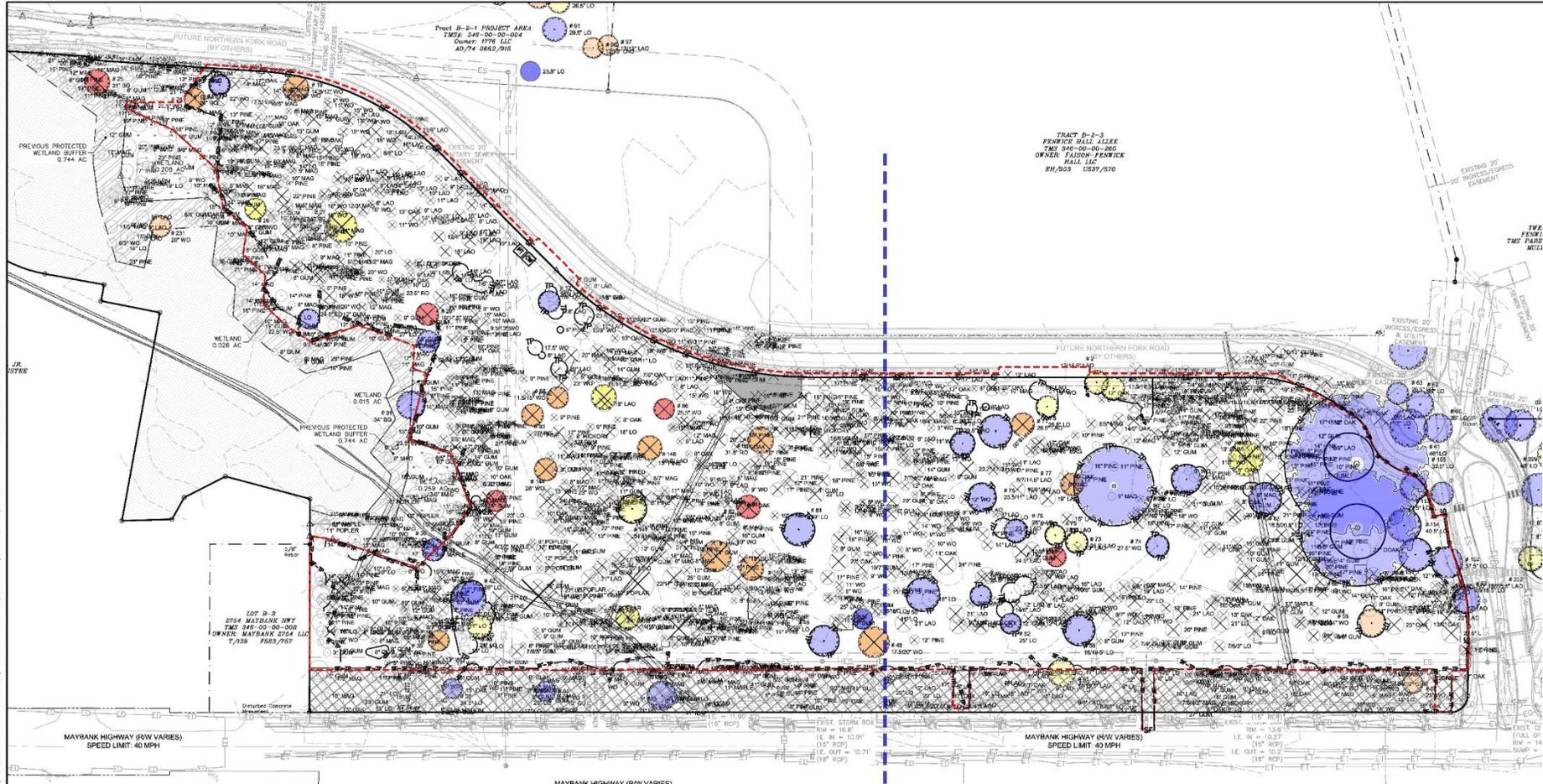
DATE:	18 JAN 2018
DRAWN:	FRB
CHECK:	JTB
CC:	JB
JOB:	17220
DWG:	17220 Fenwick TT
SHEET:	2 OF 7

NO.	DATE	DESCRIPTION	BY



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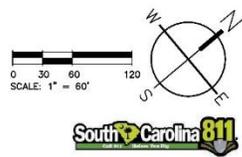


PROTECTED TREES			
PROTECTED TREES DURING OR AFTER DEVELOPMENT: THE REMOVAL, REDUCTION, DESTROYING OR SEVERE TRUNK MANIPULATION OF PROTECTED TREES REQUIRED TO BE SAVED BY THIS CHAPTER IS PROHIBITED. FOR PARCELS OF LAND PROPOSED FOR DEVELOPMENT, A MINIMUM NUMBER OF PROTECTED TREES ON THE SITE PARCELS SHALL BE SAVED. THE TOTAL NUMBER OF PROTECTED TREES PER ACRE SHALL BE SAVED. FOR PARCELS CONTAINING LESS THAN FIVE (5) PROTECTED TREES PER ACRE, THE TOTAL NUMBER OF PROTECTED TREES REQUIRED TO BE SAVED SHALL EQUAL THE TOTAL NUMBER OF PROTECTED TREES ON THE PARCEL. GRAND TREES TO BE SAVED MAY BE USED TO CALCULATE THE TOTAL NUMBER OF PROTECTED TREES TO BE SAVED.			
CITY REQUIREMENT	ACRES	TOTAL PROTECTED TREES REQUIRED	TOTAL EXISTING PROTECTED TREES
15 PROTECTED TREES/AC	13.4	201	669
*PER CHARLESTON'S ZONING CODE, THE AREA OF EXISTING UTILITY AND DRAINAGE EASEMENTS MAY BE SUBTRACTED FROM THE TOTAL SITE AREA FOR THE PURPOSE OF CALCULATING THE NUMBER OF PROTECTED TREES REQUIRED TO BE SAVED.			
SIGNIFICANT TREE SUMMARY			
	# OF TREES	TOTAL INCHES	
REMOVED	1067	14489	
REMAINING	591	7800	
NOTE: MITIGATION TREES TO BE SAVED MUST BE ACCOMMODATED AND CONSTRUCTION PER DECEMBER 15, 2018 NOT APPROVAL.			

TREE LEGEND

SIGNIFICANT TREE (16" DBH) TO REMAIN-RATED F	GRAND TREE (24"+) TO REMAIN-RATED F
SIGNIFICANT TREE (16" DBH) TO REMAIN-RATED D	GRAND TREE (24"+) TO REMAIN-RATED D
SIGNIFICANT TREE (16" DBH) TO REMAIN-RATED C	GRAND TREE (24"+) TO REMAIN-RATED C
SIGNIFICANT TREE (16" DBH) TO REMAIN-RATED B	GRAND TREE (24"+) TO REMAIN-RATED B
SIGNIFICANT TREE (16" DBH) TO REMAIN-RATED A	GRAND TREE (24"+) TO REMAIN-RATED A
SIGNIFICANT TREE (16" DBH) TO BE REMOVED-RATED F	GRAND TREE (24"+) TO BE REMOVED-RATED F
SIGNIFICANT TREE (16" DBH) TO BE REMOVED-RATED D	GRAND TREE (24"+) TO BE REMOVED-RATED D
SIGNIFICANT TREE (16" DBH) TO BE REMOVED-RATED C	GRAND TREE (24"+) TO BE REMOVED-RATED C
SIGNIFICANT TREE (16" DBH) TO BE REMOVED-RATED B	GRAND TREE (24"+) TO BE REMOVED-RATED B
SIGNIFICANT TREE (16" DBH) TO BE REMOVED-RATED A	GRAND TREE (24"+) TO BE REMOVED-RATED A
SIGNIFICANT TREE (16" DBH) TO REMAIN-UNRATED OR ADJACENT PHASE	GRAND TREE (16" DBH) TO REMAIN-UNRATED OR ADJACENT PHASE

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



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 29564 1667
 GREENVILLE, SC 29604 0534
 SUMMERVILLE, SC 29572 0710
 SPARTANBURG, SC 29576 0534
 CHARLOTTE, NC 28212 2440
 WWW.SWSEASONWHITESIDE.COM



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

SW PROJECT: 8211
 DATE: 3/20/19
 DRAWN BY: MRC
 CHECKED BY: RFP

REVISION HISTORY

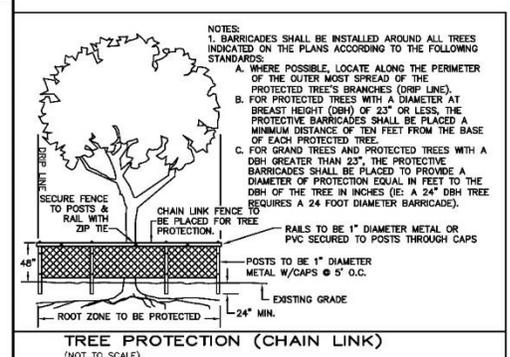
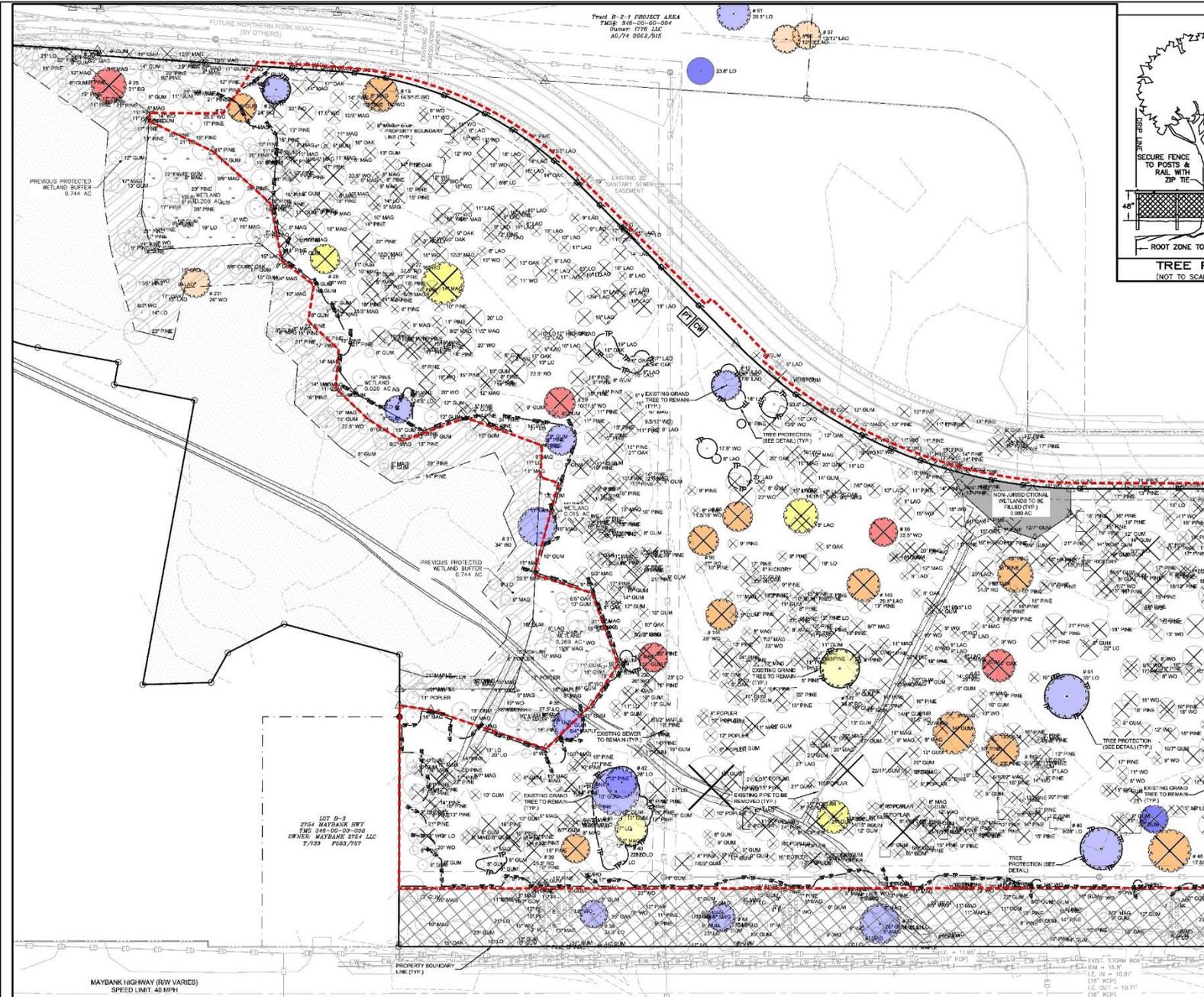
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2	7/8/19	
3	8/29/19	
4	10/23/19	
5	11/29/19	
6	1/27/20	
7	3/4/20	

OVERALL TREE REMOVAL AND DEMOLITION PLAN

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501 WANDOO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29561

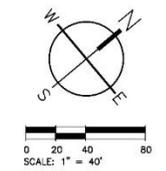
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TREE LEGEND

SIGNIFICANT TREE (18-23") TO REMAIN-RATED F	GRAND TREE (24"+) TO REMAIN-RATED F
SIGNIFICANT TREE (18-23") TO REMAIN-RATED D	GRAND TREE (24"+) TO REMAIN-RATED D
SIGNIFICANT TREE (18-23") TO REMAIN-RATED C	GRAND TREE (24"+) TO REMAIN-RATED C
SIGNIFICANT TREE (18-23") TO REMAIN-RATED B	GRAND TREE (24"+) TO REMAIN-RATED B
SIGNIFICANT TREE (18-23") TO REMAIN-RATED A	GRAND TREE (24"+) TO REMAIN-RATED A
SIGNIFICANT TREE (18-23") TO BE REMOVED-RATED F	GRAND TREE (24"+) TO BE REMOVED-RATED F
SIGNIFICANT TREE (18-23") TO BE REMOVED-RATED D	GRAND TREE (24"+) TO BE REMOVED-RATED D
SIGNIFICANT TREE (18-23") TO BE REMOVED-RATED C	GRAND TREE (24"+) TO BE REMOVED-RATED C
SIGNIFICANT TREE (18-23") TO BE REMOVED-RATED B	GRAND TREE (24"+) TO BE REMOVED-RATED B
SIGNIFICANT TREE (18-23") TO BE REMOVED-RATED A	GRAND TREE (24"+) TO BE REMOVED-RATED A
SIGNIFICANT TREE (18-23") TO REMAIN UNRATED OR ADJACENT PHASE	GRAND TREE (18-23") TO REMAIN UNRATED OR ADJACENT PHASE

NOTE: SIZE OF TREE SYMBOL REPRESENTS TREE PROTECTION ZONES OF 1000" DIAMETER FOR EACH INCH DBH MEASUREMENT.



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 29561
GREENVILLE, SC 29615
SUMMERVILLE, SC 29586
SPARTANBURG, SC 29176
CHARLOTTE, NC 28203



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

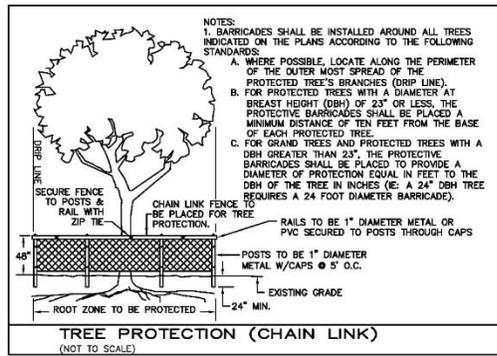
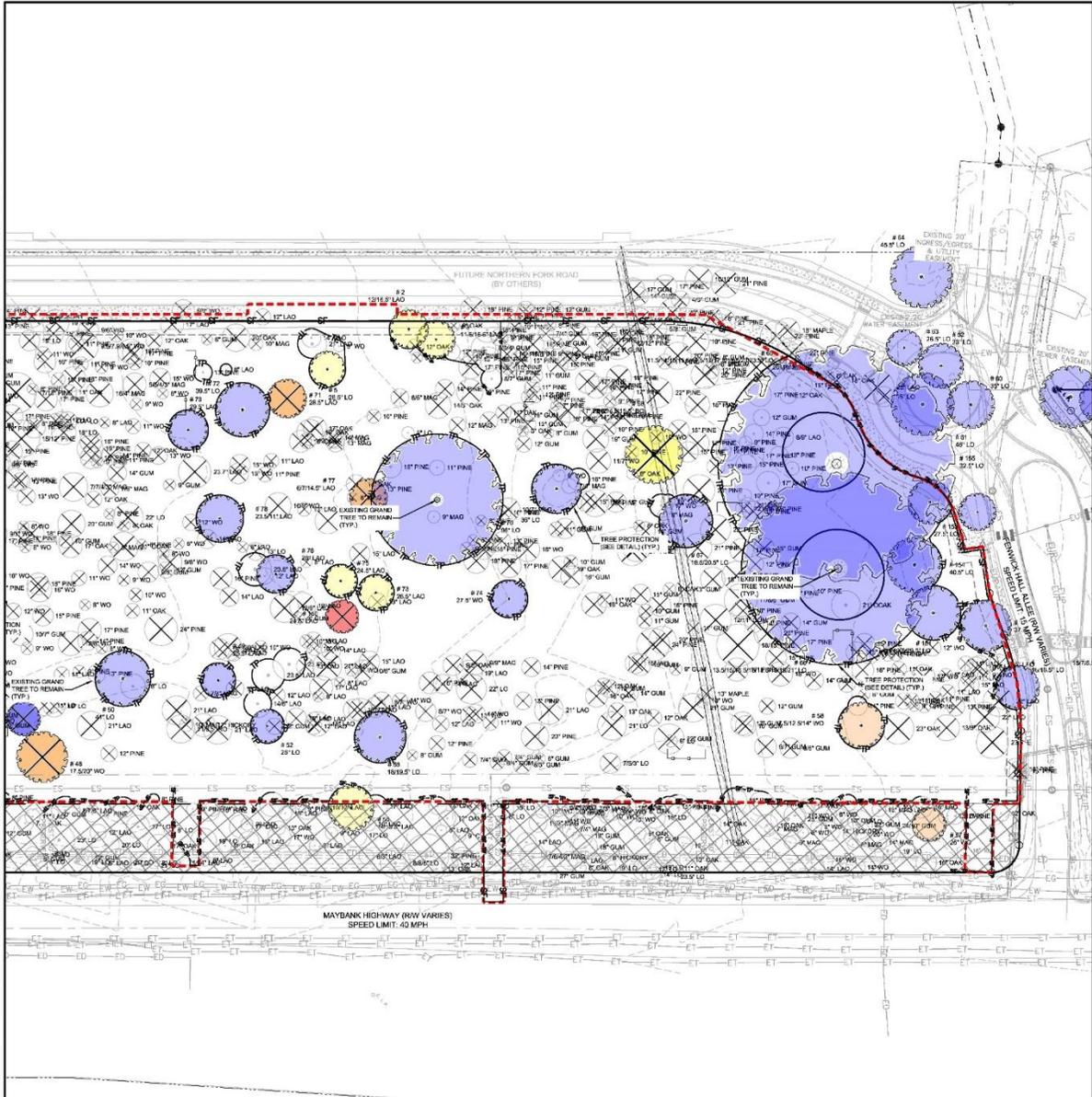
SWH PROJECT: 3021
DATE: 3/20/20
DRAWN BY: MRC
CHECKED BY: RFP

REVISION HISTORY

1	5/19/19	
2	7/8/19	
3	9/26/19	
4	10/23/19	
5	11/20/19	
6	1/27/20	
7	3/4/20	

TREE REMOVAL AND DEMOLITION PLAN I

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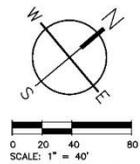
TREE PROTECTION (CHAIN LINK)
(NOT TO SCALE)

NOTES:
 1. BARRICADES SHALL BE INSTALLED AROUND ALL TREES INDICATED ON THE PLANS ACCORDING TO THE FOLLOWING STANDARDS:
 A. WHERE POSSIBLE, LOCATE ALONG THE PERIMETER OF THE OUTER MOST SPREAD OF THE PROTECTED TREE'S BRANCHES (DHP LINE).
 B. FOR PROTECTED TREES WITH A DIAMETER AT BREAST HEIGHT (DBH) OF 23" OR LESS, THE PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF TEN FEET FROM THE BASE OF EACH PROTECTED TREE.
 C. FOR GRAND TREES AND PROTECTED TREES WITH A DBH GREATER THAN 23", THE PROTECTIVE BARRICADES SHALL BE PLACED TO PROVIDE A DIAMETER OF PROTECTION EQUAL IN FEET TO THE DBH OF THE TREE IN INCHES (E.G. A 24" DBH TREE REQUIRES A 24 FOOT DIAMETER BARRICADE).

TREE LEGEND

● SIGNIFICANT TREE (10'-25') TO REMAIN-RATED F	● GRAND TREE (24"-4) TO REMAIN-RATED F
● SIGNIFICANT TREE (10'-25') TO REMAIN-RATED D	● GRAND TREE (24"-4) TO REMAIN-RATED D
● SIGNIFICANT TREE (10'-25') TO REMAIN-RATED C	● GRAND TREE (24"-4) TO REMAIN-RATED C
● SIGNIFICANT TREE (10'-25') TO REMAIN-RATED B	● GRAND TREE (24"-4) TO REMAIN-RATED B
● SIGNIFICANT TREE (10'-25') TO REMAIN-RATED A	● GRAND TREE (24"-4) TO REMAIN-RATED A
● SIGNIFICANT TREE (10'-25') TO BE REMOVED-RATED F	● GRAND TREE (24"-4) TO BE REMOVED-RATED F
● SIGNIFICANT TREE (10'-25') TO BE REMOVED-RATED D	● GRAND TREE (24"-4) TO BE REMOVED-RATED D
● SIGNIFICANT TREE (10'-25') TO BE REMOVED-RATED C	● GRAND TREE (24"-4) TO BE REMOVED-RATED C
● SIGNIFICANT TREE (10'-25') TO BE REMOVED-RATED B	● GRAND TREE (24"-4) TO BE REMOVED-RATED B
● SIGNIFICANT TREE (10'-25') TO BE REMOVED-RATED A	● GRAND TREE (24"-4) TO BE REMOVED-RATED A
● SIGNIFICANT TREE (10'-25') TO REMAIN-UNRATED OR ADJACENT PHASE	● GRAND TREE (10'-25') TO REMAIN-UNRATED OR ADJACENT PHASE

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



EXISTING UTILITY NOTE:
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SW
 SHAMON
 WHITESIDE
 &
 ASSOCIATES
 INC.
 SEASON WHITESIDE

THE
BEACH
 COMPANY
 Est. 1945



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

SWH PROJECT: 3011
 DATE: 3/20/20
 DRAWN BY: MRC
 CHECKED BY: RFP

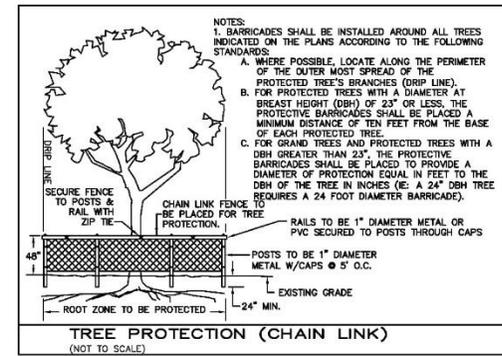
REVISION HISTORY

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2	7/8/19	
3	8/29/19	
4	10/23/19	
5	11/20/19	
6	1/27/20	
7	3/2/20	

TREE REMOVAL AND DEMOLITION PLAN II

Fenwick Multifamily Grand Tree Assessment					
Tree No.	DBH	Species	Grade	Comments	BZA
2	12/16.5	Laurel Oak	C	V Shape Crotch; poor form	Encroachment
3	11.5/16.5	Laurel Oak	C	V Shape Crotch; leaning	Encroachment
5	26.5	Live Oak	C	Suppressed	Encroachment
11	26	Laurel Oak	B	Leaning	Encroachment
19	14.5/17	Water Oak	F	Hollow	Special Exception
23	24	Red Oak	B		
34	25.5	Water Oak	D	Storm Damage	Special Exception
25	31	Black Gum	F	Broken Top; hollow	Variance
28	28.5	Water Oak	D	Storm Damage; leaning	Special Exception
27	37.5	Red Oak	C	V Shape Crotch; hollow	Variance
29	10/17.5	Water Oak	F	Hollow	Special Exception
30	27	Live Oak	B		Encroachment
31	37	Black Gum	F		Encroachment
32	34.5	Live Oak	B		
36	27.5	Live Oak	B		
38	24.5	Live Oak	B		
39	25.5	Red Oak	D	Storm Damage; hollow	Variance
40	28.5	Live Oak	C	Storm Damage; leaning	Encroachment
41	18.5/22.5	Live Oak	B		Encroachment
42	28	Live Oak	B		Encroachment
44	24.5	Live Oak	B	Leaning	
45	11/24.5	Live Oak	B	Leaning	
46	22	Live Oak	B		Encroachment
47	25	Laurel Oak	B		Variance
48	17.5/20	Water Oak	D	Hollow	Special Exception
49	25.5	Laurel Oak	B		Encroachment
50	24	Live Oak	B		Encroachment
52	25	Live Oak	B		
55	14/19.5	Laurel Oak	C	V Shape Crotch; poor form	
56	18/19.5	Live Oak	B		
57	25	Water Oak	D	Broken Top; hollow	
58	7.2/12.5/14	Water Oak	D	Storm Damage; leaning	Encroachment
59	16/16.5	Live Oak	B	V Shape Crotch	Encroachment
65	13.5/14/15.5/16.5/17/17.5/18.5/19/20.5	Live Oak	B	Cluster	Encroachment
66	13.5/15/16.5/18/18.5/19/19/21	Live Oak	B	Cluster	Encroachment
67	16.5/20.5	Live Oak	B	Suppressed	Encroachment
68	12.5/14.5/15.5	Black Gum	C	Stump Sprouts	Variance
69	36	Live Oak	B		Encroachment
70	36	Live Oak	B		Encroachment
71	28.5	Laurel Oak	D	Hollow	Variance
72	32	Live Oak	B		Encroachment
78	26.5	Laurel Oak	C	Poor form	
74	37.5	Water Oak	B		Encroachment
76	28	Laurel Oak	B		Encroachment
77	6/7/14.5	Laurel Oak	D	Hollow; possible separate	Variance
78	22.5/11	Laurel Oak	B		Encroachment
79	25.5	Laurel Oak	B		Encroachment
81	39	Live Oak	B		Encroachment
82	29	Water Oak	F	Broken Top	Special Exception
83	21.5	Red Oak	D	Hollow Base	Variance
86	25.5	Water Oak	D	Storm Damage; hollow	Special Exception
87	14/16.5	Laurel Oak	C	Poor Form; possible separate	Variance
88	11.5/15	Water Oak	D	Broken Top; hollow	Special Exception
90	27	Red Oak	D	Hollow	Variance
94	26	Water Oak	D	Hollow	Special Exception
146	25.5	Laurel Oak	D	Decay; leaning	Variance
147	34.5	Red Oak	C	Poor form	Encroachment
148	37.5	Red Oak	D	Hollow; leaning	Variance
149	8.5/10/11	Water Oak	F	Stump Sprouts	Special Exception
150	24.5	Laurel Oak	F	Stump Sprouts	Variance
151	10.5/29.5	Live Oak	B		
152	37.5	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	Laurel Oak	B		
206	27	Laurel Oak	B		Encroachment
208	30.5	Laurel Oak	B		
209	35	Laurel Oak	B		Encroachment
210	25.5	Laurel Oak	C	V Shape Crotch	
211	10.5/14/15	Laurel Oak	C	Stump Sprouts	Encroachment
212	26	Laurel Oak	B		Encroachment
213	19/18	Red Oak	B	Possible Separate	Encroachment
228	14/15	Black Gum	C		Variance
229	48	Live Oak	C		
231	26	Water Oak	D	Hollow	Special Exception
232	17/75.5	Laurel Oak	C	Poor Form	

BZA Special Exception Removal
 BZA Variance Removal
 PZ Encroachment



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SW SHAMON, WHITESIDE & ASSOCIATES, INC.
 SEASON WHITESIDE
 MOUNT PLEASANT, SC 29464-1067
 GREENVILLE, SC 29615-0534
 SUMMERVILLE, SC 29582-0719
 SPARTANBURG, SC 29582-0534
 CHARLOTTE, NC 28202-3446
 WWW.SHAMONWHITESIDE.COM

THE BEACH COMPANY
 Est. 1945



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

SWH PROJECT: 8011
 DATE: 3/20/19
 DRAWN BY: MRC
 CHECKED BY: RFP

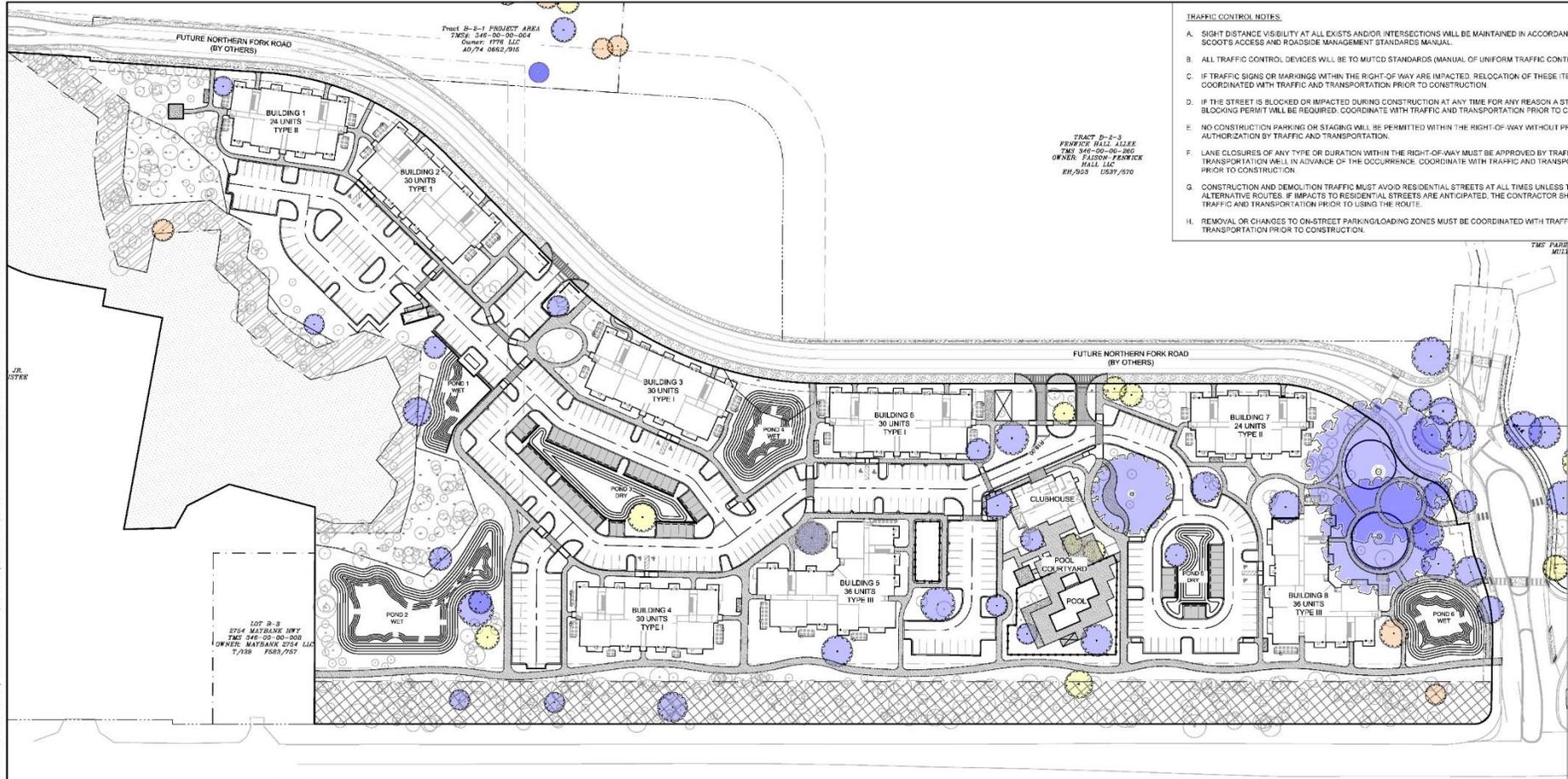
REVISION HISTORY

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2	7/8/19	
3	8/29/19	
4	10/23/19	
5	11/20/19	
6	1/27/20	
7	3/4/20	

GRAND TREE REMOVAL SUMMARY

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- TRAFFIC CONTROL NOTES:**
- SIGHT DISTANCE VISIBILITY AT ALL EXISTS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCOTTS 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 BLOCKING 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 III (HIGH INTENSITY) OR GREATER RETROREFLECTIVE SHEETING. UPON APPROVAL 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 8" 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 III LETTERING.
- THE STREET NAME LETTER FONT (OR TYPE) SHALL BE HIGHWAY 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, CR, PKWY, AVE, BLVD ARE TO BE 50% SUPERSCRIPIT.
- 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 SUPERSCRIPIT DESIGNATION SHALL BE A MINIMUM OF 2".
- STREET NAME SIGNS SHALL BE MOUNTED AT LEAST 8" 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 LB/FT STEEL U-CHEANNEL 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.
- SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCOTTS 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
- PERVIOUS CONCRETE
- PROPERTY BUFFER
- PITCHFORK ROAD SIDEWALK

TOTAL BUILDING SF:

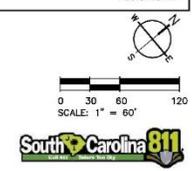
- BUILDING 1:** +/- 27,809 SF
24 UNITS
1ST FLOOR: 9,519 SF
2ND FLOOR: 9,145 SF
3RD FLOOR: 9,145 SF
- BUILDING 2:** +/- 35,986 SF
30 UNITS
1ST FLOOR: 12,294 SF
2ND FLOOR: 11,846 SF
3RD FLOOR: 11,846 SF
- BUILDING 3:** +/- 35,986 SF
30 UNITS
1ST FLOOR: 12,294 SF
2ND FLOOR: 11,846 SF
3RD FLOOR: 11,846 SF
- 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: 11,846 SF
3RD FLOOR: 11,846 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

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.

SW WHITESIDE
SEASON WHITESIDE

MOUNT PLEASANT, SC 29504 1067
GREENVILLE, SC 864 296 0534
SUMMERVILLE, SC 843 972 0710
SPARTANBURG, SC 864 296 0534
CHARLOTTE, NC 980 312 2460
WWW.SHAMONWHITESIDE.COM

THE BEACH COMPANY
Est. 1945



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

SWH PROJECT: 3021
DATE: 3/20/20
DRAWN BY: MRC
CHECKED BY: RFP

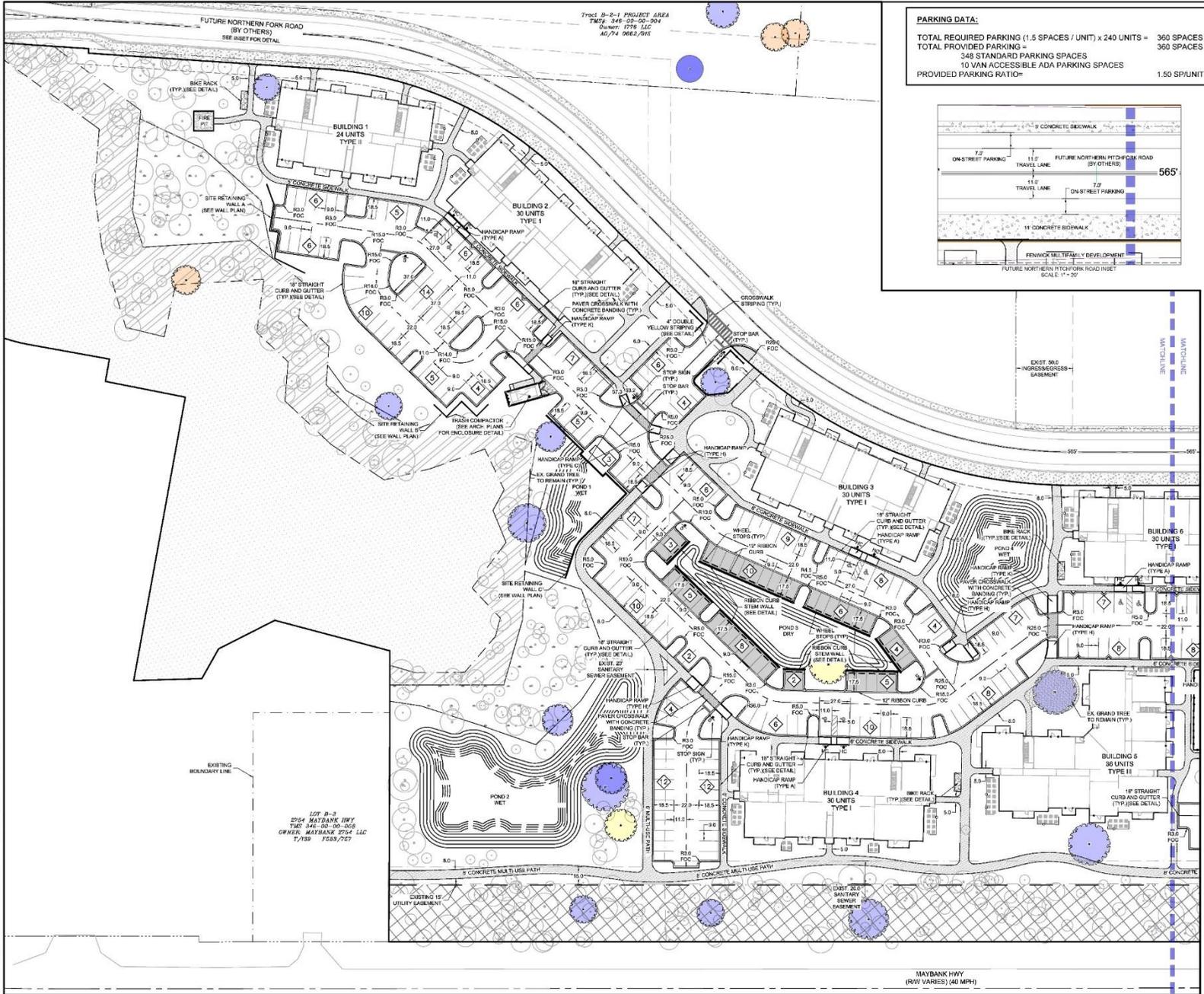
REVISION HISTORY

NO.	DATE	DESCRIPTION
1	3/10/19	
2	7/8/19	
3	9/26/19	
4	10/23/19	
5	11/20/19	
6	1/27/20	
7	3/4/20	

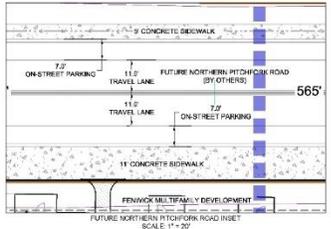
OVERALL SITE PLAN

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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

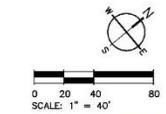


TOTAL BUILDING SF:

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

MATERIAL LEGEND

- WETLAND AREA
- PREVIOUSLY PROTECTED WETLAND BUFFER
- PREVIOUSLY PROTECTED WETLAND
- CONCRETE SIDEWALK
- BRICK PAVERS
- PLANTATION MIX PATH
- PERVIOUS CONCRETE
- LANDSCAPE BUFFER
- PITCHFORK ROAD SIDEWALK



MOUNT PLEASANT, SC 29561
 GREENVILLE, SC 29615
 SPARTANBURG, SC 29176
 CHARLOTTE, NC 28202



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

SW PROJECT: 2011
 DATE: 3/20/20
 DRAWN BY: MRC
 CHECKED BY: RFP

REVISION HISTORY

1	5/19/19	
2	7/8/19	
3	9/26/19	
4	10/23/19	
5	11/20/19	
6	1/27/20	
7	3/4/20	

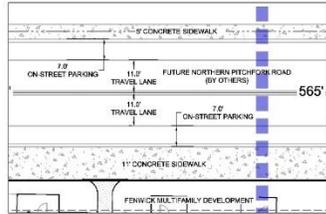
SITE PLAN I

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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

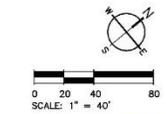


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BUILDING 5: +/- 44,248 SF 36 UNITS 1ST FLOOR: 15,026 SF 2ND FLOOR: 14,611 SF 3RD FLOOR: 14,611 SF	

MATERIAL LEGEND

[Symbol]	WETLAND AREA
[Symbol]	PREVIOUSLY PROTECTED WETLAND BUFFER
[Symbol]	PREVIOUSLY PROTECTED WETLAND
[Symbol]	CONCRETE SIDEWALK
[Symbol]	BRICK PAVERS
[Symbol]	PLANTATION MIX PATH
[Symbol]	PERVIOUS CONCRETE
[Symbol]	PROPERTY BUFFER
[Symbol]	PITCHFORK ROAD SIDEWALK



EXISTING UTILITY NOTE:

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SW
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 CHARLOTTE, NC 980.312.5460
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FENWICK MULTI-FAMILY
 BEACH FENWICK, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

SWH PROJECT: 2011
 DATE: 3/20/20
 DRAWN BY: MRC
 CHECKED BY: RFP

REVISION HISTORY

1	5/19/19	
2	7/8/19	
3	8/29/19	
4	10/23/19	
5	11/20/19	
6	1/27/20	
7	3/4/20	

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



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843.884.1687
GREENVILLE, SC
864.298.0534
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843.972.0710
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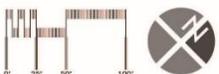
FENWICK MULTI-FAMILY
THE BEACH COMPANY
CITY OF CHARLESTON, SOUTH CAROLINA

SW PROJECT: 6211
DATE: 3/30/20
DRAWN BY: CMP
CHECKED BY: DRS

REVISION HISTORY

1	6/10/19	
2	7/8/19	
3	8/29/19	
4	10/23/19	
5	11/20/19	
6	1/27/20	

CONTEXT PHOTOS



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



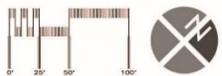
FENWICK MASTER PLAN EXHIBIT

BEACH COMPANY
JOHNS ISLAND, SC
MARCH 4, 2020



LEGEND

	DETENTION BASIN
	7' PRIMARY PATH/TRAIL SPUR
	5' SECONDARY PATH
	NATURAL PARK
	SHADED SEATING
	POOL AREA
	PICNIC AREA
	DOG PARK
	COURTYARD
	WILDLIFE OBSERVATION STRUCTURE
	LAWN + SEATING
	LAWN + SEATING
	FIRE PIT AREA
	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



YAUAPON/DWARF YAUAPON 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 SECONDARY ENTRANCE

CURRENT SUBMITTAL

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



FENWICK PERSPECTIVES

BEACH COMPANY
JOHNS ISLAND, SC
JUNE 26, 2020



VIEW OF MAIN ENTRANCE

CURRENT SUBMITTAL

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



FENWICK PERSPECTIVES

BEACH COMPANY
JOHNS ISLAND, SC
JUNE 26, 2020



VIEW OF SECONDARY ENTRANCE

PREVIOUS SUBMITTAL

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

CURRENT SUBMITTAL

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



FENWICK PERSPECTIVES

BEACH COMPANY
JOHNS ISLAND, SC
JUNE 26, 2020



VIEW OF SECONDARY ENTRANCE



VIEW OF POND OVERLOOK

PREVIOUS SUBMITTAL (CONCEPTUAL)



FENWICK PERSPECTIVES

BEACH COMPANY
JOHNS ISLAND, SC
NOVEMBER 20, 2019



VIEW OF POND OVERLOOK

CURRENT SUBMITTAL



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

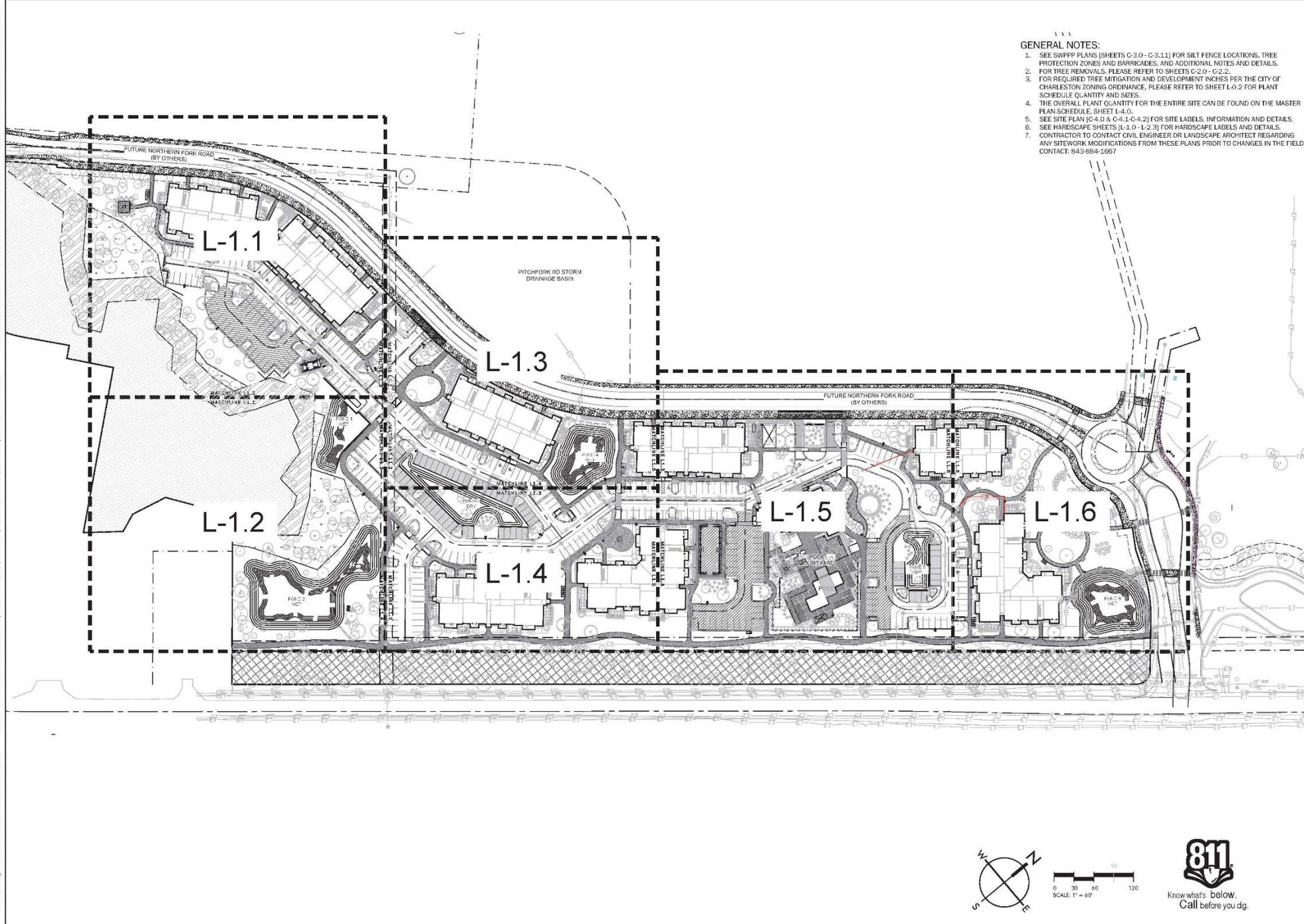
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



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 SITING WORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 843-884-2967



