

## **WRITTEN ORDINANCE**

### **Section 101 - Descriptive Statement**

The provisions of this Ordinance shall apply to Saint Andrew Catholic Church Planned Development located within the corporate limits of the City of Clemson, County of Pickens, State of South Carolina, and described and shown in the legal description attached hereto as Exhibit "A".

The subject property is the location of the existing Saint Andrew Catholic Church bound by Wigington Street, Edgewood Avenue and Sloan Street in Clemson, South Carolina.

The Saint Andrew Catholic Church Planned Development shall be a mixed use development consisting mostly of institutional and residential between Sloan Street, Edgewood Avenue and Wigington Street. The proposed site layout design driven significantly by the topography of the site and existing single family structures along Wigington Street includes a new Parish Hall, a new Church and re-configured surface parking. The existing single family structures, ranging from 1300 sf to 2300 sf contain residential space and parish meeting rooms and will remain in use as such. The Parish Hall will contain 6000 sf of institutional space and the Church will consist of approximately 480 seats.

The owner will own, operate and maintain the entire property as a single property. The owner will have direct control and full responsibility for all aspects of the buildings, drives, surface parking, landscaping, storm-water management facilities, and all other structures and all open space areas. None of these elements can be modified in any way except by the owner with approval from City of Clemson staff.

### **Section 102 - Index of Exhibits**

Exhibit A	Legal Description
Exhibit B	Boundary and Topographic Survey
Exhibit C	Conceptual Site Plan
Exhibit D	Bufferyard and Setback Plan
Exhibit E	Conceptual Grading and Drainage Plan
Exhibit F	Conceptual Utility Plan
Exhibit G	Conceptual Landscape Plan
Exhibit H	Conceptual Site Lighting Plan
Exhibit I	Exterior Elevations
Exhibit J	Phase I Conceptual Site Plan
Exhibit K	Phase III Conceptual Site Plan
Exhibit L	Conceptual Landscape Plan

**Section 103 – Site**

Saint Andrew Catholic Church has been a resident of the neighborhood for over 80 years and chose to remain in the same location given their relationship with Clemson University, the surrounding neighborhood and the central business district of the City of Clemson.

According to a previous survey plat, the subject property consists of approximately 4.463 acres of previously developed land. The existing subject property is comprised of three (3) separate parcels:

- Tax ID 4044-15-62-9868, Existing Zoning R-20, Single Family Residential District
- Tax ID 4044-15-72-2856, Existing Zoning RM-4, Multi-Family Residential District
- Tax ID 4044-15-72-0611, Existing Zoning RM-4, Multi-Family Residential District

A new Boundary and Topographic Survey (Exhibit B), shows a total area of approximately 4.463 acres. The property is situated along the eastern side of Wigington Street with approximately 425 feet of frontage along Wigington Street, along the western side it is bound by Sloan Street and from the north it is bound by Edgewood Avenue in the City of Clemson, South Carolina. There is an existing Church and several residential-style structures located on the parcels.

The surrounding properties include multifamily apartments occupied primarily by students to the south, single family homes to the west, single family homes to the north, and institutional structures to the east.

**General Land Use Data:**

- Total Area = 4.463 acres
- Total Impervious Area = 2.82 acres
- Total Open Space Area = 1.21 acres

General Site Data: Use:		Height- Min- Max Avg.
Building A	Campus Ministry	35'-0" max.
Building B	Clergy Residential	35'-0" max.
Building C	Clergy Intern Residential	35'-0" max.
Building D	Church Meeting Space	35'-0" max.
Building 1	Existing Chapel	40'-0" max.
Building 2	Parish Hall	40'-0" max.
Building 3	Church	40'-0" min.- 60'-0" max.
Surface parking	~120 parking spaces	

## **Section 104 – Standards and Dimensions**

On the Site Plan (Exhibit C) the required Bufferyard Table as set forth by the City's zoning ordinance is shown. A green space twenty-five (25) foot minimum setback is proposed and illustrated along Wigington Street, a five (5) foot setback is proposed along Edgewood Avenue and a ten (10) foot setback is proposed along Sloan Street. A full-scale version of the Landscape Bufferyard and Setback Plan (Exhibit D) is attached at the end of this document.

The maximum height of the new buildings will follow the City of Clemson zoning ordinance as per Article III Residential Districts and District Regulations.

## **Section 105 – Impervious Area**

As currently exists, the site has over 43% impervious area. The proposed plan includes approximately 2.82 acres of impervious area. The impervious area includes the buildings, parking and driveways. The maximum impervious area for the site area shall be 70%.

Existing Condition Impervious Surface = 80,500 s.f. or 43%  
Proposed Condition Impervious Surface < 130,600 s.f. or 70%

Types of impervious materials to be used on site shall be asphalt and concrete.

## **Section 106 – Open Space**

Of the 4.463 acres of area 0.3 acres or 3.15% is undisturbed and tree preservation areas, 2.82 acres or 70% is impervious area. All opened space shall be owned and maintained by the owner.

Buffers: Buffers shall be provided as noted on Exhibit D. Buffers shall contain plant material as specified in Chapter 19, Article IX Bufferyards, Screening, and Landscaping Specifications of the City of Clemson Code of Ordinances with the exception of the buffers between the proposed Parish Hall and the residential property owned by Mary Jo Williams (D.B. 58 PG. 267 and P.B. 34 PG 567) which will be reduced to 5' (Exhibit D)

## **Section 107 – Occupancy/Density**

As currently envisioned, the proposed site will ultimately consist of the following land uses:

- 3,000 SF of Residential
- 22,000 SF of Institutional

This equates to a 14% ratio of Residential to Institutional on the site. Any future development beyond the current design would be required to satisfy this ratio and any new structure would be subject to review by the BAR.

## **Section 108 – Design Standards**

The buildings will include varying facades that use common materials but provide color, texture and rhythm to give visual interest and complement the surrounding neighborhood. The exterior will include a variety of exterior treatments, predominantly brick with stone and/or stucco accents. The Parish Hall has been designed to coordinate with the existing historic chapel and also introduce a palette of materials to be used in any new buildings on the site. The design of any new buildings will be reviewed by the BAR when the owner has secured funding.

Exterior building material, colors and accents shall be consistent but varied through the project. All sides of the building shall be compatible materials with appropriate design consideration.

Exterior building material shall be high quality materials including:

- Brick
- Rain Screen panel systems
- Stucco (EIFS)
- Cast stone
- Cementitious siding
- Precast concrete
- Cast-in place concrete
- Solid cellular PVC, vinyl or anodized or coated aluminum windows
- Painted or stained wood, fiberglass or steel and solid or raised panel doors with glass lights.
- Painted steel, aluminum, stainless steel handrails and guardrails.
- Painted or pre-finished steel, stainless steel, copper or aluminum, fiber- cement board, PVC, stucco or natural and Cast stone trim and accents
- Asphalt Shingles, Metal standing seam, Membrane roofing
- Asphalt paving, concrete sidewalks, brick, concrete, stone pavers, cast- in –place retaining walls, brick retaining walls.

Wigington Street Overlay: It is important to preserve the residential character of the Wigington Street frontage of the project. The following restrictions will be placed on development in the first 400' of frontage from the north. The southern 120' of Wigington Street frontage is not subject to these restrictions (Exhibit D).

There will be a 30' street buffer and building setback off of Wigington Street right-of-way. The only hardscape allowed in this area are residential driveways.

Residential scale construction only will be allowed in a 70' zone beyond the 30' buffer (100' total from Wigington Street right-of-way).

Residential scale construction is defined as having a maximum height of 35' from grade and utilizing materials that are consistent with neighboring properties.

The parking on the southern end of the property along Wigington Street shall be screened as much as practical within the first 30' from right-of-way as long as it does not pose a sight distance or security/safety concern.

### **Section 109 – Parking/Circulation**

There shall be a maximum of one (1) driveway accesses off of each Wigington Street, Edgewood Avenue and Sloan Street. The proposed driveway accesses do not line up exactly with existing curb cuts, this plan does not affect the total number of curb cuts. The new driveways shall be commercial driveways to accommodate the mixed use development.

All interior drives shall be private and permanently maintained by the owner with appropriate utility and access easements as required by the City of Clemson. All parking for the site shall be contained on site.

