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SHEET LIST

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AE100	Existing Siteplan
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I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS PRECIPED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND HUD FLOOD HAZARD BOUNDARY MAPS.

LINE TABLE		
Id	Bearing	Distance
L1	N 84°45'25" W	19.20'

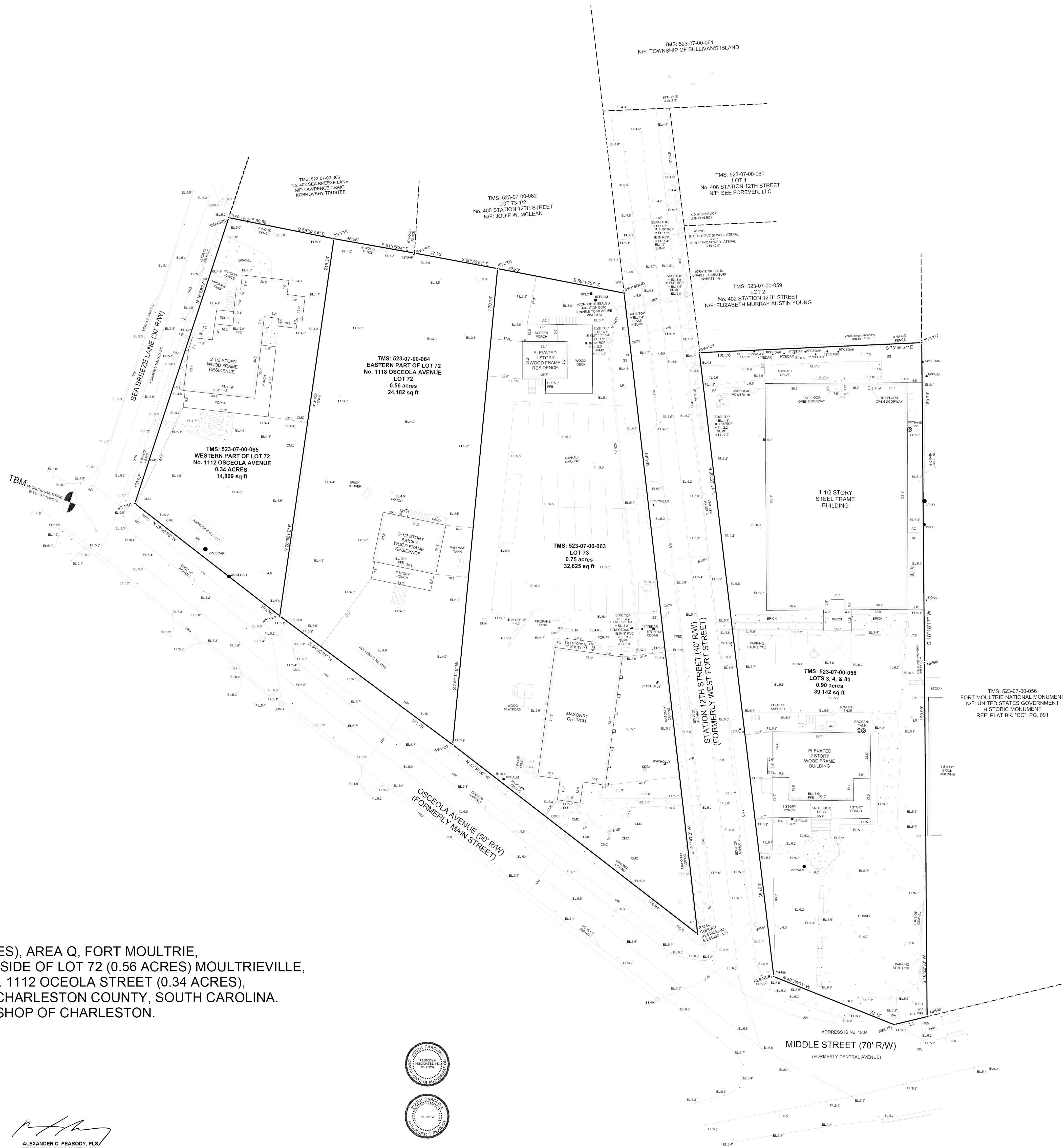
NOTES:

- PROPERTY APPEARS IN FLOOD ZONE AE, EL. 10' ON FIRM COMMUNITY PANEL NUMBER 45019C0338K, MAP REVISED JANUARY 29, 2021.
- THE BEARINGS SHOWN ARE GRID NORTH NAD83 (2011).
- ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY AND DOES NOT CONSTITUTE A TITLE SEARCH.
- THIS SURVEY IS BASED ON THE REFERENCES SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.
- ALL TREES 6" DIAMETER AT BREAST HEIGHT AND LARGER SHOWN HEREON.

LEGEND:

NPM	- NATIONAL PARK BOUNDARY MARKER, FOUND, OLD.
CORN	- CORNER, FOUND, OLD.
MAG(F)	- MAGNETIC NAIL FOUND, OLD.
IPF10T	- 1" OPEN TOP PIPE FOUND, OLD.
IPF20T	- 2" OPEN TOP PIPE FOUND, OLD.
IPF1T	- 1" PINCH TOP PIPE FOUND, OLD.
ISOLID	- 1" SOLID FOUND, OLD.
XMARK(S)	- X-MARK SET, NEW.
REBAR(F)	- 5/8" REBAR SET, NEW.
PP	- POWER POLE.
LP	- LIGHT POLE.
ET	- ELECTRICAL TRANSFORMER.
EH	- ELECTRIC HAND HOLE.
WV	- WATER VALVE.
WM	- WATER METER.
WMH	- WATER METER HAND HOLE.
ICV	- IRRIGATION CONTROL VALVE.
TPED	- TELEPHONE PEDESTAL.
SS	- SANITARY SEWER SERVICE.
SSMH	- SANITARY SEWER MANHOLE.
SDCI	- STORM DRAIN GRATE INLET.
SDCS	- STORM DRAIN CATCH BASIN.
RCP	- REINFORCED CONCRETE PIPE.
FHYD	- FIRE HYDRANT.
10" PALM	- 10" PALM DIAMETER AT BREAST HEIGHT.
10" CEDAR	- 10" CEDAR DIAMETER AT BREAST HEIGHT.
10" OAK	- 10" OAK DIAMETER AT BREAST HEIGHT.
29" LO	- 29" LIVE OAK DIAMETER AT BREAST HEIGHT.
9" 11" HOLLY	- 9" 11" DOUBLE HOLLY DIAMETER AT BREAST HEIGHT.
8" 12" CEDAR	- 8" 12" DOUBLE CEDAR DIAMETER AT BREAST HEIGHT.
6" 7" PEACH	- 6" 7" PEACH CLUSTER DIAMETER AT BREAST HEIGHT.
6" 7" 11" CEDAR	- 6" 7" 11" CEDAR CLUSTER DIAMETER AT BREAST HEIGHT.
CMC	- CREPE MYRTLE CLUSTER.
EL 7.0'	- SPOT ELEVATION 7.0' M.S.L., NAVD83.
FTE	- FINISHED FLOOR ELEVATION.
NF	- NOW OR FORMERLY OWNED BY.
RW	- RIGHT OF WAY.

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	FENCE LINE
---	OVERHEAD POWER LINE
---	BUILDING LINE
---	CENTERLINE OF ROAD
---	UNDERGROUND WATER LINE
---	UNDERGROUND SANITARY SEWER LINE
---	BRICK
---	CONCRETE
---	GRAVEL



TOPOGRAPHIC PLAT

OF LOTS 3, 4, AND 80 (0.90 ACRES), AREA Q, FORT MOULTRIE, LOT 73 (0.75 ACRES), EASTERN SIDE OF LOT 72 (0.56 ACRES) MOULTRIEVILLE, & WESTERN SIDE OF LOT 72 No. 1112 OCEOLA STREET (0.34 ACRES), TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA. PRESENTLY OWNED BY THE BISHOP OF CHARLESTON.

SCALE: 1" = 20'

DATE: MAY 2, 2024

REV: SEPTEMBER 13, 2024

REF: PLAT BK. "Y", PG. 045

REF: PLAT BK. "W", PG. 112

REF: PLAT BK. "D", PG. 189

TMS: 523-07-00-058 (LOTS 3, 4, & 80)

TMS: 523-07-00-063 (LOT 73)

TMS: 523-07-00-064 (EASTERN PART OF LOT 72)

TMS: 523-07-00-065 (WESTERN PART OF LOT 72)

ALEXANDER C. PEABODY, PLS/
PEABODY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
P.O. BOX 22646, CHARLESTON, SC 29413
OFFICE 843-723-5225 MOBILE 843-270-4847



