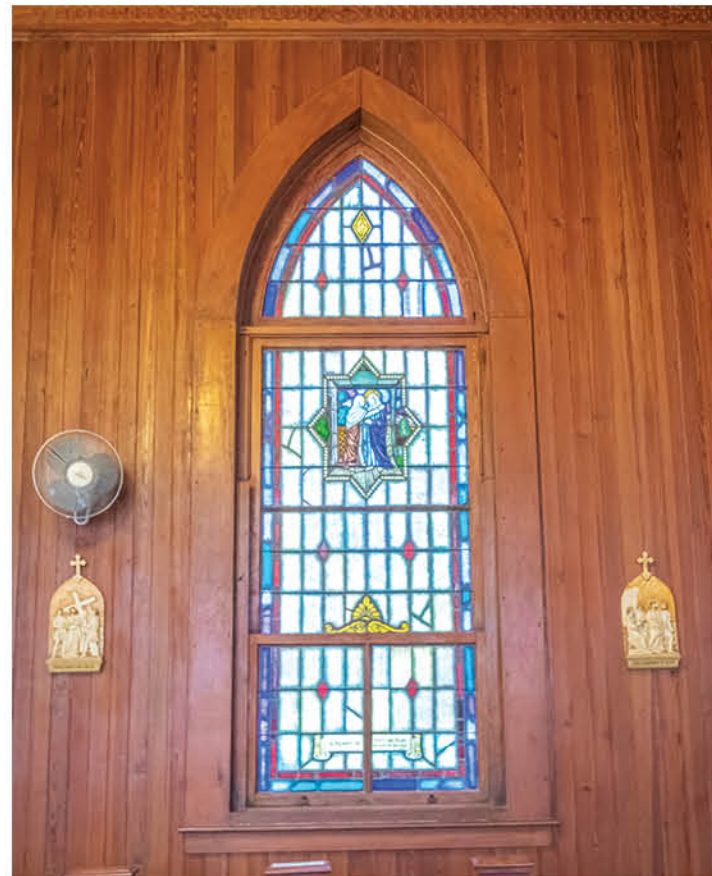


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SHEET LIST

A000	Cover
PH100	Existing Context and Zoning Plans
PH101	Historic Documentation
PH102	Existing S.I. Parish Campus siteplans
PH103	Existing Site Images
AE100	Existing Siteplan
AE101	Existing Parish Hall Plans
A100	Proposed Siteplan
A101	Proposed Plans - Current Proposed
A111	Parish Center First Floor Plan
A112	Parish Center Second Floor
A200.1	Current Proposed Overall Perspective Site Perspectives
A200.2	Character Images
A200.3	Character Images
A201	Streetscape Elevations
A202	Proposed Building Elevations
A203	Perspective Render
A204	Material Renders
A205	Material Renders
A206	Proposed Building Elevations
A207	Proposed Building Elevations
A208	Proposed Building Elevations
A301	Renderings
A302	Renderings

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

SI DRB Preliminary Review
Stella Maris Parish Center . 1204 Osceola

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'

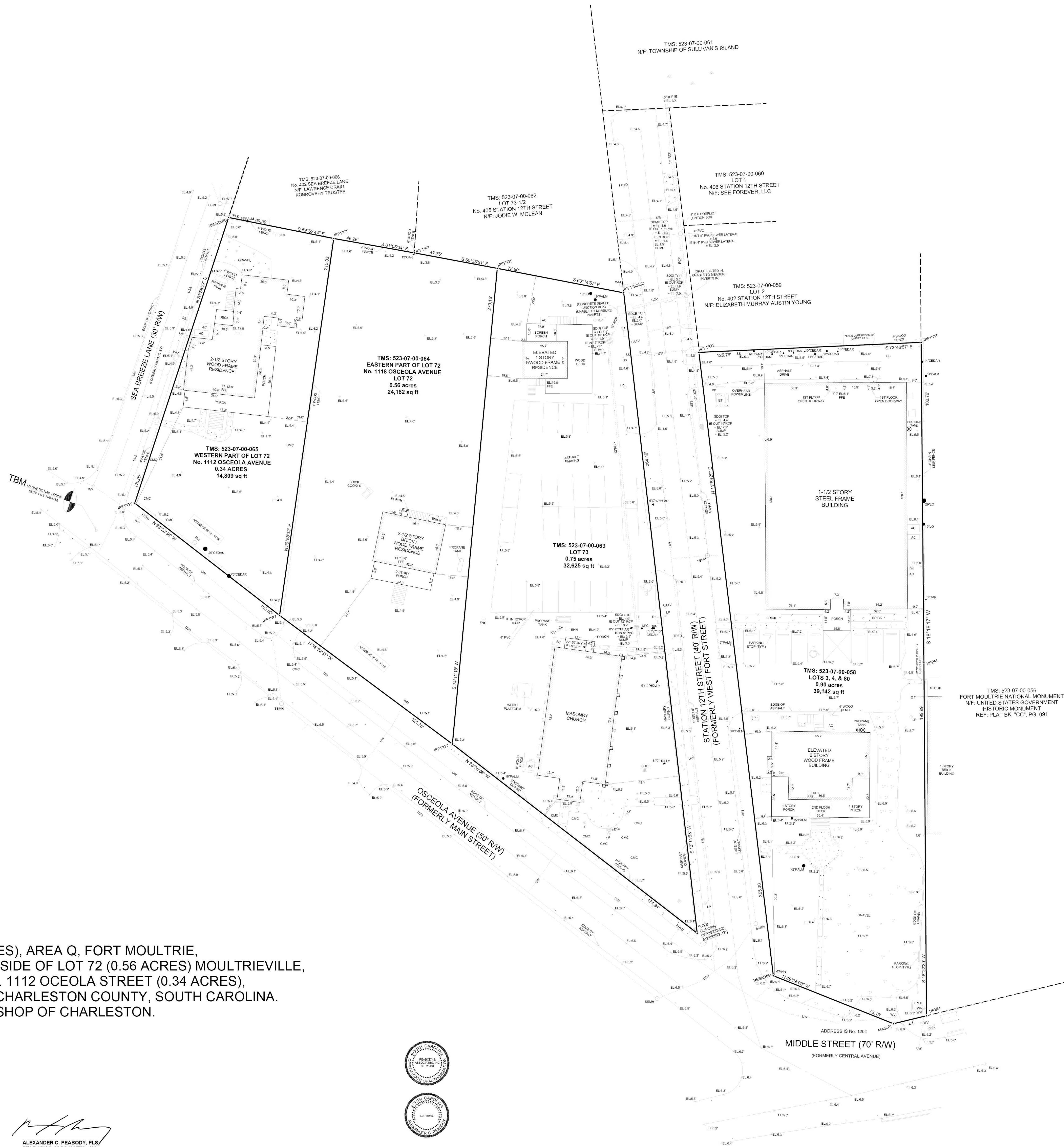
NOTES:

- 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.
- 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:

NPBM	- NATIONAL PARK BOUNDARY MARKER, FOUND, OLD.
CCORN	- CORNER, CORNER, 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" 7" CEDAR	- 6" 7" 7" CEDAR CLUSTER DIAMETER AT BREAST HEIGHT.
6" 7" 7" 13" CEDAR	- 6" 7" 7" 13" 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. "Y", 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)

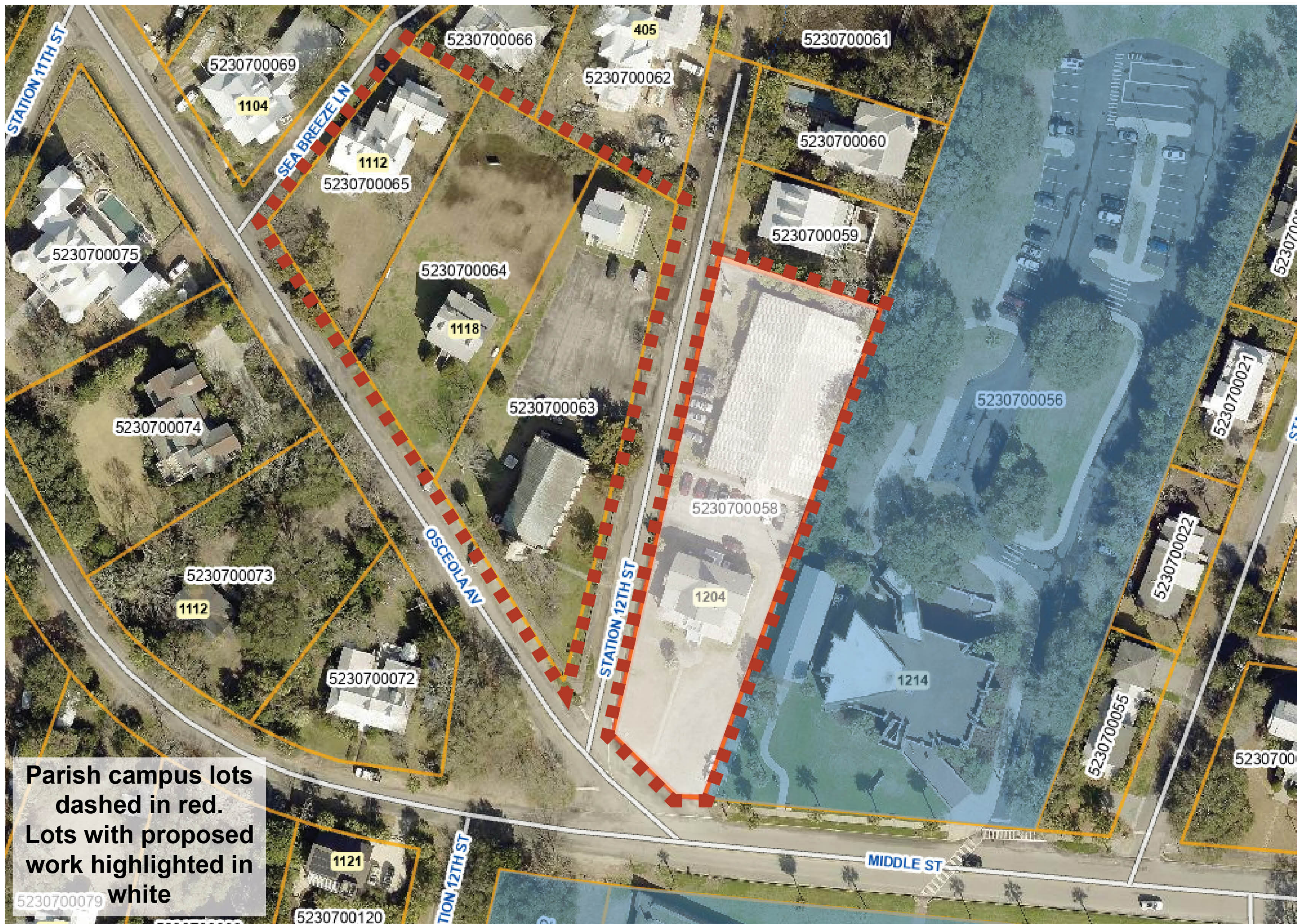
TMS: 523-07-00-065 (WESTERN PART OF LOT 72)

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

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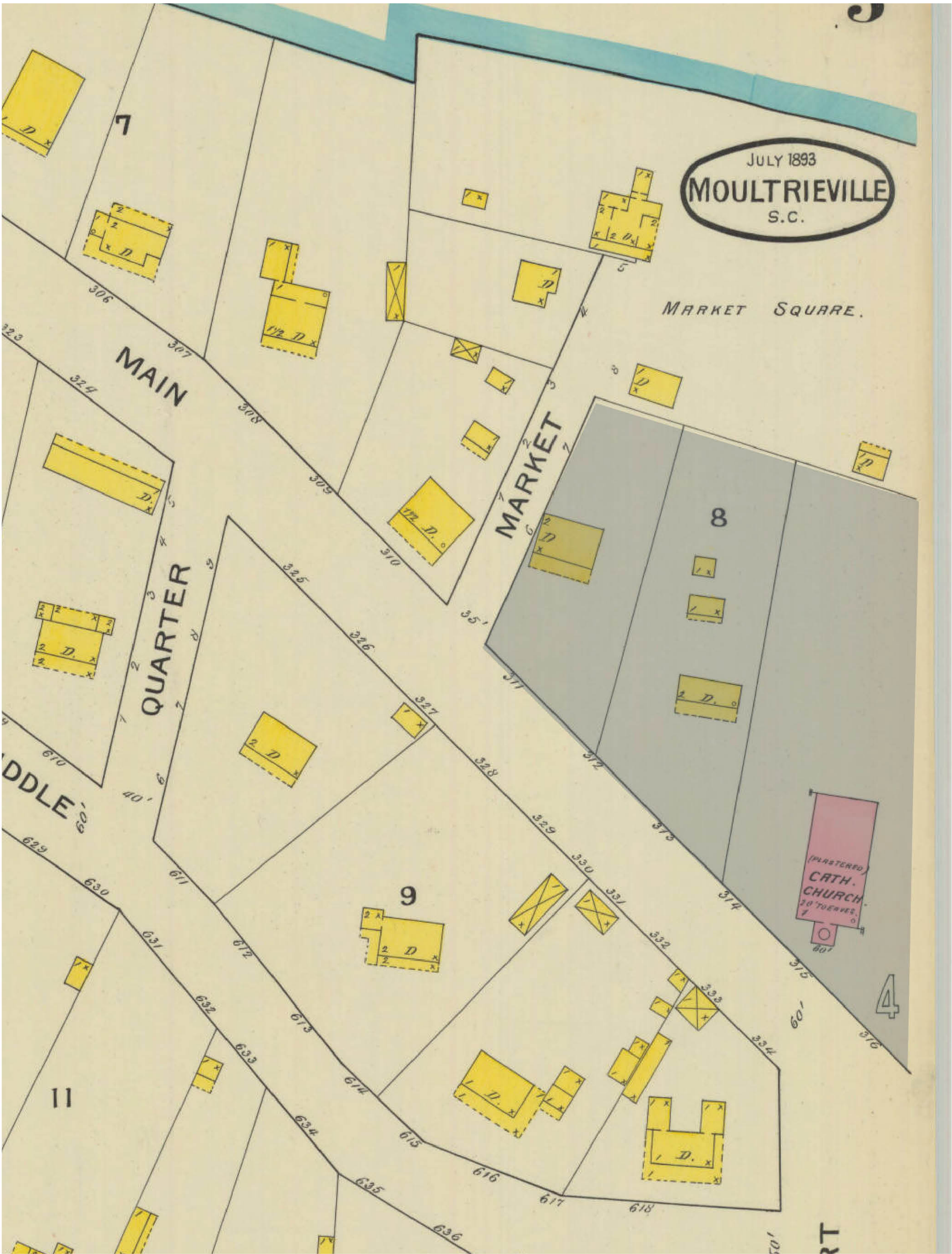
CIRCA 1910



