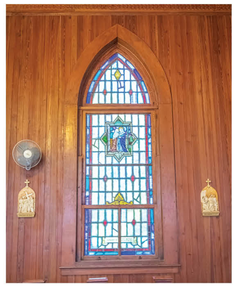
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SHEET LIST

A000	Cover
A001	Streetscape Elevations
A002	Porch Column Spacing
A003	Connection Perspectives
A004	Porch Column Proportion
A005	Overall Proposed Perspective
AE100	Existing Siteplan
A100	Proposed Siteplan
A101	Proposed Plans - Current Proposed
A111	Parish Center First Floor Plan
A112	Parish Center Second Floor
A113	Parish Center Roof Plan
A200	Character Photographs
A201	Proposed Building Elevations
A202	Proposed Building Elevations
A203	Perspective Render
A204	Enlarged Elevations
A205	Material Renders
A206	Material Renders
A207	Proposed Building Elevations
A208	Proposed Building Elevations
A209	Existing and Proposed Perspectives











T.O.S.I. SPECIAL EXCEPTION FOR RELIGIOUS INSTITUTION USE GRANTED AT MAY 8,2025 B.O.Z.A. MEETING MEETING.

T.O.S.I. ZONING VARIANCES GRANTED AT JUNE 12, 2025 B.O.Z.A. MEETING

T.O.S.I. DESIGN REVIEW BOARD CONCEPTUAL REVIEW OF 1204 MIDDLE PROPERTIES AT 06.18.2025 MEETING

T.O.S.I. DESIGN REVIEW BOARD FINAL APPROVAL GRANTED FOR 1204 MIDDLE HISTORIC HOUSE AT 08.20.2025 MEETING

T.O.S.I. DESIGN REVIEW BOARD PRELIMINARY APPROVAL OF 1204 MIDDLE PROPERTIES AT 10.15.2025

Final DRB Submission
Stella Maris Parish Center . 1204 Osceola

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e.

11.20.2025



Previous DRB Preliminary Station 12 Streetscape

1 / A001

SCALE: 1" = 10'-0"



Current DRB Final Station 12 Streetscape.

2 / A001

SCALE: 1" = 10'-0"

Mr. Clarke made a motion for preliminary approval with

(1) study of the porch column spacing, and

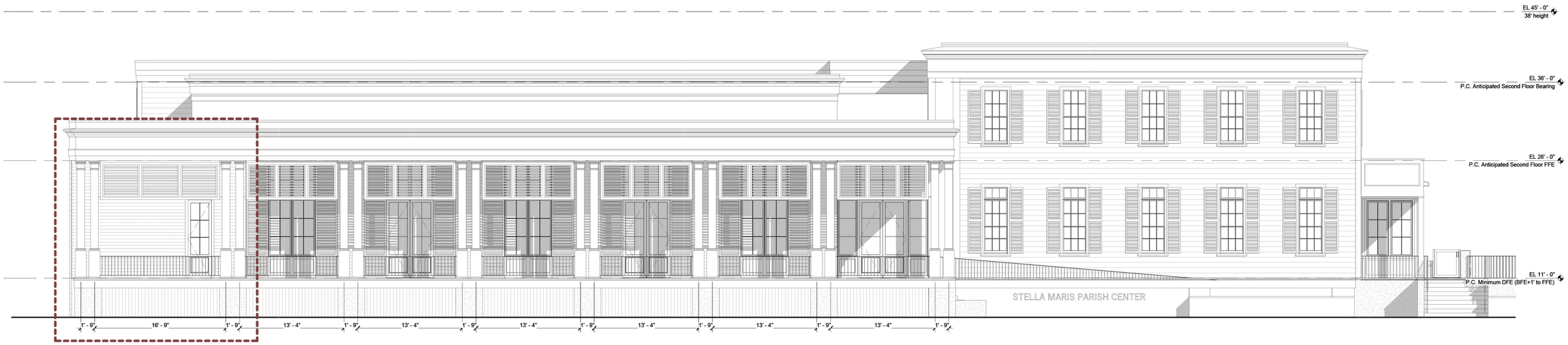
(2) the connection detail of the classical new building and the assembly new building as well as

(3) a study of the final proportions and size of column heights and entablature dimensions.

Mr Wichmann seconded the motion.
All were in favor. None opposed. Motion passed unanimously

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1 / A002 DRB Preliminary Parish Center