A drop-off drive will be located on Edgewood Avenue. This drive will not provide vehicular access to the parking area and only be used for temporary situations.

There are approximately 120 total parking spaces resulting in a total of 1 parking space per 4 seats in the Church. Parking at the drives along Wigington Street will follow the City of Clemson zoning ordinance as per Article VIII Off-Street Parking Regulations.

The parking stall size for the on-site "open air" parking areas shall be a minimum of 9'-0" X 18'-0" with a minimum two-way drive aisle width of 24'-0" and one-way drive aisle width of 16'-0".

## **Section 110 – Landscaping**

Landscaping shall be used to provide outdoor environment that functions as an amenity to the owner as well as a buffer from surrounding properties. The species of trees, shrubs, and ground covers shall be selected to provide visual interest to the landscape during each season. There shall be a healthy mixture of deciduous and evergreen species to further provide visual interest during winter months. All planting areas shall be adequately sized to accommodate selected plants at maturity. Mature trees in parking areas shall provide shade to minimize “heat island affect”. The Landscape Plan shall be prepared by a Registered Landscape Architect.

**Existing Plant Material Protection:** This site contains some mature trees the boundary of the site that may be selected for protection given their individual health and proposed grading plan deems it allowable. Protection of these trees will be noted on the site construction drawings. Temporary tree protection fencing shall be installed around the critical root zone of any trees to be saved. Tree protection Measures will adhere to existing city ordinance.

**Vehicular use and Perimeter Landscape Area:** Landscaping at all open-air parking areas shall be provided at a minimum per Chapter 19, Article IX. – Bufferyards, Screening, and Landscaping Specifications of the City of Clemson Code of Ordinances.

**Building Frontage Landscaping:** The building frontage along Wigington Street, Edgewood Avenue and Sloan Street shall follow the City of Clemson zoning ordinance IX Bufferyards, Screening, and Landscaping Specifications.

**Interior Building Landscaping:** Exterior walls/foundations of buildings on the interior of the project shall be landscaped to provide aesthetics and security. These areas shall be generally maintained with shrubs that do not grow much higher than 3-feet at maturity and trees limbed up 6-feet to maintain clear lines of site.

**Tree/Shrub Material Sizes:** At planting, trees and shrubs shall be of minimum size as indicated in Chapter 19, Article IX Bufferyards, Screening, and Landscaping Specifications of the City of Clemson Code of Ordinances.

All Landscaping and infrastructural planting will be done in a manner that allows for required landscaping while maintaining a 10’ clear area on either side of water and sewer lines.

**Landscape Plan:** A landscape plan with plant locations, material quantities, and species shall be provided for the zoning and codes administrator to review and approve.

There are no existing streams or stream buffers running through the subject property. This site contains some mature trees throughout the boundary of the site that may be selected for protection if grading operations allow. Protection of these trees will be noted on the site construction drawings and shall meet or exceed city standards.

Temporary tree protection fencing shall be installed around the critical root zone of any trees to be saved.

Completion: The entire landscape installation must be completed before a Certificate of Occupancy will be provided. Alternatively, the owner may post a bond with the City for 125% of the estimated amount of any landscape improvements that are not installed.

### **Section 111 - Signage**

All signage within the Project shall comply with the City of Clemson zoning ordinance, Article VII, sign regulations. No digital signs shall be allowed.

### **Section 112 – Lighting**

Lighting shall follow the City of Clemson zoning ordinance as per Article X Lighting Standards.

### **Section 113 – Utilities**

The utility systems that will serve this community will be local utilities which serve the surrounding areas and either has sufficient capacities or shall be improved to achieve sufficient capacities for the development. Water supply and wastewater services will be provided by the City of Clemson. Electric service will be provided by Duke Energy Corporation. Telephone services will be provided by AT&T. Gas services to the extent required by commercial tenants will be provided by Fort Hill Natural Gas Authority. All utilities including cable television, internet and/or satellite lines will be placed underground; service will be provided to each dwelling. The capacity of all the utilities and exact service locations will be finalized when the civil engineering is coordinated with the appropriate authorities. No Utilities shall be visible from public ROW.

Fire Protection shall be sized for the entire Planned Development. Utility layout and fire line design shall be coordinated with the City of Clemson Utilities Department and the City Fire Marshal. Compliance with the Fire Department shall be finalized when civil engineering package is submitted to the appropriate governing authorities.

A full-scale version of the revised Utility Plan (Exhibit F) at 1" = 30' is attached at the end of this document.

### **Section 114 – Transit**

Bicycle parking shall be in various locations on the site.

## **Section 115 – Grading and Stormwater**

Existing and proposed contour elevations at 1 foot intervals have been provided on the Grading and Drainage Plan (Exhibit E). The final Grading and Drainage Plans and Erosion and Sedimentation Control Plans, Notes and Details shall be established when the civil engineering package is reviewed and approved by the appropriate governing authorities.

Consistent with design parameters herein, the project shall be graded to promote positive drainage away from all buildings and direct runoff into an underground conveyance system. Slopes along the external property boundary will be graded at a maximum 2:1 slope and ideally to a 3:1 slope. Slopes in parking areas shall not exceed 10% and not be less than 1%. Handicap access areas shall be graded such that slopes do not exceed those required by applicable codes.

The existing use of this property includes pavement and rooftops that are considered the “Existing Condition”. The proposed use of this property will also include pavement and rooftops that will be considered the “Proposed Condition”. The project shall not increase storm water runoff to offsite properties or rights-of-way in the “Proposed Condition”.

Due to the site being slightly less than 5-acres an NPDES Erosion Control Permit shall be required from SCDHEC. During construction, erosion control BMPs (i.e. Silt Fence, Sediment Basins, Temporary Grassing, etc.) shall be utilized as approved in the NPDES Permit.

A full-scale version of the revised Grading and Drainage Plan at 1” = 30’ is attached at the end of this document (Exhibit E).

## **Section 116 – Trash**

Trash receptacles and other service areas shall be enclosed. Enclosures shall be a maximum of eight (8) feet in height and shall be secured by a locking gate of a matching material. Appropriate landscaping shall be provided to screen and soften the remaining sides of the enclosure.

Trash collection will be provided by a private trash collection company at the property owner’s expense.

## **Section 117 – Accessory Structures**

Other accessory structures that are customary with this style of development shall be reviewed by the Zoning and Codes Administrator prior to any building permit application. Any accessory structure shall not exceed six hundred (600 square feet) and shall not be located in any buffer yard.

### **Section 118 – Maintenance**

The property will be constructed by a SC licensed general contractor with oversight from the developer, its architect and engineers as well as other third party inspectors. Upon completion, the property will be managed by Saint Andrew Catholic Church. This day-to-day operation, maintenance and management will include site and stormwater management systems and be overseen by the owner.

All drives, roadways and parking shall be privately owned and maintained. It is not anticipated that there are any improvements to adjacent public property or facilities that would require the dedication of property to any public authority

### **Section 119 – Phasing**

The property will be developed in Phases as funding is available. Phase I will include the construction of the new Parish Hall and site work for parking and road access to Wigington Street (Exhibit J). Phase II will include the construction of the new Church, demolition of 209 Sloan Street and 207 Edgewood Ave and additional parking and access to Edgewood Street (Exhibit C).

Should 205 Edgewood Avenue become available for sale the owner would institute Phase III for the construction of a new Educational Building (Exhibit K). In this event, the Planned Development would be amended and any new design would be reviewed by the BAR.

### **Section 120 – Construction Activity**

Construction activity in all sections of the Planned Development shall be conducted within the hours of 6:00 a.m. to 9:00 p.m.

### **Section 121 – Transfer of Ownership**

The development will be owned by the Bishop of Charleston a Corporation Sole for the benefit of Saint Andrew Catholic Church.