CIRCA 1942



CIRCA 1950



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.

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

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Sullivan's Island Baptist



Stella Maris Parish Center



Sunrise Presbyterian



Church of the Holy Cross

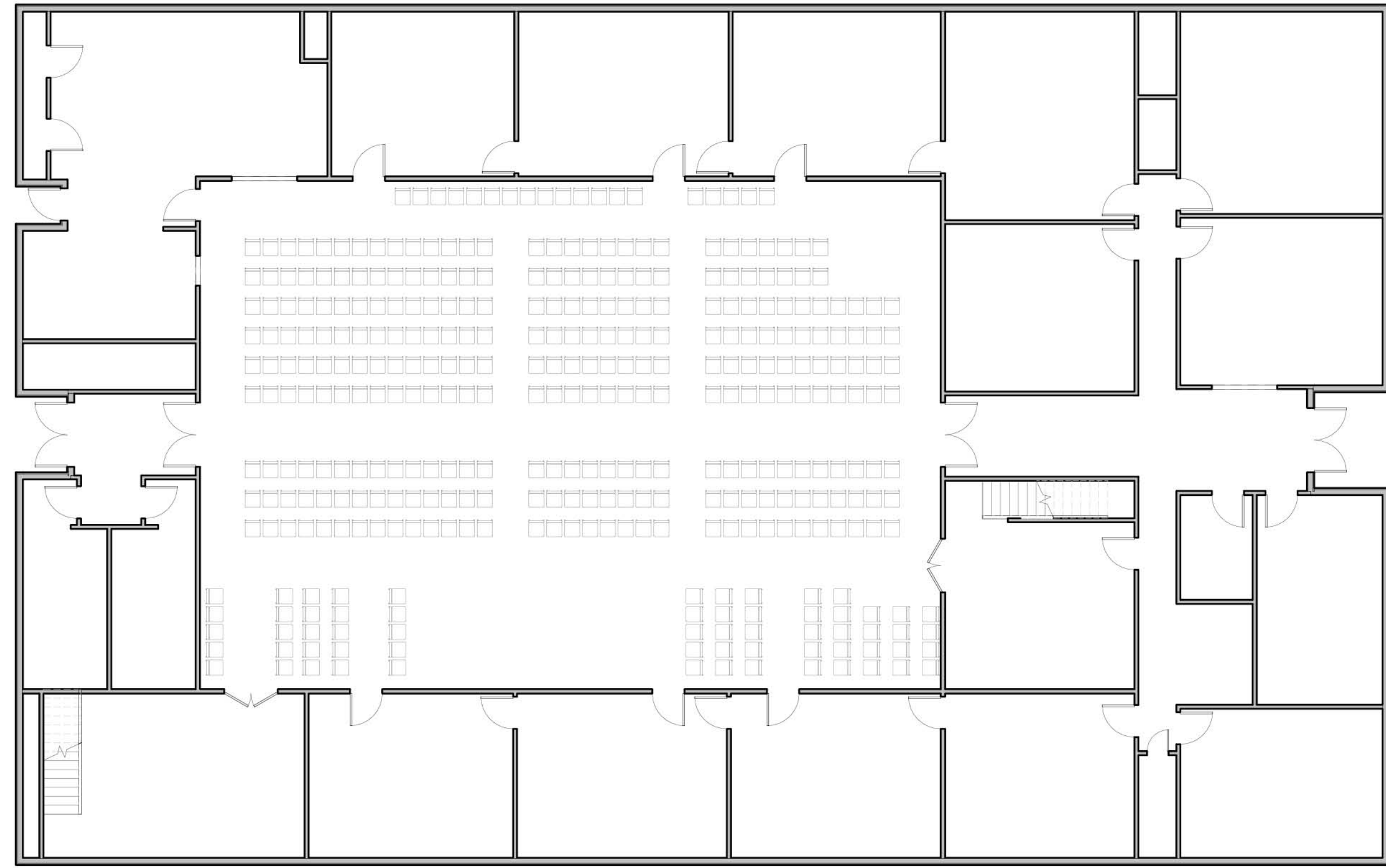


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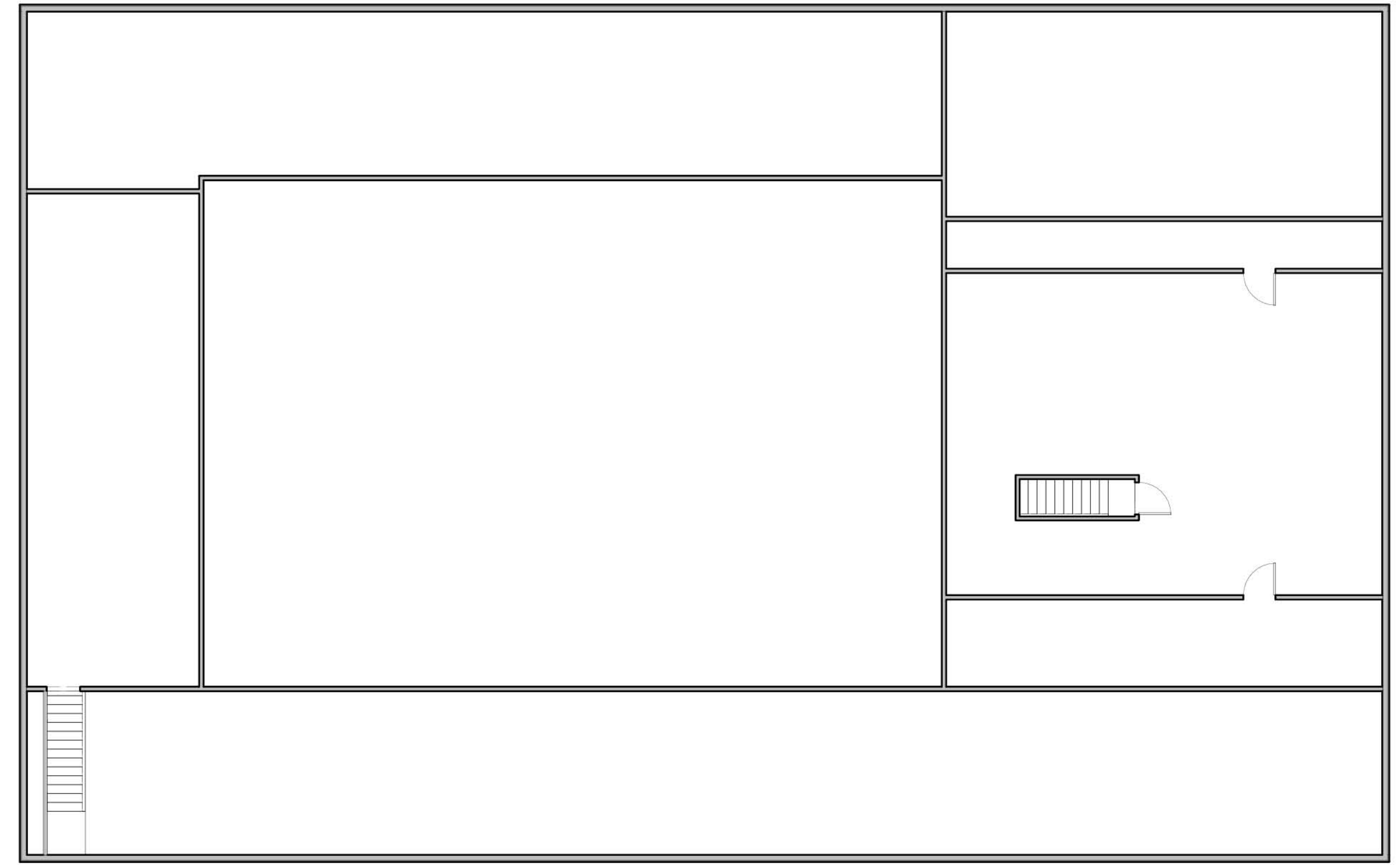
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**SCHEME SQUARE
FOOTAGE**

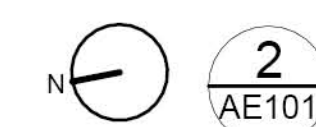
12,715 - Total S.F.

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

Lot	Size
Parish Center Lot	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%)

Lot	Size
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%)

Lot	Size
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

Lot	Size
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	18,656 SF