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

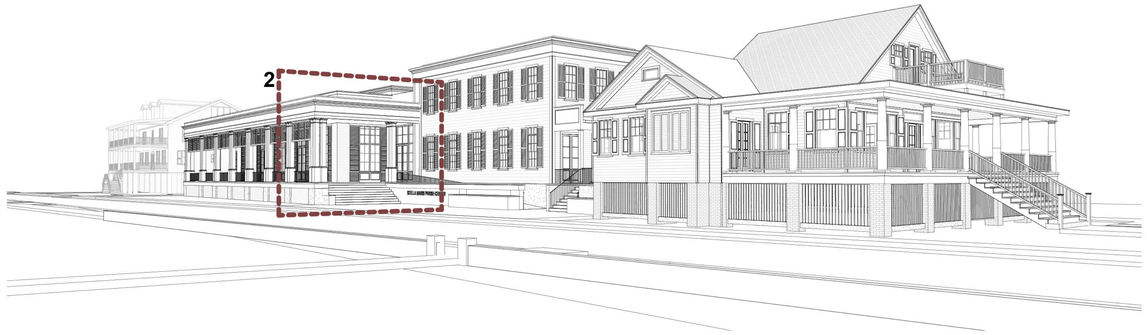


2 / A002 DRB Final Parish Center

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

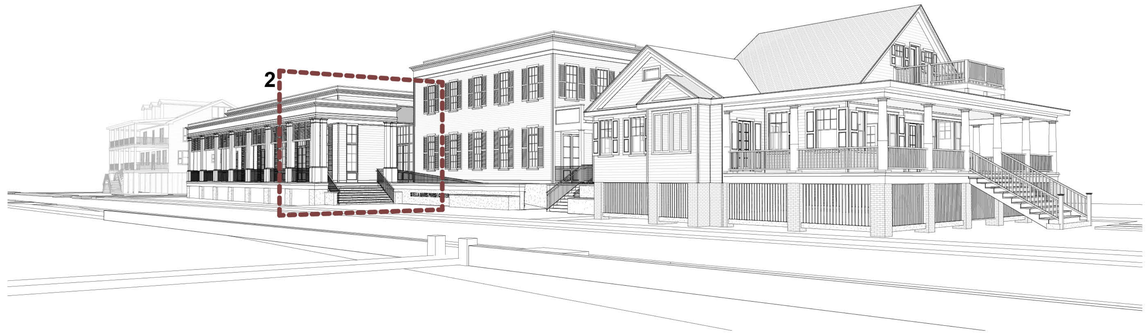
porch bay spacing made equal per D.R.B. recommendation





1 A003 Previous DRB Preliminary View

SCALE:



2 A003 Current DRB Final View

SCALE:









Connection detail at the porch and entry has been updated to introduce a reveal at the joint between the structures, aligned with the hyphen fenestration as suggested in the D.R.B. motion

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proposed columns are similar in proportion and detailing to S.I. Historic Officers Quarters