CHARLESTON COUNTY
SOUTH CAROLINA



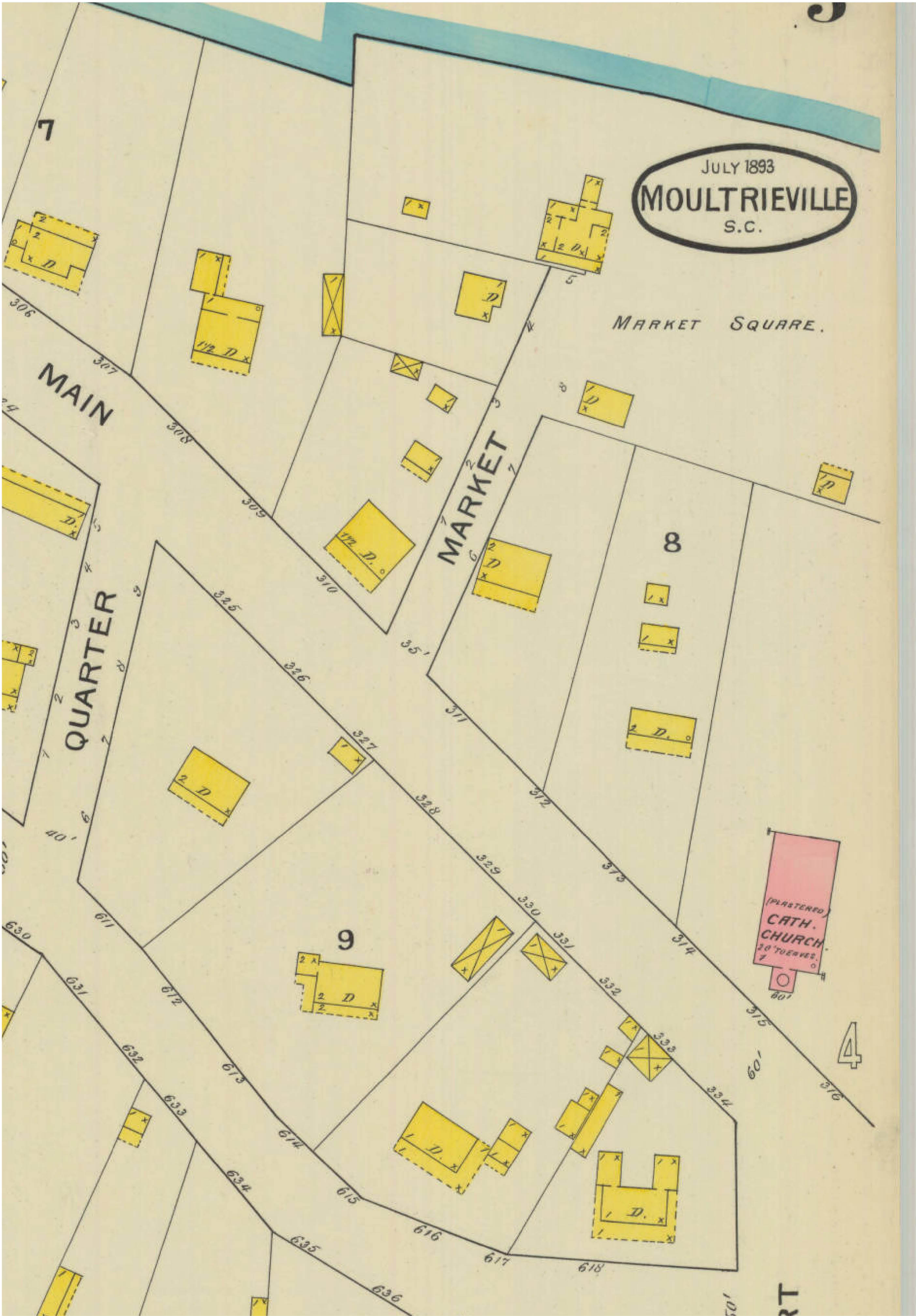
Stella Maris Parish Center Context Plan



Stella Maris Parish Center Context Zoning Plan



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To Very Rev. Dr. BERMINGHAM, V. G., Charleston, S. C.

At a meeting of the Town Council of Moultrieville, on Sullivan's Island, held 24th August, A. D. 1871, the following recommendations, made by the Committee on Lots in their report of this date, were unanimously adopted:

"Your Committee would further recommend that as an expression of the high regard of Council for the indefatigable zeal of the Very Reverend Dr. Bermingham, V. G., in the advancement of the temporal as well as the spiritual welfare of the Island, that the square adjoining the Church, 'Stella Maris,' be called and be hereafter known and designated as 'Bermingham Square.'"

Extract from the Minutes.
D. B. GILLILAND, Recorder.
August 28th, 1871.

From the minutes.
With great respect,
Yours very truly,
D. B. GILLILAND, Recorder.

To Very Rev. Dr. BERMINGHAM, V. G., Charleston, S. C.

At a meeting of the Town Council of Moultrieville, on Sullivan's Island, held 24th August, A. D. 1871, the following recommendations, made by the Committee on Lots in their report of this date, were unanimously adopted:

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Extract from the Minutes.
D. B. GILLILAND, Recorder.
August 28th, 1871.

Messrs. Editors:—I should be callous to the just and laudable sensibilities of our nature were not gratified and grateful for such high consideration from the gentlemen composing the Committee on Lots," and from the whole Town Council of Moultrieville in session.

It is additional gratification to me that the Honorable Council are professional gentlemen, and stand in the front rank of our most respectable citizens of Charleston and the Island, and that none among them is a member of the Roman Catholic Church.

Moreover the humble subject of their high consideration is a Roman Catholic Priest. This fact proves the elevation and liberality of the Council. It magnifies the honor conferred, it ennobles the dead, and reflects an example that will be always appreciated and honored by the present and future crowds of liberal citizens who will visit the Island and pass, with a welcome and blessing through "BERMINGHAM SQUARE."

Hoping that J. H. Devereux & Brother, Architects, will be faithful to promise, and be as speedy in attending to the "Star of the Sea," as was the Council to the "Square," that will adorn her front, soon, then, shall we see "Saint Mary's" presenting her Gothic proportions, her tower, her bell, her star and her cross.

Look sharp, then, my dear Devereux; don't let the State keep ahead of the Church! The summer is passing; the fall is at hand! Gather your force at the "Square;" put up the last brick in the wall! Now is the time! God and His people will help us.

T. BERMINGHAM, D. D.,
Vicar General.

THE OLD STORY—THOSE THREE BLACK CROWS.—
We find the following paragraph in the Columbia

"THE SQUARE ADJOINING THE CHURCH, 'STELLA MARIS,' BE CALLED AND BE HEREAFTER KNOWN AND DESIGNATED AS 'BERMINGHAM SQUARE.'" - S.I. COMMITTEE ON LOTS 1871 -

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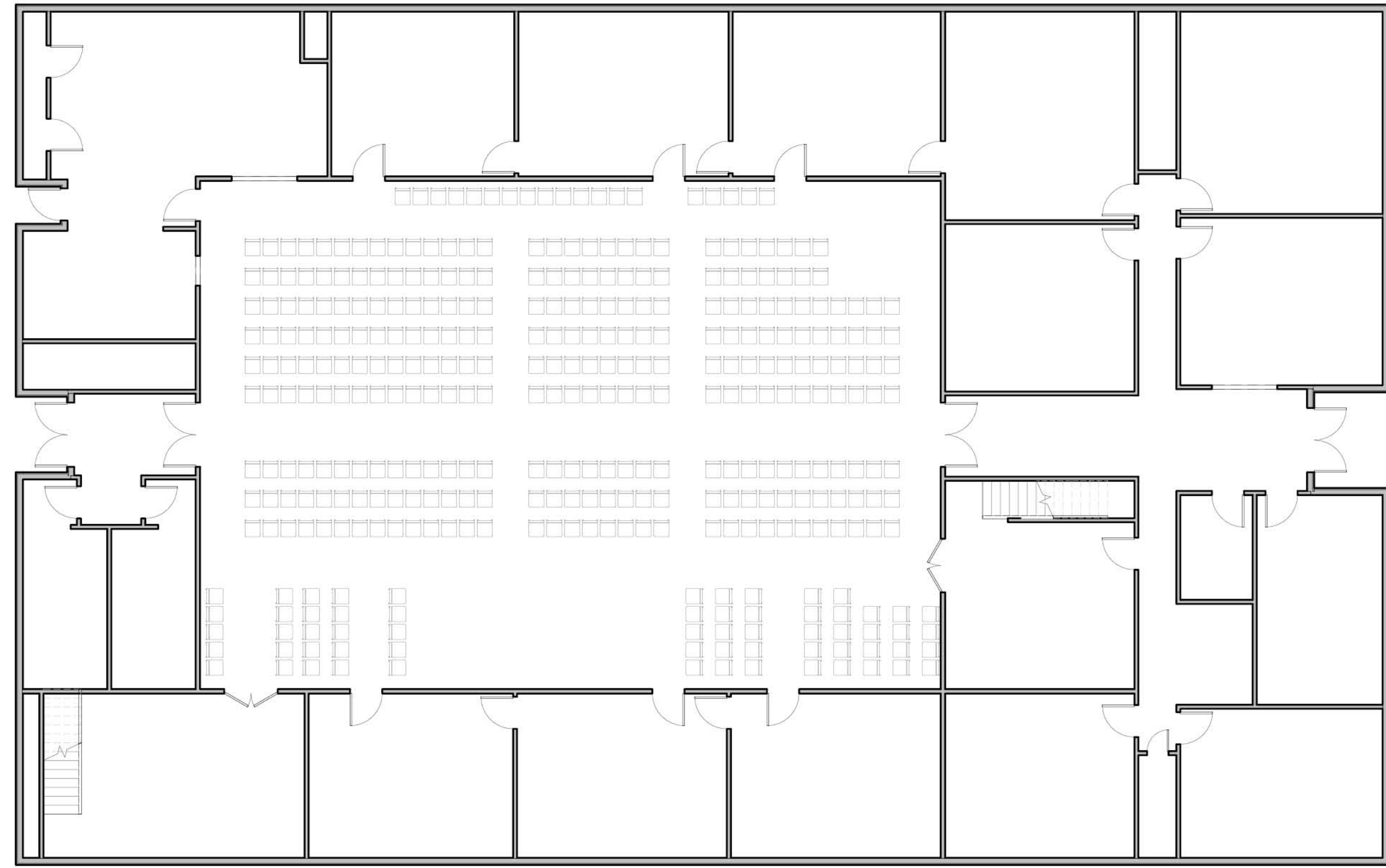
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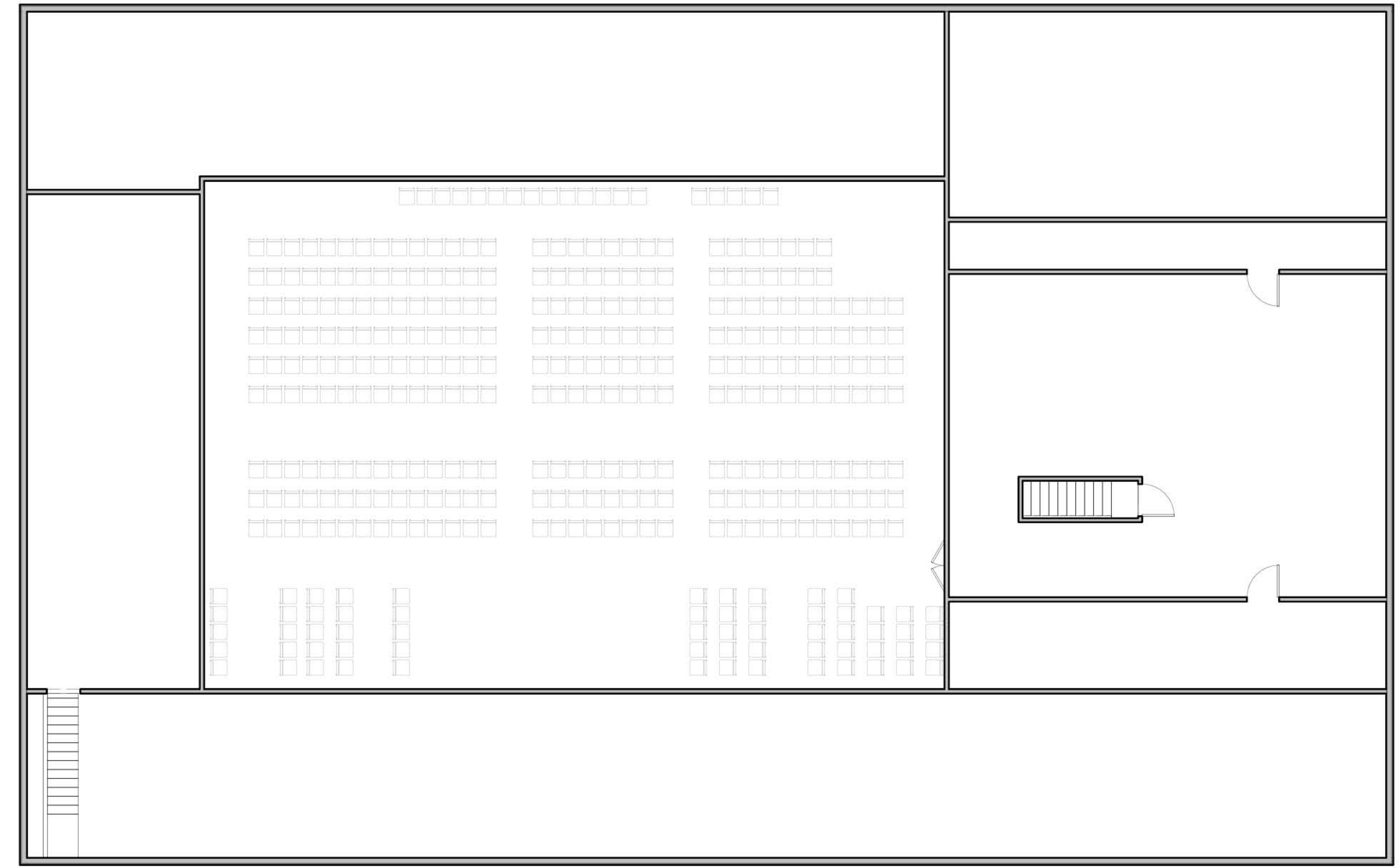
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**SCHEME SQUARE
FOOTAGE**