Current Proposed Preliminary Siteplan.

Scale: 1" = 20'-0"

Legend:

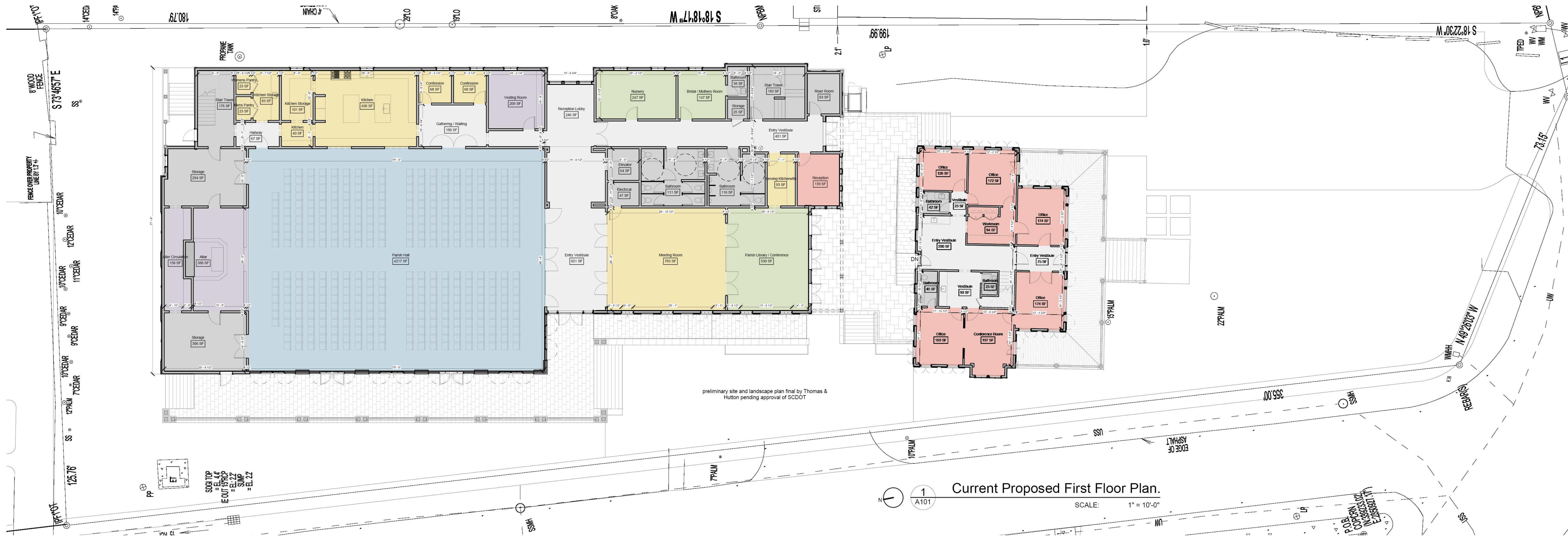
- existing tree buffer
- future planted buffer around existing vegetation
- existing cedar buffer
- conceptual siteplan shown for reference only. passive parking and green spaces to be developed by thomas & hutton civil engineers and approved by SCDOT
- relocated Schill house (1118 Osceola)
- historic Stella Maris church sanctuary
- parish offices historic house (1204 Middle)
- Parish Center (1204 Osceola)

Map Labels:

- SEA BREEZE LANE (RD RW)
- OSCEOLA AV
- STATION 12TH ST
- 1104
- 1112
- 1118
- 1119
- 1120
- 1121
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09.18.2025

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PROGRAM LEGEND

-  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



Current Proposed Second Floor
Plan.