1 A004 Previous Column & Cornice Detail
SCALE: 1/2" = 1'-0"

2 A004 Current Column & Cornice Detail
SCALE: 1/2" = 1'-0"

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Porch Column Proportion

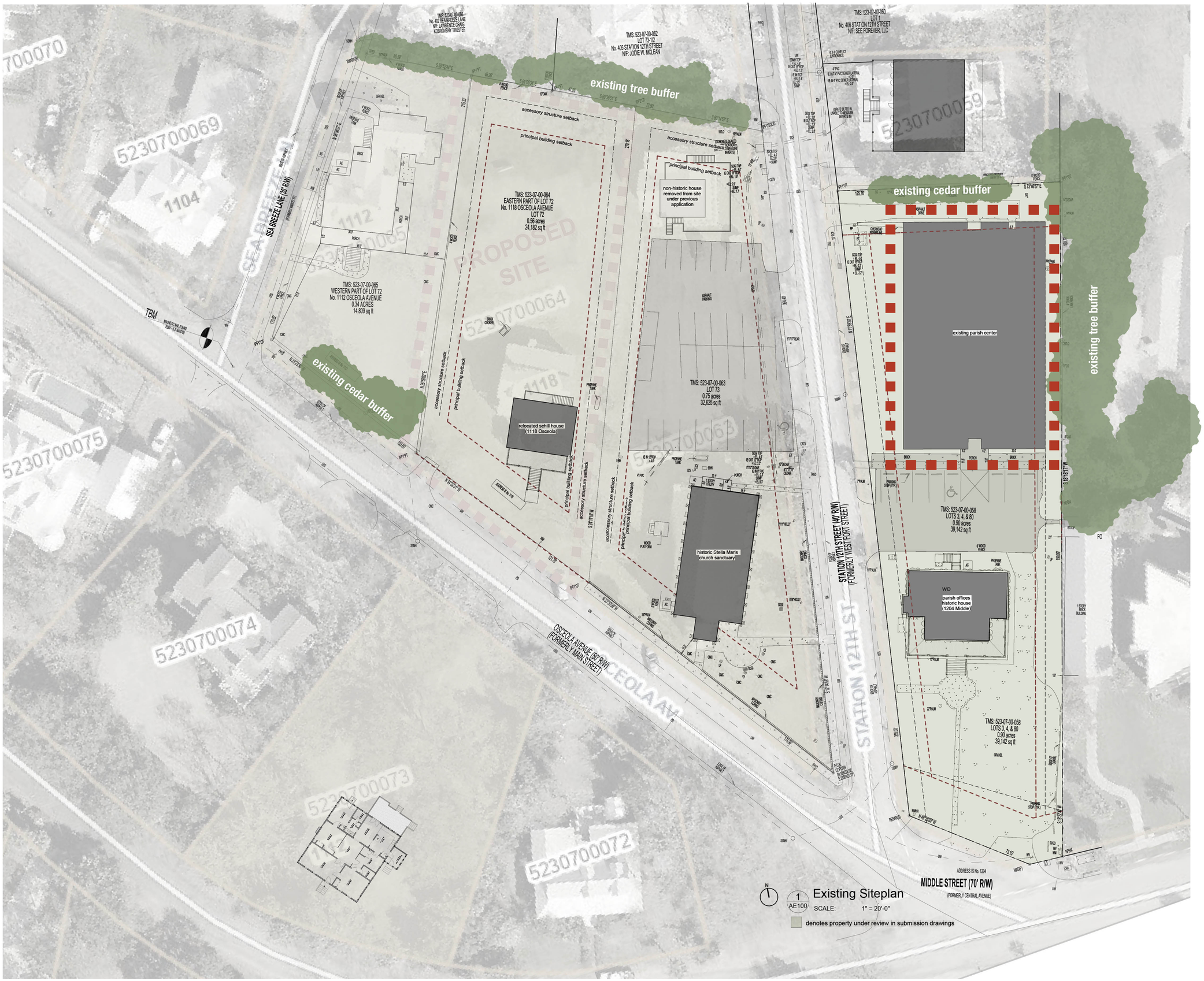
e. A004

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CURRENT PROPOSED

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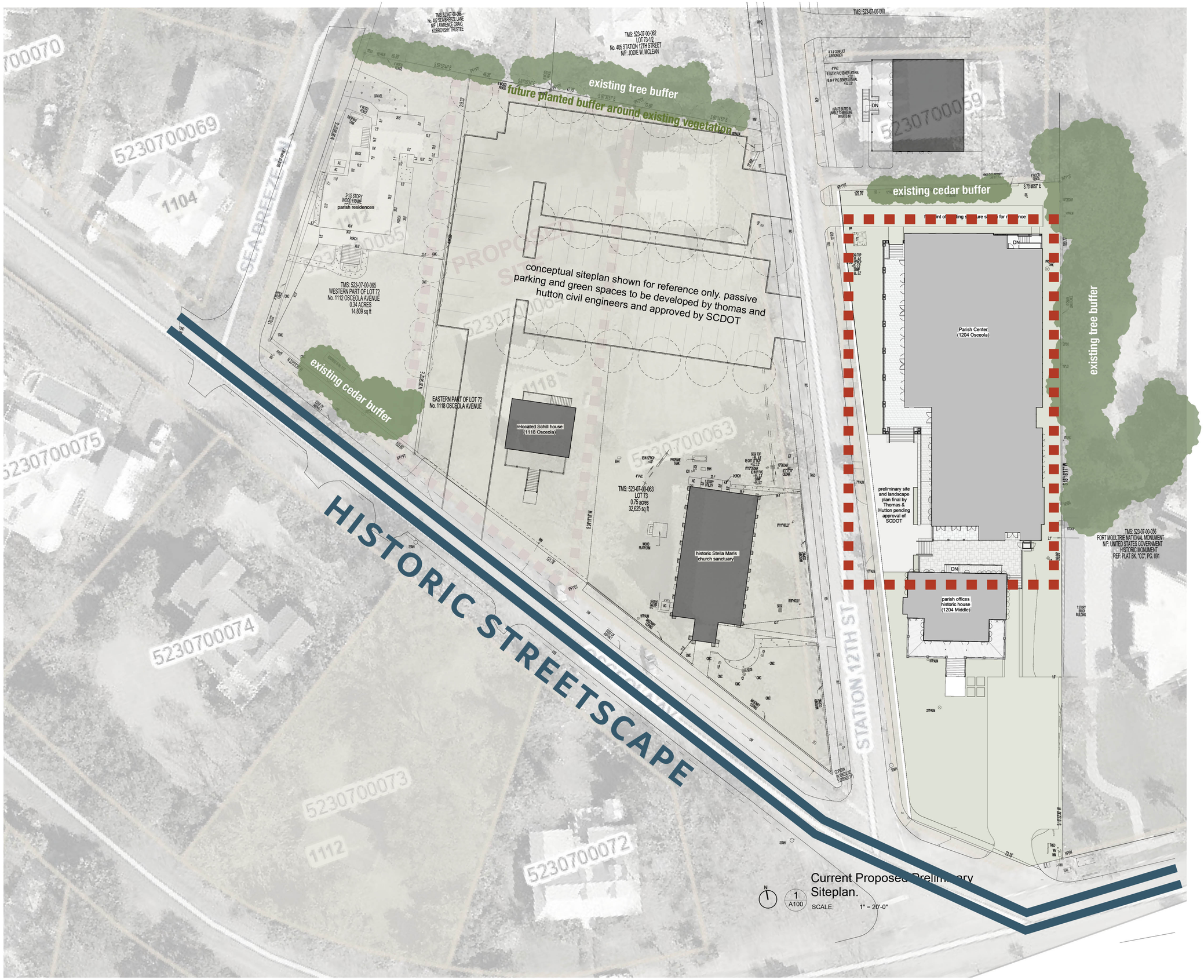
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Existing Siteplan

AE100



ZONING ANALYSIS

Lot Size

Parish Center Lot Size : 39,142 SF
TMS: 523-07-00-058

Sanctuary Lot : 32,625 SF
TMS: 523-07-00-063

Schill House Lot : 24,182 SF
TMS: 523-07-00-064

Rectory Lot : 14,803 SF
TMS: 523-07-00-065

TOTAL CAMPUS LOT SIZE : 110,758 SF

Parish Campus Designation

Special Exception
Sec. 21-20. Permitted, conditional, special exceptions & prohibited uses

(C3) Special exceptions in the RS-District - Religious Institutions
(a) Limited to one building per lot - *existing non-conforming*
(b) Housed in a permanent building;
(c) Located on a lot not less than one-half (1/2) acre in area;
(d) Provides off-street location for picking-up and dropping-off adults and children;
(e) Provides adequate off-street parking, in accordance with Article XVI; &,
(f) Meets the Setback and lot coverage standards of the RS District. - *existing non-conforming*

Principal Building Coverage

for residential structures

Per Zoning 5871 SF
(per section 21-25 (B.1)
(Lot Size x 15%)

Parish Center Lot : *TMS: 523-07-00-058*

EXISTING **12,089 SF (31% of lot | 10.9% of Campus)**
Parish Center : 10,170 SF
1204 Historic Structure: 1,919 SF

PROPOSED **13,986 SF (35% of lot | 12.3% of Campus)**
Parish Center : 11,732 SF
1204 Historic Structure: 1,919 SF

Impervious Coverage

for residential structures - no zoning request in submission

Per Zoning 11,743 SF
(per section 21-26 (B.1)
(Lot Size x 30%)

Parish Center Lot : *TMS: 523-07-00-058*

EXISTING 20,159 SF (52% of lot)
Parish Center 10,265 SF
1204 Historic Structure 2,884 SF
Drives & Walks 7,010 SF

CURRENT PROPOSED 17,997 SF (46% of lot)
final proposed will remain within existing - no increase requested
P.C. Enclosed Building 11,732 SF
P.C. Covered Porches/Ramps 2,558 SF
P.C. Raised Terrace/Ramps 1,007 SF
P.C. Grade Site Entry Paving 0 SF
1204 H.H. Building 1,919 SF
1204 H.H. Porch 781 SF