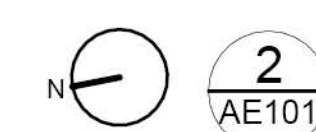
12,715 - Total S.F.

10,170 - First Floor
2,545 - Second Floor



Existing First Floor Plan

SCALE: 1" = 10'-0"



Existing Second Floor Plan

SCALE: 1" = 10'-0"





CAMPUS LOT ZONING NUMBERS

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

Allowable Principal Building Coverage

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

Parish Center Lot : **5,871 SF**
TMS: 523-07-00-058

Sanctuary Lot : **4,894 SF**
TMS: 523-07-00-063

Schill House Lot : **3,627 SF**
TMS: 523-07-00-064

Rectory Lot : **2,221 SF**
TMS: 523-07-00-065

Total sum of lots **16,392 SF**
with 20% increase 19,936 SF

Allowable Impervious Coverage

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

Parish Center Lot : **11,743 SF**
TMS: 523-07-00-058

Sanctuary Lot : **9,787 SF**
TMS: 523-07-00-063

Schill House Lot : **7,255 SF**
TMS: 523-07-00-064

Rectory Lot : **4,443 SF**
TMS: 523-07-00-065

Total sum of lots **33,227 SF**

Allowable Square Footage

Per Zoning
(per section 21-27 (B.1)
(Lot Size - 5000/100)*10 + 2400

Parish Center Lot : **5,814 SF**
TMS: 523-07-00-058

Sanctuary Lot : **5,163 SF**
TMS: 523-07-00-063

Schill House Lot : **4,318 SF**
TMS: 523-07-00-064

Rectory Lot : **3,381 SF**
TMS: 523-07-00-065

Total sum of lots **18,676 SF**
with 15% increase 21,477 SF



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-confirming
 - (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-confirming

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 2nd 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 21-24B)

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 (B.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) (18.3) | side yard and facade articulation setbacks for residential structures.

PARISH HALL SQUARE FOOTAGE REDUCED BY 1,009 SF FROM PRIOR SIBZA SUBMISSION & 05/08/2025 MEETING

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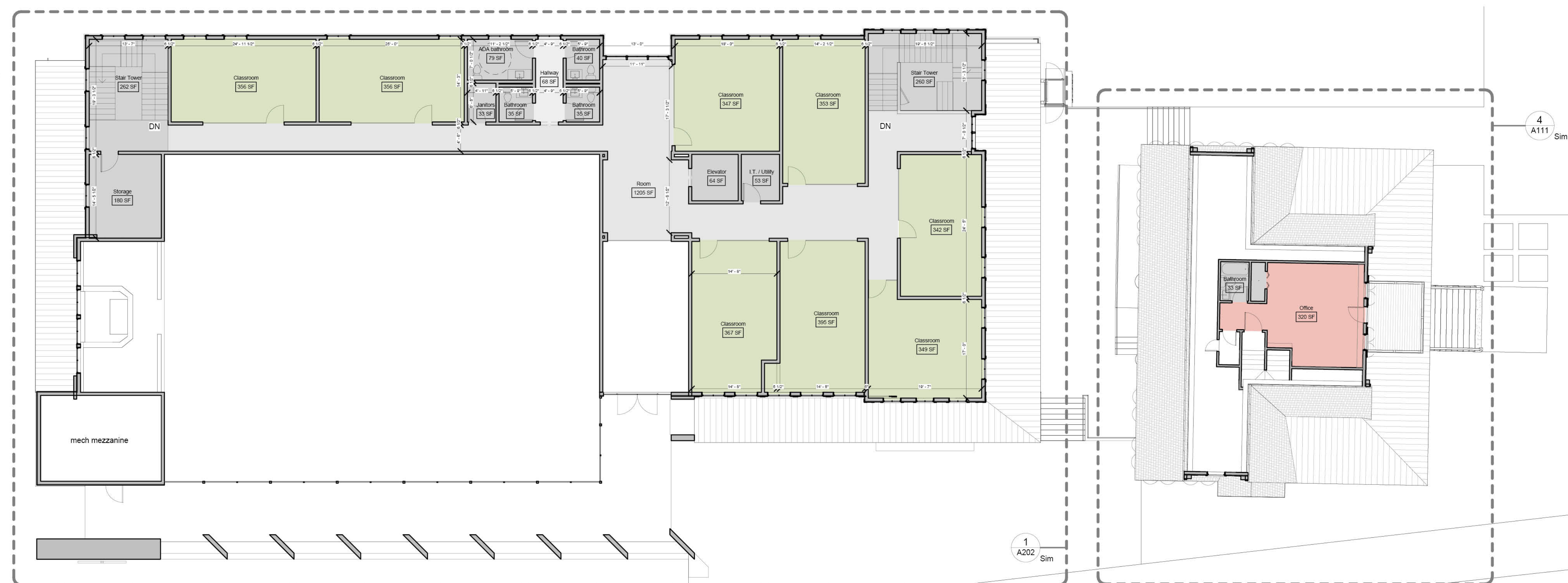


-  Parish Hall
-  Altar Space
-  General Program
-  Office
-  Education
-  Utility / Bathrooms
-  Circulation

SCHEME SQUARE
FOOTAGE

17,468 - Total S.F.

11,732 - First Floor
5,736 - Second Floor



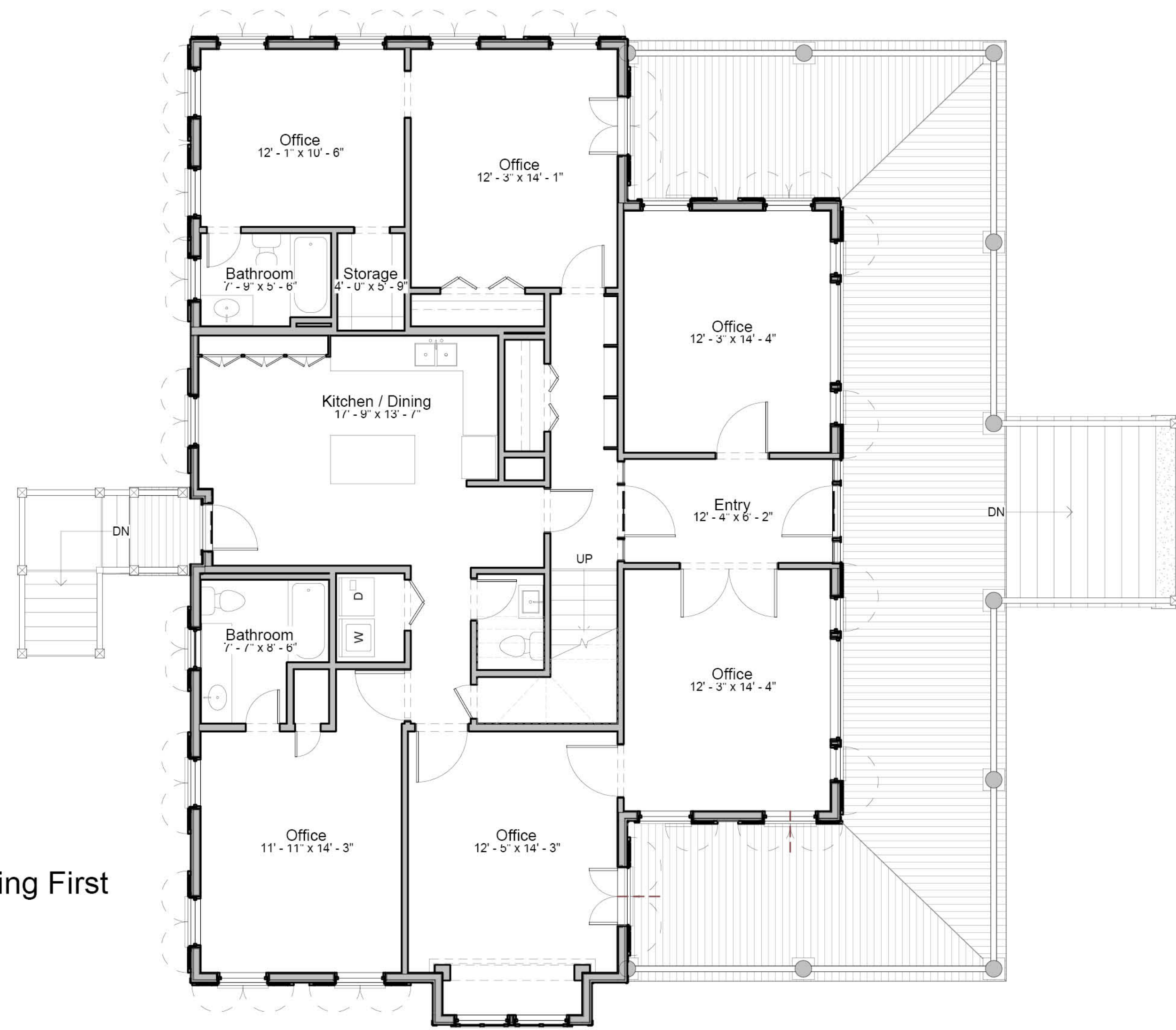
Conceptual Second Floor Plan

SCALE: 1" = 10'-0"