SCALE: 1" = 10'-0"

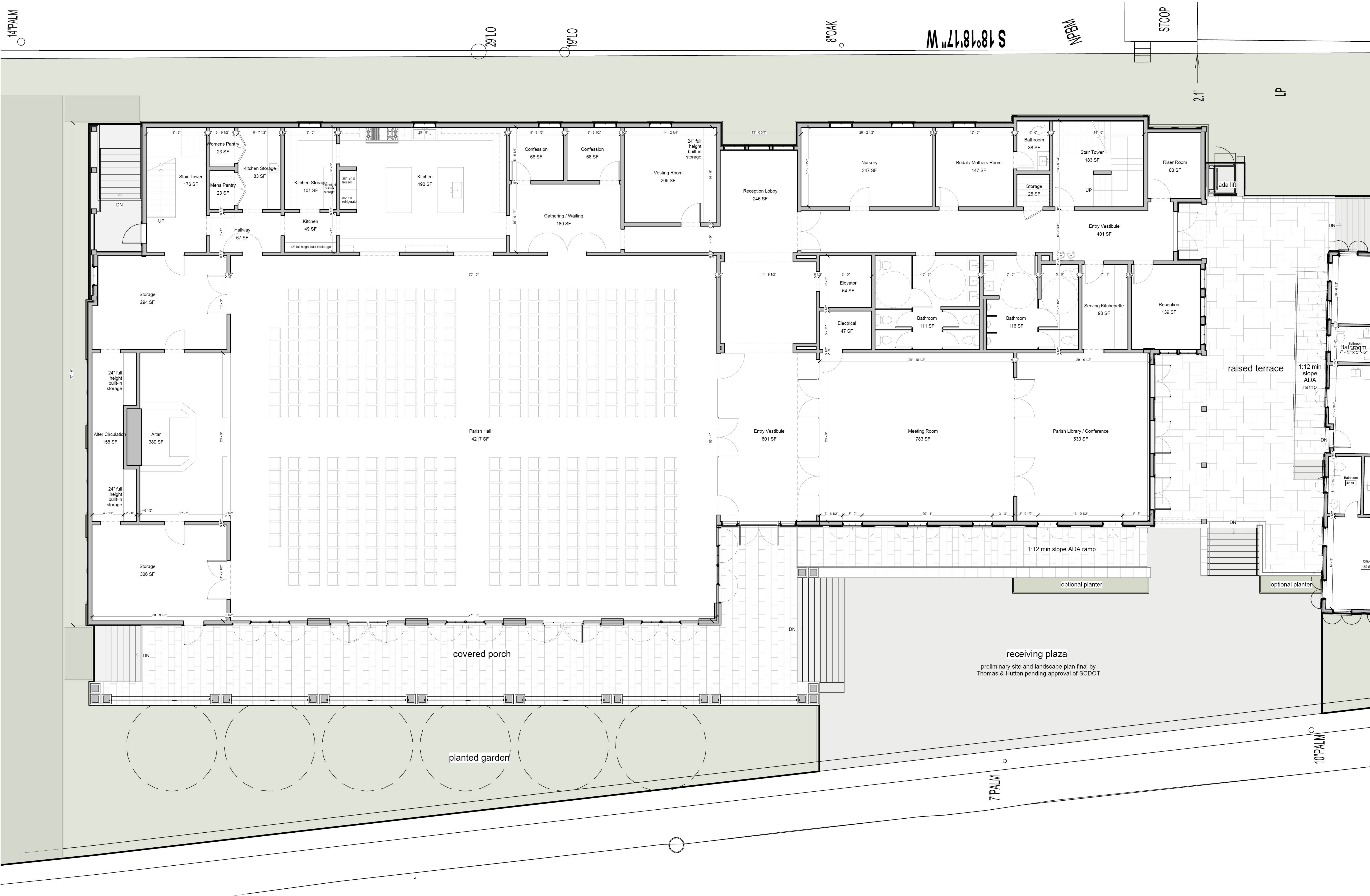
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eefava architects, etc, inc. | 54 Broad Street | Charleston, South Carolina 29401 | 843.723.5099 | eefava.com