MOUNT PLEASANT, SC 29664-1067
 GREENVILLE, SC 29601-0534
 SUMMERVILLE, SC 29572-0710
 SPARTANBURG, SC 29584-0534
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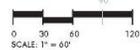
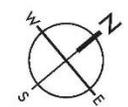
FENWICK MULTI-FAMILY
 THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

SWA PROJECT: 0211
 DATE: 3/3/2020
 DRAWN BY: CMP
 CHECKED BY: DRS

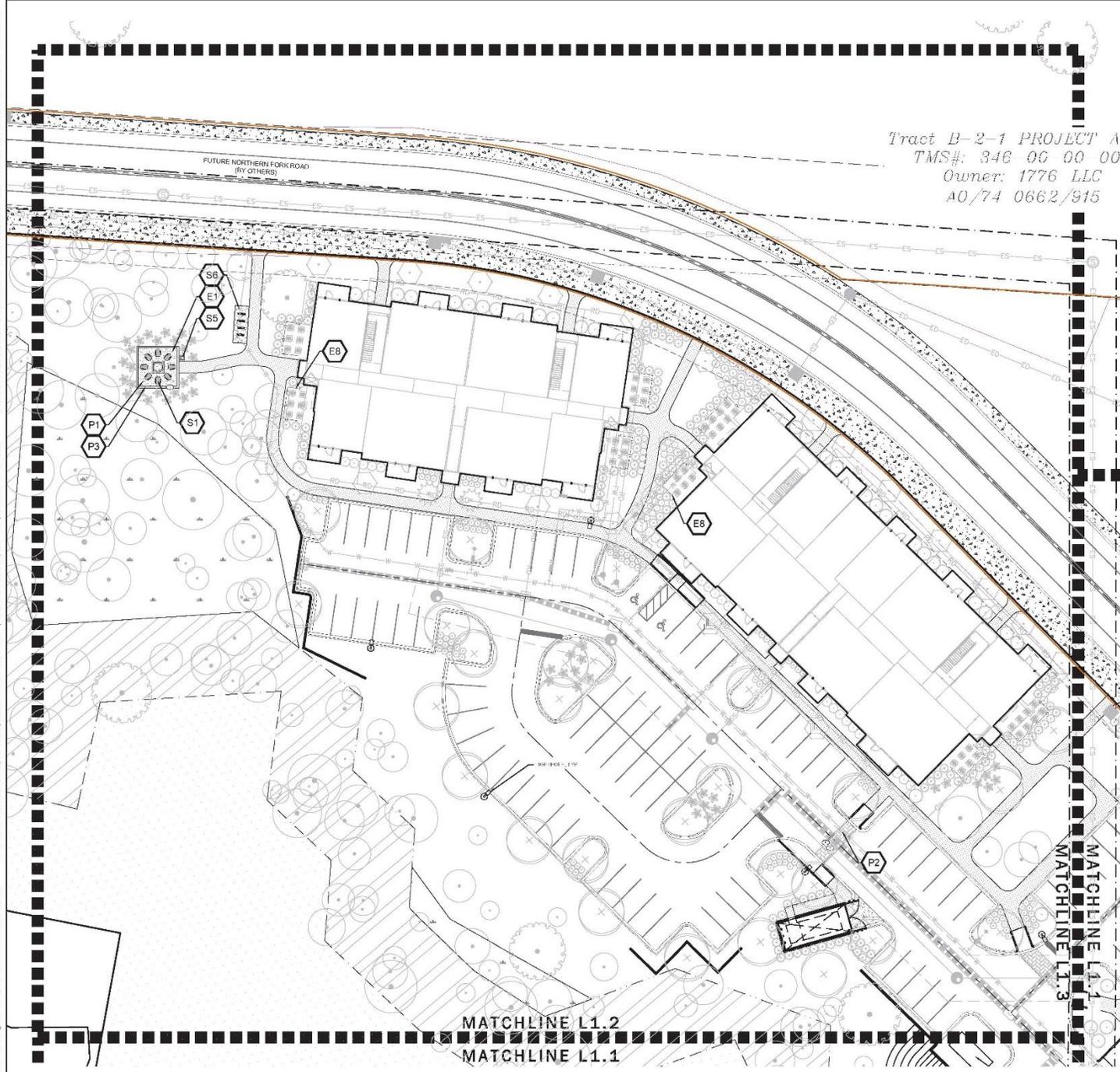
REVISION HISTORY

1	8/10/19	
2	7/8/19	
3	6/20/19	
4	1/22/20	
5	11/20/19	
6	1/27/20	

HARDSCAPE SHEET KEY



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Tract B-2-1 PROJECT A
 TMS#: 346 00 00 00
 Owner: 1776 LLC
 AO/74 0662/915

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: 843-884-1667

HARDSCAPE SCHEDULE

PAVING (P)

KEY:	ITEM:	DETAILS:
P1	PLANTATION MIX PATIO	1 - L-2.1
P2	VEHICULAR PAVERS	23 - L-2.1
P3	PEDESTRIAN PAVERS	23 - 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 PAVERS	9 - L-2.1

SITE FURNISHINGS (S)

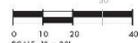
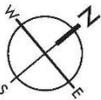
KEY:	ITEM:	DETAILS:
S1	ADIRONDACK CHAIR	1 - L-2.2
S2	COMMUNITY TABLE	2 - L-2.2
S3	BISTRO TABLE	3 - L-2.2
S4	BISTRO CHAIR	4 - L-2.2
S5	TRASHCAN	5 - L-2.2
S6	BIKE RACK	6 - L-2.2
S7	BENCH	7 - L-2.2
S8	CIRCULAR BENCH	8 - L-2.2
S9	SIDE TABLE	9 - L-2.2

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	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 TRELIS	8 - L-2.3
E10	SWING ARBOR	9 - L-2.3
E11	MAIN ENTRANCE SIGN FEATURE	
E12	SECONDARY ENTRANCE SIGN FEATURE	

KEY: ITEM & DETAIL

A	GOLD COAST 2 - L-2.1
B	BATTERY GRAY 2 - L-2.1



MOUNT PLEASANT, SC 29458-1087
 GREENVILLE, SC 29606-0534
 SUMMERVILLE, SC 29472-0710
 SPARTANBURG, SC 29426-0534
 CHARLOTTE, NC 28212-5460
 WWW.SEASONWHITESEDE.COM



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

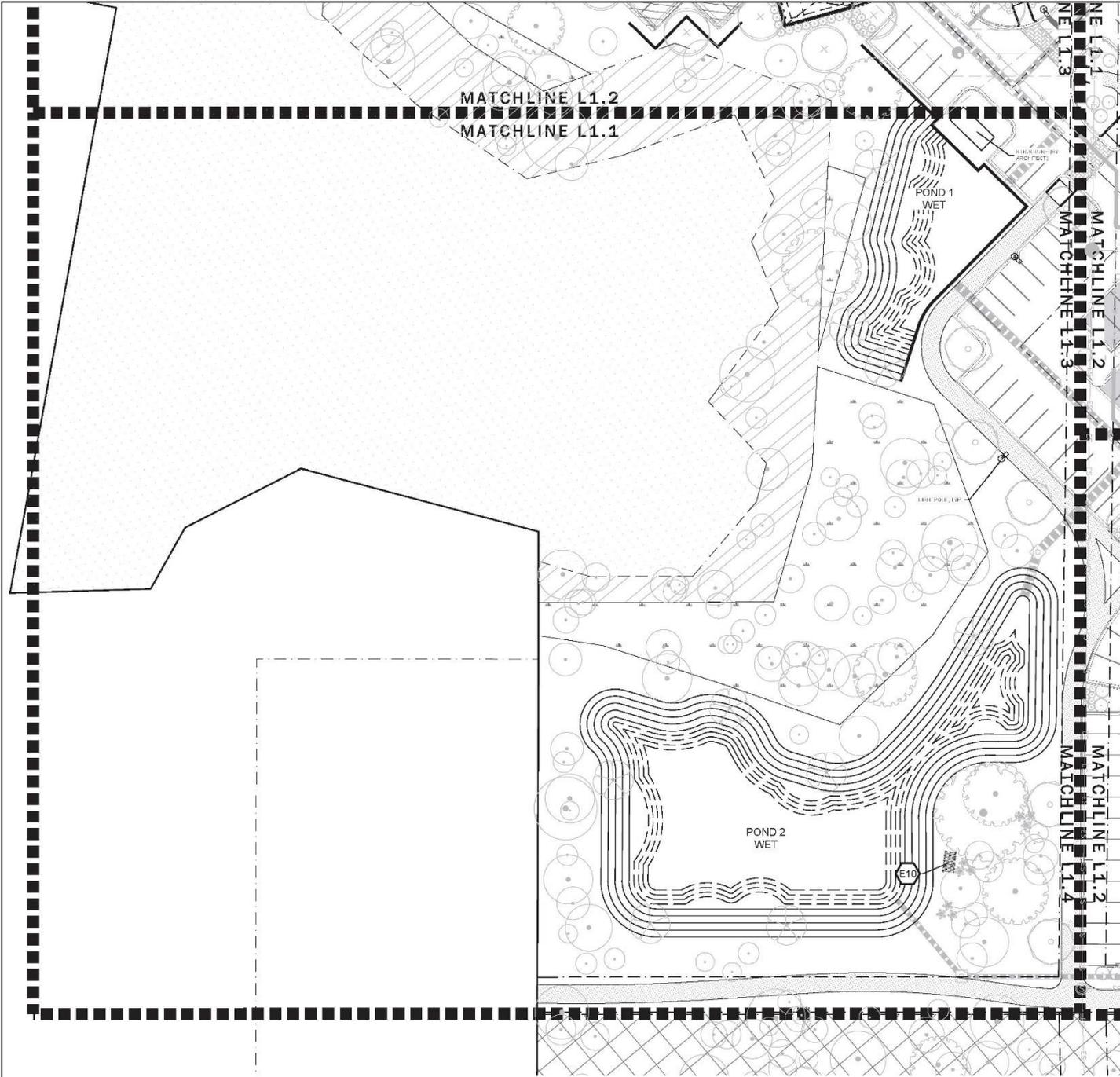
SWA PROJECT: 0211
 DATE: 3/20/20
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY

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

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:	DETAIL(S):
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 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 PAVERS	9 - L-2.1

SITE FURNISHINGS (S)		
KEY:	ITEM:	DETAIL(S):
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	TRASHCAN	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:	DETAIL(S):
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 TRELIS	8 - L-2.3
E10	SWING ARBOR	9 - L-2.3
E11	MAIN ENTRANCE SIGN FEATURE	
E12	SECONDARY ENTRANCE SIGN FEATURE	

KEY:	ITEM:	DETAIL(S):
A	GOLD COAST	2 - L-2.1
B	BATTERY GRAY	2 - L-2.1



MOUNT PLEASANT, SC 29524-1087
 GREENVILLE, SC 864-298-0534
 SUMMERVILLE, SC 843-972-0710
 SPARTANBURG, SC 864-298-0534
 CHARLOTTE, NC 980-312-5490
 WWW.SWAWHITESIDE.COM



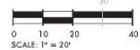
FENWICK MULTI-FAMILY
 THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

GWH PROJECT: 0211
 DATE: 3/30/20
 DRAWN BY: CMP
 CHECKED BY: DRS

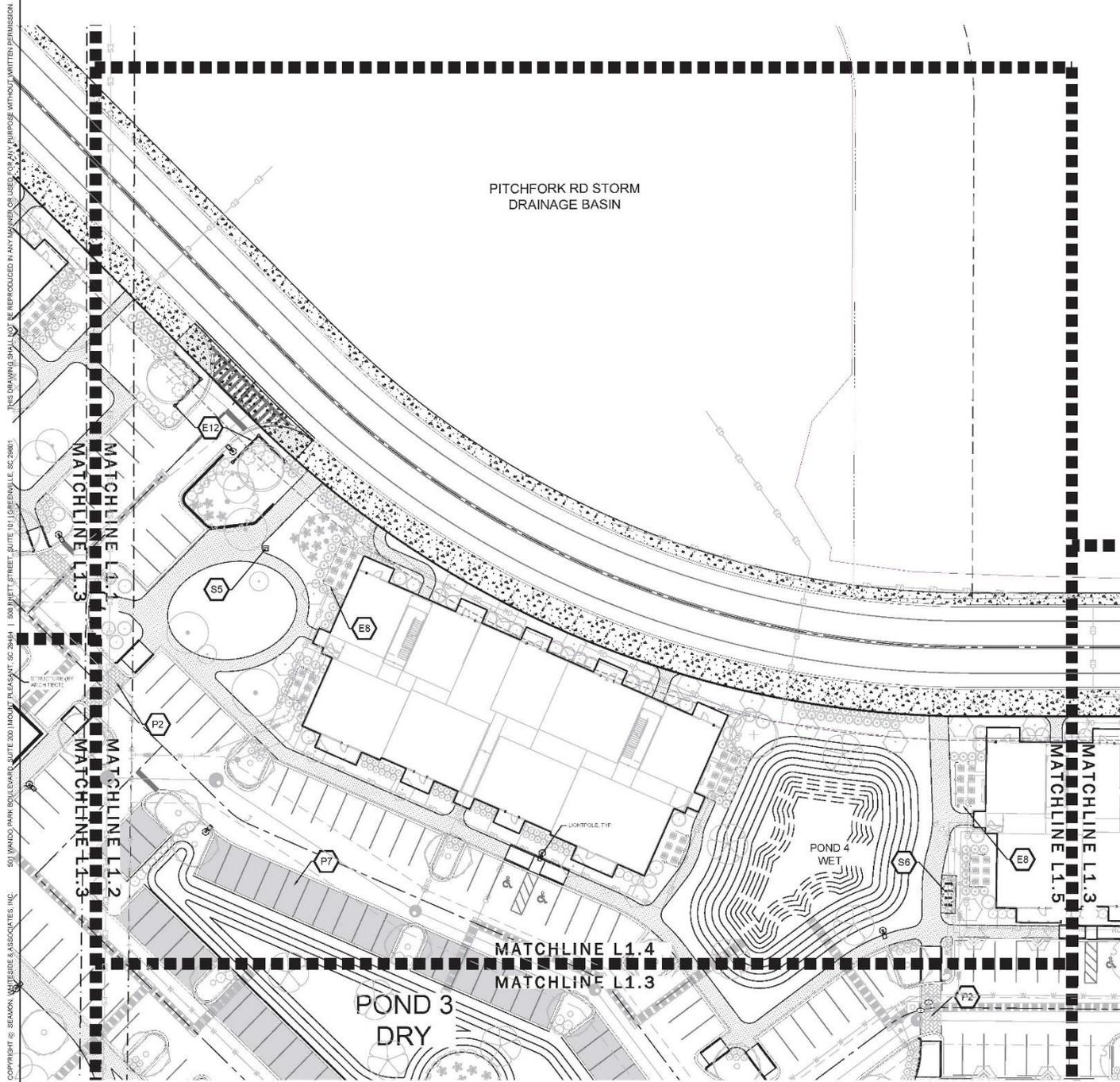
REVISION HISTORY

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3	6/29/19	
4	10/23/19	
5	11/20/19	
6	1/27/20	

HARDSCAPE PLAN



Know what's below.
 Call before you dig.



PITCHFORK RD STORM DRAINAGE BASIN

POND 3 DRY

POND 4 WET

- GENERAL NOTES:**
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HARDSCAPE SCHEDULE

PAVING (P)

KEY:	ITEM:	DETAILS:
P1	PLANTATION MIX PATIO	1 - L-2.1
P2	VEHICULAR PAVERS	23 - L-2.1
P3	PEDESTRIAN PAVERS	23 - 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 PAVERS	9 - L-2.1

SITE ELEMENTS (E)

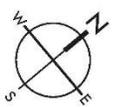
KEY:	ITEM:	DETAILS:
E1	FIRE PIT	1 - L-2.3
E2	POOL FENCE & GATE	2 - L-2.3
E3	DOG PARK FENCE & GATE	3 - L-2.3
E4	MOUNDING LAWN	SEE GRADING PLAN
E5	GRILL AT POOL	4 - L-2.3
E6	GRILL AT ENTRANCE	5 - L-2.3
E7	TRANSFORMER SCREEN	
E8	HVAC SCREEN	7 - L-2.3
E9	DOG PARK ENTRY TRELIS	8 - L-2.3
E10	SWING ARBOR	9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

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	BIKE RACK	6 - L-2.2
S7	BENCH	7 - L-2.2
S8	CIRCULAR BENCH	8 - L-2.2
S9	BOG TABLE	9 - L-2.2

WATER LEGEND

A	GOLD COAST 2' - L-2.1
B	BATTERY GRAY 2' - L-2.1



MOUNT PLEASANT, SC 843-884-1987
 GREENVILLE, SC 864-286-0534
 SUMMERVILLE, SC 843-972-0719
 SPARTANBURG, SC 864-286-0534
 CHARLOTTE, NC 980-312-5493
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FENWICK MULTI-FAMILY
 THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

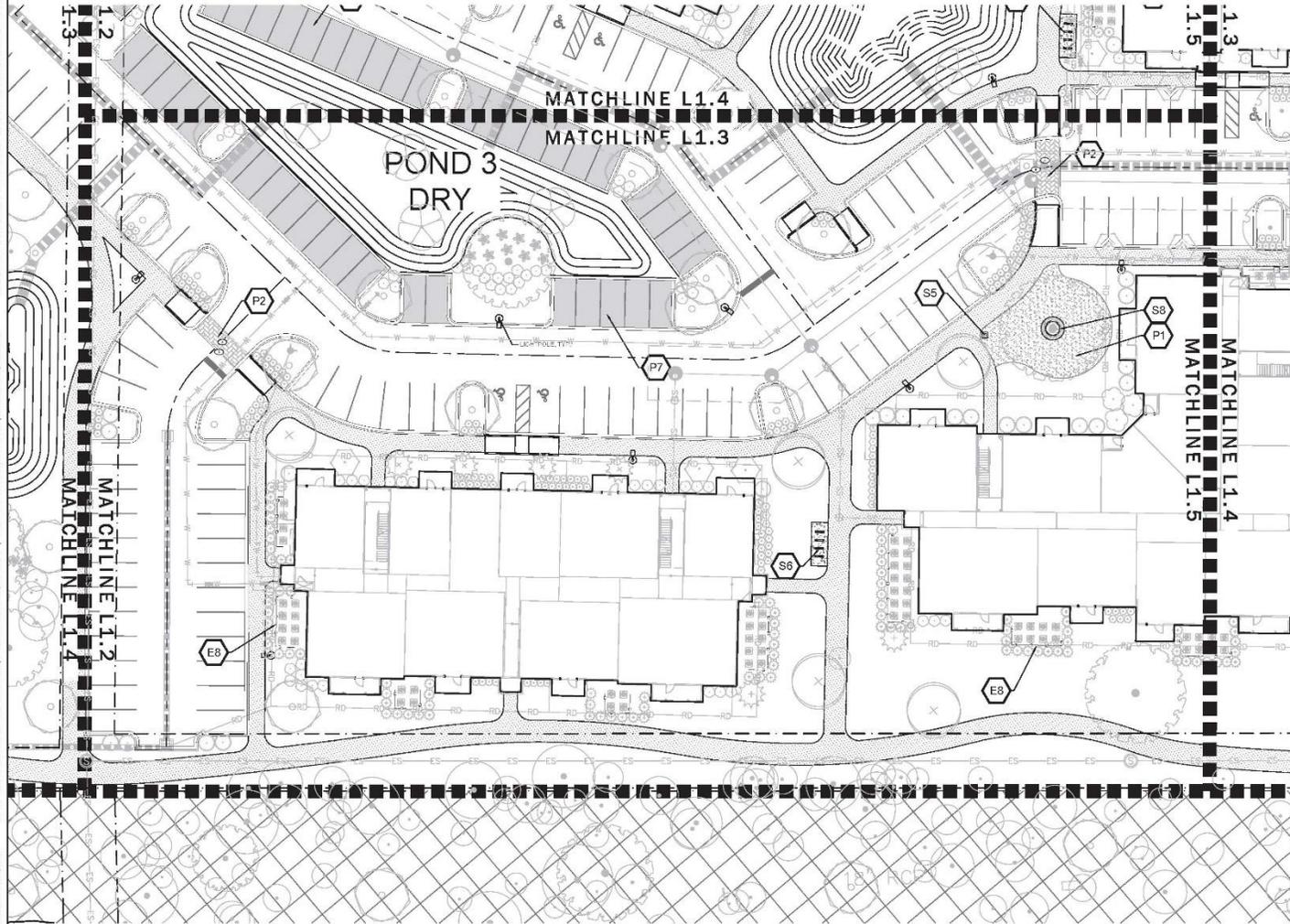
OWN PROJECT: 0211
 DATE: 3/20/20
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY

1	8/10/19	
2	7/8/19	
3	6/25/19	
4	10/23/19	
5	11/20/19	
6	1/27/20	

HARDSCAPE PLAN

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GENERAL NOTES:

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HARDSCAPE SCHEDULE

PAVING (P)

KEY:	ITEM:	DETAILS:
P1	PLANTATION MIX RATIO	1 - L-2.1
P2	VEHICULAR PAVERS	23 - L-2.1
P3	PEDESTRIAN PAVERS	23 - 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 PAVERS	9 - L-2.1

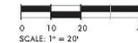
SITE FURNISHINGS (S)

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	BIKE RACK	6 - L-2.2
S7	BENCH	7 - L-2.2
S8	CIRCULAR BENCH	8 - L-2.2
S9	BOC 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	MOUNDED 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	

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



MOUNT PLEASANT, SC 29664
 843.884.1667
 GREENVILLE, SC 29601
 864.286.0534
 SUMMERVILLE, SC 29586
 843.972.0710
 SPARTANBURG, SC 29176
 864.286.0534
 CHARLOTTE, NC 28203
 980.312.5490
PROJECTS: 843-884-1667



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

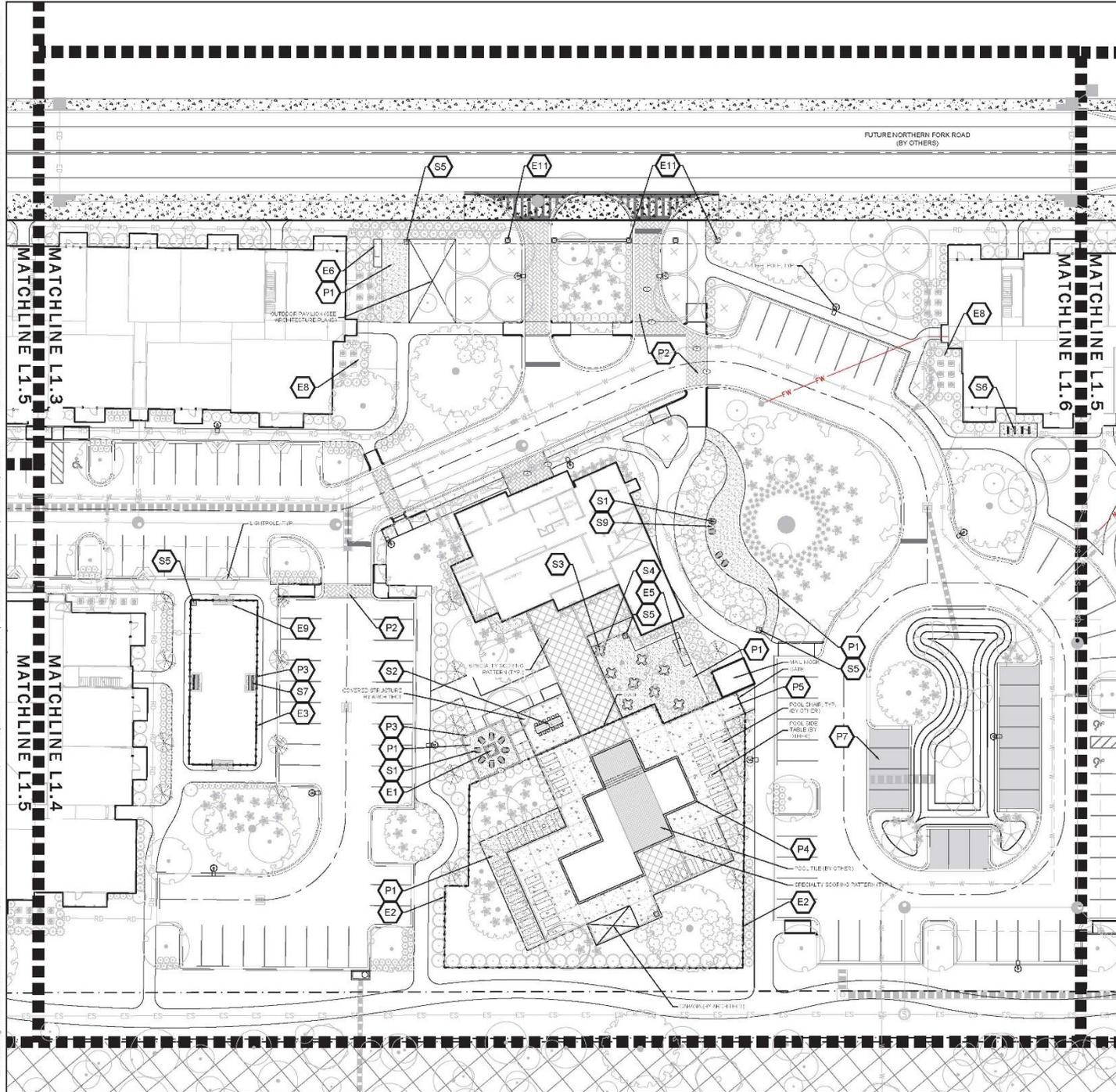
GWA PROJECT: 0211
 DATE: 3/20/20
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY

NO.	DATE	DESCRIPTION
1	8/10/19	
2	7/8/19	
3	6/29/19	
4	10/24/19	
5	11/20/19	
6	12/22/20	

HARDSCAPE PLAN

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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 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 PAVERS	9 - L-2.1

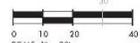
SITE FURNISHINGS (S)

KEY:	ITEM:	DETAILS:
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S2	COMMUNITY TABLE	2 - L-2.2
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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
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E8	HVAC SCREEN	7 - L-2.3
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E10	SWING ARBOR	9 - L-2.3
E11	MAIN ENTRANCE SIGN FEATURE	
E12	SECONDARY ENTRANCE SIGN FEATURE	

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



MOUNT PLEASANT, SC 29524
 GREENVILLE, SC 29601
 SUMMERVILLE, SC 29586
 SPARTANBURG, SC 29583
 CHARLOTTE, NC 28203
 PH: 843-884-1667



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

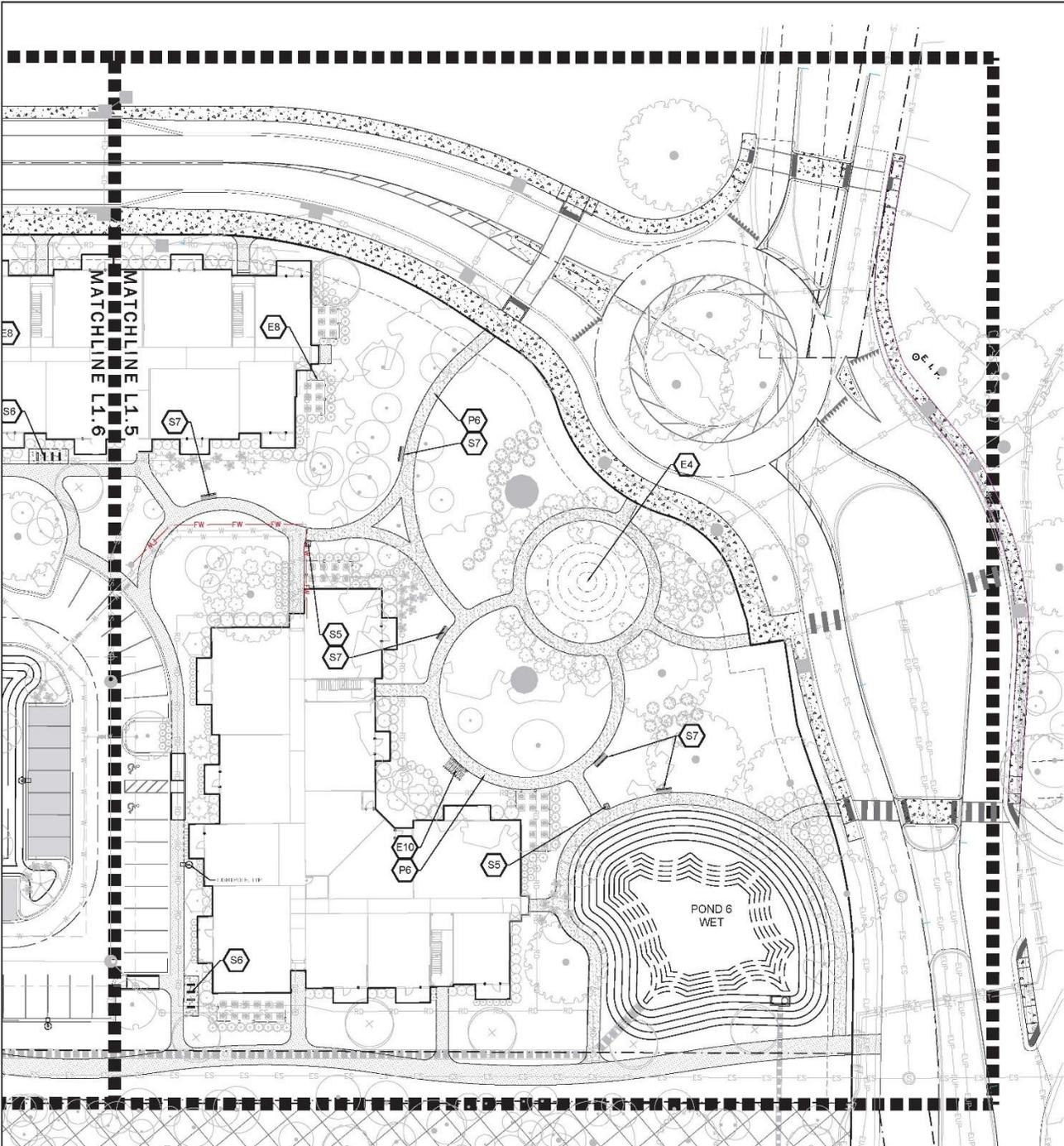
GWP PROJECT: 0211
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REVISION HISTORY

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1	5/10/19	
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PAVING (P)

KEY:	ITEM:	DETAILS:
P1	PLANTATION MIX PATIO	1 - L-2.1
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P3	PEDESTRIAN PAVERS	23 - L-2.1
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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 PAVERS	9 - L-2.1

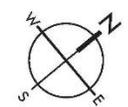
SITE FURNISHINGS (S)

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	TRASHCAN	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	MOUNDEN 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 TRELIS	8 - L-2.3
E10	SWING ARBOR	9 - L-2.3
E11	MAIN ENTRANCE SIGN FEATURE	
E12	SECONDARY ENTRANCE SIGN FEATURE	

KEY:	ITEM & DETAIL:
A	GOLD COAST 2 - L-2.1
B	BATTERY GRAY 2 - L-2.1



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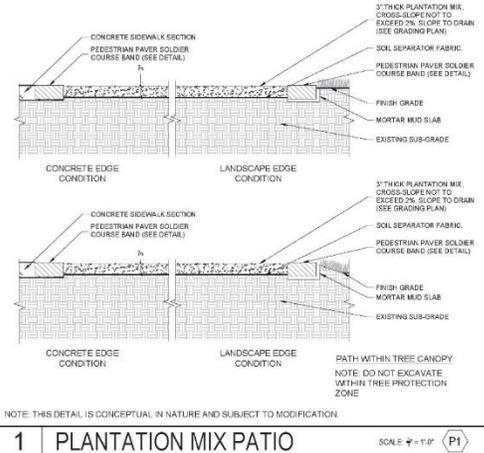
SWA PROJECT: 8211
 DATE: 3/20/20
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY

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

HARDSCAPE PLAN

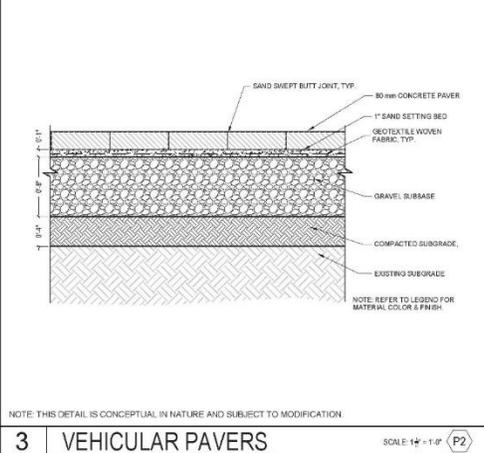
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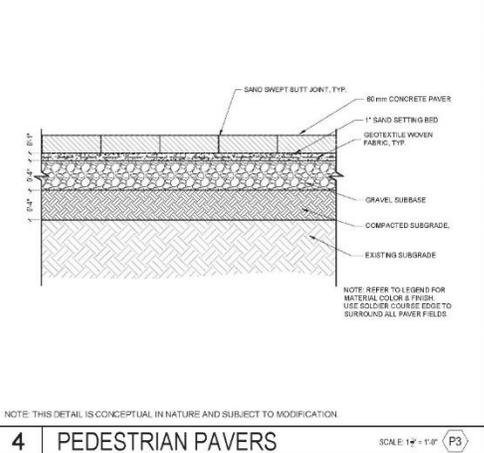
1 PLANTATION MIX PATIO SCALE: 1/4" = 1'-0" (P1)



2 PAVER SELECTION (P2) (P3)



3 VEHICULAR PAVERS SCALE: 1/4" = 1'-0" (P2)



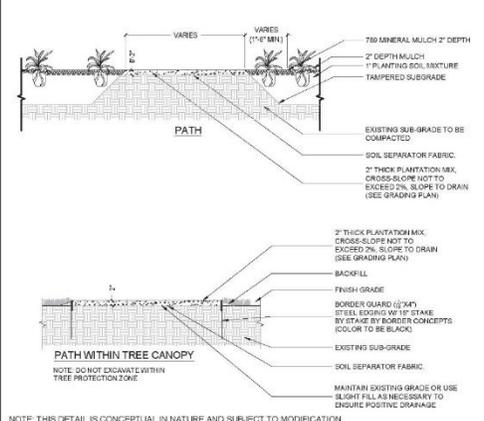
4 PEDESTRIAN PAVERS SCALE: 1/4" = 1'-0" (P3)



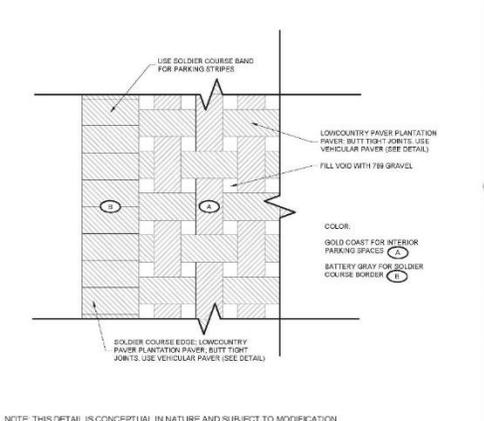
5 POOL COPING (P4)



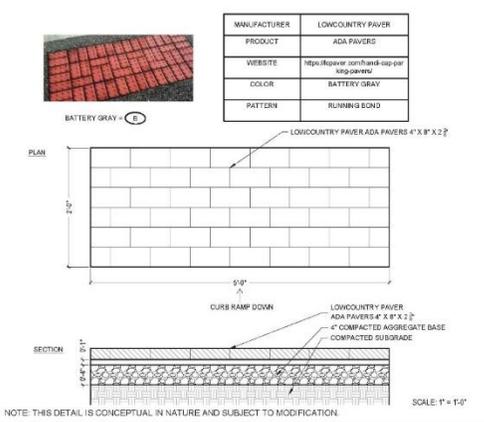
6 TABBY POOL DECK (P5)



7 PLANTATION MIX PATH SCALE: 1/4" = 1'-0" (P6)



8 PERVIOUS PAVERS SCALE: 1/4" = 1'-0" (P7)



9 DETECTABLE WARNING PAVERS (P8)



10 INTENTIONALLY BLANK (P1)



11 INTENTIONALLY BLANK (P1)



12 INTENTIONALLY BLANK (P1)



MOUNT PLEASANT, SC 295 858-1657
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 CITY OF CHARLESTON, SOUTH CAROLINA

SWH PROJECT: 0211
 DATE: 3/20/20
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 CHECKED BY: DRS

REVISION HISTORY

1	8/10/19	
2	7/8/19	
3	8/20/19	
4	10/22/19	
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6	1/22/20	

HARDSCAPE DETAILS

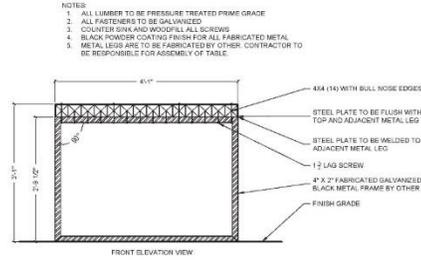
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MANUFACTURER	LOLL FURNISHINGS
PRODUCT	ADIRONDACK CHAIR (PLAT)
WEBSITE	https://www.lollfurnishings.com/products/adirondack-chair-plat/
MATERIAL	RECYCLED PLASTIC
COLOR	CHARCOAL GREY
MOUNTING	XXX
QUANTITY	XXX



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



MANUFACTURER	ANNOVA SITE FURNISHINGS
PRODUCT	TUSCANY 30" THERMORY BISTRO TABLE
WEBSITE	https://www.annovafurniture.com/products/tuscan-30-thermory-bistro-table
MATERIAL	THERMORY WHITE ASH AND POWDER COATED STEEL
COLOR	TEXTURED POWTER
MOUNTING	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
QUANTITY	XXX



MANUFACTURER	ANNOVA SITE FURNISHINGS
PRODUCT	TUSCANY THERMORY CHAIR
WEBSITE	https://www.annovafurniture.com/products/tuscan-thermory-chair
MATERIAL	THERMORY WHITE ASH AND POWDER COATED STEEL
COLOR	TEXTURED POWTER
MOUNTING	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
QUANTITY	XXX

1 | ADIRONDACK CHAIR (P1)

2 | COMMUNITY TABLE AT POOL (P2)

3 | BISTRO TABLE (P3)

4 | BISTRO CHAIR (P4)



MANUFACTURER	ANNOVA SITE FURNISHINGS
PRODUCT	MADISON 30 GAL THERMORY TRASH RECEPTACLE
WEBSITE	https://www.annovafurniture.com/products/madison-30-gal-thermory-trash-receptacle-open-hood-chair
MATERIAL	THERMORY WHITE ASH AND POWDER COATED STEEL
COLOR	TEXTURED POWTER
MOUNTING	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
REMARKS	OPEN HOOD TOP
QUANTITY	XXX



MANUFACTURER	ANNOVA SITE FURNISHINGS
PRODUCT	CIRCLE STAINLESS STEEL BIKE RACK
WEBSITE	https://www.annovafurniture.com/products/circle-stainless-steel-bike-rack-surface-mount
MATERIAL	STAINLESS STEEL
PRE	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
QUANTITY	XXX



MANUFACTURER	ANNOVA SITE FURNISHINGS
PRODUCT	MADISON 6 THERMORY COUNTER BENCH
WEBSITE	https://www.annovafurniture.com/products/madison-6-thermory-counter-bench
MATERIAL	THERMORY WHITE ASH AND POWDER COATED STEEL
COLOR	TEXTURED POWTER
MOUNTING	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
QUANTITY	XXX



MANUFACTURER	MAGLIN SITE FURNISHINGS
PRODUCT	ODDEN CURVED INNER BACKED SEAT, RADIUS RANGE 3
WEBSITE	https://www.maglin.com/products/odden-curved-inner-back.html
MATERIAL	THERMALLY MODIFIED ASH
MOUNTING	CIRCLE WITH LEG MOUNTING OPTION PER MANUFACTURER'S SPECIFICATIONS
REMARKS	SLAT DIRECTION: FRONT TO BACK, RADIUS: 30"
QUANTITY	6

5 | TRASH CAN (P5)

6 | BIKE RACK (P6)

7 | BENCH (P7)

8 | CIRCULAR BENCH (P8)



MANUFACTURER	MAGLIN SITE FURNISHINGS
PRODUCT	BATTERY LOUNGE TABLE
WEBSITE	https://www.maglin.com/products/battery-lounge-table
MATERIAL	STAINLESS STEEL
COLOR	SUNMETAL LEGS, TURQUOISE TABLE TOP
FINISH	POWDER-COAT METAL
MOUNTING	MOVIEABLE
QUANTITY	XXX

9 | SIDE TABLE (P9)

10 | INTENTIONALLY BLANK (P1)

11 | INTENTIONALLY BLANK (P1)

12 | INTENTIONALLY BLANK (P1)



MOUNT PLEASANT, SC
 GREENVILLE, SC
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 CHARLOTTE, NC



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

SW PROJECT: 6211
 DATE: 3/20/2020
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY	
1	5/10/19
2	7/8/19
3	8/28/19
4	10/23/19
5	11/20/19
6	1/2/20

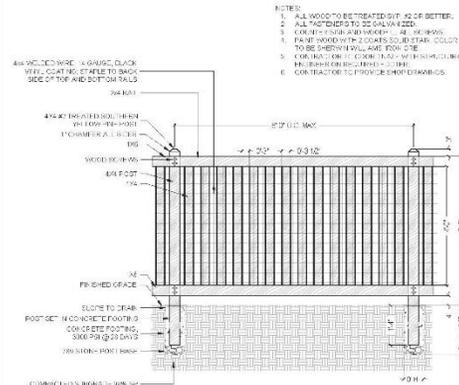
HARDSCAPE DETAILS

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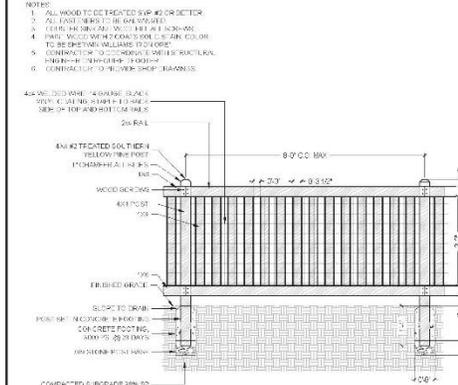


PRODUCT: 30 GALLON CAROLINA KETTLE
DISTRIBUTOR: CAROLINA KETTLES
QUANTITY: 1
DIMENSIONS: 30" DIA.
WEBSITE: <http://carolinakettles.com/hdoods/kettles.htm>

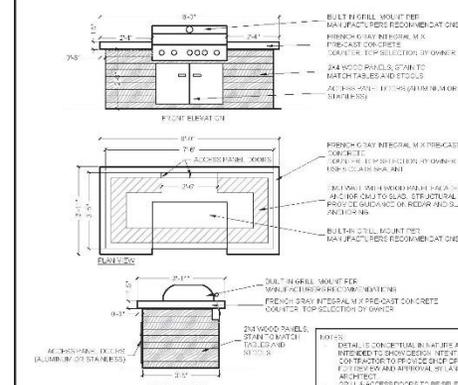
NOTE: MEXICAN BEACH PEBBLES TO BE INSTALLED AT BASE OF FIREPIT



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

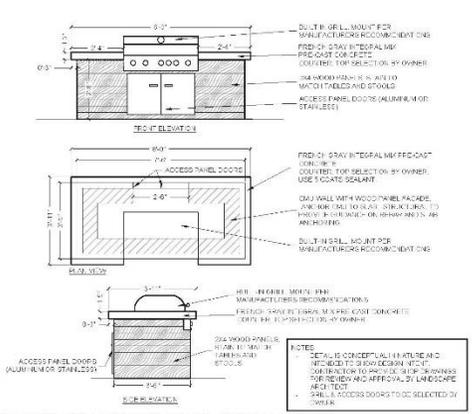


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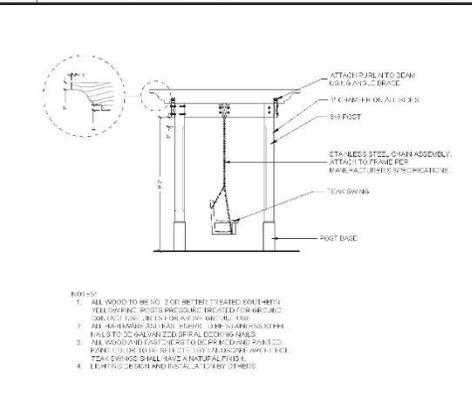


NOTE: THIS DETAIL IS CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATION.