### **PLANS, DRAWINGS, SUPPLEMENTAL INFORMATION**

Land uses

Existing and proposed utility systems

Locations, sizes, dimensions, and materials of any structures

Locations, dimensions, and materials of driveways and parking and loading areas

Locations, dimensions, and materials of sidewalks

Locations, dimensions, and materials of pedestrian, bicycle, CAT or other public transit facilities

Points of access to public or private external or internal streets

Locations, size(s), height(s), illumination, and orientation of all signs and lighting

Contour elevations at two foot or five foot intervals, before and after development

Development phases and timetables for initiation and completion

Structure elevations

Representative line of sight perspectives from surrounding parcels and rights-of-way

Impervious surface locations and overall ratio

Soil analysis

On-site drainage and stormwater

Dumpster locations and screening

Bufferyard and landscaped areas including fencing and screening

Material samples, illustrations. Tear sheets

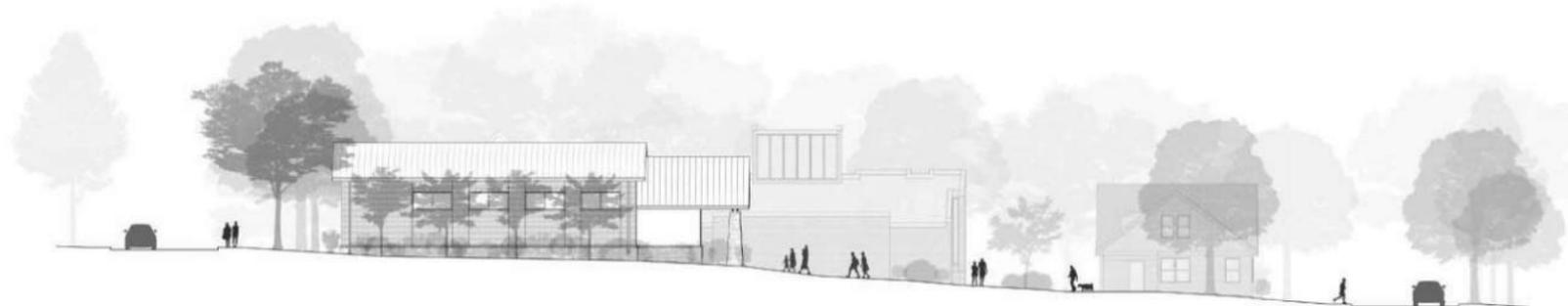
Other information deemed reasonably necessary for review by the Planning Commission.



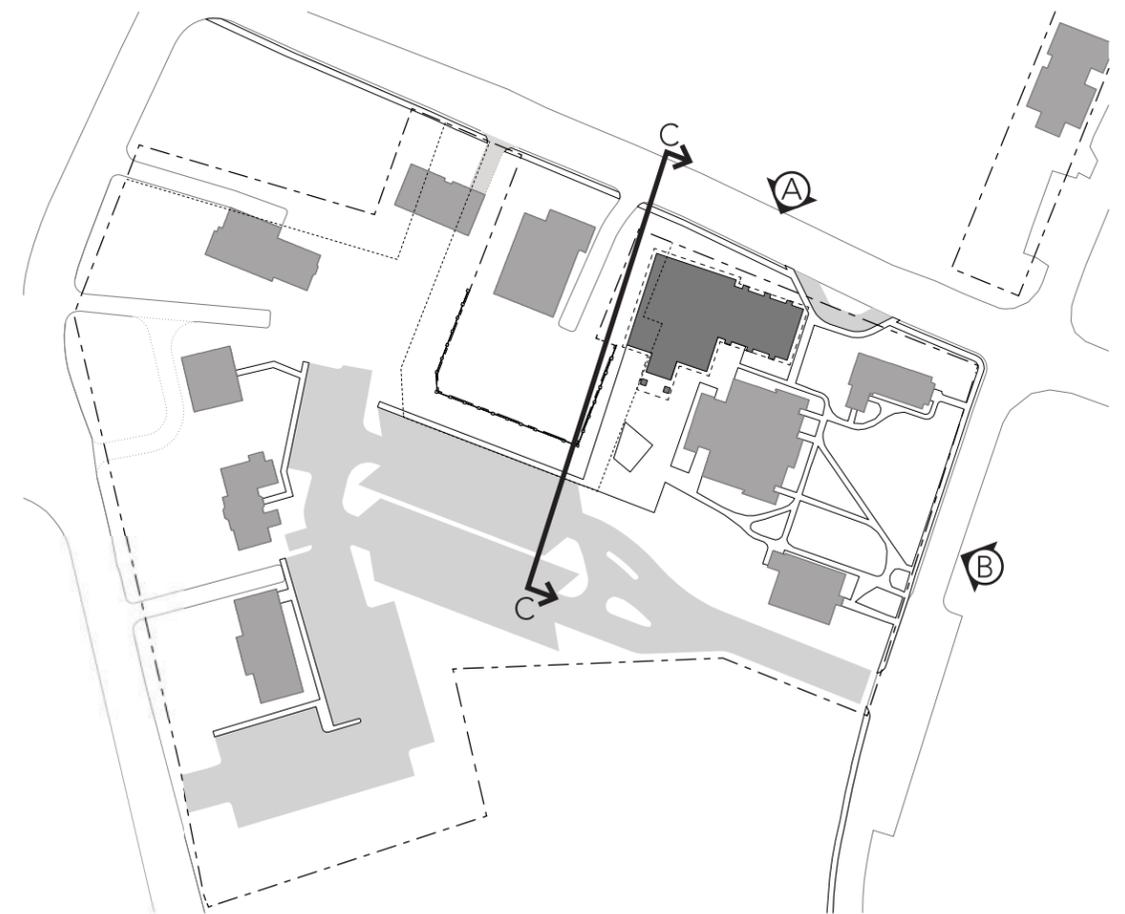
A - EDGEWOOD AVENUE ELEVATION



B - SLOAN STREET ELEVATION



C - SITE SECTION



KEY PLAN  
NOT TO SCALE



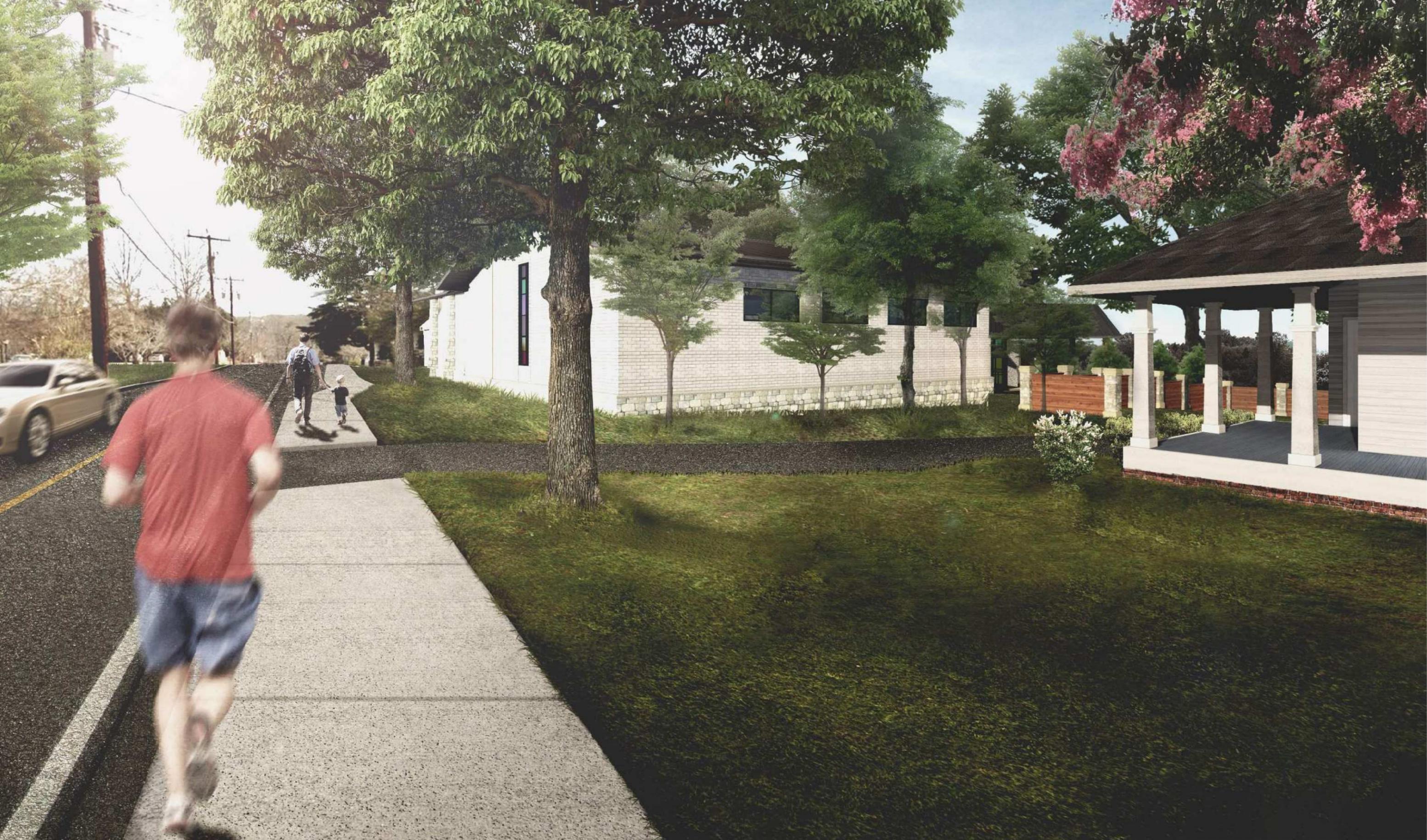
- CHURCH FACILITIES
- PROPOSED FACILITIES
- GREEN SPACE
- PROPOSED VEHICULAR CIRCULATION