Parish Center First Floor Plan

e. A111

09.18.2025



Parish Center First Floor Plan

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

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14'PALM

29'LO

19'LO

8'OAK

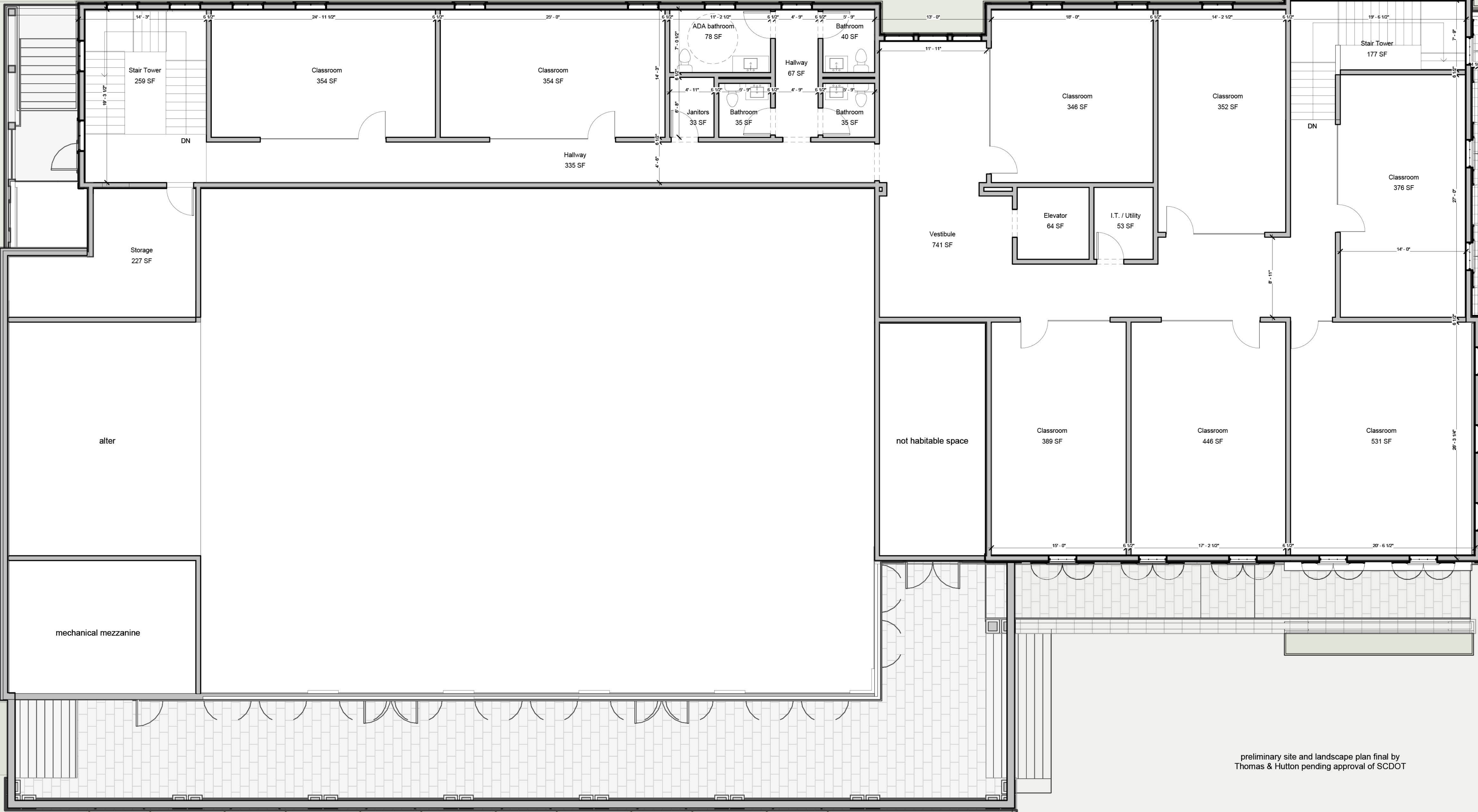
S 18° 18' 17" W

MBDN

STOOP

2'1"

LP



preliminary site and landscape plan final by
Thomas & Hutton pending approval of SCDOT



1
A112

Parish Center Second Floor Plan

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

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porches . siding . fenestration . shutters . columns . cornices

CHARACTER

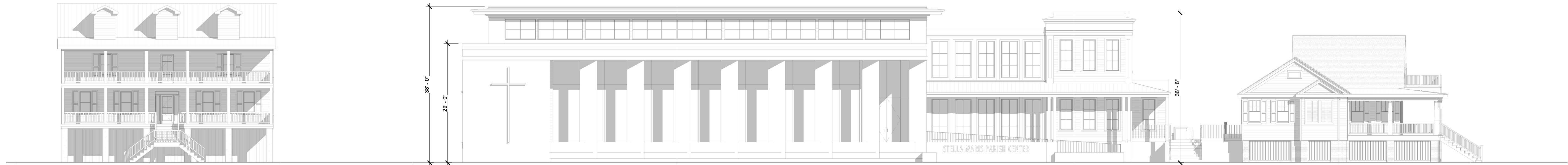
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porches . siding . fenestration . shutters . columns . cornices

CHARACTER

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1
A201
Previously Shown Conceptual
Station 12 Streetscape
SCALE: 1" = 10'-0"



2
A201
Current Proposed Preliminary
Station 12 Streetscape
SCALE: 1" = 10'-0"



EXISTING STREETSCAPE VIEW

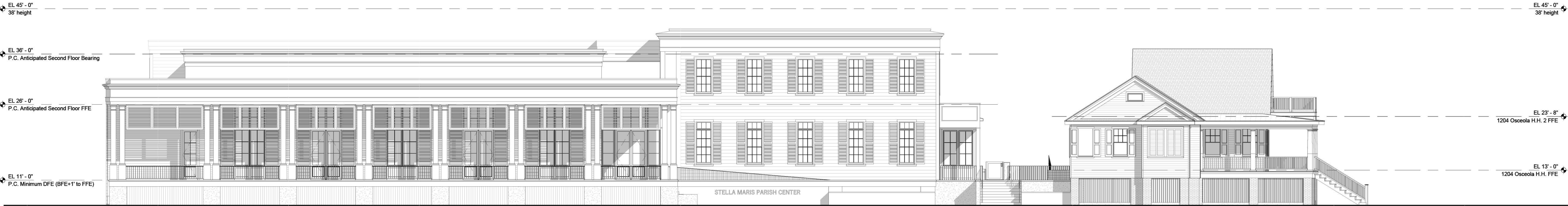


PROPOSED STREETSCAPE VIEW

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1
A202
Previously Shown Conceptual
Station 12 Elevation . WEST
SCALE: 1/8" = 1'-0"



2
A202
Current Proposed Station 12
Elevation . WEST
SCALE: 1/8" = 1'-0"



3
A202
Current Rendered Proposed Station
12 Elevation . WEST
SCALE: 1/8" = 1'-0"



PROPOSED STREETScape RENDER

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Note: These drawings are strictly representations of the existing conditions of the structure and are the result of on site investigations of accessible areas. All dimensions and scaled elements noted herein are for reference only and should be verified by all individuals utilizing these documents for any other purpose.