Allowable Square Footage

for residential structures

Per Zoning 5,814 SF (max 5,600)
(per section 21-27 (B.1)
((Lot Size - 5000)/100)*10 + 2400

Parish Center Lot : *TMS: 523-07-00-058*

EXISTING **15,146 SF (13.7% of Campus)**
Parish Center 1st Floor: 10,170 SF
Parish Center 2st Floor: 2,545 SF
1204 H.H 1st Floor 1,919 SF
1204 H.H 2nd Floor 512 SF

PROPOSED **19,899 SF (18.0% of Campus)**
Parish Center 1st Floor 11,732 SF
Parish Center 2nd Floor 5,736 SF
1204 H.H 1st Floor 1,919 SF
1204 H.H 2nd Floor 512 SF

Required Height

for residential structures - no zoning request in submission

proposed building will comply with the 38' height from natural ground elevation at the center point of the building (SEC 21-248)

Required Setbacks

for residential structures

FRONT (south) - no zoning request required **25'**
(per section 21-22 (B.1)
REAR (north) - no zoning request required **25'**
(per section 21-22 (D.1)

SIDE SETBACKS - 1204 Osceola is a lot of insufficient width. proposed structure will comply with existing nonconforming side setbacks as illustrated in submission. Variance requests exemption from Section 21-22 (C) (1&3) | side yard and facade articulation setbacks for residential structures.

T.O.S.I. SPECIAL EXCEPTION FOR RELIGIOUS INSTITUTION USE GRANTED AT MAY 8,2025 B.O.Z.A. MEETING MEETING.

T.O.S.I. ZONING VARIANCES GRANTED AT JUNE 12, 2025 B.O.Z.A. MEETING

T.O.S.I. DESIGN REVIEW BOARD CONCEPTUAL REVIEW OF 1204 MIDDLE PROPERTIES AT 06.18.2025 MEETING

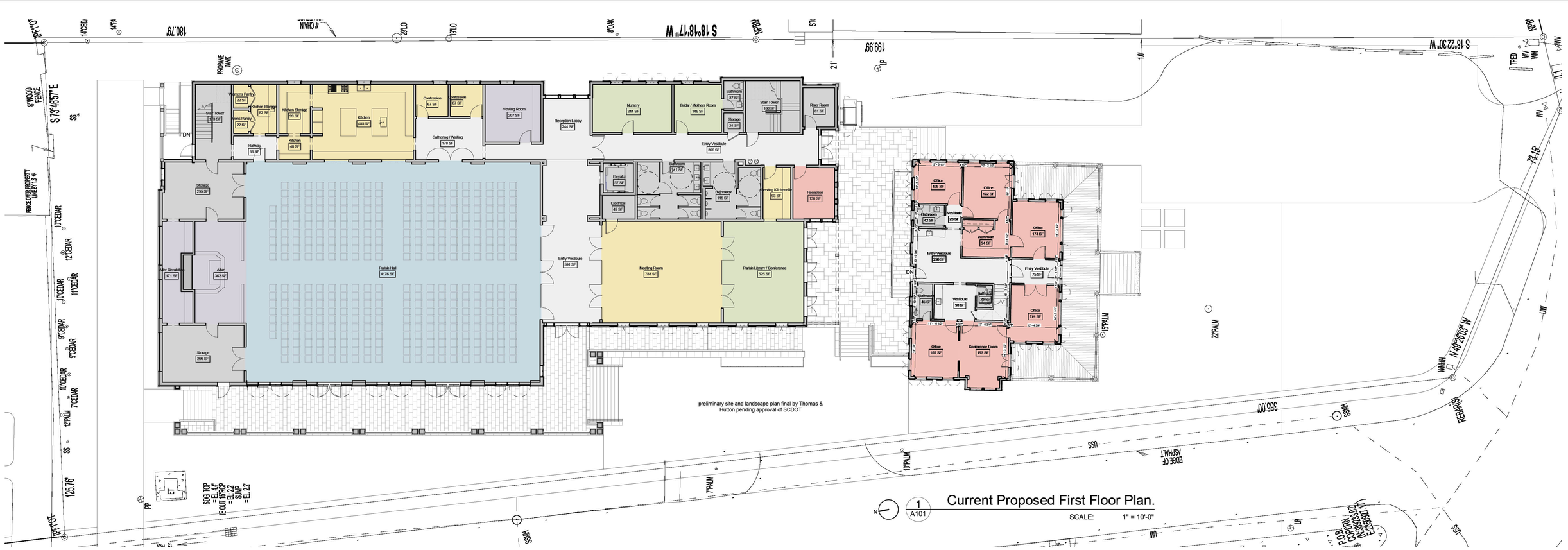
T.O.S.I. DESIGN REVIEW BOARD FINAL APPROVAL GRANTED FOR 1204 MIDDLE HISTORIC HOUSE AT 08.20.2025 MEETING

T.O.S.I. DESIGN REVIEW BOARD PRELIMINARY APPROVAL OF 1204 MIDDLE PROPERTIES AT 10.15.2025

11.20.2025

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Current Proposed Second Floor Plan.

2 / A101

SCALE: 1" = 10'-0"

Current Proposed First Floor Plan.