A. RECTORY	643 SF
B. 136 WIGINGTON	1662 SF
C. 120 WIGINGTON	1302 SF
D. 118 WIGINGTON	1739 SF
E. 116 WIGINGTON	2317 SF
F. PARKING SPACES	120
1. EXISTING CHAPEL	1455 SF
2. PARISH HALL	5953 SF
3. NEW CHURCH	11073 SF (480 SEATS)
4. EDUCATION CENTER	6540 SF

SITE PLAN - PHASE III



















PROPERTY OF  
 BISHOP OF CHARLESTON  
 A CORPORATION SOLE  
 FBO  
 SAINT ANDREWS  
 CATHOLIC CHURCH

CITY OF CLEMSON  
 PICKENS COUNTY  
 SOUTH CAROLINA

TMP#	D.B. / Pg.	P.B. / Pg.
4044-15-62-9783	1508/52	1920/61
4044-15-62-9852	1515/293	44/393
4044-15-62-9931	1508/72	208/18-A
4044-15-63-9010	1508/64	43/163-A
4044-15-72-2856	4-C/156 & 201 12-K/306, 13-A/47	2
4044-15-73-0052	1544/224	40/354
4044-15-73-4069	8-Y/29	
4044-15-72-0611	431/170	57/123-B

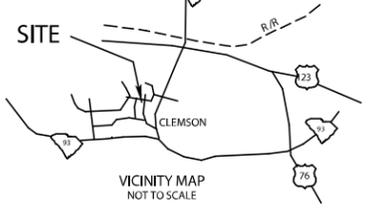
AREA: 4.024 ACRES TOTAL

DATE: JANUARY 13, 2014

REVISED: JAN. 27, 2014 TO ADD WILLIAMS LOT  
 REVISED: MARCH 10, 2015 TO ADD TMP# 4044-15-72-0611

PLAT PREPARED FOR AND  
 SURVEY CERTIFIED ONLY FOR:

BISHOP OF  
 CHARLESTON  
 A CORPORATION SOLE  
 FBO SAINT  
 ANDREW'S  
 CATHOLIC CHURCH



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL  
 KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN  
 HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS  
 OF THE STANDARDS OF PRACTICE MANUAL FOR (LAND) SURV  
 IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIRE  
 FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN. ALSO T  
 NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

ANY WARRANTY FOR THIS  
 SURVEY IS NON TRANSFERABLE

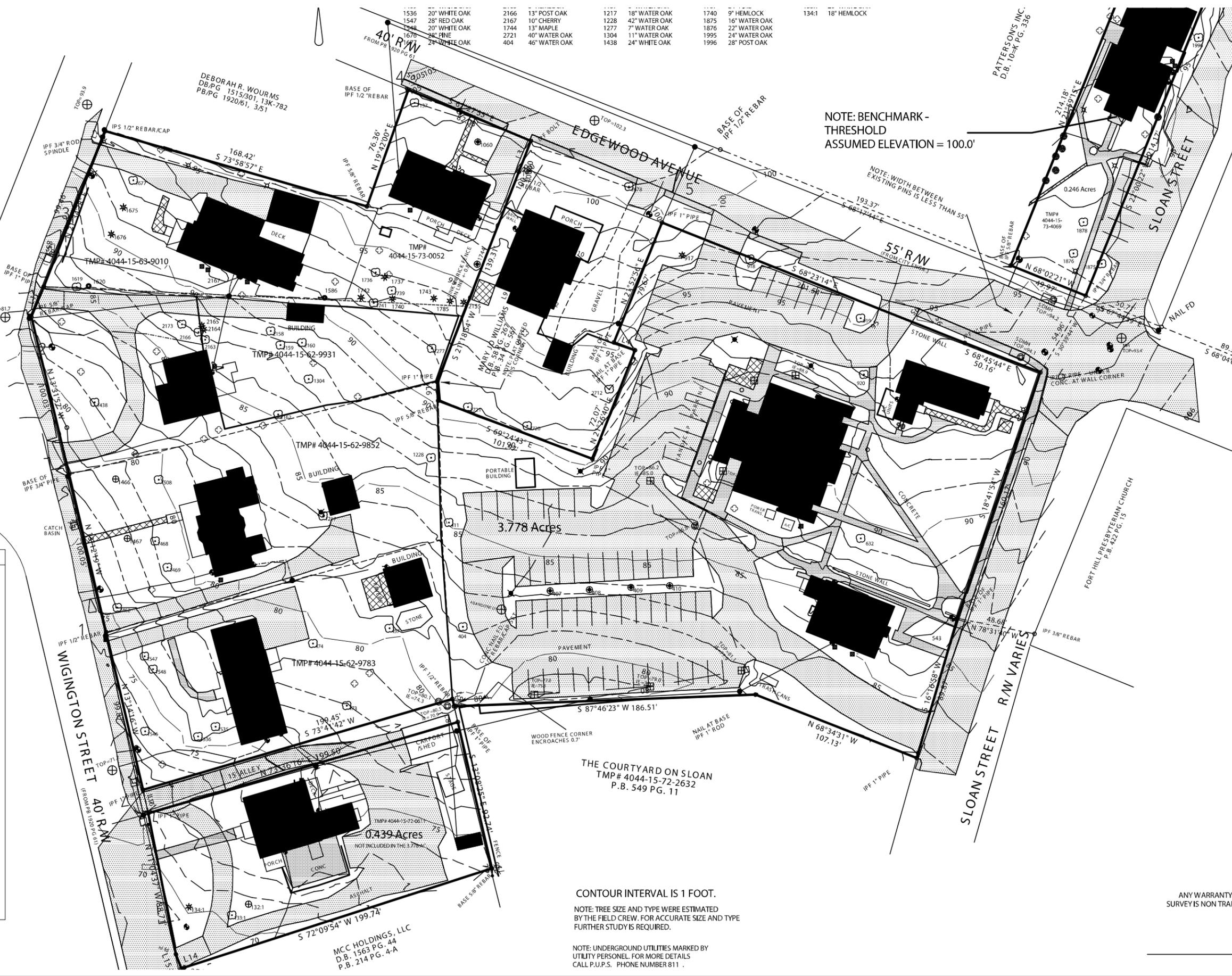
© COPYRIGHT BY:  
 JOHN ROBERT TUTEN  
 S.C.P.L.S. NO. 11913  
 712 FREEMAN ROAD  
 LIBERTY, SC 29657  
 PHONE NO. (864)261-7302

email: tutensurveying@gmail.com

LEGEND

○	CHERRY
○	DOGWOOD
○	ELM
○	HEMLOCK
○	HICKORY
○	MAPLE
○	MYRTLE
○	OAK
○	PINE
○	TREE
○	A/C UNIT
○	CLEAN OUT
—	FENCE - LINK
—	FENCE - WOOD
○	METER / VALVE
□	SD GRATE
○	SD MANHOLE
○	SS MANHOLE
○	POWER POLE
○	TELE. BOX
○	YARD LAMP
○	LIGHT POLE
—	UNDERGROUND POWER
—	UNDERGROUND TELE
—	NATURAL GAS LINE
—	WATER LINE