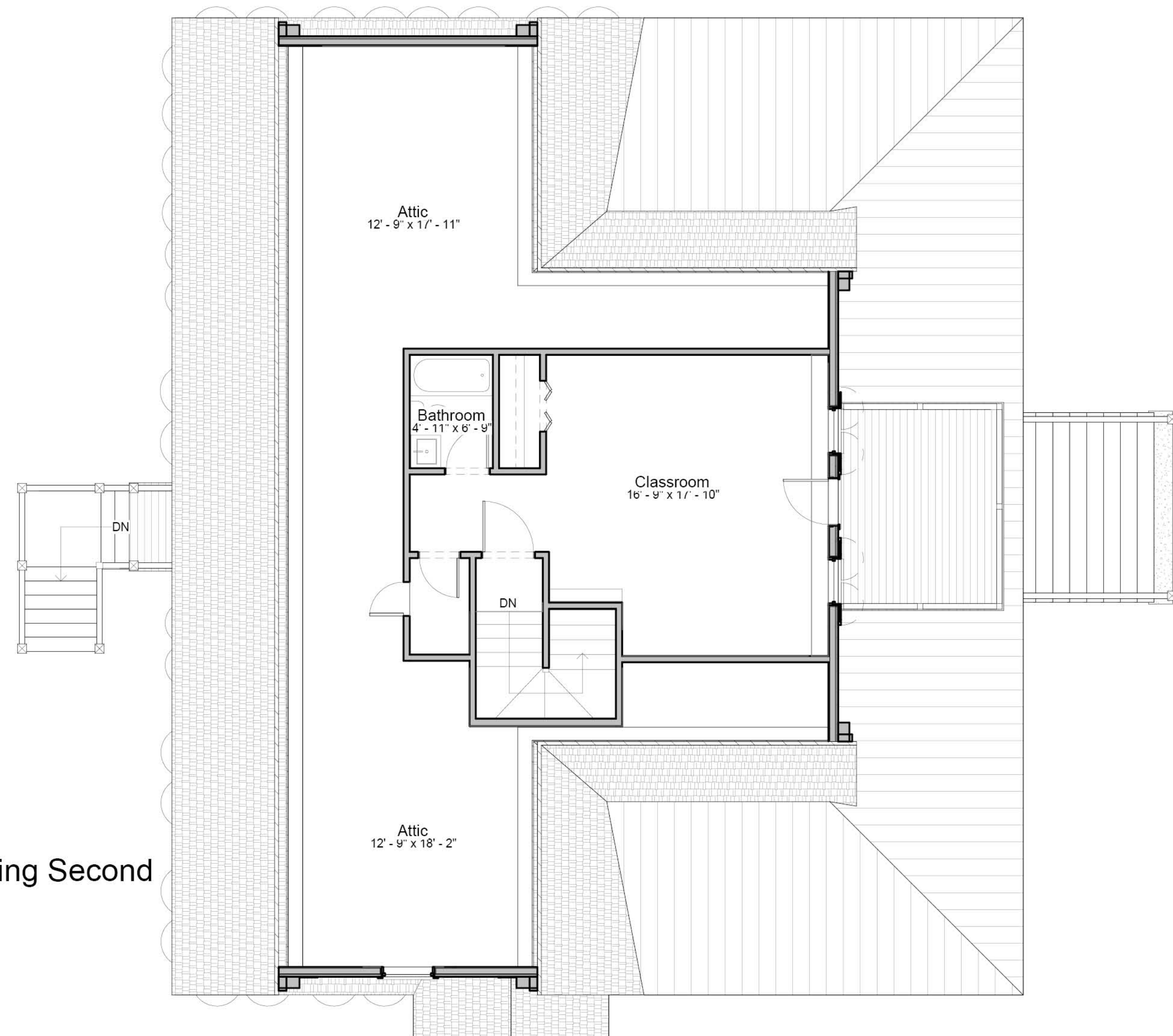


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1204 Osceola H.H. Existing First Floor Plan



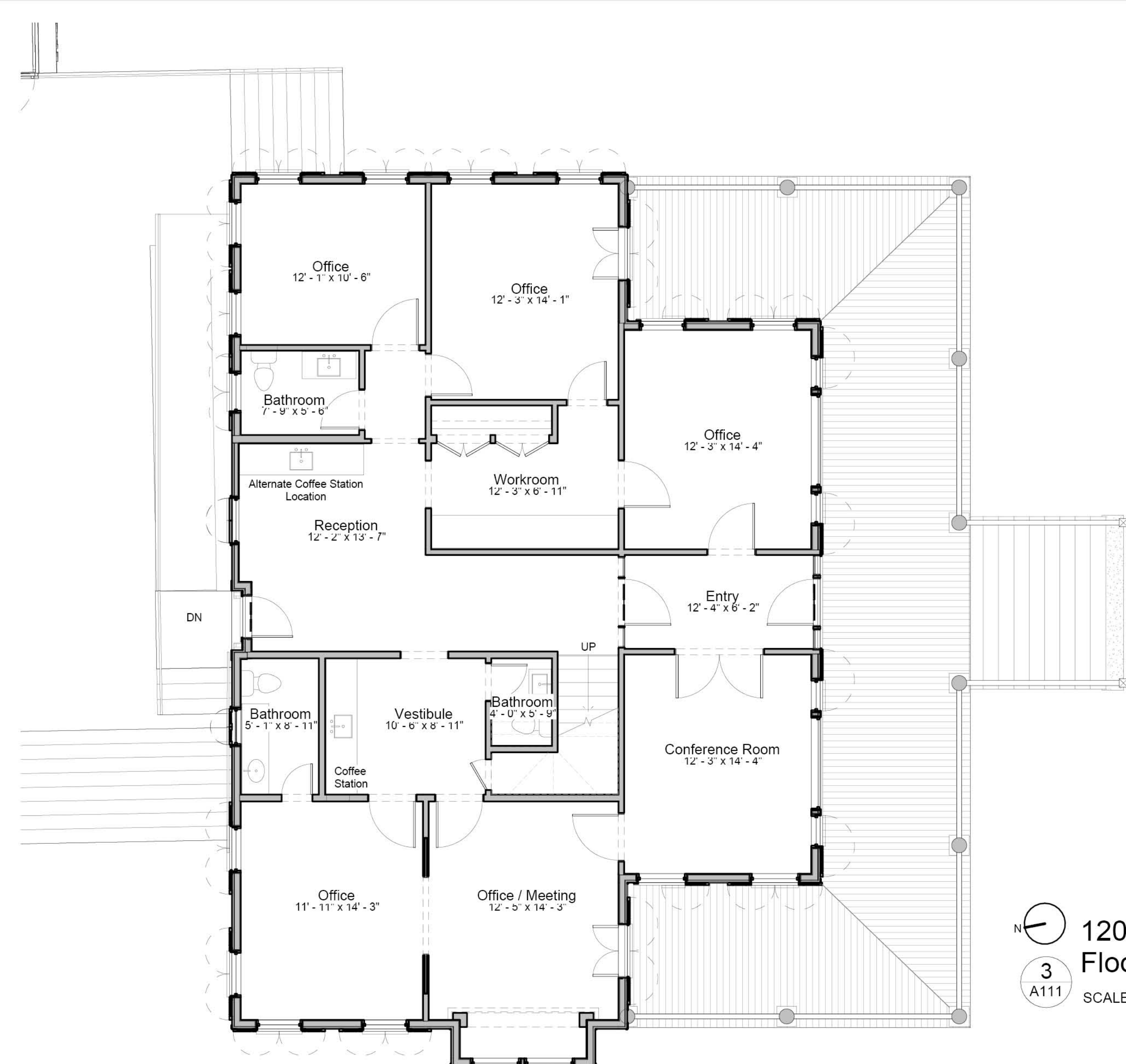
1204 Osceola H.H. Existing Second Floor Plan