SIDING



CORNICE



DOOR



WINDOW



ACCESSIBILITY / HANDRIAL



ASSEMBLIES / PANELS



SHUTTERS



PORCH / COLUMN

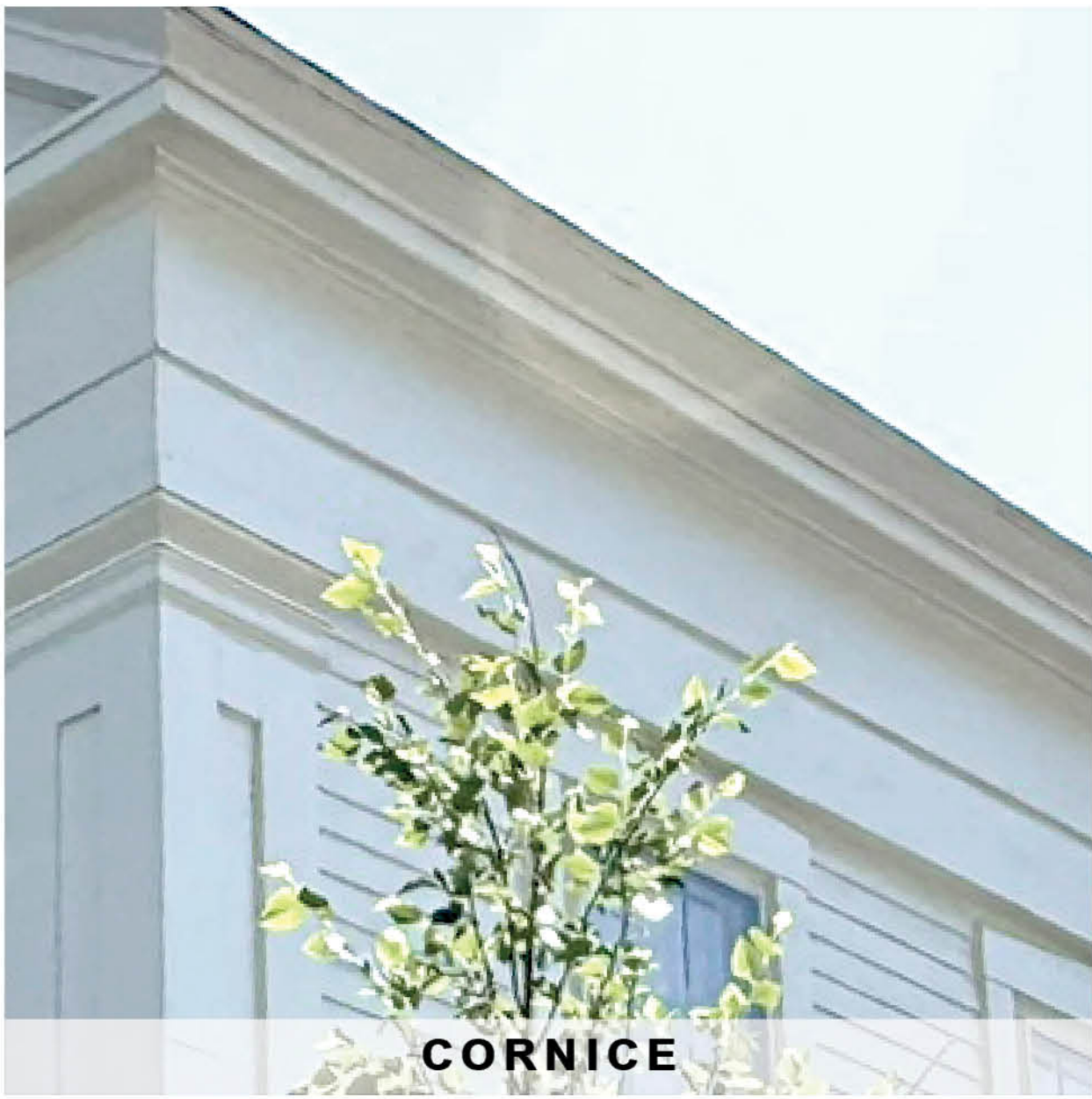
RENDERED MATERIAL ELEVATION



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SIDING



CORNICE



TRANSOM SHUTTERS



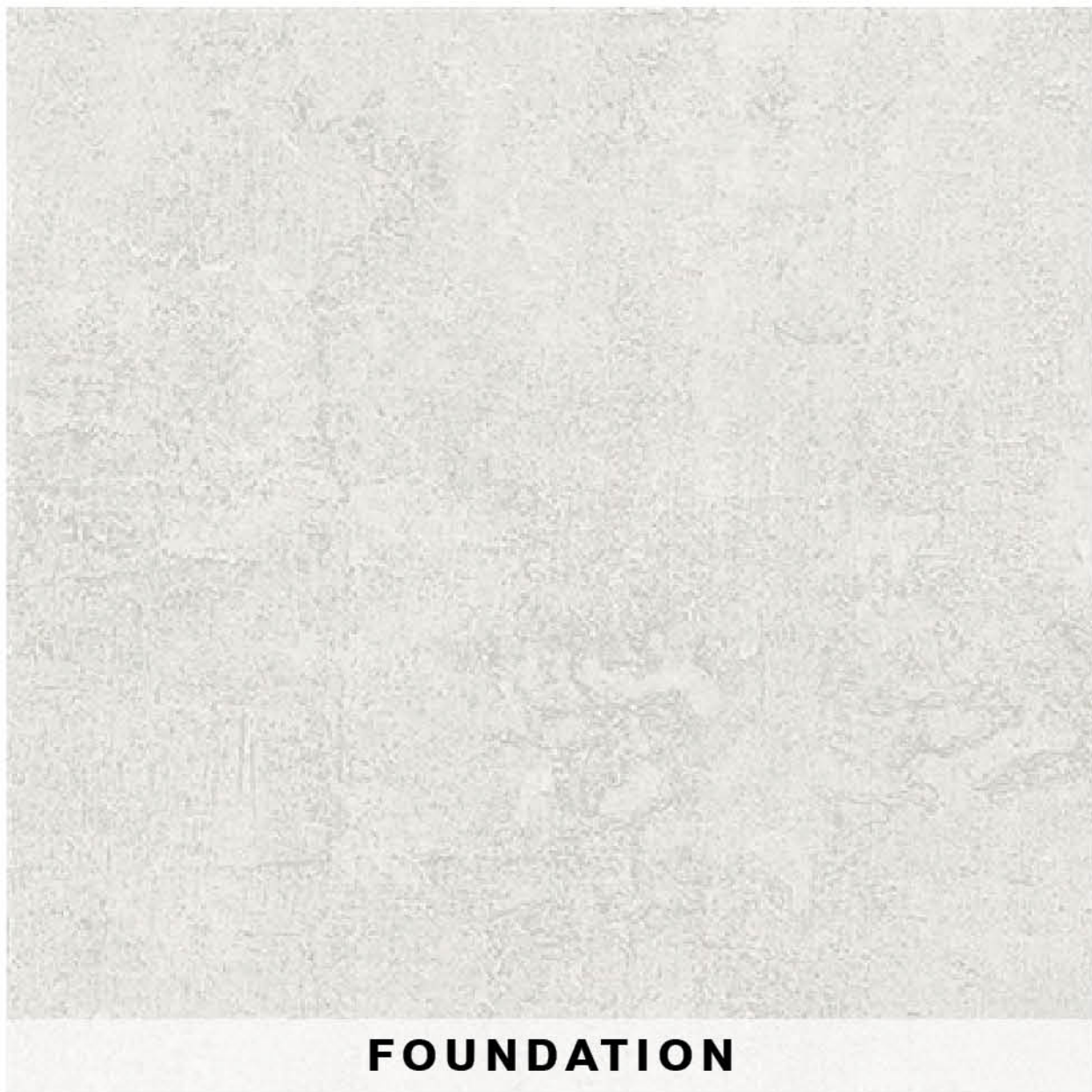
DOOR / SHUTTERS



HANDRIAL



ASSEMBLIES / PANELS



FOUNDATION

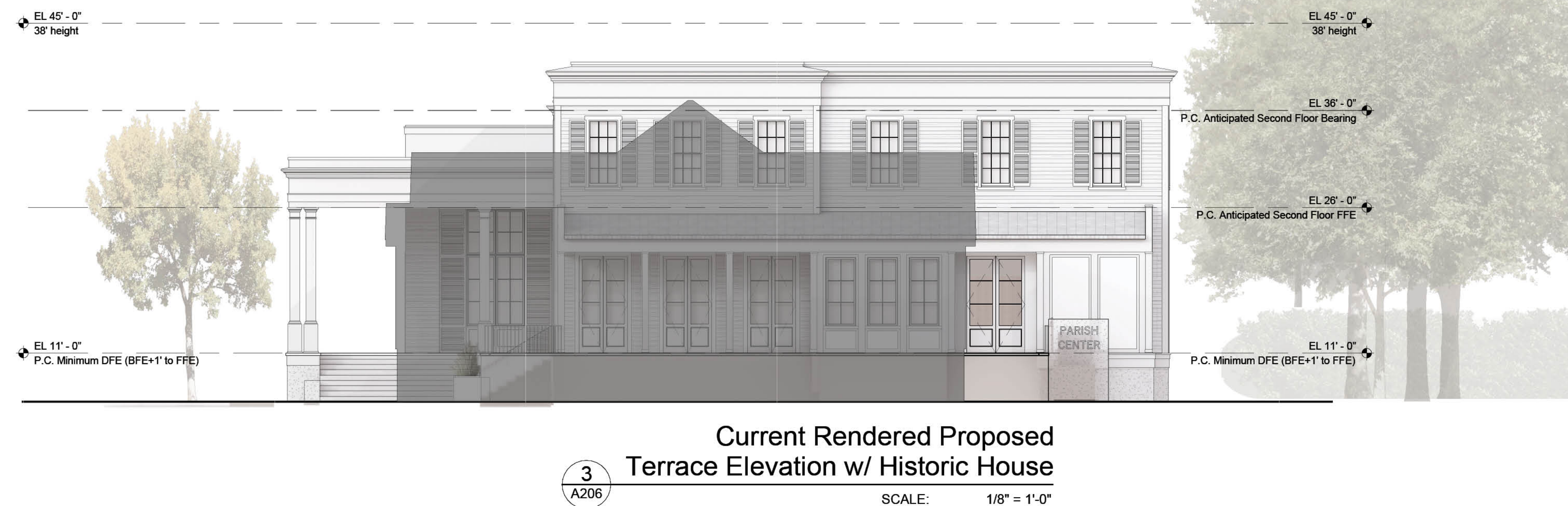


PORCH / COLUMN

RENDERED MATERIAL ELEVATION



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EXISTING STREETScape VIEW