NOTE: THIS PROPERTY IS SUBJECT TO ALL  
 EASEMENTS, R/W'S AND/OR RESTRICTIONS  
 THAT MAY AFFECT OR BE AFFECTED ON THE SITE



NOTE: BENCHMARK -  
 THRESHOLD  
 ASSUMED ELEVATION = 100.0'

NOTE: WIDTH BETWEEN  
 EXISTING PINS IS LESS THAN 55'

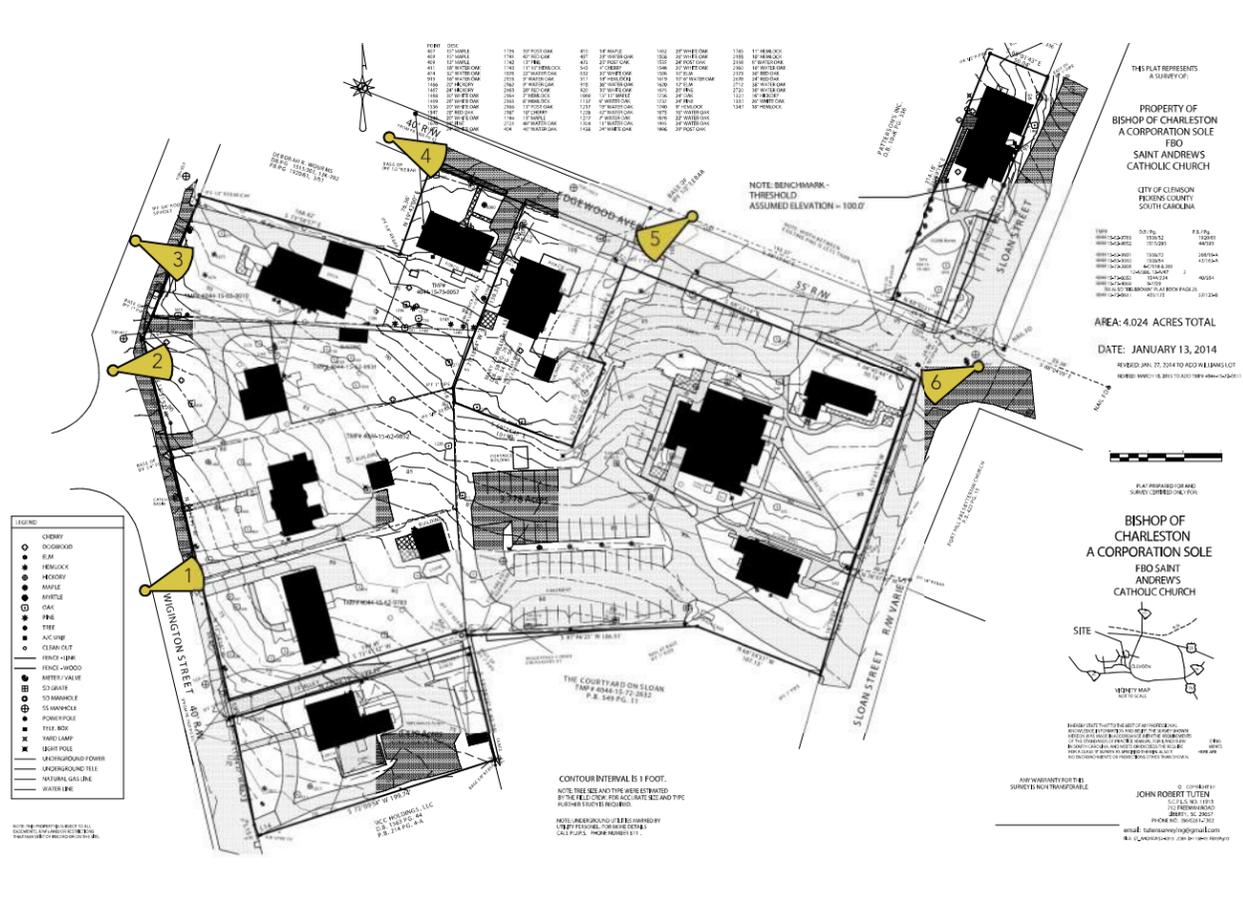
THE COURTYARD ON SLOAN  
 TMP# 4044-15-72-2632  
 P.B. 549 PG. 11

CONTOUR INTERVAL IS 1 FOOT.

NOTE: TREE SIZE AND TYPE WERE ESTIMATED  
 BY THE FIELD CREW. FOR ACCURATE SIZE AND TYPE  
 FURTHER STUDY IS REQUIRED.

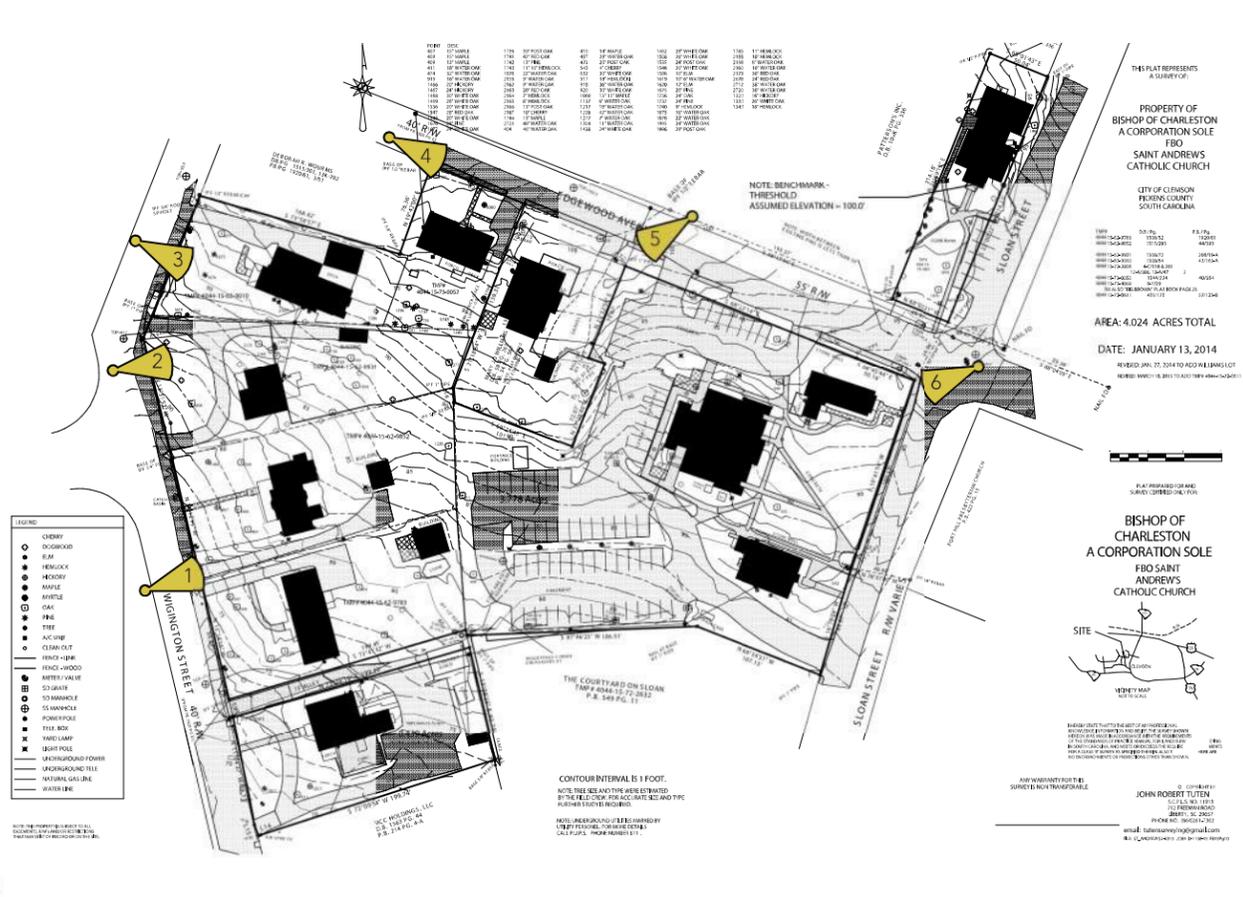
NOTE: UNDERGROUND UTILITIES MARKED BY  
 UTILITY PERSONNEL. FOR MORE DETAILS  
 CALL P.U.P.S. PHONE NUMBER 811.