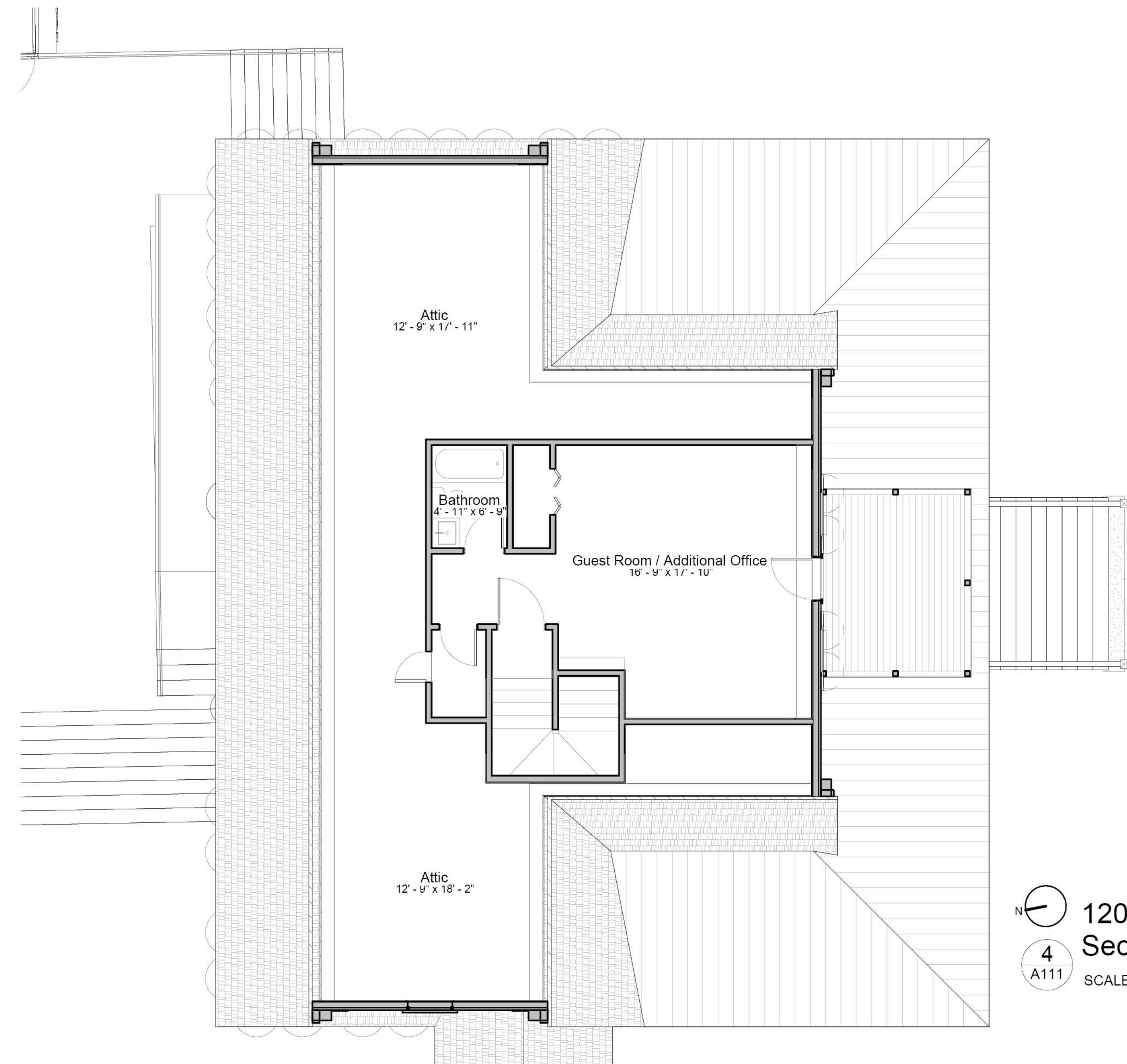
EXISTING

PROPOSED

1204 Osceola H.H. Proposed First Floor Plan



1204 Osceola H.H. Proposed Second Floor Plan



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2
A112
Existing 1204 Osceola Historic
House Side Elev. . WEST
SCALE: 1/4" = 1'-0"



1
A112
Existing 1204 Osceola Historic
House Elevation . SOUTH
SCALE: 1/4" = 1'-0"

SEE HISTORIC PRESERVATION GENERAL
NOTES FOR REPAIR PROCEDURE AT 1204
MIDDLE STREET HISTORIC HOUSE



3
A112
Proposed 1204 Osceola Historic
House Side Elev. . WEST
SCALE: 1/4" = 1'-0"



4
A112
Proposed 1204 Osceola Historic
House Elevation . SOUTH
SCALE: 1/4" = 1'-0"

Historic Preservation General Notes

Per the Secretary of the Interior's Standards for The Treatment of Historic Properties, this project would be defined as a (Preservation, **Rehabilitation**, Restoration, or Reconstruction).

Contractor and all subcontractors shall follow the hierarchy of intervention for rehabilitation as listed below, and shall notify the architect and building official prior to commencement of work if an intervention of 3,4,5, or 6 is necessary and not previously specified

REHABILITATION HIERARCHY OF INTERVENTION

secretary of the Interior's standard for the treatment of historic properties

1. Historic material is preserved in place
2. Historic material is repaired in place using least degree of intervention possible
3. Historic material is replaced in limited sections in kind with the same material
4. Historic material is replaced in limited sections with a compatible architect approved substitute material, which can effectively replicate the appearance of the remaining material features
5. Full replacement of an entire character-defining feature with new material in kind because the level of deterioration or damage of materials precludes repair. If the missing feature is character defining or if it is critical to the survival of the building (e.g., a roof, it should be replaced to match the historic feature based on physical or historic documentation of its form and detailing.
6. Full replacement of an entire character-defining feature with new a compatible substitute material that can reproduce the overall appearance of the historic material

GUIDELINES FOR REHABILITATION

1. The contractor shall provide a written narrative describing the demolition and restoration sequencing. AT NO GIVEN TIME DURING THE RECONSTRUCTION SHALL MORE THAN 50% OF THE EXTERIOR ENVELOPE OF THE HISTORIC STRUCTURE BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF ARCHITECT AND ZONING ADMINISTRATOR.
2. Contractor shall protect all architect identified historic materials.
3. All original external building elements, including but not limited to roofing, siding, trim details, windows, doors, columns, chimneys, brackets, railings, cornices, steps, decorative ornaments, etc. shall remain unless noted and/or approved otherwise.
4. When the physical condition of character defining materials and features warrants additional work contractor shall first try to repair the historic material. Repairs shall begin with the least degree of intervention possible and shall follow the hierarchy of intervention listed above
5. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
6. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials should not be used.
7. Refer to page H100 for additional historic rehabilitation general notes

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Existing 1204 Osceola Historic House Side Elev. EAST

1
A113

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



Existing 1204 Osceola Historic House Rear Elev. NORTH

2
A113

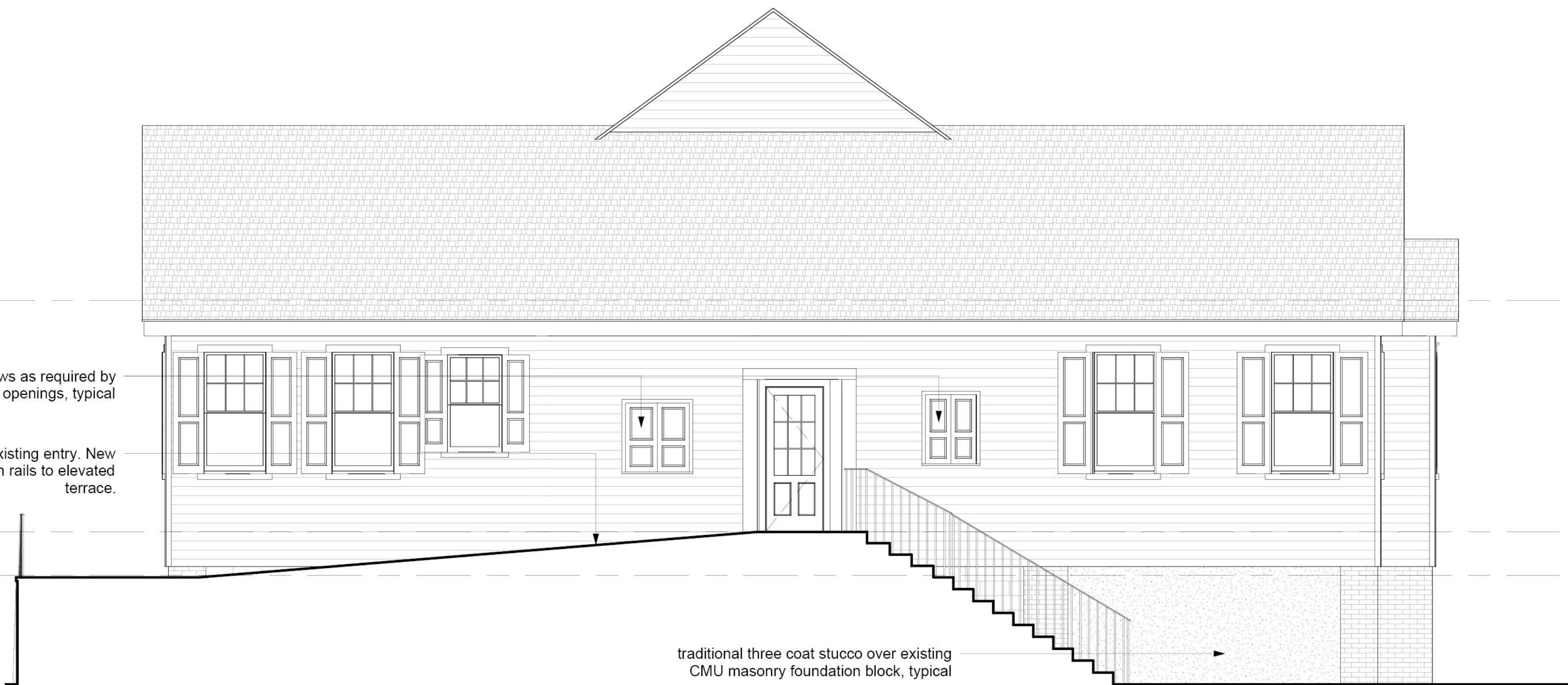
SCALE: 1/4" = 1'-0"