1 FIRE PIT SCALE: NTS (E1)



5 GRILL AT ENTRANCE SCALE: 1/4" = 1'-0" (E6)



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

2 POOL FENCE AND GATE SCALE: 1/4" = 1'-0" (E2)

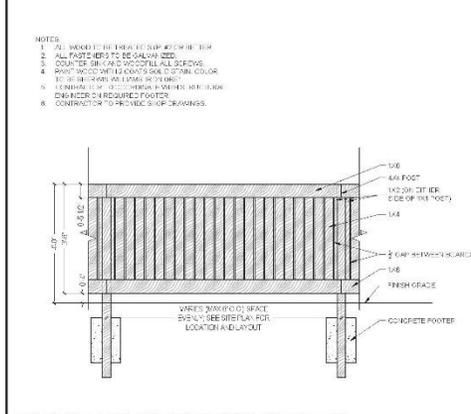


6 INTENTIONALLY BLANK



10 FRONT ENTRY SIGN SCALE: 1/4" = 1'-0" (E11)

3 DOG PARK FENCE AND GATE SCALE: 1/4" = 1'-0" (E3)

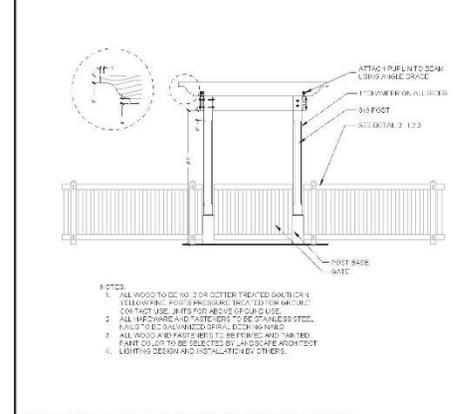


7 HVAC SCREEN SCALE: 1/4" = 1'-0" (E8)



8 DOG PARK ENTRY TRELLIS SCALE: 1/4" = 1'-0" (E9)

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



8 DOG PARK ENTRY TRELLIS SCALE: 1/4" = 1'-0" (E9)



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

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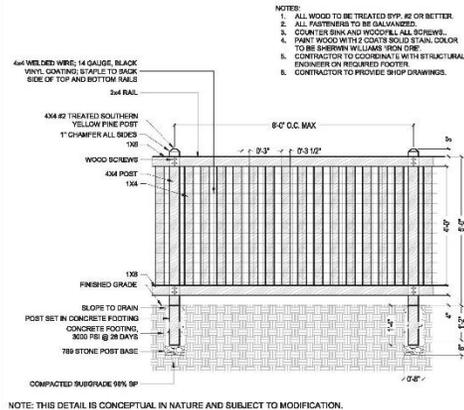
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DATE:	3/30/2020
DRAWN BY:	CHP
CHECKED BY:	DRS
REVISION HISTORY	
1	8/10/19
2	7/8/19
3	5/29/19
4	1/23/19
5	11/20/18
6	1/27/20

HARDSCAPE DETAILS
 L-2.3

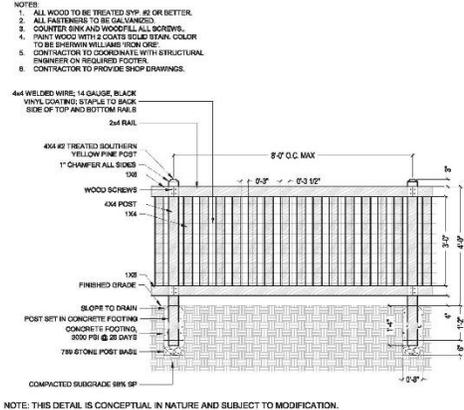
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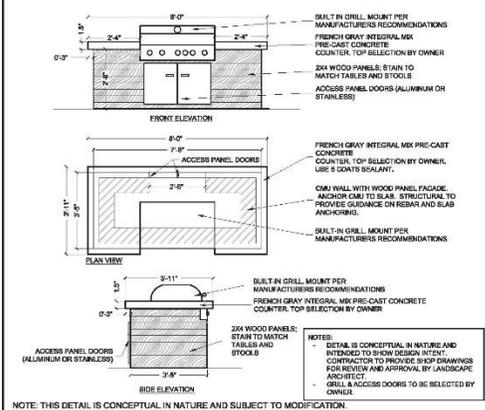
PRODUCT: 30 GALLON CAROLINA KETTLE
 DISTRIBUTOR: CAROLINA KETTLES
 QUANTITY: 1
 DIMENSIONS: 30" DIA.
 WEBSITE: <http://carolinakettles.com/htdocs/kettles.htm>
 NOTE: MEXICAN BEACH PEBBLES TO BE INSTALLED AT BASE OF FIREPIT



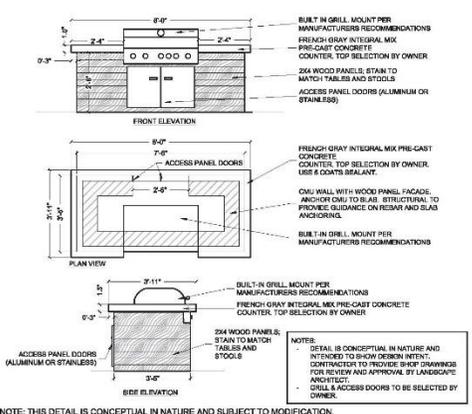
1 FIRE PIT SCALE: NTS (E1)



2 POOL FENCE AND GATE SCALE: 3/4" = 1'-0" (E2)



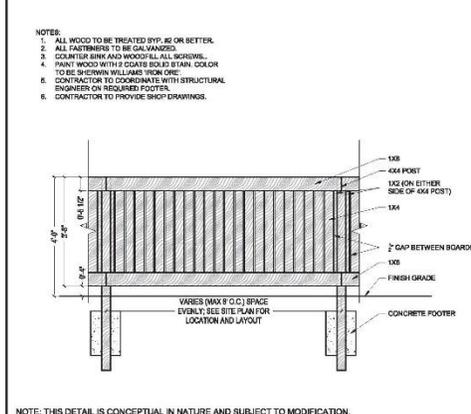
3 DOG PARK FENCE AND GATE SCALE: 3/4" = 1'-0" (E3)



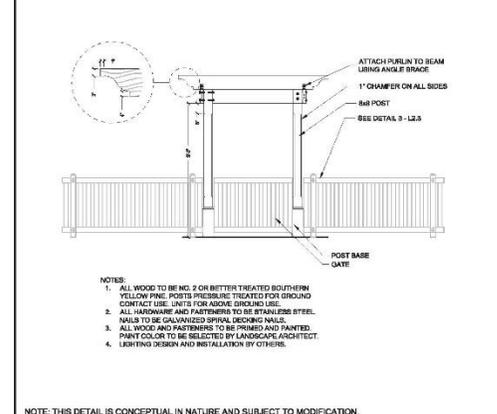
5 GRILL AT ENTRANCE SCALE: 3/4" = 1'-0" (E5)



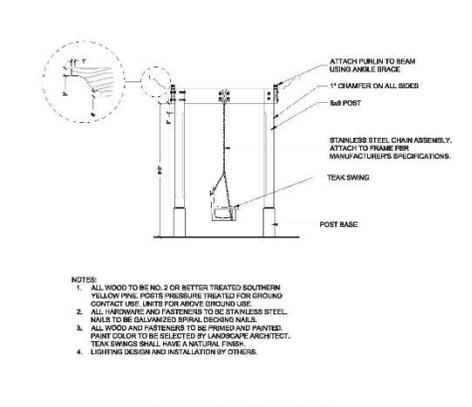
6 INTENTIONALLY BLANK



7 HVAC SCREEN SCALE: 3/4" = 1'-0" (E7)



8 DOG PARK ENTRY TRELLIS SCALE: 3/4" = 1'-0" (E8)



9 SWING ARBOR SCALE: 3/4" = 1'-0" (E10)



10 FRONT ENTRY SIGN SCALE: 3/4" = 1'-0" (E11)

CURRENT SUBMITTAL

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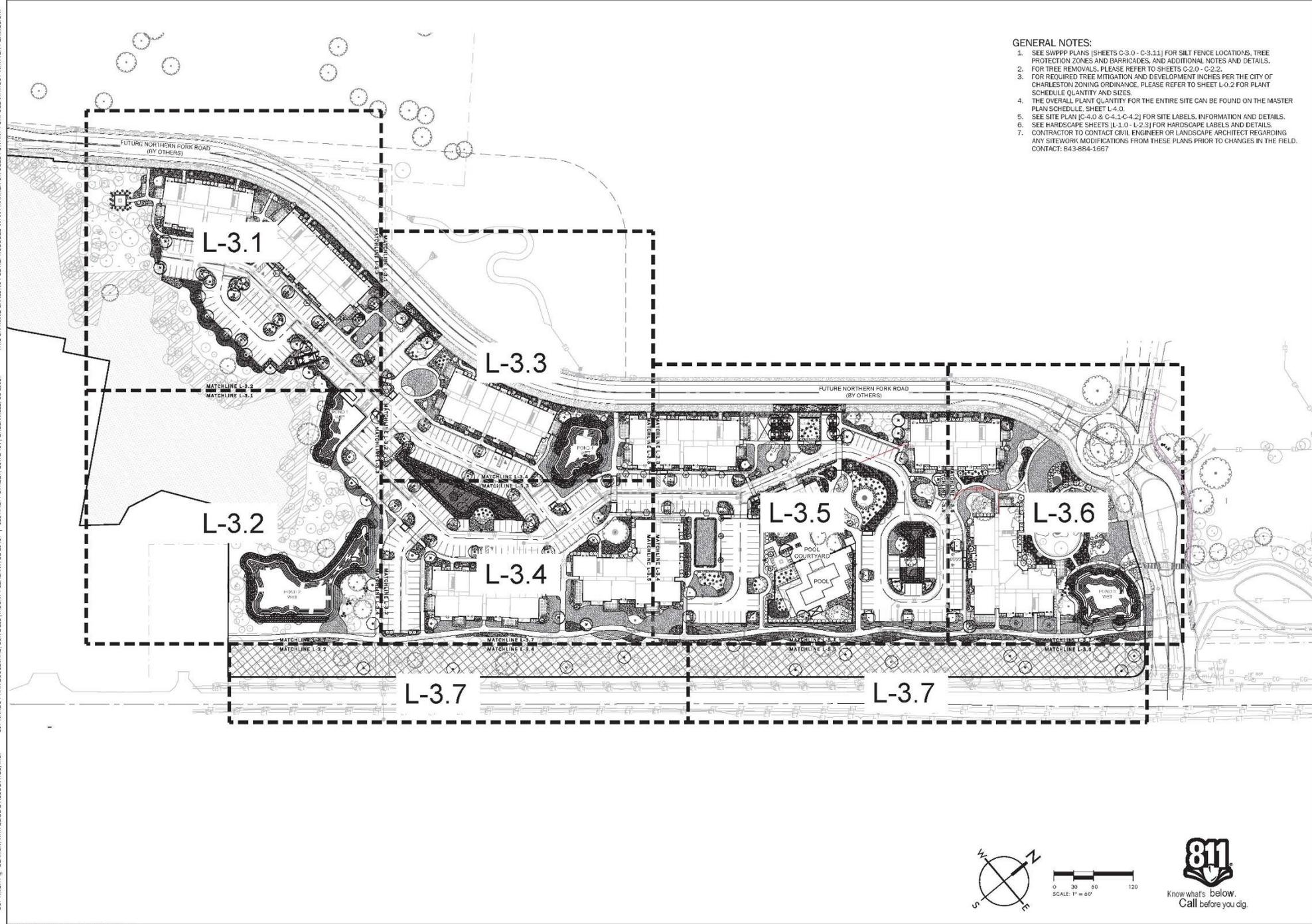
SWH PROJECT: 2011
 DATE: 8/26/2019
 DRAWN BY: CMP
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REVISION HISTORY

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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: 843-884-1667



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 SUMMERVILLE, SC 843-972-0710
 SPARTANBURG, SC 854-296-0534
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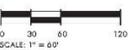
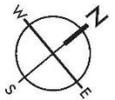
FENWICK MULTI-FAMILY
 THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

SWA PROJECT: 0211
 DATE: 3/30/2020
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REVISION HISTORY

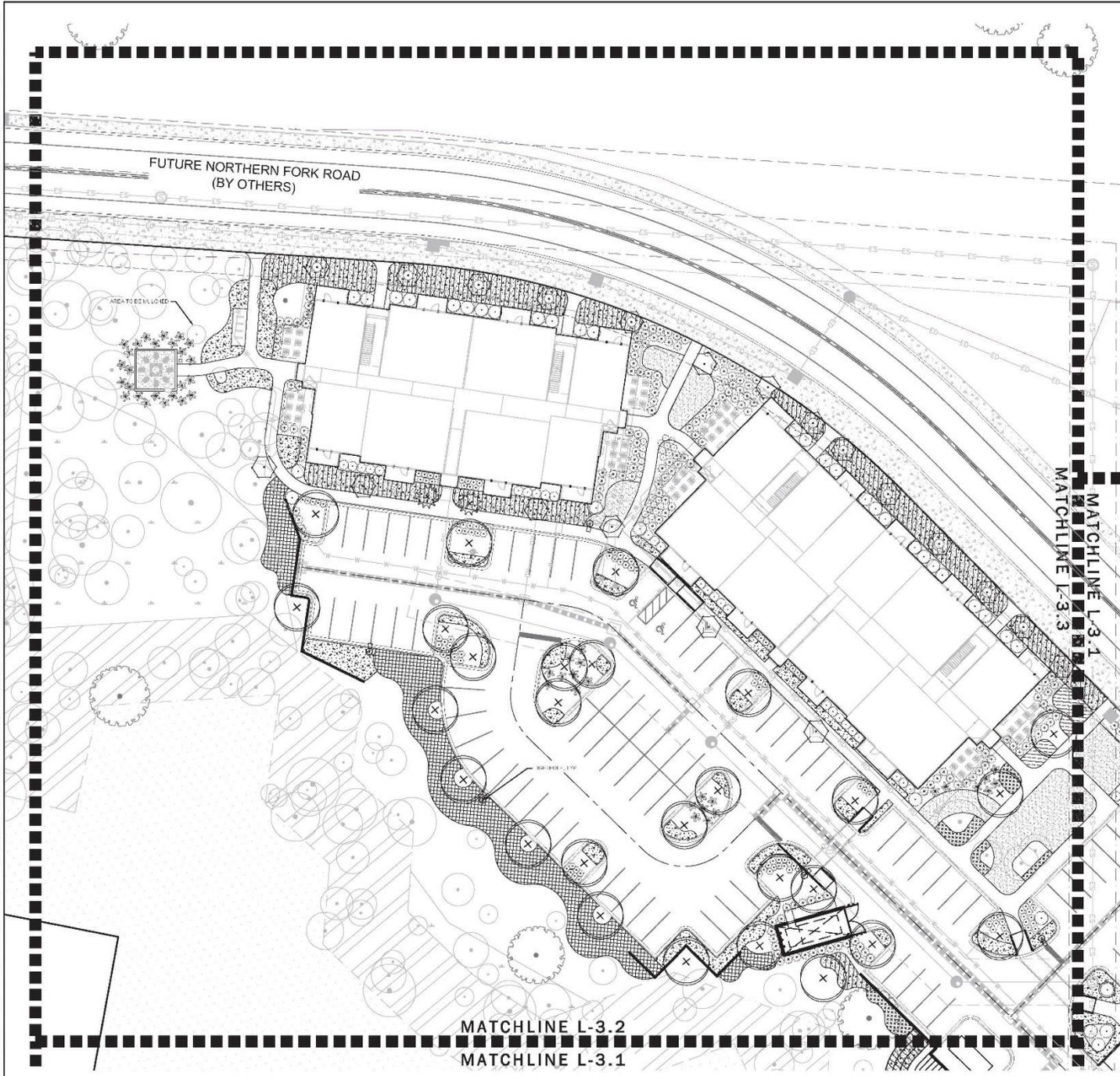
No.	Description	By	Date
01	ISSUED FOR PERMITS	CMP	3/30/2020
02	REVISED FOR COMMENTS	CMP	4/15/2020
03	REVISED FOR COMMENTS	CMP	5/10/2020
04	REVISED FOR COMMENTS	CMP	6/11/2020
05	REVISED FOR COMMENTS	CMP	7/12/2020
06	REVISED FOR COMMENTS	CMP	8/13/2020

LANDSCAPE SHEET KEY



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GENERAL NOTES:

1. SEE SWAPPY 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: 843-884-1667

PLANT SCHEDULE FOR SHEET L-3.1

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	OLEV	27	Quercus virginiana / Southern Live Oak	2 FT GAL
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CARC	20	Ostrya virginiana / American Hophornbeam	1.0" GAL
	LEX	2	Ilex cassine / Ditchborn Holly	1.0" GAL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	HYDP	27	Hydrangea quercifolia "Pee Wee" / Pee Wee Oakleaf Hydrangea	3 GAL
	ILVN	120	Ilex vomitoria "Nana" / Dwarf Yaupon	3 GAL
	ILVO	164	Ilex vomitoria / Yaupon Holly	7 GAL
	MYRP	27	Myrica pusilla / Dwarf Southern Wax Myrtle	3 GAL
	VIBU	33	Viburnum obtatum / Walter's Viburnum	7 GAL
CYCADS/PALMS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	SABM	48	Sabal minor / Dwarf Palmetto	3 GAL
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ERAS	776	Eriogonum speciosum / Purple Love Grass	1 GAL
	LOLD	76	Lomandra longifolia "Brienne" TM / Brienne Mint Rush	1 GAL
	MUMF	531	Muhlenbergia filipes / Mully	1 GAL
	SPSP	54	Spartina patens / Salt Meadow Cord Grass	1 GAL
	TRDA	286	Trisetum (balyoides) nana / Dwarf Fakahalthee Grass	1 GAL
SOIL/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	SOD1	2,100 sf	Eriochloa aphyllaoides / Coastpea Grass	900



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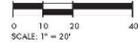
FENWICK MULTI-FAMILY
 THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

SWA PROJECT: 0211
 DATE: 3/3/2020
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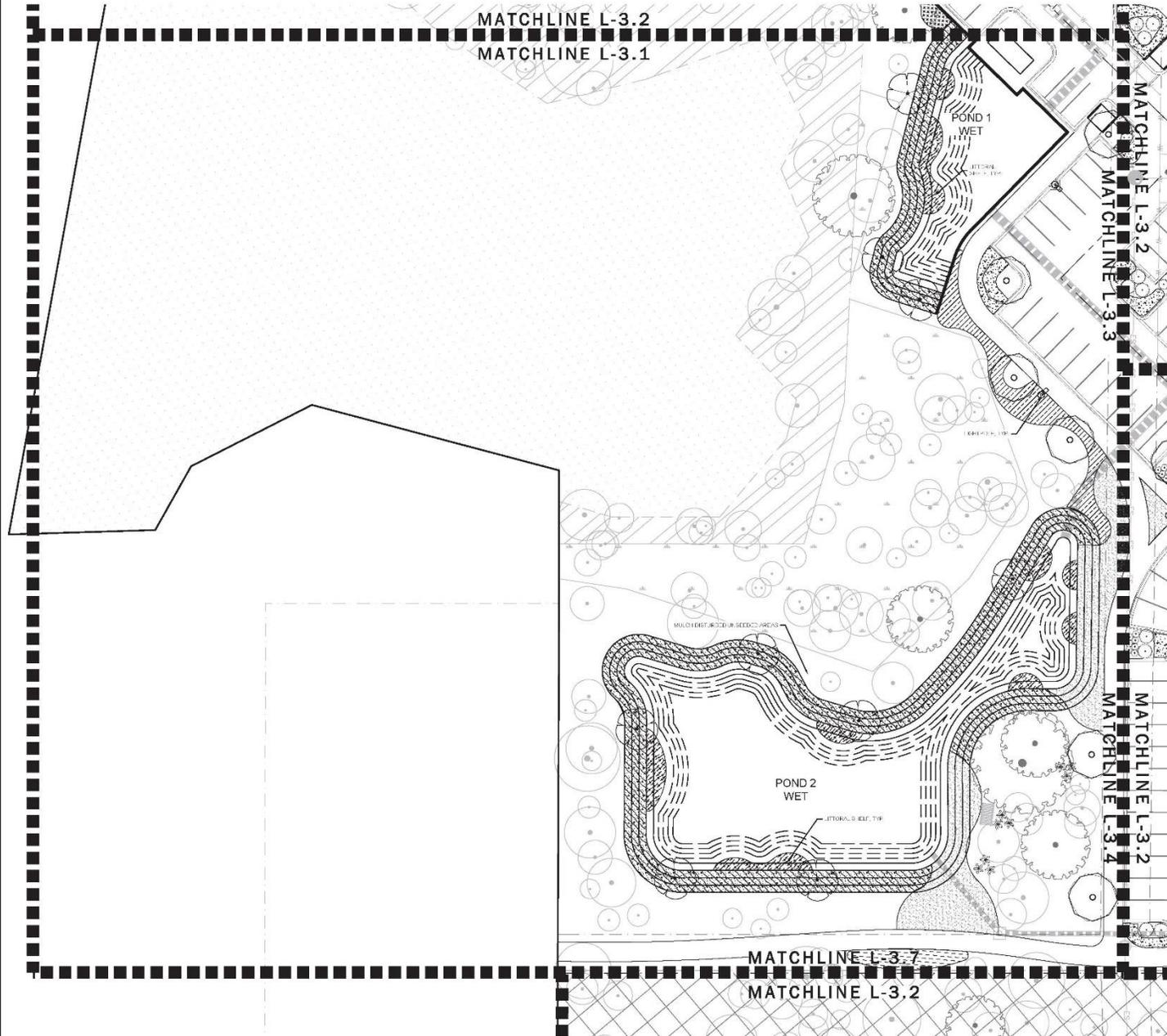
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GENERAL NOTES:

1. SEE SWPPP PLANS (SHEETS C-3.0 - C-3.1.1) FOR SILT FENCE LOCATIONS, TREE PROTECTION ZONES AND BARRICADES, AND ADDITIONAL NOTES AND DETAILS.
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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: 843-884-1667

PLANT SCHEDULE FOR SHEET L-3.2

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	QUW	6	Quercus nuttallii / Nuttall Oak	2.0" CAL
	TAXD	9	Taxodium distichum / Bald Cypress	2.0" CAL
CYCADS/PALMS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	SASM	9	Sabal minor / Dwarf Palmetto	3 GAL
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ERAS	94	Engelmannia speciosa / Purple Love Grass	1 GAL
	JULF	260	Juncus effusus 'Curly Warty' / Corkscrew Rush	1 GAL
	MUNF	677	Muhlenbergia filipes / Muihly	1 GAL
	SPAK	25	Spartina bakeri / Sand Cordgrass	1 GAL
	SPAP	173	Spartina patens / Salt Meadow Cord Grass	1 GAL
SOIL/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	SOU1	2,500 sf	Lermochloa ophiuroides / Cowspade Grass	SOU



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

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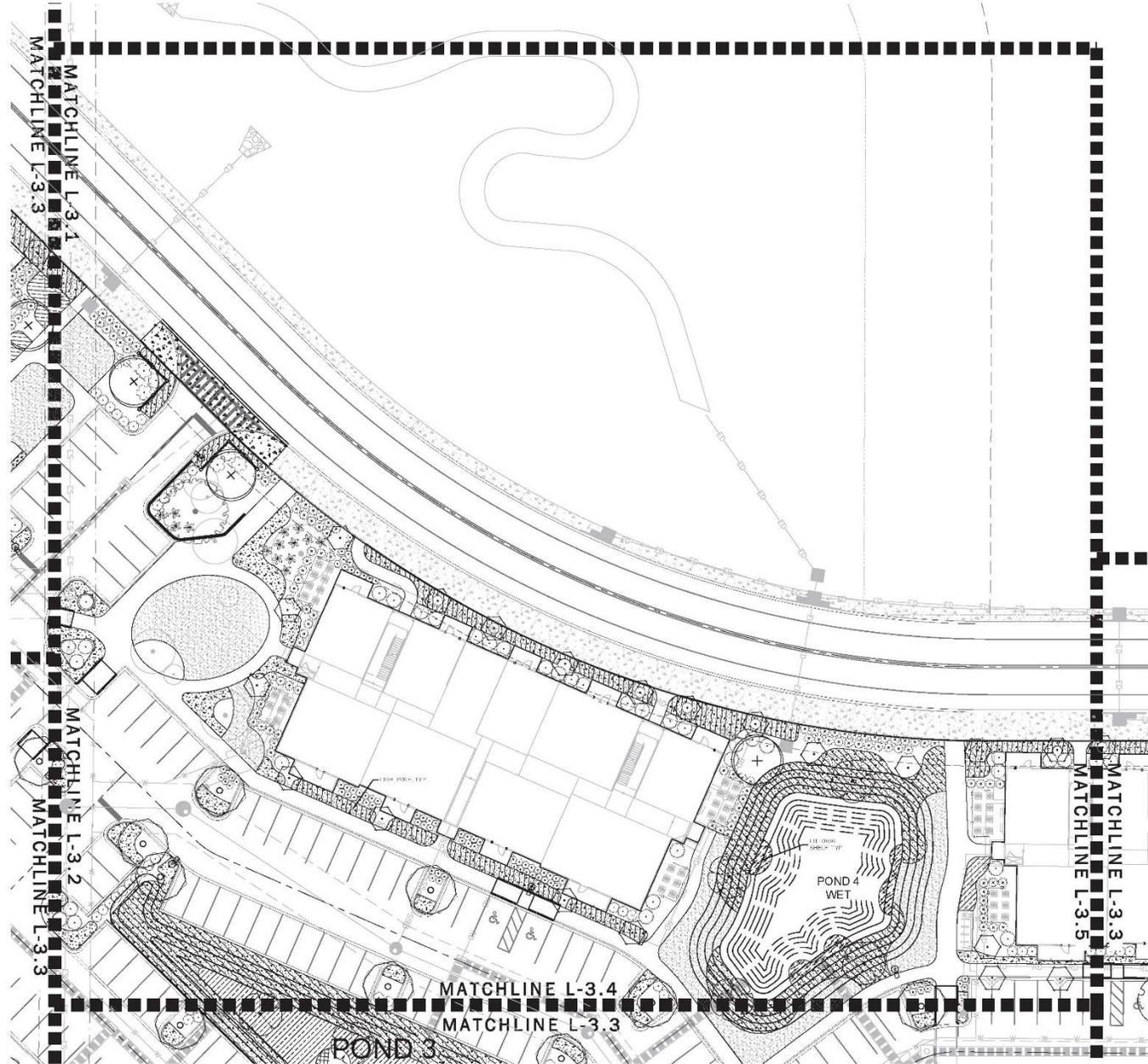
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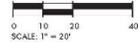


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PLANT SCHEDULE FOR SHEET L-3.3

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	QLEV	3	Quercus virginiana / Southern Live Oak	2.5' CAL
	QLAU	6	Quercus laevis / Nuttall Oak	2.5' CAL
	TAID	1	Taxodium distichum / Bald Cypress	2.5' CAL
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CARC	20	Distylium virginianum / American Hophornbeam	1.5' CAL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CALA	6	Callunetum americana / American Beautyberry	3 GAL
	HYDR	3	Hydrangea quercifolia "Pee Wee" / Pee Wee Oakleaf Hydrangea	3 GAL
	ELVA	19	Ilex vomitoria "Nana" / Dwarf Yaupon	3 GAL
	ELVD	10R	Ilex vomitoria / Yaupon Holly	7 GAL
	MYRP	3S	Myrica pusilla / Dwarf Southern Wax Myrtle	3 GAL
	VIBU	3J	Viburnum coccineum / Winter's Viburnum	7 GAL
CYCADS/PALMS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	SABM	14	Sabal minor / Dwarf Palmetto	3 GAL
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	EPAS	701	Eragrostis spectabilis / Purple Love Grass	1 GAL
	JULF	86	Juncus effusus "Curly Woolly" / Corkscrew Rush	1 GAL
	MURF	R10	Muhlenbergia filipes / Muhly	1 GAL
	SPAP	24	Sporobolus patens / Sail Meadow Cord Grass	1 GAL
SOIL/SED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	SOD1	4,901 sf	Eremochloa ophiuroides / Centipede Grass	SOD



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 THE BEACH COMPANY
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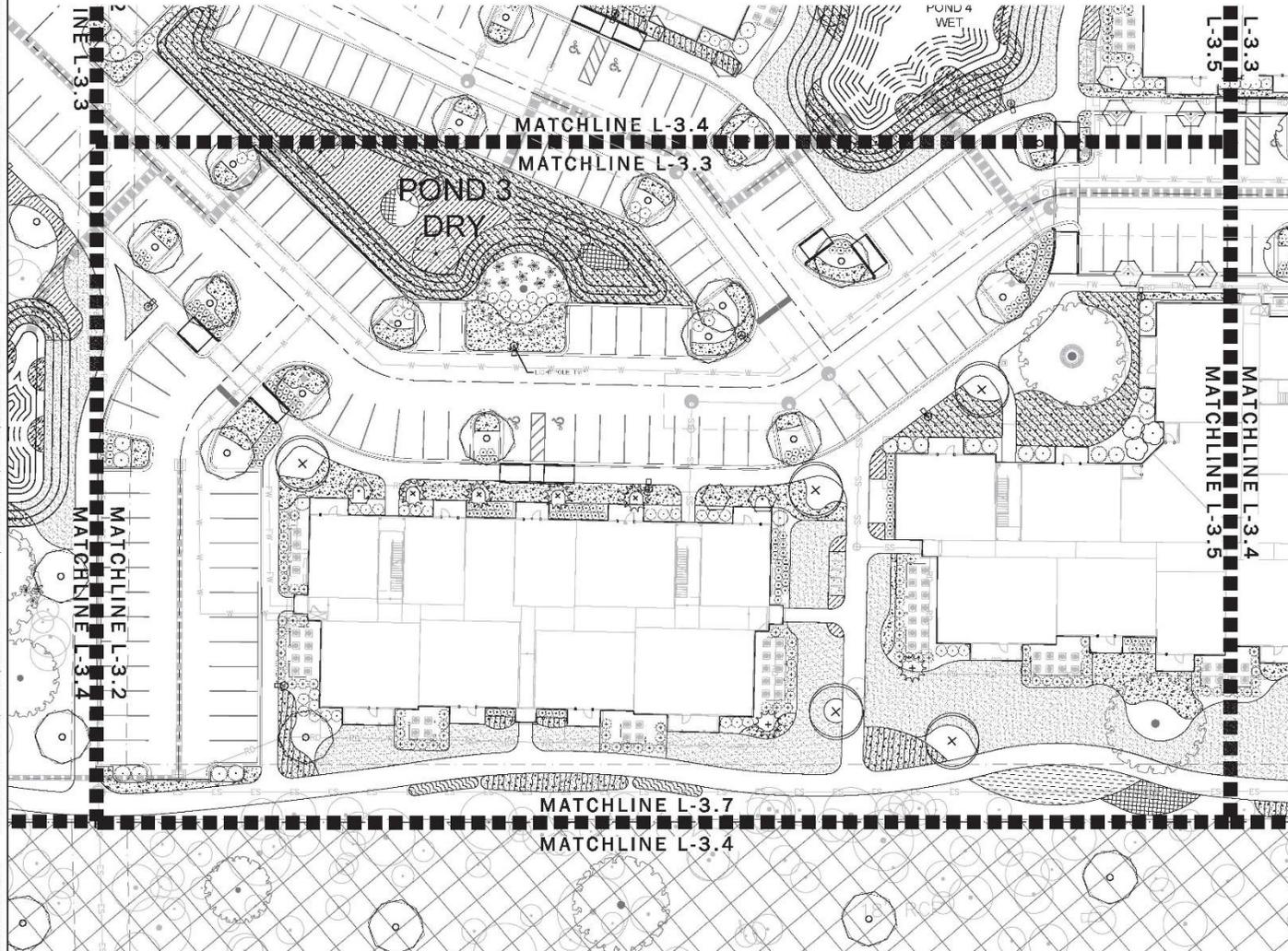
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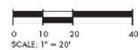
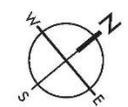


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PLANT SCHEDULE FOR SHEET L-3.4

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	QUEV	5	Quercus virginiana / Southern Live Oak	2.5" CAL
	QUHU	15	Quercus nuttallii / Nuttall Oak	2.5" CAL
	TAXD	4	Taxodium distichum / Bald Cypress	2.5" CAL
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CARC	3	Ostrya virginiana / American Hophornbeam	1.5" CAL
	ILEX	6	Ilex opacifolia / Daphn Holly	1.5" CAL
	MAGV	3	Magnolia virginiana / Sweet Bay	1.5" CAL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ILVN	166	Ilex vomitoria 'Nana' / Dwarf Yaupon	3 GAL
	ILVD	90	Ilex vomitoria / Yaupon Holly	7 GAL
	MYSP	53	Myrica pusilla / Dwarf Southern Wax Myrtle	3 GAL
	VBUL	21	Viburnum coccineum / Walker's Viburnum	7 GAL
CYCADS/PALMS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	SASM	9	Sabal minor / Dwarf Palmetto	3 GAL
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ERAS	1.187	Eragrostis spectabilis / Purple Love Grass	1 GAL
	MUHF	862	Muhlenbergia filipes / Muhly	1 GAL
	MUHW	24	Muhlenbergia capillaris / White Cloud / White Muhly Grass	1 GAL
	SPAK	92	Spergularia bakoi / Sand Cordgrass	1 GAL
	SPAP	336	Spergularia patens / Salt Meadow Cord Grass	1 GAL
	TRDA	46	Tripsacum dicycloses name / Dwarf Fleckhatchee Grass	1 GAL
SOY/REED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	SOD1	7,392 sf	Eriochloa ophiuroides / Contigpede Grass	800



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

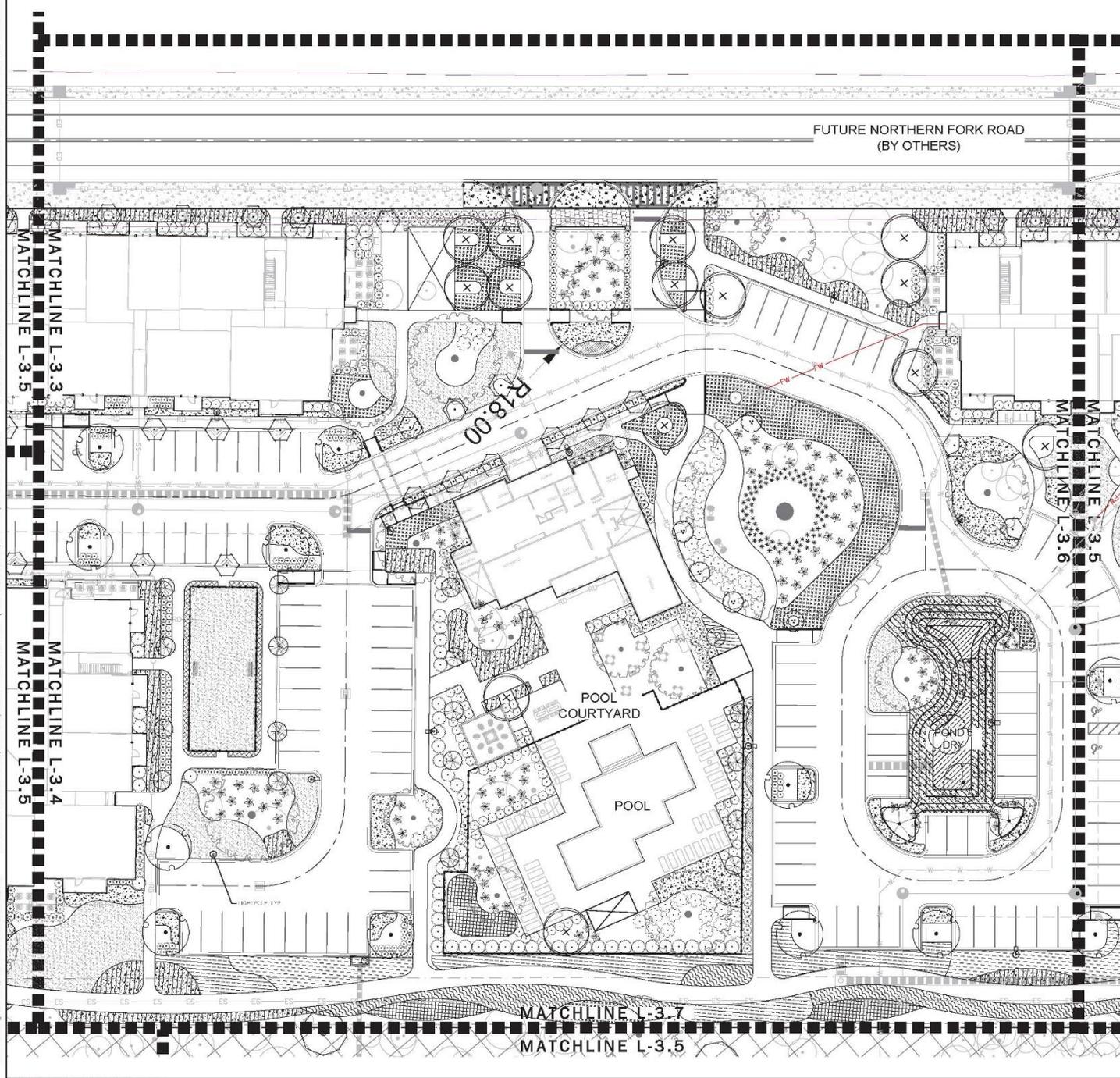
SWA PROJECT: 0211
 DATE: 3/3/2020
 DRAWN BY: CMP
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REVISION HISTORY

NO.	DATE	BY	DESCRIPTION
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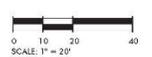


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PLANT SCHEDULE FOR SHEET L-3.5

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	QVEV	14	Quercus virginiana / Southern Live Oak	2.5" CAL
	QUSH	10	Quercus shumardii / Shumard Red Oak	2.5" CAL
	TAND	7	Taxodium distichum / Bald Cypress	2.5" CAL
UNDERSHORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACLB	9	Acer buergerianum / Trident Maple	1.5" CAL
	CARC	22	Carya virginiana / American Hophornbeam	1.5" CAL
	COFP	5	Cornus florida / Eastern Dogwood	1.5" CAL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CALA	50	Calliopsis americana / American Beautyberry	3 GAL
	CYRF	90	Cyrtium falcatum / Holly Fern	1 GAL
	ILVA	180	Ilex vomitoria 'Nana' / Dwarf Yaupon	3 GAL
	ILVO	165	Ilex vomitoria / Yaupon Holly	7 GAL
	MYRP	115	Myrica pauciflora / Dwarf Southern Wax Myrtle	3 GAL
	VIBR	76	Viburnum obtovatum / Walter's Viburnum	7 GAL
CYCADS/PALMS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	SABM	112	Sabal minor / Dwarf Palmetto	3 GAL
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ERAS	1,010	Eragrostis spectabilis / Purple Love Grass	1 GAL
	LOLO	R14	Lomandra longifolia 'Breeze' / Breeze Plant	1 GAL
	MUHF	B21	Muhlenbergia filipes / Muhly	1 GAL
	MUHW	154	Muhlenbergia capillaris 'White Cloud' / White Muhly Grass	1 GAL
	SPSK	71	Spartina bakeri / Sand Cordgrass	1 GAL
	SPAP	611	Spartina patens / Salt Meadow Cord Grass	1 GAL
	TRJA	102	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass	1 GAL
SHRUB COVERIES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ANAS	300-sf	Annuals Varied / Annuals	4" POT
	STCL	390-sf	Stokesia laevis / Stokes' Astor	1 GAL
	TRAJ	475-sf	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	1 GAL
SOIL/SCUL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	SODI	6,023 sf	Eriochloa ophiuroides / Coastpoa Grass	SCD



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 THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

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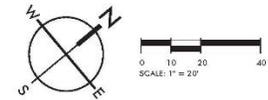


GENERAL NOTES:

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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. ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 843-884-1667

PLANT SCHEDULE FOR SHEET L-3.6

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	QVEV	6	Quercus virginiana / Southern Live Oak	2.5" CAL
	QJSH	2	Quercus shumardii / Shumard Red Oak	2.5" CAL
	TAOD	3	Taxodium distichum / Bald Cypress	2.5" CAL
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	OSAC	7	Ostrya virginiana / American Hophornbeam	1.5" CAL
	CDRP	1	Cornus florida / Eastern Dogwood	1.5" CAL
	CDRK	18	Cornus kousa / Kousa Dogwood	1.5" CAL
	ILEX	4	Ilex coccinea / Dehoon Holly	1.5" CAL
	MAGV	3	Magnolia virginiana / Sweet Bay	1.5" CAL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CALA	44	Calliopsis americana / American Beautyberry	3 GAL
	HYDP	3	Hydrangea quercifolia "Pee Wee" / Pee Wee Oakleaf Hydrangea	3 GAL
	HYDQ	38	Hydrangea quercifolia / Oakleaf Hydrangea	7 GAL
	LYH	90	Ilex vomitoria "Nana" / Dwarf Yaupon	3 GAL
	LYV	58	Ilex vomitoria / Yaupon Holly	7 GAL
	MYRP	71	Myrica pusilla / Dwarf Southern Wax Myrtle	3 GAL
	RHDA	14	Rhododendron cuneatum / Florida Flame Azalea	3 GAL
	VIBL	30	Viburnum obtusum / Walter's Viburnum	7 GAL
CYCADS/PALMS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	SABM	23	Sabal minor / Dwarf Palmetto	3 GAL
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ERAS	172	Eriogonum speciosum / Purple Love Grass	1 GAL
	JURE	162	Juncus effusus "Dart Warty" / Corkscrew Rush	1 GAL
	LOLO	684	Lomandra longifolia "Breeze TM" / Breeze Mat Rush	1 GAL
	MLHF	377	Muhlenbergia filipes / Muly	1 GAL
	MLHW	319	Muhlenbergia capillaris "White Cloud" / White Muly Grass	1 GAL
	SPAK	103	Spartina bakeri / Sand Cordgrass	1 GAL
	SPAP	47	Spartina patens / Salt Meadow Cord Grass	1 GAL
	TRDA	35	Tripsacum dasydactylus nana / Dwarf Falethatchee Grass	1 GAL
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	SOD1	15,181' sq	Eremochloa optundulosa / Centipede Grass	SOD



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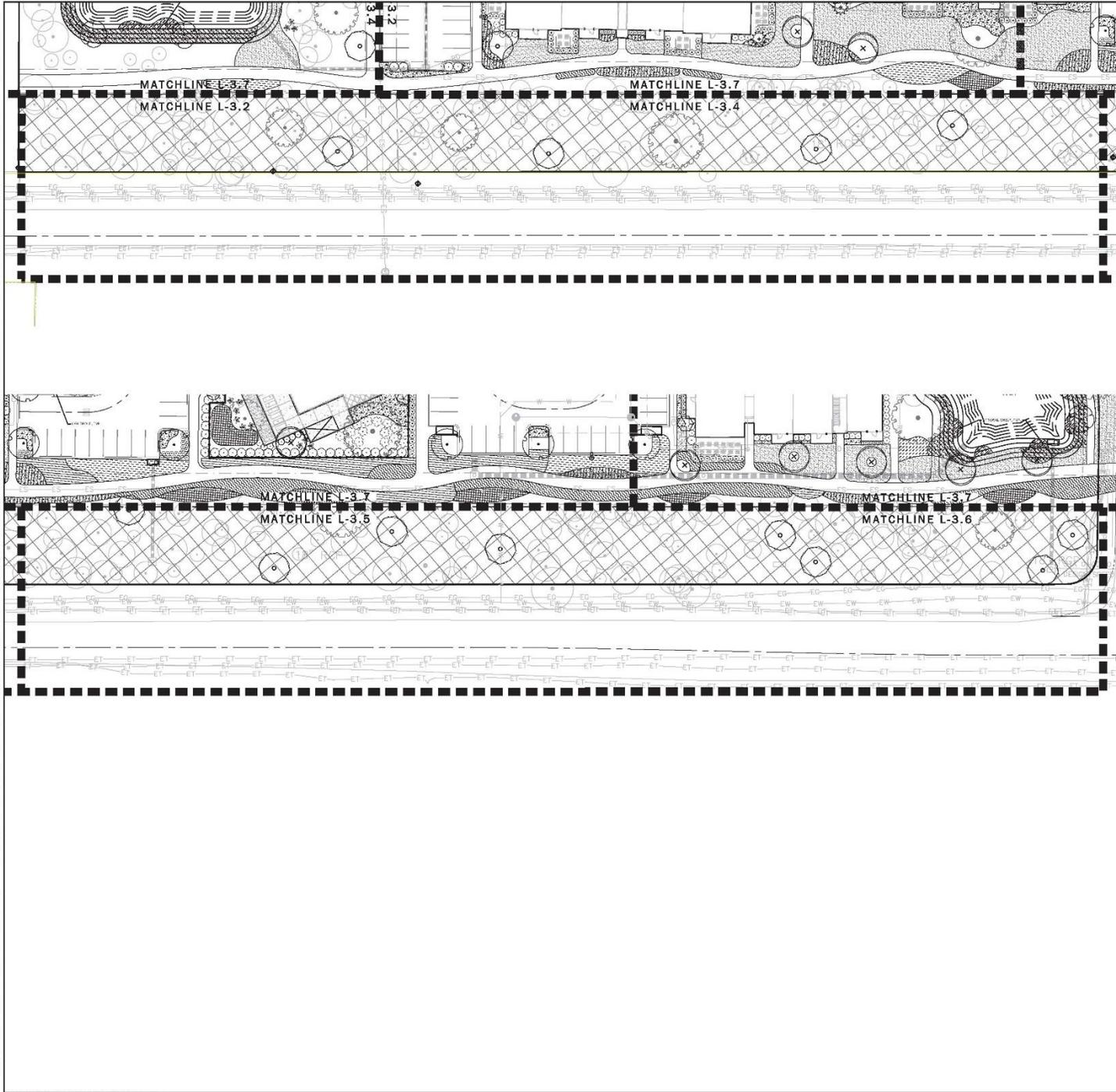
FENWICK MULTI-FAMILY
 THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

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

REVISION HISTORY	
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3	6/26/19
4	10/23/19
5	11/20/19
6	1/27/20

LANDSCAPE PLAN

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PLANT SCHEDULE FOR SHEET L-3.7

THRES	CODE	OFF	BOTANICAL / COMMON NAME	SIZE
○		12	Quercus rubra / Nuttall Oak	2 1/2" CAL



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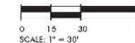
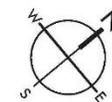
FENWICK MULTI-FAMILY
 THE BEACH COMPANY
 CITY OF CHARLESTON, SOUTH CAROLINA

SWP PROJECT: 0211
 DATE: 3/30/2020
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY

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LANDSCAPE PLAN

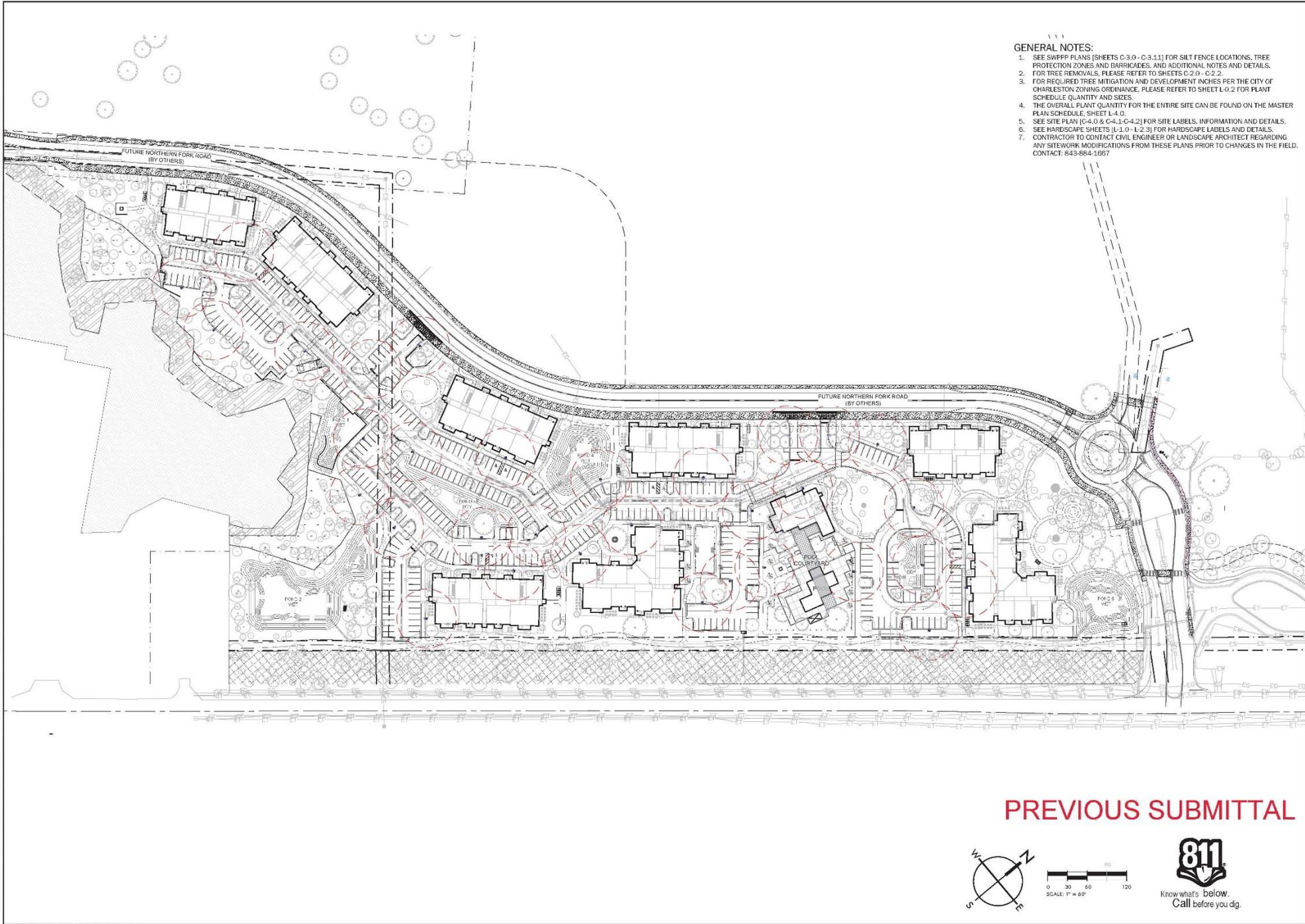


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 THE BEACH COMPANY
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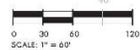
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 DATE: 3/3/2020
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY

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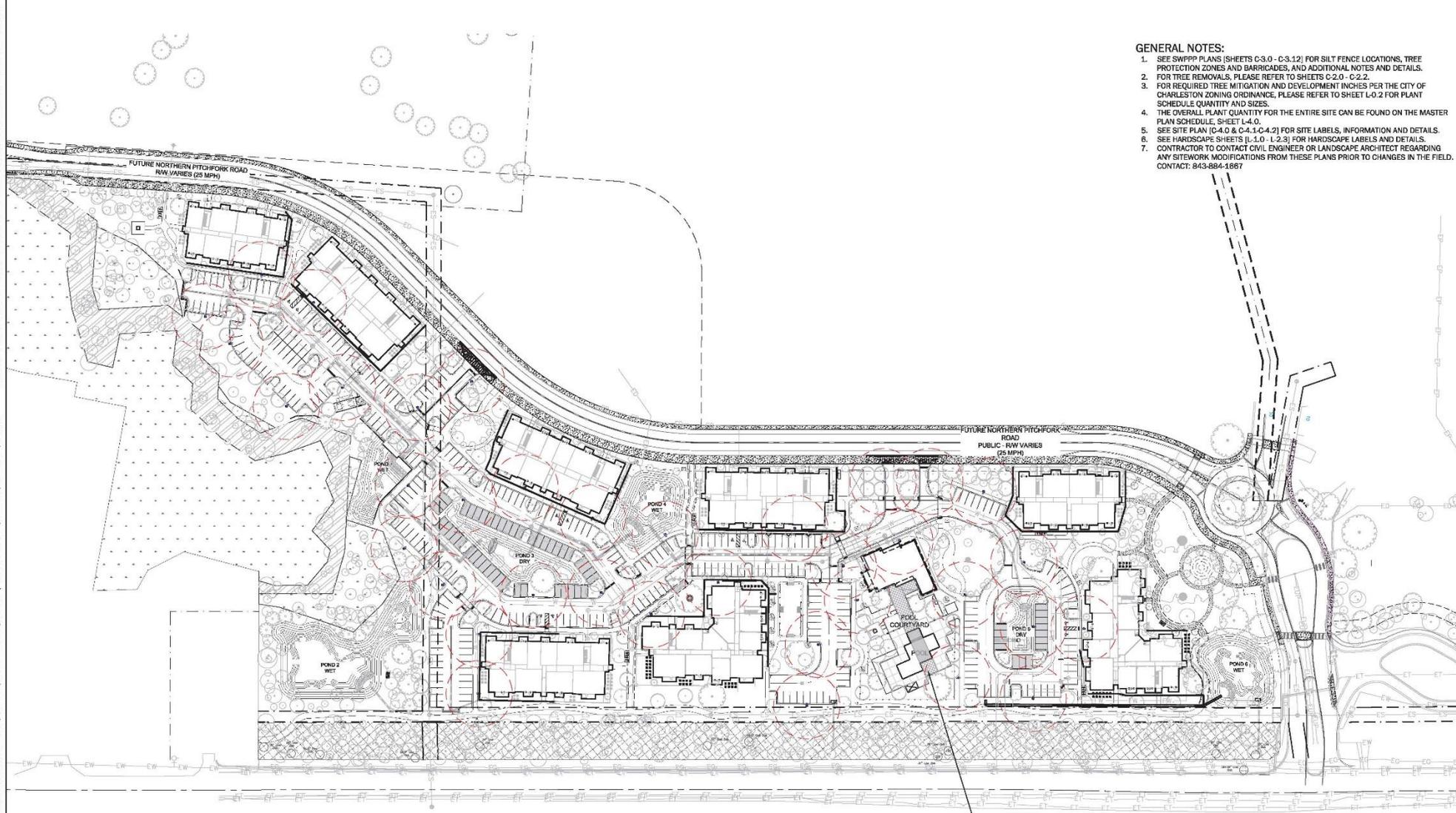
LIGHTING PLAN

PREVIOUS SUBMITTAL



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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: 843-884-1867

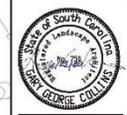
CURRENT SUBMITTAL



Know what's below.
Call before you dig.