1 / A101

SCALE: 1" = 10'-0"

11.20.2025

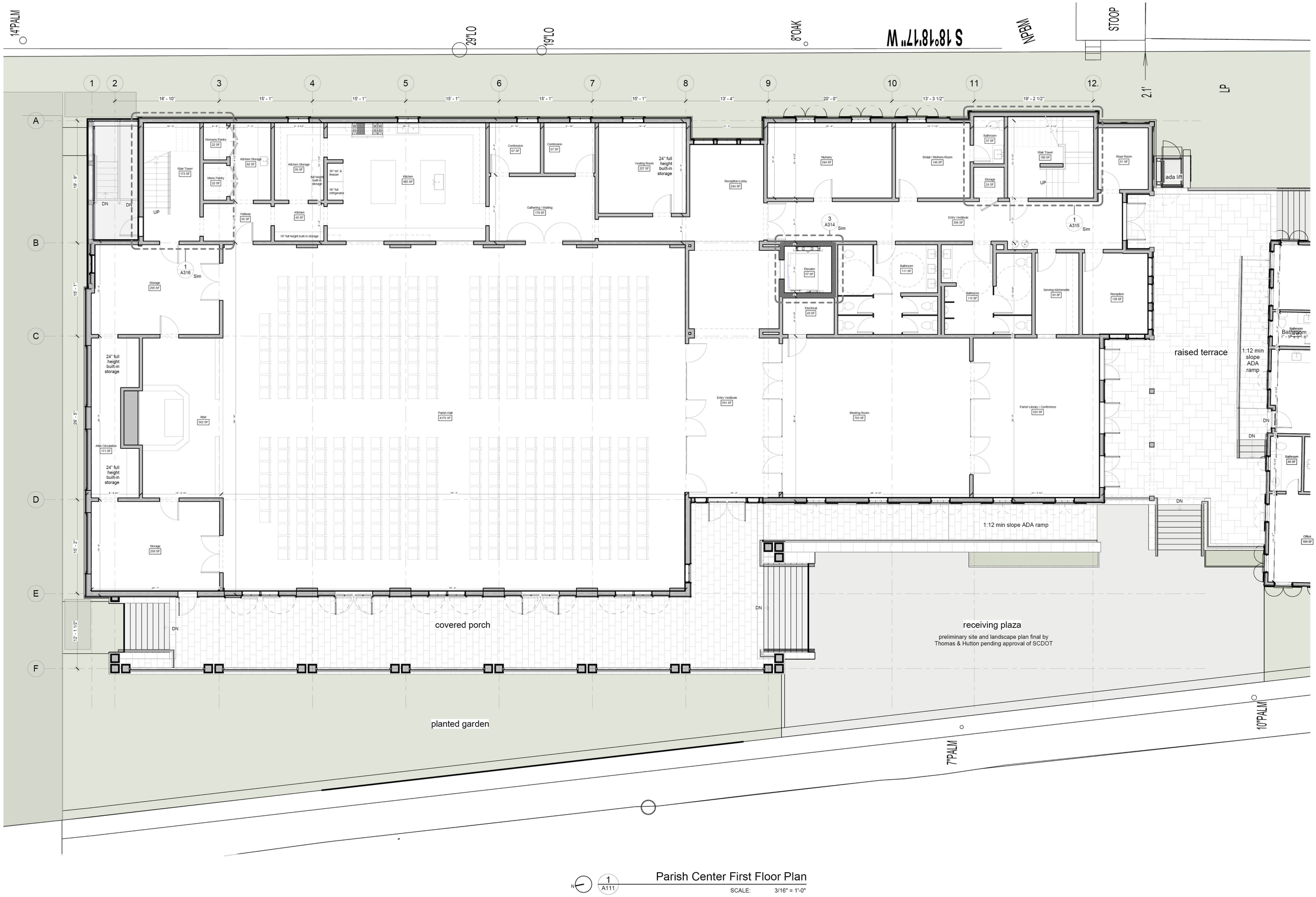
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Proposed Plans - Current Proposed

A101

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N 1 A111 **Parish Center First Floor Plan**

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

11.20.2025

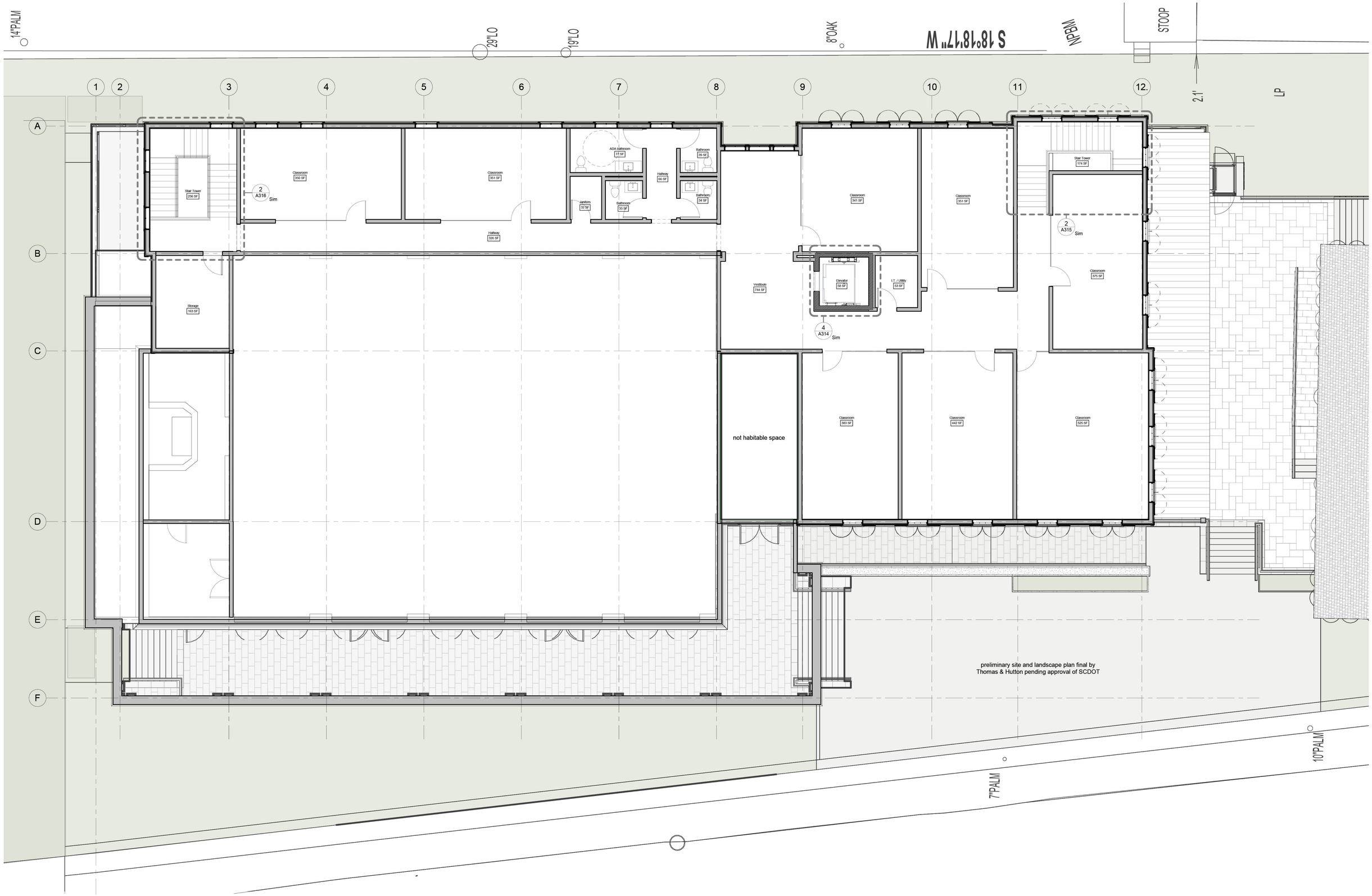
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Parish Center First Floor Plan