MCC HOLDINGS, LLC  
 D.B. 1563 PG. 44  
 P.B. 214 PG. 4-A





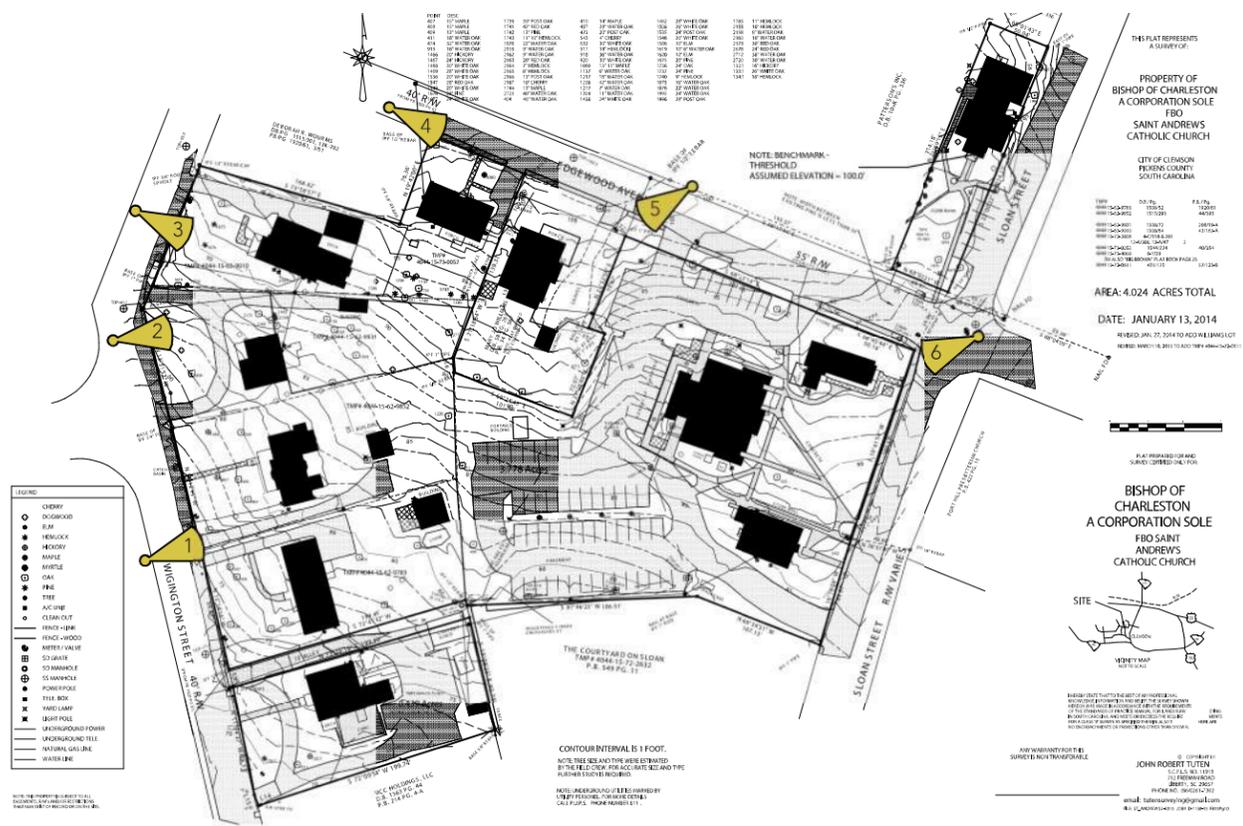
3



4



5



6



NOTES

ZONE 1 WINGTON STREET OVERLAY  
 ZONE 2 SLOAN STREET OVERLAY

a. EXISTING CURBCUTS TO REMAIN. PARKING FOR THESE AREAS SHALL REFER TO ARTICLE VIII TABLE 19-802: OFF-STREET PARKING SPACE REQUIREMENTS

b. EXISTING CHURCH SIGN TO REMAIN

c. LINE OF CURB AND GUTTER TO ALIGN WITH ADJACENT PROPERTY. SIDEWALK TO BE CONTINUOUS

- PROPERTY LINE
- ..... WINGTON STREET OVERLAY
- - - OVERHANG
- - - PROPOSED CURB LINE
- RETAINING WALL
- WAYFINDING SIGNAGE
- ⊞ BICYCLE RACK
- CHURCH FACILITIES
- PROPOSED FACILITIES
- GREEN SPACE
- PROPOSED VEHICULAR CIRCULATION

A. CAMPUS MINISTRY	1662 SF
B. CLERGY HOUSING	1302 SF
C. INTERN HOUSING	1739 SF
D. MEETING SPACE	2317 SF
F. PARKING SPACES	120
1. EXISTING CHAPEL	1455 SF
2. PARISH HALL	5953 SF
3. NEW CHURCH	11073 SF (480 SEATS)



NOTES

ZONE 1 WINGTON STREET OVERLAY  
 ZONE 2 SLOAN STREET OVERLAY

- SETBACK
- - - PROPERTY LINE
- ..... BUFFERYARD
- - - OVERHANG
- - - PROPOSED CURB LINE
- RETAINING WALL
- WAYFINDING SIGNAGE
- BICYCLE RACK
- CHURCH FACILITIES
- PROPOSED FACILITIES
- GREEN SPACE
- PROPOSED VEHICULAR CIRCULATION

A. CAMPUS MINISTRY	1662 SF
B. CLERGY HOUSING	1302 SF
C. INTERN HOUSING	1739 SF
D. MEETING SPACE	2317 SF

F. PARKING SPACES	120
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1. EXISTING CHAPEL	1455 SF
2. PARISH HALL	5953 SF
3. NEW CHURCH	11073 SF (480 SEATS)