MOUNT PLEASANT, SC 29524-1067
 GREENVILLE, SC 864.298.0534
 SUMMERVILLE, SC 843.572.0710
 SPARTANBURG, SC 864.298.0534
 CHARLOTTE, NC 980.312.5460
 WWW.SEAMONWHITESE.COM



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

SWA PROJECT: 8211
 DATE: 8/25/2018
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY

1	8/19/19	
2	7/8/19	
3	6/28/19	
4	10/23/19	
5	11/20/19	
6	1/27/20	

LIGHTING PLAN

501 WINDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 506 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601
 COPYRIGHT © SEASON, WHITEIDE & ASSOCIATES, INC. THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

Symbol	Label	Quantity	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	29	LS TRADITIONAL DELUXE CLOVE - LAF-9-1009H-4K	Classic Post Top MOUNTED ON A 12 FT DIRECT BURIAL, FIBERGLASS SPOLE.	56 LED - 700 MA	1	9182	0.92	112
□	B	7	LS TRADITIONAL DELUXE CLOVE - LAF-9-1009H-4K	Classic Post Top MOUNTED ON A 12 FT DIRECT BURIAL, FIBERGLASS SPOLE.	56 LED - 700 MA	1	9989	0.92	112

Note

- FOOTCANDLE VALUES ARE MAINTAINED.
- LUMINAIRES ARE MOUNTED ON A 12 FT DIRECT BURIAL POLE.
- LUMINAIRES ARE LED.

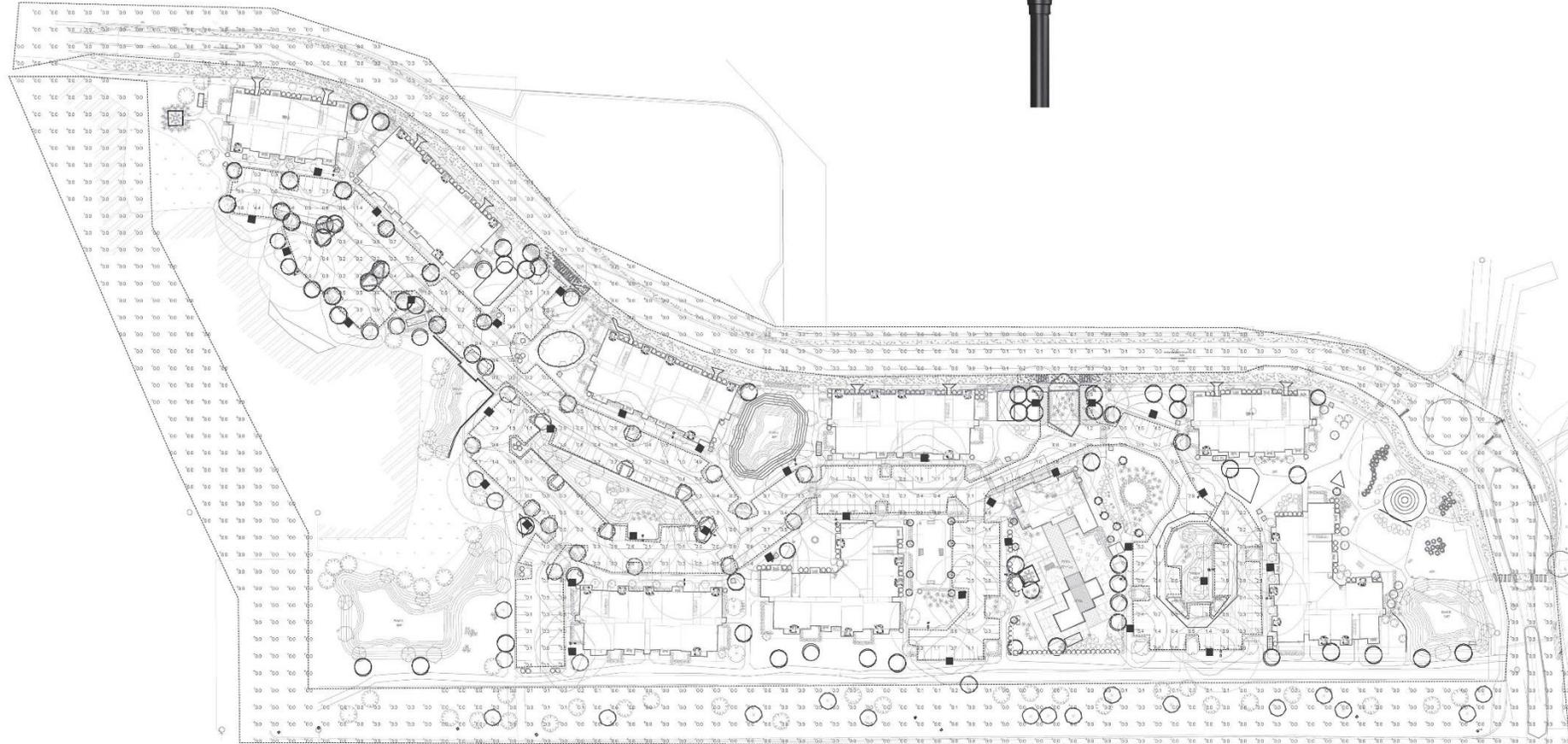
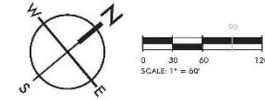
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	1.1 fc	5.6 fc	0.1 fc	56.0:1	11.0:1
PROPERTY LINE	+	0.0 fc	0.6 fc	0.0 fc	N/A	N/A



GENERAL NOTES:

- SEE SWPPP PLANS (SHEETS C-3.0 - C-3.12) 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.
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- 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 SITING WORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 843-884-1667



Plan View
Scale: 1" = 60'



MOUNT PLEASANT, SC 29458-1087
 GREENVILLE, SC 854-296-0534
 SUMMERVILLE, SC 843-972-0710
 SPARTANBURG, SC 854-296-0534
 CHARLOTTE, NC 980-332-5460
 WWW.SEASONWHITESIDE.COM



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

SWA PROJECT: 221
 DATE: 8/25/2020
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY	
1	8/10/19
2	7/8/19
3	6/29/19
4	1/23/19
5	11/20/18
6	1/27/20

PHOTOMETRIC PLAN

Post-Top CL41T4A / CL41T4B / CL41T4C

Ordering Template

MODEL	LENS	DIST.	WATT	CCT	VOLT	REDUCER	OPTIONS	COLOR	TEXTURE	OP.FIN.	MG
CL41T4A	LAF	2	20W	3K	120	NONE	NONE	BK	TX		
CL41T4B	LAF	3	40W	4K	208	R28	PC-1	DG	SM		
CL41T4C	LAF	3M	60W		240	R30	PTL-1	MA			
		4	80W		277		PTL-1	SP			
		5	100W		347		PTOR-1	SZ			
	2HS				482		PC-1	BG			
	3HS						PROG	GM			
	3MHS						SD	PG			
	4HS							WH			

ONLY ONE OF THESE OPTION CAN BE CHOSEN
 ONLY A VALUABLE WITH CL41T4B
 TYPE 3 ONLY
 OPTION NOT AVAILABLE WITH 480V

ORDERING CODE

CL41T4B	LAF	3/3	100	4K	120	NONE	NONE	BK	SM	MG
---------	-----	-----	-----	----	-----	------	------	----	----	----

References

LENS
 LAF LENS ACRYLIC FROST
 LAF* LENS ACRYLIC OPALINE
 LAF** LENS ACRYLIC OPALINE

DISTRIBUTION
 HS INTERNAL HOUSE SHIELD
 HS* INTERNAL HOUSE SHIELD
 HS** INTERNAL HOUSE SHIELD

CCT
 3K 3000K
 4K 4000K

WATT
 20 PHOTO METRIC PAIR FOR LUMEN OUTPUT

REDUCER
 NONE FITS 4" O.D. x 3" LONG TENON
 R28 REDUCER 4" O.D. TO 2 7/8" O.D. x 3" LONG TENON
 R30 REDUCER 4" O.D. TO 3" O.D. x 3" LONG TENON

OPTIONS

NONE NONE
 NONE BUTTON-TYPE PHOTOCELL
 FT PHOTOCELL W/7-PIN RECEPTACLE (AND C136.41)
 PTL LONG LIFE PHOTOCELL W/7-PIN RECEPTACLE (AND C136.41)
 PTL* LONG LIFE PHOTOCELL W/7-PIN RECEPTACLE (AND C136.41)
 PTL** LONG LIFE PHOTOCELL W/7-PIN RECEPTACLE (AND C136.41)
 PE SHOCKING CAP W/7-PIN RECEPTACLE (AND C136.41)
 PROG PROGRAMMABLE COVER
 SD FIELD ADJUSTABLE 10% INCREMENT STEP-DIMMING SWITCH
 **CONTACT FACTOR FOR WIRELESS APPLICATIONS AND FOR MORE DETAILS

COLOR

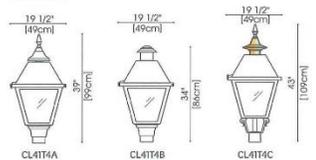
BK BLACK BALBOIS
 DG DARK GREEN BALBOIS
 MA MARINE BLUE BALBOIS
 SP METALLIC SILVER BALBOIS (SMOOTH ONLY)
 RZ DARK BROWN BALBOIS
 BG BURGUNDY BALBOIS
 GM MOSS GREEN BALBOIS
 PG PALE GREY BALBOIS
 WH WHITE BALBOIS

TEXTURE

TX TEXTURED
 SM SMOOTH

OP.FIN. (OPTIONAL FINISH)
 MG MARINE GRADE PFB FINISH

Luminaire



Photometry CL41T4 / CL41P1

SOURCE: LED 4000K ± 150K, 70 CRI minimum
 WATERPROOF RATING: IP65 optical system

LED code definition:
 2 - 30W - 4K
 Color temperature
 LED Wattage
 Optical distribution



Lens Acrylic Frost (LAF)

Type 2

LED CODE	LUMEN OUTPUT	EFFICACY (LUM/WT)	VOLTAGE LED	WATTAGE SYSTEM	LED CURRENT (mA)	BALL BALLING	BID EQUIVALENCY
2-20W-4K	1716	87	36	24	300	81-10-02	30W
2-40W-4K	3546	79	40	45	700	81-10-02	30W
2-40W-4K	5203	79	40	67	700	81-10-03	30W
2-80W-4K	7603	79	80	100	700	81-10-03	30W
2-80W-4K	8966	76	80	112	700	81-10-04	30W

Type 3

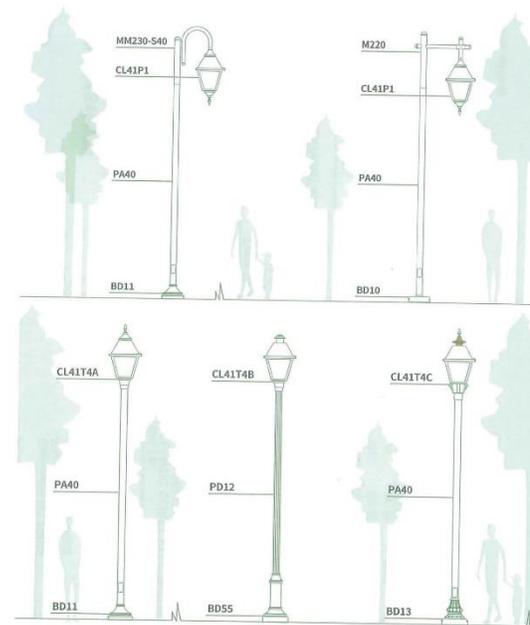
LED CODE	LUMEN OUTPUT	EFFICACY (LUM/WT)	VOLTAGE LED	WATTAGE SYSTEM	LED CURRENT (mA)	BALL BALLING	BID EQUIVALENCY
3-20W-4K	983	60	30	20	300	81-10-02	30W
3-40W-4K	3772	62	40	45	700	81-10-03	30W
3-80W-4K	5092	62	80	67	700	81-10-03	30W
3-80W-4K	7341	62	80	100	700	81-10-04	30W
3-80W-4K	9381	62	80	112	700	81-10-04	30W

Type 3M

LED CODE	LUMEN OUTPUT	EFFICACY (LUM/WT)	VOLTAGE LED	WATTAGE SYSTEM	LED CURRENT (mA)	BALL BALLING	BID EQUIVALENCY
3M-20W-4K	5097	64	30	21	300	81-10-03	30W
3M-40W-4K	3897	62	40	45	700	81-10-03	30W
3M-40W-4K	5741	65	40	67	700	81-10-04	30W
3M-80W-4K	7614	65	80	100	700	81-10-04	30W
3M-80W-4K	9568	65	80	112	700	81-10-04	30W

LED 4000K Color and/or L70 to over 30,000 hours.
 BS 741-01 Reported average flow 84,000 hours.
 System voltage includes the LED and the driver.
 *Equivalent should always be verified by photometric layout.
 **W0001 used for testing; 3000K photometrics is available on website.

Luminaire SCALE GUIDE



PREVIOUS SUBMITTAL

GENERAL NOTES:

- SEE SWPPP PLANS (SHEETS C-3.0 - C-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.
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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: 843-884-1667

SWA PROJECT: 821
 DATE: 3/3/2020
 DRAWN BY: CMP
 CHECKED BY: DRS

REVISION HISTORY

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

LIGHTING CUT SHEETS



MOUNT PLEASANT, SC 29458-1087
 GREENVILLE, SC 29606-0534
 SUMMERVILLE, SC 29482-0710
 SPARTANBURG, SC 29426-0534
 CHARLOTTE, NC 28212-5460
 WWW.SEASONWHITESEDE.COM



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

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	BK	TX	MG
CL41T4B	LAD	4	40W	4K	208	R28	PC-1	DG	SM	
CL41T4C		3	60W		240	R30	PTL-1	MA		
		4	80W		277		PTL-1	MA		
		5	100W		347		PTOR-1	EZ		
		3HS			480		PC-1	BG		
		3HS					PROG	GM		
		4HS					SD	WH		

ONLY ONE OF THESE OPTION CAN BE CHOSEN
ONLY A VARIABLE WITH CL41T4B
TYPE 2 ONLY
OPTION NOT AVAILABLE WITH 480V

ORDERING CODE

CL41T4B	LAF	3/5	100	4K	120	NONE	NONE	BK	SM	MG
---------	-----	-----	-----	----	-----	------	------	----	----	----

References

LENS

LAF LENS ACRYLIC FROST
LAD LENS ACRYLIC OPALINE
PHOTOMETRIC WILL BE AFFECTED DUE TO LENS

DISTRIBUTION

HS INTERNAL HOUSE SHIELD
SE PHOTOCHROMIC PAINT DETAILS

CCT

3K 3000K
4K 4000K

WATT

SE PHOTOCHROMIC PAINT FOR LUMEN OUTPUT

REDUCER

None FITS 4" O.D. 3" LONG TENON
R28 REDUCER 4" O.D. TO 2 7/8" O.D. X 3" LONG TENON
R30 REDUCER 4" O.D. TO 3" O.D. X 3" LONG TENON

OPTIONS

None NONE
PC BUTTON-TYPE PHOTOCELL
FT PHOTOCELL W/7 PIN RECEPTACLE (ANSI C136.41)
FTL LONG LIFE PHOTOCELL W/7 PIN RECEPTACLE (ANSI C136.41)
FTDR* 7 PIN RECEPTACLE (ANSI C136.41)
PK SHORTING CAP W/7 PIN RECEPTACLE (ANSI C136.41)
PROG* PHOTOCHROMIC COVER
SD FIELD ADJUSTABLE 10% INCREMENT STEP-DIMMING SWITCH
*CONTACT FACTORY FOR WIRELESS APPLICATIONS AND FOR MORE DETAILS

COLOR

BK BLACK BALBOIS
DG DARK GREEN BALBOIS
MA MARINE BLUE BALBOIS
SP METALLIC SILVER BALBOIS (SMOOTH ONLY)
BZ DARK BROWN BALBOIS
BG BURGUNDY BALBOIS
GM MOSS GREEN BALBOIS
PG PALE GREY BALBOIS
WH WHITE BALBOIS

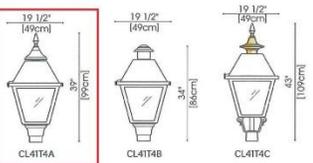
TEXTURE

TX TEXTURED
SM SMOOTH

OP.FIN. (OPTIONAL FINISH)

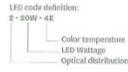
MS MARINE GRADE PFB FINISH

Luminaire



Photometry CL41T4 / CL41P1

SOURCE: LED 4000K ± 150K, 70 CRI minimum
WATERPROOF RATING: IP66 optical system



Lens Acrylic Frost (LAF)

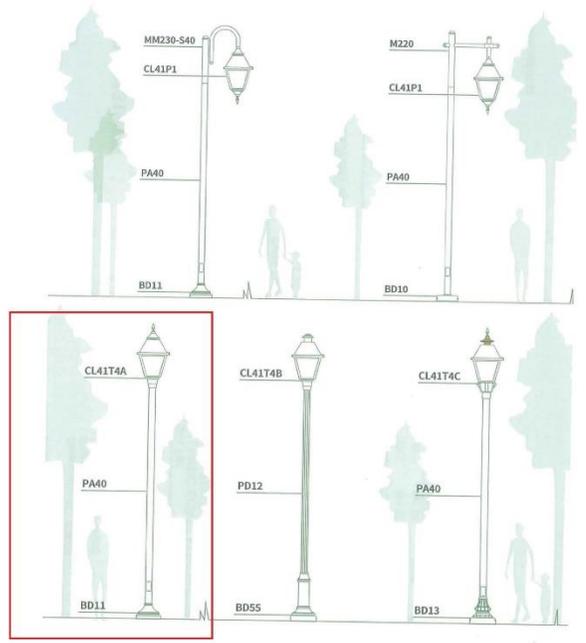
Type 2	LED CODE	LUMEN OUTPUT	EFFICACY (lm/W)	WATTAGE LED	WATTAGE SYSTEM	LED CURRENT (mA)	BUS BARING	BIP EQUIVALENCY
	2-20W-4K	1776	87	20	24	150	8-10-02	2000
	2-40W-4K	3546	71	40	45	300	8-10-02	2000
	2-60W-4K	5310	73	60	67	300	8-10-03	1000W
	2-80W-4K	7074	71	80	90	300	8-10-03	1000W
	2-100W-4K	8838	71	100	110	300	8-10-04	1000W

Type 3	LED CODE	LUMEN OUTPUT	EFFICACY (lm/W)	WATTAGE LED	WATTAGE SYSTEM	LED CURRENT (mA)	BUS BARING	BIP EQUIVALENCY
	3-20W-4K	3563	70	20	23	150	8-10-02	2000
	3-40W-4K	7127	83	40	45	300	8-10-03	2000
	3-60W-4K	10690	80	60	67	300	8-10-03	1000W
	3-80W-4K	14254	82	80	90	300	8-10-04	1000W
	3-100W-4K	17818	80	100	110	300	8-10-04	1000W

Type 3M	LED CODE	LUMEN OUTPUT	EFFICACY (lm/W)	WATTAGE LED	WATTAGE SYSTEM	LED CURRENT (mA)	BUS BARING	BIP EQUIVALENCY
	3M-20W-4K	3607	81	20	23	300	8-10-03	1000
	3M-40W-4K	7214	81	40	45	300	8-10-03	1000
	3M-60W-4K	10821	81	60	67	300	8-10-04	1000
	3M-80W-4K	14428	81	80	90	300	8-10-03	1000
	3M-100W-4K	18035	81	100	110	300	8-10-03	1000

IES TM-01 Calculated L70 to over 30,000 hours.
IES TM-01 Required source flux 24,000 lumens.
System ratings include the LED and the fixture.
*Applied energy should always be verified by photometric report.
*8000K used for testing, 3000K photometrics is available on website.

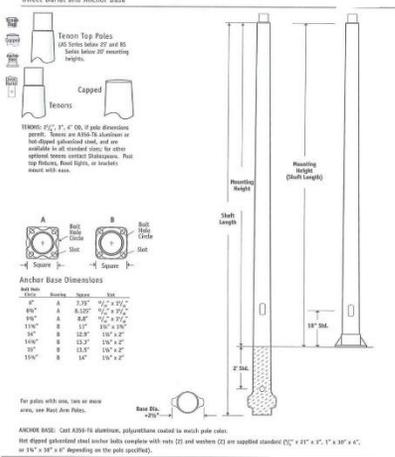
Luminaire SCALE GUIDE



Nominal Mounting Height (ft.)	Shaft Length (ft.)	Pole Weight (lbs.)	POLE DIAMETER		Standard Handhole Location from Base (in.)	SUGGESTED MAXIMUM TOTAL LOADING					Suggested Burial Depth (ft.)	BASIC CATALOG NUMBER	Comment
			Shaft Top (in.)	Shaft Base (in.)		Total Weight (lbs.)	80 MPH EPA* (sq. ft.)	90 MPH EPA* (sq. ft.)	100 MPH EPA* (sq. ft.)	120 MPH EPA* (sq. ft.)			
10**	13	23	2.9	5.0	54	150	16.3	12.5	9.9	6.7	3	BS13	Not available Capped
12**	15	25	2.9	5.3	54	150	10.7	7.9	6.1	4.1	3	BS15	Not available Capped
13**	17	27	2.9	5.6	66	150	10.2	7.6	5.9	3.9	4	BS17	Not available Capped
14**	18	29	2.9	5.7	66	150	9.7	7.1	5.6	3.7	4	BS18	Not available Capped
16**	20	38	2.9	6.1	66	100	7.3	5.3	4.2	2.7	4	BS20	Not available Capped
20**	24	44	2.9	6.6	66	100	6.1	4.6	3.5	2.2	4	BS24	Not available Capped

**Not available Capped - do not use BS Series below 20' mounting height for side mount applications, or with tenon mounted arms or for multiple fixture applications - Use B0 Series, instead.

Round Tapered Composite Tuff-Poles*



ANCHOR BASE: Cast 4000-psi aluminum, polyurethane coated to match pole color.
Use of different colored steel anchor bolts requires use of red (R) and yellow (Y) as specified standard (CY = 2" x 3", 1" x 3", 1" x 4", 1" x 5", 1" x 6", 1" x 8", 1" x 10", 1" x 12", 1" x 14", 1" x 16", 1" x 18", 1" x 20", 1" x 24", 1" x 28", 1" x 32", 1" x 36", 1" x 40", 1" x 44", 1" x 48", 1" x 52", 1" x 56", 1" x 60", 1" x 64", 1" x 68", 1" x 72", 1" x 76", 1" x 80", 1" x 84", 1" x 88", 1" x 92", 1" x 96", 1" x 100").

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MOUNT PLEASANT, SC 29464-1067
GREENVILLE, SC 29605-0534
SUMMERVILLE, SC 29582-0710
SPARTANBURG, SC 29584-2984
CHARLOTTE, NC 28202-2460
WWW.SEAMONWHITESIDE.COM



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

SHA PROJECT: 4211
DATE: 6/25/2020
DRAWN BY: CMP
CHECKED BY: DRS

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

LIGHTING CUT SHEETS

CURRENT SUBMITTAL

GENERAL NOTES:

- SEE SWPPP PLANS (SHEETS C-3.0 - C-3.12) FOR SILT FENCE LOCATIONS, TREE PROTECTION ZONES AND BARRICADES, AND ADDITIONAL NOTES AND DETAILS.
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- 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: 843-884-1667

JHP

Architecture/Urban Design



DRB SUBMITTAL

2016027.00

06.26.2020

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.

06.26.2020	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

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 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 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	1,486	18,744	9,732	35,574	0	15,414	4,404	72,360	15,264	38,792	5,968	245,178		

BUILDING DATA:		E1	A1	A1-HC	A1b	A2	A3	A4	B1	B1-HC	B2	B2b	C1	C1-HC	Total Units	Leasing/Amenity SF
Bldg. Type	# of Bldgs.															
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

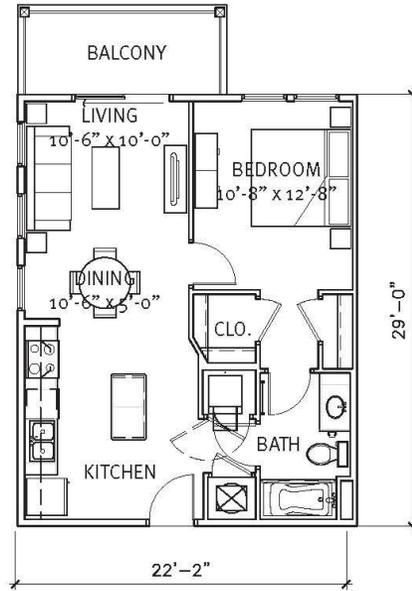
THE BEACH COMPANY
 Building Traditions Since 1945

Project Data

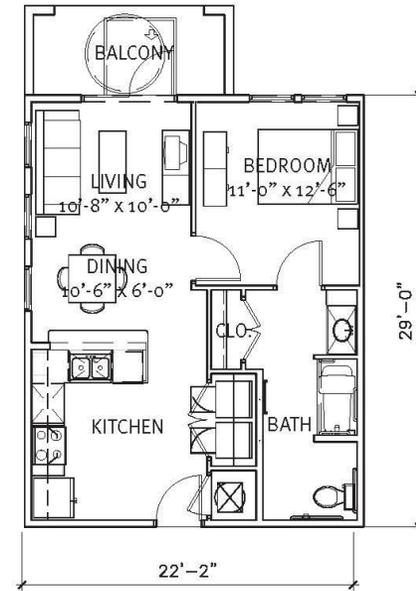
06.26.2020	2016027.00	w
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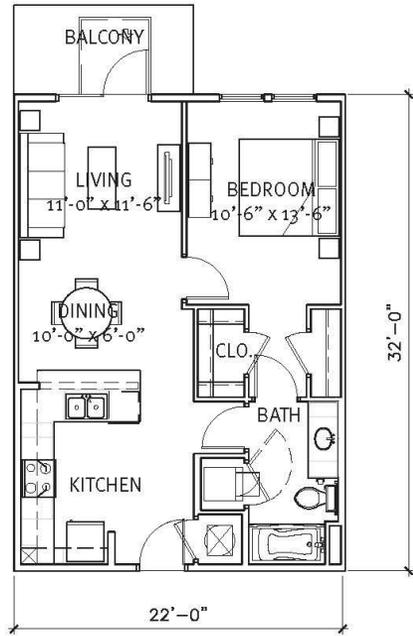
01 Unit E1 553 Net S.F.
12/240 units 553 Gross S.F.



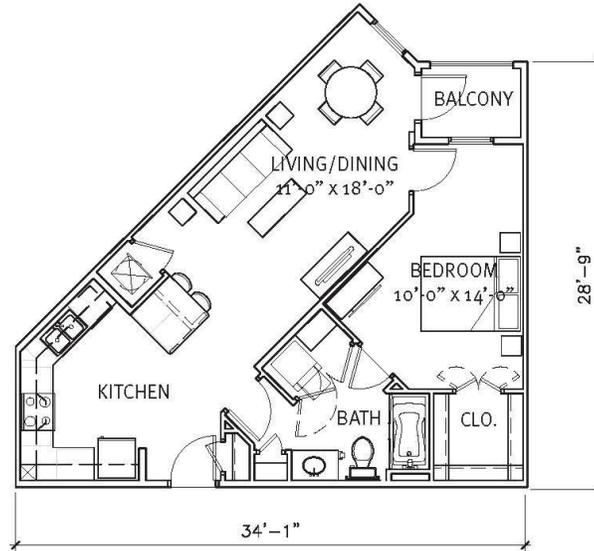
02 Unit A1 659 Net S.F.
28/240 units 743 Gross S.F.



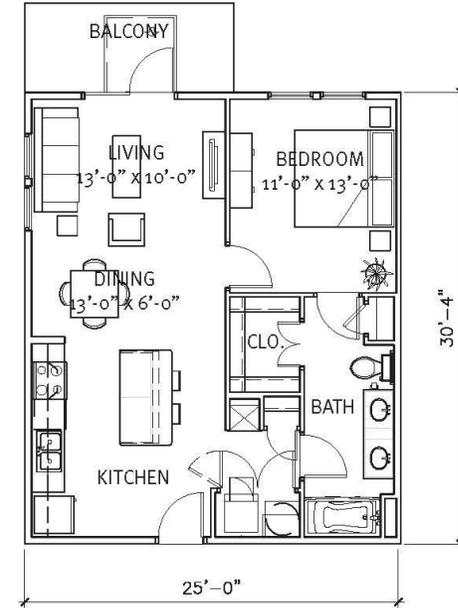
03 Unit A1-HC 659 Net S.F.
2/240 units 743 Gross S.F.



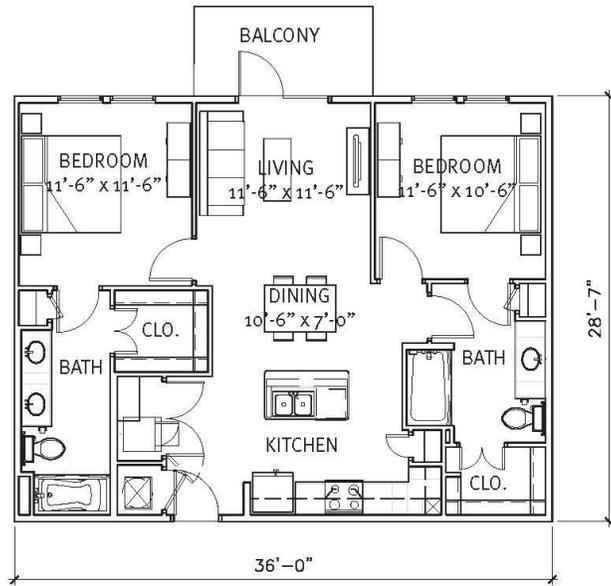
03 Unit A1b 709 Net S.F.
24/240 units 781 Gross S.F.



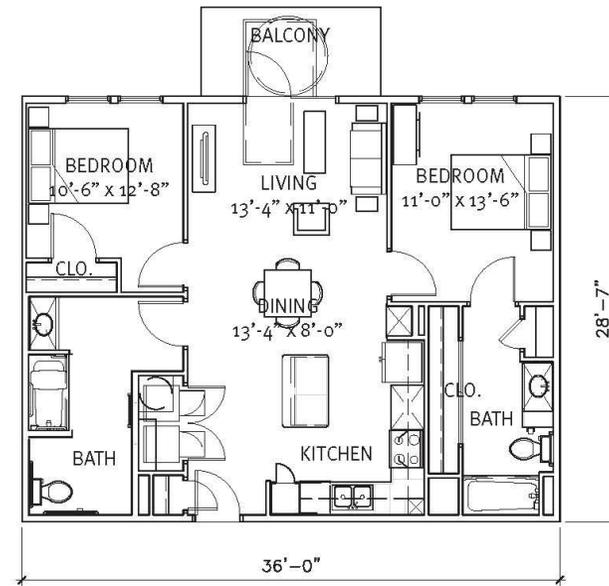
02 Unit A2 770 Net S.F.
12/240 units 811 Gross S.F.



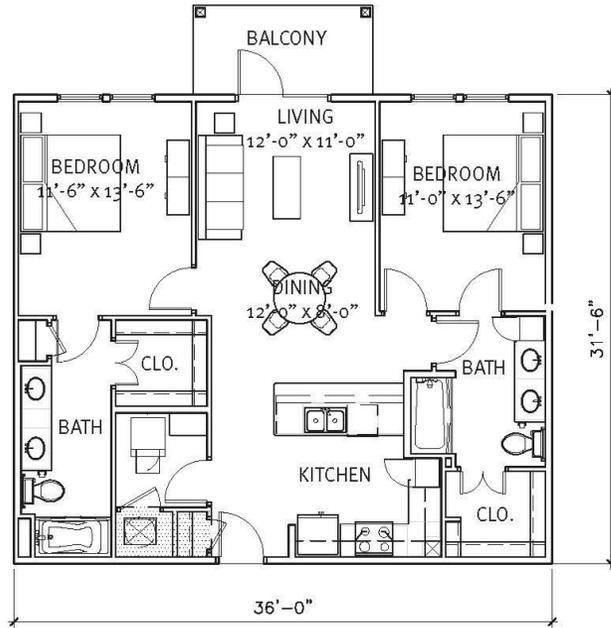
03 Unit A3 763 Net S.F.
42/240 units 847 Gross S.F.



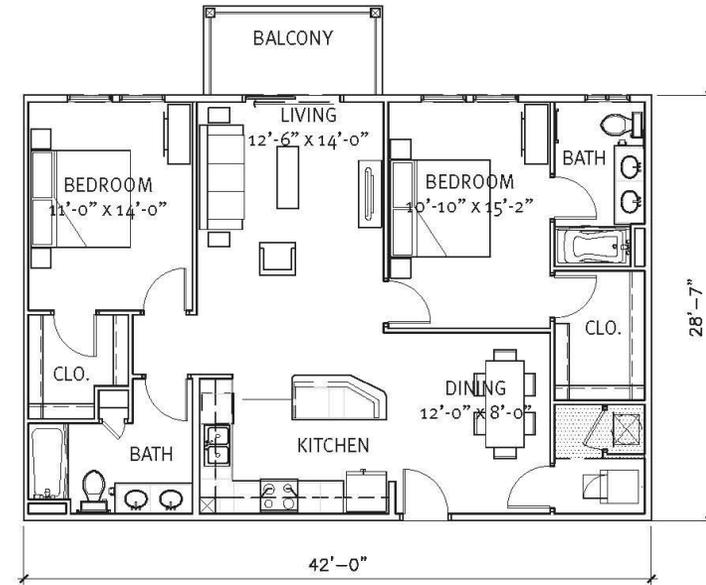
01 Unit B1 1,029 Net S.F.
14/240 units 1,101 Gross S.F.



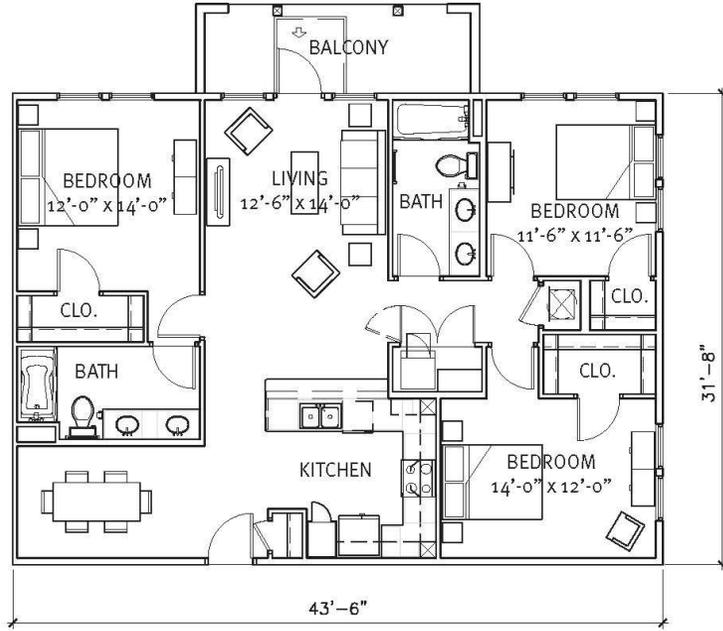
02 Unit B1-HC 1,029 Net S.F.
4/240 units 1,101 Gross S.F.



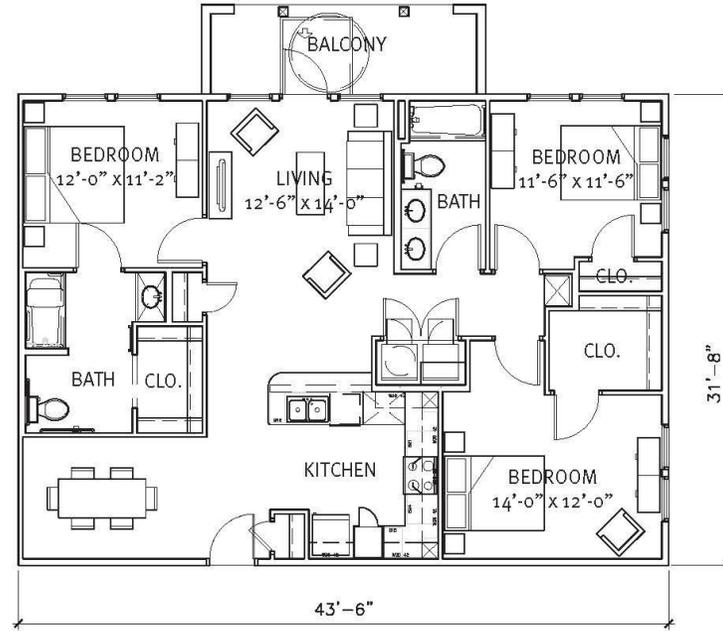
01 Unit B2 1,134 Net S.F.
60/240 units 1,206 Gross S.F.



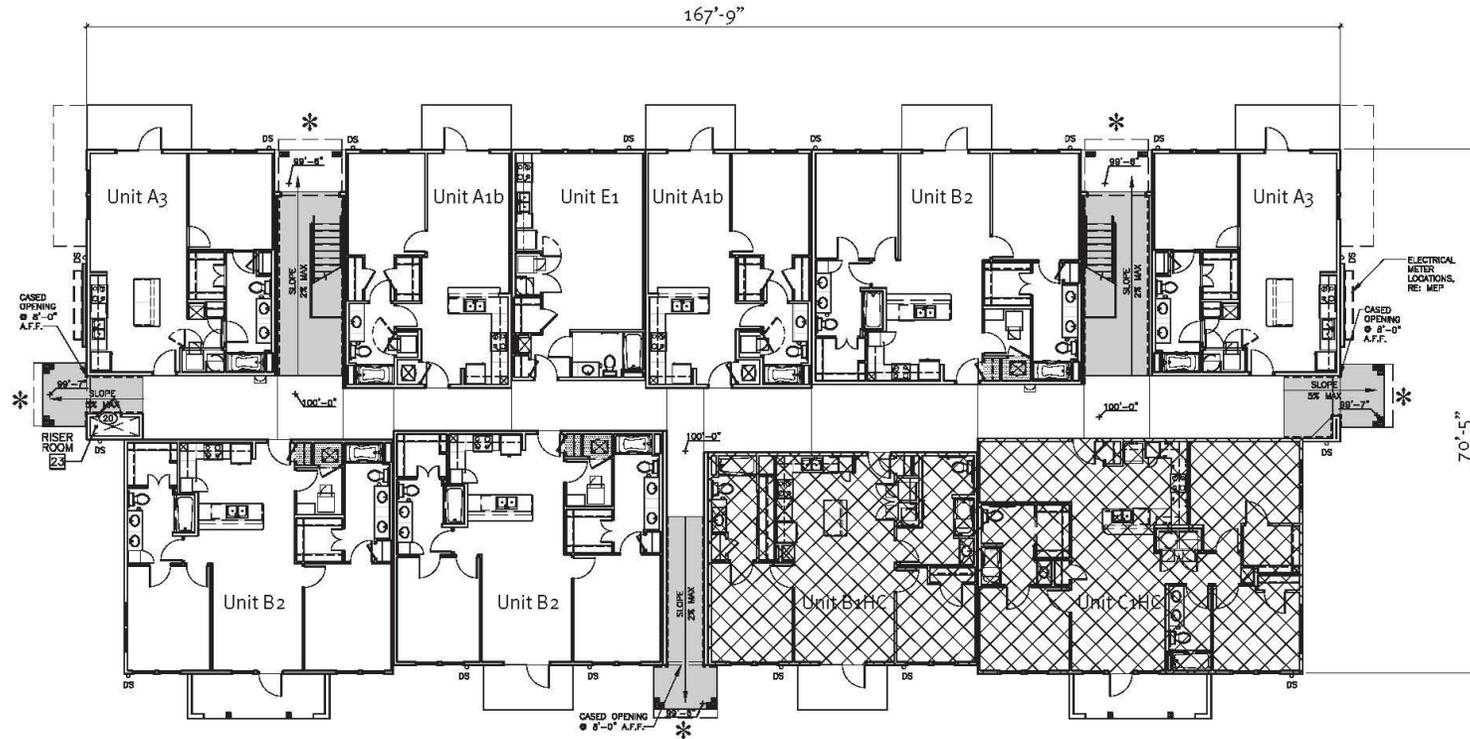
02 Unit B2b 1,200 Net S.F.
12/240 units 1,272 Gross S.F.



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.