Proposed - 1204 Osceola Historic House Side Elev. EAST

4
A113

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



Proposed - 1204 Osceola Historic House Rear Elev. NORTH

3
A113

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

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REHABILITATION HIERARCHY OF INTERVENTION

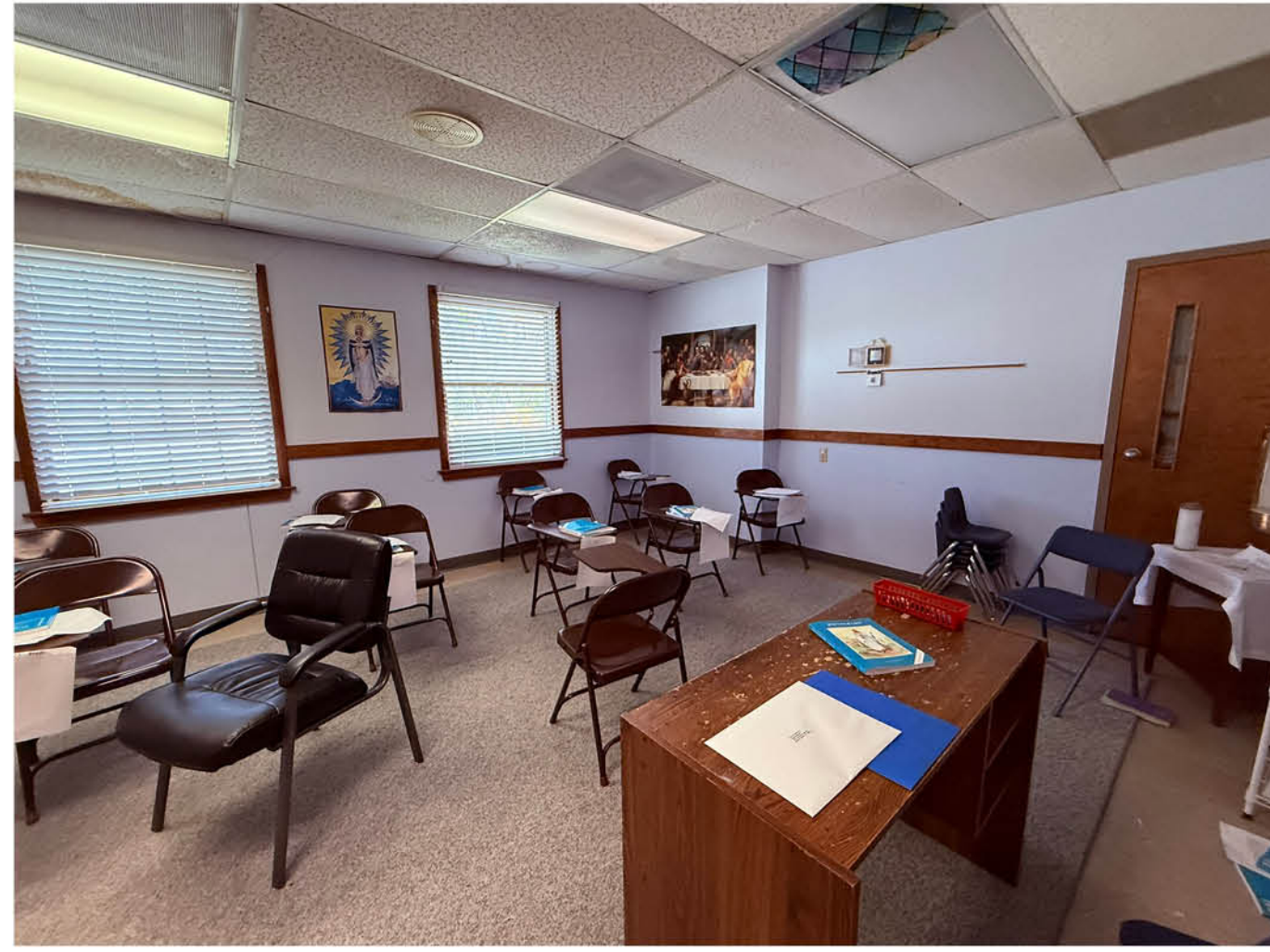
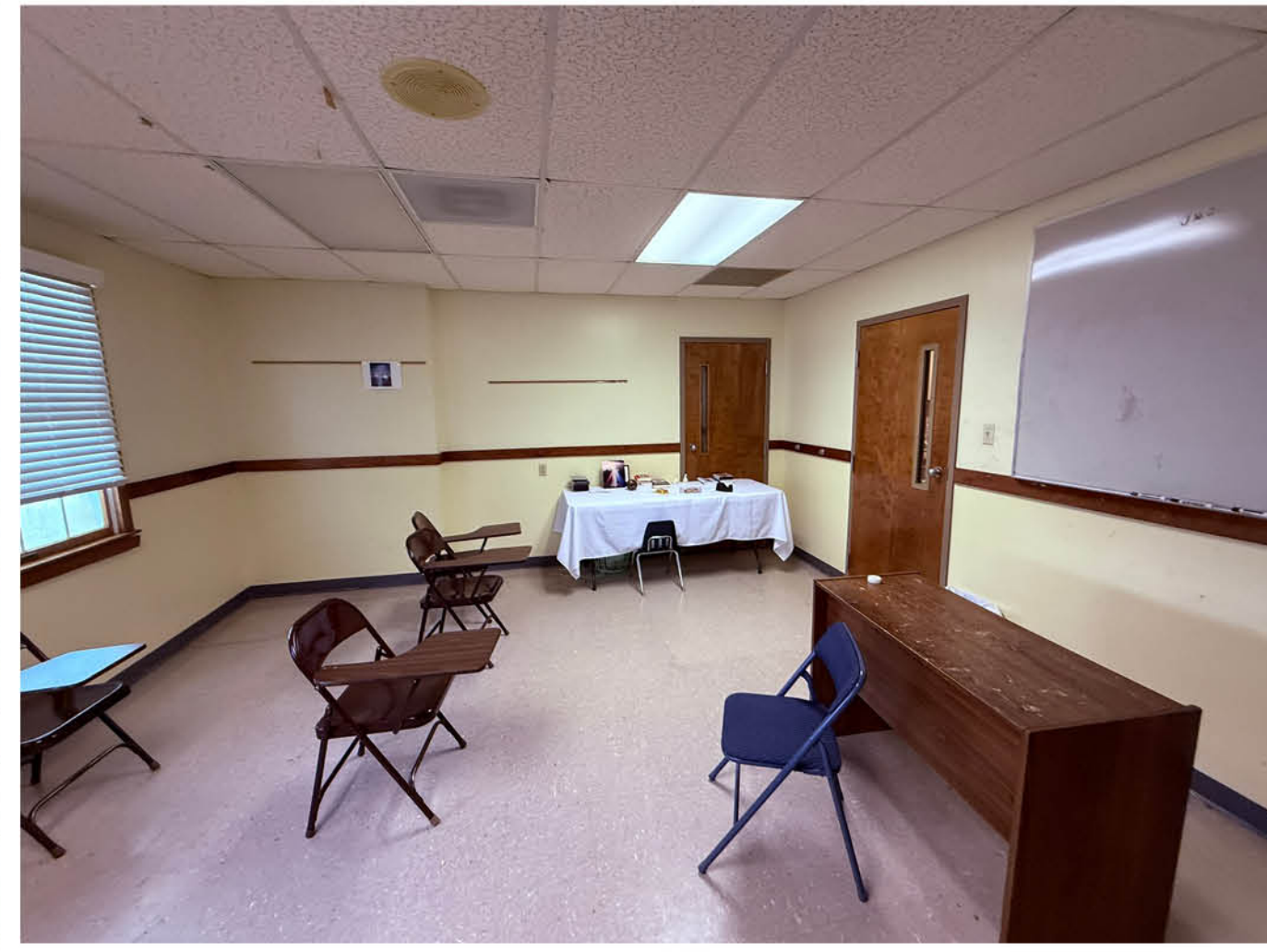
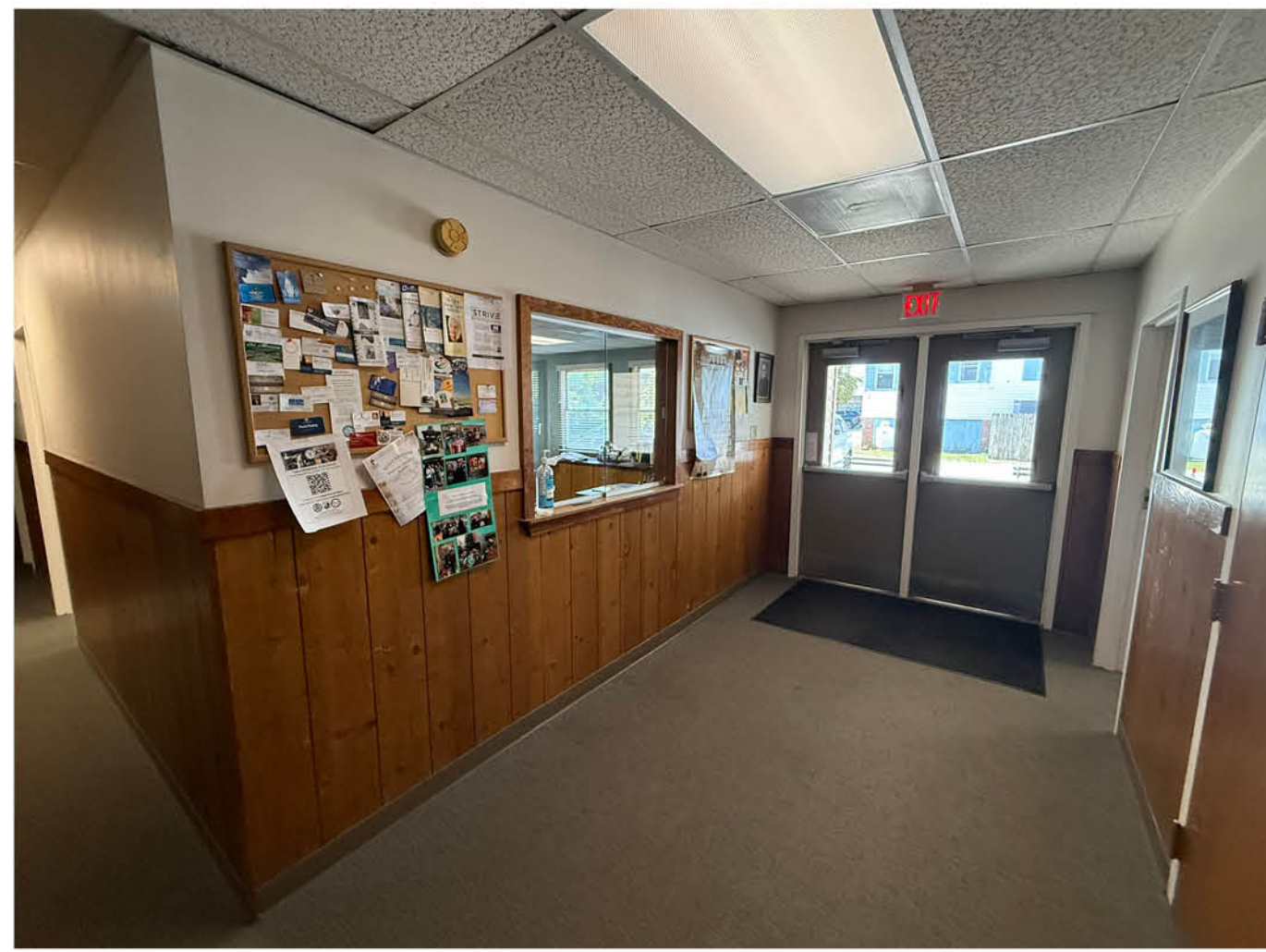
secretary of the Interior's standard for the treatment of historic properties