e. A111

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N 1 A112 Parish Center Second Floor Plan

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

11.20.2025

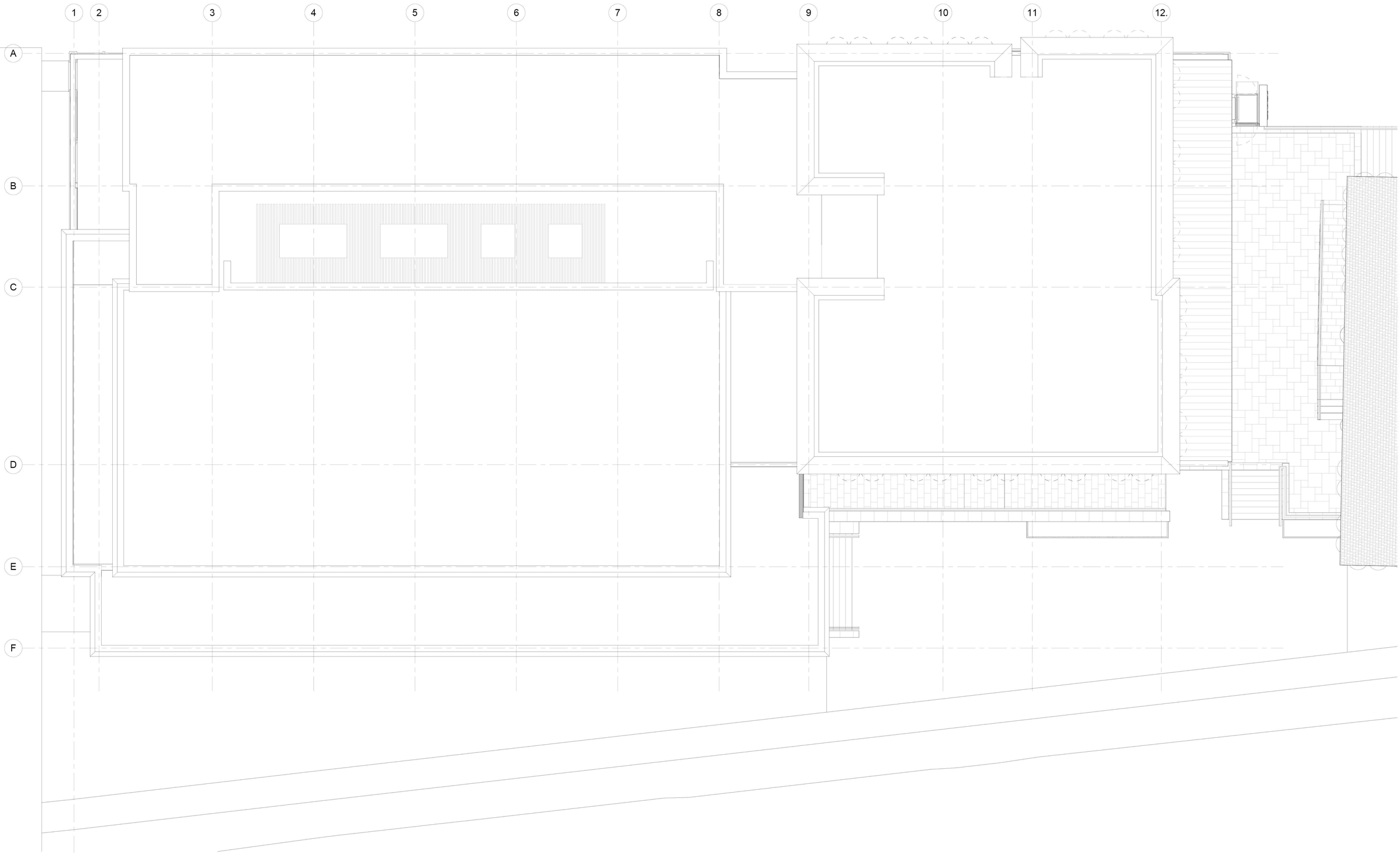
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Parish Center Second Floor

e. A112

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N 1 A113

Parish Center Roof Plan

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

11.20.2025

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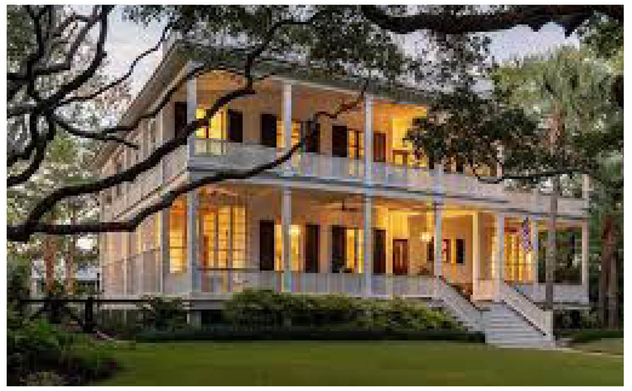
e. Parish Center Roof Plan