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

* LOCATION OF ENHANCED BUILDING ENTRIES

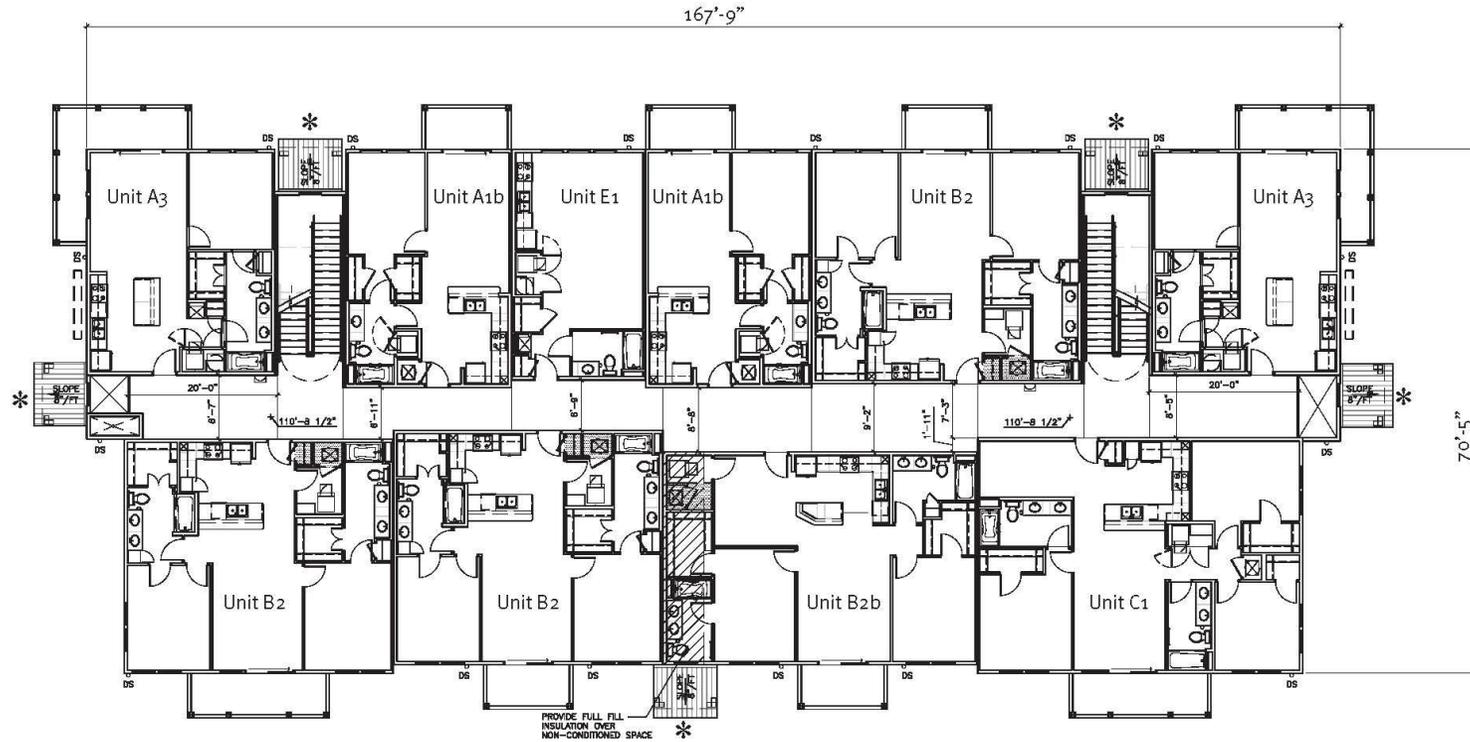


Village at Fenwick
 Charleston, South Carolina

THE BEACH COMPANY
Building Traditions Since 1945

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

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

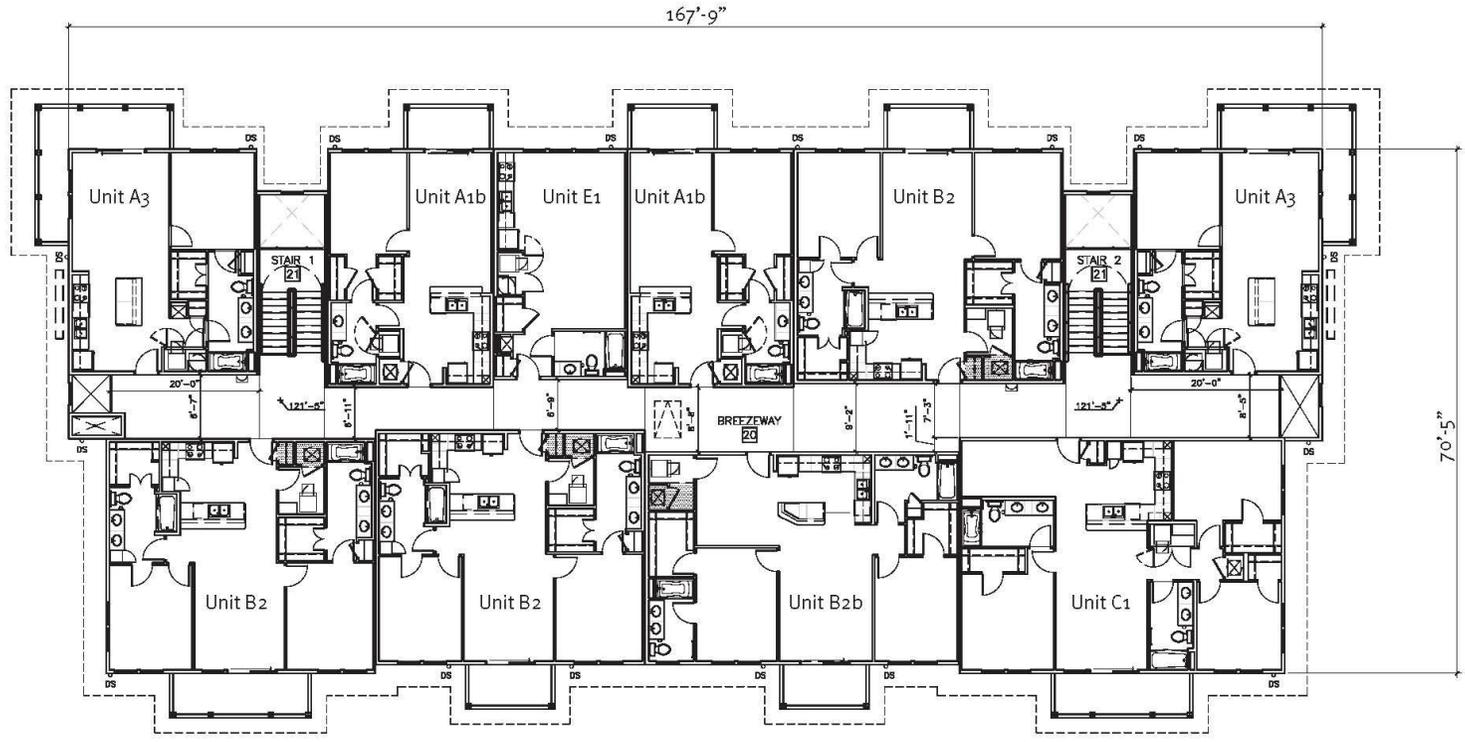


Village at Fenwick
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Building Plan
 Scale 1/16" = 1'-0"

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

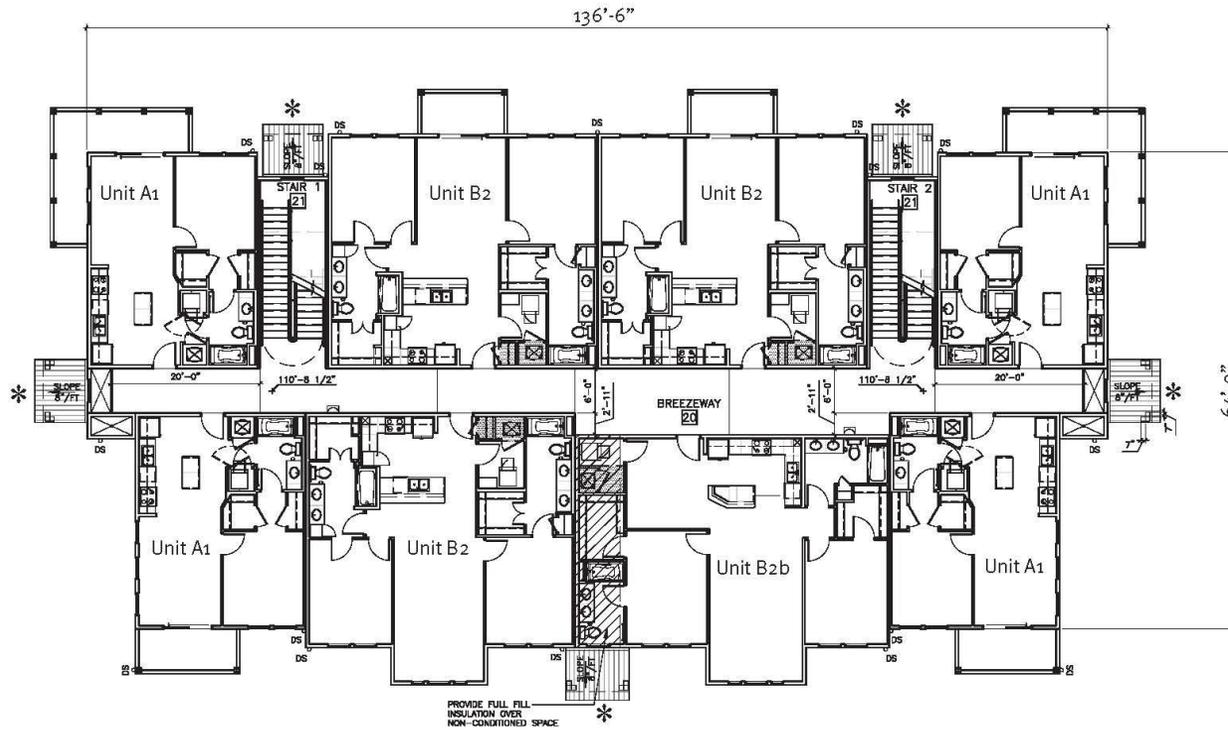


Village at Fenwick
 Charleston, South Carolina

THE BEACH COMPANY
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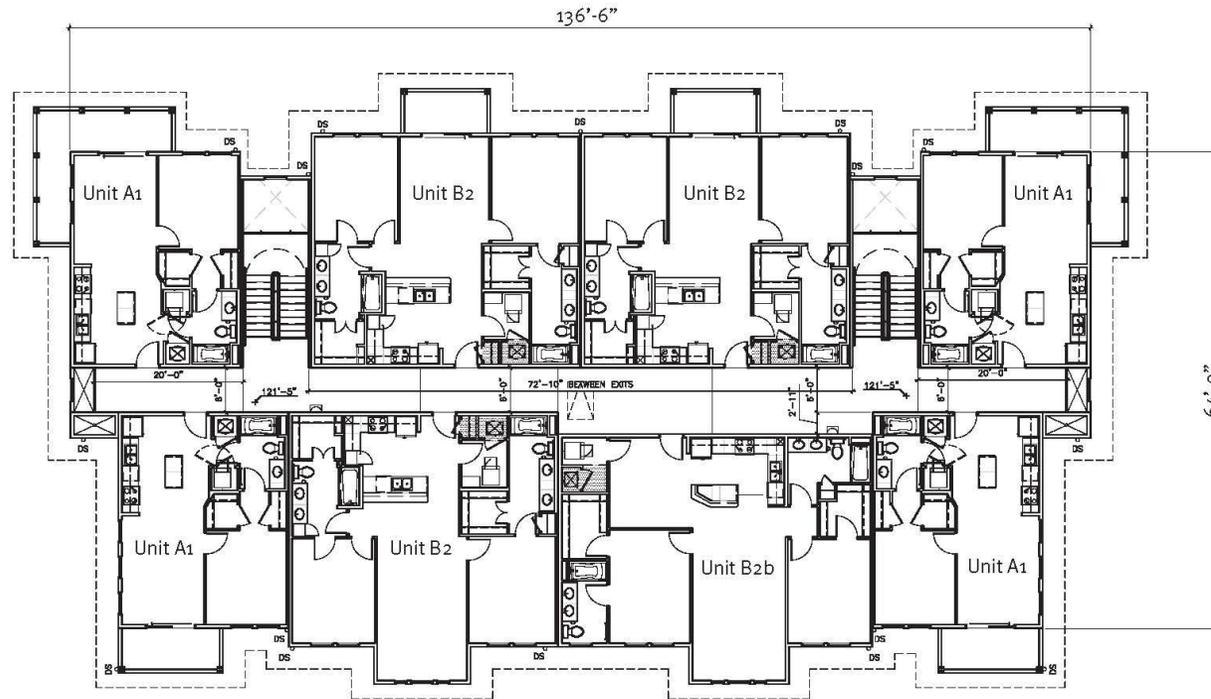
Building Plan
 Scale 1/16" = 1'-0"

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

* LOCATION OF ENHANCED BUILDING ENTRIES



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

* LOCATION OF ENHANCED BUILDING ENTRIES

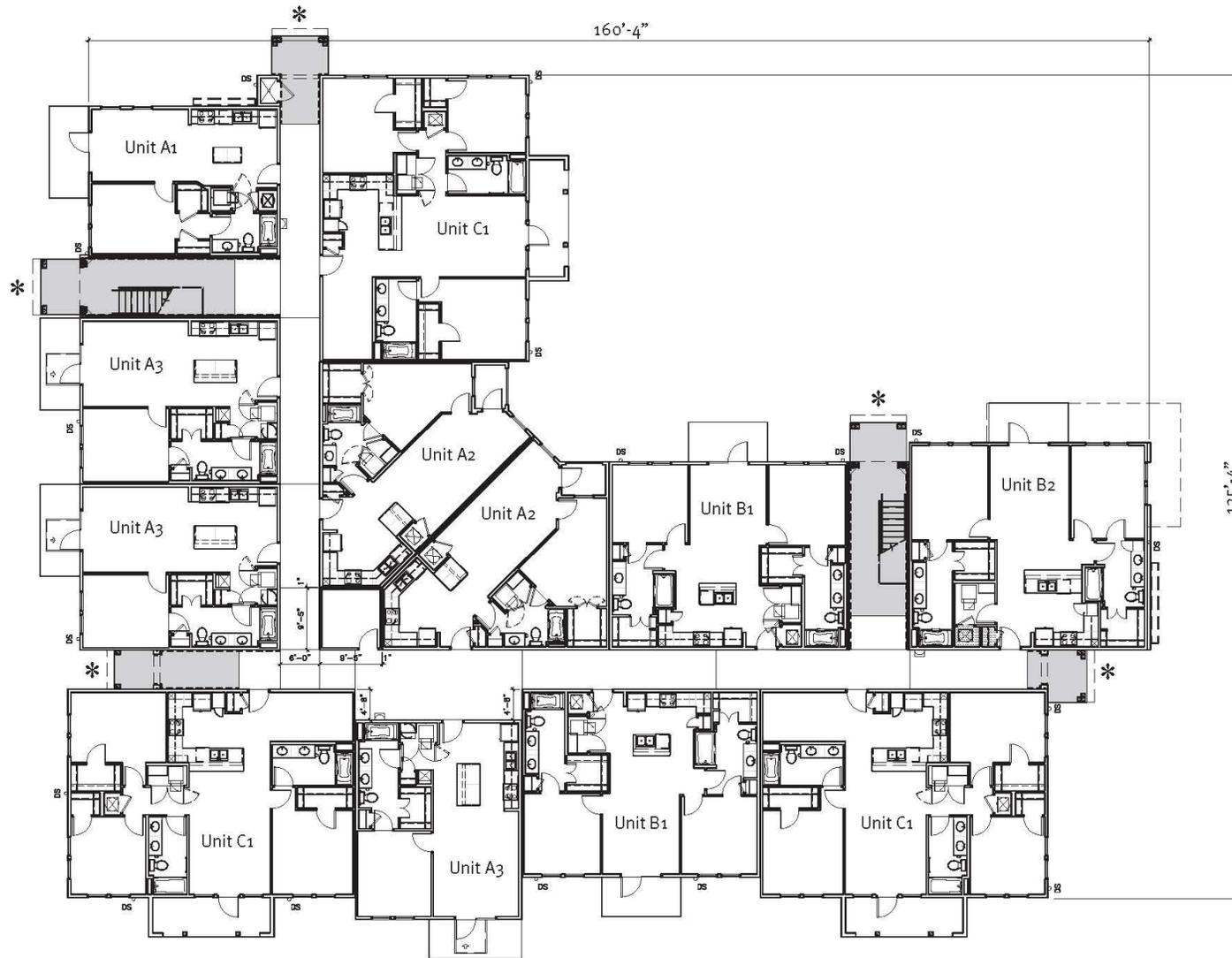


Village at Fenwick
Charleston, South Carolina

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

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01

Building Type III - Level 1 - Building #'s 5 & 8

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

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Charleston, South Carolina

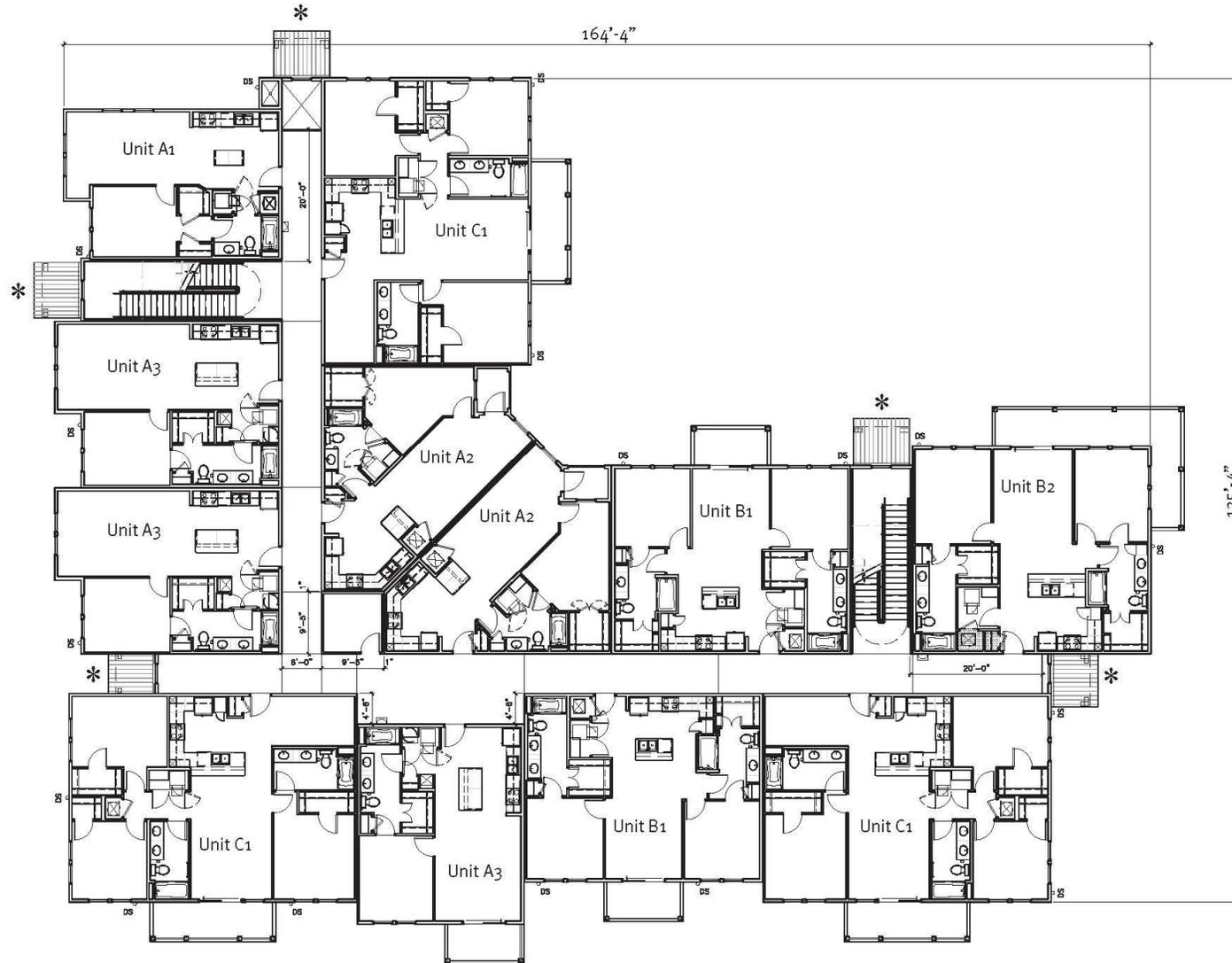
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Building Plan
Scale 1/16" = 1'-0"

* LOCATION OF ENHANCED BUILDING ENTRIES

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01

Building Type III - Level 2 - Building #'s 5 & 8

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

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Charleston, South Carolina

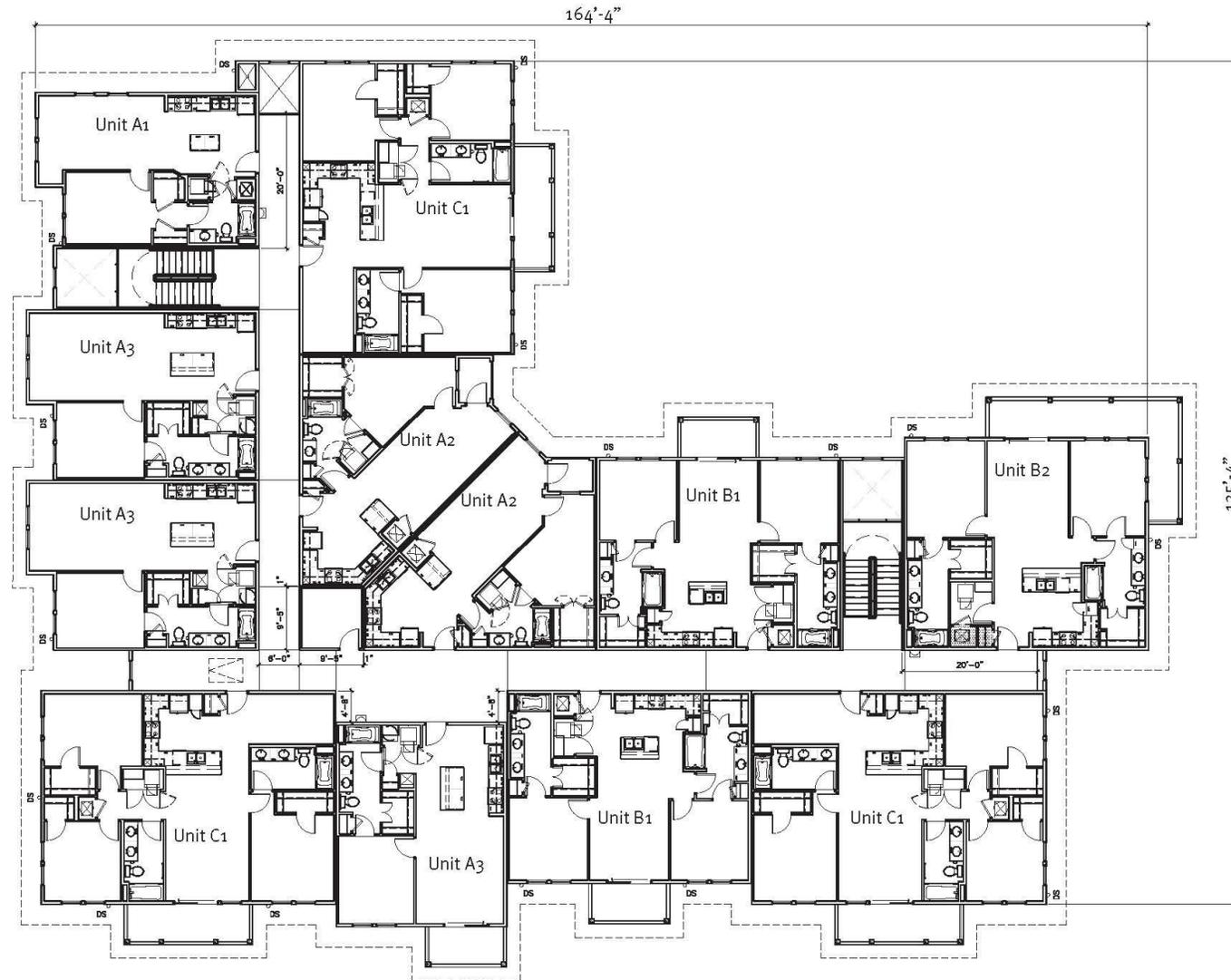
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Building Plan
Scale 1/16" = 1'-0"

* LOCATION OF ENHANCED BUILDING ENTRIES

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

✱ LOCATION OF ENHANCED BUILDING ENTRIES

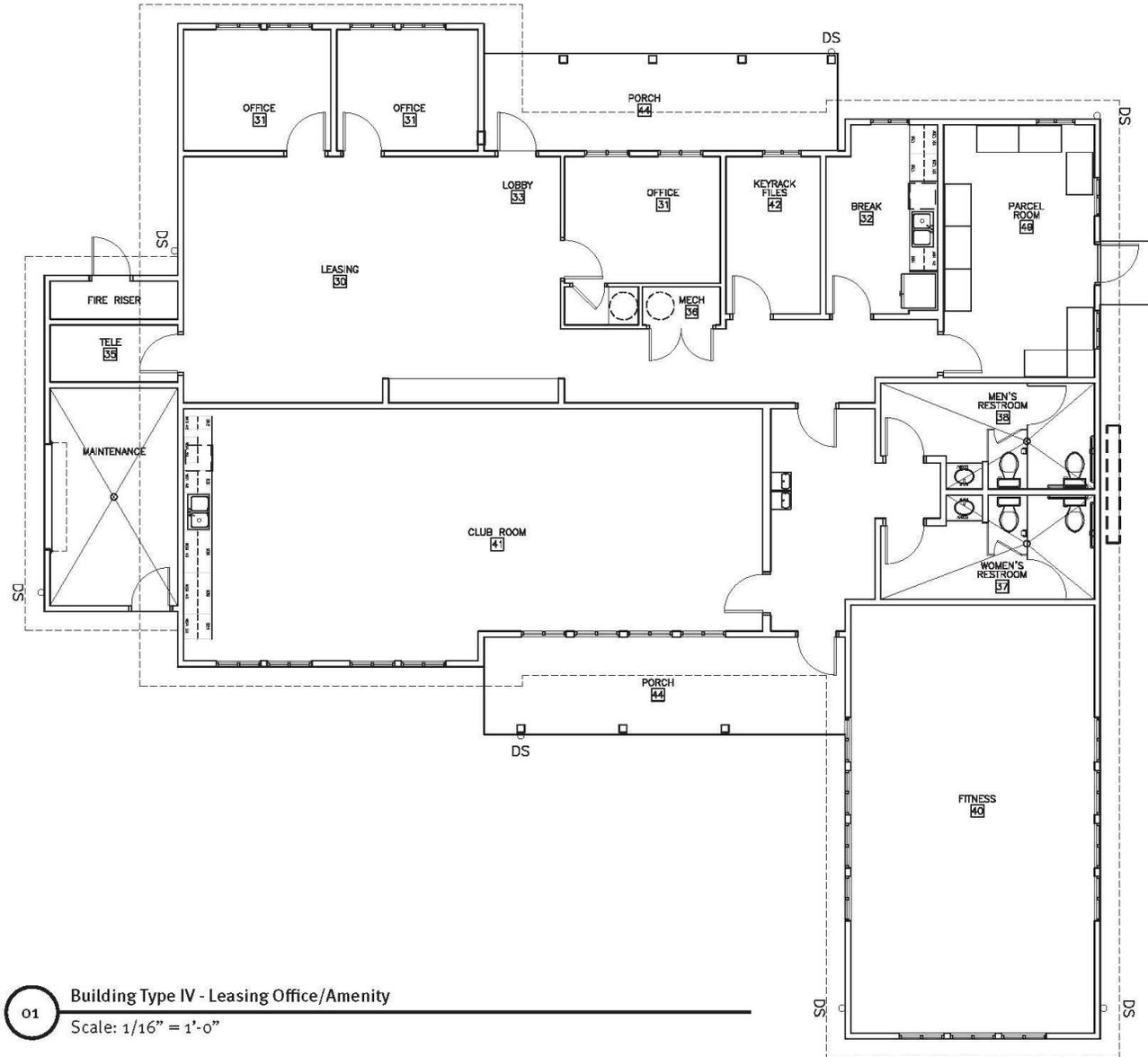


Village at Fenwick
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Building Plan
 Scale 1/16" = 1'-0"

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



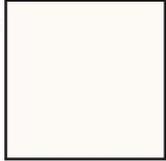
Village at Fenwick
 Charleston, South Carolina

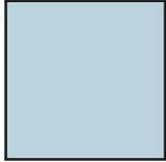
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Leasing Plan
 Scale 1/16" = 1'-0"

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MATERIAL KEY

1.  SW 7000 Ibis White

2.  SW 6253 Olympus White

3.  SW 7014 Eider White

4.  Charcoal Gray Metal Roofing

5.  Dark Gray Shingle Roofing

Upper Floor Soffits at Balconies Painted: Olympus White with Ibis White Batten Trim

1.) Down Spouts to match Fascia.
2.) Dryer Vents to match Field Color.



DRYER VENT SPECIFICATION:
DRYER VENTS TO MATCH FIELD COLOR SW 7000 IBIS WHITE

SiteMap Contact Locator DryerFlex | Dryer-Eli | DryerJack | DryerPlazard | DryerBox | Defender | LintAlert

DryerWallVent NEW & IMPROVED **Premium Grade Vent Closure**

Wall Vent Intro Venting Efficiency Product Advantages Specs & Installation Locator

Introducing the Dryer Wall Vent

The dryer's exterior termination has often been treated as an afterthought. Many vents are constructed of plastics which deteriorate over time. Some vents are built with light weight metal, extending far from the wall, which makes them prone to damage. Often, vents have restrictive (and code-disallowed) screens that collect lint. In every case, the old style terminations detract from the beauty of a home's exterior.

Enter the New Dryer Wall Vent
Engineered for a quick, perfect fit for both vent replacement and new construction, this stylish and durable enclosure meets or exceeds all code requirements for safe dryer venting. Heavy gauge Galvalume® steel body with powder coating ensures a long duty life. Clean lines make a nice aesthetic contribution to every home.

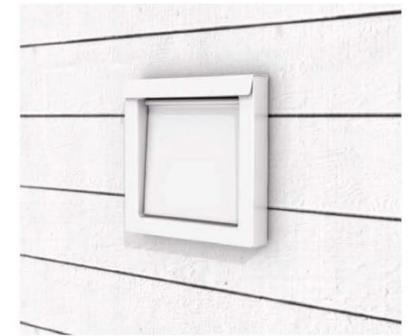
Premium Grade Component
Showcase the Dryer Wall Vent as an example of how well the home is built. Attention to such detail is a clear sign of better construction.

Note: Airflow efficiency, while not as glamorous as a nice finish, is very important for dryer venting. Every year, there are thousands of dryer fires across North America. Lint buildup is a major contributing factor. Eliminating restriction-points in the exhaust helps improve safety. It also helps save money on power bills with shorter drying times.

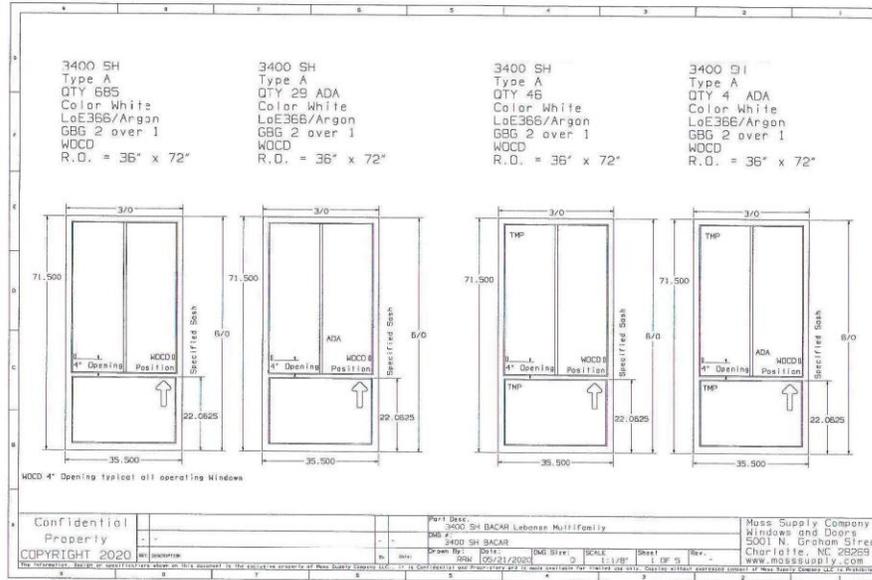
Appearance Matters
Dryer Wall Vents install with a very low to "no" profile. Combined with a complementing color for powder coating, Dryer Wall Vents tend to blend into the exterior. When looking closer, their tight deep-draw construction and tough-as-nails components shine.

Ease of Installation
Featuring a slightly reduced collar diameter, Dryer Wall Vents mate easily to any 4" duct work. This means it's as easy to add the new vent to existing construction as it is to include it in new construction. Four built-in holes for fasteners are completely covered by the damper. Installation is simply a matter of slipping the collar into the duct, opening the damper and drilling in a quick four screws. For installations with a larger opening through the wall, the **secondary back plate** allows for a wider fastener footprint.

Longevity
Heavy steel construction, that is Galvalume® and powder coated, provides extra levels of protection against the elements. Dryer Wall Vents are built to last.



WINDOW SPECIFICATION



WINDOW PRECEDENT - SUMMER WIND

MI

3540 Vinyl HP Single-Hung Window

The 3540 vinyl high performance single-hung window offers **handcrafted quality, exceptional durability, and optimal energy efficiency for new homes that require high DP ratings.** With standard features that include a pre-punched mounting fin and removable sash for easy drywall pass through, the 3540 window is designed for builders. Additional reinforcements in the sash and a surface-mounted tilt latch enhance the functioning of the 3540, making it a dependable high-performance option.

PERFORMANCE FEATURES

- Warm-edge spacer system maximizes energy efficiency and improves seal performance of insulated glass units
- Welded, multi-chamber sash and sash for superior strength and energy efficiency
- Heavy-duty weatherstripping for protection against wind, rain, dust, and noise
- Additional metal reinforcement in sash stiles
- Integral J-Channel and mounting fin with pre-punched holes for easy and efficient installation

Welded multi-chamber muntz-bar design

2" frame depth

Double-pane insulated glass

2017 ENERGY STAR

HIGH PERFORMANCE

Standard

Optional



Village at Fenwick
Charleston, South Carolina

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Window Specifications

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

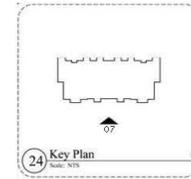
MATERIAL KEY

1	SW 7000 Ibis White
2	SW 6253 Olympus White
3	SW 7014 Eider White
4	Charcoal Gray Metal Roofing
5	Dark Gray Shingle Roofing

*Down Spouts to match Fascia.
** Dryer Vents to match Field Color.
*** All electrical meters and ground mounted HVAC condensers to be screened by fencing and/or landscaping.



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



Village at Fenwick
Charleston, South Carolina

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Building Type I
Elevations

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MATERIAL KEY

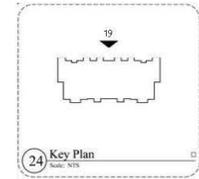
1	SW 7000 Ibis White
2	SW 6253 Olympus White
3	SW 7014 Eider White
4	Charcoal Gray Metal Roofing
5	Dark Gray Shingle Roofing

*Down Spouts to match Fascia.
 ** Dryer Vents to match Field Color.
 *** All electrical meters and ground mounted HVAC condensers to be screened by fencing and/or landscaping.

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



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



Village at Fenwick
 Charleston, South Carolina

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Building Type I
 Elevations

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

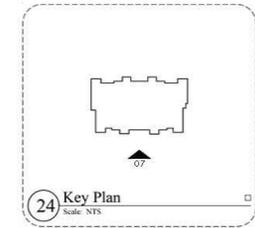
MATERIAL KEY

1	SW 7000 Ibis White
2	SW 6253 Olympus White
3	SW 7014 Eider White
4	Charcoal Gray Metal Roofing
5	Dark Gray Shingle Roofing

*Down Spouts to match Fascia.
**Dryer Vents to match Field Color.
*** All electrical meters and ground mounted HVAC condensers to be screened by fencing and/or landscaping.



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





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

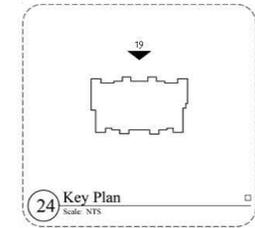
MATERIAL KEY

1	SW 7000 Ibis White
2	SW 6253 Olympus White
3	SW 7014 Eider White
4	Charcoal Gray Metal Roofing
5	Dark Gray Shingle Roofing

*Down Spouts to match Fascia.
** Dryer Vents to match Field Color.
*** All electrical meters and ground mounted HVAC condensers to be screened by fencing and/or landscaping.



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

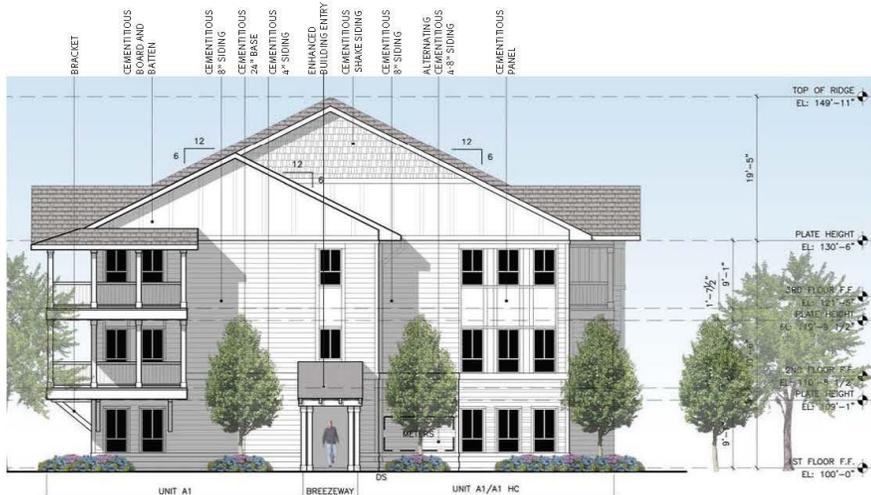


Village at Fenwick
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Building Type II
Elevations

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



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

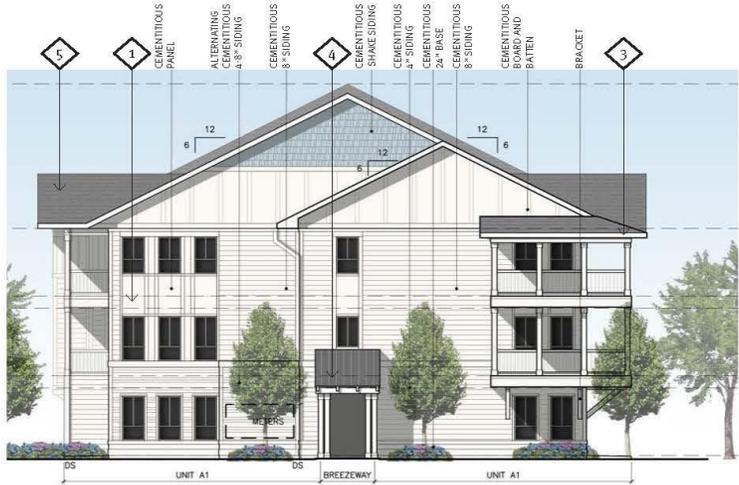
MATERIAL KEY

1	SW 7000 Ibis White
2	SW 6253 Olympus White
3	SW 7014 Eider White
4	Charcoal Gray Metal Roofing
5	Dark Gray Shingle Roofing

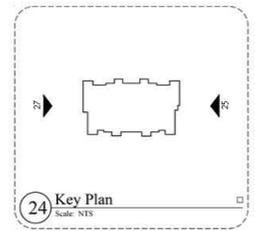
*Down Spouts to match Fascia.
**Dryer Vents to match Field Color.
*** All electrical meters and ground mounted HVAC condensers to be screened by fencing and/or landscaping.



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



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



Village at Fenwick
Charleston, South Carolina

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Building Type II
Elevations

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

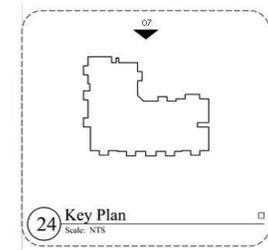
MATERIAL KEY

1	SW 7000 Ibis White
2	SW 6253 Olympus White
3	SW 7014 Eider White
4	Charcoal Gray Metal Roofing
5	Dark Gray Shingle Roofing

*Down Spouts to match Fascia.
 ** Dryer Vents to match Field Color.
 *** All electrical meters and ground mounted HVAC condensers to be screened by fencing and/or landscaping.



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



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Building Type III
Elevations

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

MATERIAL KEY

1	SW 7000 Ibis White
2	SW 6253 Olympus White
3	SW 7014 Eider White
4	Charcoal Gray Metal Roofing
5	Dark Gray Shingle Roofing

*Down Spouts to match Fascia.
** Dryer Vents to match Field Color.
*** All electrical meters and ground mounted HVAC condensers to be screened by fencing and/or landscaping.



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

24 Key Plan
Scale: NTS



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Charleston, South Carolina

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Building Type III
Elevations

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

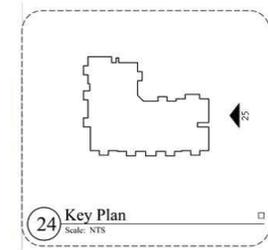
MATERIAL KEY

1	SW 7000 Ibis White
2	SW 6253 Olympus White
3	SW 7014 Eider White
4	Charcoal Gray Metal Roofing
5	Dark Gray Shingle Roofing

*Down Spouts to match Fascia.
 **Dryer Vents to match Field Color.
 *** All electrical meters and ground mounted HVAC condensers to be screened by fencing and/or landscaping.



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



Village at Fenwick
Charleston, South Carolina

THE BEACH COMPANY
Building Traditions Since 1945

Building Type III
Elevations

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

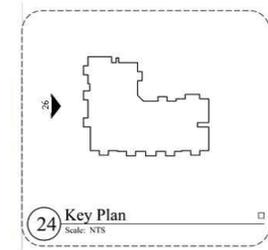
MATERIAL KEY

1	SW 7000 Ibis White
2	SW 6253 Olympus White
3	SW 7014 Eider White
4	Charcoal Gray Metal Roofing
5	Dark Gray Shingle Roofing

*Down Spouts to match Fascia.
** Dryer Vents to match Field Color.
*** All electrical meters and ground mounted HVAC condensers to be screened by fencing and/or landscaping.



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



Village at Fenwick
Charleston, South Carolina

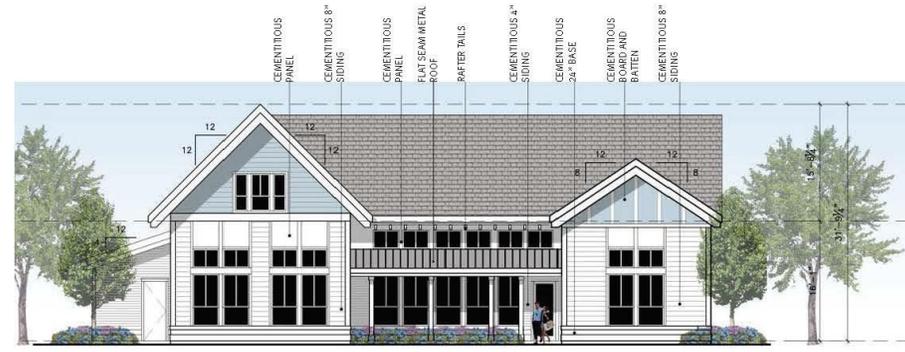
THE BEACH COMPANY
Building Traditions Since 1945

Building Type III
Elevations

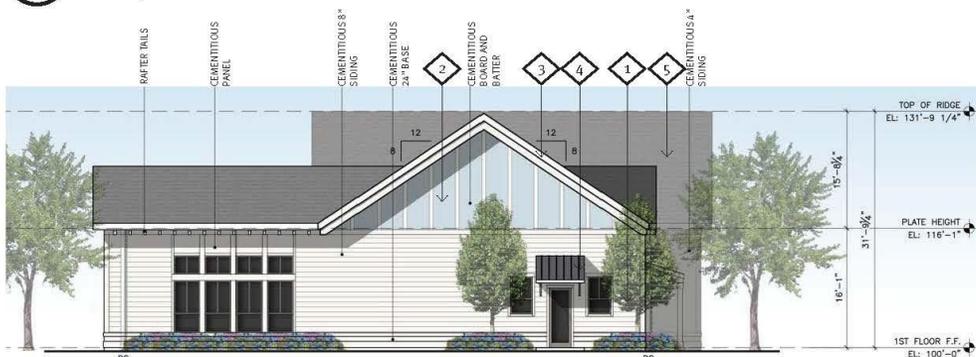
06.26.2020	2016027.00	w
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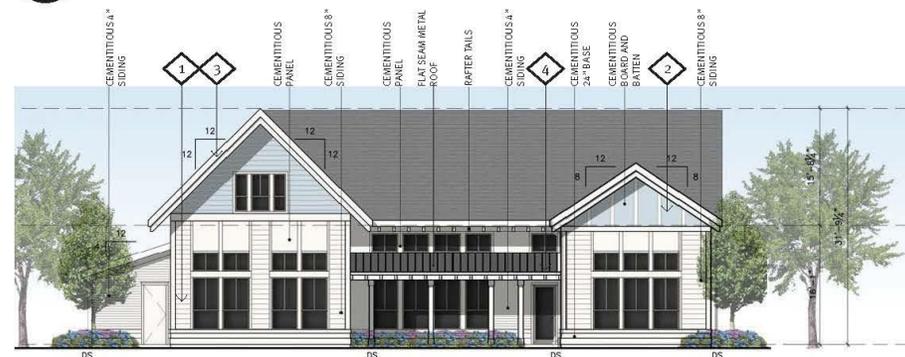
04 ELEVATION, BLDG TYPE IV, LEASING OFFICE - PREVIOUS SUBMITTAL
Scale: 1/16" = 1'-0"



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



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

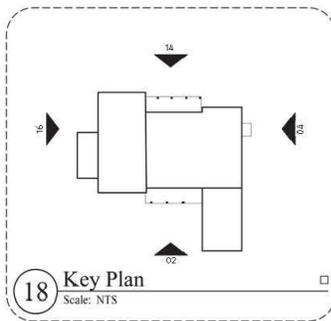


02 ELEVATION, BLDG TYPE IV, LEASING OFFICE - CURRENT SUBMITTAL
Scale: 1/16" = 1'-0"

MATERIAL KEY

1	SW 7000 Ibis White	4	Charcoal Gray Metal Roofing
2	SW 6253 Olympian White	5	Dark Gray Shingle Roofing
3	SW 7014 Eider White		

*Down Spouts to match Fascia.
** Dryer Vents to match Field Color.
*** 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 Traditions Since 1945

Building Type IV
Elevations

06.26.2020 | 2016027.00 w

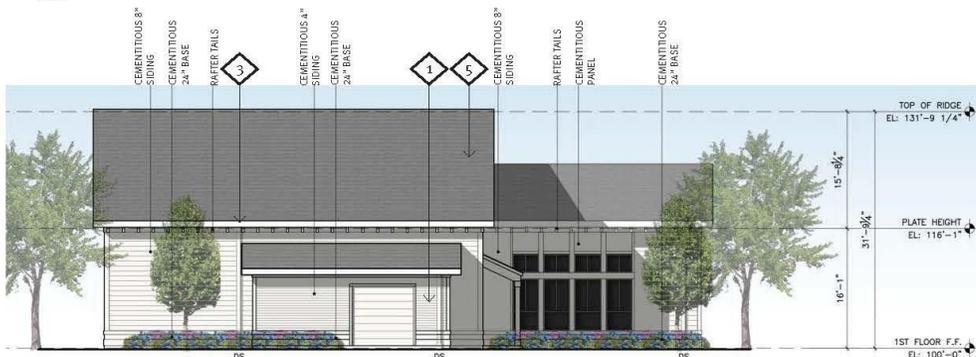
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16 ELEVATION, BLDG TYPE IV, LEASING OFFICE - PREVIOUS SUBMITTAL
Scale: 1/16" = 1'-0"



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



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

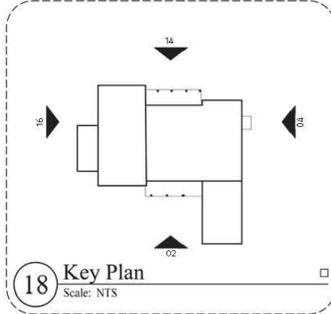


14 ELEVATION, BLDG TYPE IV, LEASING OFFICE - CURRENT SUBMITTAL
Scale: 1/16" = 1'-0"

MATERIAL KEY

1	SW 7000 Ibis White	4	Charcoal Gray Metal Roofing
2	SW 6253 Olympus White	5	Dark Gray Shingle Roofing
3	SW 7014 Eider White		

*Down Spouts to match Fascia.
** Dryer Vents to match Field Color.
*** All electrical meters and ground mounted HVAC condensers to be screened by fencing and/or landscaping.