PROPOSED STREETScape VIEW



PROPOSED CAMPUS VIEW

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5
A207

Previously Shown Conceptual
Parking Lot Elevation . EAST

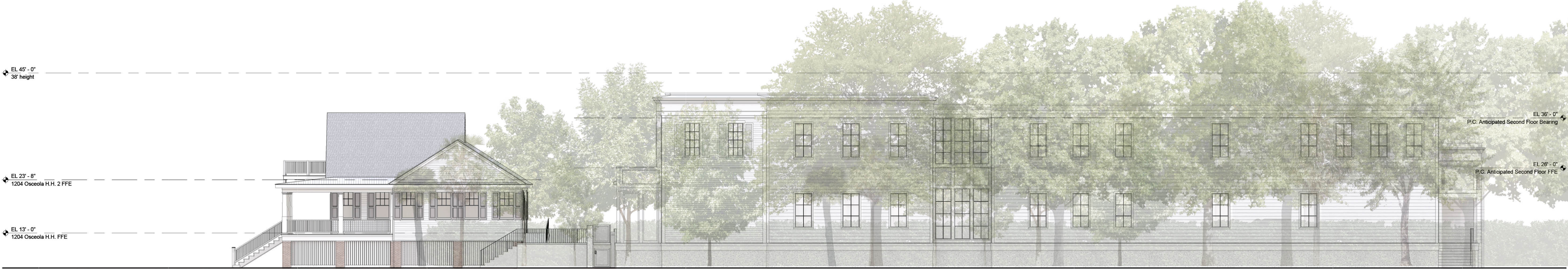
SCALE: 1/8" = 1'-0"



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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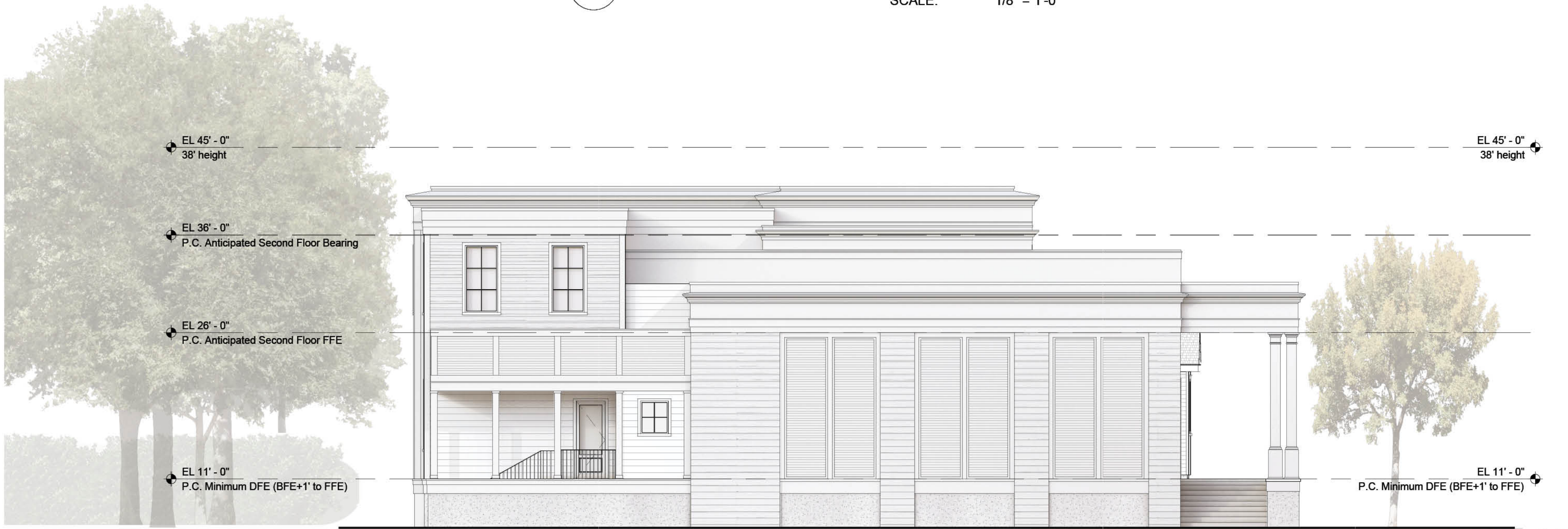
PROPOSED RENDER



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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PROPOSED RENDERINGS