A113

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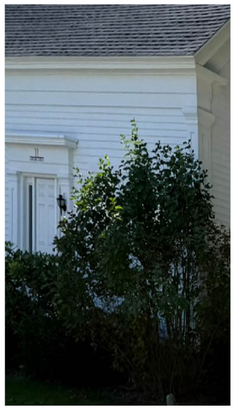













porches . siding . fenestration . shutters . columns . cornices

CHARACTER

11.20.2025

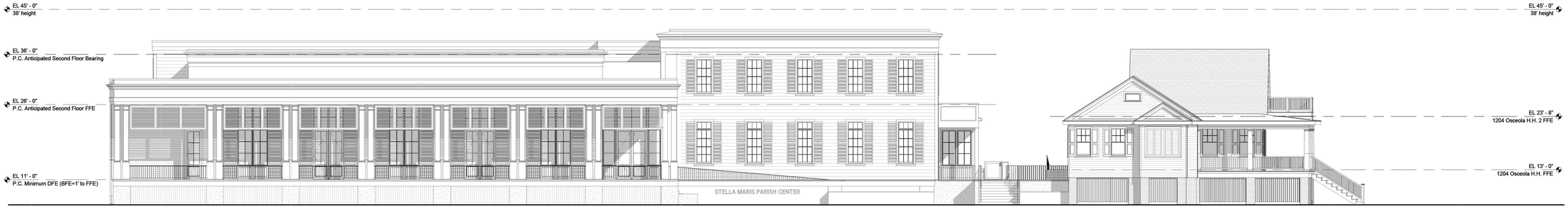
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Character Photographs

e. A200

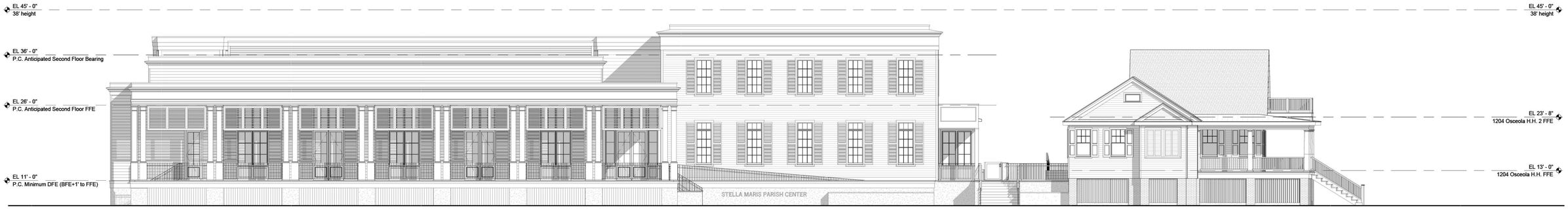
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Previously Shown Station 12
Elevation . WEST

1 A201

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



porches . siding . fenestration . shutters . columns . cornices

Current Proposed Station 12
Elevation . WEST

2 A201

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



Current Rendered Proposed Station
12 Elevation . WEST

3 A201

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

11.20.2025

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Proposed Building Elevations

e. A201

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Previously Shown Conceptual
Terrace Elevation . SOUTH.

1 / A202

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



Currently Proposed Terrace
Elevation . SOUTH.

2 / A202

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



Current Rendered Proposed
Terrace Elevation w/ Historic House

3 / A202

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



EXISTING STREETSCAPE VIEW



PROPOSED STREETSCAPE VIEW



PROPOSED CAMPUS VIEW

11.20.2025

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PREVIOUSLY SHOWN
ENTRY PERSPECTIVE



CURRENTLY PROPOSED
ENTRY PERSPECTIVE



PREVIOUSLY SHOWN
PORCH PERSPECTIVE



CURRENTLY PROPOSED
PORCH PERSPECTIVE

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1 A204 SMPC Station 12 Elevation . WEST

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

SEE A205 & A206 FOR ADDITIONAL MATERIAL DETAILS AND CHARACTER



2 A204 SMPC terrace elevation . SOUTH

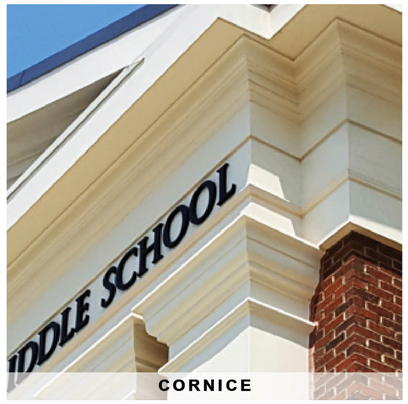
SCALE: 3/16" = 1'-0"

SEE A205 & A206 FOR ADDITIONAL MATERIAL DETAILS AND CHARACTER

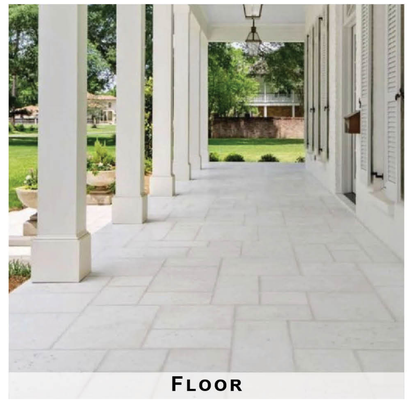
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SIDING