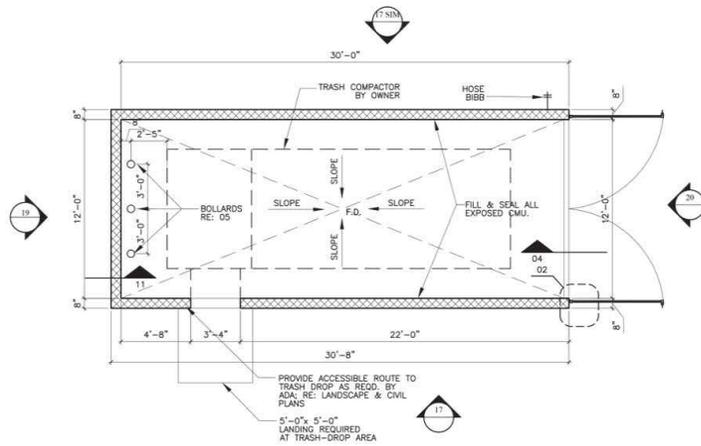


Village at Fenwick
Charleston, South Carolina

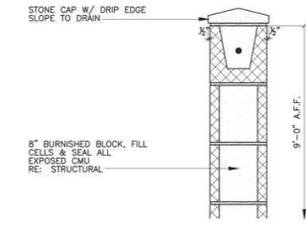
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Building Traditions Since 1945

Building Type IV
Elevations

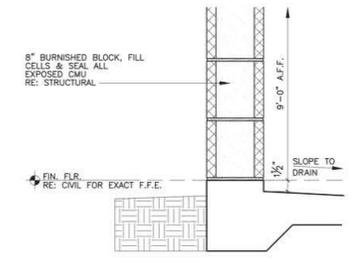
06.26.2020	2016027.00	w
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12 PLAN - TRASH COMPACTOR ENCLOSURE
Scale: 1/8" = 1'-0"



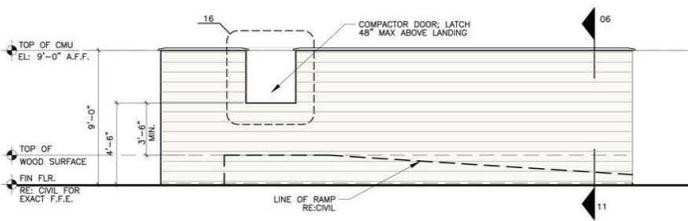
06 Section - Wall



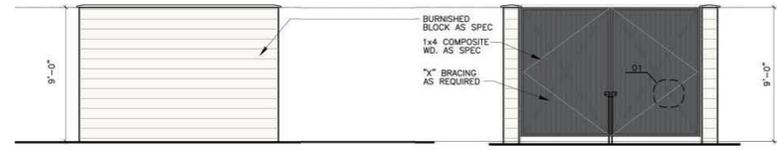
11 Section - Wall

MATERIAL KEY	
1	SW 7000 Ibis White
2	SW 6253 Olympus White
3	SW 7014 Eider White
4	Charcoal Gray Metal Roofing
5	Dark Gray Shingle Roofing

*Down Spouts to match Fascia.
** Dryer Vents to match Field Color.
*** All electrical meters and ground mounted HVAC condensers to be screened by fencing and/or landscaping.



17 TRASH ENCLOSURE ELEVATION
Scale: 1/8" = 1'-0"



19 TRASH ENCLOSURE ELEVATION
Scale: 1/8" = 1'-0"

20 TRASH ENCLOSURE ELEVATION
Scale: 1/8" = 1'-0"



ELEVATION

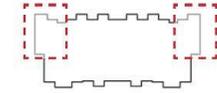
- Upper Floor Soffits at Balconies
Painted Olympus White with Ibis
White Batten Trim Throughout
- Wood Columns / Trim
- Cementitious Alternating 4 - 8"
Siding
- Flat Seam Metal Roof
- Architectural Brackets
- Enhanced Entry
- Cementitious 24" Base



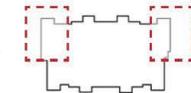
CURRENT PERSPECTIVE VIEW



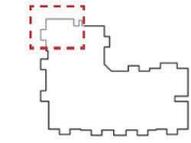
PREVIOUS PERSPECTIVE VIEW



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

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Building Traditions Since 1945

Design Perspectives

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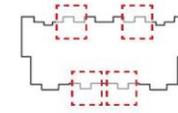


ELEVATION

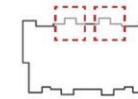
- Exposed Rafter Tails
- Vinyl Windows
- Cementitious Board and Batten
- Upper Floor Soffits at Balconies
- Painted Olympus White with Ibis White Batten Trim Throughout
- Wood Columns / Trim
- Cementitious Alternating 4 - 8" Siding
- Architectural Brackets
- Enhanced Entry
- Cementitious 24" Base



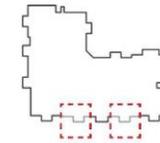
PERSPECTIVE VIEW



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



BLDG TYPE II, BLDG # 1,7,9



BLDG TYPE III, BLDG # 5,8



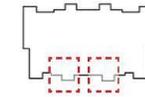


ELEVATION

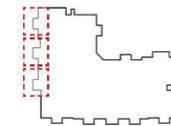
- Vinyl Windows
- Cementitious Board and Batten
- Cementitious Panel
- Cementitious Alternating 4 - 8" Siding
- Architectural Brackets
- Enhanced Entry
- Cementitious 24" Base



PERSPECTIVE VIEW



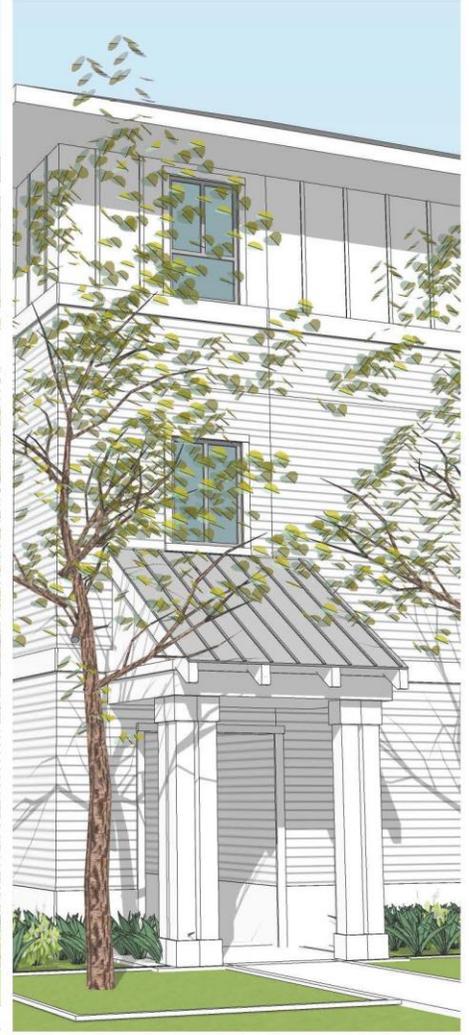
BLDG TYPE II, BLDG # 1,7,9



BLDG TYPE III, BLDG # 5,8



Johns Island



JHP

Village at Fenwick
Charleston, South Carolina

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Enhanced Entries

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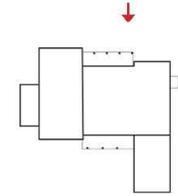


ELEVATION

- 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



Village at Fenwick
Charleston, South Carolina

THE BEACH COMPANY
Building Traditions Since 1945

Design Perspectives

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ENTRY PAVILION ELEVATION - NTS



ENTRY PAVILION ELEVATION - NTS



Village at Fenwick
Charleston, South Carolina

THE BEACH COMPANY
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Entry Pavilion

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JHP

Village at Fenwick
Charleston, South Carolina

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Building Beautiful Places Since 1982

Enhanced Entries



Agenda Item #3

2280 HENRY TECKLENBURG

TMS #309-00-00-467

Request conceptual approval for the construction of a new 1-story Dialysis center.

JUNE 23, 2020

DIALYSIS CLINIC INCORPORATED WEST ASHLEY FACILITY

HENRY TECKLENBURG DRIVE CHARLESTON, SOUTH CAROLINA



ARCHITECT / ENGINEER CONTACTS

ARCHITECT

RANDALL DOVER, ARCHITECT
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NASHVILLE, TENNESSEE 37215
PHONE: (615) 251-3388
CONTACT: RANDALL DOVER

MPE ENGINEER

QUEST DESIGN GROUP
6901 LENOX VILLAGE DRIVE
SUITE 108
NASHVILLE, TENNESSEE 37211
PHONE: (615) 309-9926
CONTACT: NICK PERRY

STRUCTURAL ENGINEER

EMC STRUCTURAL ENGINEERS, P.C.
4525 TROUSDALE DRIVE
NASHVILLE, TENNESSEE 37204
PHONE: (615) 781-8199
CONTACT: DAN BORSOS

CIVIL ENGINEER

JOHNSON, LASCHOBER & ASSOCIATES, P.C.
701 EAST BAY STREET, SUITE 304
CHARLESTON, SOUTH CAROLINA 29403
PHONE: (843) 619-4656
CONTACT: HERBERT W GILLIAM

OWNER

DIALYSIS CLINIC INCORPORATED
1633 CHURCH STREET
NASHVILLE, TENNESSEE 37203
PHONE: (615) 327-0361
CONTACT: PAUL PASSMAN

LIST OF DRAWINGS

ARCHITECTURAL & CIVIL

COVER COVER SHEET
CV001 SITE SURVEY - EXISTING CONDITIONS
CD001 DEMOLITION PLAN
L-101 LANDSCAPE PLAN
L-102 LANDSCAPE PLAN WITH BUILDING PLAN
A0.0 ARCHITECTURAL SITE PLAN
A0.1 ARCHITECTURAL SITE DETAILS
A1.0 FLOOR PLAN - DIMENSIONED
A4.0 BUILDING ELEVATIONS
A4.1 BUILDING ELEVATIONS
A4.2 EXISTING SITE PHOTO & STREET ELEVATIONS
A4.3 BUILDING RENDERINGS



RANDALL DOVER
ARCHITECT

4121 HILLSBORO ROAD • SUITE 303 • NASHVILLE, TN 37218 • (615) 251-3388

NOTES:

TOTAL TREES WITHIN PROPERTY BOUNDARY: 216
 TOTAL GRAND TREES WITHIN PROPERTY BOUNDARY: 8
 TOTAL TREES REMOVED: 175
 TOTAL GRAND TREES REMOVED: 1
 TOTAL TREES SAVED: 41
 TOTAL GRAND TREES SAVED: 7



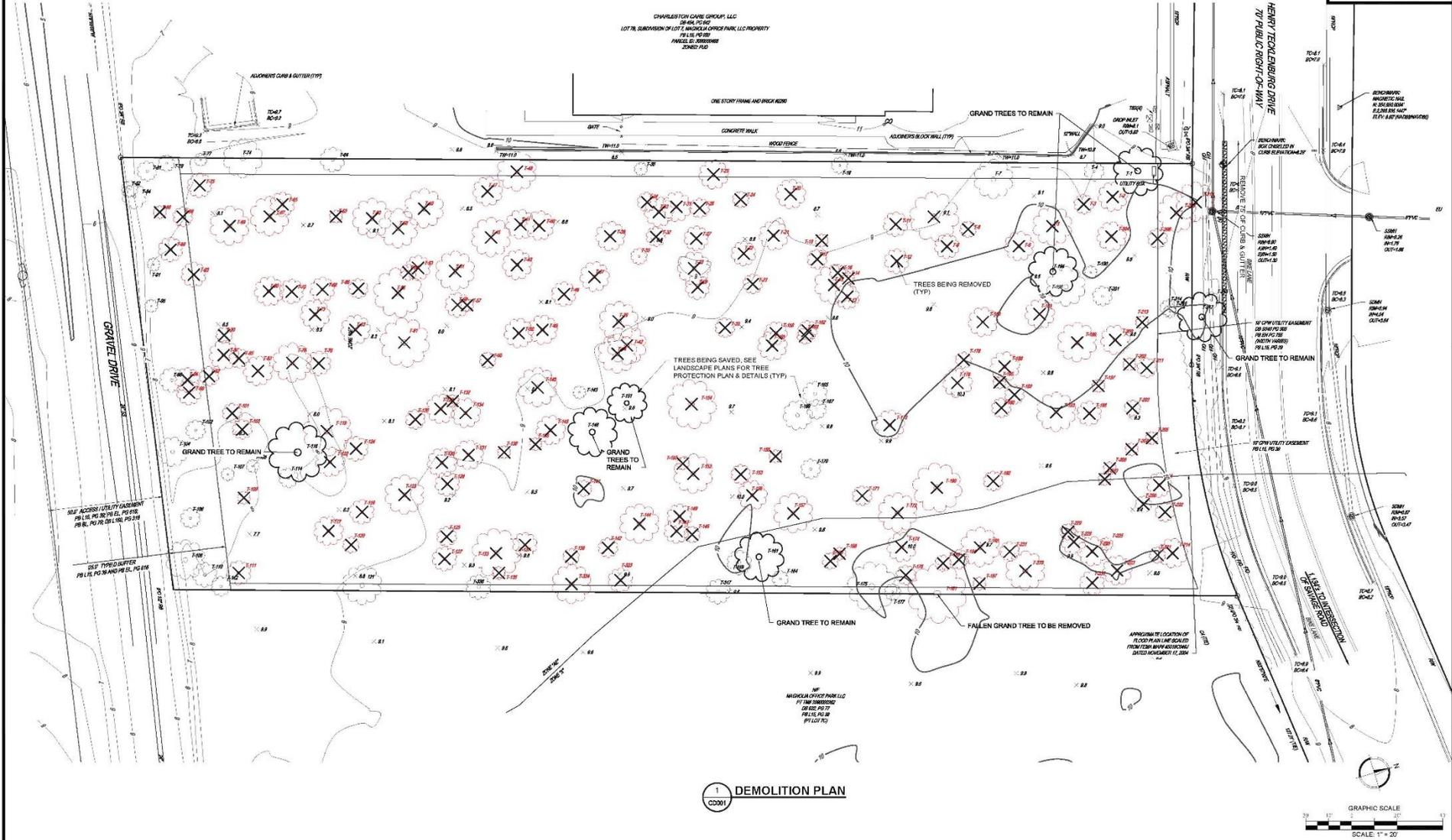
DEMOLITION NOTES:

1. ALL TREES TO BE REMOVED ARE SHOWN IN RED
2. CONTRACTOR TO VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO DEMOLITION & CONSTRUCTION WORK
3. ALL DEMOLISHED ITEMS TO BE REMOVED FROM SITE & DISPOSED OF IN LEGAL MANNER OR UPON OWNER'S DISCRETION.



JLA
 Since 1980
 Architects • Engineers • Landscape Architects
JOHNSON, LASCHLOBER & ASSOCIATES, P.C.
 AUGUSTA, GA • CHARLSTON, SC
 P.O. BOX 20170 • S.C. 29520-0170
 FAX (803) 724-3920
 WWW.JLA-ARCH.COM

Date / Issue
 MAY 23, 2020
 DESIGN REVIEW



W. ASHLEY FACILITY
 (2280) HENRY TECKLENBURG DR
 CHARLESTON, SOUTH CAROLINA 29414

RANDALL DOWDER
 ARCHITECT
 4105 HARTMAN ROAD • SUITE 100 • ANDERSON, SC 29621 • 803.767.3388

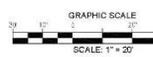


JLA Project Number
 1042.0001

Sheet Title
 DEMOLITION PLAN

Sheet Number
CD001

1 DEMOLITION PLAN
 CD001



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Mv	Magnolia virginiana	Sweet Bay	6-8"	B&B	8	
	QvH	Quercus virginiana 'CVTIA'	Highrise Live Oak	3' Cal.	B&B	3	
	Sp	Sabal palmetto	Cabbage Palm	12" Ht.	B&B	10	
	Td	Taxodium distichum	Bald Cypress	3' Cal.	B&B	10	
	UpD	Ulmus parvifolia 'Drake'	Drake Chinese Elm	3' Cal.	B&B	9	

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	CJ	Clayera japonica	Clayera	7 gal.	Plt	75	4" OC
	GJAB	Gardenia jasminoides 'August Beauty'	Gardenia	7 gal.	Pot	13	
	PaCC	Pennisetum alopecuroides 'Cassian's Choice'	Cassian Fountain Grass	3 gal.	Pot	28	2.5" OC
	RxL	Rosa x 'Meisweldoni'	Lemon Drift Rose	9 gal.	Pot	75	2.5" OC
	RxS	Rosa x 'Meisweldoni' TM	Sweet Drift Groundcover Rose	9 gal.	Pot	55	2.5" OC
	Vd	Viburnum dentatum	Viburnum	3 gal.	Pot	60	6" OC

CONTRACTOR RESPONSIBLE FOR THEIR OWN QUANTITY TAKE-OFFS

CITY OF CHARLESTON LANDSCAPE ORDINANCE REQUIREMENTS

SEC. 54-343. PERIMETER LANDSCAPING REQUIREMENTS
 - SURFACE PARKING LOTS OR OTHER VEHICULAR USE AREAS SHALL INCLUDE LANDSCAPING WHERE SUCH AREAS ADJACENT TO A PUBLIC RIGHT OF WAY OR NEIGHBORING PARCEL.
 - BUFFER SHALL BE AT LEAST 5' IN DEPTH
 - REQUIRED PER 25 LF: 1 RECOMMENDED TREE, 3' EVERGREEN HEDGE OR DURABLE LANDSCAPE MATERIAL
 - PORTIONS NOT COVERED BY TREES OR SHRUBS SHOULD HAVE GROUND COVER
 372 LINEAR FEET OF PARKING LOT AND VEHICULAR USE AREA = 15 RECOMMENDED TREES REQUIRED
 5 EXISTING TREES LIE IN THE 5' BUFFER
 10 ADDITIONAL TREES ARE PROVIDED
 15 TOTAL TREES ARE PRESENT

SEC. 54-343. INTERIOR LANDSCAPE FOR PARKING LOTS
 - LANDSCAPE ISLANDS TO HAVE A MINIMUM AREA OF 18' X 9'
 - 1 RECOMMENDED TREE/ LANDSCAPE ISLAND
 - 1 LANDSCAPE ISLAND / 5 PARKING SPACES
 - EACH ROW SHALL TERMINATE WITH A LANDSCAPE ISLAND
 - NO MORE THAN 12 CONTIGUOUS SPACES WITHOUT AN ISLAND
 46 PARKING SPACES = 10 LANDSCAPE ISLANDS REQUIRED
 10 LANDSCAPE ISLANDS ARE PROVIDED

SEC. 54-347. LANDSCAPE BUFFER REQUIREMENTS
 BUFFER TYPE D IS REQUIRED AT THE SOUTH BOUNDARY OF THE PROPERTY
 BUFFER TYPE D REQUIRES A 20' DEPTH WITH 3 RECOMMENDED TREES, 4 UNDERSTORY TREES, AND 30 BUFFER SHRUBS PER 100'
 THE SOUTHERN PROPERTY BOUNDARY IS 191'
 REQUIRED LANDSCAPE ELEMENTS: 6 RECOMMENDED TREES, 8 UNDERSTORY TREES, AND 60 SHRUBS
 13 EXISTING TREES WITHIN THE 20' BUFFER WILL REMAIN
 ADDITIONAL PROVIDED LANDSCAPE ELEMENTS:
 8 UNDERSTORY TREES, 60 SHRUBS

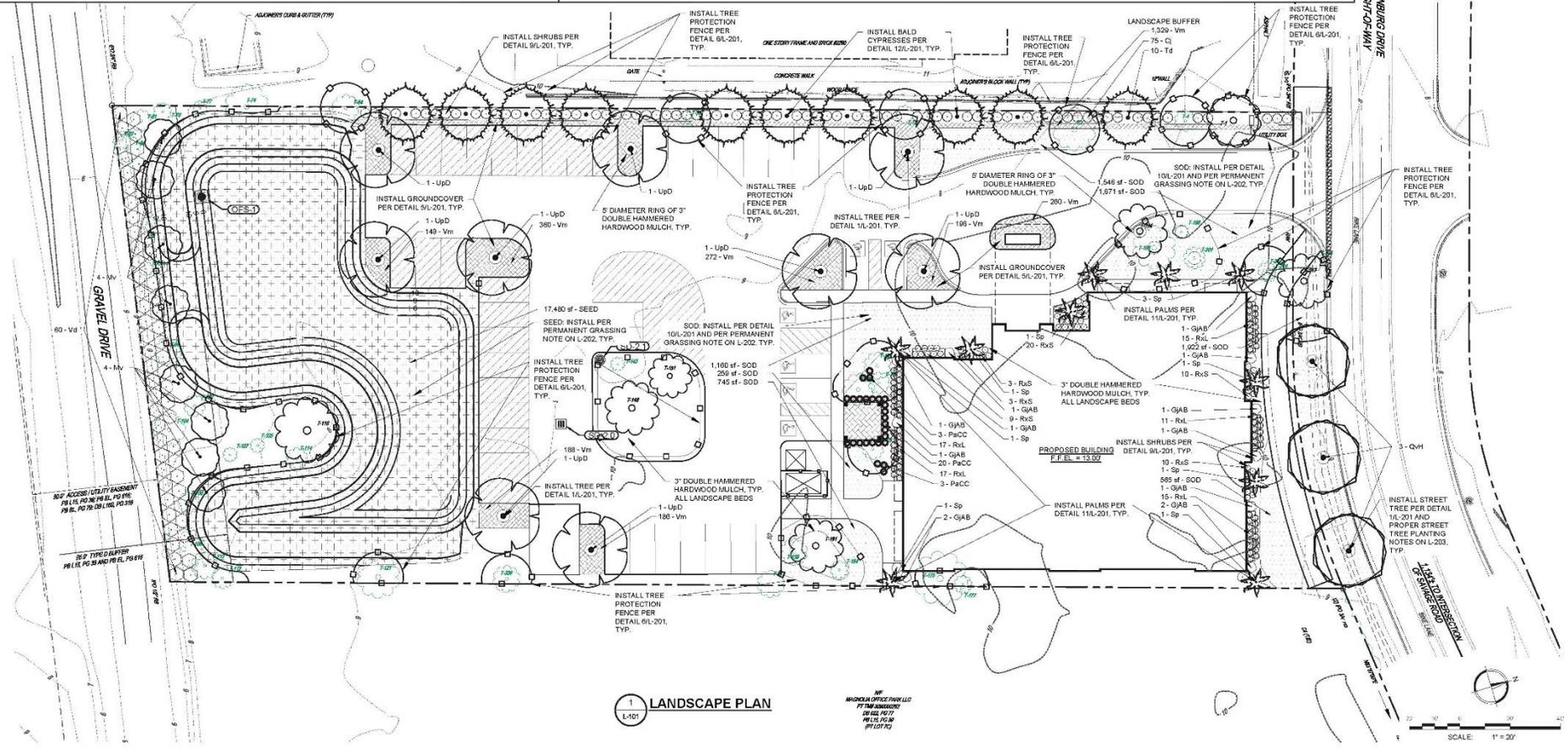


Date / Issue
 MAY 23, 2020
 DESIGN REVIEW

W. ASHLEY FACILITY
 (2280) HENRY TECKLENBURG DR
 CHARLESTON, SOUTH CAROLINA 29414

RANDALL DOWDER
 ARCHITECT
 1711 ULLMAN ROAD • SUITE 302 • MARBLETON, TN 37515 • (615) 241-5499

JLA Project Number
 1042.2001
 Sheet Title
 LANDSCAPE PLAN
 Sheet Number
L-101



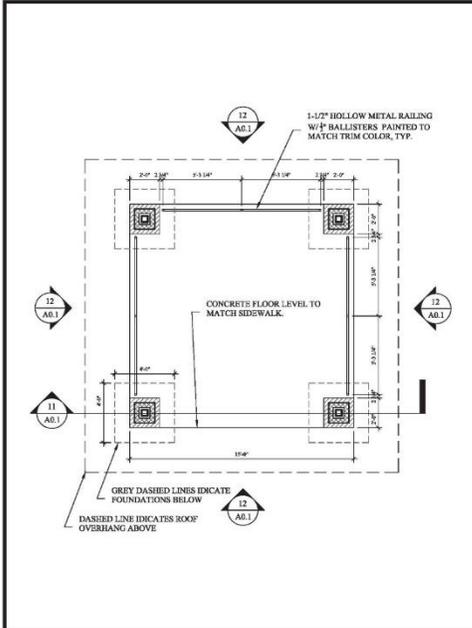
LANDSCAPE PLAN

NF
 MICHELE OFFERTINELLI
 P.E. (LSC) 10177
 10/15/19

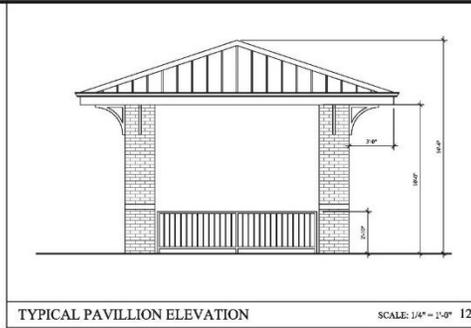
SCALE: 1" = 20'

CHARLESTON CARE GROUP, LLC
 DB 454, PG 642
 LOT 7B, SUBDIVISION OF LOT 7, MAGNOLIA OFFICE
 PARK, LLC PROPERTY
 PB 1.15, PG 039
 PARCEL ID: 309000468
 ZONED: PUD

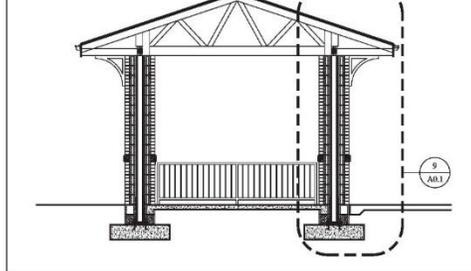
ONE STORY FRAME AND BRICK #2200
 GATE
 CONCRETE WALK
 WOOD FENCE
 12" WALL
 15' UTILITY EASEMENT
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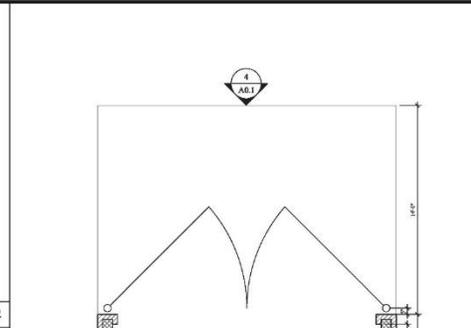
PAVILLION PLAN DETAIL SCALE: 1/4" = 1'-0" 15



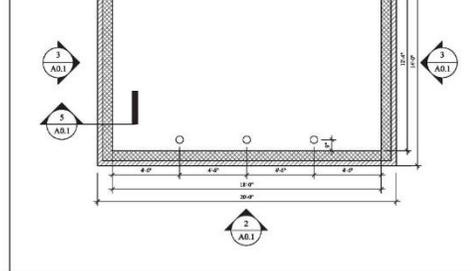
TYPICAL PAVILLION ELEVATION SCALE: 1/4" = 1'-0" 12



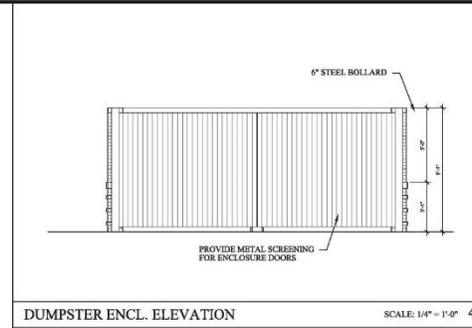
PAVILLION SECTION SCALE: 1/4" = 1'-0" 11



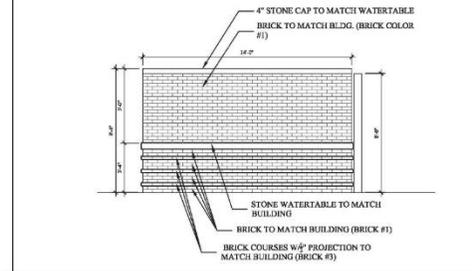
DUMPSTER PLAN DETAIL SCALE: 1/4" = 1'-0" 7



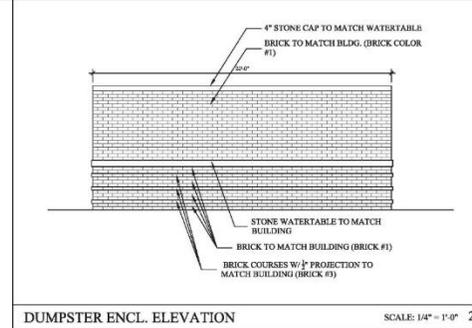
DUMPSTER ENCL. WALL SECTION SCALE: 3/4" = 1'-0" 5



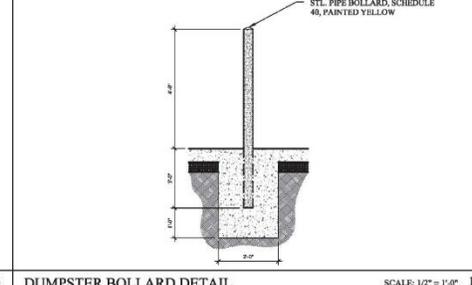
DUMPSTER ENCL. ELEVATION SCALE: 1/4" = 1'-0" 4



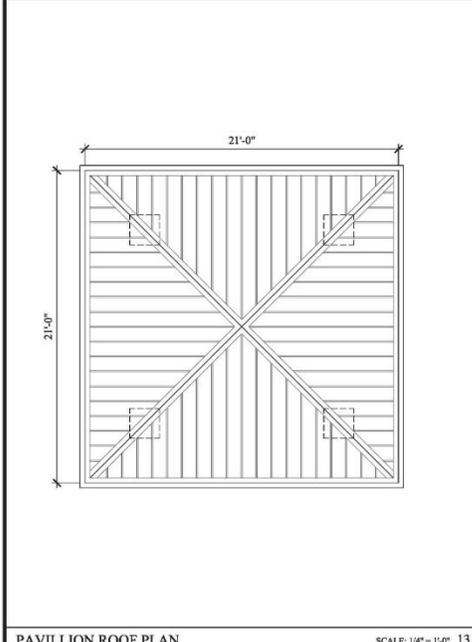
DUMPSTER ENCL. ELEVATION SCALE: 1/4" = 1'-0" 3



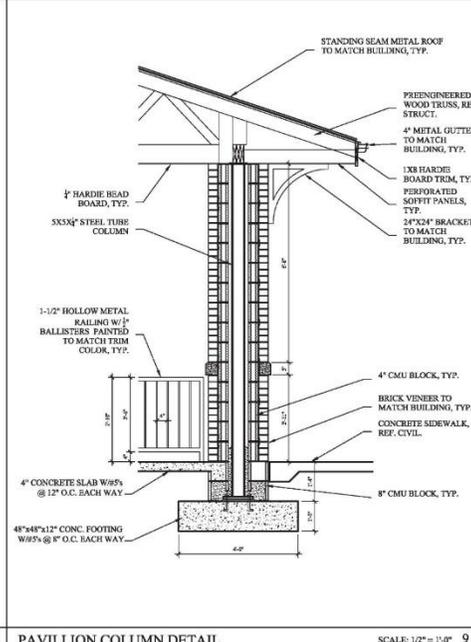
DUMPSTER ENCL. ELEVATION SCALE: 1/4" = 1'-0" 2



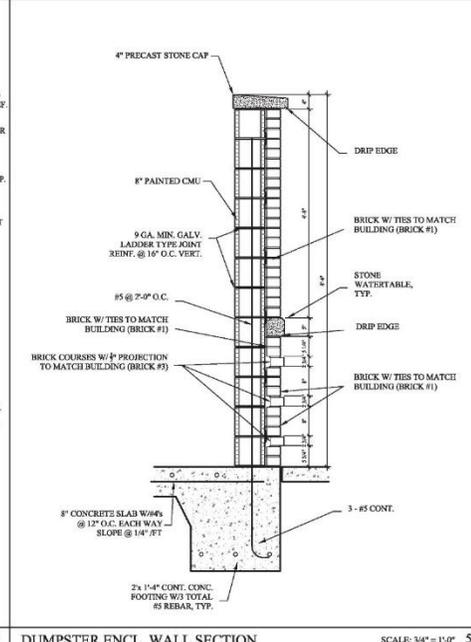
DUMPSTER BOLLARD DETAIL SCALE: 1/2" = 1'-0" 1



PAVILLION ROOF PLAN SCALE: 1/4" = 1'-0" 13



PAVILLION COLUMN DETAIL SCALE: 1/2" = 1'-0" 9



DUMPSTER ENCL. WALL SECTION SCALE: 3/4" = 1'-0" 5

Date / Issue
MAY 23, 2020
DESIGN REVIEW

W. ASHLEY FACILITY
(2280) HENRY TECKLEBURG DR
CHARLESTON, SOUTH CAROLINA 29414

RANDALL DOVER
ARCHITECTS
4151 TILGEMOND DRIVE - SUITE 201 - ANDERSON, SC 29624 - 803.781.4388

Project Number
19019.0

Sheet Title
ARCHITECTURAL
SITE DETAILS

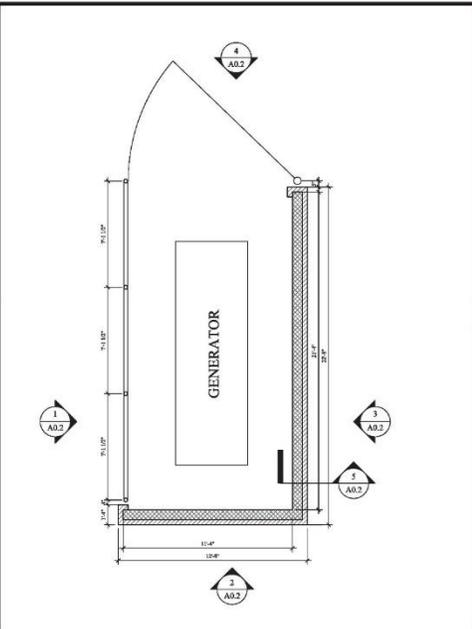
Sheet Number
A0.1



16

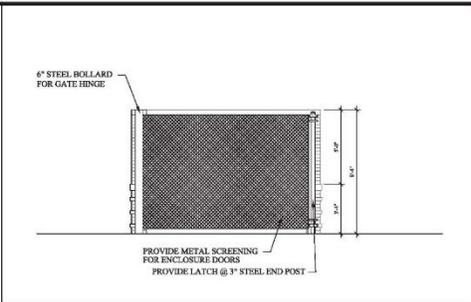


12



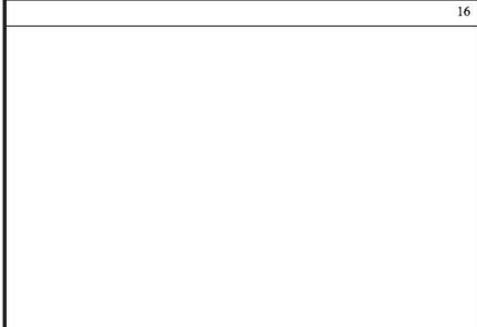
GENERATOR ENCL. PLAN DETAIL

SCALE: 1/4" = 1'-0" 7

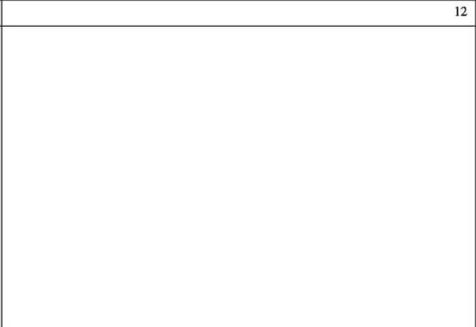


GENERATOR ENCL. ELEVATION

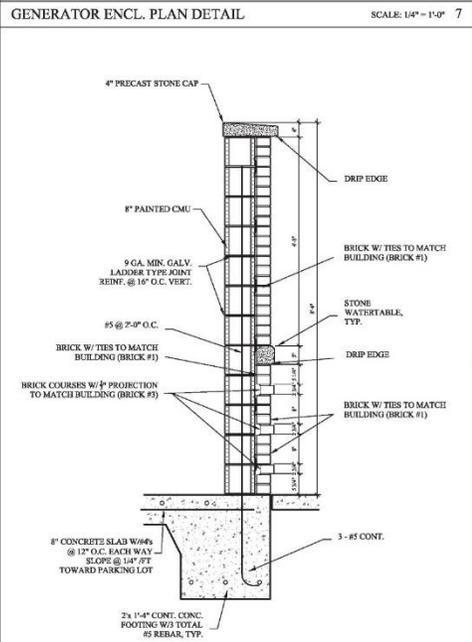
SCALE: 1/4" = 1'-0" 4



15

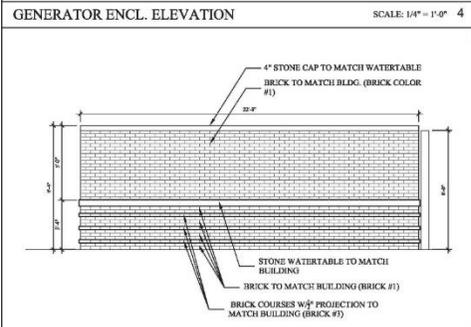


11



GENERATOR ENCL. WALL SECTION

SCALE: 3/4" = 1'-0" 5

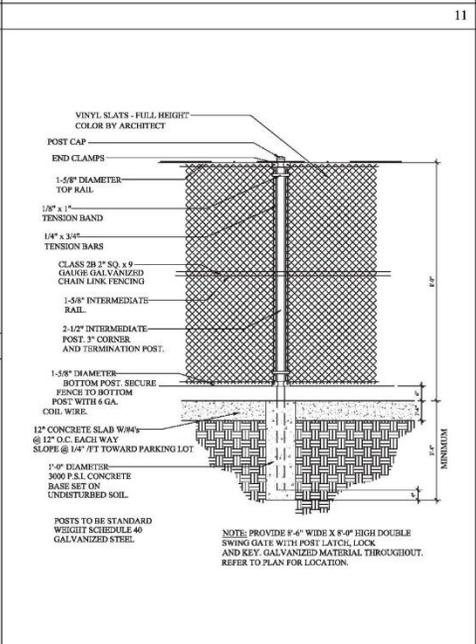


GENERATOR ENCL. ELEVATION

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

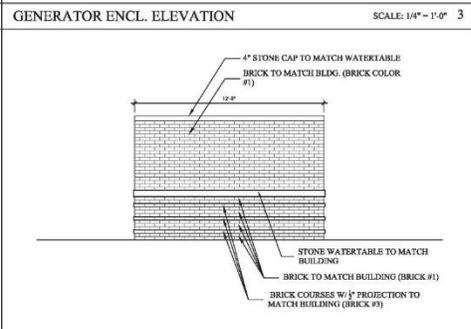


14



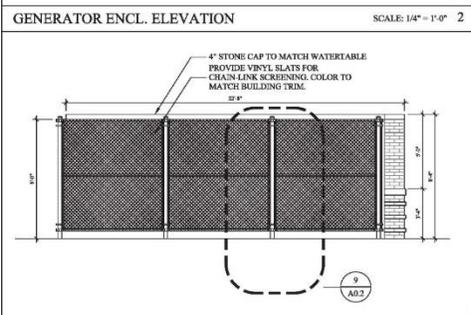
GENERATOR ENCL. ELEVATION

SCALE: 1/2" = 1'-0" 9



GENERATOR ENCL. ELEVATION

SCALE: 1/4" = 1'-0" 2



GENERATOR ENCL. ELEVATION

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

Date / Issue
MAY 23, 2020
DESIGN REVIEW

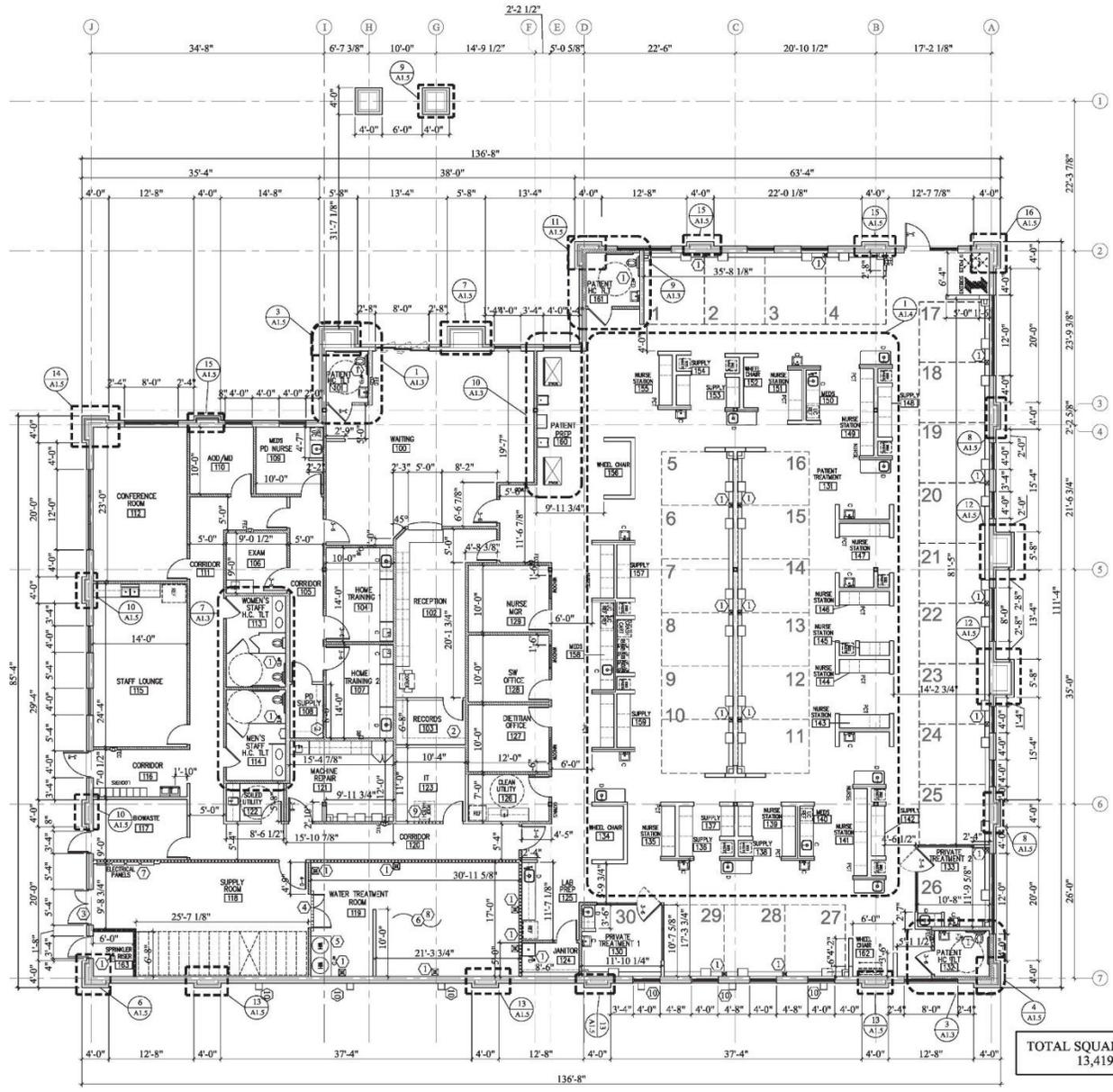
W. ASHLEY FACILITY
(2280) HENRY TECKLEBURG DR
CHARLESTON, SOUTH CAROLINA 29414

RANDALL DOWER
ARCHITECTS
4157 TALEMORCH ROAD - BATELLE - ASHTONVILLE, TN 37314 - 615.381.3486

Project Number
19019.0

Sheet Title
ARCHITECTURAL
SITE DETAILS

Sheet Number
A0.2



TOTAL SQUARE FOOTAGE:
13,419 SQ. FT.