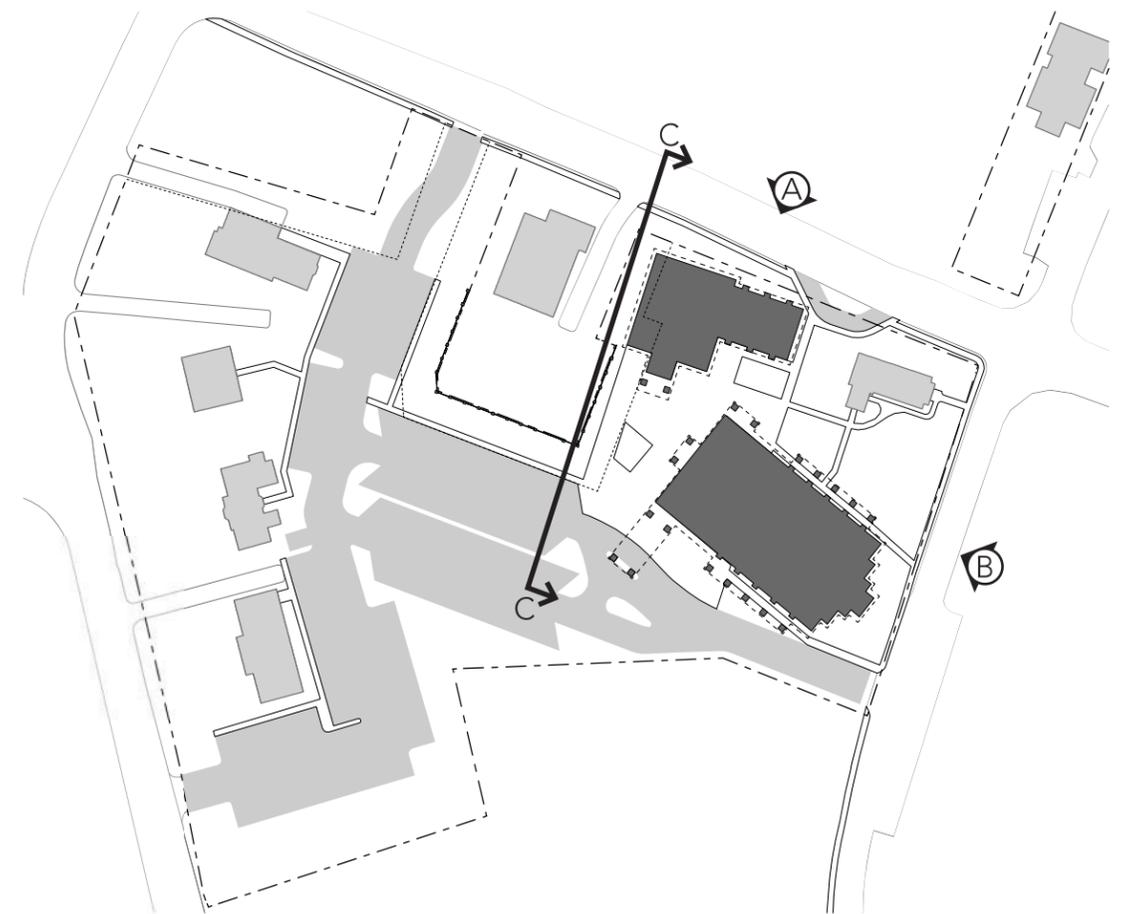
A - EDGEWOOD AVENUE ELEVATION



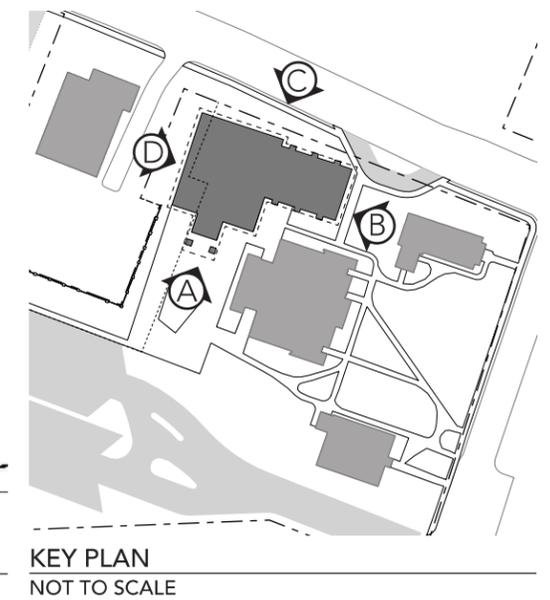
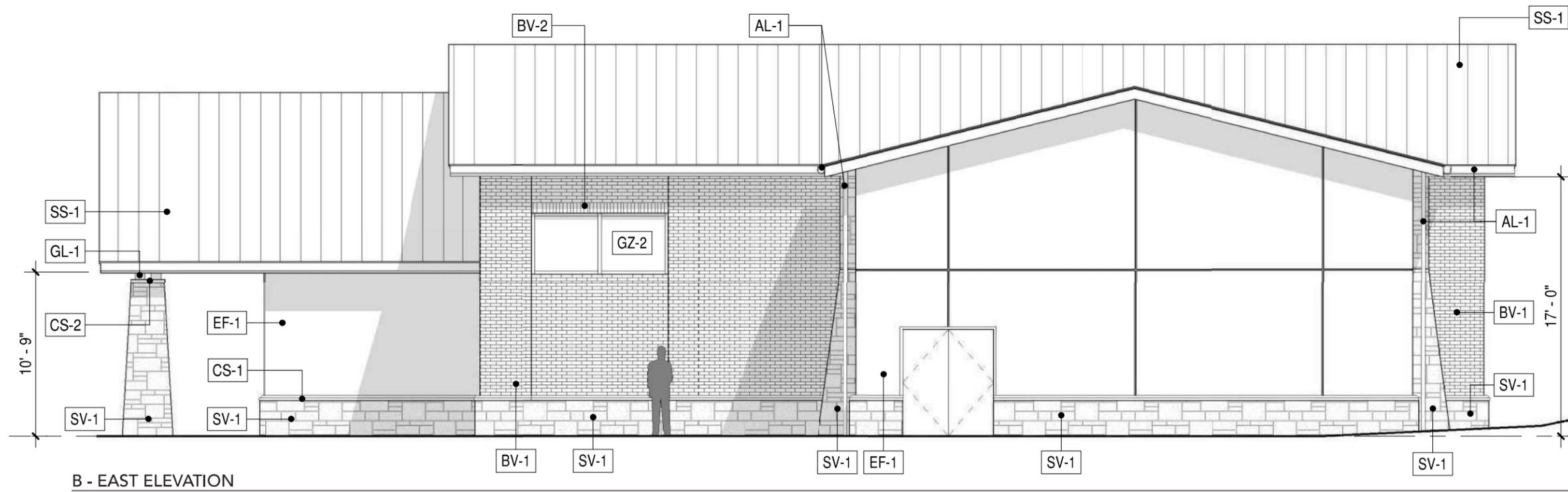
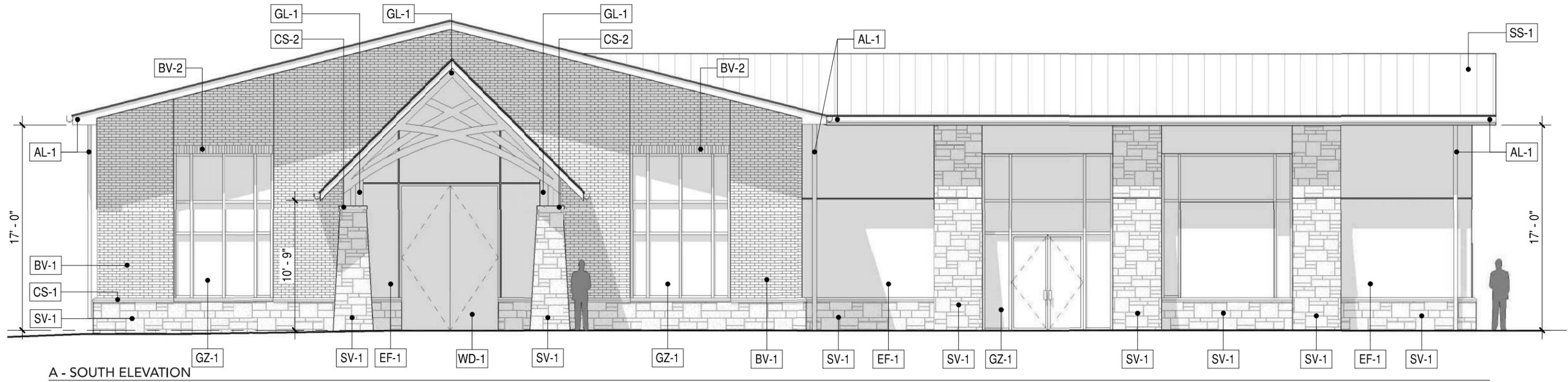
B - SLOAN STREET ELEVATION