1. Historic material is preserved in place
2. Historic material is repaired in place using least degree of intervention possible
3. Historic material is replaced in limited sections in kind with the same material
4. Historic material is replaced in limited sections with a compatible architect approved substitute material, which can effectively replicate the appearance of the remaining material features
5. Full replacement of an entire character-defining feature with new material in kind because the level of deterioration or damage of materials precludes repair. If the missing feature is character defining or if it is critical to the survival of the building (e.g., a roof), it should be replaced to match the historic feature based on physical or historic documentation of its form and detailing.
6. Full replacement of an entire character-defining feature with new a compatible substitute material that can reproduce the overall appearance of the historic material

GUIDELINES FOR REHABILITATION

1. The contractor shall provide a written narrative describing the demolition and restoration sequencing. AT NO GIVEN TIME DURING THE RECONSTRUCTION SHALL MORE THAN 50% OF THE EXTERIOR ENVELOPE OF THE HISTORIC STRUCTURE BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF ARCHITECT AND ZONING ADMINISTRATOR.
2. Contractor shall protect all architect identified historic materials.
3. All original external building elements, including but not limited to roofing, siding, trim details, windows, doors, columns, chimneys, brackets, railings, cornices, steps, decorative ornaments, etc. shall remain unless noted and/or approved otherwise.
4. When the physical condition of character defining materials and features warrants additional work contractor shall first try to repair the historic material. Repairs shall begin with the least degree of intervention possible and shall follow the hierarchy of intervention listed above
5. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
6. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials should not be used.
7. Refer to page H100 for additional historic rehabilitation general notes

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PARISH CAMPUS MASSING RELATIONSHIPS

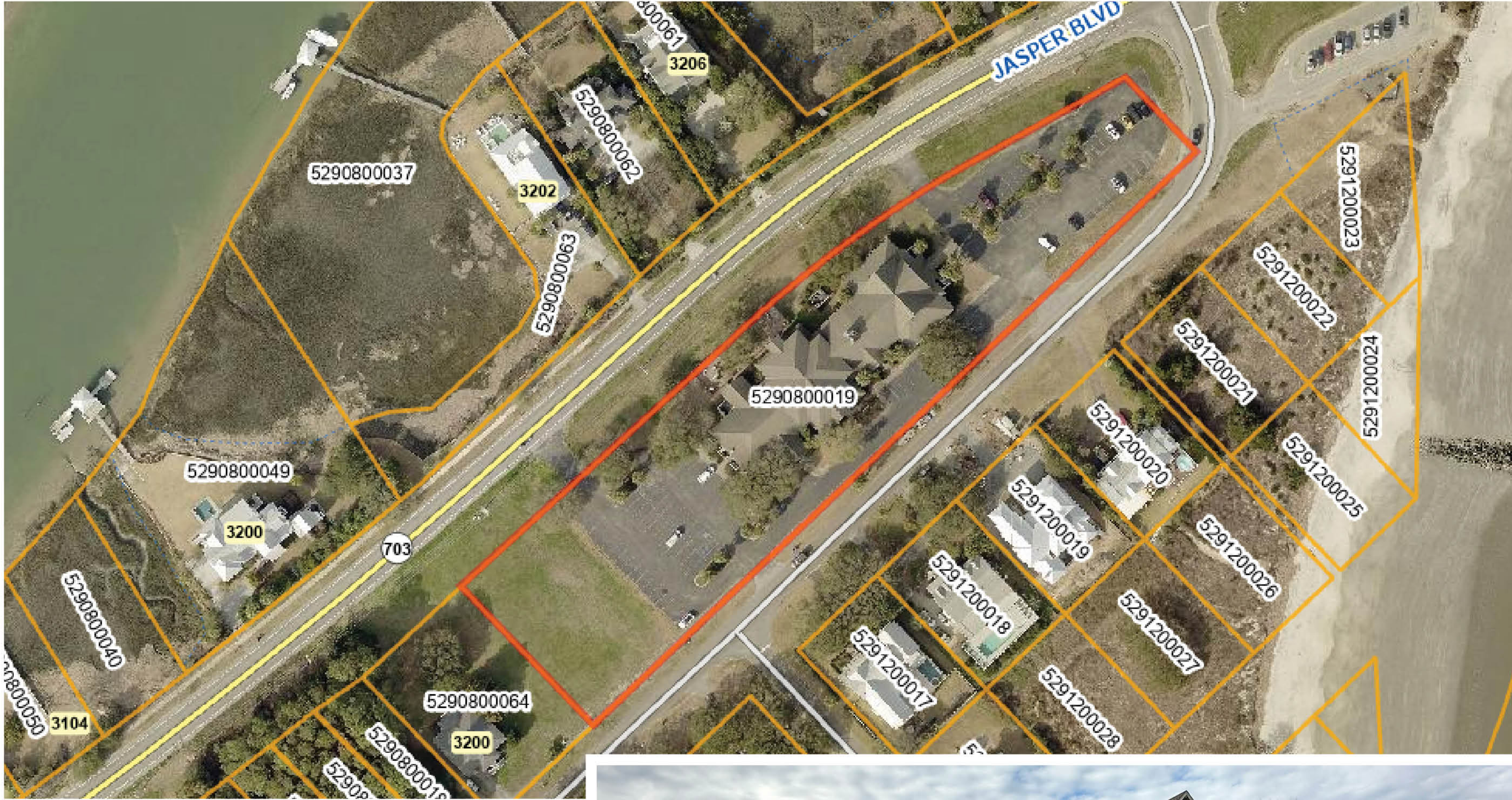
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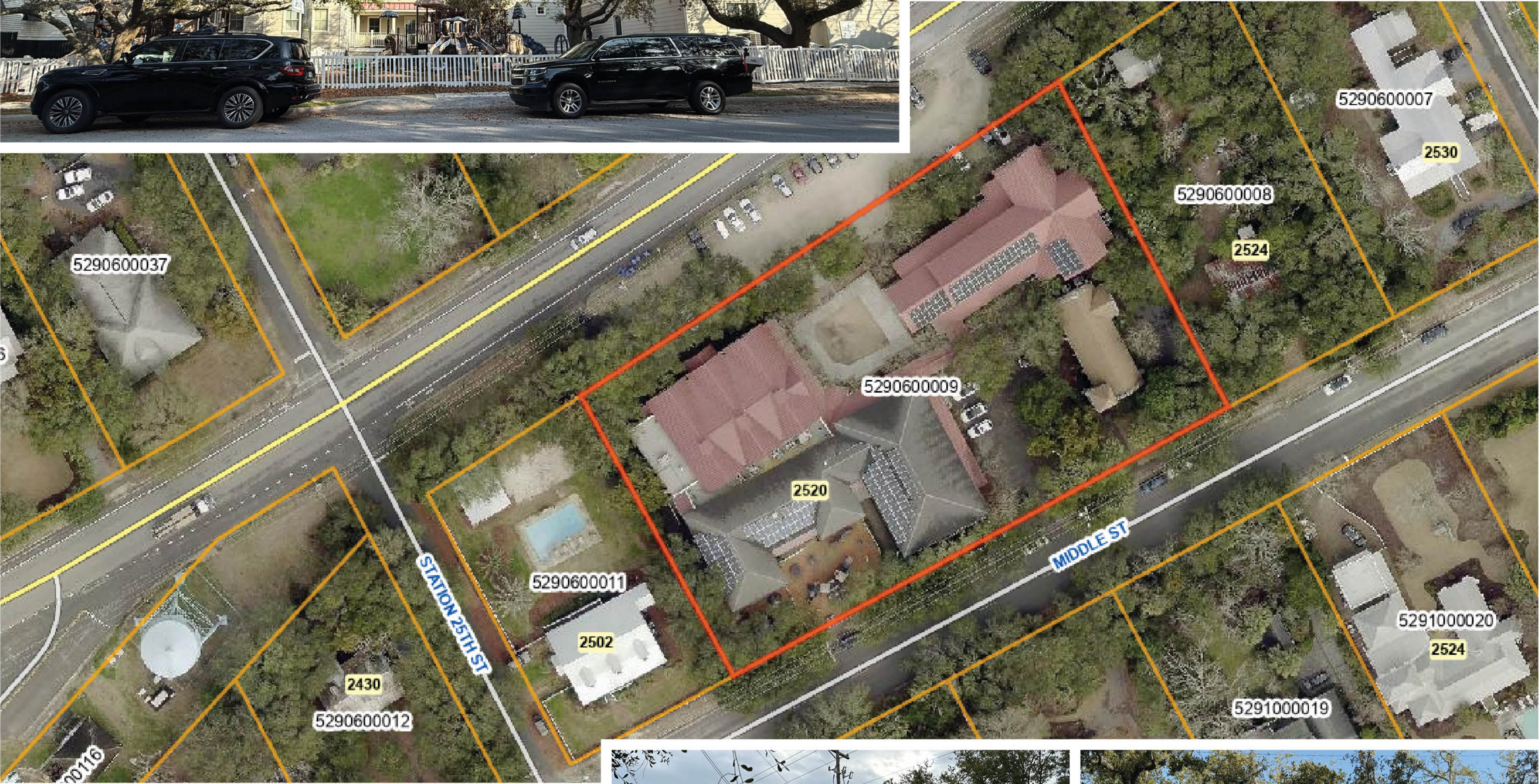
Sullivan's Island Baptist