FLOOR PLAN - DIMENSIONED SCALE: 1/8" = 1'-0" 5

- ① PROVIDE FLOOR DRAINS AND FLOOR SINKS AS REQUIRED. SEE PLUMBING DWGS.
- ② PROVIDE WOOD SHIELVING WHERE INDICATED.
- ③ PROVIDE STEEL THRESHOLD AT RECEIVING AND SHIPPING
- ④ PROVIDE TRENCH DRAIN AT DOOR OF WATER TREATMENT ROOM SEE DETAIL 19A7.3
- ⑤ WATER HEATER LOCATION, PROVIDE 3'-6" x 6' x 4" CONCRETE PAD
- ⑥ PROVIDE PURPLE BD AND PLYWOOD AROUND WALLS IN WATER TREATMENT ROOM. SEE DETAILS G1.1
- ⑦ RECESSED MOUNTED ELECTRICAL PANEL LOCATION, SEE ELECTRICAL DRAWINGS
- ⑧ SLOPE WATER TREATMENT FLOOR 1/4" PER 1'-0" TOWARD DRAIN.
- ⑨ ROOF HATCH ACCESS AND LADDER LOCATION SEE DETAIL A1.6 PROVIDE WALL TO DECK
- ⑩ DOWNSPOUT LOCATIONS, SEE A3.0 & A4.1

NOTE: SEE G1.1 AND A1.2 FOR WALL TYPE LOCATIONS AND DESCRIPTIONS

NOTE: SEE A1.5 FOR EXTERIOR WALL BUMP OUT DIMENSIONS

NOTES TO SHEET

Date / Issue
MAY 23, 2020
DESIGN REVIEW

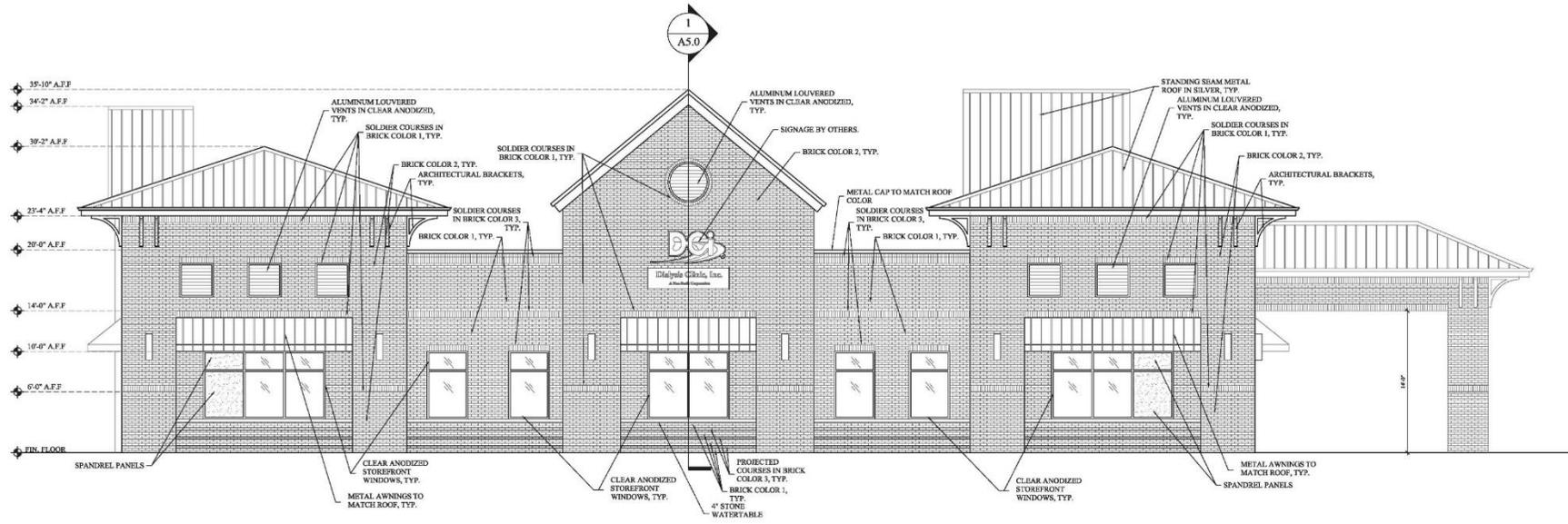
W. ASHLEY FACILITY
(2280) HENRY TECKLEBURG DR
CHARLESTON, SOUTH CAROLINA 29414

RANDALL DOWER
ARCHITECTS
1125 TILGHBORO ROAD • BATES BLDG. • ANDERWILLS, IN 47306 • 317.351.3333

Project Number
19019.0

Sheet Title
FLOOR PLAN - DIMENSIONED

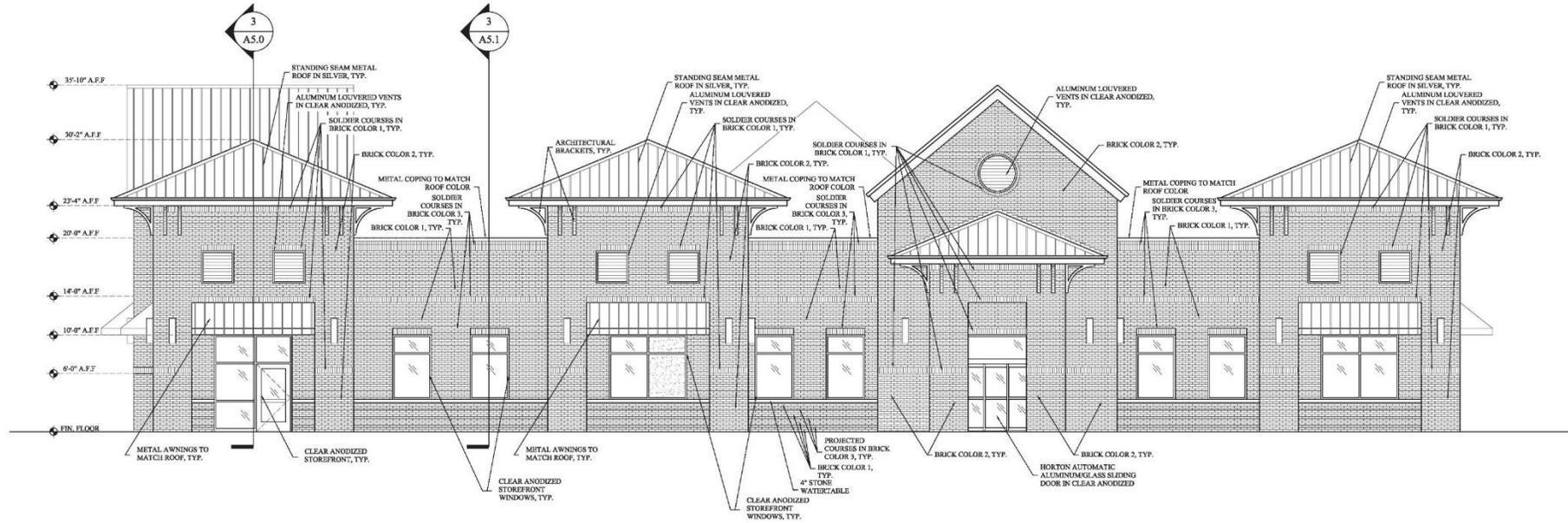
Sheet Number
A1.0



NORTH ELEVATION

SCALE: 3/16" = 1'-0" 3

W. ASHLEY FACILITY
 (2280) HENRY TECKLEBURG DR
 CHARLESTON, SOUTH CAROLINA 29414



WEST ELEVATION

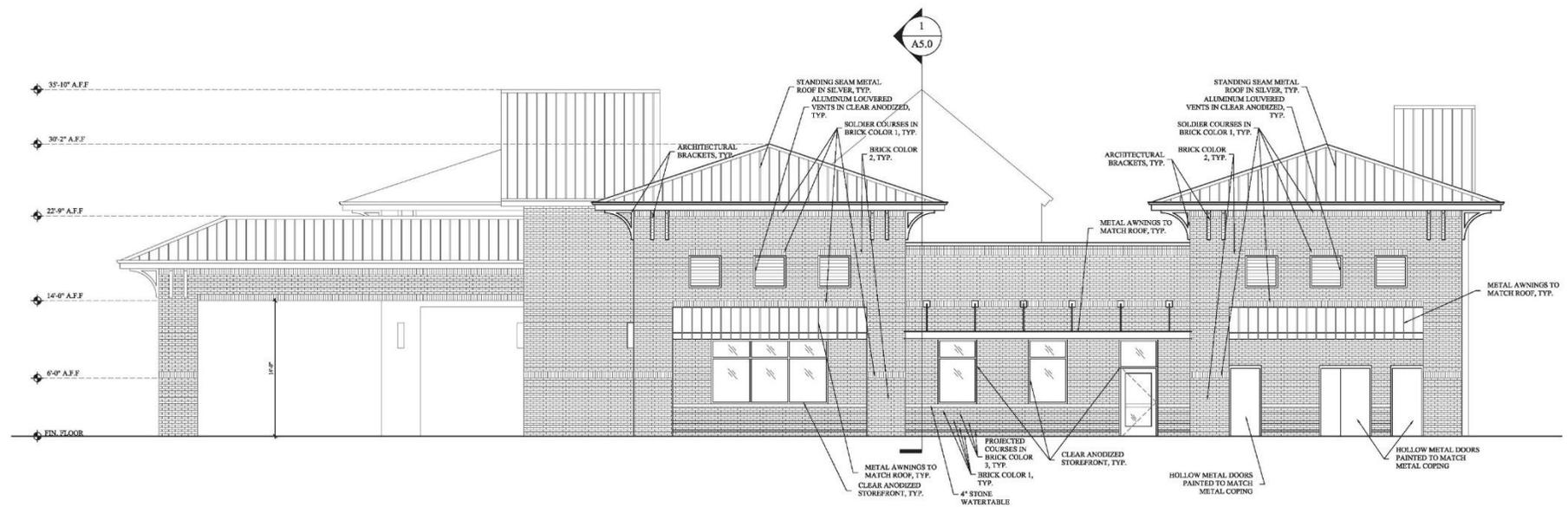
SCALE: 3/16" = 1'-0" 1

RANDALL DOWER
 ARCHITECT
 4111 BELLEVILLE ROAD • SUITE 203 • MARSHFIELD, IN 47516 • (317) 851-3388

Project Number
 19019.0

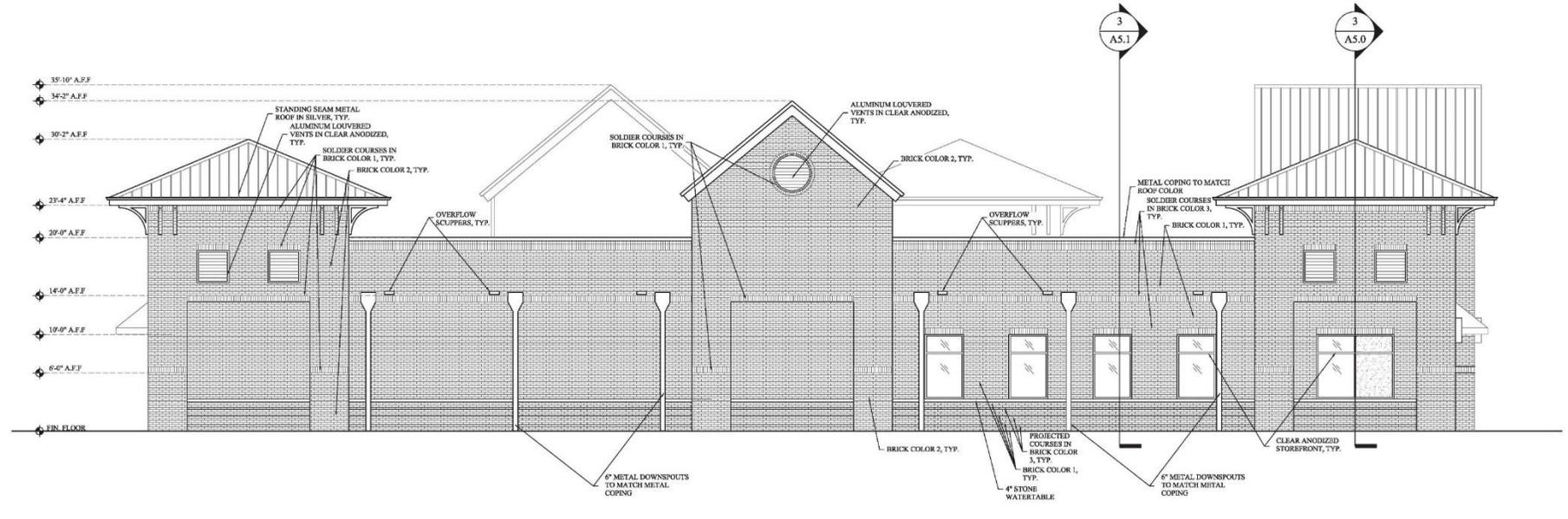
Sheet Title
 EXTERIOR ELEVATIONS

Sheet Number
A4.0



SOUTH ELEVATION

SCALE: 3/16" = 1'-0" 3



EAST ELEVATION

SCALE: 3/16" = 1'-0" 1

W. ASHLEY FACILITY
 (2280) HENRY TECKLEBURG DR
 CHARLESTON, SOUTH CAROLINA 29414

RANDALL DOVER
 ARCHITECT
 4111 HILLCREST ROAD • SUITE 203 • MARSHVILLE, NC 27116 • (703) 881-3399

Project Number
 19019.0

Sheet Title
 EXTERIOR ELEVATIONS

Sheet Number
 A4.1



EXISTING STREETScape



STREETScape ELEVATION WITH PROPOSED LANDSCAPING



STREETScape ELEVATION WITH PROPOSED LANDSCAPING HIDDEN

Date / Issue

JUNE 24, 2020
DESIGN REVIEW



W. ASHLEY FACILITY
(2280) HENRY TECKLEBURG DR
CHARLESTON, SOUTH CAROLINA 29414



RANDALL DOVER
ARCHITECT
4121 BELLEFORD ROAD • SUITE 205 • HARTWELL, GA 31751 • 678-281-3388

Project Number
19019.0

Sheet Title
EXISTING SITE
PHOTO &
STREETScape
ELEVATIONS

Sheet Number
A4.2



ISOMETRIC VIEW



VIEW FROM DRIVEWAY



ENTRANCE FROM PARKING LOT



SIDEWALK VIEW

Date / Issue
 JUNE 24, 2020
 DESIGN REVIEW

 **W. ASHLEY FACILITY**
 (2280) HENRY TECKLENBURG DR
 CHARLESTON, SOUTH CAROLINA 29414

 **RANDALL DOVER**
 ARCHITECT
 4101 LILLICROFT ROAD • SUITE 403 • NAYVILLE, TN 37118 • 615-281-3388

Project Number
 19019.0

Sheet Title
 BUILDING
 RENDERINGS

Sheet Number
 A4.3

Agenda Item #4

1325 FOLLY RD.

TMS # 334-00-00-150

Request the conceptual approval for the construction of a new car wash.

AAA FINS CAR WASH

1325 FOLLY RD. / CHARLESTON, SC



DRB CONCEPTUAL REVIEW

JUNE 2020

BUILDING SQUARE FOOTAGE: 3,428 SF

progressive|ae

CONSTRUCTION DELIVERY ROUTE
 I-26 TO SAVANNAH HIGHWAY (US-17 SOUTH) TO LOCKWOOD DRIVE SOUTH TO JAMES ISLAND CONNECTOR (SC 33) TO FOLLY ROAD (SC 17) SOUTH TO THE SITE; 1325 FOLLY ROAD.

- CONSTRUCTION SEQUENCE NOTE**
1. ERECT TREE BARRICADE AND SILT FENCE.
 2. INSTALL SECTION OF 34x53 ERCP AT EXISTING DITCH CROSSING AND INSTALL CONSTRUCTION EXIT.
 3. DEMOLITION OF EXISTING FEATURES TO BE REMOVED.
 4. CLEANING & GRUBBING OF ALL EXISTING VEGETATION WITHIN THE CONSTRUCTION LIMITS.
 5. DRAINAGE STRUCTURES AND PIPES TO BE CONSTRUCTED.
 6. BUILDING AND UTILITIES TO BE CONSTRUCTED.
 7. FINAL STABILIZATION OF LANDSCAPED AREAS & PROJECT CLOSEOUT.

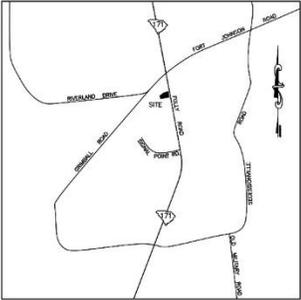
GRAND TREE SUMMARY

TOTAL GRAND TREES ON SITE	1
GRAND TREES TO BE REMOVED	0
GRAND TREES TO REMAIN	1

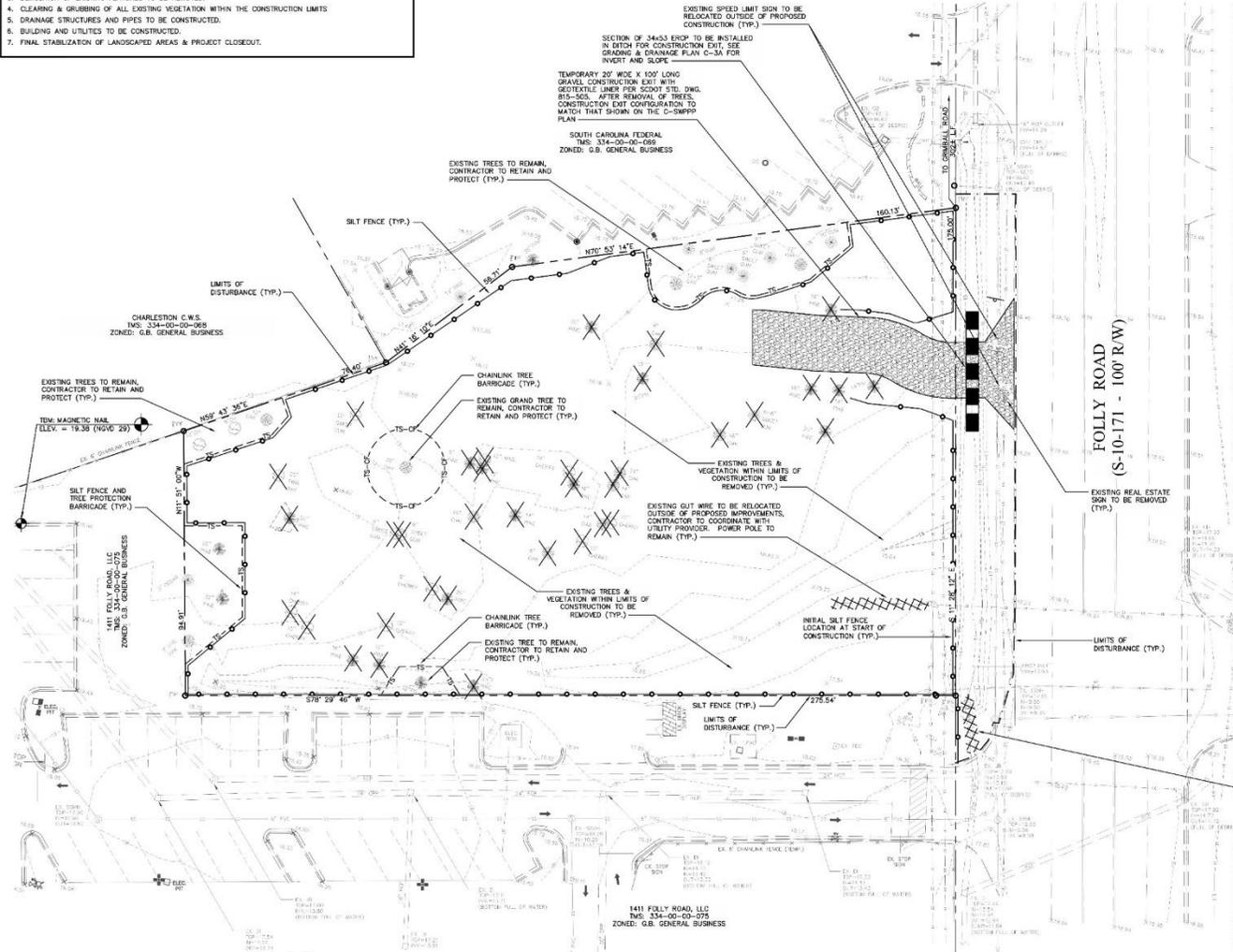
PROTECTED TREE SUMMARY

GROSS SITE ACREAGE	0.92 ACRES
AREA OF EXISTING UTILITY AND DRAINAGE EASEMENTS	0.11 ACRES
NET SITE ACREAGE	0.81 ACRES
REQUIRED NUMBER OF TREES TO BE SAVED (1% PER NET ACREAGE)	12 TREES
PROPOSED NUMBER OF TREES TO BE SAVED	16 TREES*

*INCLUDING 3" AND 4" TREES LOCATED WITHIN THE TREE SAVE AREAS OF THE PROPERTY.



LOCATION MAP
N.T.S.



GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL CONSTRUCT ALL TEMPORARY EROSION CONTROL SYSTEMS AS SHOWN ON THE EROSION CONTROL PLAN, DIRECTED BY THE ENGINEER, OR D.M.E.C./D.C.R.M. INSPECTOR TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM EROSION AND SEDIMENTATION.
- VARIATIONS TO CONDITIONS OR DISCREPANCIES IN ACTUAL FIELD CONDITIONS AS THEY APPLY TO THE DEMOLITION OR SITE DEVELOPMENT WORK ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY SITE WORK.
- CONTRACTOR SHALL LOCATE AND IDENTIFY ALL EXISTING UTILITIES THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL AND/OR RELOCATION OF ALL EXISTING ABOVE & BELOW GROUND UTILITIES AS NECESSARY PRIOR TO BEGINNING CONSTRUCTION.
- NO BURNING SHALL BE ALLOWED ON SITE. ALL TREES, LIMBS, AND BRUSH SHALL BE CHIPPED AND REMOVED FROM SITE, UNLESS A BURNING PERMIT IS OBTAINED FROM THE GOVERNING MUNICIPALITY.
- CONTRACTOR TO PROTECT TREES, PLANT GROWTH AND FEATURES DESIGNATED TO REMAIN AS FINAL LANDSCAPE MATERIAL. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE TOPSOIL STOCKPILE AREA, IF REQUIRED.
- CONTRACTOR TO CONDUCT ALL DEMOLITION OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES AND FACILITIES.
- CONTRACTOR TO PROTECT ALL BENCH MARKS, PROPERTY CORNERS, AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF A WARNER REQUIRES MOVING, IT SHALL BE REFERENCED BY A LICENSED LAND SURVEYOR AND REPLACED.
- PROVIDE TRAFFIC CONTROL AS REQUIRED IN ACCORDANCE TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GOVERNING MUNICIPALITY REQUIREMENTS.
- DEPRESSIONS AND VOID AREAS CAUSED BY DEMOLITION ACTIVITIES ARE TO BE FILLED TO SUBGRADE ELEVATION TO AVOID WATER PONDING.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.

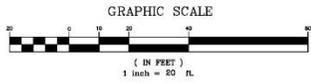
TRAFFIC & TRANSPORTATION NOTES

- IF TRAFFIC SIGNALS OR TRAFFIC SIGNAL EQUIPMENT IS IMPACTED IN ANY WAY, SHOW EXISTING AND PROPOSED CHANGES. CHANGES OR IMPACTS TO TRAFFIC SIGNAL ITEMS MUST BE COORDINATED WITH TRAFFIC & TRANSPORTATION.
- IF TRAFFIC SIGNALS OR MARKINGS WITHIN THE FRONT OF WAY ARE IMPACTED, SHOW EXISTING AND PROPOSED RELOCATIONS. RELOCATION OF THESE ITEMS MUST BE COORDINATED WITH TRAFFIC & TRANSPORTATION.
- IF THE STREET IS BLOCKED OR IMPACTED DURING CONSTRUCTION AT ANY TIME FOR ANY REASON, A STREET BLOCKING PERMIT IS REQUIRED. NO CONSTRUCTION PARKING OR STAGING WILL BE PERMITTED WITHIN THE RIGHT OF WAY WITHOUT PRIOR AUTHORIZATION BY TRAFFIC & TRANSPORTATION.
- LANE CLOSURES OF ANY TYPE OR DURATION WITHIN THE R/W MUST BE APPROVED BY TRAFFIC & TRANSPORTATION WELL IN ADVANCE OF THE OCCURRENCE. NO CONSTRUCTION PARKING OR STAGING WILL BE ALLOWED WITHIN THE R/W WITHOUT PRIOR APPROVAL BY TRAFFIC & TRANSPORTATION.
- NO CONSTRUCTION PARKING OR STAGING WILL BE PERMITTED WITHIN THE RIGHT-OF-WAY WITHOUT PRIOR AUTHORIZATION BY TRAFFIC AND TRANSPORTATION.
- 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.

LEGEND

EXISTING FEATURES	---
EXISTING FENCE	---
EASEMENTS/SETBACKS	---
PROPOSED FEATURES	---
EXISTING PROPERTY LINES	---
PROPOSED BUILDING LINES	---
CONCRETE SIDEWALK	---
ASPHALT MULTI-USE PATH	---
CONCRETE PAVEMENT	---
SCOTD CONCRETE PAVEMENT	---
DECORATIVE CONCRETE PAVERS	---
EXISTING UTILITIES	---
EXISTING/PROPOSED STORM SEWER	---
PROPOSED STORM SEWER	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED SPOT ELEV.	---
PROPOSED WATER SERVICES	---
PROPOSED SANITARY SEWER SERVICE	---
TREE PROTECTION BARRICADE	---
SILT FENCE	---
LIMITS OF LAND DISTURBANCE	---
EXISTING FEATURES TO BE REMOVED	---

TREE PROTECTION/DEMOLITION PLAN



Know what's below.
CALL before you dig.



CIVIL & STRUCTURAL CONSULTING ENGINEERS

4930 RIVERS AVENUE
NORTH CHARLESTON,
SOUTH CAROLINA 29406

PHONE (843)308-0800
FAX (843)308-0806



fins CAR WASH

1325 FOLLY ROAD, CHARLESTON, SC 29412
CITY PROJECT ID: TRC-SF2020-1BD.

NO.	REVISION SCHEDULE	DESCRIPTION	DATE	BY

DESIGNED: T.M.D.
 DRAWN: T.M.D.
 JOB NUMBER: 2019-125
 DATE: MAY 22, 2020
 CITY APPROVAL: T.B.D.
 SCALE:

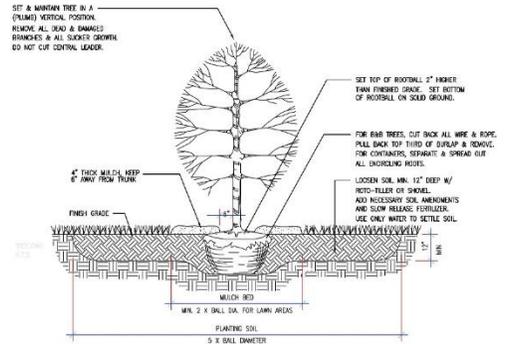
C - 0

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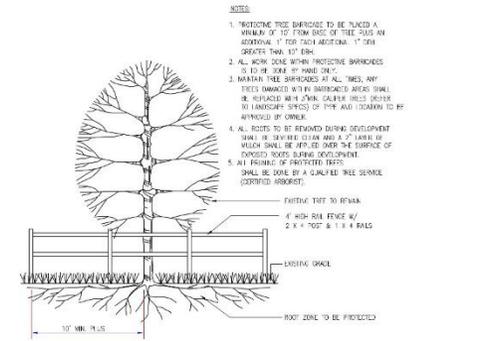
PLANT SCHEDULE

SYM	QTY	ABBRV	BOTANICAL/COMMON	HEIGHT	SPREAD	CONT.	CAL/SPACING	NOTES
TREES								
6	MAGR		Magnolia grandiflora "Broken Brown" Broken Brown Magnolia	10'	4'-6"	BAB	-	Full & well-formed, branched to ground
4	MAOV		Magnolia virginiana Sweetbay Magnolia	8'	4'-6"	BAB	-	Full & well-formed, multi-stemmed
5	MAGR		Magnolia soulangiana "Rustica Rubra" Saucer Magnolia	8'	4'-6"	BAB	-	Full & well-formed, multi-stemmed
3	QUER		Quercus phellos Willow Oak	8-10'	6-8	BAB	2.5' Col.	Full & well-formed
9	QUER		Quercus shumardii Shumard Oak	8-10'	6-8	BAB	2.5' Col.	Full & well-formed
11	QUER		Quercus virginiana Live Oak	8-10'	6-8	BAB	2.5' Col.	Full & well-formed
5	DUVQ		Quercus virginiana "Dota" High Rise Live Oak	8-10'	6-8	BAB	2.5' Col.	Full & well-formed
6	SABP		Sabal palmetto Sabal Palm	14'	-	BAB	-	Booted
11	SABP2		Sabal palmetto Sabal Palm	12'	-	BAB	-	Booted
SHRUBS								
47	CALA		Calycarpus americanus American Beautyberry	2-3'	2-3'	3 Gal.	-	
21	ILEV		Ilex vomitoria Yaupon Holly	2-3'	2-3'	3 Gal.	-	
35	ILFL		Illicium floridanum Florida Anise Tree	2-3'	2-3'	3 Gal.	-	
7	ILCS		Ilex crenata "Sky Pencil" Sky Pencil Holly	4-5'	2-3'	15 Gal.	-	
9	LOCE		Loropetalum chinensis "Ever Red" Ever Red Loropetalum	2-3'	2-3'	3 Gal.	-	Pink flower
31	LOCR		Loropetalum chinensis "Ruby" Ruby Loropetalum	2-3'	2-3'	3 Gal.	-	Pink flower
46	MNYC		Myrica verticillata Wax Myrtle	2-3'	2-3'	3 Gal.	-	
24	RORR		Rosa Knockout "Red" Red Knockout Rose	2-3'	2-3'	3 Gal.	-	Red flower
57	SABM		Sabal minor Dwarf Palmetto	2-3'	2-3'	3 Gal.	-	
26	SERR		Serenoa repens Saw Palm	2-3'	2-3'	3 Gal.	-	
41	VIBS		Viburnum suspensum Sandhake Viburnum	2-3'	2-3'	3 Gal.	-	
36	VIBO		Viburnum edotolissimum Sweet Viburnum	2-3'	2-3'	3 Gal.	-	
GROUNDCOVER / ORNAMENTAL GRASSES								
103	DIET		Dietsia sp. 'Hollies' African Lily	-	-	1 Gal.	24" o.c.	
24	GULP		Guiera lindheimeri "Pink" Pink Guiera	-	-	1 Gal.	-	Pink flower
74	LCMB		Lamandra "Breeze" Lamandra Breeze Grass	-	-	1 Gal.	36" o.c.	
64	MISL		Miscanthus sinensis "Little Kitten" Little Kitten Maidenhair Grass	-	-	1 Gal.	36" o.c.	
44	MUHC		Muhlenbergia capillaris Gulf Pink Sweet Grass	-	-	1 Gal.	36" o.c.	
12	PAIN		Panicum variegatum "Northwind" Northwind Switch Grass	-	-	1 Gal.	36" o.c.	
18	TRIF		Trisetum floridanum Dwarf Fountain Grass	-	-	1 Gal.	36" o.c.	
LAWN								
3920	GF	SOD	Eranthis sp. 'Spartan' Centipede Grass	-	-	-	-	

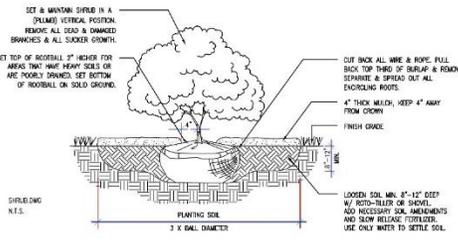
Contractor Notes: 1. Plant material list was prepared for estimating purposes only. All contractors to make their own quantity takeoffs using drawings to determine quantities to their satisfaction, reporting promptly any discrepancies which may affect bidding.



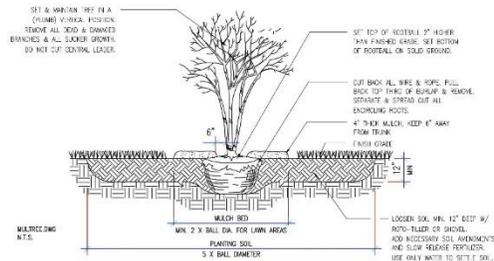
1 TREE PLANTING DETAIL
L-2 Not to Scale



2 PROTECTIVE TREE BARRICADE
L-2 Not to Scale



3 SHRUB PLANTING DETAIL
L-2 Not to Scale



4 ORNAMENTAL TREE PLANTING DETAIL
L-2 Not to Scale



PointSouth
Planning & Design, LLC
1432 Corey Woods Rd.
Mt. Pleasant, SC 29466
Phone: (843) 534-6300

Prepared for:
MPV Properties, LLC

Landscape Enhancements for:
AAA GO CLEAN CAR WASH
1325 Folly Road
Charleston, South Carolina

Date: April 28, 2020
Drawn by:
Checked by:
Revision: _____ Date: _____

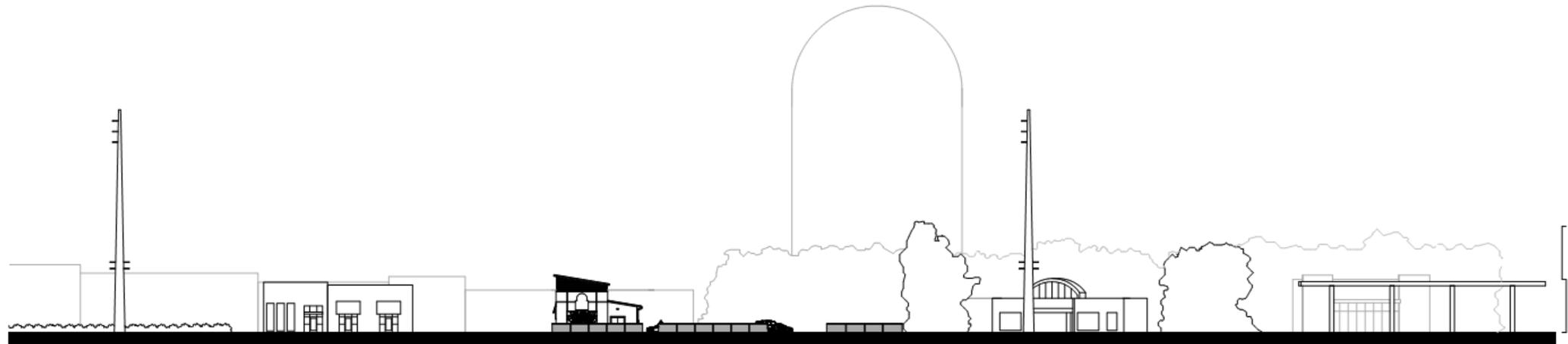
AAA Go Clean Car Wash
Plant Schedule / Details
Project No: 020119.00

L-2
Sheet 2 of 2



ACROSS THE STREET (EAST)

ACROSS FROM REPOSED STRUCTURE



ADJACENT STRUCTURES (WEST)

PROPOSED STRUCTURE

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



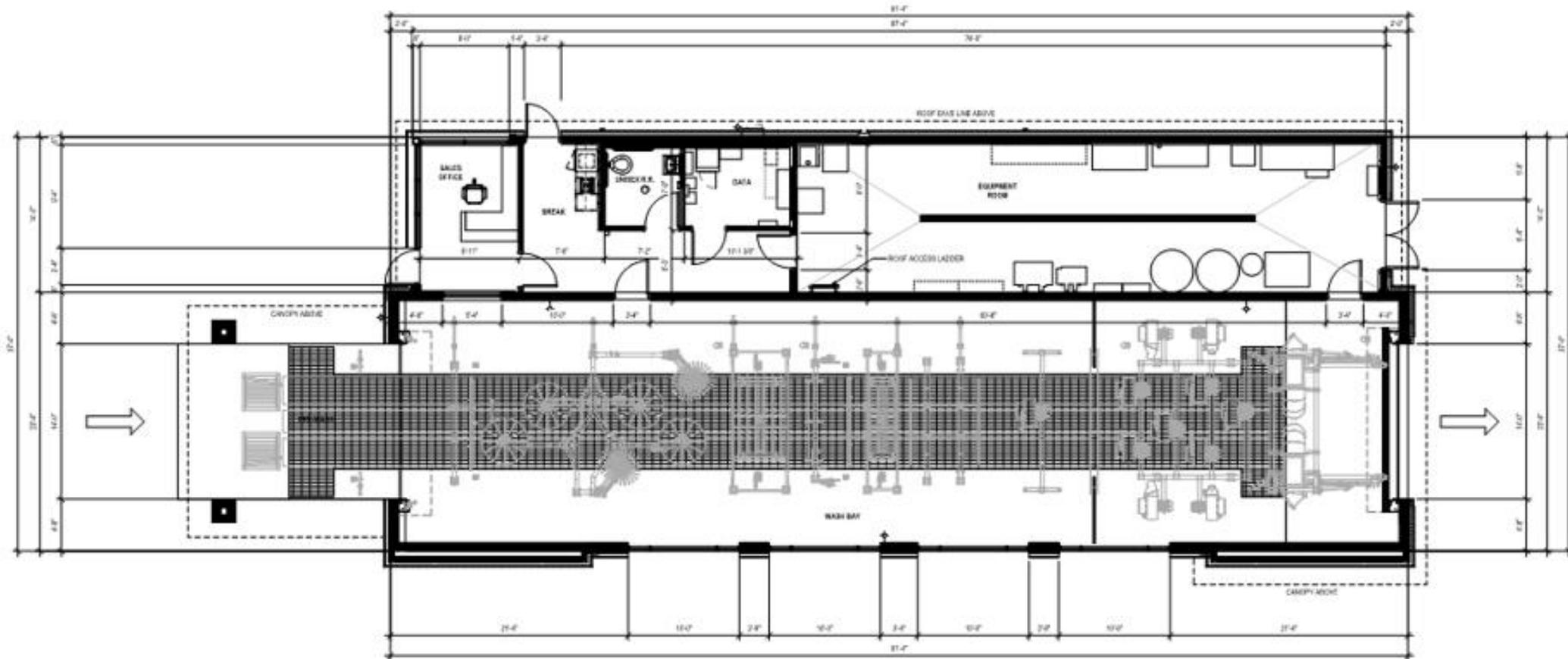
East



West







SF = 3,428

PRE-FINISHED MTL COPING

PAINTED BOARD & BATTEN

BRICK VENEER

BRICK REVEAL

WASH EQUIPMENT (BEYOND)

4'-0" HIGH BRICK SCREEN WALL
(DASHED FOR CLARITY)

BRICK WATERTABLE

T.O. HIGH ROOF
27'-4"

INTERNALLY ILLUMINATED SIGNAGE

CEMENT BOARD LAP SIDING

T.O. PARAPET 2
18'-8"

CEMENT BOARD TRIM

VACUUM ARCH (BEYOND)

DUMPSTER ENCLOSURE (BEYOND)



1 EAST BUILDING ELEVATION
SCALE: 3/8" = 1'-0"



1 SOUTH BUILDING ELEVATION
 SCALE: 3/16" = 1'-0"



① WEST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



1 NORTH BUILDING ELEVATION
 SCALE: 3/16" = 1'-0"



Agenda Item #5

GLEN MCCONNELL @ WILLIAM E MURRAY
FOUNDERS YARD
TMS # 306-00-00-934

Request preliminary approval for the construction of a residential complex with four, 4-story buildings and 341 units.

DRB CONCEPTUAL APPROVAL COMMENTS

DRB STAFF COMMENTS

1. Staff feels that the architecture design has improved greatly. The building is reading more vertical now.
Response : We have continued to work with staff to improve the architectural character.
2. The project is more simple and refined and we appreciate the applicant working with us to improve the design.
Response : We have continued to simplify and refine the architecture with staff input.
3. The floating roof is nice. Detailing of the roof going forward will be critical to maintain the clean appearance of the roof edge.
Response : We have added roof details to maintain its clean appearance. See sheet:49
4. The mulled windows vs the now separated windows has improved.
Response : Recessed window details have been added. See sheet:50
5. Similarly, the typ. entry shown on the south façade of Building 4 might be strengthened if the darker color were brought down to the top of the canopy.
Response : Dark colored fiber cement has been extended per the above comment. See sheet: 42
6. The roof at the hyphens, we feel, should drop slightly from the body of the roof.
Response : Sections through the hyphens have been added to refine proportions. See sheets: 45-48
7. Staff feels the lap siding as seen between the windows vertically for example as seen on sheet 0.12 should be ship lap.
Response : Per conversations with staff, we have increased the thickness of lap siding to provide stronger shadow lines. See sheet: 51 and physical mock up.
8. Staff is OK with the applicant not doing the triangular planters in the parking lot as they explained and instead adding the Palms in the planting beds along the building facades. Staff recommends only placing the Palms where the footprint steps back and not where the footprints project out further, to give maximum space for the Palms and so they are not pressed up against the building.
Response : Per Board Comments, triangular planters have been added throughout. See Sheet: 03

9. The Vinyl window will need to be of high quality. DRB has requested special detailing to conceal the flanges, or other components, which could offset any savings from clad windows.
Response : Recessed window details have been added to create greater depth and shadow lines at the windows. A physical sample of a high-quality window has been provided. See sheet: 50 and physical sample.
10. Going forward, staff prefers a washed brick, vs. a factory painted brick.
Response : The proposed brick is not a painted brick. It is a sand blasted brick, which provides a greater depth of texture and variety of color. See sheet: 51 and physical material board.
11. Comparison elevations should be above or below each other.
Response : Elevations are now shown in the requested format throughout.

DRB BOARD COMMENTS – CONCEPTUAL APPROVAL WITH STAFF COMMENTS #3,4, 9-11 AND THE FOLLOWING:

12. Board comments to continue the simplification of building elements such as the cornice and the brick.
Response : We have continued to simplify the building elements with special attention to the brick and cornice details. See sheets: 35-36, 41-42, 49
13. Board comments to restudy the bridge and portal and pass through tunnel at Building 4 and provide a section of this tunnel.
Response : This elevation has been refined and a section through the breezeway has been added. See sheets: 39, 41, and 44
14. Simplify the materials.
Response : We have continued to simplify the material palette.
15. Provide triangular planters between the parking and the buildings.
Response : Triangular planters have been added throughout. See sheet: 03
16. Restudy the North/South parking areas to be more court like.
Response : Additional landscaping, triangular planters, and low walls have been provided to enhance the character of the above parking areas. See Sheets: 03, 09, 10,
17. Provide a window sample and trim at the next review.
Response : A physical window sample, reference images and window trim details have been provided. See sample and sheets: 50-51



LANDSCAPE SITE PLAN - 1"=50'

**HIGH REAL ESTATE
FOUNDERS YARD**

CHARLESTON, SC



**HOUSING
STUDIO**
200 West Trade Street, Suite 200
Charleston, SC 29402
1-704-333-7842 F-903-257-5862



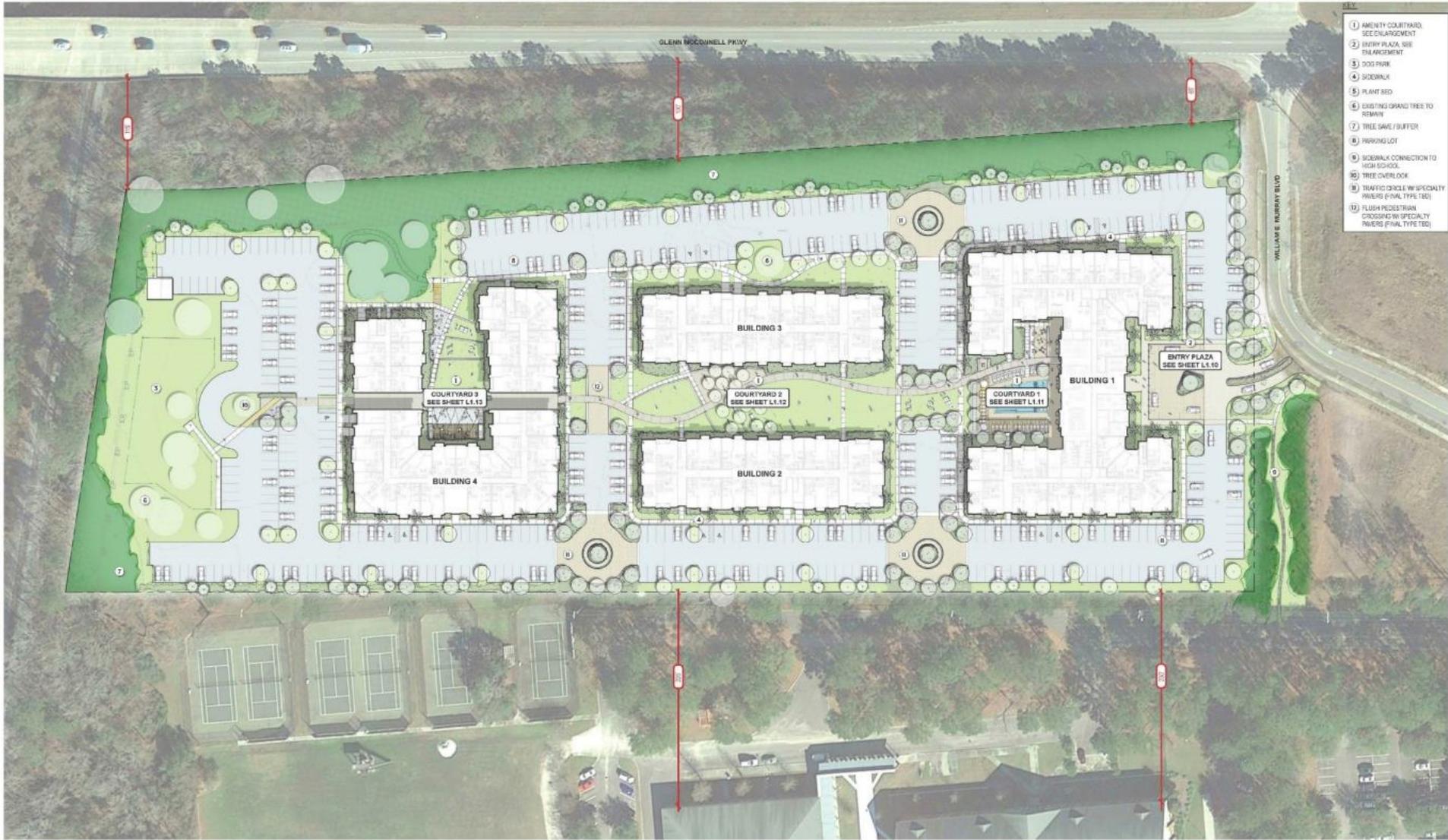
DRB PRELIMINARY

PROJECT NUMBER: 1808
ISSUE DATE: JULY 03, 2020
ISSUED FOR: DRB PRELIMINARY



REVISIONS

LANDSCAPE SITE
PLAN



CONCEPT PLAN - OVERALL

**HIGH REAL ESTATE
FOUNDERS YARD**

CHARLESTON, SC



**HOUSING
STUDIO**
333 West Trade Street, Suite 210
Charleston, SC 29402
T: 704.333.7662 F: 980.237.3692



DRB PRELIMINARY

PROJECT NUMBER: 1808
ISSUE DATE: JULY 03, 2020
ISSUED FOR: DRB PRELIMINARY



REVISIONS
**PREVIOUS
SUBMITTAL**

PREVIOUS
LANDSCAPE PLAN



**HIGH REAL ESTATE
FOUNDERS YARD**

CHARLESTON, SC



**HOUSING
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Charleston, SC 29402
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DRB PRELIMINARY

PROJECT NUMBER: 1808
ISSUE DATE: JULY 03, 2020
ISSUED FOR: DRB PRELIMINARY



REVISIONS

LANDSCAPE ENTRY
PERSPECTIVE



**HIGH REAL ESTATE
FOUNDERS YARD**

CHARLESTON, SC



**HOUSING
STUDIO**
333 West Trade Street, Suite 210
Charleston, SC 29402
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DRB PRELIMINARY

PROJECT NUMBER: 1808
ISSUE DATE: JULY 03, 2020
ISSUED FOR: DRB PRELIMINARY



REVISIONS

LANDSCAPE ENTRY
PERSPECTIVE



**HIGH REAL ESTATE
FOUNDERS YARD**

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DRB PRELIMINARY

PROJECT NUMBER: 1808
ISSUE DATE: JULY 03, 2020
ISSUED FOR: DRB PRELIMINARY



REVISIONS

**LANDSCAPE POOL
COURTYARD
PERSPECTIVE**



**HIGH REAL ESTATE
FOUNDERS YARD**

CHARLESTON, SC



**HOUSING
STUDIO**
333 West Trade Street, Suite 210
Charleston, SC 29402
T: 704.233.7692 F: 980.237.3692



DRB PRELIMINARY

PROJECT NUMBER: 1808
ISSUE DATE: JULY 03, 2020
ISSUED FOR: DRB PRELIMINARY



REVISIONS

LANDSCAPE POOL
COURTYARD
PERSPECTIVE



**HIGH REAL ESTATE
FOUNDERS YARD**

CHARLESTON, SC



**HOUSING
STUDIO**
333 West Trade Street, Suite 210
Charleston, SC 29407
T: 704.233.7692 F: 980.237.3692



DRB PRELIMINARY

PROJECT NUMBER: 1808
ISSUE DATE: JULY 03, 2020
ISSUED FOR: DRB PRELIMINARY



REVISIONS

LANDSCAPE
COURTYARD
PERSPECTIVE



**HIGH REAL ESTATE
FOUNDERS YARD**

CHARLESTON, SC



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REVISIONS

LANDSCAPE
ROUNDBOUT
PERSPECTIVE



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REVISIONS

LANDSCAPE
COURTYARD
PERSPECTIVE



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REVISIONS

LANDSCAPE
COURTYARD
PERSPECTIVE



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REVISIONS

LANDSCAPE
COURTYARD
PERSPECTIVE



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REVISIONS

**LANDSCAPE BLDG 4
COURTYARD
PERSPECTIVE**



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REVISIONS

LANDSCAPE BLDG 4
COURTYARD
PERSPECTIVE



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LANDSCAPE BLDG 4
COURTYARD
PERSPECTIVE



RIVIERA PALMETTO BRICK (MATCH ARCHITECTURAL BRICK)



RICE WHITE PEACOCK PAVER



DOLPHIN GREY VETRICULAR PEACOCK PAVER



IPE WOOD DECKING



BROOK FRESH CONCRETE



TABBY CONCRETE



RUMBLD COCO PINE HALL BRICK



PLANTATION MIX

MATERIALS PALETTE



SOUTHERN LIVE OAK
Quercus virginiana



WINDMILL PALM
Trachycarpus fortunei



EASTERN RED CEDAR
Juniperus virginiana



SOUTHERN MAGNOLIA
Magnolia grandiflora



WITCH HAZEL
Hicoria veneta



OAKLEAF HYDRANGEA
Hydrangea quercifolia



YEW PINE
Podocarpus nageviensis



DWARF FOTHERGILLA
Fothergilla gardenii



BLACK-EYED SUSAN
Rudbeckia hirta



BLUE GAURA
Beckmannia eriantha



SUNNY BLUE SEDGE
Carex carolinensis



RED MAPLE
Acer rubrum



SERVICE BERRY
Amelanchier canadensis



BALD CYPRESS
Taxodium distichum



AMERICAN HOLLY
Ilex opaca



FRAGRANT OLIVE
Olea europaea



RUBY SPICE CLETHRA
Clethra alnifolia



DENSE INKBERRY
Ilex glabra



CAROLINA JESSAMINE
Gelsemium sempervirens



LITTLE JOE JOE PYE WEED
Eupatorium altissimum



LITTLE BLUESTEM
Setchellium scoparium



CHRISTMAS FERN
Polystichum acrostichoides



SOUTHERN RED OAK
Quercus bicolor



FRINGETREE
Chionochloa virginica



CUCUMBER TREE MAGNOLIA
Magnolia acuminata



LONGLEAF PINE
Pinus palustris



SOUTHERN WAX MYRTLE
Myrica carolina



GEORGE TABOR AZALEA
Rhododendron 'George Tabor'