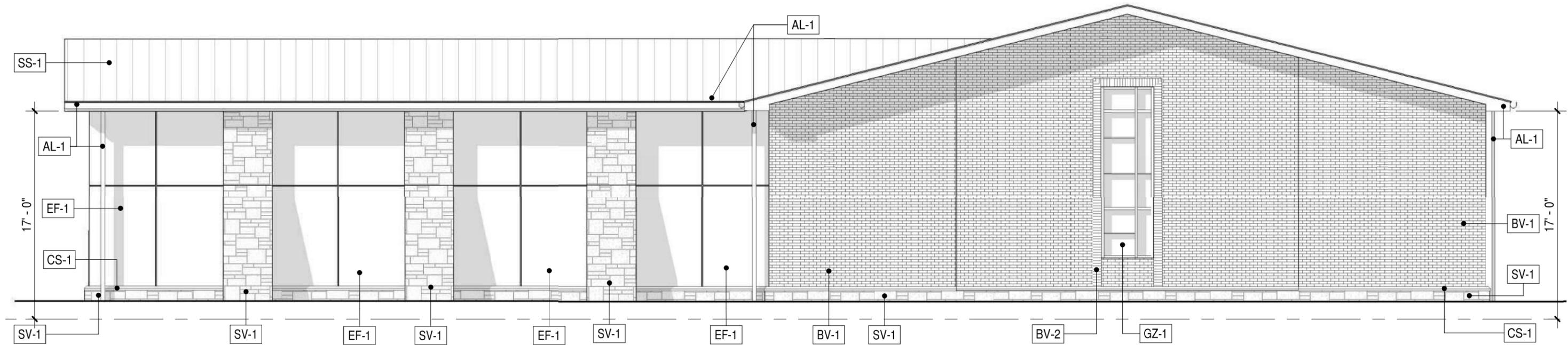


C - SITE SECTION

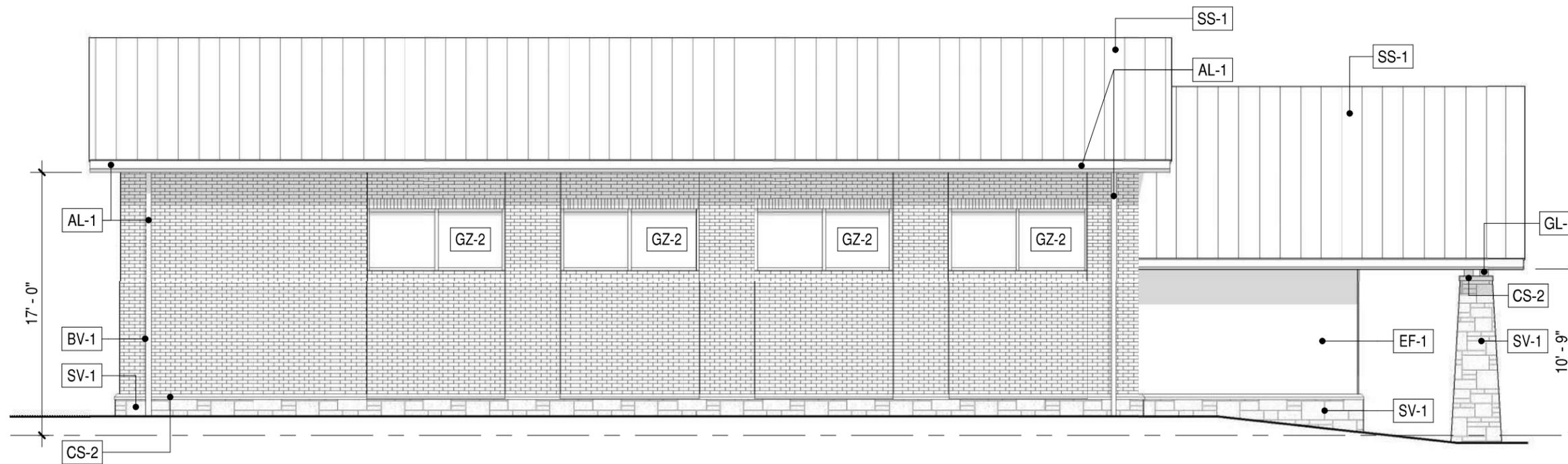


KEY PLAN  
NOT TO SCALE





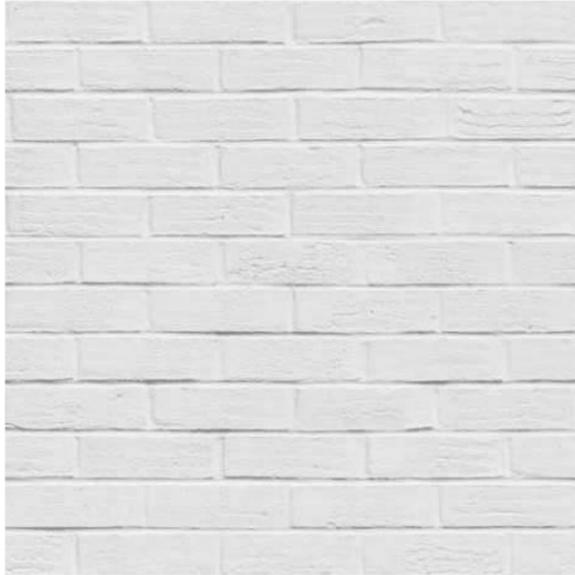
C - NORTH ELEVATION



D - WEST ELEVATION



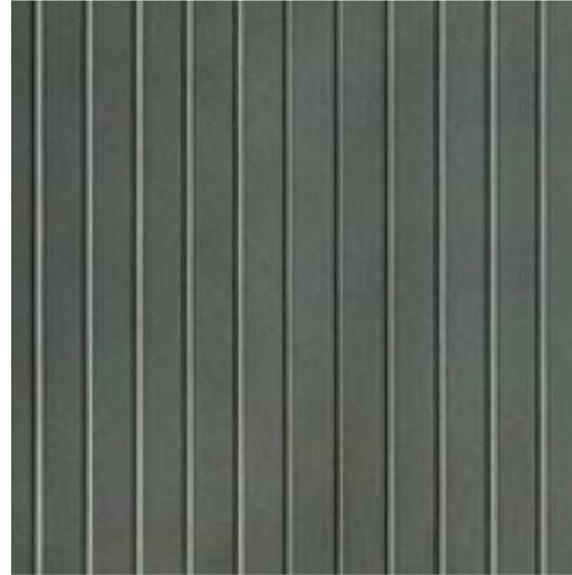
KEY PLAN  
NOT TO SCALE



BV-1



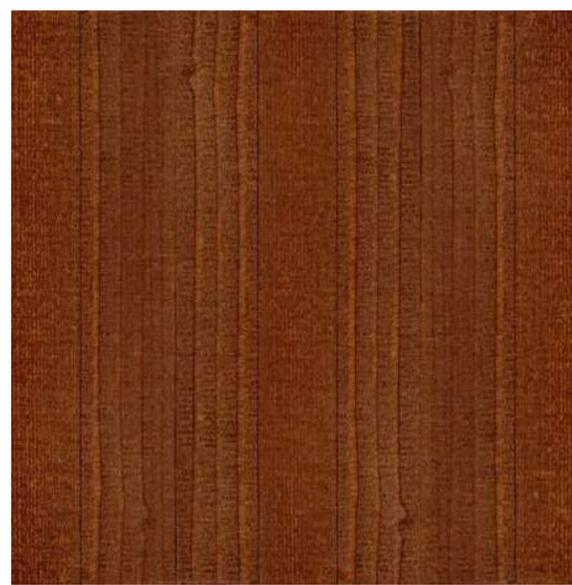
EF-1



SS-1



SV-1



GL-1

## EXTERIOR ELEVATION MATERIAL + FINISH SCHEDULE

MATERIAL	TAG	DESCRIPTION BASIS OF DESIGN
BRICK VENEER	BV-1	NOM. 3 5/8" x 7 5/8" x 2 1/4" CLAY BRICK VENEER RUNNING BOND PATTERN
BRICK VENEER	BV-2	NOM. 3 5/8" x 7 5/8" x 2 1/4" CLAY BRICK VENEER SOLDIER COURSE
STONE VENEER	SV-1	X
GLULAM	GL-1	CROSS-LAMINATED TIMBER
EIFS	EF-1	STANDARD WATER DRAINABLE SYSTEM
METAL	SS-1	STANDING SEAM METAL ROOF ASSEMBLY
METAL	AL-1	ALUMINUM HALF ROUND GUTTER + DOWNSPOUT ASSEMBLY
CAST STONE	CS-1	CAST STONE TRIM
CAST STONE	CS-2	CAST STONE CAP
GLASS	GZ-1	DECORATIVE WINDOW ASSEMBLY
GLASS	GZ-2	STOREFRONT ASSEMBLY
WOOD	WD-1	CUSTOM SOLID WOOD ENTRY DOORS



- CHURCH FACILITIES
- PROPOSED FACILITIES
- GREEN SPACE
- PROPOSED VEHICULAR CIRCULATION

A. RECTORY	643 SF
B. 136 WINGTON	1162 SF
C. 120 WINGTON	1302 SF
D. 118 WINGTON	1739 SF
E. 116 WINGTON	2317 SF
F. 209 SLOAN STREET	1686 SF
G. 207 EDGEWOOD AVENUE	1641 SF
H. PARKING SPACES	104
1. EXISTING CHAPEL	1455 SF
2. PARISH HALL	5953 SF
3. EXISTING CHURCH	4563 SF (300 SEATS)

SITE PLAN - PHASE I