CORNICE



CORNICE


FLOOR


FLOOR


TRANSOM SHUTTERS

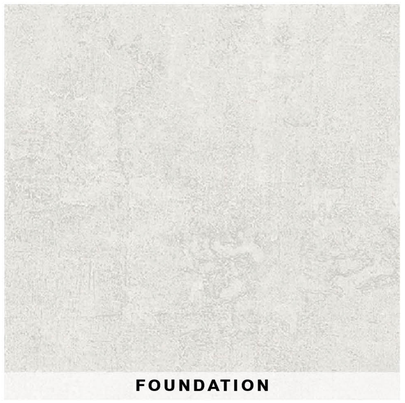

DOOR / SHUTTERS

PARISH HALL




HANDRIAL


ASSEMBLIES / PANELS


FOUNDATION


PORCH / COLUMN

11.20.2025

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e. Material Renders

A205

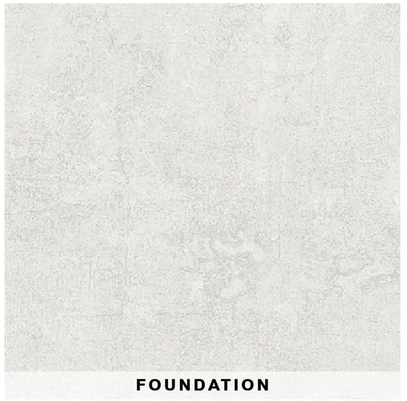
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SIDING


CORNICE


TERRACE CHARACTER


STAIR REVEAL

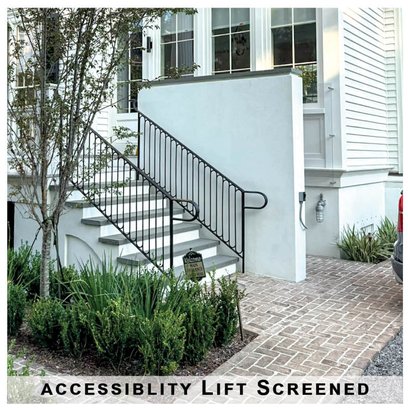

FOUNDATION


DOOR


WINDOW

MEETING AND SUPPORT BUILDING




ACCESSIBLITY LIFT SCREENED


ASSEMBLIES / PANELS


SHUTTERS


PORCH CHARACTER

11.20.2025

eefava architects, etc, inc. | 54 Broad Street | Charleston, South Carolina 29401 | 843.723.5099 | eefava.com



5 A207

Previously Shown Conceptual Parking Lot Elevation . EAST

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



1 A207

Current Proposed Parking Lot Elevation . EAST

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



2 A207

Current Proposed Parking Lot Elevation With Vegetation . EAST

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

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PREVIOUSLY SHOWN RENDER

CURRENT PROPOSED RENDER



Previously Shown Conceptual Rear Elevation . NORTH.

4 A208

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



Current Proposed Rear Elevation . NORTH.

5 A208

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

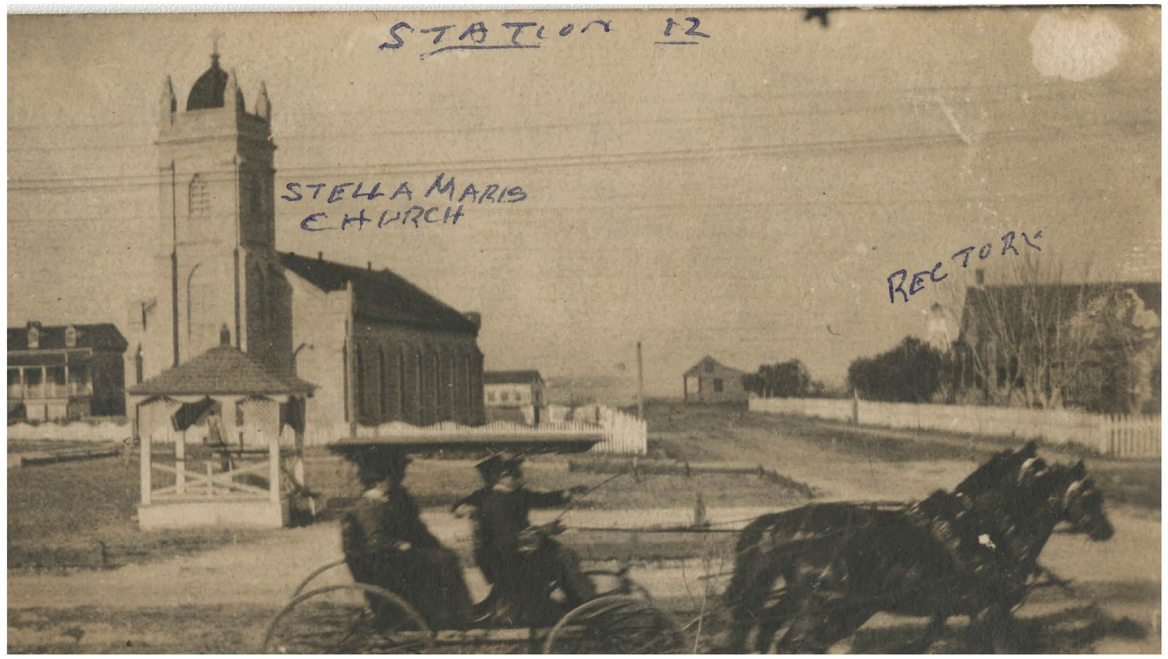


Current Proposed Rear Elevation with Vegetation . NORTH.

6 A208

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

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