DWARF LEUCOTHOE
Leucothoe cuneata



VIRGINIA CREEPER
Pteris caudata



CRESTED IRIS
Iris cristata



SWEETGRASS
Andropogon scoparius



ASIATIC JASMINE
Trochodendron araliifolium



SABAL PALM
Sabal palmetto



FOREST PANSY REDBUD
Cercis canadensis



AMERICAN HORNBEAM
Cornus canadensis



DWARF PALMETTO
Sabal minor



WINTERBERRY
Ilex verticillata



ANISE
Oenanthe sarabellana



DWARF YAUPON HOLLY
Ilex vomitoria



NORTHERN SEA OATS
Chasmodon nuttallii



NORTHWIND SWITCH GRASS
Panicum virgatum



COSTAL JUMPER
Juniperus conferta

PLANT PALETTE

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REVISIONS

PLANT AND MATERIAL
PALETTE



LANDSCAPE PLAN



PLANT PALETTE



EXISTING BUFFER VEGETATION FROM GLENN MCCONNELL PARKWAY

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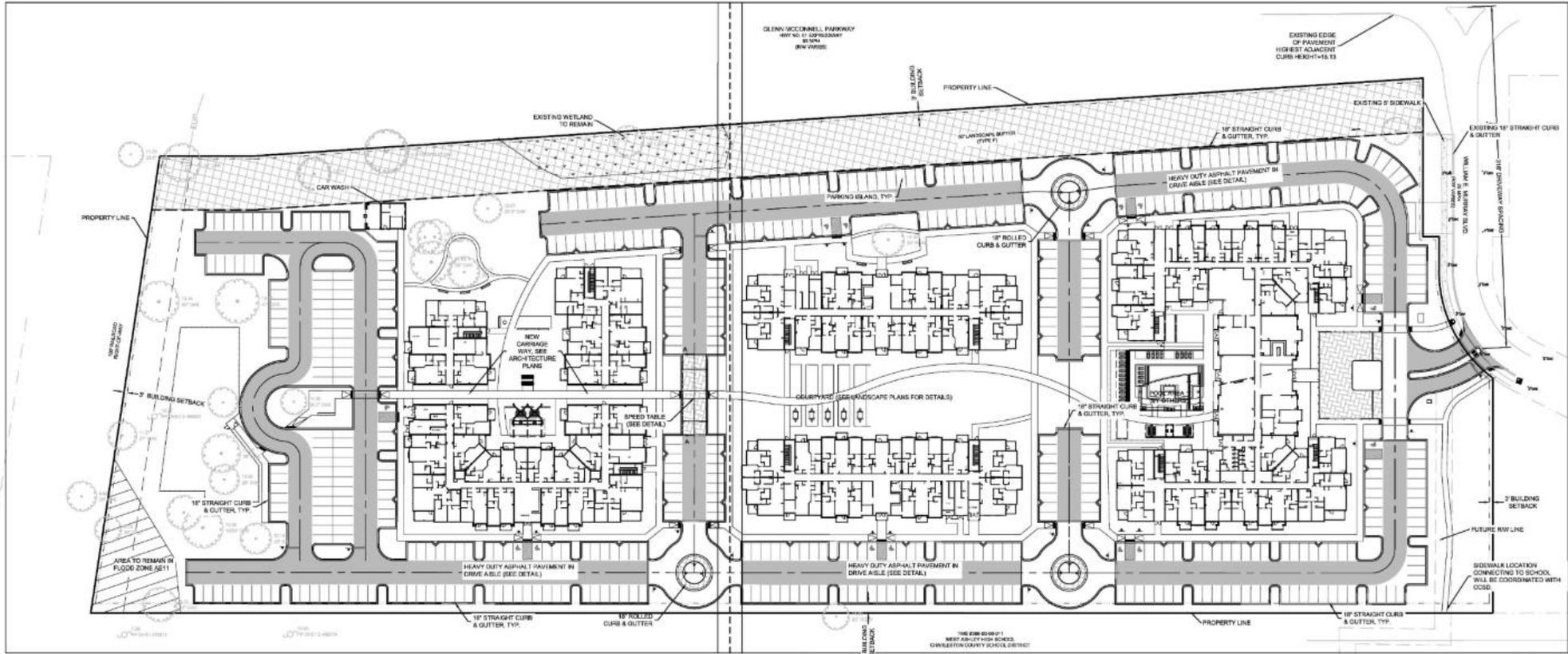


REVISIONS

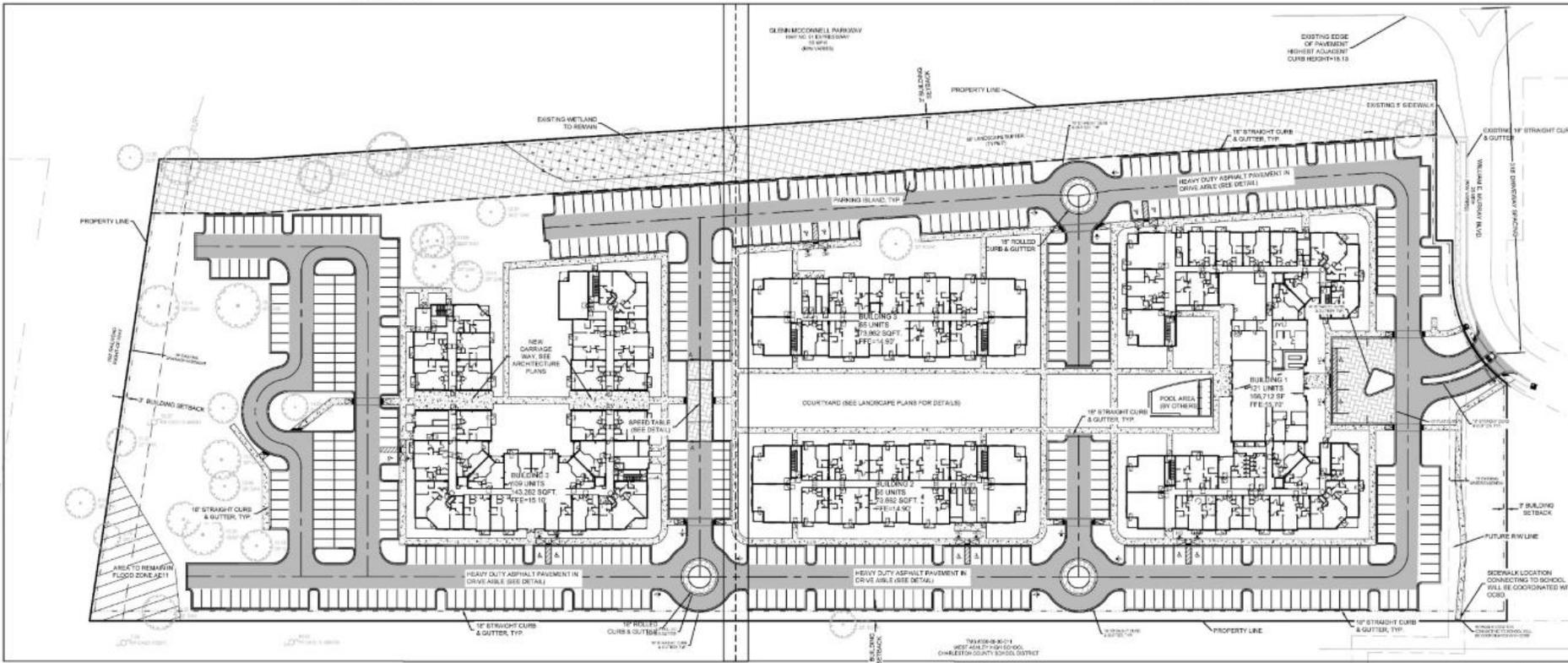
**PREVIOUS
SUBMITTAL**

PREVIOUS PLANT
PALETTE

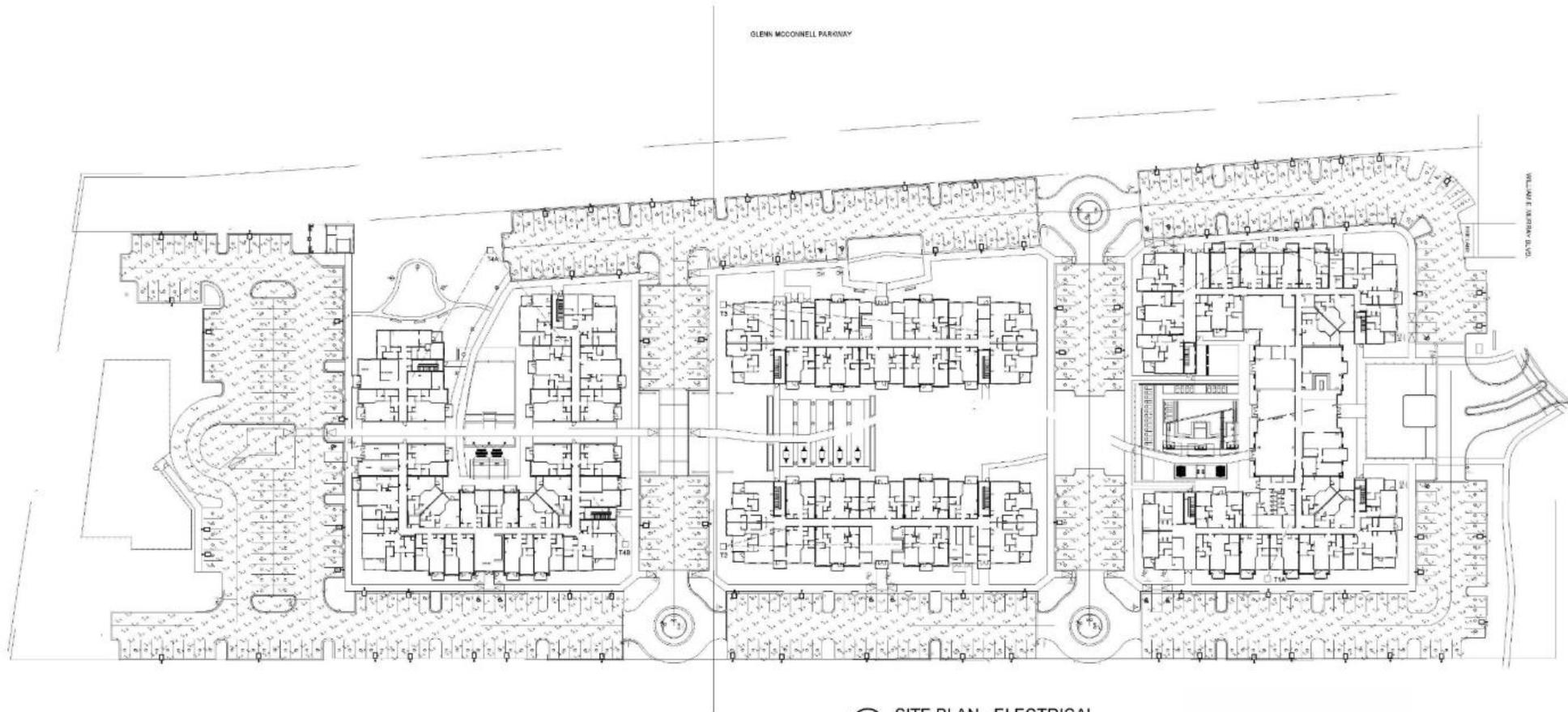
18



CIVIL SITE PLAN: 1" = 50'



PREVIOUS CIVIL SITE PLAN: 1" = 50'



PHOTOMETRIC INFORMATION
 AVERAGE FC: 5.14
 POLE HEAD: LITHONIA D-0 LED 120V
 POLE BASE: ROUND BLACK ALUMINUM
 MOUNTING HEIGHT: 29

SITE PLAN - ELECTRICAL
 SCALE: 1" = 40'-0"



LITHONIA D-0 LED LIGHT FIXTURE
 FIXTURE TO BE INSTALLED WITH ROUND POLE

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REVISIONS

PHOTOMETRIC SITE
 PLAN



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BLDG 1 PERSPECTIVE



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REVISIONS
**PREVIOUS
SUBMITTAL**

PREVIOUS BLDG 1
PERSPECTIVE



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BLDG 1 PERSPECTIVE



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**PREVIOUS
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**PREVIOUS BLDG 1
PERSPECTIVE**



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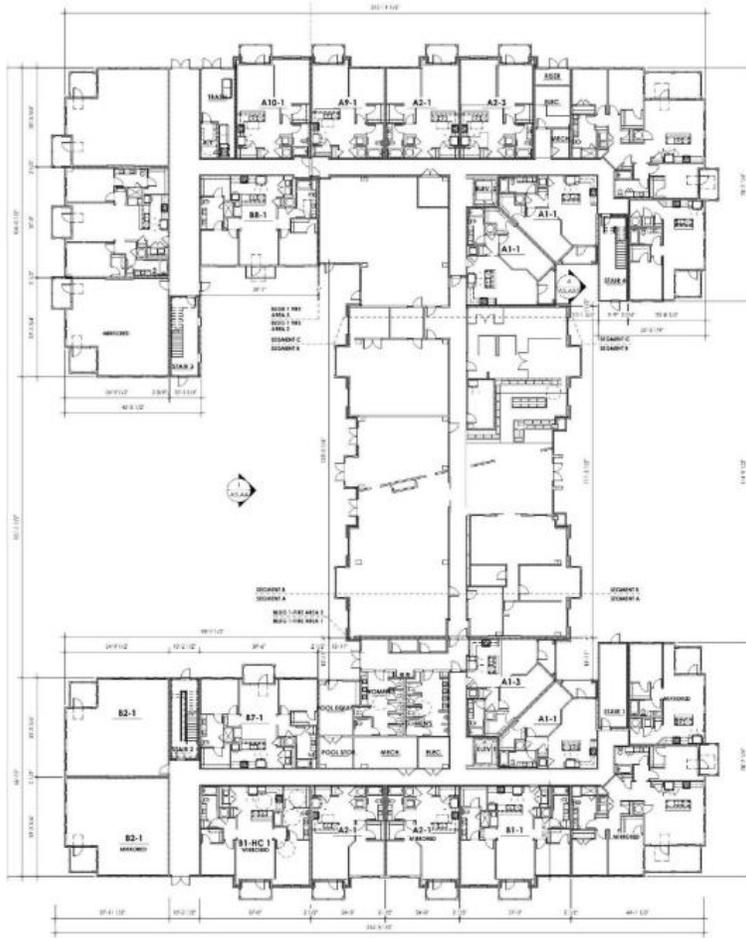
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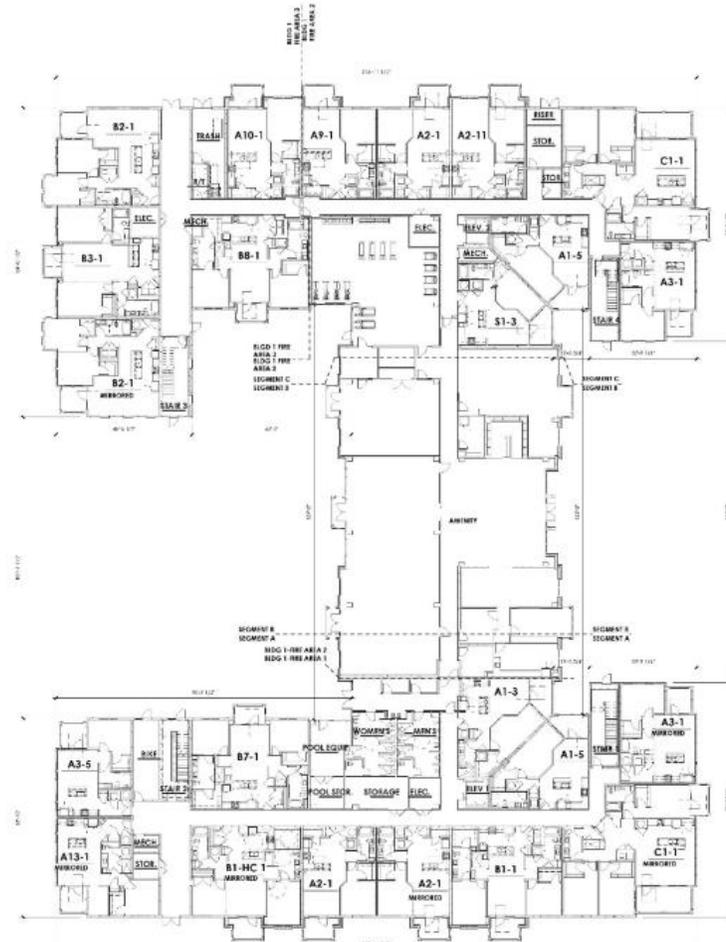


REVISIONS
**PREVIOUS
SUBMITTAL**

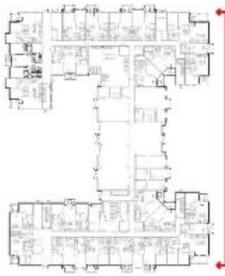
PREVIOUS BLDG 1
PERSPECTIVE



PREVIOUS BLDG. 1 - 1ST FLOOR PLAN - 1" = 20'



PROPOSED BLDG. 1 - 1ST FLOOR PLAN - 1" = 20'



ELEVATION KEY	
1.	FIBER CEMENT TRIM AND FASCIA
2.	FIBER CEMENT 5/8" THICK LAP SIDING
3.	VINYL WINDOWS AND DOORS
4.	ALUMINUM PICKET RAILING
5.	FIBER CEMENT PANEL W/ REVEAL TRIM
6.	MODULAR BRICK VENEER
7.	ALUMINUM STOREFRONT
8.	PREFINISHED ALUMINUM LOUVERED SHADE CANOPY
9.	PREFINISHED ALUMINUM SOLID CANOPY
10.	EXTERIOR VENTS
DESIGN CHANGES: ADDED INSECT SCREENS TO BALCONIES; CHANGED BALCONY RAILINGS TO VERTICAL ALUMINUM PICKETS, TYPICAL ALL ELEVATIONS	



PROPOSED BLDG. 1 EAST ELEVATION - 3/32" = 1'-0"



PREVIOUS BLDG. 1 EAST ELEVATION - 3/32" = 1'-0"

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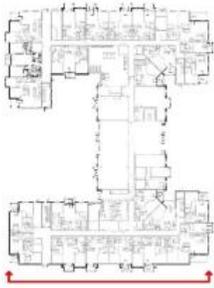
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REVISIONS

BLDG 1 ELEVATIONS



ELEVATION KEY	
1.	FIBER CEMENT TRIM AND FASCIA
2.	FIBER CEMENT 5/8" THICK LAP SIDING
3.	VINYL WINDOWS AND DOORS
4.	ALUMINUM PICKET RAILING
5.	FIBER CEMENT PANEL W/ REVEAL TRIM
6.	MODULAR BRICK VENEER
7.	ALUMINUM STOREFRONT
8.	PREFINISHED ALUMINUM LOUVERED SHADE CANOPY
9.	PREFINISHED ALUMINUM SOLID CANOPY
10.	EXTERIOR VENTS
DESIGN CHANGES: ADDED INSECT SCREENS TO BALCONIES; CHANGED BALCONY RAILINGS TO VERTICAL ALUMINUM PICKETS, TYPICAL ALL ELEVATIONS	



PROPOSED BLDG. 1 SOUTH ELEVATION - 3/32" = 1'-0"



PREVIOUS BLDG. 1 SOUTH ELEVATION - 3/32" = 1'-0"



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REVISIONS

BLDG 2 PERSPECTIVE



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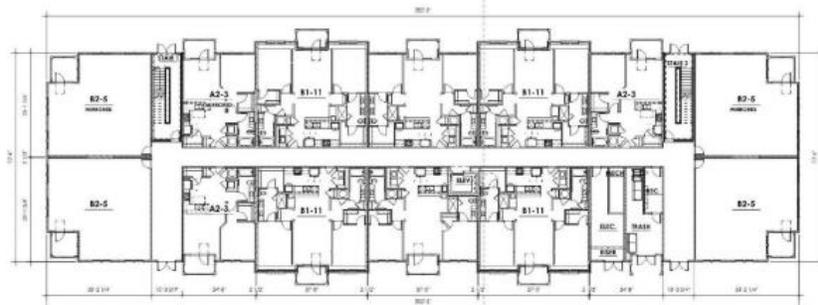
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REVISIONS
**PREVIOUS
SUBMITTAL**

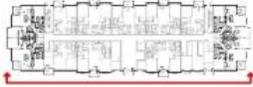
**PREVIOUS BLDG 2
PERSPECTIVE**



PREVIOUS BLDG. 2 & 3 1ST FLOOR PLAN - 1" = 20'



PROPOSED BLDG. 2 & 3 FIRST FLOOR PLAN - 1" = 20'



ELEVATION KEY

1. FIBER CEMENT TRIM AND FASCIA
 2. FIBER CEMENT 5/8" THICK LAP SIDING
 3. VINYL WINDOWS AND DOORS
 4. ALUMINUM PICKET RAILING
 5. FIBER CEMENT PANEL, W/ REVEAL TRIM
 6. MODULAR BRICK VENEER
 7. ALUMINUM STOREFRONT
 8. PREFINISHED ALUMINUM LOUVERED SHADE CANOPY
 9. PREFINISHED ALUMINUM SOLID CANOPY
 10. EXTERIOR VENTS
- DESIGN CHANGES:** ADDED INSECT SCREENS TO BALCONIES; CHANGED BALCONY RAILINGS TO VERTICAL ALUMINUM PICKETS, TYPICAL ALL ELEVATIONS; CONSOLIDATED BUILDING ENTRY TO CENTER OF BUILDING; ADDED CANOPY OVER STOREFRONT ENTRY; MOVED DARK FIBER CEMENT PANEL ELEMENT TO CENTER BAY OF SIDE ELEMENTS. ADDED DARK FIBER CEMENT PANEL ELEMENTS AT BOTH BUILDING ENDS.



PROPOSED BLDG. 2 & 3 SOUTH ELEVATION - 3/32" = 1'-0"



PREVIOUS BLDG. 2 & 3 SOUTH ELEVATION - 3/32" = 1'-0"

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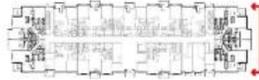
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REVISIONS

BLDG 2 & 3
ELEVATIONS



ELEVATION KEY	
1.	FIBER CEMENT TRIM AND FASCIA
2.	FIBER CEMENT 5/8" THICK LAP SIDING
3.	VINYL WINDOWS AND DOORS
4.	ALUMINUM PICKET RAILING
5.	FIBER CEMENT PANEL W/ REVEAL TRIM
6.	MODULAR BRICK VENEER
7.	ALUMINUM STOREFRONT
8.	PREFINISHED ALUMINUM LOUVERED SHADE CANOPY
9.	PREFINISHED ALUMINUM SOLID CANOPY
10.	EXTERIOR VENTS
DESIGN CHANGES: ADDED INSECT SCREENS TO BALCONIES; CHANGED BALCONY RAILINGS TO VERTICAL ALUMINUM PICKETS, TYPICAL ALL ELEVATIONS. ADDED END ELEMENT IN DARK FIBER CEMENT PANEL TO GIVE ELEVATION MORE VERTICALITY.	



PROPOSED BLDG. 2 & 3 EAST ELEVATION - 3/32" = 1'-0"



PREVIOUS BLDG. 2 & 3 EAST ELEVATION - 3/32" = 1'-0"



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BLDG 4 PERSPECTIVE



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REVISIONS
**PREVIOUS
SUBMITTAL**

**PREVIOUS BLDG 4
PERSPECTIVE**

38



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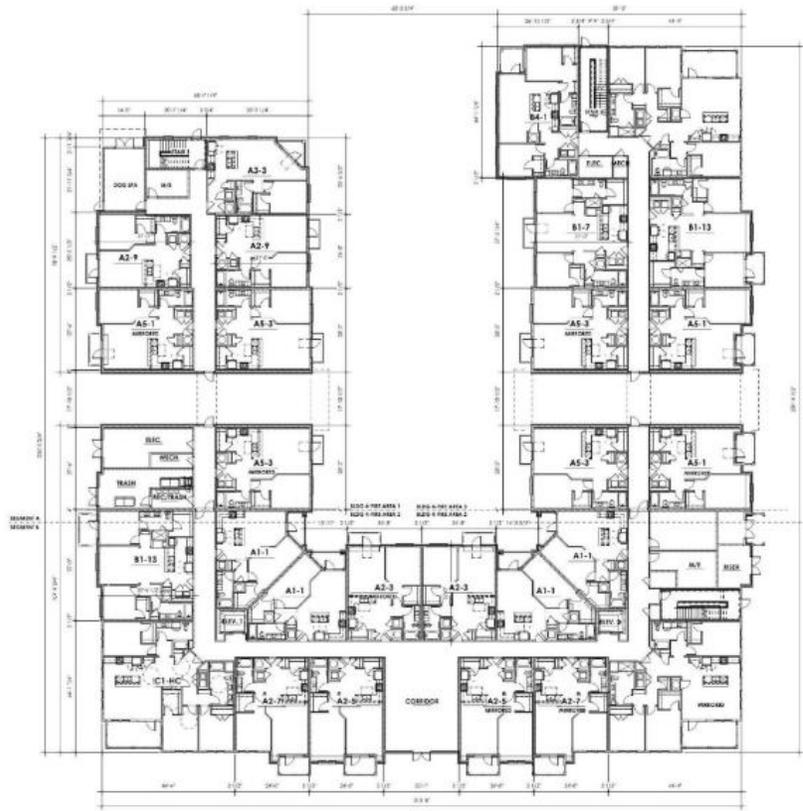
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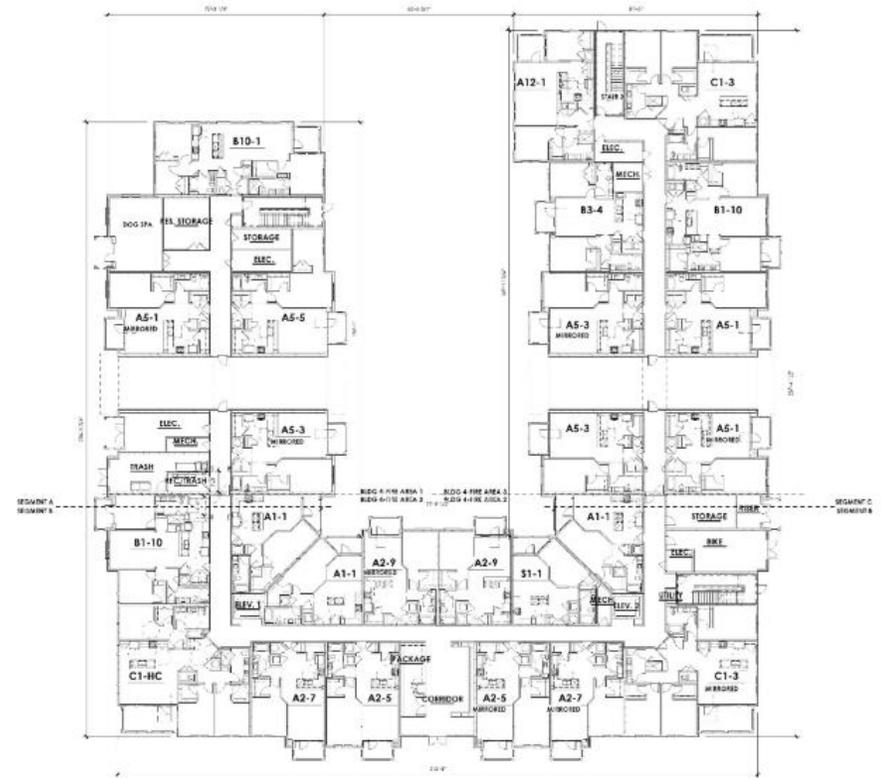


REVISIONS

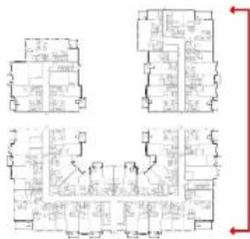
BLDG 4 PERSPECTIVE



PREVIOUS BLDG. 4 - 1ST FLOOR PLAN - 1" = 20'



PROPOSED BLDG. 4 - FIRST FLOOR PLAN - 1" = 20'



ELEVATION KEY	
1.	FIBER CEMENT TRIM AND FASCIA
2.	FIBER CEMENT 5/8" THICK LAP SIDING
3.	VINYL WINDOWS AND DOORS
4.	ALUMINUM PICKET RAILING
5.	FIBER CEMENT PANEL W/ REVEAL TRIM
6.	MODULAR BRICK VENEER
7.	ALUMINUM STOREFRONT
8.	PREFINISHED ALUMINUM LOUVERED SHADE CANOPY
9.	PREFINISHED ALUMINUM SOLID CANOPY
10.	EXTERIOR VENTS
DESIGN CHANGES: ADDED INSECT SCREENS TO BALCONIES; CHANGED BALCONY RAILINGS TO VERTICAL ALUMINUM PICKETS, TYPICAL ALL ELEVATIONS. BRICK REMOVED AT TUNNEL ENTRY BRIDGE ELEMENT, DARK FIBER CEMENT PANEL BROUGHT DOWN AND ADDED CANOPY OVER TUNNEL OPENING TO SIMPLIFY MATERIAL PALETTE AND EMPHASIZE THE VERTICALITY OF THE ELEMENT.	



PROPOSED BLDG. 4 EAST ELEVATION - 3/32" = 1'-0"



PREVIOUS BLDG. 4 EAST ELEVATION - 3/32" = 1'-0"

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REVISIONS

BLDG 4 ELEVATIONS



ELEVATION KEY	
1.	FIBER CEMENT TRIM AND FASCIA
2.	FIBER CEMENT 5/8" THICK LAP SIDING
3.	VINYL WINDOWS AND DOORS
4.	ALUMINUM PICKET RAILING
5.	FIBER CEMENT PANEL W/ REVEAL TRIM
6.	MODULAR BRICK VENEER
7.	ALUMINUM STOREFRONT
8.	PREFINISHED ALUMINUM LOUVERED SHADE CANOPY
9.	PREFINISHED ALUMINUM SOLID CANOPY
10.	EXTERIOR VENTS
DESIGN CHANGES: ADDED INSECT SCREENS TO BALCONIES; CHANGED BALCONY RAILINGS TO VERTICAL ALUMINUM PICKETS, TYPICAL ALL ELEVATIONS. BRICK REMOVED AT CENTER ENTRY AND DARK FIBER CEMENT PANEL BROUGHT DOWN TO TOP OF STOREFRONT AND ADDED CANOPIES OVER TOP STORY WINDOWS IN CENTER BAY TO SIMPLIFY MATERIAL PALETTE AND EMPHASIZE THE VERTICALITY OF THE ELEMENT.	



PROPOSED BLDG. 4 SOUTH ELEVATION - 3/32" = 1'-0"



PREVIOUS BLDG. 4 SOUTH ELEVATION - 3/32" = 1'-0"

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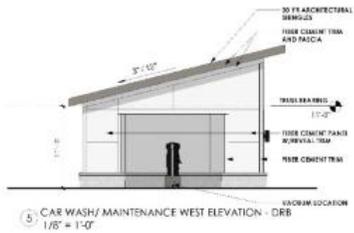
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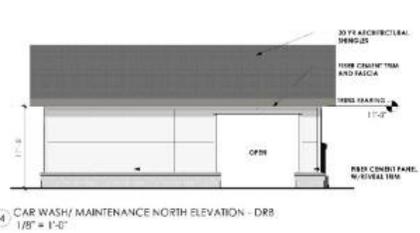


REVISIONS

BLDG 4 ELEVATIONS



5 CAR WASH/ MAINTENANCE WEST ELEVATION - DRB
1/8" = 1'-0"



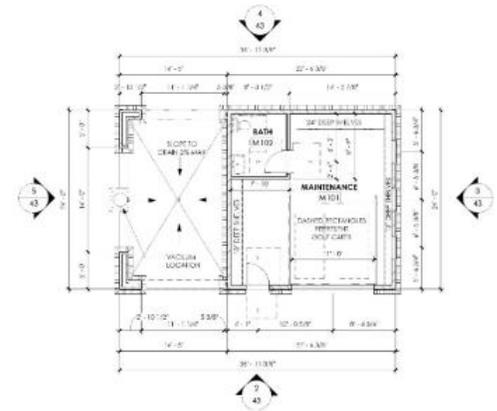
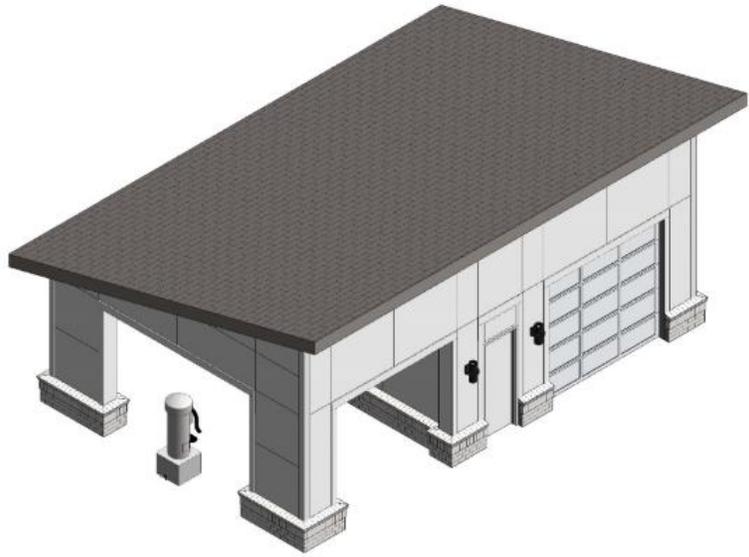
4 CAR WASH/ MAINTENANCE NORTH ELEVATION - DRB
1/8" = 1'-0"



3 CAR WASH/ MAINTENANCE EAST ELEVATION - DRB
1/8" = 1'-0"



2 CAR WASH/ MAINTENANCE SOUTH ELEVATION - DRB
1/8" = 1'-0"



1 CAR WASH/ MAINTENANCE FLOOR PLAN - DRB
1/8" = 1'-0"



BLDG 1 - BUILDING SECTION 1/8" = 1'-0"



BLDG 4 - BUILDING SECTION 1/8" = 1'-0"

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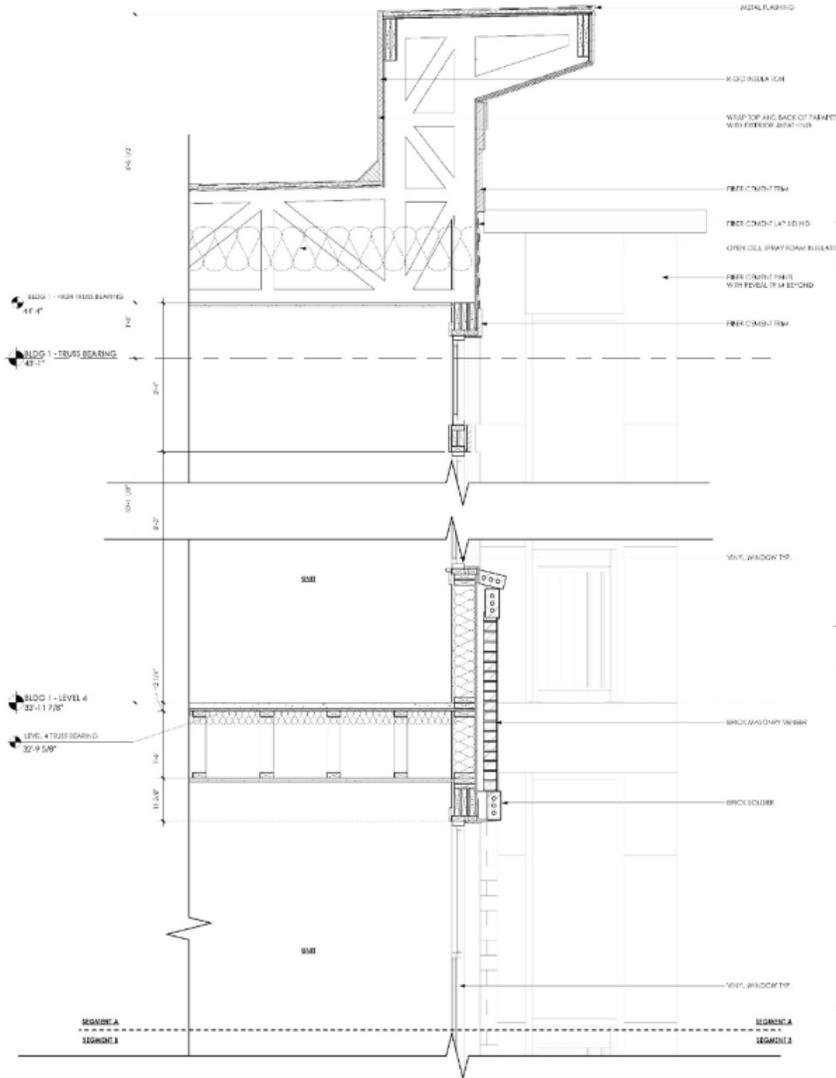
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ISSUED FOR: DRB PRELIMINARY

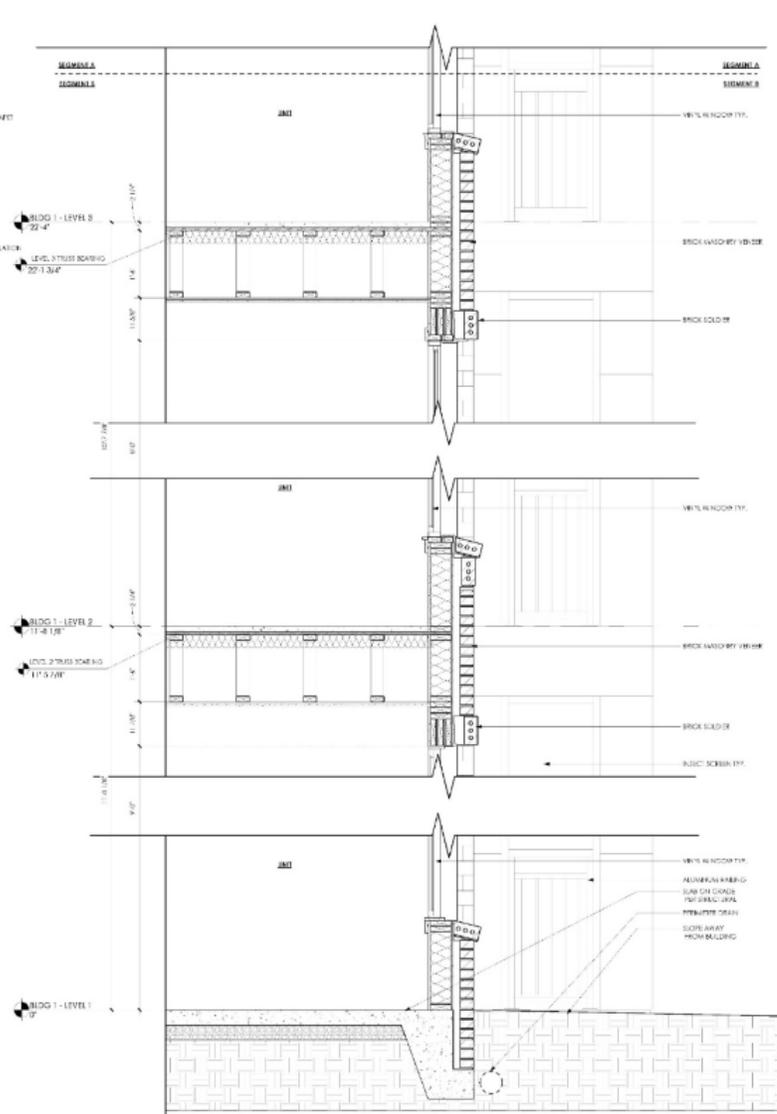


REVISIONS

BUILDING SECTION



(1) TYPICAL HIGH PARAPET - WINDOW SECTION DRB - SECTION A
3/4" = 1'-0"



(2) TYPICAL HIGH PARAPET - WINDOW SECTION DRB - SECTION B
3/4" = 1'-0"



**HIGH REAL ESTATE
FOUNDERS YARD**

CHARLESTON, SC



**HOUSING
STUDIO**
333 West Trade Street, Suite 300
Charleston, NC 29402
T: 704.333.7692 F: 980.237.3892



DRB PRELIMINARY

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REVISIONS

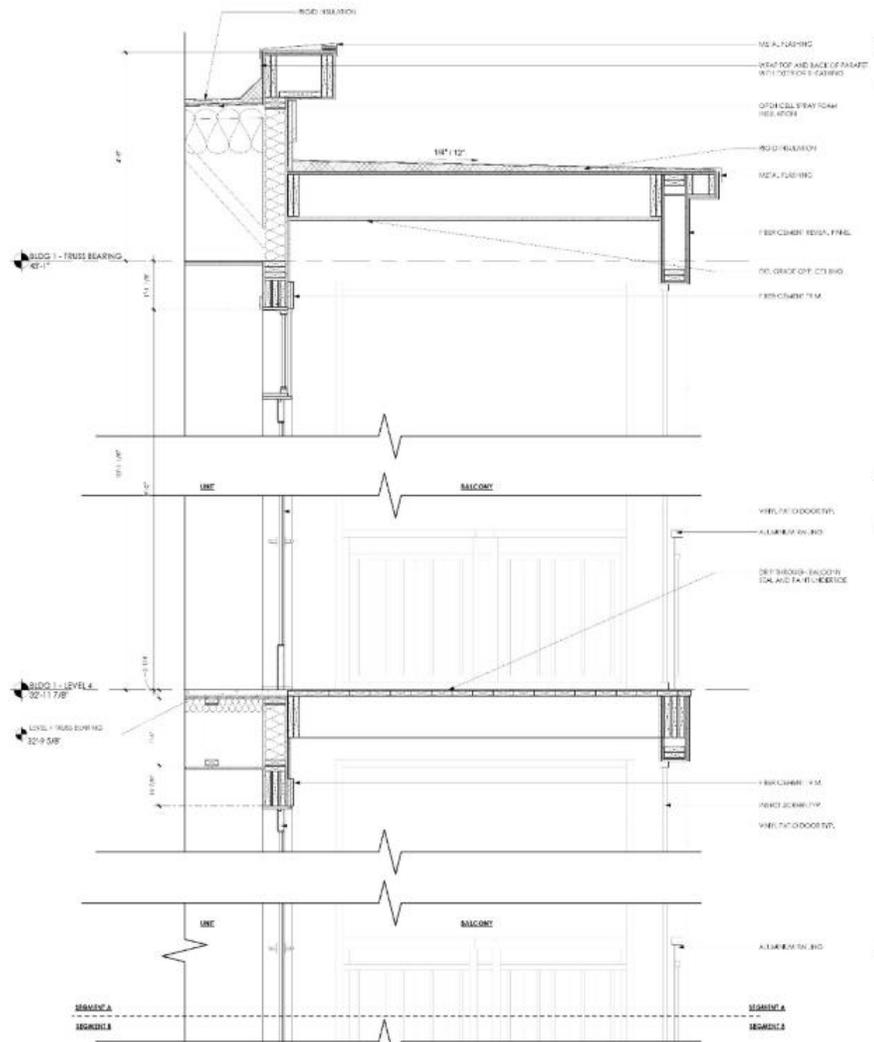
ENLARGED WALL
SECTION



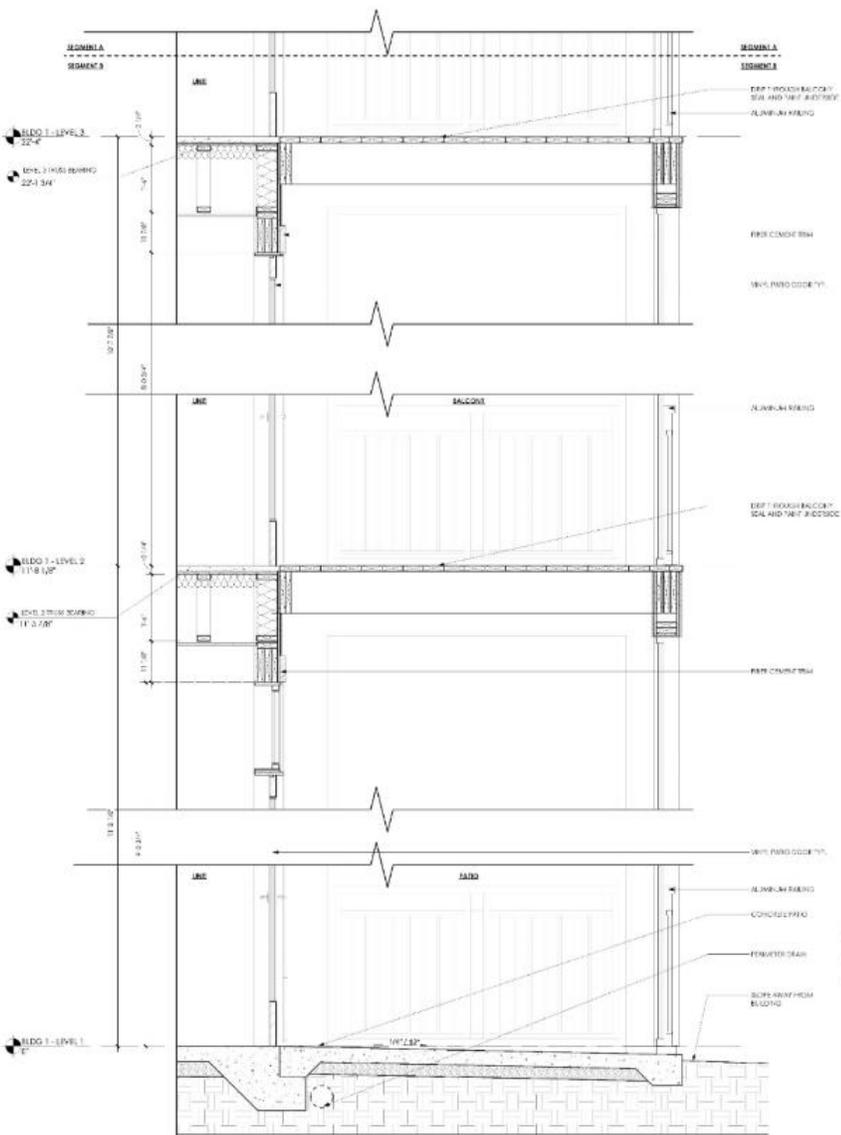
① TYPICAL LOW PARAPET - CORNER BALCONY SECTION DRB
3/8" = 1'-0"

② TYPICAL LOW PARAPET - CORNER BALCONY DRB
3/8" = 1'-0"





2 TYPICAL LOW PARAPET - CORNER BALCONY SECTION DRB - SECTION A
3/4" = 1'-0"



3 TYPICAL LOW PARAPET - CORNER BALCONY SECTION DRB - SECTION B
3/4" = 1'-0"



PROPOSED BLDG. 1 EAST ELEVATION



RAILINGS VERTICAL SLATS w
DOUBLE TOP RAIL - BRONZE



SHADE CANOPY - BRONZE



CANOPY - BRONZE



VINYL WINDOWS - WHITE
BY ALL AMERICAN



LIGHTING



PATIO SCREEN BY SCREENZE



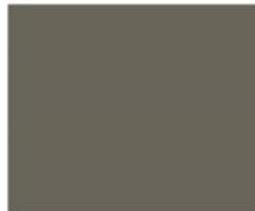
STOREFRONT -
BRONZE



PAINT SW7002
DOWNY



PAINT SW7047
PORPOISE



HARDIE FIBER CEMENT PANEL
WITH REVEAL SYSTEM



HARDIE ARTISAN SERIES 6"
FIBER CEMENT LAP SIDING



MASONRY - RIVIERA BY PALMETTO
BRICK w WHITE MORTAR



**HIGH REAL ESTATE
FOUNDERS YARD**

CHARLESTON, SC



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REVISIONS

DIGITAL MATERIAL
BOARD

Agenda Item #7

APPROVAL OF MINUTES FROM THE 6/15/20 DRB MEETING