Stella Maris Parish Center



Sunrise Presbyterian



Church of the Holy Cross



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MASSING RHYTHM

Stella Maris | Parish Center | Sullivans Island . SC . 29482

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

Massing Rhythm
e. A200.4

05.23.2025

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MATERIAL CHARACTER

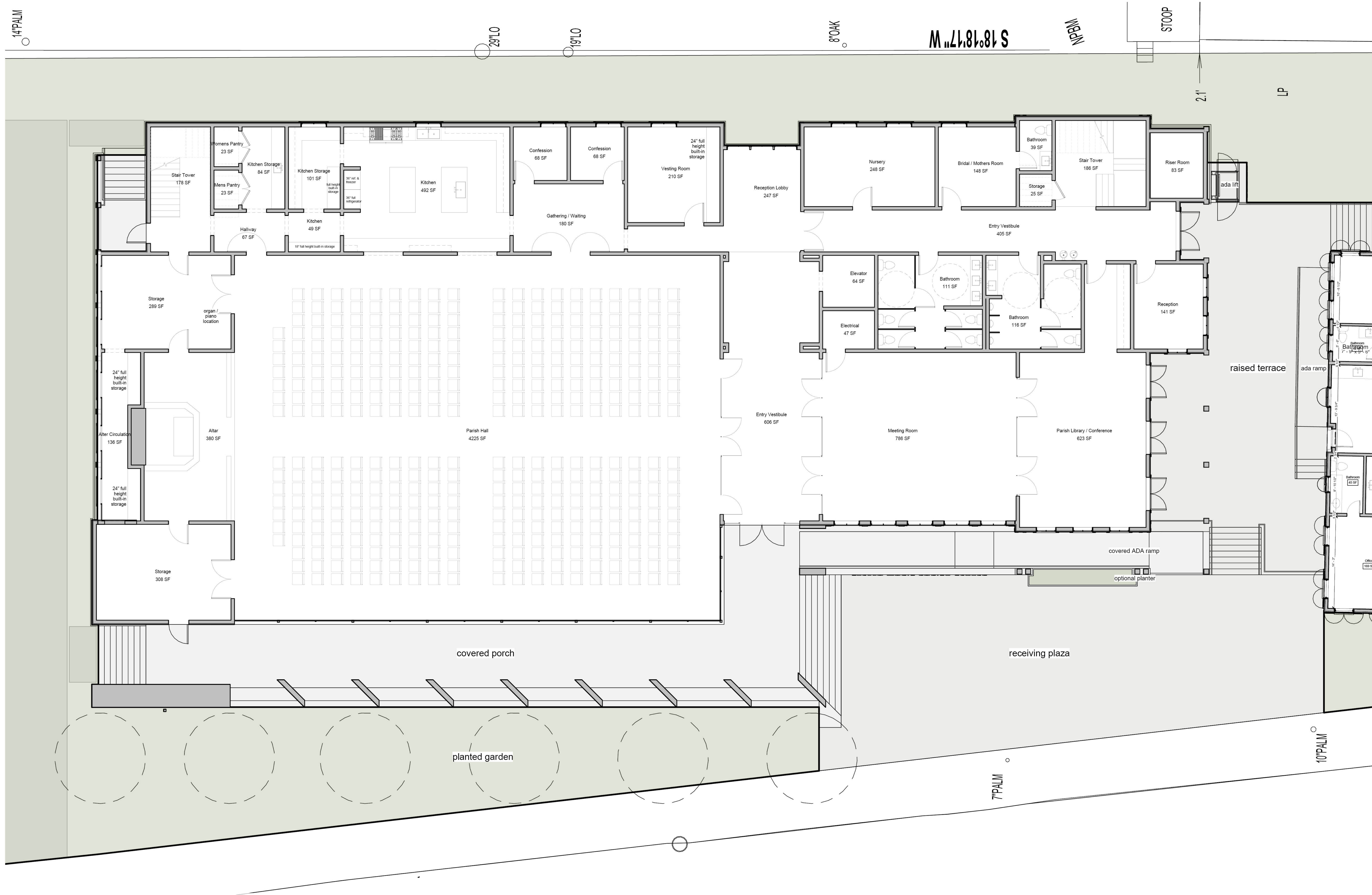
Stella Maris | Parish Center | Sullivans Island . SC . 29482

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

Material Character
e. A200.5

05.23.2025

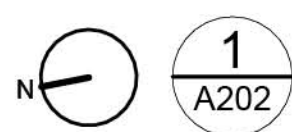
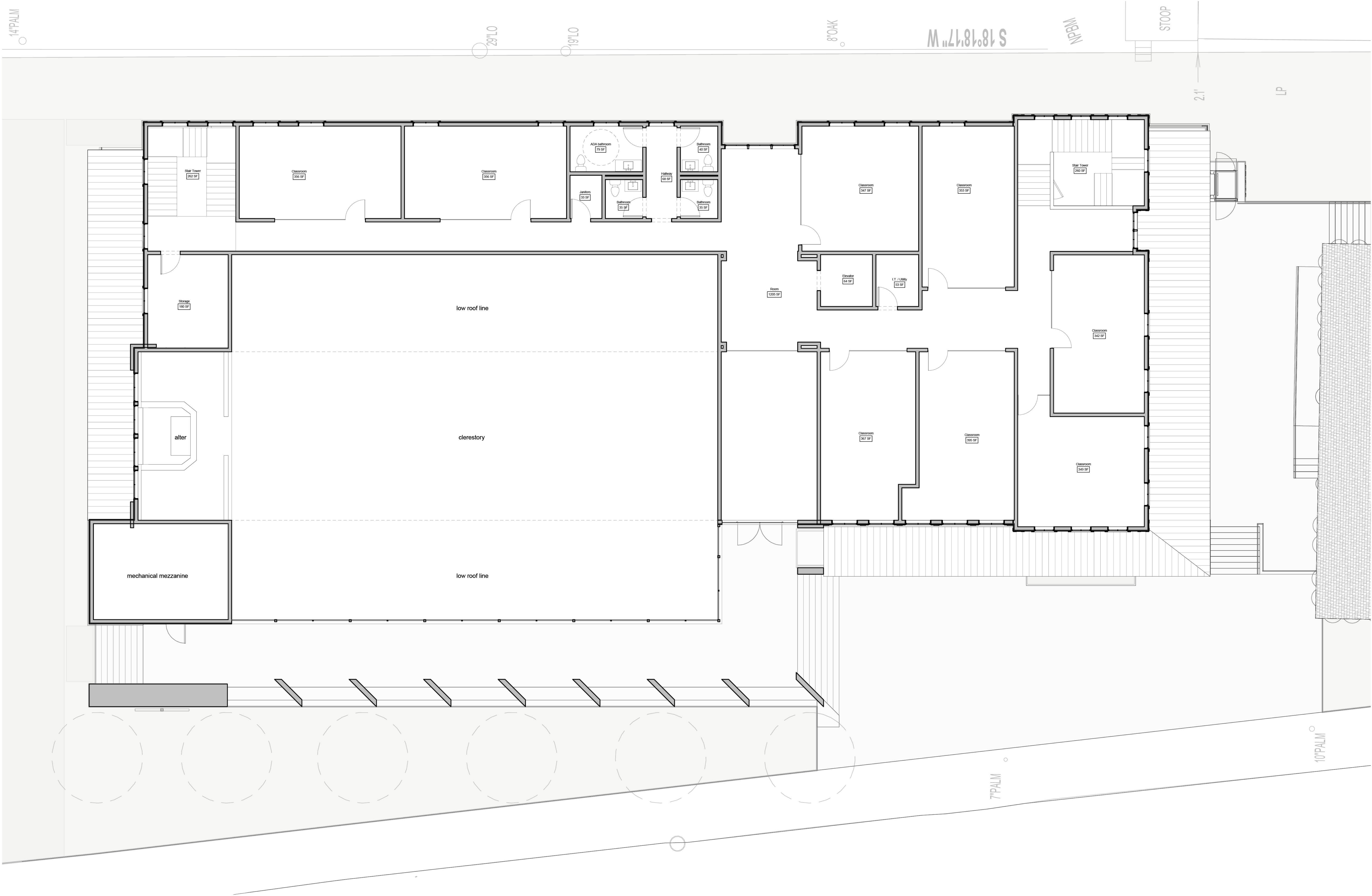
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Parish Center First Floor Plan

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

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Parish Center Second Floor Plan

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

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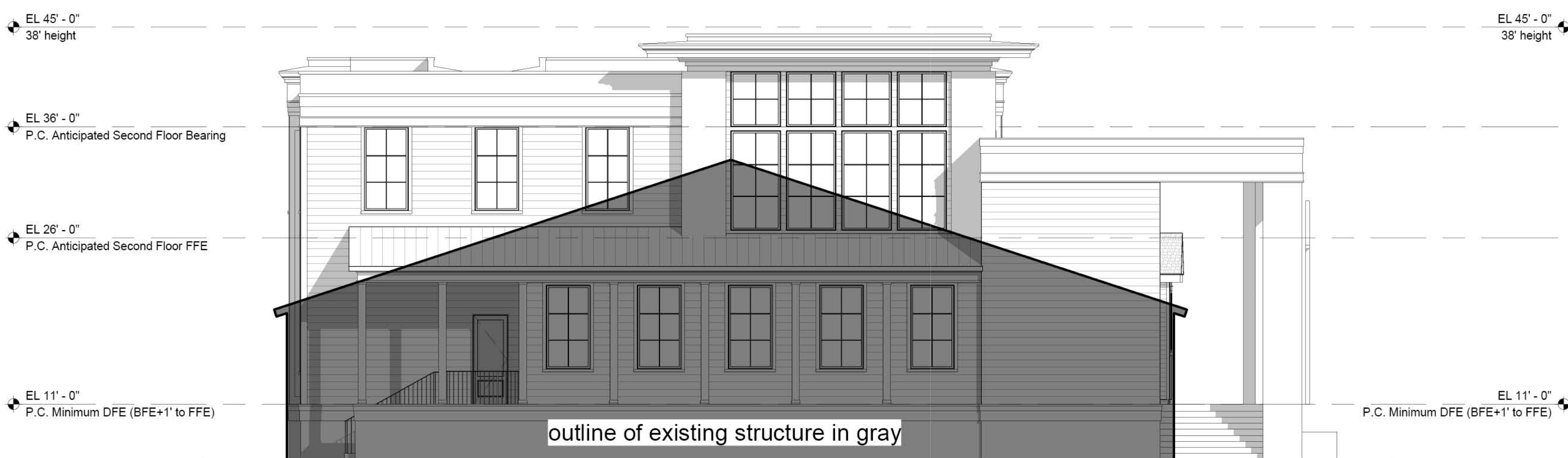
1 Existing West Elevation Overlay
SCALE: 1/8" = 1'-0"

See A211 & 212 for existing and proposed elevations of historic house



See A211 & 212 for existing and proposed elevations of historic house

2 Existing East Elevation Overlay
SCALE: 1/8" = 1'-0"



3 Existing North Elevation Overlay
SCALE: 1/8" = 1'-0"



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1724 Ion



1702 Ion



402 Station 12

OFFICERS QUARTERS SCALE COMPARISON



Conceptual Station 12 Elevation .
WEST .

2
A204.2

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



Conceptual Rear Elevation .
NORTH .

3
A204.2

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



Conceptual Terrace Elevation .
SOUTH .

4
A204.2

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



Conceptual Parking Lot Elevation .
EAST .

5
A204.2

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

